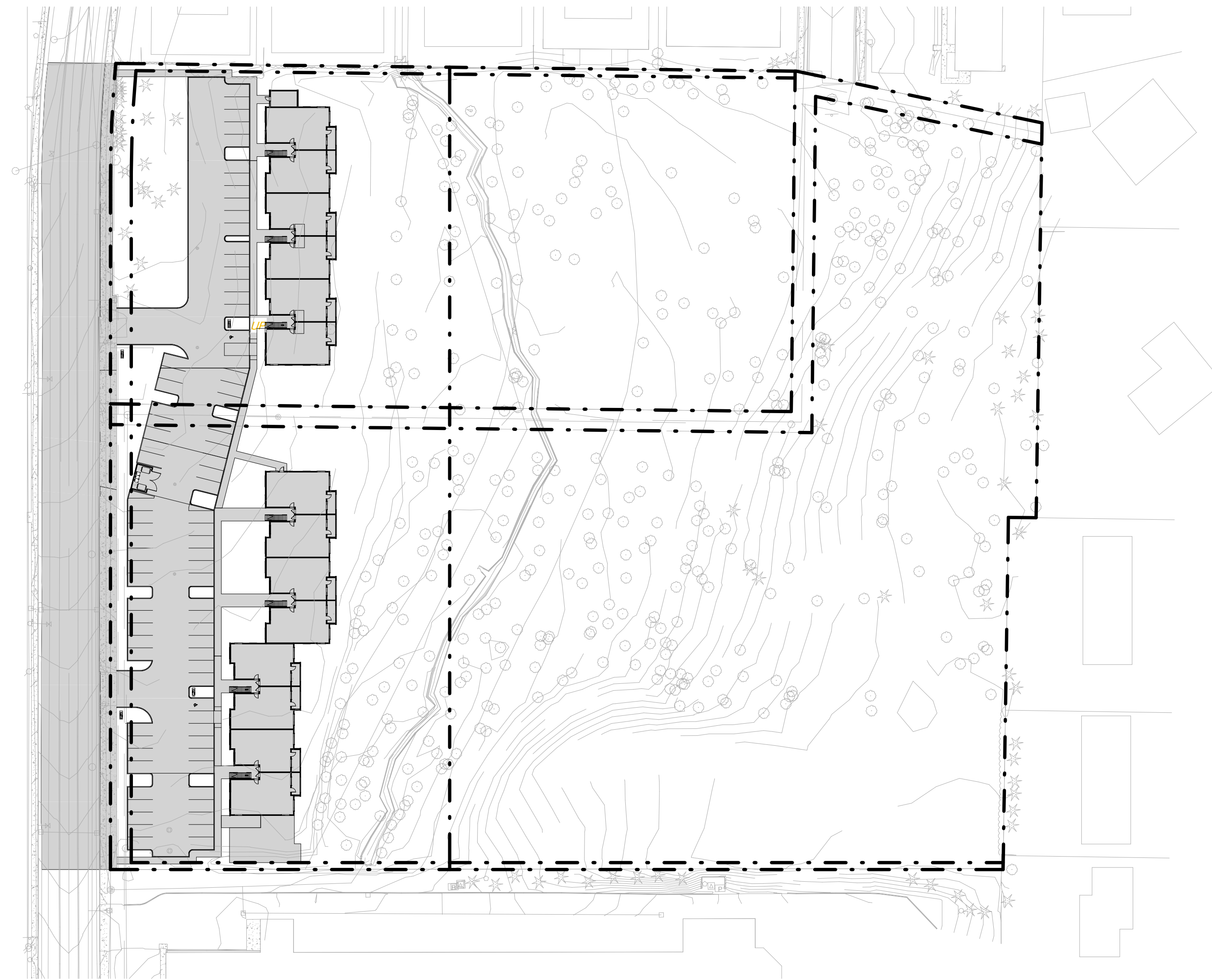


SITE DESIGN REVIEW

03/30/18



MEADOW CREEK APARTMENTS

1306 N. SPRINGBROOK ROAD
NEWBERG, OR 97132

NOT FOR CONSTRUCTION

S|E|A

SCOTT EDWARDS ARCHITECTURE LLP.
2525 E Burnside Street, Portland, OR 97214
phone: (503) 226-3617 www.sealp.com

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MEADOW CREEK APARTMENTS

Job Number: 17021
 1306 N. SPRINGBROOK ROAD
 NEWBERG, OR 97132

SITE DESIGN REVIEW 03/30/18

ISSUE DATE

Drawing:

GENERAL PROJECT INFORMATION

Sheet No:

G0.01

| GENERAL PROJECT NOTES | PROJECT TEAM | PROJECT SUMMARY | SHEET INDEX | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---|--|---------|------------|---------|-----------------------------|-------|-----------------------------|----------------------|--|-------|-----------|-------|--------------------------|-------|--------------------------|-------|--------------------------|-------|------------|-------|--------------------------|-------|----------------------------------|-------|----------------------------------|-------|-------------------|-------|------------|
| <p>1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.</p> <p>2. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO CONTINUING WITH WORK.</p> <p>3. GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE IN A BROOM CLEAN CONDITION AT ALL TIMES DURING THE PROJECT.</p> <p>4. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS HE OR SHE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. BRING UNFORESEEN CONDITIONS TO ATTENTION OF ARCHITECT UPON DISCOVERY AT ANY POINT. THE MEANS OF CORRECTING ANY ERROR OR UNFORESEEN CONDITION SHALL FIRST BE APPROVED BY THE ARCHITECT.</p> <p>5. ALL REQUIRED CITY AND/OR COUNTY LICENSE SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADE.</p> <p>6. THE ARCHITECT WILL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.</p> <p>7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.</p> <p>8. CITY APPROVED PLANS SHALL BE KEPT IN A SECURE PLACE AND SHALL NOT BE USED BY WORKERS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT ALL SUBCONTRACTORS' CONSTRUCTION SETS REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF STAMPED CITY APPROVED PLANS WITH ALL REVISIONS, ADDENDUMS, AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT AND MUST BE MADE AVAILABLE TO BUILDING AND FIRE INSPECTIONS FOR REFERENCE DURING CONSTRUCTION.</p> <p>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION.</p> <p>10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.</p> <p>11. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION UNTIL ALL FINAL LATERAL AND VERTICAL LOAD CARRYING SYSTEMS ARE COMPLETED.</p> <p>12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER, OR INFERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.</p> <p>13. CONTRACTOR TO PROVIDE BACKING OR BLOCKING AS REQUIRED FOR MOUNTING ALL WALL MOUNTED SHELVES, EQUIPMENT, ACCESSORIES, CABINETS, ETC.</p> <p>14. CONTRACTOR TO PROTECT ALL TREES AND ROOTS NOT SLATED FOR REMOVAL DURING CONSTRUCTION.</p> <p>15. GENERAL CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF STAGING AREA AND TO ENSURE THAT MATERIALS DELIVERY AND STORAGE DOES NOT INTERFERE WITH DAILY OPERATION OF ADJACENT PROPERTIES OR PUBLIC RIGHT OF WAY.</p> <p>16. GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION STAKING.</p> | <p>OWNER MUG DEVELOPMENT 901 BRUTSCHER STREET NEWBERG, OREGON 97132 MIKE GOUGLER GGOUG@YAHOO.COM</p> <p>CONTRACTOR ASHLEY GENERAL CONTRACTORS DAYTON, OREGON KEITH ASHLEY KEITHASHLEY66@GMAIL.COM</p> <p>ARCHITECT SCOTT J EDWARDS ARCHITECTURE, LLP 2525 E BURNSIDE STREET PORTLAND, OREGON 97214 503.228.3617 BRIAN MARES BRIAN@SEALLP.COM</p> <p>CIVIL ENGINEER AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN ROAD, SUITE 100 TUALATIN, OREGON 97062 503.563.9151 CHUCK GREGORY CHUCKG@AKS-ENG.COM</p> <p>STRUCTURAL ENGINEER OUELLETTE ENGINEERING INC. 33720 NE KRAMEN RD. NEWBERG, OREGON 97132 503.925.1469 JAY OUELLETTE JAY@NEWBERG-ENGINEER.COM</p> <p>MECHANICAL PLUMBING ELECTRICAL ENGINEER MEP CONSULTING, LLC 9220 SW BARBUR BLVD, #119-324 PORTLAND, OR 97219 503.248.5300 DAVID KEYS DAVID.KEYS@MEPCON.COM</p> | <p>PROJECT DESCRIPTION: CONSTRUCTION OF 42 RESIDENTIAL UNITS OVER THREE FLOORS ACROSS TWO BUILDINGS. SITE WORK INCLUDES REMOVAL OF EXISTING VEGETATION FOR THE CONSTRUCTION OF THE BUILDINGS, DRIVEWAY, PARKING SPACES, PEDESTRIAN WALKWAYS AND LANDSCAPING. THE EXISTING MATURE TREES IN THE NORTHWEST CORNER OF THE SITE WILL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE. THE OVERALL DEVELOPMENT SITE AREA IS COMPRISED OF TAX LOTS 100 AND 200 WHICH ARE INVOLVED IN A RECENT PROPERTY LINE ADJUSTMENT. PHASE 1 WILL OCCUR ON TAX LOT 200 AS ADJUSTED.</p> <p>PROJECT ADDRESS: 1306 N. SPRINGBROOK ROAD NEWBERG, OREGON 97132</p> <p>TAX MAP: R3216CB 00100 R3216CB 00200</p> <p>ZONING: R-2 MEDIUM DENSITY RESIDENTIAL</p> | <table border="1"> <thead> <tr> <th>SHEET #</th> <th>SHEET NAME</th> </tr> </thead> <tbody> <tr> <td>GENERAL</td> <td>GENERAL PROJECT INFORMATION</td> </tr> <tr> <td>G0.01</td> <td>GENERAL PROJECT INFORMATION</td> </tr> <tr> <td colspan="2">ARCHITECTURAL</td> </tr> <tr> <td>A1.11</td> <td>SITE PLAN</td> </tr> <tr> <td>A2.11</td> <td>BUILDING PLANS - LEVEL 1</td> </tr> <tr> <td>A2.12</td> <td>BUILDING PLANS - LEVEL 2</td> </tr> <tr> <td>A2.13</td> <td>BUILDING PLANS - LEVEL 3</td> </tr> <tr> <td>A2.14</td> <td>ROOF PLANS</td> </tr> <tr> <td>A3.01</td> <td>BUILDING HEIGHT DIAGRAMS</td> </tr> <tr> <td>A3.11</td> <td>EXTERIOR ELEVATIONS - BUILDING A</td> </tr> <tr> <td>A3.12</td> <td>EXTERIOR ELEVATIONS - BUILDING B</td> </tr> <tr> <td>A5.11</td> <td>BUILDING SECTIONS</td> </tr> <tr> <td>A6.11</td> <td>UNIT PLANS</td> </tr> </tbody> </table> | SHEET # | SHEET NAME | GENERAL | GENERAL PROJECT INFORMATION | G0.01 | GENERAL PROJECT INFORMATION | ARCHITECTURAL | | A1.11 | SITE PLAN | A2.11 | BUILDING PLANS - LEVEL 1 | A2.12 | BUILDING PLANS - LEVEL 2 | A2.13 | BUILDING PLANS - LEVEL 3 | A2.14 | ROOF PLANS | A3.01 | BUILDING HEIGHT DIAGRAMS | A3.11 | EXTERIOR ELEVATIONS - BUILDING A | A3.12 | EXTERIOR ELEVATIONS - BUILDING B | A5.11 | BUILDING SECTIONS | A6.11 | UNIT PLANS |
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| ARCHITECTURAL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A1.11 | SITE PLAN | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A2.11 | BUILDING PLANS - LEVEL 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A2.12 | BUILDING PLANS - LEVEL 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A2.13 | BUILDING PLANS - LEVEL 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A2.14 | ROOF PLANS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A3.01 | BUILDING HEIGHT DIAGRAMS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A3.11 | EXTERIOR ELEVATIONS - BUILDING A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A3.12 | EXTERIOR ELEVATIONS - BUILDING B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A5.11 | BUILDING SECTIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A6.11 | UNIT PLANS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ZONING SUMMARY | | DEFERRED / BIDDER DESIGN ITEMS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>DENSITY</p> <p><u>PROPOSED</u> 42 UNITS</p> <p>41 TWO-BEDROOM</p> <p>1 ONE-BEDROOM</p> <p>BUILDING HEIGHT</p> <p>NORTH PL [ALT. BUILDING HEIGHT STANDARD 2] 20' + 15' = 35' ALLOWABLE HEIGHT</p> <p>SOUTH PL [ALT. BUILDING HEIGHT STANDARD 1] 20' + 39' = 59' ALLOWABLE HEIGHT</p> <p>35' BUILDING HEIGHT PROPOSED</p> <p>SEE SHEET A3.01 FOR BUILDING HEIGHT DIAGRAMS</p> <p>SETBACKS</p> <p>FRONT 15' MIN.</p> <p>INTERIOR 5' MIN.</p> <p>OUTDOOR SPACE</p> <p>GROUND FLOOR UNITS 48 SF PRIVATE SPACE</p> <p>1 OR 2-BED UNITS 200 SF PER UNIT SHARED OR PRIVATE</p> <p>PARKING</p> <p>MINIMUM</p> <p>1 PER ST. OR 1-BED = 1 SPACE REQUIRED</p> <p>1.5 PER 2-BED = 62 SPACES REQUIRED</p> <p>= 63 RESIDENT SPACES REQUIRED</p> <p>15% UNASSIGNED</p> <p>VISITOR</p> <p>0.2 PER UNIT = 9 SPACES REQUIRED</p> <p>72 TOTAL PARKING SPACES REQUIRED</p> <p>80 TOTAL PARKING SPACES PROVIDED</p> <p>[2 ACCESSIBLE STALLS PROVIDED]</p> <p>BIKE</p> <p>1 PER 4 UNITS REQUIRED = 11 REQUIRED</p> <p>= 14 BIKE PARKING STALLS PROVIDED</p> | | <p>CONTRACTOR SHALL PROVIDE DESIGN, ENGINEERING, FURNISHING AND INSTALLATION OF A COMPLETE, FUNCTIONING SYSTEM(S) BASED ON THE SCHEMATIC LAYOUT SHOWN ON THE ARCHITECTURAL DRAWINGS, DESCRIBED HEREIN AND IN COMPLIANCE WITH PREVAILING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL ORDERING OF ALL DEVICES AND FUTURES TO ENSURE PROPER OPTIONS, ACCESSORIES AND CONFIGURATIONS. CONTRACTOR SHALL PROVIDE COMPLETE DESIGN AND DOCUMENTATION AS REQUIRED FOR SUBMISSION TO, AND APPROVAL OF ARCHITECT, OWNER, AND GOVERNING BUILDING DEPARTMENT.</p> <p>UPON COMPLETION OF REVIEW BY THE ARCHITECT OR ENGINEER OF RECORD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROUTING DOCUMENTS TO PERMIT AGENCY FOR PLANS REVIEW AND PAYING ANY PLANS CHECK AND PERMIT FEES.</p> <ol style="list-style-type: none"> FIRE SPRINKLER SYSTEM HANGERS AND SUPPORT FOR HVAC FIRE ALARM SYSTEM VIBRATION AND SEISMIC CONTROLS FOR HVAC PRE-ENGINEERED MANUFACTURED TRUSSES STAIR FRAMING LATERAL BRACING AND ANCHORAGE OF MECHANICAL AND ELECTRICAL EQUIPMENT WEIGHING MORE THAN 75 LBS (EXCEPTIONS PER ASCE 7, SECTION 13.1.4) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ALTERNATES | | ALTERNATES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>IN ADDITION TO THE BASE BUILDING BID, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING ALTERNATES:</p> <p>SEE ARCHITECTURAL DRAWINGS AND PROJECT MANUAL FOR ADDITIONAL SCOPE OF ALTERNATES.</p> | | <p>IN ADDITION TO THE BASE BUILDING BID, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING ALTERNATES:</p> <p>SEE ARCHITECTURAL DRAWINGS AND PROJECT MANUAL FOR ADDITIONAL SCOPE OF ALTERNATES.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| VICINITY MAP | | AERIAL IMAGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>1209 N. SPRINGBROOK ROAD NEWBERG, OR 97132</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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MEADOW CREEK APARTMENTS

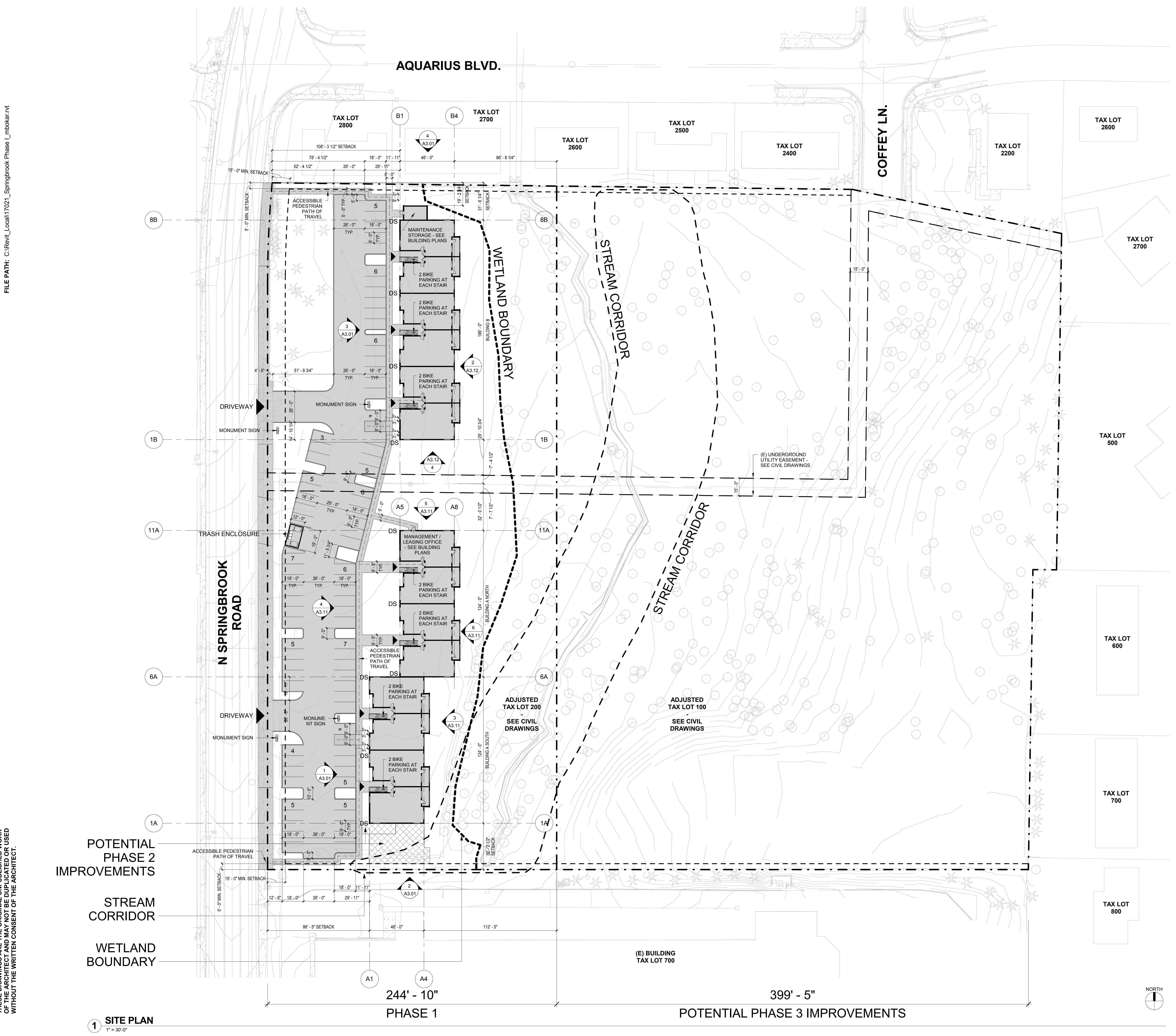
Job Number: 17021
1306 N. SPRINGBROOK ROAD
NEWBERG, OR 97132

GENERAL SHEET NOTES

- ALL DOOR AND WINDOW DIMENSIONS ARE TO OUTSIDE OF FRAME. TYPICAL.
- PROVIDE FIRE EXTINGUISHER CABINETS AS SHOWN / SPECIFIED. COORDINATE FINAL LOCATIONS WITH FIRE MARSHALL.
- ALL INTERIOR WALLS TO BE TYPE XXXX, UNLESS NOTED OTHERWISE.
- ALL CEILING HEIGHTS ARE FROM FINISH FLOOR ELEVATION.
- CEILING GRIDS ARE TO BE CENTERED IN ROOMS AS SHOWN OR LOCATED PER INDICATED DIMENSIONS. AVOID LAYOUTS THAT RESULT IN CEILING TILES LESS THAN ONE HALF OF FULL TILE WIDTH.
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- BRACE SUSPENDED CEILINGS PER DETAIL XXXX.
- SEE SHEET XXX FOR TYPICAL SUSPENDED CEILING GRID DETAILS.

KEYNOTES (07-02)

1 SITE PLAN
1" = 30'-0"



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1" = 30'-0"

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SITE PLAN

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A1.11

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LEGEND

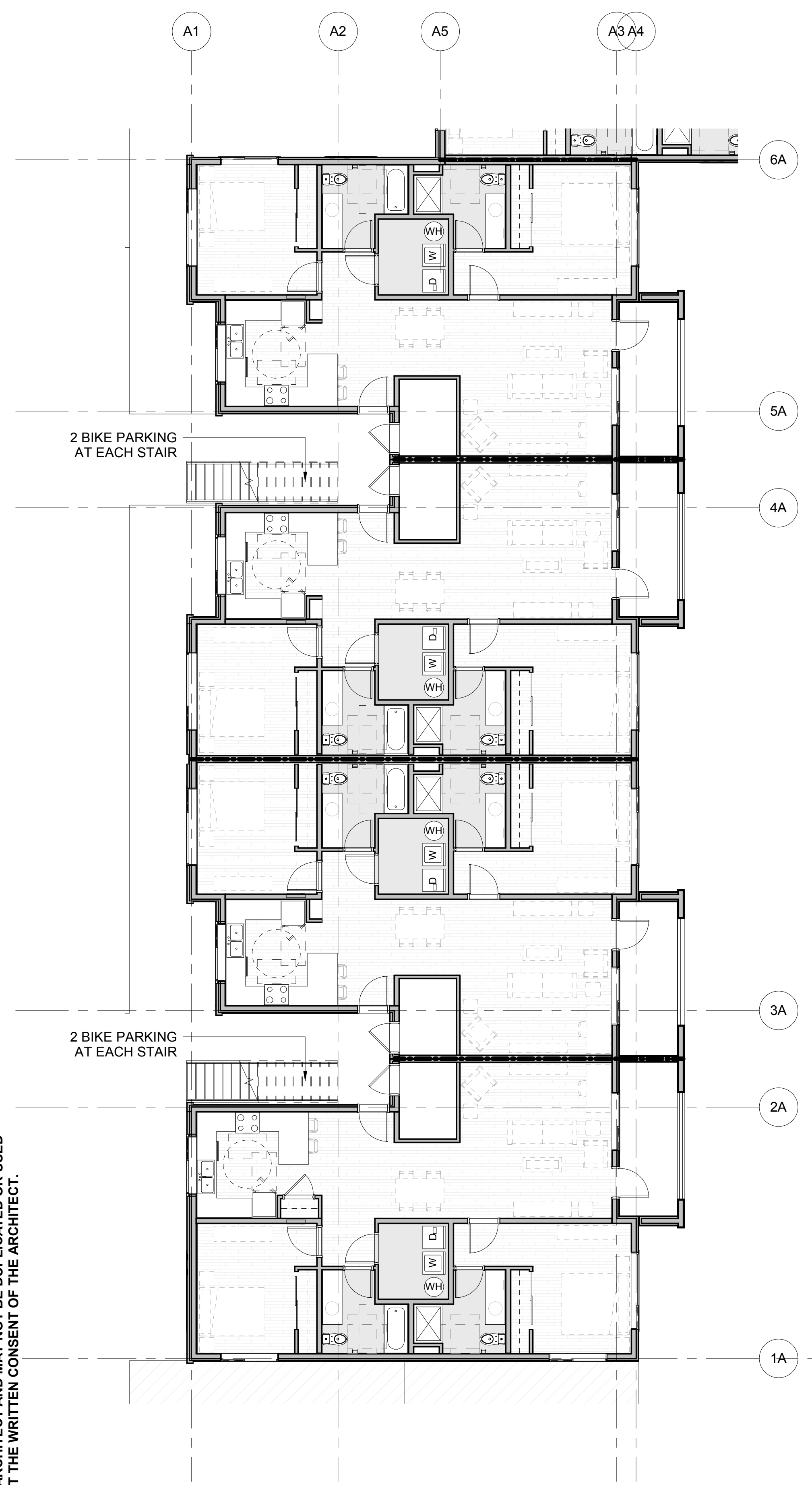
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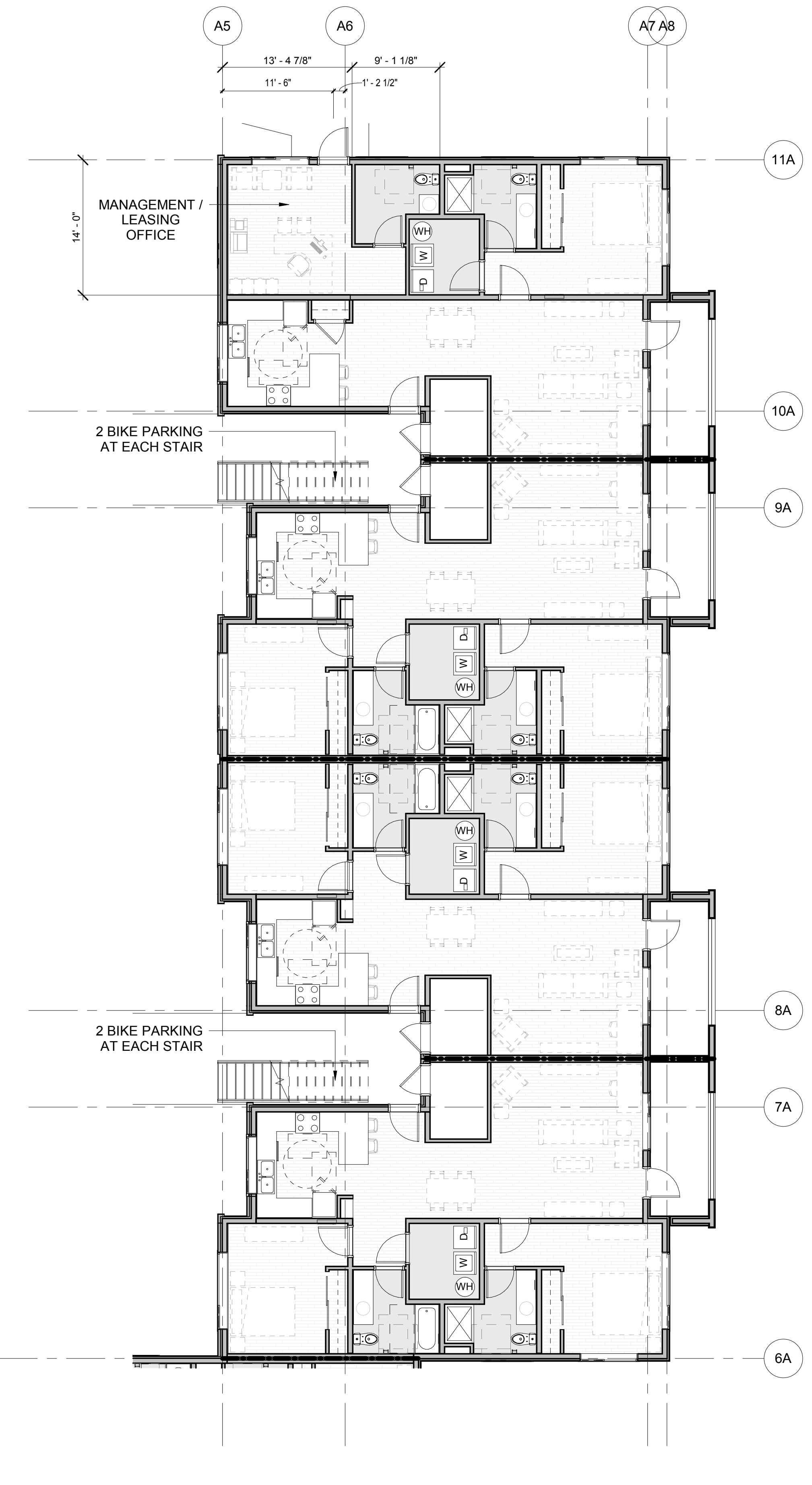
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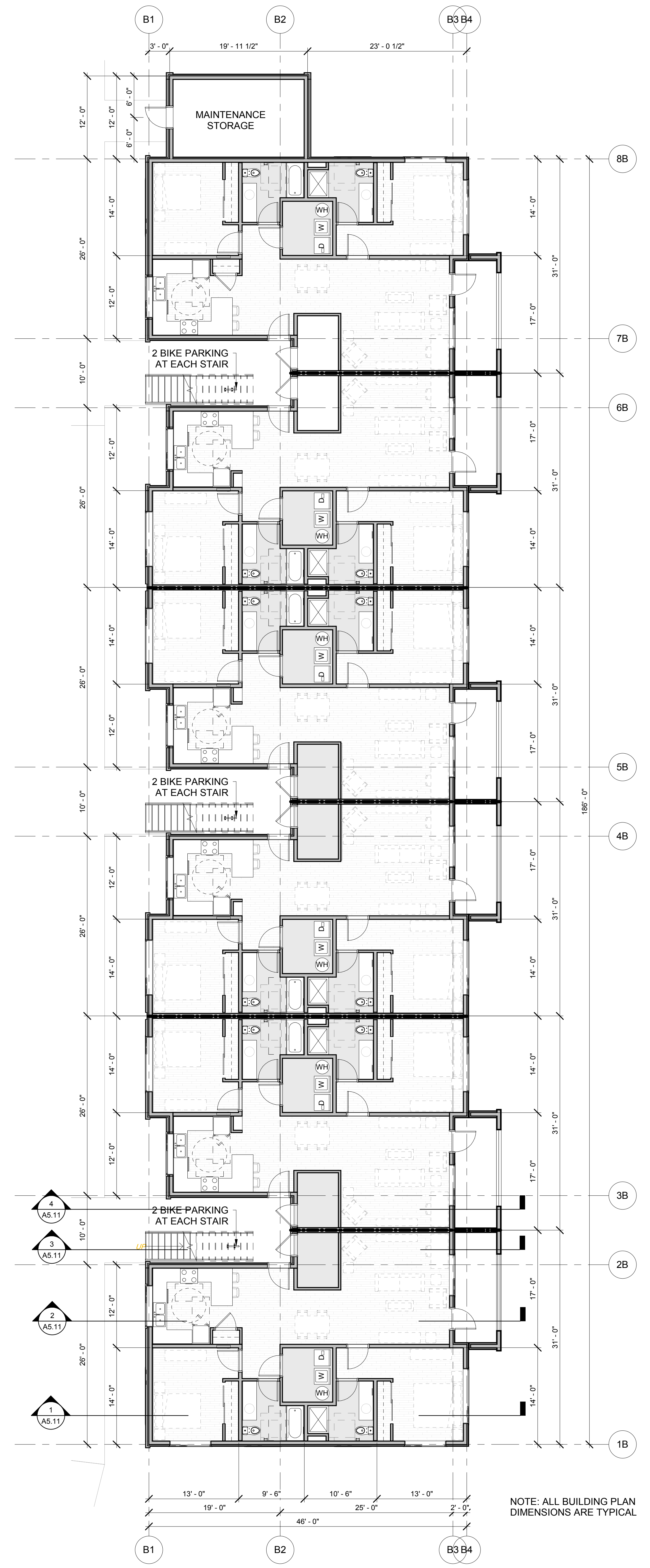
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3 LEVEL 1 PLAN - BUILDING A SOUTH
1/8" = 1'-0"



2 LEVEL 1 PLAN - BUILDING A NORTH
1/8" = 1'-0"



1 LEVEL 1 PLAN - BUILDING B
1/8" = 1'-0"

NOTE: ALL BUILDING PLAN DIMENSIONS ARE TYPICAL

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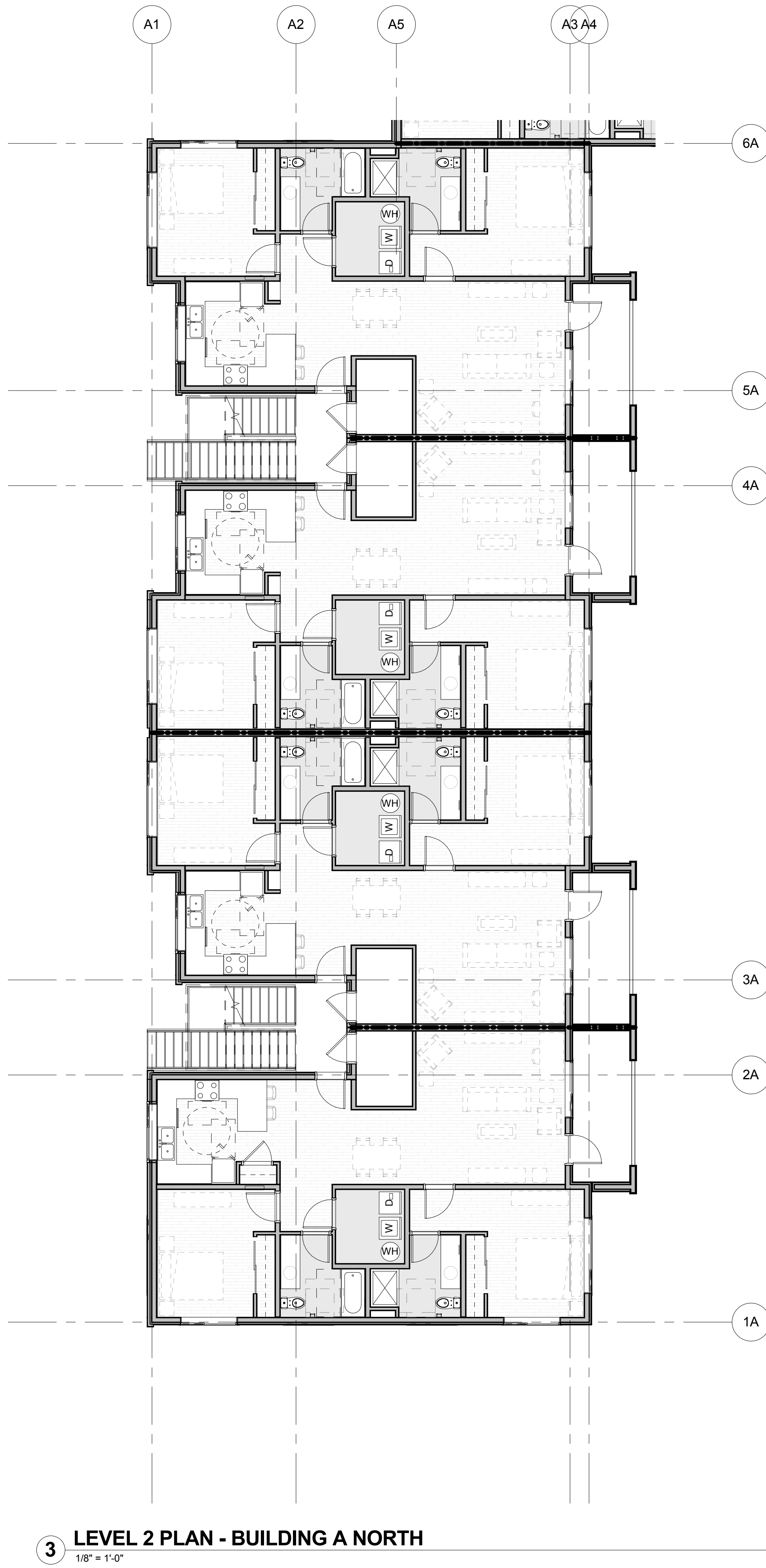
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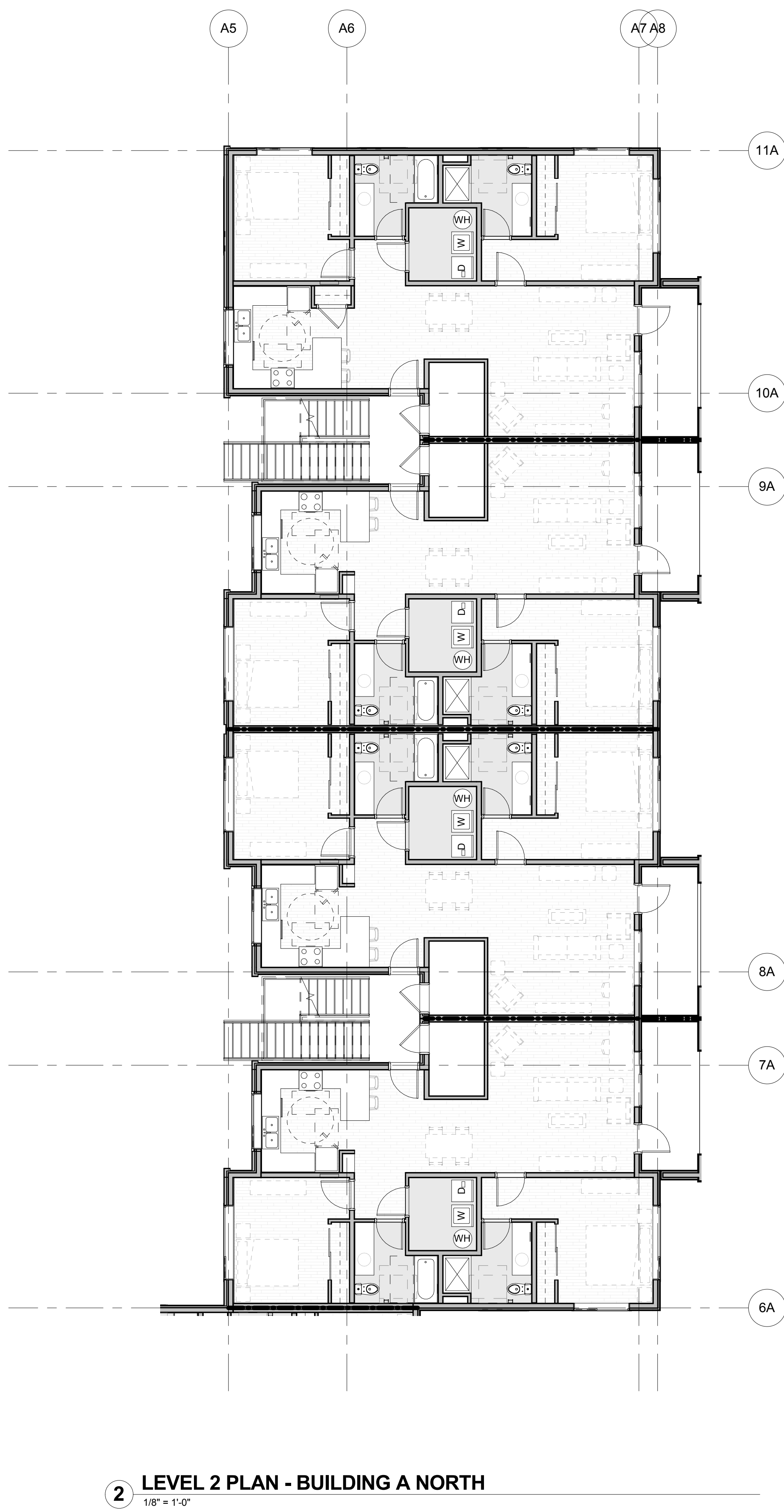
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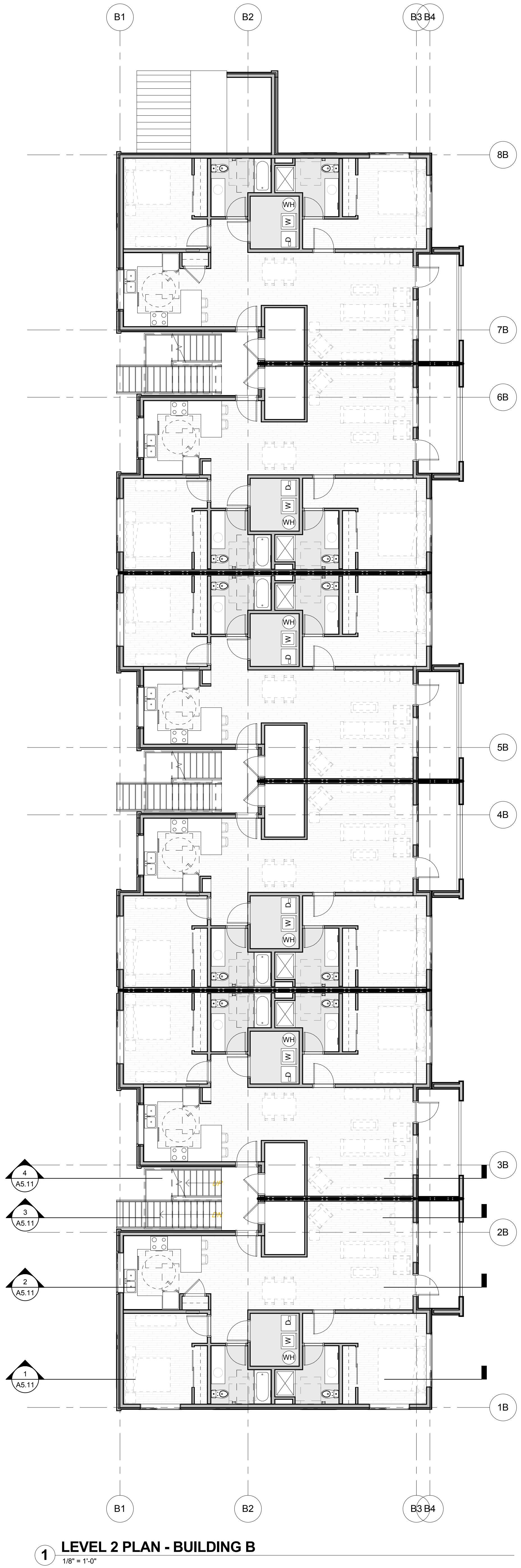
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3 LEVEL 2 PLAN - BUILDING A NORTH
1/8" = 1'-0"



2 LEVEL 2 PLAN - BUILDING A NORTH
1/8" = 1'-0"



1 LEVEL 2 PLAN - BUILDING B
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KEYNOTES (07-02)

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2525 E Burnside Street, Portland, OR 97214
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BUILDING PLANS - LEVEL 2
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A2.12

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- G. FIRE SPRINKLER HEADS AND CEILING MOUNTED DEVICES ARE SHOWN FOR ARCHITECTURAL INTENT ONLY IN SELECTED ROOMS. DEVICES NOT SHOWN SHALL NOT BE INTERPRETED AS NOT REQUIRED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SATISFY THE REQUIREMENTS OF THE LOCAL JURISDICTION FOR QUANTITY AND LOCATION OF DEVICES THROUGHOUT THE PROJECT. OBTAIN APPROVAL OF THE LAYOUT FROM THE ARCHITECT PRIOR TO INSTALLATION OF ALL SYSTEMS AND DEVICES.
- H. VERIFY ALL SPRINKLER HEAD LOCATIONS WITH FIRE PROTECTION DRAWINGS.
- I. CENTER LIGHTS IN ROOMS OR SPACES UNLESS DIMENSIONED OTHERWISE.
- J. SEE MECHANICAL DRAWINGS FOR DIFFUSER TYPES, CENTER MECH. DIFFUSERS, GRILLES AND ACCESS PANELS IN GRID, ROOM OR SPACE. ALIGN WITH LIGHT FIXTURES WHERE APPLICABLE.
- K. SEE MECHANICAL AND PLUMBING FOR REQUIRED ACCESS PANEL LOCATIONS. PAINT MATCH ADJACENT CEILING COLOR.
- L. BRACE SUSPENDED CEILINGS PER DETAIL XXXX.
- M. SEE SHEET XXX FOR TYPICAL SUSPENDED CEILING GRID DETAILS.

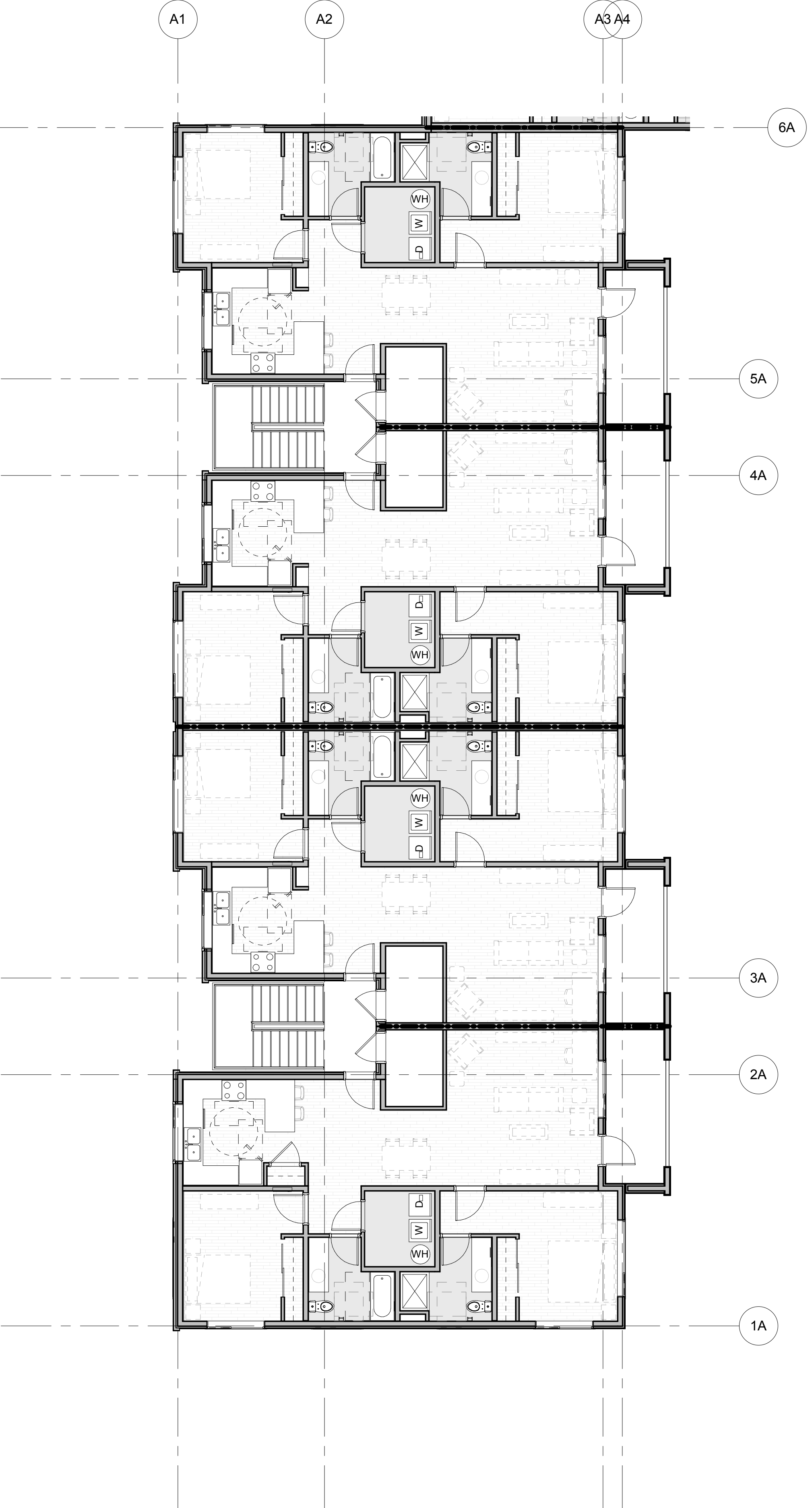
LEGEND

- 30-MINUTE RATED ASSEMBLY
- 1 HOUR RATED ASSEMBLY
- 2 HOUR RATED ASSEMBLY

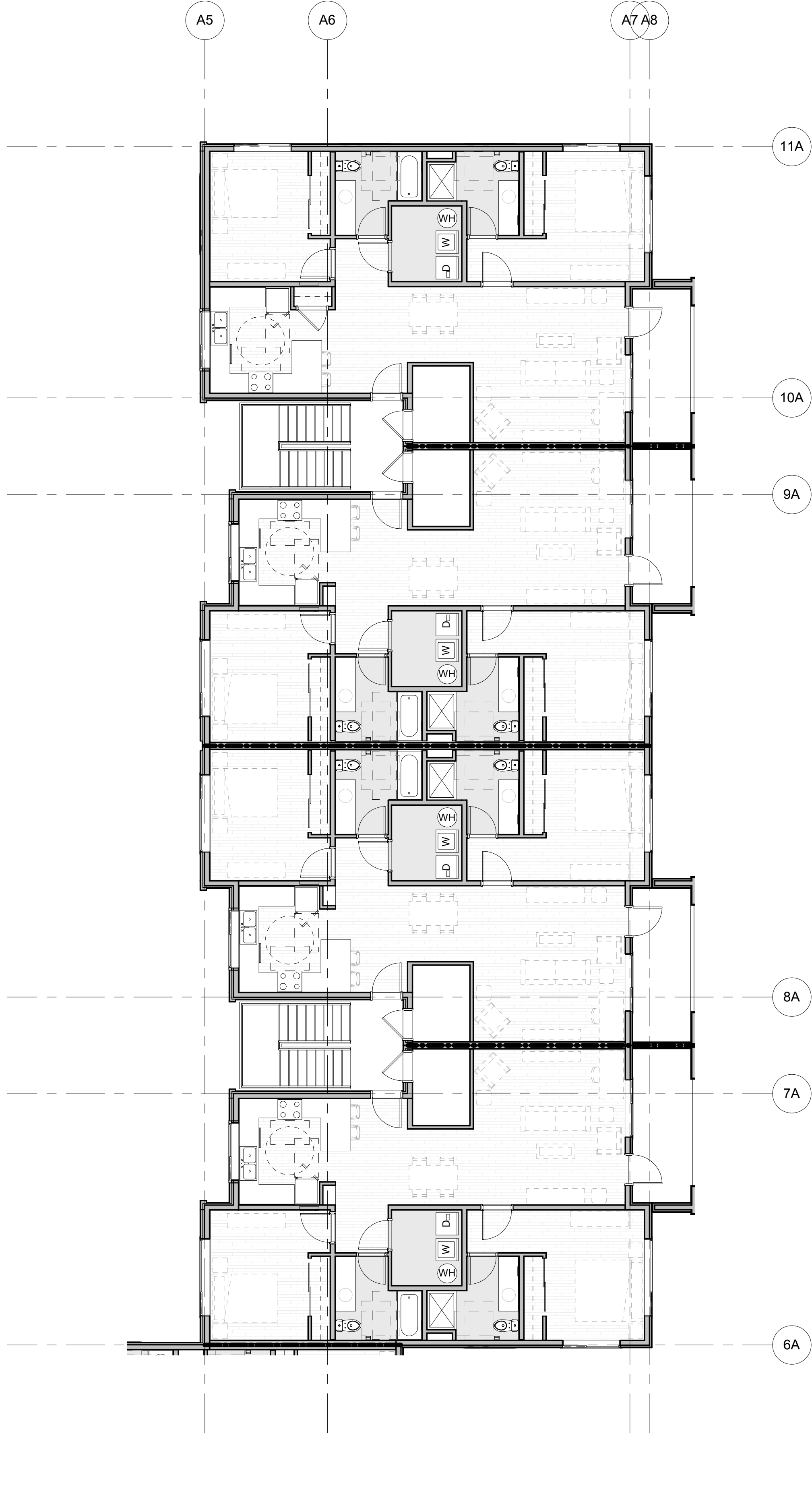
KEYNOTES 07-02

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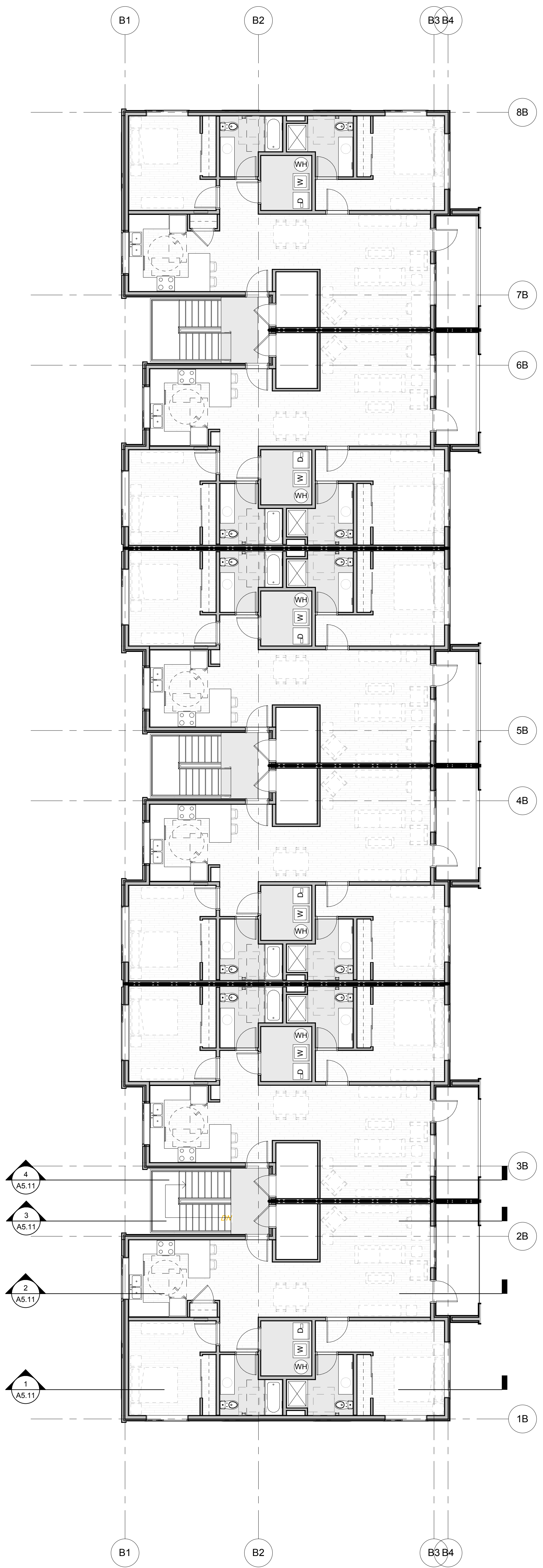
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3 LEVEL 3 PLAN - BUILDING A SOUTH
1/8" = 1'-0"



2 LEVEL 3 PLAN - BUILDING A NORTH
1/8" = 1'-0"



1 LEVEL 3 PLAN - BUILDING B
1/8" = 1'-0"

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ISSUE DATE

Drawing:

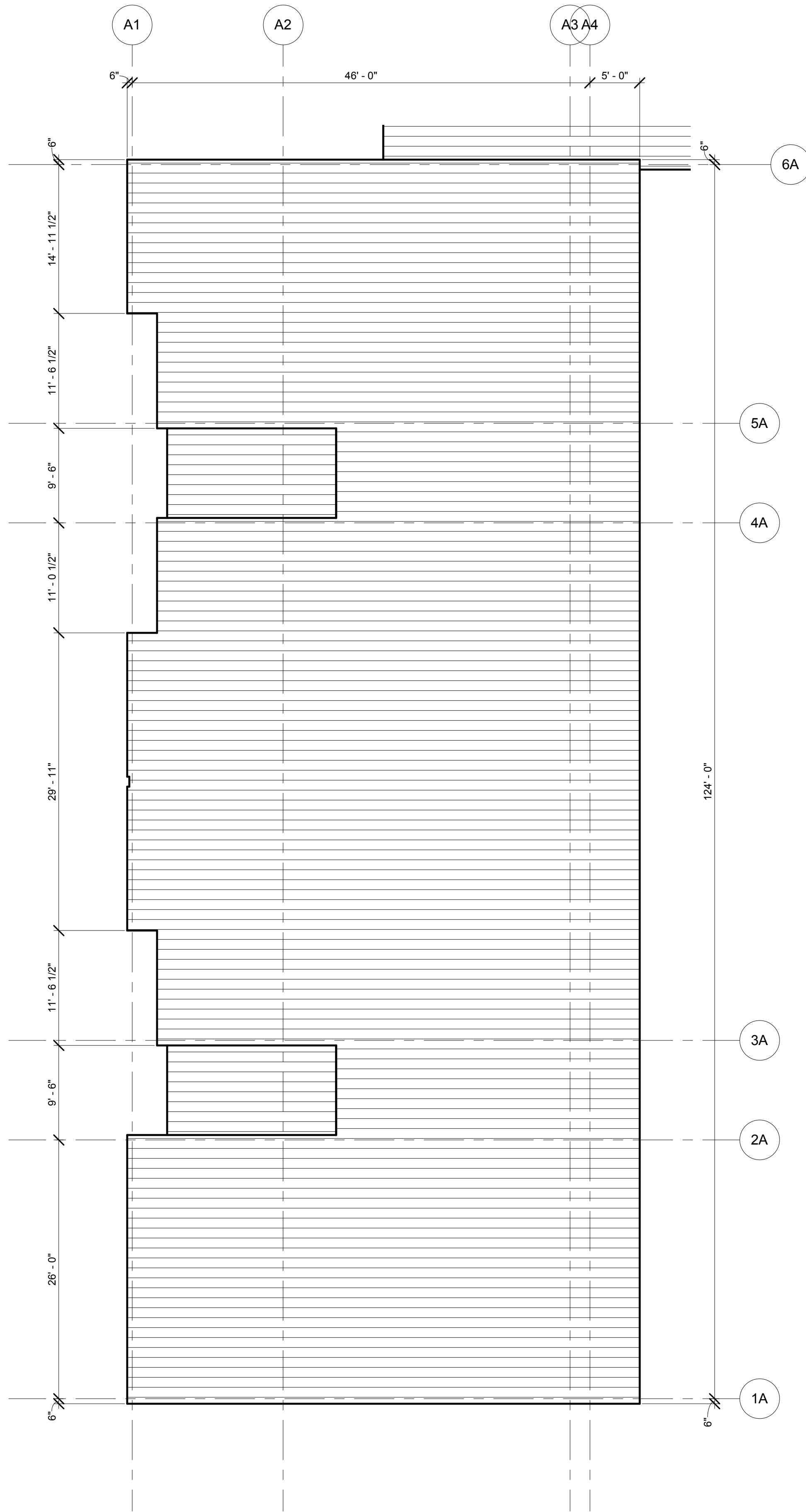
BUILDING PLANS - LEVEL 3

Sheet No:

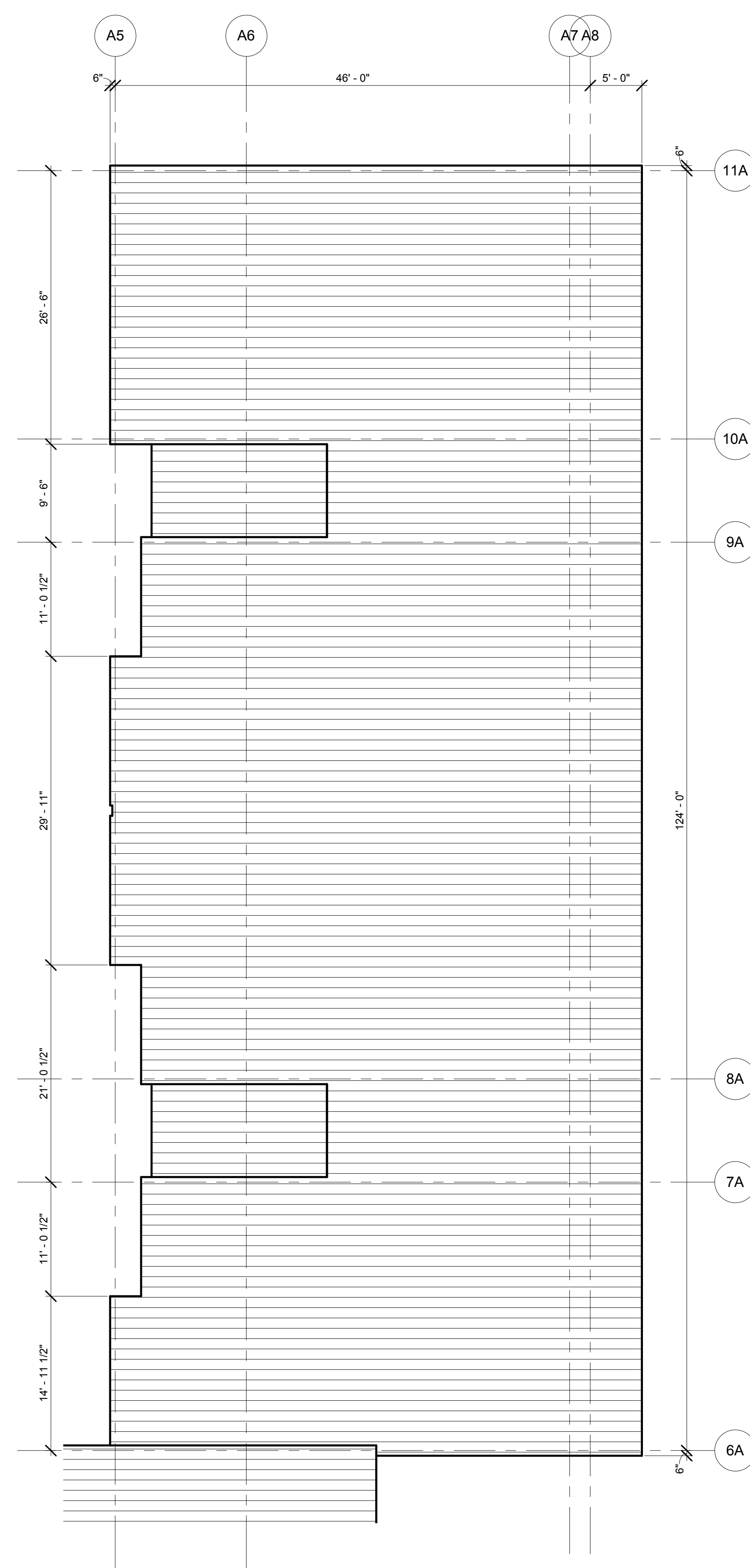
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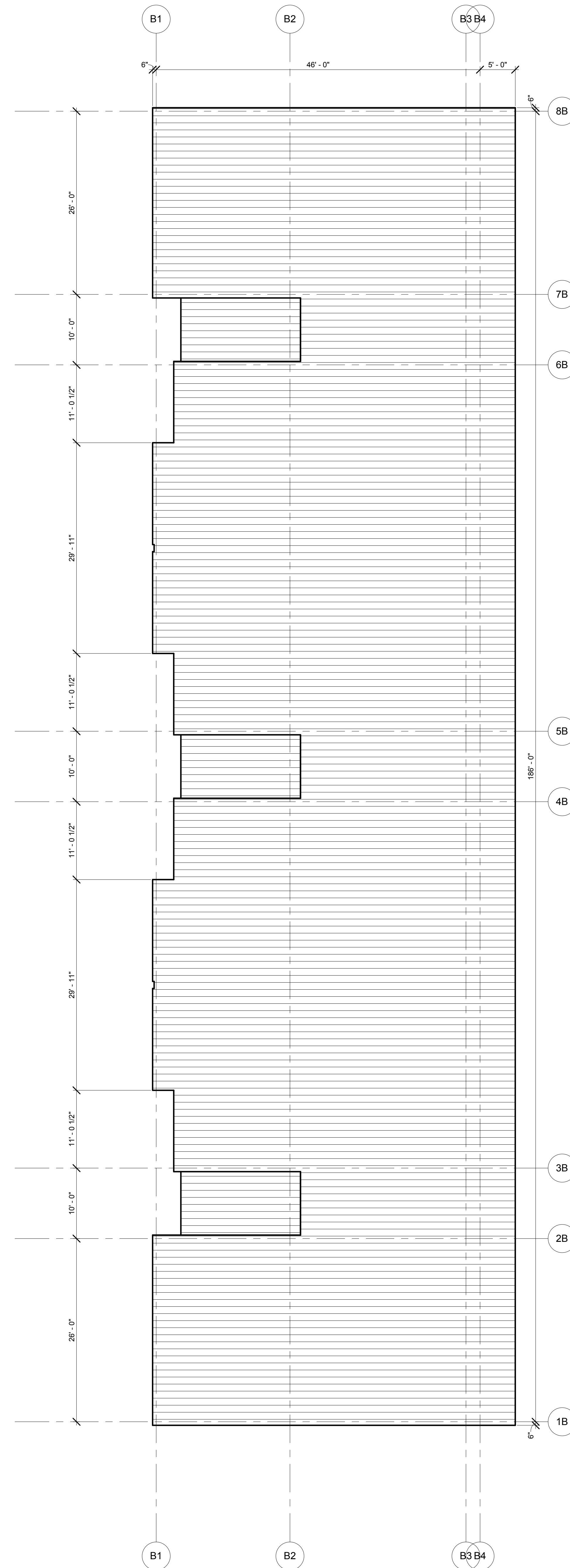
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3 ROOF PLAN - BUILDING A NORTH Copy 1
1/8" = 1'-0"



2 ROOF PLAN - BUILDING A NORTH
1/8" = 1'-0"



1 ROOF PLAN - BUILDING B
1/8" = 1'-0"

GENERAL SHEET NOTES

- A. ALL DOOR AND WINDOW DIMENSIONS ARE TO OUTSIDE OF FRAME. TYPICAL.
- B. PROVIDE FIRE EXTINGUISHER CABINETS AS SHOWN / SPECIFIED. COORDINATE FINAL LOCATIONS WITH FIRE MARSHALL.
- C. ALL INTERIOR WALLS TO BE TYPE XXXX, UNLESS NOTED OTHERWISE.
- D. ALL CEILING HEIGHTS ARE FROM FINISH FLOOR ELEVATION.
- E. CEILING GRIDS ARE TO BE CENTERED IN ROOMS AS SHOWN OR LOCATED PER INDICATED DIMENSIONS. AVOID LAYOUTS THAT RESULT IN CEILING TILES LESS THAN ONE HALF OF FULL TILE WIDTH.
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- M. SEE SHEET XXX FOR TYPICAL SUSPENDED CEILING GRID DETAILS.

KEYNOTES (07-02)

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MEADOW CREEK APARTMENTS

Job Number: 17021
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NEWBERG, OR 97132

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Drawing:

ROOF PLANS

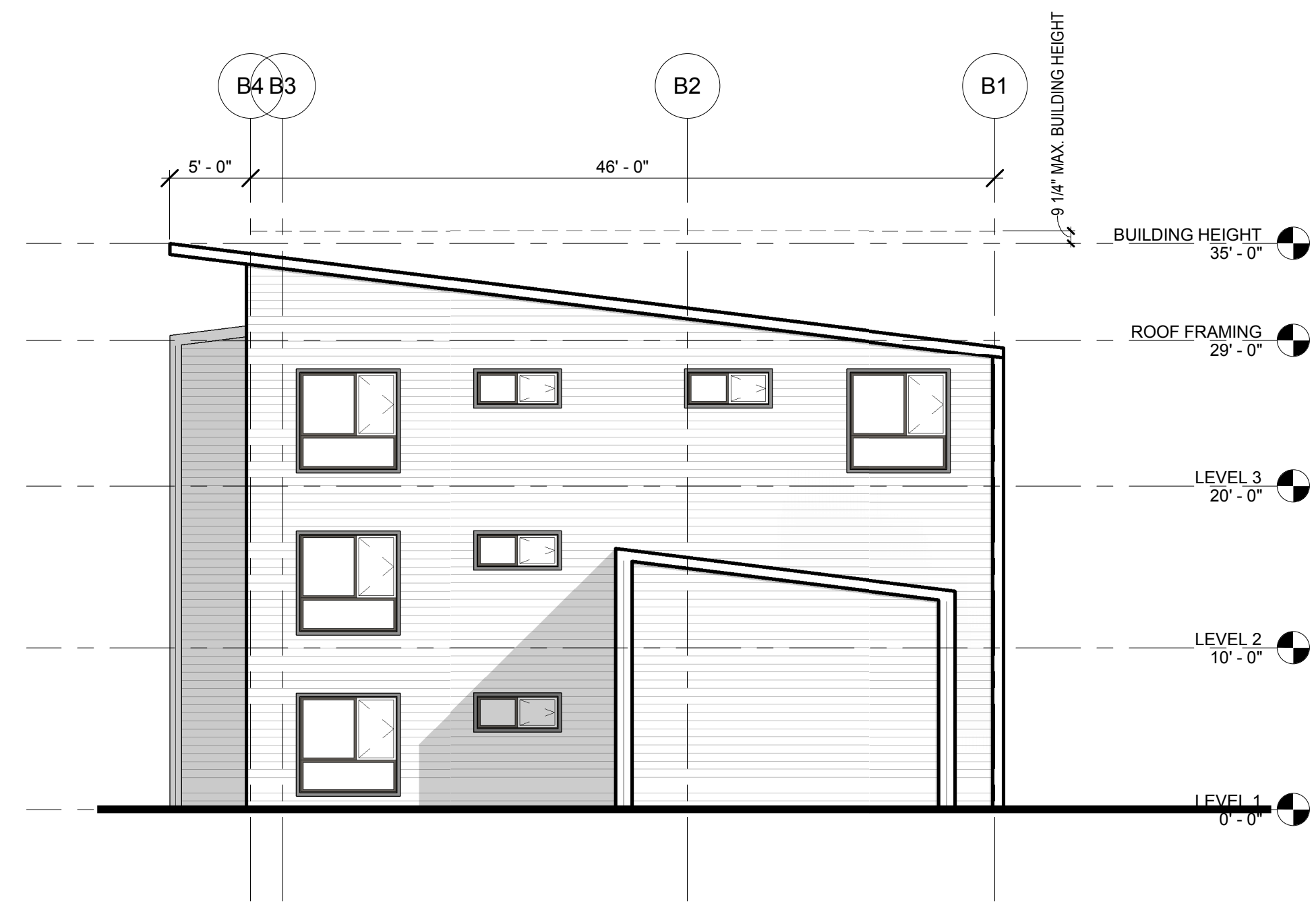
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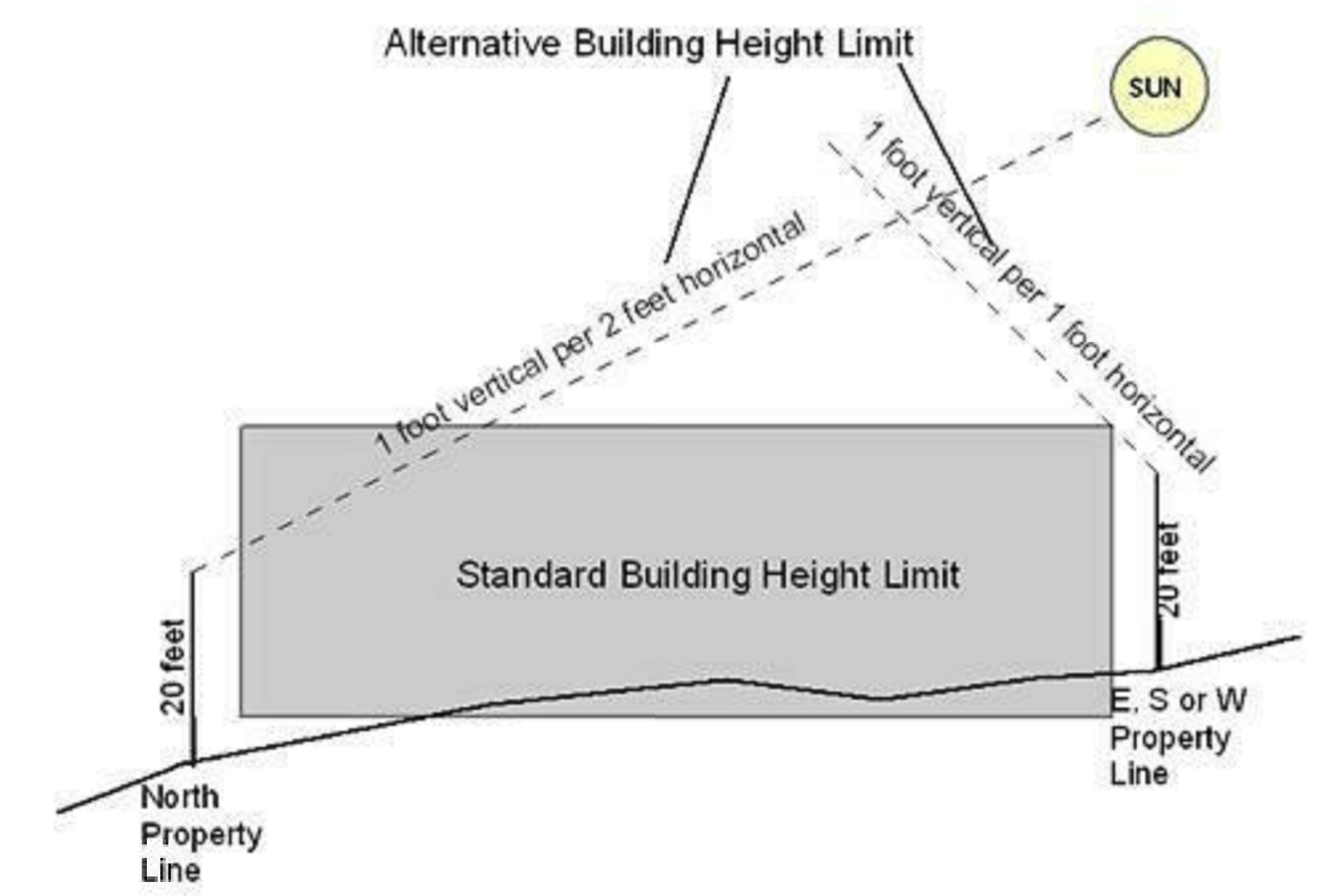
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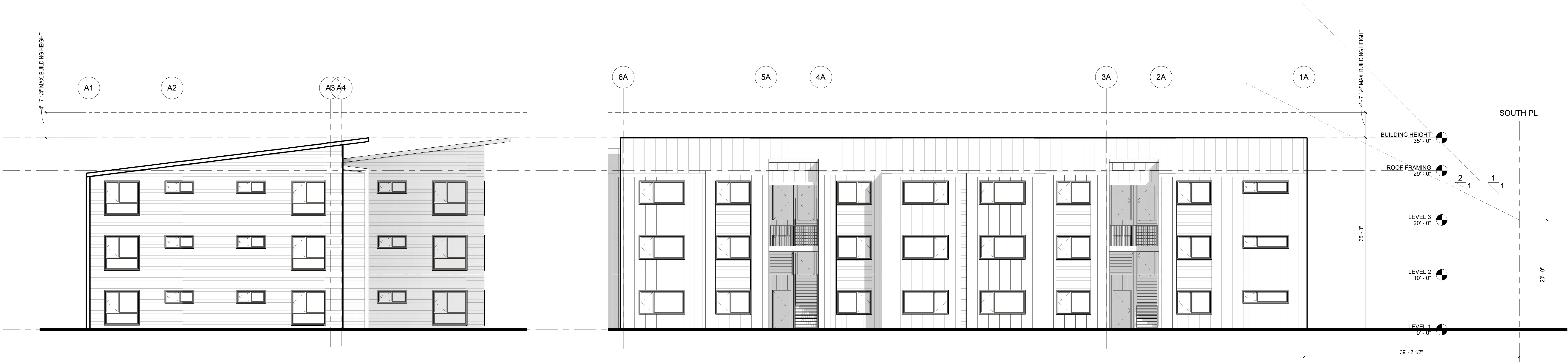
4 BUILDING B - NORTH ELEVATION - ALTERNATIVE HEIGHT DIAGRAM
1/8" = 1'-0"



CITY OF NEWBERG ALTERNATIVE BUILDING HEIGHT STANDARD
NMC 15.415.020(E)
DEVELOPMENT CODE APPENDIX A



3 BUILDING B - WEST ELEVATION - ALTERNATIVE HEIGHT DIAGRAM
1/8" = 1'-0"



2 BUILDING A - SOUTH ELEVATION - ALTERNATIVE HEIGHT DIAGRAM
1/8" = 1'-0"

1 BUILDING A SOUTH - WEST ELEVATION - ALTERNATIVE HEIGHT DIAGRAM
1/8" = 1'-0"

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Drawing:

BUILDING HEIGHT DIAGRAMS

Sheet No:

A3.01

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MEADOW CREEK APARTMENTS

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1306 N. SPRINGBROOK ROAD
NEWBERG, OR 97132

GENERAL SHEET NOTES

A. GENERAL ELEVATION NOTES HERE

KEYNOTES (07-02)

ELEVATION LEGEND

- AEP SPAN METAL PANEL
SELECT SEAM
NARROW BATTEN
FACTORY FINISH
- HARDIE CEMENT BOARD
ARTISAN V-GROOVE SIDING
7" EXPOSURE
PAINTED

SITE DESIGN REVIEW 03/30/18

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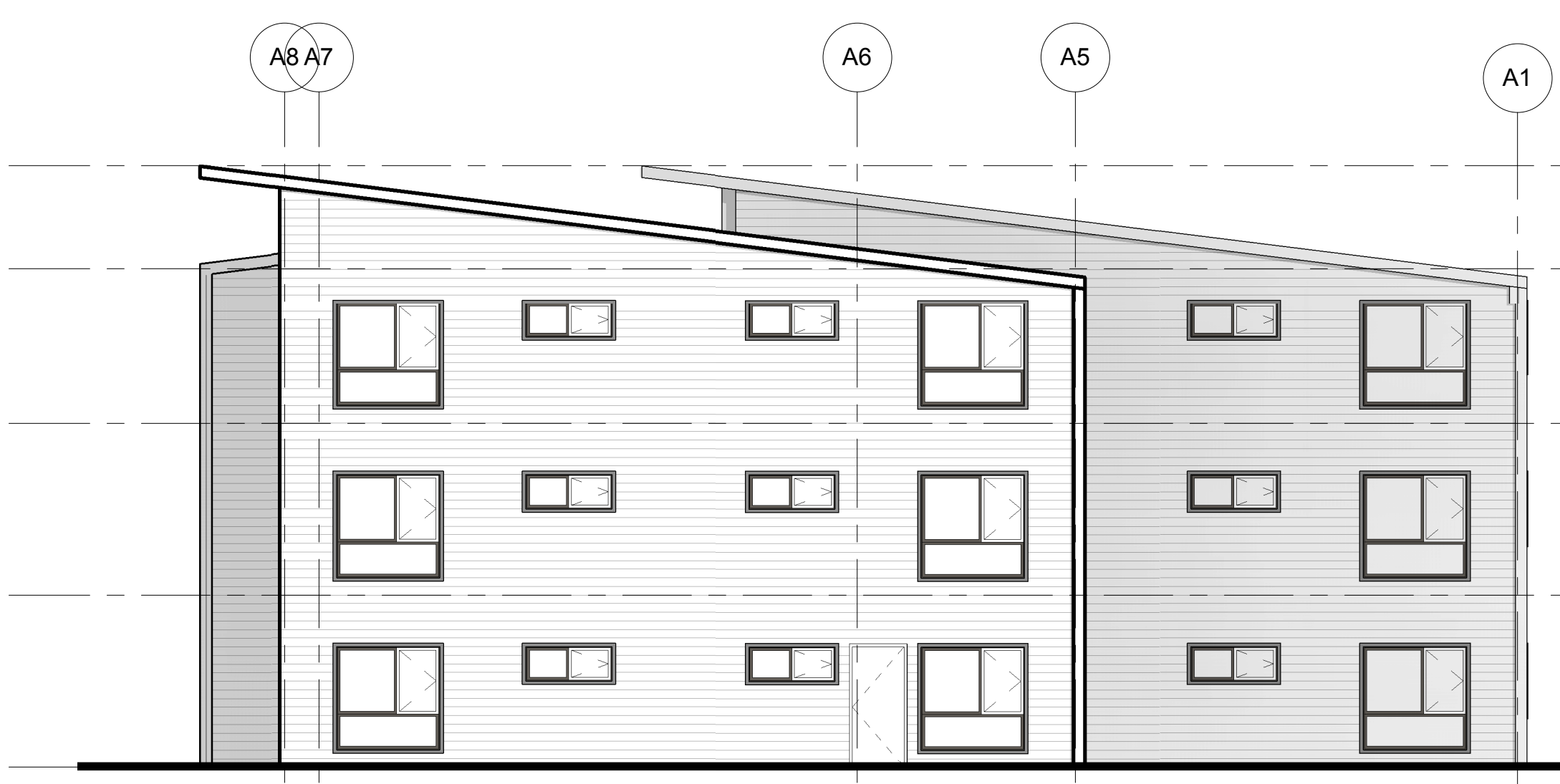
EXTERIOR ELEVATIONS - BUILDING A

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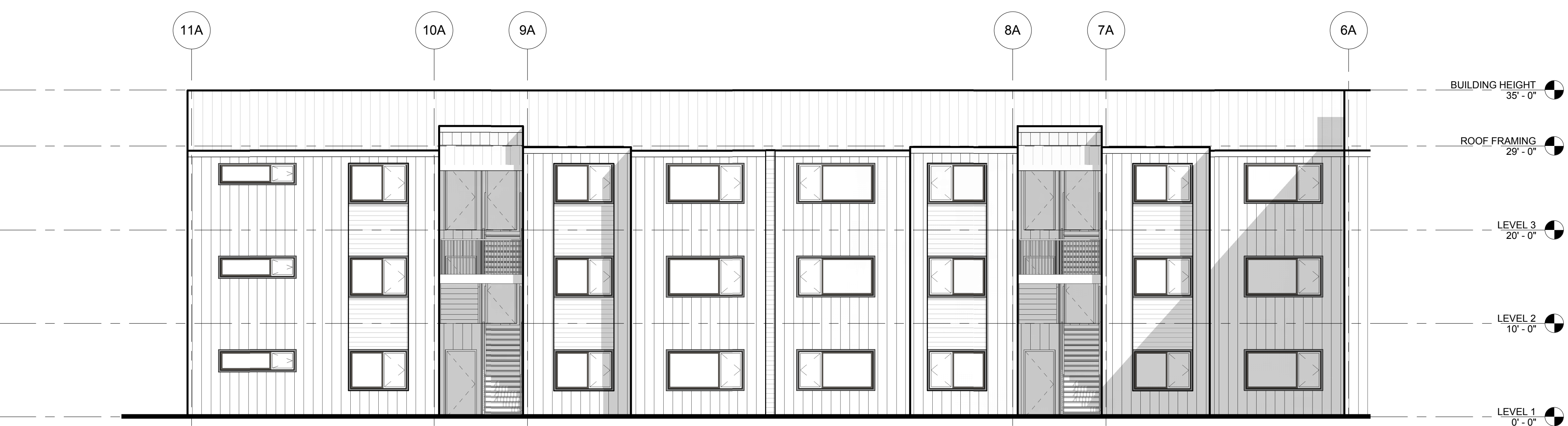
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6 BUILDING A NORTH - EAST ELEVATION
1/8" = 1'-0"



5 BUILDING A NORTH - NORTH ELEVATION
1/8" = 1'-0"



4 BUILDING A NORTH - WEST ELEVATION
1/8" = 1'-0"



3 BUILDING A SOUTH - EAST ELEVATION
1/8" = 1'-0"



2 BUILDING A - SOUTH ELEVATION
1/8" = 1'-0"

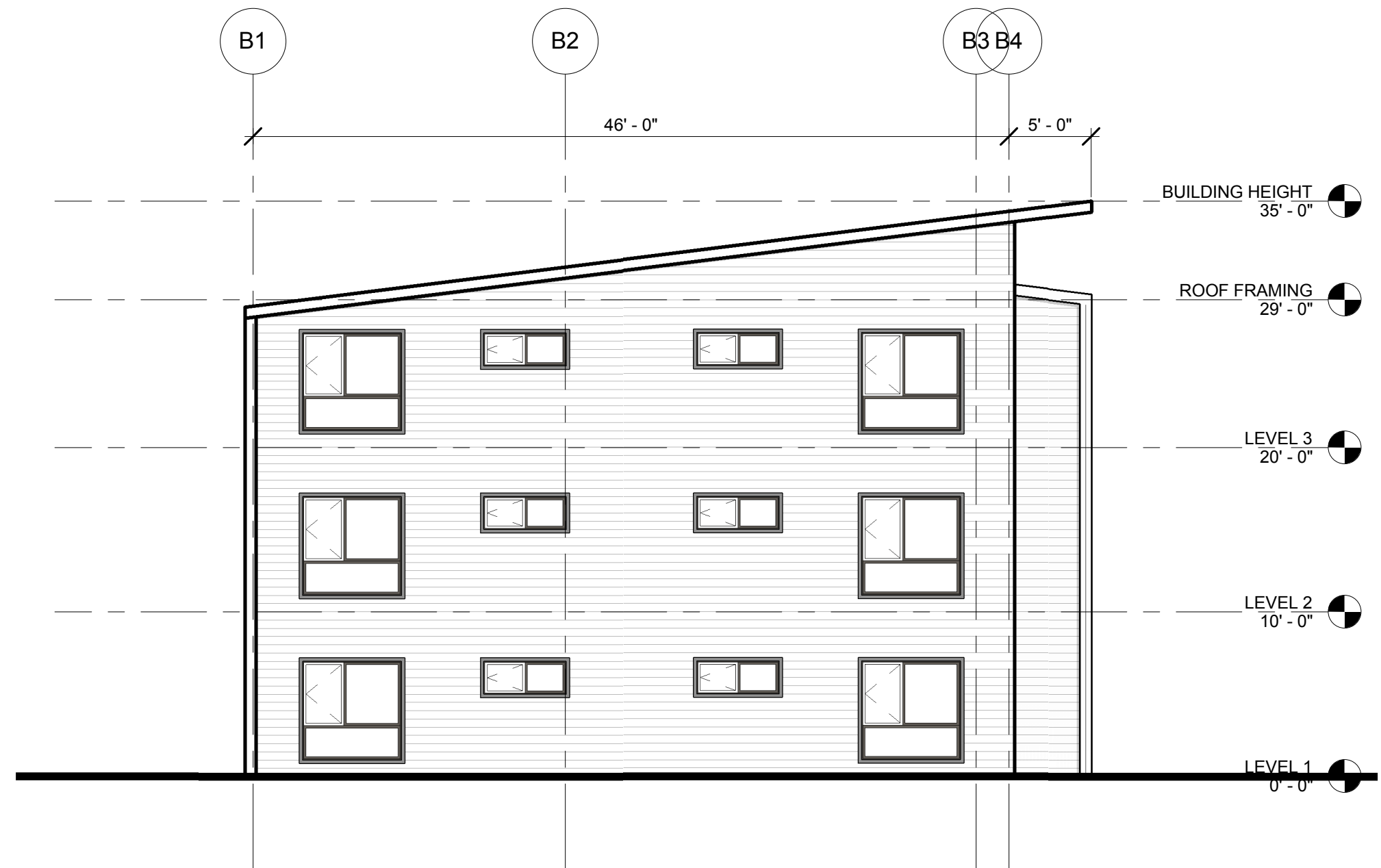


1 BUILDING A SOUTH - WEST ELEVATION
1/8" = 1'-0"

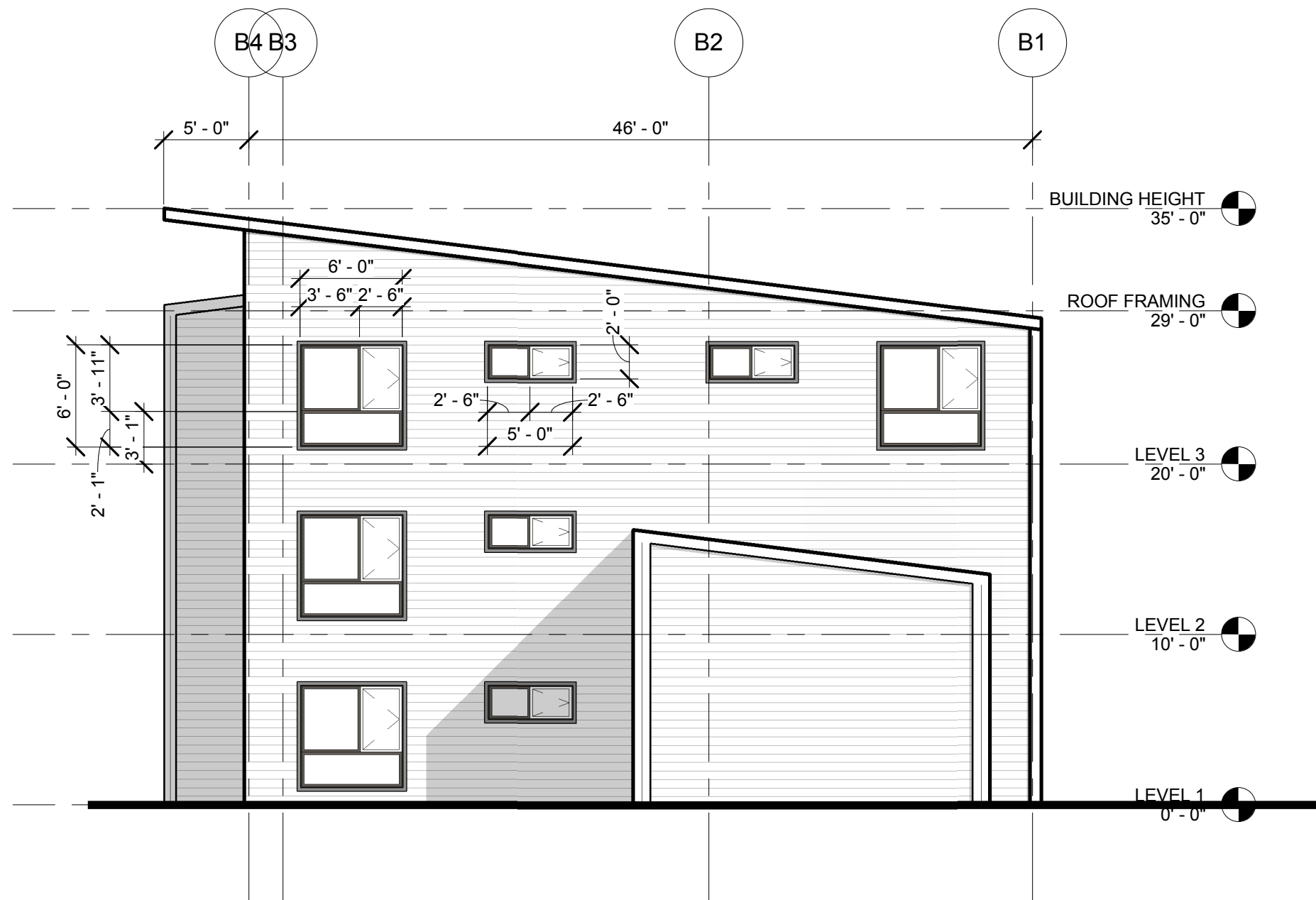
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4 BUILDING B - SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING B - NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING B - EAST ELEVATION
1/8" = 1'-0"



1 BUILDING B - WEST ELEVATION
1/8" = 1'-0"

GENERAL SHEET NOTES

A. GENERAL ELEVATION NOTES HERE

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KEYNOTES (07-02)

ELEVATION LEGEND

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SELECT SEAM
NARROW BATTEN
FACTORY FINISH
- HARDIE CEMENT BOARD
ARTISAN V-GROOVE SIDING
7" EXPOSURE
PAINTED

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Drawing:
EXTERIOR ELEVATIONS - BUILDING B

Sheet No:
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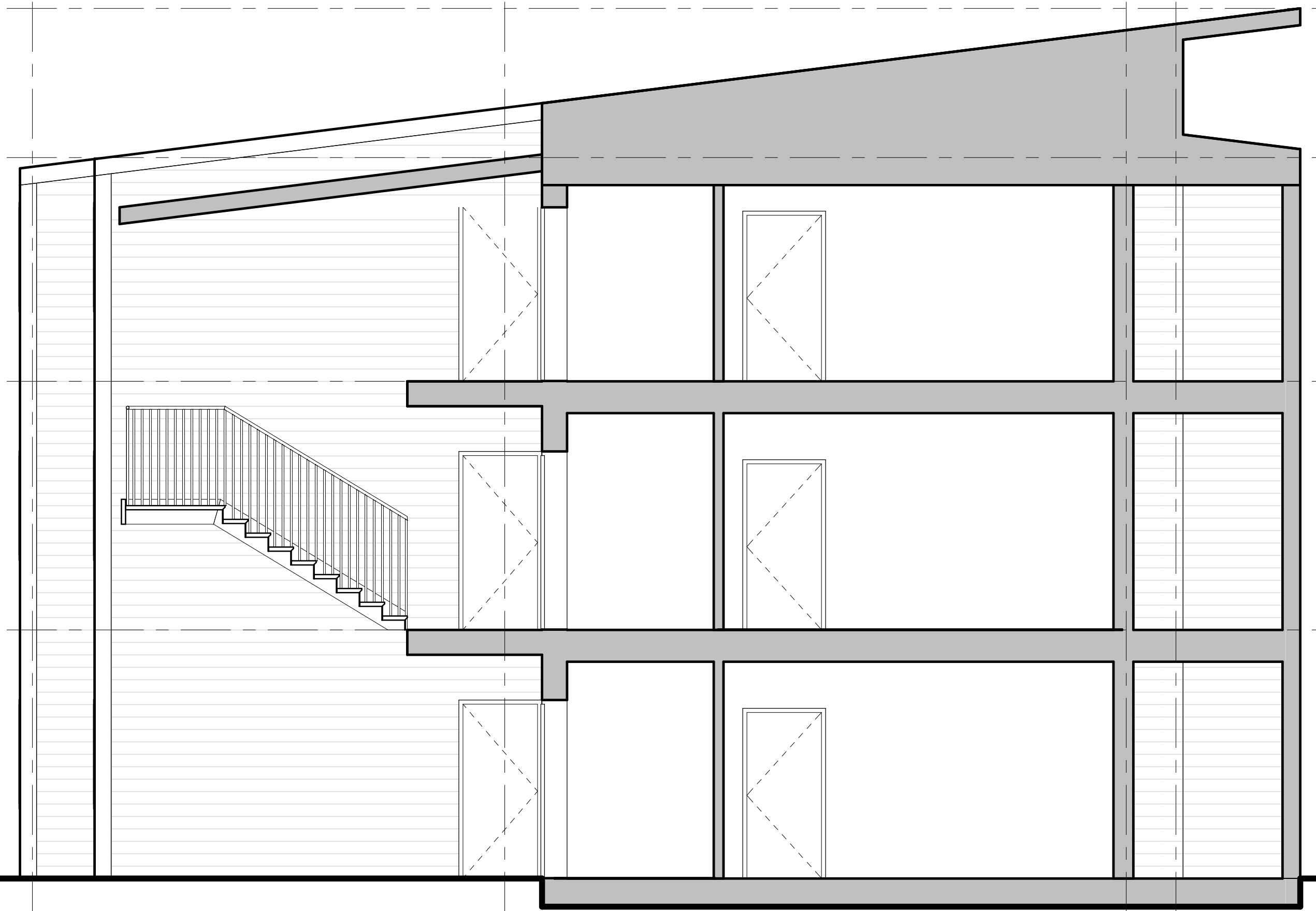
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B1

B2

B3 B4

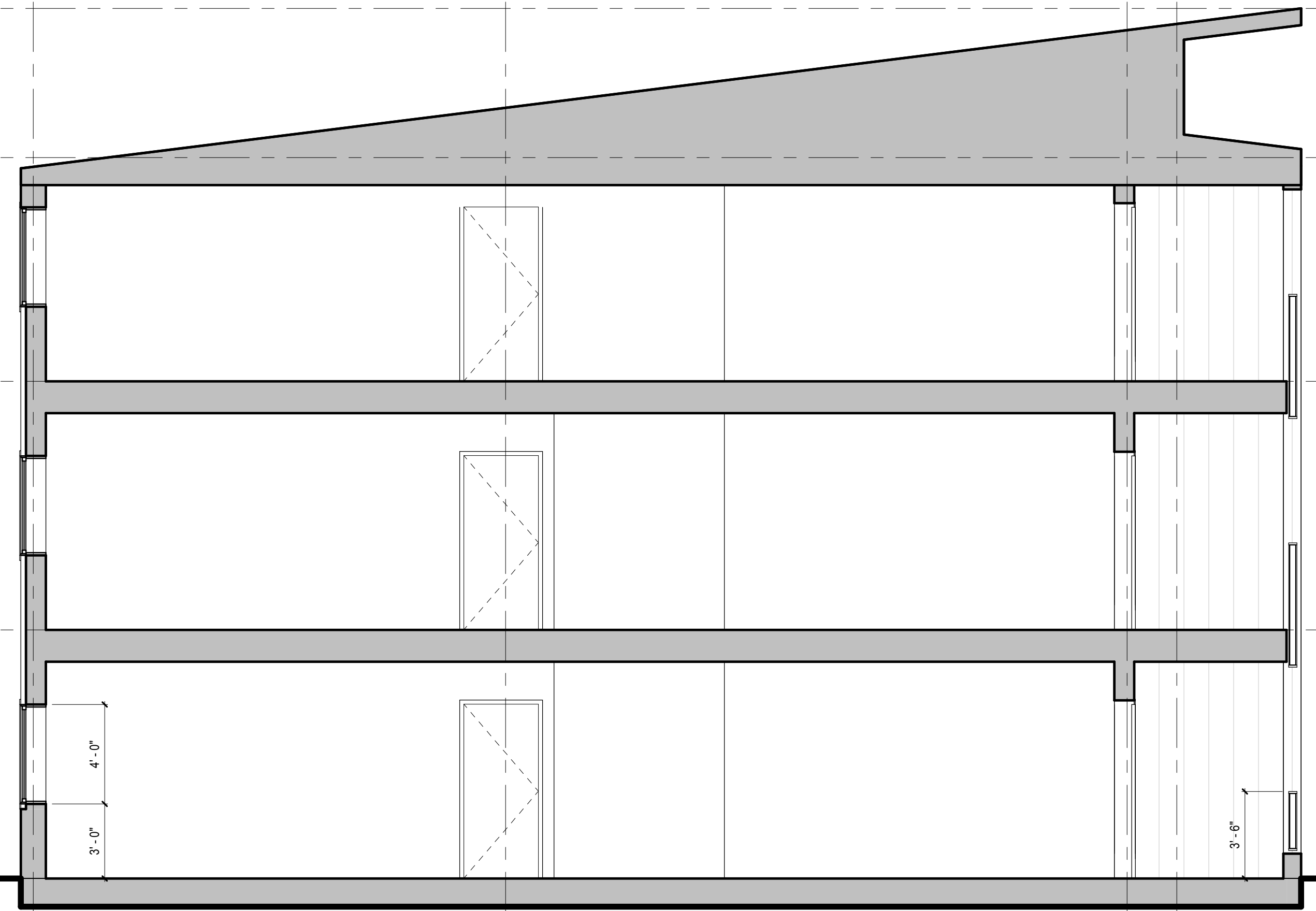


4 TYPICAL SECTION 4
1/4" = 1'-0"

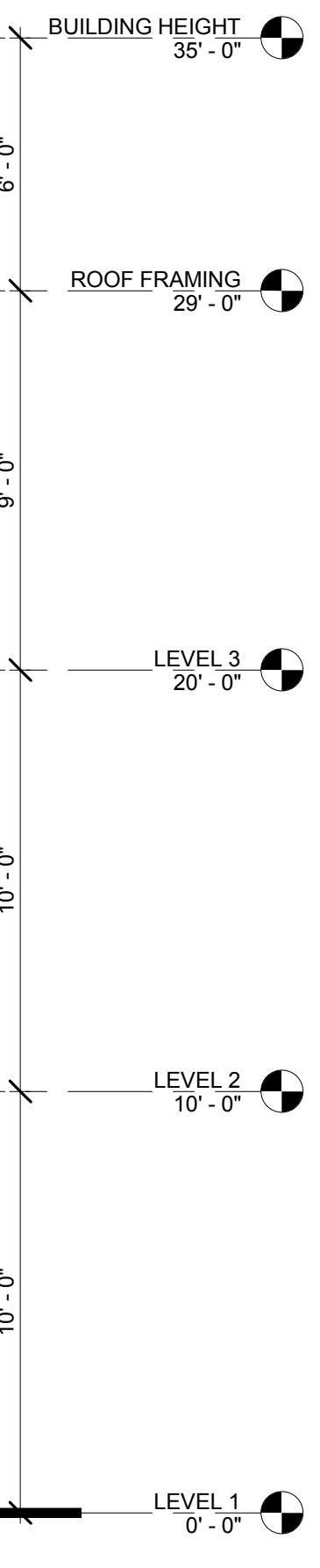
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B2

B3 B4



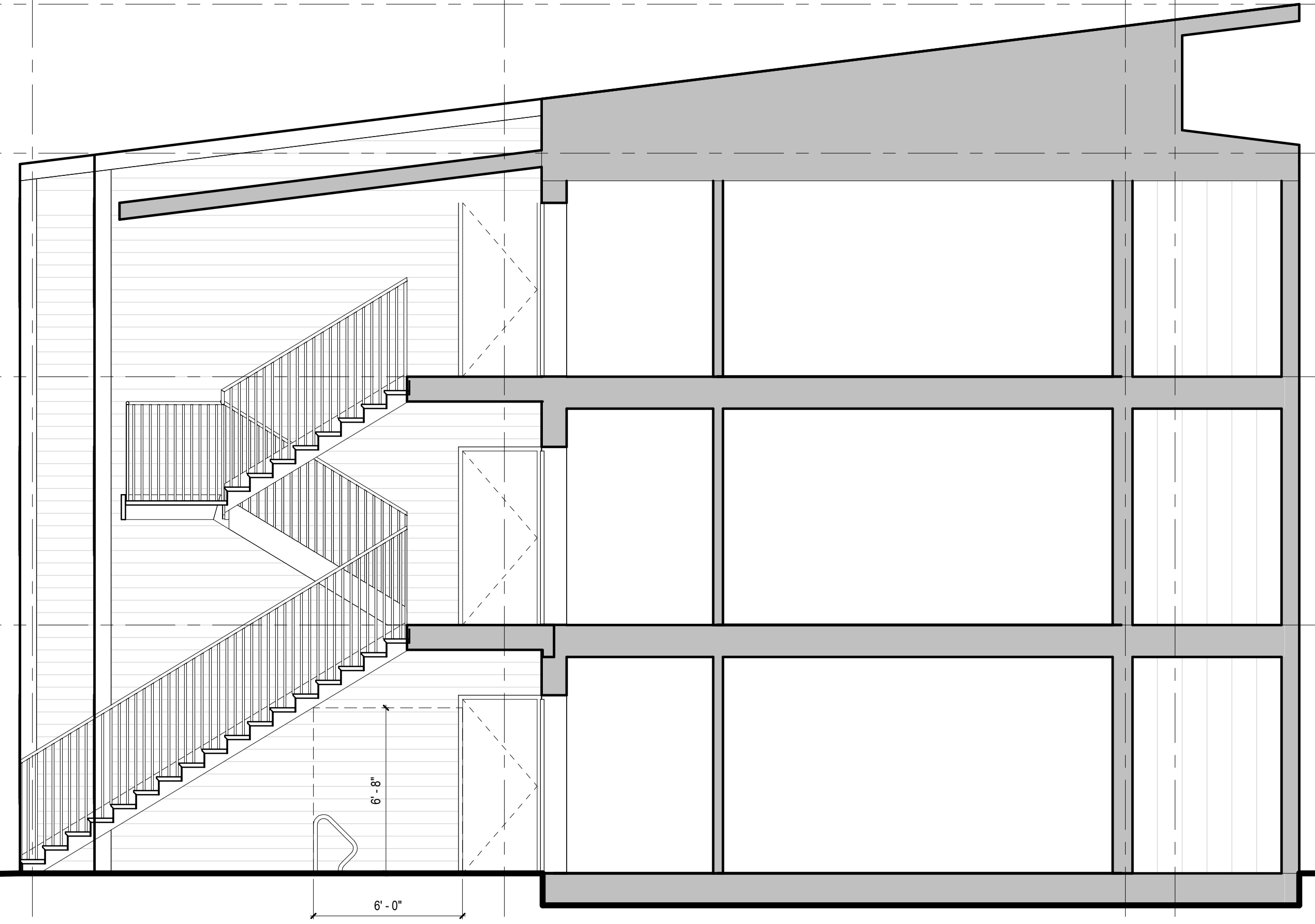
2 TYPICAL SECTION 2
1/4" = 1'-0"



B1

B2

B3 B4

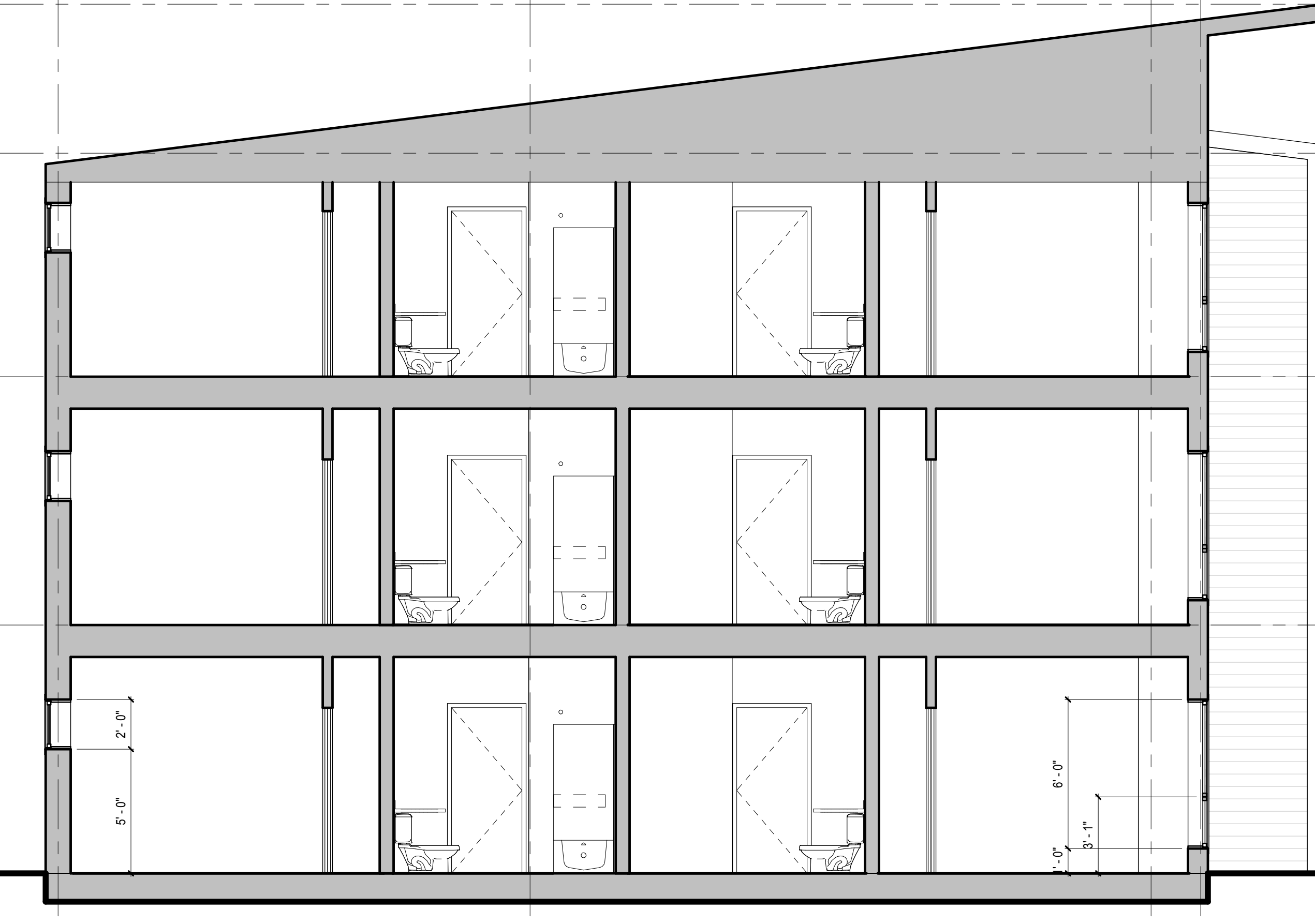


3 TYPICAL SECTION 3
1/4" = 1'-0"

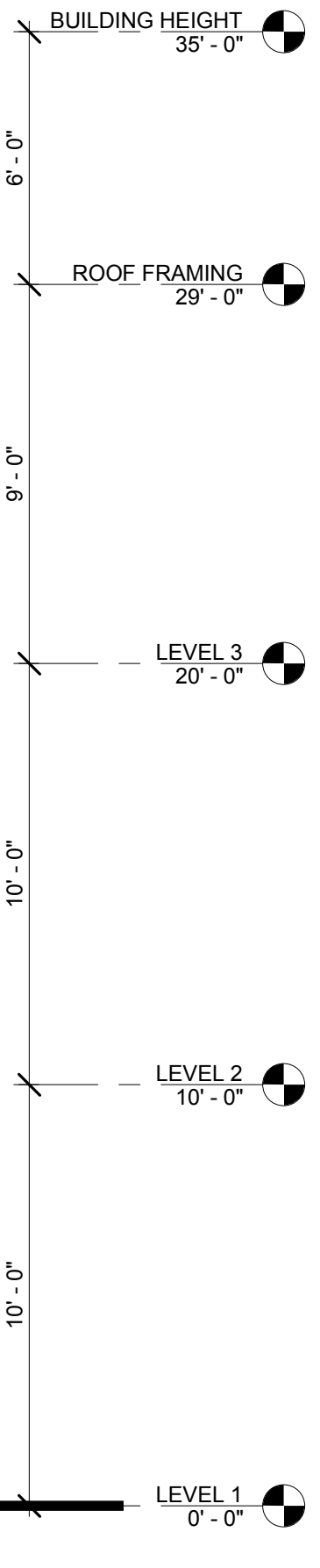
B1

B2

B3 B4



1 TYPICAL SECTION 1
1/4" = 1'-0"



GENERAL SHEET NOTES
A. GENERAL ELEVATION NOTES HERE

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Job Number: 17021
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KEYNOTES (07.02)

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Drawing:
BUILDING SECTIONS

Sheet No:
A5.11

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MEADOW CREEK APARTMENTS

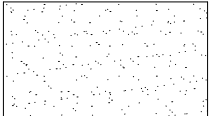

Job Number: 17021
1306 N. SPRINGBROOK ROAD
NEWBERG, OR 97132

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- BRACE SUSPENDED CEILINGS PER DETAIL XXXXX.
- SEE SHEET XXX FOR TYPICAL SUSPENDED CEILING GRID DETAILS.

KEYNOTES (07-02)

RCP LEGEND

-  GYPSUM BOARD FLOOR / CEILING ASSEMBLY PAINTED
-  GYPSUM BOARD DROPPED NON-RATED SOFFITS PAINTED

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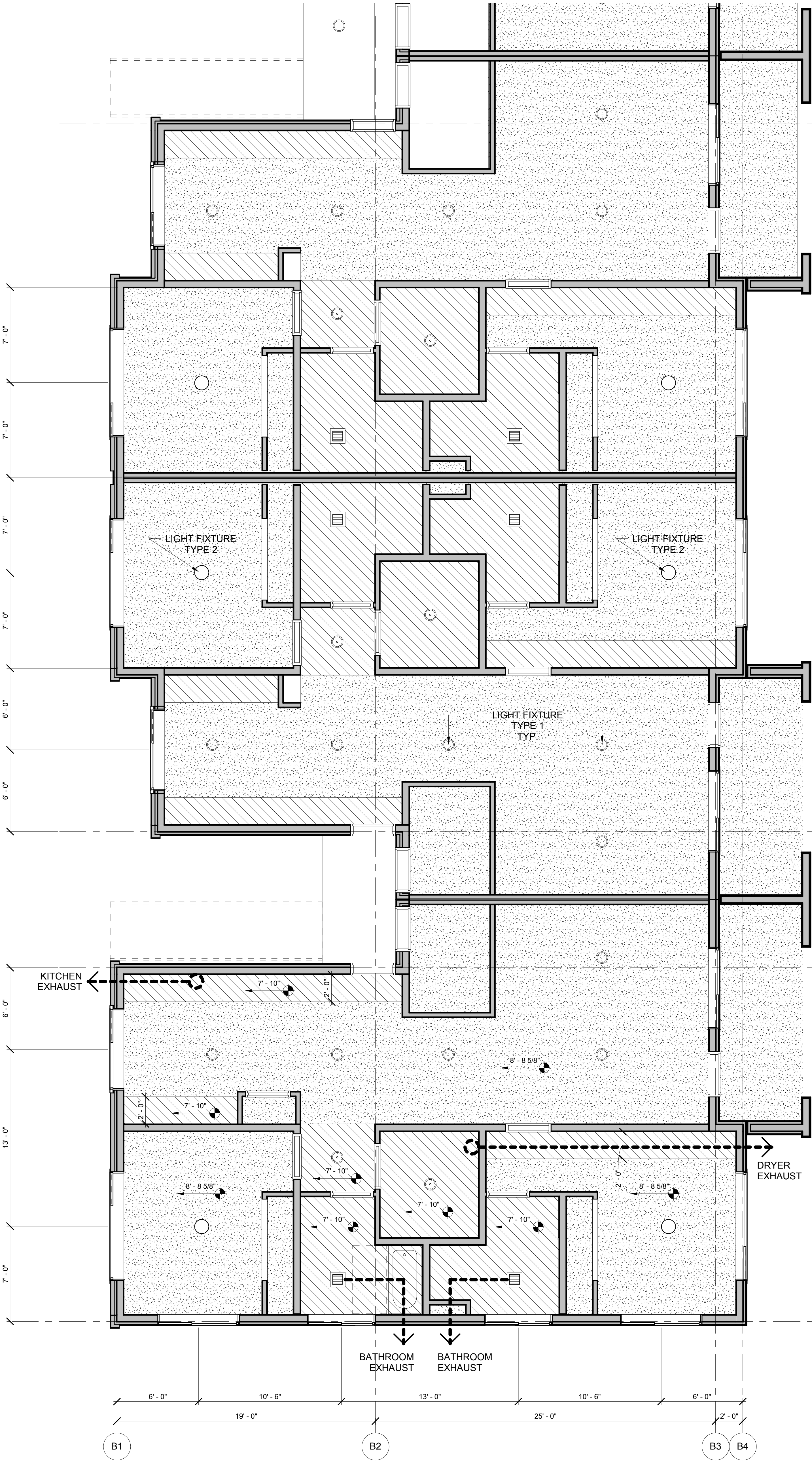
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UNIT PLANS

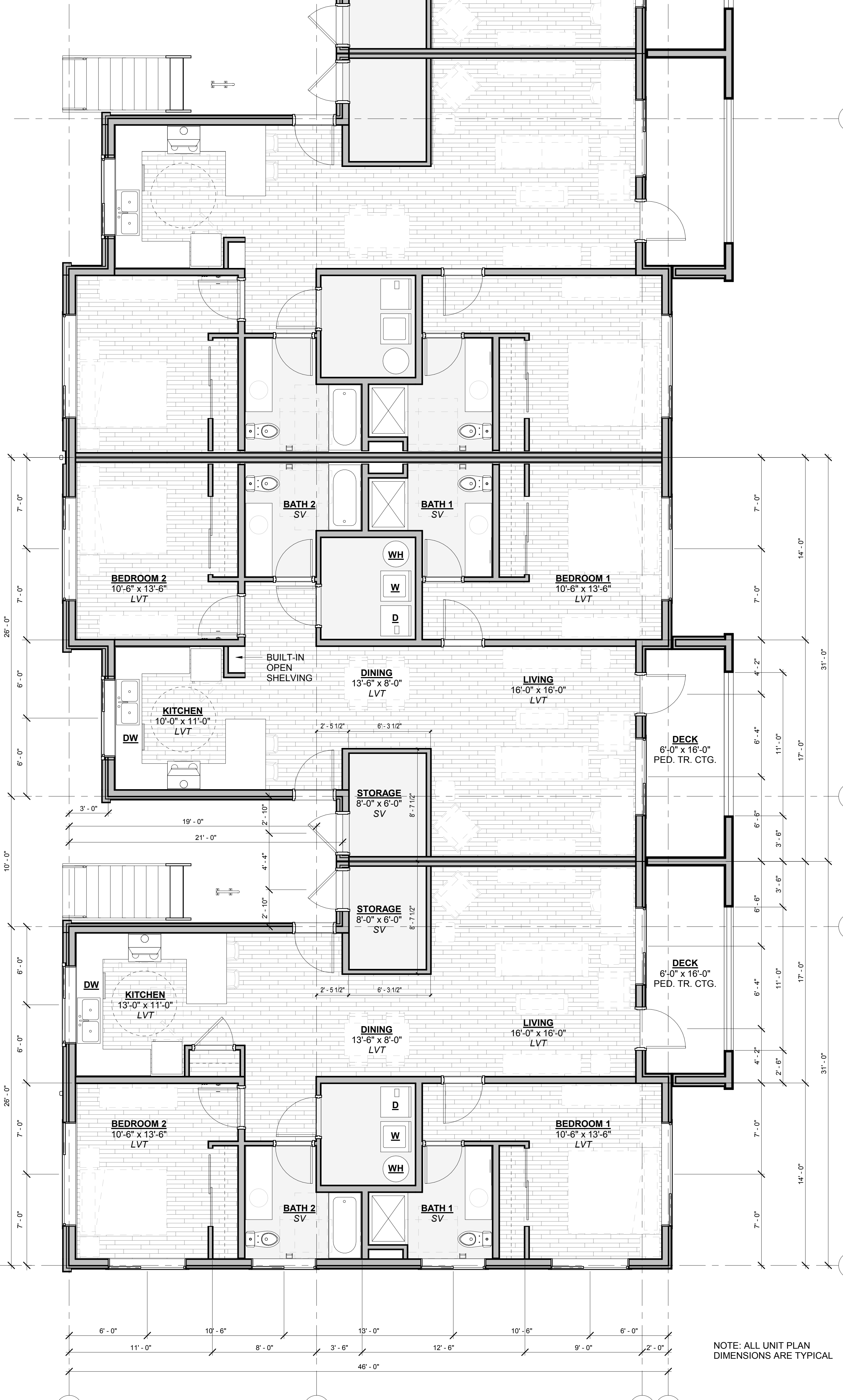
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1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



1 ENLARGED UNIT PLANS
1/4" = 1'-0"

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