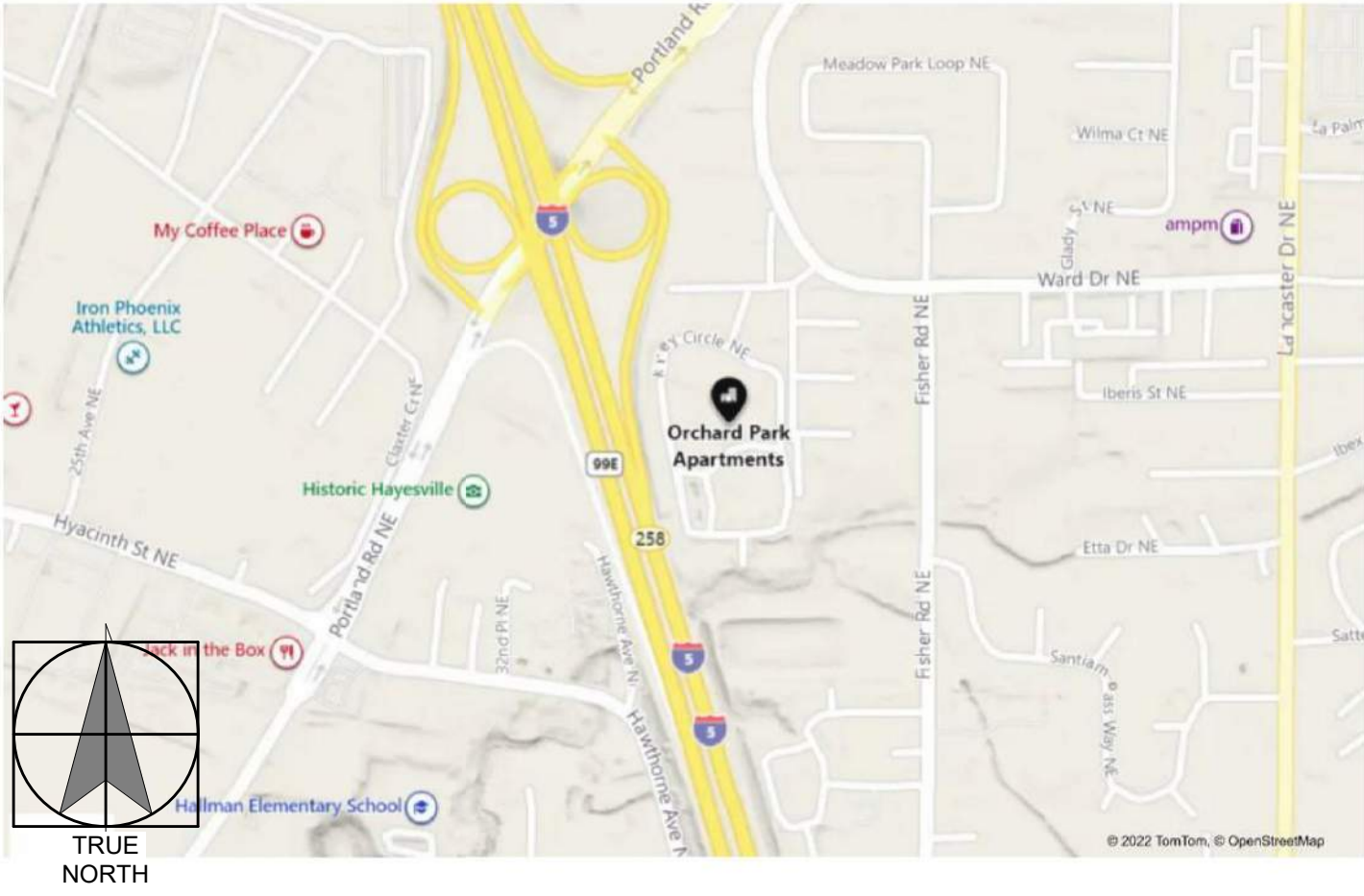


ORCHARD PARK CAMPUS



PROJECT ADDRESS

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



NOT TO SCALE

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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A20	CLUBHOUSE COLOR SCHEME - ENLARGED KITCHENETTE PLANS
A21	CLUBHOUSE COLOR SCHEME - ENLARGED RESTROOM PLANS
A22	LAUNDRY ROOM COLOR SCHEME
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A25	MAIL ROOM COLOR SCHEME
A26	TYP. GARAGE COLOR SCHEME
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:	
CONSTRUCTION:	TYPE VB
OCCUPANCY:	A-3
SPRINKLERED:	NO
NUMBER OF FLOORS:	1
AREA:	2,136 SQ. FT. +/-
BUILDING HEIGHT:	19 FT. +/-

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

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

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

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

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

SHOP BUILDING:	
CONSTRUCTION:	TYPE VB
OCCUPANCY:	U
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.



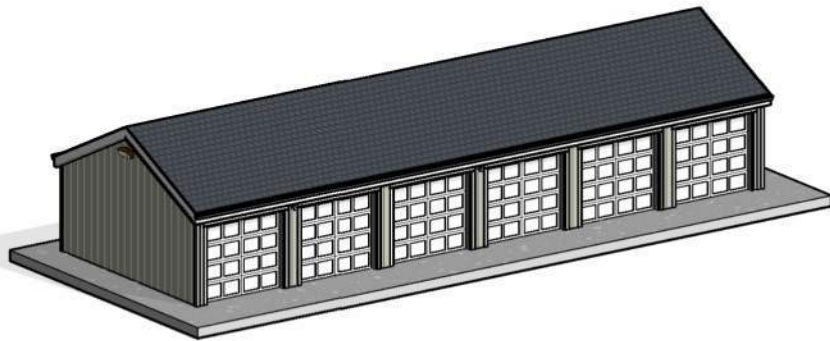
2-STORY APT.



CLUBHOUSE



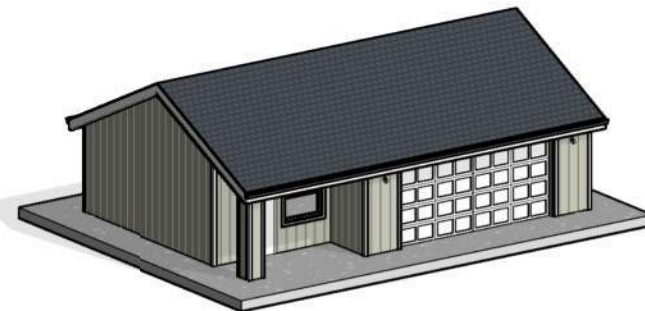
GARAGE



MAIL ROOM / LAUNDRY



MAINTENANCE SHOP





CLUBHOUSE



2-STORY APARTMENT



3-STORY APARTMENT



LAUNDRY BLDG. 1



LAUNDRY BLDG. 2



TENANT GARAGE



MAINTENANCE SHOP



CLUBHOUSE SPA

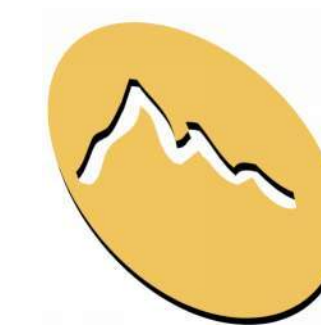


CLUBHOUSE POOL

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									
BUILDING A - 2 STORY (14) UNITS		BUILDING D - 2 STORY (14) UNITS		BUILDING G - 2 STORY (14) UNITS		BUILDING J - 3 STORY 21 UNITS		BUILDING M - 2 STORY (14) UNITS	
4125	4127	4164	4166	4256	4258	4295	4297	4299	4396
4117	4119	4156	4158	4248	4250	4283	4285	4287	4388
4109	4111	4148	4150	4238	4240	4271	4273	4275	4380
4104	4103	4140	4142	4230	4232	4259	4261	4263	4372
4121	4123	4160	4162	4252	4254	4289	4291	4293	4392
4113	4115	4152	4154	4242	4244	4277	4279	4281	4384
4105	4107	4144	4146	4234	4236	4265	4267	4269	4376
BUILDING B - 2 STORY (14) UNITS		BUILDING E - 2 STORY (14) UNITS		BUILDING H - 3 STORY (21) UNITS		BUILDING K - 3 STORY 21 UNITS		BUILDING N - 2 STORY (14) UNITS	
4155	4157	4170	4172	4296	4298	4338	4340	4342	4397
4147	4149	4178	4180	4284	4286	4326	4328	4330	4389
4139	4141	4166	4168	4272	4274	4314	4316	4318	4381
4131	4133	4194	4196	4260	4262	4302	4304	4306	4373
4151	4153	4174	4176	4290	4292	4332	4334	4336	4393
4143	4145	4182	4184	4278	4280	4320	4322	4324	4385
4135	4137	4190	4192	4266	4268	4308	4310	4312	4377
BUILDING C - 2 STORY (14) UNITS		BUILDING F - 2 STORY (14) UNITS		BUILDING I - 3 STORY (21) UNITS		BUILDING L - 2 STORY (14) UNITS		BUILDING CH - 1 STORY CLUBHOUSE 1 BLDG.	
4110	4112	4224	4226	4253	4255	4368	4370	BUILDING LR - 1 STORY LAUNDRY ROOM 1 BLDG.	
4118	4120	4216	4218	4241	4243	4360	4362	BUILDING MR - 1 STORY MAIL ROOM 1 BLDG.	
4126	4128	4208	4210	4229	4231	4352	4354	BUILDING GB - 1 STORY TENANT GARAGE 10 BLDG.	
4134	4136	4200	4202	4217	4219	4344	4346	BUILDING MS - 1 STORY MAINTENANCE SHOP 1 BLDG.	
4114	4116	4212	4222	4247	4249	4364	4366		
4122	4124	4204	4214	4235	4237	4356	4358		
4130	4132	4220	4206	4223	4225	4348	4350		



SITE INFORMATION

N/F: 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: 073W12A02000

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN AMERITITLE, LLC, FILE NUMBER 556696AM, DATED JULY 18, 2023 at 4:17 P.M.

SCHEDULE A DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE TOWER 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 TOWER SAVAGE DONATION LAND CLAIM, THENCE NORTH 89°45'00" EAST ALONG THE NORTH LINE OF SAID CLAIM 846.00 FEET TO A POINT, THENCE SOUTH 01°05'39" 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 PARMENT VILLAGE CONDOMINIUMS PHASE NO. 1 PLAT AS IT IS RECORDED IN VOLUME 36, PAGE 24 OF THE MARION COUNTY PLAT RECORDS, THENCE SOUTH 01°05'39" EAST ALONG THE WEST LINE OF SAID PLAT 99.48 FEET TO A 5/8 INCH ROD, THENCE SOUTH 88°54'21" WEST ALONG SAID PLAT, 20.00 FEET TO A 5/8 INCH IRON ROD, THENCE SOUTH 01°05'39" EAST ALONG THE WEST LINE OF SAID PLAT, 425.00 FEET TO A 5/8 INCH IRON ROD, THENCE NORTH 88°54'21" EAST ALONG SAID PLAT 20.00 FEET TO A 5/8 INCH IRON ROD, THENCE SOUTH 01°05'39" EAST ALONG THE WEST LINE OF SAID PLAT 85.51 FEET TO A 5/8 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF SAID PLAT, THENCE CONTINUING SOUTH 01°05'39" EAST 451.38 FEET TO A 5/8 INCH IRON ROD, THENCE SOUTH 83°47'20" WEST 221.38 FEET TO A 5/8 INCH IRON ROD, THENCE SOUTH 68°23'30" WEST 105.59 FEET TO A 5/8 INCH IRON ROD, THENCE SOUTH 01°05'39" EAST 352.04 FEET TO A 5/8 INCH IRON ROD AND THE EASTERLY RIGHT OF WAY OF INTERSTATE 5, THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 5 NORTH 17°51'05" WEST 708.53 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 00°40'35" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 532.17 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 TOWER 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 846.00 FEET, THENCE LEAVING SAID NORTH LINE SOUTH 00°40'35" EAST 30.00 FEET TO THE SOUTHERLY LINE OF WARD DRIVE, (COUNTY READ NO. 710), THENCE NORTH 88°45'00" EAST ALONG SAID SOUTHERLY LINE OF 38.34 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A 45.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 87°16'59", THENCE ALONG SAID CURVE TO THE LEFT AND LEAVING SAID SOUTHERLY LINE 88.55 FEET THE LONG CHORD OF WHICH BEARS SOUTH 88°42'05" EAST 62.11 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 19°05'36", THENCE ALONG SAID CURVE TO THE RIGHT, 15.01 FEET (THE LONG CHORD OF WHICH BEARS NORTH 69°12'12" 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 STATE OF OREGON, 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. 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 1, 1961
INSTRUMENT NO.: VOLUME 431 PAGE: 239
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 2, 1952
INSTRUMENT NO.: VOLUME 438 PAGE: 345
(UNABLE TO DETERMINE IF AFFECTS, STATION MAP NOT PROVIDED)
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, 1966
INSTRUMENT NO.: VOLUME 522 PAGE: 125
13. AMENDED BY INSTRUMENT.
RECORDED: APRIL 8, 1968
INSTRUMENT NO.: VOLUME 645 PAGE: 286
(UNABLE TO DETERMINE IF AFFECTS, INSUFFICIENT LEGAL DESCRIPTION PROVIDED)
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. 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: 279
(AFFECTS, PLOTTED AS SHOWN)
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. 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: 148
(AFFECTS, BLANKET IN NATURE)
18. INTENTIONALLY DELETED
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. 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 I, INC.
RECORDED: JULY 25, 2008
INSTRUMENT NO.: REEL 2978 PAGE: 34
(AFFECTS, BLANKET IN NATURE)

PARKING INFORMATION

REGULAR= 214
COVERED= 154
HANDICAP= 9
TOTAL AREA:
528,798 ± SQUARE FEET, OR 12.140 ± ACRES
APN: 073W12A02000

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. 41047C0351G, 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 LEVEE FROM 100-YEAR FLOOD.

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-OF-WAY OF INTERSTATE 5. THE BEARING IS DENOTED AS N14°53'32" E PER GPS COORDINATE OBSERVATIONS OREGON STATE PLANE, NORTHERN ZONE NAD83.
LATITUDE = 45°58'13.240"
LONGITUDE = -126°02'05.329"
CONVERGENCE ANGLE = 11°01'01.4821"

SIGNIFICANT OBSERVATIONS

- FENCE APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 3.3'
- FENCE APPEARS TO CROSS PROPERTY LINE BY AS MUCH AS 1.4'
- BUILDING APPEARS TO CROSS ZONING SETBACK LINE BY AS MUCH AS 2.8'

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 800-455-3344 OR 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES BEFORE DIGGING.
DIGIT TICKET NUMBER: 2462674

COMPANY:
(800)527-0296
MARION CNTY PUBLIC WORKS
NW NATURAL
OREGON DOT
PORTLAND GENERAL ELECTRIC
(503)573-1311
CITY OF SALEM
(503)588-6311

CONTACT:

(503)588-5304

(503)882-3377

(503)862-3997

(503)454-7177

(503)573-1311

(503)588-6311

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- TEMPORARY BENCHMARK (TBM)
- 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
- CURB INLET
- SIGN
- ELECTRIC PEDESTAL
- OVERHANG
- WATER UTILITY MARKER
- STORM MANHOLE
- PARKING SPACE(S)
- MEASURED/CALCULATED 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
- ADJOURN LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- TREE LINE

ALT/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

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED: RM2 - MULTIPLE FAMILY RESIDENTIAL 2			
ITEM	REQUIRED	OBSERVED	NOTES:
PERMITTED USE	MULTIFAMILY RESIDENTIAL	APARTMENT COMPLEX	BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO MARION COUNTY FOR ZONING LAWS AND APPLICABLE CODES.
MIN. LOT WIDTH	6000 SQ. FT.	528,798 SQ. FT. ±	NOTE: 11' 15" FEET PLUS 1' FOOT FOR EACH ONE FOOT OF HEIGHT OVER 12 FEET, BUT NEED NOT EXCEED 20 FEET IN DEPTH
MAX. BLDG COVERAGE	60%	21%	PROVIDED BY: PARTNER
MIN. SETBACKS FRONT	N/A	N/A	PARTNER PROJECT NO. 24-00002-1
MIN. SETBACKS STREET SIDE	SEE NOTE 1	17' 0"	DATED: MAY 28, 2023
MIN. SETBACKS SIDE	N/A	10' 1"	REVISED: JUNE 5, 2023
MIN. SETBACKS REAR	N/A	39' 5"	
MAX. BUILDING HEIGHT	50'	26'	
PARKING REGULAR	N/A	214	
PARKING HANDICAP	N/A	9	
PARKING GARAGE	N/A	60	
PARKING TOTAL	224	154	
PARKING TOTAL	224	437	

PARKING INFORMATION:
1 SPACE PER DWELLING UNIT
24 UNITS x 1 SPACE = 24 SPACES

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS ALT/NSPS SURVEY IS TO LOCATE THE PROPERTY OF 4100 KACEY NE CIRCLE, ALSO REFERRED TO AS APN NUMBER 073W12A02000, AND TO DEPICT REQUESTED TITLE-RELATED ITEMS THEREON. THE SUBJECT TRACT WAS FOUND TO BE DEPICTED IN A PRIOR ALT/NSPS SURVEY PERFORMED BY ERIC D. JONES OF CHASE, JONES & ASSOCIATES, INC., DATED AUGUST 17, 2009, AND WHICH WAS PROVIDED BY THE CLIENT. MULTIPLE REBAR AND REBARS WITH C&I 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.

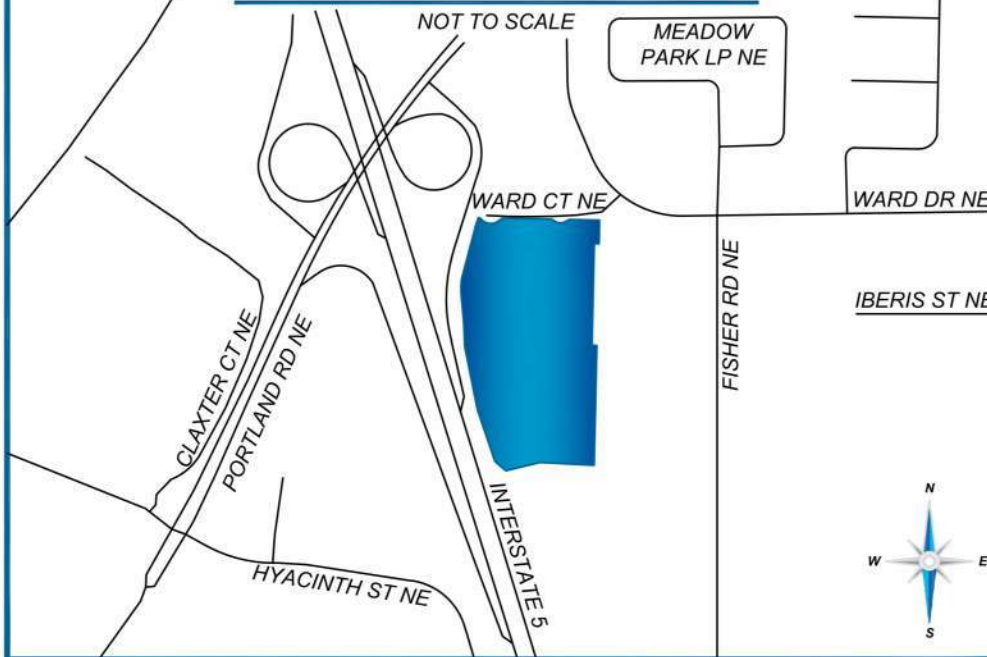
BUILDING DETAIL

NOT TO SCALE

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 18"	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 16"	FIR
T17 24"	FIR	T100 10"	LOCUST
T18 24"	OAK	T101 16"	LOCUST
T19 17"	MAPLE	T102 16"	FIR
T20 12"	MAPLE	T103 34"	FIR
T21 13"	MAPLE	T104 12"	LOCUST
T22 10"	COTTONWOOD	T105 12"	LOCUST
T23 10"	COTTONWOOD	T106 28"	FIR
T24 17"	COTTONWOOD	T107 26"	FIR
T25 16"	COTTONWOOD	T108 15"	LOCUST
T26 9"	FIR	T109 14"	COTTONWOOD
T27 9"	FIR	T110 12"	COTTONWOOD
T28 12"	MAGNOLIA	T111 16"	ELM
T29 12"	COTTONWOOD	T112 25"	FIR
T30 11"	COTTONWOOD	T113 25"	FIR
T31 10"	COTTONWOOD	T114 34"	FIR
T32 6"	COTTONWOOD	T115 7"	FIR
T33 8"	COTTONWOOD	T116 7"	FIR
T34 9"	COTTONWOOD	T117 11"	LOCUST
T35 13"	COTTONWOOD	T118 13"	LOCUST
T36 12"	COTTONWOOD	T119 11"	LOCUST
T37 13"	CHERRY BLOSSOM	T120 11"	FIR
T38 12"	COTTONWOOD	T121 16"	MAPLE
T39 15"	COTTONWOOD	T122 15"	MAPLE
T40 21"	FIR	T123 28"	OAK
T41 22"	OAK	T124 15"	FIR
T42 19"	OAK	T125 22"	FIR
T43 15"	SPLIT	T126 22"	OAK
T44 22"	OAK	T127 17"	OAK
T45 25"	FIR	T128 21"	OAK
T46 20"	FIR	T129 15"	OAK
T47 21"	FIR	T130 16"	OAK
T48 6"	RED BERRY	T131 30"	SPLIT COTTONWOOD
T49 18"	FIR	T132 18"	COTTONWOOD
T50 27"	OAK	T133 10"	LOCUST
T51 15"	OAK	T134 29"	FIR
T52 12"	OAK	T135 21"	FIR
T53 14"	OAK	T136 10"	LOCUST
T54 11"	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"	OAK
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 27"	OAK
T70 9"	COTTONWOOD	T153 26"	FIR
T71 14"	COTTONWOOD	T154 7"	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"	OAK	T162 9"	FIR
T80 32"	OAK	T163 12"	FIR
T81 24"	OAK	T164 19"	OAK
T82 15"	OAK	T165 16"	OAK
T83 25"	FIR	T166 13"	CHERRY BLOSSOM
		T167 17"	CHERRY BLOSSOM

VICINITY MAP



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 ALT/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 ALT/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALT/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALT/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 NORTHEAST AND WARD COURT NORTHEAST, 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 B-I EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBSTRUCTIONS IN RELATION THERETO. TO 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 ALT/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 543 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 ALT/NSPS TABLE A ITEM 18, 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; BELLWEATHER 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALT/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6A, 6B, 7B1, 7C, 8, 9, 10, 11A, 11B, 12, 14, 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 FISH, PE, PLS
LICENSE NO. 91297
STATE OF OREGON

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703

EMAIL: SURVEY@BLEWINC.COM

OFFICE: 479.443.4506 FAX: 479.582.1883

WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:

24-023

SURVEY REVIEWED BY:

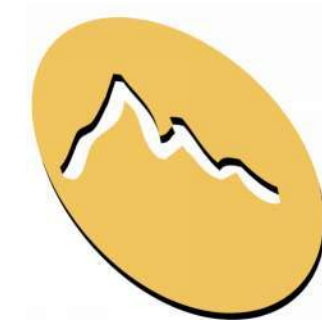
JMC

SURVEY DRAWN BY:

DMS - 09/25/2024

SHEET:

1 OF 3



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

SITE BENCHMARKS

TBM #1
SET MAG-NAIL
NORTHING: 489338.74
EASTING: 755702.15
ELEVATION: 178.68'

TBM #2
SET MAG-NAIL
NORTHING: 489338.74
EASTING: 755760.91
ELEVATION: 175.07'

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- TEMPORARY BENCHMARK (TBM)
- 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
- PS
- PARKING SPACE(S)
- (M)
- MEASURED/CALCULATED DIMENSION
- (R)
- RECORD DIMENSION
- NIF
- HOW OR FORMERLY
- BHL
- BUILDING HEIGHT LOCATION
- P.O.B.
- POINT OF BEGINNING
- EC
- EDGE OF CONCRETE
- TS
- TOP OF BANK
- BB
- BOTTOM OF BANK
- NG
- NATURAL GROUND
- TC
- TOP OF CONCRETE
- TA
- TOP OF ASPHALT
- BOC
- BACK OF CURB
- FL
- FLOW LINE
- BOUNDARY LINE
- EASEMENT LINE
- RW
- RIGHT-OF-WAY LINE
- CL
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- FLOOD ZONE LINE
- ADJOINER LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- TREE LINE

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1(M)	S01°15'38"W	30.00'	L1(R)	S01°05'39"W	30.00'
L2(M)	S88°44'22"E	20.00'	L2(R)	S88°44'21"W	20.00'
L3(M)	S88°44'22"E	20.00'	L3(R)	S88°44'21"E	20.00'
L4(M)	N18°53'40"E	27.15'	L4(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 TABLE

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'	75.98'	N79°55'11"W	30°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'	68.55'	S86°20'06"E	07°16'59"
C4(R)	22.00'	15.01'	14.72'	N69°12'12"E	19°05'38"

BLEW

Surveying | Engineering | Environmental

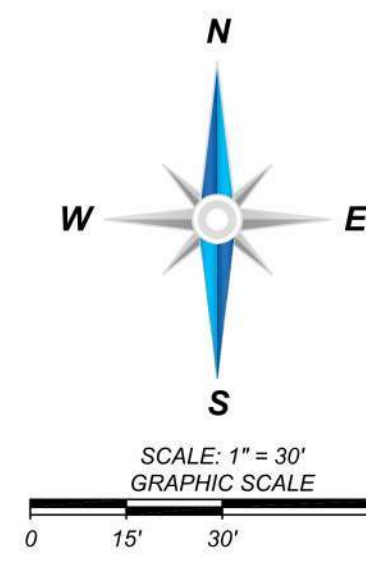
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:
24-0523

SURVEY REVIEWED BY:
JMC

SURVEY DRAWN BY:
DMS - 09/25/2024

SHEET:
2 OF 3



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

SITE BENCHMARKS

TBM #1
SET MAG-NAIL
NORTHING: 489633.74
EASTING: 755702.15
ELEVATION: 178.68'

TBM #2
SET MAG-NAIL
NORTHING: 489633.94
EASTING: 755709.81
ELEVATION: 175.67'

LEGEND & SYMBOLS

FOUND MONUMENT AS NOTED
TEMPORARY BENCHMARK (TBM)
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
OVH
PS
(M)
(R)
NIF
BHL
P.O.B.
EC
TB
BB
NG
TC
TA
BOC
FL
BOUNDARY LINE
EASEMENT LINE
RIGHT-OF-WAY LINE
CENTERLINE
FENCE LINE
OVERHEAD POWER LINE
FLOOD ZONE LINE
ADJACENT LINE
MAJOR CONTOUR
MINOR CONTOUR
TREE LINE

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1(M)	S01°15'38"W	30.00'	L1(R)	S01°15'38"W	30.00'
L2(M)	S88°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'	L4(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 TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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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"

BLEW

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OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:
24-0232

SURVEY REVIEWED BY:
JMC

SURVEY DRAWN BY:
DMS - 09/25/2024

SHEET:
3 OF 3

DRAWINGS NOT
PREPARED BY
ARCHITECT

SURVEY
ORCHARD PARK T.I.
4100 KACEY CIRCLE NE, SALEM, OR 97305



Aberdeen Capital

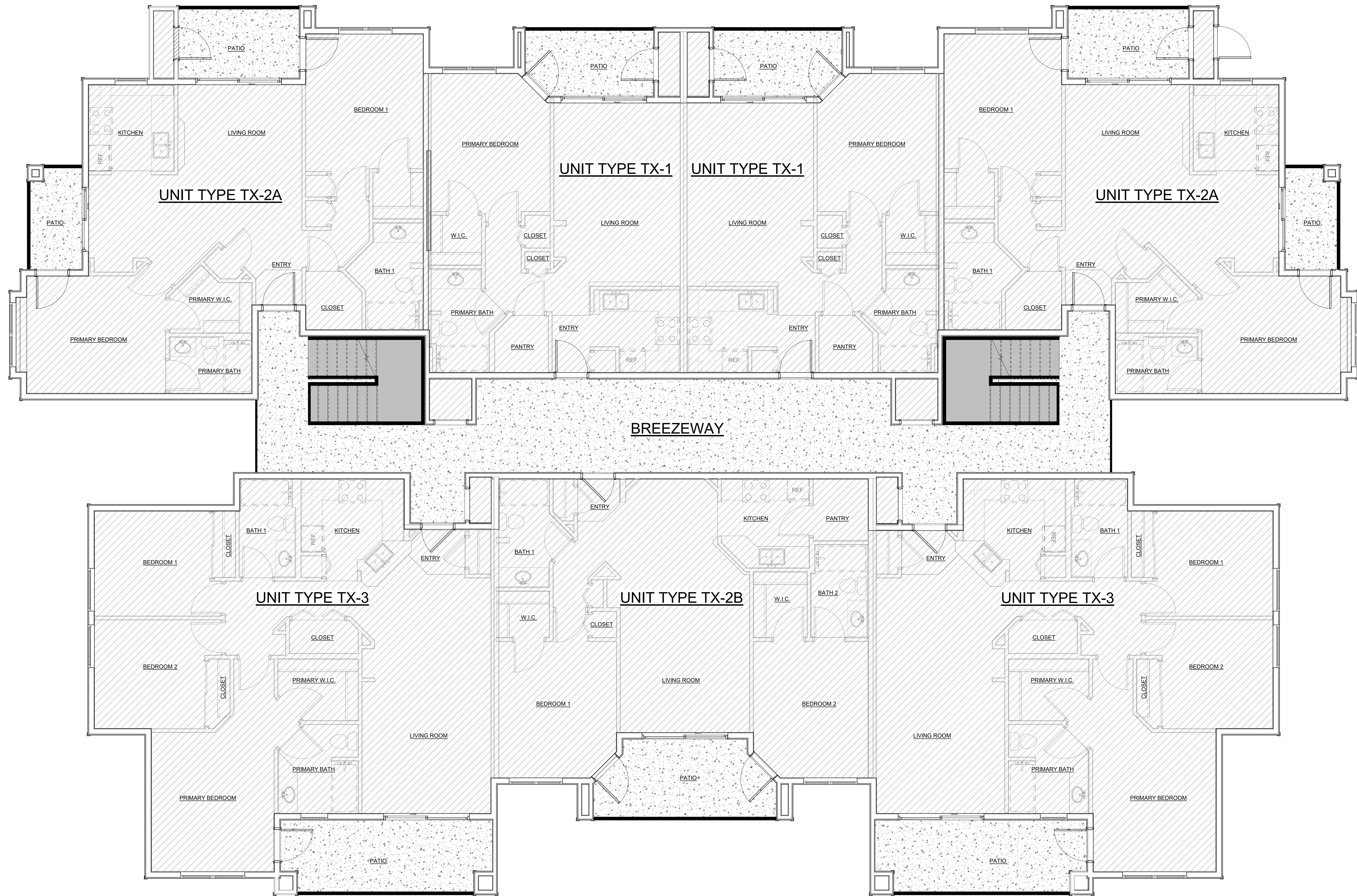


LMC
CONSTRUCTION

DAHLIN

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

A05



1ST FLOOR HATCH LEGEND

DIAGONAL-UP 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 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.
GRAND TOTAL	8,436 +/- SQ. FT.

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



Aberdeen Capital



LMC
CONSTRUCTION



1 2 4 8
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



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	6,953 +/- SQ. FT.
TENANT PATIO	740 +/- SQ. FT.
COMMON PATHWAY	668 +/- SQ. FT.
STAIR WELL	75 +/- SQ. FT.
GRAND TOTAL	8,436 +/- SQ. FT.

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



Aberdeen Capital



LMC
CONSTRUCTION



1 2 4 8
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

A07



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

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



Aberdeen Capital

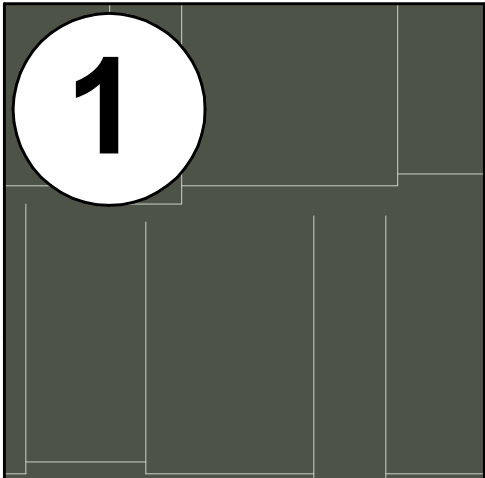


LMC
CONSTRUCTION

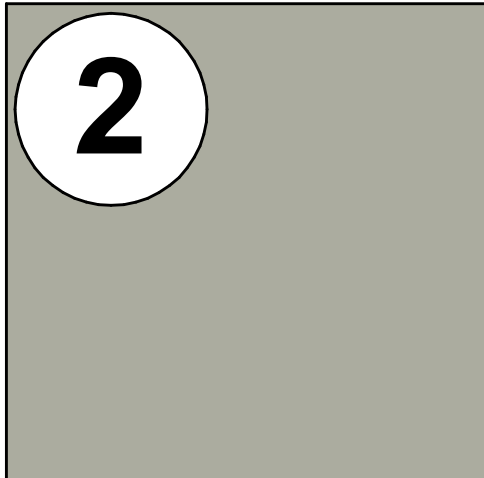


1 2 4 8
SCALE: 1/4" = 1'-0"
JOB NO. 1733-002
DATE 9/11/2024
10900 NE 8th Street, Suite 1650
Bellevue, Washington 98004
425-453-5388

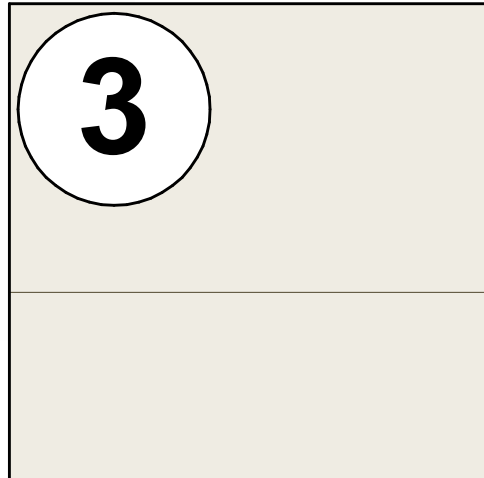
A08

1


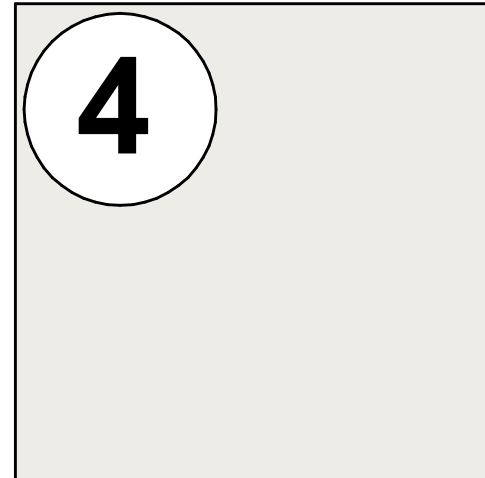
STYLE: HARDIE SHINGLE STAGGERED EDGE PANEL SIDING
COLOR: FORESTWOOD SW 7730

2


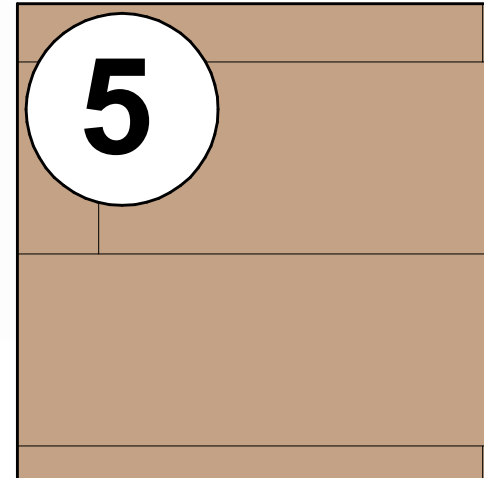
STYLE: HARDIE PANEL SMOOTH BOARD & BATTEN
COLOR: ESCAPE GRAY SW 6185

3


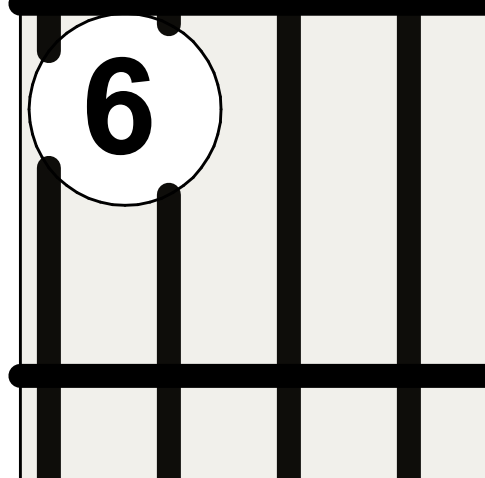
STYLE: HARDIE PLANK SELECT CEDAR MILL LAP SIDING
COLOR: COLD FOAM SW 9504

4


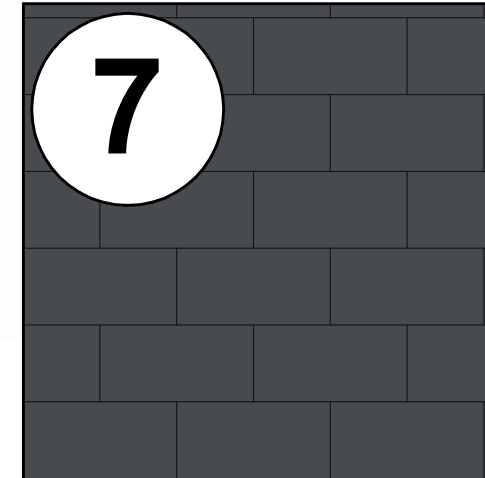
STYLE: HARDIE TRIM & FASCIA RUSTIC GRAIN
COLOR: PURE WHITE SW 7005

5


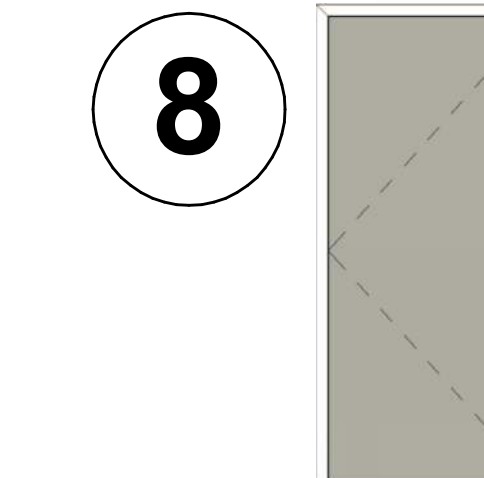
STYLE: FIBERON CONCORDIA COMPOSITE DECKING
COLOR: ASTIR - PRARIE WHEAT

6


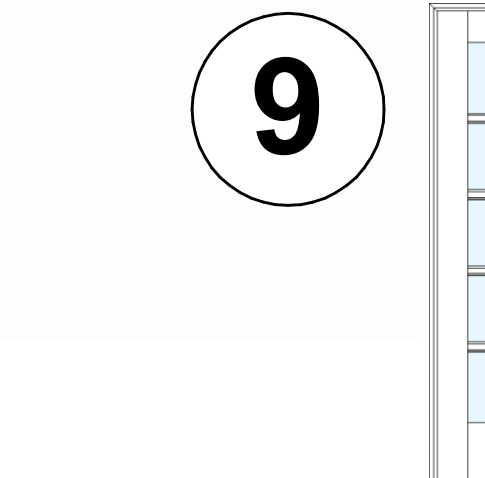
STYLE: M&M CONTRACTORS PRE-FABRICATED RAILING
COLOR: BLACK POWDER COAT

7


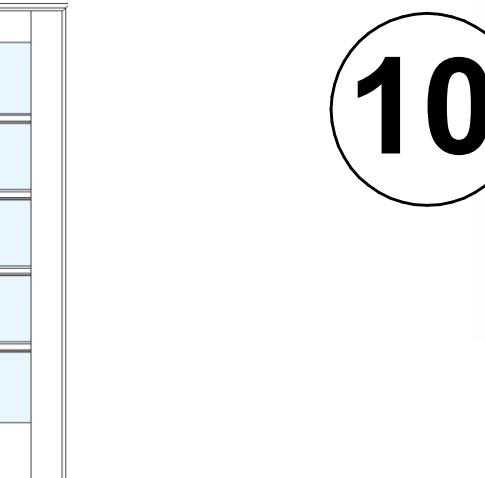
STYLE: ASPHALT SHINGLE SIDING PER CONTRACTOR
COLOR: COLOR MATCH TO BUILDING "I" ROOF

8


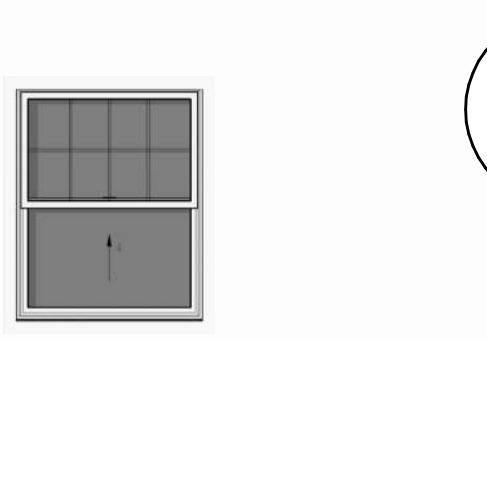
STYLE: NEW FLUSH PANEL DOOR PER CONTRACTOR
COLOR: PAINT ESCAPE GRAY SW 6185

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

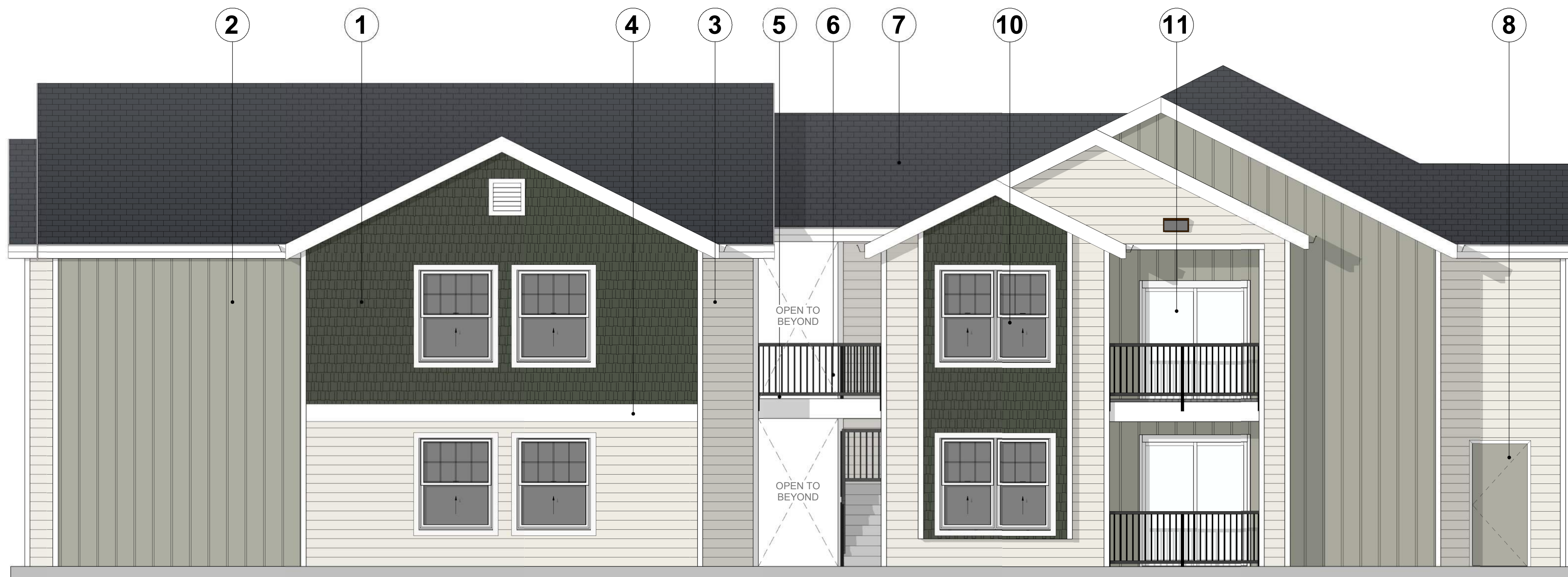
11


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

FINISH LEGEND



1 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



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1 2 4 8
SCALE: 1/4" = 1'-0"
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Bellevue, Washington 98004
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A09

1

2

3

4

5

6

7

8

9

10

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
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 "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

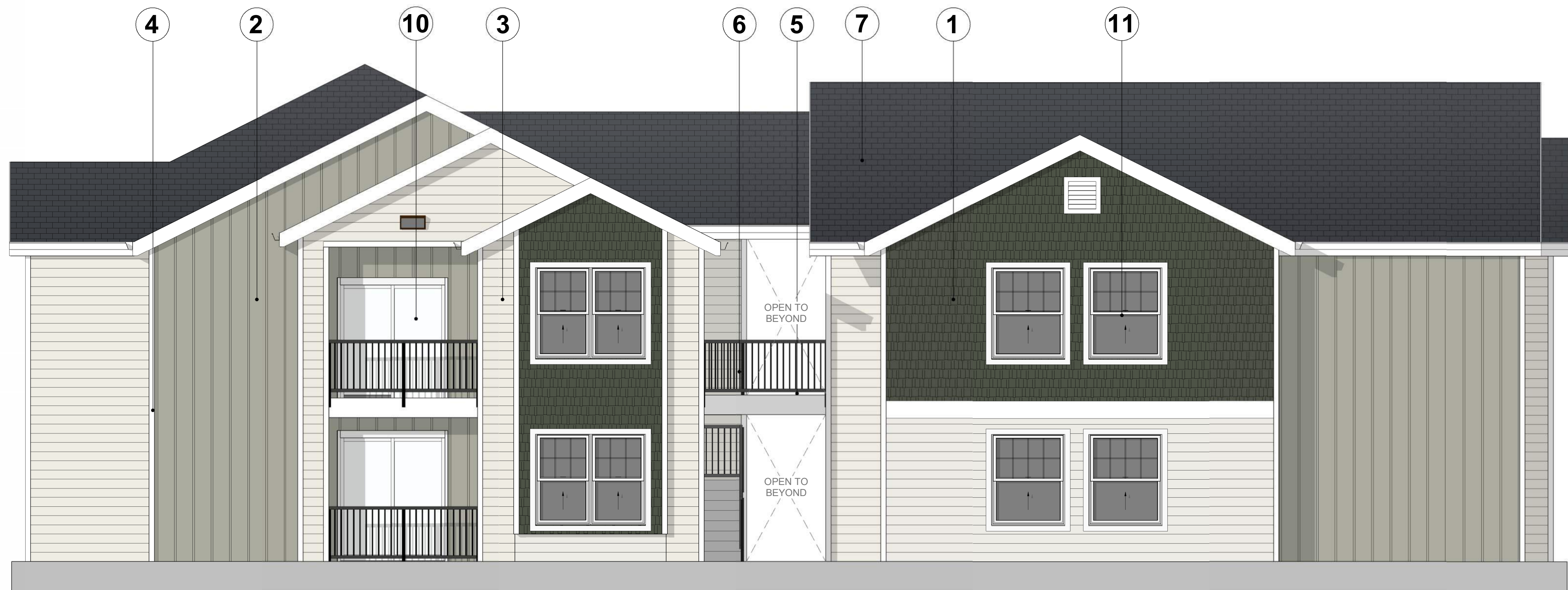
3" = 1'-0"



1

TYP. 2 STORY APT. BLDG. REAR ELEV. COLOR SCHEME

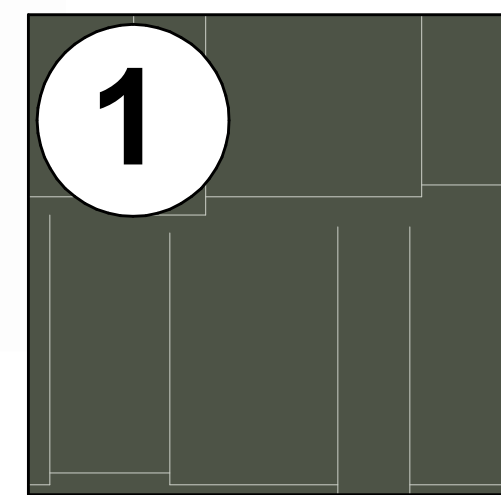
1/4" = 1'-0"



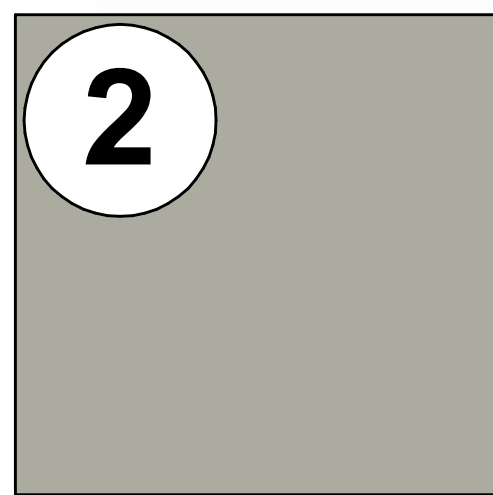
2

TYP. 2 STORY APT. BLDG. LEFT ELEV. COLOR SCHEME

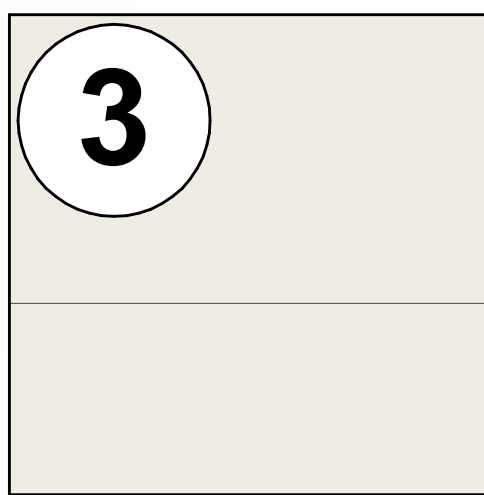
1/4" = 1'-0"



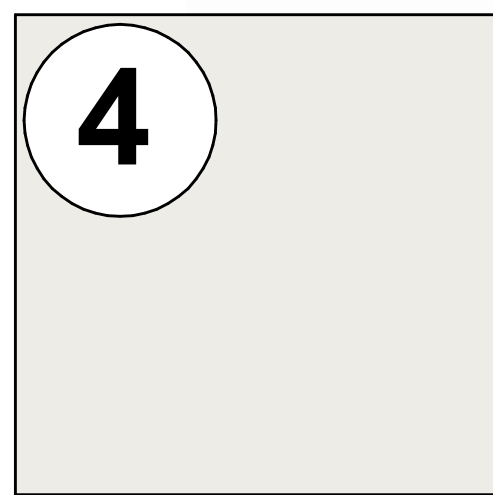
STYLE: HARDIE SHINGLE
STAGGERED EDGE PANEL
SIDING
COLOR: FORESTWOOD
SW 7730



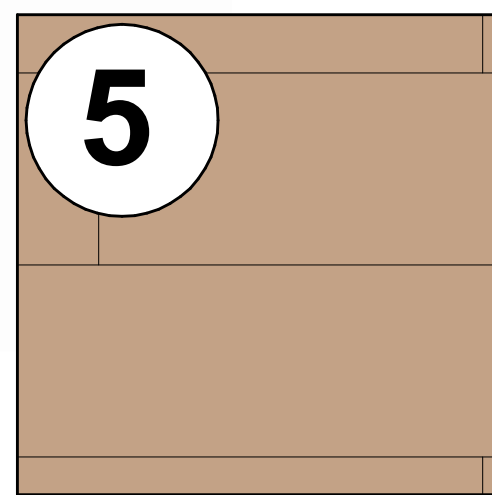
STYLE: HARDIE PANEL
SMOOTH BOARD & BATTEN
COLOR: ESCAPE GRAY
SW 6185



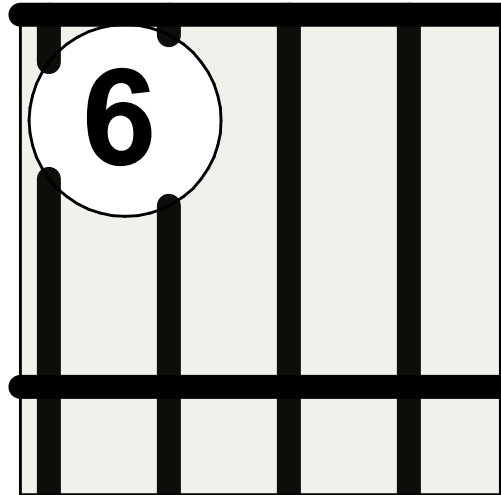
STYLE: HARDIE PLANK SELECT
CEDAR MILL LAP SIDING
COLOR: COLD FOAM
SW 9504



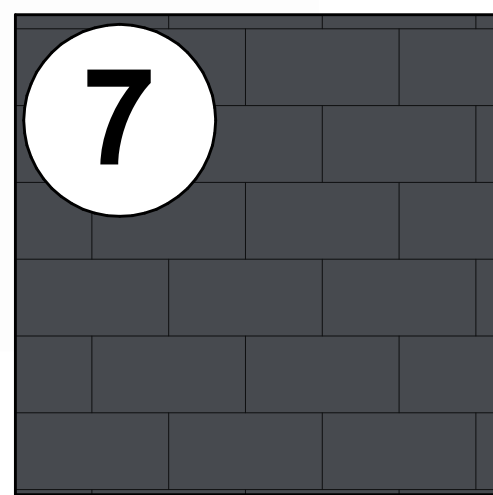
STYLE: HARDIE TRIM & FASCIA
RUSTIC GRAIN
COLOR: PURE WHITE
SW 7005



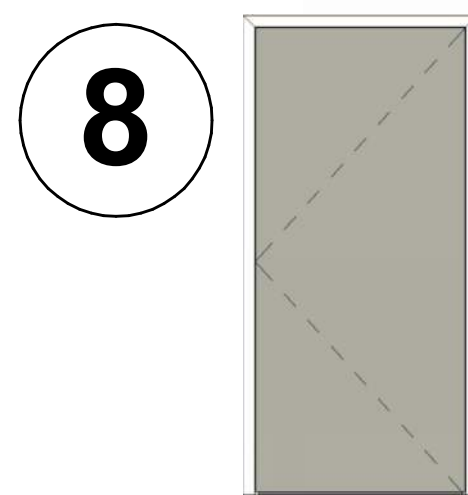
STYLE: FIBERON CONCORDIA
COMPOSITE DECKING
COLOR: ASTIR - PRAIRIE WHEAT



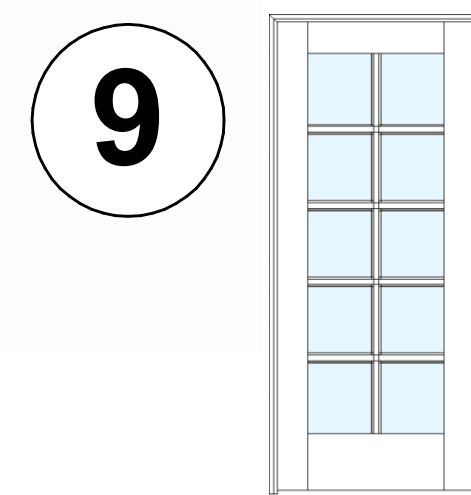
STYLE: M&M CONTRACTORS
PRE-FABRICATED RAILING
COLOR: BLACK POWDER COAT



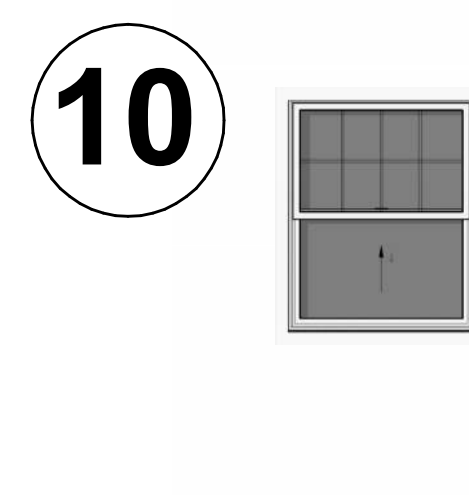
STYLE: ASPHALT SHINGLE
SIDING PER CONTRACTOR
COLOR: COLOR MATCH TO
BUILDING "I" ROOF



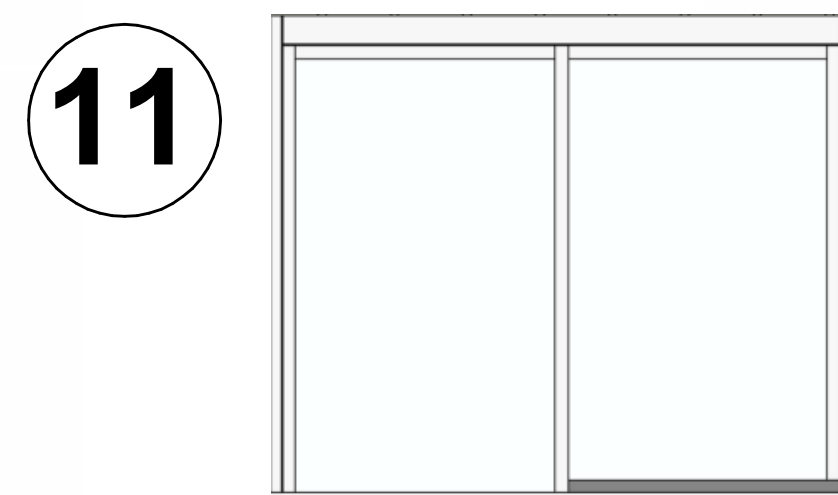
STYLE: NEW FLUSH PANEL
DOOR PER CONTRACTOR
COLOR: PAINT ESCAPE GRAY
SW 6185



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

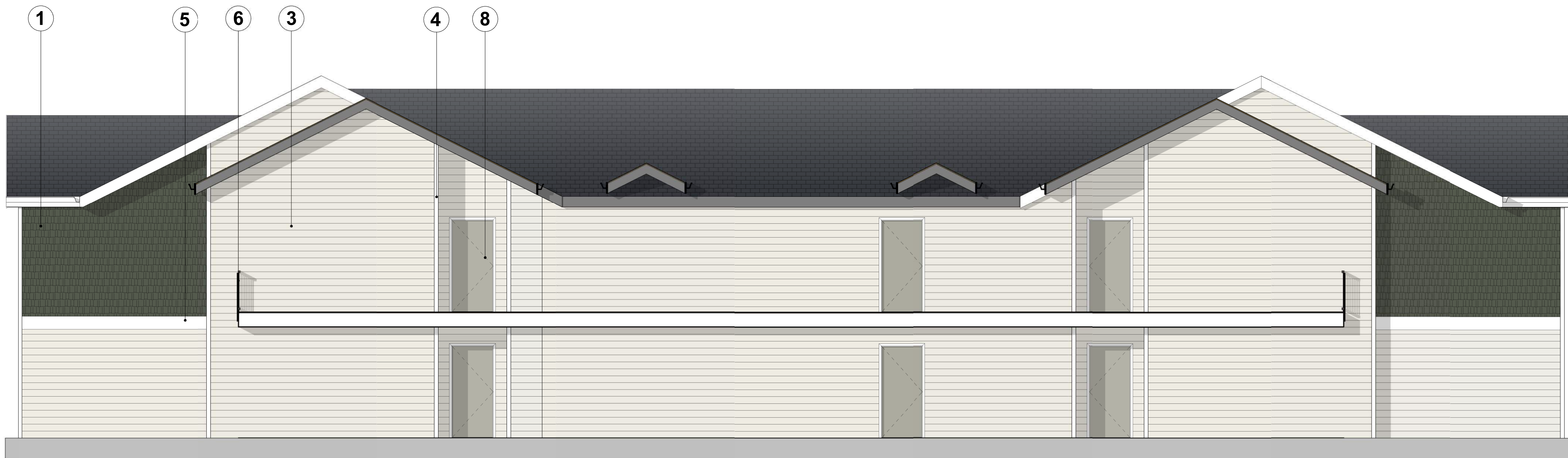
FINISH LEGEND

3" = 1'-0"



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



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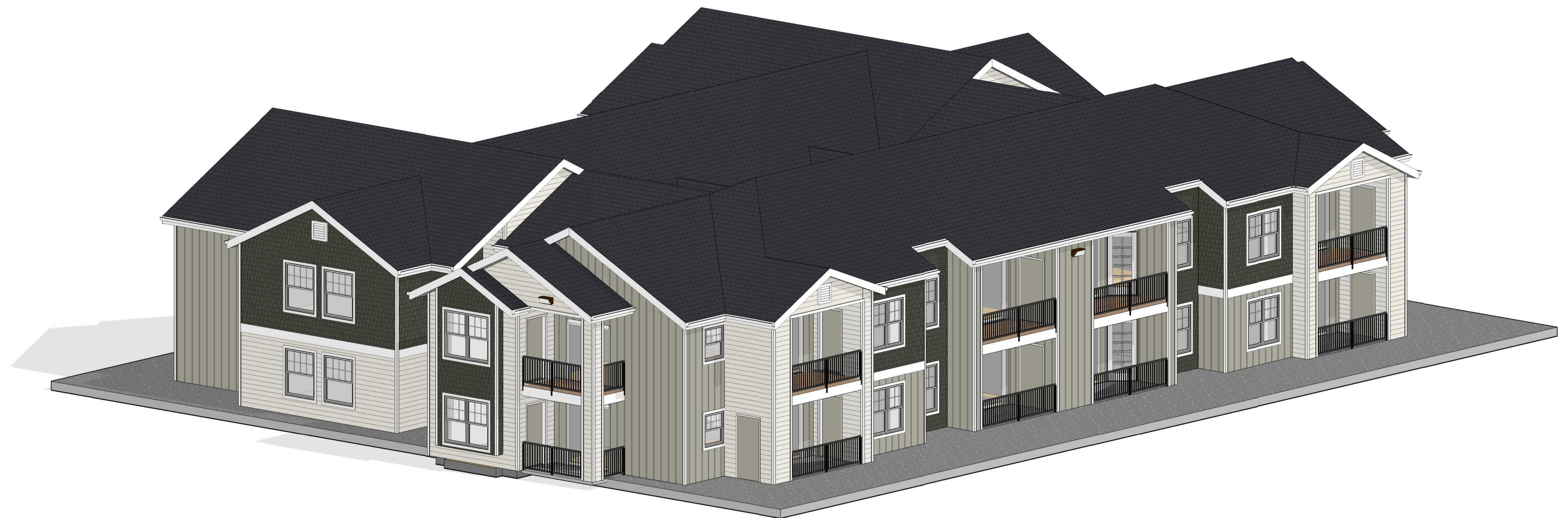
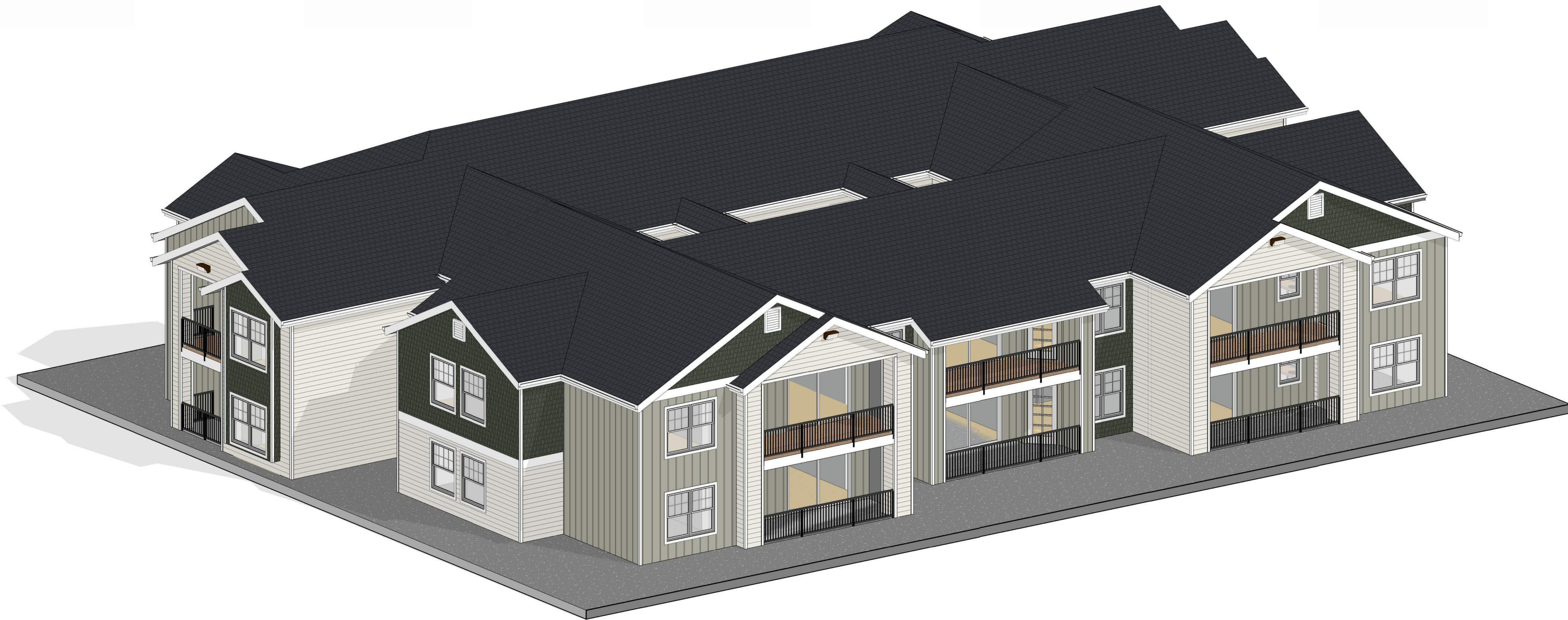
SCALE: 1/4" = 1'-0"

JOB NO. 1733-002

DATE 9/11/2024

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A11



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



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A12

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
CEDARMILL 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

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

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
CEDARMILL 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

3" = 1'-0"



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



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

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

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
CEDARMILL 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

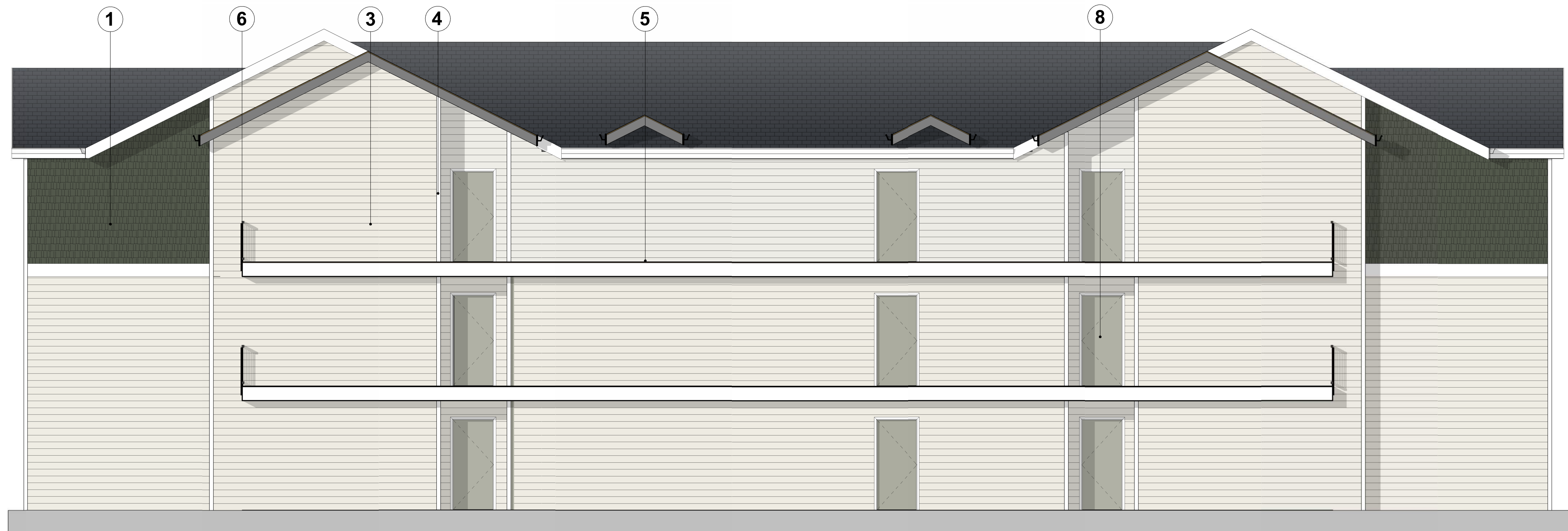
10

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

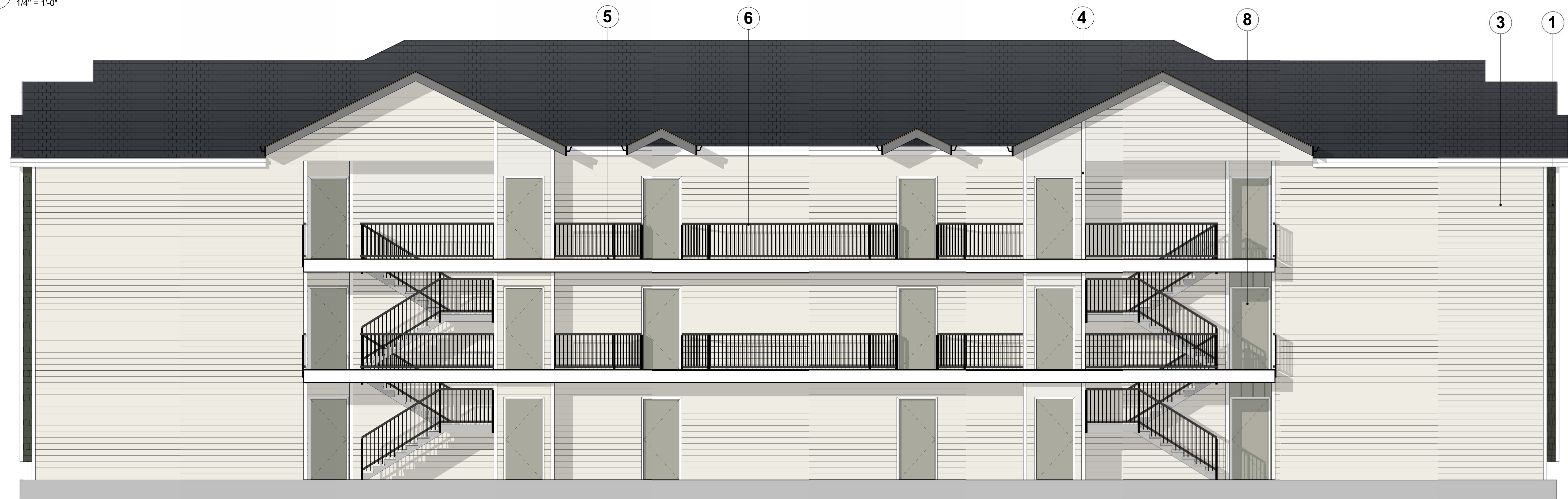
11

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

FINISH LEGEND
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



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SCALE: 1/4" = 1'-0"
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DATE 9/11/2024
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TYP. 3 - STORY APARTMENT COLOR SCHEME - ORTHO VIEW
ORCHARD PARK T.I.
 4100 KACEY CIRCLE NE, SALEM, OR 97305



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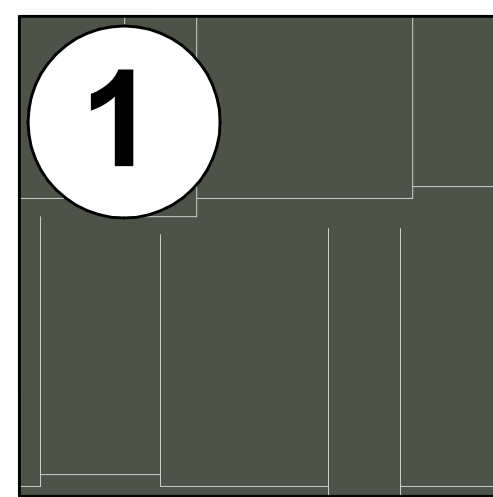


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 CONSTRUCTION

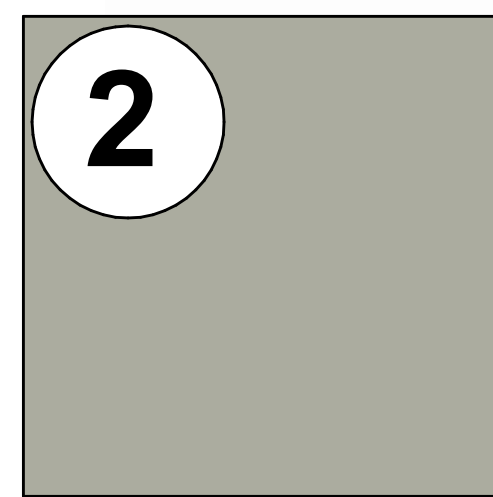
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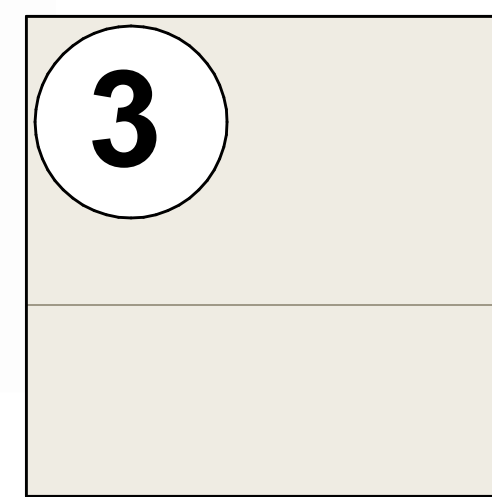
A16



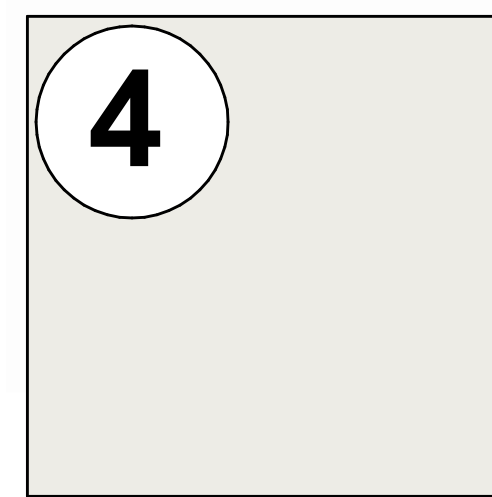
STYLE: HARDIE SHINGLE
STAGGERED EDGE PANEL
SIDING
COLOR: FORESTWOOD
SW 7730



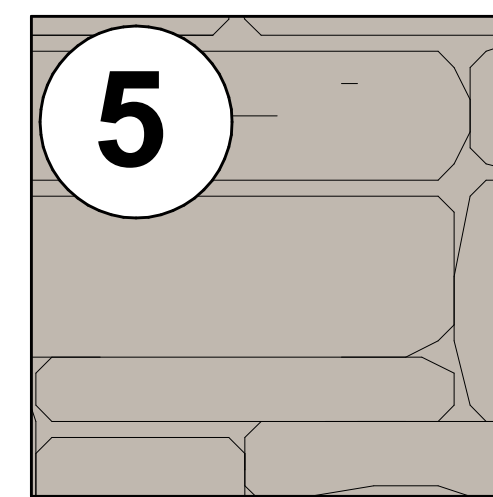
STYLE: HARDIE PANEL
SMOOTH BOARD & BATTEN
COLOR: ESCAPE GRAY
SW 6185



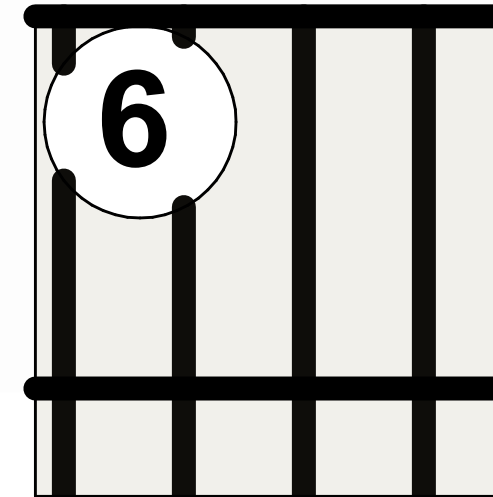
STYLE: HARDIE PLANK SELECT
CEDARMILL LAP SIDING
COLOR: COLD FOAM
SW 9504



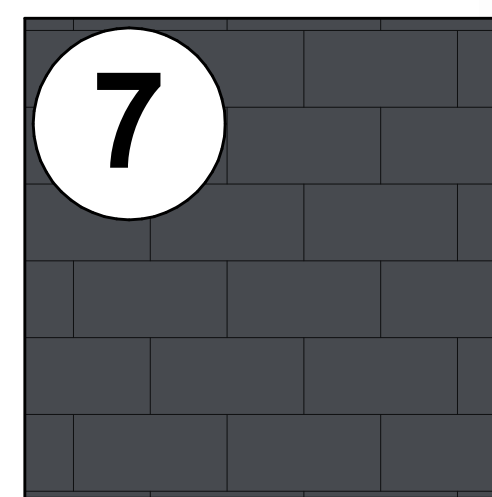
STYLE: HARDIE TRIM RUSTIC
GRAIN
COLOR: PURE WHITE
SW 7005



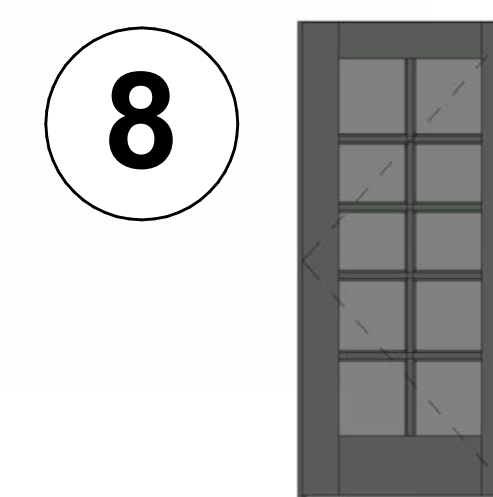
STYLE: EUROPEAN LEDGE -
ELDORADO STONE
COLOR: GLACIER NATIONWIDE



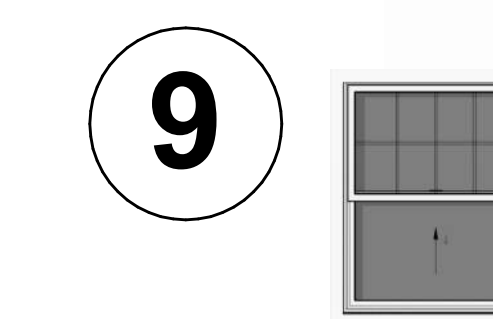
STYLE: M&M CONTRACTORS
PRE-FABRICATED RAILING
COLOR: BLACK POWDER COAT



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

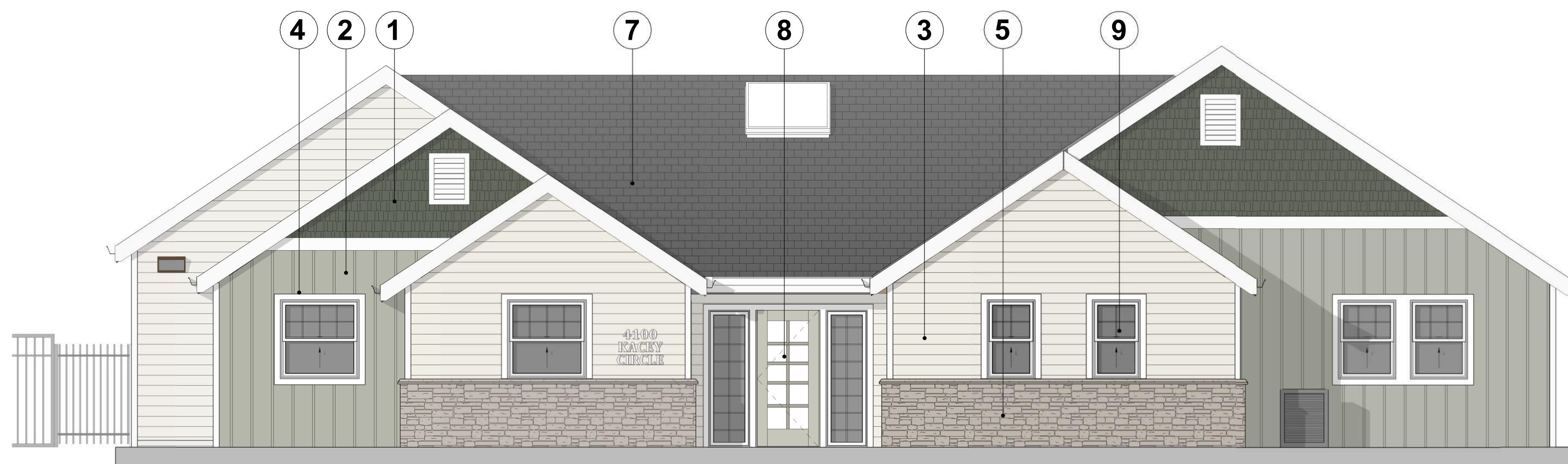


STYLE: NEW FRENCH DOOR
PER CONTRACTOR
COLOR: FOREST WOOD
SW 7730

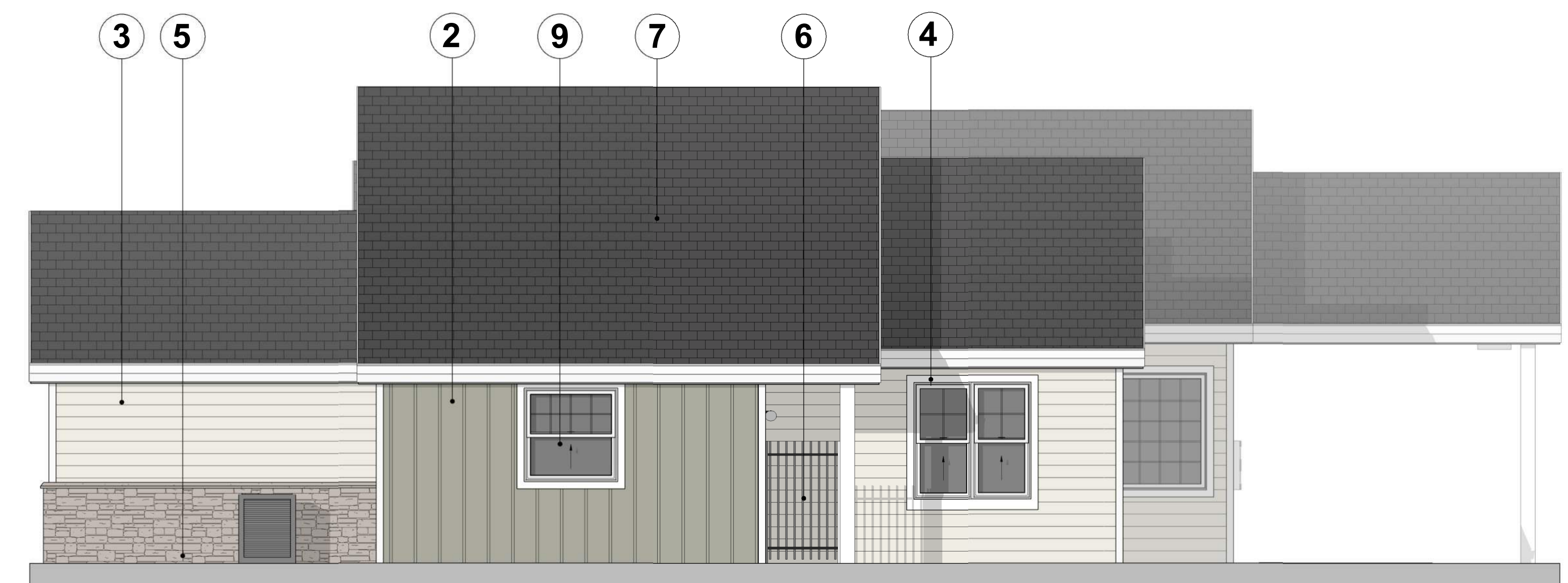


STYLE: TYP. VINYL WINDOW W/
UPPER GRID PER CONTRACTOR
COLOR: WHITE FINISH PER
MANUFACTURER

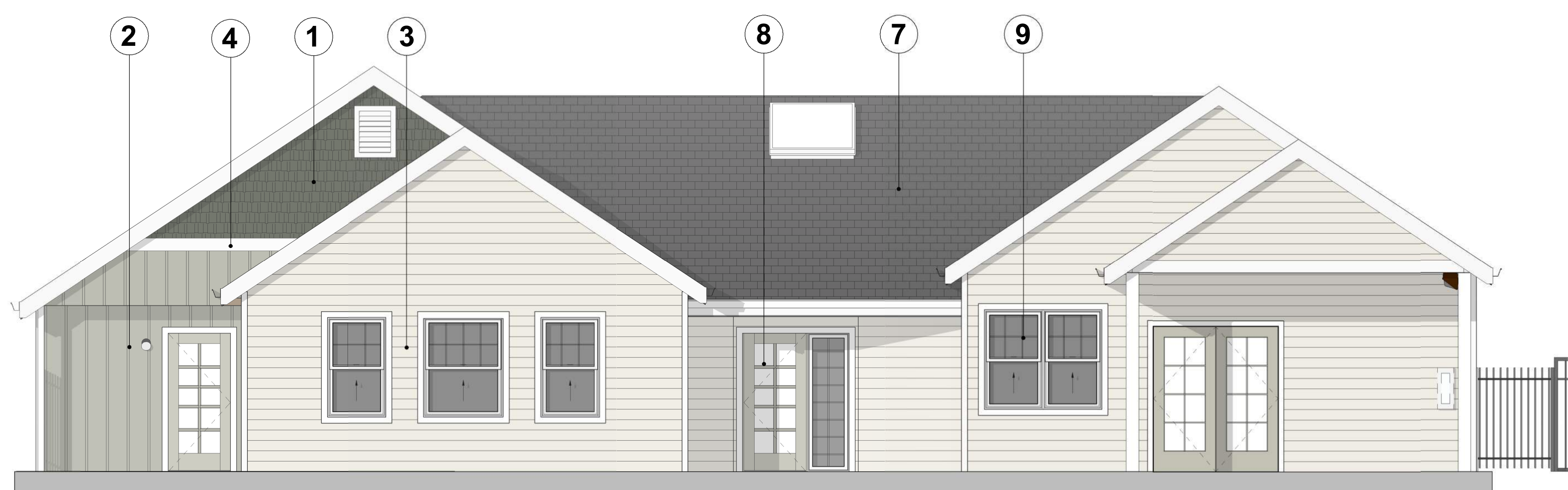
1 CLUBHOUSE COLOR SCHEME 1
3" = 1'-0"



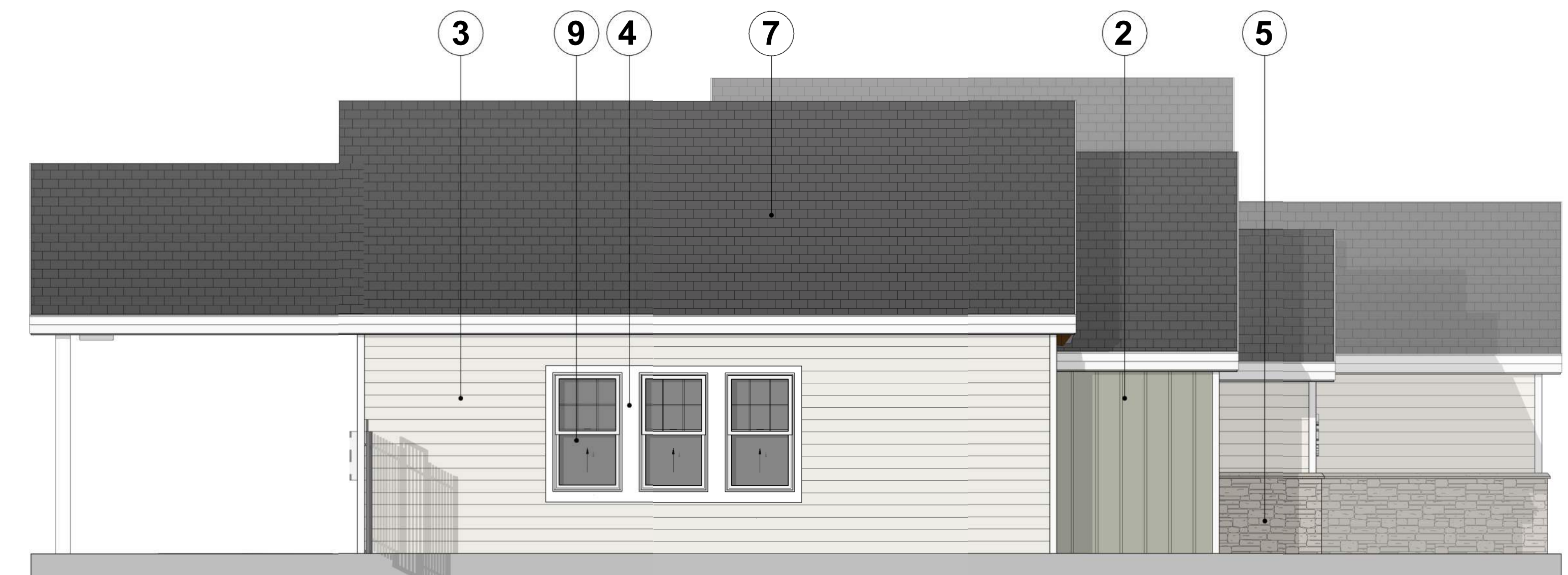
1 CLUBHOUSE FRONT ELEV. COLOR SCHEME
1/4" = 1'-0"



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



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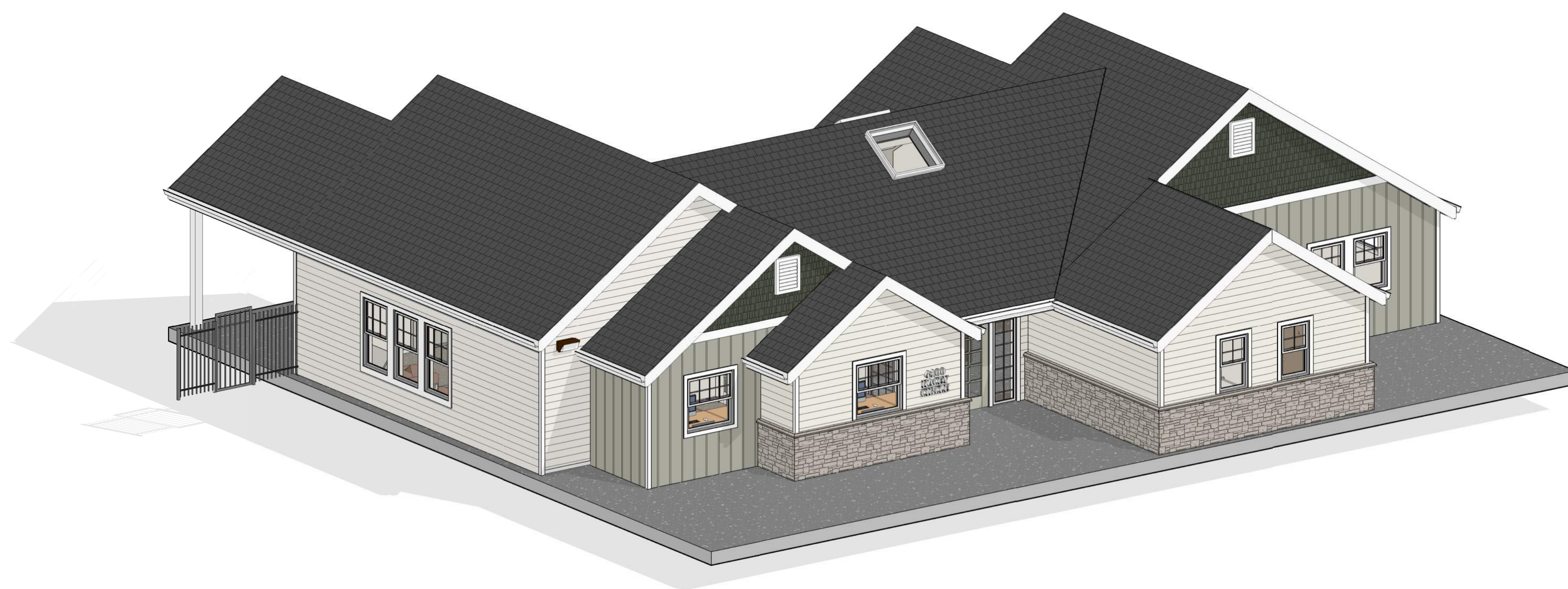


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CONSTRUCTION



1 2 4 8
SCALE: 1/4" = 1'-0"
JOB NO. 1733-002
DATE 9/11/2024
10900 NE 8th Street, Suite 1650
Bellevue, Washington 98004
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CLUBHOUSE COLOR SCHEME - ORTHOGRAPHIC VIEW
ORCHARD PARK T.I.
 4100 KACEY CIRCLE NE, SALEM, OR 97305



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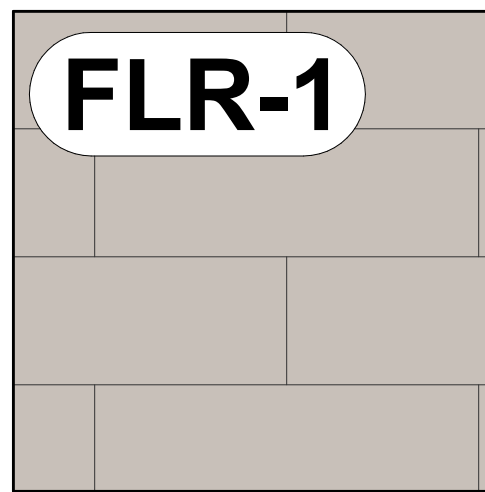


LMC
CONSTRUCTION

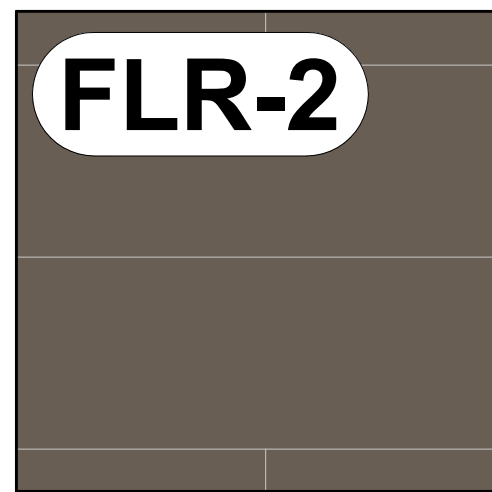
DAHLIN

JOB NO. 1733-002
 DATE 9/11/2024
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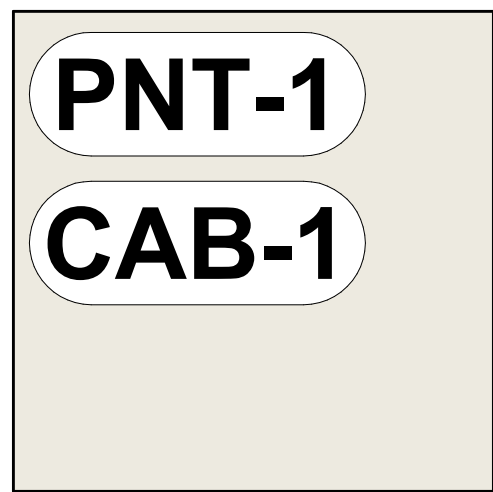
FLOOR FINISH TYPE: SHAW
CONTRACT 12X24 SETT TILE -
CT74J
COLOR: GLACIER - 00125



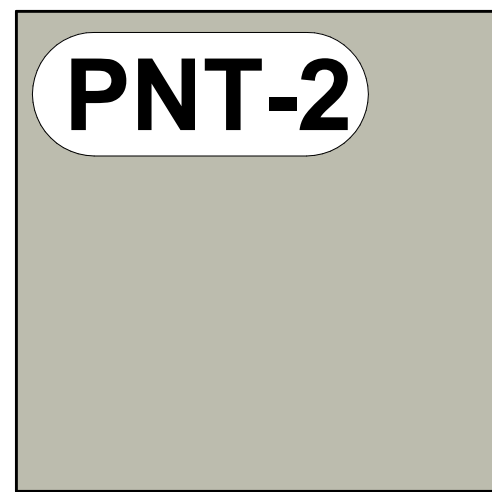
FLOOR FINISH TYPE: SHAW
CONTRACT 6X48 LVT
FLOORING - 0648V
COLOR: URBAN ASH - 48540



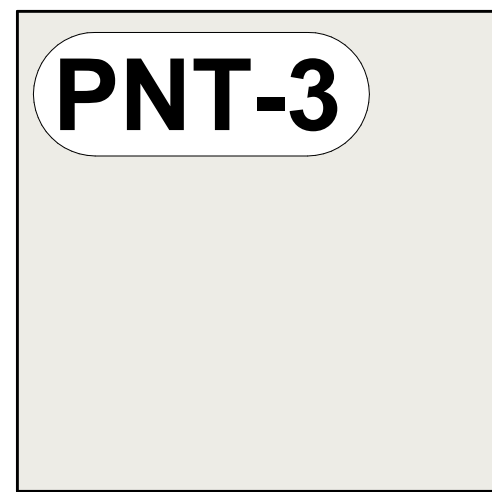
FLOOR FINISH TYPE: SHAW
CONTRACT 9X36 FRENCH KNOT
CARPET TILE - 5T517
COLOR: COZY - 16111



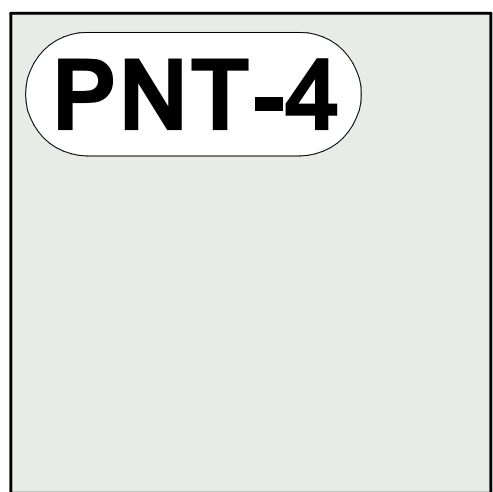
WALL/ CABINET FINISH TYPE:
SHERWIN WILLIAMS FLAT
FINISH & PAINTED SHAKER
STYLE CABS PER
CONTRACTOR
COLOR: ALABASTER - SW 7008



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



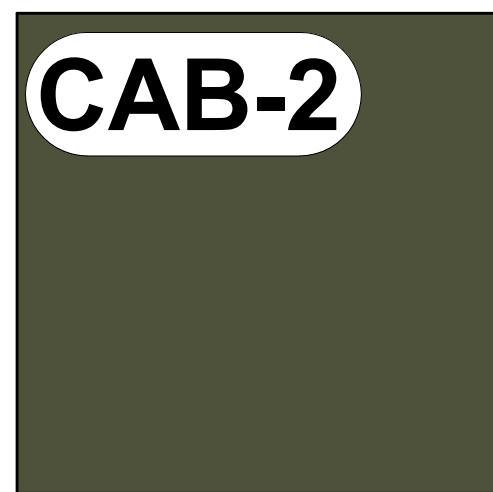
TRIM/BASEBOARD FINISH TYPE:
SHERWIN WILLIAMS SEMI GLOSS
FINISH
COLOR: PURE WHITE - SW 7005



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



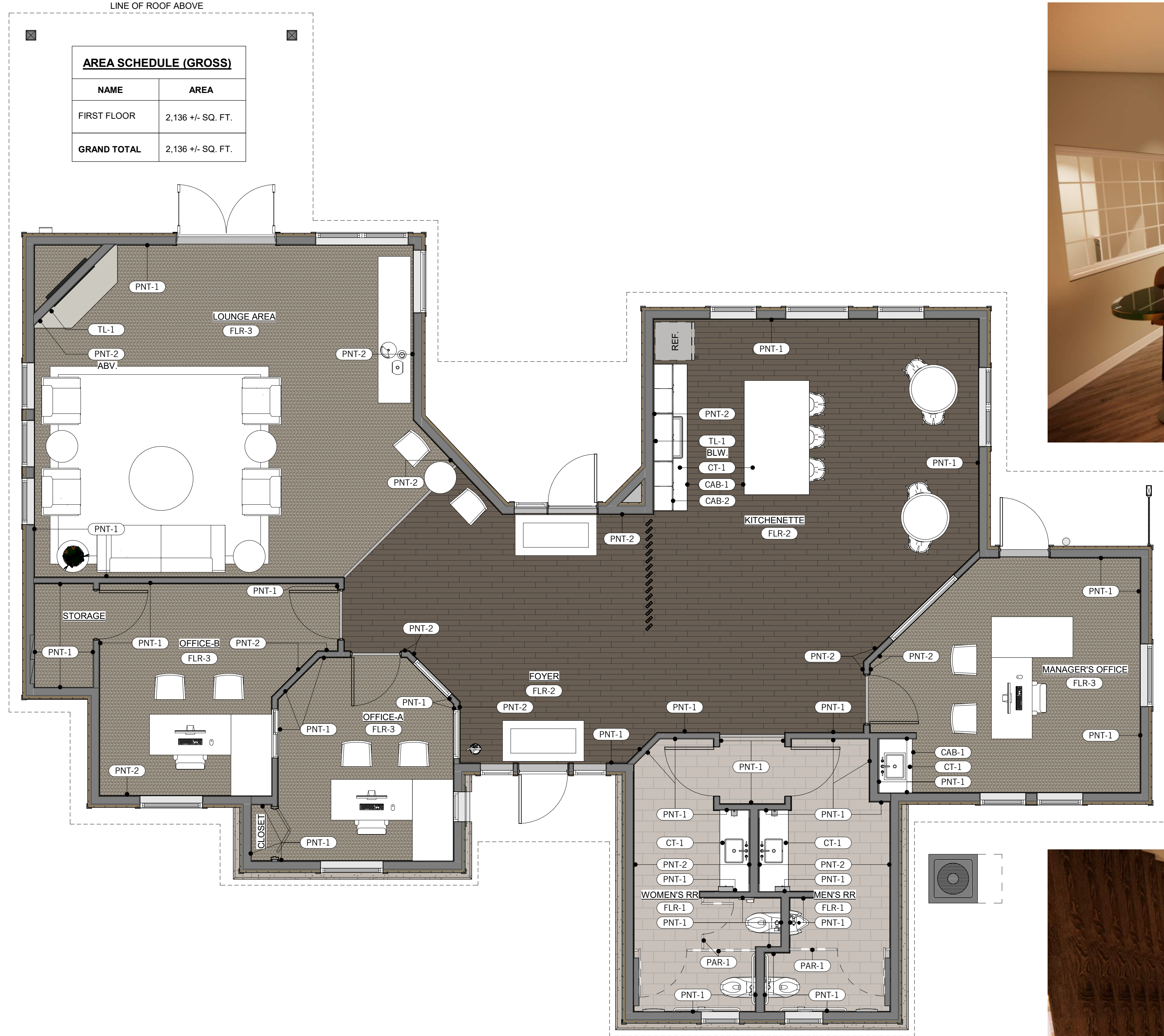
WALL FINISH TYPE: MISSION
STONE AND TILE
COLOR: ARTISTIC THASSOS &
CARRARA ELLIPSE MOSAIC -
POLISHED



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

CLUBHOUSE INTERIOR COLOR AND MATERIAL SCHEME

3" = 1'-0"



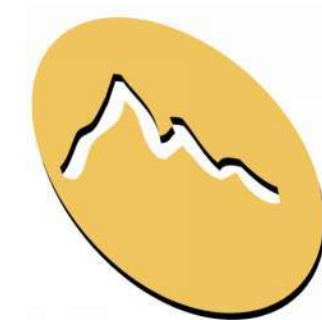
CLUBHOUSE COLOR SCHEME - 1ST FLOOR PLAN

ORCHARD PARK T.I.

4100 KACEY CIRCLE NE, SALEM, OR 97305



Aberdeen Capital



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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

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

CABINETRY 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

FIX-1

EQUIPMENT TYPE: GE - 17.5 CU. FT. TOP-FREEZER REFRIGERATOR: GTS18HYNRF5

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-28902-1AC-NA

FIX-4

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

FIX-5

EQUIPMENT TYPE: SHAKER STYLE CABINETS 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: MINKKAIRE: SKINNIE 44" 3 BLADE INDOOR / OUTDOOR LED CEILING FAN WITH REMOTE CONTROL INCLUDED OIL RUBBED BRONZE: F625L-ORB

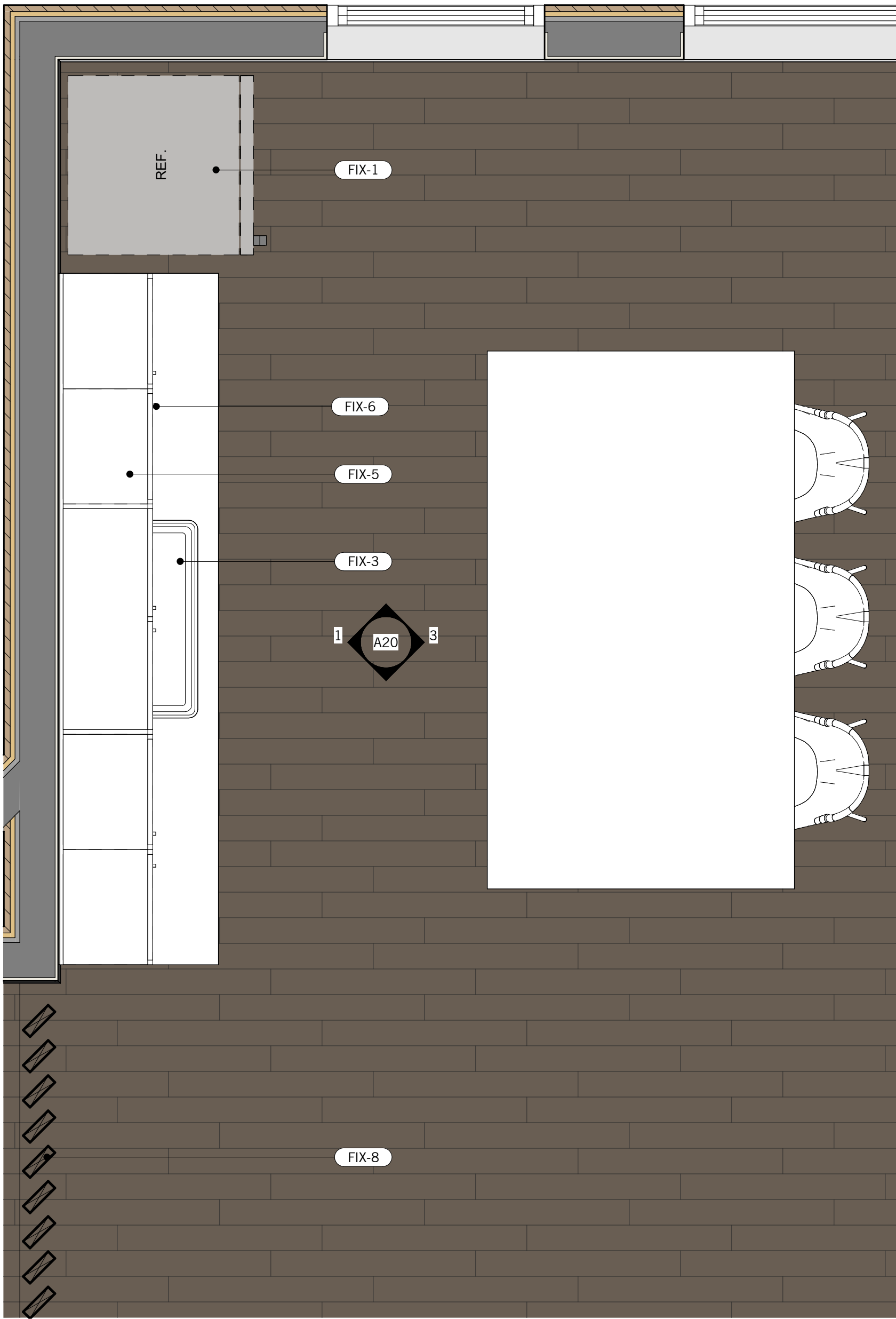
FIX-8

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

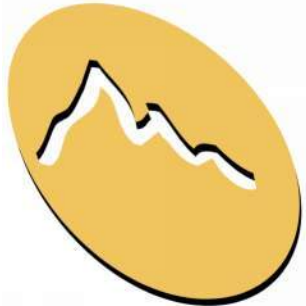
ENLARGED INTERIOR ELEVATION @ KITCHENETTE 1
3/4" = 1'-0"

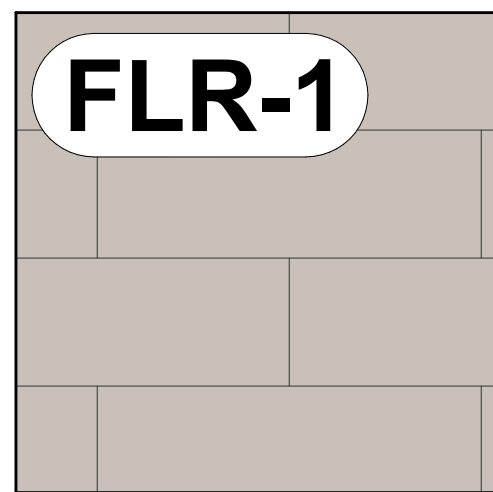


3

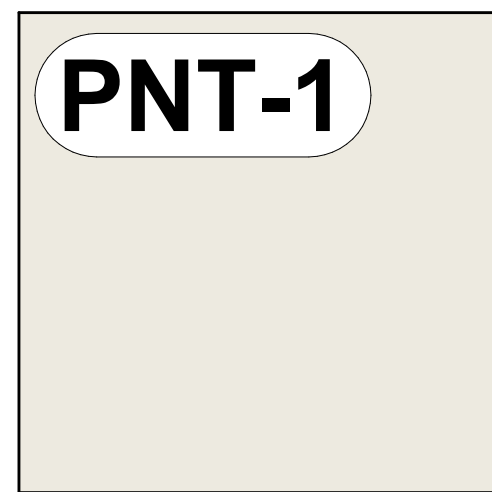
ENLARGED INTERIOR ELEVATION @ ALTERED KITCHENETTE 2
3/4" = 1'-0"



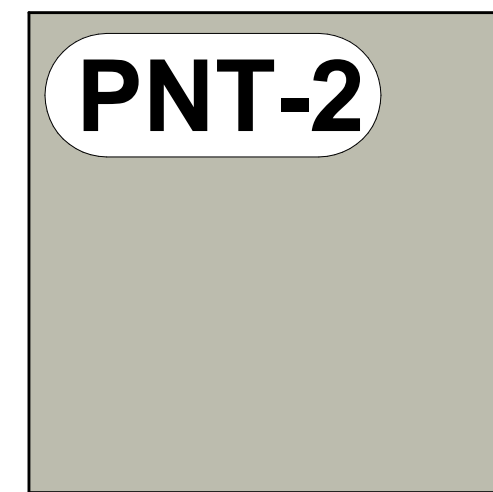




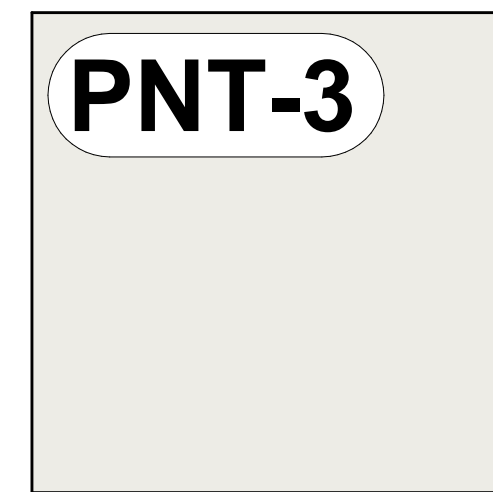
FLOOR FINISH TYPE: SHAW
CONTRACT 12X24 SETT TILE -
CT74J
COLOR: GLACIER - 00125



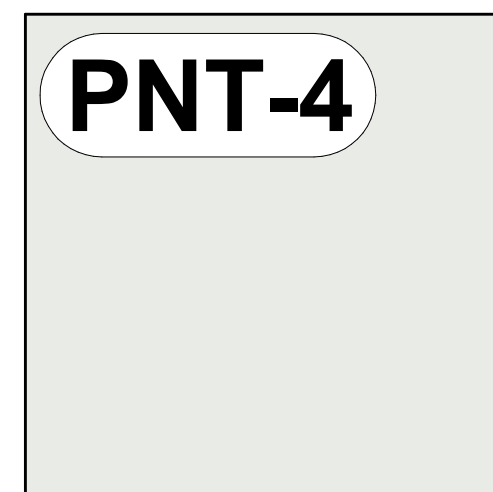
WALL/ CABINET FINISH TYPE:
SHERWIN WILLIAMS FLAT
FINISH & PAINTED SHAKER
STYLE CABS PER
CONTRACTOR
COLOR: ALABASTER - SW 7008



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-PR8432S-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 VERTICYL 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



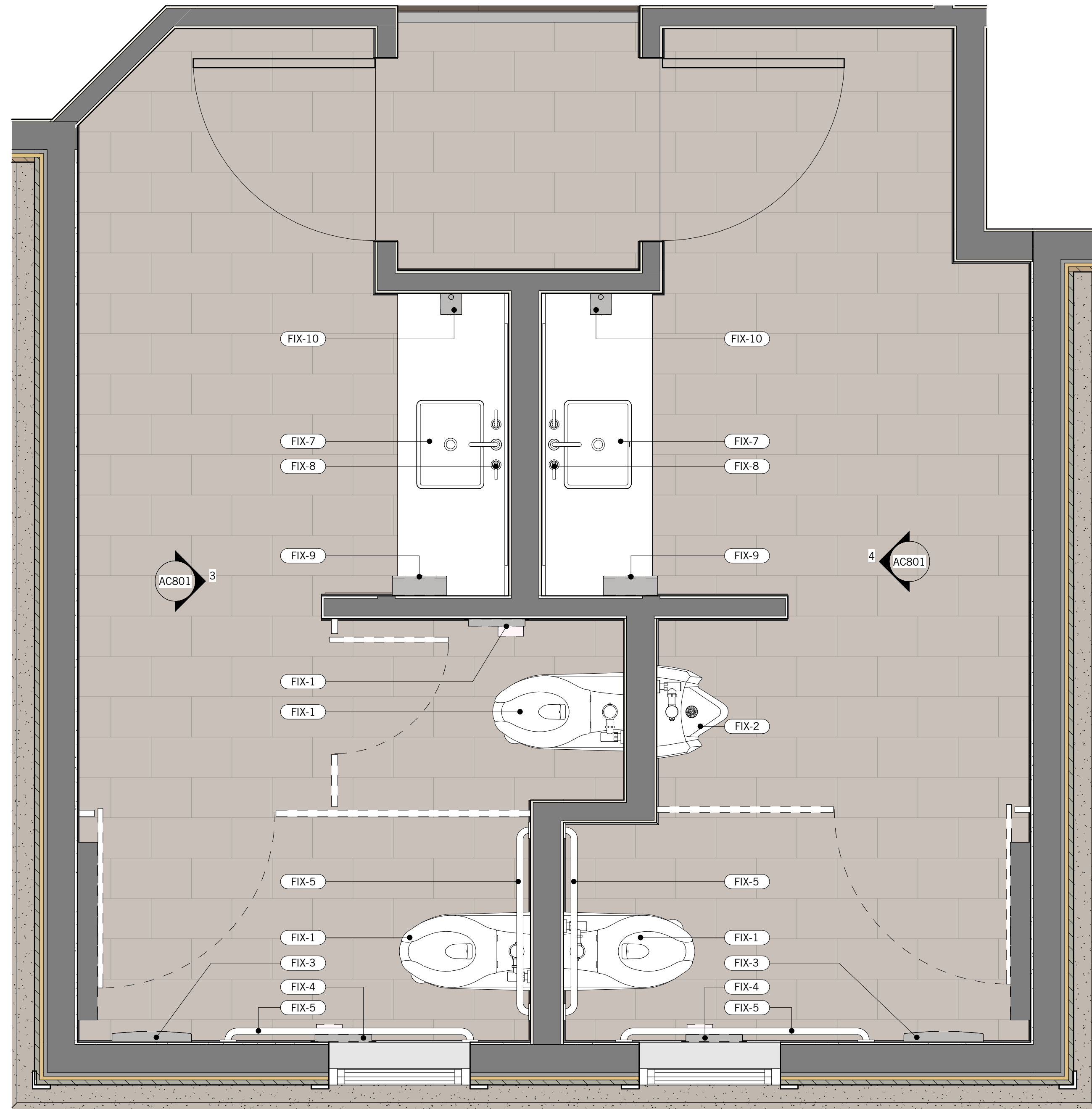
EQUIPMENT TYPE: BOBRICK -
AUTOMATIC SOAP DISPENSER

FIX-11

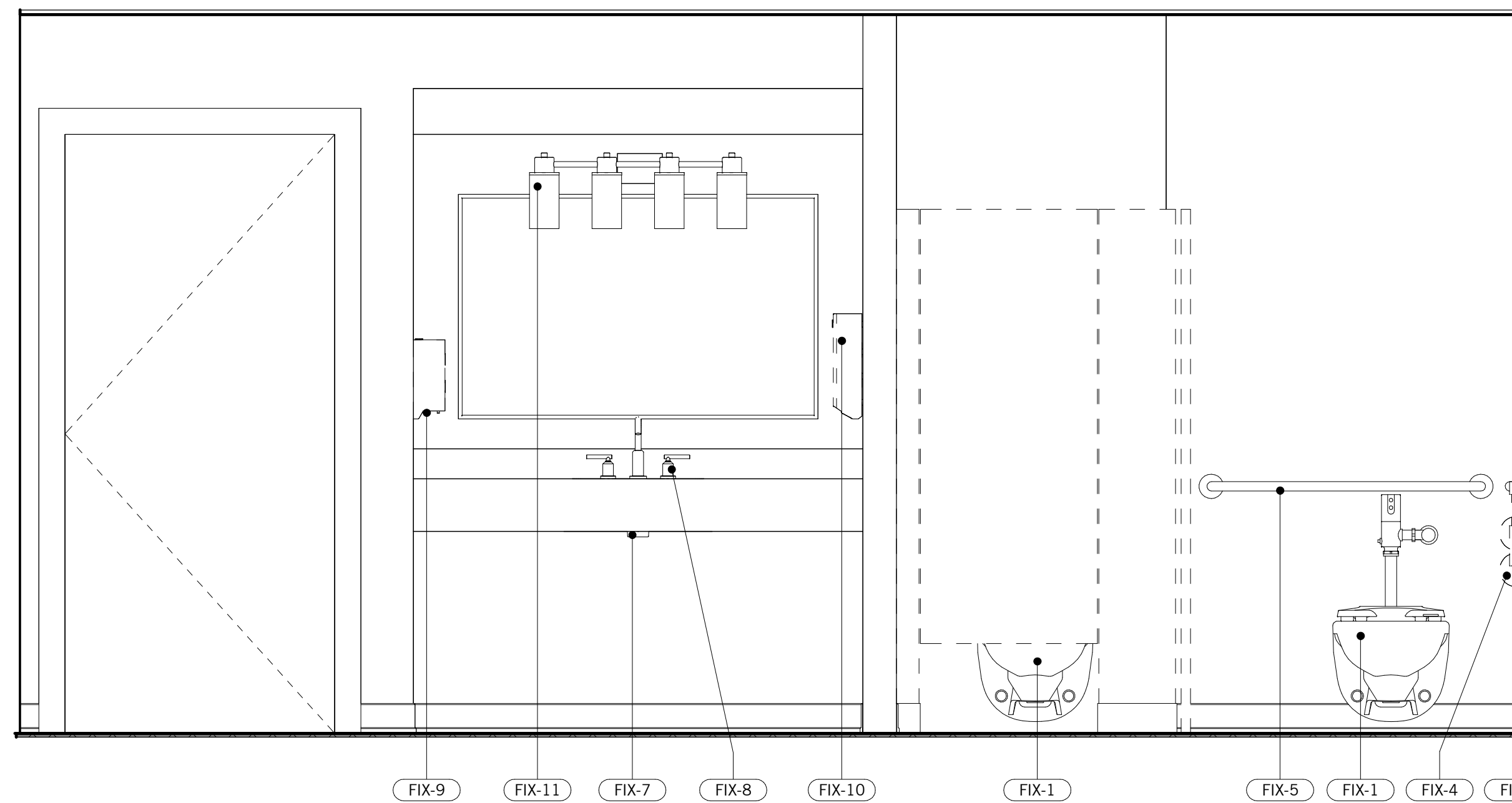


EQUIPMENT TYPE: QUOIZEL KOLT
29" WIDE BRUSHED NICKEL LED
BATH LIGHT

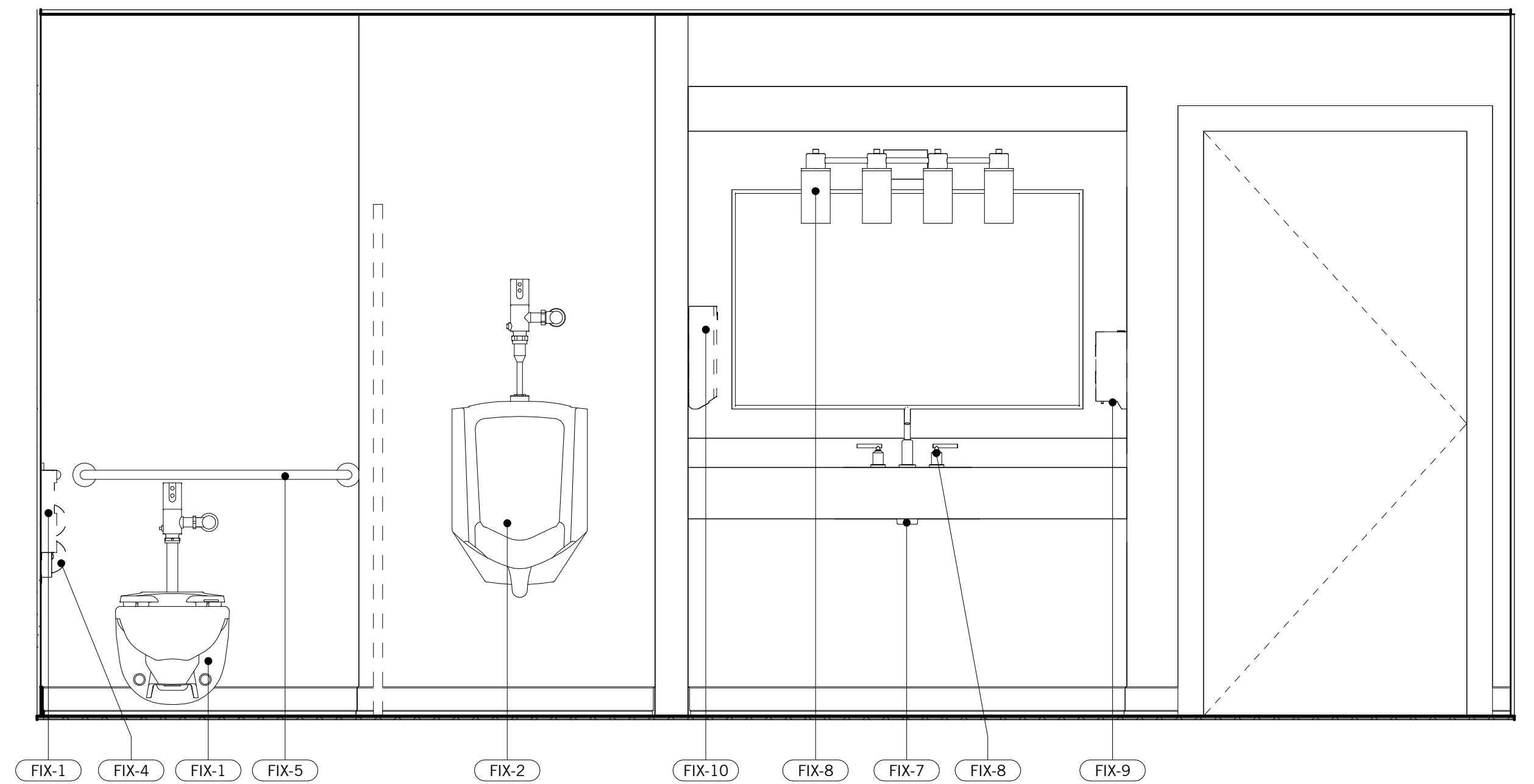
RESTROOM'S INTERIOR EQUIPMENT SHEME



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

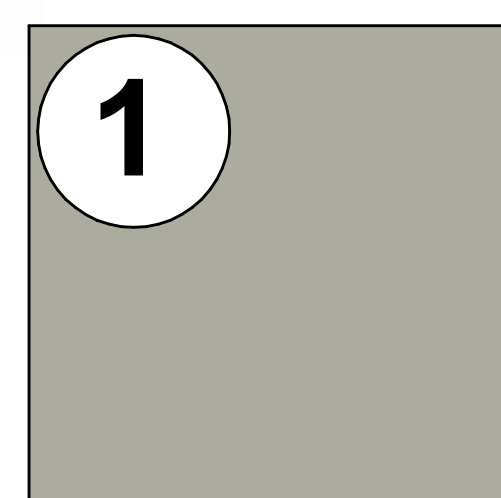


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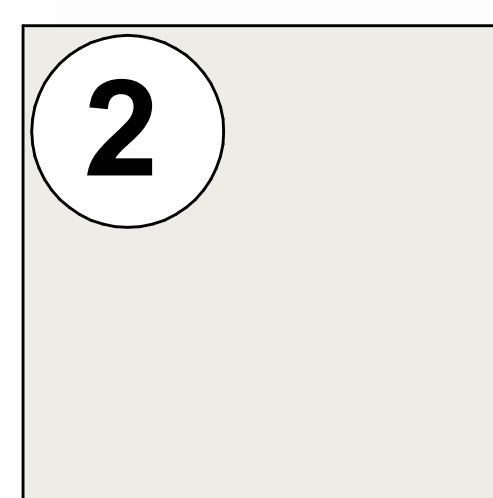
DAHLIN

JOB NO. 1733-002
DATE 9/11/2024
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Bellevue, Washington 98004
425-453-5388

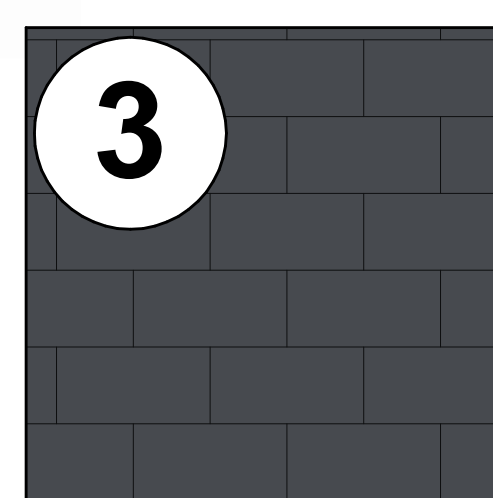
A21



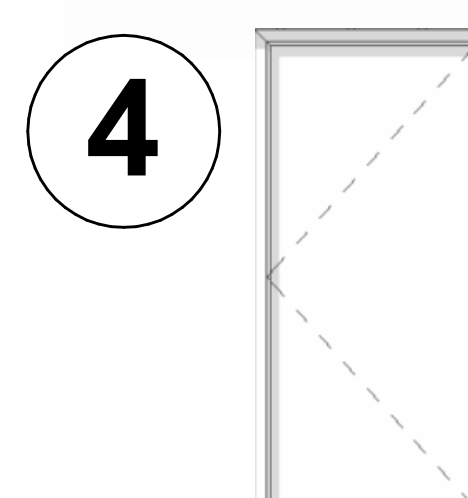
STYLE: HARDIE PANEL
SMOOTH BOARD & BATTEN
COLOR: ESCAPE GRAY
SW 6185



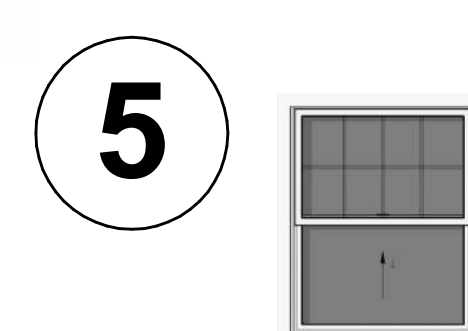
STYLE: HARDIE TRIM RUSTIC
GRAIN
COLOR: PURE WHITE
SW 7005



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

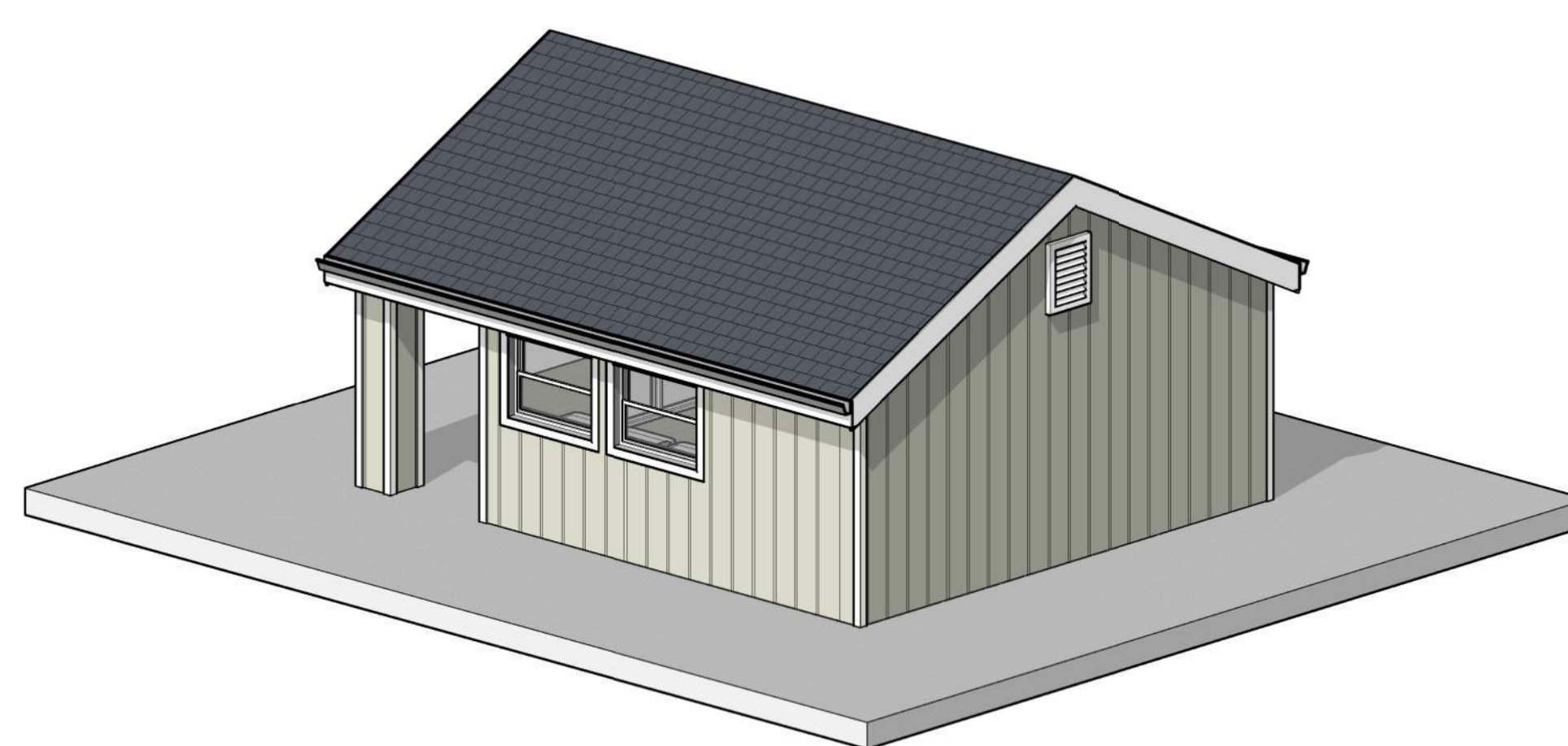
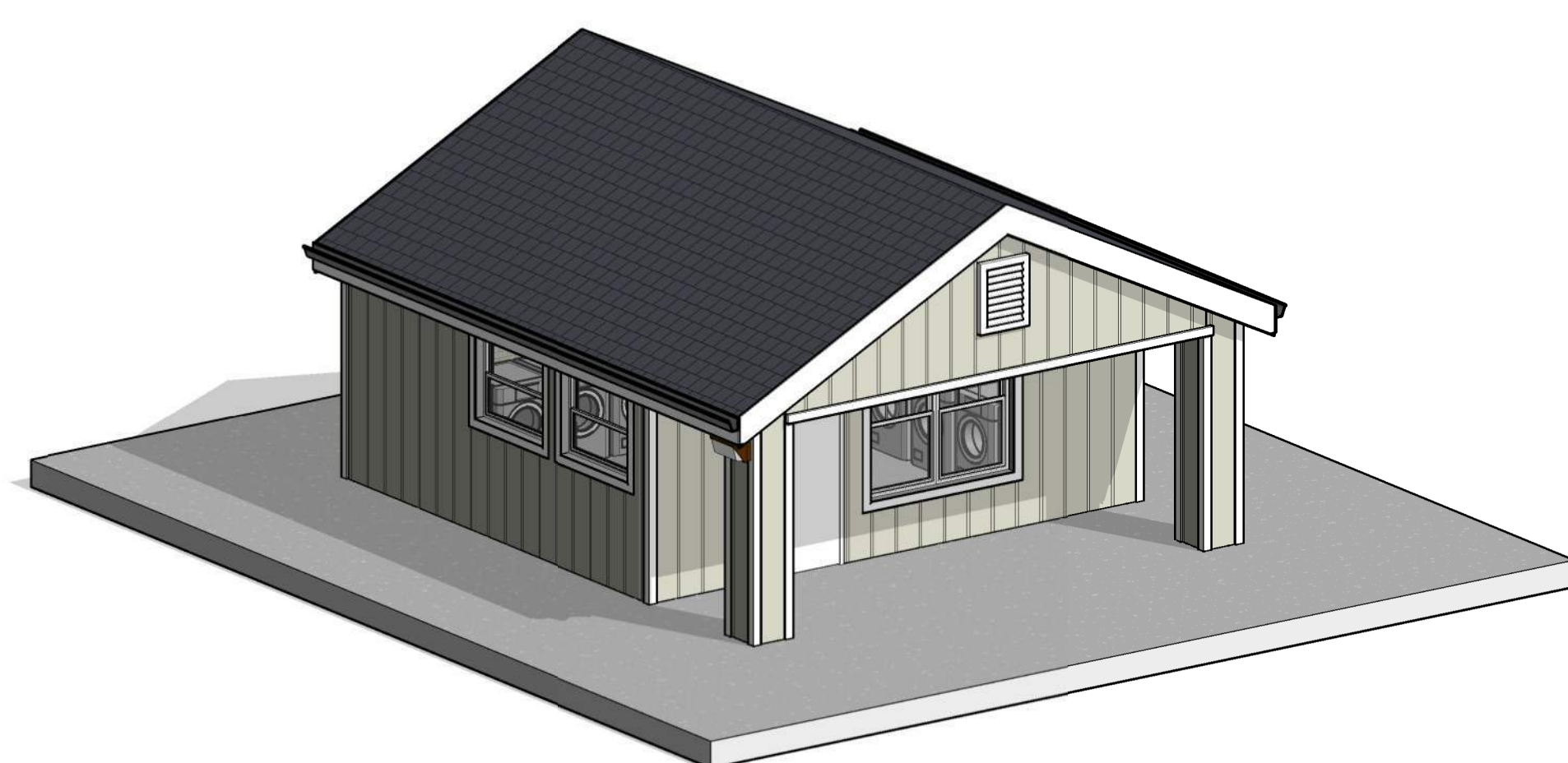


STYLE: NEW FLUSH PANEL
DOOR PER CONTRACTOR
COLOR: PURE WHITE
SW 7005



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

AUXILIARY BLDGS. COLOR SCHEME

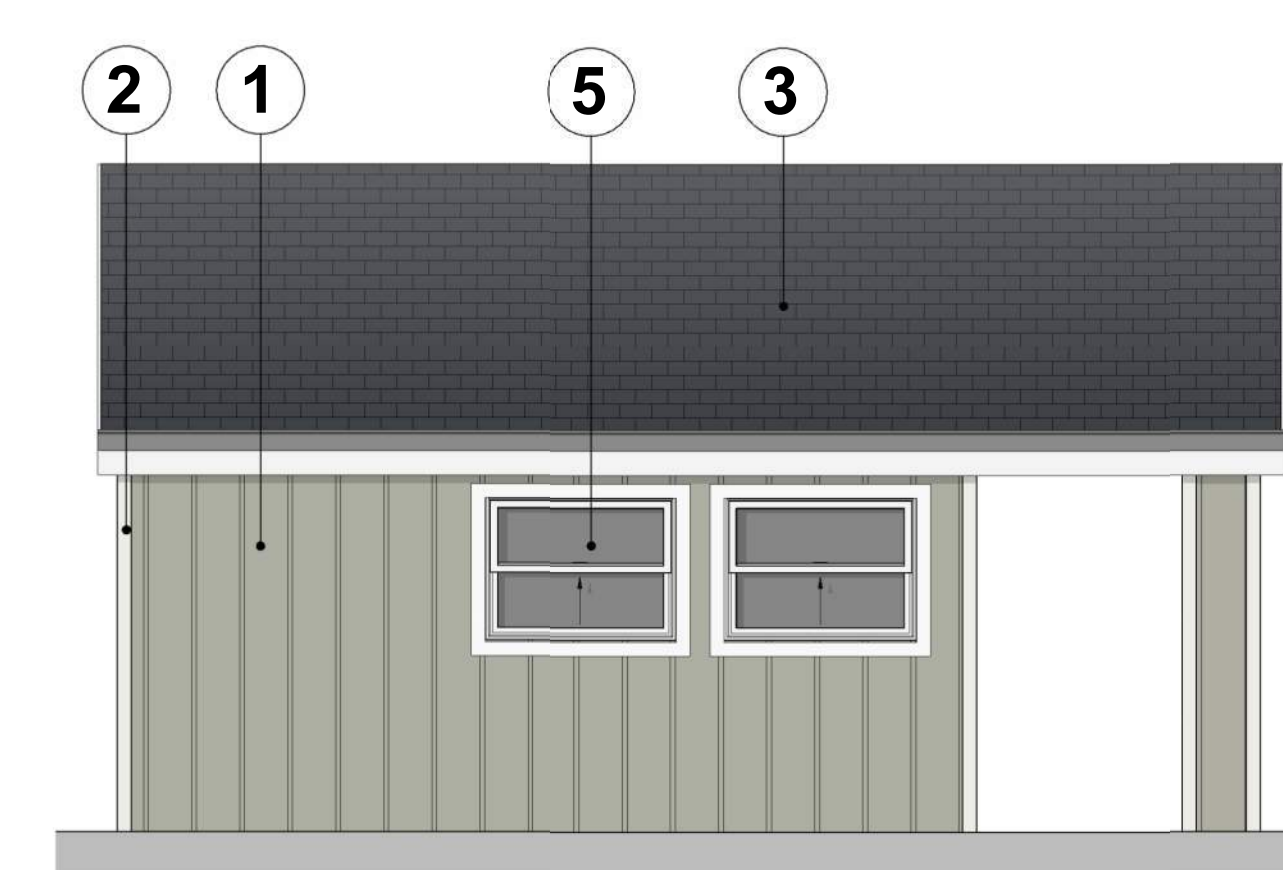
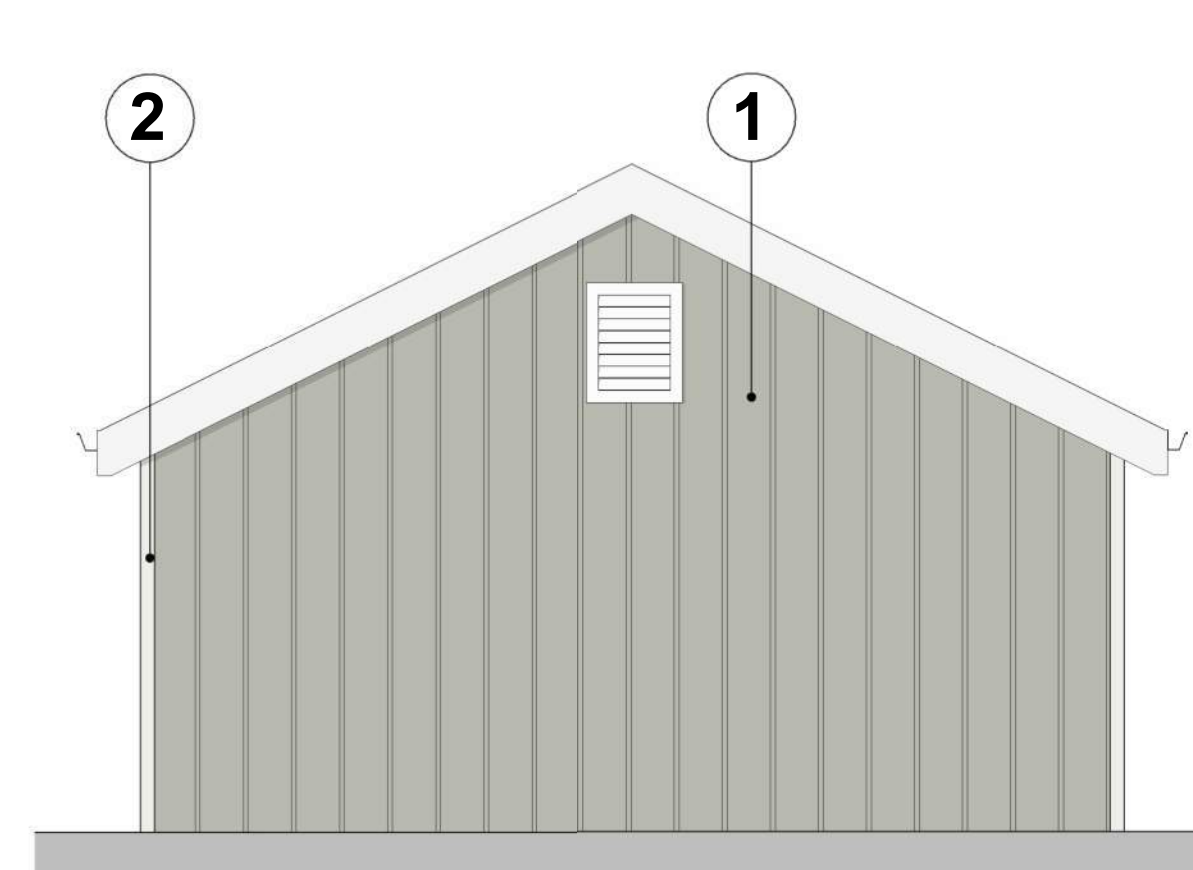
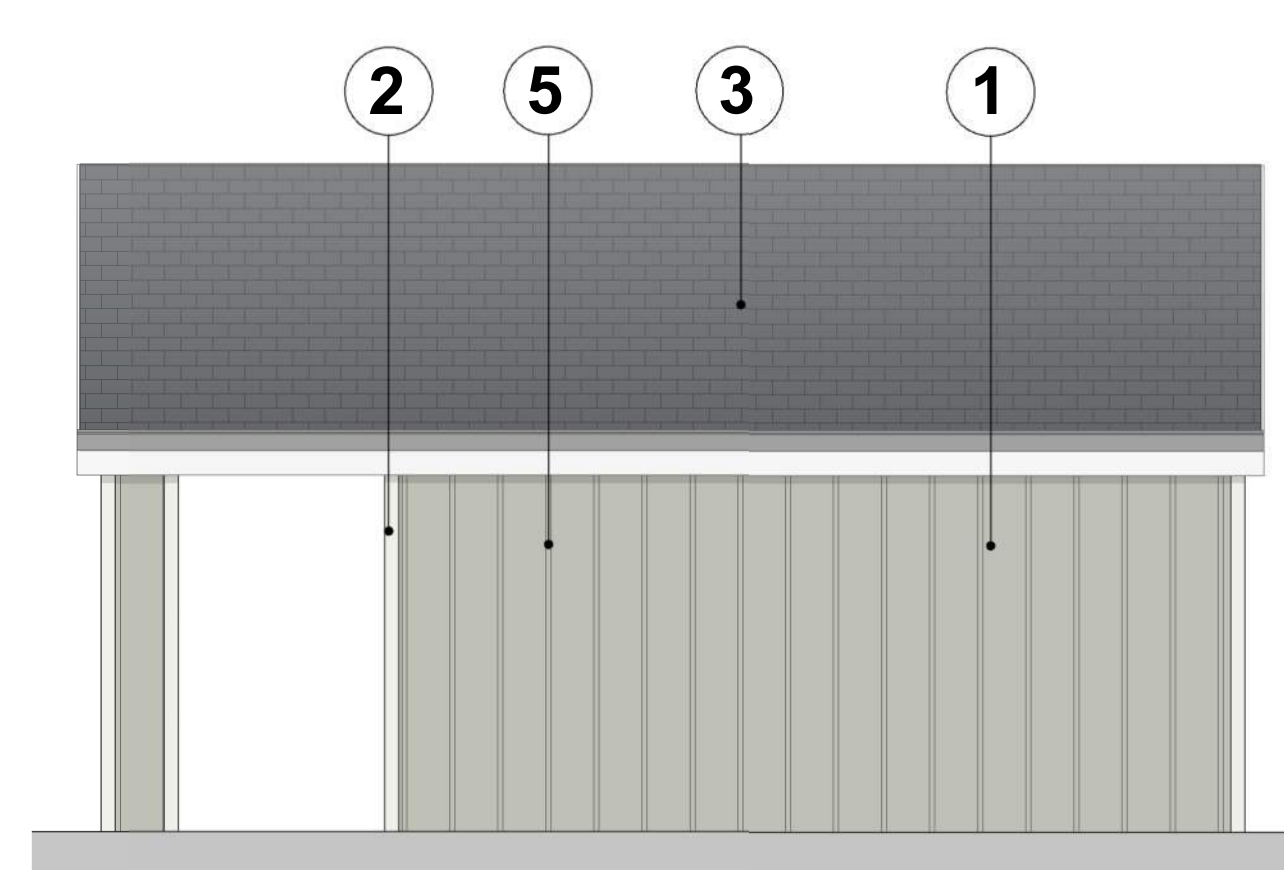
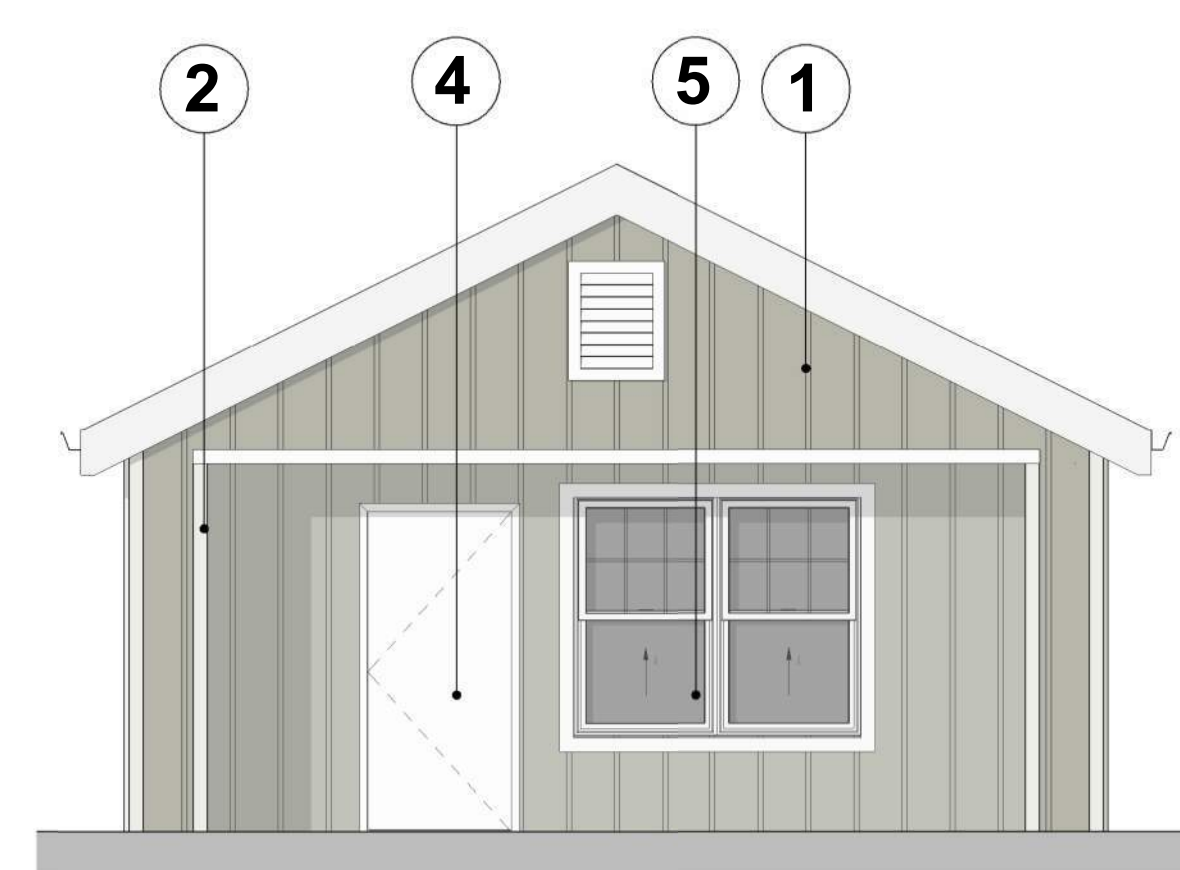


1 LAUNDRY COLOR SCHEME

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



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1 2 4 8
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



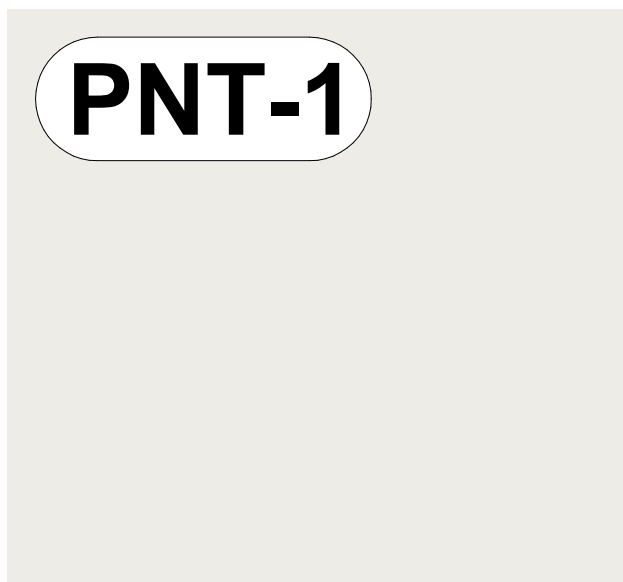
APPLICATION:
WASHER/DRYER
FINISH: STAINLESS
STEEL FRONTLOAD
WASHER/DRYER
(LG GCWF1069QS3
OR SIMILAR)



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



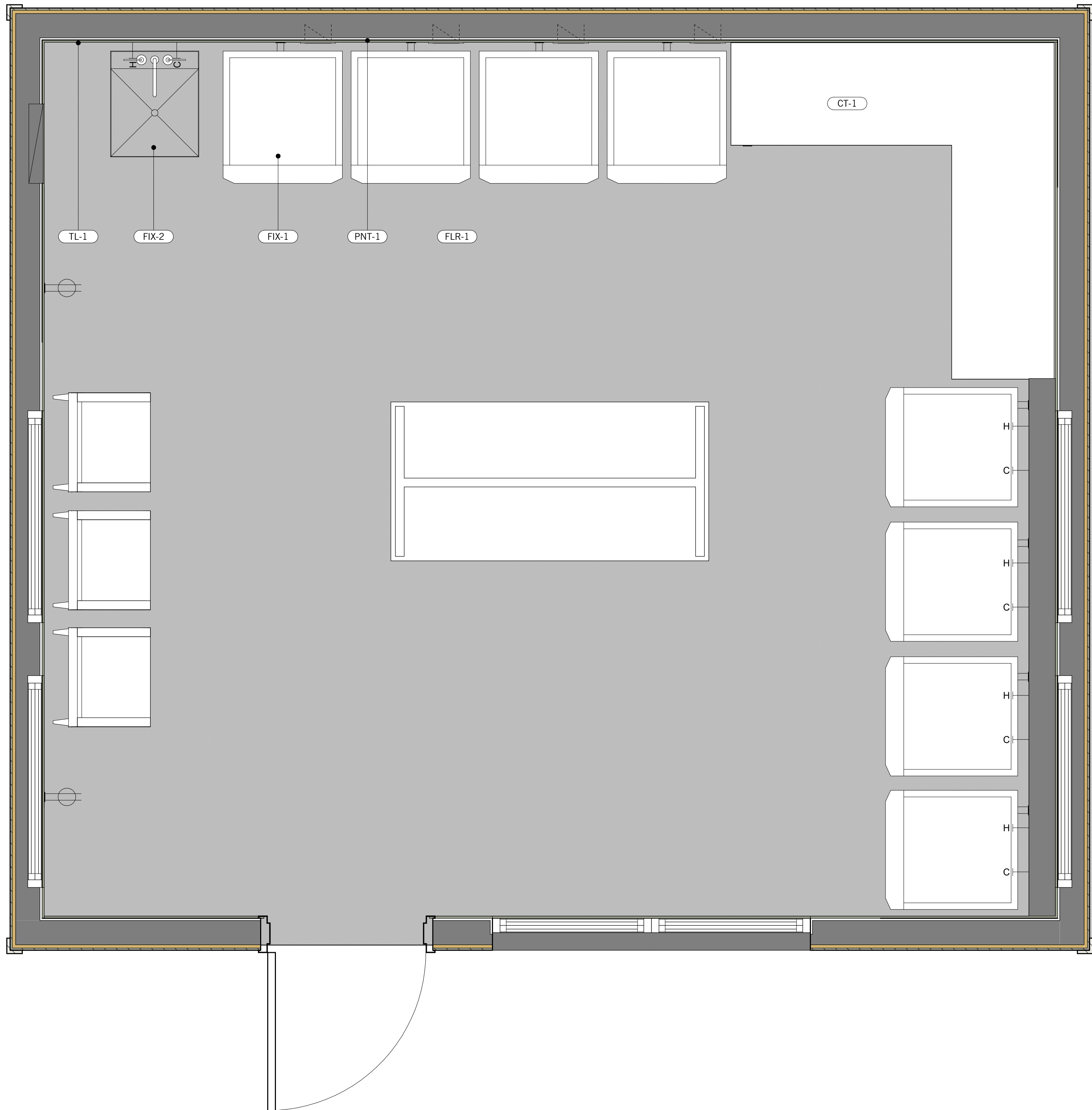
APPLICATION: FLOOR
FINISH: EPOXY FINISHED CONCRETE PER
CONTRACTOR



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

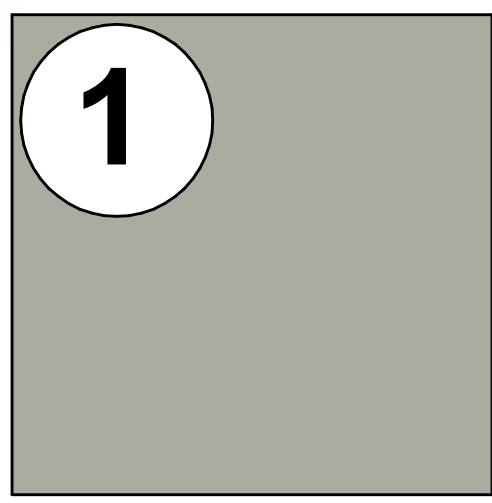
FINISH LEGEND

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

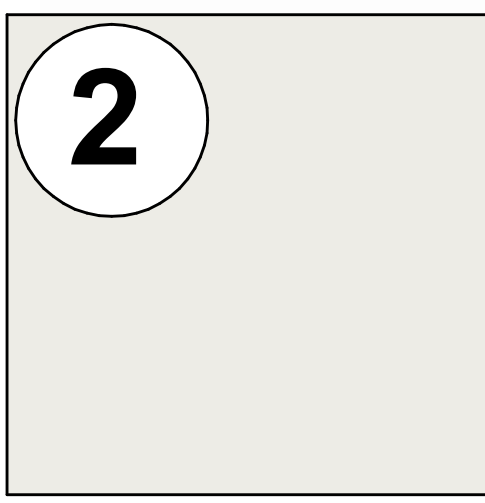


1 LAUNDRY - ENLARGED 1ST FLOOR PLAN COLOR SCHEME
3/4" = 1'-0"

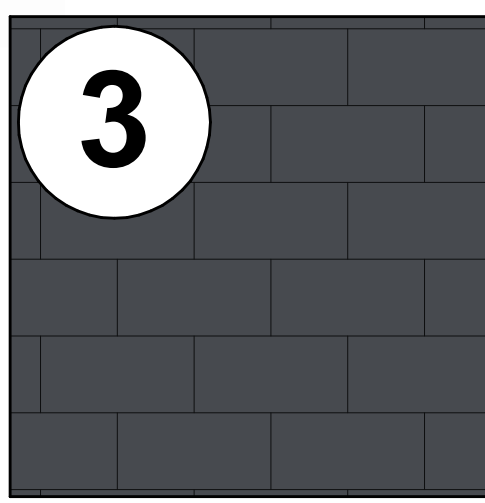




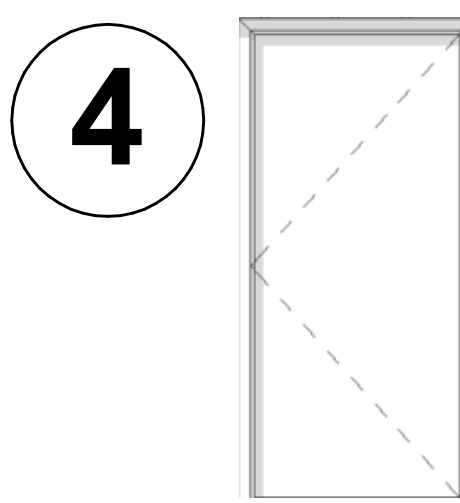
STYLE: HARDIE PANEL
SMOOTH BOARD & BATTEN
COLOR: ESCAPE GRAY
SW 6185



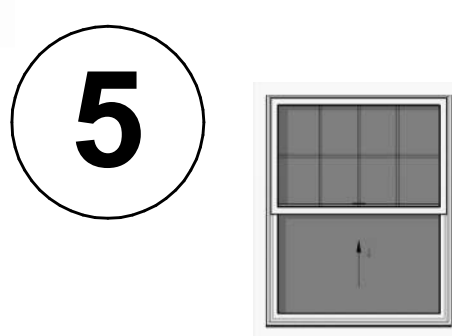
STYLE: HARDIE TRIM RUSTIC
GRAIN
COLOR: PURE WHITE
SW 7005



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

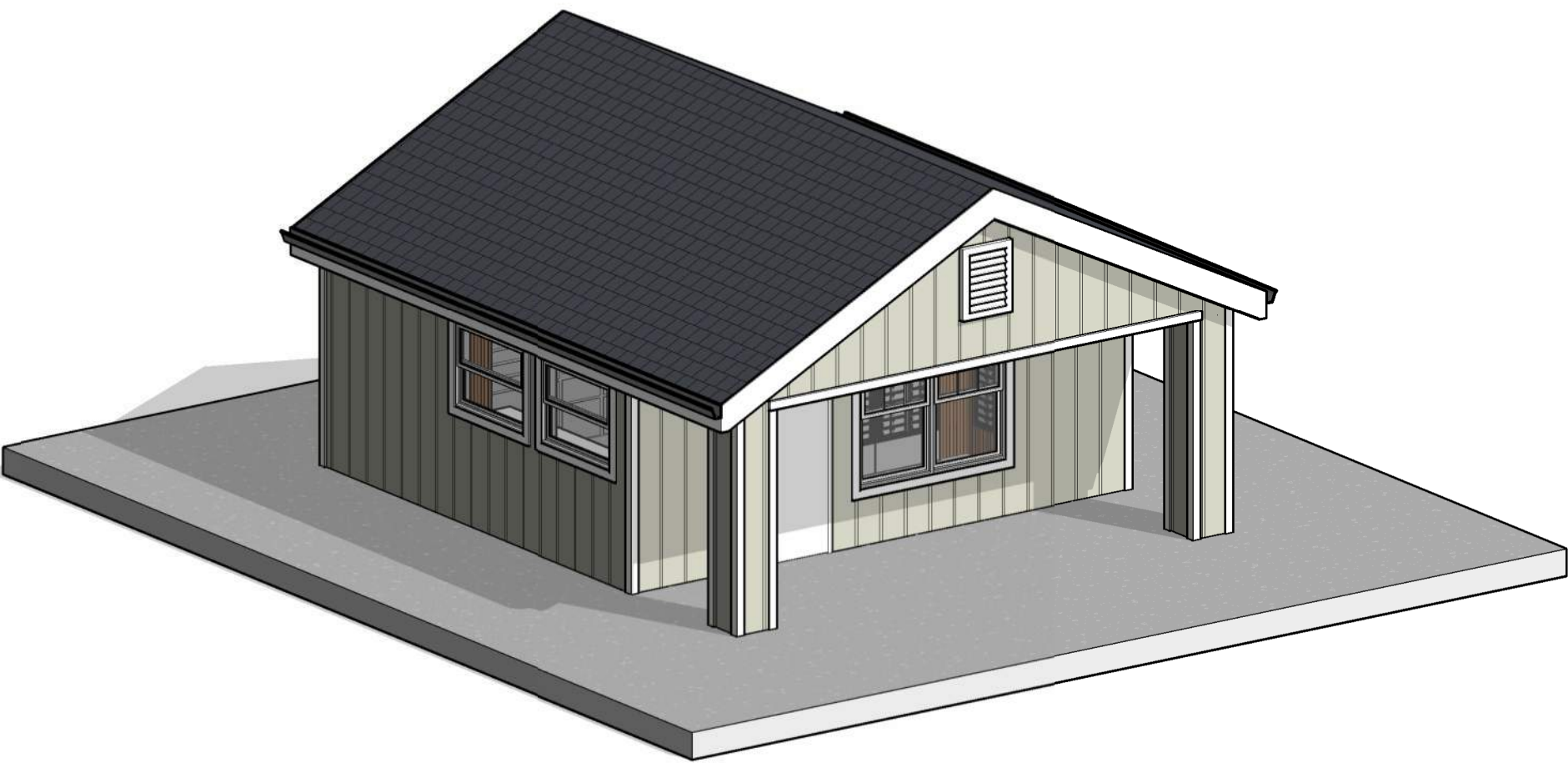


STYLE: NEW FLUSH PANEL
DOOR PER CONTRACTOR
COLOR: PURE WHITE
SW 7005

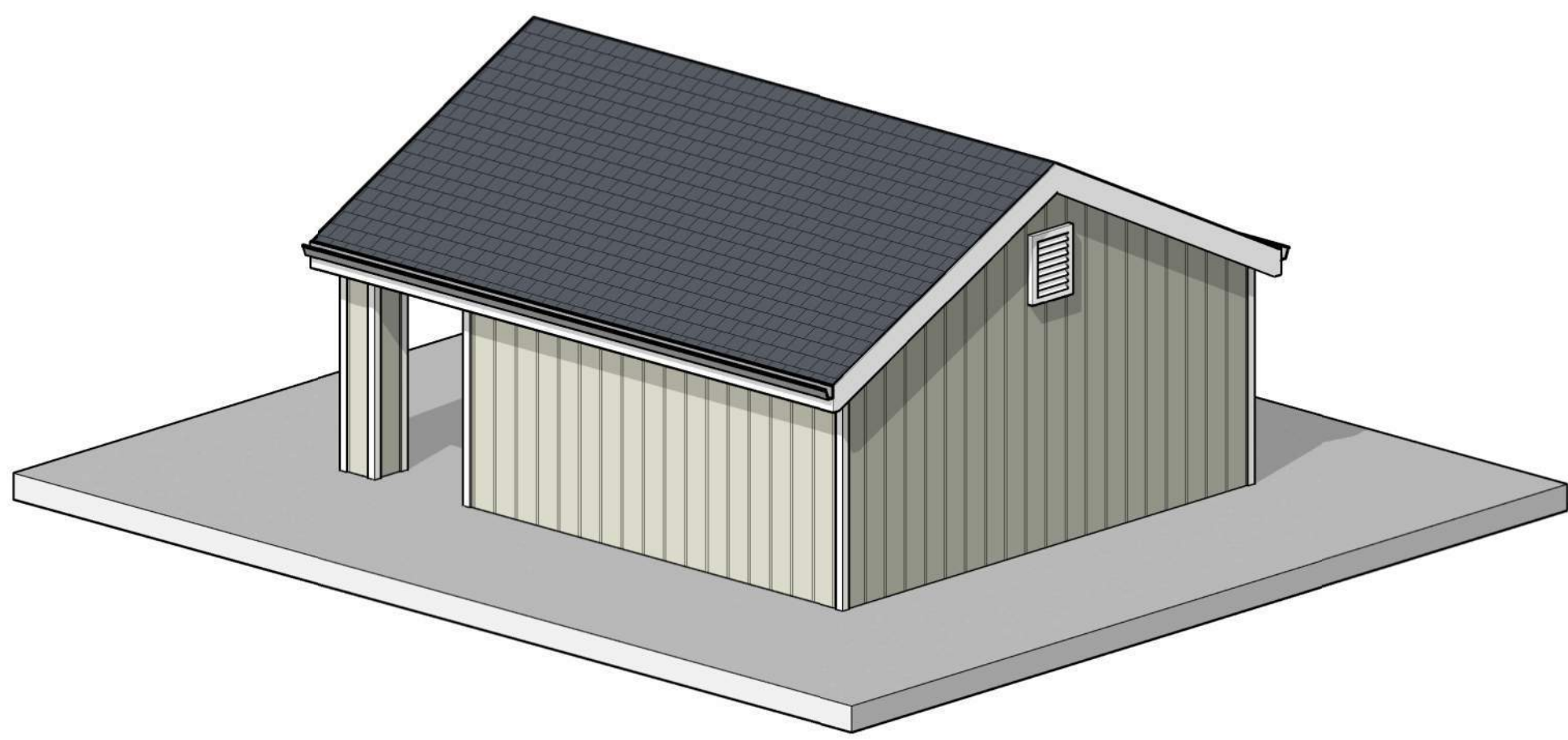


STYLE: TYP. VINYL WINDOW W/
UPPER GRID PER CONTRACTOR
COLOR: WHITE FINISH PER
MANUFACTURER

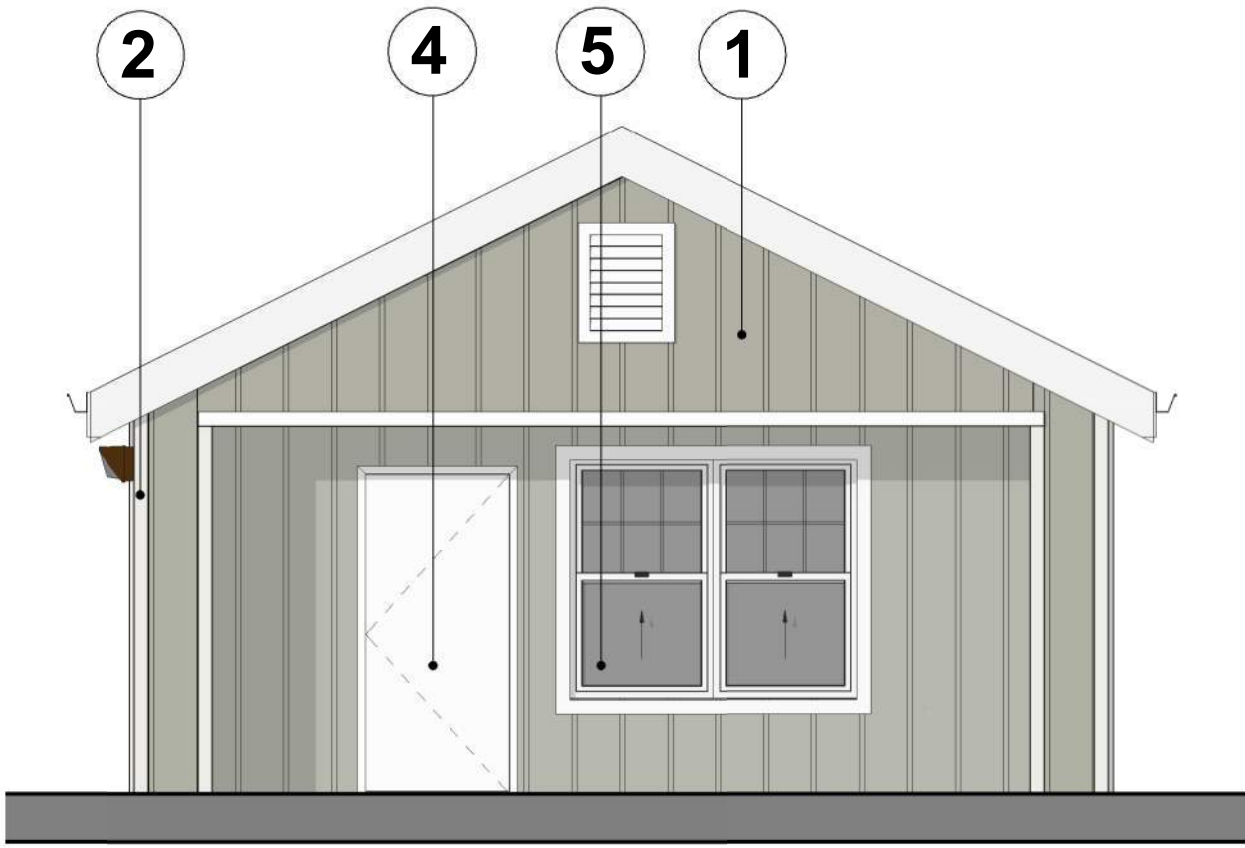
AUXILIARY BLDGS. COLOR SCHEME



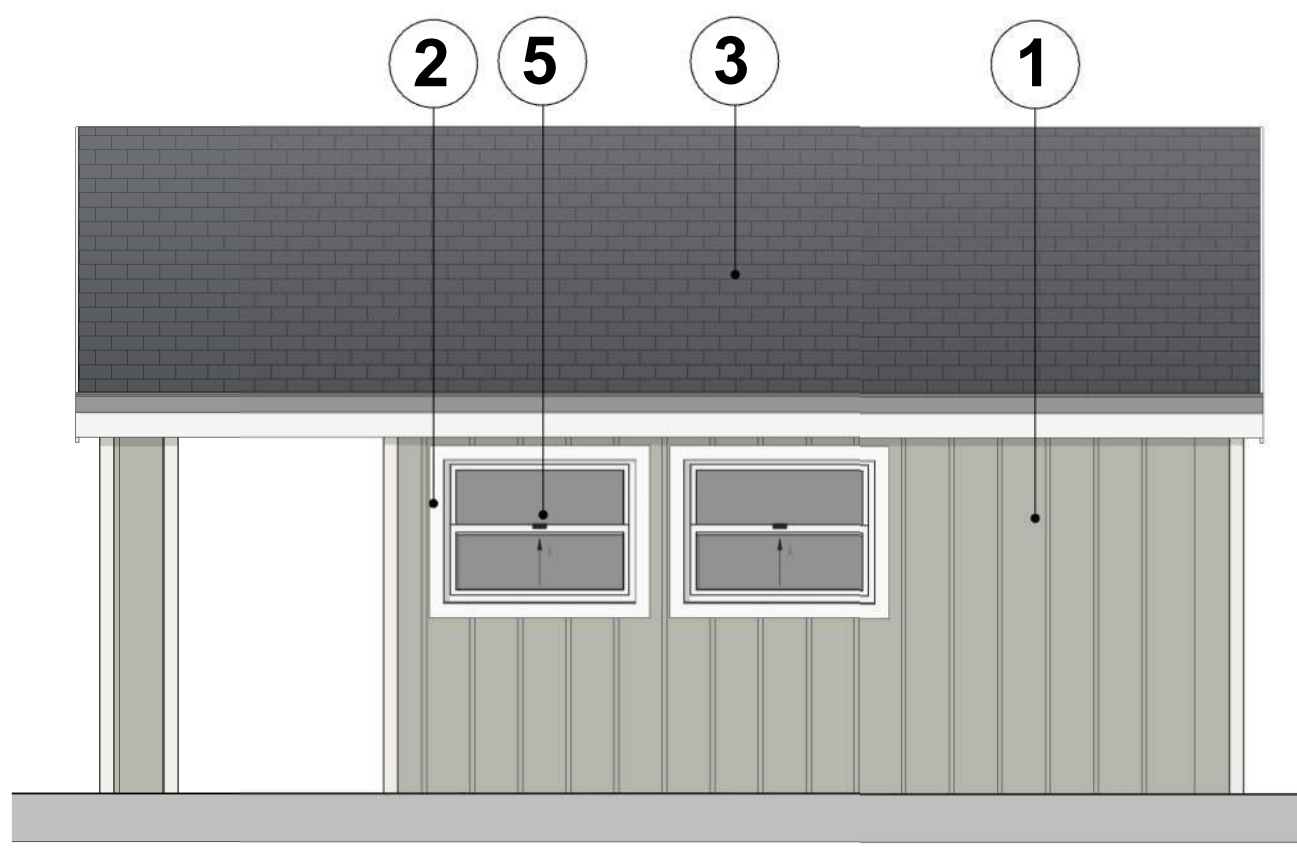
1 MAIL ROOM COLOR SCHEME
NOT TO SCALE



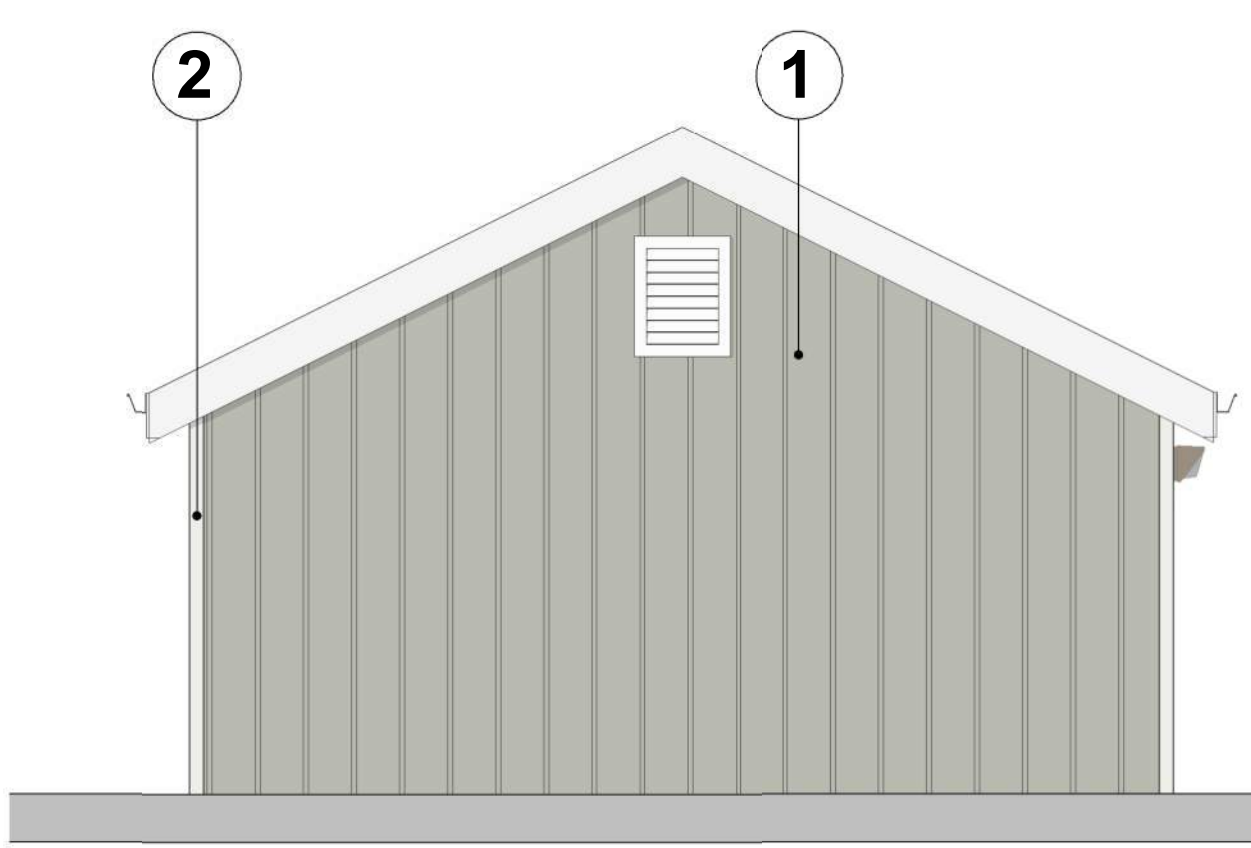
2 MAIL ROOM COLOR SCHEME
NOT TO SCALE



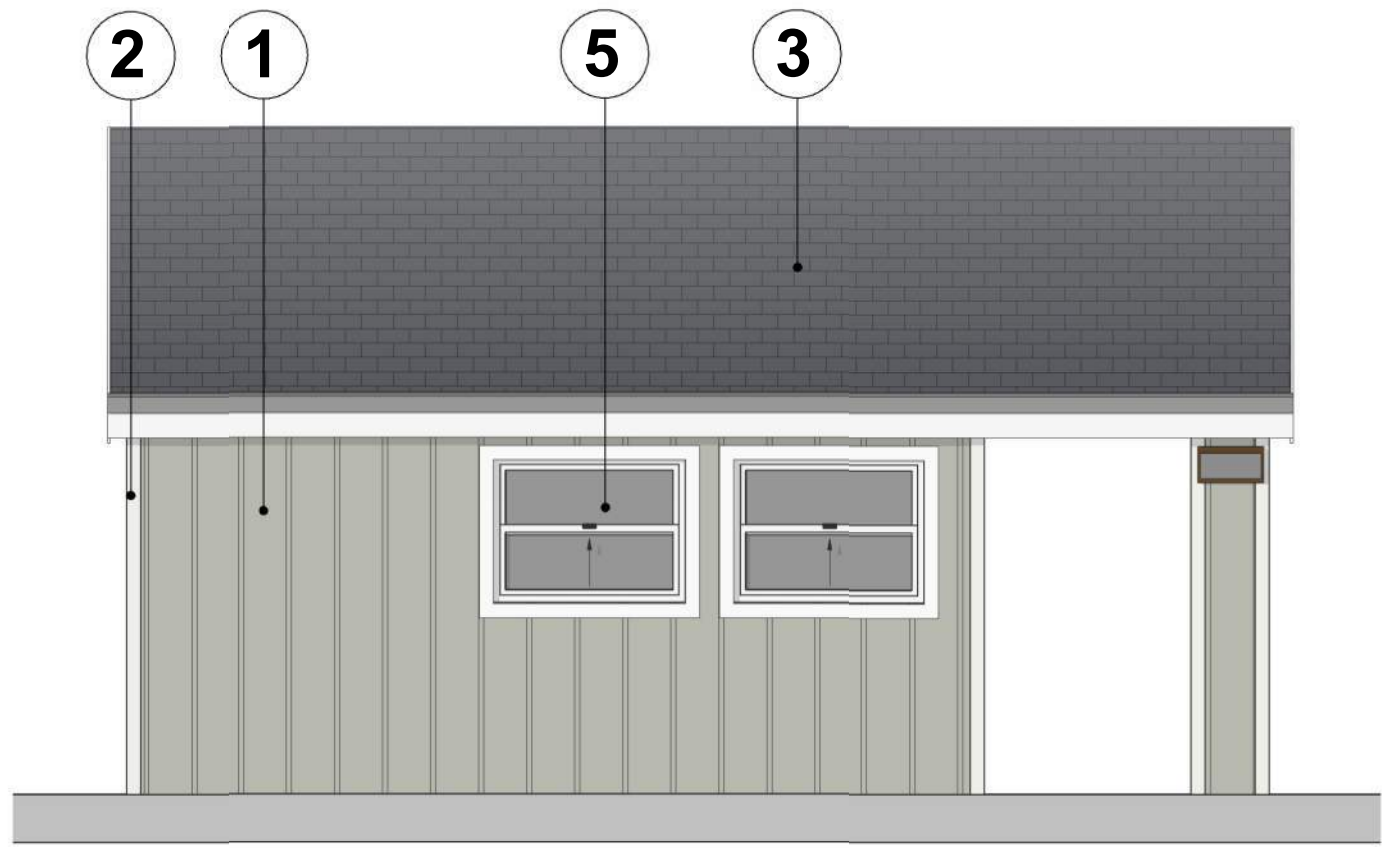
MAIL ROOM
FRONT ELEV. COLOR SCHEME
3 1/4" = 1'-0"



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



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



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



FIX-1

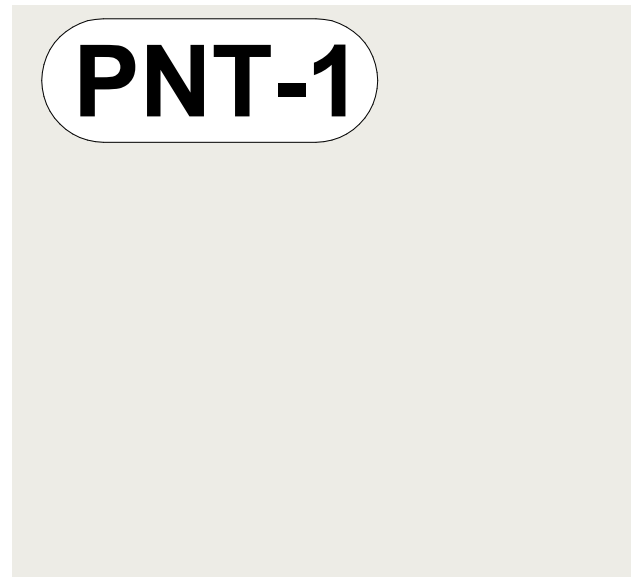
APPLICATION: FLOOR MOUNTED
FINISH: BLACK AMAZON OR PARCEL PENDING LOCKER

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

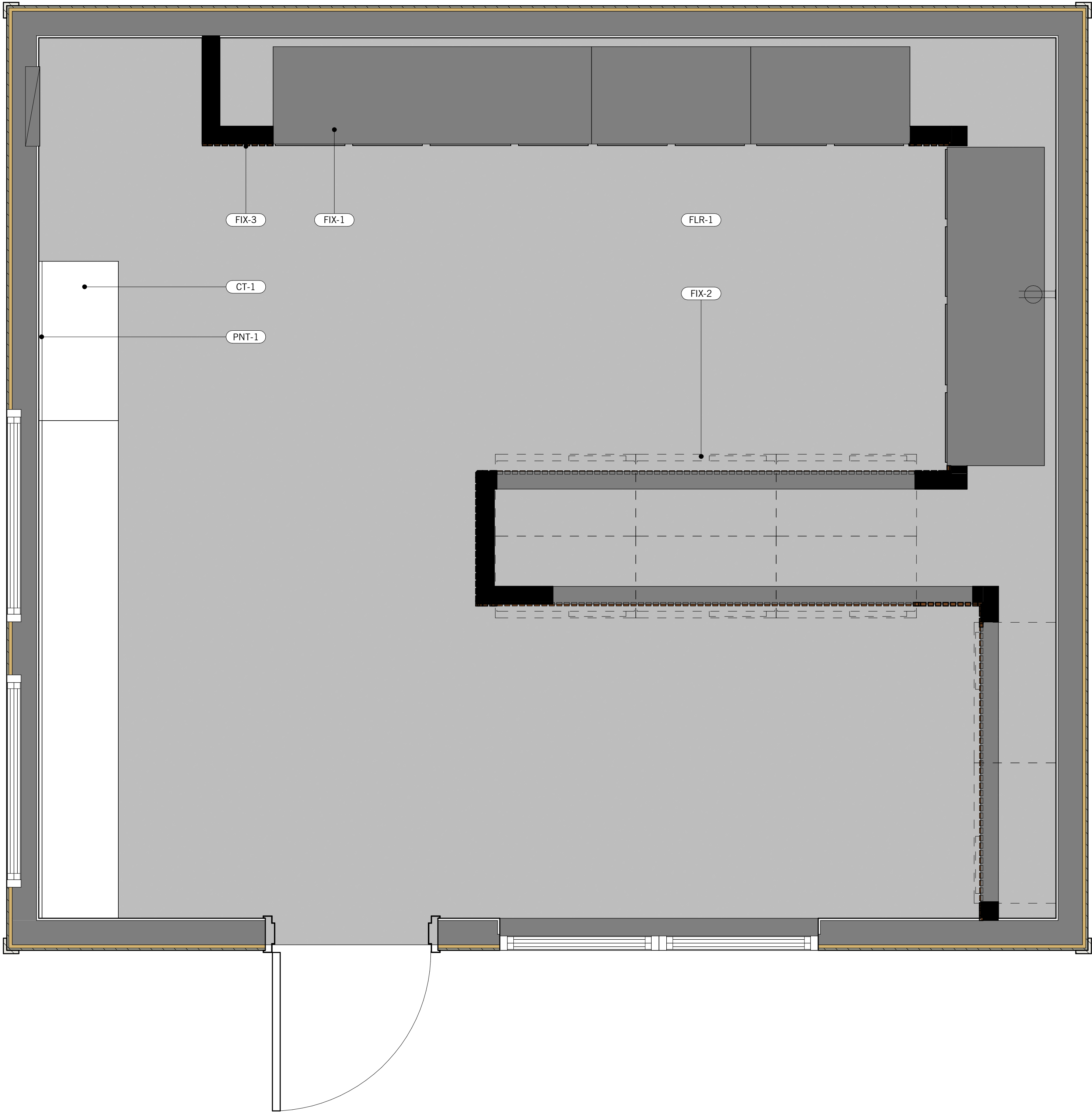
APPLICATION: FLOOR
FINISH: EPOXY FINISHED CONCRETE

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.



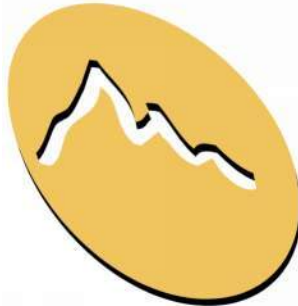
1 MAIL ROOM - 1ST FLOOR PLAN COLOR SCHEME
3/4" = 1'-0"



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



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

1

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

2

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

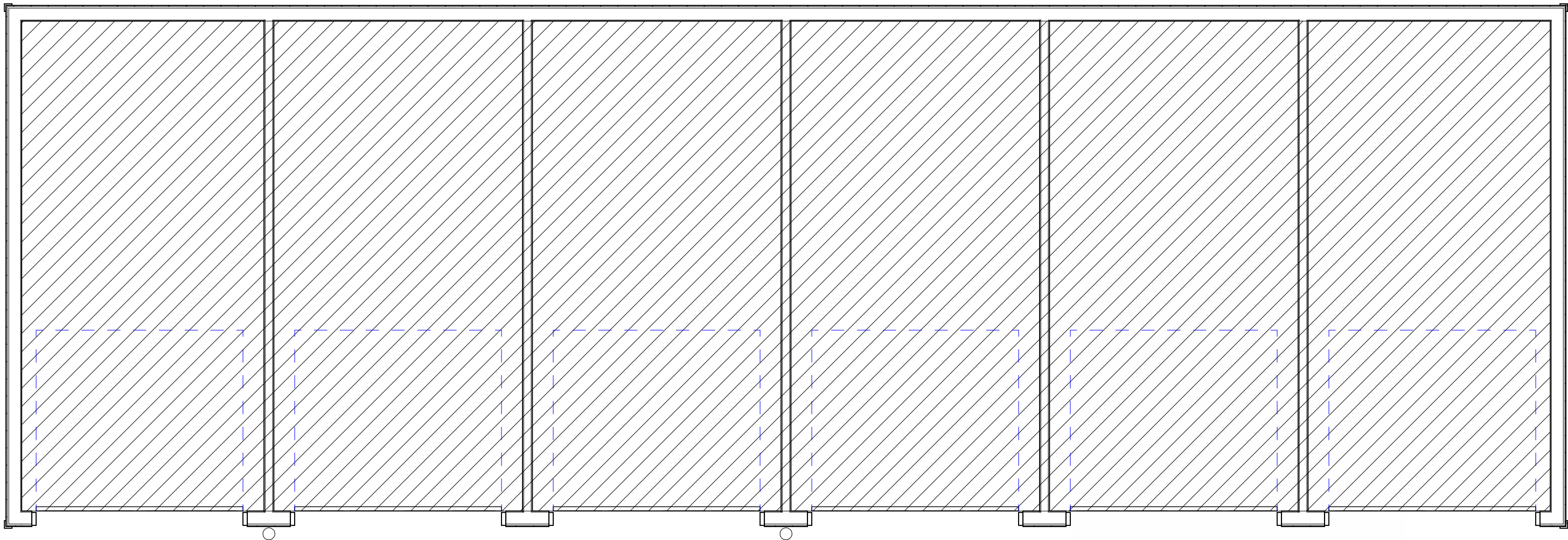
3

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

4

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

AUXILIARY BLDGS. COLOR SCHEME



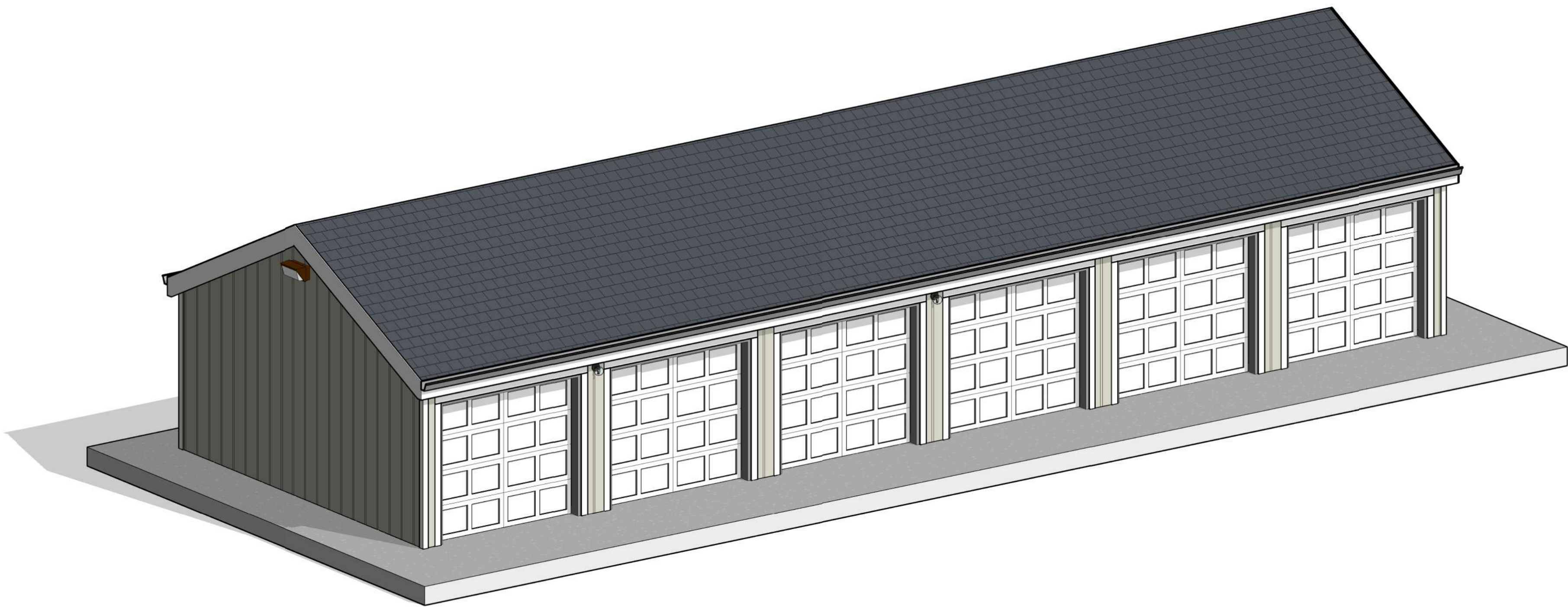
1ST FLOOR HATCH LEGEND

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

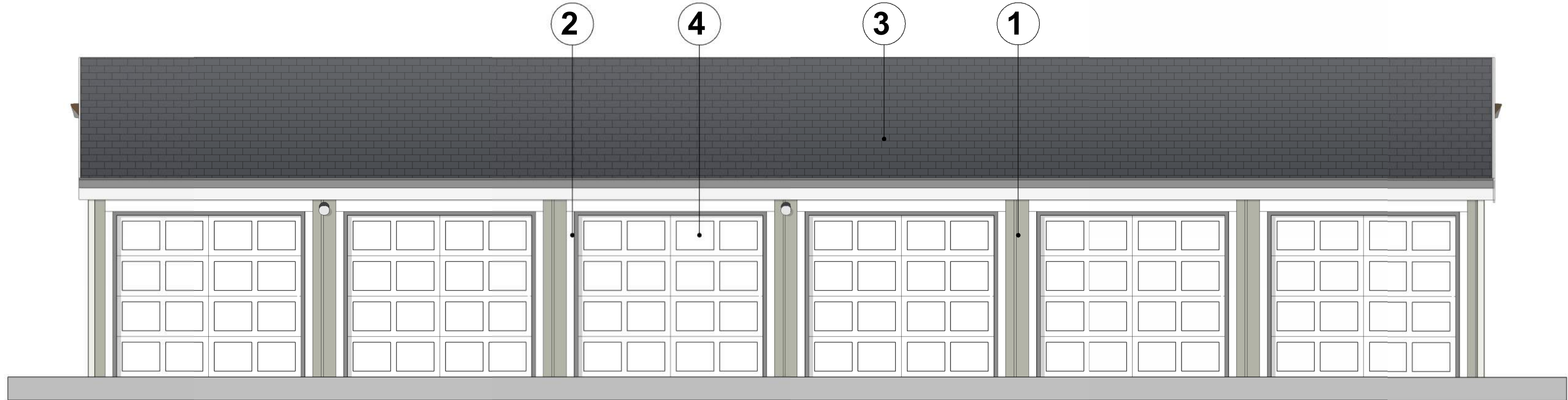
AREA SCHEDULE (GROSS)

NAME	AREA
FIRST FLOOR	1232 +/- SQ. FT.
GRAND TOTAL	1232 +/- SQ. FT.

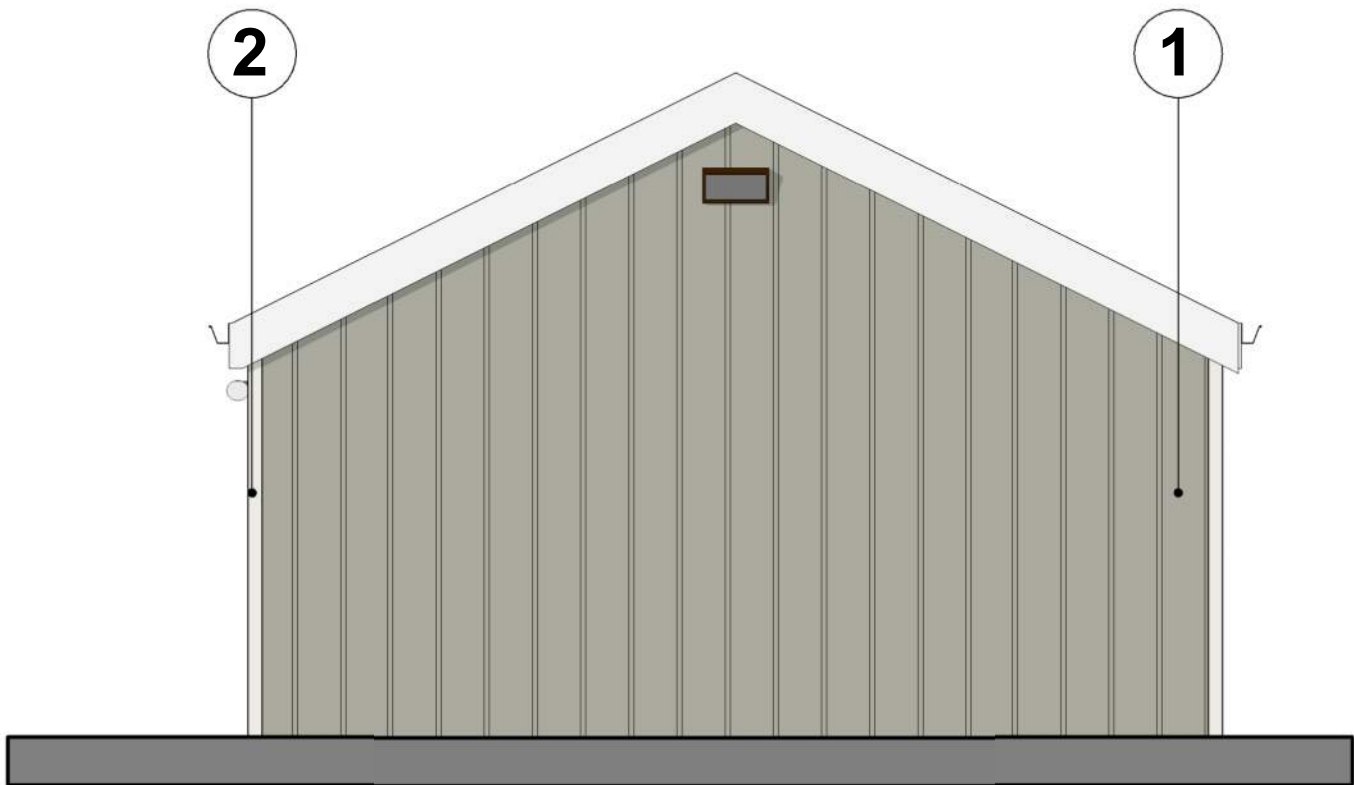
1 TYP. GARAGE 1ST FLOOR PLAN COLOR SCHEME
1/4" = 1'-0"



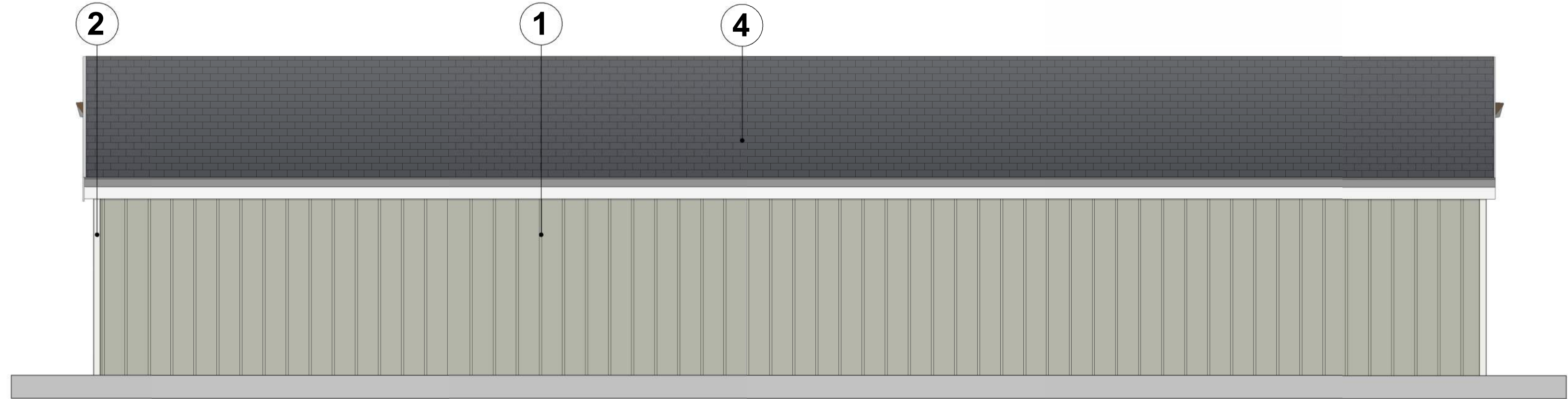
2 GARAGE ORTHOGRAPHIC VIEW COLOR SCHEME
NOT TO SCALE



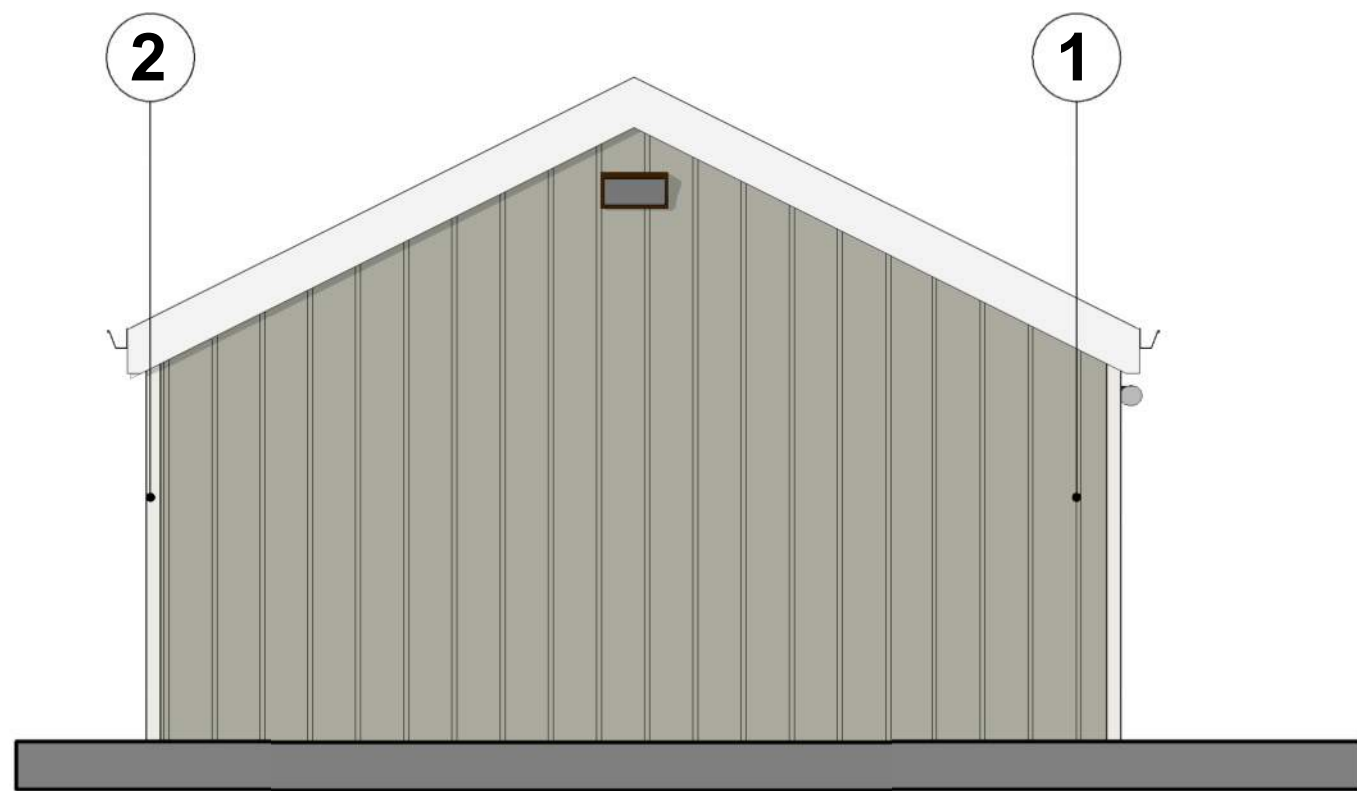
3 TYP. GARAGE FRONT ELEV. COLOR SCHEME
1/4" = 1'-0"



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



5 TYP. GARAGE REAR 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



Aberdeen Capital

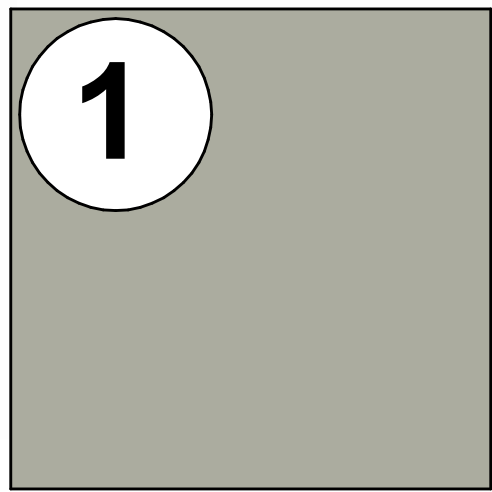


LMC
CONSTRUCTION

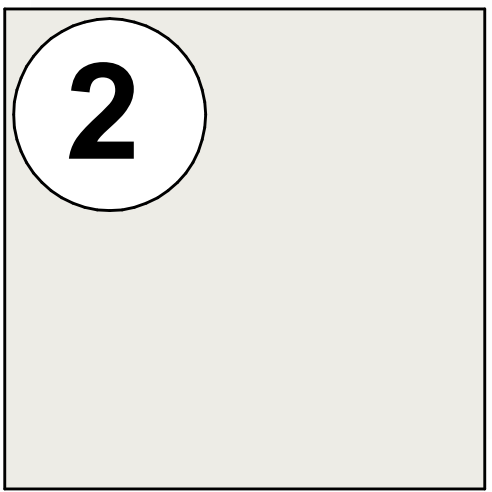


1 2 4 8
SCALE: 1/4" = 1'-0"
JOB NO. 1733-002
DATE 9/11/2024
10900 NE 8th Street, Suite 1650
Bellevue, Washington 98004
425-453-5388

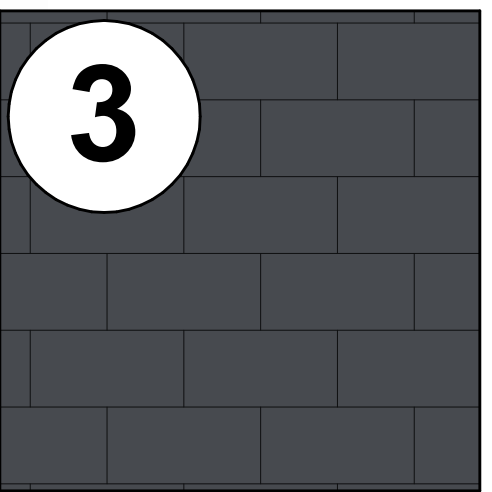
A26



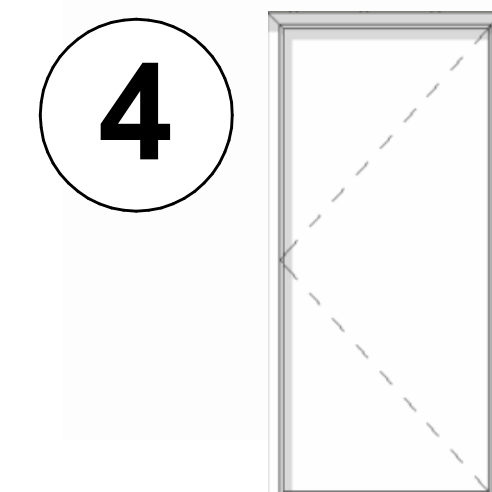
STYLE: HARDIE PANEL
SMOOTH BOARD & BATTEN
COLOR: ESCAPE GRAY
SW 6185



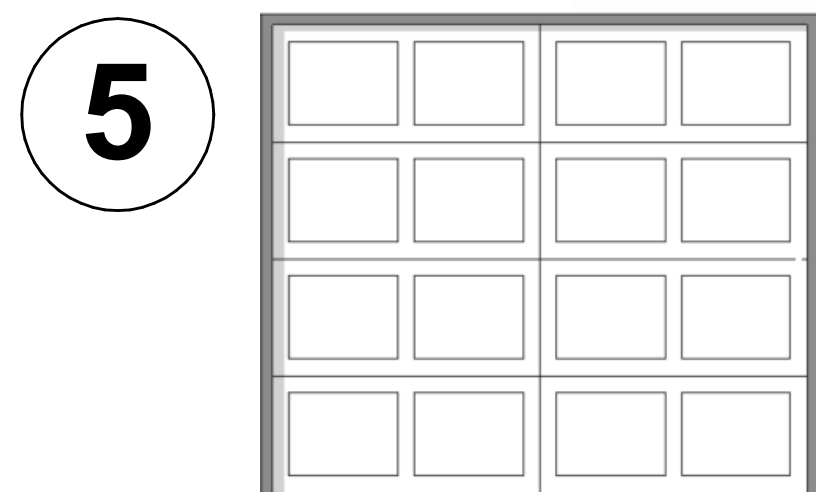
STYLE: HARDIE TRIM RUSTIC
GRAIN
COLOR: PURE WHITE
SW 7005



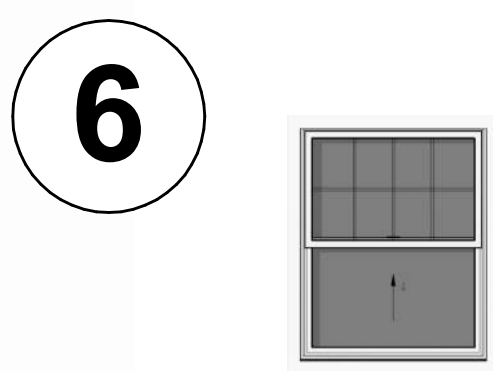
STYLE: ASPHALT SHINGLE
SIDING PER CONTRACTOR
COLOR: COLOR MATCH TO
BUILDING "1" ROOF



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

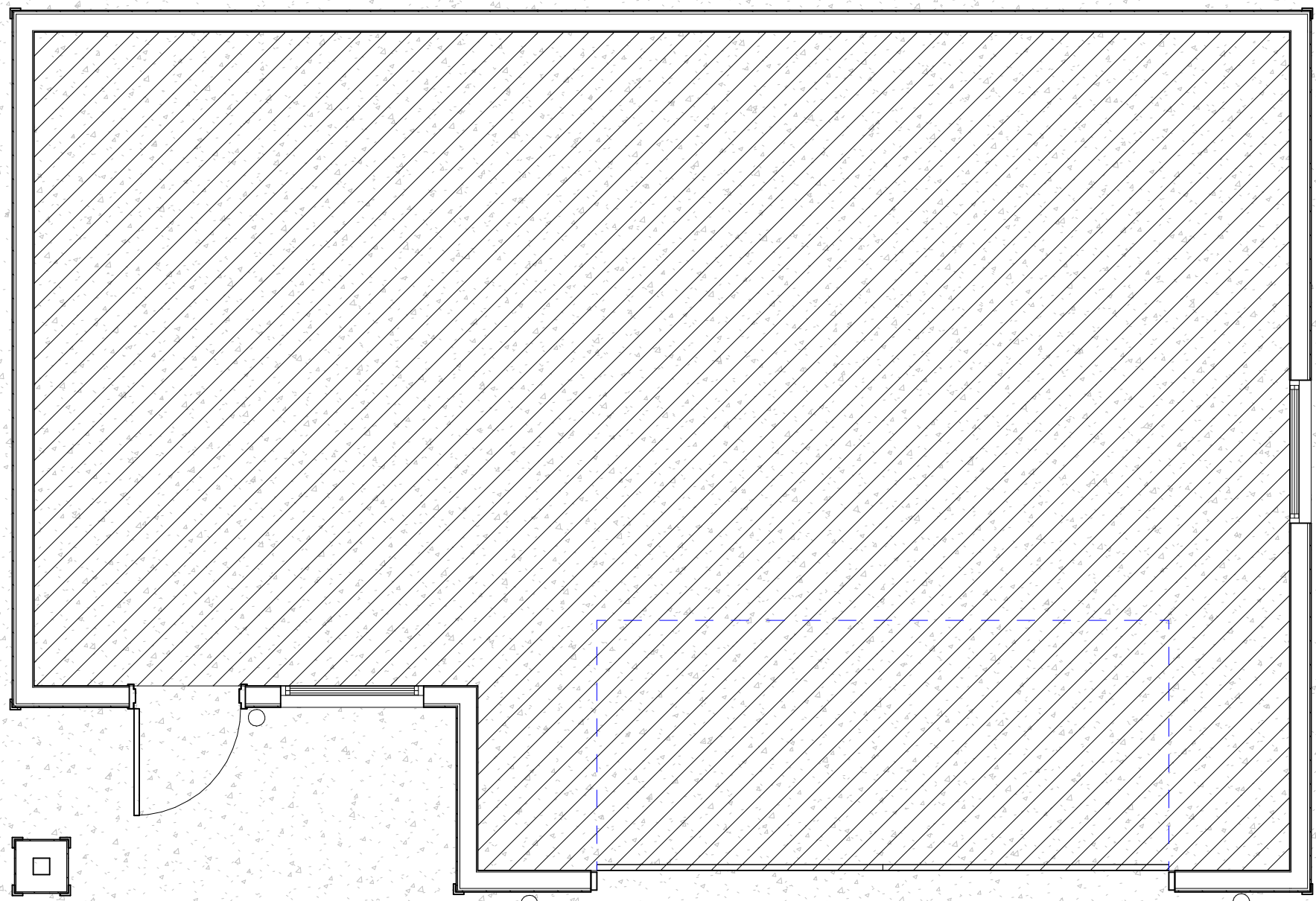


STYLE: NEW GARAGE DOOR PER
CONTRACTOR
COLOR: PURE WHITE
SW 7005

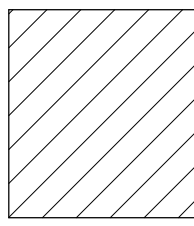


STYLE: TYP. VINYL WINDOW W/
UPPER GRID PER CONTRACTOR
COLOR: WHITE FINISH PER
MANUFACTURER

AUXILIARY BLDGS. COLOR SCHEME



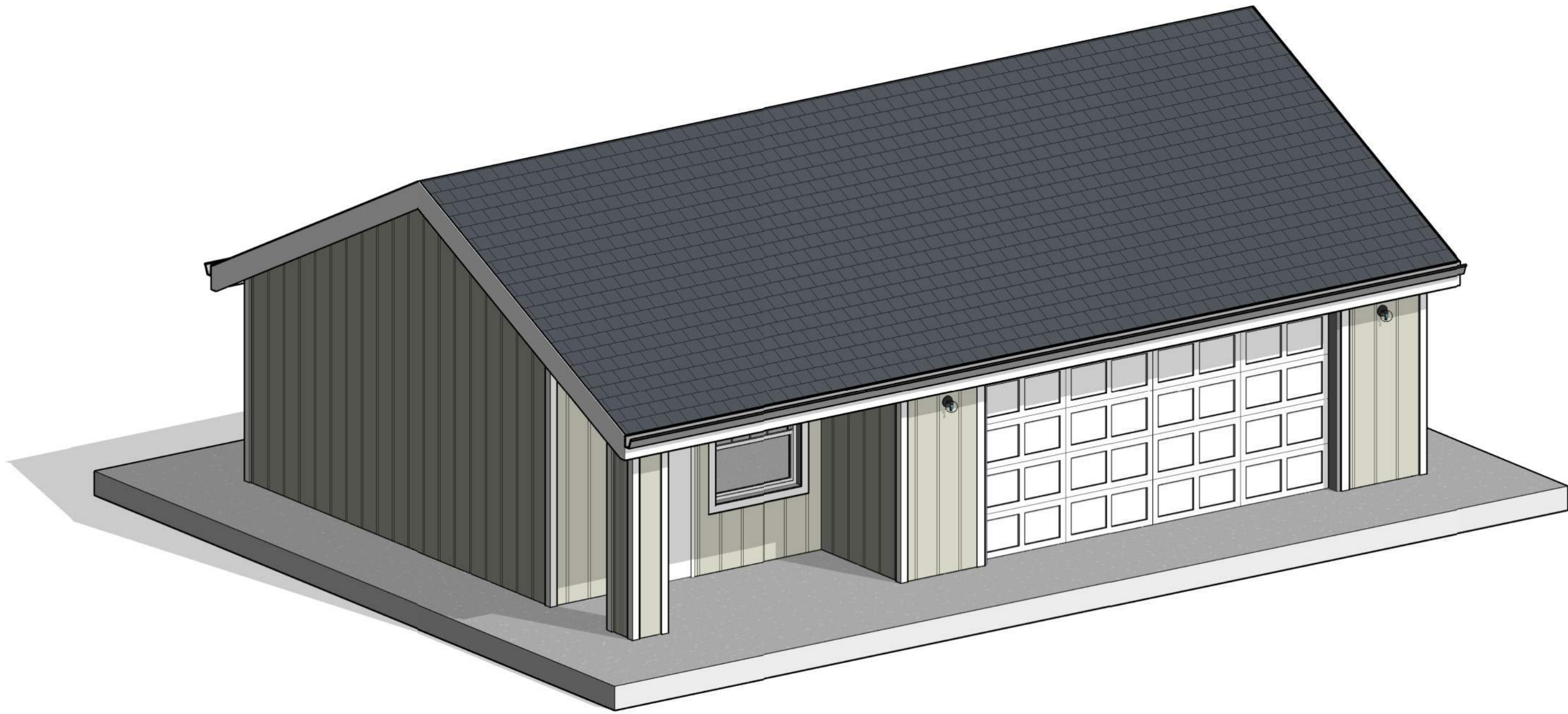
1ST FLOOR HATCH LEGEND



DIAGONAL-UP HATCH
INDICATES SPACE OF THE
BUILDING NOT IN THIS
PROJECT'S SCOPE OF
WORK.

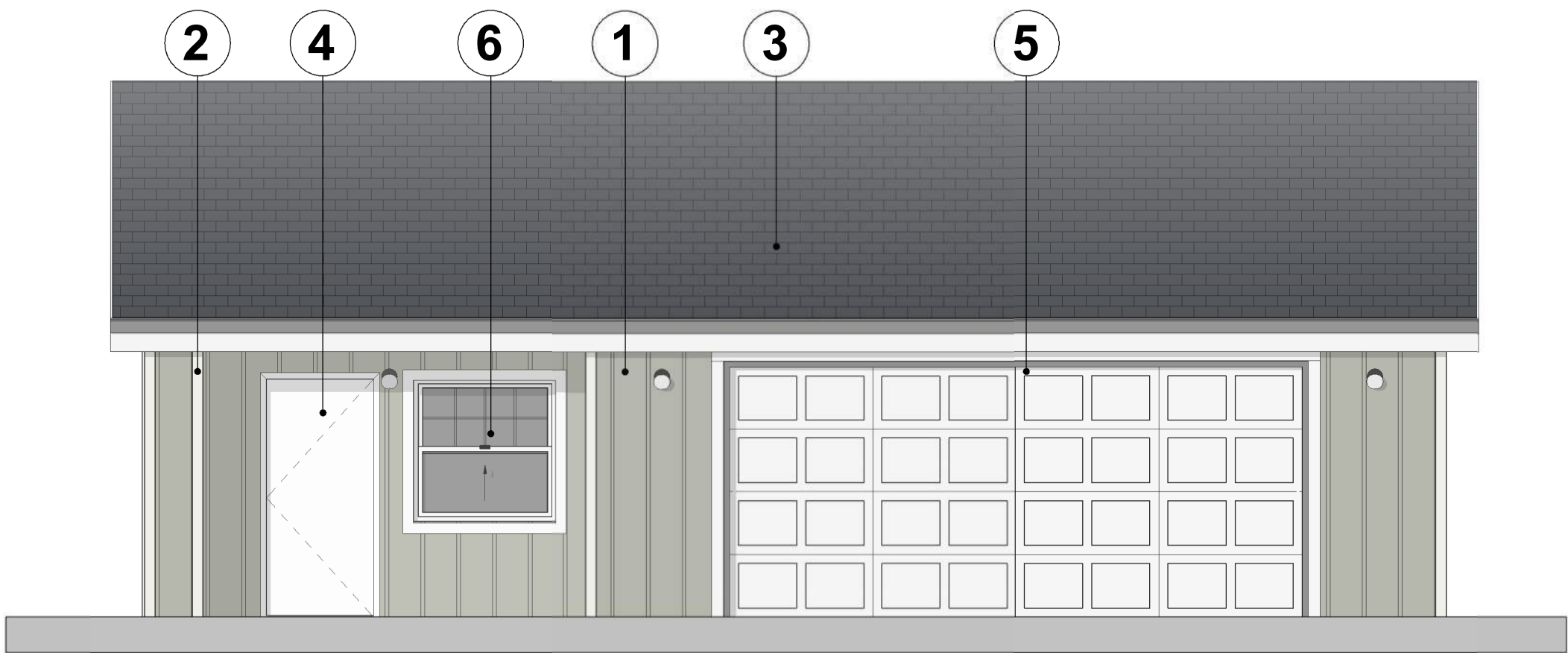
AREA SCHEDULE (GROSS)

NAME	AREA
FIRST FLOOR	1232 +/- SQ. FT.
GRAND TOTAL	1232 +/- SQ. FT.



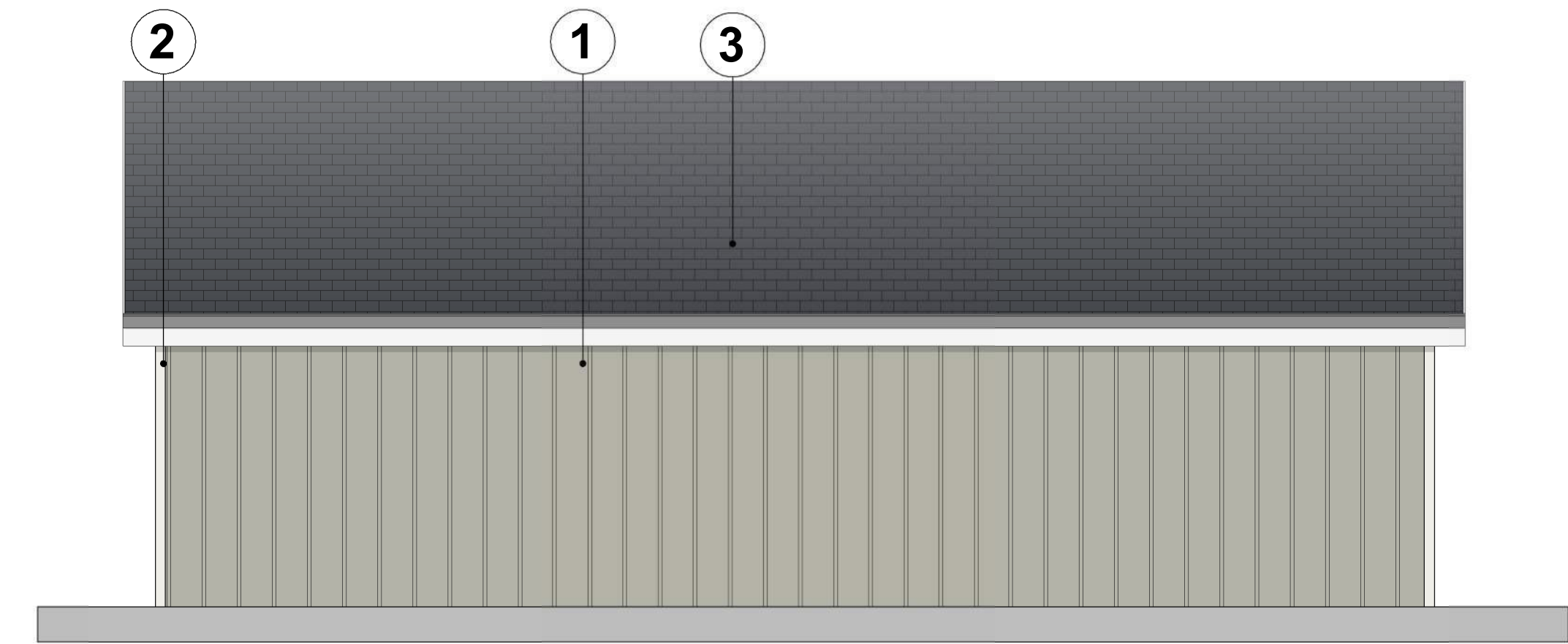
1 MAINTENANCE SHOP 1ST FLOOR PLAN COLOR SCHEME

1/4" = 1'-0"



3 MAINTENANCE SHOP FRONT ELEV. COLOR SCHEME

1/4" = 1'-0"

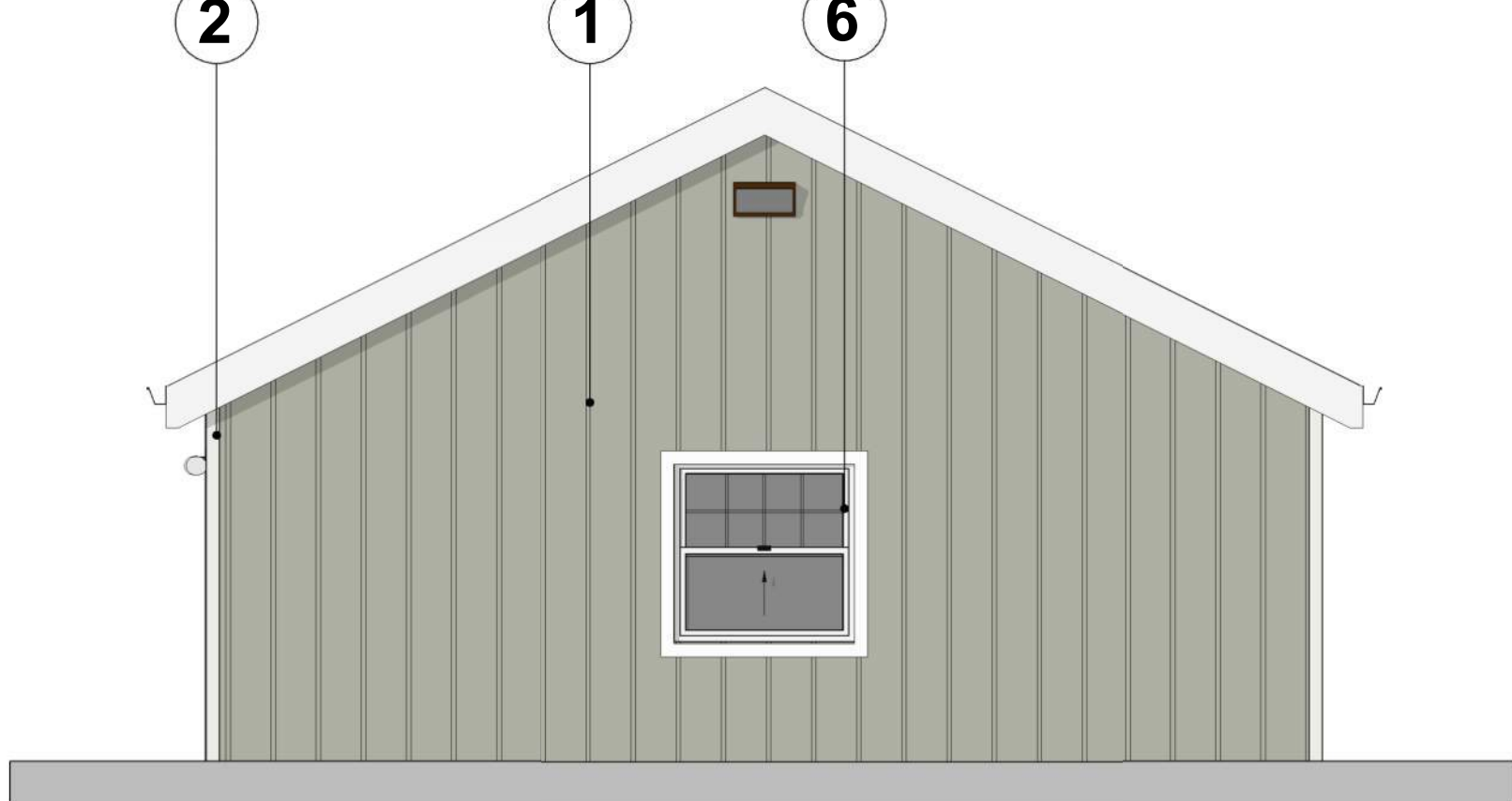


5 MAINTENANCE SHOP REAR ELEV. COLOR SCHEME

1/4" = 1'-0"

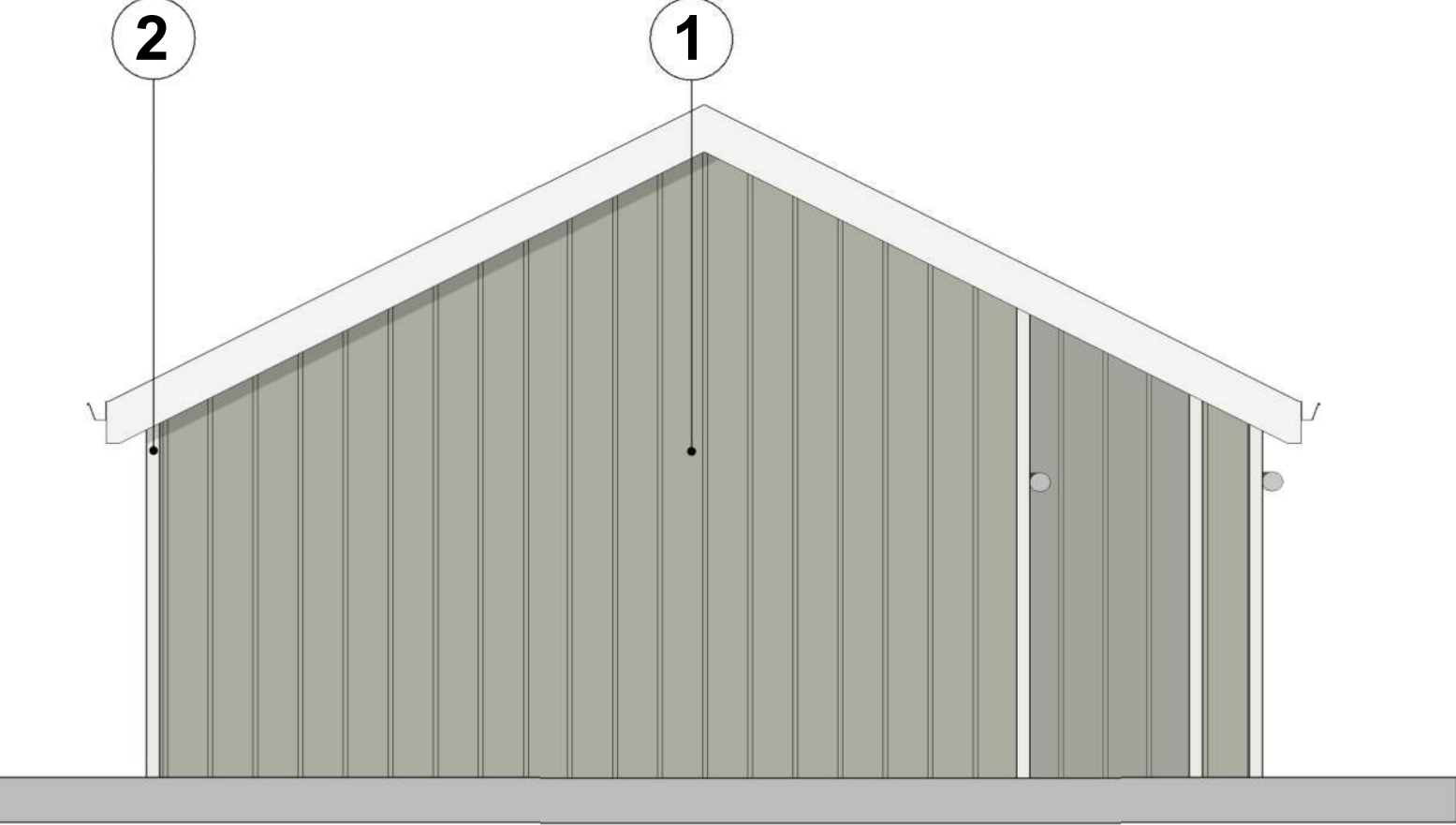
2 MAINTENANCE SHOP COLOR SCHEME

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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