

PROJECT DATA

SITE INFORMATION:
 ZONING: C3 - GENERAL COMMERCIAL, THREE-MILE LANE PLANNED DEVELOPMENT OVERLAY
 MAP NO: T4SR4W-27, TAX LOT 701
 SITE AREA: 214,759 SF, 4.93 ACRES

BUILDING INFORMATION
 CONSTRUCTION TYPE: TYPE V-B
 BUILDING HEIGHT: THREE-STORIES
 OCCUPANCY GROUPS: R-2 RESIDENTIAL, APARTMENTS

LIVING UNITS:
 ONE-BEDROOM, 1 BATH: 42 UNITS
 TWO-BEDROOM, 1 BATH: 36 UNITS
 TWO-BEDROOM, 2 BATH: 42 UNITS
 THREE-BEDROOM, 2 BATH: 18 UNITS
 TOTAL UNITS: 138 UNITS

PARKING:
 REQUIRED:
 1BR AND 2BR UNITS, 1.5 SPACES/UNIT= 180 SPACES
 3BR UNITS, 2 SPACES/UNIT= 36 SPACES
 TOTAL REQUIRED: 216 SPACES

PROVIDED:
 STANDARD SPACES: 188 SPACES
 COMPACT SPACES: 22 SPACES
 ACCESSIBLE SPACES: 8 SPACES
 TOTAL PARKING PROVIDED: 218 SPACES

PROJECT TEAM

OWNER/DEVELOPER:
 KWDS, LLC
 PO BOX 145
 WILSONVILLE, OREGON 97070
 (503) 781-5685
 CONTACT: CHAD JURANEK

GENERAL CONTRACTOR:
 KOHL INC.
 PO BOX 145
 WILSONVILLE, OREGON 97070
 (503) 781-5685
 CONTACT: CHAD JURANEK

ARCHITECT/PLANNER:
 REITER DESIGN ARCHITECT, INC.
 7965 SW CIRRIUS DRIVE
 BEAVERTON, OREGON 97008
 (503) 574-3036
 PROJECT ARCHITECT: SCOTT REITER

CIVIL ENGINEER:
 HARPER HOUF PETERSON RIGHELLI, INC.
 250 NW FRANKLIN AVE., SUITE 404
 BEND, OREGON 97703
 (541) 318-1161
 PROJECT ENG.: JENNIFER VAN CAMP, PE

STRUCTURAL ENGINEER:
 HARPER HOUF PETERSON RIGHELLI, INC.
 205 SE SPOKANE ST., SUITE 200
 PORTLAND, OREGON 97202
 (503) 221-1131
 PROJECT ENGINEER: JEFF SCHWINDT, PE

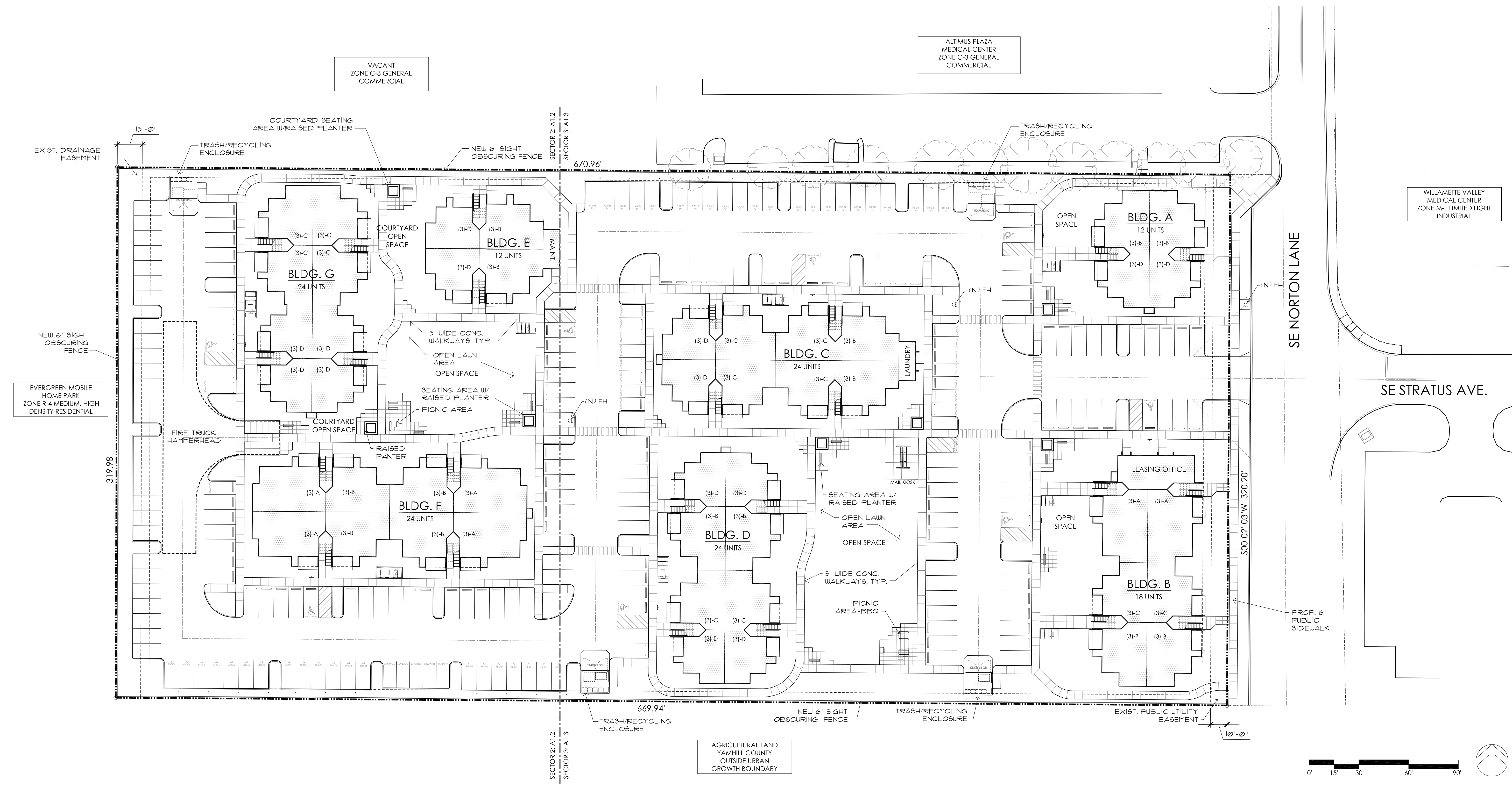
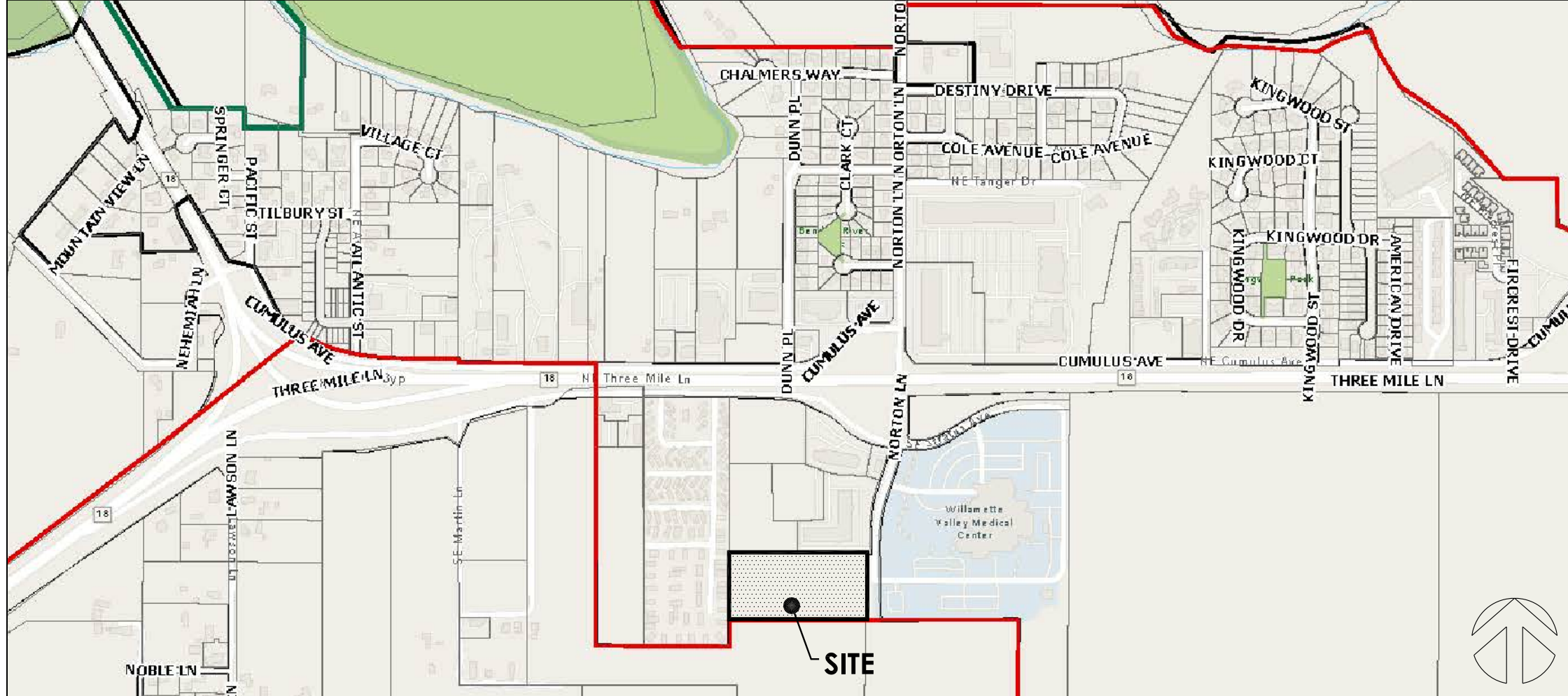
TRANSPORTATION ENGINEER:
 LANCASTER-MOBY
 321 SW 4TH, AVE, SUITE 400
 PORTLAND, OREGON 97204
 (503) 248-0313
 CONTACT: DANIEL STUMPF

LANDSCAPE ARCHITECT:
 HARPER HOUF PETERSON RIGHELLI, INC.
 205 SE SPOKANE ST., SUITE 200
 PORTLAND, OREGON 97202
 (503) 221-1131
 PROJECT LANDSCAPE ARCH.: JEFFERY CREEL

INDEX OF DRAWINGS

- ARCHITECTURAL**
 A1.0 SITE PLAN, COVER SHEET
 A1.0A OPEN SPACE ANALYSIS PLAN
 A1.1 ENLARGED SITE PLAN SECTOR 1
 A1.2 ENLARGED SITE PLAN SECTOR 2
 A1.3 ENLARGED SITE PLANS
 A1.4 ENLARGED SITE PLANS, MAIL KIOSK, TRASH ENCLOSURE PLAN, ELEVATIONS
 A2.1 BUILDING PLANS, BUILDING 'A'
 A2.2 BUILDING PLANS, BUILDING 'B'
 A2.3 BUILDING PLANS, BUILDING 'C'
 A2.4 BUILDING PLANS, BUILDING 'C'
 A2.5 BUILDING PLANS, BUILDING 'D'
 A2.6 BUILDING PLANS, BUILDING 'E'
 A2.7 BUILDING PLANS, BUILDING 'F'
 A2.8 BUILDING PLANS, BUILDING 'G'
 A4.1 UNIT PLANS, UNIT TYPES B, D
 A4.2 UNIT PLANS, UNIT TYPES B, C
 A4.3 UNIT PLANS, UNIT TYPE A
 A4.4 UNIT PLANS, ADA UNIT TYPE A, C, D
 A4.5 LEASING OFFICE PLANS, LAUNDRY, MAINTENANCE
 A7.1 EXTERIOR ELEVATIONS, BUILDING 'A'
 A7.2 EXTERIOR ELEVATIONS, BUILDING 'B'
 A7.3 EXTERIOR ELEVATIONS, BUILDING 'C'
 A7.4 EXTERIOR ELEVATIONS, BUILDING 'D'
 A7.5 EXTERIOR ELEVATIONS, BUILDING 'E'
 A7.6 EXTERIOR ELEVATIONS, BUILDING 'F'
 A7.7 EXTERIOR ELEVATIONS, BUILDING 'G'
- CIVIL**
 C0.1 EXISTING CONDITIONS PLAN
 C1.0 SE NORTON LANE, PRELIMINARY PLAN
 C2.0 PRELIMINARY GRADING AND DRAINAGE PLAN
 C3.0 PRELIMINARY UTILITY PLAN
- LANDSCAPE**
 L1.1 LANDSCAPE PLAN, WEST SECTOR
 L1.2 LANDSCAPE PLAN, EAST SECTOR
- SITE LIGHTING**
 ME 1.0 PRELIMINARY SITE LIGHTING PLAN

VICINITY MAP



RDA
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 INCORPORATED
 6107 SW MURRAY BLVD. #480
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NORTON LANDING APARTMENTS
 SE NORTON LANE AND SE STRATUS AVE. McMINNVILLE, OREGON
 OWNER: KWDS, LLC
 PO BOX 145 WILSONVILLE, OREGON 97070 (503) 781-5685

CONCEPTUAL SITE PLAN
 date: SEPTEMBER 20, 2023
 scale: AS NOTED
 drawn: [blank]
 job no.: 2301

A
1.0

CONCEPTUAL SITE PLAN 1
 Scale: 1" = 30'-0" **A1.0**

LAND-USE REVIEW

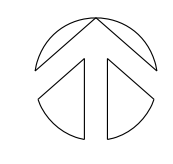
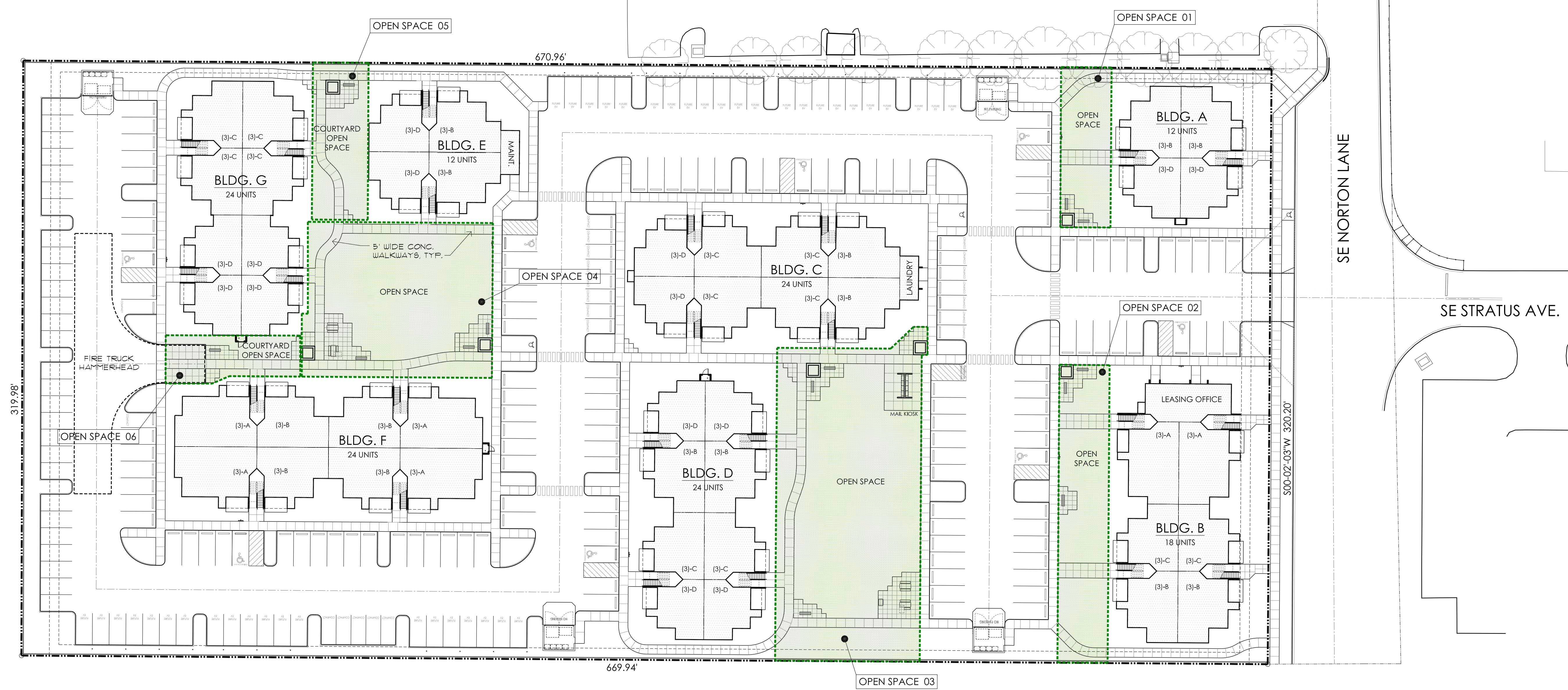
OPEN SPACE ANALYSIS

REQUIRED OPEN SPACE:
 SITE AREA: 214,759 SF
 REQUIRED OPEN SPACE 15%: 32,214 SF
 PROVIDED OPEN SPACE: 32,562 SF

COMMON OPEN SPACE

OPEN SPACE 01:	2,329 SF
OPEN SPACE 02:	4,318 SF
OPEN SPACE 03:	13,233 SF
OPEN SPACE 04:	8,371 SF
OPEN SPACE 05:	2,576 SF
OPEN SPACE 06:	1,735 SF
TOTAL OPEN SPACE:	32,562 SF

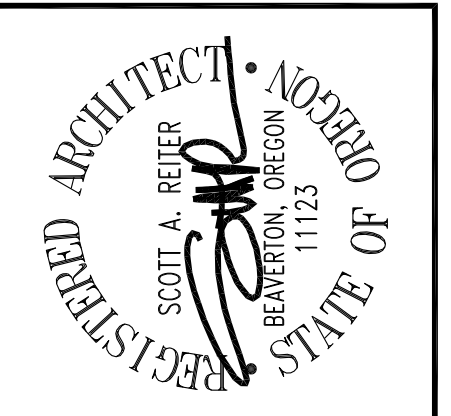
PRIVATE OPEN SPACE
 GROUND FLOOR UNIT PATIOS: 96 SF EACH
 UPPER FLOOR UNIT DECKS: 72 SF EACH



CONCEPTUAL SITE PLAN - OPEN SPACE ANALYSIS

1
A1.0A

Scale: 1" = 30'-0"



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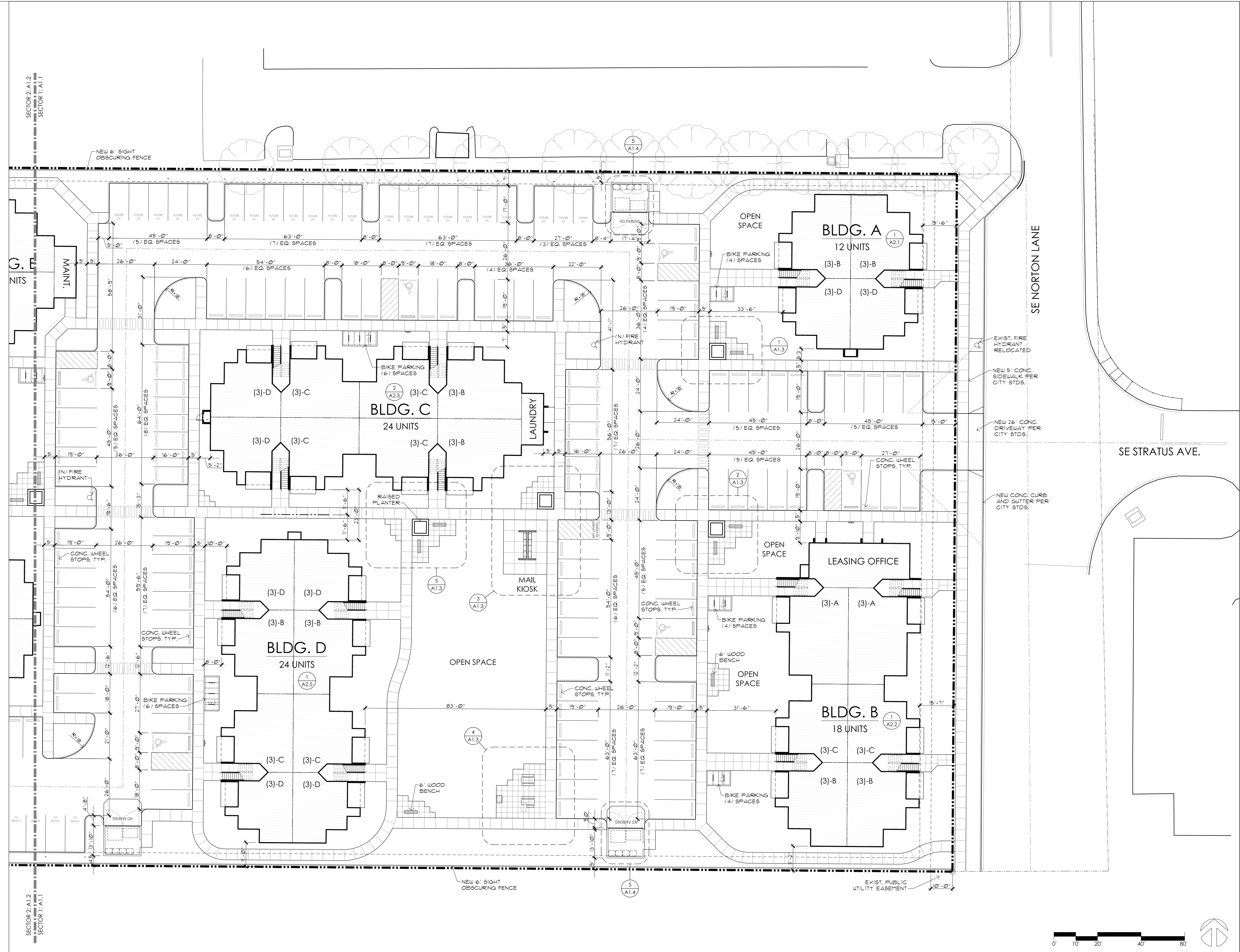
NORTON LANDING APARTMENTS
 SE NORTON LANE AND SE STRATUS AVE. MCMINNVILLE, OREGON
 OWNER:
KWDS, LLC
 PO BOX 145 WILSONVILLE, OREGON 97070 (503) 781-5685

CONCEPTUAL SITE PLAN
 OPEN SPACE ANALYSIS

date:	SEPTEMBER 15, 2023	revisions:	
scale:	AS NOTED		
drawn:			
job no.:	2301		

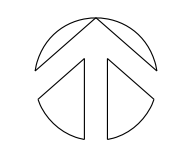
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1.0A

LAND-USE REVIEW



SECTOR 2: A1.2
SECTOR 1: A1.1

SECTOR 2: A1.2
SECTOR 1: A1.1



ENLARGED SITE PLAN - SECTOR 1 1
Scale: 1" = 20'-0" A1.1

LAND-USE REVIEW

ENLARGED SITE PLAN - SECTOR 1

date:	SEPTEMBER 20, 2023
scale:	AS NOTED
drawn:	
job no.:	2301

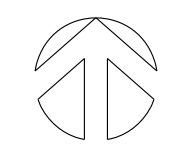
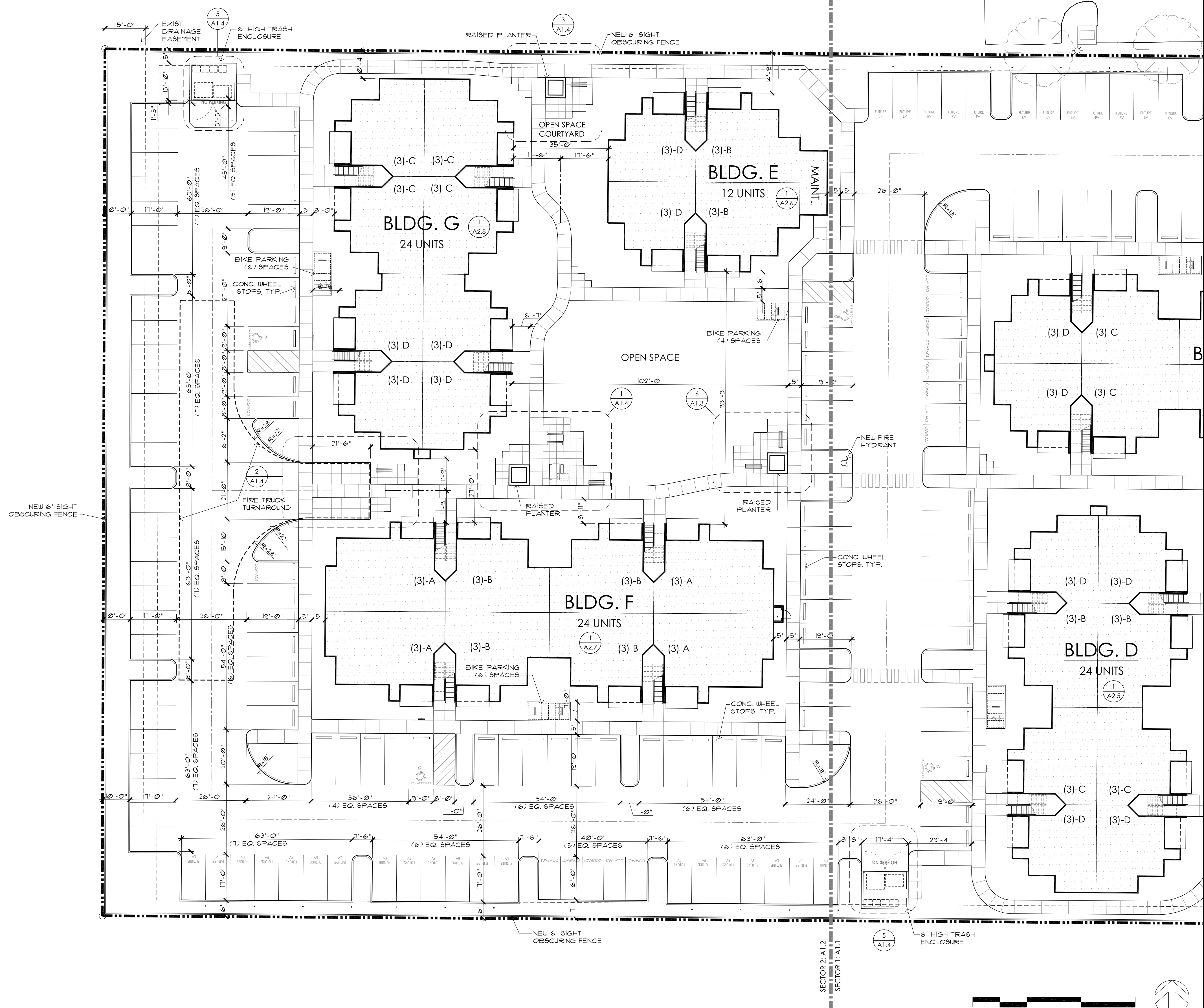
NORTON LANDING APARTMENTS

SE NORTON LANE AND SE STRATUS AVE. MCMINNVILLE, OREGON

OWNER:
KWDS, LLC
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REGISTERED ARCHITECT
SCOTT A. REITER
BEAVERTON, OREGON 97112
STATE OF OREGON
6107 SW MURRAY BLVD. #480
BEAVERTON, OREGON 97008 (503) 574-3056



ENLARGED SITE PLAN - SECTOR 2 1
 Scale: 1" = 20'-0" A1.2

LAND-USE REVIEW

ENLARGED SITE PLAN - SECTOR 2

date:	SEPTEMBER 20, 2023
scale:	AS NOTED
drawn:	
job no.:	2301

NORTON LANDING APARTMENTS
 SE NORTON LANE AND SE STRATUS AVE. MCMINNVILLE, OREGON

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