

ADDITIONAL REQUIREMENTS FOR MULTIFAMILY RESIDENTIAL PROJECTS (PER CHAPTER 15.220.060).
BUILDING DESIGN ELEMENTS:
- ITEM #4 (3 POINTS) - PROVIDE VARIATION IN REPEATED UNITS, ELEMENTS SUCH AS COLOR, WINDOWS, BUILDING MATERIALS, AND FORM (EITHER ALONE OR IN COMBINATION) CAN BE USED TO CREATE THIS VARIETY.

CEMENT BOARD LAP SIDING (V.F.Y. EXPOSURE AND COLOR, MAIN BODY OF BUILDING PAINTED IN LIGHT GREY / OFF WHITE)

CEMENT BOARD LAP SIDING (WITH NARROWER EXPOSURE AND DARKER PAINTED COLOR WHERE SHOWN)



ARCHITECTURAL COMPOSITION ASPHALT SHINGLE ROOF (DARK GREY)

PAINTED 2 STEP FASCIA BOARD • ENTRY PORCH (BLACK)

ADDITIONAL REQUIREMENTS FOR MULTIFAMILY RESIDENTIAL PROJECTS (PER CHAPTER 15.220.060).
BUILDING DESIGN ELEMENTS:
- ITEM #8 (2 POINTS) - PROVIDE A FRONT PORCH AT EVERY MAIN ENTRY AS THIS IS BOTH COMPATIBLE WITH THE CITY'S HISTORIC BUILDING PATTERN AND HELPS TO CREATE AN ATTRACTIVE "PEDESTRIAN-FRIENDLY" STREETScape.



ADDITIONAL REQUIREMENTS FOR MULTIFAMILY RESIDENTIAL PROJECTS (PER CHAPTER 15.220.060).
BUILDING DESIGN ELEMENTS:
- ITEM #9 (2 POINTS) - USE SLOPED ROOFS AT A PITCH OF 3:12 OR STEEPER. GABLE AND HIP ROOF FORMS ARE PREFERABLE.

ADDITIONAL REQUIREMENTS FOR MULTIFAMILY RESIDENTIAL PROJECTS (PER CHAPTER 15.220.060).
SITE DESIGN ELEMENTS (SEE SITE DESIGN ELEMENTS SUMMARY).
- ITEM #2 (1 POINT) - USE APPROPRIATE OUTDOOR LIGHTING WHICH ENHANCES THE NIGHTTIME SAFETY AND SECURITY OF PEDESTRIANS WITHOUT CAUSING GLARE IN NEARBY BUILDINGS.
V.F.Y. EXTERIOR WALL MOUNTED HOODED LIGHT FIXTURES, TO LIGHT PEDESTRIAN WALKWAYS

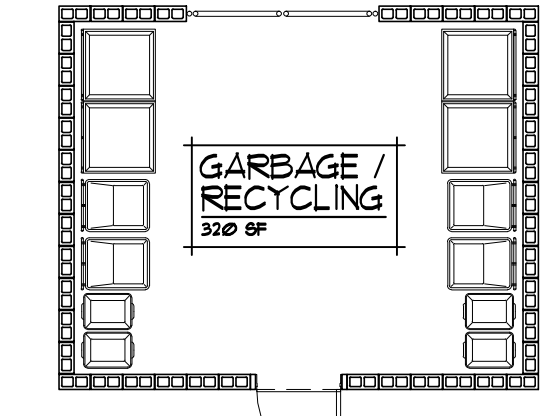


PAINTED STEEL GUTTER (DARK) OVER PAINTED FASCIA BOARD (BLACK)

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BUILDING DESIGN ELEMENTS:
- ITEM #3 (3 POINTS) - BREAK UP LARGE BUILDINGS INTO BAYS BY VARYING PLANES AT LEAST EVERY 50 FEET.

VINYL WINDOWS (BLACK)

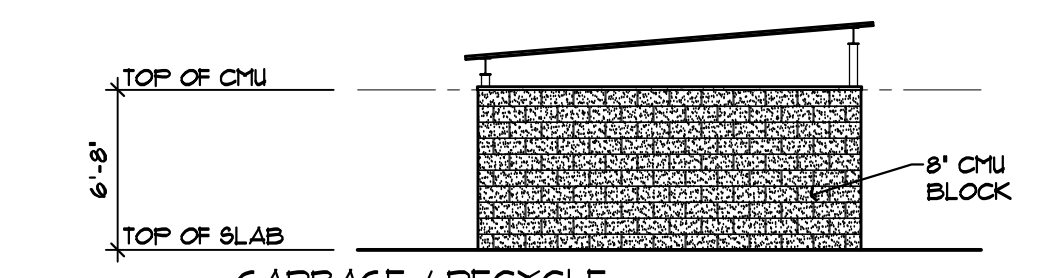
PAINTED STEEL COLUMNS WHERE SHOWN



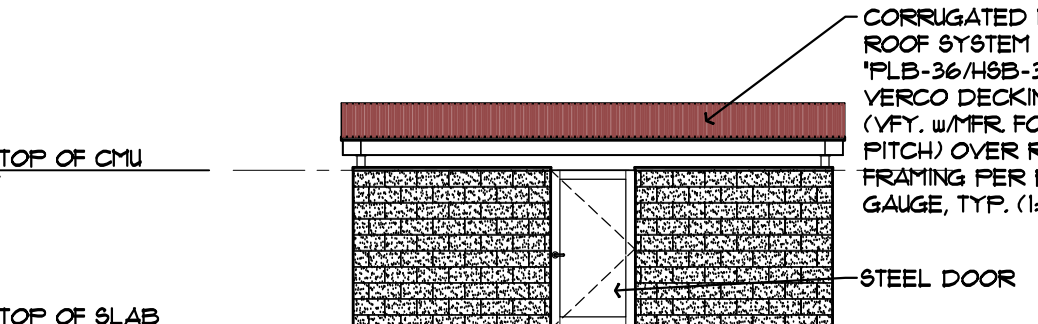
GARBAGE / RECYCLE FLOOR PLAN
SCALE: 1/8" = 1'-0"



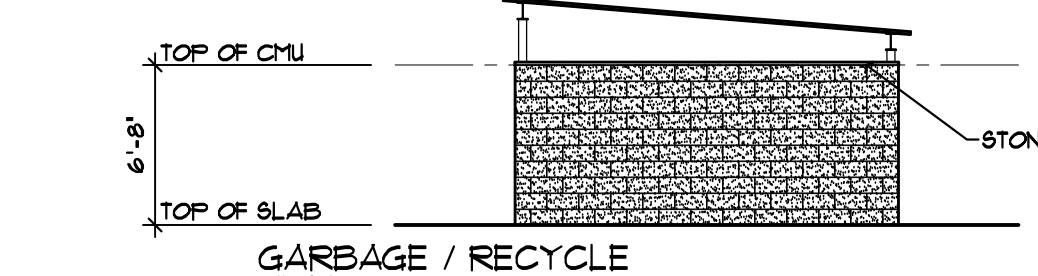
GARBAGE / RECYCLE NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



GARBAGE / RECYCLE EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



GARBAGE / RECYCLE SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



GARBAGE / RECYCLE WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

NEW APARTMENTS FOR :
GROVE DEVELOPMENT
1075 N. SPRINGBROOK RD.
NEWBERG, OREGON

CONTRACTOR:
GROVE DEVELOPMENT, INC.
6500 SW BEAVERTON-
HILLSDALE HWY. #3
PORTLAND, OR 97225
(503) 793-3299
CCB# 123694

SURVEY:
PIONEER DESIGN GROUP, INC.
3020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OR 97223
(503) 643-8286

CIVIL ENGINEER:
PIONEER DESIGN GROUP, INC.
3020 SW WASHINGTON SQUARE RD.
SUITE 170
PORTLAND, OR 97223
(503) 643-8286

**BUILDING DESIGN ELEMENTS SUMMARY:
10 POINTS TOTAL**

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DESIGN REVIEW SUBMITTAL

REVISED
DATED 10/25/22
DRAWN SSR
CHECKED
ELEVATIONS
1