NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005

CITY OF Salem AT YOUR SERVICE

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

DECISION OF THE PLANNING COMMISSION

CLASS 3 DESIGN REVIEW / CLASS 3 SITE PLAN REVIEW / CLASS 2 DRIVEWAY APPROACH PERMIT / TREE REGULATION VARIANCE CASE NO. DR-SPR-DAP-TRV18-07

APPLICATION NO. : 18-120445-DR; 18-120446-RP; 18-120447-ZO, 18-122732-NR

NOTICE OF DECISION DATE: December 19, 2018

SUMMARY: Proposed development of a new 111-unit apartment complex.

REQUEST: A Class 3 Design Review and Class 3 Site Plan Review application for development of a new 111-unit apartment complex, with a Class 2 Driveway Approach permit for new driveway approaches on Wiltsey Road SE and Candy Flower Court SE, and a Tree Regulation Variance request to remove Oregon white oaks ranging in size from 24 inches to 40 inches in diameter, for property approximately 6.5 acres in size, zoned RM-I and RM-II (Multi-Family Residential), and located at 1881 Wiltsey Road SE - 97306 (Marion County Assessor's Map and Tax Lot numbers: 083W14D / 01100 and 01101).

APPLICANT: Dave Montagne for Montagne Development Inc.

OWNER(S): Elling Properties, LLC (Clifford W. Elling, Jennifer J. Omner, Patricia Z. Elling Trust, Kay C. Elling Trust)

LOCATION: 1881 Wiltsey Road SE, Salem, OR 97306

CRITERIA: Class 3 Design Review: SRC 225.005(e)(2)
Class 3 Site Plan Review: SRC 220.005(f)(3)
Class 2 Driveway Approach Permit: 804.025(d)
Tree Regulation Variance: SRC 808.045

FINDINGS: The facts and findings are in the attached Exhibit dated December 19, 2018.

DECISION: The Planning Commission **APPROVED** Class 3 Design Review / Class 3 Site Plan Review / Class 2 Driveway Approach Permit / Tree Regulation Variance Case No.: DR-SPR-DAP-TRV18-07 subject to the following conditions of approval:

Condition 1: Prior to building permit issuance, where a proposed building crosses over an existing property line, either (1) pursuant to SRC 205.065, a property boundary verification shall be recorded, or (2) the property line shall be adjusted or removed.

Condition 2: Development of the solid waste service area shall conform to all applicable standards of SRC Chapter 800.

Condition 3: Prior to building permit issuance, the site plan shall be modified to include a minimum of two off-street loading spaces for the proposed use, meeting applicable location and dimension requirements of SRC Chapter 806.

Condition 4: Per SRC 807.030(d)(2), when more than 75 percent of the existing trees are proposed for removal, a minimum of two replacement trees shall be incorporated into the landscape plan and planted, in addition to the landscaping required under this chapter. For the removal of 79 trees in excess of 75 percent, a total of 158 replacement trees shall be provided.

Condition 5: Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Wiltsey Road SE.

Condition 6: Construct a property line sidewalk and install street trees along the frontage of Wiltsey Road SE to meet Collector street standards as specified in the PWDS and consistent with the provisions of SRC Chapter 803.

Condition 7: Convey land for dedication at the terminus of Candy Flower Court SE pursuant to PWDS.

Condition 8: Construct a cul-de-sac improvement at the terminus of Candy Flower Court SE to Cul-de-sac street standards as specified in the PWDS and consistent with the provisions of SRC Chapter 803.

Condition 9: Design and construct a storm drainage system at the time of development in SRC Chapter 71 and *PWDS*.

Condition 10: Modify the easterly driveway approach accessing Wiltsey Road SE to meet the requirements of SRC Chapter 804 and PWDS.

Condition 11: All trees designated for preservation shall be marked and protected during construction. Any significant tree shall require that at least 70 percent of a circular area beneath the tree measuring one foot in radius for every one inch of dbh be protected by an above ground silt fence, or its equivalent. Protection measures shall continue until the issuance of final occupancy.

Condition 12: A minimum of eight Oregon White Oaks (Quercus garryana), with a minimum caliper of 2”, shall be incorporated into the landscape design and replanted for the proposed development.

VOTE:

Yes 7 **No 0** **Absent 2 (**Griggs, Pollock**)** **Abstain 0**

Rich Fry, President
Salem Planning Commission

The rights granted by the attached decision must be exercised, or an extension granted, as follows or this approval shall be null and void:

Class 3 Design Review	January 4, 2021
Class 3 Site Plan Review	January 4, 2023
Class 2 Driveway Approach Permit	January 4, 2021
Tree Regulation Variance	January 4, 2021

Application Deemed Complete:	November 20, 2018
Public Hearing Date:	December 18, 2018
Notice of Decision Mailing Date:	December 19, 2018
Decision Effective Date:	January 4, 2019
State Mandate Date:	March 20, 2019

Case Manager: Aaron Panko, APanko@cityofsalem.net

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than Thursday, January 3, 2019 at 5:00 p.m.** Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 220, 225, 804 and 808. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The City Council will review the appeal at a public hearing. After the hearing, the City Council may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

http://www.cityofsalem.net/planning

FACTS & FINDINGS

CLASS 3 DESIGN REVIEW/CLASS 3 SITE PLAN REVIEW/CLASS 2 DRIVEWAY APPROACH PERMIT/TREE REGULATION VARIANCE CASE NO. DR-SPR-DAP-TRV18-07

December 19, 2018

PROCEDURAL FINDINGS

On October 5, 2018, design review, site plan review, and driveway approach permit applications were submitted to develop the subject property with a 111-unit multi-family residential use. Additional information was requested from the applicant, and a tree regulation variance was submitted on November 14, 2018. The applications were deemed complete for processing on November 20, 2018. The 120-day State mandated decision deadline for this case is March 20, 2019.

Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on November 28, 2018. Public hearing notice was posted on the property on December 7, 2018 by the applicant pursuant to SRC requirements.

On December 18, 2018, the Planning Commission held a public hearing on the consolidated applications, received testimony, and voted to approve the Design Review, Site Plan Review, Driveway Approach Permit, and Tree Regulation Variance subject to the recommended conditions of approval.

SUBSTANTIVE FINDINGS

1. Salem Area Comprehensive Plan (SACP) designation

The Salem Area Comprehensive Plan (SACP) map designation for the subject property is "Multi-Family Residential". The subject property is within the Urban Growth Boundary and is within the Urban Service Area.

2. Zoning and Surrounding Land Uses

The subject property is zoned RM-I and RM-II (Multi-Family Residential). The proposed use includes development of a 111-unit apartment complex on property zoned both RM-I and RM-II (Multi-Family Residential). Multi-family uses are allowed as a permitted use in both the RM-I and RM-II zone.

Zoning designations for surrounding properties is as follows:

North: RS (Single Family Residential) – Single family dwellings;
South: RM-I and RM-II (Multi-Family Residential) – Apartment Complex;
East: Across Wiltsey Road SE, RM-II (Multi-Family Residential) zone – Apartment Complex;
West: CG (General Commercial) and CR (Retail Commercial) – lawn and garden supply store, vacant

3. Site Analysis

The subject property is approximately 6.4 acres in size. Wiltsey Road SE, which his designated as a collector street within the Salem Transportation System Plan (TSP), abuts the property to the south. Candy Flower Court SE, which is designated as a local street abuts the property to the north.

The subject property slopes downward from east to west. There are several existing trees on the site, and there is a stormwater detention pond at the northwest corner of the property.

4. Neighborhood and Citizen Comments

The subject property is located within the South Gateway Neighborhood Association (SGNA). Notice was provided to SGNA and surrounding property owners within 250 feet of the subject property. No written comments were received from SGNA or surrounding property owners and no public testimony was provided at the public hearing.

5. City Department and Public Agency Comments

The Building and Safety Division reviewed the proposal and indicated no objections.

The Fire Department reviewed the proposed and indicated that they have concerns with this application. Two separate and approved means of fire department access are required. One is provided from Candy Flower and another is provided from Wiltsey. The private utility sheet appears to show proposed fire hydrant locations in a light grey shade. The fire hydrant near Candy Flower is located in a drive aisle. Fire will verify items including fire department access and water supply at time of building permit plan review.

The Public Works Department has reviewed the proposal and provided a memo included as Attachment D to the staff report.

Salem Keizer School District has reviewed the proposal and provided a memo included as Attachment E to the staff report.

FINDINGS ADDRESSING APPLICABLE SALEM REVISED CODE APPROVAL CRITERIA FOR CLASS 3 DESIGN REVIEW

6. Analysis of Class 3 Design Review Criteria

SRC Chapter 225.005(e)(2) provides that:

A Class 3 Design Review shall be approved if all of the applicable design review guidelines are met.

SRC 702.010 provides that multiple family developments shall comply with all of the applicable design review guidelines set forth in SRC Chapter 702.

Open Space Design Review Guidelines and Standards

702.015(b)(1) – Common Open Space

(A) A variety of open space areas of sufficient size shall be provided for use by all residents.

Finding: The corresponding design standard requires a minimum of 30 percent of the gross site area to be designated as common open space. The subject property is approximately 6.4 acres, or 278,784 square feet in size requiring approximately 83,635 square feet of landscape area (278,784 x 0.3 = 83,635.2). The proposed site plan indicates that a total of 132,092 square feet, or approximately 45.8 percent of the development site is provided as landscaping or open space area, including landscaping within perimeter setbacks, the off-street parking area, the stormwater detention area and recreation areas. The open space areas provided exceed the corresponding design standard.

(B) Common open space shall be distributed around buildings and throughout the site.

Finding: Common open space areas are provided throughout the site, a significant portion of the common open space area is occupied by an existing stormwater detention area at the north portion of the site. A variety of play areas and recreation areas are provided throughout the site adjacent to buildings 1, 5, 8 and 9.

(C) The amount of perimeter setbacks used for common open space shall be minimized.

Finding: Common open space and recreation areas are distributed throughout the development site. Open space areas are minimized in the perimeter setback areas.

702.015(c)(1) – Children's Play Areas and Adult Recreation Areas

(A) A variety of common open area opportunities shall be provided for enjoyment by all residents.

Finding: Multi-family developments containing 20 units or more require children's pay areas and adult recreation area. The proposed 111-unit apartment complex requires that the recreation area(s) be a minimum of 2,086 square feet in size. The proposed site plan shows a play area approximately 900 square feet in size near proposed building 5, a pickleball court approximately 1,800 square feet in size near proposed building 8, and a

play/recreation area approximately 2,550 square feet in size near building 9, for a total of 5,250 square feet of recreation area exceeding the requirement of the corresponding design standard.

In addition, the proposed development provides a 2,697 square foot recreation building.

(B) Children's play and/or adult recreation areas shall be located centrally within the development.

Finding: Recreation areas are distributed throughout the site.

(C) Children's play areas, if provided, shall be located in a manner to incorporate safety into the design by including such things as locating 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.

Finding: The proposed children's play area is provided at the north end of the property, away from abutting streets. The site plan indicates that fence 30 inches in height will be provided around the play area.

702.015(d)(1) – Private Open Space.

(A) Individual private open space shall be provided for each dwelling unit in all newly constructed multiple family developments.

Finding: Each of the proposed dwelling units is provided with a deck or patio. Ground floor dwelling units will be provided with a patio 96 square feet in size, and upper floor units will be provided with decks or balconies that are a minimum of 48 square feet in size. Proposed private open space areas exceed the minimum dimensions required by the corresponding design standards.

(B) Private open space shall be easily accessible from the dwelling unit.

Finding: Private open space areas are accessible from each dwelling unit.

(C) If private open space is located adjacent to common open space, a buffer between the two open space areas shall be provided.

Finding: Ground floor private open space areas are separated from common open space areas by a five-foot tall sign obscuring wood fence.

Landscaping Design Review Guidelines and Standards

702.020(b)(1) – General Landscaping

(A) A variety of tree types shall be distributed throughout the site to maximize tree canopy.

Finding: The corresponding design standard requires a minimum of one tree to be planted for every 2,000 square feet of gross floor area. The subject property is approximately 278,784 square feet in size, requiring a minimum of 139 trees (278,784 / 2,000 = 1394). The number of trees provided for the development site will be reviewed with the landscape and irrigation plans required at the time of building permit submittal.

(B) Landscaping shall be used to shield the site from winter winds and summer sun.

Finding: Trees and shrubs will be distributed throughout the development site to provide shade during the summer and to shield from winter winds.

(C) Existing trees shall be preserved to the maximum extent possible.

Finding: The existing conditions plan provided by the applicant indicates that there are 321 existing trees on the subject property, including five significant trees (Oregon white oaks greater than 24 inches in diameter at breast height). The plans indicate that 320 trees will be removed, including four significant trees. One significant tree on the property will be preserved.

As noted in the Section 7, the applicant is required to comply with the tree preservation and replanting requirements of SRC Chapter 807.

(D) Where a development site abuts property zoned Residential Agriculture (RA) or Single Family Residential (RS), an appropriate combination of landscaping and screening shall be provided that is sufficient to buffer between the multiple family development and the abutting RA or RS zoned property.

Finding: The subject property abuts RS zoned property to the north. New shrubs and trees, as well as fencing meeting the Type C screening requirements of SRC Chapter 807 will be installed along the boundary abutting RS zoned properties providing an appropriate buffer between the proposed multi-family development and abutting RS zoned properties.

702.020(c)(1) – Street Frontage

(A) The residential character of the site shall be enhanced with trees planted within the public right-of-way.

Finding: New street trees are required to be installed on Wiltsey Road SE, in compliance with the standards in SRC Chapter 86.

702.020(d)(1) – Building Exteriors

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

Finding: Landscaping is provided along the entryways for each of the proposed buildings.

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

Finding: The proposed landscaping plan indicates a variety of trees, shrubs and ground cover will be provided along the exterior walls of the buildings.

702.020(e)(1) – Privacy

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

Finding: The site plan indicates that landscaping and fencing will be installed along the interior property lines providing a buffer between the proposed multi-family development and abutting properties.

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

Finding: The preliminary landscape plan indicates that trees and shrubs will be provided around the exterior walls of the proposed buildings and a combination of landscaping and fencing will be used to screen ground floor private open space areas.

702.020(f)(1) – Parking Areas

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

Finding: The preliminary landscape plan indicates that a variety of canopy trees will be provided throughout the proposed parking areas.

Crime Prevention Through Environmental Design

702.025(a)(1) – Safety Features for Residents

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

Finding: The applicant indicates that fencing will not be placed in areas that obstructs visibility. All buildings have windows provided in habitable rooms

which are oriented towards open space areas and the proposed parking area. Lighting will be provided on building and along pedestrian paths.

(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.

Finding: The preliminary landscape plan and the applicant's statement indicate that no fences or plant materials will be located in areas which obstruct visibility. All landscaping adjacent to open space areas will not exceed 3 feet in height.

Parking, Site Access, and Circulation

702.030(b)(1) – General Parking and Site Access

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

Finding: Landscape islands with canopy trees are provided within the proposed parking area 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.

Finding: The proposed site plan includes pedestrian pathways which connect the parking areas, common open space areas and dwelling units to the public right-of-way.

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

Finding: Parking areas are distributed throughout the development site, in a convenient distance from the proposed multi-family buildings.

(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).

Finding: The proposed site plan and locations of the proposed buildings is sited in a way that addresses the topography of the site and natural landform, but also takes into consideration minimum dwelling unit density requirements, and existing utility easements.

702.030(c)(1) – Site Access

(A) Accessibility to and from the site shall be provided for both automobiles and pedestrians.

Finding: The primary vehicle entrance to the development site is provided by a full movement driveway onto Wiltsey Road SE. Secondary access to the site is provided by a driveway leading to an extension of Candy Flower Court SE. An emergency access only with a gate will be provide on Wiltsey Road SE. A major pedestrian pathway is provided through the center of the development site with connections to the public sidewalks on Candy Flower Court SE and Wiltsey Road SE.

(B) Site access shall be provided in a manner that minimizes vehicle and pedestrian conflicts.

Finding: Marked crosswalks are provided on the proposed site plan wherever a pedestrian pathway crosses a vehicle use area.

(C) Where possible, driveway access shall be provided onto collector or local streets rather than arterial streets.

Finding: The primary access for the development site is from a full movement driveway on Wiltsey Road SE, which is classified as a collector street on the Salem Transportation System Plan (TSP). A second driveway will be provided on Candy Flower Court SE, which is designated as a local street. The subject property does not abut an arterial street.

(D) Where possible, driveway access shall be consolidated with either existing or future driveways serving adjacent developments.

Finding: Abutting properties to the north are zoned single-family residential and are occupied by single family dwellings. Abutting property to the west is zoned commercial, which does not allow multi-family residential uses as a permitted use. Abutting property to the east is occupied by an existing multi-family residential use. Shared driveway access is not possible with the abutting properties.

(E) Parking areas shall be located to minimize their visibility from the public right-of-way and abutting properties.

Finding: Parking areas will be setback and buffered from surrounding streets and abutting properties by a combination of landscaping, setbacks and fencing along the interior property lines.

Building Mass & Façade Design

702.035(b)(1) – General Siting and Building Mass

(A) Buildings shall be sited with sensitivity to topography and natural landform.

Finding: The proposed site plan and locations of the proposed buildings is sited in a way that addresses the topography of the site and natural landform, but also takes into consideration minimum dwelling unit density requirements, and existing utility easements.

(B) The development shall be designed to reinforce human scale.

Finding: The proposed multi-family buildings comply with height and setback requirements of the underlying zone.

(C) Buildings with long monotonous exterior walls shall be avoided.

Finding: Vertical and/or horizontal offsets are proposed in the design for each building, avoiding or limiting the appearance of a building with a long monotonous exterior wall. No building dimension exceeds more than 150 feet in length.

702.035(c)(1) – Compatibility

(A) Contrast and compatibility shall be provided throughout the site through building design, size, and location.

Finding: The proposed buildings are three stories in height, the design includes vertical and/or horizontal building offsets, as well as contrasting siding materials.

(B) Appropriate transitions shall be provided between new buildings and structures on-site and existing buildings and structures on abutting sites.

Finding: The proposed buildings comply with the maximum height requirement and setback requirements of the RM-I and RM-II zones. The proposed height and setbacks for the proposed development provide an appropriate transition with abutting residential uses.

(C) Architectural elements and façade materials shall be used to provide continuity throughout the site.

Finding: The proposed design provides articulated building entrances and the use a contrasting building materials.

(D) The majority of dwelling units within the development shall be placed as close as possible to the street right-of-way.

Finding: The corresponding design standard requires sites with 75 feet or more of buildable width to have buildings placed at the setback line for a minimum of 50 percent of the buildable width. There is approximately 400 feet of frontage adjacent to Wiltsey Road SE, minus the 10 foot setback to the residentially zoned property to the east and commercially zoned property to the

west, the buildable width is approximately 380 feet. The standard requires a minimum buildable width 190 feet in length to be provided on the setback line.

Proposed building 10 is on the setback line adjacent to Wiltsey Road SE and is approximately 135 feet in width. In addition, proposed building 1 is approximately 70 feet in length, but is located off the 20 foot setback. The applicant is requesting a reduction to the buildable width standard to provide an open space area that preserves an existing significant tree near the southwest portion of the property.

The site plan proposes the dedication of new right-of-way for Candy Flower Court SE near the northeast portion of the property. Proposed building 6 is placed near the 20 foot setback line for Candy Flower Court SE, however a significant portion of the buildable width adjacent to Candy Flower Court SE is occupied by utility easements for storm drainage and sanitary sewer. The applicant is requesting a reduction to the buildable width standard because of physical limitations of the easements.

The applicant meets the intent of the guideline by providing buildings as close as possible to the setback line adjacent to Wiltsey Road SE and Candy Flower Court SE.

(E) Architecturally defined and covered entryways shall be incorporated into the design of buildings.

Finding: Articulated covered entryways or porticos are incorporated into the building designs at common entryways.

702.035(d)(1) – Building Articulation

(A) The appearance of building bulk shall be minimized by:
(i) Establishing a building offset interval along building facades; and
Finding: The corresponding design standard requires buildings within 28 feet of every property line to have a setback that varies by at least 4 feet in depth. The proposed site plan provides setbacks that vary between buildings by 4 feet or more in depth.

(ii) Dispersing windows throughout building facades.

Finding: The design standards require windows to be provided in all habitable rooms, other than bathrooms, that face required setbacks, common open areas, and parking areas. The proposed plans indicate that windows will be provided in all habitable spaces which face towards open space and parking areas.

(B) Articulation shall be provided at the common entry way to all residential buildings.

Finding: Covered entry ways, which are clearly defined and accessible, are provided at the individual entryways for each building.

(C) Building roofs shall reinforce the residential character of the neighborhood.

Finding: The design standards require that the horizontal length of roof shall not exceed 100 feet without providing a change of elevation of at least 4 feet. The proposed building designs do not include any dimension greater than 100 feet in length without a change in elevation of at least 4 feet being provided.

Recycling

702.040(a)(1) – On-Site Design and Location of Facilities

(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.

Finding: The site plan includes one solid waste and recycling service area to be provided to serve residents. As proposed and conditioned the enclosure meet the solid waste service area requirements of SRC Chapter 800.055.

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

Finding: The proposed plans indicate that the enclosure will be cmu block construction and a metal gate with lap siding, materials that are similar and compatible with the materials of the buildings.

(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.

Finding: The proposed enclosure meets the solid waste service area requirements of SRC Chapter 800.055, including requirements for vehicle operation and servicing area. Adequate space is provided to allow for the servicing of recyclables.

FINDINGS ADDRESSING APPLICABLE SALEM REVISED CODE APPROVAL CRITERIA FOR CLASS 3 SITE PLAN REVIEW

7. Analysis of Class 3 Site Plan Review Approval Criteria

SRC 220.005(f)(3) establishes the following criteria for a Class 3 Site Plan Review:

Criterion 1:

The application meets all applicable standards of the UDC.

Finding: The proposal includes a request to develop a 111-unit apartment complex for property with two zoning designations, RM-I and RM-II (Multi-Family Residential). The following is a summary of the use and development standards of the RM-I zone (SRC Chapter 513) and the RM-II zone (SRC Chapter 514).

Development Standards – RM-I Zone:

SRC 513.005(a) - Uses:
Except as otherwise provided in Chapter 513, the permitted, special, conditional and prohibited uses in the RM-I zone are set forth in Table 513-1.

Finding: Multifamily uses are allowed as a permitted use in the RM-I zone per Table 513-1.

SRC 513.010(b) – Lot Standards:
Lots within the RM-I zone shall conform to the standards set forth in Table 513-2. The minimum lot area for a multi-family use in the RM-I zone is 4,000 square feet.

Finding: The RM-I portion of the subject property is approximately 2.58 acres in size, exceeding the minimum lot size requirement.

SRC 513.010(c) – Dwelling Unit Density:
Dwelling unit density within the RM-I zone shall conform to the standards set forth in Table 513-3. Maximum dwelling unit density cannot be varied or adjusted.

Finding: The RM-I portion of the subject property is approximately 2.58 acres in size. Per Table 513-3, the minimum dwelling unit density is eight units per acre and the maximum dwelling unit density if 14 units per acre. A minimum of 21 dwelling units and a maximum of 37 dwelling units are permitted in the RM-I portion of the property. Thirty-six dwelling units are proposed within the RM-I zone, in compliance with the density allowance in Table 513-3.

SRC 513.010(d) – Setbacks:
Setbacks within the RM-I zone shall be provided as set forth in Tables 513-4 and 513-5.

North: Adjacent to the north is property zoned RS (Single-Family Residential). Per Table 513-5, a minimum 10 foot building and vehicle use area is required adjacent to a residential zone. Required landscaping shall meet the Type C standard set forth in SRC Chapter 807. Type C landscaping includes a minimum of 1 plant unit per 20 square feet of landscape area and installation of a 6-foot-tall sight obscuring fence or wall.

Also adjacent to the north if future right-of-way for Candy Flower Court. Multi-family buildings require a minimum 12 foot building setback, plus 1 foot for each 1 foot of height over 12 feet, but need not exceed 20 feet in depth. Vehicle use areas require a minimum 12 foot setback adjacent to a street.

Finding: Proposed building 5 is setback from the northern property line approximately 62 feet, exceeding the minimum setback. Proposed building 6 is greater than 20 feet in height and requires a minimum 20 foot setback adjacent to Candy Flower Court SE, building 6 is setback approximately 22.5 feet and the proposed vehicle use area is setback approximately 20 feet from the future right-of-way for Candy Flower Court SE meeting or exceeding minimum setback requirements.

South: See the RM-II zone findings.

East: Adjacent to the east is property zoned RM-I and RM-II (Multi-Family Residential). Per Table 513-5, a minimum 10 foot building and vehicle use area is required adjacent to a residential zone. Required landscaping shall meet the Type C standard set forth in SRC Chapter 807. Type C landscaping includes a minimum of 1 plant unit per 20 square feet of landscape area and installation of a 6-foot-tall sight obscuring fence or wall.

Finding: Proposed building 6 is setback 10 feet from the eastern property line, meeting or exceeding the minimum setback requirement.

West: Adjacent to the west is property zoned CG (General Commercial) and CR (Retail Commercial). Per Table 513-5, a minimum 10 foot building and vehicle use area setback is required adjacent to a commercial zone. Required landscaping shall meet the Type C standard set forth in SRC Chapter 807. Type C landscaping includes a minimum of 1 plant unit per 20 square feet of landscape area and installation of a 6-foot-tall sight obscuring fence or wall.

Finding: Proposed building 4 is setback approximately 60 feet and the proposed vehicle use area is setback 25 feet from the western property line, meeting or exceeding minimum setback requirements.

SRC 513.010(e) - Lot Coverage, Height:
The maximum lot coverage allowance for all uses in the RM-I zone is 50 percent. The maximum building height allowance for multi-family uses is 35 feet.

Finding: The site plan indicates that the proposed multi-family buildings have a footprint of approximately 278,784 square feet, for a lot coverage of approximately 15 percent (41,218 / 278,784 = 14.8) for the total site, less than the maximum lot coverage requirement for both the RM-I and RM-II zones. The average height for proposed multi-family buildings 4, 5 and 6 is approximately 34.5 feet in height, less than the 35 foot maximum height allowance.

SRC 513.010(g) - Landscaping:
Landscaping within the RM-I zone shall be provided as set forth in this subsection.
(1) **Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.
(2) **Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

Finding: Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC Chapters 806 and 807 at the time of building permit application review.

SRC 513.010(h) – Outdoor Storage:
Within the RM-I zone, outdoor storage shall be screened from streets and adjacent properties by a minimum 6-foot high sight-obscuring fence, wall, or hedge.

Finding: Outdoor storage areas are not provided for the proposed use.

SRC 513.015 – Design Review:
Multiple family development shall be subject to design review according to the multiple family design review guidelines or the multiple family design review standards set forth in SRC Chapter 702.

Finding: A Class 3 Design Review application has been submitted for the proposed multi-family development, findings are included in Section 6 of this report.

Development Standards – RM-II Zone:

SRC 514.005(a) - Uses:
Except as otherwise provided in Chapter 514, the permitted, special, conditional and prohibited uses in the RM-II zone are set forth in Table 514-1.

Finding: Multifamily uses are allowed as a permitted use in the RM-II zone per Table 514-1.

SRC 514.010(b) – Lot Standards:
Lots within the RM-II zone shall conform to the standards set forth in Table 514-2. The minimum lot area for a multi-family use in the RM-II zone is 4,000 square feet.

Finding: The RM-II portion of the subject property is approximately 3.82 acres in size, exceeding the minimum lot size requirement.

SRC 800.015 provides that every building or structure shall be entirely located on a lot. Where two or more lots are under single ownership to accommodate a single development, the entire combined area shall be considered as a single lot for purposes of the UDC. However, the Building Code does not allow buildings to cross over existing property lines. The site plan indicates that proposed buildings 1 and 8 cross over an existing property line. SRC 205.065(a) provides that the property boundary verification process may be used whereby the outside boundary of two or more contiguous units of land held under the same ownership may be established as the property line for purposes of application of the Building Code.

Condition 1: Prior to building permit issuance, where a proposed building crosses over an existing property line, either (1) pursuant to SRC 205.065, a property boundary verification shall be recorded, or (2) the property line shall be adjusted or removed.

SRC 514.010(c) – Dwelling Unit Density:
Dwelling unit density within the RM-II zone shall conform to the standards set forth in Table 514-3. Maximum dwelling unit density cannot be varied or adjusted.

Finding: The RM-I portion of the subject property is approximately 3.82 acres in size. Per Table 514-3, the minimum dwelling unit density is 12 units per acre and the maximum dwelling unit density if 28 units per acre. A minimum of 46 dwelling units and a maximum of 107 dwelling units are permitted in the RM-II portion of the property. Seventy-five dwelling units are proposed within the RM-II zone, in compliance with the density allowance in Table 514-3.

SRC 514.010(d) – Setbacks:
Setbacks within the RM-II zone shall be provided as set forth in Tables 514-4 and 514-5.

North: See the RM-I zone findings.

South: Adjacent to the south is right-of-way for Wiltsey Road SE. Multi-family buildings require a minimum 12 foot building setback, plus 1 foot for each 1 foot of height over 12 feet, but need not exceed 20 feet in depth. Vehicle use areas require a minimum 12 foot setback adjacent to a street.

Finding: Proposed buildings 1 and 10 are greater than 20 feet in height and require a minimum 20 foot setback adjacent to Wiltsey Road SE. Proposed building 1 is setback approximately 23 feet and proposed building 10 is setback approximately 20 feet from Wiltsey Road SE. The proposed vehicle use area is setback approximately 20 feet from Wiltsey Road SE meeting the minimum setback requirement.

East: Adjacent to the east is property zoned RM-I and RM-II (Multi-Family Residential). Per Table 513-5, a minimum 10 foot building and vehicle use area is required adjacent to a residential zone. Required landscaping shall meet the Type C standard set forth in SRC Chapter 807. Type C landscaping includes a minimum of 1 plant unit per 20 square feet of landscape area and installation of a 6-foot-tall sight obscuring fence or wall.

Finding: Proposed buildings 7, 8 and 9 are setback 10 feet or greater from the eastern property line, meeting or exceeding the minimum setback requirement.

West: Adjacent to the west is property zoned CG (General Commercial) and CR (Retail Commercial). Per Table 513-5, a minimum 10 foot building and vehicle use area setback is required adjacent to a commercial zone. Required landscaping shall meet the Type C standard set forth in SRC Chapter 807. Type C landscaping

includes a minimum of 1 plant unit per 20 square feet of landscape area and installation of a 6-foot-tall sight obscuring fence or wall.

Finding: Proposed buildings 2 and 3 are setback approximately 85 feet and the proposed vehicle use area is setback 10 feet from the western property line, meeting or exceeding minimum setback requirements.

SRC 514.010(e) - Lot Coverage, Height:
The maximum lot coverage allowance for all uses in the RM-II zone is 50 percent. The maximum building height allowance for multi-family uses is 50 feet.

Finding: The site plan indicates that the proposed multi-family buildings have a footprint of approximately 278,784 square feet, for a lot coverage of approximately 15 percent (41,218 / 278,784 = 14.8) for the total site, less than the maximum lot coverage requirement for both the RM-I and RM-II zones. The average height for proposed building 1 is 24 feet, and for multi-family buildings 2, 3, 7, 8, 9, and 10 the average height is approximately 40 feet in height, less than the 50 foot maximum height allowance.

SRC 514.010(g) - Landscaping:
Landscaping within the RM-II zone shall be provided as set forth in this subsection.
(1) **Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.
(2) **Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

Finding: Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC Chapters 806 and 807 at the time of building permit application review.

SRC 514.010(h) – Outdoor Storage:
Within the RM-II zone, outdoor storage shall be screened from streets and adjacent properties by a minimum 6-foot high sight-obscuring fence, wall, or hedge.

Finding: Outdoor storage areas are not provided for the proposed use.

SRC 514.015 – Design Review:
Multiple family development shall be subject to design review according to the multiple family design review guidelines or the multiple family design review standards set forth in SRC Chapter 702.

Finding: A Class 3 Design Review application has been submitted for the proposed multi-family development, findings are included in Section 6 of this report.

General Development Standards SRC 800

SRC 800.055(a) – Applicability.
Solid waste service area design standards shall apply to all new solid waste, recycling, and compostable services areas, where us of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed.

Finding: The proposed development includes a new solid waste service area with a receptacle size greater than 1 cubic yard, therefore the standards of SRC 800.055 are applicable.

SRC 800.055(b) – Solid Waste Receptacle Placement Standards.
All solid waste receptacles shall be placed at grade on a concrete pad that is a minimum of 4 inches thick, or on an asphalt pad that is a minimum of 6 inches thick. The pad shall have a slope of no more than 3 percent and shall be designed to discharge stormwater runoff.

1) Pad area. In determining the total concrete pad area for any solid waste service area:
   a. The pad area shall extend a minimum of 1-foot beyond the sides and rear of the receptacle.
   b. The pad area shall extend a minimum 3 feet beyond the front of the receptacle.
   c. In situations where receptacles face each other, a minimum four feet of pad area shall be required between the fronts of the facing receptacles.

Finding: The design and materials for the slab is not indicated in the proposed plans, but will be reviewed for conformance with this development standard at the time of building permit review. A distance of approximately 7 feet is provided between receptacles that face each other, exceeding the minimum requirement.

2) Minimum Separation.
   a. A minimum separation of 1.5 feet shall be provided between the receptacle and the side wall of the enclosure.
   b. A minimum separation of 5 feet shall be provided between the receptacle and any combustible walls, combustible roof eave lines, or building or structure openings.

Finding: Adequate separation distance is provided within the enclosure. Receptacles will not be placed within 5 feet of a building or structure.

3) Vertical Clearance.
   a. Receptacles 2 cubic yards or less in size shall be provided with a minimum of 8 feet of unobstructed overhead or vertical clearance for servicing.
   b. Receptacles greater than 2 cubic yards in size shall be provided with a minimum of 14 feet of unobstructed overhead or vertical clearance for serving.

Finding: The design and materials for the enclosure walls is not indicated in the proposed plans, but will be reviewed for conformance with this development standard at the time of building permit review.

SRC 800.055(e) – Solid Waste Service Area Enclosure Standards.
When enclosures area used for required screening or aesthetics, such enclosure shall conform to the following standards:

1) Front Opening of Enclosure. The front opening of the enclosure shall be unobstructed and shall be a minimum of 12 feet in width.

Finding: The width of the proposed front opening for the enclosure is approximately 17 feet, exceeding the minimum standard.

2) Measures to Prevent Damage to Enclosure. Enclosures constructed of concrete, brick, masonry block, or similar types of material shall contain a minimum four-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure, or a fixed bumper rail to prevent damage from receptacle impacts.

Finding: The proposed site plan indicates that the enclosure walls will be cmu block. A bumper curb 12 inches inside the perimeter of the outside walls of the enclosure is required, however the curb is not indicated on the proposed plans.

Condition 2: Development of the solid waste service area shall conform to all applicable standards of SRC Chapter 800.

3) Enclosure Gates. Any gate across the front opening of an enclosure shall swing freely without obstructions. For any opening that is 15 feet or greater in width, the gates shall open a minimum of 90 degrees. All gates shall have restrainers in the open and closed positions.

Finding: The proposed gates can swing to 90 degrees in compliance with this provision.

SRC 800.055(f) – Solid Waste Service Area Vehicle Access.

1) Vehicle Operation Area. A vehicle operation area shall be provided for solid waste collection service vehicles that are free of obstructions and no less than 45 feet in length and 12 feet in width. Vehicle operation areas shall be made available in front of every receptacle.

Finding: The proposed vehicle operation area for each enclosure meets the minimum dimensional requirements for service vehicle access.

Off-Street Parking, Loading, and Driveways SRC 806

SRC 806.005 - Off-Street Parking; When Required.

Off-street parking shall be provided and maintained for each proposed new use or activity.

SRC 806.010 - Proximity of Off-Street Parking to Use or Activity Served.
Required off-street parking shall be located on the same development site as the use or activity it serves; or, within residential zones, required off-street parking may be located within 200 feet of the development site containing the use or activity it serves.

Finding: Required off-street parking spaces are provided on the same development site as the use or activity it serves.

SRC 806.015 - Amount of Off-Street Parking.
a) *Minimum Required Off-Street Parking.* The minimum number of off-street parking spaces required for a multi-family use is 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 in the SRC, off-street parking shall not exceed the amounts set forth in Table 806-2.

Finding: The proposed 111 dwelling unit multi-family apartment complex requires a minimum of 167 off-street parking spaces (111 x 1.5 = 166.5). The maximum off-street parking allowance for the use is 292 spaces (167 x 1.75 = 292.3). There are 198 off-street parking spaces provided for the proposed development, consistent with the minimum and maximum off-street parking requirements.

Forty-four of the proposed parking spaces are designated as compact spaces (22 percent). Carpool/vanpool spaces are not required for the proposed multi-family residential use.

SRC 806.035 - Off-Street Parking and Vehicle Use Area Development Standards.

Unless otherwise provided under the UDC, off-street parking and vehicle use areas, other than driveways and loading areas, for uses or activities other than Single Family and Two Family shall be developed and maintained as provided in this section.

a) *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to:
    1. The development of new off-street parking and vehicle use areas.

2. The expansion of existing off-street parking and vehicle use areas, where additional paved surface is added.
3. The alteration of existing off-street parking and vehicle use areas, where the existing paved surface is replaced with a new paved surface; and
4. The paving of an un-paved area.

Finding: Off-street parking and vehicle use area development standards apply to the new off-street parking area.

b) *Location.* Off-street parking and vehicle use areas shall not be located within required setbacks.

Finding: The proposed off-street parking area complies with all applicable setback requirements.

c) *Perimeter Setbacks and Landscaping.* Perimeter setbacks shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures.

Where an off-street parking or vehicular use area is located adjacent to a building or structure, the off-street parking or vehicle use area shall be setback from the exterior wall of the building or structure by a minimum 5-foot-wide landscape strip or by a minimum 5-foot-wide paved pedestrian walkway.

Finding: The proposed off-street parking area complies with all applicable perimeter and interior setback requirements.

d) *Interior Landscaping.* Interior landscaping shall be required for off-street parking areas 5,000 square feet or greater in size.

Finding: Off-street parking areas exceeding 50,000 square feet in size require a minimum interior landscaping requirement of 8 percent. The proposed site plan indicates that the off-street parking area is approximately 82,397 square feet in size, requiring a minimum of 6,592 square feet of interior parking lot landscaping (82,397 x 0.08 = 6,591.8). Approximately 10,343 square feet of interior parking lot landscaping is proposed (approximately 12.6 percent), exceeding the minimum requirement.

A minimum of one deciduous shade tree is proposed for every 12 parking spaces.

e) *Off-Street Parking Area Dimensions.* Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6.

Finding: The proposed off-street parking spaces are sufficient to meet the minimum dimensions for standard and compact sized parking spaces.

f) *Additional Off-Street Parking Area Development Standards 806.035(f-m).*

Finding: The proposed off-street parking area is developed consistent with the additional standards for grade, surfacing, and drainage. Bumper guards or wheel barriers are not required for the proposed off-street parking area. The proposed compact parking spaces shall be clearly marked indicating the spaces are reserved for compact parking only. The striping, and lighting will meet the standards of SRC 806.

The proposed parking area has more than 6 spaces and is required to be screened from abutting residentially zoned property by a minimum 6-foot-tall sight-obscuring fence, wall, or hedge. The proposed site plan indicates a minimum 6-foot-tall sight obscuring fence will be provided screening the proposed parking area from abutting residential uses.

Bicycle Parking

SRC 806.045 - General Applicability.
Bicycle parking shall be provided and maintained for any new use or activity.
SRC 806.050 – Proximity of Bicycle Parking to use or Activity Served.
Bicycle parking shall be located on the same development site as the use or activity it serves.

SRC 806.055 - Amount of Bicycle Parking.
A multi-family use is required to have the greater of 4 bicycle spaces or a minimum of 0.1 bicycle spaces per dwelling unit.

Finding: The proposed 111-unit apartment complex requires a minimum of 11 bicycle parking spaces (111 x 0.1 = 11.1). The proposed site plan indicates that bicycle racks with a total of 12 bicycle parking spaces will be provided with a six space bike rack provided near building 4 and a six space bike rack provided near building 9.

SRC 806.060 – Bicycle Parking Development Standards
Unless otherwise provided under the UDC, bicycle parking areas shall be developed and maintained as set forth in this section.

a) Location. Bicycle parking areas shall be located within a convenient distance of, and shall be clearly visible from, the primary building entrance. In no event shall bicycle parking areas be located more than 50 feet from the primary building entrance.
b) Access. Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance.
c) Dimensions. Bicycle parking spaces shall be a minimum of 6 feet by 2 feet, and shall be served by a minimum 4-foot-wide access aisle.
d) Bicycle Racks. Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall accommodate the bicyclist's own locking device.

Finding: The proposed bicycle parking spaces are within 50 feet of the main entry for the buildings. Dimensions and design of the bicycle parking spaces will be reviewed at the time of Building Permit.

Off-Street Loading Areas

SRC 806.065 - General Applicability.
Off-street loading areas shall be provided and maintained for each proposed new use or activity.

SRC 806.070 – Proximity of Off-Street Loading Areas to Use or Activity Served.
Off-street loading shall be located on the same development site as the use or activity it serves.

SRC 806.075 - Amount of Off-Street Loading.
For multiple family uses containing 100-199 units, a minimum of two off-street loading spaces are required per Table 806-9.

Finding: The applicant's statement and proposed site plan does not address the minimum off-street loading requirement for the development.

Condition 3: Prior to building permit issuance, the site plan shall be modified to include a minimum of two off-street loading spaces for the proposed use, meeting applicable location and dimension requirements of SRC Chapter 806.

Landscaping

All required setbacks shall be landscaped with a minimum of 1 plant unit per 20 square feet of landscaped area. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials and minimum plant unit values are defined in SRC Chapter 807, Table 807-2.

All building permit applications for development subject to landscaping requirements shall include landscape and irrigation plans meeting the requirements of SRC Chapter 807.

Finding: The proposed site plan indicates that 132,092 square feet of landscaping is provided for the development site. A minimum of 6,605 plant units are required for the proposed development (132,092 / 20 = 6,604.6). Of the required plant units, a minimum of 6,605 plant units shall be a combination of mature trees, shade tree, evergreen/conifer trees, or ornamental trees.

Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC 807 at the time of building permit application review.

SRC 807.030(d) – Tree Replanting Requirements.
In addition to the landscaping required under this chapter, when existing trees, as defined under SRC Chapter 808, are proposed for removal from within required setbacks or from a development site, replanting shall be required as provided in this subsection.

Subsection(2) provides that when more than 75 percent of the existing trees, as defined under SRC Chapter 808, on a development site are proposed for removal, two new trees shall be planted for each tree removed in excess of 75 percent. Replanted trees shall be of either a shade or evergreen variety with a minimum 1.5 inches caliper. For purposes of this section, existing trees within vision clearance areas, or within areas to be cleared for required roads, utilities, sidewalks, trails, or stormwater facilities, shall not be counted in the total percentage of trees removed from the development site.

Finding: The applicant's existing conditions plan indicates that there are 321 trees on the subject property. One existing significant tree will be preserved with the proposed development, the remaining 320 trees are proposed for removal. Per SRC 807.030(d)(2), 241 trees may be removed (321 x 0.75 = 240.8), but for each tree removed beyond 241, a minimum of two new trees shall be planted in addition to the landscaping required under SRC Chapter 807. Two trees shall be replanted to replace each of the 79 trees removed in excess of 75 percent for a total of 158 replacement trees.

Condition 4: Per SRC 807.030(d)(2), when more than 75 percent of the existing trees are proposed for removal, a minimum of two replacement trees shall be incorporated into the landscape plan and planted, in addition to the landscaping required under this chapter. For the removal of 79 trees in excess of 75 percent, a total of 158 replacement trees shall be provided.

Natural Resources

SRC 808 - Preservation of Trees and Vegetation: The City's tree preservation ordinance, under SRC Chapter 808, provides that no person shall remove a significant tree (Oregon White Oak greater than 24 inches in diameter at breast height) (SRC 808.015) or a tree or native vegetation in a riparian corridor (SRC 808.020), unless the removal is excepted under SRC 808.030(a)(2), undertaken pursuant to a permit issued under SRC 808.030(d), undertaken pursuant to a tree conservation plan approved under SRC 808.035, or permitted by a variance granted under SRC 808.045.

Significant trees are identified on the subject property, the applicant has requested a Tree Regulation Variance pursuant to SRC 808.045 to allow for the removal of four significant trees, see Section 9 of this report.

SRC 809 - 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) the subject property does not contain any wetland areas.

SRC 810 - Landslide Hazards: According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 2-point landslide hazard areas on the subject property. The proposed multi-family residential activity adds two activity points to the proposal, which results in a total of four points, indicating a low landslide risk, therefore a geologic assessment is not required for the proposed development.

Criterion 2:

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.

Finding: The proposed development is subject to a special setback equal to 30 feet from centerline on the development side of Wiltsey Road SE.

The existing configuration of Wiltsey Road SE does not meet current standards for its classification of street per the Salem TSP. The existing street condition is lacking right-of-way width, sidewalk, and street trees. The applicant shall convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Wiltsey Road SE.

Condition 5: Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Wiltsey Road SE.

Condition 6: Construct a property line sidewalk and install street trees along the frontage of Wiltsey Road SE to meet Collector street standards as specified in the PWDS and consistent with the provisions of SRC Chapter 803.

The applicant shall also construct sidewalk and install street trees as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. Trees being removed as part of street construction require a removal permit pursuant to SRC 86.090.

The existing configuration of Candy Flower Court SE does not meet current standards for its classification of street per the Salem TSP. The applicant shall convey land for dedication at the terminus of Candy Flower Court SE pursuant to PWDS and construct a complete cul-de-sac improvement at the terminus of Candy Flower Court SE to Cul-de-sac street standards as specified in the PWDS and consistent with the provisions of SRC Chapter 803. Prior to accepting the property

to be dedicated, the City will need to quitclaim the existing stormwater easement located within the area to be dedicated as right-of-way.

Condition 7: Convey land for dedication at the terminus of Candy Flower Court SE pursuant to PWDS.

Condition 8: Construct a cul-de-sac improvement at the terminus of Candy Flower Court SE to Cul-de-sac street standards as specified in the PWDS and consistent with the provisions of SRC Chapter 803.

Criterion 3:

Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.

Finding: The driveway accesses onto Wiltsey Road SE and the completed Candy Flower Court SE cul-de-sac bulb provide for safe turning movements into and out of the property. The applicant is proposing fill over an existing sanitary sewer easement to facilitate the construction of a parking area. Placing fill in an easement requires a Design Exception.

Criterion 4:

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

Finding: The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development. The applicant is proposing connections to the existing main located in Wiltsey Road SE for both fire and domestic service. Separate taps to the existing main will be needed for each service. The applicant is proposing to extend a private sewer system into the site from the existing sewer main located in Candy Flower Court SE. The applicant is advised that a sewer monitoring manhole will be required, and the trash area shall be designed in compliance with PWDS.

The applicant's engineer submitted a statement demonstrating compliance with PWDS Appendix 004-E(4)(b) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

Condition 9: Design and construct a storm drainage system at the time of development in SRC Chapter 71 and *PWDS*.

The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to PWDS and to the satisfaction of the Public Works Director.

FINDINGS ADDRESSING APPLICABLE SALEM REVISED CODE APPROVAL CRITERIA FOR CLASS 2 DRIVEWAY APPROACH PERMIT

8. Analysis of Class 2 Driveway Approval Permit Criteria

Per SRC 804.015(a), a driveway approach permit shall be obtained prior to constructing any driveway approach.

DRIVEWAY APPROACH PERMIT – Wiltsey Road SE (east entrance)

Analysis of the driveway approach based on relevant criteria in SRC 804.025(d) is as follows:

Criterion 1:

The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards.

Finding: The proposed driveway meets the standards for SRC 804 and PWDS.

Criterion 2:

No site conditions prevent placing the driveway approach in the required location.

Finding: There are no site conditions prohibiting the location of the proposed driveway, except that construction of the driveway approach may require relocation of an existing utility pole.

Condition 10: Modify the easterly driveway approach accessing Wiltsey Road SE to meet the requirements of SRC Chapter 804 and PWDS.

Criterion 3:

The number of driveway approaches onto an arterial are minimized.

Finding: The proposed driveway is not accessing onto an arterial street.

Criterion 4:

The proposed driveway approach, where possible:
a) Is shared with an adjacent property; or
b) Takes access from the lowest classification of street abutting the property.

Finding: The proposed driveway to Wiltsey Road SE, a Collector, is necessary to provide an additional access point to meet fire code requirements.

Criterion 5:

The proposed driveway approach meets vision clearance standards.

Finding: The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

Criterion 6:

The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access.

Finding: The proposed driveway will not create a known traffic hazard and will provide for safe turning movements for access to the subject property.

Criterion 7:

The proposed driveway approach does not result in significant adverse impacts to the vicinity.

Finding: The location of the proposed driveway does not have any adverse impacts to the adjacent properties or streets.

Criterion 8:

The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections.

Finding: The proposed driveway approach is located on a Collector street and does not create a significant impact to adjacent streets and intersections.

Criterion 9:

The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding: The proposed development is surrounded by residentially zoned property. The proposed development abuts Collector and Local streets. The driveway balances the adverse impacts to residentially zoned property and will not have an effect on the functionality of the adjacent streets.

DRIVEWAY APPROACH PERMIT – Wiltsey Road SE (west entrance)

Analysis of the driveway approach based on relevant criteria in SRC 804.025(d) is as follows:

Criterion 1:

The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards.

Finding: The proposed driveway meets the standards for SRC 804 and PWDS.

Criterion 2:

No site conditions prevent placing the driveway approach in the required location.

Finding: There are no site conditions prohibiting the location of the proposed driveway.

Criterion 3:

The number of driveway approaches onto an arterial are minimized.

Finding: The proposed driveway is not accessing onto an arterial street.

Criterion 4:

The proposed driveway approach, where possible:
a) Is shared with an adjacent property; or
b) Takes access from the lowest classification of street abutting the property.

Finding: The proposed driveway to Wiltsey Road SE, a Collector. The driveway cannot be shared with adjacent property because of topographic constraints. Access is being taken from Candy Flower Court SE, a local street, but an additional access on Wiltsey Road SE is warranted.

Criterion 5:

The proposed driveway approach meets vision clearance standards.

Finding: The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

Criterion 6:

The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access.

Finding: The proposed driveway will not create a known traffic hazard and will provide for safe turning movements for access to the subject property.

Criterion 7:

The proposed driveway approach does not result in significant adverse impacts to the vicinity.

Finding: The location of the proposed driveway does not have any adverse impacts to the adjacent properties or streets.

Criterion 8:

The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections.

Finding: The proposed driveway approach is located on a Collector street and does not create a significant impact to adjacent streets and intersections.

Criterion 9:

The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding: The proposed development is surrounded by residentially zoned property. The proposed development abuts Collector and Local streets. The driveway balances the adverse impacts to residentially zoned property and will not have an effect on the functionality of the adjacent streets.

DRIVEWAY APPROACH PERMIT – Candy Flower Court SE

Analysis of the driveway approach based on relevant criteria in SRC 804.025(d) is as follows:

Criterion 1:

The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards.

Finding: The proposed driveway meets the standards for SRC 804 and PWDS.

Criterion 2:

No site conditions prevent placing the driveway approach in the required location.

Finding: There are no site conditions prohibiting the location of the proposed driveway.

Criterion 3:

The number of driveway approaches onto an arterial are minimized.

Finding: The proposed driveway is not accessing onto an arterial street.

Criterion 4:

The proposed driveway approach, where possible:
a) Is shared with an adjacent property; or
b) Takes access from the lowest classification of street abutting the property.

Finding: The proposed driveway to Wiltsey Road SE is located with access to the lowest classification of street abutting the subject property.

Criterion 5:

The proposed driveway approach meets vision clearance standards.

Finding: The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

Criterion 6:

The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access.

Finding: The proposed driveway will not create a known traffic hazard and will provide for safe turning movements for access to the subject property.

Criterion 7:

The proposed driveway approach does not result in significant adverse impacts to the vicinity.

Finding: The location of the proposed driveway does not have any adverse impacts to the adjacent properties or streets.

Criterion 8:

The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections.

Finding: The proposed driveway approach is located on a local street and does not create a significant impact to adjacent streets and intersections.

Criterion 9:

The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding: The proposed development is surrounded by residentially zoned property. The proposed development abuts Collector and Local streets. The driveway balances the adverse impacts to residentially zoned property and will not have an effect on the functionality of the adjacent streets.

FINDINGS ADDRESSING APPLICABLE SALEM REVISED CODE APPROVAL CRITERIA FOR TREE REGULATION VARIANCE

9. Analysis of Tree Regulation Variance Criteria

SRC Chapter 808.045(d) provides that an applicant for a Tree Regulation Variance shall be granted if either the hardship or economic use criteria is met. In this case the applicant has requested a Tree Regulation Variance under the hardship criteria found in SRC 808.045(d)(1), the applicable approval criteria is included below:

Criterion 1:

There are special conditions that apply to the property which create unreasonable hardships or practical difficulties which can be effectively relieved by a variance.

Finding: The applicant is requesting to remove four of the five significant trees (Oregon white oaks greater than 24" in diameter at breast height) located on the subject property. The applicant identifies special conditions relating to the relatively large sewer easement and storm drainage detention area located on the subject property. Development in these areas is limited which creates a hardship on how the site can be designed in a way that meets minimum dwelling unit density, off-street parking standards, and grading requirements, while also preserving significant trees. The applicant has identified hardships for preserving the four significant trees. One significant tree, approximately 60" in diameter will be preserved, with preservation measures taken to ensure the tree is protected during construction. Staff finds that the request complies with this criterion.

Condition 11: All trees designated for preservation shall be marked and protected during construction. Any significant tree shall require that at least 70 percent of a circular area beneath the tree measuring one foot in radius for every one inch of dbh be protected by an above ground silt fence, or its equivalent. Protection measures shall continue until the issuance of final occupancy.

Criterion 2:

The proposed variance is the minimum necessary to allow the otherwise lawful proposed development or activity.

Finding: The applicant is requesting the minimum variance necessary to allow the proposed development to comply with dwelling unit density, multi-family design guidelines, and off-street parking area development standards. As a condition of approval, the applicant shall replant a minimum of two Oregon White Oaks at the time of development to mitigate for the removal of each significant tree, for a total of eight replacement trees.

Condition 12: A minimum of eight Oregon White Oaks (Quercus garryana), with a minimum caliper of 2", shall be incorporated into the landscape design and replanted for the proposed development.

CONCLUSION

Based on the facts and findings presented herein, the proposed Class 3 Design Review, Class 3 Site plan Review, Class 2 Driveway Approach Permit, and Tree Regulation Variance, as conditioned, satisfy the applicable criteria contained under SRC 225.005(e)(2), SRC 220.005(f)(3), SRC 804.025(d), and SRC 808.045(d)(1).

Condition 1: Prior to building permit issuance, where a proposed building crosses over an existing property line, either (1) pursuant to SRC 205.065, a property boundary verification shall be recorded, or (2) the property line shall be adjusted or removed.

Condition 2: Development of the solid waste service area shall conform to all applicable standards of SRC Chapter 800.

Condition 3: Prior to building permit issuance, the site plan shall be modified to include a minimum of two off-street loading spaces for the proposed use, meeting applicable location and dimension requirements of SRC Chapter 806.

Condition 4: Per SRC 807.030(d)(2), when more than 75 percent of the existing trees are proposed for removal, a minimum of two replacement trees shall be incorporated into the landscape plan and planted, in addition to the landscaping required under this chapter. For the removal of 79 trees in excess of 75 percent, a total of 158 replacement trees shall be provided.

Condition 5: Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Wiltsey Road SE.

Condition 6: Construct a property line sidewalk and install street trees along the frontage of Wiltsey Road SE to meet Collector street standards as specified in the PWDS and consistent with the provisions of SRC Chapter 803.

Condition 7: Convey land for dedication at the terminus of Candy Flower Court SE pursuant to PWDS.

Condition 8: Construct a cul-de-sac improvement at the terminus of Candy Flower Court SE to Cul-de-sac street standards as specified in the PWDS and consistent with the provisions of SRC Chapter 803.

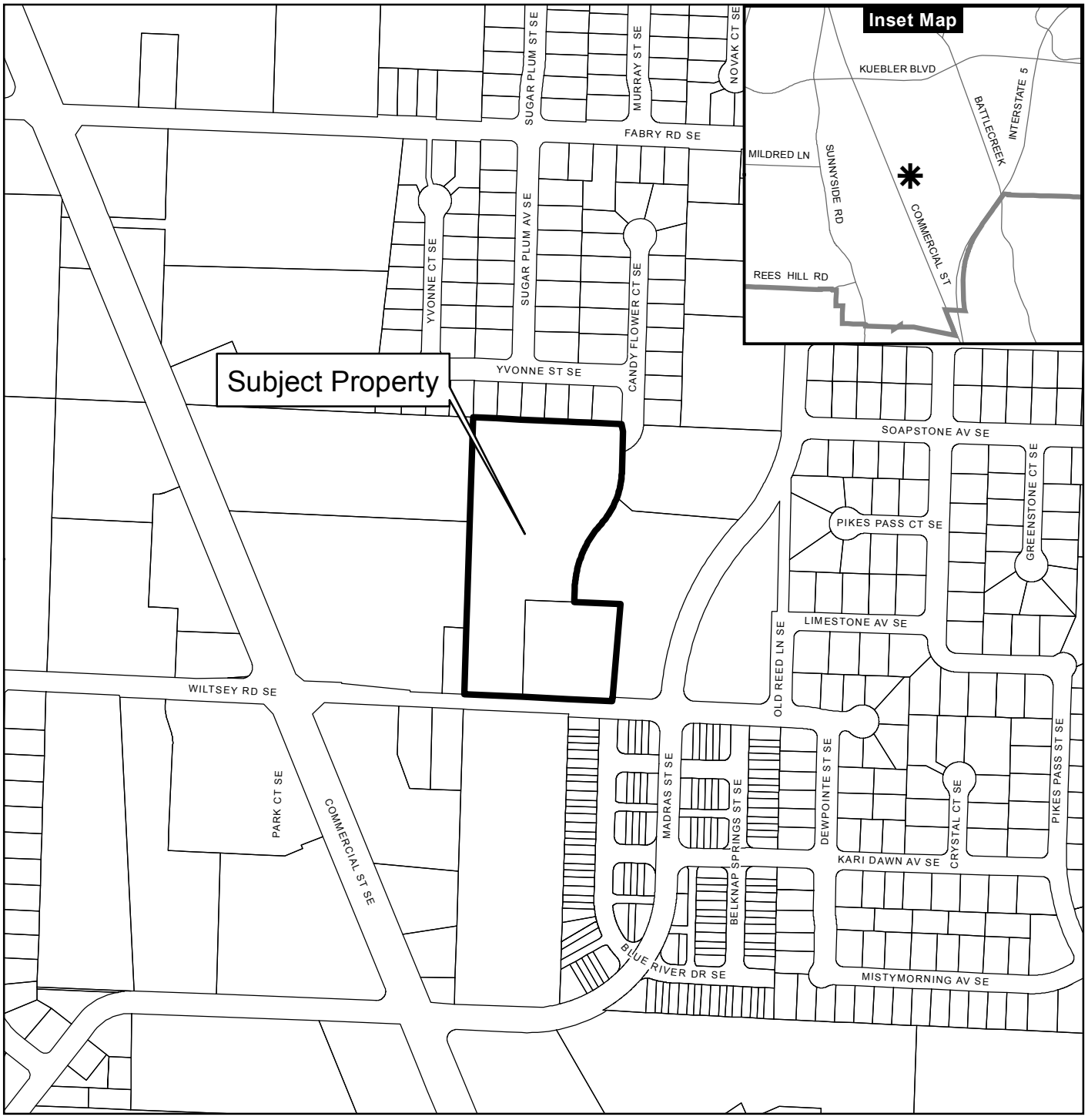
Condition 9: Design and construct a storm drainage system at the time of development in SRC Chapter 71 and *PWDS*.

Condition 10: Modify the easterly driveway approach accessing Wiltsey Road SE to meet the requirements of SRC Chapter 804 and PWDS.

Condition 11: All trees designated for preservation shall be marked and protected during construction. Any significant tree shall require that at least 70 percent of a circular area beneath the tree measuring one foot in radius for every one inch of dbh be protected by an above ground silt fence, or its equivalent. Protection measures shall continue until the issuance of final occupancy.

Condition 12: A minimum of eight Oregon White Oaks (Quercus garryana), with a minimum caliper of 2", shall be incorporated into the landscape design and replanted for the proposed development.

Vicinity Map
1881 Wiltsey Road 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.

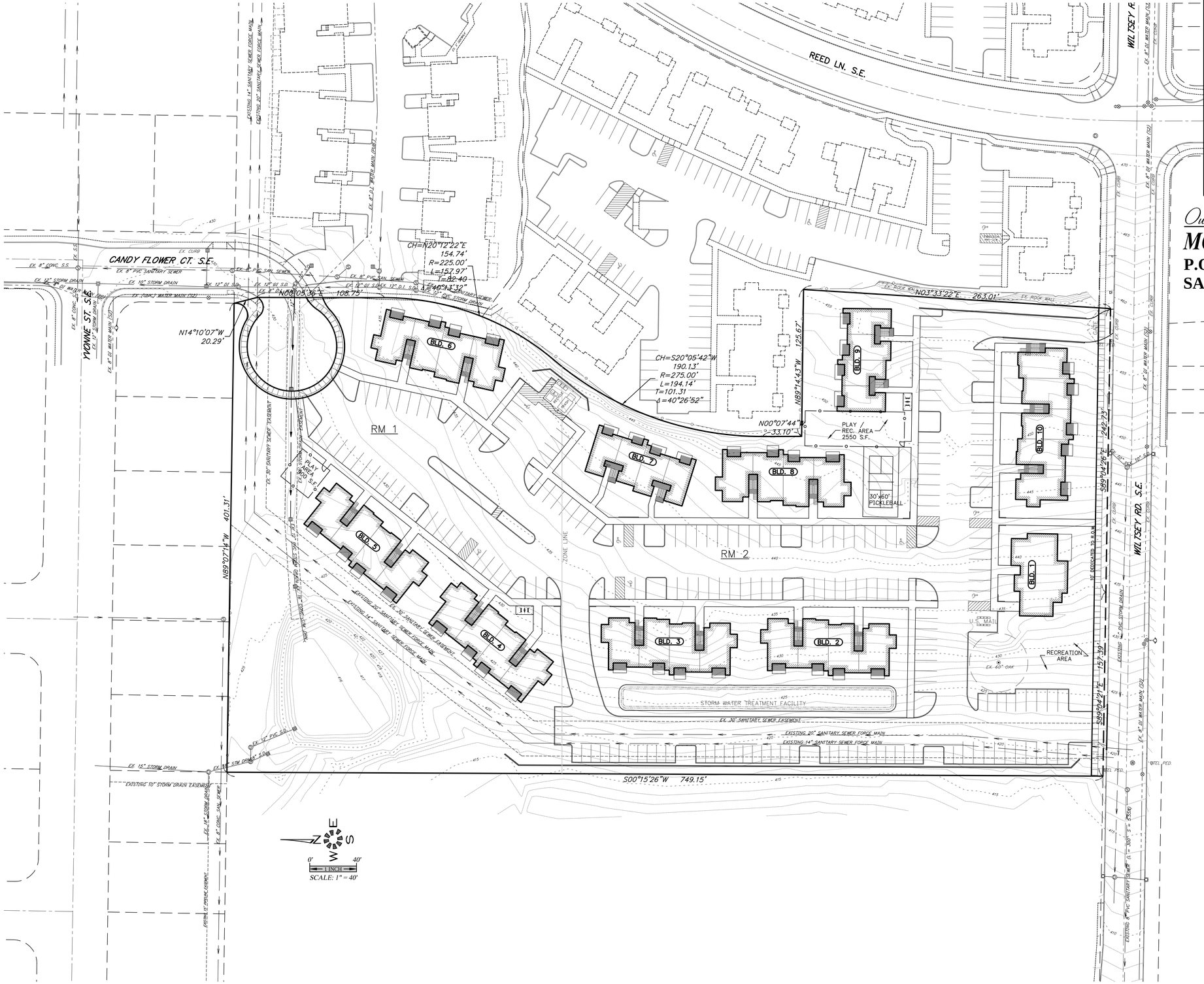
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

G:\CD\PLANNING\Aaron\2018\Design Review\1881 Wiltsey Road SE\VicinityMap.mxd - 11/19/2018 @ 10:14:48 AM

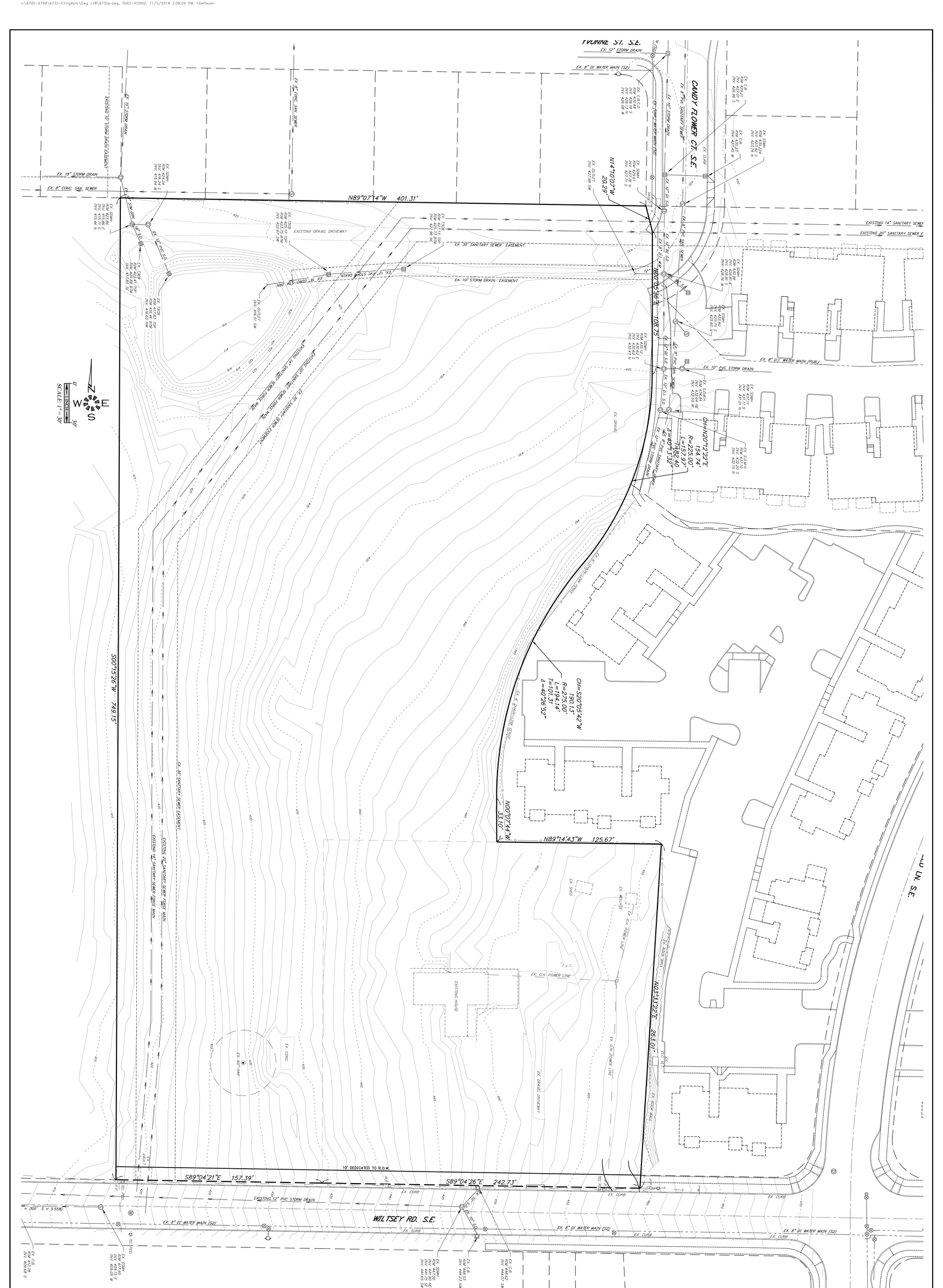
ELLING APARTMENT COMPLEX

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

Attachment B


REED LN. S.E.
WILTSEY R.
CANDY FLOWER CT. S.E.
YVONNE ST. S.E.
WILTSEY RD. S.E.
CH=N20°17'22"E
154.74'
R=225.00'
L=157.97'
T=82.40
Δ=40°13'32"
N08°05'36"E 108.75'
N14°10'07"W 20.29'
CH=S20°05'42"W
190.13'
R=275.00'
L=194.14'
T=101.31'
Δ=40°26'52"
N00°07'44"W 33.10'
N89°44'43"W 125.67'
N03°33'22"E 263.01'
S89°04'26"E 242.72'
S89°04'26"E 157.39'
S00°15'26"W 749.15'
N89°07'14"W 401.31'
RM 1
RM 2
ZONE LINE
BLD. 1
BLD. 2
BLD. 3
BLD. 4
BLD. 5
BLD. 6
BLD. 7
BLD. 8
BLD. 9
BLD. 10
PLAY AREA 2,550 S.F.
PLAY / REC. AREA 2550 S.F.
30'x60' PICKLEBALL
RECREATION AREA
STORM WATER TREATMENT FACILITY
EX. 30' SANITARY SEWER EASEMENT
EXISTING 20" SANITARY SEWER FORCE MAIN
EXISTING 14" SANITARY SEWER FORCE MAIN
EXISTING 30" SANITARY SEWER EASEMENT
EXISTING 10" STORM DRAIN EASEMENT
EX. 15" STORM DRAIN
EX. 8" PVC SANITARY SEWER
EX. 12" STORM DRAIN
EX. 12" DI SD
EX. 8" PVC SAN. SEWER
EX. 10" STORM DRAIN
EX. 12" DI SANITARY SEWER
EX. 12" DI STORM DRAIN
EX. 8" CONC. S.S.
EX. 8" DI WATER MAIN (S2)
EX. 8" DI WATER MAIN (S2)
EX. 8" DI WATER MAIN (S2)
EX. 8" DI WATER MAIN (S2)
EX. 12" DI WATER MAIN (S2)
EX. 8" PVC STORM DRAIN
EX. 10" DI SD
EX. 12" DI SD
EX. 12" PVC SANITARY SEWER
EX. 12" PVC STORM DRAIN
EX. 8" PVC SAN. SEWER
EX. 12" PVC SD
EX. 8" PVC STORM DRAIN
EX. 8" PVC SANITARY SEWER

J:\6700-6799\6732-ElingApts\Dwg v18\6732p.dwg, SDR2-XCOND, 11/5/2018 2:09:09 PM, GDetheyler


IRVUNNE ST. S.E.
EX. 12" STORM DRAIN
EX. 8" DI WATER MAIN (S2)
CANDY FLOWER CT. S.E.
EX. 8" PVC SANITARY SEWER
EX. 12" STORM MAIN
EX. 8" DI WATER MAIN
EX. CURB
EX. 18" STORM DRAIN
EX. 8" CONC. SAN. SEWER
EXISTING 10" STORM DRAIN EASEMENT
EX. 12" STORM MAIN
EX. 8" CONC. SAN. SEWER
N89°07'14"W 401.31'
EX. CB
EX. CB
EX. 8" DI WATER MAIN
EXISTING GRAVEL DRIVEWAY
EX. 30' SANITARY SEWER EASEMENT
EX. 10' STORM DRAIN EASEMENT
EXISTING 14" SANITARY SEWER
EXISTING 20" SANITARY SEWER E
N00°04'58"E 108.75'
EX. 8" DI WATER MAIN (PUB.)
EX. 10" PVC STORM DRAIN
EX. 8" PVC SANITARY SEWER
EX. GRAVEL
CH=N20°01'22"E
154.74'
R=225.00'
L=156.55'
T=80.40'
Δ=39°51'33"
EX. 8" CONC. SANITARY SEWER
EX. CHAIN LINK FENCE
EX. 6' CHAIN LINK FENCE
CH=S20°05'42"W
190.13'
R=225.00'
T=99.04'
L=101.31'
Δ=40°28'52"
EX. 6' CHAIN LINK FENCE
S00°15'26"W 749.15'
EX. 30' SANITARY SEWER EASEMENT
EXISTING 14" SANITARY SEWER FORCE MAIN
S10°55'10"W 71.00'
N89°14'43"W 125.67'
EX. SHED
EX. WELL
EX. O.H. POWER LINE
EXISTING SHED
EX. BACK PAN
N03°33'22"E 363.01'
EX. O.H. POWER LINE
EX. DRIVE WAY
EX. BACK PAN
10' DEDICATED TO R.O.W.
S89°04'21"E 157.39'
S89°04'26"E 242.73'
EXISTING 12" PVC STORM DRAIN
WILTSEY RD. S.E.
EX. CURB
EX. 8" DI WATER MAIN (S2)
EX. 8" DI WATER MAIN (S2)
EX. 8" DI WATER MAIN (S2)
EX. CB
EX. CB
EX. CB

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

SITE PLAN

ELLING APARTMENT COMPLEX

CANDY FLOWER CT. S.E.
YVONNE ST. S.E.
WILSEY RD. S.E.
EX. 8" PVC SANITARY SEWER
EX. 10" STORM DRAIN
EX. 12" D.I. S.D.
EX. 8" D.I. W.M.
EX. (10") WATER MAIN (12)
EX. 8" CONC. S.S.
EX. 12" STORM DRAIN
EX. 8" D.I. WATER MAIN (12)
EX. 10" PVC STORM DRAIN
EX. 8" PVC SAN. SEWER
EX. 12" D.I. S.D.
EX. 8" PVC STORM DRAIN
EX. 8" CONC. SAN. SEWER
EX. 15" PVC S.D.
EX. 15" STORM DRAIN
EX. 10" S.D.
EX. 8" STM DRN.
EX. 12" PVC STORM DRAIN
EX. 6" GRAIN-LINE FENCE
EX. ROCK WALL
EX. O.H. POWER LINE
EX. 60" OAK
EX. 6" D.I. WATER MAIN (12)
EX. 42" PVC STORM DRAIN
EX. 10" S.D.
EX. 8" D.I. WATER MAIN (12)
EX. 6" CONC. SIDEWALK
EX. 6" CURB
EX. 10" D.I. S.D.
EX. 12" D.I. S.D.
EX. 8" PVC SANITARY SEWER
EX. 8" PVC SAN. SEWER
EX. 12" PVC STORM DRAIN
EX. 8" PVC SANITARY SEWER
EX. 8" CONC. SAN. SEWER
EX. 12" PVC S.D.
EX. 15" STORM DRAIN
EX. 10" STORM DRAIN EASEMENT
EX. 8" CONC. SAN. SEWER
EX. 30" SANITARY SEWER EASEMENT
EXISTING 20" SANITARY SEWER FORCE MAIN
EXISTING 14" SANITARY SEWER FORCE MAIN
EXISTING 30" SANITARY SEWER EASEMENT
EXISTING 14" SANITARY SEWER FORCE MAIN
EX. 6" D.I. WATER MAIN (12)
EX. 8" D.I. WATER MAIN (12)
EX. 8" CONC. SAN. SEWER
EX. 15" STORM DRAIN
EXISTING 10' STORM DRAIN EASEMENT
EX. 10" STORM DRAIN
EX. 8" CONC. SAN. SEWER

N14°10'07"W 20.29'
N00°05'36"E 108.75'
CH=N20°12'22"E 154.74' R=225.00' L=157.97' T=82.40 Δ=40°13'32"
N89°07'14"W 401.31'
N89°14'43"W 125.67'
CH=S20°05'42"W 190.13' R=275.00' L=194.14' T=101.31 Δ=40°26'52"
N00°07'44"W 33.10'
N03°33'22"E 263.01'
S89°04'26"E 242.73'
S89°04'21"E 157.39'
S00°15'26"W 749.15'
62.65'
68.85'
9.64'
8.96'
22.52'
11.36'
18.76'
50'x94'
30'x60' PICKLEBALL
PROPOSED 8" RETAINING WALL
PROPOSED 6' RETAINING WALL
STORM WATER TREATMENT FACILITY
ZONE LINE
RIGHT OF WAY TO BE DEDICATED FOR CUL-DE-SAC
RM 1 2.58 ACRES
RM 2 3.82 ACRES
BLD. 1 RECREATION BLD.
BLD. 2 (6) TYPE "A" UNITS (3) TYPE "B" UNITS
BLD. 3 (6) TYPE "A" UNITS (3) TYPE "B" UNITS
BLD. 4 (6) TYPE "A" UNITS (3) TYPE "B" UNITS
BLD. 5 (6) TYPE "A" UNITS (3) TYPE "B" UNITS
BLD. 6 (6) TYPE "A" UNITS (3) TYPE "B" UNITS
BLD. 7 (12) TYPE "C" UNITS
BLD. 8 (6) TYPE "A" UNITS (3) TYPE "B" UNITS
BLD. 9 (12) TYPE "C" UNITS
BLD. 10 (12) TYPE "A" UNITS (3) TYPE "B" UNITS
PLAY REC. AREA 2550 S.F.
PLAY REC. AREA 600 S.F.
RECREATION AREA
U.S. MAIL
TEL PED.
P.P.
T.V. VAULT
EG 459.20
EG 457.50
EG 455.80
EG 453.10
EG 450.40
EG 447.70
EG 445.00
EG 442.30
EG 439.60
EG 436.90
EG 434.20
EG 431.50
EG 428.80
EG 426.10
EG 423.40
EG 420.70
EG 418.00
EG 415.30
N
W
E
S
0' 30'
1 INCH
SCALE: 1" = 30'

- 8 STANDARD
- 11 STANDARD
- 9 STANDARD
- 10 STANDARD
- 6 STANDARD
- 3 STAND
- 4 STAND
- 5 STAND
- 2 STAND
- 1 STAND
- 11 COMPACT
- 5 COMP
- 4 COMP
- 2 COMP
- 1 H-CAP
- CROSSWALK

* – WALL PACK LIGHTS MOUNTED ON BUILDINGS
(P) – POLE LIGHT MAXIMUM 14' TALL
◎ – POST LIGHT MAXIMUM 5' TALL
– LOCATION OF ELECTRICAL SEPARATION WALL
① – MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
111 – 6 BICYCLE SPACES PER RACK

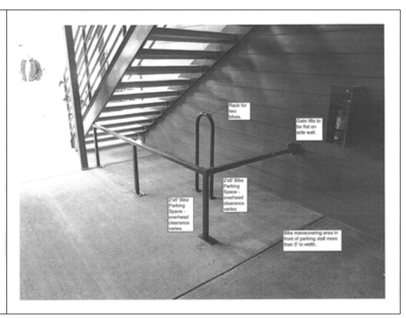
111 TOTAL APARTMENTS UNITS
48 TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
39 TYPE "B" 2-Bd, 2-Ba (1029 S.F.) UNITS
24 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS

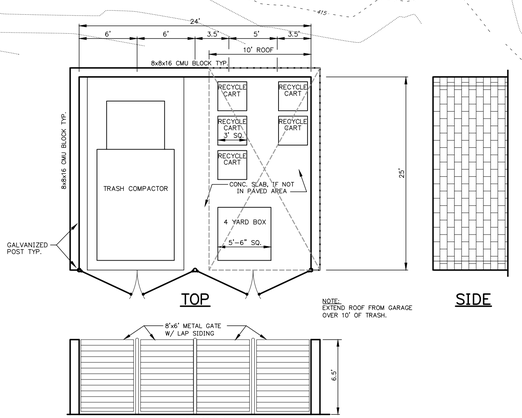
198 TOTAL PARKING STALLS
147 STANDARD STALLS
44 COMPACT STALLS
7 HANDICAP STALLS
12 TOTAL BICYCLE SPACES (11 REQUIRED)
(2) BIKE RACKS

1 RECREATION BLD. / MANAGER'S OFFICE
1 TRASH COMPACTOR / RECYCLE
2 PLAY /RECREATION AREAS
1 U.S. MAIL BOX AREA

** THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 3,4 & 7 ARE TO BE TYPE A UNITS 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







TRASH COMPACTOR & RECYCLE ENCLOSURE
-NTS-

NO CHANGES, MODIFICATIONS OR REUSE OF THESE DRAWINGS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

P.M.S. 10/23/2018
6732p SDR3-SITE
Design: M.D.G.
Drawn: G.I.D.
Checked: ---
Date: JULY 2018
Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2019

JOB # 6732

SDR3

1. REVISED PER CITY OF SALEM REVIEW.

J:\6700-6799\6732-Ellingdata\Dwg v18\6732p.dwg, SDR3-SITE, 11/5/2018 2:09:10 PM, GDetmyer



MULTI-FAMILY
SITE TOTALS:

TOTAL AREA	281,174 S.F. (6.45 AC.)

LANDSCAPE AREA (PERVIOUS AREA)	132,092 S.F. (45.75%)
LANDSCAPE W/IN PERIMETER SETBACKS	31,675 S.F.
LANDSCAPE W/IN PARKING	10,343 S.F.

IMPERVIOUS AREA	141,417 S.F. (50.30%)
PARKING & DRIVEWAY	82,397 S.F.
SIDEWALK	16,810 S.F.
BUILDINGS	41,218 S.F.

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

OPEN SPACE PLAN

ELLING APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

P.H.S. 10/23/2018
6732p SDR4-05

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

1. REVISED PER CITY OF SALEM REVIEW.

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 2006
MARCUS GRENZ
EXPIRES: 06-30-2019

JOB # 6732

SDR4

J:\6700-6799\6732-ElingApts\Dwg s\8\6732p.dwg, SDR4-05, 11/5/2018 2:09:12 PM, GGetwyler

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

GRADING & DRAINAGE PLAN

ELLING APARTMENT COMPLEX

CANDY FLOWER CT. S.E.
YVONNE ST. S.E.
WILTSEY RD. S.E.
BLD. 1 FF 440.00
BLD. 2 FF 437.50 / FF 439.50
BLD. 3 FF 435.00 / FF 437.00
BLD. 4 FF 434.50
BLD. 5 FF 432.50
BLD. 6 FF 434.00 / FF 436.00
BLD. 7 FF 437.50
BLD. 8 FF 439.50 / FF 441.50
BLD. 9 FF 449.50 / FF 451.50
BLD. 10 FF 444.00 / FF 446.00
PLAY AREA 2900 S.F.
PLAY REC. AREA 2550 S.F.
30'x60' PICKLEBALL
RECREATION AREA
U.S. MAIL
* STORM WATER TREATMENT FACILITY
PROP. WATER QUALITY SWALE MFG 420.00 WS 420.50
PROP. 4" PERF. MEDIA DRAIN
PROP. INLET INV. 421.00
BEEHIVE OVERFLOW RIM 420.50
PROPOSED 8" RETAINING WALL
EX. 6' CHAIN-LINK FENCE
EX. 30' SANITARY SEWER EASEMENT
EXISTING 20" SANITARY SEWER FORCE MAIN
EXISTING 14" SANITARY SEWER FORCE MAIN
EXISTING 10' STORM DRAIN EASEMENT
EXISTING 12' PIPELINE EASEMENT
EX. 8" CONC. SAN. SEWER
EX. 8" PVC SANITARY SEWER
EX. 10" STORM DRAIN
EX. 12" D.I. S.D.
EX. 8" D.I. WATER MAIN (PUB.)
EX. 10" D.I. WATER MAIN (PUB.)
EX. 8" PVC STORM DRAIN
EX. 6" D.I. WATER MAIN
EX. 8" D.I. WATER MAIN (PUB.)
EX. 8" CONC. STM DRN
EX. 15" STORM DRAIN
EX. 16" PVC S.D.
EX. OUTLET INV. 427.98 SW
EX. OUTLET INV. 416.31 SW
PROP. OUTLET INV. 417.00
EX. C.B. RIM 429.21 INV. 427.01 E INV. 426.96 S
EX. C.B. RIM 430.25 INV. 427.45 W
EX. SDMH RIM 430.96 INV. 428.61 E INV. 428.81 S INV. 428.76 W
EX. SDMH RIM 429.61 INV. 427.76 N INV. 427.71 S
EX. C.B.C.O. RIM 430.68 INV. 426.18 S INV. 426.13 N INV. 426.08 W
EX. SDMH RIM 435.12 INV. 430.62 E INV. 430.62 S INV. 430.47 N
EX. S.D.M.H. RIM 437.10 INV. 432.20 S INV. 432.15 N
EX. S.D.M.H. RIM 434.84 INV. 432.64 NE INV. 432.59 W
EX. SDMH RIM 437.11 INV. 431.91 S INV. 431.01 N
EX. SDMH RIM 430.224 INV. 427.01 E INV. 426.96 S
EX. SDMH RIM 423.92 S INV. 423.74 N
EX. SDMH RIM 432.80 INV. 425.75 S INV. 425.60 N
EX. T309 RIM 427.13 TOP RIM 425.73 BTM INV. 423.96 NE
EX. T32B RIM 425.17 TOP RIM 423.75 BTM INV. 422.67 SW
EX. T32C RIM 423.86 INV. 415.86 E INV. 415.71 S INV. 415.46 N
EX. T32B RIM 417.83 TOP RIM 416.46 BTM INV. 416.60 NW
EX. T32B RIM 422.41 TOP RIM 420.88 BTM INV. 417.85 SE
EX. SDMH RIM 424.24 INV. 416.24 S INV. 415.94 W
EX. C.B. RIM 448.62 INV. 444.07 SW
EX. C.B. RIM 448.53 INV. 444.23 NW
EX. SDMH RIM 447.00 INV. 441.90 NE INV. 441.75 SE INV. 441.65 SW
EX. C.B. RIM 412.78 INV. 409.68 S
EX. C.B. RIM 413.16 INV. 410.31 N
EX. SDMH RIM 412.66 INV. 409.66 S INV. 409.46 N INV. 408.51 E INV. 408.46 W
EX. SDMH RIM 417.95 INV. 409.15 E INV. 409.05 W
PROP. C.B. RIM 445.80 INV. 442.30
PROP. C.B. RIM 441.90 INV. 438.50
PROP. C.B. RIM 437.50 INV. 434.00
PROP. C.B. RIM 434.75 INV. 431.42
PROP. C.B. RIM 436.00 INV. 432.67
PROP. C.B. RIM 426.00 INV. 422.50
PROP. C.B. RIM 424.00 INV. 421.18
PROP. C.B. RIM 424.00 INV. 421.26
PROP. C.B. RIM 426.00 INV. 421.68
PROP. C.B. RIM 423.75 INV. 422.52
PROP. SDMH RIM 433.50 INV. 425.61
PROP. 12" PVC STORM DRAIN
PROP. 10" PVC STORM DRAIN
PROP. 8" PVC STORM DRAIN
PROP. 6" PVC ROOF DRAIN
PROP. 4" PVC ROOF DRAIN
PROP. 4" PVC R.D.
PROP. 6" PVC R.D.
PROP. 10" S.D.
PROP. 16" S.D.
PROP. 18" S.D.
PROP. 24" S.D.
PROP. 10" PVC STM DRN
PROP. 12" PVC STM DRN
PROP. 15" PVC STM DRN
PROP. 18" PVC STM DRN
PROP. 24" PVC STM DRN
PROP. 10" STORM DRAIN
PROP. 12" STORM DRAIN
PROP. 18" STORM DRAIN
PROP. 24" STORM DRAIN
PROPOSED 8" RETAINING WALL
EX. 6' CHAIN-LINK FENCE
EX. ROCK WALL
EX. O/H. POWER LINE
EX. ELEC. VLT.
EX. TEL. PED.
EX. VAULT
EX. CURB
EX. SS
EX. ST
EX. W
EX. G
EX. T
EX. OHP
EX. CONC.
EX. ASPH.
EX. GRAVEL
EX. TREE
EX. 60" OAK
FF 466.75
FF 451.50
FF 451.90
CH=N20°12'22"E 154.74' R=225.00' L=157.97' T=82.40 Δ=40°13'32"
CH=S20°05'42"W 190.13' R=275.00' L=194.14' T=101.31 Δ=40°26'52"
N00°05'36"E 108.75'
N14°10'07"W 20.29'
N89°07'14"W 401.31'
N89°14'43"W 125.67'
N00°07'44"W 33.10'
N03°33'22"E 263.01'
S89°04'26"E 242.73'
S89°14'21"E 157.39'
S00°15'26"W 748.15'
0' 30' 1 INCH
SCALE: 1" = 30'

* NOTE:
STORM WATER TREATMENT FACILITY SHALL UTILIZE PWDS APPENDIX 004-E(4)(b) TO MEET THE REQUIREMENT FOR GSI.

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

P.H.S. 10/23/2018
6732p SDR5-GRD

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

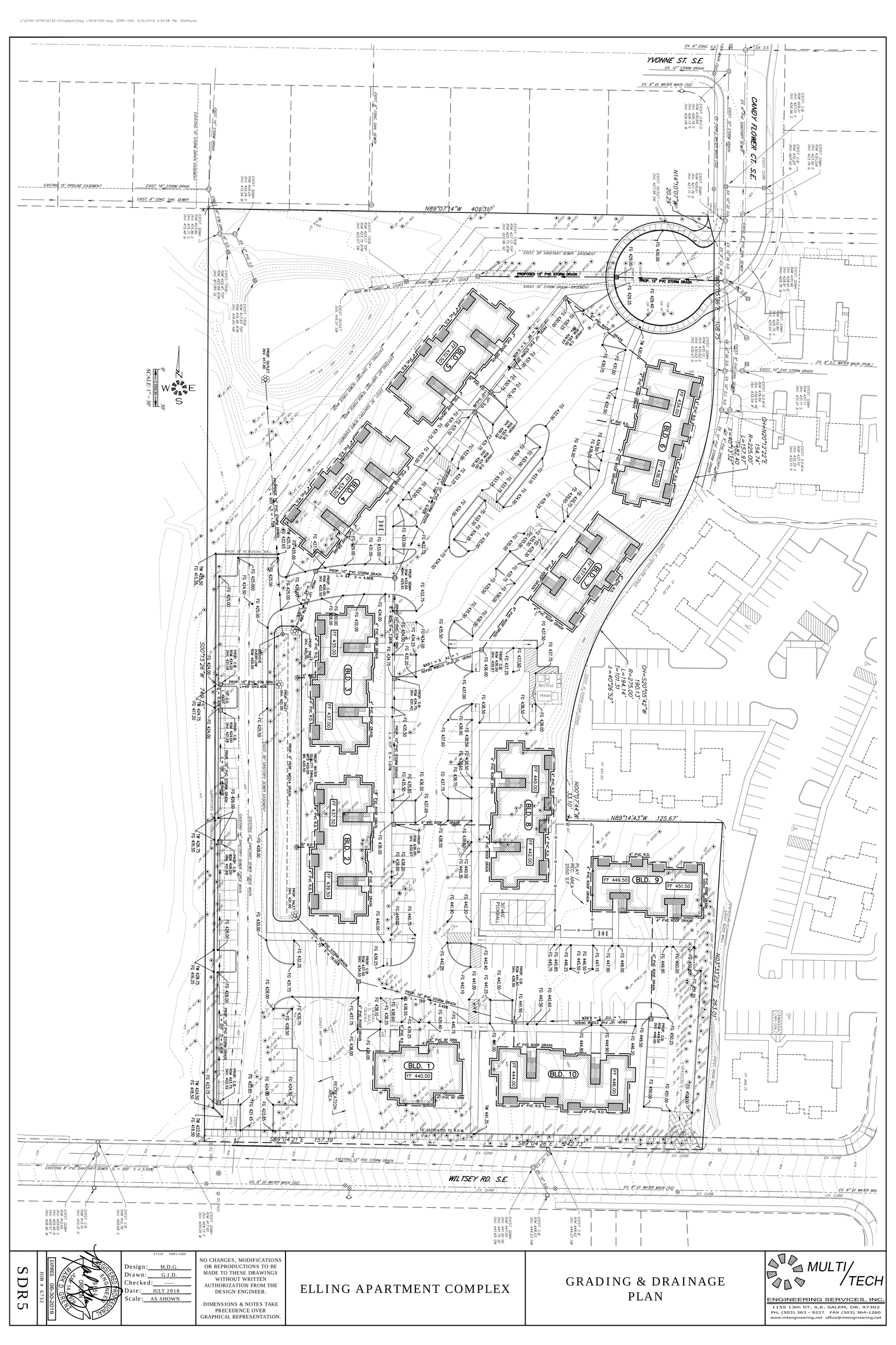
REGISTERED PROFESSIONAL ENGINEER
OREGON
JUNE 14, 1978
MARK D. GRENZ
EXPIRES: 06-30-2019

JOB # 6732

SDR5

1. REVISED PER CITY OF SALEM REVIEW.

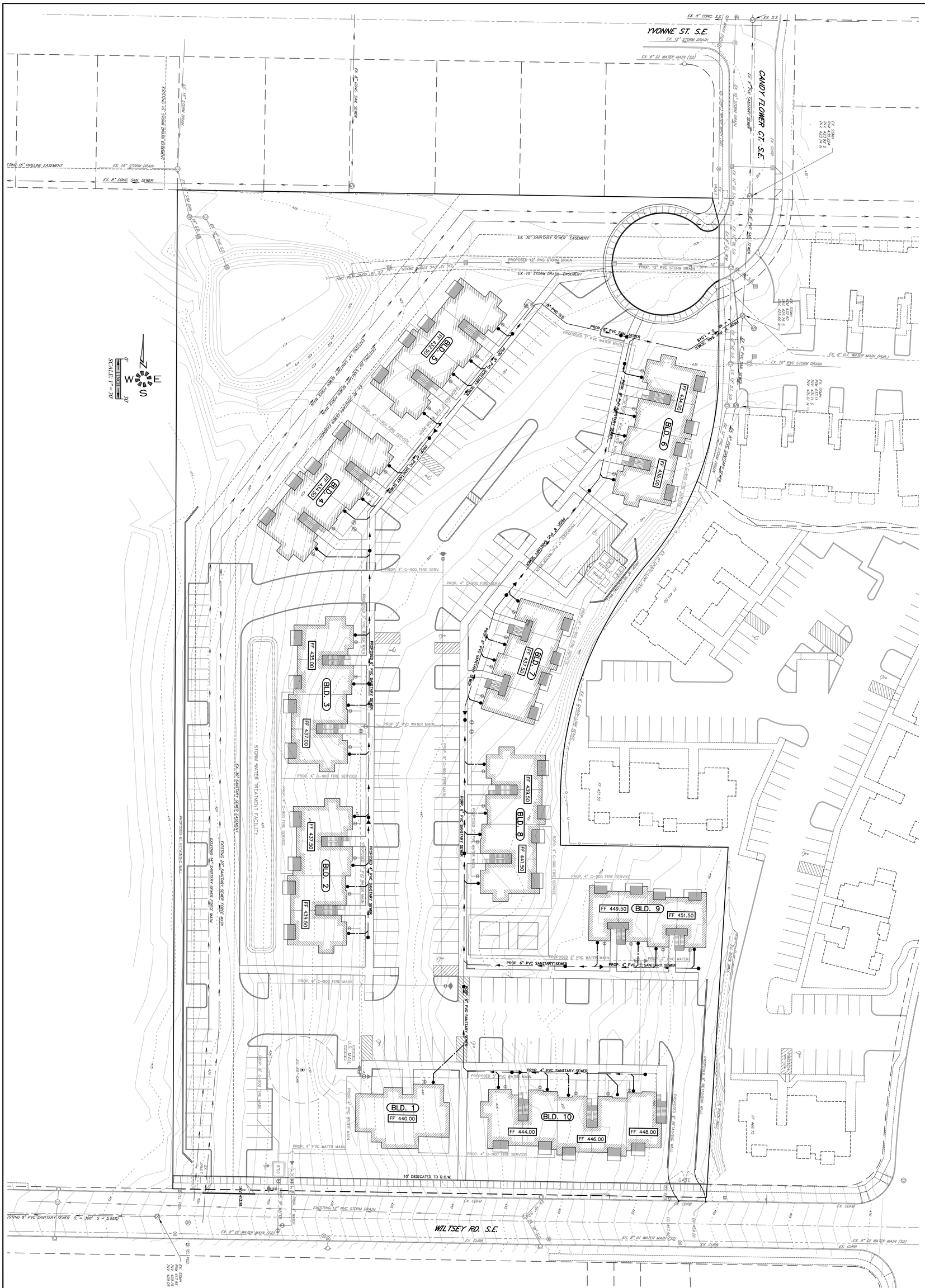
J:\6700-6799\6732-EllingApts\Dwg rs\6732p.dwg, SDR5-GRD, 11/5/2018 2:09:13 PM, GDeHeyer



SDR5	JOB # 6732 EXPIRES: 06-30-2019	REGISTERED PROFESSIONAL ENGINEER OREGON MARK D. GRENZ JULY 14, 2006	6732P SDR5-GRD Design: M.D.G. Drawn: G.I.D. Checked: --- Date: JULY 2018 Scale: AS SHOWN	NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.	ELLING APARTMENT COMPLEX GRADING & DRAINAGE PLAN

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

J:\6700-6799\6732-ElingApts\Dwg v18\6732p.dwg, SDR6-UT, 11/5/2018 2:09:15 PM, GDettwyler



SDR6

JOB # 6732

EXPIRES: 06-30-2019

REGISTERED PROFESSIONAL ENGINEER
OREGON
MARK D. GRENZ

6732p SDR6-UT

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

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

ELLING APARTMENT COMPLEX

PRIVATE 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

92Cornus stolonifera 'Kelseyi'/
Kelsey Dwarf Redtwig Dogwood

125-Azalea Hino-Crimson/
Hino Crimson Azalea

Hydro-seed
Lawn

49-Fraxinus ornus/Flowering Ash

65-Calamagrustis acutiflora 'Karl F.'/
K Foerster Feather Reed Grass

72 -Acer circiatum

273-Pieris japonica/Japanes Pieris

Hydro-seed

Hydro-seed

Hydro-seed

Hydro-seed

88-Lilium 'Yellow'/Yellow Lily

267-Cistus albidus/Rock Rose

9500-Festuca ovina glauca/Blue Fescue

71-Acer rubrum 'Bowhall'/
Bowhall Red Maple

Hydro-seed
Lawn

Hydro-seed
Lawn

RECREATION
AREA

EXIST. 60" OAK

13-Acer rubrum 'Red Sunset'/
Red Sunset Red Maple

Zone #1.

Zone #2.

187-Viburnum tinus 'Spring Bouquet'/
S.B. Laurustinus

7,100-Juncus patens/Grooved Rush

4,150-Carex hendersonii/Henderson Sedge

130-Prunus laurocerasus 'Otto Luyken'/
O.L. English Laurel

147-Spiraea bumalda 'Little Bonnie'/
L.B. Spiraea

75-Berberis thunbergii 'Kobold'/
Dwarf Japanese Barberry

BLD. 1
BLD. 2
BLD. 3
BLD. 4
BLD. 7
BLD. 8
BLD. 9
BLD. 10

PLAY
REC. AREA
2550 S.F.

RECYCLE
TRASH

MATCH LINE

MATCH LINE

WILTSEY RD S.E.

N W E S

0' 20'
SCALE: 1" = 20'

REV. 10/1/18 AJL

LANDSCAPE PLAN

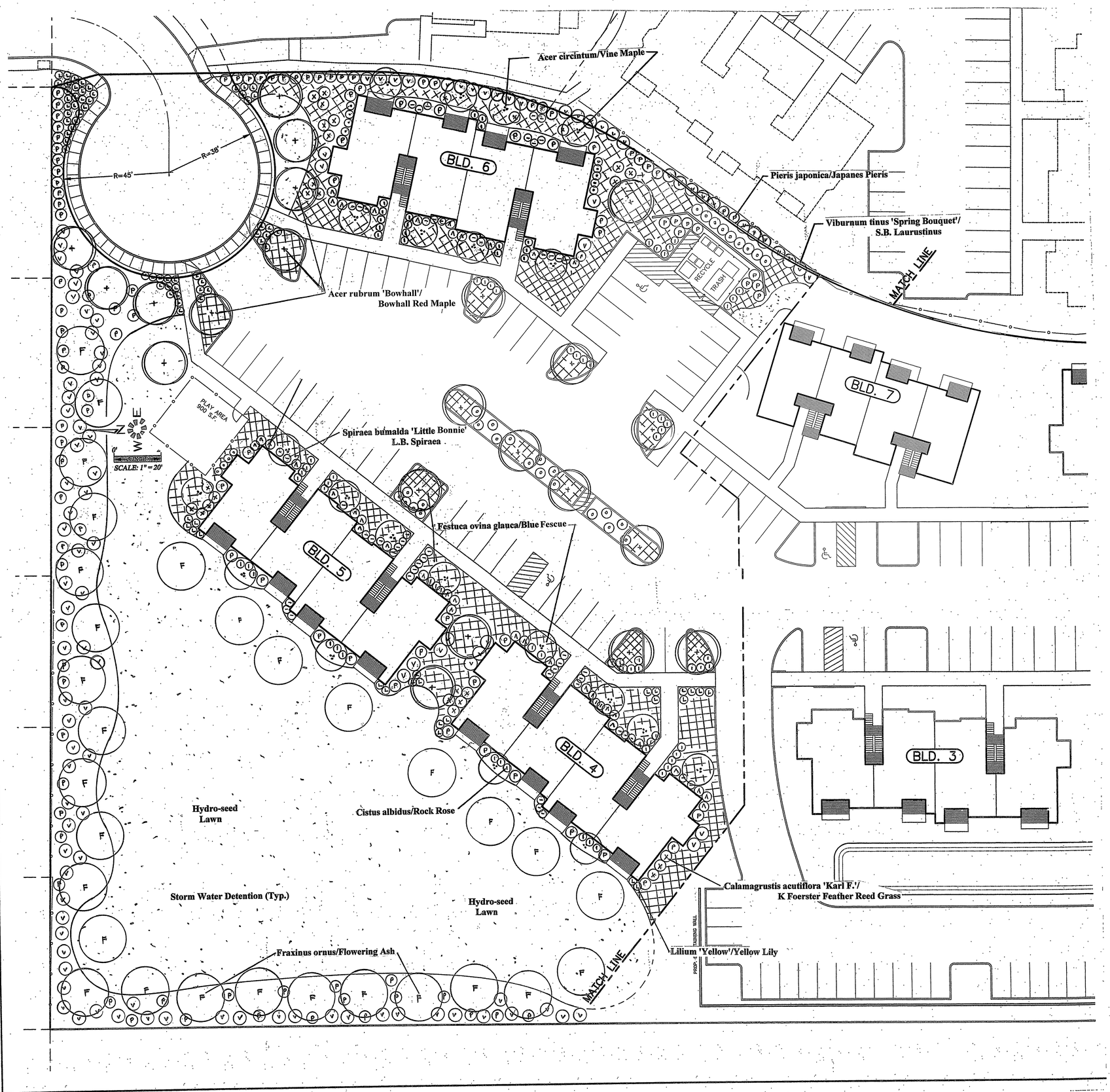
GREEN ACRES
LANDSCAPE

REGISTERED
78
Andrew J. Leisinger
OREGON
1/25/82
LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECTURE
SITE PLANNING
Andrew J. Leisinger, RLA
Landscape Architect
3295 Triangle Drive SE, STE. 105, Salem, Oregon 97302
Phone: (503) 378-0200, Cell: (503) 580-2183, andy@leisingerdesigns.com
LEISINGER DESIGNS

ELLING APARTMENT COMPLEX
Wiltsey Rd. S.E.
Salem, Oregon

JOB NO.	
DATE	9/7/18
DESIGN BY	AJL
CHECKED BY	AJL
SHEET	L1.1



GREEN ACRES LANDSCAPE

REGISTERED LANDSCAPE ARCHITECT
78
Andrew J. Leisinger
OREGON
1/25/82

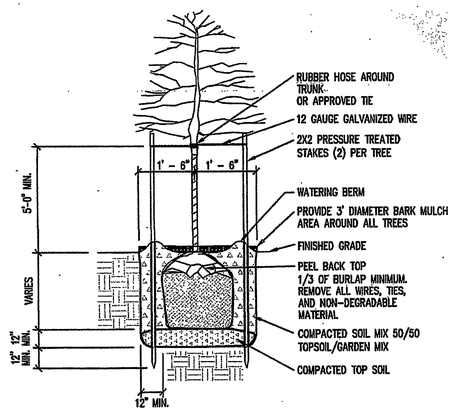
LANDSCAPE ARCHITECTURE
SITE PLANNING
Andrew J. Leisinger, RLA
Landscape Architect
3295 Triangle Drive SE, STE. 105, Salem, Oregon 97302
Phone: (503) 378-0200, Cell: (503) 580-21653, andy@leisingerdesigns.com
LEISINGER DESIGNS

ELLING APARTMENT COMPLEX
Wiltsey Rd. S.E.
Salem, Oregon

JOB NO.	
DATE	9/7/18
DESIGN BY	AJL
CHECKED BY	AJL
SHEET	L1.2

REV. 10/1/18 AJL

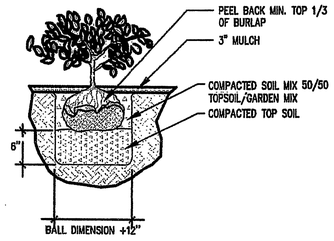
LANDSCAPE PLAN



TREE PLANTING DETAIL

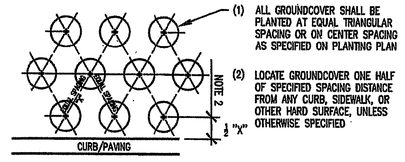
NTS

NOTE:
1. DRIVE STAKES OUTSIDE OF ROOTBALL 2. SET TREE 2" ABOVE FINISH GRADE TO ALLOW FOR SETTLING OF SOIL.



SHRUB PLANTING DETAIL

NTS



GROUNDCOVER PLANTING DETAIL

NTS

PLANT MATERIALS LIST & LEGEND

Quan.	Sym.	Botanical/Common Name	Size	Condition
Trees				
72		Acer circintum/Vine Maple	4'ft.	B&B
71		Acer rubrum 'Bowhall'/ Bowhall Red Maple	2"cal.	B&B
13		Acer rubrum 'Red Sunset'/ Red Sunset Red Maple	2"cal.	B&B
49		Fraxinus ornus/Flowering Ash	2"cal.	B&B
Shrubs				
125		Azalea Hino-Crimson/ Hino Crimson Azalea	2 gal.	Container
75		Berberis thunbergii 'Kobold'/ Dwarf Japanese Barberry	2 gal.	"
65		Calamagrustis acutiflora 'Karl F.'/ K Foerster Feather Reed Grass	2 gal.	"
267		Cistus albidus/Rock Rose	1 gal.	"
92		Cornus stolonifera 'Kelseyi'/ Kelsey Dwarf Redtwig Dogwood	2 gal.	"
9500		Festuca ovina glauca/Blue Fescue	1 gal.	"
88		Lilium 'Yellow'/Yellow Lily	2 gal.	"
273		Pieris japonica/Japanes Pieris	5 gal.	"
130		Prunus laurocerasus 'Otto Luyken'/ O.L. English Laurel	5 gal.	"
147		Spiraea bumalda 'Little Bonnie'/ L.B. Spiraea	2 gal.	"
187		Viburnum tinus 'Spring Bouquet'/ S.B. Laurustinus	5 gal.	"

RAIN GARDEN

Quan.	Sym.	Botanical/Common Name	Size	Condition
Zone 1.				
7,100		Juncus patens/Grooved Rush	9" @12"	Plugs
Zone 2.				
4,150		Carex hendersonii/Henderson Sedge	9"@12"	Plugs

STORM WATER DETENTION

43,000 S.F. Hydro-seeded Lawn

STREET MEDIAN STRIP (ALONG WILTSEY RD.)

2,700 S.F. of Hydro-seeded Lawn

Landscape Contractor to verify plant Quantities, prior to installation.

Provide 2" bark mulch to all shrub Beds.

REV. 10/1/18 AJL

LANDSCAPE DETAILS

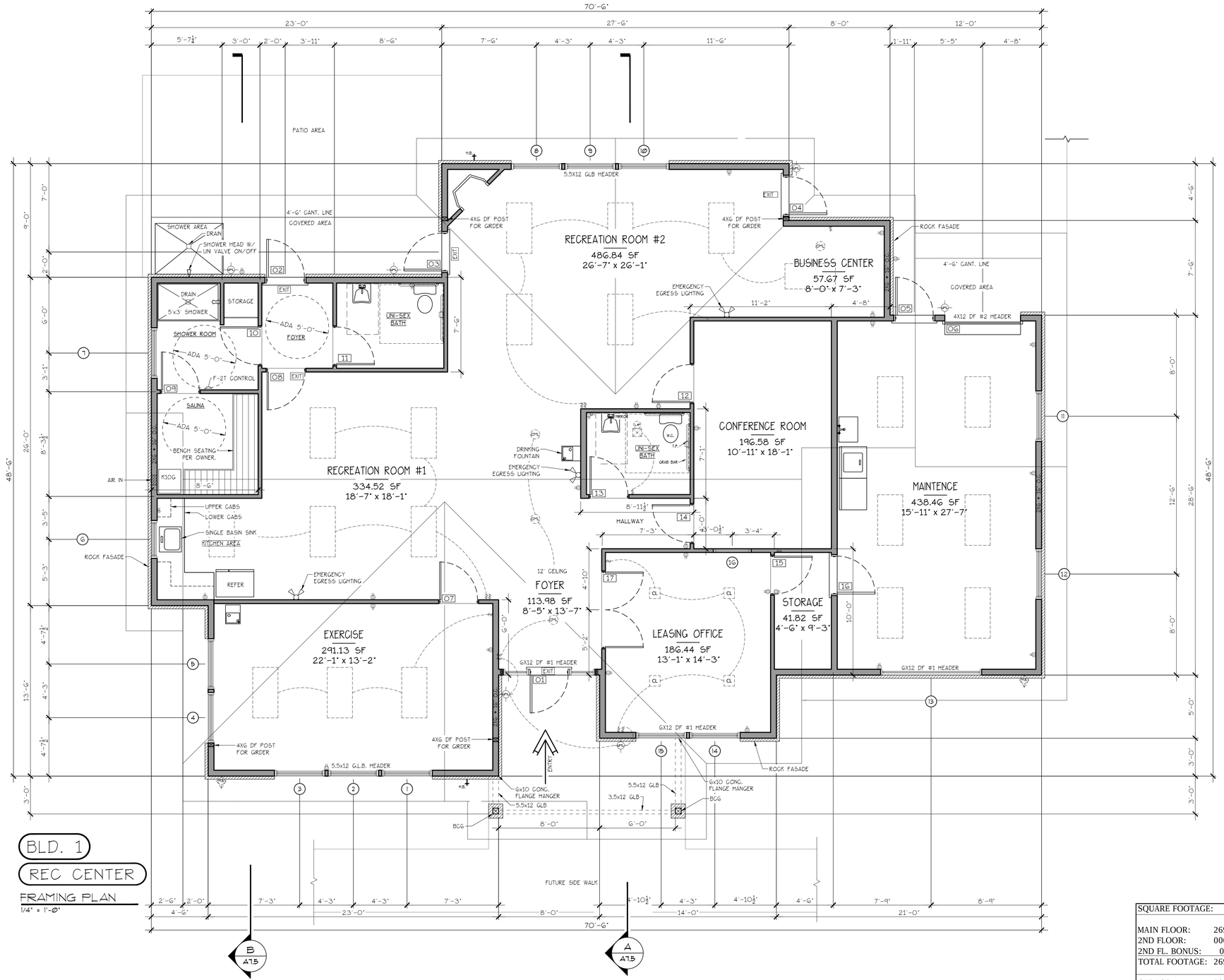
GREEN ACRES LANDSCAPE

REGISTERED LANDSCAPE ARCHITECT
Andrew J. Leisinger
78
OREGON
1/25/82

LANDSCAPE ARCHITECTURE
SITE PLANNING
Andrew J. Leisinger, RLA
Landscape Architect
3239S Triangle Drive SE, STE. 105, Salem, Oregon 97302
Phone: (503) 378-0200, Cell: (503) 580-2103, andy@leisingerdesigns.com

ELLING APARTMENT COMPLEX
Wiltsey Rd. S.E.
Salem, Oregon

JOB NO.	
DATE	9/7/18
DESIGN BY	AJL
CHECKED BY	AJL
SHEET	L3.1



BLD. 1

REC CENTER

FRAMING PLAN

1/4" = 1'-0"

B A1.3

A A1.3

DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE WD	HGT	THK	Door Finish: DOOR TYPE	DOOR MATERIAL	FINISH	TYP.	FRAMES: FRAME MATERIAL	FRAME FIN.	FIRE RATING	STYLE	REMARKS
1	3'-0"	7'-0"	1 3/4"	METAL	GLAD	PAINT	A	METAL	PAINT	20 MIN.	Hinged - Single - Exterior	Full glass entry
2	3'-0"	7'-0"	1 3/4"	VINYL	VINYL	WHITE	C	VINYL	WHITE	--	Hinged - Single - Exterior	--
3	3'-0"	7'-0"	1 3/4"	VINYL	VINYL	WHITE	C	VINYL	WHITE	--	Hinged - Single - Exterior	--
4	3'-0"	7'-0"	1 3/4"	METAL	GLAD	PAINT	A	METAL	PAINT	20 MIN.	Hinged - Single - Exterior	Full glass entry w/ key fab entry
5	3'-0"	7'-0"	1 3/4"	METAL	GLAD	PAINT	A	METAL	PAINT	20 MIN.	Hinged - Single - Exterior	Full glass entry w/ key fab entry
6	6'-0"	7'-0"	1"	METAL	GLAD	PAINT	A	METAL	PAINT	20 MIN.	Overhead - Coiling	Full glass entry w/ key fab entry
7	3'-0"	7'-0"	1 1/4"	H.C.	MDF	PAINT	D	WOOD	PAINT		Hinged - Single	
8	3'-0"	7'-0"	1 1/4"	VINYL	VINYL	WHITE	C	VINYL	WHITE	--	Hinged - Single	Solid core w/ key fab entry
9	3'-0"	7'-0"	1 1/4"	SOLID CORE	WOOD	PAINT	F	WOOD	PAINT	20. MIN	Hinged - Single	Solid core w/ key fab entry
10	3'-0"	7'-0"	1 1/4"	SOLID CORE	WOOD	PAINT	F	WOOD	PAINT	20. MIN	Hinged - Single	Solid core w/ key fab entry
11	3'-0"	7'-0"	1 1/4"	SOLID CORE	WOOD	PAINT	F	WOOD	PAINT	20. MIN	Hinged - Single	Solid core w/ key fab entry
12	3'-0"	7'-0"	1 1/4"	H.C.	MDF	PAINT	D	WOOD	PAINT		Hinged - Single	
13	3'-0"	7'-0"	1 1/4"	SOLID CORE	WOOD	PAINT	F	WOOD	PAINT	20. MIN	Hinged - Single	Full ada compliance
14	3'-0"	7'-0"	1 1/4"	H.C.	MDF	PAINT	D	WOOD	PAINT		Hinged - Single	
15	3'-0"	7'-0"	1 1/4"	H.C.	MDF	PAINT	D	WOOD	PAINT		Hinged - Single	
16	3'-0"	7'-0"	1 3/4"	H.C.	MDF	PAINT	D	WOOD	PAINT		Hinged - Single - Exterior	
17	6'-0"	7'-0"	1 1/4"	H.C.	MDF	PAINT	D	WOOD	PAINT		Hinged - Double	

REVISED
ADDED

WINDOW SCHEDULE

MARK	SIZE WIDTH	HEIGHT	FRAME MAT.	TYPE	MFG.	COLOR	INSULATION	REMARKS	HEADERS
1	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
2	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
3	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
4	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
5	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
6	3'-0"	4'-0"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
7	4'-0"	2'-0"	VINYL	Single Hung	MILGARD	WHITE	YES	OPAQUE/FROSTED	4X12
8	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
9	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
10	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
11	4'-0"	2'-0"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
12	4'-0"	2'-0"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
13	8'-0"	2'-0"	VINYL	Picture	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
14	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
15	4'-0"	7'-6"	VINYL	Single Hung	MILGARD	WHITE	YES	BAR AT 18" OF F.F.	4X12
16	3'-0"	4'-0"	--	Picture	--	--	--	--	--

REVISED
ADDED

SQUARE FOOTAGE:

MAIN FLOOR:	2697	SQ.FT.
2ND FLOOR:	0000	SQ.FT.
2ND FL. BONUS:	0	SQ.FT.
TOTAL FOOTAGE:	2697	SQ.FT.
GARAGE:	0000	SQ.FT.

MULTI/TECH
CONSULTANTS
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PHONE: (503) 363-9227 FAX: (503) 364-1260

FLOOR FRAMING PLAN

ELLINGSON APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

REC-SDR_PLOT01
A1.1FLR

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jul-18
Scale: AS SHOWN

JOB # 6732

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

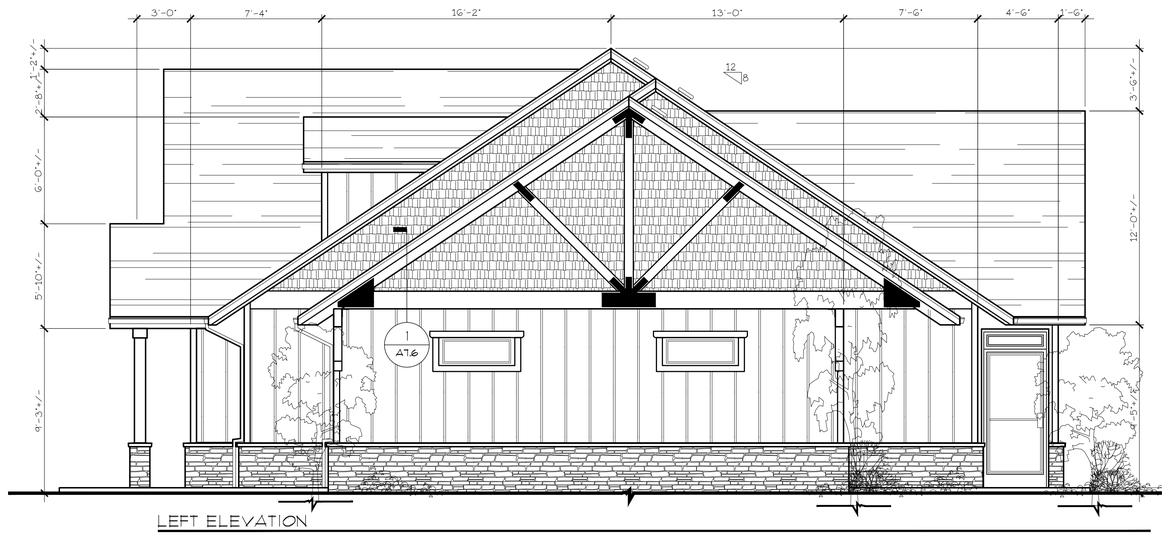
Renew date June 30, 2019

A1.1

J:\6700-6799\6733-Ellingson\Dwg v18\SDR\REC-SDR.dwg, A1.1FLR, 7/31/2018 10:38:34 AM, GlenHeiler



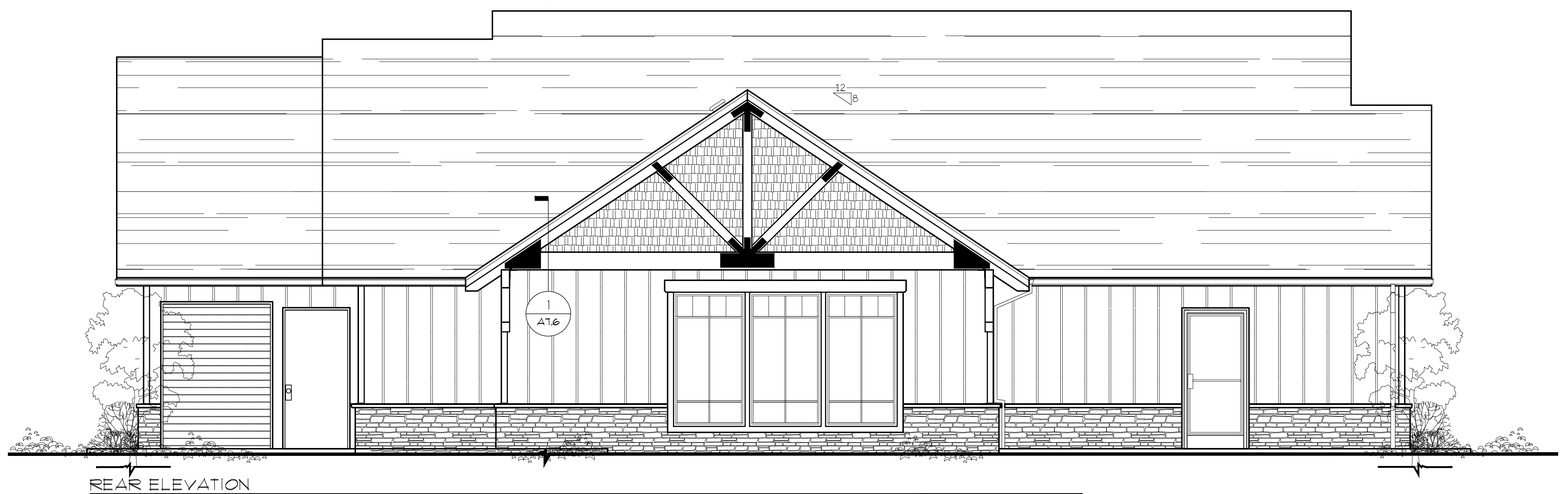
FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

MULTI/TECH
CONSULTANTS
ENGINEERING SERVICES, INC.
1155 13th ST. S.E. SALEM, OR. 97302
PHONE: (503) 363-9227 • FAX: (503) 364-1260
www.multitech.com • jeffm@multitech.com

BUILDING ELEVATIONS

ELLING APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

REC-SDR/PLOT51
A1.2ELEV

Design:	P.L.M.
Drawn:	G.I.D.
Checked:	M.D.G.
Date:	Jul-18
Scale:	AS SHOWN

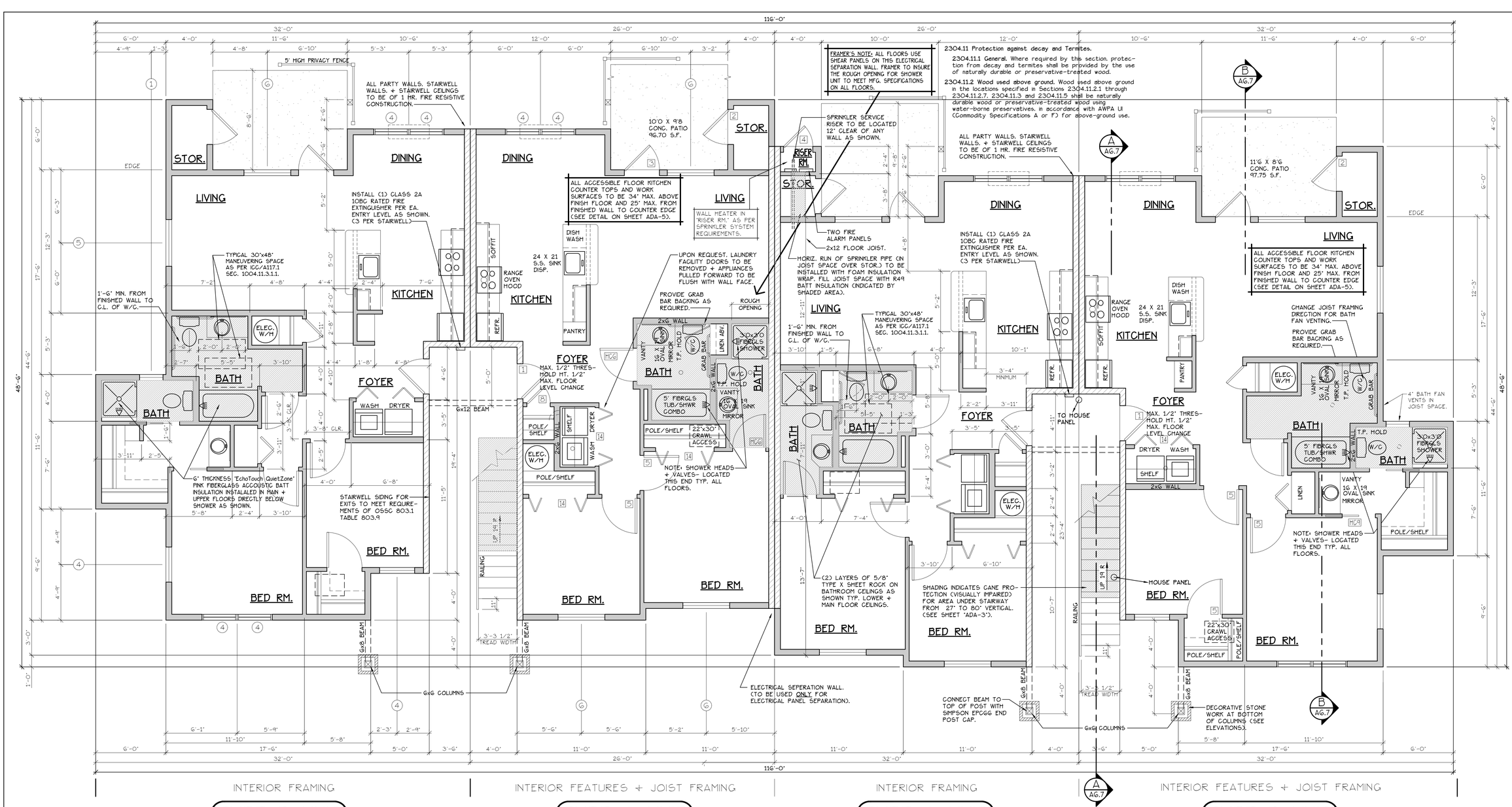
JOB # 6732

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

Renew date June 30, 2019

A1.2

J:\6700-6799\6732-Ellingham\Dwg v18\SDR\REC-SDR.dwg, A1.2ELEV, 7/31/2018 10:38:36 AM, GDeMeyer



LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE)

BLD. 2-6 + 8

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

"A" UNIT = 963 S.F.

"B" UNIT = 1029 S.F.

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 GD MN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
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 AND WEATHERSTRIP W/ INTERIOR BLINDS.
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	
PKD	2'-6"	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
PKD	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	
17	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
18	3'-0"	6'-8"	1 3/8"	S.G.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.
19	2'-4"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

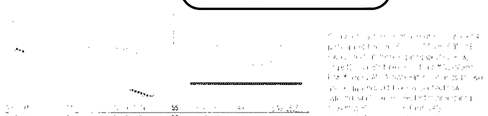
* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
3	3'0 X 4'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	3'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
5	4'0 X 1'6	VINYL SGH.	MLGARD	WHITE	YES	STATIONARY	
6	4'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
7	5'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
8	6'0 x 6'8	VINYL SLD.	MLGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
9	2'0 X 3'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
10	5'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
11	6'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
12	3'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	
13	4'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO 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 AT 7'-0" A.F.F. U.N.O.



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OEESC U-0.35.

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.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

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

HANDICAP UNIT NOTES:

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

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

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

WITHIN THE PROJECT THERE ARE ALSO TYPE "B" UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 10. SECTION 1004. ALL ACCESSIBLE FLOOR MAIN BATHROOMS TO BE TYPE "B" UNLESS DESIGNATED TYPE "A".

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

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

ELLINGSON 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.

BLDNR-SDR/PLOT1
4/21/2015

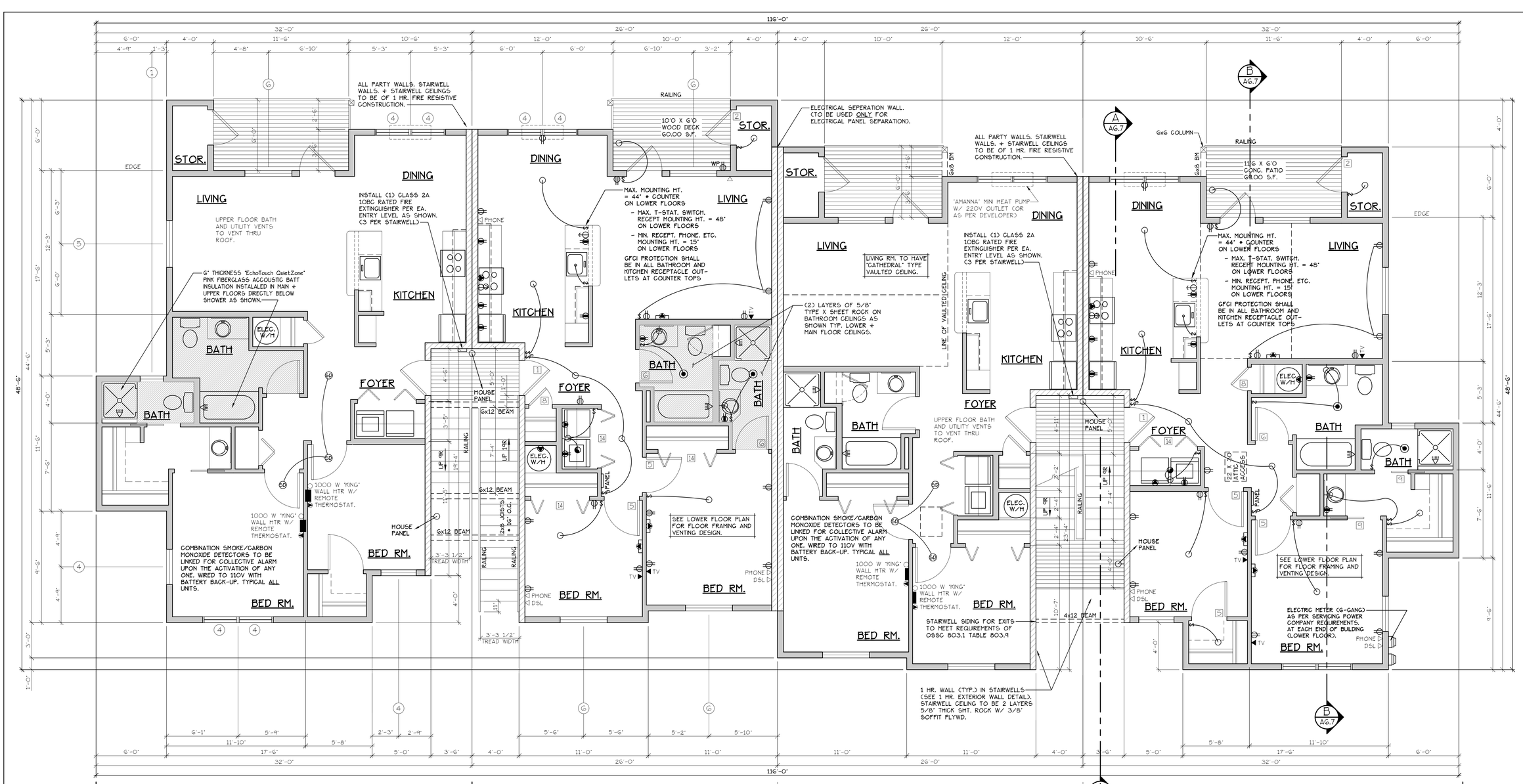
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jul-18
Scale: AS SHOWN

JOB # 6732

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2019

A2.31

J:\6700-6799\6732-Ellingdahl\Dwg v18\ESW\BLDNR-SDR.dwg, A2.31FLR, 9/24/2018 8:45:56 AM, GTetheyler



CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

TYPE B UNIT

ELECTRICAL ⊙ = HEATER/LIGHT/FAN

TYPE A UNIT

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

TYPE A UNIT

ELECTRICAL ⊙ = HEATER/LIGHT/FAN

TYPE B UNIT

MAIN FLOOR PLAN

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

"A" UNIT = 963 S.F.

"B" UNIT = 1029 S.F.

BLD. 2-6, + 8

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

UPPER FLOOR PLAN

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

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

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	5'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD AND WEATHERSTRIP W/ INTERIOR BLINDS.
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	
17	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	J	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
18	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.
19	2'-4"	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.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
3	3'0 X 4'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	3'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
5	4'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
6	4'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
7	5'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
8	6'0 x 6'8	VINYL SLD.	MLGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
9	2'0 X 3'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
10	5'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
11	6'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
12	3'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	⌄
13	4'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO 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 AT 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. AND 404.2.G.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OEESC U-0.35.

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.

CONSTRUCTION TYPE V B SPRINKLED.

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

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

GENERAL NOTES:

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

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

ELLING APARTMENT COMPLEX

MAIN & 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-SIR-PLOT1
AS-MAP.R

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jul-18
Scale: AS SHOWN

JOB # 6732

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2019

A2.41

J:\6700-6799\6732-Ellingham\Dwg *18%20R\BLDAB-SIR.dwg, A2.41MAPLN, 9/24/2018 8:45:57 AM, GDeMeyer



REAR ELEVATION (BLD. 2-6 + 8)

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



NORTH ELEVATION (BLD. 2-6 + 8)

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



FRONT ELEVATION (BLD. 2-6 + 8)

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



END ELEVATION (BLD. 2-6 + 8)

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

MULTI/TECH
CONSULTANTS
ENGINEERING SERVICES, INC.
1155 13th AVE. E. • SUITE 201 • SALEM, OR. 97302
PHONE: (503) 363-9227 • FAX: (503) 364-1260
www.multitech.we office@multitech.we

BUILDING ELEVATIONS

ELLINGSON 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.

BLDAB-SIR.PLOT1
2.00(0.1)

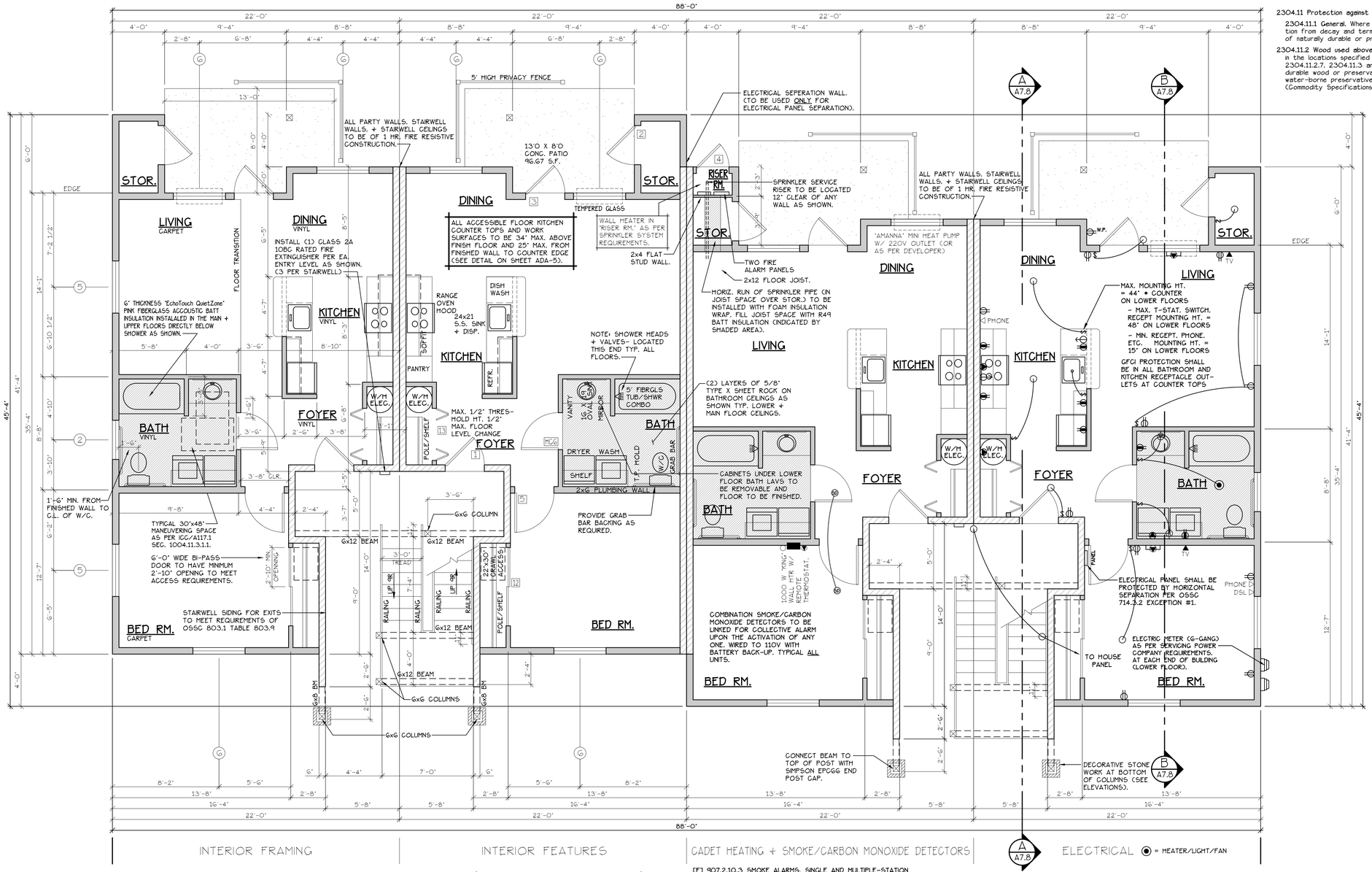
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jul-18
Scale: AS SHOWN

JOB # 6732

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2019

A2.80

J:\6700-6799\6732-Ellingson\Dwg v18\SUB\BLDAB-SUB.dwg, A2.80ELEV, 9/24/2018 8:45:59 AM, GDeMeyer



2304.11 Protection against decay and Termites.

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

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

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)

'C' UNIT = 728 S.F.

TYPE C UNITS

BLD. 7 + 9

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

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

DOOR SCHEDULE

ID	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
1A	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2A	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3A	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD AND WEATHERSTRIP W/ INTERIOR BLINDS.
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6DB	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
9DB	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	
17	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
18	3'-0"	6'-8"	1 3/8"	S.G.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.
19	2'-4"	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.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

⊕	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF #1 4x12
2	3'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
3	3'O X 4'O	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	3'O X 5'O	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
5	4'O X 1'6	VINYL SGH.	MLGARD	WHITE	YES	STATIONARY	
6	4'O X 5'O	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
7	5'O X 5'O	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
8	6'O x 6'8	VINYL SLD.	MLGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
9	2'O X 3'O	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
10	5'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
11	6'O X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
12	3'O X 5'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	
13	4'O X 5'O	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO ICC/ANSI A117.1 THEN SEC. 1002.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE 'OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS' DETAIL ON SHEET ADA-5. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 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. AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OEESC U-0.35.

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.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

SEE 'GENERAL STRUCTURAL NOTES' ON SHEET A7.2 BEFORE BEGINNING ANY CONSTRUCTION.

HANDICAP UNIT NOTES:

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

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

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

WITHIN THE PROJECT THERE ARE ALSO TYPE 'B' UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 10. SECTION 1004. ALL ACCESSIBLE FLOOR MAIN BATHROOMS TO BE TYPE 'B' UNLESS DESIGNATED TYPE 'A'.

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

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

LOWER FLOOR PLAN

ELLING APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDG-SDR.PLOT1
A.SCUDER

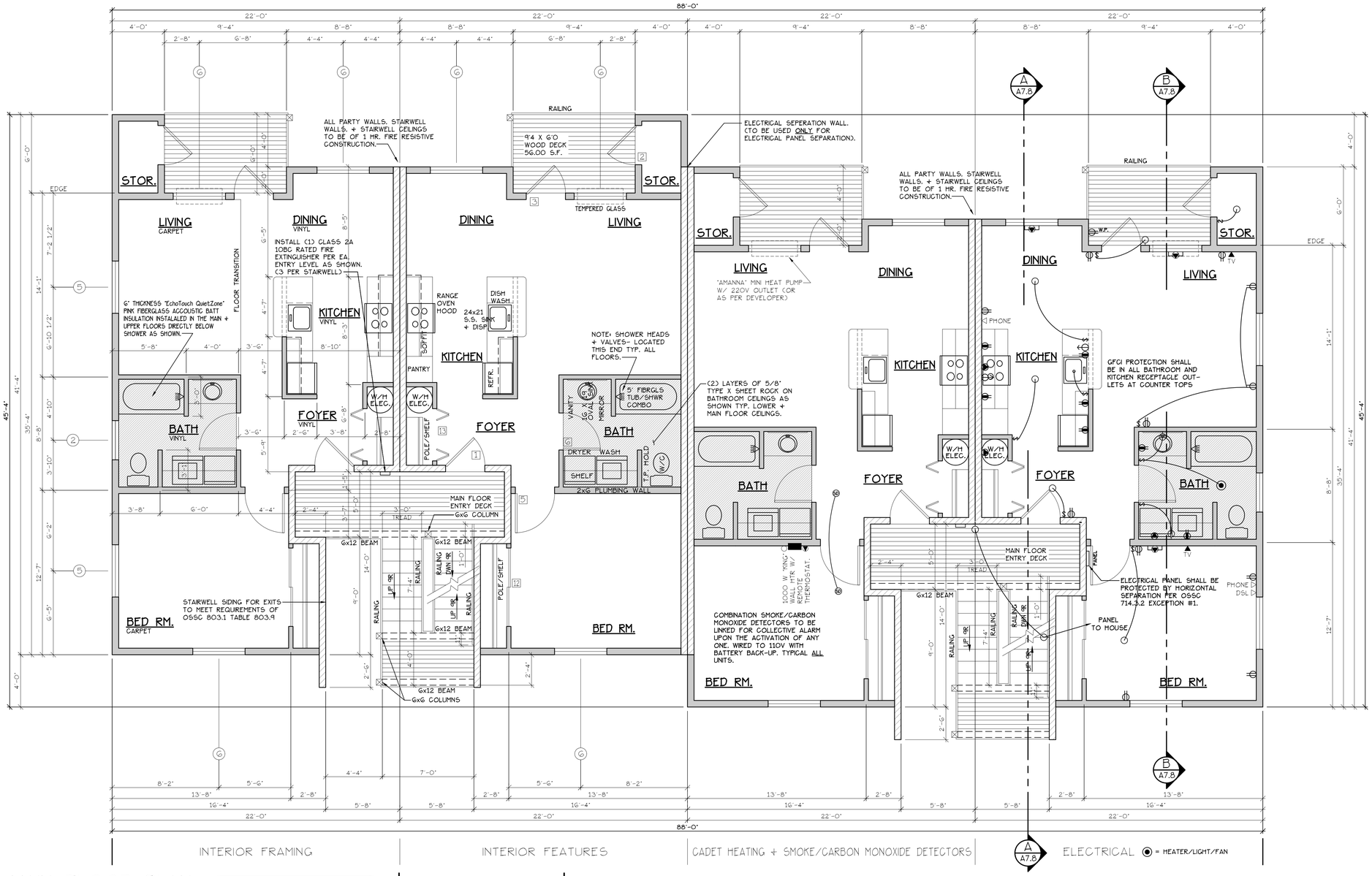
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Jul-18
Scale: AS SHOWN

JOB # 6732

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2019

A3.31

J:\6700-6799\6732-Elling\dwg v18\ESR\BLDG-SDR.dwg, A3.31(ELR, 7/31/2018 9:28:45 AM, GDeHaven



MAIN FLOOR PLAN

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

"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 7 + 9

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

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	G PANEL 60 MN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	G PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD AND WEATHERSTRIP W/ INTERIOR BLINDS.
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
7	2'-6"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
8	2'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
9	2'-10"	6'-8"	1 3/8"	H.C.	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	
17	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
18	3'-0"	6'-8"	1 3/8"	S.G.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.
19	2'-4"	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.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

⊗	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
3	3'0 X 4'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	3'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
5	4'0 X 1'6	VINYL SGH.	MLGARD	WHITE	YES	STATIONARY	
6	4'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
7	5'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
8	6'0 x 6'8	VINYL SLD.	MLGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
9	2'0 X 3'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
10	5'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
11	6'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
12	3'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	
13	4'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO 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 AT 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. AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OEESC U-0.35.

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.

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 A7.2 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

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

ELLING APARTMENT COMPLEX

MAIN FLOOR PLAN

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

BLDG-SCR.PLOT1
A3.MWDG

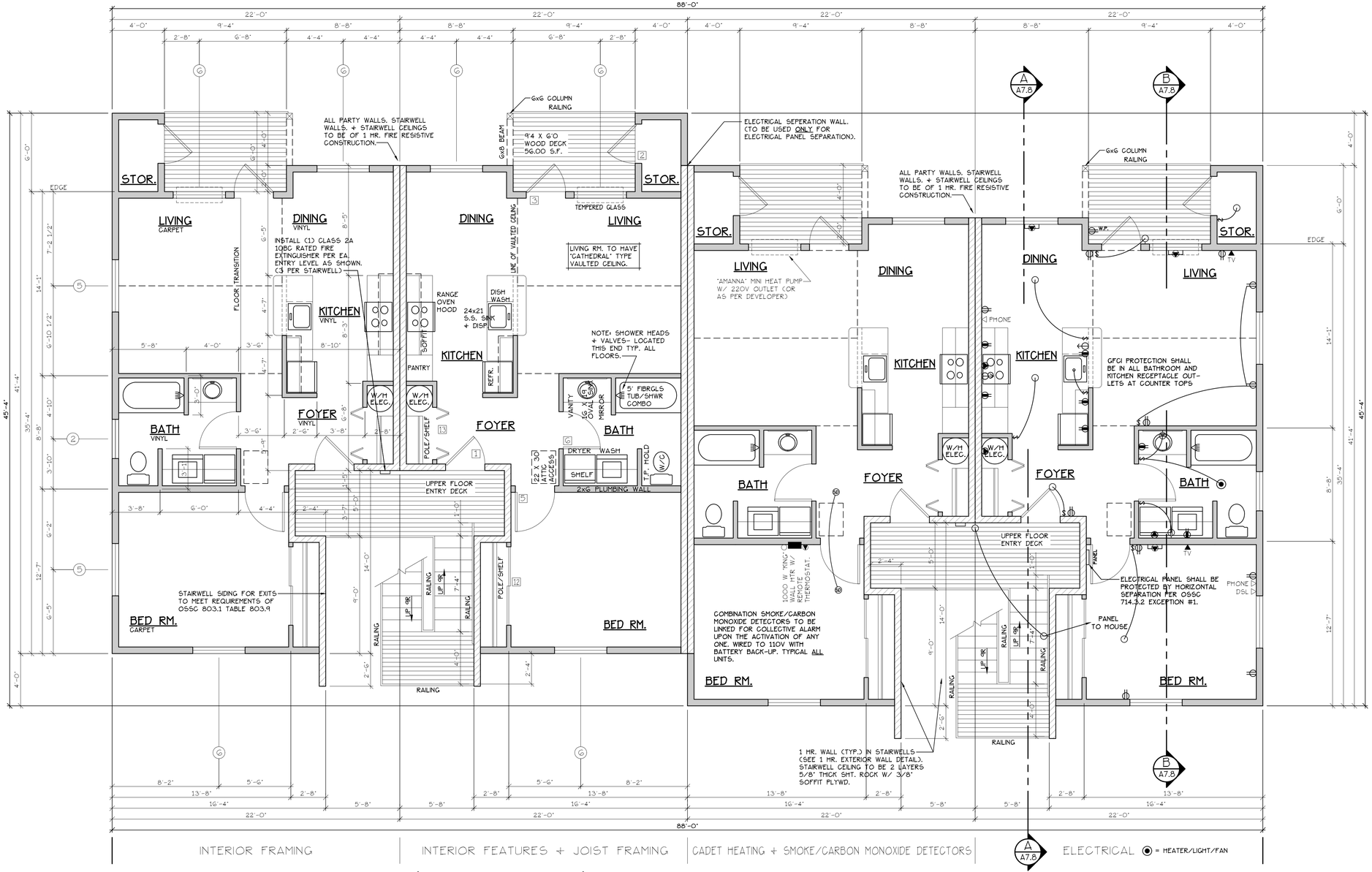
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jul-18
Scale: AS SHOWN

JOB # 6732

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2019

A3.41

J:\6700-6799\6732-Ellingsen\Dwg v18\SUB\BLDG-SUB.dwg, A3.41MFLR, 7/31/2018 9:28:47 AM, GDeHeyer



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

UPPER FLOOR PLAN

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

"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 7 + 9

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

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 A7.3 BEFORE BEGINNING ANY CONSTRUCTION.

GENERAL NOTES:

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

DOOR SCHEDULE

	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
1	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
2	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
3	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE, TEMP. GLASS, LOCK, THRESHOLD AND WEATHERSTRIP W/ INTERIOR BLINDS.
4	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
5	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
6	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
PKT	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
PKT	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	
17	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
18	3'-0"	6'-8"	1 3/8"	S.G.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.
19	2'-4"	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.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

⊗	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
3	3'0 X 4'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	3'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
5	4'0 X 1'6	VINYL SGH.	MLGARD	WHITE	YES	STATIONARY	
6	4'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
7	5'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
8	6'0 X 6'8	VINYL SLD.	MLGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
9	2'0 X 3'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
10	5'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
11	6'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
12	3'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	
13	4'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO 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 AT 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. AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OEESC U-0.35.

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.

CONSTRUCTION TYPE V B SPRINKLED.

MULTI/TECH CONSULTANTS
ENGINEERING SERVICES, INC.
1155 N.W. KNOTT, SUITE 2B, BEND, OR. 97703
PHONE: (503) 383 - 9227 • FAX: (503) 384-1260
www.multitech.we office@multitech.we

ELLING 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-SDR/PLOT1
A.SHEETS

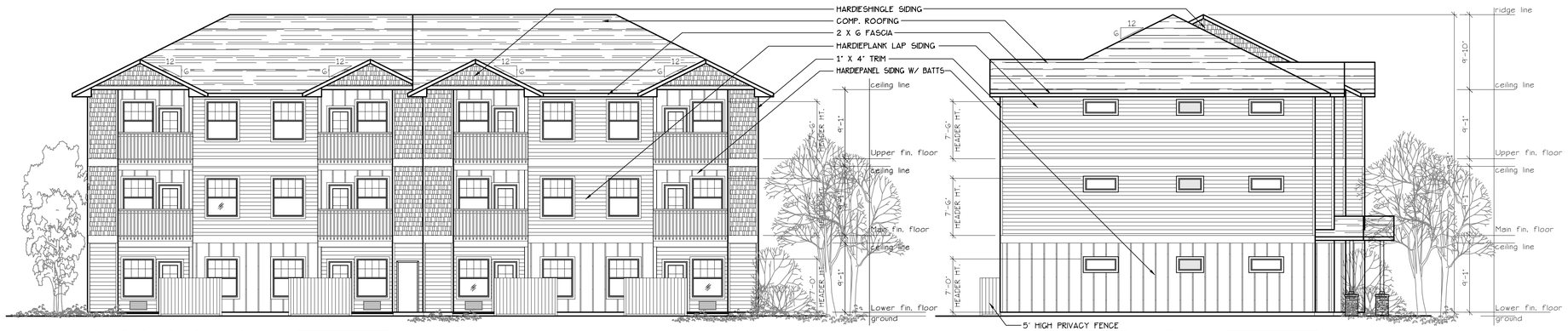
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jul-18
Scale: AS SHOWN

JOB # 6732

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D. GRENZ
Renew date June 30, 2019

A3.50

J:\6700-6799\6732-Ellingsen\Dwg v18\SDR\BLDG-SDR.dwg, A3.50(FLR), 7/31/2018 9:28:48 AM, GGetheyner



EAST ELEVATION (TYPE C UNITS) (BLD. 7 + 9)

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

NORTH ELEVATION (TYPE C UNITS) (BLD. 7 + 9)

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



WEST ELEVATION (TYPE C UNITS) (BLD. 7 + 9)

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



SOUTH ELEVATION (TYPE C UNITS) (BLD. 7 + 9)

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

MULTI/TECH
CONSULTANTS
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

ELLINGSEN APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

BLDG-SDR/PLOT1
A3.90/PLOT

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Jul-18
Scale: AS SHOWN

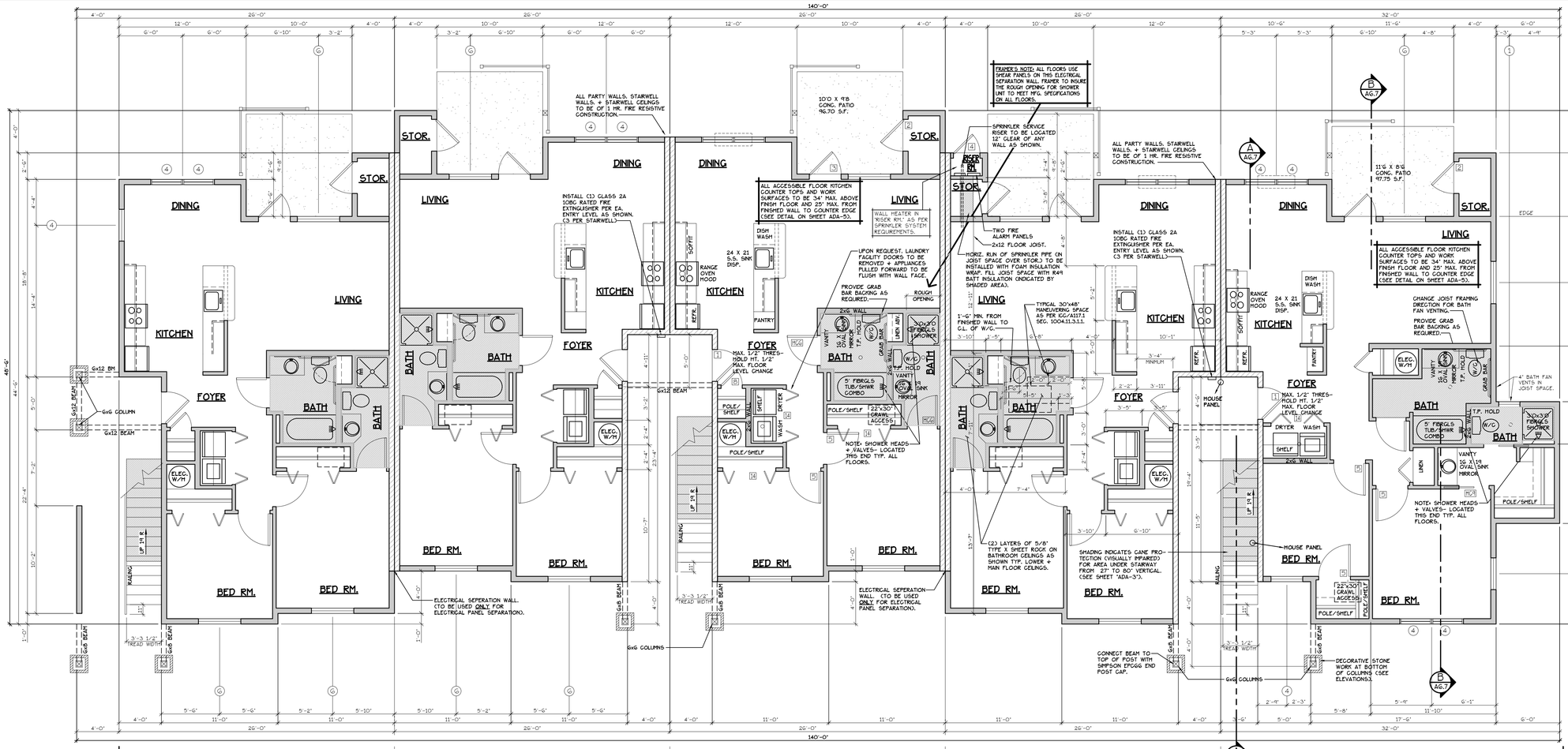
JOB # 6732

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

Renew date June 30, 2019

A3.90

J:\6700-6799\6732-Ellingsen\Dwg v18\SDR\BLDG-SDR.dwg, A3.90ELEV, 7/31/2018 9:28:49 AM, GDetweiler



2304.11 Protection against decay and Termites.

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

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

LOWER FLOOR PLAN
SCALE: 1/4"=1'-0"
(HANDICAP ADAPTABLE/ACCESSIBLE)

BLD. 10

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

"A" UNIT = 963 S.F.
"B" UNIT = 1029 S.F.

DOOR SCHEDULE

#	WIDTH	HEIGHT	THICK	DOORS TYP.	MATL.	FIN.	TYP	FRAMES MATL.	FIN.	REMARKS
(A)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	A	METAL	PAINT	6 PANEL, 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
(B)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(C)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	C	METAL	PAINT	FULL LITE TEMP. GLASS, LOCK, THRESHOLD AND WEATHERSTRIP W/ INTERIOR BLINDS.
(D)	2'-6"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
(E)	3'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(F)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	
(FA)	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	
(I)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR
(IA)	2'-10"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	F	HEMLOCK	STAIN	POCKET DOOR*
(J)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(K)	5'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(L)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	G	HEMLOCK	STAIN	BI-PASS DOOR
(M)	4'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(N)	5'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(O)	6'-0"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	H	HEMLOCK	STAIN	BI-FOLD DOOR
(P)	1'-8"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	I	HEMLOCK	STAIN	
(Q)	3'-0"	6'-8"	1 3/4"	MTL.	GLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
(R)	3'-0"	6'-8"	1 3/8"	S.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.
(S)	2'-4"	6'-8"	1 3/8"	H.G.	BIRCH	STAIN	E	HEMLOCK	STAIN	

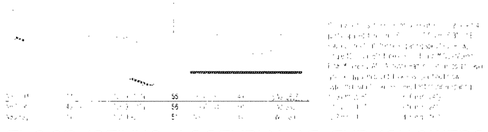
* ACCESSIBLE POCKET DOORS MUST STOP FULLY OPEN WITH THEIR OPERATING HANDLES FULLY EXPOSED.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
(1)	2'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF #1 4x12
(2)	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
(3)	3'0 X 4'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(4)	3'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(5)	4'0 X 1'6	VINYL SGH.	MLGARD	WHITE	YES	STATIONARY	
(6)	4'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(7)	5'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(8)	6'0 X 6'8	VINYL SLD.	MLGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
(9)	2'0 X 3'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
(10)	5'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
(11)	6'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
(12)	3'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	\/
(13)	4'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO 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 AT 7'-0" A.F.F. U.N.O.



FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OEESC U-0.35.

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.

CONSTRUCTION TYPE V B SPRINKLED.

GENERAL NOTES:

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

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

HANDICAP UNIT NOTES:

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

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

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

WITHIN THE PROJECT THERE ARE ALSO TYPE 'B' UNITS WHICH MUST MEET SPECIFIC REQUIREMENTS SET OUT IN ICC/ANSI A117.1. CHAPTER 10. SECTION 1004. ALL ACCESSIBLE FLOOR MAIN BATHROOMS TO BE TYPE 'B' UNLESS DESIGNATED TYPE 'A'.

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

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

ELLING 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.

BLD10AB-SDX/PLOT11
A4.31.DWG

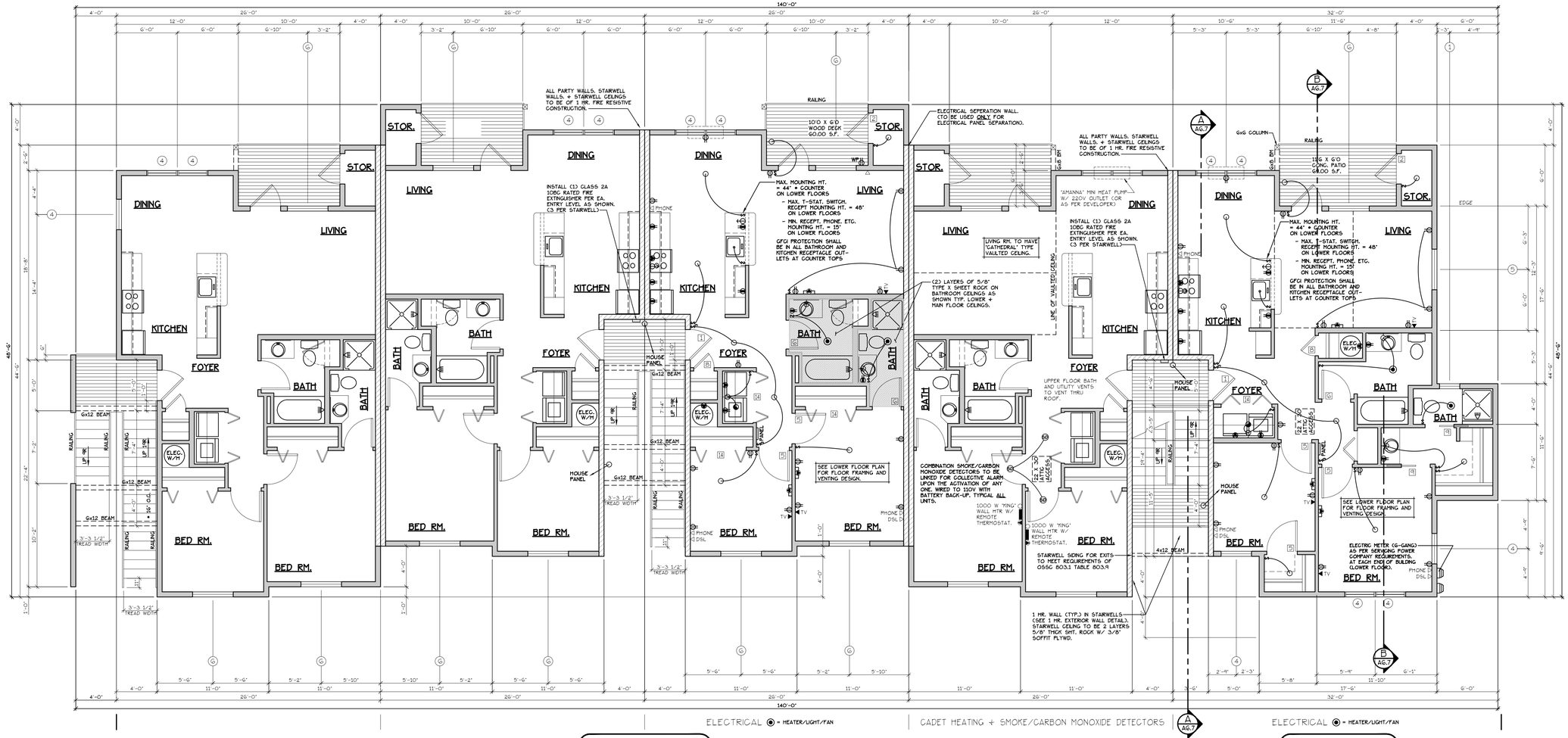
Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Sep-18
Scale: AS SHOWN

JOB # 6732

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 1, 1978
MARK D. GRENZ
Renew date June 30, 2019

A4.31

J:\6700-6799\6732-Ellingdale\Dwg v18\SDR\BLD10AB-SDR.dwg, A4.31ELR, 9/25/2018 9:09:07 AM, GDeMeyer



MAIN FLOOR PLAN

SCALE: 3/16" = 1'-0"

"A" UNIT = 963 S.F.
"B" UNIT = 1029 S.F.

BLD. 10

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

TYPE A UNITS

ELECTRICAL ◉ = HEATER/LIGHT/FAN

CADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS

UPPER FLOOR PLAN

SCALE: 3/16" = 1'-0"

TYPE B UNIT

ELECTRICAL ◉ = HEATER/LIGHT/FAN

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

DOOR SCHEDULE

#	DOORS WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAMES TYP.	MATL.	FIN.	REMARKS
A	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	A	METAL	PAINT	6 PANEL 60 MIN RATED ASSY. W/ THRESHOLD, WEATHERSTRIP, CLOSURES.
B	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	B	METAL	PAINT	6 PANEL W/ THRESHOLD, WEATHERSTRIP AND KEYED LOCK
C	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	C	METAL	PAINT	FULL LITE TEMP. GLASS, LOCK, THRESHOLD AND WEATHERSTRIP W/ INTERIOR BLINDS.
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	
17	3'-0"	6'-8"	1 3/4"	MTL.	CLAD	PAINT	I	METAL	PAINT	PAIR OF 3'-0" FRENCH DOORS.
18	3'-0"	6'-8"	1 3/8"	S.C.	BIRCH	STAIN	J	HEMLOCK	STAIN	FULL LITE W/ TEMPERED GLASS.
19	2'-4"	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.

ALL WINDOW AND PATIO DOOR HEADERS TO BE DF #1 4x12 U.N.O.

WINDOW SCHEDULE

#	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
1	2'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	DF #1 4x12
2	3'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
3	3'0 X 4'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
4	3'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
5	4'0 X 1'6	VINYL SGH.	MLGARD	WHITE	YES	STATIONARY	
6	4'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
7	5'0 X 5'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
8	6'0 X 6'8	VINYL SLD.	MLGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
9	2'0 X 3'0	VINYL SGH.	MLGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
10	5'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
11	6'0 X 1'6	VINYL STAT.	MLGARD	WHITE	YES	STATIONARY	
12	3'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	\/
13	4'0 X 5'0	CASEMENT	MLGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 ON TO 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 AT 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. AND 404.2.6.

NOTE: MAX. U-VALUE FOR ALL WINDOWS AS PER TABLE 502.3 2014 OEESC U-0.35.

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.

CONSTRUCTION TYPE V B SPRINKLED.

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

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

GENERAL NOTES:

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

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

ELLING APARTMENT COMPLEX

MAIN & 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.

BLD10AB-SDC/PLOT1
64.41WFLR

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Sep-18
Scale: AS SHOWN

JOB # 6732

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1978
MARK D. GRENZ
Renew date June 30, 2019

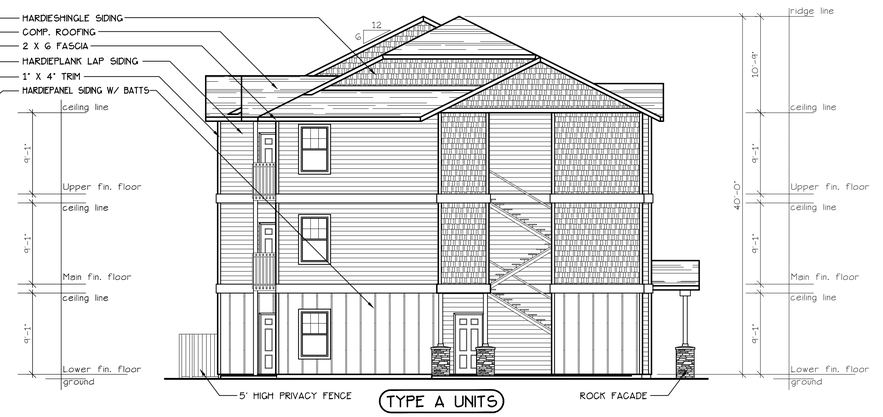
A4.41

J:\6700-6799\6732-Ellingdale\Dwg v18\SDR\BLD10AB-SDR.dwg, A4.41WFLR, 9/25/2018 9:09:10 AM, GDeHeyler



SOUTH ELEVATION (BLD. 10)

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



EAST ELEVATION (BLD. 10)

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



NORTH ELEVATION (BLD. 10)

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



WEST ELEVATION (BLD. 10)

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

MULTI/TECH
CONSULTANTS
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

ELLINGSON 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.

BLD10AB-SDR/PLOT1
4/26/2019

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: Sep--18
Scale: AS SHOWN

JOB # 6732

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

Renew date June 30, 2019

A4.80

J:\6700-6799\6732-Ellingson\Dwg v18\SDR\BLD10AB-SDR.dwg, A4.80ELEV, 9/25/2018 9:39:12 AM, GDetheyder

Elling Apartments

Design Review

October 4, 2018

The following statement addresses the applicable Design Review **Standards** in the SRC Chapter 702 (Multiple Family Design Review Guidelines and Design Review Standards) and the requirements under the RM1 and RM2 Zone Districts. Information provided on the site plans for the Design Review application further address applicable code requirements.

On September 6, 2018, a Design Review Pre-Application Conference (PRE-AP-18-91) was held with the applicant and City staff to discuss the development of the subject property.

Proposal (Sheet SDR3):

The subject property is 6.40 acres in size, zoned RM1 and RM2, and located at 1881 Wiltsey Road SE (083W14D/Tax Lot 1100 and 1101).

The applicant is proposing a development consisting of 111 apartment units as shown on the site plans.

The applicant is requesting to meet the Design Review **Standards within SRC 702.015**. All standards have been addressed and met as outlined within this narrative and on the site plans.

Multi-Family Residential (RM1) Chapter 513

Density: The site being developed is 6.40 acres in size. The RM1 portion of the site is 2.58 acres in size. Development in an RM1 zone shall meet a minimum of 8 dwelling units and shall not exceed 14 dwelling units. Therefore, the site shall be developed with a minimum of 21 and allowed to have a maximum of 36 units. As shown on the site plan, there are 36 units proposed on the property.

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

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

North: Adjacent cul-de-sac
Building 6: 22-foot setback
Parking: 20-foot setback

North: Adjacent RS zoned property (existing single-family dwellings)
Building 5: 62-foot setback

East: Adjacent RM2 zoned property (existing multi-family dwellings)
Building 6: 10-foot setback

West: Adjacent CG and CR zoned properties (vacant)
Building 4: 60-foot setback
Parking: 10-foot setback

Maximum Height: Maximum building height allowed in the RM1 area is 70'. All proposed buildings are in compliance with the requirements of the Code.

*Building 4 is 40 feet in height (measured to the highest) and 34.5 feet in height (measured to the middle of the gable).

*Building 5 is 40 feet in height (measured to the highest) and 34.5 feet in height (measured to the middle of the gable).

*Building 6 is 40 feet in height (measured to the highest) and 34.5 feet in height (measured to the middle of the gable).

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

Lot Coverage: Lot Coverage: The buildings on the site (both the RM1 and RM2 portions) cover 15% (41,218sq.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.

Multi-Family Residential (RM2) Chapter 514

Density: The site being developed is 6.40 acres in size. The RM2 portion of the site is 3.82 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 26 and allowed to have a maximum of 107 units. As shown on the site plan, there are 75 units proposed on the property.

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

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

Northeast:	Adjacent RM2 zoned property (existing multi-family dwellings) Building 9: 30-foot setback
East:	Adjacent RM2 zoned property (existing multi-family dwellings) Building 7: 10-foot setback Building 8: 11-foot setback
Southeast:	Adjacent RM2 zoned property (existing multi-family dwellings) Building 9: 12-foot setback Building 10: 30-foot setback
South:	Adjacent Wiltsey Road Building 10: 20-foot setback Building 1: 23-foot setback Parking: 20-foot setback
West:	Adjacent CG and CR zoned properties (vacant) Building 2: 87-foot setback Building 3: 87-foot setback Parking: 10-foot setback

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

*Building 1 (Recreation Building) is 24 feet in height (measured to the highest point).

*Building 2 is 40 feet in height (measured to the highest) and 34.5 feet in height (measured to the middle of the gable).

*Building 3 is 40 feet in height (measured to the highest) and 34.5 feet in height (measured to the middle of the gable).

*Building 7 is 39.1 feet in height (measured to the highest) and 34.4 feet in height (measured to the middle of the gable).

*Building 8 is 40 feet in height (measured to the highest) and 34.5 feet in height (measured to the middle of the gable).

*Building 9 is 39.1 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

*Building 10 is 40 feet in height (measured to the highest) and 34.5 feet in height (measured to the middle of the gable).

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

Lot Coverage: The buildings on the site (both the RM1 and RM2 portions) cover 15% (41,218sq.ft.) of the lot. Therefore, lot coverage is under the 50% maximum allowed and in compliance with code.

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

Multiple Family Design Review Standards- Chapter 702

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

The minimum open space area required for this development is 30% of the site. The subject property is 281,174 (6.40 acres) square feet in size with 132,092 square feet of landscaped open space. Therefore, totaling 46% open space. See the open space plan provided:

Landscaped Open Space-132,092s.f. (46%)
Landscape w/in Perimeter Setbacks-31,675s.f. (25%)
Landscape w/in Parking-10,343s.f. (13%) of parking area
Recreation Building-2,697s.f. (2%)

The proposed development provides a 2,697 square foot recreation building in the southern portion of the site, a 2,550 square foot play area in the southern portion of the development, a 900 square foot play area in the northern portion of the site, and landscaped open space areas throughout the site. The recreation building and play areas are available to all 111 dwelling units and accessible via the proposed pedestrian pathways (6-foot wide paved sidewalks). The recreation building, play areas, and open space areas are located in convenient and safe areas for the residents. The proposed development provides approximately 132,092s.f. square feet of total landscaped common open space throughout the site, along with a recreation building and a pickleball court. Therefore, this standard has been met. See

attached site plans and open space plan.

702.015 (d)(2) Private Open Space Standards **(See Building Floor Plans and Landscape Plans):** Each unit will have private open space as required by code. Ground floor units will have patio areas that are 96 square feet in size, with no dimension less than 6 feet. All second and third story units will have balconies/decks that are a minimum 48 square feet in size. All private open space areas are located contiguous to the dwelling unit and will be screened with a 5-foot-high sight obscuring wood fence. See attached floor plans to see how this has been met. This private open space includes the patios and balconies/decks. Therefore, this standard has been met.

702.020 (b)(2) Landscaping Standards **(Sheets L1.1, L1.2, L1.3)**: The subject property does abut RS zoned properties to the north. Landscaping is being provided adjacent all property lines and within the interior of the development. Landscaping has been provided throughout the site as identified on the landscape plans. A minimum of 1 tree will be planted for every 2,000 square feet of the site. Trees and vegetation have been provided throughout the development as shown on the landscape plans. There is 132,092 square feet of landscaped area throughout the site. Therefore, 46% of the site is landscaped. Landscape plans have been provided and demonstrate how the landscape standards have been met.

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

There is one significant tree located next to Building 1. This significant tree is a 60" Oregon White Oak. This 60" Oregon White Oak located next to Building 1 will be preserved. All preservation measures will be taken to ensure protection of this tree during grading and construction of the site.

Also, new trees will be provided through the site as shown on the landscape plans.

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

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

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

met.

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

Interior Parking Lot Landscaping: SRC 806.035(d)(2) requires a minimum of 5 percent landscaping within parking areas less than 50,000 square feet in size and a minimum of 8 percent landscaping within parking areas 50,000 square feet and greater in size. The parking area within the development is 82,397 (parking and driveways) square feet in size with 10,343 square feet (13%) of landscaping. Therefore, this standard has been met.

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

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

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

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

702.030(b)(2) Parking, Site Access, and Circulation Standards**:** The subject property has street frontage on Wiltsey Road (south) and Candy Flower Court (north) along the property lines. Internal accessways are proposed within the development.

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

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

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

Therefore, this standard has been met.

Parking**:** The development is for a 111-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 167 on-site vehicle parking spaces and is allowed a maximum of 292 on-site vehicle parking spaces. As shown on the site plan, 198 on-site parking spaces are being provided.

Adequate parking has been provided throughout the development with 1.78 parking spaces per dwelling unit.

The site plan indicates the ratios provided for standard, compact, handicap spaces and location of bike spaces. One-hundred and forty-seven (147) standard size parking stalls, forty-four (44) compact parking stalls, and seven (7) handicap stalls are provided through-out the site.

All parking areas will be served by 20 to 26-foot wide internal private and public streets along with 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. Eleven (11) bicycle parking spaces are required for this development. Twelve (12) bike space have been provided on the site. Two (2) bike racks have been provided on the site and located in a convenient location for the residents.

Therefore, this standard has been met.

702.030(c)(2) Pedestrian Site Access Standards: The internal pedestrian circulation system consists of hard 6-foot wide surfaced sidewalks that provide easily identifiable and safe connections between the residential units, parking, recreation areas, manager's apartment, the trash disposal area, and adjacent properties. The pedestrian system connects the buildings to the public sidewalk system and adjacent properties as required. The sidewalks are raised above the surface of the travel lanes. This provides a clear separation between vehicles and pedestrians. Any pedestrian pathways that cross the parking area or driveways will be marked and a minimum of five-6 feet wide. The pedestrian pathways will be lighted. Proposed pedestrian sidewalk connections are illustrated on the tentative site plan.

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

Therefore, this standard has been met.

702.035(b)(2) Building Mass and Façade Design Standards**:** These standards are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries and yards to public streets.

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. Balconies (decks) and dormers are incorporated in the building design to add some visual element to the buildings. There are no buildings within the development that will exceed 150 feet in length. The buildings on the site are about 88 to 140 feet in length. The height and length of the buildings and structures conform to the measuring requirements in code.

All buildings face the interior of the lot. The rear side of Building 10 faces Wiltsey Road. The street side will be designed to be visually appealing, by providing similar design as is being provided for the front building facade for all buildings. In order to be consistent with the front facade of the building; windows, offsets, and architectural features will be incorporated in the portions of the building facing the right-of-way.

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

702.035(c)(2) Compatibility Standards: The subject property does abut RS zoned property to the north. The setbacks to adjacent to the RS zoned property to the north are required to have a setback of one-foot for every one-foot in building height. Building 5 is located near the north property line and provides a setback of 62 feet.

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

The subject property has 390 feet of buildable width (this excludes required side setbacks) along Wiltsey Road. Buildings 10 (140 feet in length) and the recreation building (70 feet in length) are located on the setback line along Wiltsey Road. Code requires a minimum of 50% of the buildable width be occupied by buildings placed on the setback line. As shown on the site plan, the buildings total 210 feet of the buildable width along the street frontage. Therefore, occupying 54% of the buildable width of street frontage along Wiltsey Road.

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

Therefore, this standard has been met.

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

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

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

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

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

Elling Apartments

Class 3-Site Plan Review

October 4, 2018

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

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

Applicant Findings: The applicant has addressed all applicable standards per the UDC as shown on the site plan. The applicant is proposing the development of 6.40 acres of RM1 and RM2 zoned property. The applicant is proposing to develop the site with 111 apartment units as shown on the site plans.

The applicant is meeting the standards of the Multi-Family Design Handbook (SRC Chapter 702) and the Chapters 513 and 514. All standards have been addressed and met as outlined within the narrative and on the site plans.

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

Chapter 513 (RM1)

Density: The site being developed is 6.40 acres in size. The RM1 portion of the site is 2.58 acres in size. Development in an RM1 zone shall meet a minimum of 8 dwelling units and shall not exceed 14 dwelling units. Therefore, the site shall be developed with a minimum of 21 and allowed to have a maximum of 36 units. As shown on the site plan, there are 36 units proposed on the property.

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

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

North: Adjacent cul-de-sac
Building 6: 22-foot setback
Parking: 20-foot setback

North: Adjacent RS zoned property (existing single-family dwellings)
Building 5: 62-foot setback

East: Adjacent RM2 zoned property (existing multi-family dwellings)
Building 6: 10-foot setback

West: Adjacent CG and CR zoned properties (vacant)
Building 4: 60-foot setback
Parking: 10-foot setback

Maximum Height: Maximum building height allowed in the RM1 area is 70'. All proposed buildings are in compliance with the requirements of the Code.

*Building 4 is 40 feet in height (measured to the highest) and 34.5 feet in height (measured to the middle of the gable).

*Building 5 is 40 feet in height (measured to the highest) and 34.5 feet in height (measured to the middle of the gable).

*Building 6 is 40 feet in height (measured to the highest) and 34.5 feet in height (measured to the middle of the gable).

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

Lot Coverage: The buildings on the site (both the RM1 and RM2 portions) cover 15% (41,218sq.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.

Chapter 514 (RM2)

Density: The site being developed is 6.40 acres in size. The RM2 portion of the site is 3.82 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 26 and allowed to have a maximum of 107 units. As shown on the site plan, there are 75 units proposed on the property.

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

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

Northeast:	Adjacent RM2 zoned property (existing multi-family dwellings) Building 9: 30-foot setback
East:	Adjacent RM2 zoned property (existing multi-family dwellings) Building 7: 10-foot setback Building 8: 11-foot setback
Southeast:	Adjacent RM2 zoned property (existing multi-family dwellings) Building 9: 12-foot setback Building 10: 30-foot setback
South:	Adjacent Wiltsey Road

Building 10: 20-foot setback
Building 1: 23-foot setback
Parking: 20-foot setback

West: Adjacent CG and CR zoned properties (vacant)
Building 2: 87-foot setback
Building 3: 87-foot setback
Parking: 10-foot setback

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

*Building 1 (Recreation Building) is 24 feet in height (measured to the highest point).

*Building 2 is 40 feet in height (measured to the highest) and 34.5 feet in height (measured to the middle of the gable).

*Building 3 is 40 feet in height (measured to the highest) and 34.5 feet in height (measured to the middle of the gable).

*Building 7 is 39.1 feet in height (measured to the highest) and 34.4 feet in height (measured to the middle of the gable).

*Building 8 is 40 feet in height (measured to the highest) and 34.5 feet in height (measured to the middle of the gable).

*Building 9 is 39.1 feet in height (measured to the highest point) and 34.5 feet in height (measured to the middle of the gable).

*Building 10 is 40 feet in height (measured to the highest) and 34.5 feet in height (measured to the middle of the gable).

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

Lot Coverage: The buildings on the site (both the RM1 and RM2 portions) cover 15% (41,218sq.ft.) of the lot. Therefore, lot coverage is under the 50% maximum allowed and in compliance with code.

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

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

Applicant Findings: A TGE form has been submitted as part of this packet to determine if a TIA is needed. The subject property has street frontage on Candy Flower Court to the north and Wiltsey Road

to the south.

Wiltsey Road is designated as a 'collector' street and Candy Flower Court is designated as a 'local' within the City of Salem Transportation Plan. The applicant is providing access onto Wiltsey Road and Candy Flower Court. A Driveway Approach Permit has been provided as well.

As shown on the site plan, safe and efficient access and circulation has been provided into and throughout the development.

(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 111-unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling units. The applicant is required to provide a minimum of 167 on-site vehicle parking spaces and is allowed a maximum of 292 on-site vehicle parking spaces. As shown on the site plan, 198 on-site parking spaces are being provided.

Adequate parking has been provided throughout the development with 1.78 parking spaces per dwelling unit.

All parking areas will be served by 20 to 26-foot wide internal private and public streets along with two-way accessways that run through the development.

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

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

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

Therefore, this standard has been met.

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

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

Class 2-Driveway Approach Permit

October 4, 2018

SRC 804.025 (d) Criteria. A Class 2 Driveway Approach Permit shall be granted if:

(1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;

Applicant Response: The site is located at along Wiltsey Road (south) and Candy Flower Court (north), zoned RM1 and RM2. Wiltsey Road is designated as a 'collector' street and Candy Flower Court is designated as a 'local' street on the Salem Transportation System Plan. The driveway approaches will meet Public Works design standards. There is one driveway approach onto Wiltsey Road and one onto Candy Flower Court, via a proposed cul-de-sac. As shown on the site plan the driveway approaches are required for access to the site and are in compliance with design standards.

(2) No site conditions prevent placing the driveway approach in the required location;

Applicant Response: The location of the driveways was taken into consideration prior to laying the site out. The location of the proposed driveways takes into consideration the location of the existing streets, proposed street connections, and existing trees. Therefore, all factors were taken into consideration and there are no conditions on the site that prevent the driveway approaches.

(3) The number of driveway approaches onto an arterial are minimized;

Applicant Response: Wiltsey Road is designated as a 'collector' street and Candy Flower Court is designated as a 'local' street on the Salem Transportation System Plan. Therefore, this criterion is not applicable.

(4) The proposed driveway approach, where possible:
(A) Is shared with an adjacent property; or
(B) Takes access from the lowest classification of street abutting the property;

Applicant Response to (4)(B): The subject property abuts Wiltsey Road to the south, which is a 'collector' street and Candy Flower Court to the north, which is a 'local' street. Access to both streets is necessary in order to provide safe and efficient circulation. Candy Flower Court has the lower street classification and therefore, per code should provide the access to the site. However, direct access onto Candy Flower is not feasible, therefore, access onto Candy Flower Court from the development will be taken from a proposed cul-de-sac located within the development.

Due to the shape of the proposed development and the fact that Candy Flower Court provides access to a large existing single-family dwelling neighborhood, two driveway access points are needed for safe and efficient circulation. Both proposed driveways are necessary. Therefore, this criteria has been met.

(5) The proposed driveway approach meets vision clearance standards;

Applicant Response: Through the pre-app process, the applicant has been working with Public Works to ensure that the driveway approaches are in the required location and meet the vision clearance standards. As shown on the site plan, this criterion has been met.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Applicant Response: The driveways do not create traffic hazards. As shown on the site plan, this criterion has been met.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Applicant Response: Public Works has had the opportunity to review the site plan for any adverse impacts. No adverse impacts to the vicinity have been identified. As shown on the site plan, the location of the driveways will not have any impacts on the subject property or adjacent properties. This criterion has been met.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approaches are in the required locations to minimize impacts to adjacent streets and intersections. As shown on the site plan, this criterion has been met.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Applicant Response: The applicant has been working with Public Works to ensure that the driveway approaches are in the required location to help balance the adverse impacts to residentially zoned property. As shown on the site plan, this criterion has been met.



Tree Variance

Background:

On September 6, 2018, a Design Review Pre-Application Conference (PRE-AP-18-91) was held with the applicant and City staff to discuss the development of the subject property.

Proposal:

The subject property is 6.40 acres in size, zoned RM1 and RM2, and located at 1881 Wiltsey Road SE (083W14D/Tax Lot 1100 and 1101). The applicant is proposing a development consisting of 111 apartment units as shown on the site plans.

There are 5 significant trees (Oregon White Oaks) located in the southern portion of the subject property. The applicant is requesting to remove 4 of those significant trees in order to develop the site.

Criteria

Tree Variance 808.045(d)(1):

1) Hardship-

(A) The site being developed is 6.40 acres in size and zoned RM1 and RM2. All 5 of the Oregon White Oaks are located within the RM2 zoned portion of the site. The site has been designed to accommodate a safe and efficient circulation system, adequate parking, and meet the Design Review Standards all while taking into consideration the easement along the southwestern portion of the site, along with the wetlands within the north western corner of the property.

There is a sewer easement located along the southwestern portion of the site and wetlands located within the northern portion of the site. Development within the Sanitary Sewer Force Main easement and the wetlands on the site is not permitted and had to be avoided. These areas on the site that had to be avoided created a hardship by impacting how the site could be laid out. Therefore, the trees proposed for removal are located within the proposed accessways/parking areas and the proposed building envelopes.

The 40” Oregon White Oak designed for removal is located within the building envelop of Building 10. In order to preserve that tree Building 10 would have to be moved, which would then affect the required setbacks and circulation. The moving of Building 10 would create a

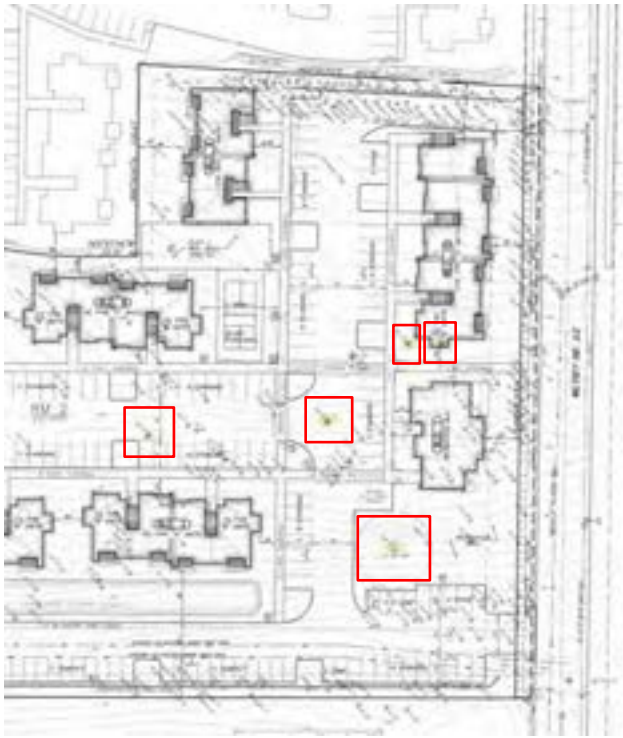
hardship by impacting the required setbacks, packing area, buildable frontage, and the number of units on the site.

The 24" Oregon White Oak designed for removal is located to the north of Building 10. The construction of Building 10 along with grading will affect this tree and make it difficult to preserve.

The 30" and 32" Oregon White Oaks designed for removal are located within the parking and accessways. The easement located along the southwestern property line creates a hardship in providing an alternate layout for the buildings and access. Therefore, these two trees must be removed to accommodate parking and adequate maneuvering areas within the accessways.

There is one significant tree located next to Building 1. This significant tree is a 60" Oregon White Oak. This 60" Oregon White Oak located next to Building 1 will be preserved. All preservation measures will be taken to ensure protection of this tree during grading and construction of the site.

(B) The proposed variance is the minimum necessary to allow the lawful development of the site. There are 5 significant trees (Oregon White Oaks) located in the southern portion of the subject property. The applicant is requesting to remove 4 of those significant trees in order to develop the site. The 60" Oregon White Oak located next to Building 1 will be preserved.



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

SITE PLAN

ELLING APARTMENT COMPLEX

CANDY FLOWER CT. S.E.

YVONNE ST. S.E.

WILLSEY RD. S.E.

RIGHT OF WAY TO BE DEDICATED FOR CUL-DE-SAC

SCALE: 1" = 30'

RM 1
2.58 ACRES

RM 2
3.82 ACRES

BLD. 1 RECREATION BLD.
BLD. 2 (6) TYPE "A" UNITS, (3) TYPE "B" UNITS
BLD. 3 (6) TYPE "A" UNITS, (3) TYPE "B" UNITS
BLD. 4 (6) TYPE "A" UNITS, (3) TYPE "B" UNITS
BLD. 5 (6) TYPE "A" UNITS, (3) TYPE "B" UNITS
BLD. 6 (6) TYPE "A" UNITS, (3) TYPE "B" UNITS
BLD. 7 (12) TYPE "C" UNITS
BLD. 8 (6) TYPE "A" UNITS, (3) TYPE "B" UNITS
BLD. 9 (12) TYPE "C" UNITS
BLD. 10 (12) TYPE "A" UNITS, (3) TYPE "B" UNITS

PLAY REC. AREA 2550 S.F.
PLAY AREA 900 S.F.
30'x60' PICKLEBALL
RECREATION AREA
STORM WATER TREATMENT FACILITY
EX. 30' SANITARY SEWER EASEMENT
EXISTING 20" SANITARY SEWER FORCE MAIN
EXISTING 14" SANITARY SEWER FORCE MAIN
EXISTING 10' STORM DRAIN EASEMENT
PROPOSED 8' RETAINING WALL
EX. 6' CHAIN-LINK FENCE
EX. ROCK WALL
EX. CONC. POWER LINE
EX. 60" OAK

CH=N20°12'22"E 154.74' R=225.00' L=157.97' T=82.40 Δ=40°13'32"
CH=S20°05'42"W 190.13' R=275.00' L=194.14' T=101.31 Δ=40°26'52"
N00°05'46"E 108.75'
N14°10'07"W 20.29'
N89°01'14"W 401.31'
N89°14'43"W 125.67'
N00°07'44"W 33.10'
N03°33'22"E 263.01'
S69°04'26"E 472.23'
S00°15'26"W 749.15'

- m – 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

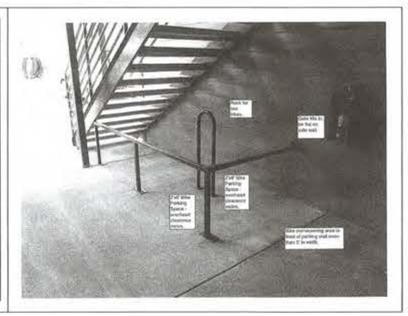
111 TOTAL APARTMENTS UNITS
48 TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
39 TYPE "B" 2-Bd, 2-Ba (1029 S.F.) UNITS
24 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS

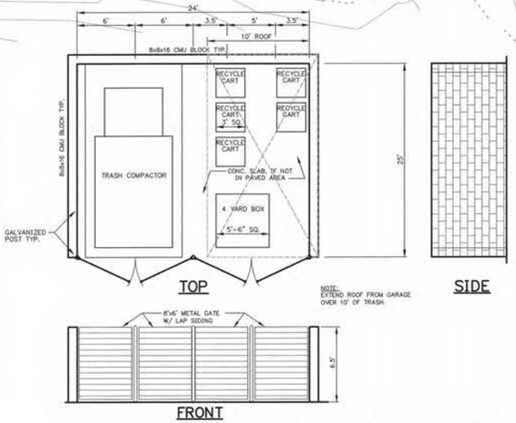
198 TOTAL PARKING STALLS
147 STANDARD STALLS
44 COMPACT STALLS
7 HANDICAP STALLS
12 TOTAL BICYCLE SPACES (11 REQUIRED)
(2) BIKE RACKS

1 RECREATION BLD. / MANAGER'S OFFICE
1 TRASH COMPACTOR / RECYCLE
2 PLAY /RECREATION AREAS
1 U.S. MAIL BOX AREA

** THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 3,4 & 7 ARE TO BE TYPE A UNITS 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







TRASH COMPACTOR & RECYCLE ENCLOSURE
-NTS-

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: G.I.D.
Checked: ----
Date: JULY 2018
Scale: AS SHOWN

P.H.S. 10/23/2018
6732p (SDR3-SITE)

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 1978
MARK D GRENZ
EXPIRES: 06-30-2019

JOB # 6732

SDR3

1. REVISED PER CITY OF SALEM REVIEW.

J:\6700-6799\6732-Elingapts\Dwg (18"x32p dwg, SDR3-SITE, 11/9/2018 1:47:08 PM, GDeMeyer

CITY OF Salem AT YOUR SERVICE

MEMO

TO: Aaron Panko, Planner III
Community Development Department

FROM: Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department

DATE: December 10, 2018

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS**
DR-SPR-DAP-TRV18-07 (18-120446-RP)
1881 WILTSEY ROAD SE
111-UNIT APARTMENT COMPLEX

PROPOSAL

A Class 3 Design Review and Class 3 Site Plan Review application for development of a new 111-unit apartment complex, with a Class 2 Driveway Approach permit for new driveway approaches on Wiltsey Road SE and Candy Flower Court SE, and a Tree Regulation Variance request to remove Oregon white oaks ranging in size from 24 inches to 40 inches in diameter, for property approximately 6.5 acres in size, zoned RM-I and RM-II (Multi-Family Residential), and located at 1881 Wiltsey Road SE - 97306 (Marion County Assessor Map and Tax Lot numbers: 083W14D / 01100 and 01101).

RECOMMENDED CONDITIONS OF APPROVAL

1. Convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Wiltsey Road SE.

2. Convey land for dedication at the terminus of Candy Flower Court SE pursuant to PWDS.

3. Construct a property line sidewalk and install street trees along the frontage of Wiltsey Road SE to meet Collector street standards as specified in the PWDS and consistent with the provisions of SRC Chapter 803.

4. Construct a cul-de-sac improvement at the terminus of Candy Flower Court SE to Cul-de-sac street standards as specified in the PWDS and consistent with the provisions of SRC Chapter 803.

5. Modify the easterly driveway approach accessing Wiltsey Road SE to meet the

---

Code authority references are abbreviated in this document as follows: *Salem Revised Code* (SRC); *Public Works Design Standards* (PWDS); *Salem Transportation System Plan* (Salem TSP); and *Stormwater Management Plan* (SMP).

requirements of SRC Chapter 804 and PWDS.

6. Design and construct a storm drainage system at the time of development in SRC Chapter 71 and *PWDS*.

FACTS

Streets

1. Wiltsey Road SE

   a. Standard—This street is designated as a Collector street in the Salem TSP. The standard for this street classification is a 34-foot-wide improvement within a 60-foot-wide right-of-way.

   b. Existing Conditions—This street has an approximate 34-foot improvement within a 40-foot-wide right-of-way abutting the subject property.

2. Candy Flower Court SE

   a. Standard—This street is designated as a Local street in the Salem TSP. The standard for this street classification is a 30-foot-wide improvement within a 50-foot-wide right-of-way; the cul-de-sac standard is a 38-foot-radius improvement within a 45-foot-radius right-of-way.

   b. Existing Conditions—This street has an approximate 30-foot improvement within a 60-foot-wide right-of-way which terminates at the boundary of the subject property.

Storm Drainage

1. Existing Conditions

   a. A public detention basin is located in the northwest corner of the property within a public easement (Reel 3570, Page 309).

   b. A ditch and 15-inch storm mains are located on the northern portion of the property within a public easement (Reel 3570, Pages 310 and 311). These easements and mains cross the sewer easement and force mains.

   c. The subject property is within the Battle Creek Drainage Basin.

Water

1. Existing Conditions

   a. The subject property is located within the S-2 water service level.

   b. An 8-inch water main is located in both Wiltsey Road SE and Candy Flower Court SE. Mains of this size generally convey flows of 900 to 2,200 gallons per minute.

Sanitary Sewer

1. Existing Conditions

   a. An 8-inch sewer line is located in Candy Flower Court SE.

   b. A 30-foot-wide sewer easement is located on the property and houses two force mains (14-inch and 20-inch).

CRITERIA AND FINDINGS

SITE PLAN REVIEW

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

Criteria: SRC 220.005(f)(3)(A) The application meets all applicable standards of the UDC *(Unified Development Code)*

Finding—With completion of the conditions above, the subject property meets all applicable standards of the following chapters of the UDC: 601 – Floodplain; 802 – Public Improvements; 803 – Streets and Right-of-Way Improvements; 804 – Driveway Approaches; 805 – Vision Clearance; 809 – Wetlands; and 810 - Landslides.

Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined that no floodplain or floodway areas exist on the subject property.

According to the Salem-Keizer Local Wetland Inventory (LWI) the subject property does not contain any wetland areas.

According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are mapped 2-point landslide hazard areas on

the subject property. The proposed activity of a multi-family development adds 2 activity points to the proposal, which results in a total of 4 points. Therefore, the proposed development is classified as a low landslide risk and no additional information is required.

Criteria: SRC 220.005(f)(3)(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

Finding—The proposed development is subject to a special setback equal to 30 feet from centerline on the development side of Wiltsey Road SE.

The existing configuration of Wiltsey Road SE does not meet current standards for its classification of street per the Salem TSP. The existing street condition is lacking right-of-way width, sidewalk, and street trees. The applicant shall convey land for dedication to equal a half-width right-of-way of 30 feet on the development side of Wiltsey Road SE. The applicant shall also construct sidewalk and install street trees as specified in the City Street Design Standards and consistent with the provisions of SRC Chapter 803. Trees being removed as part of street construction require a removal permit pursuant to SRC 86.090.

The existing configuration of Candy Flower Court SE does not meet current standards for its classification of street per the Salem TSP. The applicant shall convey land for dedication at the terminus of Candy Flower Court SE pursuant to PWDS and construct a complete cul-de-sac improvement at the terminus of Candy Flower Court SE to Cul-de-sac street standards as specified in the PWDS and consistent with the provisions of SRC Chapter 803. Prior to accepting the property to be dedicated, the City will need to quitclaim the existing stormwater easement located within the area to be dedicated as right-of-way.

Criteria: SRC 220.005(f)(3)(C) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

Finding—The driveway accesses onto Wiltsey Road SE and the completed Candy Flower Court SE cul-de-sac bulb provide for safe turning movements into and out of the property. The applicant is proposing fill over an existing sanitary sewer easement to facilitate the construction of a parking area. Placing fill in an easement requires a Design Exception.

Criteria: SRC 220.005(f)(3)(D) The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development

Finding—The Public Works Department has reviewed the applicant's preliminary plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and are adequate to serve the proposed development. The applicant is proposing connections to the existing main located in Wiltsey Road SE for both fire and domestic service. Separate taps to the existing main will be needed for each service. The applicant is proposing to extend a private sewer system into the site from the existing sewer main located in Candy Flower Court SE. The applicant is advised that a sewer monitoring manhole will be required, and the trash area shall be designed in compliance with PWDS.

The applicant's engineer submitted a statement demonstrating compliance with PWDS Appendix 004-E(4)(b) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to PWDS and to the satisfaction of the Public Works Director.

DRIVEWAY APPROACH PERMIT – Wiltsey Road SE (east entrance)

Analysis of the driveway approach based on relevant criteria in SRC 804.025(d) is as follows:

A Class 2 Driveway Approach Permit shall be granted if:

(1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;

Finding— The proposed driveway meets the standards for SRC 804 and PWDS.

(2) No site conditions prevent placing the driveway approach in the required location;

Finding—There are no site conditions prohibiting the location of the proposed driveway, except that construction of the driveway approach may require relocation of an existing utility pole.

(3) The number of driveway approaches onto an arterial are minimized;

Finding—The proposed driveway is not accessing onto an arterial street.

(4) The proposed driveway approach, where possible:

i. **Is shared with an adjacent property; or**

ii. **Takes access from the lowest classification of street abutting the property;**

Finding—The proposed driveway to Wiltsey Road SE, a Collector, is necessary to provide an additional access point to meet fire code requirements.

(5) Proposed driveway approach meets vision clearance standards;

Finding—The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Finding—The proposed driveway will not create a known traffic hazard and will provide for safe turning movements for access to the subject property.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Finding—The location of the proposed driveway does not have any adverse impacts to the adjacent properties or streets.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Finding—The proposed driveway approach is located on a Collector street and does not create a significant impact to adjacent streets and intersections.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding—The proposed development is surrounded by residentially zoned property. The proposed development abuts Collector and Local streets. The driveway balances the adverse impacts to residentially zoned property and will not have an effect on the functionality of the adjacent streets.

DRIVEWAY APPROACH PERMIT – Wiltsey Road SE (west entrance)

Analysis of the driveway approach based on relevant criteria in SRC 804.025(d) is as follows:

A Class 2 Driveway Approach Permit shall be granted if:

(1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;

Finding—The proposed driveway meets the standards for SRC 804 and PWDS.

(2) No site conditions prevent placing the driveway approach in the required location;

Finding—There are no site conditions prohibiting the location of the proposed driveway.

(3) The number of driveway approaches onto an arterial are minimized;

Finding—The proposed driveway is not accessing onto an arterial street.

(4) The proposed driveway approach, where possible:

i. Is shared with an adjacent property; or

ii. Takes access from the lowest classification of street abutting the property;

Finding—The proposed driveway to Wiltsey Road SE, a Collector. The driveway cannot be shared with adjacent property because of topographic constraints. Access is being taken from Candy Flower Court SE, a local street, but an additional access on Wiltsey Road SE is warranted.

(5) Proposed driveway approach meets vision clearance standards;

Finding—The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Finding—The proposed driveway will not create a known traffic hazard and will provide for safe turning movements for access to the subject property.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Finding—The location of the proposed driveway does not have any adverse impacts to the adjacent properties or streets.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Finding—The proposed driveway approach is located on a Collector street and does not create a significant impact to adjacent streets and intersections.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding—The proposed development is surrounded by residentially zoned property. The proposed development abuts Collector and Local streets. The driveway balances the adverse impacts to residentially zoned property and will not have an effect on the functionality of the adjacent streets.

DRIVEWAY APPROACH PERMIT – Candy Flower Court SE

Analysis of the driveway approach based on relevant criteria in SRC 804.025(d) is as follows:

A Class 2 Driveway Approach Permit shall be granted if:

(1) The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards;

Finding— The proposed driveway meets the standards for SRC 804 and PWDS.

(2) No site conditions prevent placing the driveway approach in the required location;

Finding—There are no site conditions prohibiting the location of the proposed driveway.

(3) The number of driveway approaches onto an arterial are minimized;

Finding—The proposed driveway is not accessing onto an arterial street.

(4) The proposed driveway approach, where possible:

i. Is shared with an adjacent property; or

ii. **Takes access from the lowest classification of street abutting the property;**

Finding—The proposed driveway to Candy Flower Court SE is located with access to the lowest classification of street abutting the subject property.

(5) Proposed driveway approach meets vision clearance standards;

Finding—The proposed driveway meets the PWDS vision clearance standards set forth in SRC Chapter 805.

(6) The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access;

Finding—The proposed driveway will not create a known traffic hazard and will provide for safe turning movements for access to the subject property.

(7) The proposed driveway approach does not result in significant adverse impacts to the vicinity;

Finding—The location of the proposed driveway does not have any adverse impacts to the adjacent properties or streets.

(8) The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections; and

Finding—The proposed driveway approach is located on a local street and does not create a significant impact to adjacent streets and intersections.

(9) The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

Finding—The proposed development is surrounded by residentially zoned property. The proposed development abuts Collector and Local streets. The driveway balances the adverse impacts to residentially zoned property and will not have an effect on the functionality of the adjacent streets.

Prepared by: Jennifer Scott, Program Manager
cc: File

SALEM•KEIZER PUBLIC SCHOOLS

DAVID FRIDENMAKER, Manager
Facility Rental, Planning, Property Services
3630 State Street, Bldg. C • Salem, Oregon 97301-5316
503-399-3335 • FAX: 503-375-7847

Christy Perry, Superintendent

November 28, 2018

Aaron Panko, Case Manager
Planning Division, City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301

RE: Land Use Activity Case No. DR-SPR-DAP-TRV18-07, 1881 Wiltsey Rd SE

The City of Salem issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Pringle	Elementary	K thru 5
Judson	Middle	6 thru 8
South Salem	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District's adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Pringle	Elementary	665	663	100%
Judson	Middle	990	995	99%
South Salem	High	1,926	1,797	107%

Table 2

POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2014 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	111	MF	0.201	22
Middle	111	MF	0.077	9
High	111	MF	0.084	9

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll. /Cap. Ratio
Pringle	Elem.	665	6	22	28	663	105%
Judson	Mid.	990	48	9	57	995	105%
South Salem	High	1,926	113	9	122	1,797	114%

Table 4

ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be

provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Pringle	Elementary	Walk Zone
Judson	Middle	Eligible for School Transportation
South Salem	High	Eligible for School Transportation

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	22	$51,123	$1,124,706
Middle	9	$60,232	$542,088
High	9	$69,342	$624,078
TOTAL			$2,290,872

Table 6

*Cornerstone Management Group, Inc. estimates based on RLB cost index average, 2018 Second Quarter.

At the Wiltsey Rd. SE frontage, School District aerial fiber runs along the north side of Wiltsey Rd. SE, transitioning to buried fiber across from Blue River Dr. SE continuing to the east to Madras St. SE and then turning north along the western side of the Madras St. SE right-of-way.

Sincerely,

David Fridenmaker

David Fridenmaker, Manager

c: Mike Wolfe, Chief Operations Officer, David Hughes, Manager – Custodial, Property and Auxiliary Services, Michael Shields, Director of Transportation