CITY OF Salem AT YOUR SERVICE

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
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 #:

Application type

Please describe the type of land use action requested:
Class-3 Site Plan Review/Class 1-Design Review/Adjustment

Work site location and information

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

People information

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

Project information

Neighborhood Association	ELNA
Have you contacted the Neighborhood Association?	⊙ Yes O No
Date Neighborhood Association contacted	
Describe contact with the affected Neighborhood Association (The City of Salem recognizes, values, and supports the involvement of residents in land use decisions affecting neighborhoods across the city and strongly encourages anyone requesting approval for any land use proposal to contact the affected neighborhood association(s) as early in the process as possible.)	Via Email on January 24, 2020 Brandie Dalton be attending the ELNA March 5, 2020 Neighborhood Association Meeting
Have you contacted Salem-Keizer Transit?	O Yes ⊙ No
Date Salem-Keizer Transit contacted	
Describe contact with Salem-Keizer Transit	

Authorization by property owner(s)/applicant

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

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

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

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

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

Authorized Signature: Paul Tenley

Print Name: Paul Tenley Date: 1/31/20

Address (include ZIP): PO 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.

REEL 3938 PAGE 492
MARION COUNTY
BILL BURGESS, COUNTY CLERK
04-25-2017 04:27 pm.
Control Number 456313 $ 61.00
Instrument 2017 00021059

AmeriTitle 1302437AM

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 _____."

Requested By: amtitle 04/25/2017

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

AmerTitle 1310243AM

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.

Requested By: amtitle 04/25/2017

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 November24-2014 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 instrument this 10th 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 10th 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 Barbur Blvd
Commission Expires: January 24, 2021

OFFICIAL STAMP
JODI R SHAFER
NOTARY PUBLIC-OREGON
COMMISSION NO. 958422
MY COMMISSION EXPIRES JANUARY 24, 2021

Requested By: amtitle 04/25/2017

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: _____ 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.

CITY OF Salem AT YOUR SERVICE

Pre-Application Report

Community Development Department

Planning Division

555 Liberty Street SE/Room 305
Phone: 503-588-6173
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 CGG

Pre-Application Conference Required: __X__ **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 x 1.5 = 42), the maximum allowance is 74 spaces (42 x 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 buidings 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 be 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:	1st Thursday of each month, 7 p.m. Swegle Elementary 1751 Aguilas Court NE
Neighborhood Association Chair	Sue Fowler, co-chair Susann 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

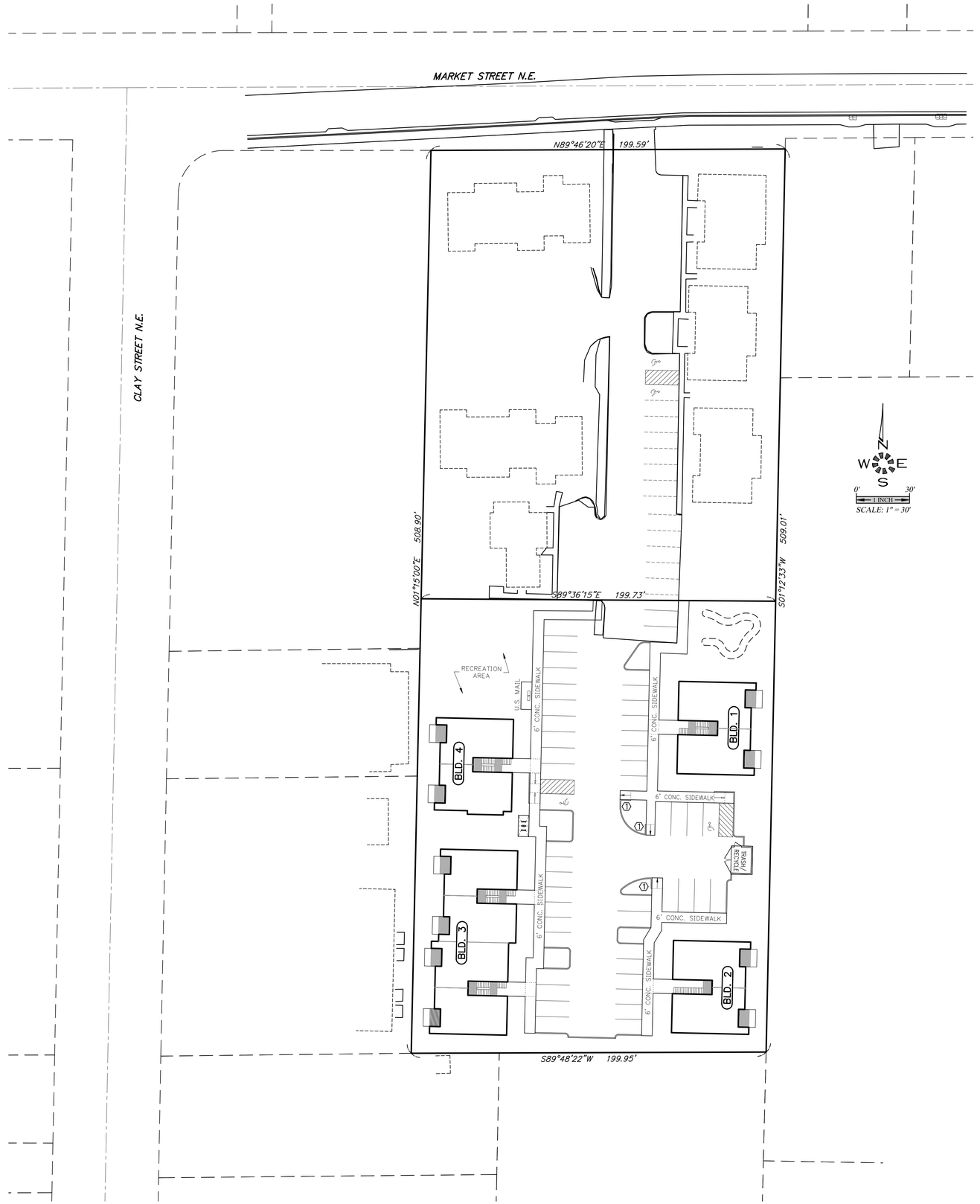
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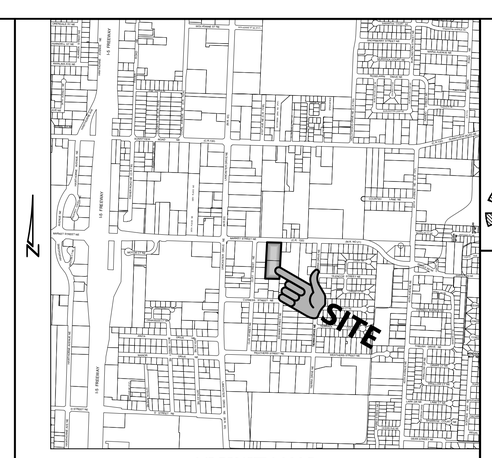
A.C.	ASPHALTIC CONCRETE	L.P.	LIGHT POLE
ACMP	ALUMINIZED CMP	M	METER, MAIN
ASSY.	ASSEMBLY	M.H.	MANHOLE
B.O.	BLOW OFF	MTL.	METAL
B.F.V.	BUTTERFLY VALVE	O.H.	OVERHEAD
C & G	CURB & GUTTER	PC	POINT OF CURVE
CATV	CABLE TELEVISION	PCC	POINT OF CONTINUING CURVE
C.B.	CATCH BASIN	PED.	PEDESTAL
C.B.C.O.	CATCH BASIN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

SYMBOLS

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

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





VICINITY MAP

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

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6847p SDR1-COV

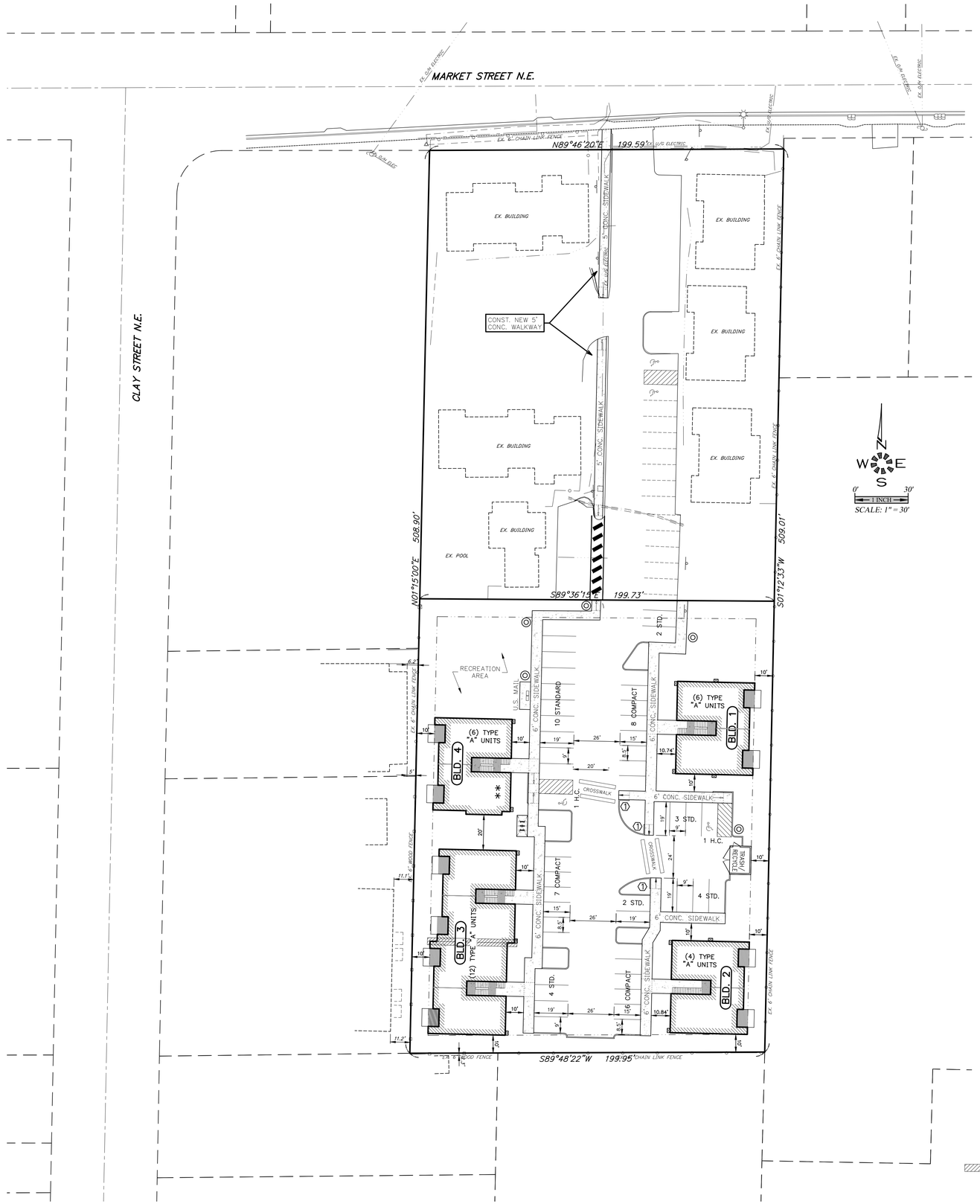
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Drawn: C.D.S.
Checked: B.M.G.
Date: APRIL 2019
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 11, 1978
MARK D. GROENKE
EXPIRES: 06-30-2021

JOB # 6847

SDR1

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ADA HANDICAP ACCESSIBLILITY NOTES:

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

- ▭ – 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

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PRELIMINARY SITE PLAN

MARKET STREET APARTMENTS

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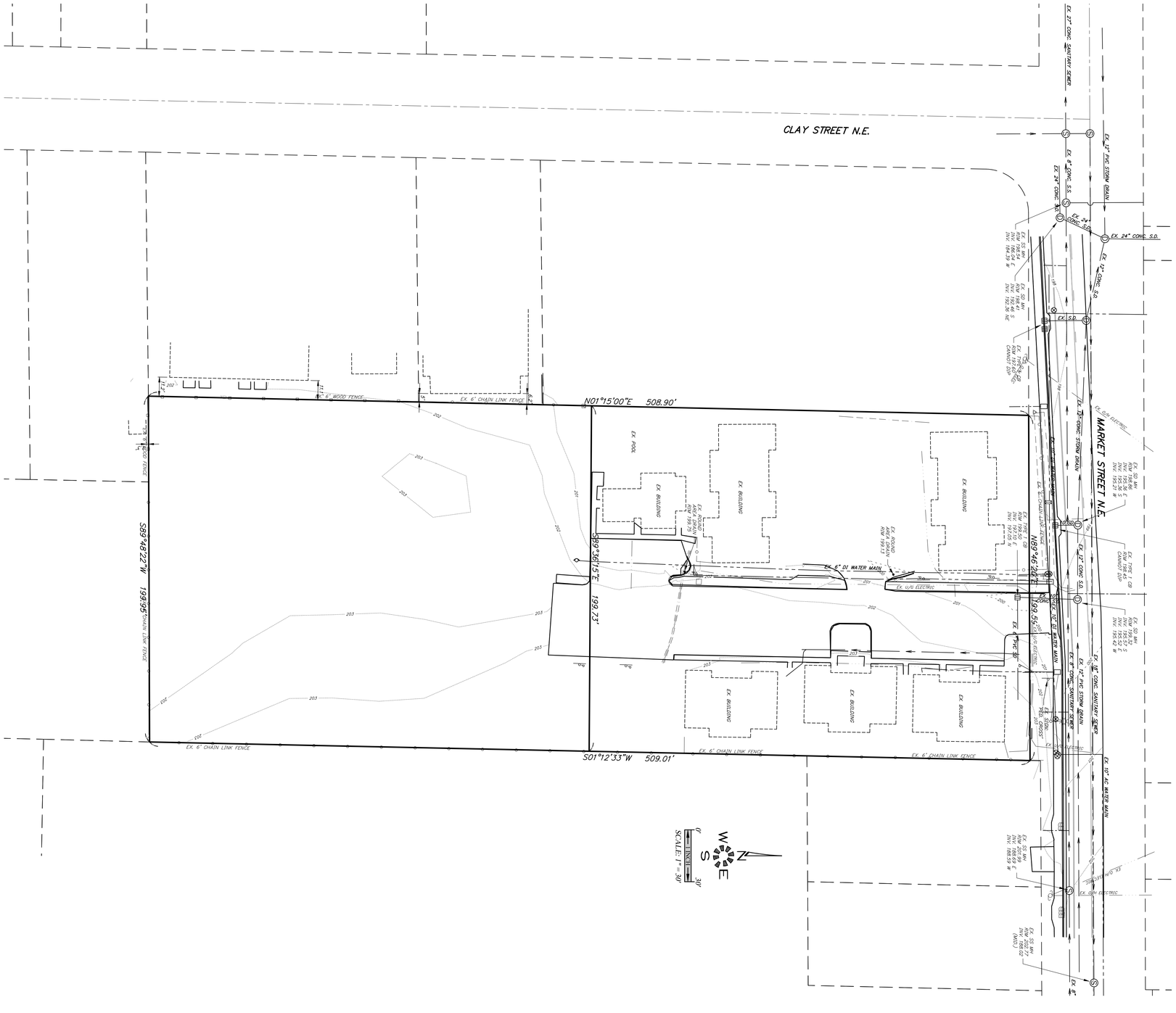
REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 14, 2013
MARK D. GRENZ

EXPIRES: 06-30-2021

JOB # 6847

SDR3

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6847p SDR2-XCOND

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MARKET STREET APARTMENTS

EXISTING CONDITIONS PLAN

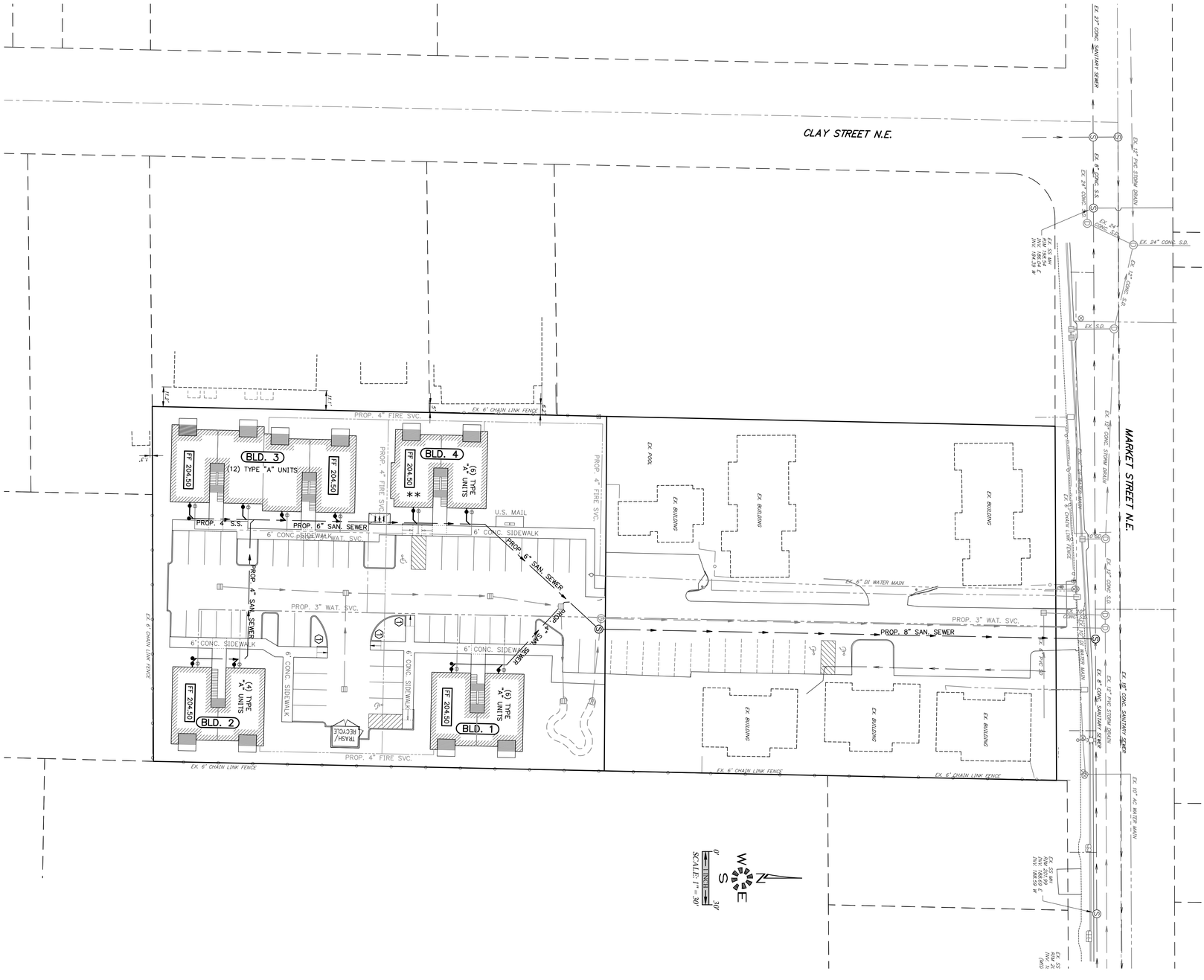
SDR2

JOB # 6847

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ
EXPIRES: 12-30-2021

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SDR6

JOB # 6847

EXPIRES: 06-30-2021

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

6847p SDR6-UT

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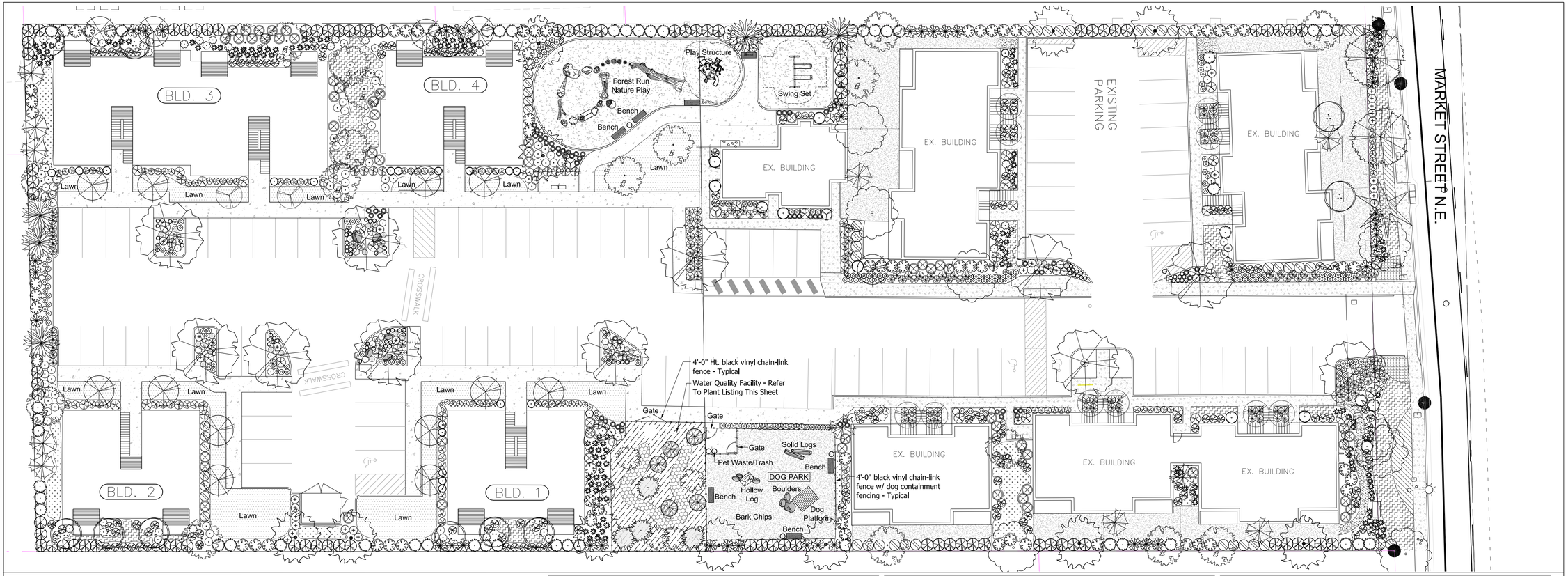
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MARKET STREET APARTMENTS

PRELIMINARY UTILITY PLAN

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PLANTING KEY

RAIN GARDEN

PLANTING RATES

REFER TO THIS SHEET FOR PLANT LISTING REQUIREMENTS

PLANT TYPE	PLANTING AREA (SQ FT)		PLANTING DENSITY (PER SQ FT)		NUMBER OF PLANTS	NUMBER OF SPECIES
ZONE 1 — WET: STANDING OR FLOWING WATER/NEARLY CONSTANT SATURATION; ANAEROBIC SOILS 310 SQ FT						
HERB PLANTS	310	X	1.78 (9" o/c)	=	552	4
ZONE A — SEASONAL SATURATED / TEMPORARY INUNDATED ZONE 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

Landscaping Type (C): Min. 1 PU per 20 sf of landscape area.

Site private landscape area: 29,467 SF

Minimum PU's required for site landscaping: 1,473 PU's

Proposed Landscape to meet City of Salem Standard

Private Landscape Area: 29,467 SF PLANT MATERIAL	Quantity per Sheet L101		Plant Unit (PU) Value	Total PU per plan
Mature Tree	5	x	15	75
Shade Tree	71	x	10	710
Evergreen/Conifer Tree	16	x	5	80
Ornamental Tree	11	x	5	55
Large deciduous or evergreen shrub	578	x	2	1,156
Small deciduous or evergreen shrub	968	x	1	968
Lawn or other groundcover	1,767	/	50	35
TOTALS:	3,416			3,079

RAIN GARDEN FACILITY

(REFER TO PLANTING DETAILS SHEET L1.2)

ZONE 1 — SEASONAL SATURATED / TEMPORARY INUNDATED ZONE - TREATMENT AREA 310 SQ FT

Plant Communities

		Minimum Species Composition	Minimum Rooting Size	Minimum Plant Height	Spacing Format
HERBACEOUS	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.
	Total Herbaceous Plants	552			

ZONE 2/3 — SEASONAL SATURATED / TEMPORARY INUNDATED ZONE 1,386 SQ FT

Plant Communities

SYM		Minimum Species Composition	Minimum Rooting Size	Minimum Plant Height	Spacing Format
TREES	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			
L.G. Shrub/ Sm. Tree	Western Beaked Hazelnut (Corylus cornuta)	6	3 Gal.		
	Oceanspray (Holodiscus discolor)	25	3 Gal.		
	Indian Plum (Omleria cerasiformis)	25	3 Gal.		
	Total Large Shrubs / Small Tree	56			
Shrubs	Red-flowering Currant (Ribes sanguineum)	14	1 gal.		
	Snowberry (Smphoricarpus alba)	14	1 gal.		
	Kelsey Dogwood (Cornus sericea 'Kelseyi')	14	1 gal.		
	Total Small Shrubs	42			
Grasses, Herbs & G.C.	Oregon Iris (Iris tenax)	260	1 gal.		
	Western Fescue Grass (Festuca occidentalis)	260	1 gal.		
	California Brome Grass (Bromus carinatus)	260	1 gal.		
	Sword Fern (Polystichum munitum)	260	1 gal.		
	Total Groundcover	1,040			

PLANT MATERIALS LISTING:

Botanical name
Common Name

SYM	TREES	QTY.	SIZE	CONDITION	REMARKS
	Acer palamatum 'Sango Kaku' Coral Bark Maple	11	6-7'	B&B	Multi-stem Collected
	Acer rubrum 'Armstrong' Armstrong Columnar Maple	19	1.5" Cal.	B&B	
	Cercidiphylum japonicum Katsura	11	1.5" Cal.	B&B	
	Chamaecyparis obtusa 'Gracilis' Gracilis Hinoki Cypress	11	6-7'	B&B	
	x Cuspressocyparis leylandii 'Naylor's Blue' Naylor's Blue Cypress	5	6-7'	B&B	
	Magnolia grandiflora 'TMGH' Alta Magnolia	12	1.5" Cal.	B&B	
	Styrax japonica Japanese Snowbell	18	1.5" Cal.	B&B	
	Tilia cordata 'Greenspire' Greenspire Linden	2	2" Cal.	B&B	Street Tree
	Zelkova serrata 'Village Green' Village Green Zelkova	11	2" Cal.	B&B	Parking Lot
	Total Trees	100			

APPROXIMATE LANDSCAPE AREA

LAWN AREA:	3,885 SF
PRIVATE PLANTING AREA:	23,886 SF
R-O-W PLANTING AREA:	1,868 SF
RAIN GARDEN FACILITY:	1,696 SF
TOTAL LANDSCAPE AREA:	31,335 SF

PLANT MATERIALS LISTING:

Botanical name
Common Name

SYM	SHRUBS/GRASSES	QTY.	SIZE	CONDITION	REMARKS
	Berberis thunbergii 'Crimson Pygmy' Crimson Pygmy Barberry	33	1 Gal	Can	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	55	1 Gal	Can	
	Calamagrostis x acutiflora 'Karl Foerster' Foerster's Feather Reed Grass	46	1 Gal	Can	
	Choisya ternata 'Sundance' Sundance Mexican Orange	42	5 Gal	Can	
	Cornus 'Elegantissima' Variegated Redtwig Dogwood	55	5 Gal	Can	
	Cornus sericea 'Kelseyi' Kelseyi Dwarf Redtwig Dogwood	88	1 Gal	Can	
	Euonymus fortunei 'Gold Splash' Gold Splash Euonymus	167	1 Gal	Can	
	Euonymus japonicus 'Silver King' Silver King Euonymus	46	5 Gal	Can	
	Hydrangea 'Cityline' Dwarf Hydrangea	44	2 Gal	Can	
	Hydrangea paniculata 'Littlelime' Littlelime Hydrangea	29	2 Gal	Can	
	Imperata cylindrica 'Rubra' Japanese Blood Grass	27	1 Gal	Can	
	Juniperus chinensis 'Spartan' Spartan Juniper	3	3-4'	B&B	
	Pennisetum alopecuroides 'Hameln' Dwarf Fountain Grass	16	1 Gal	Can	
	Pieris japonica 'FIRE N ICE' FIRE N ICE Lily of the Valley	28	5 Gal	Can	
	Polystichum munitum Sword Fern	148	1 Gal	Can	

PLANT MATERIALS LISTING:

Botanical name
Common Name

SYM	SHRUBS/GRASSES	QTY.	SIZE	CONDITION	REMARKS
	Ribes sanguineum 'King Edward VII' King Edward Flowering Currant	51	5 Gal	Can	
	Rhododendron 'PJM Elite' PJM Elite Rhododendron	37	18-24"	Can	
	Rosa 'Double Red Knockout' Double Red Knockout Rose	19	2 Gal	Can	
	Rosa 'Pink Supreme Carpet' Pink Supreme Carpet Rose	130	1 Gal	Can	
	Sarcococca confusa Fragrant Box	132	2 Gal	Can	
	Thuja plicata 'Smaragd' Emerald Green Arborvitae	93	5-6'	B&B	
	Viburnum tinus 'Spring Bouquet' Spring Bouquet Viburnum	62	5 Gal	Can	
	Total Shrubs	1,351			

SYM	GROUNDCOVER/PERENNIALS	QTY.	SIZE	CONDITION	SPACING
	Rubus calycinoides 'Emerald Carpet' Creeping Raspberry	190	4"	Pots	24" O.C.
	Vinca minor 'Bowles' Bowles Common Periwinkle	470	4"	Pots	24" O.C.
	Hakonechloa macra 'All Gold All Gold Japanese Fountain Grass	155	1 Gal.	Can	18" O.C.
	Hemerocallis 'Stella d'oro' Stella d'oro Daylily	71	1 gal	Can	24" O.C.
	Rudbeckia fulgida 'Goldsturm' Black Eye Susan	62	1 Gal	Can	
	Seasonal Color (annual plantings) (3) rotations of plants per year	160 SF			
	Lawn (hydroseed or sod)	3,885 SF			
	1/4" minus crushed rock pathway (3" depth minimum)	260 SF			
	Wood chips - (4" depth minimum)	6,220 SF			
	Wood chips (Playground area) - (12" depth minimum)	3,150 SF			

SCALE: 1" = 20'-0"

20' 10' 0' 20' 40'

MEARS DESIGN GROUP
LANDSCAPE ARCHITECTURE & PLANNING
PO Box 23338 | Portland, Oregon | 97281
Phone: 503.601.4516 | Fax: 503.924.4688

REGISTERED
540
TROY A. MEARS
OREGON
11/21/2003
LANDSCAPE ARCHITECT

MARKET STREET TERRACE

LANDSCAPE PLAN

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

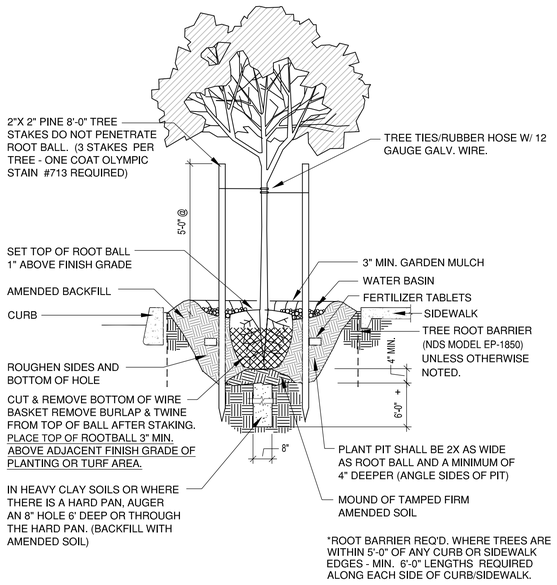
REVISIONS

REV.	DATE	DESCRIPTION
	5/27/2020	City Comments

SHEET NAME:
PLANTING PLAN

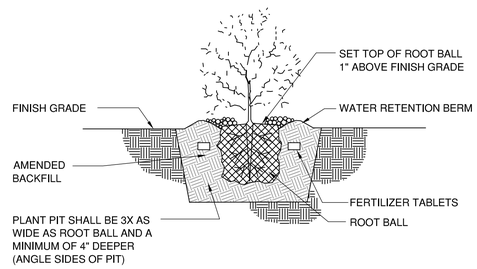
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SHEET:
L1.1
OF 2



TREE PLANTING DETAIL

N.T.S.

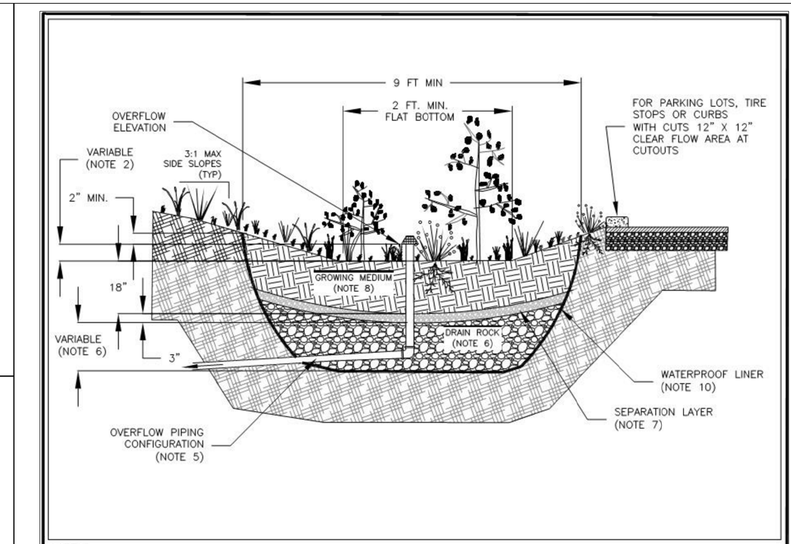


SHRUB PLANTING DETAIL

N.T.S.

TYPICAL PLANTING NOTES:

1. B&B stock may be substituted with container stock of equal grade.
2. Container stock may be substituted with B&B stock of equal grade.
3. Plant material shall conform with American Standard for Nursery Stock, ANSI Z60.1, 2004 edition.
4. All trees shall be branched.
5. Refer to project technical specification for topsoil requirement. All planting beds shall have a minimum of 18 inches topsoil. Re-use of existing topsoil is recommended, but must meet specifications.
6. Garden mulch all planting beds with 3" min. Layer of specified garden mulch.
7. In the event of a discrepancy between this material listing and the drawings, the drawings shall govern the plant species and quantities required.
8. In the event of question or lack of clarity on drawings, Landscape Contractor is to contact Landscape Architect before proceeding.
9. Landscape contractor is to notify Landscape Architect prior to installation of plant material to approve final placement.
10. Landscape Contractor to verify plant material quantities.
11. Contractor will provide a one year warranty on all provided & installed plant material from date of final approval by owner's representative.
12. Automatic irrigation is required for all planted areas.



NOTES:

1. PROVIDE PROTECTION FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR TO, DURING, AND AFTER CONSTRUCTION.

2. DIMENSIONS:
   A. WIDTH: 9 FT. MINIMUM.
   B. DEPTH OF RAIN GARDEN (MEASURED FROM TOP OF GROWING MEDIUM TO OVERFLOW ELEVATION):
      1)SIMPLIFIED 12"
      2)ENGINEERED 6"–18"
   C. SLOPE OF PLANTER: 0.5% OR LESS

3. SETBACKS (FROM NEAREST POINT AT FINISHED GRADE):
   A. INFILTRATION–10 FT. FROM FOUNDATIONS
   B. FILTRATION MUST BE LINED, NO SETBACK REQUIREMENT FROM FOUNDATIONS
   C. SETBACKS FROM PROPERTY LINES VARY DEPENDING ON SITE CONDITIONS (SEE DESIGN STANDARDS)

4. OVERFLOW:
   A. INLET ELEVATION MUST ALLOW FOR 2" OF FREEBOARD, MINIMUM
   B. PROTECT FROM DEBRIS AND SEDIMENT WITH STRAINER OR GRATE

5. PIPING:
   SEE STANDARD PLAN 221

6. DRAIN ROCK:
   A. 1 ½"–3/4" WASHED AGGREGATE WITH 40% VOIDS
   B. DEPTH:
      SIMPLIFIED– 18" (IF ≤ 1.75 "/hr INFILTRATION RATE)
                  12" (IF > 1.75 "/hr INFILTRATION RATE)
      ENGINEERED– 0"–48"

7. SEPARATION BETWEEN DRAIN ROCK AND GROWING MEDIUM SHALL BE A 3" LAYER OF ¾"–¼" OPEN GRADED AGGREGATE.

8. GROWING MEDIUM:
   A. DEPTH: 18"
   B. SEE DESIGN STANDARDS FOR REQUIREMENTS

9. VEGETATION: FOLLOW LANDSCAPE PLANS OR REFER TO PLANTING REQUIREMENTS IN DESIGN STANDARDS.

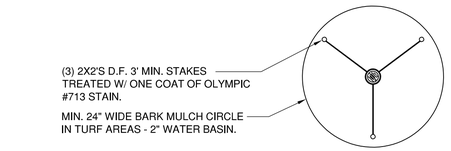
10. FOR FILTRATION RAIN GARDEN INSTALL 30 mil. PVC, HDPE OR EQUIVALENT WATERPROOF LINER(SEE STANDARD PLAN #221).

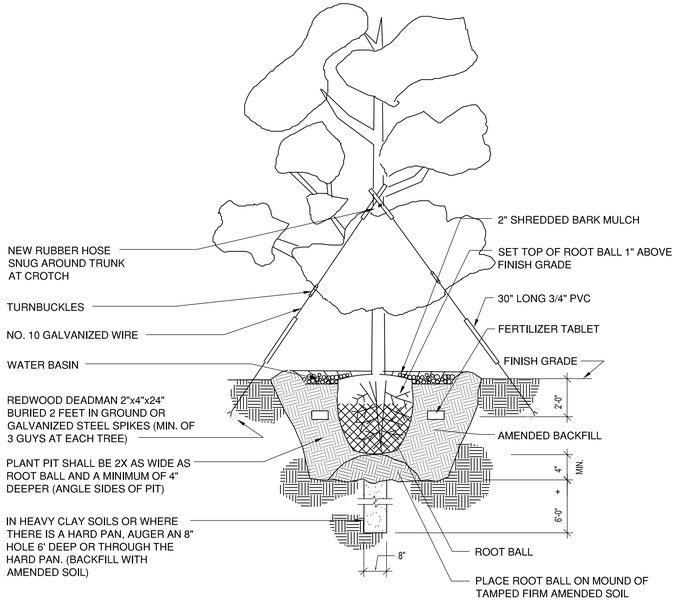
11. INSTALL RIVER ROCK SPLASH PAD TO TRANSITION FROM INLETS TO GROWING MEDIUM.

CITY OF SALEM
DEPARTMENT OF PUBLIC WORKS

STANDARD PLAN
RAIN GARDEN

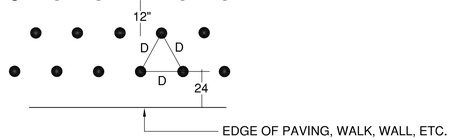
APPROVED	4/01/14	DRAWN BY	KAK	12/2013	**NO. 217**
CITY ENGINEER	DATE	CHECKED BY	KR	12/2013	



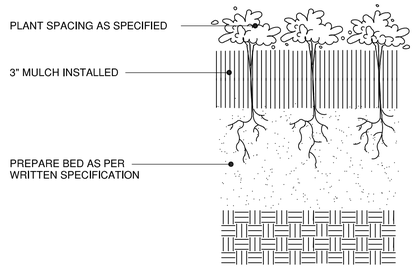


EVERGREEN TREE PLANTING DETAIL

N.T.S.



NOTE:
LOCATE PLANTS SPACED EQUAL DISTANCE (D) FROM EACH OTHER AS SPECIFIED AND MINIMUM OF 12" FROM SPRINKLER HEAD



GROUNDCOVER PLANTING DETAIL

N.T.S.

CITY OF SALEM, DIVISION 004, APPENDIX B (PLANTING LIST FOR STORMWATER FACILITIES:

4B.4—Planting, Landscape, and Irrigation Requirements

The vegetation used in GSI facilities may also be used to meet other landscape requirements of the project. Stormwater facilities with vegetative plantings must meet the following requirements:

(a) For all facilities located in riparian corridors and Public Stormwater Facilities, all plants shall be appropriate native species from the plant list contained in this appendix. For private stormwater facilities, non-native plant varieties may be used which are suitable for the planting zone where located in the facility.
(b) Plants will be inspected and accepted or rejected at the end of construction when the project is substantially complete.
(c) Establishment maintenance procedures, such as control of invasive weeds, animal and vandal damage, mulching, re-staking, watering, and mesh or tube protection replacement, shall be noted on the plans as needed to ensure plant survival.
(d) Stormwater facilities located in the ROW are not permitted to use evergreen trees to meet landscaping requirements. Street trees in the ROW shall be located outside of planters whenever possible. If street trees are placed in planters, the minimum width of the facility is four feet.
(e) Selected plant materials should be appropriate for soil, hydrologic, and other facility and site conditions. The density of plantings shall be consistent with the requirements listed in this appendix. The intent is for the plants to be dense enough when mature to minimize the growth of weeds and invasive species and reduce the amount of needed maintenance.
(d) The planting design shall minimize the need for herbicides, fertilizers, or pesticides at any time before, during, after construction, and on a long-term basis.
(e) Plants shall be selected and planted to minimize the need for mowing, pruning, and irrigation.
(f) Certified weed-free native grass or native wildflower seed shall be applied at the rates specified by the supplier. If plant establishment cannot be achieved with seeding by the time construction of the stormwater facility has been completed, the design shall provide for planting the area with wildflower sod, plugs, container plants, or other methods to establish the vegetation and protect the facility against erosion before water is allowed to enter the facility.
(g) A temporary irrigation system must be included in the design of each facility to be used until the plants are fully established, generally two to three years. Public stormwater facilities shall be designed so permanent, long-term irrigation systems are not needed.
(h) All plantings in and adjacent to the ROW shall be appropriate for the area and not interfere with vision and sight clearance requirements. Plants that will not become a nuisance by growing over the public sidewalks shall be selected.
(i) Growing medium shall be placed at a minimum depth of 12 inches over native soil, unless otherwise noted in the Standard Plans. See Appendix 4G–Key Material Specifications for details on topsoil, organic soil amendment, and growing medium requirements.
(j) A two-inch layer of pea gravel (not bark dust or bark chips) shall be specified over the growing medium between the plantings in Planting Zone 1. Organic mulch such as straw, bark, sawdust, or compost shall be placed at a depth of two to three inches above the high water mark, in Planting Zones 2 or 3. Organic mulch shall not be placed such that it may enter waterways or clog inlets/outlets.

MEARS DESIGN GROUP
LANDSCAPE ARCHITECTURE & PLANNING
PO Box 23338 | Portland, Oregon | 97281
Phone: 503.601.4516 | Fax: 503.924.4688

REGISTERED
540
TROY A. MEARS
OREGON
11/21/2003
LANDSCAPE ARCHITECT

MARKET STREET TERRACE

LANDSCAPE PLAN

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

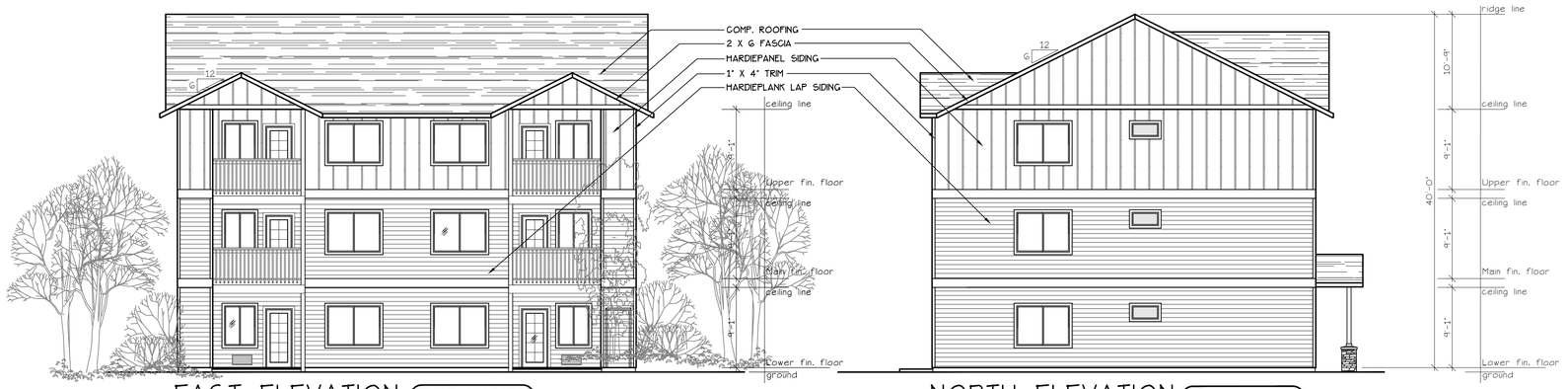
REVISIONS

REV.	DATE	DESCRIPTION
	5/27/2020	City Comments

SHEET NAME:
DETAILS & NOTES

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

SHEET:
L1.2
OF 2



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

MULTI/TECH
CONSULTANTS
ENGINEERING SERVICES, INC.
1155 NW 3rd Street • Prineville, OR 97754
PHONE: (503) 383 - 9227 • FAX: (503) 364-1260
www.multitech.we office@multitech.we

BUILDING ELEVATIONS

MARKET STREET APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD1A-18-SDR.PLOT1
ARCH D

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

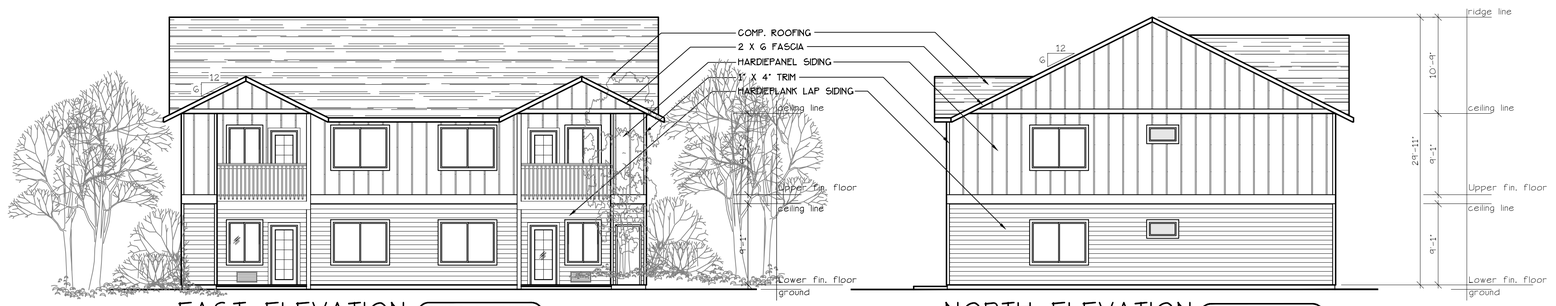
JOB # 6847



Renew date June 30, 2021

A1.80

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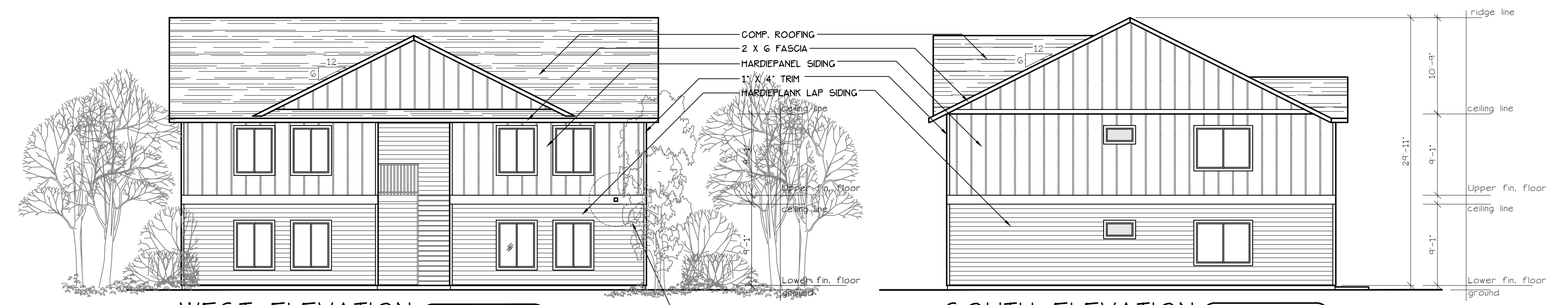


EAST ELEVATION (TYPE A UNITS) BLD. 2

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

NORTH ELEVATION (TYPE A UNITS) BLD. 2

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



WEST ELEVATION (TYPE A UNITS) BLD. 2

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

SOUTH ELEVATION (TYPE A UNITS) BLD. 2

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

MULTI/TECH
CONSULTANTS
ENGINEERING SERVICES, INC.
1155 13th AVE. S.E. • SALEM, OREGON 97302
PHONE: (503) 363-9227 • FAX: (503) 364-1260
www.multitech.we office@multitech.we

BUILDING ELEVATIONS

MARKET STREET APARTMENT COMPLEX

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD2A-4-SDR.PLOT1
A2.80(C)

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

JOB # 6847

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

Renew date June 30, 2021

A2.80

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

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



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

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

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ENGINEERING SERVICES, INC.
1155 13th AVE. S.E. • SALEM, OR. 97302
PHONE: (503) 363-9227 • FAX: (503) 364-1260
www.multitech.we office@multitech.we

BUILDING ELEVATIONS

MARKET STREET APARTMENT COMPLEX

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD3A-12-SDR/PLOT1
A3.90(D).C

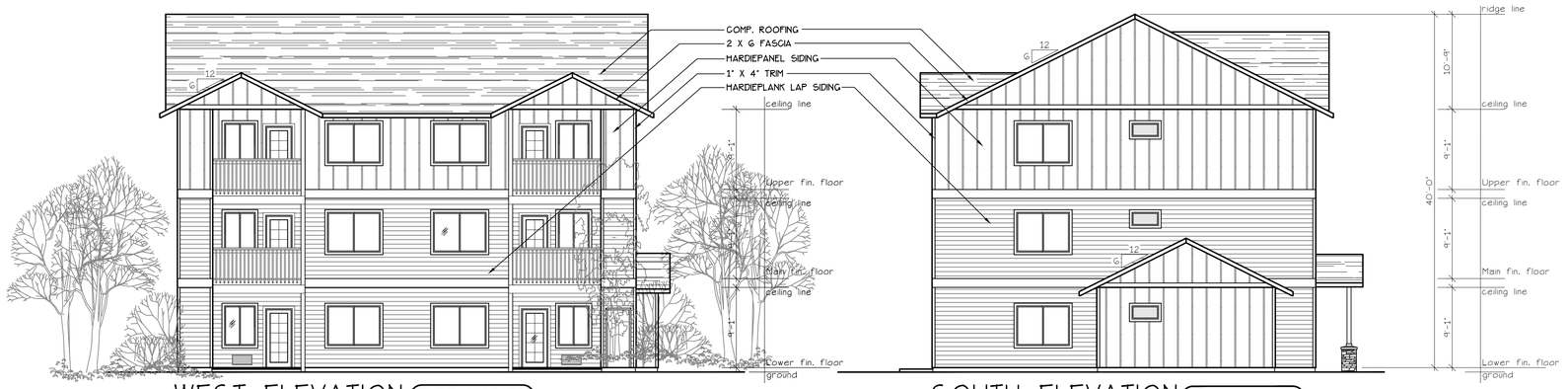
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Date: Jul-19
Scale: AS SHOWN

JOB # 6847

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

A3.90

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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

MULTI/TECH
CONSULTANTS
ENGINEERING SERVICES, INC.
1155 NW 'B' AVENUE, SUITE 107 • LAKE OSWEGO, OR 97034
PHONE: (503) 363-9227 • FAX: (503) 364-1260
www.multitech.ws office@multitech.ws

BUILDING ELEVATIONS

MARKET STREET APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD44-A-4.80-SDR.PLOT1
ARCHITECT

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

JOB # 6847

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

Renew date June 30, 2021

A4.80

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CITY OF Salem AT YOUR SERVICE

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
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

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

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	Commercial Street Resources	131 Pine Street NE Salem, OR 97301	

Project information

How many trees are on the property (10" or more dbh)? (**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
How many trees are proposed for removal? 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
How many trees are proposed for preservation?	0
What percentage of the total trees will be preserved?	0
If any riparian corridors are present on the site, name of the waterway 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 form the top of bank.	0
How many trees within a riparian corridor are proposed for removal?	0
What type of native vegetation within a riparian corridor proposed for removal? A list of native vegetation can be found in the Tree and Vegetation Technical Manual (SRC 808.005(o)).	0
How many Oregon White Oaks 24" or more dbh are proposed for removal?	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: _____

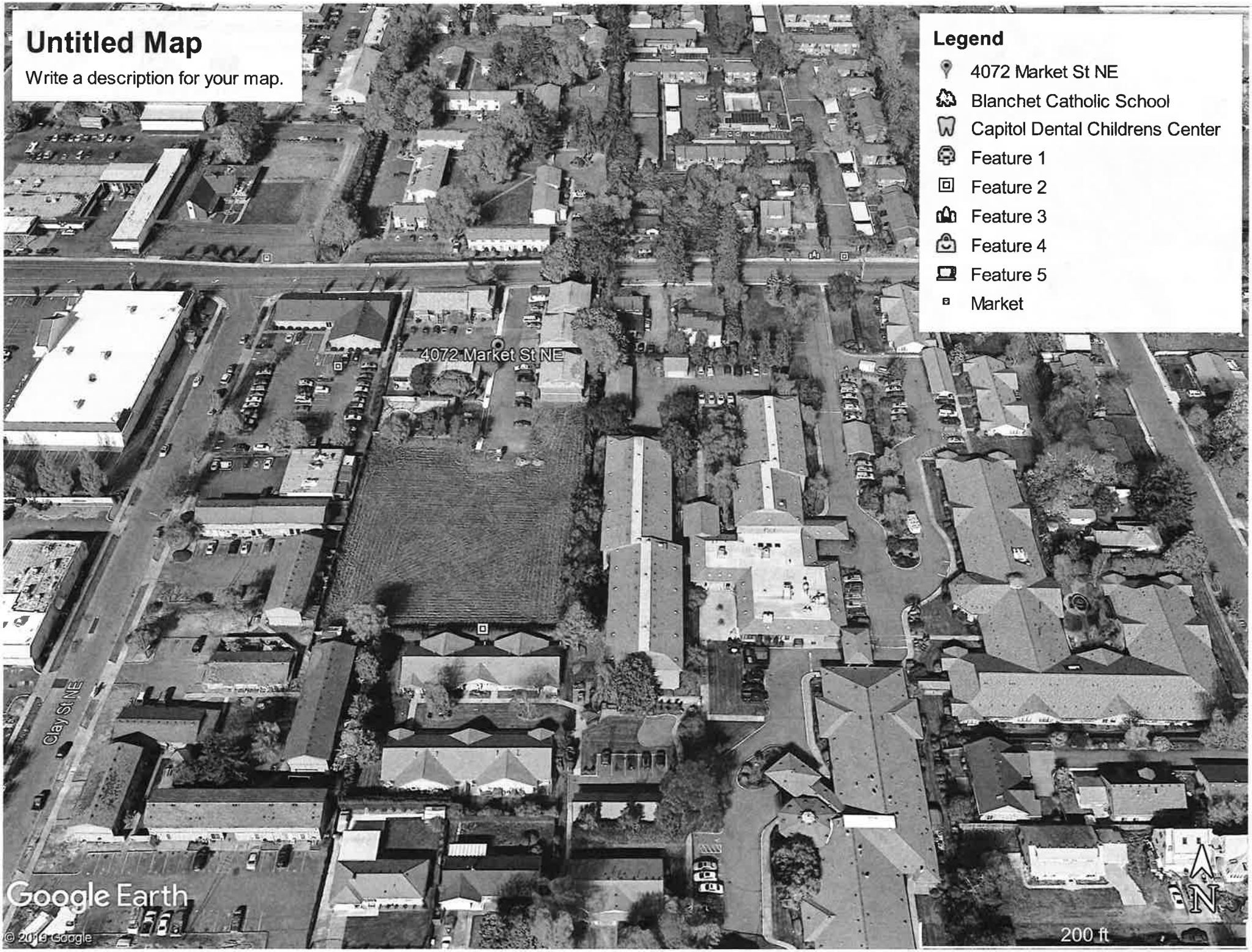
Submittal requirements

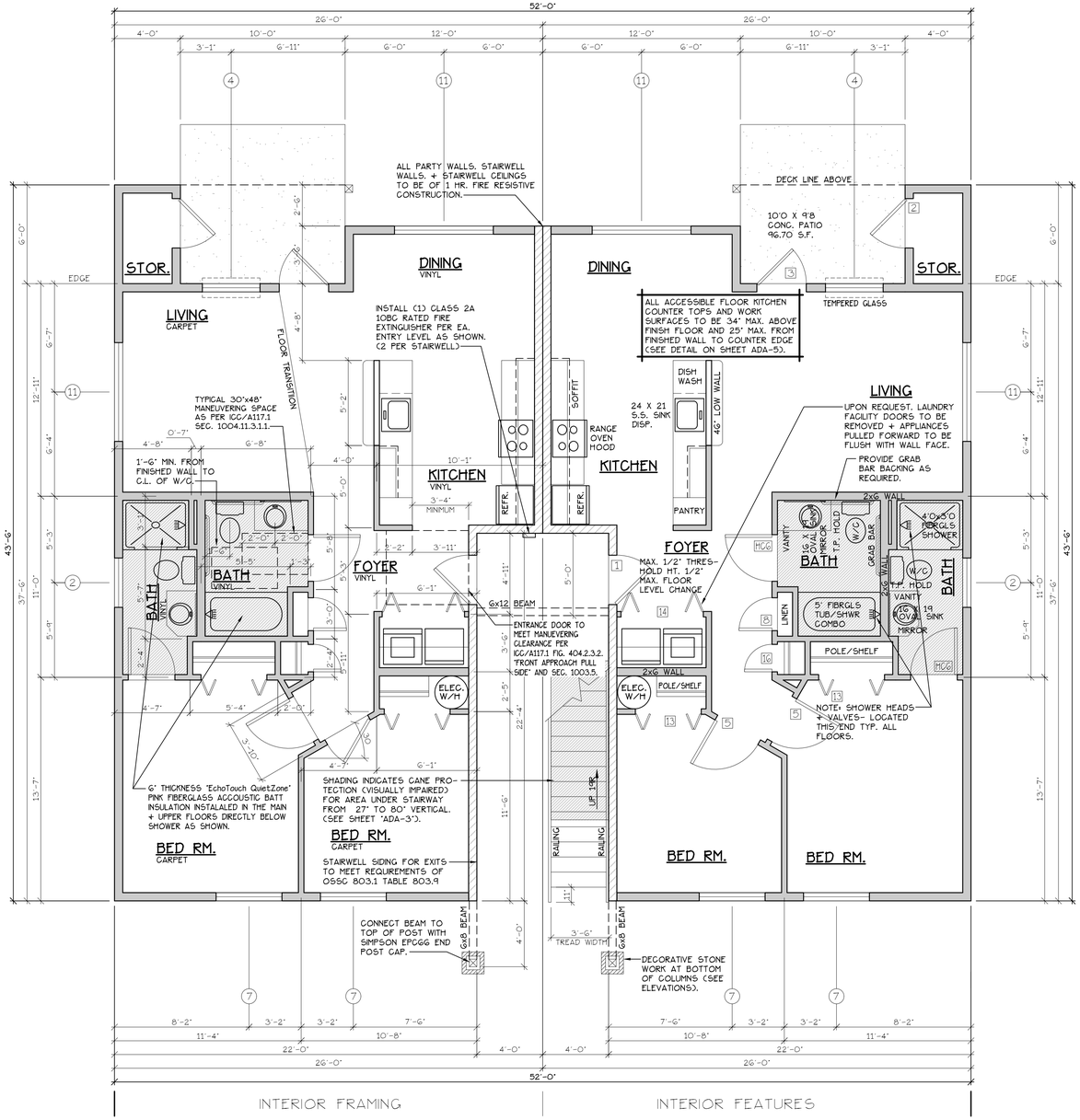
1) **Site Plan**: Of a size and form and in the number of copies meeting the standards established by the Planning Administrator, containing information found in SRC 808.035(c)(1).
2) **Written Statement**: If the proposed tree conservation plan results in removal of significant trees, trees or native 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).

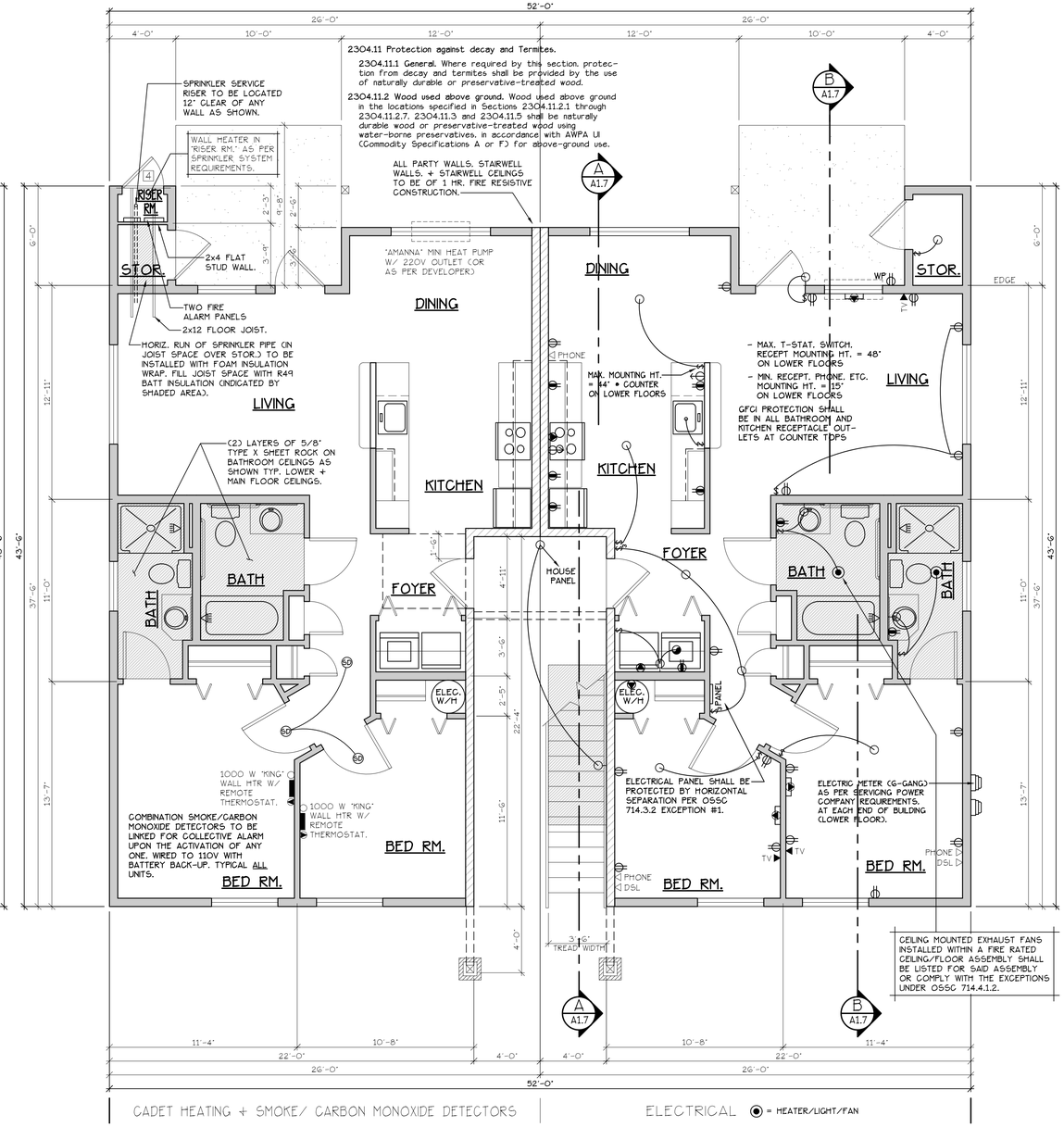
Appeal and review

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.


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
© 2019 Google
200 ft
N





INTERIOR FRAMING | INTERIOR FEATURES

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

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

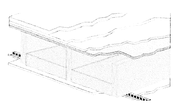
"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 1

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

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



NRC-F90	1 h	TLF-35-107a	55	IIB-95-1019	49	SWA5807
NRC-F90	45 min	TLF-35-115a	56	IIF-95-041	50	SWA5807
NRC-F39	1 h	NRC-F39	51	NRC-F39	44	SWA5807

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

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

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

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

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

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

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

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

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

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

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

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

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

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

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MARKET STREET APARTMENT COMPLEX

LOWER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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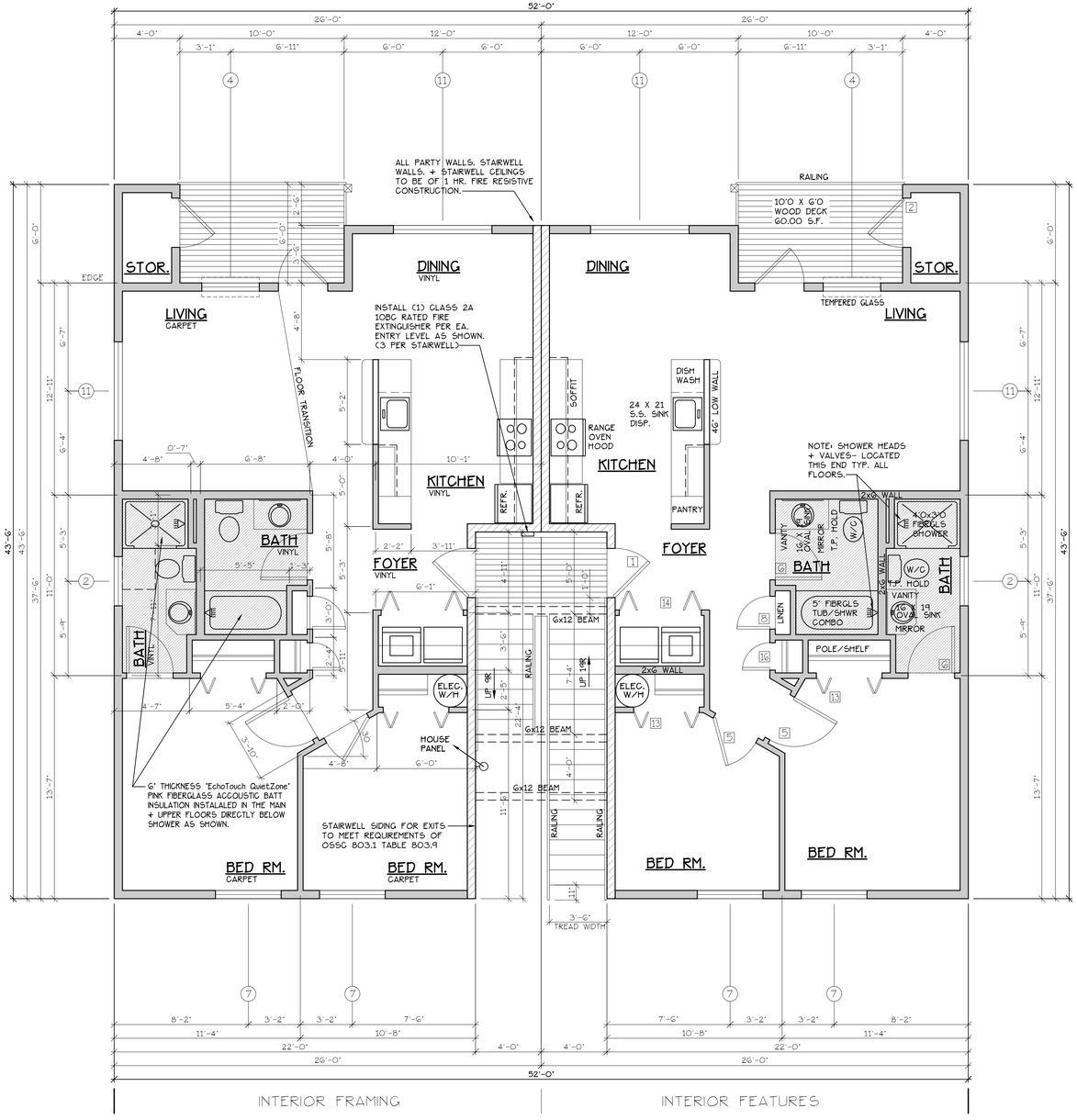
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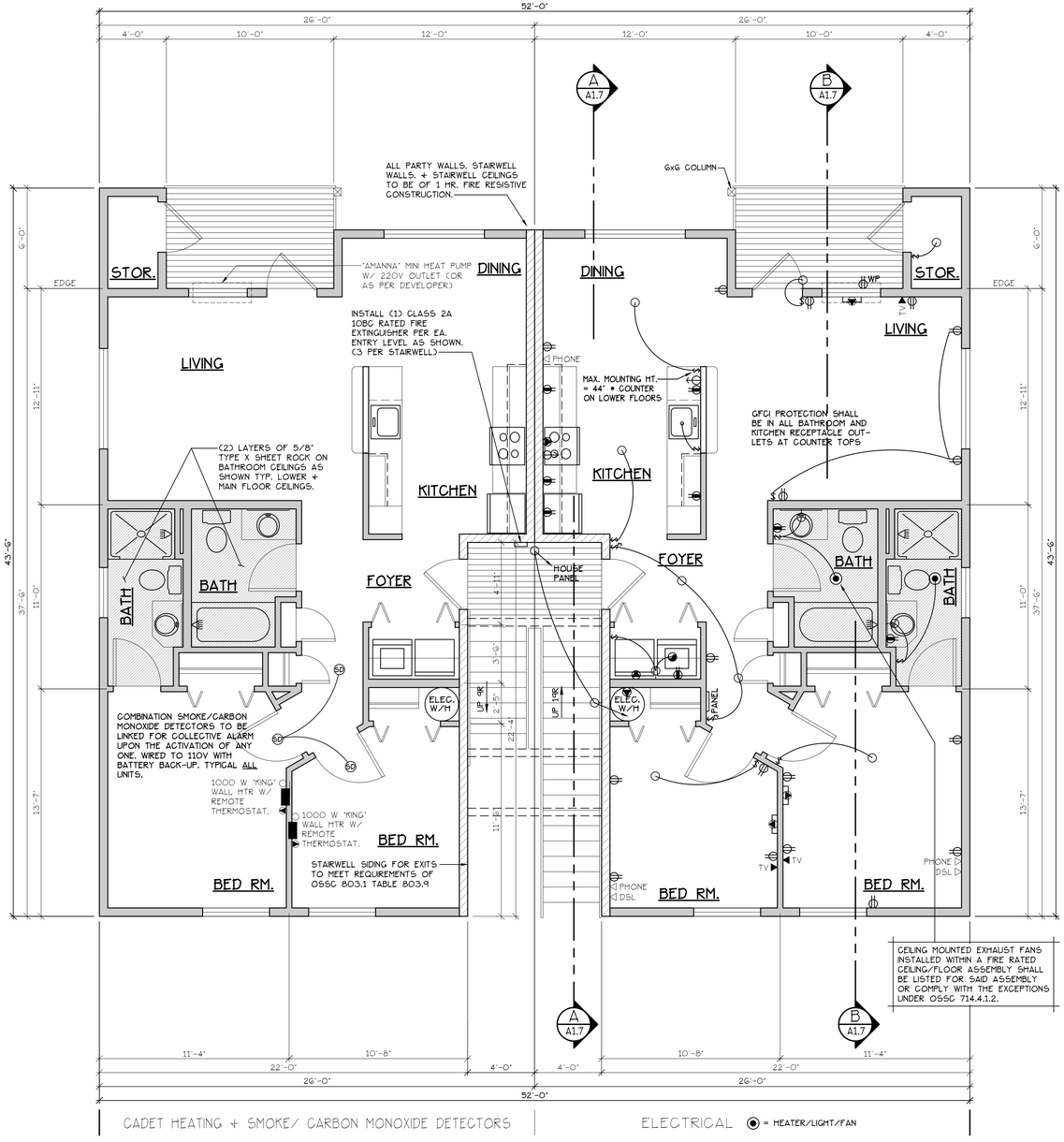
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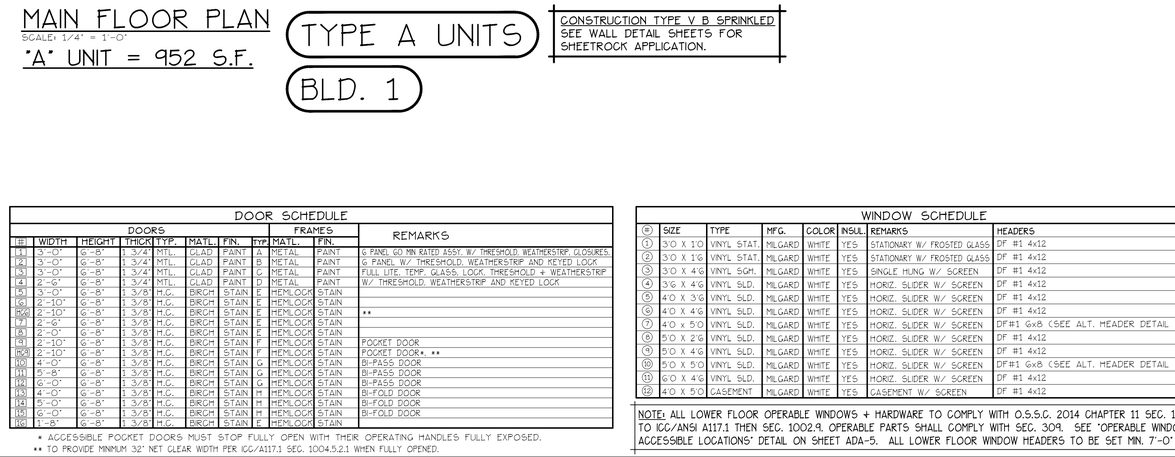
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2021

A1.31

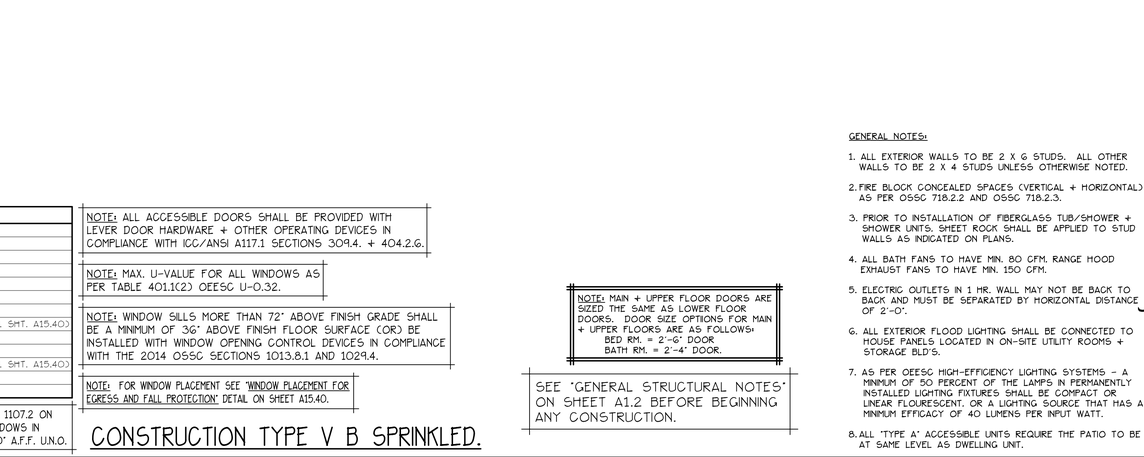
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INTERIOR FRAMING | INTERIOR FEATURES



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

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

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

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A15.40)
(8)	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A15.40)
(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. U.N.O.

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

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

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

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

CONSTRUCTION TYPE V B SPRINKLED.

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

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

GENERAL NOTES:

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

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MARKET STREET APARTMENT COMPLEX

MAIN FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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

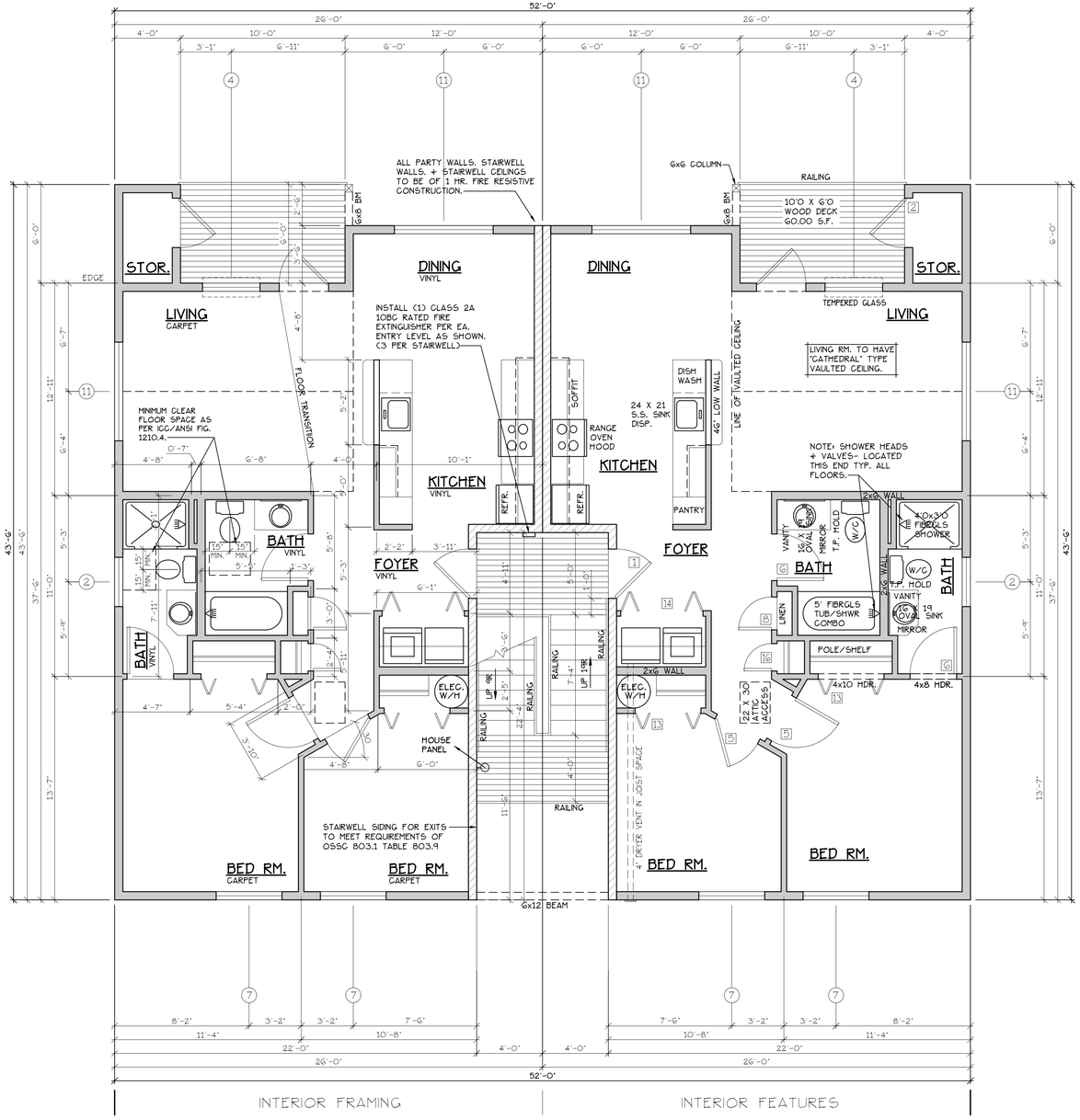
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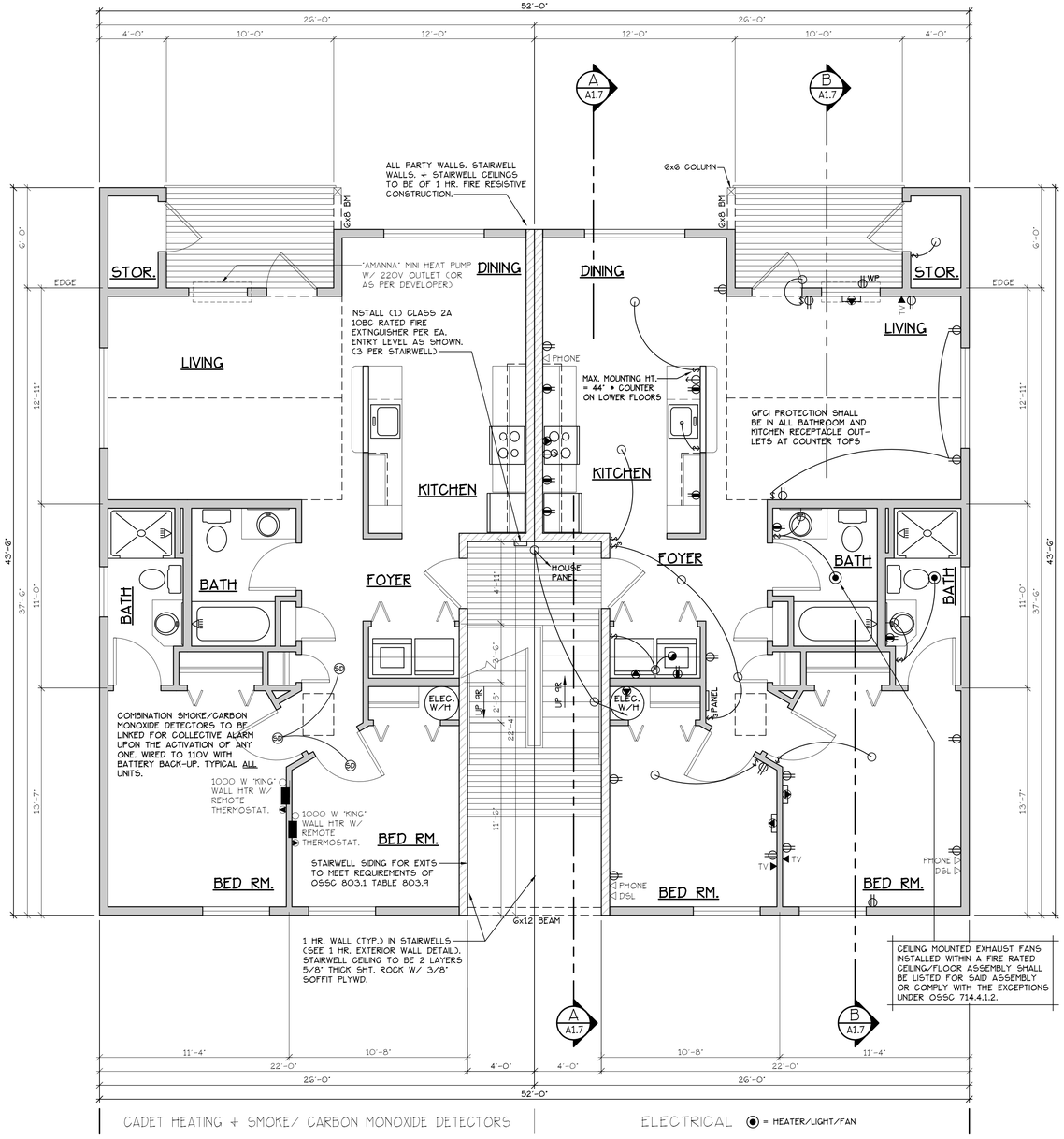
JOB # 6847

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

A1.41

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INTERIOR FRAMING | INTERIOR FEATURES

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

UPPER FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 1

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

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
(1)	3'O X 1'O	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(2)	3'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
(3)	3'O X 4'6	VINYL SGM.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
(4)	3'6 X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(5)	4'O X 3'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(6)	4'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(7)	4'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A15.40)
(8)	5'O X 2'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(9)	5'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(10)	5'O X 5'O	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A15.40)
(11)	6'O X 4'6	VINYL SLD.	MLGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
(12)	4'O X 5'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

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

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

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

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

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

CONSTRUCTION TYPE V B SPRINKLED.

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

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

GENERAL NOTES:

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

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MARKET STREET APARTMENT COMPLEX

UPPER FLOOR PLAN

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

BLDG A-6-1DR/PLOT/1
A1.50.DGN

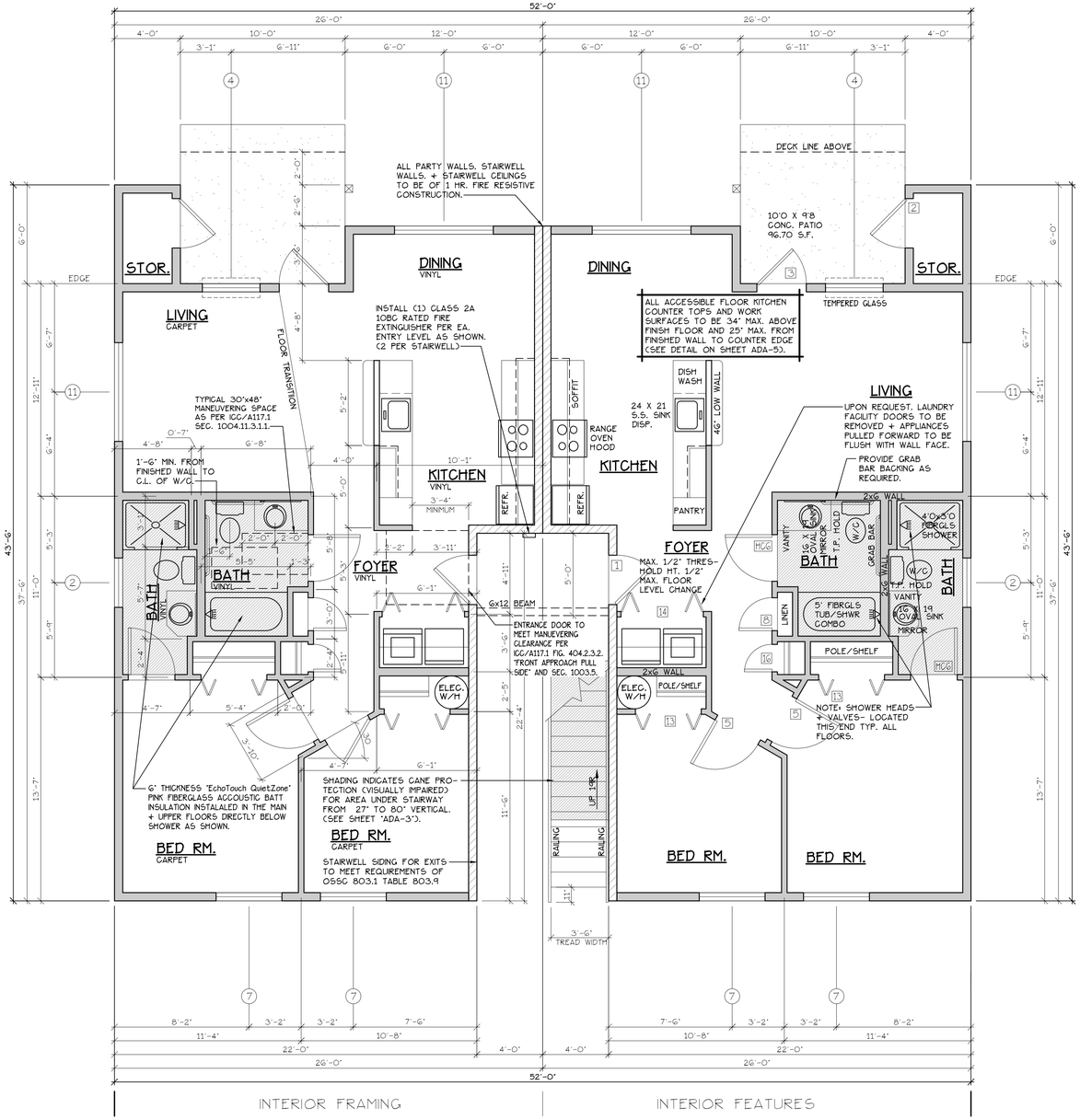
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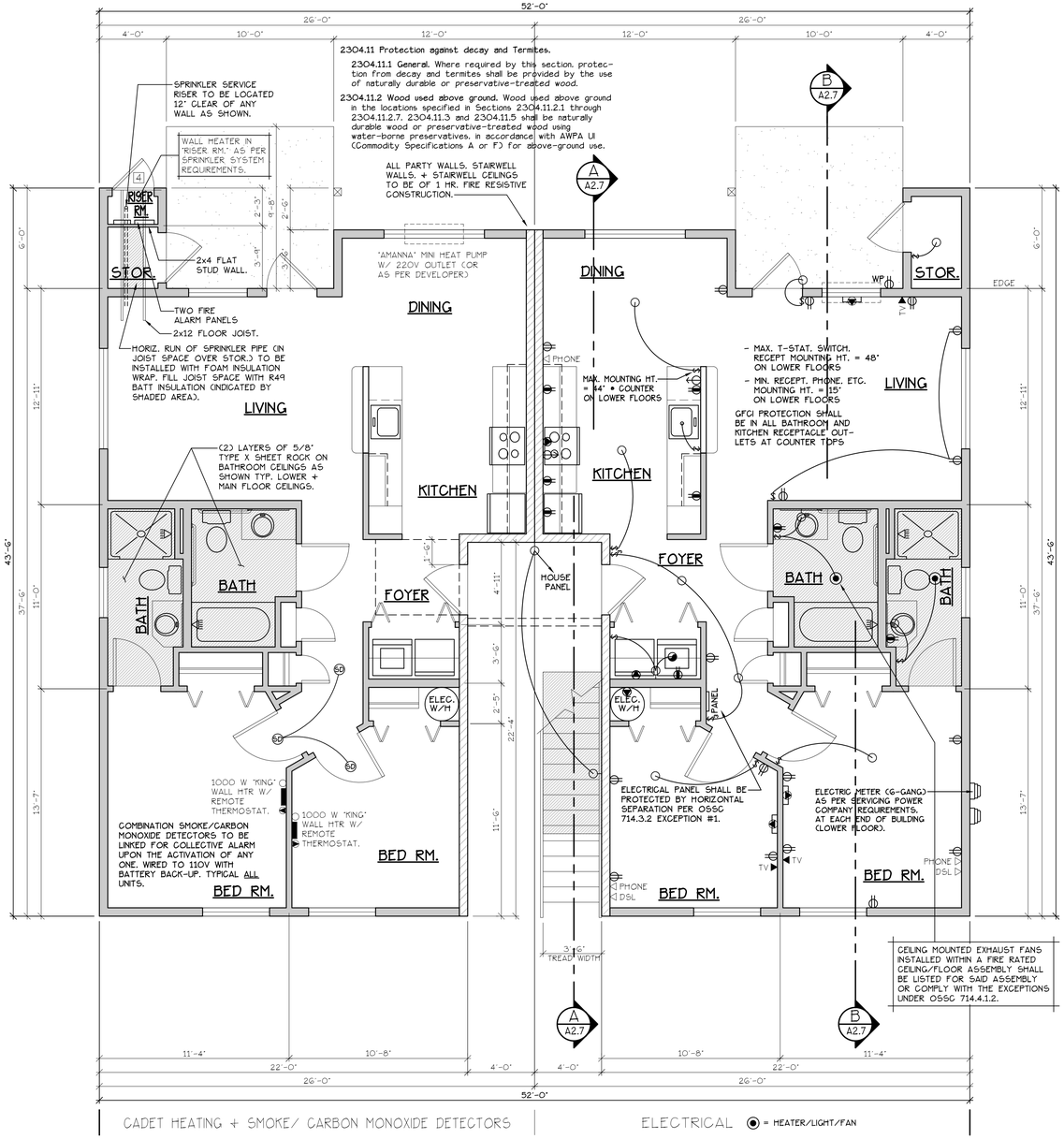
JOB # 6847

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

A1.50

J:\06xx\6847-MarketStreetApartments\Dwg\ v18\SHT\BLD1A-6-1DR.dwg, A1.50UFLR, 7/22/2019 2:37:07 PM, GDeMeyer





LOWER FLOOR PLAN

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

(CHANDICAP ADAPTABLE/ACCESSIBLE)

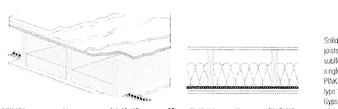
"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 2

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

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



NRC-F90	1 h	TLF-95-107a	55	IIC-95-1019	49	SWJ/5807
NRC-F90	45 min	TLF-95-115a	56	IIC-95-041	50	SWJ/5807
NRC-F89	1 h	NRC-F-89	51	NRC-F-89	44	SWJ/5807

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

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

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

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

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

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

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

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

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

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

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

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

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

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

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

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MARKET STREET APARTMENT COMPLEX

LOWER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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

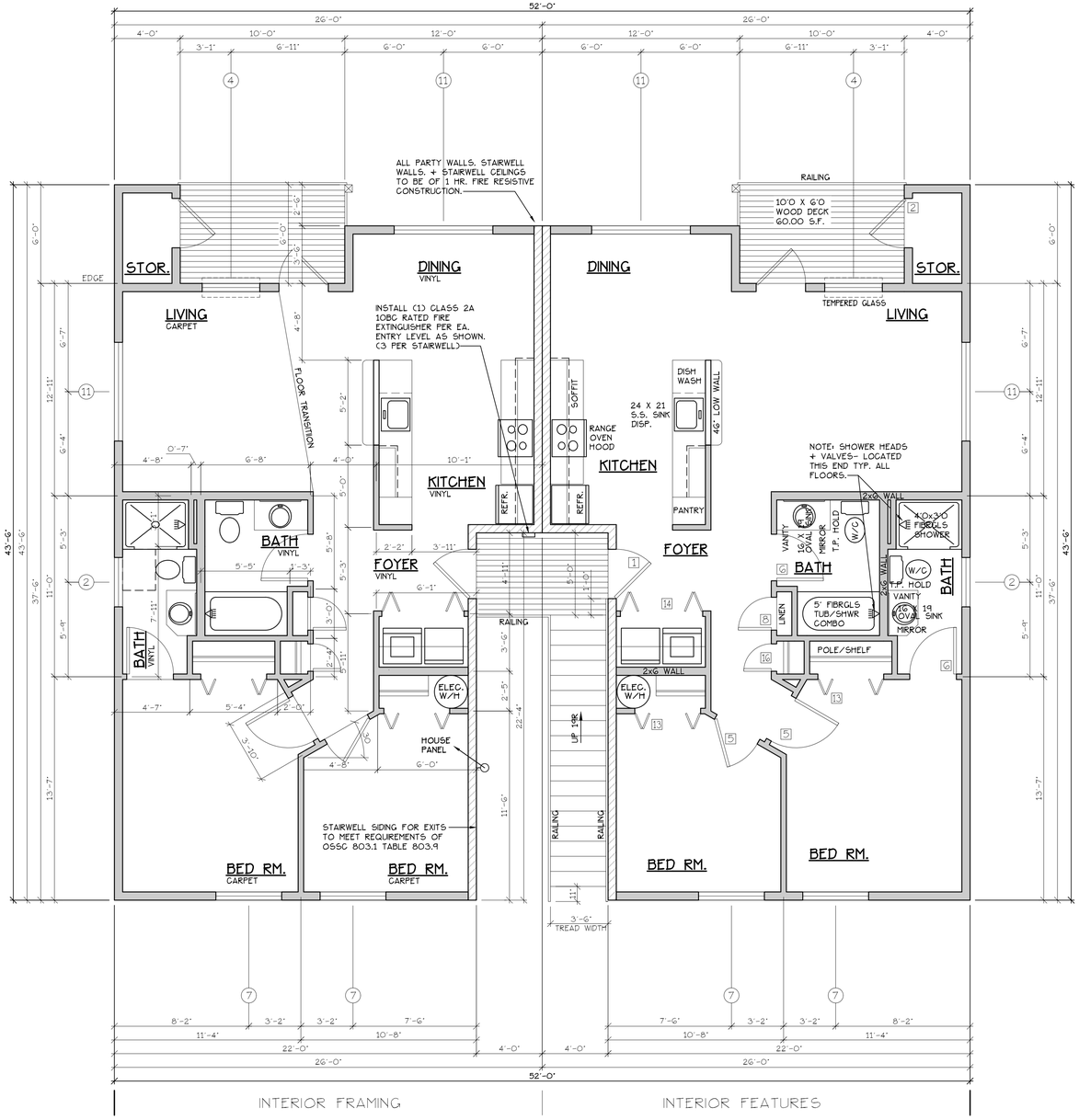
BLDG A-- 4SIK/PLOT1
A2.30.DGN

JOB # 6847

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

A2.30

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UPPER FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 2

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

DOOR SCHEDULE

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

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

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

WINDOW SCHEDULE

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

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

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

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

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

CONSTRUCTION TYPE V B SPRINKLED.

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

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

GENERAL NOTES:

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

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MAIN FLOOR PLAN

MARKET STREET APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD2A-4-SDR.PLOT1
SLOT1.DWG

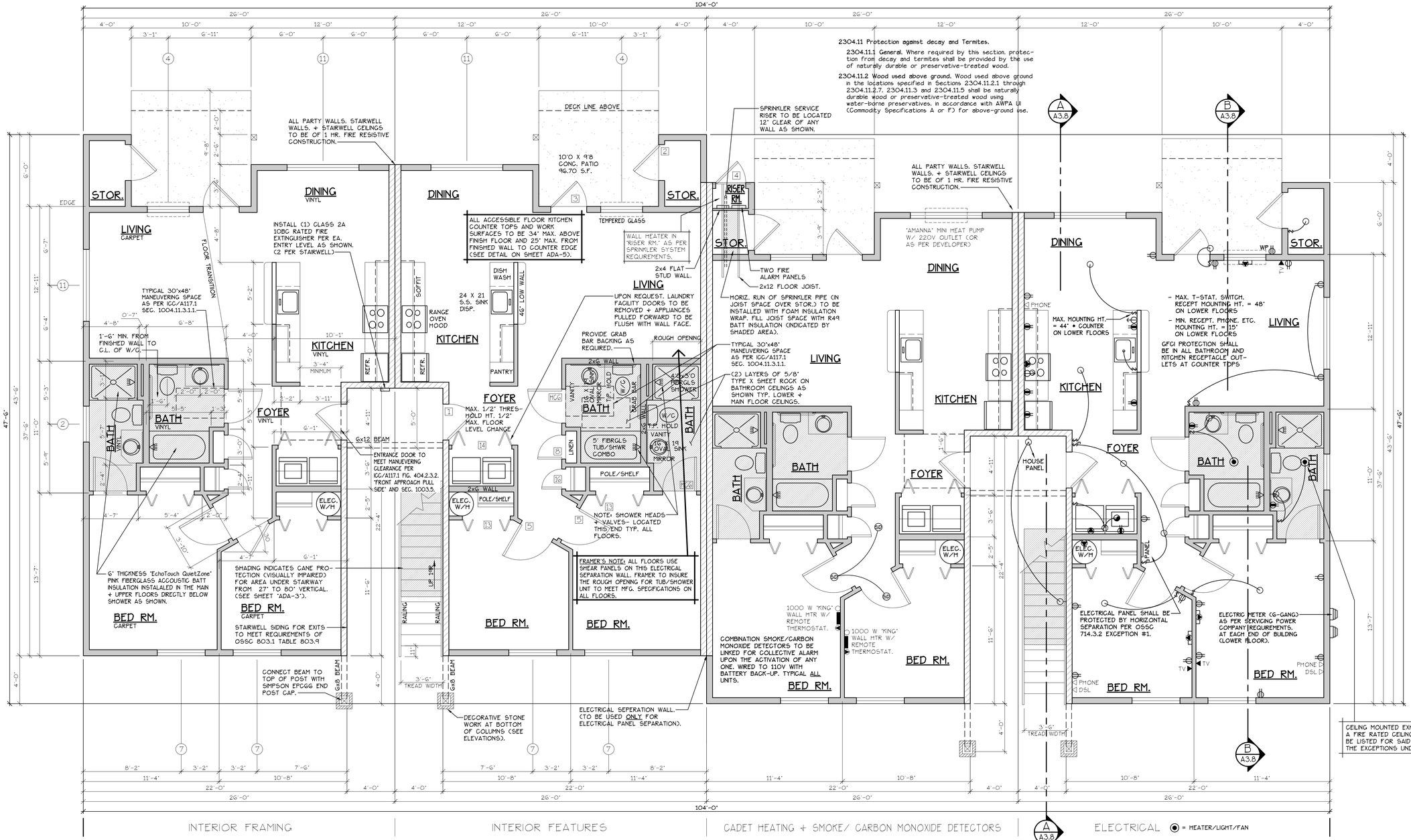
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Drawn: G.I.D.
Checked: M.D.G.
Date: Jul-19
Scale: AS SHOWN

JOB # 6847

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

A2.50

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LOWER FLOOR PLAN

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

(CHANDICAP ADAPTABLE/ACCESSIBLE)

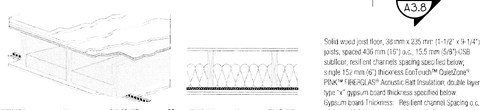
"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 3

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

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



NRC-F98	1 h	TLF-95-1079	55	IIF-95-039	49	SWJ-5807
NRC-F99	45 min	TLF-95-1159	56	IIF-95-041	50	SWJ-5857
NRC-F89	1 h	NRC-F89	51	NRC-F89	44	SWJ-5887

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

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

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

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

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

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

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

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

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

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

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

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

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

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

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

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MARKET STREET APARTMENT COMPLEX

LOWER FLOOR PLAN

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

BLD3A-12-SDR.PLOT1
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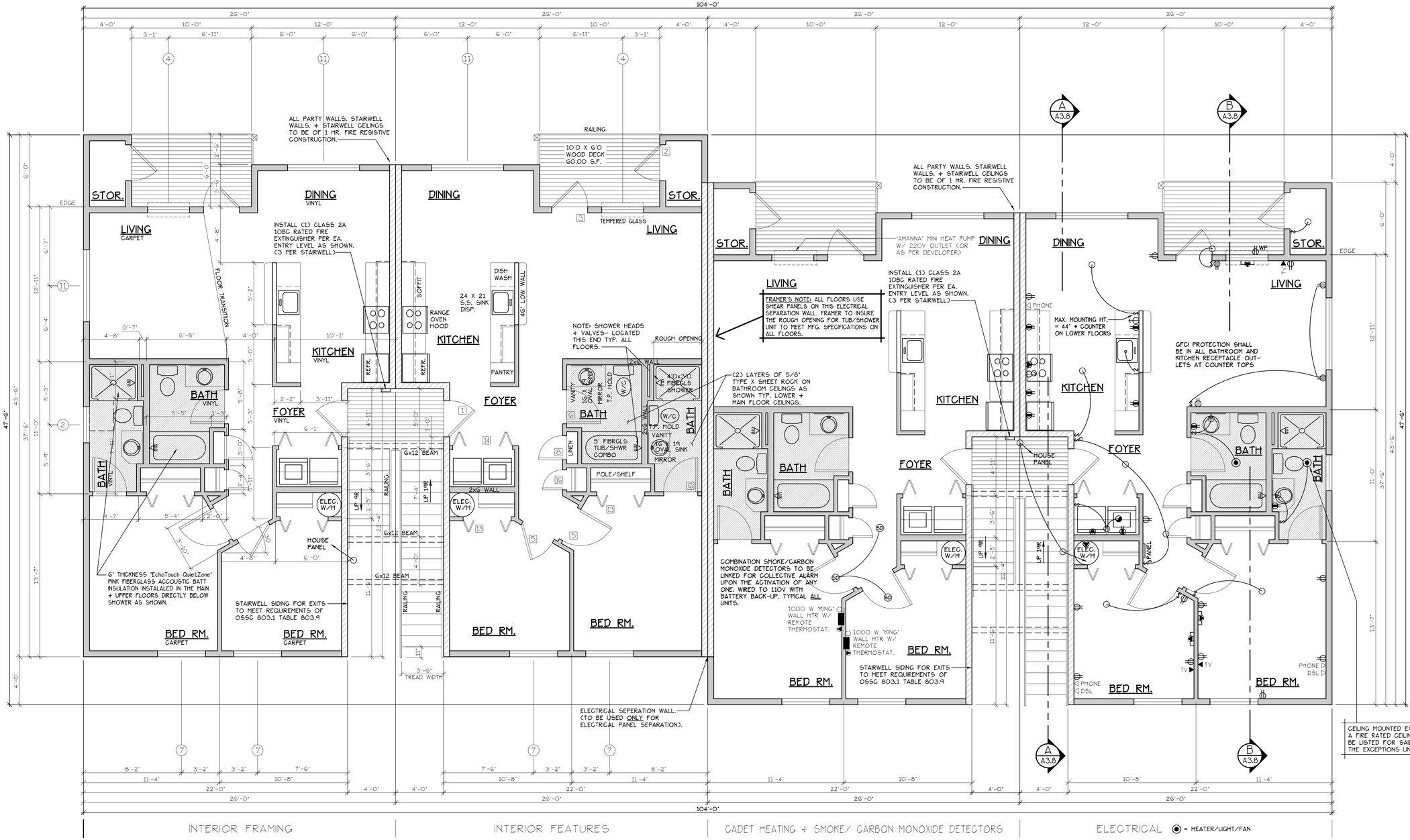
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jul-19
Scale: AS SHOWN

JOB # 6847

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

A3.31

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

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

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 x 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
8	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SHT. A13.4O)
11	6'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
12	3'0 X 4'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

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

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

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

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

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

CONSTRUCTION TYPE V B SPRINKLED.

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:

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

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

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www.multitech.we office@multitech.we

MARKET STREET APARTMENT COMPLEX

MAIN FLOOR PLAN

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

BLD3A-12-SDR.DGN
A3.41 SHEET

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

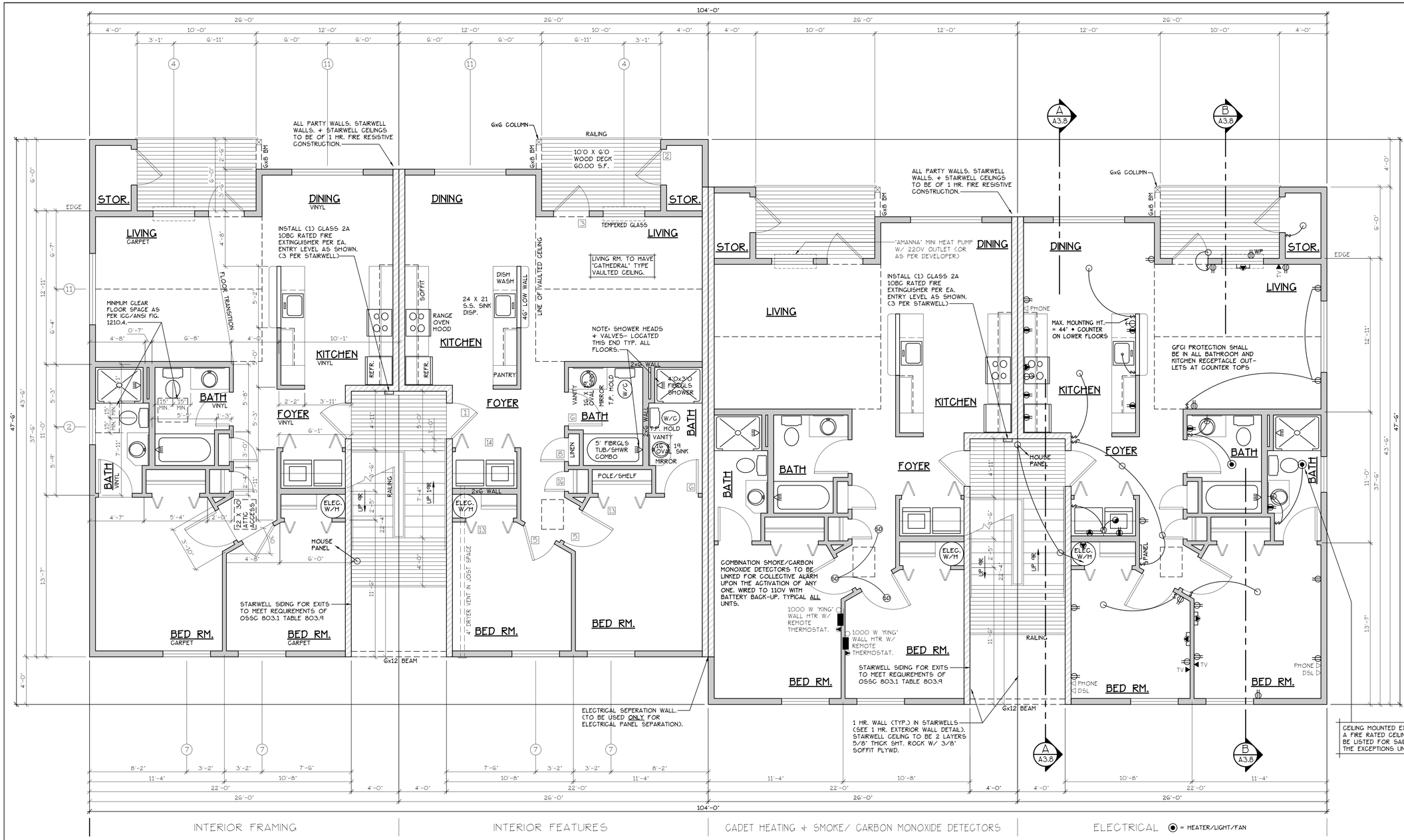
JOB # 6847

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

Renew date June 30, 2021

A3.41

J:\VBrun\6847-MarketStreetApartments\Dwg v18\SHTS\BLD3A-12-SDR.dwg, A3.41MFLR, 7/22/2019 11:54:03 AM, GDeHeyer



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

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

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

WINDOW SCHEDULE

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

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

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

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

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

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

CONSTRUCTION TYPE V B SPRINKLED.

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

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

GENERAL NOTES:

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

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MARKET STREET APARTMENT COMPLEX

UPPER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD3A-12-SSK.PLOT1
A3.50.DWG

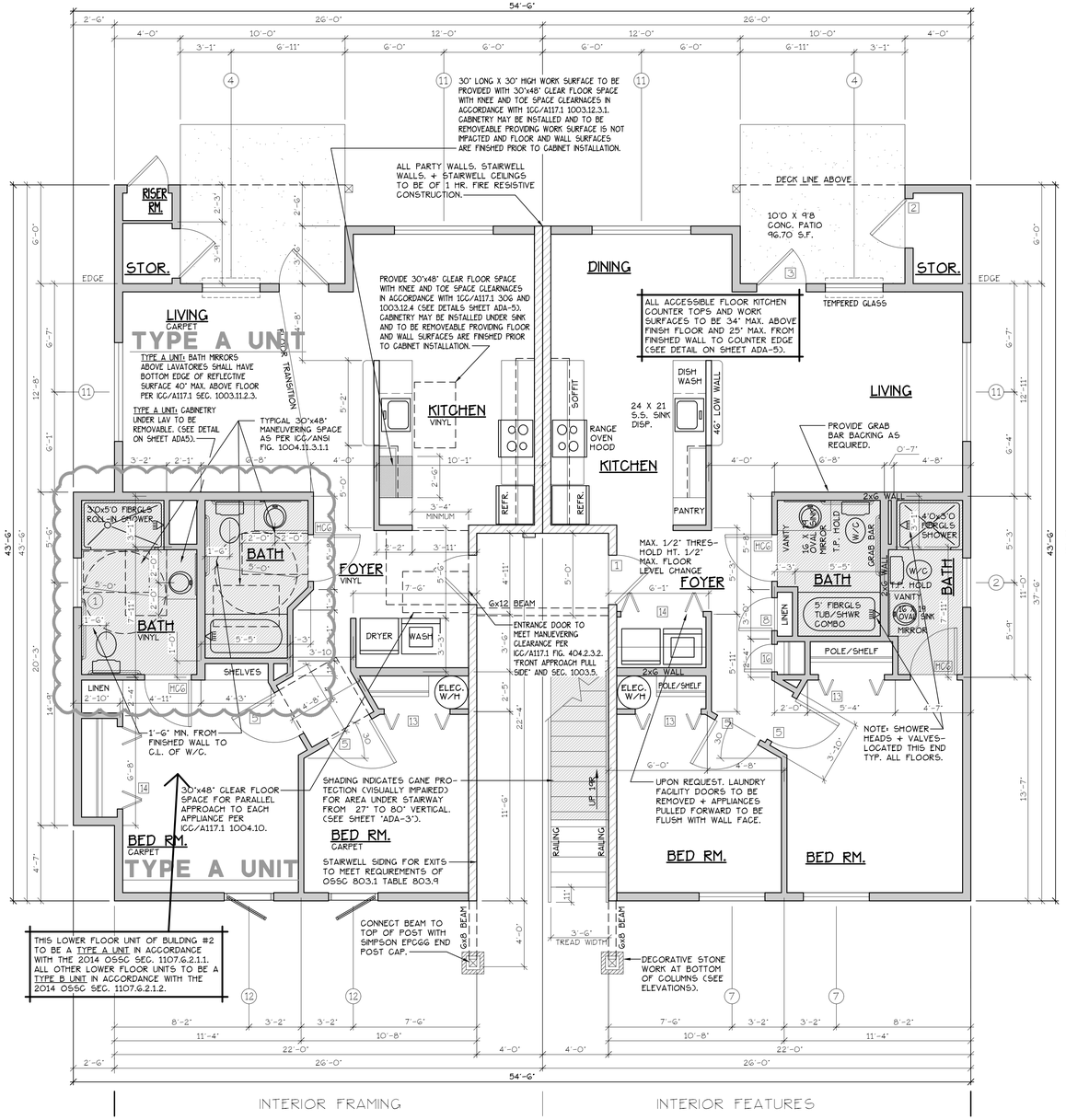
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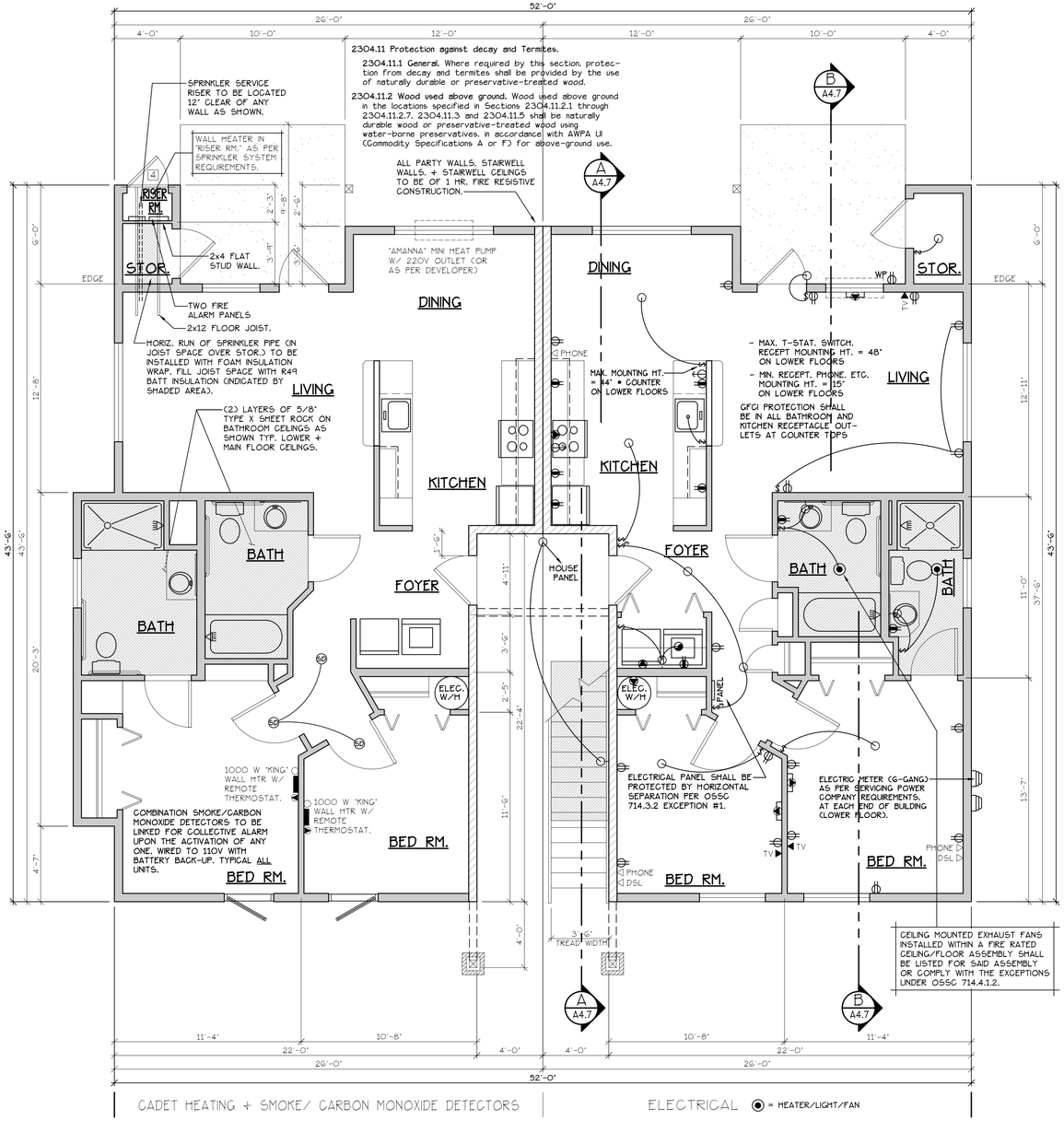
JOB # 6847

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

A3.50

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

LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

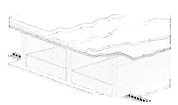
"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 4

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

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



NRC-F30	1 h	TLF-35-107a	55	IBF-95-1019	49	SWJ/5807
NRC-F90	45 min	TLF-35-115a	56	IBF-95-041	50	SWJ/5807
NRC-F39	1 h	NRC-F-39	51	NRC-F-39	44	SWJ/5807

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

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

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

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

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

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

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

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

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

HANDICAP UNIT NOTES:

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

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

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

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

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

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MARKET STREET APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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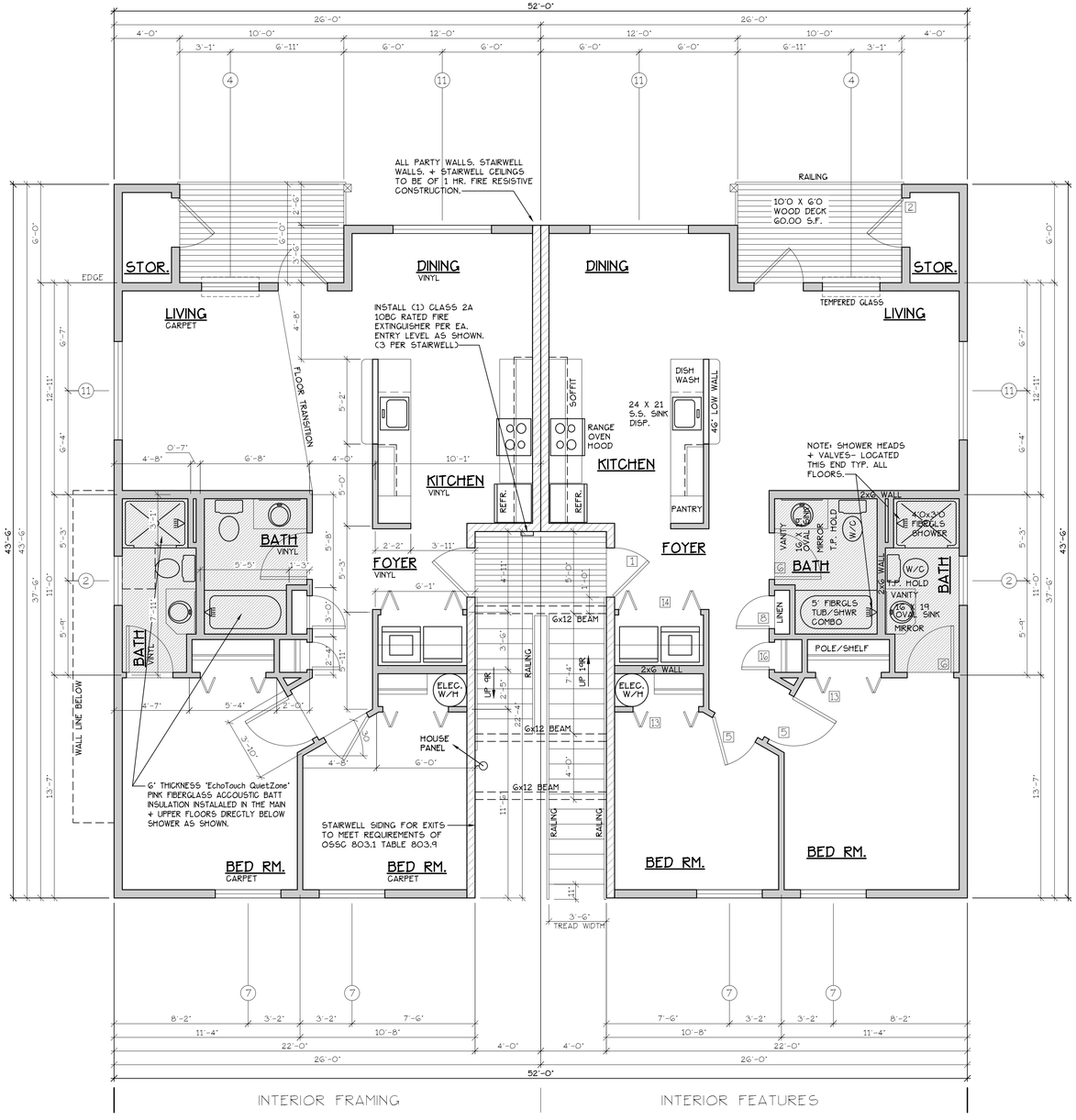
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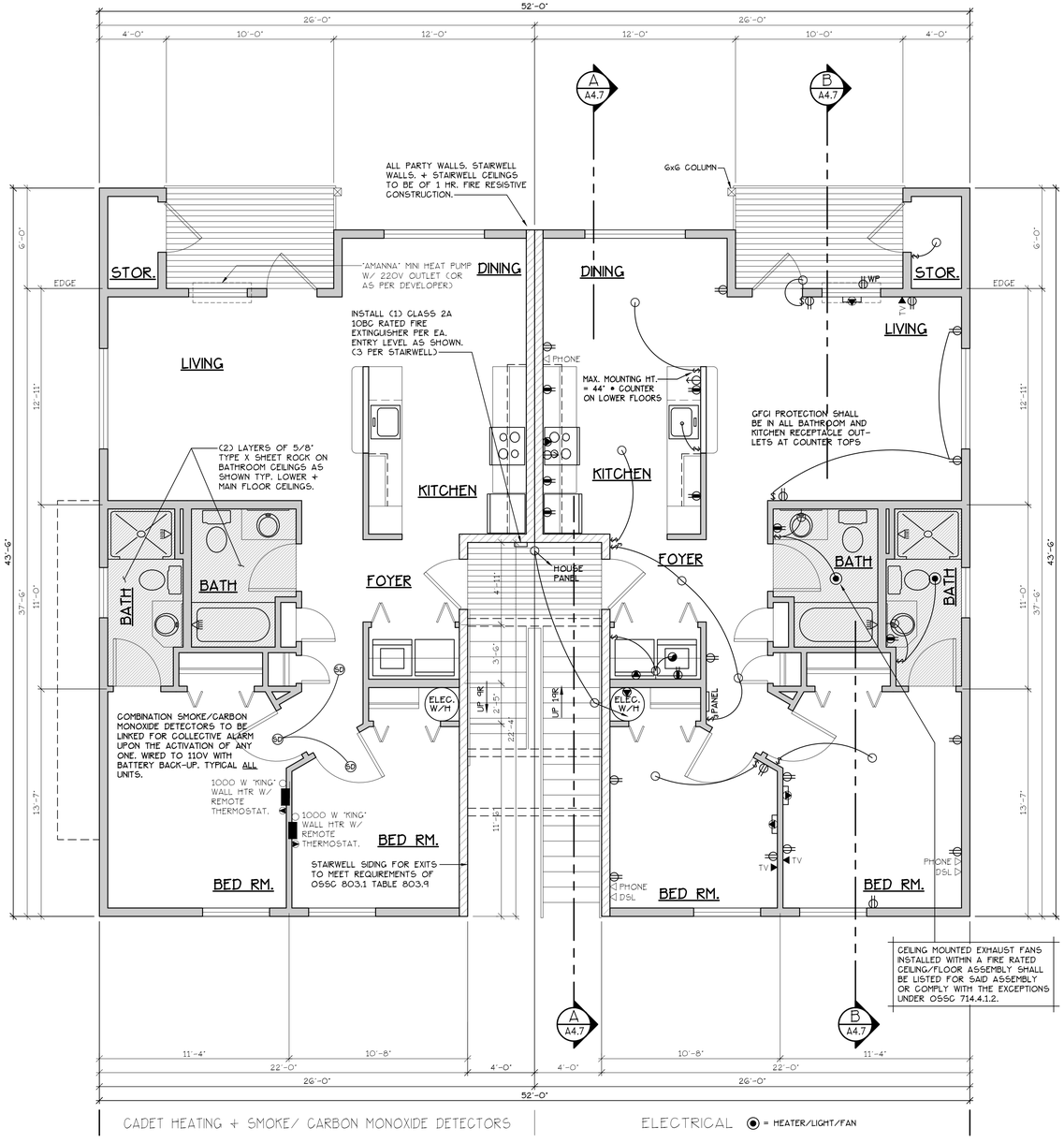
JOB # 6847

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

A4.31

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

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

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL	REMARKS	HEADERS
1	3'0 X 1'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY W/ FROSTED GLASS	DF #1 4x12
3	3'0 X 4'6	VINYL SGM.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF #1 4x12
4	3'6 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
5	4'0 X 3'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
6	4'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
7	4'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SMT. A15.40)
8	5'0 X 2'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
9	5'0 X 4'6	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF #1 4x12
10	5'0 X 5'0	VINYL SLD.	MILGARD	WHITE	YES	HORIZ. SLIDER W/ SCREEN	DF#1 Gx8 (SEE ALT. HEADER DETAIL SMT. A15.40)
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. U.N.O.

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

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

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

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

CONSTRUCTION TYPE V B SPRINKLED.

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

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

GENERAL NOTES:

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

MULTI/TECH
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www.multitech.ws office@multitech.ws

MARKET STREET APARTMENT COMPLEX

MAIN FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLD4A-A-FP.DWG/PLOT1
A4.41.DWG

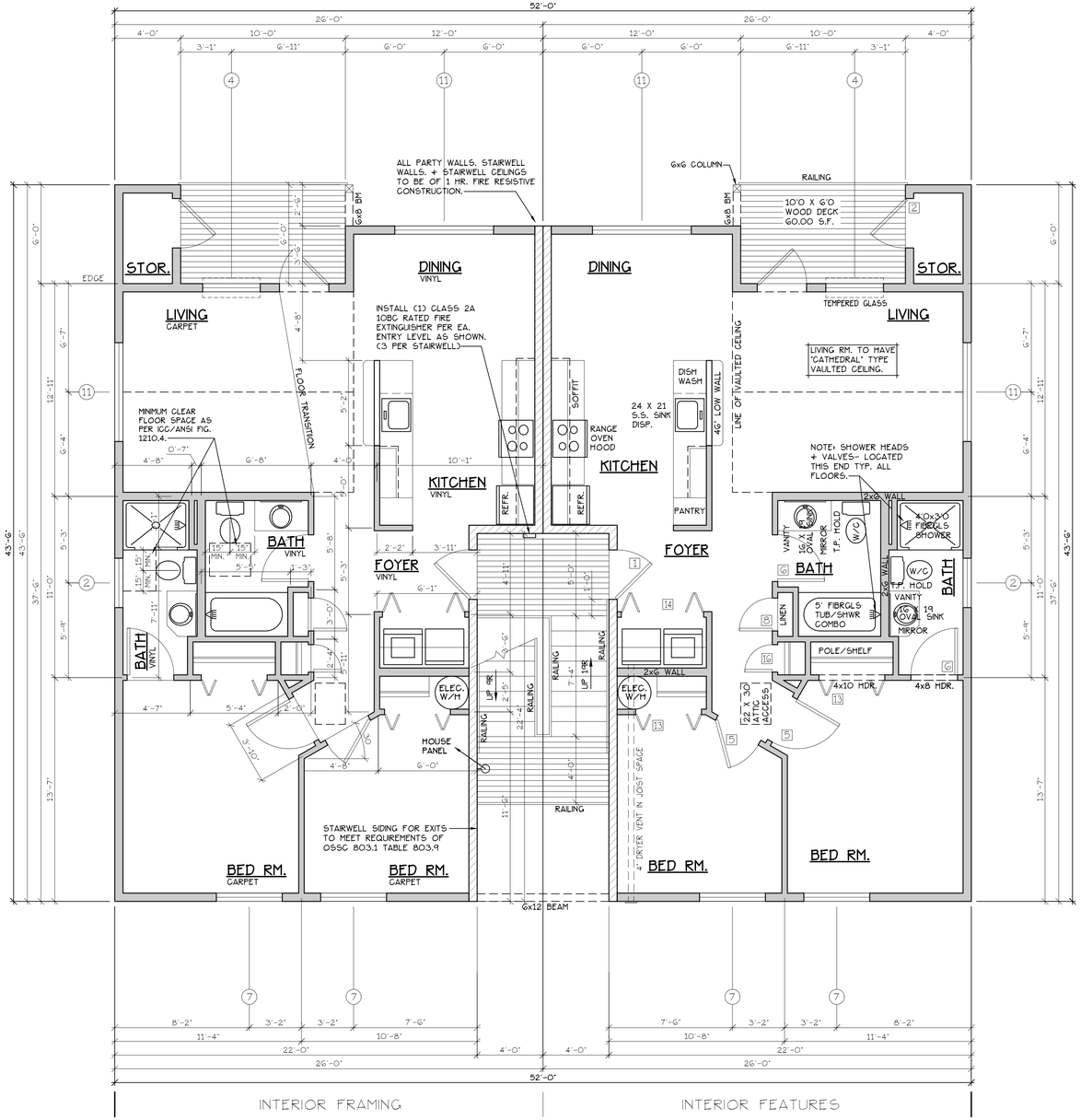
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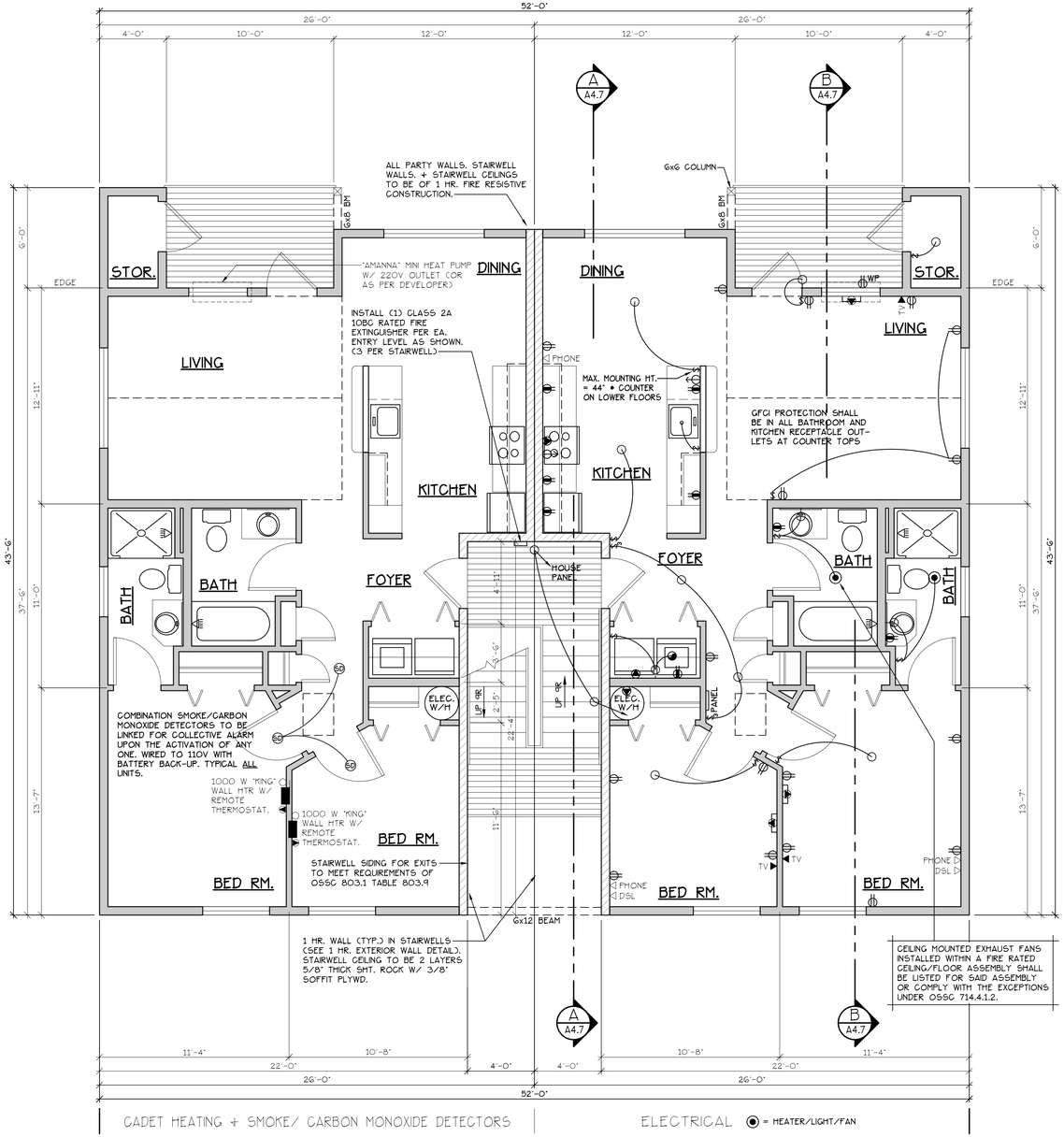
JOB # 6847

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

A4.41

J:\Bldrs\6847-MarketStreetApartments\Dwg. v18\SHTS\BLD4A-A-FP-SCR.dwg, A4.41MFLR, 7/23/2019 8:20:16 AM, GlenHeyer





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

UPPER FLOOR PLAN

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

"A" UNIT = 952 S.F.

TYPE A UNITS

BLD. 4

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

DOOR SCHEDULE

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

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

WINDOW SCHEDULE

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

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

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

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

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

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

CONSTRUCTION TYPE V B SPRINKLED.

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

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

GENERAL NOTES:

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

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www.multitech.we office@multitech.we

MARKET STREET APARTMENT COMPLEX

UPPER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BL04A-A-E-SDR/PLOT.01
A4.50.DGN

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

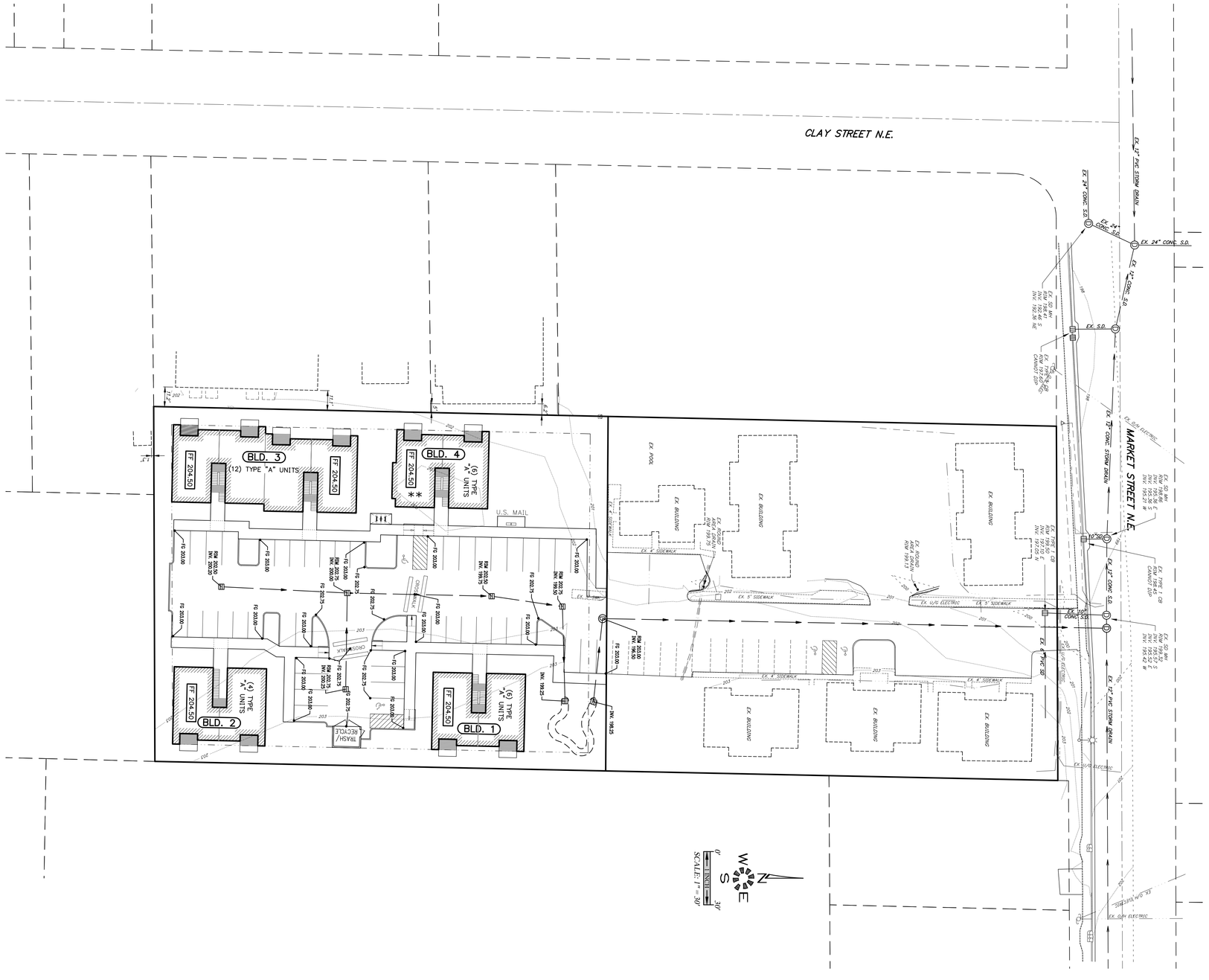
JOB # 6847

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

A4.50

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SDR5

JOB # 6847

EXPIRES: 06-30-2021

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

6847p SDR5-GRD

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

PRELIMINARY GRADING AND DRAINAGE PLAN

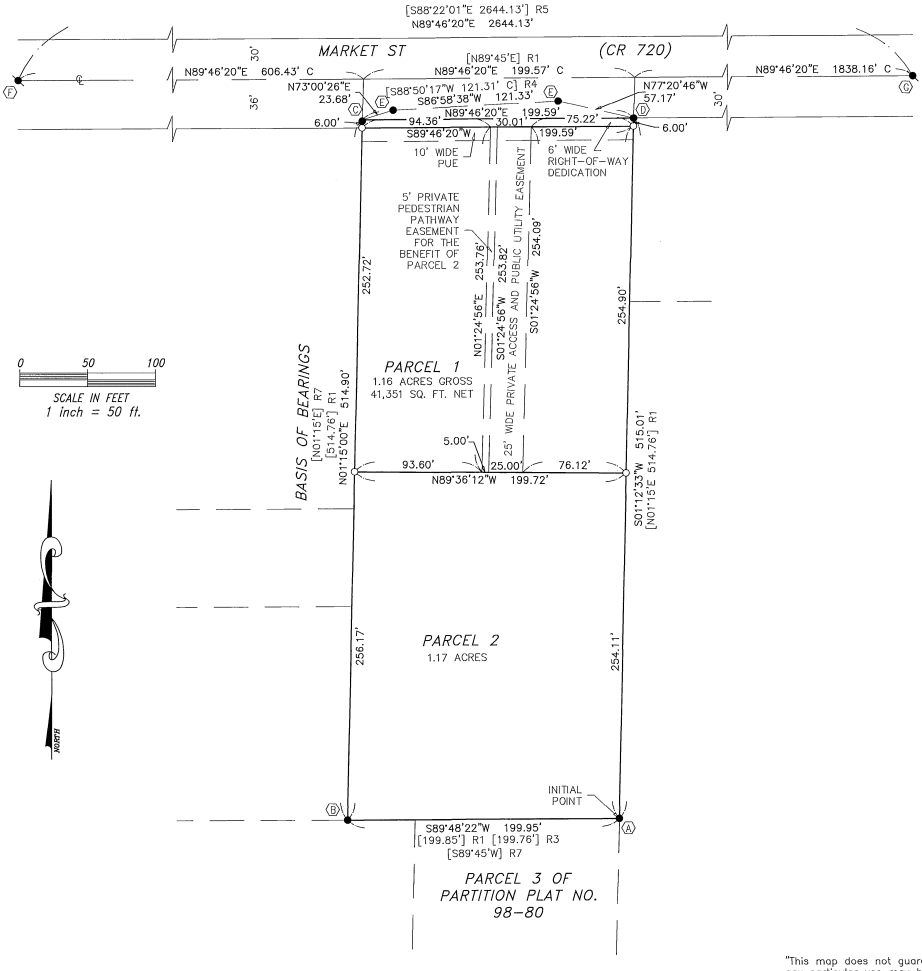
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www.mtengineering.net office@mtengineering.net

2015-15

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

Ⓐ 5/8" IR WITH YPC MARKED "BARKER PLS 636", SET IN R2
Ⓑ 1" IP, DOWN 1.3', SET IN R1
Ⓒ 1" IR, DOWN 0.4', 1.01' S01°15'00"W OF ORIGINAL R/W, SET ON R3
Ⓓ 1/2" IP, DOWN 1.4', 0.30' S01°12'33"W FROM ORIGINAL R/W, SET ON R1
Ⓔ 1" BRASS DISK MARKED "OTAK INC.", SET IN R4
Ⓕ CALCULATED POSITION OF MONUMENT #236 AS SHOWN ON R6
Ⓖ 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. ℄ – 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

"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."

DRAWING NO.: 16040 DATE: MARCH 15, 2017	PREPARED FOR AND AT THE REQUEST OF PAUL KERLEY	JOB NO. 16-040 SCALE 1"=50' CHECKED BY: TEP DRAWN BY: MM
REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JAN 10, 2006 TROY E. PETERSEN 61408 EXPIRES: 12/31/18 SIGNED: 04/12/17	LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS. 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	GENERAL LEGEND: IR=IRON ROD IP=IRON PIPE YPC=YELLOW PLASTIC CAP C=CALCULATED ( )=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		

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. (CR 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 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 8908, 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 A. Kerley, Member/Operating Manager — Date 4/12/17

ACKNOWLEDGMENT

STATE OF OREGON }SS
COUNTY OF MARION }

On this 12th 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 3937 Page 351, 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 3937, Page 353, 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:

Jason Andrus

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

Gerry Pappe

City of Salem Surveyor — Date 4-17-17

Tom Rohlfing By Brittany Hyer

Marion County Assessor — Date 4-20-17

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

Rex Weisner By: CL

Marion County Tax Collector — Date 4/20/17

RECORDING CERTIFICATION

STATE OF OREGON }SS
COUNTY OF MARION }

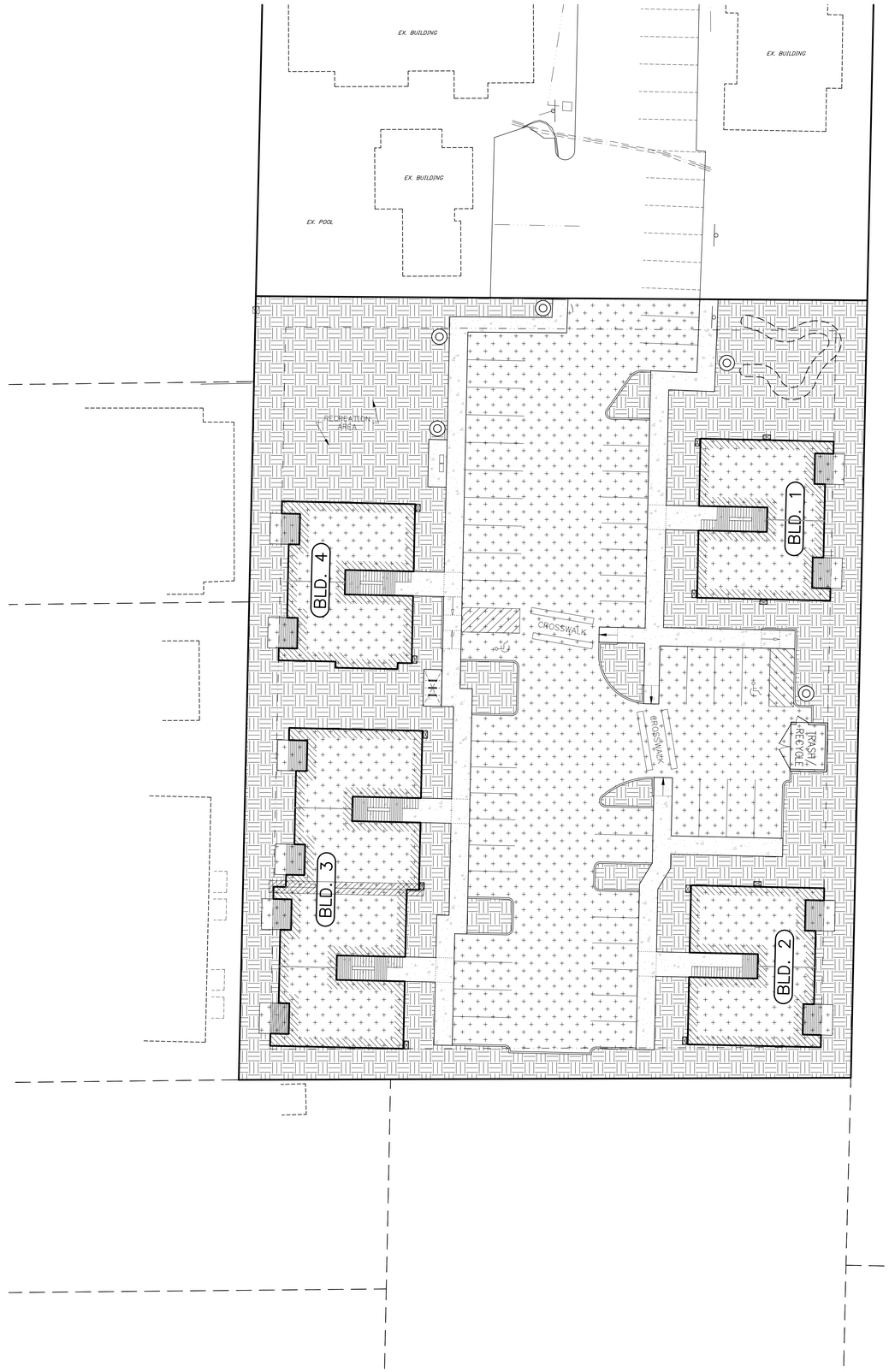
I do hereby certify that the attached Partition Plat No. 2017-15 was received for recording on the 21st day of April, 2017 at 2:46 o'clock P M. and recorded in Book of Partition Plats. It is also recorded in the Marion County Deed Records as Reel 3937, Page 352.

Bill Burgess; Marion County Clerk

Linda St Clair

By: Deputy County Clerk

DRAWING NO.: 16040 DATE: MARCH 15, 2017	PREPARED FOR AND AT THE REQUEST OF PAUL KERLEY	JOB NO. 16-040 SCALE 1"=50' CHECKED BY: TEP DRAWN BY: MM
REGISTERED PROFESSIONAL LAND SURVEYOR OREGON JAN 10, 2006 TROY E. PETERSEN 61408 EXPIRES: 12/31/18 SIGNED: 04/12/17	LIABILITY FOR THIS SURVEY IS EXPRESSLY LIMITED TO SAID PERSON OR PERSONS. LOCATION: A TRACT OF LAND IN THE NW 1/4 OF SEC. 19, T. 7 S., R. 2 W., W.M. MARION COUNTY, OREGON	GENERAL LEGEND: IR=IRON ROD IP=IRON PIPE 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		



0' 20'
1 INCH
SCALE: 1" = 20'

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.

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

OPEN SPACE 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
6847p SDR4-OS

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6847

SDR4

J:\SBA\6847-MarketStreetApartments\Dwg\6847p.dwg, SDR4-OS, 1/3/2020 12:15:52 PM, CSchreiber

CITY OF Salem
AT YOUR SERVICE

Traffic Engineering Section
Public Works Department
555 Liberty Street SE, Room 325 Telephone: 503-588-6211
Salem, Oregon 97301-3513 TTY: 503-588-6292

Trip Generation Estimate

Street _____

Bin # _____ TGE # _____

Date Received _____

Section 1 (To be completed by applicant.)

Applicant Name: Brandie Dalton Telephone: 503-363-9227

Applicant Mailing Address: 1155 13th St. SE Salem, OR 97302

Location of New Development: 4092 Market St. (072W19BO/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/DR/ADJ
(e.g., zone change, subdivision, partition, conditional use, PUD, mobile home park, etc.)

Building Permit Involved: Yes ☐ No ☐

Section 2 (To be completed by City staff.)

Proposed Use

Development Quantity: _____

ITE Land Use Code: _____

Trip Generation Rate/Equation: _____

Average Daily Trips: _____

ELNDT Adjustment Factors

Trip Length: _____ Linked Trip: _____

TSDC Trips: _____

Existing Use

Development Quantity: _____

ITE Land Use Code: _____

Trip Generation Rate or Equation: _____

Average Daily Trips: _____

ELNDT Adjustment Factors

Trip Length: _____ Linked Trip: _____

TSDC Trips: _____

Section 3 (To be completed by City staff.)

Transportation Impact Analysis (TIA)

Net Increase in Average Daily Trips: _____
(Proposed use minus existing use.)

☐ A TIA **will** be required:
- ☐ Arterial/Collector—1000 Trip/day Threshold
- ☐ Local Street/Alley—200 Trip/day Threshold
- ☐ Other: _____

☐ A TIA **will not** be required.

Transportation Systems Development Charge

Net Increase in TSDC Trips: _____
(Proposed use minus existing use.)

☐ A TSDC **will** be required.
(Fee determined by Development Services.)

☐ A TSDC **will not** be required.

(For additional information, refer to the back of this application.)

Section 4 (To be completed by City staff.)

Remarks:

Date: _____

cc: ☐ Chief Development Services Engineer
☐ Community Development
☐ Building Permit Application
☐ _____

By: _____

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 13th Street
Salem, Oregon 97302
(503) 363-9227

ABBREVIATIONS

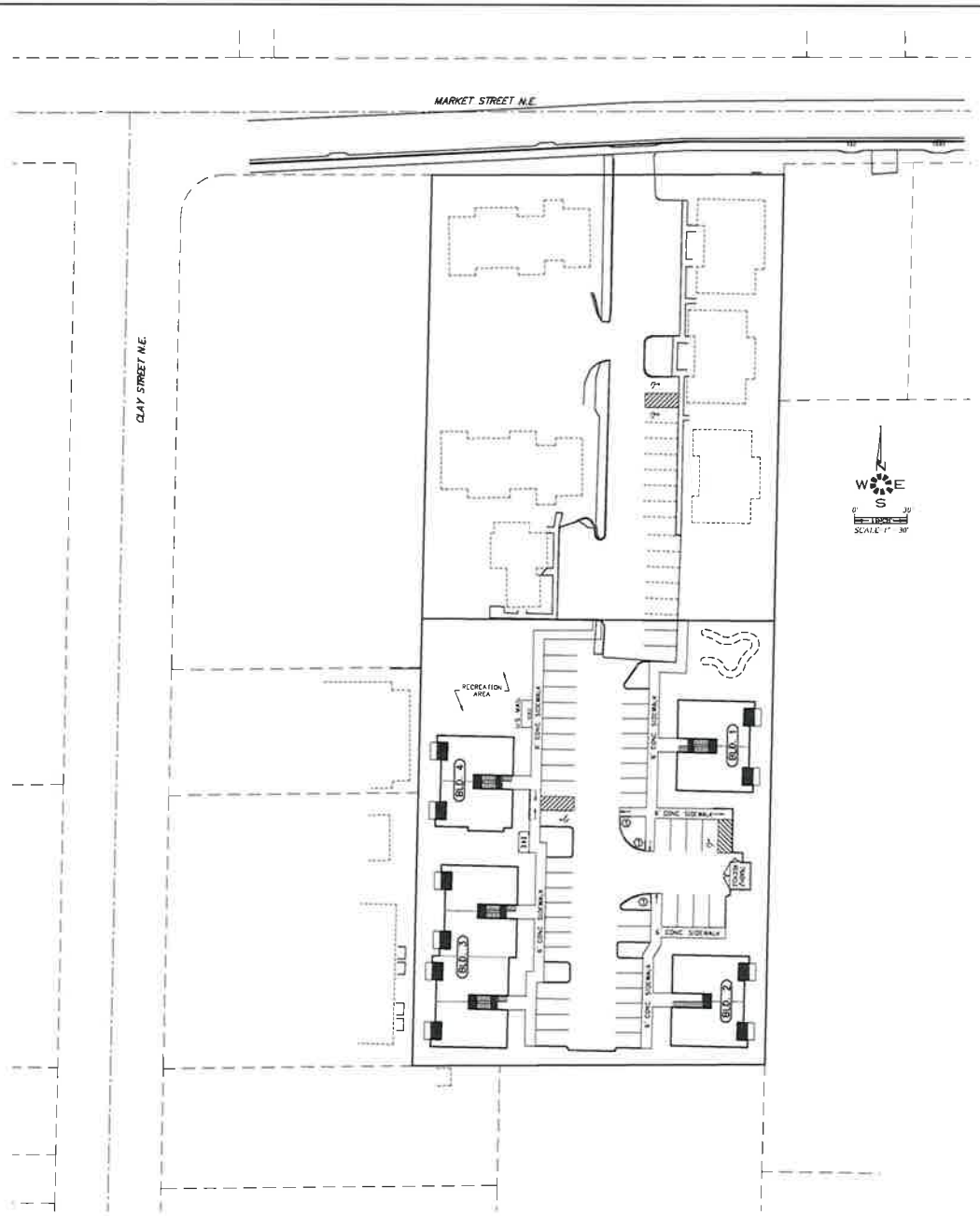
A.C.	ASPHALTIC CONCRETE	L.P.	LIGHT POLE
ACMP	ALUMINIZED CMP	M	METER, MAIN
ASSY.	ASSEMBLY	M.H.	MANHOLE
B.O.	BLOW OFF	MTL.	METAL
B.F.V.	BUTTERFLY VALVE	O.H.	OVERHEAD
C & G	CURB & GUTTER	PC	POINT OF CURVE
CATV	CABLE TELEVISION	PCC	POINT OF CONTINUING CURVE
C.B.	CATCH BASIN	PED.	PEDESTAL
C.B.C.O.	CATCH BASIN 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	PUBL.	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.I.	R.I.M.
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	V.L.T.	VAULT
L	LENGTH, LIVE	W.M.	WATER MAIN

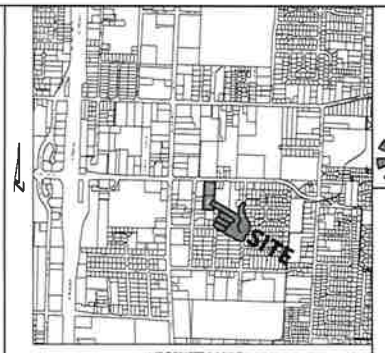
SYMBOLS

EXIST.	PROP.	
⊟	⊟	BLOW OFF ASSY.
▦	▦	CATCH BASIN
▦	▦	CATCH BASIN CLEANOUT
▦	▦	CATCH BASIN INLET
△	▲	CATV PED. / BOX
○	●	CLEANOUT
⊠	⊠	ELEC. PED. / BOX
⬭	⬬	FIRE HYDRANT
⊕	⊕	GAS LOCATION MARKER
⋈	⋈	GAS VALVE
✉	✉	MAIL BOX
Ⓢ	Ⓢ	MANHOLE SAN. SEWER
Ⓢ	Ⓢ	MANHOLE STORM DRAIN
Ⓣ	Ⓣ	2' DIA. C.O. / M.H.
Ⓣ	Ⓣ	MANHOLE TELEPHONE
Ⓦ	Ⓦ	MANHOLE WATER
▷	▶	REDUCER / INCREASER
▣	▣	TEL. PED. / BOX
▣	▣	TRAFFIC PED. / BOX
⚲	⚲	UTILITY / POWER POLE
□	■	WATER METER
⊗	⊗	WATER VALVE

CABLE TELEVISION
EXISTING LINE
SITEX E.L.
ELECTRICAL LINE
GAS MAIN
TELEPHONE LINE

SANITARY SEWER EXIST.
SANITARY SEWER PROP.
STORM DRAIN EXIST.
STORM DRAIN PROP.
WATER MAIN EXIST.
WATER MAIN PROP.





VICINITY MAP

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 - PRELIMINARY GRADING AND DRAINAGE PLAN
SDR5 - PRELIMINARY UTILITY PLAN

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

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th AVENUE S.E.
SALEM, OREGON 97302
PH. (503) 363-9227 FAX (503) 364-1260

COVER SHEET

MARKET STREET APARTMENTS

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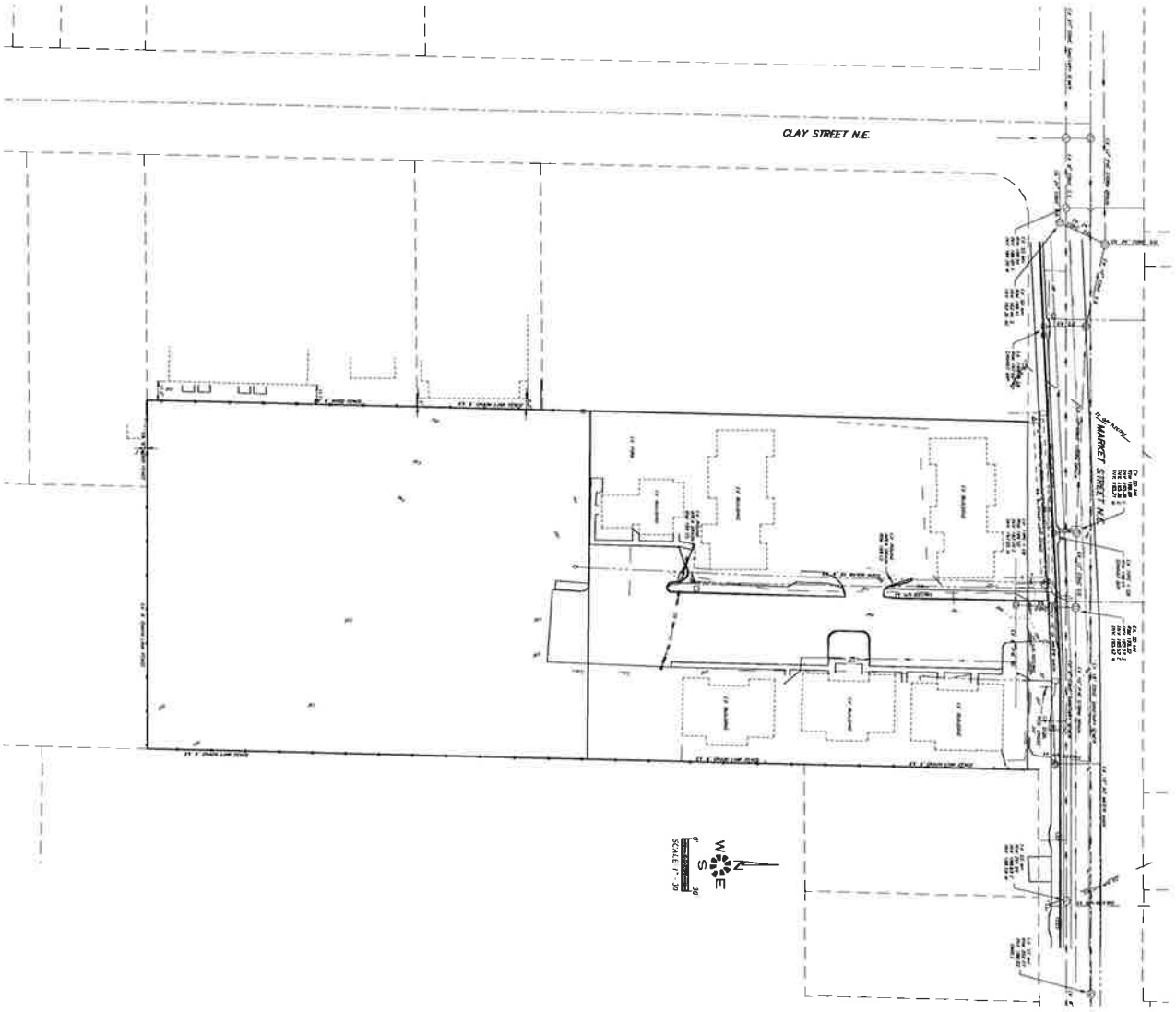
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: C.D.S.
Checked: R.W.C.
Date: APRIL 2021
Scale: AS SHOWN

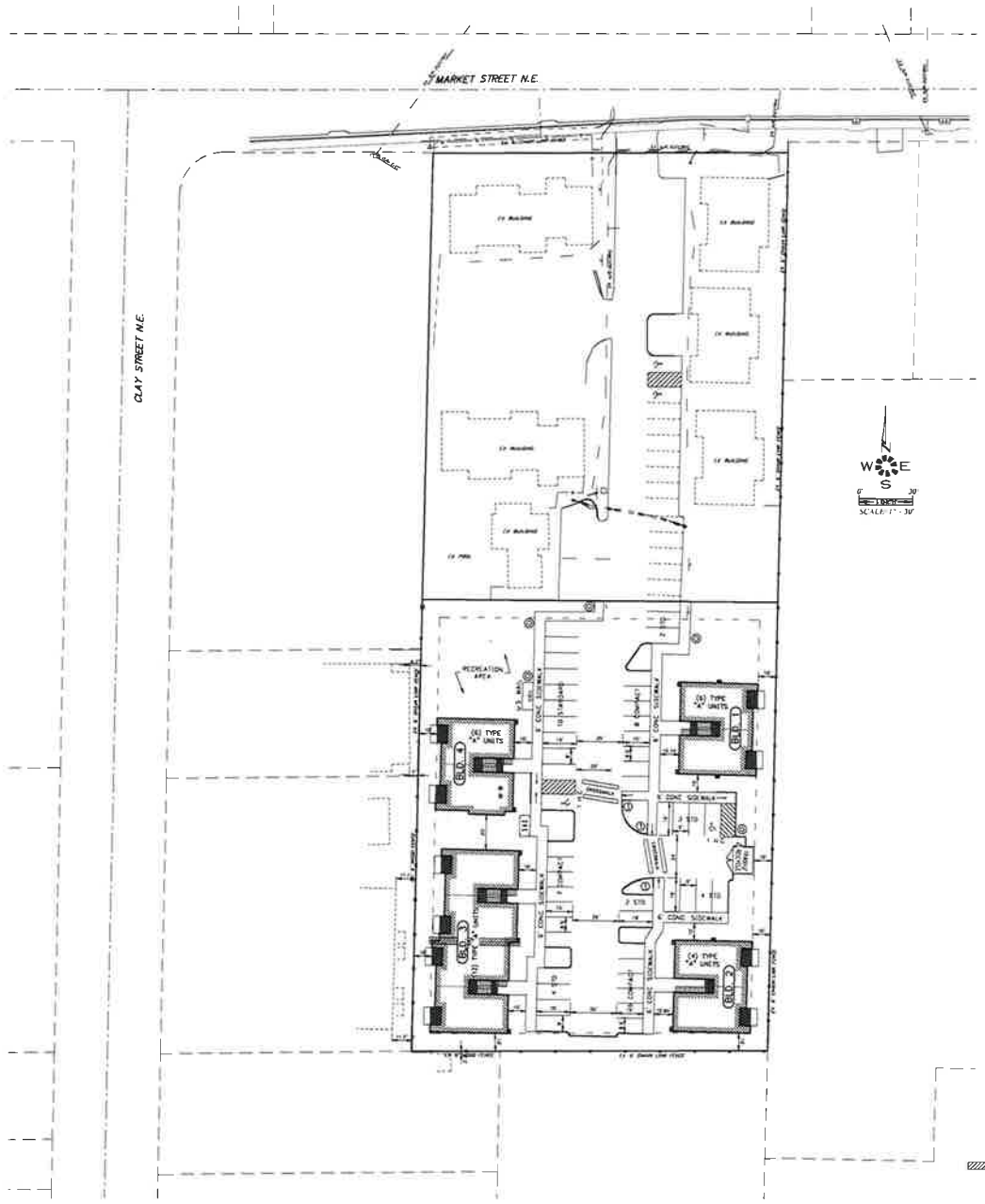
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 2006
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6647

SDR1



SDR2	Design: M.D.G. Drawn: C.D.S. Checked: B.M.G. Date: APRIL 2015 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 ENGINEERING SERVICES, INC. 1155 13th ST. S.E. SALEM, OR. 97302



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 PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHPTR 11 AND OFS 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:X.

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
- [H] – 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 1107.6.2.3.1 (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

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 363-9227 FAX (503) 364-1260
EMAIL: mtech@multitech-engineering.com

PRELIMINARY SITE PLAN

MARKET STREET APARTMENTS

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO THESE PLANS ARE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER.

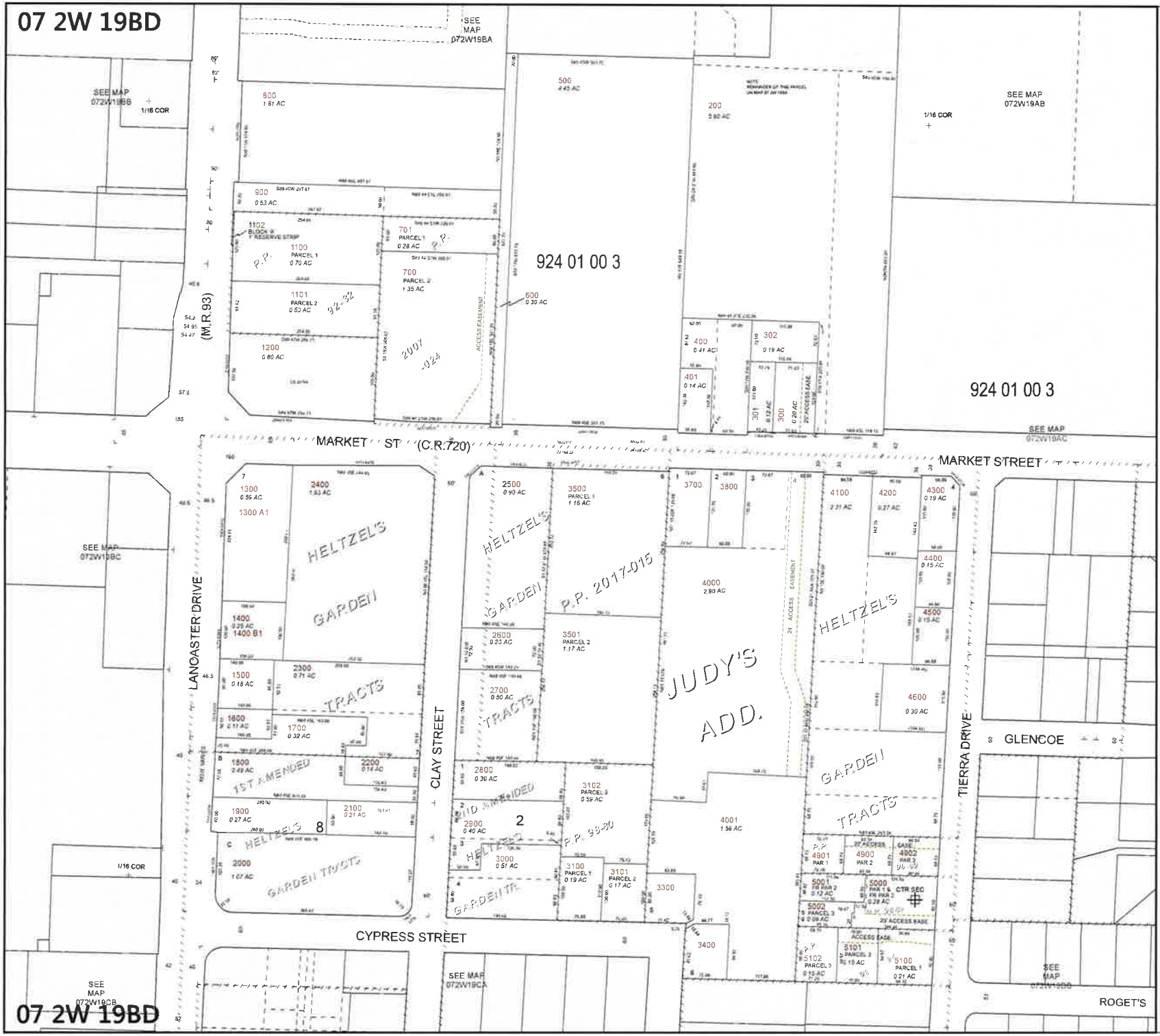
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design M.D.G.
Drawn K.D.S.
Checked M.D.G.
Date APRIL 2015
Scale AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2021

JOB # 6847

SDR3



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
- Section Corner (16 15 / 21 22)

NUMBERS

Tax Code Number
000 00 00 0

Acreage
0.25 AC

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

NOTES

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

200.00
175.00

CANCELLED NUMBERS

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

CITY OF SALEM

ENHANCED SAFETY ASSESSMENT REPORT FOR MULTI-FAMILY CONSTRUCTION

This is a guide for improving the safety of new multifamily developments. Compliance with the provisions of the assessment are advisable but are not mandatory; however, the filing of the report is required. Crime preventions through environmental design is a concept that has been used to enhance the safety of residents. While no amount of crime prevention techniques are a guarantee against crime, it's been found that even minimum precautions can greatly reduce the likelihood of a crime occurring.

Crime prevention through environmental design is a concept that has been used to enhance the safety of residents and address the crime problem that afflicts many communities. Crime prevention through environmental design has been successfully used in such communities as Eugene, Oregon, Ft Lauderdale, Florida and Sarasota, Florida.

English criminologist Barry Poyner found that real estate development and management is a largely unexplored way to control crime. Research has shown that both population characteristics and location factors influence the distribution of crime in a particular area.

SURVEILLANCE:
For people to take action to defend property or to prevent crime they must be able to see illegal acts taking place. Surveillance puts the offender under threat of being observed, and therefore, identified and apprehended.

LIGHTING FOR SAFETY & SECURITY *Adequate lighting will eliminate pools of light with darkness between, without creating a glare. Lighting in the common areas should be enough to allow a person to read a newspaper or license plate at night. Lighting devices should be protected by weather and vandalism-resistant covers.*	YES	NO
1. All entry/exit points illuminated	✓	
2. Pathways illuminated	✓	
3. Parking areas illuminated	✓	
4. Mail pickup/delivery sites illuminated	✓	
5. Stairways illuminated	✓	
6. Common use areas illuminated	✓	
7. Recreational areas illuminated	✓	

LANDSCAPING *Landscaping can be used to define territory and control access. Landscaping shall not obstruct visual surveillance of common open space, parking areas or dwelling entry ways.*	YES	NO
1. Shrubs and trees are selected and located in such a manner to provide for natural surveillance of entry ways.	✓	
2. Landscaping/lighting conflicts? Trees and shrubs are located to preclude blockage of light or interfere with lighting patterns.	✓	
3. Eliminate adult size hiding places near windows and doors.	✓	
4. Plantings allows limited access to windows or roof tops.	✓	
5. Plantings do not block visibility of and from windows and doors.	✓	

ACCESS CONTROL ***By controlling access we direct people into buildings or sites at specific points that can be more easily watched and controlled.***	YES	NO
1. Main entry to dwelling unit defined and arranged so that the occupant has a view of the area immediately outside the door without opening the door.	✓	
2. Main entries are clearly defined.	✓	
3. Positioned at each entrance of a multiple family dwelling complex is an illuminated diagrammatic representation of the complex which shows the location of the viewer and the unit designations with the complex.	✓	
4. All residential dwellings are displaying a street number or other identifying data in a prominent location on the street side of the building or property and are of a contrasting color to the background to which they are attached.	✓	
5. Fences and walls located between a street-facing dwelling unit and a public or private street are not obstructing visibility from the dwelling unit's entry from the street ("obstructed visibility" shall mean the entry is not in view from the street along one-half or more of the unit's frontage.)	✓	
6. Plantings located between a street-facing dwelling unit and a public or private street are not obstructing visibility from the dwelling unit's entry from the street.	✓	
7. Children play areas are centrally located and in view of resident windows.	✓	
8. All entry doors are equipped with deadbolts and peepholes?	✓	
9. Door lock striker plates are attached to the door trimmer stud?	✓	
10. Operable windows can be locked to preclude entry?	✓	

OTHER SPECIFIC SECURITY MEASURES PROVIDED (Describe):

Brandie Dalton
Signature of Owner (required)

5-29-2020
Date

07 2W 19BD

SEE MAP 072W19BA

SEE MAP 072W19BB

1/16 COR

800 1.81 AC

500 4.45 AC

200 5.60 AC

NOTE: REMAINDER OF THIS PARCEL ON MAP 07 2W 19BA

SEE MAP 072W19AB

900 0.53 AC

1102 BLOCK 'A' 1' RESERVE STRIP

1100 PARCEL 1 0.70 AC

701 PARCEL 1 0.28 AC

700 PARCEL 2 1.35 AC

924 01 00 3

600 0.30 AC

1101 PARCEL 2 0.53 AC

1200 0.80 AC

CS 28794

ACCESS EASEMENT

(M.R.93)

400 0.41 AC

302 0.19 AC

401 0.14 AC

301 0.12 AC

300 0.20 AC

25' ACCESS EASE.

924 01 00 3

SEE MAP 072W19AC

MARKET ST (C.R.720)

MARKET STREET

1300 0.59 AC

1300 A1

2400 1.93 AC

2500 0.90 AC

3500 PARCEL 1 1.16 AC

3700

3800

4100 2.31 AC

4200 0.27 AC

4300 0.19 AC

4400 0.15 AC

4500 0.15 AC

HELTZEL'S GARDEN TRACTS

P.P. 2017-015

JUDY'S ADD.

1400 0.25 AC

1400 B1

2300 0.71 AC

1500 0.18 AC

1600 0.11 AC

1700 0.32 AC

2600 0.23 AC

3501 PARCEL 2 1.17 AC

2700 0.50 AC

4000 2.90 AC

4600 0.30 AC

1800 0.48 AC

2200 0.14 AC

1ST AMENDED

2800 0.30 AC

3102 PARCEL 3 0.59 AC

2ND AMENDED

2900 0.40 AC

P.P. 98-30

4001 1.58 AC

1900 0.27 AC

2100 0.21 AC

3000 0.51 AC

3100 PARCEL 1 0.19 AC

3101 PARCEL 2 0.17 AC

3300

2000 1.07 AC

GARDEN TRACTS

3400

4901 PAR 1

4900 PAR 2

4902 PAR 3

P.P. 06-50

5001 FR PAR 2 0.12 AC

5000 PAR 1 & FR PAR 2 0.28 AC

CTR SEC

5002 PARCEL 3 0.09 AC

P.P. 98-84

25' ACCESS EASE.

ACCESS EASE.

5102 PARCEL 3 0.15 AC

5101 PARCEL 2 0.15 AC

5100 PARCEL 1 0.21 AC

LANCASTER DRIVE

CLAY STREET

TIERRA DRIVE

GLENCOE

CYPRESS STREET

ROGET'S

SEE MAP 072W19BC

SEE MAP 072W19CA

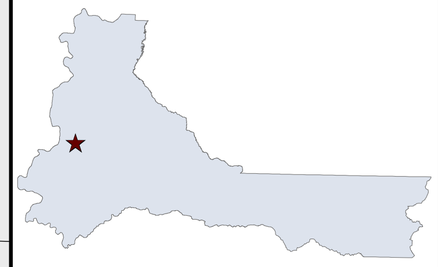
SEE MAP 072W19CB

SEE MAP 072W19DB

1/16 COR

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

CORNER TYPES

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

NUMBERS

Tax Code Number

000 00 00 0

Acreage 0.25 AC

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200.00 / 175.00

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

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

Marion County OREGON — Assessors Office Cartography Dept

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

PLOT DATE: 1/24/2018

SALEM 07 2W 19BD

Market Street Apartments

Class 3-Site Plan Review

May 29, 2020

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

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

Applicant Findings: 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 outlined within the findings and on the site plans.

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

Chapter 514 (RM2)

Density: The site being developed is 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: 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: 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)

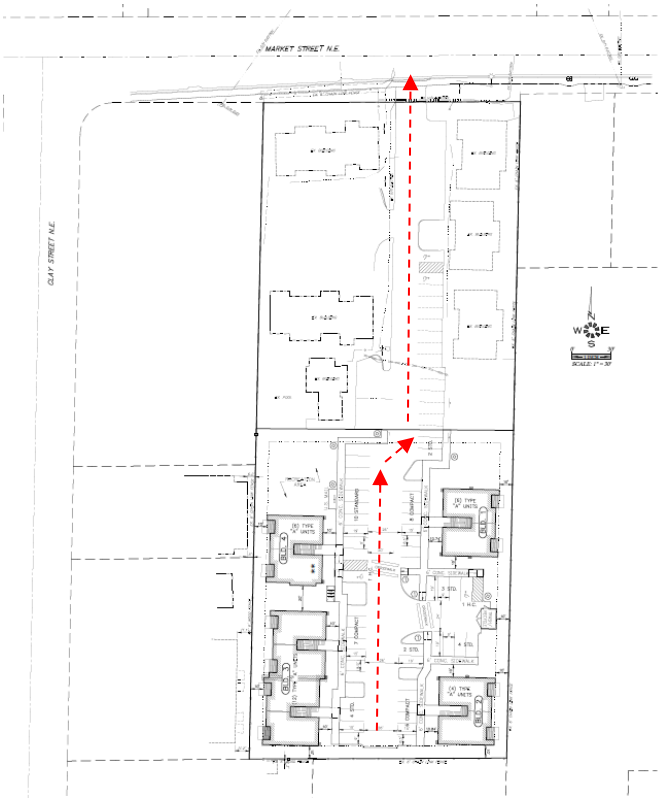
Therefore, the buildings are in compliance with the building height requirement.

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

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

Applicant Findings: A TGE form has been submitted as part of this packet to determine if a TIA is needed. The subject property does not have street frontage and will have access onto Market Street (north) through the multi-family development to the north. A pedestrian connection to the property the north has been provided.



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

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

Therefore, this criterion has been met, along with criteria under SRC 803.030 and SRC 803.035.

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

Applicant Findings: Parking: 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.

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

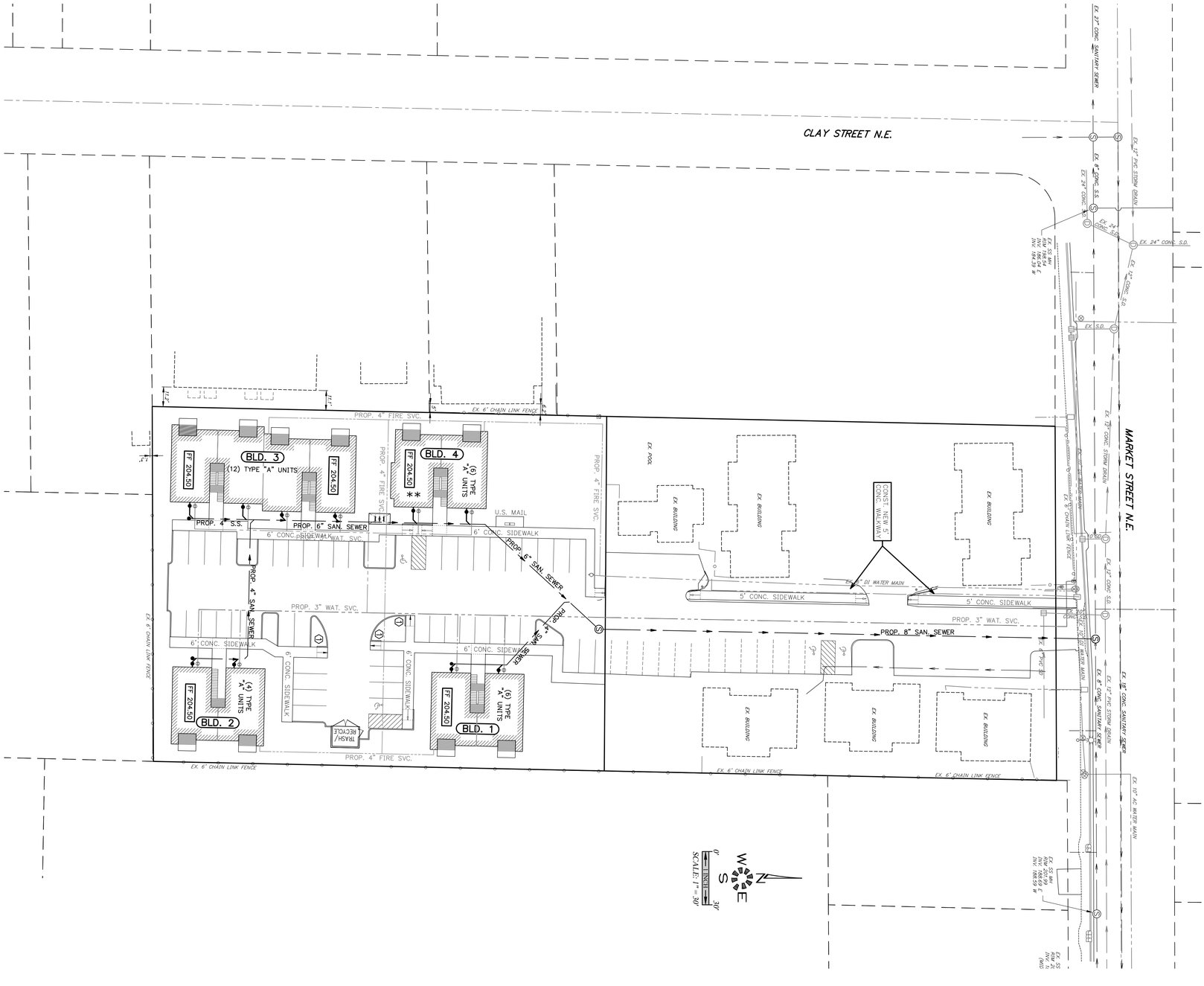
The design of pedestrian circulation systems shall provide clear and identifiable connections within the multiple family development and to adjacent uses and public streets/sidewalks. The proposed development provides safe and convenient bicycle and pedestrian access from within the development to adjacent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

Therefore, this standard has been met.

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

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

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SDR6

JOB # 6847

EXPIRES: 06-30-2021

REGISTERED PROFESSIONAL ENGINEER — OREGON — MATTHEW D. GREEN — 12/31/18

6847p SDR6-UT

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.

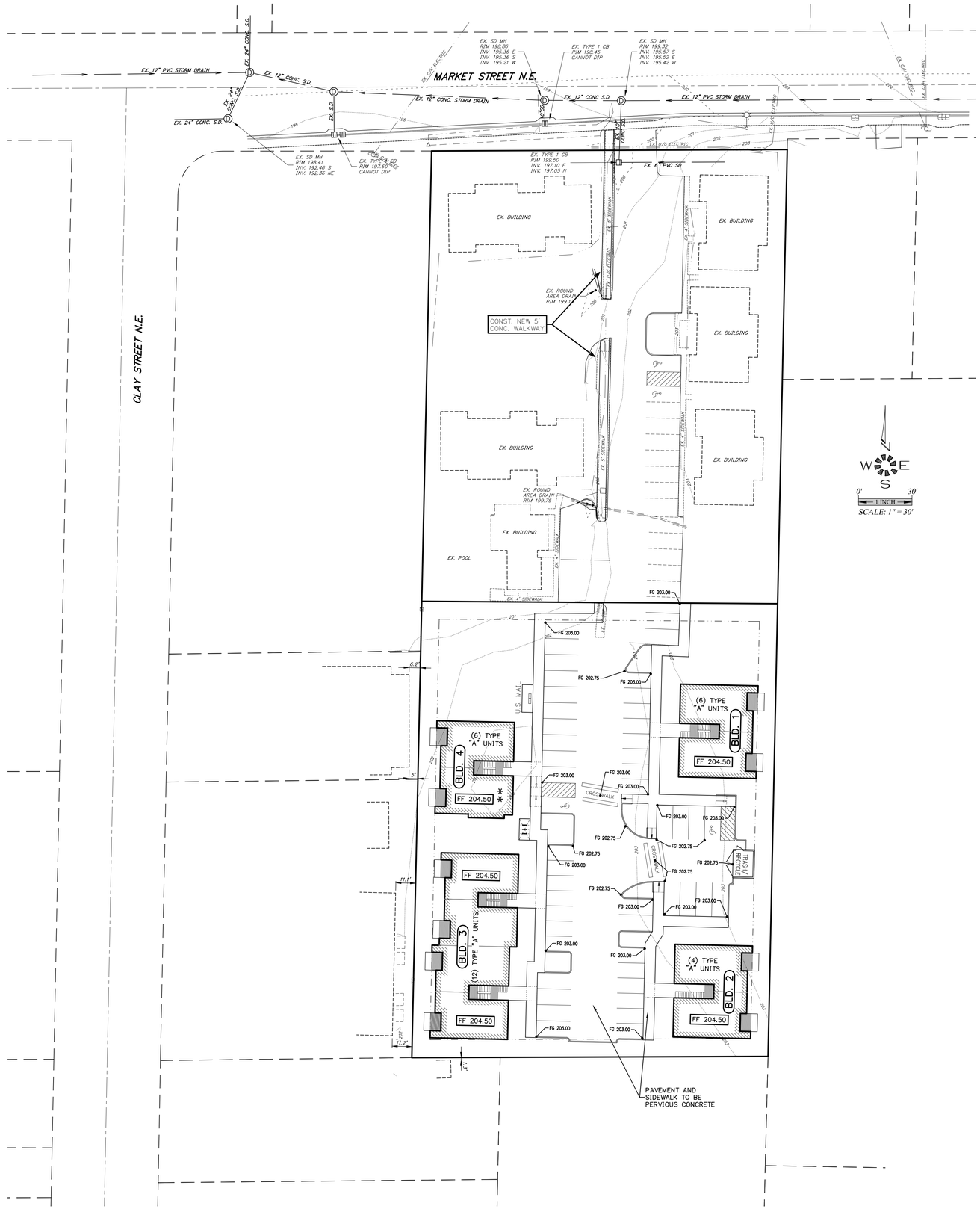
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

MARKET STREET APARTMENTS

PRELIMINARY UTILITY PLAN

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

NOTE:
ALL COMBINED STORMWATER FLOW CONTROL AND TREATMENT FACILITIES SHALL BE PERVIOUS CONCRETE PER SECTION 4.3(c) OF THE CITY OF SALEM DEPARTMENT OF PUBLIC WORKS ADMINISTRATION RULES CHAPTER 109, DIVISION 004 STORMWATER SYSTEM.



MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
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www.mtengineering.net office@mtengineering.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.

6847p SDR5-GRD

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

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

EXPIRES: 06-30-2021

JOB # 6847

SDR5

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20-107231

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 # 2020040

Date Received 6-8-2020

Section 1 (To be completed by applicant.)

Applicant Name: Brandie Dalton Telephone: 503-363-9227

Applicant Mailing Address: 1155 13th St. SE, Salem, OR 97302

Location of New Development: 4072 Market St. (072W19BD/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/DR/ADJ
(e.g., zone change, subdivision, partition, conditional use, PUD, mobile home park, etc.)

Building Permit Involved: Yes ☐ No ☐

Section 2 (To be completed by City staff.)

Proposed Use		Existing Use	
Development Quantity:	28 UNITS	Development Quantity:	Vacant
ITE Land Use Code:	221-MF MID RISE	ITE Land Use Code:	
Trip Generation Rate/Equation:	5.44 TRIPS/UNIT	Trip Generation Rate or Equation:	
Average Daily Trips:	152	Average Daily Trips:	
ELNDT Adjustment Factors		**ELNDT Adjustment Factors**	
Trip Length:	0.97	Trip Length:	
Linked Trip:	1.00	Linked Trip:	
TSDC Trips:	147	TSDC Trips:	0

Section 3 (To be completed by City staff.)

Transportation Impact Analysis (TIA)

Net Increase in Average Daily Trips: 152
(Proposed use minus existing use.)

☐ A TIA **will** be required:
- ☐ Arterial/Collector—1000 Trip/day Threshold
- ☐ Local Street/Alley—200 Trip/day Threshold
- ☐ Other: _____

☒ A TIA **will not** be required.

Transportation Systems Development Charge

Net Increase in TSDC Trips: 147
(Proposed use minus existing use.)

☒ A TSDC **will** be required.
(Fee determined by Development Services.)

☐ A TSDC **will not** be required.

(For additional information, refer to the back of this application.)

Section 4 (To be completed by City staff.)

Remarks:

Date: 6-15-2020

cc: ☐ Chief Development Services Engineer
- ☐ Community Development
- ☐ Building Permit Application
- ☐ _____

By: Tony