

VICINITY MAP  
SCALE: 1" = 500'

2  
C3

**SITE DEVELOPMENT DATA:**

APPLICANT: CENTRAL OREGON REGIONAL HOUSING AUTHORITY  
405 SW SIXTH ST  
REDMOND, OR 97756

OWNER: CENTRAL OREGON REGIONAL HOUSING AUTHORITY  
405 SW SIXTH ST  
REDMOND, OR 97756

LEGAL DESCRIPTION OF PROPERTY: PARCEL 2 OF PARTITION PLAT 2008-19  
RECORDED NOVEMBER 13, 2008  
RECORDING NO. 2008-231529  
RECORDS OF CROOK COUNTY, OR

ENGINEERING & SURVEYING: D'AGOSTINO PARKER, LLC  
185 SHEVLIN HIXON DR., SUITE 101  
BEND, OR 97702  
541.693.4134  
ATTN: KEITH DAGOSTINO, PE, PLS

TAXLOT: 14-16-32-AB-300

CURRENT ZONING: R-2

SUBJECT PROPERTY AREA: 9.7 - ACRES

PROJECT SITE AREA: 4.4 - ACRES  
(A PORTION OF LEGAL PARCEL)

PROPOSED USE: RESIDENTIAL MULTI-FAMILY

SITE ACCESS: PRIVATE DRIVES

DOMESTIC WATER: CITY OF PRINEVILLE

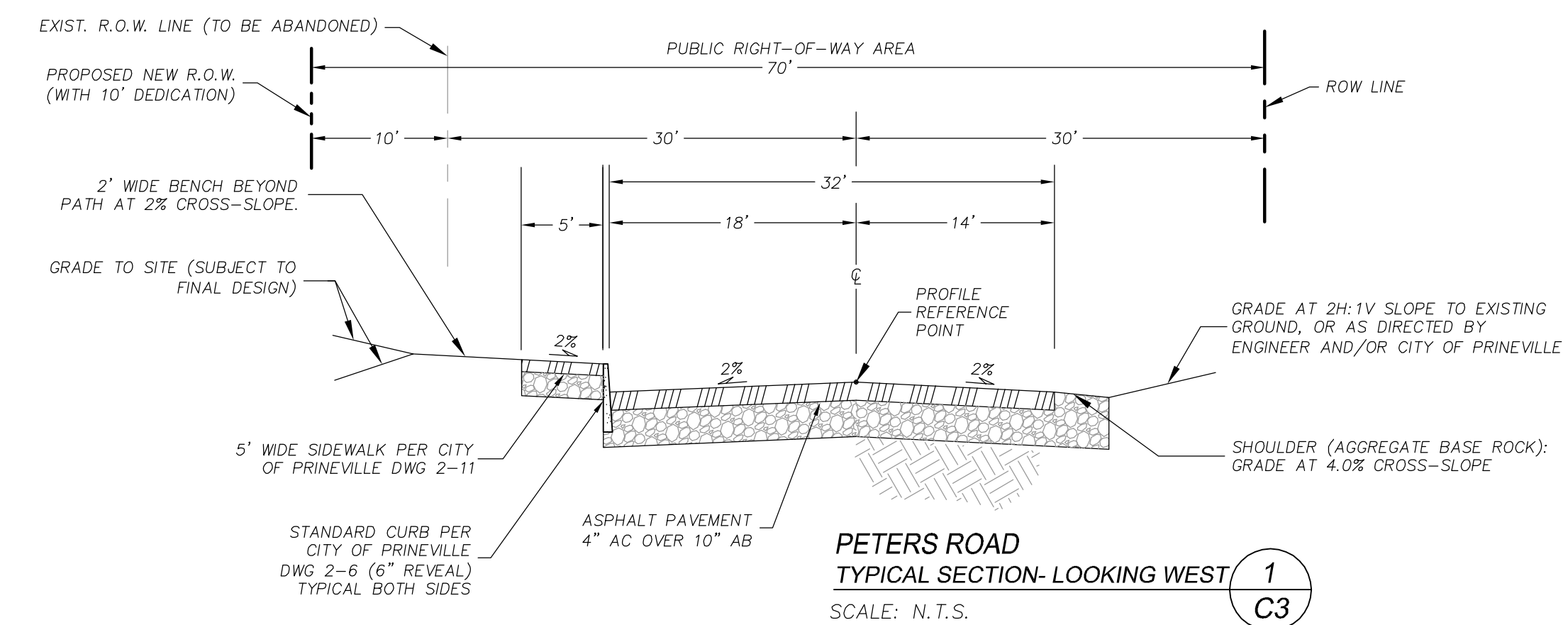
SANITARY SEWER: CITY OF PRINEVILLE

POWER: PACIFIC POWER

NATURAL GAS: CASCADE NATURAL GAS

CABLE COMMUNICATIONS: CRESTVIEW CABLE COMMUNICATIONS

FIRE PROTECTION: CITY OF PRINEVILLE

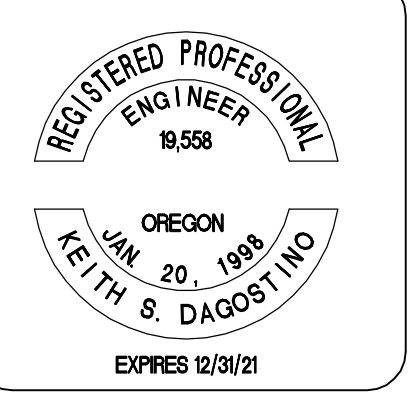


1  
C3

**D'Agostino Parker, LLC**  
CIVIL ENGINEERING / PLANNING /  
LAND SURVEYING / CONSTRUCTION MANAGEMENT  
61275 KING HERBOOAM AVE.  
BEND, OR 97702  
P: (541) 693-4134  
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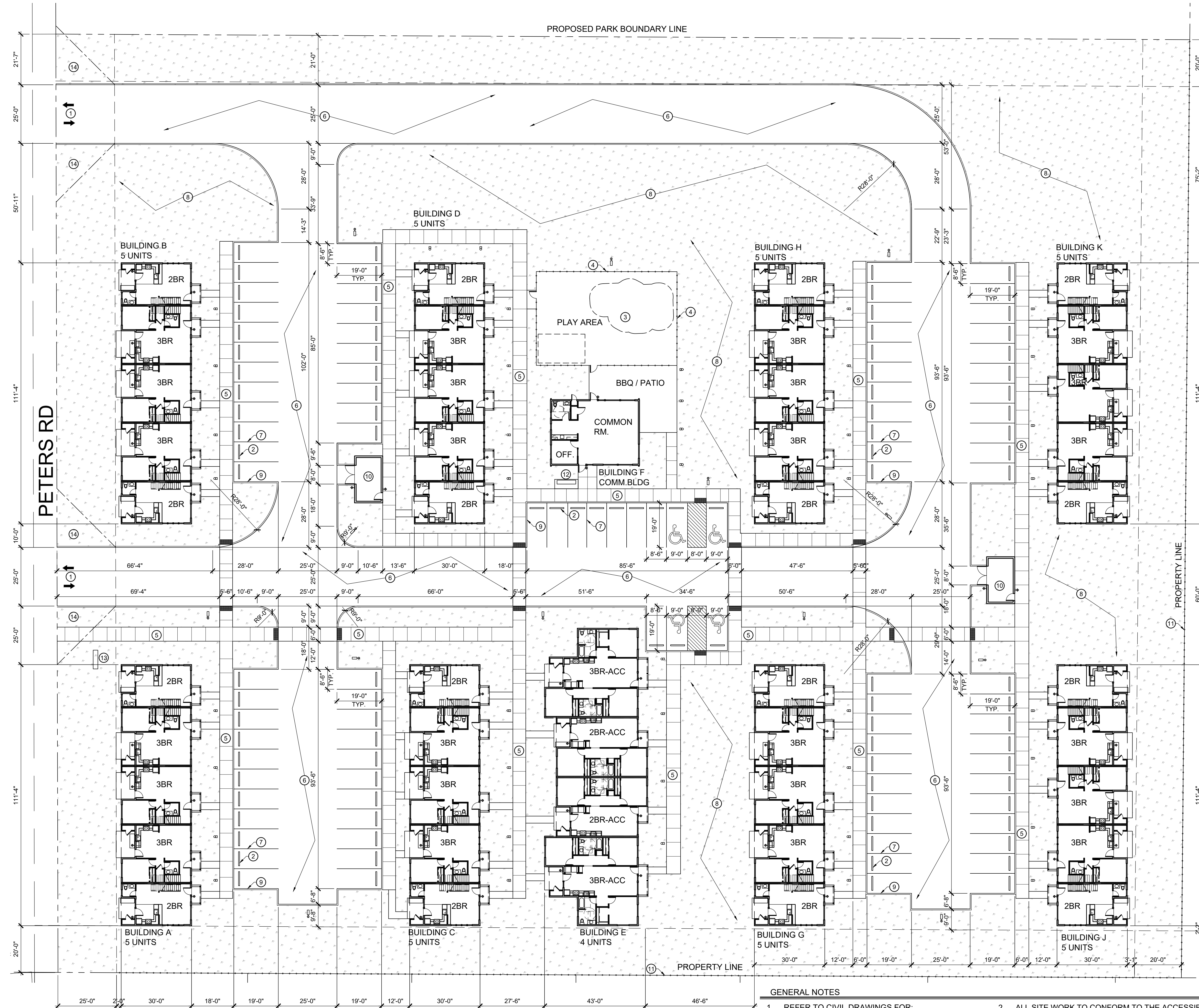
**HOUSING WORKS  
PARKSIDE PLACE  
CIVIL DETAILS/TYPICAL ROAD SECTIONS**

OREGON  
DRAWING FILE NAME: hw\_prelimplans120219.dwg  
PROJECT NO. HSW-01  
SCALE: VARIES



DESIGNED BY: KSD	CHECKED BY: KSD	APPROVED: KSD	DATE: 12/03/2019	REVISION:	BY:	DATE:	INITIALS:

SHEET  
**C3**



**SYMBOL LEGEND** SEE A102 FOR LIGHT FIXTURES

- ▣ TYPE B - BOLLARD LIGHT (TYP)
- ▣ TYPE A - POLE MOUNTED LIGHT AT 20' (TYP)
- TYPE C - WALL MOUNTED PORCH / PATIO LIGHT FIXTURE (TYP)

REFER TO BUILDING PLANS AND ELEVATIONS FOR ADDITIONAL LIGHT FIXTURE LOCATIONS  
 GENERAL CONTRACTOR TO PROVIDE PHOTOMETRIC ANALYSIS OF FINAL SITE LIGHTING LAYOUT FOR APPROVAL.  
 DESIGN REQUIREMENTS IN ADDITION TO LIGHTING SHOWN ON THIS PLAN:  
 INSURE NO LIGHT INTRUSION ONTO ADJACENT PROPERTIES AND RIGHT OF WAY. INSURE ADEQUATE LIGHTING ALONG ALL WALKING SURFACES FOR SAFE PEDESTRIAN TRAVEL. CONVENE PRE-CONSTRUCTION CONFERENCE PRIOR TO INSTALLATION.

**KEY NOTES**

- ① VEHICLE SITE ENTRY.
- ② PRECAST CONCRETE WHEEL STOP - TYPICAL
- ③ FENCED CHILDREN'S PLAY AREA
- ④ NEW 42" TALL CHAIN LINK FENCING ON CONCRETE CURB ALL AROUND PLAY AREA.
- ⑤ CONCRETE SIDEWALK WITH CONTROL JOINTS EVERY 5-FEET.
- ⑥ ASPHALT PAVED DRIVEWAY
- ⑦ PAINTED PARKING SPACE STRIPING - TYPICAL EACH SPACE.
- ⑧ LANDSCAPING AREA
- ⑨ 6 INCH CONC. CURB
- ⑩ TRASH/RECYCLE ENCLOSURE. SEE 4/A111
- ⑪ NEW 6' TALL CHAIN LINK FENCING WITH VINYL SLATS
- ⑫ MAIL BOX LOCATION
- ⑬ PROJECT MONUMENT SIGN
- ⑭ VISION CLEARANCE AREA - VERIFY WITH RIGHT-OF-WAY IMPROVEMENTS

**SITE AREA**

TOTAL SITE AREA: 192,521 SF ( 4.42 AC )  
 BUILDING COVERAGE: 35,022 SF (18%)  
 PARKING AREA: 51,294 SF (27%)  
 LANDSCAPE AREA: 106,205 SF (45%)

**BUILDING AREAS**

BUILDING A:	5-PLEX	BUILDING B:	5-PLEX
FIRST FLOOR	3,602 SF	FIRST FLOOR	3,602 SF
SECOND FLOOR	2,506 SF	SECOND FLOOR	2,506 SF
<b>TOTAL AREA</b>	<b>6,108 SF</b>	<b>TOTAL AREA</b>	<b>6,108 SF</b>
BUILDING C:	5-PLEX	BUILDING D:	5-PLEX
FIRST FLOOR	3,602 SF	FIRST FLOOR	3,602 SF
SECOND FLOOR	2,506 SF	SECOND FLOOR	2,506 SF
<b>TOTAL AREA</b>	<b>6,108 SF</b>	<b>TOTAL AREA</b>	<b>6,108 SF</b>
BUILDING E:	4-PLEX	BUILDING F:	COMMON
FIRST FLOOR	4,668 SF	FIRST FLOOR	1,064 SF
<b>TOTAL AREA</b>	<b>4,668 SF</b>	<b>TOTAL AREA</b>	<b>1,064 SF</b>
BUILDING G:	5-PLEX	BUILDING H:	5-PLEX
FIRST FLOOR	3,602 SF	FIRST FLOOR	3,602 SF
SECOND FLOOR	2,506 SF	SECOND FLOOR	2,506 SF
<b>TOTAL AREA</b>	<b>6,108 SF</b>	<b>TOTAL AREA</b>	<b>6,108 SF</b>
BUILDING J:	5-PLEX	BUILDING K:	5-PLEX
FIRST FLOOR	3,602 SF	FIRST FLOOR	3,602 SF
SECOND FLOOR	2,506 SF	SECOND FLOOR	2,506 SF
<b>TOTAL AREA</b>	<b>6,108 SF</b>	<b>TOTAL AREA</b>	<b>6,108 SF</b>

**BUILDING TOTALS**

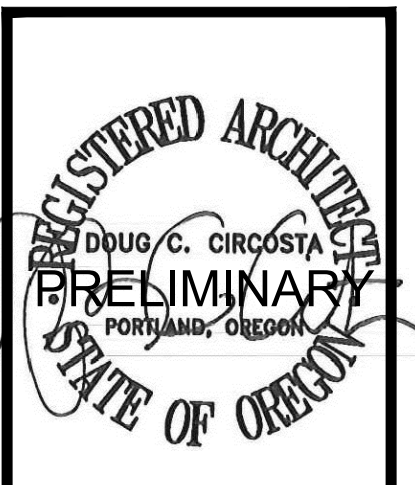
**BUILDING AREAS:**

Building A =	6,108 SF
Building B =	6,108 SF
Building C =	6,108 SF
Building D =	6,108 SF
Building E =	4,668 SF
Building F =	1,064 SF
Building G =	6,108 SF
Building H =	6,108 SF
Building J =	6,108 SF
Building K =	6,108 SF

**GROSS NEW BUILDINGS TOTAL = 54,596 SF**

**GENERAL NOTES**

1. REFER TO CIVIL DRAWINGS FOR:
  - 1.1. FINISHED GRADES - ON SITE AND OFF SITE
  - 1.2. BUILDING PAD ELEVATIONS
  - 1.3. ALL WORK IN THE PUBLIC RIGHT-OF-WAY
  - 1.4. ROADWORK AND PAVING - ON SITE AND OFF SITE
  - 1.5. STORM DRAINAGE - ON SITE AND OFF SITE
  - 1.6. UTILITIES - ON SITE AND OFF SITE
2. ALL SITE WORK TO CONFORM TO THE ACCESSIBILITY REQUIREMENTS OF CHAPTER 11 OF THE 2019 OREGON STRUCTURAL SPECIALTY CODE AND ICC/ANSI A117.1-2009.
3. ALL SIDEWALKS SHOWN TO NOT EXCEED 1:20 SLOPE VERTICAL AND 1:50 CROSS SLOPE
4. REFER TO LANDSCAPE PLAN FOR PLANTING IN ALL LANDSCAPE AREAS.
5. PARKING AREA TO BE ASPHALT PAVING WITH 6" CAST IN PLACE CONCRETE CURBS AS SHOWN. VERIFY ALL REQUIREMENTS WITH CIVIL DRAWINGS.
6. VERIFY LOCATION OF ALL EXISTING EASEMENTS AND PROPOSED NEW EASEMENTS.
7. VERIFY ALL BUILDING SETBACK REQUIREMENTS.
8. SEE BUILDING PLANS FOR BICYCLE PARKING LOCATIONS.
9. SEE CIVIL FOR ALL PROPOSED GRADING.



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 503-730-6908  
 14670 SW Forest Drive  
 Beaverton, OR 97007

**LAND USE REVIEW**

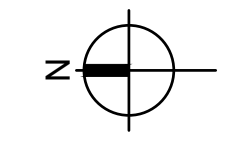
**PARKSIDE PLACE APARTMENTS HOUSING WORKS**

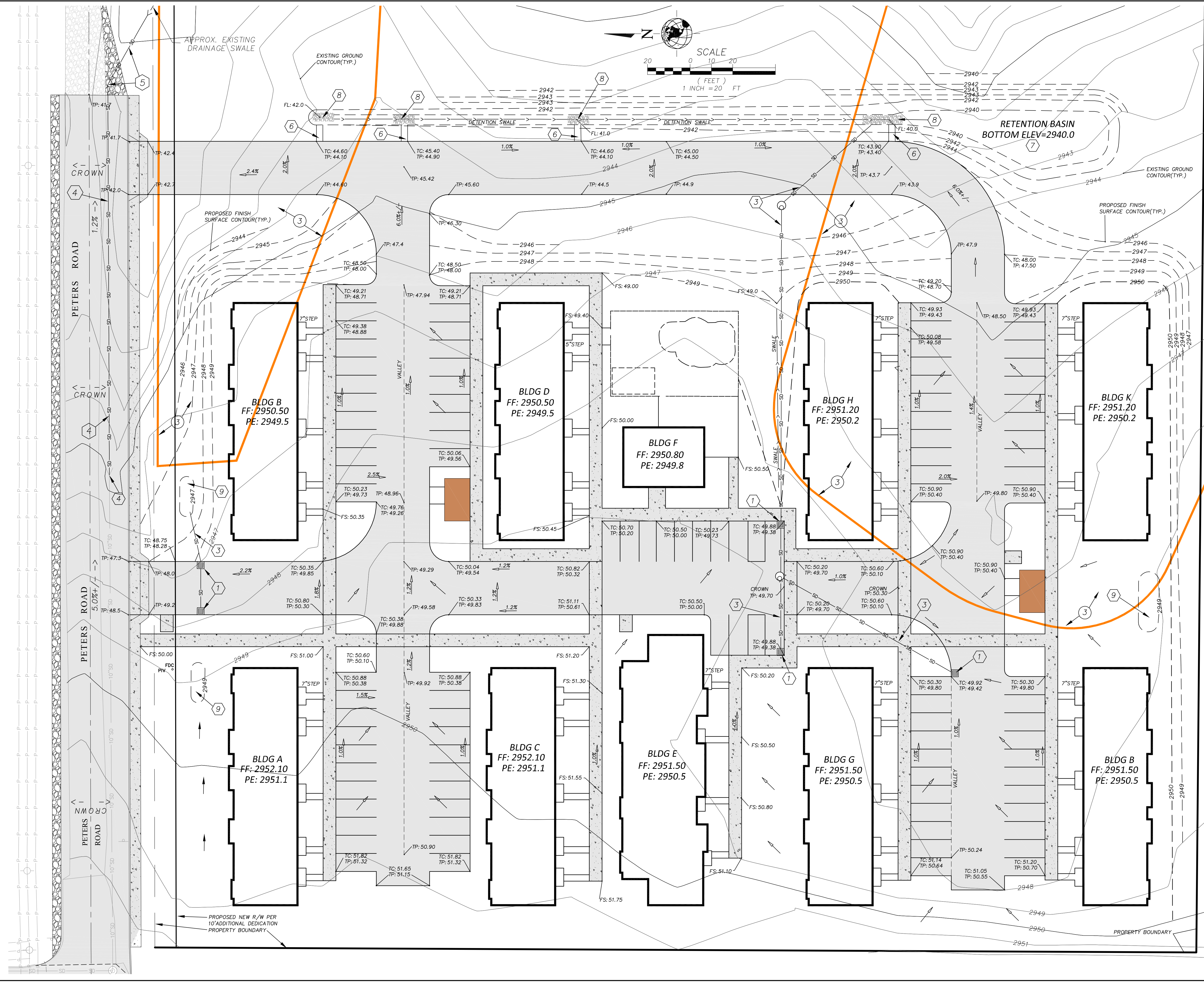
PRINEVILLE, OREGON 97754

job no.: 1932  
 date: 12-6-2019

**SITE PLAN**

**A100**





**GRADING AND DRAINAGE GENERAL NOTES:**

1. ALL PROPOSED ELEVATIONS/GRADES SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. STORMWATER MANAGEMENT FACILITY LOCATIONS ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
3. SOME PORTIONS OF THE SITE HAVE BEEN SUBJECT TO HISTORICAL WOOD WASTE AND UNDOCUMENTED FILL DISPOSAL. FINAL DESIGN AND PLANS SHALL INCLUDE REMOVAL AND REMEDIATION OF SUCH UNDOCUMENTED FILLS AND WOOD WASTE AREAS AND MATERIALS, PER CIVIL ENGINEER AND GEOTECHNICAL ENGINEER REQUIREMENTS.

**PRELIMINARY STORMWATER CONTROL NOTES:**

1. STORMWATER CATCH BASIN
2. STORMWATER MANHOLE STRUCTURE
3. STORM DRAIN PIPING - SIZING TO BE DETERMINED IN FINAL DESIGN
4. CONNECT TO EXISTING PUBLIC STORM DRAIN LINE AT OUTFALL AND CONTINUE STORM DRAIN
5. PUBLIC STORMWATER OUTFALL TO EXISTING / ESTABLISHED DRAINAGE COURSE AREA
6. CONCRETE OVERSIDE DRAIN TO SWALE
7. PROPOSED RETENTION/DETENTION BASIN TO ACCOMMODATE DETENTION STORM AND WATER QUALITY STORM PER CITY OF PRINEVILLE STANDARDS AND SPECIFICATIONS
8. ROCK/STONE EROSION CONTROL SURFACING
9. PARTIAL ROOF DRAIN DETENTION/RETENTION SWALE- SUBJECT TO FUTURE ROOF DRAIN AND COLLECTOR SYSTEM DESIGN.

**LEGEND:**

- FF - FINISH FLOOR ELEVATION
- PE - EARTH PAD ELEVATION
- TW - TOP OF WALL ELEVATION
- TC - TOP OF CURB ELEVATION
- TP - TOP OF PAVEMENT ELEVATION
- FS - FINISH SURFACE ELEVATION
- FG - FINISH GRADE ELEVATION
- FL - FLOW LINE ELEVATION
- 1.0% - PROPOSED SURFACE GRADE
- - PROPOSED SURFACE DRAINAGE DIRECTION
- SD - PROPOSED STORM DRAIN PIPING (SIZE TO BE DETERMINED IN FINAL DESIGN)
- SD - EXISTING STORM DRAIN LINE
- P - EXISTING OVERHEAD POWER LINE
- 2946 - EXISTING GROUND CONTOUR
- 2946 - PROPOSED FINISH SURFACE CONTOUR

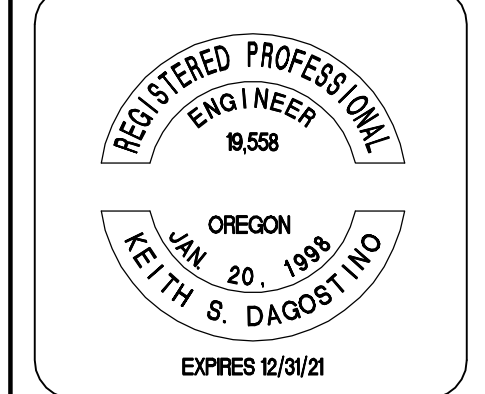
**PRELIMINARY GRADING AND STORMWATER PLAN**  
SCALE: 1" = 20'

**D'Agostino Parker, LLC**  
 CIVIL ENGINEERING / PLANNING / LAND SURVEYING / CONSTRUCTION MANAGEMENT  
 61275 KING JEROME AVE.  
 BEND, OR 97702  
 P: 541/663-1134

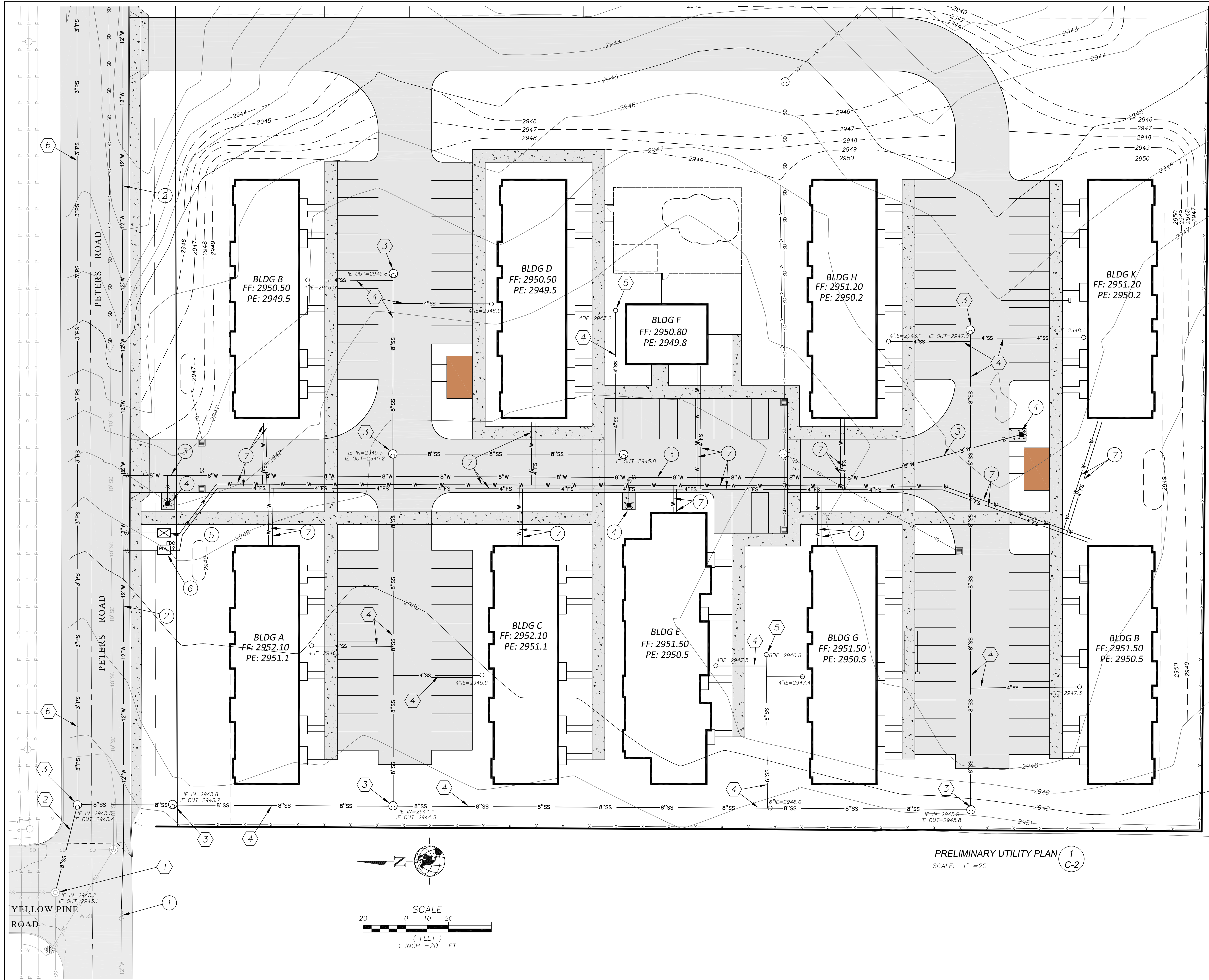
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**HOUSING WORKS  
 PARKSIDE PLACE  
 PRELIMINARY GRADING  
 AND STORMWATER CONTROL PLAN**

PROJECT NO: HSW-01  
 DRAWING FILE NAME: prelim\_plans112519.dwg  
 SCALE: 1" = 20'



DESIGNED BY:	CHECKED BY:	KSD	APPROVED BY:	KSD	HAND INITIAL
DRAWN BY:	KSD		APPROVED:	KSD	
DATE:	12/03/2019		REVISION	CK/DAPP	
BY:	REV#				



BLDG B  
FF: 2950.50  
PE: 2949.5

BLDG D  
FF: 2950.50  
PE: 2949.5

BLDG F  
FF: 2950.80  
PE: 2949.8

BLDG H  
FF: 2951.20  
PE: 2950.2

BLDG K  
FF: 2951.20  
PE: 2950.2

BLDG A  
FF: 2952.10  
PE: 2951.1

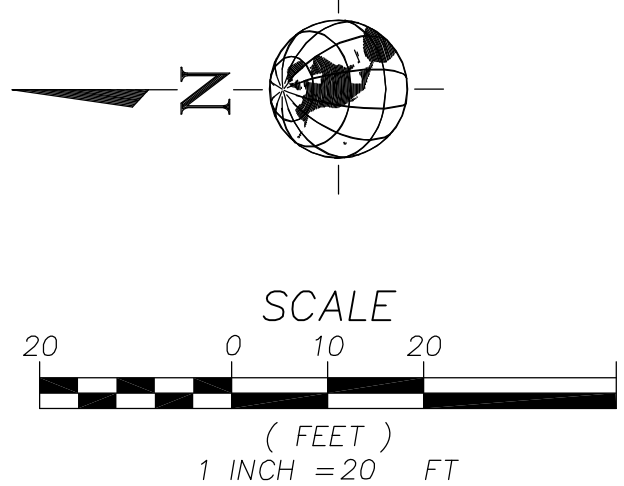
BLDG C  
FF: 2952.10  
PE: 2951.1

BLDG E  
FF: 2951.50  
PE: 2950.5

BLDG G  
FF: 2951.50  
PE: 2950.5

BLDG I  
FF: 2951.50  
PE: 2950.5

PRELIMINARY UTILITY PLAN 1  
SCALE: 1" = 20' C-2



**PRELIMINARY SANITARY SEWER SYSTEM NOTES:**

- ① JOIN EXISTING SANITARY SEWER MANHOLE.
- ② CONSTRUCT 8" PUBLIC SANITARY SEWER MAIN.
- ③ CONSTRUCT SANITARY SEWER MANHOLE.
- ④ CONSTRUCT PRIVATE SANITARY SEWER LINE.
- ⑤ CONSTRUCT SANITARY SEWER CLEANOUT ASSEMBLY.
- ⑥ CONSTRUCT PUBLIC PRESSURE SERVICE FOR POTENTIAL SERVICE TO THE EAST, IF REQUIRED BY CITY OF PRINEVILLE.

**PRELIMINARY WATER AND FIRE SERVICE SYSTEM NOTES:**

- ① CONNECT TO EXISTING 12" WATER MAIN.
- ② CONSTRUCT/EXTEND 12" PUBLIC WATER MAIN AS REQUIRED PER CITY OF PRINEVILLE.
- ③ CONSTRUCT 8" FIRE SERVICE MAIN.
- ④ INSTALL STANDARD FIRE HYDRANT ASSEMBLY.
- ⑤ INSTALL 3" OR 4" DOMESTIC WATER SERVICE, WATER METER ASSEMBLY, AND BACKFLOW ASSEMBLY IN VAULT(S). SIZES TO BE DETERMINED IN FINAL DESIGN.
- ⑥ INSTALL 4" FIRE SPRINKLER SERVICE VALVING ASSEMBLY, PIV, AND FDC IN VAULT. SIZE TO BE DETERMINED/VERIFIED IN FINAL DESIGN.
- ⑦ INSTALL DOMESTIC WATER SERVICE AND FIRE SPRINKLER SERVICE TO EACH BUILDING IN COMMON TRENCH. SIZES TO BE DETERMINED IN FINAL DESIGN.

**LEGEND:**

- 8"SS EXISTING SANITARY SEWER LINE
- 8"W EXISTING WATER LINE (SIZE AS NOTED)
- P-P EXISTING OVERHEAD POWER LINE
- SD EXISTING STORM DRAIN
- EXISTING POWER/UTILITY POLE
- 8"SS PROPOSED SANITARY SEWER LINE
- 3"PS PROPOSED 3" PRESSURE SANITARY SEWER
- 8"W PROPOSED WATER MAIN OR FIRE SERVICE
- W-W PROPOSED DOMESTIC WATER SERVICE
- 4"FS PROPOSED FIRE SPRINKLER SERVICE
- SD-SD PROPOSED STORM DRAIN
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEAN-OUT
- PROPOSED FIRE HYDRANT ASSEMBLY
- CATCH BASIN INLET

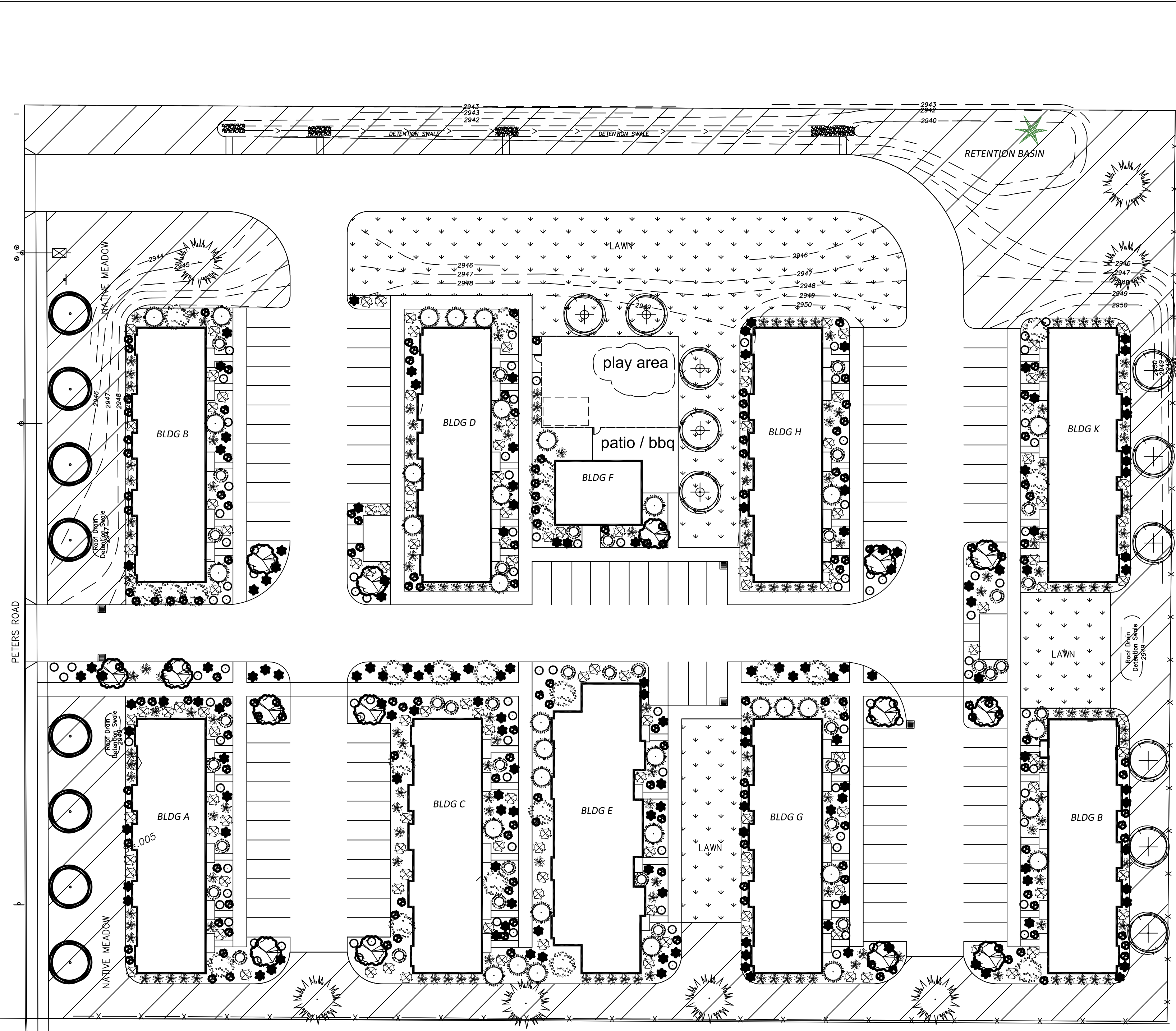
D'Agostino Parker, LLC  
CIVIL ENGINEERING / PLANNING / LAND SURVEYING / CONSTRUCTION MANAGEMENT  
6128 KING JEROME AVENUE  
PRINEVILLE, OR 97132  
P: 541.668-4634  
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HOUSING WORKS  
PARKSIDE PLACE  
PRELIMINARY UTILITY PLAN  
WATER/FIRE SERVICE AND SANITARY SEWER  
PRINEVILLE, OREGON  
DRAWING FILE NAME: prelim plans12519.dwg  
PROJECT NO. HSW-01  
SCALE: 1" = 20'



DESIGNED BY: KSD	CHECKED BY: KSD	HAND INITIAL
DRAWN BY: KSD	APPROVED: KSD	HAND INITIAL
DATE: 12/03/2019	REVISION: CKD/APP	
LAST EDIT: 12/03/2019	PLOT DATE: 12/03/2019	

SHEET  
C2



Planting Schedule	
	(7) 7-8' Evergreen Tree
	(15) #15 cal. Parking Lot Tree
	(8) 2" cal. Street Tree
	(11) #15 Shade Tree
#10 Accent Shrub symbol"/>	(24) #10 Accent Shrub
#5 Evergreen Shrub symbol"/>	(73) #5 Evergreen Shrub
#5 Evergreen Shrub symbol"/>	#5 Evergreen Shrub
#3 Deciduous Shrub symbol"/>	(131) #3 Deciduous Shrub
	(310) #1 Ornamental Grass
	#1 Ornamental Grass
#1 Perennials symbol"/>	(268) #1 Perennials
#1 Perennials symbol"/>	#1 Perennials
	(20,300s.f.) Central Oregon Blend Lawn
	(50,800s.f.) Native Hydroseed

LANDSCAPE NOTES:  
 -MULCH TO BE 1.5" OPEN TAN ASPEN ROCK AT 2" DEPTH.  
 -AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED WITH STANDARD INDUSTRY PRACTICES IN ACCORDANCE WITH CITY OF PRINEVILLE CODE.  
 -IRRIGATION TO BE DRIP IN EFFORTS TO MAXIMIZE WATER EFFICIENCY.  
 -STREETS RECOMMENDED TO BE A MINIMUM OF 2" CALIPER  
 -PARKING LOT TREE REQUIREMENTS ARE (1) TREE PER 8 SPACES. 103 SPACES REQUIRES (13) PARKING LOT TREES.

# Parkside Place - Housing Works Landscape Plan

Peters Drive Prineville, Oregon



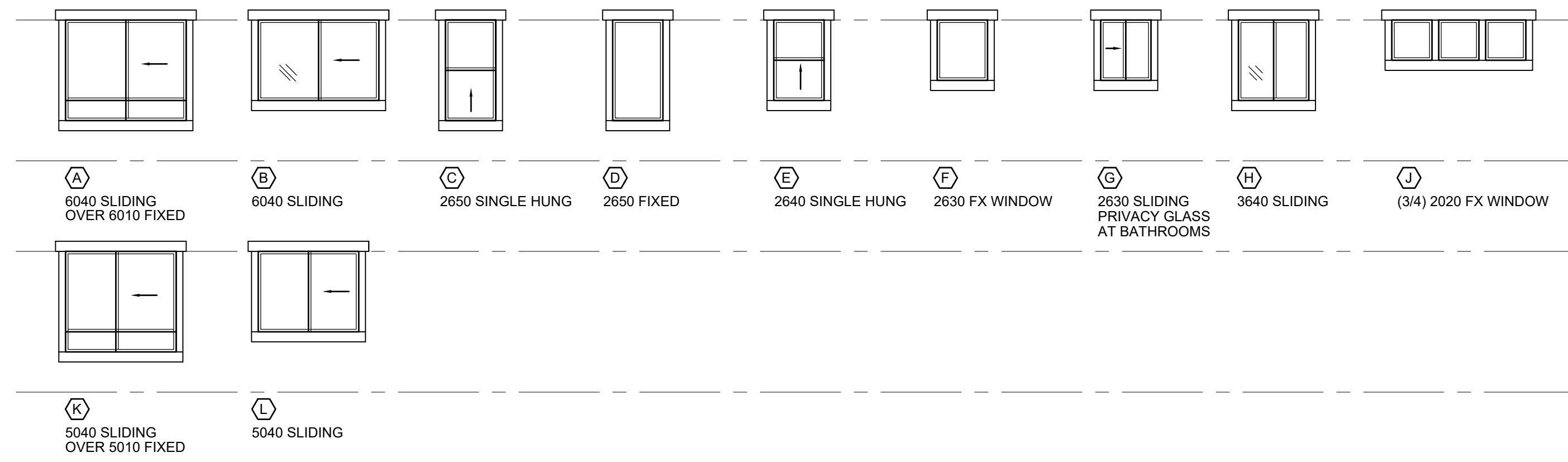
Aspen Landscape Development  
 61944 SE 27th Street  
 Bend, OR 97702  
 T: 541.330.9577  
 www.aspen-bend.com

Drawn by: Joy B.  
 Date: 12-5-19  
 Plot size: 18"x24"

**WINDOW TYPES**

1. ALL WINDOWS TO BE DUAL PANE INSULATED VINYL WINDOW SYSTEM WITH MIN. U = 0.34, LOW-E GLAZING, AND MIN. SHGC = 0.30.
2. FRAME COLOR: WHITE.
3. WINDOW HEAD HEIGHT TO BE 7'-0" ABOVE FFL TYPICAL ON ALL FLOORS.
4. PROVIDE TEMPERED SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS AND AS INDICATED ON ELEVATIONS.

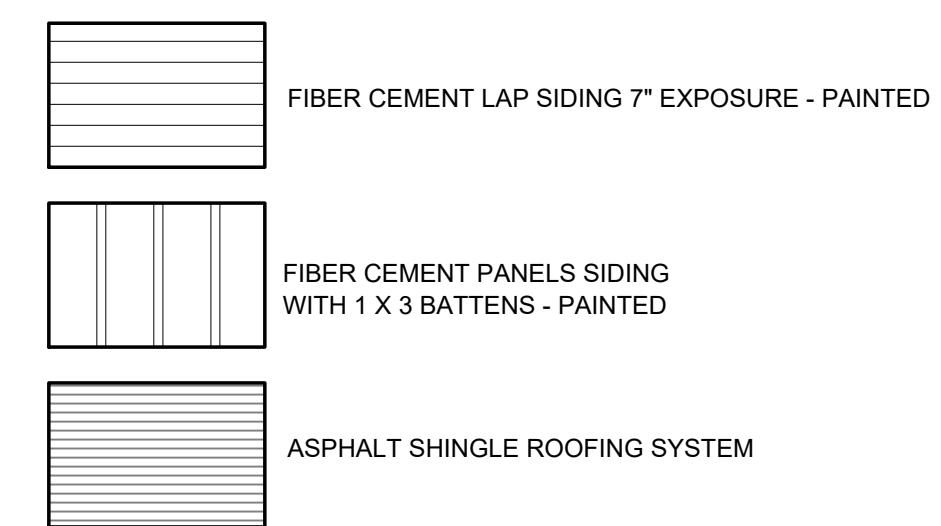
T TEMPERED SAFETY GLAZING



**KEY NOTES**

- 1 THROUGH WALL PTAC UNIT.
- 2 5/4 x 10 TRIM - PAINTED.
- 3 5/4 x 6 TRIM - PAINTED.
- 4 5/4 x 4 TRIM - PAINTED.
- 5 5/4 x 6 HORIZONTAL TRIM BAND - PAINTED.

**SYMBOL LEGEND**



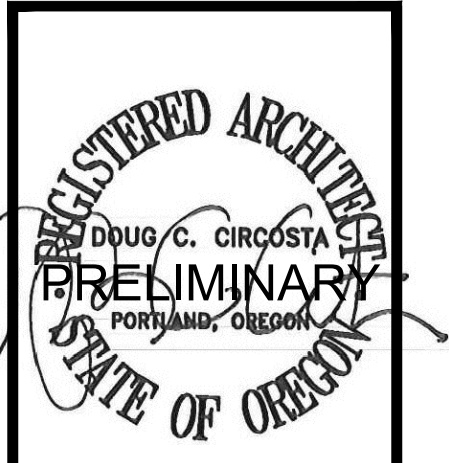
**3** 5-PLEX SIDE ELEVATION  
3/16" = 1'-0"

**4** 5-PLEX SIDE ELEVATION  
3/16" = 1'-0"



**1** 5-PLEX SIDE ELEVATION  
3/16" = 1'-0"

**2** 5-PLEX SIDE ELEVATION  
3/16" = 1'-0"



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Beaverton, OR 97007

LAND USE  
REVIEW

PARKSIDE PLACE APARTMENTS  
HOUSING WORKS

PRINEVILLE, OREGON 97754

job no.: 1932  
date: 12-6-2019

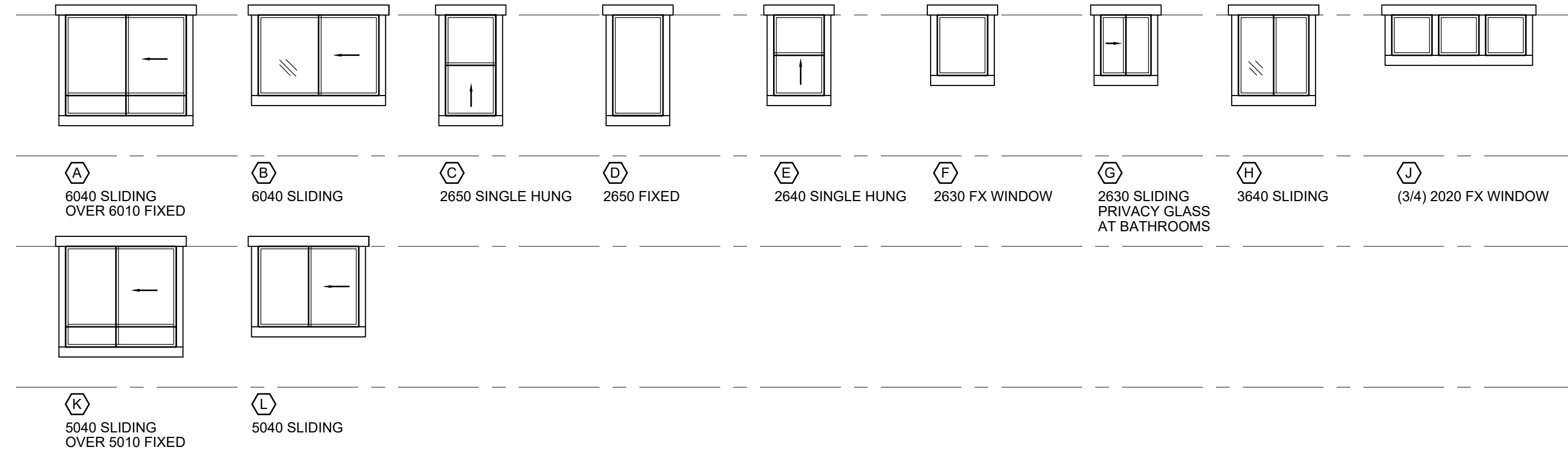
TYPICAL  
5-PLEX  
BLDG A, B, C,  
D, G, H, J, K

**A200**

**WINDOW TYPES**

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4. PROVIDE TEMPERED SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS AND AS INDICATED ON ELEVATIONS.

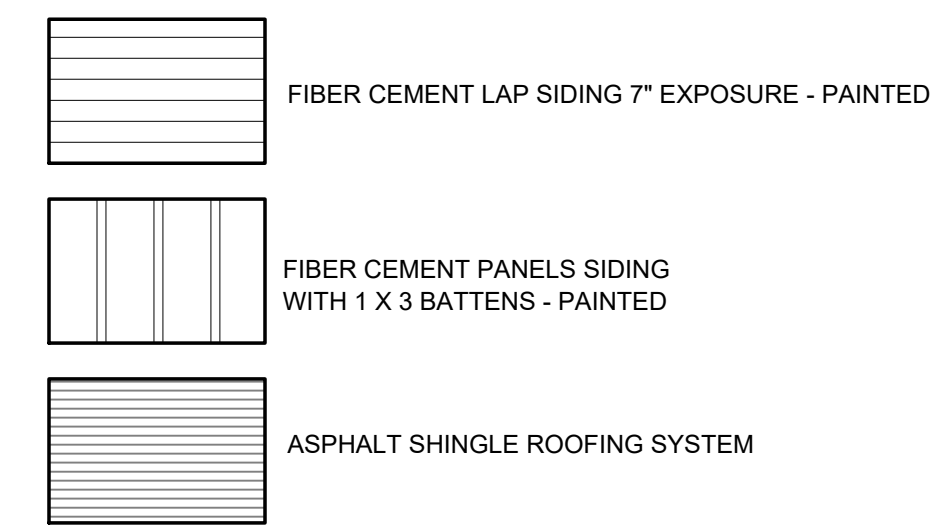
T TEMPERED SAFETY GLAZING



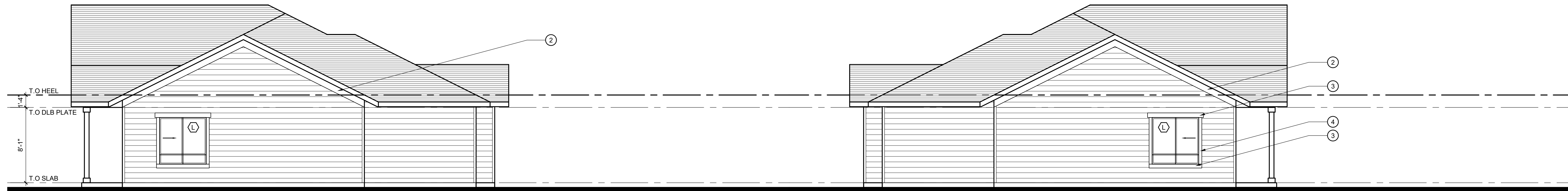
**KEY NOTES**

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- 3 5/4 x 6 TRIM - PAINTED.
- 4 5/4 x 4 TRIM - PAINTED.
- 5 5/4 x 6 HORIZONTAL TRIM BAND - PAINTED.

**SYMBOL LEGEND**



**4** 4-PLEX BACK ELEVATION  
3/16" = 1'-0"

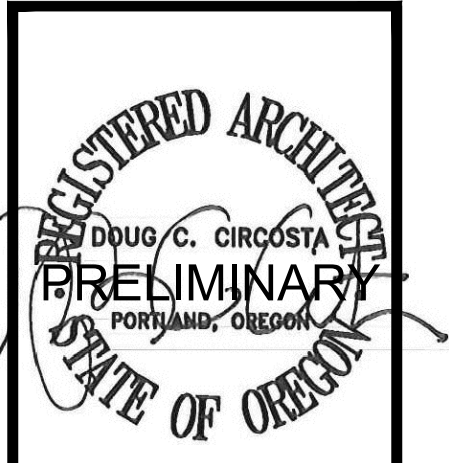


**2** 4-PLEX SIDE ELEVATION  
3/16" = 1'-0"

**3** 4-PLEX SIDE ELEVATION  
3/16" = 1'-0"



**1** 4-PLEX FRONT ELEVATION  
3/16" = 1'-0"



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Beaverton, OR 97007

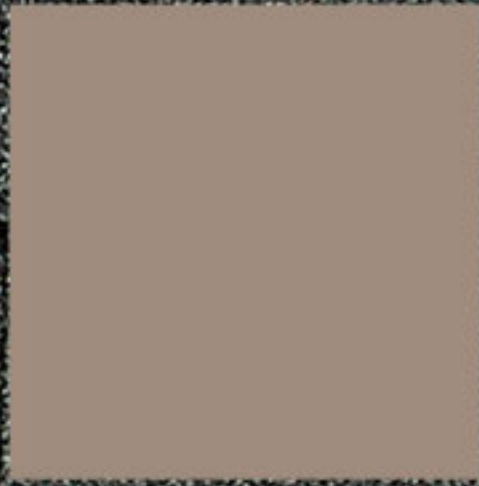
LAND USE  
REVIEW

PARKSIDE PLACE APARTMENTS  
HOUSING WORKS  
PRINEVILLE, OREGON 97754

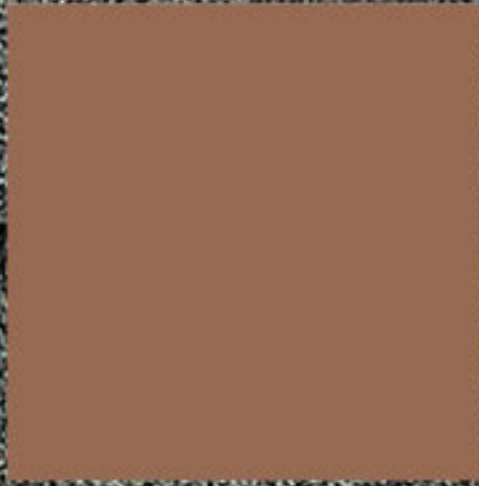
job no.: 1932  
date: 12-6-2019

TYPICAL  
4-PLEX  
BLDG E

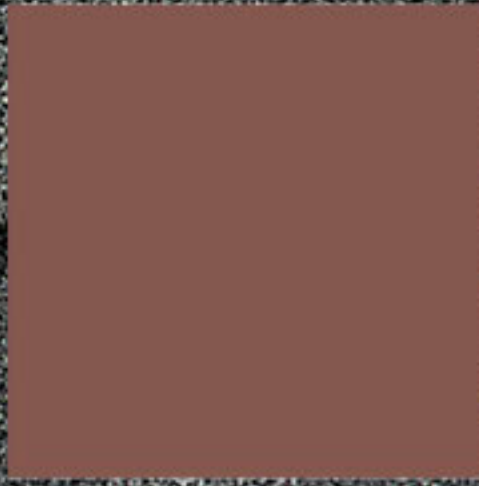
**A201**



1. SW 7502 Dry Dock



2. 7705 Wheat Penny



3. 6054 Canyon Clay



4. 7016 Mindful Gray



5. 7744 Zeus



6. 7505 Manor House

PROJECT COLORS

Roofing - Estate Gray