Construction Notes

ROGER H. NEWELL, AIA, SHALL BE REFERRED TO AS THE ARCHITECT.

ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 OSSC.
THE CONTRACTOR SHALL HAVE KNOWLEDGE OF GENERAL CONSTRUCTION REQUIREMENTS OF THIS CODE. ALL SEWER, ELECTRICAL, PLUMBING, & MECHANICAL CONSTRUCTION TO CONFORM TO ALL APPLICABLE LOCAL, STATE, & NATIONAL CODES & ORDINANCES.

DO NOT SCALE DRAWING. CONSULT ARCHITECT FOR ANY DIMENSIONAL CLARIFICATIONS, ERRORS OR CONFLICTS. GENERAL CONTRACTOR MUST VERIFY DIMENSIONS PRIOR TO STARTING WORK & CONSULT ARCHITECT REGARDING ERRORS, OMISSIONS OR CHANGES PRIOR TO PROCEEDING W/ CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A WEATHER-TIGHT BUILDING INCLUDING ALL NECESSARY SEALANTS AND FLASHINGS. THESE DRAWINGS ARE BID-DESIGN DOCUMENTS. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY & LIABILITY FOR COORDINATION OF RELATED BID-DESIGN WORK INCLUDING BUT NOT LIMITED TO ELECTRICAL, PLUMBING, HEATING & VENTILATION.

THE ARCHITECT IS NOT LIABLE FOR CHANGES/CORRECTIONS MADE BY THE OWNER DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL UTILIZE HIGHEST QUALITY CONSTRUCTION TECHNIQUES & BEST PRACTICE STANDARDS APPLICABLE TO THE CONSTRUCTION INDUSTRY. THE ARCHITECT DOES NOT ASSUME LIABILITY OR RESPONSIBILITY FOR METHODS OF CONSTRUCTION OR CONSTRUCTION DETAILS NOT INCLUDED IN THESE CONTRACT DOCUMENTS. THE ARCHITECT HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM REQUIRED WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM OR THE OWNER RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR PERFORMANCE OF WORK BY THE CONTRACTOR, THE CONTRACTOR'S EMPLOYEES, EMPLOYEES OF SUPPLIERS OF SUBCONTRACTORS OR FOR ACCESS, VISITS, USE, WORK, TRAVEL OR OCCUPANCY BY ANY PERSON. THESE DRAWINGS ARE INTENDED FOR PERMIT SUBMITTAL AND DO NOT INCLUDE DETAILS OF EVERY CONSTRUCTION CONDITION.

THE OWNER/ DEVELOPER/ CONTRACTOR SHALL RETAIN THE SERVICES OF A REPUTABLE WATERPROOFING CONSULTANT TO REVIEW DETAILS, PREPARE SPECIFICATIONS, REVIEW SUB-CONTRACTS AND SUPERVISE CONSTRUCTION FOR THE FOLLOWING:

- BELOW GRADE WALLS AND SLABS
- ABOVE GRADE SLABS, DECKS AND DRIVES
- EXTERIOR BUILDING CLADDING
- ROOFING MEMBRANE AND RELATED FLASHINGS
- WINDOWS AND WINDOW INSTALLATION
- EXTERIOR RAILINGS AND FLASHINGS
- VENT FLASHINGS
- CAULKING

THE CONTRACTOR SHALL DELIVER WATERPROOF CONSULTANT'S FINAL REPORT REGARDING INSTALLATIONS AND PRODUCTS TO THE OWNER. CONTRACTOR SHALL PROVIDE WRITTEN WARRANTIES TO OWNER.

Design without Construction Phase Services

IT IS UNDERSTOOD AND AGREED THAT THE DESIGN PROFESSIONAL'S BASIC SERVICES UNDER THIS AGREEMENT DO NOT INCLUDE PROJECT OBSERVATION OR REVIEW OF THE CONTRACTOR'S PERFORMANCE OR ANY OTHER CONSTRUCTION PHASE SERVICES, AND THAT SUCH SERVICES WILL BE PROVIDED BY THE CLIENT. THE CLIENT ASSUMES ALL RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS AND FOR CONSTRUCTION OBSERVATION AND SUPERVISION AND WAIVES ANY CLAIMS AGAINST THE DESIGN PROFESSIONAL THAT MAY BE IN ANY WAY CONNECTED THERETO.

IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY LOSS, CLAIM OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING OR RESULTING FROM THE PERFORMANCE OF SUCH SERVICES BY OTHER PERSONS OR ENTITIES AND FROM ANY AND ALL CLAIMS ARISING FROM MODIFICATIONS, CLARIFICATIONS, INTERPRETATIONS, ADJUSTMENTS OR CHANGES MADE TO THE CONTRACT DOCUMENTS OR TO REFLECT CHANGES MADE IN THE FIELD OR OTHER CONDITIONS, EXCEPT FOR CLAIMS ARISING FROM THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE DESIGN PROFESSIONAL.

IF THE CLIENT REQUESTS IN WRITING THAT THE DESIGN PROFESSIONAL PROVIDE ANY SPECIFIC CONSTRUCTION PHASE SERVICES AND IF THE DESIGN PROFESSIONAL AGREES IN WRITING TO PROVIDE SUCH SERVICES, THEN THEY SHALL BE COMPENSATED FOR AS ADDITIONAL SERVICES PROVIDED IN THE CONTRACT.

Fire Safety Notes

EMERGENCY RESPONDER RADIO COVERAGE SHALL BE PROVIDED PER SEC. 510 OF THE OFC.

PROVIDE SMOKE DETECTORS AT ALL SLEEPING ROOMS AND 1 SMOKE/CO DETECTOR PER FLOOR PER UNIT WHERE SHOWN ON ¼" FLOOR PLANS PER 907.2.11 AND 915 2022 OSSC.

PROVIDE AN EGRESS WINDOW IN EVERY SLEEPING ROOM WITH A MINIMUM NET CLEAR OPERABLE AREA OF 5.1 SQUARE FEET. MINIMUM CLEAR HEIGHT 24" AND MINIMUM CLEAR WIDTH 20", AND A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FLOOR.

PROVIDE PORTABLE FIRE EXTINGUISHER @ EACH UNIT. MIN RATING = 1-A:10-B:C.

NOTE: SPRINKLER SHOP DRAWINGS SHALL PROVIDE DETAIL FOR ATTACHMENT OF SPRINKLERS COMPLYING W/ LOADS PER IBC.

SPRINKLERS:
FULLY SPRINKLERED PER NFPA 13R, OSSC 903.3.1.2.
ALL SPRINKLERS INSIDE DWELLING UNITS SHALL BE LISTED RESIDENTIAL SPRINKLERS (QUICK RESPONSE).

SPRINKLERS AT BALCONIES, DECKS & PATIOS WITH A DECK OR ROOF ABOVE. MAY PROVIDE SIDE WALL SPRINKLERS PER IBC 903.3.1.2.1.

STANDPIPE:
NOT REQUIRED PER IBC 905.3.1.

EXIT SIGNAGE & LIGHTING:
EXIT LIGHTING SHALL BE PROVIDED PER IBC 1008 CURRENT EDITION. NOTE FINAL LOCATIONS OF EXIT SIGNS & LIGHTING WILL BE DETERMINED BY THE FIELD INSPECTOR.
1) EXIT SIGNS - NOT REQUIRED AT EXTERIOR STAIRS PER 1013.1 EX. 1.2. PROVIDE INTERNALLY ILLUMINATED EXIT SIGNS AT COMMON BASEMENT STORAGE PER PLAN.
2) EXIT ILLUMINATION - EXIT ILLUMINATION SHALL BE PROVIDED PER THE FOLLOWING SCHEDULE:

STAIRWAYS	1 PER LANDING
CORRIDORS, HALLS,	1 FOOTCANDLE AT WALKING SURFACE
PARKING GARAGES	1 FOOTCANDLE AT WALKING SURFACE

2 SOURCES OF POWER SHALL BE PROVIDED FOR EXIT ILLUMINATION & SIGNS.

FIRE ALARMS:
MANUAL FIRE ALARMS NOT REQUIRED PER IBC 907.2.9.1 EX. 2 & 3 PROVIDED THE OCCUPANT NOTIFICATION APPLIANCES WILL AUTOMATICALLY ACTIVATE IN NOTIFICATION ZONES UPON A SPRINKLER WATER FLOW.

MONITORING:
MONITORING BY APPROVED CENTRAL STATION SERVICE.

CONTRACTORS:
NO FLAMMABLE LIQUIDS, WELDING / CUTTING EQUIPMENT OR COMPRESSED GASSES SHALL BE USED BY THE CONTRACTOR OR ANY SUBCONTRACTOR EXCEPT UNDER FIRE DEPT. PERMIT. THIS INCLUDES DEMOLITION WORK.

DRAFTSTOPPING:
DRAFTSTOPPING IS NOT REQUIRED IN ATTIC SPACES WHEN THE BUILDING IS EQUIPPED THROUGHOUT WITH SPRINKLERS IN ACORDANCCE W/ SEC 903.3.1.1, SEE SEC 718.4 EXCEPTION.

Energy/Mechanical

THE BUILDING SHALL COMPLY W/ THE 2025 OREGON ENERGY EFFICIENCY SPECIALTY CODE.

PRESCRIPTIVE BUILDING ENVELOPE REQUIREMENTS FOR CZ 4-C PER TABLE 55-4

ATTIC	R-49	
WALL (WOOD)	R-20	
FLOOR (WOOD)	R-30	
SLAB-ON-GRADE	R-20 FOR 4' AT PERIMETER	
DOORS (OPAQUE)	U-0.31 (SWINGING)	
FENESTRATION (FIXED)	U-0.36	SHGC MAX Ø.36
FENESTRATION (OPERABLE)	U-0.45	SHGC MAX Ø.33
FENESTRATION (ENTRY)	U-0.63	SHGC MAX Ø.33
SKYLIGHTS	U-0.50	SHGC MAX Ø.40

WINDOWS AND SLIDING GLASS DOORS
MAX. AIR LEAKAGE RATE PER SECTION 5.8.3.2. ALL FENESTRATION SHALL HAVE MANUFACTURER PRINTED LABELS WITH THE U-FACTOR, SHGC, VT & AIR LEAKAGE RATES LISTED.

AIR BARRIER
THE THERMAL ENVELOPE SHALL LIMIT AIR LEAKAGE. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. PROVIDE SEALS AT:
- FOUNDATION AND SILL PLATE
- TOP PLATE AND TOP OF WALLS
- BETWEEN WALL CAVITIES AND WINDOWS OR DOORS
- PENETRATIONS THROUGH WALLS AND CEILING
- RECESSED LIGHTING AT THE THERMAL ENVELOPE

WHOLE HOUSE MECHANICAL VENTILATION:
PROVIDE A BALANCED VENTILATION SYSTEM COMPLIANT WITH OMSC 403.

WHOLE HOUSE VENTILATION CONTINUOUS RATES, TABLE M1505.4.3(1)

UNIT LESS THAN 1500 SF	0-1 BEDROOM = 30 CFM
UNIT LESS THAN 1500 SF	2-3 BEDROOM = 45 CFM

INTERMITTENT RATES PER TABLE M1505.4.3(2)

RESIDENTIAL EXHAUST RATES, TABLE 403.3.2.3

RANGE HOODS	MIN. 150 CFM (25 CFM INTERMITTENT)
TOILET ROOM	MIN. 80 CFM (20 CFM INTERMITTENT)

NOTE: FANS PROVIDING CONTINUOUS VENTILATION SHALL BE RATED AT MAX. 1.0 SONES FOR SOUND. INTERMITTENT FANS SHALL BE RATED AT MAX. 3.0 SONES FOR UNDER 400 CFM.

FANS FOR OVERHEAD RANGE HOODS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 507.

BATH EXHAUST FANS SHALL BE ENERGY STAR RATED.

LIGHTING
RECESSED LIGHTING FIXTURES SHALL BE IC-LABELED FOR DIRECT INSULATION CONTACT.
RECESSED FIXTURES INSTALLED IN THE THERMAL ENVELOPE SHALL BE INSTALLED INSIDE AN AIRTIGHT, SEALED BOX MADE FROM 1/2" THICK GWB.
ALL INTERIOR AND EXTERIOR LIGHTING SHALL BE HIGH-EFFICIENCY LIGHT SOURCES (LED LAMPS WITH EFFICACY OF NOT LESS THAN 65 LUMENS / WATT OR 45 LUMENS / WATT FOR EACH LUMINAIRE).

SERVICE WATER PIPES SHALL BE INSULATED PER ASHRAE 90.1-2022 TABLE 7.4-2

DRYER DUCTS: PER OMSC SECT. 504 TERMINATION AT THE OUTSIDE OF THE BUILDING SHALL BE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. PROVIDE A BACKDRAFT DAMPER. DUCTS SHALL HAVE A SMOOTH INTERIOR FINISH, CONSTRUCTED OF NOT LESS THAN 28 GAGE METAL, AND MIN. 4" DIAMETER.

ADDITIONAL ENERGY CREDITS (OEESC 115.1-1) ALL BUILDINGS SHALL MEET REQUIREMENTS FOR MULTIFAMILY STRUCTURES CZ-4C (32 CREDITS).
15 DUCTLESS HEAT PUMP. RE
A. PROVIDE HEAT PUMP IN PRIMARY ZONE WITH MIN. HSPF 10.0 OR HSPF2 9.2, REPLACING ELECTRICAL HEAT.
B. PROVIDE PROGRAMMABLE THERMOSTAT FOR ALL HEATERS IN BEDROOMS.

Sound Control

JOINTS IN THE PERIMETER OF THE PARTY WALL & PARTY FLOOR ASSEMBLIES SHALL BE ACOUSTICALLY SEALED W/ AN APPROVED, PERMANENT RESILIENT MATERIAL.
CONDUITS, PIPES, & VENTS IN PARTY WALLS SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY RESILIENT SLEEVES OR MOUNTS. OTHER OPENINGS THROUGH WHICH SUCH ITEMS PASS SHALL HAVE THE EXCESS OPENING FULLY SEALED FOR BOTH SOUND & FIRE.

ELECTRICAL BOXES SHALL NOT BE PLACED BACK-TO-BACK IN PARTY WALLS & CORRIDOR/STAIR WALLS, MIN. 12" OFFSET FROM OUTLETS IN OPPOSITE WALL & SHALL BE BACKED BY AN APPROVED ACOUSTICAL FIBER INSULATION AND PUTTY PADS.

Shop Drawings / Deferred Submittals

SUBMIT SHOP DRAWINGS TO THE CITY OF ALBANY, THE ARCHITECT & THE STRUCTURAL ENGINEER FOR THE ROOF TRUSSES

SUBMIT SHOP DRAWINGS TO THE CITY OF ALBANY FOR THE FOLLOWING:
STANDPIPES, AUTOMATIC SPRINKLERS, FIRE ALARM & SEE STRUCTURAL FOR ADDITIONAL SUBMITTALS.

DEFERRED SUBMITTALS INCLUDE:
CARPORT DESIGN, ELECTRICAL PERMIT, MECHANICAL PERMIT, PLUMBING PERMIT,
FIRE ALARM PERMIT, SPRINKLER PERMIT & SIGNAGE PERMIT

Utilities In R.O.W.

LOCATE SIDE SEWER AND WATER SERVICE FROM SITE INTO THE ROW. THESE UTILITY LINES NEED TO BE LOCATED AND EITHER PROTECTED OR ABANDONED PRIOR TO INSTALLATION OF SOLDIER PILES OR EXCAVATION. CALL 811 AT LEAST 48 HOURS AND NO MORE THAN 10 WORKING DAYS BEFORE YOU BEGIN DIGGING. YOU MAY ALSO REQUEST THAT THE LINES BE MARKED AT THIS NUMBER.

Treated Lumber

CONTRACTOR SHALL VERIFY TYPE OF PRESSURE TREATED WOOD TO BE USED IN PROJECT AND PROVIDE FASTENERS IN ACCORDANCE WITH OSSC OR PROVIDE ISOLATION OF WOOD /METAL CONTACT. NOTE: MOST GALVANIZED FASTENERS AND CONNECTORS ARE NOT HOT DIPPED GALVANIZED. CONTRACTOR SHALL VERIFY THAT ALL CONNECTORS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD ARE "HOT DIPPED" OR STAINLESS STEEL AS REQ'D IN THE OSSC AND PER THE WOOD PRESERVATIVE, FASTENER AND CONNECTOR MANUFACTURERS.

Special Inspections

SPECIAL INSPECTIONS ARE REQUIRED FOR:
-REINFORCED CONCRETE
-BOLTING IN CONCRETE
-WOOD SHEAR WALLS
-FIRE RESISTIVE PENETRATIONS
-EMERGENCY LIGHTS

Zoning Notes

ZONING:	MUC MIXED USE COMMERCIAL / OS OPEN SPACE
COMPREHENSIVE PLAN DESIGNATION:	VILLAGE CENTER, OPEN SPACE
OVERLAY DISTRICTS:	FLOOD PLAIN, RIPARIAN CORRIDORS, SIGNIFICANT WETLANDS
PROPOSED USE:	108 MULTIFAMILY RESIDENTIAL HOUSING UNITS IN 7 BUILDINGS W/ CLUBHOUSE/OFFICE
LOT AREA:	MUC DEVELOPMENT ARE = 156688 SF (3.64 ACRES) OS ZONED OPEN SPACE = 200511 SF (4.61 ACRES) TOTAL = 357,199 SF (8.25 ACRES)
DENSITY REQUIRED:	10 UNITS/ACRE = 36 UNITS MINIMUM
PROPOSED:	108 UNITS / 3.64 ACRES = 29.7 UNITS/ACRE
LOT COVERAGE ALLOWED:	MAXIMUM BUILDING COVERAGE N/A MAXIMUM DEVELOPMENT COVERAGE = 156,688x0.80 = 126,950 SF
PROPOSED:	BUILDINGS, WALKWAYS, PARKING = 106,575 SF (67%)
PRIVATE OPEN SPACE REQUIRED:	NONE
PROVIDED:	PRIVATE DECKS PROVIDED AS AMENITY - NOT REQ'D.
COMMON OPEN SPACE REQUIRED:	250 SF
PROVIDED:	730 SF INDOOR COMMON SPACE PROVIDED BY CLUBHOUSE.
BUILDING HEIGHT ALLOWED:	85' VERTICAL DISTANCE FROM AVERAGE GRADE TO HIGHEST POINT OF BUILDING OR STRUCTURE
EXCEPTIONS:	ELEVATORS, STAIRWAYS, MECHANICAL EQUIPMENT, FIREWALLS SKYLIGHTS, TOWERS, FLAG POLES, CHIMNEYS, ANTENNAS.
PROPOSED:	36'-0", SEE ELEVATIONS A300, A307, A304
SETBACKS FRONT: INTERIOR:	5' MIN, 15'-6" PROVIDED 0'
BUFFER FRONT: INTERIOR:	10' TO PARKING 10' TO MULTI-FAMILY BUILDINGS
STREET ORIENTATION OPTION FRONTAGE:	SITE FRONTAGE=661' LF-26/ENTRY) -26 (2ND ENTRY @ 53RD)=609 LF BLDG FRONTAGE=155.75 (1) + 58 (2) + 58 (3) = 275.75 LF
SETBACK:	NO MINIMUM, 25' MAX, 15'-6" PROVIDED
ENTRIES:	FACING 53RD W/ COVERED AWNINGS
PARKING ALLOWED:	MAX ALLOWED = [42 (2BR) x 1.5]+[66 (1BR+STUDIO) x 1.0] + [108/4]=63+66+27=156 STALLS MAX
PROVIDED:	PARKING PROVIDED= 143 STALLS MAX ALLOWED COMPACT =143x40%=58 MAX, 55 PROVIDED
ELECTRICAL VEHICLE CHARGING REQUIRED:	ELECTRICAL SERVICE CAPACITY FOR A LEVEL 2 CHARGING STATION FOR 40% OF RESIDENTIAL AND ADA SPACES = 145x0.40 = 58 SPACES
PROVIDED:	SERVICE CAPACITY FOR 58 PARKING SPACES
BICYCLE PARKING REQUIRED:	0.5 BICYCLE STALL PER UNIT = 108x0.5=54
PROVIDED:	54 BICYCLE STALLS (1) 30 STALL AND (1) 24 STALL, SEE A100, A312
LANDSCAPING REQUIRED RESIDENTIAL:	100% ENHANCED LANDSCAPING AT STREET FRONTAGE & FRONT SETBACK PER ADC TABLE 8.240-2.
PARKING:	LANDSCAPING TO COMPLY WITH PARKING LOT TREE CANOPY (ADC 9.130), PARKING LOTS (9.150) & PARKING LOT PERIMETER (9.160) REQUIREMENTS.
REFUSE:	MUST BE SCREENED BY SIGHT OBSCURING FENCE, WALL OR HEDGE AT LEAST 6' IN HEIGHT. DISPOSAL AREAS NOT ALLOWED IN SETBACKS OR WITHIN 15' OF A DWELLING WINDOW. (ADC 9.225)
RIPARIAN MITIGATION:	DEGRADED RIPARIAN BUFFER DISTURBANCE AREA (7,703 SF) IS MITIGATED WITH ENHANCED QUALITY OF EQUAL AREA AS SHOWN ON LANDSCAPE PLAN (SHEET L-1.2).

Corrosive Metals

ALL FRAMING FASTENERS SHALL BE GALVANIZED INCL. NAILS, SCREWS, BOLTS, WASHERS, LAG SCREWS, NAIL PLATES ETC. . ALL VENTILATION SCREENING AND VENTING INCL. DUCTS SHALL BE GALVANIZED. TRUSS PLATES SHALL BE STAINLESS OR POWDER COATED METAL. RAILINGS SHALL BE STAINLESS OR POWDER COATED ALUMINUM. NO EXPOSED STEEL ALLOWED UNLESS STAINLESS, HOT DIPPED GALVANIZED OR FACTORY COATED ENAMEL FINISH.

Barrier Free Units

TYPE A ACCESSIBLE UNITS ARE REQUIRED FOR 0.02x108 UNITS =3 UNITS

TYPE B ACCESSIBLE UNITS: ALL OTHER GROUND LEVEL FLAT UNITS SHALL MEET ANSI 117.1 FOR TYPE B ACCESSIBILITY. SECOND AND THIRD FLOOR UNITS ARE NOT REQUIRED TO BE ACCESSIBLE.

Building Area Totals

BLDG. AREA: 24 UNITS, 2 BR / 1 BR, BUILDINGS 1, 4

	RES SF	COM SF	SUB-TOTAL SF
1ST	6,658	396	7,054
2ND	6,102	150	7,212
3RD	6,102	448	7,150
T	20,062	1,354	21,418
x2 =	39,320	2,708	42,832 SF

BLDG. AREA: 12 UNITS, 1 BR / STUDIO, BUILDINGS 2, 3

	RES SF	COM SF	SUB-TOTAL SF
1ST	2,362	226	2,588
2ND	2,366	267	2,633
3RD	2,386	226	2,612
T	7,134	719	7,853
x2 =	14,268	1,438	15,706 SF

BLDG. AREA: 12 UNITS, 2 BR / 1 BR, BUILDINGS 5, 6, 7

	RES SF	COM SF	SUB-TOTAL SF
1ST	3,266	198	3,464
2ND	3,288	255	3,543
3RD	3,288	224	3,512
T	9,842	677	10,519
x3 =	29,526	2,031	31,557
T =	83,918	6,171	90,095 SF

UNIT MIX: 2 BR/1 BR, 24 + UNIT BLDG 1, 4

A	1BR	(1ST)	610	8	5,360
A	1BR	(2ND, 3RD)	681	16	10,896
B	2BR		963	12	11,556
C	2BR		1,026	12	12,312
				48	40,124 SF

UNIT MIX: 1 BR/STUDIO, 12 UNIT BLDG 2, 3

D	STUDIO	(1ST)	459	4	1,836
D	STUDIO	(2ND, 3RD)	471	8	3,768
E	1BR		722	12	8,664
				24	14,268 SF

UNIT MIX: 2 BR/1BR, 12 UNIT BLDG 2, 3

A	1BR	(1ST)	610	6	4,020
A	1BR	(2ND, 3RD)	681	12	8,172
B	2BR		963	18	17,334
				36	29,536 SF

UNIT MIX TOTALS

STUDIO	1-BR	2-BR	TOTAL
12 +	54 +	42 =	108

UNIT AREA TOTALS
TOTAL UNIT AREA: 40,124+14,268+29,536+83,918 SF

AREA: OFFICE / CLUBHOUSE

OFFICE	138
CLUBHOUSE	1,338
TOTAL	1,476 SF

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2 of 2 FULL LOT TOPOGRAPHY

Building Code

BUILDING CODE:	2022 OSSC (OREGON STRUCTURAL SPECIALTY CODE)
TYPE OF CONSTRUCTION:	V-A STRUCTURAL FRAME, BEARING WALLS, EXTERIOR AND INTERIOR WALLS, FLOOR AND ROOF CONSTRUCTION + 1HR OSSC 705.5 EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF > 10' SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE. EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF < 10' SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
OCCUPANCY:	R-2 APARTMENT SECTION 420: SPECIAL R-2 OCCUPANCY REQUIREMENTS WALLS SEPARATING UNITS SHALL BE 1-HR PER 1208 FLOORS SEPARATING UNITS SHALL BE 1-HR PER 711 A-3 RECREATION (1,535F/15+50 OCCUPANTS) B OFFICE (153/150=5 OCCUPANTS)
OCCUPANT LOAD: 24-UNIT (*1, 4)	TOTAL 20,062+100 OCCUPANTS SEC. 1005, STAIR 210TH BASED ON OCC. LOAD AT EA. STORY, 2ND FLR, (1) STAIR WELL=3,351/200=OCC LOAD 17
12 UNIT (*2, 3)	TOTAL 7,134+36 OCCUPANTS SEC. 1005, STAIR 210TH BASED ON OCC. LOAD AT EA. STORY, 2ND FLR=2,386/200=OCC LOAD 12
12 UNIT (*5, 6 & 7)	TOTAL 9,842+43 OCCUPANTS SEC. 1005, STAIR 210TH BASED ON OCC. LOAD AT EA. STORY, 2ND FLR=3,288/200=OCC LOAD 16
BUILDING HEIGHT ALLOWED: TABLE 504.3 (R-2 OCC/V-A/S 13R)	60'
PROPOSED:	36'-9", SEE A300, A307, A304
NUMBER OF STORIES ALLOWED: TABLE 504.4 (R-2 OCC/V-A/S 13R)	4 STORIES
PROPOSED:	3 STORIES
FLOOR AREA SINGLE OCC BLDG ALLOWED: 506.2.1 & TABLE 506.2	EQ 5-1: ALLOWABLE AREA = A(U) + [NS x 1(F)] A(U) FOR R-2 OCC/ V-A/S 13R = 12,000 SF NS FOR R-2 OCC/ V-A/S 13R = 12,000 SF 1(F) = 0.75 (> 30' FOR 80% OF PERIMETER, TABLE 506.3.3) ALLOWED AREA = 12,000 + [12,000 x0.75] = 12,000 + 9,000 = 21,000 SF PER FLOOR
PROPOSED:	BUILDINGS 1, 4 = 7,212 @ 2ND (MAX.) BUILDINGS 2, 3 = 7,653 @ 2ND (MAX.) BUILDINGS 5, 6, 7 = 3,543 @ 2ND (MAX.)
FIRE RESISTANCE RATING V-A BUILDING ELEMENTS: (HOURS -SECTIONS 601/ 705.5/1018/1/2020)	PRIMARY STRUCTURAL FRAME = 1 EXTERIOR BEARING WALLS = 1 INTERIOR BEARING WALLS = 1 INTERIOR NON BEARING WALLS = 0 FLOOR CONSTRUCTION = 1 ROOF CONSTRUCTION = 1 CORRIDORS = 1
AUTOMATIC FIRE SPRINKLER: (SECTION 903.3.1.2)	NFPA 13R THROUGHOUT W/ QUICK RESPONSE / RESIDENTIAL AUTO SPRINKLERS AT R-2 DWELLING UNITS. SIDEWALL SPRINKLERS PERMITTED AT BALCONIES, DECKS, AND PATIOS (PER SECTION 903.3.1.2.1).
EGRESS ILLUMINATION: (SECTION 1008.2)	MEANS OF EGRESS = 1 FOOT CANDLE AT WALKING SURFACE EXIT STAIRWAYS AND LANDINGS = 10 FOOT CANDLES AT WALKING SURFACE
TYPE A ACCESSIBLE UNITS: (1108.6.2.2.1)	2% OF TOTAL SITE UNITS SHALL BE TYPE A = 108 x 0.02 = (3) TYPE A REMAINING GROUND FLOOR UNITS SHALL BE TYPE B. TOTAL 36 GROUND FLOOR UNITS - 3 UNITS = 33 TYPE B UNITS

Vicinity Map

NTS

Legal Description:

LOCATED IN THE ROBERT E. HARMON D.L.C. NO. 77 AND IN SE 1/4 SECTION 24, TOWNSHIP 11 S, RANGE 4 WEST, WILLAMETTE MERIDIAN, LINN CO., OR .

Project Data

PROPERTY ADDRESS:	1. 1190 53RD AVE SW, ALBANY, OR 97321 2. 1122 53RD AVE SW, ALBANY, OR 97321 3. 5310 PACIFIC BLVD. SW, ALBANY, OR 97321
APN:	1. 11-4W-24-606 2. 11-4W-24DA-11000 3. 11-4W-24DA-13000
OWNER:	SCHNEIDER HOMES 6510 SOUTHCENTER BLVD STE 1 TUKWILA, WA 98188 O: 206-248-2411 zach@schneiderhomes.com
ARCHITECT:	ROGER H NEWELL, AIA 1102 19TH AVE E SEATTLE, WA 98112 O: 206-322-1192 F: 206-322-5161 roger@rhnewellaia.com
CIVIL ENGINEER:	DEVCO ENGINEERING, INC. 245 NE CONIFER BLVD. CORVALLIS, OR 97330 O: 541-751-8991 steve@devcoengineering.com
GEOTECH:	FOUNDATION ENGINEERING, INC. 800 NW CORNELL AVE. CORVALLIS, OR 97330 O:541-757-1645 mjm@foundation engr.com
SURVEYOR:	COLE SURVEYING, LLC 245 NE CONIFER BLVD CORVALLIS, OR 97330 O: 541-257-1019 kevin@colesurveying.com
WETLAND CONSULTANT:	ZION NATURAL RESOURCES CONSULTING P.O. BOX 545 MONMOUTH, OR 97361 O: 503-838-0103 eric@zionconsulting.org

ROGER H. NEWELL
ARCHITECT 10868 322-1192 AIA
FACSIMILE (206) 322-5161
1102 19TH AVENUE EAST
SEATTLE WASHINGTON 98112

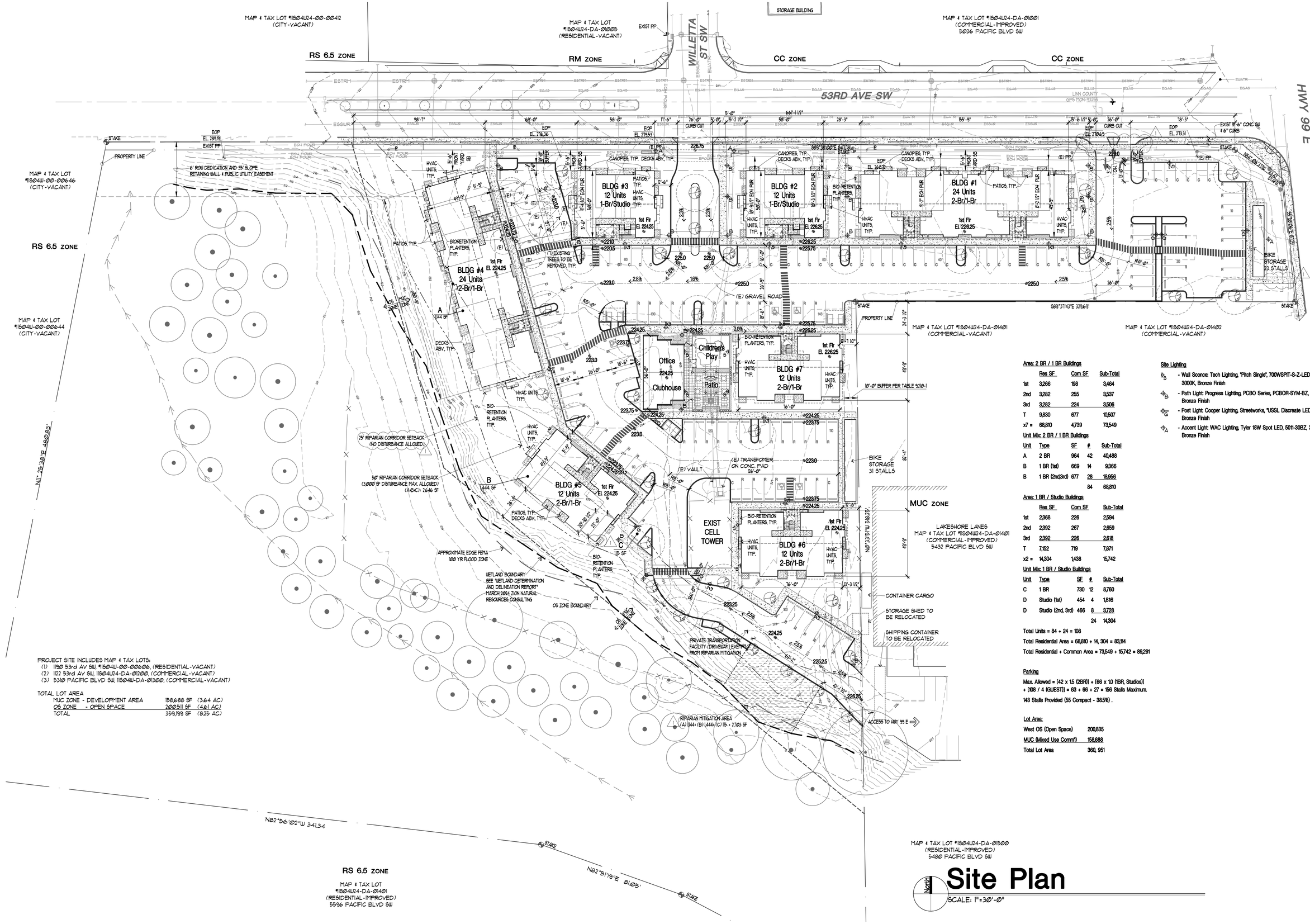
DATE:	09/06/23
DRAWN:	MV
CHECKED:	RN

09.05.25 SITE PLAN REVIEW
1-2-26 RESPONSE TO COMMENTS

The Loren at Brookside
Schneider Homes
Albany, OR

A000

PROJECT NO.
2022.4



PROJECT SITE INCLUDES MAP & TAX LOTS:
(1) 1130 53rd AV SW, #1S04W-00-00606, (RESIDENTIAL-VACANT)
(2) 1122 53rd AV SW, #1S04W24-DA-01200, (COMMERCIAL-VACANT)
(3) 5310 PACIFIC BLVD SW, #1S04W-DA-01300, (COMMERCIAL-VACANT)

TOTAL LOT AREA

MUC ZONE - DEVELOPMENT AREA	158,688 SF	(3.64 AC)
OS ZONE - OPEN SPACE	200,511 SF	(4.61 AC)
TOTAL	359,199 SF	(8.25 AC)

Area: 2 BR / 1 BR Buildings

	Res SF	Com SF	Sub-Total
1st	3,266	198	3,464
2nd	3,282	255	3,537
3rd	3,282	224	3,506
T	9,830	677	10,507
x7 =	68,810	4,739	73,549

Unit Mix: 2 BR / 1 BR Buildings

Unit	Type	SF	#	Sub-Total
A	2 BR	964	42	40,488
B	1 BR (1st)	669	14	9,366
B	1 BR (2nd,3rd)	677	28	18,956
			84	68,810

Area: 1 BR / Studio Buildings

	Res SF	Com SF	Sub-Total
1st	2,368	226	2,594
2nd	2,392	267	2,659
3rd	2,392	226	2,618
T	7,152	719	7,871
x2 =	14,304	1,438	15,742

Unit Mix: 1 BR / Studio Buildings

Unit	Type	SF	#	Sub-Total
C	1 BR	730	12	8,760
D	Studio (1st)	454	4	1,816
D	Studio (2nd, 3rd)	466	8	3,728
			24	14,304

Total Units = 84 + 24 = 108
Total Residential Area = 68,810 + 14, 304 = 83,114
Total Residential + Common Area = 73,549 + 15,742 = 89,291

Parking
Max. Allowed = [42 x 1.5 (2BR)] + [66 x 1.0 (1BR, Studios)] + [108 / 4 (GUEST)] = 63 + 66 + 27 = 156 Stalls Maximum.
143 Stalls Provided (55 Compact - 38.5%) .

Lot Area:

West OS (Open Space)	200,835
MUC (Mixed Use Comm'l)	158,688
Total Lot Area	360, 951

Site Lighting
- Wall Sconce: Tech Lighting, "Pitch Single", 700WSPIT-S-Z-LED830, 3000K, Bronze Finish
- Path Light: Progress Lighting, PCBO Series, PCBOR-SYM-BZ, 4000k, Bronze Finish
- Post Light: Cooper Lighting, Streetworks, "USSL Discreate LED", 4000k Bronze Finish
- Accent Light: WAC Lighting, Tyler 18W Spot LED, 5011-30BZ, 3000k, Bronze Finish

Site Plan

North
SCALE: 1"=30'-0"

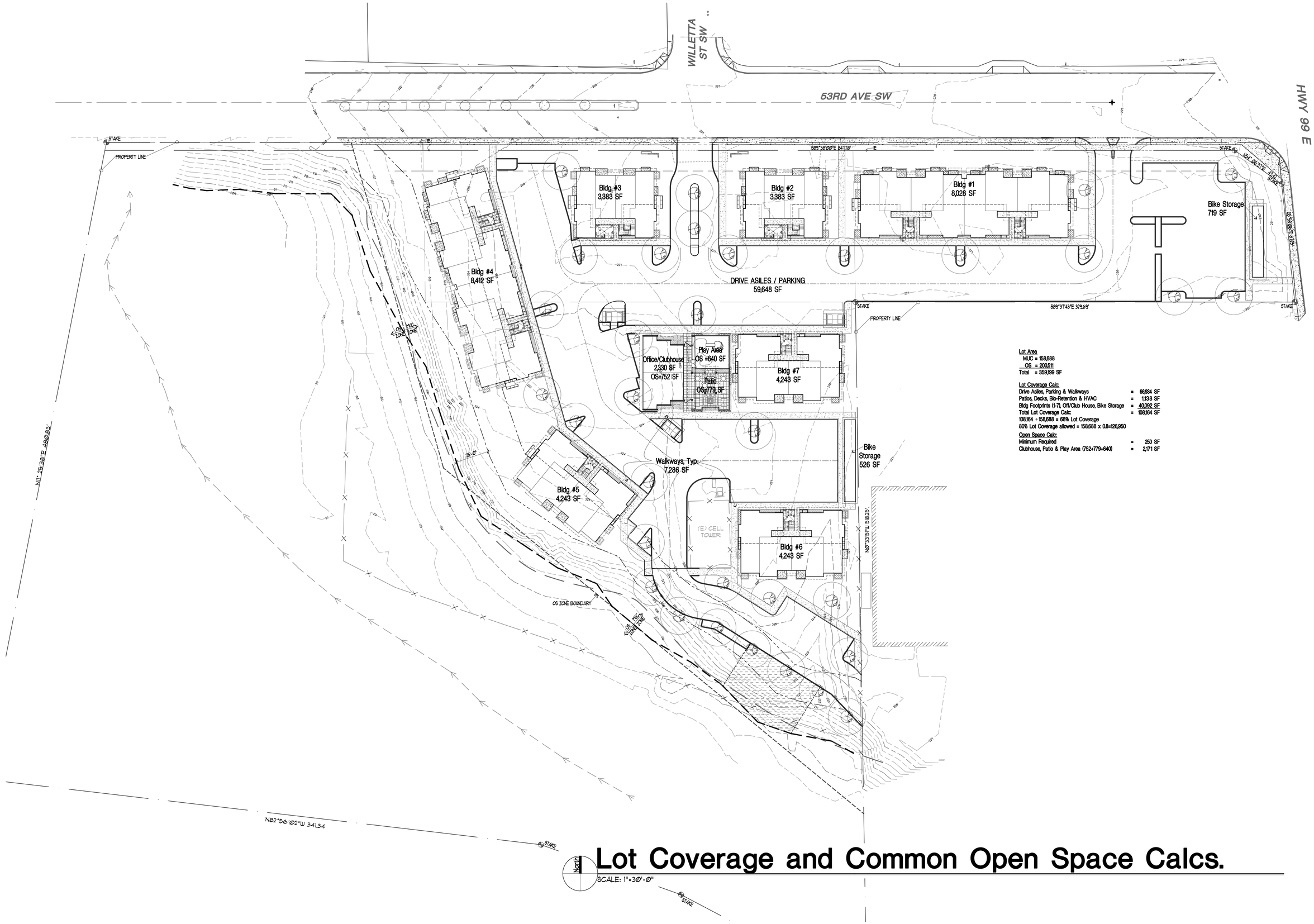
DATE: 09/26/23
DRAWN: MY
CHECKED: RN

08-05-25 SITE PLAN REVIEW
1-24-25 RESPONSE TO COMMENTS

ROGER A HEWELL, AIA
ARCHITECT (206) 322-1182
FACSIMILE (FOR 322-1182)
1420 5TH AVE EAST
SEATTLE WASHINGTON 98102

The Loren at Brookside
Schneider Homes
Albany, OR

A100
PROJECT NO. 2020.4



Lot Area
MUC = 158,688
OS = 200511
Total = 359,199 SF

Lot Coverage Calc:

Drive Asiles, Parking & Walkways	=	66,934 SF
Patios, Decks, Bio-Retention & HVAC	=	1,138 SF
Bldg Footprints (1-7), Off/Club House, Bike Storage	=	40,092 SF
Total Lot Coverage Calc:	=	108,164 SF

108,164 ÷ 158,688 = 68% Lot Coverage
80% Lot Coverage allowed = 158,688 x 0.8=126,950

Open Space Calc:

Minimum Required	=	250 SF
Clubhouse, Patio & Play Area (752+779+640)	=	2,171 SF

Lot Coverage and Common Open Space Calcs.

ROGER L HEWELL
ARCHITECT (360) 332-1152 AIA
FACSIMILE (206) 329-2182
2100 WESTLAKE AVENUE EAST
SEATTLE WASHINGTON 98102

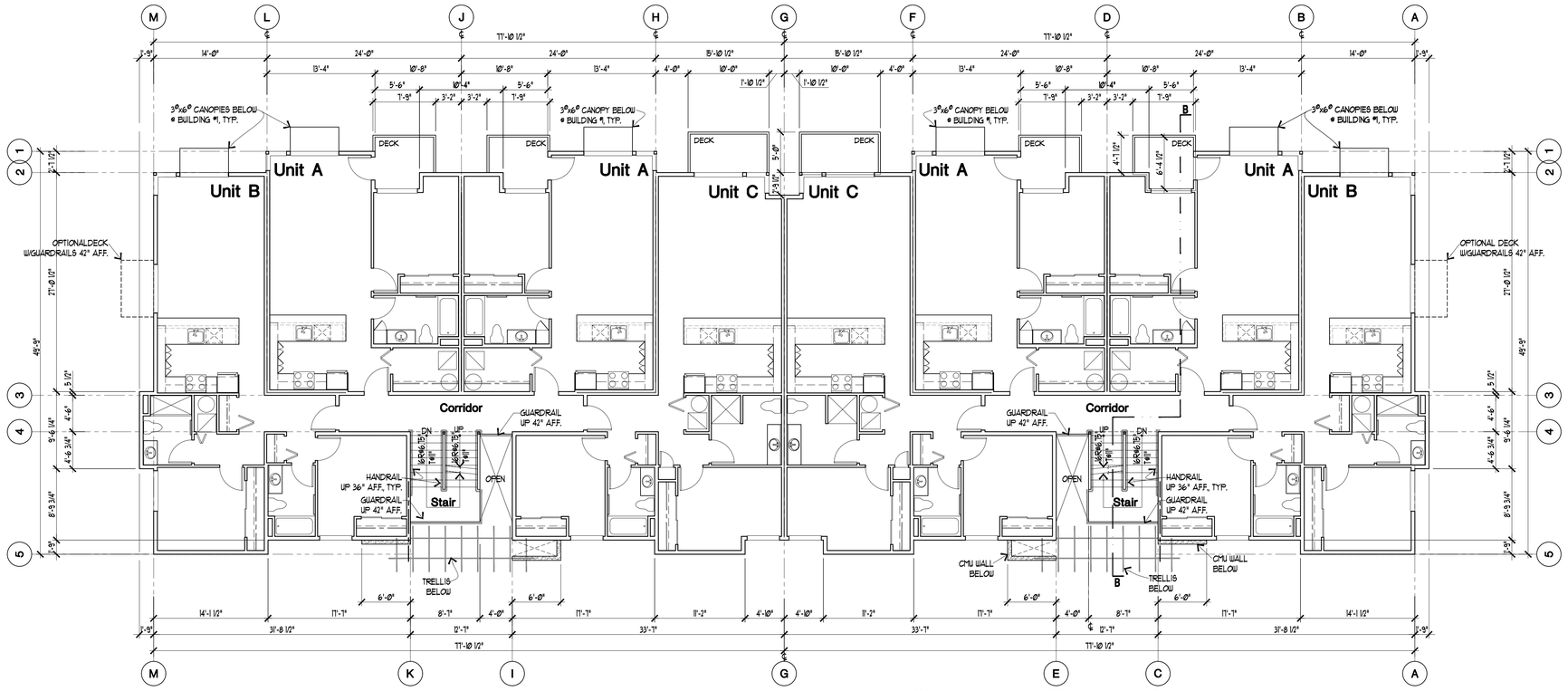
DATE: 03/26/25
DRAWN: MY
CHECKED: RLH

03-05-25 SITE PLAN REVIEW
1-24-25 RESPONSE TO COMMENTS

The Loren at Brookside
Schneider Homes
Albany, OR

A101

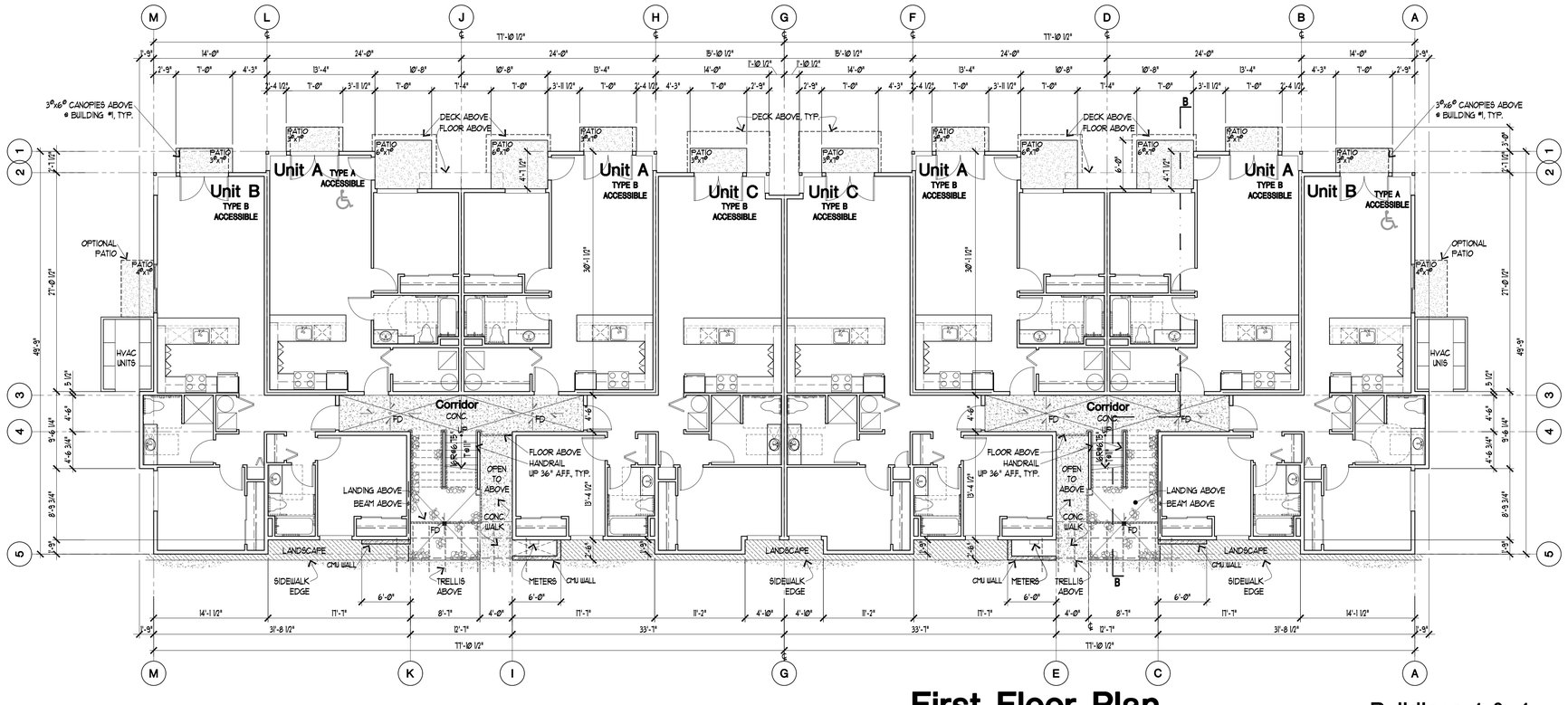
PROJECT NO.
2020.4



Second Floor Plan

Buildings 1 & 4

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



First Floor Plan

Buildings 1 & 4

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

ROGER H. HEWELL ARCHITECT, AIA (208) 322-7182
FACSIMILE 208E 43RD STREET SUITE 401 SEATTLE, WASHINGTON 98112

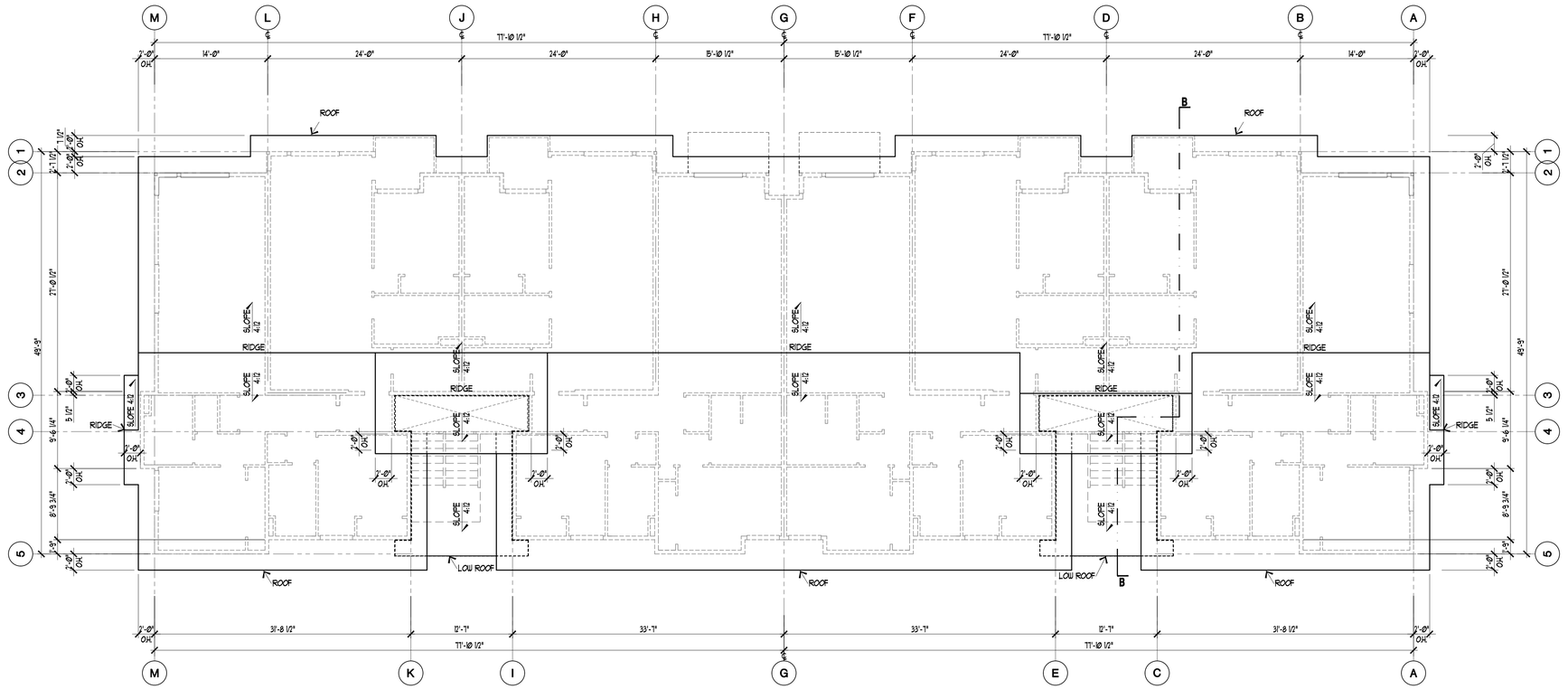
DATE: 03/26/23
DRAWN: MV
CHECKED: RH

08-25-25 SITE PLAN REVIEW

The Loren at Brookside
Schneider Homes
Albany, OR

A200

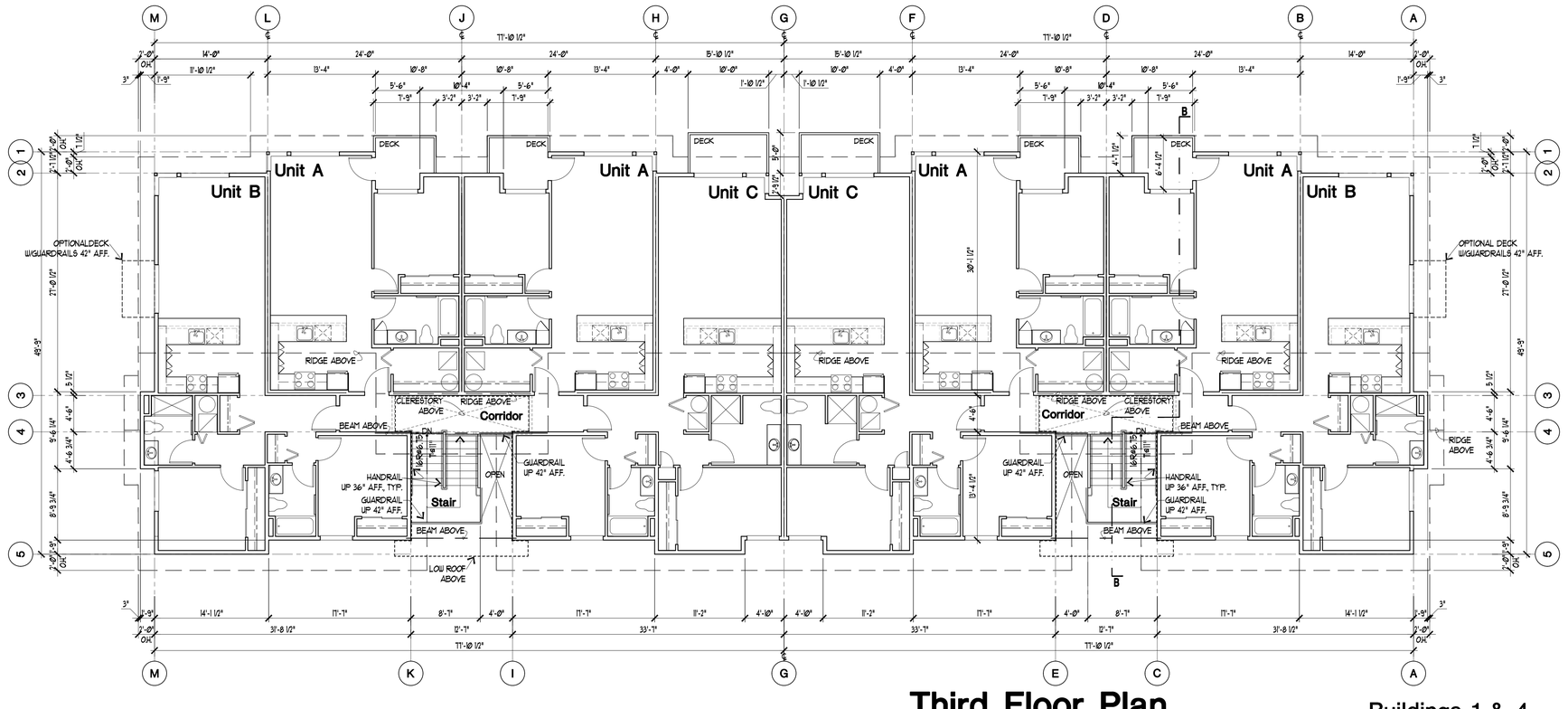
PROJECT NO. 2020.4



Roof Plan

Buildings 1 & 4

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



Third Floor Plan

Buildings 1 & 4

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

ROGER H. NEWELL
ARCHITECT
AIA
(206) 322-1182
FACSIMILE
(206) 322-5181
1524 NINE NORTH AVENUE EAST
SEATTLE, WASHINGTON 98102

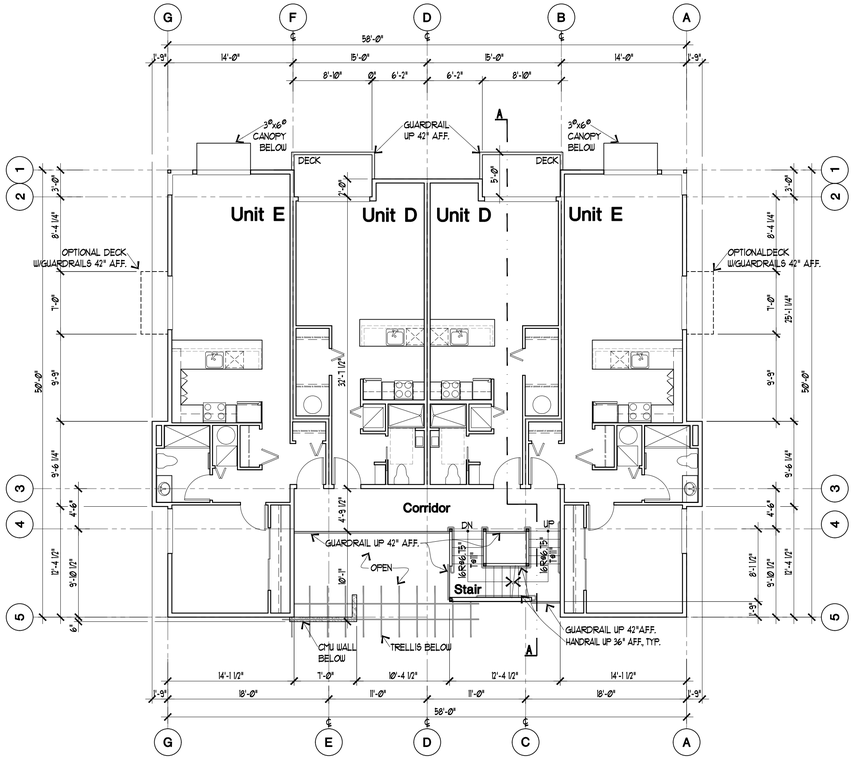
DATE: 09/26/23
DRAWN: MY
CHECKED: RN

05-09-25 SITE PLAN REVIEW

The Loren at Brookside
Schneider Homes
Albany, OR

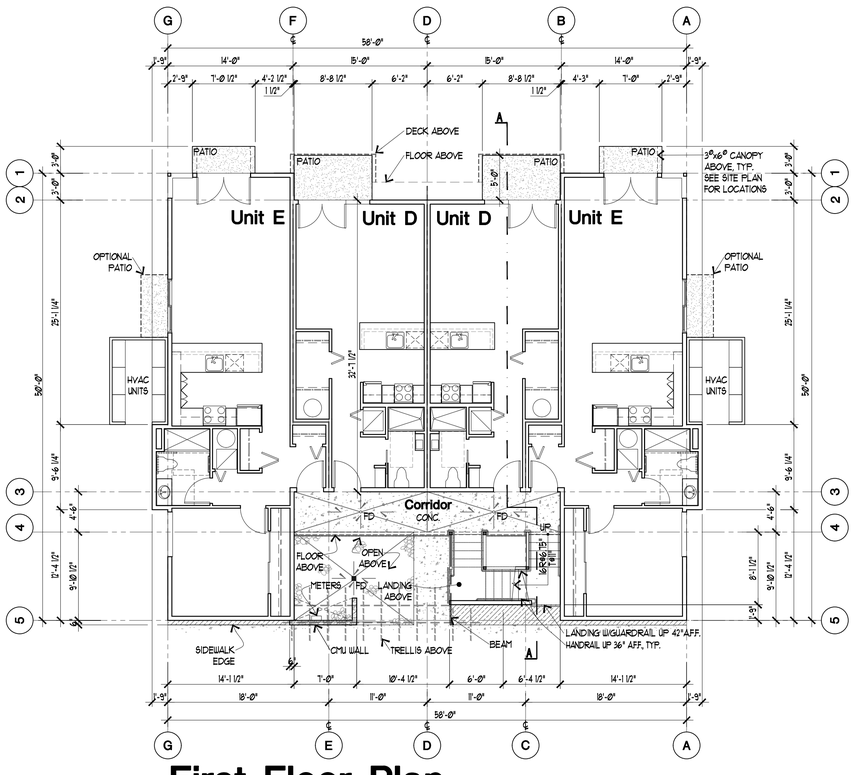
A201

PROJECT NO.
2020.4



Second Floor Plan — Buildings 2, 3

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



First Floor Plan — Buildings 2, 3

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

ROGER A. HEWELL, AIA
ARCHITECT (206) 322-1182
FACSIMILE (206) 322-1182
1424 11TH AVENUE EAST
SEATTLE, WASHINGTON 98102

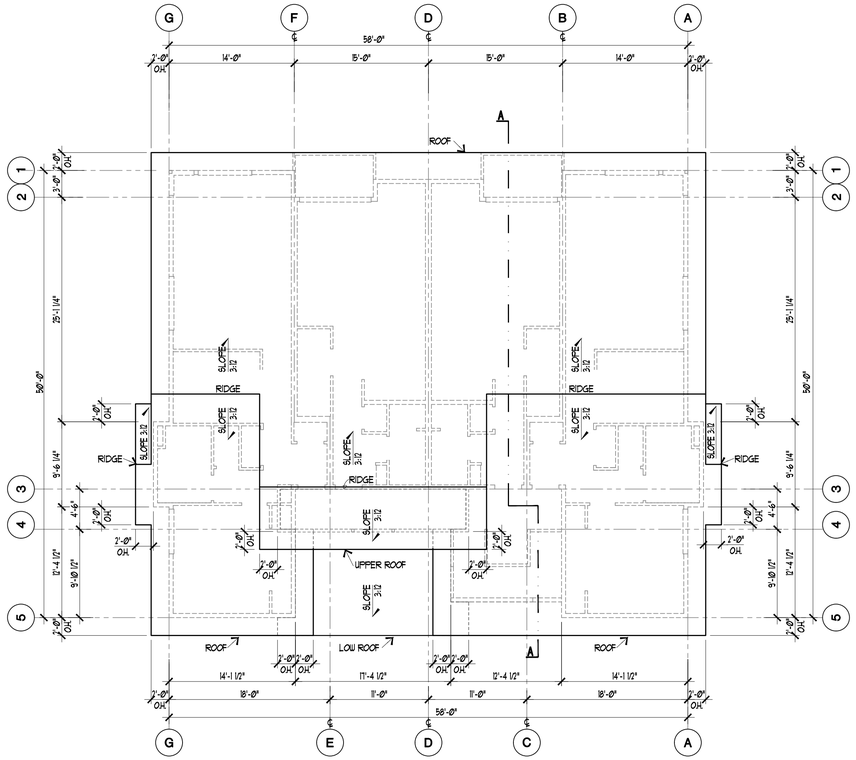
DATE: 09/26/23
DRAWN: MY
CHECKED: RAH

08-25-25 SITE PLAN REVIEW

The Loren at Brookside
Schneider Homes
Albany, OR

A202

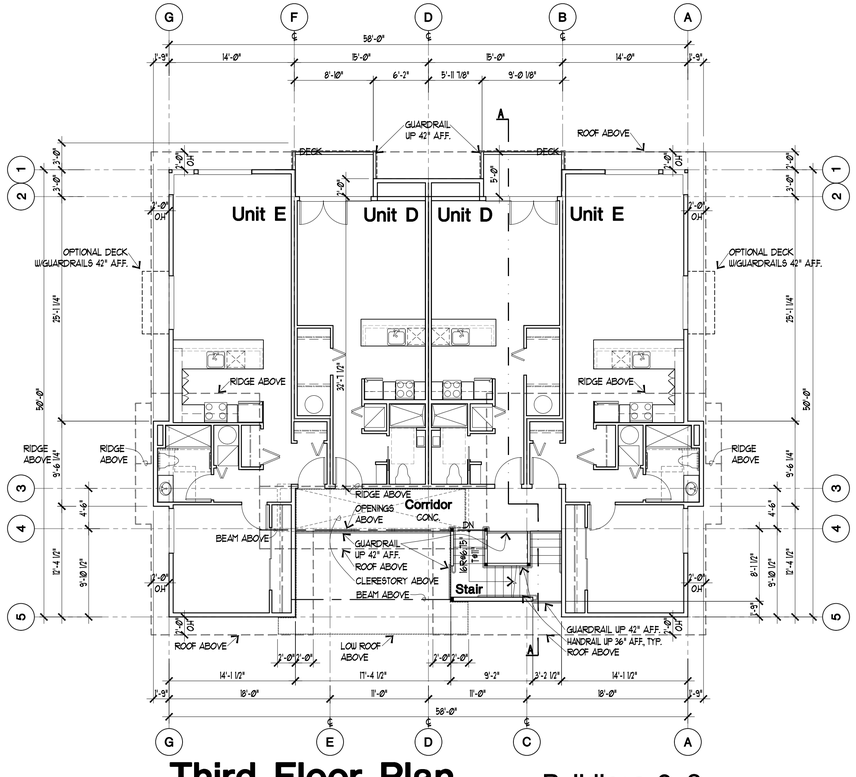
PROJECT NO.
2020.4



Roof Plan

Buildings 2, 3

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



Third Floor Plan

Buildings 2, 3

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

ROGER A. HEWELL
ARCHITECT (503) 322-1152 AIA
FACSIMILE (503) 322-1842
1124 NW 12TH AVENUE
PORTLAND, OREGON 97209

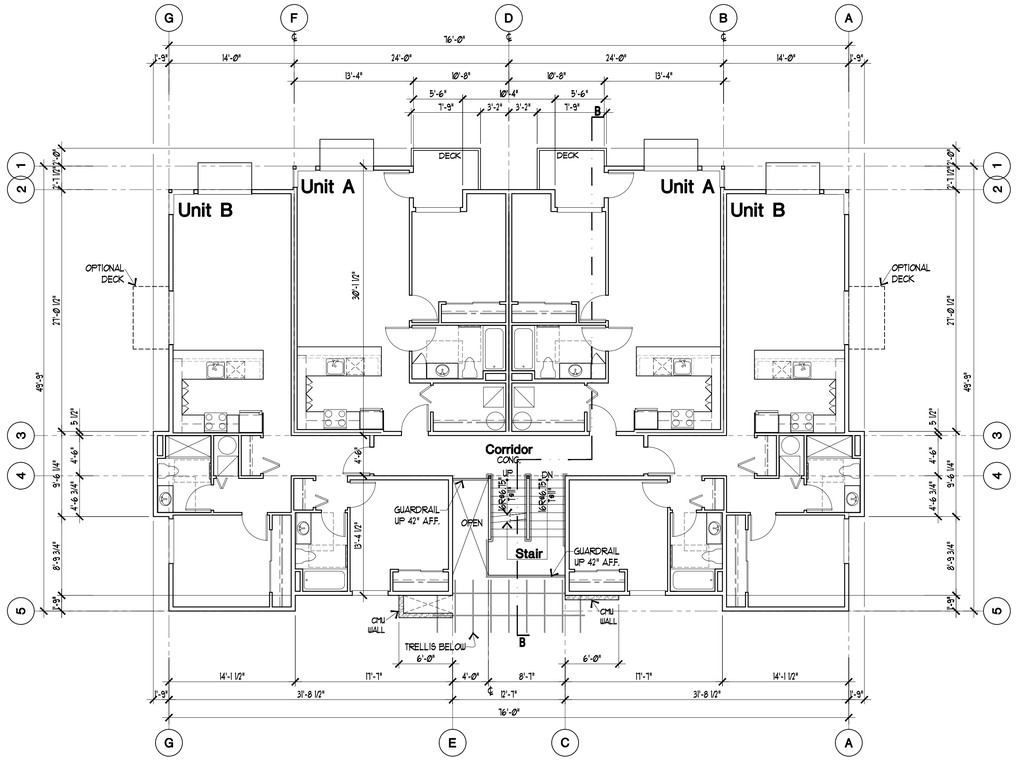
DATE: 03/16/23
DRAWN: MY
CHECKED: RAH

08-25-23 SITE PLAN REVIEW

The Loren at Brookside
Schneider Homes
Albany, OR

A203

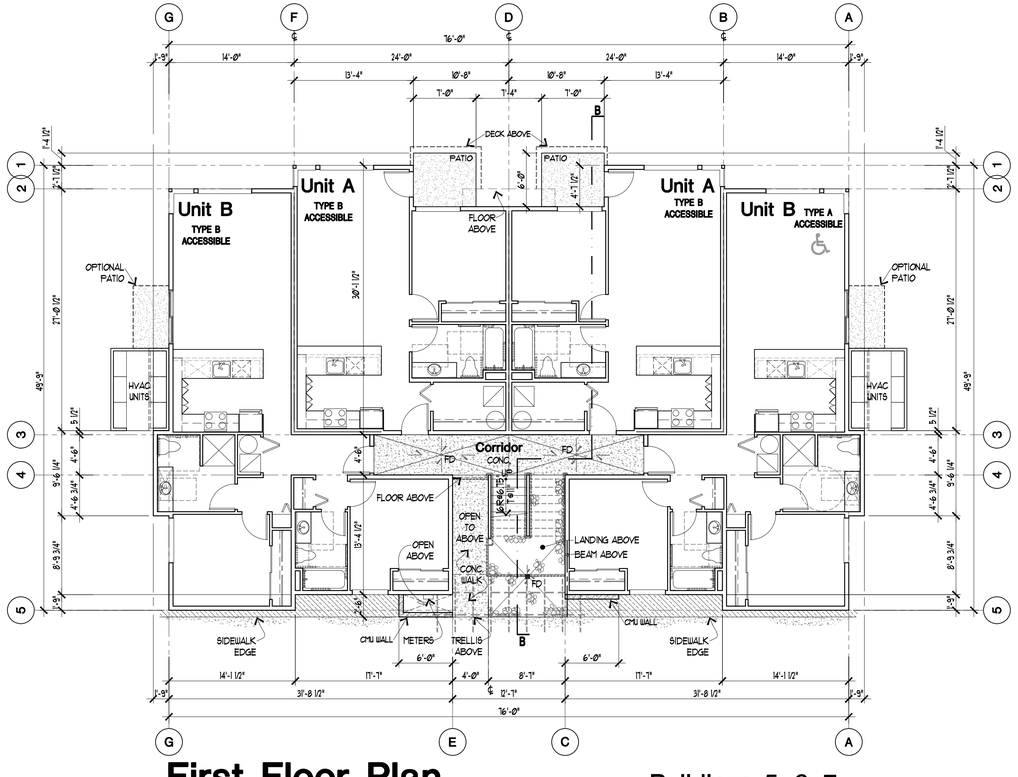
PROJECT NO.
2020.4



Second Floor Plan

Buildings 5, 6, 7

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



First Floor Plan

Buildings 5, 6, 7

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

ROGER H. HEWELL
ARCHITECT (206) 322-1182 AIA
FACSIMILE (509) 324-9541
1424 11TH AVENUE EAST
SEATTLE WASHINGTON 98102

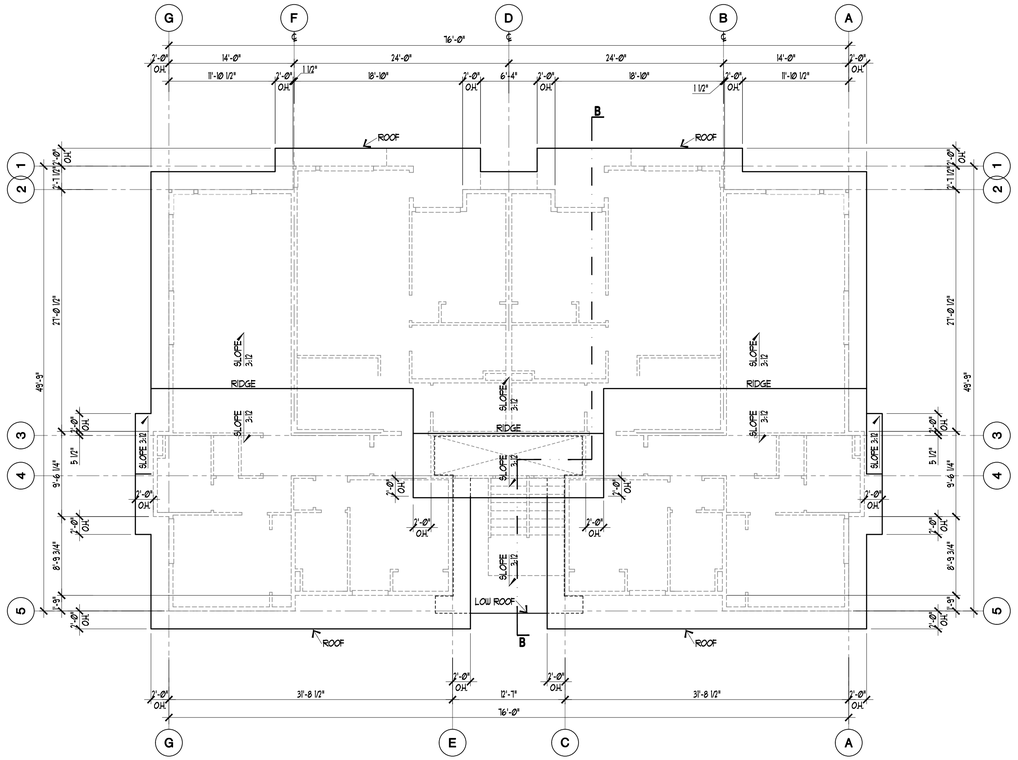
DATE: 09/26/23
DRAWN: MY
CHECKED: RH

08-25-25 SITE PLAN REVIEW

The Loren at Brookside
Schneider Homes
Albany, OR

A204

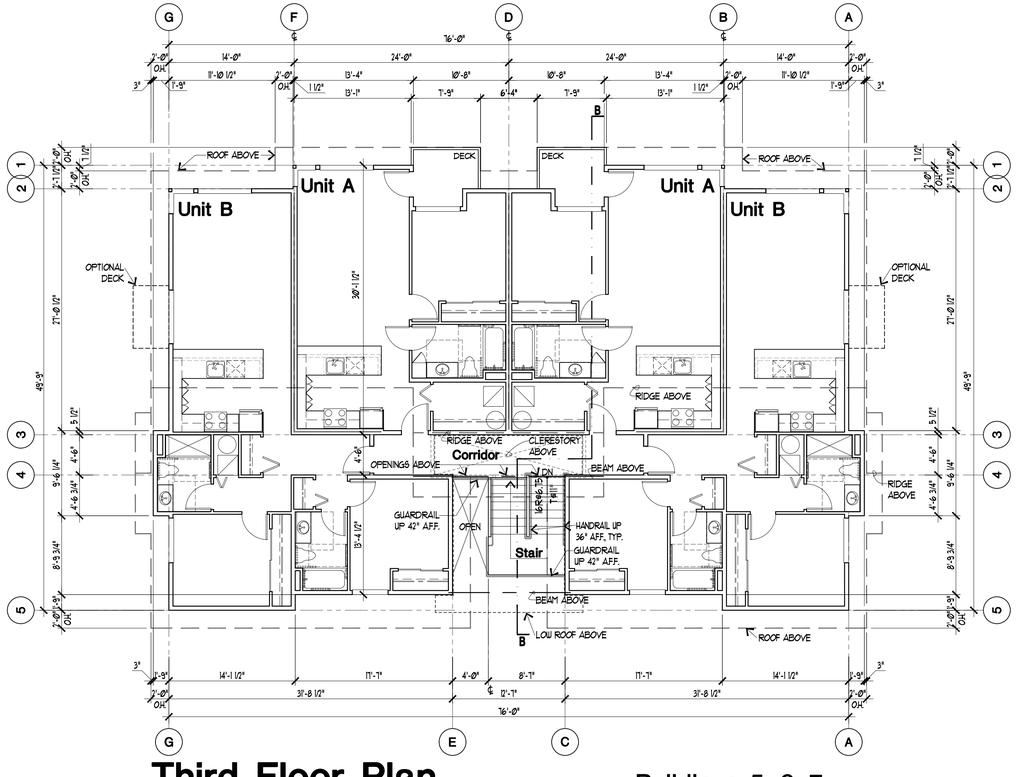
PROJECT NO.
2020.4



Roof Plan

Buildings 5, 6, 7

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



Third Floor Plan

Buildings 5, 6, 7

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

ROGER A. HEWELL, AIA
ARCHITECT (206) 322-1182

FACSIMILE (509) 332-2847
1200 NE 113TH STREET
SEATTLE, WASHINGTON 98125

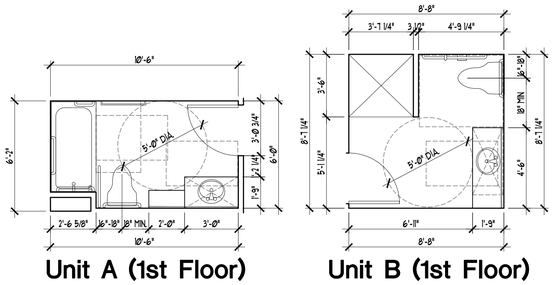
DATE: 03/16/23
DRAWN: MY
CHECKED: RH

08-05-25 SITE PLAN REVIEW

The Loren at Brookside
Schneider Homes
Albany, OR

A205

PROJECT NO.
2020.4

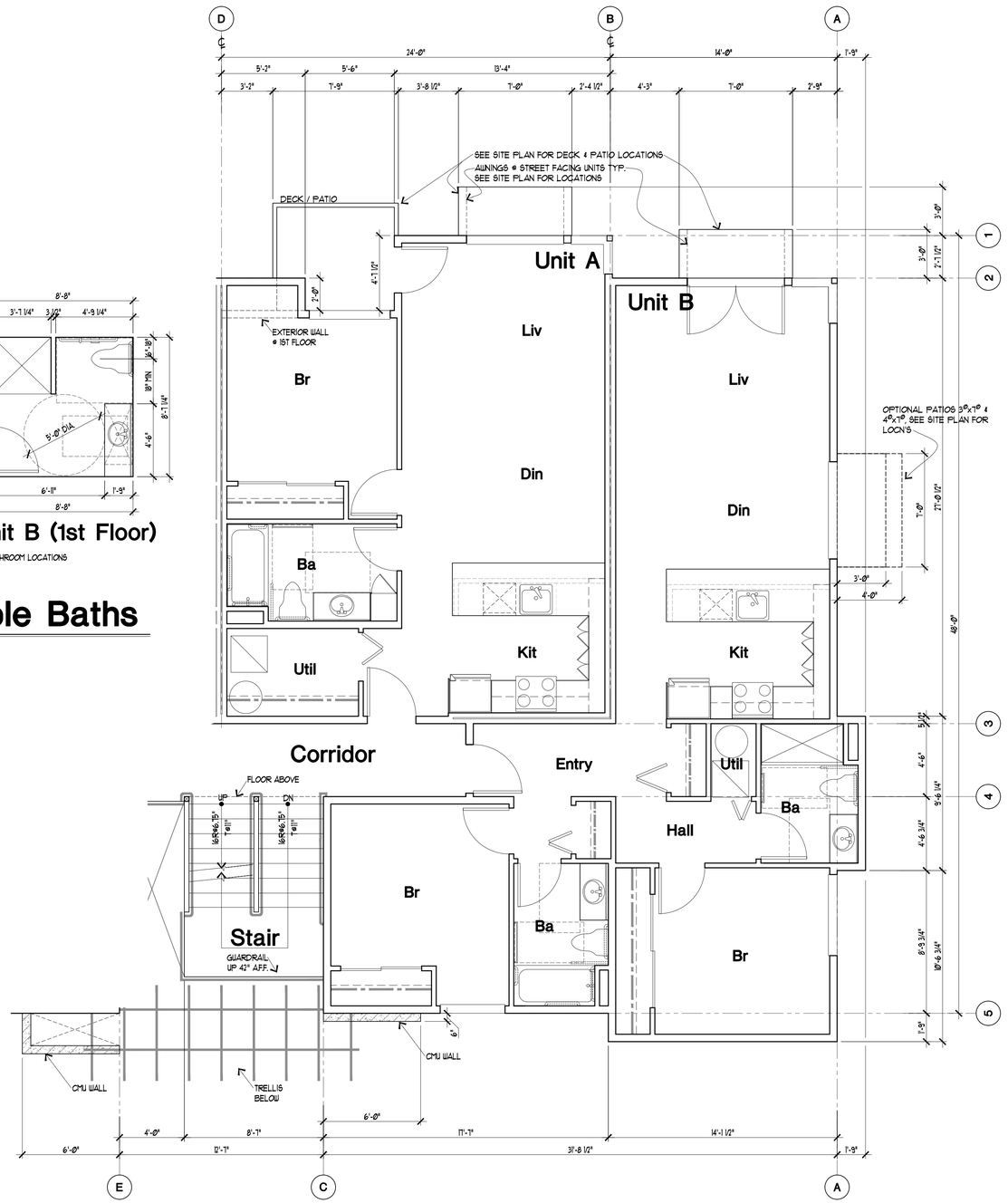


Unit A (1st Floor) **Unit B (1st Floor)**

SEE 1/8" 1ST FLOOR PLANS FOR "TYPE A ACCESIBLE BATHROOM LOCATIONS

Type A Accessible Baths

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



Units A, B & C Typ.

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

ROGER H. HEWELL ARCHITECT AIA (208) 322-7182
FACSIMILE (208) 322-6981
1250 E. ALTA AVENUE, #100
BOISE, IDAHO 83712
SEATTLE WASHINGTON 98112

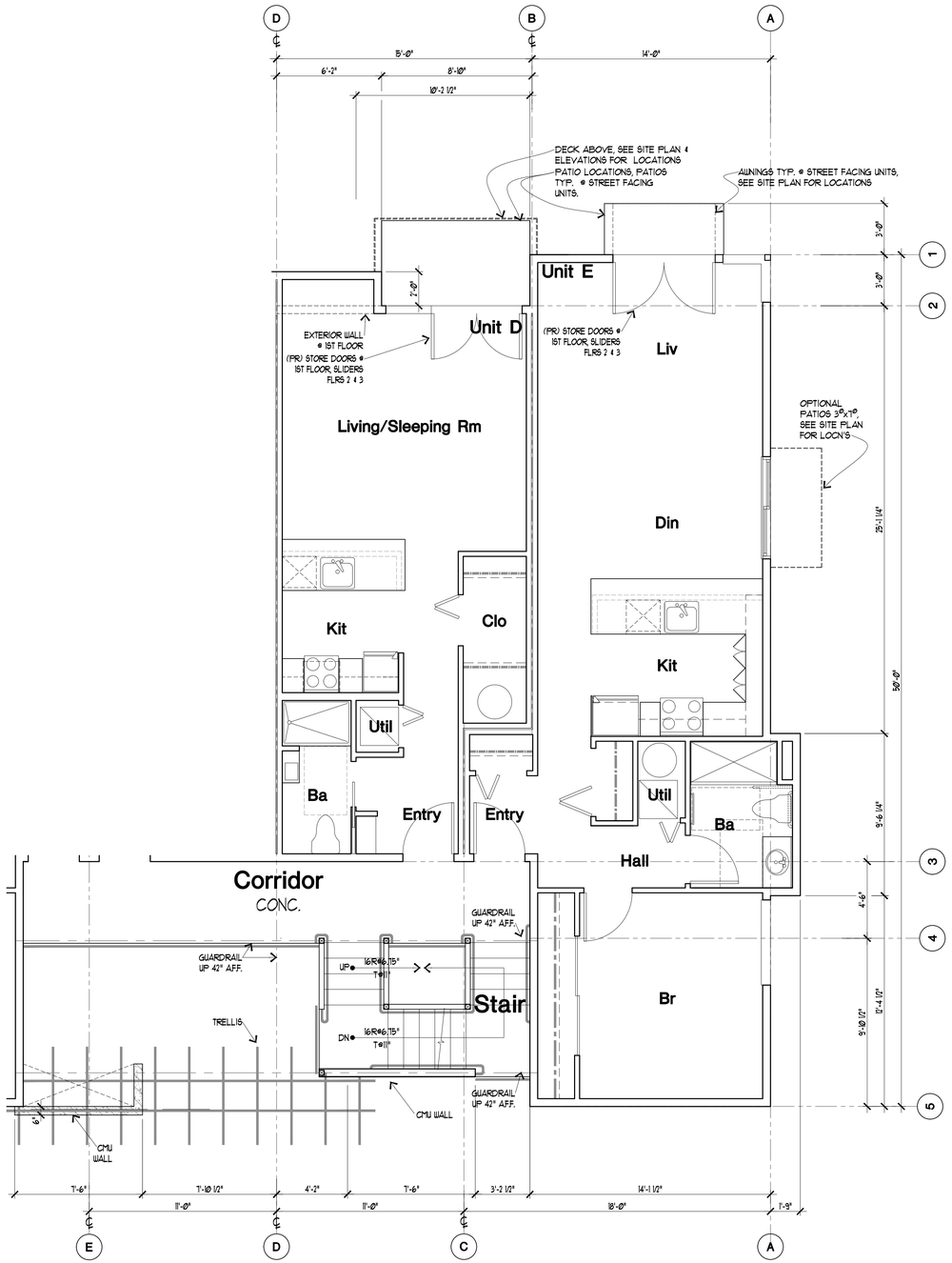
DATE: 09/26/23
DRAWN: MV
CHECKED: RHH

08-25-25 SITE PLAN REVIEW

The Loren at Brookside
Schneider Homes
Albany, OR

A206

PROJECT NO. 2020.4



Units D & E Typ.

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

ROGER A. HEWELL ARCHITECT AIA (206) 322-7182
FACSIMILE (206) 322-6381
2366 EASTLAKE AVENUE EAST SEATTLE, WASHINGTON 98102

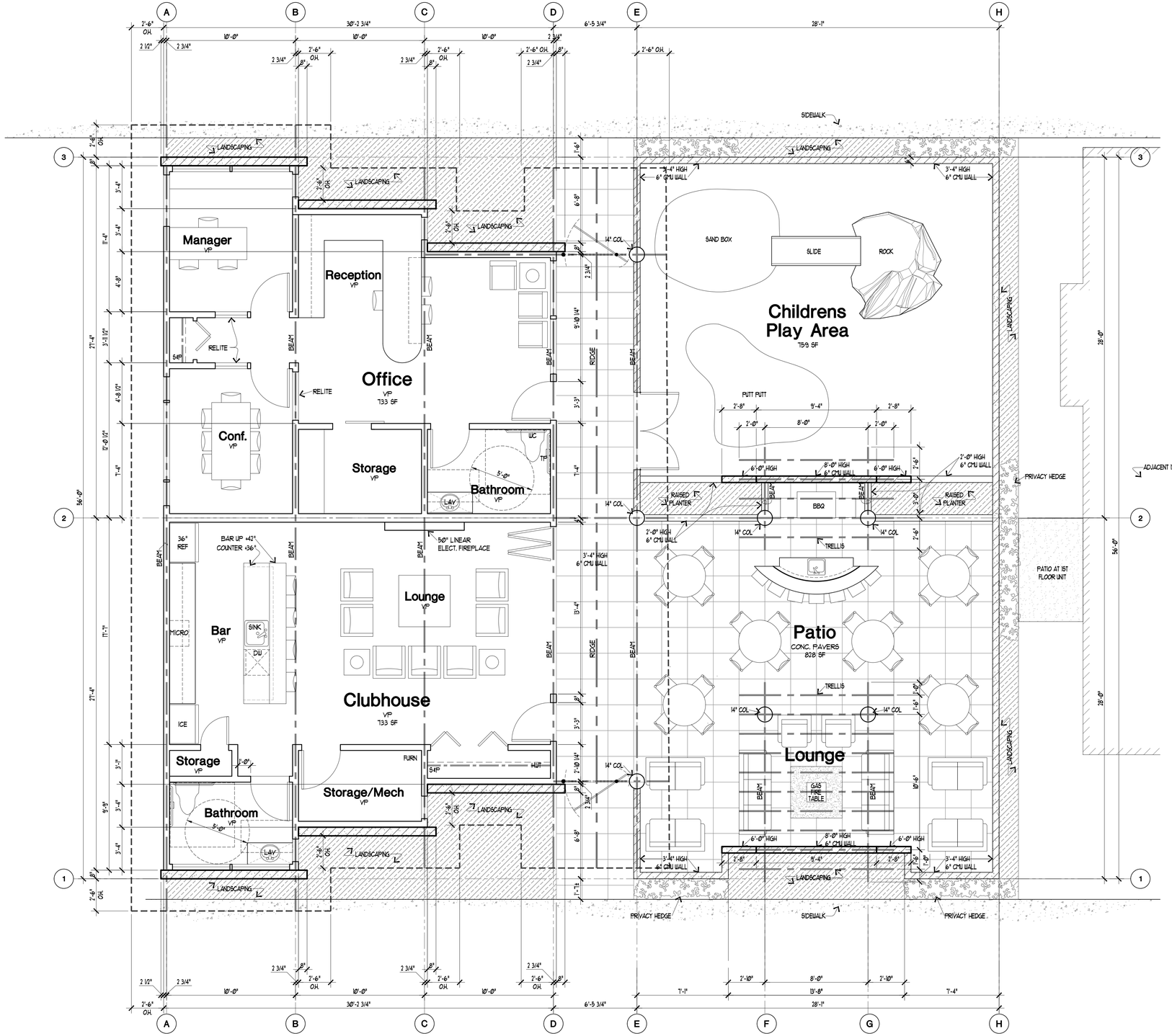
DATE: 09/26/23
DRAWN: MV
CHECKED: RH

08-25-25 SITE PLAN REVIEW

The Loren at Brookside
Schneider Homes
Albany, OR

A207

PROJECT NO. 2020.4



North

Clubhouse / Office

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

ROGER A. HEWELL, AIA
ARCHITECT (206) 322-1182
FACSIMILE (206) 322-1182
1932 1ST AVENUE EAST
SEATTLE, WASHINGTON 98102

DATE: 09/26/23
DRAWN: MY
CHECKED: RH

08-05-25 SITE PLAN REVIEW

1932

The Loren at Brookside
Schneider Homes
Albany, OR

A208

PROJECT NO.
2020.4

Side Elevation

SCALE: 1/8" = 1'-0" BUILDINGS 1, 4

MATERIALS	COLOR
1. CMU MUTUAL MATERIALS "VERASTONE"	"CHIANTI" STACKED BOND
2. HARDIE PANEL 6" VERTICAL CHANNEL SIDING	"COOL COLONIAL RED"
3. WINDOWS QUALITY VINYL	"BLACK ONYX"
4. CEMENTITIOUS PANELS, HARDIE	PAINTED W/SHERWIN WILLIAMS SW 7019 "GAUNTLET GRAY" W/BLACK TRIMS
5. HORIZONTAL SIDING, HARDIE PLANK SELECT CEDARMILL, SMOOTH	"KHAKI BROWN"
6. DECK RAILS	POWDER COAT TO MATCH SHERWIN WILLIAMS 7019 "GUANTLET GRAY"
7. DECKS & ROOF FASCIA	SHERWIN WILLIAMS SW 6385 "DOVER WHITE
8. ROOFING GAF "TIMBERLINE"	WEATHERED WOOD COMPOSITION ASPHALT SHINGLE

Rear Elevation

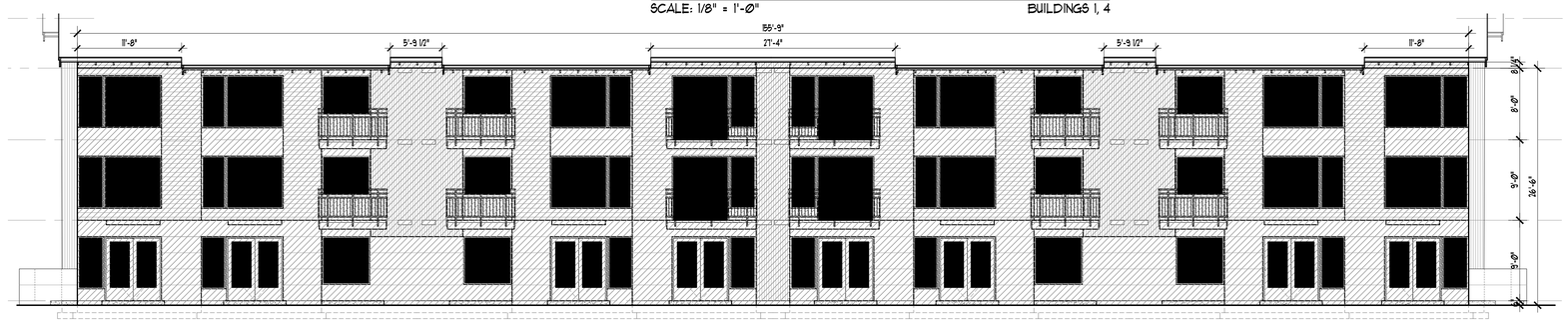
SCALE: 1/8" = 1'-0" BUILDINGS 1, 4

Front Elevation

SCALE: 1/8" = 1'-0" BUILDINGS 1, 4

Side Elevation

SCALE: 1/8" = 1'-0" BUILDINGS 1, 4



TOTAL FACADE AREA
55.75 x 26.5 = 4,071.0
(11.66 x 6.9) x 2 = 161.0
(5.8 x 6.9) x 2 = 80
27.33 x 6.9 = 191.0
TOTAL FACADE = 4,710.0

TOTAL GLAZING
A) 12 x 13.8 = 165.6
B) 12 x 33.0 = 396.0
C) 12 x 12.4 = 148.8
D) 16 x 10.1 = 161.6
E) 8 x 20.0 = 160.0
F) 4 x 25.0 = 100.0
G) 4 x 42.0 = 168.0
TOTAL 1,300.0

GLAZING CALCULATION:
1,300.0÷4,710.0)X100=31.2%

Glazing Calculation @ 53rd Ave SW

SCALE: 1/8" = 1'-0" BUILDINGS 2 & 3

ROGER H. NEWELL
ARCHITECT (206) 322-4162 FAX
FACSIMILE SENTRY AGENT
2200 6TH AVENUE, SUITE 1250
SEATTLE, WASHINGTON 98121

DATE: 09/26/23
DRAWN: MV
CHECKED: RN

09-05-25 SITE PLAN REVIEW
1-24-25 RESPONSE TO COMMENTS

The Loren at Brookside
Schneider Homes
Albany, OR

A300

PROJECT NO.
2020.4

Side Elevation

SCALE: 1/8" = 1'-0" BUILDINGS 1, 4

Rear Elevation

SCALE: 1/8" = 1'-0" BUILDINGS 1, 4

Front Elevation

SCALE: 1/8" = 1'-0" BUILDINGS 1, 4

Side Elevation

SCALE: 1/8" = 1'-0" BUILDINGS 1, 4

ROGER H. NEWELL
ARCHITECT (206) 322-4162 AIA

FACSIMILE (206) 322-5181
1008 WESTERN AVE. #600
SEATTLE, WASHINGTON 98112

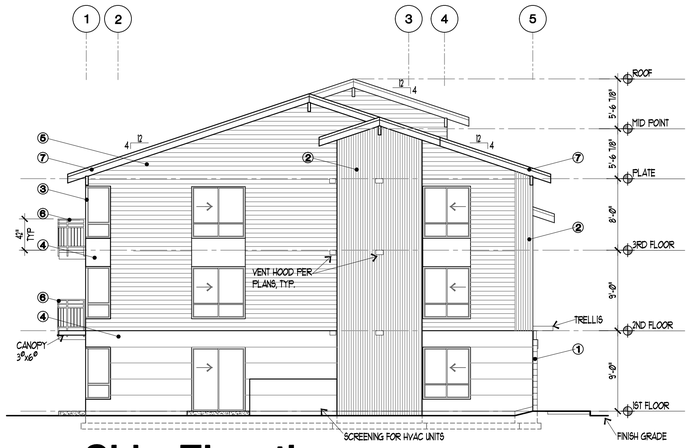
DATE: 09/26/23
DRAWN: MV
CHECKED: RN

08-05-25 SITE PLAN REVIEW
1-24-25 RESPONSE TO COMMENTS

The Loren at Brookside
Schneider Homes
Albany, OR

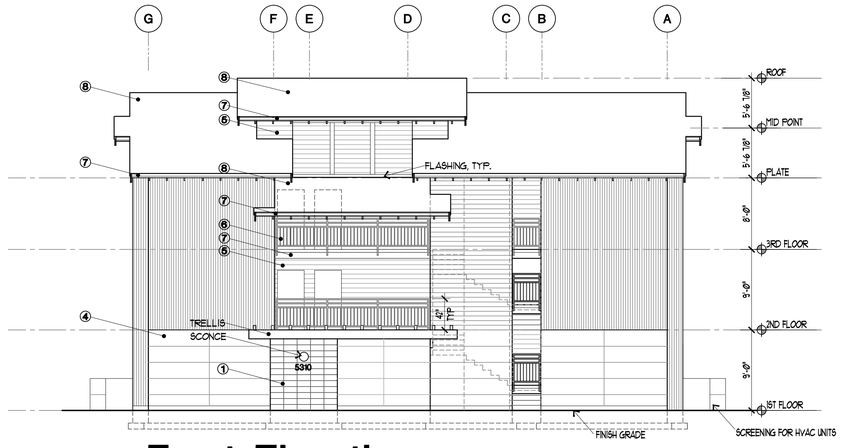
A301

PROJECT NO.
2020.4



Side Elevation

SCALE: 1/8" = 1'-0" BUILDINGS 2 & 3



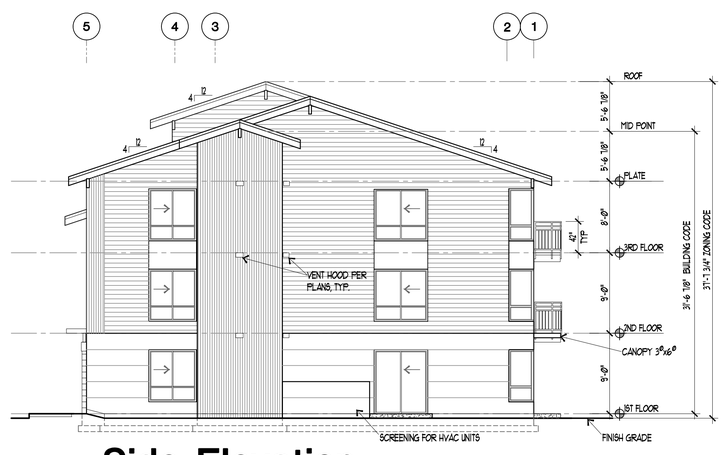
Front Elevation

SCALE: 1/8" = 1'-0" BUILDINGS 2 & 3

MATERIALS	COLOR
1. CMU MUTUAL MATERIALS "VERASTONE"	"CHIANTI" STACKED BOND
2. HARDIE PANEL 6" VERTICAL CHANNEL SIDING	"COOL COLONIAL RED"
3. WINDOWS QUALITY VINYL	"BLACK ONYX"
4. CEMENTITIOUS PANELS, HARDIE	PAINTED W/SHERWIN WILLIAMS SW 7019 "GAUNTLET GRAY" W/BLACK TRIMS
5. HORIZONTAL SIDING, HARDIE PLANK SELECT CEDARMILL, SMOOTH	"KHAKI BROWN"
6. DECK RAILS	POWDER COAT TO MATCH SHERWIN WILLIAMS 7019 "GUANTLET GRAY"
7. DECKS & ROOF FASCIA	SHERWIN WILLIAMS SW 6385 "DOVER WHITE
8. ROOFING GAF "TIMBERLINE"	WEATHERED WOOD COMPOSITION ASPHALT SHINGLE

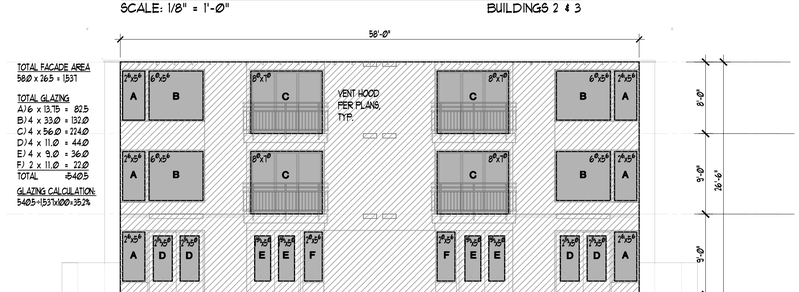
Rear Elevation

SCALE: 1/8" = 1'-0" BUILDINGS 2 & 3



Side Elevation

SCALE: 1/8" = 1'-0" BUILDINGS 2 & 3



Glazing Calculation @ 53rd Ave SW

SCALE: 1/8" = 1'-0" BUILDINGS 2 & 3

ROGER H. NEWELL ARCHITECT AIA (206) 322-8282
FACSIMILE (206) 322-8281
1000 DEXTER AVENUE NORTH, SUITE 405
SEATTLE, WASHINGTON 98112

DATE: 09/26/23
DRAWN: MV
CHECKED: RN

08-05-25 SITE PLAN REVIEW
1 11-24-25 RESPONSE TO COMMENTS

The Loren at Brookside
Schneider Homes
Albany, OR

A302

PROJECT NO. 2020.4

Side Elevation

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

BUILDINGS 2 & 3

Rear Elevation

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

BUILDINGS 2 & 3

Front Elevation

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

BUILDINGS 2 & 3

Side Elevation

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

BUILDINGS 2 & 3

ROGER H. NEWELL
ARCHITECT, AIA
OREGON 332-1182

FACSIMILE (206) 322-8961
2200 WESTLAKE AVE. EAST
SEATTLE, WASHINGTON 98102

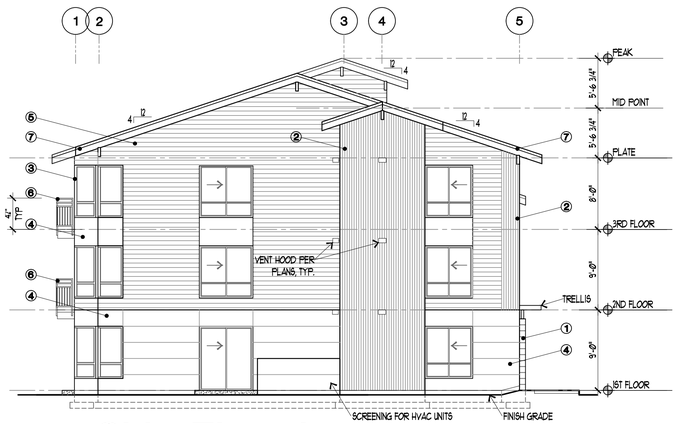
09-05-25 SITE PLAN REVIEW
1 11-24-25 RESPONSE TO COMMENTS

DATE: 09/16/25
DRAWN: MV
CHECKED: RN

The Loren at Brookside
Schneider Homes
Albany, OR

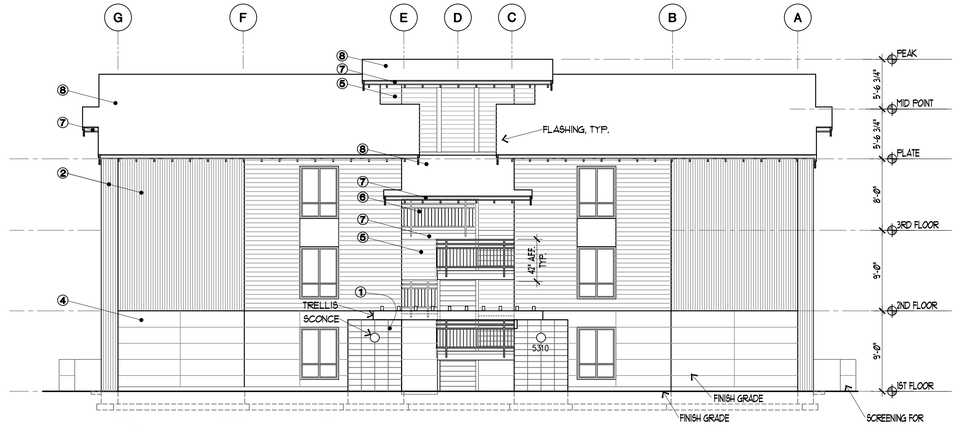
A303

PROJECT NO.
2020.4



Side Elevation

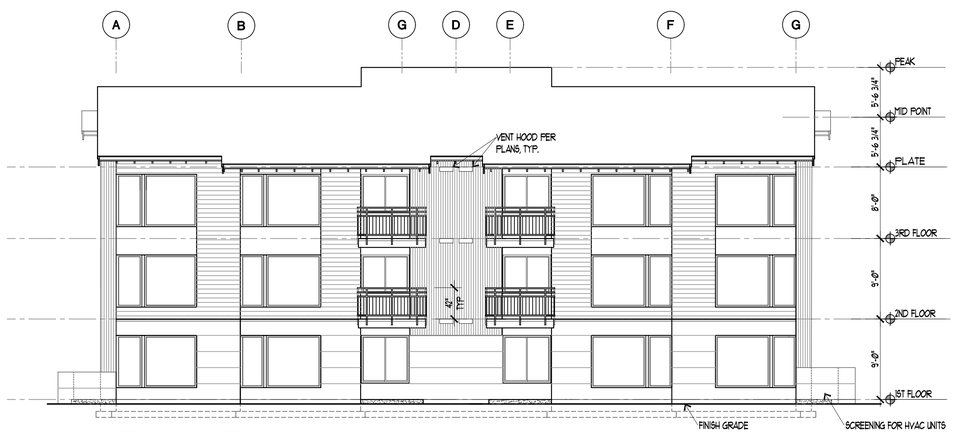
SCALE: 1/8" = 1'-0" BUILDINGS 5, 6, & 7



Rear Elevation

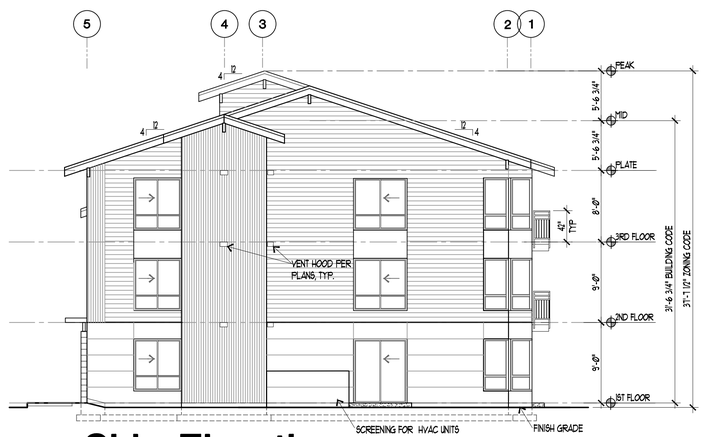
SCALE: 1/8" = 1'-0" BUILDINGS 5, 6, & 7

MATERIALS	COLOR
1. CMU MUTUAL MATERIALS "VERASTONE"	"CHIANTI" STACKED BOND
2. HARDIE PANEL 6" VERTICAL CHANNEL SIDING	"COOL COLONIAL RED"
3. WINDOWS QUALITY VINYL	"BLACK ONYX"
4. CEMENTITIOUS PANELS, HARDIE	PAINTED W/SHERWIN WILLIAMS SW 7019 "GAUNTLET GRAY" W/BLACK TRIMS
5. HORIZONTAL SIDING, HARDIE PLANK SELECT CEDARMILL, SMOOTH	"KHAKI BROWN"
6. DECK RAILS	POWDER COAT TO MATCH SHERWIN WILLIAMS 7019 "GAUNTLET GRAY"
7. DECKS & ROOF FASCIA	SHERWIN WILLIAMS SW 6385 "DOVER WHITE
8. ROOFING GAF "TIMBERLINE"	WEATHERED WOOD COMPOSITION ASPHALT SHINGLE



Front Elevation

SCALE: 1/8" = 1'-0" BUILDINGS 5, 6, & 7



Side Elevation

SCALE: 1/8" = 1'-0" BUILDINGS 5, 6, & 7

ROGER H. NEWELL
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FACSIMILE
1004 NINETEENTH AVENUE
SEATTLE, WASHINGTON

ADDRESS 322-6581
ZIP CODE 98122

DATE: 09/26/23
DRAWN: MV
CHECKED: RN

09-05-25 SITE PLAN REVIEW
11-24-25 RESPONSE TO COMMENTS

The Loren at Brookside
Schneider Homes
Albany, OR

A304

PROJECT NO.
2020.4

Side Elevation

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

BUILDINGS 5, 6, & 7

Front Elevation

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

BUILDINGS 5, 6, & 7

Rear Elevation

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

BUILDINGS 5, 6, & 7

Side Elevation

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

BUILDINGS 5, 6, & 7

ROGER H. NEWELL
ARCHITECT AIA
(206) 322-8182

FACSIMILE
ROGER NEWELL ARCHITECT
SEATTLE, WASHINGTON

2080 32ND AVENUE
SEATTLE WASHINGTON 98112

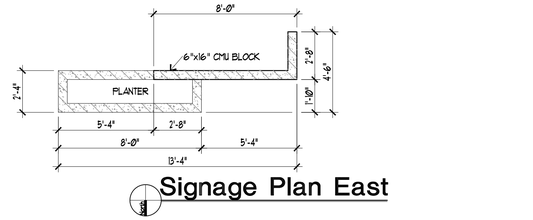
DATE: 09/26/23
DRAWN: MV
CHECKED: RN

08-05-25 SITE PLAN REVIEW
1-24-25 RESPONSE TO COMMENTS

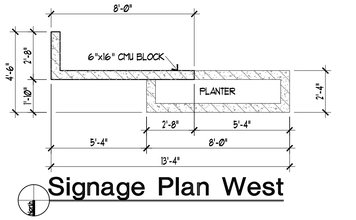
The Loren at Brookside
Schneider Homes
Albany, OR

A305

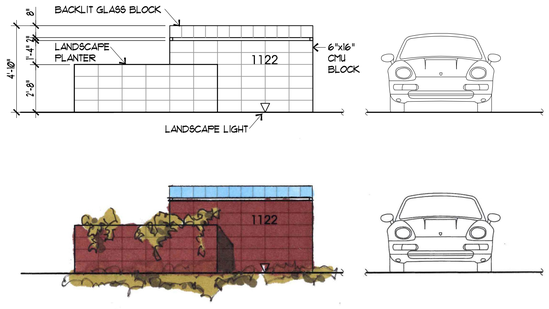
PROJECT NO.
2020.4

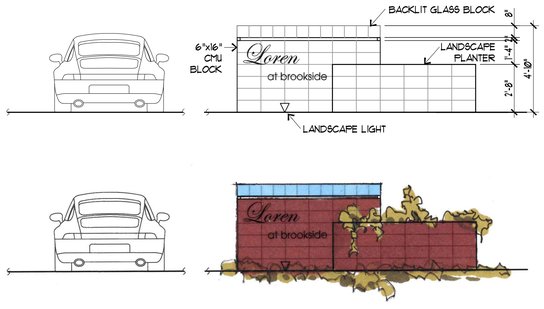


Signage Plan East



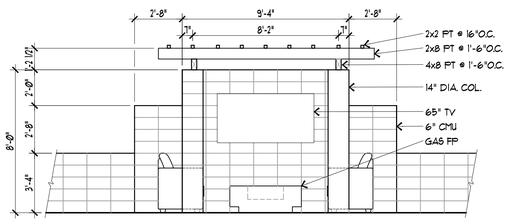
Signage Plan West



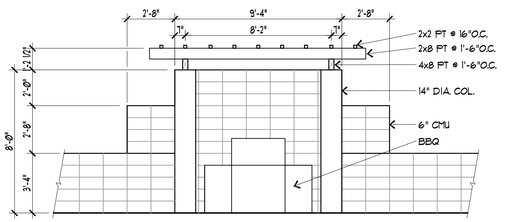


Entrance Signage

SCALE: 1/4" = 1'-Ø"



TV Gazebo

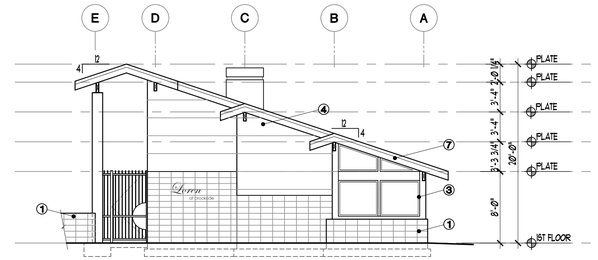


BBQ Elevation

Patio Elevations

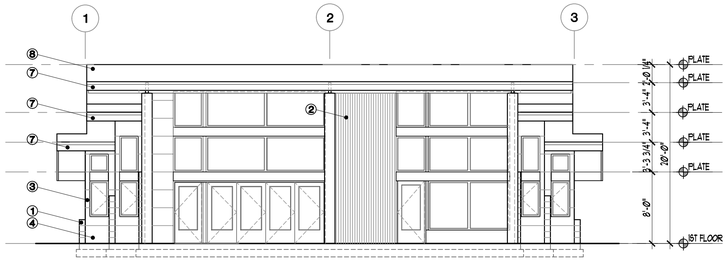
SCALE: 1/4" = 1'-Ø"

MATERIALS	COLOR
1. CMU MUTUAL MATERIALS "VERASTONE"	"CHIANTI" STACKED BOND
2. HARDIE PANEL 6" VERTICAL CHANNEL SIDING	"COOL COLONIAL RED"
3. WINDOWS QUALITY VINYL	"BLACK ONYX"
4. CEMENTITIOUS PANELS, HARDIE	PAINTED W/SHERWIN WILLIAMS SW 7Ø19 "GAUNTLET GRAY" W/BLACK TRIMS
5. HORIZONTAL SIDING, HARDIE PLANK SELECT CEDARMILL, SMOOTH	"KHAKI BROWN"
6. DECK RAILS	POWDER COAT TO MATCH SHERWIN WILLIAMS 7Ø19 "GUANTLET GRAY"
7. DECKS & ROOF FASCIA	SHERWIN WILLIAMS SW 6385 "DOVER WHITE
8. ROOFING GAF "TIMBERLINE"	WEATHERED WOOD COMPOSITION ASPHALT SHINGLE



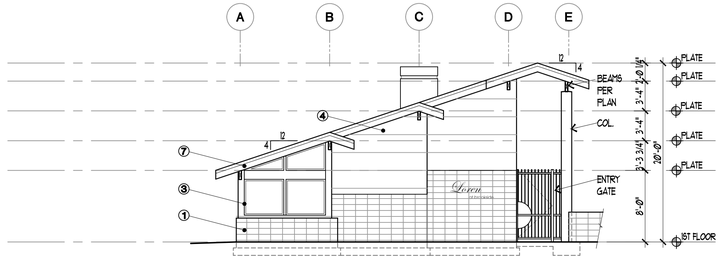
North Elevation Clubhouse/Office

SCALE: 1/8" = 1'-Ø"



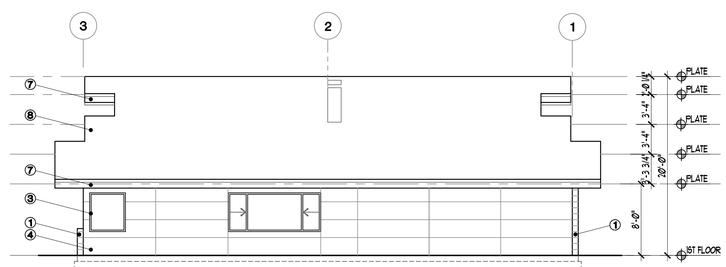
East Elevation Clubhouse/Office

SCALE: 1/8" = 1'-Ø"



South Elevation Clubhouse/Office

SCALE: 1/8" = 1'-Ø"



West Elevation Clubhouse/Office

SCALE: 1/8" = 1'-Ø"

ROGER H. NEWELL
ARCHITECT (206) 322-4162 AIA

FACSIMILE (ENTH ADDR 325-6581
ROGER NEWELL ARCHITECT AIA
SEATTLE, WASHINGTON 98112

DATE: Ø9/26/23
DRAWN: MV
CHECKED: RN

Ø9-Ø5-25 SITE PLAN REVIEW
1-24-25 RESPONSE TO COMMENTS

The Loren at Brookside
Schneider Homes
Albany, OR

A306

PROJECT NO.
2020.4

North Elevation — Clubhouse/Office

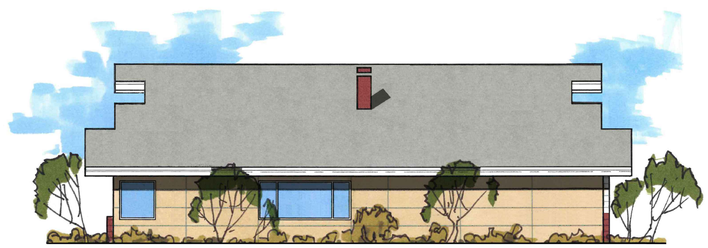
SCALE: 1/8" = 1'-0"

East Elevation — Clubhouse/Office

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

South Elevation — Clubhouse/Office

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



West Elevation — Clubhouse/Office

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

ROGER H. NEWELL
ARCHITECT AIA
(206) 322-8080

FACSIMILE
TELEPHONE
FACSIMILE
TELEPHONE
4208 22ND AVENUE
SEATTLE, WASHINGTON 98112

08-05-25 SITE PLAN REVIEW
1-24-25 RESPONSE TO COMMENTS

DATE: 09/26/23
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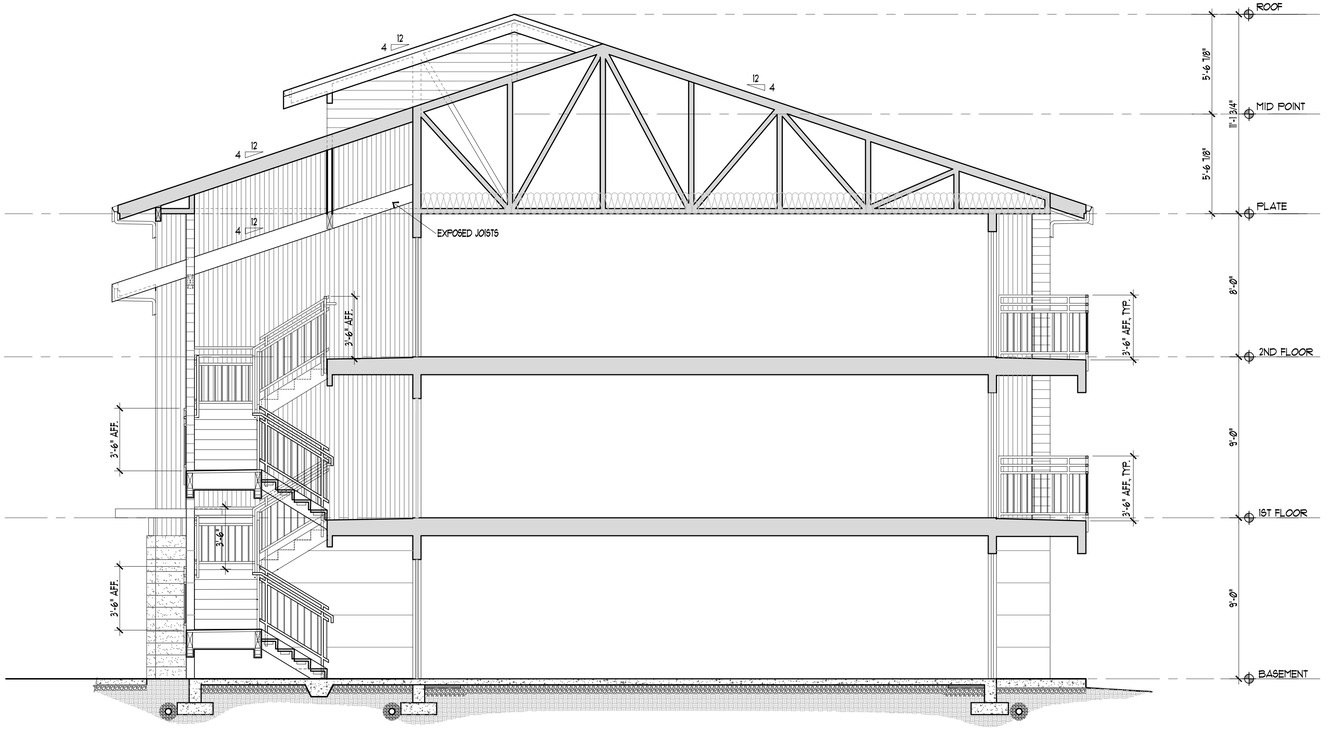
The Loren at Brookside
Schneider Homes
Albany, OR

A307

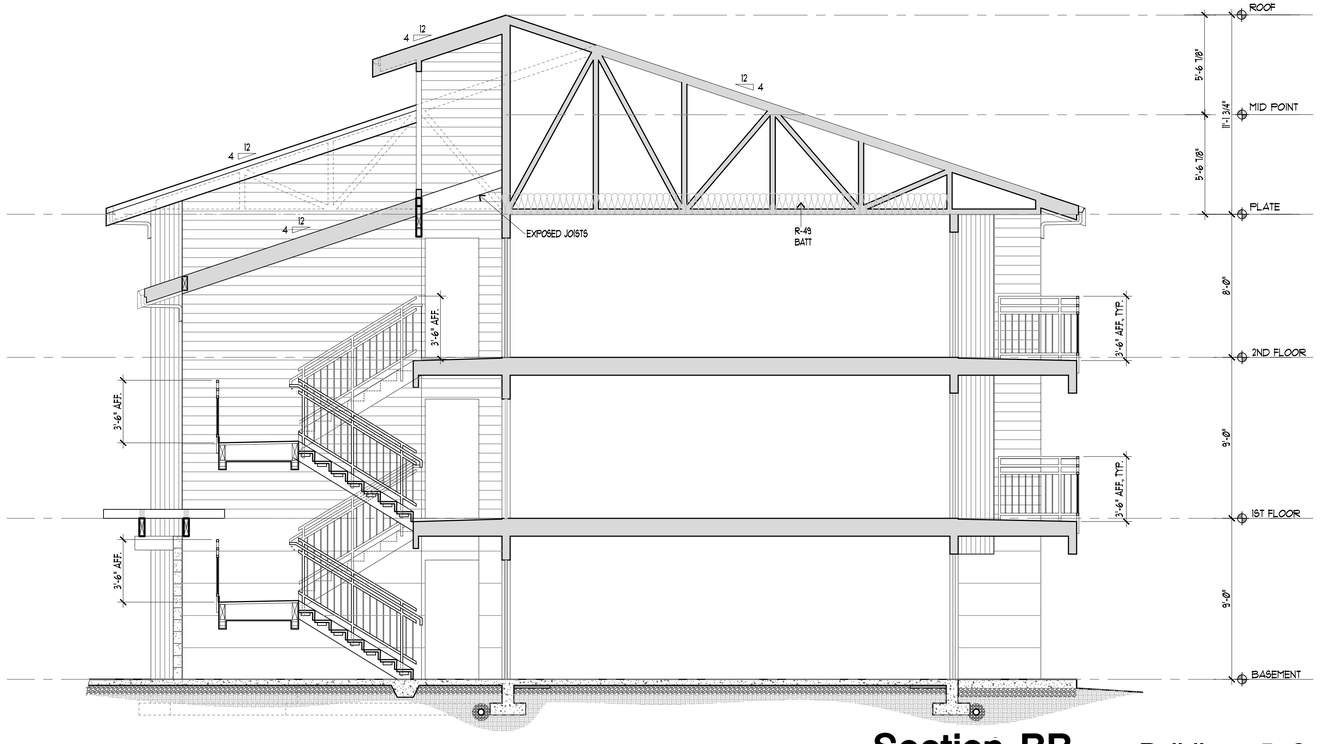
PROJECT NO.
2020.4



Section AA

Buildings 2, 3

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



Section BB

Buildings 5, 6, 7

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

ROGER H. NEWELL
ARCHITECT, AIA OREGON 332-1182
FACSIMILE (206) 322-3961
2004 WESTLAKE AVENUE EAST
SEATTLE, WASHINGTON 98102

DATE: 09/26/23
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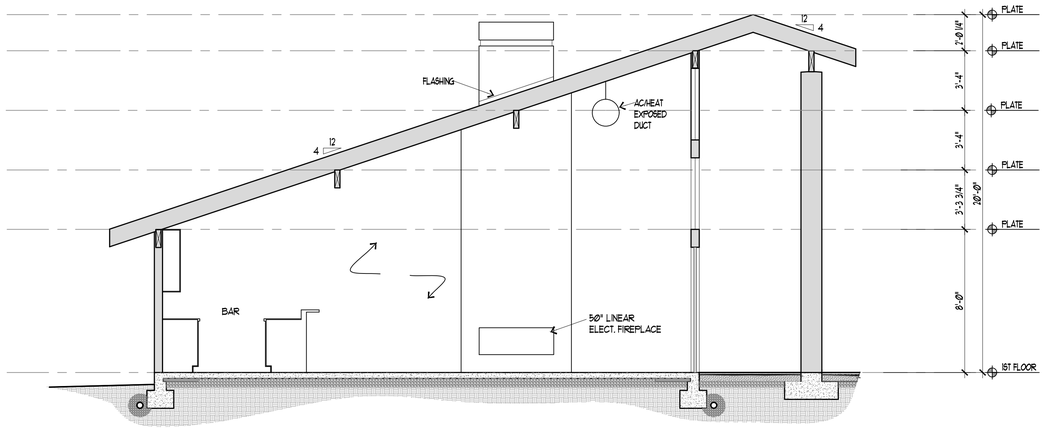
CHECKED: RN

09-05-25 SITE PLAN REVIEW
1 11-24-25 RESPONSE TO COMMENTS

The Loren at Brookside
Schneider Homes
Albany, OR

A308

PROJECT NO.
20204



Section — Clubhouse/Office

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

ROGER H. NEWELL
ARCHITECT
(206) 322-1616 AIA

FACSIMILE
1000 DENNY WAY #201
SEATTLE, WASHINGTON
(206) 322-5691
(206) 624-8447
98112

09-05-25 SITE PLAN REVIEW
1 11-24-25 RESPONSE TO COMMENTS

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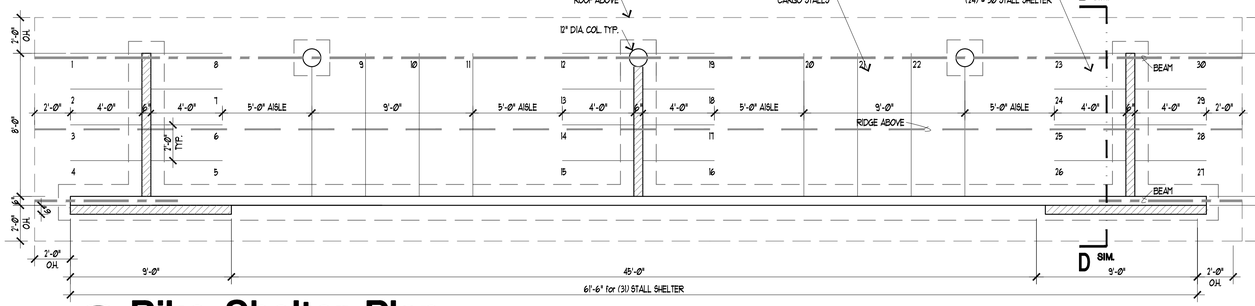
The Loren at Brookside
Schneider Homes
Albany, OR

A309

PROJECT NO.
2020.4

REG'D BIKE STALLS 108x@5=54
CARGO STALLS @ 54x@25=14

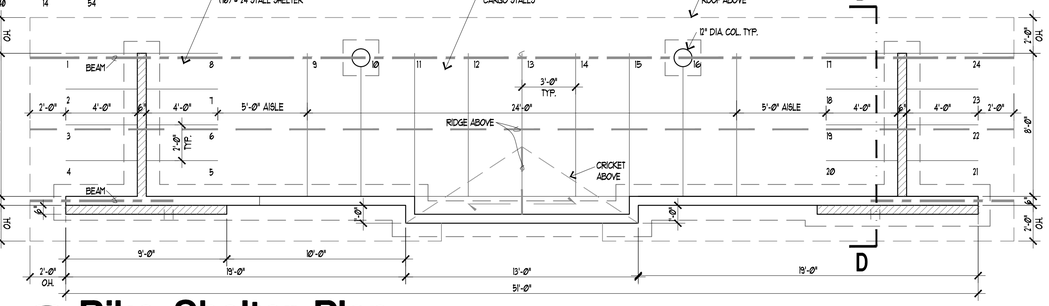
	WALL	CARGO	TOTAL
30 STALL SHELTER	24	6	30
24 STALL SHELTER	16	8	24
	40	14	54



Bike Shelter Plan

30 Stalls

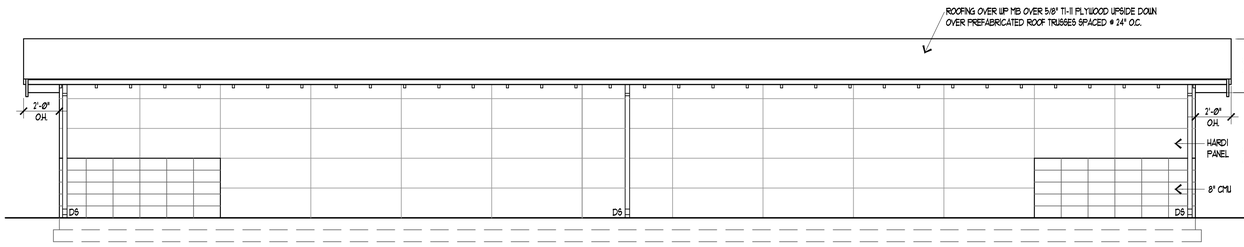
SCALE: 1/4" = 1'-0"



Bike Shelter Plan

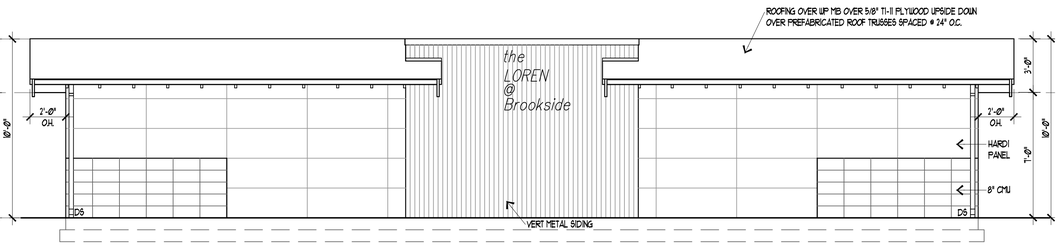
24 Stalls

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



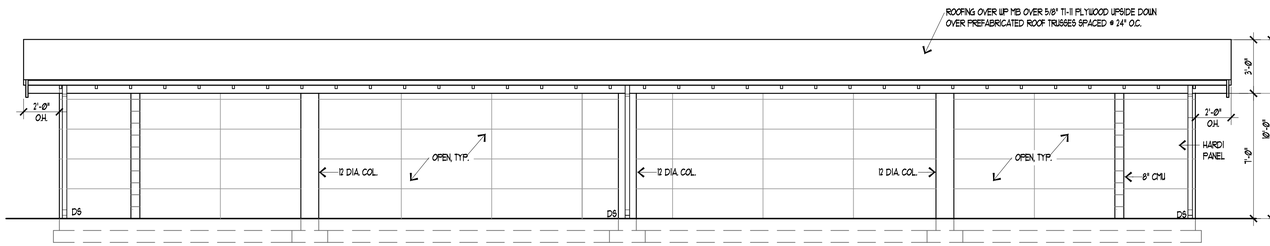
East Elevation

SCALE: 1/4" = 1'-0" 30 STALL BIKE SHELTER



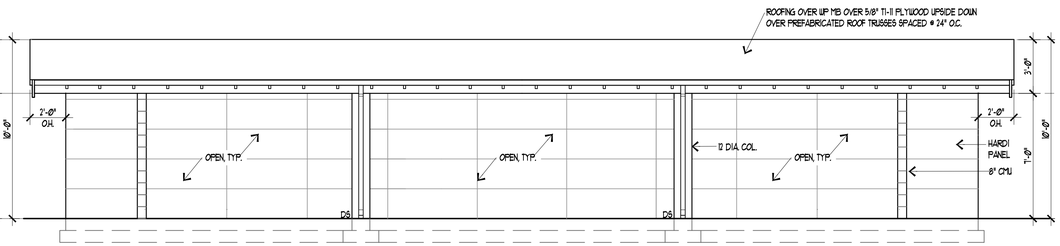
East Elevation

SCALE: 1/4" = 1'-0" 24 STALL BIKE SHELTER



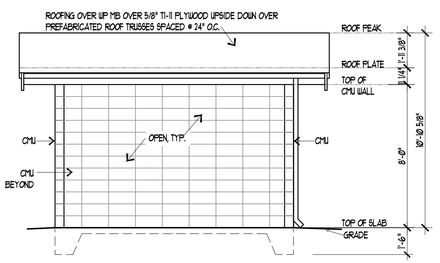
West Elevation

SCALE: 1/4" = 1'-0" 30 STALL BIKE SHELTER



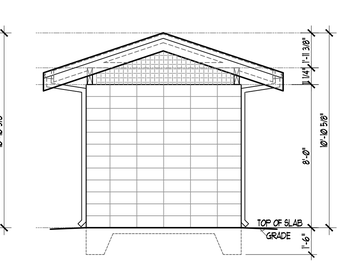
West Elevation

SCALE: 1/4" = 1'-0" 24 STALL BIKE SHELTER



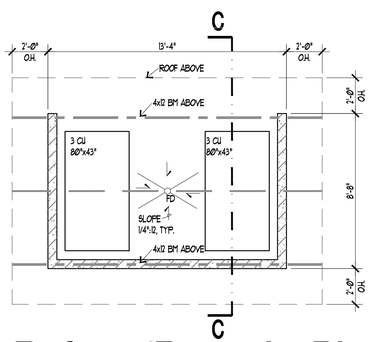
Front Elevation

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



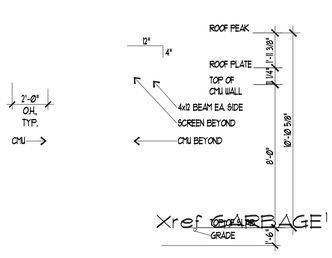
Side Elevation

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



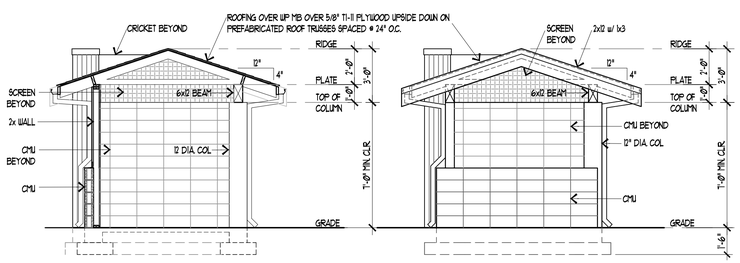
Refuse/Recycle Plan

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



Section CC

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



Section DD

SCALE: 1/4" = 1'-0" BIKE SHELTER, TYP.

End Elevation

SCALE: 1/4" = 1'-0" BIKE SHELTER, TYP.

ROGER H. NEWELL
ARCHITECT (206) 322-1616 AIA

FACSIMILE (206) 325-5181
1000 DEXTER AVENUE NORTH, #405
SEATTLE, WASHINGTON 98112

DATE: 09/26/23
DRAWN: MV
CHECKED: RN

09-05-25 SITE PLAN REVIEW
1-24-25 RESPONSE TO COMMENTS

The Loren at Brookside
Schneider Homes
Albany, OR

A310

PROJECT NO.
2020.4

SCHNEIDER FAMILY HOMES:
THE LOREN AT BROOKSIDE

53RD AVENUE SW
ALBANY, OREGON

DRAWINGS FOR:

SCHNEIDER FAMILY HOMES
CONTACT: ZACH SCHNEIDER
206 . 450 . 8330

LANDSCAPE ARCHITECT:

LAURUS DESIGNS, LLC
LAURA ANTONSON, RLA, ASLA
1012 PINE STREET
SILVERTON, OREGON 97381
503 . 784 . 6494
LAURA@LAURUSDESIGNS.COM

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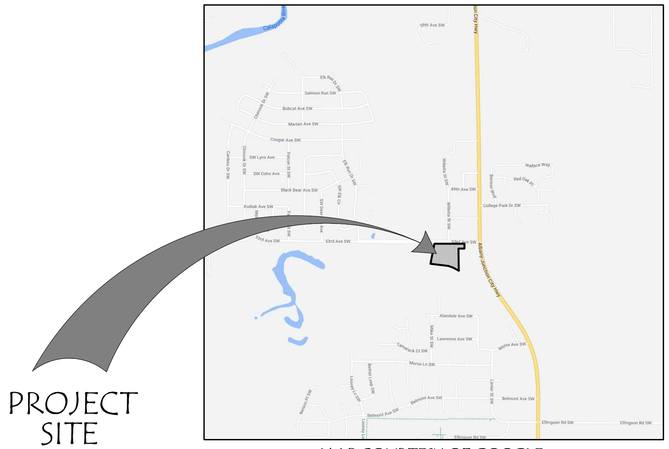
www.callbeforeyoudig.org

SHEET INDEX:

L0.0 COVER SHEET

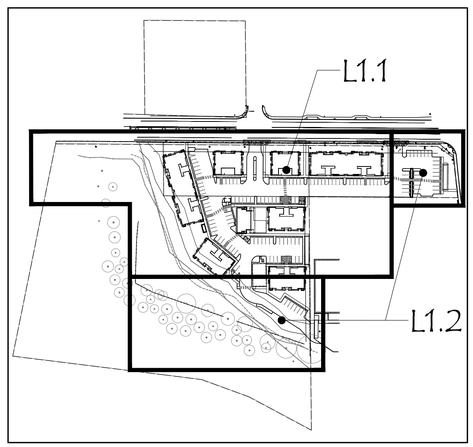
L1.1 PRELIMINARY PLANTING PLAN
L1.2 PRELIMINARY PLANTING PLAN
L1.3 PARKING LOT TREE CANOPY PLAN

VICINITY MAP:



MAP COURTESY OF GOOGLE

KEY MAP:



Laurus Designs, LLC
1012 Pine Street
Silverton, Oregon 97381
503.784.6494
laurusdesigns.com

THE LOREN AT BROOKSIDE

53RD AVENUE SW
ALBANY, OREGON

REGISTERED 643 PRELIMINARY LAURA A. ANTONSON OREGON 11/16/2007 LANDSCAPE ARCHITECT

COVER SHEET

NOVEMBER 17TH, 2025

REVISIONS

#	DATE	NOTES	INITIALS

L0.0

SHEET 1 OF 4

PROJECT #: 1547R

LANDSCAPE REQUIREMENTS:

TOTAL MUC SITE AREA: 158,723 SF
REQUIRED LANDSCAPE: 15% (23,808 SF)
PROPOSED LANDSCAPE: 32% (51,014 SF)

FRONT SETBACK: 53RD AVENUE SW
TOTAL LINEAR FEET (LF): 590 LF
TREES: (1) TREE MIN. 6' HT. PER 50 LF = 12 TREES
SHRUBS: (4) SHRUBS MIN. 1 GAL. PER 50 LF = 48 SHRUBS
GROUND COVER: REMAINING AREA

CHILDREN'S PLAY AREA
500 SF MINIMUM
20' MINIMUM DIMENSION

BUFFER
TREES: DECIDUOUS @ 30' O.C.
EVERGREEN @ 15' O.C.
SHRUBS: (5) 5 GAL. SHRUBS OR
(10) 1 GAL. SHRUBS PER 1000 SF
OF BUFFER AREA
GROUND COVER: REMAINING AREA

SCREENING:
CONTINUOUS EVERGREEN HEDGE

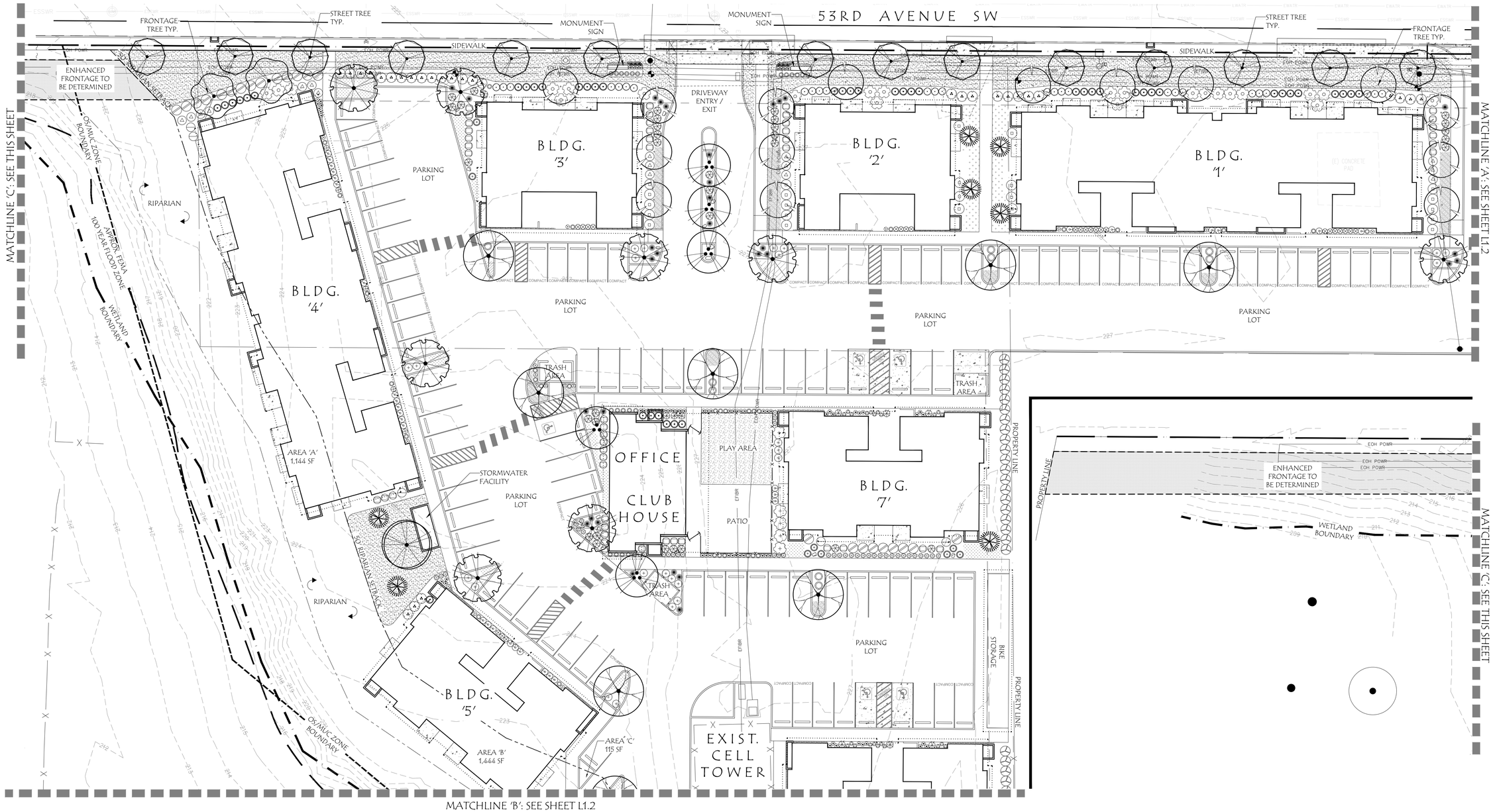
PARKING
PARKING PLANTERS: (1) TREE PER PLANTER
(2) SHRUBS PER 100 SF
GROUND COVER

LEGEND:

- EXISTING TREE TO REMAIN
- OS/MUC ZONE BOUNDARY
- FEMA 100 YEAR FLOODPLAIN
- WETLAND BOUNDARY
- LANDSCAPE BOULDERS, 1'-3' DIA.
- 2"-6" ROUND ROCK, GRAY, 6" DEPTH
- STORMWATER PLANTER
- PLAY AREA SURFACE. SEE NOTES FOR SAFETY INFORMATION

GENERAL NOTES:

1. DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN AND AREA CALCULATIONS.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
4. PLANTS TO BE SIZED ACCORDING TO ALBANY REQUIREMENTS FOR GENERAL PLANTING.
5. STORMWATER FACILITY PLANTINGS TO FOLLOW ALBANY STORMWATER PLANTING REQUIREMENTS. PLANTS TO BE SELECTED FROM APPROVED PLANT LIST .
6. STREET TREES LOCATED ALONG BACK OF SIDEWALK. TREES SELECTED FROM ALBANY APPROVED STREET TREES BENEATH OVERHEAD LINES.
7. FRONTAGE SETBACK LANDSCAPE TREES SELECTED FROM APPROVED STREET TREES BENEATH OVERHEAD LINES.
8. CHILDREN'S PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT TO BE SELECTED.
9. PARKING LOT TREE CANOPY PLAN SEE SHEET L1.3.
10. PRELIMINARY PLANT SCHEDULE AND MITIGATION SCHEDULE SEE SHEET L1.2.
11. SITE TO BE IRRIGATED BY A PERMANENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY THE LANDSCAPE ARCHITECT.



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THE LOREN AT BROOKSIDE

53RD AVENUE SW
ALBANY, OREGON

REGISTERED 643 PRELIMINARY
LAURA A. ANTONSON
OREGON 11/16/2007
LANDSCAPE ARCHITECT

PRELIMINARY PLANTING PLAN

SCALE: 1" = 20' - 0"

0' 10' 20' 40'
SCALE

NOVEMBER 17TH, 2025

REVISIONS

#	DATE	NOTES	INITIALS

L1.1

SHEET 2 OF 4

PROJECT #: 1547R

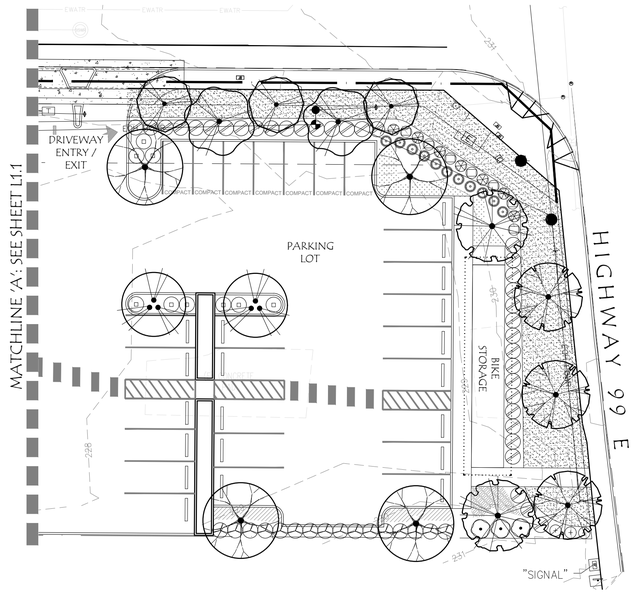
PRELIMINARY PLANT SCHEDULE

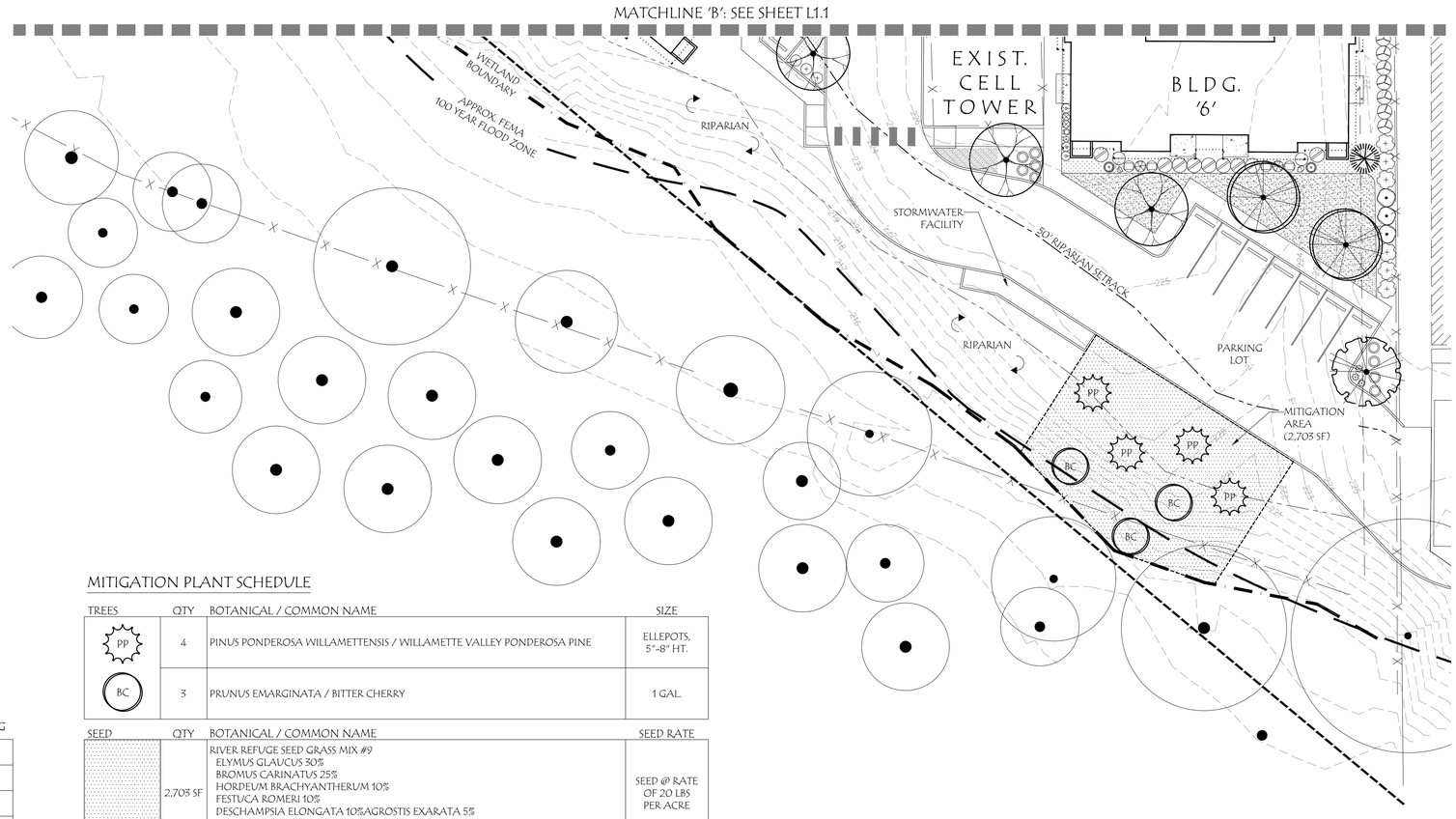
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	NOTES
	3	ACER GRISEUM / PAPERBARK MAPLE	2" CAL., B&B	STREET TREE
	15	ACER TRUNCATUM X PLATANOIDES `WARRENRED` TM / PACIFIC SUNSET MAPLE	6' HT. MIN., B&B	FRONTAGE TREE
	8	CHAMAECYPARIS NOOTKATENSIS `GLAUCA PENDULA` / WEEPING NOOTKA FALSE CYPRESS	6' HT. MIN., B&B	GENERAL TREE
	4	CORNUS KOUSA 'RUTGAN' / STELLAR PINK KOUSA DOGWOOD	6' HT. MIN., B&B	FRONTAGE TREE
	7	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	10' HT. MIN., B&B	PARKING LOT TREE
	3	NYSSA SYLVATICA `WILDFIRE` / BLACK GUM	10' HT. MIN., B&B	PARKING LOT TREE
	14	TILIA TOMENTOSA 'STERLING' / STERLING SILVER LINDEN	10' HT. MIN., B&B	PARKING LOT TREE
	11	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA	10' HT. MIN., B&B	PARKING LOT TREE
	17	ZELKOVA SERRATA 'JFS-KW1' / CITY SPRITE® JAPANESE ZELKOVA	2" CAL., B&B	STREET TREE

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	30	ABELIA X GRANDIFLORA 'SHERWOODII' / SHERWOOD GLOSSY ABELIA	2 GAL.
	6	CHOISYA TERNATA 'SUNDANCE' / SUNDANCE MEXICAN MOCK ORANGE	5 GAL.
	32	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD	2 GAL.
	47	EUONYMUS JAPONICUS / JAPANESE EUONYMUS	3 GAL.
	19	EUONYMUS JAPONICUS `GREEN SPIRE` / GREEN SPIRE JAPANESE EUONYMUS	24"-30" HT.
	62	ILEX CRENATA `SOFT TOUCH` / SOFT TOUCH JAPANESE HOLLY	2 GAL.
	23	LEUCOTHOE FONTANESIANA `RAINBOW` / RAINBOW LEUCOTHOE	3 GAL.
	16	LONICERA NITIDA `LEMON BEAUTY` / BOXLEAF HONEYSUCKLE	2 GAL.
	27	LONICERA PILEATA / PRIVET HONEYSUCKLE	2 GAL.
	22	MAHONIA REPENS / CREEPING MAHONIA	1 GAL.
	34	NANDINA DOMESTICA `ATROPURPUREA NANA` / DWARF NANDINA	2 GAL.
	18	NANDINA DOMESTICA `FIREPOWER` / FIREPOWER HEAVENLY BAMBOO	2 GAL.
	11	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI HOLLY OLIVE	5 GAL.
	7	PHYSOCARPUS OPULIFOLIUS `DONNA MAY` / DONNA MAY NINEBARK	3 GAL.
	23	PRUNUS LAUROCERASUS `MOUNT VERNON` / MOUNT VERNON LAUREL	1 GAL.
	30	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL	3 GAL.
	67	RHAPHIOLEPIS UMBELLATA 'SNOW WHITE' / YEDDA HAWTHORN	3 GAL.
	45	ROSA X 'RADTKOPINK' / PINK DOUBLE KNOCK OUT® ROSE	2 GAL.
	45	SARCOCOCCA CONFUSA / FRAGRANT SARCOCOCCA	2 GAL.

GRASSES/ PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	21	BOUTELOUA GRACILIS `BLONDE AMBITION` / BLONDE AMBITION BLUE GRAMA	1 GAL.
	54	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL.
	6	CAREX COMANS 'BRONZE' / BRONZE HAIR SEDGE	1 GAL.
	9	HAKONECHLOA MACRA 'AUREOLA' / GOLDEN VARIEGATED FOREST GRASS	1 GAL.
	43	HEMEROCALLIS X 'BIG BIRD' / BIG BIRD DAYLILY	1 GAL.
	73	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL.
	31	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN FOUNTAIN GRASS	1 GAL.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	34	ARCTOSTAPHYLOS UVA-URSI `MASSACHUSETTS` / MASSACHUSETTS MANZANITA	1 GAL.	30" o.c.
	94	GENISTA LYDIA 'SELECT' / BANGLE® DYERS GREENWOOD	1 GAL.	36" o.c.
	102	RUBUS CALYCINOIDES `EMERALD CARPET` / EMERALD CARPET CREEPING RASPBERRY	1 GAL.	48" o.c.
	10,158 SF	PROTIME PT301 WATER SMARTER FESCUE	SEED OR SOD	
	16 SF	ANNUAL COLOR	4" POTS	





MITIGATION PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
PP	4	PINUS PONDEROSA WILLAMETTENSIS / WILLAMETTE VALLEY PONDEROSA PINE	ELLEPOTS, 5"-8" HT.
BC	3	PRUNUS EMARGINATA / BITTER CHERRY	1 GAL.

SEED	QTY	BOTANICAL / COMMON NAME	SEED RATE
	2,703 SF	RIVER REFUGE SEED GRASS MIX #9 ELYMUS GLAUCUS 30% BROMUS CARINATUS 25% HORDEUM BRACHYANTHERUM 10% FESTUCA ROMERI 10% DESCHAMPSIA ELONGATA 10%AGROSTIS EXARATA 5% DESCHAMPSIA CESPITOSA 5% FESTUCA RUBRA SSP. JUCEA "MOLATE" 5%	SEED @ RATE OF 20 LBS PER ACRE

LEGEND:

- EXISTING TREE TO REMAIN
- OS/MUC ZONE BOUNDARY
- FEMA 100 YEAR FLOODPLAIN
- WETLAND BOUNDARY
- LANDSCAPE BOULDERS, 1'-3' DIA.
- 2"-6" ROUND ROCK, GRAY, 6" DEPTH
- STORMWATER PLANTER
- PLAY AREA SURFACE, SEE NOTES FOR SAFETY INFORMATION

GENERAL NOTES:

1. DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN AND AREA CALCULATIONS.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
4. PLANTS TO BE SIZED ACCORDING TO ALBANY REQUIREMENTS FOR GENERAL PLANTING.
5. STORMWATER FACILITY PLANTINGS TO FOLLOW ALBANY STORMWATER PLANTING REQUIREMENTS. PLANTS TO BE SELECTED FROM APPROVED PLANT LIST .
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8. CHILDREN'S PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT TO BE SELECTED.
9. PARKING LOT TREE CANOPY PLAN SEE SHEET L1.3.
10. PRELIMINARY PLANT SCHEDULE AND MITIGATION PLANT SCHEDULE SEE THIS SHEET.
11. SITE TO BE IRRIGATED BY A PERMANENT AUTOMATIC UNDERGROUND IRRIGATION SYSTEM DESIGNED BY THE LANDSCAPE ARCHITECT.

Laurus Designs, LLC

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Silverton, Oregon 97381

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THE LOREN AT BROOKSIDE

53RD AVENUE SW
ALBANY, OREGON

REGISTERED 643 PRELIMINARY LAURA A. ANTONSON OREGON 11/16/2007 LANDSCAPE ARCHITECT

PRELIMINARY PLANTING PLAN

SCALE: 1" = 20' - 0"

0' 10' 20' 40'

SCALE

NOVEMBER 17TH, 2025

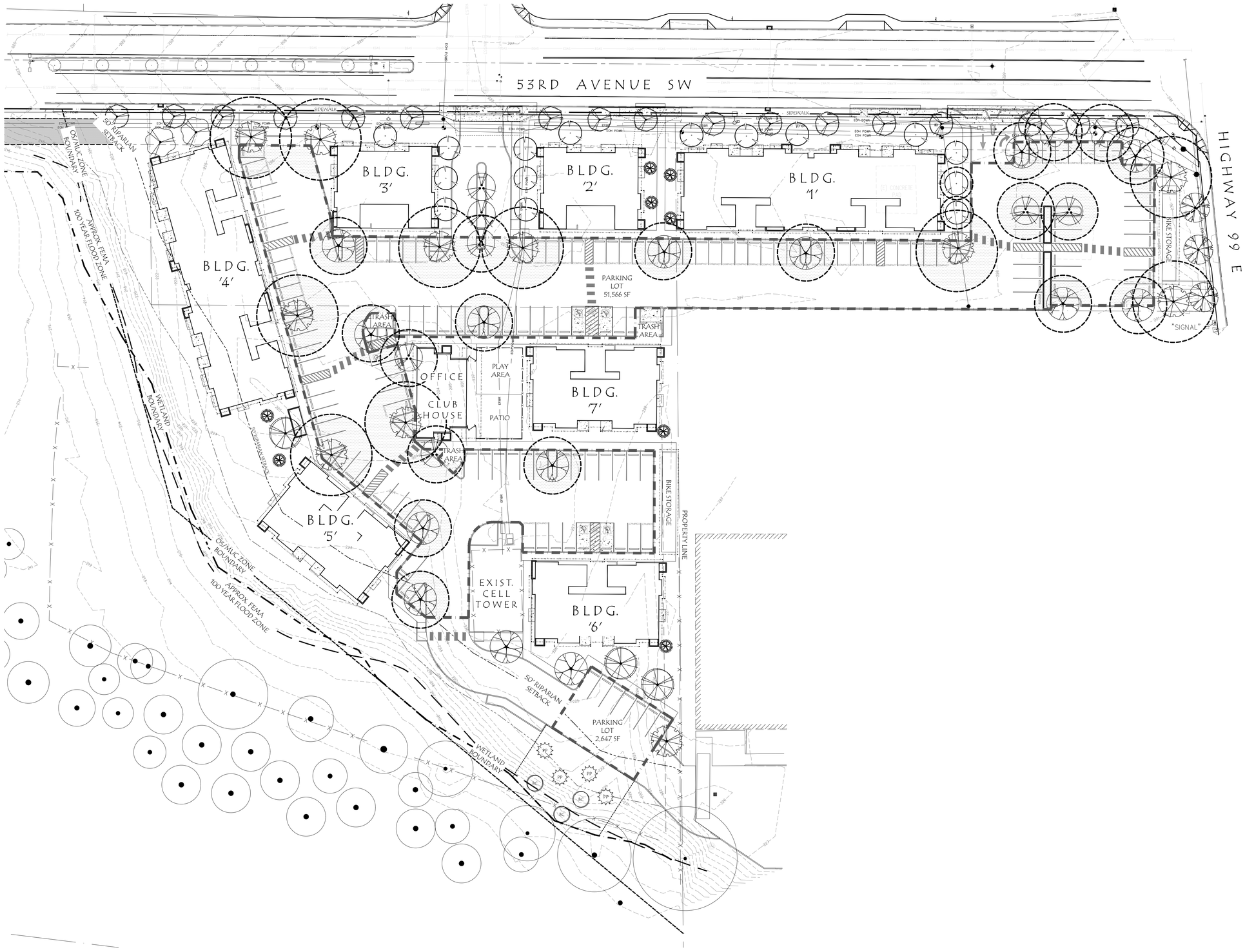
REVISIONS

#	DATE	NOTES	INITIALS

L1.2

SHEET 3 OF 4

PROJECT #: 1547R



LEGEND:

- EXISTING TREE TO REMAIN
- PARKING LOT LIMITS
- TREE CANOPY
- CANOPY COVERAGE

GENERAL NOTES:

1. DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN AND AREA CALCULATIONS.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER INFORMATION.
4. PRELIMINARY PLANTING PLAN SEE SHEETS L1.1 AND L1.2.

TREE CANOPY REQUIREMENTS:

PARKING
PARKING LOTS SF: 54,213 SF
REQUIRED 40% TREE CANOPY: YES
40% TREE COVERAGE = 21,685 SF CANOPY

Laurus Designs, LLC
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THE LOREN AT BROOKSIDE

53RD AVENUE SW
ALBANY, OREGON

REGISTERED 643 PROFESSIONAL LANDSCAPE ARCHITECT
LAURA A. ANTONSON
OREGON
11/16/2007

PARKING LOT TREE CANOPY PLAN

SCALE: 1" = 30' - 0"

0' 15' 30' 60'
SCALE

NOVEMBER 17TH, 2025

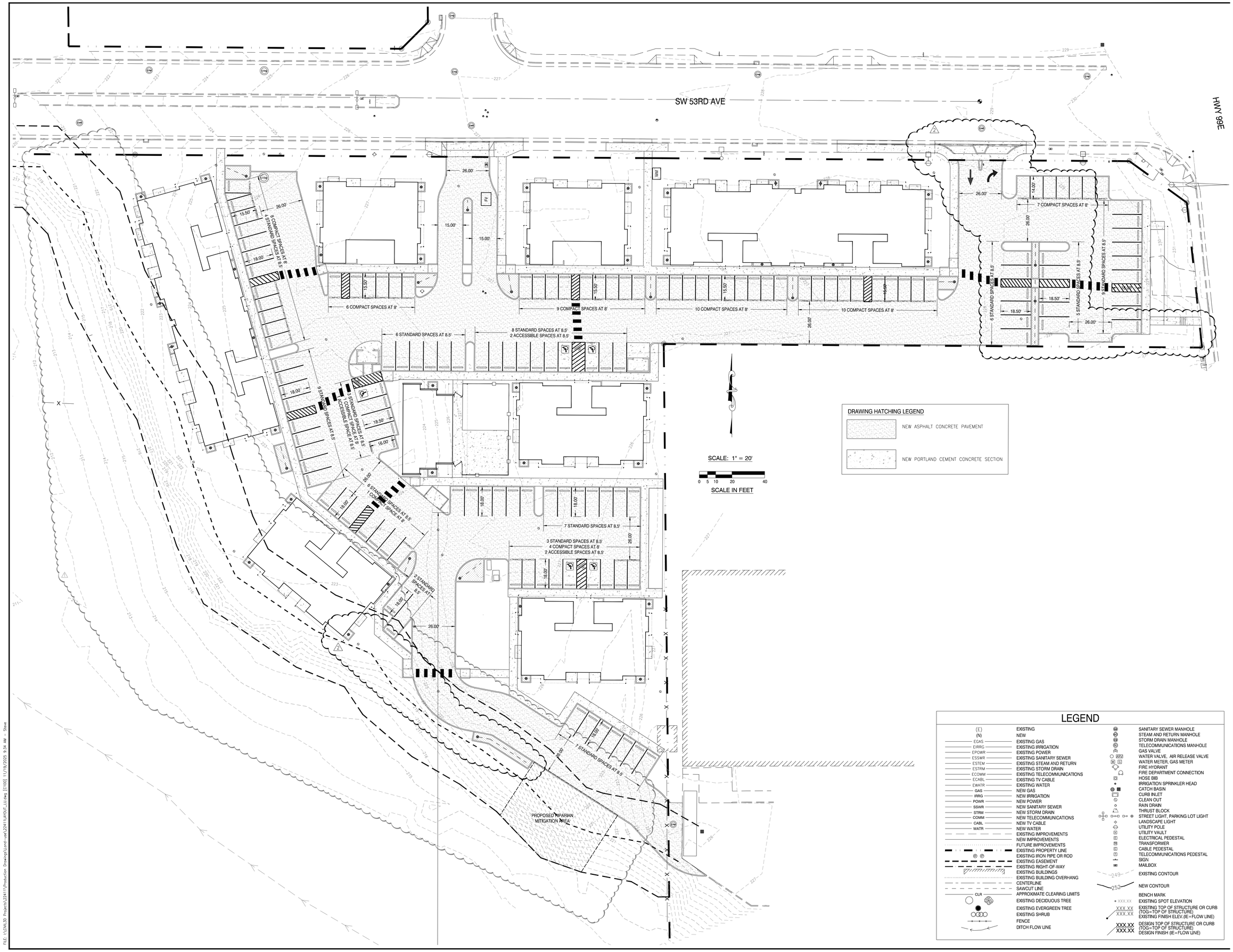
REVISIONS

#	DATE	NOTES	INITIALS

L1.3

SHEET 4 OF 4

PROJECT #: 1547R



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FOR LAND USE PURPOSES ONLY

No.	REVISION:	DATE:
1	CITY SPR NOTICE (09/16/25)	10/03/25
2	CITY SPR REVISION (10/17/25)	11/19/25

DRAWING STATUS:	DATE:
☒ PRELIMINARY	08/06/25
☐ SUBMITTED	
☐ BID SET	
☐ PERMIT SET	
☐ CONST. SET	

Devco engineering inc
Corvallis Oregon
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PROJECT: LOREN AT BROOKSIDE APARTMENTS

PROJECT LOCATION: ALBANY, OR

CLIENT: SCHNEIDER HOMES

SHEET TITLE: PRELIMINARY LAYOUT PLAN

JOB NO. 22411

DRAWN BY: DEVCO

DRAWING: C100

SW 53RD AVE

HWY 99E

FINISH FLOOR ELEVATION 227.30

FINISH FLOOR ELEVATION 226.65

FINISH FLOOR ELEVATION 228.05

FINISH FLOOR ELEVATION 226.80

FINISH FLOOR ELEVATION 228.00

FINISH FLOOR ELEVATION 228.00

FINISH FLOOR ELEVATION 225.60

FINISH FLOOR ELEVATION 225.64

25' RIPARIAN CORRIDOR SETBACK

50' RIPARIAN CORRIDOR SETBACK

OS ZONE BOUNDARY

APPROXIMATE FEMA 100 YR FLOOD ZONE

WETLAND BOUNDARY

PROPOSED RIPARIAN MITIGATION AREA

SCALE: 1" = 20'

0 5 10 20 40

SCALE IN FEET

DRAWING HATCHING LEGEND

NEW ASPHALT CONCRETE PAVEMENT

NEW PORTLAND CEMENT CONCRETE SECTION

LEGEND

(E)	EXISTING
(N)	NEW
EGAS	EXISTING GAS
EIRRG	EXISTING IRRIGATION
EPOWR	EXISTING POWER
ESSWR	EXISTING SANITARY SEWER
ESTEM	EXISTING STEAM AND RETURN
ESTRM	EXISTING STORM DRAIN
ECOMM	EXISTING TELECOMMUNICATIONS
ECABL	EXISTING TV CABLE
EWATR	EXISTING WATER
GAS	NEW GAS
IRRG	NEW IRRIGATION
POWR	NEW POWER
SSWR	NEW SANITARY SEWER
STRM	NEW STORM DRAIN
COMM	NEW TELECOMMUNICATIONS
CABL	NEW TV CABLE
WATR	NEW WATER
	EXISTING IMPROVEMENTS
	NEW IMPROVEMENTS
	FUTURE IMPROVEMENTS
	EXISTING PROPERTY LINE
	EXISTING IRON PIPE OR ROD
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING BUILDINGS
	EXISTING BUILDING OVERHANG
	CENTERLINE
	SAWCUT LINE
CLR	APPROXIMATE CLEARING LIMITS
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	EXISTING SHRUB
	FENCE
	DITCH FLOW LINE
	SANITARY SEWER MANHOLE
	STEAM AND RETURN MANHOLE
	STORM DRAIN MANHOLE
	TELECOMMUNICATIONS MANHOLE
	GAS VALVE
AAV	WATER VALVE, AIR RELEASE VALVE
	WATER METER, GAS METER
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	HOSE BIB
	IRRIGATION SPRINKLER HEAD
	CATCH BASIN
	CURB INLET
	CLEAN OUT
	RAIN DRAIN
	THRUST BLOCK
	STREET LIGHT, PARKING LOT LIGHT
	LANDSCAPE LIGHT
	UTILITY POLE
	UTILITY VAULT
	ELECTRICAL PEDESTAL
	TRANSFORMER
	CABLE PEDESTAL
	TELECOMMUNICATIONS PEDESTAL
	SIGN
	MAILBOX
249	EXISTING CONTOUR
252	NEW CONTOUR
	BENCH MARK
XXX.XX	EXISTING SPOT ELEVATION
XXX.XX	EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
XXX.XX	EXISTING FINISH ELEV.(IE=FLOW LINE)
XXX.XX	DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE)
XXX.XX	DESIGN FINISH (IE=FLOW LINE)

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No.	REVISION:	DATE:
1	CITY SPR NOTICE (09/16/25)	10/03/25
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DRAWING STATUS: ☒ PRELIMINARY ☐ SUBMITTED ☐ BID SET ☐ PERMIT SET ☐ CONST. SET

DATE: 08/06/25

Corvallis Oregon
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CORVALLIS, OR 97339
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PROJECT: LOREN AT BROOKSIDE APARTMENTS

PROJECT LOCATION: ALBANY, OR

CLIENT: SCHNEIDER HOMES

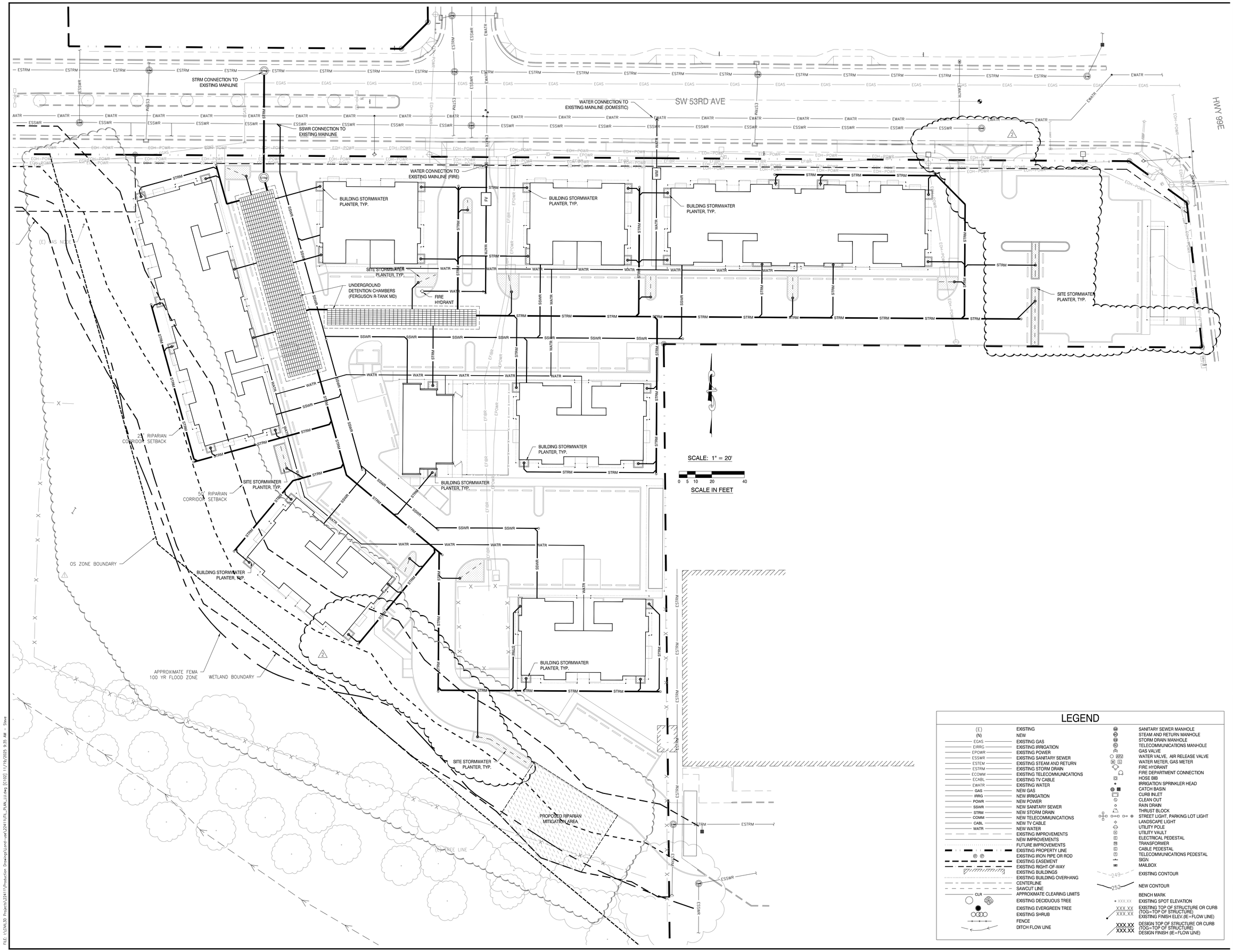
SHEET TITLE: PRELIMINARY GRADING PLAN

JOB NO. 22411

DRAWN BY: DEVCO

DRAWING: C101

FILE: I:\DWL3D_Projects\22411\Production Drawings\Land-use\22411DRAG_PLAN_LU.dwg [C101] 11/19/2025 9:35 AM - Steve



LEGEND

(E)	EXISTING
(N)	NEW
EGAS	EXISTING GAS
EIRRG	EXISTING IRRIGATION
EPOWR	EXISTING POWER
ESSWR	EXISTING SANITARY SEWER
ESTEM	EXISTING STEAM AND RETURN
ESTRM	EXISTING STORM DRAIN
ECOMM	EXISTING TELECOMMUNICATIONS
ECABL	EXISTING TV CABLE
EWATR	EXISTING WATER
GAS	NEW GAS
IRRG	NEW IRRIGATION
POWR	NEW POWER
SSWR	NEW SANITARY SEWER
STRM	NEW STORM DRAIN
COMM	NEW TELECOMMUNICATIONS
CABL	NEW TV CABLE
WATR	NEW WATER
	EXISTING IMPROVEMENTS
	NEW IMPROVEMENTS
	FUTURE IMPROVEMENTS
	EXISTING PROPERTY LINE
	EXISTING IRON PIPE OR ROD
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING BUILDINGS
	EXISTING BUILDING OVERHANG
	CENTERLINE
	SAWCUT LINE
CLR	APPROXIMATE CLEARING LIMITS
	EXISTING DECIDUOUS TREE
	EXISTING EVERGREEN TREE
	EXISTING SHRUB
	FENCE
	DITCH FLOW LINE
	SANITARY SEWER MANHOLE
	STEAM AND RETURN MANHOLE
	STORM DRAIN MANHOLE
	TELECOMMUNICATIONS MANHOLE
	GAS VALVE
WV	WATER VALVE, AIR RELEASE VALVE
	WATER METER, GAS METER
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	HOSE BIB
	IRRIGATION SPRINKLER HEAD
	CATCH BASIN
	CURB INLET
	CLEAN OUT
	RAIN DRAIN
	THRUST BLOCK
	STREET LIGHT; PARKING LOT LIGHT
	LANDSCAPE LIGHT
	UTILITY POLE
	UTILITY VAULT
	ELECTRICAL PEDESTAL
	TRANSFORMER
	CABLE PEDESTAL
	TELECOMMUNICATIONS PEDESTAL
	SIGN
	MAILBOX
249	EXISTING CONTOUR
252	NEW CONTOUR
	BENCH MARK
XXX.XX	EXISTING SPOT ELEVATION
XXX.XX / XXX.XX	EXISTING TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE) EXISTING FINISH ELEV.(IE=FLOW LINE)
XXX.XX / XXX.XX	DESIGN TOP OF STRUCTURE OR CURB (TOG=TOP OF STRUCTURE) DESIGN FINISH (IE=FLOW LINE)

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PROJECT: LOREN AT BROOKSIDE APARTMENTS
PROJECT LOCATION: ALBANY, OR
CLIENT: SCHNEIDER HOMES

SHEET TITLE: PRELIMINARY UTILITY PLAN

JOB NO. 22411
DRAWN BY: DEVCO
DRAWING: C102

FILE: I:\CIVIL3D Projects\22411\Production Drawings\Land-use\22411UTIL_PLAN_LU.dwg [C102] 11/19/2025 9:55 AM - Steve

(E)STORM DRAIN MANHOLE
RIM=223.14
IE 10"(IN-W)=218.34
IE 12"(IN-N)=218.54
IE 10"(IN-E)=218.24
IE 15"(OUT-S)217.89

(E)CURB INLET
TFOC=223.72
IE 8"(IN-N)=220.22
IE 8"(IN-E)=220.72
IE 4"(IN-S)=221.02
IE 4"(IN-W)=221.22
IE 10"(OUT-W)=218.52

(E)STORM DRAIN MANHOLE
RIM=224.53
IE 10"(IN-N)=218.98
IE 12"(IN-E)=219.25
IE 10"(IN-S)=219.07
IE 15"(OUT-W)=218.73

(E)CATCH BASIN
RIM=225.19
IE 8" (IN-N)=222.19
IE 10" (OUT-SW)=221.09

(E)STORM DRAIN MANHOLE
RIM=219.37
IE 12"(IN-N)=213.37
IE 15"(IN-E)=213.07
IE 12"(IN-S)=213.62
IE 18"(OUT-W)=212.47

(E)CURB INLET
TFOC=223.65
IE 8"(IN-N)=220.45
IE 4"(IN-E)=221.15
IE 4"(IN-S)=221.10
IE 10"(OUT-E)=218.66

(E)STORM DRAIN MANHOLE
RIM=223.60
IE 15"(IN-N)=218.10
IE 15"(IN-E)=218.30
IE 12"(IN-S)=218.20
IE 15"(OUT-W)=217.80

(E)CURB INLET
TFOC=224.94
IE 12"(IN-N)=222.64
IE 4"(IN-E)=222.34
IE 4"(IN-W)=222.34
IE 10"(OUT-S)=219.75

(E)STORM DRAIN MANHOLE
RIM=226.55
IE 10"(IN-NE)=220.20
IE 12"(OUT-W)=219.75

(E)SANITARY MANHOLE
RIM=218.01
IE 8"(IN-N)=211.01
IE 8"(IN-E)=211.01
IE 8"(OUT-W)=210.71

WILLETTA ST SW

SW 53RD AVE

LINN COUNTY GPS MON-93255

HWY 99E

(E)CURB INLET
TFOC=219.78
IE 4"(IN-E)=217.38
IE 4"(IN-W)=217.58
IE 12"(OUT-N)=215.88

(E)SANITARY MANHOLE
RIM=223.66
IE 8"(IN-N)=215.96
IE 8"(IN-E)=215.91
IE 8"(IN-S)=215.96
IE 8"(OUT-W)=215.56

(E)CURB INLET
TFOC=224.87
IE 10"(OUT-N)=219.27

(E)SANITARY MANHOLE
RIM=225.50
IE 8"(OUT-W)=217.70

(E) GRAVEL DRIVE

(E) TRANSFORMER ON CONCRETE PAD

(E) VAULT

(E) CELL TOWER

LEGEND

- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING GAS
- EXISTING OVERHEAD UTILITIES
- EXISTING POWER
- EXISTING SANITARY
- EXISTING STORM
- EXISTING TELECOMMUNICATION
- EXISTING WATER
- EXISTING IRRIGATION
- EXISTING CATCH BASIN
- EXISTING CURB INLET
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING LIGHT POLE
- EXISTING CLEANOUT
- EXISTING MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING TELECOMMUNICATION PEDISTAL
- EXISTING TELECOMMUNICATION BOX
- EXISTING JUNCTION BOX
- EXISTING SIGN
- EXISTING CONIFEROUS TREE (TRUNK DIAMETER AND DRIP AS DRAWN)
- EXISTING DECIDUOUS TREE (TRUNK DIAMETER AND DRIP AS DRAWN)

NOTES:

1.) THE BENCHMARK FOR THE SITE IS LINN COUNTY GPS No. 93255, LOCATED IN SW 53RD STREET AS SHOWN. THE ELEVATION OF SAID BENCHMARK IS 225.31 AND THE VERTICAL DATUM IS NGVD 29(47).

2.) EXISTING UTILITIES ARE FROM UTILITY LOCATES PERFORMED BY THE VARIOUS AUTHORITIES AND FROM FIELD TIES OF EXISTING STRUCTURES. AN ADDITIONAL LOCATE SHOULD BE PERFORMED PRIOR TO ANY EXCAVATION.

3.) THIS IS NOT A BOUNDARY SURVEY. BOUNDARY LINES SHOWN ARE BASED STRICTLY ON SURVEYS FILED THROUGH LINN COUNTY.

0 20 40

DRAWN BY: SP

DATE: 10-25-2024

SCALE: 1" = 20'

LOREN AT BROOKSIDE TOPOGRAPHIC SURVEY
SW 53RD AVENUE, ALBANY, OR

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 11, 2005
BRIAN SCOTT SAILOR
61341

EXPIRES 6/30/26

PREPARED BY
COLE SURVEYING, LLC
245 NE CONIFER BLVD.
P.O. BOX 1211
CORVALLIS, OREGON 97339
(541) 257-1019

SHEET 1/2

PROJECT NO: 23-919

FILE: 22411 TOPO

SW 53RD AVE

(E)CURB INLET
TFOC=219.78
IE 4"(IN-E)=217.38
IE 4"(IN-W)=217.58
IE 12"(OUT-N)=215.88

(E)SANITARY MANHOLE
RIM=223.66
IE 8"(IN-N)=215.96
IE 8"(IN-E)=215.91
IE 8"(IN-S)=215.96
IE 8"(OUT-W)=215.56

(E)CURB INLET
TFOC=224.87
IE 10"(OUT-N)=219.27

(E) TRANSFORMER
ON CONCRETE PAD

(E) VAULT

(E) CELL
TOWER

(E) SHIPPING CONTAINER

0 20' 40'

LEGEND

- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING GAS
- EXISTING OVERHEAD UTILITIES
- EXISTING POWER
- EXISTING SANITARY
- EXISTING STORM
- EXISTING TELECOMMUNICATION
- EXISTING WATER
- EXISTING IRRIGATION
- EXISTING CATCH BASIN
- EXISTING CURB INLET
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING LIGHT POLE
- EXISTING CLEANOUT
- EXISTING MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING TELECOMMUNICATION PEDISTAL
- EXISTING TELECOMMUNICATION BOX
- EXISTING JUNCTION BOX
- EXISTING SIGN
- EXISTING CONIFEROUS TREE (TRUNK DIAMETER AND DRIP AS DRAWN)
- EXISTING DECIDUOUS TREE (TRUNK DIAMETER AND DRIP AS DRAWN)

NOTES:

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DATE: 10-25-2024

SCALE: 1" = 20'

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SHEET 2/2

PROJECT NO: 23-919

FILE: 22411 TOPO

ROGER H. NEWELL, AIA ARCHITECT 1102 - 19TH AVE EAST - SEATTLE, WA 98112 - 206-322-1192 - FAX 206-322-5161

July 31, 2025

REVIEW CRITERIA AND DEVELOPMENT STANDARDS RESPONSES – SITE PLAN REVIEW

Community Development Department
City of Albany, Oregon
333 Broadalbin St SW
Albany, Oregon 97321

RE: Loren at Brookside Apartments,
1122 – 53rd Av SW, 1190 – 53rd Av SW & 5310 Pacific Blvd SW
Albany, Oregon 97321

Community Development Staff:

Please find the following responses to the Review Criteria as required by ADC 2.450:

Criterion 1: The application is complete in accordance with the applicable requirements.
Facts: The narrative herein and accompanying documents represent our best effort to respond to and answer all requirements for a complete application.
Conclusion: This submittal is complete and in accordance with these requirements.

Criterion 2: The application complies with all applicable provisions of the underlying zoning district, including but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.
Facts:

- The subject property is zoned MUC (Mixed-Use Commercial) and under the Ellington Street Secondary Climate Friendly Area overlay. The proposed 108-unit multi-family apartment project is allowed with Site Plan Review.
- Density: By ADC 14.040(2)(b), minimum density 15 units/ac. x 3.75 ac = 56.25 units. Project proposes 108 units.
- Height: By ADC Table 5.090-1, max. 85'. Proposed 30'.
- Setbacks: By ADC Table 5.090-1 & 8.240-1
  Front: min. 15', max. 25'. Proposed 15'-6".
  Side & Rear: min. 0', max. 15'. Proposed 12'-6" to 13'-3"
- Landscaping: By ADC Table 5.090-1 & 8.240-1
  100% enhanced street frontage required. Complete and enhanced landscaping for all street frontage proposed.
- Block Length & Pedestrian/Bike Accessways: By ADC 14.040(4 & 5), 350' max. Street access is provided within the prescribed maximum.
- Common Open Space: By ADC Table 8.220-1, 250 sf of common open space is required. The proposed Clubhouse will provide approx. 730 sf common open space that qualifies under this section.
- Lot Coverage: By ADC Table 5.090-1, 80% (x 158,688 sf x 80% = 126,950 sf) max. Proposed development area of MUC zoning including pavement and buildings is 68,495 sf (43.2%). Note this table also specifies 100% landscaping.

Conclusion: This submittal is complete and in accordance with the requirements of the applicable zone and overlay districts.

Criterion 3: Activities and developments within special purpose districts comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.
Facts:

- Albany Airport Approach District: The subject property is outside of the Albany Airport Approach District (ADC 4.410) and does not apply to this project.

- Floodplain: The project development area lies outside the mapped areas as described in ADC 6.080 and are not subject to the requirements of the floodplain portions of Article 6.
- Riparian Corridor: By ADC 6.450, up to 3,000 sf of encroachment into the riparian corridor may be permitted with a Minor Variance. The proposal will encroach 2,270 sf into the 50' riparian corridor. A minor variance for this encroachment has been submitted as part of this Site Plan Review.
- Mitigation: Per ADC 6.400(1)(b) mitigation is required when there is disturbance of more than 2,000 sf of vegetated surface area. The proposed encroachment will meet the conditions of ADC 6.310(B)(2)(b). Mitigation plan recommendations per ADC 6.410 have been prepared by Zion Consulting and is submitted with this Site Plan Review. These recommendations have been integrated into the Site and Landscape Plan and are reflected there (See sheets A100, L1.2).
- Exemptions for Specific Activities in Riparian Corridor: By ADC 6.310(B)(2)(d), location and private construction of public non-master planned transportation facilities is permitted in riparian corridor overlay districts meeting the requirements of this section. The connecting access at the south end of the development encroaches into the Riparian Corridor. The proposed road and pedestrian access is the minimum required. No actual crossings of the corridor are made.
- Historic Overlay District: The project is not subject to the regulations of the Historic Overlay District (Article 7).

Conclusion: With application and approval of the Minor Variance and Riparian Corridor Mitigation Plan the proposed design conforms to the requirements of these Articles of the ADC.

Criterion 4: The application complies with all applicable Design Standards of Article 8.
Facts:

- Common Open Space: By ADC Table 8.220-1, 250 sf of common open space is required. The proposed Clubhouse will provide approx. 730 sf common open space that qualifies under this section.
- Private Open Space and Children's Play Areas are not required under the MUC zoning.
- Street Orientation: The project provides only 275 lf of the 609 lf along 53rd Avenue SW. This does not meet the 50% of street frontage required for this option. The project will meet the Enhanced Landscaping requirements (ADC 8.240)
- Enhanced Landscaping: Minimum 10' front setback in addition to base zoning (base 5' + 10' = 15'). Proposed front setback 15'-6" with enhanced landscaping per 8.240(3)(b).
- Façade Articulation: Per ADC 8.225(2), street-facing facades are to provide two of the listed features including: recessed entries must be three to six feet deep, eaves not less than 12 inches, wall and roof offsets of two feet for a minimum of four feet among others. The street-facing building elevations do exhibit these three features.
- Street-facing Windows: ADC 8.225(3) requires at least 15% of the total area of the regulated facades contain windows and doors meeting the glazed area requirement as described. The elevations of these street-facing buildings conform to this requirement. See front elevations for calculations.
- Pedestrian Connections: ADC 8.280 prescribes pedestrian circulation systems such as walkways, sidewalks and crosswalks provide all residents with connection to all adjacent uses and public right-of-ways. Walkways are provided to all buildings in conformance with the requirements of ADC 8.280, with regard to materials, dimensions, pavement marking, connections to adjacent right-of-ways and the Americans with Disabilities Act. Pedestrian crossings within the parking areas will be a minimum of 5-feet wide and marked with reflective stripping. Concrete walkways will be separated from vehicle circulation areas with a minimum 6" high curb. Pedestrian connections to adjacent streets/sidewalks are required for every 200' of street frontage. The site has approximately 792.5' of frontage along 53rd St SW and Pacific Blvd. Three pedestrian connections from the site to adjacent streets/sidewalks are provided.
- Parking: Per ADC 8.300 & 8.305 parking must be provided convenient to residents. Parking must be provided within 100 feet of each building entry for 50% of that building's residents. No parking is permitted between the buildings and the front lot line and spacing between driveways must be a minimum of 25 feet apart. The proposed Site Plan allows for the prescribed number of parking spaces to be provided that meets this requirement. Driveway access will be exclusively from 53rd St SW with additional access to

adjacent property to the southeast as directed by City staff. Driveway width of 26' will comply with ADC 12.100.

- Residential Design Standards: A minimum of 50% of the street-facing facades must comply with the material requirements of ADC 8.485. Materials proposed include brick and fiber-cement panels and siding. Gabled roofs will be incorporated and exterior HVAC will be screened from street view to conform to this paragraph.

Conclusion: This submittal complies with the requirements of the Design Standards of Article 8.

Criterion 5: The application complies with all applicable Design Standards of Article 10.
Facts: The project does not propose any manufactured housing. The project will be site-built.
Conclusion: This project complies with the requirements of the Design Standards of Article 10 as it does not apply.

Criterion 6: The application complies with all applicable On-Site Development and Environmental Standards of Article 9.
Facts:

- Off-Street Parking and Loading: By ADC Table 9.020-1 maximum off-street parking for Multi-Dwelling units studio and 1-bedroom units and 2-bedroom units apply to this project. There are 66 studio and 1-bedroom units and 42 2-bedroom units proposed. The maximum number of parking spaces allowed would be (66 x 1.0 space/du + 42 x 1.5) 120. Additionally 27 visitor spaces are allowed (108 / 4) for a total of maximum 156 spaces allowed. 145 parking spaces are provided.
- Bicycle Parking: There must be a minimum of 54 bicycle parking spaces provided for the 108 dwelling units (50%) according to ADC Table 9.030-1. 54 bicycle storage lockers that conform to the requirements of ADC 9.030(4) are provided in this plan.
- Accessible Spaces: Per ORS 447.233, five accessible spaces, of which one is a wheelchair user only space, are required. These spaces are shown on the Site Plan.
- Electric Vehicle Charging Capacity: Per ADC 9.050 electric vehicle charging capacity will be provided for 40% of all vehicle parking spaces (58 spaces) and 25% of all ADA parking spaces (2 spaces) provided for the project.
- Parking Plan & Standards: The information required by ADC 9.080 is included on the Site Plan. The parking area will conform to the standards of ADC 9.100 and are noted on the plan.
- Parking Lot Design: Per ADC 9.120, interior driveways reflect the orientation of the adjacent right-of-ways. Traffic calming will be provided by locating trees on both sides of the full length of the driveways where possible. Dimensions of parking stalls (standard, compact and accessible) and aisles will comply with the requirements of this section.
- Compact spaces comprise 38.6% of the total parking spaces provided, within the 40% limit (56/145). Wheel bumpers will be provided. Parking lot lighting fixtures will reflect away from adjacent properties per ADC 9.100(13). Pedestrian accessways are provided and offer complete circulation to all residents and facilities. Public walkways and parking spaces will meet requirements of the the OSSC.
- The parking lot and property perimeters will be landscaped to comply with General Residential Requirements (9.140), Parking Lots (9.150) and Village Centers (9.160) as shown in the Landscape Plan.
- Tree Canopy: Trees will be planted to meet the requirements of ADC 9.130(2-4) in lieu of providing any solar panels. This is reflected in the Landscape Plan.
- Walkways: As prescribed in ADC 9.130(5) pedestrian walkways and accessways will meet these provisions including those regarding dimension of width and height, surface material and markings and separation from parking and driving areas.
- Landscaping: As noted under the response to Criterion 2, complete (100%) enhanced landscaping is required along the street frontages and for the full depth of the front setback as noted under Article 5. Irrigation will be provided as described by the Landscape Plan. The Landscape Plan has been prepared by a licensed landscape architect.
- Tree Protection: Two trees of qualifying circumference within the development envelope have been identified for removal. This does not require additional Tree Felling review. Removal of these trees are a part of this Site Plan Review application. No other trees on the property will be affected by the construction.

- Buffering and Screening: Per Table 9.210-1 landscape buffering will be required along the arterial street (Pacific Blvd. SW). This is shown on the Landscape Plan.
- Environment: No other environmental impact to the site or neighboring properties as described under ADC 9.400-500 are anticipated.

Conclusion: This submittal complies with the requirements of the Design Standards of Article 9.

Criterion 7: The Public Works Director has determined that the public facilities and utilities are available to serve the proposed development in accordance with Article 12 or will be made available at the time of development.
Facts: The development proposal is under review by the Public Works Department and will make that determination as a part of this Site Plan Review.
Conclusion: This submittal is to be reviewed by the Public Works Director.

Criterion 8: The Public Works Director has determined that the transportation improvements are available to serve the proposed development in accordance with Article 12 or will be made available at the time of development.
Facts: The development proposal is under review by the Public Works Department and will make that determination as a part of this Site Plan Review.
Conclusion: This submittal is to be reviewed by the Public Works Director.

Criterion 9: The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
Facts: The development proposal is under review by the Public Works Department and will make that determination as a part of this Site Plan Review.
Conclusion: This submittal is to be reviewed by the appropriate government entity.

Criterion 10: The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.
Facts: Prior land-use approvals include:

- CU-01-14; New Wireless Communication Facility
- DC-01-04; Text Amendment
- CP-01-04; Comp. Plan Amendment to change tax lot 606 from URR to VC, MDR and OS
- ZC-01-04; Zone Amendment to change tax lot 606 from RS-6.5 to MUR and OS

This proposal is consistent with the land-use changes in effect.
Conclusion: This submittal meets this requirement.

Criterion 11: Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.
Facts: The development proposal is consistent with the current regulations and policies of the Albany Development Code.
Conclusion: This submittal complies and conforms to the ADC.

Respectfully submitted,

Rob Okazaki
Project Architect

[End Response]

RIPARIAN CORRIDOR LOCAL MITIGATION PLAN

for the

Loren at Brookside Project

City of Albany

Linn County, Oregon

ZION
Natural Resources Consulting

Prepared for:

Schneider Homes
c/o Zach Schneider
5310 Pacific Blvd SW
Albany, OR 97321

Submitted by:

ZION Natural Resources Consulting
P.O. Box 545
Monmouth, OR 97361
Phone: 503-838-0103
Fax: 503-623-7425
ZNR Project #: 1837

November 2025

A. INTRODUCTION

At the request of Schneider Homes, Zion Natural Resources Consulting has created the following mitigation plan in order to comply with the City of Albany Development Code Natural Resource Impact Review Standards for Significant Natural Resource overlay districts including Riparian Corridors (/RC) (ADC 6.310). The Riparian Corridor is located south of SW 53rd Avenue and west of Pacific Blvd SW in Albany, OR (T11S, R4W, Sec. 24DA, Tax Lots 1200 and 1300 as well as Sec. 24 tax lot 606). These proposed impact areas are for the placement of Loren at Brookside apartment complex with associated parking and amenities.

B. OBJECTIVES

The objective of this plan is to be based on the Local Mitigation Standards (6.400). "On-site enhancement is required when the 50-foot area of the Riparian Corridor overlay district is impacted per 6.310(B)(2)(b), unless the activity is otherwise exempted per this section of the Code". Mitigation will occur based on the existing resource quality and the mitigation requirements expected for future resource quality. The proposed impact areas are considered Degraded Quality which will be enhanced to Marginal Quality at maturity as defined in Table 6.410-1 for Riparian Corridor Overlays.

TABLE 6.410-1

Quality levels, mitigation requirements and expected condition of the significant wetlands and riparian corridor areas after successful completion of the mitigation plan.

Existing Resource Quality	Mitigation Requirements/Expected Future Resource Quality
Waterways & Significant Wetlands (riparian and isolated)	
Good Quality: Little enhancement potential per the Local Wetland Inventory assessment or other wetland assessment by a qualified professional. City staff will verify existing condition.	Preserve or enhance per approved mitigation plan; Invasive species are removed and are not persisting.
Marginal Quality: Moderate enhancement potential per the Local Wetland Inventory assessment or other wetland assessment by a qualified professional. City staff will verify existing condition.	Restore to Good Quality per approved mitigation plan; Invasive species are removed and are not persisting.
Degraded Quality: High enhancement potential per the Local Wetland Inventory assessment or other wetland assessment by a qualified professional; Farmed or otherwise converted. City staff will verify existing condition.	Enhance to at least Marginal Quality; A smaller ratio of 1.0 (impact area) to 0.5 (mitigation area) may be allowed for restoration to Good Quality.
Riparian Corridor Overlay	
Good Quality: Combination of native trees, shrubs, and groundcover are at least 80% of the overlay area, and there will be more than 50% tree canopy coverage at maturity.	Preserve or enhance per approved mitigation plan; Invasive species are removed and are not persisting.
Marginal Quality: Combination of native trees, shrubs, and groundcover are at least 80% of the overlay area, and there will be 25%-50% tree canopy coverage at maturity.	Restore to Good Quality with an approved plan (mature overlay area coverage will be estimated); Invasive species are removed and are not persisting;
Degraded Quality: Less vegetation and canopy coverage than Marginal Quality, and/or greater than 10% coverage of any non-native species.	Enhance to at least Marginal Quality with an approved plan (mature overlay area coverage will be estimated); A smaller ratio of 1.0 (impact area) to 0.5 (mitigation area) may be allowed for restoration to Good Quality.

[Ord. 5947, 1/01/21]

C. MITIGATION PLAN

Impact Location

There are three riparian corridor impact areas (A-C) being proposed as part of this development plan (Figure 4A-C). These encroachment areas are for the placement of apartment buildings 4 and 5 and a small portion for associated public parking next to building 5.

Existing Conditions

The existing condition of the site consists of vacant land with a gravel road and a cell tower (placed in 2016) in the center of the site with a forested riparian area along the tributary to Oak Creek. This drainage and wetland area is dominated by *Fraxinus latifolia* and *Carex obnupta*. The uplands consist of remnant pasture containing non-native grasses and forbs along with patches of Himalayan blackberry (*Rubus armeniacus*) a non-native invasive species. The 50-foot riparian corridor has been defined based on the delineated wetland boundary.

Mitigation Location

The mitigation location is in the southeast corner of the site, south of building 6 (Figure 4B). This location is within a degraded portion of the riparian corridor. Guidance from the Oregon Department of State Lands and the U.S. Army Corps of Engineers recommends placing mitigation sites in areas that are removed from potential future human disturbances and that provide access to irrigation. The mitigation site consists of a 1:1 ratio of 2,703 square feet of mitigation area to compensate for the 2,703 square feet of encroachment areas (A-C).

Reference Site

The refence site is based on the existing undisturbed riparian corridor. The tree stratum consists of Oregon ash (*Fraxinus latifolia*), with the shrub stratum consisting of Himalayan blackberry (*Rubus armeniacus*). The herbaceous stratum is a mosaic of non-native grasses and forbs. Utilizing this undisturbed corridor as a reference site is limited based on the concern of the Emerald ash borer primarily hosts on all species of ash. Based on this limitation and the presence of invasive species the mitigation plan proposes to reintroduce Willamette Valley Ponderosa Pine, which was once a dominant species throughout the Willamette Valley, and bitter cherry. A native grass seed mix is proposed for the herbaceous layer.

Planting Plan

This mitigation plan will restore suitable conditions for a high diversity of native species. The entire mitigation area will be seeded with the native seed mix which will be obtained from seed suppliers of native NW species. Planting will occur over a period of several months as the plants become available and at the recommended planting times.

Tree Stratum

- Willamette Valley Ponderosa Pine (*Pinus ponderosa var. benthamiana willamettensis*) = 4 elle pots 5-8" tall
- Bitter Cherry (*Prunus emerginata*) = 3 one-gallon pots

Herbaceous Stratum

River Refuge Seed grass mix #9 (20lbs per acre)

Elymus glaucus 30%
Bromus carinatus 25%
Hordeum brachyantherum 10%
Festuca romeri 10%
Deschampsia elongata 10%
Agrostis exarata 5%
Deschampsia cespitosa 5%
Festuca rubra ssp. Jucea "Molate" 5%

Management

Removal and control of exotic species

Maintenance will occur as needed and will coincide with monitoring events. The removal of non-native, invasive weeds is necessary throughout the maintenance period, or until a healthy stand of desirable vegetation is established. Removal and control of exotic species of plants will be conducted at a minimum of two times per year. Removal may include the use of power tools or through the application of herbicides by a licensed professional.

Containerized stock should be installed only from February 1 through May 1 and October 1 through November 15. Bare root stock should be installed only from December 15 through April 15.

Plant placement should be consistent with naturally occurring plant communities. Shrubs should be placed in singles or clusters of the same species to provide a natural planting scheme. This arrangement may follow curved rows to facilitate maintenance. Distribution and relative abundance will be dependent on the plant species and on the size of the revegetation area. Plant placement and seeding will promote maximum vegetative cover to minimize weed establishment.

Installation recommendations for plant material

Till the sub-grade in these areas to a depth of at least four inches and add at least 12 inches of clean compost-amended topsoil. Where appropriate and necessary for erosion control or to enhance organic matter, leaf compost may be placed uniformly on topsoil. Other amendments, conditioners, and bioamendments may be added as needed to support the specified plants or adjust the soil pH. Traditional fertilization techniques (applying N-P-K) are not necessary for native plants. Trees, shrubs, and groundcovers planted in upland areas should be mulched a minimum of three inches in depth and 18 inches in diameter, to retain moisture and discourage weed growth around newly installed plant material. Appropriate mulches are made from composted bark or leaves that have not been chemically treated.

Irrigation

Appropriate plant selection, along with adequate site preparation and maintenance, reduces the need for irrigation. However, an irrigation system should be used during the two-year plant establishment period. Watering should be at a minimum rate of at least one inch per week from June 15 through October 15.

D. MONITORING AND MAINTENANCE

A monitoring report detailing the survival and health of planted vegetation, and the status of invasive species, will be provided to the Community Development Department between 18 and 24 months from the initial planting that describes the health of all vegetation and shows pictures of the vegetation. Monitoring fieldwork will be conducted annually in the spring and will include ground level photos of the mitigation area.

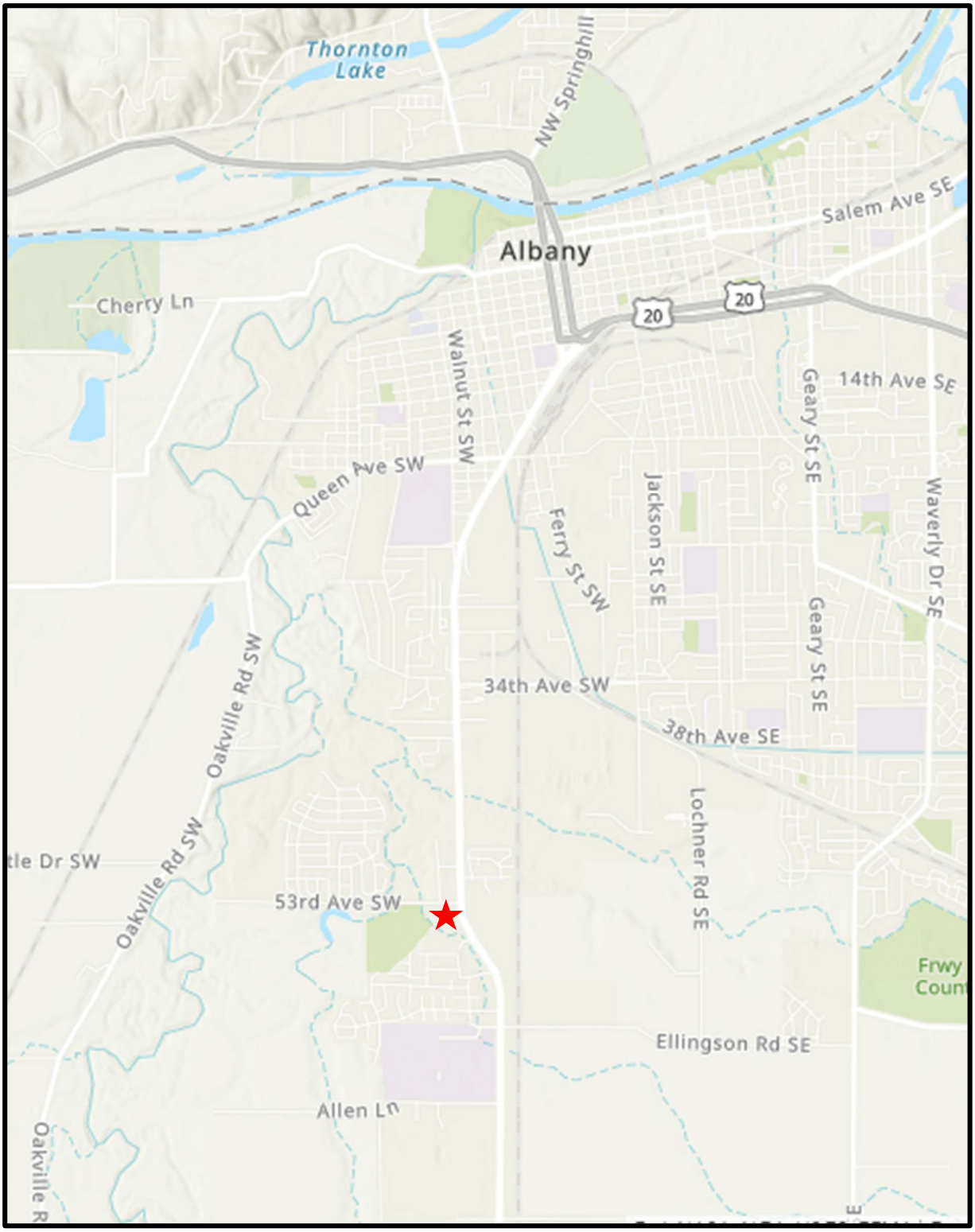
If the survival rate for tree and shrub species is below 80%, a replanting strategy will be prepared, approved, and executed within 6 months of the report, with a subsequent report on survival provided to the Department between 12 and 18 months from the time of the second planting. At this point, if the survival rate is still below 80%, the bond described in (3) will either be forfeited or extended for a 2½-year period with Director's approval. If at the end of the extension period, the survival rate is still less than 80%, the bond will be forfeited.

E. FINANCIAL ASSURANCES

According to 6.410(3), Schneider Homes will provide assurance of completion in the form of a surety or performance bond, cash, negotiable security deposit, letter of credit, or other guarantees approved by the City Attorney that is equal to 120% of the value of the improvements installed pursuant to the plan for a 2-year period. The assurance shall be in place before the issuance of development permits to ensure the success of mitigation improvements and the survival of the plants. The assurance will be released by the City upon receiving satisfactory proof that the mitigation measures have been successfully implemented per (4) below. If mitigation improvements fail during the 2-year period, the assurance will both be forfeited and used by the City to correct the problem pursuant to the approved mitigation plan, or the bond period may be extended for a 2½-year period with Director's approval to allow for another replanting strategy.

APPENDIX A:

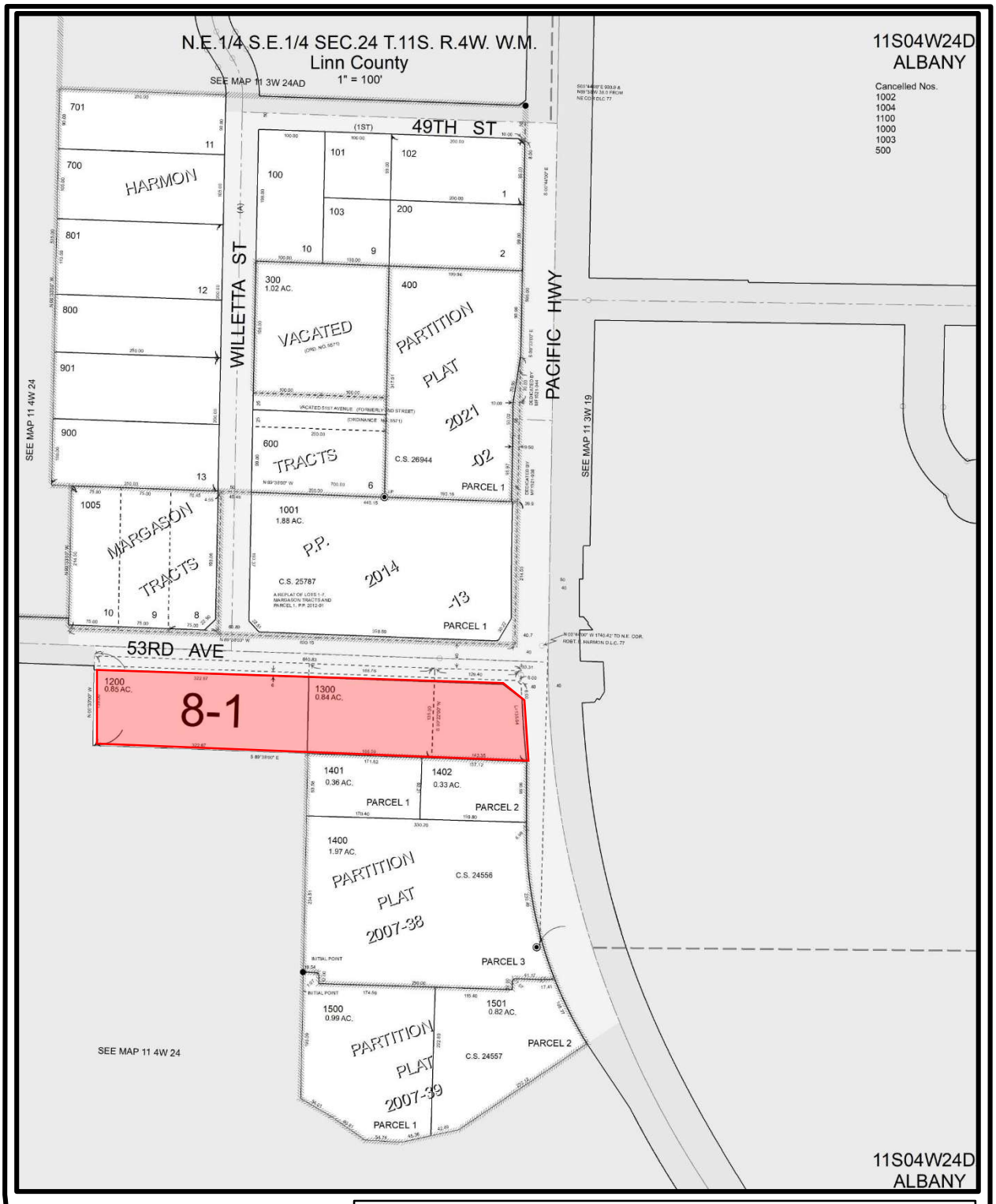
Site Figures



ZION Natural Resources Consulting

FIGURE 1
Vicinity Map

Project: Loren at Brookside



ZION Natural Resources Consulting

FIGURE 2a
Tax Lot Map

Project: Loren at Brookside

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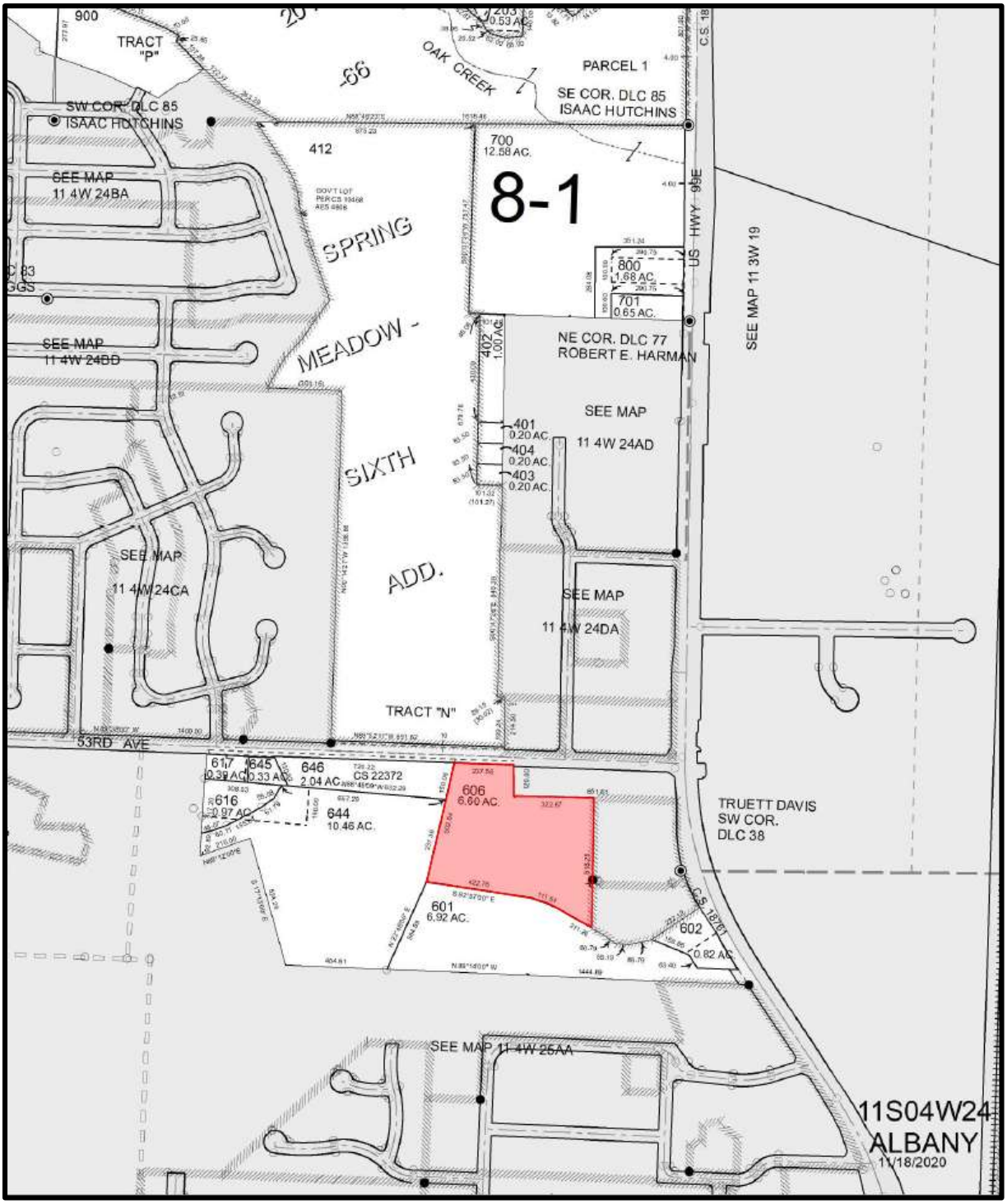

ZION Natural Resources Consulting

FIGURE 2b
Tax Lot Map

Project: Loren at Brookside

N
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ZION Natural Resources Consulting

FIGURE 3
Google Earth Aerial - July 8th, 2023

Project: Loren at Brookside

N
W E
S

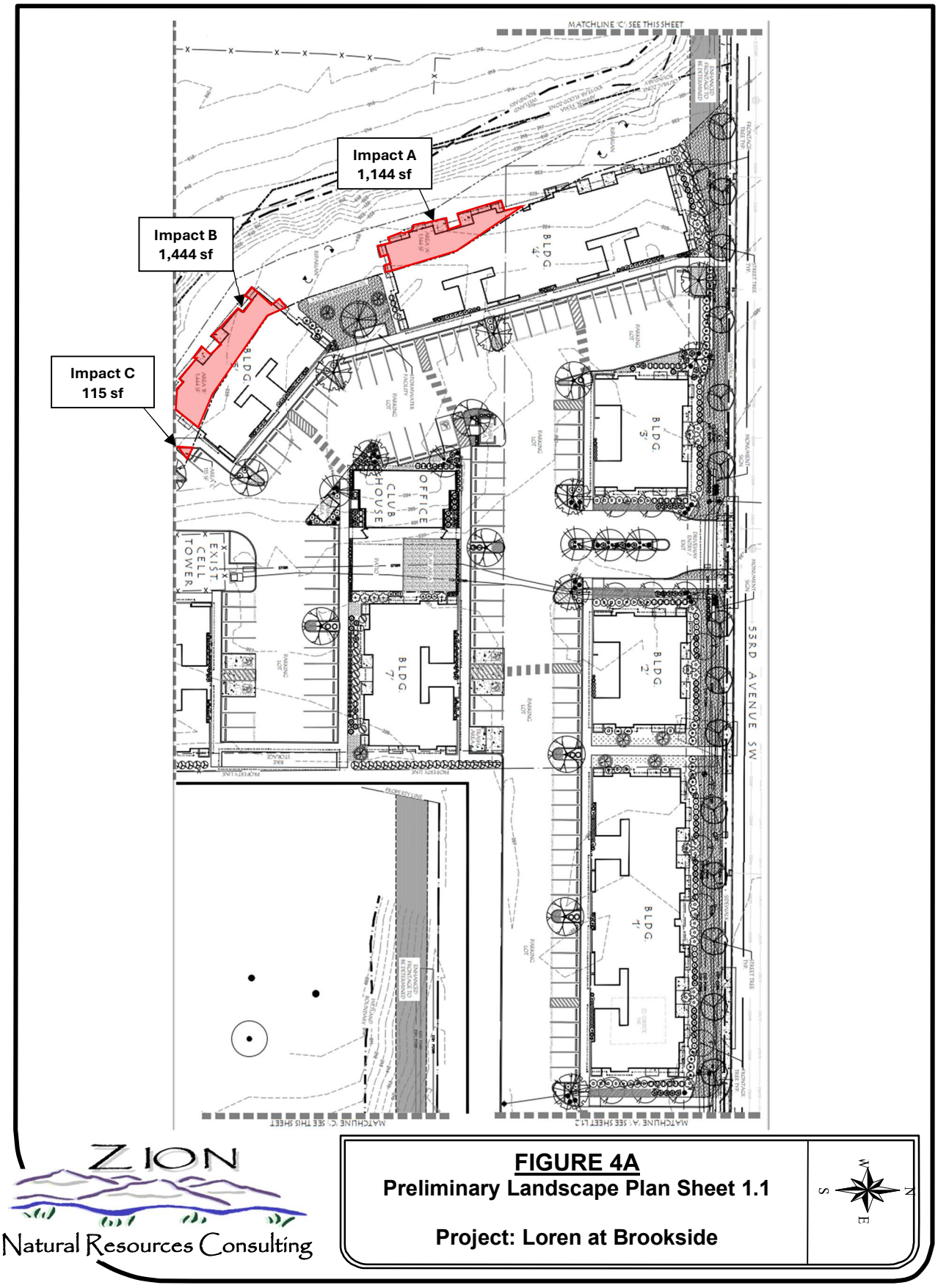


FIGURE 4A
Preliminary Landscape Plan Sheet 1.1

Project: Loren at Brookside

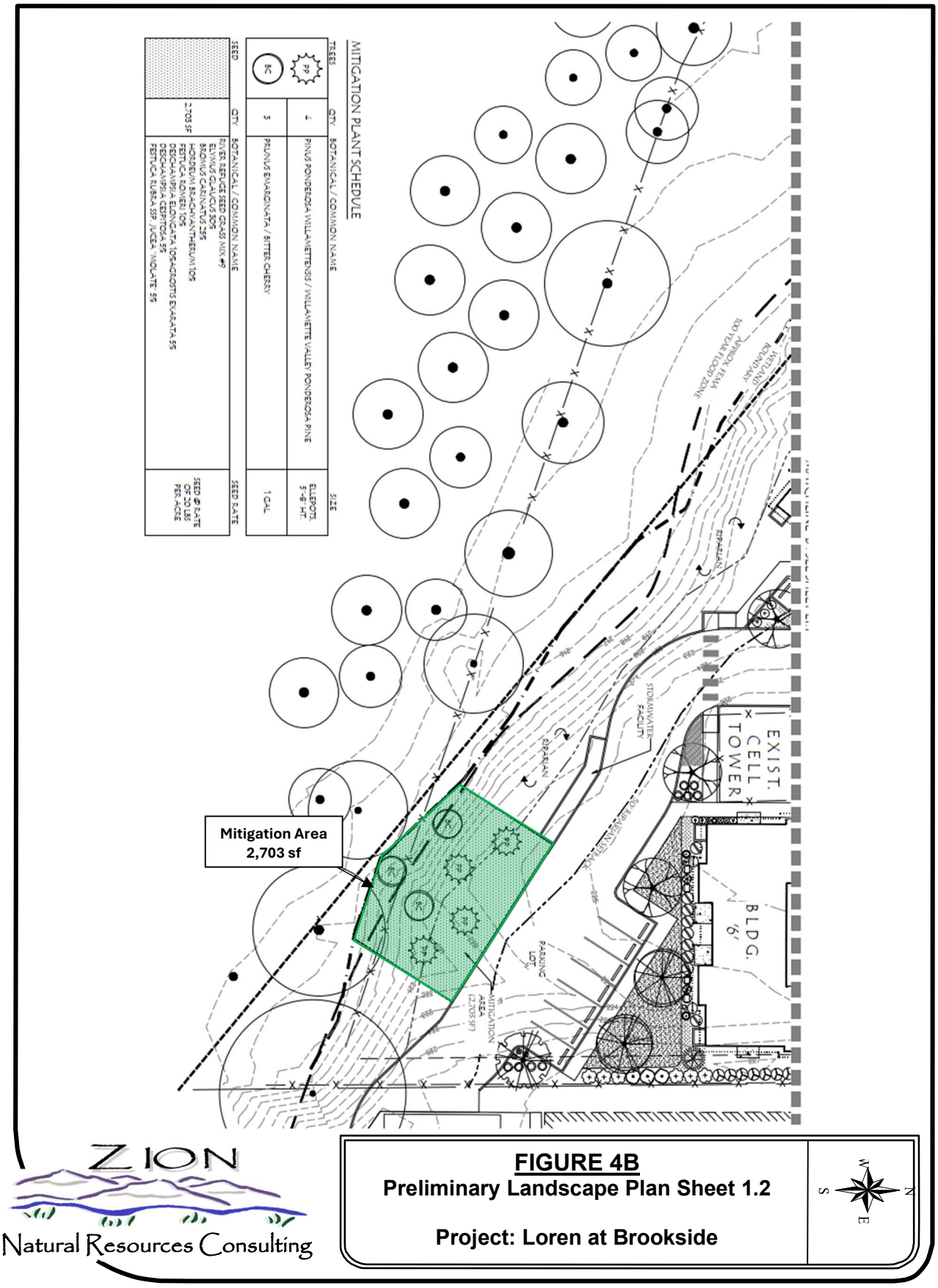
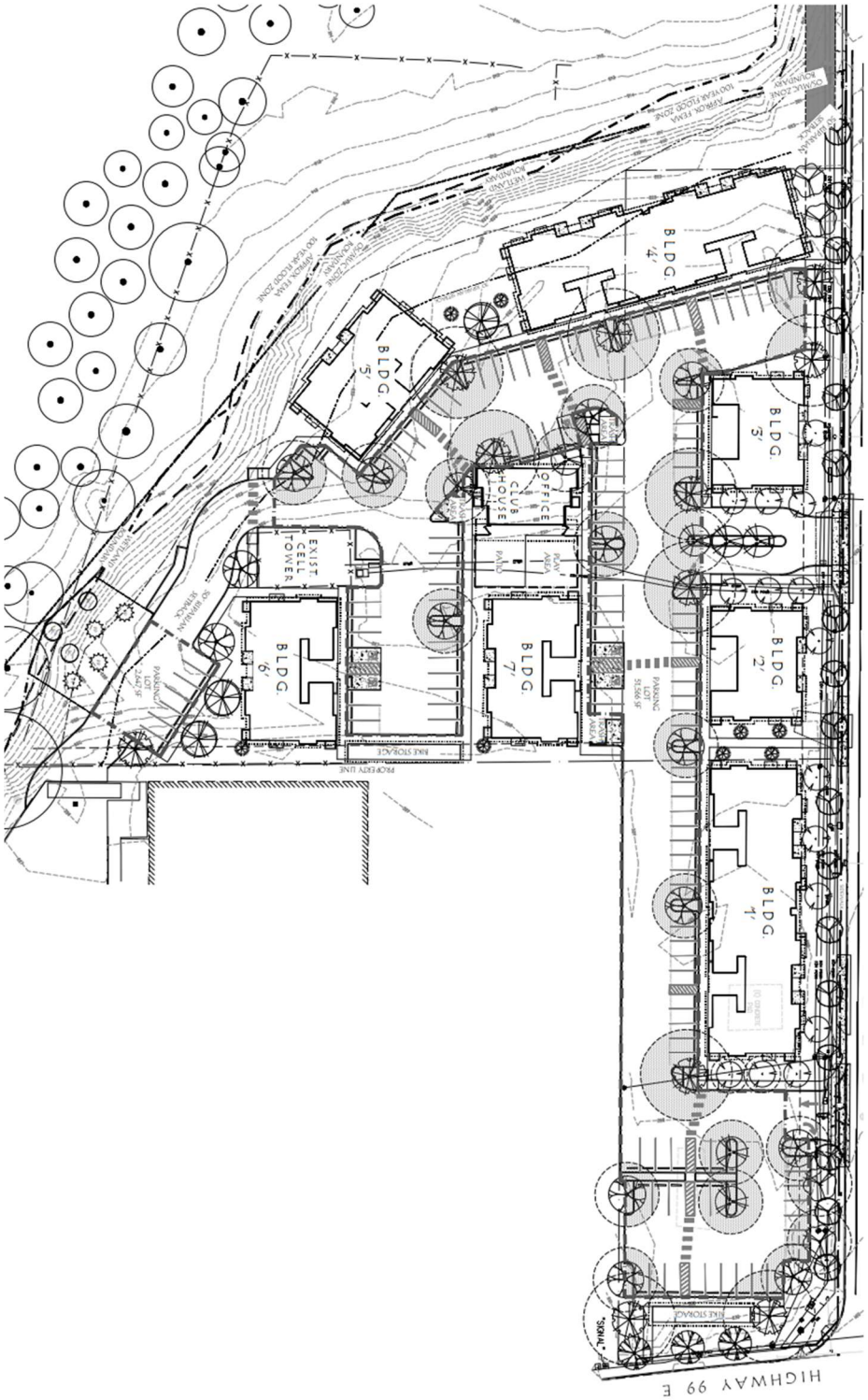


FIGURE 4B
Preliminary Landscape Plan Sheet 1.2

Project: Loren at Brookside

ZION Natural Resources Consulting



ZION Natural Resources Consulting

FIGURE 4C
Preliminary Landscape Plan Sheet 1.3

Project: Loren at Brookside

N W E S

APPENDIX B:

Site Photographs

Photo Point #1 – Located in the northeastern corner of the study area looking west across tax lot 1300.

Photo Point #2 – Located in the northwest corner of the study area viewing west along the wetland boundary.

Photo Point #3 – Located in the northwest corner of the study area viewing south along the wetland boundary.

Photo Point #4 – Located in the center of the study area looking east across the wetland area.

November 24, 2025

Planning Director
City of Albany
333 Broadalbin St SW
Albany, OR 97321

City of Albany Planning files: SP-15-25, NR-03-25, RL-08-25
Loren at Brookside Apartments
1122, 1190 - 53rd Av SW, 5310 Pacific Blvd SW
RE: Tentative Plat Review Criteria [ADC 11.180]

Director:

We request a review of Tentative Plat for the above mentioned project. This proposal meets the criteria of the Albany Development Code for Tentative Plat Review as follows:

(1) Development Standards: The underlying MUC zoning specifies maximum building footprint, maximum and minimum yard setbacks, maximum height limit, maximum lot coverage and landscaping. This project conforms to all these Development Standards.

Lot and block standards are exceeded but due to the unique situation of the parcel and development area adjacent to wetland these standards are requested to be exempted.

Open space provided by this project comply with standards for this zoning.

(2) Ownership: This proposal will merge all parcels under the same ownership. No portion of the property under the same ownership will remain.

(3) Access for adjoining property: This proposal will not prevent access or development to any adjoining parcel.

(4) Transportation Improvements: We request the Public Works Director to determine what, if any, transportation improvements are available this proposed consolidation as part of this review.

(5) Utility Improvements: We request the Public Works Director to determine what, if any, public facilities and utilities improvements are available this proposed consolidation as part of this review.

(6) Conformance with ADC: This project is consistent with the regulations of Article 6 (Natural Resources) of the ADC. Articles 4 and Article 7 do not apply.

Should any additional information or elaboration be needed, please contact us immediately.

Respectfully submitted,

Rob Okazaki
Project Architect

[End Narrative]

November 24, 2025

Public Works Director
City of Albany
333 Broadalbin St SW
Albany, OR 97321

City of Albany Planning files: SP-15-25, NR-03-25, RL-08-25
Loren at Brookside Apartments
1122, 1190 - 53rd Av SW, 5310 Pacific Blvd SW
RE: Block Length Accessway Exception Request

Director:

We request an exception from the requirement listed herein:

ADC 14.040(4) Maximum Block Length:

The stated intent of this chapter is to facilitate pedestrian and bicycle connectivity for parcels and blocks that exceed 500 feet of width. Per paragraph (d) the City Engineer may grant an exception to this standard when one or more listed conditions exist on the development site.

Accessways are defined as a paved surface of 10' width with 5' of landscaping on either side – a 20' wide accessway.

The location of this site is constrained by wetland and riparian corridor (natural features) to the west and south, private property to the south and east, and provides no public access (available access) to the south. The configuration of the parcel is largely fronting the north along 53rd Av SW with the south portion behind neighboring private property fronting Pacific Blvd on the east (parcel orientation, shape).

We assert that for these reasons this project be allowed an exception to this regulation for a required accessway.

No public right-of way exists to the south or west of the development site.

Any accessway provided bisecting the property would not connect to any existing public right-of-way.

Due to the nature of a residential community, and for security of the residents, transient and public egress through the middle of this private residential development would not be encouraged. However, a new bicycle and pedestrian connection through the property would be established via the required southern access and proposed pathways and driveways.

We request the City Engineer except this project from the Block Length requirements of ADC 14.040(4) including pedestrian and bicycle accessway through the development.

We are including a site plan exhibit with the pathway through the property highlighted and with proposed enhancement of the proposed connection. Please contact us if there are any other questions or documentation needed for your evaluation. Thank you.

Respectfully submitted,

Rob Okazaki, Project Architect
Roger H. Newell AIA

WILLETTA ST SW

53RD AVE SW

HWY 99 E

LINN COUNTY GPS MON-53255

N11°25'32"E 480.03'

N82°56'02"W 341.34

N82°51'19"E 81.05'

Connection Path Crossing Example

Connectivity Exhibit

North

SCALE: 1"=30'-0"

ROGER A. HEWELL, AIA
ARCHITECT (503) 332-1152

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1200 NW NAITO PARKWAY, SUITE 440
PORTLAND, OREGON 97209

DATE: 03/26/25
DRAWN: MY
CHECKED: RH

03-05-25 SITE PLAN REVIEW
1-24-25 RESPONSE TO COMMENTS

The Loren at Brookside
Schneider Homes
Albany, OR

Ex-01

PROJECT NO.
2020.4