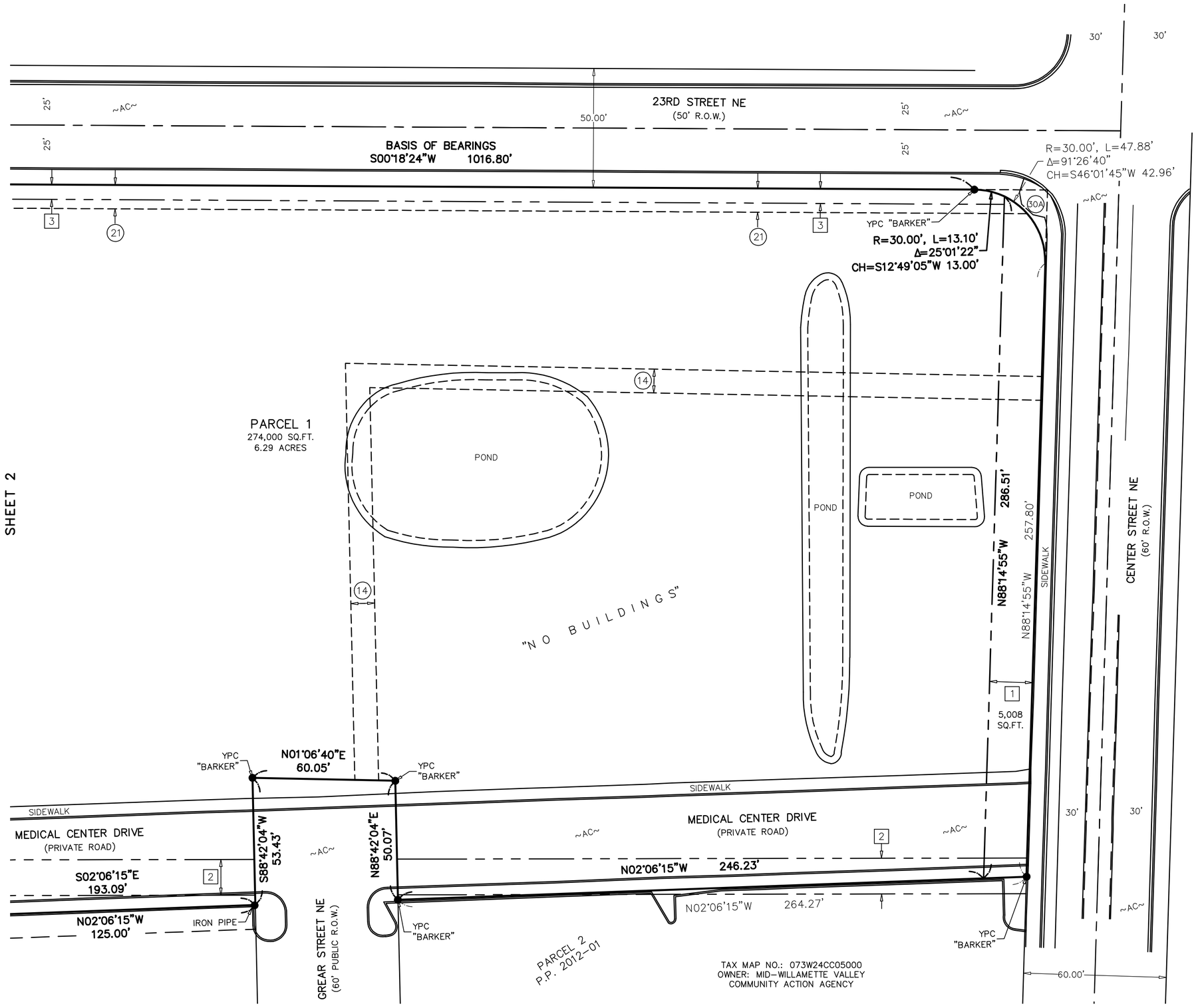
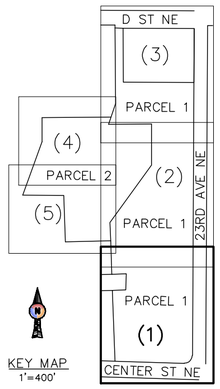


SHEET 2



* SEE SHEET 4 FOR LEGEND AND NOTES
* SEE SHEET 5 FOR EASEMENT NOTES

N

1"=30' 0 30 45 60

FOR REVIEW ONLY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2021
RICHARD H. KENNEDY
96569

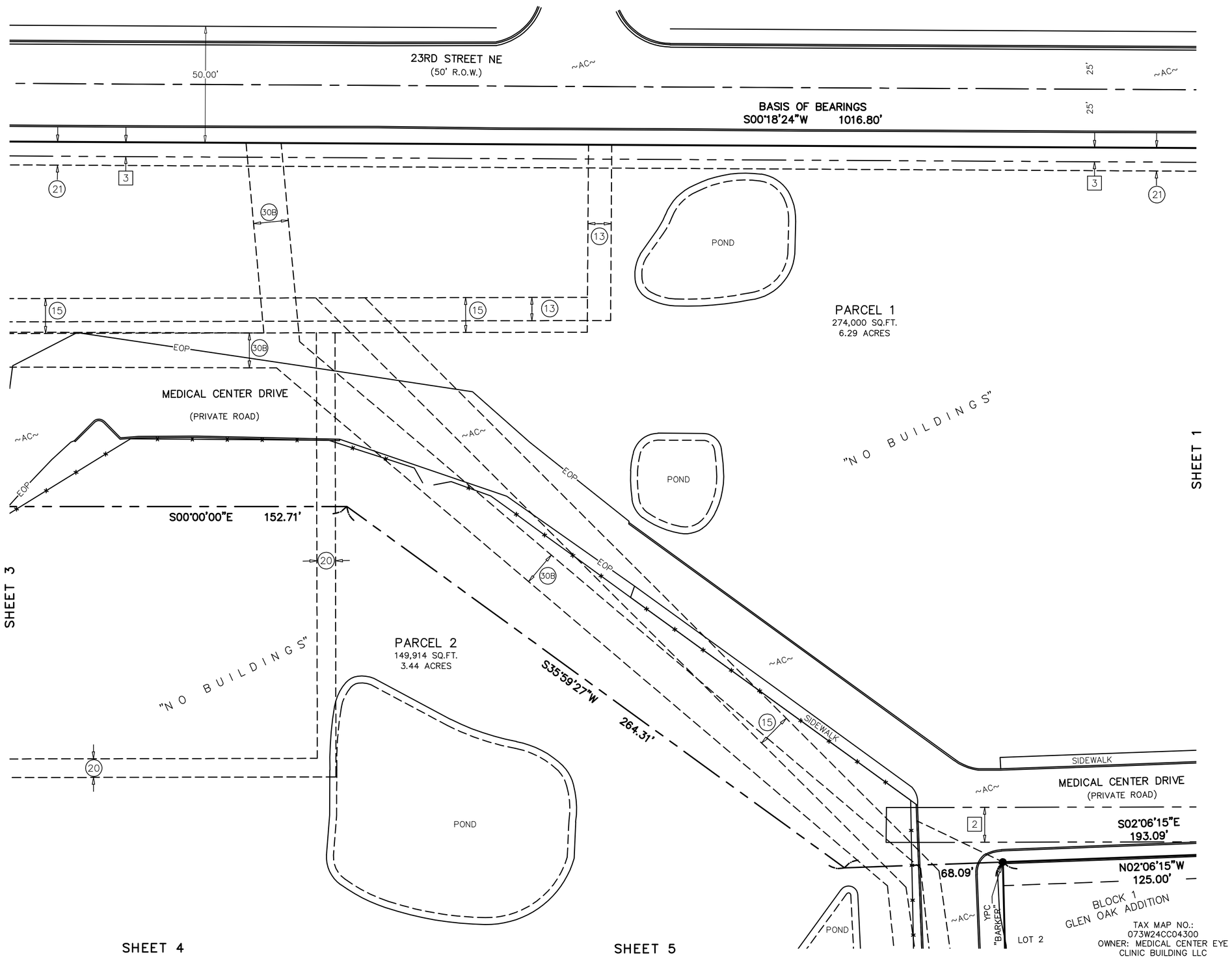
RENEWS: 6/30/25

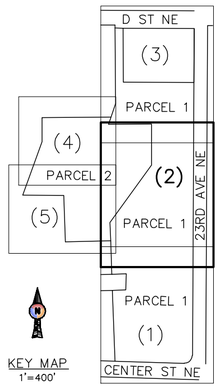
ASC SURVEYING LLC
8427 SW DAKOTA DRIVE
TUALATIN, OR 97062
971-224-5471

PARTITION TENTATIVE PLAN

SITUATED IN THE SW 1/4 OF SECTION 24, T. 7S, R. 3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

PROJECT NO.
23031
DATE
FEBRUARY 7, 2024
DRAWN BY
RK
SHEET
1 OF 5





* SEE SHEET 4 FOR LEGEND AND NOTES
* SEE SHEET 5 FOR EASEMENT NOTES

N

1"=30' 0 30 45 60

FOR REVIEW ONLY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 2021
RICHARD H. KENNEDY
96569

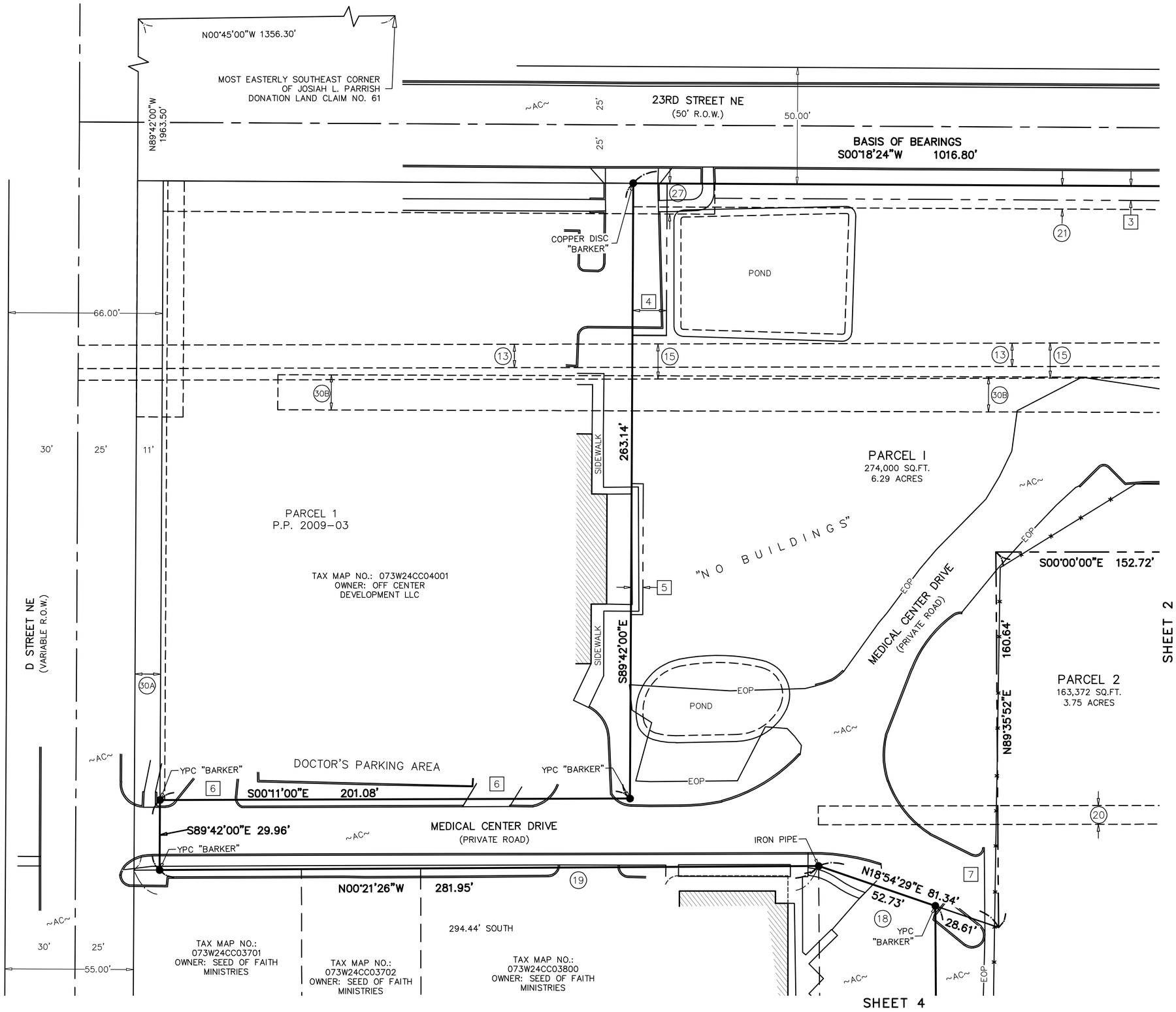
RENEWS: 6/30/25

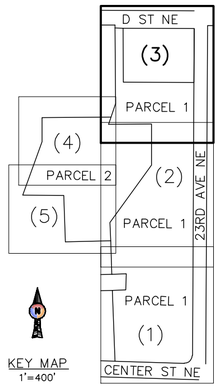
ASC SURVEYING LLC
8427 SW DAKOTA DRIVE
TUALATIN, OR 97062
971-224-5471

PARTITION TENTATIVE PLAN

SITUATED IN THE SW 1/4 OF SECTION 24, T. 7S, R. 3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

PROJECT NO.
23031
DATE
FEBRUARY 7, 2024
DRAWN BY
RK
SHEET
2 OF 5





* SEE SHEET 4 FOR LEGEND AND NOTES
* SEE SHEET 5 FOR EASEMENT NOTES

N

1"=30'
0 30 45 60

FOR REVIEW ONLY

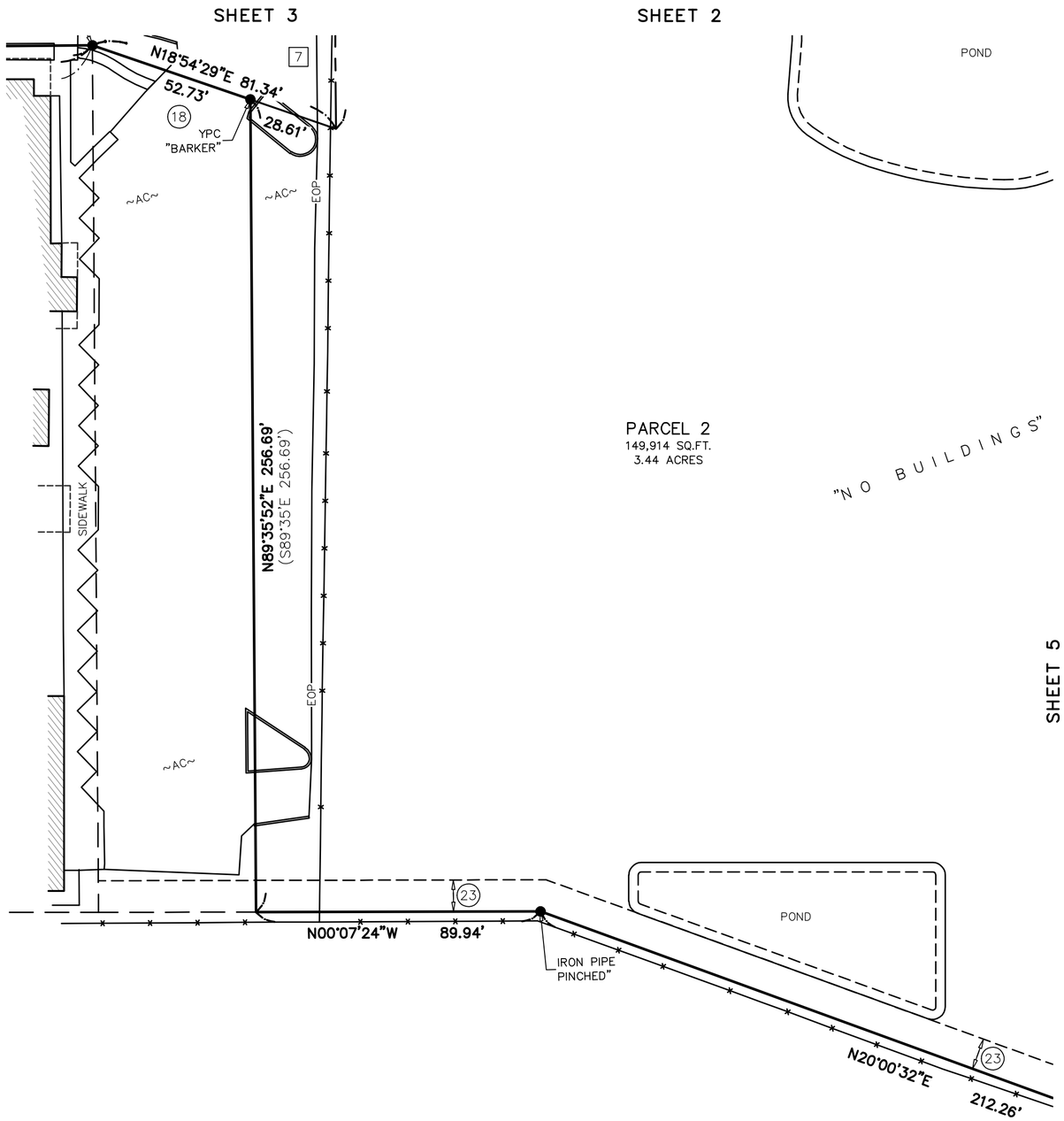
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2021
RICHARD H. KENNEDY
96569
RENEWS: 6/30/25

ASC SURVEYING LLC
8427 SW DAKOTA DRIVE
TUALATIN, OR 97062
971-224-5471

PARTITION TENTATIVE PLAN

SITUATED IN THE SW 1/4 OF SECTION 24, T. 7S, R. 3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

PROJECT NO.
23031
DATE
FEBRUARY 7, 2024
DRAWN BY
RK
SHEET
3 OF 5



SURVEY NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF PARCEL 2, PARTITION PLAT NO. 2009-03, MARION COUNTY PLAT RECORDS. THE BEARING OF SAID EAST LINE BEING SOUTH 00°18'24" WEST.
2. THE PROPERTY IS DESIGNATED BY MARION COUNTY, OREGON AS TAX MAP NO. 073W24CC-4000, 073W24CC-3900, AND 073W24CC-4100.
3. THE TOTAL AREA OF THE PROPERTY IS 462,385 SQUARE FEET OR 10.61 ACRES, MORE OR LESS.
4. BOUNDARY LINES SHOWN HEREON IS BASED ON MONUMENTS FOUND OR SET IN PARTITION PLAT NO. 2009-03, MARION COUNTY PLAT RECORDS. NO MONUMENTS WERE OR ARE TO BE SET PER THIS MAP.
5. CURRENTLY THERE ARE ZERO (0) BUILDINGS ON THE PROPERTY.
6. PROPOSED EASEMENT, PROPERTY LINES AND DETENTION PONDS ARE BASED ON DRAWINGS PROVIDED BY HUMBER DESIGN GROUP, LLC.

LEGEND:

●	FOUND MONUMENT
~AC~	PAVED SURFACE
SQ.FT.	SQUARE FEET
YPC	YELLOW PLASTIC CAP
R.O.W.	RIGHT-OF-WAY
(21)	EXISTING EASEMENTS NOTE
[3]	PROPOSED EASEMENT NOTE
———	PROPERTY LINE
— — —	ORIGINAL PROPERTY LINES
═══	CURB LINE
—EOP—	EDGE OF PAVING
—×—×—	FENCE LINE
- - - -	EXISTING EASEMENT LINE
—·—·—	CENTERLINE

TAX MAP NO.: 073W24CC035000
OWNER: LEE MISSION CEMETERY

* SEE SHEET 5 FOR EASEMENT NOTES

N

0 30 45 60
1"=30'

FOR REVIEW ONLY

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 13, 2021
RICHARD H. KENNEDY
96569
RENEWS: 6/30/25

ASC SURVEYING LLC
8427 SW DAKOTA DRIVE
TUALATIN, OR 97062
971-224-5471

PARTITION TENTATIVE PLAN

SITUATED IN THE SW 1/4 OF SECTION 24, T. 7S, R. 3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

PROJECT NO.
23031
DATE
FEBRUARY 7, 2024
DRAWN BY
RK
SHEET
4 OF 5

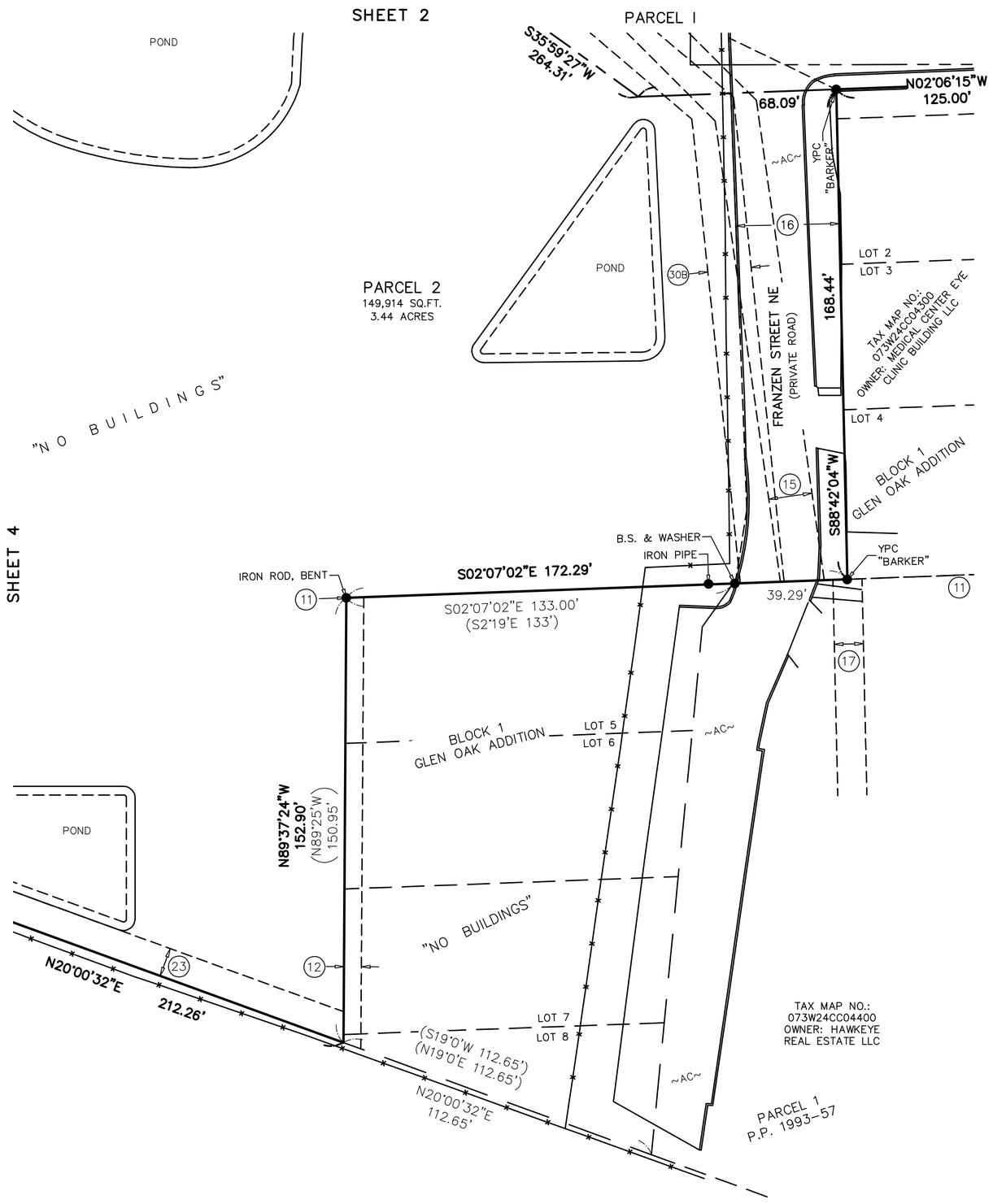
EASEMENT NOTES:

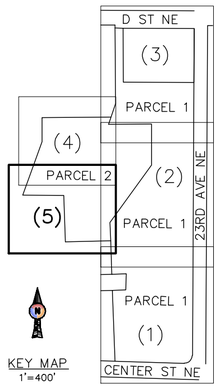
EXISTING

11. VOLUME: 391 PAGE: 61
    PGE EASEMENT –UNDEFINED WIDTH
12. VOLUME: 392 PAGE: 277
    MODIFIED BY REEL: 1114, PAGE: 689
    6' UTILITY EASEMENT
13. VOLUME: 399 PAGE: 78
    10' WATER PIPE EASEMENT
14. VOLUME: 405 PAGE: 437
    10' WATER PIPELINE EASEMENT
    NO LONGER IN USE, CITY PLANS TO QUITCLAIM
15. BOOK: 430 PAGE: 427
    15' STORM WATER EASEMENT
16. VOLUME: 491 PAGE: 426
    ACCESS EASEMENT FOR PROPERTIES TO THE WEST
17. VOLUME: 492 PAGE: 784
    10' ELECTRIC EASEMENT
18. VOLUME: 526 PAGE: 350
    ACCESS TO MEDICAL CENTER DRIVE
19. VOLUME: 529 PAGE: 34
    PDG EASEMENT –UNDEFINED WIDTH
20. VOLUME: 529 PAGE; 136
    8' STORM SEWER EASEMENT
    APPROXIMATE LOCATION SHOWN HEREON
21. VOLUME: 652 PAGE: 94
    10' GAS PIPELINE EASEMENT
23. VOLUME: 758 PAGE: 316
    10' GAS PIPELINE EASEMENT
27. REEL: 2491 PAGE: 36
    13' SIDEWALK EASEMENT
    ENDS SOUTH OF DRIVEWAY ON 23RD AVE. NW
30. PARTITION PLAT NO. 2009–003
    EASEMENTS AS SHOWN ON SAID PARTITION PLAT
    (A) RIGHT–OF–WAY DEDICATION
    (B) 15' STORM DRAIN EASEMENT

PROPOSED

1. 18' RIGHT–OF–WAY DEDICATION
2. 15' WATER PIPELINE EASEMENT
3. ±6.17' WIDE SIDEWALK EASEMENT
4. 5'x56' EASEMENT AROUND EXISTING SIDEWALK
5. 14.5'x65' EASEMENT AROUND EXISTING DRIVEWAY ENTRANCE
6. ACCESS EASEMENT FOR DOCTOR'S PARKING AREA
7. ACCESS EASEMENT ACROSS PROPERTY LINE





* SEE SHEET 4 FOR LEGEND AND NOTES

N

1"=30' 0 30 45 60

FOR REVIEW ONLY

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 2021
RICHARD H. KENNEDY
96569

RENEWS: 6/30/25

ASC SURVEYING LLC
8427 SW DAKOTA DRIVE
TUALATIN, OR 97062
971–224–5471

PARTITION TENTATIVE PLAN

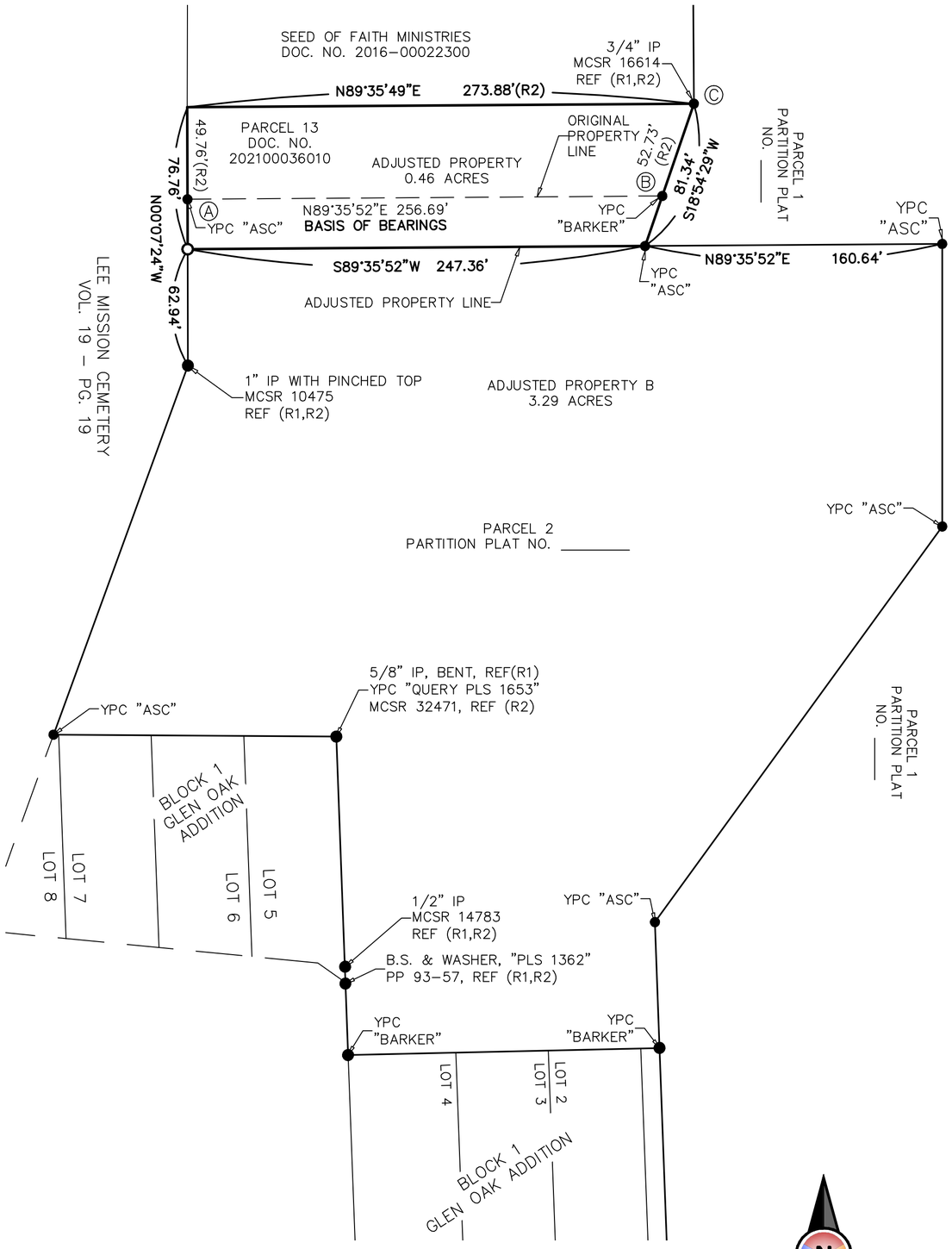
SITUATED IN THE SW 1/4 OF SECTION 24, T. 7S, R. 3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

PROJECT NO.
23031
DATE
FEBRUARY 7, 2024
DRAWN BY
RK
SHEET
5 OF 5

RECORD OF SURVEY
FOR A PROPERTY LINE ADJUSTMENT

SOUTHWEST QUARTER OF SECTION 24, T. 7S, R. 3W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON
JANUARY 2024
SHEET 1 OF 1

CITY OF SALEM PROPERTY LINE ADJUSTMENT CASE NO. _____



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE PROPERTY LINE BETWEEN PARCEL 2 OF PARTITION PLAT NO. _____, MARION COUNTY PLAT RECORDS, AND PARCEL 13 OF DEED DOCUMENT 2021-00036010, MARION COUNTY DEED RECORDS, AS APPROVED PER CITY OF SALEM PROPERTY LINE ADJUSTMENT CASE NO. _____.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MOST NORTHERLY LINE OF SAID PARCEL 2 BETWEEN MONUMENTS "A" AND "B", THE BEARING OF SAID LINE BEING NORTH 89°35'52" EAST AS SHOWN ON SAID PARTITION PLAT NO. _____.

MONUMENTS FOR PARCEL 2 WERE FOUND PER PARTITION PLAT NO. _____ TO INCLUDE THE SOUTH LINE OF SAID PARCEL 13. THE NORTH LINE OF SAID PARCEL 13 WAS ESTABLISHED AS BEING PARALLEL TO SAID SOUTH LINE OF PARCEL 13 AND HELD AT MONUMENT "C" HEADING WESTERLY THEREFROM TO INTERSECT WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID PARCEL 2.

LEGEND:

●	FOUND MONUMENT AS NOTED
O	SET 5/8" IR W/YPC STAMPED "ASC SURVEYING LS 96569" SET ON _____.
YPC ASC	YPC "ASC SURVEYING LS 96569" (R1)
YPC BARKER	YPC "BARKER PLS 636" (R2)
IP	IRON PIPE
IR	IRON ROD
YPC	YELLOW PLASTIC CAP
MCSR	MARION COUNTY SURVEY RECORDS
DOC. NO.	DEED DOCUMENT NUMBER, MARION COUNTY DEED RECORDS
(R#)	REFERENCE SURVEY NUMBER OR PLAT
XXXX(R#)	RECORD AND MEASURED DATA
REF	REFERENCED IN

REFERENCES:

(R1) PARTITION PLAT NO. _____
(R2) PARTITION PLAT NO. 2009-3

SURVEYED FOR:

GREEN LIGHT DEVELOPMENT
3462 NE SANDY BLVD.
PORTLAND, OR 97232

FOR REVIEW ONLY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2021
RICHARD H. KENNEDY
96569

RENEWS: 6/30/25

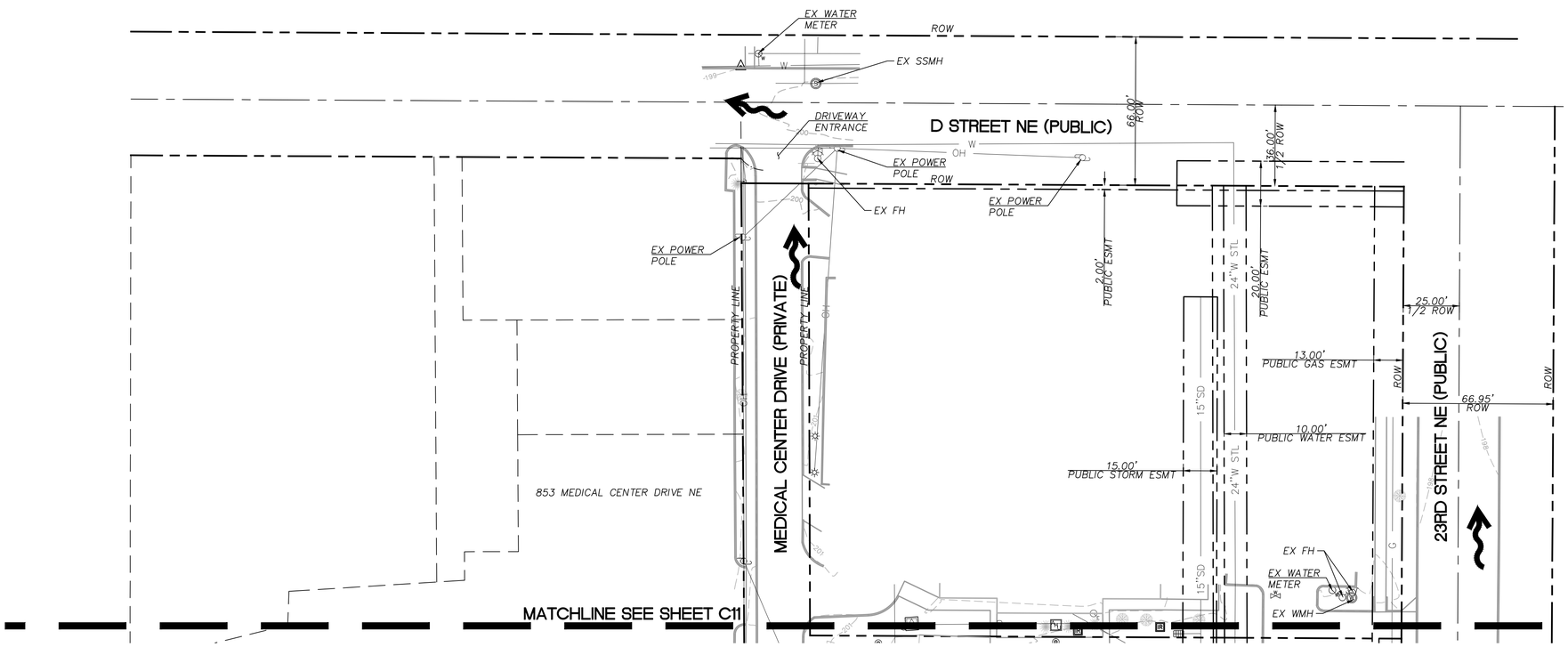
ASC SURVEYING LLC
8427 SW DAKOTA DRIVE
TUALATIN, OR 97062
971-224-5471

SHEET LEGEND

ITEM	DESCRIPTION	REFERENCE
201	EXISTING CONTOUR	
	DRAINAGE FLOW DIRECTION	

SHEET NOTES

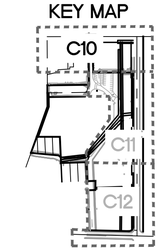
1. EXISTING SITE AREA= 462,385 SF
2. SITE IS NOT WITHIN 100-YEAR FLOOD BOUNDARY.



EXISTING CONDITIONS PLAN

SCALE: 1"=30'

KEY MAP



GRAPHIC SCALE

0 30 60

1 inch = 30 ft.

NOT FOR CONSTRUCTION

POLYPHON
ARCHITECTURE & DESIGN, LLC
polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

REGISTERED PROFESSIONAL ENGINEER 18684 OREGON JULY 16, 1986 DAVID J. HUMBER

PRELIMINARY

EXPIRES 6-30-25

SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

ISSUE DATES:

JOB # : 2248

STATUS : LUR

PRINTED : 10/26/2023 12:19:05 PM

EXISTING CONDITIONS PLAN

C10

ORIGINAL SHEET SIZE : 22"x34"

MATCHLINE SEE SHEET C10

853 MEDICAL CENTER DRIVE NE

PROPERTY LINE

EX GUY WIRE

EX POWER POLE

EX GUY WIRE

DRIVEWAY ENTRANCE

10.00' PUBLIC WATER ESMT TO BE QUITCLAIMED

66.89' ROW

25.00' 1/2 ROW

15.00' PUBLIC STORM ESMT

10.00' PUBLIC GAS ESMT

EX CB, TYP.

EX SSMH

MEDICAL CENTER DRIVE (PRIVATE)

15"SD

24"W STL

15.00' PUBLIC STORM ESMT TO BE QUITCLAIMED

8"SS PVC

18"SD

EX SDMH

EX SDMH

2104 D STREET NE

10.00' PUBLIC GAS ESMT

15.00' PUBLIC STORM ESMT TO BE QUITCLAIMED

EX WATER VAULT

10.00' PUBLIC WATER ESMT TO BE QUITCLAIMED

15.00' PUBLIC ESMT TO BE QUITCLAIMED

EX CO, TYP.

10.00' PUBLIC WATER ESMT TO BE QUITCLAIMED

23RD STREET NE (PUBLIC)

ROW

EX SDMH

EX SSMH

EX UTILITY VAULT

UG

CONCRETE WALL

CHAIN LINK FENCE

EX GUY WIRE

EX POWER POLE

EX SDMH

EX POWER JUNCTION

FRANZEN STREET NE (PRIVATE)

MATCHLINE SEE SHEET C12

GRAPHIC SCALE

0 30 60

1 inch = 30 ft.

EXISTING CONDITIONS PLAN

SCALE: 1"=30'

SHEET LEGEND

ITEM	DESCRIPTION	REFERENCE
201	EXISTING CONTOUR	
	DRAINAGE FLOW DIRECTION	

SHEET NOTES

1. EXISTING SITE AREA= 462,385 SF
2. SITE IS NOT WITHIN 100-YEAR FLOOD BOUNDARY.

POLYPHON
ARCHITECTURE & DESIGN, LLC
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212
polyphon.com

REGISTERED PROFESSIONAL ENGINEER 18684 OREGON JULY 16, 1987 DAVID J. HUMBER

PRELIMINARY

EXPIRES 6-30-25

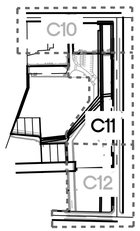
SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

ISSUE DATES:

KEY MAP



JOB # : 2248

STATUS : LUR

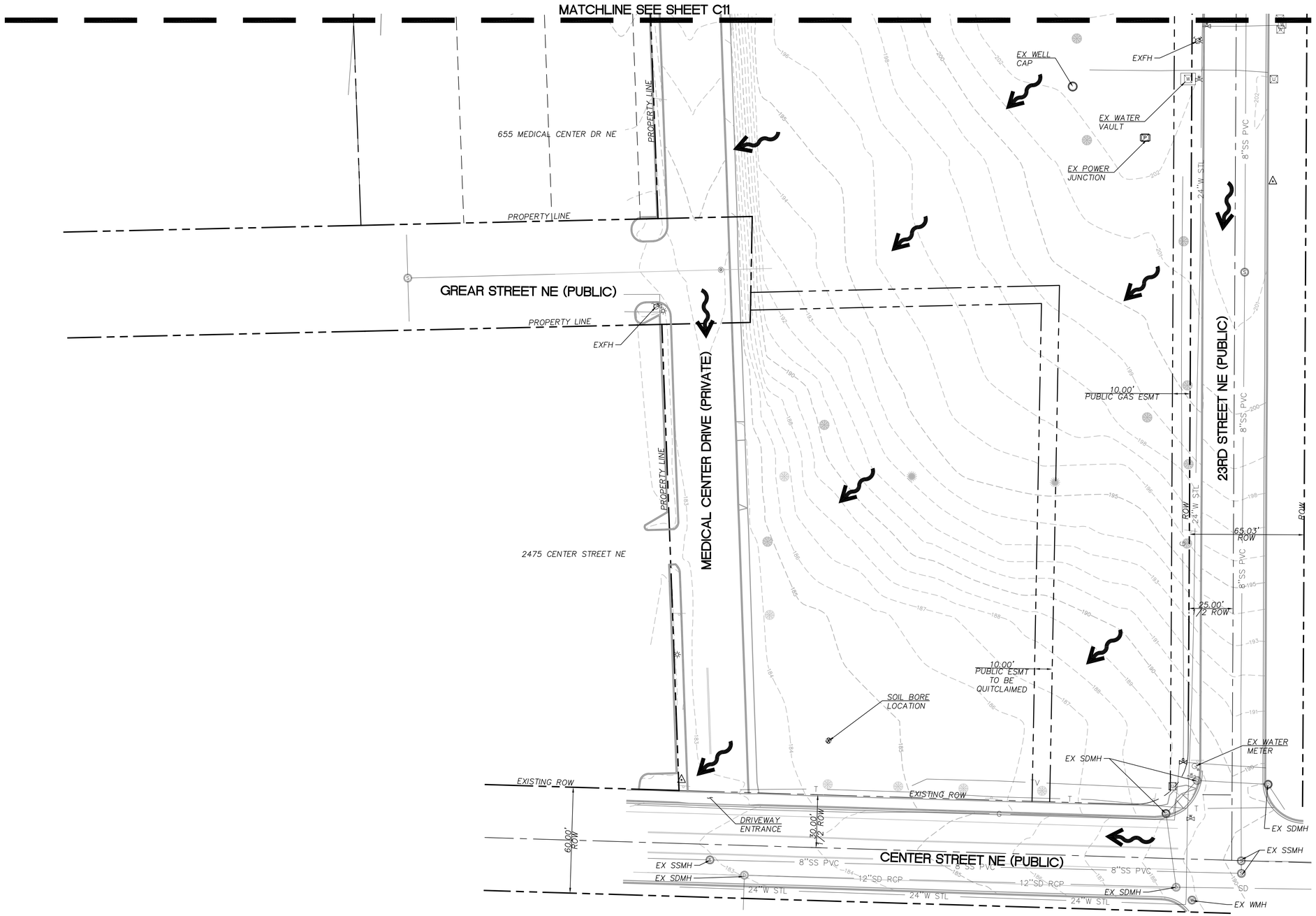
PRINTED : 10/26/2023 12:19:05 PM

EXISTING CONDITIONS PLAN

C11

ORIGINAL SHEET SIZE : 22"x34"

NOT FOR CONSTRUCTION



EXISTING CONDITIONS PLAN

SCALE: 1"=30'

SHEET LEGEND

ITEM	DESCRIPTION	REFERENCE
201	EXISTING CONTOUR	
	DRAINAGE FLOW DIRECTION	

SHEET NOTES

1. EXISTING SITE AREA= 462,385 SF
2. SITE IS NOT WITHIN 100-YEAR FLOOD BOUNDARY.

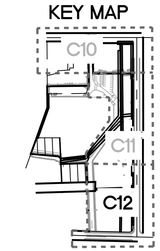
GRAPHIC SCALE

0 30 60

1 inch = 30 ft.

NOT FOR CONSTRUCTION

KEY MAP



POLYPHON
ARCHITECTURE & DESIGN, LLC
polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

REGISTERED PROFESSIONAL ENGINEER 18684 OREGON JULY 16, 1987 DAVID J. HUMBER

PRELIMINARY

EXPIRES 6-30-25

SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

ISSUE DATES:

JOB # : 2248

STATUS : LUR

PRINTED : 10/26/2023 12:19:05 PM

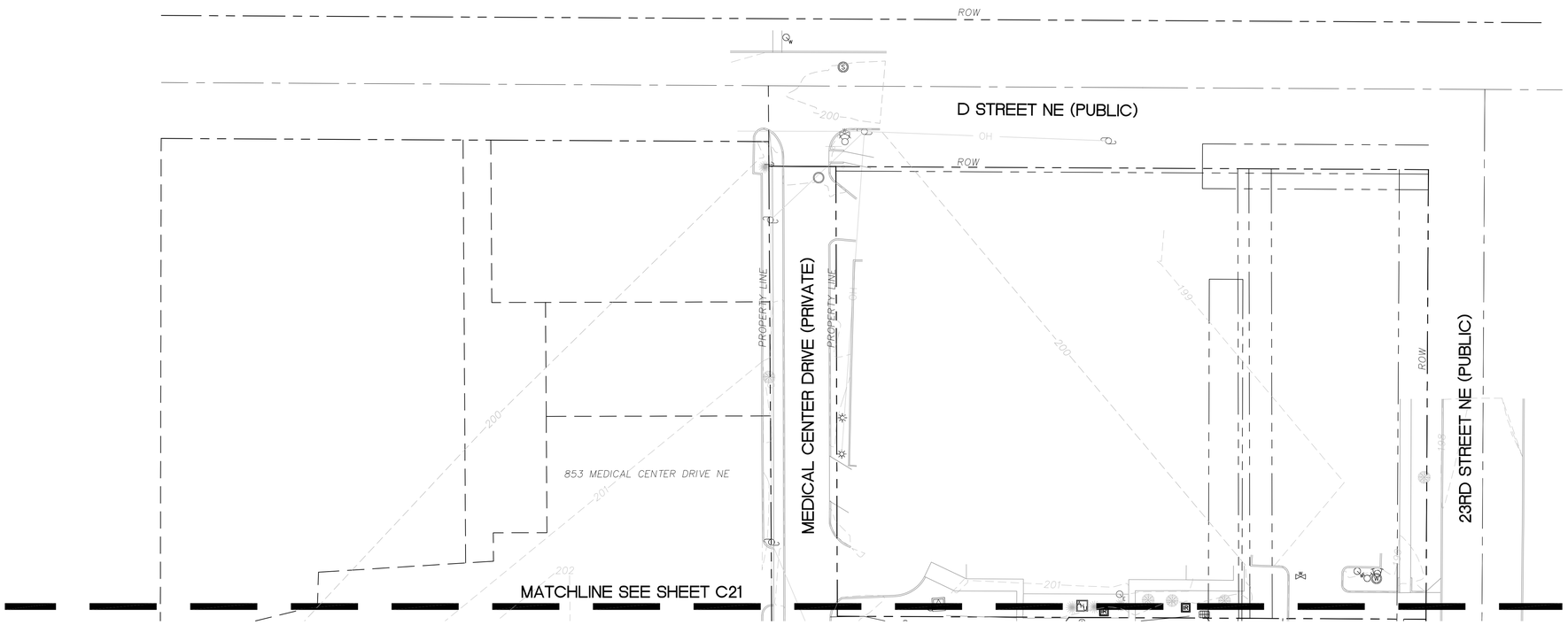
EXISTING CONDITIONS PLAN

C12

ORIGINAL SHEET SIZE : 22"x34"

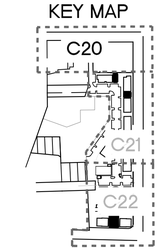
SHEET LEGEND

— — 201 — —	EXISTING CONTOUR	
—— 201 ——	PROPOSED CONTOUR	
BS XXX.XX	GRADE AT BOTTOM OF STAIRS	
G XXX.XX	GRADE AT GUTTER	
TC XXX.XX	GRADE AT TOP OF CURB	
TP XXX.XX	GRADE AT TOP OF PAVEMENT	
TS XXX.XX	GRADE AT TOP OF STAIRS	
TF XXX.XX	GRADE AT TOP OF FOOTING	
FF XX.XX	FINISH FLOOR ELEVATION	
FG XXX.XX	FINISHED GRADE	
TW XXX.XX	GRADE AT TOP OF WALL	
EG XXX.XX	EXISTING GRADE	
(E)	EXISTING	
X.X%	SLOPE ARROW	
GB	GRADE BREAK	



GRADING PLAN
SCALE: 1"=30'

KEY MAP



GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

NOT FOR CONSTRUCTION

polyphon
ARCHITECTURE & DESIGN, LLC
polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

REGISTERED PROFESSIONAL ENGINEER 18684 OREGON JULY 16, 1986 DAVID J. HUMBER
PRELIMINARY
EXPIRES 6-30-25

SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

ISSUE DATES:

JOB # : 2248
STATUS : LUR
PRINTED : 10/26/2023 12:19:05 PM

GRADING PLAN

C20

ORIGINAL SHEET SIZE : 22"x34"

MATCHLINE SEE SHEET C20

853 MEDICAL CENTER DRIVE NE

PROPERTY LINE

PROPOSED PROPERTY LINE

LIMITS OF WORK

2104 D STREET NE

PROPOSED BUILDING
FF 201.00

STEM FTG

FG 197.00

PROPOSED BUILDING
FF 200.00

FG 199.00

PROPOSED BUILDING
FF 202.75

PROPOSED BUILDING
FF 201.50

VISION TRIANGLE, TYP

PROPOSED BUILDING
FF 199.00

FG 198.50

FG 199.00

PROPOSED BUILDING
FF 202.33

20.00' PUBLIC WATER ESMT

15.00' PUBLIC STORM ESMT

20.00' PUBLIC STORM ESMT

4.17' NEW PUBLIC SW ESMT

10.00' GAS ESMT

TP 201.00

TP 200.00

TP 200.30

TP 200.69

TP 201.20

TP 202.00

TP 202.18

TP 187.99

50.00'

10.00'

ROW

23RD STREET NE (PUBLIC)

FRANZEN STREET NE (PRIVATE)

3:1 MAX

2:1 MAX

WALL H=6FT

UG

MATCHLINE SEE SHEET C22

GRADING PLAN

SCALE: 1"=30'

GRAPHIC SCALE

0 30 60

1 inch = 30 ft.

NOT FOR CONSTRUCTION

SHEET LEGEND

— 201 —	EXISTING CONTOUR
—— 201 ——	PROPOSED CONTOUR
BS XXX.XX	GRADE AT BOTTOM OF STAIRS
G XXX.XX	GRADE AT GUTTER
TC XXX.XX	GRADE AT TOP OF CURB
TP XXX.XX	GRADE AT TOP OF PAVEMENT
TS XXX.XX	GRADE AT TOP OF STAIRS
TF XXX.XX	GRADE AT TOP OF FOOTING
FF XX.XX	FINISH FLOOR ELEVATION
FG XXX.XX	FINISHED GRADE
TW XXX.XX	GRADE AT TOP OF WALL
EG XXX.XX	EXISTING GRADE
(E)	EXISTING
X.X%	SLOPE ARROW
GB	GRADE BREAK

POLYPHON
ARCHITECTURE & DESIGN, LLC
polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

REGISTERED PROFESSIONAL ENGINEER 18684 OREGON JAN. 16, 1986 DAVID J. HUMBER
PRELIMINARY
EXPIRES 6-30-25

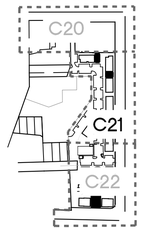
SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

ISSUE DATES:

KEY MAP

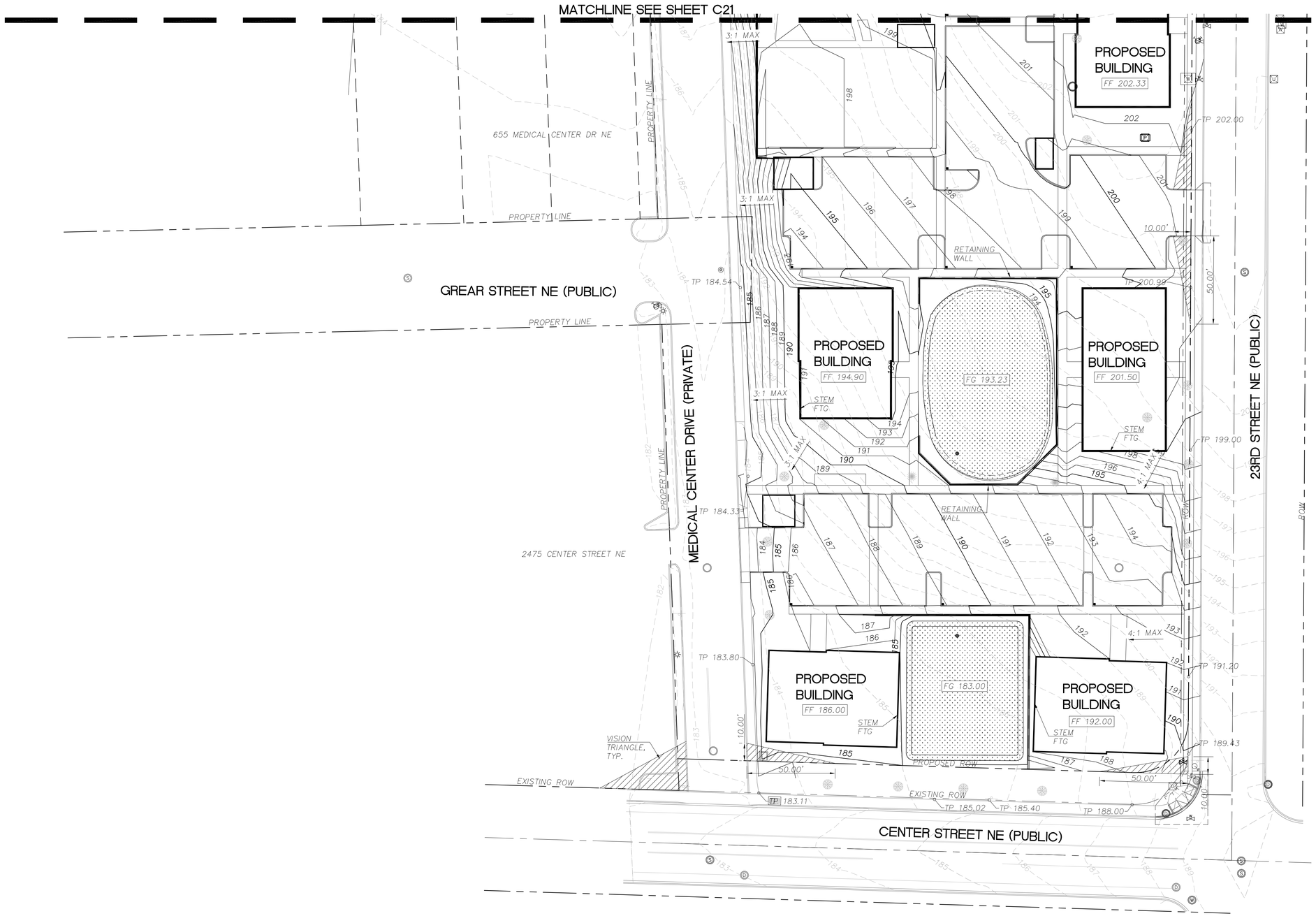


JOB # : 2248
STATUS : LUR
PRINTED : 10/26/2023 12:19:05 PM

GRADING PLAN

C21

ORIGINAL SHEET SIZE : 22"x34"



GRADING PLAN

SCALE: 1"=30'

SHEET LEGEND

— — 201 — —	EXISTING CONTOUR	
—— 201 ——	PROPOSED CONTOUR	
BS XXX.XX	GRADE AT BOTTOM OF STAIRS	
G XXX.XX	GRADE AT GUTTER	
TC XXX.XX	GRADE AT TOP OF CURB	
TP XXX.XX	GRADE AT TOP OF PAVEMENT	
TS XXX.XX	GRADE AT TOP OF STAIRS	
TF XXX.XX	GRADE AT TOP OF FOOTING	
FF XX.XX	FINISH FLOOR ELEVATION	
FG XXX.XX	FINISHED GRADE	
TW XXX.XX	GRADE AT TOP OF WALL	
EG XXX.XX	EXISTING GRADE	
(E)	EXISTING	
X.X%	SLOPE ARROW	
GB	GRADE BREAK	

polyphon
ARCHITECTURE & DESIGN, LLC
polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

REGISTERED PROFESSIONAL ENGINEER 18684 OREGON JANUARY 16, 1986 DAVID J. HUMBER
PRELIMINARY
EXPIRES 6-30-25

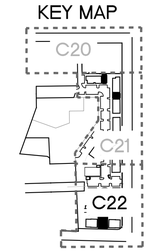
SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

ISSUE DATES:

KEY MAP



GRAPHIC SCALE
0 30 60
1 inch = 30 ft.

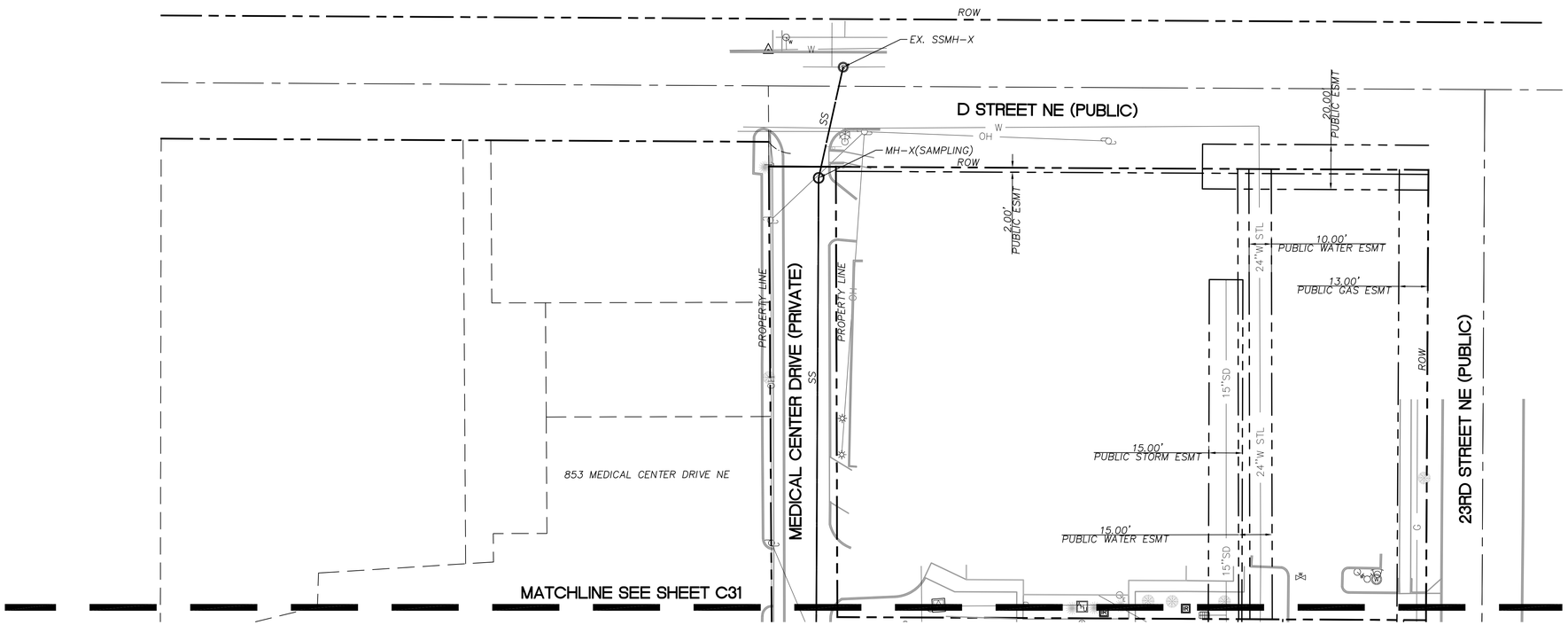
NOT FOR CONSTRUCTION

JOB # : 2248
STATUS : LUR
PRINTED : 10/26/2023 12:19:05 PM

GRADING PLAN

C22

ORIGINAL SHEET SIZE : 22"x34"



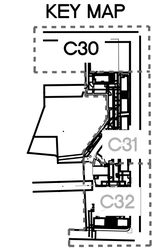
UTILITY PLAN

SCALE: 1"=30'

SANITARY SEWER SCHEDULE

ITEM	DESCRIPTION	REFERENCE
SSMH-1	SANITARY SEWER MANHOLE RIM XXXX IE IN (6"E)=XXXX IE IN (8"S)=XXXX NEW IE OUT (8"N)=XXXX, CONE OR FLATOP? EX. INVERT ELEVATIONS PER PORTLAND MAPS, LOCKING LID	
MH-X (SAMPLING)	SAMPLING MANHOLE RIM XXXX IE IN (6"E)=XXXX IE IN (8"S)=XXXX NEW IE OUT (8"N)=XXXX, CONE OR FLATOP? EX. INVERT ELEVATIONS PER PORTLAND MAPS, LOCKING LID	
SSCO-1	SANITARY SEWER CLEANOUT TO GRADE, IE=XXX	

KEY MAP



GRAPHIC SCALE

0 30 60

1 inch = 30 ft.

NOT FOR CONSTRUCTION

polyphon
ARCHITECTURE & DESIGN, LLC
polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

REGISTERED PROFESSIONAL ENGINEER 18684 OREGON JANUARY 16, 1986 DAVID J. HUMBER

PRELIMINARY

EXPIRES 6-30-25

SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

ISSUE DATES:

JOB # : 2248

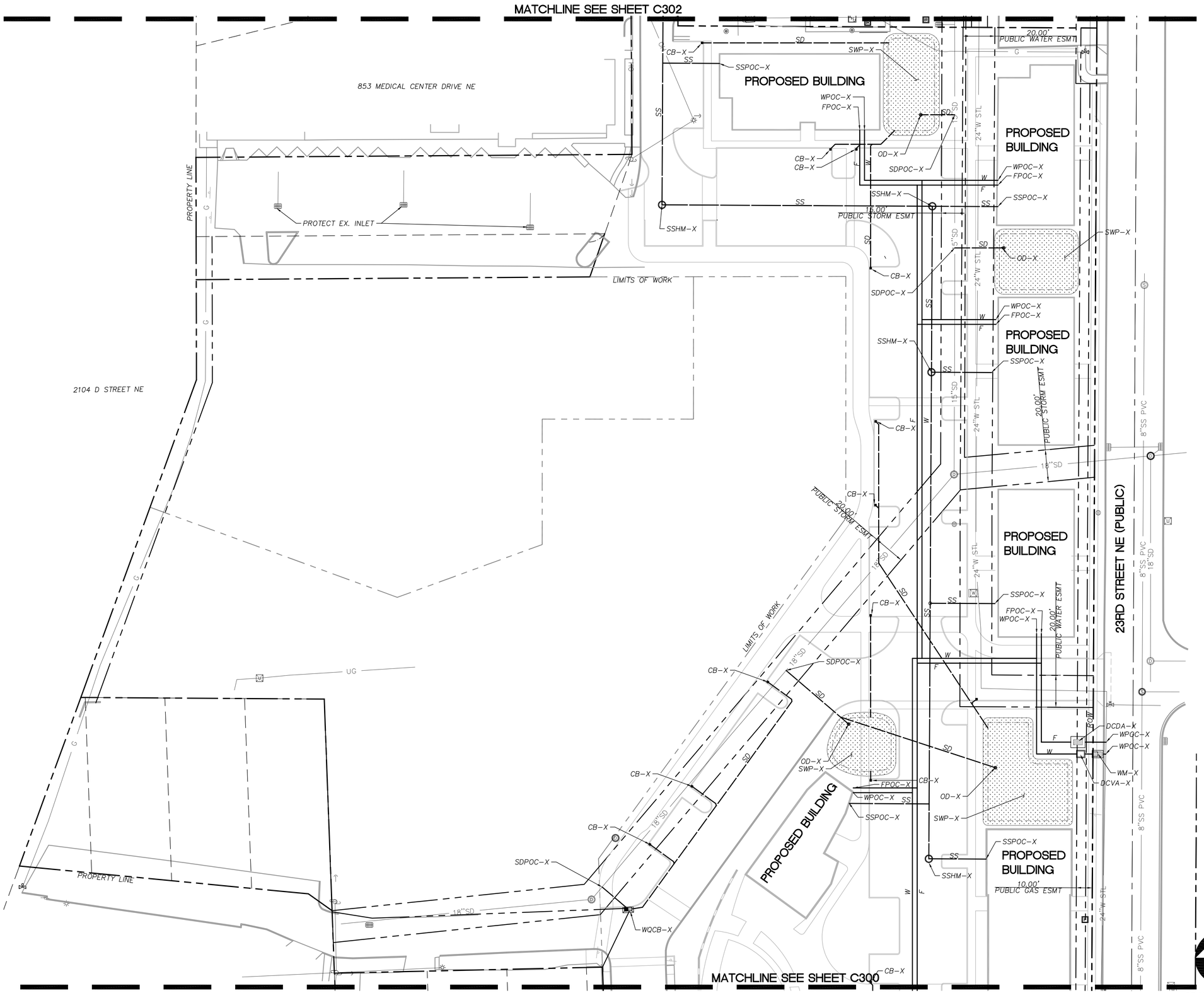
STATUS : LUR

PRINTED : 10/26/2023 12:19:05 PM

UTILITY PLAN

C30

ORIGINAL SHEET SIZE : 22"x34"



UTILITY PLAN

SCALE: 1"=30'

GRAPHIC SCALE

0 30 60

1 inch = 30 ft.

NOT FOR CONSTRUCTION

STORM SEWER SCHEDULE

ITEM	DESCRIPTION	REFERENCE
OD-1	OVERFLOW DRAIN RIM=XXX IE=XXX	
SWP-1	STORMWATER PLANTER, FLOW-THROUGH	
CB-1	CATCH BASIN RIM=XXX IE=XXX	
SDCO-1	STORMWATER CLEANOUT TO GRADE, IE=XXX	
SWB-1	STORMWATER BASIN, XXX SF	
SDMH-1	STORMWATER MANHOLE RIM= IE IN (8"E)= IE OUT (8")=	

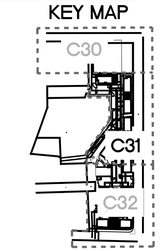
WATER SCHEDULE

ITEM	DESCRIPTION	REFERENCE
FDC	FIRE DEPARTMENT CONNECTION	
FH-1	FIRE HYDRANT ASSEMBLY, INSTALL PER COUNTY STANDARDS, MINIMUM 3' FROM CURB FACE	
WPOC-X	WATER POINT OF CONNECTION	
DCDA-X	DOUBLE CHECK DETECTOR ASSEMBLY	
DCDA-X	DOUBLE CHECK VALVE ASSEMBLY	
WM-X	WATER METER	

SANITARY SEWER SCHEDULE

ITEM	DESCRIPTION	REFERENCE
SSMH-1	SANITARY SEWER MANHOLE RIM XXXX IE IN (6"E)=XXXX IE IN (8"S)=XXXX NEW IE OUT (8"N)=XXXX, CONE OR FLATOP? EX. INVERT ELEVATIONS PER PORTLAND MAPS, LOCKING LID	
MH-X (SAMPLING)	SAMPLING MANHOLE RIM XXXX IE IN (6"E)=XXXX IE IN (8"S)=XXXX NEW IE OUT (8"N)=XXXX, CONE OR FLATOP? EX. INVERT ELEVATIONS PER PORTLAND MAPS, LOCKING LID	
SSCO-1	SANITARY SEWER CLEANOUT TO GRADE, IE=XXX	

KEY MAP



POLYPHON
ARCHITECTURE & DESIGN, LLC
polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

REGISTERED PROFESSIONAL ENGINEER 18684 OREGON JULY 16, 1987 DAVID J. HUMBER
PRELIMINARY
EXPIRES 6-30-25

SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT:
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

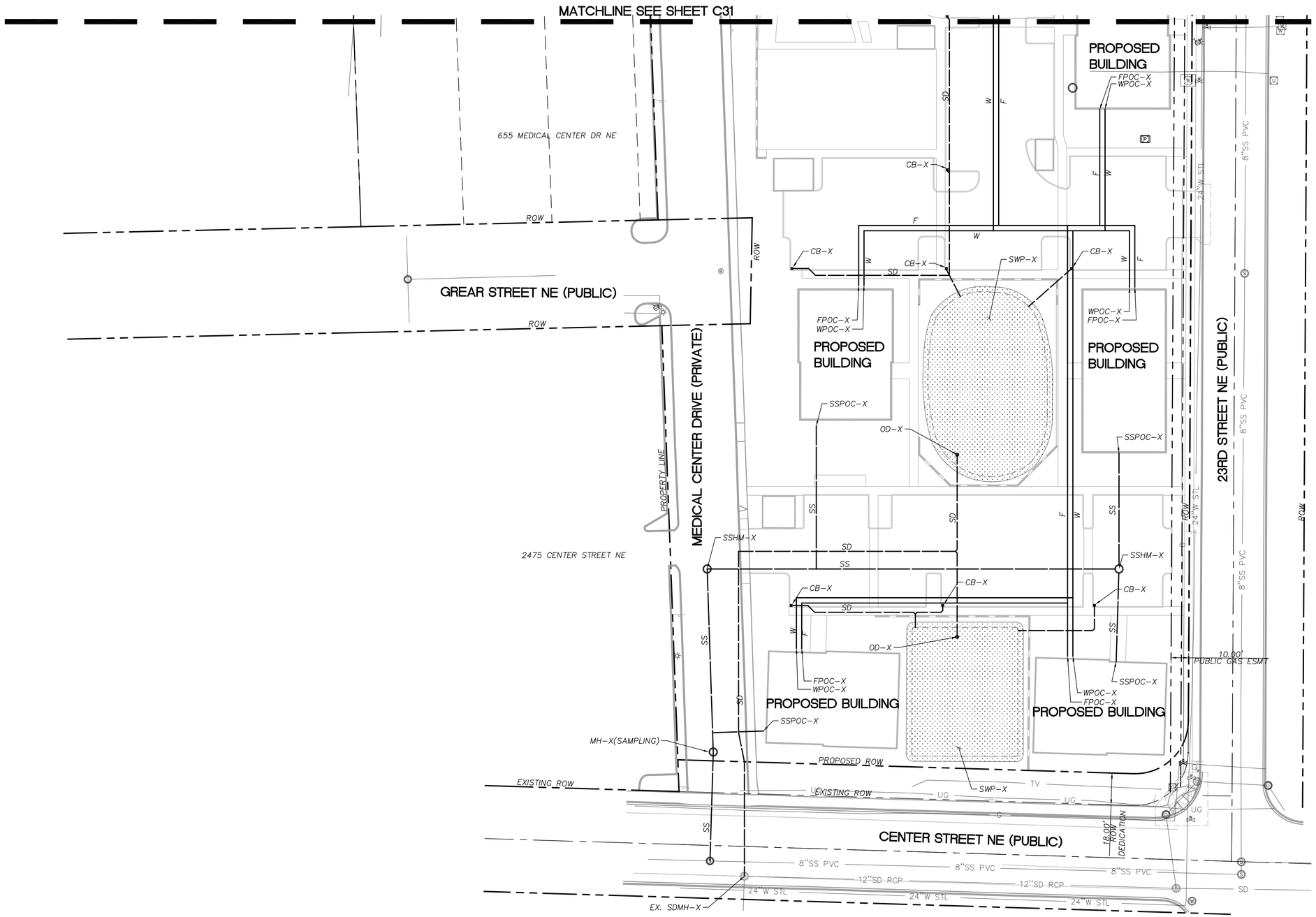
ISSUE DATES:

JOB #: 2248
STATUS: LUR
PRINTED: 10/26/2023 12:19:05 PM

UTILITY PLAN

C31

ORIGINAL SHEET SIZE: 22"x34"



UTILITY PLAN

SCALE: 1"=30'

STORM SEWER SCHEDULE

ITEM	DESCRIPTION	REFERENCE
OD–1	OVERFLOW DRAIN RIM=XXX IE=XXX	
SWP–1	STORMWATER PLANTER, FLOW–THROUGH	
CB–1	CATCH BASIN RIM=XXX IE=XXX	
SDCO–1	STORMWATER CLEANOUT TO GRADE, IE=XXX	
SWB–1	STORMWATER BASIN, XXX SF	
SDMH–1	STORMWATER MANHOLE RIM= IE IN (8"E)= IE OUT (8")=	

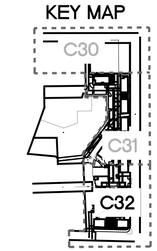
WATER SCHEDULE

ITEM	DESCRIPTION	REFERENCE
FDC	FIRE DEPARTMENT CONNECTION, MOUNTED TO BUILDING FACE	
FH–1	FIRE HYDRANT ASSEMBLY, INSTALL PER COUNTY STANDARDS, MINIMUM 3' FROM CURB FACE	
WPOC–X	WATER POINT OF CONNECTION	

SANITARY SEWER SCHEDULE

ITEM	DESCRIPTION	REFERENCE
SSCO–1	SANITARY SEWER CLEANOUT TO GRADE, IE=XXX	
SSMH–1	SANITARY SEWER MANHOLE RIM XXXX IE IN (6"E)=XXXX IE IN (8"S)=XXXX NEW IE OUT (8"N)=XXXX, CONE OR FLATOP? EX. INVERT ELEVATIONS PER PORTLAND MAPS, LOCKING LID	
MH–X (SAMPLING)	SAMPLING MANHOLE RIM XXXX IE IN (6"E)=XXXX IE IN (8"S)=XXXX NEW IE OUT (8"N)=XXXX, CONE OR FLATOP? EX. INVERT ELEVATIONS PER PORTLAND MAPS, LOCKING LID	
SSPOC–X	SANITARY POINT OF CONNECTION	

KEY MAP



GRAPHIC SCALE

0 30 60

1 inch = 30 ft.

NOT FOR CONSTRUCTION

POLYPHON
ARCHITECTURE & DESIGN, LLC
polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

REGISTERED PROFESSIONAL ENGINEER 18684 OREGON JULY 16, 1986 DAVID J. HUMBER
PRELIMINARY
EXPIRES 6–30–25

SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

ISSUE DATES:

JOB #: 2248
STATUS : LUR
PRINTED : 10/26/2023 12:19:05 PM

UTILITY PLAN

C32

ORIGINAL SHEET SIZE : 22"x34"

SALEM APARTMENTS

891 23RD STREET NE
SALEM, OREGON

DRAWINGS FOR:

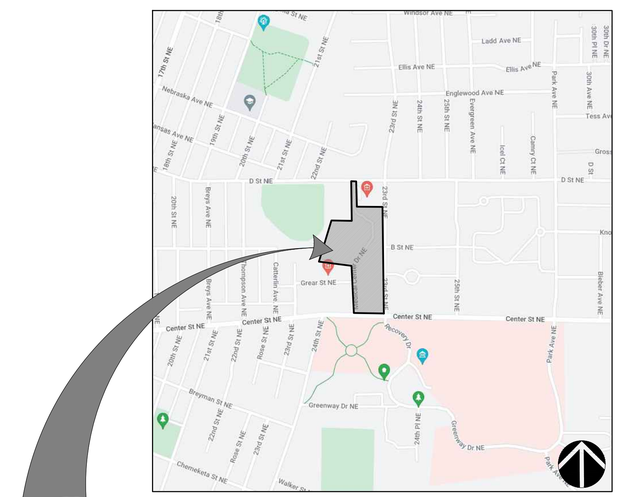
GREEN LIGHT DEVELOPMENT
CONTACT: TIM LAWLER
503 . 528 . 6129

SHEET INDEX:

L10 COVER SHEET

L20 PRELIMINARY PLANTING PLAN AND SCHEDULE
L21 PRELIMINARY PLANTING PLAN
L22 PRELIMINARY PLANTING PLAN

VICINITY MAP:



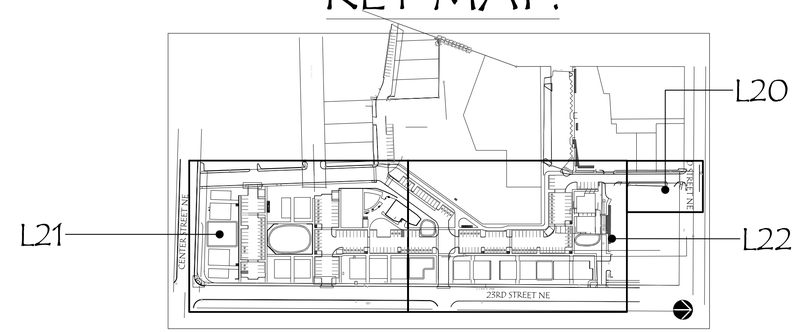
MAP COURTESY OF GOOGLE

PROJECT SITE

LANDSCAPE ARCHITECT:

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

KEY MAP:



CALL BEFORE YOU DIG:
1.800.332.2344
www.callbeforeyoudig.org

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

polyphon
ARCHITECTURE & DESIGN, LLC
polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

Laurus Designs, LLC
1012 Pine Street
Silverton, Oregon
503.784.6494

SALEM APARTMENTS
891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

ISSUE DATES:

JOB # : 1580R/1583R
STATUS : LUR
PRINTED : 3/15/2024

COVER SHEET

L10

ORIGINAL SHEET SIZE : 22"x34"

Preliminary Plant Schedule

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	24	Stormwater Tree to Be Determined	1 1/2" Cal., B&B Stormwater Tree
	7	Acer circinatum / Vine Maple	1" Cal., B&B
	16	Acer griseum / Paperbark Maple	1 1/2" Cal., B&B Street Tree
	12	Acer rubrum 'October Glory' / October Glory Red Maple	1 1/2" Cal., B&B
	9	Chamaecyparis nootkatensis `Glauca Pendula` / Weeping Nootka False Cypress	6'-8' B&B
	5	Chamaecyparis obtusa `Gracilis` / Slender Hinoki Cypress	6'-8' B&B
	16	Cladrastis lutea / American Yellowwood	1 1/2" Cal., B&B
	1	Cornus nuttalii x florida 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	1 1/2" Cal., B&B
	14	Fagus sylvatica 'Dawyck Purple' / Dawyck Purple European Beech	1 1/2" Cal., B&B
	8	Ginkgo biloba 'Golden Colonnade' / Golden Colonnade Maidenhair Tree	1 1/2" Cal., B&B
	14	Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Crape Myrtle Multi-Trunk	1" Cal., B&B
	10	Nyssa sylvatica `Wildfire` / Black Gum	1 1/2" Cal., B&B
	2	Parrotia persica / Persian Parrotia	1 1/2" Cal., B&B
	1	Quercus garryana / Oregon White Oak	1 1/2" Cal., B&B
	14	Quercus robur 'Fastigiata' / Skyrocket' English Oak	1 1/2" Cal., B&B Street Tree
	1	Quercus rubra / Northern Red Oak	1 1/2" Cal., B&B Street Tree
	21	Zelkova serrata `Green Vase` / Sawleaf Zelkova	1 1/2" Cal., B&B

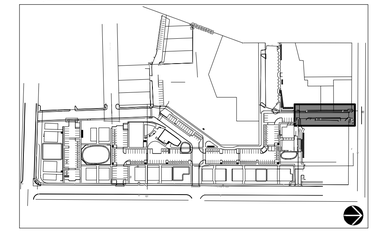
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	40	Berberis thunbergii `Atropurpurea Nana` / Dwarf Redleaf Japanses Barberry	2 Gal.
	115	Cornus sericea `Kelseyi` / Kelseyi Dogwood	2 Gal.
	5	Euonymus alatus 'Compactus' / Compact Burning Bush	5 Gal.
	211	Ilex crenata 'Soft Touch' / Soft Touch Japanese Holly	2 Gal.
	124	Leucothoe fontanesiana 'Zeblid' / Scarletta' Drooping Leucothoe	2 Gal.
	78	Lonicera pileata / Privet Honeysuckle	2 Gal.
	120	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	2 Gal.
	35	Rhaphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn	2 Gal.
	164	Rhaphiolepis umbellata 'Snow White' / Yedda Hawthorn	5 Gal.
	6	Rosa x 'KO Double' / Pink Double Knockout Rose	2 Gal.
	164	Sarcococca confusa / Fragrant Sarcococca	2 Gal.
	13	Symphoricarpos albus / Common Snowberry	2 Gal.
	9	Weigela florida `Alexandra` TM / Wine and Rose Weigela	5 Gal.

GRASSES/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
	129	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	1 Gal.
	79	Deschampsia cespitosa / Tufted Hair Grass	1 Gal.
	166	Miscanthus sinensis `Yakushima` / Dwarf Maiden Grass	1 Gal.
	174	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 Gal.
	37	Polystichum munitum / Western Sword Fern	1 Gal.

SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE AND NOTES	SPACING
	96	Prunus laurocerasus 'Mount Vernon' / Mount Vernon English Laurel	1 gal	48" o.c.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	716	Arctostaphylos uva-ursi `Massachusetts` / Massachusetts Kinnikinnick	1 Gal.	30" o.c.
	391	Ceanothus gloriosus / Point Reyes Ceanothus	1 Gal.	48" o.c.
	1,583	Pachysandra terminalis 'Green Carpet' / Green Carpet Japanese Pachysandra	1 Gal.	12" o.c.
	331	Rubus pentalobus `Emerald Carpet` / Emerald Carpet Creeping Raspberry	1 Gal.	48" o.c.
	25,818 sf	ProTime 301 Water Smarter Fescue	Seed or Sod	

Key Map:



Legend:

EXISTING TREES TO REMAIN, SEE TREE PROTECTION PLAN SHEET L10

STORMWATER FACILITIES

LANDSCAPE BOULDERS

Multifamily Landscape Requirements

PHASE 1 SITE AREA SQUARE FOOTAGE (SF): 273,332 SF
(AFTER ROW DEDICATION ALONG CENTER STREET)
1 TREE PER 2000 SF GROSS AREA = 137 TREES
PROPOSED = 147 (INCLUDES STORMWATER FACILITY AND
4 EXISTING NON-STREET TREES)

OPEN SPACE REQUIRED: 30% MINIMUM (82,000 SF)
OPEN SPACE PROVIDED: 31% (82,287 SF) INCLUDING LAWN AND
LARGE PLANTER AREAS, PLAYGROUND,
SPORTS COURT, PATIO, STORMWATER
(13,950 SF IMPROVED OPEN SPACE = 27,900 SF OPEN SPACE)

BUILDING PERIMETER: 1 TREE (10 UNITS) PER 60 LF OF BUILDING
WALL (WITHIN 25' OF BUILDING)
1 SHRUB (1 PLANT UNIT) PER 15 LF
2 PLANT UNITS AT ENTRY WAYS

PARKING: 1 CANOPY TREE PER 50 FEET OF PARKING PERIMETER
(WITHIN 10' OF PARKING PERIMETER)

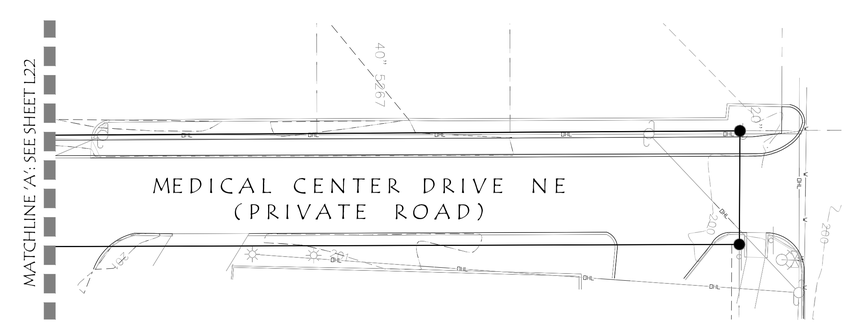
General Notes:

1. DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN, AREA CALCULATIONS AND COMMON AREAS.
3. SEE CIVIL DRAWINGS FOR GRADING PLAN AND STORMWATER INFORMATION.
4. PLANTS TO BE SIZED ACCORDING TO CITY OF SALEM REQUIREMENTS FOR GENERAL PLANTING PLAN AND STORMWATER FACILITIES.
5. STORMWATER FACILITY PLANTINGS TO FOLLOW CITY OF SALEM STORMWATER PLATING REQUIREMENTS. PLANTS TO BE SELECTED FROM APPROVED PLANT LIST.
6. CHILDREN'S PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT TO BE SELECTED.
7. STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST.
8. PRELIMINARY PLANT SCHEDULE SEE THIS SHEET.
9. LANDSCAPE TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC SYSTEM DESIGNED BY THE LANDSCAPE ARCHITECT.

Stormwater Planter Planting Requirements

FACILITY NUMBER	FACILITY SF	TREATMENT SF	TREES	SMALL TREES/ LARGE SHRUBS	SMALL SHRUBS	GROUND COVERS
TBD	TBD	TBD	TBD	TBD	TBD	TBD

Requirements per 100 SF
1 Tree -OR-
4 Large Shrubs -OR-
6 Small Shrubs
Grasses, Herbs and Ground Cover for complete coverage
2" Pea Gravel Zone 1



SCALE: 1" = 20'-0"
0' 10' 20' 40'
SCALE

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

PRELIMINARY

POLYPHON
ARCHITECTURE & DESIGN, LLC
polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

Laurus Designs, LLC
1012 Pine Street
Silverton, Oregon
503.784.6494

SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

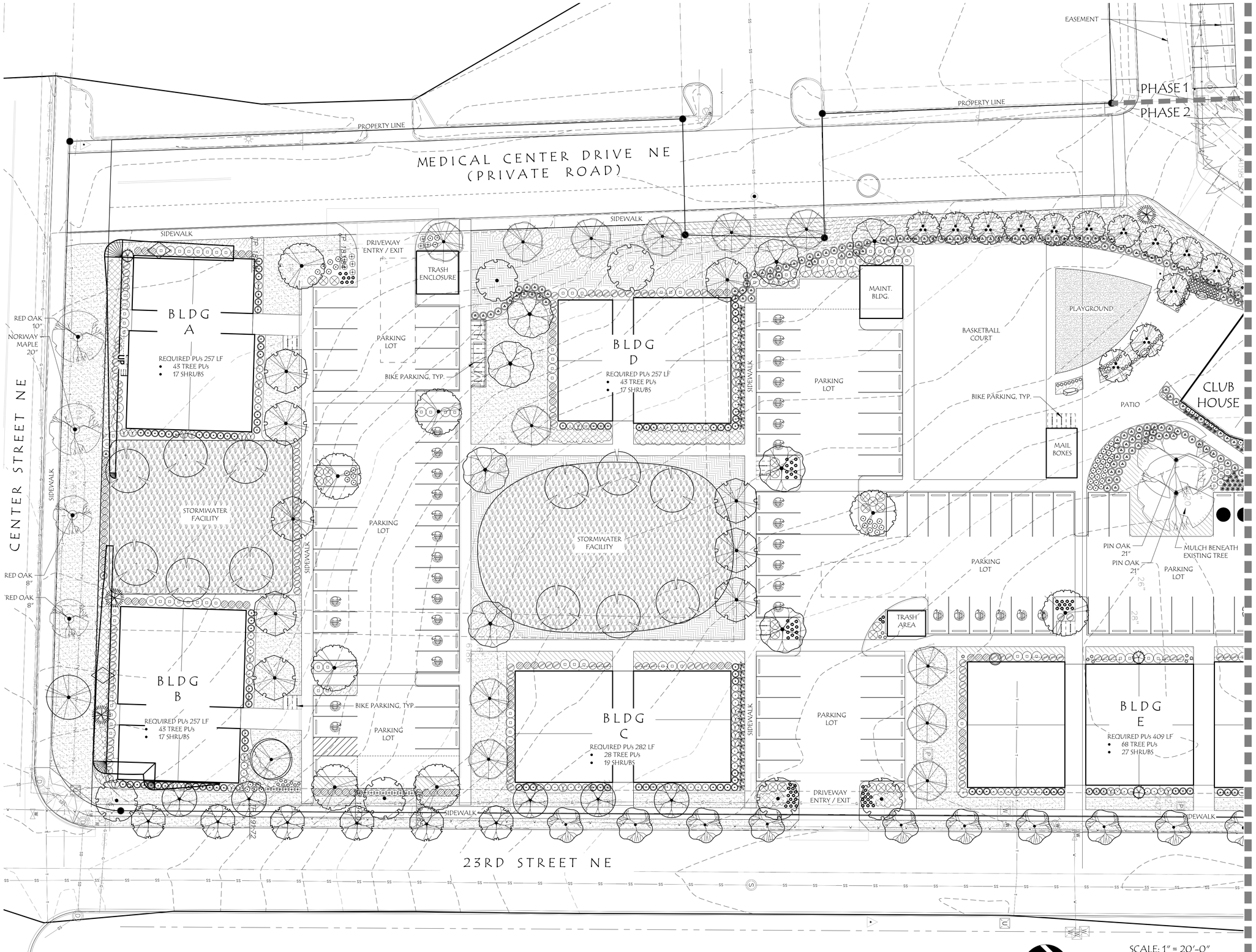
ISSUE DATES:

JOB # : 1580R/1583R
STATUS : LUR
PRINTED : 3/15/2024

PRELIMINARY PLANTING PLAN AND SCHEDULE

L20

ORIGINAL SHEET SIZE : 22"x34"

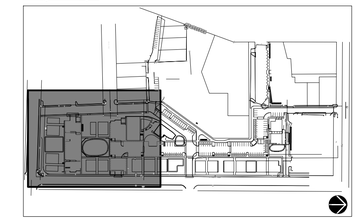


SCALE: 1" = 20'-0"

0' 10' 20' 40'

SCALE

Key Map:



Legend:

EXISTING TREES TO REMAIN, SEE TREE PROTECTION PLAN SHEET L10

STORMWATER FACILITIES

LANDSCAPE BOULDERS

General Notes:

1. DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN, AREA CALCULATIONS AND COMMON AREAS.
3. SEE CIVIL DRAWINGS FOR GRADING PLAN AND STORMWATER INFORMATION.
4. PLANTS TO BE SIZED ACCORDING TO CITY OF SALEM REQUIREMENTS FOR GENERAL PLANTING PLAN AND STORMWATER FACILITIES.
5. STORMWATER FACILITY PLANTINGS TO FOLLOW CITY OF SALEM STORMWATER PLATING REQUIREMENTS. PLANTS TO BE SELECTED FROM APPROVED PLANT LIST.
6. CHILDREN'S PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT TO BE SELECTED.
7. STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST.
8. PRELIMINARY PLANT SCHEDULE SEE SHEET L20.
9. LANDSCAPE TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC SYSTEM DESIGNED BY THE LANDSCAPE ARCHITECT.

polyphon
ARCHITECTURE & DESIGN, LLC
polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

Laurus Designs, LLC
1012 Pine Street
Silverton, Oregon
503.784.6494

SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

ISSUE DATES:

JOB # : 1580R/1583R
STATUS : LUR
PRINTED : 3/15/2024

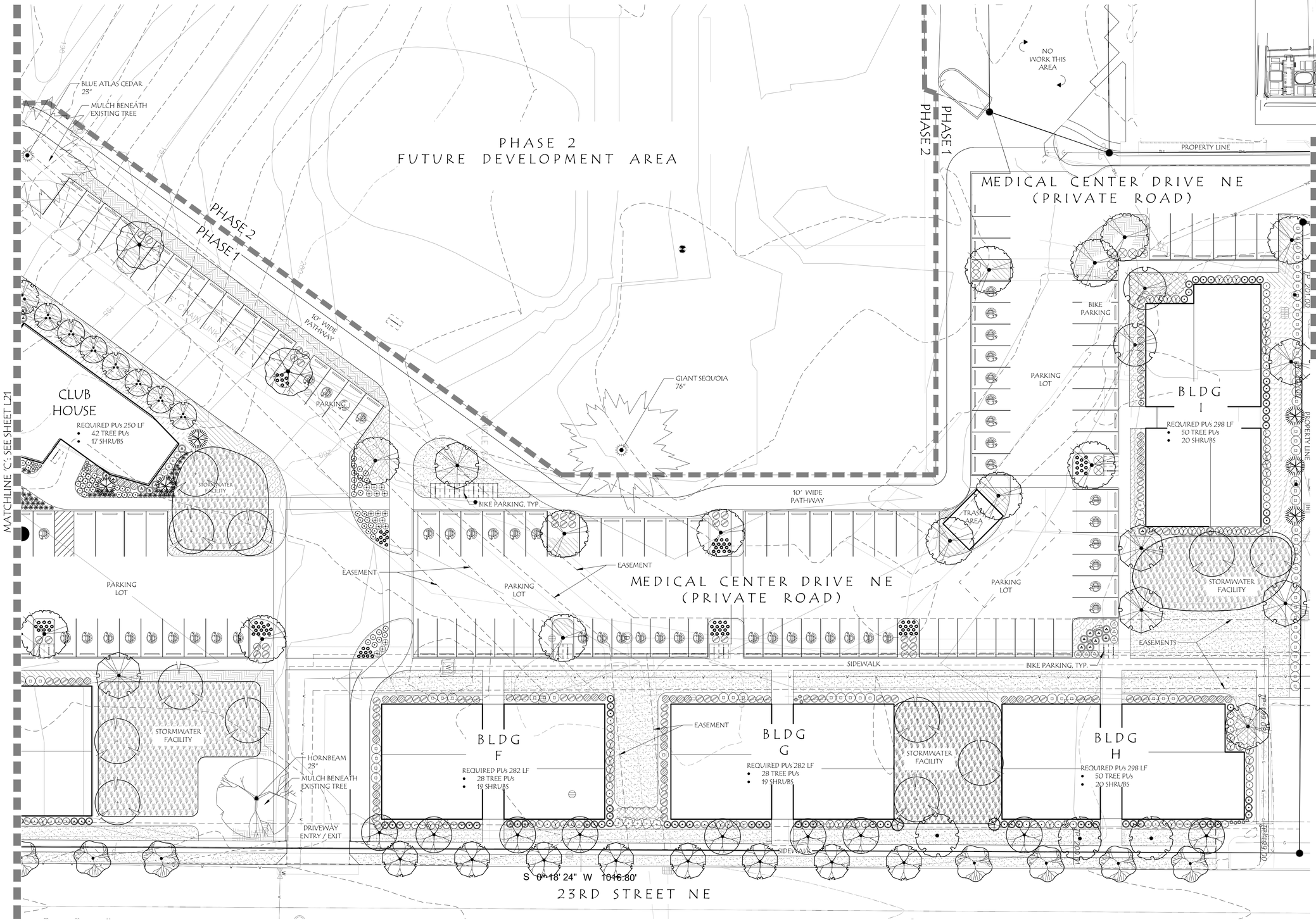
REGISTERED 643 LANDSCAPE ARCHITECT OREGON LAURA A. ANTONSON 11/16/2007

PRELIMINARY

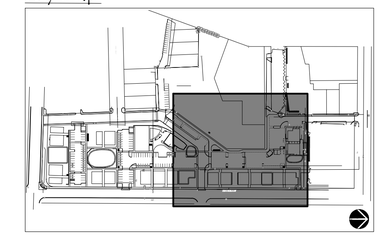
PRELIMINARY PLANTING PLAN

L21

ORIGINAL SHEET SIZE : 22"x34"



Key Map:



Legend:

- EXISTING TREES TO REMAIN, SEE TREE PROTECTION PLAN SHEET L10
- STORMWATER FACILITIES
- LANDSCAPE BOULDERS

General Notes:

1. DRAWINGS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN, AREA CALCULATIONS AND COMMON AREAS.
3. SEE CIVIL DRAWINGS FOR GRADING PLAN AND STORMWATER INFORMATION.
4. PLANTS TO BE SIZED ACCORDING TO CITY OF SALEM REQUIREMENTS FOR GENERAL PLANTING PLAN AND STORMWATER FACILITIES.
5. STORMWATER FACILITY PLANTINGS TO FOLLOW CITY OF SALEM STORMWATER PLATING REQUIREMENTS. PLANTS TO BE SELECTED FROM APPROVED PLANT LIST.
6. CHILDREN'S PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARD AND GUIDELINES. PLAY EQUIPMENT TO BE SELECTED.
7. STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST.
8. PRELIMINARY PLANT SCHEDULE SEE SHEET L20.
9. LANDSCAPE TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC SYSTEM DESIGNED BY THE LANDSCAPE ARCHITECT.

SCALE: 1" = 20'-0"

0' 10' 20' 40'

SCALE

polyphon
ARCHITECTURE & DESIGN, LLC
polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

Laurus Designs, LLC
1012 Pine Street
Silverton, Oregon
503.784.6494

SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

ISSUE DATES:

JOB # : 1580R/1583R
STATUS : LUR
PRINTED : 3/15/2024

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

PRELIMINARY PLANTING PLAN

L22

ORIGINAL SHEET SIZE : 22"x34"

DRAWING INDEX

CIVIL

C10	EXISTING CONDITIONS PLAN
C11	EXISTING CONDITIONS PLAN
C12	EXISTING CONDITIONS PLAN
C20	GRADING PLAN
C21	GRADING PLAN
C22	GRADING PLAN
C30	UTILITY PLAN
C31	UTILITY PLAN
C32	UTILITY PLAN

LANDSCAPE

L10	TREE PROTECTION & REMOVAL PLAN
L11	TREE PROTECTION & REMOVAL PLAN
L20	PRELIMINARY PLANTING PLAN
L21	PRELIMINARY PLANTING PLAN
L22	PRELIMINARY PLANTING PLAN
L23	PRELIMINARY PLANTING PLAN

ARCHITECTURE

.A10	SITE PLAN
.A11	SITE PLAN
.A20	COMMUNITY BLDG PLANS
.A22	FLOOR PLANS - BUILDING TYPE 1 & 2
.A23	FLOOR PLANS - BUILDING TYPE 3 & 4
.A30	ELEVATIONS - COMMUNITY BUILDING
.A31	ELEVATIONS - BLDG TYPE 1
.A32	ELEVATIONS - BLDG TYPE 2
.A33	ELEVATIONS - BLDG TYPE 3
.A34	ELEVATIONS - BLDG TYPE 4
.A40	ACCESSORY STRUCTURES
.A41	ACCESSORY STRUCTURES
.A60	STAIR SECTIONS & DETAILS

PROJECT TEAM

OWNER / DEVELOPER
TIM LAWLER
GREEN LIGHT DEVELOPMENT
3462 NE SANDY BLVD.
PORTLAND, OR 97232
CELL : 503.528.6129
GREENLIGHTHOUSING.COM

HOME FIRST DEVELOPMENT
4351 SE HAWTHORNE BLVD.
PORTLAND, OR 97215
360.530.9914
HFDPARTNERS.COM

ARBORIST
MORGAN HOLEN
MORGAN HOLEN & ASSOCIATES
3 MONROE PARKWAY, SUITE P220
LAKE OSWEGO, OR 97035
971.409.9354
MORGAN.HOLEN@COMCAST.NET

ARCHITECT
SCHUYLER SMITH
POLYPHON ARCHITECTURE & DESIGN, LLC.
4103 NE TILLAMOOK STREET
PORTLAND, OR 97212
503.327.8679
POLYPHON.COM

CIVIL
KRISTIAN MCCOMBS, PE
HUMBER DESIGN GROUP, INC.
D: 503.946.5358 | O: 503.946.6690
110 SE MAIN STREET, SUITE 200, PORTLAND, OR 97214
HDGPDX.COM

CONTRACTOR
CALEB BEAUDIN
BEAUDIN CONSTRUCTION
PO BOX 2768
OREGON CITY, OR 97045
971.271.0375
CBEAUDIN@CONSTRUCTIVENW.COM
CCB# 213796

ENVIRONMENTAL
ANDREW S. BLAKE, RG, LG
SUCCEED ENVIRONMENTAL CONSULTING, LLC.
1631 NE BROADWAY #211
PORTLAND, OR 97232
971.371.0404
SUCCEED-ENV.COM

GEOTECH
JULIO C. VELA, PHD, PE, GE
GEOENGINEERS, INC.
333 HIGH STREET NE, SUITE 102
SALEM, OR 97301
971.304.3078

LANDSCAPE
LAURA A. ANTONSON, RLA, ASLA
LAURUS DESIGNS, LLC.
1012 PINE STREET
SILVERTON, OR 97381
503.784.6494
LAURA@LAURUSDESIGNS.COM

LAND USE CONSULTANT
STEVE KAY
CASCADIA PLANNING + DEVELOPMENT SERVICES
503.804.1089
STEVE@CASCADIAPD.COM
CASCADIAPD.COM

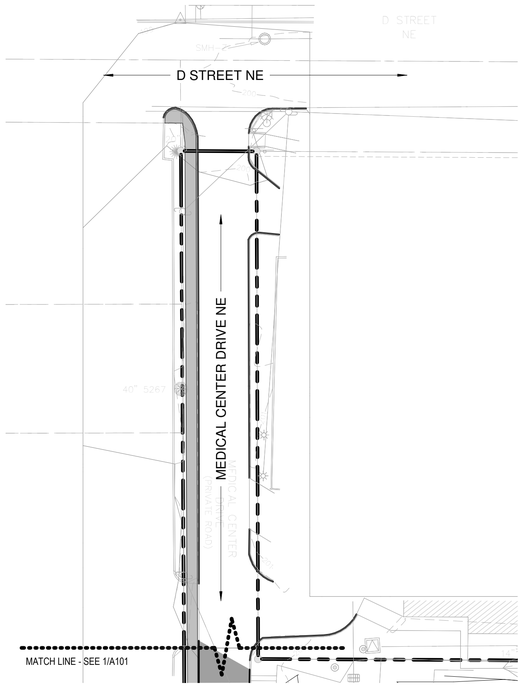
STRUCTURAL
GABY MASSAAD PE, SE
MASSAAD ENGINEERING GROUP, LLC.
6775 SW 111TH AVENUE
BEAVERTON, OR 97008
503.486.5387
MGROUPENGINEERING.COM

SURVEY
RICHARD H. KENNEDY
ASC SURVEYING, LLC.
8427 SW DAKOTA DRIVE
TUALATIN, OR 97062
971.224.5471

SALEM APARTMENTS

LAND-USE REVIEW SET
03/08/24

POLYPHON
ARCHITECTURE & DESIGN, LLC | polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

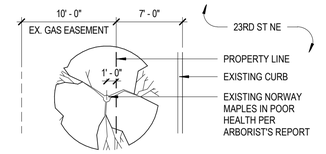


.A10 2 PROPOSED SITE PLAN - NORTH

SCALE: 1" = 30'-0"

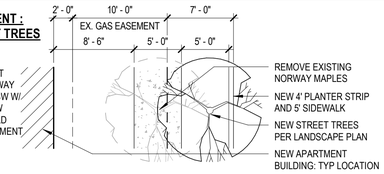
EXISTING CONDITION

THE CURRENT PED. ROW AREA ALONG 23RD ST NE HAS A CONCRETE CURB, GRASS AREA, AND SEVERAL INVASIVE NORWAY MAPLES IN FAIR TO POOR CONDITION W/ EXTENSIVE SURFACE ROOTS WITH DAMAGE FROM MOWING



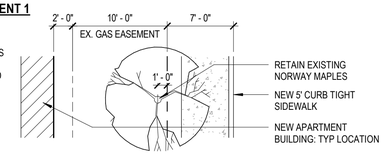
PROPOSED ALIGNMENT : REMOVE EX. STREET TREES

THE PROPOSED ALIGNMENT WOULD REMOVE THE NORWAY MAPLES AND INSTALL A 5' SW W/ A 4' PLANTER STRIP W/ NEW STREET TREES. THIS WOULD REQUIRE AN ACCESS EASEMENT



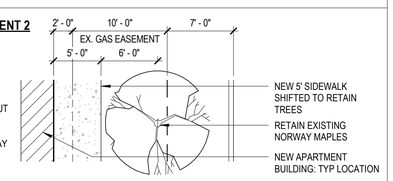
ALTERNATE ALIGNMENT 1

THIS ALIGNMENT IS PROBLEMATIC AND IT DOES NOT PROVIDE A BUFFER BETWEEN THE STREET AND SIDEWALK, AND WOULD MOST LIKELY DAMAGE THE EXISTING TREES DUE TO THE EXTENSIVE SURFACE ROOTS.



ALTERNATE ALIGNMENT 2

THIS ALIGNMENT WOULD ALSO TRY TO RETAIN THE EXISTING STREET TREES BUT MOVE THE SIDEWALK FURTHER ONTO PRIVATE PROPERTY. THIS WOULD PUT THE SIDEWALK RIGHT UP AGAINST GROUND FLOOR RESIDENCES, AND STILL MAY NOT PROPERLY AVOID SURFACE ROOTS



.A10 3 ALTERNATE SIDEWALK CONFIGURATIONS

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

PARKING SPACE WITH LEVEL 2 EV CHARGING INSTALLED *(VIA FLO-CORE+ DUAL PORT EV CHARGER)*

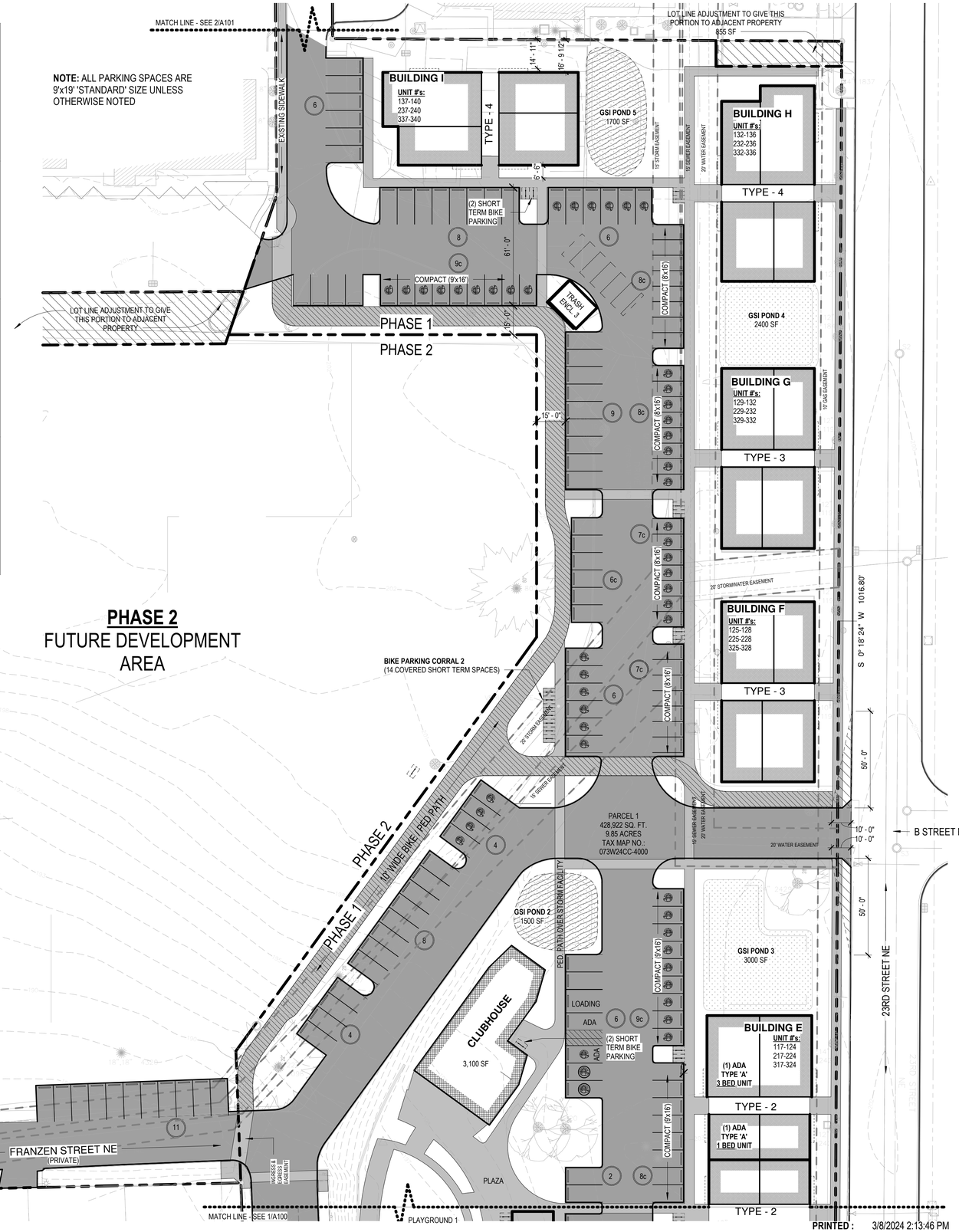
PARKING SPACE WITH LEVEL 2 EV CHARGING CAPACITY

X NUMBER OF PARKING SPACES IN A ROW

LU SITE PLAN LEGEND

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

NOTE: ALL PARKING SPACES ARE 9'x19' 'STANDARD' SIZE UNLESS OTHERWISE NOTED



PHASE 2
FUTURE DEVELOPMENT AREA

.A10 1 PROPOSED SITE PLAN - MIDDLE SECTION

SCALE: 1" = 30'-0"

POLYPHON
ARCHITECTURE & DESIGN, LLC
polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

SITE PLAN

.A10

ORIGINAL SHEET SIZE : 22"x34"

PRINTED : 3/8/2024 2:13:46 PM

MU-I CODE REQUIREMENTS	PROPOSED
BUILDINGS (1) MAXIMUM 10-FT SETBACK APPLIES IF THE SETBACK IS USED FOR PED AMENITIES. B) FOR DOUBLE FRONTAGE LOTS, THE SETBACK ABUTTING A STREET SHALL ONLY APPLY TO THE STREET W/ THE HIGHEST STREET CLASSIFICATION OR WHERE BOTH HAVE THE SAME CLASSIFICATION, THE STREET DESIGNATED BY THE APPLICANT. NO MIN OR MAX IS REQ ABUTTING THE OTHER STREET	**ADJUSTEMENT REQUESTED**
HEIGHT MAX 65' MIN 20' MAY PROVIDE A FALSE FRONT, PROMINENT ENTRY, CUPOLA, OR REVERSE SHED TO MEET THIS REQUIREMENT.	**MET** BLDG 1 (COMMON) >20' BLDGS 2-18 (RES) <65' ACCESS. STRUC. = EXEMPT
BUILDING FRONTAGE MIN 75% FOR CORNER LOTS, THIS STANDARD MUST BE MET ON THE FRONTAGE OF THE STREET W/ THE HIGHEST CLASSIFICATION. THE INTERSECTING STREET HAS A 40% MIN STANDARD	CENTER = 60% (149'/248'): **ADJUSTMENT REQUESTED** 23RD = 56% (1030'/580') : **MET**
533-6 PED ORIENTED DESIGN GROUND FLOOR HEIGHT ON PRIMARY STREETS 14 FT MIN. (FLOOR TO CEILING) SEPARATION OF GROUND FLOOR USES FOR RES USE VERTICAL OR HORIZ SEPARATION IS REQ FROM PUBLIC ROW VERTICAL DISTANCE MIN 1.5' MAX 3' HORIZONTAL DIST MIN 5' MAX 10' SHALL TAKE THE FORM OF LANDSCAPED AREA OR PLAZA	**ADJUSTEMENT REQUESTED** **ADJUSTEMENT REQUESTED**
BUILDING FACADE ARTICULATION (2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP. A) BASE: GROUND FLOOR FACADES: 1. CHANGE IN MATERIALS 2. CHANGE IN COLOR 3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE B) MIDDLE; INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE FOLLOWING 1. RECESSES OF A MIN DEPTH OF 2' 2. EXTENSIONS OF A MIN DEPTH OF 2' 3. VERTICALY-ORIENTED WINDOWS 4. PILASTERS C) TOP 1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE 2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL 3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3' HIGH 4. A ROOF OVERHANG A MIN OF 8" DEEP	**MET** 1,2, & 3 PROVIDED **MET** 2 & 3 PROVIDED **MET** 4 PROVIDED
GROUND FLOOR WINDOWS (APPLIES TO PRIMARY STREETS) MIN 65% ONLY TRANSPARENT WINDOWS COUNT	**ADJUSTEMENT REQUESTED**
BUILDING ENTRANCES (APPLIES TO PRIMARY STREETS) 2) FOR RESIDENTIAL USES ON GROUND FLOOR, A PRIMARY BLDG ENTRANCE FOR EACH BLDG FACADE FACING A PRIMARY STREET SHALL BE LOCATED ON THE PRIMARY STREET. 3) BLDG ENTRANCES SHALL INCLUDE WEATHER PROTECTION	**MET** CENTRAL OUTDOOR ENTRY AREA W/ AWNING AT ENTRY
WEATHER PROTECTION (APPLIES TO GROUND FLOORS ADJACENT TO STREET) MIN 75% 1) AWNINGS OR CANOPIES 2) MIN CLEARANCE OF 8' ABOVE GROUND SURFACE. MAY ENCROACH INTO PUBLIC ROW.	**ADJUSTEMENT REQUESTED**
PARKING BEHIND OR BESIDE STRUCTURES, NOT BETWEEN STRUCTURE AND STREET	**MET**
MECH EQUIPMENT 1) GROUND LEVEL EQUIPMENT SHALL BE SCREENED W/ LANDSCAPING OR SITE OBSCURING FENCE OR WALL; LOCATED BEHIND OR BESIDE BLDGS 2)ROOF TOP EQUIP (OTHER THAN SOLAR) SHALL BE SET BACK OR SCREENED SO AS NOT TO BE VISIBLE TO A PERSON STANDING AT GROUND LEVEL 60' AWAY.	**MET** PTAC UNITS WILL BE USED THROUGHOUT THE PROJECT

A11
2 ZONING INFO
SCALE: 1" = 50'-0"

PARKING SPACE WITH LEVEL 2 EV CHARGING INSTALLED
(VIA FLO-CORE+ DUAL PORT EV CHARGER)

PARKING SPACE WITH LEVEL 2 EV CHARGING CAPACITY

X NUMBER OF PARKING SPACES IN A ROW

LU SITE PLAN LEGEND
SCALE: 1/8" = 1'-0"

PROJECT INFO:
891 23RD ST NE
TAX ID: 527113 (4000)
SIZE 9.85 ACRES
ZONE: MU-I

LOT AREA SUMMARY

ORIGINAL LOT AREA : 9.85 ACRES (428,907.74 SQ. FT.)

LOT LINE ADJUSTMENT @ NW CORNER OF LOT: 0.16 ACRES (6,805.43 SQ. FT.)
ASSUMED 10' PROPERTY DEDICATION ON SOUTH LOT LINE : 0.11 ACRES(5007.54 SQ. FT.)

PHASE I : 6.27 ACRES (273,332 SQ. FT.)
PHASE II : 3.3 ACRES (143,763 SQ. FT.) (NOT PART OF THIS SUBMISSION)

UNIT AND PARKING SUMMARY

x6	4 BED/2 BA
x54	3 BED/1.5BA
x30	2 BED/1.0BA
x30	1 BED/1.0BA
120	**TOTAL UNITS**

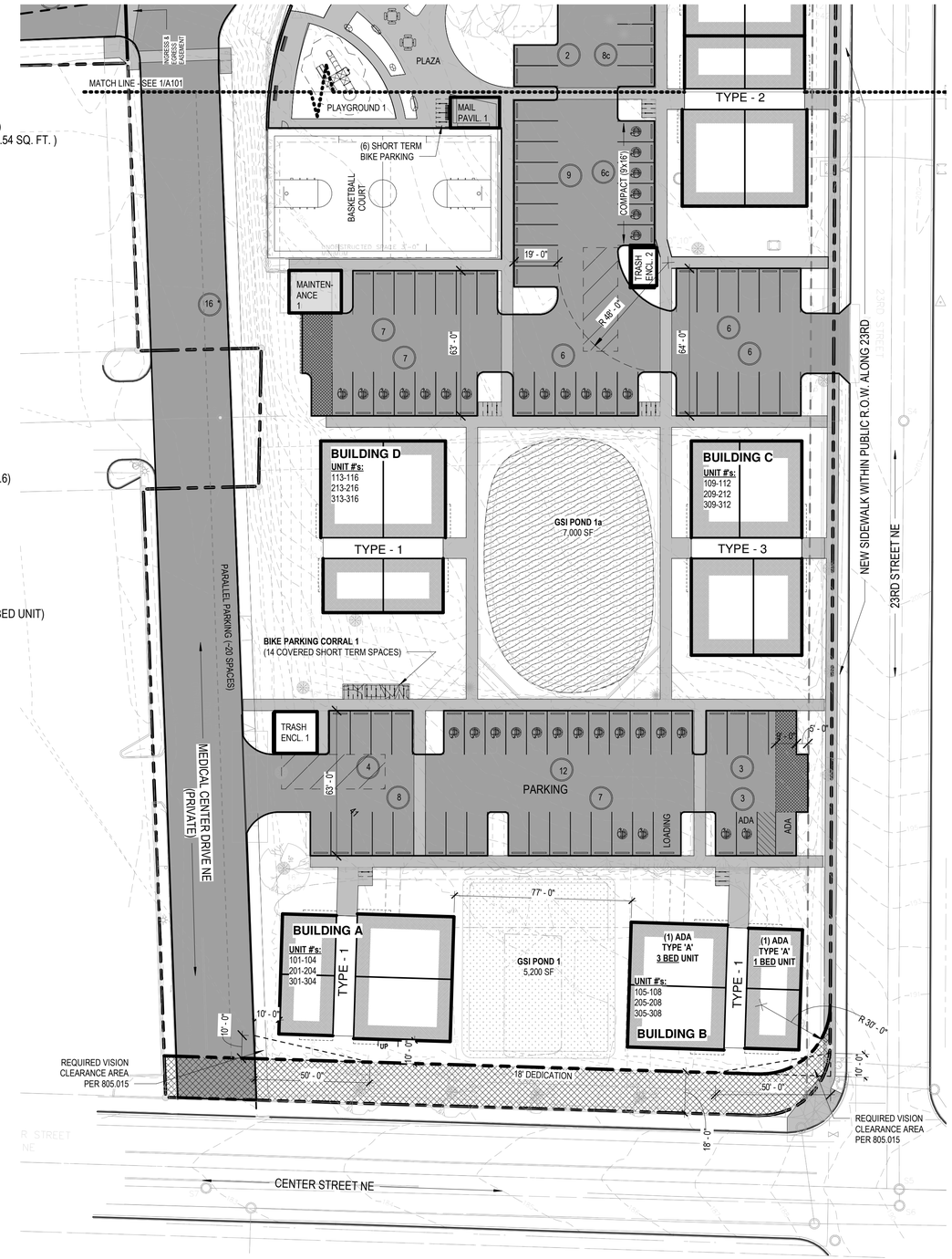
PARKING : **211** TOTAL PARKING SPACES (1.7 PER UNIT)*
149 STANDARD (INCLUDES 4 ADA SPACES AND 2 LOADING SPACES)
62 COMPACT
*DOES NOT INCLUDE THE EXISTING PARALLEL PARKING ALONG MEDICAL CENTER DRIVE NE

EV PARKING

TOTAL PARKING:	**209 SPACES**
EV ENABLED PARKING REQ:	**84 SPACES MIN** (209x0.40=83.6)
EV ENABLED PARKING PROVIDED:	**83 SPACES**

BIKE PARKING SUMMARY

REQUIRED RATIO:	1 SPACE /UNIT
NUMBER OF UNITS:	120
REQUIRED NO. OF SPACES:	120
TOTAL SPACES PROVIDED:	**120**
LT PARKING PROVIDED IN UNIT:	24 SPACES (1 PER 1-BED UNIT)
ST PARKING PROVIDED AT BLDGS (6/12 UNITS)	60
ST PARKING AT COMMON AREAS:	8
ST COVERED BIKE PARKING CORRAL SPACES:	28
BIKE PARKING 1: 14	
BIKE PARKING 2: 14	



A11
1 PROPOSED SITE PLAN - SOUTH SECTION
SCALE: 1" = 30'-0"

POLYPHON
ARCHITECTURE & DESIGN, LLC
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

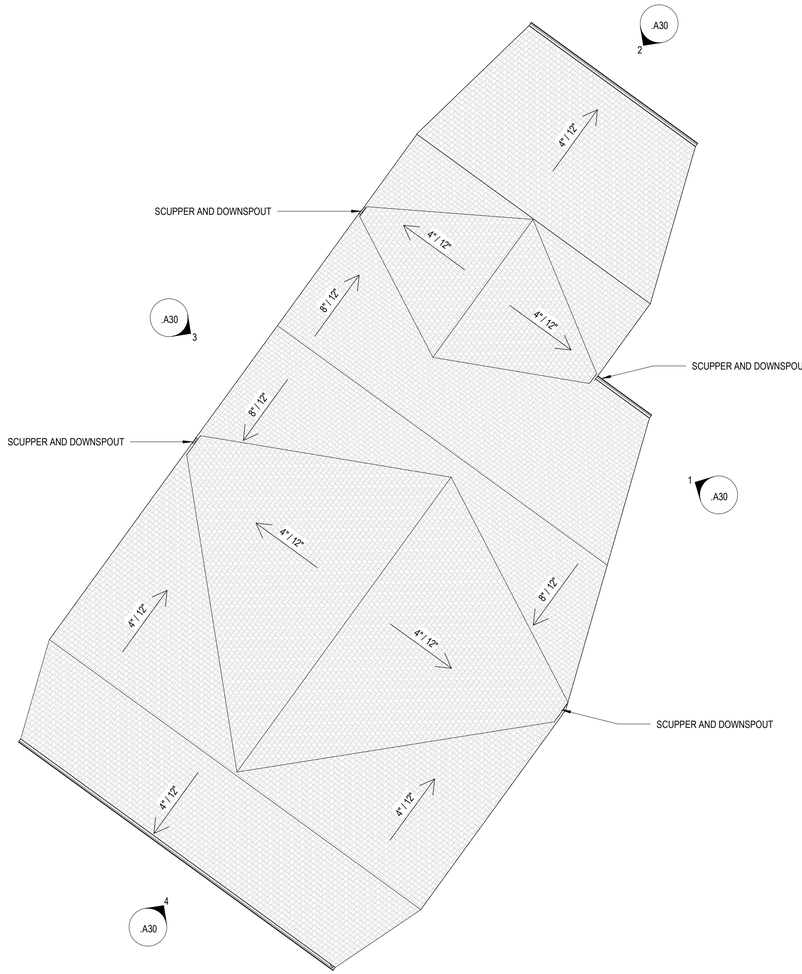
SALEM APARTMENTS
891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

SITE PLAN

.A11
ORIGINAL SHEET SIZE : 22"x34"

PRINTED : 3/8/2024 2:13:50 PM



A20 2 COMMUNITY BUILDING - ROOF PLAN

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

A20 1 COMMUNITY BUILDING - FLOOR PLAN

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

polyphon
ARCHITECTURE & DESIGN, LLC polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

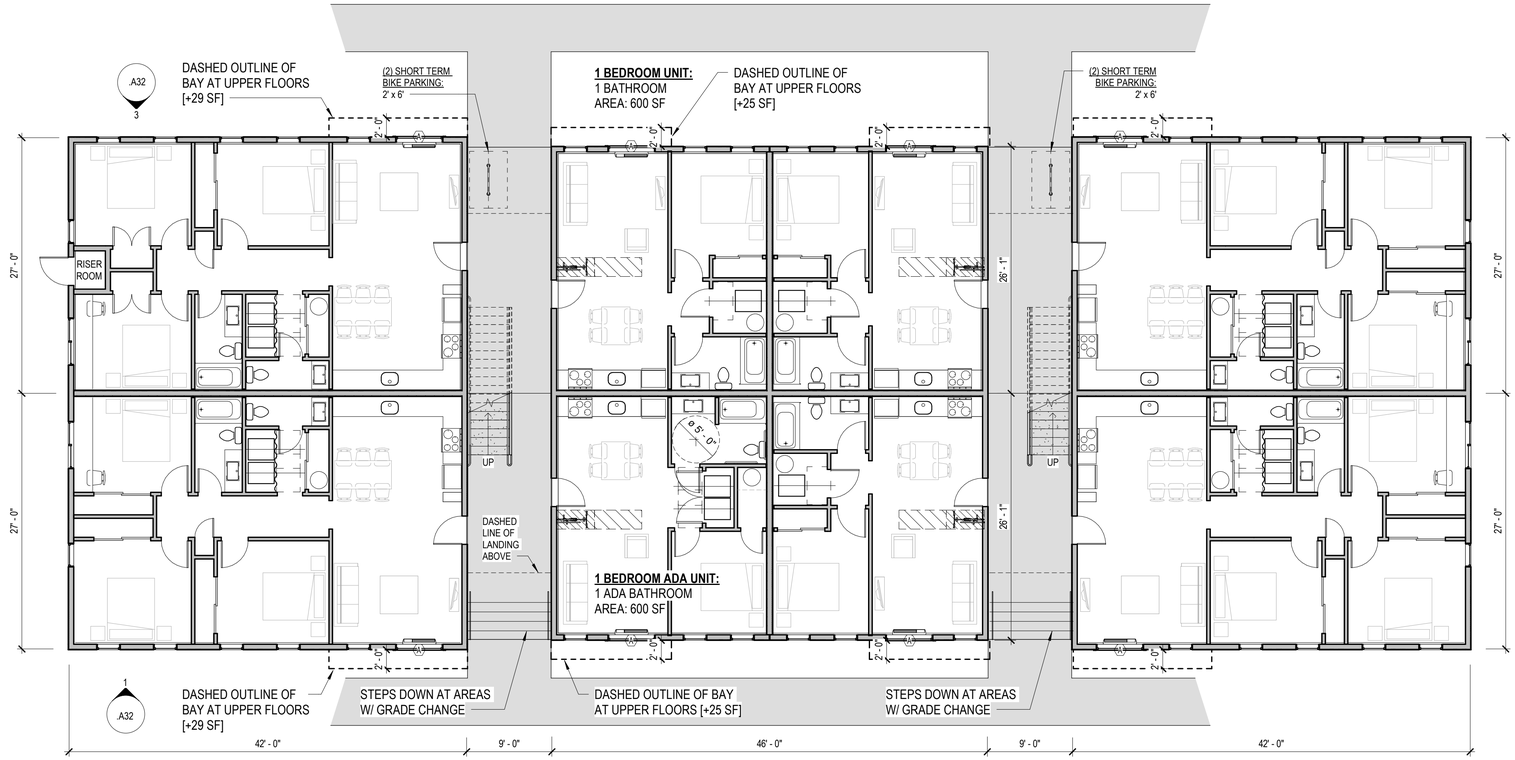
CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

COMMUNITY BLDG PLANS

.A20

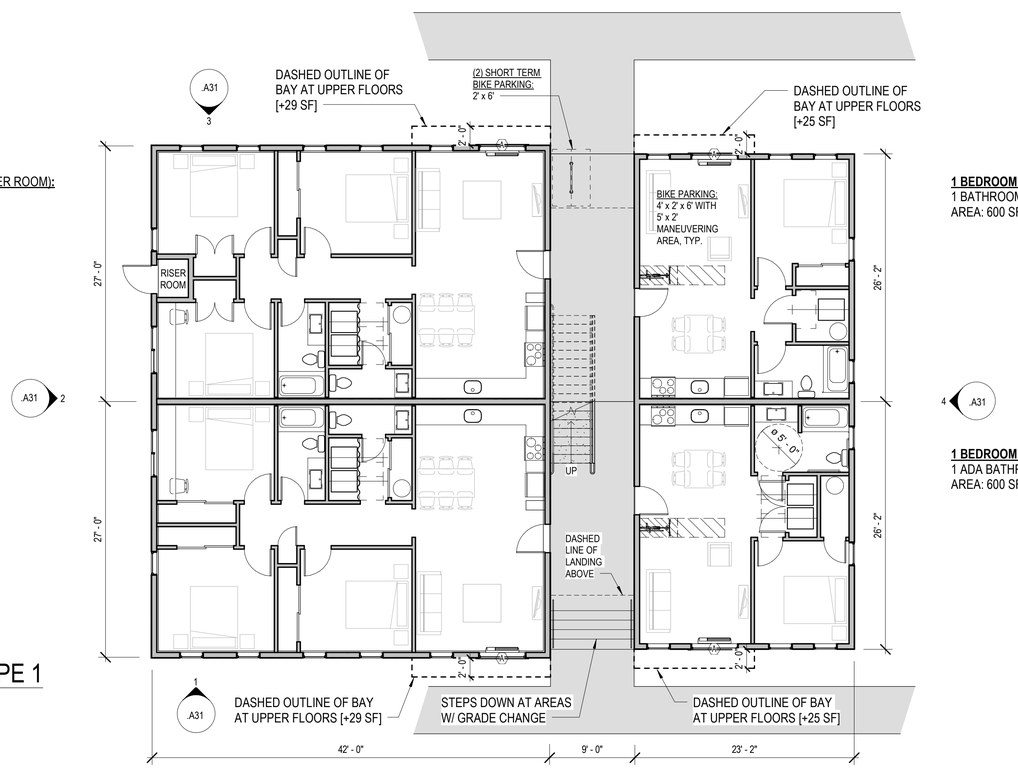
ORIGINAL SHEET SIZE : 22"x34"

PRINTED : 3/8/2024 2:13:53 PM



.A22 1 GROUND FLOOR - BLDG TYPE 2

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



.A22 2 GROUND FLOOR - BLDG TYPE 1

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

BUILDING TYPE 1

QUANTITY OF TYPE 1 BUILDINGS : **1**

# OF 1 BED, 1 BATH UNITS PER BLDG :	6	(**602 SF / UNIT** 1ST FL; **628 SF / UNIT** 2ND & 3RD FL)
# OF 3 BED, 1.5 BATH UNITS PER BLDG :	5	(**1,134 SF / UNIT** 1ST FL; **1,163 SF / UNIT** 2ND & 3RD FL)
# OF 3 BED, 1.5 BATH UNITS @ RISER RM :	1	(**1,118 SF** @ 1ST FLOOR FIRE SPRINKLER RISER ROOM)

	TOTAL UNIT AREA (PER FLOOR)	EXT. COVERED BREEZEWAY (PER FLOOR)	TOTAL AREA (PER FLOOR)
FIRST FLOOR	(3,472 SF)	(335 SF)	(3,807 SF)
SECOND FLOOR	(3,582 SF)	(335 SF)	(3,917 SF)
THIRD FLOOR	(3,582 SF)	(335 SF)	(3,917 SF)
TOTALS	**10,636 SF**	**1,005 SF**	**11,641 SF**

BUILDING TYPE 2

QUANTITY OF TYPE 2 BUILDINGS : **2**

# OF 1 BED, 1 BATH UNITS PER BLDG :	12	(**602 SF / UNIT** 1ST FL; **628 SF / UNIT** 2ND & 3RD FL)
# OF 3 BED, 1.5 BATH UNITS PER BLDG :	11	(**1,134 SF / UNIT** 1ST FL; **1,163 SF / UNIT** 2ND & 3RD FL)
# OF 3 BED, 1.5 BATH UNITS @ RISER RM :	1	(**1,118 SF** @ 1ST FLOOR FIRE SPRINKLER RISER ROOM)

	TOTAL UNIT AREA (PER FLOOR)	EXT. COVERED BREEZEWAY (PER FLOOR)	TOTAL AREA (PER FLOOR)
FIRST FLOOR	(6,944 SF)	(670 SF)	(7,614 SF)
SECOND FLOOR	(7,164 SF)	(670 SF)	(7,834 SF)
THIRD FLOOR	(7,164 SF)	(670 SF)	(7,834 SF)
TOTALS	**21,272 SF**	**2,010 SF**	**23,282 SF**

BUILDING TYPE 3

QUANTITY OF TYPE 3 BUILDINGS : **3**

# OF 2 BED, 1 BATH UNITS PER BLDG :	6	(**882 SF / UNIT** 1ST FL; **911 SF / UNIT** 2ND & 3RD FL)
# OF 3 BED, 1.5 BATH UNITS PER BLDG :	5	(**1,134 SF / UNIT** 1ST FL; **1,163 SF / UNIT** 2ND & 3RD FL)
# OF 3 BED, 1.5 BATH UNITS @ RISER RM :	1	(**1,118 SF** @ 1ST FLOOR FIRE SPRINKLER RISER ROOM)

	TOTAL UNIT AREA (PER FLOOR)	EXT. COVERED BREEZEWAY (PER FLOOR)	TOTAL AREA (PER FLOOR)
FIRST FLOOR	(4,032 SF)	(309 SF)	(4,341 SF)
SECOND FLOOR	(4,148 SF)	(309 SF)	(4,457 SF)
THIRD FLOOR	(4,148 SF)	(309 SF)	(4,457 SF)
TOTALS	**12,328 SF**	**927 SF**	**13,255 SF**

BUILDING TYPE 4

QUANTITY OF TYPE 4 BUILDINGS : **2**

# OF 2 BED, 1 BATH UNITS PER BLDG :	6	(**882 SF / UNIT** 1ST FL; **911 SF / UNIT** 2ND & 3RD FL)
# OF 3 BED, 1.5 BATH UNITS PER BLDG :	2	(**1,134 SF / UNIT** 1ST FL; **1,163 SF / UNIT** 2ND & 3RD FL)
# OF 3 BED, 1.5 BATH UNITS @ RISER RM :	1	(**1,118 SF** @ 1ST FLOOR FIRE SPRINKLER RISER ROOM)
# OF 4 BED, 2 BATH UNITS PER BLDG :	3	(**1,351 SF / UNIT** 1ST FL; **1,380 SF / UNIT** 2ND & 3RD FL)

	TOTAL UNIT AREA (PER FLOOR)	EXT. COVERED BREEZEWAY (PER FLOOR)	TOTAL AREA (PER FLOOR)
FIRST FLOOR	(4,249 SF)	(309 SF)	(4,558 SF)
SECOND FLOOR	(4,365 SF)	(309 SF)	(4,674 SF)
THIRD FLOOR	(4,365 SF)	(309 SF)	(4,674 SF)
TOTALS	**12,979 SF**	**927 SF**	**13,906 SF**

ACCESSORY STRUCTURES

COMMUNITY BUILDING: 3,081 SF

BIKE PARKING STRUCTURES:
BIKE PARKING 1: 189 SF
BIKE PARKING 2: 189 SF
378 SF TOTAL

TRASH ENCLOSURES:
TRASH ENCL. 1: 324 SF
TRASH ENCL. 2: 194 SF
TRASH ENCL. 3: 330 SF
848 SF TOTAL

MAINTENANCE BUILDINGS:
MAINT. BLDG. 1: 426 SF
426 SF TOTAL

MAIL PAVILIONS:
MAIL PAVIL. 1: 334 SF
334 SF TOTAL

BUILDING AREA CALCS

SCALE: 12" = 1'-0"

PRINTED : 3/8/2024 2:13:56 PM

POLYPHON
ARCHITECTURE & DESIGN, LLC
polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

SALEM APARTMENTS

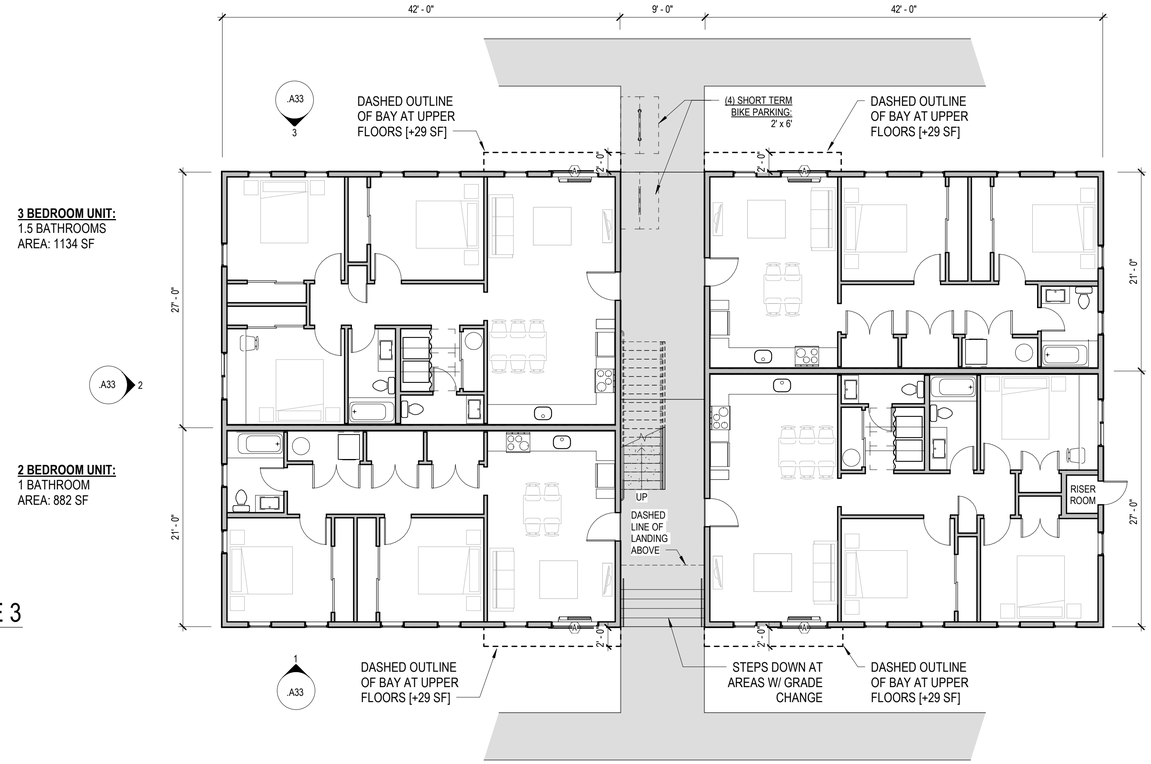
891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

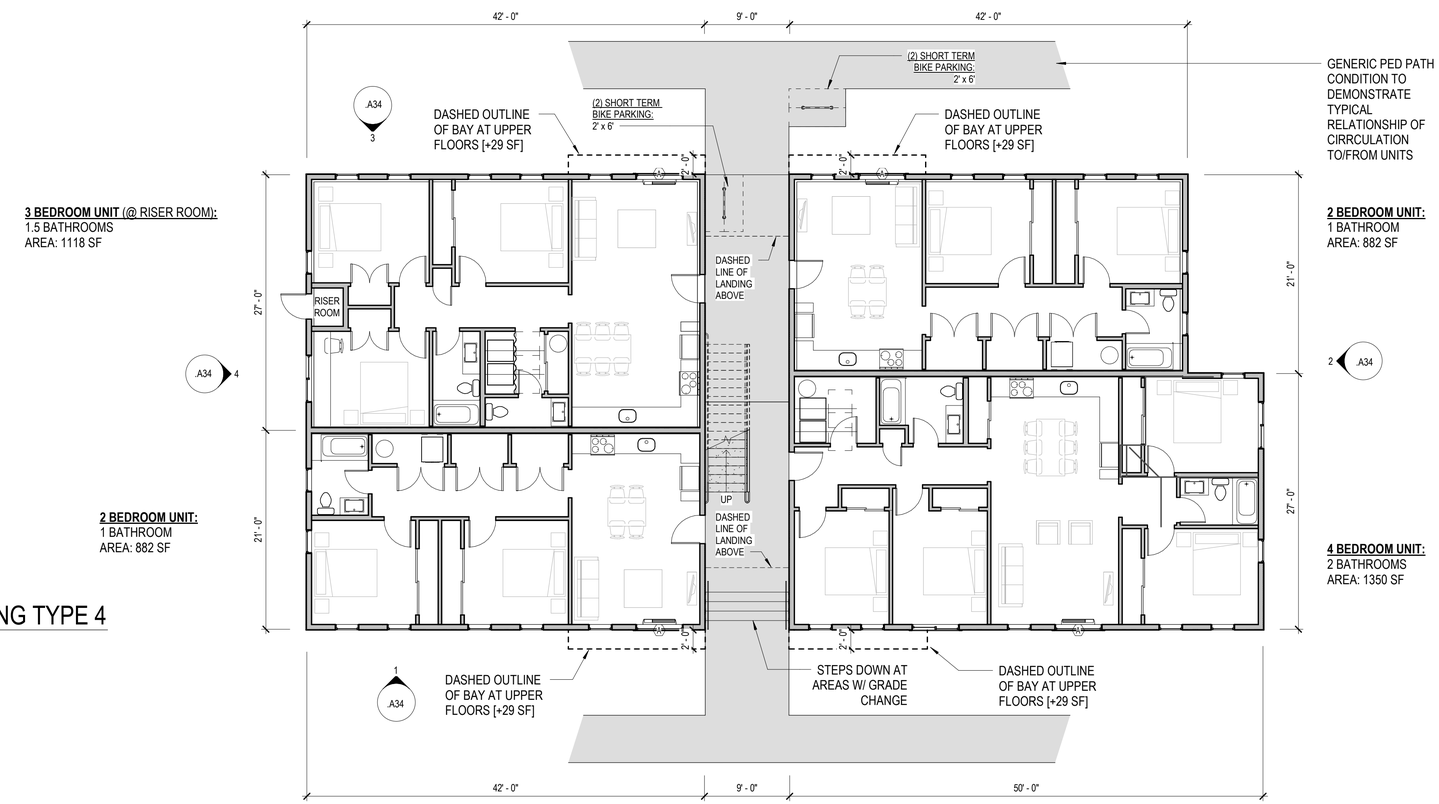
FLOOR PLANS - BUILDING TYPE 1 & 2

.A22

ORIGINAL SHEET SIZE : 22"x34"



A23
1 GROUND FLOOR - BUILDING TYPE 3
SCALE: 1/8" = 1'-0"



A23
2 GROUND FLOOR - BUILDING TYPE 4
SCALE: 1/8" = 1'-0"

polyphon
ARCHITECTURE & DESIGN, LLC | polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

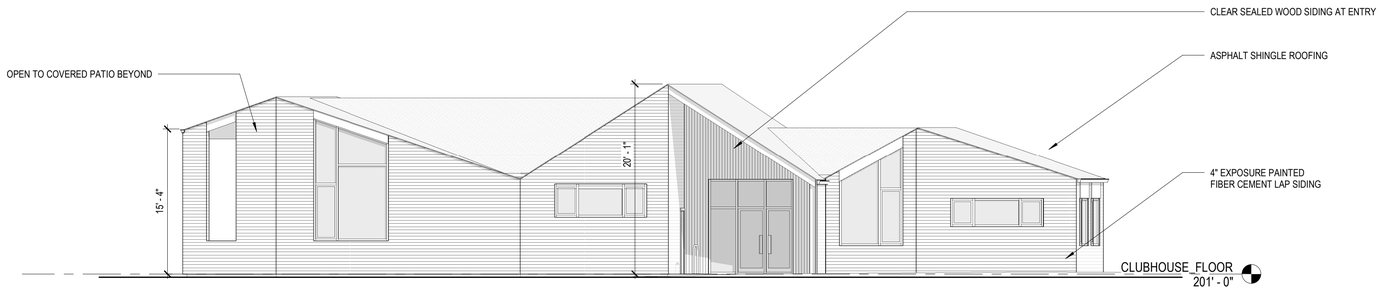
CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

FLOOR PLANS - BUILDING TYPE 3 & 4

.A23

ORIGINAL SHEET SIZE : 22"x34"

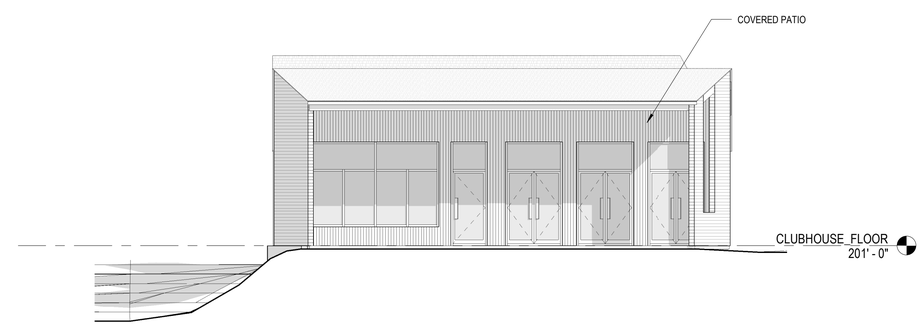
PRINTED : 3/8/2024 2:13:58 PM



.A30 1 COMMUNITY BUILDING - FRONT
SCALE: 1/8" = 1'-0"

.A30 2 COMMUNITY BUILDING - SIDE NE
SCALE: 1/8" = 1'-0"

.A30 3 COMMUNITY BUILDING - REAR
SCALE: 1/8" = 1'-0"



.A30 4 COMMUNITY BUILDING - SIDE SW
SCALE: 1/8" = 1'-0"

PRINTED : 3/8/2024 2:14:01 PM

polyphon
ARCHITECTURE & DESIGN, LLC polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

SALEM APARTMENTS
891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

ELEVATIONS - COMMUNITY BUILDING

.A30
ORIGINAL SHEET SIZE : 22"x34"

BUILDING FACADE ARTICULATION

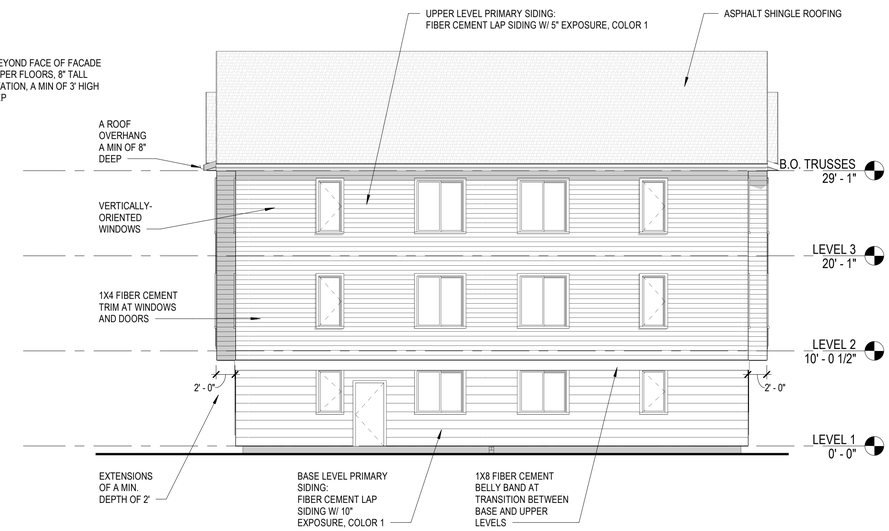
(2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP.

A) BASE: GROUND FLOOR FACADES:
1. CHANGE IN MATERIALS
2. CHANGE IN COLOR
3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE

B) MIDDLE; INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE FOLLOWING
1. RECESSES OF A MIN DEPTH OF 2'
2. EXTENSIONS OF A MIN DEPTH OF 2'
3. VERTICALLY-ORIENTED WINDOWS
4. PILASTERS

C) TOP
1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE
2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL
3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3' HIGH
4. A ROOF OVERHANG A MIN OF 8" DEEP

.A31 1 FRONT ELEVATION - TYPE 1
SCALE: 1/8" = 1'-0"



.A31 2 SIDE ELEVATION - TYPE 1
SCALE: 1/8" = 1'-0"

WEATHER PROTECTION (APPLIES TO GROUND FLOORS ADJACENT TO STREET)
MIN 75%
1) AWNINGS OR CANOPIES
2) MIN CLEARANCE OF 8' ABOVE GROUND SURFACE. MAY ENCROACH INTO PUBLIC ROW.

.A31 3 REAR ELEVATION - TYPE 1
SCALE: 1/8" = 1'-0"

.A31 4 SIDE ELEVATION - TYPE 1
SCALE: 1/8" = 1'-0"

POLYPHON
ARCHITECTURE & DESIGN, LLC | polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

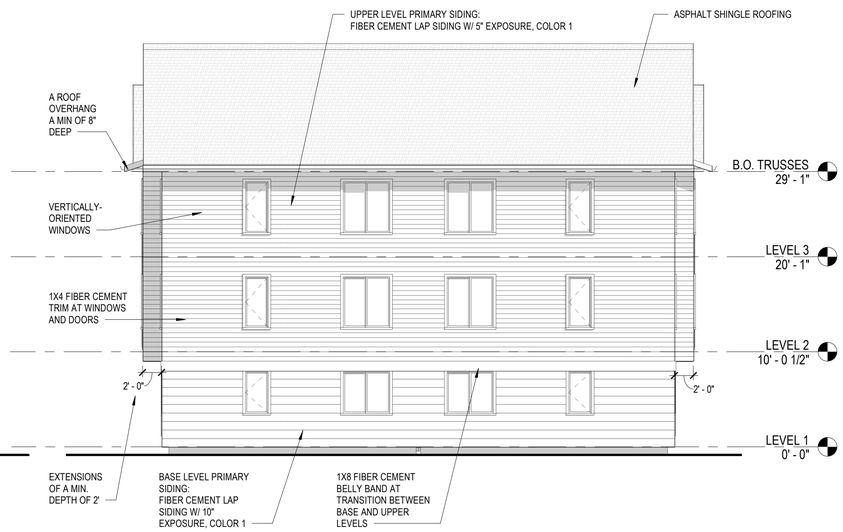
ELEVATIONS - BLDG TYPE 1

.A31

ORIGINAL SHEET SIZE : 22"x34"

PRINTED : 3/8/2024 2:14:07 PM

A32 1 FRONT ELEVATION - TYPE 2
SCALE: 1/8" = 1'-0"



A32 2 SIDE ELEVATION - TYPE 2
SCALE: 1/8" = 1'-0"

A32 3 REAR ELEVATION - TYPE 2
SCALE: 1/8" = 1'-0"

A32 4 SIDE ELEVATION - TYPE 2
SCALE: 1/8" = 1'-0"

POLYPHON
ARCHITECTURE & DESIGN, LLC | polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

ELEVATIONS - BLDG TYPE 2

.A32

ORIGINAL SHEET SIZE : 22"x34"

PRINTED : 3/8/2024 2:14:15 PM

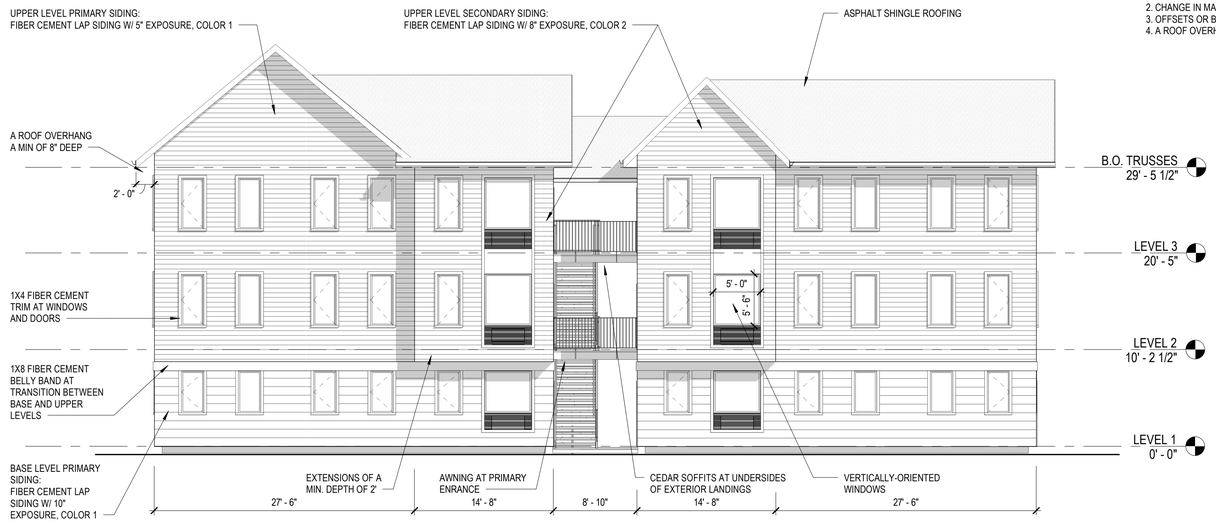
BUILDING FACADE ARTICULATION

(2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP.

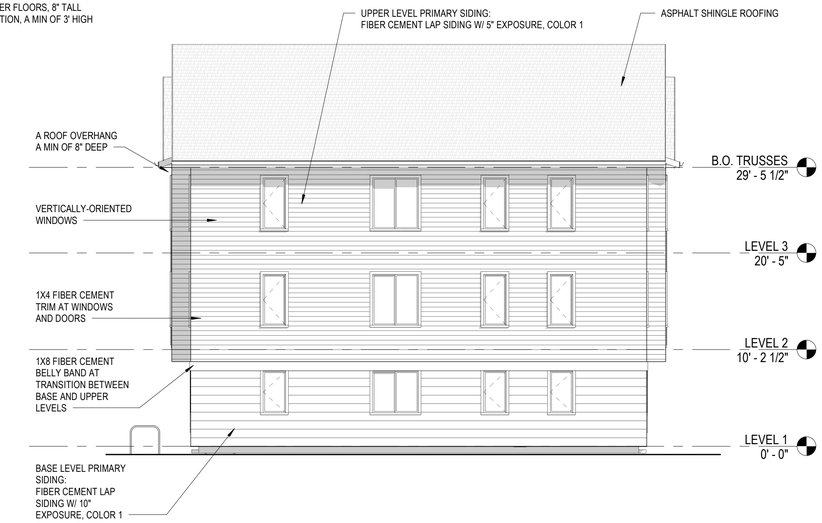
A) BASE: GROUND FLOOR FACADES:
1. CHANGE IN MATERIALS
2. CHANGE IN COLOR
3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE

B) MIDDLE; INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE FOLLOWING
1. RECESSES OF A MIN DEPTH OF 2'
2. EXTENSIONS OF A MIN DEPTH OF 2'
3. VERTICALLY-ORIENTED WINDOWS
4. PILASTERS

C) TOP
1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE
2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL
3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3' HIGH
4. A ROOF OVERHANG A MIN OF 8" DEEP



A33 1 FRONT ELEVATION - TYPE 3
SCALE: 1/8" = 1'-0"



A33 2 SIDE ELEVATION - TYPE 3
SCALE: 1/8" = 1'-0"

WEATHER PROTECTION (APPLIES TO GROUND FLOORS ADJACENT TO STREET)
MIN 75%
1) AWNINGS OR CANOPIES
2) MIN CLEARANCE OF 8' ABOVE GROUND SURFACE. MAY ENCROACH INTO PUBLIC ROW.

A33 3 REAR ELEVATION - TYPE 3
SCALE: 1/8" = 1'-0"

A33 4 SIDE ELEVATION - TYPE 3
SCALE: 1/8" = 1'-0"

POLYPHON
ARCHITECTURE & DESIGN, LLC | polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

ELEVATIONS - BLDG TYPE 3

.A33

ORIGINAL SHEET SIZE : 22"x34"

PRINTED : 3/8/2024 2:14:22 PM

BUILDING FACADE ARTICULATION

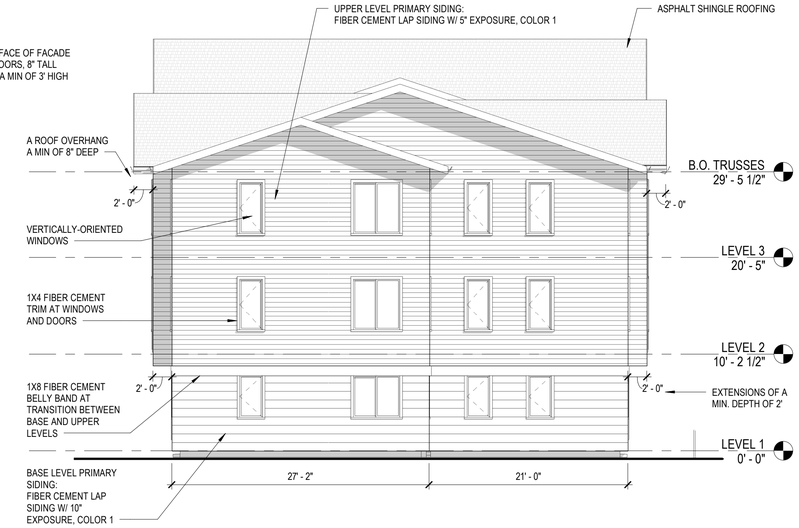
(2) BLDGS SHALL INCORPORATE VERTICAL AND HORIZONTAL ARTICULATION AND SHALL DIVIDE VERTICAL MASS INTO A BASE, MIDDLE, AND TOP.

A) BASE: GROUND FLOOR FACADES:
1. CHANGE IN MATERIALS
2. CHANGE IN COLOR
3. MOLDING OR OTHER HORIZONTALLY-ARTICULATED TRANSITION PIECE

B) MIDDLE; INCORPORATED AT A MIN OF EVERY 50' AT LEAST ONE OF THE FOLLOWING
1. RECESSES OF A MIN DEPTH OF 2'
2. EXTENSIONS OF A MIN DEPTH OF 2'
3. VERTICALLY-ORIENTED WINDOWS
4. PILASTERS

C) TOP
1. CORNICE A MIN OF 8" TALL AND 3" BEYOND FACE OF FACADE
2. CHANGE IN MATERIAL FROM THE UPPER FLOORS, 8" TALL
3. OFFSETS OR BREAKS IN ROOF ELEVATION, A MIN OF 3' HIGH
4. A ROOF OVERHANG A MIN OF 8" DEEP

A34
1 FRONT ELEVATION - TYPE 4
SCALE: 1/8" = 1'-0"



A34
2 SIDE ELEVATION - TYPE 4
SCALE: 1/8" = 1'-0"

WEATHER PROTECTION (APPLIES TO GROUND FLOORS ADJACENT TO STREET)
MIN 75%
1) AWNINGS OR CANOPIES
2) MIN CLEARANCE OF 8' ABOVE GROUND SURFACE. MAY ENCROACH INTO PUBLIC ROW.

A34
3 REAR ELEVATION - TYPE 4
SCALE: 1/8" = 1'-0"

A34
4 SIDE ELEVATION - TYPE 4
SCALE: 1/8" = 1'-0"

POLYPHON
ARCHITECTURE & DESIGN, LLC | polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

SALEM APARTMENTS

891 23RD ST. NE SALEM, OR

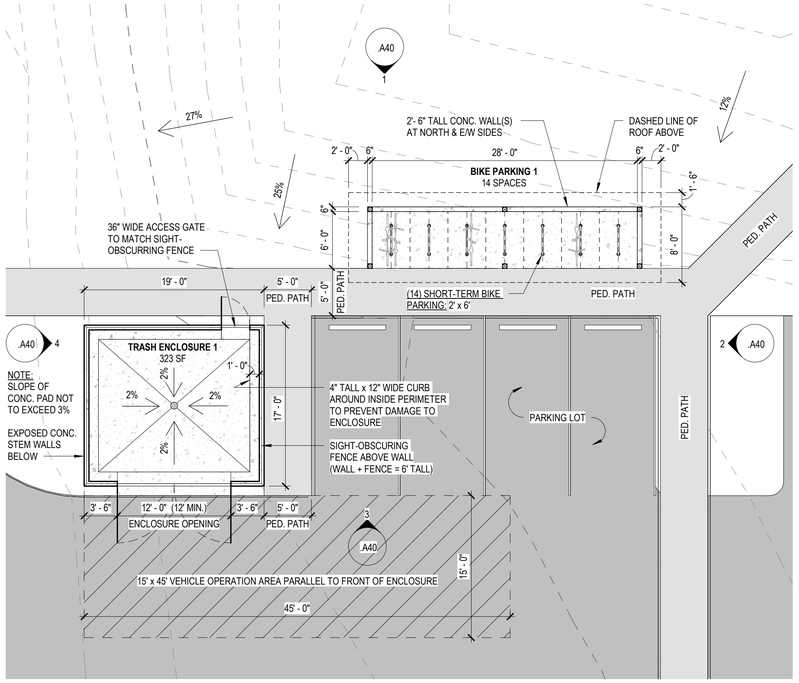
CLIENT :
HOME FIRST
DEVELOPMENT/
GREEN LIGHT
DEVELOPMENT

ELEVATIONS - BLDG TYPE 4

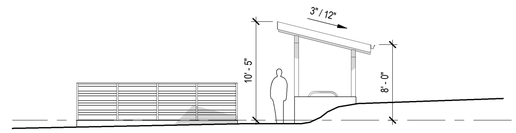
.A34

ORIGINAL SHEET SIZE : 22"x34"

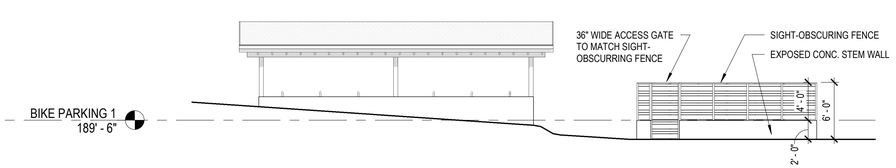
PRINTED : 3/8/2024 2:14:31 PM



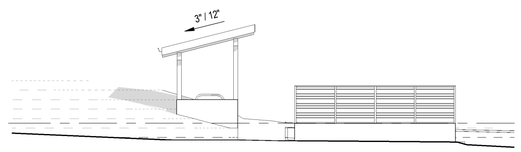
.A40 5 BIKE PARKING 1 / TRASH ENCLOSURE 1 - PLAN
SCALE: 1/8" = 1'-0"



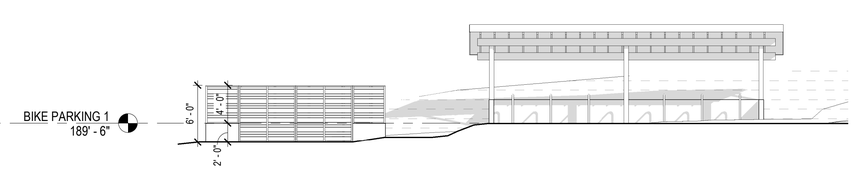
.A40 2 BIKE PARKING 1 / TRASH ENCLOSURE 1 - EAST
SCALE: 1/8" = 1'-0"



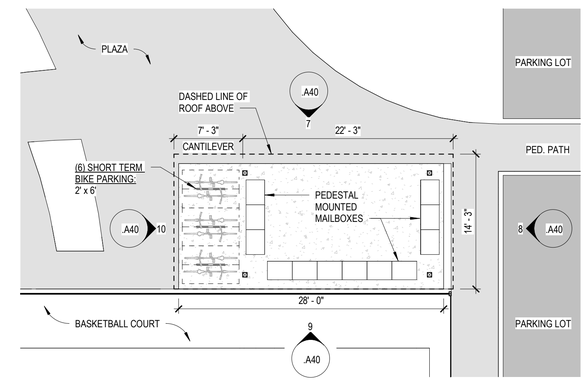
.A40 1 BIKE PARKING 1 / TRASH ENCLOSURE 1 - NORTH
SCALE: 1/8" = 1'-0"



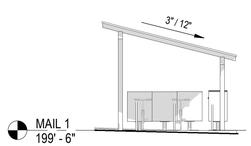
.A40 4 BIKE PARKING 1 / TRASH ENCLOSURE 1 - WEST
SCALE: 1/8" = 1'-0"



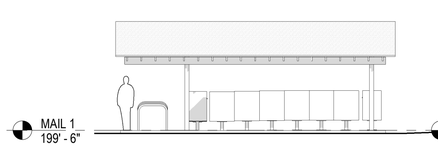
.A40 3 BIKE PARKING 1 / TRASH ENCLOSURE 1 - SOUTH
SCALE: 1/8" = 1'-0"



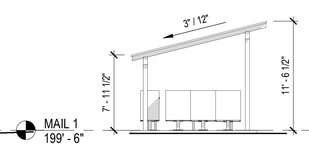
.A40 6 MAIL PAVILION 1 - PLAN
SCALE: 1/8" = 1'-0"



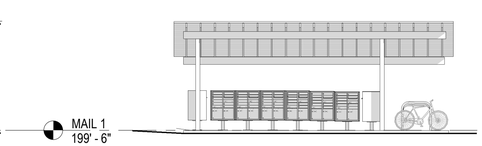
.A40 10 MAIL 1 - WEST
SCALE: 1/8" = 1'-0"



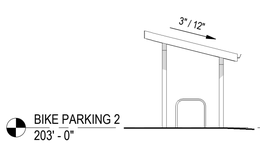
.A40 9 MAIL 1 - SOUTH
SCALE: 1/8" = 1'-0"



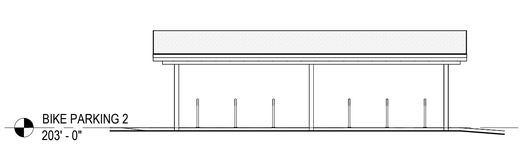
.A40 8 MAIL 1 - EAST
SCALE: 1/8" = 1'-0"



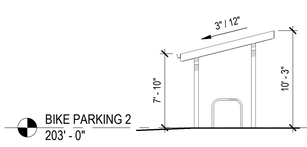
.A40 7 MAIL 1 - NORTH
SCALE: 1/8" = 1'-0"



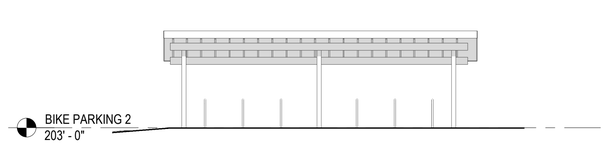
.A40 15 BIKE PARKING 2 - SOUTH
SCALE: 1/8" = 1'-0"



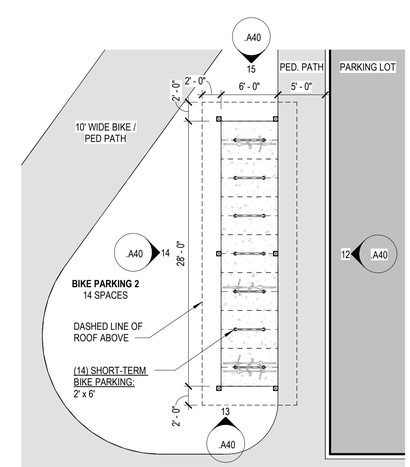
.A40 14 BIKE PARKING 2 - WEST
SCALE: 1/8" = 1'-0"



.A40 13 BIKE PARKING 2 - NORTH
SCALE: 1/8" = 1'-0"



.A40 12 BIKE PARKING 2 - EAST
SCALE: 1/8" = 1'-0"



.A40 11 BIKE PARKING 2 - PLAN
SCALE: 1/8" = 1'-0"

PRINTED : 3/8/2024 2:14:38 PM

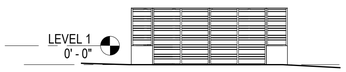
POLYPHON
ARCHITECTURE & DESIGN, LLC | polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

SALEM APARTMENTS
891 23RD ST. NE SALEM, OR

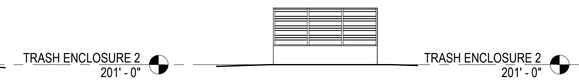
CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

ACCESSORY STRUCTURES

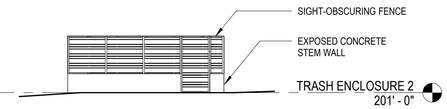
.A40
ORIGINAL SHEET SIZE : 22"x34"



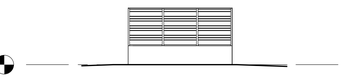
.A41 5 TRASH ENCLOSURE 2 - WEST
SCALE: 1/8" = 1'-0"



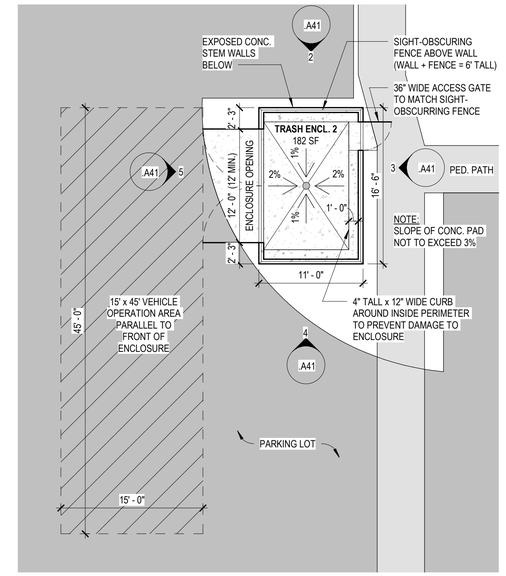
.A41 4 TRASH ENCLOSURE 2 - SOUTH
SCALE: 1/8" = 1'-0"



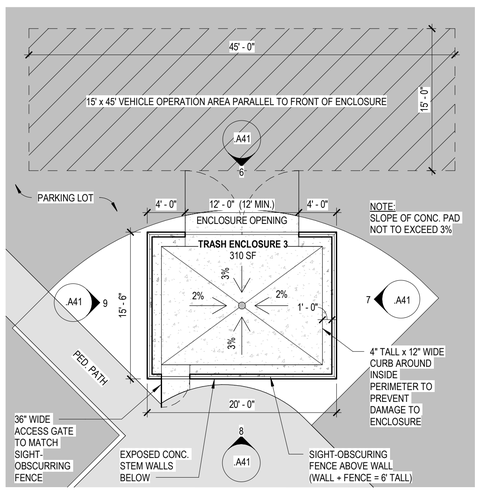
.A41 3 TRASH ENCLOSURE 2 - EAST
SCALE: 1/8" = 1'-0"



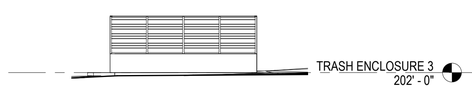
.A41 2 TRASH ENCLOSURE 2 - NORTH
SCALE: 1/8" = 1'-0"



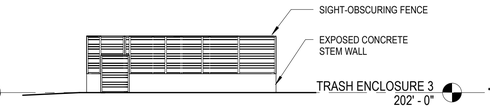
.A41 1 TRASH ENCLOSURE 2
SCALE: 1/8" = 1'-0"



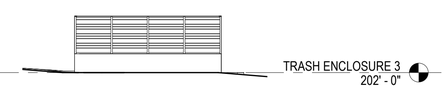
.A41 10 TRASH ENCLOSURE 3
SCALE: 1/8" = 1'-0"



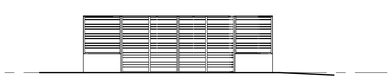
.A41 9 TRASH ENCLOSURE 3 - WEST
SCALE: 1/8" = 1'-0"



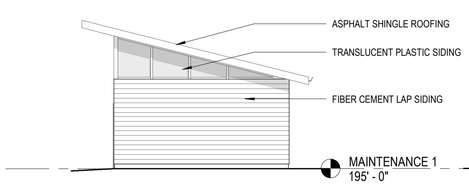
.A41 8 TRASH ENCLOSURE 3 - SOUTH
SCALE: 1/8" = 1'-0"



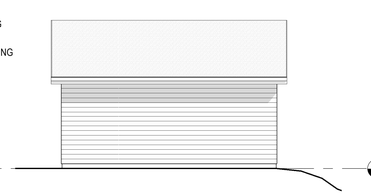
.A41 7 TRASH ENCLOSURE 3 - EAST
SCALE: 1/8" = 1'-0"



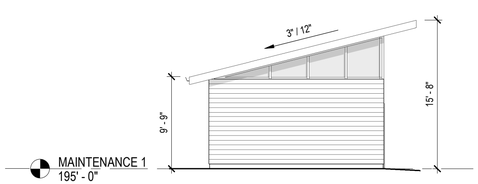
.A41 6 TRASH ENCLOSURE 3 - NORTH
SCALE: 1/8" = 1'-0"



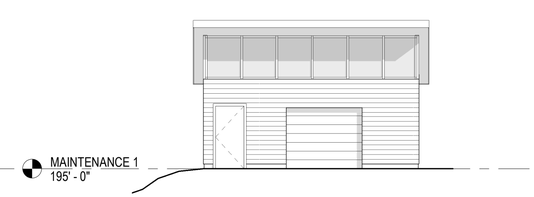
.A41 15 MAINTENANCE 1 - EAST
SCALE: 1/8" = 1'-0"



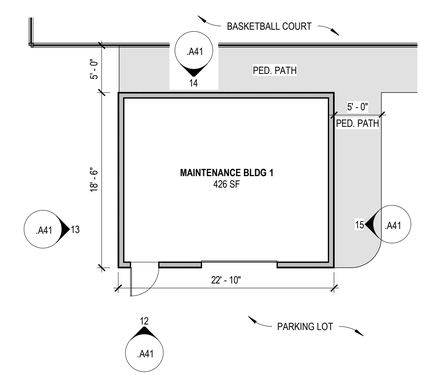
.A41 14 MAINTENANCE 1 - NORTH
SCALE: 1/8" = 1'-0"



.A41 13 MAINTENANCE 1 - WEST
SCALE: 1/8" = 1'-0"



.A41 12 MAINTENANCE 1 - SOUTH
SCALE: 1/8" = 1'-0"



.A41 11 MAINTENANCE 1 - PLAN
SCALE: 1/8" = 1'-0"

PRINTED : 3/8/2024 2:14:46 PM

POLYPHON
ARCHITECTURE & DESIGN, LLC | polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

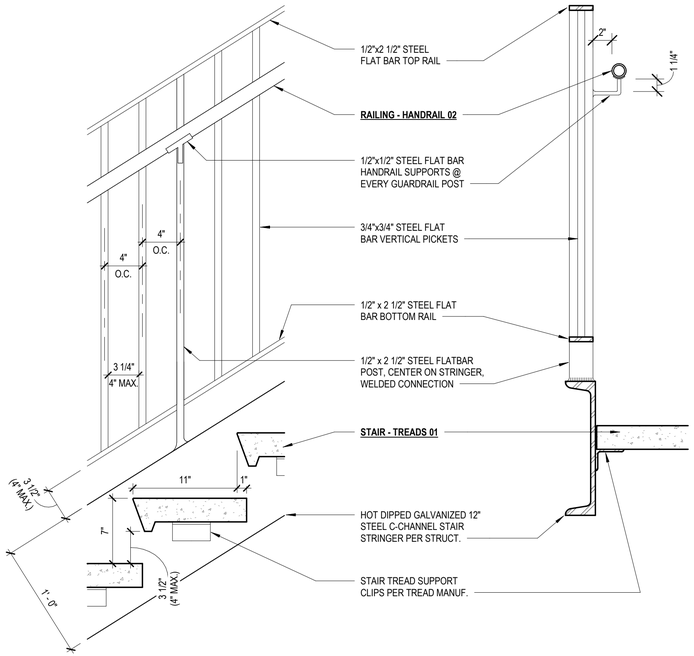
SALEM APARTMENTS
891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST DEVELOPMENT/ GREEN LIGHT DEVELOPMENT

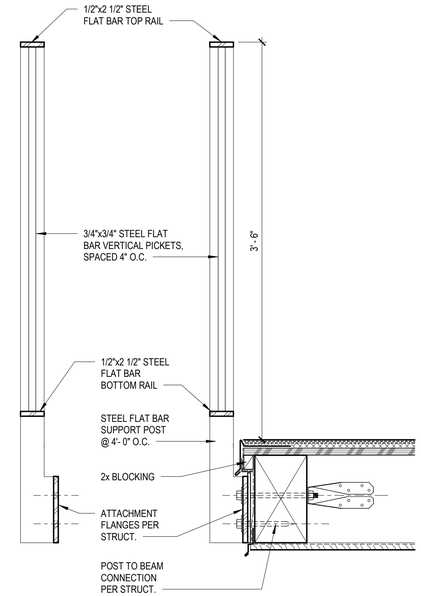
ACCESSORY STRUCTURES

.A41

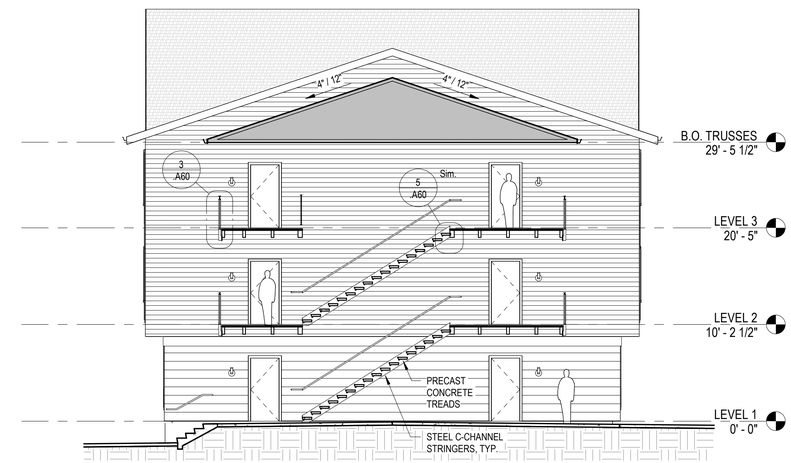
ORIGINAL SHEET SIZE : 22"x34"



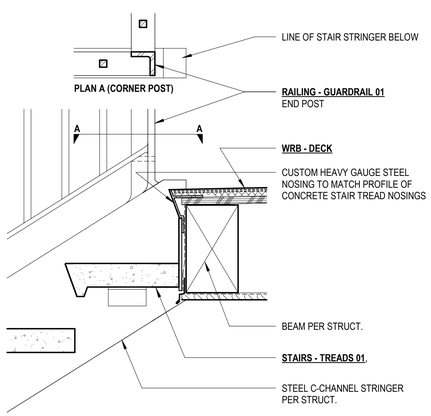
A60 6 DETAIL - STAIR TREADS & RAILING ATTACHMENT
SCALE: 1 1/2" = 1'-0"



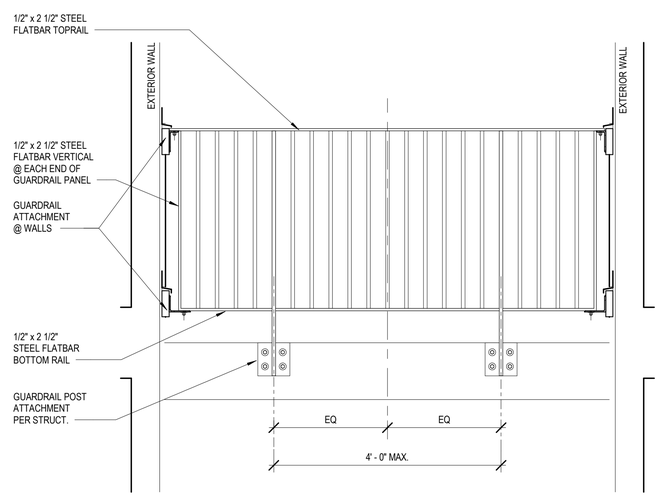
A60 3 RAILING ATTACHMENT @ LANDING
SCALE: 1 1/2" = 1'-0"



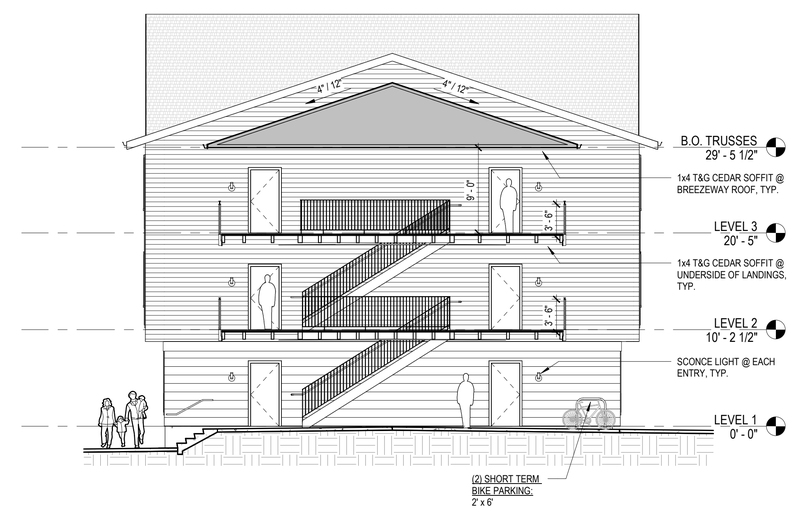
A60 1 BUILDING SECTION - THROUGH BREEZEWAY @ EXTERIOR STAIRS
SCALE: 1/8" = 1'-0"



A60 5 STAIR TOP TERMINATION @ LANDING
SCALE: 1 1/2" = 1'-0"



A60 4 ELEVATION - RAILING ATTACHMENT @ STAIR LANDING
SCALE: 3/4" = 1'-0"



A60 2 BUILDING SECTION - THROUGH BREEZEWAY @ EXTERIOR LANDINGS
SCALE: 1/8" = 1'-0"

POLYPHON
ARCHITECTURE & DESIGN, LLC
polyphon.com
4103 NE TILLAMOOK STREET | PORTLAND, OR 97212

SALEM APARTMENTS
891 23RD ST. NE SALEM, OR

CLIENT :
HOME FIRST
DEVELOPMENT/
GREEN LIGHT
DEVELOPMENT

STAIR SECTIONS & DETAILS

.A60
ORIGINAL SHEET SIZE : 22"x34"

PRINTED : 3/8/2024 2:14:50 PM