NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
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CITY OF Salem AT YOUR SERVICE

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

DECISION OF THE PLANNING COMMISSION

CLASS 3 DESIGN REVIEW / CLASS 3 SITE PLAN REVIEW CASE NO. DR-SPR16-03

APPLICATION NOS.: 16-113063-DR & 16-113061-RP

NOTICE OF DECISION DATE: SEPTEMBER 9, 2016

APPLICATION SUMMARY: A request for Design Review and Site Plan Review approval to allow development of an 88-unit multi-family use on the subject property.

REQUEST: A proposed Class 3 Design Review and Class 3 Site Plan Review, to allow development of an 88-unit apartment complex, for proposed parcel size of approximately 4.23 acres, zoned CR (Retail Commercial), and located at 152-172 Pembrook Street SE and 4752 Liberty Road S - 97302 (Marion County Assessor's Map and Tax Lot numbers: 083W09DB / 04000, 04200, 04300, and 04400).

APPLICANT: PEMBROOK LLC (DAVID MONTAGNE & ADAM HUSKEY)

LOCATION: 152–172 PEMBROOK ST SE & 4752 LIBERTY RD S / 97302

CRITERIA: Class 3 Design Review: 225.005(e)(2)
Class 3 Site Plan Review: 220.005(f)(3)

FINDINGS: The findings are in the attached staff report dated September 6, 2016.

DECISION: The Planning Commission **GRANTED** Class 3 Design Review / Class 3 site Plan Review Case No. DR-SPR16-03 for development of an 88-unit multi-family use for property located at 152-172 Pembrook Street SE and 4752 Liberty Road S – 97302 subject to the following amended conditions of approval:

~~**Condition 1:** Additional window areas shall be incorporated into the design for Building 1 and Building 4 so that windows are provided in all habitable space facing common open space and parking areas.~~

Condition ~~2~~ 1: Provide a marked crosswalk to lead pedestrians through the vehicle use area from the gate at the main entrance into the site.

Condition ~~3~~ 2: Provide a minimum of two shade trees adjacent to the parking spaces abutting Pembrook Street SE.

Condition ~~4~~ 3: Prior to issuance of building permit, a Property Boundary Verification application shall be approved and recorded with Marion County which defines the outside boundary of the subject property.

Condition ~~5~~ 4: The proposed vehicle use area adjacent to the dental clinic on the northwest portion of the site shall be setback a minimum of 10 feet.

VOTE:

Yes 8 No 0 Absent 1 (Palmateer)

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: September 27, 2018
Class 3 Site Plan Review: September 27, 2020

Application Deemed Complete: August 11, 2016
Public Hearing Date: September 6, 2016
Notice of Decision Mailing Date: September 9, 2016
Decision Effective Date: September 27, 2016
State Mandate Date: December 9, 2016

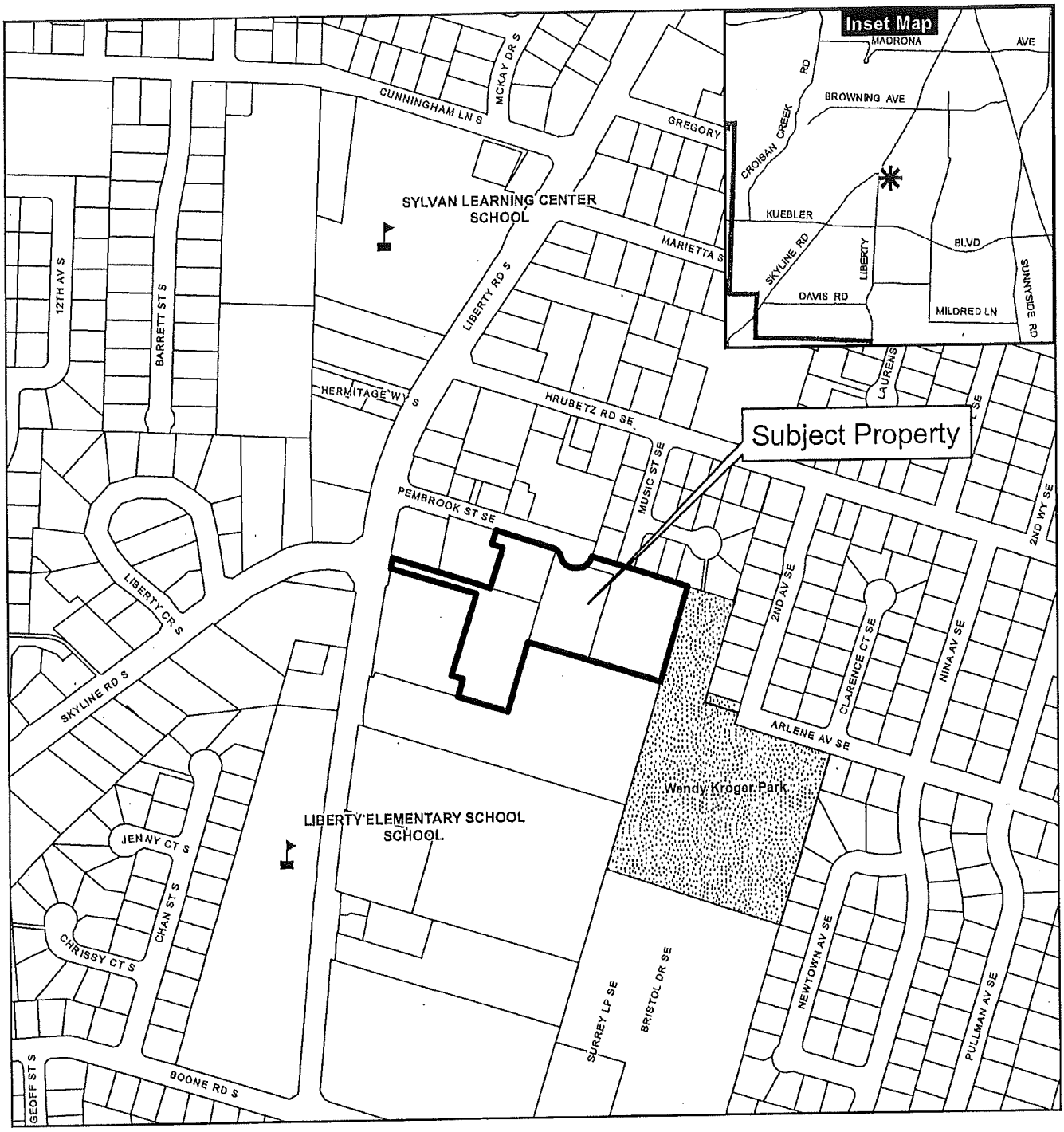
Case Manager: Aaron Panko, APanko@cityofsalem.net

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 5:00 p.m., SEPTEMBER 26, 2016.** 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 in SRC Chapters 220 and 225. 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

Vicinity Map
152-172 Pembrook Street SE, and
4752 Liberty Road S



Legend

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

0 100 200 400 Feet

CITY OF Salem AT YOUR SERVICE
Community Development Dept.

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FOR MEETING OF: SEPTEMBER 6, 2016
CASE NO.: DR-SPR16-03
AGENDA ITEM NO. 6.4

TO: PLANNING COMMISSION

FROM: LISA ANDERSON-OGILVIE, AICP
PLANNING ADMINISTRATOR

SUBJECT: DESIGN REVIEW – SITE PLAN REVIEW CASE NO. 16-03; 152-172 PEMBROOK STREET SE AND 4752 LIBERTY ROAD S
AMANDA NOS. 16-113063-DR & 16-113061-RP

REQUEST

Summary: A request for Design Review and Site Plan Review approval to allow development of an 88-unit multi-family use on the subject property.

Request: A proposed Class 3 Design Review and Class 3 Site Plan Review, to allow development of an 88-unit apartment complex, for proposed parcel size of approximately 4.23 acres, zoned CR (Retail Commercial), and located at 152-172 Pembrook Street SE and 4752 Liberty Road S - 97302 (Marion County Assessor's Map and Tax Lot numbers: 083W09DB / 04000, 04200, 04300, and 04400).

OWNER: David A. Montagne, Pembrook LLC

APPLICANT/FILER: Brandie Dalton, Multi-Tech Engineering

RECOMMENDATION

Based upon the Facts and Findings contained in this staff report, staff recommends that the Planning Commission GRANT the request for a consolidated design review and site plan review for an 88-unit apartment complex for property located at 152-172 Pembrook Street SE and 4752 Liberty Road S subject to the following conditions of approval:

Condition 1: Additional window areas shall be incorporated into the design for Building 1 and Building 4 so that windows are provided in all habitable space facing common open space and parking areas.

Condition 2: Provide a marked crosswalk to lead pedestrians through the vehicle use area from the gate at the main entrance into the site.

Condition 3: Provide a minimum of two shade trees adjacent to the parking spaces abutting Pembrook Street SE.

Condition 4: Prior to issuance of building permit, a Property Boundary Verification application shall be approved and recorded with Marion County which defines the outside boundary of the subject property.

Condition 5: The proposed vehicle use area adjacent to the dental clinic on the northwest portion of the site shall be setback a minimum of 10 feet.

BACKGROUND

The subject property is a remainder of the former Stayton Cannery site. In 1997, the Planning Commission approved a Comprehensive Plan Change, Neighborhood Plan Change and Zone Change (CPC/NPC/ZC 97-23) for the subject property from Industrial to Commercial subject to conditions of approval.

In 2006, the Liberty Crossing Subdivision (SUB 06-28) was approved dividing the property into 6 lots. The subject property includes lots 2, 4, 5, and 6 of the Liberty Crossing Subdivision.

In 2015, a consolidated Zone Change and Conditional Use Permit application (ZC-CU15-03) was submitted requesting to eliminate a use limitation condition from CPC/NPC/ZC 97-23, as well as a request to develop the subject property with a multi-family residential use. ZC-CU15-03 was granted subject to conditions of approval.

On July 12, 2016, design review and site plan review applications were submitted to develop the subject property with an 88-unit multi-family residential use. After receiving additional information, and a statement from the applicant that pursuant to ORS 227.178(2) all needed information has been provided, the applications were deemed complete for processing on August 11, 2016.

The public hearing before the City of Salem Planning Commission is scheduled for September 6, 2016, at 5:30 p.m. in the Salem City Council Chambers, Civic Center Room 240, located at 555 Liberty Street SE. Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on August 17, 2016. Public hearing notice was also posted on the property by the applicant pursuant to SRC requirements.

PROPOSAL

The applicant has submitted Design Review and Site Plan Review applications for development of an 88-unit multi-family use for property located at 152-172 Pembrook Street SE and 4752 Liberty Street SE (Attachment A).

APPLICANT'S PLANS AND STATEMENT

The applicant's proposed site plan and building plans are included as Attachment B, and the applicant's statement addressing the applicable approval criteria for the consolidated request is included as Attachment C.

FACTS AND FINDINGS

1. Salem Area Comprehensive Plan (SACP) designation

The Salem Area Comprehensive Plan (SACP) map designation for the subject property is "Commercial". 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 CR (Retail Commercial). Multi-family residential uses are allowed in the CR zone with a conditional use permit.

SRC Chapter 240 provides that no building, structure, or land shall be used or developed for any use which is designated as a conditional use in the UDC unless a conditional use permit has been granted pursuant to this Chapter.

A conditional use permit (ZC-CU15-03) has been granted to allow the subject property to be developed with a multi-family use subject to conditions of approval.

The zoning of surrounding properties includes:

North:	Pembrook Street SE and Music Street SE, RS (Single Family Residential) – Single Family Dwellings
East:	RS (Single Family Residential) – Wendy Kroger Park
South:	IP (Industrial Park) – Self-Service Storage
West:	CR (Retail Commercial) – Dental Office and Walgreens

3. Site Analysis

The subject property is approximately 4.23 acres in size and is currently vacant.

The subject property has frontage along Liberty Road S, which is designated as a Major Arterial in the Salem Transportation System Plan (TSP) and Pembrook Street SE, which is designated as a local street. Music Street SE abuts the property to the north; however, no vehicle access will be provided to the proposed development from this local street.

Wendy Kroger Park (former Cannery Park) abuts the property to the east.

4. Neighborhood and Citizen Comments

The subject property is located within the Faye Wright Neighborhood Association. Notice was provided to Faye Wright and surrounding property

owners within 250 feet of the subject property. No comments were received from Faye Wright or surrounding property owners during the public comment period.

5. City Department and Public Agency Comments

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

The Fire Department commented that they have no issues with the site plan review, however, the Fire Department will have requirements when plans are submitted for permitting, i.e. Fire Hydrants, Fire Lanes, Sprinkler, Alarms, etc.

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

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 proposed apartment complex includes a variety of open space areas available for residents including an outdoor adult recreation area, pool, recreation building and other open landscaped areas around the site. The proposal complies with this design guideline.

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

Finding: Common open space areas and are provided throughout the site. The proposal complies with this design guideline.

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

Finding: A variety of common open space areas are provided which are

outside of the perimeter setback areas. Approximately 48 percent (83,551 square feet) of the site is open space, with approximately 30 percent (25,307 square feet) of the open space area falling outside of the perimeter setback. The common open space provided is sufficient to meet the corresponding design standard (SRC 702.015(b)(2)(A)(i)), and complies with this design guideline.

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: A 2,000 square foot designated open space area is provided as part of the common open space for the development site. In addition, a pool and recreation building will be provided to serve the residents. The open space areas provided are sufficient to meet the corresponding design standard (SRC 702.015(c)(2)(A)), and complies with this design guideline.

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

Finding: The proposed recreation building, pool and open space area are provided in a central location to the development. The location for the open space areas are sufficient to meet the corresponding design standard (SRC 702.015(c)(2)(B)), and complies with this design guideline.

(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: A children's play area is not provided for this development, therefore this guideline is not applicable.

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 private open space area. Patios are provided for the ground floor units, and decks are provided for the second and third floor units. The private open space area is sufficient to comply with the corresponding design standard (SRC 702.015(d)(2)(A), Table 702-3), and complies with this design guideline.

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

Finding: Private open space areas are accessible from each dwelling unit. Access to the private open space for each unit is sufficient to comply with the corresponding design standards (SRC 702.015(d)(2)(B)), and complies with this design guideline.

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

Finding: Fencing and landscaping are used to provide a buffer between all ground floor private open space areas where adjacent to common open space. The buffer provided is sufficient to comply with the corresponding design standard (SRC 702.015(d)(2)(C)), and complies with this design guideline.

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 per 2,000 square feet of gross site area. For the subject property, a minimum of 92 trees are required. The applicant's preliminary landscape plan indicates that 95 trees will be distributed throughout the development site. The number of trees provided complies with the corresponding design standard (SRC 702.020(b)(2)(A)), and complies with this design guideline.

(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: There are no existing mature trees on the subject property to preserve. This guideline is not applicable for this development site.

(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 is adjacent to a RS zone to the north. As a condition of approval per ZC-CU15-03, the applicant is required to provide an

8-foot-tall, decorative, sight-obscuring fence or wall adjacent to the abutting RS zone to the north. The fence of wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chain link fencing with slats shall not be allowed to satisfy this condition. In addition, a condition of approval from ZC-CU15-03 requires trees planted adjacent to the RS zone to be not less than 12 feet in height at the time of planting.

The applicant is proposing an 8-foot-tall decorative sight obscuring fence, as well as landscaping and trees in compliance with the conditions of approval from ZC-CU15-03, and sufficient to meet the corresponding design standard (SRC 702.020(b)(2)(D)). The proposed screening complies with this design guideline.

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: The subject property has approximately 315 feet of frontage along Pembrook Street SE. The corresponding design standard requires a minimum of one shade tree per 50 linear feet of street frontage, requiring a minimum of 6 shade trees. The preliminary landscaping plan shows 7 shade trees to be planted approximately every 40 feet. The trees provided are sufficient to meet the corresponding design standard (SRC 702.020(c)(2)(A)), and complies with this design guideline.

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: A minimum of 2 plant units of landscaping are provided at the common entry way for each of the proposed apartment buildings. The amount of landscaping provided at the primary entry way of each dwelling unit is sufficient to meet the corresponding design standard (SRC 702.020(d)(2)(A)), and complies with this design guideline.

(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 preliminary landscape plan indicates that a variety of trees and shrubs will be provided around the exterior walls of the proposed buildings at a level that complies with the corresponding design standards (SRC Chapter 702.020(d)(2)(B) and (C)), and complies with this design guideline.

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: A minimum 10 foot wide landscaped setback area is provided around the majority of the site, except where the property abuts a RS zone where a greater landscaped setback is provided. The landscaped setback provided complies with the minimum requirements of the zoning code and the conditions placed on the conditional use permit approval (ZC-CU15-03). The landscaping and fencing provided complies with this design guideline.

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

Finding: The corresponding design standard requires ground level private open space to by physically and visually separated from common open space areas using landscaping or fencing. Ground floor private open space areas are provided with a combination of fencing and/or landscaping to separate and define the private open space areas from common open space. The proposed site plan complies with the corresponding design standard (SRC 702.020(e)(2)(A)), and complies with this design guideline.

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 all buildings have windows provided in habitable rooms and windows that face the parking lots and open space areas. The corresponding design standard requires windows to be provided in all habitable rooms, other than bathrooms, that face common open space, parking areas, and pedestrian paths. However, Building 1 and Building 4 include rooms with habitable space that do not have windows facing parking and open space areas. Staff recommends that additional window area be incorporated into the design for Building 1 and Building 4 to fully comply with the intent of this design guideline.

Condition 1: Additional window areas shall be incorporated into the design for Building 1 and Building 4 so that windows are provided in all habitable space facing common open space and parking areas.

(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 corresponding design standard requires landscaping and fencing adjacent to common open space, parking areas, and dwelling unit entryways to be limited to a maximum height of 3 feet. Preliminary landscape plans 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. The proposed landscaping and fencing complies with the corresponding design standard (SRC 702.025(a)(2)(B)), and complies with this design guideline.

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: The corresponding design standard (SRC 702.030(b)(2)(A)) requires parking areas greater than 6,700 square feet in area to be physically and visually separated with landscaped planter bays that are a minimum of 18 feet in width. It appears that the parking lot complies with this standard. Landscape islands with canopy trees are provided at regular intervals around the proposed parking area to minimize the expanse of continuous parking, and therefore complies with this guideline.

(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 recreation building to the proposed multi-family dwelling units. The proposed interior pedestrian connections comply with the corresponding design standard (SRC 702.030(b)(2)(B)), and complies with this design guideline.

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

Finding: Parking areas are provided throughout the development site, in a convenient distance from the proposed multi-family dwelling units and the

recreation building, in compliance with this design guideline.

(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 topography of the property is relatively flat in this location, there are no identified landslide hazard areas on the property or environmentally sensitive areas. The proposed parking areas do not directly abut a RA or RS zone. The proposed parking area and circulation system complies with the corresponding design standards (SRC 702.030(b)(2)(E), (G) and (H)), and complies with this design guideline.

702.030(c)(1) – Site Access

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

Finding: The corresponding design standard (SRC 702.030(c)(2)(A)) requires pedestrian pathways to be provided that connect the development to the public sidewalks. As part of the development, a new sidewalk will be extended from Liberty Road S to the development site. In addition, pedestrian access will be provided to Pembrook Street SE. The proposal complies with this guideline.

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

Finding: Pedestrian access is provided in defined pathways and marked crosswalks throughout the proposed site plan, with the exception of the pedestrian pathway leading from Liberty Road S to the gate at the main entrance. Beyond the gate, there is no marker or refuge for pedestrians trying to enter or exit the site through the gate. Staff recommends that a marked crosswalk be provided to lead pedestrians through the vehicle use area from gate into the site.

Condition 2: Provide a marked crosswalk to lead pedestrians through the vehicle use area from the gate at the main entrance into the site.

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

Finding: The subject property has frontage along two streets, Liberty Road S, designated as a Major Arterial and Pembrook Street SE, designated as a local street. Access to the site is provided by Liberty Road S, with emergency vehicle access only provided by Pembrook Street SE. This arrangement is

consistent with a condition of approval from ZC-CU15-03 which limits access on Pembrook Street SE to emergency vehicle access only, but does not comply with the corresponding design standard (SRC 702.030(c)(2)(C)). The proposal is consistent with this design guideline.

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

Finding: The main entrance to the proposed apartment complex is a shared accessway serving existing commercial businesses as conditioned by the Liberty Crossing Subdivision, approved in 2006. The proposed site plan complies with the corresponding design standard (SRC 702.030(c)(2)(D)), and complies with this design guideline.

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

Finding: The design standard (SRC 702.030(b)(2)(D)) requires garages, carports, and parking areas to be setback a minimum of 20 feet from the public right-of-way. Adjacent to Pembrook Street SE, the proposed parking spaces are setback from the street by approximately 10 feet which does not comply with the corresponding design standard. To minimize the visibility of the proposed parking spaces, staff recommends additional trees be provided adjacent to the proposed parking spaces to minimize their visibility from the right-of-way.

Condition 3: Provide a minimum of two shade trees adjacent to the parking spaces abutting Pembrook Street SE.

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 corresponding design standard (SRC 702.035(b)(2)(A)) limits the amount of area on the site that can be regraded in areas with a cross slope greater than 15 percent. The subject property is relatively flat and does not have any areas of slope greater than 15 percent. The proposed development complies with the corresponding design standard, and complies with this design guideline.

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

Finding: The corresponding design standard (SRC 702.035(b)(2)(B)) requires buildings to have no dimension greater than 150 feet. Building 1 is the building with the greatest dimension at approximately 130 feet. The

proposed development complies with the corresponding design standard, and complies with this design guideline.

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

Finding: The corresponding design standard (SRC 702.035(b)(2)(B)) requires buildings to have no dimension greater than 150 feet. Building 1 is the building with the greatest dimension at approximately 130 feet. In addition, each proposed building includes offsets and articulation to break up the façade. The proposed development complies with the corresponding design standard, and complies with this design guideline.

702.035(c)(1) – Compatibility

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

Finding: Horizontal and vertical building offsets are provided in the design for each building. No dimension exceeds more than 150 feet in length. The proposed building setbacks and building height comply with the standards and guidelines for multi-family development.

(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 height and setback requirements of the CR zone and the conditions of approval from ZC-CU15-03. The building height and setbacks proposed provide a separation and transitional area between existing buildings on abutting sites.

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

Finding: Building offsets, varied roof elevations and contrasting facade materials are provided in the design for each building.

(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 (SRC 702.035(c)(2)(C)) requires on sites with more than 75 feet of frontage, a minimum of 50 percent of the buildable width shall be occupied by buildings placed at the setback line. The proposed site plan shows buildings 1 and 2 placed on the setback line adjacent to Pembrook Street SE. The proposed site plan complies with corresponding design standard, and complies with this guideline.

(E) Architecturally defined and covered entryways shall be incorporated into the

design of buildings.

Finding: The corresponding design standard (SRC 702.035(c)(2)(E)) requires a porch or architecturally defined entry area to be provided for each ground level dwelling unit. Covered entry ways are provided in the design of the primary entrance for each of the buildings. The proposal complies with the corresponding design standard, and complies with this guideline.

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 standards (SRC 702.035(d)(2)(A)) requires every two attached dwelling units to be offset from the next dwelling unit by at least 4 feet in depth. Each of the proposed buildings includes a 4-foot building offset between every two dwelling units in compliance with the corresponding design standard, and therefore complies with this guideline.

(ii) Dispersing windows throughout building facades.

Finding: The corresponding design standard (SRC 702.035(d)(2)(F)) requires windows to be provided in all habitable rooms, other than bathrooms, that face required setbacks, common open areas, and parking areas.

Building 1 and Building 4 include rooms with habitable space that do not have windows facing parking and open space areas. Staff recommends that additional window area be incorporated into the design for Building 1 and Building 4 to fully comply with the intent of this design guideline.

Condition 1: Additional window areas shall be incorporated into the design for Building 1 and Building 4 so that windows are provided in all habitable space facing common 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 for at the common entries for each building.

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

Finding: The corresponding design standard (SRC 702.035(d)(2)(E)) require that the horizontal length of roof shall not exceed 100 feet without providing a change of elevation of at least 4 feet. The plan for proposed Building 3 includes a roof with a length of 107.5 feet that does not provide a change in

elevation, and therefore does not comply with the corresponding design standard.

Building 3 is adjacent to a Single Family Residential area to the north. The proposed building is two stories in height and approximately 25 feet in height, consistent with the height requirements found in the Single Family Residential zone, and consistent with the character of a residential neighborhood. While the roof does not comply with the standards, the development results in a less intrusive visual impact to adjacent properties and in addition, the use of fencing and landscaping adjacent to Building 3 help to reinforce the residential scale of the development, which is consistent with the intent of this design guideline.

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 trash and recycling area to serve residents. The proposed enclosures 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 applicant indicates that the proposed trash and recycling area will be screened and enclosed with a sight-obscuring fence or wall, and the doors and gate are proposed to be chain link with privacy slats. It is not clear from the plans or the applicant's narrative if the recycling area will be covered with a roof or not.

(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 enclosures meet 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.

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 an 88-unit apartment complex in a CR zone on the subject property.

Development Standards – CR Zone:

SRC 522.005(a) - Uses:
Except as otherwise provided in Chapter 522, the permitted, special, conditional and prohibited uses in the CR zone are set forth in Table 522-1.

Finding: Multiple Family Uses are allowed in the CR zone, subject to Conditional Use Permit approval. A conditional use permit (ZC-CU 15-03) has been granted for the subject property to allow multi-family development subject to conditions of approval.

SRC 522.010(a) – Lot Standards:
There are no minimum lot area or dimensional requirements in the CR zone. The minimum street frontage requirement is 16 feet.

Finding: The subject property has frontage along two streets, Liberty Road S, and Pembrook Road SE. The existing street frontage exceeds the minimum frontage requirement.

SRC 522.010(b) – CR Zone Setbacks:

North: Adjacent to the north is a RS (Single Family Residential) zone. For multi-family development, there is a minimum 10 foot setback for buildings and vehicle use areas adjacent to a residential zone, however, additional setbacks are required per SRC Chapter 702 when abutting a RS zone.

Also adjacent to the north is the right-of-way for Pembrook Street SE. There is a minimum 5 foot building setback required adjacent to a street. There is a minimum 6-10 foot vehicle use area setback adjacent to a street per SRC Chapter 806.

Finding: Proposed Buildings 2 and 3 are setback from the norther property line by 26 and 24 feet respectively, exceeding the minimum setback in the CR zone.

Proposed Building 1 and 2 and a vehicle use area are setback approximately 10 feet from Pembrook Street SE, which complies with the minimum setback requirement adjacent to a street.

South: Adjacent to the west is an IP (Industrial Park) zone. For multi-family

development, there is a minimum 10 foot setback for buildings and vehicle use areas adjacent to an IP 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: The proposed buildings and vehicle use area are setback from the southern property line by a minimum of 10 feet.

East: Adjacent to the east is an RS (Single Family Residential) zone. For multi-family development, there is a minimum 10 foot setback for buildings and vehicle use areas adjacent to a residential zone, however, additional setbacks are required per SRC Chapter 702 when abutting a RS zone. In addition, a condition of approval from CPC/NPC/ZC97-23 requires a minimum 20-foot-wide landscape strip along the common boundary with the park.

Finding: Proposed Buildings 3 and 4 are setback from the eastern property line by 30 feet, in compliance with the minimum setback of the CR zone, the multi-family design standards and previous conditions of approval.

West: Adjacent to the west is a CR (Retail Commercial) zone, occupied by Walgreens on the southern portion of the property and a dental clinic on the northern portion. For multi-family development, there is a minimum 10 foot setback for buildings and vehicle use areas. 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: The proposed setback adjacent to Walgreens complies with the minimum 10 foot setback. The proposed vehicle use area setback adjacent to the dental clinic is approximately 8 feet, and does not comply with the minimum setback.

Condition 4: The proposed vehicle use area adjacent to the dental clinic on the northwest portion of the site shall be setback a minimum of 10 feet.

SRC 522.010(c) - Lot Coverage, Height:
There is no maximum lot coverage standard in the CR zone. The maximum building height allowance for all uses in the CR zone is 50 feet.

Finding: The proposed development complies with the lot coverage and maximum height standards of the CR zone.

SRC 522.010(d) - Landscaping:

(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.

(3) **Vehicle Use Areas.** A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicular use areas, may count towards meeting this requirement.

Finding: The subject property is approximately 4.23 acres in size (183,722 square feet), requiring a minimum of 27,558 square feet of landscape area (183,722 x 0.15 = 27,558.3). The site plan indicates that 63,972 square feet of landscape area will be provided.

A minimum of 1 plant unit per 20 square feet is required or 3,199 plant units (63,972 / 20 = 3,198.6). Of the plant units, a minimum of 40 percent shall be trees or 1,280 (3,199 x 0.4 = 1,279.6). Landscape and irrigation plans will be reviewed for conformance with the requirements of the zoning code at the time of building permit application review.

General Development Standards SRC 800

SRC 800.015(a) – Buildings to be on a Lot.
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.

Finding: The subject property consists of four separate lots. The proposed site plan indicates that buildings may be placed over existing property lines. The property boundary verification provides a process 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. Staff recommends the following condition.

Condition 4: Prior to issuance of building permit, a Property Boundary Verification application shall be approved and recorded with Marion County which defines the outside boundary of the subject property.

Solid Waste Service Area 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.

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 4 feet of pad area shall be required between the fronts of the facing receptacles.

Finding: A concrete slab pad area is proposed, meeting the minimum dimensional requirements of this section.

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.

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 proposed enclosure has two openings, with each opening at 12 feet, meeting the minimum standard.

2) Measures to Prevent Damage to Enclosure. Enclosures constructed of wood or chain link fencing material shall contain a minimum 4-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure to prevent damage from receptacles impacts.

Finding: The plans do not specify the material of the enclosure, the applicant's statement indicates that it could be fencing or a wall. Compliance with this section will be determined at the time of building permit review.

3) Enclosure Gates. Any gate across the front opening of an enclosure shall swing freely without obstructions. For any opening that is less than 15 feet in width, the gates shall open a minimum of 120 degrees. All gates shall have restrainers in the open and closed positions.

Finding: The proposed gates can swing 120 degrees.

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 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.

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 88-unit apartment complex requires a minimum of 132 off-street parking spaces (88 x 1.5 = 132). The maximum off-street parking allowance for the use is 231 spaces (132 x 1.75 = 231). There are 154 proposed off-street parking spaces provided for the proposed use, consistent with the minimum and maximum off-street parking requirements.

29 of the proposed parking spaces are designated as compact spaces (19 percent). Carpool/vanpool spaces are not required for a 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 site plan indicates that a vehicle use area will encroach into the required 10 foot setback adjacent to the dental clinic on the northwest portion of the development site. This does not comply with the minimum setback standard and must be corrected prior to issuance of a Building Permit.

Condition 5: The proposed vehicle use area adjacent to the dental clinic on the northwest portion of the site shall be setback a minimum of 10 feet.

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 vehicle use area complies with the minimum 5 foot vehicle use area setback adjacent to a building.

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

Finding: The proposed site plan indicates that the parking and driveway area is 54,667 square feet in size. A minimum of 4,373 square feet of interior parking lot landscaping is required (54,667 x 0.8 = 4,373.4). The summary table indicates that 6,138 square feet of interior parking lot landscaping is provided for the site, exceeding the minimum requirement.

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, wheel barriers, striping, marking and signage and lighting will meet the standards of SRC 806. Lighting shall be consistent with SRC Chapter 806.

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 development is for an 88-unit apartment complex, which requires a minimum of 9 bicycle parking spaces (88 x 0.1 = 8.8). The proposed site plan indicates 16 bicycle parking spaces will be provided, dispersed throughout the development site.

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 15-20 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.
Multiple family uses with 50-99 units, a minimum of one off-street loading space is required. The space shall be 12 feet in width, 19 feet in length, and 12 feet of vertical clearance.

If a recreational or service building is provided, at least one of the required loading spaces shall be located in conjunction with the recreational or service building.

Finding: There is one off-street loading space to serve the proposed apartment complex which is located next to the recreation building and within 40 feet of the building entrance which complies with the standard in 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: Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC 807 at the time of building permit application review.

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.

No protected trees have been identified on the site plan for removal.

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) there are no wetlands or hydric soil areas mapped on the subject property. The applicant should contact the Department of State Lands to verify if permits are required for the proposed scope of work.

SRC 810 - Landslide Hazards: A geological assessment or report is required when regulated activity is proposed in a mapped landslide hazard area. The subject property does not contain any mapped landslide hazard areas; two activity points are assigned to the proposed multifamily development. A total of two points indicates a low landslide hazard risk; therefore a geological assessment is not required.

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: Liberty Road S and Pembrook Street SE meets the right-of-way width and pavement width standards per the Salem TSP; therefore, no additional street improvements are required as a condition of the proposed development.

Criterion 3:

Parking areas and driveways are designed to facilitate safe and efficient

movement of vehicles, bicycles, and pedestrians.

Finding: The driveway access onto Liberty Road S provides for safe turning movements into and out of the property.

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 utility plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets / areas and appear to be adequate to serve the proposed development. The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the Public Works Design Standards (PWDS) and to the satisfaction of the Public Works Director. The applicant is advised that a sewer monitoring manhole may be required, and the trash area shall be designed in compliance with Public Works Standards.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(a)-or(b) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible. The applicant's engineer shall design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

RECOMMENDATION

Based upon the Facts and Findings contained in this staff report, staff recommends that the Planning Commission GRANT the request for a consolidated class 3 design review and class 3 site plan review for development of an 88-unit multi-family use for property located at 152-172 Pembrook Street SE and 4752 Liberty Road S – 97302 subject to the following conditions of approval:

Condition 1: Additional window areas shall be incorporated into the design for Building 1 and Building 4 so that windows are provided in all habitable space facing common open space and parking areas.

Condition 2: Provide a marked crosswalk to lead pedestrians through the vehicle use area from the gate at the main entrance into the site.

Condition 3: Provide a minimum of two shade trees adjacent to the parking spaces abutting Pembrook Street SE.

Condition 4: Prior to issuance of building permit, a Property Boundary Verification

application shall be approved and recorded with Marion County which defines the outside boundary of the subject property.

Condition 5: The proposed vehicle use area adjacent to the dental clinic on the northwest portion of the site shall be setback a minimum of 10 feet.

Prepared by Aaron Panko, Planner III

Application Deemed Complete Date: August 11, 2016
State Mandated Decision Date: December 9, 2016

Attachments:
A. Vicinity Map
B. Proposed Site Plan and Building Elevations
C. Applicant's Statement
D. Public Works Memo

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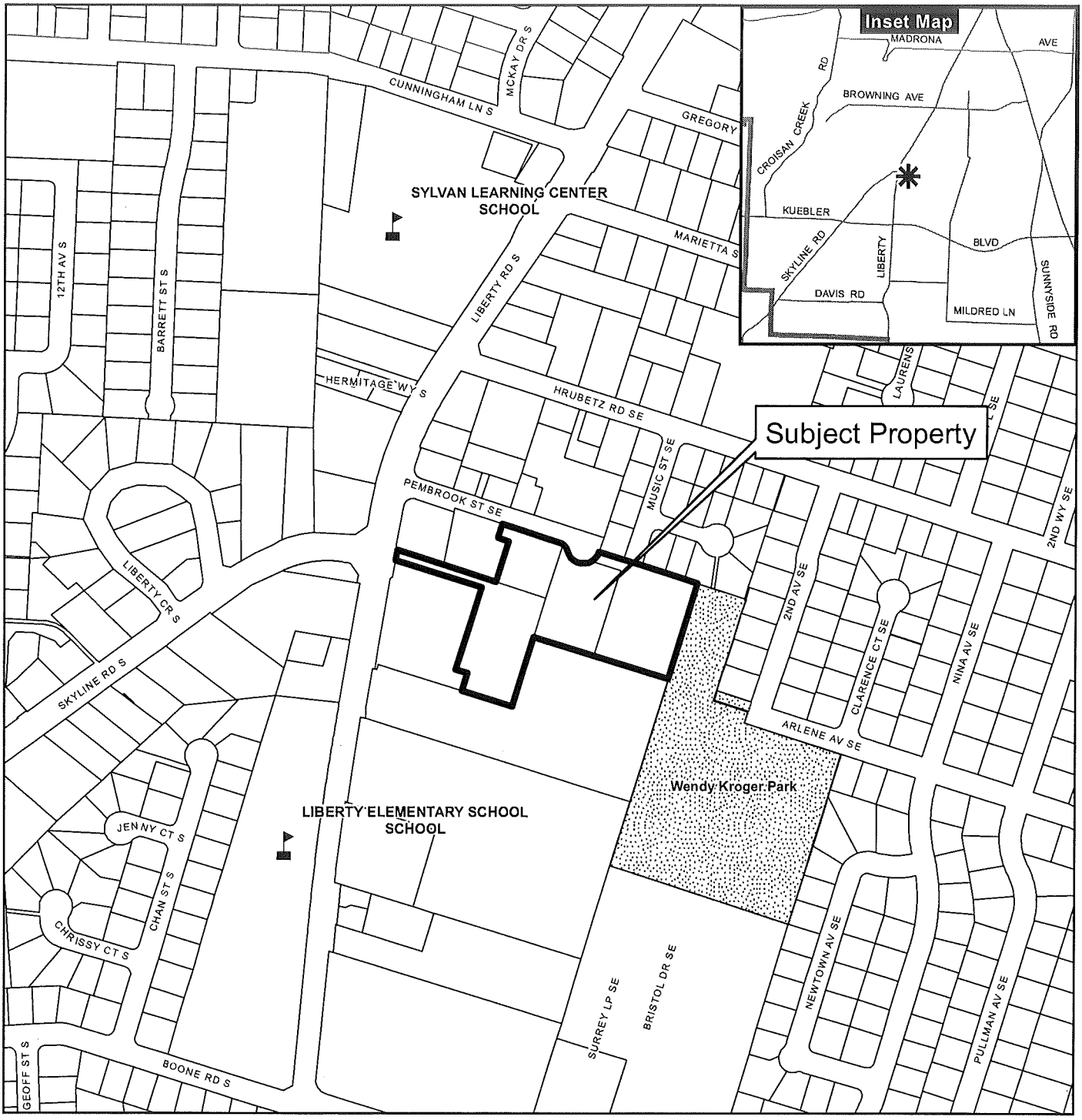
ATTACHMENT A

Vicinity Map
152-172 Pembrook Street SE, and 4752 Liberty Road S



Legend

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

0 100 200 400 Feet

CITY OF Salem AT YOUR SERVICE
Community Development Dept.

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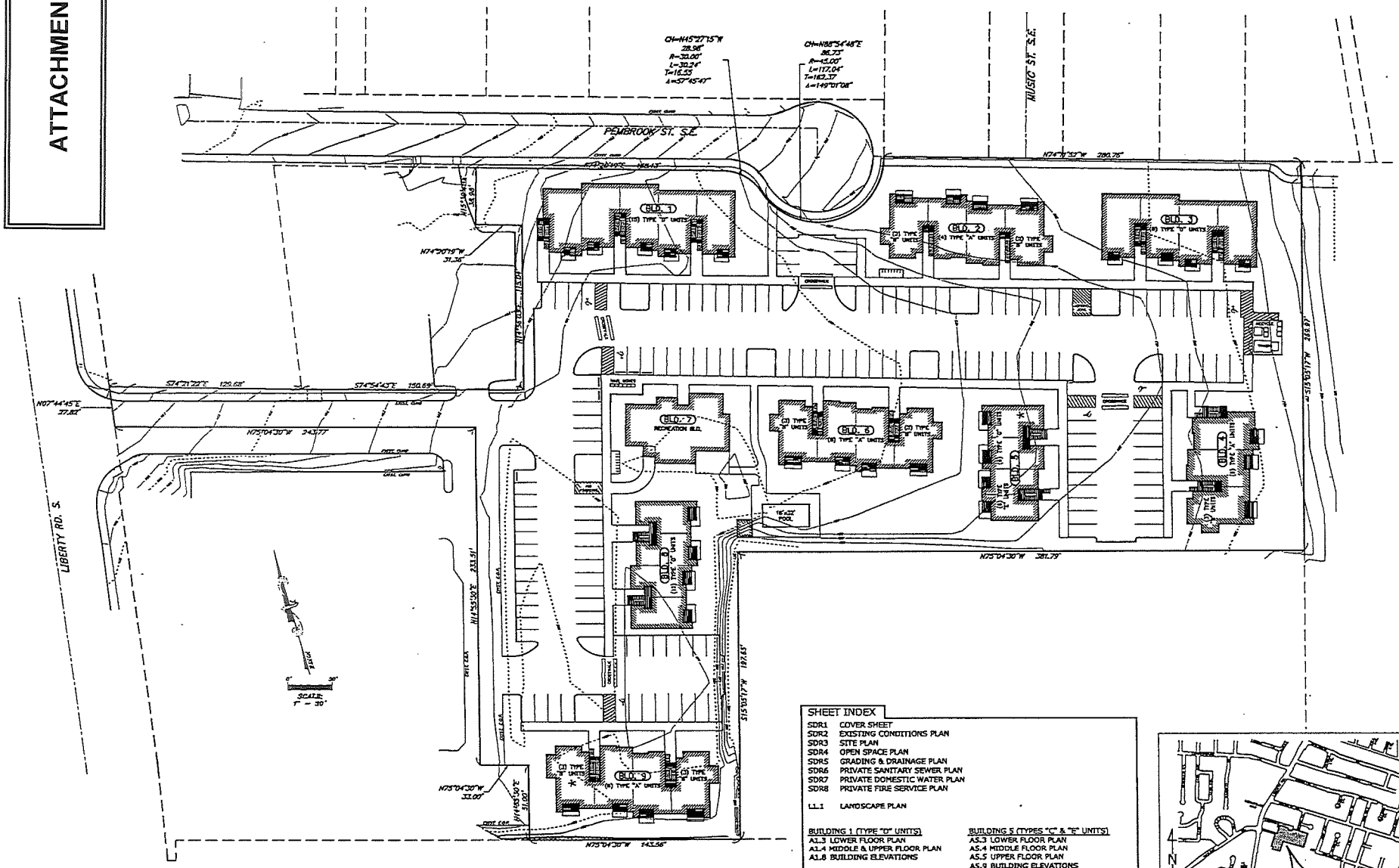
ATTACHMENT B

ATTACHMENT B



SHEET INDEX

SDR1	COVER SHEET
SDR2	EXISTING CONDITIONS PLAN
SDR3	SITE PLAN
SDR4	OPEN SPACE PLAN
SDR5	GRADING & DRAINAGE PLAN
SDR6	PRIVATE SANITARY SEWER PLAN
SDR7	PRIVATE DOMESTIC WATER PLAN
SDR8	PRIVATE FIRE SERVICE PLAN
L1.1	LANDSCAPE PLAN

BUILDING 1 (TYPE "D" UNITS)
A1.3 LOWER FLOOR PLAN
A1.4 MIDDLE & UPPER FLOOR PLAN
A1.8 BUILDING ELEVATIONS

BUILDING 2 (TYPES "A" & "B" UNITS)
A2.3 LOWER FLOOR PLAN
A2.4 UPPER FLOOR PLAN
A2.8 BUILDING ELEVATIONS

BUILDING 3 (TYPE "D" UNITS)
A3.3 LOWER FLOOR PLAN
A3.4 MIDDLE & UPPER FLOOR PLAN
A3.8 BUILDING ELEVATIONS

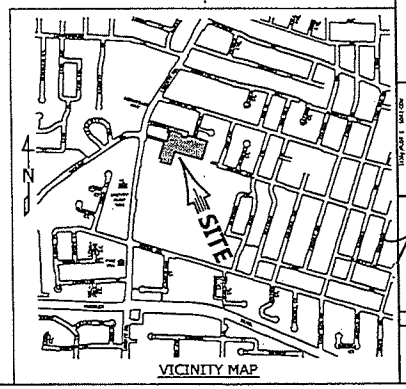
BUILDING 4 (TYPES "A" & "B" UNITS)
A4.3 LOWER FLOOR PLAN
A4.4 MIDDLE & UPPER FLOOR PLAN
A4.8 BUILDING ELEVATIONS

BUILDING 5 (TYPES "C" & "E" UNITS)
A5.3 LOWER FLOOR PLAN
A5.4 MIDDLE FLOOR PLAN
A5.5 UPPER FLOOR PLAN
A5.9 BUILDING ELEVATIONS

BUILDINGS 6 & 9 (TYPES "A" & "B" UNITS)
A6.3 LOWER FLOOR PLAN
A6.4 MIDDLE & UPPER FLOOR PLAN
A6.8 BUILDING ELEVATIONS

BUILDING 7 (RECREATION BUILDING)
A7.3 LOWER FLOOR PLAN
A7.6 BUILDING ELEVATIONS

BUILDING 8 (TYPES "C" UNITS)
A8.3 LOWER FLOOR PLAN
A8.4 MIDDLE FLOOR PLAN
A8.5 UPPER FLOOR PLAN
A8.9 BUILDING ELEVATIONS



VICINITY MAP

PEMBROOK STREET APARTMENT COMPLEX

SEC. 9, T. 8 S., R. 3 W., W.M.
CITY OF SALEM
MARION COUNTY, OREGON

Owner / Developer:
DAV II INVESTMENTS
P.O. BOX 3308
SALEM, OREGON 97302

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

COVER SHEET

PEMBROOK STREET APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

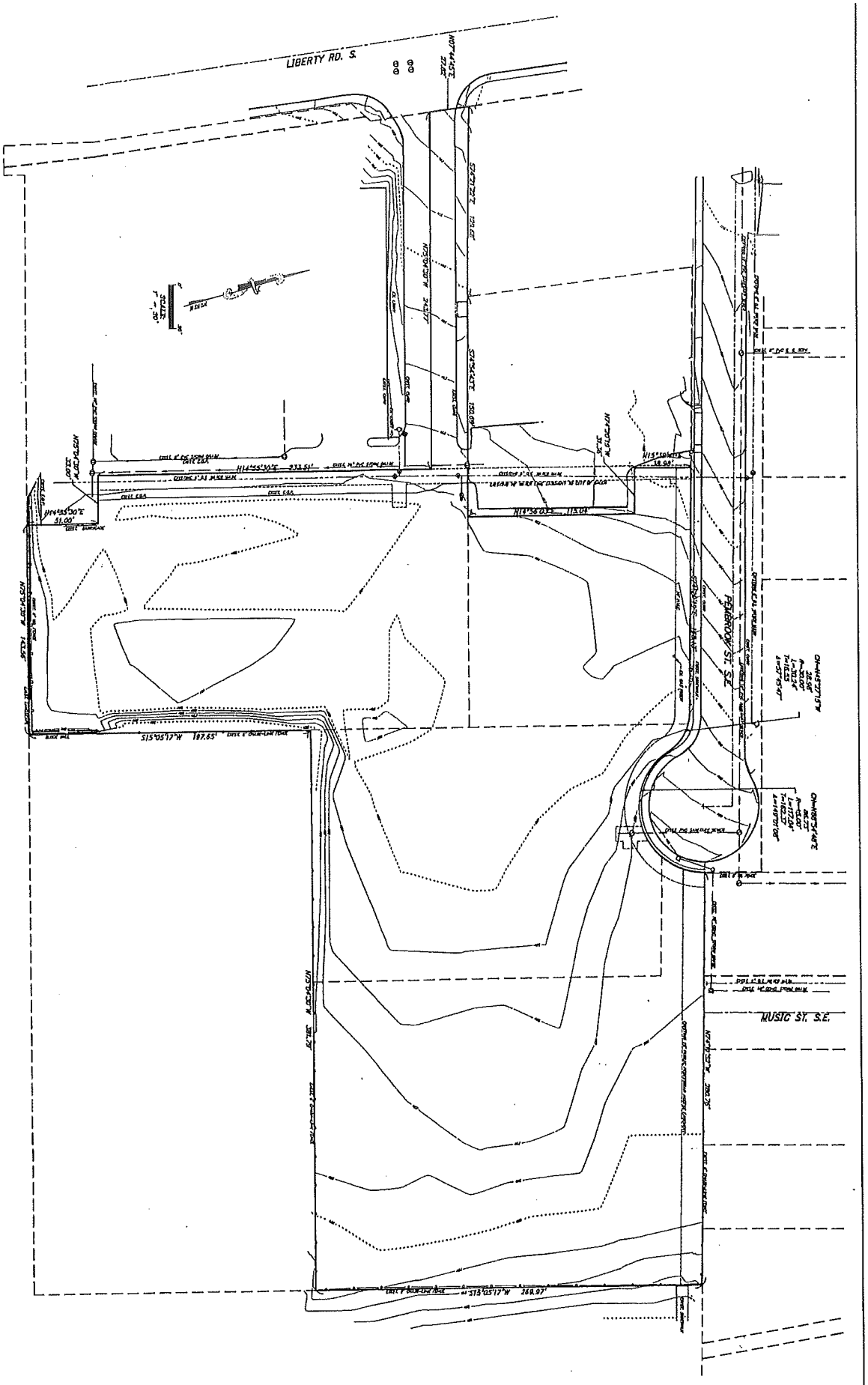
Design: M.D.G.
Drawn: M.D.G.
Checked: M.D.G.
Date: JAN 2018
Scale: AS SHOWN

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

EXPIRES: 06-30-2017

JOB # 6136

SDR1



SDR2

Design:	H.D.G.
Drawn:	D.G.G.
Checked:	H.D.G.
Date:	APR 2016
Scale:	AS SHOWN

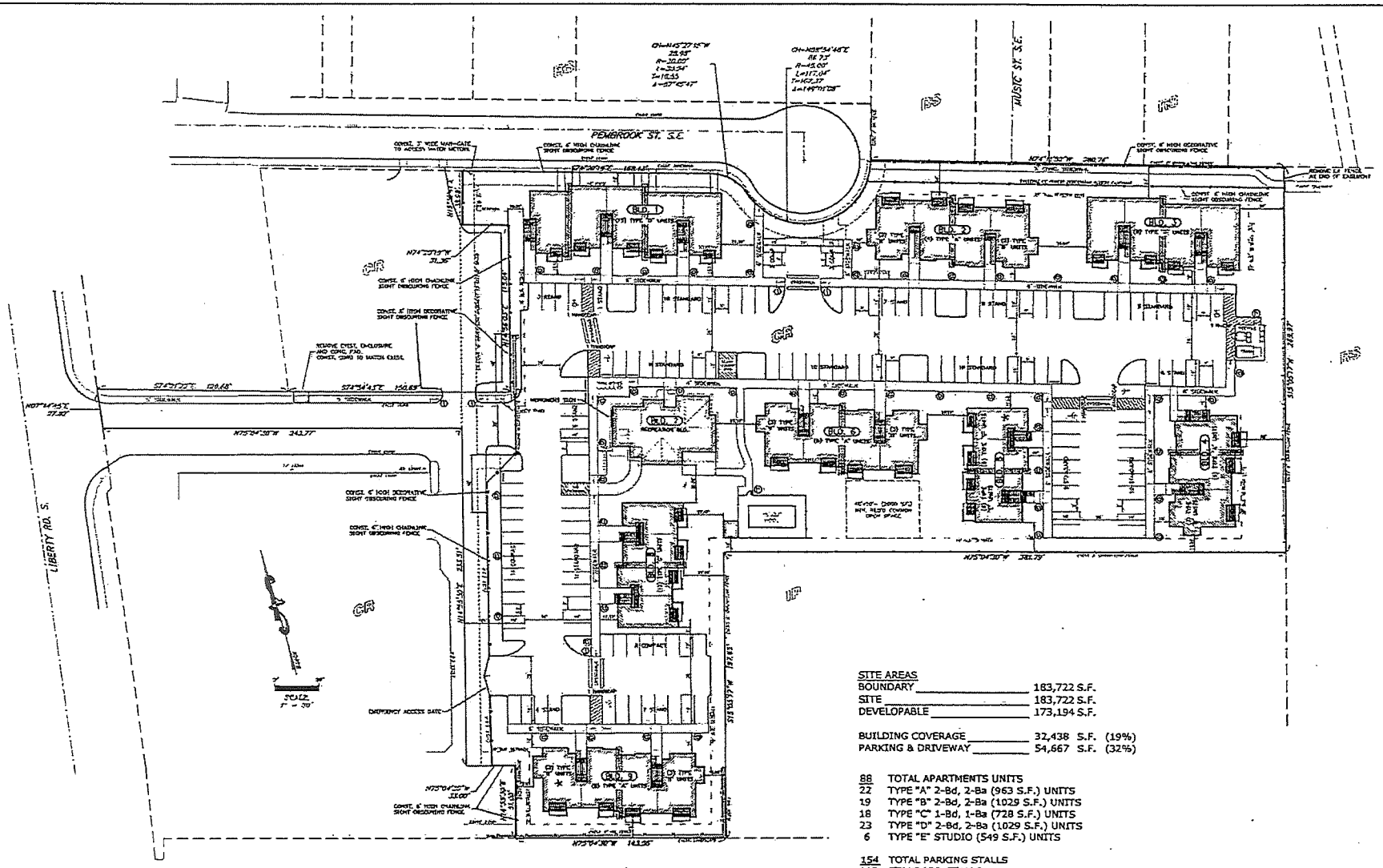
NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

PEMBROOK STREET APARTMENT COMPLEX

EXISTING CONDITIONS PLAN

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



SITE AREAS

BOUNDARY	183,722 S.F.	
SITE	183,722 S.F.	
DEVELOPABLE	173,194 S.F.	
BUILDING COVERAGE	32,438 S.F.	(19%)
PARKING & DRIVEWAY	54,667 S.F.	(32%)

88	TOTAL APARTMENTS UNITS
22	TYPE "A" 2-Bd, 2-Ba (963 S.F.) UNITS
19	TYPE "B" 2-Bd, 2-Ba (1029 S.F.) UNITS
18	TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
23	TYPE "D" 2-Bd, 2-Ba (1029 S.F.) UNITS
6	TYPE "E" STUDIO (549 S.F.) UNITS

154	TOTAL PARKING STALLS
118	STANDARD STALLS
29	COMPACT STALLS
6	HANDICAP STALLS
1	LOADING ZONE
16	BICYCLE SPACES

1 RECREATION BLD. / MANAGER'S OFFICE
1 TRASH COMPACTOR / RECYCLE
1 PLAY AREA
1 SWIMMING POOL (16'x32')
1 U.S. MAIL BOX AREA

ADA HANDICAP ACCESSIBILITY NOTES:

◎ = POLE LIGHT MAXIMUM 14' TALL
Ⓟ = POST LIGHT MAXIMUM 5' TALL
▨ = LOCATION OF ELECTRICAL SEPARATION WALL
① = MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
[BIKE] = 8 BICYCLE SPACES

MULTI/TECH
ENGINEERING SERVICES, INC.

SITE PLAN

PEMBROOK STREET APARTMENT COMPLEX

10 CHANGES, MODIFICATIONS OR REPRODUCTIONS OF PLANS TO BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THIS DESIGN FIRM(S).

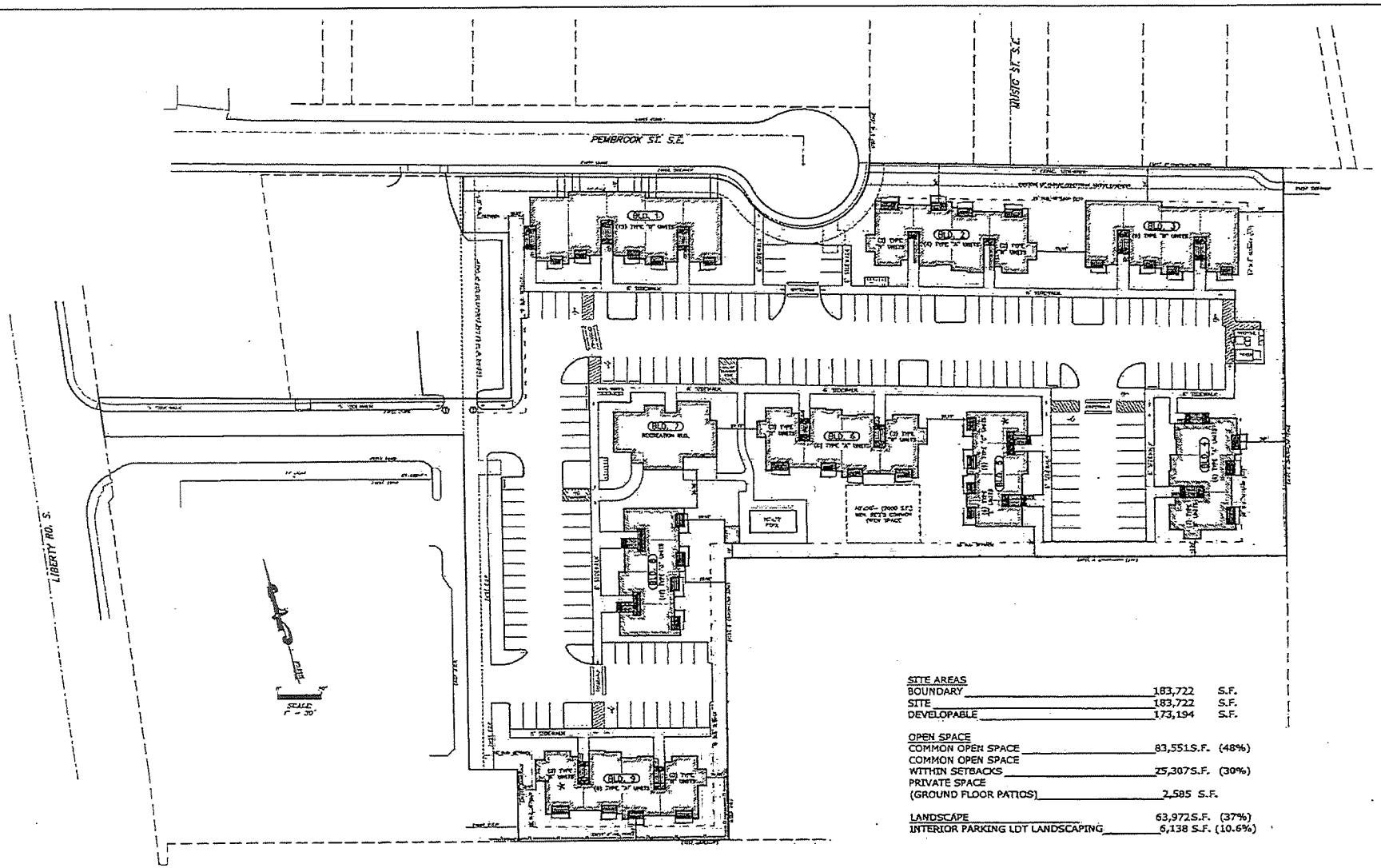
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.E.
Drawn: M.D.E.
Checked: M.D.E.
Date: 08.2018
Scale: AS SHOWN
As-Built:

REGISTERED PROFESSIONAL ENGINEER
MARK D. ENGH
EXPIRES: 08-30-2019

JOB # 0138

SDR3



SITE AREAS		
BOUNDARY	183,722	S.F.
SITE	183,722	S.F.
DEVELOPABLE	173,194	S.F.

OPEN SPACE		
COMMON OPEN SPACE	83,551 S.F.	(48%)
COMMON OPEN SPACE WITHIN SETBACKS	25,307 S.F.	(30%)
PRIVATE SPACE (GROUND FLOOR PATIOS)	2,585 S.F.	
LANDSCAPE	63,972 S.F.	(37%)
INTERIOR PARKING LOT LANDSCAPING	6,138 S.F.	(10.6%)

MULTI/TECH

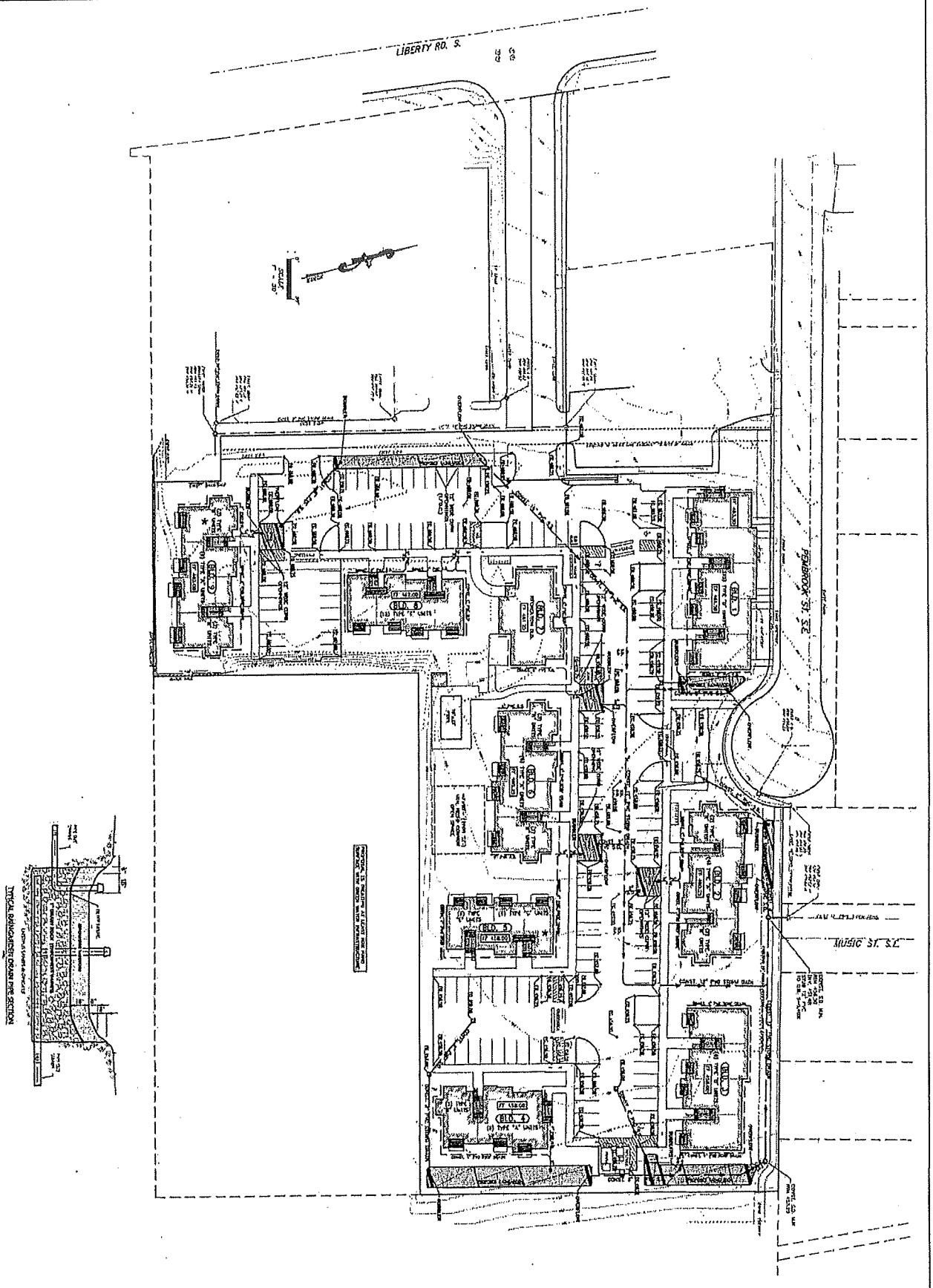
OPEN SPACE PLAN

PEMBROOK STREET APARTMENT COMPLEX

Design: H.D.R.
Drawn: D.G.B.
Checked: S.D.K.
Date: JULY 2016
Scale: AS SHOWN
As-built:

EXPIRES: 06-30-2017

SDR4



SDR5

Design: H.D.G.
Drawn: D.D.G.
Checked: H.D.G.
Date: FEB 2016
Scale: AS SHOWN
As-Built:

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

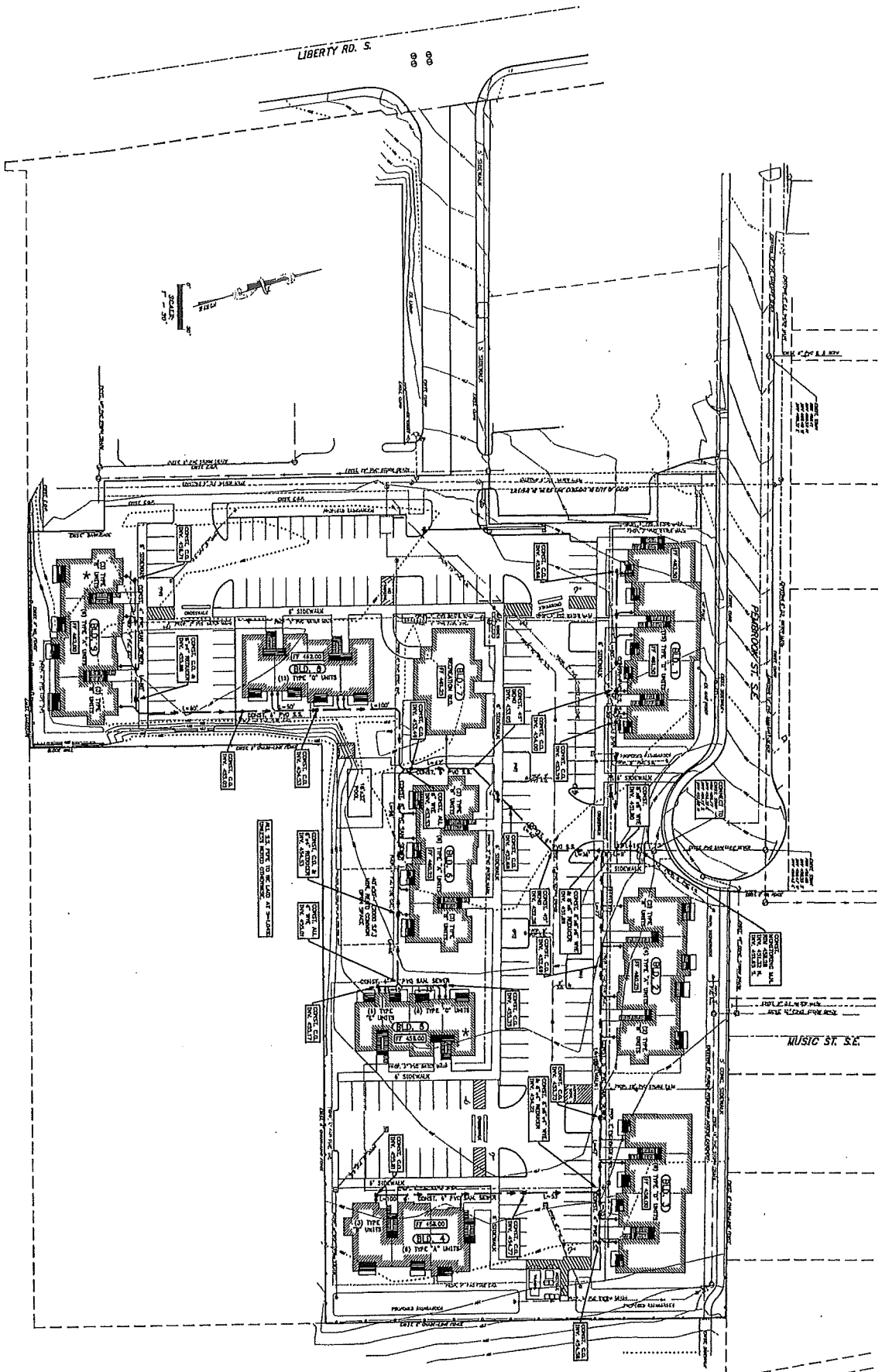
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION

PEMBROOK STREET

APARTMENT COMPLEX

GRADING & DRAINAGE PLAN

MULTI/TECH
ENGINEERING SERVICES, INC.



SDR6

SHT. # OF SHTS.

CONSTR. DOCUMENTS

Design: H.D.G.
Drawn: D.D.G.
Checked: H.D.G.
Date: APR 2016
Scale: AS SHOWN

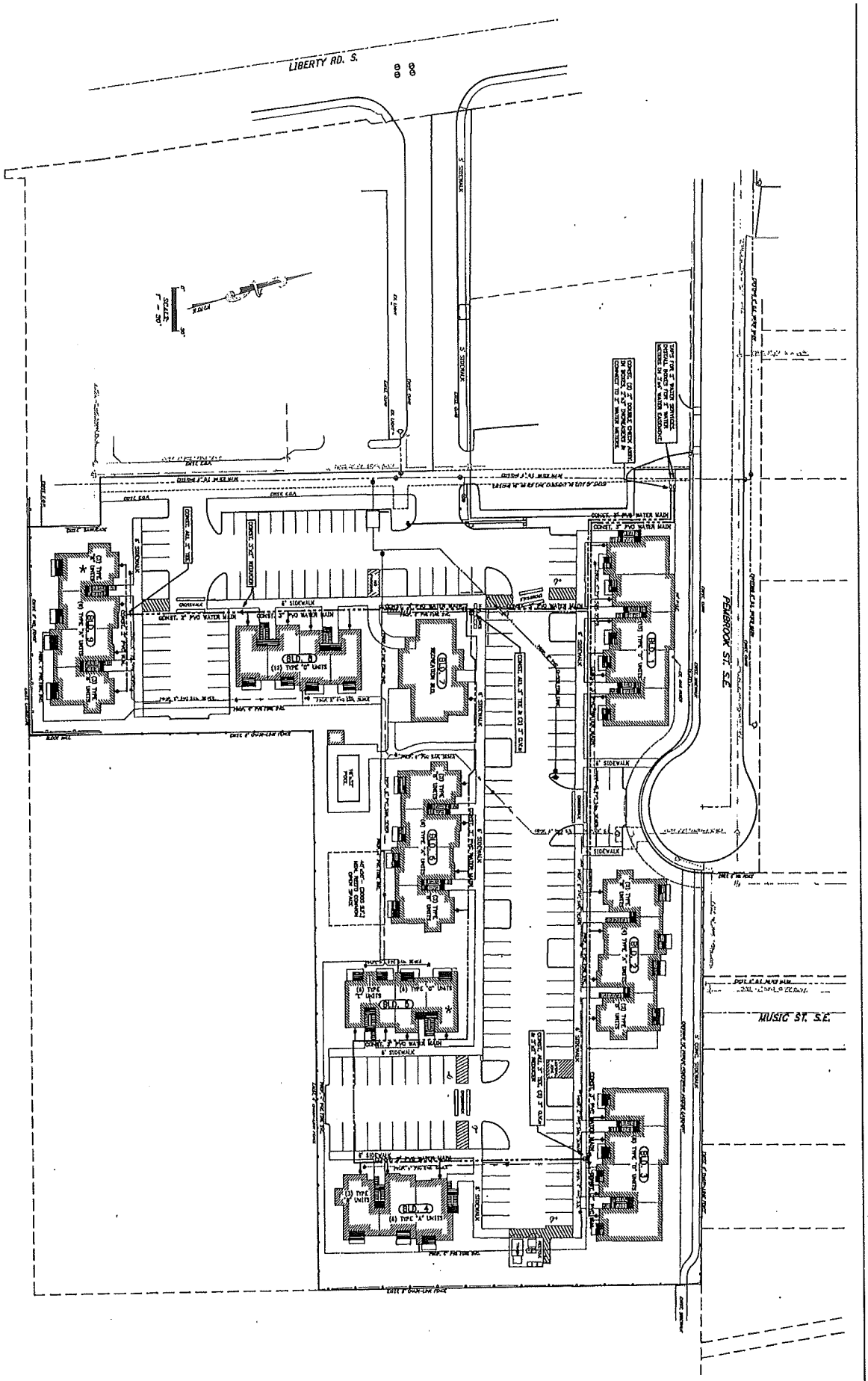
NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

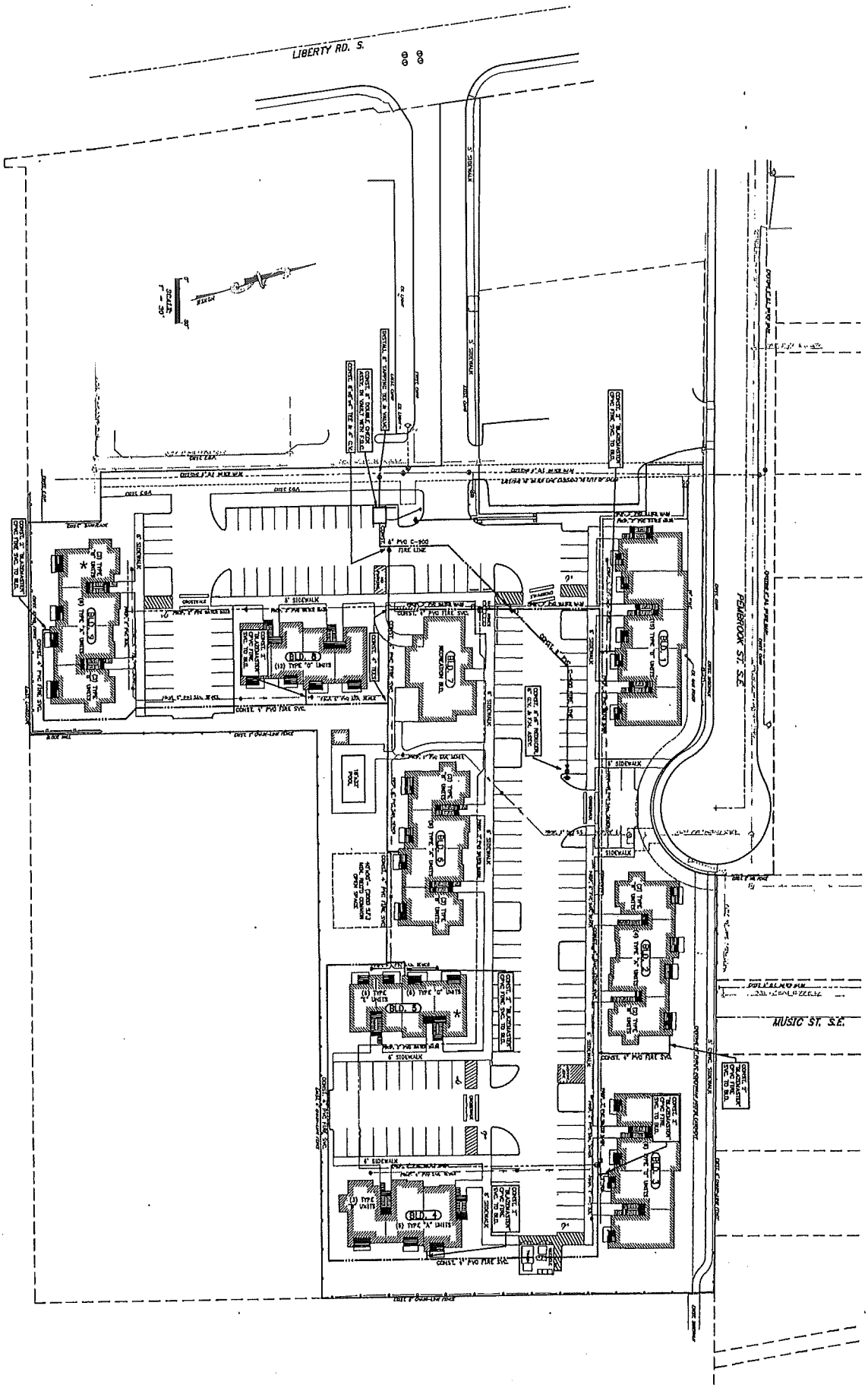
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

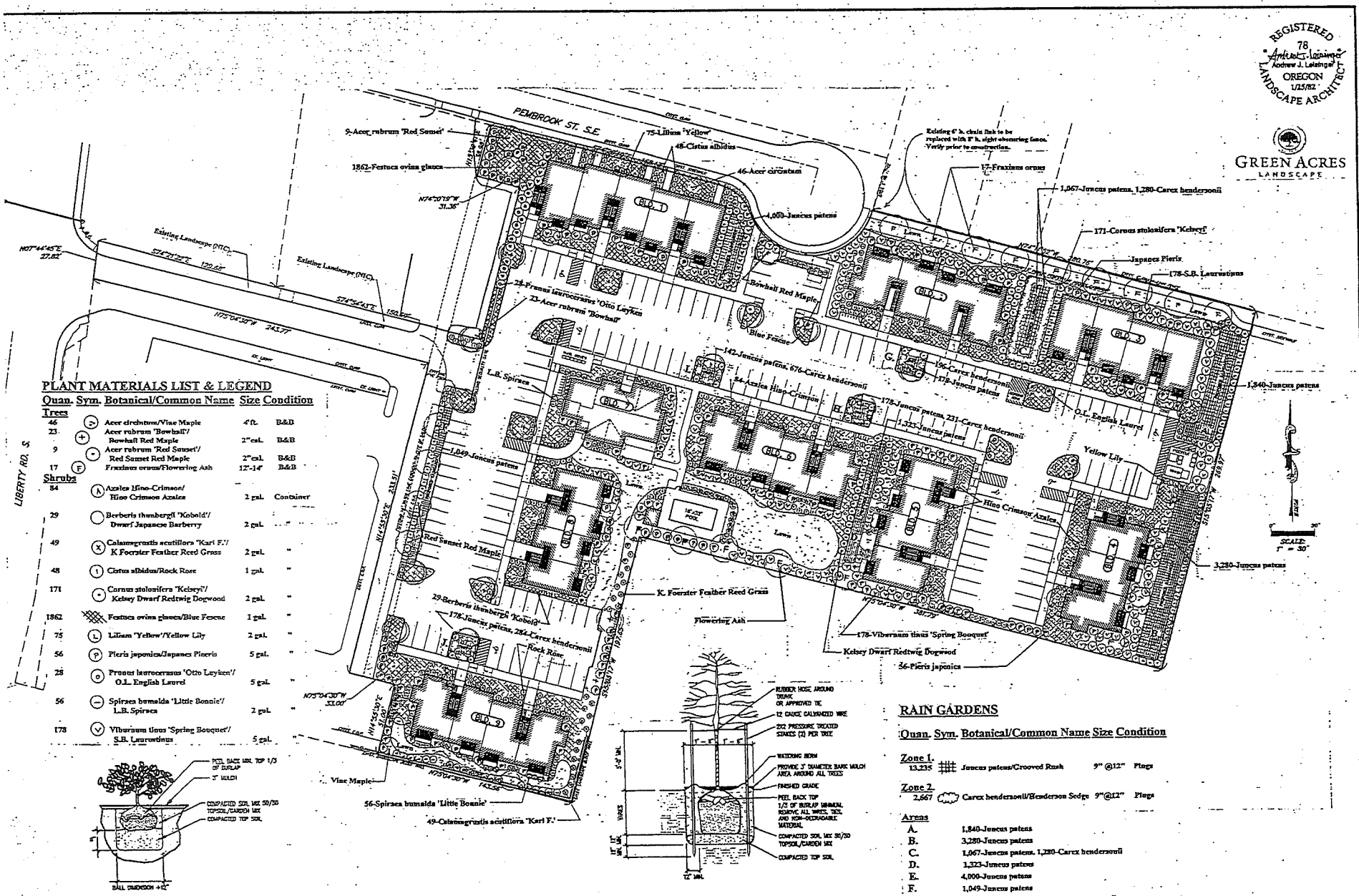
PEMBROOK STREET APARTMENT COMPLEX

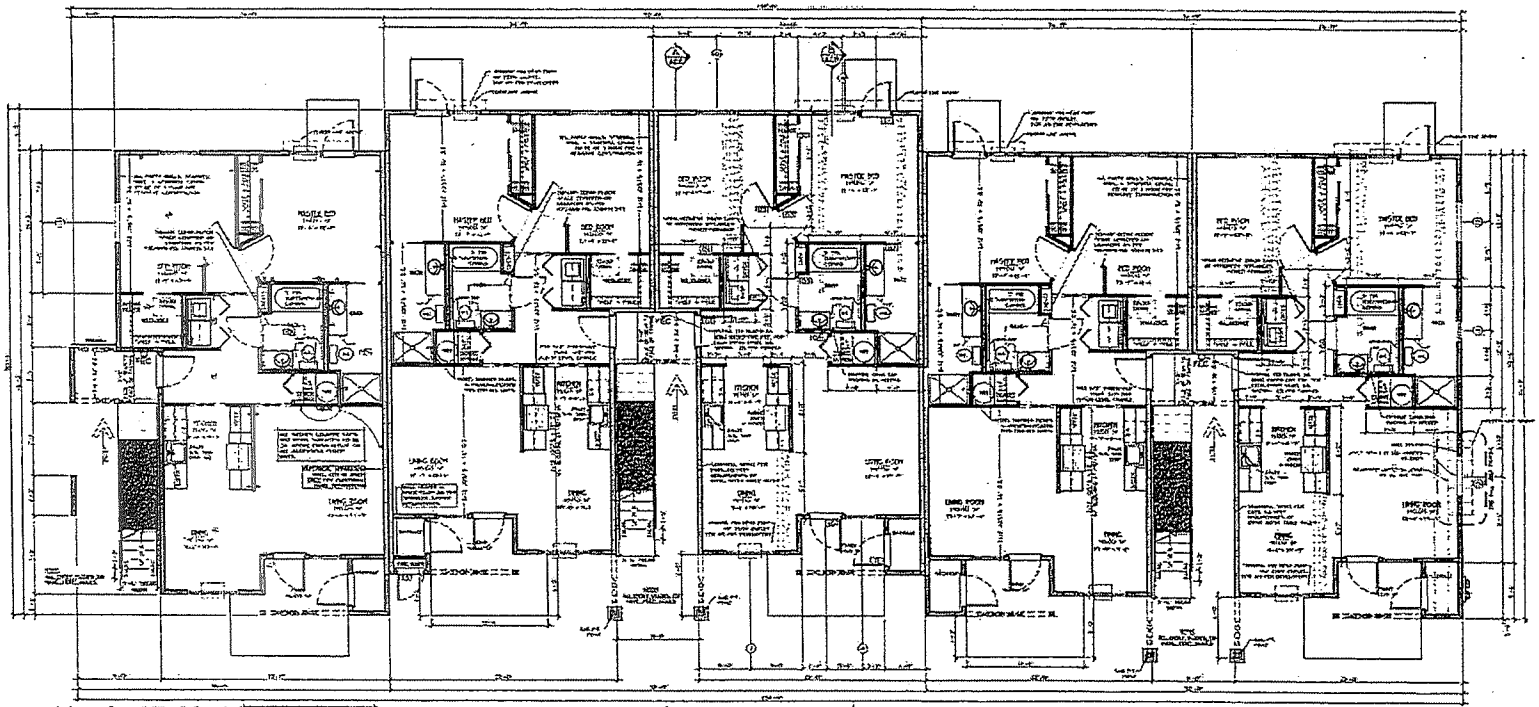
PRIVATE SANITARY SEWER PLAN

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


LIBERTY RD. S.
PEMBROOK ST. SE
MUSIC ST. S.E.
BLD. 8
(12) TYPE "C" UNITS
BLD. 9
(4) TYPE "A" UNITS
BLD. 10
(4) TYPE "A" UNITS
BLD. 11
(4) TYPE "A" UNITS
BLD. 12
(4) TYPE "A" UNITS
BLD. 13
(4) TYPE "A" UNITS
BLD. 14
(4) TYPE "A" UNITS
BLD.


LIBERTY RD. S.
PEMBROOK ST. S.E.
MUSIC ST. S.E.
BLD. 1
BLD. 2
BLD. 3
BLD. 4
BLD. 5
BLD. 6
BLD. 7
BLD. 8
(12) TYPE "D" UNITS
(9) TYPE "A" UNITS
(8) TYPE "C" UNITS
(6) TYPE "B" UNITS
(3) TYPE "A" UNITS
RECREATION BLDG.
6' SIDEWALK
4' SIDEWALK
CONST. 4" PVC FIRE SVC.
CONST. 6" PVC FIRE SVC.
CONST. 8" PVC FIRE SVC.
CONST. 4" PVC TO BLDG.
CONST. 6" PVC TO BLDG.
CONST. 8" PVC TO BLDG.
CONST. 4" PVC TO BLDG. W/ BACKFLOW PREVENTOR
CONST. 6" PVC TO BLDG. W/ BACKFLOW PREVENTOR
CONST. 8" PVC TO BLDG. W/ BACKFLOW PREVENTOR
CONST. 4" BACKFLOW PREVENTOR
CONST. 6" BACKFLOW PREVENTOR
CONST. 8" BACKFLOW PREVENTOR
CONST. 4" PVC TO BLDG. W/ DOUBLE CHECK VALVE
CONST. 6" PVC TO BLDG. W/ DOUBLE CHECK VALVE
CONST. 8" PVC TO BLDG. W/ DOUBLE CHECK VALVE
CONST. 4" PVC TO BLDG. W/ FIRE METER
CONST. 6" PVC TO BLDG. W/ FIRE METER
CONST. 8" PVC TO BLDG. W/ FIRE METER
CONST. 4" PVC TO BLDG. W/ DOUBLE CHECK VALVE & FIRE METER
CONST. 6" PVC TO BLDG. W/ DOUBLE CHECK VALVE & FIRE METER
CONST. 8" PVC TO BLDG. W/ DOUBLE CHECK VALVE & FIRE METER
CONST. 4" PVC TO BLDG. W/ BACKFLOW PREVENTOR & FIRE METER
CONST. 6" PVC TO BLDG. W/ BACKFLOW PREVENTOR & FIRE METER
CONST. 8" PVC TO BLDG. W/ BACKFLOW PREVENTOR & FIRE METER
CONST. 4" PVC TO BLDG. W/ DOUBLE CHECK VALVE & BACKFLOW PREVENTOR
CONST. 6" PVC TO BLDG. W/ DOUBLE CHECK VALVE & BACKFLOW PREVENTOR
CONST. 8" PVC TO BLDG. W/ DOUBLE CHECK VALVE & BACKFLOW PREVENTOR
CONST. 4" PVC TO BLDG. W/ DOUBLE CHECK VALVE & FIRE METER & BACKFLOW PREVENTOR
CONST. 6" PVC TO BLDG. W/ DOUBLE CHECK VALVE & FIRE METER & BACKFLOW PREVENTOR
CONST. 8" PVC TO BLDG. W/ DOUBLE CHECK VALVE & FIRE METER


PEMBROOK ST. S.E.
LIBERTY RD. S
9-Acer rubrum 'Red Sunset'
75-Lilium 'Yellow'
48-Cistus albidus
1862-Festuca ovina glauca
46-Acer circinatum
4,000-Juncus patens
17-Fraxinus ornus
1,067-Juncus patens, 1,280-Carex hendersonii
171-Cornus stolonifera 'Kelseyi'
Japanese Pieris
178-S.B. Laurustinus
24-Prunus laurocerasus 'Otto Luyken
23-Acer rubrum 'Bowhall'
Bowhall Red Maple
Blue Fescue
142-Juncus patens, 676-Carex hendersonii
196-Carex hendersonii
178-Juncus patens
84-Azalea Hino-Crimson
178-Juncus patens, 231-Carex hendersonii
1,323-Juncus patens
1,340-Juncus patens
O.L. English Laurel
1,049-Juncus patens
Yellow Lily
Hino Crimson Azalea
Red Sunset Red Maple
3,280-Juncus patens
K. Foerster Feather Reed Grass
29-Berberis thunbergii 'Kobold'
Flowering Ash
178-Juncus patens, 284-Carex hendersonii
178-Viburnum tinus 'Spring Bouquet'
Rock Rose
Kelsey Dwarf Redtwig Dogwood
56-Pieris japonica
Vine Maple
56-Spiraea bumalda 'Little Bonnie'
49-Ceanothus gentianoides 'Karl F.'
L.B. Spiraea
Existing 6' ht. chain link to be replaced with 8' ht. sight obscuring fence. Verify prior to construction.
Existing Landscape (NTC)
N07°44'45"E 27.82'
S74°54'45"E 150.65'
N75°04'30"W 243.77'
N14°55'30"E 233.81'
S74°21'22"E 120.65'
N74°20'19"W 31.36'
N75°04'30"W 243.77'
S14°55'30"W 57.00'
N75°04'30"W XX.00'
S14°55'30"W 57.00'
N14°55'30"E 57.00'
N75°04'30"W 243.56'
S14°55'30"W 57.00'
N75°04'30"W 243.77'
S14°55'30"W 57.00

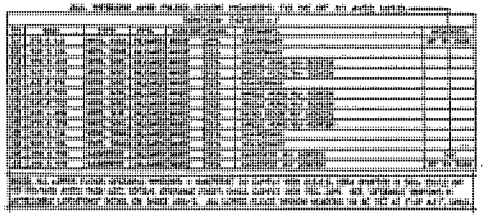


BLD 1 | TYPE D UNITS | INTERIOR FRAMING

TYPE D UNIT
INTERIOR FEATURES + JOIST FRAMING

TYPE D UNIT
INTERIOR FEATURES + JOIST FRAMING

LOWER FLOOR PLAN
CHANDLER ADAPTABLE/ACCESSIBLE
'D' UNIT = 1028 S.F.



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 1013.3 2014 OEESC U-0.35.

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE (FF) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OESC SECTIONS 1013.8.1 AND 1013.4.

MULTI/TECH ENGINEERING SERVICES, INC.

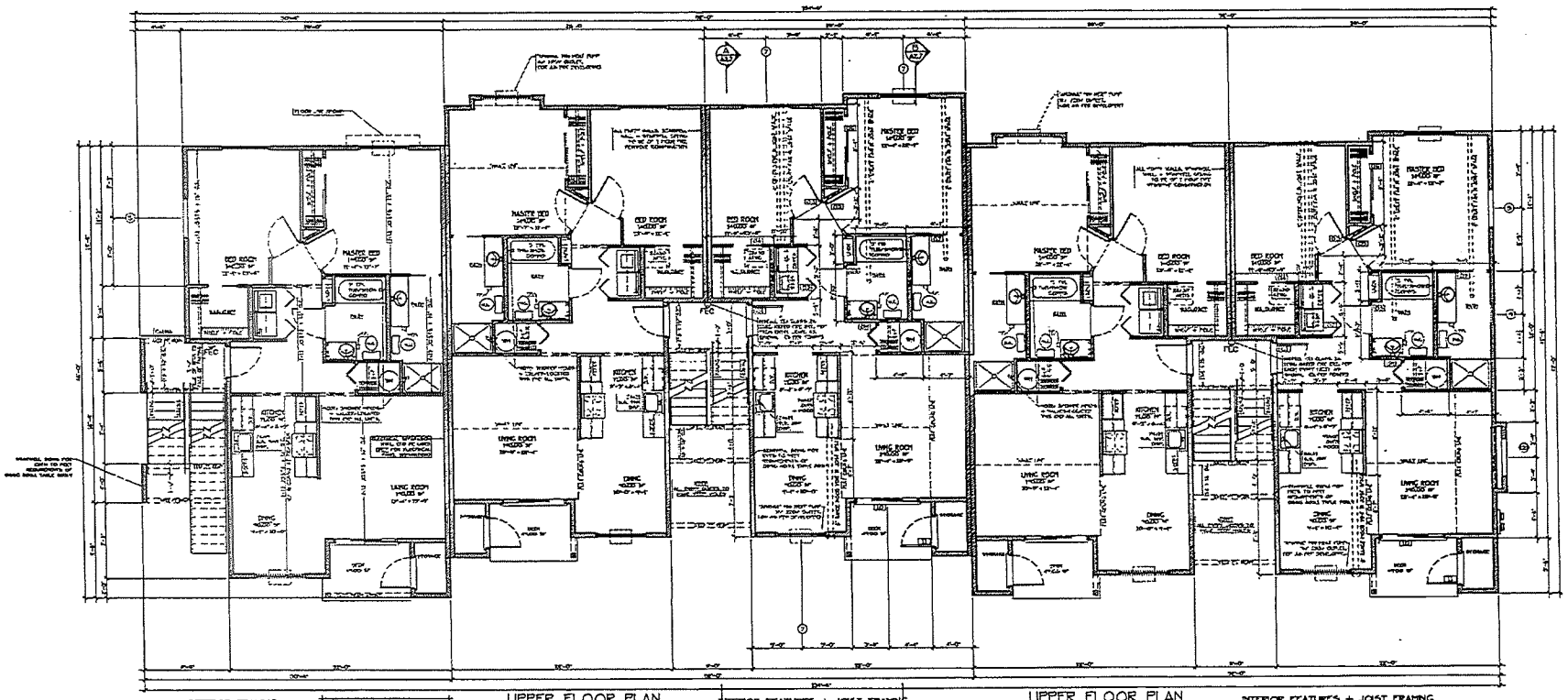
PEMBROOK STREET APARTMENT COMPLEX

LOWER FLOOR PLAN

Design: P.J.K.
Drawn: S.D.
Checked: M.D.B.
Date: M.J.K.
Scale: AS SHOWN

Job # 01138

A1.3



INTERIOR FRAMING

TYPE D UNITS

CONSTRUCTION TYPE V-B SPRINKLERED
SEE WALL DETAIL SHEETS FOR SPECTROCK APPLICATION.

UPPER FLOOR PLAN
'D' UNIT = 1028 S.F.
2- BED. 2-BATH

INTERIOR FEATURES + JOIST FRAMING

TYPE D UNIT

UPPER FLOOR PLAN
'D' UNIT = 1028 S.F.
2- BED. 2-BATH

INTERIOR FEATURES + JOIST FRAMING

TYPE D UNIT

BLD. 1

MAIN FLOOR PLAN
'D' UNIT = 1028 S.F.

ALL WINDOW AND PATIO DOOR HEADERS TO BE (2) #1 4x12 U.N.O.

WINDOW SCHEDULE

SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
3'-0" X 5'-0"	VINYL STAT.	MI-CARO	WHITE	YES	STATIONARY	(2) #1 4x12
3'-0" X 5'-0"	VINYL STAT.	MI-CARO	WHITE	YES	STATIONARY	
3'-0" X 4'-0"	VINYL SCHL.	MI-CARO	WHITE	YES	SINGLE HUNG W/ SCREEN	
3'-0" X 5'-0"	VINYL SCHL.	MI-CARO	WHITE	YES	SINGLE HUNG W/ SCREEN	
2'-0" X 5'-0"	VINYL SCHL.	MI-CARO	WHITE	YES	STATIONARY	
3'-0" X 5'-0"	VINYL SCHL.	MI-CARO	WHITE	YES	SINGLE HUNG W/ SCREEN	
3'-0" X 5'-0"	VINYL SCHL.	MI-CARO	WHITE	YES	SINGLE HUNG W/ SCREEN	
6'-0" X 6'-8"	VINYL SLD.	MI-CARO	WHITE	YES	PATIO DOOR W/ SCREEN	
3'-0" X 5'-0"	VINYL SCHL.	MI-CARO	WHITE	YES	SINGLE HUNG W/ SCREEN	
3'-0" X 5'-0"	VINYL STAT.	MI-CARO	WHITE	YES	STATIONARY	
3'-0" X 5'-0"	VINYL STAT.	MI-CARO	WHITE	YES	STATIONARY	
3'-0" X 5'-0"	CASEMENT	MI-CARO	WHITE	YES	CASEMENT W/ SCREEN	(2) #1 4x12
3'-0" X 5'-0"	CASEMENT	MI-CARO	WHITE	YES	CASEMENT W/ SCREEN	

ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 OR ANSI A117.1 THEN SEC. 1002.4. 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 CODD BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.8.1 AND 1029.4.

MULTI/TECH
CONSULTANTS
ENGINEERING SERVICES, INC.

MAIN & UPPER FLOOR PLAN

PEMBROOK STREET APARTMENT COMPLEX

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

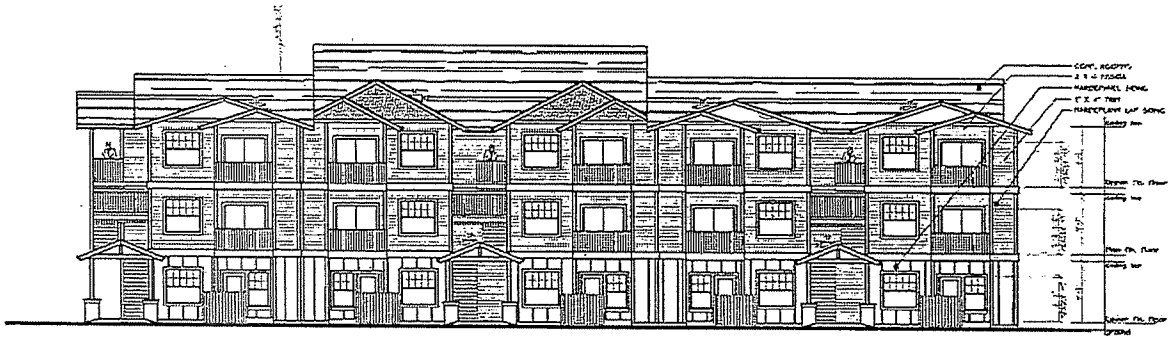
OMISSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: RLM
Drawn: VLG
Checked: MDA
Date: 4-4-18
Scale: AS SHOWN

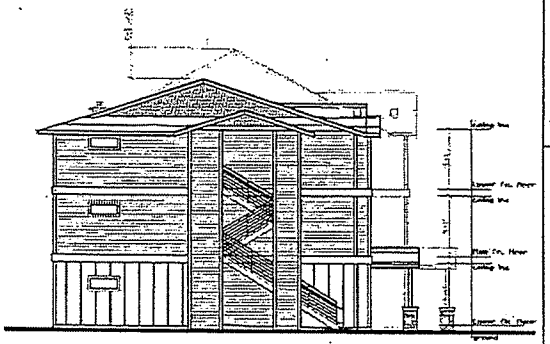
JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
MARK D. SNOW
EXPIRES: JUNE 30, 2019

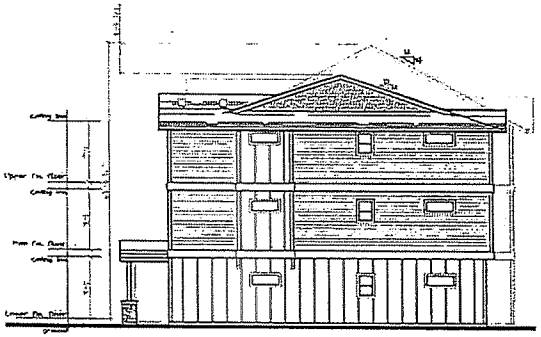
A1.4



SOUTH ELEVATION (TYPE D UNITS)



WEST ELEVATION (TYPE D UNITS)



EAST ELEVATION (TYPE D UNITS)

NORTH ELEVATION (TYPE D UNITS)

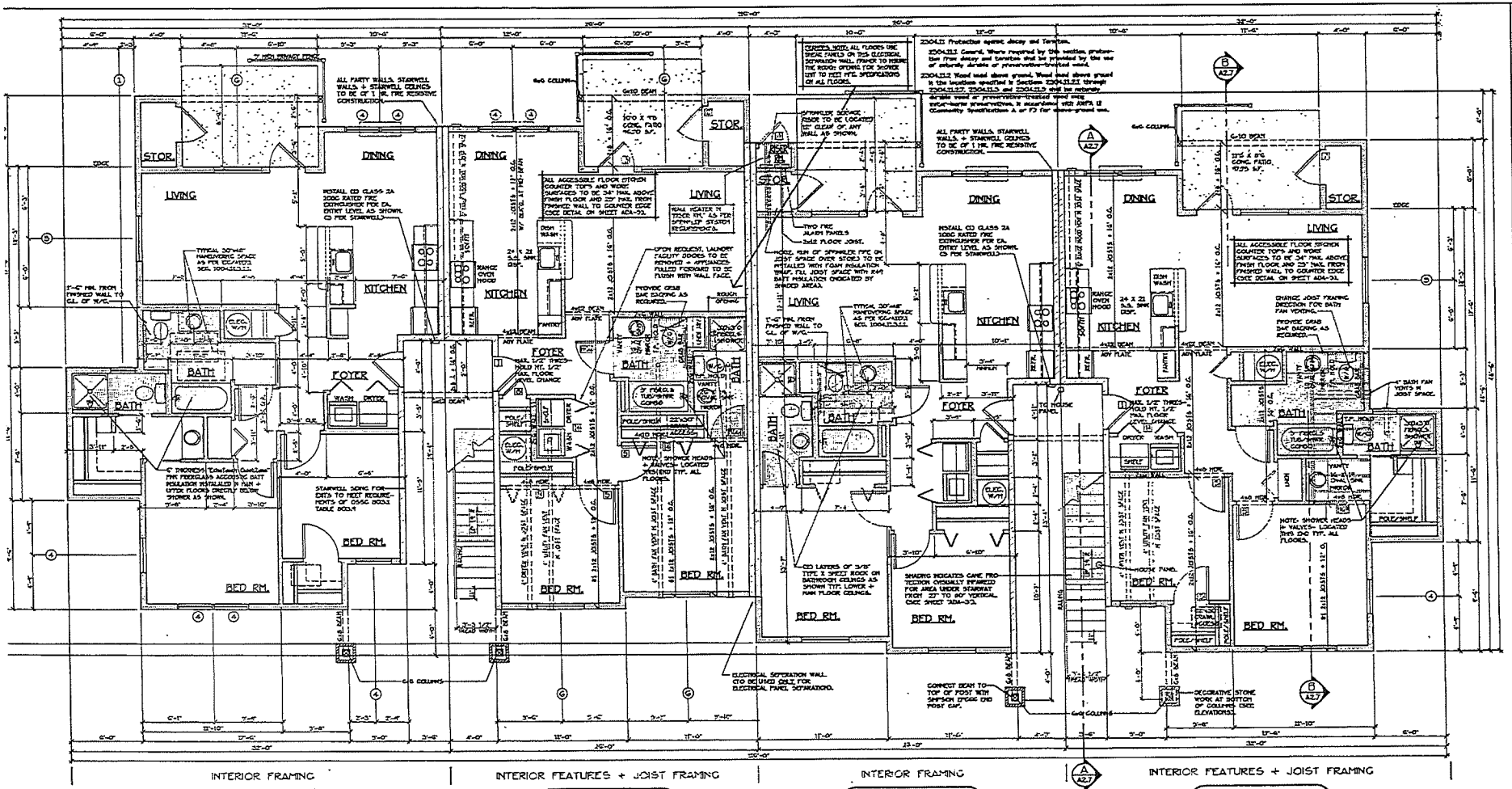
MULTI/TECH

BUILDING ELEVATIONS

PEMBROOK STREET APARTMENT COMPLEX

Design: R.L.H.
Drawn: G.M.
Checked: M.P.S.
Date: June '18
Scale: 1/8" = 1'-0"

A1.8



LOWER FLOOR PLAN

HANDICAP ADAPTABLE/ACCESSIBLE

BLD. 2

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

UNIT = 952 S.F.

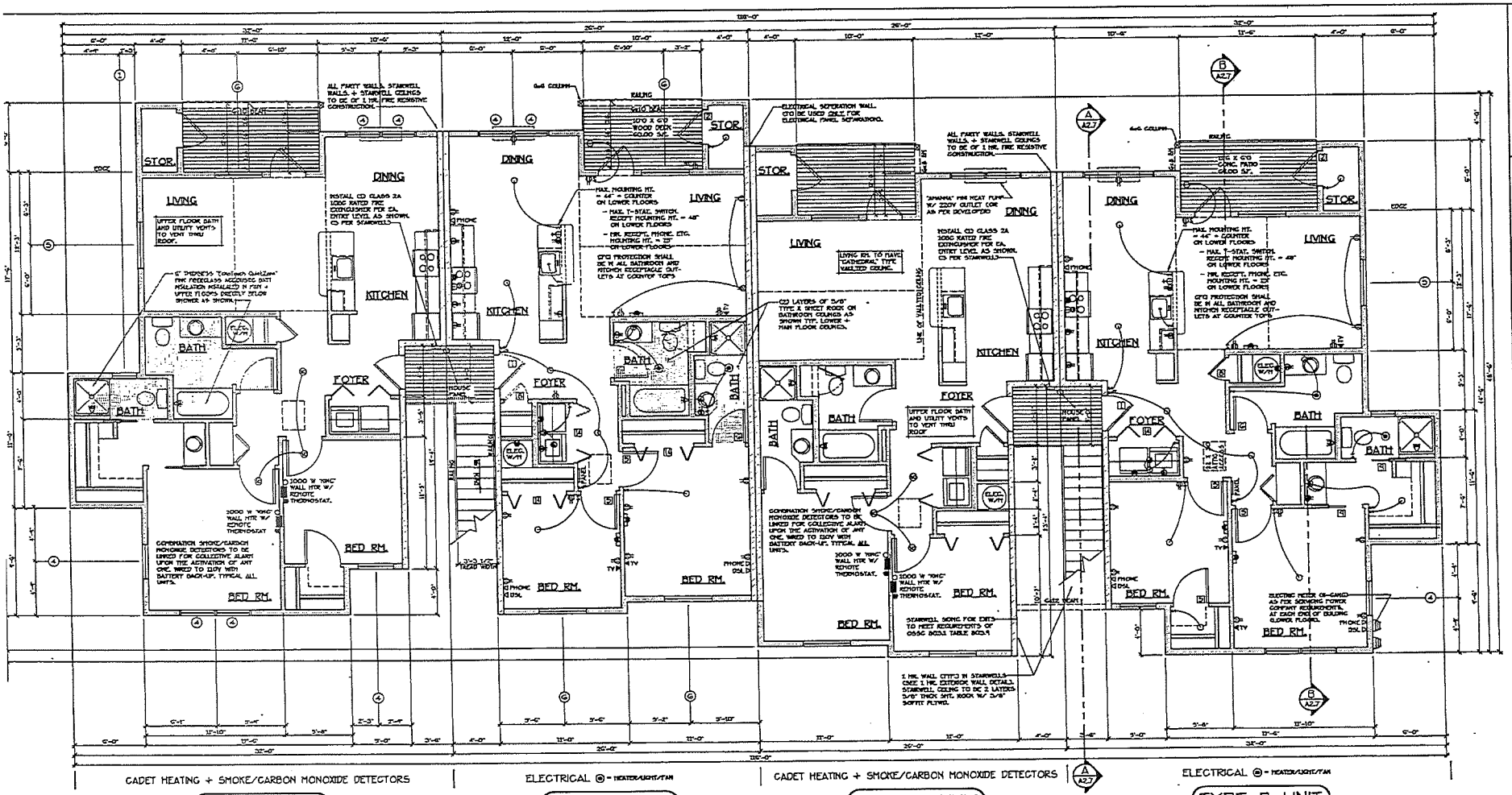
UNIT = 1029 S.F.

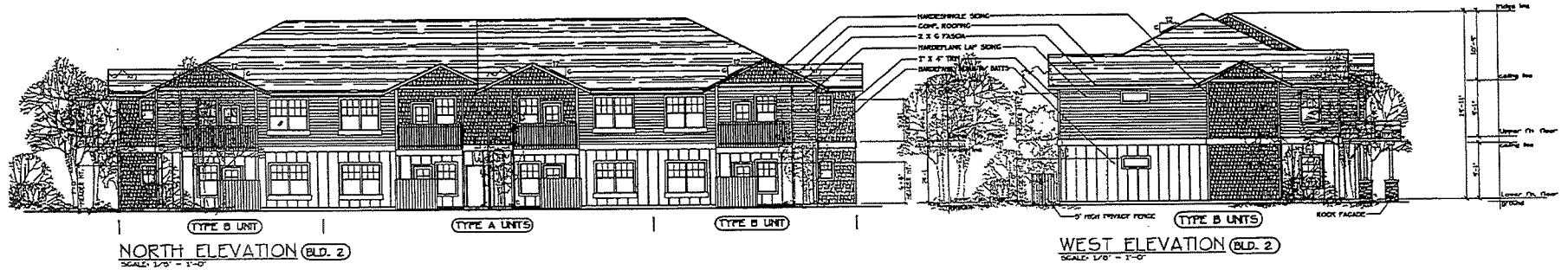
FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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

DOOR SCHEDULE

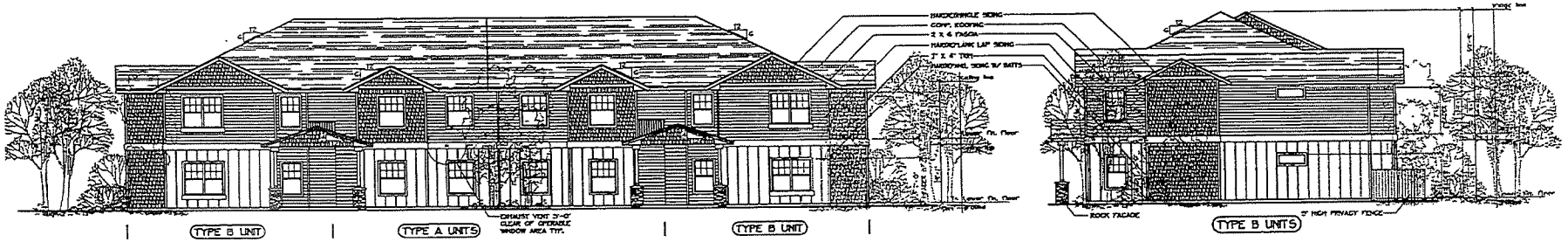
DOORS WIDTH	DOORS HEIGHT	DOORS THICK	DOORS TYP.	FRAMES MATL.	FRAMES FIN.	FRAMES TYP.	REMARKS
3'-0"	6'-8"	1 3/4"	HOL. CORE	PAINT	4	METAL	PAINT (2 PAIR OF BATH DOORS W/ HARDWARE, WEATHERSTRIP, CLOSERS)
3'-0"	6'-8"	1 3/4"	SOLID CORE	PAINT	4	METAL	PAINT (1 PAIR W/ UNDERCUT, WEATHERSTRIP AND ARCHED LOOK)
3'-0"	6'-8"	1 3/4"	SOLID CORE	PAINT	4	METAL	PAINT (1/2 LITE OBSC. GLASS LOOK, THRESHOLD AND WEATHERSTRIP W/ INTERIOR SILENCE)
3'-0"	6'-8"	1 3/4"	HOL. CORE	OAK	PAINT	6	METAL PAINT W/ UNDERCUT, WEATHERSTRIP AND ARCHED LOOK
2'-6"	6'-8"	1 3/8"	SINGLE PANEL	STAIN	3	METAL	PAINT
2'-8"	6'-8"	1 3/8"	SINGLE PANEL	STAIN	3	METAL	PAINT
2'-10"	6'-8"	1 3/8"	SINGLE PANEL	STAIN	3	METAL	PAINT
3'-0"	6'-8"	1 3/8"	SINGLE PANEL	STAIN	3	METAL	PAINT


STOR.
LIVING
DINING
KITCHEN
BATH
FOYER
BED RM.
ALL PARTY WALLS, STAIRWELL WALLS + STAIRWELL CEILINGS TO BE OF 1 HR. FIRE RESISTIVE CONSTRUCTION.
INSTALL CO CLASS 2A 10BC RATED FIRE EXTINGUISHER FOR EA. DWELLING UNIT LEVEL AS SHOWN & PER STAIRWELLS
UPPER FLOOR BATH AND UTILITY VENTS TO VENT THRU ROOF.
CO PROTECTION SHALL BE IN ALL BATHROOM AND KITCHEN RECEPTACLE OUTLETS AT COUNTER TOPS
2 LAYERS OF 5/8" TYPE X SHEET ROCK ON CEILING AS SHOWN TYP. LOWER + MAIN FLOOR CEILINGS.
LIVING RM. TO HAVE "CATHEDRAL" TYPE VAULTED CEILING.
LINE OF VAULTED CEILING
ELECTRICAL SEPARATION WALL TO BE USED ONLY FOR ELECTRICAL PANEL SEPARATIONS.
3000 W "PTAC" WALL HTR W/ REMOTE THERMOSTAT.
GENERATION SMOKE/CARBON MONOXIDE DETECTORS TO BE LINKED FOR COLLECTIVE ALARM UPON THE ACTIVATION OF ANY ONE, WIRED TO EQUIP WITH BATTERY BACK-UP. TYPICAL ALL UNITS.
STAIRWELL SIGNAL FOR EXITS TO MEET REQUIREMENTS OF OSSC 3033 TABLE 3604
1 HR. WALL CITIES IN STAIRWELLS, ONE 1 HR. EXTERIOR WALL DETAIL, STAIRWELL CEILING TO BE 2 LAYERS 5/8" THICK SHT. ROCK W/ 2x8 SOFFIT FILLING.
ELECTRIC METER CAN-GANG AS PER SEPARATE POWER COMPANY REQUIREMENTS, AT EACH END OF BUILDING FLOOR PLANS.
PHONE JACK
TV JACK
ELECT. WTR
ELEC. PANEL
ROOF ACCESS
SKYLIGHT
LINEN
CLOSET
CLOSET
CLOSET



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

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



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

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

MULTI/TECH
CONSULTANTS
ENGINEERING GROUP, INC.

BUILDING ELEVATIONS

PEMBROOK STREET APARTMENT COMPLEX

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

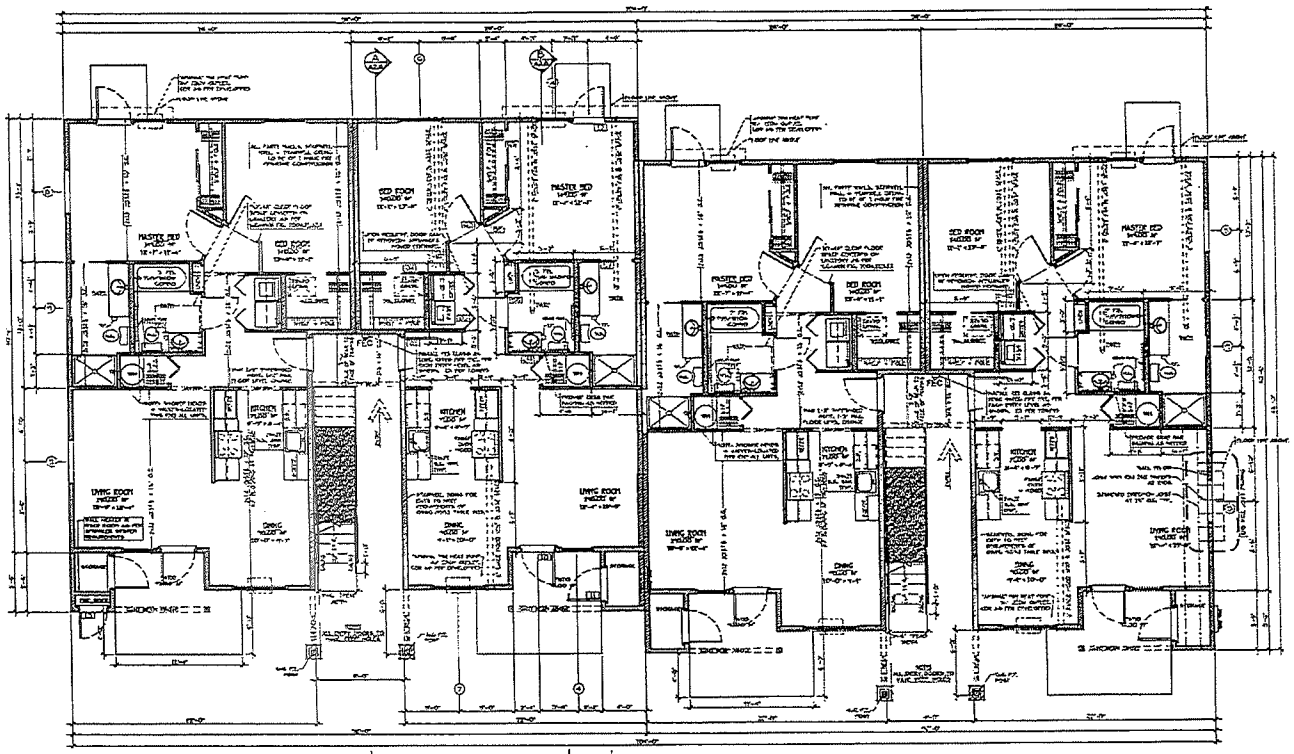
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATIONS.

Design: P.L.W.
Drawn: G.I.D.
Checked: M.D.G.
Date: 4-18
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
MARK D. GREEK
NOV 14, 1979

A2.8



BLD. 3 (TYPE D UNITS)

INTERIOR FEATURES + JOIST FRAMING (A3.3)

INTERIOR FEATURES + JOIST FRAMING (A3.3)

LOWER FLOOR PLAN
HANDICAP ADAPTABLE/ACCESSIBLE
1 UNIT = 1028 S.F.

CONSTRUCTION TYPE V-B SPRINKLED
SEE WALL DETAIL SHEETS FOR
SOUNDBOARD APPLICATION

ALL WINDOW AND PATIO DOOR HEADERS TO BE (2) 2x12 U.N.O.

WINDOW SCHEDULE

SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
10 X 7'6	VENT. STAT.	MILGARD	WHITE	YES	STATIONARY	(2) 2x12
10 X 7'6	VENT. STAT.	MILGARD	WHITE	YES	STATIONARY	
10 X 4'0	VENT. SCRL.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
10 X 5'0	VENT. SCRL.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
10 X 7'6	VENT. SCRL.	MILGARD	WHITE	YES	STATIONARY	
10 X 5'0	VENT. SCRL.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
10 X 5'0	VENT. SCRL.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
10 X 6'8	VENT. SLD.	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
10 X 3'0	VENT. SCRL.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
10 X 7'6	VENT. STAT.	MILGARD	WHITE	YES	STATIONARY	
10 X 7'6	VENT. STAT.	MILGARD	WHITE	YES	STATIONARY	
10 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	(2) 2x12
10 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	

ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 OR ANSI A117.1 THEN SEC. 1002.4, OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN SHELF LOCATIONS" DETAIL ON SHEET ADA-3. 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 302.3 2014 OESSC U-0.35.

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

MULTI/TECH CONSULTANTS
ENGINEERING RESOURCES, INC.

LOWER FLOOR PLAN

PEMBROOK STREET APARTMENT COMPLEX

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

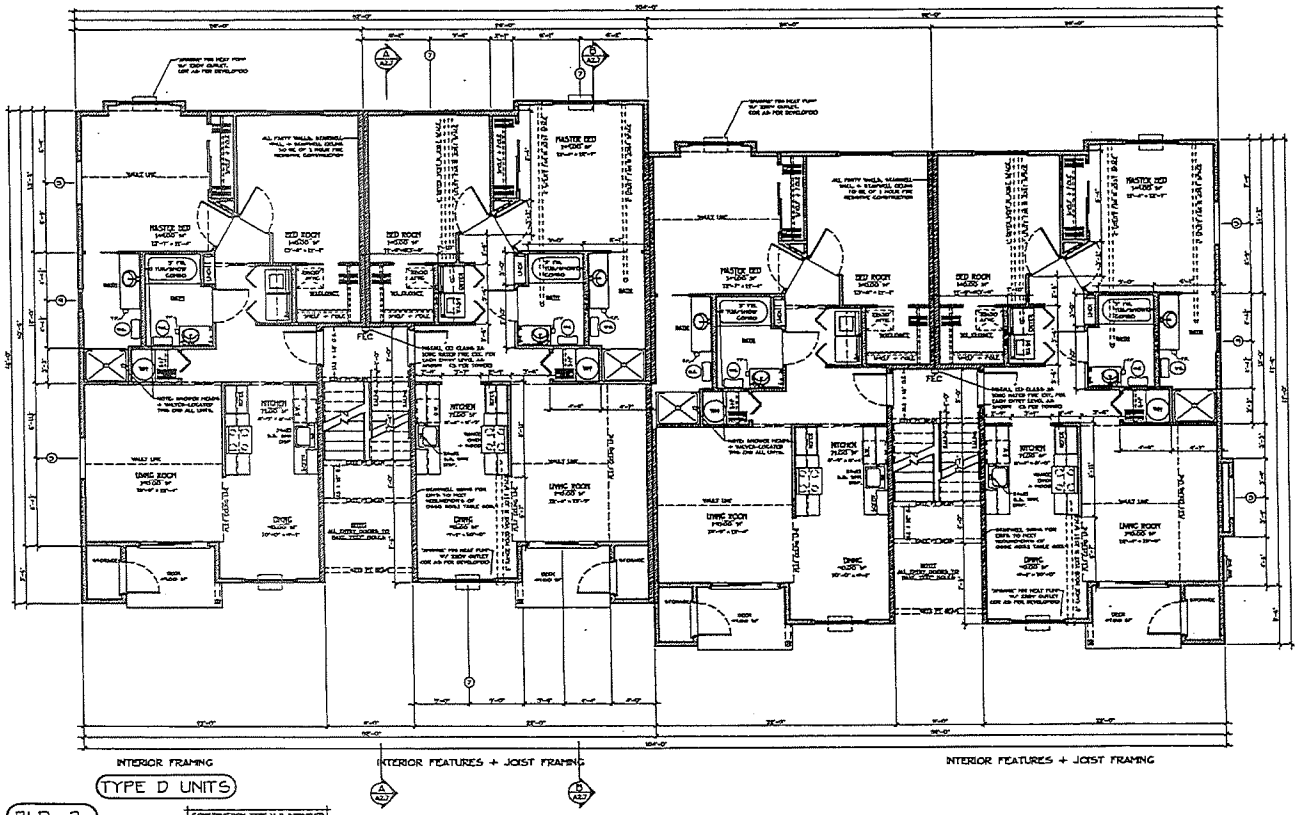
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.W.
Drawn: D.T.O.
Checked: M.D.O.
Date: 04-18
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
MARK D. OSGOOD
Renew date: 06.30.2017

A3.3



TYPE D UNITS

BLD. 3

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

UPPER FLOOR PLAN

"D" UNIT = 1028 S.F.

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

WINDOW SCHEDULE

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

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 OR "O ICC/ANSI A117.1 THEN SEC. 1002.4. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-3. 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 302.3 2014 OEESC U-0.35.

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

MULTI/TECH CONSULTANTS
ENGINEERING SERVICES, INC.

UPPER FLOOR PLAN

PEMBROOK STREET APARTMENT COMPLEX

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

REVISIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL

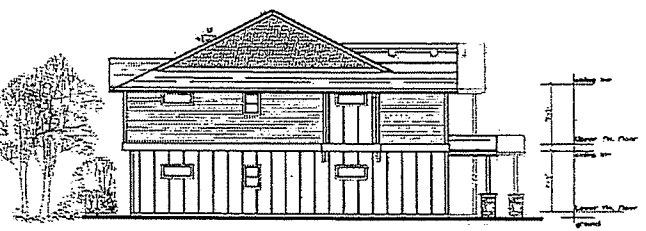
Design: P.L.W.
Drawn: G.I.D.
Checked: M.O.D.
Date: 4-4-18

JOB # 5138

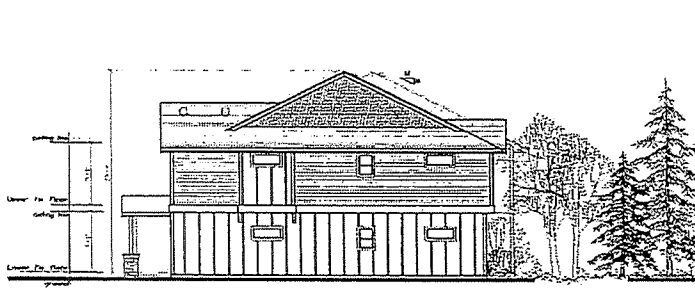
REGISTERED PROFESSIONAL ENGINEER
STATE OF OHIO
MARK O. DASENT
Renewal date: 10.31.2019

A3.4

SOUTH ELEVATION (TYPE D UNITS)



WEST ELEVATION (TYPE D UNITS)



EAST ELEVATION (TYPE D UNITS)

NORTH ELEVATION (TYPE D UNITS)

MULTI/TECH CONSTRUCTIONS
ENGINEERING SERVICES, INC.

BUILDING ELEVATIONS

PEMBROOK STREET APARTMENT COMPLEX

NO CHANGE, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGNER

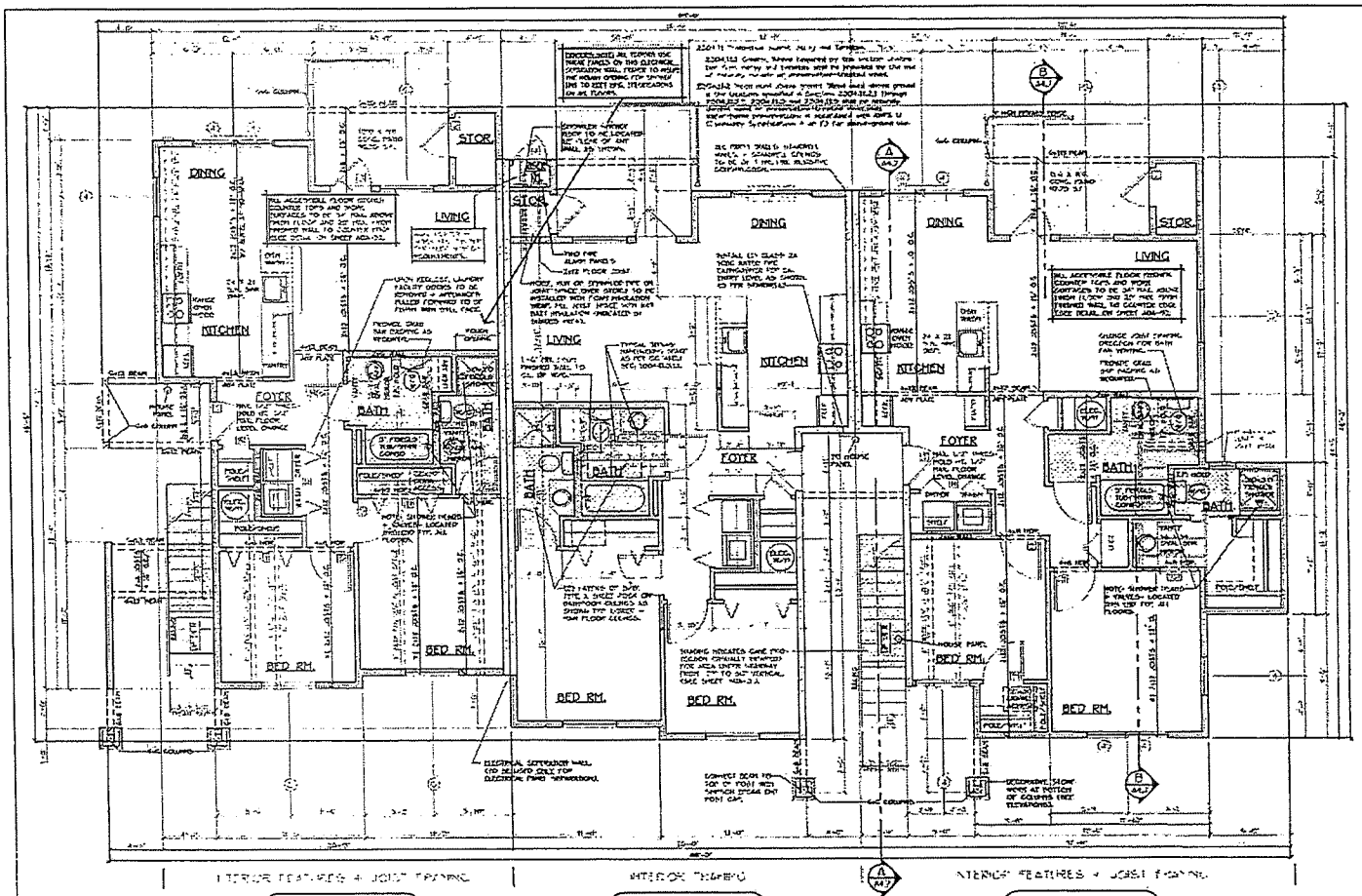
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION

Design: R.S.N.
Drawn: D.I.S.
Checked: W.D.R.
Date: 2006
Scale: AS SHOWN

Job # 6138

REGISTERED PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
WILLIAM D. RANKIN
100114355

A3.8



LOWER FLOOR PLAN
(HANDICAP ADAPTABLE/ACCESSIBLE)

BLD. 4

CONSTRUCTION TYPE V B SPRINKLED.
SEE WALL DETAIL SHEETS FOR WEATHERIZATION SPECIFICATION.

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

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

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

HANDICAP UNIT NOTES:

THE UNITS HERE NOTED DESIGNED TO COMPLY WITH ANSI A117.1-2003 AS REQUIRED BY THE 2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC) CHAPTER 11 AND THE 2014 OREGON RESIDENTIAL SPECIALTY CODE (ORSC) CHAPTER 3. THE FOLLOWING NOTES ARE INTENDED TO SET OUT THE CODE REQUIREMENTS FOR ENTRY AND BASIC FLOOR LEVEL FEATURES.

WE INTEND TO PROVIDE ALL GROUND FLOOR UNITS AS TYPE "B" UNITS WHICH MEET THE ACCESSIBILITY REQUIREMENTS SET OUT IN REGULATORY AGENCY CHAPTER 11 OF THE OSSC.

WHERE THE PROJECT PROVIDES TYPE "A" UNITS WHICH MEET THE ACCESSIBILITY REQUIREMENTS SET OUT IN REGULATORY AGENCY CHAPTER 11 OF THE OSSC.

WHERE THE PROJECT PROVIDES TYPE "B" UNITS WHICH MEET THE ADAPTABILITY REQUIREMENTS SET OUT IN REGULATORY AGENCY CHAPTER 11 OF THE OSSC.

ATTACHED TO THE DRAWING SETS ARE OUR CHECKLISTS WHICH SHOW HOW WE HAVE MET OUR SPECIFIC INTERPRETATION FROM THE CODES THAT APPLY TO THIS PROJECT. IN THE ATTACHED CHECKLISTS WE HAVE ALSO NOTED WHERE WE HAVE MADE ALTERNATE METHODS AND DESIGNS THAT MAY BE NOT TO ASSURE COMPLIANCE WITH THE CODE.

GENERAL NOTES:

1. ALL INTERIOR WALLS TO BE 2 x 4 @ 16" O.C. ALL EXTERIOR WALLS TO BE 2 x 6 @ 16" O.C. UNLESS OTHERWISE NOTED.
2. TYPE FLOOR COVERING NOTED (VERTICAL + HORIZONTAL) AS PER DETAIL SHEETS AND FLOOR PLANS.
3. PROVIDE BLOCKING OR APPROVED EQUIVALENT AT SHOWER WALLS. GRAB BARS SHALL BE INSTALLED TO MEET OR EXCEED 250 LBS. LOAD REQUIREMENTS.
4. ALL BATH FANS TO HAVE MIN. 80 CFM RANGE HOOD (MINIMUM 300 CFM) TO VENT TO EXTERIOR.
5. PROVIDE GFCI PROTECTED OUTLETS AT ALL BATHROOMS, KITCHEN COUNTERS, AND EXTERIOR LOCATIONS.
6. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCELL OR ASTRONOMICAL TIME CLOCK.
7. ALL EXTERIOR LIGHTING FIXTURES SHALL BE RECESSED OR FLUSH MOUNTED.

FLOOR PLAN NOTES

NOTE: ALL ACCESSIBLE DOORS SHALL BE PROVIDED WITH LEVER DOOR HARDWARE & OTHER OPERATING DEVICES IN COMPLIANCE WITH 2014 ANSI A117.1 SECTIONS 309.4, AND 404.2.7.

NOTE: MAX U-VALUE FOR ALL WINDOWS AS PER TABLE 302.3 2014 OESC U=0.35

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 24" ABOVE FINISH FLOOR SURFACE (OR) BE INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 OSSC SECTIONS 1013.3.1 AND 1029.8.

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS IN HANDICAP TO COMPLY WITH OSSC 2014 CHAPTER 11 SEC. 1127.4 OR 10 SQ.FEET (0.93 M) PER SEC. 1009.9. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS DETAIL ON SHEET A5A.2. ALL LOWER FLOOR WINDOW HEADERS TO BE SET AT 7'-0" A.F.F. U.N.O.

ALL WINDOW AND PATIO DOOR HEADERS TO BE OF (2) 2x12 U.N.O.

DOOR SCHEDULE

DOORS							FRAMES		REMARKS
NO.	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	GLAZING	MATERIAL	FINISH	

WINDOW SCHEDULE

NO.	SIZE	TYPE	MFG.	COLOR	MATERIAL	REMARKS	HEADERS

DRAWINGS PREPARED BY
[illegible]
EXPIRES: 12/31/15

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATIONS.

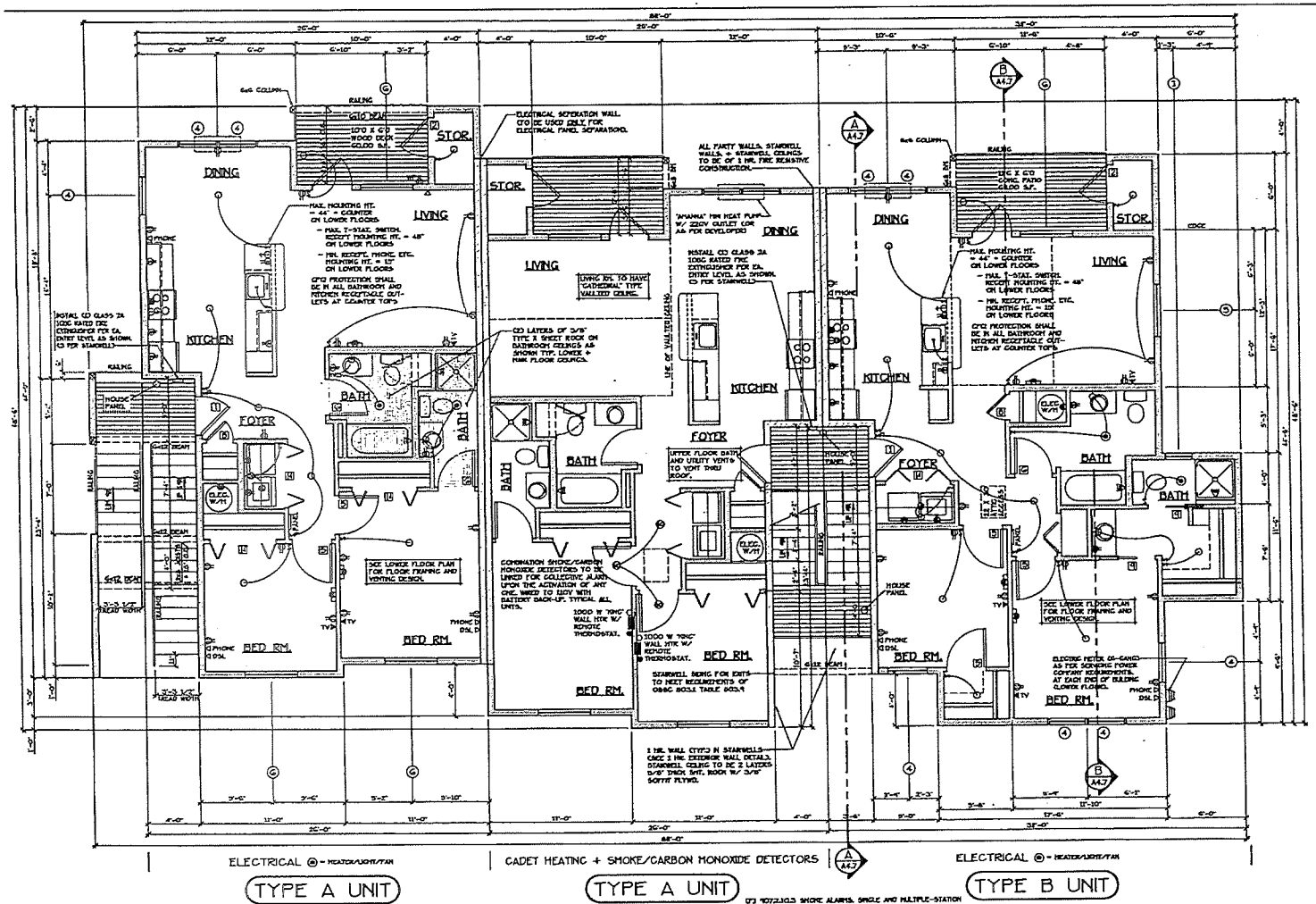
MULTI/TECH ENGINEERING SERVICES, INC.
1155 C.E. Washington Blvd.
Corvallis, OR 97333
(541) 754-1693

Design: [illegible]
Drawn: [illegible]
Checked: [illegible]
Date: [illegible]
Scale: AS SHOWN

LOWER FLOOR PLAN

PEMBROOK STREET APARTMENT COMPLEX

A4.3



MAIN FLOOR PLAN

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

"A" UNIT = 952 S.F.

"B" UNIT = 1029 S.F.

BLD. 4

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

UPPER FLOOR PLAN

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

C/O 907.2.10.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.

C/O 907.2.11 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. 1/2/3/2/2 SINGLE AND MULTIPLE-STATION SMOKE ALARMS CONFLICTING WITH 12. 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.

DOOR SCHEDULE

DOOR	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	FRAME MATL.	FIN.	REMARKS
A	3'-0"	6'-8"	1 3/4"	P	WOOD	PAINT	METAL	PAINT	C/SWL GL IN FIXED LOW W/ MIN HIGH WEATHERSTRIP CLOSURE
B	2'-6"	6'-8"	1 3/4"	P	WOOD	PAINT	METAL	PAINT	C/SWL GL IN FIXED LOW W/ MIN HIGH WEATHERSTRIP AND ACTED LOCK
C	2'-4"	6'-8"	1 3/4"	P	WOOD	PAINT	METAL	PAINT	FULL LT. TEMP. GLASS LOOK, THRESHOLD AND WEATHERSTRIP W/ INTERIOR BLINDS.
D	2'-8"	6'-8"	1 3/4"	P	WOOD	PAINT	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND ACTED LOCK
E	2'-6"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
F	2'-4"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
G	2'-8"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
H	2'-6"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
I	2'-4"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
J	2'-8"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
K	2'-6"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
L	2'-4"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
M	2'-8"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
N	2'-6"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
O	2'-4"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
P	2'-8"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
Q	2'-6"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
R	2'-4"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
S	2'-8"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
T	2'-6"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
U	2'-4"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
V	2'-8"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
W	2'-6"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
X	2'-4"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
Y	2'-8"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
Z	2'-6"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
AA	2'-4"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
BB	2'-8"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
CC	2'-6"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
DD	2'-4"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
EE	2'-8"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
FF	2'-6"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
GG	2'-4"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
HH	2'-8"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
II	2'-6"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
JJ	2'-4"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
KK	2'-8"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
LL	2'-6"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
MM	2'-4"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
NN	2'-8"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
OO	2'-6"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
PP	2'-4"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
QQ	2'-8"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
RR	2'-6"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
SS	2'-4"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
TT	2'-8"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
UU	2'-6"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
VV	2'-4"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
WW	2'-8"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
XX	2'-6"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
YY	2'-4"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	
ZZ	2'-8"	6'-8"	1 3/4"	P	WOOD	STAIN	METAL	PAINT	

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

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

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	SCR'S	REMARKS	HEADERS
A	2'0 x 1'6	VINYL, STAT	MILGARD	WHITE	YES	STATIONARY	OF #1 4x12
B	2'0 x 3'6	VINYL, STAT	MILGARD	WHITE	YES	STATIONARY	
C	2'0 x 4'0	VINYL, SOH	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
D	3'0 x 5'0	VINYL, SOH	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
E	4'0 x 1'6	VINYL, SOH	MILGARD	WHITE	YES	STATIONARY	
F	4'0 x 3'0	VINYL, SOH	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
G	5'0 x 3'0	VINYL, SOH	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
H	6'0 x 6'8	VINYL, SLID	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
I	2'0 x 7'0	VINYL, STAT	MILGARD	WHITE	YES	STATIONARY	
J	5'0 x 1'6	VINYL, STAT	MILGARD	WHITE	YES	STATIONARY	
K	6'0 x 1'6	VINYL, STAT	MILGARD	WHITE	YES	STATIONARY	
L	3'0 x 3'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	
M	4'0 x 3'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	OF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 OR 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 A04-3. 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 OESSC 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 1013.6.1 AND 1024.4.

NOTE: MAIN + UPPER FLOOR DOORS ARE TO BE THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
2'0 WL. = 2'-6" DOOR
2'4 WL. = 2'-4" DOOR

CONSTRUCTION TYPE V B SPRINKLED.

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

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS, ALL OTHER WALLS TO BE 2 X 4 STUDS UNLESS OTHERWISE NOTED.
2. FIRE BLOCK CONCEALED SPACES OVERHEAD + 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. 50 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 350 CFM.
5. FLOORING 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 U.N.O.
7. AS PER OESSC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 80 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER WATT WATT.
8. ALL TYPE 'A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

MULTI/TECH ENGINEERING SERVICES, INC.
CONSULTANTS

PEMBROOK STREET APARTMENT COMPLEX

MAIN & UPPER FLOOR PLAN

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

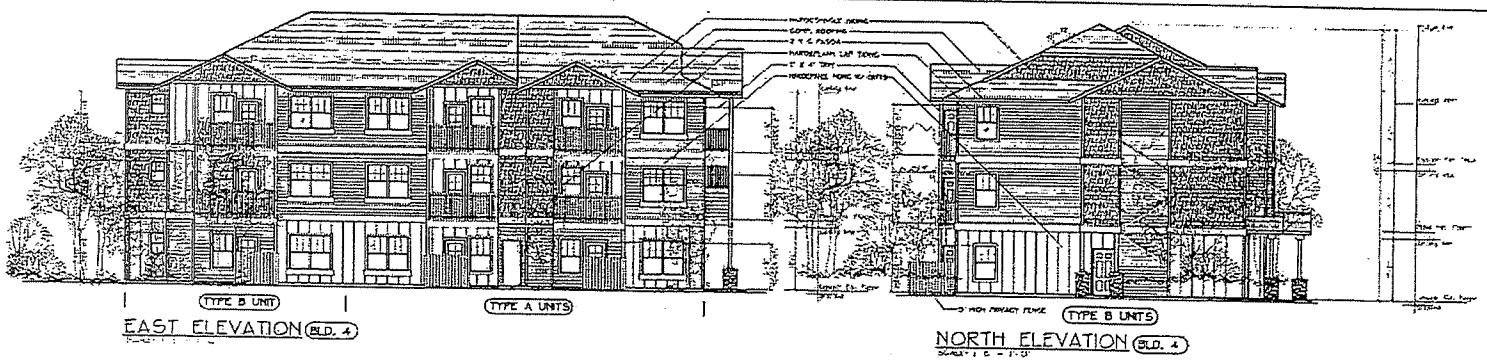
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.
Drawn: G.I.D.
Checked: M.D.G.
Date: 4-4-16
Scale: AS SHOWN

JOB # 61138

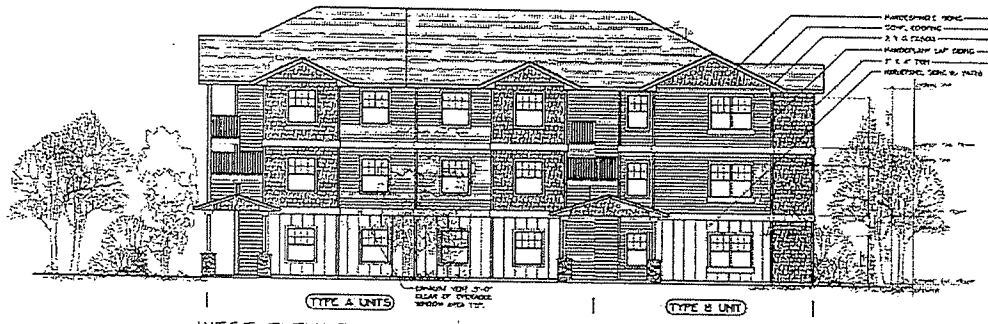
REGISTERED PROFESSIONAL ENGINEER
OREGON
MARK D. GRENZ
Renewal date: JUNE 30, 2017

A4.4

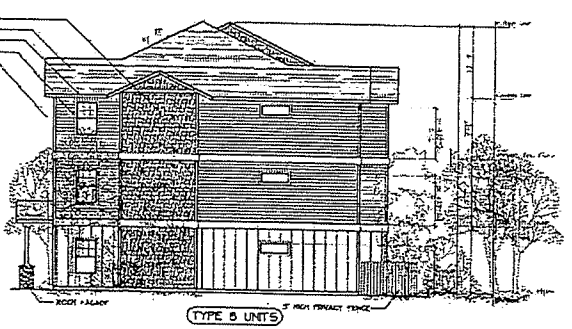


EAST ELEVATION (BLD. 4)

NORTH ELEVATION (BLD. 4)



WEST ELEVATION (BLD. 4)



SOUTH ELEVATION (BLD. 4)

MULTI/TECH

BUILDING ELEVATIONS

PEMBROOK STREET APARTMENT COMPLEX

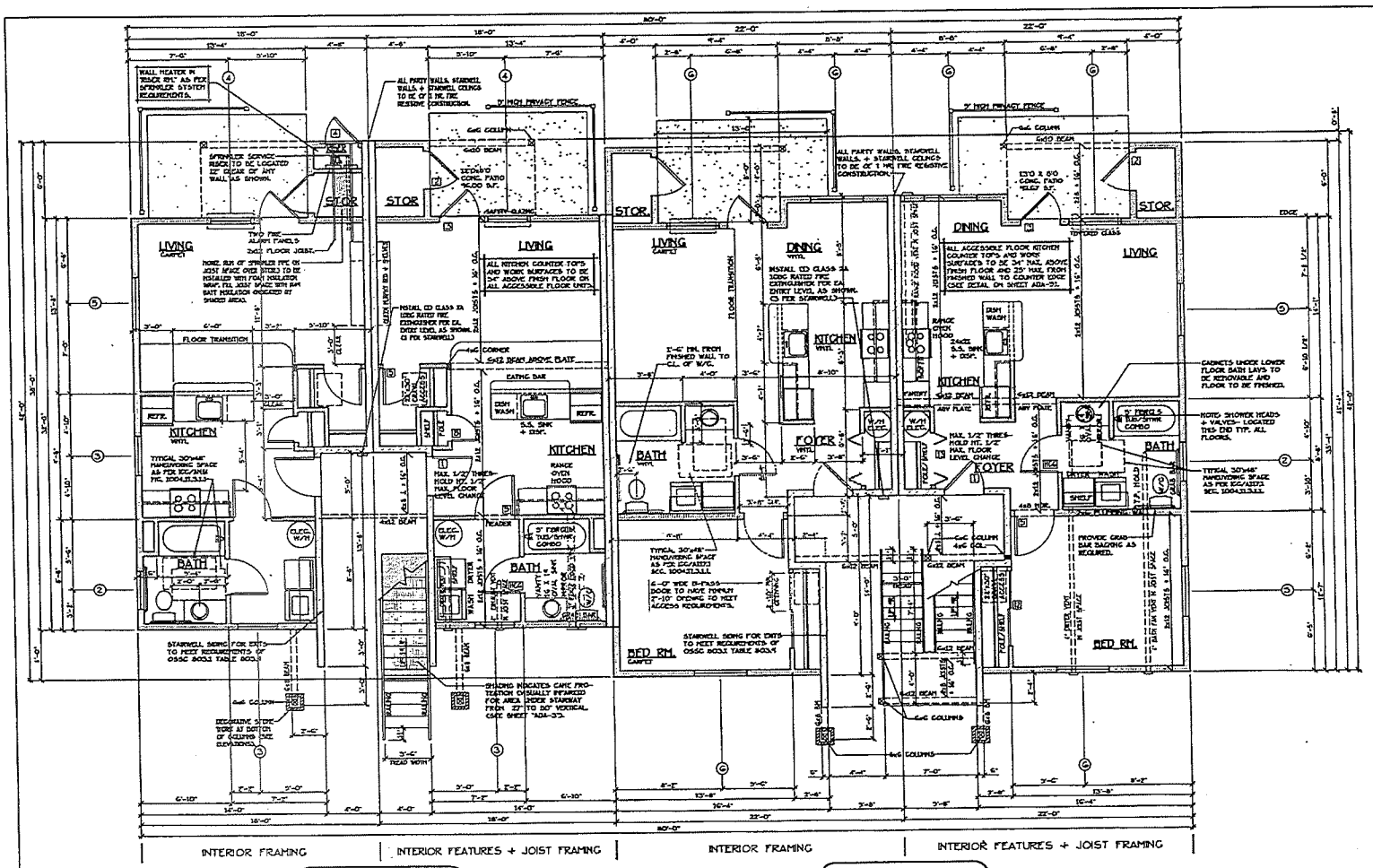
NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGNER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATIONS.

Design: F.J.S.
Drawn: G.L.S.
Checked: W.D.F.
Date: Jan-15
Scale: AS SHOWN

JOB # 6138

A4.8



LOWER FLOOR PLAN

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

(HANDICAP ADAPTABLE/ACCESSIBLE) BLD. 5

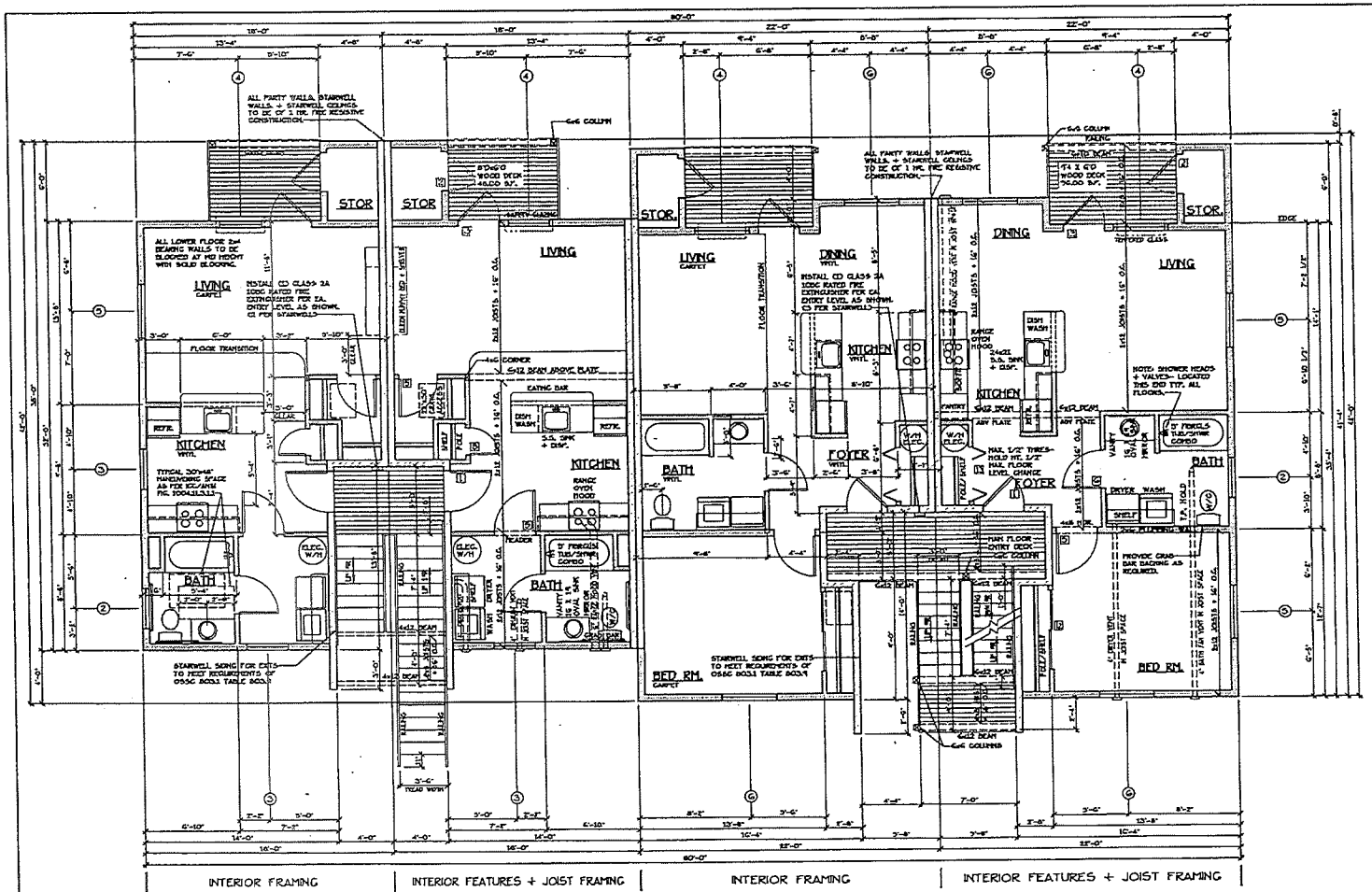
"E" UNIT = 547 S.F.

"C" UNIT = 728 S.F.

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

DOOR SCHEDULE

DOORS					FRAMES			
MK	WIDTH	HEIGHT	THICK	MAT'L	FIN.	MAT'L	FIN.	REMARKS



MAIN FLOOR PLAN

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

BLD. 5

"E" UNIT = 547 S.F.

"C" UNIT = 728 S.F.

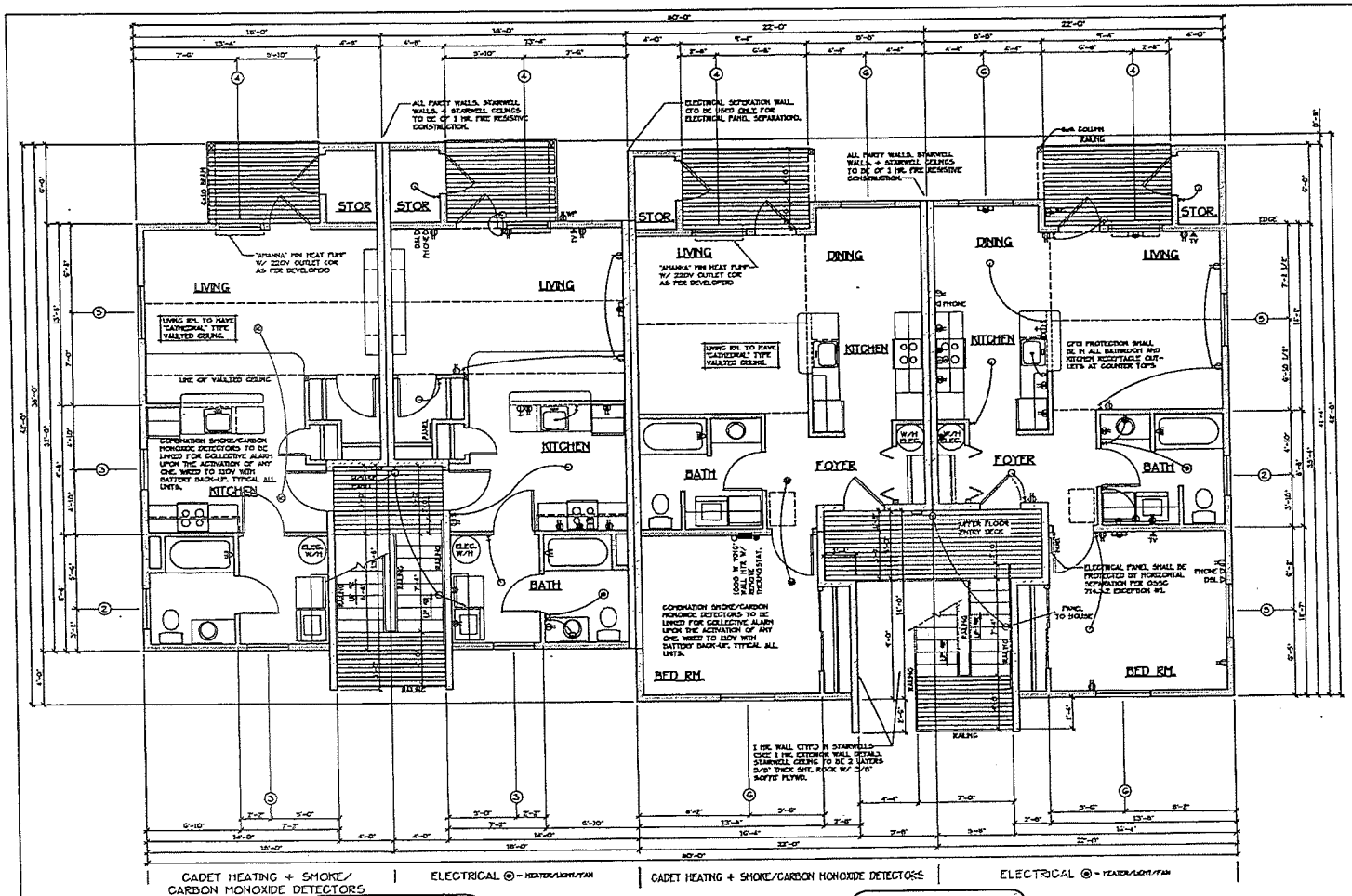
CONSTRUCTION TYPE V B SPRINKLED

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

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

DOOR SCHEDULE

	DOORS WIDTH	DOORS HEIGHT	DOORS THICK	DOORS TYP.	FRAMES MATL.	FRAMES FIN.	FRAMES SYM	REMARKS
	2'-6"	6'-8"	1 3/4"	HPL	CLAD	PAINT	A	METAL
	2'-6"	6'-8"	1 3/4"	HPL	CLAD	PAINT	D



TYPE E UNITS

TYPE C UNITS

UPPER FLOOR PLAN

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

"E" UNIT = 547 S.F.

"C" UNIT = 728 S.F.

BLD. 5

CONSTRUCTION TYPE V B SPRINKLED

SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

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

CFC 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.

1021.2 Windows. In Occupancy Groups R-2 and R-3, one- and two-family and multiple-family dwellings, where the opening of the sill portion of an openable window is located more than 72 inches (1829 mm) above the finished grade or other surface below, the lowest part of the clear opening of the window shall be at a height not less than 36 inches (915 mm) above the finished floor surface of the room in which the window is located. Operable portions of windows shall not permit openings that allow passage of a 4-inch-diameter (101 mm) sphere where such openings are located within 24 inches (915 mm) of the finished floor.

Exceptions:

1. Operable windows where the sill portion of the opening is located more than 75 feet (22 860 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F2006.

NOK/window openings shall be provided with window fall prevention devices that comply with ASTM F2006 + OTHERWISE IN ACCORDANCE WITH CC.1021.2.6.

NOTE: WINDOWS ARE OPERABLE FOR EMERGENCY EGRESS AS PER TABLE 1021.2 2014 OESSC U-0.35.

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

1029.2 Minimum size. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53 m²).

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

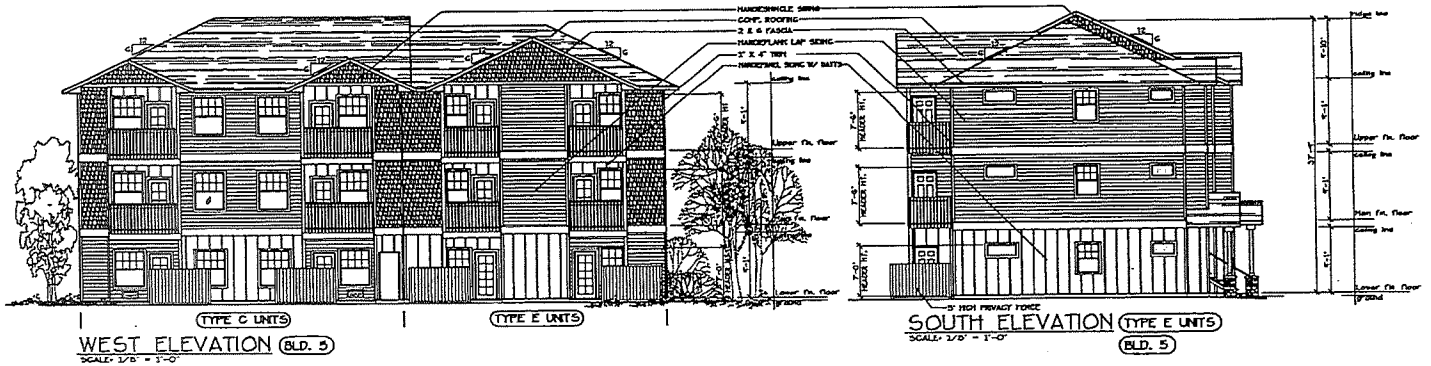
SEE "GENERAL STRUCTURAL NOTES" ON SHEET A5.3 BEFORE BEGINNING ANY CONSTRUCTION.

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. TYPE BLOCK CONCEALED SPACES: VERTICAL + HORIZONTAL AS PER OSSC 718.2.5 AND OSSC 718.2.3.
3. PROV. TO INSULATION 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. 50 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN 2 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 CLO'S.
7. AS PER OSSC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER WATT.
8. ALL "TYPE A" ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

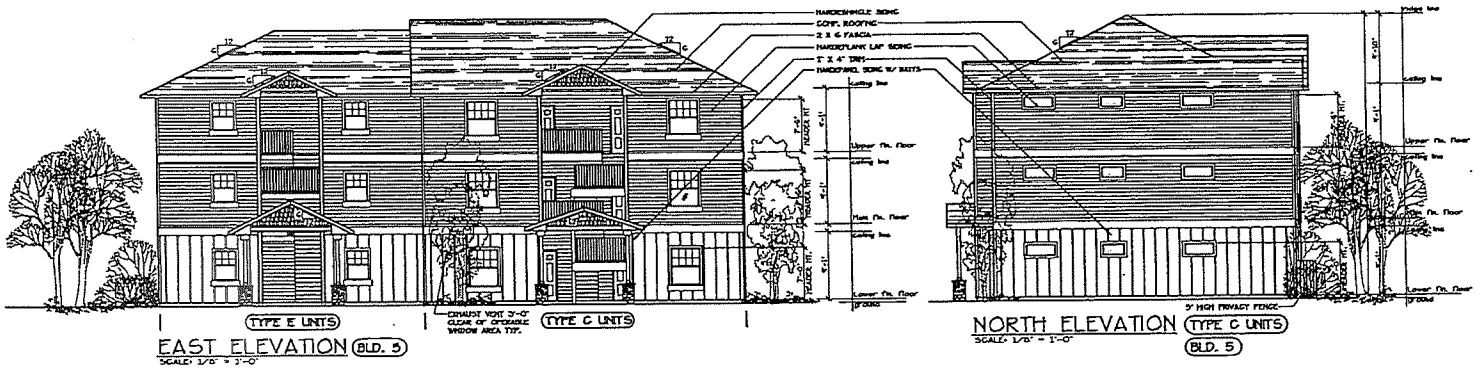
DOOR SCHEDULE

	DOORS WIDTH	DOORS HEIGHT	DOORS THICK	DOORS TYP	DOORS MATL	DOORS FIN	FRAMES TYP	FRAMES MATL	FRAMES FIN	REMARKS
	2'-0"	6'-8"	1 3/4"	HM.	GLAZ.	PAINT	A	METAL	PAINT	C. PANEL W/ PRE-MOLD + WEATHERSTRIP W/ INTERIOR SLIDERS
	2'-0"	6'-8"	1 3/4"	HM.	GLAZ.	PAINT	C	METAL	PAINT	C. PANEL W/ THRESHOLD, WEATHERSTRIP AND NOTED LOCK
	2'-0"	6'-8"	1 3/4"	HM.	GLAZ.	PAINT	C	METAL	PAINT	FULL LITE, EXP. GLASS, LOCK, THRESHOLD AND WEATHERSTRIP W/ INTERIOR BLINDS.
	2'-0"	6'-8"	1 3/4"	HM.	GLAZ.	PAINT	D	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND NOTED LOCK
	2'-0"	6'-8"	1 3/8"	HC.	GRAIN	STAIN	C	METAL	STAIN	
	2'-0"	6'-8"	1 3/8"	HC.	GRAIN	STAIN	C	METAL	STAIN	
	2'-0"	6'-8"	1 3/8"	HC.	GRAIN	STAIN	C	METAL	STAIN	
	2'-0"	6'-8"	1 3/8"	HC.	GRAIN	STAIN	C	METAL	STAIN	POCKET DOOR
	2'-0"	6'-8"	1 3/8"	HC.	GRAIN	STAIN	C	METAL	STAIN	POCKET DOOR*
	2'-0"	6'-8"	1 3/8"	HC.	GRAIN	STAIN	C	METAL	STAIN	BIFOLD DOOR



WEST ELEVATION (BLD. 5)
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION (TYPE E UNITS) (BLD. 5)
SCALE: 1/8" = 1'-0"



EAST ELEVATION (BLD. 5)
SCALE: 1/8" = 1'-0"

NORTH ELEVATION (TYPE C UNITS) (BLD. 5)
SCALE: 1/8" = 1'-0"

MULTI/TECH CONSULTANTS
ENGINEERING SERVICES, INC.

BUILDING ELEVATIONS

PEMBROOK STREET APARTMENT COMPLEX

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

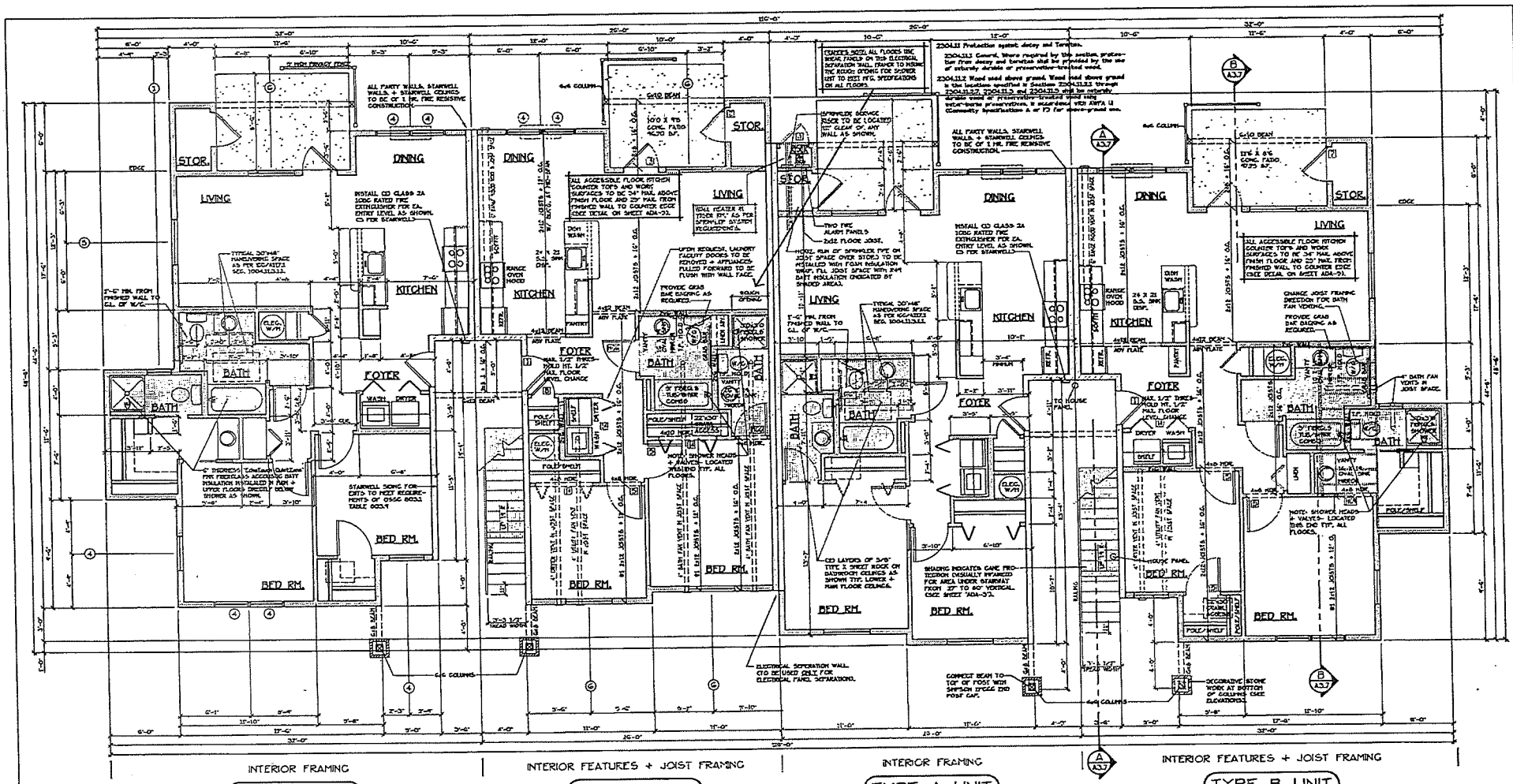
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.W.
Drawn: G.I.D.
Checked: M.D.G.
Date: 10-18
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
MARK D. GRUBER
MAY 14, 19
Renewal Date: Nov 30, 2007

A5.9



LOWER FLOOR PLAN

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

CHANDICAP ADAPTABLE/ACCESSIBLE

BLD. 6

"A" UNIT = 952 S.F.

"B" UNIT = 1029 S.F.

CONSTRUCTION TYPE V B SPRINKLED

SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A0.2 BEFORE BEGINNING ANY CONSTRUCTION.

DOOR SCHEDULE

DOORS							FRAMES		REMARKS
	WIDTH	HEIGHT	THICK	TYP.	MATL.	FIN.	MATL.	FIN.	
	2'-6"	6'-8"	1 3/4"		GLASS	PAINT	ALUM.	CLEAR	
	3'-0"	6'-8"	1 3/4"		GLASS	PAINT	ALUM.	CLEAR	
	3'-0"	6'-8"	1 3/4"		GLASS	PAINT	ALUM.	CLEAR	
	2'-6"	6'-8"	1 3/4"	H.C.	WOOD	PAINT	METAL	PAINT	
	2'-8"	6'-8"	1 3/4"	H.C.	WOOD	PAINT	METAL	PAINT	
	3'-0"	6'-8"	1 3/4"	H.C.	WOOD	PAINT	METAL	PAINT	
	2'-6"	6'-8"	1 3/4"		WOOD	STAIN	METAL	PAINT	
	2'-8"	6'-8"	1 3/4"		WOOD	STAIN	METAL	PAINT	
	3'-0"	6'-8"	1 3/4"		WOOD	STAIN	METAL	PAINT	
	2'-6"	6'-8"	1 3/4"	H.C.	WOOD	STAIN	METAL	PAINT	
	2'-8"	6'-8"	1 3/4"	H.C.	WOOD	STAIN	METAL	PAINT	
	3'-0"	6'-8"	1 3/4"	H.C.	WOOD	STAIN	METAL	PAINT	
	2'-6"	6'-8"	1 3/4"		WOOD	STAIN	METAL	PAINT	
	2'-8"	6'-8"	1 3/4"		WOOD	STAIN	METAL	PAINT	
	3'-0"	6'-8"	1 3/4"		WOOD	STAIN	METAL	PAINT	
	2'-6"	6'-8"	1 3/4"		WOOD	STAIN	METAL	PAINT	
	2'-8"	6'-8"	1 3/4"		WOOD	STAIN	METAL	PAINT	
	3'-0"	6'-8"	1 3/4"		WOOD	STAIN	METAL	PAINT	
	2'-6"	6'-8"	1 3/4"		WOOD	STAIN	METAL	PAINT	
	2'-8"	6'-8"	1 3/4"		WOOD	STAIN	METAL	PAINT	
	3'-0"	6'-8"	1 3/4"		WOOD	STAIN	METAL	PAINT	
	2'-6"	6'-8"	1 3/4"		WOOD	STAIN	METAL	PAINT	
	2'-8"	6'-8"	1 3/4"		WOOD	STAIN	METAL	PAINT	
	3'-0"	6'-8"	1 3/4"		WOOD	STAIN	METAL	PAINT	
	2'-6"	6'-8"	1 3/4"		GLASS	PAINT	METAL	PAINT	
	3'-0"	6'-8"	1 3/4"		GLASS	PAINT	METAL	PAINT	

- 1: PAINT GD. HC BATH DOOR W/ PADDLE W/THROW HARDWARE HOUSES
- 2: PAINT W/ THRESHOLD, WEATHERSTRIP AND ROTTEN LOCK
- FULL LITE TEMP. GLASS DOOR, THRESHOLD AND WEATHERSTRIP W/ INTERIOR BLINDS.
- W/ THRESHOLD, WEATHERSTRIP AND ROTTEN LOCK
- POCKET DOOR
- POCKET DOOR*
- GLASS DOOR
- GLASS DOOR*

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

WINDOW SCHEDULE

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

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS OF #1 4x12
A	2'0 X 1'6	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	
B	3'0 X 1'6	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	
C	3'0 X 4'0	VINYL SCH	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
D	4'0 X 3'6	VINYL SCH	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
E	3'0 X 3'0	VINYL SCH	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
F	4'0 X 1'6	VINYL SCH	MILGARD	WHITE	YES	STATIONARY	
G	4'0 X 2'6	VINYL SCH	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
H	3'0 X 3'0	VINYL SCH	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
I	6'0 X 4'6	VINYL SLID	MILGARD	WHITE	YES	PATIO SLIDER W/ SCREEN	
J	2'0 X 2'0	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	
K	2'0 X 1'6	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	
L	6'0 X 1'6	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	
M	3'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	
N	4'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.5.5.C. 2014 CHAPTER 11 SEC. 1107.2 OR TO ICC/ANSI A117.1 THEN SEC. 1002.4. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET A0A-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 OESC 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 1013.6.1 AND 1029.4.

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 SOLID 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 OESC NON-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER WATT.
8. ALL TYPE 'A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH OSSC 2014 REVISED TO BE EFFECTIVE APR. 1, 2016. CHAPTER 11 OF THE OSSC 2014 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-2003, WHICH 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 1002.

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.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS A0A-6 THRU 9 THAT SET OUT SPECIFIC INFORMATION FROM OSSC 2014, CHAPTER 10 AS WELL AS THE REFERENCED DOCUMENTS. THE DRAWINGS SET OUT SPECIFIC FINISH ELEVATIONS AND DIMENSIONS THAT MUST BE MET TO ASSURE COMPLIANCE WITH THIS CODE.

MULTI/TECH ENGINEERING SERVICES, INC.

PEMBROOK STREET APARTMENT COMPLEX

LOWER FLOOR PLAN

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

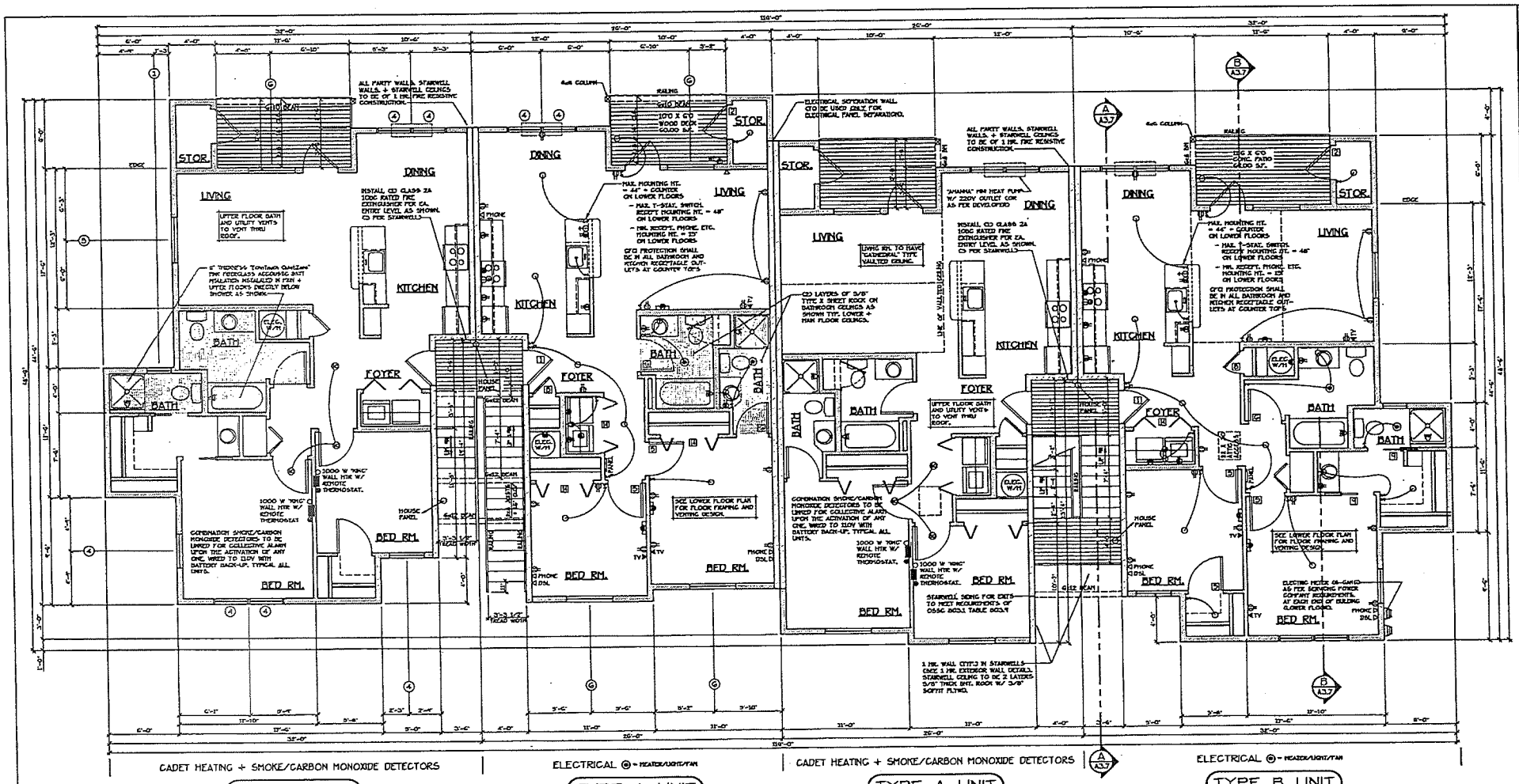
BASE BOARD: A2.1.1

Design: P.L.V.
Drawn: G.I.D.
Checked: M.D.D.
Date: 4-18
Scale: AS SHOWN

JOB # 5138

EXPIRES: 6/30/19

A6.3



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

TYPE B UNIT | TYPE A UNIT | TYPE A UNIT | TYPE B UNIT

MAIN FLOOR PLAN

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

BLD. 6

"A" UNIT = 952 S.F.

"B" UNIT = 1029 S.F.

CONSTRUCTION TYPE V B SPRINKLED

SEE WALL DETAIL SHEETS FOR SHEETROCK APPLICATION.

UPPER FLOOR PLAN

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

CO 907.2.11.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.

CO 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	DOORS HEIGHT	DOORS THICK	DOORS TYP.	DOORS MATL.	DOORS FIN.	FRAMES MATL.	FRAMES FIN.	REMARKS
A	3'-0"	6'-8"	1 3/4"	SWING	WOOD	PAINT	METAL	PAINT	C PANEL OF AN EXTERIOR W/ WEATHER STRIPPING + SCREEN
B	3'-0"	6'-8"	1 3/4"	SWING	WOOD	PAINT	METAL	PAINT	C PANEL W/ LIVING ROOM, WEATHERSTRIP AND ACTIVE LOCK
C	3'-0"	6'-8"	1 3/4"	SWING	WOOD	PAINT	METAL	PAINT	FULL LITE "10" GLASS, LOCK, THRESHOLD AND WEATHERSTRIP W/ INTERIOR BLINDS.
D	2'-6"	6'-8"	1 3/4"	SWING	WOOD	PAINT	METAL	PAINT	W/ THRESHOLD, WEATHERSTRIP AND ACTIVE LOCK
E	2'-6"	6'-8"	1 3/4"	SWING	WOOD	PAINT	METAL	PAINT	
F	2'-6"	6'-8"	1 3/4"	SWING	WOOD	PAINT	METAL	PAINT	
G	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
H	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
J	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
K	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
L	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
M	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
N	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
P	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
Q	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
R	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
S	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
T	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
U	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
V	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
W	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
X	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
Y	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
Z	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
AA	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
BB	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
CC	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
DD	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
EE	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
FF	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
GG	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
HH	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
JJ	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
KK	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
LL	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
MM	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
NN	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
PP	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
QQ	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
RR	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
SS	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
TT	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
UU	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
VV	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
WW	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
XX	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
YY	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
ZZ	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
AAA	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
BBB	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
CCC	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
DDD	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
EEE	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
FFF	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
GGG	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
HHH	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
JJJ	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
KKK	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
LLL	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
MMM	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
NNN	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
PPP	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
QQQ	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
RRR	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
SSS	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
TTT	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
UUU	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
VVV	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
WWW	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
XXX	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
YYY	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
ZZZ	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
AAAA	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
BBBB	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
CCCC	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
DDDD	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
EEEE	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
FFFF	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
GGGG	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
HHHH	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
JJJJ	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
KKKK	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
LLLL	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
MMMM	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
NNNN	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
PPPP	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
QQQQ	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
RRRR	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
SSSS	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
TTTT	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
UUUU	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
VVVV	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
WWWW	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
XXXX	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
YYYY	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
ZZZZ	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
AAAAA	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
BBBBB	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
CCCCC	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
DDDDD	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
EEEEE	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
FFFFF	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
GGGGG	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
HHHHH	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
JJJJJ	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
KKKKK	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
LLLLL	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
MMMMM	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
NNNNN	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
PPPPP	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
QQQQQ	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
RRRRR	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
SSSSS	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
TTTTT	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
UUUUU	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
VVVVV	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
WWWWW	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
XXXXX	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
YYYYY	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	
ZZZZZ	2'-6"	6'-8"	1 3/4"	SWING	WOOD	STAIN	METAL	PAINT	

* 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	EGRESS	REMARKS	HEADERS
A	2'0 x 1'6	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	DF #1 4x12
B	3'0 x 1'6	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	
C	3'0 x 4'0	VINYL SCH	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
D	3'0 x 3'0	VINYL SCH	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
E	4'0 x 1'6	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	
F	4'0 x 3'0	VINYL SCH	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
G	3'0 x 5'0	VINYL SCH	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
H	6'0 x 6'8	VINYL SLD.	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
J	2'0 x 7'0	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	
K	5'0 x 1'6	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	
L	6'0 x 1'6	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	
M	3'0 x 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	
N	4'0 x 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	DF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 OR TO ICC/ANSI A117.1 THEN SEC. 1002.4. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET A04-A. 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 OCESC 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.

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

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. 50 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'G.
7. AS PER OESC NON-EFFICIENCY LIGHTING FIXTURES + A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
8. ALL TYPE 'A' ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

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PEMBROOK STREET APARTMENT COMPLEX

MAIN & UPPER FLOOR PLAN

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

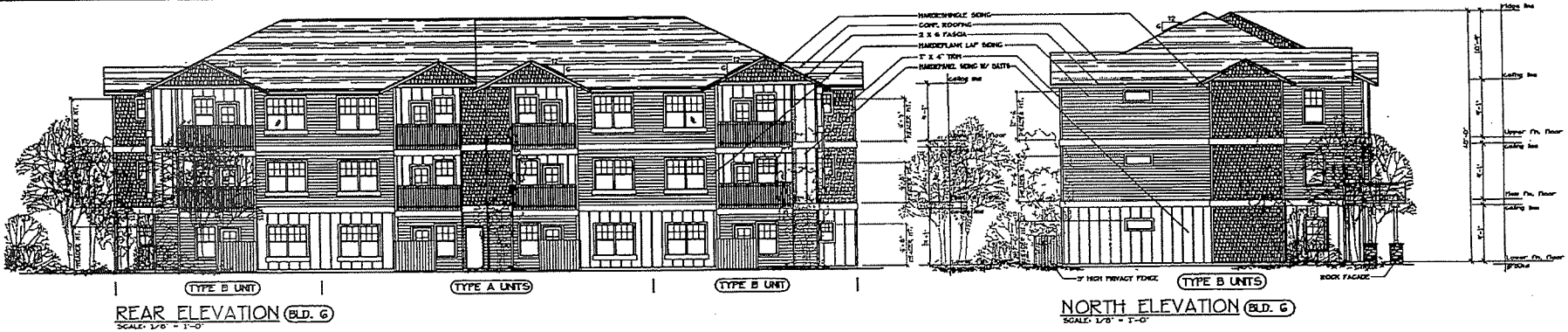
Design: P.L.M.
Drawn: G.H.D.
Checked: M.D.S.
Date: 4-18
Scale: AS SHOWN

JOB # 5138

REGISTERED PROFESSIONAL ENGINEER OREGON JULY 15, 1976 MARK D. SHELL

Renewal date: JUNE 30, 2017

A6.4



REAR ELEVATION (BLD. G)
SCALE: 1/8" = 1'-0"

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

FRONT ELEVATION (BLD. G)
SCALE: 1/8" = 1'-0"

END ELEVATION (BLD. G)
SCALE: 1/8" = 1'-0"

MULTI/TECH CONSULTANTS
ENGINEERING SERVICES, INC.

BUILDING ELEVATIONS

PEMBROOK STREET APARTMENT COMPLEX

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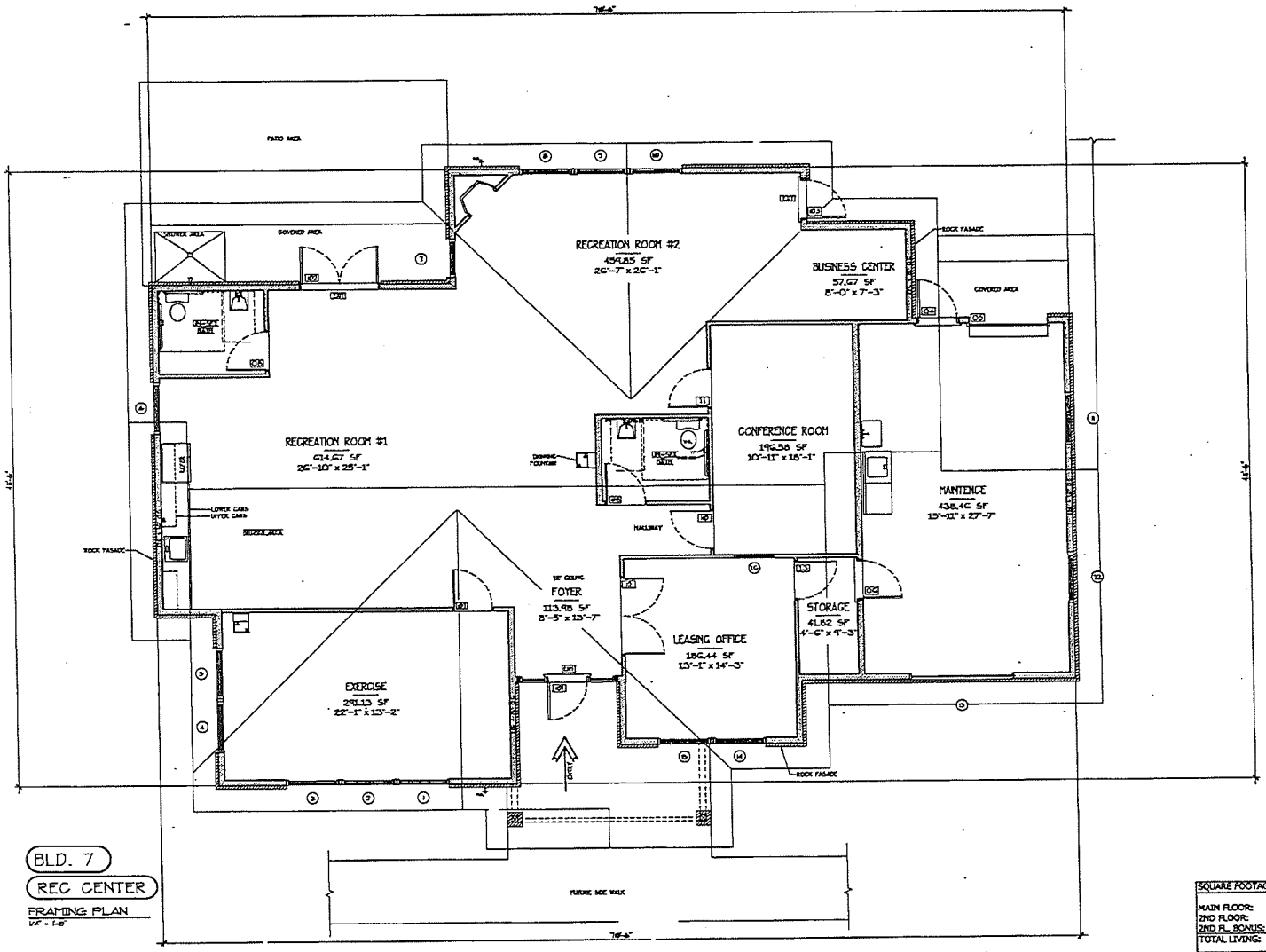
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

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

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
MARK D. GRENZ
SEP 14, 1977
Renewal Date: JUNE 30, 2019

A6.8



BLD. 7

REC CENTER

FRAMING PLAN

1/4" = 1'-0"

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

DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THK	DOOR Finish DOOR TYPE	DOOR Finish DOOR MATERIAL	DOOR Finish FINISH	FRAMES TYP.	FRAMES FRAME MATERIAL	FRAMES FRAME FIN	FIRE RATING	STYLE	REMARKS
1	0'-3 0/1	7'-0 1/1	1 3/4"	METAL	GLASS	PAINT	A	METAL	PAINT	20 MIN.	Pr. Sliders - Exterior	Full glass entry
2	0'-3 0/1	7'-0 1/1	1 3/4"	VINYL	VINYL	WHITE	C	VINYL	WHITE	---	Pr. Sliders - Interior	
3	0'-3 0/1	7'-0 1/1	1 3/4"	METAL	GLASS	PAINT	A	METAL	PAINT	20 MIN.	Pr. Sliders - Exterior	Full glass entry w/ side lite entry
4	0'-3 0/1	7'-0 1/1	1 3/4"	METAL	GLASS	PAINT	A	METAL	PAINT	20 MIN.	Single - Exterior	Full glass entry w/ side lite entry
5	0'-3 0/1	7'-0 1/1	1 3/4"	METAL	GLASS	PAINT	A	METAL	PAINT	20 MIN.	Single - Exterior	Full glass entry w/ side lite entry
6	0'-3 0/1	7'-0 1/1	1 3/4"	METAL	GLASS	PAINT	A	METAL	PAINT	20 MIN.	Overhead - Garage	Full glass entry w/ side lite entry
7	0'-3 0/1	7'-0 1/1	1 3/4"	H.C.	H.C.	PAINT	D	WOOD	PAINT		Pr. Sliders - Exterior	
8	0'-3 0/1	7'-0 1/1	1 3/4"	H.C.	H.C.	PAINT	D	WOOD	PAINT		Single - Exterior	
9	0'-3 0/1	7'-0 1/1	1 3/4"	H.C.	H.C.	PAINT	D	WOOD	PAINT		Single	
10	0'-3 0/1	7'-0 1/1	1 3/4"	SOLID CORE	WOOD	PAINT	F	WOOD	PAINT	20 MIN	Single	Full side Lite/Mirror
11	0'-3 0/1	7'-0 1/1	1 3/4"	SOLID CORE	WOOD	PAINT	F	WOOD	PAINT	20 MIN	Single	Full side Lite/Mirror
12	0'-3 0/1	7'-0 1/1	1 3/4"	H.C.	H.C.	PAINT	D	WOOD	PAINT		Single	
13	0'-3 0/1	7'-0 1/1	1 3/4"	H.C.	H.C.	PAINT	D	WOOD	PAINT		Single	
14	0'-3 0/1	7'-0 1/1	1 3/4"	H.C.	H.C.	PAINT	D	WOOD	PAINT		Single	
15	0'-3 0/1	7'-0 1/1	1 3/4"	H.C.	H.C.	PAINT	D	WOOD	PAINT		Double	
16	0'-3 0/1	7'-0 1/1	1 3/4"	H.C.	H.C.	PAINT	D	WOOD	PAINT		Single	

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FRAMING PLAN

PEMBROOK STREET APARTMENT COMPLEX

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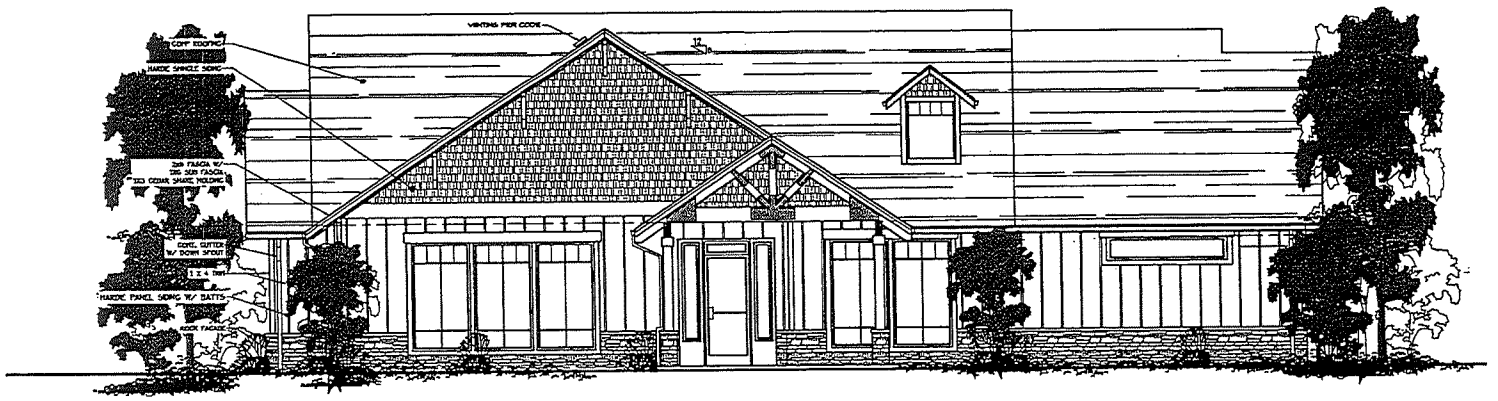
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATIONS

Design: P.L.H.
Drawn: S.P.H.
Checked: W.D.G.
Date: JUNE 2018
Scale: AS SHOWN

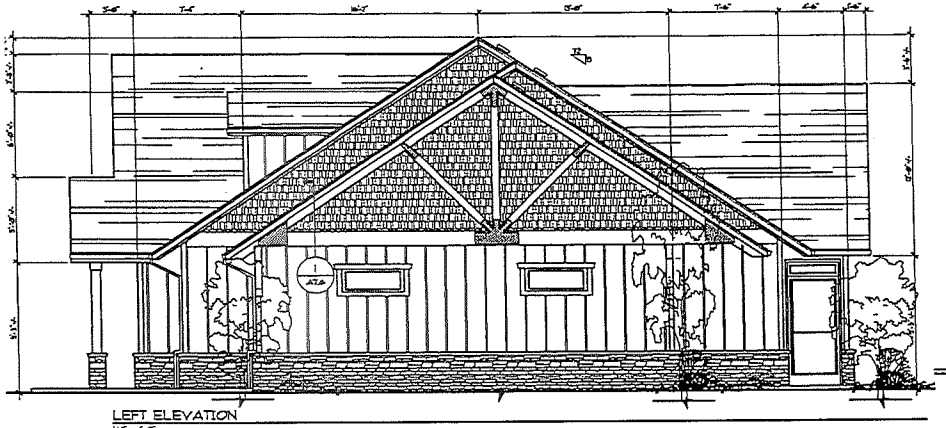
JOB # 8138

REGISTERED PROFESSIONAL ENGINEER
9854
OREGON
JULY 14, 1978
MARK D. GRENZ
Renewal date: JUNE 30, 2019

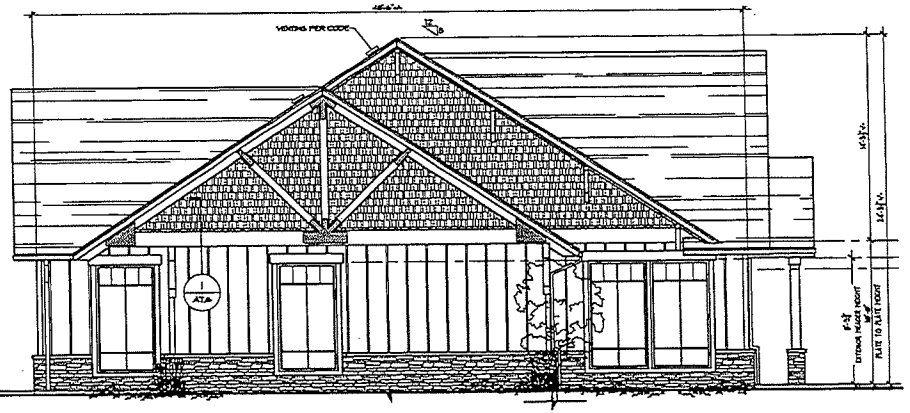
A7.3



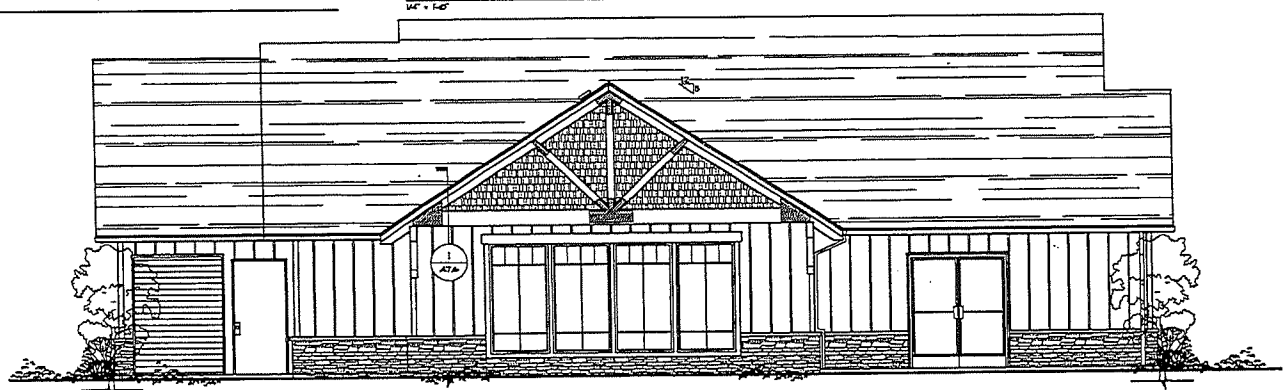
FRONT ELEVATION
1/4" = 1'-0"



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



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



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

MULTI/TECH
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ELEVATION
PLAN

PEMBROOK STREET
APARTMENT COMPLEX

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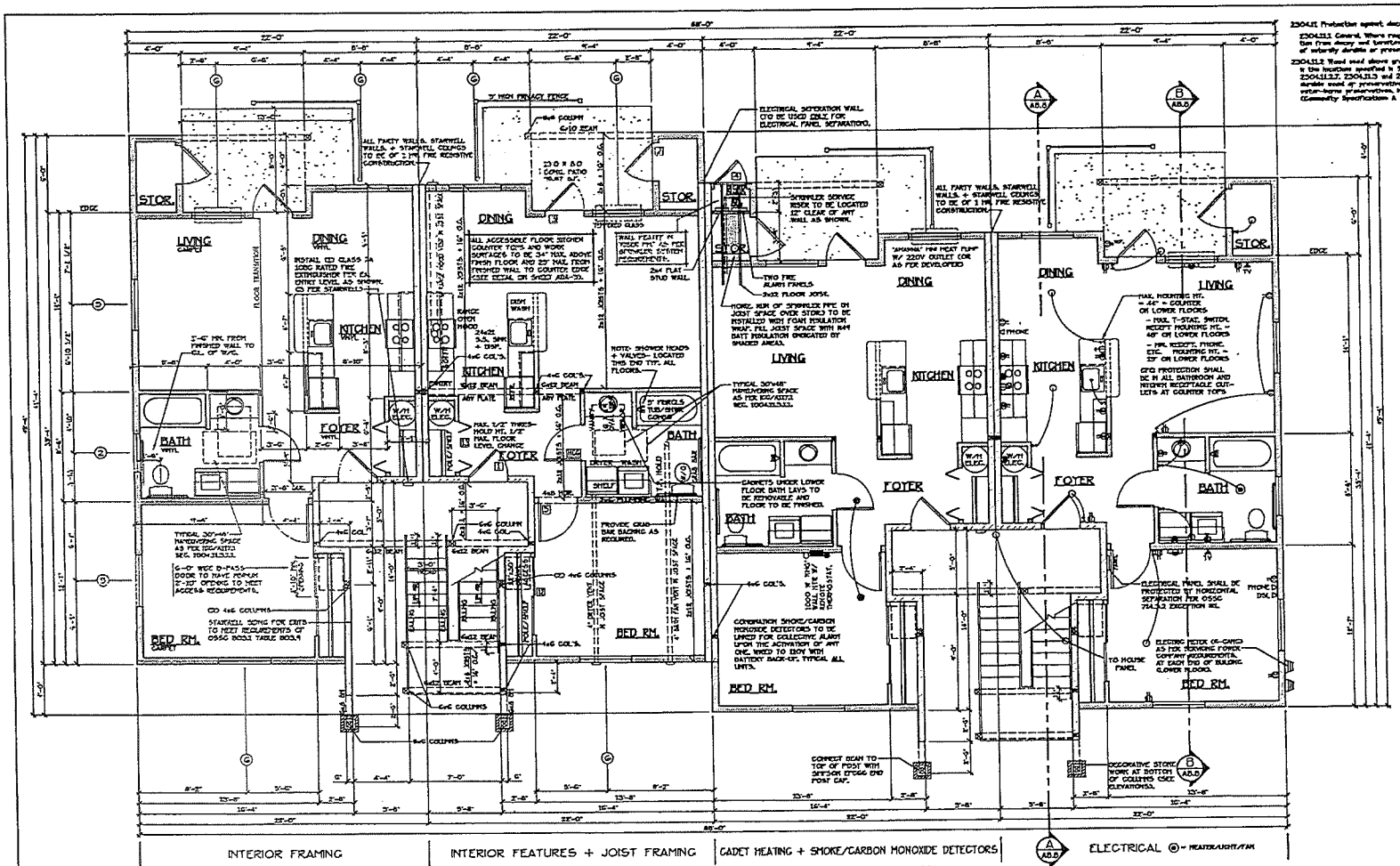
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION

Design: R.L.H.
Drawn: S.P.H.
Checked: M.O.D.
Date: JUNE 2018
Scale: AS SHOWN

JOB # 8138

REGISTERED PROFESSIONAL ENGINEER
9854
OREGON
DEC. 14, 1979
MARK D. GRENZ
Renew: 6/30 July 1, 2019

A7.6



LOWER FLOOR PLAN

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

HANDICAP ADAPTABLE/ACCESSIBLE

"C" UNIT = 728 S.F.

TYPE C UNITS

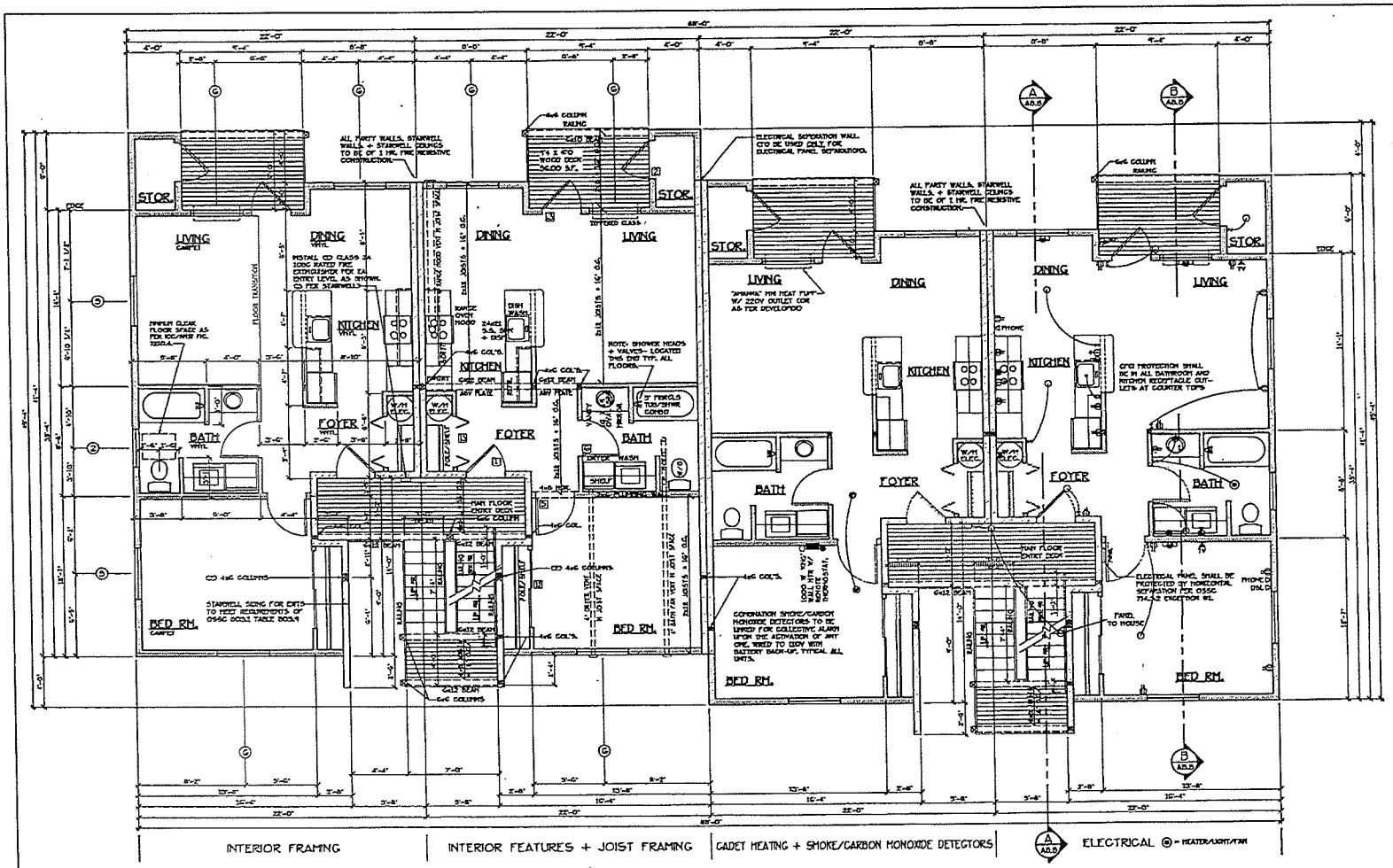
BLD. 8

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

FLOOR DIAPHRAM NAILING:
8d NAILS AT 6" O.C. AT EDGE.
8d NAILS AT 12" O.C. IN FIELD.

DOOR SCHEDULE

DOOR NO.	DOORS WIDTH	DOORS HEIGHT	DOORS THICKNESS	FRAMES MAT'L	FRAMES FIN.	FRAMES TYP.	HDWE. SET	HDWE. FINISH	REMARKS
101	3'-0"	6'-8"	1 3/4"	STEEL	PAINT	A	1	US26D	6 PANEL 32 HR RATED DOOR W/ SMOKE & DRAFT GASKETING, CLOSER, & PANIC HARDWARE
102	2'-6"	6'-8"	1 3/4"	STEEL	PAINT	A	2	US26D	6 PANEL W/ HORIZONTAL STAINLESS STEEL KICK PLATE
103	2'-6"	6'-8"	1 3/4"	STEEL	PAINT	A	3	US26D	FULL LITE TEMP. GLASS DOOR, THRESHOLD AND WEATHERSTRIP W/ INTERIOR BUMPER
104	2'-6"	6'-8"	1 3/4"	STEEL	PAINT	A	4	US26D	W/ THRESHOLD, WEATHERSTRIP AND DEAD LOCK
105	2'-6"	6'-8"	1 3/4"	STEEL	PAINT	A	5	US26D	
106	2'-6"	6'-8"	1 3/4"	STEEL	PAINT	A	6	US26D	
107	2'-6"	6'-8"	1 3/4"	STEEL	PAINT	A	7	US26D	



MAIN FLOOR PLAN

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

"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 8

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

FLOOR DIAPHRAM NAILING: 8d NAILS AT 6" O.C. AT EDGE. 8d NAILS AT 12" O.C. IN FIELD.

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

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A8.2 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. 50 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 OCESC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
8. ALL "TYPE A" ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

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

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
A	2'0 x 1'6	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	OF #1 4x12
B	3'0 x 1'6	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	
C	3'0 x 4'0	VINYL SGHL	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
D	3'0 x 5'0	VINYL SGHL	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
E	4'0 x 1'6	VINYL SGH	MILGARD	WHITE	YES	STATIONARY	
F	4'0 x 3'0	VINYL SGHL	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
G	4'0 x 5'0	VINYL SGHL	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
H	6'0 x 6'8	VINYL SLD	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
I	2'0 x 7'0	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	
J	3'0 x 1'6	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	
K	5'0 x 1'6	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	
L	3'0 x 2'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	OF #1 4x12
M	4'0 x 3'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH U.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 OR TO ICC/ANSI A117.1 THEN SEC. 1002.4. OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-3. 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 OCESC U-0.35.

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

CONSTRUCTION TYPE V B SPRINKLED.

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

MULTI/TECH CONSULTANTS — ENGINEERING & SURVEYING, INC.

MAIN FLOOR PLAN

PEMBROOK STREET APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

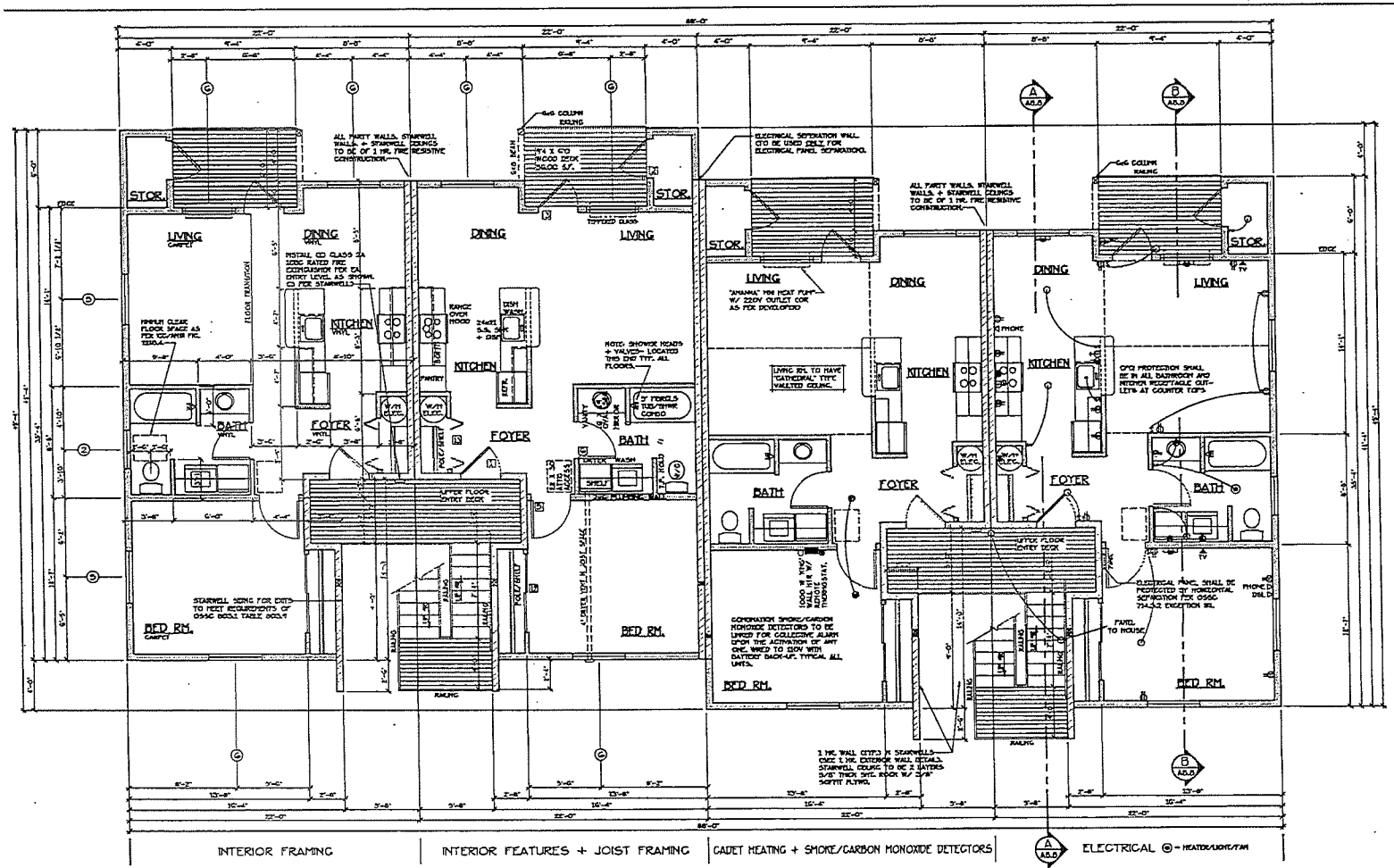
Design: R.L.M.
Drawn: R.L.G.
Checked: M.D.S.
Date: Jul-15
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER — MARK D. SHERRY — EXPIRES: JUNE 30, 2017

Renewal Date: JUNE 30, 2017

A8.4



UPPER FLOOR PLAN

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

"C" UNIT = 728 S.F.

TYPE C UNITS

BLD. 8

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

FLOOR DIAPHRAM NAILING:
8d NAILS AT 6" O.C. AT EDGE.
8d NAILS AT 12" O.C. IN FIELD.

NOTE: MAIN + UPPER FLOOR DOORS ARE USED THE SAME AS LOWER FLOOR DOORS. DOOR SIZE OPTIONS FOR MAIN + UPPER FLOORS ARE AS FOLLOWS:
BED RM. = 2'-0" DOOR
BATH RM. = 2'-4" DOOR.

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A8.3 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 718.3.2 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. 50 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. EXISTING 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 PHOTOCELLS LOCATED IN ON-SITE UTILITY ROOMS + STORAGE BLD'G.
7. AS PER OSSC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 80 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER WATT.
8. ALL "TYPE A" ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

DOOR SCHEDULE

DOORS WIDTH	DOORS HEIGHT	DOORS THK.	FRAMES MATL.	FRAMES FIN.	REMARKS
2'-0"	6'-8"	1 3/8"	WOOD	PAINT	4 PANEL OR 96 RATED DOOR, W/ FINGERHOLD, WEATHERSTRIP, BUMPERS
2'-0"	6'-8"	1 3/8"	WOOD	PAINT	6 PANEL W/ FINGERHOLD, WEATHERSTRIP AND NOTED LOCK
2'-0"	6'-8"	1 3/8"	WOOD	PAINT	FULL LITE, 1/4" GLASS, LOCK, THRESHOLD AND WEATHERSTRIP W/ INTERIOR SLIMLINE
2'-0"	6'-8"	1 3/8"	WOOD	PAINT	W/ FINGERHOLD, WEATHERSTRIP AND NOTED LOCK

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

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

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
C	2'0 X 7'6	VINYL, STAT	MI, GARD	WHITE	YES	STATIONARY	OF #1 4x12
C	3'0 X 7'6	VINYL, STAT	MI, GARD	WHITE	YES	STATIONARY	
C	3'0 X 4'0	VINYL, SCH	MI, GARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
C	4'0 X 7'0	VINYL, SCH	MI, GARD	WHITE	YES	STATIONARY	
C	4'0 X 3'0	VINYL, SCH	MI, GARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
C	3'0 X 3'0	VINYL, SCH	MI, GARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
C	6'0 X 6'8	VINYL, SLID.	MI, GARD	WHITE	YES	PATIO DOOR W/ SCREEN	
C	2'0 X 7'0	VINYL, STAT	MI, GARD	WHITE	YES	STATIONARY	
C	3'0 X 1'6	VINYL, STAT	MI, GARD	WHITE	YES	STATIONARY	
C	6'0 X 1'6	VINYL, STAT	MI, GARD	WHITE	YES	STATIONARY	
C	3'0 X 7'0	CASEMENT	MI, GARD	WHITE	YES	CASEMENT W/ SCREEN	
C	4'0 X 7'0	CASEMENT	MI, GARD	WHITE	YES	CASEMENT W/ SCREEN	OF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH 0.55.C 2014 CHAPTER 11 SEC. 1107.2 OR 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-3. 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 5023.3 2014 OESSC U-0.33.

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 1013.3.1 AND 1029.4.

CONSTRUCTION TYPE V B SPRINKLED.

MULTI/TECH CONSULTANTS
ENGINEERING & RESEARCH, INC.

UPPER FLOOR PLAN

PEMBROOK STREET APARTMENT COMPLEX

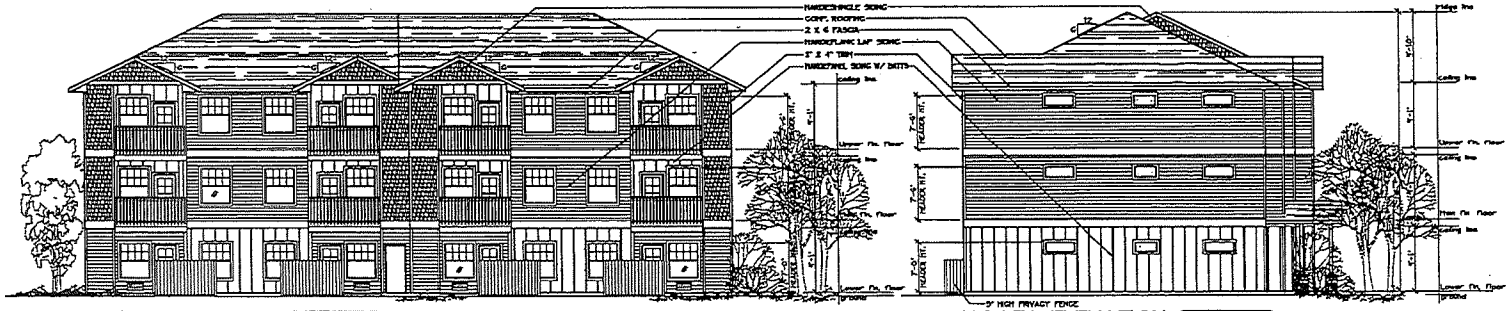
NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.
Drawn: G.L.O.
Checked: M.D.W.
Date: MAY-16
Scale: AS SHOWN
JOB # 5136

REGISTERED PROFESSIONAL ENGINEER
MARK D. WILSON
EXPIRES: 12/31/16

A8.5


HARDIESHINGLE SIDING
COPP. ROOFING
2 X 6 FASCIA
HARDIEPLANK LAP SIDING
5" X 4" TRIM
HARDIEPANEL SIDING W/ BATTS
Ceiling line
Upper Flr. Floor
Main Flr. Floor
Lower Flr. Floor
9'-10"
9'-1"
8'-1"
8'-1"
8'-1"
7'-6"
FLOOR HT.
FLOOR HT.
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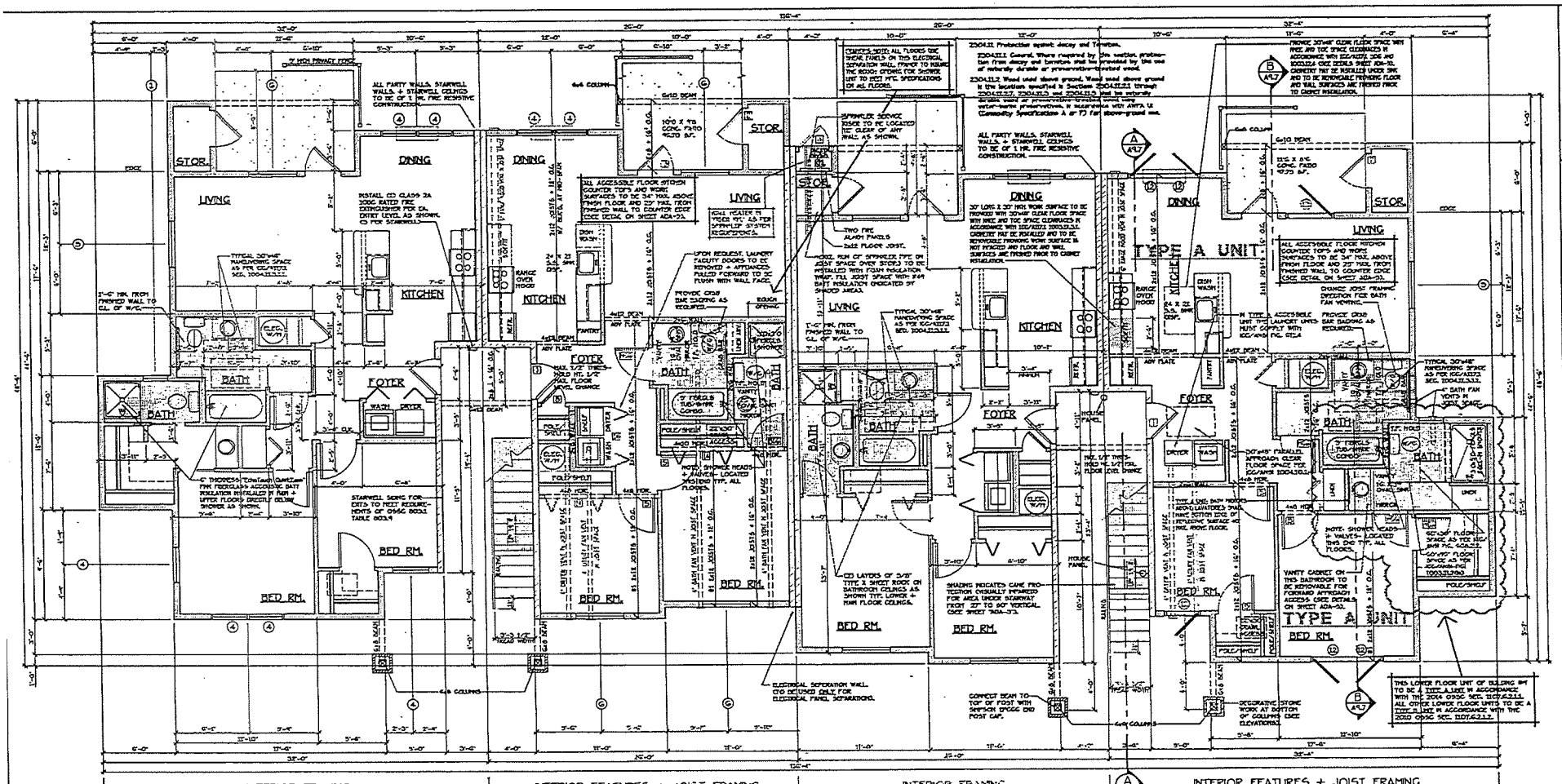
12
12
12



LOWER FLOOR PLAN

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

HANDICAP ADAPTABLE/ACCESSIBLE

BLD. 9

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

"A" UNIT = 952 S.F.

"B" UNIT = 1029 S.F.

FLOOR/CEILING ASSEMBLY AT TUB/SHOWERS

CONSTRUCTION TYPE V B SPRINKLED

SEE "GENERAL STRUCTURAL NOTES" ON SHEET A9.2 BEFORE BEGINNING ANY CONSTRUCTION.

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

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	INSUL.	REMARKS	HEADERS
A	2'0 X 3'0	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	OF #1 4x12
B	3'0 X 5'0	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	
C	3'0 X 4'0	VINYL SGHL	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
D	3'0 X 3'0	VINYL SGHL	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
E	4'0 X 3'0	VINYL SGHL	MILGARD	WHITE	YES	STATIONARY	
F	4'0 X 2'0	VINYL SGHL	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
G	3'0 X 3'0	VINYL SGHL	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
H	6'0 X 6'8	VINYL SLID	MILGARD	WHITE	YES	SLIDING DOOR W/ SCREEN	
I	2'0 X 7'0	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	
J	3'0 X 7'0	VINYL STAT	MILGARD	WHITE	YES	STATIONARY	
K	6'0 X 7'6	VINYL SEAT	MILGARD	WHITE	YES	STATIONARY	
L	3'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	
M	4'0 X 5'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	OF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH G.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 OR TO ICC/ANSI A117.1 THEN SEC. 1002.4, OPERABLE PARTS SHALL COMPLY WITH SEC. 309.4. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-3. 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 CEESC U-0.35

NOTE: WINDOW SILLS MORE THAN 72" ABOVE FINISH GRADE SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR SURFACE CBC 1015.8 INSTALLED WITH WINDOW OPENING CONTROL DEVICES IN COMPLIANCE WITH THE 2014 GSSC SECTIONS 1013.8.1 AND 1029.14.

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 GSSC 718.2.2 AND GSSC 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. 60 CFM. RANGE HOOD EXHAUST FANS TO HAVE MIN. 150 CFM.
5. ELECTRIC OUTLETS IN 1 HR. WALL THAT 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 BLDGS.
7. AS PER GCESC NON-RESIDENTIAL LIGHTING SYSTEMS - A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
8. ALL TYPE 'A' ACCESSIBLE UNITS & RESTROOMS TO BE ON AT SAME LEVEL AS DWELLING UNIT.

HANDICAP UNIT NOTES:

THE UNITS HAVE BEEN DESIGNED TO COMPLY WITH GSSC 2014 REVISED TO BECOME EFFECTIVE APRIL 1, 2014, CHAPTER 11, OF THE GSSC 2014 AS REVISED INCORPORATES AS PART OF IT, AMERICAN NATIONAL STANDARD ICC/ANSI A117.1-2003, WITH 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 GROUP 2 FLOOR UNITS MUST MEET.

THE INTENT IS THAT "ALL" GROUP 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 1002.

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.

ATTACHED TO THE DRAWING SETS ARE OUR SHEETS ADA-1 THRU 3 THAT SET OUT SPECIFIC INFORMATION FROM GSSC 2014, CHAPTER 10 AS WELL AS THE REFERENCED DOCUMENTS. THE DRAWINGS SET OUT SPECIFIC HANDICAP ELEMENTS AND DIMENSIONS THAT MUST BE MET TO ASSURE COMPLIANCE WITH THIS CODE.

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

MULTI/TECH CONSULTANTS
ENGINEERING & PLANNING CONSULTANTS

PEMBROOK STREET
APARTMENT COMPLEX

LOWER FLOOR PLAN

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE PLANS WITHOUT WRITTEN PERMISSION FROM THE DESIGN CONSULTANT.

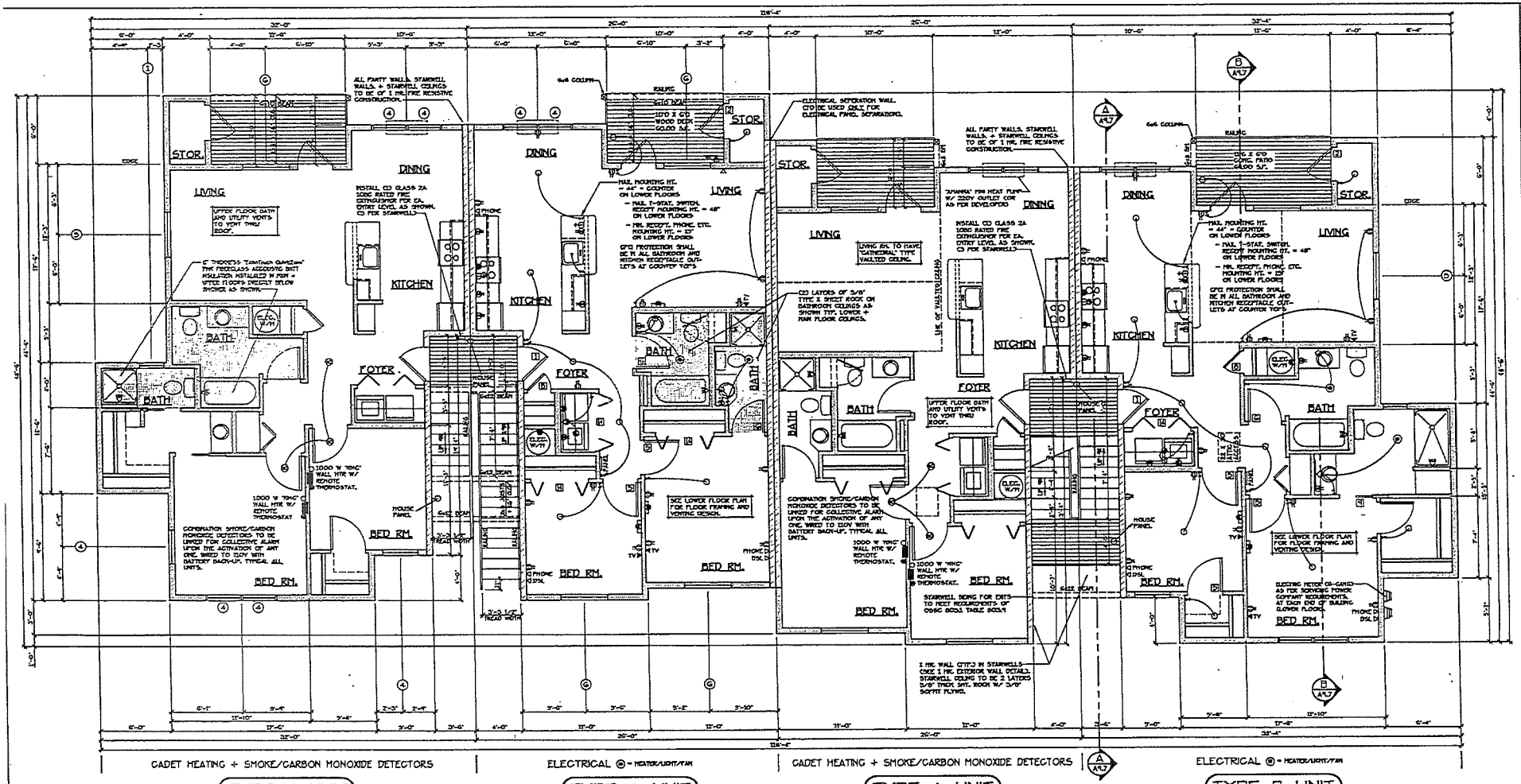
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.W.
Drawn: G.L.D.
Checked: M.G.D.
Date: 4-1-15
Scale: AS SHOWN

JOB # 6138

REGISTERED PROFESSIONAL ENGINEER
MARK G. DESER
No. 24414
CIVIL
STATE OF CALIFORNIA
Renew Date 6-30-16

A9.3



GADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS — TYPE B UNIT

ELECTRICAL ⊙ = HEATER/LIGHT/FAN — TYPE A UNIT

GADET HEATING + SMOKE/CARBON MONOXIDE DETECTORS — TYPE A UNIT

ELECTRICAL ⊙ = HEATER/LIGHT/FAN — TYPE B UNIT

MAIN FLOOR PLAN

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

BLD. 9

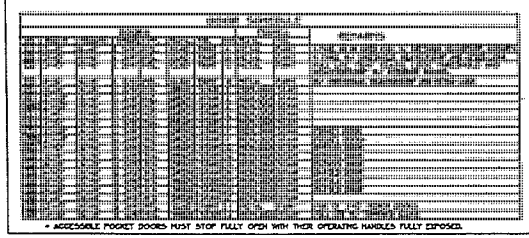
"A" UNIT = 952 S.F.
"B" UNIT = 1029 S.F.

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

UPPER FLOOR PLAN

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

CO 407.2.5.2.3 SMOKE ALARMS. SINGLE AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11.
CO 907.2.11.3 SINGLE AND MULTIPLE-STATION SMOKE ALARMS. LISTED SINGLE AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH CL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.4 AND NFPA 72.



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

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

WINDOW SCHEDULE

	SIZE	TYPE	MFG.	COLOR	MAN.	REMARKS	HEADERS
A	2'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	OF #1 4x12
B	3'0 X 7'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
C	3'0 X 4'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
D	2'0 X 2'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
E	4'0 X 1'6	VINYL SGH.	MILGARD	WHITE	YES	STATIONARY	
F	4'0 X 3'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
G	3'0 X 3'0	VINYL SGH.	MILGARD	WHITE	YES	SINGLE HUNG W/ SCREEN	
H	2'0 X 6'8	VINYL SLD.	MILGARD	WHITE	YES	PATIO DOOR W/ SCREEN	
I	2'0 X 7'0	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
J	3'0 X 1'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
K	6'0 X 7'6	VINYL STAT.	MILGARD	WHITE	YES	STATIONARY	
L	3'0 X 3'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	
M	2'0 X 3'0	CASEMENT	MILGARD	WHITE	YES	CASEMENT W/ SCREEN	OF #1 4x12

NOTE: ALL LOWER FLOOR OPERABLE WINDOWS + HARDWARE TO COMPLY WITH O.S.S.C. 2014 CHAPTER 11 SEC. 1107.2 OR TO IGC/ANSI A117.1 THEN SEC. 1002.4, OPERABLE PARTS SHALL COMPLY WITH SEC. 309. SEE "OPERABLE WINDOWS IN ACCESSIBLE LOCATIONS" DETAIL ON SHEET ADA-3. 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 IGC/ANSI A117.1 SECTIONS 309.4, AND 404.2.6.

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

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

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 A9.2 BEFORE BEGINNING ANY CONSTRUCTION.

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, SPRAY FOAM 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 OESSC HIGH-EFFICIENCY LIGHTING SYSTEMS - A MINIMUM OF 50 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE COMPACT OR LINEAR FLUORESCENT, OR A LIGHTING SOURCE THAT HAS A MINIMUM EFFICACY OF 40 LUMENS PER INPUT WATT.
8. ALL "TYPE A" ACCESSIBLE UNITS REQUIRE THE PATIO TO BE AT SAME LEVEL AS DWELLING UNIT.

MULTI/TECH CONSULTANTS
ENGINEERING RECORDS, INC.
1164 Bishop St., Suite 1009, Honolulu, HI 96813
Tel: (808) 521-4200 Fax: (808) 521-4242
e-mail: multitech@hawaii.rr.com

MAIN & UPPER FLOOR PLAN

PEMBROOK STREET APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

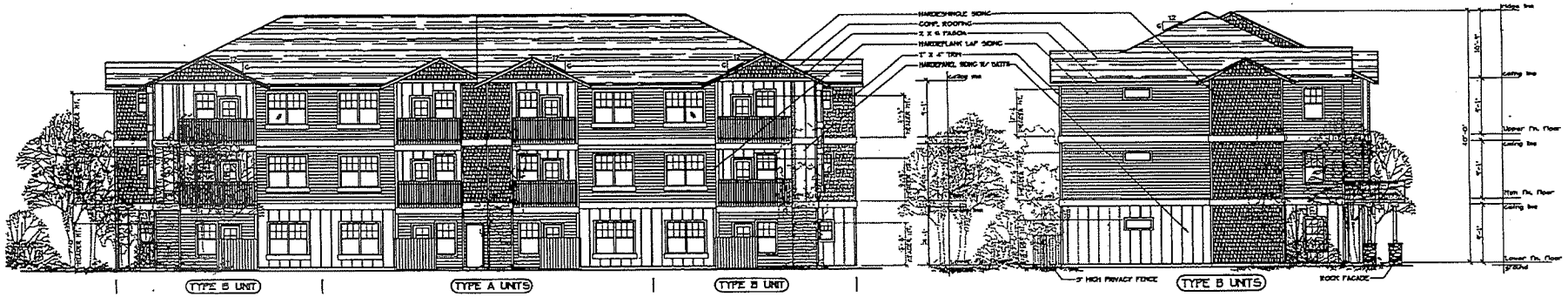
Designed: P.L.W.
Drawn: D.L.O.
Checked: K.O.P.
Date: AUG-15
Scale: AS SHOWN

JOB # 8138

REGISTERED PROFESSIONAL ENGINEER — KEVIN O. PARK — No. 9779 — STATE OF HAWAII

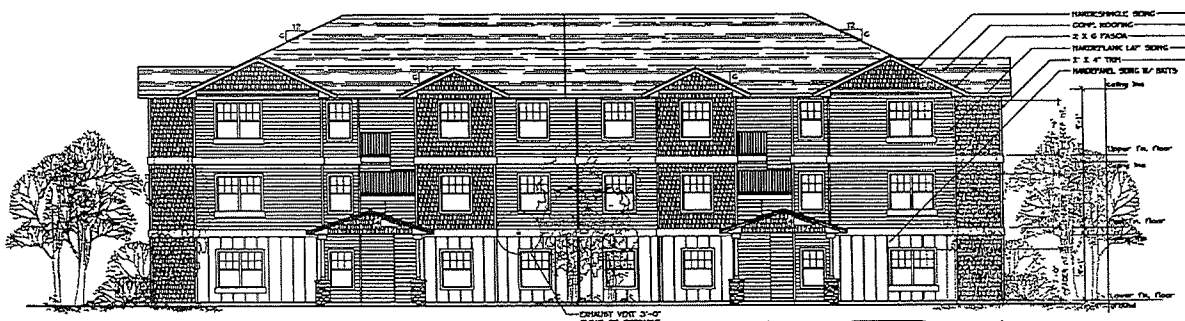
Renewal date: APR. 30, 2017

A9.4

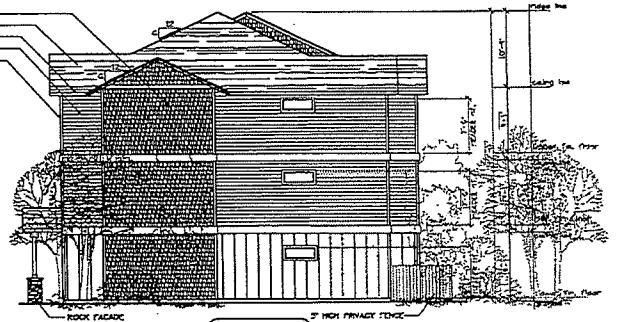


REAR ELEVATION (BLD. 9)
SCALE: 1/8" = 1'-0"

NORTH ELEVATION (BLD. 9)
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (BLD. 9)
SCALE: 1/8" = 1'-0"



END ELEVATION (BLD. 9)
SCALE: 1/8" = 1'-0"

MULTI/TECH
CONSULTANTS
ENGINEERING RESOURCES, INC.

BUILDING ELEVATIONS

PEMBROOK STREET
APARTMENT COMPLEX

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

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.K.M.
Drawn: D.T.O.
Checked: K.D.S.
Date: 3/6/18
Scale: AS SHOWN

JOB # 6136

REGISTERED PROFESSIONAL ENGINEER
JOSEPH D. GRECO
No. 24414
Renewal Date: 06.30.2019

A9.8

ATTACHMENT C

Pembrook Apartments

The following statement addresses the applicable Design Review approval Standards in the SRC Chapter 702 (Multiple Family Design Review Guidelines and Design Review Standards) and the requirements under the CR zone Chapter 522 (Commercial Retail). Information provided on the site plans for the Design Review application further address applicable code requirements.

In 1997, Comprehensive Plan Change/Neighborhood Plan Change/Zone Change 97-23 was approved. CPC/NPC/ZC changed the Comp. Plan designation from "Industrial" to "Commercial", changed the Neighborhood Plan from "Industrial" to "Commercial Retail", and rezoned the property from IP (Industrial Park) to CR (Commercial Retail). CPC/NPC/ZC 97-23 was approved with Conditions of Approval 1(a) through (f).

On January 11, 2016, ZC-CU 15-03 was approved by City Council, to eliminate Condition 1(e) of CPC/NPC/ZC 97-23, and to allow the development of apartments on CR zoned property.

On Mach 3, 2016, a pre-application conference (PRE-AP16-19) was held with the applicant and City staff to discuss the development of the subject property.

Proposal (Sheet SDR3):

The subject property is 4.22 acres in size, zoned CR (Commercial Retail), and located at 152-172 Pembrook Street and 4752 Liberty Road.

The applicant is proposing to develop the site with 88 apartment units as shown on the site plans.

The applicant is requesting to meet the standards. All standards have been addressed and met as outlined within this narrative and on the site plans.

Commercial Retail (CR) SRC Chapter 522

Setbacks (Sheet SDR3): All minimum setbacks to property lines, between buildings and distances to the entrances are met as shown on the tentative plan.

Northeast:	24 to 25-foot setback/with an 8-foot high sight obscuring fence (RS-Single Family Residential) zoned; existing single family dwellings and existing multi-family apartments
Northwest:	10-foot setback (adjacent Pembrook Street SE)
East:	30-foot setback (City of Salem RS (Single Family Residential); Wendy Kroger Park

Southeast:	12 to 21-foot setback (City of Salem IP (Industrial Park) zoned; self storage use
Southwest:	15-foot setback (City of Salem IP (Industrial Park) zoned; self storage use
West:	10 to 26-foot setback CR (Commercial Retail); Commercial uses

Property lines: The subject properties consist of four (4) parcels. At the time of building permit submittal, the applicant will apply for a Property Boundary Verification to eliminate property lines.

Maximum Height (Sheets A1.8, A2.8, A3.8, A4.8, A5.9, A6.8, A7.6 and A8.9): Maximum building height allowed in the CR zone is 50'. Building 1, 4, 5, 6, 8, and 9 are all three stories in height.

Condition No. 5 of ZC-CU15-03 requires that within 80 feet of the abutting RS zone property to the north, buildings shall not exceed two stories in height, nor exceed 35 feet in height.

Buildings 2 and 3 are located within 80 feet of the RS zoned properties to the north (along the northeast property line). Therefore, as shown on the elevation plans, Buildings 2 and 3 are only two stories in height and meet the required setbacks. See attached site plans and elevation plans.

*Building 1 is 41 feet in height (measured to the highest point) and 35.4 feet in height (measured to the middle of the gable).

*Building 2 is 29.11 feet in height (measured to the highest point) and 23.65 feet in height (measured to the middle of the gable).

*Building 3 is 30.9 feet in height (measured to the highest) and 25.3 feet in height (measured to the middle of the gable).

*Building 4 is 40 feet in height (measured to the highest point) and 32.7 feet in height (measured to the middle of the gable).

*Building 5 is 37.9 feet in height (measured to the highest point) and 31.8 feet in height (measured to the middle of the gable).

*Building 6 is 40 feet in height (measured to the highest point) and 32.7 feet in height (measured to the middle of the gable).

*Building 7 is the recreation building and is one story in height.

*Building 8 is 39.1 feet in height (measured to the highest point) and 31.8 feet in height (measured to the middle of the gable).

*Building 9 is 40 feet in height (measured to the highest point) and 32.7 feet in height (measured to the middle of the gable).

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

Grading (Sheet SDR5): A grading plan has been provided. The proposal will treat at least 80% of the hard surface with Green Water infrastructure.

Lot Coverage (Sheet SDR3): The buildings on the site total 32,438 square feet, therefore, covering 19% of the site.

Multiple Family Design Review Standards- Chapter 702

702.010 (b)(2) and (c)(2)Common Open Space Standards (Sheets SDR4 and L1.1): 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 183,722 (4.22 acres) square feet in size with 83,551 square feet of open space. Therefore, totaling 48% open space. See the open space plan provided.

The proposed development provides a recreation building in the center of the site, play areas in the center of the development, and landscaped open space areas throughout the site. The recreation building and play areas are available to all 88 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 83,551 square feet of total common open space throughout the site. Therefore, this standard has been met. See attached site plans and open space plan.

Open Space

Common Open Space_____83,551 S.F. (48%)
Common Open Space
Within Setbacks_____25,307 S.F. (30%)
Landscape_____63,972 S.F. (37%)

Additional landscaping of 12 to 14-foot high trees has been provided along the northeast property line within the setback area. This is to provide additional screening for adjacent property owners. Therefore, this standard has been met. See attached site plans.

702.010 (d)(2) Private Open Space Standards (Sheets A1.3, A1.4, A2.3, A2.4, A3.3, A3.4, A4.3, A4.4, A5.3, A5.4, A5.5, A6.3, A6.4, A7.3, A8.3, A8.4, A8.5): 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 landscaping and/or fencing. Therefore, this standard has been met.

702.010 (b)(2) Landscaping Standards (Sheets L1.1): Landscaping has been provided throughout the site as identified on the landscape plans. A minimum of 1 tree has been 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. 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.

702.010 (c)(2) Street Frontage Standards (Sheet L1.1): 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.

702.010 (c)(2) Street Frontage Standards (Sheet L1.1): 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.

702.010 (d)(2) Building Exterior Standards (Sheets A1.8, A2.8, A3.8, A4.8, A5.9, A6.8, A7.6, A8.9): 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.

702.010 (e)(2) Privacy Standards (Sheets L1.1, A1.8, A2.8, A3.8, A4.8, A5.9, A6.8, A7.6, A8.9 and SDR3): All ground level private open space areas (patios) will be screened and separated with landscaping and/or fencing. This will help to provide privacy for ground level residents. Therefore, this standard has been met.

702.010 (f)(2)Landscape Parking Standards (Sheets L1.1): 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. The parking areas and landscaped areas provide for visually appealing apartment grounds. Therefore, this standard has been met. See attached site plans.

702.015 (d)(1) Private Open Space Standards (Sheets A1.8, A2.8, A3.8, A4.8, A5.9, A6.8, A7.6, A8.9, A1.3, A1.4, A2.3, A2.4, A3.3, A3.4, A4.3, A4.4, A5.3, A5.4, A5.5, A6.3, A6.4, A7.3, A8.3, A8.4, A8.5): 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 landscaping and/or a 4 to 6 foot high sight obscuring wood fencing. This private open space includes the patios and balconies/decks. Therefore, this standard has been met.

702.020 (b)(2) Landscaping Standards (Sheet L1.1): The subject property abut RS or RA zoned properties to the northeast and east. Landscaping is being provided adjacent all property lines. 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 63,972 square feet of landscaped area throughout the site. Therefore, 48% of the site is landscaped. Landscape plans have been provided and demonstrate how the landscape standards have been met.

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

There are a few existing trees on the site. There are no significant trees or heritage trees on the property. All of the trees on the site are designated for removal. Any trees on the site that are within building envelops, access ways, parking areas, right-of-way, or will be effected by grading have to be removed.

New trees will be provided through the site as shown on the landscape plans.

702.020 (d)(2) Building Exterior Standards (Sheet L1.1): 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 (Sheets A1.8, A2.8, A3.8, A4.8, A5.9, A6.8, A7.6, A8.9, A1.3, A1.4, A2.3, A2.4, A3.3, A3.4, A4.3, A4.4, A5.3, A5.4, A5.5, A6.3, A6.4, A7.3, A8.3, A8.4, A8.5): All ground level private open space areas (patios) will be screened and separated with landscaping and/or 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 L1.1 and SDR3): 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 (Sheets SDR3 and L1.1): 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 57,735 square feet in size with 6,138 square feet (10.6%) 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 (See attached worksheet): 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.

In order to provide a secure site, a 6-foot high chain link sight-obscuring fence will be provided along the north, south, west, and east property lines. An 8-foot high sight obscuring fence will be provided along the northeast property line. The sight will be secured with screening fencing as described above and gated access.

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

702.030(b)(2)Parking, Site Access, and Circulation Standards (Sheet SDR3): The subject property has street frontage on Pembrook Street along the northwest property line and Liberty Road along the west property line, via a stubbed connection. All access will be taken to and from Liberty Road to the west. There will be no access onto Pembrook Street.

There is an emergency access only located in the southwestern portion of the site. This is for emergency vehicles only and will be gated.

All parking areas 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.

Therefore, this standard has been met.

A Traffic Impact Analysis (TIA) is not required for this development. A TPR Analysis dated August 15, 2015 has been provided as part of this application.

Parking (Sheet SDR): The development is for an 88 unit apartment complex. Code requires 1.5 vehicle parking spaces per every 1 dwelling unit. Therefore, the applicant is required to provide 132 on-site vehicle parking spaces. However, as shown on the site plan, 154 on-site parking spaces and 1 loading space have being provided.

Adequate parking has been provided throughout the development.

The site plan indicates the ratios provided for standard, compact, handicap spaces and location of bike spaces. One-hundred and eighteen (118) standard size parking stalls, twenty-nine (29) compact parking stalls, and six (6) handicap stalls are provided through-out the site.

All parking areas will be served by 24 to 26-foot wide 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. Nine (9) bicycle parking spaces are required for this development. Bike racks have been provided on the site and located in a convenient location for the residents. The applicant this providing sixteen (16) on-site bicycle parking spaces.

Therefore, this standard has been met.

702.030(c)(2) Pedestrian Site Access Standards (Sheet SDR3): 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, and the trash disposal area. The pedestrian system connects the buildings to the public sidewalk system within Pembrook Street and Liberty Road via the proposed internal sidewalk system. 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 feet wide. The pedestrian pathways will be lighted. Proposed pedestrian sidewalk connections are illustrated on the tentative site plan.

Per ZC/CU15-03 Condition No. 2, the applicant is providing a 5-foot pedestrian path along the northeast property line. The path will provide direct access for the apartment residents and adjacent residents to Wendy Kroger Park located to the east of the property.

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.

Sidewalks will also be provided along Pembrook Street along the properties street frontage. These sidewalks will further enhance the pedestrian connections and circulation to and from the site. The proposed sidewalks to and from the site will provide pedestrian circulation to the services to the west and the park located to the east of the site. Therefore, this standard has been met.

702.035(b)(2) Building Mass and Façade Design Standards (Sheets A1.8, A2.8, A3.8, A4.8, A5.9, A6.8, A7.6 and A8.9): 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 80 to 135 feet in length. The height and length of the buildings and structures conform to the measuring requirements in code.

Buildings 1, 2, 3, 4, 5, 6, 8, and 9 all face the interior of the lot. However, only the rear side of Building 1 faces right-of-way (Pembrook Street). The street side of Buildings 1 will be designed to be visually appealing, by providing similar design as is being provided for the front building façade 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 (Pembrook Street).

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 (Sheet SDR3): The subject property does abut RS and RA zoned property to the northeast (existing single family dwellings) and east (City park). As shown on the site plan, all required setbacks per the Code (Table 702-4) and per CPC/NPC/ZC97-23 and ZC-CU15-03 have been complied with. The following setbacks are proposed adjacent the RS and RA zoned properties to the northeast and east:

Northeast:	24 to 25-foot setback, plus an 8-foot high sight obscuring fence (RS-Single Family Residential) zoned; existing single family dwellings and existing multi-family apartments
East:	30-foot setback, plus a 6-foot high sight obscuring fence (RS (Single Family Residential); Wendy Kroger Park

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 315.41 feet of buildable width along Pembrook Street. Buildings 1 and 2 are located on the setback line along Pembrook Street. Code requires a minimum of 50% of the buildable width be occupied by buildings placed on the setback line. Both buildings are located on the setback line. As shown on the site plan, the buildings total 174.50 feet of the buildable width along the street frontage. Therefore, occupying 55% of the buildable width of street frontage along Pembrook Street. See attached site plans.

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

Therefore, this standard has been met.

<u>702.035(d)(2) Building Articulation Standards (Sheets A1.8, A2.8, A3.8, A4.8, A5.9, A6.8, A7.6, A8.9 and SDR3):</u> All buildings have entrances physically and visually connected to the internal public sidewalk system and the parking lots. All external stairways are recessed into the buildings. Therefore, physically and visually incorporating them into the buildings architecture design.

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

The building design does not have long flat walls or roof lines. The buildings will have an offset that breaks up the front of the buildings and the roof lines. All buildings will have a minimum of 2-foot offsets, balconies, patios, eves, and windows incorporated into the design of each of the buildings. Therefore, this standard has been met. See building elevations.

<u>702.040(a)(2) Recycling (Sheet SDR3):</u> There is one trash/recycle area provided within the eastern portion of the development. The trash receptacle is accessible for all residents via the paved internal sidewalk system. The trash/recycle area will all be screened and enclosed with

a sight-obscuring fence or wall.

Pembrook Supplemental Information:

1) **Loading Space (Sheet SDR3)**-The loading space has been moved to meet the requirements of Chapter 806. Therefore, this standard has been met.
2) **Vehicle Use Area Setback (Sheet SDR3)**-All vehicle use areas have been adjusted to meet the 10-foot setback requirement. Therefore, this standard has been met.
3) **Summary Table (Sheet SDR4)**- 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 57,735 square feet in size with 6,138 square feet (10.6%) of landscaping.

   The interior parking landscaping information has been added to the summary table on Sheet SDR4. Therefore, this standard has been met.
4) **Trash Enclosures (Sheet SDR3)**-The trash enclosures meet the 12-foot requirement. Therefore, this standard has been met.
5) **Building Articulation (Sheets A1.8, A1.3, A3.8)**-As shown on the site plans, Buildings 1 and 3 have been revised to provide the required building articulation. Therefore, this standard has been met.
6) **Building 1/Pathway (Sheet SDR3)**-The site plans have been revised to show the proposed pathways from Building 1 to Pembrook Street. Therefore, this standard has been met.
7) **Building 3/Ground Floor Entry Doors (Sheet A3.8)**-The proposed ground floor entry doors are for resident entry only. These doors will allow the residents to access their private patio space. Therefore, this standard has been met.
8) **Windows (Sheets A1.8, A1.3, A4.3, A4.8)**-As shown on the submitted building elevations and floor plans for Buildings 1 and 4, windows have been provided along the west elevation of Building 1 and along the north elevation of Building 4. Therefore, this standard has been met.
9) **Pedestrian Pathway/Rolling Security Gate (Sheet SDR3)**- The internal pedestrian circulation system consists of hard 5-foot wide surfaced sidewalks that provide easily identifiable and safe connections between the residential units, parking, recreation areas, manager's apartment, and the trash disposal area. The pedestrian system located along the north side of the accessway into the development will safely connect pedestrians to the buildings. This proposed sidewalk provides a clear separation between vehicles and pedestrians. The pedestrian pathways will be lighted. Proposed pedestrian sidewalk connections are illustrated on the tentative site plan. Therefore, this standard has been met.
10) **Stormwater (Sheet SDR5)**-As stated on the Grading and Drainage Plan (Sheet SDR5), the proposal is treating at least 80% hard surface with Green Water Infrastructure. Therefore, meeting the requirements of the Public Works Department.

PER ORS 227.178(2), THE APPLICANT HAS PROVIDED ALL NEEDED INFORMATION AND THEREFORE, THIS APPLICATION IS NOW COMPLETE.

ATTACHMENT D

RECEIVED

AUG 30 2016

COMMUNITY DEVELOPMENT

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: August 30, 2016

SUBJECT: **PUBLIC WORKS RECOMMENDATIONS**
DR-SPR16-03 (16-113061 RP)
4752 LIBERTY ROAD S
88-UNIT MULTI-FAMILY COMPLEX

PROPOSAL

A proposed Class 3 Design Review and Class 3 Site Plan Review, to allow development of an 88-unit apartment complex, for proposed parcel size of approximately 4.23 acres, zoned CR (Retail Commercial), and located at 152-172 Pembrook Street SE and 4752 Liberty Road S - 97302 (Marion County Assessor's Map and Tax Lot numbers: 083W09DB / 04000, 04200, 04300, and 04400).

SUMMARY OF FINDINGS

The proposed development meets applicable criteria related to Public Works infrastructure.

FACTS

Streets

1. Liberty Road S

    a. Existing Conditions—This street has an approximate 68-foot improvement within a 96-foot-wide right-of-way abutting the subject property.

    b. Standard—This street is designated as a Major Arterial street in the Salem TSP. The standard for this street classification is a 68-foot-wide improvement within a 96-foot-wide right-of-way.

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).

2. Pembrook Street SE

   a. Existing Conditions—This street has an approximate 30-foot improvement within a 50-foot-wide right-of-way abutting the subject property.

   b. 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.

Storm Drainage

Existing Conditions

1. A 10-inch storm main is located in Music Street SE.

2. A 12-inch storm main is located in Liberty Road S.

Water

Existing Conditions

1. The subject property is located in the S-2 water service level.

2. A 6-inch water main is located in Pembrook Street SE. Mains of this size generally convey flows of 500 to 1,200 gallons per minute.

3. A 10-inch water main is located in Liberty Road S. Mains of this size generally convey flows of 1,500 to 3,400 gallons per minute.

Sanitary Sewer

Existing Conditions

1. An 8-inch sewer line is located in Liberty Road S.

2. An 8-inch sewer line is located in Pembrook Street SE.

CRITERIA AND FINDINGS

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

Criteria—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—Liberty Road S and Pembrook Street SE meet the right-of-way width and pavement width standards per the Salem TSP; therefore, no additional street improvements are required as a condition of the proposed development.

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

Finding—The driveway access onto Liberty Road S provides for safe turning movements into and out of the property.

Criteria—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 utility plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets/areas and appear to be adequate to serve the proposed development. The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director. The applicant is advised that a sewer monitoring manhole may be required, and the trash area shall be designed in compliance with Public Works Standards.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater 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's engineer shall design and construct a storm drainage system at the time of development in compliance with SRC Chapter 71 and PWDS.

Prepared by: Nathan Coapstick, Project Coordinator
cc: File