569-19-000329-PLNG

Planning Department
231 NE Fifth Street ○ McMinnville, OR 97128
(503) 434-7311 Office ○ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:
File No. CU3-19
Date Received 6/12/19
Fee $2,325.00
Receipt No.
Received by RH

Conditional Use Application

Applicant Information

Applicant is: ☐ Property Owner ☐ Contract Buyer ☐ Option Holder ☑ Agent ☐ Other

Applicant Name Sam Thomas - Lenity Architetcure Phone (503) 399-1090

Contact Name Phone
(If different than above)

Address 3150 Kettle Court SE

City, State, Zip Salem, OR 97301

Contact Email samt@lenityarchitecture.com

Property Owner Information

Property Owner Name McMinnville Memory Care, LLC Phone (503) 391-9999
(If different than above)

Contact Name Doug Sproul Phone

Address 1900 Hines St SE, Suite 150

City, State, Zip Salem,OR 97302

Contact Email dougs@mosaicms.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 235 NE Dunn Place

Assessor Map No. R4 422CD01700 - Total Site Area 2.83 acres +/-

Subdivision None Block Lot

Comprehensive Plan Designation Residential Zoning Designation R4

1. State nature of the request in detail: See attached project narrative

2. Describe in detail how the request will be consistent with the McMinnville Comprehensive Plan and the objectives of the zoning ordinance: See attached project narrative

3. Describe how the location size, design, and operating characteristics of the proposed development are such that it can be made reasonably compatible with, and have minimum impact on, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration given to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relative impact of the development:
See attached project narrative

6. Has the development been specifically designed to preserve any environmental assets or unique topography or vegetation of the site? If so, how? The proposed building will be setback 60' from nearby South Yamhill River. Existing vegetation in the riparian area and a 60' setback from the river will be maintained.

SEE NARRATIVE

7. Explain how the development and use of the land as proposed has no inappropriate purpose, such as to artificially alter property values for speculative purposes: The proposed development is residential in nature, providing a safe, secure, and caring environment for people who suffer from Alzheimer's, dementia, and other mental impairments. The proposed development is a modern facility that will also provide jobs to the community. The proposed development will not artificially alter property values for speculative purposes. SEE NARRATIVE

In addition to this completed application, the applicant must provide the following:

- ☐ *A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), clearly showing existing and proposed features within, and adjacent to, the subject site, such as: Access; lot and street lines with dimensions; distances from property lines to structures; structures and other proposed and existing improvements; north direction arrow; and significant features (slope, vegetation, adjacent development, drainage, etc.).*
- ☐ *A legal description of the property, preferably taken from deed.*
- ☐ *Payment of the applicable review fee, which can be found on the Planning Department web page.*

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

Lenity Architecture

Applicant's Signature — Date: 6/12/2019

Property Owner's Signature — Date: 5/17/2019

569-19-000330-PLNG

Planning Department
231 NE Fifth Street ○ McMinnville, OR 97128
(503) 434-7311 Office ○ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:
File No. TML 2-19
Date Received 6/12/19
Fee $1,385.00
Receipt No.
Received by RH

Three Mile Lane Development Review

Applicant Information

Applicant is: ☐ Property Owner ☐ Contract Buyer ☐ Option Holder ☑ Agent ☐ Other

Applicant Name Sam Thomas - Lenity Architecture Phone (503) 399-1090

Contact Name Phone
(If different than above)

Address 3150 Kettle Court SE

City, State, Zip Salem, OR 97301

Contact Email samt@lenityarchitecture.com

Property Owner Information

Property Owner Name McMinnville Memory Care, LLC Phone (503) 391-9999
(If different than above)

Contact Name Doug Sproul Phone

Address 1900 Hines St SE, Suite 150

City, State, Zip Salem,OR 97302

Contact Email dougs@mosaicms.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 235 NE Dunn Place

Assessor Map No. R4 422CD01700 - Total Site Area 2.83 acres +/-

Subdivision None Block Lot

Comprehensive Plan Designation Residential Zoning Designation R4

Three Mile Lane Development Review Information & Submittal Requirements

City of McMinnville
Planning Department
231 NE Fifth Street ○ McMinnville, OR 97128
(503) 434-7311 Office ○ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Overview

The area known as Three Mile Lane includes lands to the north and south of Oregon Highway 18, and from the eastern City limits west to the vicinity of the South Yamhill River bridge and Three Mile Lane Spur intersection with Highway 18. The Three Mile Lane Design Review Committee was formed to provide for the protection and enhancement of one of McMinnville's gateways through a review of any proposed development within the area. The review process by the Three Mile Lane Design Review Committee ensures that development, landscaping, and signage along Three Mile Lane is aesthetically pleasing and representative of the City of McMinnville as a whole.

For more information regarding development within the Three Mile Lane area, please refer to Planned Development Ordinance Nos. 4131 and 4572.

Submittal Requirement

The following materials must be provided at the time of submittal, or the application will not be accepted for processing.

- ☐ A completed Three Mile Lane Development Review application form.
- ☐ For new construction or structural modifications, two copies of the following:
  - A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating the existing site conditions including topography, structures, utilities, vegetation, and access.
  - Relevant building and construction drawings.
  - Building elevations of all sides visible from a public street.
  - Proposed signage and landscaping.
- ☐ A narrative describing the architectural features that will be used in the building's design, including materials and colors.
- ☐ Other information deemed necessary to show consistency with the requirements of the Three Mile Lane planned development ordinances and/or as required by the Planning Director.

Review Process

An application for development within the Three Mile Lane area shall be reviewed by the Three Mile Lane Design Review Committee as stated in Section 17.72.110 (Director's Review with Notification) of the Zoning Ordinance after notification of the application has been provided to property owners within 100 feet of the subject site.

The decision of the Three Mile Lane Design Review Committee may be appealed to the Planning Commission as outlined in Section 17.72.170 (Appeal from Ruling of Planning Director) of the Zoning Ordinance.

Describe the project in detail and how it will be consistent with the applicable requirements of the Three Mile Lane Planned Development Overlay ordinances (Nos. 4131 and 4572 and associated design standards). Please note the architectural features and materials to be used. *(Attach additional pages if necessary).* See attached project narrative

In addition to this completed application, the applicant must provide two (2) copies of the following:

- ☐ *For new construction or for structural modifications, a site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating the existing site conditions including topography, structures, utilities, vegetation, and access.*
- ☐ *Relevant building and construction drawings, including building elevations of all sides visible from a public street, and proposed signage and landscaping.*
- ☐ *A narrative describing the architectural features that will be used in the building's design, including materials and colors.*
- ☐ *Other information deemed necessary to show consistency with the requirements of the Three Mile Lane planned development ordinances and/or required by the Planning Director.*

I certify that statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

Applicant's Signature — Date: 6/12/2019

Property Owner's Signature — Date: 6/10/2019

Agent Authorization

McMinnville Senior Living, LLC ("Owner"), does hereby appoint **Lenity Architecture, Inc.,** 3150 Kettle Court SE, Salem, OR 97301 ("Lenity") as Owner's true and lawful authorized agent in regards to McMinnville Memory Care ("Project"). Lenity is hereby authorized to act on Owner's behalf to communicate and negotiate with any third party related to all permits, applications and authorizations (collectively "Approvals) sought on behalf of Owner for the Project, have access to any and all information related any Approval sought for the project or any information otherwise related to the Project and to make commitments on behalf of Owner or enter into agreements on behalf of Owner to take actions necessary to obtain any Approval related to the Project. This authorization shall be effective until revoked by Owner in writing.

Dated: May 17th, 2019

(entity name)
McMinnville Senior Living, LLC

By: _____ (sign)

By: Douglas Sproul (print)

Title: Managing Member

State of Oregon
County of _____

This instrument was acknowledged before me on May 17, 2019. by Samantha Morgan as Notary of Marion County.

OFFICIAL STAMP
SAMANTHA MORGAN
NOTARY PUBLIC OREGON
COMMISSION NO. 984750
MY COMMISSION EXPIRES MARCH 11, 2023

Samantha Morgan
Notary Public – State of Oregon

After recording return to:

Thomas J. Wettlaufer
625 Hawthorne Ave SE, Suite 100
Salem, OR 97301
TAX STATEMENT SEND TO:
MCMINNVILLE SENIOR LIVING, LLV
2735 12th STREET SE, STE 100
SALEM, OR 97302

Yamhill County Official Records	201409345
DMR-DDMR	
Stn=4 MILLSA	07/28/2014 03:07:31 PM
4Pgs $20.00 $11.00 $5.00 $20.00	$56.00

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Brian Van Bergen - County Clerk

4718140306 TB

Recorded by TICOR TITLE

STATUTORY WARRANTY DEED

EMERALD VALLEY DEVELOPMENT LLC, an Oregon limited liability company, ("Grantor"), does hereby convey and warrant to **MCMINNVILLE SENIOR LIVING, LLC**, an Oregon limited liability company ("Grantee"), the following described real property (the "Property"), situated in the County of Yamhill, State of Oregon

See attached Exhibit "A".

The Property is free of liens and encumbrances, EXCEPT:

See attached Exhibit "B".

The true consideration for this conveyance is other property or value.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28 day of July, 2014

After recording return to:

Thomas J. Wettlaufer
625 Hawthorne Ave SE, Suite 100
Salem, OR 97301
TAX STATEMENT SEND TO:
MCMINNVILLE SENIOR LIVING, LLV
2735 12th STREET SE, STE 100
SALEM, OR 97302

4718140306278

Recorded by TICOR TITLE

STATUTORY WARRANTY DEED

EMERALD VALLEY DEVELOPMENT LLC, an Oregon limited liability company, ("Grantor"), does hereby convey and warrant to **MCMINNVILLE SENIOR LIVING, LLC**, an Oregon limited liability company ("Grantee"), the following described real property (the "Property"), situated in the County of Yamhill, State of Oregon

See attached Exhibit "A".

The Property is free of liens and encumbrances, EXCEPT:

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Dated this 28 day of July, 2014

EMERALD VALLEY DEVELOPMENT LLC

By: Dana L Popick

Name: Dana L. Popick

Its: Managing Member

STATE OF Oregon)

) ss.

County of Washington)

On this 28 day of July, 2014, personally appeared before me the within-named Dana Poprek, as MM of Emerald Valley Development LLC.

Before me:

Devon Morse

NOTARY PUBLIC FOR Oregon

My Commission Expires: 10/9/15

OFFICIAL SEAL
DEVON MORSE
NOTARY PUBLIC-OREGON
COMMISSION NO. 461915
MY COMMISSION EXPIRES OCTOBER 09, 2015

EXHIBIT A
REAL PROPERTY LEGAL DESCRIPTION

Parcel 1, PARTITION PLAT NO. 2004-33, in the City of McMinnville, Yamhill County, Oregon.

EXHIBIT B
ENCUMBRANCES

1. Easement and Maintenance Agreement

   Executed by: Mary Bennett, Personal Representative of the Estate of Lucy Full; Michael Full and Kay Full, husband and wife and Mary Bennett, Trustee of the Bennett Family Trust, dated September 13, 1995
   For: Ingress and Egress
   Recording Date: January 22, 2002
   Recording No.: 200201501

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: City of McMinnville, a Municipal Corporation of the State of Oregon, acting by and through its Water & Light Commission
   Purpose: Electrical distribution
   Recording Date: August 5, 2004
   Recording No: 200416131

lenity
architecture, inc.

SHAREHOLDERS
Daniel Roach
Architect
Marcus Hite
Architect
Kristin Newland

BOARD OF DIRECTORS
Daniel Roach
Architect / President
Aaron Clark
Architect
Lee Gwyn
Architect
Stephen Hockman
Architect
Robert J. Hazleton, Jr.
Engineer
Brian Lind
Landscape Architect

7/9/2019

McMINNVILLE MEMORY CARE – PROJECT NARRATIVE – REVISION 1

PROJECT DESCRIPTION

Lenity is pleased to assist Mosaic Management with land use, architecture, and landscape design services in a proposal for a new Memory Care residence in the City of McMinnville. The Memory Care residence would be a single-story building with 44 resident beds located at 235 NE Dunn Place.

The residence is designed for elderly individuals who suffer from Alzheimer's, dementia, and other age-related mental ailments. This use does not include hospital or nursing home levels of care. None of the residents would be permanently bed-ridden.

The proposed use is defined as a "Nursing/convalescent home" under the McMinnville Zoning Ordinance. This proposed use requires review and approval under a conditional use, partition, design review, landscape plan review, and the various building and trade permits related to on-site and off-site improvements.

The site improvements will include a new public road, proposed to be named "Marjorie Lane" that will be developed according to City street standards. The road will create a remainder parcel approximately 0.2-acre in size that could be developed with allowed uses described in the R4 zone under the City of McMinnville Zoning Ordinance.

This written statement addresses the applicable review and decision criteria for the conditional use and design review applications. The partition application will be submitted separately. The landscape plan will be submitted with the building permit application.

The subject property is located at 235 NE Dunn Place and consists of approximately 2.83 acres. The entire property is zoned R-4. Surrounding properties consist of single family residential to the east and west. The Housing Authority of Yamhill County is located to the south. The South Yamhill River is located north.

The South Yamhill River meanders along the northwest portion of the property which includes thick riparian vegetation and mature trees. The proposed memory care building would be setback 60 feet from top of bank.

MEMORY CARE USE

Memory Care residences are designed for elderly people who suffer from Alzheimer's, dementia, and other mental ailments. The typical resident is single and in their 70's or 80's. Residents require personal assistance with their daily routine including meal preparation, bathing, and taking medication.

PARKING DEMAND AND ZONING ORDINANCE REQUIREMENT

As part of this conditional use application, the applicant is seeking a reduction to the number of parking spaces required from 22 to 20, a 9% reduction. The City of McMinnville Zoning Ordinance provides a parking ratio for the closest equivalent use as "Convalescent, hospital, nursing home, sanitarium, or rest home" which

states…"one space per two beds for patients or residents" pursuant to Section 17.60.060(B)(4). Therefore, a 44-bed residence would require 22 parking spaces under the Zoning Ordinance.

Memory care residents would not own or operate motor vehicles, thereby reducing the need for on-site parking to visitors, staff, and occasional deliveries. Based on Mosaic's knowledge of operating similar facilities, the proposed number of parking spaces would adequately serve the proposed Memory Care residence.

APPLICABLE REVIEW AND DECISION CRITERIA

R4 Development Standards Compliance

Table 1 – Compliance with Applicable R4 Zone and Development Standards

Standard	Requirement	Provided
Lot Size	5,000 square feet minimum	Parcel 1; 2.2 acres, Parcel 2: 8,712-sq. ft.
Front Yard	15 feet minimum	82 feet, 3 inches
Side Yard - Interior	6 feet minimum	38 feet, 5 inches
Side Yard – Exterior	15 feet minimum	15 feet
Rear Yard	20 feet minimum	100+ feet
Top of Bank Setback	60 feet from Top of Bank	60 feet from Top of Bank
Height	60 feet maximum	20 feet 9 1/8 inches
Density	1500 square feet/unit minimum	2,801.7 square feet/unit
Parking	1 space per two beds* 44 beds /2 = 22 parking spaces	20 spaces (2 accessible)

***Based on Convalescent hospital, nursing home, sanitarium, or rest home use**

CONDITIONAL USE CRITERIA

A. The proposal will be consistent with the Comprehensive Plan and the objectives of the zoning ordinance and other applicable policies of the City;

Applicant Response: The proposed Memory Care residence provides a needed housing option in the City of McMinnville for residents who may suffer from Alzheimer's, dementia, and other mental ailments. The proposed development will be consistent with the Comprehensive Plan and the objectives of the zoning ordinance. The only zoning code variance sought is for a reduction in the required number of parking spaces from 22 to 20, a 9% reduction, due to the fact that memory care residents do not own or drive personal motor vehicles. Based on Mosaic's experience operating several similar facilities in Oregon, the proposed number of parking spaces would be adequate for this size of memory care residence.

B. That the location, size, design, and operating characteristics of the proposed development are such that it can be made reasonably compatible with and have minimal impact on the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relative impact of the development;

Applicant Response: The proposed memory care residence is primarily residential in nature and is located on a large lot. The proposed development will have a minimal impact to the surrounding neighborhood. The

proposed development provides a good transition from single-family homes to commercial projects near Three Mile Lane.

C. That the development will cause no significant adverse impact on the livability, value, or appropriate development of abutting properties of the surrounding area when compared to the impact of permitted development that is not classified as conditional;

Applicant Response: The proposed memory care residence will not cause significant adverse impacts on the livability, value, or appropriate development of abutting properties of the surrounding area when compared to outright permitted uses. The bulk, scale, and mass of the proposed building is below the maximum density and height allowed within the R4 zone. The proposed memory care residence meets all required setbacks of the R4 zone.

D. The location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants;

Applicant Response: The proposed development will be located near the middle of the subject property. The property will be generously landscaped. The architectural style of the building will be a northwest contemporary design with a mix of natural materials, including stone-wrapped columns and wood beam.

E. The proposal will preserve environmental assets of particular interest to the community;

Applicant Response: The subject property is located south of the South Yamhill River. The proposed Memory Care building would be set back 60 feet from the top of bank, limiting development near the river and riparian area.

F. The applicant has a bona fide intent and capability to develop and use the land as proposed and has no inappropriate purpose for submitting the proposal, such as to artificially alter property values for speculative purposes.

Applicant Response: The proposed development is residential in nature, providing a safe, secure, and caring environment for persons suffering from Alzheimer's, dementia, and other mental impairments. Mosaic Management has built and operated several similar residences in Oregon and one in New Mexico. The proposed development is a modern facility that will also provide jobs in the community. The proposed development will not artificially alter property values for speculative purposes.

DESIGN REVIEW GUIDELINES

Section 1. The terms and provisions of Section 4 of Ordinance 4131 are hereby supplanted with the following terms and provisions: Section 4. Policies. The following policies shall apply to the property described on the map in Exhibit "A":

A. The goals and policies of the McMinnville Comprehensive Plan, Volume II, and applicable regulations and standards in Volume III, and other City codes shall be adhered to.

B. A one hundred twenty (120) foot setback from the centerline of Highway 18 shall be established both north and south of the highway.

Applicant Response: The subject property is located approximately 540 feet from the centerline of Highway 18.

C. Access requirements adopted hereafter in an access plan for this area shall be adhered to. Provisions of the plan shall include:

1. The minimization of entrances onto Three Mile Lane;

2. The development of on-site circulation systems, connecting to adjoining properties, including public frontage roads;

3. The provisions of acceleration-deceleration lanes and left-turn refuges when and where necessary and practicable.

4. The provision of bikeways along frontage roads or on-site circulation systems. Bikeway connections accessing Three Mile Lane shall be provided so that the frontage road or on-site circulation system can serve as an alternative route for cyclists traveling along Three Mile Lane.

Applicant Response: The proposed development would be accessed most directly from Highway 18 via NE Norton Ln and NE Cumulus Ave, and NE Dunn Place. There are no driveways proposed directly to Highway 18. As a part of the development, a new public road tentatively named "Marjorie Lane" would be constructed to provide access to two adjacent properties to the west of the project site which will provide for potential for future connections.

D. Landscaping and buffer strips along the highway frontage may be required including noise buffering methods, such as berms and/or plantings.

Applicant Response: The subject property is not located along the frontage of Highway 18.

E. Mixed housing-type residential developments shall be allowed and encouraged in those areas designated as residential.

Applicant Response: The proposed memory care residence provides a needed housing option for elderly residents in and around the City of McMinnville.

F. Temporary signage shall be allowed as per Section 17.62.060(B)(3) of the McMinnville Zoning Ordinance (No. 3380). (Ord. 4988 §1, 2015)

Applicant Response: The subject property will comply with temporary signage regulations per the above criterion.

SIGNS

Each subdivision or multi-family complex is permitted one permanent monument sign not to exceed six (6) feet in height and forty-eight (48) square feet in area. The sign shall be nonilluminated.

Applicant Response: The proposed monument sign for the Memory Care residence is found on Sheet A1.7, detail 10. The sign height would be 3 feet, 6 inches and the width is 8 feet, 6 inches for a total area of

approximately 30 square feet, which is under the maximum height and sign area per the above criterion. The materials of the sign will match and complement the proposed main building.

COMPREHENSIVE PLAN GOAL AND POLICIES

GOAL II 1: TO PRESERVE THE QUALITY OF THE AIR, WATER, AND LAND RESOURCES WITHIN THE PLANNING AREA.

LAND

Policies:
1.00 Urbanizable lands outside the city limits, but inside the Urban Growth Boundary, shall be retained, whenever possible, in agricultural use until such time as they are needed for urban development.

2.00 The City of McMinnville shall continue to enforce appropriate development controls on lands with identified building constraints, including, but not limited to, excessive slope, limiting soil characteristics, and natural hazards.

3.00 The City of McMinnville shall review any identified mineral and aggregate resource locations to determine the quality of the material, the likelihood that it will be extracted and the compatibility of the site with surrounding land uses. The City shall seek to resolve any conflicts between aggregate resource locations and surrounding land uses, and shall protect, whenever possible, mineral and aggregate resources from future encroachment by incompatible uses, especially residential uses.

4.00 The City of McMinnville, in cooperation with the Oregon Department of Geologic and Mineral Industries, shall insure that aggregate sites are reclaimed after their usefulness has expired.

Applicant Response: The proposed development is located within the boundaries of the City of McMinnville. The proposed development is located near the South Yamhill River and would maintain a building setback of 60 feet to minimize impacts to natural areas. The site does not contain any known mineral or aggregate resources to the best of our knowledge. The application complies with the above policies.

AIR

Policies:
5.00 The quality of the air resources in McMinnville shall be measured by the standards established by the Oregon Environmental Quality Commission and the Federal Environmental Protection Agency.

6.00 The City of McMinnville shall cooperate with the Oregon Department of Environmental Quality to insure that applications for air quality related permits are examined for compatibility with the City's comprehensive plan.

7.00 Land use decisions involving new major emission sources or expansion of existing sources shall be reviewed for the effects the emission source will have on the local and regional airshed. Maintenance of the quality of the air resources, within established federal and state standards, shall be a criterion for approval of these land use decisions.

Applicant Response: The proposed development does not include applications for air quality permits. The proposed development would not create a major source of air emissions. The application complies with the above policies.

WATER

Policies:

8.00 The City of McMinnville shall continue to seek the retention of high water quality standards as defined by federal, state, and local water quality codes, for all the water resources within the planning area.

9.00 The City of McMinnville shall continue to designate appropriate lands within its corporate limits as "floodplain" to prevent flood induced property damages and to retain and protect natural drainage ways from encroachment by inappropriate uses.

10.00 The City of McMinnville shall cooperate with the Oregon Department of Environmental Quality, the Mid-Willamette Valley Council of Governments, and other appropriate agencies and interests to maintain water quality and to implement agreed upon programs for management of the water resources within the planning area.

11.00 The City of McMinnville shall cooperate with McMinnville Water and Light, the Bureau of Land Management, and Yamhill County to insure that the land use development actions allowed in and around the municipal watershed do not lessen the water quality of the municipal water system below acceptable federal, state, and local standards.

Applicant Response: The subject property includes a portion within the 100-year floodplain of the South Yamhill River on the northwest corner of the property. All proposed site improvements, including buildings, vehicle use, areas, and pedestrian areas would be located outside the mapped floodplain and floodway as indicated on the Yamhill County Maps Public ArcGIS Application, accessed July 9, 2019. The proposed development would not lessen water quality. The application complies with the above policies.

NOISE

Policies:

12.00 The City of McMinnville shall insure that the noise compatibility between different land uses is considered in future land use decisions and that noise control measures are required and instituted where necessary.

Applicant Response: The proposed development would be compatible with the existing noise levels of surrounding residential development and would cause a major increase in existing noise levels. The application complies with the above policy.

HOUSING AND RESIDENTIAL DEVELOPMENT

GOAL V 1: TO PROMOTE DEVELOPMENT OF AFFORDABLE, QUALITY HOUSING FOR ALL CITY RESIDENTS.

General Housing Policies:

58.00 City land development ordinances shall provide opportunities for development of a variety of housing types and densities.

Applicant Response: The proposed development for a memory care facility provides a housing option for elderly residents of the City of McMinnville and surrounding area. The proposed development adds variety to the housing types and density of the City of McMinnville. The application complies with the above policy.

68.00 The City of McMinnville shall encourage a compact form of urban development by directing residential growth close to the city center and to those areas where urban services are already available before committing alternate areas to residential use.

Applicant Response: The proposed memory care facility would be sited near an established residential community with access to city services. The proposed development creates a compact development. The application complies with the above policy.

80.00 In proposed residential developments, distinctive or unique natural features such as wooded areas, isolated preservable trees, and drainage swales shall be preserved wherever feasible.

Applicant Response: The subject property is located near the South Yamhill River to the northwest corner of the property. A building setback of 60 feet will be maintained to preserve the riparian and wooded area along the river back. The application complies with the above policy.

92.03 Housing developments for the elderly shall, as far as possible, locate near community centers, parks, and shopping areas, or where transportation services can be provided to enable access to these activity areas. (Ord. 4796, October 14, 2003)

Applicant Response: The subject property is located one (1) block from the Bend O River mini park, 2 blocks from a shopping center, and approximately ¼ mile from Willamette Valley Hospital. The application complies with the above policy.

99.00 An adequate level of urban services shall be provided prior to or concurrent with all proposed residential development, as specified in the acknowledged Public Facilities Plan. Services shall include, but not be limited to:

1. Sanitary sewer collection and disposal lines. Adequate municipal waste treatment plant capacities must be available.
2. Storm sewer and drainage facilities (as required).
3. Streets within the development and providing access to the development, improved to city standards (as required).
4. Municipal water distribution facilities and adequate water supplies (as determined by City Water and Light). (as amended by Ord. 4796, October 14, 2003)
5. Deleted as per Ord. 4796, October 14, 2003.

Applicant Response: A preliminary analysis of the existing utilities by the civil engineer for this project and discussions with utility providers indicates there are adequate sanitary, stormwater, and water available to serve this project. Connections to existing utilities would be developed concurrently with the memory care residence construction sequence. The proposed new street would be developed to current city standards. The application complies with the above policies.

GOAL VI 1: TO ENCOURAGE DEVELOPMENT OF A TRANSPORTATION SYSTEM THAT PROVIDES FOR THE COORDINATED MOVEMENT OF PEOPLE AND FREIGHT IN A SAFE AND EFFICIENT MANNER.

STREETS

Policies:

117.00 The City of McMinnville shall endeavor to insure that the roadway network provides safe and easy access to every parcel.

Applicant Response: The proposed development would include the construction of a new public street, tentatively named "Marjorie Lane", that would connect adjacent single-family homes to the west, the proposed memory care residence, and Dunn Place. The road would be development to City Standards to ensure safe and easy access to each parcel nearby. The application complies with the above policy.

118.00 The City of McMinnville shall encourage development of roads that include the following design factors:
1. Minimal adverse effects on, and advantageous utilization of, natural features of the land.
2. Reduction in the amount of land necessary for streets with continuance of safety, maintenance, and convenience standards.
3. Emphasis placed on existing and future needs of the area to be serviced. The function of the street and expected traffic volumes are important factors.
4. Consideration given to Complete Streets, in consideration of all modes of transportation (public transit, private vehicle, bike, and foot paths). (Ord.4922, February 23, 2010) VOLUME II Goals and Policies Page 34
5. Connectivity of local residential streets shall be encouraged. Residential cul-de-sac streets shall be discouraged where opportunities for through streets exist

Applicant Response: The proposed road, Marjorie Lane, would be designed to meet city standards and would not exceed the minimum required width, reducing the amount of land dedicated to this purpose. The road would connect to two single-family homes to the west and allow the properties to have direct access to Dunn Place for ingress and egress. The road design includes a 50-foot wide right-of-way. The preliminary design includes a 5-foot wide sidewalk, 4 and ½ foot wide planter area, and 28-foot wide paved roadway with 2.5% slope away from the roadway centerline. A cul-de-sac street is not proposed as part of the proposed road design. The proposed development complies with Policy 118.00.

122.00 The City of McMinnville shall encourage the following provisions for each of the three functional road classifications:

(3) Local Streets –Designs should minimize through-traffic and serve local areas only. –Street widths should be appropriate for the existing and future needs of the area. –Off-street parking should be encouraged wherever possible. –Landscaping should be encouraged along public rights-of-way.

Applicant Response: The proposed development would construct a new public road, tentatively named "Marjorie Lane". The roads functional classification would likely be a "local street". It would be designed to serve the two single-family homes to the west, the proposed memory care facility, and future development on the remainder lot that would be located south of Marjorie Lane. The street would be designed with a 50-foot wide right-of-way to allow for two-way traffic. The proposed memory care development would include off-street parking for employees and visitors. Memory care residents would not own or drive personal vehicles. Landscaping will be provided along Marjorie Lane and Dunn Place to City standards. The application complies with Policy 122.00.

PARKING

Policies:

126.00 The City of McMinnville shall continue to require adequate off-street parking and loading facilities for future developments and land use changes.

127.00 The City of McMinnville shall encourage the provision of off-street parking where possible, to better utilize existing and future roadways and rights-of-way as transportation routes.

Applicant Response: The proposed development would include 20 off-street parking spaces for employees and visitors to the memory care residence. Memory care residents would not drive personal motor vehicles for obvious safety reasons. An off-street parking reduction from the required 22 spaces to 20 spaces is being requested as part of this application due to the fact that memory care residents to do not drive. A loading area for refuse bin servicing and deliveries is provided on the memory care site. The application complies with Policies 126.00 and 127.00 above.

COMPLETE STREETS

132.24.00 The safety and convenience of all users of the transportation system including pedestrians, bicyclists, transit users, freight, and motor vehicle drivers shall be accommodated and balanced in all types of transportation and development projects and through all phases of a project so that even the most vulnerable McMinnville residents – children, elderly, and persons with disabilities – can travel safely within the public right-of-way. Examples of how the Compete Streets policy is implemented:

1. Design and construct right-of-way improvements in compliance with ADA accessibility guidelines (see below).
2. Incorporate features that create a pedestrian friendly environment, such as:
   a. Narrower traffic lanes;
   b. Median refuges and raised medians;
   c. Curb extensions (“bulb-outs”); VOLUME II Goals and Policies Page 38
   d. Count-down and audible pedestrian signals; e. Wider sidewalks;
   f. Bicycle lanes; and
   g. Street furniture, street trees, and landscaping

3. Improve pedestrian accommodation and safety at signalized intersections by:
   a. Using good geometric design to minimize crossing distances and increase visibility between pedestrians and motorists.
   b. Timing signals to minimize pedestrian delay and conflicts.
   c. Balancing competing needs of vehicular level of service and pedestrian safety. (Ord. 4922, February 23, 2010)

Applicant Response: The proposed development includes the construction of a new public road, tentatively name Marjorie Lane. The right-of-way will be developed to City Standards. The roadway features include new sidewalks along Marjorie Lane and Dunn Place along the entire frontage of the subject property. The exact details of the roadway improvements will be designed by a licensed civil engineer and submitted to the City of McMinnville for review and approval. The application complies with Policy 132.24.00.

AESTHETICS

132.47.00 The City should update and maintain its street design standards to increase aesthetics of the street's environment through landscaping and streetscape design. (as adopted by Ord. 4922, February 23, 2010).

Applicant Response: Street improvements along Dunn Place and Marjorie Lane would include sidewalks and a planting strip with street trees to comply with City Standards. Landscaping will be designed by an Oregon licensed landscape architect. The application complies with Policy 132.47.00.

GOAL VII 1: TO PROVIDE NECESSARY PUBLIC AND PRIVATE FACILITIES AND UTILITIES AT LEVELS COMMENSURATE WITH URBAN DEVELOPMENT, EXTENDED IN A PHASED MANNER, AND PLANNED AND PROVIDED IN ADVANCE OF OR CONCURRENT WITH DEVELOPMENT, IN ORDER TO PROMOTE THE ORDERLY CONVERSION OF URBANIZABLE AND FUTURE URBANIZABLE LANDS TO URBAN LANDS WITHIN THE McMINNVILLE URBAN GROWTH BOUNDARY.

SANITARY SEWER SYSTEM

Policies: 136.00 The City of McMinnville shall insure that urban developments are connected to the municipal sewage system pursuant to applicable city, state, and federal regulations.

139.00 The City of McMinnville shall extend or allow extension of sanitary sewage collection lines within the framework outlined below: VOLUME II Goals and Policies Page 54
1. Sufficient municipal treatment plant capacities exist to handle maximum flows of effluents.
2. Sufficient trunk and main line capacities remain to serve undeveloped land within the projected service areas of those lines.
3. Public water service is extended or planned for extension to service the area at the proposed development densities by such time that sanitary sewer services are to be utilized.
4. Extensions will implement applicable goals and policies of the comprehensive plan.

Applicant Response: Based on discussions with City staff, there is adequate capacity to serve the proposed development. The sanitary sewer system will be designed by an Oregon licensed civil engineer in accordance with applicable City of McMinnville development standards. The application complies with Policy 139.00

STORM DRAINAGE

Policies:

142.00 The City of McMinnville shall insure that adequate storm water drainage is provided in urban developments through review and approval of storm drainage systems, and through requirements for connection to the municipal storm drainage system, or to natural drainage ways, where required.

Applicant Response: Based on discussions with City staff, there is adequate stormwater capacity to serve the proposed development. The storm system will be designed by an Oregon licensed civil engineer in accordance with applicable City of McMinnville development standards. The application complies with Policy 142.00

WATER SYSTEM

Policies:

145.00 The City of McMinnville, recognizing McMinnville Water and Light as the agency responsible for water system services, shall extend water services within the framework outlined below:
1. Facilities are placed in locations and in such a manner as to insure compatibility with surrounding land uses.
2. Extensions promote the development patterns and phasing envisioned in the McMinnville Comprehensive Plan.
3. For urban level developments within McMinnville, sanitary sewers are extended or planned for extension at the proposed development densities by such time as the water services are to be utilized.
4. Applicable policies for extending water services, as developed by the City Water and Light Commission, are adhered to.

Applicant Response: Based on discussions with McMinnville Water and Light, there is adequate water available to serve the proposed development. The sanitary sewer system will be designed by an Oregon licensed civil engineer in accordance with applicable McMinnville Water and Light and City of McMinnville development standards. The application complies with Policy 145.00

POLICE AND FIRE PROTECTION

Policies:

153.00 The City of McMinnville shall continue coordination between the planning and fire departments in evaluating major land use decisions.

Applicant Response: The proposed building will include security in form of fences, gates, and CCTV. At least 2 staff members are on duty 24 hours a day, 7 days a week. Fire protection equipment, such as fire alarms and fire sprinklers, will provided to meet building code requirements and enhance employee and resident safety. The application complies with Policy 153.00.

GREAT NEIGHBORHOOD PRINCIPLES

Policies:
187.10 The City of McMinnville shall establish Great Neighborhood Principles to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. The Great Neighborhood Principles will ensure that all developed places include characteristics and elements that create a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood with enduring value, whether that place is a completely new development or a redevelopment or infill project within an existing built area.

187.20 The Great Neighborhood Principles shall encompass a wide range of characteristics and elements, but those characteristics and elements will not function independently. The Great Neighborhood Principles shall be applied together as an integrated and assembled approach to neighborhood design and development to create a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood, and to create a neighborhood that supports today's technology and infrastructure, and can accommodate future technology and infrastructure.

187.30 The Great Neighborhood Principles shall be applied in all areas of the city to ensure equitable access to a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood for all McMinnville citizens.

187.40 The Great Neighborhood Principles shall guide long range planning efforts including, but not limited to, master plans, small area plans, and annexation requests. The Great Neighborhood Principles shall also guide applicable current land use and development applications.

187.50 The McMinnville Great Neighborhood Principles are provided below. Each Great Neighborhood Principle is identified by number below (numbers 1 – 13) and is followed by more specific direction on how to achieve each individual principle.

1. Natural Feature Preservation. Great Neighborhoods are sensitive to the natural conditions and features of the land.

a. Neighborhoods shall be designed to preserve significant natural features including, but not limited to, watercourses, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees.

Applicant Response: The subject property contains a portion of the South Yamhill River on the northwest corner of the property. The proposed memory care building and associated improvements would be set back 60 feet from the top of bank to minimize impacts to natural areas. This setback will allow for the natural area near the river to remain undisturbed. Trees along the riverbank and riparian area will be preserved. Some trees near the existing dwelling and outbuildings would need to be removed to allow demolition of the structures. A precise plan indicating which trees will be preserved is still under development. No development will occur near steep slopes along the riverbank.

2. Scenic Views. Great Neighborhoods preserve scenic views in areas that everyone can access.

a. Public and private open spaces and streets shall be located and oriented to capture and preserve scenic views, including, but not limited to, views of significant natural features, landscapes, vistas, skylines, and other important features.

Applicant Response: The proposed memory care building will consist of single-story structure that is a maximum of 20 feet 9 1/8 inches in height. This lower building height will help preserve views to the north.

3. Parks and Open Spaces. Great Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.

a. Parks, trails, and open spaces shall be provided at a size and scale that is variable based on the size of the proposed development and the number of dwelling units.

b. Central parks and plazas shall be used to create public gathering spaces where appropriate.

c. Neighborhood and community parks shall be developed in appropriate locations consistent with the policies in the Parks Master Plan.

Applicant Response: The proposed project does not include a proposal for new public parks or open space. However, the proposed development does include an indoor courtyard for resident enjoyment of the outdoors and secure, exterior courtyard facing the wooded area near the South Yamhill River. The nearest park is Bend O River mini park located between the cul-de-sacs of NE Clark Ct and NE Norton Ct one block away from the proposed development.

4. Pedestrian Friendly. Great Neighborhoods are pedestrian friendly for people of all ages and abilities.

a. Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.
b. Pedestrian connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces, and shall also be provided between streets that are disconnected (such as cul-de-sacs or blocks with lengths greater than 400 feet).

Applicant Response: A 5-foot-wide sidewalk will be developed on each side of proposed Marjorie Lane providing pedestrian access to the site. Additionally, street improvements along NE Dunn Place will span the length of the subject property, including street trees and sidewalk on the west side of the street.

5. Bike Friendly. Great Neighborhoods are bike friendly for people of all ages and abilities.

a. Neighborhoods shall include a bike network that provides for a safe and enjoyable biking experience, and that encourages an increased use of bikes by people of all abilities for a variety of reasons, including, but not limited to, health, transportation, and recreation.
b. Bike connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces.

Applicant Response: The proposed project would develop a new public road, Marjorie Lane, with required sidewalk and planter strips for street trees. Due to the low traffic of this street, it would be bike friendly for employees who choose to commute by bicycle.

6. Connected Streets. Great Neighborhoods have interconnected streets that provide safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bike use.
a. Streets shall be designed to function and connect with the surrounding built environment and the existing and future street network, and shall incorporate human scale elements including, but not limited to, Complete Streets features as defined in the Comprehensive Plan, grid street networks, neighborhood traffic management techniques, traffic calming, and safety enhancements. Streets shall be designed to encourage more bicycle, pedestrian and transit mobility with a goal of less reliance on vehicular mobility.

Applicant Response: The proposed project would develop a new public road, Marjorie Lane, with required sidewalk and planter strips for street trees.

7. Accessibility. Great Neighborhoods are designed to be accessible and allow for ease of use for people of all ages and abilities.
a. To the best extent possible all features within a neighborhood shall be designed to be accessible and feature elements and principles of Universal Design.
b. Design practices should strive for best practices and not minimum practices.

Applicant Response: Given the nature of the facility, there is special consideration and emphasis on the design of parking areas, walking paths, and buildings to make sure these features will be accessible for elderly individuals.

8. Human Scale Design. Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.
a. The size, form, and proportionality of development is designed to function and be balanced with the existing built environment.

b. Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle-oriented uses in less prominent locations.
c. Public spaces include design elements that promote comfortability and ease of use at a human scale, including, but not limited to, street trees, landscaping, lighted public areas, and principles of Crime Prevention through Environmental Design (CPTED).

Applicant Response: The proposed building would be oriented toward a new public right-of-way, Marjorie Lane. The site will include generous landscaping, lighting in and around parking areas and walkways, and secure features such as fences and gates. Additionally, the residence will have staff available 24/7 to monitor activities of the building and grounds.

9. Mix of Activities. Great Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use on a daily basis.
a. Neighborhood destinations including, but not limited to, neighborhood-serving commercial uses, schools, parks, and other community services, shall be provided in locations that are easily accessible to surrounding residential uses.
b. Neighborhood-serving commercial uses are integrated into the built environment at a scale that is appropriate with the surrounding area.
c. Neighborhoods are designed such that owning a vehicle can be optional.

Applicant Response: There are many medical, recreational, and dining options near the vicinity of the proposed project with easy access from Highway 18. There are numerous medical facilities in the area. As mentioned previously, memory care residents do not drive. Employees would be able to access nearby services without having to drive a motor vehicle. It is expected that some employees would commute by bicycle.

10.Urban-Rural Interface. Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.
a. Buffers or transitions in the scale of uses, buildings, or lots shall be provided on urban lands adjacent to rural lands to ensure compatibility.

Applicant Response: The proposed project is a single-story building consisting of approximately 19,000 square feet. The memory care residence provides a soft transition from more intensive uses such as the commercial areas near Three Mile Lane, and single-family residential uses.

11.Housing for Diverse Incomes and Generations. Great Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.

a. A range of housing forms and types shall be provided and integrated into neighborhoods to provide for housing choice at different income levels and for different generations.

Applicant Response: The subject property is zoned R4. The proposed memory care residence provides a specialized housing option for residents who need assistance with their daily routine. The proposed project adds to the diversity of housing in the City of McMinnville. As part of the proposed development, a remainder parcel would be created on the south side of the newly created Marjorie Lane. This parcel could be developed for residential use or other uses allowed under the R4 zoning district. There are currently no immediate plans to develop the remainder parcel.

12.Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.

a. Neighborhoods shall have several different housing types.

Applicant Response: The subject property is zoned R4. As part of the proposed development, a remainder parcel would be created on the south side of the newly created Marjorie Lane. This parcel could be developed for residential use or other uses allowed under the R4 zoning district. There are currently no immediate plans to develop the remainder parcel.

b. Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.

Applicant Response: The proposed memory care residence is an example of northwest contemporary architecture. The material choices are a mix of Hardie plank siding, shake shingle siding, wood and stone.

13.Unique and Integrated Design Elements. Great Neighborhoods have unique features, designs, and focal points to create neighborhood character and identity. Neighborhoods shall be encouraged to have:

a. Environmentally friendly construction techniques, green infrastructure systems, and energy efficiency incorporated into the built environment.
b. b. Opportunities for public art provided in private and public spaces.

Applicant Response: The proposed development will be designed to meet building code standards for water and energy conservation. There are no current plans for public art.

c. Neighborhood elements and features including, but not limited to, signs, benches, park shelters, street lights, bike racks, banners, landscaping, paved surfaces, and fences, with a consistent and integrated design that are unique to and define the neighborhood. (Ord 5066 §2, April 9, 2019)

Applicant Response: The pedestrian amenities of the site include street lights, parking lot lighting, pathway light bollards, landscaping, interior courtyard with raised beds, and a fountain, and fencing around an exterior courtyard. The design approach will integrate the form and function of these features with the main building design.

NEIGHBORHOOD MEETING SUMMARY

A neighborhood meeting was held on Tuesday, June 11th 2019 between 5:45pm and 7:00pm at the McMinnville Community Center in Room 102. 8 neighbors attended the meeting.

The design team presented overall details of the project and provided a site plan, floor plan, and rendering of the building design for neighbor review and comment. Doug Sproul provided information on Mosaic Management and its operations.

Overall, the comments were supportive of the project. There were questions from neighbors about security of the property. Doug noted that the property will have security cameras on the interior and exterior that monitor entrances and exits. Also, staff are present on the property, a minimum of two employees, at all times.

Neighbors requested to save as many trees on the north side of the property. The owner plans to keep as many trees as possible but some of the trees near the existing dwelling and outbuilding will need to be removed. A specific tree removal plan is still in process.

Neighbors mentioned that the grass on the property is very tall and needs to be mowed. Doug indicated he will have a local landscape crew out to mow the overgrown grass.

A sign-in sheet was kept, and 4 comment cards were received. Both are attached herein.

CONCLUSION

The proposed 44 bed memory care facility provides a needed housing option for seniors within the City of McMinnville. Negative impacts will be mitigated to the extent possible. A new public road would be developed.

If you have any questions, please reach out to me at (503) 798-4391 or by e-mail: samt@lenityarchitecture.com

Sincerely,

Samuel A. Thomas

Senior Land Use Specialist

lenity architecture

NEIGHBORHOOD MEETING COMMENT CARD

Project: McMinnville Memory Care – 235 NE Dunn Place

Meeting: June 11, 2019 6:00 pm – 7:00 pm

McMinnville Community Center - Room 102

600 NE Evans Street, McMinnville, OR 97128

NAME	ADDRESS PHONE / EMAIL	SIGNATURE	NOTICE LETTER RECEIVED
NANCY HART DON NOVODOCZKY	280 NE DUNN PL NHARTMAN42@OUTLOOK.COM	Nancy Hart	(YES) NO
Linda O'Hara	1580 SW Ashley Dr McMinnville	Linda O'Hara	(YES) NO
Dave + Barbara Tracy	265 NE Dunn Place Mc	Barbara Tracy	(YES) NO
Julia Pirisky	262 NE Dunn Pl Mac 97128		(YES) NO
Nancy Palasky	2526 N.E. Cedar Dr. McMinnville Or	Nancy Palasky	(YES) NO
Nanette Pirisky	135 NE Dunn Place (HAVC) Mac. OR 97128	Nanette Pirisky	YES (NO)
			YES NO
			YES NO
			YES NO
			YES NO
			YES NO
			YES NO
			YES NO

NEIGHBORHOOD MEETING COMMENT CARD

Project: McMinnville Memory Care – 235 NE Dunn Place

Meeting: June 11, 2019 6:00 pm – 7:00 pm

McMinnville Community Center - Room 102

600 NE Evans Street, McMinnville, OR 97128

Did the presentation and documents provided at the meeting clearly identify the scope of the project?

Y/N _____ If no, please describe the requested clarification:

_____

_____

Do you have other issues or concerns about the proposed development?

Y/N _____

If yes, please explain:

Nothing comes to mind at this time.

Questions were answered – thank you!!!

Name (please print):_____

Address: _____

NEIGHBORHOOD MEETING COMMENT CARD

Project: McMinnville Memory Care – 235 NE Dunn Place

Meeting: June 11, 2019 6:00 pm – 7:00 pm

McMinnville Community Center - Room 102

600 NE Evans Street, McMinnville, OR 97128

Did the presentation and documents provided at the meeting clearly identify the scope of the project?

Y/N _____ If no, please describe the requested clarification:

_____

_____

Do you have other issues or concerns about the proposed development?

Y/N _____

If yes, please explain:

_____

_____

Name (please print): NANCY HART

Address: 280 NE DUNN PL.

NEIGHBORHOOD MEETING COMMENT CARD

Project: McMinnville Memory Care – 235 NE Dunn Place

Meeting: June 11, 2019 6:00 pm – 7:00 pm

McMinnville Community Center - Room 102

600 NE Evans Street, McMinnville, OR 97128

Did the presentation and documents provided at the meeting clearly identify the scope of the project?

(Y)/N _____ If no, please describe the requested clarification:

_____

_____

Do you have other issues or concerns about the proposed development?

Y/(N)_____

If yes, please explain:

_____

_____

Name (please print): NANCY PALASKY

Address: 2526 N.E. Aaron Dr.

McMinnville, Oregon 97128

NEIGHBORHOOD MEETING COMMENT CARD

Project: McMinnville Memory Care – 235 NE Dunn Place

Meeting: June 11, 2019 6:00 pm – 7:00 pm

McMinnville Community Center - Room 102

600 NE Evans Street, McMinnville, OR 97128

Did the presentation and documents provided at the meeting clearly identify the scope of the project?

Y/N Y If no, please describe the requested clarification:

Do you have other issues or concerns about the proposed development?

Y/N N

If yes, please explain:

Name (please print): JULIA A PIRISKY

Address: 262 NE DUNN PL
McMINNVILLE OR 97128

MCMINNVILLE SENIOR LIVING

MEMORY CARE FACILITY
235 NE DUNN PLACE, MCMINNVILLE, OREGON 97128

SUITE SUMMARY

Mcminnville Senior Living					
Salem, Oregon					
Square Footage Summary					
6/12/2019					
MAIN BUILDING					
SUITE	**TYPE**	**SIZE**	**NUMBER**	**BEDS**	**SQFT TOTAL**
Private					
	P1	230	8	1	1840
	P2	190	4	1	760
	P3	190	4	1	760
	TOTAL	610	16	16	3360
Semi-Private					
	SP1	191	22	1	4202
	SP2	364	2	2	728
	SP3	356	1	2	356
	TOTAL	911	25	28	5286
Total Suite Square Footage			41	44	8,646
Total Building Area					19,166

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.
2. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
3. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
4. ALL DIMENSIONS, WHEN SHOWN IN PLAN, ARE TO FACE OF STUD OR CONCRETE U.O.N.
5. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS.
6. ALL DIMENSIONS, WHEN SHOWN IN SECTION OR ELEVATIONS, ARE TO TOP OF STRUCTURAL MEMBERS OR TOP OF CONCRETE SLAB U.O.N.
7. VERIFY THE BUILDING LOCATION AND FLOOR ELEVATIONS, BEFORE PROCEEDING WITH THE WORK.
8. VERIFY ALL ARCHITECTURAL DETAILS WITH THE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM OF WORK.
9. LARGER SCALE DETAILING SHALL TAKE PRECEDENCE OVER SMALLER SCALE VERIFY WITH ARCHITECT.
10. SCREWS MEETING ASTM C 1002 OR ASTM C 954 SHALL BE PERMITTED TO BE SUBSTITUTED FOR PRESCRIBED NAILS. ONE FOR ONE, WHEN THE HEAD DIA. LENGTH AND SPACING EQUAL OR EXCEED THE REQUIREMENTS FOR THE NAILS USED IN THE TESTED GYPSUM BOARD ASSOCIATED ASSEMBLIES SYSTEM. - LISTED ON THE CONSTRUCTION ASSEMBLIES SHEET A7.1
11. THE DEVELOPER / CONTRACTOR / OWNER IS RESPONSIBLE FOR THE VERIFICATION OF EXISTING CURB LOCATION (OR EDGE OF STREET PAVING IF NO CURBS EXIST) FROM PROPERTY LINE(S) WITH THE PUBLIC WORKS DEPARTMENT.
12. ALL 'OR EQUAL' SUBSTITUTIONS MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.
13. CONTRACTOR TO VERIFY SEPARATE PERMITS REQUIRED INCLUDING BUT NOT LIMITED TO KITCHEN HOOD, FIRE SPRINKLER AND FIRE ALARM.
14. CONTRACTOR TO VERIFY WITH A REGISTER SURVEY CONFIRMING ALL REQUIRED SETBACKS PRIOR TO POURING ANY CONCRETE.

CONSTRUCTION GENERAL NOTES

1. SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE OREGON PLUMBING SPECIALTY CODE.
2. ALL STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED. AN APPROVED FIRE EXTINGUISHER SHALL BE PROVIDED IN EVERY STORAGE AND CONSTRUCTION SHED. THE BUILDING OFFICIAL IS AUTHORIZED TO REQUIRE ADDITIONAL APPROVED PORTABLE FIRE EXTINGUISHERS WHERE SPECIAL HAZARDS EXIST, SUCH AS FLAMMABLE OR COMBUSTIBLE LIQUID STORAGE HAZARDS. FIRE EXTINGUISHERS SHALL COMPLY WITH SECTION 906.
3. IN BUILDINGS WHERE THE AUTOMATIC SPRINKLER SYSTEM IS REQUIRED BY THIS CODE, IT SHALL BE UNLAWFUL TO OCCUPY ANY PORTION OF THE BUILDING OR STRUCTURE UNTIL THE AUTOMATIC SPRINKLER SYSTEM INSTALLATION HAS BEEN TESTED AND APPROVED, EXCEPT AS PROVIDED IN SECTION 110.3.
4. FURNITURE IN THE BUILDING TO BE INSTALLED PER 2014 OSSC SECTIONS 1017.2 AND 1028.9.
5. ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS, ASTM STANDARDS, ICBO AND ICC ESR REPORTS AND THE LATEST EDITIONS OF APPLICABLE FIRE-RESTRICTIVE DESIGN MANUALS OR ASSEMBLIES SHALL BE PROVIDED TO THE INSPECTOR AT THEIR REQUEST AND AT TIME OF INSPECTION.
6. ROOF-COVERING MATERIALS SHALL BE DELIVERED IN PACKAGES BEARING THE MANUFACTURER'S IDENTIFYING MARKS AND APPROVED TESTING AGENCY LABELS REQUIRED IN ACCORDANCE WITH SECTION 1505. BUILD SHIPMENTS OF MATERIALS SHALL BE ACCOMPANIED WITH THE SAME INFORMATION ISSUED IN THE FORM OF A CERTIFICATE OR ON A BILL OF LADING BY THE MANUFACTURER. IDENTIFICATION OF THE ROOFING MATERIALS IS MANDATORY IN ORDER TO VERIFY THAT THEY COMPLY WITH QUALITY STANDARDS. IN ADDITION TO BEARING THE MANUFACTURER'S LABEL OR IDENTIFYING MARK, PREPARED ROOFING AND BUILT-UP ROOFING MATERIALS ARE REQUIRED BY THE CODE TO CARRY A LABEL OF AN APPROVED AGENCY THAT INSPECTS THE MATERIAL AND FINISHED PRODUCTS DURING MANUFACTURE.

SPECIAL INSPECTION

INSPECTION AND TESTING IS REQUIRED AS FOLLOWS:

1. CONCRETE (WHEN DESIGNED TO EXCEED 2500 PSI ONLY): PROVIDE NOT LESS THAN FOUR TEST CYLINDERS FOR EACH 100 CY OR LESS FOR EACH STRENGTH OF CONCRETE CAST IN ANY ONE DAY. BREAK 2 CYLINDERS AT 7 DAYS AGE AND REMAINDER AT 28 DAYS UNLESS DIRECTED OTHERWISE. FOLLOW ASTM C-143, C-39 AND C-172. IF ANY CYLINDER DOES NOT DEVELOP FULL DESIGN STRENGTH AT 28 DAYS, CURE MAY NE CALLED FOR. IF TESTS INDICATE CONCRETE HAS FAILED TO MEET SPECIFICATIONS, REPLACE SUBSTANDARD MATERIAL AS DIRECTED BY ARCHITECT. CONCRETE CONTRACTOR TO PAY FOR ALL COSTS ASSOCIATED WITH TESTING, CORING AND MATERIAL REPLACEMENT.
2. GRADING, EXCAVATION AND BACKFILL-TEST AND INSPECT AS RECOMMENDED IN SOILS REPORT DATED 8/15/2014. INSPECTIONS BY SOILS ENGINEER.

SPECIAL INSPECTION IN CONFORMANCE WITH LOCAL BUILDING CODES WILL BE REQUIRED AS REQUESTED BY THE BUILDING OFFICIAL FOR THE FOLLOWING ACTIVITIES:

1. SOILS COMPLIANCE PRIOR TO FOUNDATION INSPECTION.
2. STRUCTURAL CONCRETE (WHEN DESIGN STRENGTH EXCEEDS 2500 PSI.)
3. STRUCTURAL WELDING EXCEPT WHERE DONE IN THE SHOP OF AN APPROVED FABRICATOR.
4. HIGH STRENGTH BOLTING.
5. REINFORCING STEEL LAYOUT AND PLACEMENT.
6. SPECIAL GRADING, EXCAVATION AND FILL.
7. ANY CORING OF CONCRETE.
8. INSTALLATION OF EPOXIED ANCHOR BOLTS (AS OCCURS).

(SEE SHEET S2.1 FOR ADDITIONAL INFORMATION ON TIMING AN FREQUENCY OF INSPECTIONS)

DEFERRED DOCUMENTS

THESE DEFERRED SUBMITTALS (SHOP DRAWINGS) SHALL FIRST BE SUBMITTED TO THE ARCHITECT AND/OR ENGINEER FOR REVIEW AND COORDINATION FOLLOWING THE COMPLETION OF THE REVIEW AND COORDINATION BY THE ARCHITECT OF RECORD: A SUBMITTAL MAY THEN BE MADE TO THE CITY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL, WHICH SHALL INCLUDE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE WITH NO EXCEPTIONS.

- **MANUFACTURED ROOF TRUSS DETAILING**

SEPERATE PERMITS AND SUBMITTALS

SPRINKLER PLANS, FIRE ALARM PLANS (DESIGN SHALL BE BY AN OREGON LICENSED FIRE SUPRESSION ENGINEER)

PROJECT DATA

SITE ADDRESS:	235 NE DUNN PLACE MICMINNVILLE, OR 97128
PROPOSED USE:	44 BED MEMORY CARE FACILITY
SCOPE OF WORK:	CONSTRUCTION OF A 44 BED MEMORY CARE FACILITY W/ ASSOCIATED ON AND OFF SITE IMPROVEMENTS
OWNER:	MOSAIC MANAGEMENT 1900 HINES STREET SE SUITE 150 SALEM, OR 97302
DEVELOPMENT SERVICES/ ARCHITECT	LENITY ARCHITECTURE 3150 KETTLE CT. SE SALEM, OR 97301 PHONE: (503) 399-1090 FAX: (503) 399-0565
CIVIL ENGINEER:	AKS ENGINEERING AND FORESTRY SALEM LLC 3700 RIVER RD. N, SUITE 1 SALEM, OR 97301
LANDSCAPE:	BRIAN LIND, LANDSCAPE ARCHITECT 3150 KETTLE CT. SE SALEM, OR 97301 PHONE: (503) 399-1090 FAX: (503) 399-0565
STRUCTURAL ENGINEER:	DAN GREEN ENGINEERING, INC. 3230 TRIANGLE DR. SE SALEM, OR 97302 PHONE: (503) 391-2309 FAX: (503) 566-8660
SURVEYOR:	AKS ENGINEERING AND FORESTRY SALEM LLC 3700 RIVER RD. N, SUITE 1 SALEM, OR 97301
GEOTECHNICAL ENGINEER:	STRATA DESIGN LLC 3620 NE 77th AVE. PORTLAND, OR 97213 PHONE: (503) 819-4423
MECHANICAL/ELECTRICAL/ PLUMBING ENGINEER:	ROBERT HAINES HAINES ENGINEERING CONSULTANTS, LLC 3550 16TH COURT S. SALEM, OR 97302 PHONE: (503) 990-8888

LAND USE INFORMATION

SUBJECT PROPERTY: 235 NE DUNN PLACE, TAX LOT 1700, SECTION 22CD, T. 4 S., R. 4 W., W.M.

TOTAL SITE SF: 2.83 ACRES (SOUTH 0.58, NORTH 2.25)

STRUCTURAL DESIGN DATA

ELEMENT	**DEAD LOAD**	**LIVE LOAD**
ROOF-		
TYPICAL	17 PSF	20 PSF
MECHANICAL	17 PSF	80 PSF
EXT. WALLS	12 PSF	
INT. WALLS	7 PSF	

SNOW LOAD	20 PSF (GROUND) 25 PSF (SLOPED ROOF)
WIND LOAD	EXPOSURE B, 100 MPH (3 SEC GUST)
SEISMIC	USE GROUP III, SIL SITE CLASS - D
BASIC STRUCTURAL SYSTEM	WOOD FRAMING W/ WOOD AND STEEL BEAMS AS REQ'D.
SEISMIC RESISTANCE SYSTEM	WOOD SHEAR PANELS
NUMERICAL COEFFICIENT	
ANALYSIS PROCEDURE UTILIZED	STATIC FORCE PROCEDURE

-- FOR SPECIAL INSPECTION SEE SHEET S2.1 --

BUILDING CODE SUMMARY

SEE SHEETS A0.1, A0.2 & A0.3 FOR ADDITIONAL INFORMATION

APPLICABLE CODES:

BUILDING CODE	2014 OREGON STRUCTURAL SPECIALTY CODE
ELECTRIC CODE	2014 OREGON ELECTRICAL SPECIALTY CODE
MECHANICAL CODE	2014 OREGON MECHANICAL SPECIALTY CODE
PLUMBING CODE	2014 OREGON PLUMBING SPECIALTY CODE
ENERGY CODE	2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE
ACCESSIBILITY CODE	2014 ICC A117.1-2009 / OREGON STRUCTURAL SPECIALTY CODE
FIRE CODE	2014 OREGON FIRE CODE / N.F.P.A.

OCCUPANCY TYPE:

INSTITUTIONAL GROUP I-1 - CONDITION 2 SECTION 308

308.1 INSTITUTIONAL GROUP I
INSTITUTIONAL GROUP I OCCUPANCY INCLUDES, AMONG OTHERS, THE USE OF A BUILDING OR STRUCTURE, OR A PORTION THEREOF, IN WHICH CARE OR SUPERVISION IS PROVIDED TO PERSONS WHO ARE OR ARE NOT CAPABLE OF SELF-PRESERVATION WITHOUT PHYSICAL ASSISTANCE OR IN WHICH PERSONS ARE DETAINED FOR PENAL OR CORRECTIONAL PURPOSES OR IN WHICH THE LIBERTY OF THE OCCUPANTS IS RESTRICTED. INSTITUTIONAL OCCUPANCIES SHALL BE CLASSIFIED AS GROUP I-1, I-2, I-3, OR I-4.

308.3.2 CONDITION 2.
THIS OCCUPANCY CONDITION SHALL INCLUDE BUILDINGS SUBJECT TO LICENSURE BY THE OREGON DEPARTMENT OF HUMAN SERVICES IN WHICH THERE ARE ANY PERSONS RECEIVING CUSTODIAL CARE WHO REQUIRE LIMITED VERBAL OR PHYSICAL ASSISTANCE WHILE RESPONDING TO AN EMERGENCY SITUATION TO COMPLETE BUILDING EVACUATION.

OTHER OCCUPANCIES:

DINING / KITCHEN	A-2	SECTION 303.3
OTHER ASSEMBLY	A-3	SECTION 303.4
BUSINESS	B	SECTION 304.1

ALLOWABLE AREA AND HEIGHT:

(NON SEPARATED - SECTION 508.3

TYPE OF CONSTRUCTION	TYPE V-A	SECTION 602.5
* ALLOWABLE STORIES / AREA		
INSTITUTIONAL GROUP:	I-1 - 3 STORY I-1 - 10,500	TABLE 503 (PER FLOOR)
ASSEMBLY GROUPS:	A-2 & A-3 - 2 STORIES A-2 & A-3 - 11,500	TABLE 503 (PER FLOOR)
BUSINESS GROUP:	B - 3 STORIES B - 18,000	TABLE 503 (PER FLOOR)
* MOST RESTRICTIVE ALLOWANCES	2 STORY 10,500	SECTION 508.3.2 AND TABLE 503 (PER FLOOR)
AUTOMATIC SPRINKLER SYSTEM:	N.F.P.A. 13	SECTION 903.3.1.1

AREA MODIFICATIONS ALLOWED:
INSTITUTIONAL GROUP: (SECTION 506.3) AUTOMATIC SPRINKLER SYSTEM: 9,500 S.F. (TABLE 503) PER FLOOR + 200%

TOTAL AREA MODIFICATIONS ALLOWED:
10,500 S.F. (TABLE 503) + 300% (506.3) = 42,000 S.F.

(ACTUAL) TOTAL BUILDING AREA

	FLOOR	TOTAL	PERMITTED
BLDG	19,166	19,166	< 42,000 S.F.

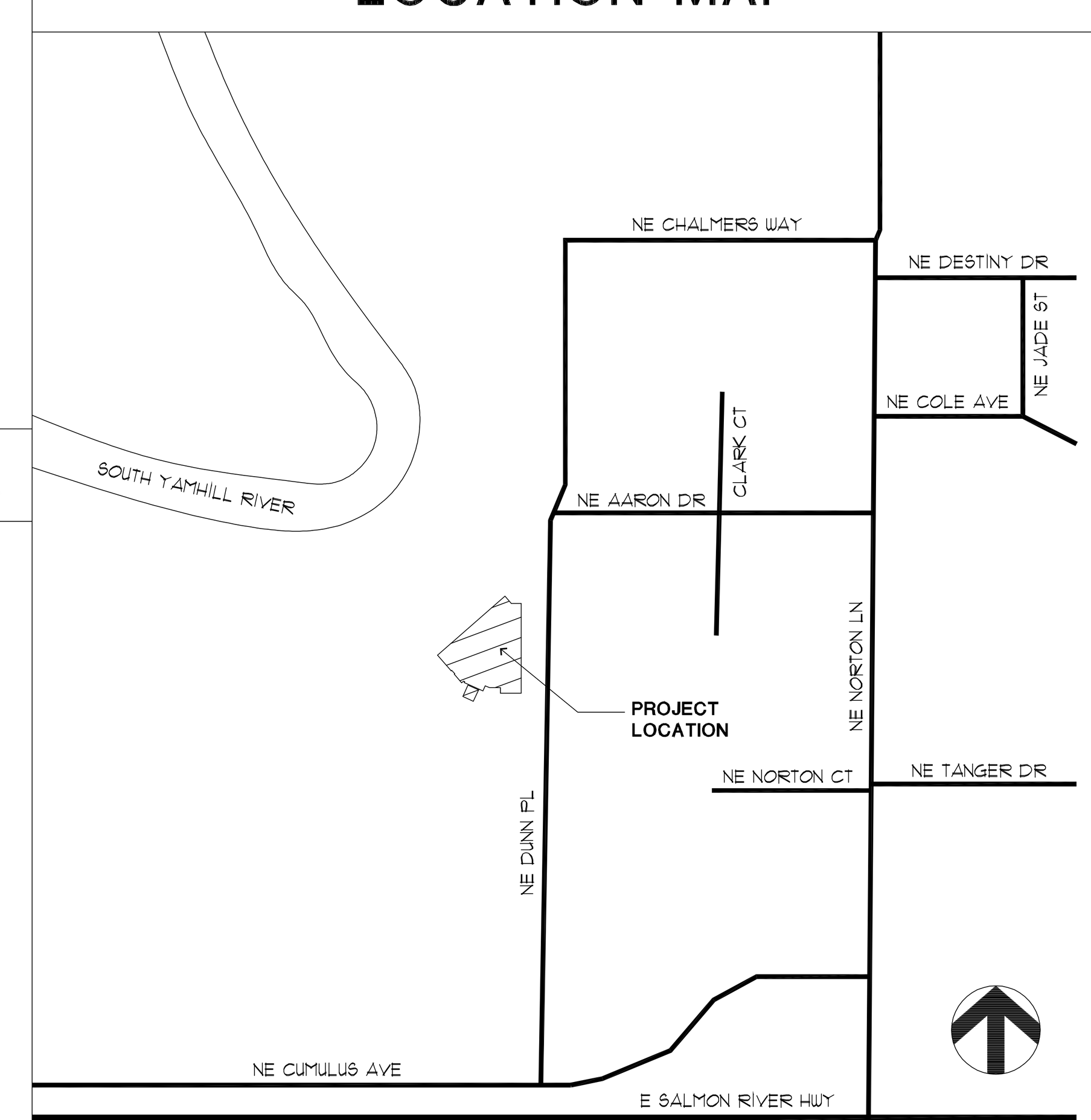
FIRE RESTRICTIVE REQUIREMENTS:

FIRE RESISTIVE REQUIREMENTS OF TYPE V-A:

STRUCTURAL FRAME	1 HOUR	TABLE 601
BEARING WALLS (EXT.)	1 HOUR	TABLE 601
BEARING WALLS (INT.)	1 HOUR	TABLE 601
FLOOR CONSTRUCTION	1 HOUR	TABLE 601
ROOF CONSTRUCTION	1 HOUR	TABLE 601

SEE SHEETS A0.2 FOR ADDITIONAL INFORMATION

LOCATION MAP



REVISION DESCRIPTIONS

DRAWING INDEX

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MOSAIC MANAGEMENT
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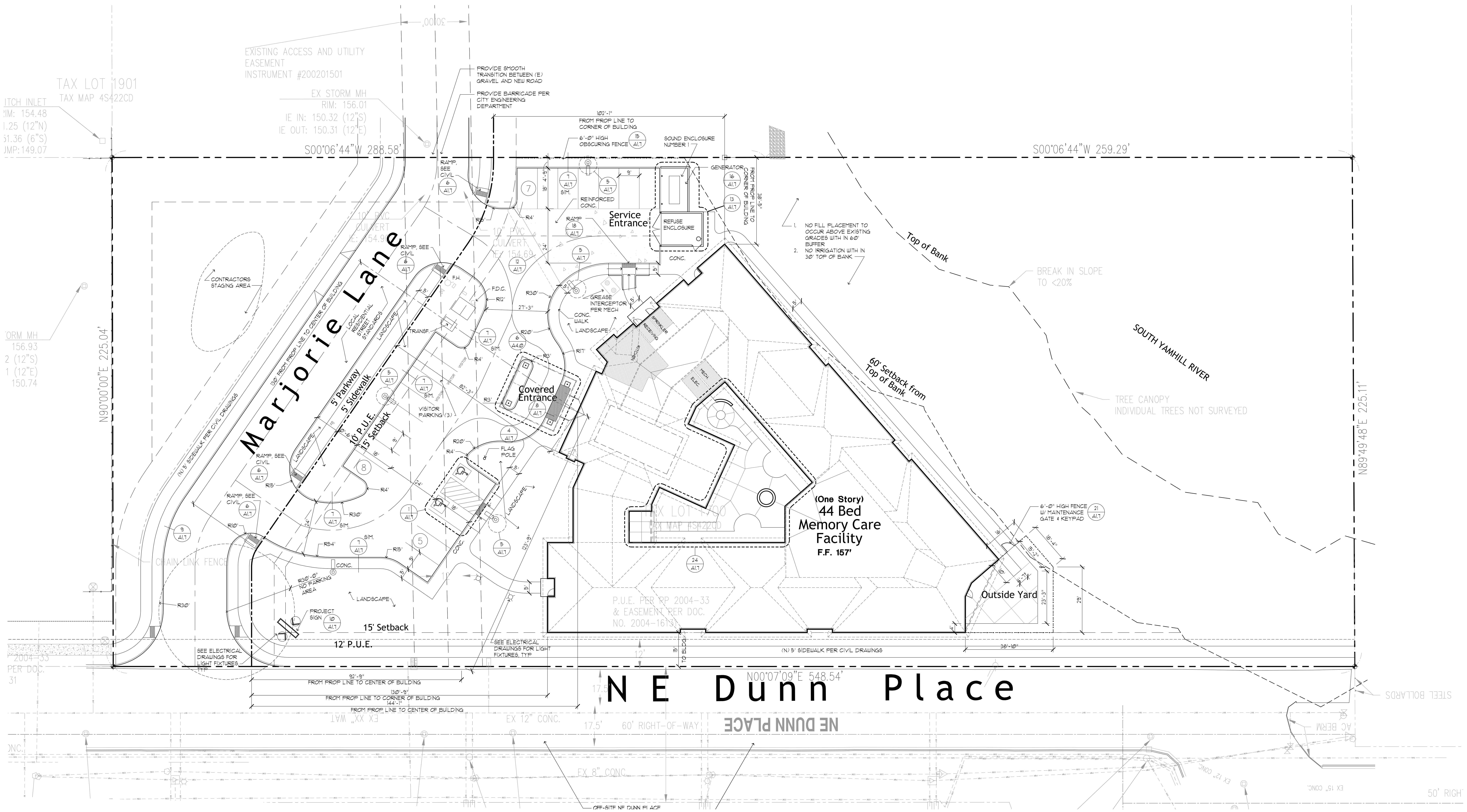
MEMORY CARE FACILITY
235 NE DUNN PLACE
MCMINNVILLE, OREGON 97128

COVER SHEET

DATE 6/12/2019

REVISED DATE

SHEET A 0.0



PARKING:

ACCESSIBLE SPACES:	2
OPEN SPACES:	18
TOTAL SPACES PROVIDED:	20

GENERAL NOTES:

1. REFER TO LANDSCAPE PLAN (SHT A1.3) FOR ALL PEDESTRIAN WALKS AND PLANTING.
2. REFER TO GRADING PLAN FOR FINISH GRADES.
3. REFER TO SITE DRAINAGE & UTILITY PLAN FOR SITE DRAINAGE AND UTILITY INFORMATION.
4. SITE PAVEMENT TO BE EITHER PORTLAND CEMENT CONCRETE OR ASPHALTIC CONCRETE (CONTRACTORS OPTION). PAVEMENT DESIGN AS PER SOILS REPORT FOR TYPICAL CONCRETE JOINT LAYOUT. SEE DETAILS 11/A1.7
5. PROVIDE WATER SUPPLY TO THE TRASH ENCLOSURE AREA.
6. ALL PARKING STALLS ARE TO BE 18' DEEP WITH A 2' NOSING PROVIDED.
7. FOR BUILDING DIMENSIONS SEE A3.1.
8. PAINT (3) STALLS PER PLAN DESIGNATED AS VISITOR PARKING.
9. SEE CIVIL DRAWINGS FOR EXISTING TREES / UTILITIES / PAVING / SITE FEATURES TO BE REMOVED OR REMAIN.
10. CONTRACTOR TO PROVIDE TEMPORARY CONSTRUCTION FACILITIES.
11. CURBS TO BE PAINTED "NO PARKING FIRE LANE" PER FIRE DEPARTMENT.
12. WALKWAYS MUST MEET THE ACCESSIBILITY REQUIREMENTS OF THE OREGON STRUCTURAL SPECIALTY CODE. WALKWAY SURFACES MUST BE A MEDIUM TO DARK REFLECTANCE VALUE TO PREVENT GLARE FROM REFLECTED SUNLIGHT.

ELECTRICAL NOTES:

1. ELECTRICAL CONTRACTOR TO PROVIDE POWER TO TRASH ENCLOSURE AREA. CONFIRM EXACT LOCATION ON SITE WITH OWNER SEE DETAIL No. 13/A1.7 FOR ADDITIONAL INFORMATION.

3. ELECTRICAL CONTRACTOR TO PROVIDE POWER TO ALL PARKING LOT LIGHTING AND LANDSCAPE LIGHTING. SEE DETAILS 5/A1.7 AND E1.0 ELECTRICAL SITE PLAN FOR ADDITIONAL INFORMATION.

SITE PLAN
SCALE: 1"=20'

0 10 20 40 80

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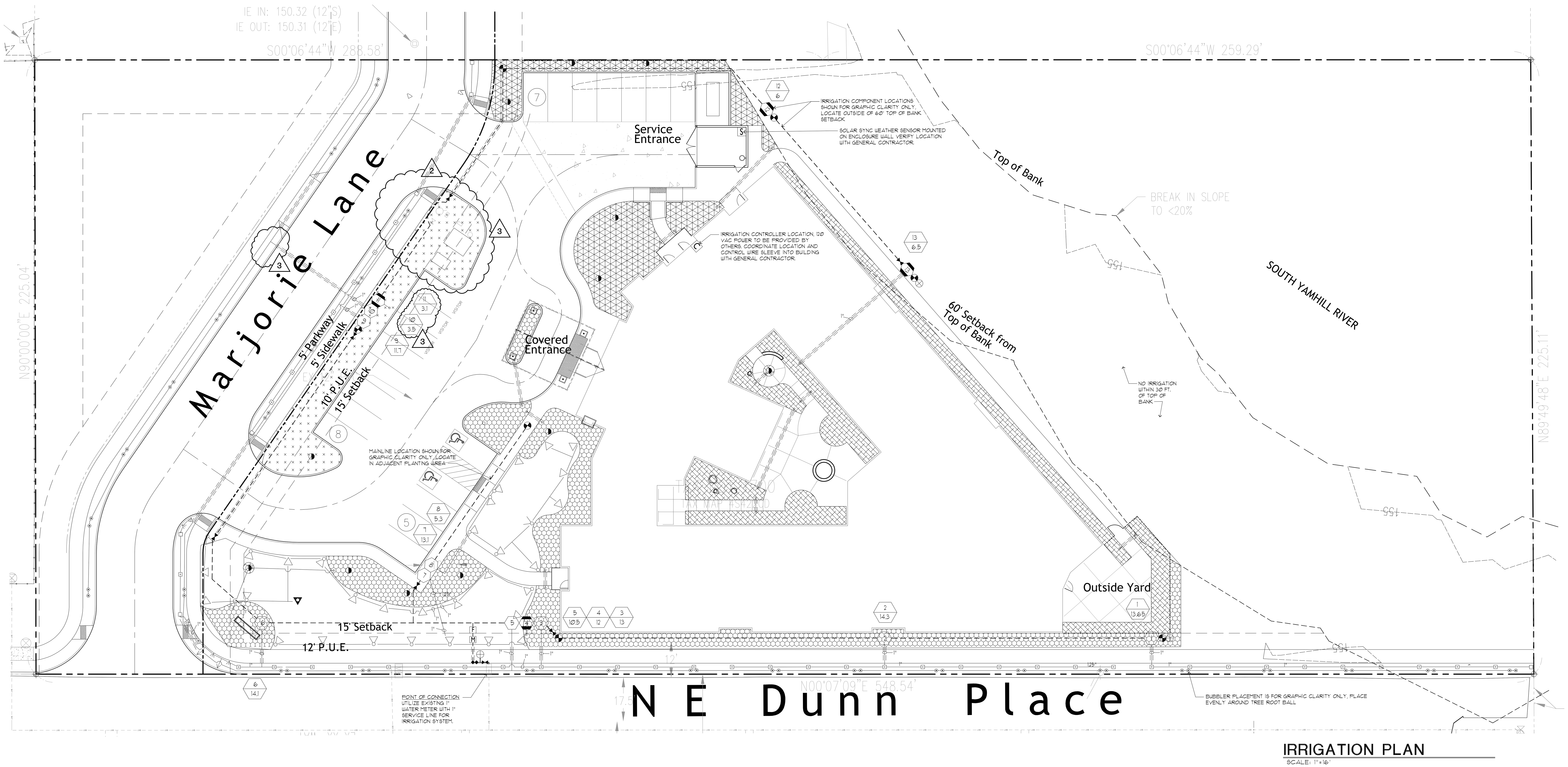
SITE PLAN

DATE 6/12/2019

REVISED DATE

SHEET
A
1.1



IRRIGATION PLAN

SCALE: 1"=16'

SYMBOL	MANUFACTURER / MODEL	PSI	RADII	GPM 360°	270°	210°	180°	120°	90°	VAR.	NOTES	DETAIL
▼ ∀ ∀	HUNTER PROS-04-PRS40-MP2000360, MP2000210, MP200090	40	13-19'	1.47	1.10	.86	.74	-	.40	-	ADJUSTABLE ROTOR ON 4" PRESSURE COMP. POP-UP	11/A1.4
▽	HUNTER PROS-04-PRS40-MP100090	40	8-14'	-	-	.43	.37	-	.19	-	ADJUSTABLE ROTOR ON 4" PRESSURE COMP. POP-UP	11/A1.4
∨ ▽	HUNTER PROS-04-PRS30-6A	30	5-6'	-	-	-	.98	-	.51	-	6' NOZZLES ON 4" PRESSURE COMP. POP-UP	11/A1.4
⊙	RAIN BIRD 1401	PC	-	.25	-	-	-	-	-	-	BUBBLER WITH DEEP WATERING ASSEMBLY (2/TREE)	12/A1.4
⊡ ◻ ◻	HUNTER PROS-04-PRS30-CS-530, ES-515, LCS-515, RCS-515	30	5' X 30' 5' X 15'	CENTER STRIP- 1.30 END/CORNER STRIP-.65							STRIP NOZZLES ON PRESSURE COMP. 4" POP-UP	11/A1.4
◑	RAIN BIRD XFS-06-12 DRIPLINE	PC	-	0.6 GALS./HR/EMITTER (GPH)							DRIP ASSEMBLY FOR TREES	14/A1.4, 16/A1.4

SYMBOL	MANUFACTURER / MODEL	NOTES	
3	RAIN BIRD XCZ-PRB-100-COM	1" COMMERCIAL DRIP CONTROL ZONE KIT	8/A1.4
1	RAIN BIRD 100-PEB	1" ELECTRIC REMOTE CONTROL VALVE	7/A1.4
⋈	NIBCO T113	BRONZE GATE VALVE (LINE SIZE)	5/A1.4
◒	RAIN BIRD 33DLRC W/ 33DK KEY AND SH-0 HOSE SWIVEL	3/4" BRONZE QUICK-COUPLING VALVE ASSEMBLY	3/A1.4
◆◆	WATTS LF007 (1") OR APPROVED EQUAL	LEAD FREE DOUBLE CHECK VALVE BACKFLOW PREVENTER	18/A1.4
C	HUNTER I-CORE (WALL MOUNT)	MODULAR ELECTRONIC CONTROLLER	4/A1.4
S	HUNTER SOLAR SYNC	WEATHER SENSOR	4/A1.4
F	HUNTER FLOW-SYNC- HFS-FCT-150	FLOW SENSOR, INSTALL PER MANUFACTURER'S SPECIFICATIONS	2/A1.4
M	RAIN BIRD 100-PESB	1" SCRUBBER MASTER VALVE	2/A1.4 & 7/A1.4
⊕	NIBCO T-311-YK (3/4") OR EQUAL	3/4" BRONZE MANUAL ANGLE DRAIN VALVE (INSTALL ADDITIONAL WHERE REQUIRED)	6/A1.4
	-	-	-
———	CL. 200 PVC LATERAL PIPE BURIED 12" MIN.	3/4" UNLESS LABELED OTHERWISE	9/A1.4
o———o	CL. 200 PVC DRIP LATERAL PIPE BURIED 12" MIN.	3/4" UNLESS LABELED OTHERWISE	9/A1.4
— — —	1" CLASS 315 PVC MAINLINE BURIED 24" MIN.	SEE TRENCHING DETAIL FOR WIRE PLACEMENT	9/A1.4
- - - -	SCH. 40 PVC PIPE SLEEVE (2X DIAM. OF PIPE CONTAINED)	EXTEND 12" EA. END PAST PAVING, CAP & STAKE	10/A1.4

DESIGN PRESSURE CALCULATIONS

STATIC PRESSURE-ASSUMED	65 P.S.I.
GPM TOTAL FOR VALVE #7: 13.1 GPM	
WATER LOSS CALCULATIONS	P.S.I. LOSSES (GAINS)
1" WATER METER (ELEV. APPROX.- 157.00)	1.0
ELEVATION AT HEAD APPROX. - 157.00	0
GATE VALVES	1.0
1" DOUBLE CHECK VALVE BACKFLOW PREVENTER	3.0
1" MASTER VALVE	2.13
1" CLASS 315 PVC MAINLINE (50 L.F.)	1.42
1" REMOTE CONTROL VALVE	2.13
CLASS 200 PVC LATERALS	0.20
FITTING LOSS (10% MAIN & LATERAL LOSSES)	0.16
TOTAL LOSSES	11.04
DESIGN PRESSURE REQUIRED AT HEAD	40.00
STATIC PRESSURE REQUIREMENT	51.04
STATIC PRESSURE AVAILABLE	65.00
RESIDUAL PRESSURE	(13.96)

DRIP EMITTER SCHEDULE

CONTAINER	EMITTER(S)	VOLUME
4" POT/BEDS	XS-1032 SERIES	VARIES
1 GAL.	XB-10PC-1032	1 G.P.H.
2 GAL.	XB-10PC-1032	1 G.P.H.
3 GAL./15-18" B&B	(2) XB-10PC-1032	2 G.P.H.
5 GAL./18-24" B&B	(2) XB-10PC-1032	2 G.P.H.
7 GAL./30-36" B&B	(2) XB-20PC-1032	4 G.P.H.
15 GAL./3-4'/4-5' B&B	(3) XB-20PC-1032	6 G.P.H.
B&B TREES	*XFS-06-12	11 G.P.H.

* REFER TO DETAILS 13/A1.4 & 15/A1.4 FOR EMITTER ASSEMBLIES

DRIP HYDROZONE LEGEND

- HYDROZONE 4
- HYDROZONE 11
- HYDROZONE 12
- HYDROZONE 13

VALVE LEGEND

1 — CONTROLLER - STATION (ZONE) NUMBER
VALVE NUMBERS DO NOT NECESSARILY INDICATE PROGRAM SEQUENCE
13.65 — DEMAND IN GALLONS PER MINUTE

NOTES-

1. Refer to Sheet A1.4 for Irrigation Details.

WHOLE SHEET REVISIONS, P.O.C. REV., ADDITIONAL ZONES/ZONE RECONFIGURATIONS, PIPE SIZING REVS. AND EQUIPMENT REVISIONS. (1)

0 8 16 32 64

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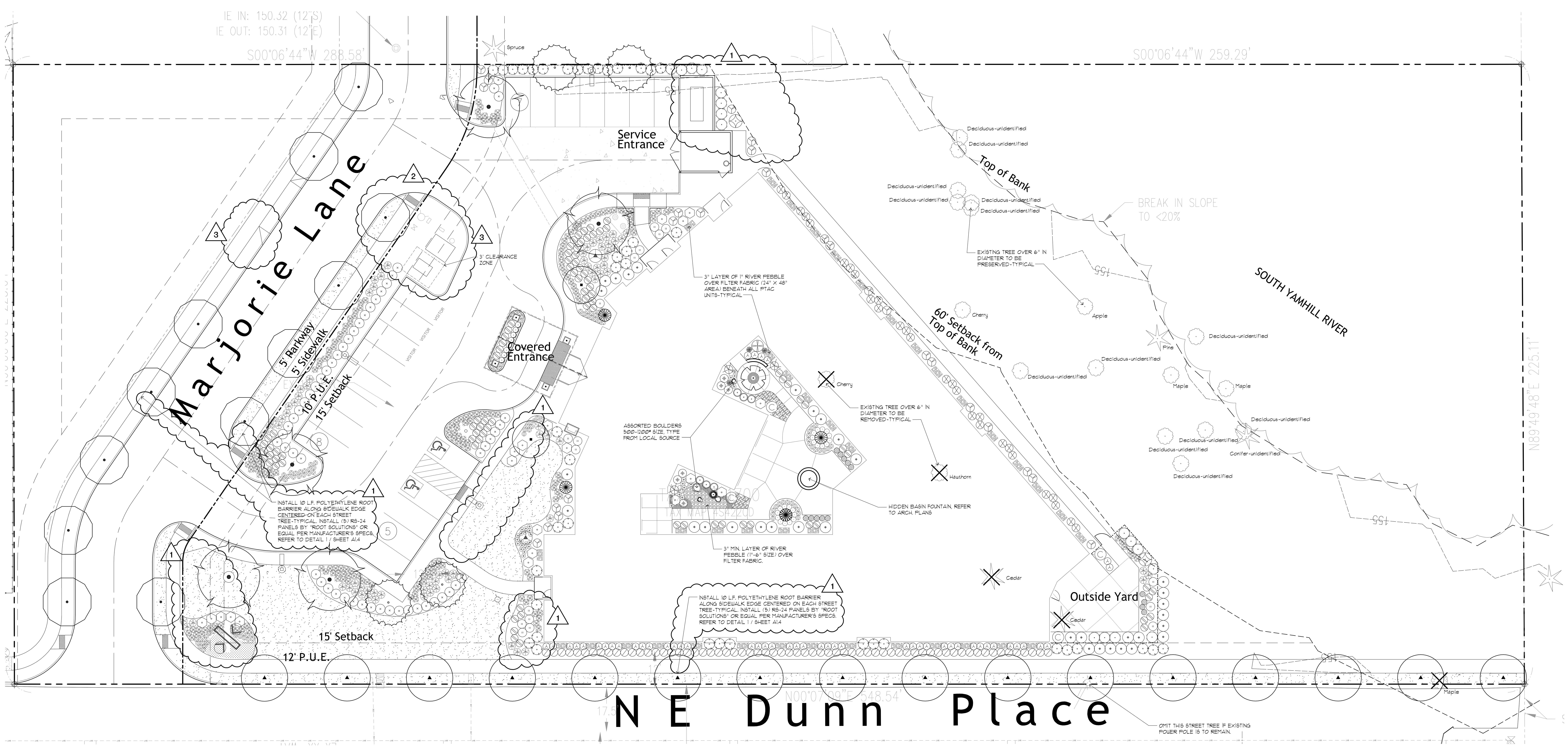
IRRIGATION PLAN

DATE 6/12/2019

REVISED DATE

SHEET A 1.2



PLANTING PLAN

SCALE: 1"=16'

PLANTING LEGEND

Symbol	Botanical / Common Name	Quantity (1)	Specifications
	STREET TREES:		
	Acer campestre 'Panacek' Metro Gold Hedge Maple	16	2" caliper x 12 ft. ht. B&B Standard form- 30 ft o.c.
	Cercis canadensis Eastern Redbud	12 (3)	2" caliper x 12 ft. ht. B&B Standard form- 30 ft o.c.
	SHADE/ORNAMENTAL TREES:		
	Zelkova serrata 'Green Vase' Sawleaf Zelkova	5	2" caliper x 12 ft. ht. B&B Standard form
	Prunus x yedoensis 'Akebono' Yoshino Flowering Cherry	4	1.75" caliper x 10 ft. ht. B&B Standard form
	Malus 'Adirondack' Adirondack Flowering Crabapple	2	1.50" caliper x 8 ft. ht. B&B Standard form
	Stewartia pseudocamellia Japanese Stewartia	1	6-7 ft. B&B
	SHRUBS:		
	Viburnum plicatum tomentosum 'Mariesii' Double-file Viburnum	3	30/36" B&B
	Pinus thunbergii 'Thunderhead' Thunderhead Black Pine	2	3-4 ft. B&B with character
	Pinus glauca albertiana 'Conica' Dwarf Alberta Spruce	5	4-5 ft. B&B Symetrical
	Fatsia japonica Japanese Aralia	1	15 gal. container
	Camellia sasanqua 'Setsugekka' Camellia	4	5 gal. container
	Juniperus chinensis 'Hetz's Columnaris' Hetz's Columnar Juniper	(2) 16	7 gal. container
	Juniperus chinensis 'Aurea' Gold Coast Juniper	39 (3)	5 gal. container
	Osmanthus heterophyllus 'Goshiki' Goshiki Holly-leaf Osmanthus	(2) 34	5 gal. container
	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	54	18/24" B&B
	Viburnum davidii David's Viburnum	20	5 gal. container
	Rosmarinus officinalis 'Arp' Arp Rosemary	18	5 gal. container
	Chamaecyparis obtusa 'Nana Lutea' Dwarf Golden Hinoki Cypress	3	15/18" B&B
	Mahonia 'Orange Flame' Orange Flame Oregon Grape	25	5 gal. container
	Abies balsamea 'Nana' Dwarf Balsam Fir	1	15/18" B&B
	Sarcococca hookerana var. digyna 'Purple Stem' Purple Stem Sweet Box	6	5 gal. container
	SHRUBS continued:		
	Cornus stolonifera 'Kelseyi' Kelsey Dogwood	28	2 gal. container
	Berberis verruculosa Warty Barberry	65	5 gal. container
	Rosa x 'Noala' Coral Carpet Rose	84 (3)	1 gal. container
	Nandina domestica 'Gulf Stream' Gulf Stream Heavenly Bamboo	49	5 gal. container
	Ilex crenata 'Green Island' Green Island Japanese Holly	8	3 gal. container
	Lavandula angustifolia 'Munstead' Dwarf English Lavender	14	1 gal. container
	Nandina domestica 'Wood's Dwarf' Wood's Dwarf Heavenly Bamboo	30	1 gal. container
	PERENNIALS:		
	Ligularia stenocephala 'The Rocket' Leopard Plant	6	1 gal. container
	Helictotrichon sempervirens Blue Oat Grass	49	1 gal. container
	Pennisetum alopecuroides 'Hameln' Hameln Fountain Grass	(2) 177 (3)	1 gal. container
	Hosta 'Great Expectations' Variegated Plantain Lily	3	1 gal. container
	Heuchera x 'Crimson Curls' Crimson Curls Coral Bells	22	1 gal. container
	Athyrium nipponicum 'Pictum' Japanese Painted Fern	3	1 gal. container
	Iberis sempervirens Evergreen Candytuft	105	1 gal. container
	Bergenia cordifolia 'Winterglut' Winter Glow Bergenia	33	1 gal. container
	Ophiopogon japonicus 'Nana' Dwarf Mondo Grass	192	4" pot
	LAWN		
	Perennial Rye blend- JB Signature or equal fresh cut sod, stagger rolls		
	Annual Flowers 4" pots @ 8" o.c., triangularly spaced 1" fine compost mulch layer		

NOTES-

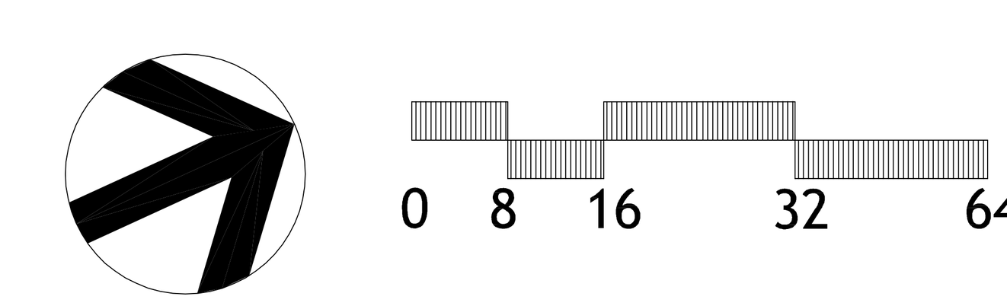
1. Provide 2" layer of medium grind fresh fir mulch to all planting beds.
2. Refer to Sheet A1.4 for Planting Details.
3. Contractor shall schedule an inspection with the McMinnville Public Works Superintendent of the installed root barriers and deep watering tubes prior to street tree planting. Street trees shall be on site for inspection as well. (1)
4. Provide required separation for street trees as follows:
   a. 5 ft. from a private driveway.
   b. 10 ft. from fire hydrants, utility poles, sanitary sewer, storm or water lines.
   c. 20 ft. from street light standards or street intersections.

LANDSCAPE CALCULATIONS

Overall Site Area: 2.83 acres

South Site Area: 0.55 acres

Project Site Area: 2.28 acres
Landscape Area: 1.38 acres
% Landscape Area: 60.5%



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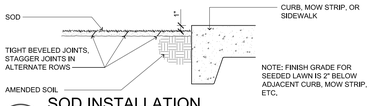
PLANTING PLAN

DATE 6/12/2019

REVISED DATE

SHEET A 1.3



24 SOD INSTALLATION

SCALE: NOT TO SCALE

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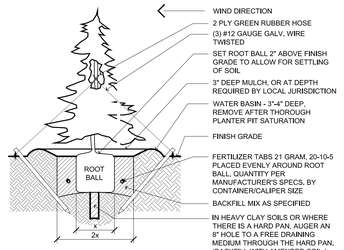

19 CONIFER TREE PLANTING (SECTION)

SCALE: NOT TO SCALE

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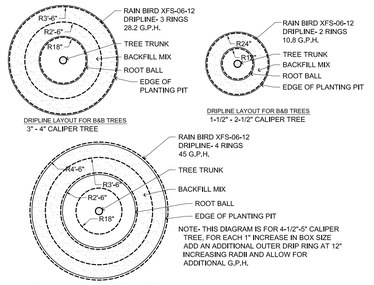

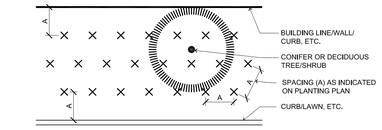

23 GROUNDCOVER PLANTING

SCALE: NOT TO SCALE

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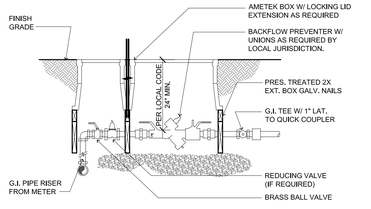

18 BACKFLOW PREVENTION DEVICE (AS REQUIRED)

SCALE: NOT TO SCALE

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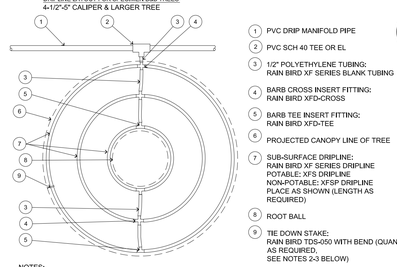

14 DRIP IRRIGATION-SPECIMEN TREE (IN-LINE EMITTER APPLICATION B&B TREES)

SCALE: NOT TO SCALE

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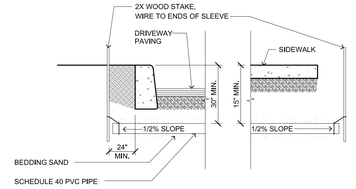

10 SLEEVE (IRRIGATION DETAIL)

SCALE: NOT TO SCALE

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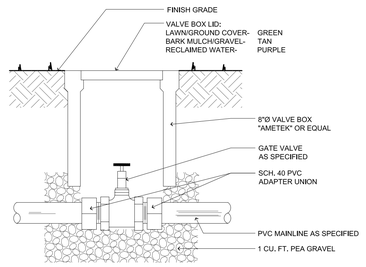

5 GATE VALVE (IRRIGATION DETAIL)

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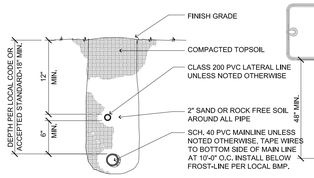

9 TRENCH SECTION 18" MAINLINE DEPTH

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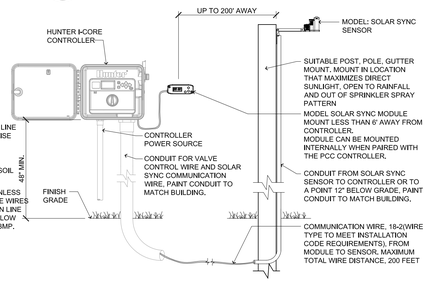


4 HUNTER I-CORE CONTROLLER (WITH SOLAR SYNC WEATHER SENSOR)

SCALE: NOT TO SCALE

T:\02SITEWK\810RRIG\02810043

22 BOULDER INSTALLATION

SCALE: NOT TO SCALE

T:\02SITEWK\220EXCAV\02220003

17 THRUST BLOCKING

SCALE: NOT TO SCALE

T:\02SITEWK\810RRIG\02810018

13 PVC TO DRIP TUBE CONNECTION

SCALE: NOT TO SCALE

T:\02SITEWK\810RRIG\02810024

8 COMMERCIAL DRIP CONTROL ZONE KIT

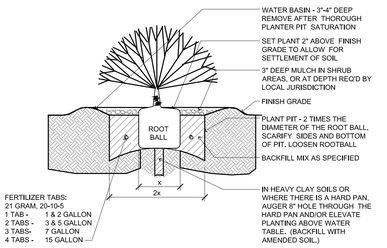
SCALE: NOT TO SCALE

T:\02SITEWK\810RRIG\02810038

3 QUICK COUPLER

SCALE: NOT TO SCALE

T:\02SITEWK\810RRIG\02810013



21 SHRUB/GROUNDCOVER PLANTING (SECTION)

SCALE: NOT TO SCALE

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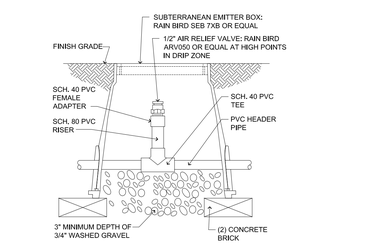

16 DRIPLINE 1/2" AIR RELIEF VALVE (SUB-SURFACE IN PVC HEADER)

SCALE: NOT TO SCALE

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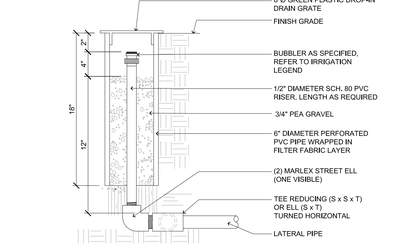

12 BUBBLER DETAIL-TREE IN TURF

SCALE: NOT TO SCALE

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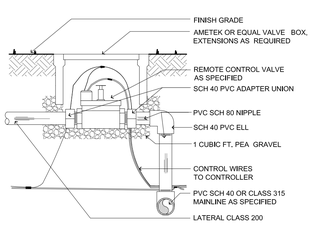

7 ELECTRIC VALVE ASSEMBLY

SCALE: NOT TO SCALE

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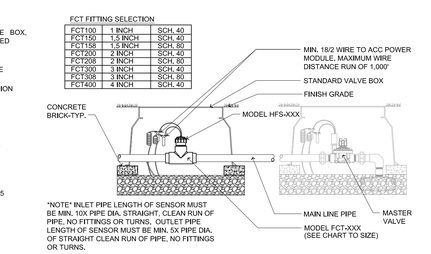

2 FLOW SENSOR (HUNTER HFS SERIES OR EQUAL)

SCALE: NOT TO SCALE

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MAINLINE

GALLON PER MINUTE		PIPE SIZE & CLASS	
0 - 12	GALLONS	1"	SCHEDULE 40
13 - 20	GALLONS	1-1/4"	SCHEDULE 40
21 - 30	GALLONS	1-1/2"	SCHEDULE 40
31 - 50	GALLONS	2"	SCHEDULE 40
51 - 70	GALLONS	2-1/2"	CLASS 315
71 - 100	GALLONS	3"	CLASS 315
101 - 180	GALLONS	4"	CLASS 315

LATERAL PIPE

GALLON PER MINUTE		PIPE SIZE & CLASS	
0 - 10	GALLONS	3/4"	CLASS 200
11 - 20	GALLONS	1"	CLASS 200
21 - 30	GALLONS	1-1/4"	CLASS 200
31 - 40	GALLONS	1-1/2"	CLASS 200
41 - 60	GALLONS	2"	CLASS 200
61 - 80	GALLONS	2-1/2"	CLASS 200
81 - 120	GALLONS	3"	CLASS 200

25 PIPE SIZE SCHEDULE (IRRIGATION DETAIL)

SCALE: NOT TO SCALE

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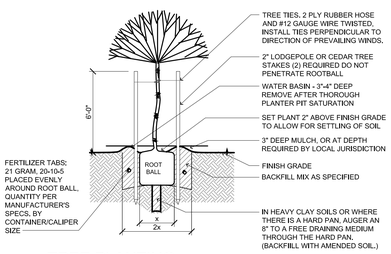

20 TREE PLANTING (SECTION)

SCALE: NOT TO SCALE

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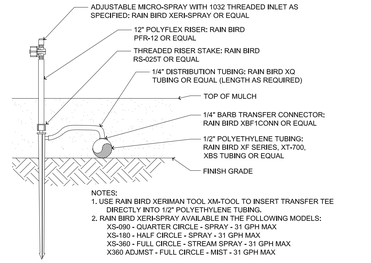

15 XERI-SPRAY ON POLY-FLEX RISER (1032 THREADED MICRO-SPRAY-STAKE INTO 1/2" POLY. PIPE)

SCALE: NOT TO SCALE

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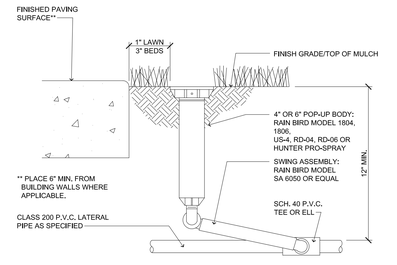

11 POP-UP SPRAY BODY (4" & 6" MODELS)

SCALE: NOT TO SCALE

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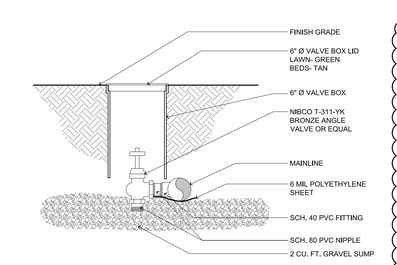

6 MANUAL DRAIN VALVE (IRRIGATION DETAIL)

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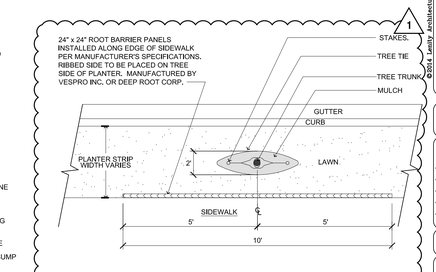

1 ROOT BARRIER LAWN PARK-STRIP

SCALE: NOT TO SCALE

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REGISTERED LANDSCAPE ARCHITECT
521
BRIAN D. LIND
11/30/15
OREGON

lenity architecture
3550 Kettle Court SE, Salem, Oregon 97301
p 503 399 1090 f 503 399 9585 willo@lenityarchitecture.com

MOSAIC MANAGEMENT
MAKING A DIFFERENCE IN SENIOR LIVING

MCMINNVILLE SENIOR LIVING MEMORY CARE FACILITY
235 NE DUNN PLACE
MCMINNVILLE, OREGON 97128

LANDSCAPE DETAILS

DATE
09/19/2014

REVISED DATE
1 12/12/2014
2 03/25/2015
3 04/01/2015
4 04/01/2015
5 08/31/2015

SHEET
A 1.4

PERMIT SET/MCMINNVILLE SENIOR LIVING/PROJECT NO. 14-012

SECTION 02750 IRRIGATION

PART 1 - GENERAL

1.01 SCOPE:

A. Furnish design services and engineer plans, labor, material, equipment and services for design and installation of a new irrigation system in accordance with requirements of this specification, local and state codes, and equipment manufacturer's specifications. Design and install a complete automatic underground irrigation system capable of supplying 1 to 2 inches of water per week in a maximum run period of 8 hours per night. System Designer shall have a minimum 5 years experience in commercial irrigation design.

1.02 RELATED WORK BY OTHERS:

A. Control wire chase from floor level to building exterior (co-ordinate with electrical contractor). Provisions for electrical service to controller location (co-ordinate with electrical contractor).

1.03 QUALITY ASSURANCE:

A. Acceptable manufacturers: Rain Bird, Hunter, Toro, or approved equal.

B. Contractor shall be licensed and bonded as applicable, by State licensing board, and shall present proof if requested by Owner prior to commencement of construction.

C. Contractor shall have prior construction experience in irrigation projects of equal size. Contractor shall present references upon request of Owner.

D. Contractor shall employ at the site at all times during construction, a supervisor who is thoroughly experienced and competent in equipment, materials, and installation of commercial irrigation systems.

1.04 DESIGN CRITERIA

A. Submitted plan shall be at the same scale as the landscape plan and exhibit the following and shall be approved for construction upon verification of all criteria:

1. Irrigation system as designed and installed shall perform within the tolerances and specifications of the specified manufacturers.

2. The velocity through the water meter supplied to the system at full flow requirements shall not exceed the following maximum quantities:

Water Meter Size	Maximum Specified Gallonage
5/8"	14 GPM
3/4"	21 GPM
1"	35 GPM
1 1/2"	70 GPM
2"	112 GPM
3"	210 GPM

3. Valve sizing schedule:

Flow	Minimum specified valve size
0 -30 gpm	1"
30-50 gpm	1 1/2"
50-75 gpm	2"

4. The system shall apply 1 1/2 - 2" per week, with triangulated 'head-to-head' spacing at all locations, and be fully adjustable to fine tune system performance for specific spray zones. Indicate on drawing, water pressure and gallonage parameters at available water source. Low volume systems shall supply sufficient moisture as required by plant types and sizes, soil conditions, and topography.

5. Types: Sprinkler heads shall be of single type, nozzling and manufacturer in respective zones, or include low volume irrigation components as manufactured by Rainbird or equal.

6. Sprinkler nozzling shall have matched precipitation rates throughout respective zones. Do not mix heads on a valve, or run valves together where heads have a precipitation rate %. Do not mix non-compatible low that varies more than 10 volume irrigation components on the same zone.

7. Spacing:

Spray Heads - Use manufacturer's maximum triangular or square spacing, low angle trajectory, allowing for 8 MPH % of diameter of spray throw for wind, but do not exceed 55 % of diameter for square spacing. triangular or 50 Low volume emitters - as required for plant type, size and soil conditions.

8. Irrigation system shall be designed so that planting bed and lawn zones are on separate control valves to facilitate the different water requirements of each area. Provide isolation valves throughout system to facilitate isolation of various sections of system. Provide quick coupling valves at point of connection and every 100 feet along system.

9. Zoning shall not mix sprinkler types on single control valve.

10. System shall be designed to supply manufacturer's specified minimum operating pressure to farthest head from water connection.

11. Piping shall not exceed 5 ft. per second velocity. Demands of system design shall not exceed performance criteria of water meter, or point of connection components. Mainline shall be schedule 40 PVC.

12. System shall furnish components sized to allow operation within manufacturer's specified tolerances for optimum performance. Undersized components shall not be approved for installation.

13. If water source is other than typical municipal water system, (i.e. recycled wastewater, or well) identify source, and submit engineer's report of operating criteria and/or respective components specified for relative water source. Protect the public at all times from non-potable water sources by industry standards or visual notification.

14. The system shall be gravity drainable throughout and have components sufficient, and sized to facilitate hydraulic winterization. Label components utilized for winterization on record drawings.

15. Include sleeve size and locations under paving or structures. Sleeving shall be sized at twice the bell diameter of later or mainline required in sleeve.

16. Provide an extra black wire routed to farthest zone valve(s) in field. Loop at each valve along system and extend 24" at controller.

1.05 VERIFICATION OF DIMENSIONS:

A. Before proceeding with the installation of any section of the irrigation system, check and verify correlation between ground measurements and Drawings.

B. Advise project superintendent of discrepancies before proceeding.

1.06 VERIFICATION OF WATER PRESSURE:

A. Verify water pressure at point of connection.

B. Submit pressure test results to project superintendent for approval prior to any work.

1.07 PROTECTION OF UNFINISHED WORK:

A. Protect work at all times.

B. Keep rock, dirt, gravel, debris and foreign materials from entering piping, valves and other irrigation equipment.

1.08 PROTECTION OF EXISTING TREES

A. Do not machine trench trough root zone of existing trees to remain. hand dig as required.

1.09 ENVIRONMENTAL CONDITIONS:

A. No solvent welding of PVC pipe in freezing weather.

B. Solvent welding of PVC pipe under cover only during rainy weather.

1.10 UTILITIES:

A. Be responsible for location of underground utilities.

B. Protect active utilities. If encountered, notify persons owning same.

1.11 STORAGE:

A. Store on job site only as approved.

B. Be responsible for security and protection.

C. Store no PVC pipe nor fittings in direct sunlight.

1.12 EQUIPMENT FOR OPERATION:

A. Provide project superintendent with the following operation equipment.

B. Turn over to project superintendent at time of Final Inspection.

1. (2) lock cap key, weathermatic RLK-1.
2. (2) snap-lock unlocking tools-for valve box covers.
3. (2) quick coupling valve coupler.
4. (2) hose swivel.
5. (2) lock cap key, Rain Bird 2049.
6. (2) valve operating key, 30-inch handle length.

1.13 SYSTEM PROGRAMMING

A. Calculate three irrigation programs: Spring / Early Summer, Summer, Late Summer/ Fall. System operation requirements shall be based on annual precipitation rates, plant material maturation requirements, solar exposure, topography and soil conditions.

B. Submit seasonal controller operation program with as-built record drawings and include laminated copy of program at controller location. Include total application quantities in inches per week for all zones, for establishment period and continual system operation.

1.14 SUBMITTALS

A. Within 14 days after award of contract, submit an (8) copies of the irrigation plan and (1) quality reproducible for review and approval to project superintendent/architect prior to commencement of work. The plan should follow the specifications and design criteria as outlined herein.

B. Upon completion of the irrigation system installation and as a condition of its acceptance, deliver to the project superintendent the following:

1. As-Built Record Drawings: Submit three prints and one reproducible (sepia) of as-built drawings. As-built drawings shall clearly show all changes documented in the Record Copy. Main lines, drain valves, valve boxes, wire splices, isolation valves, and valve markers shall be positively located by a minimum of two dimensions each from fixed reference points.

2. Controller Reference Chart: Submit one chart for each controller showing the area covered by each sprinkler zone, and seasonal operational programming. This chart shall be a reduced copy of the as-built drawings, color coded to differentiate zone areas, sized to fit the controller door, and hermetically sealed between 20 mil. plastic sheets.

3. Supplemental Equipment: Submit two each of keys to the following: quick coupling valves, quick coupling valve lids, valve markers, manual drain valves, valve boxes, and controller cabinets.

4. Maintenance Manual: Submit three copies of a bound, hard cover manual containing the following:

a. Catalog cuts of all irrigation materials installed.

b. Contractor's name, address and telephone number.

c. The duration of the guarantee period.

d. The name and address of the local manufacturer's representative.

e. List and description of routine maintenance procedures, including winterization, start-up, and recommended watering times for each zone.

f. Troubleshooting guide.

g. Copy of guarantee, warranties, or affidavits applicable to equipment or materials beyond contractor's One- Year guarantee period.

h. Static water pressure test results.

1.15 GUARANTEE:

A. Guarantee the irrigation system or any part thereof, against defective material or workmanship or one (1) year from the date of final acceptance.

B. Repair any settling of backfilled trenches occurring during a one (1) year period after final acceptance.

C. Include restoration of planting, paving or other improvements of any kind associated with corrections.

D. Make corrections without expense to Owner.

PART 2 - PRODUCTS

2.01 GENERAL:

A. New materials and equipment.

B. Brands and types as specified herein.

C. Substitutions or equals only by written approval of the project superintendent.

2.02 IRRIGATION HEADS:

A. Construction as specified by model number reference.

B. Manufacturer's catalog numbers indicated below.

C. Lawn heads - 4" pressure regulating pop up unless noted otherwise

1. Spray heads: Toro - 570 series, Rain Bird 1800 series, Hunter Pro Series and MP Rotator, plastic body and nozzle.

2. Gear driven rotary head: Hunter PG, SRM and I Series, Rain Bird 3500 and 5000 Series, plastic body and nozzle.

D. Shrub/groundcover heads - Pressure compensating 6" and 12" pop up where noted

1. Spray heads: Toro 570 series, Rain Bird 1800 series, Hunter Pro Series and MP Rotator, plastic body and nozzle.

2. Gear driven rotary head: Hunter PG, SRM and I Series, Rain Bird 3500 and 5000 Series, plastic body and nozzle.

3. Bubblers: Rain Bird 1400 and PCT Series with PA-80 adapter on 4" pop up, Rain Bird RWS Series

E. Low Volume Emitters: Provide type and relative 'Xerigation' series components as manufactured by Rain Bird Sprinkler Mfg. Corp., or approved equal.

F. Landscape Dripline: Pressure compensating in-line emitters, Rain Bird XFS Series and LDQ Series with associated components.

2.03 PIPE AND FITTINGS:

A. PVC Pipe:

1. Mainline Supply: PVC pipe, polyvinyl Chloride Plastic± PVC 1120, Schedule 40, Type 1, normal impact, I.P.S., NSF approved plain and/or bell end± color white± meeting requirements ASTM D2241 and D1784.

2. Lateral line: PVC pipe, Polyvinyl Chloride Plastic± PVC 1120, Class 200, Type 1, normal impact, I.P.S., NSF approved plain and/or bell end± color white± meeting requirements ASTM D2241 and D1784.

B. PVC Pipe Fittings: PVC 1120, Schedule 40, Type 1, normal impact, I.P.S., NSF approved± meeting requirements of ASTM D 2466-74.

C. Galvanized Pipe and Fittings: Standard weight pipe, hot dipped galvanized and threaded. Threaded cast iron or galvanized malleable fittings.

D. PVC Riser: PVC 1120, Type 1, normal impact I.P.S., NSF approved Schedule 80 PVC, conform to PS 21-70. Cut to required lengths threaded both ends, color dark grey.

2.04 PVC SOLVENT CEMENT:

A. NSF approved solvent for PVC to 4" pipe size.

B. Meeting requirements of ASTM D 2564-73a, #705.

2.05 PVC PRIMER AND CLEANER: Weld-on P-70 or approved.

2.06 ISOLATION GATE VALVE: Full port, brass or bronze with stainless steel ball and Teflon seat. Size same as mainline. Manufacturer: Nibco, Watts or equal.

2.07 MANUAL DRAIN VALVE: Brass globe valve, 1/2" size with cross-type wheel.

2.08 QUICK-COUPLING VALVE:

A. One piece, double slot, 3/4" inlet with vinyl cover and lock top.

B. Rain Bird Model or Toro.

2.09 QUICK-COUPLING VALVE COUPLER: Rain Bird, Toro or equal.

2.10 LOCK CAP KEY: Rain Bird or Toro.

2.11 HOSE SWIVEL: Rain Bird or Toro.

2.12 LOCKING LID AND KEY:

A. Rain Bird, Toro or equal.

2.13 VALVE BOX: "Ametek" Economy, Standard and Jumbo sized boxes, extensions and locking covers where applicable.

2.14 DRAINAGE ROCK: 1-1/2 inch minus clean, washed round rock.

2.15 BACKFLOW DEVICE:

A. As approved by local jurisdiction. If acceptable, use double check valve backflow preventer.

B. If required by code to use above ground installation, provide LeMeur Backflow Enclosure, LBF Series, size as required, as Manufactured by LeMeur Welding and Manufacturing± 6161 Sierra Ave., Fontana, CA 92336± (Voice phone (909)-822-5100± Fax (909)-822-9317) Provide for enclosure lock and keys (2)

2.16 MASTER CONTROL VALVE:

A. Superior 3000 & 3200 Series-bronze, Rain Bird PEB & PESB Series-plastic, normally closed, 24 volt electric valve.

B. Sizes as required.

2.17 FLOW SENSOR:

A. Rain Bird FS Series, Creative Sensor Technology FSI Series, Hunter "FLOW-SYNC".

B. Sizes as required.

2.18 REMOTE CONTROL VALVE:

A. Conventional: Rain Bird PEB Series, Hunter PGV Series, 24 volt electric valve.

B. Drip: Rain Bird XCZ-PRB Series, Hunter ICZ Series, 24 volt electric Drip Control Zone.

C. Sizes as required.

2.19 AUTOMATIC CONTROLLER:

A. Hunter I-CORE Modular Electronic Controller

B. Rain Bird ESP-LX Modular Series Electronic Controller

C. Number of circuits as determined by planting types and planter layout.

2.20 WEATHER SENSOR:

A. Hunter SOLAR SYNC

B. Rain Bird:

1. ET Manager
2. RSD Rain Sensor

2.21 CONTROL WIRE: Type UF bearing U/L label for direct underground burial, NEC Class. II circuits. AWG sizes, #14 minimum.

2.22 ELECTRIC CONNECTORS: 3M DB Series Direct Bury Wire Connectors

PART 3 - EXECUTION

3.01 GENERAL:

A. Install materials and equipment in strict accordance with manufacturer's written specification and recommendations.

B. Comply with local and state codes.

C. Maintain job premises clean and free from accumulations of debris or disorder at all times. Remove equipment and surplus materials from each area of work as completed.

D. Leave no work in condition that would jeopardize other persons or property.

E. Test all lines for one hour minimum at pressure of water source. Receive approval of test prior to back filling work.

3.02 CONNECTION TO WATER SOURCES:

A. Municipal Sources:

Verify location of water source and capped tee. Make arrangements for water shutoff if necessary. Notify Owner of water service interruption 24 hrs. prior to shut-off.

3.03 TRENCH EXCAVATION:

A. Straight or "snaked" slightly.

B. Slope bottoms uniformly, 1/2 % minimum grade to drain.

C. Trench depth 12 inches minimum, 24-inches maximum, bottoms free from sharp rock or objects that may damage pipe.

D. Trench width sufficient to allow proper tamping of backfill around pipe.

E. Keep topsoil separate from subsoils replace in order of removal.

3.04 TRENCH BACKFILL:

A. Do no backfilling until approval of pressure test.

B. Use excavated soil or specified backfill bedding materials.

C. Material free from rock and/or debris that may damage pipe or prevent proper compaction.

D. Place 6-inch maximum lifts and compact thoroughly.

E. Place mainline backfill only when pipe is filled with water± 25 PSI pressure minimum.

3.05 INSTALLATION OF PIPE:

A. Sizes, type as specified.

1. Lay with support beneath entire lengths.
2. Slope all pipe to gravity drain.
3. Snake PVC piping to allow for expansion and contraction.
4. Combine runs in common trench where feasible with 3-inch minimum separation.
5. Flush lines prior to installation of valves and irrigating heads.

B. Cutting and Joining:

1. Cut pipe square, debur and remove all surface contaminants or moisture.
2. Chamfer all cut ends.
3. Apply primer and solvent cement in accordance with manufacturers recommendations.
4. Make threaded joints leak resistant, with freedom of movement.
5. Use Teflon thread sealant for threaded joints.
6. Clean out threads and use tape or compound joint sealants for all galvanized pipe connections. Leave no more than two (2) threads showing at joints.

3.06 SLEEVING

A. Install sleeving under all asphalt, concrete or other hard surface pavement areas as required.

B. Size as required for pipe and control valve wiring.

C. Coordinate for placement prior to asphalt / concrete work.

3.07 INSTALLATION OF VALVES:

A. Types as specified.

1. Install in accordance with manufacturer's recommendations.
2. Install manual drain valves at locations to completely drain all pipe lines.

3.08 INSTALLATION OF IRRIGATION HEADS:

A. Types as specified. Install in accordance with manufacturer's recommendations.

B. Adjust and balance:

1. Adjust and balance each system zone.
2. Achieve uniform area coverage by all head types.

3.09 INSTALLATION OF IRRIGATION CONTROLLER:

A. Type as specified.

1. Install wall mounted unit as approved.
2. Enclose all control wiring in conduit.
3. Verify exact placement of controller with project superintendent.

B. Work by other trades include:

1. Control wire chase from floor level to building exterior, co-ordinate with electrical contractor.
2. Provisions for electrical service to controller location, co-ordinate with electrical contractor.

3.10 INSTALLATION OF CONTROL WIRE:

A. For wire sizes, refer to wire sizing chart published by manufacturer of control valves led.

B. Use specified electrical connectors at all splices. Place all splices in valve boxes, and note locations on as-built record drawings.

C. Bundle wire together with electrical tape at 10-foot intervals. Provide 12- inch expansion coils every 100 feet where runs exceed this length.

D. Place wire at bottom of pipe runs to provide protection.

E. Provide one extra control wire from controller to each valve. Color must be different and labeled as "extra wire" at controller.

END OF SECTION

REGISTERED LANDSCAPE ARCHITECT
521
BRIAN D. LIND
11/30/15
OREGON

lenity architecture

MOSAIC MANAGEMENT
MAKING A DIFFERENCE IN SENIOR LIVING

MCMINNVILLE SENIOR LIVING MEMORY CARE FACILITY
235 NE DUNN PLACE
MCMINNVILLE, OREGON 97128

IRRIGATION SPECIFICATIONS

DATE 09/19/2014

REVISED DATE	
1	12/12/2014
2	03/25/2015
3	04/01/2015
4	04/01/2015
5	08/31/2015

SHEET A 1.5

PERMIT SET/MCMINNVILLE SENIOR LIVING/PROJECT NO. 14-012

SECTION 02950 PLANTING

PART 1 - GENERAL

1.01 SCOPE:

A. Provide all materials, labor and equipment necessary for finish grading, topsoil preparation, placement, spreading, planter backfill, application of shrubs, groundcover, surface mulch and lawn as indicated protection, maintenance, guarantee, and replacement of plants and related items necessary to complete the work indicated. Work includes coordination with irrigation section to provide watering until final written acceptance for establishing planting.

1.02 RELATED SECTIONS:

A. Section 02750 irrigation

1.03 PLANT MATERIAL: Provide in accordance with species, sizes, and quantities indicated on the Drawings.

1.04 SUBMITTALS: In accordance with the following:

A. Plant material documentation:

1. Within 30 days after award of General Contract, submit documentation that all specified plant materials have been ordered.

2. List suppliers names, addresses, and phone numbers.

3. Submit request for substitution based on plant survivability. Present alternate plant material request to replace and specified plants found to be intolerant of project site conditions. Approval for substitutions shall be based, but not limited to, solar and wind exposure, soil, topography, drainage, saturation, and elevation variations that may be preset at a subject site. These substitutions shall be only upon written approval by the architect.

B. Fertilizers:

1. Submit proposed fertilizers to project superintendent.

C. Surface mulch and Soil Amendments

1. Submit one (1) representative sample and material source, including applicable certifications and analysis to the project superintendent and architect for written approval, a minimum 30 days prior to commencement of construction. The soil amendment product shall originate from clean, 100%% organic, recycled plant waste and/or bio-soilds formulated for ornamental plan material applications.

D. Submit a schedule and manufacturer's specifications for all pesticides and herbicide to be employed in the landscape construction process, for written approval prior to commencement of construction.

E. Maintenance Data

1. Submit a year-around maintenance program to be utilized by the Owner's personnel at the cessation of specified guarantee and contracted maintenance periods.

F. Submit license, insurance, and bonding, where applicable to Owner upon request, prior to commencement of construction.

1.05 PROTECTION

A. Applicable local lawns and regulations governing or relating to any portion of the word depicted on these plans are hereby incorporated into and made pert of these specifications, and their provisions shall be carried out by the contractor.

B. The Contractor shall verify, locate and protect all existing utilities and features on and adjacent to the project site prior to and during construction. Contractor shall repair, at their own expense, all damage resulting from their operations or negligence.

C. The Contractor shall obtain all necessary valid licenses, permits, bonds, and insurance, where applicable, and as requested by Owner, to perform the work indicated herein before commencing work, and shall be responsible for coordinating work with all parties involved, including jurisdictional agencies.

D. The Contractor shall use all means necessary to protect the public at all times during the construction process.

E. In the event of conflict between pertinent codes, regulations, structural notes, and/or requirements, or the referenced standards of these Specifications, the provisions of the more stringent shall govern.

1.06 QUALITY ASSURANCE

A. Suppliers / Installers Qualifications: Personnel involved in the specified construction shall posses experience in landscape construction.

1.07 DELIVERY AND STORAGE: In accordance with the following:

A. Delivery:

1. Protect plants during delivery to prevent damage.

2. Fertilizers to be in original container, each bearing the manufacturer's guaranteed analysis.

3. Pesticides, herbicides and soil fumigants to be in original unopened containers labeled with Environmental Protection Agency and State registration number and manufacturer's uses.

4. Deliver all plants with legible identification nursery labels.
a. Label trees and bundles of like shrubs with correct plant name and size, using durable waterproof labels.
b. State correct plan name size.
c. Use durable waterproof labels with water resistant ink, which will remain legible for at least 60 days.

B. Storage:

1. Protect plants, fertilizers, pesticides, herbicides, and other miscellaneous materials during storage.

1.08 SUBSTITUTIONS

A. Contractor to verify survivability of specified plant material prior to installation. Refer to survivability substitutions outlines under submittals. Upon installation, the contractor shall abide by the guarantee as outlined herein and shall assume responsibility for survivability variables.

1.09 USE OF HERBICIDES

A. Application of herbicide shall be by an applicator licensed under the applicable State, Laws.

1.10 GUARANTEE AND REPLACEMENT:

A. Guarantee plant materials and related workmanship on installation, beginning after the date of written approval and acceptance of work for one full calendar year, or one full growing season, whichever is longer.
1. Replace plant material not surviving or not exhibiting growth and establishment during guarantee period.
2. Correct deficiencies in soil or drainage conditions when attributed to plant damage or losses prior to replacement.
3. Perform all replacement work in accordance with original specifications at no additional cost to Owner.
4. Damage or loss of plant materials due to vandalism, freezing, or acts of neglect by others, is exempt from Contractor's replacement responsibility.

B. Perform replacement work when requested by project superintendent within fourteen (14) days after notification.
1. Plant replacements subject to seasonal limitations may be performed at a later date when, in the judgement of the Owner/architect, survival of replacements in jeopardized by weather or other considerations.
2. Advise Owner/architect in writing when replacement work is performed. Include specific instructions for immediate care replacement material.

PART 2 - PRODUCTS

2.01 PLANT MATERIAL:

A. Standards: Meet or exceed the following reference standards for quality, size and condition.
1. ANSI Z 60.1-1980: American Standards for Nursery Stock

B. Plant Names:
1. Plant varieties shall as specified on the plan, and be true to botanical name as listed in the latest edition of "Standardized Plant names", as adopted by the American Joint Committee of Horticulture Nomenclature.

C. Plant Stock:
1. Plants shall be fresh, well-foliaged, in prime condition, exhibiting normal, balanced grown patterns. This includes being free of disease, injury, harmful insects, eggs, larvae, seeds, weeds, or roots of detrimental invasive noxious species.

D. Plants shall be nursery grown, unless otherwise indicated.

E. Plants are required to be from stock acclimated to the Project Site environment, having been cultivated under similar conditions. No cold storage plants are permitted.

F. Ball and burlapped, or boxed material is required to have a natural ball sufficient to insure survival and healthy, strong growth.

G. Bare root material, if approved by project superintendent/architect, shall have a sufficient root system to insure survival and healthy growth. Bare root material shall only be supplied in dormancy, at seasons specified for health and survivability.

H. Container grown plants are required to have sufficient growth to hold the earth intact when removed from the containers, and shall not be root bound.

2.02 PLANTING SOILS

A. Topsoil is defined as material existing on-site, being a friable surface soil found at a depth in its natural state, of a depth of less than 30". Topsoil shall be free of sticks, sub-soil, clay lumps larger than 2", debris, rocks larger than 1 1/2", turf, weeds, roots, contaminates, or other objectionable material. If existing strippings are of insufficient quality or quantity, provide approved imported topsoil.

2.03 POTTING SOIL MIX

A. Planting soil for annual and perennial areas shall be commercially mixed potting soils for application in flower beds.

2.04 SOIL AMENDMENTS AND FERTILIZERS

A. General: Use brands that conform to applicable State fertilizer laws.

B. Amendments: Textural amendments as per local industry standard landscape soil amendments. The soil amendment shall originate from clean, 100%% organic, recycled plant waste and/or biosolids formulated for ornamental plant material applications.

C. Fertilizers shall be of commercial grade, uniform in composition, and free flowing as per local industry standard and appropriate for project site.

2.05 SURFACE MULCH MATERIAL

A. Free from noxious weeds of pests, and material harmful to plant life.

B. As per State and local industry standard for commercial ornamental landscape beds, for weed and moisture control.

2.06 STAKING MATERIAL

A. Sound Hardwood, nominal 2"x2", 30 inch and 8 foot lengths.

B. Treat with two coats of approved stain preservative not harmful to plant material, mixed 1:1, color as approved.

2.07 WATER

A. Water shall be available to site by Owner's source. Cost of water shall be born by Owner.

2.08 LAWN SEED / SOD

A. Base bid shall include seed for all lawn areas. Add/Alternate bid proposal shall include replacing seeded lawn with sod, as specified.

B. Seed shall be commonly used local seed mix appropriate for project site. Mixture shall be sufficient to establish a thick, full, thriving lawn at Project Site.

C. Sod type shall be commonly used local sod appropriate for conditions shown on plan and will establish a thick, consistent, thriving lawn. Sod shall be commercially grown, and seed mixture shall be as per industry standard for Project Site, and supplied to site, palletized as per local standards.

2.09 TREE WRAP

A. Tree wrap shall be 4 inches wide, commercial paper wrap, as shown on detail, Clarks or equal.

2.10 EROSION NETTING

A. Jute erosion control netting with staples. Provide as a Add/Alternate in bid proposal.

2.11 ROOT BARRIERS

A. Root barriers, as manuf. By Deep Root, Tree Root Barriers± 345 Lorton Ave. Suite 305 Burlingame, California 94010± (Voice Phone: 1-800-458- 7668± Fax (458)-344-9380), or approved equal. Provide as a Add/Alternate in bid proposal.

2.12 WEED BARRIERS

A. Woven non-biodegradable cloth mat commonly used by local industry for weed control. Provide as a Add/Alternate in bid proposal.

2.13 MISCELLANEOUS MATERIALS

A. Miscellaneous materials required for a complete, proper, and healthful landscape installation shall be included in landscape construction as per directives of contractor, or local authorities. Submit any miscellaneous materials for written approval prior to commencement of construction, and as a Add/Alternate in bid proposal.

PART 3 - EXECUTION

3.01 EXAMINATION

A. Verify installation conditions as satisfactory to receive work specified in this section, and as approved in writing by project superintendent. Commencement of construction constitute contractors' acceptance of conditions as satisfactory.

B. Field Measurements: Verify horizontal and vertical limits of construction. Verify field layout with limits specified on drawing. Notify project superintendent/architect of conflicts and discrepancies prior to commencement of construction. Adjust conditions only upon approval of project superintendent/architect.

3.02 SCHEDULING AND COORDINATION

A. Coordinate works schedule where cooperation with other trades or contracts is required. Contractor shall be responsible for timely performance of specified work.

3.03 PROTECTION OF EXISTING TREES AND SHRUBS

A. Provide temporary fencing, barricades, and guards as necessary or required to protect trees and shrubs which are to remain from damage above and below grade. Erect as directed by project superintendent.

B. Maintain existing grade within drip line of trees unless otherwise indicated on the Drawing and approved by the project superintendent.

C. Where trenching for utilities is required within drip lines, tunnel under or around roots by hand digging or boring. Do not cut main lateral roots or tap roots over one inch diameter± cut smaller roots which interfere with installation of new work. Cut roots with sharp pruning instruments± do not break or chop.

3.04 WEED ERADICATION AND CONTROL

A. Remove grasses, vines, invasive weed growth, and roots by herbicide application.

B. Control achieved by working soil approvable for annual weed types only.

3.05 PLANTING AREA PREPARATION

A. General: Site preparation includes soil preparation in planting areas and any finish grading necessary or incidental to planting operations. Work within the drip line of preserved trees or shrubs shall be done by manual methods only.

B. Subgrade:

1. After planting areas have been brought to required subgrade, reviewed and approved by project superintendent, rip subgrade to a depth of 12 inches @ 12 inches on center, in two perpendicular 90 degree passes, to thoroughly scarify subgrade.

2. Remove concrete, asphalt, and rocks larger than 1 1/2" , or debris encountered or generated this operation.

C. Rough Grade Inspection

1. Conditions and quality of rough grade shall be inspected and approved by project superintendent prior to the commencement of specified landscape work.

D. Finish Grading

1. Verify that rough grade in landscape areas is sufficiently below proposed final grade for planting beds and lawn areas to allow for placement of topsoil mix. Refer to grading plans for finish grade references. Verify that grades provide positive drainage at all landscape areas, and slope away from structures at a minimum of % slope. Verify that final grades are set 1 « inch below paved areas in lawn areas if sod is to be installed.

E. Topsoil Installation

1. Bed Areas: Place six inches, evenly over planting areas to receive shrubs and ground covers. Rototill each lift to a depth of four to six inches to incorporate topsoil into subgrade.

2. Lawn Areas: Place three inches evenly over areas to receive lawn. Rototill to a depth of four to six inches to incorporate topsoil into subgrade.

F. Soil Amendment and Fertilizer Application: Apply and thoroughly mix by rototilling to a 6 inch depth the following proportions of materials over each 1000 sq./ft. of area:

1. Planting Bed

a. 3 inch layer soil amendment.

b. Fertilizers as required per local industry standard and appropriate for project site.

2. Lawn Areas

a. Fertilizers as required per local industry standard and appropriate for project site.

3. Annual Color Beds

a. 9" Layer of commercially prepared potting soil mix. Apply and rototill 10 lbs 16-16-16 per 1000 sq.ft.

4. Backfill soil mix for all tree and shrub plantings

a. To each cubic yard of excavated planting soil backfill, thoroughly mix 1/3 cubic yard of soil amendment.

3.06 PLANTING TREES AND SHRUBS

A. Planting holes shall be excavated twice the diameter of the tree and shrub root ball. In heavy clay soils or if a hard pan layer occurs, auger to a free draining medium and backfill with amended backfill. As shown on drawing detail.

B. Plant upright and face to give best appearance or relationship to plants and structures.

C. Loosen or remove twine binding and burlap from around root crown of each ball. Do not remove burlap or baskets from under balls.

D. Stake or guy trees immediately after planting. Refer to planting details.

E. Place and compact backfill soil mixture carefully to avoid injury to roots and fill all voids.

F. When hole is nearly filled, completely saturate soil, and allow water to soak away.

1. Fill holes to established finish grade and surface mulch depth.

2. Provide a 2" high soil water ring at base of each tree, remove at end of contract period maintenance.

3.07 SURFACE MULCH INSTALLATION

A. Mulch planting bed areas with approved surface mulch at minimum 2" dept, or at depth as required by local jurisdiction, within 2 days after planting, specified by local industry standards, and dictated by site conditions.

B. At areas exhibiting steep slopes, (in excess of 2.5:1), or areas exhibiting the threat of erosion or settlement due to site or soil conditions, place erosion netting as approved, and install as per manufacturer's specifications.

3.08 WEED BARRIER

A. When dictated by site conditions and accepted as common local industry standard practice, install weed barriers as per manufacturer's specifications.

3.09 ROOT BARRIER

A. When within 5' of curbs, walks, etc± or as required by local jurisdiction. Install Root Barrier as per manufactures specifications.

3.10 LAWN INSTALLATION

A. Manual Seeded Lawn Installation

1. Contractor shall roll prepared seedbed with 200 lb. water filled roller to firm seedbed. Remove rocks, clumps, or debris at surface. Lightly rake to scarify surface.

2. Contractor shall apply and rototill fertilizers and amendments before spreading seed.

3. Contractor shall apply specified grass seed per seed specification for a full lawn. Apply 1/8" peat or mulch cover to maintain moisture throughout germination.

4. The Contractor shall protect and maintain the seeded are by fencing, watering, feeding, reseeding, mowing and repairing as necessary, through and including two mowings, or as long as necessary to establish a thick, uniform stand of grass acceptable to the project superintendent/architect.

B. Hydro-Mulch Seed Lawn Installation

1. Contractor shall roll prepared seedbed with 200 lb. water filled roller to firm seedbed. Remove rocks, clumps, or debris at surface. Lightly rake to scarify surface.

2. Hydro mulch slurry distribution shall be a minimum 25 psi and a minimum capacity of 2000 gallons and shall be operated so as to reach all seeded areas without tracking through prepared seedbed. Slurry mix shall be as per manufacturer's specifications. Apply tackifier as conditions and topography requires.

3. Roll or float seeded areas to provide a smooth even surface. Apply the following hydro-mulching slurry mixture at the following rates:

Seed Mix: As specified for a full lawn installation.
Fertilizer: Required as per local industry standard.
Hydro-Mulch Medium: As per local industry standard.
Tackifier: As per slope and topography application.

C. Sod Lawn Installation

1. Contractor shall roll prepared bed with 200 lb. water-filled roller. Remove debris and finish grade until sod bed shows a smooth consistent surface.

2. Do final hand and machine raking to fill and level all holes and depressions resulting from rolling. Leave final grades 1 1/2" minimum below adjacent paved surfaces. Crown all areas for positive drainage and to alleviate pooling and puddling. Remove all stones and stick debris from sod bed.

3. Sod shall be local industry standard sod, showing a consistent leaf texture with a rich green year-round coloration, exerting no signs of infestations, diseases or weeds.

4. Lay sod as per Grower's recommendation.

5. The Contractor shall protect and maintain the sodded lawn until acceptance.

3.11 MISCELLANEOUS MATERIALS

A. Where applicable, or if local conditions require, install approved miscellaneous materials for a complete and vital ornamental landscape installation. Install new, per local codes, and as per manufacturer's specifications.

3.12 CLEAN UP

A. Remove all excess waste material daily. When planting in an area is completed, clean the area of debris, soil piles, containers, etc.

B. Blend all planting area grades into existing grades at perimeter of site.

C. Prune all broken branches on all trees and shrubs.

D. Sweep and wash "spotlessly" clean all building, walls walks, pavement, parking lots, and lighting.

E. Restore site perimeter, clean up existing debris, prune/shape existing plantings.

3.13 CONTRACT PERIOD MAINTENANCE

A. Establishment Period: Upon completion, but prior to written acceptance, begin maintenance immediately after planting and continue until date of final written approval. Continue base bid maintenance for 60 days after final written approval.

B. Maintenance

Plantings:

1. Irrigation - Monthly monitor and adjustments

2. Semi-annual winterization and start-up when required.

3. Reset soil settlement and plants to proper grade.

4. Maintain bed areas weed-free.

5. Miscellaneous pruning as needed.

6. Monitor plant establishment.

7. Adjust tree stakes or guys.

8. Maintain mulch cover.

9. Coordination with plant guarantee specification.

10. Monthly reports to Architect of site conditions.

Lawns:

1. Monitor and adjust irrigation during establishment period, and per seasonal requirements.

2. Re-seed eroded or bare areas at or before 21 days after original seeding date.

3. Mow grass at a 1 1/2 inch height when any portion attains a 3 inch height. Verify sufficient surface dryness to minimize tracking. Re-seed or repair if necessary. Allow clippings to remain.

4. Fertilize as required.

5. Remove weeds and re-seed if necessary.

6. Power edge to define seeded lawn at first mowing Continue with seasonal mowing.

3.14 YEARLY MAINTENANCE CONTRACT

A. Provide yearly maintenance as separate line item bid number.

B. General: Furnish all labor, materials, equipment and supervision necessary to complete all work set forth in the specifications for a period of twelve (12) full months from the date of final acceptance of the landscape construction.

C. Guarantee: The contractor shall take full responsibility for the monitoring of maintenance operations. Losses of plant materials due to neglect of improper maintenance procedures will be replaced or remedied at no additional cost to owner.

D. Areas not included in this contract:
1. Damage due to vandalism, acts of God, accidents or other causes not directly attributable to the contractor.
2. Pruning of trees over 15 feet.

E. Scope of Work:
1. Work schedule for project site: Schedule of maintenance work tasks will be provided for record purposes. Weekly reports to be submitted at the end of each month with payment requests.

2. Requirements: Be responsible for landscape maintenance procedures for a twelve month period. Furnish necessary permits and licenses required to maintain and guarantee the landscape in a healthy, attractive, and growing condition for the length of the maintenance contract.

F. Landscape maintenance foreman: Landscape foreman to be experienced in landscape maintenance procedures and be familiar with irrigation and maintaining plant materials.

G. Submittals:
1. Schedule of visits: Landscape contractor to submit site visit schedule to owner's representative based on landscape maintenance outline. Schedule maintenance work so it will not interfere with normal business activities.
2. Watering Schedule: Submit watering schedule to owner's representative for approval.

3. Pesticide/herbicide applicator: Submit license of pesticide/herbicide applicator to owner's representative prior to application of pesticide/herbicide.

4. Annual flower planting: Submit proposed flower planting scheme for each area to owner's representative for approval prior to planting.

H. Execution:
1. Watering:

a. Turn on: System will be activated no later than April 15th and checked for proper operation and coverage.

b. Turn off: System to remain in operation through frist hard frost, or November 15th, whichever comes first. System will be deactivated by shutting off mainline and time clock. System to blown out each fall. All drain lines shall be opened.

2. Watering Requirements: Monitor the water requirements of the turf, plant and bed areas to avoid over or under watering and make the necessary adjustments to the watering schedule.

3. Mulch: Maintain mulch in even uniform appearance. Rake and groom.

4. Plant Materials: Reset plants to proper grade and upright position Tree stakes and guys to be inspected and adjusted as required. Install additional stakes or guys as required. Repair any damage caused by girdling and rubbing of staking material.

5. Project Site: Landscape contractor shall maintain site in a neat and orderly appearance. Debris and trash as a result of his work shall be removed from the site as soon as possible.

6. Pruning:

a. Prune plants as required to promote proper growth and development following accepted horticultural practices. Trim groundcover to maintain uniform height and appearance. Trim off walks, buildings, other plants, etc.

b. Maintain shrubs with natural growth habits and forms, Remove lower limbs of trees that interfere with pedestrian or vehicular traffic.

7. Spraying: Applicator to be licensed as required by state to perform spraying tasks. Submit license to owner's representative before proceeding with spraying operations. Contractor shall perform monthly inspections to detect problem areas.

a. Post Emergence Herbicide: Spray to control various broad leafed weeds, i.e. Clover, dandelions.

b. Spray Weeds: Spray weeds with a systemic translocated herbicide to control annual and perennial weeds.

c. Pre-Emergence Herbicide: Spray to inhibit the germination of perennial and annual weed seeds.

8. Weeding: Planting areas shall be cultivated to keep weeds,grass and other undesirable vegetation out of planting areas. Planting areas and gravel areas to be kept free of unwanted vegetation. Follow manufacturer's recommendations when using herbicides.

9. Fertilizing: Minimum of 4 application for lawn area and 2 applications for shrub and groundcover areas. Submit fertilization schedule.

10. Turf Mowing: Reel or rotary mower. Mow turf areas at intervals not to exceed 7 days during active growing season. Maintain cutting height of 2 inches during driest months and1 « inches during wetter months.

11. Edging: Maintain neat and uniform appearance at lawns/shrub borders and at walkways. Chemical edging and trimming may be used at fence lines, road shoulders, around trees, etc± if appropriate.

12. Leaf Removal: Remove leaves from all planting and lawn areas and collected areas.

13. Blow Walks: Clean all hard surfaces, i.e.± walks, entries, etc± of landscape debris.

14. Police Landscape Areas: Remove all trash debris, etc, from landscape areas. Sweeping of parking lot is under separate contract.

15. Irrigation Repair: Damage caused during normal maintenance of irrigation system will be repaired at no cost to the owner.

END OF SECTION 02950

REGISTERED LANDSCAPE ARCHITECT
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MOSAIC MANAGEMENT
MAKING A DIFFERENCE IN SENIOR LIVING

MCMINNVILLE SENIOR LIVING
MEMORY CARE FACILITY
235 NE DUNN PLACE
MCMINNVILLE, OREGON 97128

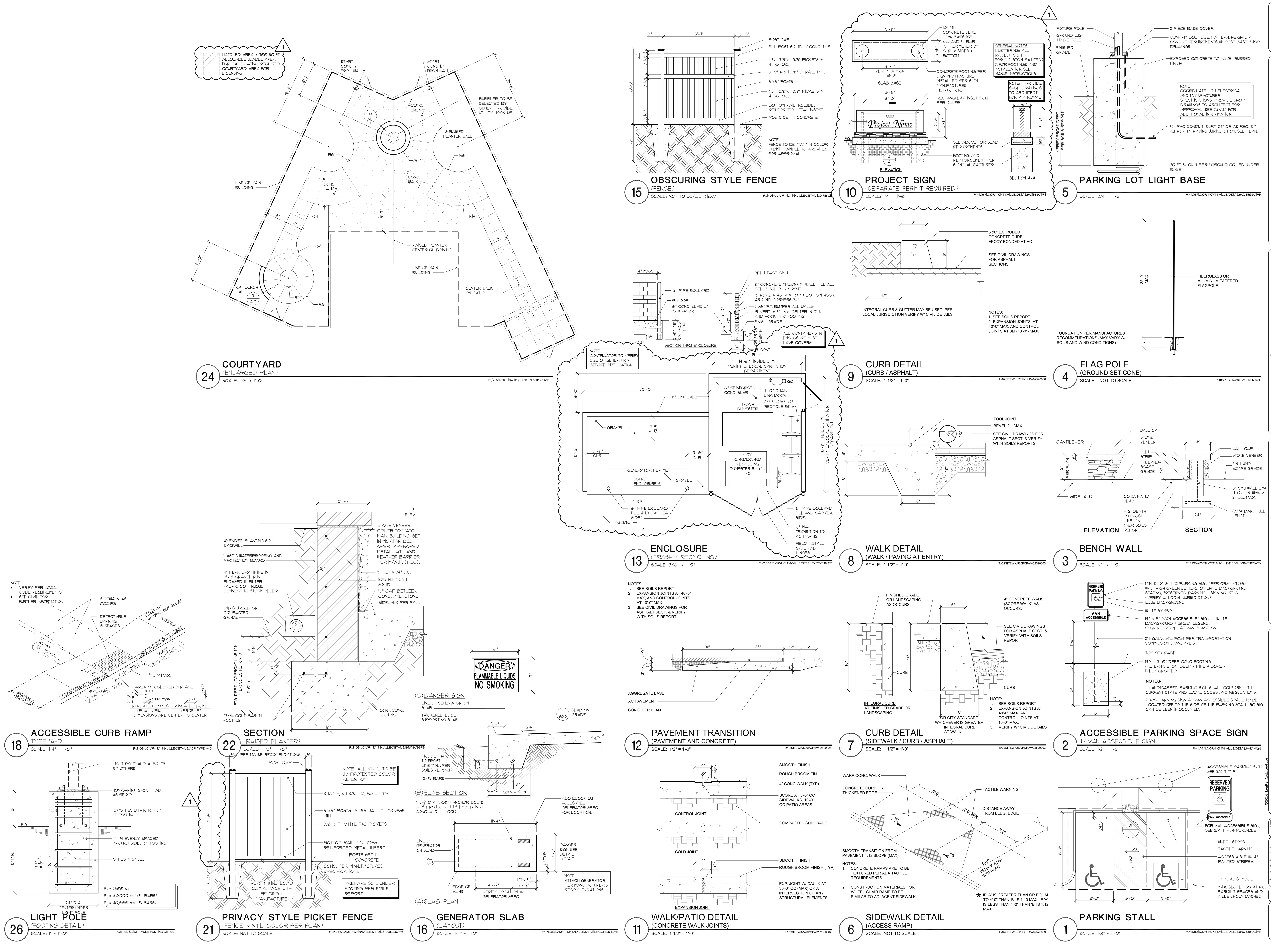
PLANTING SPECIFICATIONS

DATE 09/19/2014

REVISED DATE
12/1/2014
03/25/2015
04/01/2015
04/01/2015
08/31/2015

SHEET A 1.6

PERMIT SET/MCMINNVILLE SENIOR LIVING/PROJECT NO. 14-012



COURTYARD
(ENLARGED PLAN)
SCALE: 1/8" = 1'-0"
OBSCURING STYLE FENCE
(FENCE)
SCALE: NOT TO SCALE
PROJECT SIGN
(SEPARATE PERMIT REQUIRED)
SCALE: 1/4" = 1'-0"
Project Name
PARKING LOT LIGHT BASE
SCALE: 3/4" = 1'-0"
CURB DETAIL
(CURB / ASPHALT)
SCALE: 1 1/2" = 1'-0"
FLAG POLE
(GROUND SET CONE)
SCALE: NOT TO SCALE
ENCLOSURE
(TRASH & RECYCLING)
SCALE: 3/16" = 1'-0"
WALK DETAIL
(WALK / PAVING AT ENTRY)
SCALE: 1 1/2" = 1'-0"
BENCH WALL
SCALE: 1/2" = 1'-0"
ELEVATION
SECTION
ACCESSIBLE CURB RAMP
TYPE 'A-D'
SCALE: 1/4" = 1'-0"
SECTION
(RAISED PLANTER)
SCALE: 1 1/2" = 1'-0"
DANGER
FLAMMABLE LIQUIDS
NO SMOKING
C DANGER SIGN
B SLAB SECTION
A SLAB PLAN
PAVEMENT TRANSITION
(PAVEMENT AND CONCRETE)
SCALE: 1/2" = 1'-0"
CURB DETAIL
(SIDEWALK / CURB / ASPHALT)
SCALE: 1 1/2" = 1'-0"
ACCESSIBLE PARKING SPACE SIGN
W/ VAN ACCESSIBLE SIGN
SCALE: 1/2" = 1'-0"
RESERVED PARKING
VAN ACCESSIBLE
LIGHT POLE
(FOOTING DETAIL)
SCALE: 1" = 1'-0"
PRIVACY STYLE PICKET FENCE
(FENCE-VINYL-COLOR PER PLAN)
SCALE: NOT TO SCALE
GENERATOR SLAB
(LAYOUT)
SCALE: 1/4" = 1'-0"
WALK/PATIO DETAIL
(CONCRETE WALK JOINTS)
SCALE: 1 1/2" = 1'-0"
CONTROL JOINT
COLD JOINT
EXPANSION JOINT
SIDEWALK DETAIL
(ACCESS RAMP)
SCALE: NOT TO SCALE
PARKING STALL
SCALE: 1/8" = 1'-0"

lenity architecture

3350 Kettle Court SE, Salem, Oregon 97301

MOSAIC MANAGEMENT

MAKING A DIFFERENCE IN SENIOR LIVING

MCMINNVILLE SENIOR LIVING MEMORY CARE FACILITY

235 NE DUNN PLACE
MCMINNVILLE, OREGON 97128

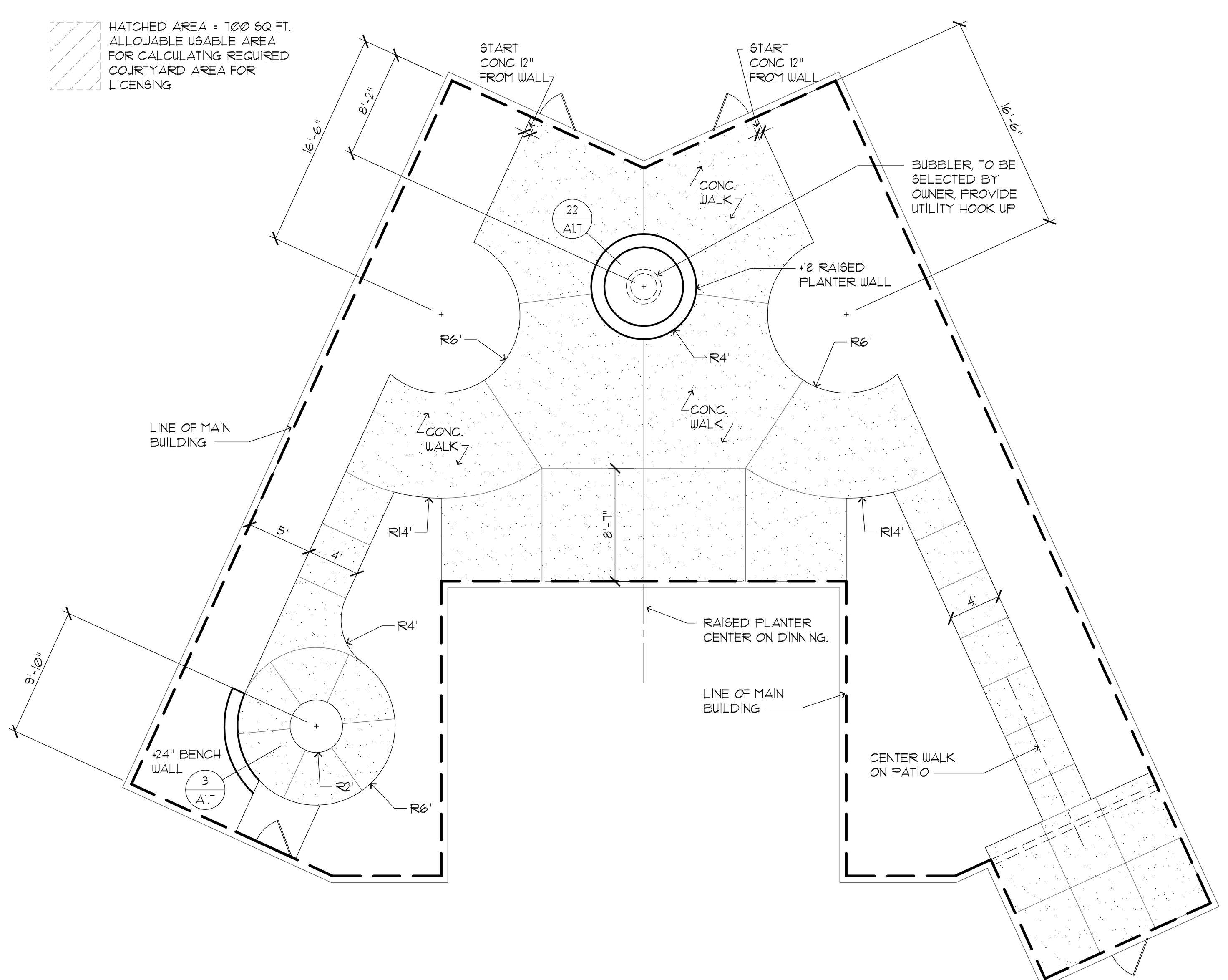
SITE DETAILS

DATE 09/19/2014

REVISED DATE
12/2/2014
03/25/2015
04/01/2015
04/01/2015
08/31/2015

SHEET A 1.7

PERMIT SET/MCMINNVILLE SENIOR LIVING/PROJECT NO. 14-012



24 COURTYARD
(ENLARGED PLAN)
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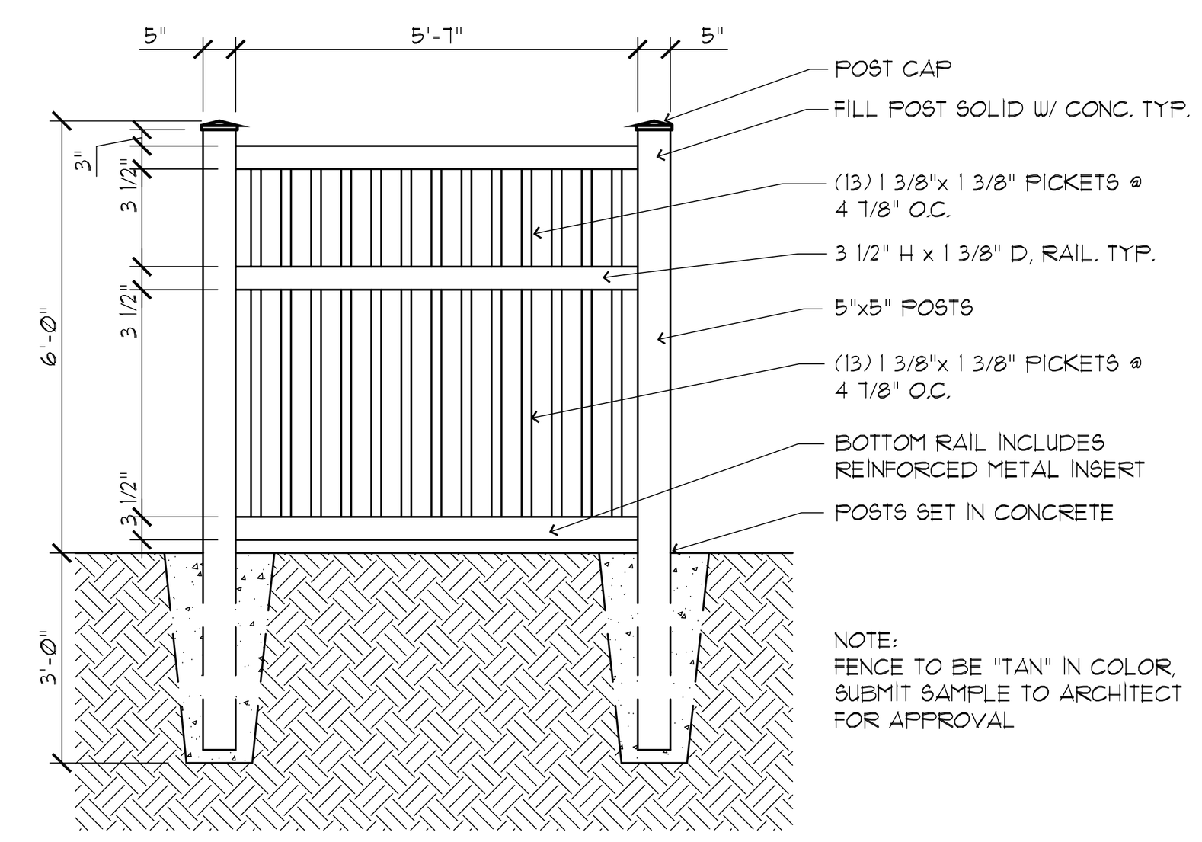

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(FENCE)
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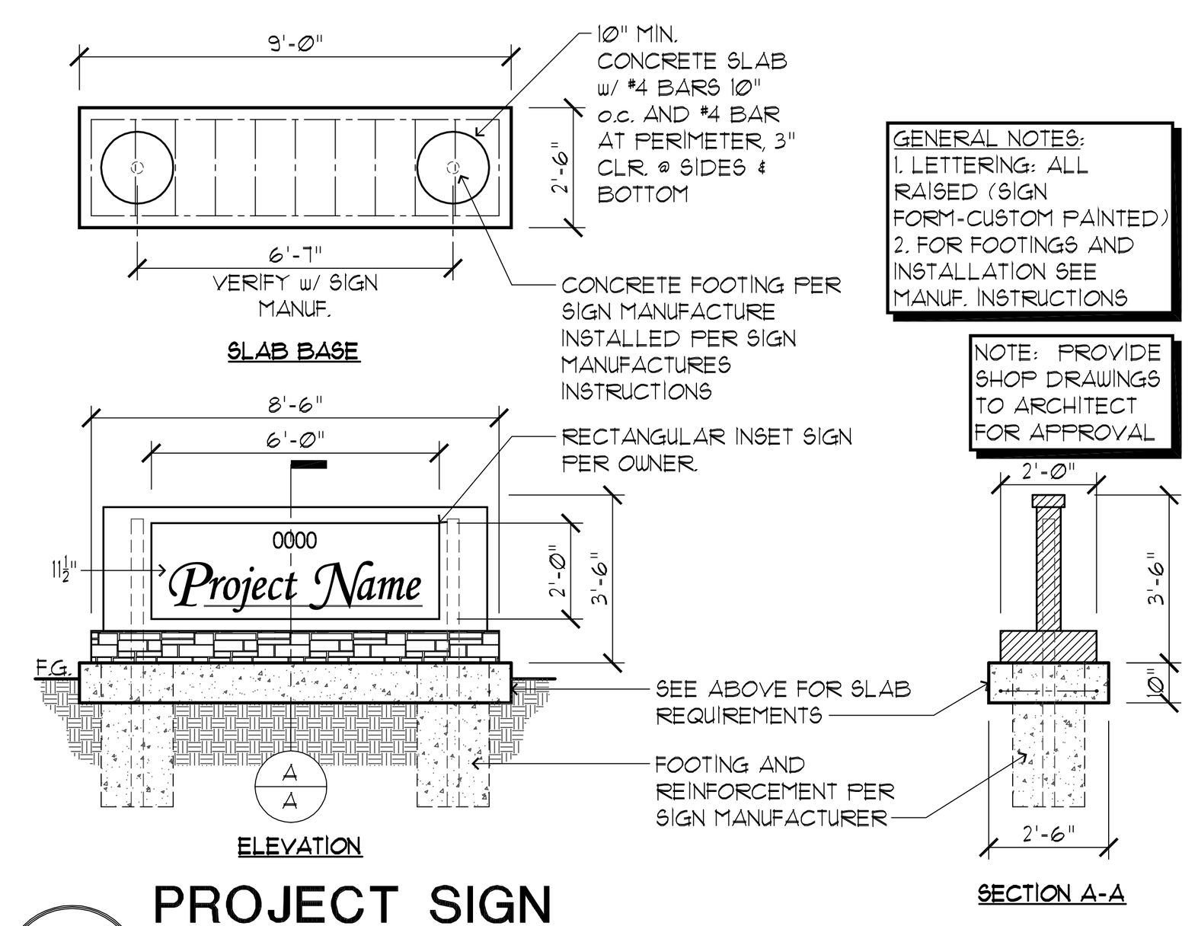

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(SEPARATE PERMIT REQUIRED)
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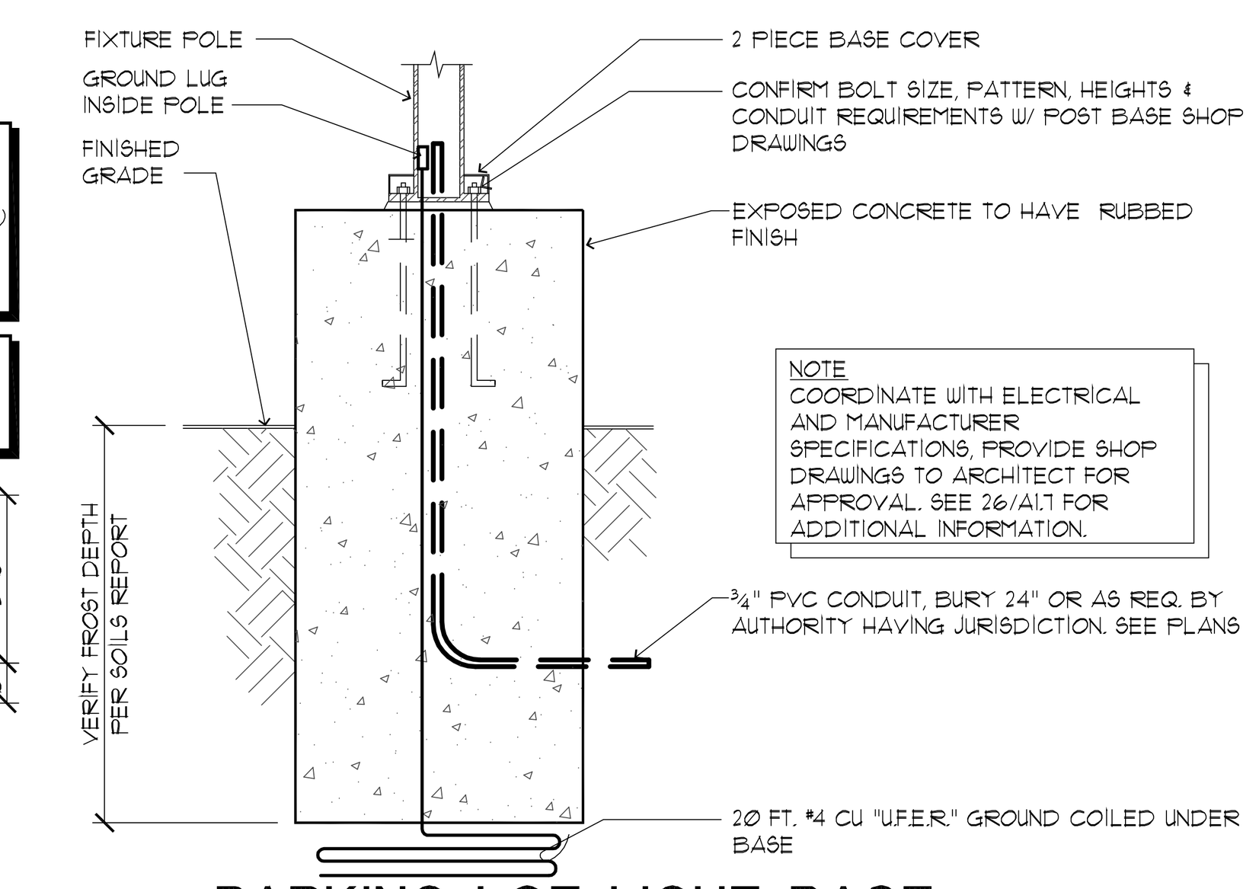

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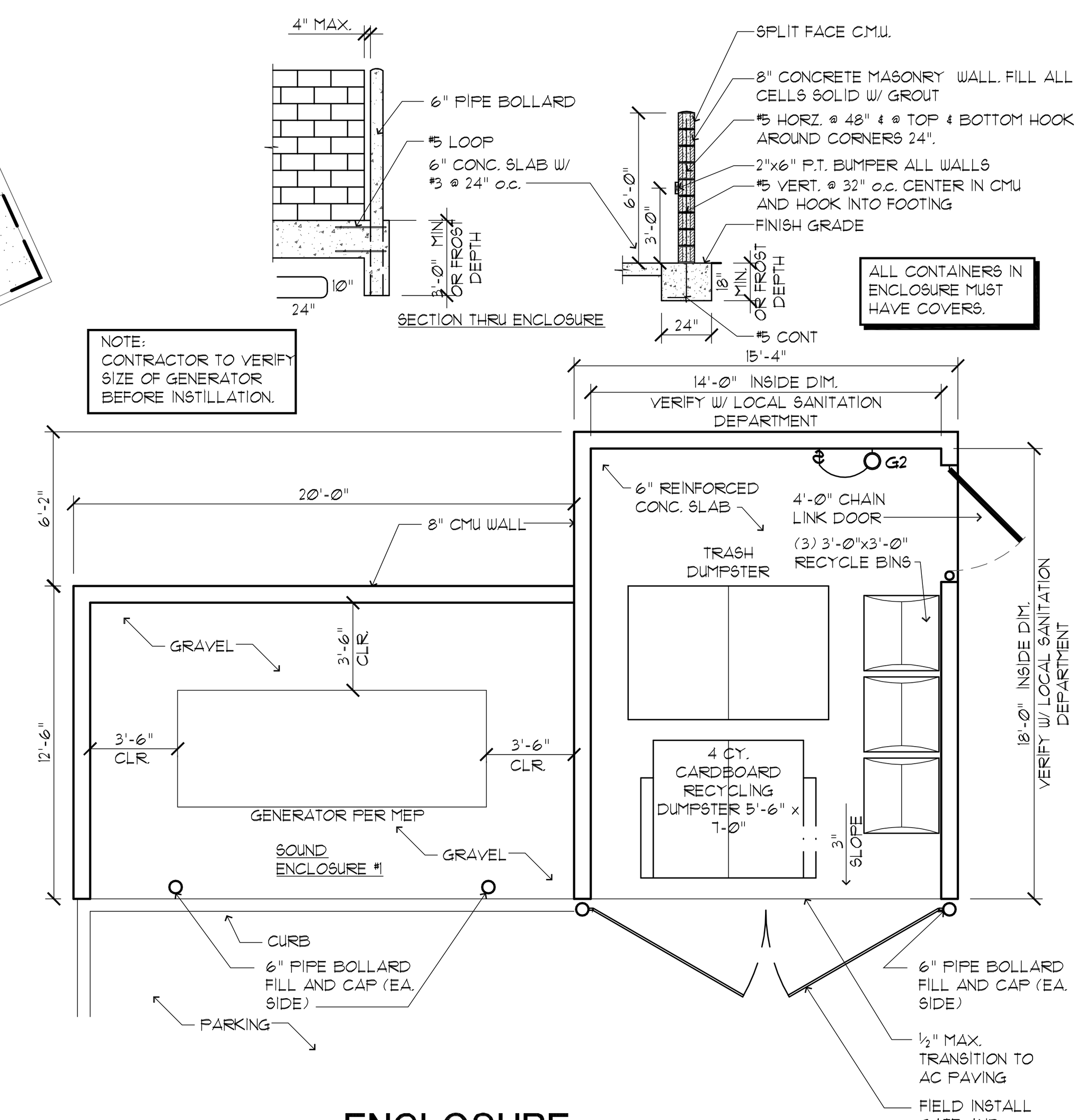

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(TRASH & RECYCLING)
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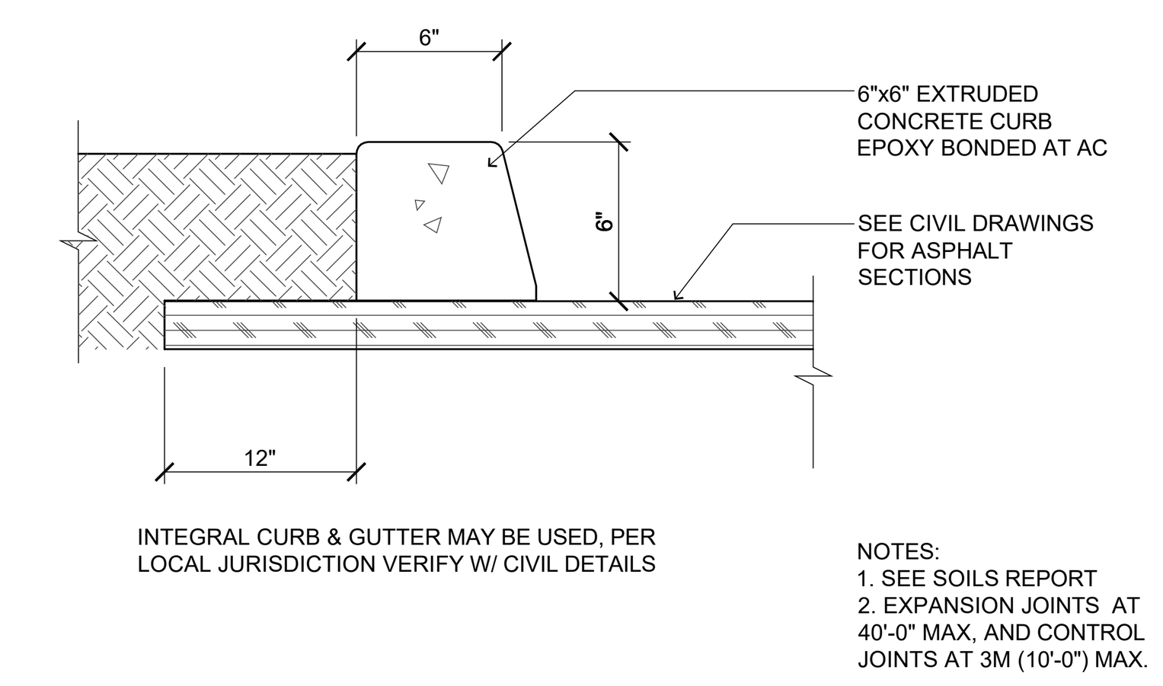
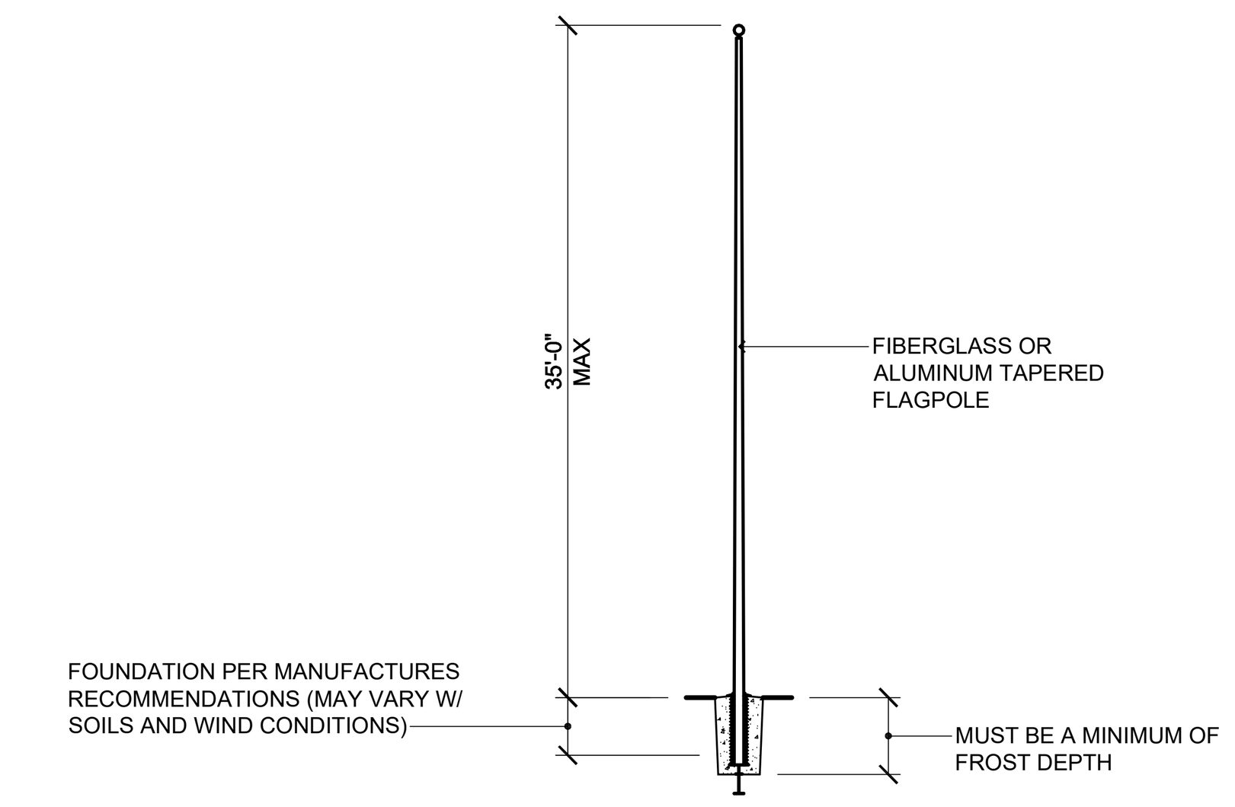


9 CURB DETAIL
(CURB / ASPHALT)
SCALE: 1 1/2" = 1'-0"



4 FLAG POLE
(GROUND SET CONE)
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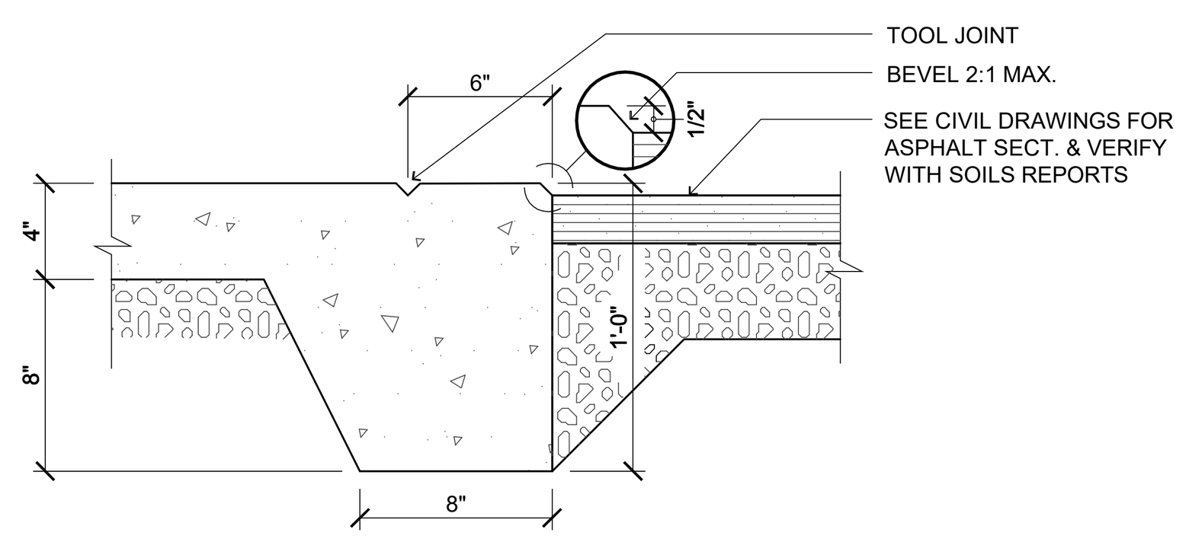
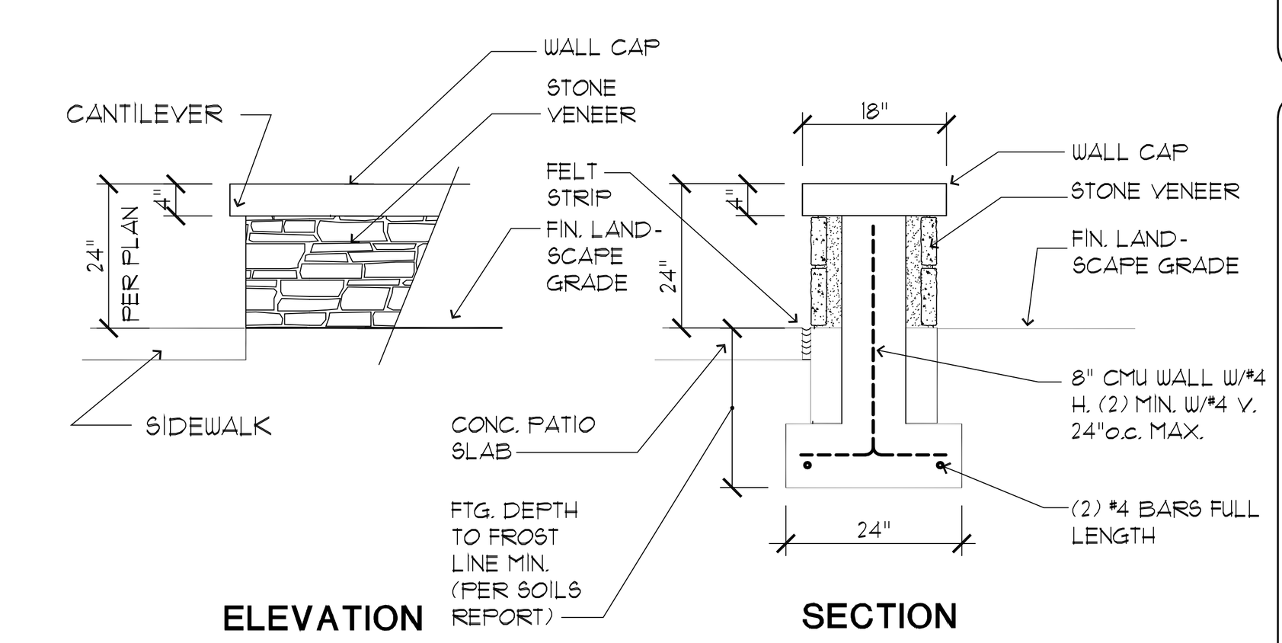


8 WALK DETAIL
(WALK / PAVING AT ENTRY)
SCALE: 1 1/2" = 1'-0"



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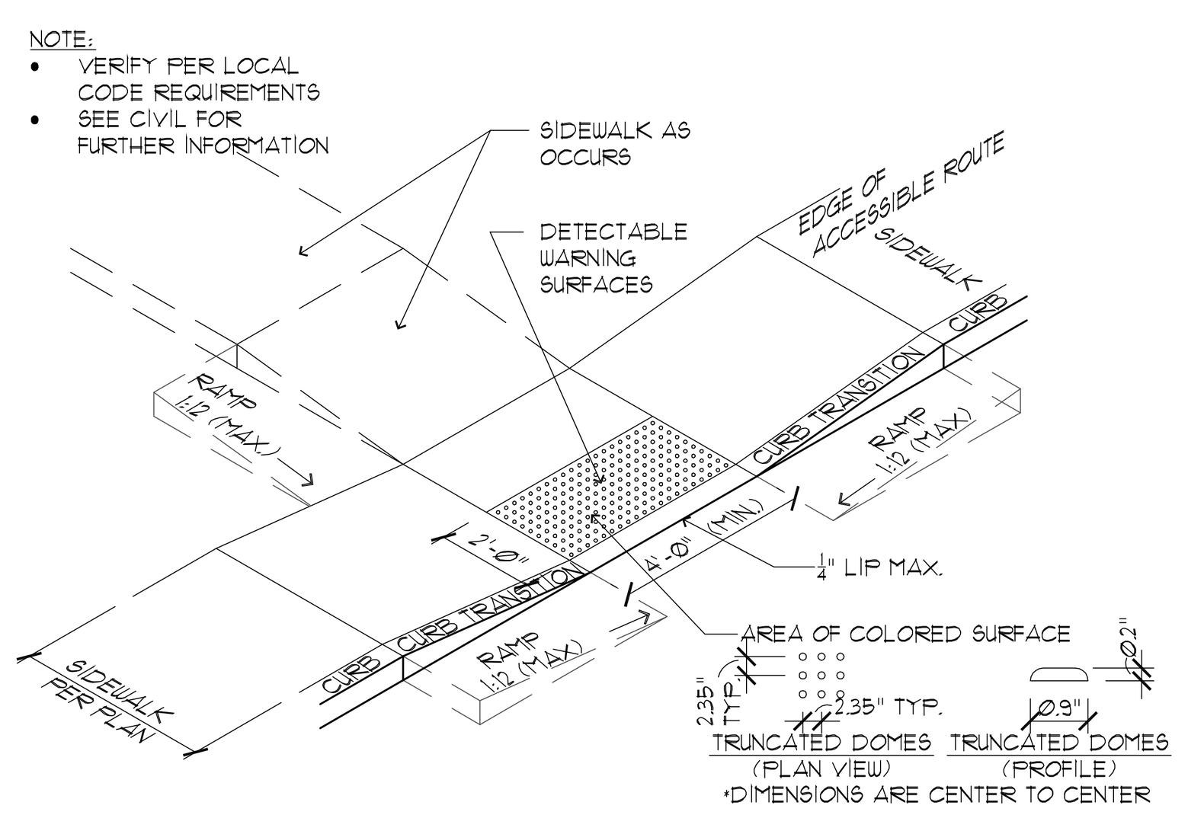

18 ACCESSIBLE CURB RAMP
TYPE 'A-D'
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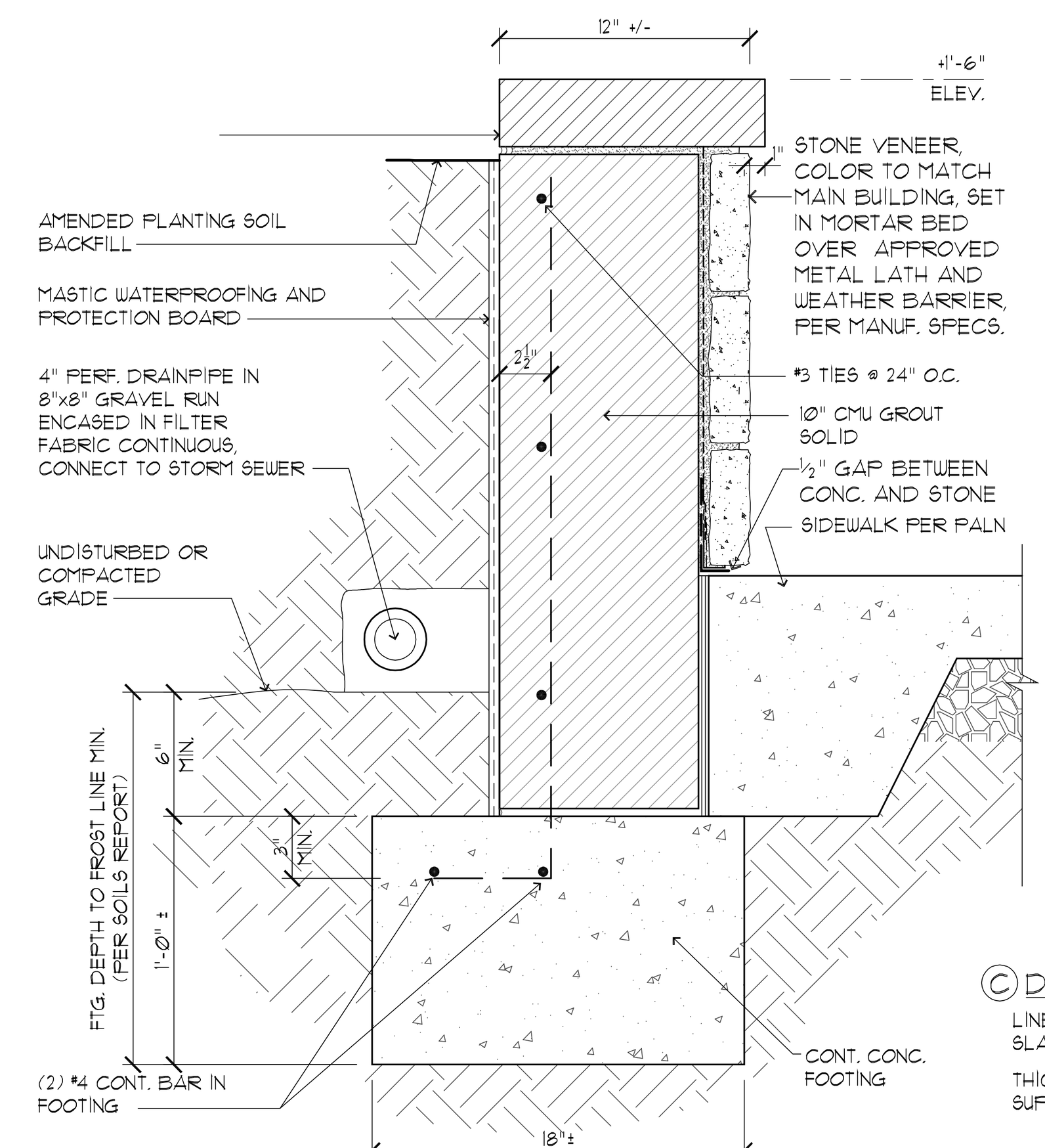

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(RAISED PLANTER)
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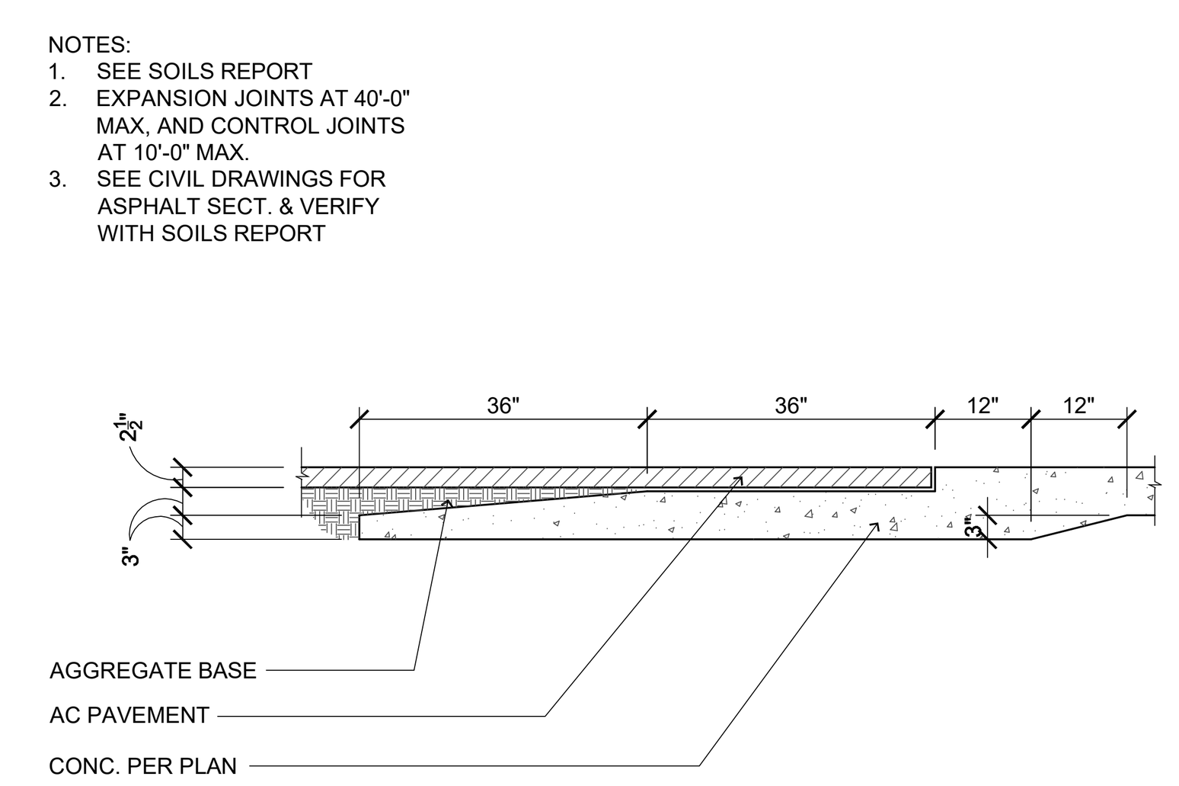

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(PAVEMENT AND CONCRETE)
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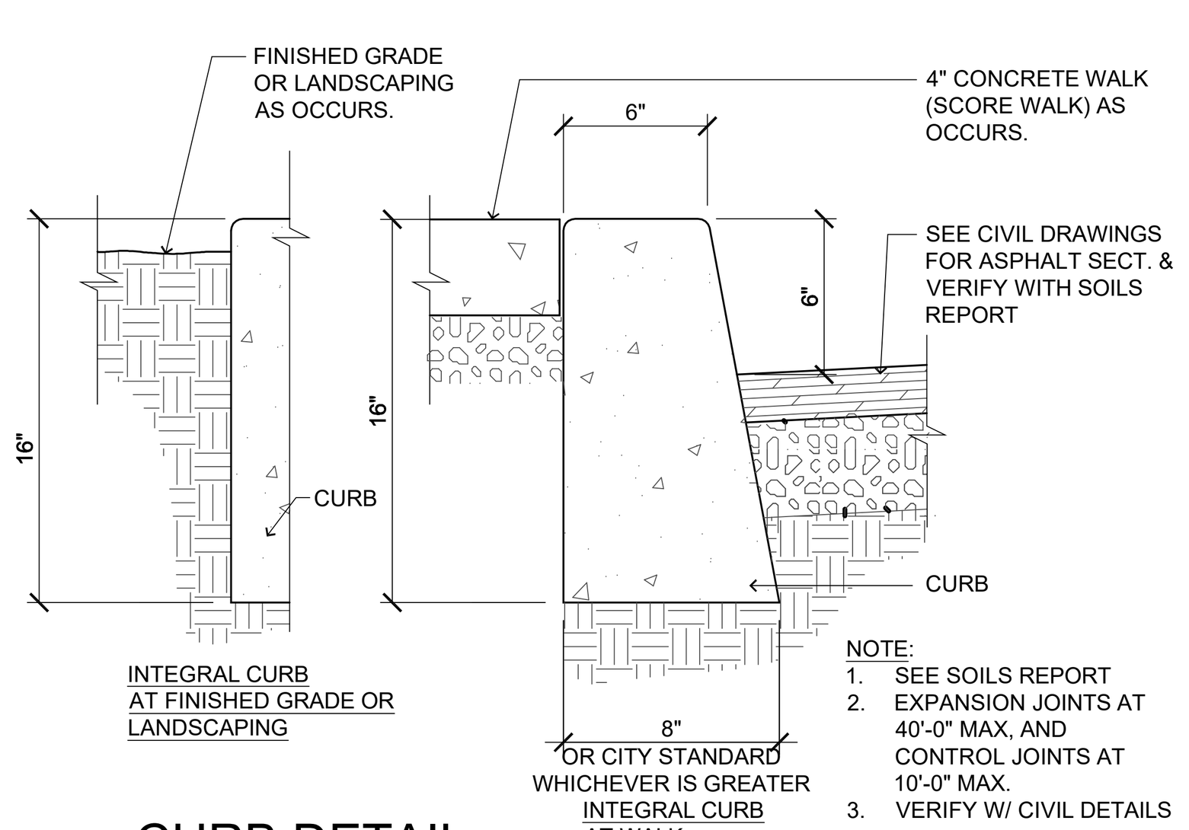

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(SIDEWALK / CURB / ASPHALT)
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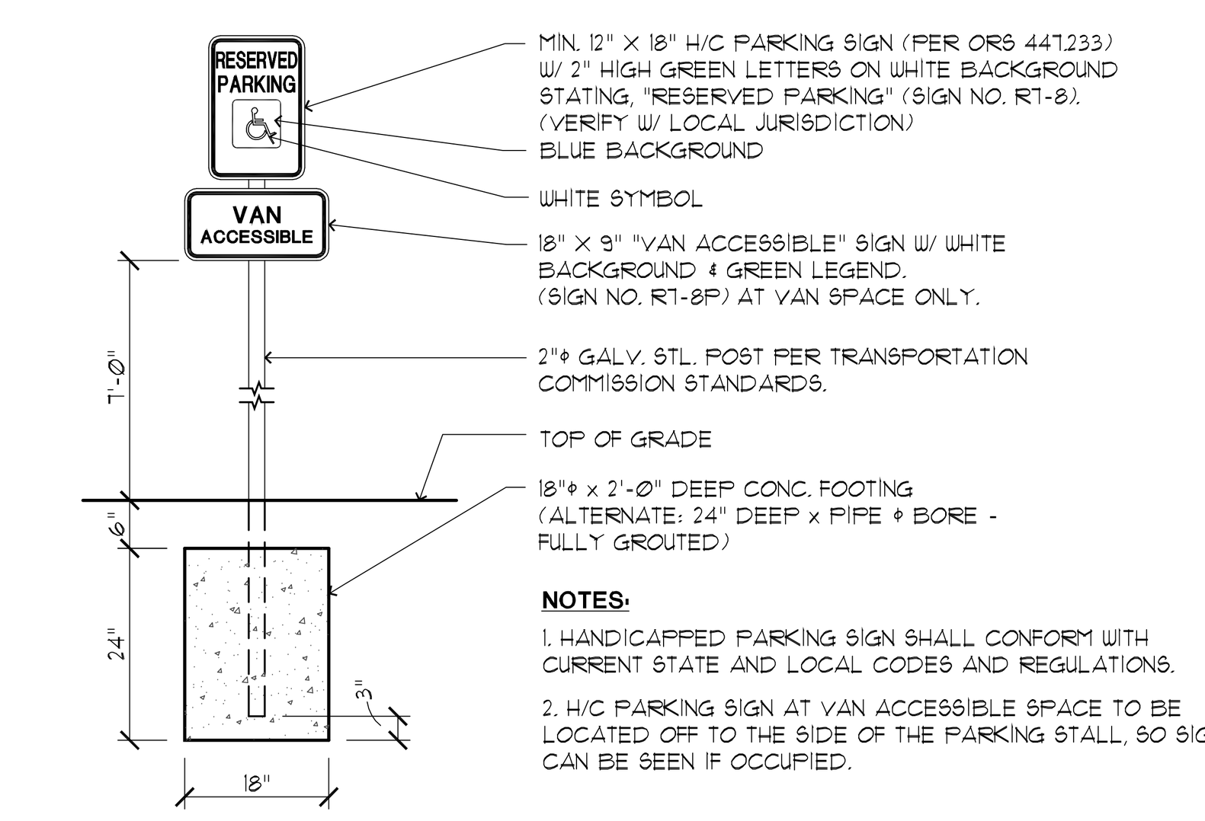

2 ACCESSIBLE PARKING SPACE SIGN
W/ VAN ACCESSIBLE SIGN
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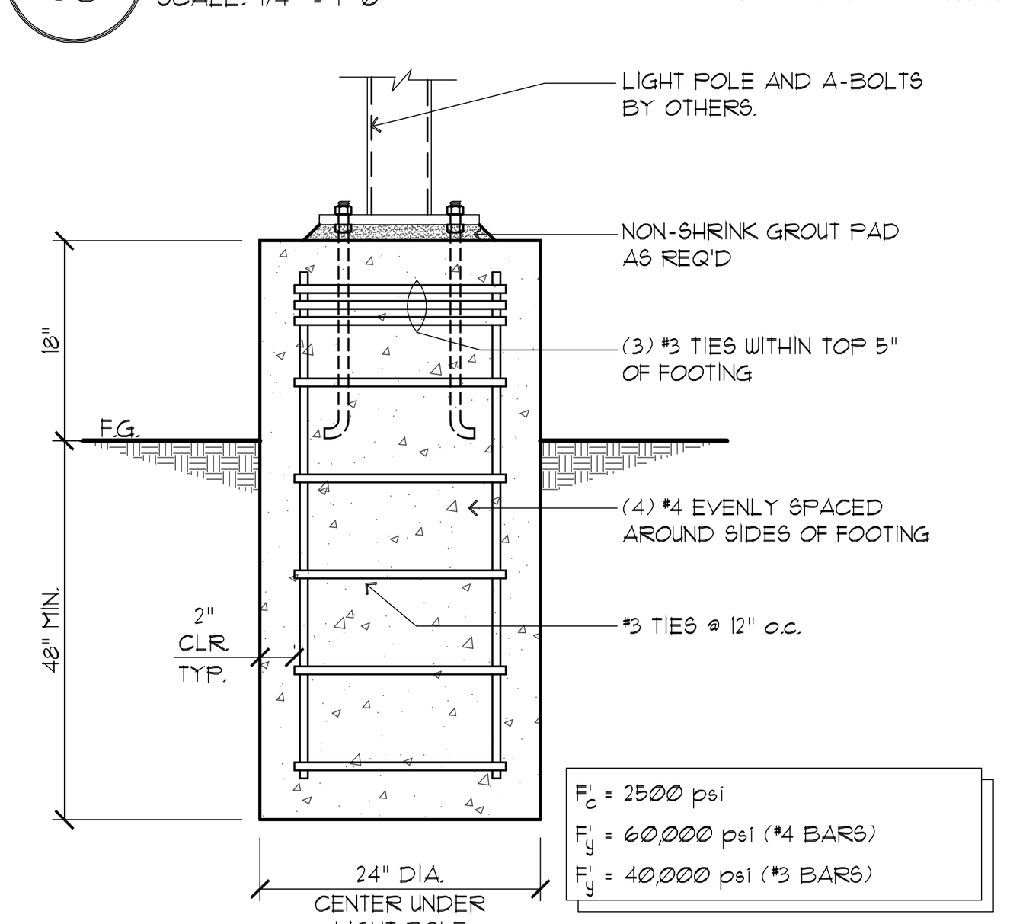

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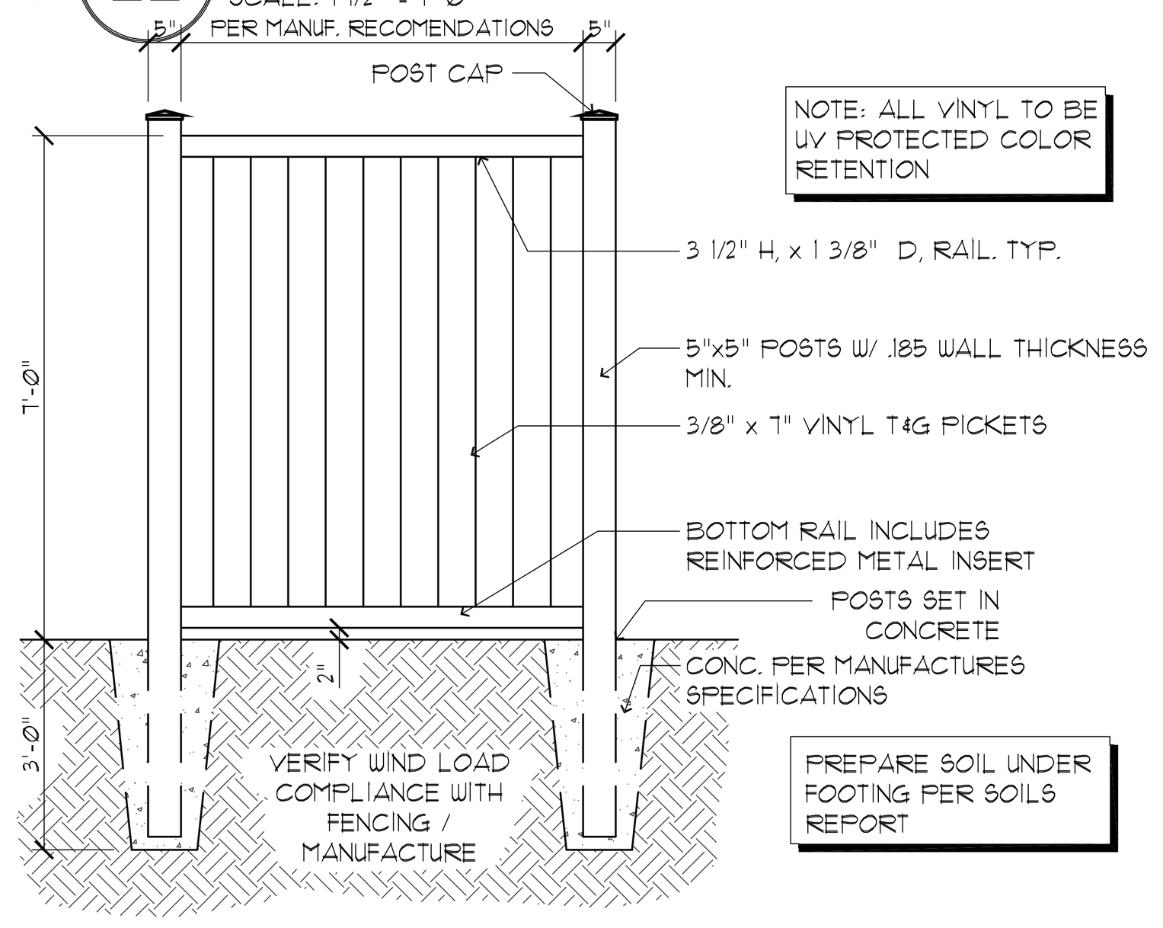

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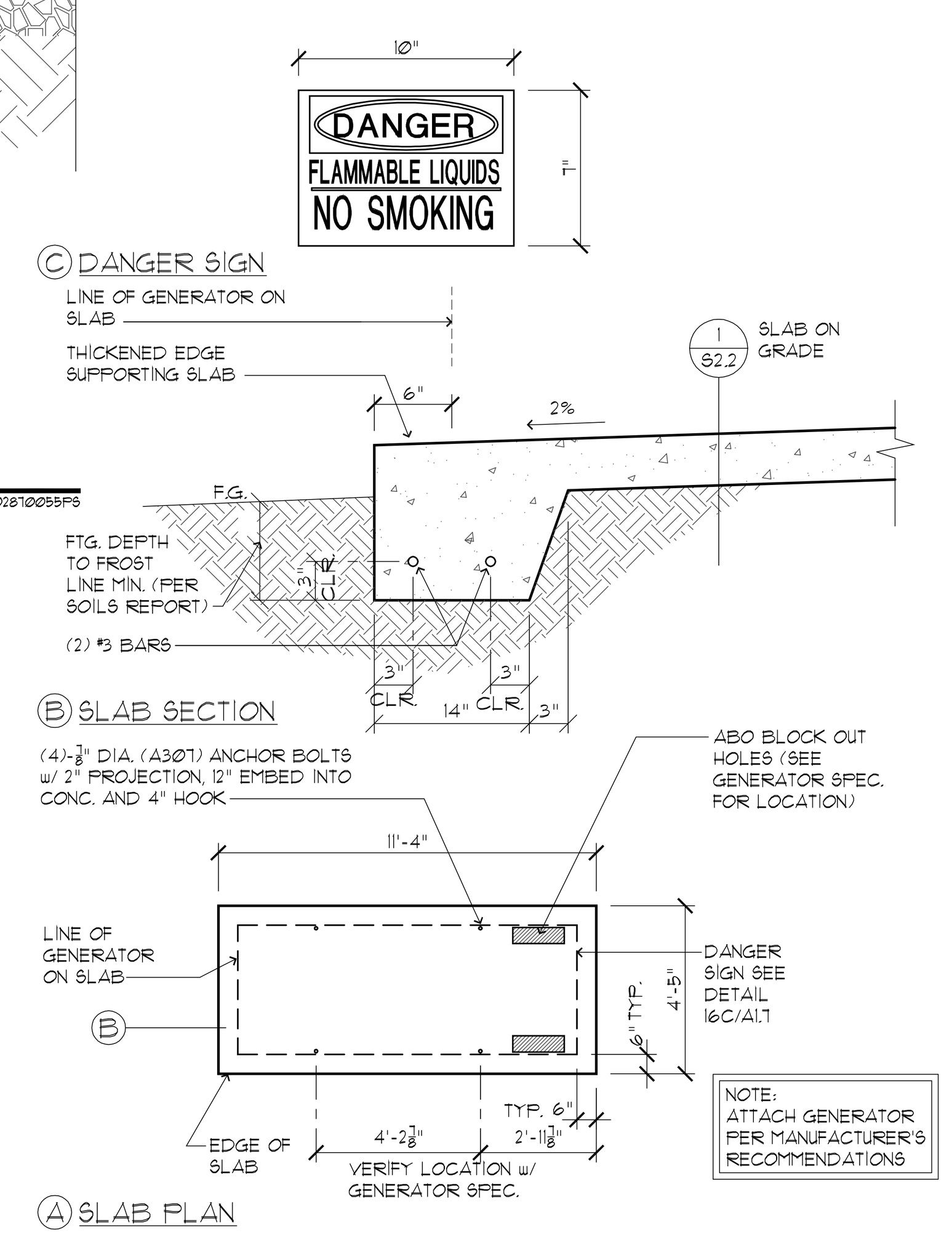

16 GENERATOR SLAB
(LAYOUT)
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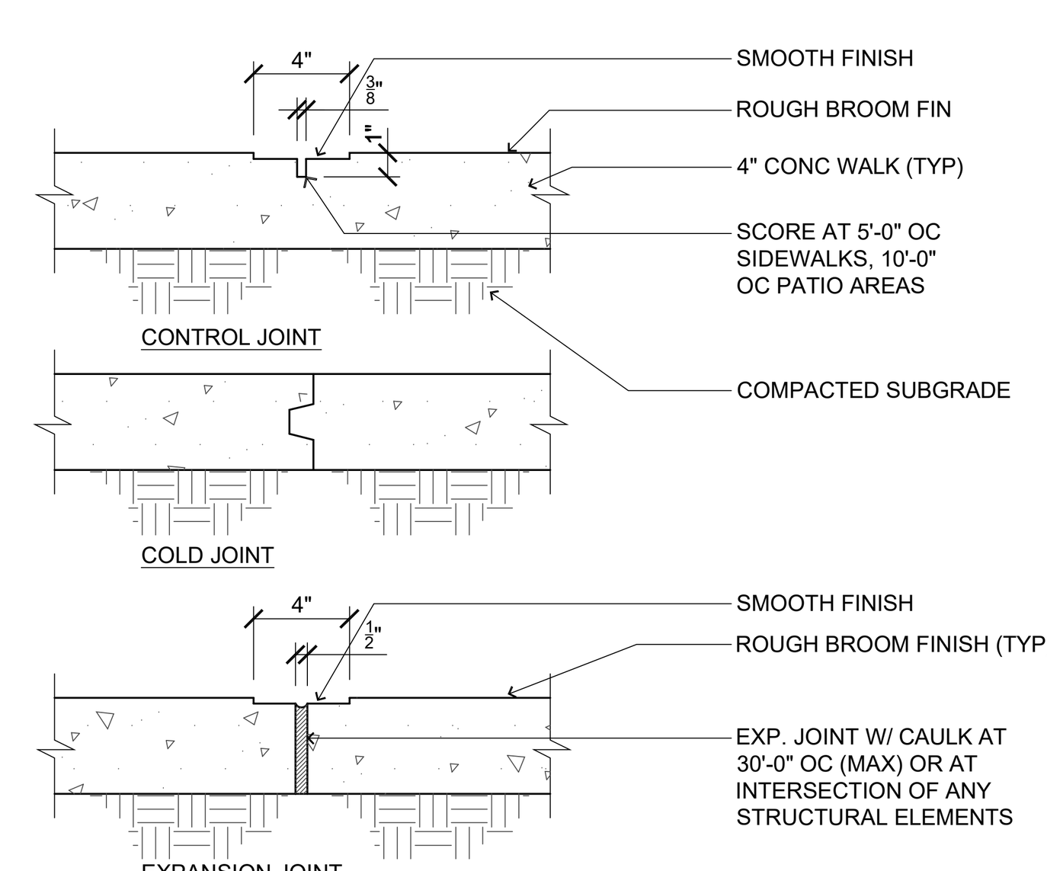

11 WALK/PATIO DETAIL
(CONCRETE WALK JOINTS)
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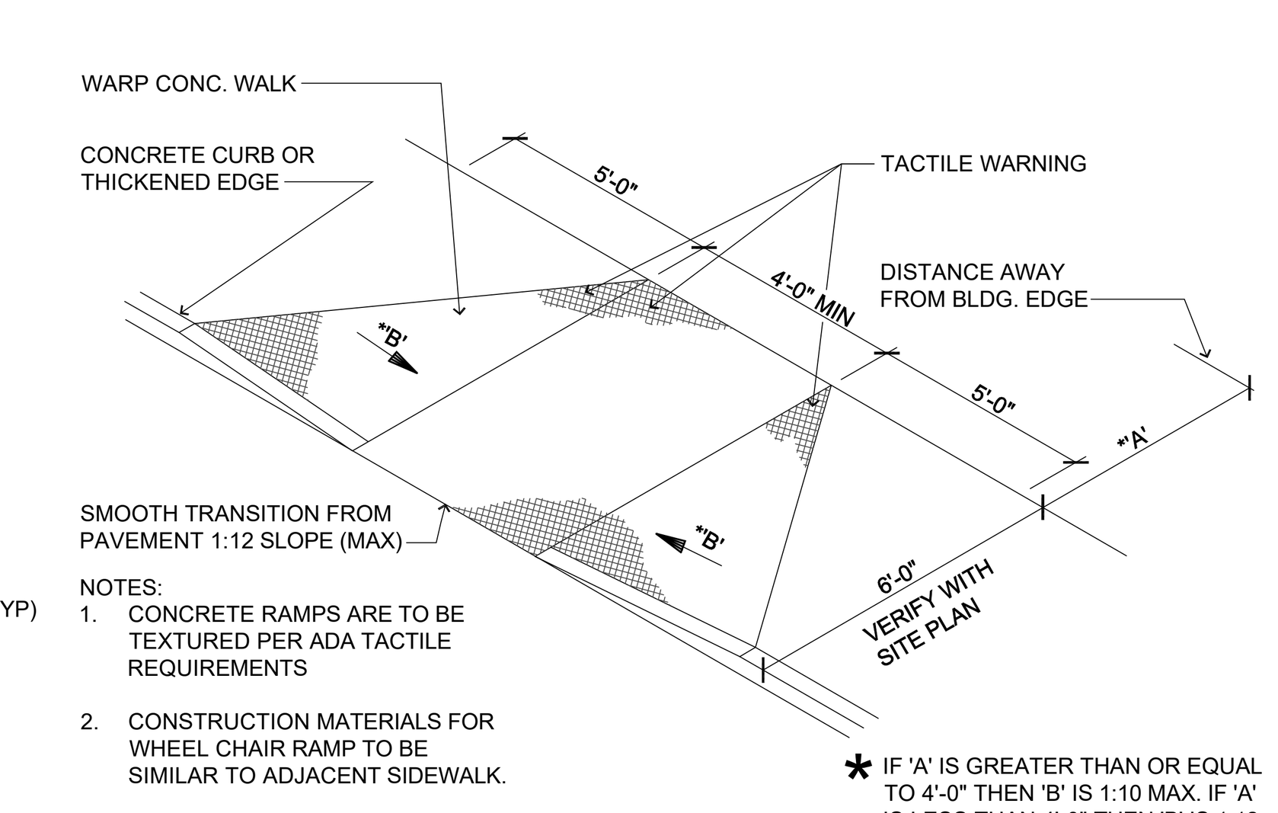
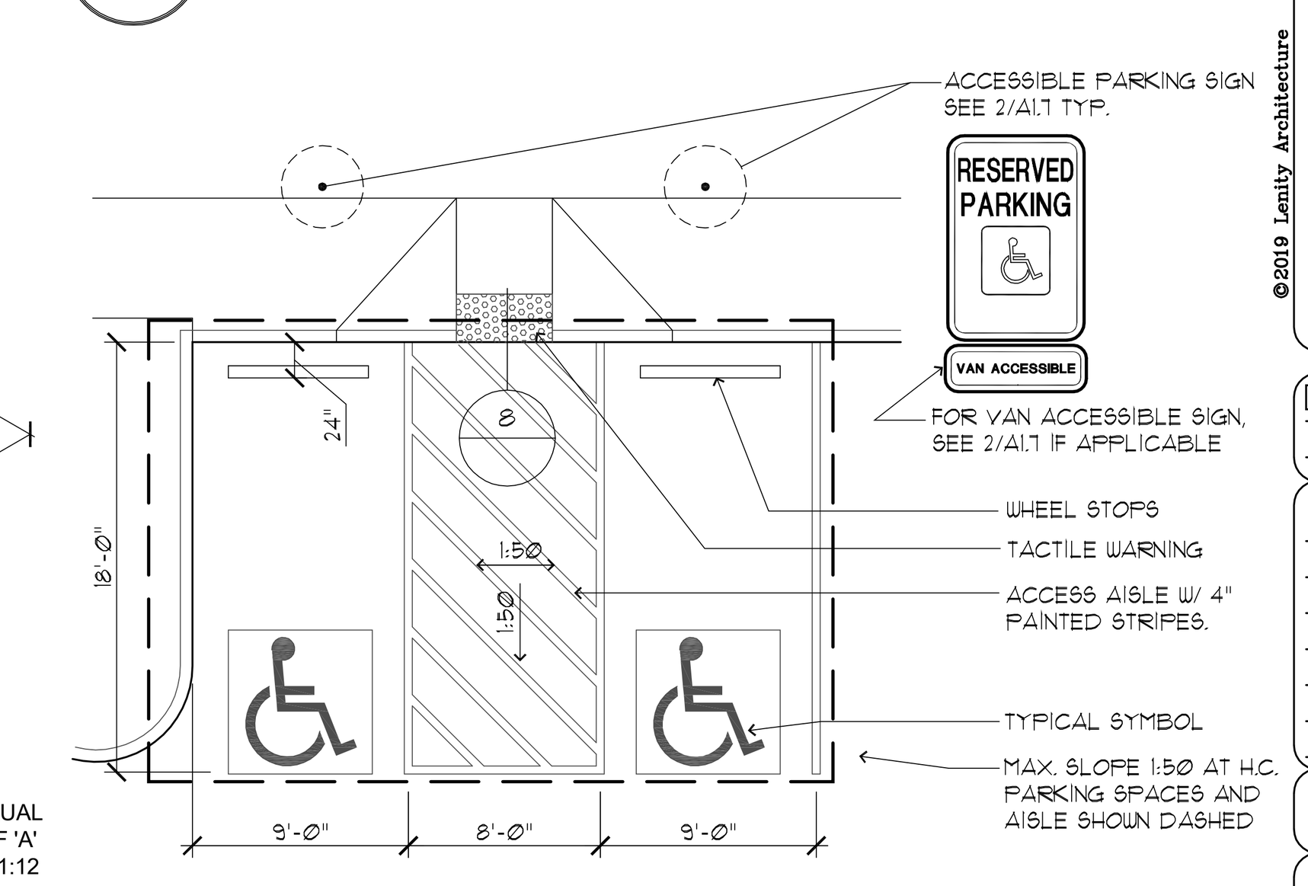


6 SIDEWALK DETAIL
(ACCESS RAMP)
SCALE: NOT TO SCALE



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

lenity architecture
3350 Kettle Court SE, Salem, Oregon 97301

MOSAIC MANAGEMENT
MAKING A DIFFERENCE IN SENIOR LIVING

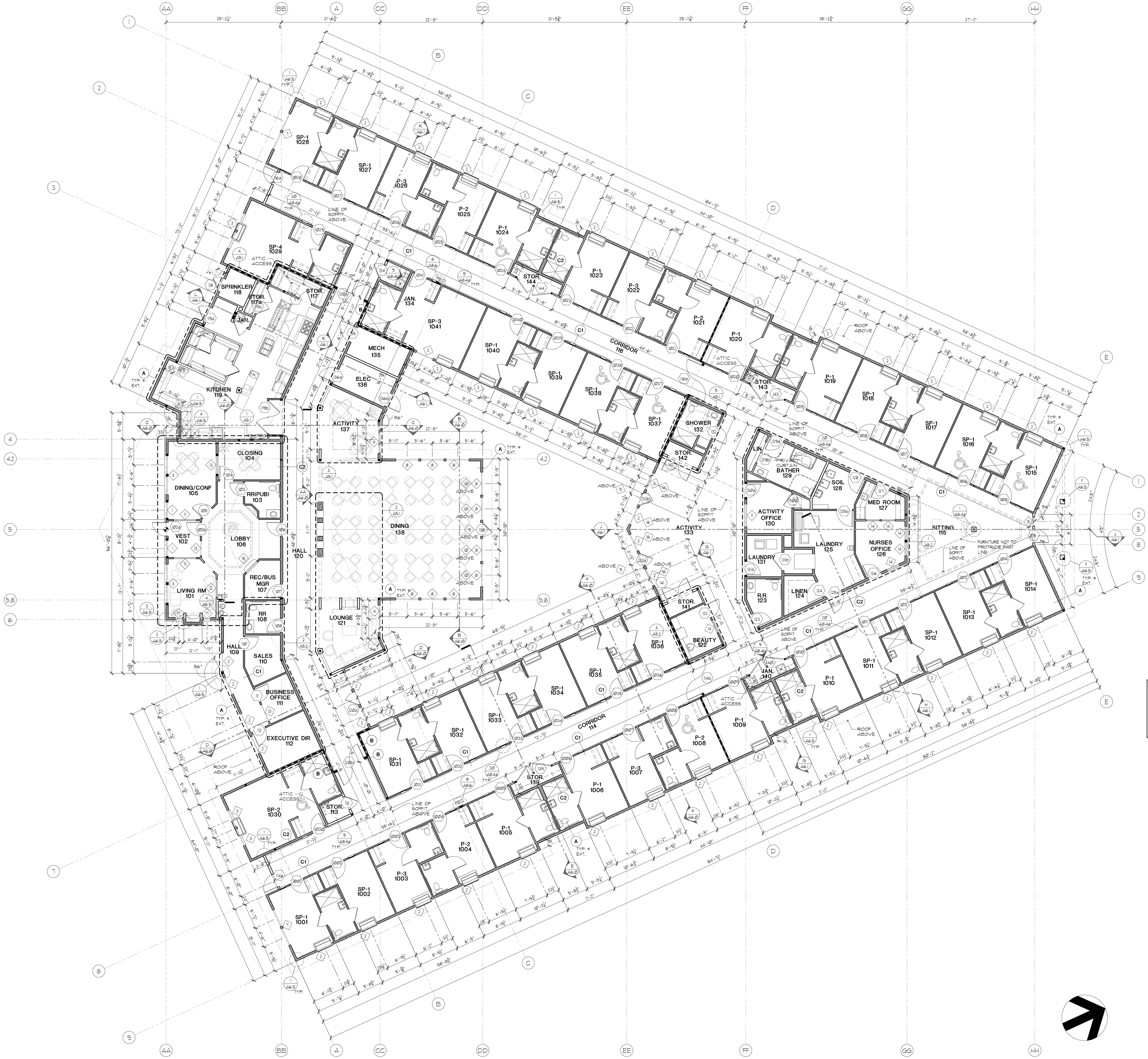
MCMINNVILLE SENIOR LIVING MEMORY CARE FACILITY
235 NE DUNN PLACE
MCMINNVILLE, OREGON 97128

SITE DETAILS

DATE 6/12/2019

REVISED DATE

SHEET A 1.7



LEGEND

- ACCESSIBLE SUITE
- TUB/SHOWER
- ROLL-IN SHOWER
- CONTROL POINT TO MATCH W/ SITE DIM.
- B — DESIGNATES WALL TYPES SHOWN SHEETS A7.1
- 101 — DOOR DESIGNATION. SEE A8.2
- 6 — WINDOW DESIGNATION. SEE A8.0 t = WINDOW GLAZING DESIGNATION (TEMPERED)
- SMOKE BARRIER/ DRAFT STOP, SEE ASSEMBLY 'B' ON SHEET A7.1
- WALL PARTITION
- WALL PARTITION WITH INSULATION, SOUND ATTENUATION BATT INSULATION AT INTERIOR
- FEC SEE 6/A8.6
- STONE VENEER PER EXT. ELEVATIONS

GENERAL NOTES:

1. PROVIDE DRYWALL EXPANSION JOINTS AT CORRIDOR FACE OF ALL INTERIOR DOOR JAMBS
2. INSTALL BACKING AT ALL HOLD OPENS, FUTURE GRAB BARS
3. REFER TO ROOF PLAN FOR DOWNSPOUT LOCATIONS.
4. REFER TO 1/4" A5 SHEETS FOR ENLARGED SUITE PLANS.
5. REFER TO A7.1 FOR TYPICAL WALL ASSEMBLIES.
6. REFER TO A0.1 CODE COMPLIANCE PLAN FOR ADD'L INFO ON WALL CONSTRUCTION AND FIRE/SMOKE RATED WALLS.
7. ALL JAMB FRAMING @ HINGE SIDE TO BE 4" U.O.N.
8. REFER TO SHEETS A7.6 AND A8.6 FOR FIRE-RATED CONSTRUCTION DETAILS AND INFO.
9. NOT USED.
10. SEE DETAIL 14, 15, 17/A8.3b FOR MINIMUM ACCESSIBLE FLOOR CLEARANCE AT PLUMBING FIXTURES
11. SEE 16/A8.2 FOR MINIMUM ACCESSIBLE FLOOR CLEARANCE'S AT DOORS.

JOINTS BETWEEN GYPSUM BOARDS IN SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR MUST BE CONSTRUCTED WITH THE GYPSUM BOARD EDGES IN MODERATE CONTACT. MODERATE CONTACT MEANS THAT THE EDGES ARE ESSENTIALLY TOUCHING EACH OTHER. IT IS POSSIBLE FOR THE GYPSUM BOARD EDGES TO BE IN MODERATE CONTACT YET NOT TOUCH ALONG THE ENTIRE LENGTH OF THE JOINT. THEREFORE, IN GYPSUM BOARD SYSTEMS RATED FOR FIRE, SOUND, OR SHEAR, SMALL GAPS SPACED SPORADICALLY ALONG THE JOINT ARE ACCEPTABLE AS LONG AS THE BOARD EDGES ARE ESSENTIALLY TOUCHING ONE ANOTHER. GAPS UP TO ¼" MUST BE FILLED WITH A THROUGH-PENETRATION SEALANT (FIRE CAULK). GAPS OVER ¼" ARE NOT ACCEPTABLE.

SEE DETAIL 1 AND 3 ON S2.3 FOR ALLOWABLE BORING / NOTCHING OF MEMBERS.

FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 906 OF THE 2014 OSSC AND THE 2014 OREGON FIRE CODE

0 4 8 16 32

FLOOR PLAN

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

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MOSAIC MANAGEMENT
MAKING A DIFFERENCE IN SENIOR LIVING

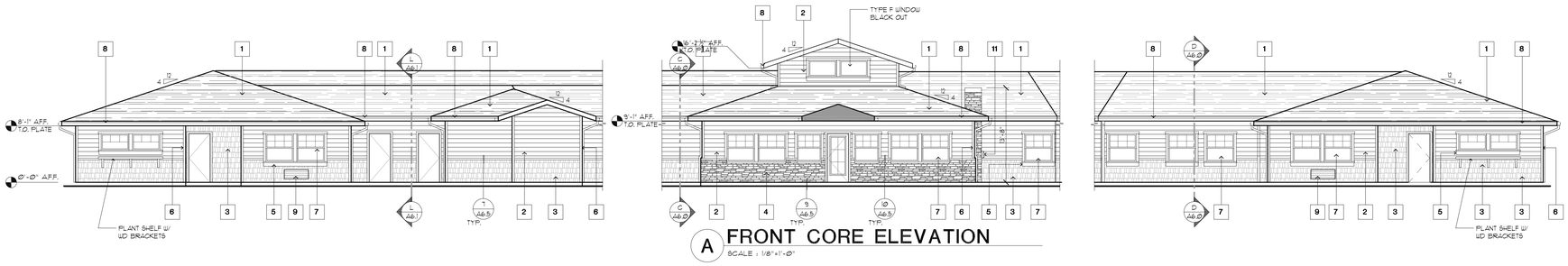
MCMINNVILLE SENIOR LIVING MEMORY CARE FACILITY
235 NE DUNN PLACE
MCMINNVILLE, OREGON 97128

FLOOR PLAN

DATE 6/12/2019

REVISED DATE

SHEET A 3.1



A FRONT CORE ELEVATION
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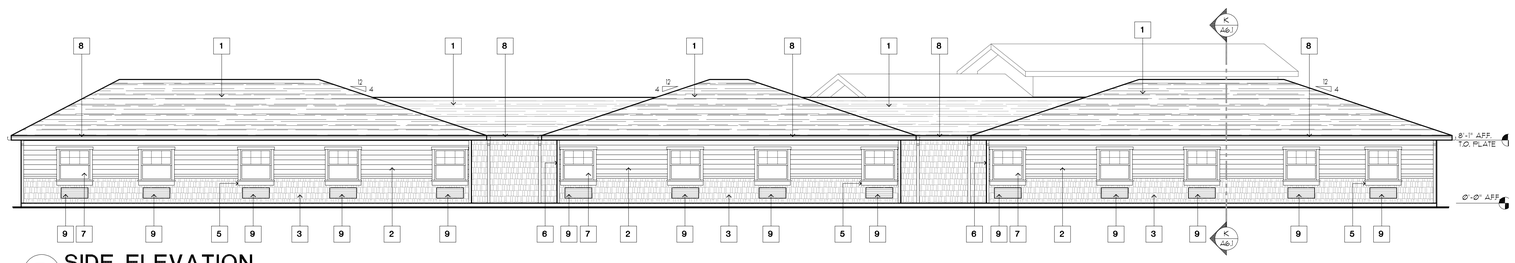
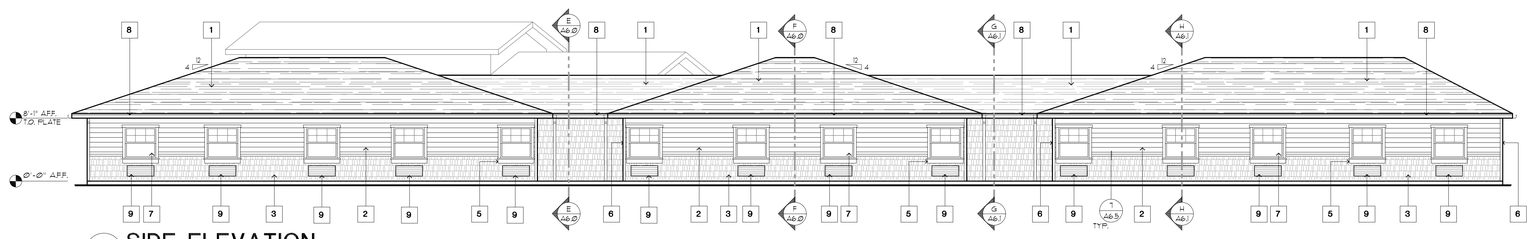
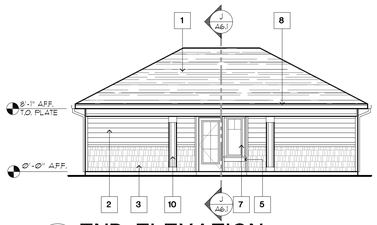


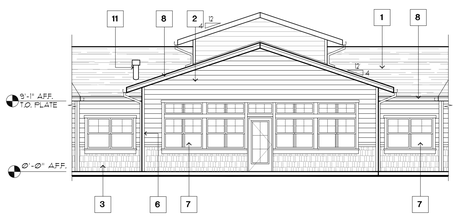
B SIDE ELEVATION
SCALE : 1/8"=1'-Ø"



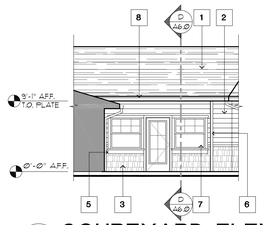
D SIDE ELEVATION
SCALE : 1/8"=1'-Ø"



C END ELEVATION
SCALE : 1/8"=1'-Ø"



E COURTYARD ELEVATION
SCALE : 1/8"=1'-Ø"



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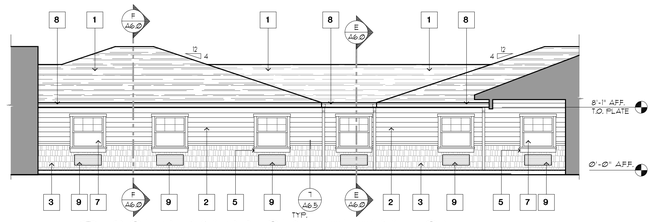
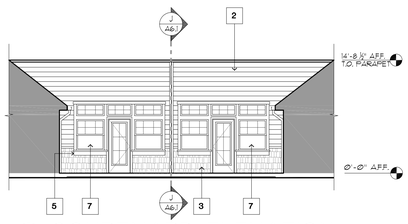
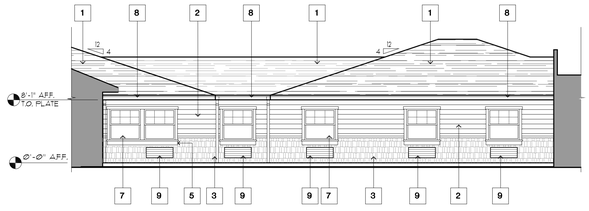
SCALE : 1/8"=1'-Ø"



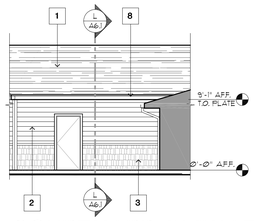
G COURTYARD SIDE ELEVATION
SCALE : 1/8"=1'-Ø"



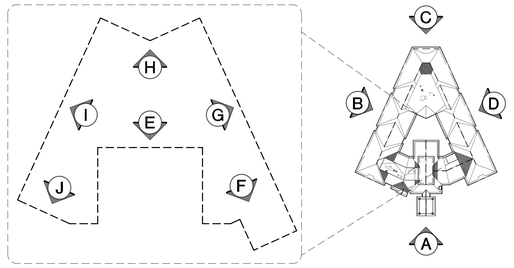
H COURTYARD ELEVATION
SCALE : 1/8"=1'-Ø"



I COURTYARD SIDE ELEVATION
SCALE : 1/8"=1'-Ø"



J COURTYARD ELEVATION
SCALE : 1/8"=1'-Ø"



ELEVATION KEY
SCALE: N.T.S.

KEY NOTES/COLORS	
1 ROOF	ARCH. COMP. 25 YR. COLOR: TBD
2 SIDING	CEMENT BOARD SIDING (HORIZ. - 7" REVEAL) MANUF.: JAMES HARDIE COLOR: TBD
3 SIDING	CEMENT BOARD SHINGLE (7" EXPOSURE) MANUF.: JAMES HARDIE COLOR: TBD
4 STONE	STONE COLOR: TBD
5 TRIM	2x6 CEMENT TRIM BOARD COLOR: TBD
6 TRIM	2x4 CEMENT TRIM BOARD COLOR: TBD
7 WINDOW	VINYL FRAMED INSULATED WINDOWS W/TRIM COLOR: TBD
8 FASCIA	2x8 FASCIA W/CONT. GUTTER COLOR: TBD
9 PTAC	PTAC COLOR: TO MATCH ADJACENT BUILDING COLOR, TYP.
10	WOOD COLUMN (HARDIE) COLOR: TBD
11	FIREPLACE VENT

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MOSAIC MANAGEMENT
MAKING A DIFFERENCE IN SENIOR LIVING

MCMINNVILLE
SENIOR LIVING
MEMORY CARE FACILITY
235 NE DUNN PLACE
MCMINNVILLE, OREGON 97128

BUILDING ELEVATIONS

DATE
6/12/2019

REVISED DATE

SHEET
A 6.3

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McMinnville Senior Living

Memory Care Facility

235 NE Dunn Place, McMinnville, Oregon

MOSAIC
MANAGEMENT
MAKING A DIFFERENCE IN SENIOR LIVING

REPORT OF
GEOTECHNICAL SITE INVESTIGATION

Proposed Memory Care Center
235 NE Dunn Court
McMinnville, Oregon

Prepared for

McMinnville Memory Care, LLC
Attn: Mr. Douglas Sproul
2735 12th Street #100
Salem, OR 97302

August 15, 2014

strata design llc

STRATA DESIGN LLC • 3620 NE 77th Avenue, Portland, Oregon 97213

strata design llc

August 15, 2014

McMinnville Memory Care, LLC
Attn: Mr. Douglas Sproul
2735 12th Street #100
Salem, OR 97302

RE: Report of Geotechnical Site Investigation
Proposed Memory Care Facility
235 NE Dunn Place, McMinnville, Oregon

Dear Mr. Sproul:

In accordance with your request, Strata Design LLC (STRATA) transmits this enclosed Geotechnical Report for the your above proposed development project. Based on our current subsurface soil exploration and characterization, it is our opinion that development of the site, as currently proposed, should be conducive using conventional foundation applications and with the previous buffer protection zone from the slope bank of S. Yamhill River.

Respectfully Submitted,

Randall S. Goode, PE
Senior Geotechnical Engineer

TABLE OF CONTENTS

1.0 INTRODUCTION

Strata Design LLC (STRATA) is pleased to submit this Report of Geotechnical Site Assessment report for your subject proposed site development in McMinnville, Oregon (FIGURE 1). The site is approximately 2.83 acres, and located northwest of the intersection of NE Cumulus Avenue and NE Dunn Place in the southwest quarter of Section 22, Township 4 South, Range 4 West of the Willamette Meridian. The development area will be located on predominantly level grades within the cleared portions of the property, which now contains an unoccupied single family residence and shop building. The southeast bank of the South Fork of the Yamhill River border along the west boundary of the property.

The site is planned to be developed into a senior care facility with the design layout as shown in FIGURE 2. The project would include associated local street and utility improvements. The current site plan has incorporated building and a grading and development limit setback of 60 feet away from the top of the Yamhill River bank slope. The buffer follows in accordance with the recommended practice set forth in a previous (2005) geotechnical report, referenced below.

1.1 Project Description

Evelyn House will be a State of Oregon licensed enhanced memory care facility for 44 residents with a building footprint of approximately 21,000 SF. We understand that the development at the site will include grading for construction of the new buildings, storm and sanitary utilities, and roadway and driveways paved with asphaltic concrete.

We assume that the new buildings will be a maximum of 2 stories, supported on embedded column and shallow spread footings of wood or steel framing and also may utilize concrete slab-on-grade floors in certain buildings. While detailed structural load information was not available for our review, we preliminarily assume that building loads will contain perimeter footing loads of less than 5 kips per lineal foot (klf), interior column loads of less than 60 kips, and uniform floor slab loads of less than 200 pounds per square foot (psf).

1.2 Scope of Work

The purpose of our work was to evaluate surface and subsurface conditions associated with the proposed development portion of the site in order to provide geotechnical engineering recommendations for design and construction of the development. Our scope of work included the following:

- Review prior onsite exploratory borings, soil classifications and laboratory analysis completed in the geotechnical reports referenced below.
- Log subsurface soil data utilizing truck-mounted cone penetrometer testing (CPT) at 3 select locations.

- Profile the subsurface materials encountered in the explorations utilizing the CPT data readings with correlation to Standard Penetration Tests (SPTs).
- Provide geotechnical recommendations for site preparation, stripping depths, utility trench excavation and backfill, wet/dry weather earthwork, fill type for imported materials, use of on-site soils, compaction criteria, and grading.
- Provide geotechnical engineering recommendations for design and construction of shallow spread foundations and floor slabs, including an allowable design bearing pressure, minimum footing depth and width requirements, and subsurface drainage.
- Estimate settlement of foundations and floor slabs based on preliminarily assumed building design loadings.
- Provide recommendations for the Seismic Site Class, mapped maximum considered earthquake spectral response accelerations, site seismic coefficients, and Seismic Design Category.
- Provide a qualitative discussion of seismic hazards at the site, including liquefaction potential, slope instability, and surface rupture
- Provide a written report summarizing the results of our Geotechnical Investigation.

2.0 REVIEWS OF PREVIOUS REPORTS

In preparation of our report, STRATA has also obtained and reviewed document information related to the following previous site geotechnical reports in 2005 as follows:

- *Preliminary Geotechnical Site Evaluation, Proposed Residential Subdivision, NE Dunn Place and NE Cumulus Avenue, prepared by GeoDesign, Inc., dated January 2005.*
- *Slope Stability Report for NE Dunn Residential Subdivision, prepared by GeoDesign, Inc. dated March 14, 2005.*

3.0 SITE DESCRIPTION

3.1 General

The subject property is listed as Tax Lot 01700 and consists of a total of approximately 2.83 acres. The site is bordered by NE Dunn Place to the east, and is offset by approximately 500 feet from NE Cumulus Road to the south. The south fork of Yamhill River is present along and within portions of the north and west property boundaries. An uninhabited, older two-story residence, accessory garage and shed, remain on the property in the northwest portion of the property. Existing residential and street development is present to the east, north and south. No development or disturbance is planned within 60 feet of the top of the bank of the S. Yamhill River, as was previously recommended in the 2005 Report of slope stability analysis.

3.2 Site Geology

The available mapping[1] indicates that the site is underlain by Pleistocene- to Holocene-Age, middle terrace deposits (Willamette Silt) consisting of poorly sorted clay, silt, sand, and fine to very coarse gravel. The unit is mapped up to about 150 feet deep in some locations. The flood deposits are likely underlain by Miocene-Age, Columbia River Basalt.

3.3 Site Surface Conditions

The site is cleared of forested trees, and contains mixed vegetation consisting of noxious weeds, Himalayan blackberry and grasses. The northwest portion of the site contains the heavily vegetated and forested bank of the S. Yamhill River which slopes at approximately 60 degrees down to the water level, approximately 25 feet elevation below the near level remaining area of the site. The level portion primarily contains a farmed grass field, along with a relict (unoccupied) house, and detached accessory building, shed and water well house. Vertical relief across the development portion of the site is very slight, on the order of 2 feet.

3.4 Site Subsurface Conditions

3.4.1 Field Exploration

A truck-mounted cone penetrometer testing (CPT) push probe was utilized to explore subsurface soil properties. STRATA selected three CPT test locations, with depths between 25 and 40 feet, as shown in FIGURE 2.

FIGURE 3 (attached) providse the soil exploration logs and our summary of the relative shear strengths resulting from the previous subsurface exploration logs (2005) using SPT testing and grab sampling, and the present CPT subsurface strata profiles.

3.4.2 Subsurface Units:

Soils sampled in prior site drilling and profiled with the current CPT tests, indicate the site subsurface is of native origin, with an approximately 6-inch layer of topsoil that is underlain by interbedded alluvium (floodplain) consisting of SILTS and SILTY SANDS. The generalized profile of soil units is as follows:

Unit 1 – SILT Below the organic topsoil, the alluvium unit consists of saturated, medium stiff, dark brown, SILT, profiled to a depth of about 6 feet. This stratum generally in moist condition and had low plasticity.

---

[1] Open file Report 0-81-6. Preliminary Geologic Map of the McMinnville and Dayton Quadrangles, By Michael E. Brownfield and Herbert G. Schlicker. Oregon. Published by the Oregon Department of Geology and Mineral Industries, 1981.

Unit 2 – INTERBEDDED SILTY SAND/CLAYEY SILT:
Underlying the SILT stratum, are interbedded medium stiff to stiff, wet, brown, clayey silts and silty sands. Water was added to samples of the clayey silt and found to have a low "thread toughness" and low plasticity.

3.4.3 Groundwater

We anticipate that groundwater levels will fluctuate due to seasonal and annual variations in precipitation, changes in site utilization, or other factors. Additionally, the on-site, silt (ML) may be conducive to formation of seasonally, perched groundwater.

Based on a review of water well logs from the Oregon Water Resources Department Division, and findings obtained during our CPT explorations, the site water levels are believed to be approximately 15 feet (average) below ground surface approximate to the elevation of NE Dunn Place. Therefore, we would anticipate that groundwater will not be encountered during construction at the site, based on the depth of the proposed excavations.

4.0 SEISMIC CONSIDERATIONS

4.1 Seismic Design

Earthquake ground motion parameters for the site were obtained based the United States Geological Survey (USGS) Seismic Design Values for Buildings - Ground Motion Parameter Calculator[2]. The site Latitude 45.20324° North and Longitude 123.16905° West were input as the site location. The following table shows the seismic ground values for this design case in accordance with Section 1613.5 of the 2012 OSSC.

Table 1: Seismic Ground Motion Values (Site Class D)

Parameter		Value
Mapped Acceleration Parameters	Spectral Acceleration, 0.2 second (S_S)	0.995 g
	Spectral Acceleration, 1.0 second (S_1)	0.469 g
Coefficients (Site Class D)	Site Coefficient, 0.2 sec. (F_A)	1.102
	Site Coefficient, 1.0 sec. (F_V)	1.531
Adjusted MCE Spectral Response Parameters	MCE Spectral Acceleration, 0.2 sec. (S_{MS})	1.096 g
	MCE Spectral Acceleration, 1.0 sec. (S_{M1})	0.718g
Design Spectral Response Accelerations	Design Spectral Acceleration, 0.2 seconds (S_{DS})	0.731 g
	Design Spectral Acceleration, 1.0 second (S_{D1})	0.479 g

[2] United States Geological Survey, 2012. Seismic Design Parameters determined using:, "U.S. Seismic Design Maps Web Application - Version 3.0.1," from the USGS website http://geohazards.usgs.gov/designmaps/us/.

4.2 Seismic Hazards

Qualitative evaluations of seismic hazards were based on the available geologic mapping, the soils encountered within the depths explored, and our observations of the existing site surface conditions.

4.2.1 Liquefaction

In general, liquefaction occurs when deposits of loose/soft, saturated, cohesionless soils, generally sands and silts, are subjected to strong earthquake shaking. If these deposits cannot drain quickly enough, pore water pressures can increase, approaching the value of the overburden pressure. The shear strength of a cohesionless soil is directly proportional to the effective stress, which is equal to the difference between the overburden pressure and the pore water pressure. When the pore water pressure increases to the value of the overburden pressure, the shear strength of the soil approaches zero, and the soil can liquefy. The liquefied soils can undergo rapid consolidation or, if unconfined, can flow as a liquid. Structures supported by the liquefied soils can experience rapid, excessive settlement, shearing, or even catastrophic failure.

In our professional judgment, the risk of liquefaction occurring at this site would be very low during the design level earthquake.

4.2.2 Surface Rupture

4.2.2.1 Faulting

Although the site is situated in a region of the country known for seismic activity, no known faults exist on or immediately adjacent to the site. Therefore, the risk of surface rupture at the site due to faulting is considered low.

4.2.2.2 Lateral Spread

Surface rupture due to lateral spread can occur on sites underlain by liquefiable soils that are located on or immediately adjacent to slopes steeper than about 3 degrees (20H:1V), and/or adjacent to a free face, such as a stream bank or the shore of an open body of water. During lateral spread, the materials overlying the liquefied soils are subject to lateral movement downslope or toward the free face.

As discussed above, the risk of liquefaction occurring at the site during a design level earthquake is generally low. If soils underlying the site were to liquefy over a sufficiently continuous area, lateral displacement could occur. As discussed above, were liquefaction to occur, the lateral extent of liquefied soils are anticipated to be localized and generally

discontinuous. Therefore, the risk of surface rupture to liquefaction at the site is generally considered low.

4.3 Slope Stability

The risk of seismically-induced instability of the existing site slopes was previously evaluated by quantitative slope stability analysis, including seismic loads, as detailed in the above referenced previous geotechnical studies.

We compiled profile comparisons to correlate the field data obtained for undrained shear strength, as shown in FIGURE 3. This provides a relative comparison of the current CPT values (converted to equivalent SPT data) and SPT data from GeoDesign (2005). Given the predominance of fine-grained particles size to depths of 40 feet bgs, the SPT blow counts (used in the 2005 stability analysis) may be reflecting lower soil shear values due to the drop hammer impact (fine-grained shearing) versus the CPT profiles.

From our review of the present CPT data profile of the subsurface, we believe the earlier analysis and calculation of slope stability should be considered conservative in its approach. Therefore the plan minimum setback from the top of slope of 60 feet is appropriate in assurance of long term stability of the site. During our current site reconnaissance, no evidence of recent slope movements, ground cracking, sloughing or erosion along the slopes was observed.

5.0 CONCLUSIONS

Based on the results of our site assessment, the site may be developed as described in Section 1.1 of this report, provided the recommendations contained in this report and applicable building codes are incorporated into the site design and construction. New buildings constructed at the site can be supported on conventional, shallow foundations bearing on the existing, properly prepared native soils, or on structural fill placed over the native soils. No significant fill or mass waste was encountered within the proposed development or improvement areas of the property.

In order to maintain the intention of the slope buffer area, no disposal or infiltration of stormwater should occur within the 60 foot buffer area. Our understanding is that disposal of stormwater from the proposed new development would be served by conventional stormwater detention and treatment located at the northeast corner area of the site from the slope area, with overflow pipe conveyance out to the storm system of NE Dunn Place.

The following paragraphs present specific geotechnical recommendations for design and construction of the proposed development.

6.0 RECOMMENDATIONS

As we have observed discrete locations of the subsurface, please note that our recommendations are based on the assumptions that the subsurface conditions do not deviate appreciably from those found during the field investigation. STRATA should be consulted for further recommendations if the design and/or location of the proposed development changes, or variations and/or undesirable geotechnical conditions are encountered during site development.

6.1 Site Preparation

6.1.1 Site Stripping

Vegetation and organic topsoil should be removed from, and for a minimum 5-foot margin around, proposed building and pavement locations, as well as areas that are to receive structural fill. Based on the results of our field explorations, stripping depths on the order of ½ to 2 feet should be anticipated. Stripping depths may increase or decrease at locations away from our explorations. A geotechnical representative from STRATA should provide recommendations for actual stripping depths based on observations during site preparation. Stripped materials should be transported for off-site use or disposal, and/or stockpiled for later use in landscaped areas. If encountered during site preparation, existing structures (foundations, concrete slabs, buried utilities), existing fill, debris, or other deleterious material should be completely removed and disposed of off site.

Grubbing of trees should include the removal of the root mass, and roots greater than ½-inch in diameter. Grubbed material should be transported off-site for disposal. Root masses from larger trees may extend several feet bgs. Where root masses are removed within the structural footprint, the resulting excavation should be properly backfilled with structural fill.

6.1.2 Subgrade Preparation

After site preparation as recommended above, and prior to placement of fill and/or excavation for footings, a geotechnical representative from STRATA should probe and/or observe a proof-roll of the exposed subgrade soils in order to identify areas of excessive yielding. If areas of soft soil or excessive yielding are identified, the affected material should be stabilized as recommended by the geotechnical engineer or his representative. Stabilization may be achieved by over-excavation to firm, stable subgrade, and replacement with compacted structural fill or stabilization rock (e.g. 4-inch-minus crushed rock). Separation geotextiles, geogrid reinforcement, or cement/lime amendment of subgrade soils can also be utilized to stabilize soft or yielding areas.

The test pits conducted at the site were loosely backfilled during our field investigation. Where test pits are located within finalized building or pavement areas, the loose backfill materials

should be re-excavated. The resulting excavations should be backfilled with structural fill placed and compacted in general accordance with Section 6.3.

6.1.3 Erosion Control

Erosion and sedimentation control measures should be employed in accordance with applicable City, County, and State regulations regarding erosion control.

6.2 Wet Weather Considerations

For planning purposes, the wet season should be considered to extend from late September to late June. It is our experience that dry weather working conditions should prevail between early July and the middle of September. Notwithstanding the above, soil conditions should be evaluated in the field by the geotechnical engineer or his representative at the initial stage of site preparation to determine whether the recommendations within this section should be incorporated into construction.

6.2.1 General Considerations

The on-site soils (silt and sandy silt) are susceptible to disturbance during wet weather. Trafficability of these soils may be difficult, and significant damage to subgrade soils will likely occur, if earthwork is undertaken without proper precautions at times when the exposed soils are more than a few percentage points above optimum moisture content.

For construction that occurs during the wet season, methods to limit soil disturbance should be employed. Site preparation activities may need to be accomplished using track-mounted equipment, loading removed material onto trucks supported on granular haul roads. Soils that have been disturbed during site preparation activities should be over-excavated to firm, stable subgrade, and replaced with imported granular structural fill.

6.2.2 Equipment Haul Roads & Staging Areas

Haul roads subjected to repeated heavy construction traffic will require a minimum of 18 inches of imported granular material. For light staging areas, 12 inches of imported granular material should be sufficient. Additional granular material, geo-grid reinforcement, or cement amendment may be considered based on site conditions and/or loading at the time of construction. The imported granular material should consist of crushed rock, with characteristics consistent with Section 6 of this report. The imported granular material should be placed in a single lift and compacted using a smooth-drum, non-vibratory roller.

Where new subgrades are prepared in areas of repeated construction traffic, geotextile fabric should be placed prior to placement of imported granular material. The geotextile fabric should meet the requirements set forth in the current Oregon Department of Transportation (ODOT)

Standard Specification for Construction, Section 02320. In accordance with table 02320-1 of the ODOT specifications, the separation fabric should have a minimum puncture strength of (ASTM D4833) of 80 pounds and an apparent opening size (ASTM D4751) no larger than the U.S. Standard No. 30 sieve.

6.2.3 Footing Subgrade Protection

A minimum of 3 inches of imported granular material should be placed over exposed foundation subgrades in order to provide protection from foot traffic during inclement weather. The imported granular material should consist of imported granular structural fill. The imported granular material should be placed in one lift over the prepared, undisturbed subgrade, and compacted using non-vibratory equipment until well keyed.

6.3 Structural Fill

The geotechnical engineer should be provided the opportunity to review all materials considered for use as structural fill (prior to placement). The geotechnical engineer or his representative should be contacted to evaluate compaction of structural fill as the material is being placed. Evaluation of compaction may take the form of in-place density tests and/or proof-roll tests with suitable equipment. Structural fill should be evaluated at intervals not exceeding every 2 vertical feet as the fill is being placed.

6.3.1 On-Site Soils

Use of the on-site silt and sandy silt (ML) as fill in structural areas (pavement and buildings) may be difficult because these soils are sensitive to small changes in moisture content and difficult, if not impossible, to adequately compact during wet weather. Use of the on-site soils for the berm construction would be feasible if moisture conditioned and placed and compacted in lifts in accordance with our recommendations. Generally, we anticipate that the moisture content of these soils will be higher than the optimum moisture content for satisfactory compaction. Therefore, moisture conditioning (drying) should be expected in order to achieve adequate compaction. If used as structural fill, these soils should be free of organic matter, debris, and particles larger than 3 inches. They should be placed in lifts with a maximum thickness of about 8 inches at moisture contents within –1 and +3 percent of optimum, and compacted to not less than 92 percent of the material's maximum dry density, as determined in general accordance with ASTM D1557 (Modified Proctor).

If the on-site soils cannot be properly moisture-conditioned and/or processed, we recommend using imported granular material for structural fill in building or pavement areas.

6.3.2 Imported Granular Structural Fill

Imported granular structural fill should consist of angular pit or quarry run rock, crushed rock, or crushed gravel that is fairly well graded between coarse and fine particle sizes. The granular fill should contain no organic matter, debris, or particles larger than 4 inches, and have less than 5 percent material passing the U.S. Standard No. 200 Sieve. The percentage of fines can be increased to 12 percent of the material passing the U.S. Standard No. 200 Sieve if placed during dry weather, and provided the fill material is moisture-conditioned, as necessary, for proper compaction. Granular fill material should be placed in lifts with a maximum thickness of about 12 inches, and compacted to not less than 95 percent of the material's maximum dry density, as determined in general accordance with ASTM D1557 (Modified Proctor). Proper moisture conditioning and the use of vibratory equipment will facilitate compaction of these materials.

For fine grading purposes, the maximum particle size should be limited to 1½ inches. Compaction of granular fill materials with high percentages of particle sizes in excess of 1½-inches should be evaluated by periodic proof-roll observation or continuous observation by the STRATA geotechnical representative during fill placement, since it cannot be tested conventionally using a nuclear densometer. Granular fills with high percentages of particle sizes in excess of 1½-inches should be capped with a minimum of 12 inches of 1½-inch-minus, or smaller, granular fill under all structural elements (footings, concrete slabs, pavements, etc.).

6.4 Shallow Spread Foundations

6.4.1 Acceptable Subgrade Soils

Satisfactory subgrade support for shallow foundations can be obtained from the native, stiff silt and/or on structural fill placed on these soils. These soils were encountered at depths of about 2 feet bgs within our explorations.

If soft, loose, or otherwise unsuitable soils are encountered, they should be over-excavated as recommended by the STRATA geotechnical representative at the time of construction. The resulting over-excavation should be brought back to grade with imported granular structural fill. All granular pads for footings should be constructed a minimum of 6 inches wider on each side of the footing for every vertical foot of over-excavation.

6.4.2 Minimum Footing Width, Embedment & Nearby Excavation

Individual spread footings should have a minimum width of 24 inches. Continuous wall footings should have a minimum width of 18 inches for light-framed structures up to two stories in height. All footings should be founded at least 18 inches below the lowest adjacent grade. Excavations near footings should not extend within a 1H:1V plane projected out and down from the outside, bottom edge of the footings.

6.4.3 Bearing Pressure and Settlement

The minimum footing dimensions described above will likely govern footing sizes. Nonetheless, footings founded as recommended above on suitable subgrades may be proportioned for a maximum allowable soil bearing pressure of 2,200 pounds per square foot (psf). This bearing pressure is a net bearing pressure, applies to the total of dead and long-term live loads, and may be increased by one-third when considering seismic or wind loads.

For the recommended design bearing pressure, total settlement of footings is anticipated to be less than 1 inch. Differential settlements between adjacent columns and/or bearing walls should not exceed ½-inch.

6.4.4 Lateral Capacity

We recommend using a maximum passive (equivalent-fluid) earth pressure of 250 pounds per cubic foot (pcf) for design for footings confined by the native, very stiff to stiff silt to sandy silt (ML). A maximum passive earth pressure of 350 pcf may be used for imported granular structural fill that is properly placed and compacted during construction. The recommended earth pressure was computed using a factor of safety of 1½, which is appropriate due to the amount of movement required to develop full passive resistance.

An ultimate coefficient of friction equal to 0.35 may be used when calculating resistance to sliding for footings founded on the native silt to sandy silt. An ultimate coefficient of friction equal to 0.45 may be used when calculating resistance to sliding for footings founded on a minimum of 6 inches of imported granular structural fill (crushed rock) that is properly placed and compacted during construction.

6.4.5 Drainage

We recommend that foundation drains be installed at the exterior base elevations of continuous wall footings. Foundation drains should consist of a minimum 4-inch-diameter, perforated, PVC/HDPE drainpipe wrapped with a non-woven geotextile filter fabric. The drains should be backfilled with a minimum of 2 cubic feet of open graded drain rock per lineal foot of pipe. The drain rock should be encased in a geotextile fabric in order to provide separation from the surrounding soils. Foundation drains should be positively sloped and should outlet to a suitable discharge point. The geotechnical engineer or his representative should observe the drains prior to backfilling. Roof drains should not be tied into foundation drains.

6.5 Floor Slabs

6.5.1 Acceptable Subgrade Soils

Where floor slab buildings are included in the design plan, subgrade support for floor slabs supporting up to 200 psf area loading, can be obtained from the native, stiff silt (ML), overlain with a minimum 6-inch crushed rock capillary break layer, discussed below.

If soft, loose, or otherwise unsuitable soils are encountered, they should be over-excavated as recommended by the STRATA geotechnical representative at the time of construction. The resulting over-excavation should be brought back to grade with imported granular structural fill.

6.5.2 General

A minimum 6-inch-thick layer of crushed rock base, compacted to not less than 95 percent of the material's maximum dry density, as determined in general accordance with ASTM D1557 (Modified Proctor), should be placed over the prepared subgrade to provide a uniform surface for placing concrete, and supporting the slab. Base rock material placed directly below the slab should have a maximum particle size of ¾-inch or less.

For floor slabs constructed as recommended, a modulus of subgrade reaction of 150 pounds per cubic inch (pci) is recommended for the design of the floor slab. Floor slabs constructed as recommended will likely settle less than ½-inch. For general floor slab construction, slabs should be jointed around columns and walls to permit slabs and foundations to settle differentially.

6.5.3 Subgrade Moisture Considerations

Liquid moisture and moisture vapor should be expected at the subgrade surface. The crushed rock base recommended above typically serves as a capillary break and provides protection against liquid moisture. Where moisture vapor emission through the slab must be minimized, e.g. impervious floor coverings, storage of moisture sensitive materials directly on the slab surface, etc., a vapor retarding membrane or vapor barrier below the slab should be considered. Factors such as cost, special considerations for construction, floor coverings, and end use suggest that the decision regarding a vapor retarding membrane or vapor barrier be made by the architect and owner.

If a vapor retarder or vapor barrier is placed below the slab, its location should be based on current American Concrete Institute (ACI) guidelines, ACI 302 Guide for Concrete Floor and Slab Construction. In some cases, this indicates placement of concrete directly on the vapor retarder or barrier. Please note that the placement of concrete directly on impervious membranes increases the risk of plastic shrinkage cracking and slab curling in the concrete.

Construction practices to reduce or eliminate such risk, as described in ACI 302, should be employed during concrete placement.

6.6 Pavements

6.6.1 General

This report excludes pavement thickness design at this time. It is acknowledged that the development will include private street/parking and public frontage improvements. Our office may be contacted should you wish STRATA to prepare the site pavement section design.

6.6.2 Pavement Subgrade Preparation

In dry weather conditions, after site, and prior to placement of base course material or structural fill, the geotechnical representative should observe a proof roll test of the prepared subgrade in order to identify areas of excessive yielding. The proof roll test should be performed using a fully-loaded, conventional, dump truck or water truck. If localized areas of soft soil or excessive yielding are identified, the affected material should be over-excavated to firm, stable subgrade, and replaced with imported granular structural fill in conformance with this report. If extensive areas of soft soil or excessive yielding are identified, measures to stabilize or improve the subgrade may include the addition of a sub-base layer, reinforcement using geogrid, or cement amendment.

Preparation of pavement subgrade soils during wet weather should be in conformance with Section 6.2 of this report. We recommend that increased base rock sections and a geotextile separation fabric be used in wet conditions in order to support construction traffic and protect the subgrade.

6.7 Utility Trenches

6.7.1 Utility Trench Excavation

Temporary trench cuts should stand near vertical to depths of at least 4 feet in the native soils encountered near the surface. If seepage is encountered that undermines the stability of the trench, or caving of the sidewalls is observed during excavation, the sidewalls should be flattened or shored.

If groundwater is present at the base of utility excavations, we recommend placing trench stabilization material at the base of the excavations. Trench stabilization material should consist of 1-foot of well-graded gravel, crushed gravel, or crushed rock with a maximum particle size of 4 inches, and less than 5 percent material passing the U.S. Standard No. 4 Sieve. The material should be free of organic matter and other deleterious material, placed in one lift, and compacted until well-keyed.

While we have described certain approaches to the trench excavation, dewatering, and base stabilization, it is the contractor's responsibility to select the excavation and dewatering methods, to monitor the trench excavations for safety, and to provide any shoring required to protect personnel and adjacent improvements. All trench excavations should be in accordance with applicable OSHA and State regulations.

6.7.2 Trench Backfill Material (Structural Areas)

Trench backfill for the utility pipe base and pipe zone should be placed in accordance with the pipe manufacturer's recommendations. In the absence of manufacturer guidelines, it should be placed in maximum 10-inch-thick loose lifts, and compacted to not less than 90 percent of the material's maximum dry density, as determined in general accordance with ASTM D1557. Backfill above the pipe zone should be placed in maximum 10-inch-thick loose lifts, and compacted to not less than 92 percent of the material's maximum dry density in general accordance with ASTM D1557. Trench backfill within 3 feet of finished subgrade elevation should be placed in maximum 10-inch-thick loose lifts and compacted to not less than 95 percent of the material's maximum dry density as determined in general accordance with ASTM D1557.

6.8 Stormwater Drainage Considerations

We recommend that paved surfaces and ground near or adjacent to buildings be sloped to drain away from the buildings. Surface water from impervious surfaces should be collected and routed to the stormwater collection system (design by others) located to the outer northeast edge of the property. In no manner should concentrated flow of stormwater be discharged to the slope area.

6.9 Observation of Construction

Satisfactory earthwork, foundation, and pavement performance depends to a large degree on the quality of construction. Sufficient observation of the contractor's activities will document that the work is completed in accordance with the construction drawings and specifications. Subsurface conditions observed during construction should be compared with those encountered during subsurface explorations by engaging the geotechnical engineer during the work in order to confirm subsurface conditions have not changed significantly from those anticipated based on the findings of this report. This would involve intermittant observations and testing of the earthwork and subgrade preparation for structural fills, shallow foundations, floor slabs, and pavements.

7.0 LIMITATIONS

We have prepared this report for use by the owner/developer and other members of the design and construction team for the proposed development. The opinions and recommendations

contained within this report are not intended to be, nor should they be construed as a warranty of subsurface conditions, but are forwarded to assist in the planning and design process.

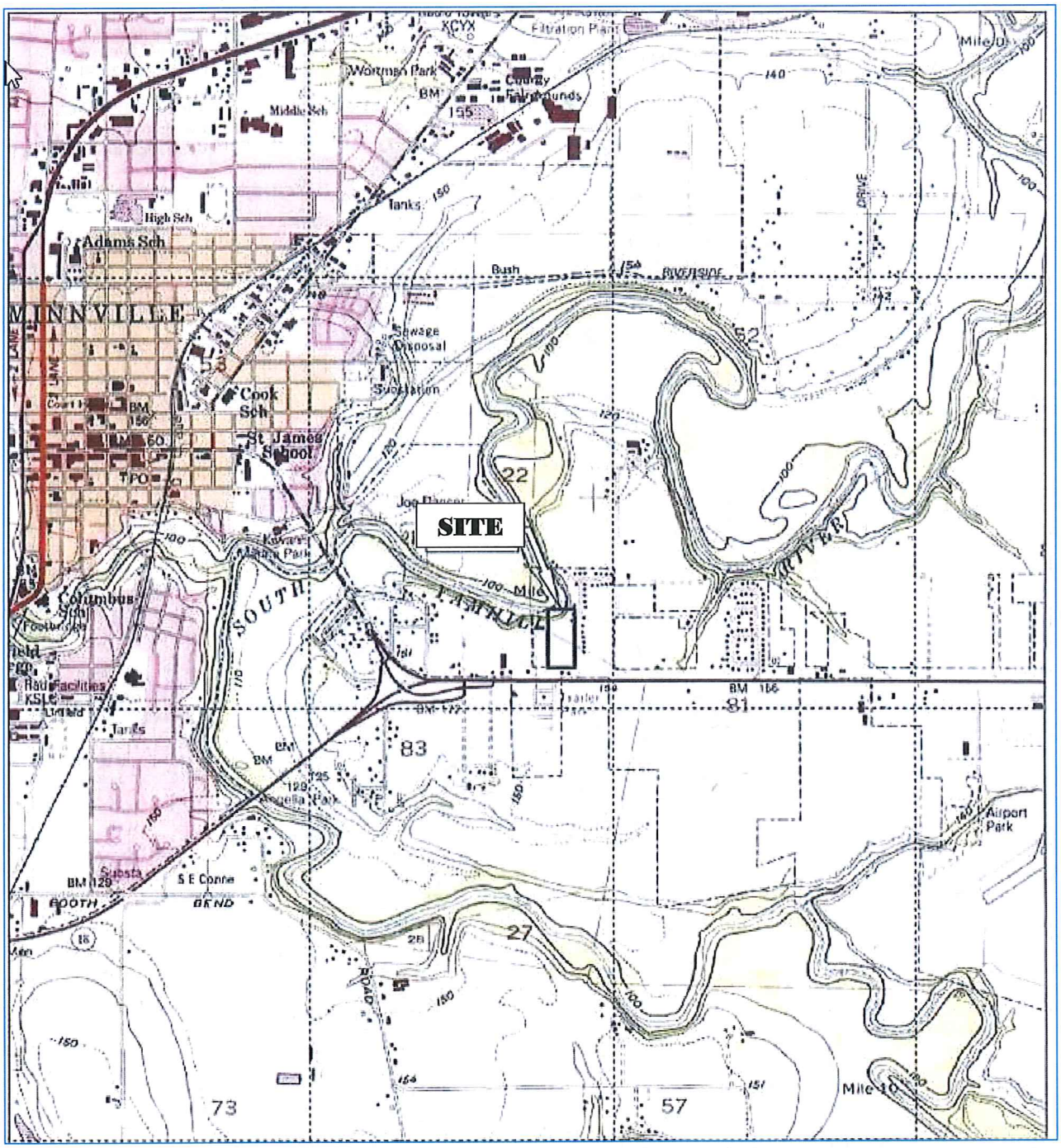
We have made observations based on our explorations that indicate the soil conditions at only those specific locations and only to the depths penetrated. These observations do not necessarily reflect soil types, strata thickness, or water level variations that may exist between or away from our explorations.

Our work has been conducted in general conformance with the standard of care in the field of geotechnical engineering currently in practice in the Pacific Northwest for projects of this nature and magnitude. No warranty, express or implied, exists on the information presented in this report. By utilizing the findings within this report, the addressee acknowledges and accepts the risks and limitations of development at the site, as outlined within the report.

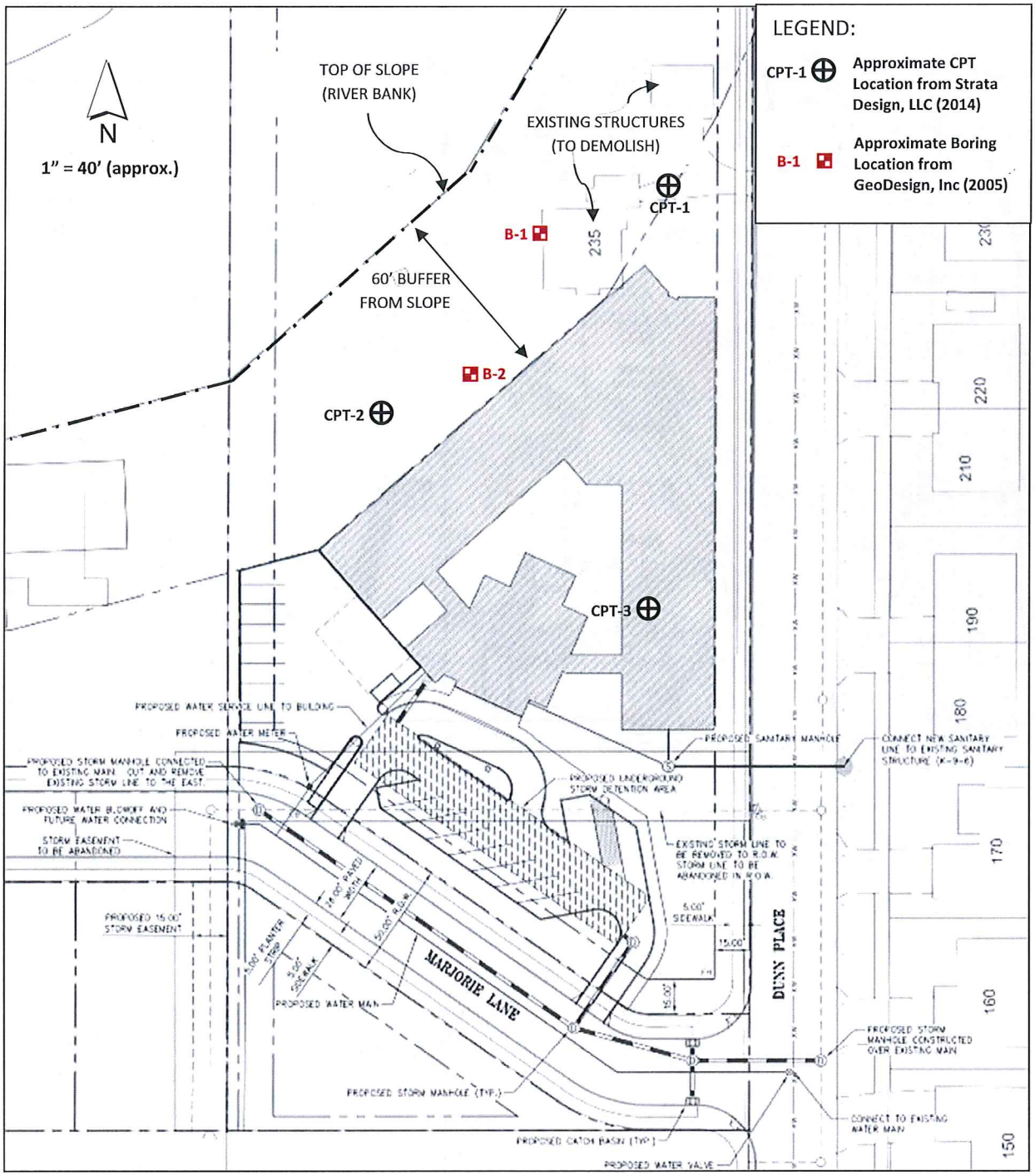
Respectfully Submitted,
STRATA DESIGN, LLC

Randall S. Goode, PE
Principle Geotechnical Engineer

Attachments: Figure 1 - Site Vicinity and Topography Map
Figure 2 - Site Plan
Figure 3 - Comparison Graph, SPT vs. CPT
CPT Soil Testing Logs

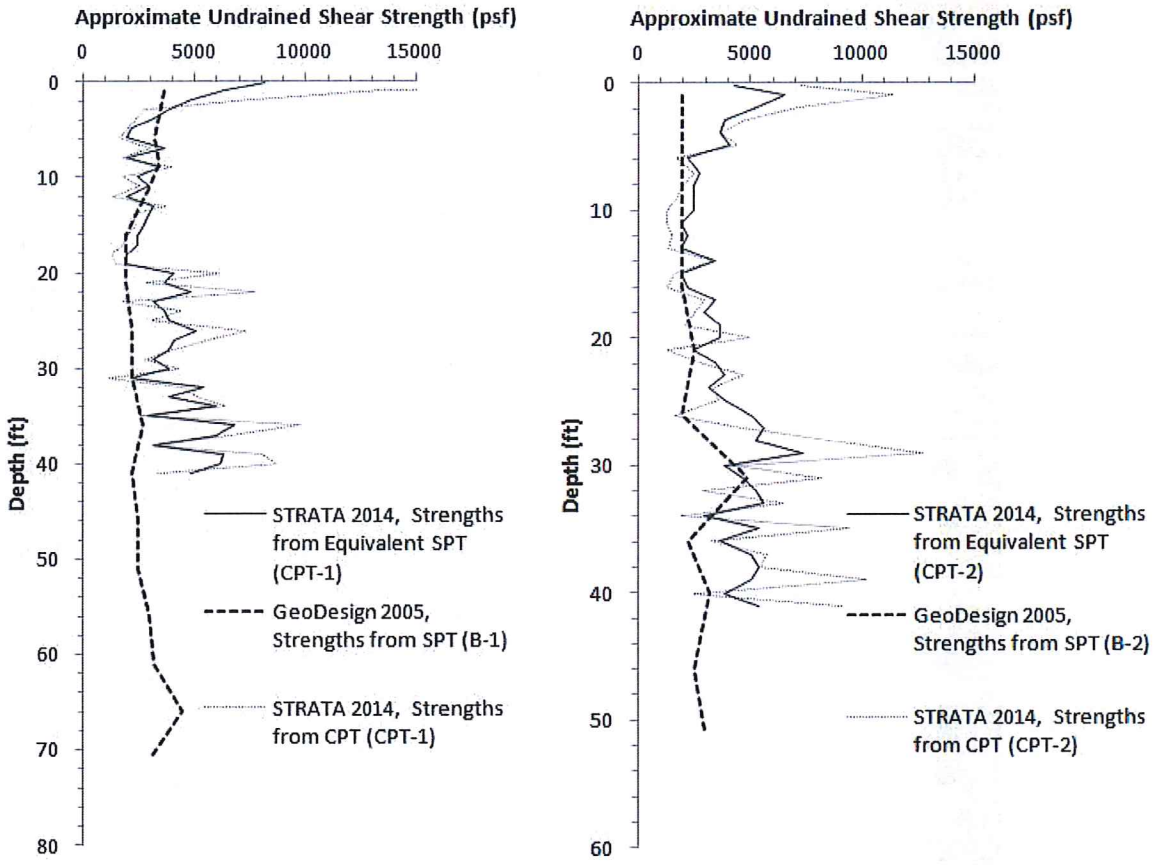


strata design llc	SITE VICINITY AND TOPOGRAPHY MAP 235 NE DUNN PLACE MCMINNVILLE, OREGON	FIGURE 1



Base Map Source: McMinnville Memory Care, Utility Plan Sheet C-1, by NW Engineers, Project # 2012-03

AUGUST 2014 strata design llc	**GEOTECHNICAL SITE INVESTIGATION** **235 NE DUNN PLACE** **MCMINNVILLE, OREGON**	**FIGURE** **2**



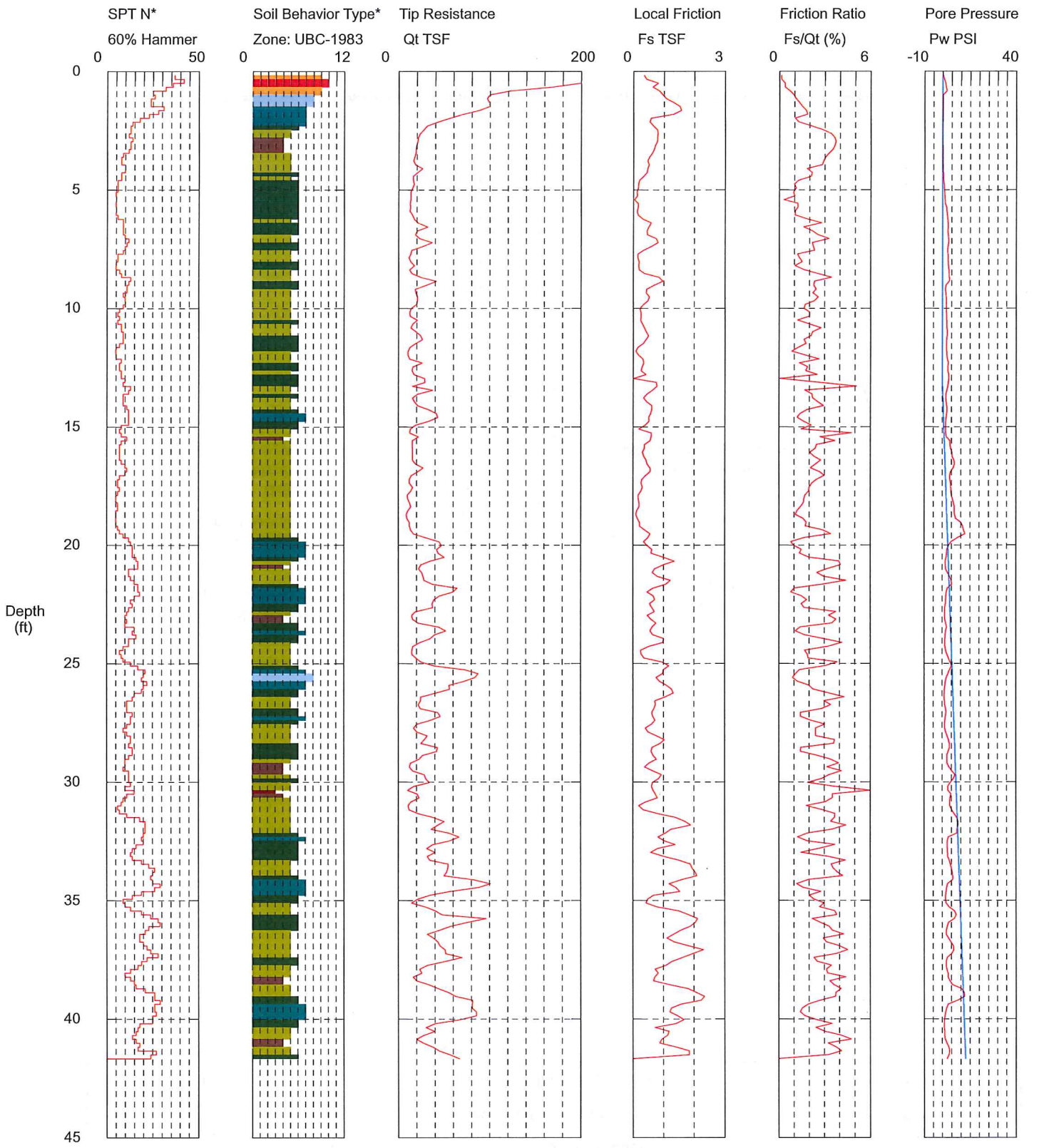
August 2014 strata design llc	**SOIL STRENGTH PROFILES** **235 NE DUNN PLACE** **MCMINNVILLE, OREGON**	**FIGURE** *3*

strata design llc
3439 NE Sandy Boulevard, #309
Portland, Oregon, 97232
(503) 819-4423

CPT-1 / 235 Dunn Place McMinnville

Operator: OGE TAJ
Sounding: CPT-1
Cone Used: DPG1211

CPT Date/Time: 8/7/2014 9:46:47 AM
Location: Strata Design / CPT-1 / 235 Dunn Place McMinnville
Job Number: OGE 14038CPT-1(021)



Maximum Depth = 41.67 feet

Depth Increment = 0.164 feet

1 sensitive fine grained
2 organic material
3 clay
4 silty clay to clay
5 clayey silt to silty clay
6 sandy silt to clayey silt
7 silty sand to sandy silt
8 sand to silty sand
9 sand
10 gravelly sand to sand
11 very stiff fine grained (*)
12 sand to clayey sand (*)

*Soil behavior type and SPT based on data from UBC-1983

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CPT Date/Time: 8/7/2014 9:46:47 AM
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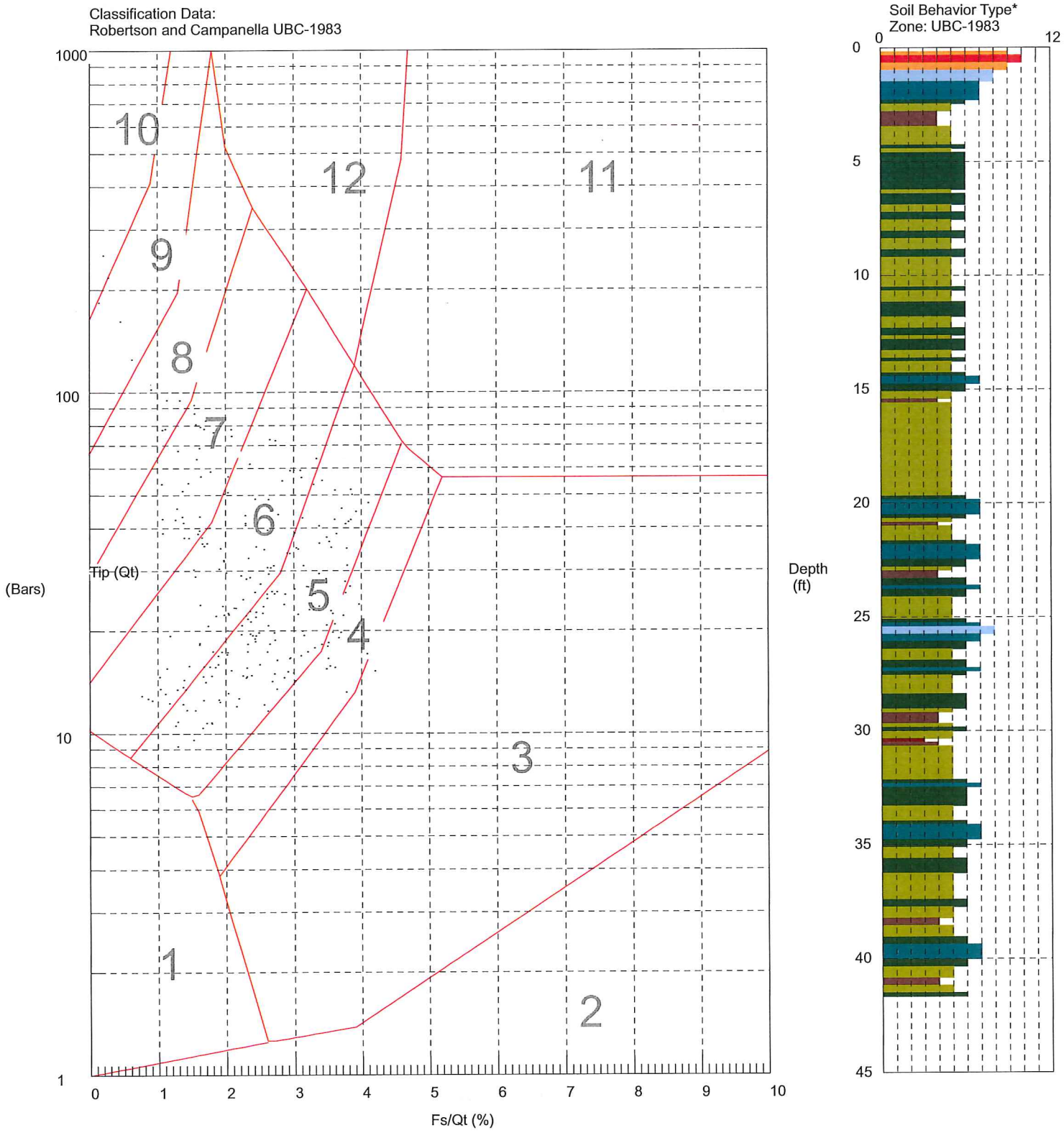

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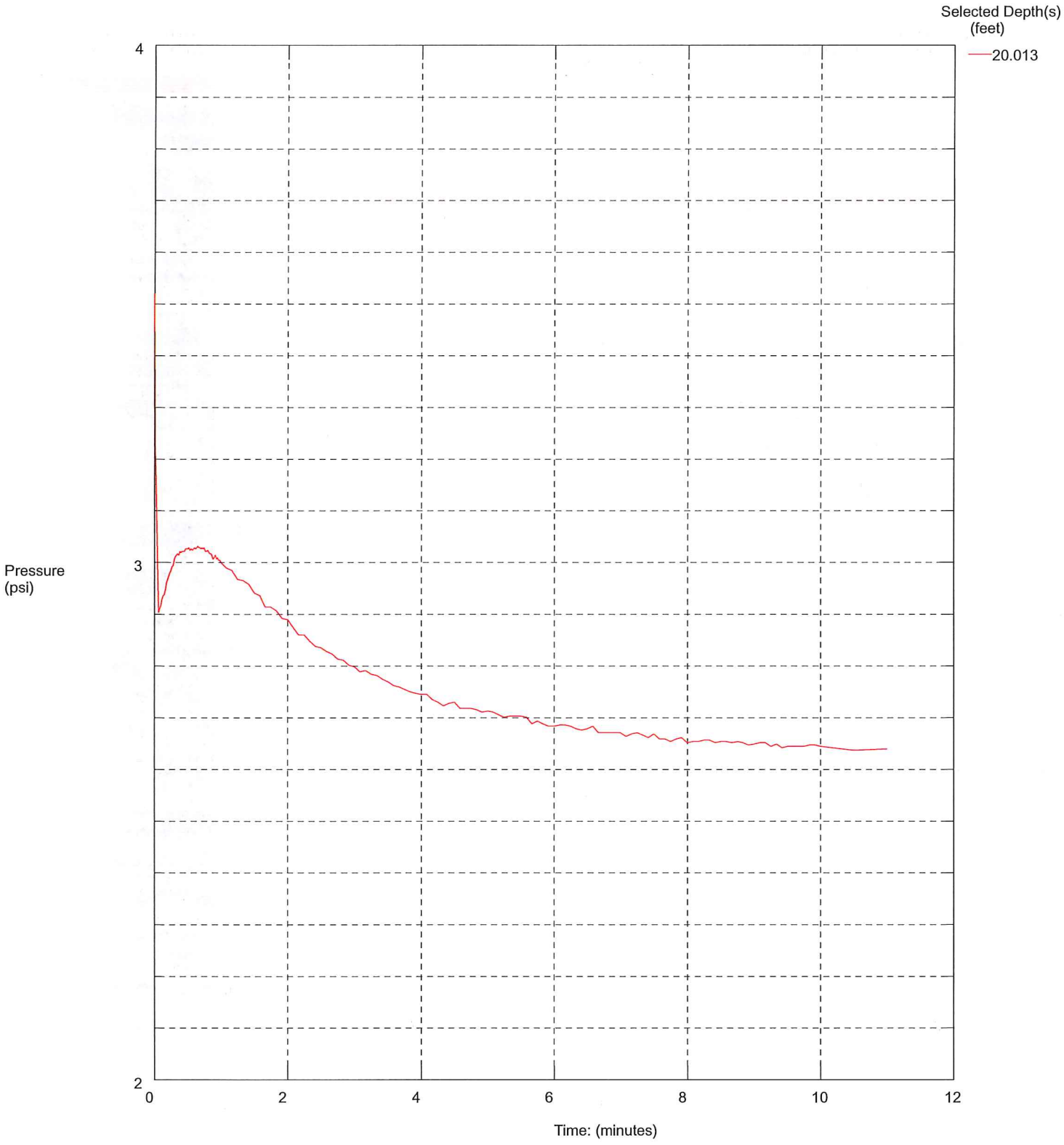

Maximum Pressure = 3.521 psi

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Portland, Oregon, 97232
(503) 819-4423

CPT-2 / 235 Dunn Place McMinnville

Operator: OGE TAJ
Sounding: CPT-2
Cone Used: DPG1211

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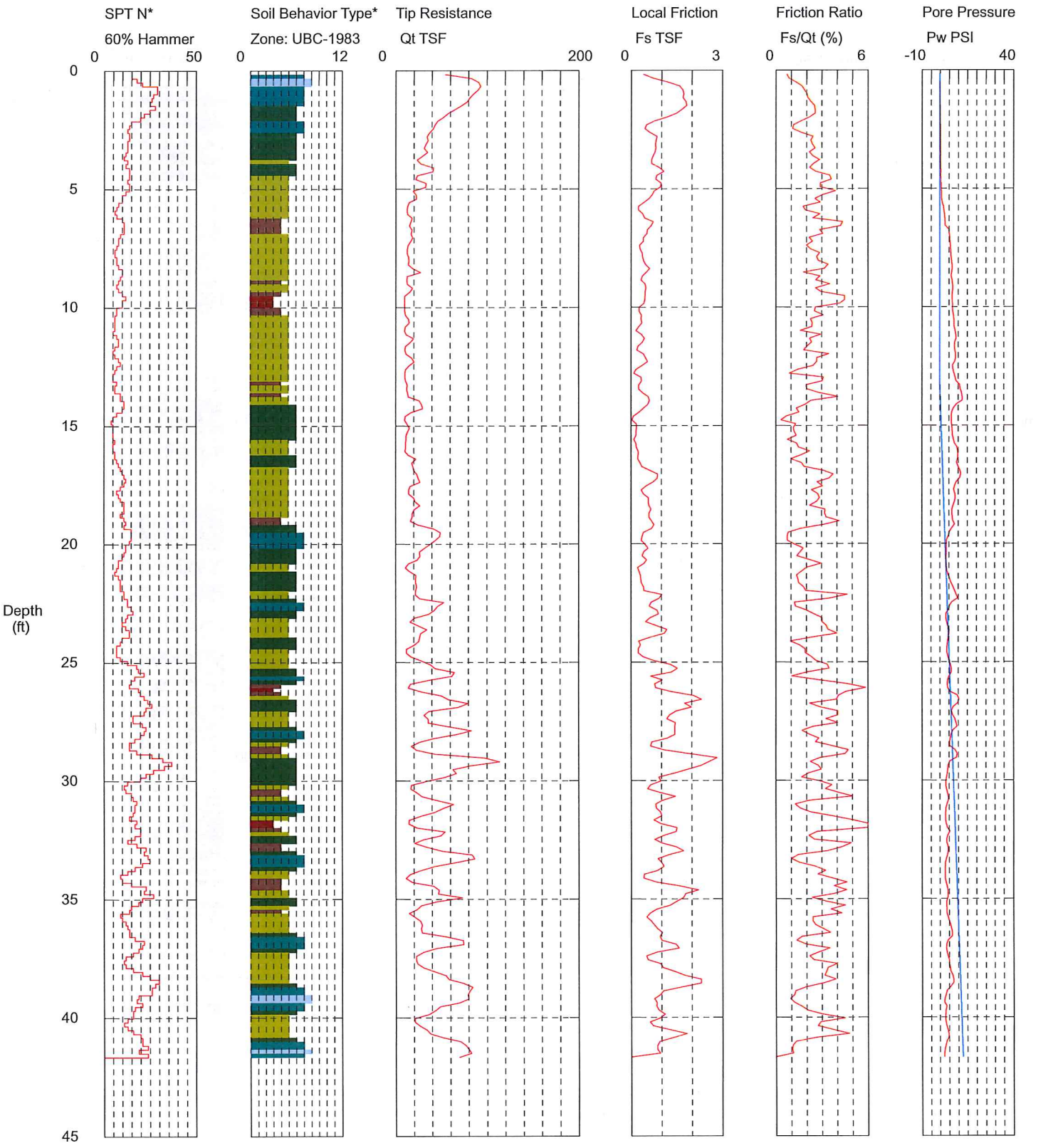
Location: Strata Design / CPT-2 / 235 Dunn Place McMinnville
Job Number: OGE 14038CPT-2(021)



Maximum Depth = 41.67 feet

Depth Increment = 0.164 feet

1 sensitive fine grained
2 organic material
3 clay
4 silty clay to clay
5 clayey silt to silty clay
6 sandy silt to clayey silt
7 silty sand to sandy silt
8 sand to silty sand
9 sand
10 gravelly sand to sand
11 very stiff fine grained (*)
12 sand to clayey sand (*)

*Soil behavior type and SPT based on data from UBC-1983

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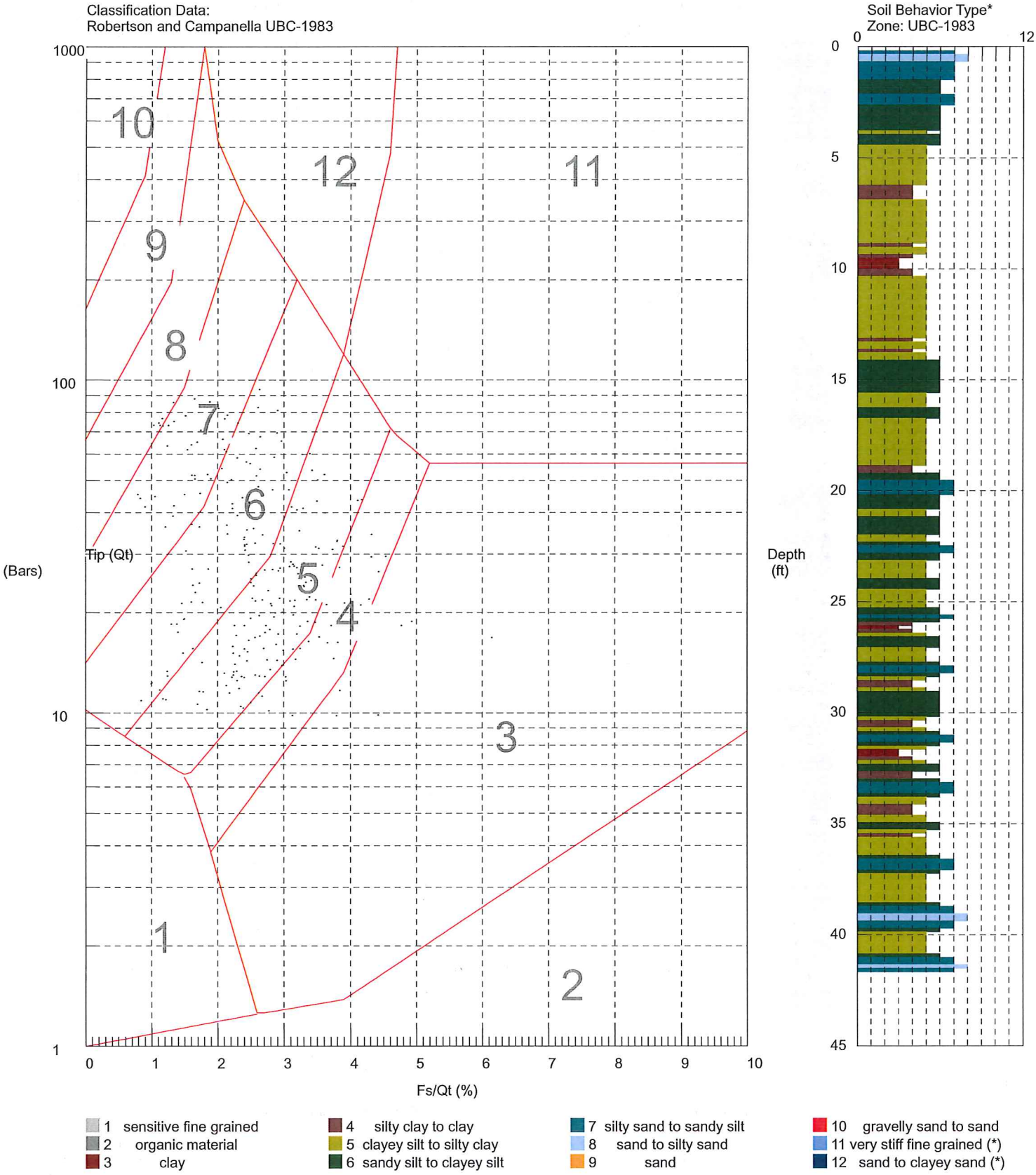
CPT Date/Time: 8/7/2014 10:57:34 AM
Location: Strata Design / CPT-2 / 235 Dunn Place McMinnville
Job Number: OGE 14038CPT-2(021)

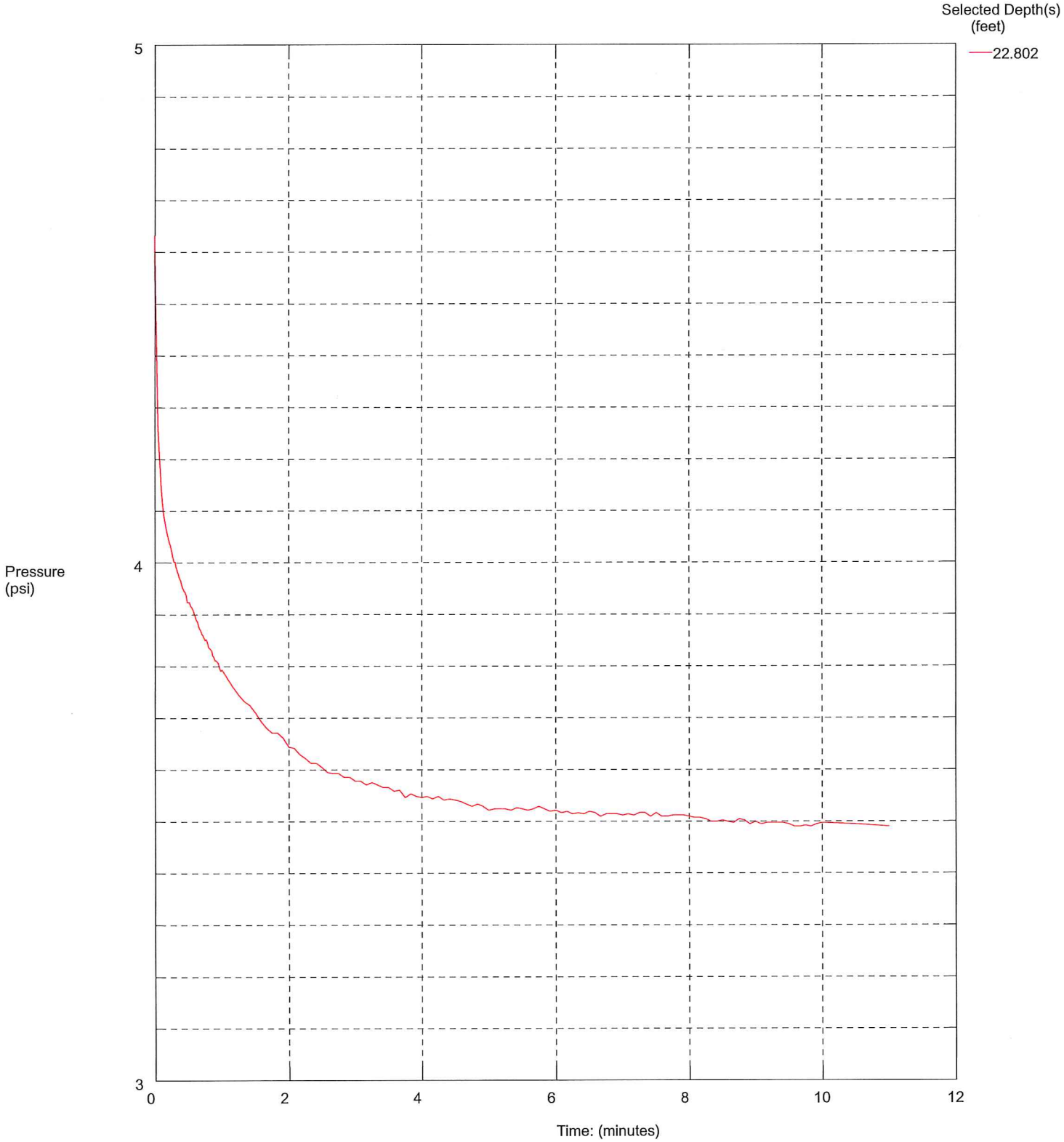


strata design llc
3439 NE Sandy Boulevard, #309
Portland, Oregon, 97232
(503) 819-4423

CPT-2 / 235 Dunn Place McMinnville

Operator OGE TAJ
Sounding: CPT-2
Cone Used: DPG1211

CPT Date/Time: 8/7/2014 10:57:34 AM
Location: Strata Design / CPT-2 / 235 Dunn Place McMinnville
Job Number: OGE 14038CPT-2(021)



Maximum Pressure = 4.631 psi

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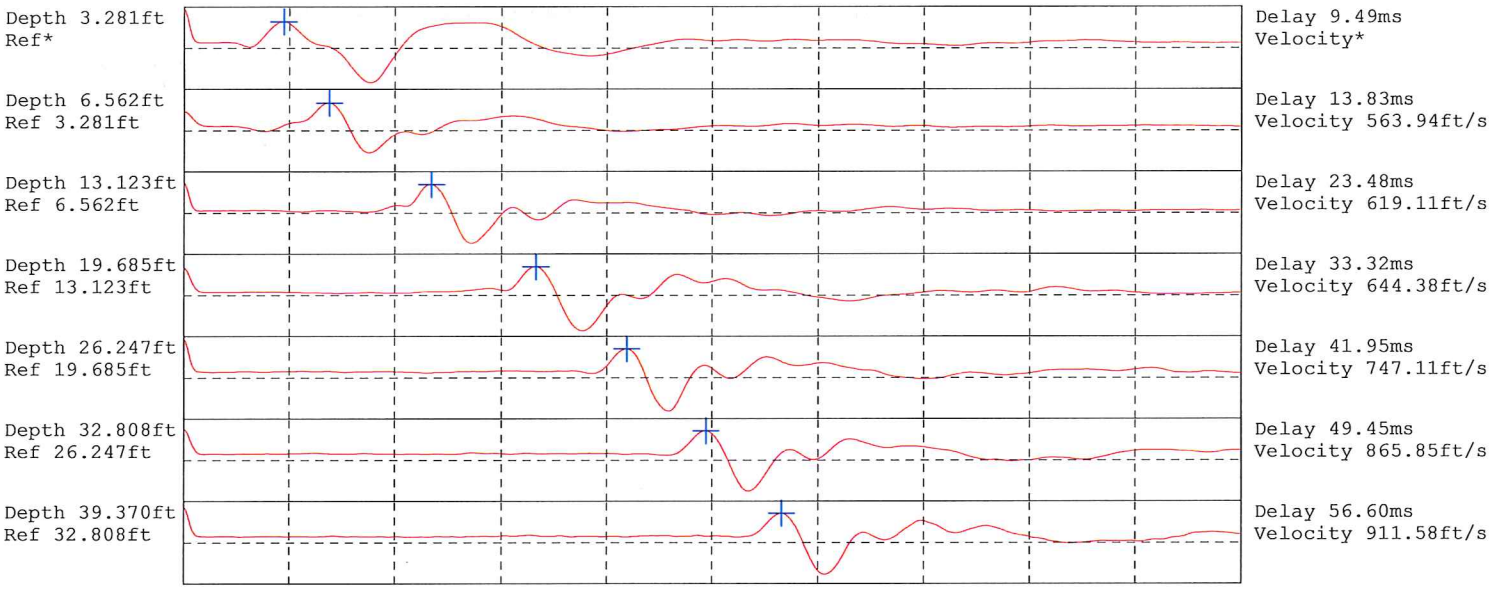

Hammer to Rod String Distance 1.3 (m)
* = Not Determined

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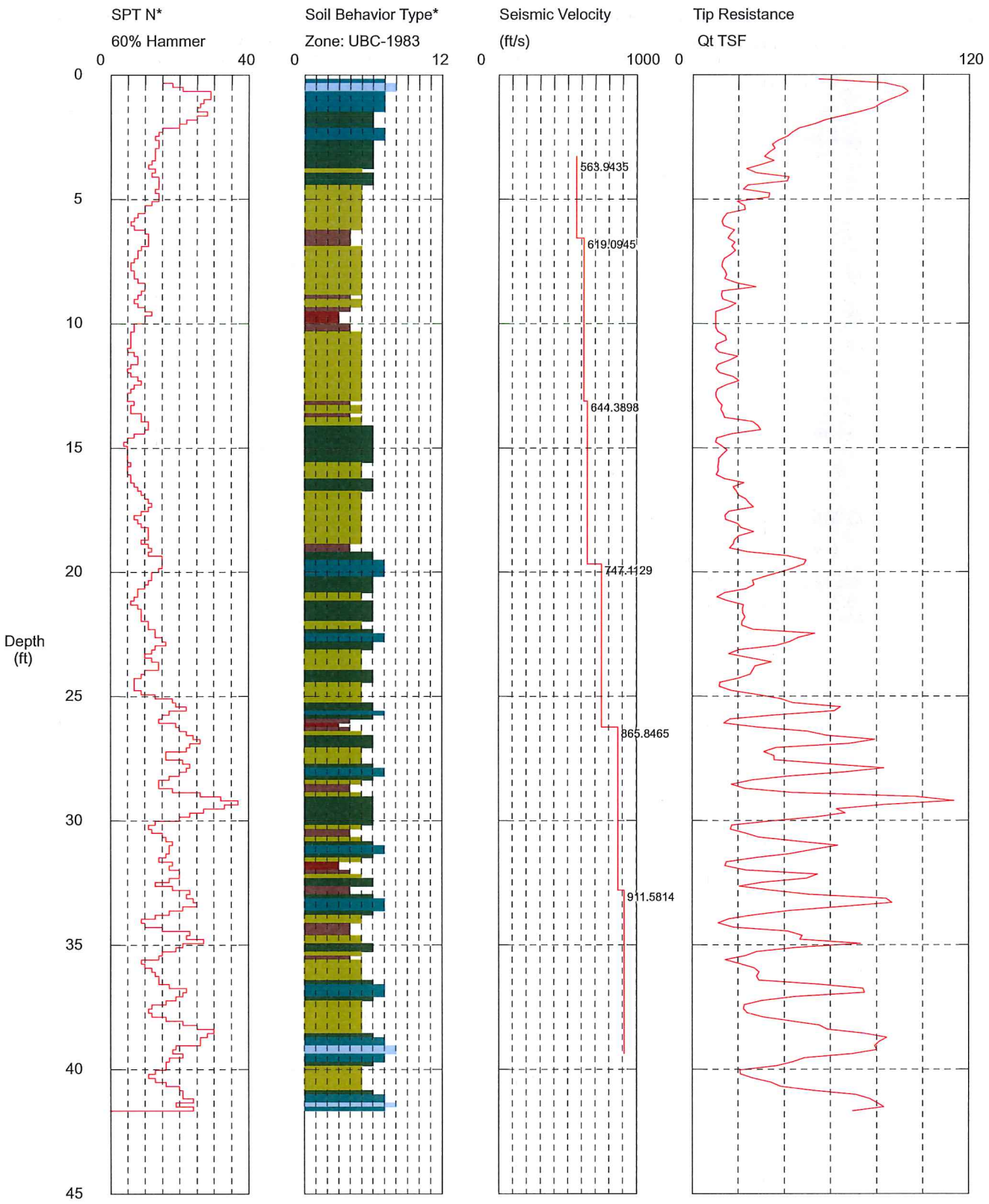

Maximum Depth = 41.67 feet

Depth Increment = 0.164 feet

1 sensitive fine grained
2 organic material
3 clay
4 silty clay to clay
5 clayey silt to silty clay
6 sandy silt to clayey silt
7 silty sand to sandy silt
8 sand to silty sand
9 sand
10 gravelly sand to sand
11 very stiff fine grained (*)
12 sand to clayey sand (*)

*Soil behavior type and SPT based on data from UBC-1983

Strata Design / CPT-3 / 235 Dunn Place McMinnville

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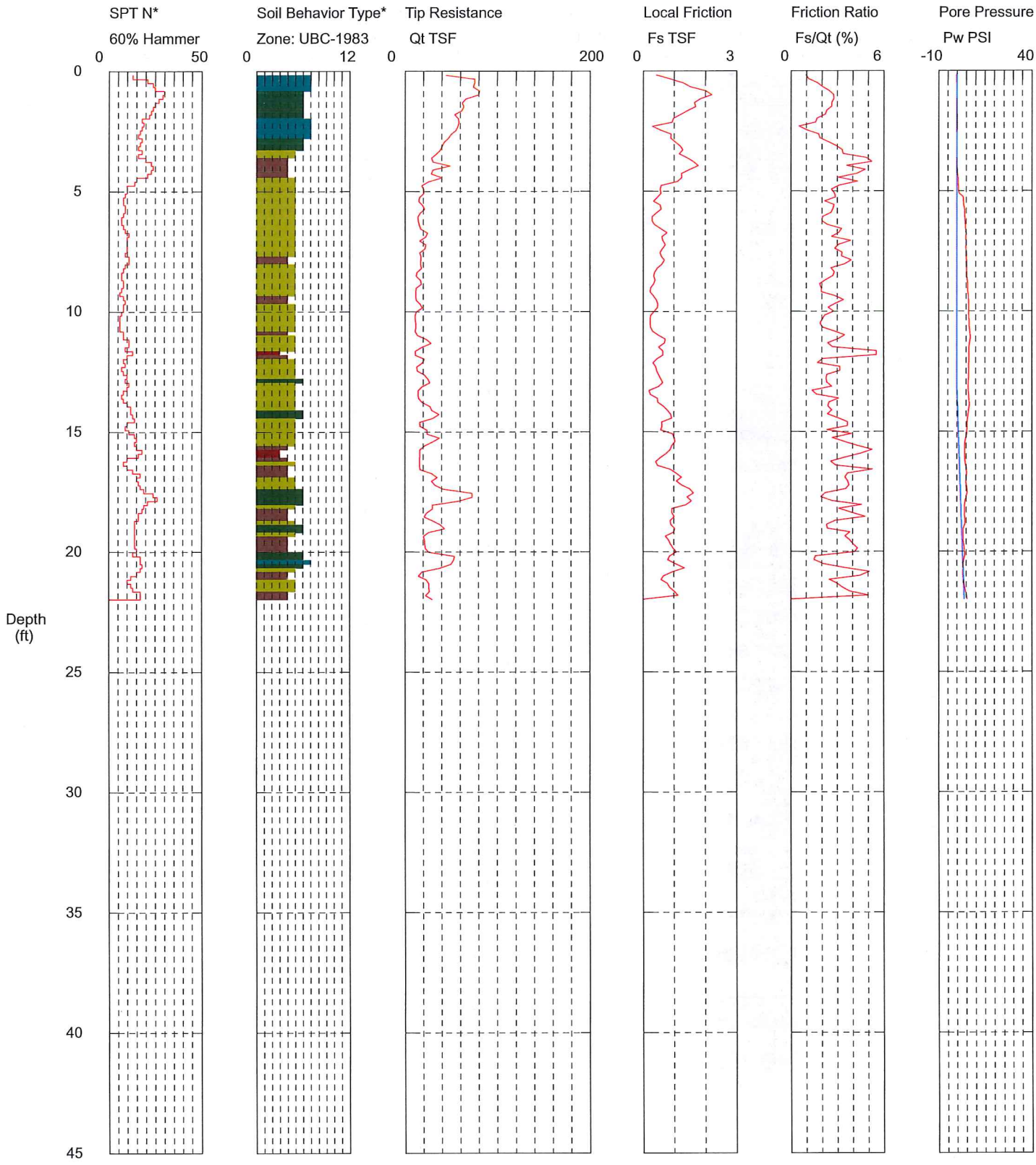
3439 NE Sandy Boulevard, #309
Portland, Oregon, 97232
(503) 819-4423

Operator: OGE TAJ
Sounding: CPT-3
Cone Used: DPG1211

CPT Date/Time: 8/7/2014 12:00:36 PM
Location: Strata Design / CPT-3 / 235 Dunn Place McMinnville
Job Number: OGE 14038CPT-3(021)



Maximum Depth = 21.98 feet

Depth Increment = 0.164 feet

1 sensitive fine grained
2 organic material
3 clay
4 silty clay to clay
5 clayey silt to silty clay
6 sandy silt to clayey silt
7 silty sand to sandy silt
8 sand to silty sand
9 sand
10 gravelly sand to sand
11 very stiff fine grained (*)
12 sand to clayey sand (*)

*Soil behavior type and SPT based on data from UBC-1983

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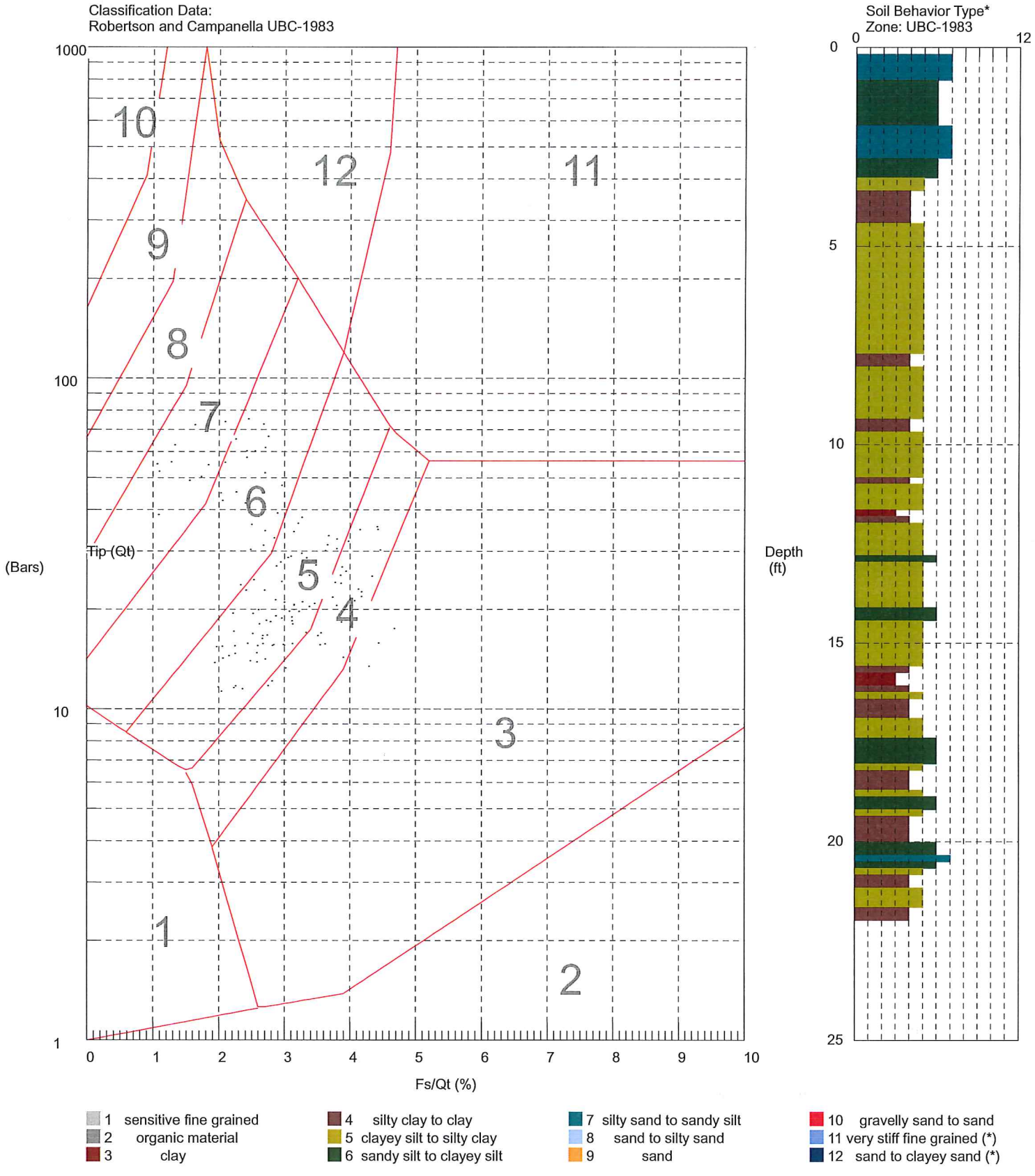
Operator: OGE TAJ
Sounding: CPT-3
Cone Used: DPG1211

CPT Date/Time: 8/7/2014 12:00:36 PM
Location: Strata Design / CPT-3 / 235 Dunn Place McMinnville
Job Number: OGE 14038CPT-3(021)



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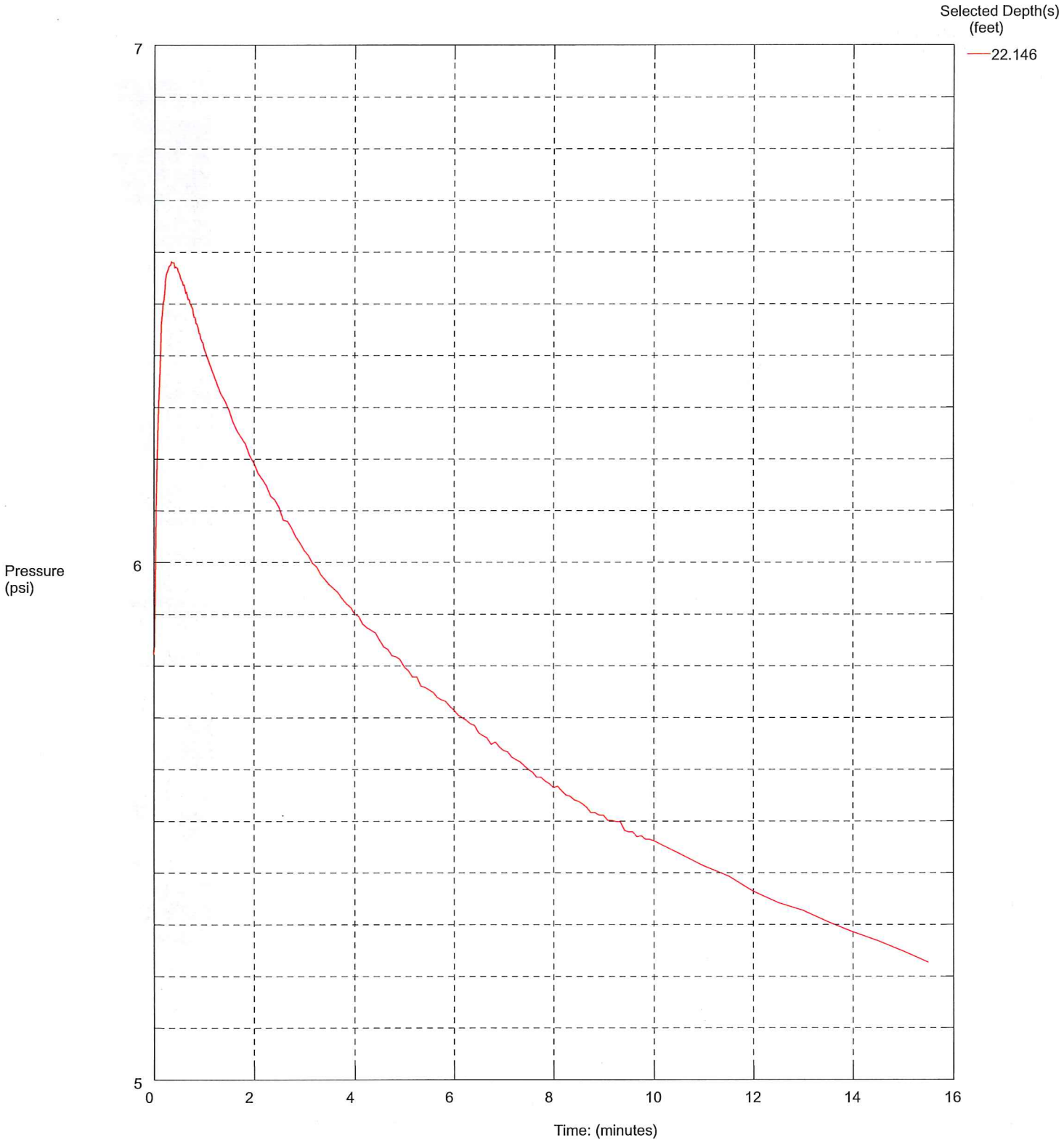

Maximum Pressure = 6.581 psi