

Planning/Permit Application Center

City Hall / 555 Liberty St. SE / Room 320 / Salem, OR 97301-3513

503-588-6173 * planning@cityofsalem.net

If you need the following translated in Spanish, please call 503-588-6256.

Si usted necesita lo siguiente traducido en español, por favor llame 503-588-6256.

(For office use only)

Permit #:

Application type

Please describe the type of land use action requested:

Design Review - Class 1

Work site location and information

Street address or location of subject property	17th and OAK ST SE, SALEM OR 97301
Total size of subject property	17,559.8 SF (.40 AC)
Assessor tax lot numbers	073W26CD04401
Existing use structures and/or other improvements on site	VACANT LOT
Zoning	RM2
Comprehensive Plan Designation	MULTIPLE FAMILY RESIDENTIAL 2
Project description	12 UNIT MULTI-FAMILY DEVELOPMENT

People information

	Name	Full Mailing Address	Phone Number and Email address
Applicant	Ronald James Ped Architect, PC	6850 BURNETT STREET, SE Salem, Oregon 97317	503.363.1456 rjp@rktect.com
Agent			
Paid By	Ronald James Ped Architect, PC		

Project information

Project Valuation for Site Plan Review	
Neighborhood Association	South Salem Neighborhood Association (SESNA's)
Have you contacted the Neighborhood Association?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Date Neighborhood Association contacted	9/12/2022
Describe contact with the affected Neighborhood Association (The City of Salem recognizes, values, and supports the involvement of residents in land use decisions affecting neighborhoods across the city and strongly encourages anyone requesting approval for any land use proposal to contact the affected neighborhood association(s) as early in the process as possible.)	reached out via email to Chair Shannon Priem notifying them of our proposed development, including the required information per Sec.300.310 (C)(2)
Have you contacted Salem-Keizer Transit? planning@cherriots.org	<input checked="" type="radio"/> Yes <input type="radio"/> No
Date Salem-Keizer Transit contacted	9/12/2022
Describe contact with Salem-Keizer Transit	reached out via email, notifying Salem-Keizer transit of our proposed development
Type the name and address of the Homeowners Association (If none, type "N/A".)	Southeast Salem Neighborhood Association

Authorization by property owner(s)/applicant

***If the applicant and/or property owner is a Limited Liability Company (LLC), please also provide a list of all members of the LLC with your application.**

Copyright release for government entities: I hereby grant permission to the City of Salem to copy, in whole or part, drawings and all other materials submitted by me, my agents, or representatives. This grant of permission extends to all copies needed for administration of the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities.


Authorizations: Property owners and contract purchasers are required to authorize the filing of this application and must sign below.

§ All signatures represent that they have full legal capacity to and hereby do authorize the filing of this application and certify that the information and exhibits herewith submitted are true and correct.

§ I (we) hereby grant consent to the City of Salem and its officers, agents, employees, and/or independent contractors to enter the property identified above to conduct any and all inspections that are considered appropriate by the City to process this application.

§ I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property:

Electronic signature certification: By attaching an electronic signature (whether typed, graphical or free form) I certify herein that I have read, understood and confirm all the statements listed above and throughout the application form.

Authorized Signature: 

Print Name: Servando garcia Date: 9/13/22

Address (include ZIP):

Authorized Signature:

Print Name: _____ Date: _____

Address (include ZIP):

(For office use only)		
Received by	Date:	Receipt Number:

Not using Internet Explorer?

Save the file to your computer and email to planning@cityofsalem.net.

Russell D. Leach and Lori J. Leach 8714 Shaw Road Aumsville, OR 97325 Grantor's Name and Address S & V Garcia Investments, LLC PO Box 21444 Keizer, OR 97307 Grantee's Name and Address After recording, return to (Name, Address, Zip): Russell D. Leach and Lori J. Leach 8714 Shaw Road Aumsville, OR 97325 Until requested otherwise, send all tax statements to (Name,Address, Zip): S & V Garcia Investments, LLC PO Box 21444 Keizer, OR 97307	
--	--

WARRANTY DEED

Russell D. Leach and Lori J. Leach, Grantor, for the consideration hereinafter stated, hereby conveys and warrants to **S & V Garcia Investments, LLC**, Grantee, the real property described herein free of encumbrances except as specifically set forth below, which is situated in Marion County, Oregon and is described as follows: See attached **Exhibit A**.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

Grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: real property taxes for the 2013-2014 tax year; and the mineral reservation in favor of Union Pacific Railroad Company, as contained in a Deed recorded December 31, 2008 in the Marion County Official Records at Reel 3022, Page 50.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$145,000.00.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the date set forth below.

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

///

195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 835, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Russell D. Leach
Russell D. Leach

Dated: 10-11-2013

Lori J. Leach
Lori J. Leach

Dated: 10/11/2013

STATE OF OREGON, County of Marion) ss.

Personally appeared before me Russell D. Leach and acknowledged the foregoing instrument to be his voluntary act on the 11th day of October, 2013, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Laura Martinez
Notary Public for Oregon

My Commission Expires:

STATE OF OREGON, County of Marion) ss.

Personally appeared before me Lori J. Leach and acknowledged the foregoing instrument to be her voluntary act on the 11th day of October, 2013, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Laura Martinez
Notary Public for Oregon

My Commission Expires:

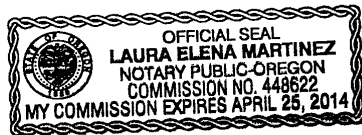


EXHIBIT "A"

File No.: **7089-1653351**

Policy No.: **1653351**

Real property in the City of Salem, County of Marion, State of Oregon, described as follows:

A PARCEL OF LAND LYING IN LOT 7 THROUGH LOT 11, BLOCK 27 OF BLOCK 26, 27 AND 28 OF CAPITAL PARK ADDITION, MARION COUNTY, OREGON, (PLAT VOLUME 6, PAGE 50) THE SAID PARCEL BEING THAT PORTION OF SAID LOTS LYING EASTERLY OF A LINE PARALLEL WITH AND 50 FEET EASTERLY OF THE CENTER LINE OF RELOCATED 17TH STREET SE WHICH CENTERLINE IS DESCRIBED AS FOLLOWS:

BEGINNING AT ENGINEER'S CENTER LINE STATION "17TH" 10+00, SAID STATION BEING 510.37 FEET NORTH AND 785.78 FEET EAST OF THE SOUTHEAST CORNER OF THE WILLIAM H. WILSON DONATION LAND CLAIM NO. 44, TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN; THENCE SOUTH 16°37'50" WEST, 200 FEET; THENCE ON A 477.47 FOOT RADIUS CURVE RIGHT (THE LONG CHORD OF WHICH BEARS SOUTH 27°18'55" WEST, 177.05 FEET) 178.08 FEET; THENCE SOUTH 38° EAST, 57.11 FEET TO ENGINEER'S CENTER LINE STATION "17TH" 14+35.19.

ALSO:

A TRACT OF LAND IN THE ALVAN F. WALLER AND WIFE DONATION LAND CLAIM IN TOWNSHIP 7 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, MARION COUNTY, OREGON, BEING THAT PORTION OF THE PARCEL OF LAND DESCRIBED IN THE DEED DATED JUNE 13, 1883 FROM J. LOEWENBERG AND BERTHA LOEWENBERG, HUSBAND AND WIFE, TO THE OREGON AND CALIFORNIA RAILROAD COMPANY, PREDECESSOR TO UNION PACIFIC RAILROAD COMPANY, RECORDED IN MARION COUNTY, OREGON DEED RECORDS ON JUNE 15, 1883 IN VOLUME 31, PAGE 175 DEEDS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 11 IN BLOCK 27 OF THE SUBDIVISION OF BLOCKS 26, 27 AND 28, CAPITAL PARK ADDITION, AS PER THE PLAT THEREOF RECORDED IN VOLUME 6 ON PAGE 50, BOOK OF TOWN PLATS, MARION COUNTY, OREGON, THE POINT OF BEGINNING;

THENCE NORTH 75°21' 33" WEST 61.12 FEET, ALONG THE NORTH LINE OF THE SAID LOT 11, TO THAT POINT IN THE EAST LINE OF RELOCATED 17TH STREET S.E. DISTANT NORTH 83° 02' 10" EAST 906.94 FEET FROM THE SOUTHEAST CORNER OF THE WILLIAM H. WILSON DONATION LAND CLAIM NO. 44, SAID TOWNSHIP AND RANGE;

THENCE NORTH 16° 37' 50" EAST 60.04 FEET, ALONG SAID RELOCATED EAST LINE OF 17TH STREET S.E., TO A POINT, IN THE NORTH LINE OF THE SAID PARCEL DESCRIBED IN THE DEED FROM LOEWENBERG;

THENCE SOUTH 75° 21' 33" EAST 50.60 FEET, TO A POINT IN THE NORTHERLY EXTENSION OF THE EAST LINE OF THE SAID LOT 11;

THENCE SOUTH 06° 38' 27" WEST 60.59 FEET, TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE SAID PARCEL FROM LOEWENBERG SITUATE WESTERLY OF THE NORTHERLY PROLONGATION OF THE CENTERLINE OF THE 16 FOOT WIDE ALLEY BISECTING THE SAID BLOCK 27 OF THE SUBDIVISION OF CAPITAL PARK ADDITION, AS PLATTED.

APN: R68587

REEL: 3552

PAGE: 304

October 15, 2013, 04:23 pm.

CONTROL #: 349100

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 51.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

WRITTEN STATEMENT

The property located at the corner of 17th ST SE and Oak ST SE; Taxlot Number: 073W26CD04401 is currently within the RM2- Multiple Family Residential 2 zone. Multiple family developments are permitted per Table 514-1. We are proposing 12 multiple family units.

Sec. 514.015. - Design review.

Design review under SRC chapter 225 is required for development within the RM-II as follows:

(a) Multiple family development shall be subject to design review according to the multiple family design review standards set forth in **SRC chapter 702**.

Sec. 702.010. - Multiple family design review standards.

Multiple family development shall comply with all of the applicable design review standards as follows:

(a) Multiple family development with five to 12 dwelling units shall comply with the design review standards set forth in **SRC 702.015** or the design review standards set forth in **SRC 702.020**.

Sec. 702.015 - Design review standards for multiple family development with five to twelve units.

(a) Open space standards.

(1) To encourage the preservation of natural open space qualities that may exist on a site and to provide opportunities for active and passive recreation, all newly constructed multiple family developments shall provide a minimum 20 percent of the gross site area as designated and permanently reserved **open space**. For the purposes of this subsection, the term "newly constructed multiple family developments" shall not include multiple family developments created through only construction or improvements to the interior of an existing building(s). Indoor or covered recreation space may count toward this open space requirement. **We are proposing 4,185 sf (open space area) / 17,559.8 sf (total site) = 23.8%**

(A) To ensure usable open space, at least one common open space area shall be provided within the development that is at least 500 square feet in size and has a minimum dimension of 20 feet for all sides. **We are proposing a designated 500 sf open common space area. See drawing SPR-9 for location.**

(B) To allow for a mix of different types of open space areas and flexibility in site design, private open space, meeting the size and dimension standards set forth in Table 702-1, may count toward the open space requirement. All private open space must meet the size and dimension standards set forth in Table 702-1. **We are providing 100 sf private open spaces for the ground units and 48 sf min. private open spaces for floors 2 and 3. See drawing DR-9.**

(C)To encourage active recreational opportunities for residents, the square footage of an improved open space area may be counted twice toward the total amount of required open space, provided each such area meets the standards set forth in this subsection. Example: a 500-square-foot improved open space area may count as 1,000 square feet toward the open space requirement.

(i)Be a minimum 500 square feet in size with a minimum dimension of 20 feet for all sides; and **We are proposing a designated 500 sf open common space area included inside the 4,185 sf open space area. See drawing SPR-9 for location.**

(ii)Include at least one of the following types of features:

a.Covered pavilion.

b.Ornamental or food garden. **We are proposing a food garden included inside the 4,185 sf open space area. See drawing SPR-9 for location.**

c.Developed and equipped children's play area, with a minimum 30-inch tall fence to separate the children's play area from any parking lot, drive aisle, or street.

d.Sports area or court (e.g., tennis, handball, volleyball, basketball, soccer).

e.Swimming pool or wading pool.

(D)To encourage proximity to and use of public parks, the total amount of required open space may be reduced by 50 percent for developments that are located within one-quarter mile of a publicly-owned urban, community, or neighborhood park as measured along a route utilizing public or private streets that are existing or will be constructed with the development. **We are located within .2 miles of Aldrich Park. We are not planning on taking the reduction to the proposed open space.**

(b)Landscaping standards.

(1)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:

(A)A minimum of one tree, not less than 1.5 inches in caliper, for every 30 linear feet of abutting property width; and

(B)A minimum six-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. Chainlink fencing with slats shall not be allowed to satisfy this standard.

(2)Multiple family developments shall comply with the landscaping standards applicable in the underlying zone in which such developments are located.

(c) Site safety and security.

(1) Windows shall be provided in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths to encourage visual surveillance of such areas and minimize the appearance of building bulk. **Windows are spaced around the perimeter of the building, allowing units to have as many directional views as possible. See sheet SPR-8.**

(2) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development. **Wall packs and lighting will be provided at entrances, stair well, parking areas. We are also providing security gates. See sheet SPR-10 for the site safety and security plan.**

(d) Parking and site design.

(1) To minimize the visual impact of on-site parking and to enhance the pedestrian experience, off-street surface parking areas and vehicle maneuvering areas shall be located behind or beside buildings and structures. Off-street surface parking areas and vehicle maneuvering areas shall not be located between a building or structure and a street. **On-site parking is located beside the buildings due to space constraints. See sheet SPR-1.**

(2) To ensure safe pedestrian access to and throughout a development site, pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas, and that connect the development to the public sidewalks. Pedestrian pathways shall be a minimum of five feet in width. **Please see sheet SPR-1 for sidewalks and pedestrian connections.**

(e) Façade and building design.

(1) 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 702-2 to provide appropriate transitions between new buildings and structures on-site and existing buildings and structures on abutting sites. **The site abuts 2 RS parcels to the East, the proposed buildings are over 20 feet away per Table 702-2**

(2) On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage. **The proposed buildings are up against the 20 foot abutting street setback. See sheet SPR-1.**

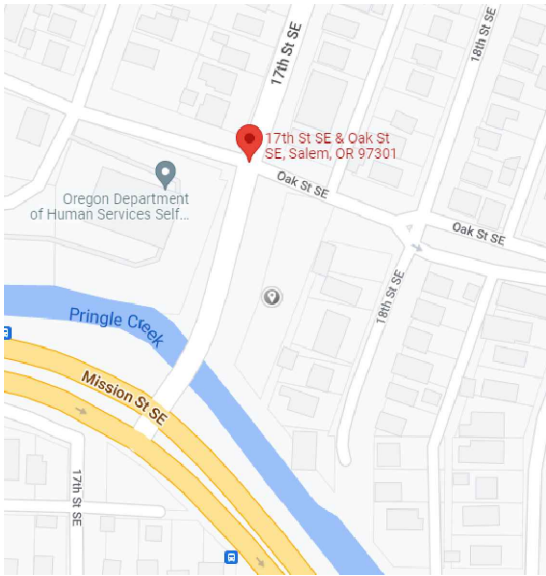
(3) To orient buildings to the street, any ground-level unit, cluster of units, or interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have a building entrance facing the street, with direct pedestrian access to the adjacent sidewalk. **All buildings are oriented toward the street, along with having entrances facing the same direction. See sheet SPR-1.**

(4) A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas shall be provided to not more than four dwelling units. Individual and common entryways shall be articulated with a differentiated roof, awning, stoop, forecourt, arcade or portico. **We are proposing a shared front porch for each building which contains 4 units. See elevations A/SPR-8.**

(5) 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. **We are not proposing any roof top units.**

(6) To reinforce the residential character of the neighborhood, flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 75 feet without providing differences in elevation of at least four feet in height. In lieu of providing differences in elevation, a cross gable or dormer that is a minimum of four feet in length may be provided. (See Figure 702-1) **The proposed horizontal building length is 62 feet. See A/SPR-8 and D/SPR-8.**

P:\2159 Servando Garcia 17th and Oak apts\SPR-3\SPR-3 rev.dwg, SPR-1-PROPOSED-DR, 9/16/2022 11:50:02 AM, Andy, 1:1



VICINITY MAP
NTS

SITE SUMMARY

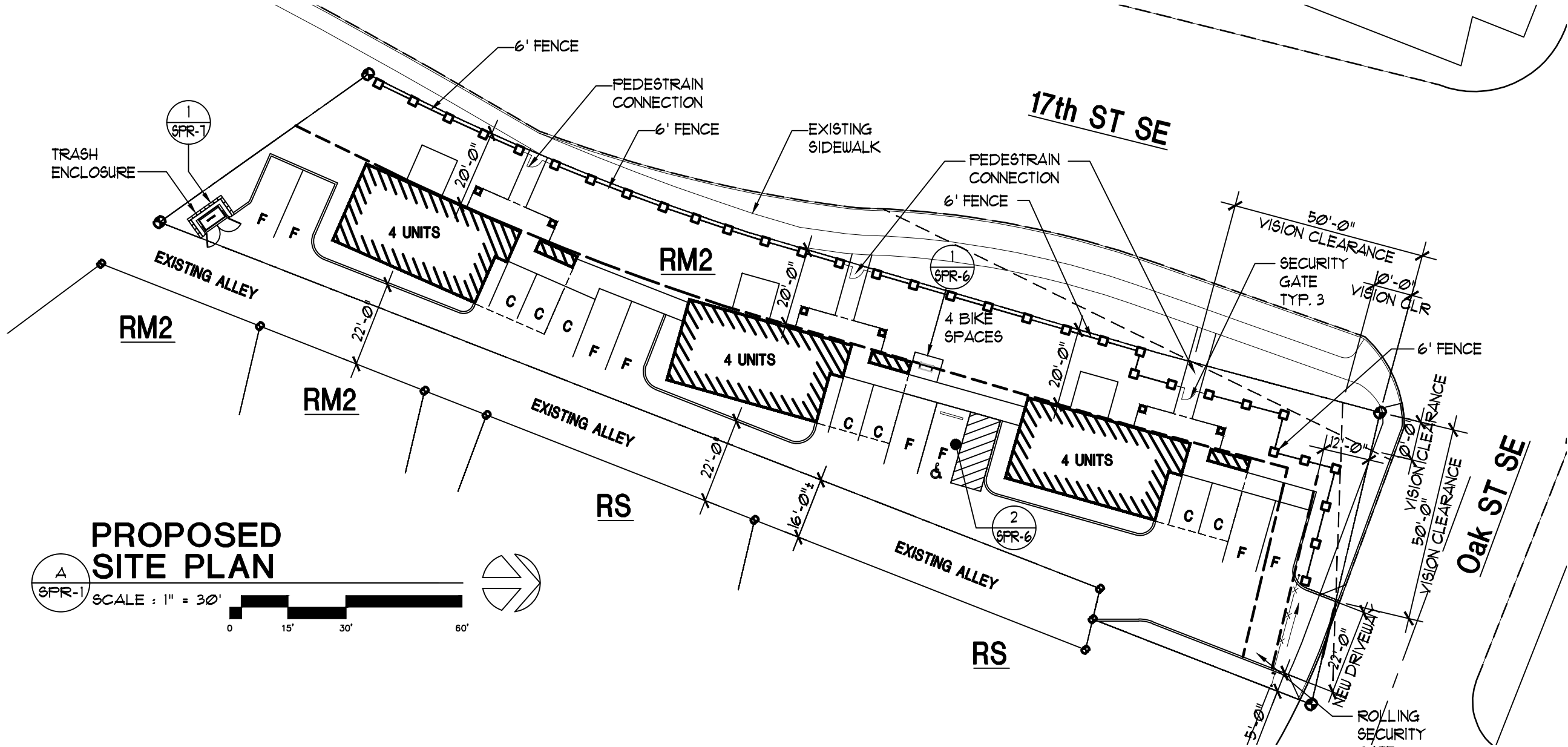
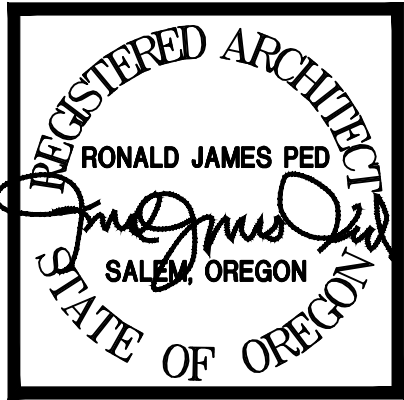
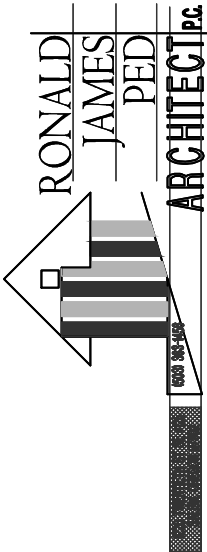
17th and OAK SALEM OREGON 97301
TAX ACCOUNT: 568587
TAXLOT NUMBER: 073W26CD04401
ZONING: RM2- MULTIPLE FAMILY RESIDENTIAL 2
ACRES: 17,559.8 SF (.40 AC) - 100%
PROPOSED LANDSCAPE: 6,131 SF - 34.9%
NEW BUILDINGS FOOTPRINTS (12 UNITS): 2,910 SF - 16.6%
HARD SURFACE: 8,518.8 SF - 48.5%

PARKING

12 UNITS X 1 = 12 MIN PARKING REQUIRED (PER TABLE 806-1)
15 PARKING SPACES PROVIDED

DRAWING INDEX

SPR1	60-PROPOSED SITE PLAN
SPR4	63-GRADING PLAN
SPR5	64-LANDSCAPE PLAN
SPR6	65-DETAILS
SPR7	66-DETAILS
SPR8	67-BUILDING ELEVATIONS
SPR9	68-OPEN SPACE PLAN
SPR10	69-SITE SAFETY AND SECURITY PLAN



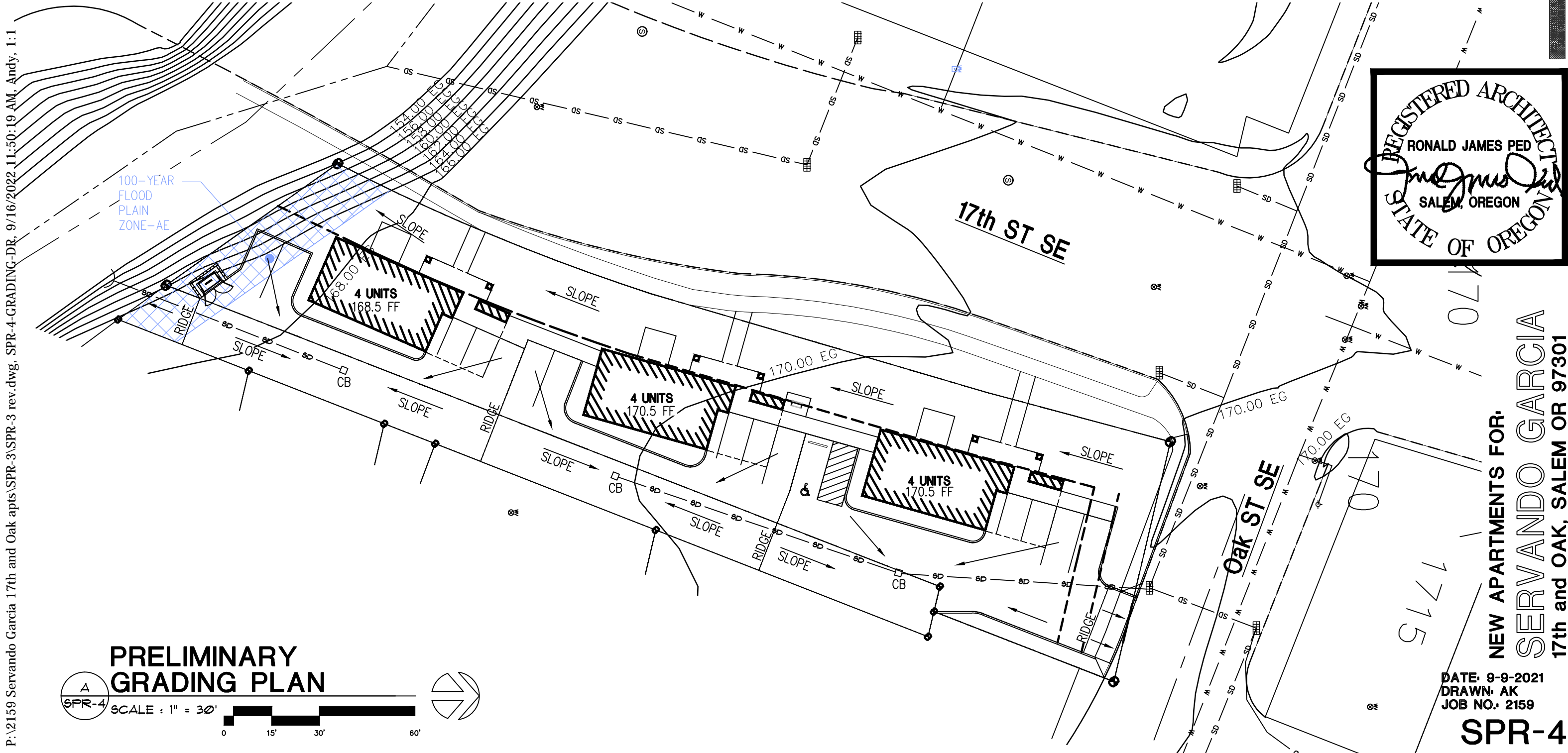
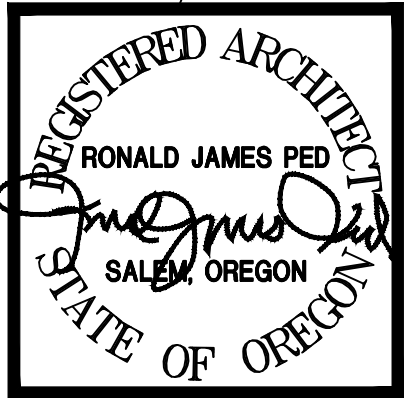
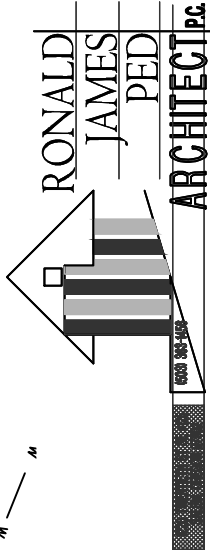
NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 9-9-2021
DRAWN: AK
JOB NO.: 2159

SPR-1

SITE SUMMARY

17th and OAK SALEM OREGON 97301
TAX ACCOUNT: 568587
TAXLOT NUMBER: 073W26CD04401
ZONING: RM2- MULTIPLE FAMILY RESIDENTIAL 2
ACRES: 17,559.8 SF (.40 AC) - 100%
PROPOSED LANDSCAPE: 6,131 SF - 34.9%
NEW BUILDINGS FOOTPRINTS (12 UNITS): 2,910 SF - 16.6%
HARD SURFACE: 8,518.8 SF - 48.5%



NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

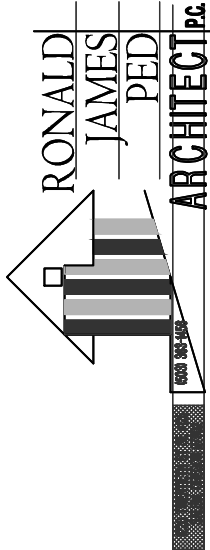
DATE: 9-9-2021
DRAWN: AK
JOB NO.: 2159

SPR-4

P:\2159 Servando Garcia 17th and Oak apts\SPR-3\SPR-3 rev.dwg, SPR-4-GRADING-DR, 9/16/2022 11:50:19 AM, Andy, 1:1

SITE SUMMARY

17th and OAK SALEM OREGON 97301
TAX ACCOUNT: 568587
TAXLOT NUMBER: 073W26CD04401
ZONING: RM2- MULTIPLE FAMILY RESIDENTIAL 2
ACRES: 17,559.8 SF (.40 AC) - 100%
PROPOSED LANDSCAPE: 6,131 SF - 34.9%
NEW BUILDINGS FOOTPRINTS (12 UNITS): 2,910 SF - 16.6%
HARD SURFACE: 8,518.8 SF - 48.5%



LANDSCAPE
AREA: 1458#/20
PU REQ: 13
TREES: 13x.4=30

LANDSCAPE
AREA: 1449#/20
PU REQ: 12.45
TREES: 12.45x.4=29

LANDSCAPE
AREA: 1481#/20
PU REQ: 14
TREES: 14x.4=30

LANDSCAPE
AREA: 1214#/20
PU REQ: 61
TREES: 61x.4=25



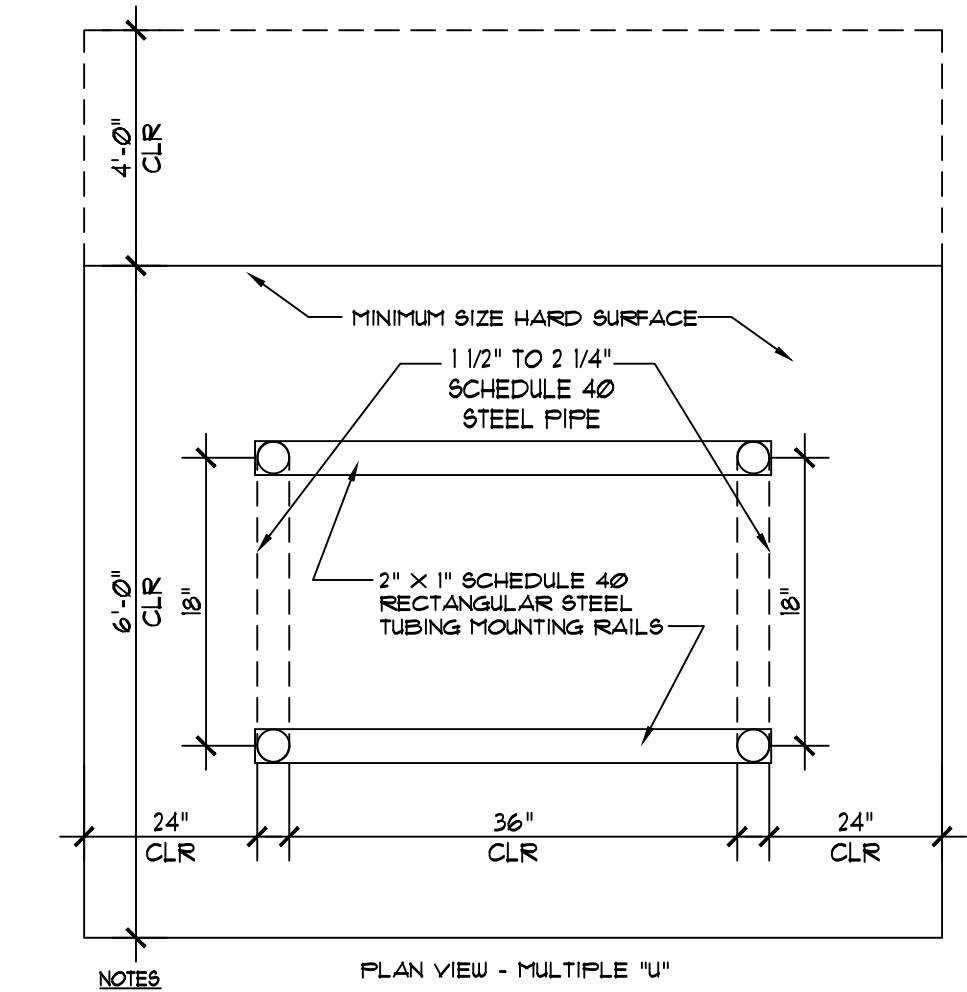
P:\2159 Servando Garcia 17th and Oak apts\SPR-3\SPR-3 rev.dwg, SPR-5-LANDSCAPE-DR, 9/16/2022 11:50:35 AM, Andy, 1:1

NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 9-9-2021
DRAWN: AK
JOB NO.: 2159

SPR-5

P:\2159 Servando Garcia 17th and Oak apts\SPR-3\SPR-3 rev.dwg, SPR-6-DETAILS-DR, 9/16/2022 11:50:52 AM, Andy, 1:1



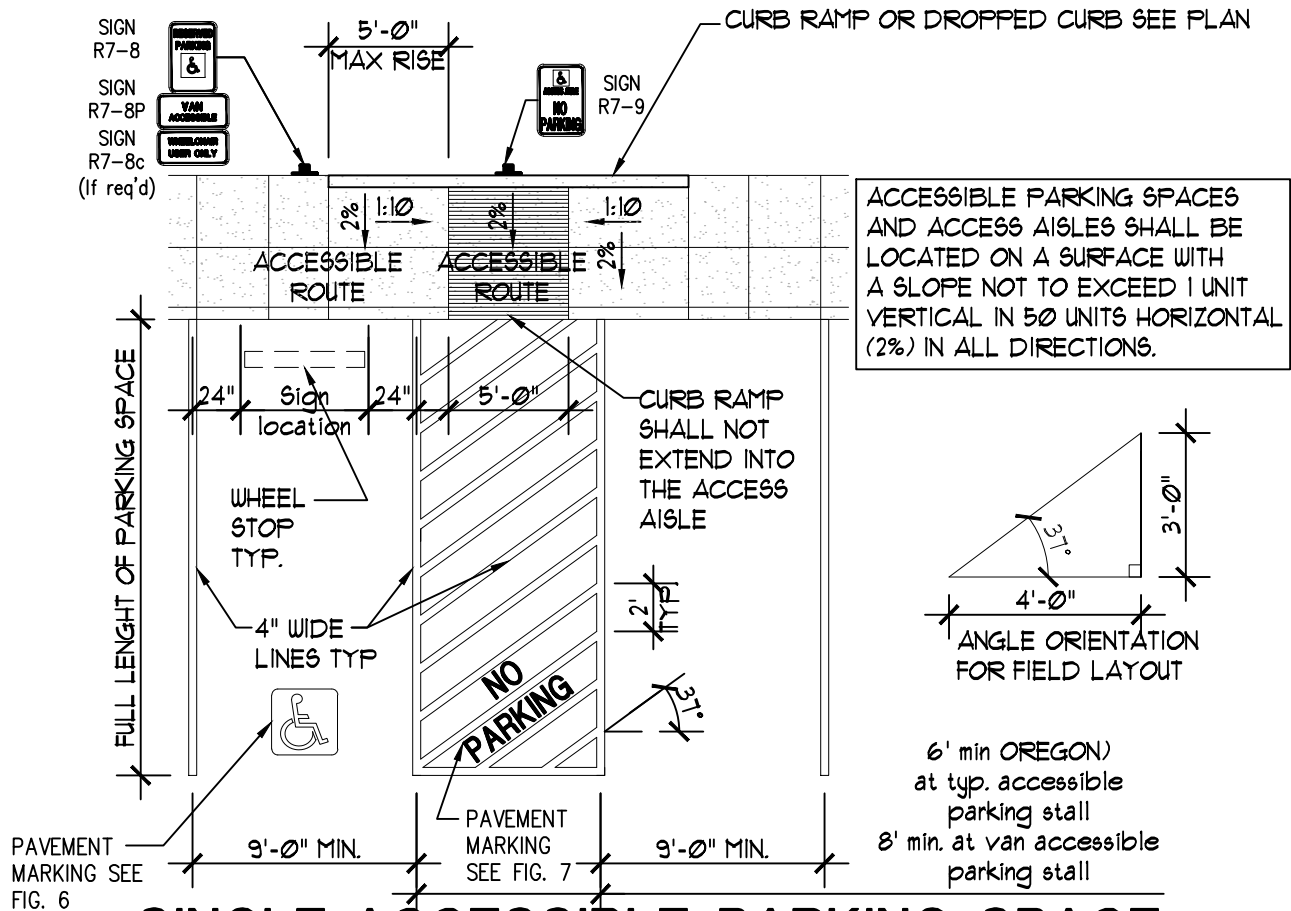
- NOTES
- PLAN VIEW - MULTIPLE "U"
- BIKE RACKS SHALL HAVE A GLOSS BLACK POLYESTER POWDER COAT FINISH.
 - MOUNTING RAILS SHALL BE FURNISHED WITH MOUNTING HOLES AND VANDAL RESISTENT CONCRETE ANCHOR MOUNTING HARDWARE.
 - EACH "U" SHALL BE WELDED OR MOUNTED TO RAILS OR PLATES WITH VANDAL RESISTANT OR HIDDEN FASTENERS.
 - FOR SINGLE "U" INSTALLATION, EACH MOUNTING PLATE WILL BE EQUIPPED WITH TWO ANCHOR BOLT HOLES EACH.

BICYCLE PARKING RACK DETAIL

SCALE: 1" = 1'-0"

M:\0251TEWK\600PIFNG\02600 BIKE RACK

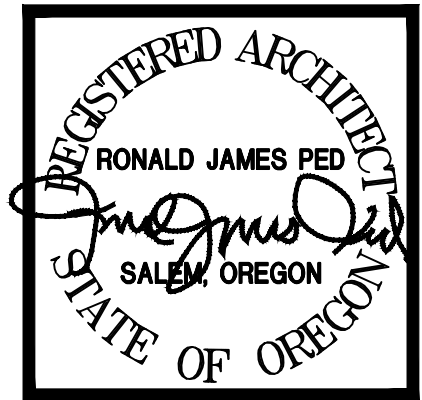
ALL DETAILS ARE TO COMPLY WITH THE ACCESSIBLE STANDARDS PUBLISHED BY
OREGON DEPT OF TRANSPORTATION (2018)
<https://www.oregon.gov/ODOT/Engineering/DOCS_ADA/ADA_Standards-Accessible-Parking.pdf>



SINGLE-ACCESSIBLE PARKING SPACE VAN-ACCESSIBLE DESIGNATION REQUIRED

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

M:\0251TEWK\500PYMRK\02500 HC-SGL



NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 9-9-2021
DRAWN: AK
JOB NO.: 2159

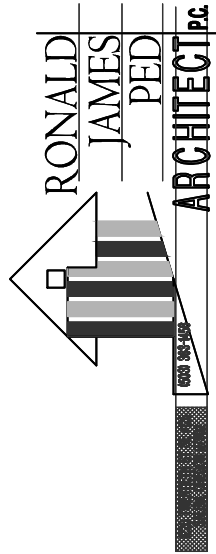
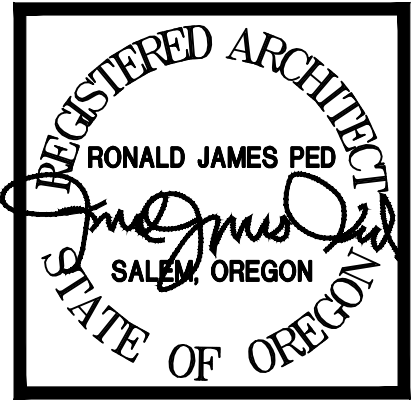
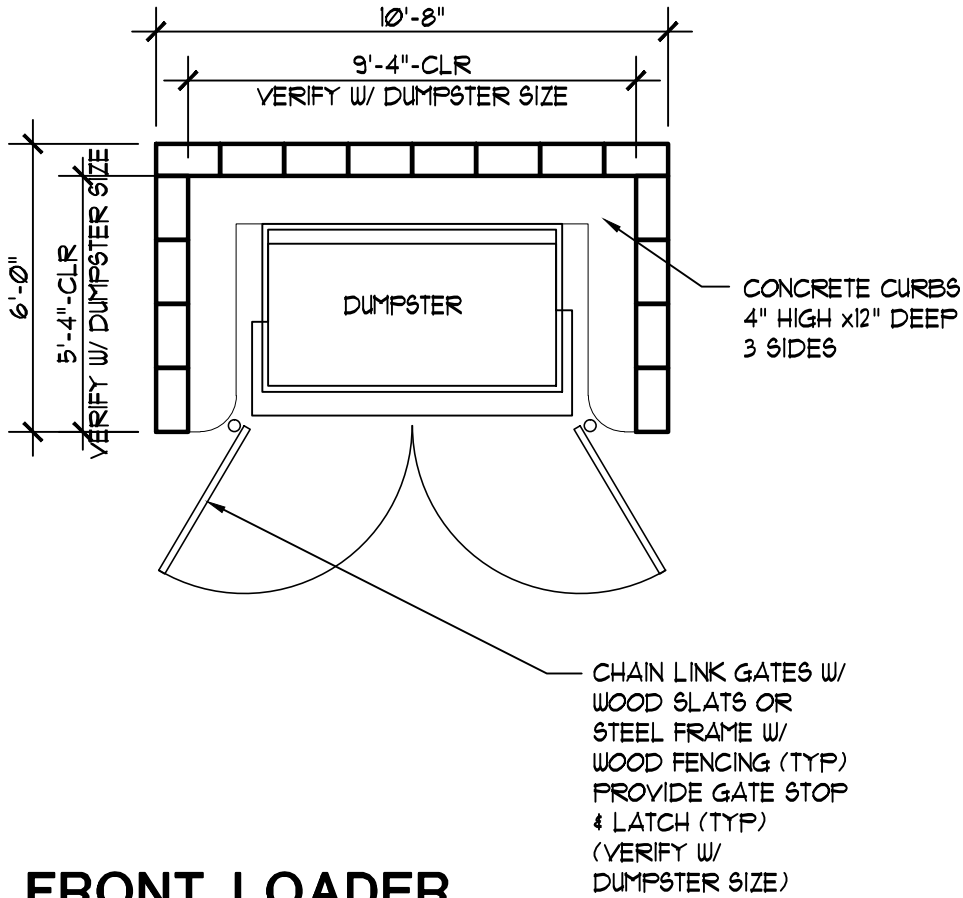
SPR-6

P:\2159 Servando Garcia 17th and Oak apts\SPR-3\SPR-3 rev.dwg, SPR-7-DR, 9/16/2022 11:51:08 AM, Andy, 1:1

1

FRONT LOADER
CONTAINER ENCLOSURE

SCALE: 1/4"=1'-0"



NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

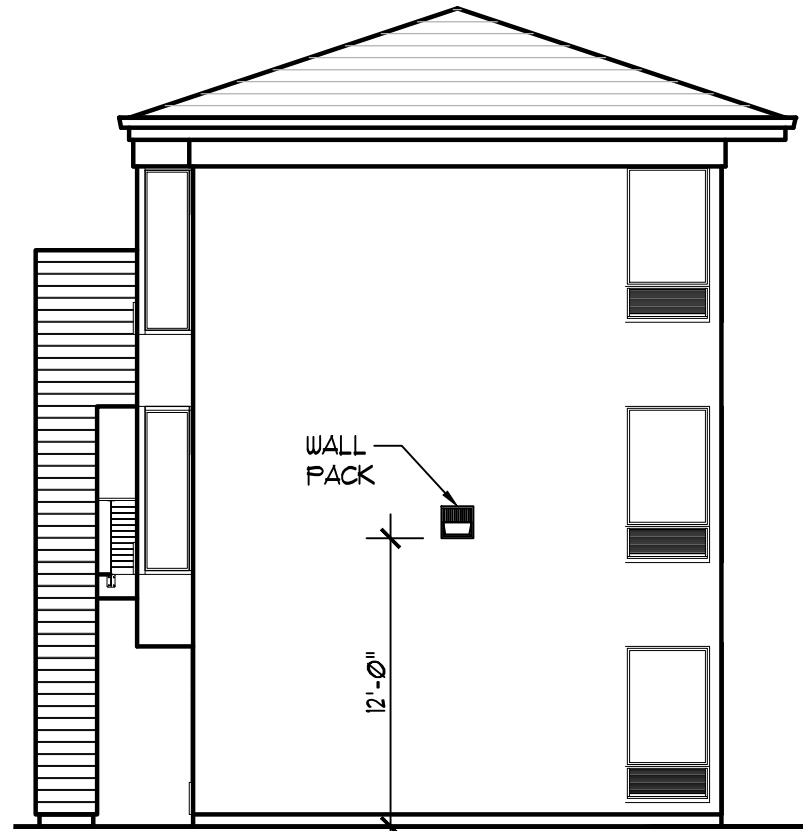
DATE: 9-9-2021
DRAWN: AK
JOB NO.: 2159

SPR-7

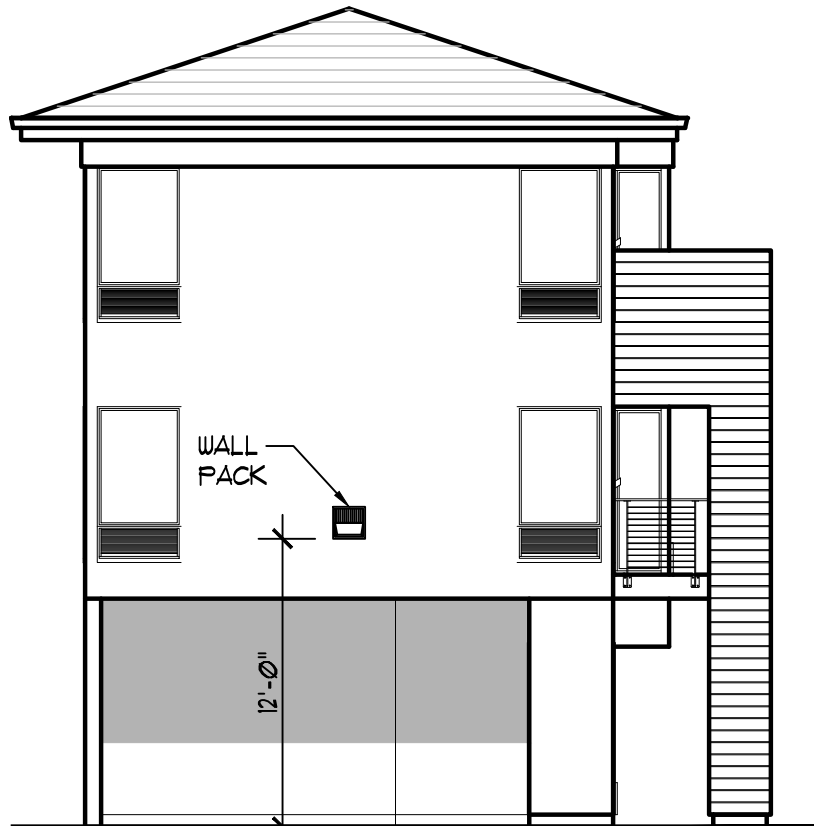
P:\2159 Servando Garcia 17th and Oak apts\SPR-3\SPR-3 rev.dwg, 9/16/2022 11:51:24 AM, Andy, 1:1



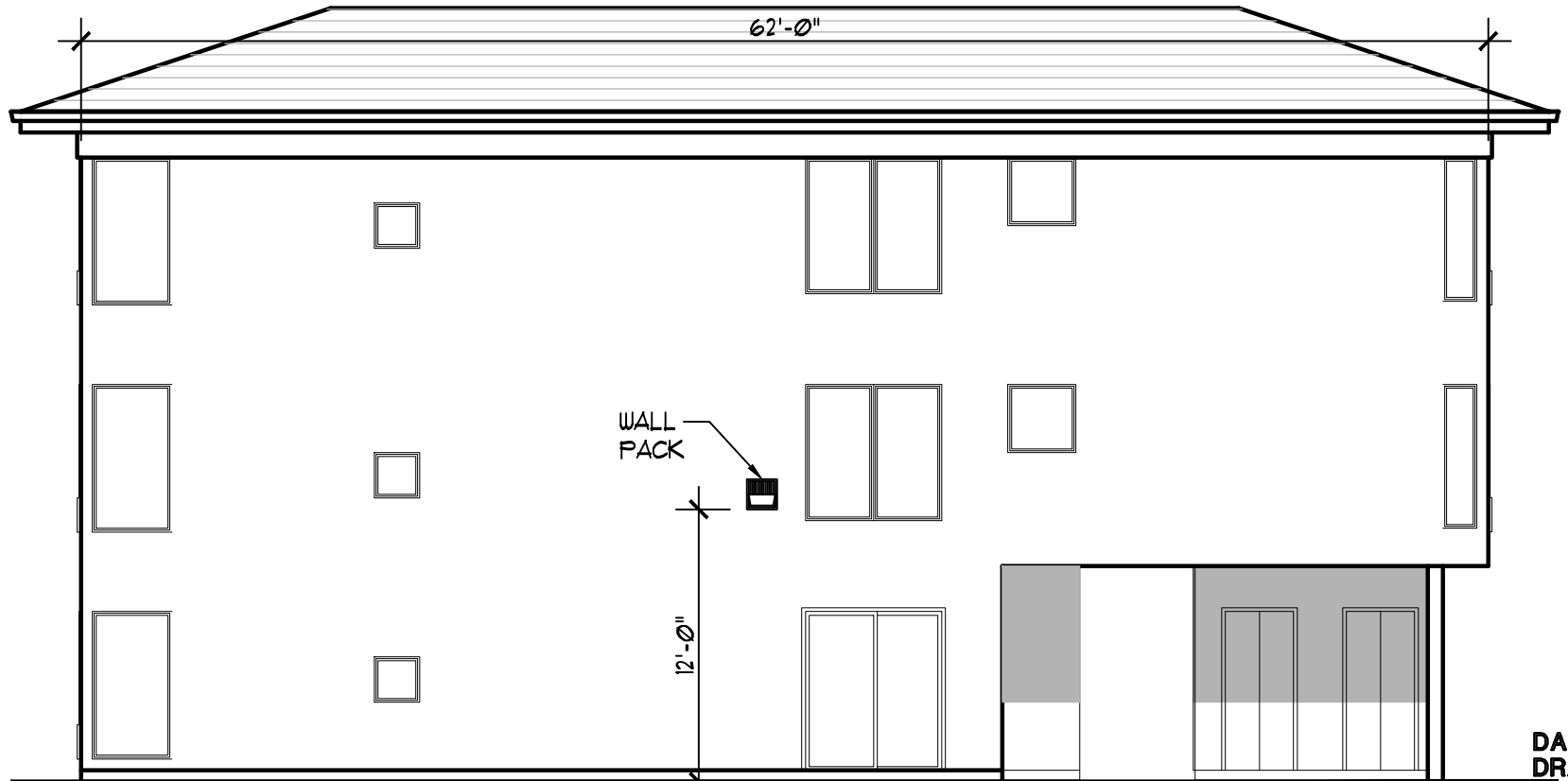
A
FRONT ELEVATION
SPR-8 SCALE : 1/8" = 1'-0"



B
RIGHT ELEVATION
SPR-8 SCALE : 1/8" = 1'-0"

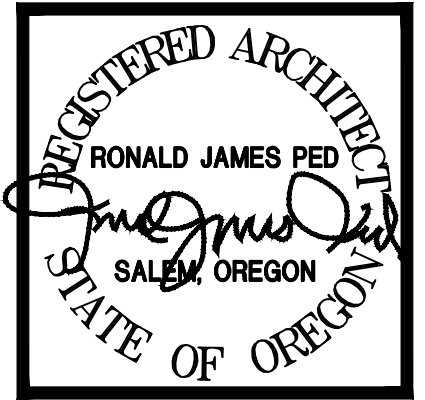


C
FRONT ELEVATION
SPR-8 SCALE : 1/8" = 1'-0"



D
RIGHT ELEVATION
SPR-8 SCALE : 1/8" = 1'-0"

RONALD
JAMES
PED
ARCHITECT
PC



NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

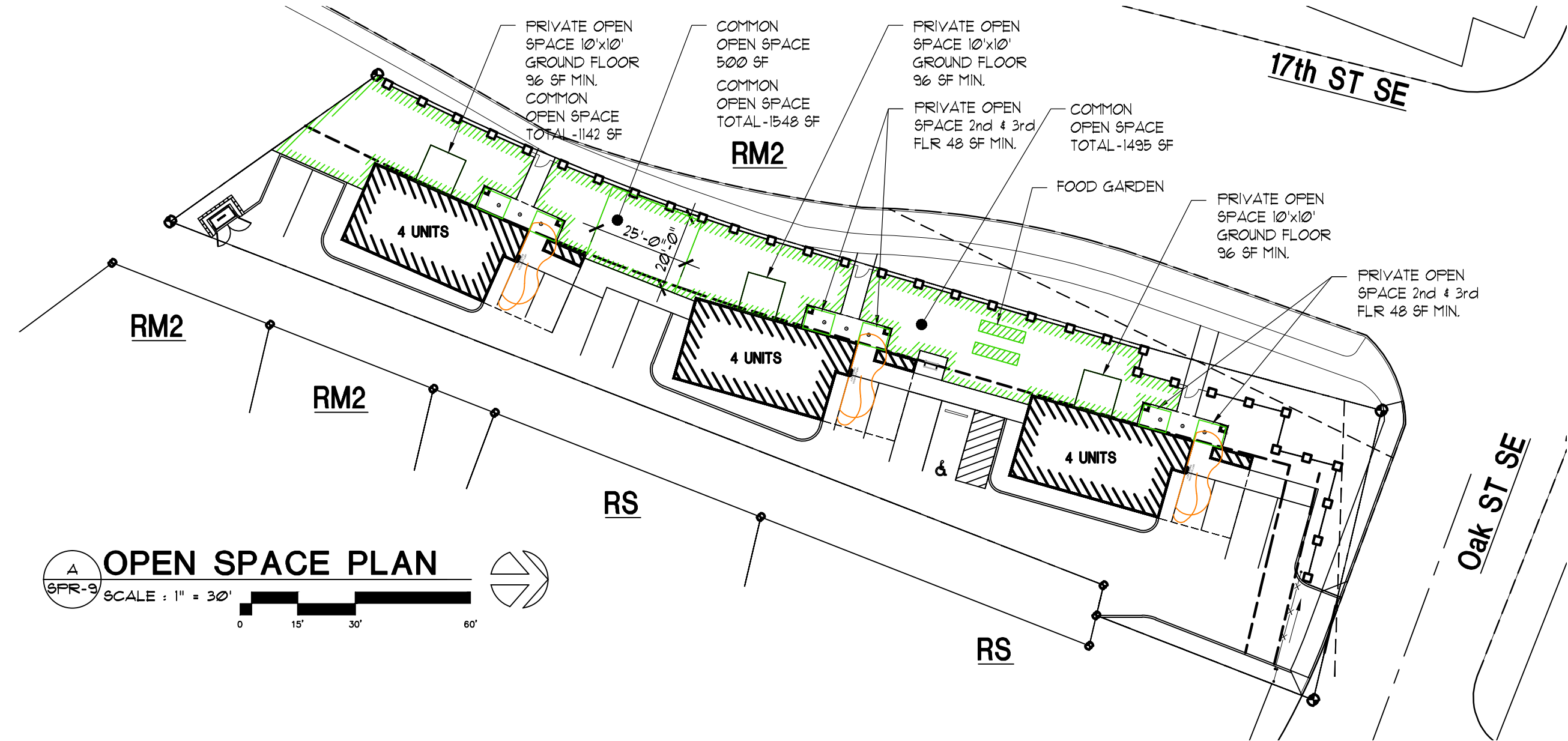
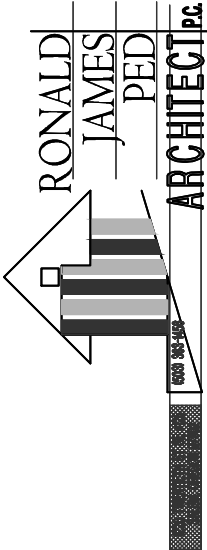
DATE: 9-9-2021
DRAWN: AK
JOB NO.: 2159
SPR-8

SITE SUMMARY

17th and OAK SALEM OREGON 97301
TAX ACCOUNT: 568587
TAXLOT NUMBER: 073W26CD04401
ZONING: RM2- MULTIPLE FAMILY RESIDENTIAL 2
ACRES: 17,559.8 SF (.40 AC)
PROPOSED LANDSCAPE: 6,131 SF
NEW BUILDINGS FOOTPRINTS (12 UNITS): 2,910 SF
HARD SURFACE: 8,518.8 SF

- 100%
- 34.9%
- 16.6%
- 48.5%

OPEN SPACE (INCLUDED IN LANDSCAPE#): 4,185 SF - 23.8%

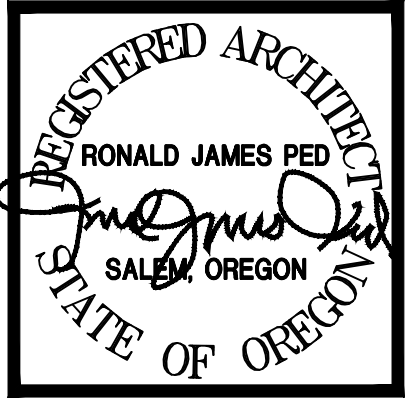
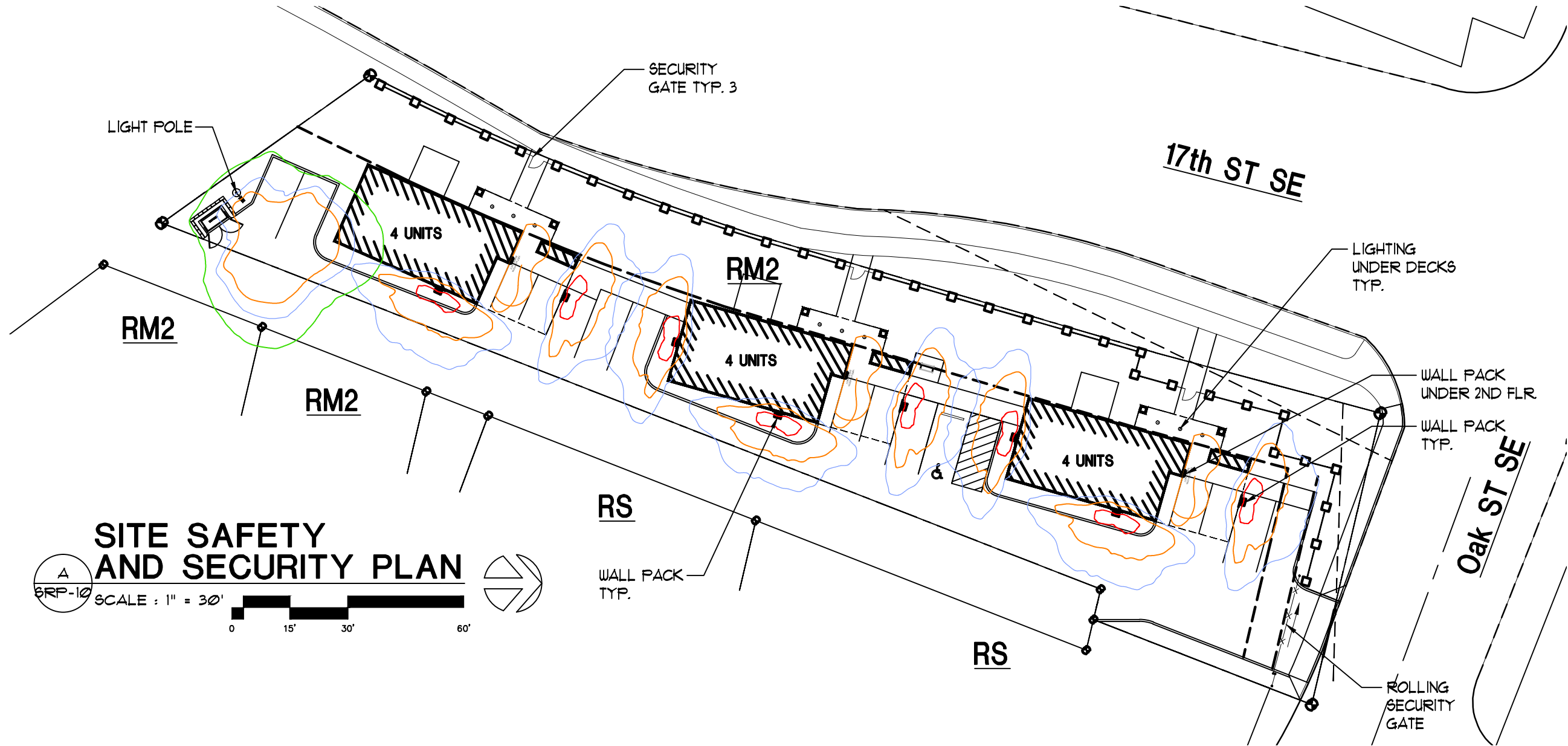


NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 9-9-2021
DRAWN: AK
JOB NO.: 2159

SPR-9

P:\2159 Servando Garcia 17th and Oak apts\SPR-3\SPR-3 rev.dwg, SPR-10-LIGHTING PLAN-DR, 9/16/2022 11:52:00 AM, Andy, 1:1



NEW APARTMENTS FOR:
SERVANDO GARCIA
17th and OAK, SALEM OR 97301

DATE: 9-9-2021
DRAWN: AK
JOB NO.: 2159
SPR-10

