

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE PLANNING ADMINSTRATOR

CLASS 3 SITE PLAN REVIEW / CLASS 1 DESIGN REVIEW NO.: SPR-DR17-16

APPLICATION NO. : 16-120896-RP & 16-120898-ZO

NOTICE OF DECISION DATE: JULY 6, 2017

SUMMARY: Proposed development of a 96-unit apartment complex.

REQUEST: A Class 3 Site Plan Review and Class 1 Design Review for development of a 96-unit apartment complex, for property approximately 3.33 acres in size, zoned IC (Industrial Commercial), and located at the 1700-1800 Block of 23rd Street SE - 97302 (Marion County Assessor's Map and Tax Lot numbers: 073W35AA / 09403 and 073W35AD / 00800).

APPLICANT: Bo Rushing, Rushing Group for Rushing Mission Street LLC

LOCATION: 1700-1800 Block of 23rd Street SE / 97302

CRITERIA: SRC Chapter 220.005(f)(3): Class 3 Site Plan Review
SRC Chapter 225.005(e)(1): Class 2 Design Review

FINDINGS: The findings are in the attached Staff Report dated July 6, 2017.

DECISION: The Planning Administrator **APPROVED** Class 3 Site Plan Review / Class 1 Design Review Case No. SPR-DR17-16 subject to the applicable standards of the Salem Revised Code, the findings contained herein, conformance with the approved site plans, and the following conditions of approval:

Condition 1: Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601.

Condition 2: The existing unused driveway approaches to 23rd Street SE shall be removed and replaced with new curb and sidewalk.

Condition 3: Prior to final occupancy, a public easement shall be dedicated to the City of Salem for the proposed water meter located on private property.

The rights granted by the attached decision for Class 3 Site Plan Review Case No. SPR-DR17-16 must be exercised by **July 22, 2021** or this approval shall be null and void. The rights granted by the attached decision for Class 1 Design Review Case No. SPR-DR17-16 must be exercised or an extension granted by **July 22, 2019** or this approval shall be null and void.

Application Deemed Complete:	<u>May 9, 2017</u>
Notice of Decision Mailing Date:	<u>July 6, 2017</u>
Decision Effective Date:	<u>July 22, 2017</u>
State Mandate Date:	<u>September 6, 2017</u>

AP

Case Manager: Aaron Panko, APanko@cityofsalem.net; 503.540.2356

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than **5:00 p.m., Friday, July 21, 2017.** The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 220 and 225. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

***Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173***

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

**SITE PLAN REVIEW / DESIGN REVIEW
CASE NO. SPR-DR17-16
DECISION**

IN THE MATTER OF APPROVAL OF)	CLASS 3 SITE PLAN REVIEW
SITE PLAN REVIEW AND DESIGN)	AND CLASS 1 DESIGN REVIEW
REVIEW CASE NO. 17-16)	
1700-1800 BLOCK OF 23RD STREET)	
SE – 97302)	JULY 6, 2017

In the matter of the application for a Class 3 Site Plan Review and Class 1 Design Review submitted by the applicant and property owner Bo Rushing, Rushing Mission Street LLC, and represented by Gene Bolante, Studio 3 Architecture, the Planning Administrator, having received and reviewed evidence and the application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

Summary: Proposed development of a 96-unit apartment complex.

Request: A Class 3 Site Plan Review and Class 1 Design Review for development of a 96-unit apartment complex, for property approximately 3.33 acres in size, zoned IC (Industrial Commercial), and located at the 1700-1800 Block of 23rd Street SE - 97302 (Marion County Assessor's Map and Tax Lot numbers: 073W35AA / 09403 and 073W35AD / 00800).

A vicinity map illustrating the location of the property is attached hereto, and made a part of this staff report (Attachment A).

DECISION

APPROVED subject to the applicable standards of the Salem Revised Code, the findings contained herein, conformance with the approved site plans, and the following conditions of approval:

- Condition 1:** Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601.
- Condition 2:** The existing unused driveway approaches to 23rd Street SE shall be removed and replaced with new curb and sidewalk.
- Condition 3:** Prior to final occupancy, a public easement shall be dedicated to

the City of Salem for the proposed water meter located on private property.

FINDINGS

1. Class 3 Site Plan Review Applicability

Site plan review is intended to provide a unified, consistent, and efficient means to review proposed development that requires a building permit, other than single-family, duplex residential, and installation of signs, to ensure that such development meets all applicable requirements imposed by the Salem Revised Code (SRC). SRC 220.005(b)(3) requires Class 3 Site Plan Review for any development that requires a building permit, and that involves a land use decision or limited land use decision, as those terms are defined in ORS 197.015.

Class 3 Site Plan Review is required for this application pursuant to SRC 220.005(b)(3)(F) because a Conditional Use Permit is required to allow a multi-family use in the IC (Industrial Commercial) zone.

2. Background

In December 2015, a conditional use permit application was submitted to allow development of a 96-unit apartment complex for the subject property. Following a public hearing, the Hearings Officer denied the Conditional Use Permit request. The applicant appealed the decision. On April 19, 2016 the Planning Commission conducted a hearing on appeal of the application, and continued the public hearing until May 3, 2016. On May 3, 2016 the Planning Commission voted to reverse the Hearings Officer's denial and approved the application subject to three conditions of approval.

On November 14, 2016, Class 3 Site Plan Review and Class 1 Design Review applications were filed for the proposed development. Additional information was requested from the applicant. After receiving additional information, the applications were deemed complete for processing on May 9, 2017. The applicant's proposed site plan and development plans are included as Attachment B and the applicant's written statement addressing the applicable approval criteria is included as Attachment C.

Neighborhood and Citizen Comments:

Notice of the application was sent to the Southeast Salem Neighborhood Association (SESNA) and all property owners of record within 250 feet of the subject property. No comments were received from SESNA. One public comment was received requesting a fence be placed between the property and the southern boundary with Oxford Street SE for child safety.

Staff Response: Oxford Street SE is not designated in the Salem Transportation System Plan and is improved as a public alley. No vehicular access is proposed to Oxford Street SE. The proposed site plan indicates that a new 6' tall site obscuring wood fence will be provided along the full extent of the southern boundary, separating the proposed multi-family use from Oxford Street SE.

City Department Comments:

The Public Works Department reviewed the proposal and provided a memo which is included as Attachment D.

The Building and Safety Division has reviewed the proposal and indicated no concerns.

The Salem Fire Department will have requirements at time plans are submitted for building permits. Building 4 Fire Department access is well over the 150 feet requirement. Fire Department Connection (FDC) is required to be within 100 feet of a fire hydrant as measured by an approved driving route. Fire sprinklers, alarms, etc. will be review at the time of building permit.

Public Agency Comments:

Salem Keizer School District has reviewed the proposal and provided a summary of comments which is included as Attachment E.

3. Analysis of Class 3 Site Plan Review Approval Criteria

SRC 220.005(f)(3) states:

An application for Class 3 Site Plan Review shall be granted if:

- (1) The application meets all applicable standards of the UDC;
- (2) The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately;
- (3) Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians; and
- (4) The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Criterion 1:

The application meets all applicable standards of the UDC.

Finding: The applicant is requesting approval to develop a new 96-unit multi-family apartment complex consisting of six separate 3-story buildings. The proposed development modifies and expands an existing off-street parking area shared by an existing commercial development to the north which is under common ownership.

Development Standards – IC (Industrial Commercial) Zone:

SRC 551.005(a) – Uses:

Finding: The proposed multi-family use is allowed in the IC (Industrial Commercial) zone as a Conditional Use pursuant to Table 551-1. The applicant has received a Conditional Use Permit to allow development of a 96-unit apartment complex on the

subject property (CU16-01). The proposed development is required to comply with all conditions of approval from CU16-01.

SRC 551.010(a) – Lot Standards:

There are no minimum lot area or dimension requirements in the IC zone. All non-residential uses are required to have a minimum of 16 feet of street frontage.

Finding: The subject property consists of two abutting parcels, Parcel 2 and 3 from Partition Plan 2010-11. Parcel 2 is approximately 1.43 acres in size, has approximately 200 feet of frontage along 23rd Street SE, and is currently developed with a commercial building and off-street parking area which will be modified. Parcel 3 is approximately 2.9 acres, has approximately 550 feet of frontage along 23rd Street SE. A portion of the existing off-street parking area is developed on Parcel 3, the remaining portion of the property is vacant. Both existing parcels exceed minimum lot standards for the IC zone.

SRC 551.010(b) – Setbacks:

North: Adjacent to the north is an IC (Industrial Commercial) zoned property under common ownership which is included as the development site for the apartments, no setback is required.

South: Adjacent to the south is right-of-way for Oxford Street SE. There is a minimum 5 foot building and accessory structure setback required adjacent to a street. SRC Chapter 806 requires a minimum 6-10 foot vehicle use area setback adjacent to a street.

East: Adjacent to the east is an IC (Industrial Commercial) zoned property. Table 551-3 requires a minimum 15 foot interior side setback for multiple family uses which applies to all proposed buildings and vehicle use areas.

West: Adjacent to the west is right-of-way for 23rd Street SE. There is a minimum 5 foot building and accessory structure setback required adjacent to a street. SRC Chapter 806 requires a minimum 6-10 foot vehicle use area setback adjacent to a street.

Finding: The proposed development complies with minimum setback requirements for the IC zone.

SRC 551.010(c) - Lot Coverage, Height:

There is no maximum lot coverage standard in the IC zone. The maximum height allowance for all uses is 70 feet.

Finding: The proposed building coverage is approximately 32,640 square feet, covering approximately 25.7 percent of the development site. The proposed buildings are approximately 35.75 feet in height.

SRC 551.010(d) – Landscaping:

- (1) **Setbacks.** Required setbacks shall be landscaped. Landscaping shall conform to the standards set forth in SRC Chapter 807.
- (2) **Vehicle Use Areas.** Vehicle use areas shall be landscaped as provided under SRC Chapter 806 and SRC Chapter 807.

- (3) **Development Site.** A minimum of 15 percent of the development site shall be landscaped. Landscaping shall meet the Type A standard set forth in SRC Chapter 807. Other required landscaping under the UDC, such as landscaping required for setbacks or vehicular use areas, may count towards meeting this requirement.

Finding: The subject property is approximately 127,128 square feet in size, requiring a minimum of 19,069 square feet of landscape area ($127,128 \times 0.15 = 19,069.2$).

Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC 807 at the time of building permit application review.

SRC 551.015 – Design Review:

Design review under SRC Chapter 225 is required for development within the IC zone as follows:

- (a) Multiple family development shall be subject to design review according to the multiple family design review guidelines or the multiple family design review standards set forth in SRC Chapter 702.
- (b) Residential Care with three or more self-contained dwelling units shall be subject to design review according to the multiple family design review guidelines or the multiple family design review standards set forth in SRC Chapter 702.

Finding: The proposed multi-family development is subject to design review. The applicant has provided findings demonstrating how the proposal complies with all applicable multiple family design review standards set forth in SRC Chapter 702, findings are included in Section 4 of this report.

Off-Street Parking, Loading, and Driveways SRC 806

SRC 806.005 - Off-Street Parking; When Required.

Off-street parking shall be provided and maintained for each proposed new use or activity.

SRC 806.010 - Proximity of Off-Street Parking to Use or Activity Served.

Required off-street parking shall be located on the same development site as the use or activity it serves. Within non-residential zones, required off-street parking may be located within 500 feet of the development site containing the use or activity it serves.

Finding: The proposed development includes an expansion and reconfiguration of the existing off-street parking area located on the same property as the use that it serves (Parcel 3, P.P. 2010-11). In addition, off-street parking spaces for the proposed apartments will be provided on the abutting lot to the north (Parcel 2, P.P. 2010-11).

SRC 806.015 - Amount of Off-Street Parking.

- a) *Minimum Required Off-Street Parking.* Multi-family uses are required to provide a minimum of 1.5 off-street parking spaces per dwelling unit.

- b) *Compact Parking.* Up to 75 percent of the minimum off-street parking spaces required under this Chapter may be compact parking spaces.
- c) *Carpool and Vanpool Parking.* New developments with 60 or more required off-street parking spaces, and falling within the Public Services and Industrial use classifications, and the Business and Professional Services use category, shall designate a minimum of 5 percent of their total off-street parking spaces for carpool or vanpool parking.
- d) *Maximum Off-Street Parking.* Unless otherwise provided in the SRC, off-street parking shall not exceed the amounts set forth in Table 806-2.

Finding: The proposed multi-family use contains 96 dwelling units requiring a minimum of 144 off-street parking spaces ($96 \times 1.5 = 144$). Existing commercial uses located on Parcel 1 and Parcel 2 of Partition Plat 2010-11 require a minimum of 72 off-street parking spaces. The total off-street parking requirement for the development site and abutting commercial uses is 216 spaces. The proposed site plan includes a reconfiguration and expansion of the existing off-street parking area resulting in a total of 217 parking spaces for the development site, exceeding the minimum requirement per SRC Chapter 806. Fifty-two (24 percent) of the off-street parking spaces are compact. Carpool and vanpool parking spaces are not required for the proposed multi-family use.

SRC 806.035 - Off-Street Parking and Vehicle Use Area Development Standards.

- a) *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to the development of new off-street parking and vehicle use areas.
- b) *Location.* Off-street parking and vehicle use areas shall not be located within required setbacks.
- c) *Perimeter Setbacks and Landscaping.* Perimeter setbacks shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures.

Finding: The proposed off street parking area complies with the minimum perimeter setback requirements of SRC Chapter 806.

Adjacent to Buildings and Structures: Off-street parking or vehicle use areas shall be setback from the exterior wall of the building or structure by a minimum 5 foot wide landscape strip or by a minimum 5 foot wide paved pedestrian walkway.

Finding: The proposed parking area reconfiguration complies with the 5 foot setback adjacent to buildings and structures.

- d) *Interior Landscaping.* Interior landscaping shall be provided in amounts not less than those set forth in Table 806-5. For parking areas less than 50,000 square

feet in size, a minimum of 5 percent of the interior parking area shall be landscaped.

A minimum of one deciduous shade trees shall be planted for every 12 parking spaces within an off-street parking area. Landscape islands and planter bays shall have a minimum planting area of 25 square feet, and shall have a minimum width of 5 feet.

Finding: The applicant's summary table indicates the proposed parking area is approximately 30,474 square feet in size, requiring a minimum of 1,524 square feet of interior parking lot landscape area ($30,474 \times 0.05 = 1,523.7$). The applicant's summary table indicates that approximately 5,067 square feet of interior parking lot landscaping will be provided (17 percent), which exceeds the minimum interior parking lot landscaping requirement.

The proposed parking lot is required to have a minimum of 12 trees ($145 / 12 = 12.1$). Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC 807 at the time of building permit application review.

- e) *Off-Street Parking Area Dimensions.* Off-street parking areas shall conform to the minimum dimensions set forth in Table 806-6.

Finding: The off-street parking spaces, drive aisles and maneuvering areas shown on the proposed site plan comply with the minimum dimensions of Table 806-6.

- f) *Grade.* Off-street parking and vehicle use areas shall not exceed a maximum grade of 10 percent. Ramps shall not exceed a maximum grade of 15 percent.

Finding: The proposed off-street parking area will be developed consistent with the maximum grade requirements of SRC 806.035(f).

- g) *Surfacing.* Off-street parking and vehicle use areas shall be paved with a hard surface material meeting the Public Works Design Standards; provided, however, up to 2 feet of the front of a parking space may be landscaped with ground cover plants (see Figure 806-9). Such 2-foot landscaped area counts towards meeting interior off-street parking area landscaping requirements, but shall not count towards meeting perimeter setbacks and landscaping requirements.

Finding: The proposed site plan indicates that the parking area will be paved with a hard surface material, meeting the requirements of this section.

- h) *Additional Off-Street Parking Development Standards 806.035(h)-(m).*

Finding: The proposed reconfigured off-street parking area is developed consistent with the additional development standards of SRC Chapter 806.035 for drainage, striping, marking and signage and lighting. Bumper guards or wheel barriers are not required for the proposed permanent off-street parking area. The parking area striping, marking, signage and lighting shall be consistent with SRC Chapter 806.

The subject property does not abut residentially zoned property or property used for uses or activities falling under Household Living.

Bicycle Parking

SRC 806.045 - General Applicability.

Bicycle parking shall be provided and maintained for each new use or activity.

SRC 806.050 – Proximity of Bicycle Parking to use or Activity Served.

Bicycle parking shall be located on the same development site as the use or activity it serves.

SRC 806.055 - Amount of Bicycle Parking.

Multi-family uses are required to provide a minimum of 0.1 bicycle parking spaces per dwelling unit.

Finding: The proposed multi-family use includes 96 dwelling units, requiring a minimum of 10 bicycle parking spaces ($96 \times 0.1 = 9.6$). The proposed site plan indicates that there are approximately 44 bicycle parking spaces provide throughout the site, exceeding the minimum requirement.

SRC 806.060 - Bicycle Parking Development Standards.

- (a) Location. Bicycle parking areas shall be located within a convenient distance of, and shall be clearly visible from, the primary building entrance. In no event shall bicycle parking areas be located more than 50 feet from the primary building entrance.
- (b) Access. Bicycle parking areas shall have direct and accessible access to the public right-of-way and the primary building entrance.
- (c) Dimensions. Bicycle parking spaces shall be a minimum of 6 feet by 2 feet, and shall be served by a minimum 4-foot-wide access aisle.
- (d) Bicycle Racks. Where bicycle parking is provided in racks, the racks may be floor, wall, or ceiling racks. Bicycle racks shall accommodate the bicyclist's own locking device.

Finding: The proposed site plan indicates that the bicycle parking spaces provided are consistent with the development standards of SRC 806.060.

Off-Street Loading Areas

SRC 806.065 - General Applicability.

Off-street loading areas shall be provided and maintained for each proposed new use or activity.

SRC 806.070 – Proximity of Off-Street Loading Areas to Use or Activity Served.

Off-street loading shall be located on the same development site as the use or activity it serves.

SRC 806.075 - Amount of Off-Street Loading.

Pursuant to Table 806-9, multiple family uses are required to have a minimum of one off-street loading space for developments containing between 50 and 99 dwelling units.

Finding: The proposed development includes 96 dwelling units, requiring one off-street loading space. Per Table 806-9, the minimum dimensions for the off-street loading space is 12 feet in width, 19 feet in length, and 12 feet in unobstructed vertical clearance.

The proposed site plan indicates there is one off-street loading space meeting the minimum dimensional requirements of Table 806-9.

Landscaping

All required setbacks shall be landscaped with a minimum of 1 plant unit per 20 square feet of landscaped area. A minimum of 40 percent of the required number of plant units shall be a combination of mature trees, shade trees, evergreen/conifer trees, or ornamental trees. Plant materials and minimum plant unit values are defined in SRC Chapter 807, Table 807-2.

All building permit applications for development subject to landscaping requirements shall include landscape and irrigation plans meeting the requirements of SRC Chapter 807.

Finding: Landscape and irrigation plans will be reviewed for conformance with the requirements of SRC 807 at the time of building permit application review.

Natural Resources

SRC 601 – Floodplain Overlay Zone: The subject property is designated on the Federal Emergency Management Agency (FEMA) floodplain maps as a Zone “AE” floodplain. Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined the 100-year base flood elevation of the subject development is 181-feet. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601, including elevation of new structures to a minimum of one foot above the base flood elevation. An Elevation Certificate is required to verify the proposed structure’s elevation. The Elevation Certificate shall be submitted to the City to verify the structure’s elevation prior to pouring building foundations and again prior to final occupancy. The applicant’s site plan indicates the proposed finish floor elevations will meet or exceed the minimum requirement of 182-feet.

Condition 1: Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601.

SRC 808 - Preservation of Trees and Vegetation: The City's tree preservation ordinance, under SRC Chapter 808, provides that no person shall remove a significant tree (Oregon White Oak greater than 24 inches in diameter at breast height) (SRC 808.015) or a tree or native vegetation in a riparian corridor (SRC 808.020), unless the

removal is excepted under SRC 808.030(a)(2), undertaken pursuant to a permit issued under SRC 808.030(d), undertaken pursuant to a tree conservation plan approved under SRC 808.035, or permitted by a variance granted under SRC 808.045.

Significant trees are identified on the subject property. Per Conditional Use Permit Case No. 16-01, Condition 3, all significant trees on the subject property shall be preserved and protected through construction. The proposed development plans indicate that all significant trees located on the subject property will be protected and preserved through construction.

SRC 809 - Wetlands: Grading and construction activities within wetlands are regulated by the Oregon Department of State Lands (DSL) and US Army Corps of Engineers. State and Federal wetland laws are also administered by the DSL and Army Corps, and potential impacts to jurisdictional wetlands are addressed through application and enforcement of appropriate mitigation measures.

According to the Salem-Keizer Local Wetland Inventory (LWI) there are no areas of mapped wetlands on the subject property, however hydric soils may be present. The applicant should contact the Department of State Lands to verify if permits are required for the proposed development.

SRC 810 - Landslide Hazards: A geological assessment or report is required when regulated activity is proposed in a mapped landslide hazard area. The subject property does not contain mapped landslide hazards. Two activity points are assigned to the proposed multiple family development. A total of 2 points indicates a low landslide hazard risk, therefore a geological assessment is not required for the proposed development.

Criterion 2:

The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately.

Finding: 23rd Street SE meets the modified right-of-way width and pavement width standards allowed under SRC Chapter 803. Oxford Street SE is not designated in the Salem TSP and is improved as a public alley, and the development is not proposing to take vehicular access from Oxford. Therefore, no additional street improvements are required as a condition of the proposed development.

Criterion 3:

Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians.

Finding: The driveway access onto 23rd St SE provides for safe turning movements into and out of the property. The development plans shall include closure of existing

unused driveway approaches to 23rd Street SE. The unused driveway approaches shall be removed and replaced with new curb and sidewalk (SRC 804.060).

Condition 2: The existing unused driveway approaches to 23rd Street SE shall be removed and replaced with new curb and sidewalk.

Criterion 4:

The proposed development will be adequately served with City water, sewer, stormwater facilities, and other utilities appropriate to the nature of the development.

Finding: The Public Works Department has reviewed the applicant's preliminary utility plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets / areas and appear to be adequate to serve the proposed development. The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director. As shown on the proposed plan, a public easement shall be dedicated to the City of Salem for the proposed water meter located on private property. The easement shall be recorded prior to final occupancy.

Condition 3: Prior to final occupancy, a public easement shall be dedicated to the City of Salem for the proposed water meter located on private property.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(a) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

4. Analysis of Class 1 Design Review Approval Criteria

SRC 225.005(e)(1) provides that a Class 1 Design Review shall be approved if all of the applicable design review standards are met. A summary of the applicable design standards is include below:

702.005(a) except as otherwise provided in this section, and unless otherwise provided in the UDC, design review under SRC Chapter 225 is required for all multiple family development.

A summary of the applicable design standards of SR Chapter 702 is included below.

702.015(b)(2) – Common Open Space

- (A) Common open space shall be provided in all newly constructed multiple family developments with 5 or more dwelling units as follows:
 - (i) A minimum of 30 percent of the gross site area shall be designated and permanently reserved as common open space.
 - (ii) Not more than 50 percent of the common open space shall be located in the required perimeter setbacks of the development.
 - (iii) Not more than 15 percent of the common open space shall be located on

- land with slopes greater than 25 percent.
- (iv) Indoor or covered recreation space may count toward the common open space requirement, provided such indoor or covered space does not exceed 30 percent of the common open space.
 - (v) At least one of the common open space areas provided within the development shall meet the size and dimensional standards set forth in Table 702-1.

Finding: The subject property is approximately 127,128 square feet in size, requiring a minimum of 38,138 square feet of common open space area. The proposed site plan indicates that approximately 54,886 square feet (43 percent) of common open space area will be provided, exceeding the minimum standard. Approximately 11,886 square feet (22 percent) of common open space is provided within setback areas, less than the maximum 50 percent allowance.

No common open space areas are provided on a slope greater than 25 percent.

No indoor recreation space is provided.

For a 96-unit apartment complex, SRC Chapter 702, Table 702-1 requires a common open space area with a minimum 2,000 square feet of common open space. A variety of common open space areas are provided, the largest designated area is an open space area with an area of 5,048 square feet in size, with no horizontal dimension less than 25 feet.

702.015(c)(2) – Children’s Play Areas and Recreation Areas.

- (A) Outdoor children’s play and/or adult recreation areas shall be provided, as set forth in Table 702-2, in all newly constructed multiple family developments with 20 or more dwelling units. Outdoor children’s play and/or adult recreation areas count toward meeting the common open space requirement.

Finding: For a 96-unit apartment complex, Table 702-2 requires a children’s play area/recreation area with an area requirement of 1,950 square feet, with no horizontal dimension less than 25 feet. The applicant’s statement indicates that there will be two recreation/children’s play areas, approximately 750 square feet in size and approximately 1,306 square feet in size for a total of 2,056 square feet exceeding the minimum requirement.

- (B) Outdoor children’s play and/or adult recreation areas shall be located centrally within the development.

Finding: A variety of indoor and outdoor recreation areas are provided near the center of the development site, in compliance with this standard.

- (C) Outdoor children’s play and/or adult recreation areas shall not be located within required setbacks.

Finding: Recreation and children's play areas are not provided within required setbacks.

- (D) Outdoor children's play and/or adult recreation areas may be located within stormwater detention areas if the area meets the following:
 - (i) No dimension is less than 15 feet wide;
 - (ii) Side slopes are 4:1 or less; and
 - (iii) There is a minimum 250 square foot area with a slope no greater than 2 percent.

Finding: Children's play and/or adult recreation areas are not proposed within stormwater detention areas.

- (E) A minimum 30-inch tall fence shall be installed to separate outdoor children's play areas from any parking lot, drive aisle, or street.

Finding: The site plan indicates that a fence will be provided around the children's play areas.

702.015(d)(2) – Private Open Space.

- (A) Private open space, meeting the size and dimension standards set forth in Table 702-3, shall be provided for each dwelling unit in all newly constructed multiple family developments.

Finding: Table 702-3 requires a minimum private open space area of 96 square feet, with a minimum dimension of 6 feet for ground floor dwelling units, and a minimum private open space area of 48 square feet, with a minimum dimension of 6 feet for dwelling units on upper floors.

Each proposed dwelling unit has a private open space area provided meeting or exceeding the minimum area and dimension requirements of SRC Chapter 702.

- (B) Private open space shall be located contiguous to the dwelling unit, with direct access to the private open space provided through a doorway.

Finding: Direct access is provided from within each dwelling unit to the private open space area serving the dwelling unit.

- (C) Private open space shall be visually separated from common open space through the use of perimeter landscaping or fencing.

Finding: Ground floor private open space areas are screened from common open space areas by either fencing, landscaping or both.

702.020(b)(2) – General Landscaping.

- (A) A minimum 1 tree shall be planted or preserved for every 2,000 square feet of gross site area.

Finding: The subject property is approximately 127,128 square feet in size, requiring a minimum of 64 trees ($127,128 / 2,000 = 63.6$). The schematic landscape plan and written statement indicate that 103 trees will be provided for the proposed development, exceeding the minimum standard.

- (B) Trees shall be planted that, at maturity, will provide canopy coverage over at least one-third of the open space and setbacks.

Finding: The applicant's preliminary landscape plan indicates that the canopy coverage at maturity will comply with this standard. Complete landscaping plans will be reviewed with the building permit application to determine compliance with this standard.

- (C) Landscaping, or a combination of landscaping and fencing, shall be provided for developments abutting arterial or collector streets to prevent headlights from shining into the windows of buildings.

Finding: The subject property has frontage along 23rd Street SE, which is designated as a collector. The proposed landscape plan indicates that a variety of trees and shrubs will be planted between the street and the proposed dwellings in order to help prevent headlights from shining into the windows of buildings, in compliance with this standard.

- (D) Where a development site abuts property that is zoned Residential Agricultural (RA) or Single Family Residential (RS), a combination of landscaping and screening shall be provided to buffer between the multiple family development and the abutting RA or RS zoned property. The landscaping and screening shall include the following:
 - (i) A minimum of 1 tree, not less than 1-1/2 inches in caliper, for every 30 linear feet of abutting property width; and
 - (ii) A minimum 6-foot tall, decorative, sight obscuring fence or wall. The fence or wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chain link fencing with slats shall be not allowed to satisfy this standard.

Finding: The subject property does not abut property zoned RA (Residential Agriculture) or RS (Single Family Residential), therefore this section is not applicable.

702.020(c)(2) – Street Frontage.

- (A) Trees shall be planted within the public right-of-way at one of the following ratios:
 - (i) Canopy Trees. One canopy tree per 50 linear feet of street frontage, or fraction thereof.
 - (ii) Columnar Trees. One columnar tree per 40 linear feet of street frontage, or fraction thereof.

Finding: The landscape plans indicate that twelve canopy trees will be provided along the frontage approximately 550 feet in length along 23rd Street SE.

702.020(d)(2) – Building Exteriors.

- (A) A minimum of 2 plant units, as set forth in SRC Chapter 807, Table 807-2, shall be provided adjacent to the primary entry way of each dwelling unit, or combination of dwelling units.

Finding: The applicant's preliminary landscape plan indicates that shrubs and/or trees will be provided at the primary entry way, or common entry way for dwelling units. Complete landscaping plans will be reviewed with the building permit application to determine compliance with this standard.

- (B) New trees shall be planted, or existing trees shall be preserved, at a minimum density of 10 plant units per 60 linear feet of exterior building wall. Such trees shall be located not more than 25 feet from the edge of the building footprint.

Finding: The applicant's preliminary landscape plan indicates that a trees will be provided around the building exterior to meet this development standard. Complete landscaping plans will be reviewed with the building permit application to determine compliance with this standard.

- (C) Shrubs, when used, shall be distributed around the perimeter of buildings at a minimum density of 1 plant unit per 15 linear feet of exterior building wall.

Finding: The applicant's preliminary landscape plan indicates that a variety of shrubs will be provided around the building exterior to meet this development standard. Complete landscaping plans will be reviewed with the building permit application to determine compliance with this standard.

702.020(e)(2) – Privacy.

- (A) Ground level private open space shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing (see Figure 702-3).

Finding: The applicant's preliminary landscape plan indicates that fencing and/or landscaping will be provided to separate private open space areas from abutting common open space areas. Complete landscaping plans will be reviewed with the building permit application to determine compliance with this standard.

702.020(f)(2) – Parking Areas.

- (A) A minimum of 1 canopy tree shall be planted along every 50 feet of the perimeter of parking areas. Trunks of the trees shall be located within 15 feet of the edge of the parking area (see Figure 702-4).

Finding: The applicant's preliminary landscape plan indicates that canopy trees will be provided around the perimeter of the off-street parking areas to meet this development standard. Complete landscaping plans will be reviewed with the building permit application to determine compliance with this standard.

(B) Canopy trees shall be planted within planter bays (see Figure 702-5).

Finding: The applicant's preliminary landscape plan indicates that canopy trees will be provided in each of the planter bays in the off-street parking area to meet this development standard. Complete landscaping plans will be reviewed with the building permit application to determine compliance with this standard.

(C) Planter bays shall be a minimum width of 18 feet.

Finding: Planter bays used to break up the off-street parking area have a minimum width of 18 feet.

702.025(a)(2) – Safety Features for Residents.

(A) Fences, walls, and plant materials shall not be installed between street-facing dwelling units and public or private streets in locations that obstruct the visibility of dwelling unit entrances from the street. For purposes of this standard, "obstructed visibility" means the entry is not in view from the street along one-half or more of the dwelling unit's frontage.

Finding: Fencing and landscaping between street facing dwelling units, dwelling units in proposed buildings 1, 5 and 6, does not obstruct visibility of the dwelling unit entrances from the street.

(B) Landscaping and fencing adjacent to common open space, parking areas, and dwelling unit entryways shall be limited to a maximum height of 3 feet.

Finding: Fencing of common open space areas or around parking areas and dwelling unit entryways does not exceed 3 feet in height.

(C) Windows shall be provided in all habitable rooms, other than bathrooms, that face common open space, parking areas, and pedestrian paths.

Finding: Windows are provided in each of the proposed habitable rooms, providing views of common open space, parking areas, and pedestrian pathways meeting this standard.

(D) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development.

Finding: Pedestrian scale lighting is proposed along walkways, within the off-street parking areas and at the dwelling unit entrances meeting this development standard.

(E) A completed "Enhanced Safety Assessment Report for Multi-Family Construction" shall be submitted. Compliance with the provisions of the assessment is advisable but not mandatory.

Finding: The applicant has provided a complete Enhanced Safety Assessment Report with this development application.

702.030(b)(2) – General Parking and Site Access.

- (A) Parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum of 18 feet in width. Individual parking areas may be connected by an aisle or driveway (see Figure 702-6).

Finding: Off-street parking areas are separated by landscape planter bays a minimum of 18 feet in width, so that no parking area exceeds 6,700 square feet in area.

- (B) Pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas (see Figure 702-7).

Finding: Pedestrian pathways are provided throughout the site, connecting buildings, common open space areas and parking areas.

- (C) Pathways connecting to and between buildings, common open space, and parking areas shall be separated from dwelling units by a minimum distance of 10 feet. Separation shall be measured from the pathway edge closest to any dwelling unit.

Finding: No pedestrian pathway, other than a pathway leading to a building entrance, is provided within 10 feet of a dwelling unit.

- (D) Garages, carports, and parking areas shall be set back a minimum of 20 feet from the public right-of-way.

Finding: All proposed parking areas are setback greater than 20 feet from 23rd Street SE.

- (E) Where a development site abuts, and is located uphill from, property zoned Residential Agriculture (RA) or Single Family Residential (RS), and the slope of the development site within 40 feet of the abutting RA or RS zoned property is 15 percent or greater, parking areas shall be set back not less than 20 feet from the property line of the abutting RA or RS zoned property. Decorative walls, earthen berms, fencing, landscaping, or any combination thereof shall be provided to prevent glare from headlights onto abutting properties.

Finding: The subject property does not abut RA (Residential Agriculture) or RS (Single Family Residential) zoned property, therefore this standard is not applicable.

- (F) The design and materials of garages and carports shall be compatible with the design and materials of the dwelling units.

Finding: No garages or carports are indicated on the proposed site plan, therefore this standard is not applicable.

- (G) Areas of slope shall be avoided for placement of parking areas.

Finding: The subject property is relatively flat, proposed parking areas are not located in areas that have a significant slope.

- (H) Disturbance of environmentally sensitive areas shall be minimized in placement of parking areas.

Finding: The proposed development largely utilizes an existing parking area which will be reconfigured and expanded to meet the parking needs for the proposed apartment complex. The area of expansion is located within the floodplain and will be required to comply with all applicable standards of SRC Chapter 601. There are no landslide hazards mapped in the parking expansion area. A nearby significant tree will be preserved.

702.030(c)(2) – Site Access.

- (A) Pedestrian pathways shall be provided that connect the development to the public sidewalks.

Finding: The subject property has frontage along 23rd Street SE, which connects the proposed development to transit options on Mission Street SE and other areas. Pedestrian pathways are provided to connect the development site to the existing public sidewalk system.

- (B) Direct access from the street to individual units, clusters of units, or common interior lobbies shall be provided for residential buildings located within 32 feet of a public street.

Finding: Buildings 1, 5 and 6 are located within 32 feet of the right-of-way for 23rd Street SE, a direct pathway is provided between these buildings and the proposed public sidewalk on 23rd Street SE.

- (C) Where the development has frontage on more than one street, and such streets have different classifications in the Transportation System Plan, driveway access shall be provided to the street with the lowest classification.

Finding: The subject property has frontage along one street, 23rd Street SE, which is designated as a collector street, driveway access to a local street is not possible.

- (D) Where possible, driveway access shall be consolidated with either existing or future driveways serving adjacent developments.

Finding: The proposed development utilizes an existing driveway on 23rd Street SE which will provide shared access for the proposed apartments and the existing retail commercial building. Unused existing driveways on 23rd Street SE are required to be removed.

- (E) Walls, fences, or landscaping shall be provided to buffer parking areas from public streets and abutting properties (see Figure 702-8).

Finding: A combination of trees and shrubs area provided to screen the proposed off-street parking areas from 23rd Street SE and abutting properties.

702.035(b)(2) – General Siting and Building Mass.

- (A) Where the development is located on a lot with an average cross slope of 15 percent or more, do not regrade more than 60 percent of the site surface area.

Finding: The subject property is relatively flat, and does not have an average cross slope of 15 percent or more, therefore this standard is not applicable.

- (B) Buildings shall have no dimension greater than 150 feet.

Finding: Each of the proposed buildings do not have a dimension exceeding 150 feet.

702.035(c)(2) – Compatibility.

- (A) Except as provided in standard (B) of this paragraph, where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-4.

Finding: The subject property does not abut RA (Residential Agriculture) or RS (Single Family Residential) zoned property, therefore this section is not applicable.

- (B) Where a development site abuts, and is located uphill from, property zoned Residential Agriculture (RA) or Single Family Residential (RS), and the slope of the development site within 40 feet of the abutting RA or RS zoned property is 15 percent or greater, buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5.

Finding: The subject property does not abut RA (Residential Agriculture) or RS (Single Family Residential) zoned property, therefore this section is not applicable.

- (C) On sites with 75 feet or more of buildable width, a minimum of 50 percent of the buildable width shall be occupied by building placed at the setback line.
Accessory structures shall not apply towards meeting the required percentage.

Finding: The subject property has approximately 515 feet of buildable width along 23rd Street SE, requiring a minimum of 257.5 feet of the buildable width to be occupied by buildings placed at the setback line. The proposed site plan indicates that buildings 1, 5, and 6 are placed as close to the setback line as possible for 23rd Street SE (placed on the PUE line). Building 1 occupies approximately 163 feet of frontage, Building 5 is approximately 60 feet, and Building 6 is approximately 48 feet, for a total of 271 feet, exceeding the minimum requirement.

- (D) Roof-mounted mechanical equipment, other than vents or ventilators, shall be screened from ground level view. Screening shall be as high as the top of the mechanical equipment, and shall be integrated with exterior building design.

Finding: No roof mounted mechanical equipment is proposed for the buildings.

- (E) A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas are permitted, provided the porch or entry area has at least 25 square feet of area for each dwelling unit, with no dimension less than 5 feet. Porches and entry areas shall be open on at least one side, and may be covered or uncovered. All grade level porches shall include hand-railings, half-walls, or shrubs to define the outside perimeter.

Finding: Covered, architecturally defined entryways are provided to all individual and common entrances to each dwelling unit meeting the requirements of this standard.

702.035(d)(2) – Building Articulation.

- (A) Every two attached dwelling units shall be offset from the next dwelling unit by at least 4 feet in depth (see Figure 702-10).

Finding: A minimum 4 foot building off-set is provided between every two attached dwelling units, meeting this development standard.

- (B) Within 28 feet of every property line, the building setback for adjacent buildings on the same lot shall vary by a least 4 feet in depth.

Finding: Buildings 1, 5 and 6 are located within 28 feet of the western property line adjacent to 23rd Street SE. The proposed building setback varies by at least 4 feet between each of these buildings, in compliance with this standard.

- (C) Common entrances shall be provided to not more than 4 dwelling units.

Finding: The number of dwelling units served by a common entrance does not exceed 4 dwelling units.

- (D) Individual and common entryways shall be articulated with a differentiated roof, awning, or portico.

Finding: The design for each building includes a differentiated roof for the individual and common dwelling unit entryways.

- (E) Flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 100 feet without providing differences in elevation of at least 4 feet.

Finding: The proposed development includes six individual buildings. Buildings with a horizontal roof length that is greater than 100 feet are provided with a change of elevation of at least 4 feet, in compliance with this design standard.

- (F) Windows shall be provided in all habitable rooms, other than bathrooms, that face required setbacks, common open areas, and parking areas.

Finding: Windows facing required setbacks, common open areas, and parking areas are included in all habitable rooms.

702.040(a)(2) – Recycling On-Site Design and Location of Facilities.

- (A) Recycling areas shall be located, designed, and constructed in conformance with any applicable federal, state, or local laws relating to fire, building, access, transportation, circulation, or safety.

Finding: At the time of building permit review, the proposed recycling areas will be reviewed for conformance with all applicable standards.

- (B) Recycling areas shall be protected against environmental conditions, such as rain.

Finding: A partial roof is provided over the trash and recycle areas to provide weather protection for the recycling areas.

- (C) Instructions for using recycling containers and how to prepare and separate all the materials collected by franchised haulers shall be clearly posted in recycling areas.

Finding: The applicant's written statement indicates that instructions for use of the recycling containers will be posted in the recycling areas.

- (D) Recycling areas shall be provided that are sufficient in capacity, number, distribution, and size to serve the tenants of the development.

Finding: The proposed development includes one recycling/trash service area which is provided at the northeast portion of the site.

- (E) The design and materials of recycling areas shall be similar to the design and materials of the buildings within the development.

Finding: The plans indicate that the trash enclosures will have a wood construction with lap siding and roofing to match the proposed buildings.

- 5. Based upon review of SRC Chapters 220 and 225, the applicable standards of the Salem Revised Code, the findings contained herein, and due consideration of comments received, the application complies with the requirements for an affirmative decision.

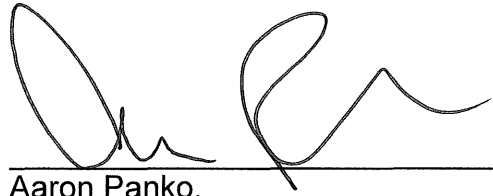
ORDER

Final approval of Class 3 Site Plan Review and Class 1 Design Review Case No. 17-16 is hereby **APPROVED** subject to SRC Chapter 220, and 225, the applicable standards of the Salem Revised Code, conformance with the approved site plan included as Attachment 2, and the following conditions of approval:

- Condition 1:** Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601.

Condition 2: The existing unused driveway approaches to 23rd Street SE shall be removed and replaced with new curb and sidewalk.

Condition 3: Prior to final occupancy, a public easement shall be dedicated to the City of Salem for the proposed water meter located on private property.



Aaron Panko,
Planning Administrator Designee

Prepared by Aaron Panko, Planner III

Attachments: A. Vicinity Map
B. Proposed Development Plans
C. Applicant's Written Statement
D. Public Works Department Memo
E. Salem Keizer School District Summary of Comments

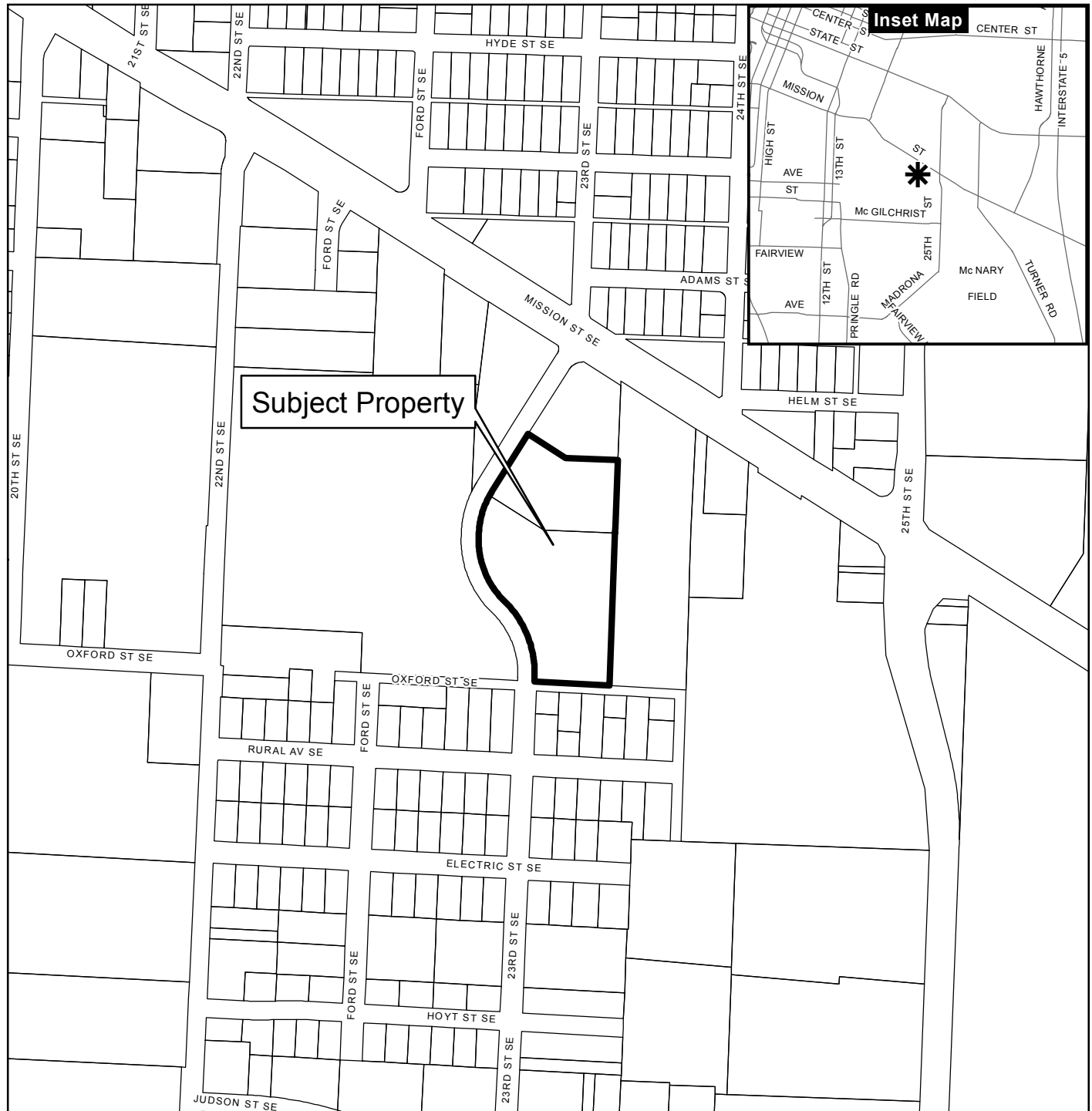
Application Deemed Complete:	<u>May 9, 2017</u>
Notice of Decision Mailing Date:	<u>July 6, 2017</u>
Decision Effective Date:	<u>July 22, 2017</u>
State Mandated Decision Date:	<u>September 6, 2017</u>

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than **5:00 p.m., July 21, 2017**. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter(s) 220 and 225. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

<http://www.cityofsalem.net/planning>

Vicinity Map

1700-1800 Block of 23rd Street SE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

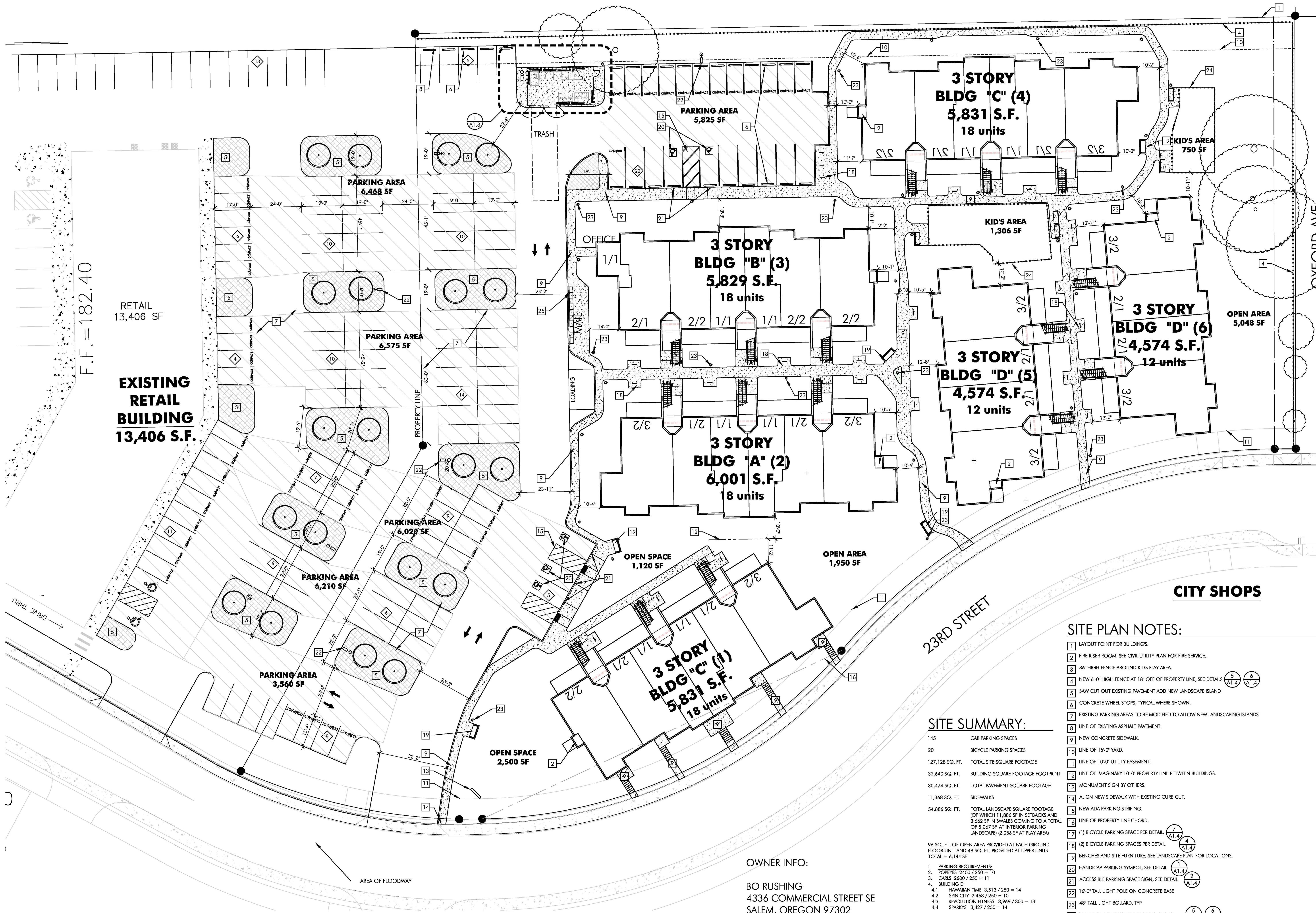
- Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

0 100 200 400 Feet





SITE PLAN NOTES:

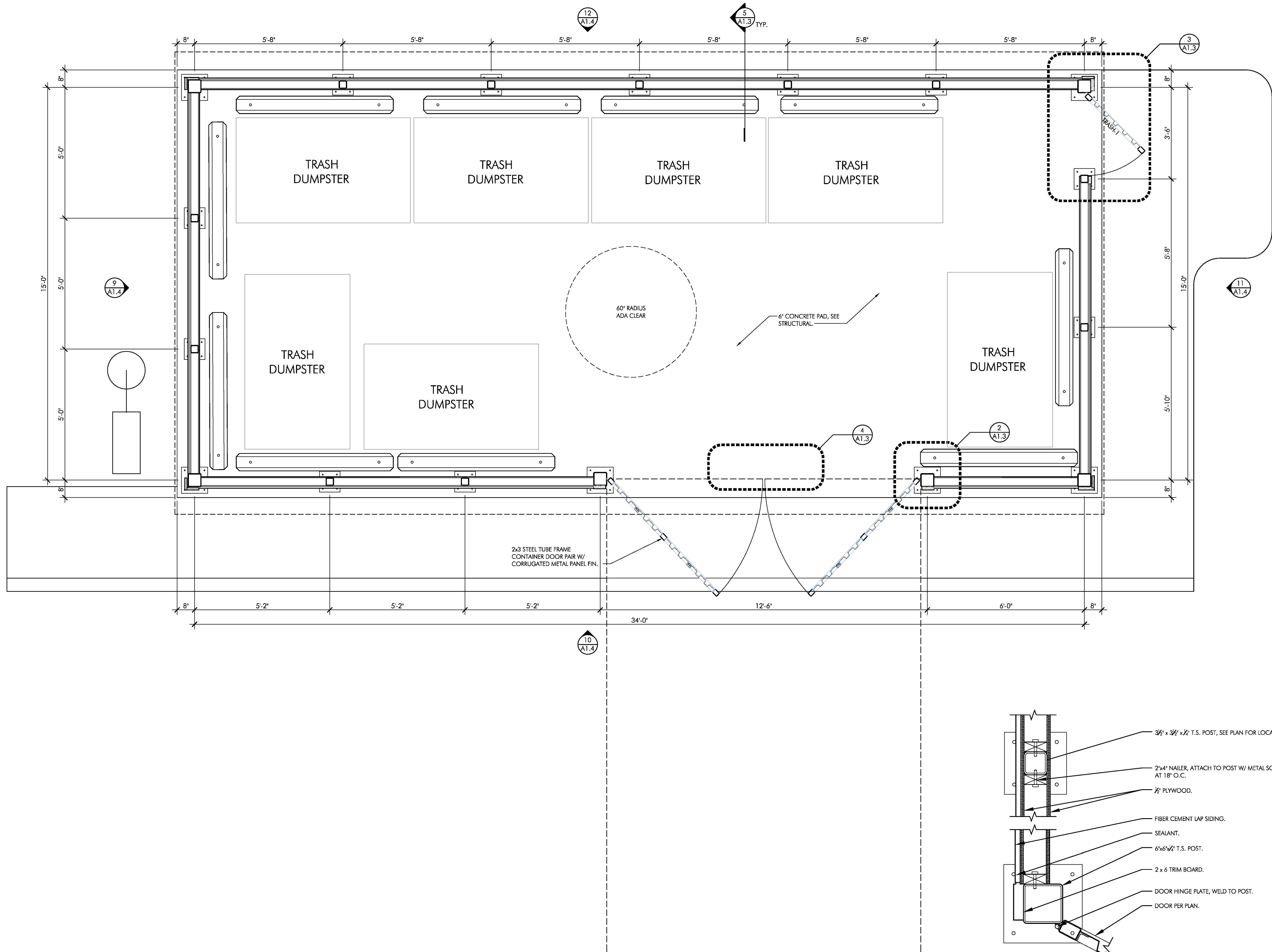
- LAYOUT POINT FOR BUILDINGS.
- FIRE RISER ROOM. SEE CIVIL UTILITY PLAN FOR FIRE SERVICE.
- 36" HIGH FENCE AROUND KIDS PLAY AREA.
- NEW 6'-0" HIGH FENCE AT 18" OFF OF PROPERTY LINE. SEE DETAILS (5) (6) (A1.4) (A1.4)
- SAW CUT OUT EXISTING PAVEMENT ADD NEW LANDSCAPE ISLAND
- CONCRETE WHEEL STOPS, TYPICAL WHERE SHOWN.
- EXISTING PARKING AREAS TO BE MODIFIED TO ALLOW NEW LANDSCAPING ISLANDS
- LINE OF EXISTING ASPHALT PAVEMENT.
- NEW CONCRETE SIDEWALK.
- LINE OF 15'-0" YARD.
- LINE OF 10'-0" UTILITY EASEMENT.
- LINE OF IMAGINARY 10'-0" PROPERTY LINE BETWEEN BUILDINGS.
- MONUMENT SIGN BY OTHERS.
- ALIGN NEW SIDEWALK WITH EXISTING CURB CUT.
- NEW ADA PARKING STRIPS.
- LINE OF PROPERTY LINE CHORD.
- (1) BICYCLE PARKING SPACE PER DETAIL (7) (A1.4) (4) (A1.4)
- (2) BICYCLE PARKING SPACES PER DETAIL (7) (A1.4) (4) (A1.4)
- HANDICAP PARKING SYMBOL, SEE DETAIL (7) (A1.4) (4) (A1.4)
- ACCESSIBLE PARKING SPACE SIGN, SEE DETAIL (7) (A1.4) (4) (A1.4)
- 16'-0" TALL LIGHT POLE ON CONCRETE BASE
- 48" TALL LIGHT BOLLARD, TYP
- NEW 4'-0" TALL FENCE AT PLAY AREA, SIM TO (5) (6) (A1.4) (A1.4)
- MAIL BOX PRE-FABRICATED ON PEDESTALS, ALL MAILBOXES SHALL BE ACCESSIBLE PER ANSI 117.1-2009

SITE SUMMARY:

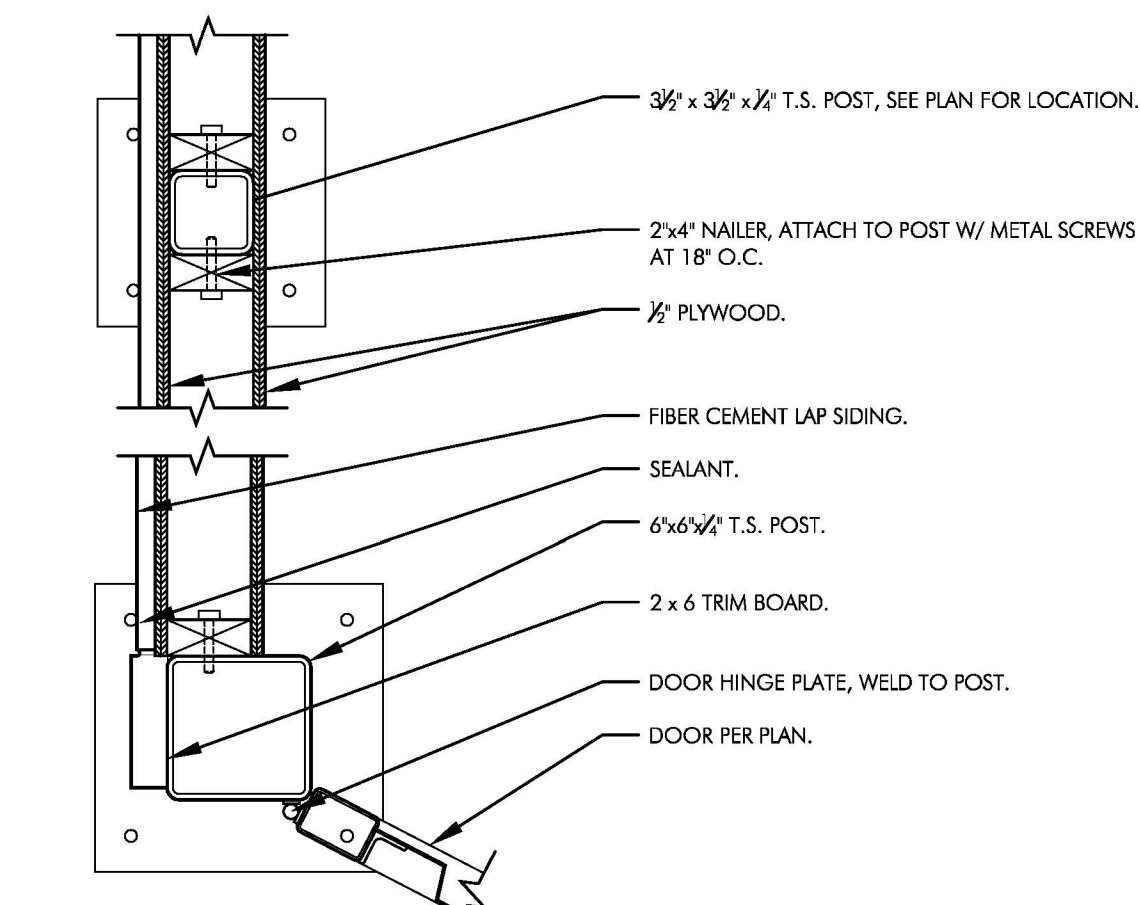
145	CAR PARKING SPACES
20	BICYCLE PARKING SPACES
127,128 SQ. FT.	TOTAL SITE SQUARE FOOTAGE
32,640 SQ. FT.	BUILDING SQUARE FOOTAGE FOOTPRINT
30,474 SQ. FT.	TOTAL PAVEMENT SQUARE FOOTAGE
11,368 SQ. FT.	SIDEWALKS
54,886 SQ. FT.	TOTAL LANDSCAPE SQUARE FOOTAGE (OF WHICH 11,886 SF IN SETBACKS AND 3,662 SF IN SWALES COMING TO A TOTAL OF 5,067 SF AT INTERIOR PARKING LANDSCAPE) (2,056 SF AT PLAY AREA)
96 SQ. FT. OF OPEN AREA PROVIDED AT EACH GROUND FLOOR UNIT AND 48 SQ. FT. PROVIDED AT UPPER UNITS TOTAL = 6,144 SF	
1. PARKING REQUIREMENTS:	
2. POPYES 2400 / 250 = 10	
3. CARLS 2600 / 250 = 11	
4. BUILDING D	
4.1. HAWAIIAN TIME 3,513 / 250 = 14	
4.2. SPIN CITY 2,468 / 250 = 10	
4.3. REVOLUTION FITNESS 3,969 / 300 = 13	
4.4. SPARKYS 3,427 / 250 = 14	
5. 72 REQUIRED	
6. 158 PROVIDED (NET OF 86 SPACES)	
7. APARTMENTS	
... 96 UNITS @ 1.5 EACH = 144 SPACES	
... 73 SPACES PROVIDED 71 SHARED WITH RETAIL	

OWNER INFO:

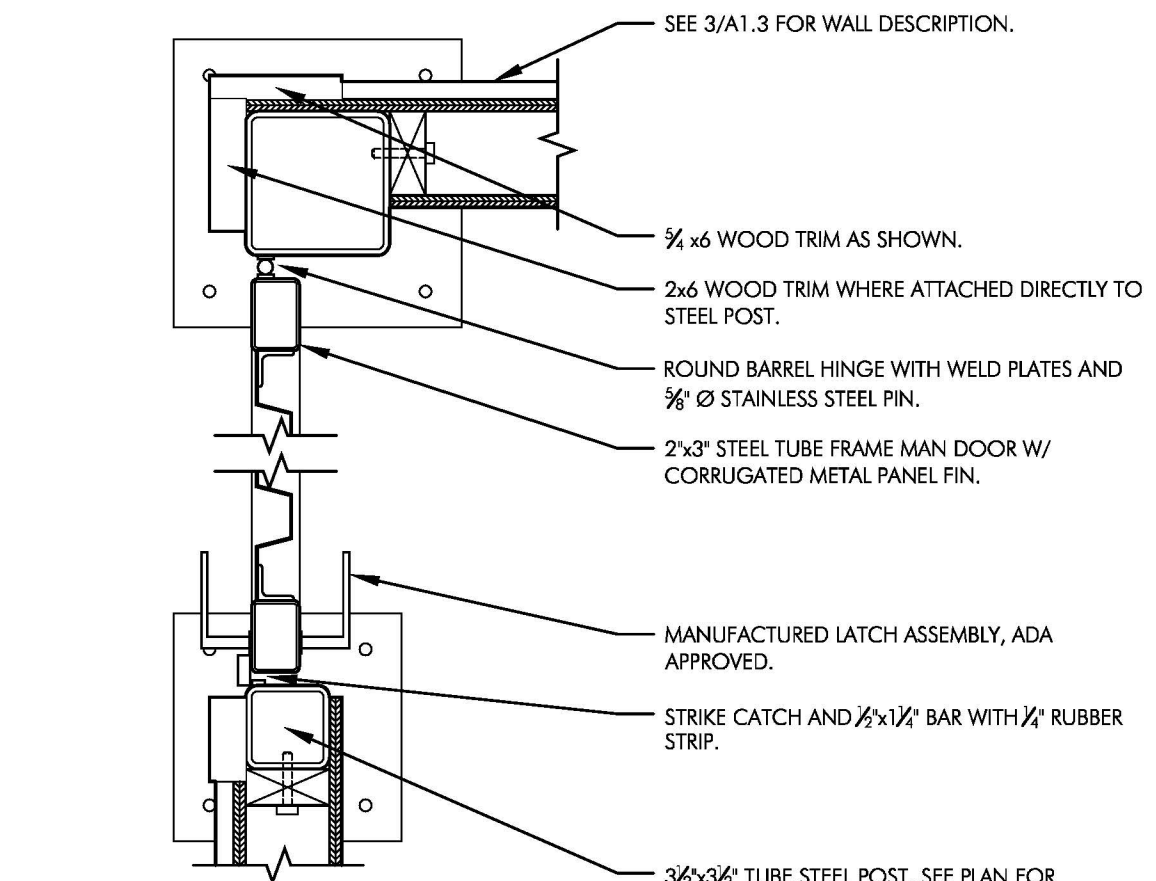
BO RUSHING
4336 COMMERCIAL STREET SE
SALEM, OREGON 97302



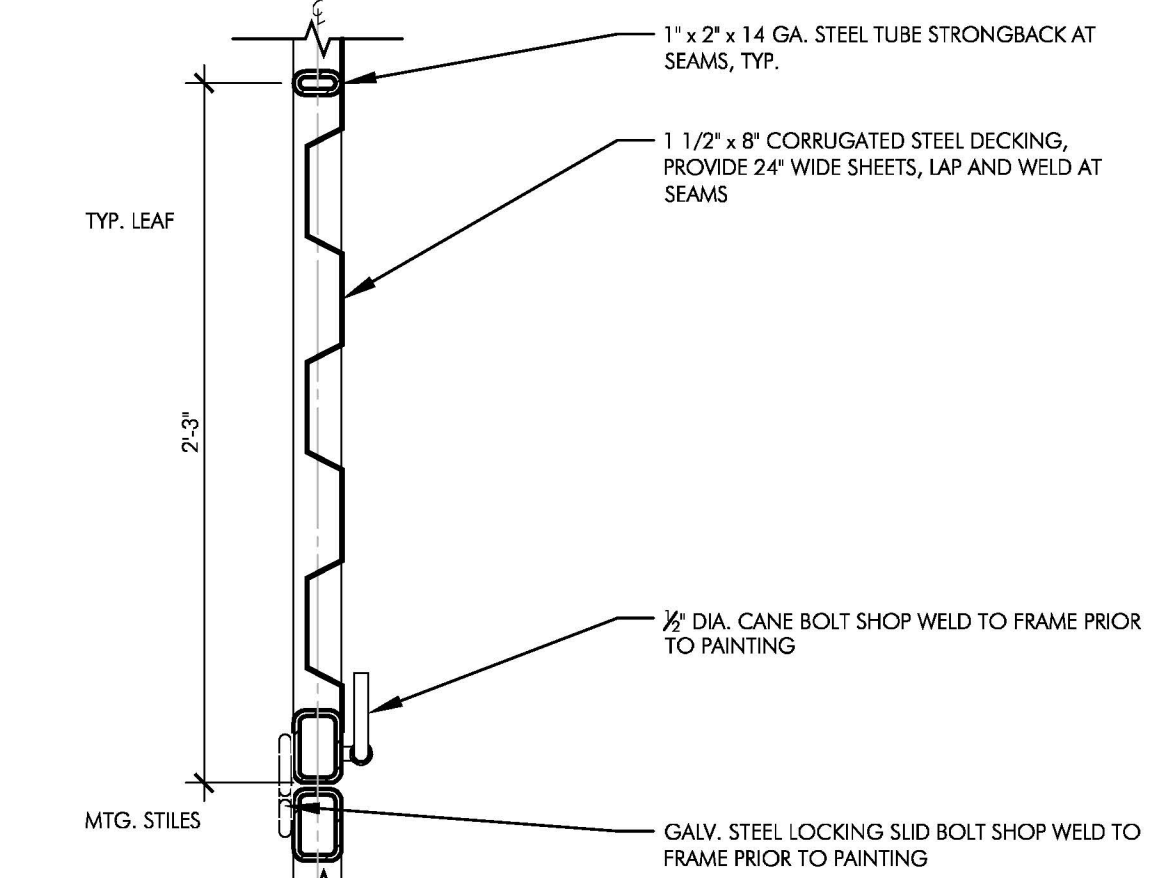
1 TRASH ENCLOSURE PLAN
0' 1' 2' 4' 6' 1 1/2" = 1'-0"



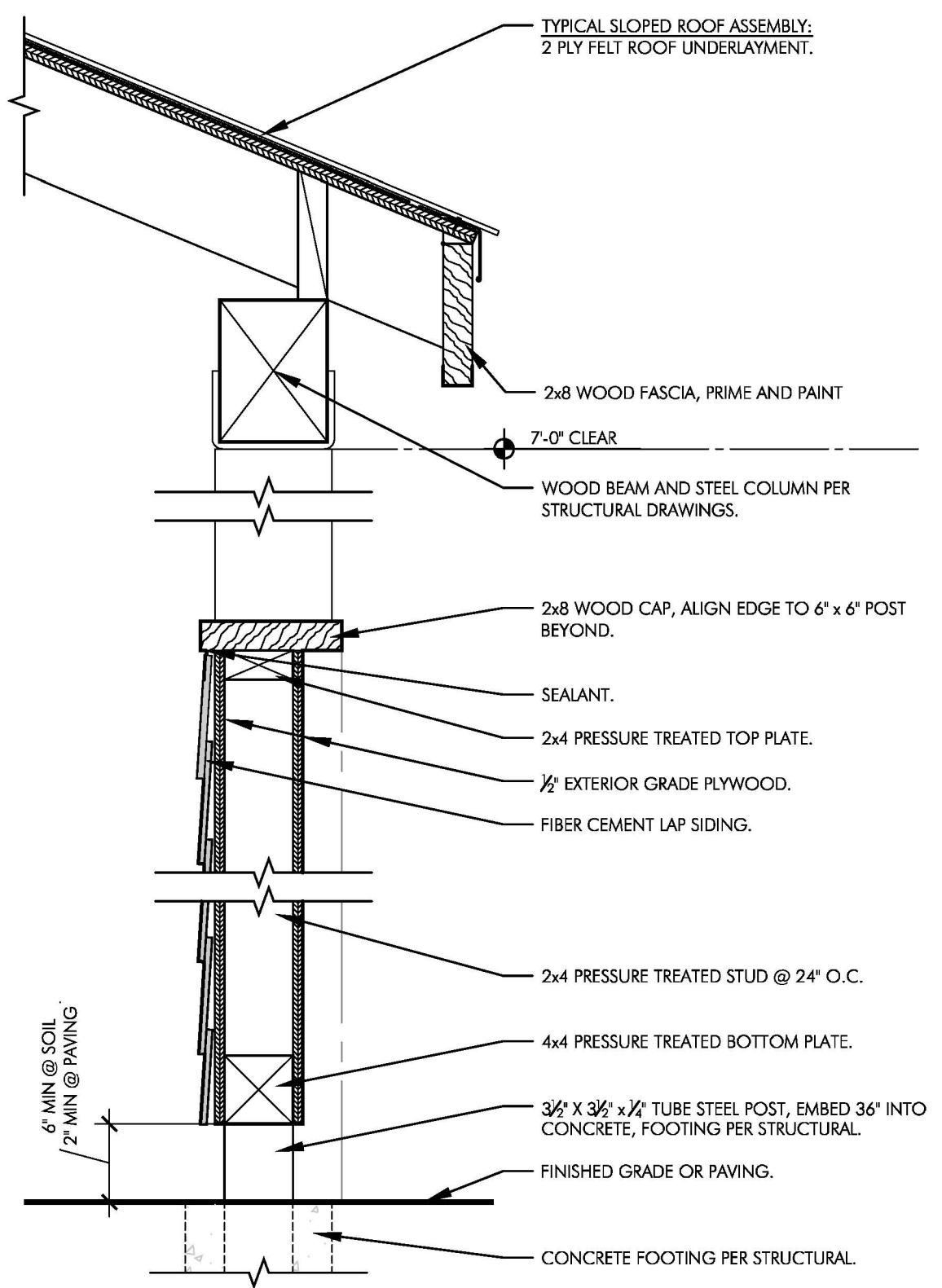
2 TRASH ENCLOSURE CORNER DETAIL
0' 1' 2' 4' 6' 1'-0" 2'-0" 1 1/2" = 1'-0"
X-TrashEnclosureCorner-2.dwg



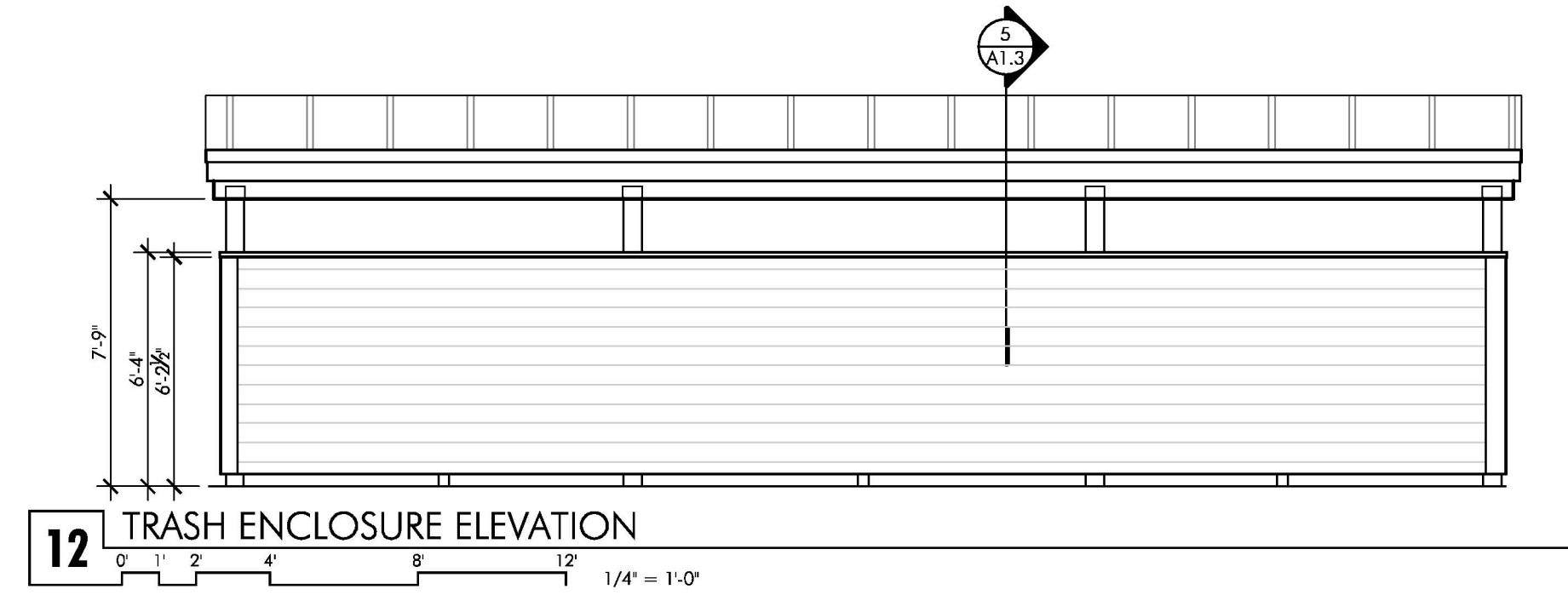
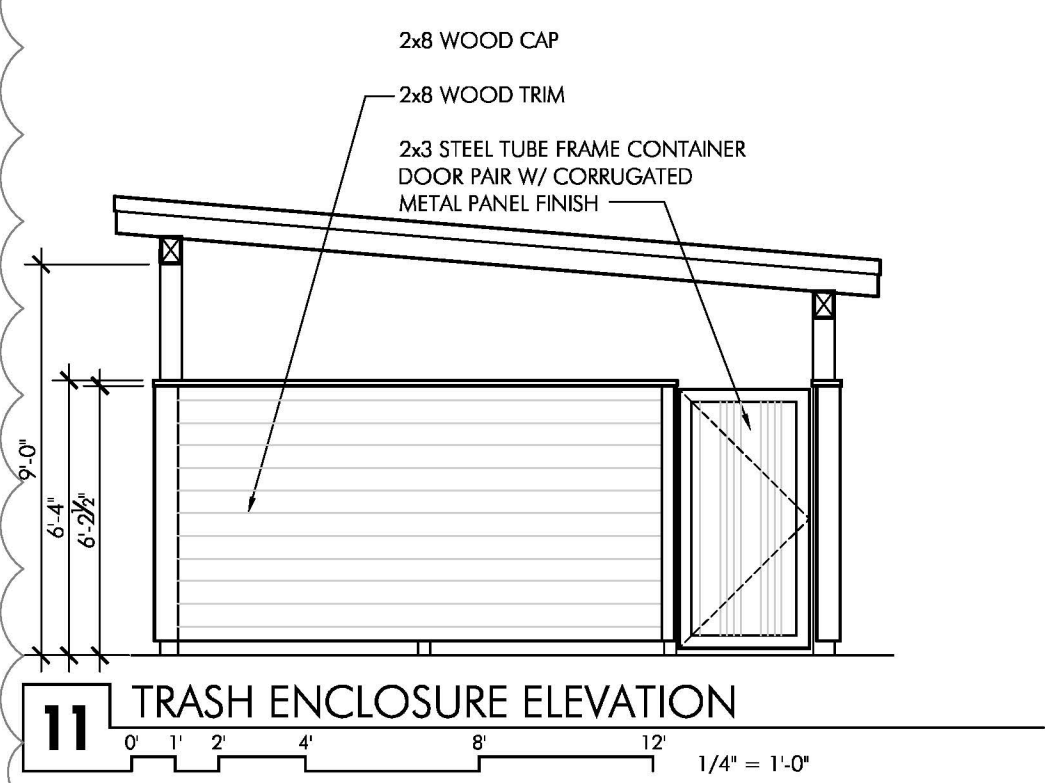
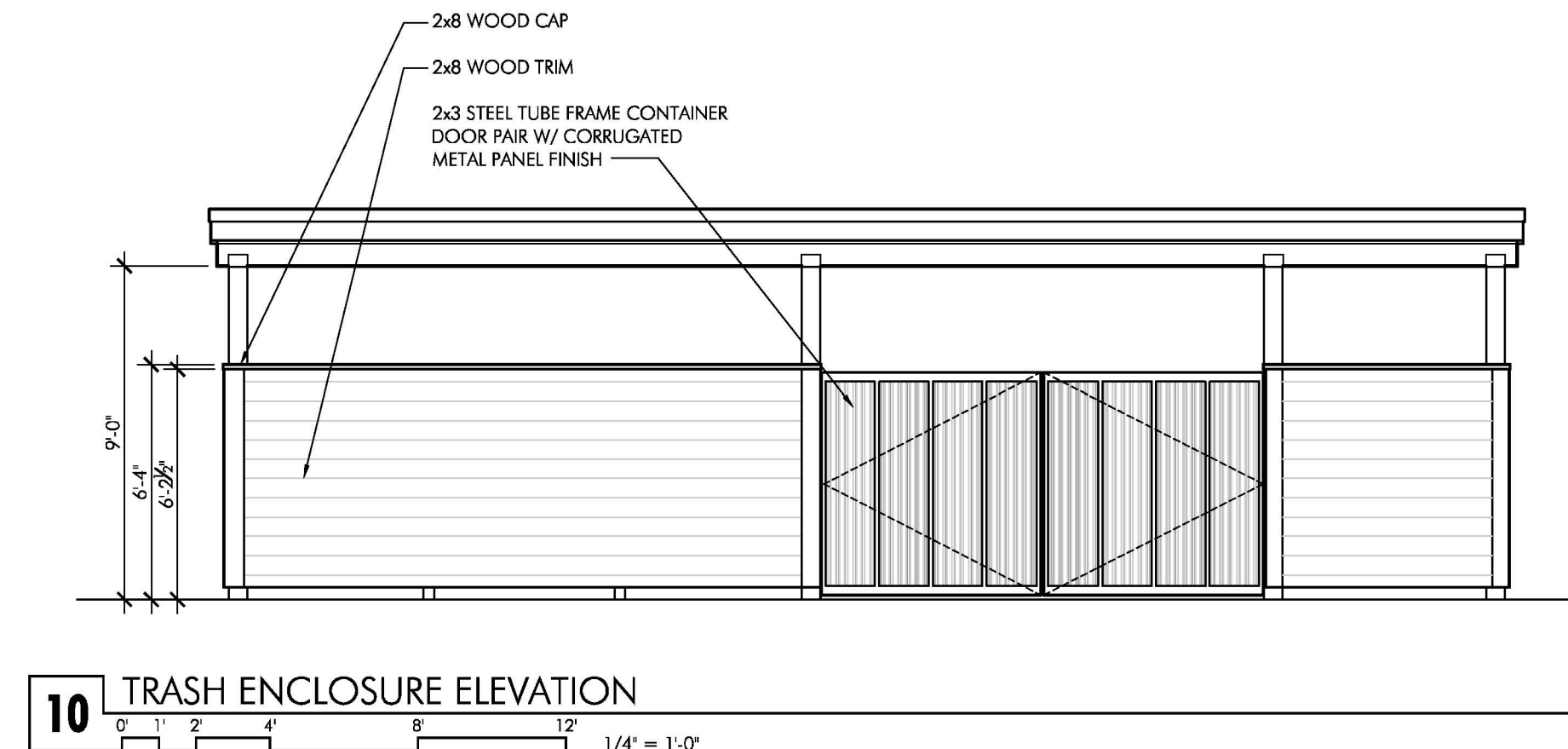
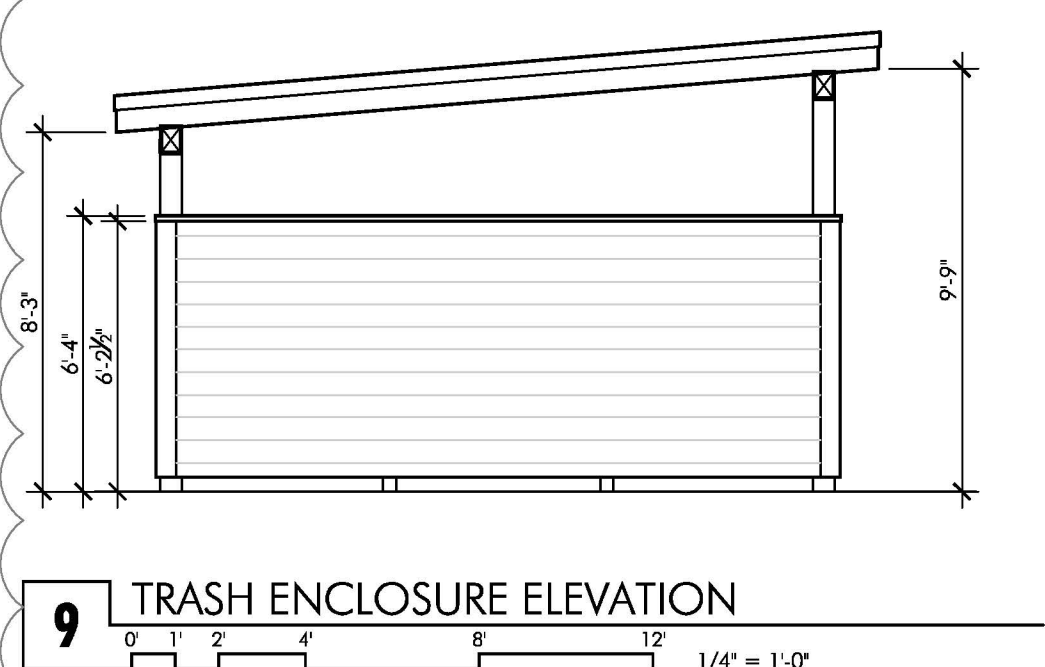
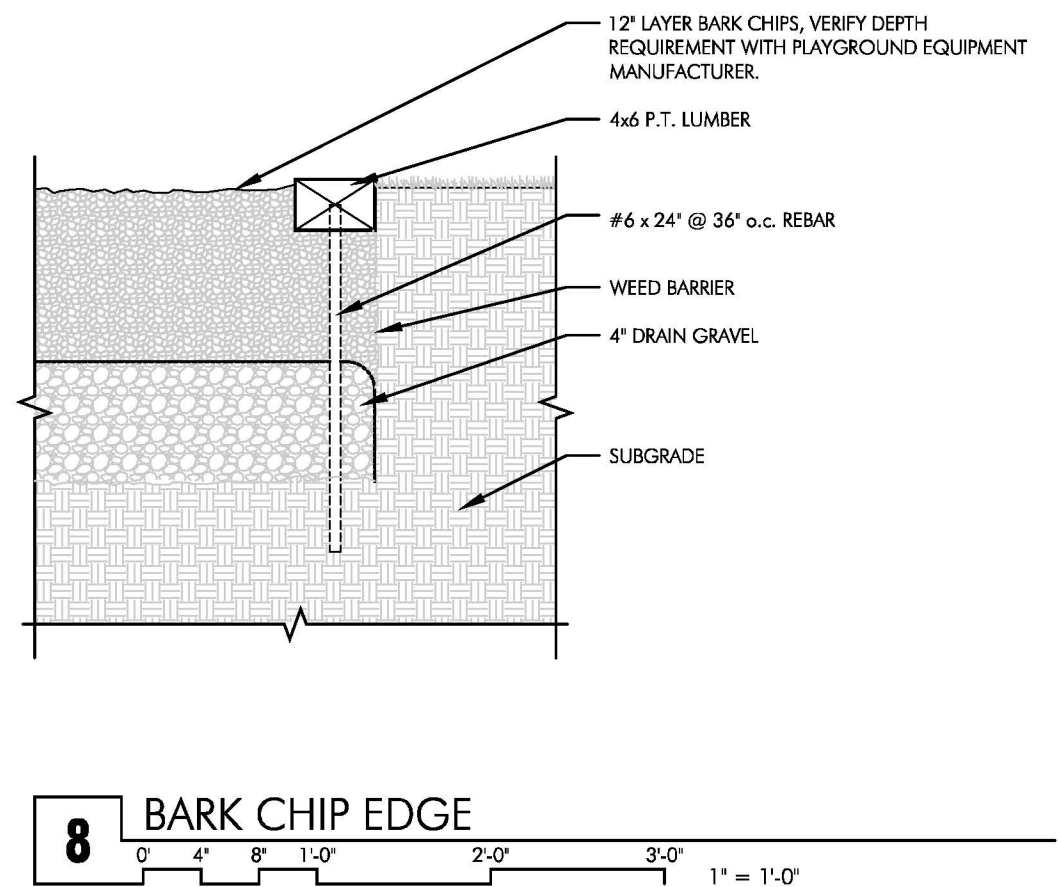
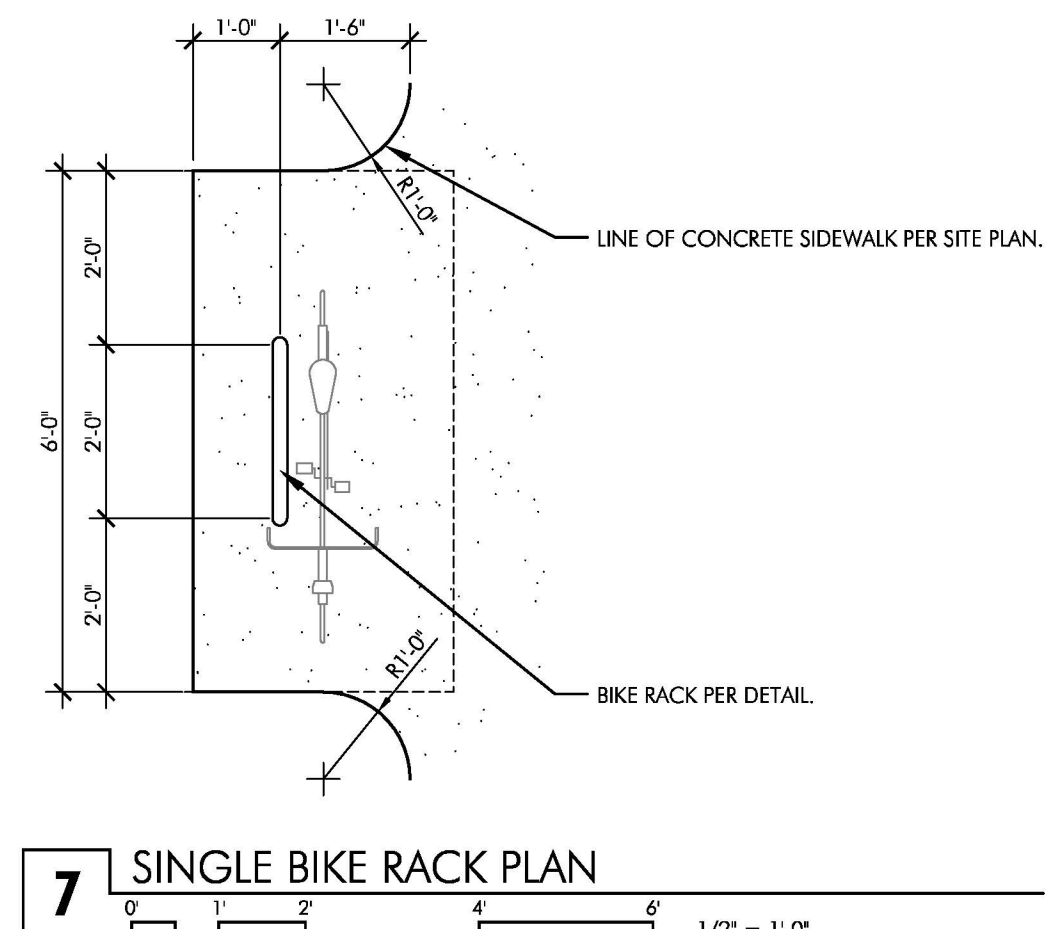
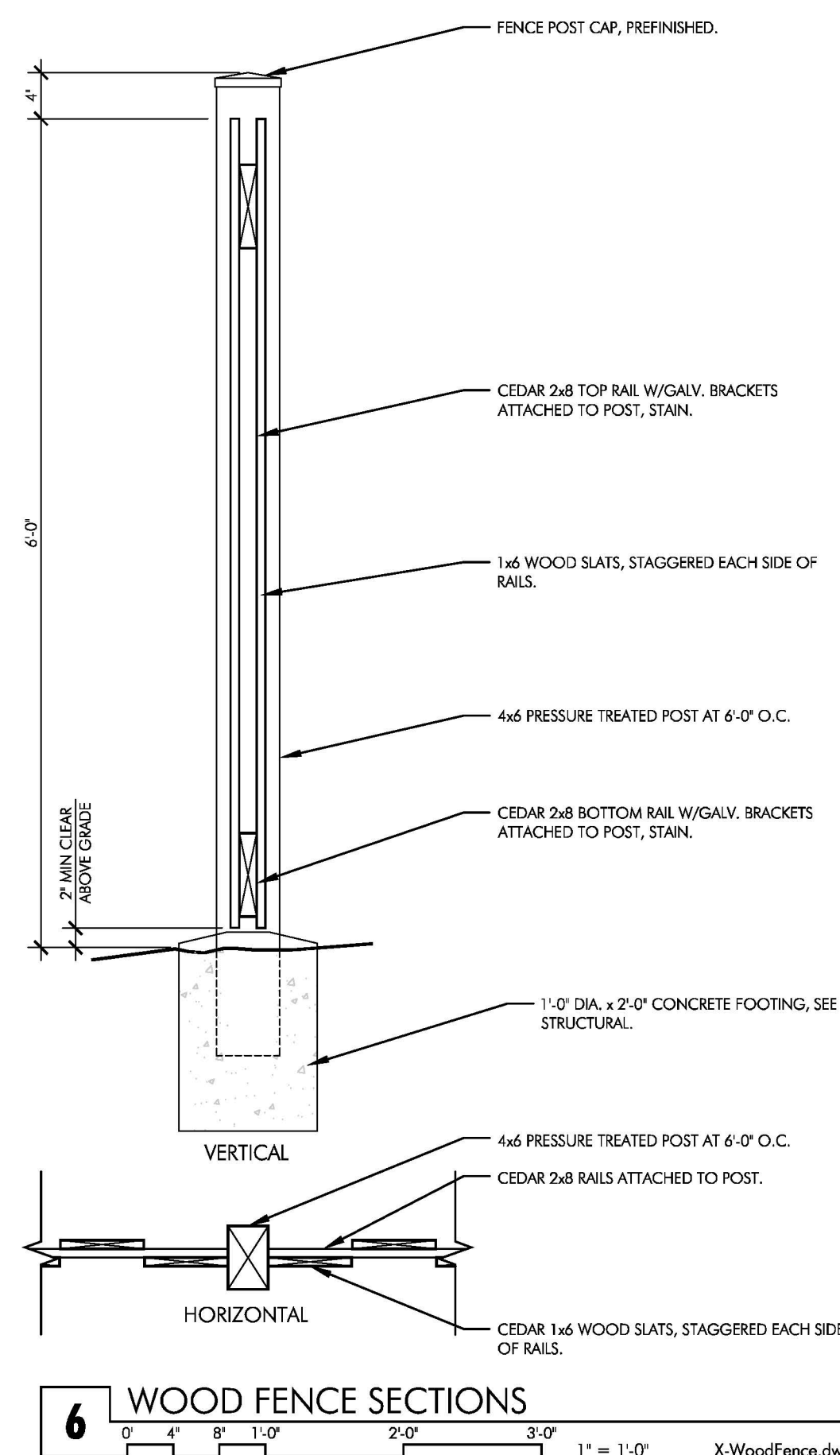
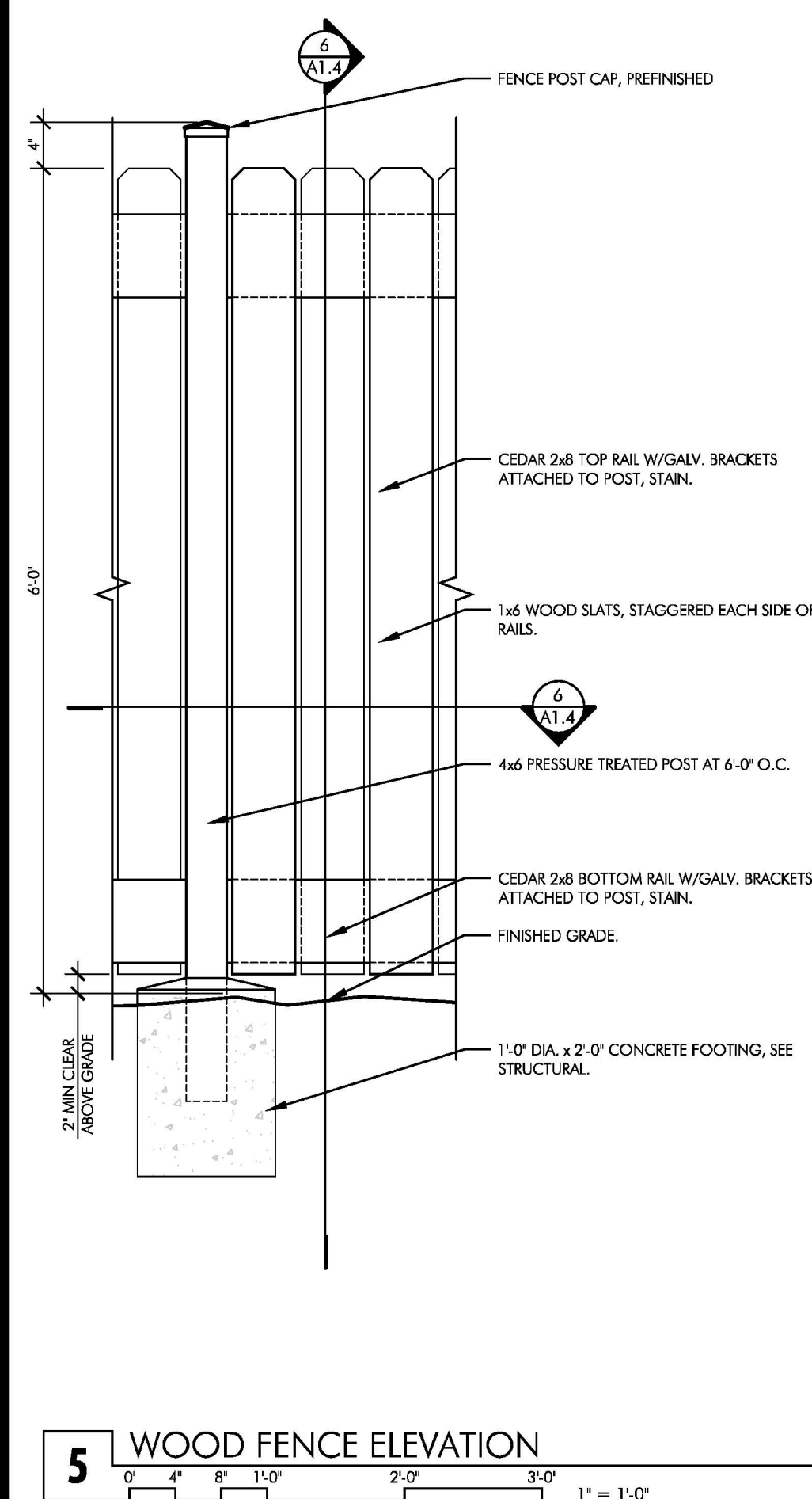
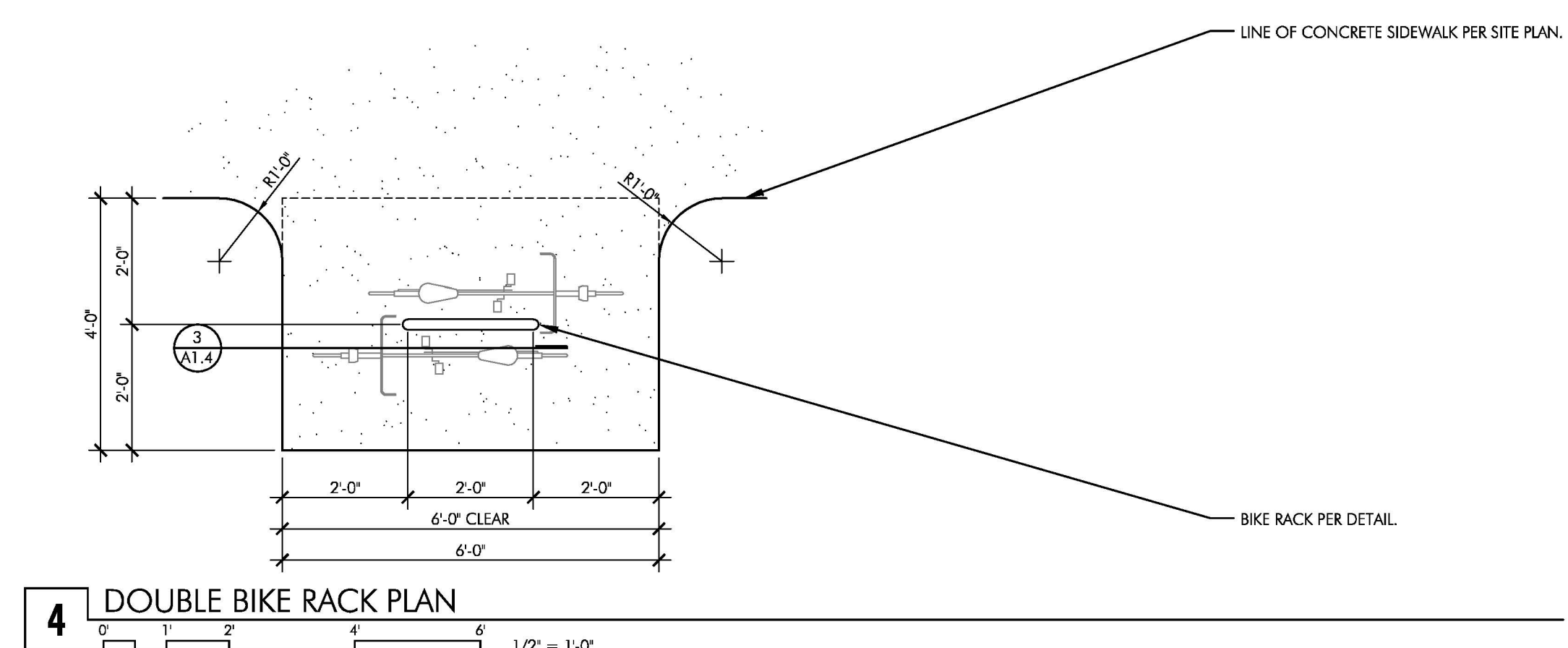
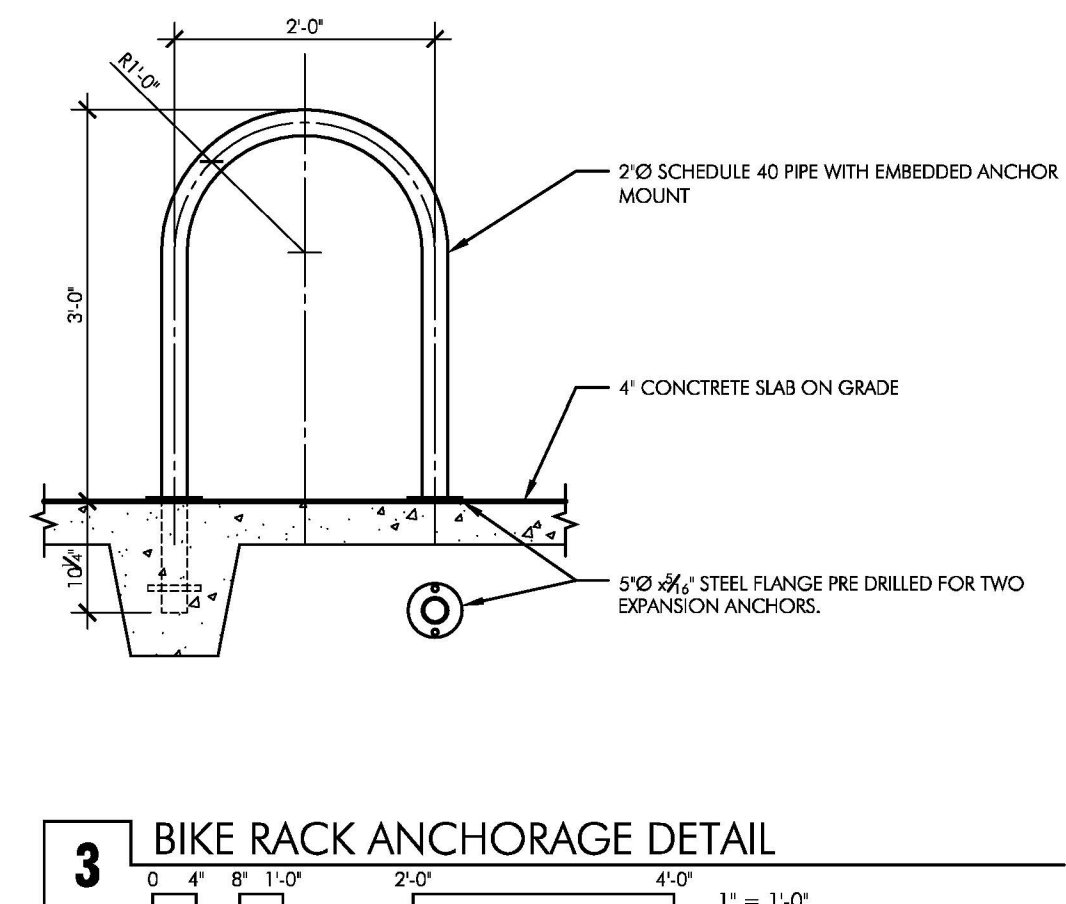
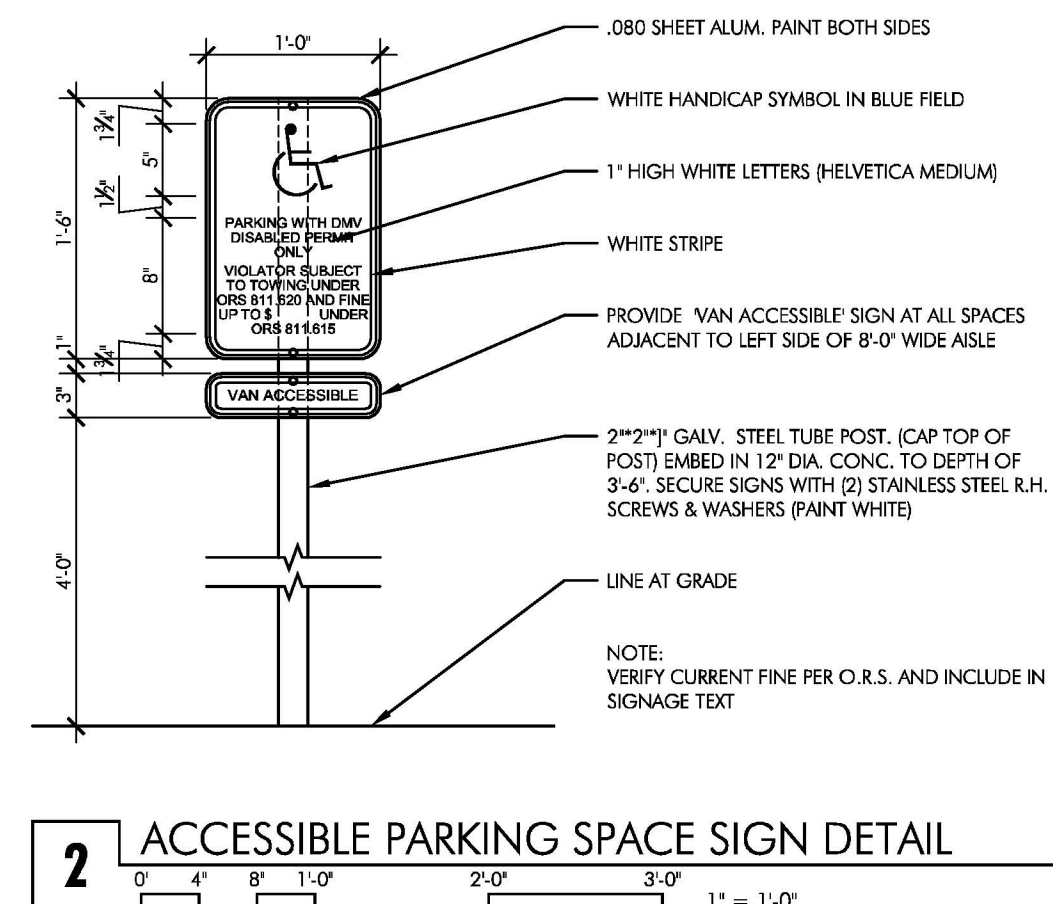
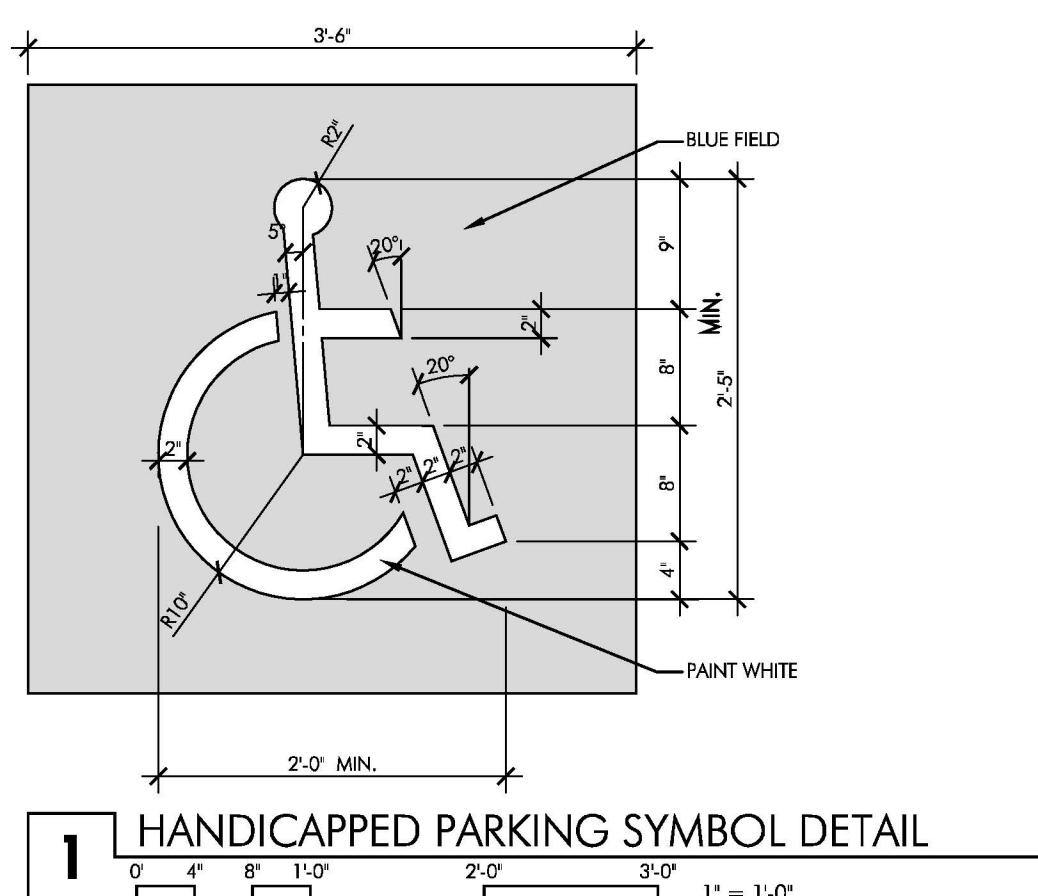
3 TRASH ENCLOSURE MAN DOOR DETAIL
0' 1' 2' 4' 6' 1'-0" 2'-0" 1 1/2" = 1'-0"
X-TrashEnclosureDoor.dwg



4 TRASH ENCLOSURE GATE DETAIL
0' 1' 2' 4' 6' 1'-0" 2'-0" 1 1/2" = 1'-0"
X-TrashEnclosureGate.dwg



5 TRASH ENCLOSURE SECTION
0' 1' 2' 4' 6' 1'-0" 2'-0" 1 1/2" = 1'-0"
X-TrashEnclosureSection.dwg

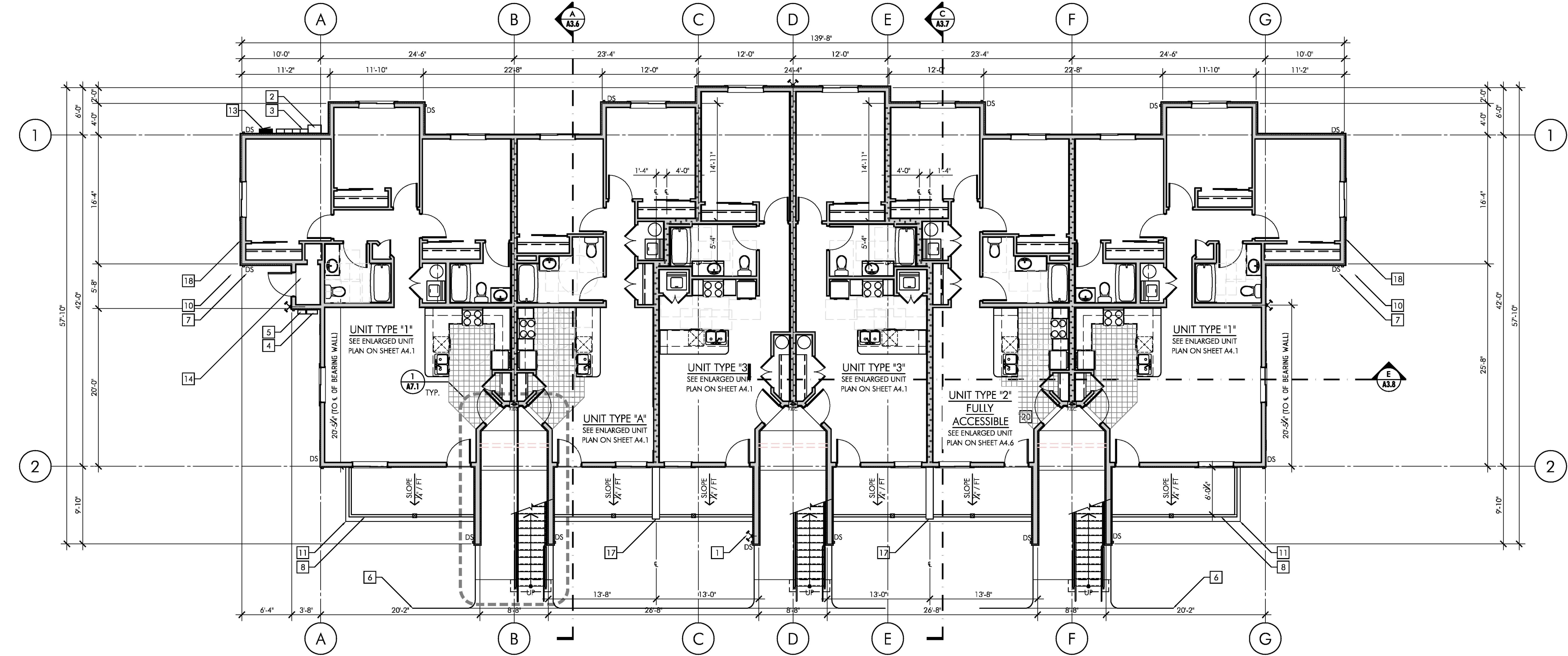


GENERAL PLAN NOTES:

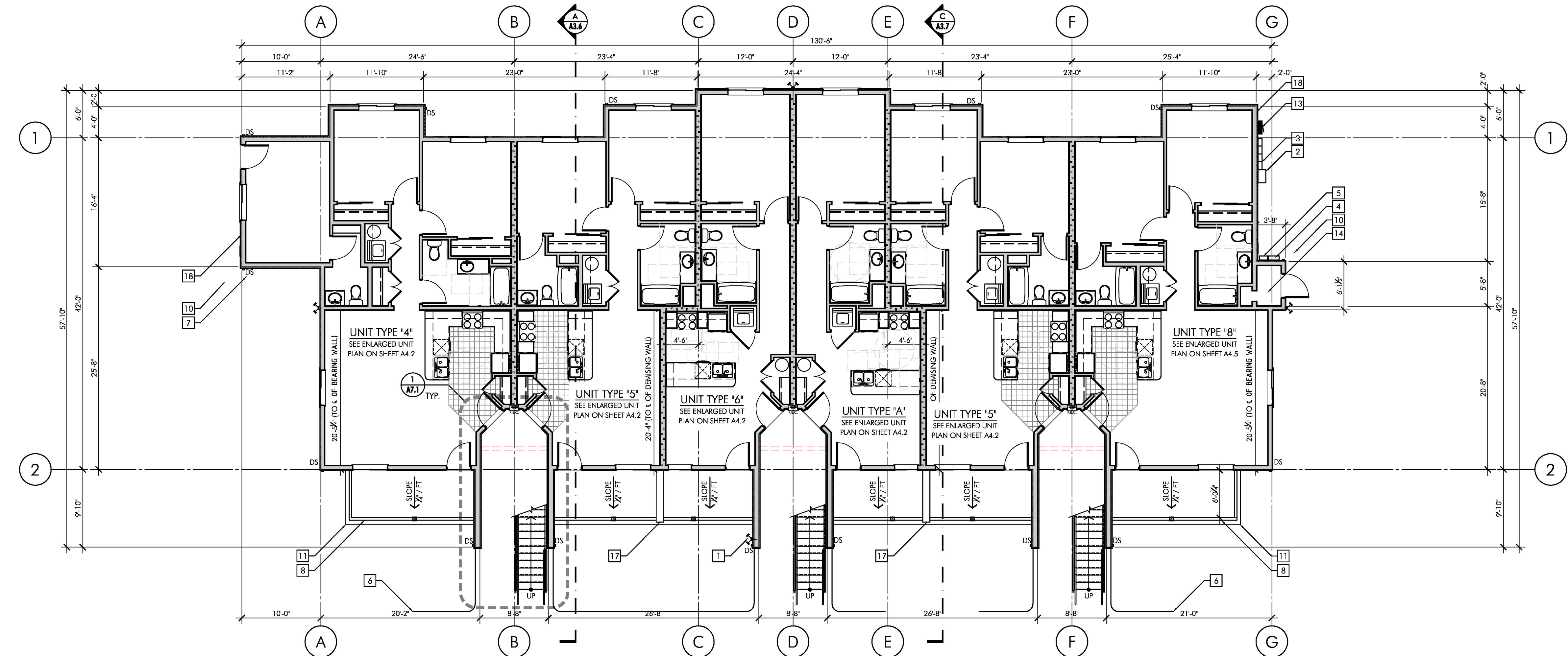
- GENERAL NOTES APPLY TO ALL DRAWINGS.
- DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE, U.O.N. DIMENSIONS STATED AS CLEAR ARE TO FACE OF FINISH.
- SEE STRUCTURAL DRAWINGS FOR EXTERIOR SHEATHING LOCATIONS.
- WALL MATERIAL MAY CHANGE AT WALL INTERSECTIONS, REVIEW SECTIONS AND ELEVATIONS FOR ADDED INFORMATION.
- PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF WALLS, PARTITIONS AND FURRED SPACES AT 10'-0" O.C. IN ALL DIRECTIONS AND AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES.
- ADDITIONAL FRAMING, BLOCKING AND FINISHES SHALL BE PROVIDED AS REQUIRED FOR PLUMBING ACCESS PANELS.
- SEE ENLARGED FLOOR PLANS FOR SPECIFIC INFORMATION PERTAINING TO THOSE AREAS.
- SEE CIVIL SITE PLAN FOR CONCRETE PAVING, SLOPES AND GRADES TO ALIGN WITH UNIT ENTRIES.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH ALL STATE AND LOCAL JURISDICTIONS AND REGULATORS.
- CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL INSPECTIONS AND TESTS REQUIRED BY ANY GOVERNMENTAL AGENCY TO IMPLEMENT THE PLANS AND ACCEPT ANY REQUIRED SPECIAL INSPECTIONS OR REPORTS, WHICH SHALL BE PAID FOR BY THE OWNER.
- NEITHER THE OWNER NOR THE ARCHITECT WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, INSTALL AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- ADD ADDITIONAL SHEATHING AS REQUIRED AT NON-SHEAR WALLS TO ALIGN FINISHES WITH ADJACENT SHEAR WALLS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ARRIVAL OF ALL SPECIFIED FINISH MATERIALS, EQUIPMENT AND ANY OTHER MATERIALS TO BE UTILIZED ON THE PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING WITHIN 10 DAYS OF DATE OF CONTRACT OF THOSE SPECIFIED ITEMS THAT MAY NOT BE READILY AVAILABLE AND SUBSTITUTE ITEMS OF EQUAL QUALITY AND DESCRIPTION. IF NOTIFICATION IS NOT RECEIVED BY THE ARCHITECT, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE PROPER ORDERING AND FOLLOW UP OF SPECIFIED COST TO THE OWNER TO INSURE AVAILABILITY OF ALL SPECIFIED ITEMS SO AS NOT TO CREATE A HARDSHIP ON THE OWNER NOR DELAY PROGRESS OF THE WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AND ON THE JOB SITE PRIOR TO EXECUTION OF ANY WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED DUE TO HIS FAILURE TO DO SO.
- SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR THERE APPEARS TO BE AN ERROR ON THE DRAWINGS, OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIELD, THE ARCHITECT (AND ENGINEER WHERE APPLICABLE) SHALL BE NOTIFIED AS SOON AS REASONABLY POSSIBLE FOR PROCEDURE TO FOLLOW. DO NOT SCALE THE DRAWINGS.
- ALL REVISIONS MUST BE APPROVED IN WRITING BY BOTH THE OWNER AND THE ARCHITECT PRIOR TO THE CONSTRUCTION OF ANY DEVIATION IN THE SCOPE OF WORK.
- ALL EXISTING FACILITIES TO BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ARCHITECT/OWNER.
- PROVIDE WATER RESISTANT GYPSUM BOARD AT BATHTUB/SOWER WALLS AND BATHROOM CEILINGS.
- FLOOR PLANS AND SECTIONS DO NOT INDICATE ALL FIRE RATINGS REQUIRED REFER TO SHEET A0.3 FOR FIRE RATING LOCATIONS. REFER TO WALL TYPES SHEET A0.4 FOR CONSTRUCTION OF WALLS AND FLOORS IN RATED CONDITIONS.
- FLOOR PLANS, ELEVATIONS AND SECTIONS DO NOT INDICATE ALL STAIR TYPES THAT MAY APPLY TO EACH BUILDING NUMBER. SEE SHEET A7.1 FOR STAIR CONFIGURATIONS AND LOCATIONS.
- PROVIDE UL APPROVED THROUGH PENETRATIONS AND MEMBRANE PENETRATION FIRESTOP SYSTEMS AS REQUIRED BY CODE AT ALL ELECTRICAL, PLUMBING AND MECHANICAL PENETRATION IN FIRE RATED ASSEMBLIES.
- PROVIDE WATER RESISTANT GYPSUM BOARD AT BATH TUB/SOWER WALLS AND BATHROOM CEILINGS. THE WATER RESISTANT GYPSUM BOARD IS TO BE LOCATED DIRECTLY BEHIND THE TUB/SOWER ENCLOSURE, AT EXPOSED GYPSUM BOARD DIRECTLY ABOVE TUB/SOWER AND AT BATHS THAT HAVE SHOWERS.

PLAN NOTES:

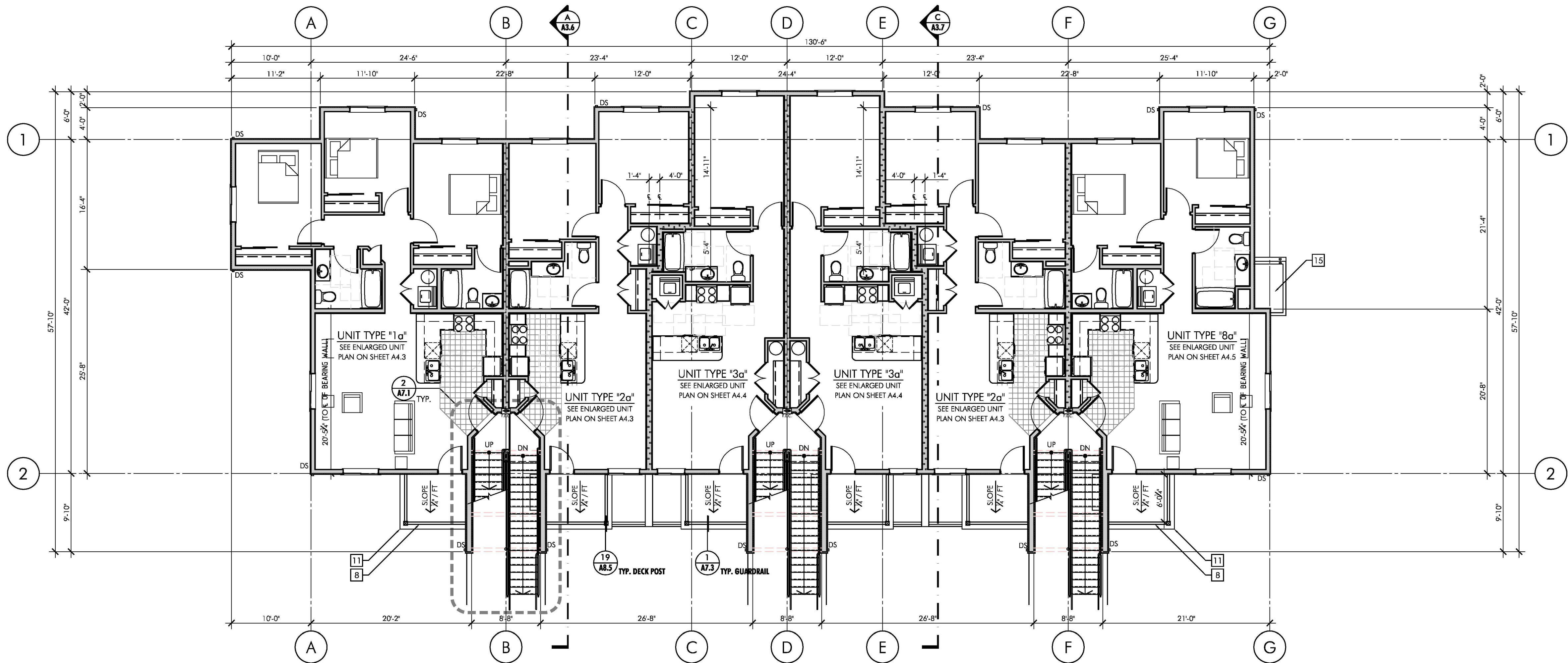
- HOSE BIBB, SEE PLUMBING.
- ELECTRICAL CT PANEL, SEE ELECTRICAL DRAWINGS.
- ELECTRICAL METERS, SEE ELECTRICAL DRAWINGS.
- TELEPHONE BOX, SEE ELECTRICAL DRAWINGS.
- CABLE BOX, SEE ELECTRICAL DRAWINGS.
- SEE SITE PLAN FOR CONCRETE SIDEWALK CONTINUATION.
- DOWNSPOUT - CONNECT TO STORM DRAIN LINE.
- EXTERIOR RAIL, SEE - ¹/_{A7.3} SIM.
- SEE STAIR PLAN, SHEET A7.1 FOR STAIR TYPE.
- FOUNDATION DRAINAGE, DIRECT TO STORM DRAIN.
- LINE OF CONCRETE PATIO OR DECK AT UPPER FLOORS.
- LINE OF ROOF ABOVE.
- HOUSE PANEL, SEE ELECTRICAL DRAWINGS.
- FIRE RISER ROOM. SEE CIVIL UTILITY PLAN FOR FIRE SERVICE.
- ROOF OF RISER ROOM BELOW.
- LINE OF VAULTED CEILING AT THIRD FLOOR.
- PATIO WING / SEPARATION WALL, CENTER BETWEEN WINDOWS.
- STONE VENER WHERE SHOWN ON PLANS AND ELEVATIONS.
- AIR CONDITIONING SLEEVE AND POWER. UNDER WINDOW AT WINDOW LOCATIONS.
- THIS UNIT DESIGNED TO MEET ANSI 117.1-2009 TYPE "A" UNIT, SEE SHEET A4.6



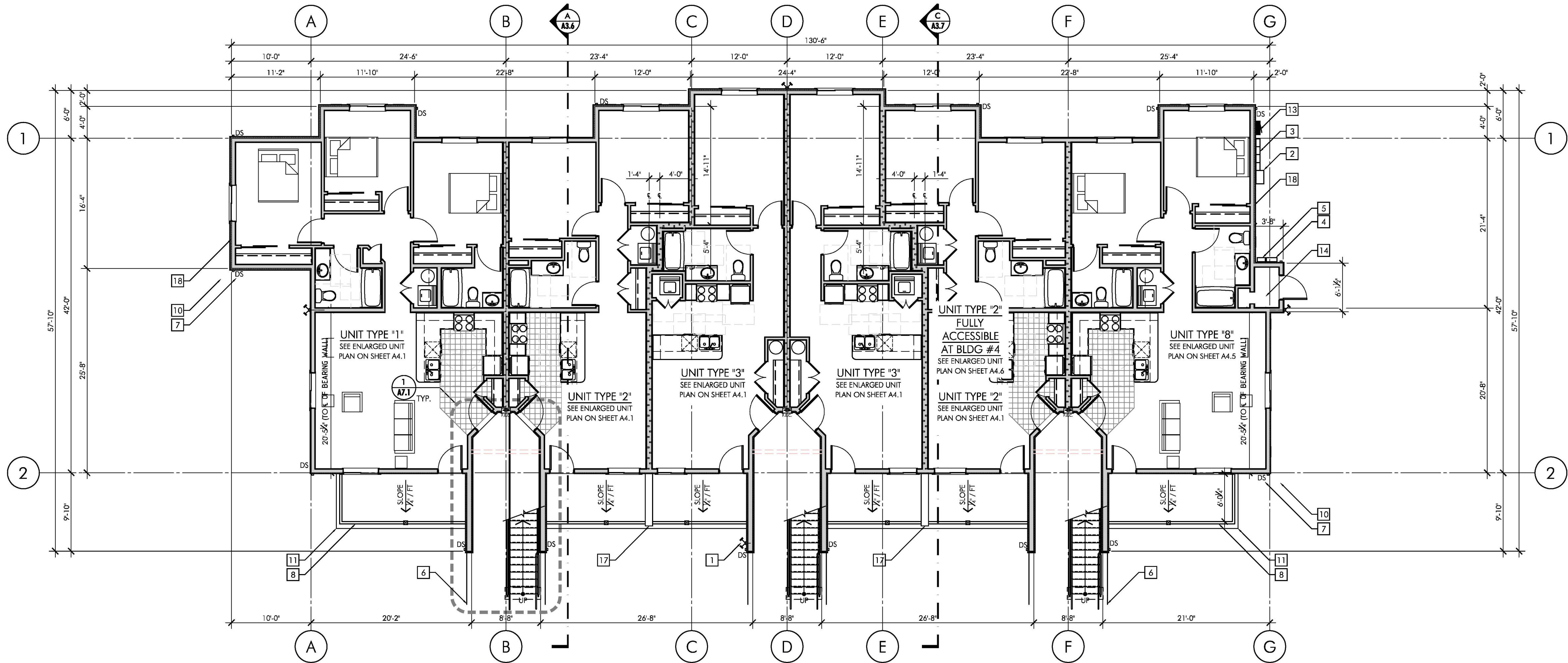
1 BUILDING "A" OVERALL FIRST FLOOR PLAN



2 BUILDING "B" OVERALL FIRST FLOOR PLAN



1 BUILDING "C" OVERALL SECOND FLOOR PLAN



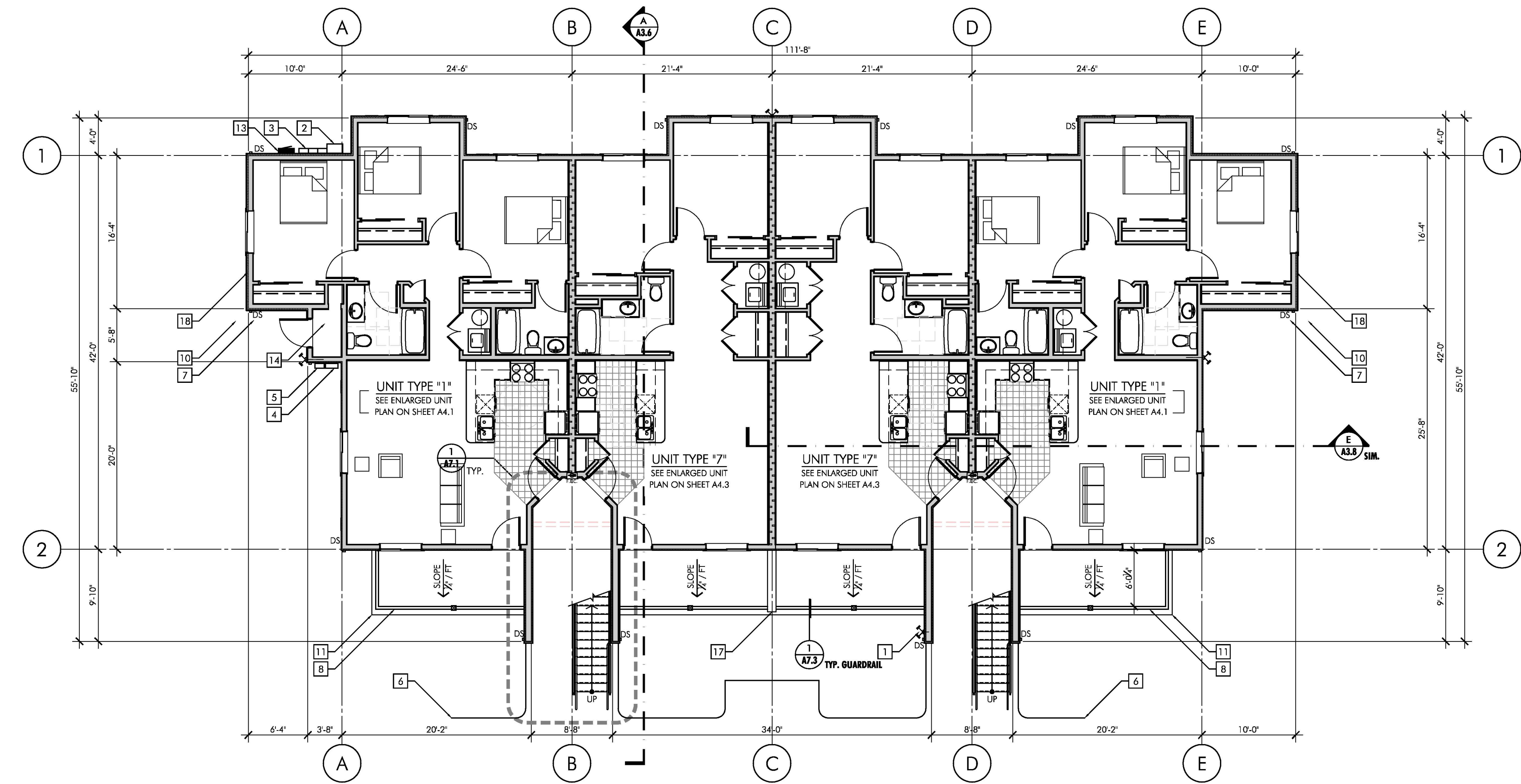
2 BUILDING "C" OVERALL FIRST FLOOR PLAN

GENERAL PLAN NOTES:

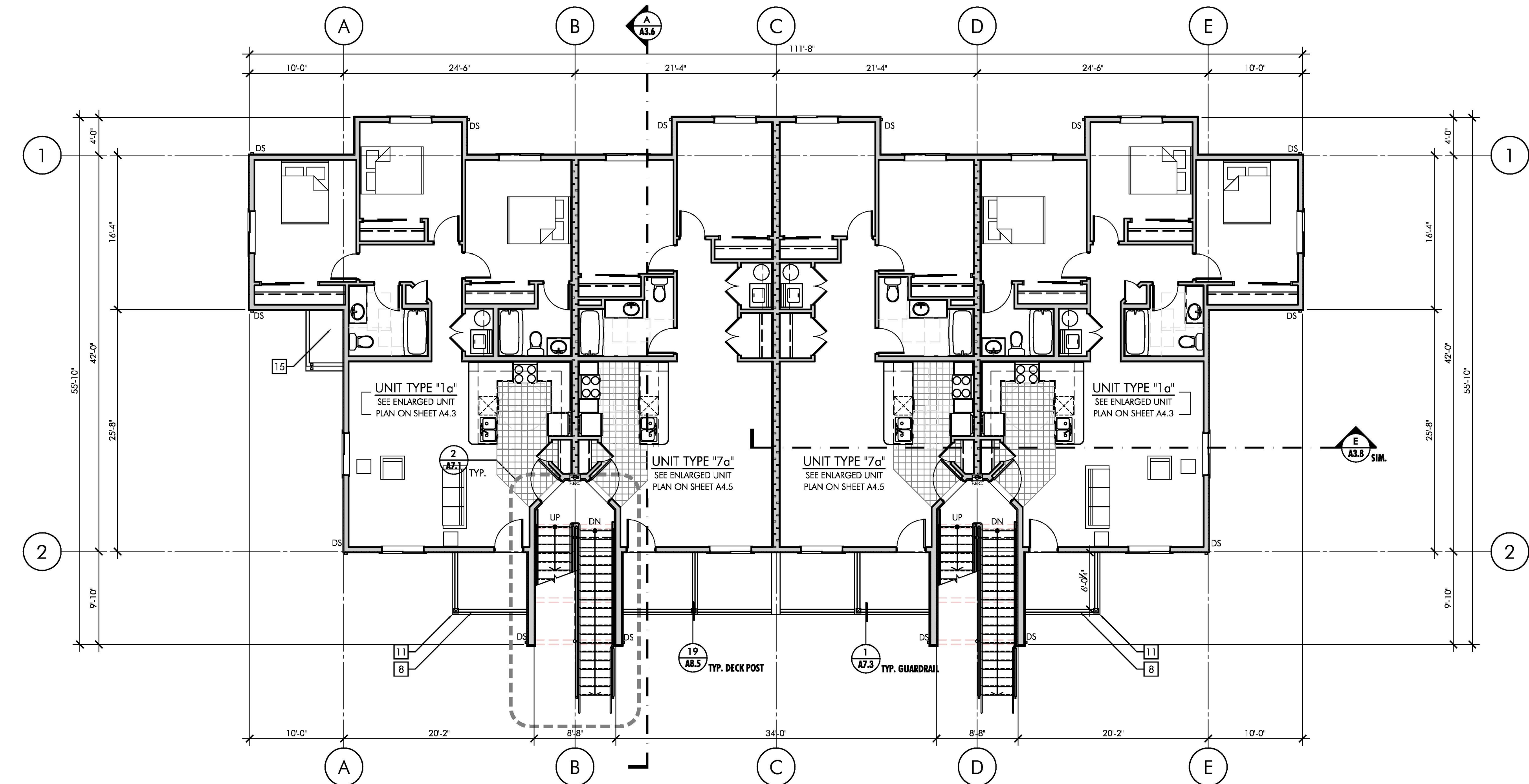
- GENERAL NOTES APPLY TO ALL DRAWINGS.
- DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE, U.O.N. DIMENSIONS STATED AS CLEAR ARE TO FACE OF FINISH.
- SEE STRUCTURAL DRAWINGS FOR EXTERIOR SHEATHING LOCATIONS.
- WALL MATERIAL MAY CHANGE AT WALL INTERSECTIONS, REVIEW SECTIONS AND ELEVATIONS FOR ADDED INFORMATION.
- PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF WALLS, PARTITIONS AND FURRED SPACES AT 10'-0" O.C. IN ALL DIRECTIONS AND AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES.
- ADDITIONAL FRAMING, BLOCKING AND FINISHES SHALL BE PROVIDED AS REQUIRED FOR PLUMBING ACCESS PANELS.
- SEE ENLARGED FLOOR PLANS FOR SPECIFIC INFORMATION PERTAINING TO THOSE AREAS.
- SEE CIVIL SITE PLAN FOR CONCRETE PAVING, SLOPES AND GRADES TO ALIGN WITH UNIT ENTRIES.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH ALL STATE AND LOCAL JURISDICTIONS AND REGULATIONS.
- CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL INSPECTIONS AND TESTS REQUIRED BY ANY GOVERNMENTAL AGENCY TO IMPLEMENT THE PLANS AND ACCEPT ANY REQUIRED SPECIAL INSPECTIONS OR REPORTS, WHICH SHALL BE PAID FOR BY THE OWNER.
- NEITHER THE OWNER NOR THE ARCHITECT WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, INSTALL AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- ADD ADDITIONAL SHEATHING AS REQUIRED AT NON-SHEAR WALLS TO ALIGN FINISHES WITH ADJACENT SHEAR WALLS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ARRIVAL OF ALL SPECIFIED FINISH MATERIALS, EQUIPMENT AND ANY OTHER MATERIALS TO BE UTILIZED ON THE PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING WITHIN 10 DAYS OF DATE OF CONTRACT OF THOSE SPECIFIED ITEMS THAT MAY NOT BE READILY AVAILABLE AND SUBSTITUTE ITEMS OF EQUAL QUALITY AND DESCRIPTION. IF NOTIFICATION IS NOT RECEIVED BY THE ARCHITECT, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE PROPER ORDERING AND FOLLOW UP OF SPECIFIED COST TO THE OWNER TO INSURE AVAILABILITY OF ALL SPECIFIED ITEMS SO AS NOT TO CREATE A HARDSHIP ON THE OWNER NOR DELAY PROGRESS OF THE WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AND ON THE JOB SITE PRIOR TO EXECUTION OF ANY WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED DUE TO HIS FAILURE TO DO SO.
- SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR THERE APPEARS TO BE AN ERROR ON THE DRAWINGS, OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIELD, THE ARCHITECT (AND ENGINEER WHERE APPLICABLE) SHALL BE NOTIFIED AS SOON AS REASONABLY POSSIBLE FOR PROCEDURE TO FOLLOW. DO NOT SCALE THE DRAWINGS.
- ALL REVISIONS MUST BE APPROVED IN WRITING BY BOTH THE OWNER AND THE ARCHITECT PRIOR TO THE CONSTRUCTION OF ANY DEVIATION IN THE SCOPE OF WORK.
- ALL EXISTING FACILITIES TO BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ARCHITECT/OWNER.
- PROVIDE WATER RESISTANT GYPSUM BOARD AT BATHTUB/SOWER WALLS AND BATHROOM CEILINGS.
- FLOOR PLANS AND SECTIONS DO NOT INDICATE ALL FIRE RATINGS REQUIRED REFER TO SHEET A0.3 FOR FIRE RATING LOCATIONS. REFER TO WALL TYPES SHEET A0.4 FOR CONSTRUCTION OF WALLS AND FLOORS IN RATED CONDITIONS.
- FLOOR PLANS, ELEVATIONS AND SECTIONS DO NOT INDICATE ALL STAIR TYPES THAT MAY APPLY TO EACH BUILDING NUMBER. SEE SHEET A7.1 FOR STAIR CONFIGURATIONS AND LOCATIONS.
- PROVIDE UL APPROVED THROUGH PENETRATIONS AND MEMBRANE PENETRATION FIRESTOP SYSTEMS AS REQUIRED BY CODE AT ALL ELECTRICAL, PLUMBING AND MECHANICAL PENETRATION IN FIRE RATED ASSEMBLIES.
- PROVIDE WATER RESISTANT GYPSUM BOARD AT BATH TUB/SOWER WALLS AND BATHROOM CEILINGS. THE WATER RESISTANT GYPSUM BOARD IS TO BE LOCATED DIRECTLY BEHIND THE TUB/SOWER ENCLOSURE, AT EXPOSED GYPSUM BOARD DIRECTLY ABOVE TUB/SOWER AND AT BATHS THAT HAVE SHOWERS.

PLAN NOTES:

- HOSE BIBB, SEE PLUMBING.
- ELECTRICAL CT PANEL, SEE ELECTRICAL DRAWINGS.
- ELECTRICAL METERS, SEE ELECTRICAL DRAWINGS.
- TELEPHONE BOX, SEE ELECTRICAL DRAWINGS.
- CABLE BOX, SEE ELECTRICAL DRAWINGS.
- SEE SITE PLAN FOR CONCRETE SIDEWALK CONTINUATION.
- DOWNSPOUT - CONNECT TO STORM DRAIN LINE.
- EXTERIOR RAIL, SEE - 1 A7.3 SIM.
- SEE STAIR PLAN, SHEET A7.1 FOR STAIR TYPE.
- FOUNDATION DRAINAGE, DIRECT TO STORM DRAIN.
- LINE OF CONCRETE PATIO OR DECK AT UPPER FLOORS.
- LINE OF ROOF ABOVE.
- HOUSE PANEL, SEE ELECTRICAL DRAWINGS.
- FIRE RISER ROOM. SEE CIVIL UTILITY PLAN FOR FIRE SERVICE.
- ROOF OF RISER ROOM BELOW.
- LINE OF VAULTED CEILING AT THIRD FLOOR.
- PATIO WING / SEPARATION WALL, CENTER BETWEEN WINDOWS.
- STONE VENER WHERE SHOWN ON PLANS AND ELEVATIONS.
- AIR CONDITIONING SLEEVE AND POWER, UNDER WINDOW AT WINDOW LOCATIONS.
- THIS UNIT DESIGNED TO MEET ANSI 117.1-2009 TYPE "A" UNIT, SEE SHEET A4.6



1 BUILDING "D" OVERALL FIRST FLOOR PLAN



2 BUILDING "D" OVERALL SECOND FLOOR PLAN

GENERAL PLAN NOTES:

- GENERAL NOTES APPLY TO ALL DRAWINGS.
- DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE, U.O.N. DIMENSIONS STATED AS CLEAR ARE TO FACE OF FINISH.
- SEE STRUCTURAL DRAWINGS FOR EXTERIOR SHEATHING LOCATIONS.
- WALL MATERIAL MAY CHANGE AT WALL INTERSECTIONS, REVIEW SECTIONS AND ELEVATIONS FOR ADDED INFORMATION.
- PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF WALLS, PARTITIONS AND FURRED SPACES AT 10'-0" O.C. IN ALL DIRECTIONS AND AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES.
- ADDITIONAL FRAMING, BLOCKING AND FINISHES SHALL BE PROVIDED AS REQUIRED FOR PLUMBING ACCESS PANELS.
- SEE ENLARGED FLOOR PLANS FOR SPECIFIC INFORMATION PERTAINING TO THOSE AREAS.
- SEE CIVIL SITE PLAN FOR CONCRETE PAVING, SLOPES AND GRADES TO ALIGN WITH UNIT ENTRIES.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH ALL STATE AND LOCAL JURISDICTIONS AND REGULATORS.
- CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL INSPECTIONS AND TESTS REQUIRED BY ANY GOVERNMENTAL AGENCY TO IMPLEMENT THE PLANS AND ACCEPT ANY REQUIRED SPECIAL INSPECTIONS OR REPORTS, WHICH SHALL BE PAID FOR BY THE OWNER.
- NEITHER THE OWNER NOR THE ARCHITECT WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, INSTALL AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- ADD ADDITIONAL SHEATHING AS REQUIRED AT NON-SHEAR WALLS TO ALIGN FINISHES WITH ADJACENT SHEAR WALLS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ARRIVAL OF ALL SPECIFIED FINISH MATERIALS, EQUIPMENT AND ANY OTHER MATERIALS TO BE UTILIZED ON THE PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING WITHIN 10 DAYS OF DATE OF CONTRACT OF THOSE SPECIFIED ITEMS THAT MAY NOT BE READILY AVAILABLE AND SUBSTITUTE ITEMS OF EQUAL QUALITY AND DESCRIPTION. IF NOTIFICATION IS NOT RECEIVED BY THE ARCHITECT, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE PROPER ORDERING AND FOLLOW UP OF SPECIFIED COST TO THE OWNER TO INSURE AVAILABILITY OF ALL SPECIFIED ITEMS SO AS NOT TO CREATE A HARDSHIP ON THE OWNER NOR DELAY PROGRESS OF THE WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AND ON THE JOB SITE PRIOR TO EXECUTION OF ANY WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED DUE TO HIS FAILURE TO DO SO.
- SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT, OR THERE APPEARS TO BE AN ERROR ON THE DRAWINGS, OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIELD, THE ARCHITECT (AND ENGINEER WHERE APPLICABLE) SHALL BE NOTIFIED AS SOON AS REASONABLY POSSIBLE FOR PROCEDURE TO FOLLOW. DO NOT SCALE THE DRAWINGS.
- ALL REVISIONS MUST BE APPROVED IN WRITING BY BOTH THE OWNER AND THE ARCHITECT PRIOR TO THE CONSTRUCTION OF ANY DEVIATION IN THE SCOPE OF WORK.
- ALL EXISTING FACILITIES TO BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ARCHITECT/OWNER.
- PROVIDE WATER RESISTANT GYPSUM BOARD AT BATHTUB/SOWER WALLS AND BATHROOM CEILINGS.
- FLOOR PLANS AND SECTIONS DO NOT INDICATE ALL FIRE RATINGS REQUIRED REFER TO SHEET A0.3 FOR FIRE RATING LOCATIONS. REFER TO WALL TYPES SHEET A0.4 FOR CONSTRUCTION OF WALLS AND FLOORS IN RATED CONDITIONS.
- FLOOR PLANS, ELEVATIONS AND SECTIONS DO NOT INDICATE ALL STAIR TYPES THAT MAY APPLY TO EACH BUILDING NUMBER. SEE SHEET A7.1 FOR STAIR CONFIGURATIONS AND LOCATIONS.
- PROVIDE UL APPROVED THROUGH PENETRATIONS AND MEMBRANE PENETRATION FIRESTOP SYSTEMS AS REQUIRED BY CODE AT ALL ELECTRICAL, PLUMBING AND MECHANICAL PENETRATION IN FIRE RATED ASSEMBLIES.
- PROVIDE WATER RESISTANT GYPSUM BOARD AT BATH TUB/SOWER WALLS AND BATHROOM CEILINGS. THE WATER RESISTANT GYPSUM BOARD IS TO BE LOCATED DIRECTLY BEHIND THE TUB/SOWER ENCLOSURE, AT EXPOSED GYPSUM BOARD DIRECTLY ABOVE TUB/SOWER AND AT BATHS THAT HAVE SHOWERS.

PLAN NOTES:

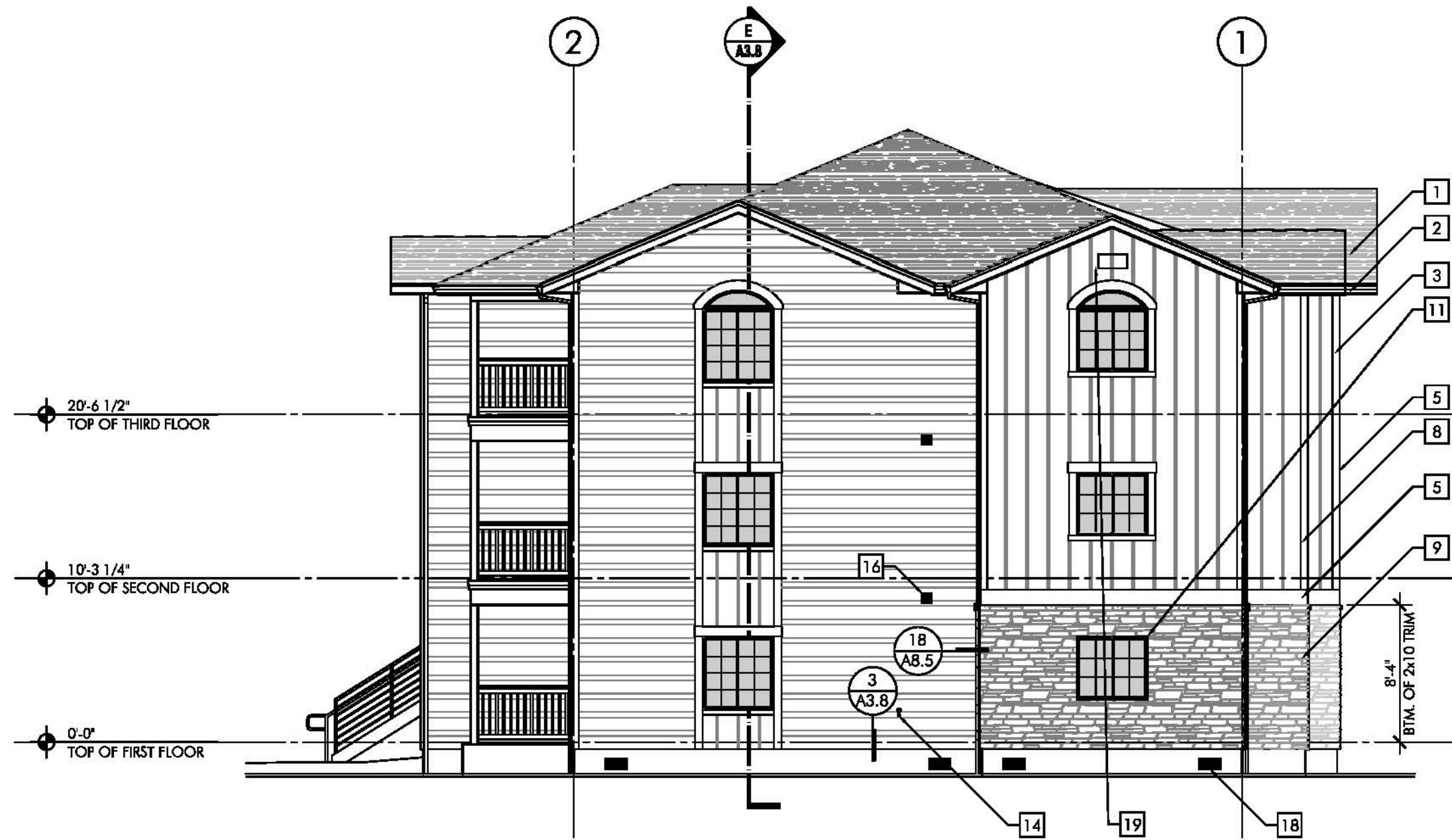
- HOSE BIBB, SEE PLUMBING.
- ELECTRICAL CT PANEL, SEE ELECTRICAL DRAWINGS.
- ELECTRICAL METERS, SEE ELECTRICAL DRAWINGS.
- TELEPHONE BOX, SEE ELECTRICAL DRAWINGS.
- CABLE BOX, SEE ELECTRICAL DRAWINGS.
- SEE SITE PLAN FOR CONCRETE SIDEWALK CONTINUATION.
- DOWNSPOUT - CONNECT TO STORM DRAIN LINE.
- EXTERIOR RAIL, SEE - **A7.3** SIM.
- SEE STAIR PLAN, SHEET A7.1 FOR STAIR TYPE.
- FOUNDATION DRAINAGE, DIRECT TO STORM DRAIN.
- LINE OF CONCRETE PATIO OR DECK AT UPPER FLOORS.
- LINE OF ROOF ABOVE.
- HOUSE PANEL, SEE ELECTRICAL DRAWINGS.
- FIRE RISER ROOM. SEE CIVIL UTILITY PLAN FOR FIRE SERVICE.
- ROOF OF RISER ROOM BELOW.
- LINE OF VAULTED CEILING AT THIRD FLOOR.
- PATIO WING / SEPARATION WALL, CENTER BETWEEN WINDOWS.
- STONE VENEER WHERE SHOWN ON PLANS AND ELEVATIONS.
- AIR CONDITIONING SLEEVE AND POWER. UNDER WINDOW AT WINDOW LOCATIONS.
- THIS UNIT DESIGNED TO MEET ANSI 117.1-2009 TYPE "A" UNIT, SEE SHEET A4.6



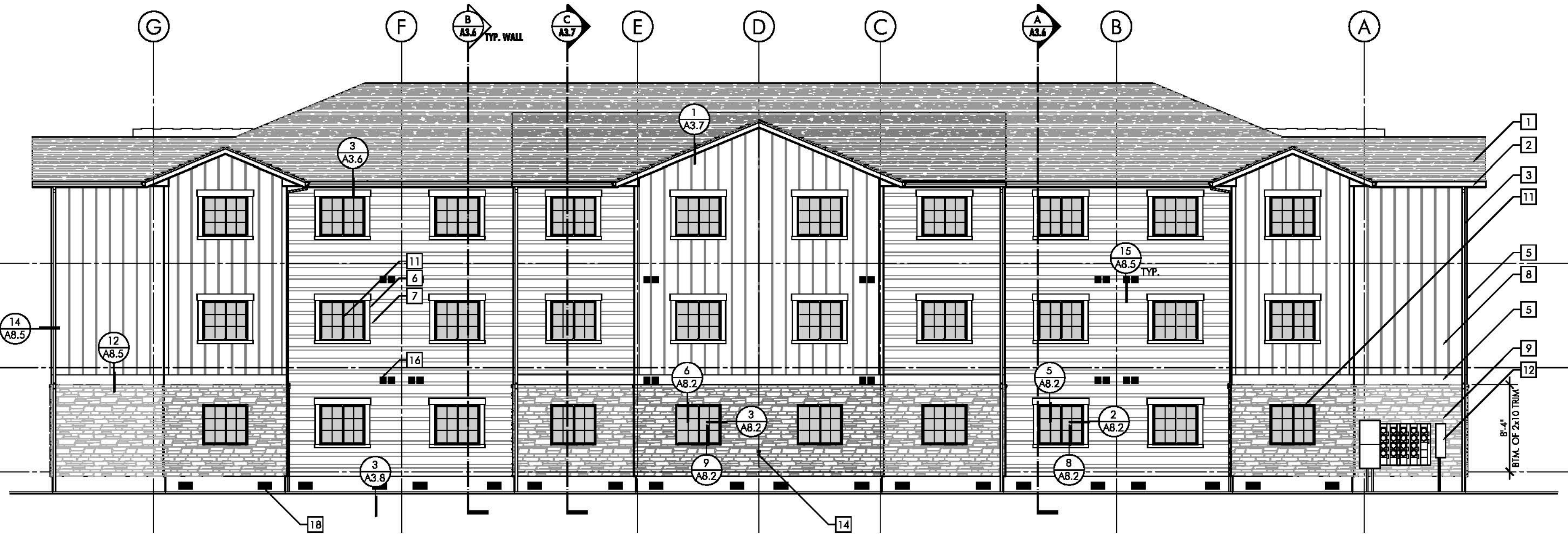
1 BUILDING "A" FRONT ENTRY ELEVATION
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"

ELEVATION NOTES:

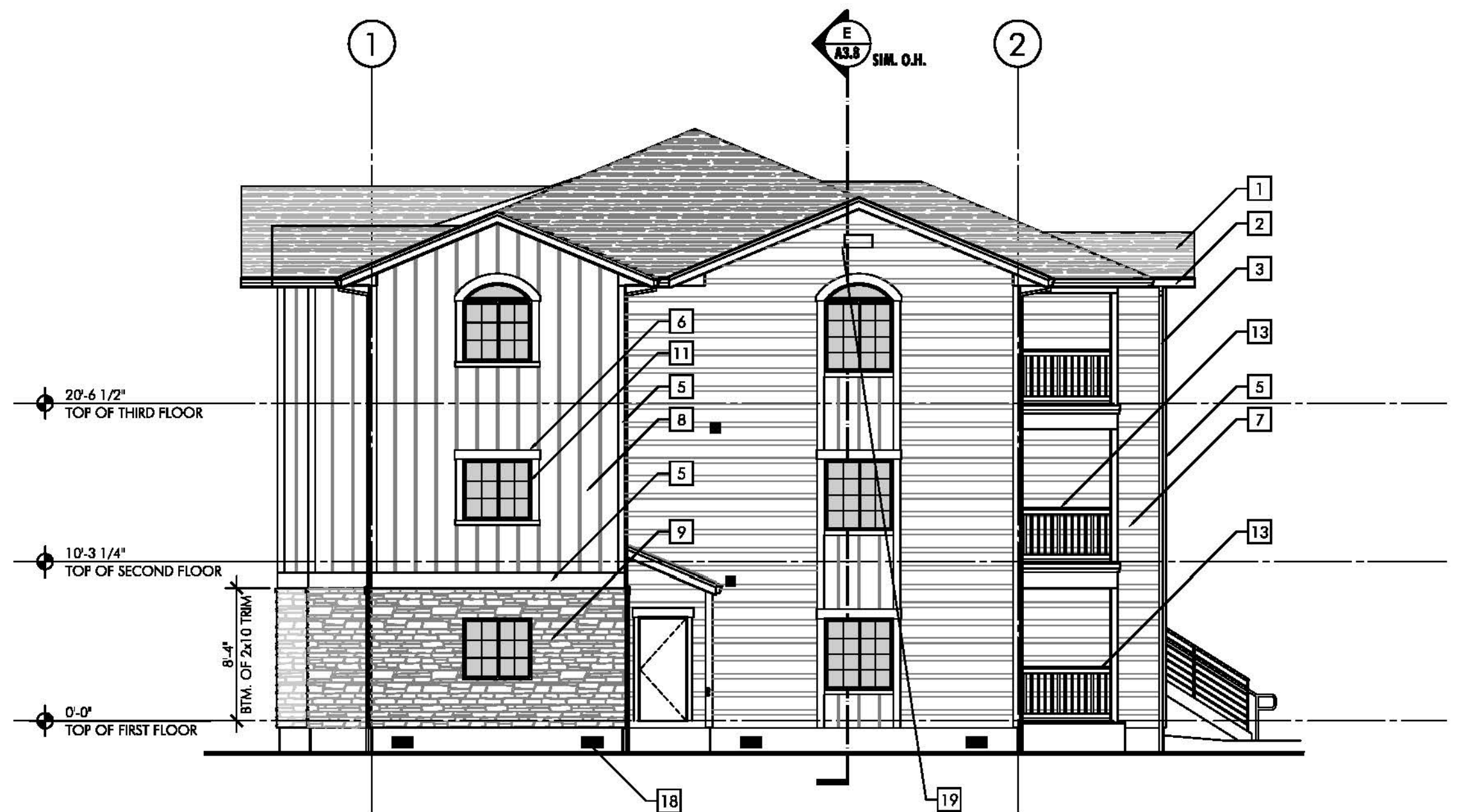
- 1 ASPHALT SHINGLE ROOFING.
- 2 PRE-FINISHED GUTTERS.
- 3 PRE-FINISHED DOWNSPOUTS.
- 4 FASCIA, - PAINT.
- 5 TRIM, - PAINT.
- 6 WINDOW TRIM, - PAINT.
- 7 LAP SIDING, - PAINT.
- 8 BOARD AND BATT SIDING, - PAINT.
- 9 CULTURED STONE - TYPICAL.
- 10 EXTERIOR DOORS, - PAINT.
- 11 VINYL FRAMED WINDOWS.
- 12 ELECTRICAL PANELS AND EQUIPMENT. SEE ELECTRICAL DRAWINGS FOR LOCATIONS. PAINT TO MATCH WALL.
- 13 42" HIGH GUARDRAIL - TYPICAL.
- 14 HOSE BIBB ON TRIM BACKER.
- 15 PRE-FINISHED ROOF VENT.
- 16 EXHAUST COVERS.
- 17 LIGHT FIXTURE. SEE ELECTRICAL.
- 18 FOUNDATION VENTS WHERE SHOWN.
- 19 BUILDING IDENTIFICATION SIGNAGE.



2 BUILDING "A" RIGHT SIDE ELEVATION
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"



3 BUILDING "A" REAR ELEVATION
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"



4 BUILDING "A" LEFT SIDE ELEVATION
0' 2' 4' 8' 16' 24' 1/8" = 1'-0"

STUDIO
3
ARCHITECTURE
INCORPORATED
222 COMMERCIAL ST. NE
SALEM, OR 97301-3410
P: 503.390.6500
F: 503.390.6501
www.studio3architecture.com

REGISTERED ARCHITECT
4449
SALEM, OREGON
STATE OF OREGON

IN THE EVENT CONFLICTS ARE DISCOVERED
BETWEEN THE ORIGINAL SIGNED AND SEALED
DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONSULTANTS, AND ANY COPY OF
THE DOCUMENTS TRANSMITTED BY MAIL, FAX,
ELECTRONICALLY OR OTHERWISE, THE ORIGINAL
SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2011-06
DATE: 19 JUNE 2012

REVISIONS

**MAY'S LANDING
APARTMENTS**
MISSION STREET AND 23RD
SALEM, OREGON

SHEET

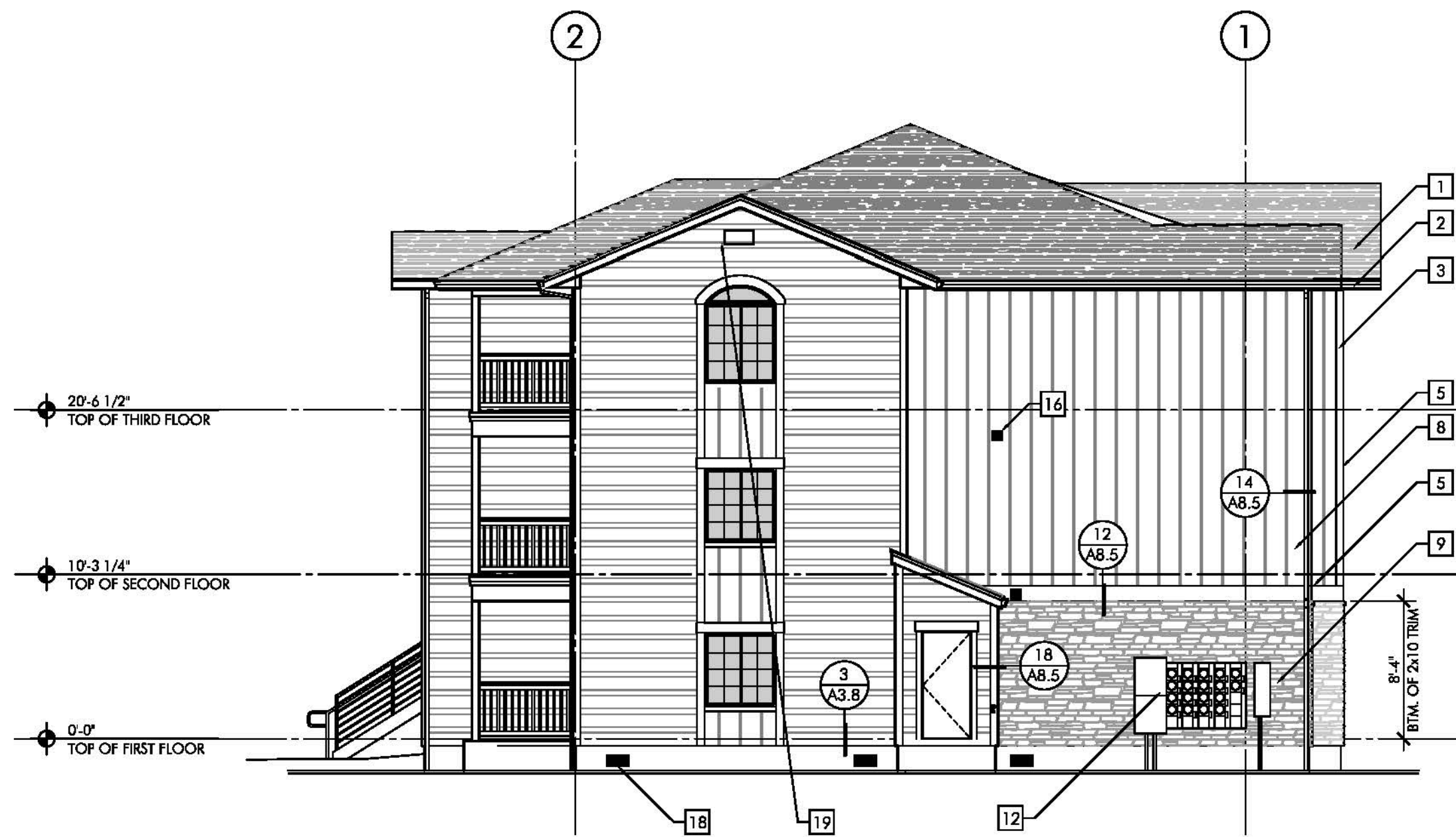
A3.1



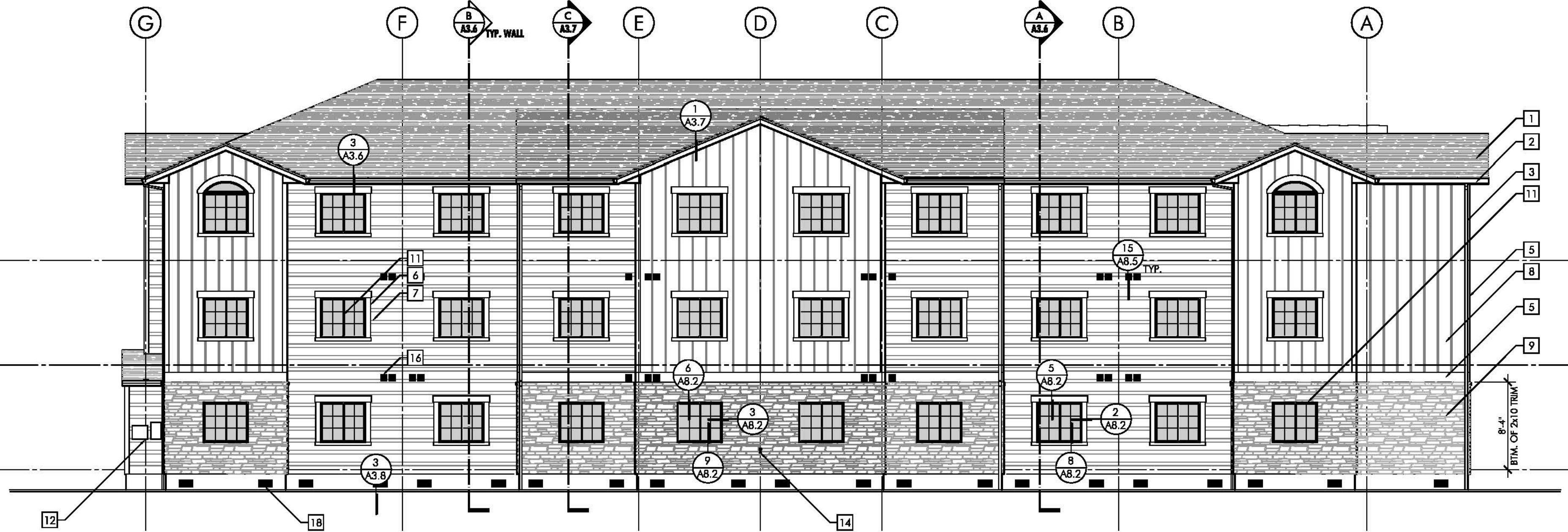
1 BUILDING "B" FRONT ENTRY ELEVATION

ELEVATION NOTES:

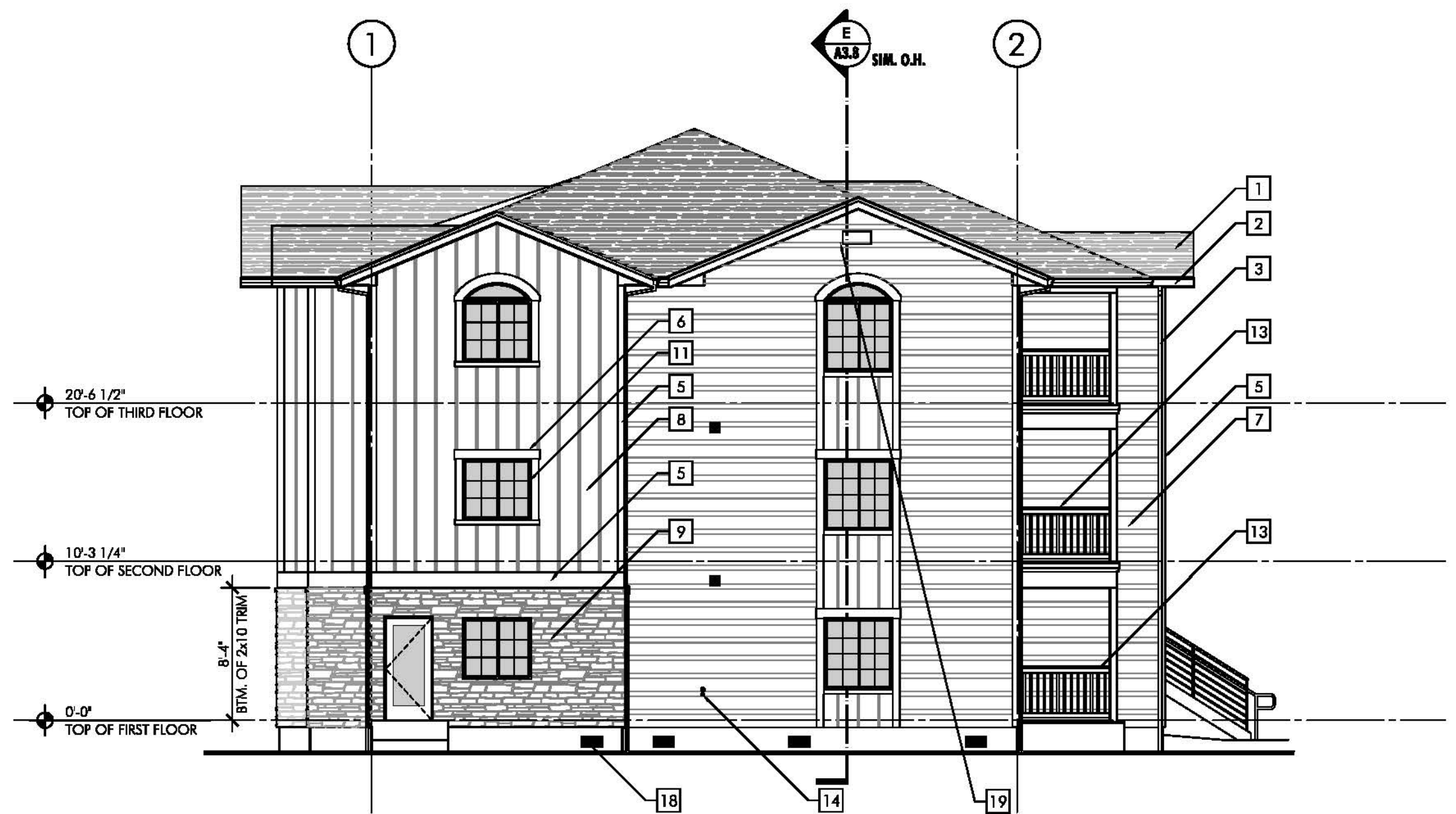
- 1 ASPHALT SHINGLE ROOFING.
- 2 PRE-FINISHED GUTTERS.
- 3 PRE-FINISHED DOWNSPOUTS.
- 4 FASCIA, - PAINT.
- 5 TRIM, - PAINT.
- 6 WINDOW TRIM, - PAINT.
- 7 LAP SIDING, - PAINT.
- 8 BOARD AND BATT SIDING, - PAINT.
- 9 CULTURED STONE - TYPICAL.
- 10 EXTERIOR DOORS, - PAINT.
- 11 VINYL FRAMED WINDOWS.
- 12 ELECTRICAL PANELS AND EQUIPMENT. SEE ELECTRICAL DRAWINGS FOR LOCATIONS. PAINT TO MATCH WALL.
- 13 42" HIGH GUARDRAIL - TYPICAL.
- 14 HOSE BIBB ON TRIM BACKER.
- 15 PRE-FINISHED ROOF VENT.
- 16 EXHAUST COVERS.
- 17 LIGHT FIXTURE. SEE ELECTRICAL.
- 18 FOUNDATION VENTS WHERE SHOWN.
- 19 BUILDING IDENTIFICATION SIGNAGE.



2 BUILDING "B" RIGHT SIDE ELEVATION



3 BUILDING "B" REAR ELEVATION



4 BUILDING "B" LEFT SIDE ELEVATION

STUDIO
3
ARCHITECTURE
INCORPORATED
222 COMMERCIAL ST. NE
SALEM, OR 97301-3410
P: 503.390.6500
F: 503.390.6501
www.studio3architecture.com

REGISTERED ARCHITECT
4449
SALEM, OREGON
STATE OF OREGON

IN THE EVENT CONFLICTS ARE DISCOVERED
BETWEEN THE ORIGINAL SIGNED AND SEALED
DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONSULTANTS, AND ANY COPY OF
THE DOCUMENTS TRANSMITTED BY MAIL, FAX,
ELECTRONICALLY OR OTHERWISE, THE ORIGINAL
SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2011-06
DATE: 19 JUNE 2012

REVISIONS

**MAY'S LANDING
APARTMENTS**
MISSION STREET AND 23RD
SALEM, OREGON

SHEET

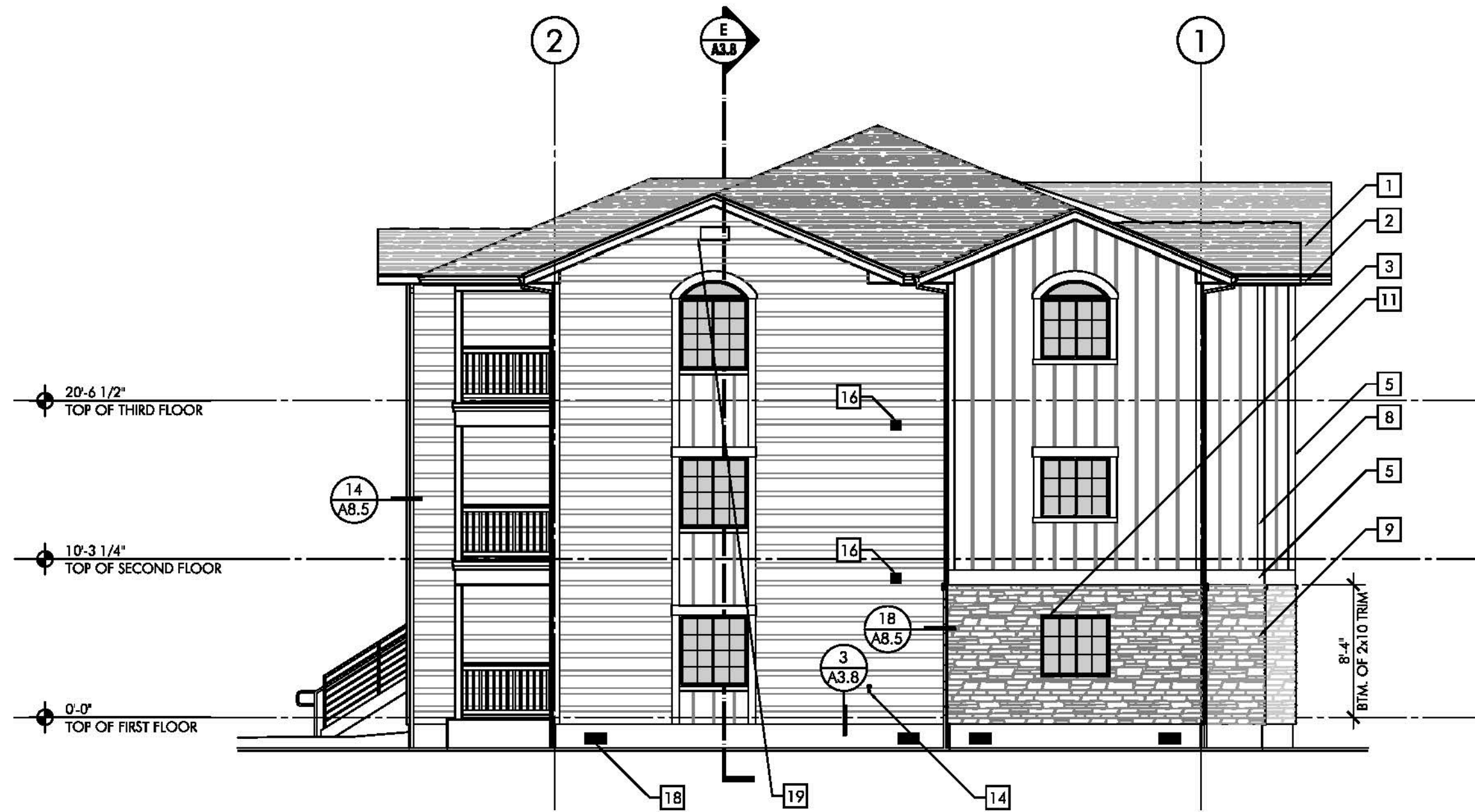
A3.2



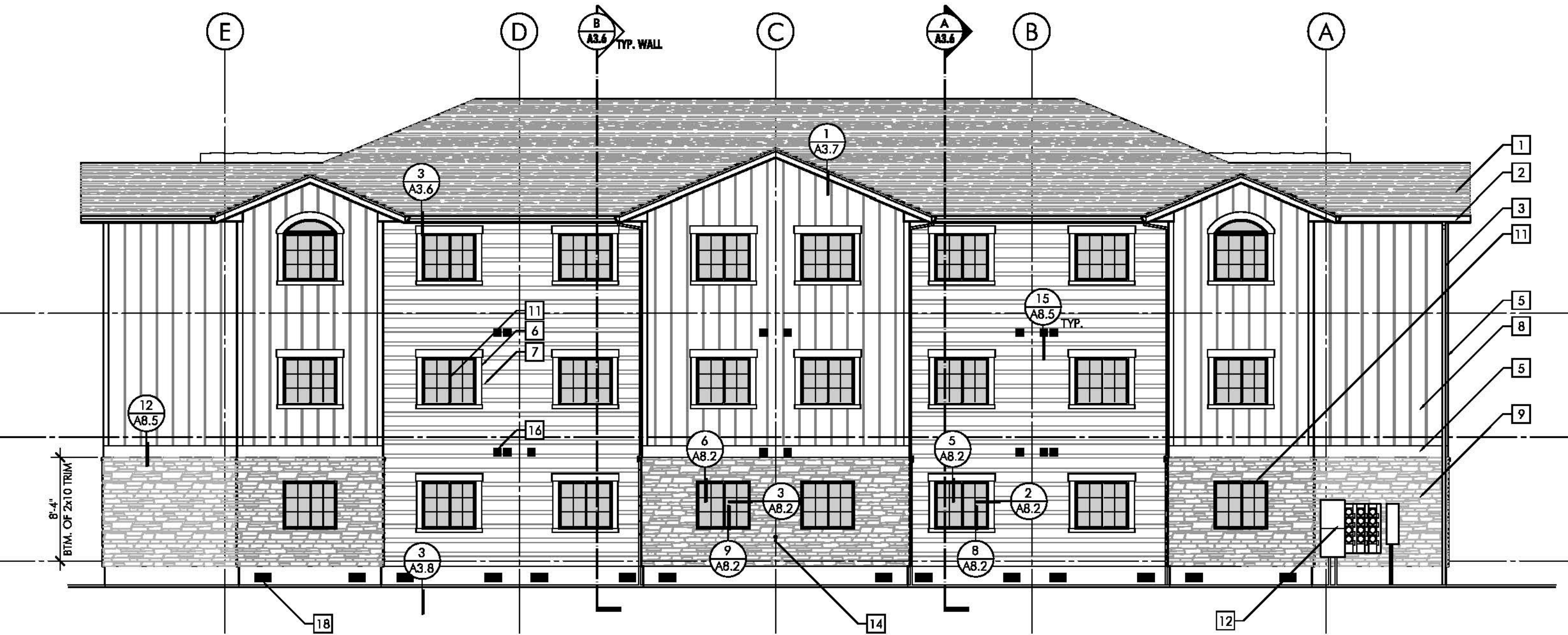
1 BUILDING "C" FRONT ENTRY ELEVATION
0 2 4 8 16 24
1/8" = 1'-0"

ELEVATION NOTES:

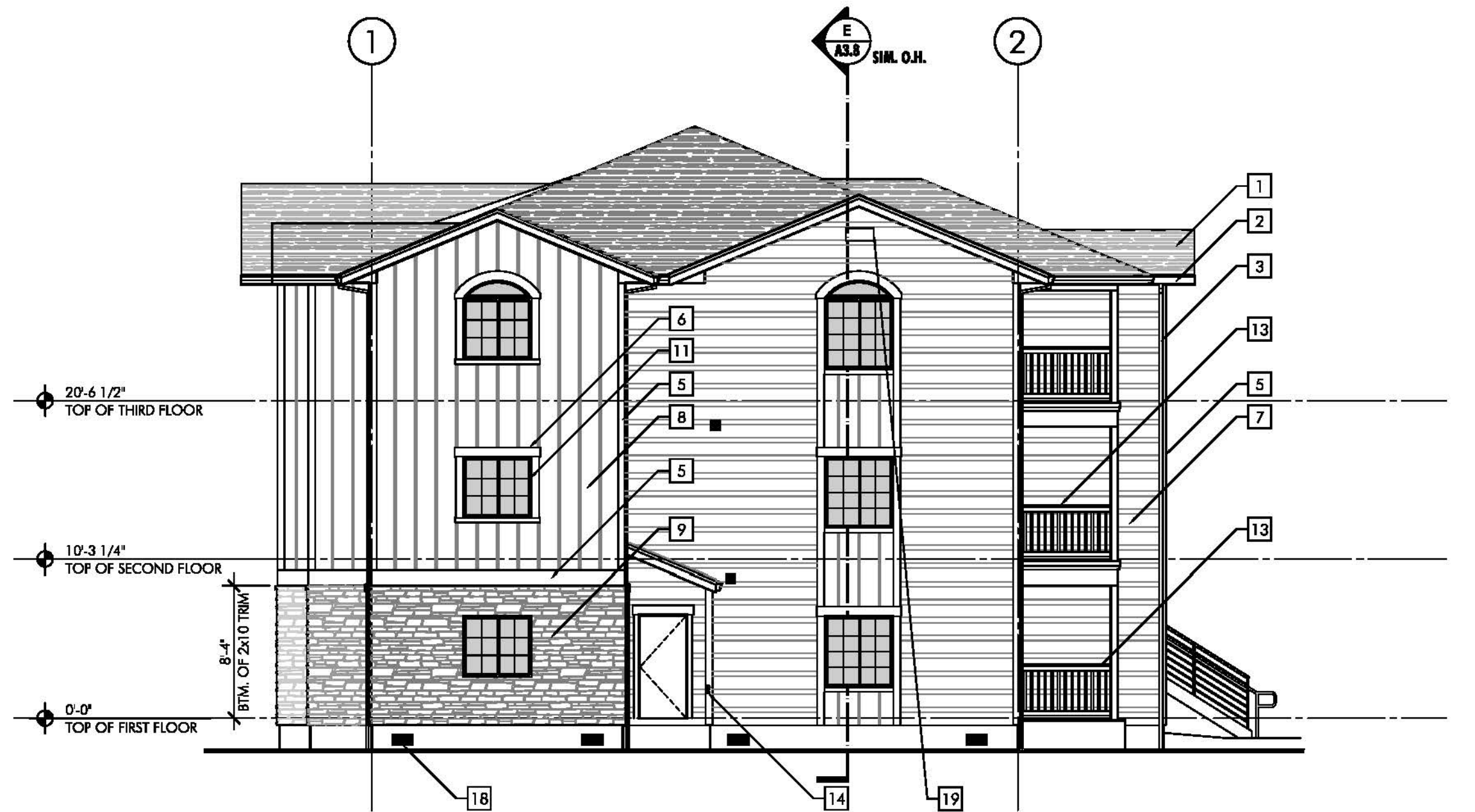
- 1 ASPHALT SHINGLE ROOFING.
- 2 PRE-FINISHED GUTTERS.
- 3 PRE-FINISHED DOWNSPOUTS.
- 4 FASCIA, - PAINT.
- 5 TRIM, - PAINT.
- 6 WINDOW TRIM, - PAINT.
- 7 LAP SIDING, - PAINT.
- 8 BOARD AND BATT SIDING, - PAINT.
- 9 CULTURED STONE - TYPICAL.
- 10 EXTERIOR DOORS, - PAINT.
- 11 VINYL FRAMED WINDOWS.
- 12 ELECTRICAL PANELS AND EQUIPMENT. SEE ELECTRICAL DRAWINGS FOR LOCATIONS. PAINT TO MATCH WALL.
- 13 42" HIGH GUARDRAIL - TYPICAL.
- 14 HOSE BIBB ON TRIM BACKER.
- 15 PRE-FINISHED ROOF VENT.
- 16 EXHAUST COVERS.
- 17 LIGHT FIXTURE. SEE ELECTRICAL.
- 18 FOUNDATION VENTS WHERE SHOWN.
- 19 BUILDING IDENTIFICATION SIGNAGE.



2 BUILDING "C" RIGHT SIDE ELEVATION
0 2 4 8 16 24
1/8" = 1'-0"



3 BUILDING "C" REAR ELEVATION
0 2 4 8 16 24
1/8" = 1'-0"



4 BUILDING "C" LEFT SIDE ELEVATION
0 2 4 8 16 24
1/8" = 1'-0"

IN THE EVENT CONFLICTS ARE DISCOVERED
BETWEEN THE ORIGINAL SIGNED AND SEALED
DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONSULTANTS, AND ANY COPY OF
THE DOCUMENTS TRANSMITTED BY MAIL, FAX,
ELECTRONICALLY OR OTHERWISE, THE ORIGINAL
SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2011-06
DATE: 19 JUNE 2012

REVISIONS

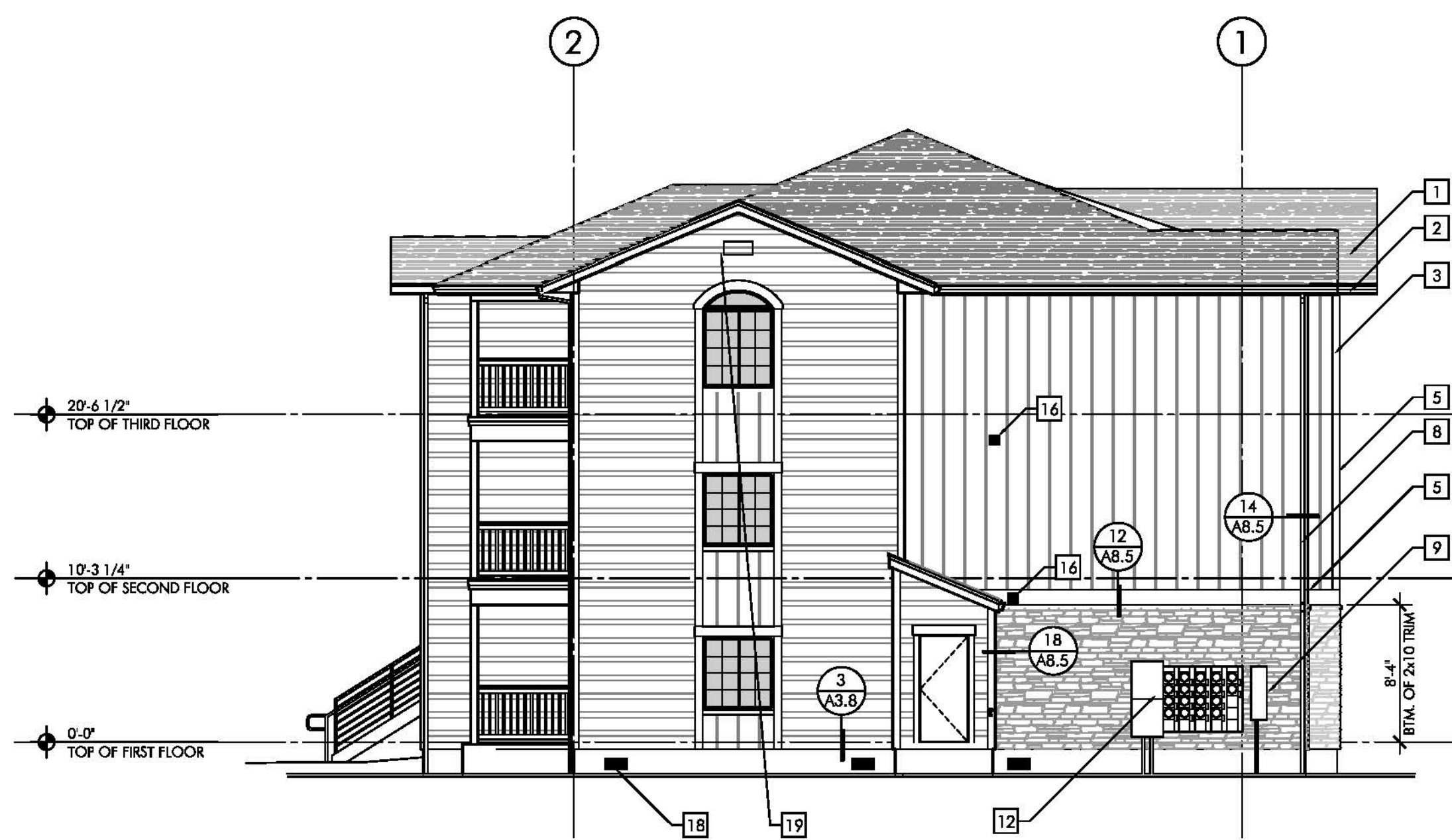
MAY'S LANDINGS
APARTMENTS
MISSION STREET AND 23RD
SALEM, OREGON

SHEET

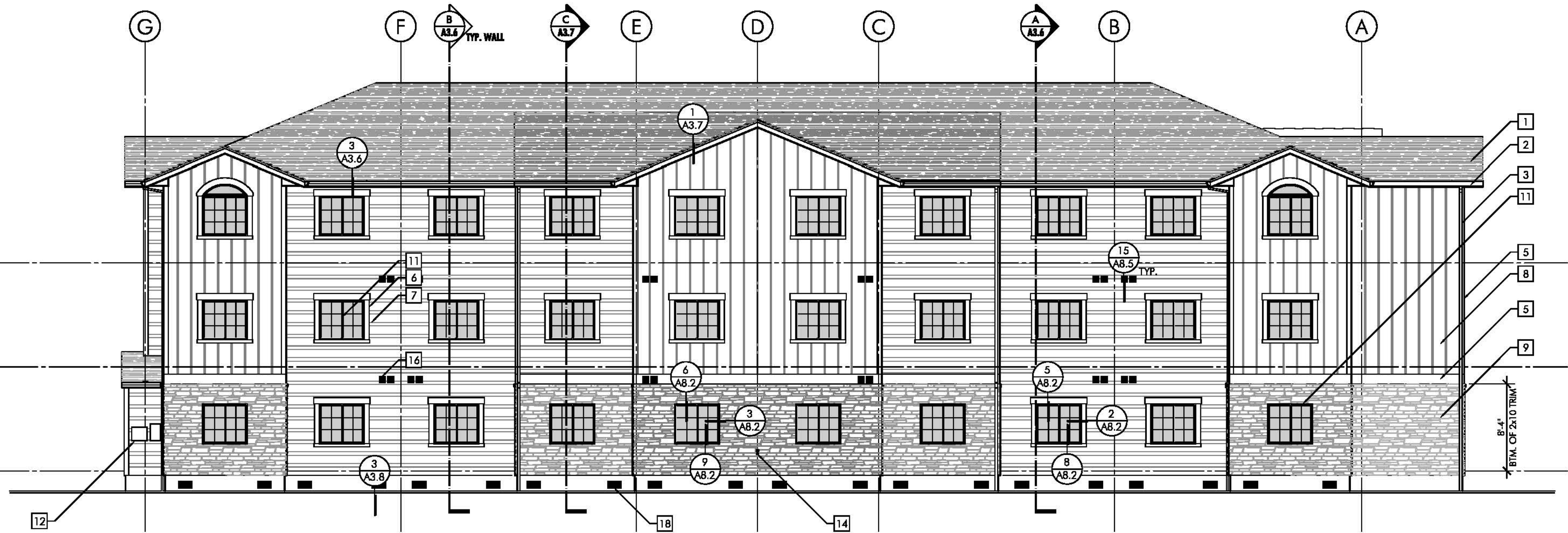
A3.3



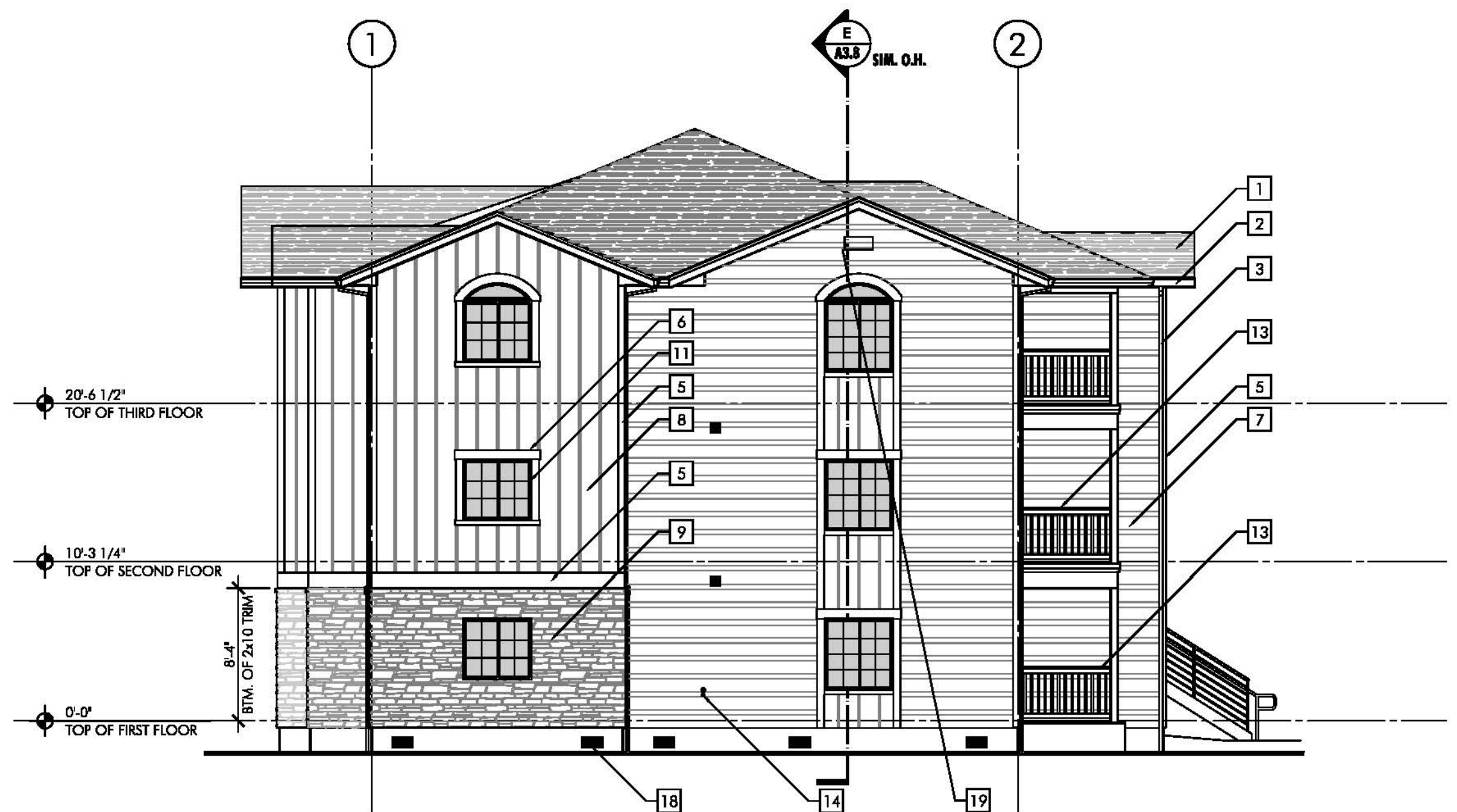
1 BUILDING "D" FRONT ENTRY ELEVATION



2 BUILDING "D" RIGHT SIDE ELEVATION



3 BUILDING "D" REAR ELEVATION



4 BUILDING "D" LEFT SIDE ELEVATION

ELEVATION NOTES:

- 1 ASPHALT SHINGLE ROOFING.
- 2 PRE-FINISHED GUTTERS.
- 3 PRE-FINISHED DOWNSPOUTS.
- 4 FASCIA, - PAINT.
- 5 TRIM, - PAINT.
- 6 WINDOW TRIM, - PAINT.
- 7 LAP SIDING, - PAINT.
- 8 BOARD AND BATT SIDING, - PAINT.
- 9 CULTURED STONE - TYPICAL.
- 10 EXTERIOR DOORS, - PAINT.
- 11 VINYL FRAMED WINDOWS.
- 12 ELECTRICAL PANELS AND EQUIPMENT. SEE ELECTRICAL DRAWINGS FOR LOCATIONS. PAINT TO MATCH WALL.
- 13 42" HIGH GUARDRAIL - TYPICAL.
- 14 HOSE BIBB ON TRIM BACKER.
- 15 PRE-FINISHED ROOF VENT.
- 16 EXHAUST COVERS.
- 17 LIGHT FIXTURE. SEE ELECTRICAL.
- 18 FOUNDATION VENTS WHERE SHOWN.
- 19 BUILDING IDENTIFICATION SIGNAGE.

STUDIO
3
ARCHITECTURE
INCORPORATED
222 COMMERCIAL ST. NE
SALEM, OR 97301-3410
P: 503.390.6500
F: 503.390.6501
www.studio3architecture.com

REGISTERED ARCHITECT
4449
SALEM, OREGON
STATE OF OREGON

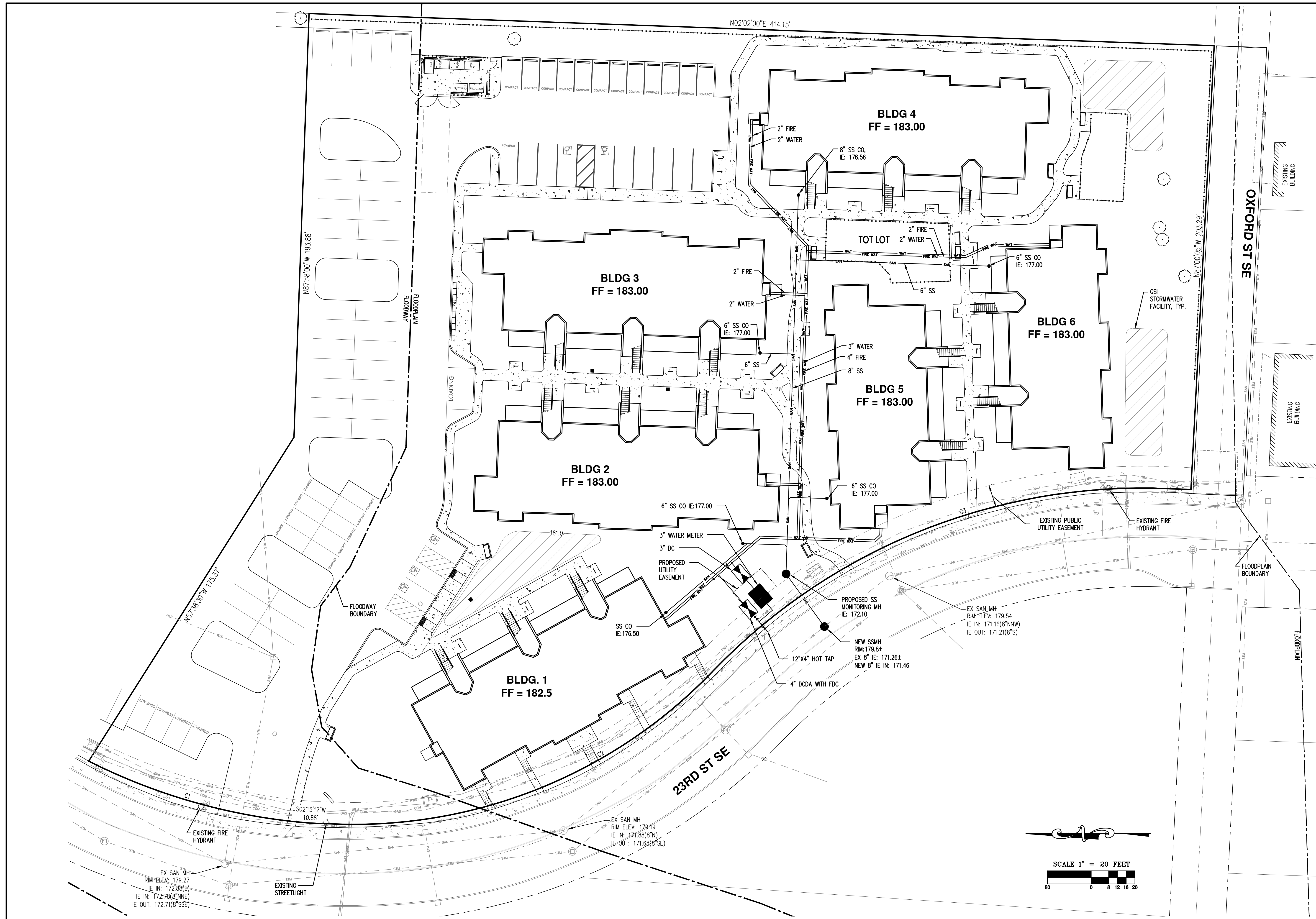
IN THE EVENT CONFLICTS ARE DISCOVERED
BETWEEN THE ORIGINAL SIGNED AND SEALED
DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONSULTANTS, AND ANY COPY OF
THE DOCUMENTS TRANSMITTED BY MAIL, FAX,
ELECTRONICALLY OR OTHERWISE, THE ORIGINAL
SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2011-06
DATE: 19 JUNE 2012

REVISIONS

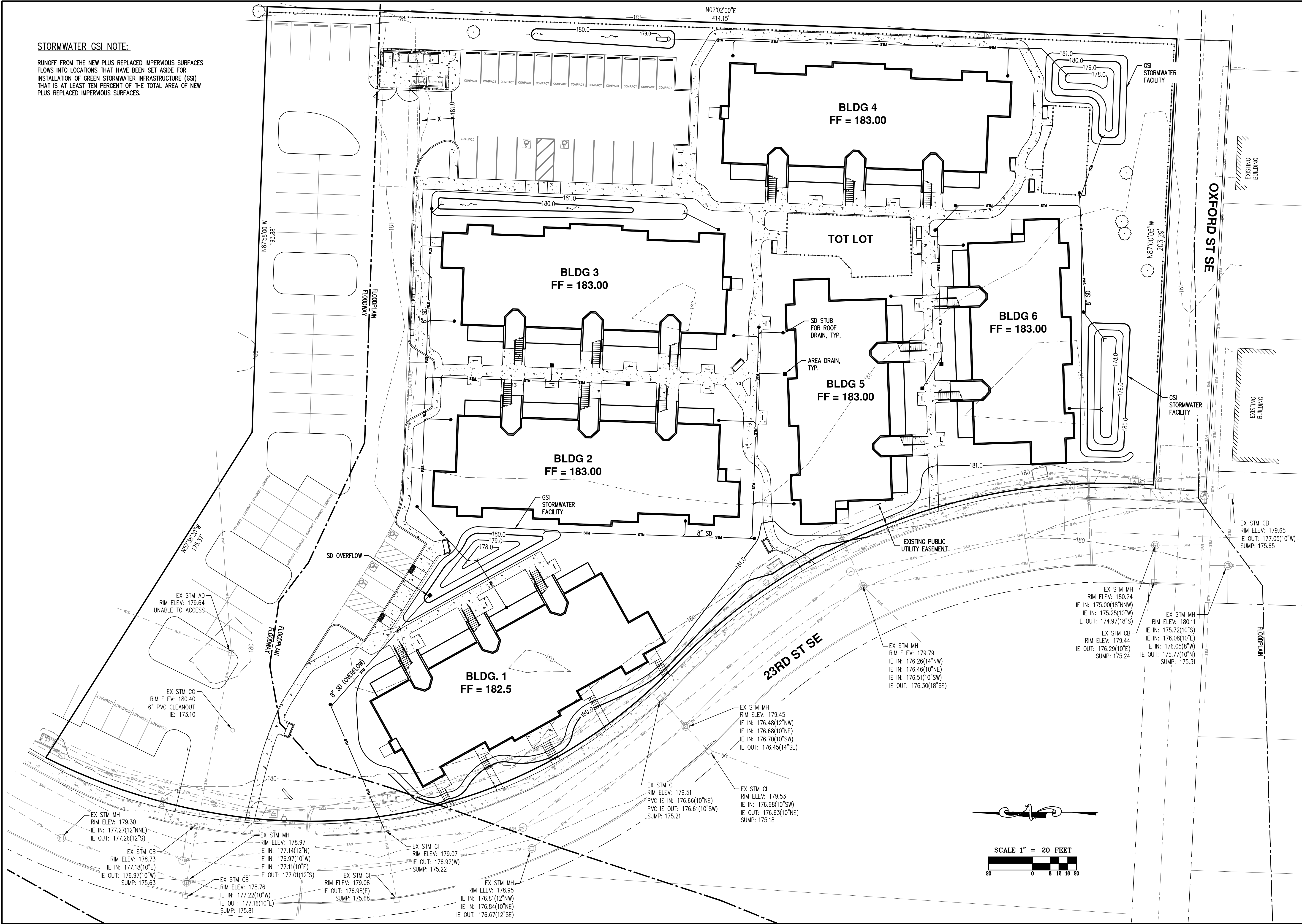
MAY'S LANDINGS
APARTMENTS
MISSION STREET AND 23RD
SALEM, OREGON

SHEET
A3.4



STORMWATER GSI NOTE:

RUNOFF FROM THE NEW PLUS REPLACED IMPERVIOUS SURFACES FLOWS INTO LOCATIONS THAT HAVE BEEN SET ASIDE FOR INSTALLATION OF GREEN STORMWATER INFRASTRUCTURE (GSI) THAT IS AT LEAST TEN PERCENT OF THE TOTAL AREA OF NEW PLUS REPLACED IMPERVIOUS SURFACES.




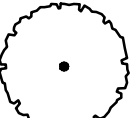

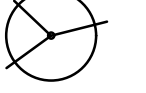















PRELIMINARY GRADING
AND DRAINAGE PLAN

DESIGNED BY: JDS
DRAWN BY: SDB
CHECKED BY: JDS
SCALE: AS NOTED
DATE: 04/20/2017
REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
NOT FOR
CONSTRUCTION
MICHAEL D. SHAWMUT
EXPIRES: JUNE 30, 2018
REVISIONS

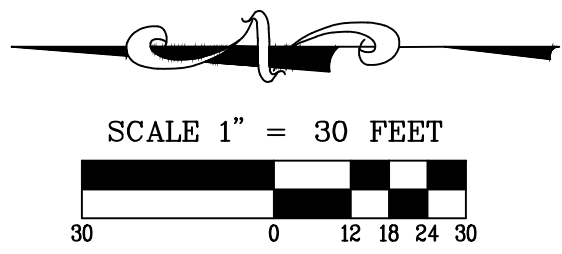
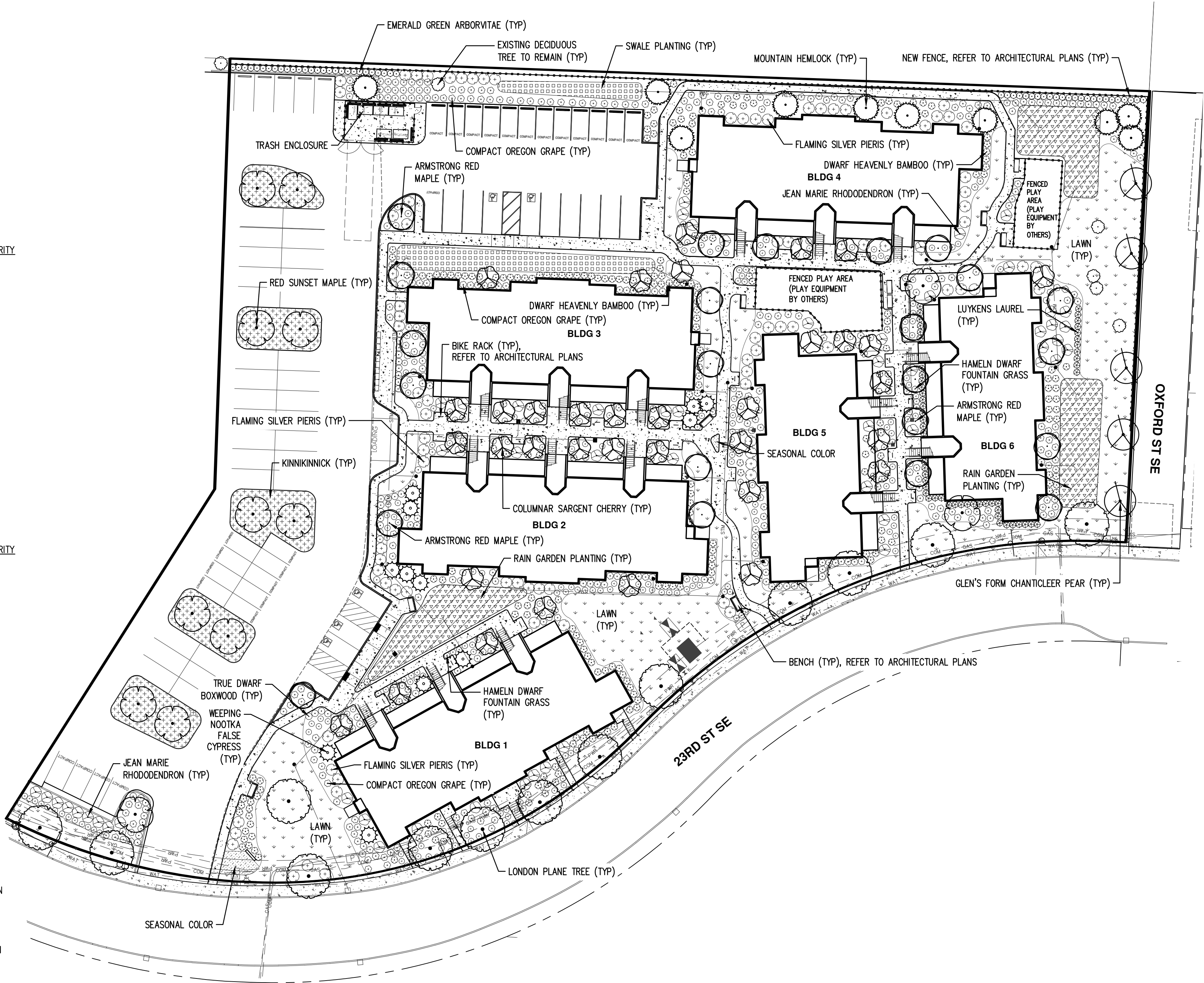
JOB NUMBER
5491
SHEET
P1.1

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	ESTIMATED SIZE AT 5 YR. MATURITY
	23	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2" CAL. B&B	AS SHOWN	20'-25' FT. HT.
	13	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2" CAL. B&B	AS SHOWN	20'-25' FT. HT.
	12	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA FALSE CYPRESS	6'-7' HT. B&B	AS SHOWN	20' FT. HT.
	13	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	2" CAL. B&B	AS SHOWN	20'-25' FT. HT.
	35	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2" CAL. B&B	AS SHOWN	15' FT. HT.
	5	PYRUS CALLERYANA 'GLEN'S FORM'	GLEN'S FORM CHANTICLEER PEAR	2" CAL. B&B	AS SHOWN	20'-25' FT. HT.
	10	TSUGA MERTENSIANA	MOUNTAIN HEMLOCK	6'-7' HT. B&B	AS SHOWN	20'-25' FT. HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	ESTIMATED SIZE AT 5 YR. MATURITY
	42	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	TRUE DWARF BOXWOOD	2 GAL. CONT.	36" o.c.	24" WIDE
	329	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	2 GAL. CONT.	36" o.c.	30"-36" WIDE
	265	NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	2 GAL. CONT.	36" o.c.	36" WIDE
	268	PENNISETUM ALOPECUROIDES 'HA MELN'	HA MELN DWARF FOUNTAIN GRASS	1 GAL. CONT.	30" o.c.	24" WIDE
	92	PIERIS JAPONICA 'FLAMING SILVER'	FLAMING SILVER PIERIS	3 GAL. CONT.	60" o.c.	36"-42" WIDE
	55	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	LUYKENS LAUREL	3 GAL. CONT.	36" o.c.	36" WIDE
	57	RHODODENDRON X 'JEAN MARIE'	JEAN MARIE RHODODENDRON	3 GAL. CONT.	60" o.c.	42"-48" WIDE
	52	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6' HT. CONT.	36" o.c.	30" WIDE
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	ESTIMATED SIZE AT 5 YR. MATURITY
	421	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL. CONT.	36" o.c.	36"-48" WIDE
	11,927 SF	LAWN: NORTHWEST SUPREME LAWN MIX - SUNMARK SEEDS (OR APPROVED EQUAL) CUTLER II PERENNIAL RYEGRASS 35%; DASHER III PERENNIAL RYEGRASS 35%; GARNET CREEPING RED FESCUE 15%; WINDWARD CHEWINGS FESCUE 15% APPLY AT A RATE OF 8 LBS./1,000 SF OR AS RECOMMENDED BY SUPPLIER. (SOD OF SIMILAR SPECIES COMPOSITION ACCEPTABLE AT OWNERS OPTION)				
		RAIN GARDEN PLANTING PER CITY OF SALEM ADMINISTRATIVE RULES, DIVISION 004, APPENDIX B.				
		SWALE PLANTING PER CITY OF SALEM ADMINISTRATIVE RULES, DIVISION 004, APPENDIX B.				

GENERAL NOTES:

- PLANTS AND PLANTINGS ARE SHOWN TO PORTRAY THE CHARACTER OF THE SITE. PLAN REVISIONS INCLUDING CHANGES TO PLANT SPECIES, SIZES, SPACING, QUANTITIES, ETC., DUE TO PLANT AVAILABILITY OR UNFORESEEN SITE CONDITIONS MAY BE MADE BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION WHERE ALLOWED BY THE CITY OF SALEM'S DESIGN STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES AND ALL MATERIALS PRIOR TO BIDDING AND CONSTRUCTION. IF DISCREPANCIES OCCUR, DESIGN INTENT PREVAILS OVER QUANTITIES LISTED.
- ALL PLANTS AND INSTALLATION SHALL CONFORM TO THE CITY OF SALEM'S LANDSCAPE DESIGN STANDARDS AND TO AMERICAN NURSERY STANDARDS ASN 1260.1 IN ALL WAYS. PLANT IN ACCORDANCE WITH BEST PRACTICE STANDARDS ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB) AND THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. FIELD ADJUST PLANT LOCATION AS NECESSARY TO AVOID CONFLICTS WITH UTILITIES, TREE CANOPIES, BUILDING OVERHANGS, EXISTING VEGETATION TO REMAIN, ETC.
- TREES TO BE PLANTED SHALL MEET THE REQUIREMENTS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK (ANSI 260.1) FOR GRADE NO. 1 OR BETTER. DOUBLE STAKE ALL TREES UNLESS OTHERWISE SPECIFIED. TREES SHALL BE PLANTED NO CLOSER THAN 3' O.C. FROM SIDEWALKS, CURBING, OR OTHER HARDSCAPING; TREES IN PLANTING ISLANDS SHALL BE CENTERED IN ISLAND. REFER ALSO TO CITY OF SALEM STANDARD TREE-SHRUB PLANTING DETAIL NO. 803 (THIS SHEET).
- ALL LANDSCAPING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE CITY OF SALEM DUE TO INCLEMENT WEATHER OR TEMPORARY SITE CONDITIONS. UPON INSTALLATION, ALL PLANT MATERIALS SHALL BE VIGOROUS, WELL-BRANCHED, AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS, FREE OF DISEASE, INSECT PESTS, AND INJURIES.
- PLANTING AND INSTALLATION OF ALL REQUIRED LANDSCAPING SHALL BE INSPECTED AND APPROVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE APPROVED BY THE CITY OF SALEM.
- EVERY EFFORT SHALL BE MADE TO PROTECT EXISTING VEGETATION TO REMAIN DURING SITE CONSTRUCTION.
- A PERMANENT UNDERGROUND OR DRIP IRRIGATION SYSTEM WITH A BACKFLOW DEVICE APPROVED BY THE CITY OF SALEM, SHALL BE PROVIDED FOR ALL NEW AND IMPROVED LANDSCAPE AREAS WITHIN THE PROJECT WORK AREA FOR THE ESTABLISHMENT AND LONG-TERM HEALTH OF PLANT MATERIAL. THE IRRIGATION SYSTEM SHALL BE 'DESIGN-BUILD' BY THE LANDSCAPE CONTRACTOR, USING CURRENT WATER-SAVING TECHNOLOGY, AND INCLUDE ALL MATERIALS, COMPONENTS, CITY APPROVED BACKFLOW OR ANTI-SIPHON DEVICES, VALVES, ETC. NECESSARY FOR THE COMPLETE AND EFFICIENT COVERAGE OF LANDSCAPE AREAS SHOWN. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OWNER FOR POINT-OF-CONNECTION (POC), SLEEVE LOCATION, AND MAINLINE LAYOUT PRIOR TO ANY PAVING REPAIR OR STRIPING, PROVIDE CITY OF SALEM WITH IRRIGATION PLAN INCLUDING ZONING AND COMPONENT LAYOUT FOR APPROVAL PRIOR TO INSTALLATION.
- THE OWNER AND TENANT SHALL BE JOINTLY RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE MATERIAL IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE IN KEEPING WITH CURRENT INDUSTRY STANDARDS. UNHEALTHY OR DEAD PLANT MATERIALS SHALL BE REPLACED IN CONFORMANCE TO THE REQUIREMENTS OF THE ORIGINALLY APPROVED LANDSCAPE PLAN.
- MULCH: APPLY 2" DEEP WELL-AGED DARK HEMLOCK OR FIR, MEDIUM GRIND, UNDER AND AROUND ALL PLANTS IN PLANTING BEDS. GROUND COVER SHALL NOT BE PLANTED CLOSER THAN 24" FROM CATCH BASINS OR AREA DRAINS. SHRUBS SHALL NOT BE PLANTED CLOSER THAN 36" FROM CATCH BASINS OR AREA DRAINS AND 42" FROM BUILDING FOUNDATIONS.
- ADJUST PLANTING ON SITE AS NECESSARY TO AVOID CONFLICTS WITH UTILITIES, METERS, LIGHTS, BUILDING OVERHANGS, ETC.



AKS PROJECT # 5491
AKS ENGINEERING & FORESTRY, LLC
4300 CHERRY AVE NE
KEIZER, OR 97303
P: 503.400.6028
F: 503.400.7722
aks-eng.com

ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

STUDIO

3

ARCHITECTURE
INCORPORATED

222 COMMERCIAL ST. NE
SALEM, OR 97301-3410
P: 503.390.6500
www.studio3architecture.com



IN THE EVENT CONFLICTS ARE DISCOVERED
BETWEEN THE ORIGINAL SIGNED AND SEALED
DOCUMENTS PREPARED BY THE ARCHITECT
AND/OR THEIR CONSULTANTS, AND ANY COPY OF
THE DOCUMENTS TRANSMITTED BY MAIL, FAX,
ELECTRONICALLY OR OTHERWISE, THE ORIGINAL
SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 5491
DATE: 4/21/2017

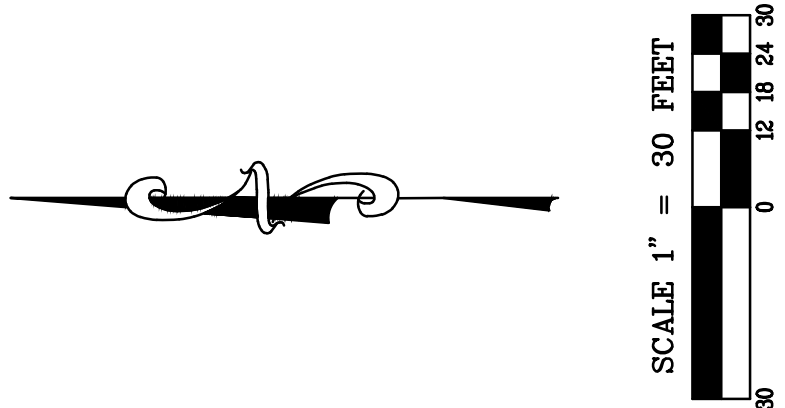
REVISIONS

PRELIMINARY LANDSCAPE PLAN
MAY'S LANDING
SALEM, OR

SHEET:

P2.0

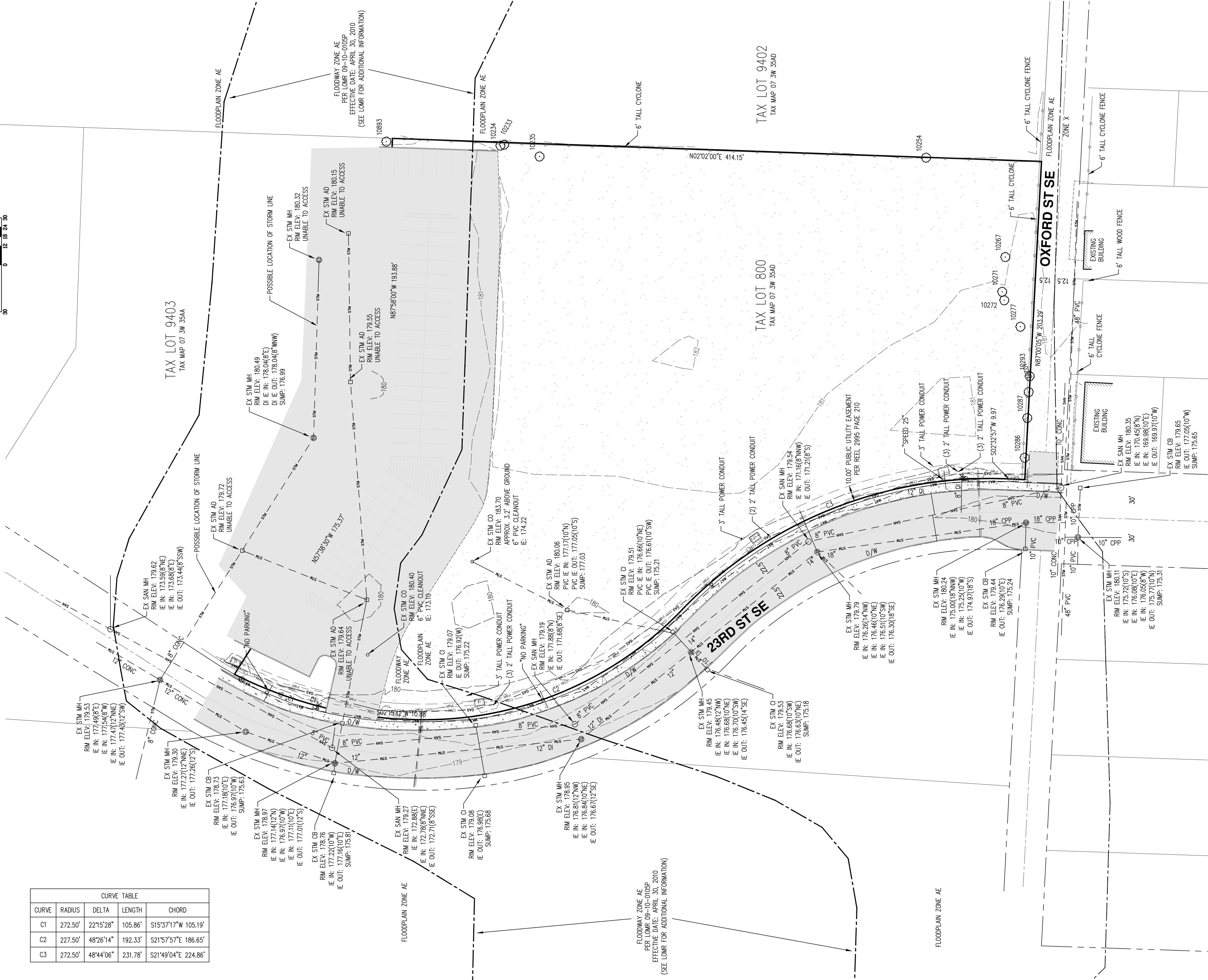
TREE NUMBER	TREE SPECIES	TREE DBH(INCHES)
10254	MAPLE	6 7 6
10233	OAK	7
10234	OAK	18
10235	OAK	32
10267	OAK	37
10271	OAK	37
10272	OAK	21
10277	OAK	26
10286	OAK	10
10287	OAK	11 10 10
10292	OAK	11
10293	OAK	10
10893	DECIDUOUS	7



NOTES:

1. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 16191287. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. FIELD WORK WAS CONDUCTED JUNE 3-4, 2016.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK NO. 060364, LOCATED IN SALEM, 56 METERS EAST OF THE CENTERLINE OF PRINGLE RD SE, 8 METERS SOUTH OF THE CENTERLINE OF MCGLCHRIST, 3 METERS WEST OF WEST RAIL OF THE TRACK, 0.35 NORTH OF EAST END OF CONCRETE ABUTMENT. ELEVATION = 185.15 FEET (NAVD 88). OBSERVED ELEVATIONS WERE THEN ADJUSTED TO NGVD29 DATUM = -3.34 FEET USING VERTCON.
4. THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY.
5. SURVEY IS ONLY VALID WITH SURVEYOR'S STAMP AND SIGNATURE.
6. CONTOUR INTERVAL IS 1 FOOT.
7. TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
8. FLOODWAY DEPICTED IS BASED ON FEMA LOMR 09-10-0105P. FIELD SURVEY DATA IS SUCH THAT EXACTING FLOODWAY LIMITS ARE NOT DEFINED. BASE FLOOD ELEVATIONS RANGE FROM 181-180 FEET GOING FROM EAST TO WEST ON SUBJECT PROPERTY.
9. SIGN EASEMENT AREA DESCRIBED IN REEL 3271 PAGE 174, SECTION 2.5 DESCRIBES POTENTIAL FUTURE SIGNAGE AND THE DEVELOPMENT OF POTENTIAL FUTURE SIGN EASEMENTS AS NEEDED. "EXHIBIT E" SHOWS CURRENT SIGN EASEMENT AREA, WHICH IS NOT LOCATED ON SUBJECT SITE, BUT MAY BENEFIT SUBJECT SITE.
10. "SOUTH ACCESS EASEMENT" DESCRIBED IN REEL 3271 PAGE 174, SECTION 3, SUBSECTION 3.1(g) DESCRIBES PEDESTRIAN AND VEHICULAR INGRESS/EGRESS BETWEEN PARCEL 2 AND PARCEL 3 (SUBJECT SITE) OF PLAT NO. 2010-11, MARION COUNTY SURVEY RECORDS. THE "SOUTH ACCESS EASEMENT" IS BLANKET IN NATURE AND CANNOT BE MAPPED. REFER TO ABOVE DESCRIBED DOCUMENT FOR EASEMENT PARTICULARS.
11. UTILITY EASEMENTS DESCRIBED IN REEL 3271 PAGE 174, SECTION 7, SUBSECTION(S) 7.1 (GRANT OF UTILITY EASEMENTS), 7.2 (TERMS OF UTILITY EASEMENTS), 7.3 (STORM DRAINAGE) ARE BLANKET IN NATURE AND CANNOT BE MAPPED. REFER TO ABOVE DESCRIBED DOCUMENT FOR EASEMENT PARTICULARS.
12. BUILDING HEIGHT DESCRIBED IN REEL 3271 PAGE 174, SECTION 2.2 SHALL NOT EXCEED (1) STORY OR TWENTY-THREE (23) FEET IN HEIGHT ABOVE GRADE, EXCEPT AS OTHERWISE APPROVED IN WRITING BY DECLARANT.
13. SUBJECT SITE IS AFFECTED BY "CLEAR ZONE EASEMENT", WHICH BENEFITS AIR TRAFFIC OF SALEM MUNICIPAL AIRPORT (MONARY FIELD). REFER TO VOLUME 642 PAGE 190 AND VOLUME 681 PAGE 519 FOR HEIGHT RESTRICTIONS.
14. SET BACK AGREEMENT VOLUME 751 PAGE 536 RECORDED MAY 10, 1973. NOT A SURVEY RELATED MATTER.
15. RESERVATIONS SET FORTH IN THE DEED FROM THE STATE OF OREGON, RECORDED FEBRUARY 24, 1956, IN VOLUME 485 PAGE 107. NOT A SURVEY RELATED MATTER.
16. BASIS OF BEARINGS NAD83(2011) OREGON NORTH STATE PLANE COORDINATE SYSTEM.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	272.50'	22°15'28"	105.86'	S15°37'17"W 105.19'
C2	227.50'	48°26'14"	192.33'	S21°57'57"E 186.65'
C3	272.50'	48°44'06"	231.78'	S21°49'04"E 224.86'



AKS
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD. STE 100
TUALATIN, OR 97062
P: 503.563.6151
F: 503.563.6152
aks-eng.com

ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

1525 23RD STREET SE
APARTMENTS


SALEM
TAX LOT 800

OREGON
TAX MAP 7 3W 3

EXISTING CONDITIONS PLAN

DESIGNED BY: _____
DRAWN BY: _____ KAM
CHECKED BY: _____ NSW
SCALE: _____ AS NOTED
DATE: 08/17/2016

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JANUARY 9 2007
NICK WHITE
70652LS

RENEWES: 6/30/18

REVISIONS
JOB NUMBER
5491
SHEET
C101

Mission May Apartments – 23rd and MissionIntroduction

The proposed project consists of 96 apartment units on 2.9 acres located at Mission and 23rd Streets. Currently the site is vacant, but once was home to Curly's Dairy. The owner of this development also owns the commercial retail center at Mission, built in 2008. The projects are intended to work together and blend together. There are a total of 6 apartment buildings, three stories in height varying from 12 to 18 units per building. Parking is onsite and shared with the retail center. The site will include open area, common area and new landscaping.

Common Open Space

A variety of open space is provided throughout the site. A minimum 30% or 38,138 sf is required, of which not more than 50% can be in required setbacks and 15% in slopes greater than 25%. The chart below shows the actual areas and percentages.

	Square footage	Required	Percentage of total
Total Site Area	127,128sf		100%
Building footprint	32,640sf		26%
Vehicle pavement	30,474sf		24%
Sidewalks	9,128sf		7%
Common open Area	54,886sf	30% or 38,138 sf	43% of total
Common open Area in Setbacks	11,886sf	50% or 19,069sf	
Common open Area in Swales	3,662sf	15% or 5,720	
Private open Area in balconies	18,432sf	18,432sf	

Per (SRC) Table 702-1, at 96 units a minimum 2,250 square feet of open space with a minimum horizontal distance of 25' is to be provided. Along 23rd Street a 6,980 sf open area is provided and 2,960 sf of open space provided under the existing White Oak trees.

Children's play area, at 96 units meets the minimum at 2,000 square feet of space is required and provided. This area shall be fenced with a 30" high fence and have play equipment included.

Private space for each unit is 96 square feet at the first floor units and 48 square feet at the upper units. A total 96 sf is provided for each ground floor unit and 48 sf for the upper units. All apartment units are provided with either a patio or an elevated deck. Each private space on the

Mission May Apartments – 23rd and Mission

ground level shall be visually and physical separated from the common open space through landscaping.

Landscaping

Landscaping is provided throughout the site with a mix of trees, ground cover and shrubbery. Landscaping provides screening and establishes a sense of place. A total of 64 trees are required and 103 are provided. Street trees are provided along 23rd Street. The site will also have a 6 foot high cedar fence installed around the perimeter (except street facing areas). Landscaping is provided at the entry of the buildings to enhance the front façade. Street trees are provided in the parking areas within the planter islands and every 50 feet along the perimeter.

Parking areas are not greater than 6,700 sf in between planter islands with a minimum width of 18'-0". The largest parking area is to the east of the development at 5,954 sf.

Crime prevention

The site is provided with light bollards along the walkways and path ways throughout the site. Overhead pole lights are provided in the parking areas. Landscaping is placed to avoid hidden areas. Windows are provided on all sides of the apartment buildings allowing for visual surveillance of the site.

Parking, Site Access and Circulation

The existing parking lot to the north is utilized for a portion of the required parking, a smaller parking lot is provided at the western end of the site. Pedestrian walkways interconnect all building entrances to common area amenities. All walkways are 10 feet separated from units.

Site access is provided from the existing parking area.

Direct access is provided from Building 1 to 23rd Street that it faces.

Building Mass and Façade Design

The site is flat, the buildings are three stories in height. The façade and roof lines are stepped throughout each elevation to break up the large planes. Finishes vary and are a mix of fiber cement siding, board and bat and cultured stone. The entries are recessed into the building and decks protrude from the building to help break up the mass. The units are also staggered 4'-0" between them. Of the common entrances for a typical 6 units, the upper four are provided with

Mission May Apartments – 23rd and Mission

their own stair access. Windows are provided in all habitable rooms through the buildings. Windows also vary in size and location.

On Site Trash

The new development is provided with a new trash enclosure. The design and materials match that of the new apartment buildings. Access to the trash enclosure is off the existing parking area and direct forward access is provided to the trash area.

Compatibility

Ground floor entries are provided within covered alcoves. The alcoves are architecturally highlighted to define them as the entrance into the building.



MEMO

TO: Aaron Panko, Planner III
Community Development Department

FROM: Glenn J. Davis, PE, CFM, Chief Development Engineer
Public Works Department

DATE: June 27, 2017

**SUBJECT: PUBLIC WORKS RECOMMENDATIONS
SITE PLAN REVIEW SPR-DR17-16 (16-120896)
1700-1800 BLOCK OF 23RD STREET SE
96-UNIT APARTMENT COMPLEX**

PROPOSAL

A Class 3 Site Plan Review and Class 1 Design Review for development of a 96-unit apartment complex, for property approximately 3.33 acres in size, zoned IC (Industrial Commercial), and located at the 1700-1800 Block of 23rd Street SE, 97302 (Marion County Assessor's Map and Tax Lot numbers: 073W35AA / 09403 and 073W35AD / 00800).

RECOMMENDED CONDITIONS OF APPROVAL

1. Development within the floodway or floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601.
2. The existing unused driveway approaches to 23rd Street SE shall be removed and replaced with new curb and sidewalk.
3. Prior to final occupancy, a public easement shall be dedicated to the City of Salem for the proposed water meter, located on private property.

FACTS

Streets

1. 23rd Street SE
 - a. Existing Conditions—This street has an approximate 30-foot improvement within a 45-foot-wide right-of-way abutting the subject property.
 - b. Standard—This street is designated as a collector street in the Salem TSP. This street has a reduced standard of a 30-foot improvement within a 45-foot-wide right-of-way.

Code authority references are abbreviated in this document as follows: *Salem Revised Code* (SRC); *Public Works Design Standards* (PWDS); *Salem Transportation System Plan* (Salem TSP); and *Stormwater Management Plan* (SMP).

2. Oxford Street SE

- a. Existing Condition—There is an existing 16-foot partially paved alley improvement within a 25-foot-wide right-of-way adjacent to the subject property.

Storm Drainage

1. Existing Conditions

- a. A 12-inch to 18-inch storm line is located in 23rd Street SE.
- b. A 48-inch storm line is located in Oxford Street SE.

Water

1. Existing Conditions

- a. The subject property is located within the G-0 water service level.
- b. A 12-inch water line is located in 23rd Street SE. Mains of this size generally convey flows of 2,100 to 4,900 gallons per minute.
- c. An 8-inch water line is stubbed to the northern and southern portion of the subject property.

Sanitary Sewer

1. Existing Conditions

- a. An 8-inch sewer line is located in 23rd Street SE. Mains of this size generally convey flows of 500 to 1,100 gallons per minute.
- b. A 10-inch sewer line is located in Oxford Street SE. Mains of this size generally convey flows of 700 to 1,700 gallons per minute.

CRITERIA AND FINDINGS

Analysis of the development based on relevant criteria in SRC 220.005(f)(3) is as follows:

Criteria: The application meets all applicable standards of the Unified Development Code (UDC)

Finding—The subject property is designated on the Federal Emergency Management Agency (FEMA) floodplain maps as a Zone AE floodplain. Public Works staff has reviewed the Flood Insurance Study and Flood Insurance Rate Maps and has determined the

MEMO

100-year base flood elevation of the subject development is 181 feet. Development within the floodplain requires a floodplain development permit and is subject to the requirements of SRC Chapter 601, including elevation of new structures to a minimum of 1-foot above the base flood elevation. An Elevation Certificate is required to verify the proposed structure's elevation. The Elevation Certificate shall be submitted to the City to verify the structure's elevation prior to pouring building foundations and again prior to final occupancy. The applicant's site plan indicates the proposed finish floor elevations will meet or exceed the minimum requirement of 182 feet.

Criteria: The transportation system provides for the safe, orderly, and efficient circulation of traffic into and out of the proposed development, and negative impacts to the transportation system are mitigated adequately

Finding: 23rd Street SE meets the modified right-of-way width and pavement width standards allowed under SRC Chapter 803. Oxford Street SE is not designated in the Salem TSP and is improved as a public alley, and development is not proposing to take vehicular access from Oxford Street SE. Therefore, no additional street improvements are required as a condition of the proposed development.

Criteria: Parking areas and driveways are designed to facilitate safe and efficient movement of vehicles, bicycles, and pedestrians

Finding: The driveway access onto 23rd Street SE provides for safe turning movements into and out of the property. The development plans shall include closure of existing unused driveway approaches to 23rd Street SE. The unused driveway approaches shall be removed and replaced with new curb and sidewalk (SRC 804.060).

Criteria: The proposed development will be adequately served with City water, sewer, storm drainage, and other utilities appropriate to the nature of the development

Finding: The Public Works Department has reviewed the applicant's preliminary utility plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets / areas and appear to be adequate to serve the proposed development. The applicant shall design and construct all utilities including sewer, water, and storm drainage according to the PWDS and to the satisfaction of the Public Works Director. As shown on the proposed plan, a public easement shall be dedicated to the City of Salem for the proposed water meter located on private property. The easement shall be recorded prior to final occupancy.

The applicant's engineer submitted a statement demonstrating compliance with Stormwater PWDS Appendix 004-E(4)(a) and SRC Chapter 71. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible.

Prepared by: Robin Dalke, Administrative Analyst III
cc: File

Attachment E



DAVID FRIDENMAKER, Manager
Facility Rental, Planning, Property Services
3630 State Street, Bldg. C • Salem, Oregon 97301-5316
503-399-3335 • FAX: 503-375-7847

Christy Perry, Superintendent

May 15, 2017

Aaron Panko, Case Manager
Planning Division, City of Salem
555 Liberty Street SE, Room 305
Salem OR 97301

FAX No. 503-588-6005

RE: Land Use Activity
Salem Case No. SPR-DR17-16, 1700 to 1800 block of 23rd St. SE

SUMMARY OF COMMENTS

School Assignment: Bush Elementary School, Leslie Middle School and South Salem High School
School Capacity: Sufficient school capacity does not currently exist at Bush Elementary School, but does currently exist at Leslie Middle School and South Salem High School.
School Transportation Services: Students residing at the subject property location will be eligible for school transportation services to Bush Elementary School, Leslie Middle School and South Salem High School.

Below is data and the District's comments regarding the proposed land use activity identified above. If you have questions, please call at (503) 399-3335.

ELEMENTARY SCHOOL INFORMATION (GRADES K TO 5)

1. School Name: Bush Elementary School
2. Estimated change in student enrollment due to proposed development: 19
3. Current school capacity: 296
4. Estimate of school enrollment including new development: 332
5. Ratio of estimated school enrollment to total capacity including new development: 112%.
6. Walk Zone Review: Eligible for transportation to Elementary School.
7. Estimate of additional students due to previous 2016 land use applications: 0
8. Estimate of additional students due to previous 2017 land use applications: 8
9. Estimated cumulative impact of 2016-17 land use actions on school capacity: 115% of capacity.

MIDDLE SCHOOL INFORMATION (GRADES 6 TO 8)

1. School Name: Leslie Middle School
2. Estimated change in student enrollment due to proposed development: 7
3. Current school capacity: 947
4. Estimate of school enrollment including new development: 779
5. Ratio of estimated school enrollment to total capacity including new development: 82%
6. Walk Zone Review: Eligible for transportation to Middle School.
7. Estimate of additional students due to previous 2016 land use applications: 29

8. Estimate of additional students due to previous 2017 land use applications: 3
9. Estimated cumulative impact of 2016-17 land use actions on school capacity: 82% of capacity.

HIGH SCHOOL INFORMATION (GRADES 9 TO 12)

1. School Name: South Salem High School
2. Estimated change in student enrollment due to proposed development: 8
3. Current school capacity: 1,981
4. Estimate of school enrollment including new development: 1,892.
5. Ratio of estimated school enrollment to total capacity including new development: 96%
6. Walk Zone Review: Eligible for transportation to High School.
7. Estimate of additional students due to previous 2016 land use applications: 40
8. Estimate of additional students due to previous 2017 land use applications: 4
9. Estimated cumulative impact of 2016-17 land use actions on school capacity: 98% of capacity.

ESTIMATE SUMMARY (GRADES K TO 12):

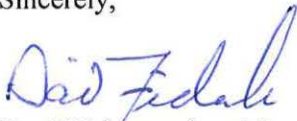
1. Total estimated change in student enrollment: 34
2. Total estimated student enrollment over capacity: 19
3. Total estimated capital costs for new schools for new school capacity: \$965,789

Developer should provide paved walk route(s) to allow pedestrian access and bicycle access to school(s) from all residences within the new development and should provide all improvements required by the City of Salem where new transportation routes are established or existing transportation routes change, such as school flashers, crosswalks, and signage. As per ORS 195.115, when the walk zone review indicates "eligible for transportation due to hazard" the District requests that the City initiate a planning process with the District to identify the barriers and hazards to children walking or bicycling to and from school, determine if the hazards can be eliminated by physical or policy changes and include the hazard elimination in the City's planning and budgeting process.

ASSUMPTIONS:

1. When land use request is granted, 96 new residence(s) will be built.
2. Estimates are computed using the Student Rate per Dwelling Method described in the District's Facility Study for years 2001-2020.
3. In our region, the median costs for new schools are \$50,831 per student for elementary schools, \$54,625 per student for middle schools and \$46,389 per student for high schools.¹

Sincerely,



David Fridenmaker, Manager
Planning and Property Services

c: Mike Wolfe, Chief Operations Officer
David Hughes, Manager – Custodial, Property and Auxiliary Services
William White, Manager - Risk Management
Michael Shields, Director of Transportation

¹ Paul Abramson, 20th Annual School Construction Report, *School Planning & Management*, Feb. 2015