



## Land Use Application

**Planning/Permit Application Center**  
 City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513  
 503-588-6173 \* [planning@cityofsalem.net](mailto:planning@cityofsalem.net)

(For office use only)  
 Permit #: **20-103373**

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.

### Application type

Please describe the type of land use action requested:

Class-3 Site Plan Review/Class 3-Design Review/Adjustment

### Work site location and information

|                                                                  |                                  |
|------------------------------------------------------------------|----------------------------------|
| <b>Street address or location of subject property</b>            | 4072 Market Street NE            |
| <b>Total size of subject property</b>                            | 1.17 Acres                       |
| <b>Assessor tax lot numbers</b>                                  | 072W19BD/Tax Lot 3501            |
| <b>Existing use structures and/or other improvements on site</b> | Vacant                           |
| <b>Zoning</b>                                                    | RM2                              |
| <b>Comprehensive Plan Designation</b>                            | 'Multi-Family Residential'       |
| <b>Project description</b>                                       | 28-unit multi-family development |

### People information

|                  | <b>Name</b>                           | <b>Full Mailing Address</b>                                    | <b>Phone Number and Email address</b>                                                    |
|------------------|---------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <b>Applicant</b> | Commercial Street Resources           | 131 Pine Street NE<br>Salem, Oregon, 97301                     |                                                                                          |
| <b>Agent</b>     | Brandie Dalton<br>Land-Use Consultant | Multi/Tech Engineering<br>1155 SE 13th Street, Salem, OR 97302 | 503-363-9227<br><a href="mailto:bdalton@mtengineering.net">bdalton@mtengineering.net</a> |

### Project information

|                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Neighborhood Association</b>                                                                                                                                                                                                                                                                                                                                                             | ELNA                                                                                                                    |
| <b>Have you contacted the Neighborhood Association?</b>                                                                                                                                                                                                                                                                                                                                     | <input checked="" type="radio"/> Yes<br><input type="radio"/> No                                                        |
| <b>Date Neighborhood Association contacted</b>                                                                                                                                                                                                                                                                                                                                              |                                                                                                                         |
| <b>Describe contact with the affected Neighborhood Association</b><br>(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 on January 24, 2020<br>Brandie Dalton be attending the ELNA March 5, 2020<br>Neighborhood Association Meeting |
| <b>Have you contacted Salem-Keizer Transit?</b>                                                                                                                                                                                                                                                                                                                                             | <input type="radio"/> Yes<br><input checked="" type="radio"/> No                                                        |
| <b>Date Salem-Keizer Transit contacted</b>                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                         |
| <b>Describe contact with Salem-Keizer Transit</b>                                                                                                                                                                                                                                                                                                                                           |                                                                                                                         |

**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<br>Austin Ross | Date:<br>02/05/2020 | Receipt Number:<br>20-103373 |

**Not using Internet Explorer?**

Save the file to your computer and email to [planning@cityofsalem.net](mailto:planning@cityofsalem.net).

## Brandie Dalton

---

**From:** Brandie Dalton  
**Sent:** Friday, January 24, 2020 11:48 AM  
**To:** Susann Kaltwasser; Sue Fowler  
**Subject:** Project  
**Attachments:** SDR1 COVER SHEET.pdf; SDR2 EXISTING CONDITIONS PLAN.pdf; SDR3 PRELIMINARY SITE PLAN.pdf; 072W19BD.pdf

Suzann,

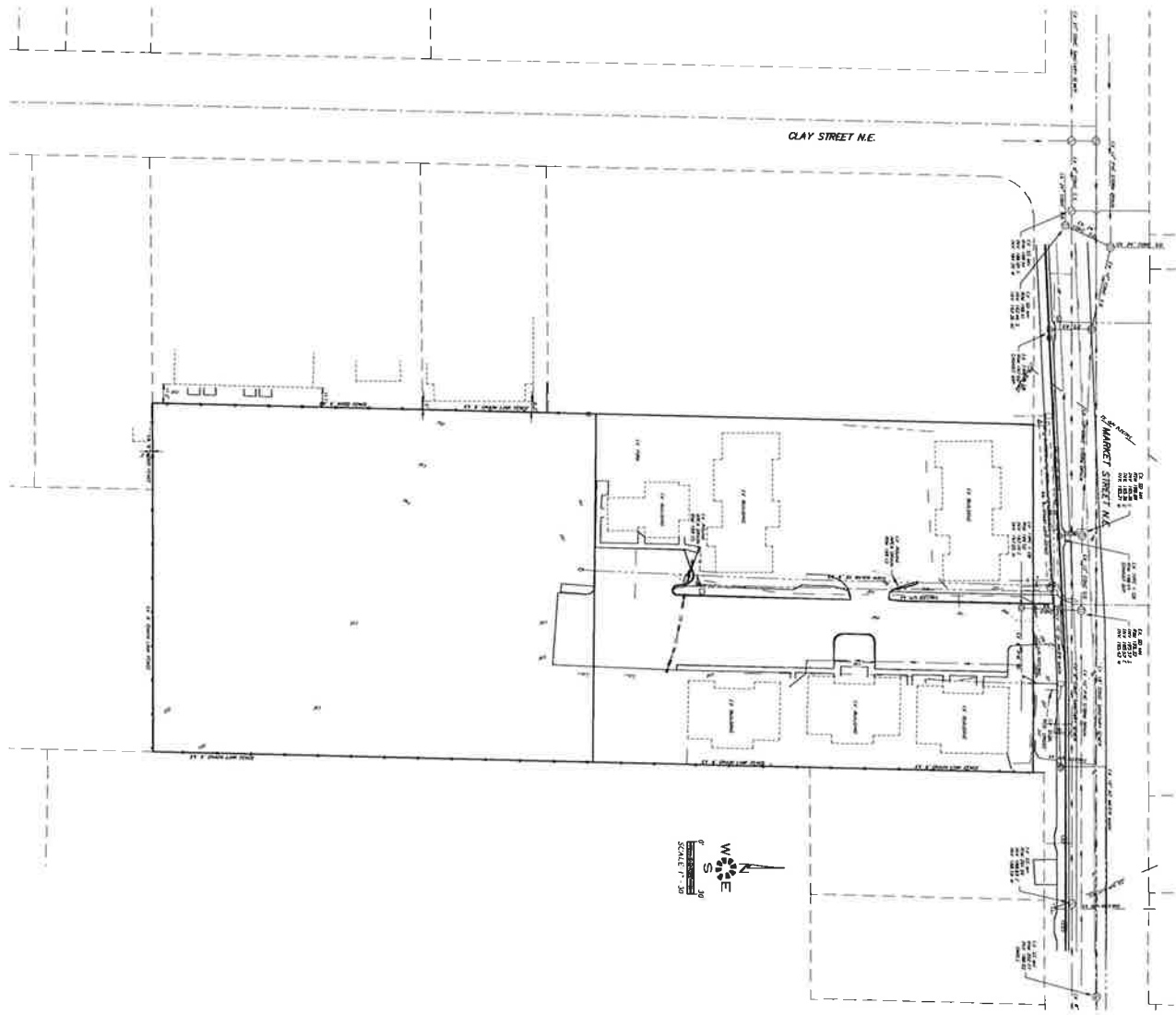
Just wanted to notify you that we are proposing a development in the ELNA neighborhood. The prospect is located on Market Street and is for a 28-unit apartment complex. If you have any questions or comments, please let me know.

Thank you,

Brandie Dalton  
Land-Use Planner  
Multi/Tech Engineering Services, Inc  
1155 SE 13<sup>th</sup> Street  
Salem, Oregon 97302  
(503) 363-9227







SDR2

Design: M.D.G.  
 Drawn: C.D.S.  
 Checked: B.M.G.  
 Date: April 2019  
 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.

### MARKET STREET APARTMENTS

### EXISTING CONDITIONS PLAN

**MULTI/TECH**

REGISTERED PROFESSIONAL ENGINEER IN FLA.

1188 13th ST. S.E. GAITHER, FL 32502

PH: (904) 362-1007 FAX: (904) 362-1200

www.multiprojects.com email: info@multiprojects.com

PRELIMINARY SITE PLAN

MARKET STREET APARTMENTS

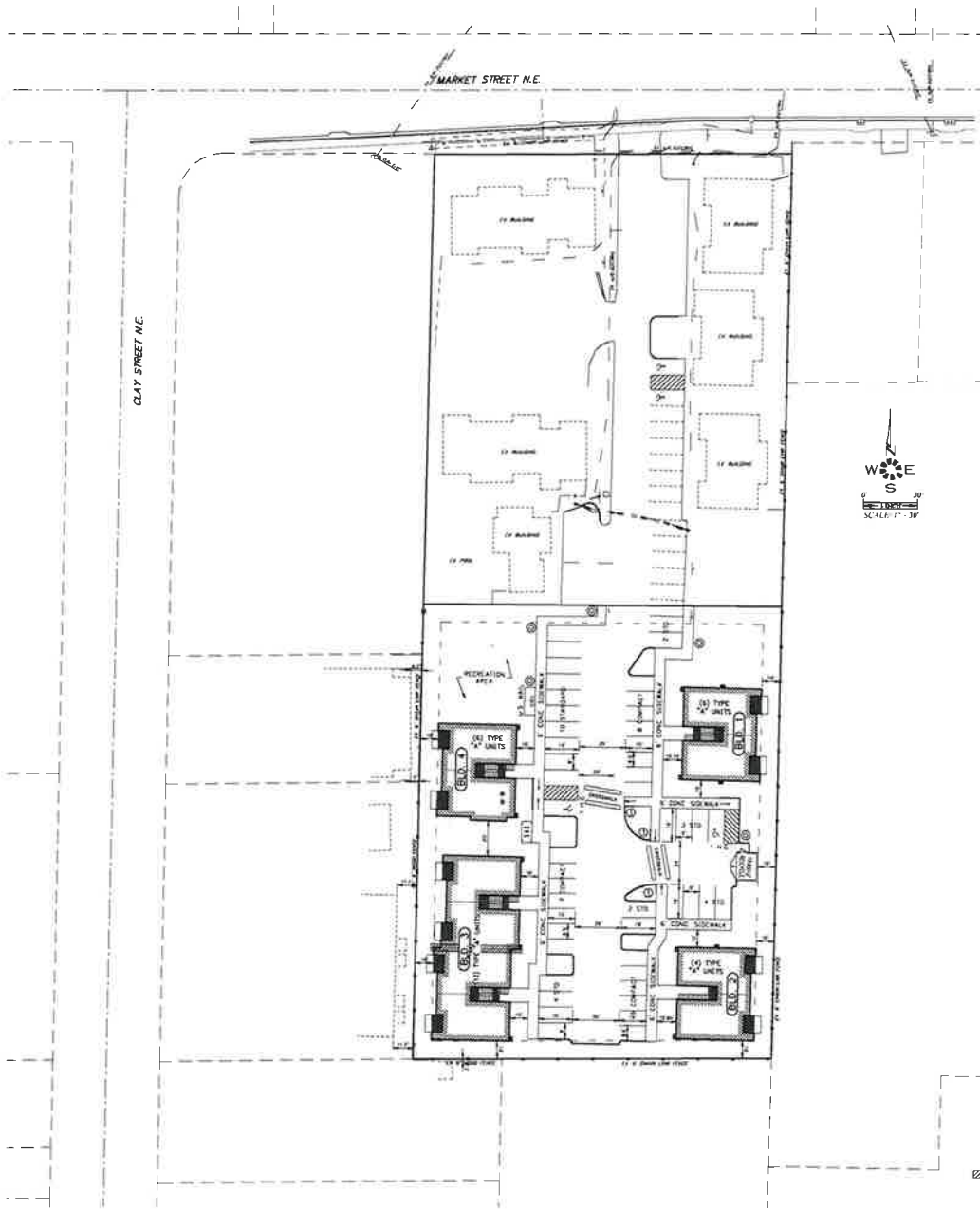
NO CHANGE, ADDITIONS, OR REPRODUCTIONS TO BE MADE WITHOUT THE WRITTEN AUTHORIZATION OF THE DESIGN ENGINEER. DESIGN ENGINEER HAS TAKEN PRECAUTIONS TO PREVENT REPRODUCTION.

Design: M.O.C.  
Drawn: C.J.L.  
Check: J.L.S.  
Date: JAN 11/11  
Scale: AS SHOWN



200 = 66'6"

SDR3



ADA HANDICAP ACCESSIBILITY NOTES

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

- - WALL PACK LIGHTS MOUNTED ON BUILDINGS
- ⊙ - POLE LIGHT MAXIMUM 14' TALL
- ⊙ - POST LIGHT MAXIMUM 5' TALL
- LOCATION OF ELECTRICAL SEPARATION WALL
- ⊙ - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- [B] - 6 BICYCLE SPACES PER BLOCK

- 28 TOTAL APARTMENT UNITS
- 28 TYPE "A" 2-Bd, 2-Ba (952 S.F.) UNITS
- 48 TOTAL PARKING STALLS
- 25 STANDARD STALLS
- 21 COMPACT STALLS
- 2 HANDICAP STALLS
- 6 TOTAL BICYCLE SPACES (4 REQUIRED)
- (1) BIKE RACK
- 1 TRASH / RECYCLE
- 2 PLAY / RECREATION AREAS
- 1 U.S. MAIL BOX AREA

■ THE INDICATED LOWER FLOOR UNIT IN BUILDING 4 IS TO BE TYPE A UNIT IN ACCORDANCE WITH THE 2011 OSC SECTION 5.3.1.1. UNITS ON FLOOR PLANS. ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2011 OSC SECTION 5.3.1.1.1.

07 2W 19BD

07 2W 19BD  
SALEM

**MARION COUNTY, OREGON**  
SE1/4 NW1/4 SEC19 T7S R2W W.M.  
SCALE 1" = 100'

**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**

|                    |                               |
|--------------------|-------------------------------|
| 1/2611 Section Cor | 1/4 Section Cor               |
| DLC Corner         | 16 15<br>21 22 Section Corner |

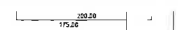
**NUMBERS**

Tax Code Number  
**000 00 00 0**

Acres 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

**CANCELLED NUMBERS**

100  
1000  
1103  
1300B1  
1300S1  
1301  
3200  
3300U2  
3600  
3900  
4201  
4601  
4700  
4800

DISCLAIMER: THIS MAP WAS PREPARED  
FOR ASSESSMENT PURPOSES ONLY

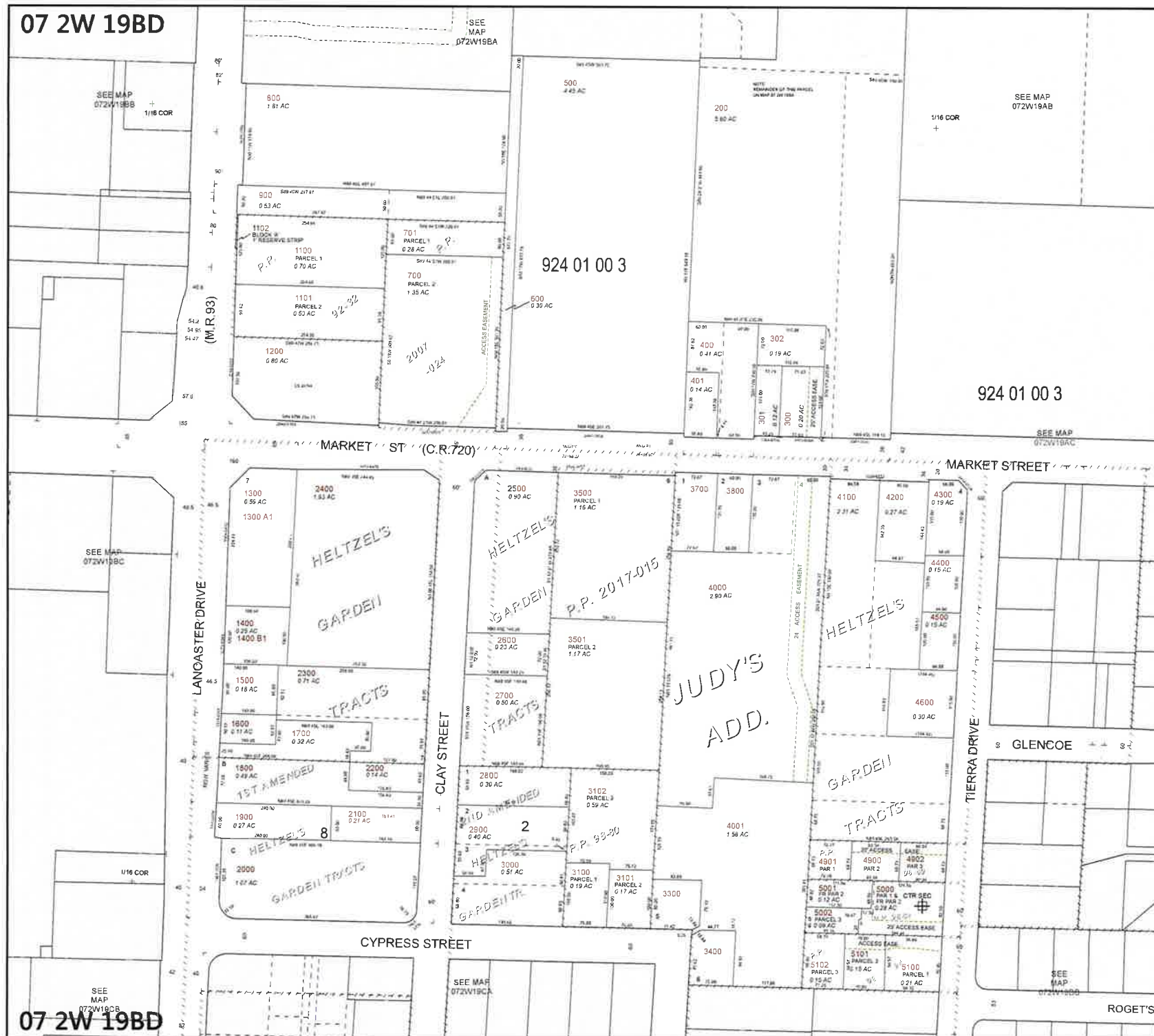


**Assessors Office**  
**Cartography Dept**

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.marion.or.us](http://www.co.marion.or.us)

PLOT DATE: 1/24/2018

**SALEM**  
**07 2W 19BD**





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|                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Neighborhood Association</b>                                                                                                                                                                                                                                                                                                                                                             | ELNA                                                                                                                    |
| <b>Have you contacted the Neighborhood Association?</b>                                                                                                                                                                                                                                                                                                                                     | <input checked="" type="radio"/> Yes<br><input type="radio"/> No                                                        |
| <b>Date Neighborhood Association contacted</b>                                                                                                                                                                                                                                                                                                                                              |                                                                                                                         |
| <b>Describe contact with the affected Neighborhood Association</b><br>(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 on January 24, 2020<br>Brandie Dalton be attending the ELNA March 5, 2020<br>Neighborhood Association Meeting |
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| <b>Date Salem-Keizer Transit contacted</b>                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                         |
| <b>Describe contact with Salem-Keizer Transit</b>                                                                                                                                                                                                                                                                                                                                           |                                                                                                                         |



**Authorization by property owner(s)/applicant**

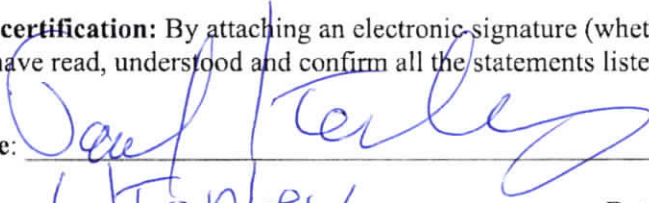
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- I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:

**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: Paul Terley

Date: 1/31/20

Address (include ZIP): 00 Box 5517, Salem OR 97304

Authorized Signature:

Print Name:

Date:

Address (include ZIP):

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

**Not using Internet Explorer?**

Save the file to your computer and email to [planning@cityofsalem.net](mailto:planning@cityofsalem.net).



**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE

**AFTER RECORDING RETURN TO:**

Kerley Properties, LLC

PO BOX 5517

Salem, OR 97302

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

QuitClaim Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Coin Meter Company

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

Kerley Properties, LLC, Kerley Properties, LLC, an Oregon limited liability Company

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ 0.00

☐ Other

**5) SEND TAX STATEMENTS TO:**

Kerley Properties, LLC

PO BOX 5517

Salem, OR 97302

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE:  
(If applicable)

☐

FULL

☐

PARTIAL

**7) The amount of the monetary  
obligation imposed by the order  
or warrant. ORS 205.125(1)(c)**

\$

**8) If this instrument is being Re-Recorded, complete the following statement, in**

**accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF Amerititle  
TO CORRECT To Remove**

Memorandum of Leases R2180-P134 Rec'd 08/18/03 and R3653-P004 Rec'd 11/24/2014  
PREVIOUSLY RECORDED IN BOOK 3911 AND PAGE 432, OR AS FEE  
NUMBER \_\_\_\_\_."

Coin Meter Company

## Grantor's Name and Address

Kerley Properties, LLC  
P.O. Box 5517  
Salem, OR 97302

## Grantee's Name and Address

After recording return to:  
Kerley Properties, LLC  
P.O. Box 5517  
Salem, OR 97302

Until a change is requested all tax statements  
shall be sent to the following address:  
Kerley Properties, LLC  
P.O. Box 5517  
Salem, OR 97302

REEL 3911 PAGE 432  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
02-13-2017 03:29 pm.  
Control Number 446206 \$ 71.00  
Instrument 2017 00007499

---

**QUITCLAIM DEED**

Coin Meter Company

Grantor(s), hereby releases and quitclaims to

Kerley Properties, LLC , Kerley Properties, LLC, an Oregon limited liability company,

Grantee(s), all right, title and interest in and to the following described real property situated in the County of Marion, State of Oregon, described as follows, to wit:

**Parcel 1:**

That portion of the East half of Lot Six (6), of the Heltzel's Garden Tracts, Section 19, Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, more particularly described as follows.

Beginning at the Southeast corner of the said Lot Six (6) and thence South 89°45' West 199.85 feet to an iron pipe; thence North 1°15' East a distance of 514.76 feet to an iron pipe on the Southerly right of way line of Market Street; thence North 89°45' East along said right of way a distance of 100.00 feet to an iron pipe; thence South 1°15' West a distance of 215.00 feet to an iron pipe; thence North 89°45' East a distance of 99.85 feet to the iron pipe which is on the East line of said Lot Six (6); thence South 1°15' West a distance of 299.76 feet to the place of beginning.

**Parcel 2:**

Beginning at a point on the South boundary of Market Street in the City of Salem, Marion County, Oregon, said point being South 30.0 feet from the Northwest corner of Lot Five (5), Heltzel's Garden Tracts; thence West along the South boundary of said Street, 99.88 feet; thence South 01°15' West 215.0 feet; thence North 89°45' East 99.85 feet to the West boundary line of Lot Five (5), Heltzel's Garden Tracts; thence Northerly along the West boundary line of said Lot Five (5), to the place of beginning.

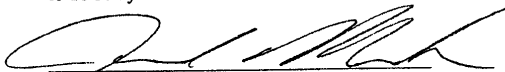
Page 2 – Quit Claim Deed  
Escrow No. 124509AM

SAVE AND EXCEPT that portion conveyed to the City of Salem in deed recorded December 10, 2012, in Reel 3452 Page 457, Marion County records.

To remove Memorandum of Lease Dated November 12-2014, Recorded November 24-2014 in Reel 3653-004

The true and actual consideration paid for this transfer, stated in terms of dollars, is none  
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.

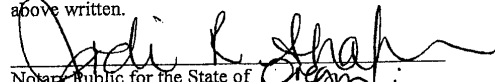
In Witness Whereof, the grantor has executed this 10<sup>th</sup> day of February, 2017; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
Coin Meter Company  
by: Jared Mueller  
its: COO

State of Oregon, ss.  
County of Multnomah

On this 10<sup>th</sup> day of February, 2017, before me, Jodi R. Shafer a Notary Public in and for said state, personally appeared Jared Mueller known to me to be the COO of the Coin Meter Company Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Oregon  
Residing at: 10630 SW Barbours Blvd  
Commission Expires: January 24, 2021



REEL: 3911

PAGE: 432

February 13, 2017, 03:29 pm.

CONTROL #: 446206

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: \$ 71.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.

I hereby certify this copy consisting of 3  
pages is to be a true and correct copy of the  
document now on record in my office.  
BILL BURGESS, MARION COUNTY CLERK

By: [Signature]  
Deputy Clerk  
Date: 4-25-17

**REEL: 3938**

**PAGE: 492**

**April 25, 2017, 04:27 pm.**

CONTROL #: 456313

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: \$ 61.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.



# Market Street Apartments

## Design Review

February 3, 2020

The following statement addresses the applicable Design Review **Standards** 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 July 10, 2017, a Design Review Pre-Application Conference (PRE-AP-17-58) was held with the applicant and City staff to discuss the development of the subject property.

### **Proposal (Sheet SDR3):**

The subject property is 1.17 acres in size, zoned RM2, and located at 4072 Market Street (072W19BD/Tax Lots 3501).

The applicant is proposing a development consisting of 28-apartment units as shown on the site plans.

The applicant is requesting to meet all Design Review **Standards** as addressed below.

### **Multi-Family Residential (RM2) Chapter 514**

**Density (Sheet SDR3):** The site being developed is 1.17 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 14 and allowed to have a maximum of 33 units. As shown on the site plan, there are 28 units proposed on the property.

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

**Setbacks (Sheet SDR3):** All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan, except for the parking setback along the north property line. Therefore, the applicant has requested an adjustment to this setback requirement. Setbacks are shown on the tentative plan.

|        |                                                                         |
|--------|-------------------------------------------------------------------------|
| North: | Building 1: 45-foot setback (RM2 Zone/existing multi-family apartments) |
|        | Building 4: 67-foot setback (RM2 Zone/existing multi-family apartments) |
|        | Parking: 0-foot setback (an adjustment has been requested)              |

East: Buildings 1 and 2: 10-foot setback (RM2 Zone/existing multi-family uses)  
Parking: 20-foot setback

South: Buildings 1 and 3: 10-foot setback (RM2 Zone/existing multi-family uses)  
Parking: 10-foot setback

West: Buildings 3 and 4: 10-foot setback (RM2 Zone/existing multi-family uses)

**Maximum Height (See Building and Floor Plans):** Maximum building height allowed in the RM2 area is 50'. All proposed buildings are in compliance with the requirements of the Code.

\*Building 1 is 40 feet in height (measured to the highest point).

\*Building 2 is 29.11 feet in height (measured to the highest point)

\*Building 3 is 40 feet in height (measured to the highest point)

\*Building 4 is 40 feet in height (measured to the highest point)

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

**Lot Coverage (Sheets SDR3 and SDR4):** The buildings on the site cover 21% (10,524sq.ft.) of the lot. Therefore, lot coverage is under the 50% maximum allowed and in compliance with code.

**Stormwater (Sheet SDR5):** 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 (Sheets SDR4, L1.1, L1.2):** 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 50,976 (1.17 acres) square feet in size with 17,362 square feet of landscaped open space. Therefore, totaling 34% open space. See the open space plan provided:

Landscaped Open Space-17,362s.f. (34%)

Landscape w/in Perimeter Setbacks-8,172s.f. (47% of total open space area)  
Landscape w/in Parking-1,627s.f. (10%) of parking area

The proposed development provides; two large recreation/play areas located along the north property line and landscaped open space areas throughout the site. The recreation areas are available to all 28 dwelling units and accessible via the proposed pedestrian pathways (6-foot wide paved sidewalks). The play areas and open space areas are located in convenient and safe areas for the residents. The proposed development provides approximately 17,362s.f. square feet of total common open space throughout the site. Therefore, this standard has been met. See attached site plans and open space plan.

**702.015 (d)(2) Private Open Space Standards (Sheets L1.1, L1.2, Building Elevations and Floor 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 SDR4, L1.1, L1.2):** 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 17,362 square feet of landscaped area throughout the site. Therefore, 34% 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):** 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 Building Elevations, L1.1, L1.2):** 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 Elevation Plans, Floor Plans and Sheets L1.1, L1.2):** 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 SDR4, L1.1, L1.2):** 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 16,361 (parking and driveways) square feet in size with 1,627 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 (Sheets SDR3, SDR4, L1.1, L1.2, Building Elevations, Floor Plans):** 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 (Sheet SDR3):** The subject property does not have street frontage. However, the property to the north is developed with existing multi-family units. The proposed development will have direct access onto Market Street (north) through the property to the north.

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 28-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 42 on-site vehicle parking spaces and is allowed a maximum of 70 on-site vehicle parking spaces. As shown on the site plan, 48 on-site parking spaces are being provided.

|    |                         |
|----|-------------------------|
| 25 | Standard Parking Stalls |
| 21 | Compact Parking Stalls  |
| 2  | Handicap Parking Stalls |
| 48 | Total Parking Stalls    |

Adequate parking has been provided throughout the development with 1.71 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. The development will provide 6 bicycle space on site. As shown on the site plan, a bike rack between Buildings 3 and 4 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 (Sheet SDR3, SDR4):** 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, and adjacent properties 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)(2) Building Mass and Façade Design Standards (See Building Elevations and Floor Plans):** These standards 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. All 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 the buildings 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 rear of the building.

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 standard has been met.

**702.035(c)(2) Compatibility Standards (Sheets SDR 3, Building Elevations):** 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: | Building 1: 45-foot setback (RM2 Zone/existing multi-family apartments) |
|        | Building 4: 67-foot setback (RM2 Zone/existing multi-family apartments) |
|        | Parking: 0-foot setback (an adjustment has been requested)              |

East: Buildings 1 and 2: 10-foot setback (RM2 Zone/existing multi-family uses)  
Parking: 20-foot setback

South: Buildings 1 and 3: 10-foot setback (RM2 Zone/existing multi-family uses)  
Parking: 10-foot setback

West: Buildings 3 and 4: 10-foot setback (RM2 Zone/existing multi-family uses)

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.

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.

**702.035(d)(2) Building Articulation Standards (See Building Elevations and Floor Plans):** All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking lots. All external stairways are recessed into the buildings. Therefore, physically and visually incorporating them into the building's architecture design.

The primary entrances for each individual unit 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, eaves, and windows incorporated into the design of each of the buildings. Therefore, this standard has been met. See building elevations.

**702.040(a)(2) Recycling (Sheet SDR3):** 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.

**Conclusion:** The applicant satisfies all of the design review standards for the multi-family dwelling project proposed.

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## Pre-Application Report

Community Development Department  
Planning Division

555 Liberty Street SE/Room 305

Phone: 503-588-6173

[www.cityofsalem.net/planning](http://www.cityofsalem.net/planning)

 @Salem Planning

Case Number / AMANDA No. PRE-AP17-58 / 17-112142-PA  
Conference Date July 10, 2017  
Applicant Kerley Properties, LLC  
Representative Rick Curry, Commercial CADD  
Case Manager Christopher Green, AICP, Planner II *CG*

Pre-Application Conference Required: ☒ Yes ☐ No

### Project Description & Property Information

|                                    |                                                                                                                                                                                                                                       |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Description                | 28-unit multi-family development for a newly platted lot just south of 4072 Market Street NE. The proposal would extend existing multi-family development from the parcel immediately to the north, which was developed in the 1970s. |
| Property Address                   | 4072 Market Street NE                                                                                                                                                                                                                 |
| Assessor's Map and Tax Lot Number  | 072W19BD03501                                                                                                                                                                                                                         |
| Existing Use                       | Vacant                                                                                                                                                                                                                                |
| Neighborhood Association           | East Lancaster Neighborhood Association (ELNA)                                                                                                                                                                                        |
| Adjacent Neighborhood Association  | N/A                                                                                                                                                                                                                                   |
| Comprehensive Plan Map Designation | Multi-Family Residential                                                                                                                                                                                                              |
| Zoning                             | RM-2 (Multi-Family Residential)                                                                                                                                                                                                       |
| Overlay Zone                       | None                                                                                                                                                                                                                                  |
| Urban Service Area                 | The subject property is located within the City's Urban Service Area.                                                                                                                                                                 |
| Urban Renewal Area                 | N/A                                                                                                                                                                                                                                   |
| Past Land Use Actions              | PAR-VAR16-04: Partition to divide the subject property from Tax Lot 3500 to the north, with variances to increase flag lot accessway length and eliminate landscaping requirements along the boundaries of the accessway.             |

## **Planning Division Comments**

### **Proposal**

28-unit multi-family development for a newly platted lot just south of 4072 Market Street NE. The proposal would extend existing multi-family development from the parcel immediately to the north, which was developed in the 1970s.

### **Agency Comments**

- Staff from the Fire Department submitted comments identifying the following list of issues:
  - 1) Fire sprinklers are required.
  - 2) Fire alarm system is required for fire sprinkler monitoring.
  - 3) Fire hydrant required within 600 feet of all exterior portions of all buildings and within 100 feet of the Fire Department connection.
  - 4) Fire lanes shall be marked.
  - 5) Provide flow data on existing fire hydrant to Fire Department.
- Staff from the Community Development Department, Building and Safety Division, submitted comments indicating no issues with the proposal at this time.
- Staff from the Public Works Department address issues related to utilities, transportation, and other infrastructure requirements in a separate memo.
- Salem-Keizer Mass Transit District ("Cherriots") submitted comments indicating no issues with the proposal at this time.

### **Required Land Use Applications**

The land use applications checked in the table below have been preliminary identified as being required for the proposed development 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.

The application submittal packets, which include a summary of the review procedure, submittal requirements, and approval criteria, can be found on the Planning website at the following location:

<http://www.cityofsalem.net/Departments/CommunityDevelopment/Planning/Pages/LandUseApplicationInformation.aspx>

The applicable land use application fees for these applications can be found at the following location:

<http://www.cityofsalem.net/Departments/CommunityDevelopment/Planning/Documents/PlanningFees.pdf>

| Required Land Use Applications |                                                                      |                                   |                                      |  |                   |
|--------------------------------|----------------------------------------------------------------------|-----------------------------------|--------------------------------------|--|-------------------|
| Zoning                         |                                                                      | Site Plan Review                  |                                      |  |                   |
|                                | Conditional Use                                                      |                                   | Class 1 Site Plan Review             |  |                   |
|                                | Comprehensive Plan Change                                            |                                   | Class 2 Site Plan Review             |  |                   |
|                                | Zone Change                                                          | X                                 | Class 3 Site Plan Review             |  |                   |
|                                | Temporary use Permit – Class 1                                       | Design Review                     |                                      |  |                   |
|                                | Temporary Use Permit – Class 2                                       |                                   | Class 1 Design Review                |  |                   |
|                                | Non-Conforming Use Extension, Alteration, Expansion, or Substitution |                                   | Class 2 Design Review                |  |                   |
|                                | Manufactured Dwelling Park Permit                                    | X                                 | Class 3 Design Review                |  |                   |
| Land Divisions                 |                                                                      | Historic Design Review            |                                      |  |                   |
|                                | Property Line Adjustment                                             |                                   | Major                                |  | Minor Commercial  |
|                                | Property Boundary Verification                                       |                                   | Major                                |  | Minor Public      |
|                                | Replat                                                               |                                   | Major                                |  | Minor Residential |
|                                | Partition                                                            | Wireless Communication Facilities |                                      |  |                   |
|                                | Subdivision                                                          |                                   | Class 1 Permit                       |  |                   |
|                                | Phased Subdivision                                                   |                                   | Class 2 Permit                       |  |                   |
|                                | Planned Unit Development Tentative Plan                              |                                   | Class 3 Permit                       |  |                   |
|                                | Manufactured Dwelling Park Subdivision                               |                                   | Temporary                            |  |                   |
| Relief                         |                                                                      |                                   | Adjustment                           |  |                   |
|                                | Adjustment – Class 1                                                 | Other                             |                                      |  |                   |
| ?                              | Adjustment – Class 2                                                 |                                   | Annexation (voter approval)          |  |                   |
| ?                              | Variance                                                             |                                   | Annexation (voter-exempt)            |  |                   |
| Natural Resources              |                                                                      |                                   | Sign Adjustment                      |  |                   |
|                                | Tree Conservation Plan                                               |                                   | Sign Conditional Use                 |  |                   |
|                                | Tree Conservation Plan Adjustment                                    |                                   | Sign Variance                        |  |                   |
|                                | Tree Removal Permit                                                  |                                   | SWMU Zone Development Phasing Plan   |  |                   |
|                                | Tree Variance                                                        |                                   | Urban Growth Preliminary Declaration |  |                   |
|                                | Willamette Greenway Permit – Class 1                                 |                                   |                                      |  |                   |
|                                | Willamette Greenway Permit – Class 2                                 |                                   |                                      |  |                   |

### 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 shall 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 of Surrounding Properties**

North: RM2 (Multiple Family Residential)  
South: RM2 (Multiple Family Residential)  
East: RM2 (Multiple Family Residential)  
West: RM2 (Multiple Family Residential) and CR (Retail Commercial)

### **Development Standards**

Future development of the property will primarily be subject to the provisions of the following chapters of the SRC:

#### **Land Use Application & Development Review Chapters**

- SRC 220 – Site Plan Review
- SRC 225 – Design Review

#### **Zoning & Development Standards Chapters**

- SRC Chapter 86 – Trees and Shrubs
- SRC Chapter 511 – RM-2 (Multiple Family Residential) zone
- SRC Chapter 702 – Multi-Family Development Design Guidelines and Standards
- SRC Chapter 800 - General Development Standards
- SRC Chapter 802 - Public Improvements
- SRC Chapter 803 - Streets and Right-of-Way Improvements
- SRC Chapter 804 - Driveway Approaches
- SRC Chapter 805 - Vision Clearance
- SRC Chapter 806 - Off-Street Parking, Loading, and Driveways
- SRC Chapter 807 – Landscaping and Screening
- SRC Chapter 808 - Preservation of Trees and Vegetation
- All other applicable provisions of the Salem Revised Code

### **Proposed Use**

The proposed development includes construction of a new 28-unit multi-family apartment complex on a property that is currently vacant. The proposed multi-family use is a permitted use in the RM-2 zone.

## **RM-2 (Multi-Family Residential) Development Standards SRC 514**

**Lot Standards:** The minimum lot area requirement for multi-family uses is 6,000 square feet.

**Dwelling Unit Density:** The minimum dwelling unit density requirement in the RM-II zone is 12 units per acre, the maximum density allowance is 28 units per acre.

- ❖ **Staff Response:** *The subject property is approximately 1.17 acres in size, requiring a minimum of 15 dwelling units, and allowing a maximum of 33 dwelling units. The proposed development includes 28 dwelling units, in compliance with the density standards in the RM-2 zone.*

**Setbacks:** Setbacks within the RM-2 zone shall be provided as set forth in Tables 514-4 and 514-5.

### *Interior Front, Side and Rear*

**North:** The subject property is adjacent to an RM-2 (Multiple Family Residential) zone to the north. Buildings and vehicle use areas are required to have a minimum 10 foot setback, meeting the Type C landscaping requirements. As currently shown, one of the proposed off-street parking spaces is located within this setback, requiring an adjustment or variance to either reduce the required setback in this location or reduce the required number of off-street parking spaces.

**South and East:** The subject property is adjacent to an RM-2 (Multiple Family Residential) zone to the south and east. Buildings and vehicle use areas are required to have a minimum 10 foot setback, meeting the Type C landscaping requirements.

**West:** The subject property is adjacent to RM-2 (Multiple Family Residential) and CR (Retail Commercial) zones to the west. There is a minimum 10 foot building and vehicle use area setback required adjacent to an RM-2 zone and CR zone, meeting the Type C landscaping requirements.

- ❖ **Staff Response:** *Please note that greater building and vehicle use area setbacks may be required by the multi-family design standards and guidelines found in SRC Chapter 702.*

**Lot Coverage:** Pursuant to Table 514-6, there is a maximum lot allowance of 50 percent in the RM-2 Zone.

**Height:** Pursuant to Table 514-6, the maximum height in the RM-2 zone is 50 feet.

**Landscaping:** Landscaping within the RM-II zone shall be provided as set forth in this subsection.

**Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.

**Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

**Outdoor Storage:** Within the RM-2 zone, outdoor storage shall be screened from streets and adjacent properties by a minimum 6-foot high sight-obscuring fence, wall, or hedge.

### **Off-Street Parking, Loading, and Driveways SRC 806**

*SRC 806.015 - Amount of Off-Street Parking.*

- a) *Minimum Required Off-Street Parking.* Off-street parking requirements are based on the primary use, minimum requirements are found in SRC Chapter 806, Table 806-1. Multi-family uses require a minimum of 1.5 spaces per dwelling unit.
- b) *Compact Parking.* Up to 75 percent of the minimum off-street parking spaces required under this Chapter may be compact parking spaces.
- c) *Carpool and Vanpool Parking.* New developments with 60 or more required off-street parking spaces, and falling within the Public Services and Industrial use classifications, and the Business and Professional Services use category, shall designate a minimum of 5 percent of their total off-street parking spaces for carpool or vanpool parking.
- d) *Maximum Off-Street Parking.* Unless otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-2.

**Staff Response:** The proposed development requires a minimum of 42 off-street parking spaces ( $28 \times 1.5 = 42$ ), the maximum allowance is 74 spaces ( $42 \times 1.75 = 73.5$ ). 42 off-street parking spaces are proposed, consistent with the minimum and maximum parking requirements of SRC Chapter 806. However, as described elsewhere in this report, at least one parking space is located within the required setback for vehicle use areas. Under the present configuration an adjustment or variance would be needed to either reduce the applicable setback or reduce the number of off-street parking spaces required. Carpool and vanpool parking is not required for multi-family development.

### **Landscaping and Screening SRC Chapter 807**

All building permit applications for development on lots subject to landscaping requirements shall include landscape and irrigation plans. All required landscape areas shall be planted with a minimum of 1 plant unit per 20 square feet of landscape area.

The owner and tenant shall be jointly and severally responsible for maintaining all landscaping material in good condition so as to present a healthy, neat and orderly appearance.

Unhealthy or dead plant materials shall be replaced in conformance with the approved landscape plan.

### **Multiple Family Design Guidelines (SRC 702)**

The following is a summary of the design guidelines which staff believes are applicable to the proposed development based on the information submitted for the pre-application conference. The City reserves the right to modify any of the following comments as more specific information becomes available. After review of SRC Chapter 702, it appears there are several items noted above that do not comply with the design standards.

For example, SRC 702.030(b)(2)(C) requires pathways connecting to and between buildings, common open space, and parking areas be separated from dwelling units by a minimum of 10 feet. Based on the plan provided, it appears unlikely that the proposal could meet this standard as designed. Instead, the application would need to address the corresponding design review guidelines, which implement the same design goals and objectives as the standards, but allowing the applicant greater flexibility in demonstrating compliance. A complete list of all the multi-family design standards and guidelines is found in SRC Chapter 702.

### **Common Open Space**

#### *SRC 702.015(b)(1)*

- (A) A variety of open spaces areas of sufficient size shall be provided for use by all residents.*
- (B) Common open space shall be distributed around buildings and throughout the site.*
- (C) The amount of perimeter setbacks used for common open space shall be minimized.*

**Staff Response:** The plan appears to show one common open space area, at the corner of the site, to be used as a children's play area. The remaining open space on the site is almost entirely within perimeter setbacks, buffers between buildings and between buildings and parking areas, and landscape islands within the parking area. Please review both the applicable design guidelines as well as the design goals and objectives for common open space set forth in SRC 702.015(a)(1) and (2).

### **Children's Play Areas and Adult Recreation Areas**

#### *SRC 702.015(c)(1)*

- (A) A variety of common open area opportunities shall be provided for enjoyment by all residents.*
- (B) Children's play and/or adult recreation areas shall be located centrally within the development.*
- (C) Children's play areas, if provided, shall be located in a manner to incorporate safety into the design by including such things as located play areas to be visible from dwelling units, locating play areas away from physical barriers such as driveways and parking areas, and selection of play equipment with safe designs.*

**Staff Response:** The plan shows a 1,250 square foot children's play area at the far corner of the subject property, in direct view of only one proposed building within the complex. Revised plans should include a centrally-located children's play area and/or adult recreation area, as well as specific information (equipment, layout, etc.) about the amenity being provided.

### **Landscaping – Building Exteriors**

#### *SRC 702.020(d)(1)*

- (A) Landscaping shall be planted to define and accentuate the primary entry way of each dwelling unit, or combination of dwelling units.*



*(B) Vertical and horizontal landscape elements shall be provided along all exterior walls to soften the visual impact of buildings and create residential character.*

### **Landscaping – Privacy**

*SRC 702.020(e)(1)*

*(A) Landscaping, or a combination of landscaping and fencing, shall be used to buffer the multiple family development from abutting properties.*

*(B) Landscaping shall be used to enhance the privacy of dwelling units. Methods may include fencing in combination with plant units.*

### **Landscaping – Parking Areas**

*SRC 702.020(f)(1)(A) Canopy trees shall be distributed throughout the interior, and planted along the perimeter, of parking areas.*

**Staff Response:** The plans show adequate space to provide landscaping adjacent to buildings, along the perimeter of the site, and near parking areas to accommodate landscaping consistent with the applicable guidelines. The application submittal should include a landscape plan demonstrating how these guidelines are met.

### **Crime Prevention Through Environmental Design**

*SRC 702.025(a)(1)*

*(A) Multiple family developments shall be designed in a manner that considers crime prevention and resident safety.*

*(B) Landscaping and fencing shall be provided in a manner that does not obscure visual surveillance of common open space, parking areas, or dwelling unit entryways.*

**Staff Response:** As discussed at the pre-application conference, each habitable room facing common open space areas should include a window or windows to allow for passive surveillance of those areas.

### **General Parking and Site Access**

*SRC 702.030(b)(1)*

*(A) Parking areas shall be designed to minimize the expanse of continuous parking.*

*(B) Pedestrian pathways shall be provided that connect to and between buildings, common open space, parking areas, and surrounding uses.*

*(C) Parking shall be located to maximize the convenience of residents.*

*(D) Parking areas and circulation systems shall be designed in a manner that considers site topography, natural contours, and any abutting properties zoned Residential Agriculture (RA) or Single Family Residential (RS).*

**Staff Response:** Revised plans should show the location of pedestrian pathways, designed to comply with guideline (b).

### **Compatibility and Building Articulation**

*SRC 702.030(b)(1)(E) – Architecturally defined and covered entryways shall be incorporated into the design of buildings.*

*SRC 702.030(d)(1)(B) – Articulation shall be provided at the common entry way to all residential buildings.*

**Staff Response:** Conceptual elevations do not clearly show if architecturally defined and covered entryways will be incorporated into building designs.

### **Recycling**

*SRC 702.040(a)(1)*

*(A) Facilities shall be provided to allow recycling opportunities for tenants that are as conveniently located as the trash receptacles, and that are in compliance with any applicable federal, state, or local laws.*

*(B) The design and materials of recycling areas shall be similar to the design and materials of the buildings within the development.*

*(C) Recycling areas shall be located to provide adequate access for franchised haulers, and shall have containers sufficient to allow collection of all recyclables collected by the haulers.*

**Staff Response:** No trash or recycle service areas are shown on the proposed site plan. Trash and recycling areas shall comply with the development guidelines of this section, as well as the applicable standards of SRC 800.055.

### **General Development Standards – Solid Waste Service**

Solid waste service areas shall provide for the safe and convenient collection of solid waste and recyclable and compostable materials by the local solid waste collection franchisee. The solid waste service area design standards in SRC 800.055 shall apply to all new solid waste, recycling, and compostable service areas, where use of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed.

**Staff Response:** No trash or recycle service areas are shown on the proposed site plan. Please indicate in the Site Plan Review and Design Review application how the proposed solid waste service area meets the applicable development standards in SRC 800.055.

### **Design Review**

Design Review is required for certain types of development, or in specified areas of the City, where design review requirements have been established to achieve a desired community character, to promote greater compatibility between uses, and to promote established principles of urban design. Design Review is based on either prescriptive and non-

discretionary design review standards or more flexible and discretionary design review guidelines.

After review of SRC Chapter 702, it appears there are several items noted above that do not comply with the development standards. A complete list of all the multi-family design standards and guidelines is found in SRC Chapter 702. If the proposed development cannot comply with the design standards, then a Class 3 Design Review will be required for the proposed development.

### **Class 2 Zoning Adjustment**

The subject property is adjacent to an RM-2 (Multiple Family Residential) zone to the north. Pursuant to SRC Chapter 514, Tables 514-4 and 514-5, buildings and vehicle use areas are required to have a minimum 10 foot setback from residentially-zoned properties, meeting the Type C landscaping requirements. As currently shown, one of the proposed off-street parking spaces is located within this setback. Therefore, the proposal will require an adjustment to either decrease the required zone-to-zone setback between the vehicle use area and abutting residentially-zoned property, or to eliminate the parking space within the setback and decrease the required number of off-street parking spaces from 42 to 41.

A Class 2 Adjustment includes any adjustment to a numerical standard in the Unified Development Code that increases or decreases the standard by more than 20 percent. The purpose of a Class 2 Adjustment is to provide a process to allow deviation from the development standards of the SRC for developments that, while not meeting the standards of the SRC, will continue to meet the intended purpose of those standards. Class 2 Adjustments provide for an alternative way to meet the purposes of the code and provide for flexibility to allow reasonable development of property where special conditions or unusual circumstances exist.

**Class 2 Adjustment (SRC 250.005(d)(2)):** An application for a Class 2 adjustment shall be granted if all of the following criteria are met:

- (A) The purpose underlying the specific development standard proposed for the adjustment is:
  - (i) Clearly inapplicable to the proposed development; or*
  - (ii) Equally or better met by the proposed development.**
- (B) If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.*
- (C) If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.*

### **Site Plan Review**

Site Plan Review provides a consistent and efficient means to review proposed development that requires a building permit, other than single-family, duplex residential, and installation of signs, to ensure that the development meets all applicable requirements of the SRC. Examples of issues reviewed as part of site plan review include: property zoning, parking lot layout and landscaping, pedestrian connectivity, landscaped buffer yards, and transportation and utility infrastructure.

Certain decisions made by City staff while reviewing site plans are discretionary in nature, thereby meeting the definition of a limited land use decision under ORS 197.015(12). These types of discretionary decisions require an opportunity for public comment and appeal under state law. The Class 3 Site Plan Review process satisfies these requirements, thereby eliminating the threat of further appeals after building permit issuance.

In this case, a Class 3 Site Plan Review will be if a land use decision, such as an adjustment, variance, or Class 3 Design Review is required. A full list of triggers for a Class 3 Site Plan Review is found in SRC Chapter 220.005(b)(3).

### **Natural Resources**

**Trees:** The City's tree preservation ordinance (SRC Chapter 808) protects Heritage Trees, Significant Trees (*including Oregon White Oaks with diameter-at-breast-height of 24 inches or greater*), trees and native vegetation in riparian corridors, and trees on lots and parcels greater than 20,000 square feet. The tree preservation ordinance defines "tree" as, "any living woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more dbh, and possesses an upright arrangement of branches and leaves."

**Wetlands:** Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetland laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures.

According to the Salem-Keizer Local Wetland Inventory (LWI) no wetland areas mapped on the property.

**Landslide Hazard Susceptibility:** The City's landslide hazard ordinance (SRC Chapter 810) establishes standards and requirements for the development of land within areas of identified landslide hazard susceptibility. According to the City's adopted landslide hazard susceptibility maps, there are no areas on the subject property that have been identified with landslide hazard susceptibility. There are 2 activity points associated with multi-family construction. Pursuant to the requirements of SRC Chapter 810, the cumulative total of 2 points indicates a low landslide risk. A geological assessment is not required for the proposed development.

### **Neighborhood Association Contact Information**

Staff recommends that applicants/property owners contact the neighborhood association regarding their proposals as soon as possible. This allows for the neighborhood association to be involved early in the process and helps to identify any potential issues that might arise.

**Neighborhood Association(s):** East Lancaster Neighborhood Association (ELNA)

**Meeting Date, Time, & Location:** 1<sup>st</sup> Thursday of each month, 7 p.m.  
Swegle Elementary  
1751 Aguilas Court NE

**Neighborhood Association Chair** Sue Fowler, co-chair

Susanin Kaltwasser, co-chair  
susann@kaltwasser.com

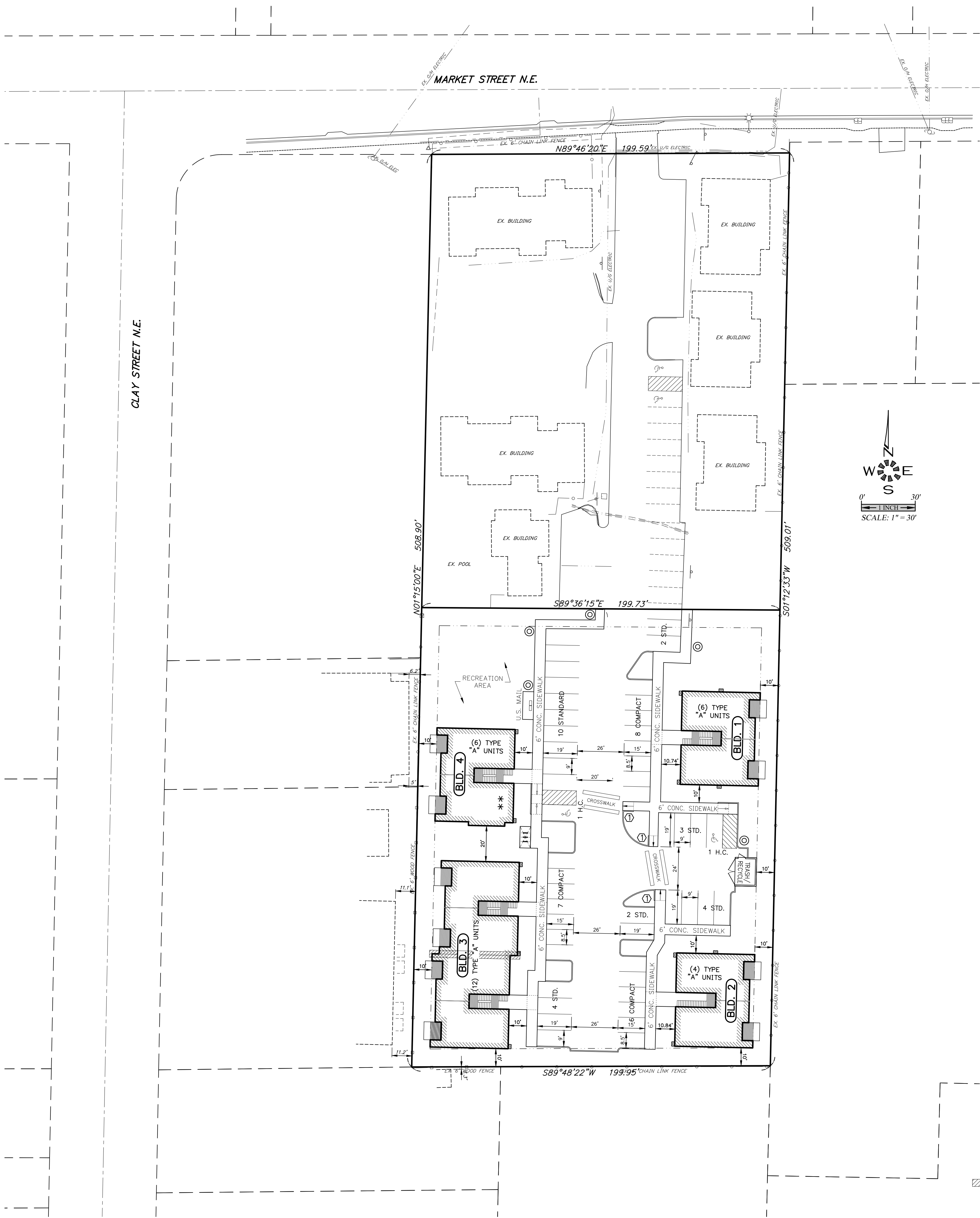
Specific contact information for neighborhood representatives may also be obtained by contacting the City's Neighborhood Enhancement Division at 503-588-6207 or by visiting the City's website: <http://www.cityofsalem.net/south-gateway-neighborhood-association>.

**Salem Revised Code Available On-Line**

For specific reference to the requirements of the Salem Revised Code (SRC) discussed in this report, the code can be accessed on-line through the City's website at: <http://www.cityofsalem.net/Pages/salem-revised-code.aspx>

G:\CD\PLANNING\Chris Green\PA - Pre-App\PRE-AP17-58 - 4072 Market St. NE\PRE-AP17-58.cjg.docx





#### ADA HANDICAP ACCESSIBILITY NOTES:

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

- - WALL PACK LIGHTS MOUNTED ON BUILDINGS
- Ⓟ - POLE LIGHT MAXIMUM 14' TALL
- Ⓢ - POST LIGHT MAXIMUM 5' TALL
- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- 🚲 - 6 BICYCLE SPACES PER RACK

28 TOTAL APARTMENT UNITS  
28 TYPE "A" 2-Bd, 2-Ba (952 S.F.) UNITS

48 TOTAL PARKING STALLS  
25 STANDARD STALLS  
21 COMPACT STALLS  
2 HANDICAP STALLS  
6 TOTAL BICYCLE SPACES (4 REQUIRED)  
(1) BIKE RACK

1 TRASH / RECYCLE  
2 PLAY /RECREATION AREAS  
1 U.S. MAIL BOX AREA

\*\*\* THE INDICATED LOWER FLOOR UNIT IN BUILDING 4 IS TO BE TYPE A UNIT IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2

## PRELIMINARY SITE PLAN

## MARKET STREET APARTMENTS

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

Design: M.D.G.  
Drawn: C.D.S.  
Checked: B.M.G.  
Date: APRIL 2019  
Scale: AS SHOWN

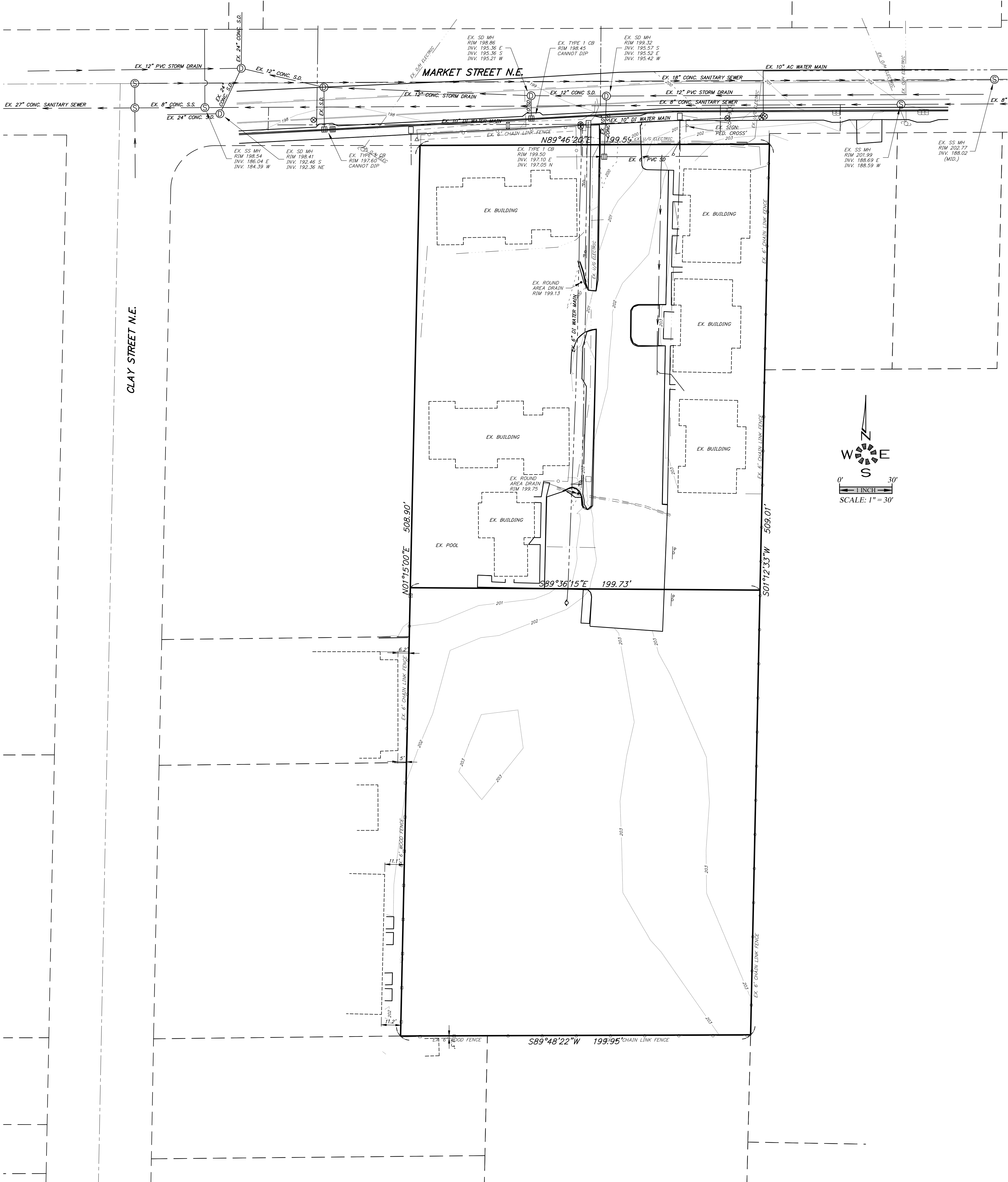


EXPIRES: 06-30-2021

JOB # 6847

SDR3





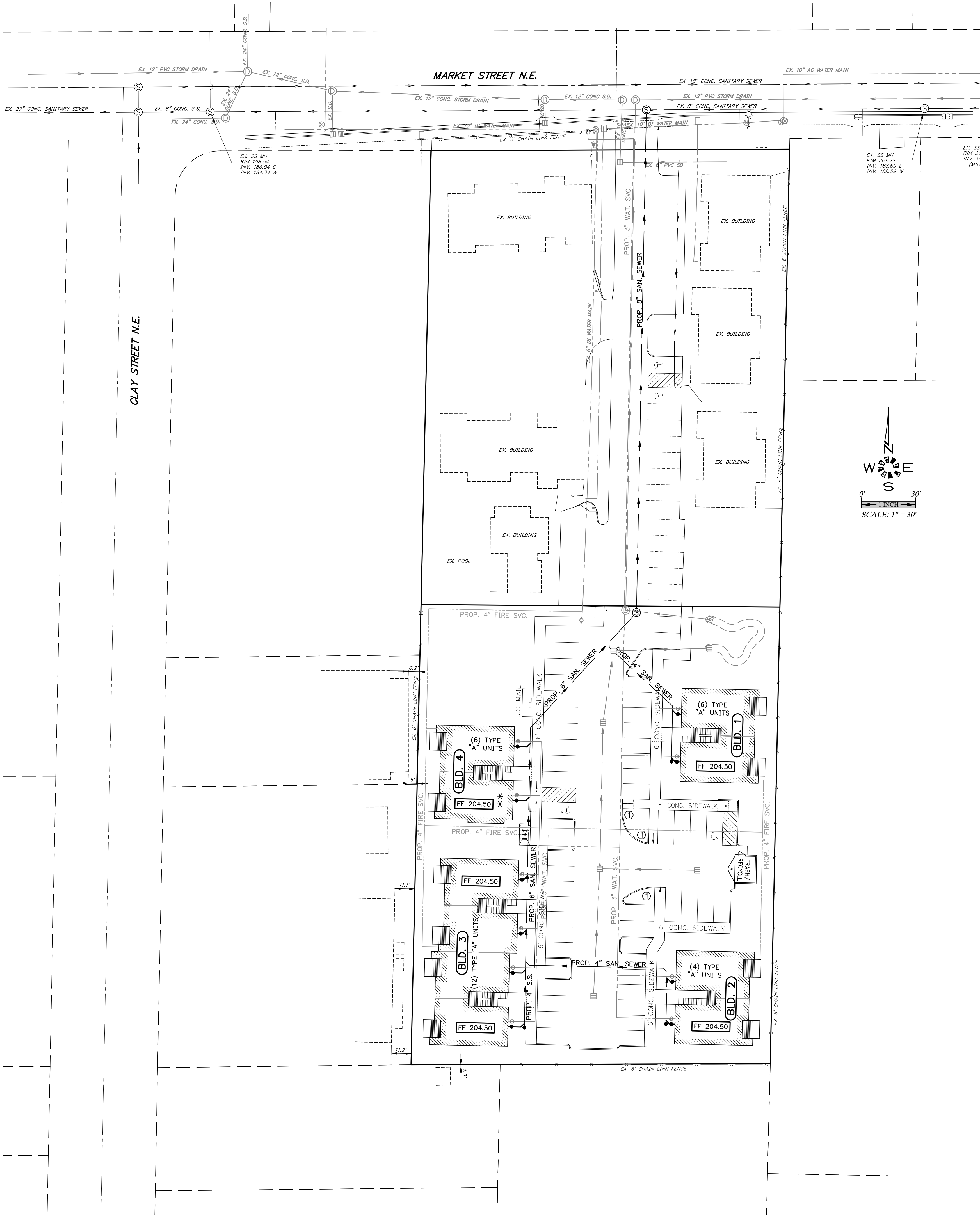
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Drawn: C.D.S.  
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MARKET STREET APARTMENTS

EXISTING CONDITIONS PLAN





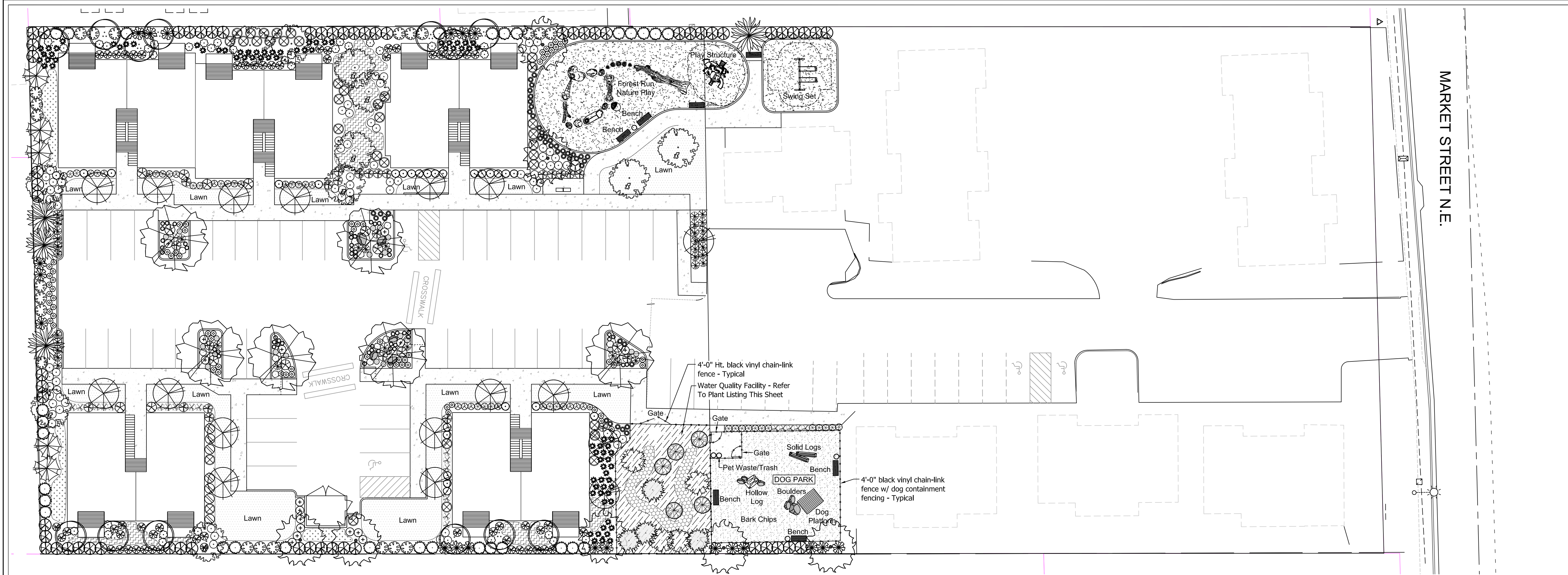
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## MARKET STREET APARTMENTS

## PRELIMINARY UTILITY PLAN





PLANTING KEY

RAIN GARDEN

PLANTING RATES

| PLANT TYPE  | PLANTING AREA (SQ FT) | PLANTING DENSITY (PER SQ FT) | NUMBER OF PLANTS | NUMBER OF SPECIES |
|-------------|-----------------------|------------------------------|------------------|-------------------|
| HERB PLANTS | 310                   | X 1.78 (9" o/c)              | = 552            | 4                 |

|        |                                                                                         |
|--------|-----------------------------------------------------------------------------------------|
| ZONE 1 | WET: STANDING OR FLOWING WATER/NEARLY CONSTANT SATURATION; ANAEROBIC SOILS<br>310 SQ FT |
|--------|-----------------------------------------------------------------------------------------|

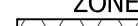
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|-------------|-----|---|---------------|---|-----|---|
| HERB PLANTS | 310 | X | 1.78 (9" o/c) | = | 552 | 4 |
|-------------|-----|---|---------------|---|-----|---|

|        |                                                              |
|--------|--------------------------------------------------------------|
| ZONE A | SEASONAL SATURATED / TEMPORARY INUNDATED ZONE<br>1,386 SQ FT |
|--------|--------------------------------------------------------------|

|                      |       |   |     |   |   |   |       |   |
|----------------------|-------|---|-----|---|---|---|-------|---|
| TREES                | 1,386 | / | 100 | X |   | = | 14    | 3 |
| LG. SHRUB / SM. TREE | 1,386 | / | 100 | X | 4 | = | 56    | 3 |
| SHRUBS               | 1,386 | / | 100 | X | 3 | = | 42    | 3 |
| GROUND COVER         | 1,386 | x | .75 | X |   | = | 1,040 | 4 |

RAIN GARDEN FACILITY

(REFER TO PLANTING DETAILS SHEET L1.2)

|                                                                                     |                                                                                          |                                |                         |                         |                |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|--------------------------------|-------------------------|-------------------------|----------------|
| ZONE 1                                                                              | SEASONAL SATURATED /<br>TEMPORARY INUNDATED<br>ZONE - <u>TREATMENT AREA</u><br>310 SQ FT | Minimum Species<br>Composition | Minimum Rooting<br>Size | Minimum Plant<br>Height | Spacing Format |
|  |                                                                                          |                                |                         |                         |                |
| Plant Communities                                                                   |                                                                                          |                                |                         |                         |                |

|                                             |     |      |    |         |
|---------------------------------------------|-----|------|----|---------|
| Slough Sedge (Carex obnupta)                | 138 | Plug | 6" | 9" o/c. |
| Creeping Spike Rush (Eleocharis palustris)  | 138 | Plug | 6" | 9" o/c. |
| Spreading Rush (Juncus patens)              | 138 | Plug | 6" | 9" o/c. |
| Small Fruited Bulrush (Scirpus microcarpus) | 138 | Plug | 6" | 9" o/c. |

|                                                   |                   |                             |                      |                      |                |
|---------------------------------------------------|-------------------|-----------------------------|----------------------|----------------------|----------------|
| SYMBOL                                            | Plant Communities | Minimum Species Composition | Minimum Roofing Size | Minimum Plant Height | Spacing Format |
| W. Saskatoon Serviceberry (Amelanchier alnifolia) | 5                 | 1.5" Cal.                   |                      |                      |                |
| Incense Cedar (Calocedrus decurrens)              | 5                 | 6" Ht.                      |                      |                      |                |
| Western Red Cedar (Thuja plicata)                 | 4                 | 6" Ht.                      |                      |                      |                |
| Total Tree                                        | 14                |                             |                      |                      |                |

|                                                   |                   |                             |                      |                      |                |
|---------------------------------------------------|-------------------|-----------------------------|----------------------|----------------------|----------------|
| SYMBOL                                            | Plant Communities | Minimum Species Composition | Minimum Roofing Size | Minimum Plant Height | Spacing Format |
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| Western Red Cedar (Thuja plicata)                 | 4                 | 6" Ht.                      |                      |                      |                |
| Total Tree                                        | 14                |                             |                      |                      |                |

|                                                   |                   |                             |                      |                      |                |
|---------------------------------------------------|-------------------|-----------------------------|----------------------|----------------------|----------------|
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| Western Red Cedar (Thuja plicata)                 | 4                 | 6" Ht.                      |                      |                      |                |
| Total Tree                                        | 14                |                             |                      |                      |                |

|                                                   |                   |                             |                      |                      |                |
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|                                                   |                   |                             |                      |                      |                |
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|                                                   |                   |                             |                      |                      |                |
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| Western Red Cedar (Thuja plicata)                 | 4                 | 6" Ht.                      |                      |                      |                |
| Total Tree                                        | 14                |                             |                      |                      |                |

PLANT MATERIALS LISTING: PHASE 1

| SYMBOL | TREES                                                                | QTY. | SIZE      | CONDITION | REMARKS              |
|--------|----------------------------------------------------------------------|------|-----------|-----------|----------------------|
| ⊙      | Acer circinatum<br>Vine Maple                                        | 13   | 6-7"      | B&B       | Multi-stem Collected |
| ⊙      | Acer rubrum 'Armstrong'<br>Armstrong Columnar Maple                  | 17   | 1.5" Cal. | B&B       |                      |
| ⊙      | Cercidiphyllum japonicum<br>Katsura                                  | 7    | 1.5" Cal. | B&B       |                      |
| ⊙      | Chamaecyparis obtusa 'Gracilis'<br>Gracilis Hinoki Cypress           | 5    | 6-7"      | B&B       |                      |
| ⊙      | x Cupressocyparis leylandii 'Naylor's Blue'<br>Naylor's Blue Cypress | 4    | 6-7"      | B&B       |                      |
| ⊙      | Styrax japonica<br>Japanese Snowbell                                 | 11   | 1.5" Cal. | B&B       |                      |
| ⊙      | Thuja plicata 'Smaragd'<br>Emerald Green Arborvitae                  | 61   | 5-6"      | B&B       |                      |
| ⊙      | Zelkova serrata 'Village Green'<br>Village Green Zelkova             | 6    | 2" Cal.   | B&B       | Street Tree          |
|        | Total Trees                                                          | 124  |           |           |                      |

PLANT MATERIALS LISTING: PHASE 1

| SYMBOL | SHRUBS                                                                      | QTY. | SIZE  | CONDITION | REMARKS |
|--------|-----------------------------------------------------------------------------|------|-------|-----------|---------|
| ⊕      | Berberis thunbergii 'Crimson Pygmy'<br>Crimson Pygmy Barberry               | 16   | 1 Gal | Can       |         |
| ⊕      | Berberis thunbergii 'Helmond Pillar'<br>Helmond Pillar Barberry             | 33   | 1 Gal | Can       |         |
| ⊕      | Calamagrostis x acutiflora 'Karl Foerster'<br>Foerster's Feather Reed Grass | 16   | 1 Gal | Can       |         |
| ⊕      | Choisya ternata 'Sundance'<br>Sundance Mexican Orange                       | 20   | 5 Gal | Can       |         |
| ⊕      | Cornus 'Elegantissima'<br>Variegated Redtwig Dogwood                        | 35   | 5 Gal | Can       |         |
| ⊕      | Cornus sericea 'Kelsey'<br>Kelsey Dwarf Redtwig Dogwood                     | 71   | 2 Gal | Can       |         |
| ⊕      | Euonymus fortunei 'Gold Splash'<br>Gold Splash Euonymus                     | 68   | 1 Gal | Can       |         |
| ⊕      | Euonymus japonicus 'Silver King'<br>Silver King Euonymus                    | 7    | 5 Gal | Can       |         |
| ⊕      | Hydrangea 'Cityline'<br>Dwarf Hydrangea                                     | 34   | 2 Gal | Can       |         |
| ⊕      | Hydrangea paniculata 'Littlelime'<br>Littlelime Hydrangea                   | 24   | 2 Gal | Can       |         |
| ⊕      | Imperata cylindrica 'Rubra'<br>Japanese Blood Grass                         | 20   | 1 Gal | Can       |         |
| ⊕      | Juniperus chinensis 'Spartan'<br>Spartan Juniper                            | 1    | 3-4'  | B&B       |         |
| ⊕      | Pennisetum alopecuroides 'Hameln'<br>Dwarf Fountain Grass                   | 11   | 1 Gal | Can       |         |
| ⊕      | Pieris japonica 'FIRE N ICE'<br>FIRE N ICE Lily of the Valley               | 26   | 5 Gal | Can       |         |
| ⊕      | Polystichum munitum<br>Sword Fern                                           | 81   | 1 Gal | Can       |         |

PLANT MATERIALS LISTING: PHASE 1

| SYMBOL | SHRUBS                                                              | QTY. | SIZE   | CONDITION | REMARKS |
|--------|---------------------------------------------------------------------|------|--------|-----------|---------|
| ⊕      | Ribes sanguineum 'King Edward VII'<br>King Edward Flowering Currant | 30   | 5 Gal  | Can       |         |
| ⊕      | Rhododendron 'PJM Elite'<br>PJM Elite Rhododendron                  | 13   | 18-24" | Can       |         |
| ⊕      | Rosa 'Double Red Knockout'<br>Double Red Knockout Rose              | 21   | 2 Gal  | Can       |         |
| ⊕      | Rosa 'Pink Supreme Carpet'<br>Pink Supreme Carpet Rose              | 36   | 1 Gal  | Can       |         |
| ⊕      | Rudbeckia fulgida 'Goldsturm'<br>Black Eye Susan                    | 42   | 1 Gal  | Can       |         |
| ⊕      | Sarcococca confusa<br>Fragrant Box                                  | 57   | 2 Gal  | Can       |         |
| ⊕      | Viburnum tinus 'Spring Bouquet'<br>Spring Bouquet Viburnum          | 22   | 5 Gal  | Can       |         |
|        | Total Shrubs                                                        | 684  |        |           |         |

| SYMBOL | GROUND COVER                                              | QTY. | SIZE     | CONDITION | REMARKS  |
|--------|-----------------------------------------------------------|------|----------|-----------|----------|
| ⊕      | Rubus calycinoides 'Emerald Carpet'<br>Creeping Raspberry | 93   | 4"       | Pots      | 24" O.C. |
| ⊕      | Vinca minor 'Bowles'<br>Bowles Common Periwinkle          | 350  | 4"       | Pots      | 24" O.C. |
| ⊕      | Hemerocallis 'Stella d'oro'<br>Stella d'oro Daylily       | 52   | 1 gal    | Can       | 24" O.C. |
| ⊕      | Lawn (seed)                                               |      | 4,740 SF |           |          |
| ⊕      | Wood chips - 4" depth minimum                             |      | 1,820 SF |           |          |
| ⊕      | Wood chips (Playground area) - 12" depth minimum          |      | 3,150 SF |           |          |

MARKET STREET TERRACE  
LANDSCAPE PLAN

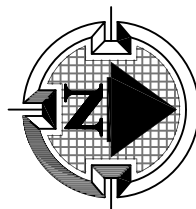
COMMERCIAL PROPERTY RESOURCES, INC.  
4098 NE MARKET STREET, SALEM, OR 97301

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
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|      |      |             |
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SHEET NAME:  
PLANTING PLAN

|             |           |
|-------------|-----------|
| DRAWN BY:   | CL        |
| CHECKED BY: | TM        |
| ISSUE DATE: | 1/21/2020 |
| JOB NO.:    | 1925      |

SHEET:  
L1.1  
OF 2

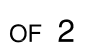


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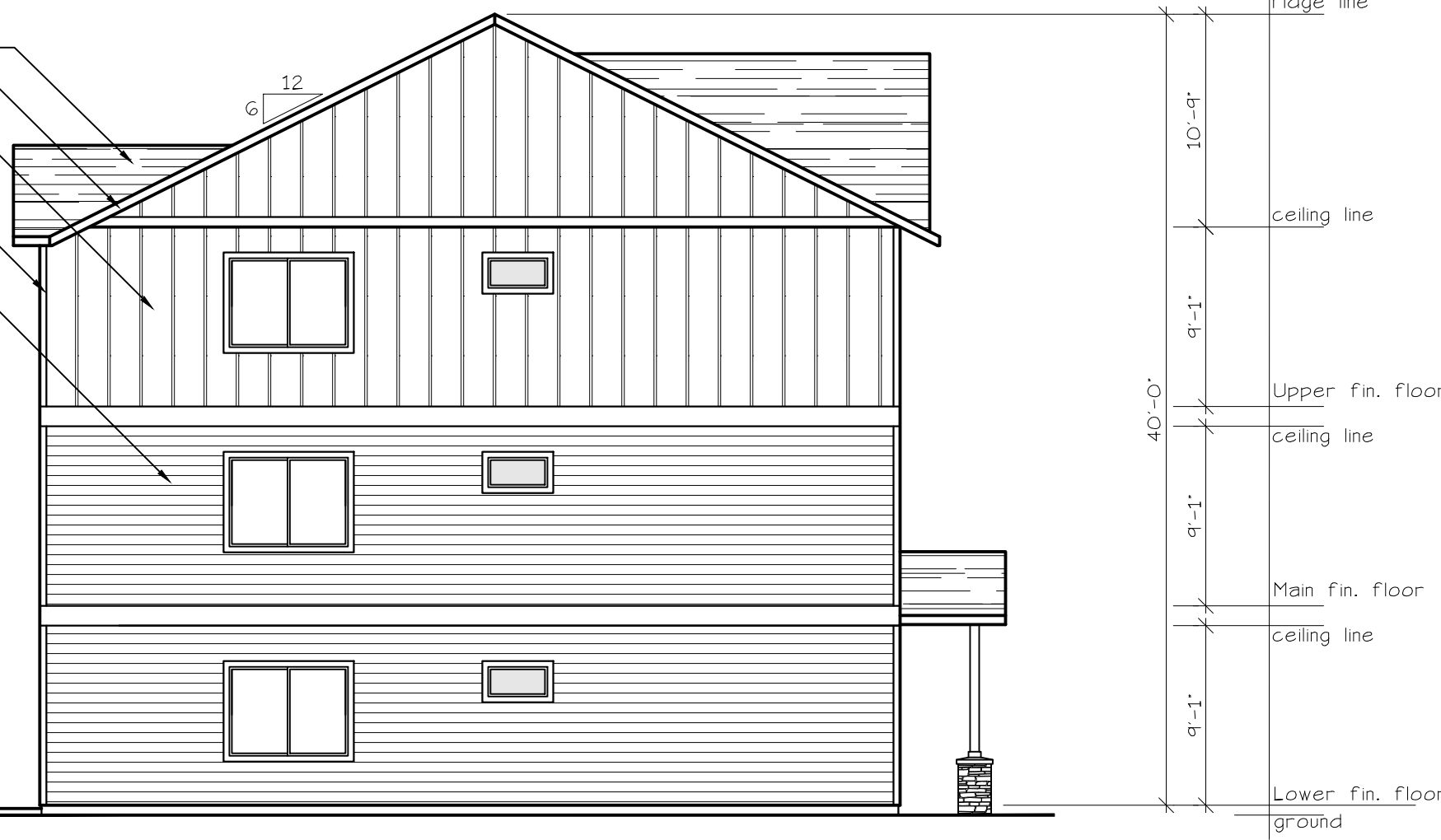
- N.T.S.







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



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



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

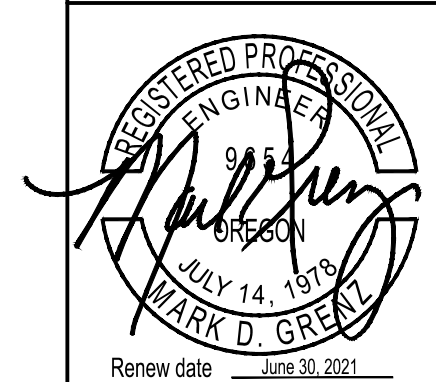


SOUTH ELEVATION (TYPE A UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 1

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REPRESENTATION.

BLD1-A-4-SB-PR013  
ALBEELEY  
Design: P.L.M.  
Drawn: G.L.D.  
Checked: M.D.G.  
Date: Jul-19  
Scale: AS SHOWN

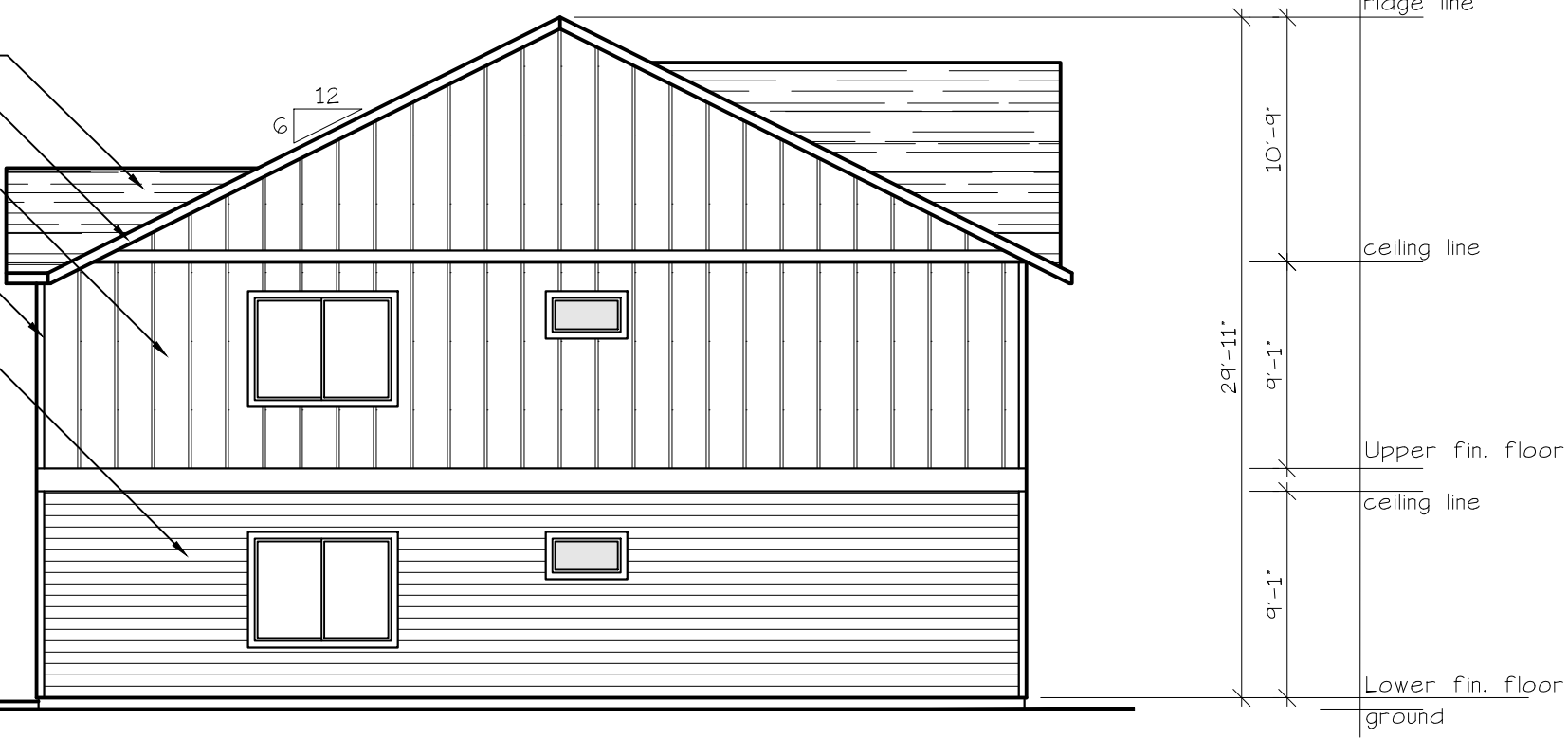
JOB # 6847







EAST ELEVATION (TYPE A UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 2



NORTH ELEVATION (TYPE A UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 2



WEST ELEVATION (TYPE A UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 2



SOUTH ELEVATION (TYPE A UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 2

EXHAUST VENT 3'-0"  
CLEAR OF OPERABLE  
WINDOW AREA TYP.

BUILDING  
ELEVATIONS

MARKET STREET  
APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR  
REVISIONS TO BE MADE TO  
THIS DRAWING WITHOUT THE  
AUTHORIZATION FROM THE DESIGN  
ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER GRAPHICAL  
REPRESENTATION.

BLD2A-4-SB2-PRJ013  
A2.80LEV  
Design: P.L.M.  
Drawn: G.L.D.  
Checked: M.D.G.  
Date: Jul-19  
Scale: AS SHOWN

JOB # 6847

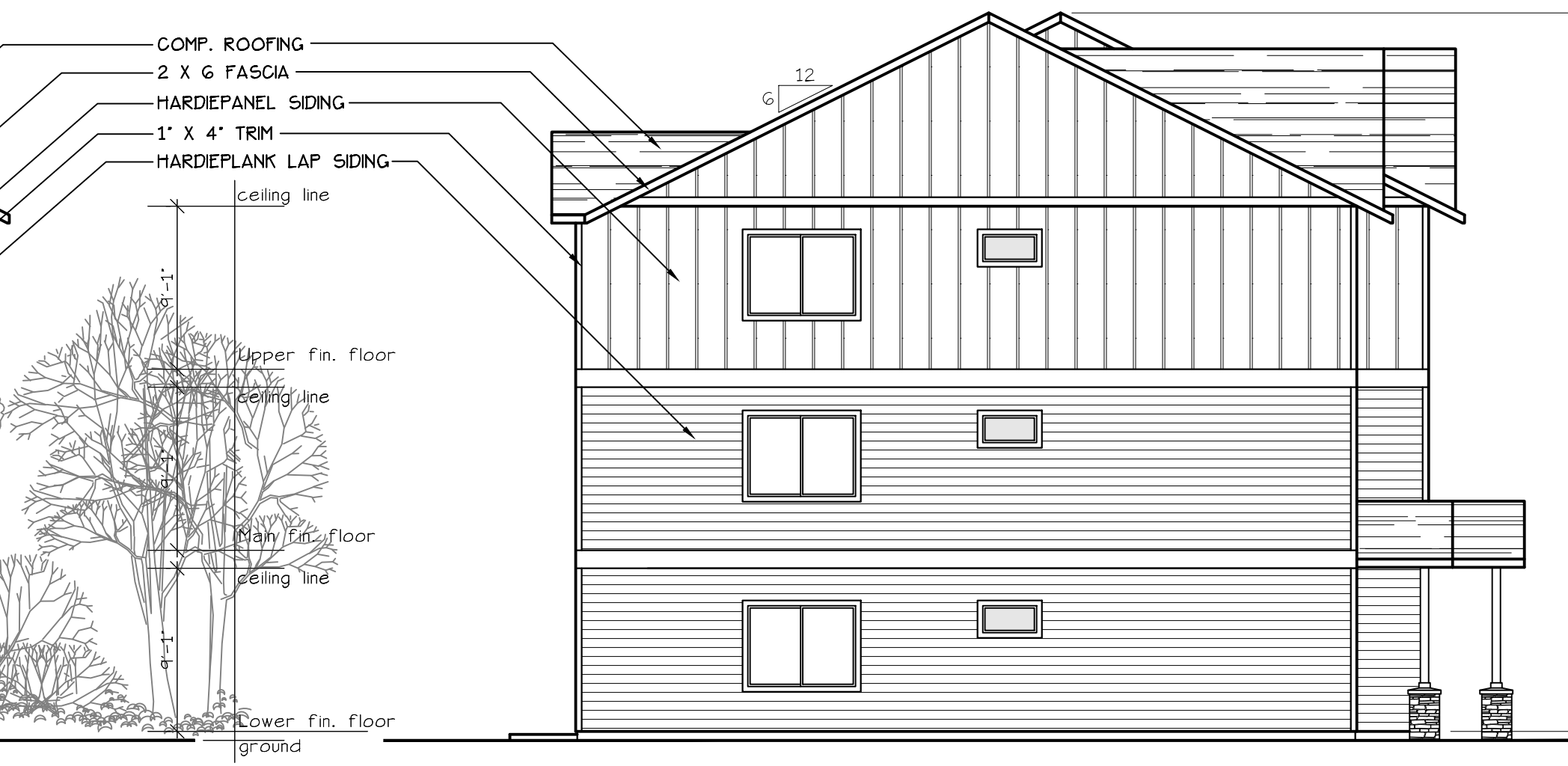
REGISTERED PROFESSIONAL  
ENGINEER  
JULY 14, 1978  
MARK D. GREY  
Renew date: June 30, 2021

A2.80





EAST ELEVATION (TYPE A UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 3



NORTH ELEVATION (TYPE A UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 3



WEST ELEVATION (TYPE A UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 3

EXHAUST VENT 3'-0"  
CLEAR OF OPERABLE  
WINDOW AREA TYP.

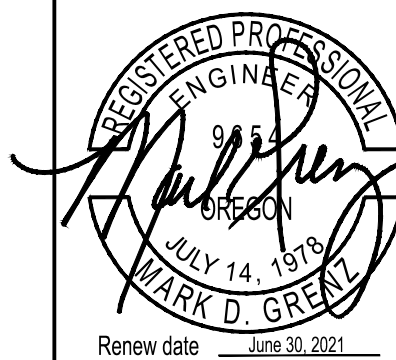


SOUTH ELEVATION (TYPE A UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 3

NO CHANGES, MODIFICATIONS OR  
REVISIONS TO BE MADE TO  
THIS DRAWING WITHOUT THE  
AUTHORIZATION FROM THE DESIGN  
ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER GRAPHICAL  
REPRESENTATION.

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

JOB # 6847



Renew date: June 30, 2021





WEST ELEVATION (TYPE A UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 4



SOUTH ELEVATION (TYPE A UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 4



EAST ELEVATION (TYPE A UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 4

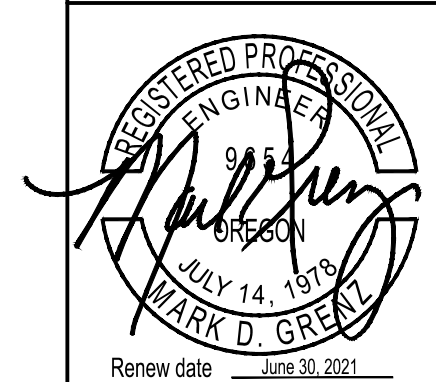


NORTH ELEVATION (TYPE A UNITS)  
SCALE: 1/8" = 1'-0"  
BLD. 4

NO CHANGES, MODIFICATIONS OR  
REVISIONS TO BE MADE TO  
THIS DRAWING WITHOUT THE  
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: Jul-19  
Scale: AS SHOWN

JOB # 6847



## Tree Conservation Plan Application

### Planning/Permit Application Center

City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513

503-588-6173 \* [planning@cityofsalem.net](mailto: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 #:

### Work site location and information

|                                                       |                                  |
|-------------------------------------------------------|----------------------------------|
| <b>Street address or location of subject property</b> | 4072 Market Street               |
| <b>Lot size</b>                                       | 1.17 Acres                       |
| <b>Proposed use or type of development</b>            | 28-Unit Multi-Family Development |

### People information

|                  | <b>Name</b>                 | <b>Full Mailing Address</b>           | <b>Phone Number and Email address</b> |
|------------------|-----------------------------|---------------------------------------|---------------------------------------|
| <b>Applicant</b> | Commercial Street Resources | 131 Pine Street NE<br>Salem, OR 97301 |                                       |

### Project information

|                                                                                                                                                                                                                                                                                                                                                                                                                                                       |   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| <b>How many trees are on the property (10" or more dbh)?</b><br>(Tree means any living, standing, woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more in dbh, and possesses an upright arrangement of branches and leaves (SRC 808.005(n)). dbh means diameter at breast height. Diameter at breast height is a tree's diameter measured in inches at 4½ feet above grade.). | 0 |
| <b>How many trees are proposed for removal?</b><br>Removal means to cut down a tree or remove 30% or more of the crown, trunk, or root system of a tree; or to damage a trees so as to cause the tree to decline or die.                                                                                                                                                                                                                              | 0 |
| <b>How many trees are proposed for preservation?</b>                                                                                                                                                                                                                                                                                                                                                                                                  | 0 |
| <b>What percentage of the total trees will be preserved?</b>                                                                                                                                                                                                                                                                                                                                                                                          | 0 |
| <b>If any riparian corridors are present on the site, name of the waterway</b><br>The riparian corridor boundary is measured 50 feet horizontally from the top of bank on each side of a stream with the exception of the Willamette River, which measures 75 feet horizontally from the top of bank.                                                                                                                                                 | 0 |
| <b>How many trees within a riparian corridor are proposed for removal?</b>                                                                                                                                                                                                                                                                                                                                                                            | 0 |
| <b>What type of native vegetation within a riparian corridor proposed for removal?</b><br>A list of native vegetation can be found in the Tree and Vegetation Technical Manual (SRC 808.005(o)).                                                                                                                                                                                                                                                      | 0 |
| <b>How many Oregon White Oaks 24" or more dbh are proposed for removal?</b>                                                                                                                                                                                                                                                                                                                                                                           | 0 |

### 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.

**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:** \_\_\_\_\_

### **Submittal requirements**

- 1) **Site Plan:** Of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing information found in SRC 808.035(c)(1).
- 2) **Written Statement:** If the proposed tree conservation plan results in removal of significant trees, trees or native vegetation in a riparian corridor or shows preservation of less than 25 percent of the trees on site, a statement shall be provided demonstrating that there are no reasonable design alternatives that would enable preservation of such trees.
- 3) **Additional items that may be submitted or requested:** When a riparian corridor is located on the property, the tree conservation plan shall include the information found in SRC 808.035(c)(2).

### **Appeal and review**

The decision on a Tree Conservation Plan may be appealed, pursuant to SRC 300.1010. Only the applicant or the owner of the subject property have standing to appeal the decision of a Tree Conservation Plan. The decision of Hearings Officer on appeal shall be the final decision of the City.

**Not using Internet Explorer?**

Save the file to your computer and email to [planning@cityofsalem.net](mailto:planning@cityofsalem.net).



# Untitled Map

Write a description for your map.

## Legend

- 4072 Market St NE
- Blanchet Catholic School
- Capitol Dental Childrens Center
- Feature 1
- Feature 2
- Feature 3
- Feature 4
- Feature 5
- Market

4072 Market St NE

Clay St NE

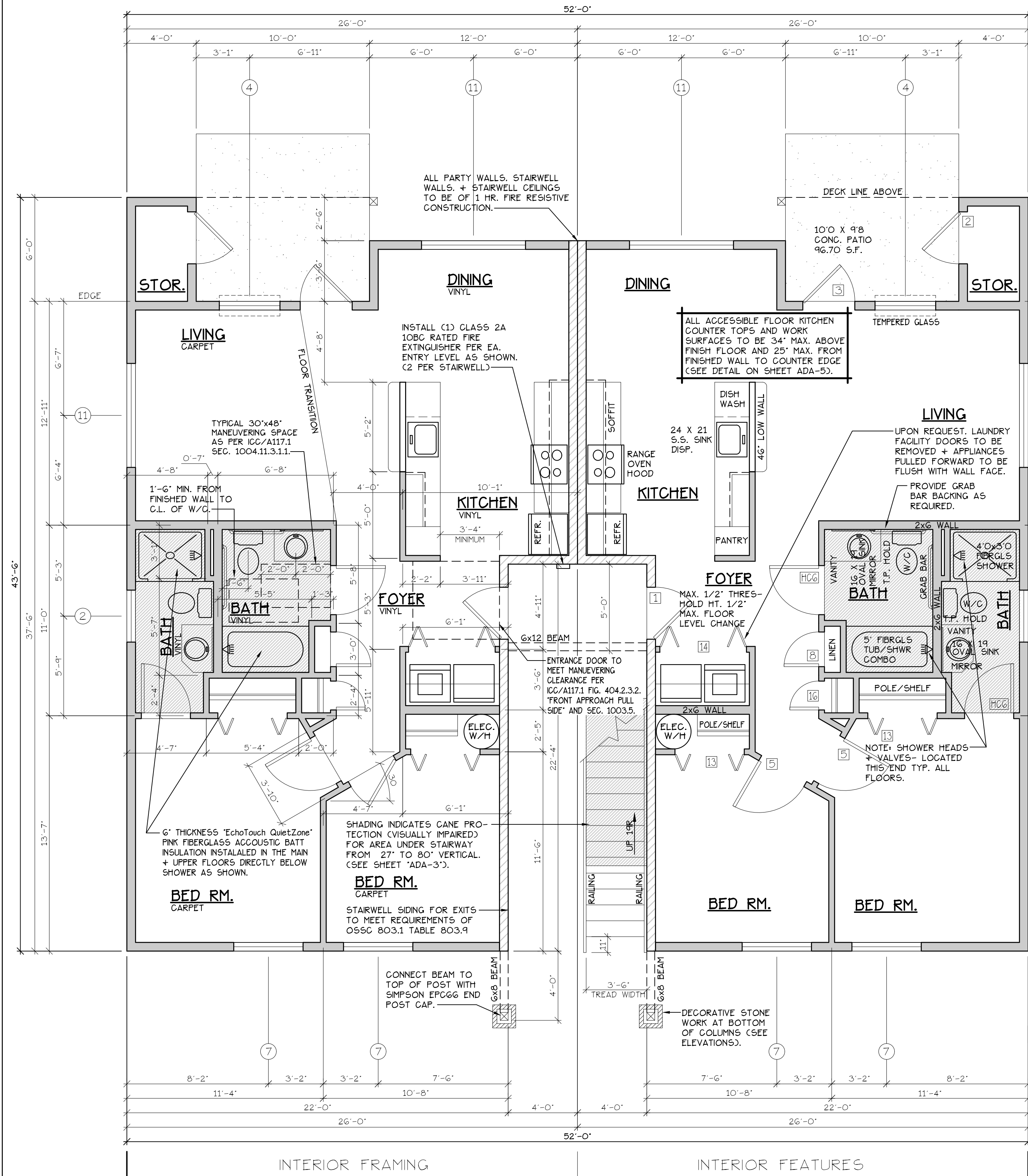
Google Earth

© 2016 Google

200 ft







## LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

\*A\* UNIT = 952 S.F.

**TYPE A UNITS**

**BLD. 1**

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

EF3 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION  
SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH  
SECTION 907.2.11.

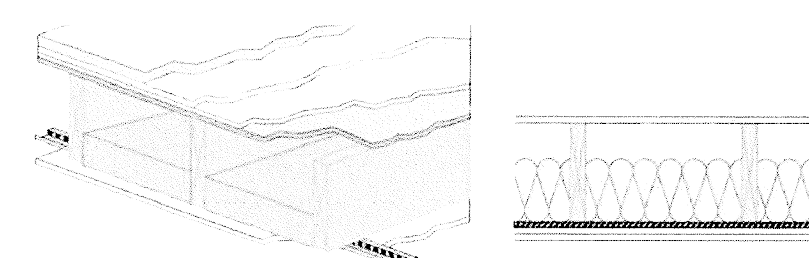
EF3 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS,  
LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS  
COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE  
WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

| DOOR SCHEDULE |        |        |        |        |       |         |      |         |       |
|---------------|--------|--------|--------|--------|-------|---------|------|---------|-------|
| DOORS         |        |        |        | FRAMES |       | REMARKS |      |         |       |
| #             | WIDTH  | HEIGHT | THICK  | TYP.   | MATL. | FIN.    | TYP. | MATL.   | FIN.  |
| [1]           | 3'-0"  | 6'-8"  | 1 3/4" | MTL.   | GLAD  | PAINT   | A    | METAL   | PAINT |
| [2]           | 3'-0"  | 6'-8"  | 1 3/4" | MTL.   | GLAD  | PAINT   | B    | METAL   | PAINT |
| [3]           | 3'-0"  | 6'-8"  | 1 3/4" | MTL.   | GLAD  | PAINT   | C    | METAL   | PAINT |
| [4]           | 2'-6"  | 6'-8"  | 1 3/4" | MTL.   | GLAD  | PAINT   | D    | METAL   | PAINT |
| [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   | F    | HEMLOCK | STAIN |
| [8]           | 2'-6"  | 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 |
| [10]          | 4'-0"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | E    | HEMLOCK | STAIN |
| [11]          | 5'-8"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | G    | HEMLOCK | STAIN |
| [12]          | 6'-0"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | G    | HEMLOCK | STAIN |
| [13]          | 4'-0"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| [14]          | 5'-0"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| [15]          | 6'-0"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| [16]          | 1'-8"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | E    | HEMLOCK | STAIN |

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

| WINDOW SCHEDULE |               |             |         |       |        |                             |                                               |  |  |
|-----------------|---------------|-------------|---------|-------|--------|-----------------------------|-----------------------------------------------|--|--|
| #               | SIZE          | TYPE        | MFG.    | COLOR | INSUL. | REMARKS                     | HEADERS                                       |  |  |
| [1]             | 3'-0" X 1'-0" | VINTL STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                    |  |  |
| [2]             | 3'-0" X 1'-6" | VINTL STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                    |  |  |
| [3]             | 3'-0" X 4'-6" | VINTL SQH.  | MILGARD | WHITE | YES    | SINGLE HUNG W/ SCREEN       | DF #1 4x12                                    |  |  |
| [4]             | 3'-6" X 4'-6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| [5]             | 4'-0" X 3'-6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| [6]             | 4'-0" X 4'-6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| [7]             | 4'-0" X 5'-0" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF#1 6x8 (SEE ALT. HEADER DETAIL 5HT, A15.40) |  |  |
| [8]             | 4'-0" X 2'-6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| [9]             | 4'-0" X 4'-6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| [10]            | 4'-0" X 5'-0" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF#1 6x8 (SEE ALT. HEADER DETAIL 5HT, A15.40) |  |  |
| [11]            | 6'-0" X 4'-6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| [12]            | 4'-0" X 5'-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. UNO.



## FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

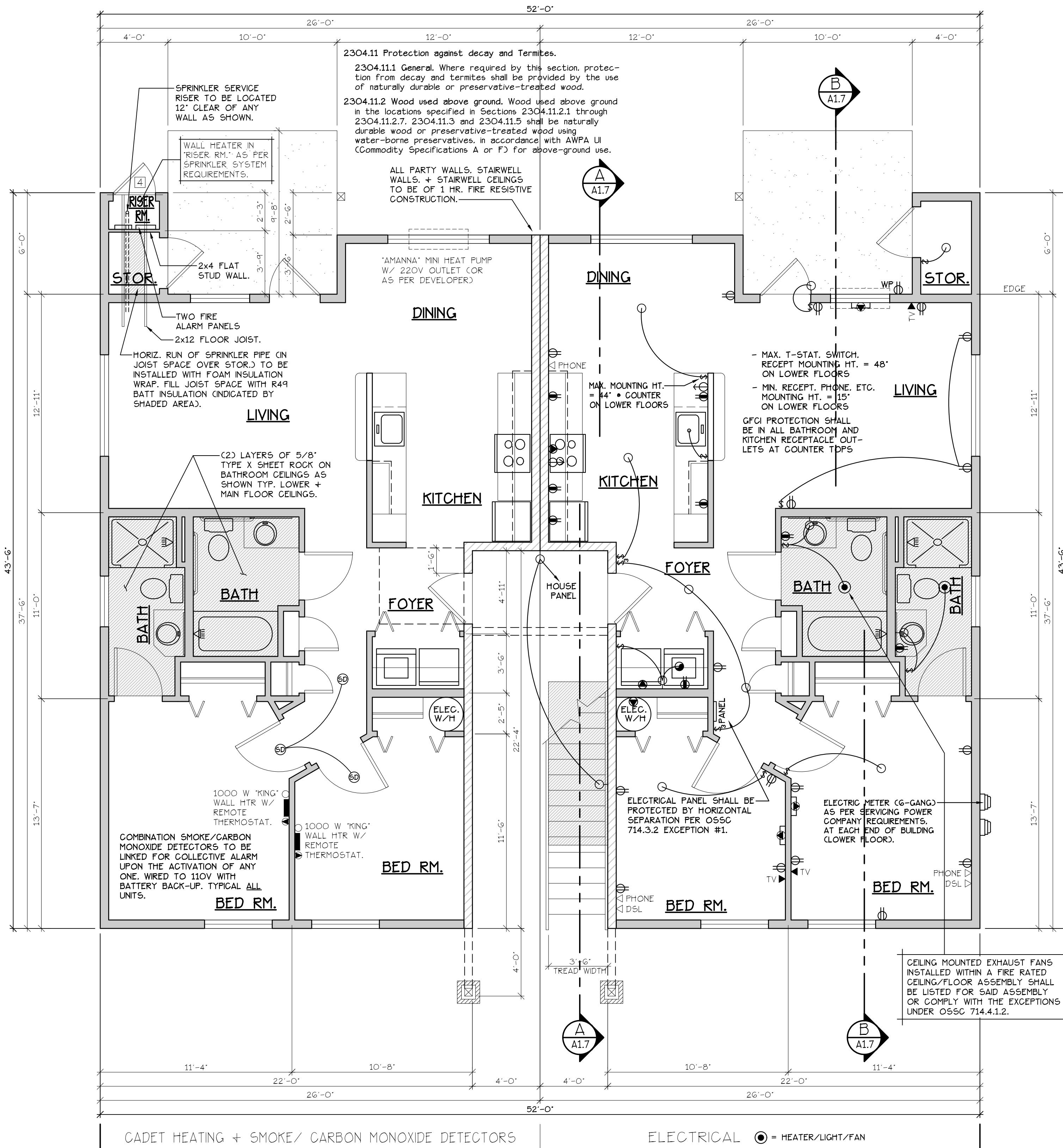
NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH  
LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN  
COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4, + 404.2.6.

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL  
BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (COR) BE  
INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE  
WITH THE 2014 OEESSC 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:

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

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

### HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OEESSC 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OEESSC 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 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 OEESSC 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.

## LOWER FLOOR PLAN

## MARKET STREET APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR  
CORRECTIONS TO BE MADE TO  
THIS DRAWING WITHOUT THE  
AUTHORIZATION FROM THE DESIGN  
ENGINEER.

DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER GRAPHICAL  
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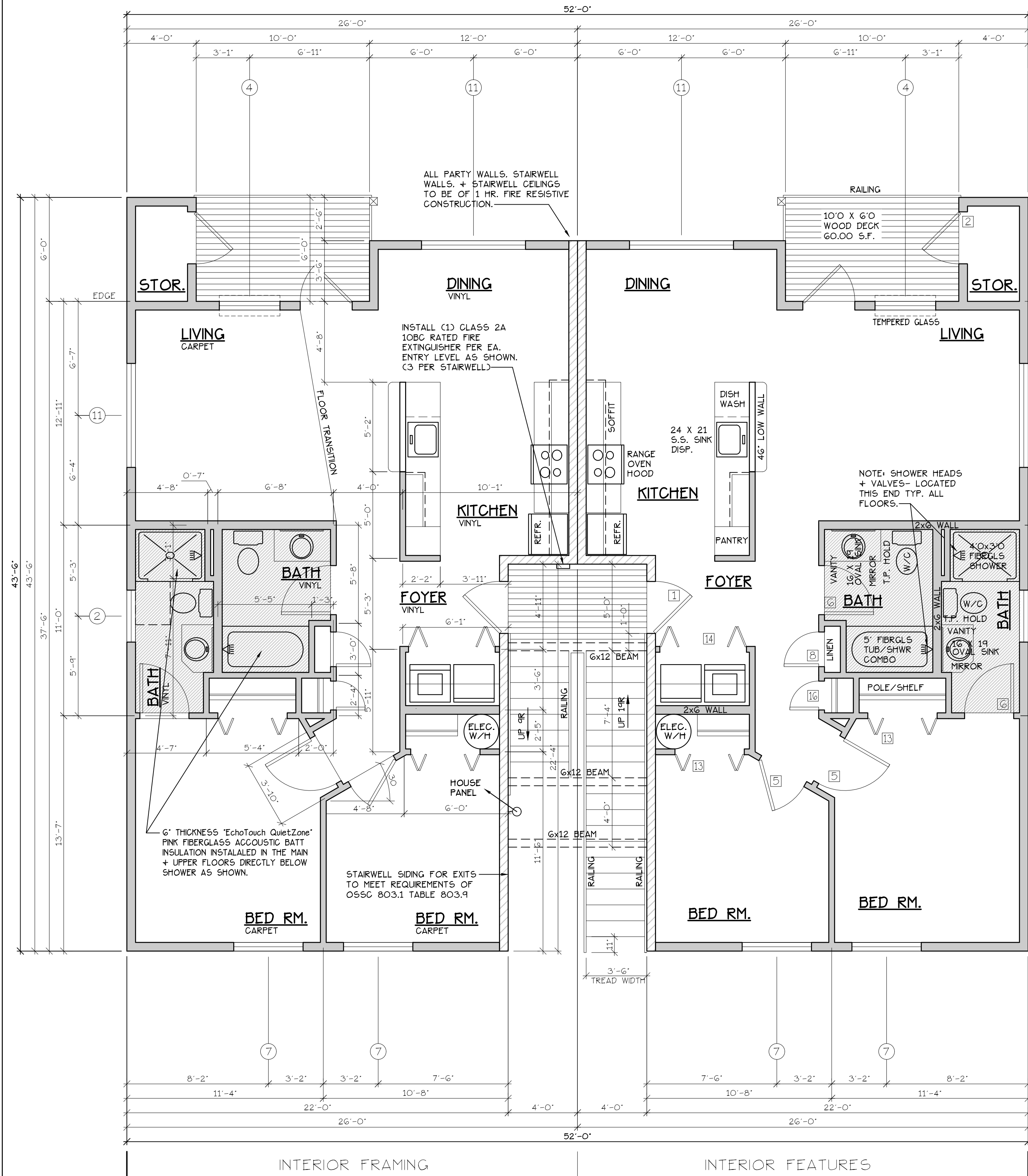
Design: P.L.M.  
Drawn: G.L.D.  
Checked: M.D.G.  
Date: Jul-19  
Scale: AS SHOWN

JOB # 6847

REGISTERED PROFESSIONAL  
ENGINEER  
MARK D. GREGG  
JULY 12, 1978  
RENEW DATE: June 30, 2021

**A1.31**





## MAIN FLOOR PLAN

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

\*A\* UNIT = 952 S.F.

TYPE A UNITS

BLD. 1

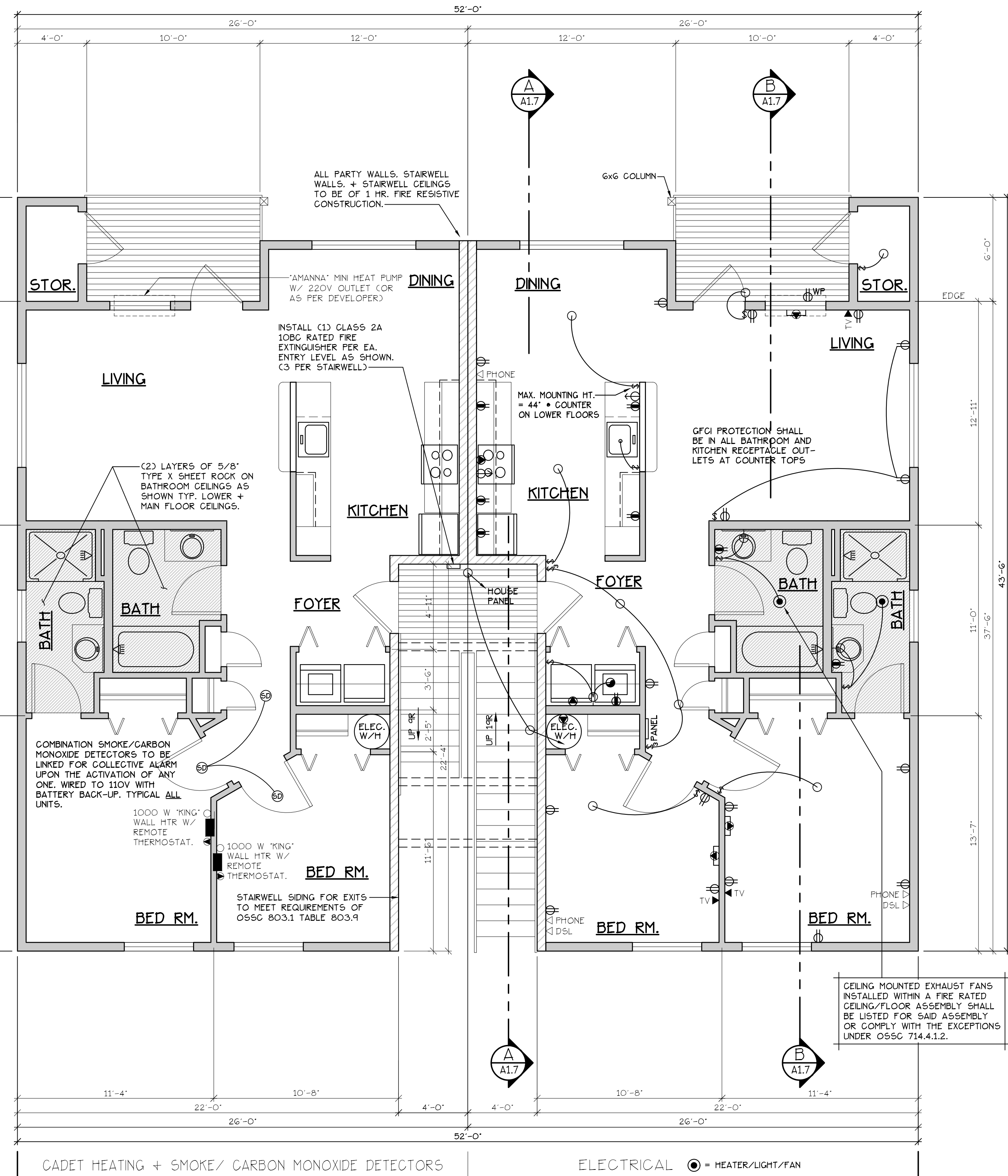
CONSTRUCTION TYPE V B SPRINKLED  
SEE WALL DETAIL SHEETS FOR  
SHEETROCK APPLICATION.

| DOOR SCHEDULE |        |        |        |      |       |         |      |         |       |
|---------------|--------|--------|--------|------|-------|---------|------|---------|-------|
| DOORS         |        |        | FRAMES |      |       | REMARKS |      |         |       |
| #             | WIDTH  | HEIGHT | THICK  | TYP. | MATL. | FIN.    | TYP. | MATL.   | FIN.  |
| [1]           | 3'-0"  | 6'-8"  | 1 3/4" | MTL. | GLAD  | PAINT   | A    | METAL   | PAINT |
| [2]           | 3'-0"  | 6'-8"  | 1 3/4" | MTL. | GLAD  | PAINT   | B    | METAL   | PAINT |
| [3]           | 3'-0"  | 6'-8"  | 1 3/4" | MTL. | GLAD  | PAINT   | C    | METAL   | PAINT |
| [4]           | 2'-6"  | 6'-8"  | 1 3/4" | MTL. | GLAD  | PAINT   | D    | METAL   | PAINT |
| [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   | F    | HEMLOCK | STAIN |
| [7]           | 2'-10" | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | F    | 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 |
| [10]          | 4'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | G    | HEMLOCK | STAIN |
| [11]          | 5'-8"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | G    | HEMLOCK | STAIN |
| [12]          | 6'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | G    | HEMLOCK | STAIN |
| [13]          | 4'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| [14]          | 5'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| [15]          | 6'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| [16]          | 1'-8"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | E    | HEMLOCK | STAIN |

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

| WINDOW SCHEDULE |               |             |         |       |        |                             |                                               |  |  |
|-----------------|---------------|-------------|---------|-------|--------|-----------------------------|-----------------------------------------------|--|--|
| #               | SIZE          | TYPE        | MFG.    | COLOR | INSUL. | REMARKS                     | HEADERS                                       |  |  |
| [1]             | 3'-0" X 1'-0" | VINYL STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                    |  |  |
| [2]             | 3'-0" X 1'-0" | VINYL STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                    |  |  |
| [3]             | 3'-0" X 4'-6" | VINYL SQH.  | 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 CSEF ALT. HEADER DETAIL 5HT. A15.403 |  |  |
| [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 CSEF ALT. HEADER DETAIL 5HT. A15.403 |  |  |
| [11]            | 6'-0" X 4'-6" | VINYL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| [12]            | 4'-0" X 5'-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. UNO.



CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS

ELECTRICAL ● = HEATER/LIGHT/FAN

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) OESG U-0.32.

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

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

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

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

### GENERAL NOTES:

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

## MARKET STREET APARTMENT COMPLEX MAIN FLOOR PLAN

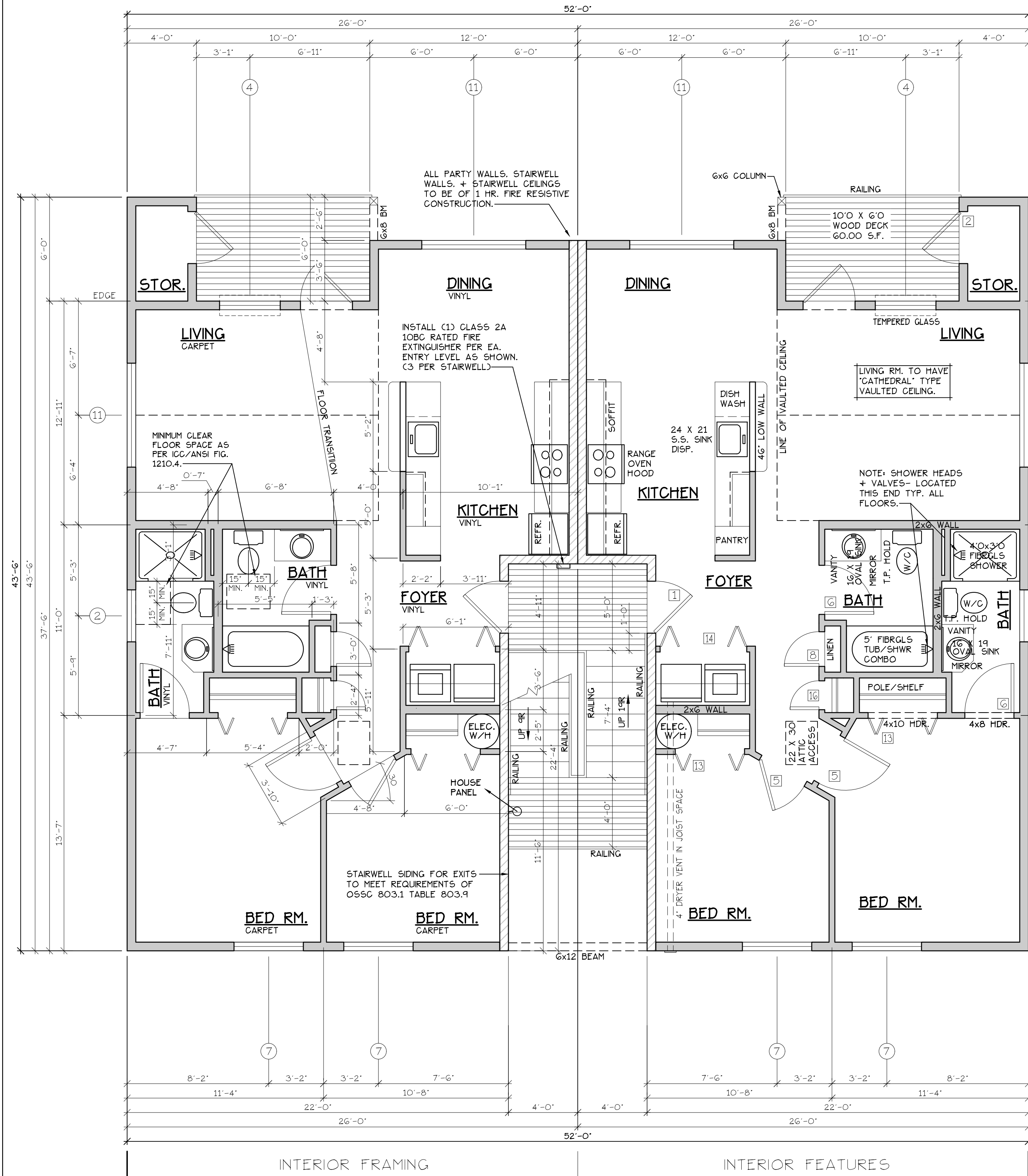
NO CHANGES, MODIFICATIONS OR  
CORRECTIONS TO BE MADE  
WITHOUT WRITTEN  
AUTHORIZATION FROM THE DESIGN  
ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER GRAPHICAL  
REPRESENTATION.

Design: P.L.M.  
Drawn: G.L.D.  
Checked: M.D.G.  
Date: Jul-19  
Scale: AS SHOWN  
JOB # 6847

REGISTERED PROFESSIONAL  
ENGINEER  
JULY 12, 1978  
MARK D. SEELY  
Renew date: June 30, 2021

A1.41





## UPPER FLOOR PLAN

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

\*A\* UNIT = 952 S.F.

TYPE A UNITS

BLD. 1

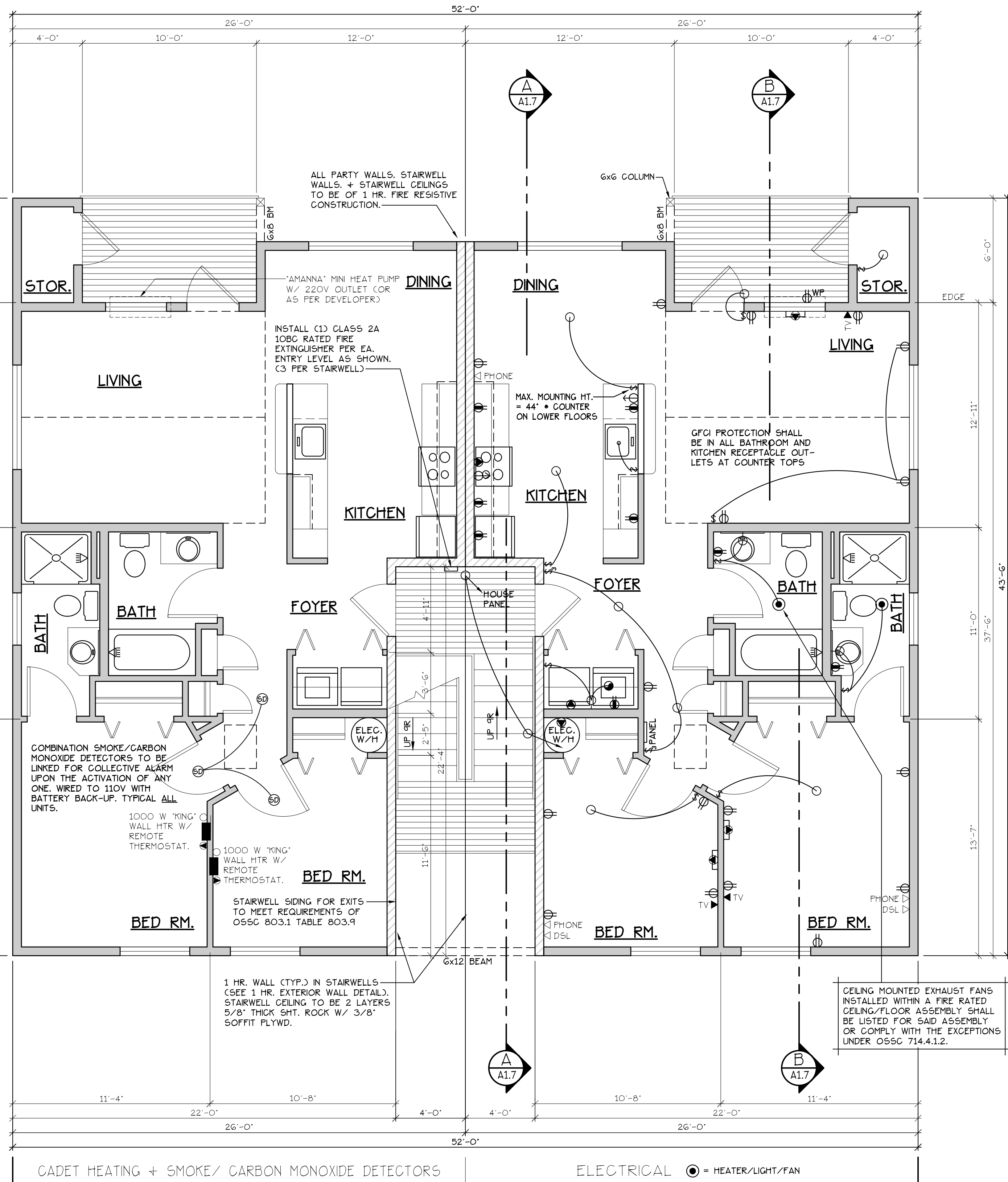
CONSTRUCTION TYPE V.B. SPRINKLED  
SEE WALL DETAIL SHEETS FOR  
SHEETROCK APPLICATION.

| DOOR SCHEDULE |        |        |        |        |       |      |      |         |      |
|---------------|--------|--------|--------|--------|-------|------|------|---------|------|
| DOORS         |        |        |        | FRAMES |       |      |      | REMARKS |      |
| #             | WIDTH  | HEIGHT | THICK  | TYP.   | MATL. | FIN. | TYP. | MATL.   | FIN. |
| 1             | 3'-0"  | 6'-8"  | 1 3/4" | MTL.   | GLAD  | PNT  | A    | METAL   | PNT  |
| 2             | 3'-0"  | 6'-8"  | 1 3/4" | MTL.   | GLAD  | PNT  | B    | METAL   | PNT  |
| 3             | 3'-0"  | 6'-8"  | 1 3/4" | MTL.   | GLAD  | PNT  | C    | METAL   | PNT  |
| 4             | 2'-6"  | 6'-8"  | 1 3/4" | MTL.   | GLAD  | PNT  | D    | METAL   | PNT  |
| 5             | 3'-0"  | 6'-8"  | 1 3/8" | H.G.   | BRCH  | STN  | E    | HEMLOCK | STN  |
| 6             | 2'-10" | 6'-8"  | 1 3/8" | H.G.   | BRCH  | STN  | F    | HEMLOCK | STN  |
| 7             | 2'-10" | 6'-8"  | 1 3/8" | H.G.   | BRCH  | STN  | F    | HEMLOCK | STN  |
| 8             | 2'-6"  | 6'-8"  | 1 3/8" | H.G.   | BRCH  | STN  | E    | HEMLOCK | STN  |
| 9             | 2'-0"  | 6'-8"  | 1 3/8" | H.G.   | BRCH  | STN  | E    | HEMLOCK | STN  |
| 10            | 2'-10" | 6'-8"  | 1 3/8" | H.G.   | BRCH  | STN  | F    | HEMLOCK | STN  |
| 11            | 4'-0"  | 6'-8"  | 1 3/8" | H.G.   | BRCH  | STN  | G    | HEMLOCK | STN  |
| 12            | 5'-8"  | 6'-8"  | 1 3/8" | H.G.   | BRCH  | STN  | G    | HEMLOCK | STN  |
| 13            | 4'-0"  | 6'-8"  | 1 3/8" | H.G.   | BRCH  | STN  | H    | HEMLOCK | STN  |
| 14            | 5'-0"  | 6'-8"  | 1 3/8" | H.G.   | BRCH  | STN  | H    | HEMLOCK | STN  |
| 15            | 6'-0"  | 6'-8"  | 1 3/8" | H.G.   | BRCH  | STN  | H    | HEMLOCK | STN  |
| 16            | 1'-8"  | 6'-8"  | 1 3/8" | H.G.   | BRCH  | STN  | E    | HEMLOCK | STN  |

\* 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. 1004.3.2.1 WHEN FULLY OPENED.

| WINDOW SCHEDULE |               |            |         |       |        |                             |                                                |  |  |
|-----------------|---------------|------------|---------|-------|--------|-----------------------------|------------------------------------------------|--|--|
| #               | SIZE          | TYPE       | MFG.    | COLOR | INSUL. | REMARKS                     | HEADERS                                        |  |  |
| 1               | 3'-0" X 1'-0" | VNLT STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                     |  |  |
| 2               | 3'-0" X 1'-0" | VNLT STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                     |  |  |
| 3               | 3'-0" X 4'-0" | VNLT SGL.  | MILGARD | WHITE | YES    | SINGLE HUNG W/ SCREEN       | DF #1 4x12                                     |  |  |
| 4               | 3'-6" X 4'-0" | VNLT SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| 5               | 4'-0" X 3'-0" | VNLT SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| 6               | 4'-0" X 4'-0" | VNLT SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| 7               | 4'-0" X 5'-0" | VNLT SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF#1 6x8 CSEF ALT. HEADER DETAIL SHT. A15.40.3 |  |  |
| 8               | 5'-0" X 2'-0" | VNLT SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| 9               | 5'-0" X 4'-0" | VNLT SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| 10              | 5'-0" X 5'-0" | VNLT SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF#1 6x8 CSEF ALT. HEADER DETAIL SHT. A15.40.3 |  |  |
| 11              | 6'-0" X 4'-0" | VNLT SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| 12              | 4'-0" X 5'-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. UNO.



CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS

ELECTRICAL ● = HEATER/LIGHT/FAN

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) OESG U-0.32.

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

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

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

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

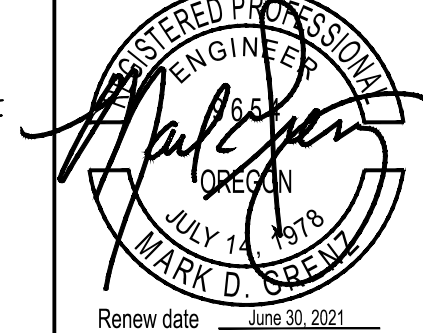
### GENERAL NOTES:

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

## UPPER FLOOR PLAN MARKET STREET APARTMENT COMPLEX

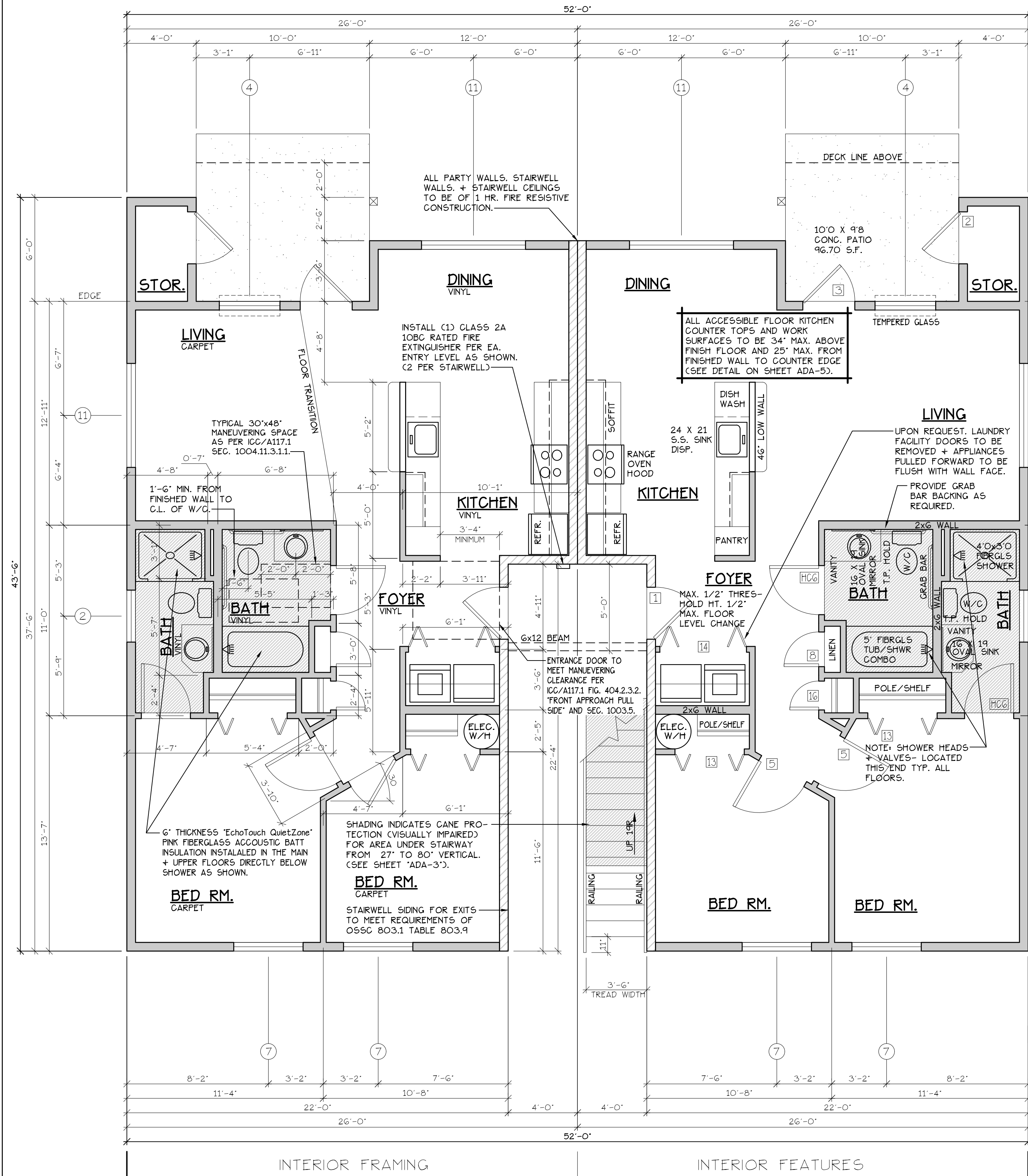
NO CHANGES, MODIFICATIONS OR REDUCTIONS TO BE MADE TO THIS DRAWING WITHOUT THE AUTHORIZATION FROM THE DESIGN ENGINEER.  
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.  
Drawn: G.L.D.  
Checked: M.D.G.  
Date: Jul-19  
Scale: AS SHOWN  
JOB # 6847



A1.50





## LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

\*A\* UNIT = 952 S.F.

TYPE A UNITS

BLD. 2

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

EF3 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.

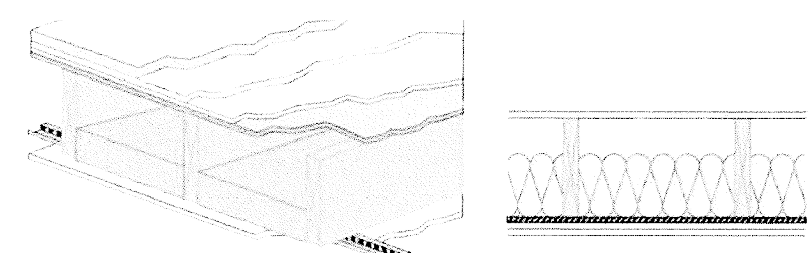
EF3 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS, LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

| DOOR SCHEDULE |        |        |        |        |       |         |      |         |       |
|---------------|--------|--------|--------|--------|-------|---------|------|---------|-------|
| DOORS         |        |        |        | FRAMES |       | REMARKS |      |         |       |
| #             | WIDTH  | HEIGHT | THICK  | TYP.   | MATL. | FIN.    | TYP. | MATL.   | FIN.  |
| 1             | 3'-0"  | 6'-8"  | 1 3/4" | MTL.   | GLAD  | PAINT   | A    | METAL   | PAINT |
| 2             | 3'-0"  | 6'-8"  | 1 3/4" | MTL.   | GLAD  | PAINT   | B    | METAL   | PAINT |
| 3             | 3'-0"  | 6'-8"  | 1 3/4" | MTL.   | GLAD  | PAINT   | C    | METAL   | PAINT |
| 4             | 2'-6"  | 6'-8"  | 1 3/4" | MTL.   | GLAD  | PAINT   | D    | METAL   | PAINT |
| 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'-10" | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | E    | HEMLOCK | STAIN |
| 9             | 2'-10" | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | E    | HEMLOCK | STAIN |
| 10            | 2'-10" | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | E    | HEMLOCK | STAIN |
| 11            | 5'-8"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | G    | HEMLOCK | STAIN |
| 12            | 6'-0"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | G    | HEMLOCK | STAIN |
| 13            | 4'-0"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| 14            | 5'-0"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| 15            | 6'-0"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| 16            | 1'-8"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | E    | HEMLOCK | STAIN |

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

| WINDOW SCHEDULE |               |             |         |       |        |                             |                                               |  |  |
|-----------------|---------------|-------------|---------|-------|--------|-----------------------------|-----------------------------------------------|--|--|
| #               | SIZE          | TYPE        | MFG.    | COLOR | INSUL. | REMARKS                     | HEADERS                                       |  |  |
| 1               | 3'-0" X 1'-0" | VINTL STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                    |  |  |
| 2               | 3'-0" X 1'-0" | VINTL STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                    |  |  |
| 3               | 3'-0" X 4'-6" | VINTL SQH.  | MILGARD | WHITE | YES    | SINGLE HUNG W/ SCREEN       | DF #1 4x12                                    |  |  |
| 4               | 3'-6" X 4'-6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| 5               | 4'-0" X 3'-6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| 6               | 4'-0" X 4'-6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| 7               | 4'-0" X 5'-0" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF#1 6x8 (SEE ALT. HEADER DETAIL 5HT, A15.40) |  |  |
| 8               | 6'-0" X 2'-6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| 9               | 6'-0" X 4'-6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| 10              | 6'-0" X 5'-0" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF#1 6x8 (SEE ALT. HEADER DETAIL 5HT, A15.40) |  |  |
| 11              | 6'-0" X 4'-6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| 12              | 4'-0" X 5'-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. UNO.



## FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

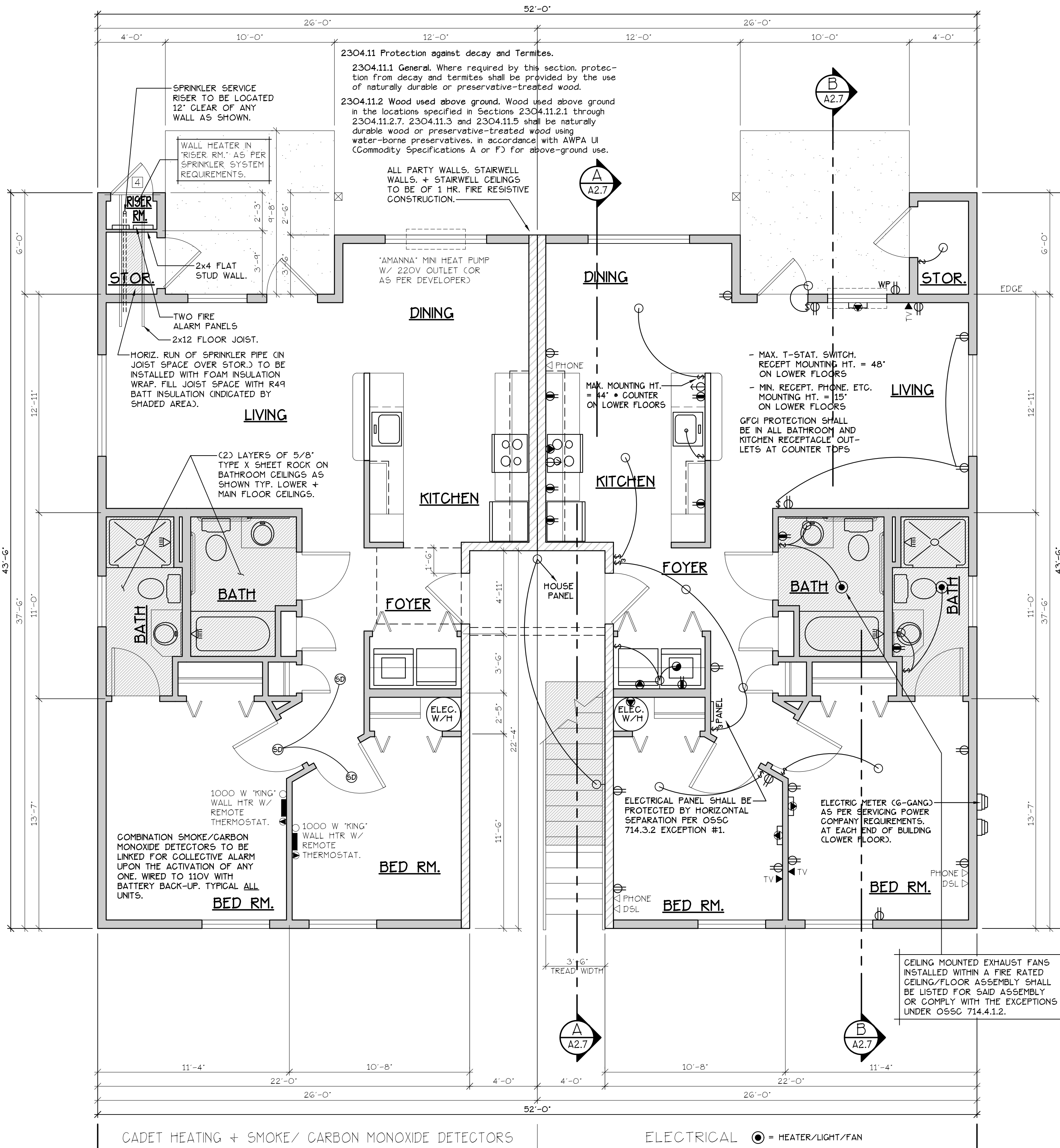
NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4, + 404.2.6.

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

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (COR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OEESSC 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:

- ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
- FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OEESSC 718.2.2 AND OEESSC 718.2.3.
- PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
- ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
- ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
- ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
- AS PER OEESSC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
- 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 OEESSC 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OEESSC 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 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 OEESSC 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.

## LOWER FLOOR PLAN

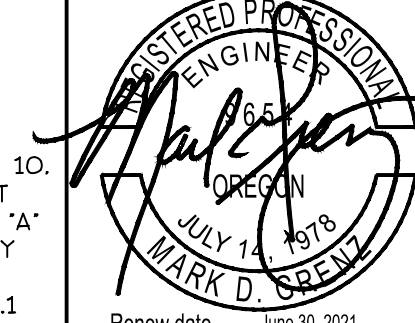
## MARKET STREET APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

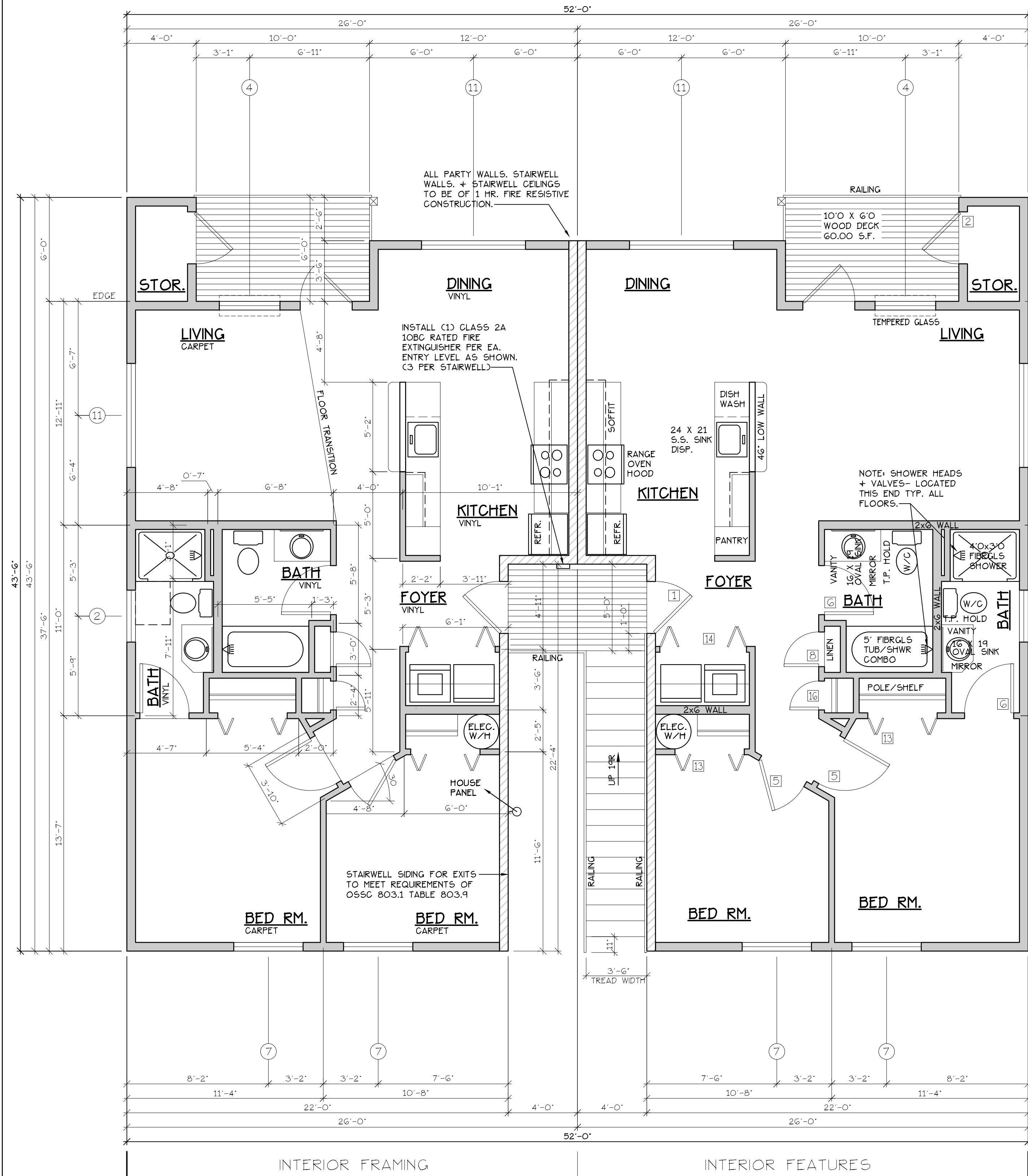
Design: P.L.M.  
Drawn: G.L.D.  
Checked: M.D.G.  
Date: Jul-19  
Scale: AS SHOWN

JOB # 6847



**A2.30**





## UPPER FLOOR PLAN

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

\*A\* UNIT = 952 S.F.

TYPE A UNITS

BLD. 2

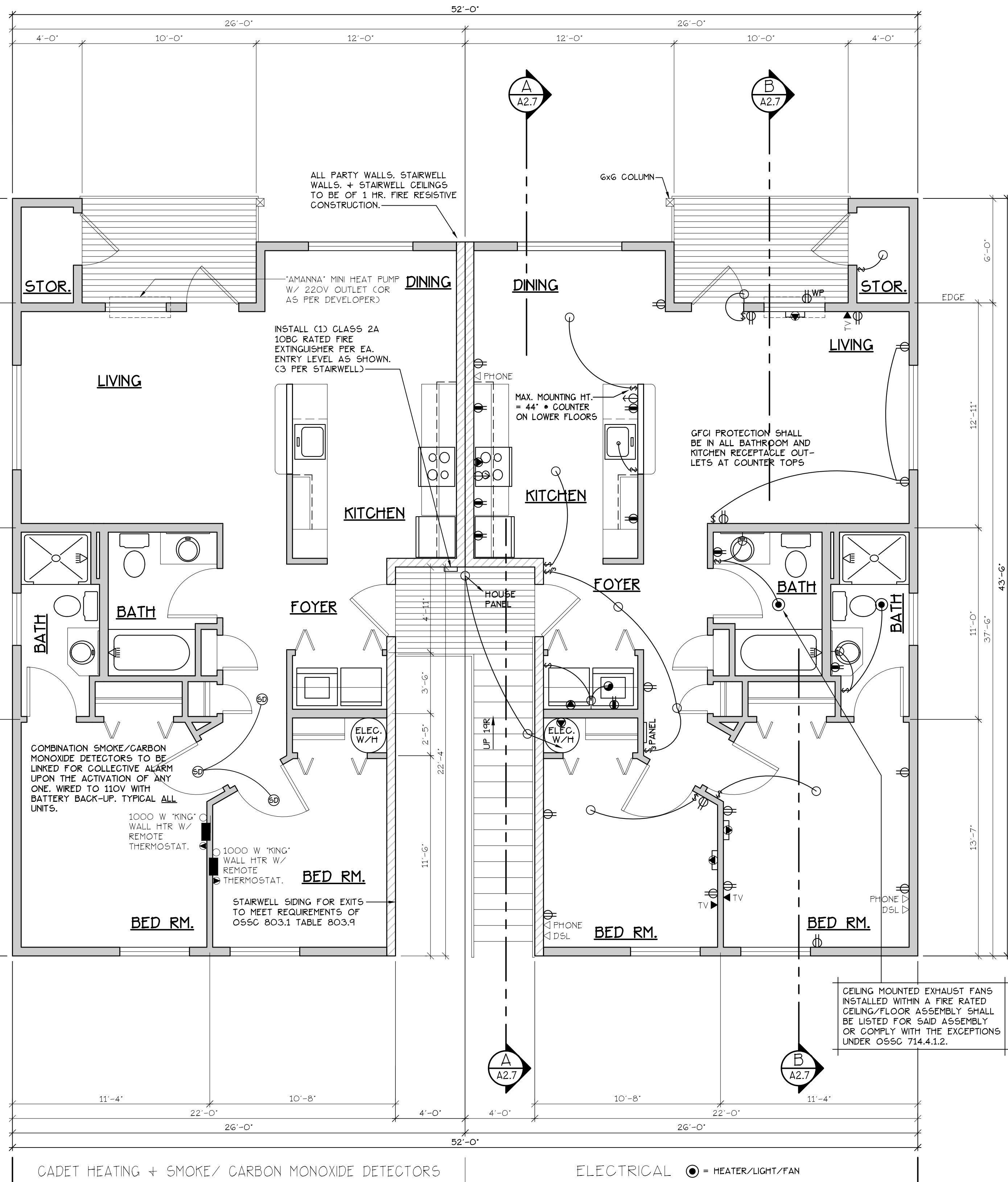
CONSTRUCTION TYPE V B SPRINKLED  
SEE WALL DETAIL SHEETS FOR  
SHEETROCK APPLICATION.

| DOOR SCHEDULE |        |        |        |        |       |         |      |         |       |
|---------------|--------|--------|--------|--------|-------|---------|------|---------|-------|
| DOORS         |        |        |        | FRAMES |       | REMARKS |      |         |       |
| #             | WIDTH  | HEIGHT | THICK  | TYP.   | MATL. | FIN.    | TYP. | MATL.   | FIN.  |
| [1]           | 3'-0"  | 6'-8"  | 1 3/4" | MTL.   | GLAD  | PAINT   | A    | METAL   | PAINT |
| [2]           | 3'-0"  | 6'-8"  | 1 3/4" | MTL.   | GLAD  | PAINT   | B    | METAL   | PAINT |
| [3]           | 3'-0"  | 6'-8"  | 1 3/4" | MTL.   | GLAD  | PAINT   | C    | METAL   | PAINT |
| [4]           | 2'-6"  | 6'-8"  | 1 3/4" | MTL.   | GLAD  | PAINT   | D    | METAL   | PAINT |
| [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   | F    | HEMLOCK | STAIN |
| [7]           | 2'-10" | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | F    | 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 |
| [10]          | 4'-0"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | F    | HEMLOCK | STAIN |
| [11]          | 5'-8"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | G    | HEMLOCK | STAIN |
| [12]          | 6'-0"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | G    | HEMLOCK | STAIN |
| [13]          | 4'-0"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| [14]          | 5'-0"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| [15]          | 6'-0"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| [16]          | 1'-8"  | 6'-8"  | 1 3/8" | H.G.   | BIRCH | STAIN   | E    | HEMLOCK | STAIN |

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

| WINDOW SCHEDULE |               |             |         |       |        |                             |                                               |  |  |
|-----------------|---------------|-------------|---------|-------|--------|-----------------------------|-----------------------------------------------|--|--|
| #               | SIZE          | TYPE        | MFG.    | COLOR | INSUL. | REMARKS                     | HEADERS                                       |  |  |
| [1]             | 3'-0" X 1'-0" | VINYL STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                    |  |  |
| [2]             | 3'-0" X 1'-0" | VINYL STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                    |  |  |
| [3]             | 3'-0" X 4'-6" | VINYL SQH.  | 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 CSEF ALT. HEADER DETAIL 5HT. A15.403 |  |  |
| [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 CSEF ALT. HEADER DETAIL 5HT. A15.403 |  |  |
| [11]            | 6'-0" X 4'-6" | VINYL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| [12]            | 4'-0" X 5'-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. UNO.



CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS

ELECTRICAL ● = HEATER/LIGHT/FAN

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) OF EESC U-0.32.

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

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

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

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

### GENERAL NOTES:

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

## MAIN FLOOR PLAN

## MARKET STREET APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE WITHOUT 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: Jul-19  
Scale: AS SHOWN  
JOB # 6847

REGISTERED PROFESSIONAL ENGINEER  
MARK D. SEELY  
JULY 12, 1978  
RENEW DATE: June 30, 2021

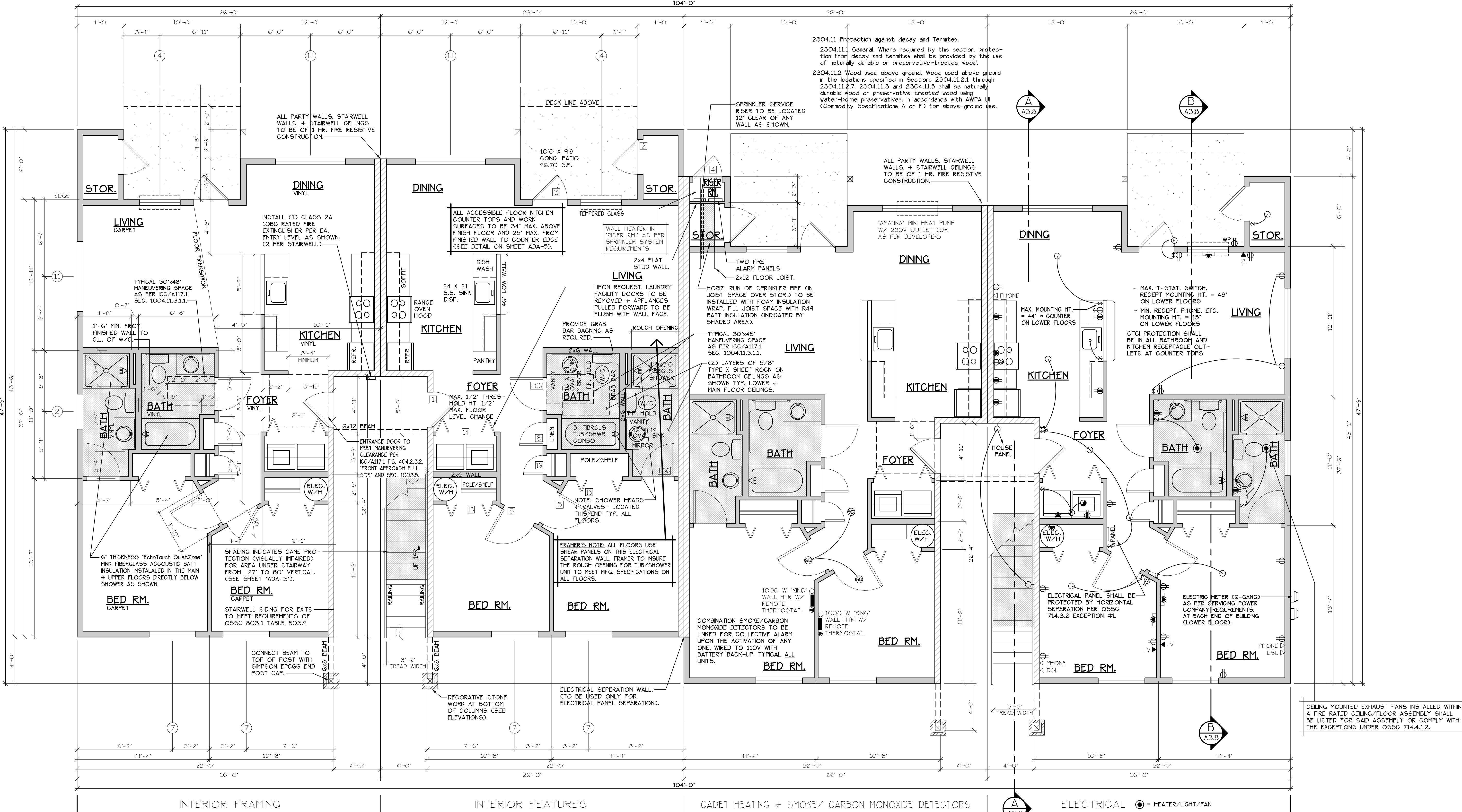
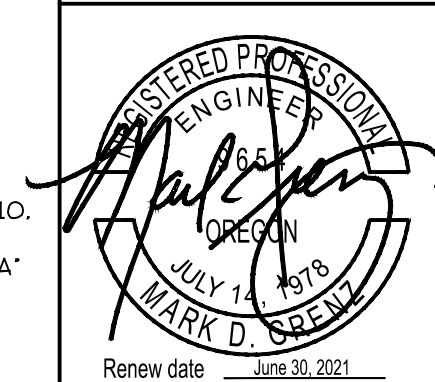
A2.50



MARKET STREET  
APARTMENT COMPLEX  
LOWER FLOOR PLAN

NO CHANGES, MODIFICATIONS OR  
CORRECTIONS TO BE MADE TO  
THIS DRAWING WITHOUT THE  
AUTHORIZATION FROM THE DESIGN  
ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER GRAPHICAL  
REPRESENTATION.

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Drawn: G.L.D.  
Checked: M.D.G.  
Date: JUL-19  
Scale: AS SHOWN  
JOB # 6847

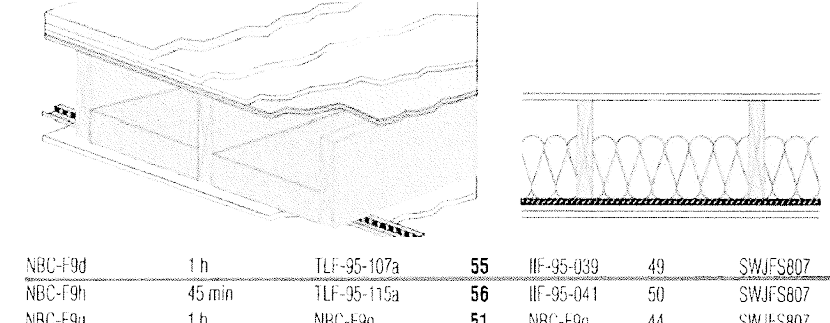


LOWER FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
(HANDICAP ADAPTABLE/ACCESSIBLE)  
'A' UNIT = 952 S.F.

TYPE A UNITS  
BLD. 3

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

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



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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) OF EESC U-0.32.

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

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

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 OSBC 718.2.2 AND OSBC 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 EESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A  
MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY  
INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR  
LINEAR FLUORESCENT, 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 A3.2 BEFORE BEGINNING  
ANY CONSTRUCTION.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSBC 2014 REVISED  
TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OSBC 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 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 OSBC 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.

| DOOR SCHEDULE |        |        |        |      |        |       |      |         |       |
|---------------|--------|--------|--------|------|--------|-------|------|---------|-------|
| DOORS         |        |        |        |      | FRAMES |       |      |         |       |
| #             | WIDTH  | HEIGHT | THICK  | TYP. | MATL.  | FIN.  | TYP. | MATL.   | FIN.  |
| [1]           | 3'-0"  | 6'-8"  | 1 3/4" | MTL. | GLAD   | PAINT | A    | METAL   | PAINT |
| [2]           | 3'-0"  | 6'-8"  | 1 3/4" | MTL. | GLAD   | PAINT | B    | METAL   | PAINT |
| [3]           | 3'-0"  | 6'-8"  | 1 3/4" | MTL. | GLAD   | PAINT | C    | METAL   | PAINT |
| [4]           | 2'-6"  | 6'-8"  | 1 3/4" | MTL. | GLAD   | PAINT | D    | METAL   | PAINT |
| [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 | F    | HEMLOCK | STAIN |
| [7]           | 2'-10" | 6'-8"  | 1 3/8" | H.G. | BIRCH  | STAIN | G    | HEMLOCK | STAIN |
| [8]           | 2'-10" | 6'-8"  | 1 3/8" | H.G. | BIRCH  | STAIN | H    | HEMLOCK | STAIN |
| [9]           | 2'-10" | 6'-8"  | 1 3/8" | H.G. | BIRCH  | STAIN | I    | HEMLOCK | STAIN |
| [10]          | 4'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH  | STAIN | J    | HEMLOCK | STAIN |
| [11]          | 5'-8"  | 6'-8"  | 1 3/8" | H.G. | BIRCH  | STAIN | K    | HEMLOCK | STAIN |
| [12]          | 6'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH  | STAIN | L    | HEMLOCK | STAIN |
| [13]          | 4'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH  | STAIN | M    | HEMLOCK | STAIN |
| [14]          | 5'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH  | STAIN | N    | HEMLOCK | STAIN |
| [15]          | 6'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH  | STAIN | O    | HEMLOCK | STAIN |
| [16]          | 1'-8"  | 6'-8"  | 1 3/8" | H.G. | BIRCH  | STAIN | P    | HEMLOCK | STAIN |

\* ACCESSIBLE POCKET DOORS MUST STAY 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" | VINTL STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                     |  |  |
| [2]             | 3'-0" X 1'-0" | VINTL STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                     |  |  |
| [3]             | 3'-0" X 4'-6" | VINTL SQH.  | MILGARD | WHITE | YES    | SINGLE HUNG W/ SCREEN       | DF #1 4x12                                     |  |  |
| [4]             | 3'-6" X 4'-6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| [5]             | 4'-0" X 3'-6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| [6]             | 4'-0" X 4'-6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| [7]             | 4'-0" X 5'-0" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF#1 6x8 (SEE ALT. HEADER DETAIL 5HT, A13.403) |  |  |
| [8]             | 5'-0" X 2'-6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| [9]             | 5'-0" X 4'-6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| [10]            | 5'-0" X 5'-0" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF#1 6x8 (SEE ALT. HEADER DETAIL 5HT, A13.403) |  |  |
| [11]            | 6'-0" X 4'-6" | VINTL 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. UNO.



MAIN  
FLOOR PLAN

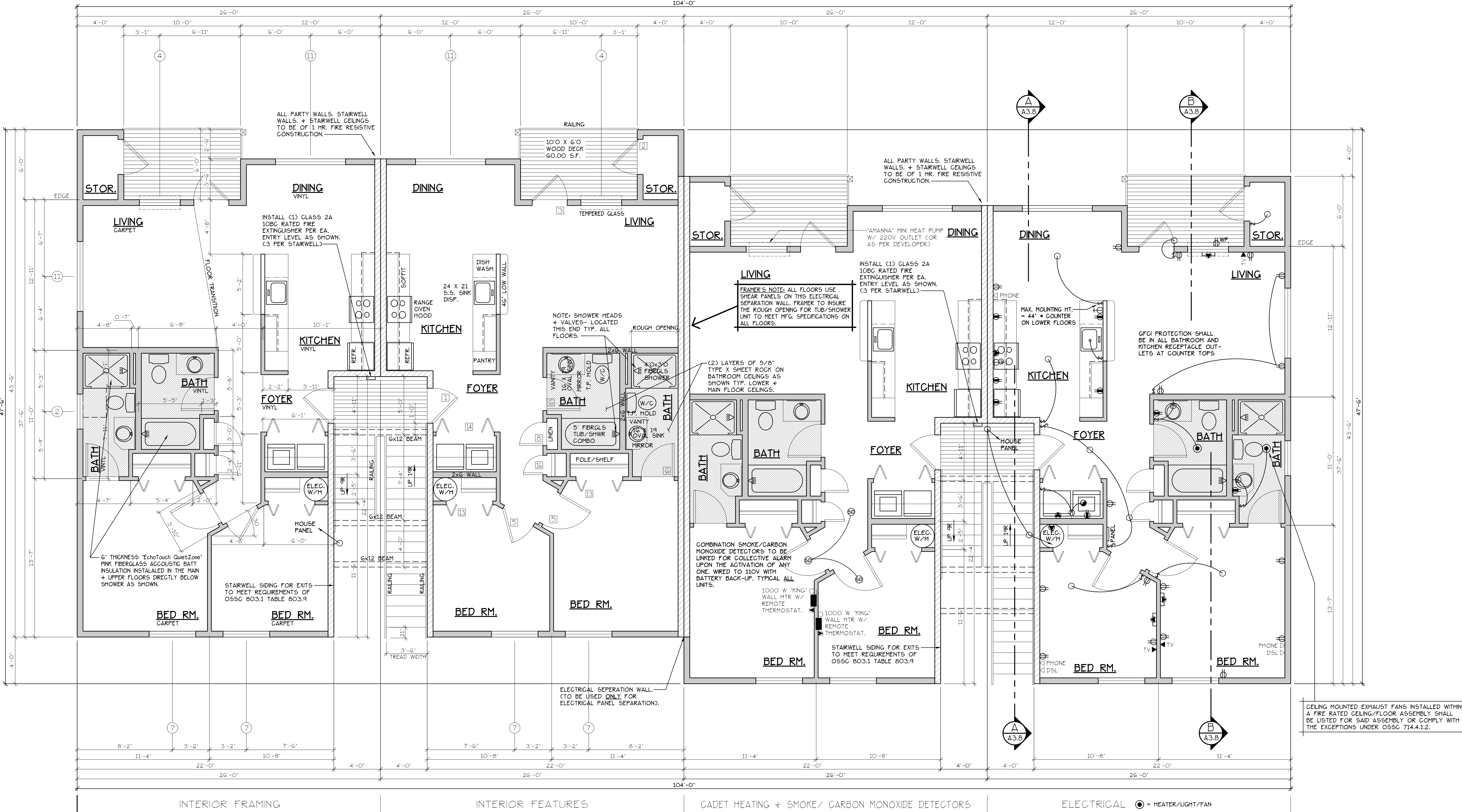
MARKET STREET  
APARTMENT COMPLEX

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

Design: P.L.M.  
Drawn: G.I.D.  
Checked: M.D.G.  
Date: Jul-19  
Scale: AS SHOWN  
JOB # 6847

REGISTERED PROFESSIONAL  
ENGINEER  
MARK D. SEELY  
JULY 12, 1978  
Renew date: June 30, 2021

A3.41



MAIN FLOOR PLAN

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

A UNIT = 952 S.F.

TYPE A UNITS

BLD. 3

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. | GLAD  | PAINT   | A    | METAL   | PAINT |
| [2]           | 3'-0"  | 6'-8"  | 1 3/4" | MTL. | GLAD  | PAINT   | B    | METAL   | PAINT |
| [3]           | 3'-0"  | 6'-8"  | 1 3/4" | MTL. | GLAD  | PAINT   | C    | METAL   | PAINT |
| [4]           | 2'-6"  | 6'-8"  | 1 3/4" | MTL. | GLAD  | PAINT   | D    | METAL   | PAINT |
| [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   | F    | HEMLOCK | STAIN |
| [7]           | 2'-10" | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | F    | HEMLOCK | STAIN |
| [8]           | 2'-10" | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | F    | HEMLOCK | STAIN |
| [9]           | 2'-10" | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | F    | HEMLOCK | STAIN |
| [10]          | 4'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | F    | HEMLOCK | STAIN |
| [11]          | 5'-8"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | G    | HEMLOCK | STAIN |
| [12]          | 6'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | G    | HEMLOCK | STAIN |
| [13]          | 4'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| [14]          | 5'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| [15]          | 6'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| [16]          | 1'-8"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | I    | 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'-0" | VINYL STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                    |  |  |
| [3]             | 3'-0" X 4'-0" | VINYL SQH.  | MILGARD | WHITE | YES    | SINGLE HUNG W/ SCREEN       | DF #1 4x12                                    |  |  |
| [4]             | 3'-6" X 4'-0" | 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'-0" | 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 CSEF ALT. HEADER DETAIL 5HT. A13.4D3 |  |  |
| [8]             | 5'-0" X 2'-6" | VINYL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| [9]             | 5'-0" X 4'-0" | 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 CSEF ALT. HEADER DETAIL 5HT. A13.4D3 |  |  |
| [11]            | 6'-0" X 4'-0" | 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) OEE5C U-0.32.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (COR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 O55C SECTIONS 1013.8.1 AND 1029.4.

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

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A3.2 BEFORE BEGINNING ANY CONSTRUCTION.

- GENERAL NOTES:
- ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
  - FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER O55C 718.2.2 AND O55C 718.2.3.
  - PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
  - ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
  - ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE OF 2'-0".
  - ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'S.
  - AS PER OEE5C 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.
  - ALL "TYPE A" ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.



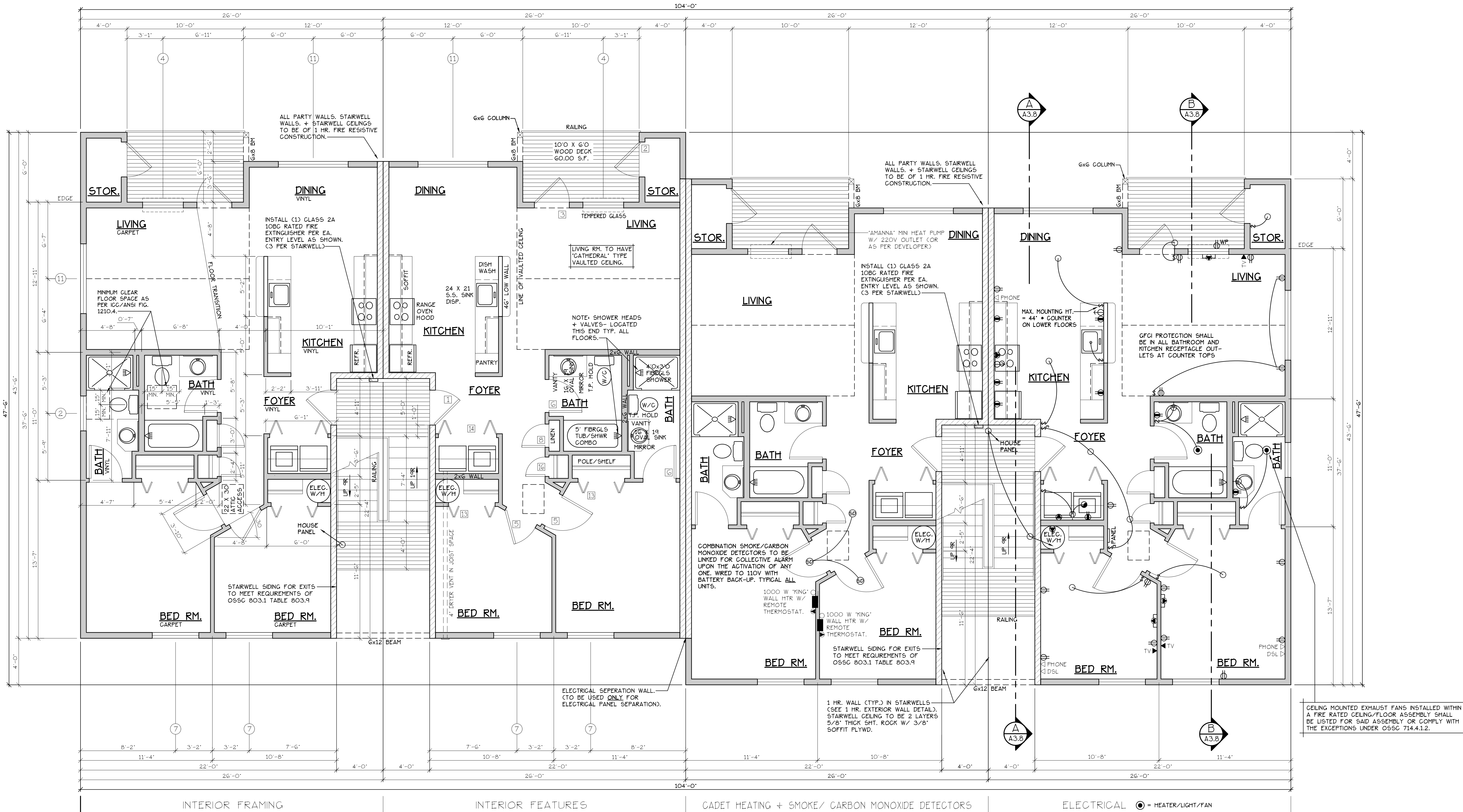
UPPER FLOOR PLAN

MARKET STREET  
APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR  
REDUCTIONS TO BE MADE TO  
THIS DRAWING WITHOUT THE  
AUTHORIZATION FROM THE DESIGN  
ENGINEER.  
DIMENSIONS & NOTES TAKE  
PRECEDENCE OVER GRAPHICAL  
REPRESENTATION.

BLD. 3 - 12-28-2019  
A3.50/ER  
Design: P.L.M.  
Drawn: G.L.D.  
Checked: M.D.G.  
Date: Jul-19  
Scale: AS SHOWN  
JOB # 6847  
REGISTERED PROFESSIONAL  
ENGINEER  
MARK D. GREEN  
RENEW DATE: June 30, 2021

A3.50



UPPER FLOOR PLAN

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

\*A\* UNIT = 952 S.F.

TYPE A UNITS

BLD. 3

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

| DOOR SCHEDULE |        |        |        |        |       |       |      |         |       |  |  |
|---------------|--------|--------|--------|--------|-------|-------|------|---------|-------|--|--|
| DOORS         |        |        |        | FRAMES |       |       |      | REMARKS |       |  |  |
| SI            | WIDTH  | HEIGHT | THICK  | TYP.   | MATL. | FIN.  | TYP. | MATL.   | FIN.  |  |  |
| 1             | 3'-0"  | 6'-8"  | 1-3/4" | MTL.   | GLAD  | PNT   | A    | METAL   | PAINT |  |  |
| 2             | 3'-0"  | 6'-8"  | 1-3/4" | MTL.   | GLAD  | PNT   | B    | METAL   | PAINT |  |  |
| 3             | 3'-0"  | 6'-8"  | 1-3/4" | MTL.   | GLAD  | PNT   | C    | METAL   | PAINT |  |  |
| 4             | 2'-6"  | 6'-8"  | 1-3/4" | MTL.   | GLAD  | PNT   | D    | METAL   | PAINT |  |  |
| 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 | F    | HEMLOCK | STAIN |  |  |
| 7             | 2'-10" | 6'-8"  | 1-3/8" | H.G.   | BIRCH | STAIN | F    | 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 |  |  |
| 11            | 4'-0"  | 6'-8"  | 1-3/8" | H.G.   | BIRCH | STAIN | G    | HEMLOCK | STAIN |  |  |
| 12            | 5'-8"  | 6'-8"  | 1-3/8" | H.G.   | BIRCH | STAIN | G    | HEMLOCK | STAIN |  |  |
| 13            | 4'-0"  | 6'-8"  | 1-3/8" | H.G.   | BIRCH | STAIN | H    | HEMLOCK | STAIN |  |  |
| 14            | 5'-0"  | 6'-8"  | 1-3/8" | H.G.   | BIRCH | STAIN | H    | HEMLOCK | STAIN |  |  |
| 15            | 6'-0"  | 6'-8"  | 1-3/8" | H.G.   | BIRCH | STAIN | H    | HEMLOCK | STAIN |  |  |
| 16            | 1'-8"  | 6'-8"  | 1-3/8" | H.G.   | BIRCH | STAIN | E    | HEMLOCK | STAIN |  |  |

\* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.  
\*\* TO PROVIDE MINIMUM 32" NET CLEAR WIDTH PER ICC/A117.1 SEC. 1004.3.2.1 WHEN FULLY OPENED.

| WINDOW SCHEDULE |               |            |         |       |        |                             |                                                |  |  |
|-----------------|---------------|------------|---------|-------|--------|-----------------------------|------------------------------------------------|--|--|
| SI              | SIZE          | TYPE       | MFG.    | COLOR | INSUL. | REMARKS                     | HEADERS                                        |  |  |
| 1               | 3'-0" X 1'-0" | VNLT STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                     |  |  |
| 2               | 3'-0" X 1'-0" | VNLT STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                     |  |  |
| 3               | 3'-0" X 4'-0" | VNLT SGL.  | MILGARD | WHITE | YES    | SINGLE HUNG W/ SCREEN       | DF #1 4x12                                     |  |  |
| 4               | 3'-6" X 4'-0" | VNLT SGL.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| 5               | 4'-0" X 3'-6" | VNLT SGL.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| 6               | 4'-0" X 4'-0" | VNLT SGL.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| 7               | 4'-0" X 5'-0" | VNLT SGL.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.403) |  |  |
| 8               | 5'-0" X 2'-6" | VNLT SGL.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| 9               | 5'-0" X 4'-0" | VNLT SGL.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| 10              | 5'-0" X 5'-0" | VNLT SGL.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF#1 6x8 (SEE ALT. HEADER DETAIL SHT. A13.403) |  |  |
| 11              | 6'-0" X 4'-0" | VNLT SGL.  | 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. UNO.

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) OESG U-0.32.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL  
BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (COR) BE  
INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE  
WITH THE 2014 OESG 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.

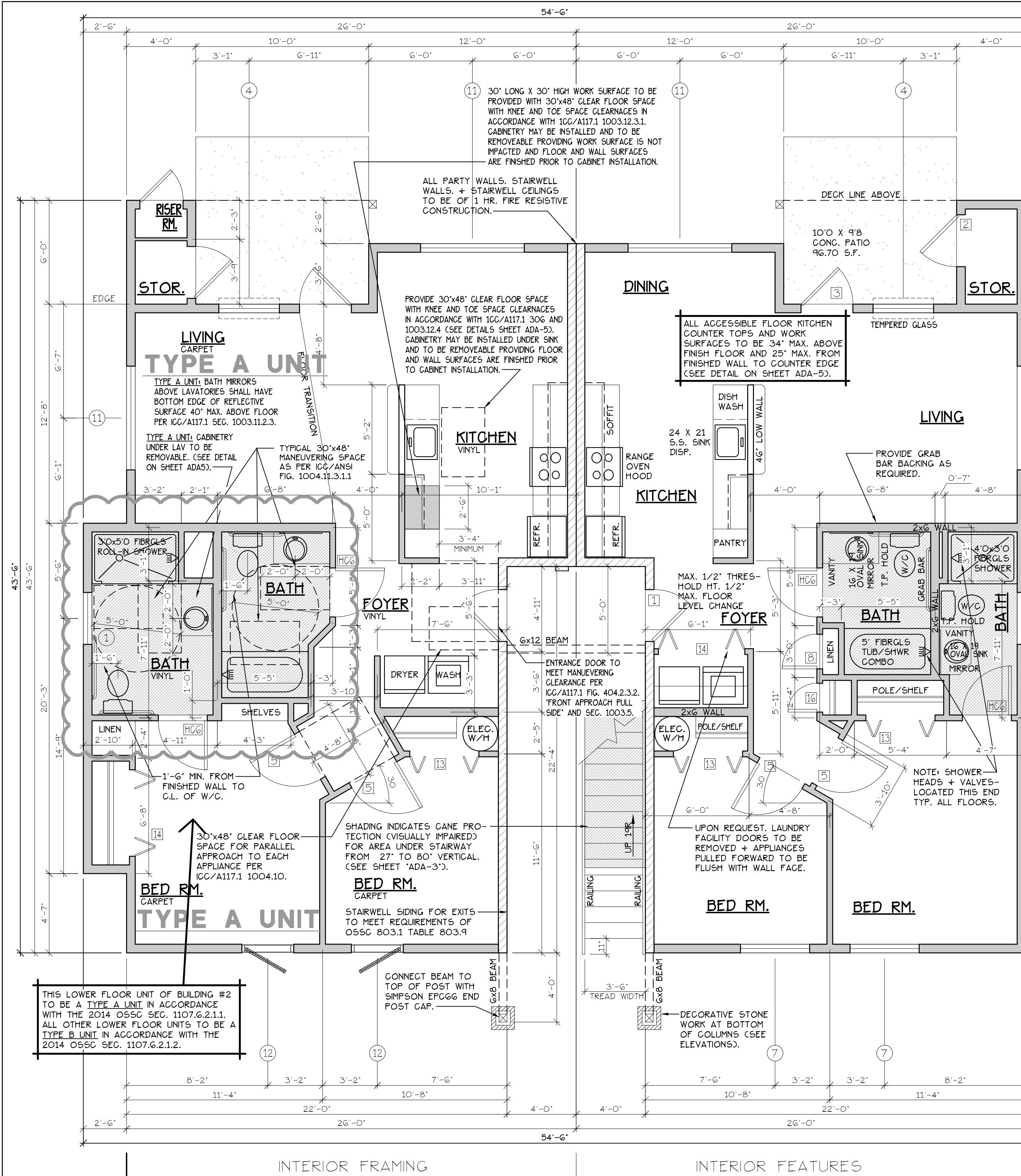
NOTE: MAIN + UPPER FLOOR DOORS ARE  
SIZED THE SAME AS LOWER FLOOR  
DOORS. DOOR SIZE OPTIONS FOR MAIN  
+ UPPER FLOORS ARE AS FOLLOWS:  
BED RM. = 2'-6" DOOR  
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES"  
ON SHEET A3.2 BEFORE BEGINNING  
ANY CONSTRUCTION.

GENERAL NOTES:

- ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER  
WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
- FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL)  
AS PER OESG 718.2.2 AND OESG 718.2.3.
- PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER +  
SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD  
WALLS AS INDICATED ON PLANS.
- ALL BATH FANS TO HAVE MIN. 80 CFM. RANGE HOOD  
EXHAUST FANS TO HAVE MIN. 150 CFM.
- ELECTRIC OUTLETS IN 1 HR. WALL MAY NOT BE BACK TO  
BACK AND MUST BE SEPARATED BY HORIZONTAL DISTANCE  
OF 2'-0".
- ALL EXTERIOR FLOOD LIGHTING SHALL BE CONNECTED TO  
HOUSE PANELS LOCATED IN ON-SITE UTILITY ROOMS +  
STORAGE BLD'GS.
- AS PER OESG 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.
- ALL "TYPE A" ACCESSIBLE UNITS REQUIRE THE PATIO TO BE  
AT SAME LEVEL AS DWELLING UNIT.





## LOWER FLOOR PLAN (HANDICAP ADAPTABLE/ACCESSIBLE) "A" UNIT = 952 S.F.

**TYPE A UNITS**  
**BLD. 4**

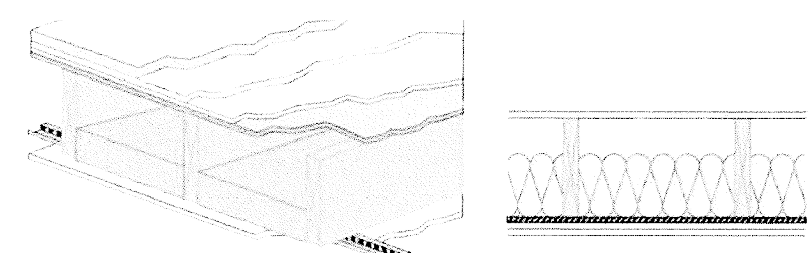
CONSTRUCTION TYPE V B SPRINKLED  
SEE WALL DETAIL SHEETS FOR  
SHEETROCK APPLICATION.

EF3 907.2.10.3 SMOKE ALARMS, SINGLE AND MULTIPLE-STATION  
SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH  
SECTION 907.2.11.  
EF3 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 |        |        |        |      |       |       |      |         |       |
|---------------|--------|--------|--------|------|-------|-------|------|---------|-------|
| #             | WIDTH  | HEIGHT | THICK  | TYPE | MATL. | FIN.  | TYPE | MATL.   | FIN.  |
| 1             | 3'-0"  | 6'-8"  | 1-3/4" | MTL. | GLAD  | PAINT | A    | METAL   | PAINT |
| 2             | 3'-0"  | 6'-8"  | 1-3/4" | MTL. | GLAD  | PAINT | B    | METAL   | PAINT |
| 3             | 3'-0"  | 6'-8"  | 1-3/4" | MTL. | GLAD  | PAINT | C    | METAL   | PAINT |
| 4             | 2'-6"  | 6'-8"  | 1-3/4" | MTL. | GLAD  | PAINT | D    | METAL   | PAINT |
| 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 | F    | HEMLOCK | STAIN |
| 7             | 2'-10" | 6'-8"  | 1-3/8" | H.G. | BIRCH | STAIN | G    | HEMLOCK | STAIN |
| 8             | 2'-10" | 6'-8"  | 1-3/8" | H.G. | BIRCH | STAIN | H    | HEMLOCK | STAIN |
| 9             | 2'-10" | 6'-8"  | 1-3/8" | H.G. | BIRCH | STAIN | I    | HEMLOCK | STAIN |
| 10            | 4'-0"  | 6'-8"  | 1-3/8" | H.G. | BIRCH | STAIN | J    | HEMLOCK | STAIN |
| 11            | 5'-8"  | 6'-8"  | 1-3/8" | H.G. | BIRCH | STAIN | K    | HEMLOCK | STAIN |
| 12            | 4'-0"  | 6'-8"  | 1-3/8" | H.G. | BIRCH | STAIN | L    | HEMLOCK | STAIN |
| 13            | 4'-0"  | 6'-8"  | 1-3/8" | H.G. | BIRCH | STAIN | M    | HEMLOCK | STAIN |
| 14            | 5'-0"  | 6'-8"  | 1-3/8" | H.G. | BIRCH | STAIN | N    | HEMLOCK | STAIN |
| 15            | 6'-0"  | 6'-8"  | 1-3/8" | H.G. | BIRCH | STAIN | O    | HEMLOCK | STAIN |
| 16            | 1'-8"  | 6'-8"  | 1-3/8" | H.G. | BIRCH | STAIN | P    | HEMLOCK | STAIN |

| WINDOW SCHEDULE |             |             |         |       |        |                             |                                               |  |  |
|-----------------|-------------|-------------|---------|-------|--------|-----------------------------|-----------------------------------------------|--|--|
| #               | SIZE        | TYPE        | MFG.    | COLOR | INSUL. | REMARKS                     | HEADERS                                       |  |  |
| 1               | 3'0" X 1'0" | VINTL STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                    |  |  |
| 2               | 3'0" X 1'6" | VINTL STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                    |  |  |
| 3               | 3'0" X 4'6" | VINTL SQH.  | MILGARD | WHITE | YES    | SINGLE HUNG W/ SCREEN       | DF #1 4x12                                    |  |  |
| 4               | 3'6" X 4'6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| 5               | 4'0" X 3'6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| 6               | 4'0" X 4'6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| 7               | 4'0" X 5'0" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF#1 6x8 (SEE ALT. HEADER DETAIL 5HT. A15.40) |  |  |
| 8               | 5'0" X 2'6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| 9               | 5'0" X 4'6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| 10              | 5'0" X 5'0" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF#1 6x8 (SEE ALT. HEADER DETAIL 5HT. A15.40) |  |  |
| 11              | 6'0" X 4'6" | VINTL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                    |  |  |
| 12              | 4'0" X 5'0" | 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. UNO.



## FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

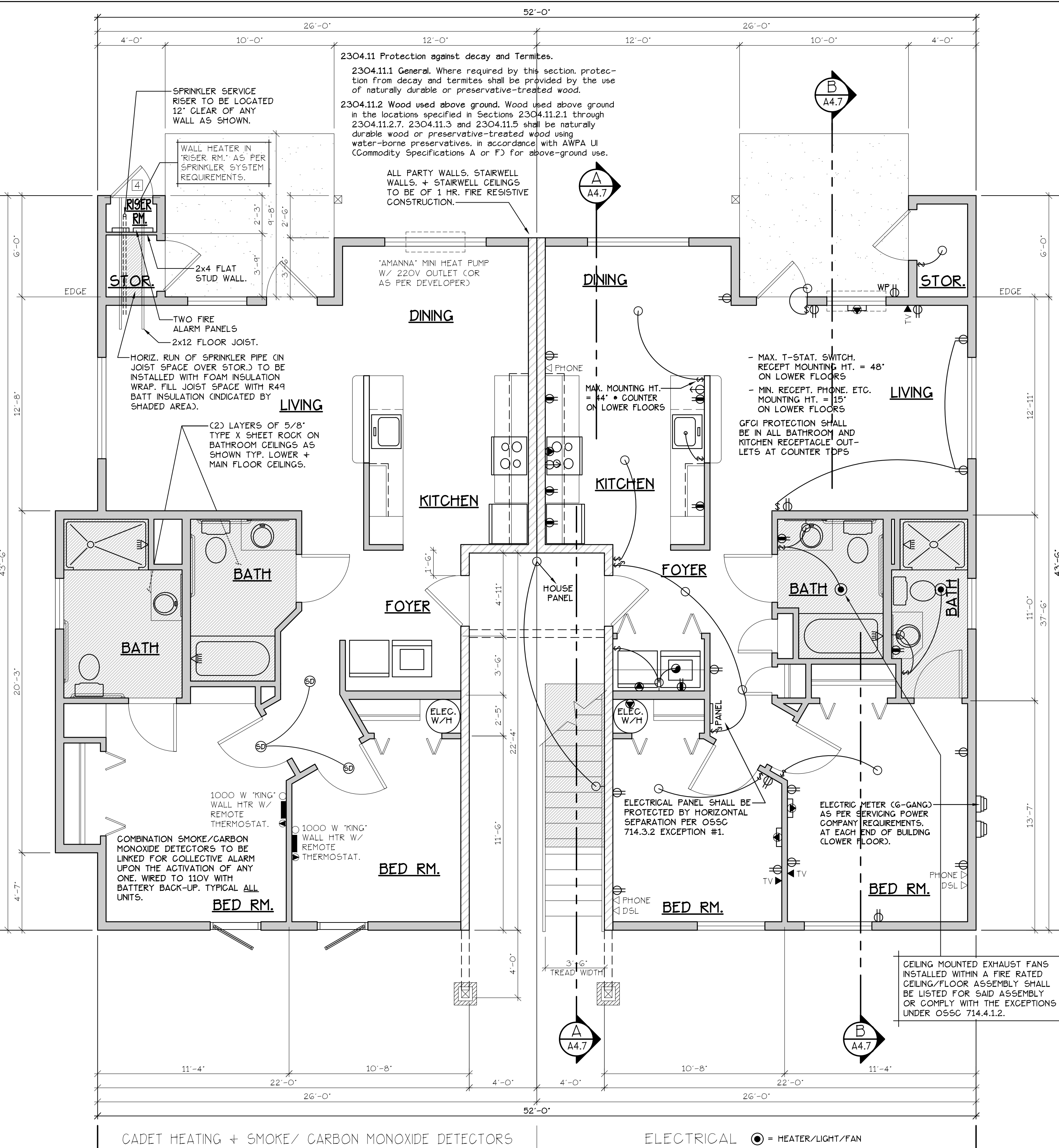
NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH  
LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN  
COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4. + 404.2.6.

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

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

SEE "GENERAL STRUCTURAL NOTES"  
ON SHEET A4.2 BEFORE BEGINNING  
ANY CONSTRUCTION.

### HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OESG 2014 REVISED TO BE EFFECTIVE APRIL 1, 2014. CHAPTER 11 OF THE OESG 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 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 OESG 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.

1185 13th ST. S.E. SALEM, OR 97302

PHONE: (503) 383 - 9227 • FAX: (503) 884-1280

www.multitech-inc.com

MARKET STREET

APARTMENT COMPLEX

LOWER FLOOR PLAN

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

Design: P.L.M.

Drawn: G.L.D.

Checked: M.D.G.

Date: Jul-19

Scale: AS SHOWN

JOB # 6847

REGISTERED PROFESSIONAL ENGINEER

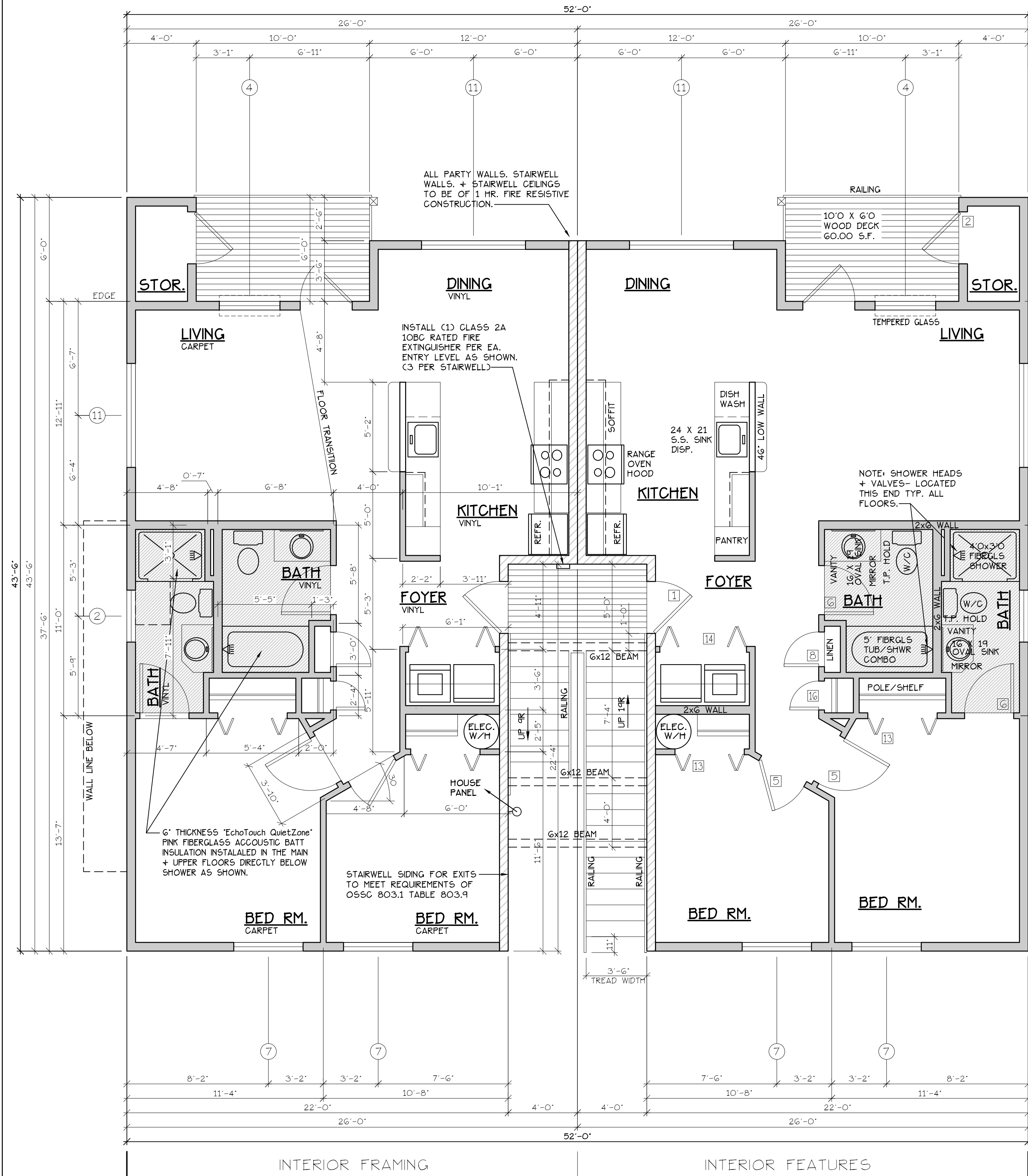
MARK D. SEELYE

RENEW DATE: June 30, 2021

A4.31

\\BBS\0847-Work\Sheet\apartment\Org -18\SSA\Bldg\ADA-A-6-SB.dwg, 4431ULB, 7/13/2019 8:20:11 AM, GDBHYPER





## MAIN FLOOR PLAN

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

\*A\* UNIT = 952 S.F.

TYPE A UNITS

BLD. 4

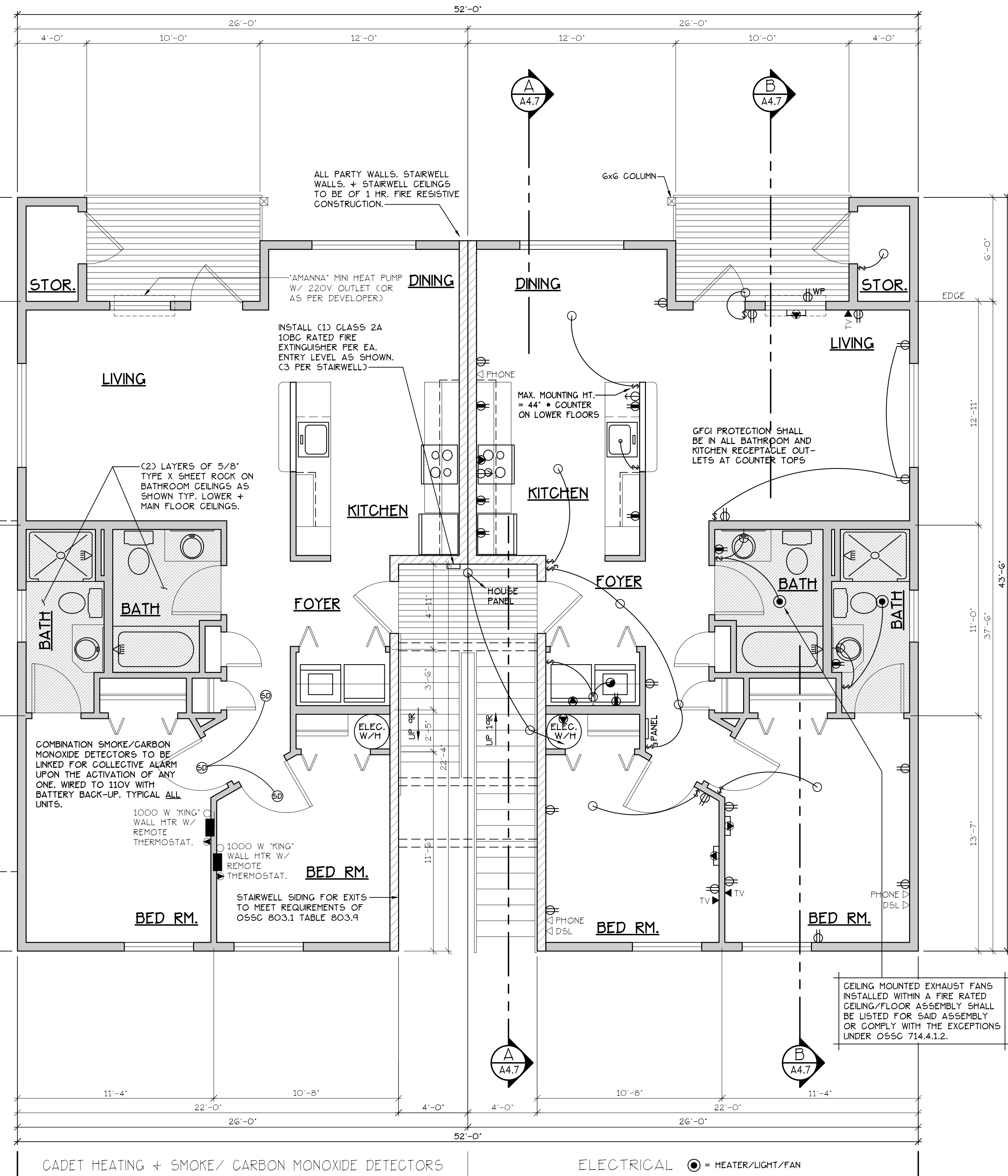
CONSTRUCTION TYPE V B SPRINKLED  
SEE WALL DETAIL SHEETS FOR  
SHEETROCK APPLICATION.

| DOOR SCHEDULE |        |        |        |      |       |         |      |         |       |
|---------------|--------|--------|--------|------|-------|---------|------|---------|-------|
| DOORS         |        |        | FRAMES |      |       | REMARKS |      |         |       |
| #             | WIDTH  | HEIGHT | THICK  | TYP. | MATL. | FIN.    | TYP. | MATL.   | FIN.  |
| [1]           | 3'-0"  | 6'-8"  | 1 3/4" | MTL. | GLAD  | PAINT   | A    | METAL   | PAINT |
| [2]           | 3'-0"  | 6'-8"  | 1 3/4" | MTL. | GLAD  | PAINT   | B    | METAL   | PAINT |
| [3]           | 3'-0"  | 6'-8"  | 1 3/4" | MTL. | GLAD  | PAINT   | C    | METAL   | PAINT |
| [4]           | 2'-6"  | 6'-8"  | 1 3/4" | MTL. | GLAD  | PAINT   | D    | METAL   | PAINT |
| [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   | F    | HEMLOCK | STAIN |
| [7]           | 2'-10" | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | F    | 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 |
| [10]          | 4'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | G    | HEMLOCK | STAIN |
| [11]          | 5'-8"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | G    | HEMLOCK | STAIN |
| [12]          | 6'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | G    | HEMLOCK | STAIN |
| [13]          | 4'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| [14]          | 5'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| [15]          | 6'-0"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | H    | HEMLOCK | STAIN |
| [16]          | 1'-8"  | 6'-8"  | 1 3/8" | H.G. | BIRCH | STAIN   | E    | HEMLOCK | STAIN |

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

| WINDOW SCHEDULE |               |             |         |       |        |                             |                                                |  |  |
|-----------------|---------------|-------------|---------|-------|--------|-----------------------------|------------------------------------------------|--|--|
| #               | SIZE          | TYPE        | MFG.    | COLOR | INSUL. | REMARKS                     | HEADERS                                        |  |  |
| [1]             | 3'-0" X 1'-0" | VINYL STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                     |  |  |
| [2]             | 3'-0" X 1'-0" | VINYL STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                     |  |  |
| [3]             | 3'-0" X 4'-6" | VINYL SQH.  | 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 CSEF ALT. HEADER DETAIL 5HT. A15.40.3 |  |  |
| [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 CSEF ALT. HEADER DETAIL 5HT. A15.40.3 |  |  |
| [11]            | 6'-0" X 4'-6" | VINYL SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| [12]            | 4'-0" X 5'-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. UNO.



CADET HEATING + SMOKE/ CARBON MONOXIDE DETECTORS

ELECTRICAL ● = HEATER/LIGHT/FAN

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) OESG U-0.32.

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

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

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A4.2 BEFORE BEGINNING ANY CONSTRUCTION.

### GENERAL NOTES:

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

## MARKET STREET APARTMENT COMPLEX MAIN FLOOR PLAN

NO CHANGES, MODIFICATIONS OR  
CORRECTIONS TO BE MADE  
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: Jul-19  
Scale: AS SHOWN  
JOB # 6847

REGISTERED PROFESSIONAL  
ENGINEER  
MARK D. SEELY  
JULY 12, 1978  
RENEW DATE: June 30, 2021

A4.41

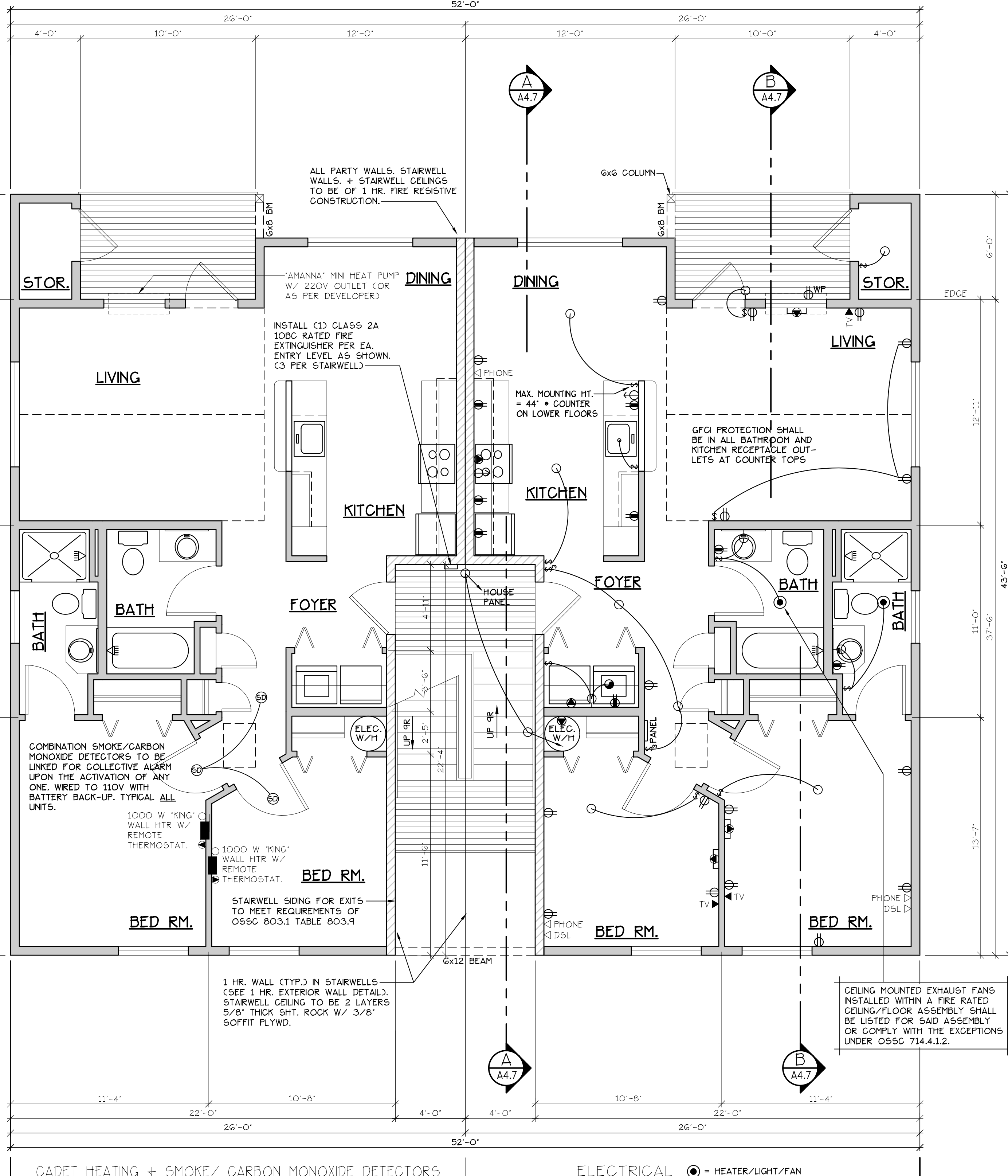
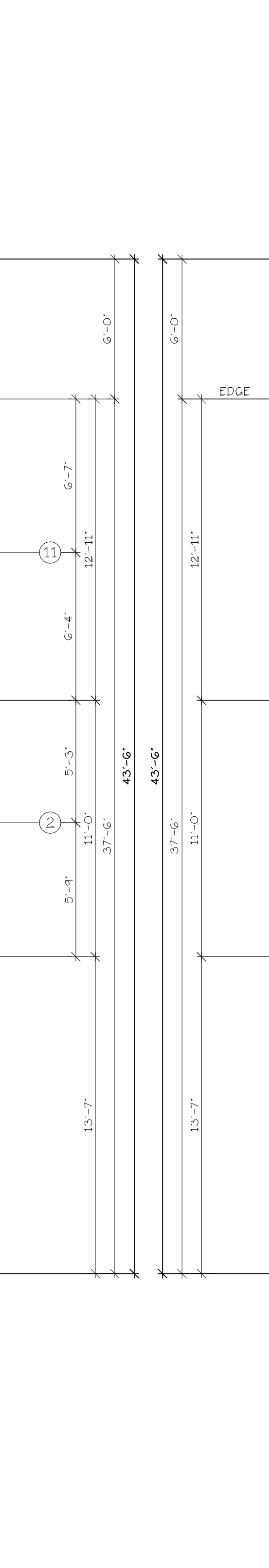
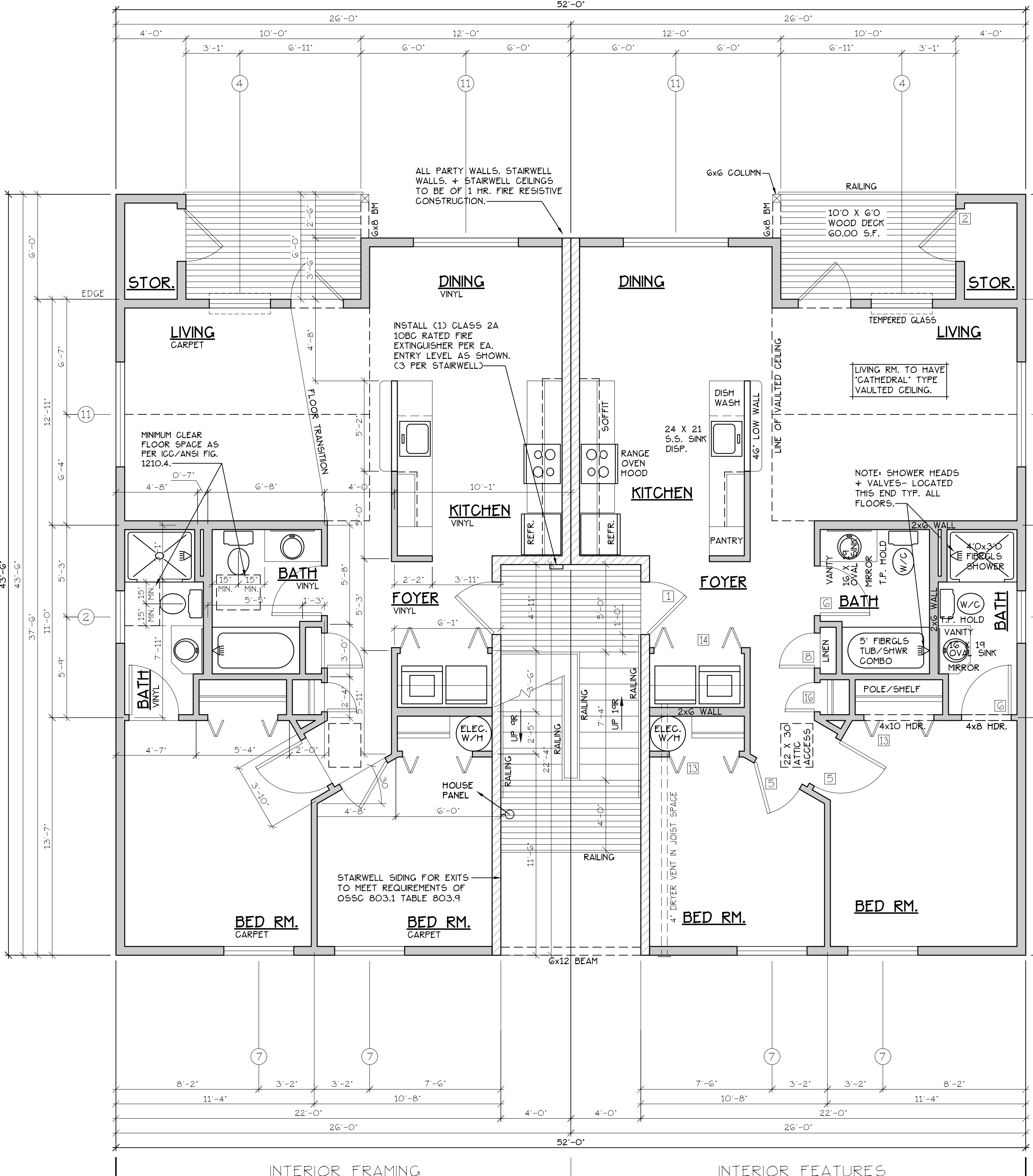


UPPER FLOOR PLAN  
MARKET STREET  
APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR  
REDUCTIONS TO BE MADE TO  
THIS DRAWING WITHOUT THE  
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: Jul-19  
Scale: AS SHOWN  
JOB # 6847  
REGISTERED PROFESSIONAL  
ENGINEER  
MARK D. GREEN  
RENEW DATE: June 30, 2021

A4.50



UPPER FLOOR PLAN

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

\*A\* UNIT = 952 S.F.

TYPE A UNITS

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

BLD. 4

| DOOR SCHEDULE |        |        |        |      |        |       |         |         |       |
|---------------|--------|--------|--------|------|--------|-------|---------|---------|-------|
| DOORS         |        |        |        |      | FRAMES |       | REMARKS |         |       |
| NO.           | WIDTH  | HEIGHT | THICK  | TYP. | MATL.  | FIN.  | TYP.    | MATL.   | FIN.  |
| [1]           | 3'-0"  | 6'-8"  | 1-3/4" | MTL. | GLAD   | PNT   | A       | METAL   | PAINT |
| [2]           | 3'-0"  | 6'-8"  | 1-3/4" | MTL. | GLAD   | PNT   | B       | METAL   | PAINT |
| [3]           | 3'-0"  | 6'-8"  | 1-3/4" | MTL. | GLAD   | PNT   | C       | METAL   | PAINT |
| [4]           | 2'-6"  | 6'-8"  | 1-3/4" | MTL. | GLAD   | PNT   | D       | METAL   | PAINT |
| [5]           | 3'-0"  | 6'-8"  | 1-3/8" | H.G. | BRCH   | STAIN | E       | HEMLOCK | STAIN |
| [6]           | 2'-10" | 6'-8"  | 1-3/8" | H.G. | BRCH   | STAIN | F       | HEMLOCK | STAIN |
| [7]           | 2'-10" | 6'-8"  | 1-3/8" | H.G. | BRCH   | STAIN | F       | HEMLOCK | STAIN |
| [8]           | 2'-6"  | 6'-8"  | 1-3/8" | H.G. | BRCH   | STAIN | E       | HEMLOCK | STAIN |
| [9]           | 2'-0"  | 6'-8"  | 1-3/8" | H.G. | BRCH   | STAIN | E       | HEMLOCK | STAIN |
| [10]          | 2'-10" | 6'-8"  | 1-3/8" | H.G. | BRCH   | STAIN | F       | HEMLOCK | STAIN |
| [11]          | 4'-0"  | 6'-8"  | 1-3/8" | H.G. | BRCH   | STAIN | G       | HEMLOCK | STAIN |
| [12]          | 6'-0"  | 6'-8"  | 1-3/8" | H.G. | BRCH   | STAIN | G       | HEMLOCK | STAIN |
| [13]          | 4'-0"  | 6'-8"  | 1-3/8" | H.G. | BRCH   | STAIN | H       | HEMLOCK | STAIN |
| [14]          | 5'-0"  | 6'-8"  | 1-3/8" | H.G. | BRCH   | STAIN | H       | HEMLOCK | STAIN |
| [15]          | 6'-0"  | 6'-8"  | 1-3/8" | H.G. | BRCH   | STAIN | H       | HEMLOCK | STAIN |
| [16]          | 1'-8"  | 6'-8"  | 1-3/8" | H.G. | BRCH   | STAIN | E       | HEMLOCK | STAIN |

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

| WINDOW SCHEDULE |               |            |         |       |        |                             |                                                |  |  |
|-----------------|---------------|------------|---------|-------|--------|-----------------------------|------------------------------------------------|--|--|
| NO.             | SIZE          | TYPE       | MFG.    | COLOR | INSUL. | REMARKS                     | HEADERS                                        |  |  |
| [1]             | 3'-0" X 1'-0" | VNLT STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                     |  |  |
| [2]             | 3'-0" X 1'-0" | VNLT STAT. | MILGARD | WHITE | YES    | STATIONARY W/ FROSTED GLASS | DF #1 4x12                                     |  |  |
| [3]             | 3'-0" X 4'-6" | VNLT SGL.  | MILGARD | WHITE | YES    | SINGLE HUNG W/ SCREEN       | DF #1 4x12                                     |  |  |
| [4]             | 3'-6" X 4'-6" | VNLT SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| [5]             | 4'-0" X 3'-6" | VNLT SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| [6]             | 4'-0" X 4'-6" | VNLT SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| [7]             | 4'-0" X 5'-0" | VNLT SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF#1 6x8 CSEE ALT. HEADER DETAIL SHT. A15.40.3 |  |  |
| [8]             | 5'-0" X 2'-6" | VNLT SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| [9]             | 5'-0" X 4'-6" | VNLT SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| [10]            | 5'-0" X 5'-0" | VNLT SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF#1 6x8 CSEE ALT. HEADER DETAIL SHT. A15.40.3 |  |  |
| [11]            | 6'-0" X 4'-6" | VNLT SLD.  | MILGARD | WHITE | YES    | HORIZ. SLIDER W/ SCREEN     | DF #1 4x12                                     |  |  |
| [12]            | 4'-0" X 5'-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. UNO.

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) OEE SC U-0.32.

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

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

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

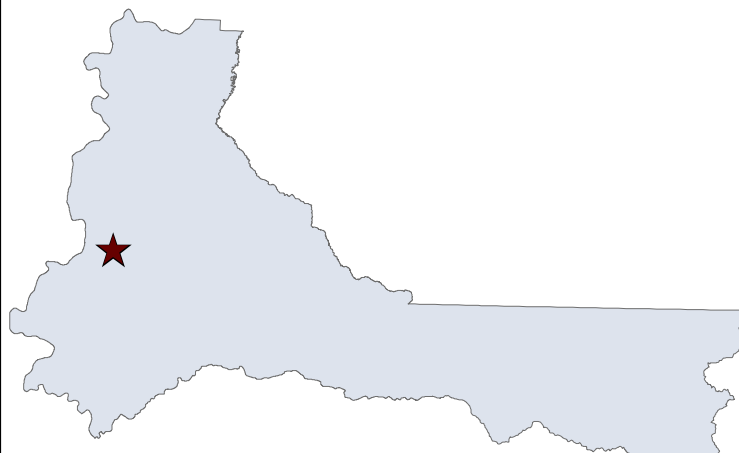
SEE "GENERAL STRUCTURAL NOTES" ON SHEET A4.2 BEFORE BEGINNING ANY CONSTRUCTION.

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



07 2W 19BD

07 2W 19BD  
SALEM



MARION COUNTY, OREGON  
SE1/4 NW1/4 SEC19 T7S R2W W.M.  
SCALE 1" = 100'

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          | 16 15<br>21 22 Section Corner |

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

100  
1000  
1103  
1300B1  
1300S1  
1301  
3200  
3300U2  
3600  
3900  
4201  
4601  
4700  
4800

DISCLAIMER: THIS MAP WAS PREPARED  
FOR ASSESSMENT PURPOSES ONLY



Assessors Office  
Cartography Dept

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

PLOT DATE: 1/24/2018

SALEM  
07 2W 19BD

07 2W 19BD



2017-15

SHEET 1 OF 2

## PARTITION PLAT No. 2017-15

LOCATED IN THE  
NORTHWEST QUARTER OF SECTION 19,  
TOWNSHIP 7 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN,  
CITY OF SALEM, MARION COUNTY, OREGON  
DATE: MARCH 15, 2017

## SURVEY AND DEED REFERENCES

R1 Indicates record information from Marion County Survey 20304.  
R2 Indicates record information from Partition Plat No. 98-80 as recorded in Reel 1509, Page 521, Marion County Deed Records.  
R3 Indicates record information from Marion County Survey 10664.  
R4 Indicates record information from Marion County Survey 38570.  
R5 Indicates record information from Marion County Survey 37965.  
R6 Indicates record information from Marion County Survey 37702.  
R7 Indicates record information from Marion County Survey 8908.

## MONUMENT DESCRIPTIONS

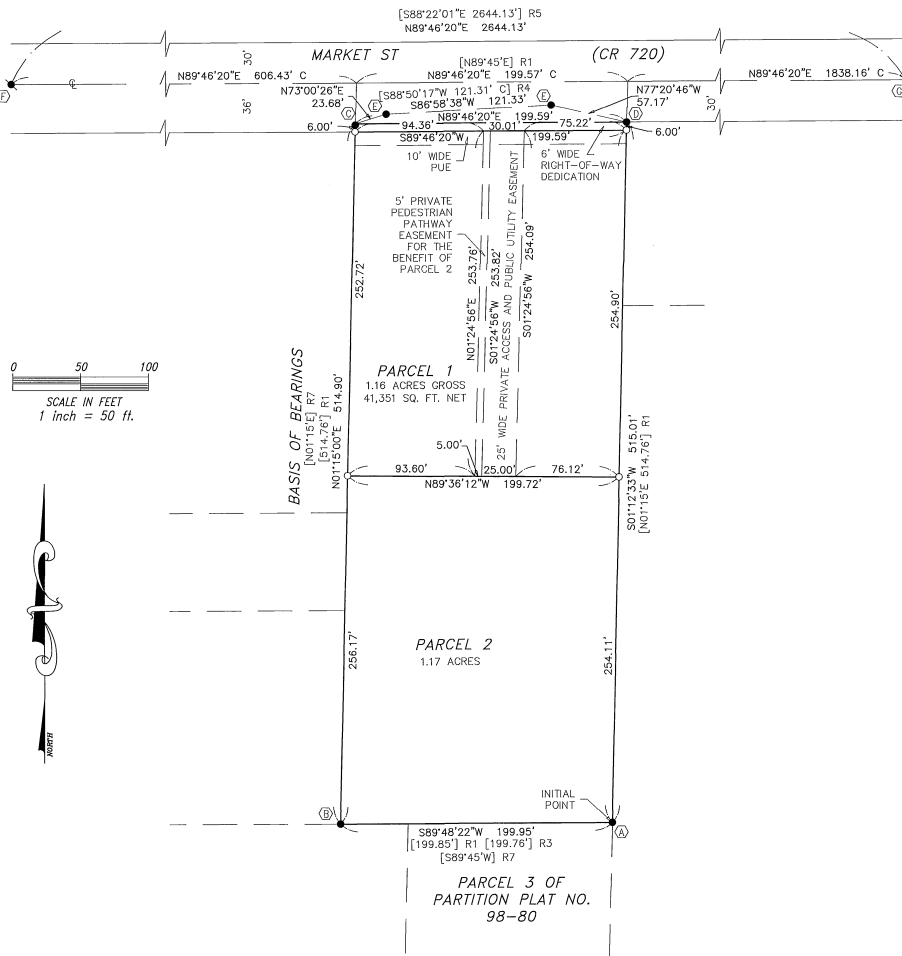
- ① 5/8" IR WITH YPC MARKED "BARKER PLS 636", SET IN R2
- ② 1" IP, DOWN 1.3', SET IN R1
- ③ 1" IR, DOWN 0.4', 1.01' S01°15'00"W OF ORIGINAL R/W, SET ON R3
- ④ 1/2" IP, DOWN 1.4', 0.30' S01°12'33"W FROM ORIGINAL R/W, SET ON R1
- ⑤ 1" BRASS DISK MARKED "OTAK INC.", SET IN R4
- ⑥ CALCULATED POSITION OF MONUMENT #236 AS SHOWN ON R6
- ⑦ CALCULATED POSITION OF MONUMENT #232 AS SHOWN ON R6

## LEGEND:

- 1. All monuments found were erect, in good condition and useable and flush with the ground unless otherwise noted.
- 2. CL - Center Line.
- 3. R/W - Right-of-way
- 4. MCDR - Marion County Deed Records
- 5. ● - Calculated monument location per R4
- 6. ○ - Indicates a 5/8" X 30" iron rod with a yellow plastic cap marked "PETERSEN PLS 61408" set March 15, 2017
- 7. PUE - Public Utility Easement
- 8. C - Calculated

|                                                                                       |                                                                                                 |                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DRAWING NO.: 16040                                                                    | PREPARED FOR AND AT THE REQUEST OF PAUL KERLEY                                                  | JOB NO. 16-040                                                                                                                                                                                                 |
| DATE: MARCH 15, 2017                                                                  | LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS.                       | SCALE 1"=50'                                                                                                                                                                                                   |
| REGISTERED PROFESSIONAL LAND SURVEYOR                                                 | LOCATION: A TRACT OF LAND IN THE NW 1/4 OF SEC. 19, T. 7 S. R. 2 W., W.M. MARION COUNTY, OREGON | CHECKED BY: TEP                                                                                                                                                                                                |
| TROY E. PETERSEN<br>JAN 10, 2006<br>61408                                             | EXPIRES: 12/31/18                                                                               | DRAWN BY: VM                                                                                                                                                                                                   |
| LAND MARKERS SURVEYING<br>4068 HUDSON AVE NE<br>SALEM, OREGON 97301<br>PHONE 581-0911 |                                                                                                 | GENERAL LEGEND:<br>IR=IRON ROD<br>IP=IRON PIPE<br>YPC=YELLOW PLASTIC CAP<br>C=CALCULATED<br>( )=DEED RECORD<br>[ ]=SURVEY RECORD<br>●=MONUMENT FOUND<br>○ 5/8"x30" IR SET WITH YPC MARKED "PETERSEN PLS 61408" |

"This map does not guarantee that any particular use may be made of the property illustrated hereon. Parties should check with the City or County planning department to verify approved uses."



2017-15

PARTITION PLAT No. 2017-15

LOCATED IN THE  
NORTHWEST QUARTER OF SECTION 19,  
TOWNSHIP 7 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN,  
CITY OF SALEM, MARION COUNTY, OREGON  
DATE: MARCH 15, 2017

## SURVEYOR'S CERTIFICATE

I, Troy E. Petersen, being a Professional Land Surveyor in the State of Oregon, do hereby certify that I have surveyed and marked with proper monuments the land shown in the partition plat hereon, the exterior boundary thereof being described as follows:

Beginning at the initial point of this partition plat which is a 5/8" iron rod with a yellow plastic cap imprinted "BARKER PLS 636", said point being the Northeast corner of Parcel 3 of Partition Plat Number 98-80 as recorded in Reel 1509, Page 521, Marion County Deed Records; thence South 89°48'22" West 199.95 feet to a 1 inch iron pipe at the Southwest corner of that tract of land described in Reel 1655, Page 88, Marion County Deed Records; thence North 01°15'00" East along the West line of said tract of land, 514.90 feet to the Southerly right-of-way of Market St. (GR 720); thence North 89°46'20" East along said Southerly right-of-way, 199.59 feet to the East line of said tract; thence South 01°12'33" West along said East line, 515.01 feet to the point of beginning and containing 2.36 acres of land, more or less.

## LAND MARKERS SURVEYING

Troy E. Petersen  
Troy E. Petersen  
Oregon Registered Land Surveyor No. 61408

## NARRATIVE

The purpose of this survey was to partition that tract of land described in Reel 1655, Page 88, Marion County Deed Records as approved by the City of Salem Notice of Decision for Partition/Variance Case Number PAR-VAR 16-04. The Basis of Bearings is between found monuments "B" and "C" as shown on Marion County Survey 8906, said monuments also were held for the West line. The coordinates for found monuments "E" were held as shown on Marion County Survey 38570 and the project was then rotated around those 2 monuments. The historical centerline of Market St. was calculated by using the calculated positions of found monuments "F" and "G" as shown on Marion County Survey 37702. The centerline was then offset Southerly to establish the Southerly right-of-way of Market St. The project then was rotated to the record bearing on the West line. Found monuments "A", "B" and "D" were then held for the South and East lines. The new parcel lines were then established at my clients design.

## EQUIPMENT AND PROCEDURE

A LEICA TCR405 Electronic Total Station Survey System and a Carlson Survey Data Collector with supplemental hand-written field survey notes were used in this survey.

## DECLARATION

Know all men by these presents that Kerley Properties, LLC, being the owners of the land described in the Surveyor's Certificate hereon, and desiring to dispose of the same into parcels, have caused the same to be partitioned and surveyed, as shown on the attached map. We hereby grant the private access and public utility easement for the benefit of Parcel 2 as shown hereon. We hereby grant the pedestrian pathway easement for the benefit of Parcel 2 as shown hereon. We hereby dedicate to the public use forever the right-of-way dedication as shown hereon.

Paul Kerley  
Paul Kerley, Member/Operating Manager

4/12/17  
Date

## ACKNOWLEDGMENT

STATE OF OREGON }  
COUNTY OF MARION }

On this 12<sup>th</sup> day of April, 2017, the within named PAUL A. KERLEY, personally appeared before me and who personally acknowledged to me that she executed the same freely and voluntarily for the use and purpose therein named without fear of compulsion from anyone.

Nancy Sue Willett  
Notary Signature

Nancy Sue Willett  
Notary Public for Oregon

Commission No. 931717

My Commission Expires: Sept. 07, 2018

## AFFIDAVIT OF CONSENT

An affidavit of consent for this partition is recorded in Reel 3957 Page 581, Marion County Deed Records from Greystone Servicing Corporation, as described in a Oregon Deed of trust recorded as Reel 3846, Page 129, and Reel 3918, Page 258, Marion County Deed Records.

The maintenance agreement for the two easements granted on this plat is recorded in Reel 3957, Page 553, Marion County Deed Records.

The Notice of Decision from the City of Salem Planning Administrator is recorded in Reel 3906, Page 215, MCDR.

## APPROVALS AND ACCEPTANCE OF DEDICATION:

Jim Adams 4/18/17  
City of Salem Planning Administrator  
Partition Case No. PAR-VAR16-04  
Date

TERRY PAPPE 4-17-17  
City of Salem Surveyor  
Date

Tom Rohlfing 4-20-17  
Marion County Assessor  
Date

Taxes and assessments on the above-described property have been paid in full to: 6/30/17

Rex Weisner 4/20/17  
Marion County Tax Collector  
Date

## RECORDING CERTIFICATION

STATE OF OREGON }  
COUNTY OF MARION }

I do hereby certify that the attached Partition Plat No. 2017-15 was received for recording on the 21<sup>st</sup> day of April, 2017 at 2:40 o'clock P. M. and recorded in Book of Partition Plats. It is also recorded in the Marion County Deed Records as Reel 3957, Page 558.

Bill Burgess, Marion County Clerk

Linda Stclair  
By: Deputy County Clerk

|                                       |                                                                                                    |                        |
|---------------------------------------|----------------------------------------------------------------------------------------------------|------------------------|
| DRAWING NO.: 16040                    | PREPARED FOR AND AT THE REQUEST OF PAUL KERLEY                                                     | JOB NO. 16-040         |
| DATE: MARCH 15, 2017                  | LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS.                          | SCALE 1"=50'           |
| REGISTERED PROFESSIONAL LAND SURVEYOR | LOCATION: A TRACT OF LAND IN THE THE NW 1/4 OF SEC. 19, T. 7 S. R. 2 W. W.M. MARION COUNTY, OREGON | CHECKED BY: TP         |
| <u>Troy E. Petersen</u>               |                                                                                                    | DRAWN BY: MM           |
| EXPIRES: 12/31/18                     |                                                                                                    | GENERAL LEGEND:        |
|                                       |                                                                                                    | IR=IRON ROD            |
|                                       |                                                                                                    | YPC=YELLOW PLASTIC CAP |
|                                       |                                                                                                    | C=COMPUTED COURSE      |
|                                       |                                                                                                    | [ ]=DEED RECORD        |
|                                       |                                                                                                    | [ ]=SURVEY RECORD      |
|                                       |                                                                                                    | MONUMENT FOUND         |
|                                       |                                                                                                    | 5/8"x30" IR SET        |
|                                       |                                                                                                    | WITH YPC MARKED        |
|                                       |                                                                                                    | PETERSEN PLS 61408     |



LAND MARKERS SURVEYING  
4068 HUDSON AVE. NE  
SALEM, OREGON 97301 PHONE 581-0911

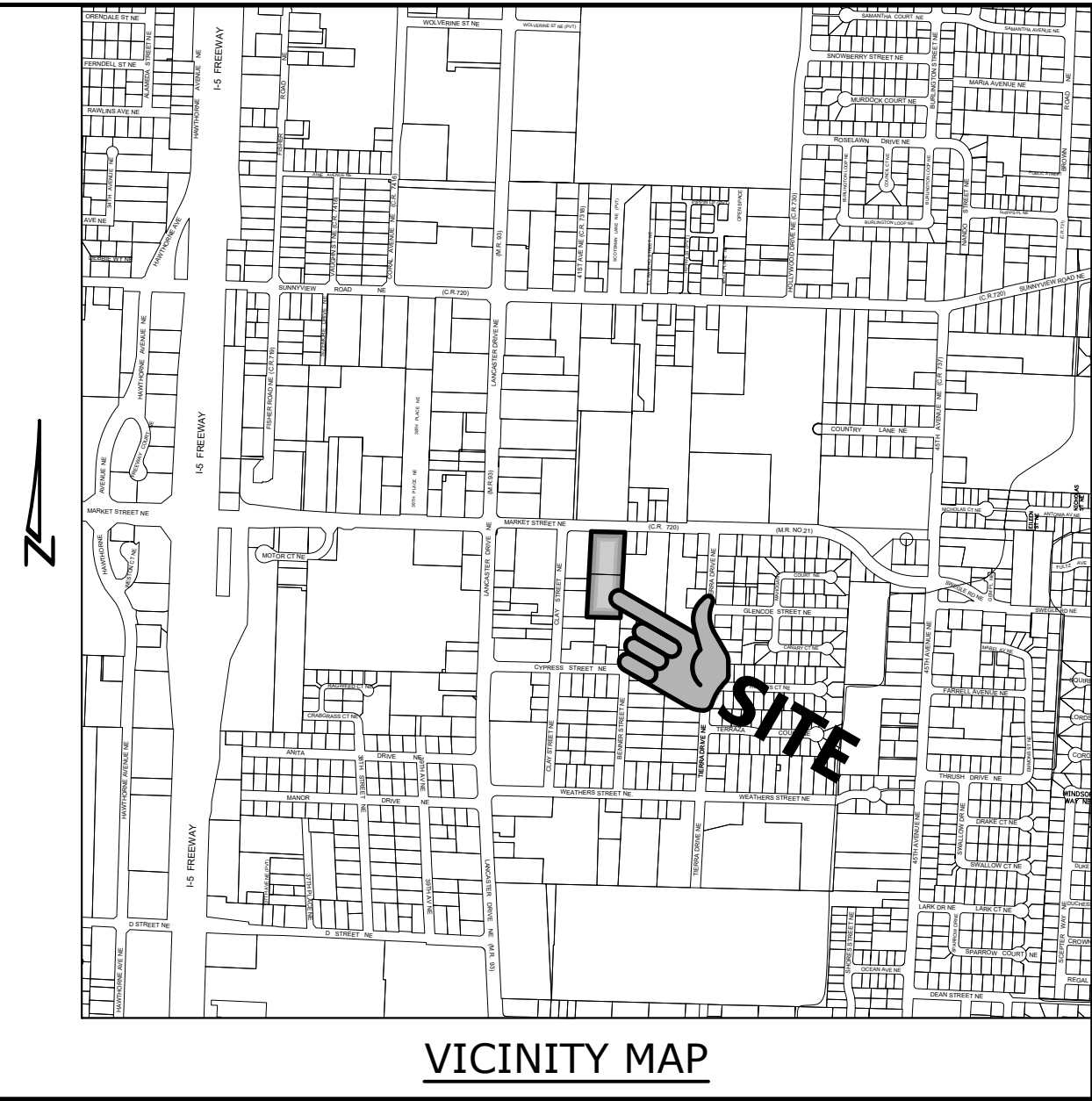
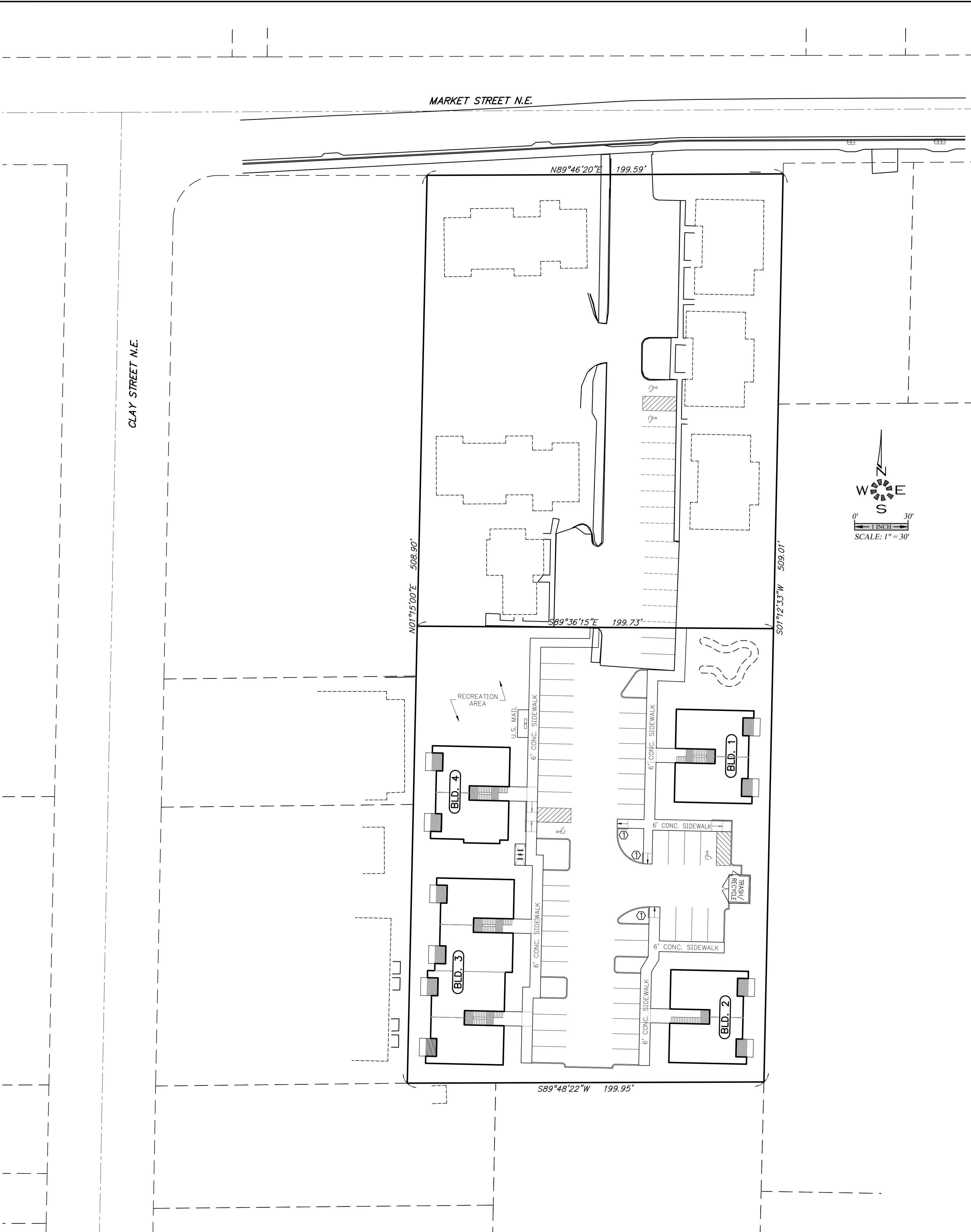


ABBREVIATIONS

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

SYMBOLS

| EXIST. PROP.         | EXIST. PROP.          |
|----------------------|-----------------------|
| BLOW OFF ASSY.       | MANHOLE SAN. SEWER    |
| CATCH BASIN          | MANHOLE STORM DRAIN   |
| CATCH BASIN CLEANOUT | 2' DIA. C.O. / M.H.   |
| CATCH BASIN INLET    | MANHOLE TELEPHONE     |
| CATV PED. / BOX      | MANHOLE WATER         |
| CLEANOUT             | REDUCER / INCREASER   |
| ELEC. PED. / BOX     | TEL. PED. / BOX       |
| FIRE HYDRANT         | TRAFFIC PED. / BOX    |
| GAS LOCATION MARKER  | UTILITY / POWER POLE  |
| GAS VALVE            | WATER METER           |
| MAIL BOX             | WATER VALVE           |
| CABLE TELEVISION     | SANITARY SEWER EXIST. |
| CENTERLINE           | SANITARY SEWER PROP.  |
| DITCH C.L.           | STORM DRAIN EXIST.    |
| ELECTRICAL LINE      | STORM DRAIN PROP.     |
| GAS MAIN             | WATER MAIN EXIST.     |
| TELEPHONE LINE       | WATER MAIN PROP.      |



# MARKET STREET APARTMENTS

SEC. 19, T. 7 S., R. 2 W., W.M.  
CITY OF SALEM  
MARION COUNTY, OREGON

Owner / Developer:

## COMMERICAL STREET RESOURCES

131 PINE ST. NE  
SALEM, OREGON 97301

### SHEET INDEX

SDR1 - COVER SHEET  
SDR2 - EXISTING CONDITIONS PLAN  
SDR3 - PRELIMINARY SITE PLAN  
SDR4 - OPEN SPACE PLAN  
SDR5 - PRELIMINARY GRADING AND DRAINAGE PLAN  
SDR6 - PRELIMINARY UTILITY PLAN

L1.1 SCHEMATIC LANDSCAPE PLAN  
L1.2 SCHEMATIC LANDSCAPE NOTES & DETAILS

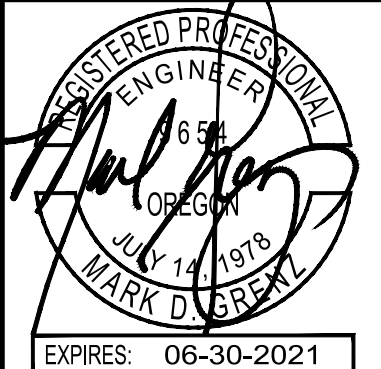
MULTI//TECH  
ENGINEERING SERVICES, INC.  
1155 13th ST. S.E. SALEM, OR. 97302  
PH. (503) 363 - 9227 FAX (503) 364-1260  
www.mtengineering.net office@mtengineering.net

### COVER SHEET

### MARKET STREET APARTMENTS

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

|          |            |
|----------|------------|
| Design:  | M.D.G.     |
| Drawn:   | C.D.S.     |
| Checked: | B.M.G.     |
| Date:    | APRIL 2019 |
| Scale:   | AS SHOWN   |



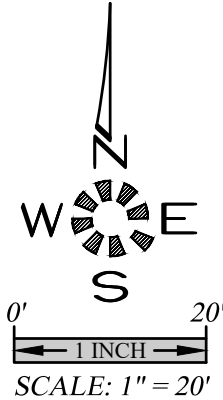
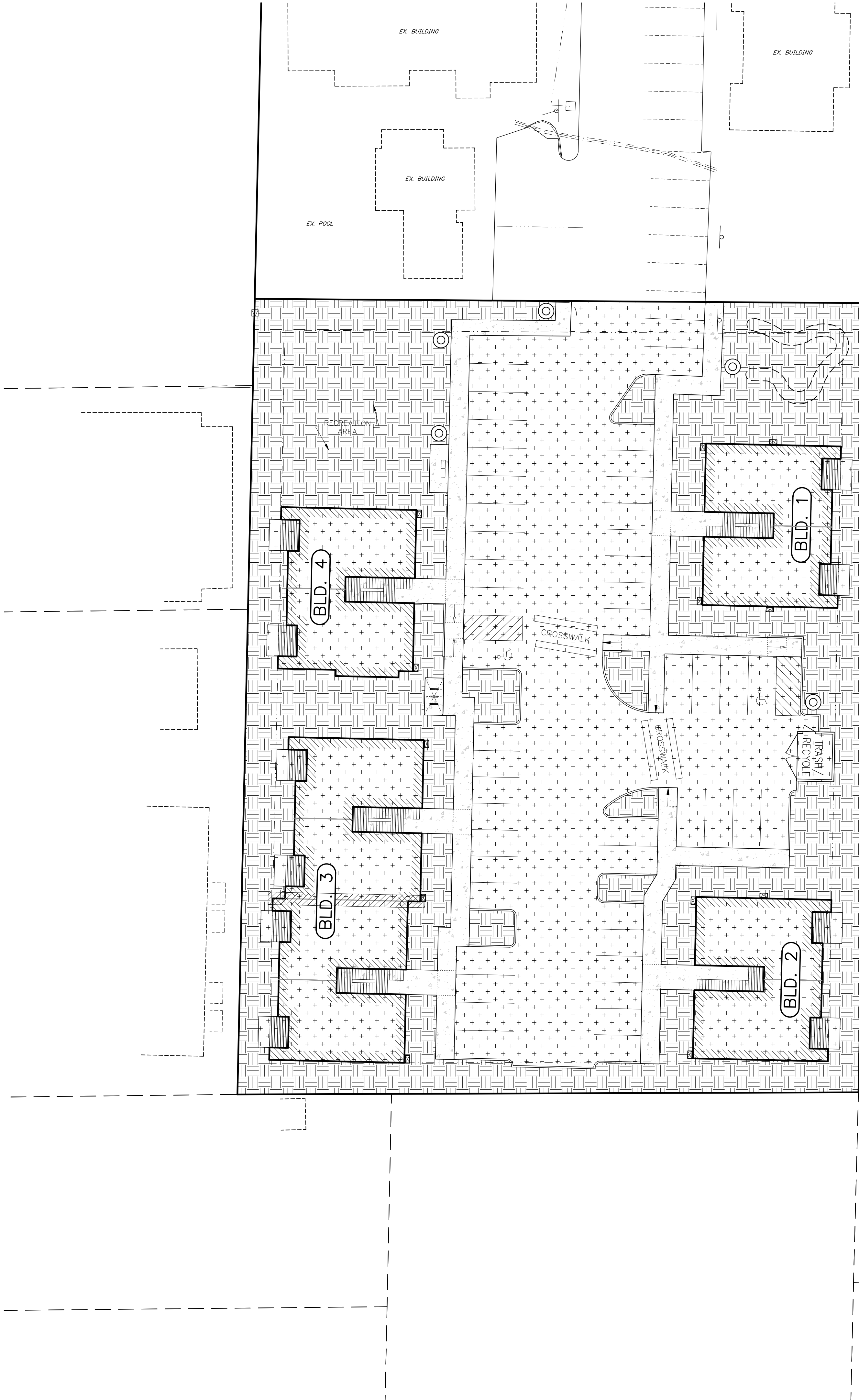
EXPIRES: 06-30-2021

JOB # 6847

### SDR1



J:\Box\6847-MarketStreetApartments\Draw\18\6847p.dwg, SDR4-05, 2/3/2020 1:21:52 PM, CSchneider



|                           |             |
|---------------------------|-------------|
| SITE AREAS                |             |
| BOUNDARY                  | 50,976 S.F. |
| IMPERVIOUS AREA           |             |
| PARKING, DRIVEWAY & CURBS | 16,361 S.F. |
| SIDEWALK                  | 5,102 S.F.  |
| BUILDINGS                 | 10,524 S.F. |
| PERVIOUS AREA             |             |
| COMMON OPEN SPACE         | 17,362 S.F. |
| LANDSCAPE W/IN PARKING    | 1,627 S.F.  |



EXPIRES: 06-30-2021

JOB # 6847

SDR4

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

Design: M.D.G.  
Drawn: C.D.S.  
Checked: B.M.G.  
Date: APRIL 2019  
Scale: AS SHOWN

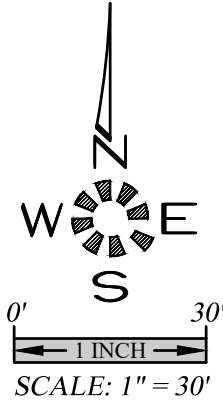
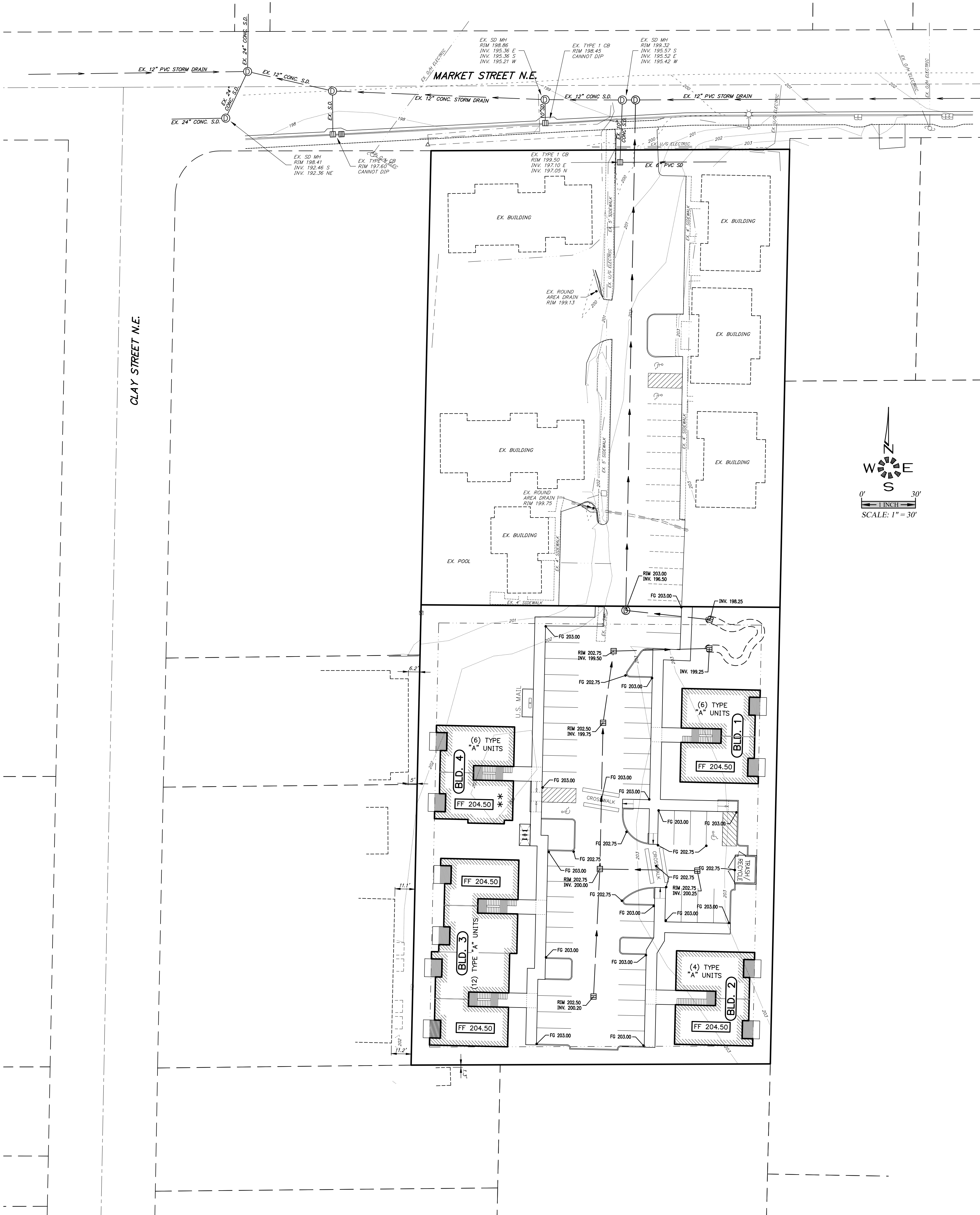
SDR4-05

OPEN SPACE PLAN

MARKET STREET APARTMENTS

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





**PRELIMINARY GRADING AND  
DRAINAGE PLAN**

**MARKET STREET APARTMENTS**

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

Design: M.D.G.  
Drawn: C.D.S.  
Checked: B.M.G.  
Date: APRIL 2019  
Scale: AS SHOWN



EXPIRES: 06-30-2021

JOB # 6847

**SDR5**

**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: 503-363-9027  
 Applicant Mailing Address: 1155 13th St. SE, Salem, OR 97302  
 Location of New Development: 4072 Market St. (072W1980/TL 3501)  
 (Please provide street address. If unknown, provide approximate address and geographical description/nearest cross streets.)  
 Description and Size of New Development: 28-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/OR/AOTJ Building Permit Involved:  
 (e.g., zone change, subdivision, partition, conditional use, PUD, mobile home park, etc.) 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: _____              |
| <b>ELNDT Adjustment Factors</b>       | <b>ELNDT Adjustment Factors</b>         |
| Trip Length: _____ Linked Trip: _____ | Trip Length: _____ Linked Trip: _____   |
| TSDC Trips: _____                     | TSDC Trips: _____                       |

### Section 3 (To be completed by City staff.)

| Transportation Impact Analysis (TIA)                                                                                                                                                                                                          | Transportation Systems Development Charge                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Net Increase in Average Daily Trips: _____<br>(Proposed use minus existing use.)                                                                                                                                                              | Net Increase in TSDC Trips: _____<br>(Proposed use minus existing use.)                               |
| <input type="checkbox"/> A TIA <b>will</b> be required:<br><input type="checkbox"/> Arterial/Collector—1000 Trip/day Threshold<br><input type="checkbox"/> Local Street/Alley—200 Trip/day Threshold<br><input type="checkbox"/> Other: _____ | <input type="checkbox"/> A TSDC <b>will</b> be required.<br>(Fee determined by Development Services.) |
| <input type="checkbox"/> A TIA <b>will not</b> be required.                                                                                                                                                                                   | <input type="checkbox"/> A TSDC <b>will not</b> 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: \_\_\_\_\_



## Brandie Dalton

---

**From:** Brandie Dalton  
**Sent:** Friday, January 24, 2020 11:48 AM  
**To:** Susann Kaltwasser; Sue Fowler  
**Subject:** Project  
**Attachments:** SDR1 COVER SHEET.pdf; SDR2 EXISTING CONDITIONS PLAN.pdf; SDR3 PRELIMINARY SITE PLAN.pdf; 072W19BD.pdf

Suzann,

Just wanted to notify you that we are proposing a development in the ELNA neighborhood. The prospect is located on Market Street and is for a 28-unit apartment complex. If you have any questions or comments, please let me know.

Thank you,

Brandie Dalton  
Land-Use Planner  
Multi/Tech Engineering Services, Inc  
1155 SE 13<sup>th</sup> Street  
Salem, Oregon 97302  
(503) 363-9227





Design: M.D.G.  
 Drawn: C.D.S.  
 Checked: B.M.G.  
 Date: APRIL 2019  
 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

## EXISTING CONDITIONS PLAN



**ENGINEERING SERVICES, INC.**  
1188 13th ST. S.E. GALEM, OR 97302  
PH. (503) 362-1977 FAX (503) 341-1750  
WWW.ENGINESERVICESINC.COM [info@engineservicesinc.com](mailto:info@engineservicesinc.com)

PRELIMINARY SITE PLAN

MARKET STREET APARTMENTS

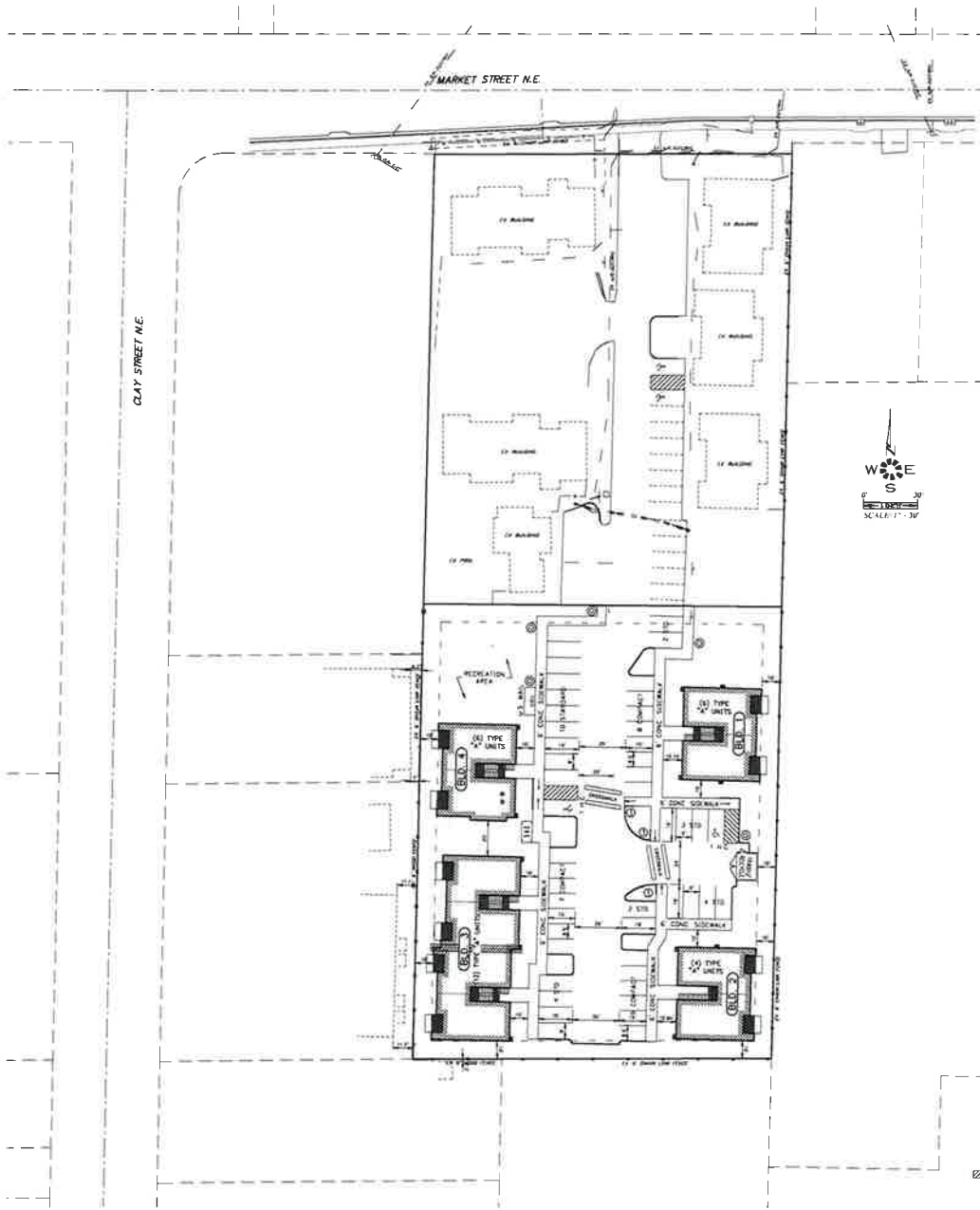
NO CHANGE, ADDITIONS, OR REPRODUCTIONS TO BE MADE WITHOUT THE WRITTEN AUTHORIZATION OF THE DESIGN ENGINEER. DESIGN ENGINEER HAS REVIEWED THIS PLAN FOR TECHNICAL ACCURACY AND COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. GRAPHICAL REPRESENTATION.

Design: M.O.C.  
Drawn: C.J.L.  
Check: J.L.S.  
Date: 06/20/2021  
Scale: AS SHOWN



200 = 66'6"

SDR3



ADA HANDICAP ACCESSIBILITY NOTES:

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

- - WALL PACK LIGHTS MOUNTED ON BUILDINGS
- ⊙ - POLE LIGHT MAXIMUM 14' TALL
- ⊙ - POST LIGHT MAXIMUM 5' TALL
- - LOCATION OF ELECTRICAL SEPARATION WALL
- ⊙ - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- [B] - 6 BICYCLE SPACES PER BLOCK

- 28 TOTAL APARTMENT UNITS
- 28 TYPE "A" 2-Bd, 2-Ba (952 S.F.) UNITS
- 48 TOTAL PARKING STALLS
- 25 STANDARD STALLS
- 21 COMPACT STALLS
- 2 HANDICAP STALLS
- 6 TOTAL BICYCLE SPACES (4 REQUIRED)
- (1) BIKE RACK
- 1 TRASH / RECYCLE
- 2 PLAY / RECREATION AREAS
- 1 U.S. MAIL BOX AREA

■ ■ ■ THE INDICATED LOWER FLOOR UNIT IN BUILDING 4 IS TO BE TYPE A UNIT IN ACCORDANCE WITH THE 2011 OSC SECTION 5.3.1.1.1 UNITS ON FLOOR PLANS. ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2011 OSC SECTION 5.3.1.1.1.



07 2W 19BD

07 2W 19BD  
SALEM

**MARION COUNTY, OREGON**  
SE1/4 NW1/4 SEC19 T7S R2W W.M.  
SCALE 1" = 100'

**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**

|                    |                                 |
|--------------------|---------------------------------|
| 1/2611 Section Cor | 1/4 Section Cor                 |
| DLC Corner         | 16, 15<br>21, 22 Section Corner |

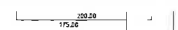
**NUMBERS**

Tax Code Number  
**000 00 00 0**

Acres 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

**CANCELLED NUMBERS**

100  
1000  
1103  
1300B1  
1300S1  
1301  
3200  
3300U2  
3600  
3900  
4201  
4601  
4700  
4800

DISCLAIMER: THIS MAP WAS PREPARED  
FOR ASSESSMENT PURPOSES ONLY



Assessors Office  
Cartography Dept

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.marion.or.us](http://www.co.marion.or.us)

PLOT DATE: 1/24/2018

**SALEM**  
**07 2W 19BD**

