CITY OF Salem AT YOUR SERVICE

Site Plan Review Application

Planning/Permit Application Center
City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513
503-588-6173 * planning@cityofsalem.net
If you need the following translated in Spanish, please call 503-588-6256.
Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

(For office use only)
Permit #: 19-122762-RP
19-122763-DR

Application type

○ Class 1 ○ Class 2 ⊙ Class 3
⊙ New ○ Modification

Work site location and information

Street address or location of subject property	Kale Road
Total size of subject property	34 Acres
Assessor tax lot numbers	062W32C/Tax Lots 700 and 800
Zoning	RM2
Comprehensive Plan Designation	Multi-Family Residential
Existing use(s) on the subject property	Vacant
Proposed use(s) on the subject property	multi-family dwelling development
Project description	324-unit multi-family dwelling development

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	NorthStar Communities	9550 SE Clackamas Clackamas, Oregon 97015	Patricia@iecon.us
Agent	Brandie Dalton Land_Use Consultant	Multi/Tech Engineering.net 1155 SE 13th St., Salem, OR 97302	503-363-9227 bdalton@mtengineering.net

Project information

Project valuation	$5 million and greater
Neighborhood Association	Northgate NA
Have you contacted the Neighborhood Association?	☒ Yes ○ No
Date Neighborhood Association contacted	Oct. 17, 2019
Describe contact with the affected Neighborhood Association (The City of Salem recognizes, values, and supports the involvement of residents in land use decisions affecting neighborhoods across the city and strongly encourages anyone requesting approval for any land use proposal to contact the affected neighborhood association(s) as early in the process as possible.)	Via Email
Have you contacted Salem-Keizer Transit?	○ Yes ⊙ No
Date Salem-Keizer Transit contacted	
Describe contact with Salem-Keizer Transit	

Authorization by property owner(s)/applicant

***If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.**

Copyright release for government entities: I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.

Authorizations: Property owners and contract purchasers are required to authorize the filing of this application and must sign below.

- **All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.**
- **I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.**
- **I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:**

Electronic signature certification: By attaching an electronic signature (whether typed, graphical or free form) I certify herein that I have read, understood and confirm all the statements listed above and throughout the application form.

Authorized Signature: _____

Print Name: _____ Date: _____

Address (include ZIP): _____

Authorized Signature: _____

Print Name: _____ Date: _____

Address (include ZIP): _____

(For office use only)		
Received by Hayley Feightner	Date: 10/29/2019	Receipt Number: 19-122762-RP, 19-122763-DR

Not using Internet Explorer (IE 11)?
Save the file to your computer and email to planning@cityofsalem.net.

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Agent	Brandie Dalton Land_Use Consultant	Multi/Tech Engineering.net 1155 SE 13th St., Salem, OR 97302	503-363-9227 bdalton@mtengineering.net

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Have you contacted Salem-Keizer Transit?	○ Yes ◉ No
Date Salem-Keizer Transit contacted	
Describe contact with Salem-Keizer Transit	

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Authorized Signature: _____

Print Name: _____ Date: _____

Address (include ZIP): _____

Authorized Signature: _____

Print Name: _____ Date: _____

Address (include ZIP): _____

(For office use only)		
Received by	Date:	Receipt Number:

Not using Internet Explorer (IE 11)?
Save the file to your computer and email to planning@cityofsalem.net.

RECORDING REQUESTED BY:

TICOR TITLE™ Company of Oregon

315 Commercial St SE, Ste 150
Salem, OR 97301

GRANTOR'S NAME:
Granada Land Co., L.L.C.

GRANTEE'S NAME:
Northstar Communities LLC

AFTER RECORDING RETURN TO:
Order No.: 471817061031-DS
Northstar Communities LLC
9550 SE Clackamas Road
Clackamas, OR 97015

SEND TAX STATEMENTS TO:
Northstar Communities LLC
9550 SE Clackamas Road
Clackamas, OR 97015

REEL 3978 PAGE 175
MARION COUNTY
BILL BURGESS, COUNTY CLERK
08-04-2017 02:47 pm.
Control Number 470318 $
66.00
Instrument 2017 00040742

TICOR TITLE™ 471817061031

APN: R22030
R19262
R327249
R22089
R22031
R22029
R22028
Map: 062W32C 00200
062W32C 00700
062W32C 00701
062W32C 00800
062W32C 00900
062W32C 0100
062W32D 01100
4985 Kale St NE, Salem, OR 97305

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Granada Land Co., L.L.C., an Oregon limited liability company, Grantor, conveys and warrants to **Northstar Communities LLC, an Oregon limited liability company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

Parcel 1:

Beginning at a point on the North boundary line of the W. B. Stephens Donation Land Claim No. 48 marking the Northeast corner of Parcel 1 as described in Deed recorded in Reel 339, Page 623, Deed Records which point bears South 89° 09' 46" West 1281.72 feet from the Northeast corner of said Stephens Claim and being situated in the Southeast quarter of Section 32, Township 6 South, Range 2 West, Willamette Meridian in Marion County, Oregon; thence South 00° 11' 57" East along the East line of said parcel 1, a distance of 1346.75 feet to an iron rod marking the true point of beginning; thence South 00° 11' 57" East along the East line of said Parcel I, a distance of 1354.61 feet to a point on the North line of the John Martin Donation Land Claim No. 71, said point also being in the center of Kale Street NE; thence South 89° 21' 20" West along said Claim line, a distance of 640.84 feet to the Southwest corner of said Parcel 1; thence North 00° 11' 57" West along the West line of said parcel a distance of 1352.45 feet to an iron rod; thence North 89° 09' 46" East parallel with the North line of said Stephens Claim, a distance of 640.86 feet to the true point of beginning.

EXCEPTING THEREFOM:

That portion conveyed to Ernest L. Zielinski and Lola R. Zielinski, Trustees of the Ernest L. and Lola R. Zielinski Revocable Trust dated January 11, 2002 in Reel 2843, Page 49, Marion County Deed Records, more particularly described as follows:

Beginning at the Northeast corner of Parcel II as described in Reel 1745, Page 547, Deed Records for Marion County, Oregon which point is recorded as being 1281.72 feet South 89° 09' 46" West and 1346.75 feet South 00° 11' 57" East from the Northeast corner of the W.B. Stephen Donation Land Claim No. 48 and being situated in the Southeast Quarter of Section 32, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 00° 11' 57" East along the East line of said Parcel II, a distance of 10.21 feet; thence South 89° 00' 54" West 1281.76 feet to a point on the West line of Parcel I as described in said Reel 1745, Page 547; thence North 00° 11' 57" West along said West line a distance of 13.51 feet to the Northwest corner of said Parcel 1; thence North 89° 09' 46" East along the North line of said Parcel I and Parcel II, a distance of 1281.72 feet to the point of beginning.

Parcel 2:

Beginning at an iron pipe which is 1922.58 feet South 89° 06' West along the North line of the W. B. Stephens Donation Land Claim, Notification No. 236, Townships 6 and 7 South Range 2 West of the Willamette Meridian, and South 0° 08' East parallel with the East line of said Donation Land Claim 1346.75 feet from the Northeast corner of said Stephens Donation Land Claim; thence South 0° 08' East 1346.75 feet to an iron pipe on the South line of said Donation Land Claim; thence South 89° 30' West along the South line of said Donation Land Claim 640.86 feet to an iron pipe; thence North 0° 08' West 1342.00 feet to an iron pipe; thence North 89° 06' East 640.86 feet to an iron pipe at the place of beginning.

EXCEPTING THEREFOM:

That portion conveyed to Ernest L. Zielinski and Lola R. Zielinski, Trustees of the Ernest L. and Lola R. Zielinski Revocable Trust dated January 11, 2002 in Reel 2843, Page 49, Marion County Deed Records, more particularly described as follows:

Beginning at the Northeast corner of Parcel II as described in Reel 1745, Page 547, Deed Records for Marion County, Oregon which point is recorded as being 1281.72 feet South 89° 09' 46" West and 1346.75 feet South 00° 11' 57" East from the Northeast corner of the W.B. Stephen Donation Land Claim No. 48 and being situated in the Southeast Quarter of Section 32, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 00° 11' 57" East along the East line of said Parcel II, a distance of 10.21 feet; thence South 89° 00' 54" West 1281.76 feet to a point on the West line of Parcel I as described in said Reel 1745, Page 547; thence North 00° 11' 57" West along said West line a distance of 13.51 feet to the Northwest corner of said Parcel 1; thence North 89° 09' 46" East along the North line of said Parcel I and Parcel II, a distance of 1281.72 feet to the point of beginning.

ALSO SAVE AND EXCEPT:

That portion conveyed to the City of Salem in instrument recorded October 6, 2000 in Reel 1724, Page 266, Marion County Records, Marion County, Oregon.

ALSO SAVE AND EXCEPT:

That portion conveyed to the City of Salem in instrument recorded November 30, 2001 in Reel 1869, Page 97, Marion County Records, Marion County, Oregon.

Parcel 3:

Beginning at the Northeast corner of a tract of land sold to Fred Collins by deed recorded in Volume 42, Page 476, Marion County Deed Records; which is also on the division line passing through the Donation Land Claim of William S. Stephens and wife, a distance of 20 chains North from the South line of said Donation Land Claim; thence Northerly along said division line .60 chains; thence West at right angles to said division line 7.50 chains; thence Southerly parallel to said division line .60 chains to the Northwest corner of said Collins property; thence Easterly along said North line of said Collins property 7.50 chains to the point of beginning.

Parcel 4:

Commencing at the Southeast corner of the land claim of Mrs. Lydia A. Kelley, the same being deeded by J.O. Jemison and being a part of the Donation Land Claim of W.B. Stephens and wife, certificate no. 2063, Notification No. 236, situated in Township 6 and 7 South of Range 2 West of the Willamette Meridian in Marion County, and State of Oregon, thence North 20.00 chains, thence West 7.50 chains, thence South 20.00 chains, thence East 7.50 chains to the place of beginning. ALSO, beginning at a point on the South line of the Donation Land Claim of W.B. Stephens and wife, in Township 6 and 7 South, Range 2 West of the Willamette Meridian in Marion County, State of Oregon, said beginning point being 76.95 chains West of the Southeast corner of said claim and being also the West corner of the East one-half of said claim as the same was established by the county survey as shown of record in Book 3, at page 265 in the record of surveys for Marion County,Oregon,and running thence North along the East line of the land owned by Fred Collins 20.44 chains to a stone corner, thence East 9.77 chains, thence South 20.44 chains to the South line of the claim, thence West 9.77 chains to the place of beginning.

SAVE AND EXCEPT therefrom all that portion thereof conveyed to the City of Salem by deed recorded July 19, 1993 in Reel 1082, page 143, described as follows:

Beginning at a county monument marking the Northeast corner of the Alfred Stanton Donation Land Claim No. 49 in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, thence West along the North line of said claim, a distance of 628.39 feet to the Southwest corner of that tract of land conveyed to Pierre Saucy and Neltje Saucy by deed recorded in Volume 472, page 255, Records for Marion County, Oregon, thence North 0'29'30" West along the West line of said Saucy tract a distance of 30.00 feet, thence East parallel with said claim line, a distance of 628.48 feet, thence North 89'21'31" East parallel with the North line of the John Martin Donation Land Claim No. 71,a distance of 512 feet, more or less, to a point on the East line of said Saucy tract, thence South along the East line of said Saucy tract a distance of 30.00 feet to a point on the North line of said Martin Claim, thence South 89'21'31" West along said claim line,a distance of 512.19 feet to the point of beginning.

Parcel 5:

Beginning at a point on the South line of the Donation Land Claim of W. B. Stephens and wife in Township 6 and 7 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, said beginning point being 67.18 chains West of the Southeast corner of said Claim, and being also 9.77 chains East of the Southwest corner of the East half of said Claim, as the same was established by the County Surveyor as shown of record in Book 3, Page 265, in the Record of Surveys for Marion County, Oregon; and running thence North 20.44 chains; thence East 8.71 chains to the West line of the 40 acre tract of land deeded to George Zielinski by Pickens and wife July 29, 1882, by a deed recorded in Volume 28, Page 381, Records of Deeds for Marion County, Oregon; thence South 20.44 chains to the South line of said Claim; thence West 8.79 chains to the place of beginning.

Save and except all that portion of the above described property conveyed to the City of Salem by deed recorded May 16, 1997 in Reel 1393, Page 554, Microfilm Records, Marion County, Oregon.

Parcel 6:

Commencing at a point in the North line of the William B. Stephens and Innocent M. Stephens Donation Land Claim, Notification No. 236, in Townships 6 and 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, said point being 48.55 chains West from the Northeast corner of said Donation Land Claim; and running thence South, 41.22 chains to the South line of said Claim; thence West on said South line, 9.71 chains; thence North, 41.22 chains to the North line of said Claim; thence East on said North line, 9.71 chains to the place of beginning, all in Marion County, Oregon.

Parcel 7:

Beginning at a point on the East line of that property deeded to Marie & A. O. McCorkle in Volume 539, Page 507, Deed Records, Marion County, Oregon which is 38.84 chains West from the Northeast corner of the W. B. Stephens Donation Land Claim, Marion County, Oregon and South parallel with the East line of said Claim 1360.26 feet to the true point of beginning; thence South 1,360.26 feet to the South line of said Stephens Donation Land Claim, thence West along the South line of said Claim 640.86 feet to the Southwest corner of the McCorkle tract; thence North along the West line of the McCorkle tract 1,360.26 feet to a point; thence East 640.86 feet to the point of beginning, being a part of said Donation Land Claim in Section 32, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX MILLION AND NO/100 DOLLARS **($6,000,000.00)**. (See ORS 93.030).

Subject to:

1. The Land has been classified as Farm Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

2. Rights of the public to any portion of the Land lying within the area commonly known as

   roads, streets or highways.

3. An easement created by instrument, including the terms and provisions thereof,

   Dated: March 27, 1952
   Recording Date: April 1, 1952
   Recording No.: Volume 438, Page 325
   In favor of: Portland General Electric Company
   For: Electrical lines, telephone lines
   Affects: Exact location not disclosed

4. An easement created by instrument, including the terms and provisions thereof,

   Dated: June 30, 1954
   Recording Date: July 12, 1954
   Recording No.: Volume 465, Page 129
   In favor of: United States of America
   For: Electric power and transmission lines

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	United States of America
Purpose:	transmission line
Recording Date:	July 14, 1954
Recording No:	Volume 465, Page 216

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: United States of America
   Purpose: transmission line
   Recording Date: July 19, 1954
   Recording No: Volume 465, Page 357

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: United States of America
   Purpose: Transmission line
   Recording Date: July 20, 1954
   Recording No: Volume 465, Page 402

8. An easement created by instrument, including the terms and provisions thereof,

   Recording Date: August 30, 1954
   Recording No.: Volume 466, Page 727
   In favor of: United States of America
   For: Electric power transmission lines and appurtenances

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: United States of America
   Purpose: Electric power transmission lines and appurtenances
   Recording Date: July 14, 1954
   Recording No: Volume 465, Page 216

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Granted to: United States of America
    Purpose: Electric power transmission lines and appurtenances
    Recording Date: July 19, 1954
    Recording No: Volume 465, Page 357

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Granted to: United States of America
    Purpose: transmission line
    Recording Date: July 4, 1954
    Recording No: Volume 465, Page 402
    Affects: Parcel 7

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Granted to: United States of America
    Purpose: Electric power transmission lines and appurtenances
    Recording Date: September 22, 1954
    Recording No: Volume 467, Page 568

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Granted to: City of Salem
    Purpose: Pipeline
    Recording Date: January 4, 1988
    Recording No: Reel 595, Page 16
    Affects: Parcels 3 and 4

14. Temporary Permit, including the terms and provisions thereof,

    Recording Date: September 21, 1971
    Recording No.: Volume 712, Page 353
    Affects: Parcel 5

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Granted to: Portland General Electric Company
    Purpose: Power line
    Recording Date: June 22, 1994
    Recording No: Reel 1174, Page 204
    Affects: Parcel 4

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

    Granted to: City of Salem
    Purpose: Storm Drain
    Recording Date: June 26, 1996
    Recording No: Reel 1320, Page 270
    Affects: Parcel 5

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	City of Salem
Purpose:	Street purposes
Recording Date:	April 11, 1997
Recording No:	Reel 1385, Page 250
Affects:	Parcels 4, 5, 6 and 7

18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Marion County
Purpose:	permanent road easement
Recording Date:	June 29, 1998
Recording No:	Reel 1500, Page 153
Affects:	Parcel 6

19. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.

    Tax Identification No.: R22030, R19262, R327249, R22089, R22031, R22029, R22028 and M129369

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: August 1, 2017

Granada Land Co., L.L.C.

BY: _____
Michael S. Compton
Manager

State of Oregon
County of Marion

This instrument was acknowledged before me on August 3, 2017 by Michael S. Compton, as Manager of Granada Land Co., L.L.C., on behalf of the limited liability company.

_____
Notary Public - State of Oregon
My Commission Expires: 10/02/2020

OFFICIAL STAMP
CAROL E HERMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 954863
MY COMMISSION EXPIRES OCTOBER 02, 2020

REEL: 3978 PAGE: 175

August 04, 2017, 02:47 pm.

CONTROL #: 470318

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: $ 66.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

Fidelity National Title Company
500 Liberty St. Ste #200, Salem, OR 97301
Phone: 503-585-7219 Fax: 503-585-0326
E-mail Customer Service at: customerservicesalem@fnf.com

MARION COUNTY PROPERTY PROFILE INFORMATION

Parcel #:	R19291
Ref Parcel #:	062W32 00800
Owner:	**Diehl Robert J**
CoOwner:	
Owner Phone:	
Site:	**5101 Hazelgreen Rd NE** **Salem OR 97305**
Mail:	41084 Huntley Rd SE Stayton OR 97383
Plat:	
Twn/Rng/Sec:	T: 06S R: 02W S: 32 Q: QQ:
Legal:	ACRES 4.84
School Dist:	24J SALEM-KEIZER
Zoning:	EFU Exclusive Farm Use
Land Use:	551 - Specially assessed farm land, improved, zoned EFU, SA, FT or UTF
Std Land Use:	VAGR - VACANT AGRICULTURE/RURAL

ASSESSMENT & TAX INFORMATION

Market Total:	**$186,130**
Market Land:	**$71,380**
Market Impr:	**$114,750**
Exemption:	**$0**
2016 Taxes:	**$1,769.77**
Levy Code:	02400210
Millage Rate:	13.2033
Assd Total:	$134,040

SALE & LOAN INFORMATION

Sale Date:	6/29/2001
Sale Amount:	$148,800
Document #:	18040114
Deed Type:	
Loan Amount:	$0
Lender:	
Loan Type:	
Interest Type:	
Title Co:	

PROPERTY CHARACTERISTICS

Year Built:	1920
Bedrooms:	4
Bathrooms:	2.00
Fin Area:	1,162 SF
Unfin Area:	0 SF
Main Floor:	1,162 SF
Second Floor:	0 SF
Attic:	0 SF
Bsmt Unfin:	0 SF
Bsmt Fin:	0 SF
Lot Size:	4.84 acres (210,830 SF)
Garage:	Attached - 708 SF
Census:	2035 002502
Lot/Block:	/
Neighborhood:	
Watershed:	Abiqua Creek-Pudding River

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

REEL 3547 PAGE 20
MARION COUNTY
BILL BURGESS, COUNTY CLERK
09-26-2013 11:47 am.
Control Number 347960 $ 46.00
Instrument 2013 00043737

RECORDING REQUESTED BY:

GRANTOR'S NAME:
Amy L. Diehl

GRANTEE'S NAME:
Robert J. Diehl

SEND TAX STATEMENTS TO:
Robert J. Diehl
41084 Huntley Road SE
Stayton, OR 97383

AFTER RECORDING RETURN TO:
Same as Above

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Fidelity National Title 47110

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

AMY L. DIEHL, Grantor,
conveys to
ROBERT J. DIEHL, Grantee,

the following described real property, situated in the County of Marion, State of Oregon,

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT "A"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is $** (See ORS 93.030).
**per terms of divorce case #13DR02017, Linn County, Oregon

Dated: September 20, 2013

Amy L. Diehl

State of Oregon, County of Marion) ss.

Personally appeared the above named Amy L. Diehl and acknowledged the foregoing instrument to be her voluntary act and deed, on this 20 day of September, 2013.

Before me:

Notary Public - State of Oregon

OFFICIAL SEAL
TERESA K DOERFLER STACKPOLE
NOTARY PUBLIC - OREGON
COMMISSION NO. 479340
MY COMMISSION EXPIRES JULY 17, 2017

EXHIBIT "A"

Beginning at a point on the South line of the William W. Morgan Donation Land Claim No. 72, in Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; that is 29.18 chains South 89° 15' West of the Southeast corner of said Donation Land Claim; thence North 17.44 chains; thence South 89° 15' West 2.87 chains; thence South 17.44 chains; thence North 89° 15' East 2.87 chains to the place of beginning.

Situs Address: 5101-5105 Hazelgreen Road NE, Salem, OR 97305

REEL: 3547 **PAGE: 20**

September 26, 2013, 11:47 am.

CONTROL #: 347960

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: $ 46.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

OPERATING AGREEMENT
OF
NORTHSTAR COMMUNITIES LLC
An Oregon Limited Liability Company

This Operating Agreement (this "Agreement") is made and entered into effective June ___, 2017 (the "Effective Date"), by and among **Eric Lee Meurer, as Trustee of the Eric Lee Meurer Revocable Living Trust dated July 5, 2012**, and **Karl Ivanov** (the "Members").

SECTION 1. THE LIMITED LIABILITY COMPANY

1.1 **Formation**. As of the Effective Date, the Members formed an Oregon limited liability company under the name NORTHSTAR COMMUNITIES LLC, on the terms and conditions set forth in this Agreement and pursuant to the Oregon Limited Liability Company Act (the "LLC Act"). On May 5, 2017, the Members filed Articles of Organization for the Company with the Corporation Division of the Oregon Secretary of State's office. The rights and obligations of the parties are as provided in the LLC Act except as otherwise expressly provided in this Agreement.

1.2 **Name.** The business of the Company will be conducted under the name NORTHSTAR COMMUNITIES LLC.

1.3 **Purpose**. The purpose of the Company is to purchase property in Salem, Oregon and to develop it and construct improvements on it for residential and related purposes, along with any other related purposes allowed under Oregon law.

1.4 **Office**. The Company maintains its principal business office in Oregon at 9550 SE Clackamas Rd, Clackamas, OR 97015.

1.5 **Registered Agent**. Karl Ivanov will be the Company's initial registered agent in Oregon and the registered office will be at 9550 SE Clackamas Rd, Clackamas, OR 97015.

1.6 **Term**. The term of the Company commenced on the Effective Date and will continue until terminated as provided in this Agreement.

SECTION 2. CLASSES OF INTEREST-MEMBERS CAPITALIZATION-CAPITAL ACCOUNTS

2.1 **Classes of Interests**. Membership of the Company shall consist of membership interests, established as a percentage of the initial total capital contributed upon the formation of the Company by each member as provided below in Section 2.2. Each member shall have the rights and privileges set out herein.

2.2 **Members Names and Interests**. The names and addresses of the initial Members of the LLC, their initial capital contributions, and their initial percentage interests are:

Name	Address	Contribution	Percentage Interest
Eric Lee Meurer, as Trustee of the Eric Lee Meurer Revocable Living Trust dated July 5, 2012	517 Lakefair Place N. Keizer, OR 97303	$2,000,000.00	20%
Karl Ivanov	9550 SE Clackamas Rd, Clackamas, OR 97015	$3,000,000.00	80%

2.3 **Other Business Of Members**. Any Member may engage independently, or with others, in other business and investment ventures of every nature and description and shall have no obligation to account to the Company for such business or investments or for business or investment opportunities.

2.4 **Additional Members**. Additional Members shall not be admitted except upon the unanimous vote of all Members. Regardless of the foregoing, a person shall not become an additional Member unless and until such person becomes a party to this Operating Agreement as a Member by signing an Admission Agreement, and execute such documents and instruments as the Members may reasonably request as being necessary or appropriate to confirm such person as Member in the Company, and to evidence such person's agreement to be bound by the terms and conditions hereof.

No additional Members shall be entitled to any retroactive allocation of losses, income or expense deductions incurred by the Company. The Members may at the time an additional Member is admitted close the Company books (as though the Company's tax year had ended) or make pro rata allocations of loss, income and expense deductions to additional Member for that portion of the Company's tax year in which such Member was admitted in accordance with such provisions of Section 706(d) of the Code and the Regulations promulgated thereunder.

2.5 **Additional Capital Contributions**. Additional capital contributions shall be accepted from existing Members only if the Members unanimously approve after a call for a vote on additional capital contributions by any Member. If the Members do so, the Members shall be required to make such additional capital contributions on a pro rata basis in accordance with their ownership interest. However, upon approval of all Members, the Members may decide to make any future capital contributions on a basis other than pro-rata in accordance with the initial percentages of ownership, in which case the ownership percentages shall change in proportion to total contributed capital.

2.6 **No Interest on Capital Contributions**. No interest shall be paid on capital contributions.

2.7 **Capital Accounts**. An individual capital account will be maintained for each Member. Each Member's capital account shall be (i) credited with all capital contributions by such Member and the Member's distributive share of all income and gain (including any income exempt from Federal income tax); and (ii) charged with the amount of all distributions of such Member and the Member's distributive share of losses and deductions. Capital accounts shall be maintained in accordance with Federal Income tax accounting principles, as set forth in Treasury Regulation Section 1.704-l(b)(2)(4) or any successor provision.

SECTION 3. ALLOCATION OF PROFITS AND LOSSES; DISTRIBUTIONS

3.1 **Allocations of Income and Loss**. All items of income, gain, loss, deduction, and credit will be allocated among the Members pro rata in proportion to their respective percentage interests.

3.2 **Distributions**. No distribution may be made to any Member if, after giving effect to the distribution, in the judgment of the Members either (a) the Company would not be able to pay its debts as they become due in the ordinary course of business or (b) the fair value of the total assets of the Company would not at least equal its total liabilities. Subject to the foregoing limitation, the Company will make distributions, including draws, to Members at such times and in such amounts as the Members mutually agree. All distributions will be allocated among the Members pro rata in proportion to their respective percentage interests.

SECTION 4. MANAGEMENT OF COMPANY; POWERS AND DUTIES OF MEMBERS

4.1 **Management of Company Business**. The Company is a member-managed limited liability company. The management and control of the Company and its business and affairs are vested exclusively in the Members. The Company does not have "managers," as that term is used in the LLC Act. The Members, or either of them individually, have all the rights and powers that may be possessed by a member in a member-managed limited liability company pursuant to the LLC Act and those rights and powers that are otherwise conferred by law or are necessary, advisable, or convenient to the discharge of the Members' duties under this Agreement and to the management of the Business and affairs of the Company. Without limiting the generality of the foregoing, and subject to the limitations set forth in Section 4.2 of this Agreement, the Members, or either of them individually, have the following rights and powers (which they may exercise at the cost, expense, and risk of the Company):

(a) To expend the funds of the Company in furtherance of the Company's business;

(b) To perform all acts necessary to manage and operate the Business, including engaging such persons as the Members deem advisable to manage the Business;

(c) To execute, deliver, and perform on behalf of and in the name of the Company any and all agreements and documents deemed necessary or desirable by the Members to carry out the Business, including any lease, deed, easement, bill of sale, mortgage, trust deed, security agreement, contract of sale, or other document conveying, leasing, or granting a security interest in the interest of the Company in any of its assets, or any part thereof, whether held in the Company's name, the name of a Member, or otherwise. No other signature or signatures are required; and

(d) To borrow or raise money on behalf of the Company in the Company's name or in the name of the Members for the benefit of the Company and, from time to time, to draw, make, accept, endorse, execute, and issue promissory notes, drafts, checks, and other negotiable or nonnegotiable instruments and evidences of indebtedness, and to secure the payment thereof by mortgage, security agreement, pledge, or conveyance or assignment in trust of the whole or any part of the assets of the Company, including contract rights.

4.2 **Limitation on Authority of Individual Member**. Notwithstanding any other provision of this Agreement or the LLC Act, no Member is authorized to take any of the following actions without the prior express approval or consent of all the Members:

(a) Amend the Company's Articles of Organization or this Agreement;
(b) Sell or otherwise dispose of any assets owned by the Company other than in the ordinary course of business;
(c) Dissolve the Company;
(d) Merge the Company with another entity or convert the Company into a different type of entity;
(e) Admit a new Member;
(f) Borrow money or otherwise incur indebtedness in the name of the Company or sign an agreement obligating the Company to pay in excess of $5,000 in a single transaction or in a series of related transactions; or
(g) Require an additional capital contribution.

4.3 **Duties of the Members**. The Members will manage and control the Company's business and affairs to the best of their ability and will use their best efforts to carry out the Business. The Members will devote such time to the business and affairs of the Company as is reasonable, necessary, or appropriate. Whenever reasonably requested by any Member, the Members will render a full and complete accounting of all dealings and transactions relating to the Business. Each Member will have a fiduciary responsibility for the safekeeping and use of all funds and assets of the Company, whether or not in his or her immediate possession or control, and the Members may not employ or permit another person to use those funds or assets in any manner except for the exclusive benefit of the Company.

4.4 **Limitation on Liability of Members**. Subject to the restrictions in Section 4.6, no Member will have any liability to the Company or to the other Member for any loss suffered by the Company or the other Member that arises out of any action or inaction of the Member as long as the Member's conduct was in good faith and the Member reasonably believed that the conduct was in the best interests of the Company.

4.5 **Indemnification of Members**. Each Member will be indemnified by the Company against any losses, judgments, liabilities, expenses, and amounts paid in settlement of any claims sustained against the Company or against the Member in connection with the Company, as long as the Member's conduct was in good faith and the Member reasonably believed that the conduct was in the best interests of the Company. The satisfaction of any indemnification and any saving harmless will be out of, and limited to, Company assets, and no Member will have any personal liability on account of such indemnification.

4.6 **Restrictions**. No Member will be relieved of liability pursuant to Section 4.4 or be entitled to indemnification pursuant to Section 4.5 for:

(a) Any breach of the Member's duty of loyalty to the Company;
(b) Any act or omission not in good faith that involves intentional misconduct or a knowing violation of law;
(c) Any unlawful distribution to the Members in violation of ORS 63.235; or
(d) Any transaction from which the Member derives an improper personal benefit.

4.7 **Other Business**. During the term of this Agreement, neither Member may carry on any other business in competition with this Company. Subject to this restriction, nothing in this Agreement will be deemed to restrict in any way the freedom of either Member to conduct any other business or activity whatsoever without any accountability to the Company or the other Member.

4.8 **Loans**. Any Member may, but will not be obligated to, make loans to the Company to cover the Company's cash requirements, and those loans will bear interest at a rate mutually determined by the Members.

4.9 **Dealing with the Company**. Either Member may deal with the Company by providing or receiving property and services to or from the Company, and may receive from others or the Company normal profits, compensation, commissions, or other income incident to those dealings, but the Member must first obtain written consent from the other Member for those dealings.

4.10 **Liability of the Members for Company Obligation**. Except to the limited extent provided in the LLC Act, neither Member will have any personal liability for any Company obligation, expense, or liability. The Members will not, without their consent, be required to make any capital contribution beyond their mutually agreed on capital contributions as expressly described in Section 2.1.

4.11 **Construction Contract**. Member Karl Ivanov agrees to provide a construction contract to the Company with an entity affiliated with Karl Ivanov for construction of infrastructure for a residential subdivision the Company intends to develop and construct, with such contract to be provided on an actual cost basis, without charge for overhead or profit.

SECTION 5. COMPENSATION AND REIMBURSEMENT OF EXPENSES

5.1 **Organization Expenses**. The Company will pay all expenses incurred in connection with organization of the Company.

5.2 **Other Company Expenses**. The Members may charge the Company for their actual out-of-pocket expenses incurred in connection with the Company's Business. Any amounts paid by a Member to satisfy obligations of the Company will be treated as loans to the Company under Section 4.9.

SECTION 6. BOOKS OF ACCOUNT; ACCOUNTING REPORTS; TAX RETURNS; FISCAL YEAR; BANKING

6.1 **Books of Account**. The Company's books and records, a register showing the names of the Members and the respective interests held by each of them, and this Agreement will be maintained at the principal office of the Company. The Members will have access to those books and records at all reasonable times. The Members will keep and maintain books and records of the operations of the Company that are appropriate and adequate for the Company's Business and for carrying out this Agreement.

6.2 **Accounting Reports**. The Members will be furnished with copies of internally prepared financial statements of the Company.

6.3 **Tax Returns**. The Members will cause all federal and state income tax returns for the Company to be prepared and timely filed with the appropriate authorities as necessary. As soon as practicable after the end of each taxable year, each Member will be furnished with a statement that may be used by the Member in preparing the Member's income tax returns, showing the amounts of any distributions, gains, profits, losses, or credits allocated to or against the Member during the fiscal year.

6.4 **Fiscal Year; Taxable Year**. The fiscal year and the taxable year of the Company is the calendar year.

6.5 **Banking**. All funds of the Company must be deposited in a separate bank account or in an account or accounts of a savings and loan association in the Company's name as the Members determine. Those funds may be withdrawn from the account or accounts on the signature of the person or persons who are designated by the Members.

SECTION 7. TRANSFER OF MEMBERSHIP INTEREST; VOLUNTARY WITHDRAWAL

7.1 **Transfer Prohibited**. No Member may assign, pledge, mortgage, sell, or otherwise transfer ("Transfer") any part of his or her interest in the Company, and no Member has any right to substitute an assignee or any other person in the Member's place, and no assignee or any other person may be admitted to the rights of either Member without the prior written unanimous consent of all Members. This consent may be given or withheld in the absolute discretion of the Members. The Members are entering into this Agreement to carry on the Business in mutual reliance on the close personal relationship between the Members and all agree that the foregoing restriction on the Members' ability to transfer their interest in the Company is reasonable under the circumstances.

7.2 **Voluntary Withdrawal.** A Member may withdraw from the Company at any time for any reason or for no reason but only on six months' prior written notice to the other Members. For purposes of this Agreement, the death of a Member will be treated as a withdrawal

by the deceased Member and the six-month notice requirement will not apply. On withdrawal by a Member, the other Members will have the right, in their sole discretion, to elect to:

(a) Dissolve the Company as provided in Section 9;

(b) Continue the Company and treat the withdrawing Member or his or her representative as an assignee of the economic rights and benefits of the membership interest of the withdrawing Member, in which case the withdrawing Member will cease to have any voting or other management rights under this Agreement with respect to such membership interest and neither the other Member nor the Company will have any obligation to purchase or redeem the membership interest of or otherwise make any liquidating distribution to the withdrawing Member before the dissolution of the Company; or

(c) Continue the Company (with or without the admission of another member to retain the status of the Company as a partnership for income tax purposes) and cause the Company to purchase the membership interest of the withdrawing Member or his or her representative for the price and subject to the payment terms described in Section 8.

SECTION 8. PURCHASE PRICE AND PAYMENT TERMS

8.1 **Purchase Price**. On election by the other Member to purchase the membership interest of a withdrawing Member pursuant to Section 7.2(c), the purchase price will be the amount of the withdrawing Member's total unreturned capital contribution, increased by interest at a commercially reasonable annual interest rate, calculated from the date of contribution.

8.2 **Payment.** The purchase price determined as provided in Section 8.1 will be payable, together with interest at the rate determined in 8.1 above, in 120 substantially equal monthly installments of principal and interest commencing no later than 180 days after the effective date of the withdrawal. The Company may prepay the purchase price at any time without penalty. The deferred purchase price will be an unsecured obligation of the Company.

SECTION 9. DISSOLUTION AND WINDING UP OF THE COMPANY

9.1 **Dissolution**. The Company will be dissolved on the occurrence of any of the following events:

(a) The agreement of all Members;

(b) The election of the nonwithdrawing Member as described in Section 7.2(a); or

(c) Otherwise by operation of law.

9.2 **Winding Up**. On dissolution of the Company, the Members will take full account of the Company's assets and liabilities, and the assets will be liquidated as promptly as is consistent with obtaining their fair value, and the proceeds, to the extent sufficient to pay the Company's obligations with respect to the liquidation, will be applied and distributed in the following order:

(a) To payment and discharge of the expenses of liquidation and of all the Company's debts, including debts and liabilities owed to the Members;

(b) To the Members to the extent of, and allocated among them pro rata in proportion to, their respective previously unreturned capital contributions; and

(c) To the Members and allocated among them pro rata in proportion to their respective percentage membership interests.

SECTION 10. SPECIAL COVENANTS

10.1 **Single Purpose Entity**. The Company is organized solely for the purpose of (i) acquiring, developing, owning, and resale of real property, (ii) entering into any borrowing arrangement required for acquisition and the documents related thereto, and (iii) engaging in any activity that is incidental, necessary, or appropriate to accomplish the foregoing;
The Company has not, since the date of its formation, and shall not:

(a) engage in any business or activity other than the ownership, development and resale of Property, and activities incidental thereto;

(b) acquire or own any material assets other than (i) the Property, and (ii) such incidental Personal Property as may be necessary for the operation of the Property;

(c) merge into or consolidate with any person or entity or dissolve, terminate or liquidate in whole or in part, transfer, or otherwise dispose of all or substantially all of its assets or change its legal structure;

(d) fail to preserve its existence as an entity duly organized, validly existing and in good standing (if applicable) under the laws of the jurisdiction of its organization or formation, and qualification to do business in the state where the Property is located, if applicable, or without the prior written consent of Lender, amend, modify, terminate or fail to comply with the provisions of, Articles of Organization, Operating Agreement or similar organization documents, as the case may be;

(e) own, form or acquire any subsidiary or make any investment in, any person or entity;

(f) comingle its assets with the assets of any of its Members, general partners, affiliates, principals, or of any other person or entity nor fail to hold all of its assets in its own name;

(g) incur any debt, secured or unsecured, direct or contingent (including guaranteeing any obligation), other than the debt except the borrowing for construction of the building and related improvements, except for trade payables in the ordinary course of its business of owing and operating the Property ("Trade Payable Debt"), provided that such Trade Payable Debt is not evidenced by a note and is paid when due;

(h) become insolvent or fail to pay its debts and liabilities from its assets as the same shall become due;

(i) fail to maintain its records, books of account and bank accounts separate and apart from those of the Members, partners, principals, and affiliates of the Company, the affiliates of a Member, partner or principal of Company, and any other person or entity or fail to maintain such books and records in the ordinary course of its business;

(j) enter into any contract or agreement with any Member, general partner, principal or affiliate or Company, guarantor or indemnitor or any Member, general partner, principal or affiliate thereof, except upon terms and conditions that are intrinsically fair, commercially reasonable and substantially similar to those that would be available on an arms-length basis with third parties other than any Member, general partner, principal or affiliate of Company, guarantor or indemnitor, or any Member, general partner, principal or affiliate thereof;

(k) guaranty or become obligated for the debts of any other person or entity or hold out its credit as being able to satisfy the debts of another person or entity;

(l) make any loans or advances to any third party, including any Member, general partner, principal or affiliate of Company, or any Member, general partner, principal or affiliate thereof, nor buy or hold evidence of indebtedness issued by any other person or entity (other than cash or investment grade securities);

(m) fail to file its own tax returns, nor file a consolidated federal income tax return with any other equity, unless required by law; or

(n) fail to hold itself out to the public as a legal entity separate and distinct from any other entity or person, fail to conduct its business solely in its own name, mislead others as to the identity with which such other party is transacting business, or suggest that Company is responsible for the debts of any third party (including any Member, general partner, principal or affiliate of Company, or any Member, general partner, principal or affiliate thereof).

SECTION 11. MISCELLANEOUS PROVISIONS

11.1 **Amendments.** Amendments to this Agreement may be proposed by any Member. A proposed amendment will be adopted and become effective as an amendment only on the written approval of all the Members.

11.2 **Governing Law**. This Agreement and the rights and obligations of the parties under it are governed by and interpreted in accordance with the laws of the state of Oregon (without regard to principles of conflicts of law).

11.3 **Waiver of Action for Partition**. Each of the Members irrevocably waives, during the existence of the Company and during the period of its winding up and liquidation following any event of dissolution, any right that the Member may have to maintain any action for partition with respect to any of the assets of the Company.

11.4 **Counterparts**. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same counterpart. All counterparts will be construed together and will constitute one and the same Agreement. A single counterpart may be introduced as evidence of this Agreement.

11.5 **Parties in Interest**. Subject to the limitations on transfers of membership interests set forth in Section 7 of this Agreement, each and every covenant, term, provision, and agreement is binding on and inures to the benefit of the parties and their heirs, successors, assigns, and legal representatives.

11.6 **Entire Agreement; Modification**. This Agreement constitutes the entire understanding and agreement between the Members with respect to the subject matter of this Agreement. There are no agreements, understandings, restrictions, representations, or warranties between the Members other than those in this Agreement or referred to or provided for in this Agreement. No modification or amendment of any provision of this Agreement will be binding on any Member unless it is in writing and signed by all the Members.

11.7 **Attorney Fees**. In the event of any suit or action to enforce or interpret any provision of this Agreement (or that is based on this Agreement), the prevailing party is entitled to recover, in addition to other costs, reasonable expert and attorney fees in connection with the suit, action, or arbitration, and in any appeals. The determination of who is the prevailing party and the amount of reasonable attorney fees to be paid to the prevailing party will be decided by the court or courts, including any appellate courts, in which the matter is tried, heard, or decided.

11.8 **Further Effect**. The parties agree to execute other documents reasonably necessary to further effect and evidence the terms of this Agreement, as long as the terms and provisions of the other documents are fully consistent with the terms of this Agreement.

11.9 **Severability**. If any term or provision of this Agreement is held to be void or unenforceable, that term or provision will be severed from this Agreement, the balance of the Agreement will survive, and the balance of this Agreement will be reasonably construed to carry out the intent of the parties as evidenced by the terms of this Agreement.

11.10 **Captions**. The captions used in this Agreement are for the convenience of the parties only and will not be interpreted to enlarge, contract, or alter the terms and provisions of this Agreement.

11.11 **Notices.** All notices required to be given by this Agreement will be in writing and will be effective when actually delivered or, if mailed, when deposited as certified mail, postage prepaid, directed to the addresses first shown above for each Member or to any other address that a Member may specify by notice given in conformance with these provisions to the other Members.

The parties enter into this Agreement as of the date first written above. Separate counterpart signature pages follow.

NORTHSTAR COMMUNITIES LLC
OPERATING AGREEMENT
MEMBER SIGNATURE PAGE

Members:

Eric Lee Meurer, TRUSTEE

Eric Lee Meurer, as Trustee of the Eric Lee Meurer Revocable Living Trust dated July 5, 2012

Karl Ivanov

Northstar Apartments

Design Review

October 21, 2019

The following statement addresses the applicable Design Review **Standards** and **Guidelines** in the SRC Chapter 702 (Multiple Family Design Review Guidelines and Design Review Standards) and the requirements under the RM2 Zone District. Information provided on the site plans for the Design Review application further address applicable code requirements.

On October 16, 2019, a Design Review Pre-Application Conference (PRE-AP-19-107) was held with the applicant and City staff to discuss the development of the subject property.

Proposal (Sheet SDR3):

The subject property is 14.72 acres in size, zoned RM2, and located on Kale Road (062W32C/Tax Lots 700 and 800).

The applicant is proposing a development consisting of 324 apartment units as shown on the site plans.

The applicant is requesting to meet all Design Review **Standards**, **except Building Length under SRC 702.035(b)(2) (Building Mass and Façade Design Standards).** Therefore, the applicant will meet the Building Mass and Façade Design Guidelines under 702.035(b)(1).

All standards have been addressed and met as outlined within this narrative and on the site plans. Building length for Building 1 exceeds the 150-foot maximum length allowed, therefore, the applicant is meeting the Design Review Guideline requirements for Building Mass.

Multi-Family Residential (RM2) Chapter 514

Density: The site being developed is 14.72 acres in size. Development in an RM2 zone shall meet a minimum of 12 dwelling units and shall not exceed 28 dwelling units. Therefore, the site shall be developed with a minimum of 177 and allowed to have a maximum of 412 units. As shown on the site plan, there are 324 units proposed on the property.

The development is in compliance with the minimum and maximum density requirements. See attached site plan.

Setbacks: All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan. Therefore, all setback requirements have

been met. Setbacks are shown on the tentative plan.

North:	Buildings 10, 15, 16: 112-foot setback (existing farmland and future park) Parking: 36.75-foot setback
East:	Buildings 1, 16, 17, 18, 19, 20, 21, 22, 23: 20-foot setback (Adjacent new right-of-way) Parking: 20-foot setback
South:	Buildings 23, 24, 25, 26: 20-foot setback (Adjacent Kale Street) Parking: 20-foot setback
West:	Buildings 5, 6, 7, 8, 9, 10, 26: 20-foot setback (existing mobile home park) Parking: 15-foot setback Garages: 15-foot setback

Maximum Height: Maximum building height allowed in the RM2 area is 50'. All proposed buildings are in compliance with the requirements of the Code.

*Building 1 (Recreation Building) is 28 feet in height (measured to the highest point).

*Building 2 is 40 feet in height (measured to the highest point)

*Building 3 is 40.4 feet in height (measured to the highest point)

*Building 4 is 39.1 feet in height (measured to the highest point)

*Building 5 is 39.1 feet in height (measured to the highest point)

*Building 6 is 40 feet in height (measured to the highest point)

*Building 7 is 37.9 feet in height (measured to the highest point)

*Building 8 is 39.1 feet in height (measured to the highest point)

*Building 9 is 40 feet in height (measured to the highest point)

*Building 10 is 40 feet in height (measured to the highest point)

*Building 11 is 40 feet in height (measured to the highest point)

*Building 12 is 39.1 feet in height (measured to the highest point)

*Building 13 is 39.1 feet in height (measured to the highest point)

*Building 14 is 40.4 feet in height (measured to the highest point)

*Building 15 is 40.4 feet in height (measured to the highest point)

*Building 16 is 37.9 feet in height (measured to the highest point)

*Building 17 is 39.1 feet in height (measured to the highest point)

*Building 18 is 37.9 feet in height (measured to the highest point)

*Building 19 is 39.1 feet in height (measured to the highest point)

*Building 20 is 40 feet in height (measured to the highest point)

*Building 21 is 40 feet in height (measured to the highest point)

*Building 22 is 37.9 feet in height (measured to the highest point)

*Building 23 is 39.1 feet in height (measured to the highest point)

*Building 24 is 40 feet in height (measured to the highest point)

*Building 25 is 40 feet in height (measured to the highest point)

*Building 26 is 40 feet in height (measured to the highest point)

*Building 27 is 40.4 feet in height (measured to the highest point)

*Building 28 is 39.1 feet in height (measured to the highest point)

*Garage Buildings 1 and 2 are 13.10 feet in height (measured to the highest point)

*Garage Building 3 is 28.2 feet in height (measured to the highest point)

Therefore, the buildings are in compliance with the building height requirement.

Lot Coverage: The buildings on the site cover 19% (120,446sq.ft.) of the lot. Therefore, lot coverage is under the 50% maximum allowed and in compliance with code.

Stormwater: As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. Therefore, meeting the requirements of the Public Works Department.

Multiple Family Design Review Standards- Chapter 702

702.015 (b)(2) and (c)(2) Common Open Space Standards: In multi-family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The standards are also intended to ensure that open space is an integral part of the overall development design.

The minimum open space area required for this development is 30% of the site. The subject property is 634,526 (14.57 acres) square feet in size with 252,782 square feet of landscaped open space. Therefore, totaling 40% open space. See the open space plan provided:

Landscaped Open Space-252,782s.f. (40%)
Landscape w/in Perimeter Setbacks-51,470s.f. (8.1%)
Landscape w/in Parking-19,681s.f. (10%) of parking area
Recreation Building-11,020s.f. (2%)

The proposed development provides an 11,020 square foot recreation building in the center of the site, along with a pool; a large recreation/play area located between Buildings 11 and 15; a large recreation/play area located between Buildings 11, 12, 13, and 14; two large recreation/play areas between Buildings 1, 2, 3, and 4; a large recreation/play area between Buildings 27 and 28; and landscaped open space areas throughout the site. The recreation building and play areas are available to all 324 dwelling units and accessible via the proposed pedestrian pathways (6-foot wide paved sidewalks). The recreation building, play areas, and open space areas are located in convenient and safe areas for the residents. The proposed development provides approximately 263,803s.f. square feet of total common open space throughout the site, that includes the recreation building and pool. Therefore, this standard has been met. See attached site plans and open space plan.

702.015 (d)(2) Private Open Space Standards **(See Landscape Plans):** Each unit will have private open space as required by code. Ground floor units will have patio areas that are 96 square feet in size, with no dimension less than 6 feet. All second and third story units will have balconies/decks that are a minimum 60 square feet in size. All private open space areas are located contiguous to the dwelling unit and will be screened with a 5-foot-high sight obscuring wood fence or landscaping. This private open space includes the patios and balconies/decks. Therefore, this standard has been met.

702.020 (b)(2) Landscaping Standards **(Sheets L1.1, L1.2, L1.3)**: The subject property does not abut RS zoned properties. Landscaping is being provided adjacent all property lines and within the interior of the development. Landscaping has been provided throughout the site as identified on the landscape plans. A minimum of 1 tree will be planted for every 2,000 square feet of the site. Trees and vegetation have been provided throughout the development as shown on the landscape plans. There is 252,782 square feet of landscaped area throughout the site. Therefore, 40% of the site is landscaped. Landscape plans have been provided and demonstrate how the landscape standards have been met.

A permanent underground irrigation system will be provided when development plans are final.

There are no trees located on the subject property. However, new trees will be provided through the site as shown on the landscape plans.

702.020 (c)(2) Street Frontage Standards **(Sheets L1.1, L1.2, L1.3):** The landscape plans identify how this standard is met. Trees will be provided along the street frontage with one canopy tree per 50 linear feet. See attached landscaped plans. Therefore, this standard has been met.

702.020 (d)(2) Building Exterior Standards **(Sheets L1.1, L1.2, L1.3):** The exterior of the buildings will be landscaped to provide a visually appealing development. Trees and shrubs will be planted in front of and around all buildings as shown on the landscape plans. This will help to provide shading and privacy for residents. Therefore, this standard has been met.

702.020 (e)(2) Privacy Standards **(See all Building Floor Plans and Sheet L1.1, L1.2, L1.3):** All ground level private open space areas (patios) will be screened and separated with fencing. This will help to provide privacy for ground level residents. Therefore, this standard has been met.

702.020 (f)(2) Landscape Parking Standards **(Sheets SDR3 and L1.1, L1.2, L1.3):** In order to take into consideration circulation, pedestrian access, landscaping, and the requirements of the code, the parking areas have been carefully designed. All parking areas are landscaped as required, and separated by landscaped bays that are a minimum of 18-feet in width as shown on the site plan. The parking areas and landscaped areas provide for visually appealing apartment grounds.

Interior Parking Lot Landscaping: SRC 806.035(d)(2) requires a minimum of 5 percent landscaping within parking areas less than 50,000 square feet in size and a minimum of 8 percent landscaping within parking areas 50,000 square feet and greater in size. The parking area within the development is 205,817 (parking and driveways) square feet in size with 19,681 square feet (10%) of landscaping. Therefore, this standard has been met.

Therefore, this standard has been met. See attached site plans.

702.025 (a)(2) Crime Prevention Standards**:** Safety of the residents is very important, and all requirements are met to assure safety and compliance with code. There are no fences or plant materials located in areas within the development that obstruct visibility. All landscaping adjacent to open space areas will not exceed 3 feet in height.

All buildings have windows provided in habitable rooms and windows that face the parking lots and open space areas. This helps provide an eye on the development. Lighting on the buildings and along the sidewalks will be provided as well.

Therefore, this standard has been met. See attached site plans.

702.030(b)(2) Parking, Site Access, and Circulation Standards**:** The subject property has street frontage on Kale Street (south) and Countryside Drive (east) along the property lines. Internal accessways are proposed within the development.

All parking areas greater than 6,700 square feet in area are within the requirements of the code and are separated by planter bays that are a minimum of 18 feet in width. The layout of the parking areas has been taken into consideration and provides for safe and efficient circulation throughout the development.

As shown on the site plan, all buildings are separated from all pathways by a minimum 10-foot setback.

The parking area along right-of-way is setback a minimum of 20 feet as required by code.

Therefore, this standard has been met.

Parking**:** The development is for a 324-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 486 on-site vehicle parking spaces and is allowed a maximum of 850 on-site vehicle parking spaces. As shown on the site plan, 611 on-site parking spaces are being provided.

500 Standard Parking Stalls
42 Compact Parking Stalls
14 Handicap Parking Stalls
54 Garages
611 Total Parking Stalls

Adequate parking has been provided throughout the development with 1.89 parking spaces per dwelling unit.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bicycle parking is also required on site. The Code requires 0.1 bicycle parking space per dwelling unit. Thirty-two (32) bicycle parking spaces are required for this development. Bike racks will be provided on the site and located in a convenient location for the residents.

Therefore, this standard has been met.

702.030(c)(2) Pedestrian Site Access Standards: The internal pedestrian circulation system consists of hard 6-foot wide surfaced sidewalks that provide easily identifiable and safe connections between the residential units, parking, recreation areas, manager's apartment, the trash disposal area, and adjacent properties. The pedestrian system connects the buildings to the public sidewalk system, adjacent properties, and to the future park to the north as required.

The sidewalks are raised above the surface of the travel lanes. This provides a clear separation between vehicles and pedestrians. Any pedestrian pathways that cross the parking area or driveways will be marked and a minimum of 6 feet wide. The pedestrian pathways will be lighted. Proposed pedestrian sidewalk connections are illustrated on the tentative site plan.

The design of pedestrian circulation systems shall provide clear and identifiable connections within the multiple family development and to adjacent uses and public streets/sidewalks. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

Therefore, this standard has been met.

702.035(b)(1) Building Mass and Façade Design Guidelines**:** These guidelines are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries and yards to public streets.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. Balconies (decks) and dormers are incorporated in the building design to add some visual element to the buildings. Building 1 (recreation building) is the only building that exceeds the 150-foot building length maximum. Building 1 is 170 feet in length, where 150 feet is the maximum building length allowed. All other buildings within the development will not exceed 150 feet in length. The height and length of the buildings and structures conform to the measuring requirements in code.

All buildings face the interior of the lot. The rear side of Buildings 24 and 25 face Kale Street and the rear side of Buildings 16, 17, 18, 19, 20, 21, 22, and 23 face Countryside Drive. The street side of the buildings (rear) will be designed to be visually appealing, by providing similar design as is being provided for the front building facade for all buildings. In order to be consistent with the front facade of the building; windows, offsets, and architectural features will be incorporated in the portions of the building facing the right-of-way.

Varied materials and textures are being used on the building facade. The applicant has provided building elevations to show how this is being complied with. The materials used on the front, rear, and sides of the apartments are the same; shake siding, trim board, lap siding, and stone around the pillars. See attached building elevations. Therefore, this guideline has been met.

<u>702.035(c)(2) Compatibility Standards:</u> The subject property does not abut RS zoned property. All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan. Therefore, all setback requirements have been met. Setbacks are shown on the tentative plan.

North:	Buildings 10, 15, 16: 112-foot setback (existing farmland and future park) Parking: 36.75-foot setback
East:	Buildings 1, 16, 17, 18, 19, 20, 21, 22, 23: 20-foot setback (Adjacent new right-of-way) Parking: 20-foot setback
South:	Buildings 23, 24, 25, 26: 20-foot setback (Adjacent Kale Street) Parking: 20-foot setback
West:	Buildings 5, 6, 7, 8, 9, 10, 26: 20-foot setback (existing mobile home park) Parking: 15-foot setback Garages: 15-foot setback

The primary entrances for each individual unit is provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood. All building entrances face the internal street/parking system.

The subject property has 458 feet of buildable width (this excludes required side setbacks) along Kale Street. Buildings 23, 24, 25, and 26 are located on the setback line along Kale Street. Code requires a minimum of 50% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the buildings total 293 feet of the

buildable width along the street frontage. Therefore, occupying 64% of the buildable width of street frontage along Kale Street.

The subject property has 1295 feet of buildable width (this excludes required side setbacks) along Countryside Drive. Buildings 16, 17, 18, 19, 20, 1 (Rec Building), 21, 22 and 23 are located on the setback line along Countryside Drive. Code requires a minimum of 50% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the buildings total 750 feet of the buildable width along the street frontage. Therefore, occupying 58% of the buildable width of street frontage along Countryside Drive.

All roof-mounted equipment will be screened and integrated into the building design. Further review of this requirement will take place at the time of building permits.

Therefore, this standard has been met.

<u>702.035(d)(2) Building Articulation Standards:</u> All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking lots. All external stairways are recessed into the buildings. Therefore, physically and visually incorporating them into the buildings architecture design.

The primary entrances for each individual unit is provided through a covered entry way. All building entries are clearly defined and easily accessible. The design of the building with the use of roofline offsets and covered entry ways, promote a positive sense of neighborhood.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. All buildings will have a minimum of 4-foot offsets, balconies, patios, eves, and windows incorporated into the design of each of the buildings. Therefore, this standard has been met. See building elevations.

<u>702.040(a)(2) Recycling:</u> There is one (1) trash/recycle area provided within the development. The trash receptacle is accessible for all residents via the paved internal sidewalk system. The trash/recycle area will be screened and enclosed with a sight-obscuring fence or wall. Detail plans for the trash receptacles have been provided. Therefore, meeting this standard.

<u>Conclusion:</u> The applicant satisfies all of the design review standards for the multi-family dwelling project proposed. <u>The applicant is requesting to meet all Design Review Standards, except Building Length under SRC 702.035(b)(2) (Building Mass and Façade Design Standards). Therefore, the applicant will meet the Building Mass and Façade Design Guidelines under 702.035(b)(1).</u>

All standards have been addressed and met as outlined within this narrative and on the site

plans. Building length for Building 1 exceeds the 150-foot maximum length allowed, therefore, the applicant is meeting the Design Review Guideline requirements for Building Mass.

Northstar Apartments

Class 3-Site Plan Review

October 21, 2018

SRC 220.005(f)(3) Class 3 Site Plan Review Criteria:

(A) The application meets all applicable standards of the UDC;

Applicant Findings: The applicant is requesting to meet all Design Review Standards, except Building Length under SRC 702.035(b)(2) (Building Mass and Façade Design Standards). Therefore, the applicant will meet the Building Mass and Façade Design Guidelines under 702.035(b)(1).

All standards have been addressed and met as outlined within this narrative and on the site plans. Building length for Building 1 exceeds the 150-foot maximum length allowed, therefore, the applicant is meeting the Design Review Guideline requirements for Building Mass. Building 1 is about 170 feet in length, where 150 feet is the maximum allowed.

The subject property is 14.72 acres in size, zoned RM2, and located on Kale Road (062W32C/Tax Lots 700 and 800). The applicant is proposing a development consisting of 324 apartment units as shown on the site plans.

All applicable standards and guidelines have been outlined below and on the attached site plans.

Chapter 514 (RM2)

Density: The site being developed is 14.72 acres in size. Development in an RM2 zone shall meet a minimum of 12 dwelling units and shall not exceed 28 dwelling units. Therefore, the site shall be developed with a minimum of 177 and allowed to have a maximum of 412 units. As shown on the site plan, there are 324 units proposed on the property. The development is in compliance with the minimum and maximum density requirements. See attached site plan.

Setbacks: All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan. Therefore, all setback requirements have been met. Setbacks are shown on the tentative plan.

North: Buildings 10, 15, 16: 112-foot setback (existing farmland and future park)
Parking: 36.75-foot setback

East: Buildings 1, 16, 17, 18, 19, 20, 21, 22, 23: 20-foot setback (Adjacent new right-of-way)
Parking: 20-foot setback

South: Buildings 23, 24, 25, 26: 20-foot setback (Adjacent Kale Street)
Parking: 20-foot setback

West: Buildings 5, 6, 7, 8, 9, 10, 26: 20-foot setback (existing mobile home park)
Parking: 15-foot setback

Garages: 15-foot setback

Maximum Height: Maximum building height allowed in the RM2 area is 50'. All proposed buildings are in compliance with the requirements of the Code.

*Building 1 (Recreation Building) is 28 feet in height (measured to the highest point).

*Building 2 is 40 feet in height (measured to the highest point)

*Building 3 is 40.4 feet in height (measured to the highest point)

*Building 4 is 39.1 feet in height (measured to the highest point)

*Building 5 is 39.1 feet in height (measured to the highest point)

*Building 6 is 40 feet in height (measured to the highest point)

*Building 7 is 37.9 feet in height (measured to the highest point)

*Building 8 is 39.1 feet in height (measured to the highest point)

*Building 9 is 40 feet in height (measured to the highest point)

*Building 10 is 40 feet in height (measured to the highest point)

*Building 11 is 40 feet in height (measured to the highest point)

*Building 12 is 39.1 feet in height (measured to the highest point)

*Building 13 is 39.1 feet in height (measured to the highest point)

*Building 14 is 40.4 feet in height (measured to the highest point)

*Building 15 is 40.4 feet in height (measured to the highest point)

*Building 16 is 37.9 feet in height (measured to the highest point)

*Building 17 is 39.1 feet in height (measured to the highest point)

*Building 18 is 37.9 feet in height (measured to the highest point)

*Building 19 is 39.1 feet in height (measured to the highest point)

*Building 20 is 40 feet in height (measured to the highest point)

*Building 21 is 40 feet in height (measured to the highest point)

*Building 22 is 37.9 feet in height (measured to the highest point)

*Building 23 is 39.1 feet in height (measured to the highest point)

*Building 24 is 40 feet in height (measured to the highest point)

*Building 25 is 40 feet in height (measured to the highest point

*Building 26 is 40 feet in height (measured to the highest point)

*Building 27 is 40.4 feet in height (measured to the highest point)

*Building 28 is 39.1 feet in height (measured to the highest point)

*Garage Buildings 1 and 2 are 13.10 feet in height (measured to the highest point)

*Garage Building 3 is 28.2 feet in height (measured to the highest point)

Therefore, the buildings are in compliance with the building height requirement.

Lot Coverage: The buildings on the site cover 19% (120,446sq.ft.) of the lot. Therefore, lot coverage is under the 50% maximum allowed and in compliance with code.

Stormwater: As stated on the Grading and Drainage Plan, the proposal is treating at least 80% hard surface with Green Water Infrastructure. Therefore, meeting the requirements of the Public Works Department.

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

Applicant Findings: A TGE form has been submitted as part of this packet to determine if a TIA is needed. The subject property has street frontage on Kale Street to the south and Countryside Drive to the west.

As shown on the site plan, safe and efficient access and circulation has been provided into and throughout the development. The proposed development 26-foot wide driveways through out the site. The driveways provide circulation throughout the site and onto the surrounding street system.

The design of on-site circulation is clearly identifiable, safe, pedestrian friendly and interconnected. The subject property is located in a developing area where improved streets and sidewalks continue as required by the City. Improved access is required by code. Approval does not adversely affect the safe and healthful development of any adjoining land or access thereto.

The interpretation of this code section is that the applicant shall provide a street like accessway throughout the development. This code section would require the applicant to run a public street through the development, which would not only eliminate needed parking, reduce landscaped open space areas, reduce needed housing on the site, it would also provide an unsafe development for residents with public traffic running driving through the site. The proposed 26-foot wide accessways provide a safer and more beneficial circulation system then a public street as being required under SRC 803.030 and SRC 803.035.

Due to the layout of the site and the adjacent street system, this requirement is not necessary, nor is it feasible. Safety and housing needs should always be a consideration when developing a site. Therefore, this criterion has been met, along with criteria under SRC 803.030 and SRC 803.035..

(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and

Applicant Findings: Parking**:** Parking: The development is for a 324-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 486 on-site vehicle parking spaces and is allowed a maximum of 850 on-site vehicle parking spaces. As shown on the site plan, 611 on-site parking spaces are being provided.

500 Standard Parking Stalls
42 Compact Parking Stalls
14 Handicap Parking Stalls
54 Garages
611 Total Parking Stalls

Adequate parking has been provided throughout the development with 1.89 parking spaces per dwelling unit.

All parking areas will be served by 26-foot wide internal two-way accessways that run through the development.

Bike racks have been provided on the site and located in a convenient location for the residents.

Parking areas and driveways have been designed to City standards and provide safe circulation throughout the development.

The design of pedestrian circulation systems shall provide clear and identifiable connections within the multiple family development and to adjacent uses and public streets/sidewalks. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent residential areas.

Therefore, this standard has been met.

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

Applicant Findings: Utility plans have been provided that show how the site will be served with City water, sewer, storm water facilities, and other utilities appropriate to the development.

06 2W 32C

SEE MAP 062W31A

1/4 COR

SEE MAP 062W31DA

924 00 21 0

32CB

EBONY LANE

32CA

LAKE LABISH RD

SEE MAP 062W32B

CTR SEC

SEE MAP 062W32

HAZEL GREEN ROAD N.

HAZEL GREEN RD

HAZEL GREEN RD

N89 46W 1485.00

NOTE: ASSESSED WITH TAX LOT 100 ON MAP 06 2W 31D

500 0.33 AC

400 15.26 AC

300 5.76 AC

200 38.51 AC

100 19.17 AC

100 L1

SE COR S. STEPHENS DLC 37

924 00 21 0

924 00 21 0

924 00 21 0

SEE MAP 062W31D

700 0.45 AC

800 33.88 AC

900 17.43 AC

924 01 00 0

1000 19.51 AC

SEE MAP 062W32D

1/4 COR

LOOP

TIMM AVE

COPPER CREEK LOOP

CRYSTAL AV

31 32 6 5

NE COR A. STANTON DLC 49

NW COR J. MARTIN DLC 71

KALE ROAD (CR 725)

KALE ROAD (CR 725)

KALE

REBECCA CT

SEE MAP 072W06AA

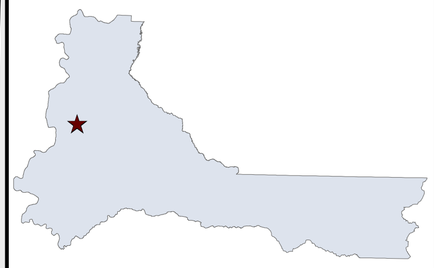
SEE MAP 072W05BB

SEE MAP 072W05BA

SEE MAP 072W05AB

06 2W 32C

06 2W 32C SALEM



MARION COUNTY, OREGON

SW1/4 SEC32 T6S R2W W.M.

SCALE 1" = 200'

LEGEND

LINE TYPES

- Taxlot Boundary
- Historical Boundary
- Road Right-of-Way
- Easement
- Railroad Right-of-Way
- Railroad Centerline
- Private Road ROW
- Taxcode Line
- Subdivision/Plat Bndry
- Map Boundary
- Waterline - Taxlot Bndry
- Waterline - Non Bndry

CORNER TYPES

- 1/16TH Section Cor.
- 1/4 Section Cor.
- DLC Corner
- Section Corner (16 15 / 21 22)

NUMBERS

Tax Code Number

000 00 00 0

Acreage

0.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

200.00 / 175.00

CANCELLED NUMBERS

801

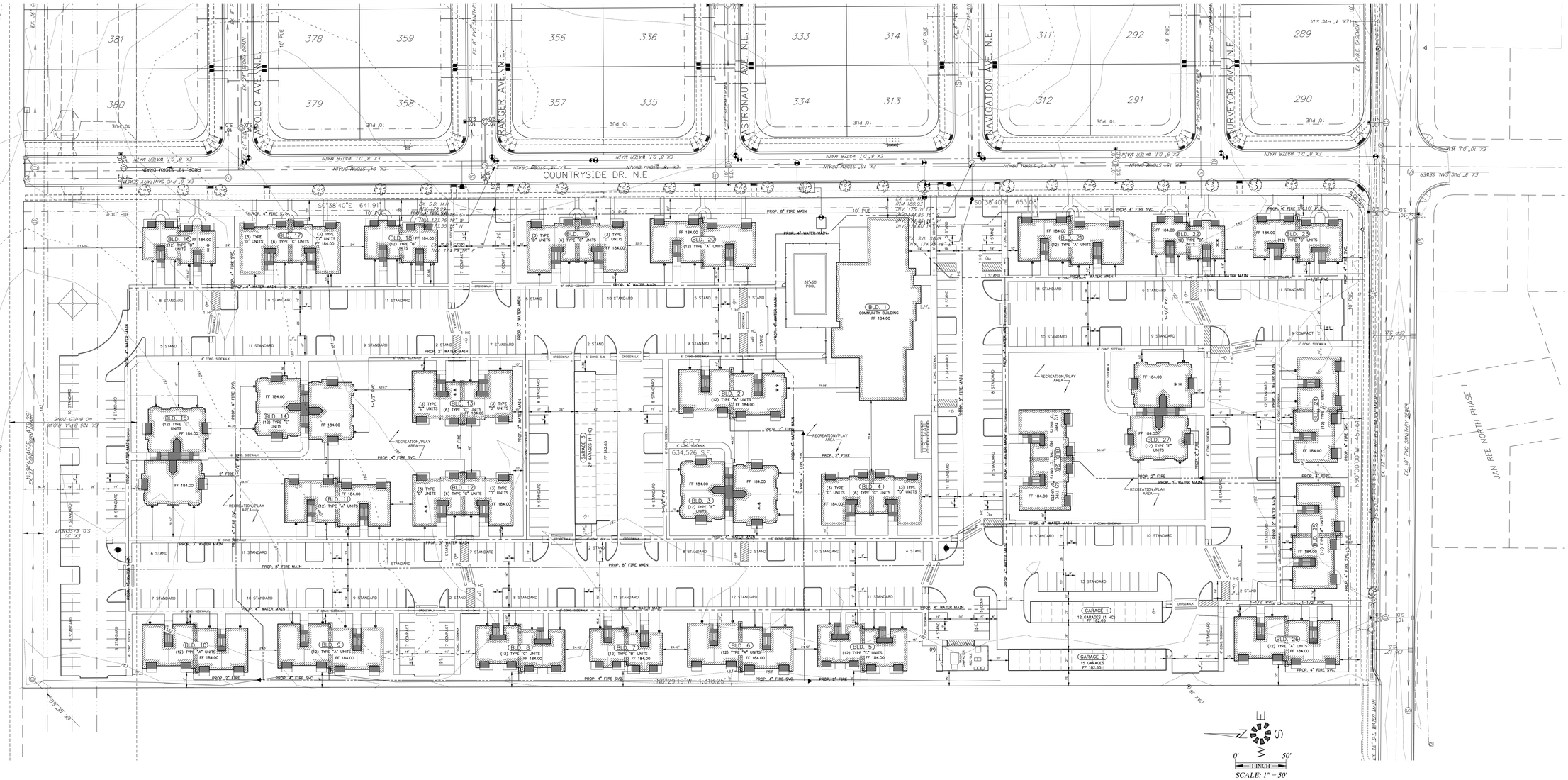
DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

Marion County OREGON — Assessors Office Cartography Dept

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 1/23/2018

SALEM 06 2W 32C



324 TOTAL APARTMENT UNITS
120 TYPE "A" 2-Bd, 2-Ba (952 S.F.) UNITS
48 TYPE "B" STUDIO (549 S.F.) UNITS
72 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
36 TYPE "D" 3-Bd, 2-Ba (1204 S.F.) UNITS
48 TYPE "E" 2-Bd, 2-Ba (1162 S.F.) UNITS

611 TOTAL PARKING STALLS
500 STANDARD STALLS
42 COMPACT STALLS
14 HANDICAP STALLS
54 GARAGES

1 RECREATION BLD. / MANAGER'S OFFICE
1 TRASH COMPACTOR / RECYCLE
4 RECREATION/PLAY AREA
1 SWIMMING POOL (32'x60')
1 U.S. MAIL BOX AREA

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

SITE PLAN

NORTHSTAR APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6826p SDR3-SITE
Design: M.D.G.
Drawn: C.F.S.
Checked: ---
Date: OCT 2018
Scale: AS SHOWN

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

EXPIRES: 06-30-2021

JOB # 6826

SDR3

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MULTI/TECH

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

EXISTING CONDITIONS PLAN

NORTHSTAR APARTMENT COMPLEX

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6826p SDR2-XCOND

Design: M.D.G.
Drawn: C.F.S.
Checked: ----
Date: OCT 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 14, 1974
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6826

SDR2

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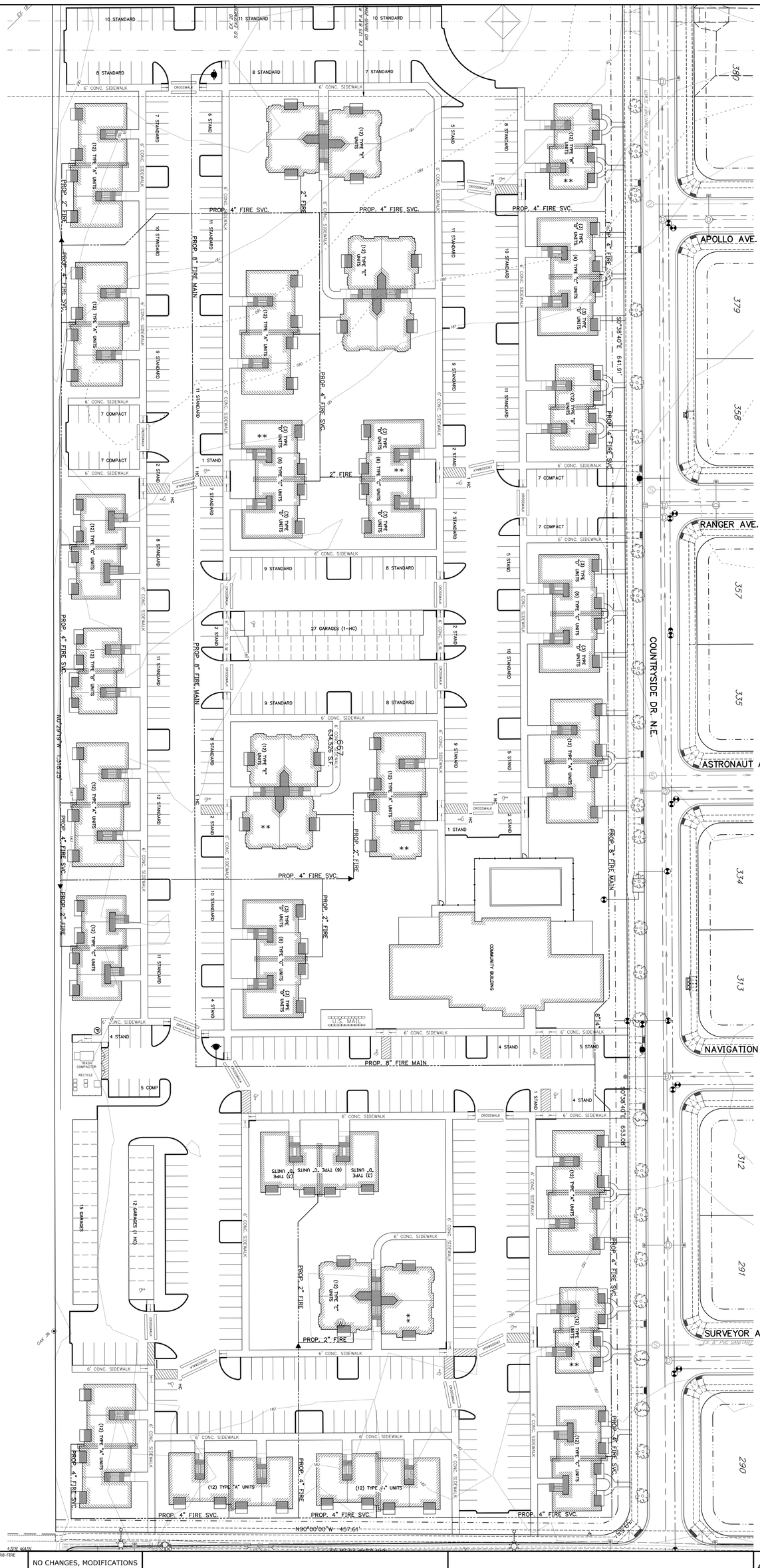

SDR8

JOB # 6826

EXPIRES: 06-30-2021

REGISTERED PROFESSIONAL ENGINEER — OREGON — MARK D. GRENZ — 6826p SDR8-FIRE

Design:	M.D.G.
Drawn:	C.F.S.
Checked:	---
Date:	OCT 2018
Scale:	AS SHOWN

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

NORTHSTAR APARTMENT COMPLEX

PRIVATE FIRE SERVICE PLAN

MULTI/TECH
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PH. (503) 363-9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

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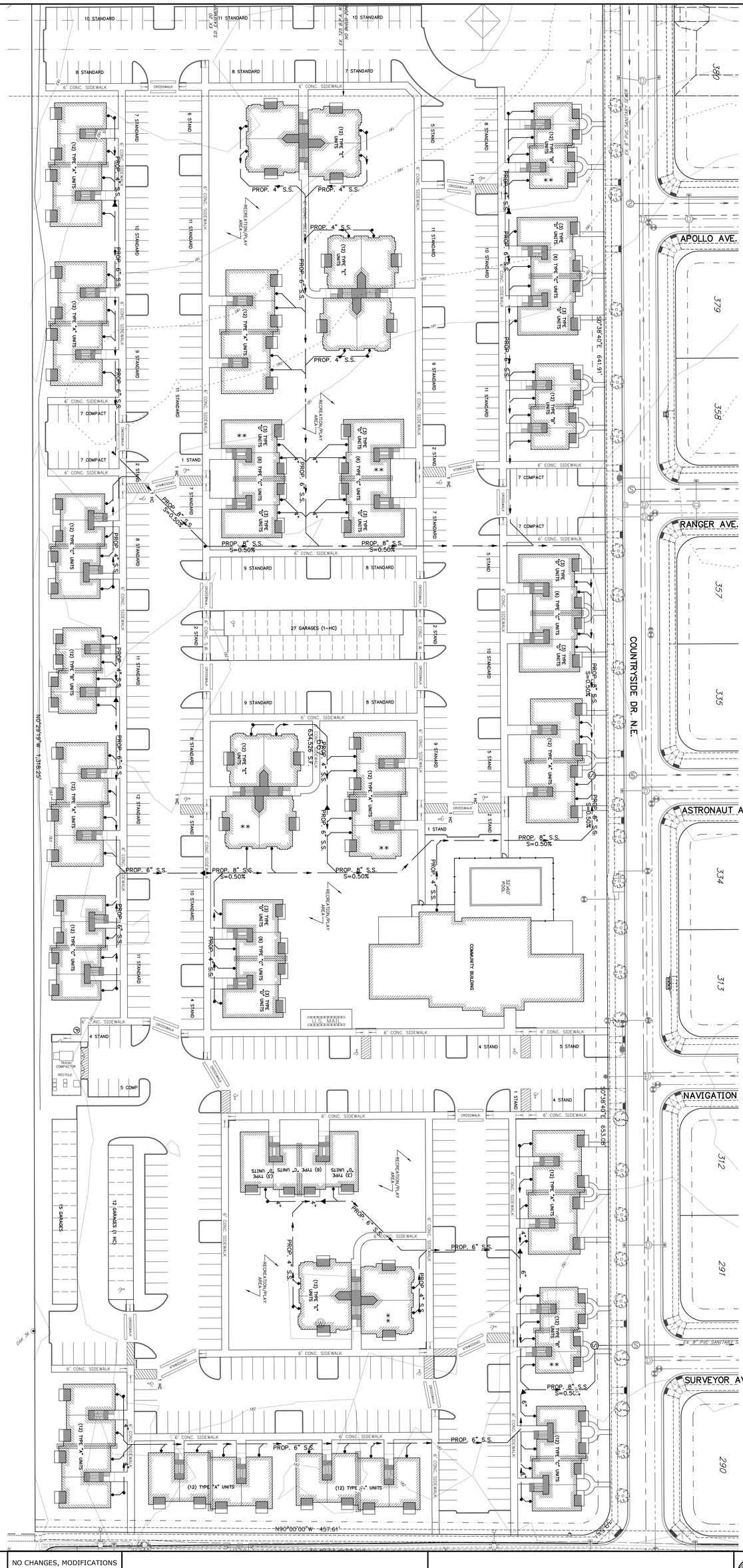
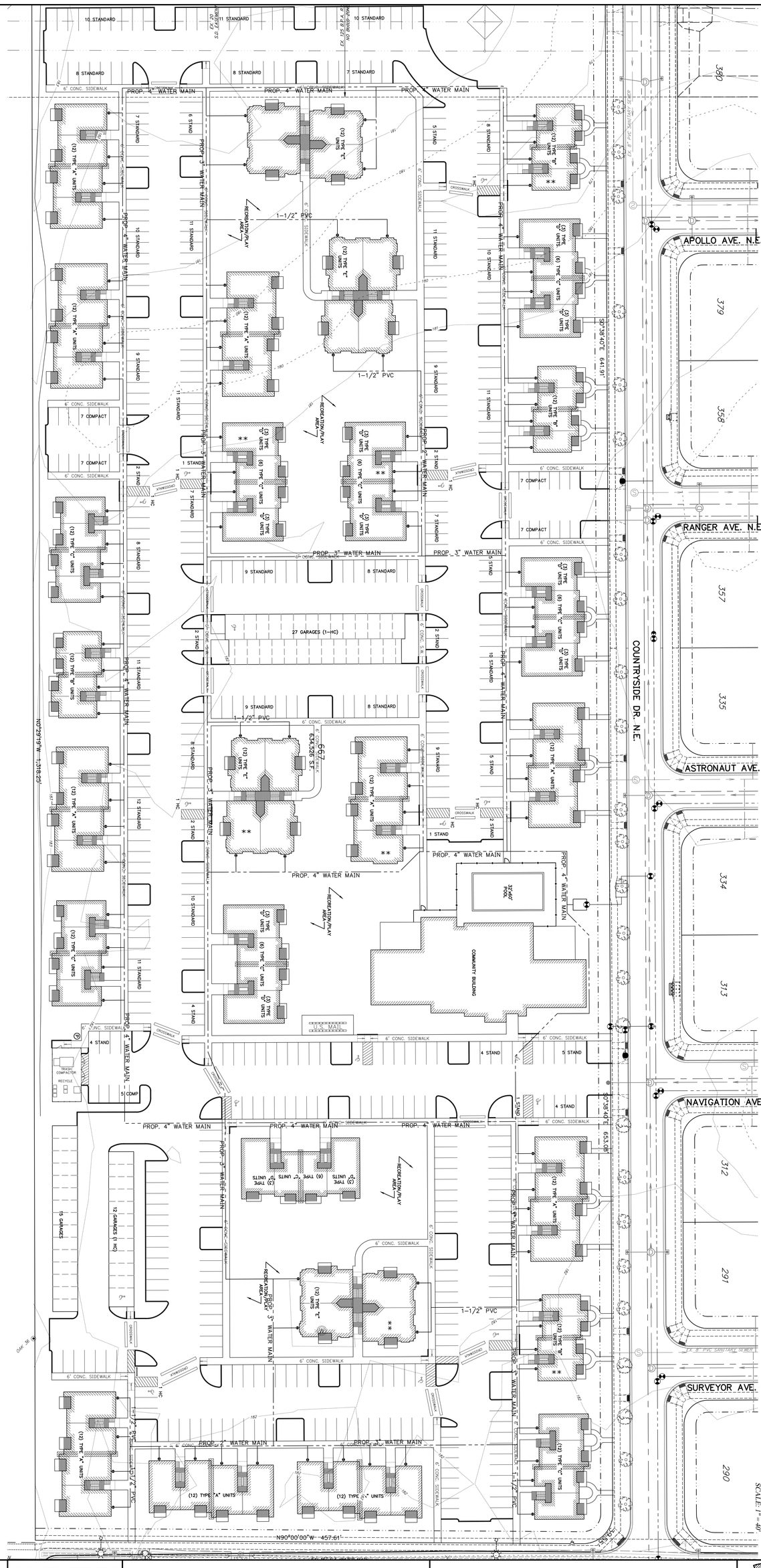


SDR6	JOB # 6826 EXPIRES: 06-30-2021	6826p SDR6-SS Design: M.D.G. Drawn: C.F.S. Checked: --- Date: OCT 2018 Scale: AS SHOWN	NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.	**NORTHSTAR APARTMENT COMPLEX**	**PRIVATE SANITARY SEWER PLAN**

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

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



SDR7	JOB # 6826 EXPIRES: 06-30-2021	6826p SDR7-WAT Design: M.D.G. Drawn: C.F.S. Checked: ---- Date: OCT 2018 Scale: AS SHOWN	NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.	**NORTHSTAR APARTMENT COMPLEX**	**PRIVATE DOMESTIC WATER PLAN**

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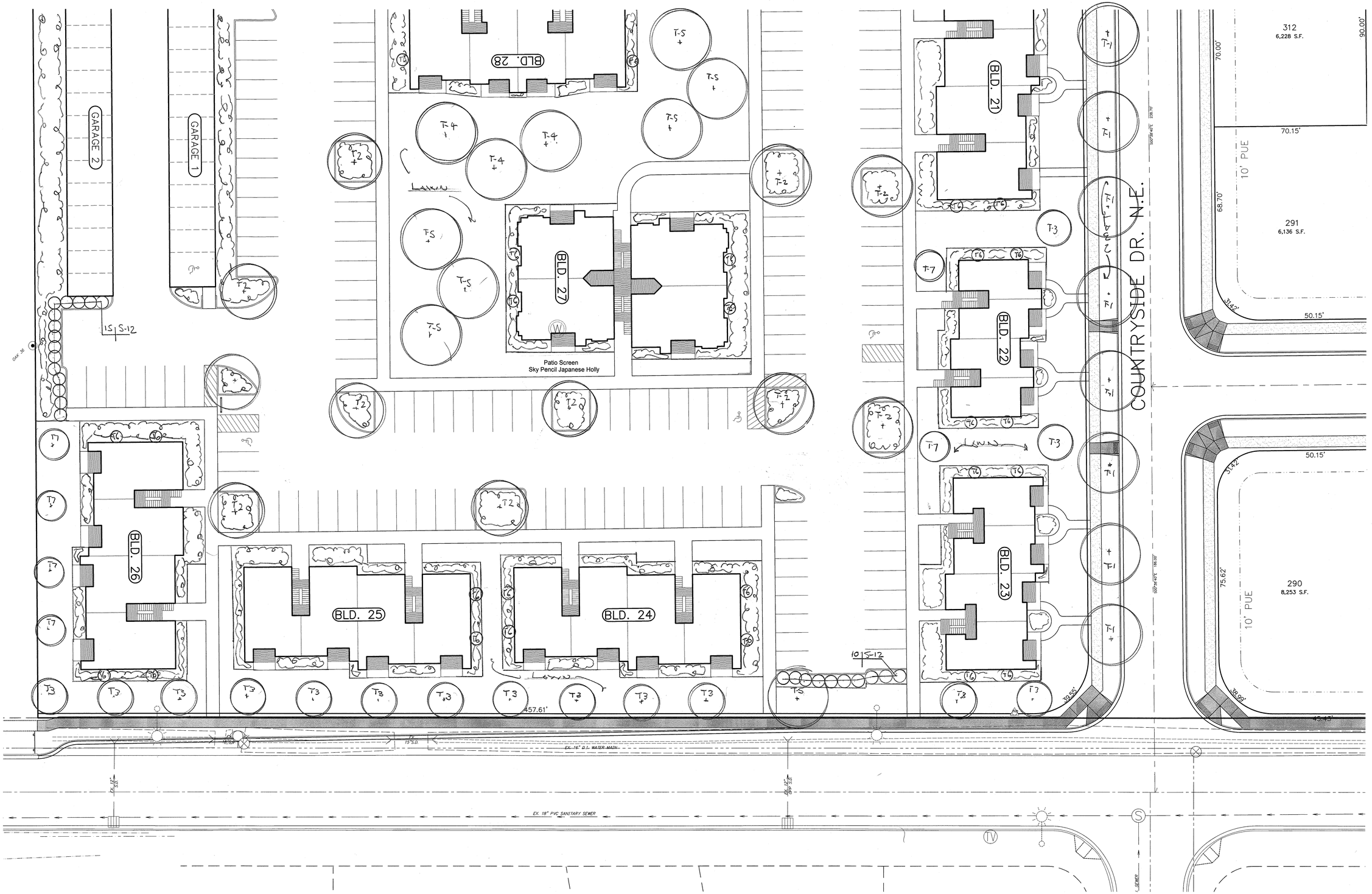

PERMANENT UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED

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

LANDSCAPE & IRRIGATION DESIGN BY:

LANDSCAPE DESIGN & CONSULTANTS LLC

Doing business since 1985

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

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LANDSCAPE PLAN

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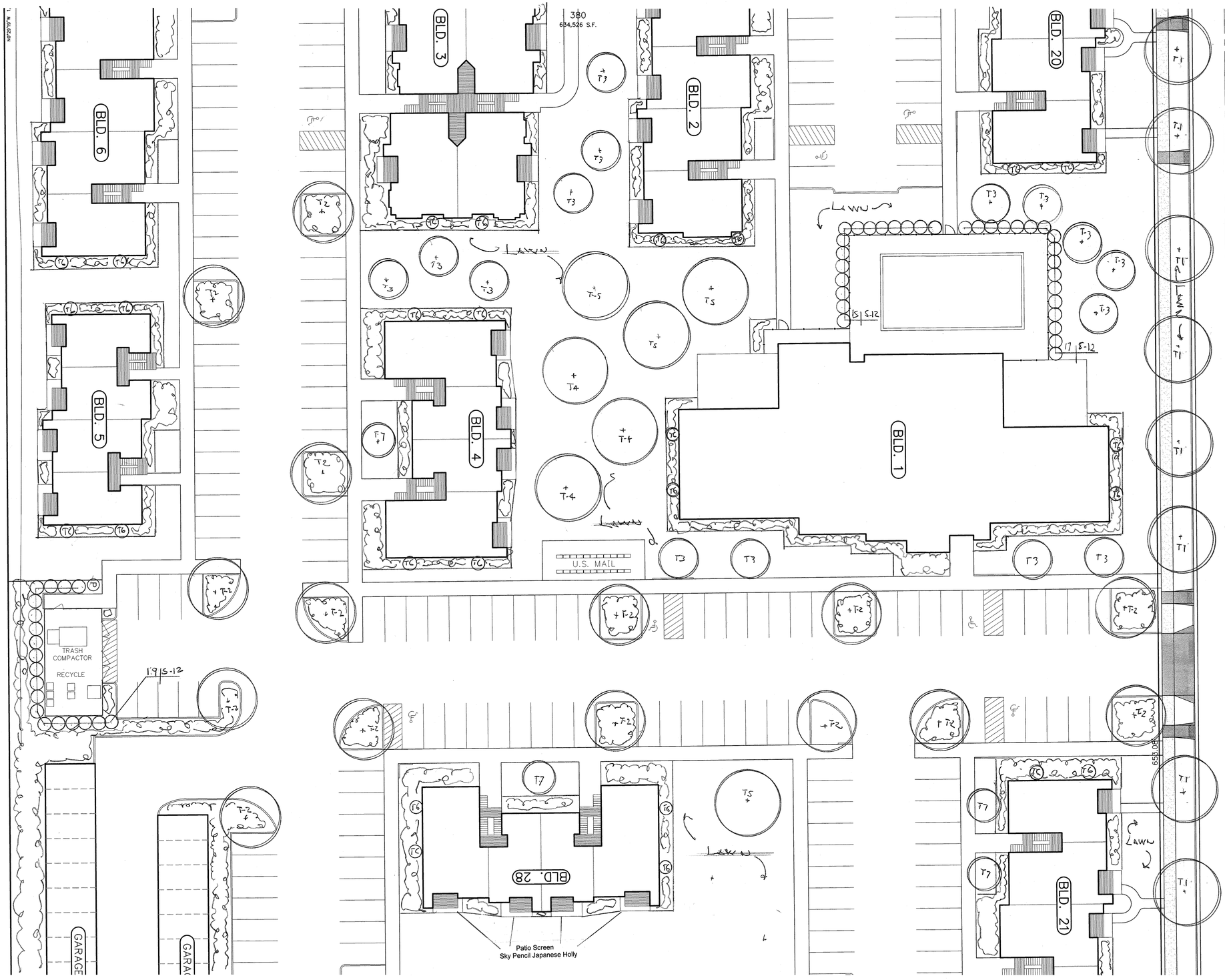
6826b L1.1

Design: M.D.G.
Drawn: G.I.D.
Checked: ----
Date: OCT 2018
Scale: AS SHOWN

JOB # 6826

L1.1



PERMANENT UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED

SCALE: 1" = 20'

LANDSCAPE & IRRIGATION DESIGN BY:

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6826b L1.2

Design: M.D.G.
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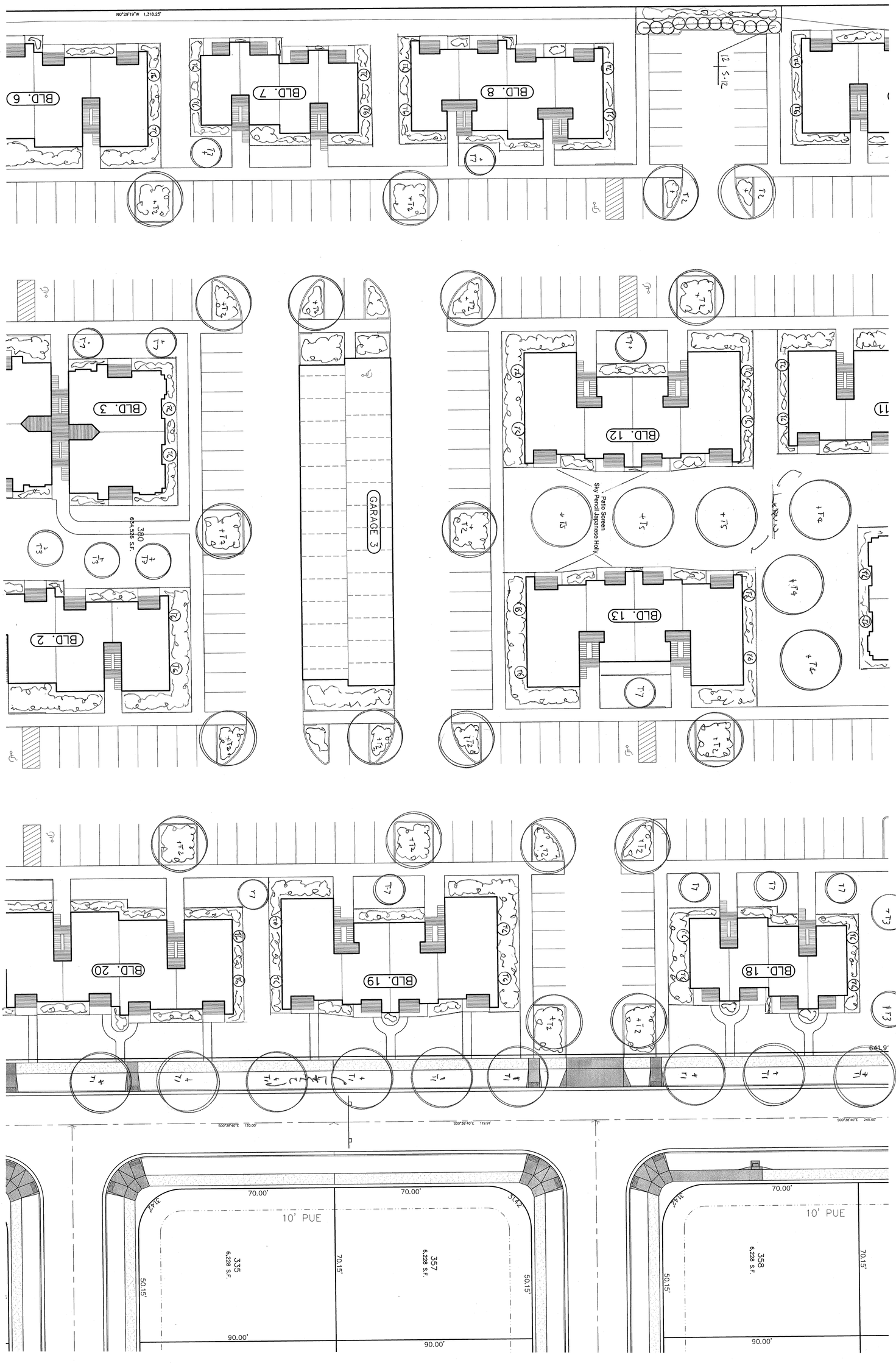
Checked: ----
Date: OCT 2018
Scale: AS SHOWN

JOB # 6826

L1.2



PERMANENT UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED

SCALE: 1" = 20'

LANDSCAPE & IRRIGATION DESIGN BY:

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6826b L1.3

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Drawn: G.I.D.
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Date: OCT 2018
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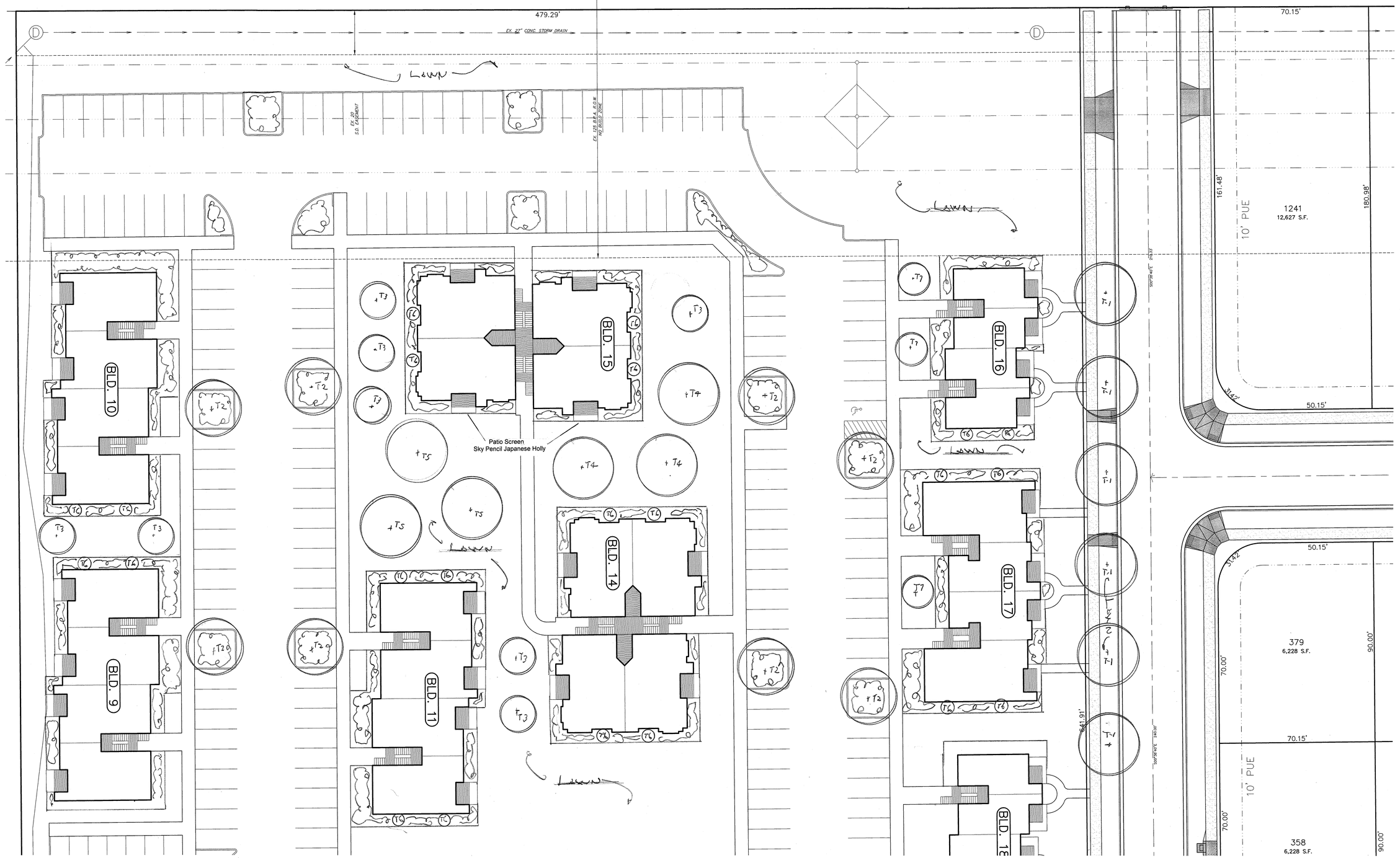
JOB # 6826

L1.3



PERMANENT UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED

SCALE: 1" = 20'

LANDSCAPE & IRRIGATION DESIGN BY:

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LANDSCAPE PLAN

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6826 L1.4

Design: M.D.G.
Drawn: G.I.D.
Checked: ----
Date: OCT 2018
Scale: AS SHOWN

JOB # 6826

L1.4

GENERAL LANDSCAPE NOTES:

General:

1. All local, municipal, state, and federal laws regarding uses, regulations, governing or relating to any portion of the work depicted on these plans are hereby incorporated into and made part of these specifications and their provision shall be carried out by the Contractor. The Contractor shall at all times protect the public throughout the construction process.
2. The Contractor shall carefully correlate construction activities with earthwork contractor and other site development.
3. The Contractor shall verify drawing dimensions with actual field conditions and inspect related work and adjacent surfaces. Contractor shall verify the accuracy of all finish grades within the work area. The Contractor shall report to the Landscape Design & Consultants LLC (LDC) or Owner all conditions which prevent proper execution of this work.
4. The exact location of all existing utilities structures and underground utilities, which may not be indicated on the drawings, shall be determined by the Contractor. The Contractor shall protect existing structures and utility services and is responsible for their replacement if damaged.
5. Disturbance and impacts to existing native trees/shrubs shall be minimized to the greatest extent practicable.
6. The Contractor shall keep the premises free from rubbish and debris at all times and shall arrange material storage to not to interfere with the operation of the project. All unused material, rubbish, and debris shall be removed from the site.
7. All plant material and planting supplies shall be warranted for a period of not less than one year from the completion date of installation. All replacement stock shall be subjected to the same warranty requirement as the original stock. Any damage due to replacement operations shall be repaired by the Contractor. At the end of the warranty period, inspections shall be made by LDC, Owner/General Contractor. All plant and lawn areas not in a healthy growing condition shall be removed and replaced with plants and turf cover of a like kind and size before the close of the next planting season.

Grading / Erosion Control:

1. The design and placement of the building on the site lends itself to minimal slope conditions with positive drainage being maintained around the entire building. In this case standard landscaping procedures of topsoil, lawn, and a two inch layer of bark mulch on all planting beds will be sufficient to control erosion. In the event site conditions change or there are Slopes / Bio Swale / Detention Ponds on the project with slopes greater than 30% Poly tight Jute Netting shall be installed with anchoring pins as per manufactures recommendations prior to planting. Recommend DeWitt PJN4216 Erosion Control Poly Jute Netting and DeWitt anchor pins or approved equal.
2. Seed recommendation is Pro Time 700 Low Profile or approved equal over the jute netting at a rate of 2 lbs. per 1000 sq. feet. The address of Pro Time is 1712 SE Ankeny, Portland OR 97214. Phone 503-239-7518. There email is info@protimelawnseed.com
3. The work limits shown on this plan shall clearly be marked in the field prior to construction. No disturbance beyond the work limits shall be permitted.
4. Grading shall be preformed during optimal weather conditions.
5. Erosion control measures shall be constructed in conjunction with all clearing and grading activities, and in such a manner as to ensure that sediment and sediment-laden water does not enter the drainage system or violate applicable water standards
6. Prior to the commencement of construction activities, Contractor shall place orange construction fencing around perimeters of construction impact areas, and sediment fencing at downhill portions of the site. Contractor is responsible for proper installation, maintenance, replacement, and upgrading of all erosion and sediment control measures, in accordance with local, state, and federal regulations.

Plant Material:

1. Contractor shall verify all plant & tree quantities with LDC or Owner prior to construction.
2. In the event of a discrepancy between plants materials listed on the drawings, the drawings shall govern the plant species and quantities required.
3. Plant material shall be first quality stock and shall conform to the code of standards set forth in the current edition of the American Standards for Nursery Stock sponsored by the American Association of Nurserymen, Inc. (AAN)
4. Species and variety as specified on the drawings and delivered to the site shall be certified true to there genus, species and variety and as defined within the current edition International Code of Nomenclature for Cultivated Plants.
5. Obtain freshly dug, healthy, vigorous plants nursery-grown under climatic conditions similar to those in the locality for the project for a minimum of two years. Plants shall have been lined out in rows, annually cultivated, sprayed, pruned, and fertilized in accordance with good horticultural practice. All container plants shall have been transplanted or root pruned at least once in the past three years. Balled-and burlapped (B&B) plants must come from soil which will hold a firm root ball. Heeled in plants and plants from cold storage are not acceptable.
6. Planting stock shall be well-branched and well-formed, sound, vigorous, healthy, free from disease, sun-scaled, windburn, abrasion, and harmful insects or insect eggs; and shall have healthy, normal, unbroken toot systems. Deciduous trees and shrubs shall be symmetrically developed, uniform habit of growth, with straight trunks or stems, and free from objectionable disfigurements. Evergreen trees and shrubs shall have well-developed symmetrical tops with typical spread of branches for each particular species or variety. Only vines and ground cove plants well-established shall be used. Plants budding into leaf or having soft growth shall be sprayed with an anti-desiccant at the nursery before digging.
7. Contractor shall not make substitutions of plant materials. If required landscape material is not obtainable, submit proof of non-availability and proposal for use of equivalent material. When authorized, adjustments of contract amount (if any) will be made by change order.
8. Plant sizes and grading shall conform to the latest edition of American Standard for Nursery Stock as sponsored by the American Association of Nurserymen Inc. (AAN)
9. All vegetation shown on this plan shall be maintained in a healthy and vigorous growing condition throughout the duration of the proposed use. All vegetation not so maintained shall be replaced wit new vegetation at the beginning of the next growing season.

Planting:

1. Planting shall be installed between March 1st to April 30th or between October 1st to November 30th. If planting is installed outside these times frames, additional measures maybe needed to ensure survival and shall be pre-approved by the owner.
2. Plant material shall be transported to the sit in a timely manner to minimize on-site storage. Where storage is required, all plants shall be kept moist and shaded.
3. Plant stock shall be handled in a manner that will not break, scrape, or twist any portion of the plant. Protect plants at all times from conditions that can damage the plant (e.g., sun, wind, freezing conditions).
4. Provide the following clearance for planting of trees where applicable:
   Maintain 30 feet vision triangles at all intersections and corners
   5 feet from all street/parking lot light standards
   10 feet from fire hydrants
   5 feet from all utility vaults, meter boxes, etc.
5. No trees or shrubs shall be planted on existing or proposed utility lines.
6. All shrub beds shall receive a minimum 2" layer of bark mulch evenly applied immediately after panting is completed. All plant beds shall drain away from buildings.
7. Excavate plant pits for shrubs and trees as follows:
   Container stock: width = 2 times the container diameter, depth = container depth.
   Bare root stock: width = 2 times the widest diameter of the root, depth = of root system.
   B & B: width = 2 times ball diameter, depth = ball depth.
   Scarify sides and bottom of plant pits to roughen surfaces.
8. Place plants plumb in the pit, Backfill with native soil or top soil mixture to the original plant soil line, and tap solidly around the ball and roots. Water plants immediately after planting if soil is not saturated to the surface.

Lawn Areas /Hydro-Seeding/Sod:

1. All lawn area shall be seeded unless otherwise directed by Owner to install Sod. Seed or Sod shall be procured through Kuenzi Turf Nursery. Seed or Sod shall be Rhizomatous Tall Fescue (RTF); Seed mix shall be applied at a rate of 10 lbs. per 1000 sq. feet. Contact Kuenzi Turf Nursery at (503)585-8337 or approved equal.
2. All areas shown on the plan shall be seeded between March 1st. and May 1st. or between September 1st and October 15th.
3. Scarify soil surface to a depth of 3 inches, to ensure adequate seed contact with soil.
4. Prior to seeding, clearly delineate seeding limits using flags or non-toxic paint.
5. Hydro-seed application rate shall be 60 lbs. per 100 gallons of hose work or 75 lbs. per 100 gallons of tower work
6. If , at the end of one complete growing season, the planted and seeded area fail to exhibit well-established plant communities, or exhibit patchiness in the patterns of vegetative cover, supplemental seeding and planting shall occur.
7. Seeding of slopes greater that 30% shall be done by Hydro Seeding using a seed mix of Pro Time 700 Low Profile or approved equal at a rate of 2 lbs. per 1000 sq. feet.

Top Soil Mixture:

1. A 2" to 4" layer of garden care compost, mushroom compost or similar material sterilized at 105 degrees Fahrenheit shall be incorporated into the existing soil prior to planting and seeding/sod lawns.
   Incorporate into existing soil prior to planting the following fertilizers at a rate specified per 1000 sq. ft. of planting area.
   20 lbs. 10-6-4 50% Slow Release
   30 lbs. 38-0-0 Nitroform
   10 lbs. Iron Sulfate 21%
   20 lbs. 0-18-0 Super Phosphate
   25 lbs. Dolomite Lime
   10 lbs. 13-0-11 Potassium Nitrate

Bark Mulch:

1. All shrub beds shall receive a minimum 2" layer of fine hemlock or fir bark mulch evenly applied immediately after panting is completed. All plant beds shall drain away from buildings.

Poly Jute Netting:

1. Tight net Poly Jute Netting shall be installed on Bio Swales/Detention Ponds/Vegetated Swale and Rain Gardens as a soil stabilizer and erosion control agent. Jute Netting shall be installed with anchoring pins as per manufactures recommendations prior to planting. Recommend DeWitt PJN4216 Erosion Control Poly Jute Netting and DeWitt anchor pins or approved equal.

Bio Swales/Detention Ponds/Vegetated Swales:

1. Bark Mulch shall not be applied to Bio Swales/Detention Ponds or Vegetated Swales.

Weed Control Agent:

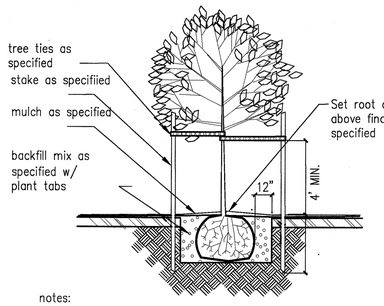
1. Apply caseron as a weed control agent after planting as per manufactures specified recommendations around building or approved equal.

Non-Native Plant Species:

1. All non-native, invasive plant species shall be removed from the site.

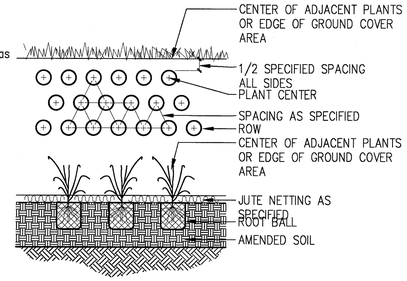
Growing Medium for Stormwater Bio Swales/Vegetated Swales/Rain/Gardens/Planter Boxes:

1. Growing Medium shall comply with City of Salem Department of Public Works Administrative Rules, Chapter 9, and Division 004 Appendix G-Key Material Specifications for Storm Water Quality Facilities.

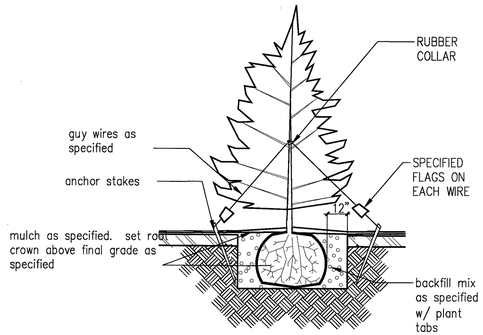


notes:
1. cut and remove all bindings from the top and sides of the root ball prior to backfilling
2. remove stakes and ties one year after planting

DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



PLANTING plugs and 4" pots
NOT TO SCALE



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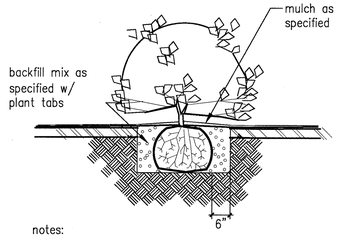
CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE



notes:
1. cut and remove all bindings from the top and sides of the root ball prior to backfilling
2. remove stakes and ties one year after planting

shrub PLANTING DETAIL
NOT TO SCALE

APARTMENTS
PLANT PALETTE

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
		TREES			
31	T-1 Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	1 ½"- 2" cal.	B & B	6' Standard
53	T-2 Acer rubrum 'Armstrong'	Armstrong Red Maple	1 ½"- 2" cal.	B & B	6' Standard
43	T-3 Cercis occidentalis	Western Redbud	1 ½"- 2" cal.	B & B	6' Standard
12	T-4 Ginko biloba 'Autumn Gold'	Autumn Gold Ginko	1 ½"- 2" cal.	B & B	6' Standard
12	T-5 Japanese Zelkova 'Green Vase	Green Vase Zelkova	1 ½"- 2" cal.	B & B	6' Standard
90	T-6 Juniperus Virginana 'Skyrocket'	Skyrocket Juniper	4'-5' Tall	B & B	Full/Natural
25	T-7 Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	1 ½"- 2" cal.	B & B	6' Standard
		SHRUBS			
	S-1 Abelia grandifloria 'Ed Goucher'	Edward Goucher Abelia	2 gal.	cont.	Full
	S-2 Arctostaphylos uva-ursi (Kinnikinnick)	Kinnikinnick	2 gal.	cont.	Planted 3' o/c
	S-3 Calamagrostis x acutiflora 'Avalanche'	Avalanche Feather Reed Grass	2 gal.	cont.	Full
	S-4 Cornus stolonifera 'Kelseyi'	Kelseyi Dwarf Redwig Dogwood	2 gal.	cont.	Full
	S-5 Daphne ordora	Winter Daphne	2 gal.	cont.	Full
	S-6 Deschampsia cespitosa Northern Lights	Northern Lights Tufted Hair Grass	2 gal.	cont.	Full
	S-7 Euonymus alatus 'Compacta'	Burning Bush Winged Euonymus	2 gal.	cont.	Full
	S-8 Euonymus japonica Golden	Golden Euonymus	2 gal.	cont.	Full
	S-9 Ilex crenata 'sky pencil'	Sky Pencil Japanese Holly	3'-4' Tall	cont.	Full
	S-10 Nandina domestica 'Moon Bay'	Moon Bay Dwarf Nandina	2 gal.	cont.	Full
	S-11 Ophiopgon japionica	Mondo Grass	2 gal.	cont.	Full
	S-12 Ligustrum japonicum Texanum	Texas Wax-Leaf Privet	5 gal.	cont.	Full
	S-13 Pennisetum alopecuroides Hameln	Dwarf Fountain Grass	2 gal.	cont.	Full
	S-14 Pennisetum alopercuroides 'Chinese"	Chinese Fountain Grass	2 gal.	cont.	Full
	S-15 Pennisetum setaceum rubrum	Purple Fountain Grass	2 gal.	cont.	Full
	S-16 Pieris japonica 'Astrid' Compacta	Astrid Japanese Andromeda Compacta	5 gal	cont.	Full
	S-17 Rhododendron 'PJM'	PJM Rhododendron	18"-24"	w/buds	Full
	S-18 Spiraea japonica 'Double Pink'	Double Pink Spirea	2 gal.	cont.	Full
	S-19 Viburnum davidii	Davidii Viburnum	2 gal.	cont.	Full

CONTRACTOR TO VERIFY ALL QUANTITIES OF PLANT MATERIALS WITH LANDSCAPE DESIGN & CONSULTANTS PRIOR TO INSALLATION
PLANT MATERIAL SUBSTITUTIONS MAY BE MADE BY THE OWNER FOR PLANT MATERIALS OF SIMILAR HABIT, FLOWERING CHARACTERISTIC AND/OR STRUCTURE OF GROWTH DUE TO AVAILABILITY, WATER, SOIL, AND SUN REQUIREMENTS.

LANDSCAPE & IRRIGATION DESIGN BY:
LANDSCAPE DESIGN & CONSULTANTS LLC
Doing business since 1985
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LANDSCAPE PLAN

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6826p L1.5

Design: M.D.G.
Drawn: C.F.S.
Checked: -----
Date: OCT 2018
Scale: AS SHOWN

JOB # 6826

L1.5

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EAST ELEVATION (TYPE A UNITS)

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

BLD. 6,9-11,20,21,24-26

NORTH ELEVATION (TYPE A UNITS)

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

BLD. 6,9-11,20,21,24-26

WEST ELEVATION (TYPE A UNITS)

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

BLD. 6,9-11,20,21,24-26

SOUTH ELEVATION (TYPE A UNITS)

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

BLD. 6,9-11,20,21,24-26

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BUILDING ELEVATIONS

NORTHSTAR APARTMENT COMPLEX

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BLDA-12-SDR/PLOT1
A3.90EV

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

JOB # 6826

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

Renew date June 30, 2021

A3.90

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EAST ELEVATION (TYPE A UNITS) (BLD. 2)

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

NORTH ELEVATION (TYPE A UNITS) (BLD. 2)

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

WEST ELEVATION (TYPE A UNITS) (BLD. 2)

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

SOUTH ELEVATION (TYPE A UNITS) (BLD. 2)

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

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BUILDING ELEVATIONS

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD2A-A-12-SDR/PLOT:1
A2.90ELEV

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

JOB # 6826

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

A2.90

J:\JBs+\6826-NorthstarApartments\Dwg s2013\SDR\BLD2A-A-12-SDR.dwg, A2.90ELEV, 10/11/2019 10:14:43 AM, GDetheyler

SOUTH ELEVATION (TYPE B UNITS)

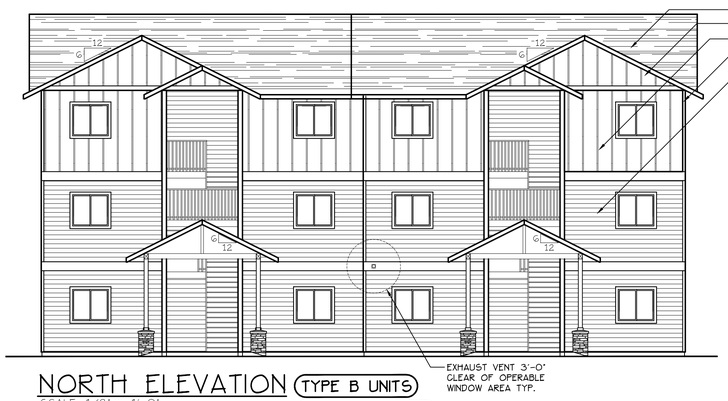
SCALE: 1/8" = 1'-0"

BLD. 7.16.18+22

EAST ELEVATION (TYPE B UNITS)

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

BLD. 7.16.18+22



NORTH ELEVATION (TYPE B UNITS)

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

BLD. 7.16.18+22

WEST ELEVATION (TYPE B UNITS)

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

BLD. 7.16.18+22

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1155 13th AVENUE S.E. • SALEM, OREGON 97302
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www.multitech.ws office@multitech.ws

BUILDING ELEVATIONS

NORTHSTAR APARTMENT COMPLEX

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDB-12-SDR/PLOT1
A4.90(E).1

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

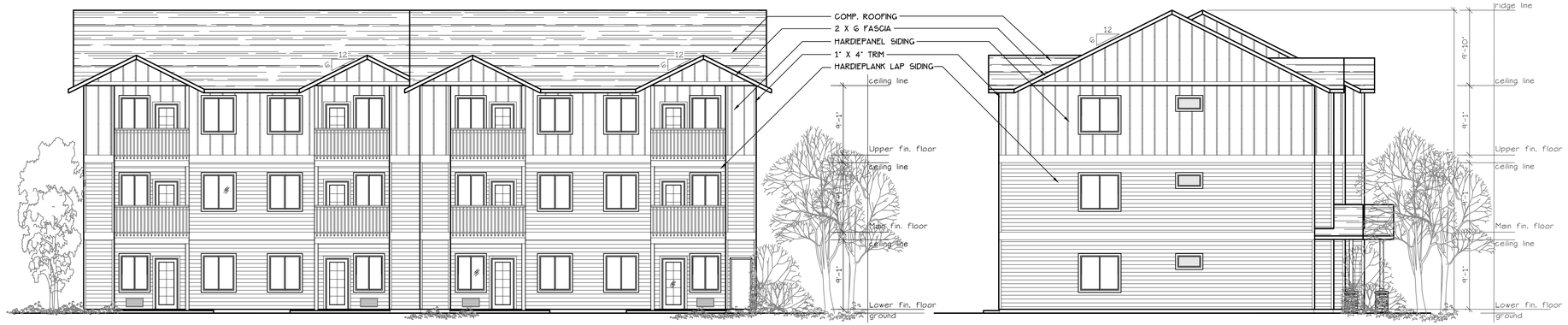
JOB # 6826

REGISTERED PROFESSIONAL ENGINEER
9451
OREGON
JULY 14, 1978
MARK D. GRENZ

Renew date June 30, 2021

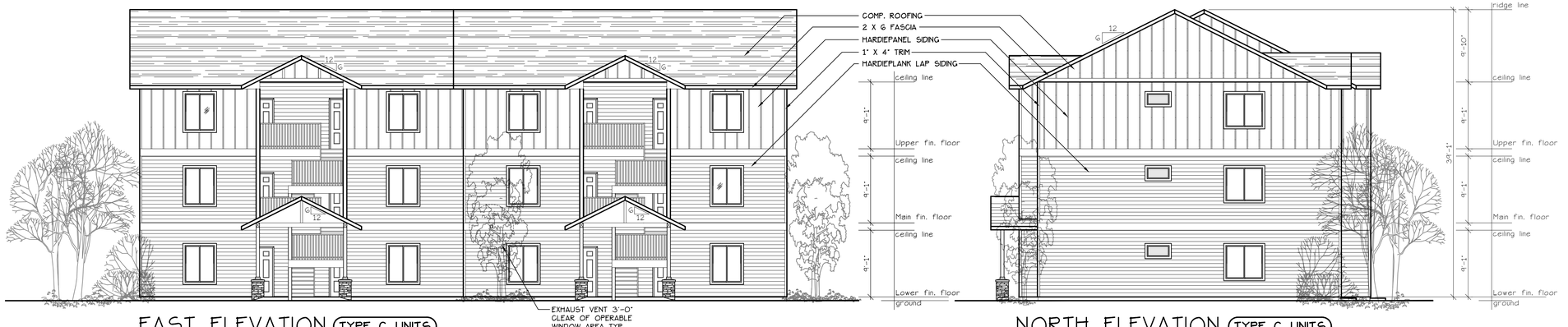
A4.90

J:\Bbx\6826-Northstar\Apartments\Dwg v20\SHR\BLDB-12-SDR.dwg, A4.90(ELEV), 8/19/2019 11:38:26 AM, Gtetherwar



WEST ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
BLD. 5.8+23

SOUTH ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
BLD. 5.8+23



EAST ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
BLD. 5.8+23

NORTH ELEVATION (TYPE C UNITS)
SCALE: 1/8" = 1'-0"
BLD. 5.8+23

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BUILDING ELEVATIONS

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDG-1-12-SDR/PLOT1
ELEVSEC1

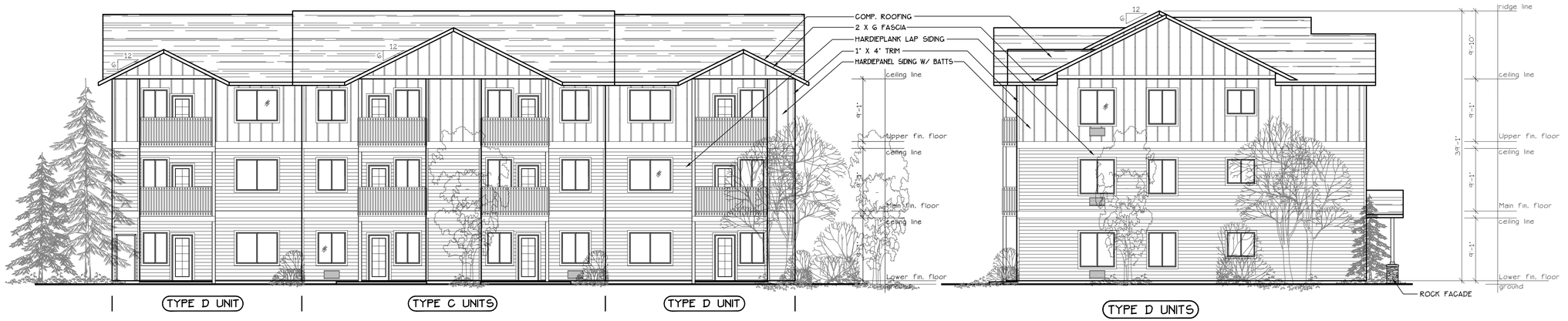
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-19
Scale: AS SHOWN

JOB # 6826

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

A5.90

J:\Work\6826-Northstar\Apartments\Dwg \2019\SDR\BLDG-1-2-SDR.dwg, A5.90ELEV, 8/19/2019 4:36:06 PM, Gatherwise

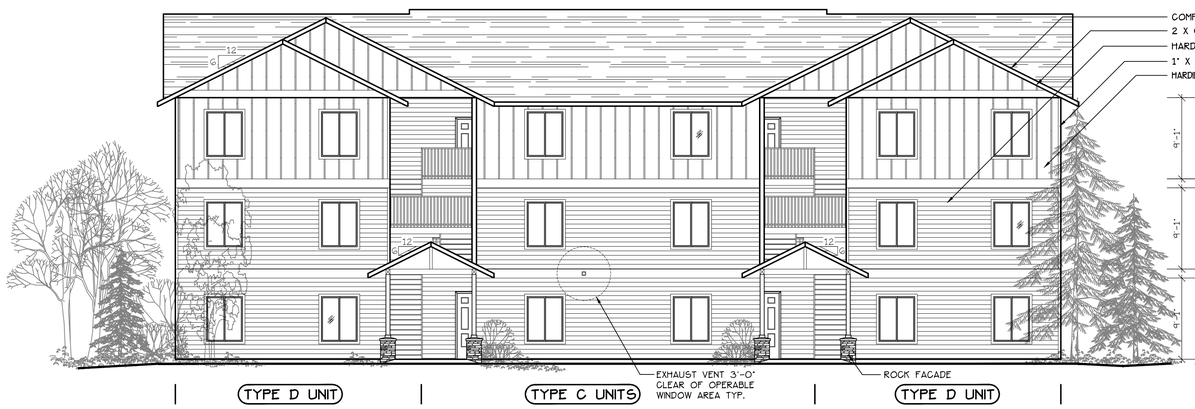


WEST ELEVATION (BLD. 4.12.13.17.19+28)

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

SOUTH ELEVATION (BLD. 4.12.13.17.19+28)

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



EAST ELEVATION (BLD. 4.12.13.17.19+28)

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

NORTH ELEVATION (BLD. 4.12.13.17.19+28)

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

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BUILDING ELEVATIONS

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDG#-12-13&17&19
44,855 S.F.

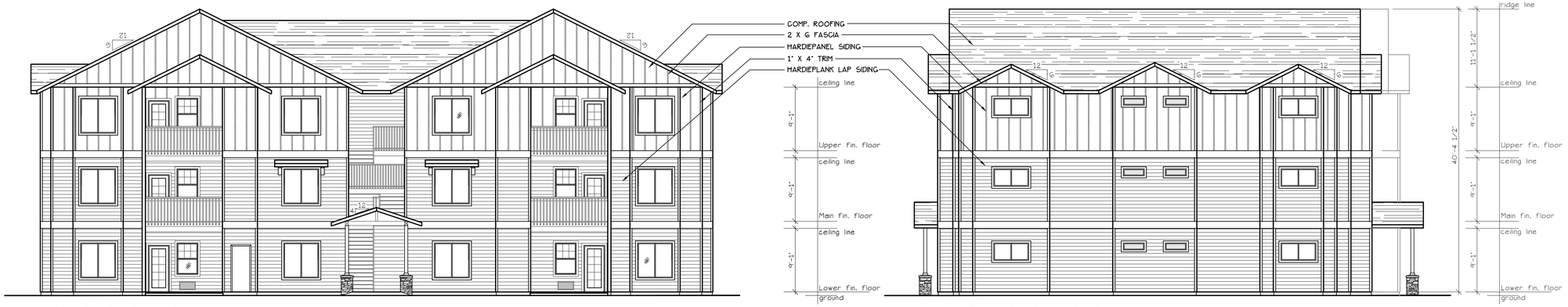
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-19
Scale: AS SHOWN

JOB # 6826

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

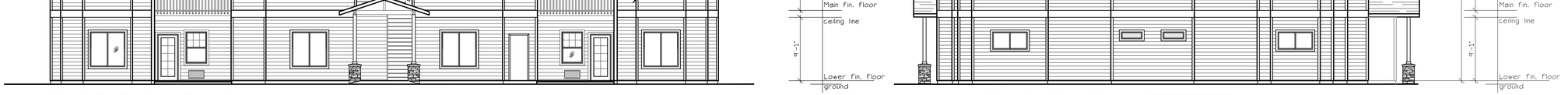
A6.80

J:\Work\6826-NorthstarApartments\Dwg\v20\SDR\BLDG1-12-SDR.dwg, A6.80ELEV, 8/19/2019 1:04:12 PM, GDeMeyer



WEST ELEVATION (TYPE E UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 3.14.15+27)

SOUTH ELEVATION (TYPE E UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 3.14.15+27)



EAST ELEVATION (TYPE E UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 3.14.15+27)

NORTH ELEVATION (TYPE E UNITS)
SCALE: 1/8" = 1'-0"
(BLD. 3.14.15+27)

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BUILDING ELEVATIONS

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLUE-12-SDR/PLOT1
A7.80ELEV

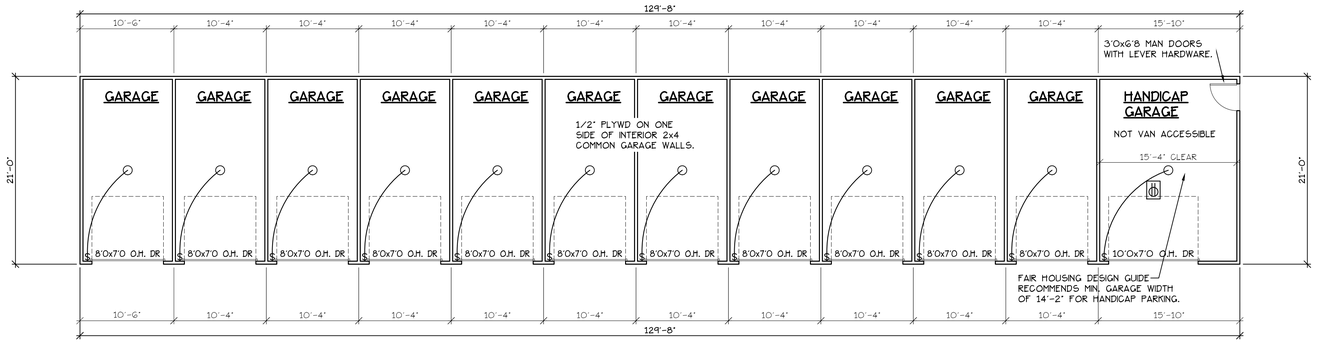
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-19
Scale: AS SHOWN

JOB # 6826

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

A7.80

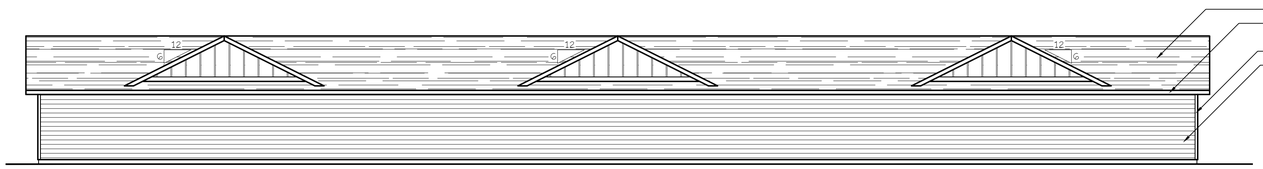
J:\68xx\6826-Northstarapartments\Dwg 2d\SDR\BLUE-12-SDR.dwg, A7.80ELEV, 8/19/2019 1:57:09 PM, GDeHeyler



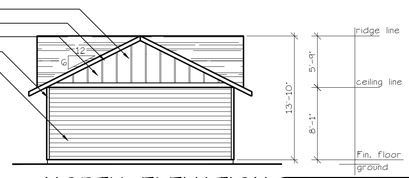
FLOOR PLAN
SCALE: 1/8" = 1'-0"

GARAGE 1 (12 GARAGES)

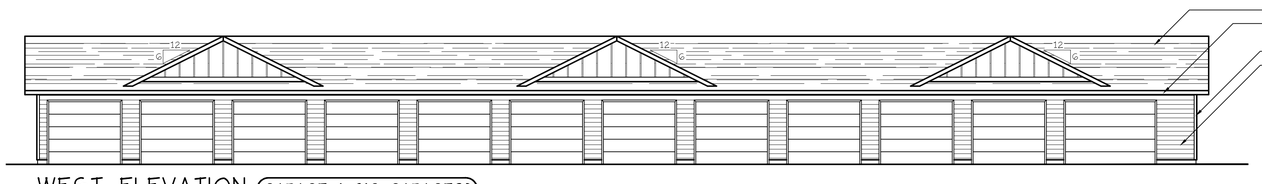
NOTE: ALL WALLS TO BE FRAMED WITH 2x4 STUDS, UNLESS NOTED OTHERWISE.



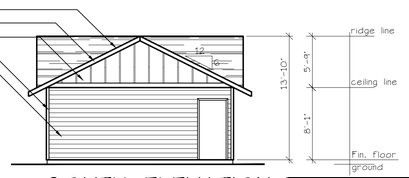
EAST ELEVATION (GARAGE 1 (12 GARAGES))
SCALE: 1/8" = 1'-0"



NORTH ELEVATION (GARAGE 1 (12 GARAGES))
SCALE: 1/8" = 1'-0"



WEST ELEVATION (GARAGE 1 (12 GARAGES))
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (GARAGE 1 (12 GARAGES))
SCALE: 1/8" = 1'-0"

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FLOOR PLANS AND ELEVATIONS

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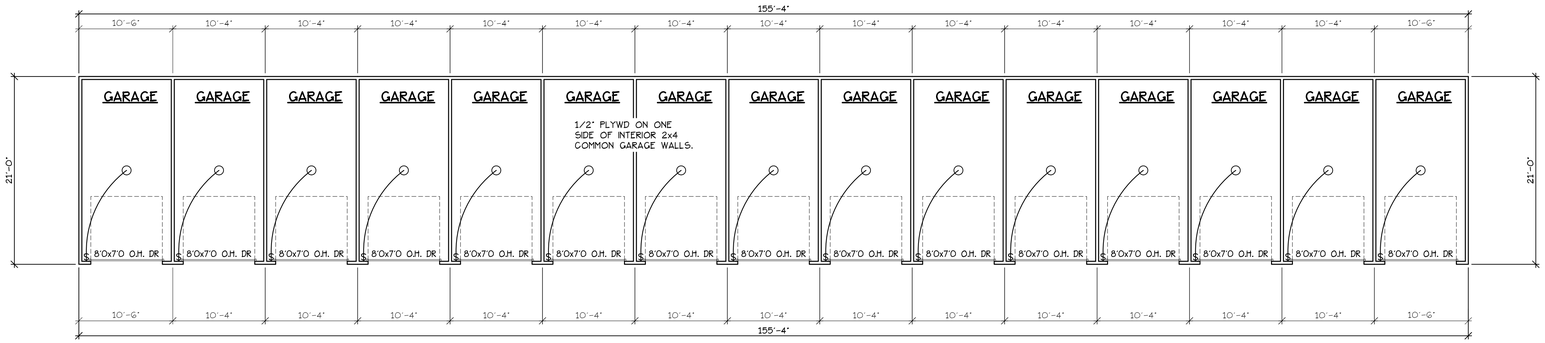
CAD11-DWG-SDP/PLOT1
TAB=A8.1FLSELEV

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: AUG. 2019
Scale: AS SHOWN

JOB # 6826

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

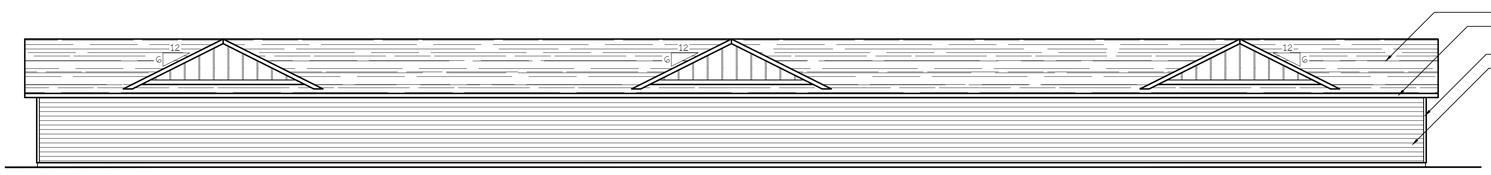
A8.1



FLOOR PLAN — GARAGE 2 (15 GARAGES)

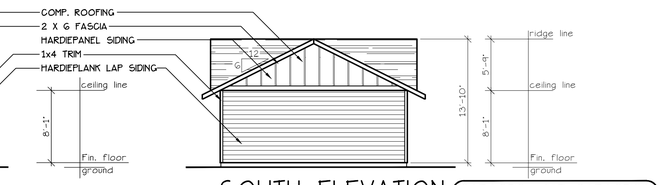
SCALE: 1/8" = 1'-0"

NOTE: ALL WALLS TO BE FRAMED WITH 2x4 STUDS, UNLESS NOTED OTHERWISE.



WEST ELEVATION (GARAGE 2 (15 GARAGES))

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

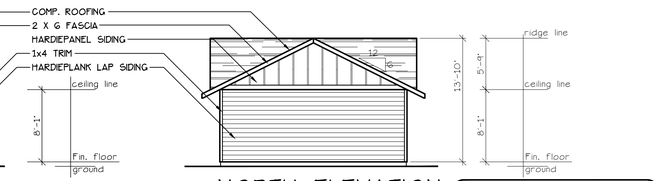


SOUTH ELEVATION (GARAGE2 (15 GARAGES))

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

EAST ELEVATION (GARAGE 1 (12 GARAGES))

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



NORTH ELEVATION (GARAGE2 (15 GARAGES))

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

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FLOOR PLAN AND ELEVATIONS

NORTHSTAR APARTMENT COMPLEX

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

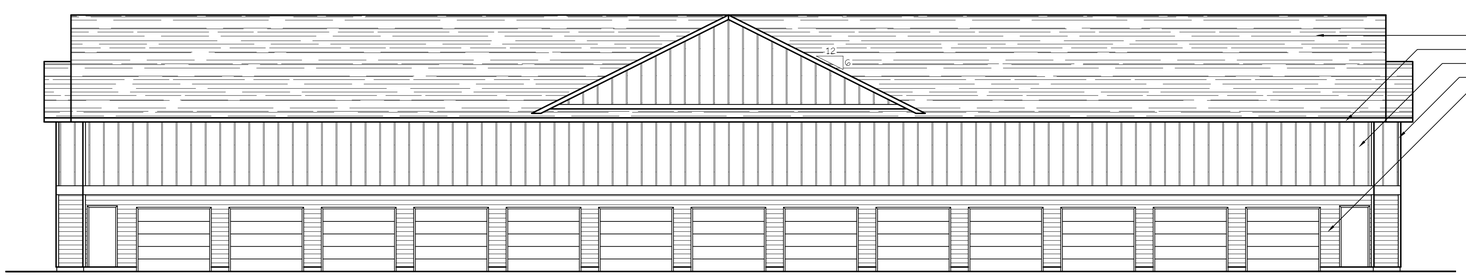
GARG-15-SDR/PLOT1
7AB-A9.1FSELEV

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: AUG. 2019
Scale: AS SHOWN

JOB # 6826

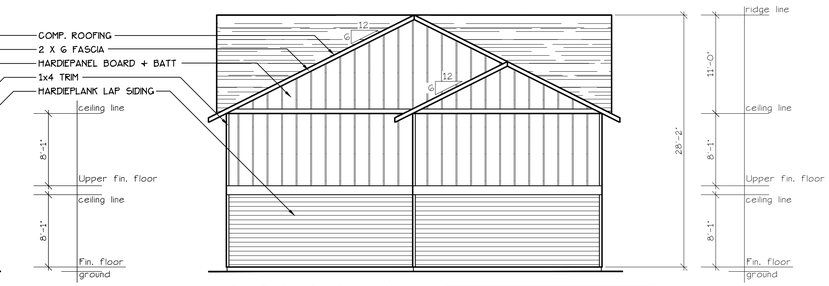
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2021

A9.1



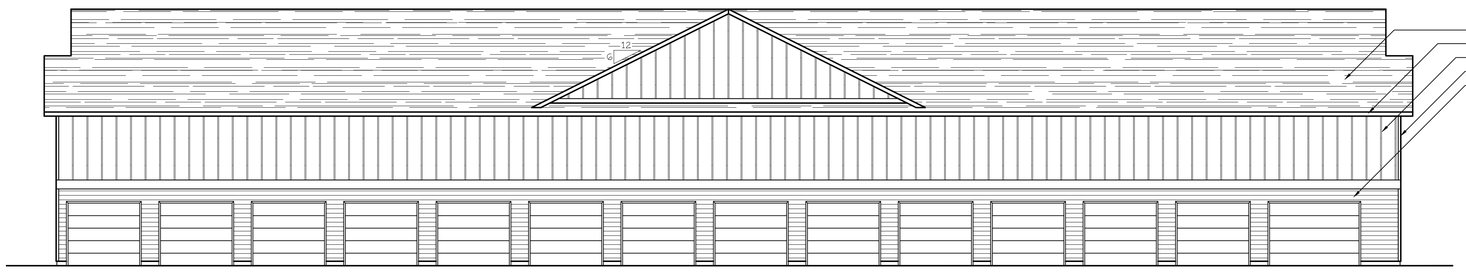
SOUTH ELEVATION (GARAGE 3 (27 GARAGES))

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



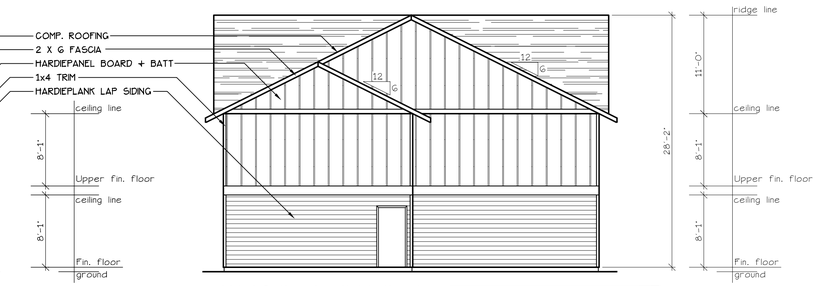
EAST ELEVATION (GARAGE 3 (27 GARAGES))

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



NORTH ELEVATION (GARAGE 3 (27 GARAGES))

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



WEST ELEVATION (GARAGE 3 (27 GARAGES))

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

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BUILDING ELEVATIONS

NORTHSTAR APARTMENT COMPLEX

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

G:\MD-PROJECTS\6838\PLOT\6838-A10.2ELEV

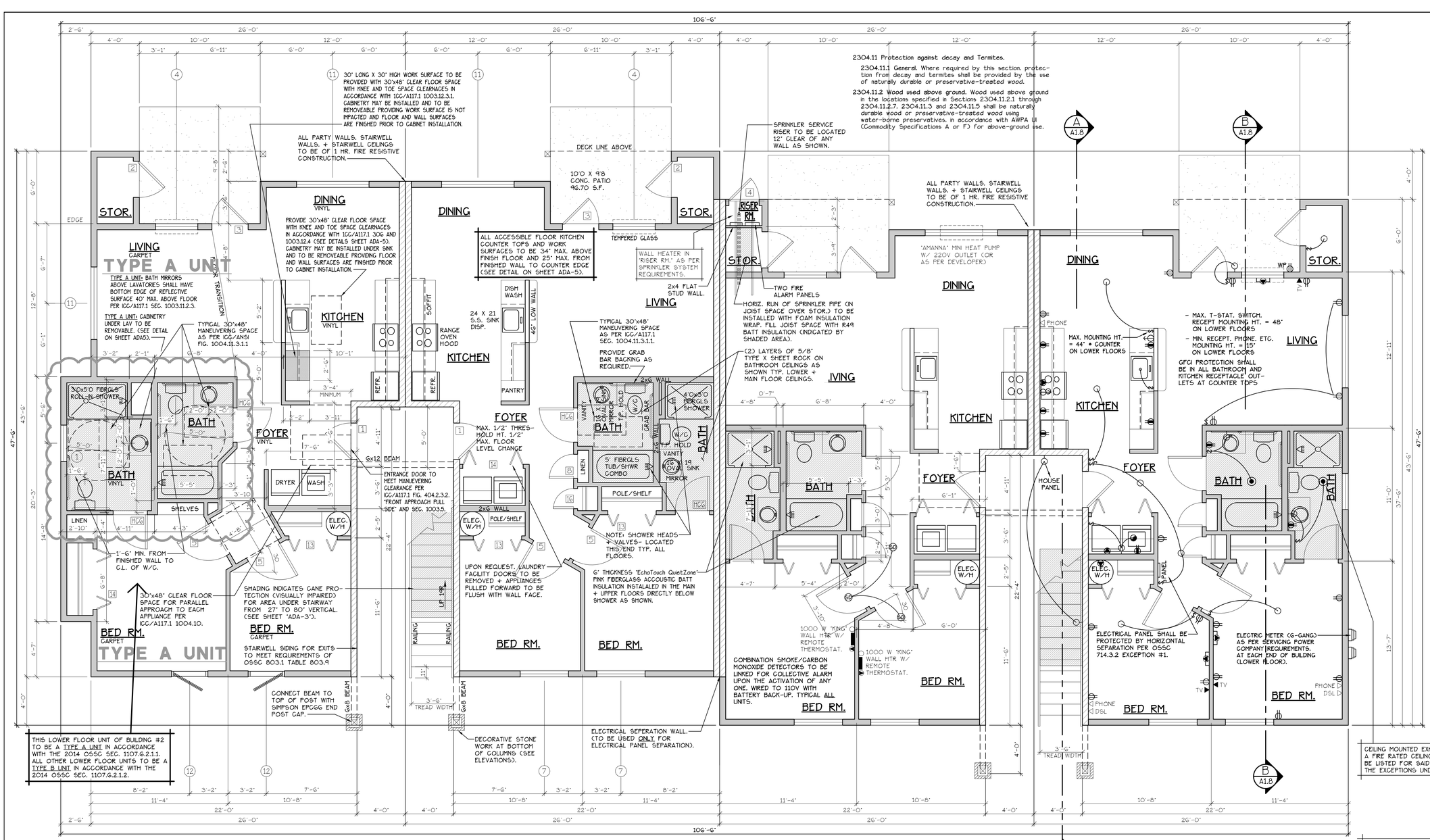
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: AUG 2019
Scale: AS SHOWN

JOB # 6838

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

Renew date June 30, 2021

A10.2



LOWER FLOOR PLAN

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

(CHANDICAP ADAPTABLE/ACCESSIBLE)

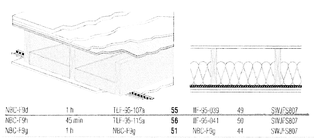
"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 2

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

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



NRC-FRM	1 h	TEF-95-107a	55	IIF-95-059	49	SWJ/5807
NRC-F9h	45 min	TEF-95-115a	56	IIF-95-041	50	SWJ/5807
NRC-F3g	1 h	NRC-F3g	51	NRC-F9g	44	SWJ/5807

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

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

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP	FRAMES MATL.	FIN.	REMARKS
(A)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(B)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(C)	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(D)	2'-6"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(E)	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(G)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(H)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(J)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(K)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(L)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(M)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR* **
(N)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(P)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(R)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(S)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(T)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(U)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(V)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

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

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

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1024.4.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A15.40.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

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

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

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

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

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

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NORTHSTAR APARTMENT COMPLEX

LOWER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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

JOB # 6826

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

A2.31

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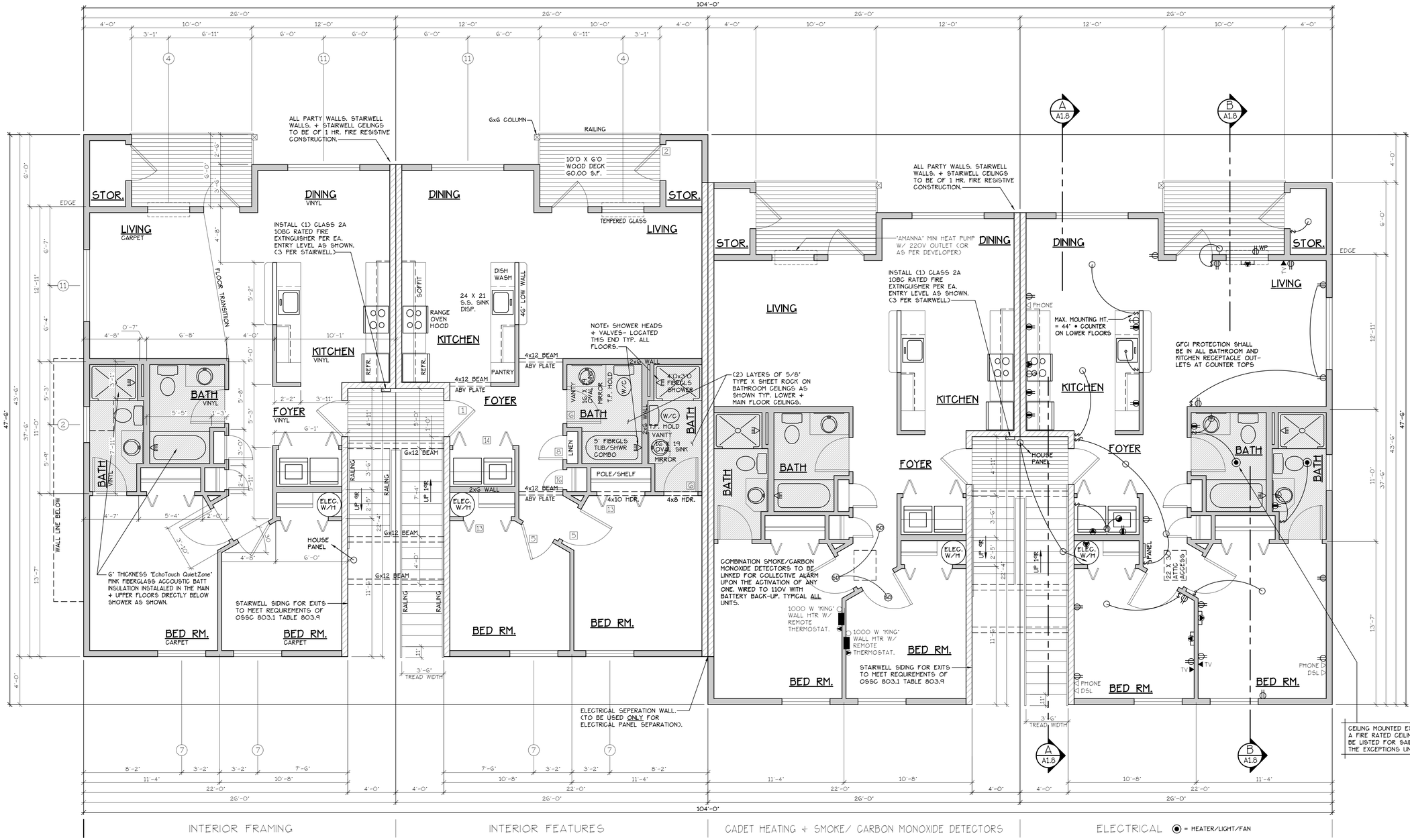

MAIN FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 2

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

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
(8)	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
(11)	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

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

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

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

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A15.40.

CONSTRUCTION TYPE V B SPRINKLED.

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

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

GENERAL NOTES:

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

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NORTHSTAR APARTMENT COMPLEX

MAIN FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD2A-A-12-SDR.PLOT1
24,576 SQ.FT.

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

JOB # 6826

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

Renew date June 30, 2021

A2.41

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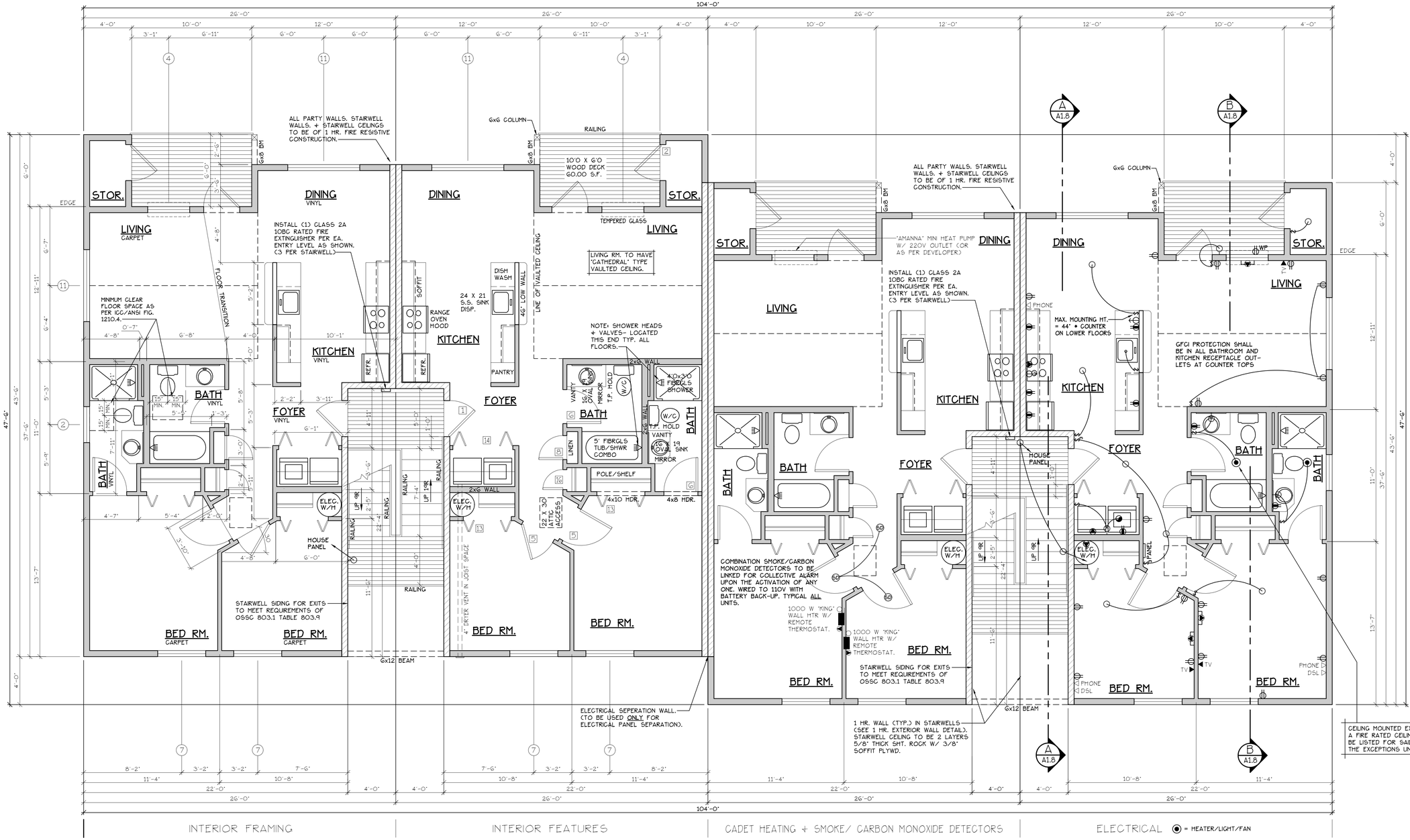

UPPER FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 2

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

DOOR SCHEDULE

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

* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.

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

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

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

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

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

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A15.40.

CONSTRUCTION TYPE V B SPRINKLED.

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

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

GENERAL NOTES:

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

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NORTHSTAR APARTMENT COMPLEX

UPPER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD2A-A-12-SERVICE01
42.50FLR.A

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

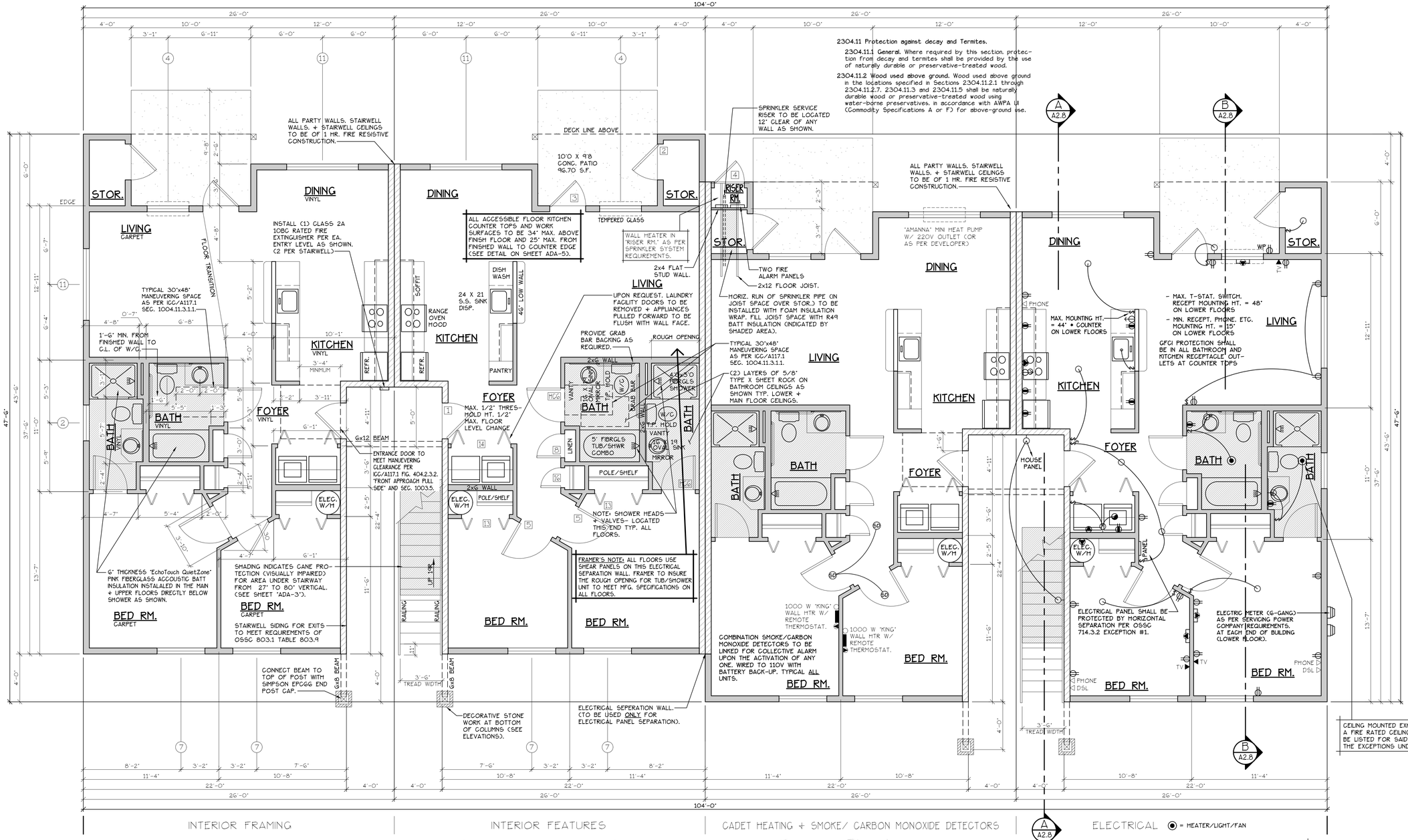
JOB # 6826

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

Renew date June 30, 2021

A2.50

J:\JOBs\6826-Northstar\Apartments\Dwg v20\USR\BLD2A-A-12-SER.dwg, A2.50FLR, 10/1/2019 10:14:41 AM, GDeThayer



LOWER FLOOR PLAN

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

(CHANDICAP ADAPTABLE/ACCESSIBLE)

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 6,9-11.20,21,24-26

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

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

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	TYP	FRAMES MATL.	FIN.	REMARKS
(A)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MN RATED ASST. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
(B)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(C)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD + WEATHERSTRIP
(D)	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(E)	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(F)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(G)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	**
(H)	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(J)	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(K)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(L)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*, **
(M)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(N)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(P)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-FOLD DOOR
(R)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(S)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(T)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(U)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

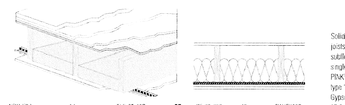
* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.
** TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.5.2.1 WHEN FULLY OPENED.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
①	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
②	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
③	3'0 X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
④	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑤	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑥	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑦	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
⑧	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑨	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑩	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
⑪	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑫	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 7'-0" A.F.F. U.N.O.

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS



NRC-F8d	1 h	EU-55-107a	55	IIR-55-033	49	SIWF5807
NRC-F9h	45 min	EU-55-115a	56	IIR-55-041	50	SIWF5807
NRC-F8g	1 h	NRC-F8g	51	NRC-F8g	44	SIWA5807

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

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

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

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

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A15.40.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

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

HANDICAP UNIT NOTES:

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

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

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

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

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

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NORTHSTAR APARTMENT COMPLEX

LOWER FLOOR PLAN

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

BLDA-12-SDR/PD/DT1
ALTERNATE

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

JOB # 6826

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

A3.31

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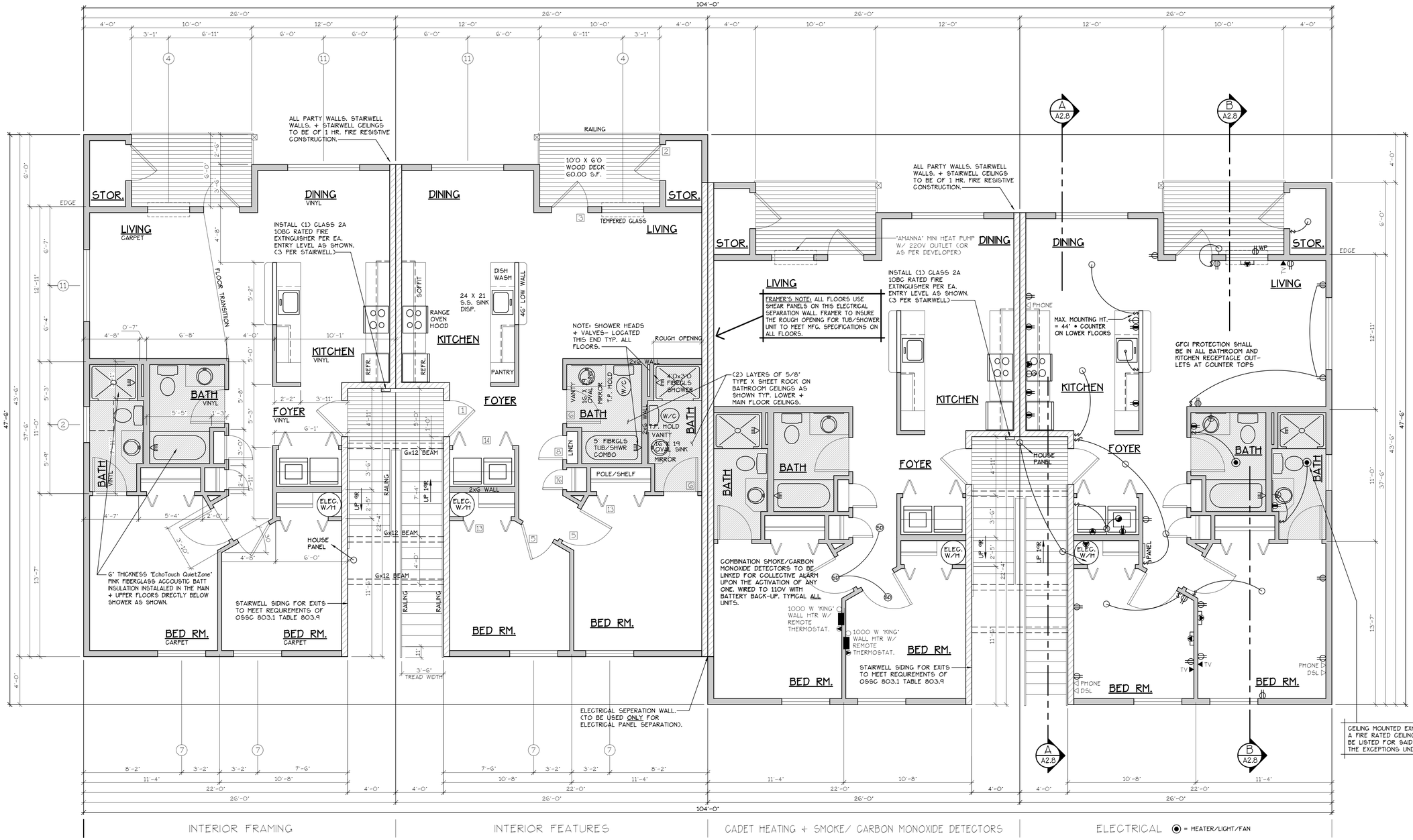

MAIN FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 6,9-11.20,21,24-26

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

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
(8)	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
(11)	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

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

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

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

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A15.40.

CONSTRUCTION TYPE V B SPRINKLED.

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

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

GENERAL NOTES:

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

MULTI/TECH CONSULTANTS
ENGINEERING SERVICES, INC.
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PHONE: (503) 363 - 9227 • FAX: (503) 364-1260
www.multitech.we office@multitech.we

NORTHSTAR APARTMENT COMPLEX

MAIN FLOOR PLAN

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

BLDA-12-SDR/PLOT1
24.5 PLOT

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

JOB # 6826

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

Renew date June 30, 2021

A3.41

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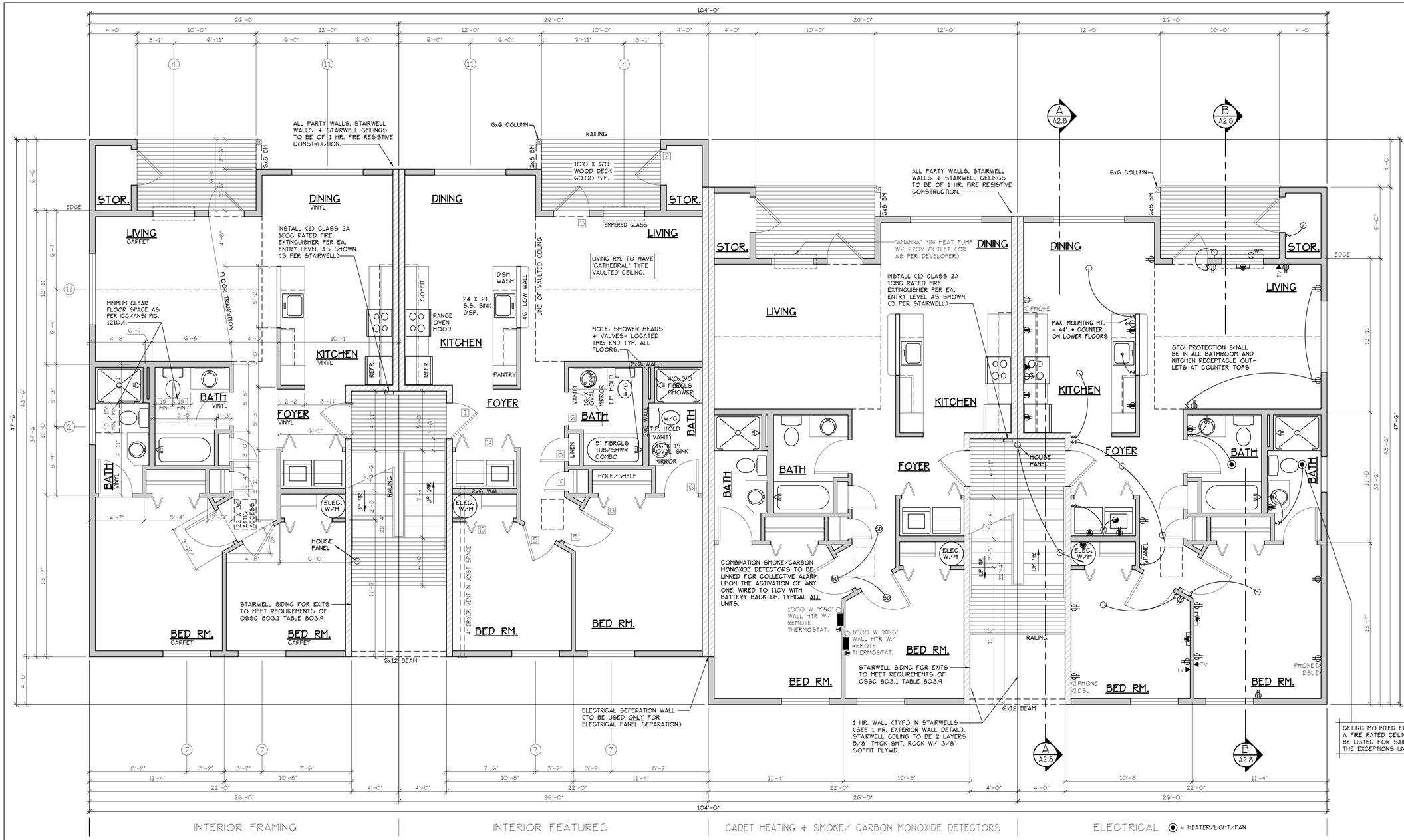

UPPER FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 6,9-11.20,21,24-26

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

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.40)
(8)	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.40)
(11)	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

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

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

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

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A15.40.

CONSTRUCTION TYPE V B SPRINKLED.

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

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

GENERAL NOTES:

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

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NORTHSTAR APARTMENT COMPLEX

UPPER FLOOR PLAN

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

BLDA-12-SDR.PLOT1
A3.50GF.DX

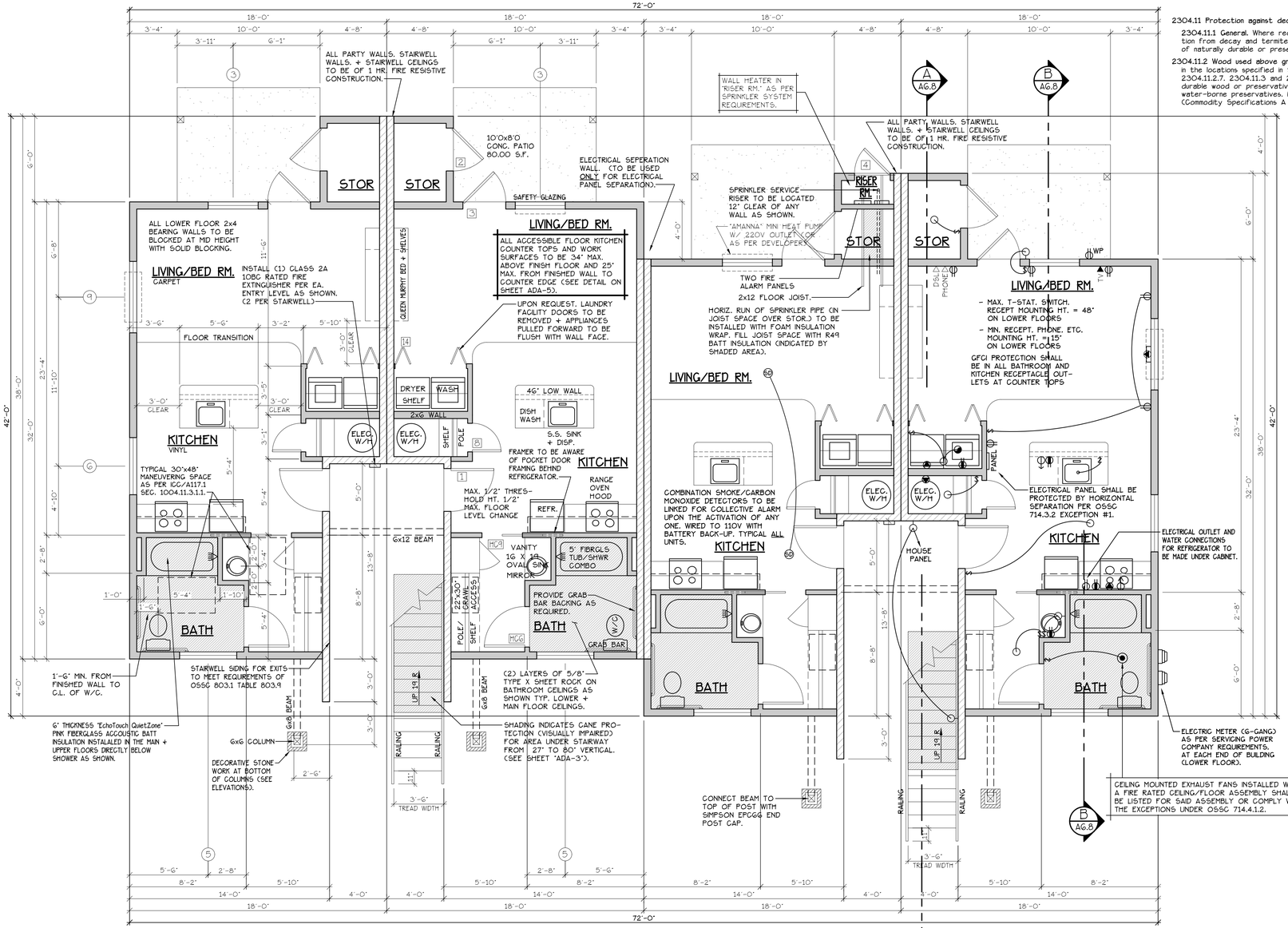
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-19
Scale: AS SHOWN

JOB # 6826

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

A3.50

J:\JOBs\6826-Northstar\Apartments\Dwg v20\SDR\BLDA-12-SDR.dwg, A3.50GF.DX, 8/19/2019 10:04:14 AM, GDeHeyer



2304.11 Protection against decay and Termites.

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

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

LOWER FLOOR PLAN

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

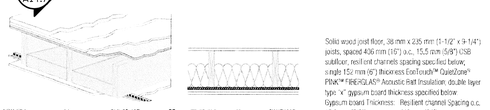
(HANDICAP ADAPTABLE/ACCESSIBLE)

"B" UNIT = 547 S.F.

TYPE B UNITS | BLD. 7,16,18+22

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

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



NBC+198	1 h	TLI-35-1074	55	IR-35-1059	49	SWI/SBI07
NBC+199	45 min	TLI-35-1154	56	IR-35-1041	50	SWI/SBI07
NBC+199	1 h	NBC+196	51	NBC+196	44	SWI/SBI07

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

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

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	3'O X 1'O	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'O X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'O X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
(8)	5'O X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	6'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
(11)	6'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'O X 4'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

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

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

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1024.4.

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A15.40.

CONSTRUCTION TYPE V B SPRINKLED.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET AG.3 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

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

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

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

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

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

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www.multitech.ws office@multitech.ws

NORTHSTAR APARTMENT COMPLEX

LOWER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDG-12-SERVLOT1
A4.31.DGN

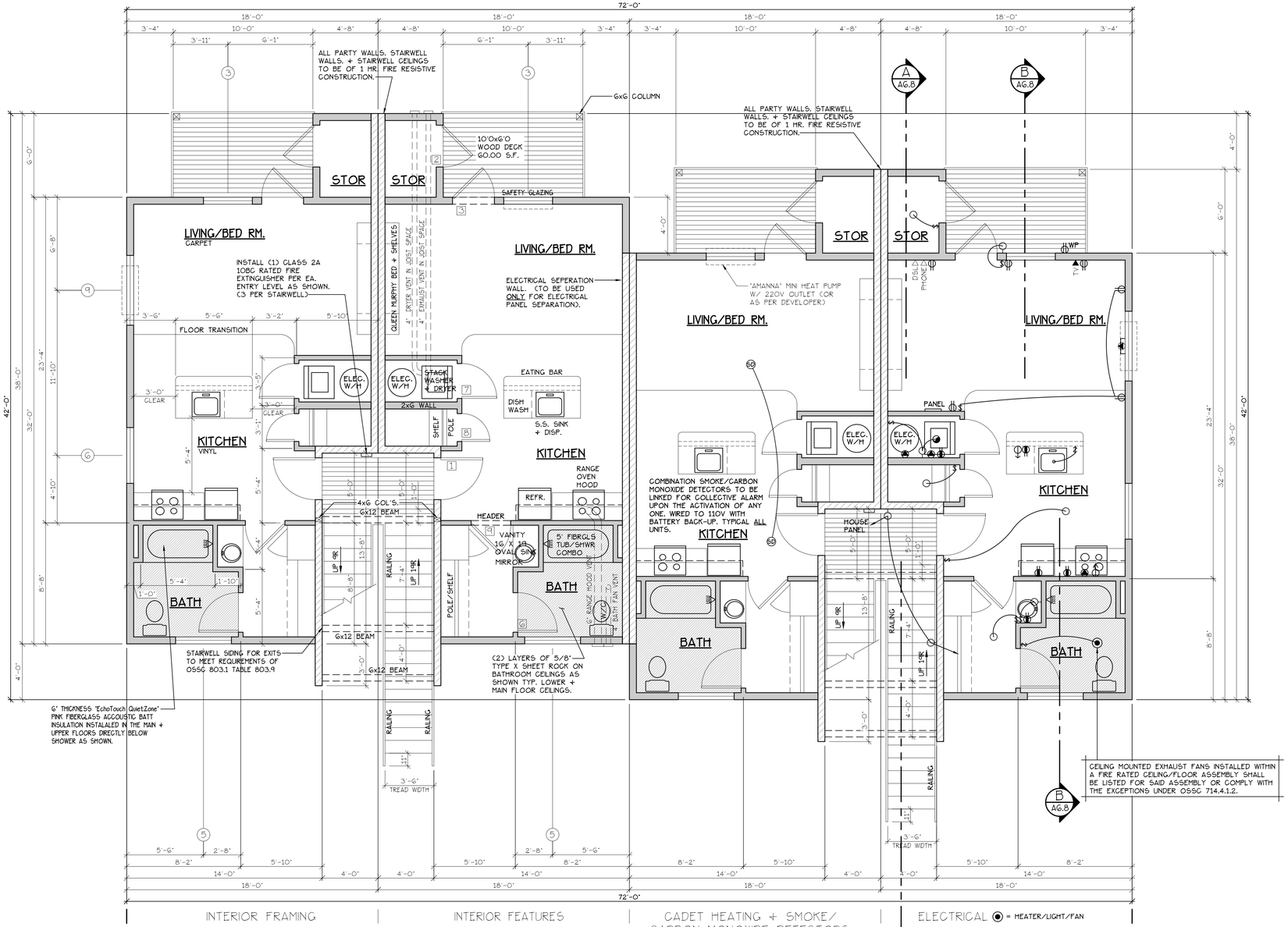
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-19
Scale: AS SHOWN

JOB # 6826

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

A4.31

J:\Work\6826-Northstar\Apartments\Dwg\ARCH\SHEETS\6826-12-SERV.dwg, A4.31(LF), 8/19/2019 11:38:22 AM, GGeltmeyer



MAIN FLOOR PLAN

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

"B" UNIT = 547 S.F.

TYPE B UNITS

BLD. 7,16,18+22

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

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

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

⑧	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
①	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
②	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
③	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
④	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑤	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑥	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑦	4'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.40)
⑧	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑨	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑩	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.40)
⑪	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑫	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

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

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

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

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A15.40.

CONSTRUCTION TYPE V B SPRINKLED.

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET AG.3 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

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NORTHSTAR APARTMENT COMPLEX

MAIN FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDG-12-SDR/PLOT11
A4.41MFLR.DGN

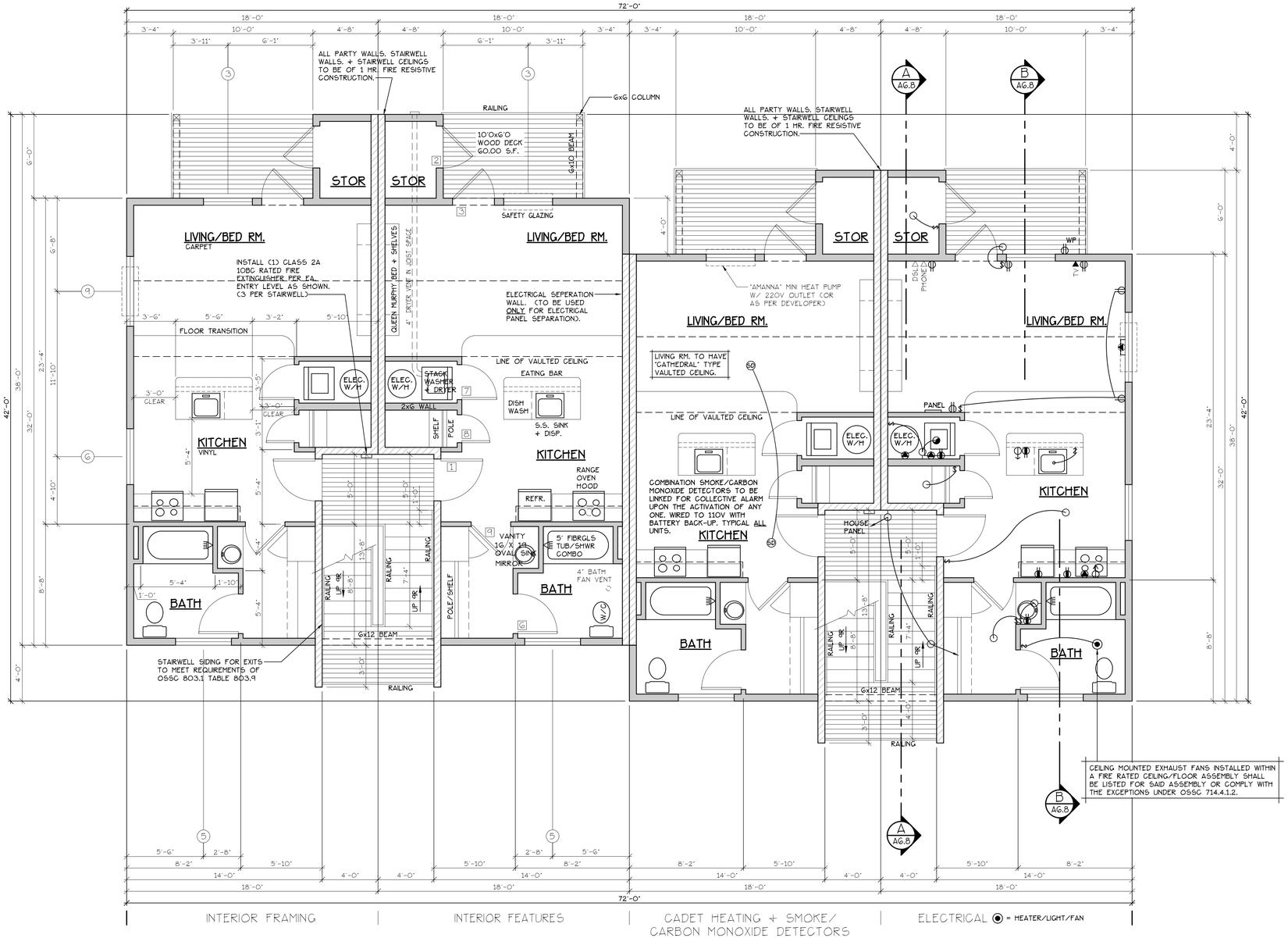
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-19
Scale: AS SHOWN

JOB # 6826

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

A4.41

J:\Work\6826-Northstar&Apartments\Dwg\ARCH\SDR\BLDG-12-SDR.dwg, A4.4 MFLR, 8/19/2019 11:38:24 AM, GDeHaven



UPPER FLOOR PLAN

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

"B" UNIT = 547 S.F.

TYPE B UNITS

BLD. 7,16,18+22

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

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

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

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

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

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

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A15.40.

CONSTRUCTION TYPE V B SPRINKLED.

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET AG.3 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

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NORTHSTAR APARTMENT COMPLEX

UPPER FLOOR PLAN

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

BLDB-12-SDR/PLOT1
A4.50.DGN

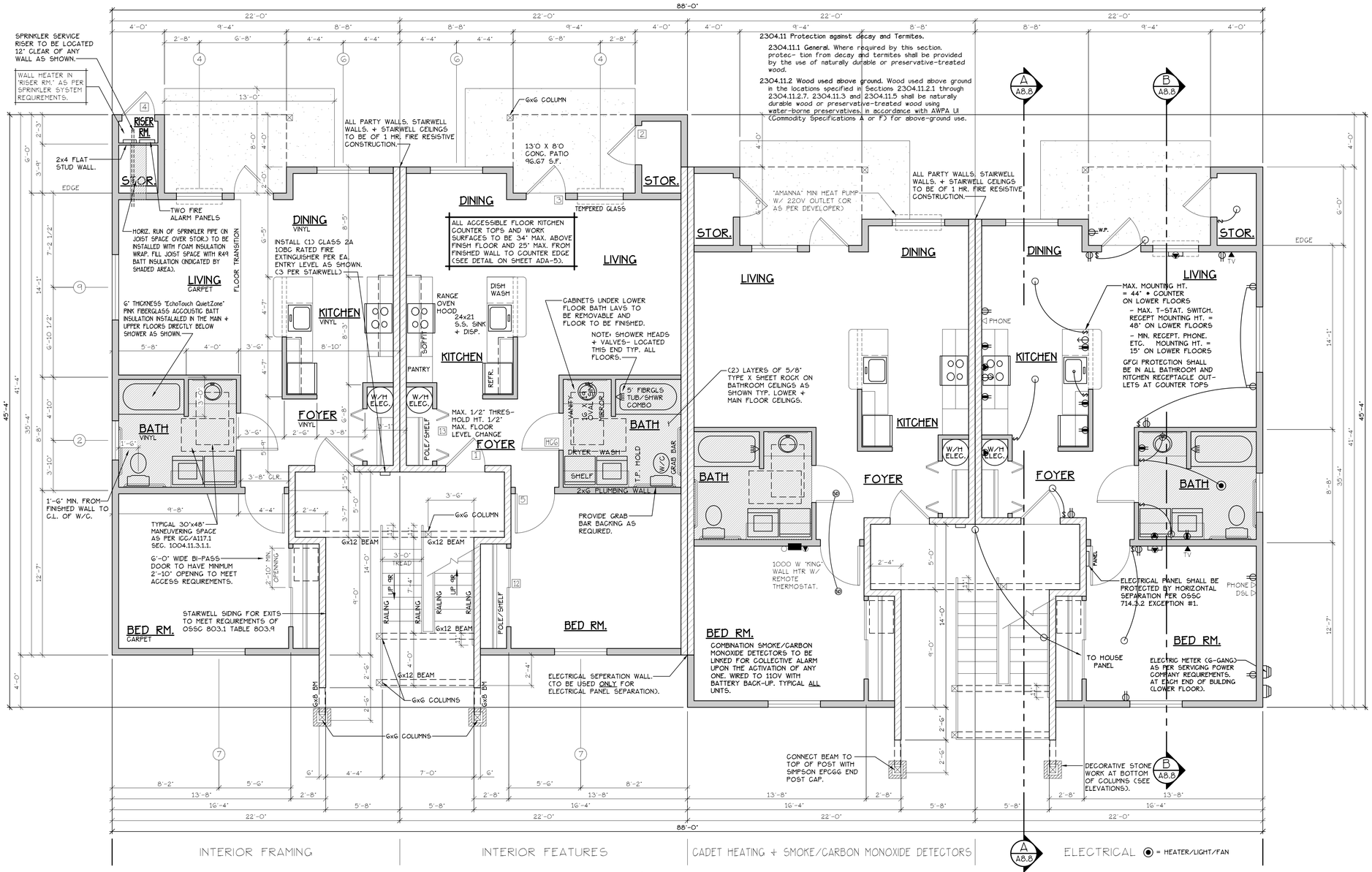
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-19
Scale: AS SHOWN

JOB # 6826

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

A4.50

J:\JOBS\6826-Northstar\Apartments\Dwg's\01\SDR\BLDB-12-SDR.dwg, A4.50(FLR), 8/19/2019 11:38:25 AM, GDeMeyer



LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

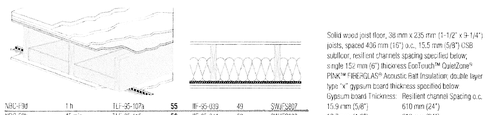
"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 5,8+23

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

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



NBC-F9d	1 h	TLI-35-107a	55	IIF-95-059	49	SWS3807
NBC-F9h	45 min	TLI-35-115a	56	IIF-95-041	50	SWS3807
NBC-F9g	1 h	NBC-F9g	51	NBC-F9g	44	SWS3807

Solid wood joist floor, 38 mm x 235 mm (1-1/2" x 9-1/4") joists, spaced 406 mm (16") o.c., 15.5 mm (5/8") OSB subfloor, resilient channels spacing specified below; single 15.(mm (6") thickness EcoTouch™ QuietZone™ PINK™ FIBERGLAS® Acoustic Batt Insulation double layer type "A" gypsum board thickness specified below

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

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'O X 1'O	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'O X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'O X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'O X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'O x 5'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
8	5'O X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'O X 5'O	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
11	6'O X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'O X 4'O	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

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

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

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

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A15.40.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

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

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

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

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

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

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NORTHSTAR APARTMENT COMPLEX

LOWER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDG-12-SDR/PLOT1
A5.1/LO5

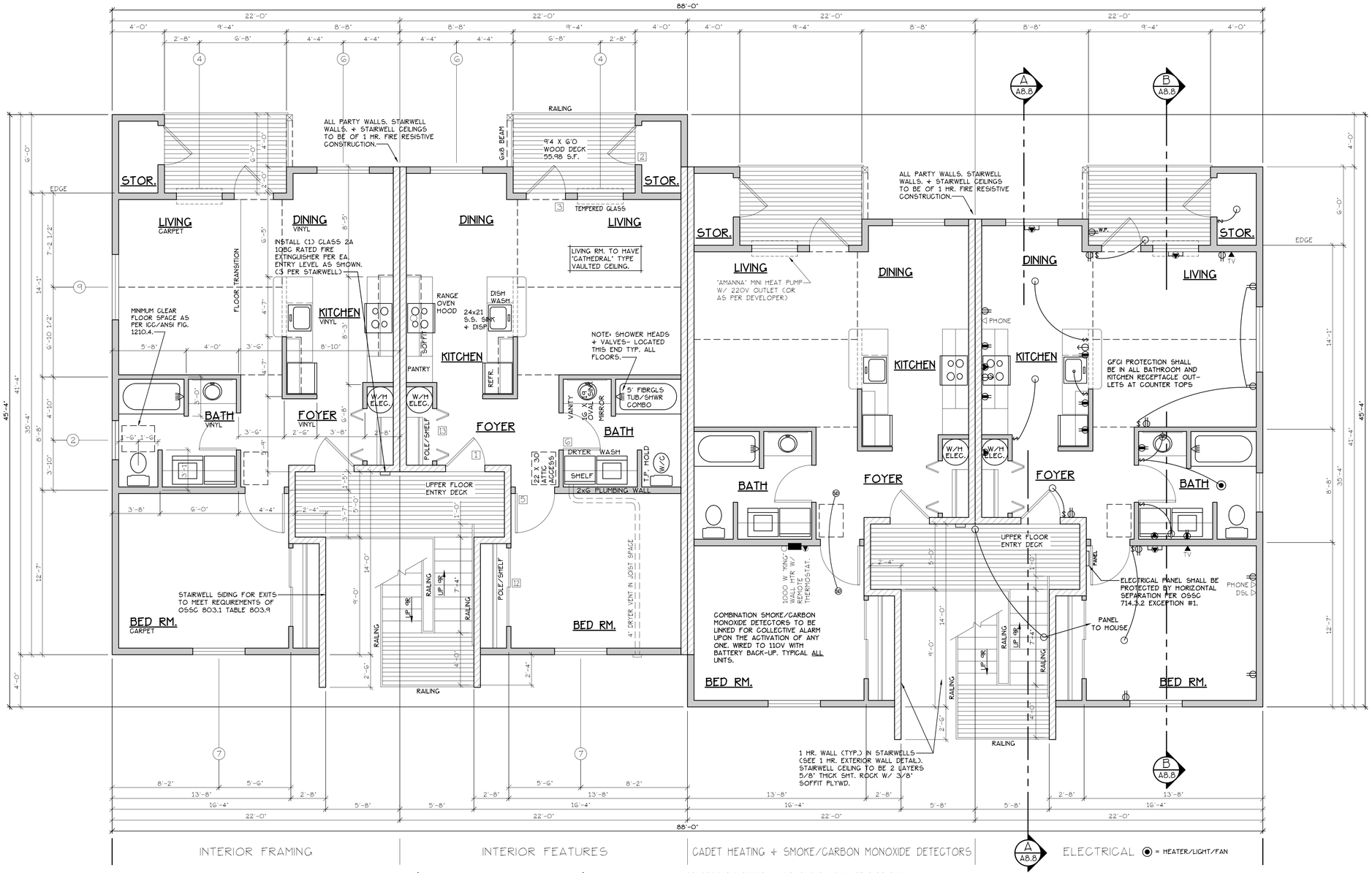
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-19
Scale: AS SHOWN

JOB # 6826

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

A5.31

J:\08xx\0826-Northstar\plotfiles\Dwg v20\SDR\BLDG-12-SDR.dwg, A5.31LFLR, 8/19/2019 4:36:01 PM, GDeMeyer



UPPER FLOOR PLAN

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

"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 5,8+23

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

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

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
8	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
11	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

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

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

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

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A15.40.

CONSTRUCTION TYPE V B SPRINKLED.

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A8.2O BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

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NORTHSTAR APARTMENT COMPLEX

UPPER FLOOR PLAN

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

BLDC-12-SDR/PLOT1
A.S.SHEETS

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

JOB # 6826

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

A5.50

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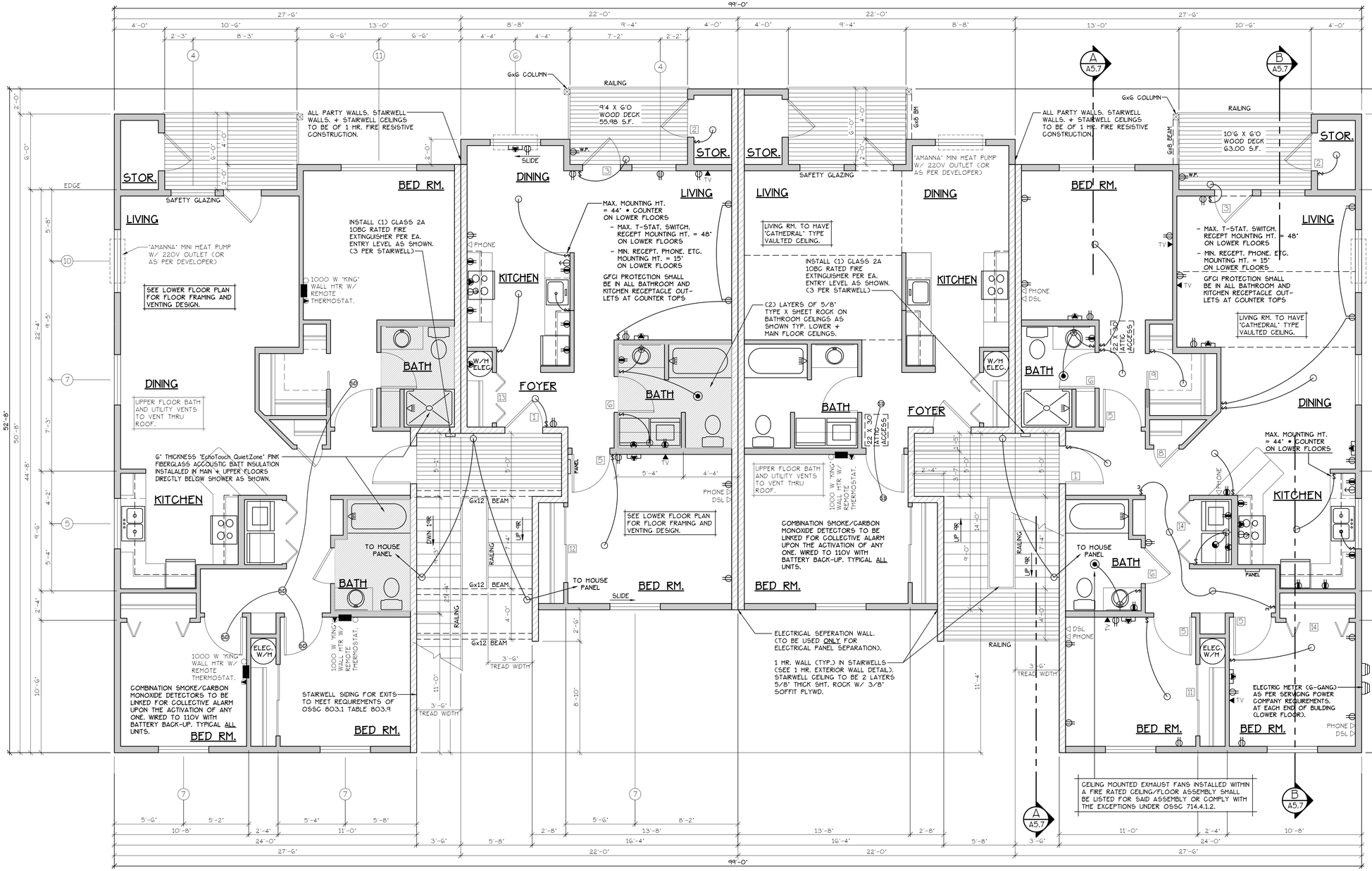

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | ELECTRICAL ⦿ = HEATER/LIGHT/FAN | CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS | ELECTRICAL ⦿ = HEATER/LIGHT/FAN

TYPE D UNIT | TYPE C UNITS | TYPE D UNIT

MAIN FLOOR PLAN

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

"C" UNIT = 728 S.F.

"D" UNIT = 1204 S.F.

BLD. 4,12,13,17,19+28

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

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

UPPER FLOOR PLAN

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

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.40)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 7'-0" A.F.F. U.N.O.

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

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

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A15.40.

CONSTRUCTION TYPE V B SPRINKLED.

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A5.2 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

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NORTHSTAR APARTMENT COMPLEX

MAIN & UPPER FLOOR PLANS

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

BLDGS-12-SUR/PLOT/1
A6.41MF/ER

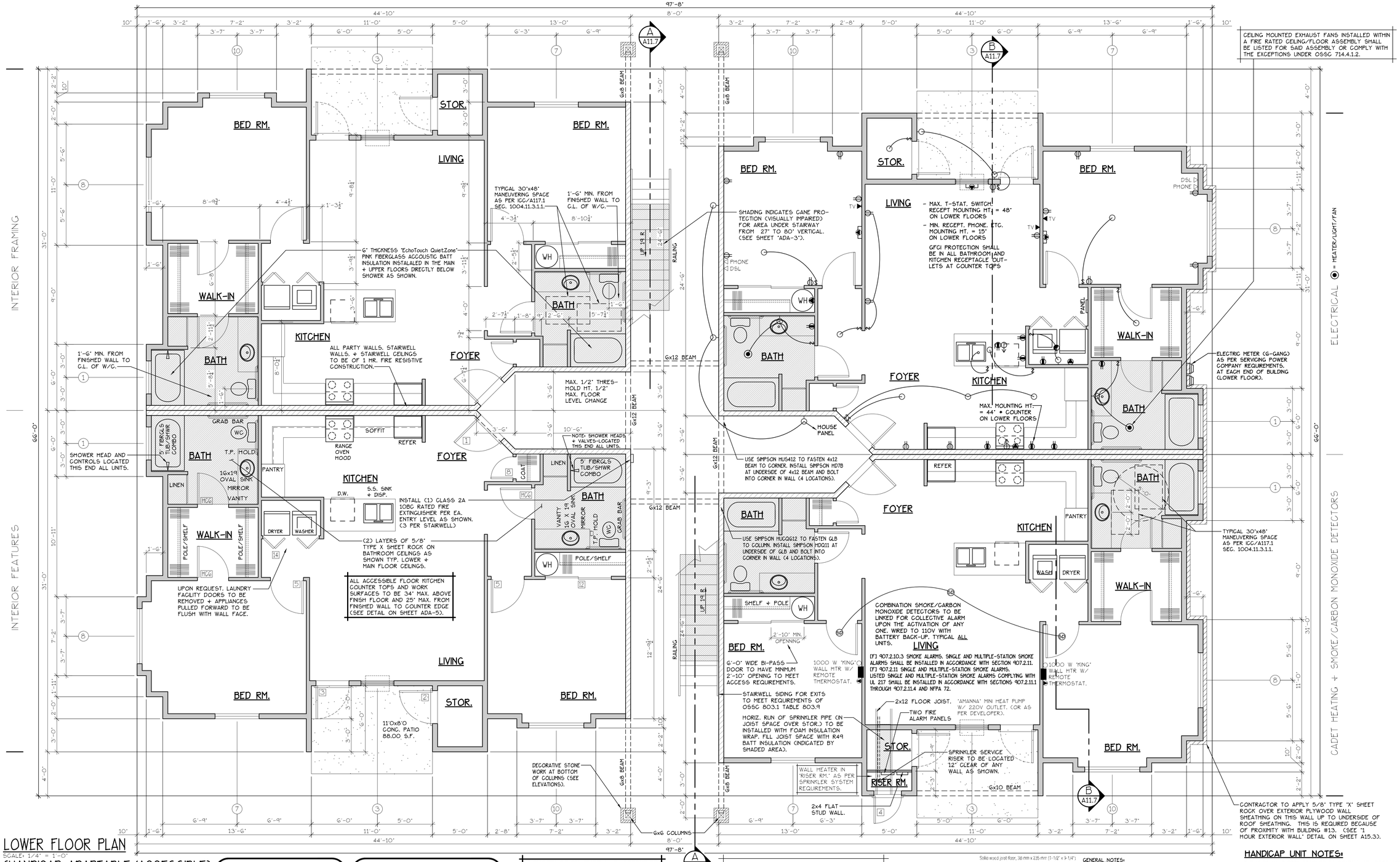
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Aug-19
Scale: AS SHOWN

JOB # 6826

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1976
MARK D. GRENZ
Renew date June 30, 2021

A6.41

J:\JOBS\6826-NorthstarApartments\Dwg\ARCH\BLDGS-12-SUR.dwg, A6.41MF/ER, 8/19/2019 1:04:19 PM, GDeHeyler



LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"E" UNIT = 1162 S.F.

TYPE E UNITS | BLD. 3,14,15+27

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A11.3 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	3'O X 1'O	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'O X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'O X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'O x 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A15.4O)
8	5'O X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A15.4O)
11	6'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	4'O X 5'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

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

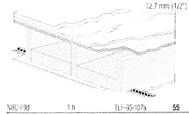
NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. + 404.2.6.

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

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A15.40.

CONSTRUCTION TYPE V B SPRINKLED.



Solid wood joist floor, 38 mm x 235 mm (1-1/2" x 9-1/4") joists, spaced 406 mm (16") o.c., 15.5 mm (5/8") OSB subfloor, resilient channels spacing specified below, single 15¢ mm (5") thickness Exolfouch™ QuietZone™ PINK™ FIBREGLAS™ Acoustic Batt insulation, double layer type 'x' gypsum board thickness specified below

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

NBC-F1O	1 h	TLI-JO-1O7a	55	IR-JO-1O3	49
NBC-F9h	45 min	TLI-JS-115a	58	IR-JS-1441	50
NBC-F3g	1 h	NBC-F3g	51	NRC-J5g	44

SWR 3807
SWR 3807
SWR 3807

GENERAL NOTES:

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

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

HANDICAP UNIT NOTES:

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

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

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

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

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

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ENGINEERING SERVICES, INC.
1155 N.E. 3rd AVE., BEND, OREGON 97701
PHONE: (503) 383 – 9227 • FAX: (503) 384-1260
www.multitech.we office@multitech.we

NORTHSTAR APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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

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

JOB # 6826

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

A7.31

J:\Work\Northstar-Hermiston\Apartments\Dwg 12015DR\BLDG-12-SDR.dwg, A7.31.LFLR, 8/19/2019 1:37:04 PM, Oberheiser

CEILING MOUNTED EXHAUST FANS INSTALLED WITHIN A FIRE RATED CEILING/FLOOR ASSEMBLY SHALL BE LISTED FOR SAID ASSEMBLY OR COMPLY WITH THE EXCEPTIONS UNDER OSSC 714.4.1.2.

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

ALL PARTY WALLS, STAIRWELL WALLS, + STAIRWELL CEILINGS TO BE OF 1 HR. FIRE RESISTIVE CONSTRUCTION.

SHOWER HEAD AND CONTROLS LOCATED THIS END ALL UNITS.

NOTE: SHOWER HEADS + VALVES LOCATED THIS END ALL UNITS.

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

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

11'0x6'0 WOOD DECK 66.00 S.F.

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

GFCI PROTECTION SHALL BE IN ALL BATHROOM AND KITCHEN RECEPTACLE OUTLETS AT COUNTER TOPS

USE SIMPSON MU5412 TO FASTEN 4x12 BEAM TO CORNER. INSTALL SIMPSON HD7B AT UNDERSIDE OF 4x12 BEAM AND BOLT INTO CORNER COLUMN IN WALL (4 LOCATIONS).

USE SIMPSON HUCQG12 TO FASTEN GLB TO COLUMN. INSTALL SIMPSON HDQ11 AT UNDERSIDE OF GLB AND BOLT INTO COLUMN IN WALL (4 LOCATIONS).

COMBINATION SMOKE/CARBON MONOXIDE DETECTORS TO BE LINKED FOR COLLECTIVE ALARM UPON THE ACTIVATION OF ANY ONE. WIRED TO 110V WITH BATTERY BACK-UP. TYPICAL ALL UNITS.

1000 W "KING" WALL MTR W/ REMOTE THERMOSTAT.

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

CONTRACTOR TO APPLY 5/8" TYPE "X" SHEET ROCK OVER EXTERIOR PLYWOOD WALL SHEATHING ON THIS WALL UP TO UNDERSIDE OF ROOF SHEATHING. THIS IS REQUIRED BECAUSE OF PROXIMITY WITH BUILDING #13. (SEE "1 HOUR EXTERIOR WALL" DETAIL ON SHEET A15.3).

INTERIOR FRAMING

INTERIOR FEATURES

ELECTRICAL ⊙ = HEATER/LIGHT/FAN

CARBON MONOXIDE DETECTORS

MAIN FLOOR PLAN

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

"E" UNIT = 1162 S.F.

TYPE E UNITS | BLD. 3,14,15+27

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A11.3 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SQH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A15.40)
8	5'0 X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A15.40)
11	6'0 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	4'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

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

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

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

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

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAL ON SHEET A15.40.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

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NORTHSTAR APARTMENT COMPLEX

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDE-12-SDR/PLOT1
By: RAY.ANGER

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

JOB # 6826

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
Renew date June 30, 2021

A7.41

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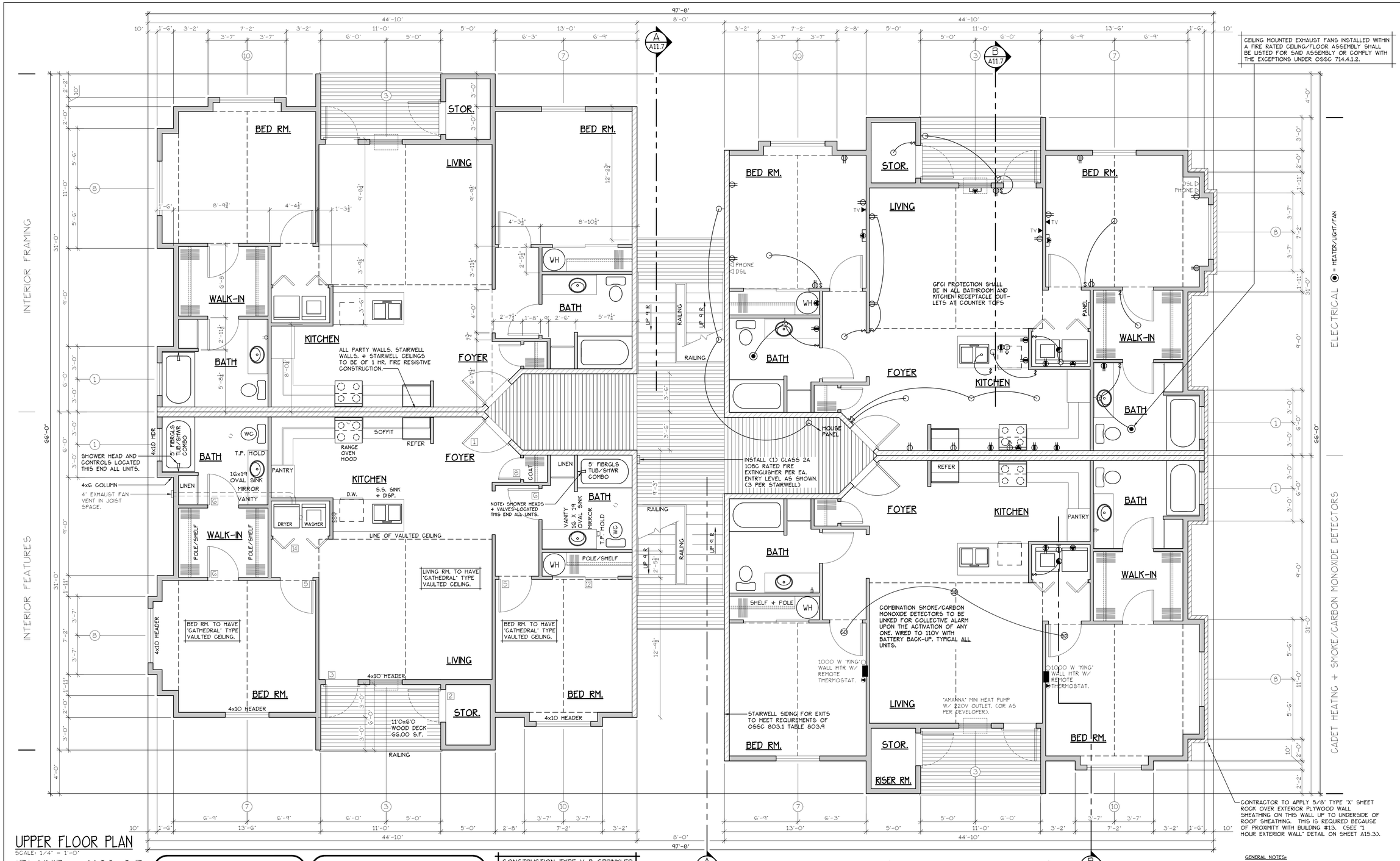

UPPER FLOOR PLAN

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

"E" UNIT = 1162 S.F.

TYPE E UNITS | BLD. 3,14,15+27

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

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A11.3 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

⑧	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
①	3'O X 1'O	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
②	3'O X 1'G	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
③	3'O X 4'G	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
④	3'G X 4'G	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑤	4'O X 3'G	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑥	4'O X 4'G	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑦	4'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A15.4O)
⑧	5'O X 2'G	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑨	5'O X 4'G	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑩	5'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A15.4O)
⑪	6'O X 4'G	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
⑫	4'O X 5'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

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

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

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

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

NOTE: FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION' DETAL ON SHEET A15.40.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

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NORTHSTAR APARTMENT COMPLEX

UPPER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDG-1-12-SDR/PLOT1
A1.50x36

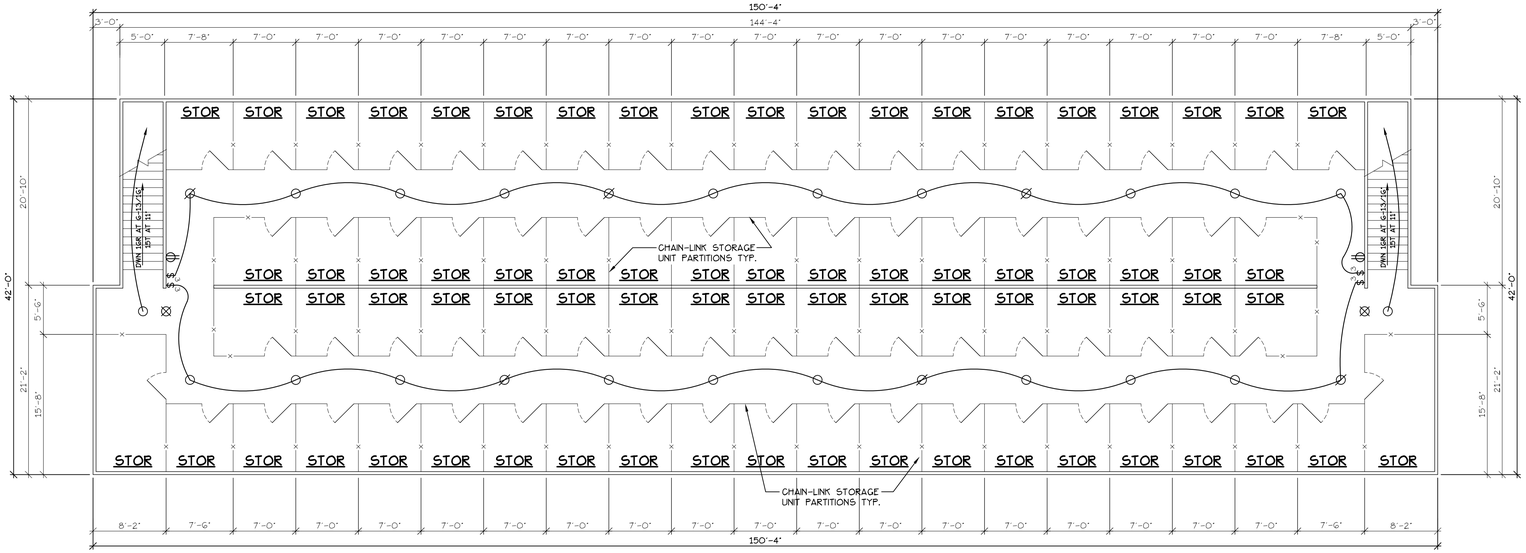
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-19
Scale: AS SHOWN

JOB # 6826

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

A7.50

J:\Work\6826-Northstar\Apartments\Dwg 1201\SDR\PLOT1-12-SDR.dwg, A1.50x36, 8/19/2019 1:37:07 PM, Gtetwyler

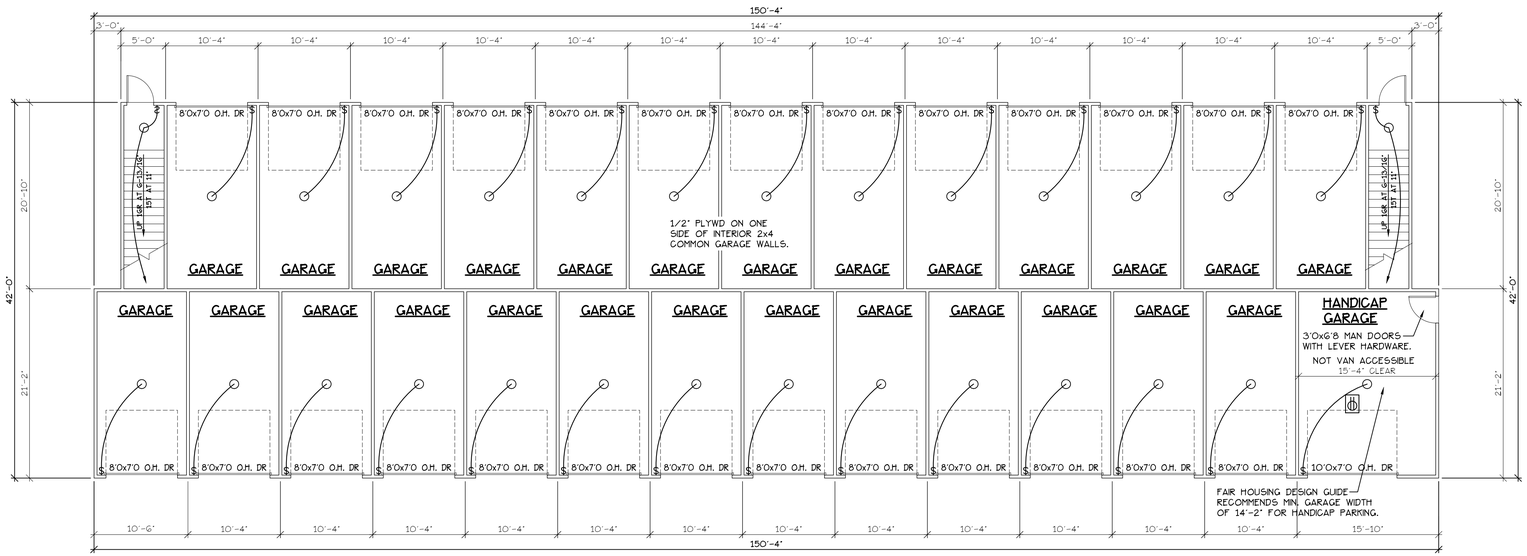


UPPER FLOOR PLAN

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

GARAGE 3 (76 STORAGE UNITS)

NOTE: ALL WALLS TO BE FRAMED WITH 2x4 STUDS. UNLESS NOTED OTHERWISE.



LOWER FLOOR PLAN

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

GARAGE 3 (27 GARAGES)

NOTE: ALL WALLS TO BE FRAMED WITH 2x4 STUDS. UNLESS NOTED OTHERWISE.

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LOWER AND UPPER FLOOR PLANS

NORTHSTAR APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

GARAGE-STORAGE.DWG
TABLOID

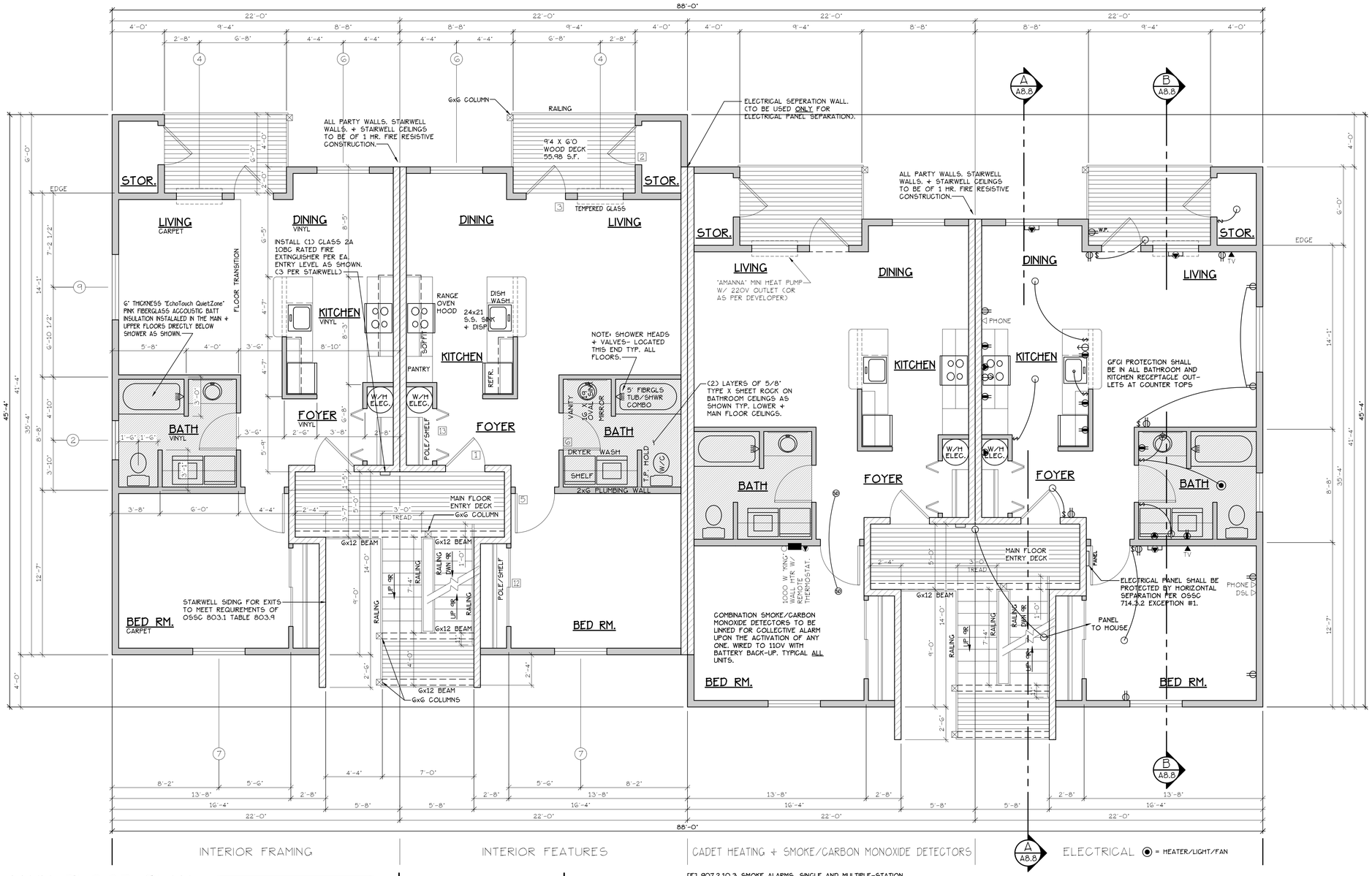
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: AUG 2019
Scale: AS SHOWN

JOB # 6838

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

Renew date June 30, 2021

A10.1



MAIN FLOOR PLAN

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

"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 5,8+23

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

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

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A8.2O BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	3'O X 1'O	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'O X 4'6	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'O X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'O x 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
8	5'O X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
11	6'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'O X 4'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

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

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OEESC U-O.32.

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A15.40.

CONSTRUCTION TYPE V B SPRINKLED.

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NORTHSTAR APARTMENT COMPLEX

MAIN FLOOR PLAN

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

BLDC-12-SDR.PLOT1
ARCH/E1

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

JOB # 6826

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

A5.41

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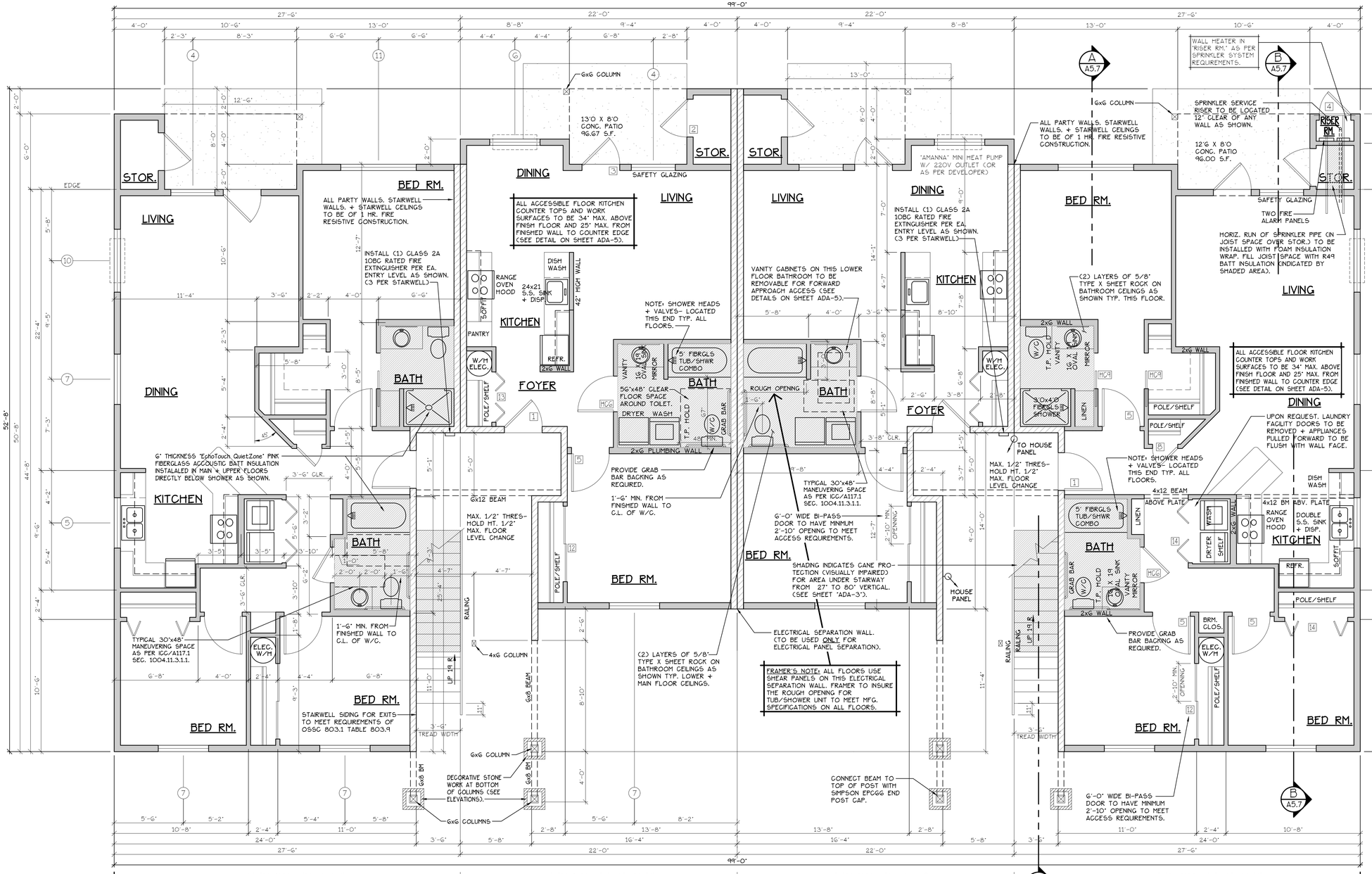


2304.11 Protection against decay and Termites.

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

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

INTERIOR FRAMING

TYPE D UNIT

INTERIOR FEATURES

TYPE C UNITS

INTERIOR FRAMING

TYPE D UNIT

INTERIOR FEATURES

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

"C" UNIT = 728 S.F. "D" UNIT = 1204 S.F.

BLD. 4,12,13,17,19+28

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

DOOR SCHEDULE

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

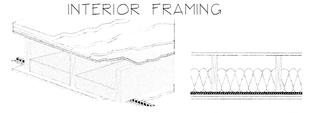
* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLE'S FULLY EXPOSED.

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
(11)	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET MIN. 7'-0" A.F.F. U.N.O.



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

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

NRC+Fbl	1 h	TLF-55-107a	55	RF-55-033	49
NRC-Fbl	45 min	TLF-55-115a	56	RF-55-041	50
NRC+Fby	1 h	NRC-Fby	51	NRC+Fby	44

SWA5807					
SWA5807					
SWA5807					

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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

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

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

NOTE: FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS AND FALL PROTECTION" DETAIL ON SHEET A15.40.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A5.2 BEFORE BEGINNING ANY CONSTRUCTION.

HANDICAP UNIT NOTES:

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

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

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

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

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

MULTI/TECH CONSULTANTS
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. • SALEM, OREGON 97302
PHONE: (503) 363-9227 • FAX: (503) 364-1260
office@multitech.ws • www.multitech.ws

NORTHSTAR APARTMENT COMPLEX

LOWER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDG-12-SERVPLDT1
A6.31.DGN

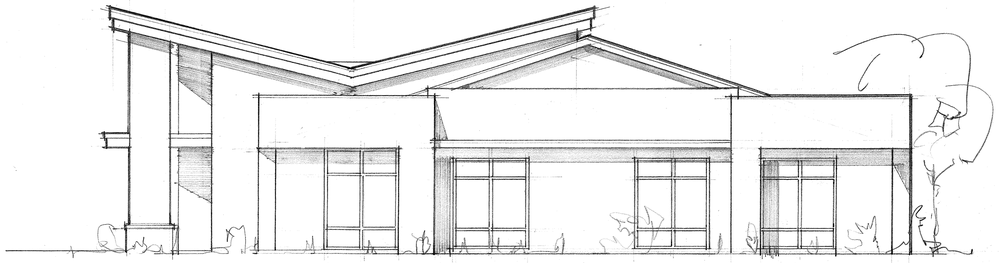
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Aug-19
Scale: AS SHOWN

JOB # 6826

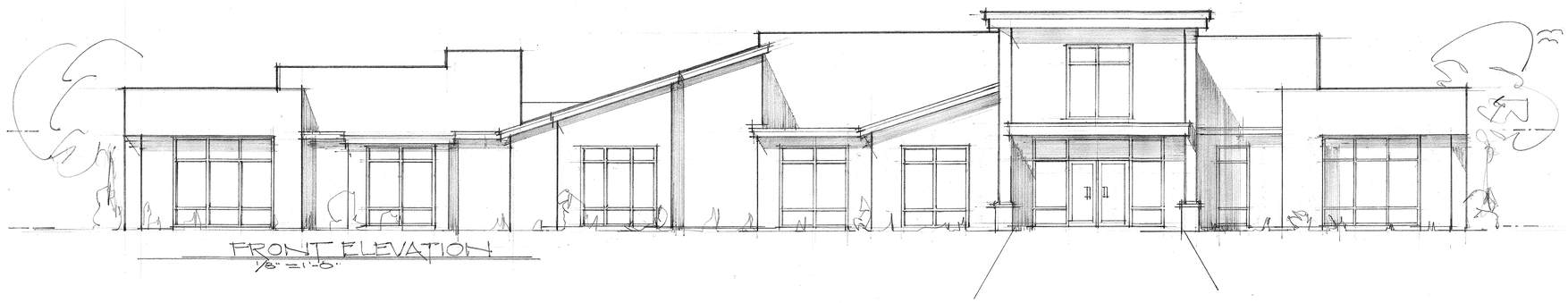
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GRENZ
Renew date June 30, 2021

A6.31

J:\08xx\0826-NorthstarApartments\Dwg 1st\SUB\BLDG12-SUB.dwg, A6.31LLR, 8/19/2019 1:04:08 PM, GGeltmeyer



SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

SPA
12'x12'

POOL
60'x30'

GAZEBO
14'x24'

POOL DECK

PATIO

SHWR RM

SHWR RM

LOCKER RM

LOCKER RM

WOMEN

MEN

POOL MECH

WOMEN

MEN

DF

RECREATION RM.

KITCH

DISPLAY

COMM

MANAGERS OFFICE

FOYER RECEPTION

STOR

STOR.

LEASING OFFICE

ADMIN. OFFICE

ENTRY

44'

42'

EXERCISE RM

GLASS WALL

24'

34'

LOUNGE

30'

FLOOR PLAN III

1/8" = 1'-0"

10/4/19

Approx: 10,500 ☐'

SHEET INDEX

SDR1 COVER SHEET
SDR2 EXISTING CONDITIONS PLAN
SDR3 SITE PLAN
SDR4 OPEN SPACE PLAN
SDR5 GRADING & DRAINAGE PLAN
SDR6 PRIVATE SANITARY SEWER PLAN
SDR7 PRIVATE DOMESTIC WATER PLAN
SDR8 PRIVATE FIRE SERVICE PLAN

L1.1 SCHEMATIC LANDSCAPE PLAN
L1.2 SCHEMATIC LANDSCAPE PLAN
L1.3 SCHEMATIC LANDSCAPE PLAN
L1.4 SCHEMATIC LANDSCAPE PLAN

COMMUNITY BUILDING (TYPE "xx" UNITS)
A1.3 LOWER FLOOR PLAN
A1.4 MIDDLE & UPPER FLOOR PLAN
A1.8 BUILDING ELEVATIONS

TYPE "A" UNIT (BUILDING 2)
A2.31 LOWER FLOOR PLAN
A2.41 MAIN FLOOR PLAN
A2.50 UPPER FLOOR PLAN
A2.90 BUILDING ELEVATIONS

TYPE "A" UNITS (BUILDINGS 6, 9-11, 20, 21, 24-26)
A3.31 LOWER FLOOR PLAN
A3.41 MAIN FLOOR PLAN
A3.50 UPPER FLOOR PLAN
A3.90 BUILDING ELEVATIONS

TYPE "B" UNITS (BUILDINGS 7, 16, 18, 22)
A4.31 LOWER FLOOR PLAN
A4.41 MAIN FLOOR PLAN
A4.50 UPPER FLOOR PLAN
A4.90 BUILDING ELEVATIONS

TYPE "C" UNITS (BUILDINGS 5, 8, 23)
A5.31 LOWER FLOOR PLAN
A5.41 MAIN FLOOR PLAN
A5.50 UPPER FLOOR PLAN
A5.90 BUILDING ELEVATIONS

TYPE "D" UNITS (BUILDINGS 4, 12, 13, 17, 19, 28)
A6.31 LOWER FLOOR PLAN
A6.41 MAIN FLOOR PLAN
A6.50 UPPER FLOOR PLAN
A6.90 BUILDING ELEVATIONS

TYPE "E" UNITS (BUILDINGS 3, 14, 15, 27)
A7.31 LOWER FLOOR PLAN
A7.41 MAIN FLOOR PLAN
A7.50 UPPER FLOOR PLAN
A7.90 BUILDING ELEVATIONS

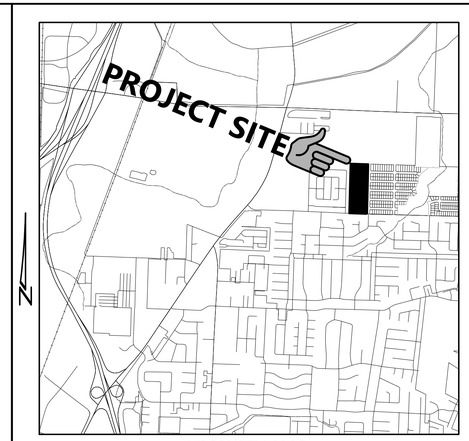
TYPE "1" GARAGE
A8.1 FLOOR PLAN & ELEVATIONS

TYPE "2" GARAGE
A9.1 FLOOR PLAN & ELEVATIONS

TYPE "3" GARAGE
A10.1 FLOOR PLAN
A10.2 BUILDING ELEVATIONS

NORTHSTAR APARTMENT COMPLEX

SEC. 32, T. 6 S., R. 2 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

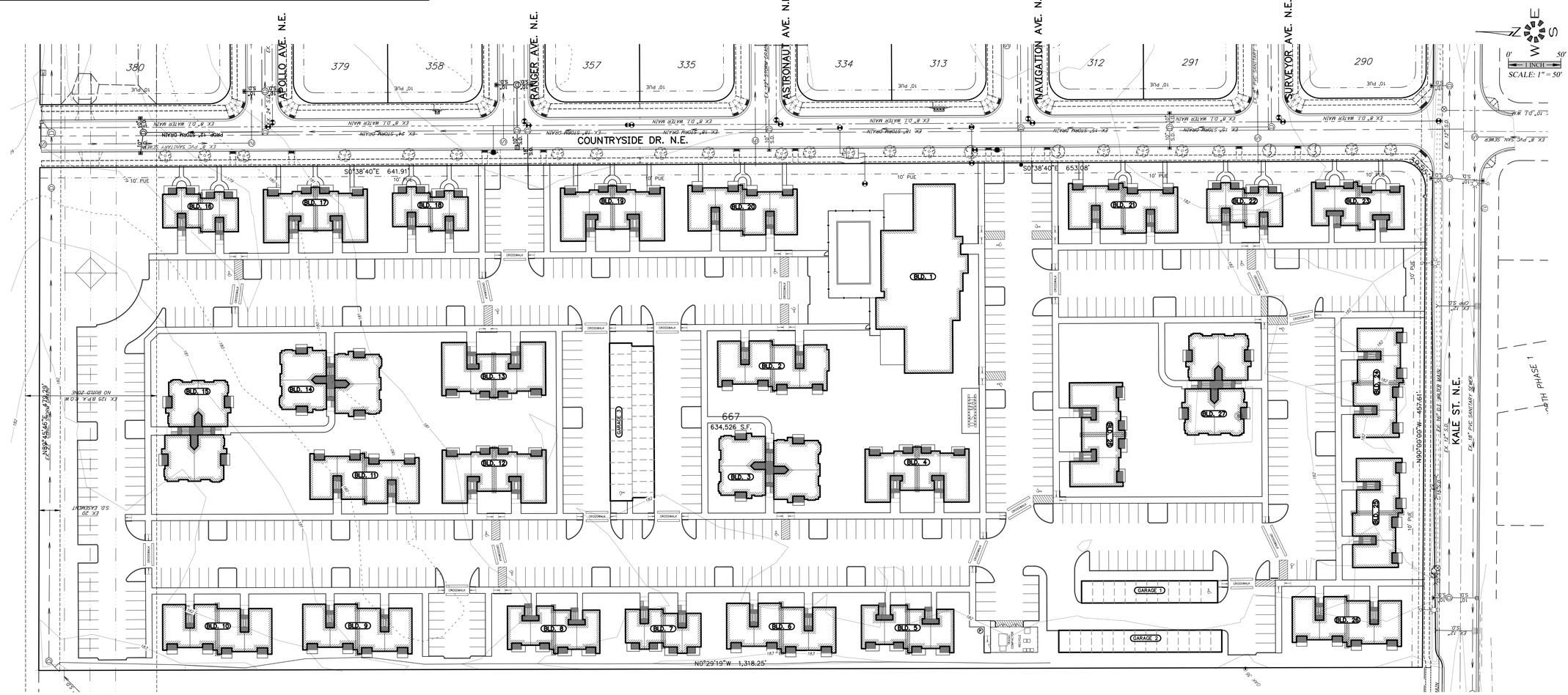


VICINITY MAP

Owner / Developer:

Northstar Communities L.L.C.

9550 S.E. CLACKAMAS Rd.
CLACKAMAS, OREGON 97015



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

COVER SHEET

NORTHSTAR APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6826p SDR1-COV

Design: M.D.G.
Drawn: C.F.S.
Checked: ----
Date: OCT 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 2006
MARK D. GRENZ
9P

EXPIRES: 06-30-2021

JOB # 6826

SDR1

J:\6Rev\6826-Northstar\pdf\dwg\20\6826p.dwg, SDR1-COV, 10/15/2019 9:22:48 AM, CSpielman

COMMON OPEN SPACE

TOTAL SITE AREA ——— 634,526 S.F. (14.57 AC.)

COMMON OPEN SPACE ——— 263,803 S.F. (41.6%)
WITHIN PERIMETER BUILDING SETBACKS —— 51,470 S.F. (8.1%)

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www.mtengineering.net office@mtengineering.net

OPEN SPACE PLAN

NORTHSTAR APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6826p SDR4.DS
Design: M.D.G.
Drawn: C.F.S.
Checked: ---
Date: OCT 2018
Scale: AS SHOWN

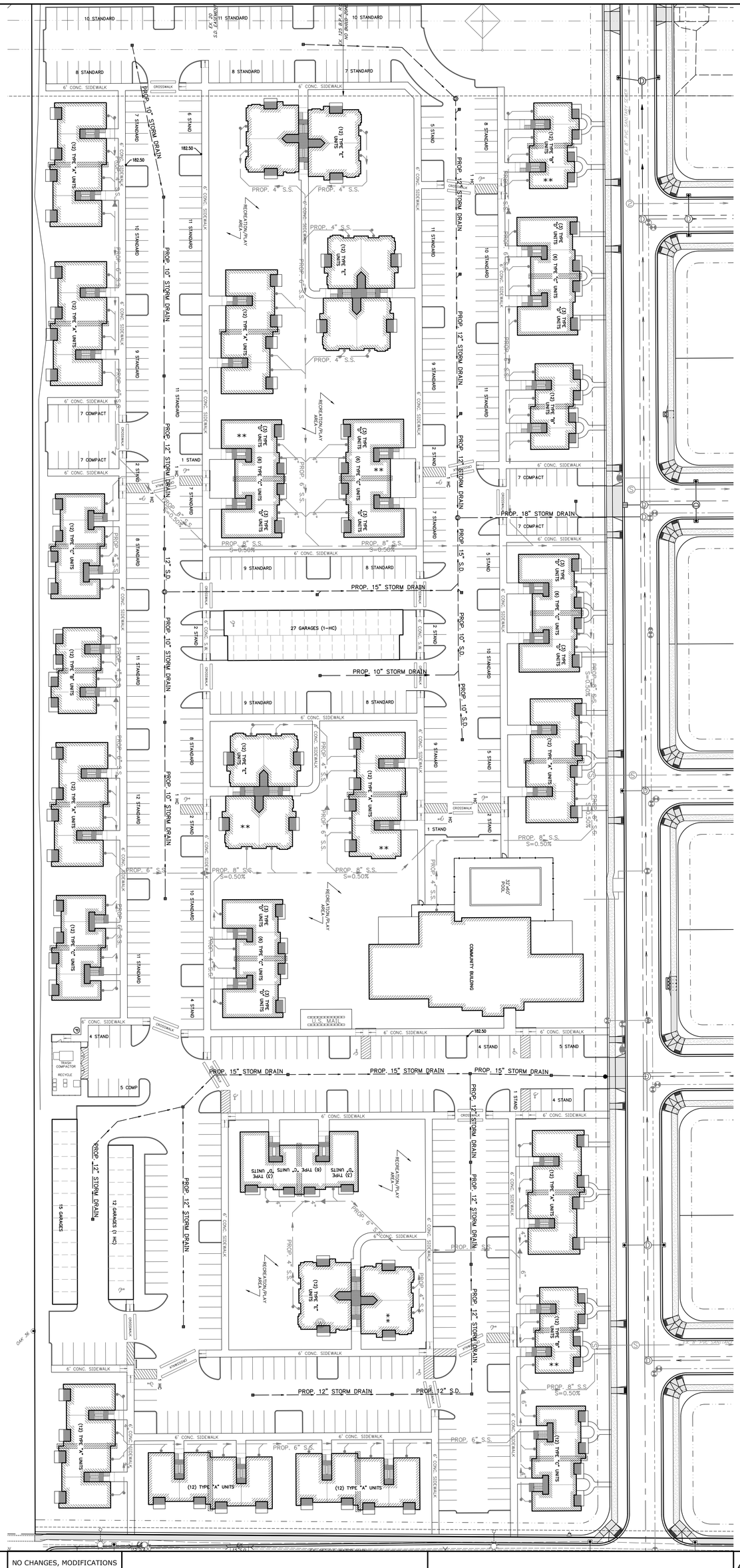
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6826

SDR4

J:\6826\6826-NorthstarApartments\Dwg_2D\6826p.dwg, SDR4-OS, 10/15/2019 9:23:07 AM, CSpielman

J:\68xx\6826-NorthstarApartments\Dwg v20\6826p.dwg, SDR5-DRN, 10/10/2019 2:38:18 PM, CSpielman



SDR5

JOB # 6826

6826p SDR5-DRN

Design: M.D.G.
Drawn: G.I.D.
Checked: ---
Date: OCT 2018
Scale: AS SHOWN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

NORTHSTAR APARTMENT COMPLEX

DRAINAGE PLAN

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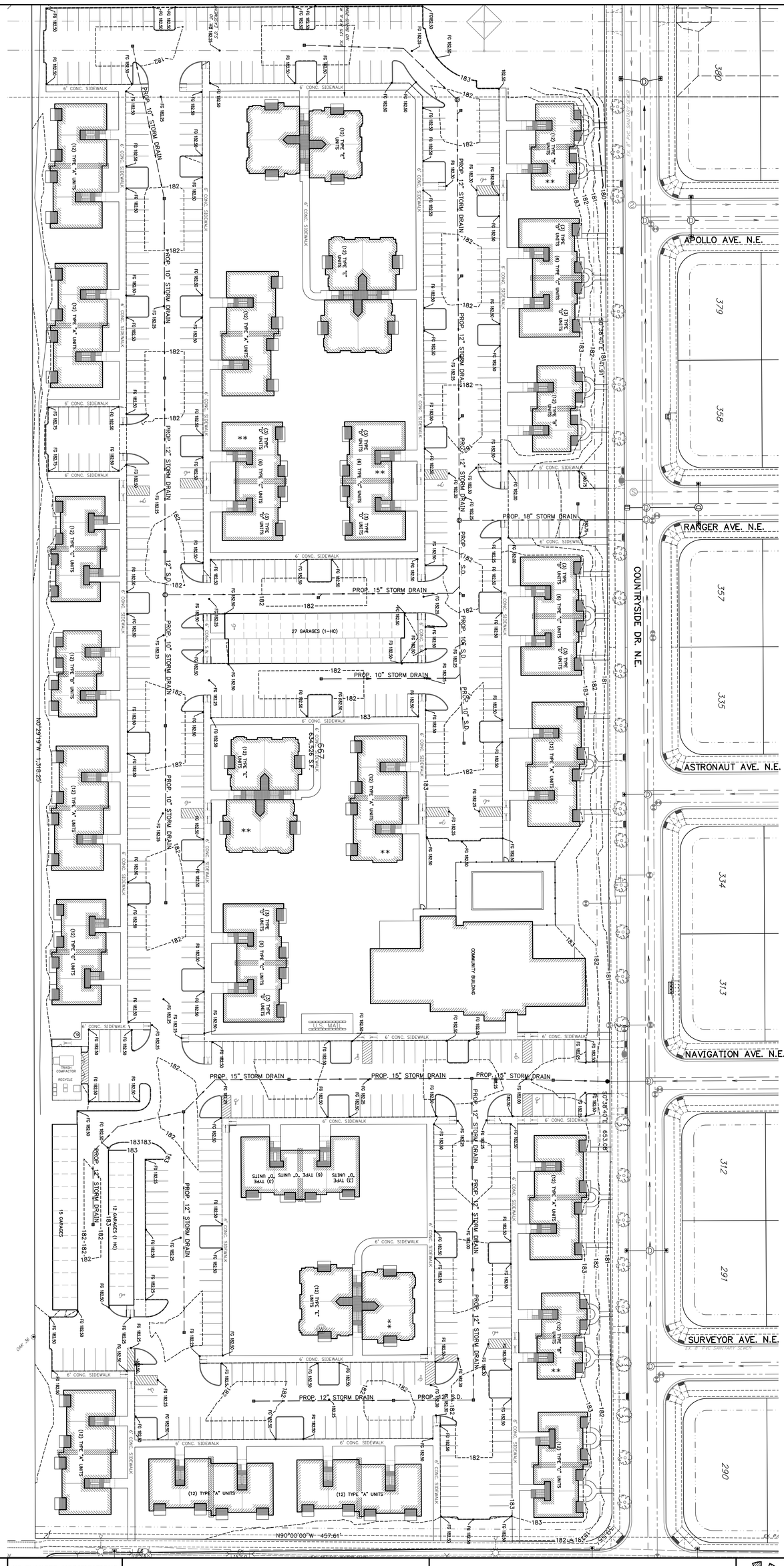

SCALE: 1" = 40'

SDR5	
JOB # 6826	
EXPIRES: 12-30-2021	

6826p SDR5-GRD

Design: M.D.G.
Drawn: C.F.S.
Checked: ---
Date: OCT 2018
Scale: AS SHOWN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

NORTHSTAR APARTMENT COMPLEX

GRADING & DRAINAGE PLAN

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

CITY OF Salem
AT YOUR SERVICE

Traffic Engineering Section
Public Works Department
555 Liberty Street SE, Room 325 Telephone: 503-588-6211
Salem, Oregon 97301-3513 TTY: 503-588-6292

Trip Generation Estimate

Street _____

Bin # _____ TGE # _____

Date Received _____

Section 1 (To be completed by applicant.)

Applicant Name: Brandie Dalton Telephone: 503-363-9227

Applicant Mailing Address: 1155 13th St. SE - Salem - OR - 97302

Location of New Development: Kale Rd (062W32C/TL 7004800)
(Please provide street address. If unknown, provide approximate address and geographical description/nearest cross streets.)

Description and Size of New Development: 324-Unit apartment complex
(e.g., 150 single-family homes, 20,000 sq. ft. office addition, 12-pump gas station, 50-student day care, additional parking, etc.)

Description and Size of Existing/Past Development, if any (note whether to remain or be removed): Vacant

Planning Action Involved, if any: SPR/DR
(e.g., zone change, subdivision, partition, conditional use, PUD, mobile home park, etc.)

Building Permit Involved: Yes ☐ No ☒

Section 2 (To be completed by City staff.)

Proposed Use	**Existing Use**
Development Quantity: _____	Development Quantity: _____
ITE Land Use Code: _____	ITE Land Use Code: _____
Trip Generation Rate/Equation: _____	Trip Generation Rate or Equation: _____
Average Daily Trips: _____	Average Daily Trips: _____
ELNDT Adjustment Factors	**ELNDT Adjustment Factors**
Trip Length: _____ Linked Trip: _____	Trip Length: _____ Linked Trip: _____
TSDC Trips: _____	TSDC Trips: _____

Section 3 (To be completed by City staff.)

Transportation Impact Analysis (TIA)

Net Increase in Average Daily Trips: _____
(Proposed use minus existing use.)

☐ A TIA **will** be required:
- ☐ Arterial/Collector—1000 Trip/day Threshold
- ☐ Local Street/Alley—200 Trip/day Threshold
- ☐ Other: _____

☐ A TIA **will not** be required.

Transportation Systems Development Charge

Net Increase in TSDC Trips: _____
(Proposed use minus existing use.)

☐ A TSDC **will** be required.
(Fee determined by Development Services.)

☐ A TSDC **will not** be required.

(For additional information, refer to the back of this application.)

Section 4 (To be completed by City staff.)

Remarks:

Date: _____

cc: ☐ Chief Development Services Engineer
☐ Community Development
☐ Building Permit Application
☐ _____

By: _____

ASSOCIATED
TRANSPORTATION
ENGINEERING &
PLANNING INC.

A.T.E.P., Inc.
1155 13th St. S.E.
Salem, OR. 97302

Tel.: 503-364-5066
FAX: 503-364-1260
e-mail: kbirky@atepinc.com

Date: September 24, 2018
To: Mr. Mark Grenz, PE,
From: Karl Birky, PE, PTOE
Re: Northstar TIA Update

You have asked me to update and review the traffic impacts of traffic from the Northstar development currently under construction generally north of Kale Rd and between Hwy 99E and Cordon Rd in Salem. The TIA for Northstar was done in 2007, but construction was delayed for several reasons. The site will eventually include 679 single-family home lots, 252 apartment units and a 150 bed assisted living facility on the 150-acre site. Phases 1 through 5 are currently built or being built and phases 6 through 11 will follow in the next year. Your primary interest and focus at this time is the performance metric of Hwy 99E at Hazel Green Rd. You want to know whether construction of the northbound right turn and second left turn lanes to the Hwy 99E at Hazel Green Rd intersection is needed with Phases 6 through 11 of Northstar are built and occupied. The intersection will function within accepted performance metrics without the additional turn lanes.

You asked me to look at the intersections of:

Hwy 99E at Hazel Green Rd
Hwy 99E at Kale Rd
Kale Rd at Cordon Rd and
Cordon Rd at Hazel Green Rd

Quality Counts conducted turning movement counts at the four corners (intersections) in September 2018. I note that there were 1623 vehicles in the AM Peak hour entering the intersection of Hwy 99E at Hazel Green Rd in 2007 and there were 1839 vehicles in the 2018 count. This is a 1.2% increase in traffic per year and closely matches the SKATS 2007 estimate of 1.12% per year growth. PM Peak hour traffic increased from 2309 to 2739 yielding a 1.7% per year increase in traffic.

There are 679 single-family home lots, 252 apartments and 150 assisted living units in the planned and approved Northstar subdivision. The first phases have been built, but no occupied homes are on the site. When I analyze the intersection, I find AM Peak hour performance metrics would change from LOS C and v/c 0.456 with no occupied homes in 2018 to LOS C and v/c 0.522 with 679 homes, 252 apartments and 150 assisted living units occupied in 2020. Existing traffic was increased 3% to estimate 2020 traffic. The PM Peak hour performance metrics change from LOS D and v/c 0.659 with no occupied homes to LOS D and v/c 0.699. All the projected performance metrics are within the standards used by the City of Salem and ODOT at the intersection. It is reasonable for you to ask the City to permit construction of the remaining homes, apartments and assisted living facility. It is also reasonable for the City to grant that permission prior to building the NBLT lane.

The performance metric summaries for the existing AM and PM Peak hour periods follow:

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Hwy 99E at Hazel Green Rd	Signalized	HCM 6th Edition	WB Left	0.456	25.9	C
2	Cordon Rd at Hazel Green Rd	All-way stop	HCM 6th Edition	WB Thru	0.596	15.5	C
4	Hwy 99E at Kale Rd	Signalized	HCM 6th Edition	WB Right	0.278	10.0	A
8	Cordon Rd at Kale St	Two-way stop	HCM 6th Edition	EB Left	0.059	13.8	B

Existing 2018 AM Peak hour performance metrics

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Hwy 99E at Hazel Green Rd	Signalized	HCM 6th Edition	WB Left	0.659	35.5	D
2	Cordon Rd at Hazel Green Rd	All-way stop	HCM 6th Edition	EB Thru	0.954	32.6	D
4	Hwy 99E at Kale Rd	Signalized	HCM 6th Edition	WB Right	0.464	11.2	B
8	Cordon Rd at Kale St	Two-way stop	HCM 6th Edition	EB Left	0.070	17.6	C

Existing 2018 PM Peak hour performance metrics

The construction of 679 homes, 252 apartments and 150 assisted living units Northstar will add traffic to roadways. The 2020 performance metric summaries with full development of Northstar for the AM and PM Peak hour periods follow:

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Hwy 99E at Hazel Green Rd	Signalized	HCM 6th Edition	WB Left	0.522	29.8	C
2	Cordon Rd at Hazel Green Rd	All-way stop	HCM 6th Edition	WB Thru	0.667	18.5	C
4	Hwy 99E at Kale Rd	Signalized	HCM 6th Edition	SB Left	0.496	15.6	B
8	Cordon Rd at Kale St	Two-way stop	HCM 6th Edition	EB Left	0.067	15.3	C

Developed 2020 AM Peak hour performance metrics with Northstar subdivision

ID	Intersection Name	Control Type	Method	Worst Mvmt	V/C	Delay (s/veh)	LOS
1	Hwy 99E at Hazel Green Rd	Signalized	HCM 6th Edition	WB Left	0.699	38.2	D
2	Cordon Rd at Hazel Green Rd	All-way stop	HCM 6th Edition	EB Thru	1.074	49.0	E
4	Hwy 99E at Kale Rd	Signalized	HCM 6th Edition	SB Left	0.626	16.2	B
8	Cordon Rd at Kale St	Two-way stop	HCM 6th Edition	EB Left	0.095	22.2	C

Developed 2020 PM Peak hour performance metrics with Northstar subdivision

Summary: The AM and PM Peak hour performance metrics at the intersection of Hwy 99E at Hazel Green Rd will remain within the accepted performance standards if all the homes, apartments and assisted living units Northstar subdivision are occupied. It is reasonable for you to request approval to complete the subdivision before the exclusive northbound right turn lane (NBRT) and the second left turn lane at the intersection of Hwy 99E at Hazel Green Rd is built. It is reasonable for the City of Salem to permit the construction of the subdivision with the developer's commitment to paying his proportional share to the additional turning lanes at the intersection of Hwy 99E at Hazel Green Rd.

Thank you for asking for this information. I can be reached at 504-364-5066 if there is any additional information that might be helpful for you and/or the City.

Regards,

Karl Birky, PE, PTOE

Pre-Application Report

Community Development Department

Planning Division

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

Case Number / AMANDA No.	Pre-Ap19-107 / 19-120701-PA
Conference Date	October 17, 2019
Applicant	Brandie Dalton bdalton@mtengineering.net
Case Manager	Olivia Glantz

Mandatory Pre-Application Conference: ☒ **Yes** ☐ **No**

Project Description & Property Information	
Project Description	A pre-application conference to discuss design review and site plan review requirements for a proposed 324-unit multiple family development on Segment A of the Northstar development.
Property Address	4485 Kale Road NE
Assessor's Map and Tax Lot Number	062W32C / 800 and 062W32C / 700
Existing Use	Vacant
Zoning Designation	RM-II (Multi-Family Residential)
Comprehensive Plan Map Designation	MFR - Multi-Family Residential
Overlay Zone	None
Urban Service Area	The subject property is located within the City's Urban Service Area.
Urban Renewal Area	None
Past Land Use Actions	CPC/ZC05-12 SUB07-13 SUB07-13A2 SUB07-13AMOD2 SUB07-13AMOD3

Planning Division Comments

Proposal

A pre-application conference to discuss design review and site plan review requirements for a proposed 324-unit multiple family development on Segment A of the Northstar development. The property is zoned RM2 (Multiple Family Residential 2) and located at 4485 Kale Road NE (Marion County Assessor Map and Tax Lots 062W32C / 800 and 062W32C / 700).

Past Land Use Decisions

- **Subdivision and Subdivision Modifications:**
  There were several amendments and modification to SUB07-01, listed above. The majority were to reconfigure lot line, phasing line and an adjustment to lot standards for Segment I. The most current modification SUB07-01A2MOD3 clarified several conditions, including those in CPC/ZC05-12.

Required Land Use Applications

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

Required Land Use Applications					
Zoning		**Site Plan Review**			
☐	Conditional Use (SRC 240.005)	☐	Class 1 Site Plan Review (SRC 220.005)		
☐	Comprehensive Plan Change (SRC 64.020)	☐	Class 2 Site Plan Review (SRC 220.005)		
☐	Zone Change (SRC 265.000)	☒	Class 3 Site Plan Review (SRC 220.005)		
☐	Temporary use Permit – Class 1 (SRC 701.010)	**Design Review**			
☐	Temporary Use Permit – Class 2 (SRC 701.010)	☐	Class 1 Design Review (SRC 225.005)		
☐	Non-Conforming Use Extension, Alteration, Expansion, or Substitution (SRC 270.000)	☐	Class 2 Design Review (SRC 225.005)		
☐	Manufactured Dwelling Park Permit (SRC 235.010)	☒	Class 3 Design Review (SRC 225.005)		
Land Divisions		**Historic Design Review (SRC 230.020)**			
☐	Property Line Adjustment (SRC 205.055)	☐	Major Commercial	☐	Minor Commercial
☐	Property Boundary Verification (SRC 205.065)	☐	Major Public	☐	Minor Public
☐	Replat (SRC 205.025)	☐	Major Residential	☐	Minor Residential
☐	Partition (SRC 205.005)	**Wireless Communication Facilities**			
☐	Subdivision (SRC 205.010)	☐	Class 1 Permit (SRC 703.020)		
☐	Phased Subdivision (SRC 205.015)	☐	Class 2 Permit (SRC 703.020)		
☐	Planned Unit Development Tentative Plan (SRC 210.025)	☐	Class 3 Permit (SRC 703.020)		

☐	Manufactured Dwelling Park Subdivision (SRC 205.020)	☐	Temporary (SRC 703.100)
Relief		☐	Adjustment (SRC 703.090)
☐	Adjustment – Class 1 (SRC 250.005) *(Applicable when a proposed deviation from standards is within 20 percent of the standard)*	**Other**	
☐	Adjustment – Class 2 (SRC 250.005) *(Applicable when a proposed deviation from standards exceeds 20 percent of the standard)*	☐	Annexation – Voter Approval (SRC 260.035)
☐	Variance (SRC 245.005)	☐	Annexation – Voter Exempt (SRC 260.035)
Natural Resources		☐	Sign Adjustment (SRC 900.035)
☐	Tree Conservation Plan (SRC 808.035)	☐	Sign Conditional Use (SRC 900.045)
☐	Tree Conservation Plan Adjustment (SRC 808.040)	☐	Sign Variance (SRC 900.040)
☐	Tree Removal Permit (SRC 808.030)	☐	SWMU Zone Development Phasing Plan (SRC 531.015)
☐	Tree Variance (SRC 808.045)	☐	Urban Growth Preliminary Declaration (SRC 200.020)
☐	Willamette Greenway Permit – Class 1 (SRC 600.015)		
☐	Willamette Greenway Permit – Class 2 (SRC 600.015)	☐	Historic Clearance Review- High Probability Archaeological Zone (SRC 230.100)
		☐	Class 2 Driveway Approach Permit (SRC 804.025)

Staff Comments

Required Applications:

1. Class 3 Design Review
2. Class 3 Site Plan Review

Cherriots has requested that transit stops be incorporated into the development. Please contact Chris French at 503-361-7540. This is also a condition of approval within the modification decision for the subdivision.

Parks – Pedestrian or cul-de-sac along western side of property to provide connectivity to the park.

Online Application Submittal Packets

The City has electronic application submittal guides for the applications identified above. The webpages include a summary of the review procedure, submittal requirements, and approval criteria. The submittal guides can be found on the City's website at the following location:

https://www.cityofsalem.net/Pages/build-on-your-property.aspx

Land Use Application Fees

The applicable land use application fees for these applications can be found on the City's website at the location below. Land use application fees and descriptions start on **page 20** of the document.

https://www.cityofsalem.net/CityDocuments/city-of-salem-fees.pdf

Consolidated Land Use Application Procedures

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

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

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

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

Zoning

The zoning of the subject property has been identified in the table below. For specific requirements of the applicable zone(s), click on the zone(s) in the table.

Base Zones			
☐	EFU – Exclusive Farm Use (SRC 500.000)	☐	MU-I – Mixed Use I (SRC 533.000)
☐	RA – Residential Agriculture (SRC 510.000)	☐	MU-II – Mixed Use II (SRC 534.000)
☐	RS – Single Family Residential (SRC 511.000)	☐	EMSU – Edgewater/Second Street Mixed-Use Corridor (SRC 535.000)
☐	RD – Duplex Residential (SRC 512.000)	☐	PA – Public Amusement (SRC 540.000)
☐	RM-1 – Multiple Family Residential (SRC 513.000)	☐	PC – Public/Private Cemetery (SRC 541.000)
☒	RM-2 – Multiple Family Residential (SRC 514.000)	☐	PE – Public/Private Education (SRC 542.000)
☐	RH – Multiple Family High-Rise Residential (SRC 515.000)	☐	PH – Public/Private Health Services (SRC 543.000)
☐	CN – Neighborhood Commercial (SRC 520.000)	☐	PS – Public Service (SRC 544.000)
☐	CO – Commercial Office (SRC 521.000)	☐	PM – Capitol Mall (SRC 545.000)
☐	CR – Rental Commercial (SRC 522.000)	☐	EC – Employment Center (SRC 550.000)
☐	CG – General Commercial (SRC 523.000)	☐	IC – Industrial Commercial (SRC 551.000)
☐	CB – Central Business District (SRC 524.000)	☐	IBC – Industrial Business Campus (SRC 552.000)
☐	WSCB – West Salem Central Business District (SRC 525.000)	☐	IP – Industrial Park (SRC 553.000)
☐	FMU – Fairview Mixed-Use (SRC 530.000)	☐	IG – General Industrial (SRC 554.000)
☐	SWMU – South Waterfront Mixed-Use (SRC 531.000)	☐	II – Intensive Industrial (SRC 555.000)

☐	NCMU – Neighborhood Center Mixed-Use (SRC 532.000)	☐	SCI – Second Street Craft Industrial Corridor (SRC 556.000)
Overlay Zones			
☐	Willamette Greenway (SRC 600.000)	☐	Mixed-Use (SRC 619.000)
☐	Floodplain (SRC 601.000)	☐	Salem Hospital (SRC 620.000)
☐	Airport (SRC 602.000)	☐	Superior-Rural (SRC 621.000)
☐	Portland Fairgrounds Road (SRC 603.000)	☐	Oxford-West Nob Hill (SRC 622.000)
☐	Pine Street Mixed-Use (SRC 604.000)	☐	Oxford-Hoyt (SRC 623.000)
☐	Northgate Mixed-Use (SRC 605.000)	☐	Hoyt-McGilchrist (SRC 624.000)
☐	Wallace Road Corridor (SRC 606.000)	☐	Saginaw Street (SRC 625.000)
☐	West Salem General Industrial (SRC 608.000)	☐	Commercial High-Density Residential (SRC 626.000)
☐	Patterson Street Corridor (SRC 609.000)	☐	22nd and Electric (SRC 627.000)
☐	Walker School Residential Area (SRC 612.000)	☐	State Street (SRC 628.000)
☐	Broadway-High Street Retail (SRC 613.000)	☐	McNary Field (SRC 629.000)
☐	Broadway-High Street Housing (SRC 614.000)	☐	South Gateway (SRC 630.000)
☐	Broadway-High Street Transition (SRC. 615.000)	☐	Compact Development (SRC 631.000)
☐	Riverfront High Density Residential (SRC 616.000)	☐	General Retail/Office (SRC 632.000)
☐	Riverfront (SRC 617.000)	☐	Front Street (SRC 633.000)
☐	Chemawa-I-5 Northeast Quadrant Gateway (SRC 618.000)		
Staff Comments			
Setback Adjustment to interior streets, if connectivity is provided, could be supported. Staff would like to review design prior to submittal.			

Development Standards

The proposed development will be primarily subject to the provisions of the chapters identified in the table below. For specific requirements, click on chapters in the table.

Development Standards			
☒	Multiple Family Design Review Guidelines and Standards (SRC 702.000)	☒	Off-Street Parking, Loading and Driveways (SRC 806.000)
☒	General Development Standards (SRC 800.000)	☒	Landscaping and Screening (SRC 807.000)
☒	Public Improvements (SRC 802.000)	☒	Preservation of Trees and Vegetation (SRC 808.000)
☒	Streets and Right-Of-Way Improvements (SRC 803.000)	☒	Wetlands (SRC 809.000)

☒	Driveway Approaches (SRC 804.000)	☒	Landslide Hazards (SRC 810.000)
☒	Vision Clearance (SRC 805.000)	☒	Sign Code (SRC 900.000)

Staff Comments

General Development Standards:

1) The proposed solid waste enclosures shall comply with the development standards of SRC 800.055.

Off-street Parking and Vehicle Use Areas:

1) Off-street parking and vehicle use areas shall be developed and maintained as provided in SRC Chapter 806.035. The proposed off-street parking area does not appear to comply with minimum perimeter setback requirements. Please provide a 10-foot setback to all property lines including Type C landscaping.

2) Table 806-9 provides that if a recreational or service building is provided, at least 1 of the required loading spaces shall be located in conjunction with the recreational or service building.

Landscaping and Screening Standards:

SRC 807.015(c) Preservation of existing trees and vegetation. The preservation of existing trees and vegetation is encouraged. If preserved, existing trees as defined under SRC Chapter 808, existing trees less than ten inches dbh, and existing vegetation may be utilized to satisfy required landscaping if they conform to the minimum plant unit requirements specified in this chapter.

807.015(d) Tree replanting requirements. In addition to the landscaping required under this chapter, when existing trees, as defined under SRC Chapter 808, are proposed for removal from within required setbacks or from a development site, replanting shall be required as provided in this subsection.

(1) *Removal of trees within required setbacks.* When an existing tree or trees, as defined under SRC Chapter 808, within a required setback are proposed for removal, two new trees shall be planted for each tree removed. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5 inch caliper.

(2) *Removal of trees from development site.* When more than 75 percent of the existing trees, as defined under SRC Chapter 808 on a development site are proposed for removal, two new trees shall be planted for each tree removed in excess of 75 percent. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5 inch caliper. For purposes of this section, existing trees within vision clearance areas, or within areas to be cleared for required roads, utilities, sidewalks, trails, or stormwater facilities, shall not be counted in the total percentage of trees removed from the development site.

Multi-Family Design Review Issues:

The proposed site plan does not appear to comply with the following design standards from SRC Chapter 702.

1. SRC 702.015(b)(2)(A) – Minimum of 30 percent designated for common open space. No table or calculations were provided.
2. SRC 702.015(c) – Children's Plan Areas and Adult Recreation Areas. No table or calculations were provided.
3. SRC 702.015(d)(2)(C) – Private open space shall be visually separated from common open space through the use of perimeter landscaping or fencing. *No landscape plans were provided to verify compliance with this standard.*
4. SRC 702.020(c)(2)(A) – Trees shall be planted within the public right-of-way at one of the following ratios:

(i) Canopy trees. One canopy tree per 50 linear feet of street frontage, or fraction thereof.

(ii) Columnar trees. One columnar tree per 40 linear feet of street frontage, or fraction thereof.

The right-of-way dedicated shall be sufficient to meet this standard.

5. SRC 702.020(d),(e) & (f) – landscaping, privacy and Parking areas. *No landscape plans were provided to verify compliance with this standard.*
6. SRC 702.025(a)(2)– *No plans were provided to verify compliance with this standard.*
7. SRC 702.030(b)(2)(A) - Parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum of 18 feet in width. Individual parking areas may be connected by an aisle or driveway (see Figure 702-6). *Several areas appear to exceed the 6,700 square foot maximum. Planters are 17*-feet in some areas
8. SRC 702.035(b)(2)(B) - No Building shall exceed 150-feet in dimension.
9. SRC 702.030(c)(2)(A) – All sidewalks should continue out to Public Right of Way. Provide Path between building 16 and building 17.
10. SRC 702.030(c)(2)(E) - Walls, fences, or landscaping shall be provided to buffer parking areas from public streets and abutting properties (see Figure 702-8).
11. SRC 702.035(b)(2)(C) - On sites with 75 feet or more of buildable width, a minimum of 50 percent of the buildable width shall be occupied by building placed at the setback line. Accessory structures shall not apply towards meeting the required percentage.
12. SRC 702.035(d)(2)(A) – Every two units shall be off-set from the next dwelling unit by four feet.
13. SRC 702.035(d)(2)(B) - Within 28 feet of every property line, the building setback for adjacent buildings on the same lot shall vary by a least four feet in depth.
14. SRC 702.035(d)(2)(E) - Flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 100 feet without providing differences in elevation of at least four feet. *It appears that some of the roofs will have a horizontal length exceeding 100 feet in length without a minimum 4-foot change in elevation.*
15. SRC 702.035(d)(2)(F) – Not all habitable rooms which face setbacks, common areas and parking areas have a window.

SRC 803.030 – Street Spacing

- Streets shall have a maximum spacing of 600 feet from right-of-way line to right-of way line along one axis, and **not less than 120 feet and not more than 400 feet from right-of-way line to right-of-way line along the other axis.**

SRC 803.035 – Street Standards; Connectivity

- Planned street through "Segment A" shall be provided through the site.

Applicant Questions:

1. Land-Use process and cost? The fee schedule can be reviewed on the Cities website. The process could be six to eight weeks if all Multi-Family Design Review Standards and other standard are met.
6. Design Review Standards? The Design Review Standards can be found in SRC 702

Neighborhood Association Contact Information

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

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

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

Applicable Neighborhood Association(s):	Meeting Date, Time, & Location	Neighborhood Association Chair(s)
Northgate Neighborhood Association	Meetings are held the third Thursday at Cornerstone Apartments, 2540 Rose Garden St NE, Salem OR 97301	Pennie Morley Northgateneighborhoodsalem@gmail.com

Salem Revised Code Available Online

The entire Salem Revised Code can be accessed online through the City's website at:

http://www.cityofsalem.net/Departments/Legal/Pages/SalemRevisedCodes.aspx

Brandie Dalton

From: Brandie Dalton
Sent: Thursday, October 17, 2019 4:06 PM
To: 'northgateneighborhoodsalem@gmail.com'
Subject: Development
Attachments: 6826p-SDR1-COV.pdf; 6826p-SDR3-SITE.pdf; 56-Assessor's Map.pdf

Good Afternoon,

My name is Brandie Dalton and I'm with Multi/Tech Engineering. We represent the owners of the property on Kale Road. We wanted the opportunity to involve you about our proposed development in the Northgate NA.

The subject property is 14.72 acres in size and identified as 062W32C/Tax Lot 800. We are proposing a 324 multi-family unit apartment development. Attached are site plans showing the development and location. If you have any question or comments please feel free to contact me.

Thank you,

Brandie Dalton
Land-Use Planner
Multi/Tech Engineering Services, Inc
1155 SE 13th Street
Salem, Oregon 97302
(503) 363-9227