

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Variance / Class 3 Site Plan Review /
Class 2 Adjustment Case No. VAR-SPR-ADJ22-02

AMANDA NO.: 22-116638-PLN / 22-107794-RP /
22-107795-ZO

PROJECT ADDRESS: 5775 Commercial Street SE

HEARD BY: Hearings Officer

SUMMARY: Proposed development of a new mixed-use building containing 71-dwelling units and 11,998 square feet of retail commercial floor area.

REQUEST: A Variance request to remove Condition 4 from CU20-08 which requires an offset of at least four feet along the exterior wall of the proposed building, and a Class 3 Site Plan Review for a proposed mixed-use development including 71 multi-family residential units and approximately 11,998 square feet of retail commercial floor area, with the following Adjustments to:

- 1) Increase the maximum building height from 50 feet, per Table 522-5, to 50 feet and 10 inches.
- 2) Eliminate the requirement to provide pedestrian pathways connecting between other existing buildings on the development site per SRC 800.065(a)(2).

For property approximately 2.95 acres in size, zoned CR (Retail Commercial), and located at 5775 Commercial Street SE - 97306 (Marion County Assessor's Map and Tax Lot number: 083W14CD / 00700).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., TUESDAY, SEPTEMBER 20, 2022, will be considered in the staff report. Comments received after this date will be provided to the review body. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

- ☐ 1. We have reviewed the proposal and have no comments.
- ☐ 2. We have reviewed the proposal and have the following comments:

Name/Agency: _____

Address: _____

Email: _____

Phone No.: _____

Date: _____

IMPORTANT: IF YOU MAIL YOUR COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM

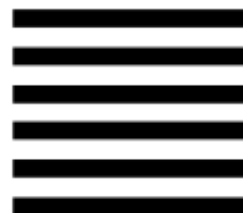
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907

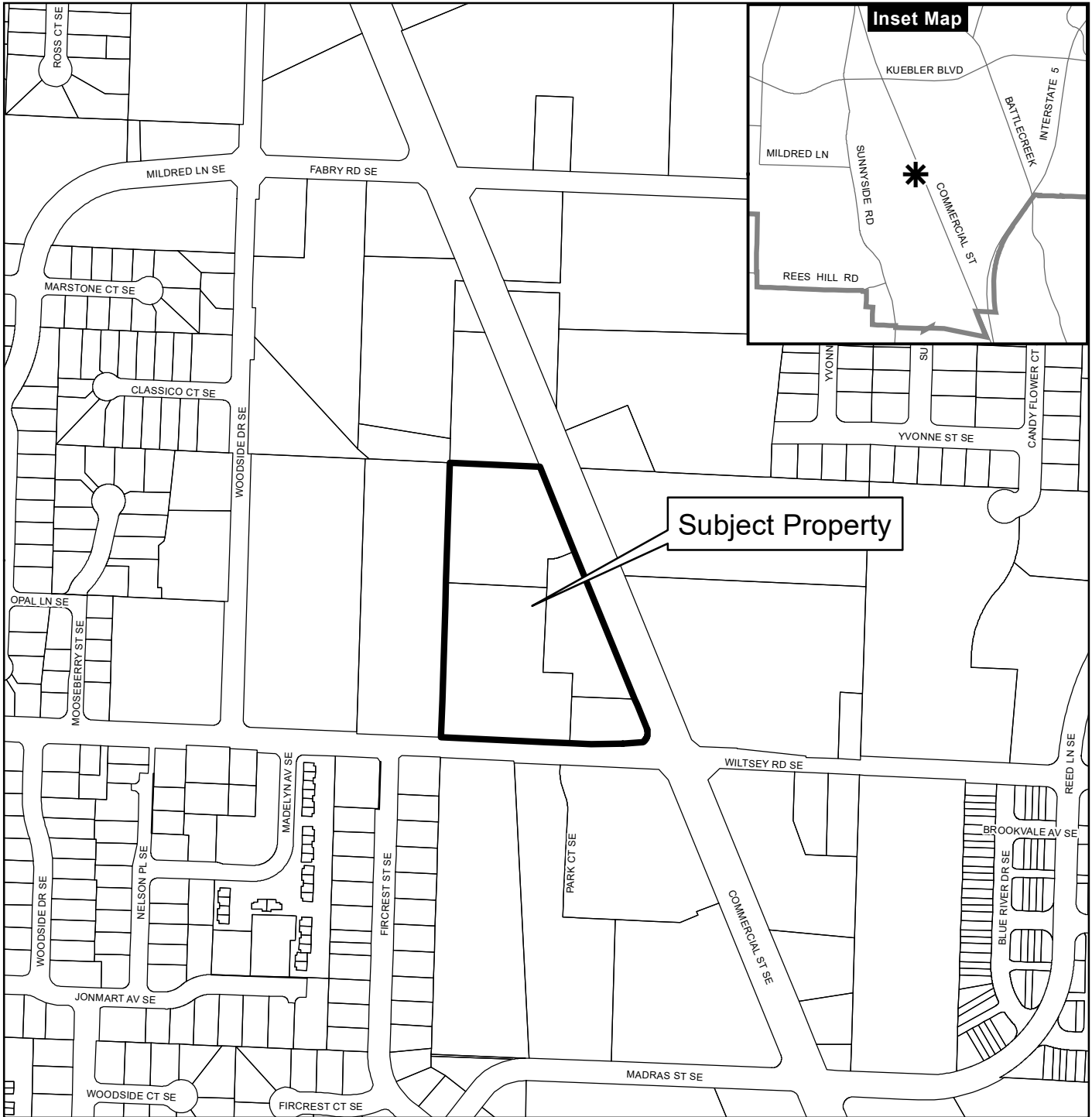


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

5775 Commercial Street SE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet

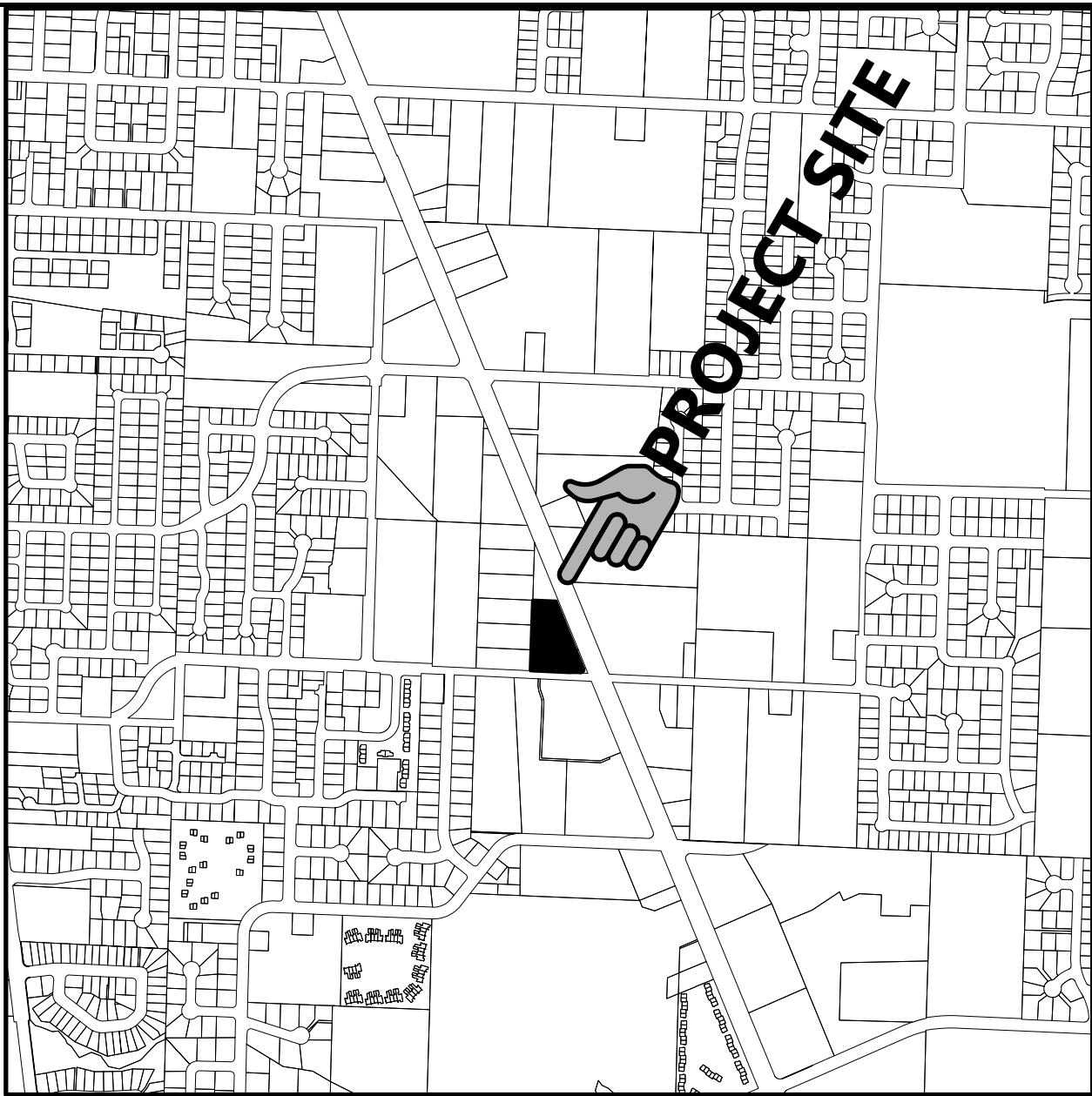
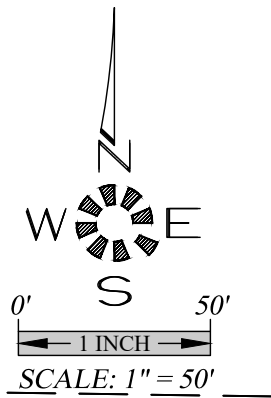


CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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ANTHONY'S PLACE

SEC. 14, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON



VICINITY MAP

Owner / Developer:

BO RUSHING

4336 COMMERCIAL ST. S.E.
SALEM, OREGON 97302

T.B.M. 402.51

MARION COUNTY MONUMENT, U161, A
BRASS DISC LOCATED ON THE EAST SIDE OF
COMMERCIAL AVE S.E. NEAR IT'S
INTERSECTION WITH FAIRWAY AVE. S.E.

MULTI/TECH

ENGINEERING SERVICES, INC.
11555 13th St., S.E. SALEM, OR, 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.mtechengineering.net office@mtechengineering.net

COVER SHEET

ANTHONY'S PLACE

MULTI/TECH ENGINEERING EXEMPT FROM
LIABILITY IF NOT STAMPED APPROVED

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CONSTRUCTION
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NO CHANGES, MODIFICATIONS
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MADE TO THESE DRAWINGS
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DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE
PRECEDENCE OVER
GRAPHICAL REPRESENTATION.

SHEET INDEX

- SDR1 COVER SHEET
SDR2 EXISTING CONDITIONS
SDR3 SITE PLAN
SDR4 UTILITY PLAN
SDR5 GRADING PLAN
SDR6 TREE CONSERVATION PLAN

- L1.1 SCHEMATIC LANDSCAPE PLAN NORTH
L1.2 SCHEMATIC LANDSCAPE PLAN SOUTH
L1.3 SCHEMATIC LANDSCAPE NOTES AND DETAILS

68379 1-COV-1

Design: M.D.G.
Drawn: C.F.S./A.R.T.
ProjMgr: B.M.G.
Date: MAY-22
Scale: AS SHOWN
As-Built:

REGISTERED PROFESSIONAL ENGINEER
68379
OREGON
JUL 14 1978
MARK D. GREEN
EXPIRES: 06-30-2023

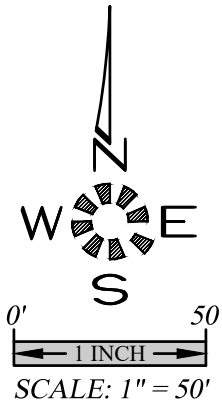
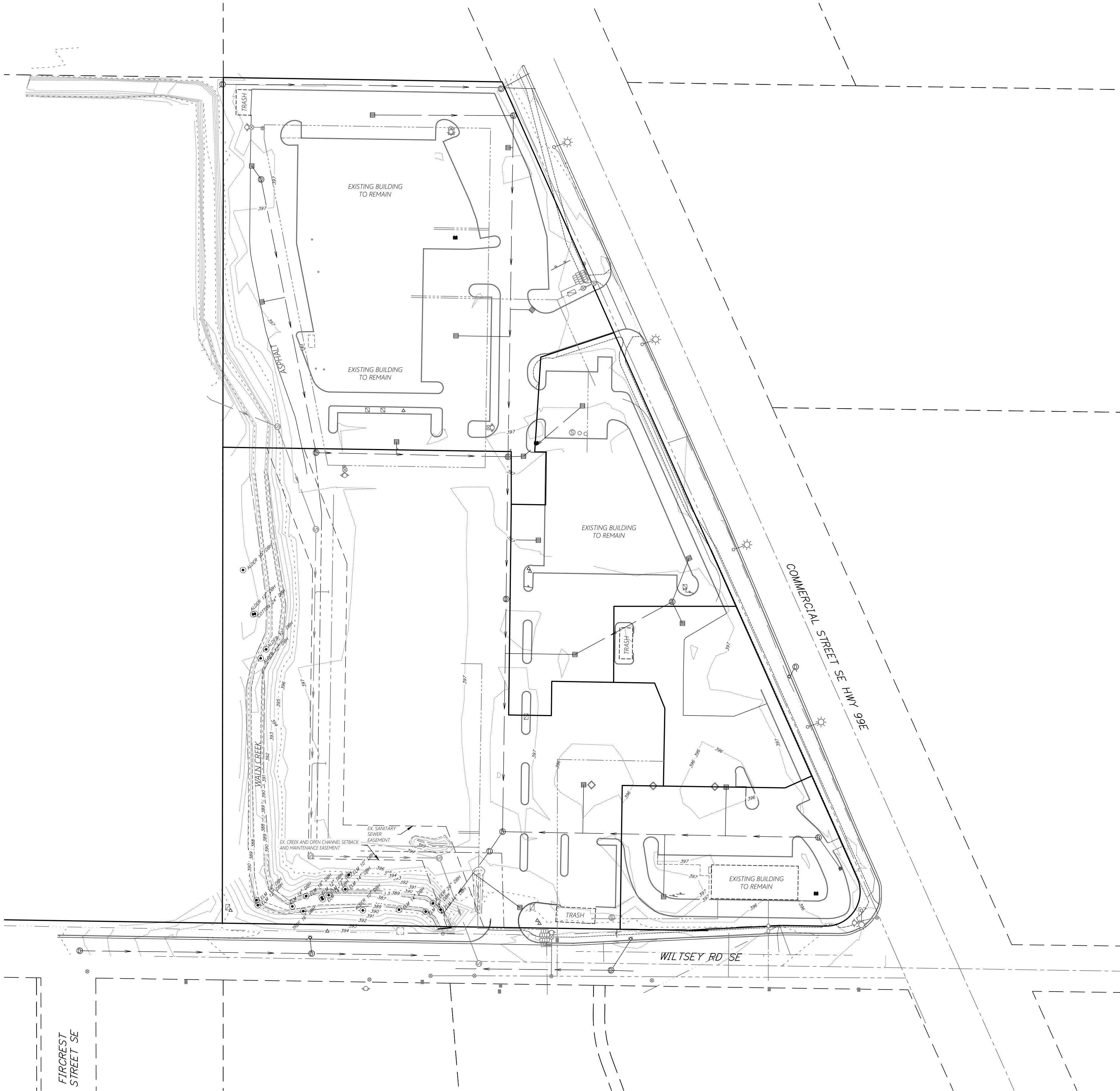
JOB # 6837

SDR1

Owner / Developer:
BO RUSHING
4336 COMMERCIAL ST. S.E.
SALEM, OREGON 97302

ANTHONY'S PLACE

SEC. 14, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON



MULTI/TECH

ENGINEERING SERVICES, INC.
11555 13th St., S.E. SALEM, OR, 97302
PH: (503) 363 - 9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

EXISTING
CONDITIONS

ANTHONY'S PLACE

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6837P 2x30CM

Design:	M.D.G.
Drawn:	A.R.T.
ProjMgr:	B.M.G.
Date:	May-22
Scale:	AS SHOWN
As-Built:	



EXPIRES: 06-30-2023

JOB # 6837

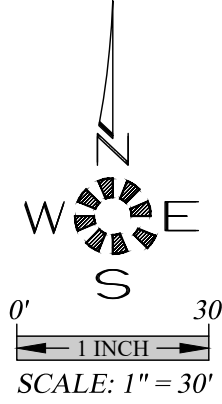
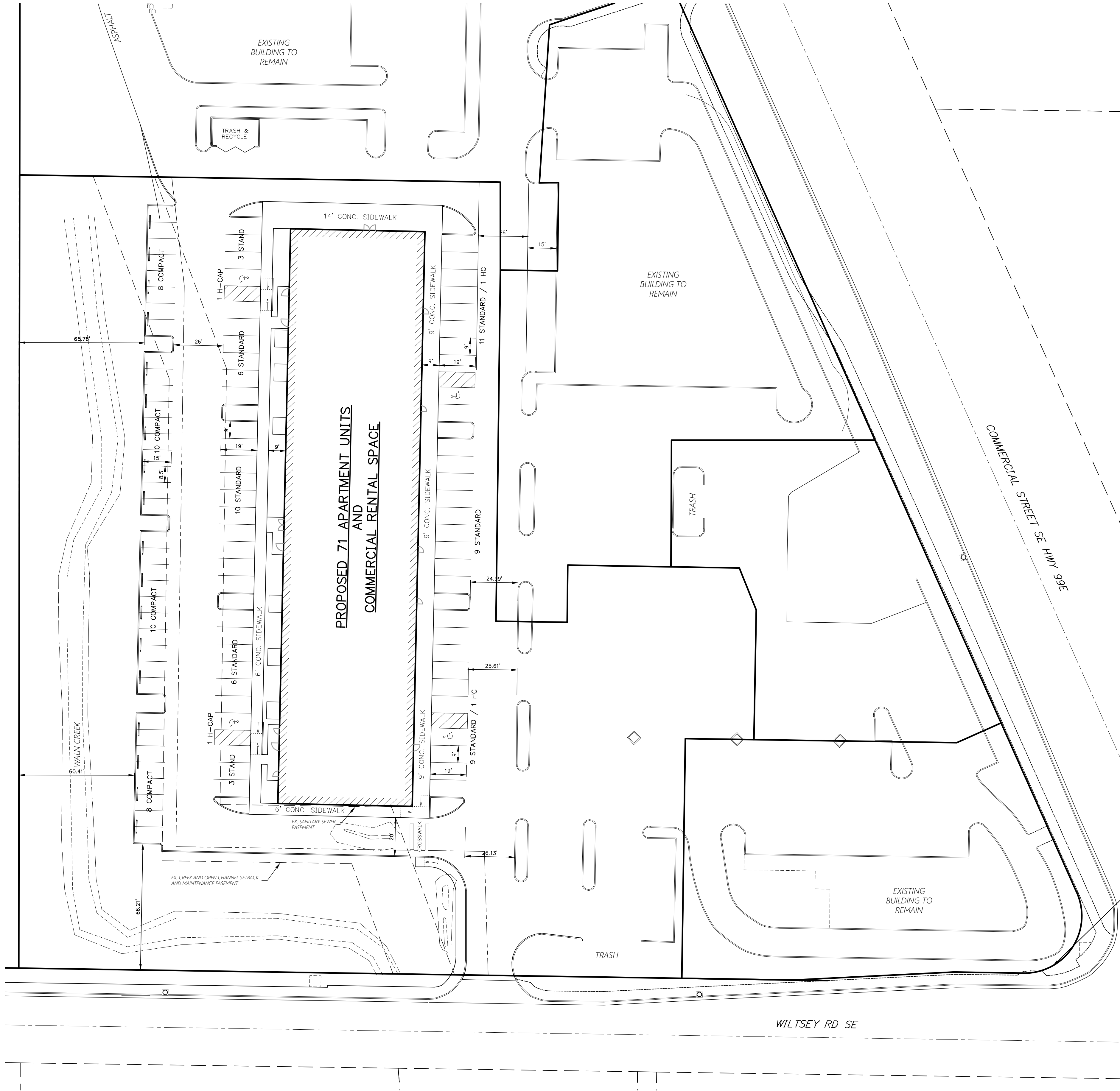
SDR2

J:\6837\6837 - Anthony's Place\Drawings\Draw 18\6837p.dwg, 3-SITE, 5/5/2022, 3:23:44 PM, A-truck

71 TOTAL APARTMENT UNITS
10 STUDIO UNITS
14 1-Bd. UNITS
47 2-Bd. UNITS

107 TOTAL PARKING STALLS
56 STANDARD STALLS
47 COMPACT STALLS
4 HANDICAP STALLS

SITE PLAN
1 TRASH / RECYCLE



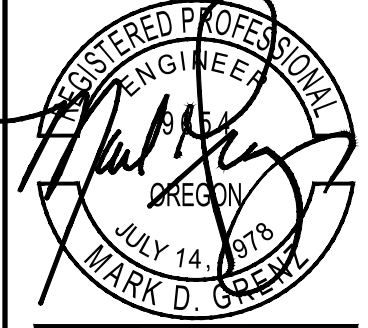
SITE PLAN

ANTHONY'S PLACE

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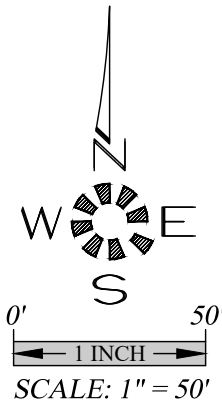
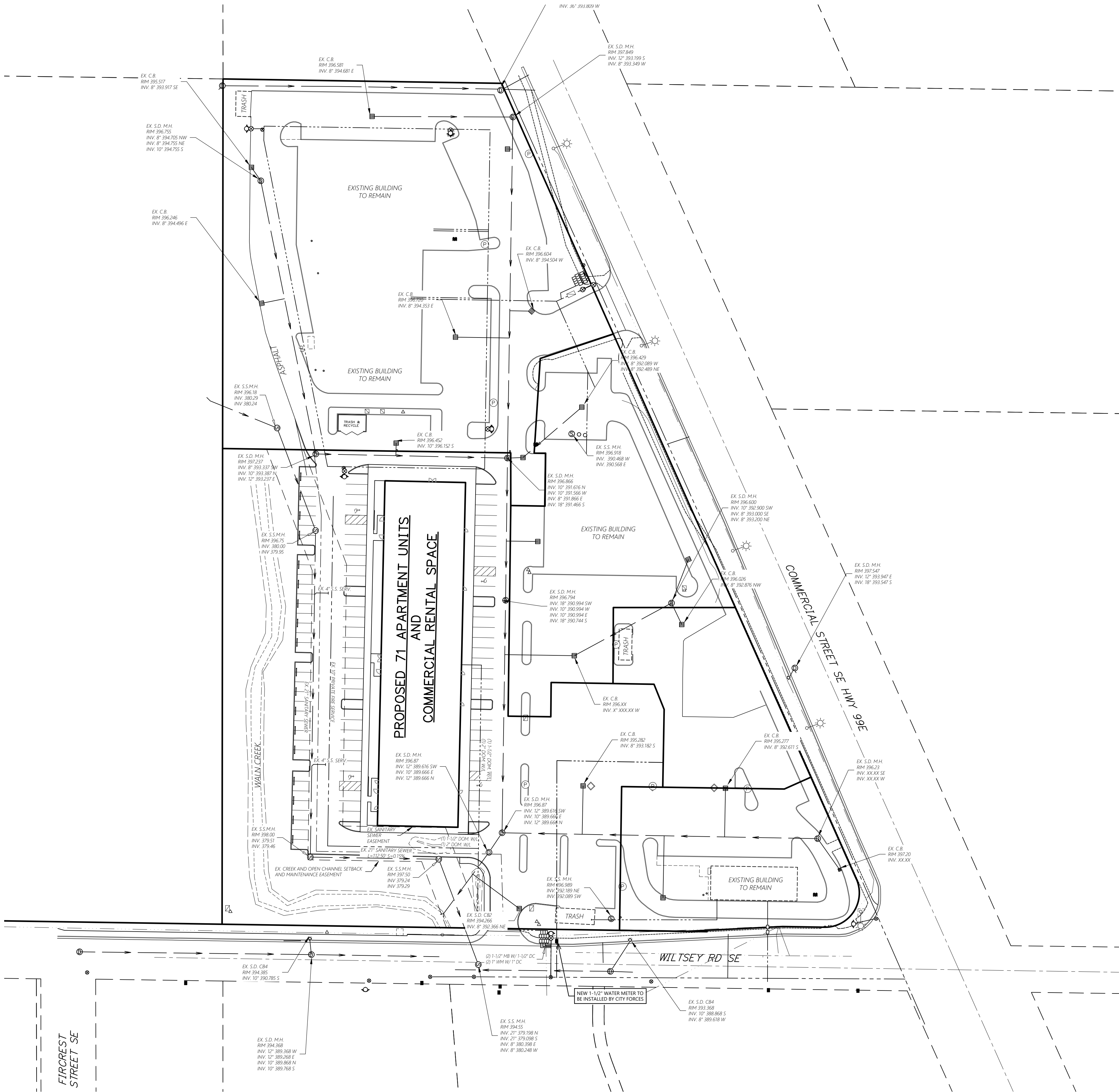
6837p 3-SITE
Design: M.D.G.
Drawn: A.R.T.
ProjMgr: B.M.G.
Date: May-22
Scale: AS SHOWN
As-Built: _____



EXPIRES: 06-30-2023

JOB # 6837

SDR3



UTILITY PLAN

ANTHONY'S PLACE

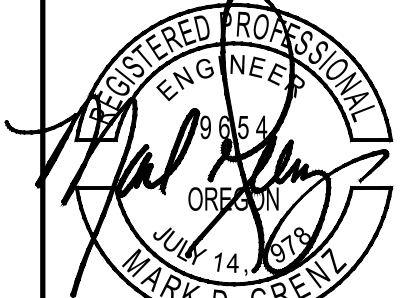
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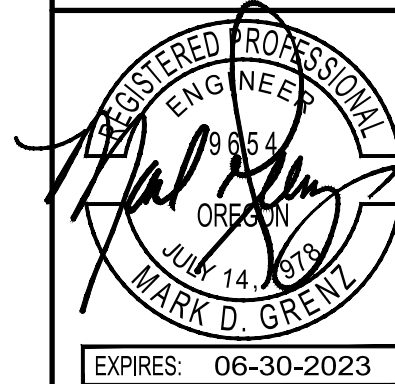
Design: M.D.G.
Drawn: C.F.S./A.R.T.
ProjMgt: B.M.G.
Date: MAY-22
Scale: AS SHOWN
As-Built:



EXPIRES: 06-30-2023

JOB # 6837

SDR4



JOB # 6837

Design: M.D.G.
 Drawn: C.F.S./A.R.T.
 ProjMgr: B.M.G.
 Date: May-22
 Scale: AS SHOWN

As-Built:

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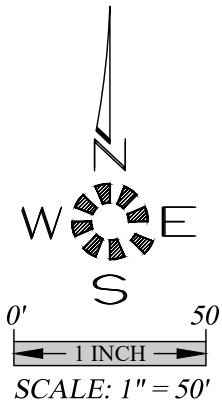
GRADING AND DRAINAGE PLAN



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

Owner / Developer:
BO RUSHING
4336 COMMERCIAL ST. S.E.
SALEM, OREGON 97302

ANTHONY'S PLACE
SEC. 14, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON



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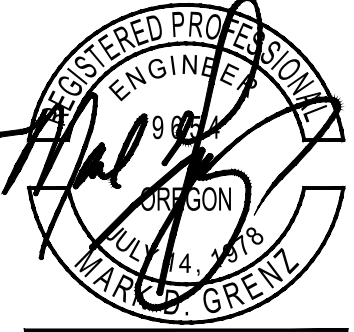
**TREE CONSERVATION
PLAN**

ANTHONY'S PLACE

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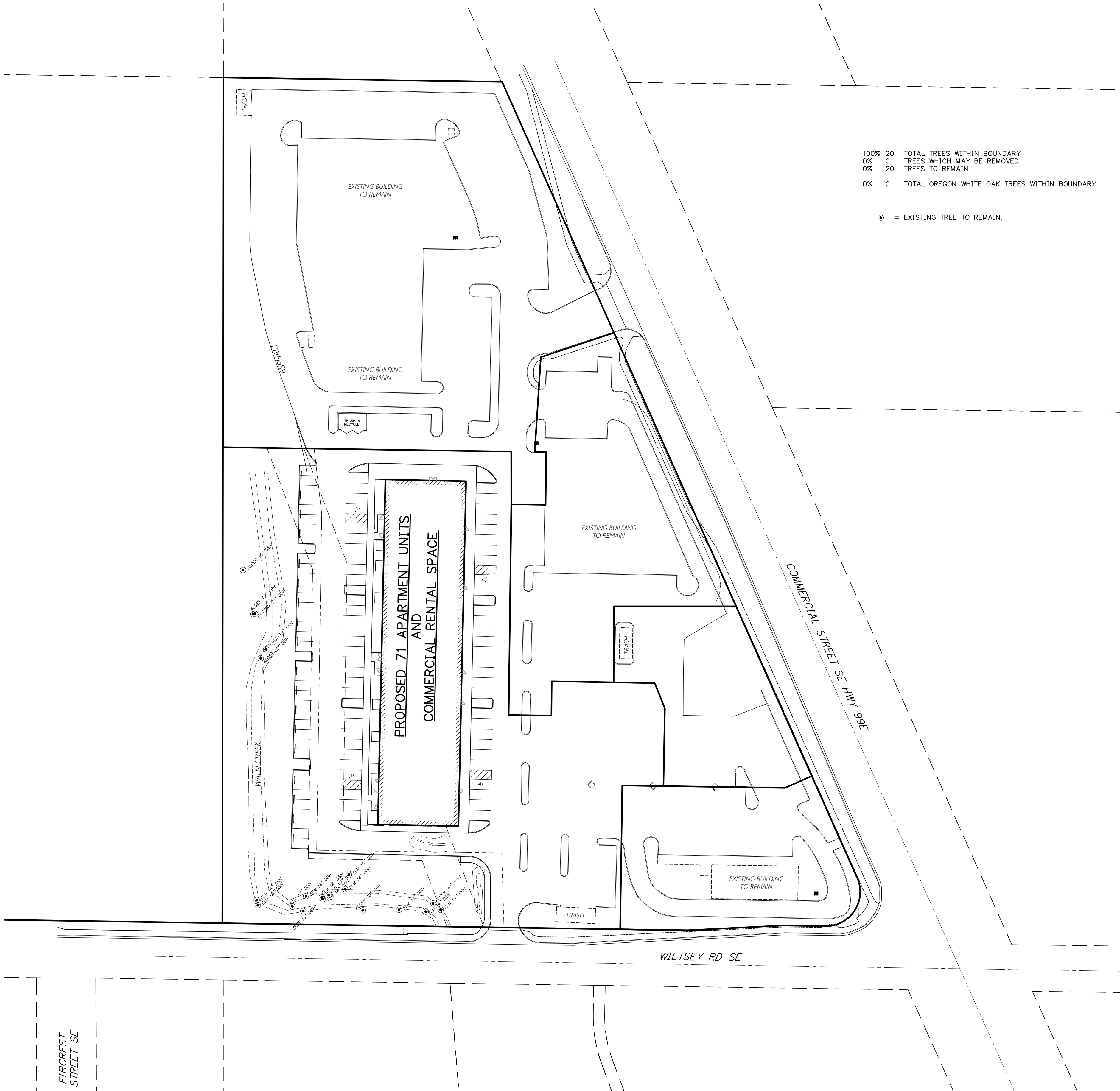
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DESIGN ENGINEER.
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GRAPHICAL REPRESENTATION.

6837P 6-TREE
Design: M.D.G.
Drawn: C.F.S./A.R.T.
ProjMgr: B.M.G.
Date: MAY-22
Scale: AS SHOWN
As-Built:



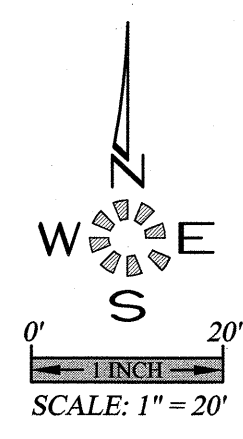
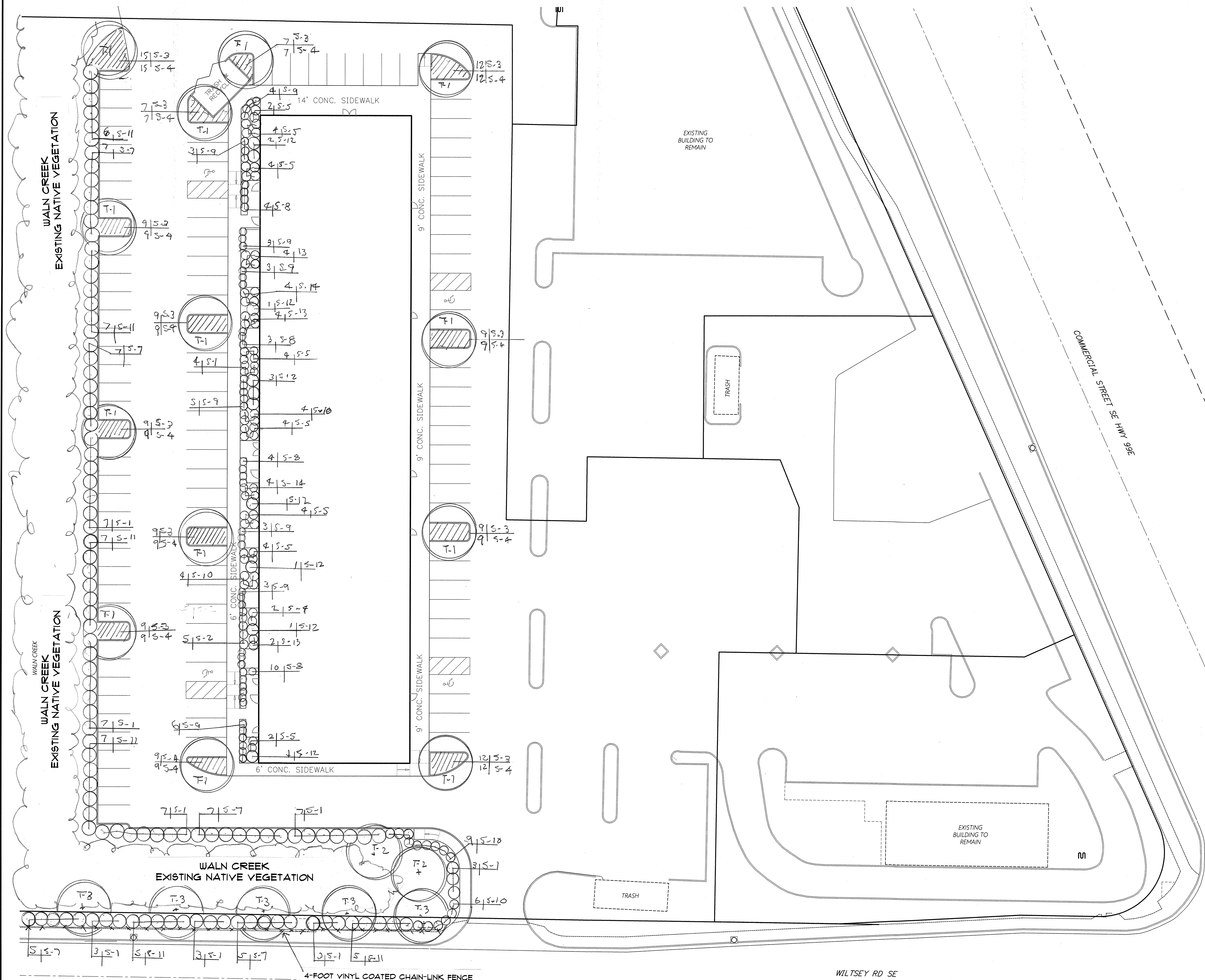
EXPIRES: 06-30-2023
JOB # 6837

SDR6



100% 20 TOTAL TREES WITHIN BOUNDARY
0% 0 TREES WHICH MAY BE REMOVED
0% 20 TREES TO REMAIN
0% 0 TOTAL OREGON WHITE OAK TREES WITHIN BOUNDARY

⊙ = EXISTING TREE TO REMAIN.



MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PH. (503) 563 - 9227 FAX (503) 564-1260
www.mtengr.com office@mtengr.com

SCHEMATIC LANDSCAPE PLAN

ANTHONY'S PLACE

NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

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Design: M.D.G. L.L.1
Drawn: C.F.S.
Proj/Mgr: B.M.G.
Date: JULY 2019
Scale: AS SHOWN
As-Built:



LANDSCAPE & IRRIGATION DESIGN BY:
LANDSCAPE DESIGN & CONSULTANTS LLC
Doing business since 1985
620 WORMWOOD ST. S.E. SALEM, OR. 97306 PHONE: (503) 551-8590

JOB # 6837
L1.1

GENERAL LANDSCAPE NOTES:

General:

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

Grading / Erosion Control:

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

Plant Material:

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

Planting:

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

Lawn Areas /Hydro-Seeding/Sod:

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

Top Soil Mixture:

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

Bark Mulch:

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

Bio Swales/Detention Ponds/Vegetated Swales/Rain Gardens:

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

Weed Control Agent:

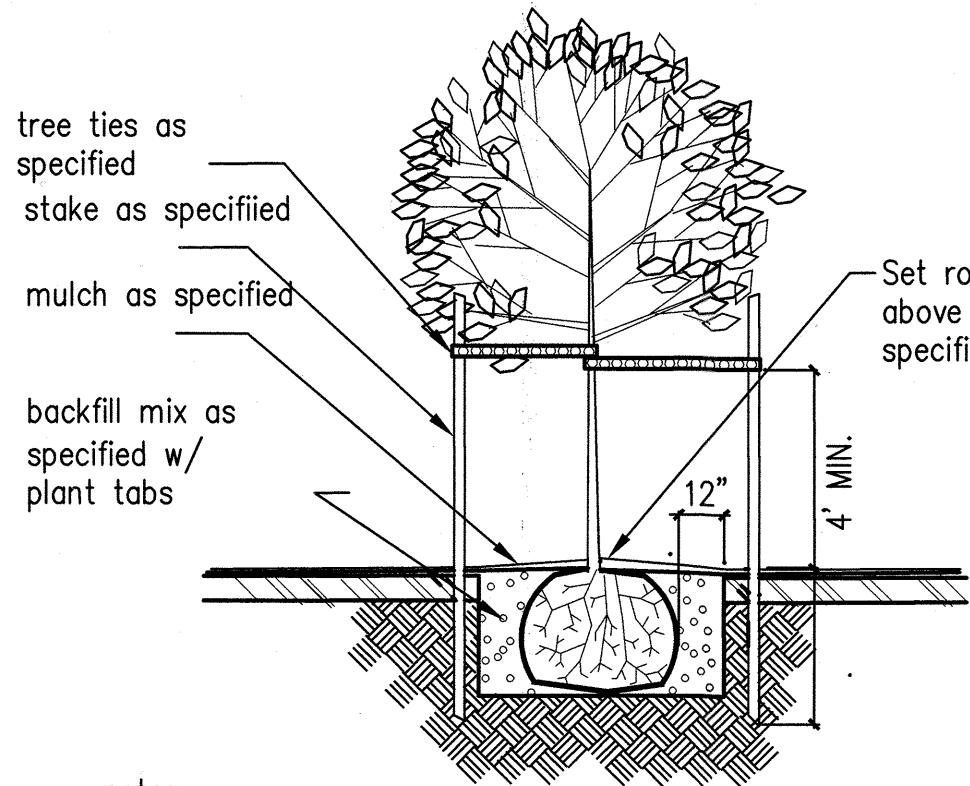
1. Apply caseron as a weed control agent after planting as per manufactures specified recommendations around building or approved equal.

Non-Native Plant Species:

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

Poly Jute Netting:

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

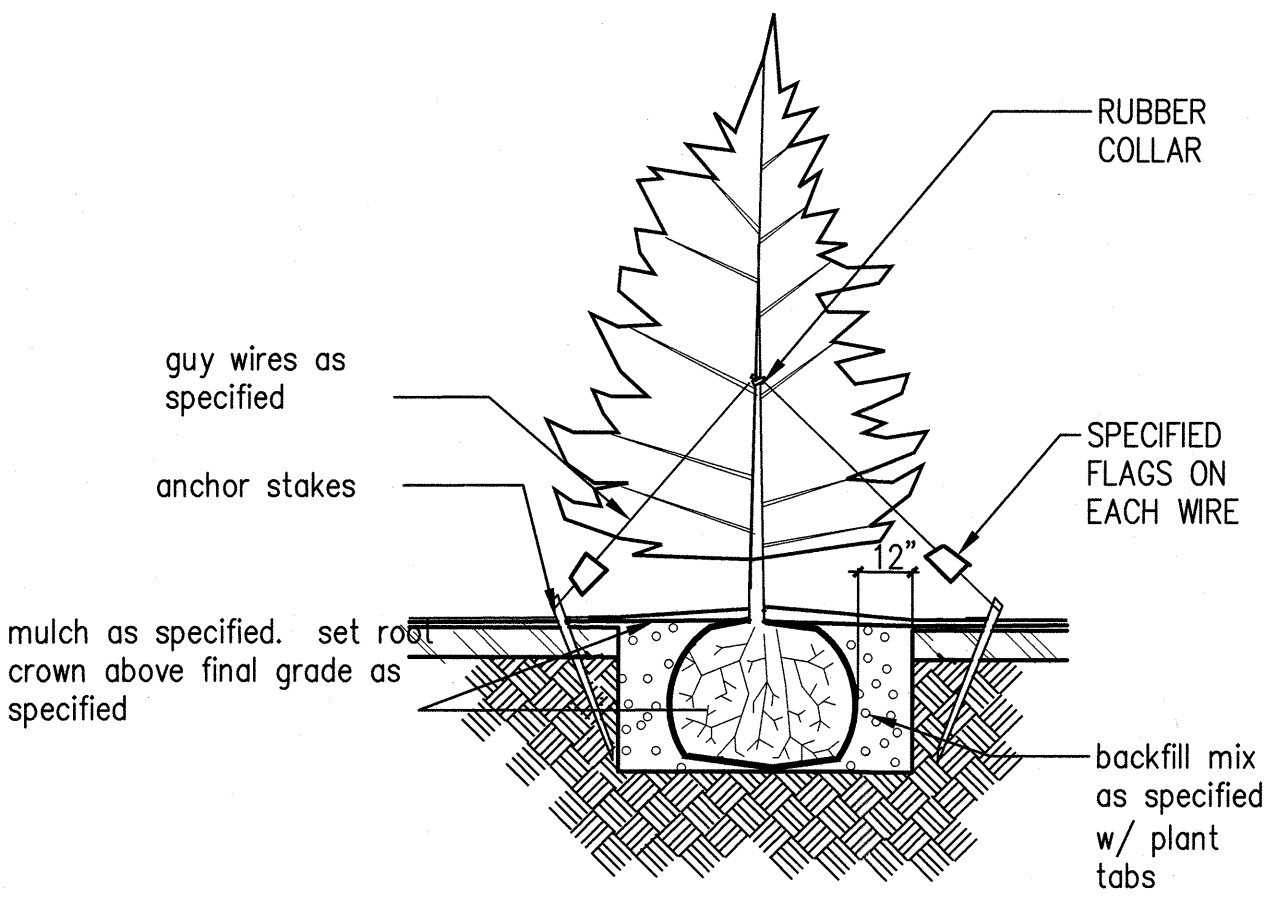


notes:

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

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

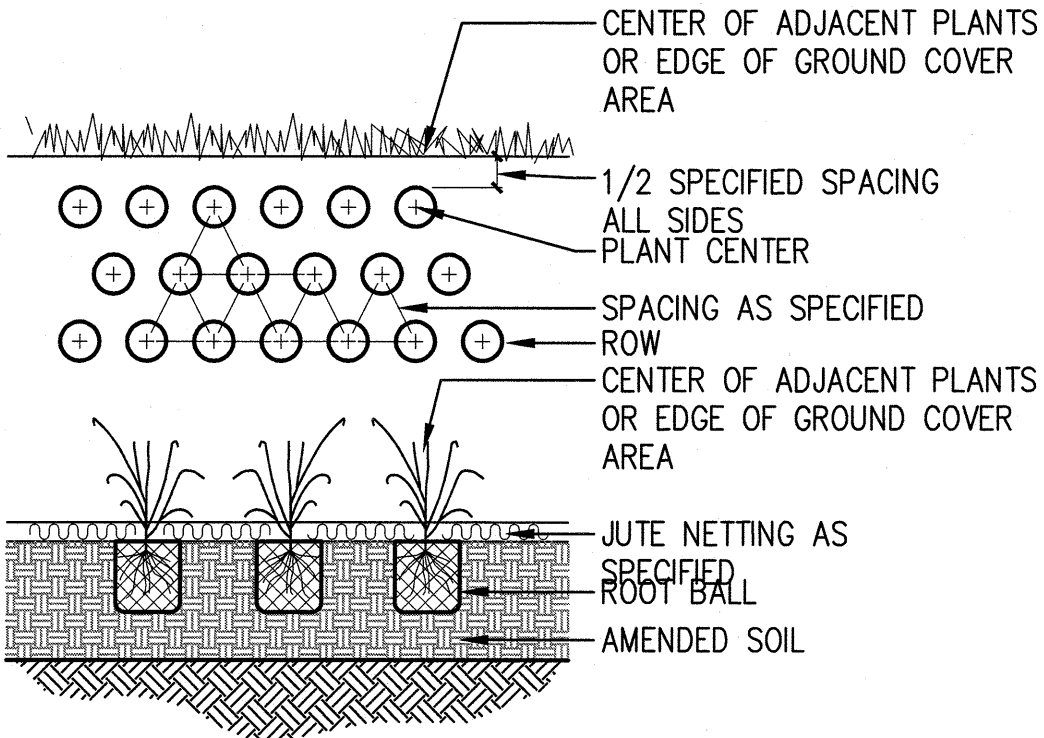


notes:

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2. remove stakes and ties one year after planting

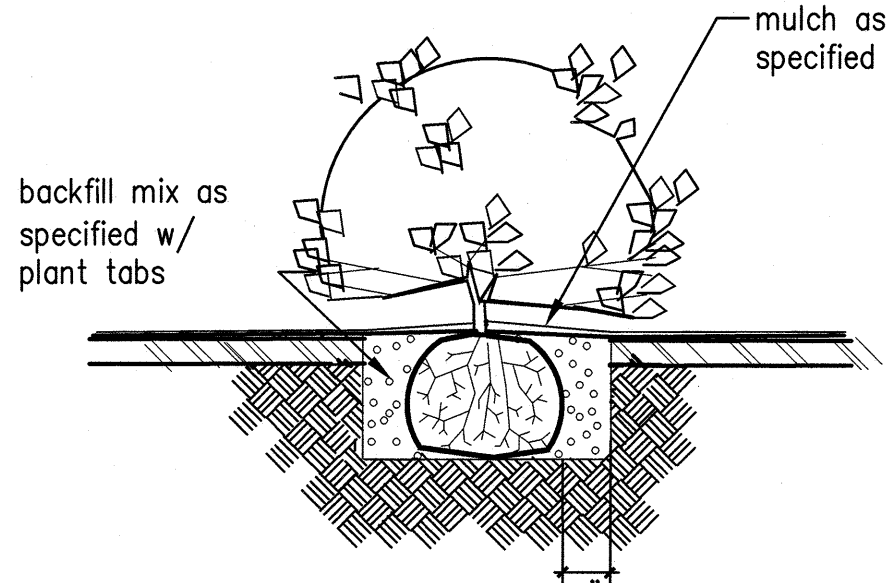
CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE



PLANTING plugs and 4" pots

NOT TO SCALE



notes:

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

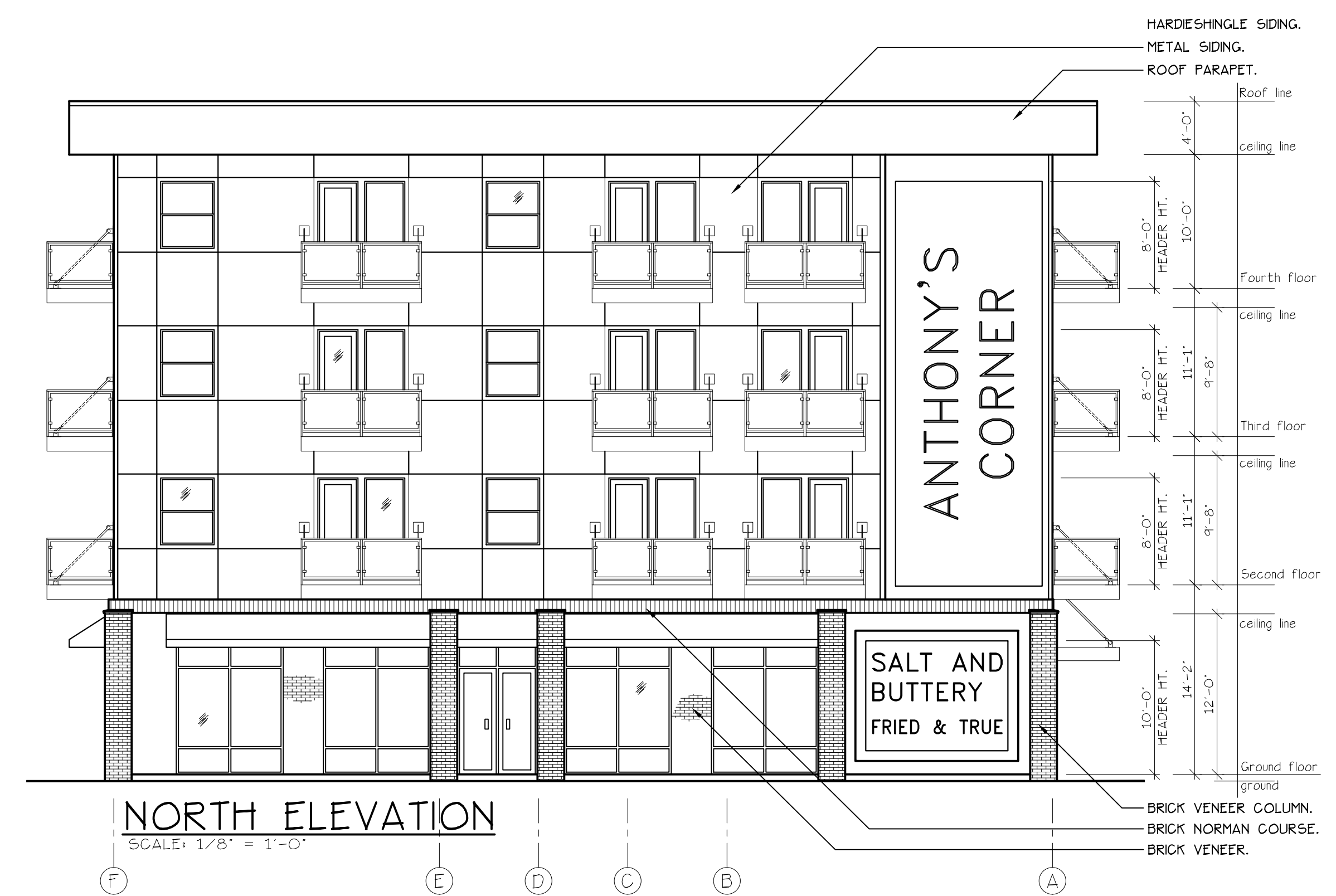
shrub PLANTING DETAIL

NOT TO SCALE

PLANT PALETTE

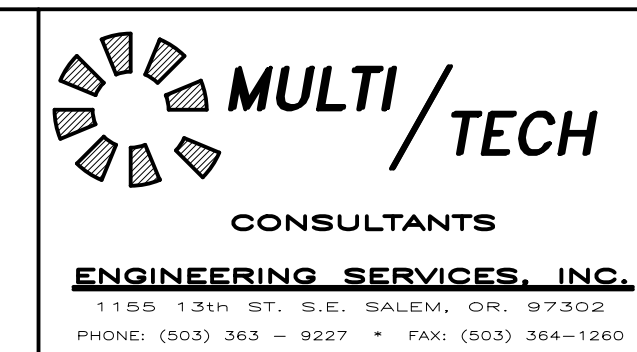
QTY.	SYM	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
13	T-1	Acer rubrum 'Armstrong'	Armstrong Red Maple	1 1/2"- 2" cal.	B & B	6' Standard
2	T-2	Fraxinus latifolia	Oregon Ash	1 1/2"- 2" cal.	B & B	Full
5	T-3	Pyrus calleryana 'Capital'	Capital Flowering Pear	1 1/2"- 2" cal.	B & B	6' Standard
SHRUBS						
36	S-1	Abelia grandiflora 'Ed Goucher'	Edward Goucher Abelia	3 gal.	cont.	Full
5	S-2	Cornus stolonifera 'Kelsey'	Kelsey Dwarf Redwig Dogwood	3 gal.	cont.	Full
125	S-3	Festuca glauca Elijah Blue	Elijah Blue Festuca Grass	1 gal.	cont.	Planted 3' o/c
125	S-4	Mahonia repens	Creeping Mahonia	1 gal.	cont.	Planted 3' o/c
29	S-5	Daphne odora	Winter Daphne	3 gal.	cont.	Full
31	S-7	Ligustrum japonicum Texanum	Texas Wax-Leaf Privet	5 gal.	cont.	Full
21	S-8	Pennisetum alopecuroides Hameln	Dwarf Fountain Grass	3 gal.	cont.	Full
21	S-9	Pennisetum setaceum 'Purpureum'	Purple Fountain Grass	3 gal.	cont.	Full
19	S-10	Prunus laurocerasus 'Otto Lukens'	Otto Lukens Laurel	3 gal.	cont.	Full
37	S-11	Pieris japonica 'Astrid' Compacta	Astrid Japanese Andromeda Compacta	5 gal.	cont.	Full
10	S-12	Rhododendron 'Unique'	Unique Rhododendron	3 gal.	w/buds	Full
10	S-13	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	3 gal.	cont.	Full
8	S-14	Spiraea japonica 'Double Pink'	Double Pink Spirea	3 gal.	cont.	Full

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



ANTHONY'S PLACE
APARTMENTS

BUILDING
ELEVATIONS

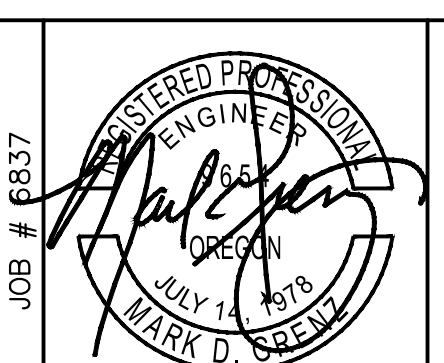


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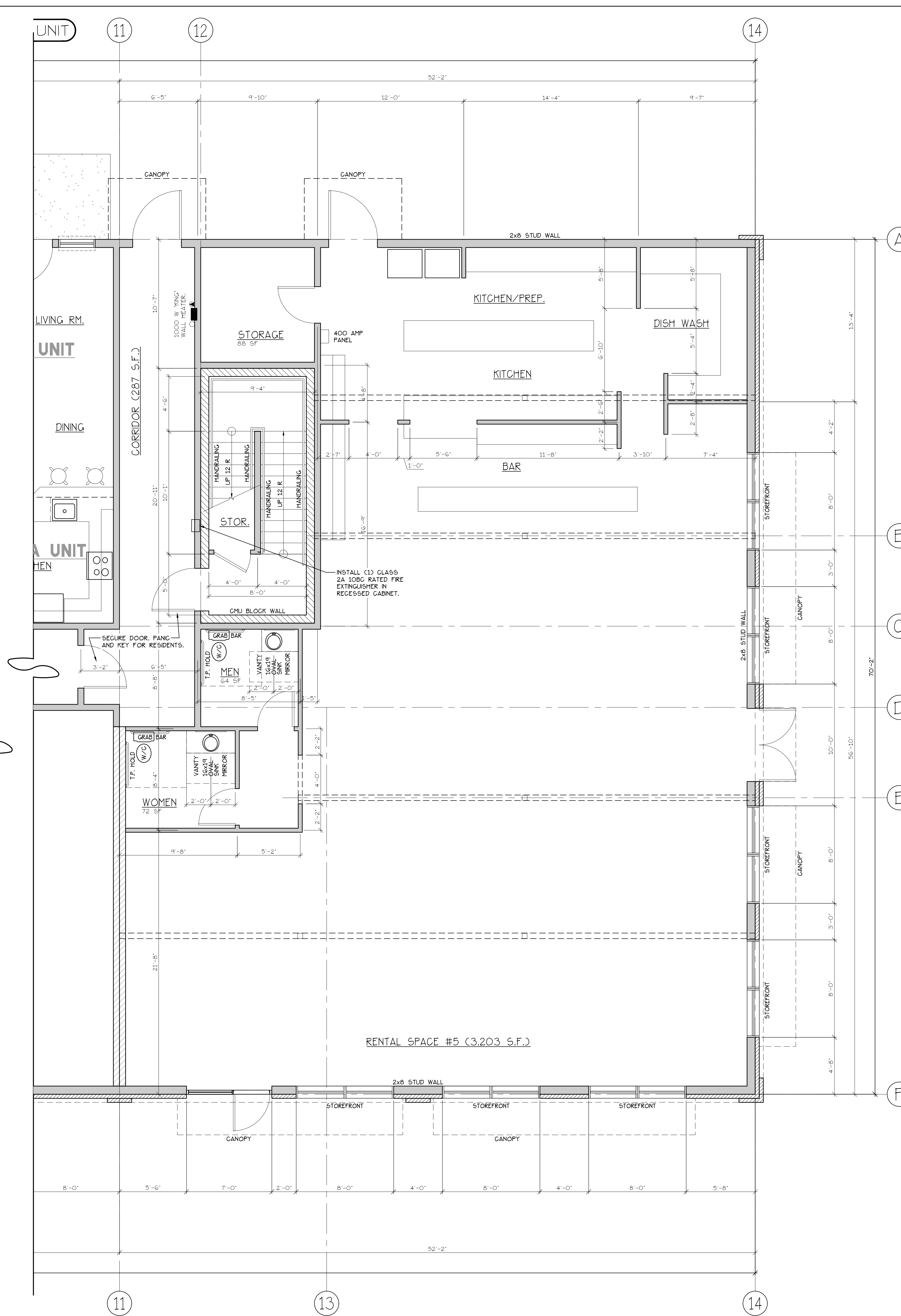
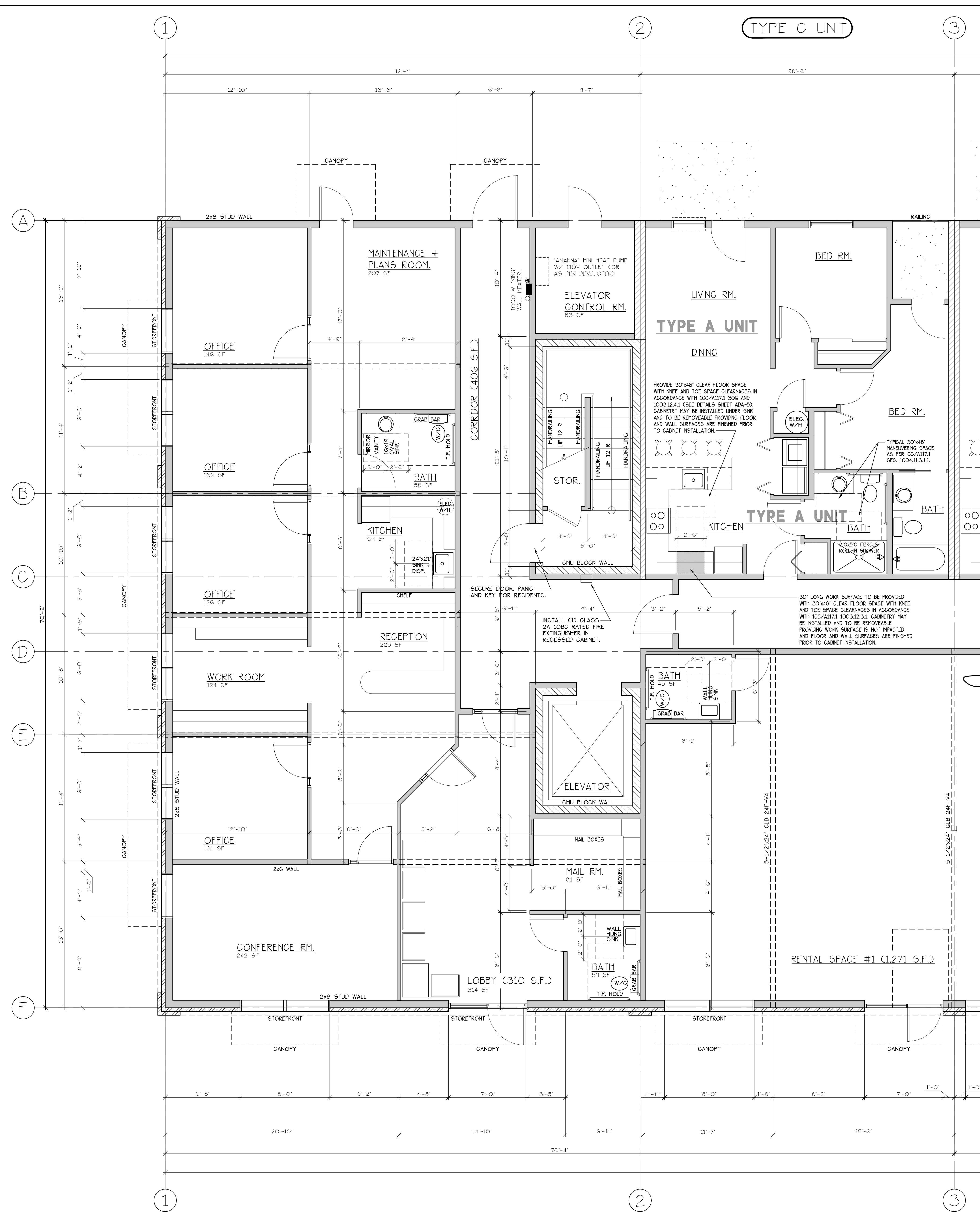
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BUILDING/PROJECT
A2.00/ELEV

Design: P.L.M.
Drawn: G.I.D./A.R.T.
Checked: M.D.G.
Date: Feb-22
Scale: AS SHOWN



A2.00



GROUND FLOOR PLAN
(CHANDICAP ADAPTABLE/ACCESSIBLE)

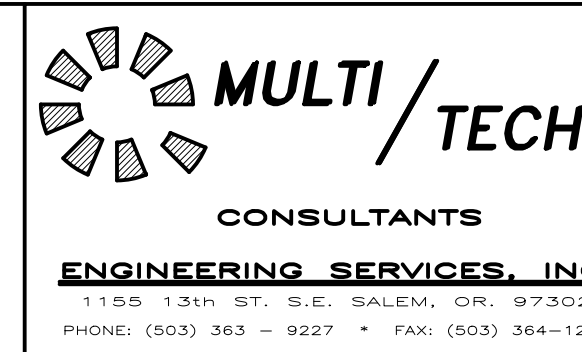
- INDICATES ELECTRICAL SEPARATION WALL.
- INDICATES CMU BLOCK WALL.
- INDICATES WOOD STUD WALL PER PLAN.

WINDOW SCHEDULE							HEADERS
QTY	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	
1	1646	VNLT STAT	MLGARD	WHITE	YES	STATIONARY - FROSTED	2F#1 4x12
2	2046	VNLT STAT	MLGARD	WHITE	YES	STATIONARY - FROSTED	2F#1 4x12
3	3000	VNLT STAT	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	2F#1 4x12
4	3000	VNLT STAT	MLGARD	WHITE	YES	STATIONARY	2F#1 4x12
5	4050	VNLT STAT	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	2F#1 4x12
6	4050	VNLT STAT	MLGARD	WHITE	YES	STATIONARY	2F#1 4x12
7	3046	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	2F#1 4x12

- NOTES:
- ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH D.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.1.3. OPERABLE PARTS SHALL COMPLY WITH SEC. 304. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5.
 - FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET ADA-6.
 - MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OESG U-0.32.
 - WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 3/4" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING.

ANTHONY'S PLACE
APARTMENTS

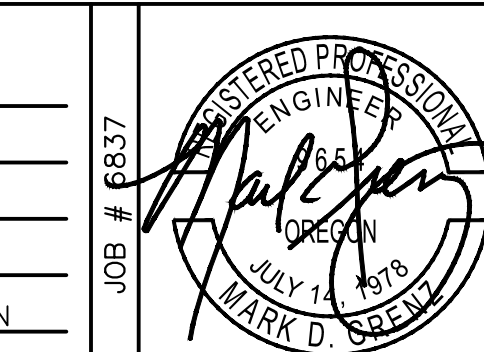
DETAILED GROUND
FLOOR PLANS

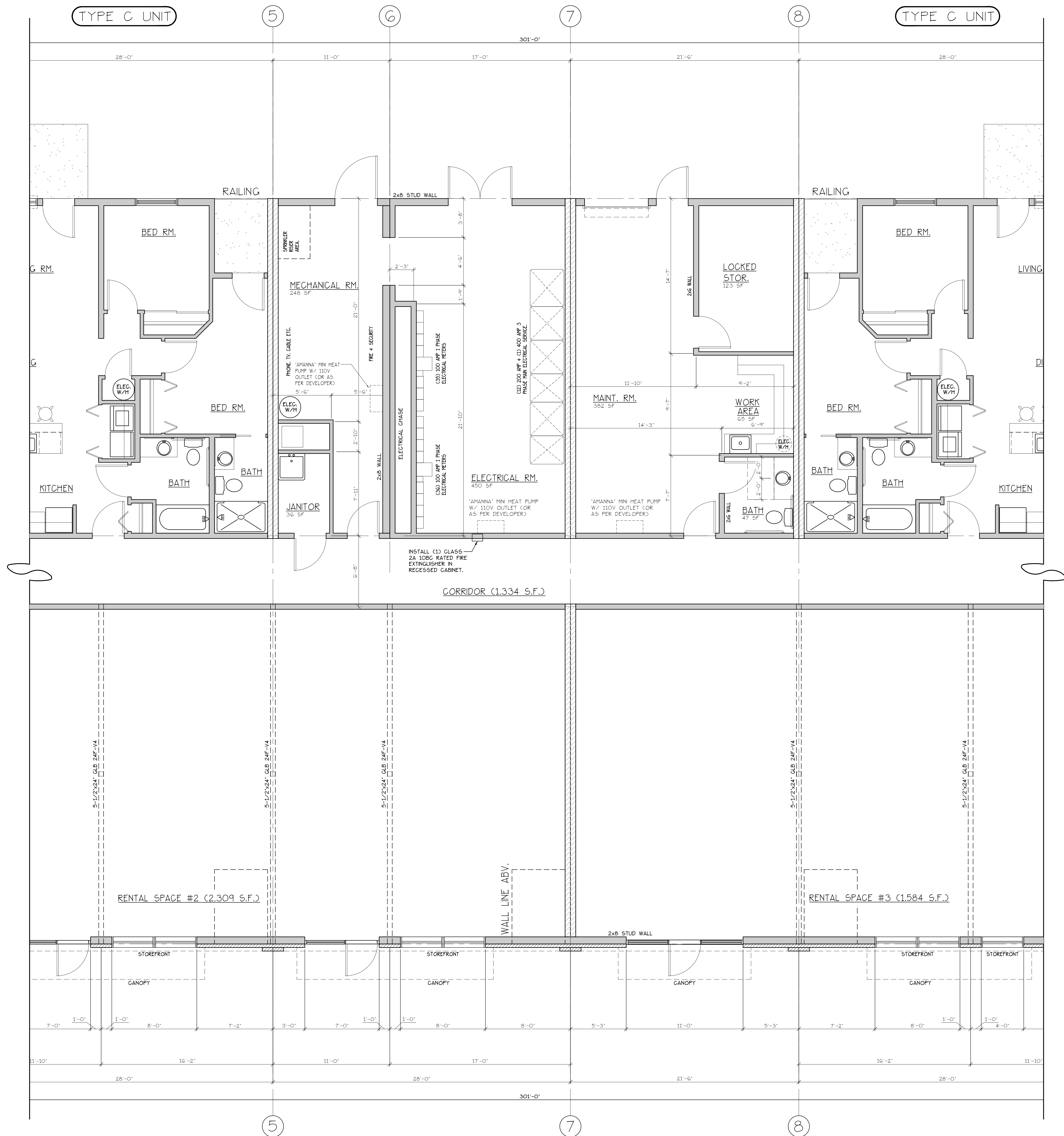


NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Feb-22
Scale: AS SHOWN





GROUND FLOOR PLAN
(CHANDICAP ADAPTABLE/ACCESSIBLE)

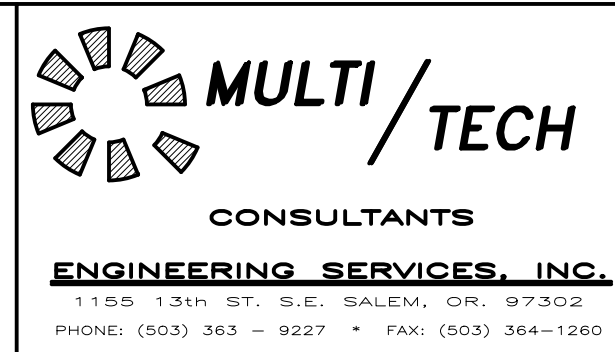
- INDICATES ELECTRICAL SEPARATION WALL.
- INDICATES CMU BLOCK WALL.
- INDICATES WOOD STUD WALL PER PLAN.

WINDOW SCHEDULE							HEADERS
QTY	SIZE	TYPE	MFG.	COLOR	NSUL	REMARKS	
1	16'46"	VNLT STAT	MLGARD	WHITE	YES	STATIONARY - FROSTED	2F#1 4x12
2	20'46"	VNLT SGL	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN - FROSTED	2F#1 4x12
3	30'00"	VNLT SGL	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	2F#1 4x12
4	30'00"	VNLT STAT	MLGARD	WHITE	YES	STATIONARY	2F#1 4x12
5	40'00"	VNLT SGL	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	2F#1 4x12
6	40'00"	VNLT STAT	MLGARD	WHITE	YES	STATIONARY	2F#1 4x12
7	30'46"	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	2F#1 4x12

- NOTES:
- ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 2018 IBC, 2018 CHAPTER 11 SEC. 1107.2 ON TO IBC/ANSI A117.1 THEN SEC. 1002.1.3. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET A2-40.
 - FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A2-40.
 - MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OESG U-0.32.
 - WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING.

ANTHONY'S PLACE
APARTMENTS

DETAILED GROUND
FLOOR PLANS



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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BUILDING/PROJECT
A1-42FLOOR2

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Feb-22
Scale: AS SHOWN



A1.42



SECOND FLOOR PLAN
(HANDICAP ADAPTABLE/ACCESSIBLE)

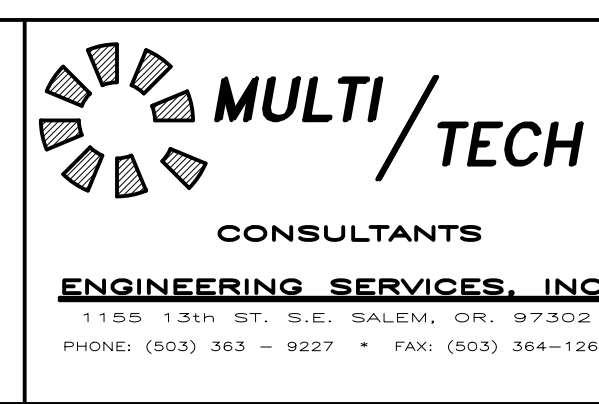
- INDICATES ELECTRICAL SEPARATION WALL.
- INDICATES CMU BLOCK WALL.
- INDICATES WOOD STUD WALL PER PLAN.

WINDOW SCHEDULE						HEADERS	
NO.	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	
1	1646	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY - FROSTED	DF#1 4x12
2	2046	VNLT SGL.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN - FROSTED	DF#1 4x12
3	3000	VNLT SGL.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 4x12
4	3060	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
5	4050	VNLT SGL.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	DF#1 4x12
6	4060	VNLT STAT.	MILGARD	WHITE	YES	STATIONARY	DF#1 4x12
7	3046	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF#1 4x12

- NOTES:
- ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 304. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5.
 - FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET AB-40.
 - MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OESG U-0.32.
 - WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING.

ANTHONY'S PLACE
APARTMENTS

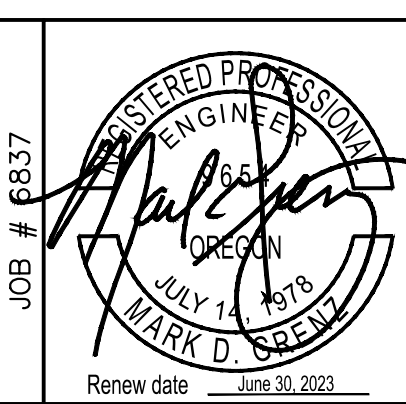
DETAILED SECOND
FLOOR PLANS



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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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Drawn: G.L.D.
Checked: M.D.G.
Date: Feb-22
Scale: AS SHOWN





THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
(HANDICAP ADAPTABLE/ACCESSIBLE)

- INDICATES ELECTRICAL SEPARATION WALL.
- INDICATES CMU BLOCK WALL.
- INDICATES WOOD STUD WALL PER PLAN.

WINDOW SCHEDULE						HEADERS
NO.	SIZE	TYPE	MFG.	COLOR	REMARKS	
1	16x46	VNLT. STAT.	MILGARD	WHITE	STATIONARY - FROSTED	DF#1 412
2	20x46	VNLT. SGL.	MILGARD	WHITE	SINGLE HUNG W/ SCREEN - FROSTED	DF#1 412
3	30x60	VNLT. SGL.	MILGARD	WHITE	SINGLE HUNG W/ SCREEN	DF#1 412
4	30x60	VNLT. STAT.	MILGARD	WHITE	STATIONARY	DF#1 412
5	40x60	VNLT. SGL.	MILGARD	WHITE	SINGLE HUNG W/ SCREEN	DF#1 412
6	40x60	VNLT. STAT.	MILGARD	WHITE	STATIONARY	DF#1 412
7	30x46	CASEMENT	MILGARD	WHITE	CASEMENT W/ SCREEN	DF#1 412

- NOTES:
- ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH D.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 304. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-5.
 - FOR WINDOW PLACEMENT SEE "WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION" DETAIL ON SHEET AB-40.
 - MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 401.1(2) OESG U-0.32.
 - WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING.

**ANTHONY'S PLACE
APARTMENTS**

**DETAILED THIRD
FLOOR PLANS**

MULTI/TECH
CONSULTANTS
ENGINEERING SERVICES, INC.
1150 13th ST. S.E. SALEM, OR 97302
PHONE: (503) 363-9227 • FAX: (503) 363-1200

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Feb-22
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
JAMES D. GARDNER
No. 1665
Exp. 12/31/2023
Renew date: 10/29/2022



FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"
CHANDICAP ADAPTABLE/ACCESSIBLE

FOURTH FLOOR AREA = 20,373 S.F.
FOURTH FLOOR COMMON SPACE = 2,096 S.F.

DOOR SCHEDULE									
DOORS					FRAMES				
NO.	WIDTH	HEIGHT	THICK	TYPE	MATL.	FINISH	TYPE	MATERIAL	FINISH
11	4'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	A	METAL	PANT.
12	4'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	B	METAL	PANT.
13	4'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	C	METAL	PANT.
14	3'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	D	METAL	PANT.
15	3'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	E	METAL	PANT.
16	3'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	F	METAL	PANT.
17	3'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	G	METAL	PANT.
18	3'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	H	METAL	PANT.
19	6'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	I	METAL	PANT.
20	3'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	J	METAL	PANT.
21	3'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	K	METAL	PANT.
22	3'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	L	METAL	PANT.
23	3'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	M	METAL	PANT.
24	3'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	N	METAL	PANT.
25	3'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	O	METAL	PANT.
26	3'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	P	METAL	PANT.
27	3'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	Q	METAL	PANT.
28	3'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	R	METAL	PANT.
29	3'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	S	METAL	PANT.
30	3'-0"	8'-0"	1 3/4"	MTL.	GLAD.	PANT.	T	METAL	PANT.

* 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.

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE + OTHER OPERATING DEVICES IN COMPLIANCE WITH ICC/ANSI A117.1 SECTIONS 309.4.4 + 404.2.6.

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS. ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES (VERTICAL + HORIZONTAL) AS PER OSBC 718.2.2 AND OSBC 718.2.3.
3. PRIOR TO INSTALLATION OF FIBERGLASS TUB/SHOWER + SHOWER UNITS, SHEET ROCK SHALL BE APPLIED TO STUD WALLS AS INDICATED ON PLANS.
4. ALL BATH FANS TO HAVE MIN. 80 CFM RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN FIRE RATED WALLS 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 THE BUILDING.
7. AS PER OEES HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
8. ALL TYPE 'A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSBC 2019 REVISED TO BE EFFECTIVE JANUARY 1, 2020. CHAPTER 11 OF THE OSBC 2019 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' UNITS ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE.

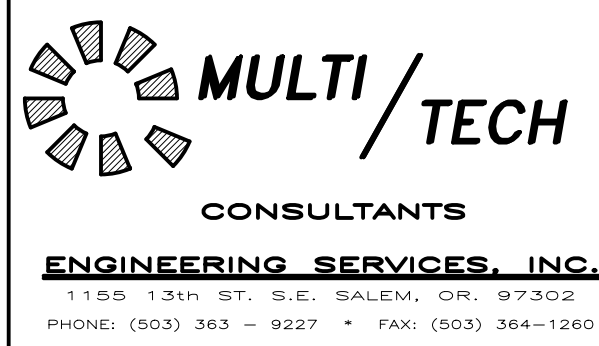
WITHIN THE PROJECT THERE ARE TYPE 'A' UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1, CHAPTER 10, SECTION 1003.

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 SHEETS ADA-1 THRU ADA-5 THAT SET OUT SPECIFIC INFORMATION FROM OSBC 2019, 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.

**ANTHONY'S PLACE
APARTMENTS**

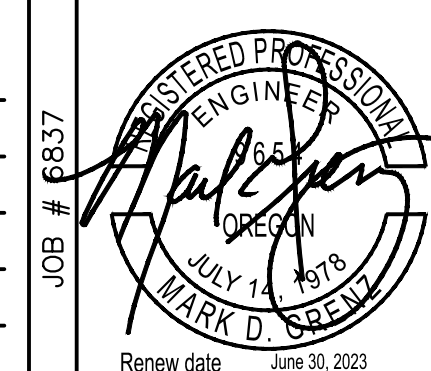
**FOURTH FLOOR
PLAN**



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

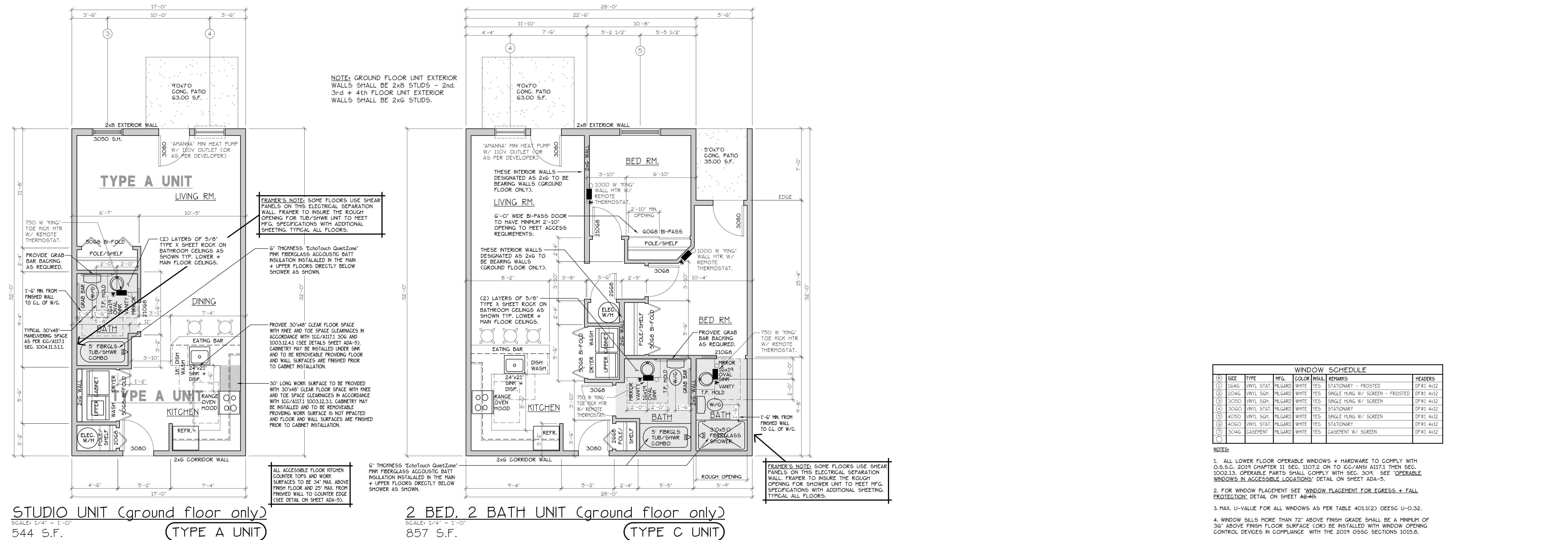
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.
Drawn: G.I.D./A.R.T.
Checked: M.D.G.
Date: Feb-22
Scale: AS SHOWN



A1.37

A1.45



WINDOW SCHEDULE							
Q	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
①	3046	WNL STAT	MLGARD WHITE	YES	STATIONARY - FROSTED		DF#1 4x12
②	3046	WNL STAT	MLGARD WHITE	YES	SINGLE HUNG W/ SCREEN - FROSTED		DF#1 4x12
③	3050	WNL STAT	MLGARD WHITE	YES	SINGLE HUNG W/ SCREEN		DF#1 4x12
④	3060	WNL STAT	MLGARD WHITE	YES	STATIONARY		DF#1 4x12
⑤	4050	WNL STAT	MLGARD WHITE	YES	SINGLE HUNG W/ SCREEN		DF#1 4x12
⑥	4060	WNL STAT	MLGARD WHITE	YES	STATIONARY		DF#1 4x12
⑦	3046	CASEMENT	MLGARD WHITE	YES	CASEMENT W/ SCREEN		DF#1 4x12

NOTES:

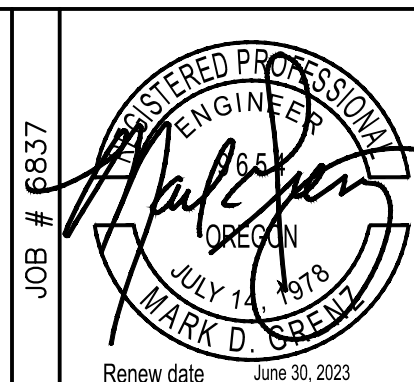
1. ALL LOWER PIRL OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.C. 2019 CHAPTER 11 SEC. 1107.2 ON TO 100/ANSI A117.1 THEN SEC. 1002.13. OPERABLE PARTS SHALL COMPLY WITH SEC. 304. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5.
2. FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS + FALL PROTECTION' DETAIL ON SHEET A2-60.
3. MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE A101(2) OEES U-0.32.
4. WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM 36" ABOVE FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2019 OSGC SECTIONS 1015.8.
5. FOR WINDOW PLACEMENT SEE 'WINDOW PLACEMENT FOR EGRESS AND FALL

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

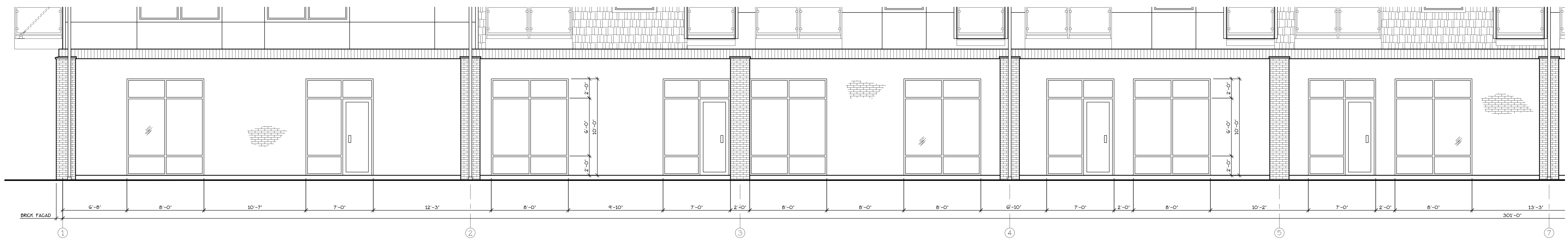
**DIMENSIONS & NOTES TAKE
PRECEDENCE OVER GRAPHICAL
REPRESENTATION.**

BUILDING/PLOT:1
A1,40FLRUNITS

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Feb-22
Scale: AS SHOWN

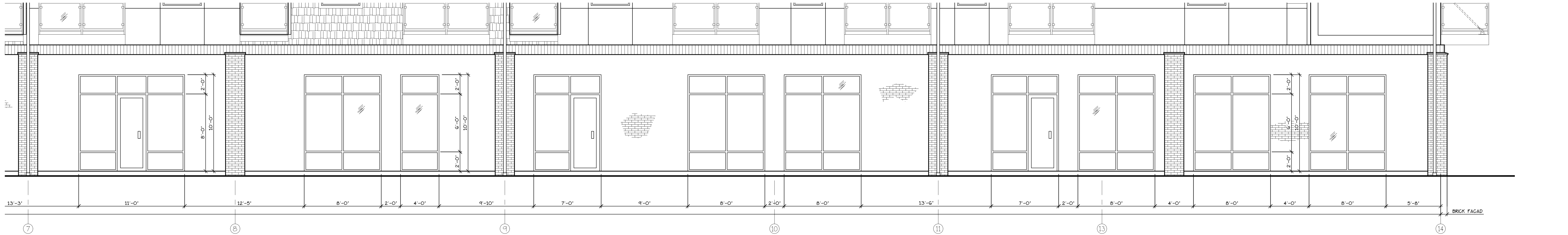


A1.40



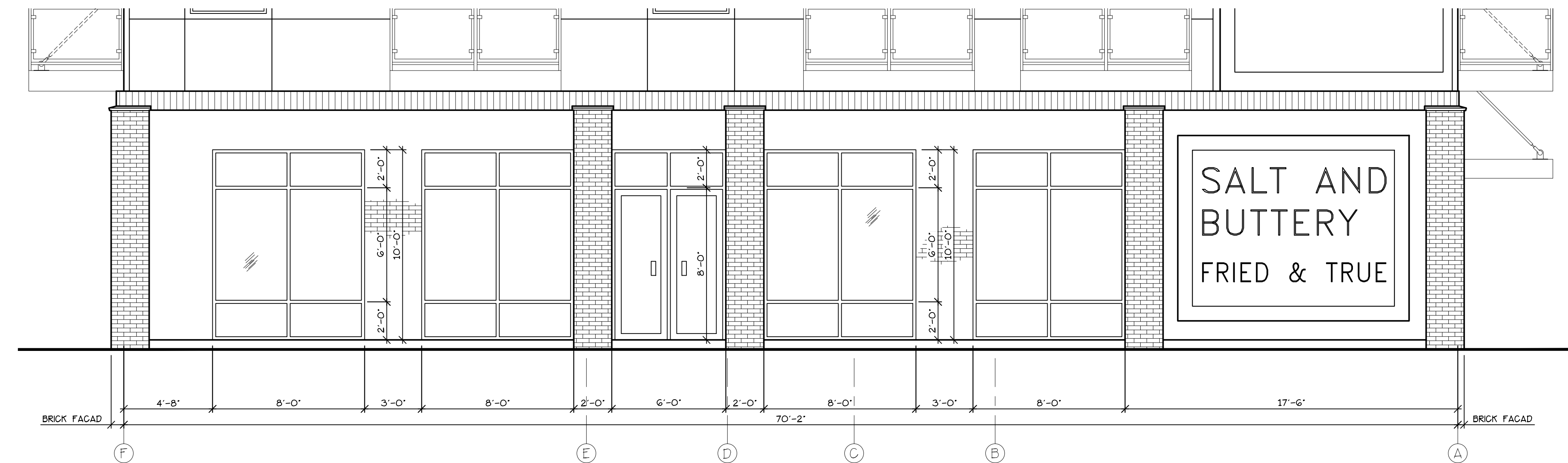
EAST ELEVATION STOREFRONT GLASS

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



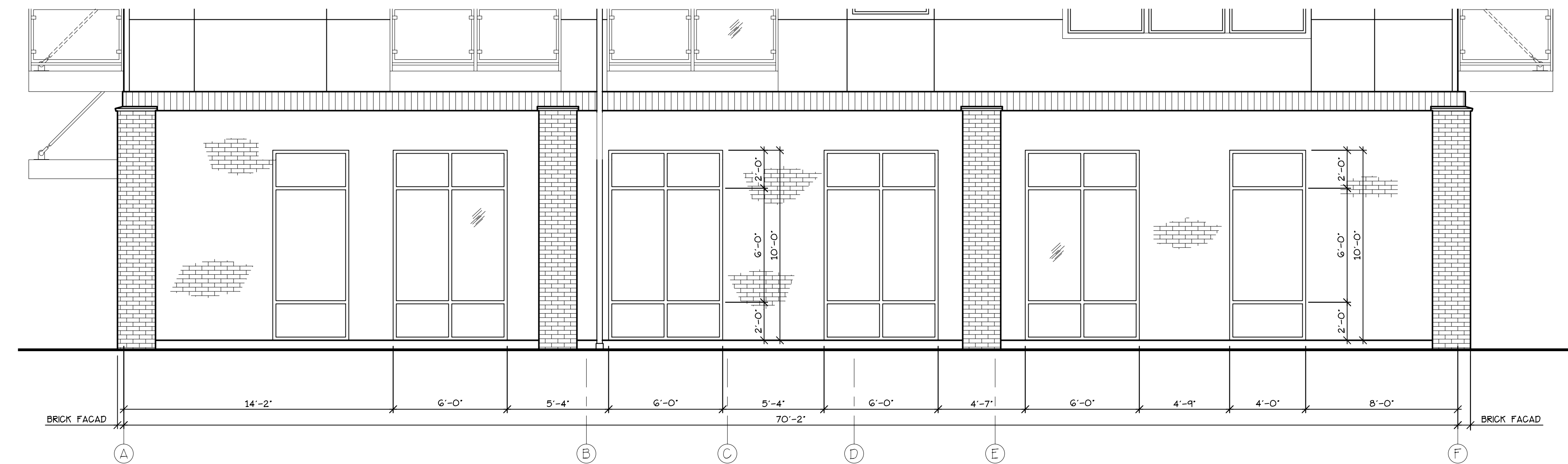
EAST ELEVATION STOREFRONT GLASS

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



NORTH ELEVATION STOREFRONT GLASS

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

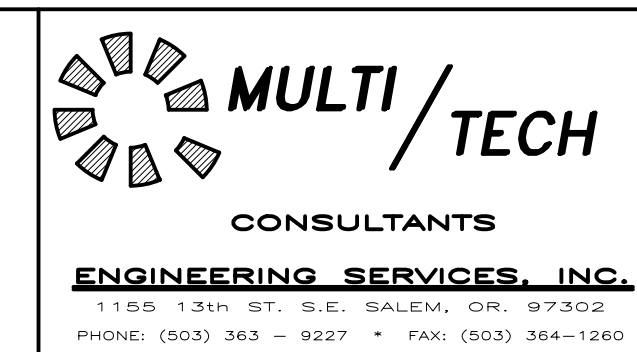


SOUTH ELEVATION STOREFRONT GLASS

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

ANTHONY'S PLACE
APARTMENTS

STOREFRONT GLASS
LAYOUT 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.

BUILDING/PROJECT: AZ10GLASS

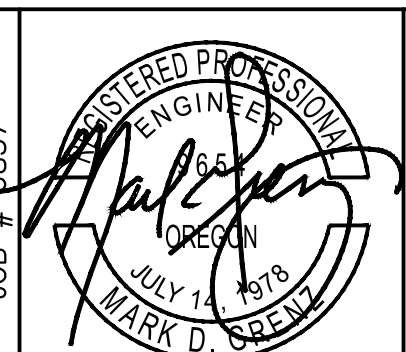
Design: P.L.M.

Drawn: G.L.D.

Checked: M.D.G.

Date: Feb-22

Scale: AS SHOWN



A2.10