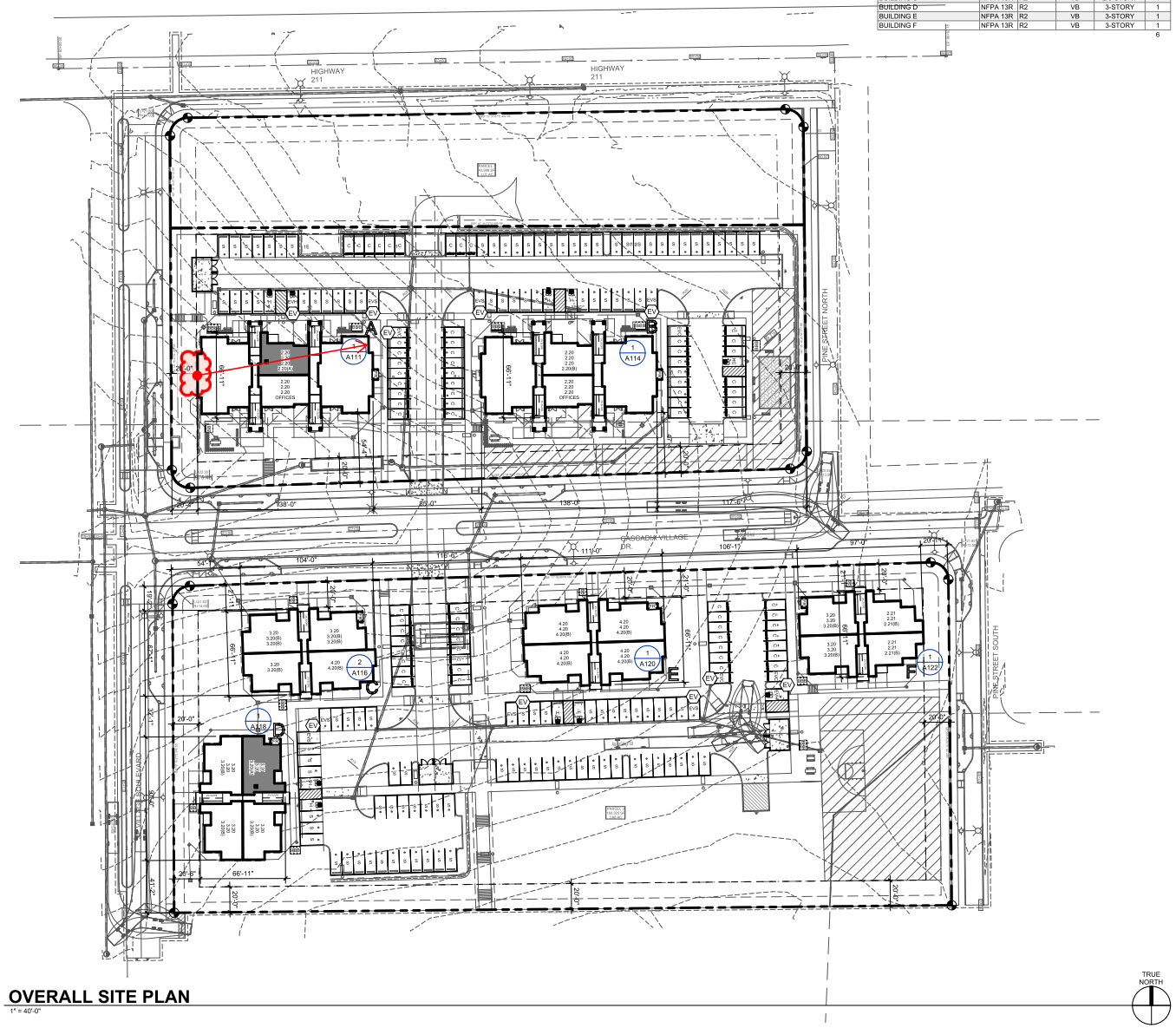

OVERALL SITE PLAN

1" = 40'-0"

STRUCTURES ON SITE

STRUCTURES	FIRE SPRINKLER	OCCUPANCY	CONSTRUCTION TYPE	BUILDING TYPE	COUNT
BUILDING A - L1 (LEASE)	NFPA 13	R2/A3/ B	VB	1-STORY	1
BUILDING A - L2 / L3 / L4	NFPA 13R	R2		3-STORY	
BUILDING B - L1 (LEASE)	NFPA 13	R2/A3/ B	VB	3-STORY	1
BUILDING B - L2 / L3	NFPA 13R	R2			
BUILDING C	NFPA 13R	R2	VB	2/3-STORY	1
BUILDING D	NFPA 13R	R2	VB	3-STORY	1
BUILDING E	NFPA 13R	R2	VB	3-STORY	1
BUILDING F	NFPA 13R	R2	VB	3-STORY	1
					6

KEYNOTES

#	DESCRIPTION

SITE AREA

PROPERTY	AREA	AREA (SF)
SOUTH PARCEL	3.68 acres	160,325 SF
NORTH PARCEL 2	2.26 acres	98,472 SF
NORTH PARCEL 1	1.01 acres	44,047 SF

BUILDING MATRIX

BUILDING	UNIT COUNT
BUILDING A	19
BUILDING B	13
BUILDING C	10
BUILDING D	12
BUILDING E	12
BUILDING F	12
TOTAL UNITS	78

UNIT MATRIX

UNIT MODEL	UNIT TYPE	UNIT COUNT	PARKING/DU	STALLS REQUIRED
UNIT 2.20(A)	2BED/2BATH	1	2	2
UNIT 2.20(B)	2BED/2BATH	1	2	2
UNIT 2.20(S)	2BED/2BATH	10	2	20
UNIT 2.21(B)	2BED/2BATH	2	2	4
UNIT 2.21(S)	2BED/2BATH	4	2	8
UNIT 3.20(A)	3BED/2BATH	1	2	2
UNIT 3.20(B)	3BED/2BATH	10	2	20
UNIT 3.20(S)	3BED/2BATH	15	2	30
UNIT 3.21(S)	3BED/2BATH	20	2	40
UNIT 4.20(B)	4BED/2BATH	5	2	10
UNIT 4.20(S)	4BED/2BATH	9	2	18
		78		156

OFFICE MATRIX

UNIT MODEL	UNIT TYPE	UNIT COUNT	PARKING/DU	STALLS REQUIRED
BUILDING A				
REC + OFFICES	OFFICES	5	5	25
BUILDING B				
REC + OFFICES	OFFICES	5	5	25
		10		50

UNIT %

UNIT TYPE	UNIT COUNT	UNIT %
2BED/2BATH	18	23.1%
3BED/2BATH	46	59.0%
4BED/2BATH	14	17.9%
TOTALS	78	100.0%

PARKING STATISTICS

DESCRIPTION	TYPE	STALLS PROVIDED	PARKING %
NORTH PARCEL			
COMPACT (8'-0 x 18'-0")	C	41	20.1%
EV COMPACT (8'-0 x 18'-0")	EVC	2	1.0%
EV HANDICAP (9'-0" x 20'-0")	EVH	1	0.5%
EV STANDARD (9'-0" x 20'-0")	EVS	3	1.5%
HANDICAP (8'-0 x 20'-0")	HC	1	0.5%
HANDICAP (9'-0" x 20'-0")	H	1	0.5%
STANDARD (9'-0" x 20'-0")	S	52	25.5%
VAN (9'-0" x 20'-0")	H	2	1.0%
SOUTH PARCEL			
COMPACT (8'-0 x 18'-0")	C	30	14.7%
EV COMPACT (8'-0 x 18'-0")	EVC	2	1.0%
EV HANDICAP (9'-0" x 20'-0")	EVH	1	0.5%
EV STANDARD (9'-0" x 20'-0")	EVS	4	2.0%
HANDICAP (9'-0" x 20'-0")	H	4	2.0%
STANDARD (9'-0" x 20'-0")	S	60	29.4%
TOTAL STALLS		**204**	**100.0%**

PARKING (BICYCLE)

DESCRIPTION	TYPE	BICYCLE STALLS
BICYCLE	B	80
TOTAL STALLS		80

PATH OF ACCESSIBLE TRAVEL

DIRECTION OF TRAVEL

PATH OF TRAVEL

UNIT NAME LEGEND

UNIT 3.20(A)

BEDROOMS — UNIT ACCESSIBILITY TYPE

BATHROOMS — UNIT VARIATION

W B A

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ARI-14360
STATE OF OREGON

CONSTRUCTION SET

08/07/2024

PROJECT

CASCADE CREEK

38330 HWY 211, SANDY, OREGON 97055

OVERALL SITE PLAN

#	DESC.	DATE
REV-01	CITY COMMENTS SLIDOA (1st REVIEW)	11/22/2023

APPROVAL STAMPS

JOB NO.:	2136
ISSUE DATE:	08/07/2024
REVISED:	11/22/2023
DRAWN BY:	VS

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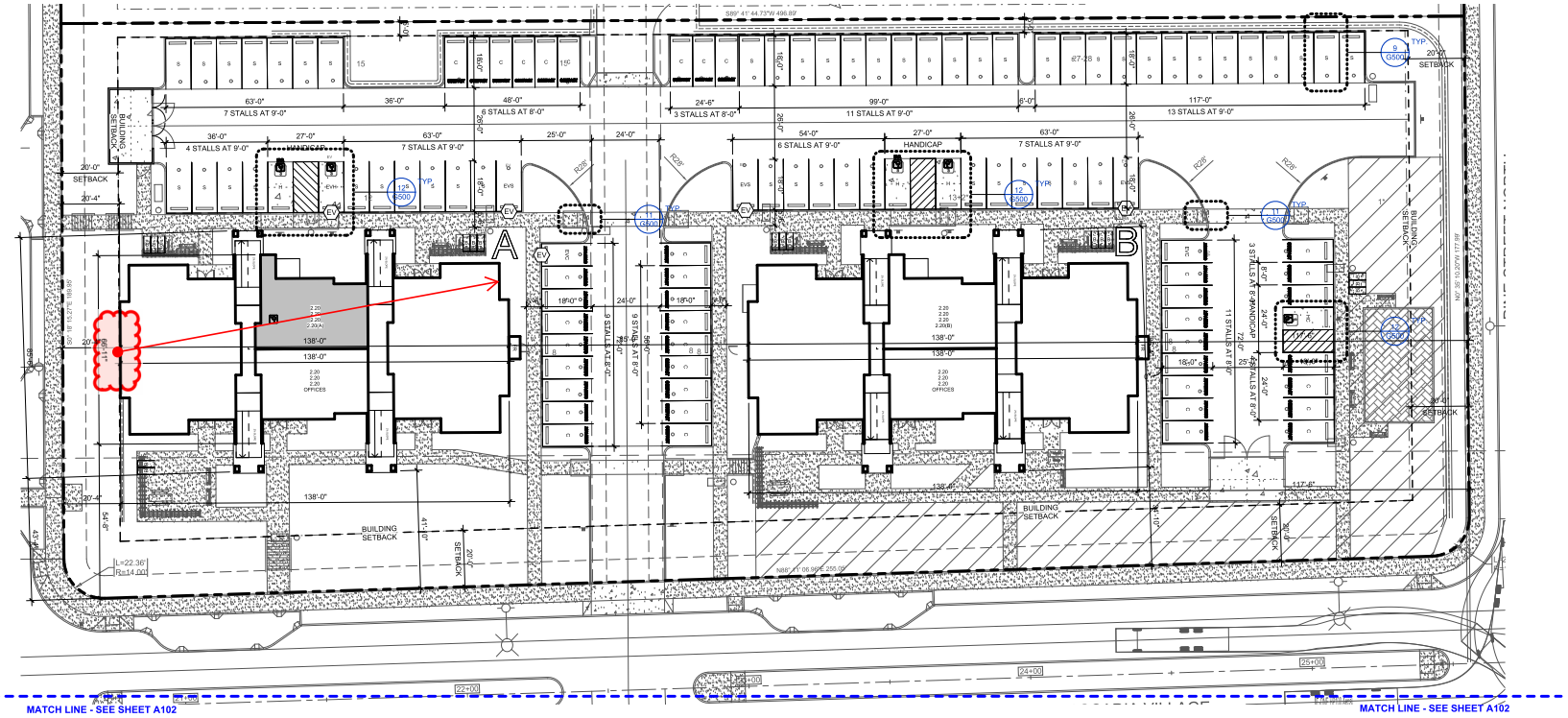

1 ENLARGED SITE PLAN - NORTH PARCEL

1" = 20'-0"

TRUE NORTH

PATH OF ACCESSIBLE TRAVEL

DIRECTION OF TRAVEL

PATH OF TRAVEL

UNIT NAME LEGEND

UNIT 3.20(A)

BEDROOMS — UNIT ACCESSIBILITY TYPE

BATHROOMS — UNIT VARIATION

PARKING STATISTICS

DESCRIPTION	TYPE	STALLS PROVIDED	PARKING %
NORTH PARCEL			
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VAN (9'-0" x 20'-0")	H	2	1.0%
SOUTH PARCEL			
COMPACT (8'-0 x 18'-0")	C	30	14.7%
EV COMPACT (8'-0 x 18'-0")	EVC	2	1.0%
EV HANDICAP (9'-0" x 20'-0")	EVH	1	0.5%
EV STANDARD (9'-0" x 20'-0")	EVS	4	2.0%
HANDICAP (9'-0" x 20'-0")	H	4	2.0%
STANDARD (9'-0" x 20'-0")	S	60	29.4%
TOTAL STALLS		**204**	**100.0%**

PARKING (BICYCLE)

DESCRIPTION	TYPE	BICYCLE STALLS
BICYCLE	B	80
TOTAL STALLS		80

UNIT MATRIX

UNIT MODEL	UNIT TYPE	UNIT COUNT	PARKING/DU	STALLS REQUIRED
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		78		156

UNIT %

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BUILDING MATRIX

BUILDING	UNIT COUNT
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W B A

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STATE OF OREGON

CONSTRUCTION SET

08/07/2024

PROJECT

CASCADE CREEK

38330 HWY 211, SANDY, OREGON 97055

ENLARGED SITE PLAN

#	DESC.	DATE
REV-01	CITY COMMENTS BLOCK A (1st REVIEW)	11/22/2023

APPROVAL STAMPS

JOB NO.:	2136
ISSUE DATE:	08/07/2024
REVISED:	11/22/2023
DRAWN BY:	VS

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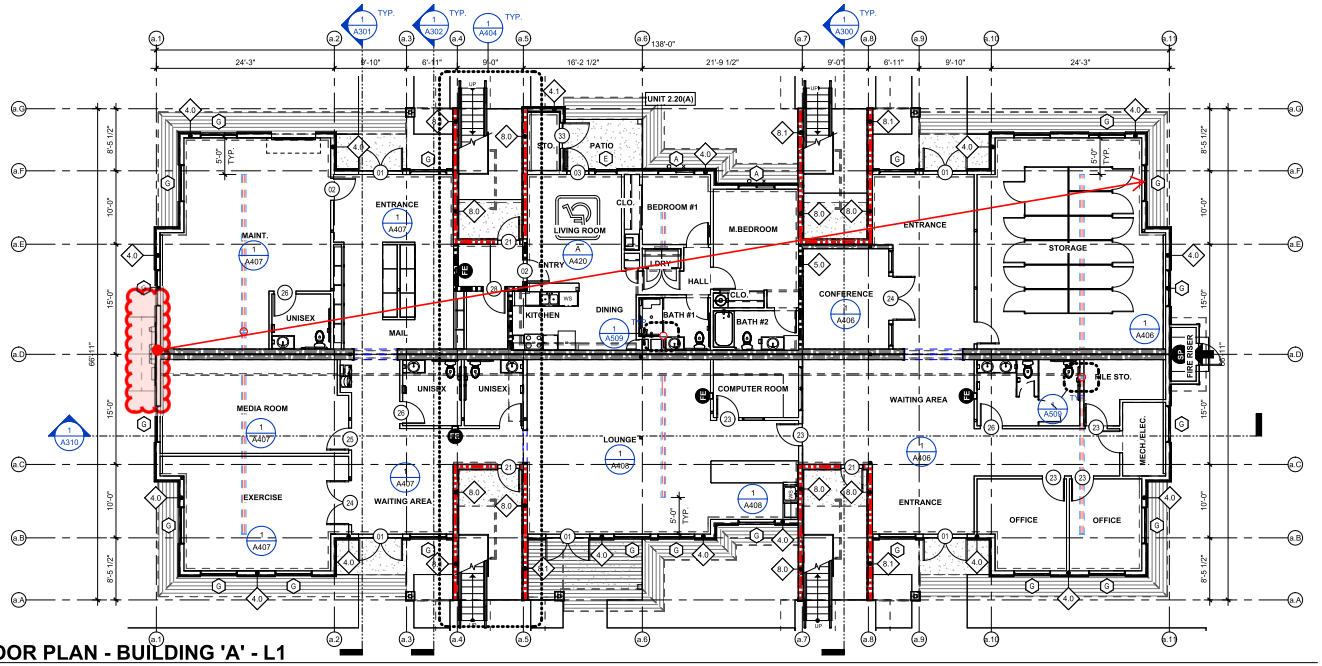
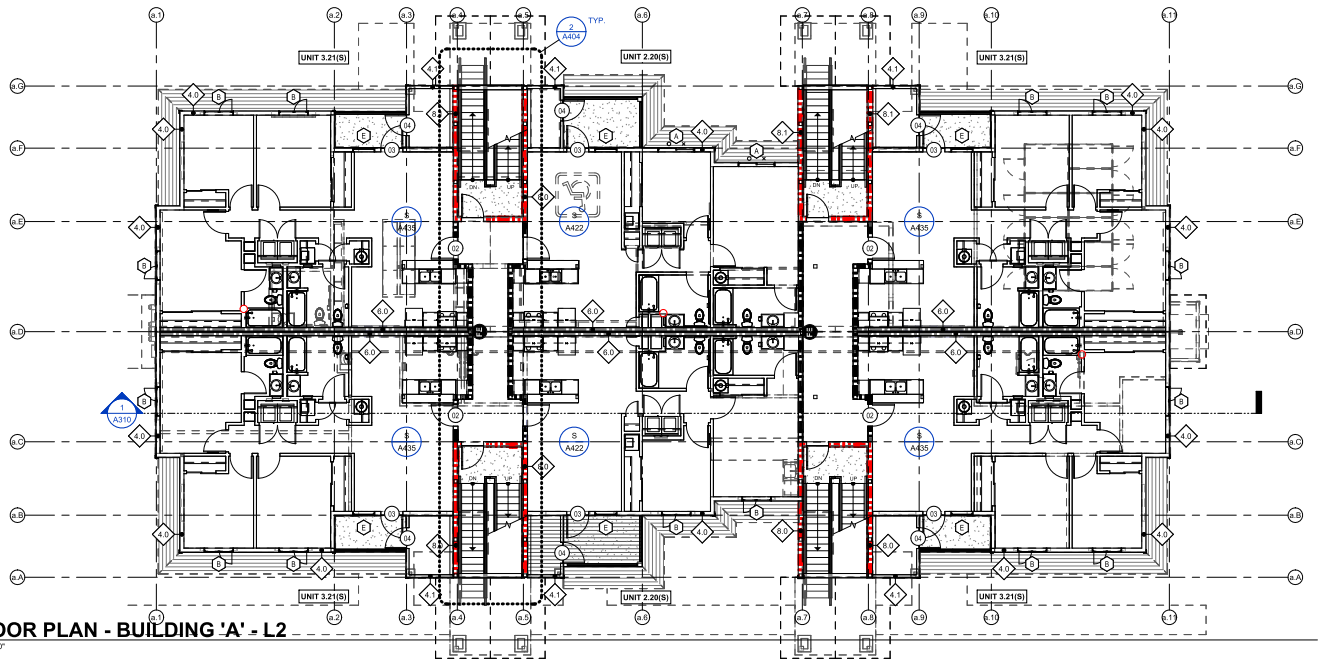


FLOOR PLAN - BUILDING 'A' - L1

1/8" = 1'-0"



FLOOR PLAN - BUILDING 'A' - L2

1/8" = 1'-0"

KEYNOTES

#	DESCRIPTION

FLOOR AREA - BUILDING 'A'

LEVEL	AREA
BUILDING A	
L1	8,717 SF
L2	7,759 SF
L3	7,759 SF
L4	7,759 SF

UNIT TYPES - BUILDING 'A'

LEVEL	UNIT #	UNIT TYPE	NET LIVING SPACE	COUNT
BUILDING A - COMMERCIAL				
L1	COMPUTER		98 SF	1
L1	CONFERENCE		168 SF	1
L1	ENTRANCE		<varies>	2
L1	EXERCISE		353 SF	1
L1	LEASING		883 SF	1
L1	LOUNGE		680 SF	1
L1	MAIL		405 SF	1
L1	MAINTENANCE		566 SF	1
L1	MECH./ELEC.		62 SF	1
L1	MEDIA		336 SF	1
L1	STORAGE		<varies>	3
BUILDING A - RESIDENT				
L1	UNIT 2.20(A)	2BDR / 2BA	875 SF	1
L2	UNIT 2.20	3BDR / 2BA	876 SF	2
L2	UNIT 3.21	3BDR / 2BA	1,046 SF	4
L3	UNIT 2.20	2BDR / 2BA	876 SF	2
L3	UNIT 3.21	3BDR / 2BA	1,046 SF	4
L4	UNIT 2.20	2BDR / 2BA	876 SF	2
L4	UNIT 3.21	3BDR / 2BA	1,046 SF	4
TOTAL				33

FRAMING NOTES

01. FRAMER SHALL PROVIDE INSULATION BAFFLES, DRAFT STOPPING AND ATTIC ACCESSES.
02. FRAMER TO PROVIDE SOLID BACKING AT ALL VENTS, MECHANICAL REGISTERS, TOWEL BARS, AND GRAB BARS (SEE ACCESSIBILITY NOTES FOR BLOCKING REQUIREMENTS).
03. CONTRACTOR TO VERIFY ALL FRAMING DIMENSIONS AT TUB/SHOWER TO ENSURE PROPER FIT.

WALL LEGEND - SEE G005

- 4.0 RATED EXTERIOR WALLS - SEE G005
- 7.0 RATED LOAD BEARING WALL ASSEMBLY - SHEET G005
- 4.0 RATED EXTERIOR FIRE BARRIER WALLS - SEE G005
- 6.0 RATED STAIR ENCLOSURE WALLS - SEE G005
- 6.0 RATED PARTY WALL ASSEMBLY (FIRE PARTITION WALL) - SEE G005

USE CATEGORY - BUILDING A

GROUND FLOOR OF BUILDING A:

ASIDE FROM THE SINGLE RESIDENTIAL UNIT, THE GROUND FLOOR OF BUILDING A IS BEING BUILT OUT FOR COMMERCIAL USE AS A REAL ESTATE BROKERAGE AND PROPERTY MANAGEMENT OFFICE. THIS FITS THE CATEGORY OF A PROFESSIONAL OR GENERAL BUSINESS OFFICE.

WBA

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STATE OF OREGON

CONSTRUCTION SET

08/07/2024

PROJECT

CASCADE CREEK

38330 HWY 211, SANDY, OREGON 97055

FLOOR PLANS - BUILDING 'A'

#	DESC.	DATE
02	DESIGN UPDATES BY OWNER	01/25/2024
03/01	CITY COMMENTS & BOA (1st REVIEW)	02/05/2024

APPROVAL STAMPS

JOB NO.:	2136
ISSUE DATE:	08/07/2024
REVISED:	01/18/2024
DRAWN BY:	VS

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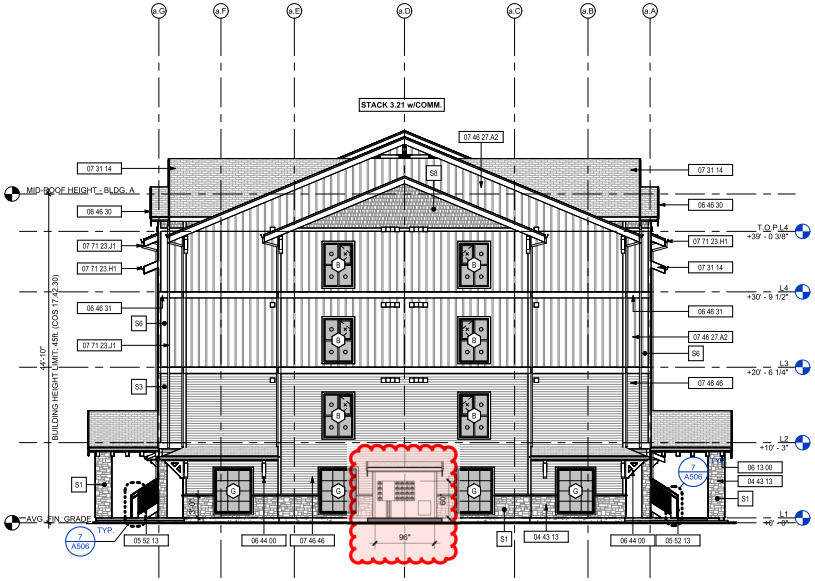
FRONT ELEVATION - BUILDING 'A'

1/8" = 1'-0"



LEFT ELEVATION - BUILDING 'A'

1/8" = 1'-0"

KEYNOTES

#	DESCRIPTION
04 43 13	STONE MASONRY VENEER
05 52 13	PIPE AND TUBE RAILINGS
06 13 00	HEAVY TIMBER CONSTRUCTION
06 44 00	ORNAMENTAL WOODWORK
06 46 30	WOOD BARGE BOARD
06 46 31	WOOD BELLY BAND
06 82 00.A1	CEMENTITIOUS CORNER TRIM
07 31 14	CLASS 'A' COMPOSITION SHINGLES
07 46 27.A1	HARDIESHINGLE SIDING
07 46 27.A2	HARDIEPANEL VERTICAL SIDING
07 46 46	CEMENTITIOUS BOARD SIDING
07 71 23.H1	4" CONTINUOUS GUTTER
07 71 23.J1	DOWNSPOUT
08 95 00	VENTS

EXTERIOR ELEVATION MATERIALS

ID	MFR.		MILLER EQUIVALENTS
S1	MUTUAL MATERIALS	CULTURED STONE VENEER	-
S3	JAMES HARDIE	"MOUNTAIN SAGE"	MILLER PAINT NEWBURY MOSS - H0092A
S6	JAMES HARDIE	"COBBLESTONE"	MILLER PAINT "PHELPS PUTTY - H0109"
S8	JAMES HARDIE	"COBBLE STONE"	MILLER PAINT PHELPS PUTTY - H0109
S10	JAMES HARDIE	"COBBLE STONE"	MILLER PAINT "PHELPS PUTTY - H0109"
S13	JAMES HARDIE	"TIMBER BARK"	MILLER PAINT "TANKARD GRAY - H0130"
S15	JAMES HARDIE	"TIMBER BARK"	MILLER PAINT "TANKARD GRAY - H0130"

GLAZING AREA

MODEL	AREA	%
BUILDING A - FRONT		
GLAZING	1,110 SF	25%
WALLS	3,278 SF	75%
	4,388 SF	100%
BUILDING A - LEFT		
GLAZING	264 SF	12%
WALLS	1,946 SF	88%
	2,210 SF	100%
BUILDING A - REAR		
GLAZING	978 SF	23%
WALLS	3,198 SF	77%
	4,176 SF	100%
BUILDING A - RIGHT		
GLAZING	264 SF	12%
WALLS	1,950 SF	88%
	2,214 SF	100%

W B A

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PROJECT

CASCADE CREEK

38330 HWY 211, SANDY, OREGON 97055

EXTERIOR ELEVATIONS - BUILDING 'A'

#	DESC.	DATE
REV.01	DESIGN UPDATES BY OWNER	11/20/2023
REV.02	CITY COMMENTS & LOA (1ST REVIEW)	11/20/2023
REV.03	PLANNING DEPT. COMMENTS	01/16/2024

APPROVAL STAMPS

JOB NO.:	2136
ISSUE DATE:	08/07/2024
REVISED:	01/18/2024
DRAWN BY:	VS/CG

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