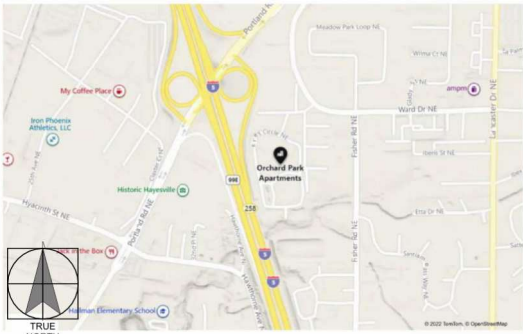


ORCHARD PARK CAMPUS



PROJECT ADDRESS  
4100 KACEY CIRCLE NE  
SALEM, OR 97305  
MAP TAX LOT/PARCEL #: 073W12AA02400



PROJECT DESCRIPTION

ORCHARD PARK APARTMENTS IS A TYPE VB, EXISTING TENANT IMPROVEMENT PROJECT LOCATED IN SALEM, OR. THIS IS A LEVEL-1 RENOVATION OF AN EXISTING MULTI-FAMILY APARTMENT DEVELOPMENT CONSISTING OF (10) 2-STORY APARTMENT BUILDINGS, (4) 3-STORY APARTMENT BUILDINGS, ONE COMMUNITY CLUBHOUSE, ONE MAIL ROOM BUILDING, ONE LAUNDRY ROOM BUILDING, ONE MAINTENANCE SHOP BUILDING, (10) TENANT GARAGE BUILDINGS, ONE POOL EQUIPMENT BUILDING, AND EXTERIOR SITE IMPROVEMENTS THROUGHOUT THE 14.24 ACRE PROPERTY. SCOPE OF WORK IS LIMITED TO CHANGING OUT ALL WINDOWS, DOORS, SLIDING GLASS DOORS, RAILINGS, SIDING, CENTRAL WALKWAYS BETWEEN UNITS, DECKING AT BALCONIES, ROOF SHINGLES, AND TRIM. COMMUNITY CLUBHOUSE WILL ALSO HAVE MINOR UPGRADES TO INTERIOR FINISHES ALONG WITH EXTERIOR FINISHES AS LISTED.

DRB SHEET INDEX

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A19	CLUBHOUSE COLOR SCHEME - 1ST FLOOR PLAN
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A27	MAINTENANCE SHOP COLOR SCHEME & TYP. TRASH SURROUNDS

PROJECT DATA

PROPERTY SONING:	RM2 - MULTIPLE FAMILY RESIDENTIAL 2
PARCEL OWNERS:	ABERDEEN CAPITAL LLC.
PARCEL ADDRESS:	4100 KACEY CIRCLE NE, SALEM OR 97305
YEAR BUILT:	1994
PROJECT SCOPE:	TENANT IMPROVEMENT
MAP TAX LOT/PARCEL#:	073W12AA02400
LAND AREA:	14.24 ACRES - 620,294 S.F. [+/-]
TOTAL UNITS:	224
APARTMENT LOT COVERAGE:	2.12 ACRES - 92,204 S.F. - 14.9%
OTHER ACCESSORY STRUCTURES LOT COVERAGE:	0.87 ACRES - 3,800 S.F. - 0.06%
SURFACE PARKING LOT COVERAGE:	1.57 ACRES - 68,544 S.F. - 11.05%=-
LOT COVERAGE BY ALL USES:	5.57 ACRES - 242,648 S.F. - 39.12%
RESULTING OPEN SPACE:	8.67 ACRES - 377,646 S.F. - 60.88%
TOTAL PROJECT FLOOR AREA:	212,852 S.F.
FLOOR AREA RATIO (F.A.R.):	0.343 : 1

BUILDING DATA

NO CHANGE TO ZONING, USE OR OCCUPANCY

CLUBHOUSE BUILDING:	TYPE VB
CONSTRUCTION:	A-3
OCCUPANCY:	NO
SPRINKLERED:	NO
NUMBER OF FLOORS:	1
AREA:	2,136 SQ. FT. +/-
BUILDING HEIGHT:	19 FT. +/-

(10) 2-STORY APARTMENT BUILDINGS:	TYPE VB
CONSTRUCTION:	R-2
OCCUPANCY:	NO
SPRINKLERED:	NO
NUMBER OF FLOORS:	2
AREA PER FLOOR:	6,593 SQ. FT. +/-
BUILDING HEIGHT:	26 FT. +/-

(4) 3-STORY APARTMENT BUILDINGS:	TYPE VB
CONSTRUCTION:	R-2
OCCUPANCY:	NO
SPRINKLERED:	NO
NUMBER OF FLOORS:	3
AREA PER FLOOR:	6,593 SQ. FT. +/-
BUILDING HEIGHT:	36 FT. +/-

GARAGE BUILDINGS:	TYPE VB
CONSTRUCTION:	U
OCCUPANCY:	NO
SPRINKLERED:	NO
NUMBER OF FLOORS:	1
AREA PER FLOOR:	1,232 FT. +/-
BUILDING HEIGHT:	13 FT. +/-

LAUNDRY BUILDING:	TYPE VB
CONSTRUCTION:	F-2
OCCUPANCY:	NO
SPRINKLERED:	NO
NUMBER OF FLOORS:	1
AREA PER FLOOR:	354 FT. +/-
BUILDING HEIGHT:	14 FT. +/-

MAIL BUILDING:	TYPE VB
CONSTRUCTION:	A-3
OCCUPANCY:	NO
SPRINKLERED:	NO
NUMBER OF FLOORS:	1
AREA PER FLOOR:	361 FT. +/-
BUILDING HEIGHT:	14 FT. +/-

SHOP BUILDING:	TYPE VB
CONSTRUCTION:	U
OCCUPANCY:	NO
SPRINKLERED:	NO
NUMBER OF FLOORS:	1
AREA PER FLOOR:	816 FT. +/-
BUILDING HEIGHT:	15 FT. +/-

PROJECT DIRECTORY

OWNER / APPLICANT  
ABERDEEN CAPITAL LLC.  
505 SOUTH 336TH STREET, SUITE 430  
FEDERAL WAY, WA 98003  
PHONE: 206.719.0169  
CONTACT: BEN ENGLUND  
EMAIL: BEN.ENGLUND@ABERDEENCAPITAL.COM

ARCHITECT / PROJECT MANAGER  
DAHLIN GROUP, INC. ARCHITECT - PLANNING - INTERIORS  
10900 N.E. 8TH STREET, SUITE 1650  
BELLEVUE, WA 98004  
PHONE: 406.750.2778 PHONE  
CONTACT: MAARIKA AMADO-CATTANEO  
EMAIL: MAARIKA.AMADO-CATTANEO@DAHLINGROUP.COM

SURVEYOR  
BLEW & ASSOCIATES, PA.  
3825 N. SHILOH DRIVE  
FAYETTEVILLE, ARKANSAS 72703  
PHONE: 888.933.2111  
CONTACT: MONICA MOJICA  
EMAIL: TEAM-EMILY@BLEWINC.COM

GENERAL CONTRACTOR  
LMC CONSTRUCTION  
19200 SW TETON AVE.  
TUALATIN, OR 97062  
PHONE: 503.646.0521  
CONTACT: AL WALLACE  
EMAIL: ALW@LMCCONSTRUCTION.COM

ORTHOGRAPHIC VIEWS

3-STORY APT.



2-STORY APT.



CLUBHOUSE



GARAGE



MAIL ROOM / LAUNDRY



MAINTENANCE SHOP







CLUBHOUSE



2-STORY APARTMENT



3-STORY APARTMENT



LAUNDRY BLDG. 1



LAUNDRY BLDG. 2



TENANT GARAGE



MAINTENANCE SHOP



CLUBHOUSE SPA



CLUBHOUSE POOL

EXISTING SITE PHOTOS  
ORCHARD PARK T.I.

4100 KACEY CIRCLE NE, SALEM, OR 97305



Aberdeen Capital



LMC  
CONSTRUCTION

DAHLIN

JOB NO. 1733-002  
DATE 9/11/2024  
10900 NE 8th Street, Suite 1650  
Bellevue, Washington 98004  
425-453-5388

A01



ORCHARD PARK CAMPUS BUILDING MATRIX					
<b>BUILDING A - 2 STORY</b> (14) UNITS	<b>BUILDING D - 2 STORY</b> (14) UNITS	<b>BUILDING G - 2 STORY</b> (14) UNITS	<b>BUILDING J - 3 STORY</b> 21 UNITS	<b>BUILDING M - 2 STORY</b> (14) UNITS	<b>BUILDING CH - 1 STORY</b> CLUBHOUSE 1 BLDG.
4125 4127	4164 4166	4256 4258	4295 4297	4396 4398	<b>BUILDING LR - 1 STORY</b> LAUNDRY ROOM 1 BLDG.
4117 4119	4156 4158	4248 4250	4283 4285	4388 4390	<b>BUILDING MR - 1 STORY</b> MAIL ROOM 1 BLDG.
4109 4111	4148 4150	4238 4240	4271 4273	4380 4382	<b>BUILDING GB - 1 STORY</b> TENANT GARAGE 10 BLDG.
4104 4103	4140 4142	4230 4232	4259 4261	4372 4374	<b>BUILDING MS - 1 STORY</b> MAINTENANCE SHOP 1 BLDG.
4121 4123	4160 4162	4252 4254	4289 4291	4392 4394	
4113 4115	4152 4154	4242 4244	4277 4279	4384 4386	
4105 4107	4144 4146	4234 4236	4265 4267	4376 4378	
<b>BUILDING B - 2 STORY</b> (14) UNITS	<b>BUILDING E - 2 STORY</b> (14) UNITS	<b>BUILDING H - 3 STORY</b> (21) UNITS	<b>BUILDING K - 3 STORY</b> 21 UNITS	<b>BUILDING N - 2 STORY</b> (14) UNITS	
4155 4157	4170 4172	4296 4298	4338 4340	4397 4399	
4147 4149	4178 4180	4284 4286	4326 4328	4389 4391	
4139 4141	4186 4188	4272 4274	4314 4316	4381 4383	
4131 4133	4194 4196	4260 4262	4302 4304	4373 4375	
4151 4153	4174 4176	4290 4292	4332 4334	4393 4395	
4143 4145	4182 4184	4278 4280	4320 4322	4385 4387	
4135 4137	4190 4192	4266 4268	4308 4310	4377 4379	
<b>BUILDING C - 2 STORY</b> (14) UNITS	<b>BUILDING F - 2 STORY</b> (14) UNITS	<b>BUILDING I - 3 STORY</b> (21) UNITS	<b>BUILDING L - 2 STORY</b> (14) UNITS		
4110 4112	4224 4226	4253 4255	4368 4370		
4118 4120	4216 4218	4241 4243	4360 4362		
4126 4128	4208 4210	4229 4231	4352 4354		
4134 4136	4200 4202	4217 4219	4344 4346		
4114 4116	4212 4214	4249 4251	4364 4366		
4122 4124	4204 4206	4235 4237	4356 4358		
4130 4132	4220 4206	4223 4225	4348 4350		



SITE PLAN - ORTHOGRAPHIC VIEW  
ORCHARD PARK T.I.  
4100 KACEY CIRCLE NE, SALEM, OR 97305





SITE INFORMATION	
NF: ORCHARD PARK HOUSING LLC ORCHARD PARK APTS 4100 KACEY NE CIRCLE, SALEM, OREGON 97305 TOTAL AREA 528,798 ± SQUARE FEET, OR 12.140 ± ACRES APN: 075W12340200	
TITLE COMMITMENT INFORMATION	
THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN AMERITITLE, LLC, FILE NUMBER 555896AM, DATED JULY 18, 2023 AT 4:17 P.M.	
SCHEDULE A DESCRIPTION	
BEING A TRACT OF LAND LOCATED IN THE TOWNER SAVAGE DONATION LAND CLAIM NO. 40 AND IN THE NORTHEAST ONE QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:	
COMMENCING AT THE NORTHWEST CORNER OF SAID TOWNER SAVAGE DONATION LAND CLAIM, THENCE NORTH 88°45'00" EAST ALONG THE NORTH LINE OF SAID CLAIM 846.00 FEET TO A POINT, THENCE SOUTH 01°05'30" EAST 30.00 FEET TO A 5/8 INCH IRON ROD AT THE TRUE POINT OF BEGINNING IN THE SOUTH RIGHT-OF-WAY LINE OF WARD DRIVE (60-FOOT RIGHT OF WAY), SAID ROD ALSO BEING THE NORTHWEST CORNER OF THE FAIRMONT VILLAGE CONDOMINIUMS PHASE NO. 1 PLAT AS IT IS RECORDED IN VOLUME 36, PAGE 24 OF THE MARION COUNTY PLAT RECORDS; THENCE SOUTH 01°05'30" EAST ALONG THE WEST LINE OF SAID PLAT 98.48 FEET TO A 5/8 INCH ROD, THENCE SOUTH 88°54'31" WEST ALONG SAID PLAT, 20.00 FEET TO A 5/8 INCH IRON ROD, THENCE SOUTH 01°05'30" EAST ALONG THE WEST LINE OF SAID PLAT 142.00 FEET TO A 5/8 INCH IRON ROD, THENCE NORTH 88°54'31" EAST ALONG SAID PLAT 20.00 FEET TO A 5/8 INCH IRON ROD, THENCE SOUTH 01°05'30" EAST ALONG THE WEST LINE OF SAID PLAT 142.00 FEET TO A 5/8 INCH IRON ROD AND THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 5, THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 5 NORTH 17°51'00" WEST 709.53 FEET TO A 5/8 INCH IRON ROD, THENCE NORTH 14°17'35" WEST 278.23 FEET TO A 5/8 INCH IRON ROD, THENCE NORTH 02°40'30" WEST 15.01 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE 532.11 FEET TO A 5/8 INCH IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF WARD DRIVE, THENCE NORTH 88°45'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 582.23 FEET TO THE TRUE POINT OF BEGINNING.	
SAVE AND EXCEPT, COMMENCING AT THE NORTHWEST CORNER OF THE TOWNER SAVAGE DONATION LAND CLAIM NO. 40 IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, MARION COUNTY, OREGON, THENCE NORTH 88°45'00" EAST, ALONG THE NORTH LINE OF SAID CLAIM, 24.00 FEET, THENCE LEAVING SAID NORTH LINE SOUTH 00°40'30" EAST 30.00 FEET TO THE SOUTHERLY LINE OF WARD DRIVE (COUNTY ROAD NO. 710), THENCE NORTH 88°45'00" EAST ALONG SAID SOUTHERLY LINE OF SAID DRIVE 100.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A 45.00 FOOT RADIUS 90-DEGREE CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 87°18'19", THENCE ALONG SAID CURVE TO THE LEFT AND LEAVING SAID SOUTHERLY LINE 68.55 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 88°42'00" EAST 62.11 FEET) TO A POINT, SAID POINT BEING THE BEGINNING OF A 22.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°05'30", THENCE ALONG SAID CURVE TO THE RIGHT, 15.01 FEET (THE LONG CHORD OF WHICH BEARS NORTH 88°17'12" EAST 14.72 FEET) TO A POINT ON THE SOUTHERLY LINE OF SAID WARD DRIVE, THENCE SOUTH 88°45'00" WEST 75.79 FEET TO THE TRUE POINT OF BEGINNING.	
ALSO SAVE AND EXCEPT THOSE PORTIONS CONVEYED TO THE TOWNER SAVAGE DONATION LAND CLAIM NO. 40, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED SEPTEMBER 5, 1998 IN REEL 1337, PAGE 543, DEED RECORDS FOR MARION COUNTY, OREGON.	
NOTES CORRESPONDING TO SCHEDULE B	
10	10. LIMITED ACCESS PROVISIONS CONTAINED IN DEED TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, WHICH PROVIDED THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY. RECORDED: AUGUST 3, 1981 INSTRUMENT NO.: VOLUME: 431 PAGE: 239
11	11. LIMITED ACCESS PROVISIONS CONTAINED IN DEED TO STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, WHICH PROVIDED THAT NO RIGHT OR EASEMENT OF RIGHT OF ACCESS TO, FROM OR ACROSS THE STATE HIGHWAY OTHER THAN EXPRESSLY THEREIN PROVIDED FOR SHALL ATTACH TO THE ABUTTING PROPERTY. RECORDED: APRIL 3, 1982 INSTRUMENT NO.: VOLUME: 438 PAGE: 345 (UNABLE TO DETERMINE IF AFFECTS; STATION MAP NOT PROVIDED)
12	12. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT GRANTED TO: MARION COUNTY, OREGON RECORDED: SEPTEMBER 23, 1996 INSTRUMENT NO.: VOLUME: 622 PAGE: 125
13	13. INTENTIONALLY DELETED
14	14. TERMS, PROVISIONS AND CONDITIONS, INCLUDING BUT NOT LIMITED TO MAINTENANCE PROVISIONS, CONTAINED IN APPURTENANT EASEMENT. RECORDED: FEBRUARY 5, 1993 INSTRUMENT NO.: REEL: 1031 PAGE: 9 (AFFECTS; PLOTTED AS SHOWN)
15	15. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. GRANTED TO: CITY OF SALEM RECORDED: MARCH 11, 1993 INSTRUMENT NO.: REEL: 1081 PAGE: 271 (AFFECTS; PLOTTED AS SHOWN)
16	16. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. GRANTED TO: CITY OF SALEM RECORDED: MARCH 11, 1993 INSTRUMENT NO.: REEL: 1040 PAGE: 280 (AFFECTS; PLOTTED AS SHOWN)
17	17. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. GRANTED TO: PORTLAND GENERAL ELECTRIC COMPANY RECORDED: JUNE 4, 1993 INSTRUMENT NO.: REEL: 1067 PAGE: 141 (AFFECTS; BLANKET IN NATURE)
18	18. INTENTIONALLY DELETED
19	19. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. GRANTED TO: STATE OF OREGON, BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION RECORDED: SEPTEMBER 5, 1998 INSTRUMENT NO.: REEL: 1337 PAGE: 543 (UNABLE TO DETERMINE IF AFFECTS; STATION MAP NOT PROVIDED)
20	20. AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT. GRANTED TO: COMCAST OF OREGON, INC. RECORDED: JULY 25, 2008 INSTRUMENT NO.: REEL: 2978 PAGE: 34 (AFFECTS; BLANKET IN NATURE)

PARKING INFORMATION

REGULAR= 214 COVERED= 0 HANDICAP= 9 GARAGE= 60 TOTAL= 437	
FLOOD ZONE INFORMATION	
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X", "X-SHADED", "AE" AND "AE-FLOODWAY" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 41047C035IG, WHICH BEARS AN EFFECTIVE DATE OF 01/19/2000 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA.	
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEES FROM 100-YEAR FLOODS.	
ZONE "X-SHADED" - AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS.	
ZONE "AE" - THE BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED. "AE" ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A1-A30 ZONES.	
BASIS OF BEARING	
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE WEST LINE OF THE SUBJECT PROPERTY, ALSO BEING THE EASTERLY RIGHT-WAY OF INTERSTATE 5, THE STATE PLANE, NORTHERN ZONE NAD83. LATITUDE = 45°18'13.240" LONGITUDE = -126°02'05.329" CONVERGENCE ANGLE = 1°10'01.462"	
SIGNIFICANT OBSERVATIONS	
FENCE APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 2.5'. FENCE APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 1.4'. BUILDING APPEARS TO CROSS ZONING SETBACK LINE BY AS MUCH AS 2.5'.	
UTILITY INFORMATION	
THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND ONE-CALL UTILITY LOCATE REQUEST, BLEW & ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL OREGON ONE-CALL AT 800-333-2344 OR 811 FOR FIELD LOCATIONS. REQUEST FOR GROUND MARKINGS OF UNDERGROUND UTILITY LINES BEFORE DIGGING. DIS TICKET NUMBER: 54260764	
COMPANY: COMCAST CABLE MARION CITY PUBLIC WORKS NW NATURAL OREGON DOT PORTLAND GENERAL ELECTRIC CENTURYLINK CITY OF SALEM	
CONTACT: (855)571-6296 (503)988-5304 (503)885-3377 (503)602-2987 (503)444-7771 (800)573-1311 (503)988-6311	
BUILDING DETAIL	
NOT TO SCALE	

ZONING INFORMATION	
PROPERTY IS CURRENTLY ZONED: RM2 - MULTIPLE FAMILY RESIDENTIAL 2	
ITEM	REQUIRED
PERMITTED USE	MULTIFAMILY RESIDENTIAL COMPLEX
MIN. LOT AREA	6000 SQ. FT. ±
MIN. LOT WIDTH	40'
MAX. BLDG COVERAGE	60%
MIN. SETBACKS FRONT	N/A
MIN. SETBACKS STREET SIDE	SEE NOTE 1
MIN. SETBACKS SIDE	10'
MIN. SETBACKS REAR	N/A
MAX. BUILDING HEIGHT	50'
PARKING REGULAR	N/A
PARKING HANDICAP	N/A
PARKING GARAGE	N/A
PARKING TOTAL	224
PARKING INFORMATION: 1 SPACE PER DWELLING UNIT 24 UNITS x 1 SPACE = 24 SPACES	437

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN: SECTION 12, TOWNSHIP 7 SOUTH, RANGE 3 WEST OF THE W.M.  
4100 KACEY NE CIRCLE,  
MARION COUNTY, SALEM, OREGON 97305

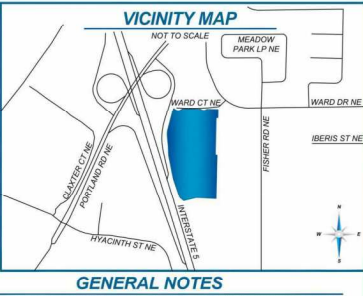
SEE SHEETS 2-3 OF 3 FOR SURVEY DEPICTION

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS ALTA/NSPS SURVEY IS TO LOCATE THE PROPERTY OF 4100 KACEY NE CIRCLE, ALSO REFERRED TO AS AN NUMBER 075W12340200, AND TO DEPICT REQUESTED TITLE-RELATED ITEMS THEREON. THE SUBJECT TRACT WAS FOUND TO BE DEPICTED IN A PRIOR ALTA/NSPS SURVEY PERFORMED BY ERIC D. JONES OF CHASE, JONES & ASSOCIATES, INC., DATED AUGUST 7, 2009, AND WHICH WAS PROVIDED BY THE CLIENT. MULTIPLE REBAR AND REBARS WITH CAP, DEPICTED ON SAID PRIOR SURVEY WERE RECOVERED DURING THE FIELD WORK OF THIS PROJECT. BY USING THE BEARINGS AND DISTANCES PORTRAYED IN SAID PRIOR SURVEY THE UNMOUNTED CORNER POSITIONS WERE CALCULATED, AND THEIR POSITIONS CHECKED VERSUS POSSESSION AND USE. LINES EXTENDING FROM ALL FOUND AND/OR CALCULATED CORNER POSITIONS ESTABLISH THE BOUNDS OF THE SUBJECT TRACT, WITH NO GAPS OR OVERLAPS IN EVIDENCE. IT SHOULD BE NOTED THAT SEVERAL MONUMENTS DEPICTED ON SAID PRIOR SURVEY DID NOT INCLUDE BEARING AND/OR DISTANCE TIES, BUT THOSE ELEMENTS ARE PROVIDED HERE FOR LOCATIVE PURPOSES.

TREE TABLE

TAG/TRUNK	TREE TYPE	TAG/TRUNK	TREE TYPE
T1 27"	OAK	T84 20"	FIR
T2 24"	OAK	T85 28"	OAK
T3 21"	OAK	T86 10"	FIR
T4 22"	OAK	T87 15"	FIR
T5 25"	FIR	T88 30"	FIR
T6 28"	FIR	T89 25"	FIR
T7 20"	ELM	T90 16"	CHERRY BLOSSOM
T8 16"	ELM	T91 17"	FIR
T9 25"	OAK	T92 24"	FIR
T10 29"	FIR	T93 33"	OAK
T11 15"	FIR	T94 18"	OAK
T12 20"	FIR	T95 30"	FIR
T13 16"	FIR	T96 19"	FIR
T14 17"	FIR	T97 15"	FIR
T15 17"	OAK	T98 19"	FIR
T16 18"	FIR	T99 18"	FIR
T17 24"	OAK	T100 10"	LOCUST
T18 24"	OAK	T101 16"	LOCUST
T19 17"	MAPLE	T102 18"	FIR
T20 12"	MAPLE	T103 34"	FIR
T21 13"	MAPLE	T104 12"	LOCUST
T22 10"	COTTONWOOD	T105 12"	LOCUST
T23 10"	COTTONWOOD	T106 29"	FIR
T24 17"	COTTONWOOD	T107 26"	FIR
T25 16"	COTTONWOOD	T108 15"	LOCUST
T26 9"	FIR	T109 14"	COTTONWOOD
T27 12"	MAGNOLIA	T110 16"	ELM
T28 12"	MAGNOLIA	T112 25"	FIR
T29 12"	COTTONWOOD	T113 25"	FIR
T30 13"	COTTONWOOD	T114 34"	FIR
T31 13"	CHERRY BLOSSOM	T115 7"	FIR
T32 12"	COTTONWOOD	T116 7"	FIR
T33 9"	COTTONWOOD	T117 11"	LOCUST
T34 13"	COTTONWOOD	T118 13"	LOCUST
T35 13"	COTTONWOOD	T119 11"	LOCUST
T36 13"	CHERRY BLOSSOM	T120 11"	FIR
T37 12"	COTTONWOOD	T121 16"	MAPLE
T38 15"	COTTONWOOD	T122 15"	MAPLE
T39 21"	FIR	T123 28"	OAK
T40 21"	FIR	T124 22"	OAK
T41 22"	OAK	T125 22"	FIR
T42 15"	SPLIT	T126 22"	OAK
T43 15"	SPLIT	T127 13"	OAK
T44 25"	FIR	T128 21"	OAK
T45 25"	FIR	T129 15"	OAK
T46 20"	FIR	T130 18"	OAK
T47 21"	FIR	T131 30"	SPLIT COTTONWOOD
T48 6"	RED BERRY	T132 18"	COTTONWOOD
T49 18"	FIR	T133 10"	LOCUST
T50 27"	OAK	T134 26"	FIR
T51 15"	OAK	T135 21"	FIR
T52 12"	OAK	T136 21"	FIR
T53 14"	OAK	T137 10"	LOCUST
T54 21"	FIR	T137 28"	FIR
T55 19"	FIR	T138 19"	FIR
T56 14"	OAK	T139 17"	FIR
T57 13"	OAK	T140 14"	ELM
T58 17"	OAK	T141 6"	RED BERRY
T59 18"	OAK	T142 29"	OAK
T60 20"	FIR	T143 23"	OAK
T61 22"	FIR	T144 23"	FIR
T62 16"	ELM	T145 7"	FIR
T63 12"	LOCUST	T146 20"	FIR
T64 15"	ELM	T147 13"	CHERRY BLOSSOM
T65 15"	ELM	T148 23"	FIR
T66 29"	FIR	T149 21"	FIR
T67 11"	CHERRY BLOSSOM	T150 24"	FIR
T68 15"	CHERRY BLOSSOM	T151 23"	FIR
T69 15"	COTTONWOOD	T152 21"	OAK
T70 9"	COTTONWOOD	T153 26"	FIR
T71 14"	COTTONWOOD	T154 16"	COTTONWOOD
T72 15"	COTTONWOOD	T155 16"	COTTONWOOD
T73 24"	FIR	T156 19"	FIR SPLIT
T74 7"	RED BERRY	T157 25"	FIR
T75 9"	SPLIT CHERRY BLOSSOM	T158 10"	MAPLE
T76 8"	CHERRY BLOSSOM	T159 20"	FIR
T77 26"	FIR	T160 12"	LOCUST
T78 25"	LOCUST	T161 16"	FIR
T79 29"	FIR	T162 9"	FIR
T80 32"	OAK	T163 12"	FIR
T81 24"	OAK	T164 19"	FIR
T82 15"	OAK	T165 16"	OAK
T83 25"	FIR	T166 13"	FIR
		T167 17"	CHERRY BLOSSOM



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. UNLESS OTHERWISE NOTED, MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES TO RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE, OR BURIAL GROUNDS.
- COMPLETED FIELD WORK WAS SEPTEMBER 10, 2024.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF WARD DRIVE NORTHWEST AND HYACINTH STREET NORTHWEST, WHICH IS APPROXIMATELY 150' FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO WARD COURT NORTHEAST, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED OREGON ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE "SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE BUT EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBSTRUCTIONS IN RELATION TO THE PROPERTY. THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM MARION COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- SURVEYOR DID NOT RECEIVE CURRENT DEEDS FOR ADJOINING PROPERTIES FROM THE TITLE INSURER. SURVEYOR OBTAINED THE DEED INFORMATION REFLECTED ON THIS SURVEY ON THEIR OWN. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE CURRENT DEED DESCRIPTIONS FOR ADJOINING PROPERTIES.
- REFERENCE DOCUMENTS NOTED HEREON WERE OBTAINED BY THE SURVEYOR AND ANY AND ALL REPRESENTATIONS BASED THEREON SHOULD BE REVIEWED BY A LICENSED ATTORNEY OR TITLE INSURER FOR VERIFICATION.
- THE SURVEYOR IS UNABLE TO ACCURATELY SHOW RECORD CALLS DUE TO LACK OF THE OREGON DEPARTMENT OF TRANSPORTATION SAVE & EXCEPT DOCUMENTS REQUESTING REEL 1337, PAGE 443 RECORDED SEPTEMBER 5, 1998 IN THE DEED RECORDS FOR MARION COUNTY, OREGON.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD83) IN US SURVEY FEET, CONTOURS SHOWN ARE 1' INTERVALS.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 16, ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.

SURVEYOR'S CERTIFICATE

TO: ENTERPRISE PRESERVATION FUND IV, ITS SUCCESSORS AND ASSIGNS, ORCHARD PARK PRESERVATION PARTNERS, LP, A WASHINGTON LIMITED PARTNERSHIP;  
BLOOMER ENTERPRISE REAL ESTATE CAPITAL, LLC, TRIMONT REAL ESTATE ADVISORS;  
DEUTSCHE BANK, AG, NEW YORK BRANCH AND EACH OF THEIR SUCCESSORS AND ASSIGNS; AMERITITLE, LLC; AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DIGITAL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 5, 8, 9, 11, 13, 14, 15, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/10/2024.

DATE OF PLAT OR MAP: 09/25/2024

TIMOTHY L ESH, PE, PLS  
DMS - 09225224  
STATE OF OREGON

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - HAYTREVILLE, OR 97203  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:  
24-0571

SURVEY DRAWN BY:  
DMS - 09225224

SURVEY REVIEWED BY:  
JMC

SHEET:  
1 OF 3



LOCATED IN: SECTION 12, TOWNSHIP 7 SOUTH, RANGE 3 WEST OF THE W.M.  
4100 KACEY NE CIRCLE,  
MARION COUNTY, SALEM, OREGON 97305



**LMC**  
CONSTRUCTION

DAHLIN

**JOB NO. 1733-002**  
**DATE 9/11/2024**  
10900 NE 8th Street, Suite 1650  
Bellevue, Washington 98004  
425-453-5388

A04



LOCATED IN: SECTION 12, TOWNSHIP 7 SOUTH, RANGE 3 WEST OF THE W.M.  
4100 KACEY NE CIRCLE,  
MARION COUNTY, SALEM, OREGON 97305

TBM #1	TBM #2
SET MAG-NAIL	SET MAG-NAIL
NORTHING: 489638.74	NORTHING: 488933.94
EASTING: 7557502.15	EASTING: 7557660.91
ELEVATION: 178.68'	ELEVATION: 175.67'

	FOUND MONUMENT AS NOTED TEMPORARY BENCHMARK (TM)
	COMPUTED POINT
	HANDICAP PARKING
	FIRE HYDRANT
	LIGHT
	SANITARY MANHOLE
	IRRIGATION CHECK VALVE
	POWER POLE
	TRANSFORMER
	UTILITY VAULT
	FIBER OPTIC VAULT
	WATER METER
	WATER VALVE
	DRAIN GRATE
	MANHOLE
	TELEPHONE PEDESTAL
	CLEANOUT
	CURB INLET
	SIGN
	ELECTRIC PEDESTAL
	WATER UTILITY MARKER
	STORM MANHOLE
	OVERHANG
	PAVING SPACE(S)
	MEASURED/RECALCULATED DIMENSION
	RECORD DIMENSION
	NOW OR FORMERLY
	BUILDING HEIGHT LOCATION
	POINT OF BEGINNING
	EDGE OF CONCRETE
	TOP OF BANK
	BOTTOM OF BANK
	NATURAL GROUND
	TOP OF CONCRETE
	TOP OF ASPHALT
	BACK OF CURB
	FLOW LINE
	BOUNDARY LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	FENCE LINE
	OVERHEAD POWER LINE
	FLOOD ZONE LINE
	ADJOINER LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	TREE LINE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1(M)	S01°15'38"W	30.00'	L1(R)	S01°05'39"W	30.00'
L2(M)	S00°44'22"E	20.00'	L2(R)	S88°54'21"W	20.00'
L3(M)	S88°44'22"E	20.00'	L3(R)	N88°54'21"E	20.00'
L4(M)	N18°53'40"E	27.15'	L8(R)	S00°40'35"E	30.00'
L5(M)	N88°53'43"W	8.09'			
L6(M)	S01°15'38"W	18.09'			
L7(M)	S88°56'07"E	19.91'			
L8(M)	S01°40'42"W	30.00'			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	723.22'	47.70'	47.69'	S03°59'36"W	3°46'44"
C2(M)	53.00'	86.13'	76.96'	N79°55'11"W	93°06'38"
C3(M)	45.00'	68.55'	68.55'	N84°20'50"W	87°16'40"
C4(M)	22.00'	15.01'	14.72'	N71°33'29"E	39°05'23"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3(R)	45.00'	68.55'	62.11'	S86°42'06"E	87°16'59"
C4(R)	22.00'	15.01'	14.72'	N69°12'12"E	19°05'36"

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EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM

<b>SURVEYOR JOB NUMBER:</b> 24-6232	<b>SURVEY DRAWN BY:</b> DMS - 09/25/2024
<b>SURVEY REVIEWED BY:</b> JAC	<b>SHEET:</b> 3 OF 3

**DRAWINGS NOT  
PREPARED BY  
ARCHITECT**



## Aberdeen Capital



**LMC**  
CONSTRUCTION

DAHLIN

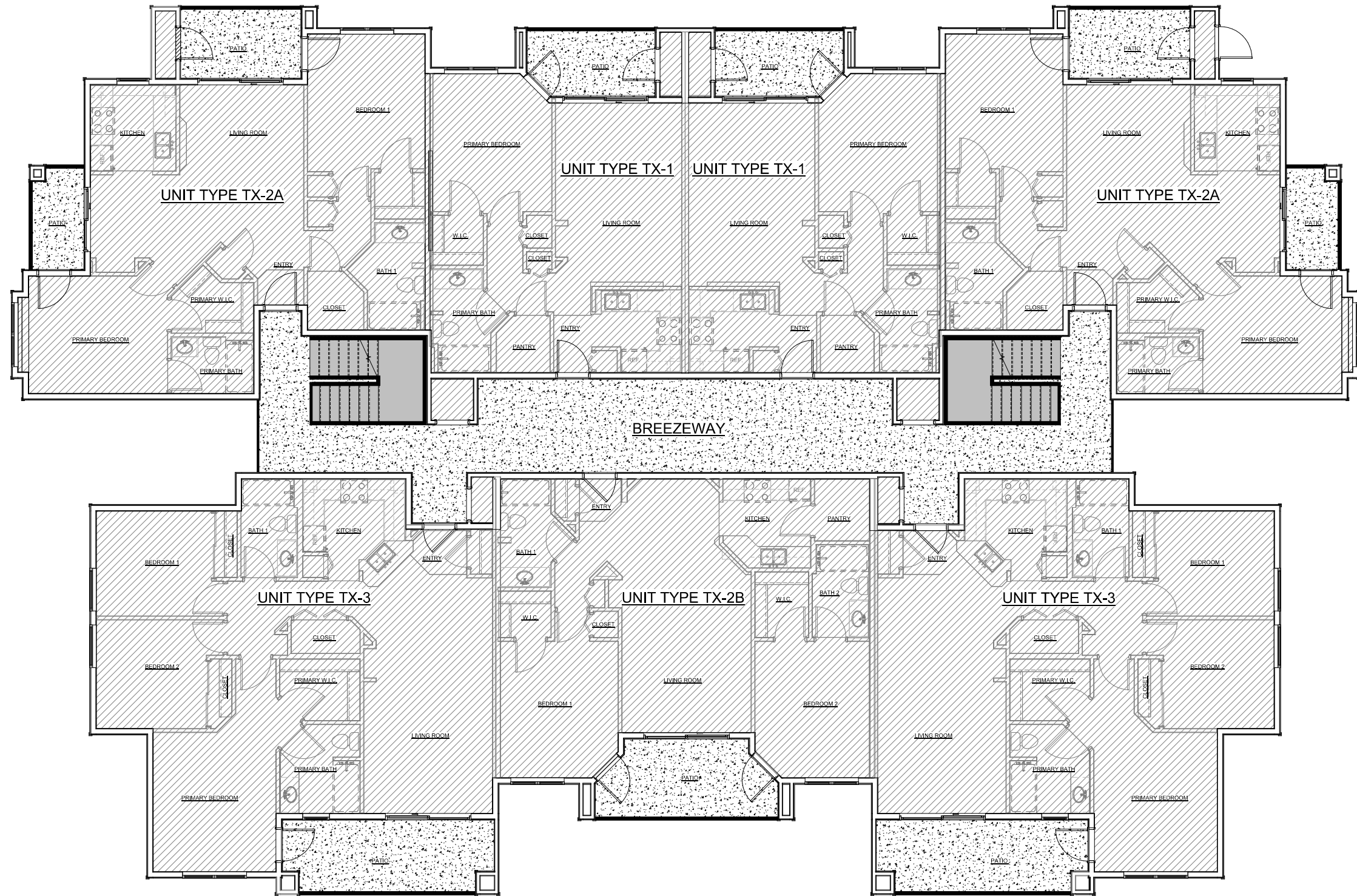
JOB NO. 1733-002

DATE 9/11/2024

10900 NE 8th Street, Suite 1650  
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425-453-5388

A05





**1ST FLOOR HATCH LEGEND**

- DIAGONAL-HATCH INDICATES SPACE OF THE BUILDING NOT IN THIS PROJECTS SCOPE OF WORK.
- CONCRETE HATCH INDICATES EXISTING CONCRETE SLAB TO REMAIN. CONTRACTOR TO PATCH AND FIX AS NEEDED.
- SOLID GRAY HATCH INDICATES EXISTING CONCRETE STAIRS TO BE DEMOLISHED AND REPLACED TO MEET CURRENT CODE.
- SOLID BLACK HATCH HATCH INDICATES EXISTING RAILING TO BE DEMOLISHED IN REPLACED WITH BLACK ALUMINUM POWDER COATED GUARDS/RAILINGS.

AREA SCHEDULE (GROSS)	
NAME	AREA
FIRST FLOOR LIVABLE	6,953 +/- SQ. FT.
TENANT PATIO	740 +/- SQ. FT.
COMMON PATHWAY	668 +/- SQ. FT.
STAIR WELL	75 +/- SQ. FT.
<b>GRAND TOTAL</b>	<b>8,436 +/- SQ. FT.</b>

TYP. 2 & 3 STORY APARTMENT 1ST FLOOR PLAN  
**ORCHARD PARK T.I.**  
 4100 KACEY CIRCLE NE, SALEM, OR 97305



**Aberdeen Capital**



**LMC**  
 CONSTRUCTION

**DAHLIN**

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

JOB NO. 1733-002  
 DATE 9/11/2024

10900 NE 8th Street, Suite 1650  
 Bellevue, Washington 98004  
 425-453-5388

**A06**





**2ND/3RD FLOOR HATCH LEGEND**

- DIAGONAL-UP HATCH INDICATES SPACE OF THE BUILDING NOT IN THIS PROJECTS SCOPE OF WORK.
- WOOD SLAT HATCH INDICATES EXISTING DECKING TO BE DEMOLISHED AND BE REPLACED WITH NEW COMPOSITE DECKING.
- SOLID GRAY HATCH INDICATES EXISTING CONCRETE STAIRS TO BE DEMOLISHED AND REPLACED TO MEET CURRENT CODE.
- SOLID BLACK HATCH INDICATES EXISTING RAILING TO BE DEMOLISHED IN REPLACED WITH BLACK ALUMINUM POWDER COATED GUARDS/RAILINGS.

**AREA SCHEDULE (GROSS)**

NAME	AREA
SECOND FLOOR LIVABLE	6,993 +/- SQ. FT.
TENANT PATIO	740 +/- SQ. FT.
COMMON PATHWAY	668 +/- SQ. FT.
STAIR WELL	75 +/- SQ. FT.
<b>GRAND TOTAL</b>	<b>8,436 +/- SQ. FT.</b>

TYP. 2 & 3 STORY APARTMENT 2ND FLOOR PLAN  
**ORCHARD PARK T.I.**  
 4100 KACEY CIRCLE NE, SALEM, OR 97305



**Aberdeen Capital**



**LMC**  
CONSTRUCTION

**DAHLIN**

SCALE: 1/4" = 1'-0"  
 JOB NO. 1733-002  
 DATE 9/11/2024  
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 Bellevue, Washington 98004  
 425-453-5388

**A07**





**2ND/3RD FLOOR HATCH LEGEND**

- DIAGONAL-UP HATCH INDICATES SPACE OF THE BUILDING NOT IN THIS PROJECT'S SCOPE OF WORK.
- WOOD SLAT HATCH INDICATES EXISTING DECKING TO BE DEMOLISHED AND BE REPLACED WITH NEW COMPOSITE DECKING.
- SOLID GRAY HATCH INDICATES EXISTING CONCRETE STAIRS TO BE DEMOLISHED AND REPLACED TO MEET CURRENT CODE.
- SOLID BLACK HATCH INDICATES EXISTING RAILING TO BE DEMOLISHED IN REPLACED WITH BLACK ALUMINUM POWDER COATED GUARDRAILINGS.

**AREA SCHEDULE (GROSS)**

NAME	AREA
THIRD FLOOR LIVABLE	6,953 +/- SQ. FT.
TENANT PATIO	740 +/- SQ. FT.
COMMON PATHWAY	668 +/- SQ. FT.
STAIR WELL	75 +/- SQ. FT.
<b>GRAND TOTAL</b>	<b>8,436 +/- SQ. FT.</b>

TYP. 3 - STORY APARTMENT 3RD FLOOR PLAN  
**ORCHARD PARK T.I.**  
 4100 KACEY CIRCLE NE, SALEM, OR 97305



**Aberdeen Capital**



**LMC**  
CONSTRUCTION

**DAHLIN**

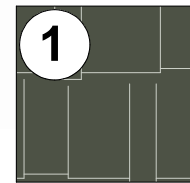
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JOB NO. 1733-002  
 DATE 9/11/2024

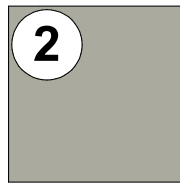
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 425-453-5388

**A08**

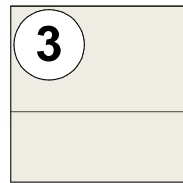




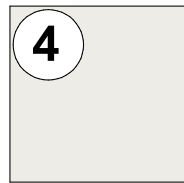
**STYLE:** HARDIE SHINGLE  
STAGGERED EDGE PANEL  
SIDING  
**COLOR:** FORESTWOOD  
SW 7730



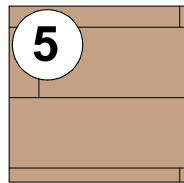
**STYLE:** HARDIE PANEL  
SMOOTH BOARD & BATTEN  
**COLOR:** ESCAPE GRAY  
SW 6185



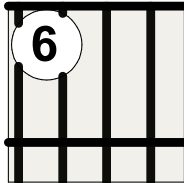
**STYLE:** HARDIE PLANK SELECT  
CEDAR MILL LAP SIDING  
**COLOR:** COLD FOAM  
SW 9504



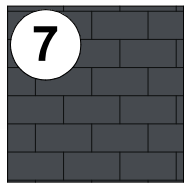
**STYLE:** HARDIE TRIM & FASCIA  
RUSTIC GRAIN  
**COLOR:** PURE WHITE  
SW 7005



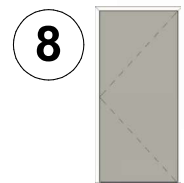
**STYLE:** FIBERON CONCORDIA  
COMPOSITE DECKING  
**COLOR:** ASTIR - PRAIRIE WHEAT



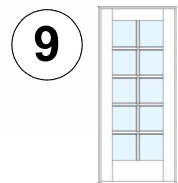
**STYLE:** M&M CONTRACTORS  
PRE-FABRICATED RAILING  
**COLOR:** BLACK POWDER COAT



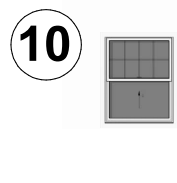
**STYLE:** ASPHALT SHINGLE  
SIDING PER CONTRACTOR  
**COLOR:** COLOR MATCH TO  
BUILDING 'I' ROOF



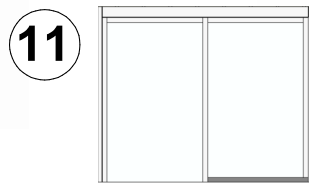
**STYLE:** NEW FLUSH PANEL  
DOOR PER CONTRACTOR  
**COLOR:** PAINT ESCAPE GRAY  
SW 6185



**STYLE:** NEW FRENCH DOOR  
PER CONTRACTOR  
**COLOR:** PAINT PURE WHITE  
SW 7005



**STYLE:** TYP. VINYL WINDOW W/  
UPPER GRID PER CONTRACTOR  
**COLOR:** WHITE FINISH PER  
MANUFACTURER

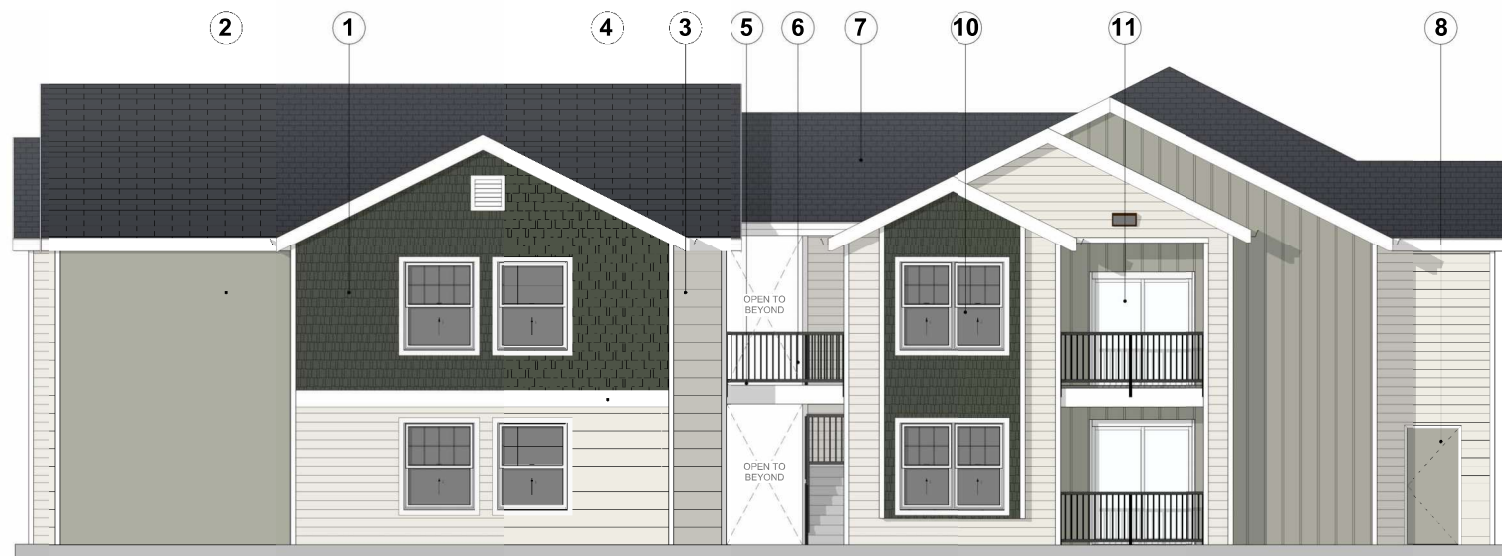


**STYLE:** TYP. SLIDING GLASS  
DOOR PER CONTRACTOR  
**COLOR:** WHITE FINISH PER  
MANUFACTURER

## FINISH LEGEND



1 2 STORY APT. BLDG. FRONT ELEV. COLOR SCHEME  
1/4" = 1'-0"



2 2 STORY APT. BLDG. RIGHT ELEV. COLOR SCHEME  
1/4" = 1'-0"

**TYP 2 - STORY APARTMENT COLOR SCHEME**  
**ORCHARD PARK T.I.**  
4100 KACEY CIRCLE NE, SALEM, OR 97305



**Aberdeen Capital**



**LMC**  
CONSTRUCTION



SCALE: 1/4" = 1'-0"  
JOB NO. 1733-002  
DATE 9/11/2024  
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Bellevue, Washington 98004  
425-453-5388

**A09**



1

2

3

4

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11

**STYLE:** HARDIE SHINGLE STAGGERED EDGE PANEL SIDING  
**COLOR:** FORESTWOOD SW 7730

**STYLE:** HARDIE PANEL SMOOTH BOARD & BATTEN  
**COLOR:** ESCAPE GRAY SW 6185

**STYLE:** HARDIE PLANK SELECT CEDAR MILL LAP SIDING  
**COLOR:** COLD FOAM SW 9504

**STYLE:** HARDIE TRIM & FASCIA RUSTIC GRAIN  
**COLOR:** PURE WHITE SW 7005

**STYLE:** FIBERON CONCORDIA COMPOSITE DECKING  
**COLOR:** ASTIR - PRARIE WHEAT

**STYLE:** M&M CONTRACTORS PRE-FABRICATED RAILING  
**COLOR:** BLACK POWDER COAT

**STYLE:** ASPHALT SHINGLE SIDING PER CONTRACTOR  
**COLOR:** COLOR MATCH TO BUILDING "I" ROOF

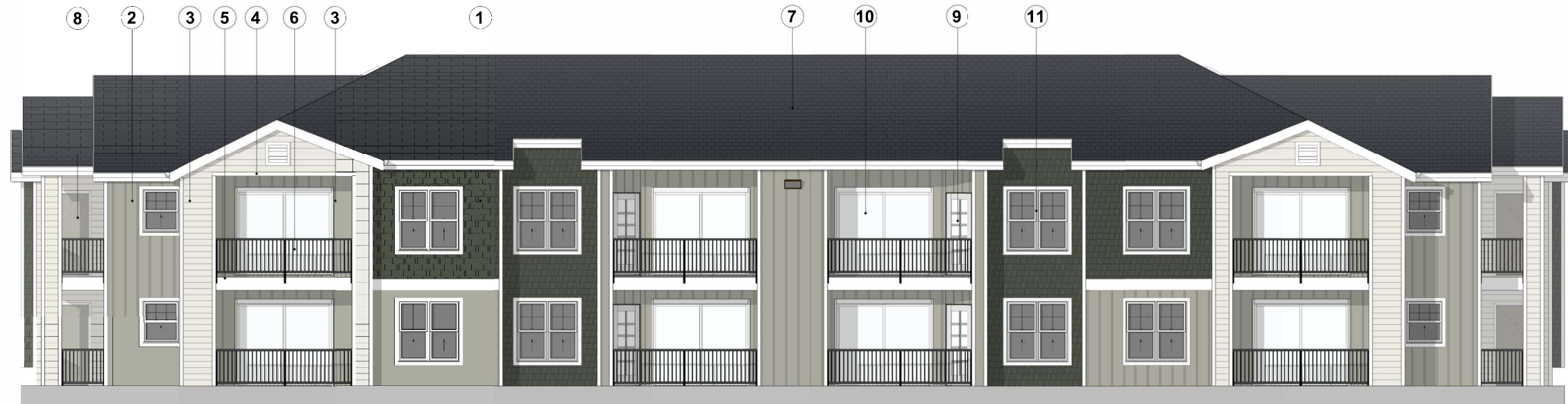
**STYLE:** NEW FLUSH PANEL DOOR PER CONTRACTOR  
**COLOR:** PAINT ESCAPE GRAY SW 6185

**STYLE:** NEW FRENCH DOOR PER CONTRACTOR  
**COLOR:** PAINT PURE WHITE SW 7005

**STYLE:** TYP. VINYL WINDOW W/ UPPER GRID PER CONTRACTOR  
**COLOR:** WHITE FINISH PER MANUFACTURER

**STYLE:** TYP. SLIDING GLASS DOOR PER CONTRACTOR  
**COLOR:** WHITE FINISH PER MANUFACTURER

FINISH LEGEND  
3" = 1'-0"



1 TYP. 2 STORY APT. BLDG. REAR ELEV. COLOR SCHEME  
1/4" = 1'-0"



2 TYP. 2 STORY APT. BLDG. LEFT ELEV. COLOR SCHEME  
1/4" = 1'-0"

TYP. 2 - STORY APARTMENT COLOR SCHEME  
**ORCHARD PARK T.I.**  
4100 KACEY CIRCLE NE, SALEM, OR 97305



Aberdeen Capital



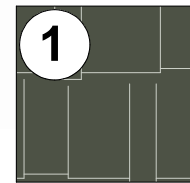
LMC  
CONSTRUCTION

DAHLIN

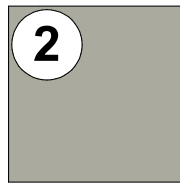
SCALE: 1/4" = 1'-0"  
JOB NO. 1733-002  
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425-453-5388

A10

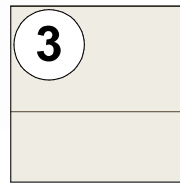




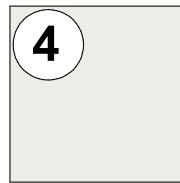
**1**  
STYLE: HARDIE SHINGLE  
STAGGERED EDGE PANEL  
SIDING  
COLOR: FORESTWOOD  
SW 7730



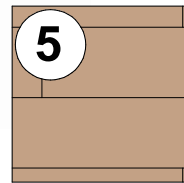
**2**  
STYLE: HARDIE PANEL  
SMOOTH BOARD & BATTEN  
COLOR: ESCAPE GRAY  
SW 6185



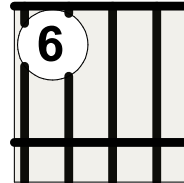
**3**  
STYLE: HARDIE PLANK SELECT  
CEDAR MILL LAP SIDING  
COLOR: COLD FOAM  
SW 9504



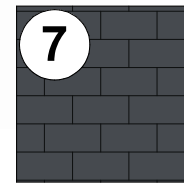
**4**  
STYLE: HARDIE TRIM & FASCIA  
RUSTIC GRAIN  
COLOR: PURE WHITE  
SW 7005



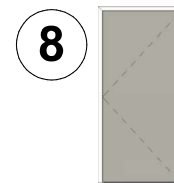
**5**  
STYLE: FIBERON CONCORDIA  
COMPOSITE DECKING  
COLOR: ASTIR - PRARIE WHEAT



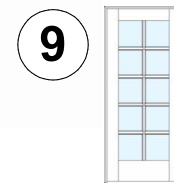
**6**  
STYLE: M&M CONTRACTORS  
PRE-FABRICATED RAILING  
COLOR: BLACK POWDER COAT



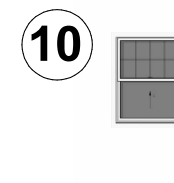
**7**  
STYLE: ASPHALT SHINGLE  
SIDING PER CONTRACTOR  
COLOR: COLOR MATCH TO  
BUILDING 'I' ROOF



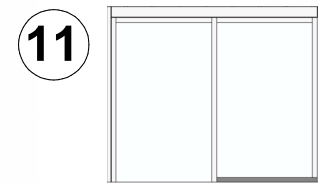
**8**  
STYLE: NEW FLUSH PANEL  
DOOR PER CONTRACTOR  
COLOR: PAINT ESCAPE GRAY  
SW 6185



**9**  
STYLE: NEW FRENCH DOOR  
PER CONTRACTOR  
COLOR: PAINT PURE WHITE  
SW 7005



**10**  
STYLE: TYP. VINYL WINDOW W/  
UPPER GRID PER CONTRACTOR  
COLOR: WHITE FINISH PER  
MANUFACTURER



**11**  
STYLE: TYP. SLIDING GLASS  
DOOR PER CONTRACTOR  
COLOR: WHITE FINISH PER  
MANUFACTURER

## FINISH LEGEND



**1** TYP. 2 STORY APT. BLDG. BREEZEWAY ELEV. 1 COLOR SCHEME  
1/4" = 1'-0"



**2** TYP. 2 STORY APT. BLDG. BREEZEWAY ELEV. 2 COLOR SCHEME  
1/4" = 1'-0"

**TYP. 2 - STORY APARTMENT COLOR SCHEME**  
**ORCHARD PARK T.I.**  
4100 KACEY CIRCLE NE, SALEM, OR 97305



**Aberdeen Capital**



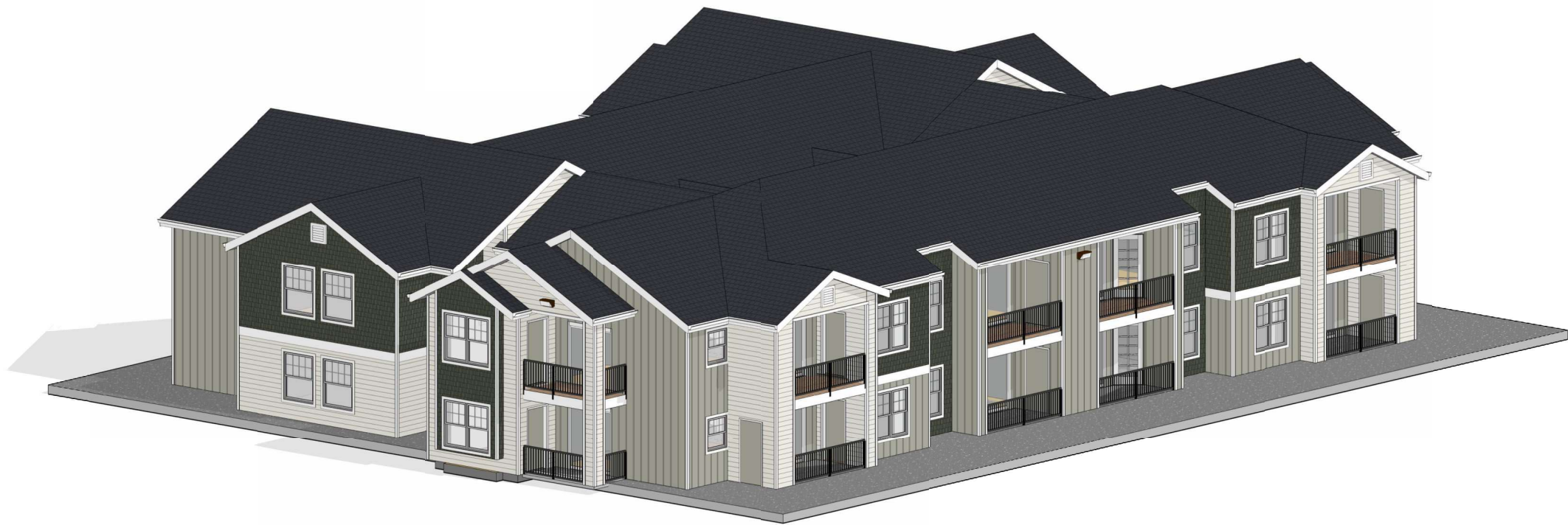
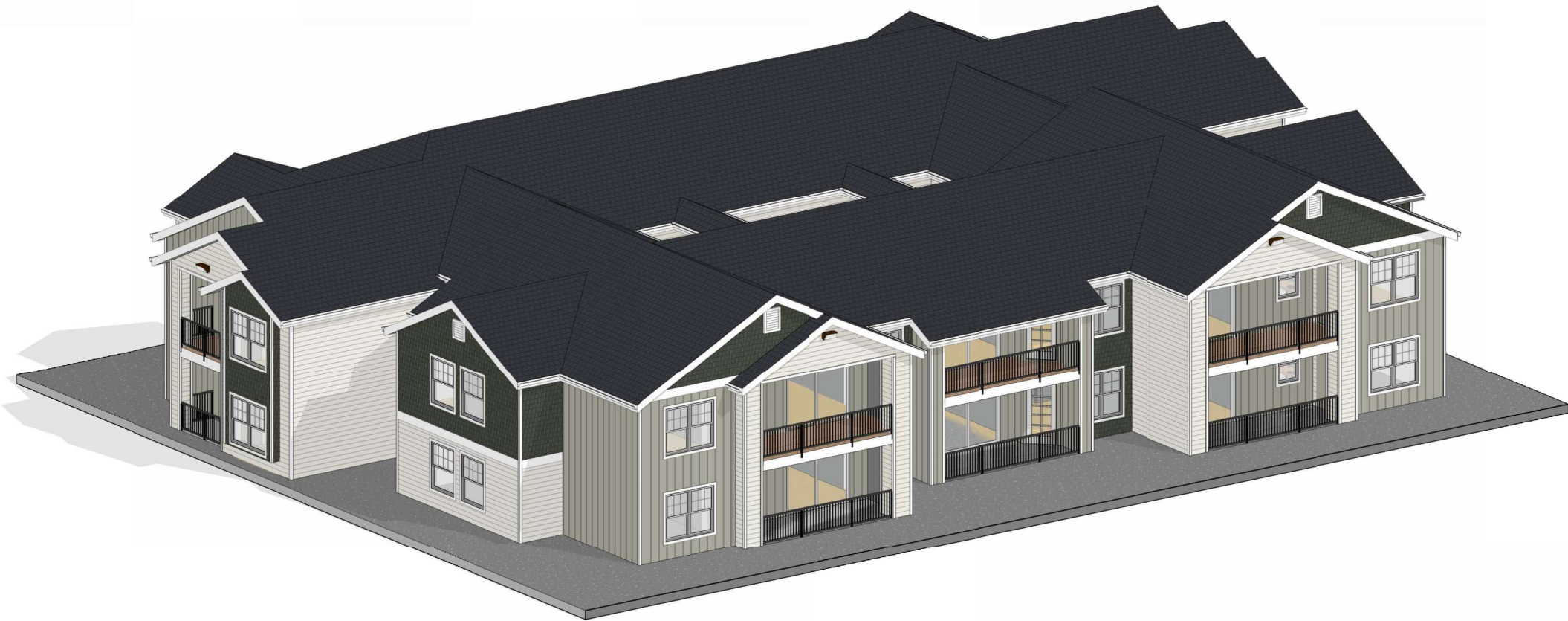
**LMC**  
CONSTRUCTION



SCALE: 1/4" = 1'-0"  
JOB NO. 1733-002  
DATE 9/11/2024  
10900 NE 8th Street, Suite 1650  
Bellevue, Washington 98004  
425-453-5388

**A11**





TYP. 2 - STORY APARTMENT COLOR SCHEME - ORTHO VIEW  
**ORCHARD PARK T.I.**  
 4100 KACEY CIRCLE NE, SALEM, OR 97305



**Aberdeen Capital**



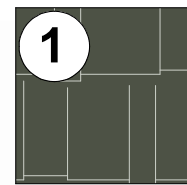
**LMC**  
CONSTRUCTION

**DAHLIN**

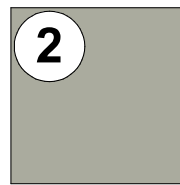
JOB NO. 1733-002  
 DATE 9/11/2024  
 10900 NE 8th Street, Suite 1650  
 Bellevue, Washington 98004  
 425-453-5388

**A12**

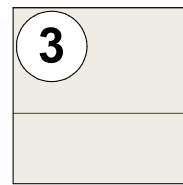




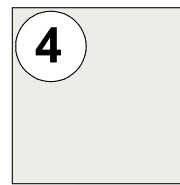
**STYLE:** HARDIE SHINGLE  
STAGGERED EDGE PANEL  
SIDING  
**COLOR:** FORESTWOOD  
SW 7730



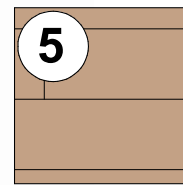
**STYLE:** HARDIE PANEL  
SMOOTH BOARD & BATTEN  
**COLOR:** ESCAPE GRAY  
SW 6185



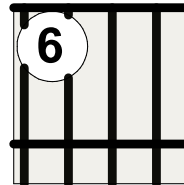
**STYLE:** HARDIE PLANK SELECT  
CEDAR MILL LAP SIDING  
**COLOR:** COLD FOAM  
SW 9504



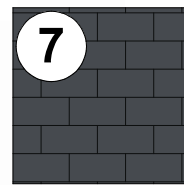
**STYLE:** HARDIE TRIM & FASCIA  
RUSTIC GRAIN  
**COLOR:** PURE WHITE  
SW 7005



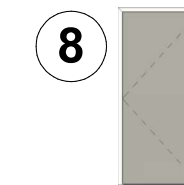
**STYLE:** FIBERON CONCORDIA  
COMPOSITE DECKING  
**COLOR:** ASTIR - PRAIRIE WHEAT



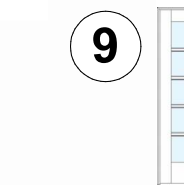
**STYLE:** M&M CONTRACTORS  
PRE-FABRICATED RAILING  
**COLOR:** BLACK POWDER COAT



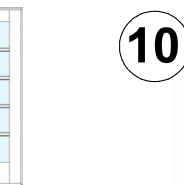
**STYLE:** ASPHALT SHINGLE  
SIDING PER CONTRACTOR  
**COLOR:** COLOR MATCH TO  
BUILDING 'T' ROOF



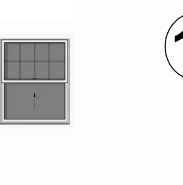
**STYLE:** NEW FLUSH PANEL  
DOOR PER CONTRACTOR  
**COLOR:** PAINT ESCAPE GRAY  
SW 6185



**STYLE:** NEW FRENCH DOOR  
PER CONTRACTOR  
**COLOR:** PAINT PURE WHITE  
SW 7005



**STYLE:** TYP. VINYL WINDOW W/  
UPPER GRID PER CONTRACTOR  
**COLOR:** WHITE FINISH PER  
MANUFACTURER



**STYLE:** TYP. SLIDING GLASS  
DOOR PER CONTRACTOR  
**COLOR:** WHITE FINISH PER  
MANUFACTURER

# FINISH LEGEND

3" = 1'-0"



1 TYP. 3 STORY APT. BLDG. FRONT ELEV. COLOR SCHEME  
1/4" = 1'-0"



2 TYP. 3 STORY APT BLDG. RIGHT ELEV. COLOR SCHEME  
1/4" = 1'-0"

**TYP. 3 - STORY APARTMENT COLOR SCHEME**  
**ORCHARD PARK T.I.**  
4100 KACEY CIRCLE NE, SALEM, OR 97305



**Aberdeen Capital**



**LMC**  
CONSTRUCTION

**DAHLIN**

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

JOB NO. 1733-002

DATE 9/11/2024

10900 NE 8th Street, Suite 1650  
Bellevue, Washington 98004  
425-453-5388

**A13**



<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>
STYLE: HARDIE SHINGLE STAGGERED EDGE PANEL SIDING COLOR: FORESTWOOD SW 7730	STYLE: HARDIE PANEL SMOOTH BOARD & BATTEN COLOR: ESCAPE GRAY SW 6185	STYLE: HARDIE PLANK SELECT CEDARMILL LAP SIDING COLOR: COLD FOAM SW 9504	STYLE: HARDIE TRIM & FASCIA RUSTIC GRAIN COLOR: PURE WHITE SW 7005	STYLE: FIBERON CONCORDIA COMPOSITE DECKING COLOR: ASTIR - PRARIE WHEAT	STYLE: M&M CONTRACTORS PRE-FABRICATED RAILING COLOR: BLACK POWDER COAT	STYLE: ASPHALT SHINGLE SIDING PER CONTRACTOR COLOR: COLOR MATCH TO BUILDING 'T' ROOF	STYLE: NEW FLUSH PANEL DOOR PER CONTRACTOR COLOR: PAINT ESCAPE GRAY SW 6185	STYLE: NEW FRENCH DOOR PER CONTRACTOR COLOR: PAINT PURE WHITE SW 7005	STYLE: TYP. VINYL WINDOW W/ UPPER GRID PER CONTRACTOR COLOR: WHITE FINISH PER MANUFACTURER	STYLE: TYP. SLIDING GLASS DOOR PER CONTRACTOR COLOR: WHITE FINISH PER MANUFACTURER

1  
3" = 1'-0"



1  
1/4" = 1'-0"



2  
1/4" = 1'-0"

TYP. 3 - STORY APARTMENT COLOR SCHEME  
**ORCHARD PARK T.I.**  
 4100 KACEY CIRCLE NE, SALEM, OR 97305



Aberdeen Capital

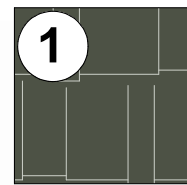


LMC  
CONSTRUCTION

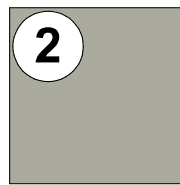


SCALE: 1/4" = 1'-0"  
 JOB NO. 1733-002  
 DATE 9/11/2024  
 10900 NE 8th Street, Suite 1650  
 Bellevue, Washington 98004  
 425-453-5388

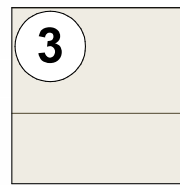




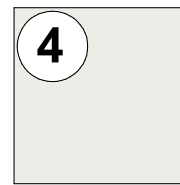
**1**  
STYLE: HARDIE SHINGLE  
STAGGERED EDGE PANEL  
SIDING  
COLOR: FORESTWOOD  
SW 7730



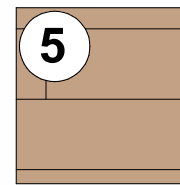
**2**  
STYLE: HARDIE PANEL  
SMOOTH BOARD & BATTEN  
COLOR: ESCAPE GRAY  
SW 6185



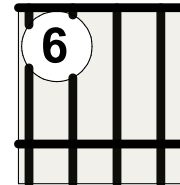
**3**  
STYLE: HARDIE PLANK SELECT  
CEDAR MILL LAP SIDING  
COLOR: COLD FOAM  
SW 9504



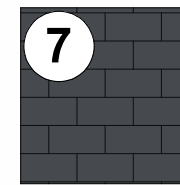
**4**  
STYLE: HARDIE TRIM & FASCIA  
RUSTIC GRAIN  
COLOR: PURE WHITE  
SW 7005



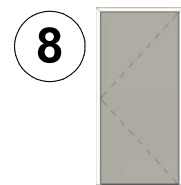
**5**  
STYLE: FIBERON CONCORDIA  
COMPOSITE DECKING  
COLOR: ASTIR - PRAIRIE WHEAT



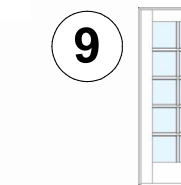
**6**  
STYLE: M&M CONTRACTORS  
PRE-FABRICATED RAILING  
COLOR: BLACK POWDER COAT



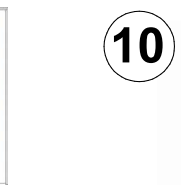
**7**  
STYLE: ASPHALT SHINGLE  
SIDING PER CONTRACTOR  
COLOR: COLOR MATCH TO  
BUILDING 1" ROOF



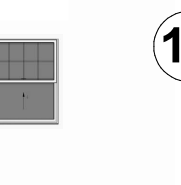
**8**  
STYLE: NEW FLUSH PANEL  
DOOR PER CONTRACTOR  
COLOR: PAINT ESCAPE GRAY  
SW 6185



**9**  
STYLE: NEW FRENCH DOOR  
PER CONTRACTOR  
COLOR: PAINT PURE WHITE  
SW 7005



**10**  
STYLE: TYP. VINYL WINDOW W/  
UPPER GRID PER CONTRACTOR  
COLOR: WHITE FINISH PER  
MANUFACTURER

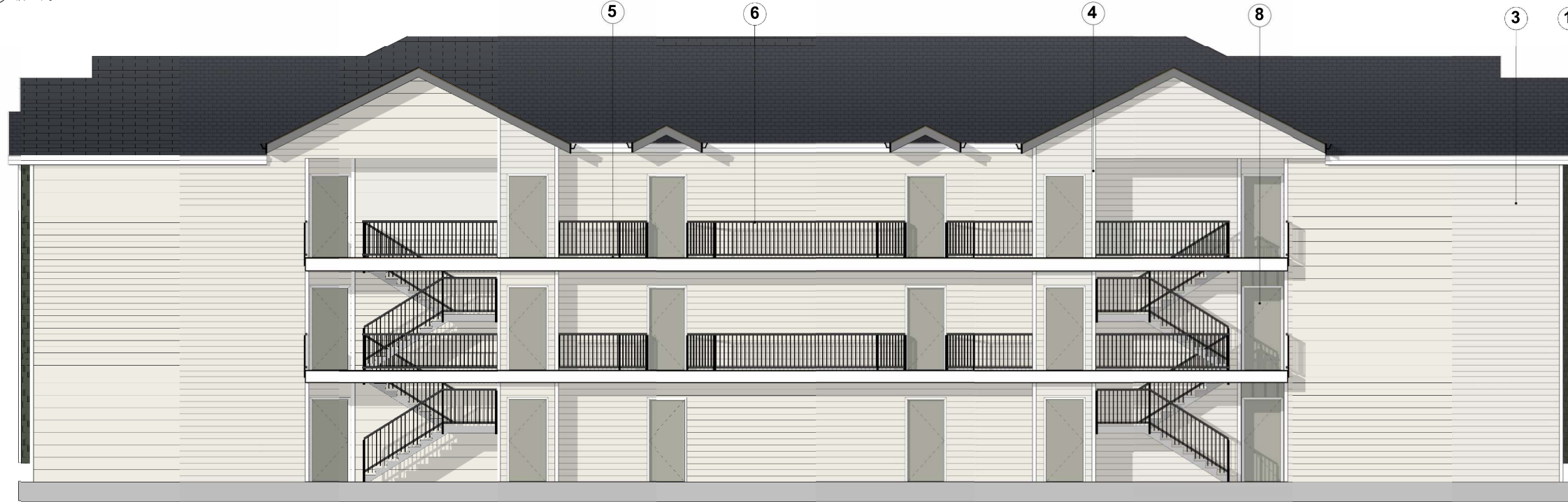


**11**  
STYLE: TYP. SLIDING GLASS  
DOOR PER CONTRACTOR  
COLOR: WHITE FINISH PER  
MANUFACTURER

**FINISH LEGEND**  
3" = 1'-0"



**1** TYP. 3 STORY APT. BLDG. BREZEWAY ELEV. 1 COLOR SCHEME  
1/4" = 1'-0"



**2** TYP. 3 STORY APT. BLDG. BREEZEWAY ELEV. 2 COLOR SCHEME  
1/4" = 1'-0"

**TYP. 3 - STORY APARTMENT COLOR SCHEME**  
**ORCHARD PARK T.I.**  
4100 KACEY CIRCLE NE, SALEM, OR 97305



**Aberdeen Capital**



**LMC**  
CONSTRUCTION

**DAHLIN**

SCALE: 1/4" = 1'-0"  
JOB NO. 1733-002  
DATE 9/11/2024  
10900 NE 8th Street, Suite 1650  
Bellevue, Washington 98004  
425-453-5388

**A15**





TYP. 3 - STORY APARTMENT COLOR SCHEME - ORTHO VIEW  
**ORCHARD PARK T.I.**  
 4100 KACEY CIRCLE NE, SALEM, OR 97305



**Aberdeen Capital**



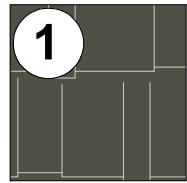
**LMC**  
 CONSTRUCTION

**DAHLIN**

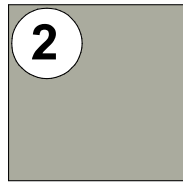
JOB NO. 1733-002  
 DATE 9/11/2024  
 10900 NE 8th Street, Suite 1650  
 Bellevue, Washington 98004  
 425-453-5388

**A16**

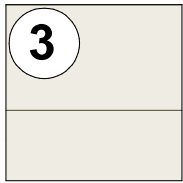




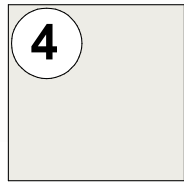
**STYLE:** HARDIE SHINGLE  
STAGGERED EDGE PANEL  
SIDING  
**COLOR:** FORESTWOOD  
SW 7730



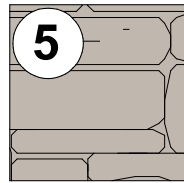
**STYLE:** HARDIE PANEL  
SMOOTH BOARD & BATTEN  
**COLOR:** ESCAPE GRAY  
SW 6185



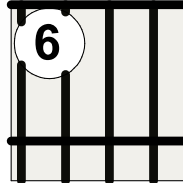
**STYLE:** HARDIE PLANK SELECT  
CEDAR MILL LAP SIDING  
**COLOR:** COLD FOAM  
SW 9504



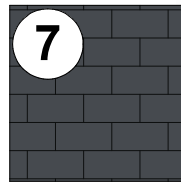
**STYLE:** HARDIE TRIM RUSTIC  
GRAIN  
**COLOR:** PURE WHITE  
SW 7005



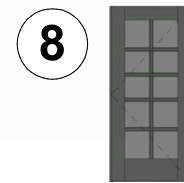
**STYLE:** EUROPEAN LEDGE -  
ELDORADO STONE  
**COLOR:** GLACIER NATIONWIDE



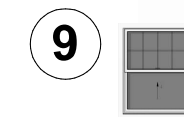
**STYLE:** M&M CONTRACTORS  
PRE-FABRICATED RAILING  
**COLOR:** BLACK POWDER COAT



**STYLE:** ASPHALT SHINGLE  
SIDING PER CONTRACTOR  
**COLOR:** COLOR MATCH TO  
BUILDING 'I' ROOF

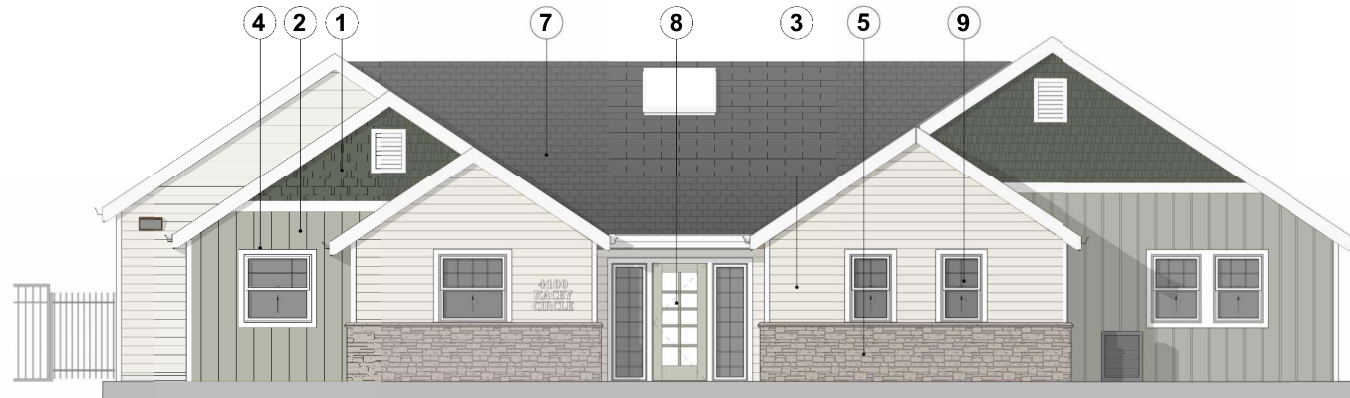


**STYLE:** NEW FRENCH DOOR  
PER CONTRACTOR  
**COLOR:** FOREST WOOD  
SW 7730

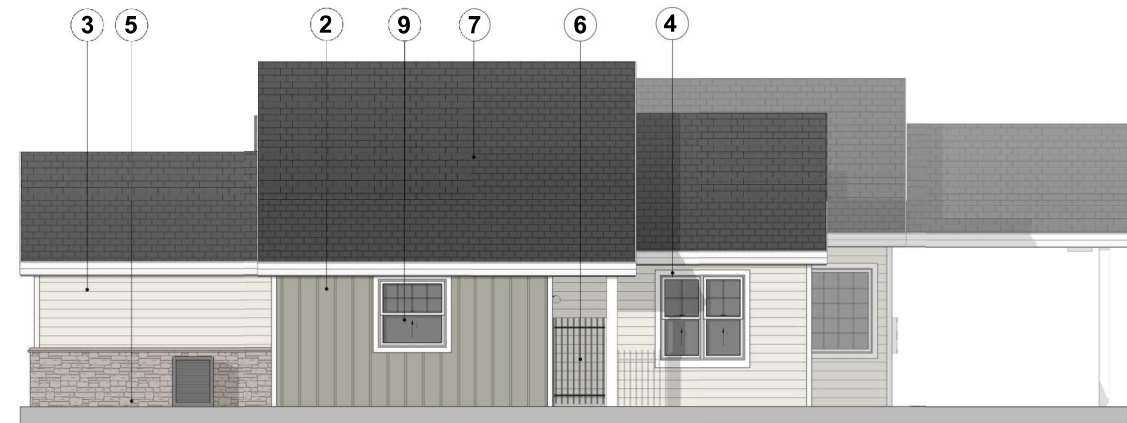


**STYLE:** TYP. VINYL WINDOW W/  
UPPER GRID PER CONTRACTOR  
**COLOR:** WHITE FINISH PER  
MANUFACTURER

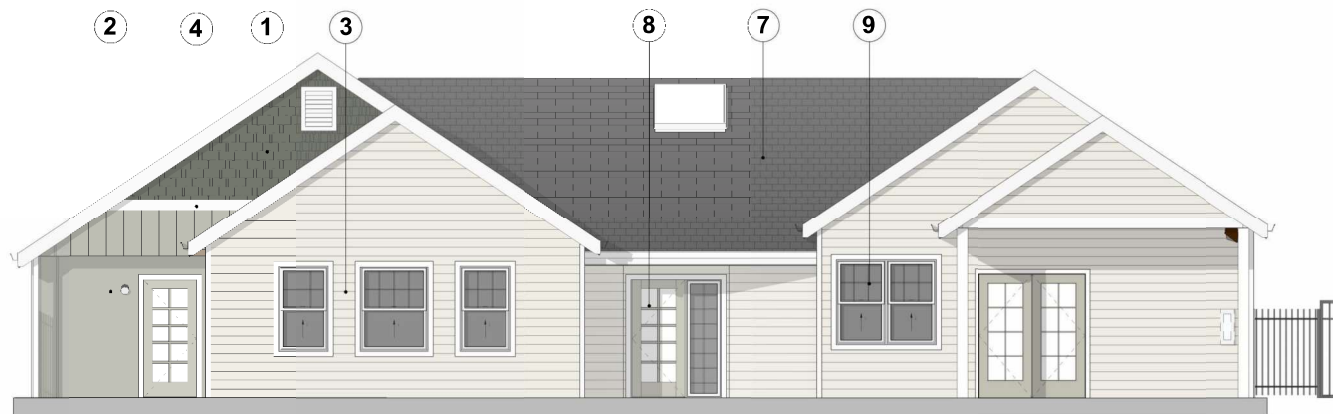
CLUBHOUSE COLOR SCHEME 1  
3" = 1'-0"



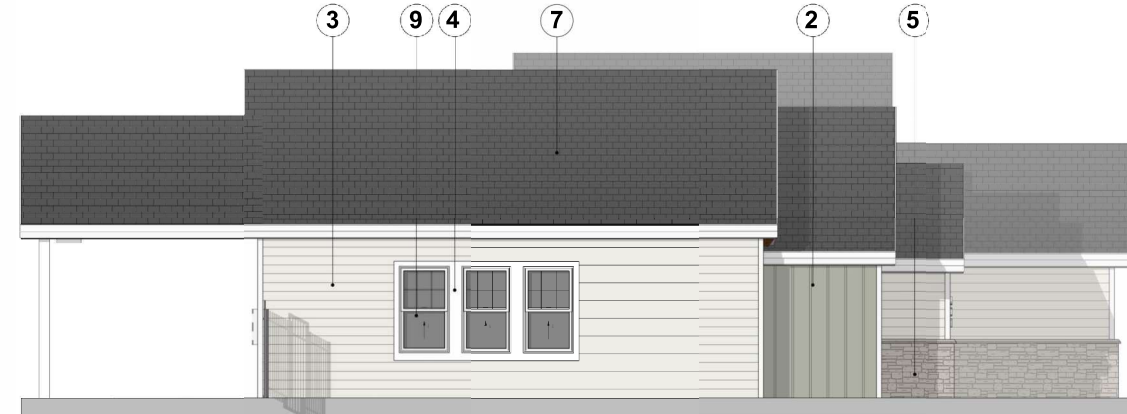
1 CLUBHOUSE FRONT ELEV. COLOR SCHEME  
1/4" = 1'-0"



2 CLUBHOUSE RIGHT ELEV. SCHEME  
1/4" = 1'-0"



3 CLUBHOUSE REAR ELEV. SCHEME  
1/4" = 1'-0"



4 CLUBHOUSE LEFT ELEV. SCHEME  
1/4" = 1'-0"

**CLUBHOUSE COLOR SCHEME**  
**ORCHARD PARK T.I.**  
4100 KACEY CIRCLE NE, SALEM, OR 97305



**Aberdeen Capital**



**LMC**  
CONSTRUCTION



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

JOB NO. 1733-002

DATE 9/11/2024

10900 NE 8th Street, Suite 1650  
Bellevue, Washington 98004  
425-453-5388

**A17**





**CLUBHOUSE COLOR SCHEME - ORTHOGRAPHIC VIEW**  
**ORCHARD PARK T.I.**  
 4100 KACEY CIRCLE NE, SALEM, OR 97305



**Aberdeen Capital**



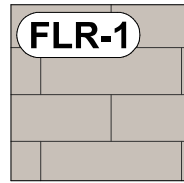
**LMC**  
CONSTRUCTION

**DAHLIN**

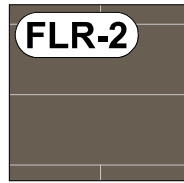
JOB NO. 1733-002  
 DATE 9/11/2024  
 10900 NE 8th Street, Suite 1650  
 Bellevue, Washington 98004  
 425-453-5388

**A18**

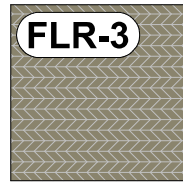




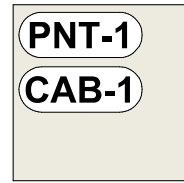
**FLOOR FINISH TYPE:** SHAW  
CONTRACT 12X24 SETT TILE -  
CT74J  
**COLOR:** GLACIER - 00125



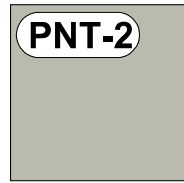
**FLOOR FINISH TYPE:** SHAW  
CONTRACT 6X48 LVT  
FLOORING - 0648V  
**COLOR:** URBAN ASH - 48540



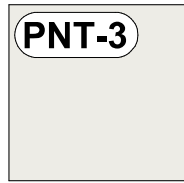
**FLOOR FINISH TYPE:** SHAW  
CONTRACT 9X36 FRENCH KNOT  
CARPET TILE - 5T517  
**COLOR:** COZY - 16111



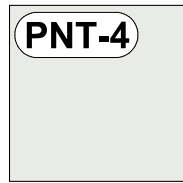
**WALL/ CABINET FINISH TYPE:**  
SHERWIN WILLIAMS FLAT  
FINISH & PAINTED SHAKER  
STYLE CABS PER  
CONTRACTOR  
**COLOR:** ALABASTER - SW 7008



**WALL FINISH TYPE:** SHERWIN  
WILLIAMS EGGSHELL/SATIN  
FINISH  
**COLOR:** SOFT SAGE - SW 9647



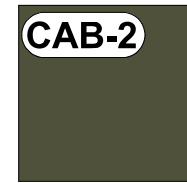
**TRIM/BASEBOARD FINISH TYPE:**  
SHERWIN WILLIAMS SEMI GLOSS  
FINISH  
**COLOR:** PURE WHITE - SW 7005



**CEILING FINISH TYPE:**  
SHERWIN WILLIAMS FLAT  
FINISH  
**COLOR:** CEILING BRIGHT  
WHITE - SW 7007



**PARTITION FINISH TYPE:**  
PHENOLIC TOILET PARTITIONS  
**COLOR:** FRISTON ASH



**CABINETRY FINISH TYPE:**  
PAINTED SHAKER STYLE  
CABS PER CONTRACTOR  
**COLOR:** SECRET GARDEN -  
SW 6181

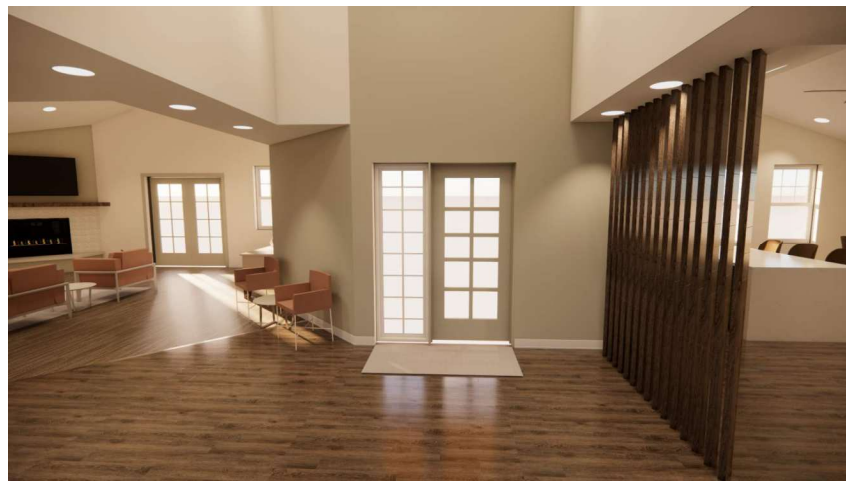
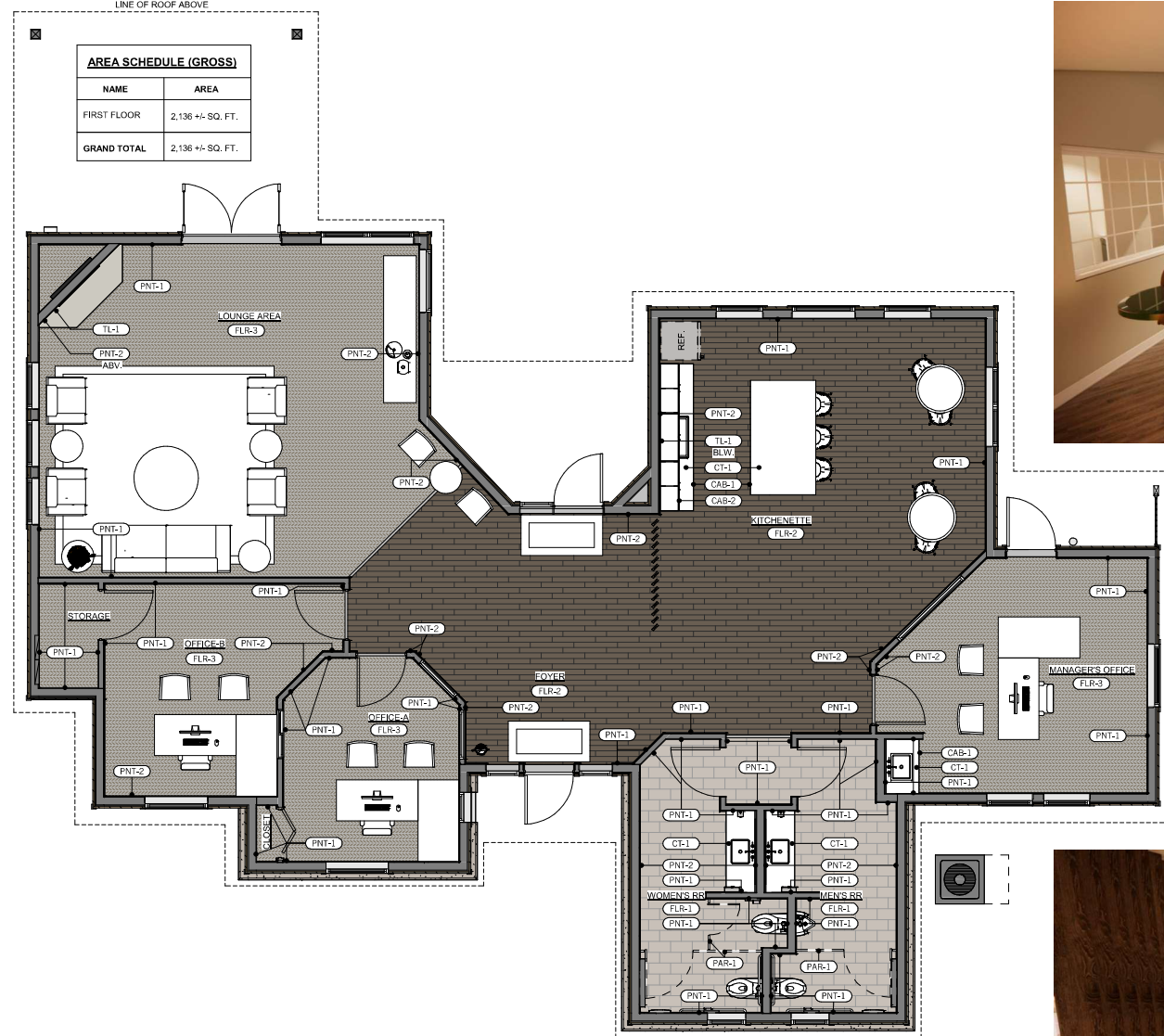


**WALL FINISH TYPE:** MISSION  
STONE AND TILE  
**COLOR:** ARTISTIC THASSOS &  
CARRARA ELLIPSE MOSAIC -  
POLISHED



**WALL FINISH TYPE:** WILSON ART  
QUARTZ COUNTER TOP  
**COLOR:** ARASHI - Q4011

## CLUBHOUSE INTERIOR COLOR AND MATERIAL SCHEME



**CLUBHOUSE COLOR SCHEME - 1ST FLOOR PLAN**  
**ORCHARD PARK T.I.**  
4100 KACEY CIRCLE NE, SALEM, OR 97305



**Aberdeen Capital**



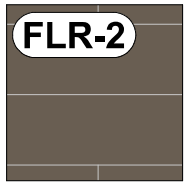
**LMC**  
CONSTRUCTION

**DAHLIN**

SCALE: 1/4" = 1'-0"  
JOB NO. 1733-002  
DATE 9/11/2024  
10900 NE 8th Street, Suite 1650  
Bellevue, Washington 98004  
425-453-5388

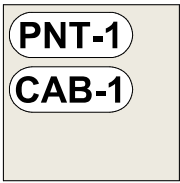
**A19**





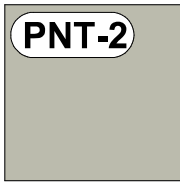
**FLR-2**

FLOOR FINISH TYPE: SHAW  
CONTRACT 6X48 LVT  
FLOORING - 0648V  
COLOR: URBAN ASH - 48540



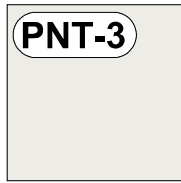
**PNT-1  
CAB-1**

WALL/ CABINET FINISH TYPE:  
SHERWIN WILLIAMS FLAT  
FINISH & PAINTED SHAKER  
STYLE CABS PER  
CONTRACTOR  
COLOR: ALABASTER - SW 7008



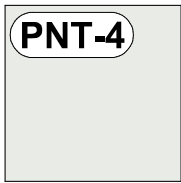
**PNT-2**

WALL FINISH TYPE: SHERWIN  
WILLIAMS EGGSHELL/SATIN  
FINISH  
COLOR: SOFT SAGE - SW 9647



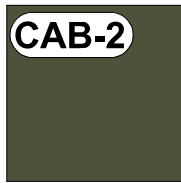
**PNT-3**

TRIM/BASEBOARD FINISH TYPE:  
SHERWIN WILLIAMS SEMI GLOSS  
FINISH  
COLOR: PURE WHITE - SW 7005



**PNT-4**

CEILING FINISH TYPE:  
SHERWIN WILLIAMS FLAT  
FINISH  
COLOR: CEILING BRIGHT  
WHITE - SW 7007



**CAB-2**

CABINETY FINISH TYPE:  
PAINTED SHAKER STYLE  
CABS PER CONTRACTOR  
COLOR: SECRET GARDEN -  
SW 6181



**TL-1**

WALL FINISH TYPE: MISSION  
STONE AND TILE  
COLOR: ARTISTIC THASSOS &  
CARRARA ELLIPSE MOSAIC -  
POLISHED



**CT-1**

WALL FINISH TYPE: WILSON ART  
QUARTZ COUNTER TOP  
COLOR: ARASHI - Q4011

## KITCHEN INTERIOR COLOR AND MATERIAL SCHEME

**FIX-1**



**EQUIPMENT TYPE:** GE - 17.5  
CU. FT. TOP-FREEZER  
REFRIGERATOR:  
GTS18HYNRFS

**FIX-2**



**EQUIPMENT TYPE:** GE PROFILE -  
0.9 CU. FT. CAPACITY BUILT-IN  
MICROWAVE OVEN:  
JEB1095STSS

**FIX-3**



**EQUIPMENT TYPE:** KOHLER -  
BENTHAM 33" UNDERMOUNT  
SINGLE BASIN STAINLESS STEEL  
KITCHEN SINK: K-28502-1AC-NA

**FIX-4**



**EQUIPMENT TYPE:** KOHLER -  
SIMPLICE PULLOT SPRAY  
KITCHEN / BAT FAUCET WITH  
DETACHED HANDLE: K-649-VS

**FIX-5**



**EQUIPMENT TYPE:** SHAKER  
STYLE CABINETY PER  
CONTRACTOR, PAINTED  
ALABASTER OR SECRET  
GARDEN W/ SATIN FINISH

**FIX-6**



**EQUIPMENT TYPE:** GOO-KI: 5"  
CENTER BAR PULL  
MULTIPACK, ANTIQUE OIL  
RUBBED BRONZE: W009164136

**FIX-7**



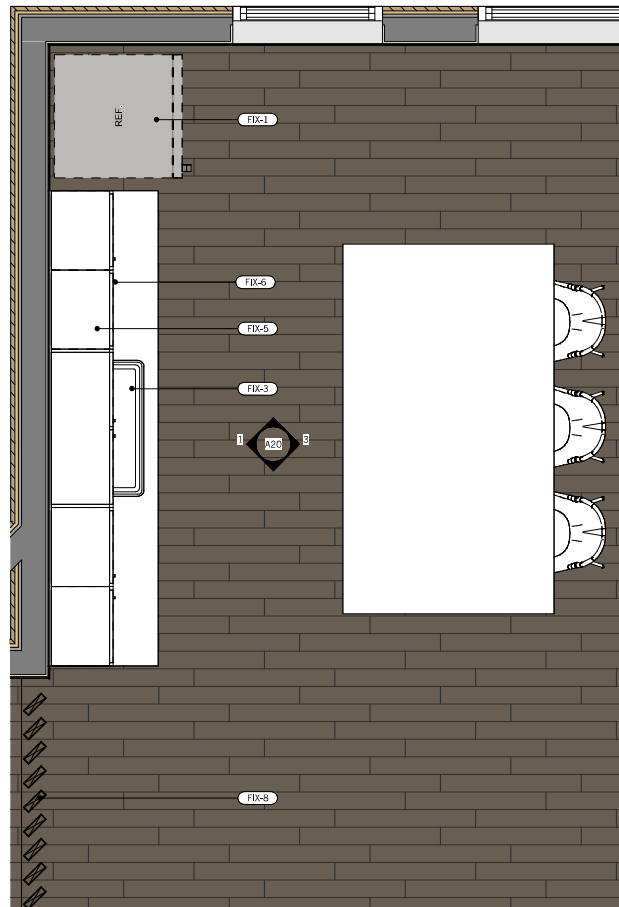
**EQUIPMENT TYPE:** MINKAAIRE:  
SKINNIE 44" 3 BLADE, INDOOR/  
OUTDOOR LED CEILING FAN WITH  
REMOTE CONTROL INCLUDED, OIL  
RUBBED BRONZE: F625L-ORB

**FIX-8**



**EQUIPMENT TYPE:** WAYFAIR:  
PREMIUM WOOD POLY  
COMPOSITE ROOM  
PARTITION DIVIDERS:  
W100315690

## KITCHENETTE INTERIOR EQUIPMENT LEGEND



1 CLUBHOUSE - ALTERED DRAWINGS  
@ KITCHENETTE  
3/4" = 1'-0"



2 ENLARGED INTERIOR ELEVATION @ KITCHENETTE 1  
3/4" = 1'-0"



3 ENLARGED INTERIOR ELEVATION @ ALTERED KITCHENETTE 2  
3/4" = 1'-0"

# CLUBHOUSE COLOR SCHEME - ENLARGED KITCHENETTE PLANS ORCHARD PARK T.I.

4100 KACEY CIRCLE NE, SALEM, OR 97305



Aberdeen Capital



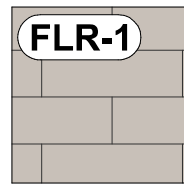
LMC  
CONSTRUCTION

DAHLIN

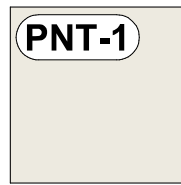
JOB NO. 1733-002  
DATE 9/11/2024  
10900 NE 8th Street, Suite 1650  
Bellevue, Washington 98004  
425-453-5388

A20

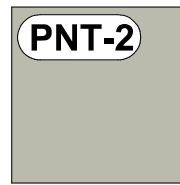




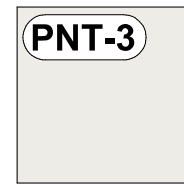
**FLOOR FINISH TYPE:** SHAW  
CONTRACT 12X24 SETT TILE -  
CT74J  
**COLOR:** GLACIER - 00125



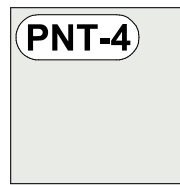
**WALL/ CABINET FINISH TYPE:**  
SHERWIN WILLIAMS FLAT  
FINISH & PAINTED SHAKER  
STYLE CABS PER  
CONTRACTOR  
**COLOR:** ALABASTER - SW 7008



**WALL FINISH TYPE:** SHERWIN  
WILLIAMS EGGSHELL/SATIN  
FINISH  
**COLOR:** SOFT SAGE - SW 9647



**TRIM/BASEBOARD FINISH TYPE:**  
SHERWIN WILLIAMS SEMI GLOSS  
FINISH  
**COLOR:** PURE WHITE - SW 7005



**CEILING FINISH TYPE:**  
SHERWIN WILLIAMS FLAT  
FINISH  
**COLOR:** CEILING BRIGHT  
WHITE - SW 7007



**PARTITION FINISH TYPE:**  
PHENOLIC TOILET PARTITIONS  
**COLOR:** FRISTON ASH



**WALL FINISH TYPE:** WILSON ART  
QUARTZ COUNTER TOP  
**COLOR:** ARASHI - Q4011

## RESTROOM'S INTERIOR COLOR AND MATERIAL SHEME

**FIX-1**



**EQUIPMENT TYPE:** KOHLER -  
K-PR84325-T4H KINGSTON  
ULTRA TOILET; FLUSH VALVE:  
K-10TH00N10; SEAT: K-24679-  
CA LUSTRA

**FIX-2**



**EQUIPMENT TYPE:** KOHLER - K-  
PR4991-T1H BARDON URINAL;  
FLUSH VALVE: K-10UH00D20-RF

**FIX-3**



**EQUIPMENT TYPE:** BOBRICK -  
CLASSIC SERIES / SURFACE  
MOUNTED SEAT COVER  
DISPENSER

**FIX-4**



**EQUIPMENT TYPE:** BOBRICK -  
MULTI ROLL TOILET TISSUE  
DISPENSER

**FIX-5**



**EQUIPMENT TYPE:** BOBRICK -  
42" AND 36" WITH 1.5" DIAM.  
STRAIGHT GRAB BAR WITH  
CONCEALED FLANGE

**FIX-6**



**EQUIPMENT TYPE:** KOALA  
KARE - BAY CHANGING  
STATION

**FIX-7**



**EQUIPMENT TYPE:** KOHLER -  
K-2882-0 VETRICYL UNDERMOUNT  
BATHROOM SINK

**FIX-8**



**EQUIPMENT TYPE:** KOHLER -  
CONTEMPORARY 8" WIDESPREAD  
2-HANDLE BATHROOM FAUCET IN  
VIBRANT BRUSHED NICKEL

**FIX-9**



**EQUIPMENT TYPE:** BOBRICK -  
TRIMLINE SERIES SANITARY  
NAPKIN DISPOSAL

**FIX-10**



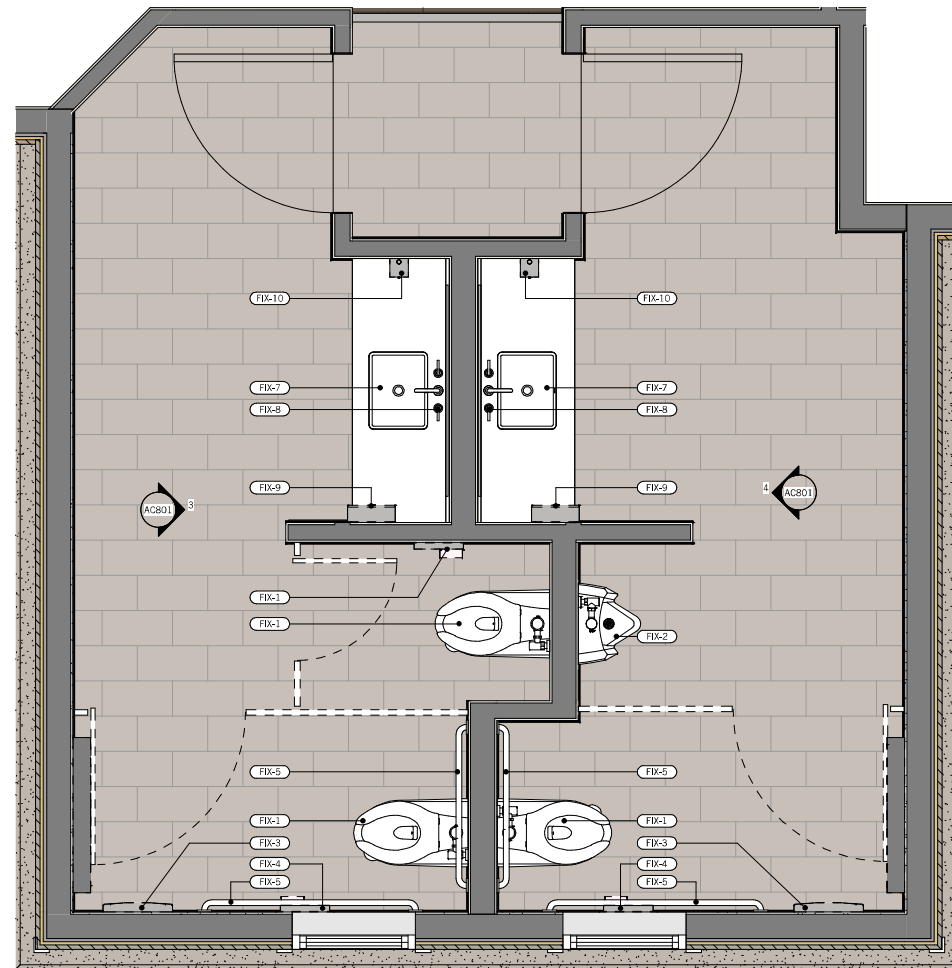
**EQUIPMENT TYPE:** BOBRICK -  
AUTOMATIC SOAP DISPENSER

**FIX-11**

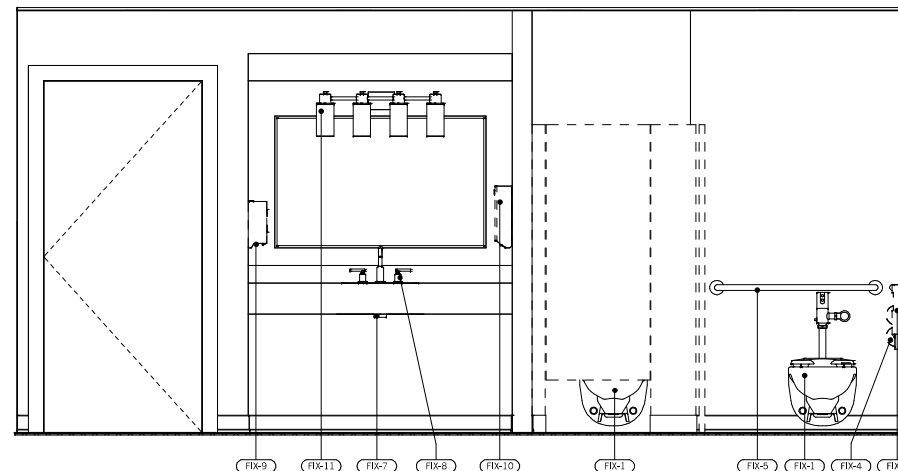


**EQUIPMENT TYPE:** QUOIZEL KOLT  
29" WIDE BRUSHED NICKEL LED  
BATH LIGHT

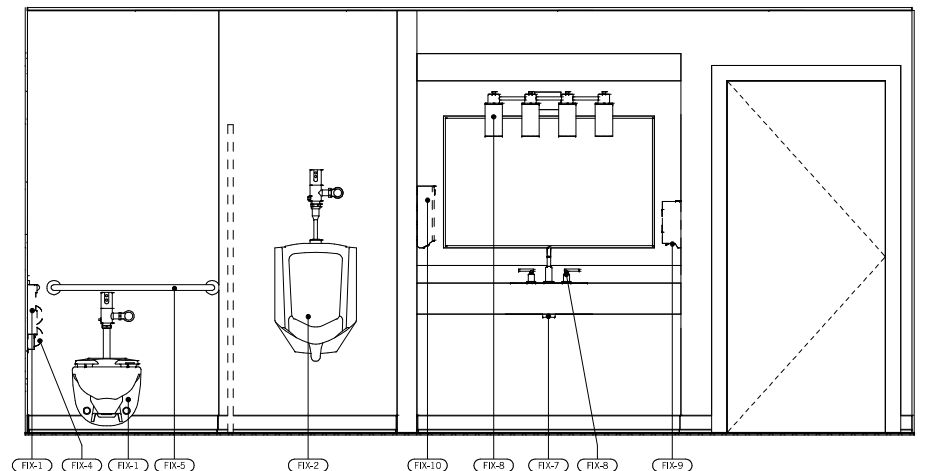
## RESTROOM'S INTERIOR EQUIPMENT SHEME



1 CLUBHOUSE - ALTERED DRAWINGS ENLARGED RESTROOM PLAN  
3/4" = 1'-0"



2 ENLARGED INTERIOR ELEVATION @ WOMEN'S RR  
3/4" = 1'-0"



3 ENLARGED INTERIOR ELEVATION @ MEN'S RR  
3/4" = 1'-0"

**CLUBHOUSE COLOR SCHEME - ENLARGED RESTROOM PLANS**  
**ORCHARD PARK T.I.**  
4100 KACEY CIRCLE NE, SALEM, OR 97305



**Aberdeen Capital**



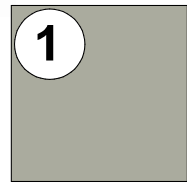
**LMC**  
CONSTRUCTION

**DAHLIN**

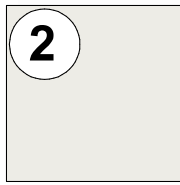
JOB NO. 1733-002  
DATE 9/11/2024  
10900 NE 8th Street, Suite 1650  
Bellevue, Washington 98004  
425-453-5388

**A21**

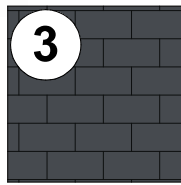




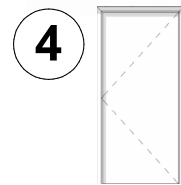
**1**  
STYLE: HARDIE PANEL  
SMOOTH BOARD & BATTEN  
COLOR: ESCAPE GRAY  
SW 6185



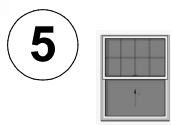
**2**  
STYLE: HARDIE TRIM RUSTIC  
GRAIN  
COLOR: PURE WHITE  
SW 7005



**3**  
STYLE: ASPHALT SHINGLE  
SIDING PER CONTRACTOR  
COLOR: COLOR MATCH TO  
BUILDING 1" ROOF

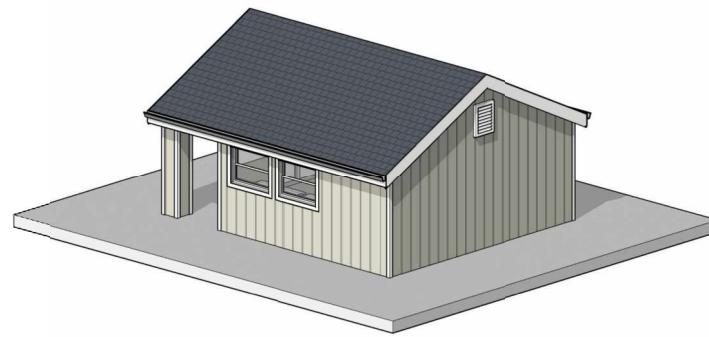
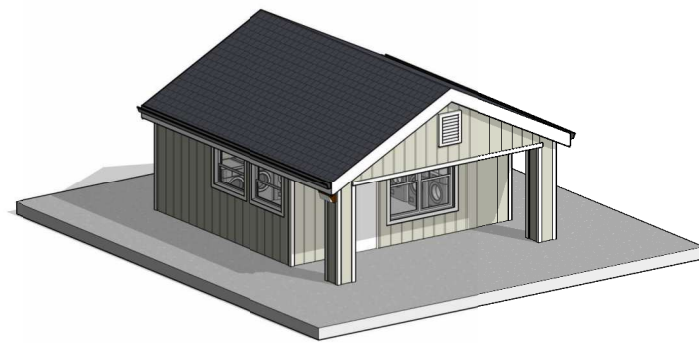


**4**  
STYLE: NEW FLUSH PANEL  
DOOR PER CONTRACTOR  
COLOR: PURE WHITE  
SW 7005



**5**  
STYLE: TYP. VINYL WINDOW W/  
UPPER GRID PER CONTRACTOR  
COLOR: WHITE FINISH PER  
MANUFACTURER

## AUXILIARY BLDGS. COLOR SCHEME

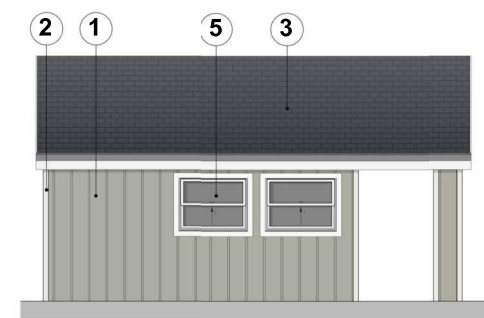
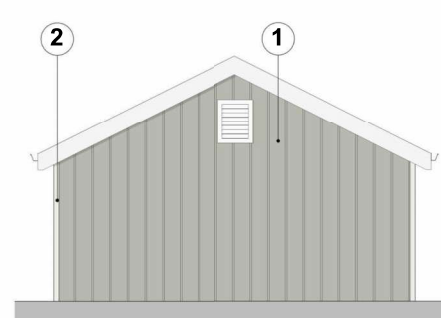
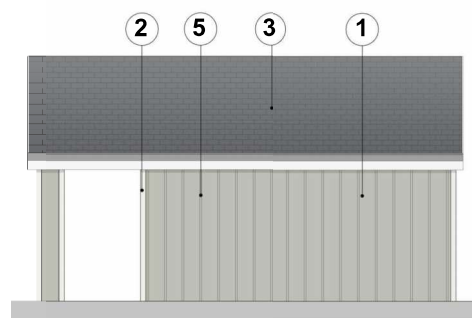
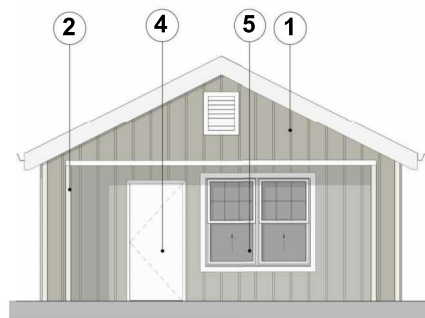


## 1 LAUNDRY COLOR SCHEME

NOT TO SCALE

## 2 LAUNDRY COLOR SCHEME

NOT TO SCALE



## 3 LAUNDRY ALTERED FRONT ELEV. COLOR SCHEME

1/4" = 1'-0"

## 4 LAUNDRY ALTERED RIGHT ELEV. COLOR SCHEME

1/4" = 1'-0"

## 5 LAUNDRY ALTERED REAR ELEV. COLOR SCHEME

1/4" = 1'-0"

## 6 LAUNDRY ALTERED LEFT ELEV. COLOR SCHEME

1/4" = 1'-0"

**LAUNDRY ROOM COLOR SCHEME**  
**ORCHARD PARK T.I.**  
4100 KACEY CIRCLE NE, SALEM, OR 97305



**Aberdeen Capital**



**LMC**  
CONSTRUCTION

**DAHLIN**

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

JOB NO. 1733-002

DATE 9/11/2024

10900 NE 8th Street, Suite 1650  
Bellevue, Washington 98004  
425-453-5388

**A22**





APPLICATION: WASHER/DRYER  
FINISH: STAINLESS STEEL FRONTLOAD WASHER/DRYER (LG GCWF1069QS3 OR SIMILAR)



APPLICATION: UTILITY SINK  
FINISH: STAINLESS STEEL (GRAINGER EAGLE OR SIMILAR)



APPLICATION: WALL  
FINISH: 2"x10" RECTANGLE SUBWAY TILE - EMERALD (MSI OR SIMILAR)



APPLICATION: WALL/CEILING  
FINISH: PURE WHITE SW 7005



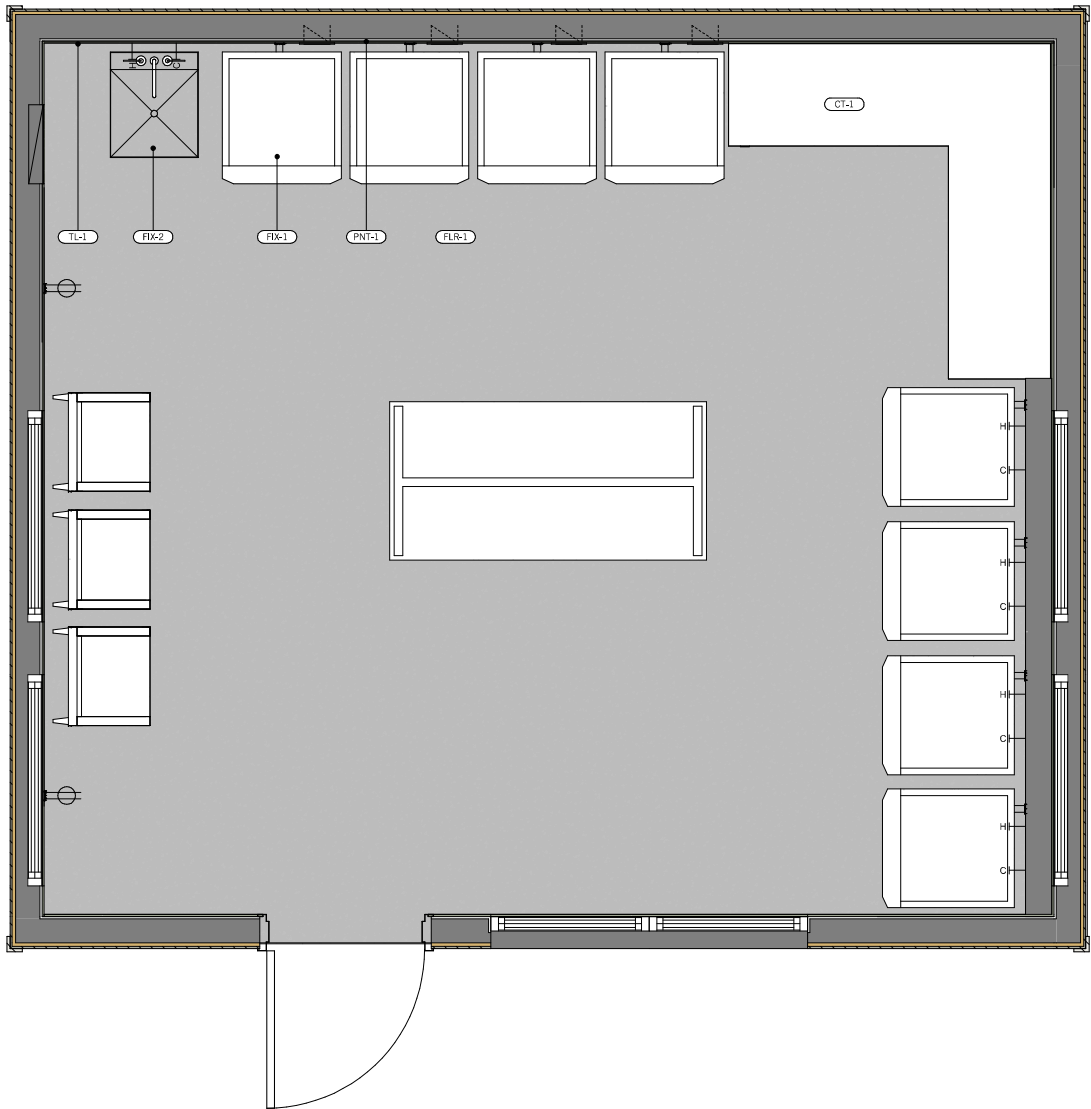
APPLICATION: FLOOR  
FINISH: EPOXY FINISHED CONCRETE PER CONTRACTOR



APPLICATION: COUNTERTOP  
FINISH: LAMINATE DRAMA MARBLE HOME DEPOT BY HAMPTON BAY

FINISH LEGEND

AREA SCHEDULE (GROSS)	
NAME	AREA
FIRST FLOOR	354 +/- SQ. FT.
GRAND TOTAL	354 +/- SQ. FT.



1 LAUNDRY - ENLARGED 1ST FLOOR PLAN COLOR SCHEME  
3/4" = 1'-0"



LAUNDRY ROOM COLOR SCHEME  
ORCHARD PARK T.I.  
4100 KACEY CIRCLE NE, SALEM, OR 97305



Aberdeen Capital

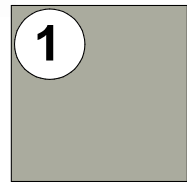


LMC  
CONSTRUCTION

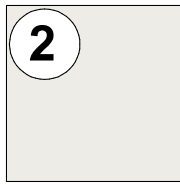


JOB NO. 1733-002  
DATE 9/11/2024  
10900 NE 8th Street, Suite 1650  
Bellevue, Washington 98004  
425-453-5388

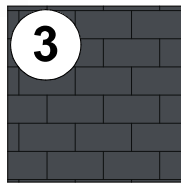
A23



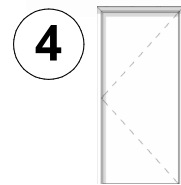
**1**  
STYLE: HARDIE PANEL  
SMOOTH BOARD & BATTEN  
COLOR: ESCAPE GRAY  
SW 6185



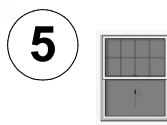
**2**  
STYLE: HARDIE TRIM RUSTIC  
GRAIN  
COLOR: PURE WHITE  
SW 7005



**3**  
STYLE: ASPHALT SHINGLE  
SIDING PER CONTRACTOR  
COLOR: COLOR MATCH TO  
BUILDING 1 ROOF

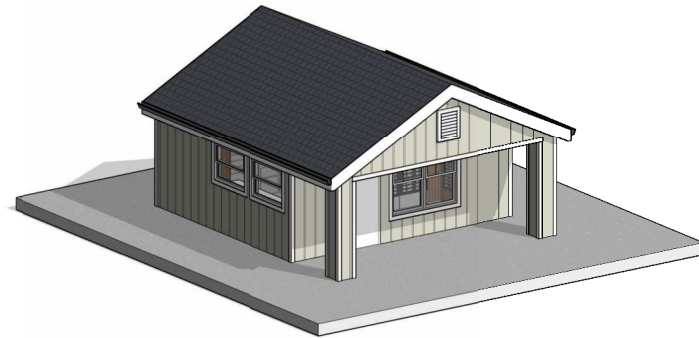


**4**  
STYLE: NEW FLUSH PANEL  
DOOR PER CONTRACTOR  
COLOR: PURE WHITE  
SW 7005

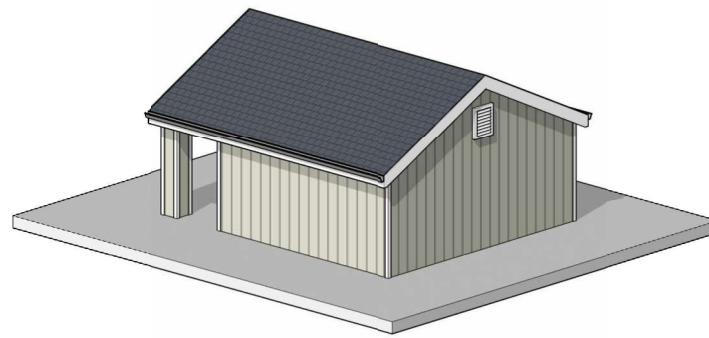


**5**  
STYLE: TYP. VINYL WINDOW W/  
UPPER GRID PER CONTRACTOR  
COLOR: WHITE FINISH PER  
MANUFACTURER

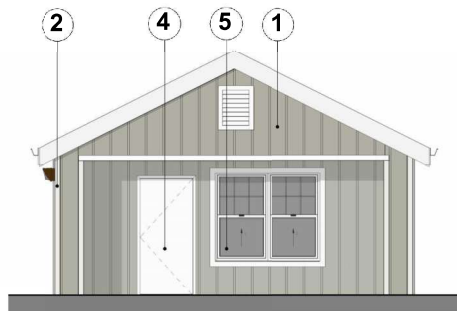
## AUXILIARY BLDGS. COLOR SCHEME



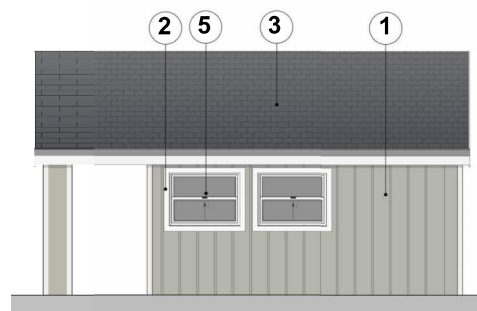
**1** MAIL ROOM COLOR SCHEME  
NOT TO SCALE



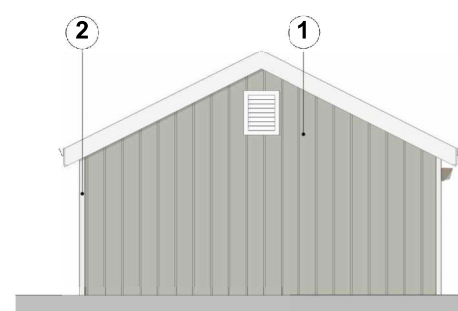
**2** MAIL ROOM COLOR SCHEME  
NOT TO SCALE



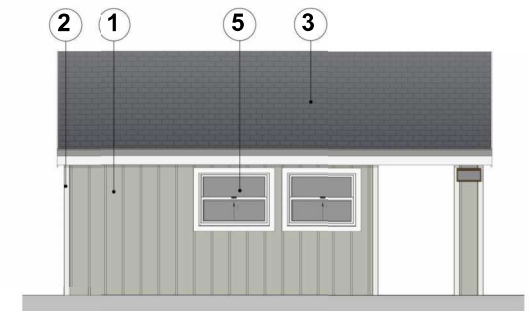
**3** MAIL ROOM  
FRONT ELEV. COLOR SCHEME  
1/4" = 1'-0"



**4** MAIL ROOM  
RIGHT ELEV. COLOR SCHEME  
1/4" = 1'-0"



**5** MAIL ROOM  
REAR ELEV. COLOR SCHEME  
1/4" = 1'-0"



**6** MAIL ROOM  
LEFT ELEV. COLOR SCHEME  
1/4" = 1'-0"

**MAIL ROOM COLOR SCHEME**  
**ORCHARD PARK T.I.**  
4100 KACEY CIRCLE NE, SALEM, OR 97305



**Aberdeen Capital**



**LMC**  
CONSTRUCTION

**DAHLIN**

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

JOB NO. 1733-002


DATE 9/11/2024

10900 NE 8th Street, Suite 1650  
Bellevue, Washington 98004  
425-453-5388

**A24**




FIX-1




**APPLICATION:** FLOOR MOUNTED  
**FINISH:** BLACK  
 AMAZON OR PARCEL  
 PENDING LOCKER

FIX-2




**APPLICATION:** WALL MOUNTED  
**FINISH:** BLACK 4C 29UNIT  
 HORIZONTAL MAILBOX

FIX-3




**APPLICATION:** WALL  
**FINISH:** TONGUE AND  
 GROOVE WALL COVERING,  
 PAINT WALL BEHIND BLACK

PNT-1




**APPLICATION:** WALL/CEILING  
**FINISH:** PURE WHITE  
 SW 7005 (SHERWIN WILLIAMS OR SIMILAR)

FLR-1



**APPLICATION:** FLOOR  
**FINISH:** EPOXY FINISHED CONCRETE

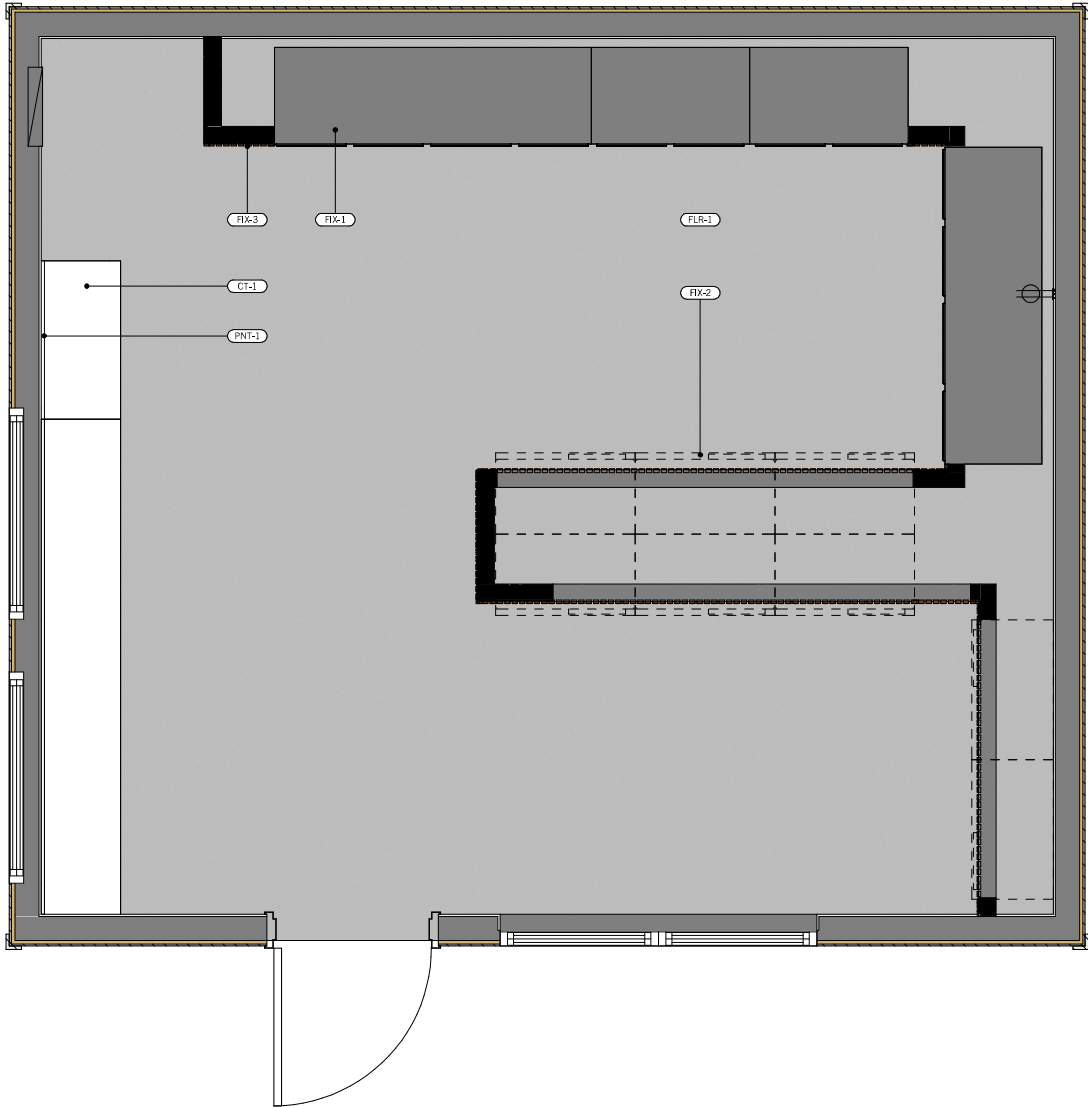
CT-1



**APPLICATION:** COUNTERTOP  
**FINISH:** LAMINATE DRAMA MARBLE  
 (HOME DEPOT BY HAMPTON BAY OR  
 SIMILAR)

FINISH LEGEND

AREA SCHEDULE (GROSS)	
NAME	AREA
FIRST FLOOR	354 +/- SQ. FT.
GRAND TOTAL	354 +/- SQ. FT.



1 MAIL ROOM - 1ST FLOOR PLAN COLOR SCHEME  
3/4" = 1'-0"



MAIL ROOM COLOR SCHEME  
ORCHARD PARK T.I.  
4100 KACEY CIRCLE NE, SALEM, OR 97305



Aberdeen Capital

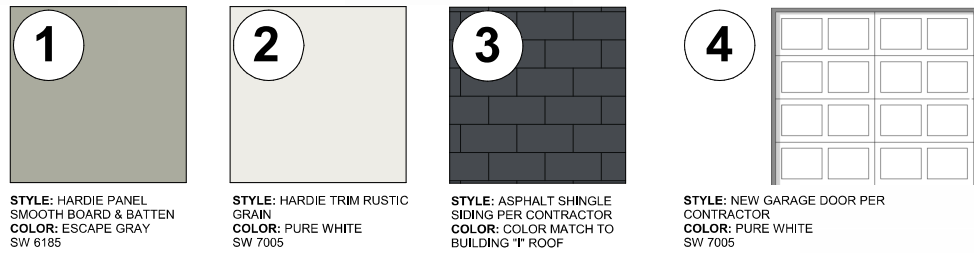


LMC  
CONSTRUCTION

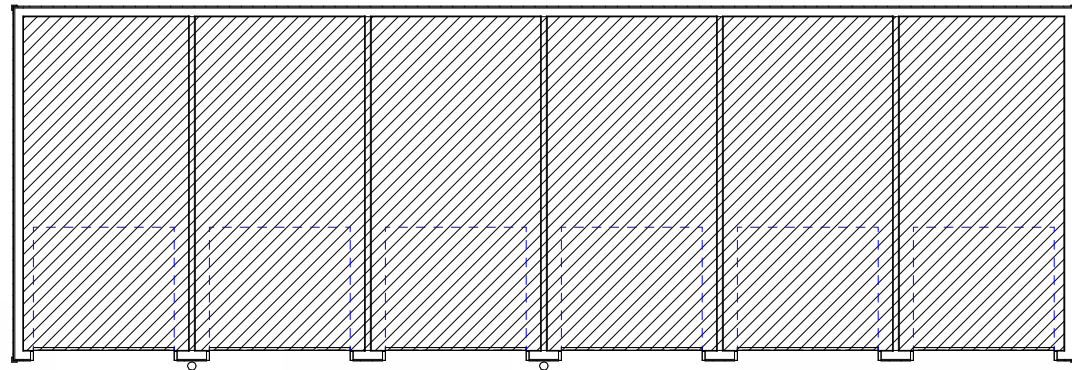
DAHLIN

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DATE 9/11/2024  
10900 NE 8th Street, Suite 1650  
Bellevue, Washington 98004  
425-453-5388

A25



AUXILIARY BLDGS. COLOR SCHEME

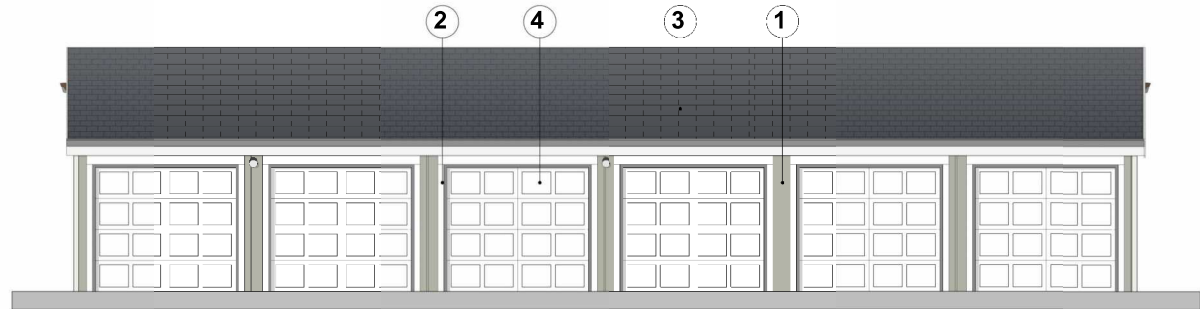


1ST FLOOR HATCH LEGEND	
	DIAGONAL-UP HATCH INDICATES SPACE OF THE BUILDING NOT IN THIS PROJECTS SCOPE OF WORK.

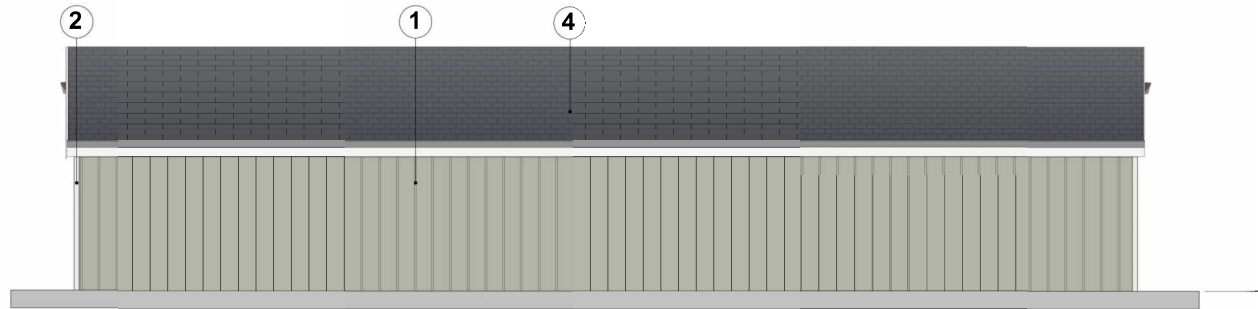
  

AREA SCHEDULE (GROSS)	
NAME	AREA
FIRST FLOOR	1232 +/- SQ. FT.
GRAND TOTAL	1232 +/- SQ. FT.

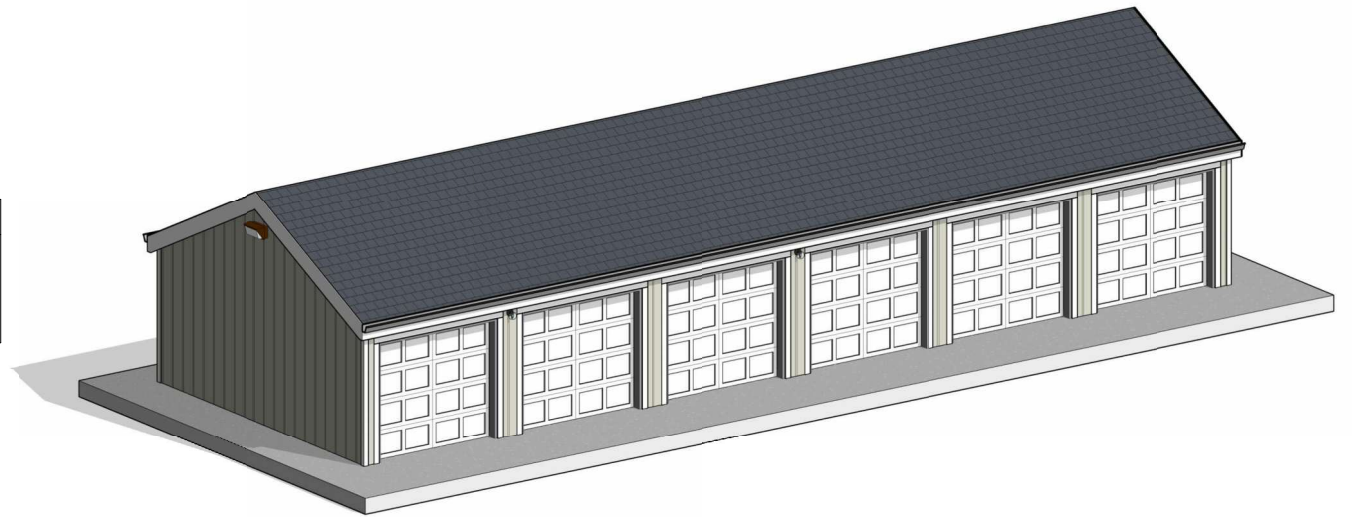
1 TYP. GARAGE 1ST FLOOR PLAN COLOR SCHEME  
1/4" = 1'-0"



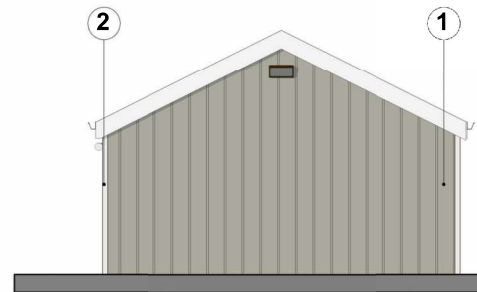
3 TYP. GARAGE FRONT ELEV. COLOR SCHEME  
1/4" = 1'-0"



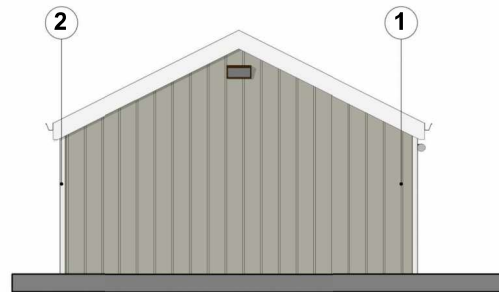
5 TYP. GARAGE REAR ELEV. COLOR SCHEME  
1/4" = 1'-0"



2 GARAGE ORTHOGRAPHIC VIEW COLOR SCHEME  
NOT TO SCALE



4 TYP. GARAGE RIGHT ELEV. COLOR SCHEME  
1/4" = 1'-0"



6 TYP. GARAGE LEFT ELEV. COLOR SCHEME  
1/4" = 1'-0"

**TYP. GARAGE COLOR SCHEME**  
**ORCHARD PARK T.I.**  
4100 KACEY CIRCLE NE, SALEM, OR 97305



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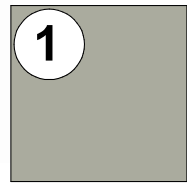
**LMC**  
CONSTRUCTION



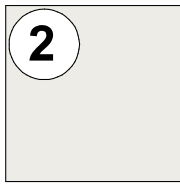
SCALE: 1/4" = 1'-0"  
JOB NO. 1733-002  
DATE 9/11/2024  
10900 NE 8th Street, Suite 1650  
Bellevue, Washington 98004  
425-453-5388

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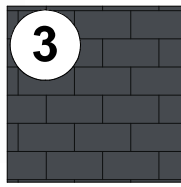




STYLE: HARDIE PANEL  
SMOOTH BOARD & BATTEN  
COLOR: ESCAPE GRAY  
SW 6185



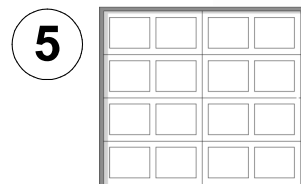
STYLE: HARDIE TRIM RUSTIC  
GRAIN  
COLOR: PURE WHITE  
SW 7005



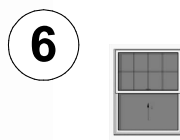
STYLE: ASPHALT SHINGLE  
SIDING PER CONTRACTOR  
COLOR: COLOR MATCH TO  
BUILDING 'I' ROOF



STYLE: NEW FLUSH PANEL  
DOOR PER CONTRACTOR  
COLOR: PURE WHITE  
SW 7005

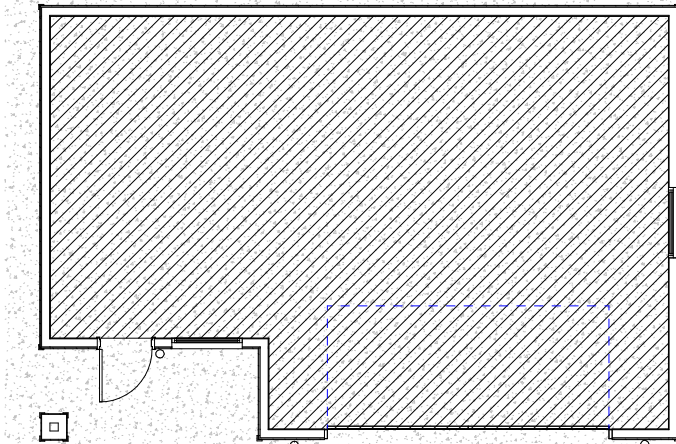


STYLE: NEW GARAGE DOOR PER  
CONTRACTOR  
COLOR: PURE WHITE  
SW 7005



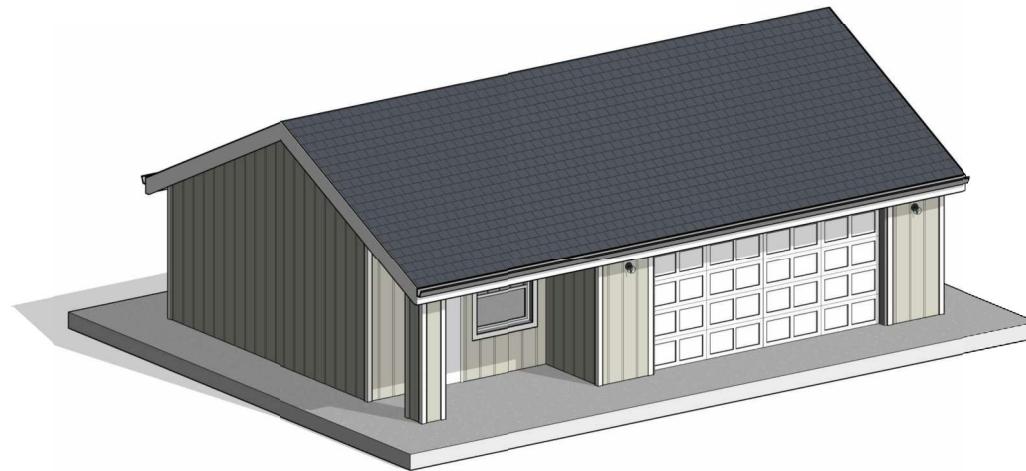
STYLE: TYP. VINYL WINDOW W/  
UPPER GRID PER CONTRACTOR  
COLOR: WHITE FINISH PER  
MANUFACTURER

## AUXILIARY BLDGS. COLOR SCHEME

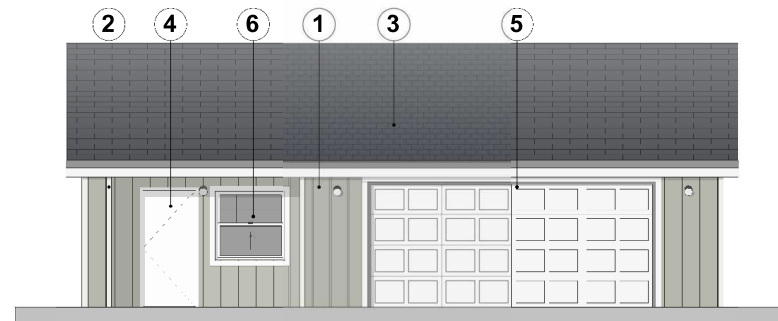


1ST FLOOR HATCH LEGEND	
	DIAGONAL-UP HATCH INDICATES SPACE OF THE BUILDING NOT IN THIS PROJECTS SCOPE OF WORK.

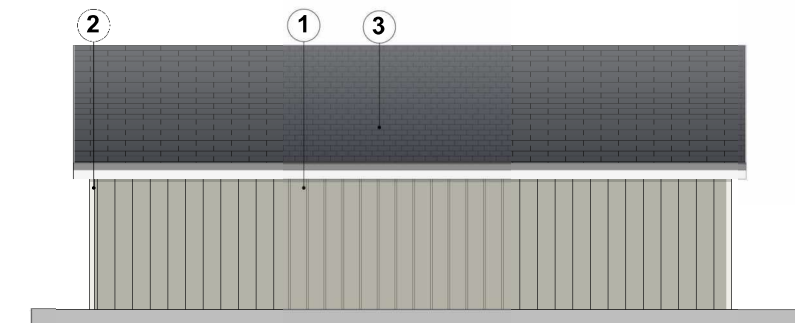
AREA SCHEDULE (GROSS)	
NAME	AREA
FIRST FLOOR	1232 +/- SQ. FT.
GRAND TOTAL	1232 +/- SQ. FT.



## 1 MAINTENANCE SHOP 1ST FLOOR PLAN COLOR SCHEME 1/4" = 1'-0"

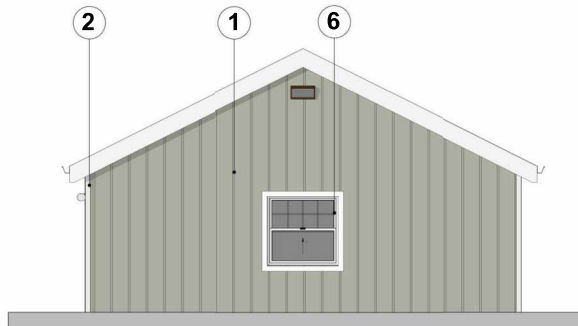


## 3 MAINTENANCE SHOP FRONT ELEV. COLOR SCHEME 1/4" = 1'-0"

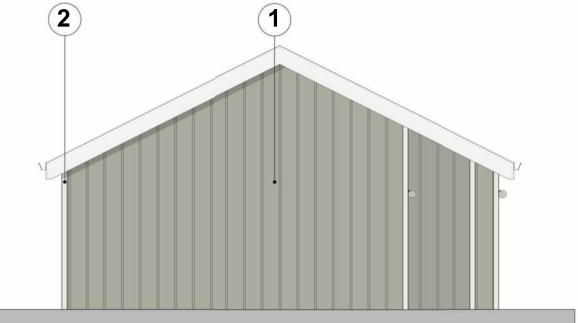


## 5 MAINTENANCE SHOP REAR ELEV. COLOR SCHEME 1/4" = 1'-0"

## 2 MAINTENANCE SHOP COLOR SCHEME NOT TO SCALE



## 4 MAINTENANCE SHOP RIGHT ELEV. COLOR SCHEME 1/4" = 1'-0"



## 6 MAINTENANCE SHOP LEFT ELEV. COLOR SCHEME 1/4" = 1'-0"



## 7 TYP. TRASH ENCLOSURE TYPE: HOME DEPOT: M-D BUILDING PRODUCTS - 8 FT. PRIVACY FENCE SLAT BLACK: VS003123BK096

# MAINTENANCE SHOP COLOR SCHEME & TYP. TRASH SURROUNDS ORCHARD PARK T.I.

4100 KACEY CIRCLE NE, SALEM, OR 97305



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CONSTRUCTION

DAHLIN

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

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