

# 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 COMMISSION

**CLASS 3 DESIGN REVIEW / CLASS 3 SITE PLAN REVIEW / CLASS 2  
ADJUSTMENT CASE NO. DR-SPR-ADJ18-02**

**APPLICATION NO. : 18-109214-DR; 18-109215-RP & 18-109216-ZO**

**NOTICE OF DECISION DATE: July 20, 2018**

**Summary:** Design review and site plan review for approximately 34 multi-family dwelling units on a 6.37-acre property, with an adjustment to increase the maximum fence height from 4 feet to 6 feet in the front yard abutting Rosewood Drive NW.

**Description:** A consolidated Class 3 Design Review, Class 3 Site Plan Review, and Class 2 Adjustment to develop approximately 34 multi-family dwelling units as part of the Capital Manor development on a 6.37-acre property approved as Parcel 3 of ZC-PAR-PUDMOD01-ADJ17-03 and zoned RM2 (Multiple Family Residential 2). The Adjustment is requested to allow a 6-foot-tall decorative metal and stone fence in the front yard abutting Rosewood Drive NW, where SRC 800.050(a)(1)(A)(ii) allows a maximum height of 4 feet within the first 20 feet of the property line abutting the street. The current addresses within the subject property are 176 Rosewood Dr NW; 2123, 2125, and 2155 Frontage Rd NW; 1955 Salem Dallas Highway NW; and 118-278 Paradise Ct NW 97304 (Polk County Assessor Map and Tax Lots 073W29A / 001800, 001803, and 002200; and 073W29AD / 01800-05200).

**APPLICANT:** Capital Manor, Inc.

**OWNERS:** Capital Manor, Inc. & West Valley, LLC (David Lewis, Keith Weathers, Jerry Bumgarner)

**LOCATION:** 176 Rosewood Drive NW / 97304

**CRITERIA:** Class 3 Design Review: 225.005(e)(2)  
Class 3 Site Plan Review: 220.005(f)(3)  
Class 2 Adjustment: 250.005(d)(2)

**FINDINGS:** The facts and findings are in the attached Exhibit dated July 20, 2018.

**DECISION:** The Planning Commission **APPROVED** Class 3 Design Review / Class 3 Site Plan Review / Class 2 Adjustment Case No.DR-SPR-ADJ18-02 subject to the following conditions of approval:

- Condition 1:** The parallel parking spaces along the shared drive aisles shall be striped as indicated on the site plan.
- Condition 2:** Comply with Ordinance Bill No 28-17 as it relates to vacating Frontage Road NW and Paradise Court NW and conditions of approval for Case ZC-PAR-PUDMOD1-ADJ17-03.
- Condition 3:** Construct a half-street improvement along the entire frontage of Rosewood Drive NW.

- Condition 4:** Construct City utilities within the proposed development pursuant to *Public Works Design Standards*.
- Condition 5:** Uses within easements for City utilities shall be restricted pursuant to SRC 802.020.
- Condition 6:** The adjusted fence height of 6 feet with 7 foot 4 inch stone posts, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan and fence details. Any future development, beyond what is shown in the attached site plan, shall conform to the fence requirements for the development site, unless adjusted through a future land use action.

**VOTE:**

**Yes 5      No 0      Absent 4** (Levin, Pollock, Schweickart, Wright)



Rich Fry, President  
Salem Planning Commission

The rights granted by the attached decision must be exercised, or an extension granted, as follows or this approval shall be null and void:

Class 3 Design Review	<u>August 7, 2020</u>
Class 3 Site Plan Review	<u>August 7, 2022</u>
Class 2 Adjustment	<u>August 7, 2020</u>

Application Deemed Complete:	<u>June 26, 2018</u>
Public Hearing Date:	<u>July 17, 2018</u>
Notice of Decision Mailing Date:	<u>July 20, 2018</u>
Decision Effective Date:	<u>August 7, 2018</u>
State Mandate Date:	<u>October 24, 2018</u>

**Case Manager:** Pamela Cole, [pcole@cityofsalem.net](mailto:pcole@cityofsalem.net)

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., August 6, 2018.** Any person who presented evidence or testimony at the hearing may appeal the decision. 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, 225 and 250. 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 City Council will review the appeal at a public hearing. After the hearing, the City Council 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>

\\allcity\amanda\amandaforms\4431Type2-3NoticeOfDecision.doc

## **FACTS & FINDINGS**

### **CLASS 3 DESIGN REVIEW/CLASS 3 SITE PLAN REVIEW/CLASS 2 ADJUSTMENT CASE NO. DR-SPR-ADJ18-02 JULY 20, 2018**

#### **PROCEDURAL FINDINGS**

On April 30, 2018, Joey Shearer of AKS Engineering and Forestry, LLC, submitted design review, site plan review, and adjustment applications on behalf of the applicant, Capital Manor, Inc., and property owner, West Valley LLC (David Lewis, Keith Weathers, and Jerry Bumgarner), to develop the subject property with a 34-unit multi-family residential use.

Because multiple land use applications are required in connection with the proposed development, the applicant, pursuant to SRC 300.120(c), chose to consolidate the applications and process them together as one. When multiple applications are consolidated, the review process for the application shall follow the highest numbered procedure type required for the land use applications involved, and the Review Authority for the application shall be the highest applicable Review Authority under the highest numbered procedure type.

Based on these requirements, the proposed consolidated application is required to be reviewed by the Planning Commission and processed as a Type III procedure.

After additional requested information was provided by the applicant, the applications were deemed complete for processing on June 26, 2018. Notice of the public hearing on the proposed development was subsequently provided pursuant to SRC requirements on June 27, 2018. Notice was also posted on the subject property by the applicant's representative pursuant to SRC requirements on July 3, 2018.

The public hearing on the proposed Class 3 Design Review, Class 3 Site Plan Review, and Class 2 Adjustment application was scheduled for July 17, 2018. The state-mandated 120-day local decision deadline for the application is October 24, 2018.

On July 19, 2018, the Planning Commission held a public hearing and received evidence and testimony regarding the application. Subsequent to the close of the hearing, the Planning Commission conducted deliberations and voted to approve the Class 3 Design Review, Class 3 Site Plan Review, and Class 2 Adjustment application subject to the conditions of approval recommended by staff.

#### **SUBSTANTIVE FINDINGS**

##### **1. Salem Area Comprehensive Plan (SACP)**

The subject property is designated "Multi-Family Residential" on the Salem Area Comprehensive Plan map.

##### **2. Zoning**

The subject property is zoned RM-II (Multiple Family Residential II). The zoning of surrounding properties is as follows:



Northwest: RS (Single Family Residential) and RM-II (Multiple Family Residential)  
Northeast: RA (Residential Agriculture) and RM-II (Multiple Family Residential)  
Southeast: RM-II (Multiple Family Residential)  
Southwest: Across Rosewood Drive NW, RM-II (Multiple Family Residential)

### **3. Natural Features**

**Trees:** 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. No protected trees have been identified on the site plan for removal.

**Wetlands:** The Salem-Keizer Local Wetland Inventory (LWI) shows that there are linear wetland area(s) mapped on the property, but not in the area subject to the proposed development. The applicant should contact the Oregon Department of State Lands to verify if permits are required for development or construction in the vicinity of the mapped wetland area(s).

**Landslide Hazards:** The northern area of the subject property includes areas of 2, 3, and 5 points pursuant to SRC Chapter 810; two activity points are assigned to the proposed multifamily development. A total of 7 points indicates a moderate landslide hazard risk, and a geological assessment or geotechnical report is required. A geologic assessment, which was prepared in 2003 by Shannon and Wilson and updated in October 2017 by Branch Engineering, was submitted to the City of Salem. This assessment demonstrates the subject property could be developed without increasing the potential for slope hazard on the site or adjacent properties.

### **4. Neighborhood Association Comments**

The subject property is located within the West Salem Neighborhood Association (West Salem). Notice was provided to Northgate and surrounding property owners within 250 feet of the subject property. West Salem submitted comments in support of the application but requested a correction to the date the applicant presented the matter to West Salem, as their June 19, 2017 minutes do not indicate that any presentation was given.

**Finding:** The applicant provided written documentation indicating that the Capital Manor improvement and expansion report was on the agenda for the neighborhood association meeting on June 19, 2017 and oral testimony indicating that they had made a presentation at that meeting.

### **5. Public Comments**

All property owners within 250 feet of the subject property were mailed notice of the proposal. Notice of public hearing was also posted on the subject property.

One citizen submitted questions and comments:

- I am worried about the impact to my quality of life due to more traffic on Rosewood and buildings that are too tall. Crossing traffic on Hwy 22 from Rosewood is already hazardous, and adding more vehicles to this intersection is a bad idea.

- a. Is the metal decorative fence along Rosewood? Will any of the vehicles exit the area via Rosewood or be routed in/out towards their existing entrance?

**Finding:** The decorative fence is proposed for the property line along Rosewood Drive NW. Capital Manor plans to direct all residents to the main entrance off of Edgewater Street NW. The gate to Rosewood Drive NW is anticipated to limit vehicle use primarily for maintenance and emergencies.

- b. Are any of the units being developed more than 2 stories?

**Finding:** All of the proposed units are single-story.

- c. Are seniors still the target population for these units?

**Finding:** Yes, the proposed development is part of the Capital Manor campus and community.

- d. How many more vehicles do they expect to go in and out of the area?

**Finding:** Public Works calculated the average daily traffic would be 125 average daily trips for the proposed 34 adult housing dwelling units, compared to 343 average daily trips for the existing 36 single family/duplex units on Paradise Court NW that would be demolished prior to development of the 34 new dwelling units. The proposed development is calculated to generate 218 fewer average daily trips than the existing development.

## **6. City Department Comments**

- A. The Building and Safety Division reviewed the proposal and indicated no concerns.
- B. The Fire Department commented, "An opticom device will be required on the gate from Rosewood. Fire department access appears adequate with the proposed roads. Fire hydrants not shown on plans. Fire will review fire department access and water supply at time of building permit plan review."
- C. The Public Works Department reviewed the proposal and provided a memorandum of findings regarding street and City utility improvements required to

serve the development and recommended conditions of approval to ensure conformance with the applicable standards requirements of the SRC.

## **7. Public Agency & Private Service Provider Comments**

Notice of the proposal was provided to public agencies and to public & private service providers.

- A. The Oregon Department of Transportation commented, “The proposed location of the 34-unit cottage-style multi-family development does not directly access a state highway. Access to the site is from the local street system. As such, along with the minor increase in projected traffic ODOT has no objections to the applicant’s proposal.”
- B. The Salem-Keizer Public Schools commented that 34 multi-family units could result in up to 13 new students who would be eligible for transportation to Kalapuya Elementary, Walker Middle School, and West Salem High School, at a facilities cost of \$881,127.

**Finding:** The proposed development is not a typical multi-family development, and it is unlikely that student enrollment will increase as much as estimated.

## **FINDINGS ADDRESSING APPLICABLE SALEM REVISED CODE APPROVAL CRITERIA FOR CLASS 3 DESIGN REVIEW**

### **8. CLASS 3 DESIGN REVIEW APPROVAL CRITERIA**

SRC Chapter 225.005(e)(2) provides that:

A Class 3 Design Review shall be approved if all of the applicable design review guidelines are met.

SRC 702.010 provides that multiple family developments shall comply with all of the applicable design review guidelines set forth in SRC Chapter 702.

#### **Open Space Design Review Guidelines and Standards**

##### *702.015(b)(1) – Common Open Space*

- (A) A variety of open space areas of sufficient size shall be provided for use by all residents.

**Finding:** The corresponding design standard requires a minimum of 30 percent of the gross site area to be designated as common open space. The subject property is approximately 6.37 acres (277,491 square feet) and requires approximately 83,247 square feet of landscape area ( $277,491 \times 0.3 = 83,247$ ). The proposed site plan indicates that 118,152 square feet, or 42.5

percent of the development site is provided as landscaped common open space area, exceeding the minimum requirement.

Another corresponding design standard requires that at least one of the common open space areas for a development of more than 20 units shall be at least 25 feet wide and at least 1,000 square feet in area, plus an additional 250 square feet for every 20 units, or portion thereof, over 20 units. For 34 units, the minimum area would be 1,250 square feet. The proposed site plan indicates that the primary open space and adult recreation area is over 2,300 square feet and exceeds the minimum horizontal dimensions.

- (B) Common open space shall be distributed around buildings and throughout the site.

**Finding:** Common open space areas are provided throughout the site, including paved pedestrian sidewalks along the internal drive aisles, shared yards around all of the buildings, and an adult recreation area.

- (C) The amount of perimeter setbacks used for common open space shall be minimized.

**Finding:** The corresponding design standard requires that not more than 50 percent of common open space shall be located within the required perimeter setbacks. The plans indicate that approximately 20 percent of the planned common open space is located within required setbacks.

*702.015(c)(1) – Children’s Play Areas and Adult Recreation Areas*

- (A) A variety of common open area opportunities shall be provided for enjoyment by all residents.

**Finding:** The corresponding design standard requires that multi-family developments containing 20 units or more require children’s play areas and / or adult recreation areas at least 25 feet wide and at least 950 square feet in area, plus an additional 250 square feet for every 20 units, or portion thereof, over 20 units. The proposed 34-unit apartment complex requires an area of at least 1,200 square feet. The proposed site plan indicates that the primary open space and adult recreation area is over 2,300 square feet and exceeds the minimum horizontal dimensions.

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

**Finding:** Access to the proposed adult recreation area is located near the center of the parcel where the internal parking lot drive aisles intersect.

- (C) Children’s play areas, if provided, shall be located in a manner to incorporate safety into the design by including such things as locating play areas to be

visible from dwelling units, locating play areas away from physical barriers such as driveways and parking areas, and selection of play equipment with safe designs.

**Finding:** This guideline is not applicable because no children's play areas are included in the proposal.

*702.015(d)(1) – Private Open Space.*

- (A) Individual private open space shall be provided for each dwelling unit in all newly constructed multiple family developments.

**Finding:** The corresponding design standard requires that dwelling units located not more than 5 feet above finished grade shall have at least 96 square feet of private open space with a minimum dimension of 6 feet. Each of the proposed dwelling units is provided with a rear covered patio at least 6 feet wide and at least 20 feet long, for a total area of 120 square feet. The private open space areas provided comply with the corresponding design standard.

- (B) Private open space shall be easily accessible from the dwelling unit.

**Finding:** Private open space areas are accessible from each dwelling unit.

- (C) If private open space is located adjacent to common open space, a buffer between the two open space areas shall be provided.

**Finding:** Ground floor private open space areas will be separated from common open space areas by landscaping.

**Landscaping Design Review Guidelines and Standards**

*702.020(b)(1) – General Landscaping*

- (A) A variety of tree types shall be distributed throughout the site to maximize tree canopy.

**Finding:** The corresponding design standard requires a minimum of one tree to be planted for every 2,000 square feet of gross site area. The subject property is approximately 277,491 square feet in size, requiring a minimum of 139 trees. The landscape plan indicates that 152 trees of 14 species will be provided, exceeding the minimum requirement.

- (B) Landscaping shall be used to shield the site from winter winds and summer sun.

**Finding:** Trees and shrubs will be distributed throughout the development site to provide shade during the summer and to shield from winter winds.

- (C) Existing trees shall be preserved to the maximum extent possible.

**Finding:** The existing tree plan on sheet L01 indicates existing trees that will be preserved and those that will be removed. Most of the preserved trees are located at the northern end of proposed Westside Court. None of the trees proposed for removal are significant trees (Oregon white oaks 24 inches or larger in diameter).

- (D) Where a development site abuts property zoned Residential Agriculture (RA) or Single Family Residential (RS), an appropriate combination of landscaping and screening shall be provided that is sufficient to buffer between the multiple family development and the abutting RA or RS zoned property.

**Finding:** The subject property abuts property zoned RA (Residential Agriculture) or RS (Single Family Residential). The corresponding standards require a minimum of one tree, not less than 1.5 inches in caliper, for every 30 linear feet of abutting property width and a minimum six-foot-tall, decorative, sight-obscuring fence or wall. Trees and shrubs are proposed between the proposed new cottages and the existing development in the RA zone within the Capital Manor campus; no fence is required there. Trees spaced approximately 30 feet apart, shrubs, and sight-obscuring 6-foot-tall cedar fences are proposed to meet the zone-to-zone setback requirements for the abutting RS-zoned properties that are not part of the Capital Manor development.

*702.020(c)(1) – Street Frontage*

- (A) The residential character of the site shall be enhanced with trees planted within the public right-of-way.

**Finding:** The corresponding standards require one canopy tree per 50 linear foot of street frontage, or fraction thereof, or one columnar tree per 40 linear feet of street frontage, or fraction thereof. The preliminary landscaping plan shows 14 canopy trees to be planted within the public right-of-way adjacent to approximately 388 feet of frontage along Rosewood Drive NW, exceeding the standard and meeting the guideline.

*702.020(d)(1) – Building Exteriors*

- (A) Landscaping shall be planted to define and accentuate the primary entry way of each dwelling unit, or combination of dwelling units.

**Finding:** Landscaping is provided on both sides of the entryways for each of the proposed dwelling units.

- (B) Vertical and horizontal landscape elements shall be provided along all exterior walls to soften the visual impact of buildings and create residential character.

**Finding:** The proposed landscaping plan indicates a variety of trees, shrubs lawns, and other ground cover will be provided along the exterior walls of the buildings.

*702.020(e)(1) – Privacy*

- (A) Landscaping, or a combination of landscaping and fencing, shall be used to buffer the multiple family development from abutting properties.

**Finding:** The site plan indicates perimeter landscaping to include trees, shrubs, lawn, and groundcover. Fencing will be provided abutting other properties outside of the Capital Manor campus.

- (B) Landscaping shall be used to enhance the privacy of dwelling units. Methods may include fencing in combination with plant units.

**Finding:** The preliminary landscape plan indicates that trees and shrubs will be provided around the exterior walls of the proposed buildings and landscaping will be used to screen ground floor private open space areas.

*702.020(f)(1) – Parking Areas*

- (A) Canopy trees shall be distributed throughout the interior, and planted along the perimeter, of parking areas.

**Finding:** The preliminary landscape plan indicates that a variety of canopy trees will be provided throughout the project site. The proposed parking areas include garages for each unit and additional parking spaces on the internal drive aisles. The proposed trees will provide adequate canopy for these parking areas.

**Crime Prevention Through Environmental Design**

*702.025(a)(1) – Safety Features for Residents*

- (A) Multiple family developments shall be designed in a manner that considers crime prevention and resident safety.

**Finding:** The project includes a 6-foot high fence along Rosewood Drive NW and a security gate at the entrance on Rosewood Drive NW. Windows are planned in all habitable rooms that face common open spaces.

- (B) Landscaping and fencing shall be provided in a manner that does not obscure visual surveillance of common open space, parking areas, or dwelling unit entryways.

**Finding:** The preliminary landscape plan and the applicant's statement indicate that fences, walls, and plantings will not be located in areas which obscure visual surveillance of common areas or dwelling unit entrances.

**Parking, Site Access, and Circulation**

*702.030(b)(1) – General Parking and Site Access*

- (A) Parking areas shall be designed to minimize the expanse of continuous parking.

**Finding:** Parking is provided in the garages attached to each unit and on the internal drive aisles, so no large parking lots are proposed.

- (B) Pedestrian pathways shall be provided that connect to and between buildings, common open space, parking areas, and surrounding uses.

**Finding:** The proposed site plan includes pedestrian pathways which connect the buildings, common open space, parking areas, and surrounding uses. The pathways connect to the public sidewalk on Rosewood Drive NW and to the remainder of the Capital Manor campus. With the exception of paths that provide direct access to individual buildings, the paths meet the corresponding standard for pathways to be separated from dwelling units by at least 10 feet.

- (C) Parking shall be located to maximize the convenience of residents.

**Finding:** Parking areas are provided in garages attached the dwelling units and along the internal drive aisles at a convenient distance from the proposed multi-family dwelling units. All of the proposed parking areas meet the corresponding standard for a minimum distance of 20 feet from public right-of-way.

- (D) Parking areas and circulation systems shall be designed in a manner that considers site topography, natural contours, and any abutting properties zoned Residential Agriculture (RA) or Single Family Residential (RS).

**Finding:** The proposed parking and circulation systems are located appropriately in relation to topography and natural contours and are located in the interior of the subject property rather than near the abutting RA (Residential Agriculture) and RS (Single Family Residential) zoned properties.

*702.030(c)(1) – Site Access*

- (A) Accessibility to and from the site shall be provided for both automobiles and pedestrians.

**Finding:** The development site is served by a vehicular and pedestrian access onto Rosewood Drive NW. Pedestrian access is provided throughout the



development to connect to the public sidewalk in the right-of-way on Rosewood Drive NW. Secondary access is provided via internal drive aisles and paved pedestrian pathways through the Capital Manor campus to Edgewater Street NW, as shown on sheet 013 of the plans.

The proposal does not meet the corresponding standard that would require direct access from the street to individual units or clusters of units within 32 feet of a public street. The applicant chose to meet the guideline rather than the standard in order to provide a continuous security fence along Rosewood Drive NW for the safety of the residents.

- (B) Site access shall be provided in a manner that minimizes vehicle and pedestrian conflicts.

**Finding:** The proposed access onto Rosewood Drive NW includes direct connections to the public sidewalk. Pedestrian walkways are separated from vehicular drive aisles by a curb, and crosswalks will be marked as shown on the plans.

- (C) Where possible, driveway access shall be provided onto collector or local streets rather than arterial streets.

**Finding:** The proposed driveway will access Rosewood Drive NW, a local street. Secondary access is provided through the Capital Manor campus onto Edgewater Street NW, a Minor Arterial. In response to public comments regarding hazards at the intersection of Rosewood Drive NW and Salem Dallas Highway NW, the applicant testified that residents of the development area would use the Edgewater Street NW access and the Rosewood Drive NW access would be for emergency vehicles and maintenance vehicles.

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

**Finding:** The proposed driveway on Rosewood Drive NW provides access to the proposed multi-family development as well as the rest of the Capital Manor campus, including memory care, residential care, tower apartments, and cottages.

- (E) Parking areas shall be located to minimize their visibility from the public right-of-way and abutting properties.

**Finding:** The proposed parking areas are located in the interior of the site in garages attached to the dwelling units and on the internal drive aisles so that visibility is minimized from abutting properties and right-of-way.

### **Building Mass & Façade Design**

*702.035(b)(1) – General Siting and Building Mass*

- (A) Buildings shall be sited with sensitivity to topography and natural landform.

**Finding:** While most of the development site is relatively flat, the northern area includes steeper slopes and mapped landslide hazards; no dwelling units are proposed in this area. There are no riparian or wetland areas located on or adjacent to the subject property.

- (B) The development shall be designed to reinforce human scale.

**Finding:** The proposed one-story buildings comply with height requirements of the underlying zone and are similar in scale to nearby single-family residences.

- (C) Buildings with long monotonous exterior walls shall be avoided.

**Finding:** The proposed buildings each contain two dwelling units. Each building has a combination of siding, windows, varying rooflines, materials, and finishes that avoid long, monotonous exterior walls.

*702.035(c)(1) – Compatibility*

- (A) Contrast and compatibility shall be provided throughout the site through building design, size, and location.

**Finding:** The proposed buildings are one story in height. Two building types with different facades are planned to provide contrast. The mass and scale of the buildings are compatible within the site and with the adjacent development.

- (B) Appropriate transitions shall be provided between new buildings and structures on-site and existing buildings and structures on abutting sites.

**Finding:** The proposed buildings comply with the maximum height requirement of the RM-II zone. The proposed height, landscaped setbacks, and screening provide an appropriate transition with abutting residential uses.

- (C) Architectural elements and façade materials shall be used to provide continuity throughout the site.

**Finding:** The applicant's building elevations demonstrate architectural elements and façade materials that provide continuity throughout the site.

- (D) The majority of dwelling units within the development shall be placed as close as possible to the street right-of-way.

**Finding:** The corresponding design standard requires sites with 75 feet or more of buildable width to have buildings placed at the setback line abutting the public street for a minimum of 50 percent of the buildable width. The buildable width for the subject property is approximately 370 feet requiring 185 of building at the setback line. Due to the configuration of the internal drive

aisles and the dimensions of the site, the proposal does not meet the standard but does meet the guideline. The applicable setback abutting Rosewood Drive NW is a minimum of 12 feet plus one foot for each one foot of height over 12 feet, but need not exceed 20 feet. For the one-story buildings near the street, the average height and corresponding setbacks are 16 feet 7 inches. One building 70 feet wide is placed on the 17-foot setback line, one building 70 feet wide is placed 5 feet from the setback line, and another is placed at an angle with one corner of its covered rear patio at the setback line.

- (E) Architecturally defined and covered entryways shall be incorporated into the design of buildings.

**Finding:** A separate covered entryway is provided at the primary entrance for each dwelling unit.

*702.035(d)(1) – Building Articulation*

- (A) The appearance of building bulk shall be minimized by:  
(i) Establishing a building offset interval along building facades; and

**Finding:** The building facades include offsets.

- (ii) Dispersing windows throughout building facades.

**Finding:** The design standards require windows to be provided in all habitable rooms, other than bathrooms, that face required setbacks, common open areas, and parking areas.

The proposed plans indicate that windows will be provided in all habitable spaces which face towards open space and parking areas.

- (B) Articulation shall be provided at the common entry way to all residential buildings.

**Finding:** Covered entry ways, which are clearly defined and accessible, are provided at the individual entryways for each unit and are distinguished with gabled roofs from the primary roofs.

- (C) Building roofs shall reinforce the residential character of the neighborhood.

**Finding:** The design standards require that the horizontal length of roof shall not exceed 100 feet without providing a change of elevation of at least 4 feet. The proposed building design does not include any dimension greater than 85 feet in length, and the buildings feature hipped roofs with secondary gables to reinforce residential character.

## **Recycling**

### *702.040(a)(1) – On-Site Design and Location of Facilities*

- (A) Facilities shall be provided to allow recycling opportunities for tenants that are as conveniently located as the trash receptacles, and that are in compliance with any applicable federal, state, or local laws.

**Finding:** Rather than a centralized recycling facility, individual recycling and trash facilities will be located inside the garages of the individual units so that tenants may take them to the curb for collection.

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

**Finding:** Rather than a centralized recycling facility, individual recycling and trash facilities will be located inside the garages of the individual units so that tenants may take them to the curb for collection. Therefore, the design and materials are identical to the design and materials of the buildings.

- (C) Recycling areas shall be located to provide adequate access for franchised haulers, and shall have containers sufficient to allow collection of all recyclables collected by the haulers.

**Finding:** Tenants will take their containers to the curb for collection. The haulers will handle the collection as if the units were duplexes or single family dwellings.

## **FINDINGS ADDRESSING APPLICABLE SALEM REVISED CODE APPROVAL CRITERIA FOR CLASS 3 SITE PLAN REVIEW**

### **9. CLASS 3 SITE PLAN REVIEW APPROVAL CRITERIA**

Site plan review is required for any development that requires a building permit, unless the development is identified as being exempt from site plan review under SRC 220.005(a)(2). Class 3 Site Plan Review is required for development proposals that involve a land use decision or limited land use decision as defined under ORS 197.015. Because the proposed development involves a Class 3 Design Review and Class 2 Adjustment, the proposed site plan review must be processed as a Class 3 Site Plan Review.

SRC 220.005(f)(3) establishes the following criteria for a Class 3 Site Plan Review:

#### **Criterion 1:**

The application meets all applicable standards of the UDC.

**Finding:** The proposal includes a request to develop 34 multi-family dwelling units in the RM-II zone on the subject property. The following is a summary of the use and development standards of the RM-II zone (SRC Chapter 514).

**Development Standards – RM-II Zone:**

*SRC 514.005(a) - Uses:*

Except as otherwise provided in Chapter 514, the permitted, special, conditional and prohibited uses in the RM-II zone are set forth in Table 514-1.

**Finding:** Multiple Family Uses are allowed in the RM-II zone as a permitted use.

*SRC 514.010(a) – Land Division in the RM-II zone:*

Lots subdivided or partitioned in the RM-II zone shall be a minimum of 20,000 square feet in size, unless the lots are restricted to contain three or more attached dwelling units per lot, are used for townhouse development, or are used for allowed uses other than Household Living.

**Finding:** The proposed development does not include a further subdivision or partition of the subject property. The subject property is a 6.37-acre area that was previously approved as Parcel 3 of ZC-PAR-PUDMOD01-ADJ17-03, and the final plat is under review. This provision is not applicable to the current application.

*SRC 514.010(b) – Lot Standards:*

The minimum lot area for a multi-family use in the RM-II zone is 6,000 square feet, lot width is 40 feet and lot depth is 80 feet. The minimum street frontage requirement is 40 feet.

**Finding:** The subject property is a 6.37-acre area that was previously approved as Parcel 3 of ZC-PAR-PUDMOD01-ADJ17-03, and the final plat is under review. The subject property is approximately 830 feet in width, approximately 520 feet in depth, and has approximately 405 feet of street frontage along Rosewood Drive NW, exceeding the minimum lot standard requirements for the proposed use.

*SRC 514.010(c) – Dwelling Unit Density:*

Dwelling unit density within the RM-II zone shall conform to the standards set forth in Table 514-3. Maximum dwelling unit density cannot be varied or adjusted. Table 514-3 requires a minimum of 12 dwelling units per acre and allows a maximum of 28 units per acre.

**Finding:** The subject property is approximately 6.37 acres in size. The dwelling unit density requirement for the subject property is a minimum of 77 dwelling units and a maximum of 179 dwelling units. The applicant received a zoning adjustment with ZC-PAR-PUDMOD01-ADJ17-03 to allow a reduction in the minimum density to approximately 5.3 units per acre, or 34 dwelling units. The proposal complies with the adjusted minimum density.

*SRC 514.010(d) – Setbacks:*

**Northwest (interior side):** Adjacent to the northwest are properties zoned RS (Single Family Residential) and RM-II (Multi-Family Residential). There is a minimum 10-foot building and vehicle use area zone-to-zone setback required adjacent to a residential zone. Adjacent to the RS zone, the proposal meets the greater setback required by the design guidelines by providing a 17-foot setback corresponding to the building height; covered patios are set back 11 feet from the property line. Abutting the RM-II zone, the buildings are set back at least 16 feet 4 inches and the covered rear patios are set back at least 10 feet, exceeding the zone-to-zone setback. Required landscaping for the setback areas shall meet the Type C standard set forth in SRC Chapter 807. Type C landscaping includes a minimum of 1 plant unit per 20 square feet of landscape area and installation of a 6-foot-tall sight obscuring fence or wall. The applicant proposes a cedar fence along this property line.

**Finding:** The proposal meets the standard.

**Northeast (interior rear):** Adjacent to the north are properties in the Capital Manor campus that are zoned RA (Residential Agriculture) and RM-II (Multiple Family Residential). These properties will be under the same ownership as the subject property when the final plat is recorded and are considered part of the same development site. The zone-to-zone setbacks and Type C landscaping and screening requirement do not apply at this property line. The site plan indicates that the proposed buildings would meet the zone-to-zone setback and design standard, if applicable, as they are set back more than 10 feet from the property line abutting the RM-II zoned area and 17 feet from the property line abutting the RA-zoned area; the covered rear patios are set back 8 to 11 feet from the property line. No fence is proposed along this property line.

**Finding:** The proposal meets the standard.

**Southeast (interior rear):** Adjacent to the southeast and across a shared drive aisle is property in the Capital Manor campus that is zoned RM-II (Multiple Family Residential). This property will be under the same ownership as the subject property when the final plat is recorded and is considered part of the same development site. The zone-to-zone setbacks and Type C landscaping and screening requirement do not apply at this property line. The site plan indicates that the proposed buildings would meet the zone-to-zone setback, if applicable, as they are set back more than 10 feet from the property line abutting the RM-II zoned area and more than 10 feet from the nearest edge of the access easement that is required by Condition 6 of ZC-PAR-PUDMOD-ADJ17-03 to be recorded along the parcel boundary that runs along the centerline of the paved internal drive aisle.

**Finding:** The proposal meets the standard.

**Southwest (abutting street):** Adjacent to the southwest is the right-of-way for Rosewood Drive NW. There is a minimum 12 foot building setback required adjacent to a street, plus one foot for each one-foot of height over 12 feet, but need not exceed

20 feet in depth. Vehicle use areas are required to be setback a minimum of 12 feet adjacent to a street.

**Finding:** The proposed buildings are approximately 16 feet 7 inches and 15 feet 8 inches in height, requiring a 17-foot or 16-foot setback adjacent to Rosewood Drive NW. The proposed buildings are setback 17 feet or more from the property line. The covered porches are set back 10 feet or more from the property line as allowed by the general development standards for projections in Table 800-2. Vehicle use areas are not adjacent to the street.

*SRC 514.010(e) - Lot Coverage, Height:*

The maximum lot coverage allowance for all uses in the RM-II zone is 50 percent. The maximum building height allowance for multi-family uses is 50 feet.

**Finding:** The site plan indicates that the lot coverage (including roof area) for the proposed buildings is approximately 31 percent. The average height of the proposed buildings is approximately 16 feet 7 inches or less, less than the maximum height allowance.

*SRC 514.010(f) – Maximum Square Footage for All Accessory Structures:*

In addition to the maximum coverage requirements established in Table 514-6, accessory structures to Single Family and Two Family uses shall be limited to the maximum aggregate total square footage set forth in Table 514-7.

**Finding:** The proposed development does not include a single or two family use, and this section is not applicable.

*SRC 514.010(g) - Landscaping:*

Landscaping within the RM-II zone shall be provided as set forth in this subsection.

- (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.

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

*SRC 514.010(h) – Outdoor Storage:*

Within the RM-II zone, outdoor storage shall be screened from streets and adjacent properties by a minimum 6-foot high sight-obscuring fence, wall, or hedge.

**Finding:** Outdoor storage areas are not provided for the proposed use.

*SRC 514.015 – Design Review:*

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.

**Finding:** A Class 3 Design Review application has been submitted for the proposed multi-family development, and findings are included above.

### **Solid Waste Service Area Development Standards SRC 800**

#### *SRC 800.055(a) – Applicability.*

Solid waste service area design standards shall apply to all new solid waste, recycling, and compostable services areas, where use of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed.

**Finding:** The proposed development does not include a new solid waste service area with a receptacle size greater than 1 cubic yard, therefore the standards of SRC 800.055 are not applicable.

### **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; or, within the RM-II (Multi-Family Residential) zone, required off-street parking may be located within 200 feet of the development site containing the use or activity it serves.

#### *SRC 806.015 - Amount of Off-Street Parking.*

- a) *Minimum Required Off-Street Parking.* The minimum number of off-street parking spaces required for a multi-family use is 1.5 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 34-unit apartment complex requires a minimum of 51 off-street parking spaces ( $34 \times 1.5 = 51$ ). The maximum off-street parking allowance for the use is 89 spaces ( $51 \times 1.75 = 89.25$ ). There are 34 proposed off-street parking spaces provided in garages and 17 surface parking spaces provided in the parking and vehicle use areas for the proposed use, consistent with the minimum and maximum off-street parking requirements.



None of the proposed parking spaces are designated as compact spaces.  
Carpool/vanpool spaces are not required for the proposed multi-family residential use.

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

Unless otherwise provided under the UDC, off-street parking and vehicle use areas, other than driveways and loading areas, for uses or activities other than Single Family and Two Family shall be developed and maintained as provided in this section.

- a) *General Applicability.* The off-street parking and vehicle use area development standards set forth in this section apply to:
1. The development of new off-street parking and vehicle use areas.
  2. The expansion of existing off-street parking and vehicle use areas, where additional paved surface is added.
  3. The alteration of existing off-street parking and vehicle use areas, where the existing paved surface is replaced with a new paved surface; and
  4. The paving of an un-paved area.

**Finding:** Off-street parking and vehicle use area development standards apply to the new off-street parking area.

- b) *Location.* Off-street parking and vehicle use areas shall not be located within required setbacks.

**Finding:** The proposed parking spaces are not located in 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.

Where an off-street parking or vehicular use area is located adjacent to a building or structure, the off-street parking or vehicle use area 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 34 spaces provided in garages are not subject to the 5-foot setback from buildings. The surface parking spaces are located more than 5 feet from all buildings.

- d) *Interior Landscaping.* Interior landscaping shall be required for off-street parking areas 5,000 square feet or greater in size.

**Finding:** The parking spaces are dispersed throughout the site. No parking areas 5,000 square feet or greater are proposed.

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

**Finding:** The proposed off-street parking spaces are sufficient to meet the minimum dimensions for standard and compact sized parking spaces.

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

**Finding:** The proposed off-street parking area is developed consistent with the additional standards for grade, surfacing, and drainage. Bumper guards or wheel barriers are not required for the proposed off-street parking areas. The applicant's statement indicates that the parking is planned to be accommodated in attached garages and on the internal accessways and will not be striped like a typical parking lot. However, the spaces on the accessways must be striped. To ensure compliance with this standard and with the minimum number of parking spaces, the following condition is adopted:

**Condition 1:** The parallel parking spaces along the shared drive aisles shall be striped as indicated on the site plan.

Lighting will meet the standards of SRC 806.

The proposed parking area has more than 6 spaces and is required to be screened from abutting residentially zoned property by a minimum 6-foot-tall sight-obscuring fence, wall, or hedge. The proposed site plan indicates a minimum 6-foot-tall sight obscuring fence will be provided screening the development from abutting residential uses.

## **Bicycle Parking**

*SRC 806.045 - General Applicability.*

Bicycle parking shall be provided and maintained for any 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.*

A multi-family use is required to have the greater of 4 bicycle spaces or a minimum of 0.1 bicycle spaces per dwelling unit.

**Finding:** The proposed development is for a 34-unit apartment complex, which requires a minimum of 4 bicycle parking spaces. The proposed site plan and floor plans indicate that bicycle parking spaces will be provided in each garage.

*SRC 806.060 – Bicycle Parking Development Standards*

Unless otherwise provided under the UDC, bicycle parking areas shall be developed and maintained as set forth in this section.

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 bicycle parking spaces are two feet side by 6 feet long and are located within each garage, within 50 feet of the main entry for each building.

### **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.*

For multiple family uses containing 0-49 units, there is not a requirement for off-street loading spaces.

**Finding:** Off-street loading spaces are not required for the proposed development.

### **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 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.

No protected trees have been identified on the site plan for removal.

*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.

The Salem-Keizer Local Wetland Inventory (LWI) shows that there are linear wetland area(s) mapped on the property. The applicant should contact the Oregon Department of State Lands to verify if permits are required for development or construction in the vicinity of the mapped wetland area(s).

*SRC 810 - Landslide Hazards:* A geological assessment or report is required when regulated activity is proposed in a mapped landslide hazard area. According to the City's adopted landslide hazard susceptibility maps and SRC Chapter 810 (Landslide Hazards), there are areas of landslide susceptibility on the subject property. The northern area of the subject property includes areas of 2, 3, and 5 points pursuant to SRC Chapter 810; two activity points are assigned to the proposed multifamily development. A total of 7 points indicates a moderate landslide hazard risk, and a geological assessment or geotechnical report is required. A geologic assessment, which was prepared in 2003 by Shannon and Wilson and updated in October 2017 by Branch Engineering, was submitted to the City of Salem. This assessment demonstrates the subject property could be developed without increasing the potential for slope hazard on the site or adjacent properties.

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:** The existing street system is adequate to serve the proposed development, which takes access from Rosewood Drive NW near Salem-Dallas Highway NW. Salem Dallas Highway and the Westbound Edgewater Ramp are classified as State Highway and are the jurisdiction of Oregon Department of Transportation. No additional right-of-way dedication is needed. The existing configuration of Rosewood Drive NW does not meet current standards for its classification of street per the Salem TSP. A half-street improvement is required along the entire frontage of Rosewood Drive pursuant to SRC 803.040.

In order to comply with the previous land use decisions including the vacation of right-of-way of Frontage Road NW and Paradise Court NW and ZC-PAR-PUDMOD1-ADJ17-03, the following conditions are adopted:

**Condition 2:** Comply with Ordinance Bill No 28-17 as it relates to vacating Frontage Road NW and Paradise Court NW and conditions of approval for Case ZC-PAR-PUDMOD1-ADJ17-03.

**Condition 3:** Construct a half-street improvement along the entire frontage of Rosewood Drive NW.

Criterion 3:

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

**Finding:** The existing access onto Rosewood Drive NW provides for safe turning movements into and out of the property.

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 water, sewer, and storm infrastructures are available within surrounding streets/areas and appear to be adequate to serve the proposed development. As shown on the preliminary utility plan, relocation of public utilities is necessary prior to issuance of building permits for the proposed memory care addition (Phase 2 of the development).

The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the Public Works Design Standard and to the satisfaction of the Public Works Director. Construction plans shall be approved and secured per SRC Chapter 77 prior to building permit issuance, and the improvements shall be completed and accepted to the satisfaction of the Public Works Director prior to occupancy.

The applicant's engineer has submitted a preliminary stormwater report for a three-phase development that describes the current application as Phase 3. The report specifies that stormwater facilities are being constructed within Phase 1 that will be used to serve Phase 3 in addition to proposed rain garden facilities constructed in Phase 2. The stormwater facility requirements for each phase are not calculated as stand-alone projects, but are based on the overall stormwater design as described in the applicant's multi-phase stormwater report. The preliminary stormwater design demonstrates the use of green stormwater infrastructure to the maximum extent feasible and compliance with Stormwater PWDS Appendix 004-E(4) and SRC Chapter 71.

In order to comply with the previous land use decisions including the vacation of right-of-way of Frontage Road NW and Paradise Court NW and ZC-PAR-PUDMOD1-ADJ17-03, the following conditions are adopted:

**Condition 4:** Construct City utilities within the proposed development pursuant to *Public Works Design Standards*.

**Condition 5:** Uses within easements for City utilities shall be restricted pursuant to SRC 802.020.

## **FINDINGS ADDRESSING APPLICABLE SALEM REVISED CODE APPROVAL CRITERIA FOR CLASS 2 ADJUSTMENT**

### **10. CLASS 2 ADJUSTMENT APPROVAL CRITERIA**

SRC Chapter 250.005(d)(2) provides that an applicant for a Class 2 Adjustment shall be granted if all of the following criteria are met:

#### Criterion 1:

The purpose underlying the specific development standard proposed for adjustment is:

- (i) Clearly inapplicable to the proposed development; or
- (ii) Equally or better met by the proposed development.

**Finding:** The applicant is requesting an Adjustment to allow a 6-foot-tall decorative metal fence with 7 foot 4 inch-tall stone posts along the property line abutting Rosewood Drive NW. Development standards of SRC 800.050 for residential zones allow a 4-foot high fence within the first 20 feet from the front property line abutting a street; in the first 10 feet from the property line, the bottom 30 inches may be sight-obscuring, and the top 18 inches must be less than 25 percent opaque; in the area from 10 to 20 feet from the front property line, the 4-foot fence may be sight-obscuring. The purpose of the standard is to provide open, inviting front yards that allow light, air, and visibility to the dwelling units.

While the Rosewood Drive NW property line is the front property line, the multi-family dwelling units near the street are configured so that the front elevations and the primary entrances of the buildings are oriented toward the internal drive aisle (Westside Circle). The Rosewood Drive NW yard functions as a rear yard for these units, and the Westside Circle yards function as front yards. No fences are proposed adjacent to Westside Circle.

The planned 6-foot-tall fence is non-sight-obscuring except for the stone posts, and it provides light, air, and visibility from the public right-of-way to the adjacent dwelling units.

The request to increase the height of the fence, while providing a decorative, metal fence with an open design, equally or better meets the purpose of the development standard.

Criterion 2:

If located within a residential zone, the proposed development will not detract from the livability or appearance of the residential area.

**Finding:** The decorative, metal fence is not sight-obscuring, and it does not detract from the livability or appearance of the residential area.

Criterion 3:

If more than one adjustment has been requested, the cumulative effect of all the adjustments result in a project which is still consistent with the overall purpose of the zone.

**Finding:** One adjustment was requested. This criterion is not applicable.

Any future development, beyond what is shown in the proposed plans, shall conform to the fence height requirements, unless adjusted through a future land use action.

**Condition 6:** The adjusted fence height of 6 feet with 7 foot 4 inch stone posts, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan and fence details. Any future development, beyond what is shown in the attached site plan, shall conform to the fence requirements for the development site, unless adjusted through a future land use action.

**CONDITIONS**

**Condition 1:** The parallel parking spaces along the shared drive aisles shall be striped as indicated on the site plan.

**Condition 2:** Comply with Ordinance Bill No 28-17 as it relates to vacating Frontage Road NW and Paradise Court NW and conditions of approval for Case ZC-PAR-PUDMOD1-ADJ17-03.

**Condition 3:** Construct a half-street improvement along the entire frontage of Rosewood Drive NW.

**Condition 4:** Construct City utilities within the proposed development pursuant to *Public Works Design Standards*.

**Condition 5:** Uses within easements for City utilities shall be restricted pursuant to SRC 802.020.

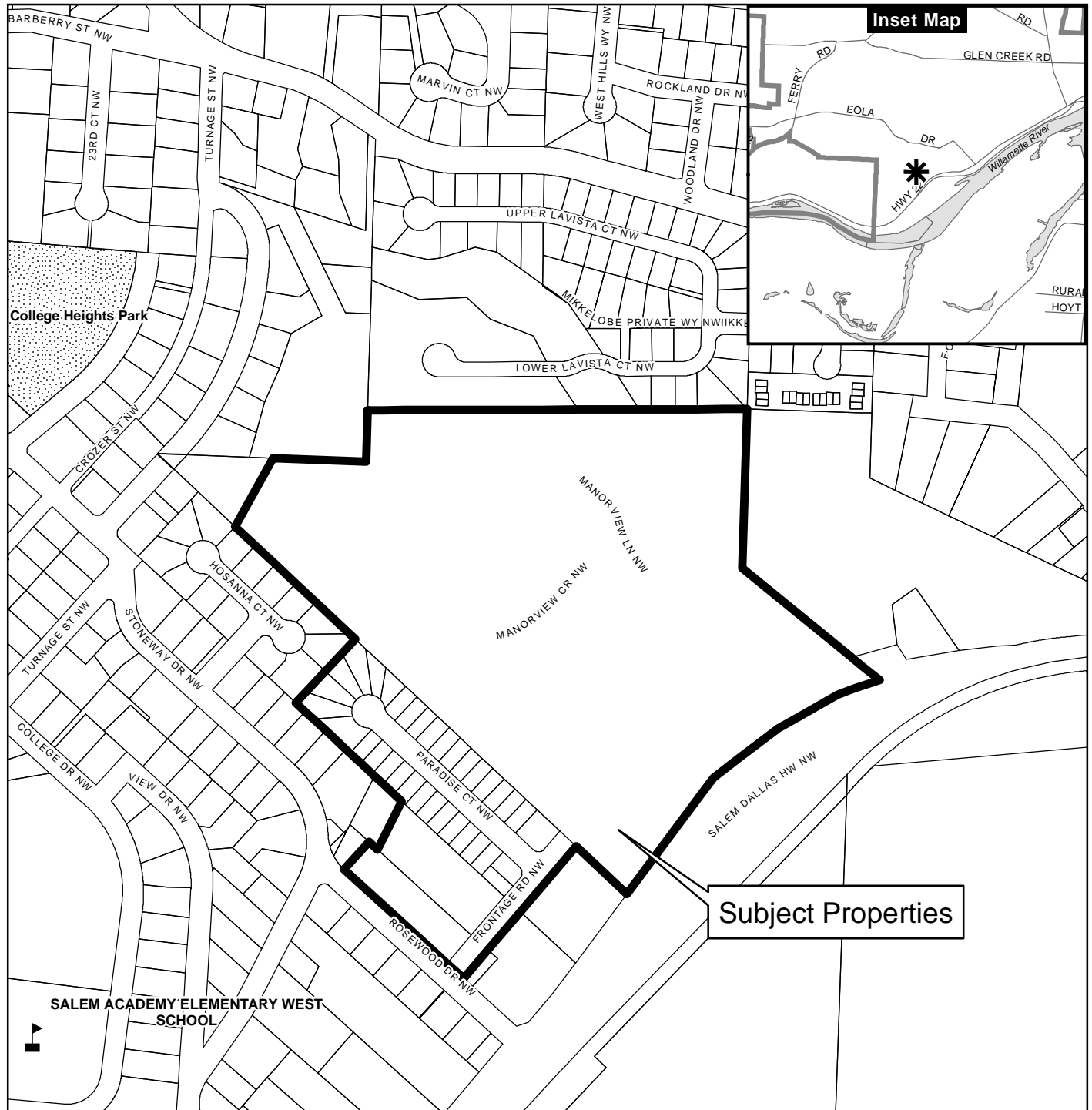
**Condition 6:** The adjusted fence height of 6 feet with 7 foot 4 inch stone posts, as approved in this zoning adjustment, shall only apply to the specific development proposal shown in the attached site plan and fence details. Any future development, beyond what is shown in the attached site plan,

shall conform to the fence requirements for the development site, unless adjusted through a future land use action.



# Vicinity Map

## 176 Rosewood Drive NW Area



### 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



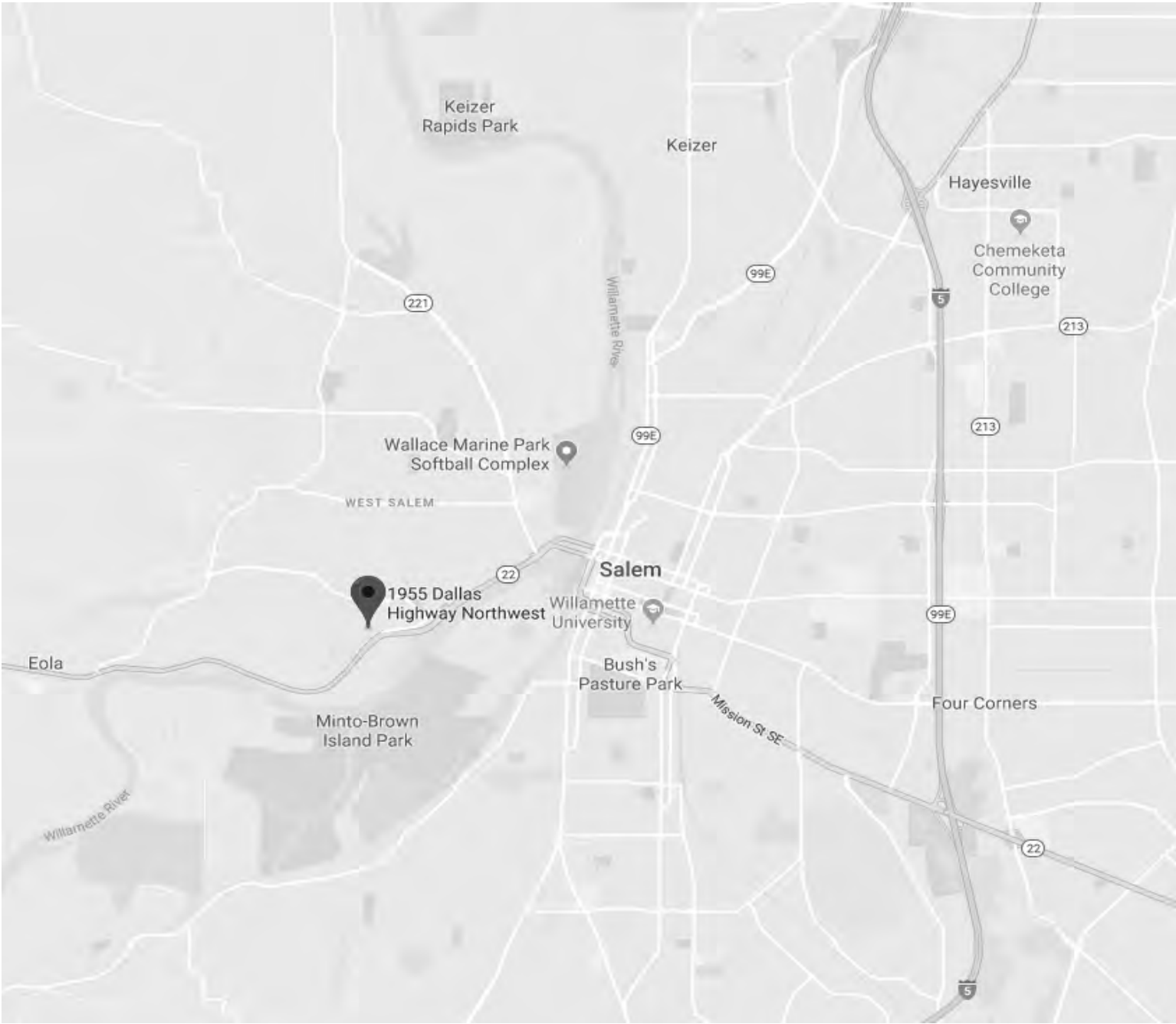
# CAPITAL MANOR

## 1955 DALLAS HWY NW, SALEM, OR 97304

### WESTSIDE VILLA - 6/6/2018

#### PHASE 3 : DESIGN REVIEW

PRELIMINARY  
NOT FOR  
CONSTRUCTION



#### VICINITY MAP

NOT TO SCALE

Sheet Number	Sheet Name	Design Review (04.16.2018)
CS.3	COVER SHEET	■
013	OVERALL CONCEPTUAL PLAN	■
014	EXISTING CONDITIONS PLAN	■
015	SITE PLAN - PHASE 3	■
016	SURFACING PLAN	■
017	SITE FENCE ELEVATIONS	■
L01	EXISTING TREE PLAN	■
L02	LANDSCAPE PLAN	■
C204	PRELIMINARY GRADING AND DRAINAGE PLAN FOR DESIGN REVIEW (PH.3)	■
C302	PRELIMINARY UTILITY PLAN FOR DESIGN REVIEW (PH.3)	■
A200	FLOOR PLAN A - JEFFERSON	■
A201	FLOOR PLAN G - WASHINGTON	■
A520A	ELEVATIONS - JEFFERSON A	■
A521G	ELEVATIONS - WASHINGTON G	■

#### PROJECT SUMMARY

**STREET ADDRESS:**  
1955 DALLAS HIGHWAY NW, SALEM OREGON 97304

**PROJECT DESCRIPTION**  
34 ONE STORY DWELLINGS WITH PEDESTRIAN PATHWAYS, COMMON OPEN SPACE, PARKING, AND ASSOCIATED FACILITIES.

218024  
**CAPITAL MANOR**  
**PHASE 3**

**DESIGN**  
**REVIEW**

1955 DALLAS HWY  
NW, SALEM, OR  
97304

#### PROJECT DIRECTORY

##### DEVELOPER

**LCS DEVELOPMENT**  
4000 Locust Street Ste 420  
Des Moines, IA 50309

**CONTACT PERSON:**  
BILL L. LAWRENCE  
lawrencebill@lcsnet.com  
lcsdevelopmentlcs.com  
T: 515-883-7864  
F: 515-875-4780

##### LANDSCAPE

**Freshley Landscape**  
3944 SW 36th Place  
Portland, OR 97221

**CONTACT PERSON:**  
Chris Freshley  
Chris@FreshleyLandscapeArchitect.com  
http://freshleylandscapearchitect.com/  
T: 503-222-9881  
F: 000.000.0000

##### OWNER

**CAPITAL MANOR**  
1955 Dallas Hwy NW Ste 1200  
Salem, OR 97304

**CONTACT PERSON:**  
DAVID LEWIS  
dlewis@capitalmanor.com  
www.capitalmanor.com  
503-362-4101 x312  
F: 000.000.0000

##### ELECTRICAL

**Interface Engineering**  
100 SW Main Street, Ste 1600  
Portland OR 97204

**CONTACT PERSON:**  
Mark O'Leary  
marko@interfaceeng.com  
www.interfaceengineering.com  
T: 503-382-2266  
F: 503-382-2262

##### ARCHITECT

**LRS ARCHITECTS**  
720 NW DAVIS ST, STE 300  
PORTLAND, OR 97209

**CONTACT PERSON:**  
Chuck Archer  
carcher@lrsarchitects.com  
WWW.LRSARCHITECTS.COM  
T: 503-221-1121  
F: 503-221-2077

##### SURVEY

**Barker Surveying**  
3657 Kashmir Way SE  
Salem, OR 97317

**CONTACT PERSON:**  
Greg Wilson, Brad Harris  
Brad@barkerwilson.com  
http://www.barkerwilson.com/  
T: 503-598-8800  
F: 503-363-2469

##### CIVIL

**AKS Engineering**  
4300 Cherry Ave NE  
Keizer, OR 97303

**CONTACT PERSON:**  
Richard Walker  
richardw@aks-eng.com  
www.aks-eng.com  
T: 503-400-6028  
F: 503-400-7722

##### PLANNER

**AKS Engineering**  
4300 Cherry Ave NE  
Keizer, OR 97303

**CONTACT PERSON:**  
Joey Shearer  
shearer@aks-eng.com  
www.aks-eng.com  
T: 503-563-6151  
F: 503-400-7722

DRAWN BY: Author  
DATE CREATED: 06/06/18

SHEET:  
**CS.3**  
WESTSIDE VILLA  
6/6/2018

PRELIMINARY  
NOT FOR  
CONSTRUCTION

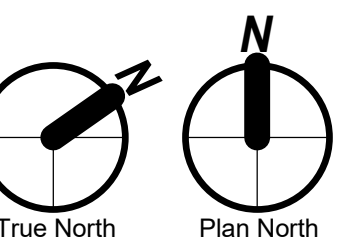
CONSULTANT:

PROJECT NUMBER: 218024  
**CAPITAL MANOR**

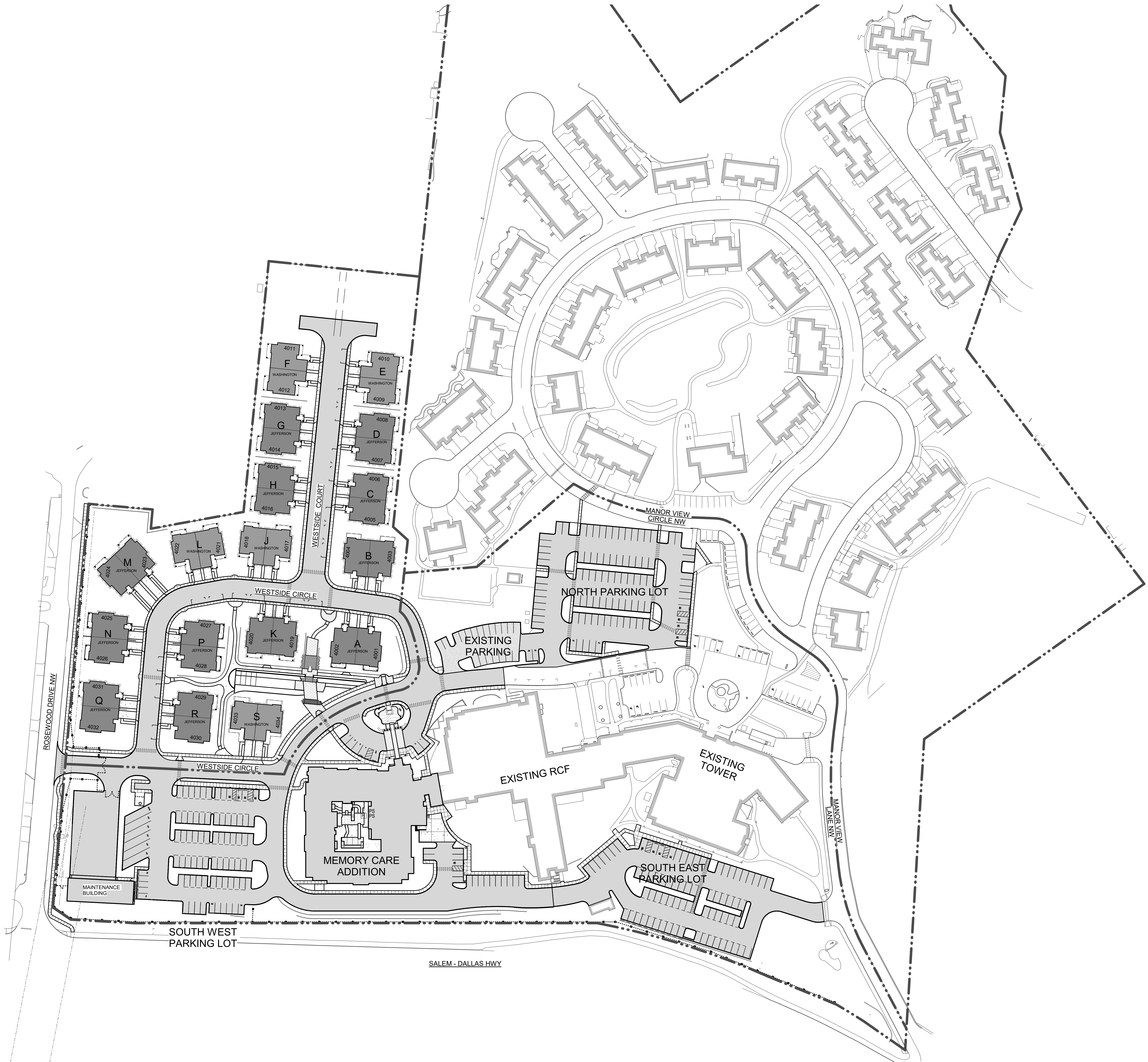
**DESIGN  
REVIEW**

1955 DALLAS HWY  
NW, SALEM, OR  
97304

SHEET TITLE:  
**OVERALL  
CONCEPTUAL  
PLAN**



DRAWN BY: Author  
DATE CREATED: 06/06/18



**1. OVERALL CONCEPTUAL PLAN**

SCALE: 1" = 60'-0"

SHEET:  
**013**  
WESTSIDE VILLA  
6/6/2018



CONSULTANT:

## DESIGN REVIEW

SHEET TITLE:  
**EXISTING  
CONDITIONS  
PLAN**

RAWN BY: *Author*  
DATE CREATED: *06/06/18*

014

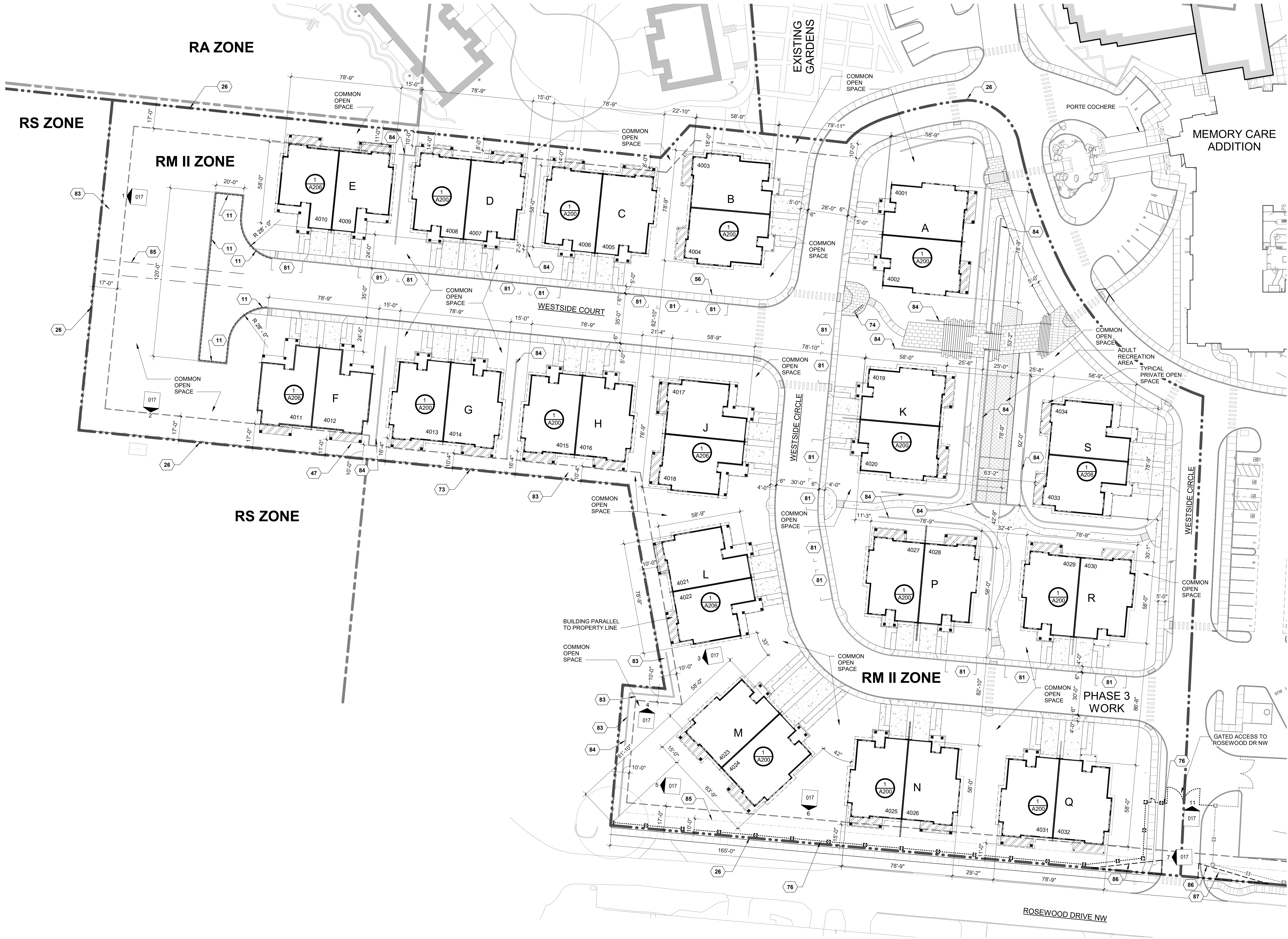
SHEET:

WESTSIDE VILLA

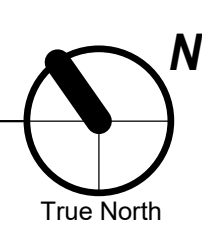
6/6/2018







1. SITE PLAN - PHASE 3  
SCALE: 1" = 30'-0"



- KEYNOTES**
- 11 FIRE LANE NO PARKING AREA - PAINT CURB RED AS REQUIRED, SEE CIVIL
  - 26 PROPERTY LINE
  - 47 SETBACK LINE
  - 56 CONCRETE WALKWAY
  - 73 CEDAR FENCE - SEE FENCE ELEVATIONS
  - 74 HORIZONTAL MAILBOX - SEE SPECIFICATIONS
  - 76 DECORATIVE METAL FENCE WITH STONE OVER CMU COLUMNS - SEE FENCE ELEVATIONS
  - 81 8' X 22' PARKING SPACE
  - 83 LANDSCAPE BUFFER, TYP AT PROPERTY LINE - SEE LANDSCAPE DRAWINGS
  - 84 8' CONCRETE RETAINING WALL - SEE CIVIL DRAWINGS
  - 85 UTILITY EASEMENT
  - 86 10' X 50' VISION CLEARANCE AREA
  - 87 FACILITY SIGNAGE

- LEGEND:**
- SITE EASEMENTS
  - SITE PROPERTY BOUNDARY
  - ZONE DIVISION BOUNDARY
  - [Hatched Box] RECREATION AREA
  - [Hatched Box] PRIVATE OPEN SPACE

**SUMMARY TABLE**

RM-II ZONE
GROSS FLOOR AREA OF RESIDENTIAL USE: 69,670 SF
16'-7" & 15'-8" BUILDING HEIGHTS

**AREAS**

PROPOSED COMMON OPEN SPACE = 118,152 SF
PROPOSED RECREATION AREA = 2322 SF
PROPOSED PRIVATE OPEN SPACE = 149.2 SF AT EACH UNIT

**AREA CALCULATIONS**

SITE AREA = 6.37 ACRES OR 277,491 SF
PROPOSED COMMON OPEN SPACE: 118,152 SF / 277,491 SF = 42.6% OF SITE
MIN REQUIRED AREA = 30% OF SITE, ± 1.9 ACRES
PROPOSED COMMON OPEN SPACE LOCATED IN SETBACKS: 23,582 SF / 118,152 SF = 20% OF COMMON OPEN SPACE
PROPOSED RECREATION AREA: 2322 SF / 277,491 SF = 0.8% OF SITE
MIN REQUIRED AREA = 1200 SF
PROPOSED PRIVATE OPEN SPACE: 5073 SF / 34 = 149.2 SF AT EACH UNIT
MIN REQUIRED AREA = 96 SF & 6' MIN DIMENSION

**SITE INFORMATION**

17 PROPOSED SURFACE PARKING SPACES ON SITE
34 PARKING SPACES IN GARAGES (1 PER GARAGE)
TRASH CAN STORAGE LOCATED IN EACH PROPOSED GARAGE
BICYCLE PARKING LOCATED IN EACH PROPOSED GARAGE

THESE PLANS ARE INTENDED TO MEET THE GUIDELINES FOR MULTIFAMILY DESIGN REVIEW UNDER SRC 225

PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: 218024  
**CAPITAL MANOR**

**DESIGN  
REVIEW**

1955 DALLAS HWY  
NW, SALEM, OR  
97304

SHEET TITLE:  
**SITE PLAN -  
PHASE 3**

DRAWN BY: Author  
DATE CREATED: 06/06/18



PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: 218024  
**CAPITAL MANOR**

**DESIGN  
REVIEW**

1955 DALLAS HWY  
NW, SALEM, OR  
97304

SHEET TITLE:  
**SURFACING  
PLAN**

DRAWN BY: Author  
DATE CREATED: 06/06/18

SHEET:

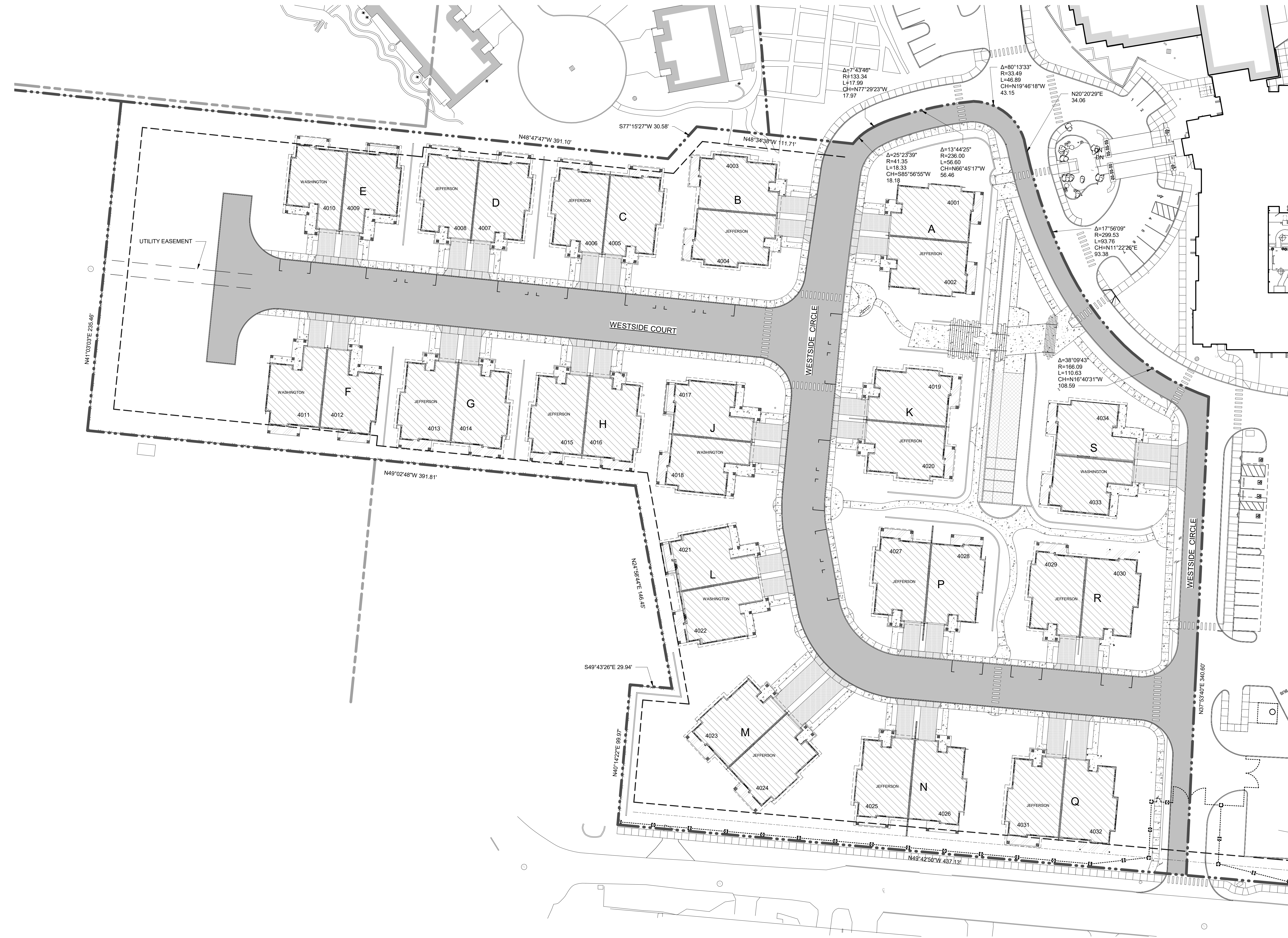
**016**  
WESTSIDE VILLA  
6/6/2018

**LEGEND:**

- SITE EASEMENTS
- SITE SETBACKS
- SITE PROPERTY BOUNDARY
- ZONE DIVISION BOUNDARY
- ASPHALT CONCRETE INTERNAL DRIVEWAY
- PROPOSED DWELLING
- ADULT RECREATION AREA
- PROPOSED DWELLING DRIVEWAY
- PROPOSED CONCRETE PEDESTRIAN PATHWAY

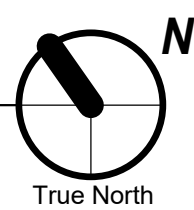
**SITE PLAN REVIEW - PHASE 3**

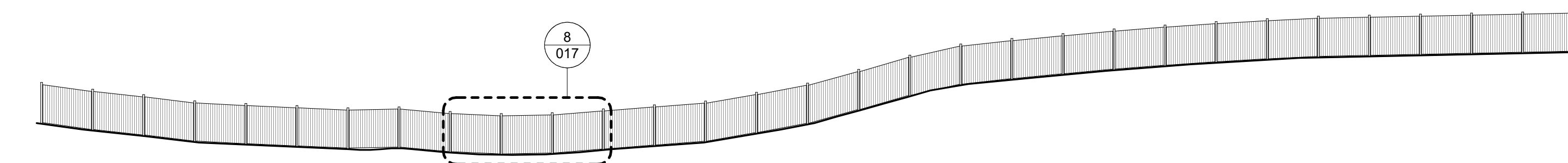
Name	Area	Percentage of Site
COMMON OPEN SPACE	94570 SF	34.1%
COMMON OPEN SPACE IN SETBACK	23582 SF	08.5%
DWELLING	69670 SF	25.1%
DWELLING DRIVEWAY	11659 SF	04.2%
INTERNAL DRIVE	46082 SF	16.6%
PEDESTRIAN PATHWAY	24534 SF	08.8%
PRIVATE OPEN SPACE	5073 SF	01.8%
RECREATION AREA	2322 SF	00.8%
TOTAL SITE AREA:	277491 SF	



**1. SITE PLAN - PHASE 3 - AREAS**

SCALE: 1" = 30'-0"





1. CEDAR FENCE ELEVATION

SCALE: 1/16" = 1'-0"



2. CEDAR FENCE ELEVATION

SCALE: 1/16" = 1'-0"

3. CEDAR FENCE ELEVATION

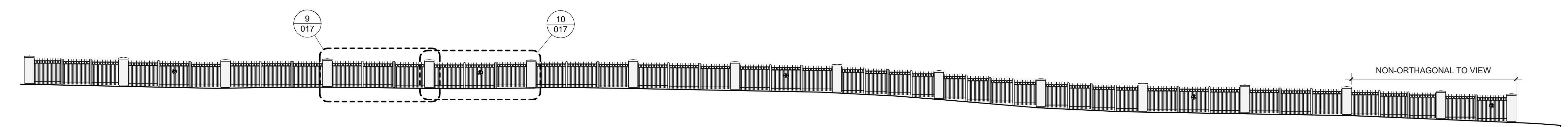
SCALE: 1/16" = 1'-0"

4. CEDAR FENCE ELEVATION

SCALE: 1/16" = 1'-0"

5. CEDAR FENCE ELEVATION

SCALE: 1/16" = 1'-0"

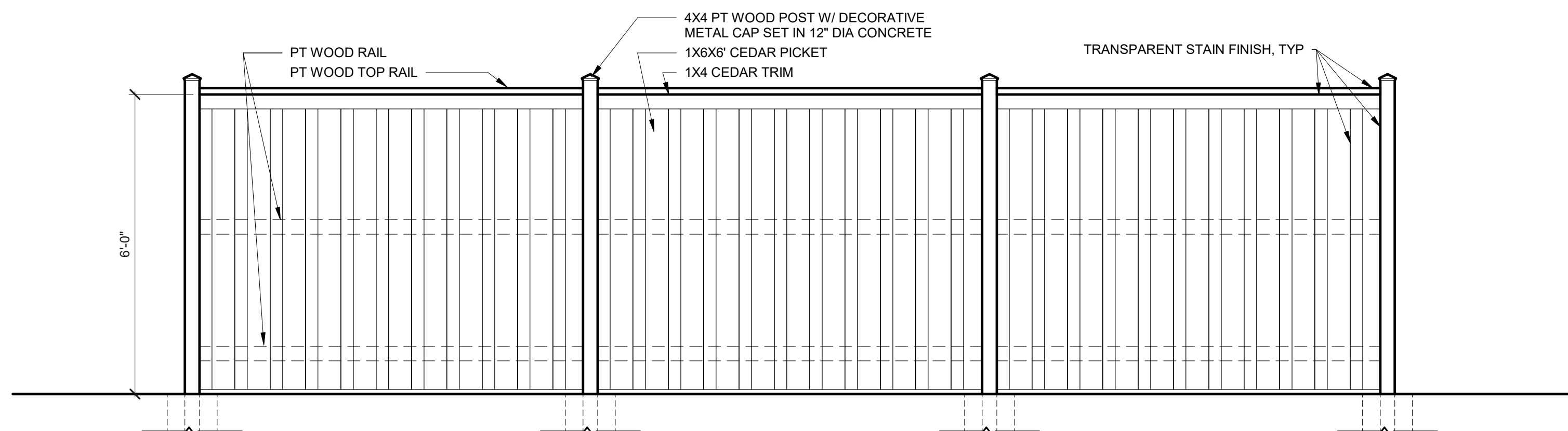


6. DECORATIVE METAL FENCE ELEVATION

SCALE: 1/16" = 1'-0"

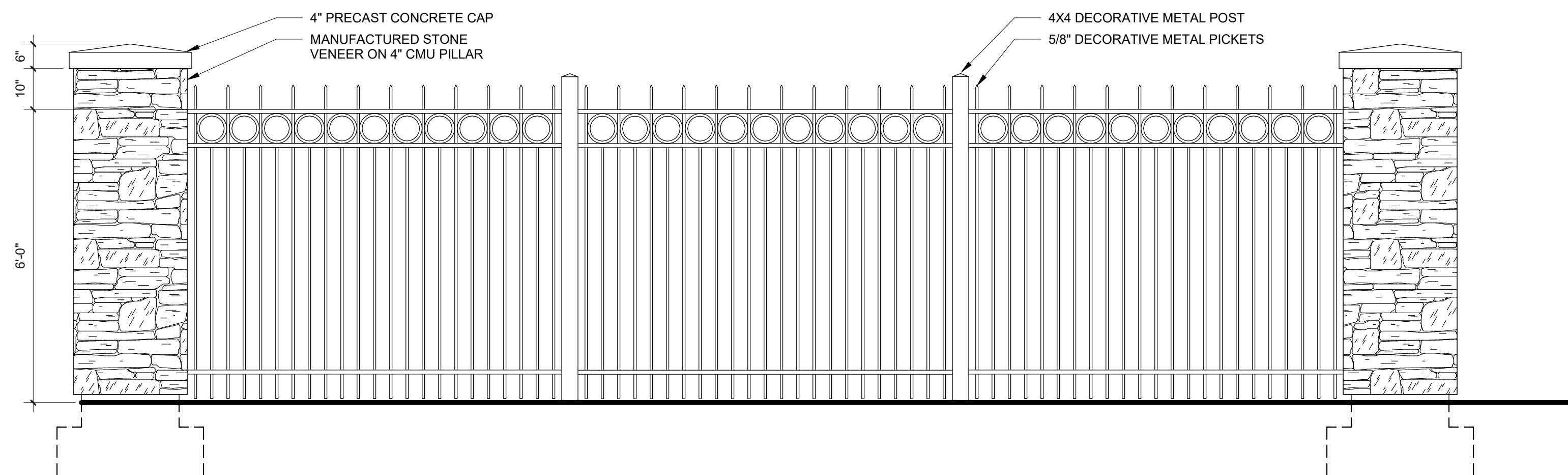
7. DECORATIVE METAL FENCE ELEVATION

SCALE: 1/16" = 1'-0"



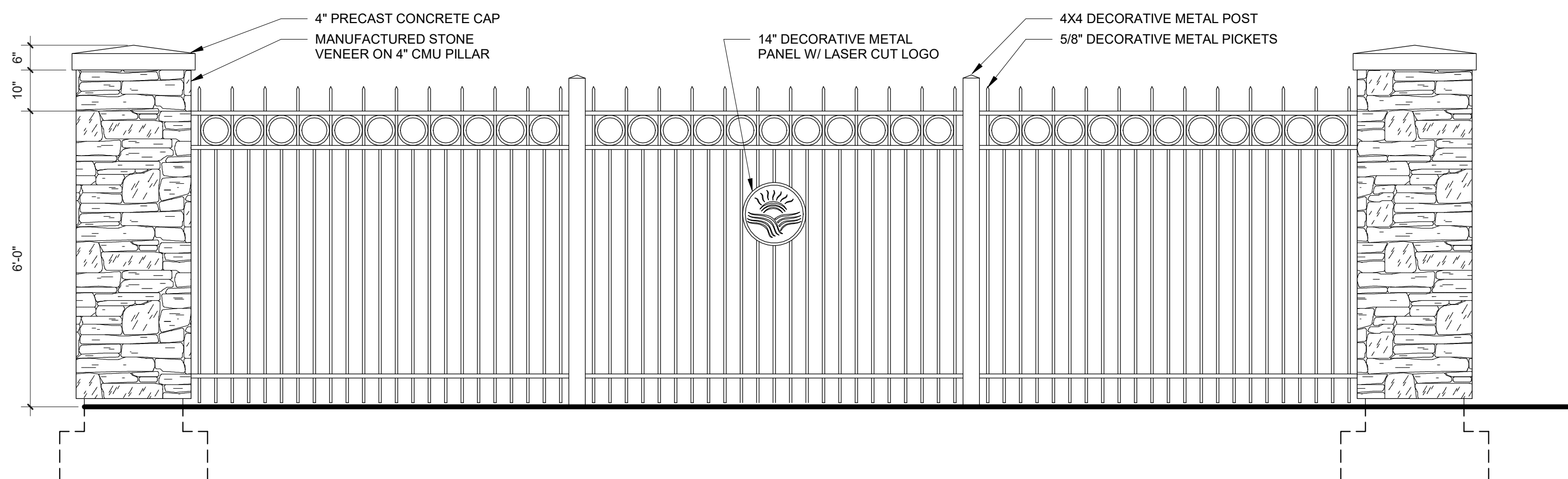
8. BOARD-ON-BOARD CEDAR FENCE DETAIL

SCALE: 1/2" = 1'-0"



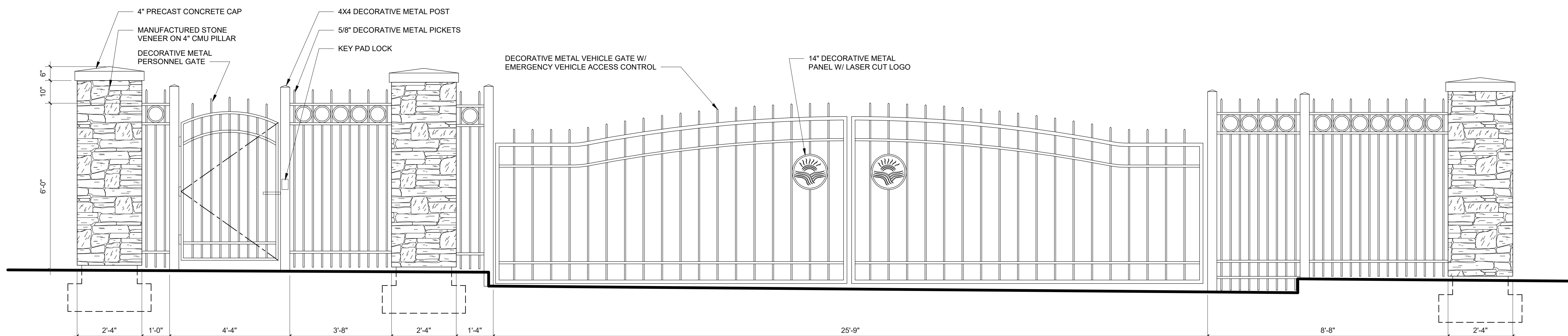
9. DECORATIVE METAL FENCE DETAIL

SCALE: 1/2" = 1'-0"



10. DECORATIVE METAL FENCE DETAIL

SCALE: 1/2" = 1'-0"



11. DECORATIVE METAL FENCE ELEVATION - GATES

SCALE: 1/2" = 1'-0"



## DOOR GENERAL NOTES

- A. ALL DOORS SHALL MEET ALL APPLICABLE FEDERAL AND STATE ACCESSIBILITY REQUIREMENTS. ALL DOORS SHALL HAVE A MINIMUM 32" CLEAR OPENING. ALL DOORS SHALL HAVE A MAXIMUM 1/2" THRESHOLD HEIGHT UNLESS SHOWN OTHERWISE IN APPLICABLE DETAILS WITH COMPLIANT RAMP THRESHOLDS.
- B. FOR DOORS WITH 60 OR 90 MINUTE FIRE-RESISTIVE RATINGS, GLASS MAY BE A MAXIMUM OF 100 SQUARE INCHES AND SHALL NOT EXCEED THIS SIZE. WIRE GLASS IS NOT ALLOWED IN DOORS SUBJECT TO HUMAN IMPACT PER IBC CHAPTER 24.
- C. FIRE-RESISTIVE RATED DOORS LIMITED TO MAXIMUM OF 100 SQ. IN. DIMENSION FOR GLASS, IT SHALL BE NO MORE THAN 4" WIDE.
- D. FOR DOORS WITH 45 MINUTE FIRE-RESISTIVE RATINGS, GLASS MAY BE A MAXIMUM OF 1,296 SQUARE INCHES PER LITE IN WOOD AND PLASTIC-FACED COMPOSITE OR HOLLOW METAL DOORS.
- E. IN ELECTRICAL ROOMS WITH EQUIPMENT 1200 AMPS OR GREATER WITH OVERCURRENT DEVICES.
- F. SWITCHING DEVICES OR CONTROL DEVICES, DOORS MUST SWING IN THE DIRECTION OF EGRESS AND BE EQUIPPED WITH PANIC HARDWARE, PER **XXX CODE IBC 2012 SECTION 1008.1.10**
- G. MAXIMUM THRESHOLD TO BE 1/2" AT BARRIER FREE UNITS AND ALL PUBLIC SPACES.
- H. ALL REQUIRED FIRE DOORS SHALL BEAR LABEL FROM A RECOGNIZED AGENCY, TRANSMITTED TEMPERATURE END POINT TO BE 450°F FOR DOORS TO STAIRS FROM INTERIOR OF BUILDING. FIRE DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
- I. INSTALL DOORS AND WINDOWS PER MINIMUM AAMA 2400-02.
- J. PROVIDE SAFETY GLAZING AT THE FOLLOWING LOCATIONS PER THE **XXX**

### CODE IBC 2012 SECTION 2406.3:

- a. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
- b. GLAZING IN FIXED & SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANEL IN SLIDING & BIFOLD CLOSET DOOR ASSEMBLIES.
- c. GLAZING IN STORM DOORS.
- d. GLAZING IN UNFRAMED SWINGING DOORS.
- e. GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE A STANDING SURFACE.
- f. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- g. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF.
  2. EXPOSED BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
  3. EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
  4. ONE OR MORE WALKING SURFACE(S) WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.
- h. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMP WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- i. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.
- j. ALL DOOR SURFACES, FRAMES AND TRIM TO BE PAINTED (COLOR TBD) UNLESS NOTED AS TRANSPARENT FINISH (TS) OR PRE FINISHED (PF).
- k. REFER TO PROJECT MANUAL FOR GLAZING TYPE.
- l. ALL FIRE/SMOKE DOORS TO BE SELF CLOSING & LATCHING.

## DOOR DESIGN BUILD NOTES

1. UNIT - INTERIOR DOOR HARDWARE STYLE: **XXX** FINISH: **XXX**
2. COMMONS DOOR HARDWARE - STYLE: **XXX** FINISH: **XXX**
3. ALL DOOR HARDWARE & INSTALLATION TO MEET ADA/AFHA REQUIREMENTS
4. DOOR HARDWARE SUPPLIER TO PROVIDE BALANCE OF HARDWARE APPROPRIATE FOR USES AS REQUIRED FOR 100% INSTALLATION
5. PROVIDE ALT. COST TO OWNER FOR UPGRADE FOR UNIT ENTRY LOCKSETS TO KEYLESS SMART LOCK SYSTEM

## DOOR ABBREVIATIONS

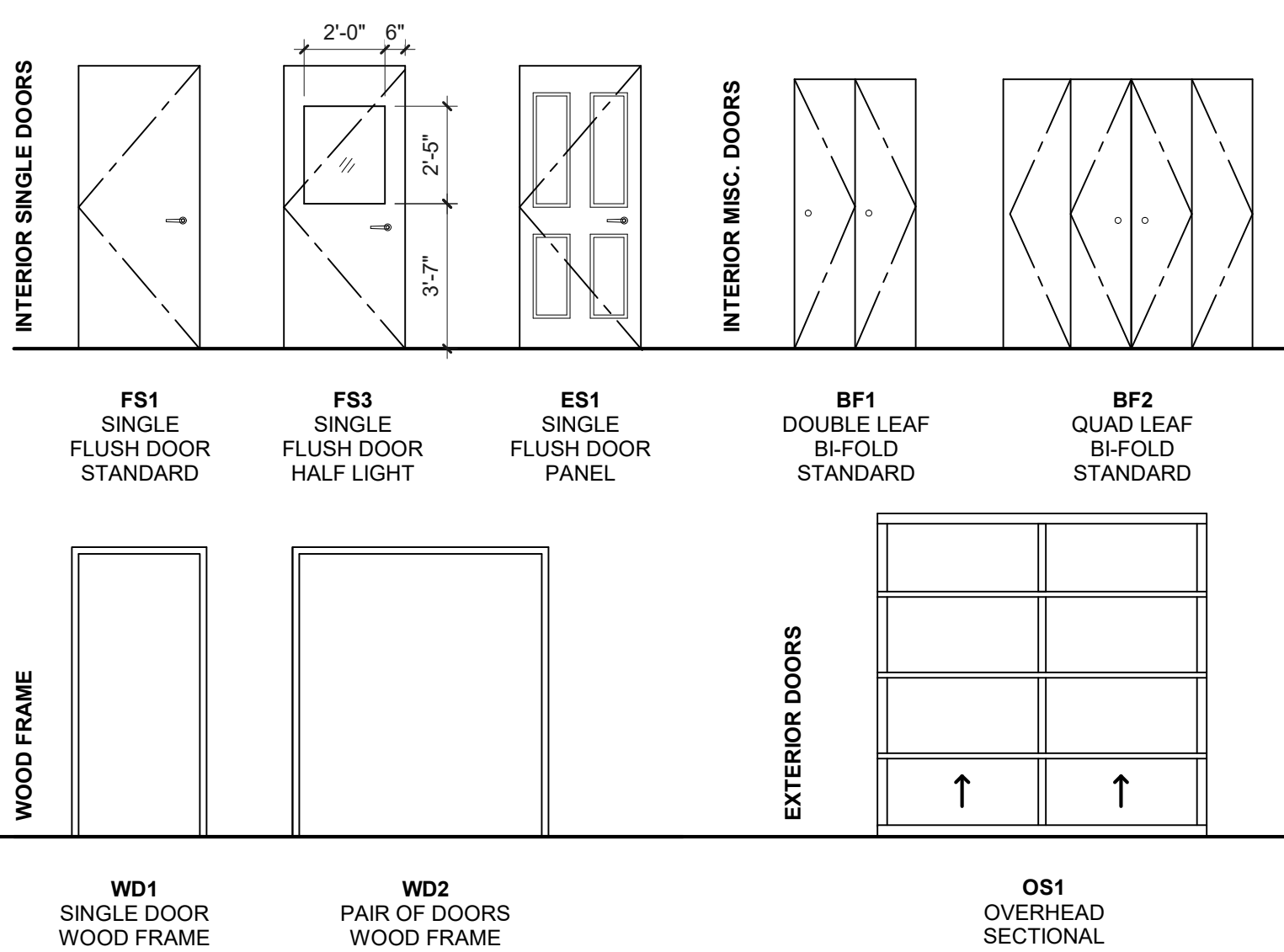
### DOOR SCHEDULE ABBREVIATIONS:

MFR	MANUFACTURER SUPPLIED
STL	STEEL
HM	HOLLOW METAL FRAME
KD	KNOCKDOWN FRAME
WD-HD	WOOD - HARD WOOD
WD-SC	WOOD - SOLID CORE
WD-HC	WOOD - HOLLOW CORE
WD-LV	WOOD - LOUVERED
WD-SR	WOOD - STILE & RAIL
FG	FIBERGLASS
ALUM	ALUMINUM
GL-X	INSULATED GLASS, SEE SPECIFICATIONS
GL-X	SINGLE PANE GLASS (TEMPERED)
GL-X	FIRE-RATED GLAZING
GL-X	TRANSLUCENT GLASS
P	EXTERIOR OR INTERIOR PAINT
TS	TRANSPARENT STAINED FINISH
PF	PRE FINISHED
S	SMOKE & DRAFT CONTROL PER UL1784
BR	BRICK
FJ	FINGER JOINTED WOOD (PRIMED)
PH	PRE-HUNG WOOD DOOR FRAME
MW-SC	MOULDED WOOD - SOLID CORE
MW-HC	MOULDED WOOD - HOLLOW CORE
MW-FR	MOULDED WOOD - FIRE RATED
SF	ALUM STOREFRONT DOOR SYSTEM, REFER TO SPECIFICATIONS
MFR-A	MANUFACTURE FINISH - ANODIZED <b>XX</b> COLOR
MFR-P	MANUFACTURE FINISH - PAINT <b>XX</b> COLOR

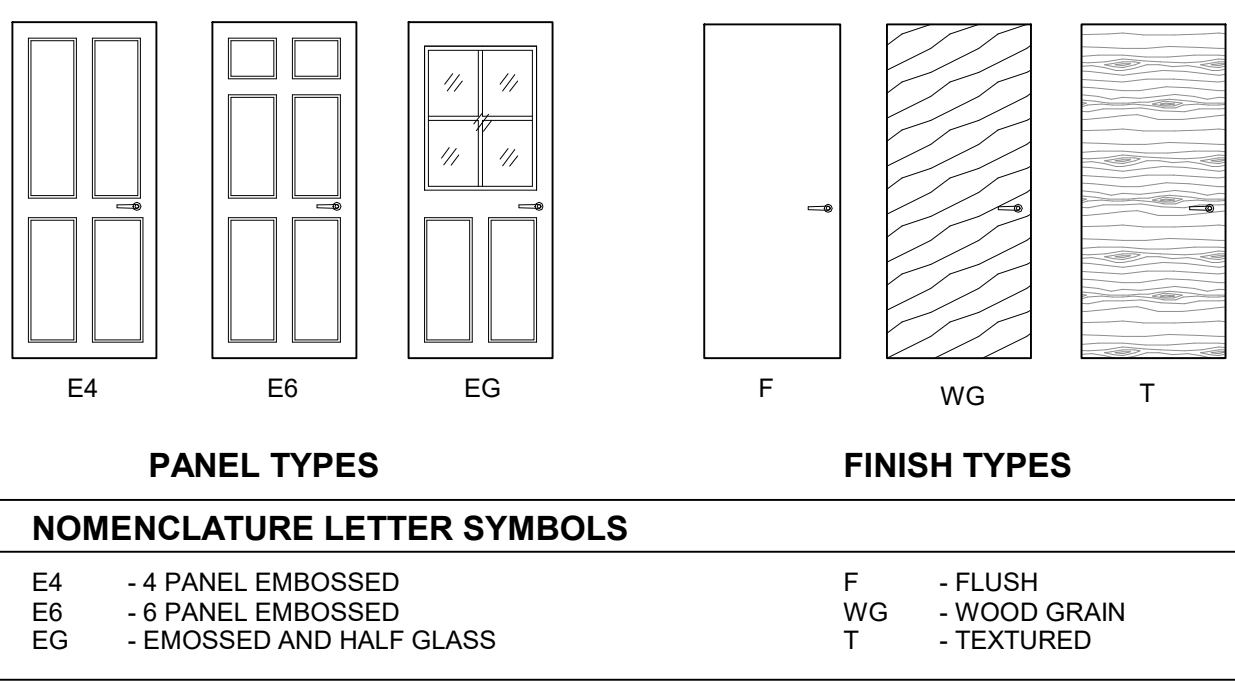
### DOOR HARDWARE KEYNOTES:

1. SELF CLOSING & LATCHING
2. EXT. DOOR PROVIDE ALL REQUIRED HARDWARE FOR A WEATHER & AIR RESISTANCE
3. CROSS CORRIDOR DOOR SYSTEM WITH/ COORDINATING CLOSER AND MAGNETIC HOLD OPENS. TIE INTO FIRE ALARM
4. MAGNETIC HOLD OPEN, TIE INTO FIRE ALARM
5. HANDICAPPED POWER AUTO DOOR OPERATOR, OPERABLE FROM BOTH SIDES OF DOOR
6. ACCESS CONTROL PANEL ENTRY WITH CALL BOX FOR GUEST
7. CARD READER ACCESS CONTROL, DOOR RELEASE
8. CLASSROOM LOCKSET FUNCTION
9. SYSTEM PROVIDER
10. PANIC EXIT DEVICE ON PUSH SIDE OF DOOR
11. OFFICE FUNCTION
12. PUSH BUTTON PRIVACY LOCKSET
13. STOREROOM LOCKSET
14. INTERCONNECTED LOCKSET - KEYED
15. BARN DOOR RAIL WITH/ 4" DOOR PULLS
16. 180 DEGREE HINGE
17. BALANCE OF HARDWARE PROVIDED BY STOREFRONT DOOR SYSTEM PROVIDER
18. SMOKE GASKET
19. PASSAGE LATCHSET
20. 4" PULL WITH/ BALL CATCH
21. PEEP HOLE WITH/ KNOCKER
22. 4" LOOP PULLS - SATIN NICKEL
23. BIFOLD TRACK & GUIDE ASSEMBLY JOHNSON 111FD
24. KEYED ENTRANCE LOCK
25. SELF CLOSING WITH/ BACK TO BACK
26. 12" PULL
27. 8" H. x WIDTH OF DOOR KICK PLATE, CLEAR PUSH PLATE EACH SIDE 24" H KICK PLATE (CLEAR ACRYLIC)

## PROJECT DOOR TYPES & DOOR FRAMES



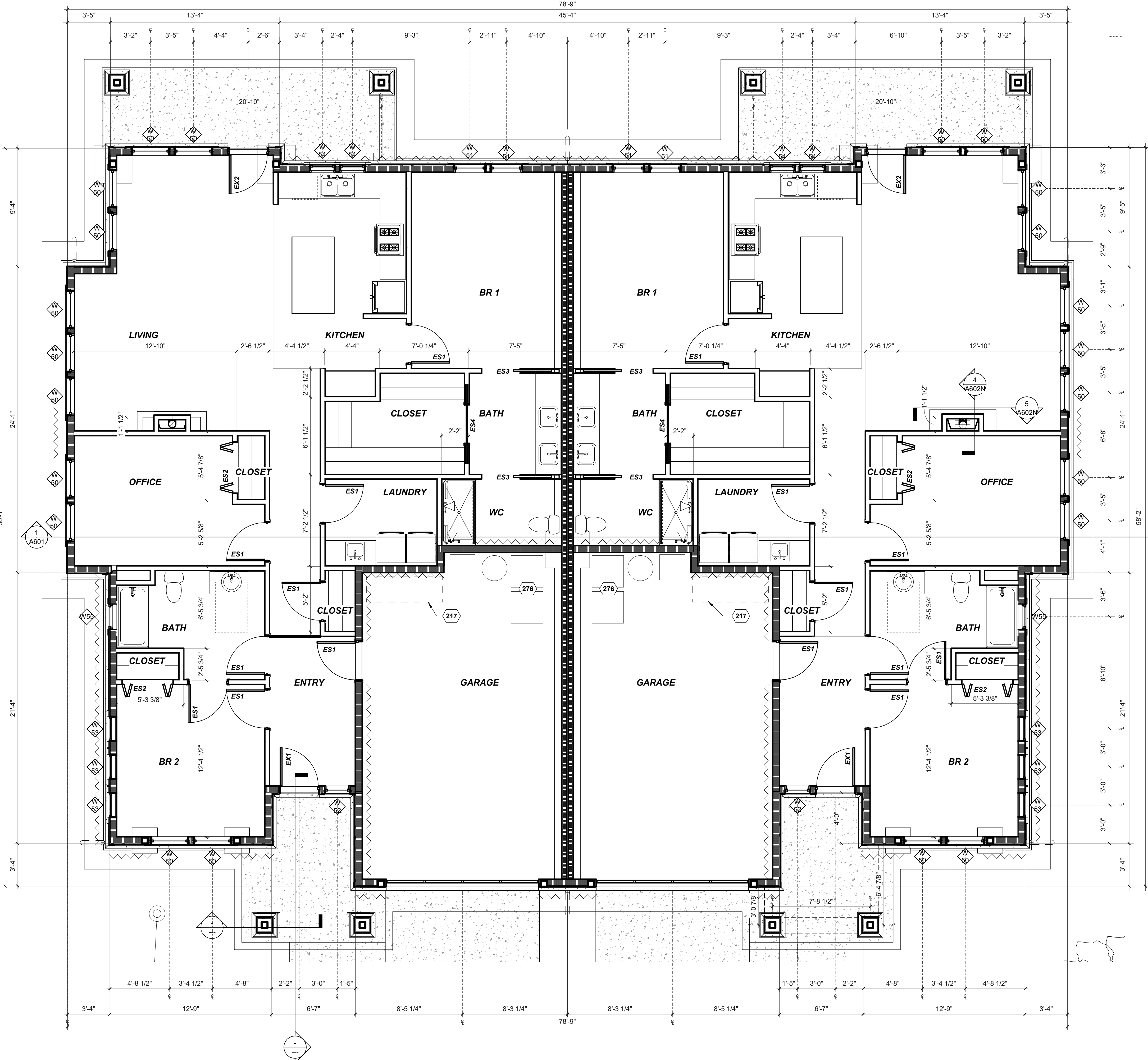
## 2. DOOR PANEL/FINISH TYPES



DOOR SCHEDULE 1600 SQ/FT				
Door Type	Door Identity Room Name	Door Properties Width	Height	Hardware Group
ES1	BR 1	6'-8"		
ES1	LAUNDRY	6'-8"		
ES1	ENTRY	6'-8"		
ES1	OFFICE	6'-8"		
ES1	BATH	6'-8"		
ES1	BR 2	6'-8"		
ES1	BATH	6'-8"		
ES2	CLOSET	2'-0"	6'-8"	
ES2	OFFICE	2'-0"	6'-8"	
ES3	BATH	6'-8"		
ES3	BR 1	6'-8"		
ES4	CLOSET	6'-8"		
EX1	ENTRY	7'-0"		
Grand total: 13				

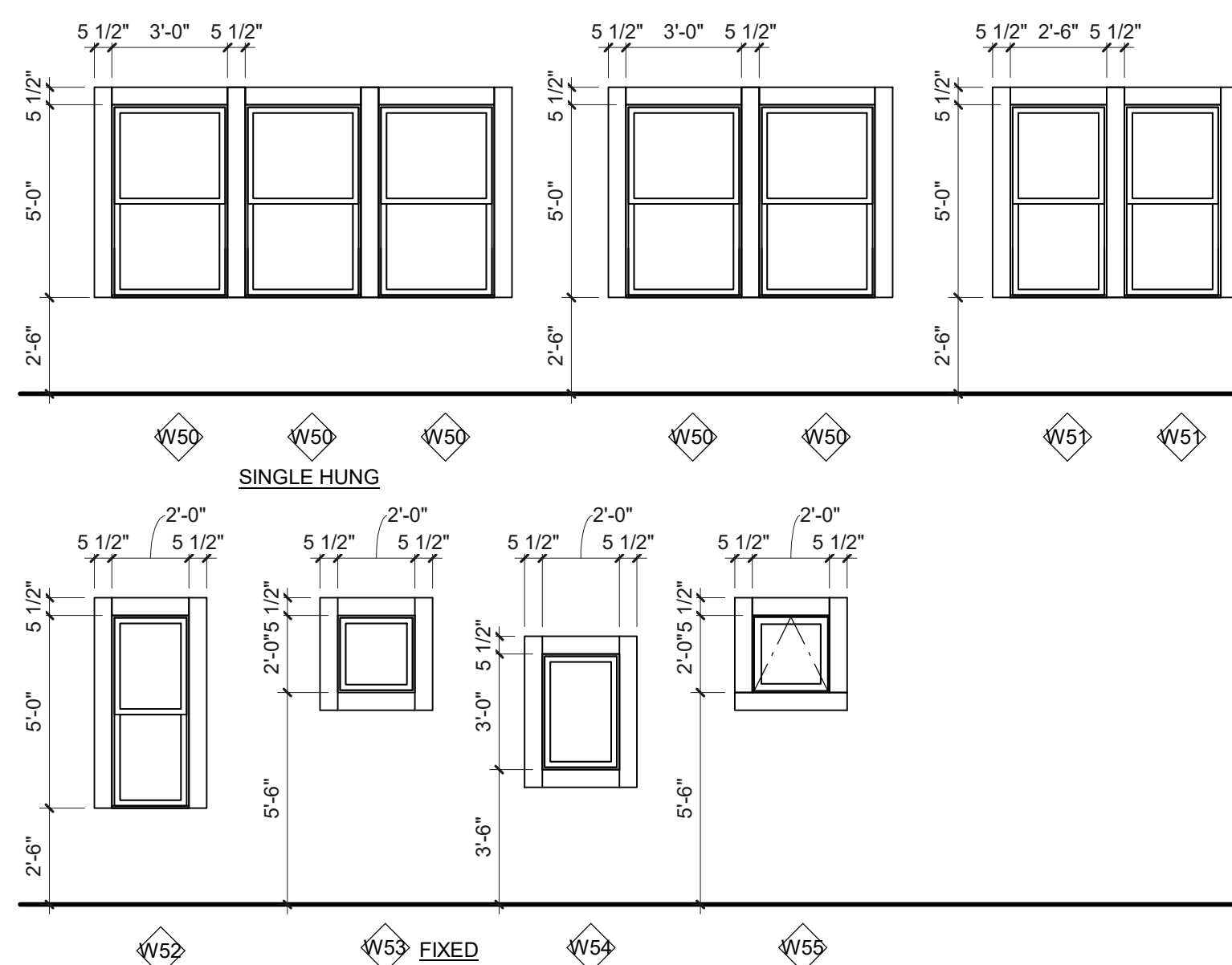
## 1. LEVEL 1 - JEFFERSON - A

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



## WINDOW TYPES

REFER TO EXTERIOR ELEVATIONS FOR SILL CONDITIONS



## GENERAL NOTES:

- A. SITE INFORMATION FOR REFERENCE ONLY. SEE SITE PLANS.
- B. ALL DIMENSIONS ARE TO FACE OF STUD UNO OR CENTER OF WINDOW OPENING, COLUMN, OR GRID. EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION/FACE OF FRAMING. DIMENSIONS INDICATED AS "CLR MIN" ARE TO FACE OF FINISH.
- C. SITE INFORMATION SHOWN FOR REFERENCE ONLY. SEE SITE, CIVIL AND LANDSCAPE PLANS.
- D. SEE **A100** SHEETS FOR CODE COMPLIANCE INFORMATION AND STANDARD MOUNTING HEIGHTS AND ACCESSIBILITY REQUIREMENTS UNO.
- E. SEE LANDSCAPE DRAWINGS FOR COURTYARD DESIGN & DETAILS.
- F. ALL DIMENSIONS ARE TO FACE OF STUD UNO OR CENTER OF WINDOW OPENING, COLUMN, OR GRID. EXTERIOR DIMENSIONS ARE TO FACE OF FOUNDATION/FACE OF FRAMING. DIMENSIONS INDICATED AS "CLR MIN" ARE TO FACE OF FINISH.
- G. ALL DOOR OPENINGS PERPENDICULAR TO A WALL ARE 5" TO THE WALL UNO.
- H. WHERE EXTRA SHEATHING LAYERS DO NOT CONTINUE ACROSS THE ENTIRE FACE OF A WALL, ADD ADDITIONAL SHEATHING TO FLUSH OUT THE WALL SURFACE.
- I. SEE **A100** FOR TYPICAL WALL TYPES, OTHER ASSEMBLY TYPES, STEEL COLUMN FIRE PROTECTION, UNO.
- J. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES NOT SHOWN HERE.
- K. SEE **A800** SERIES FOR BATHROOM ELEVATIONS.
- L. SEE **A900** SERIES FOR CEILING DETAILS.
- M. SEE SHEETS **A810** AND **A811** FOR FIRE BARRIER AND PENETRATION REQUIREMENTS.
- N. SEE SHEET **A860** FOR TYPICAL PLUMBING FIXTURE BLOCKING.
- O. DOOR CLEARANCES ARE SHOWN DASHED AND ARE FOR REFERENCE ONLY.
- P. DOWNSPOUTS ON PLAN TO BE TYP 6" ABOVE ADJ. GRADE.
- Q. PER NFPA 13 (8.15.12.1) CONCEALED SPACES OF NON COMBUSTIBLE AND LIMITED COMBUSTIBLE CONSTRUCTION WITH MINIMAL COMBUSTIBLE LOADING HAVING NO ACCESS SHALL NOT REQUIRE SPRINKLER PROTECTION.
- R. PER NFPA 13 (8.15.12.3) CONCEALED SPACES FORMED BY STUDS OR JOISTS WITH LESS THAN 6" (152 MM) BETWEEN INSIDE OR NEAR EDGES OF THE STUDS OR JOISTS SHALL NOT REQUIRE SPRINKLER PROTECTION.

## KEYNOTES

- 217 WALL HUNG BICYCLE PARKING
- 276 TRASH CAN / RECYCLING BIN, NIC

PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: 218024

## CAPITAL MANOR

1955 DALLAS HWY  
NW, SALEM, OR  
97304

SHEET TITLE:  
FLOOR PLAN A -  
JEFFERSON

## GENERAL NOTES:

- A. THE WINDOW MANUFACTURER SHALL MEET SEISMIC AND WIND CRITERIA. THE ATTACHMENT OF THESE ELEMENTS, IN ADDITION TO THE ATTACHMENT OF NON-STRUCTURAL ITEMS, SHALL MEET THE CALCULATED EARTHQUAKE AND WIND LOADS. CALCULATIONS AND SUBMITTAL MAY BE REQUIRED BY THE BUILDING DEPARTMENT OR BUILDING INSPECTOR.
- B. PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS.
- C. GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SUCH AS PANES IN DOORS, GLAZING WITHIN 24" OF A DOOR OPENING, GLAZING WITHIN 18" OF THE FLOOR (AND IS OVER 9 SQUARE FEET PER PANEL) SHALL BE TEMPERED OR LAMINATED SAFETY GLASS.

WINDOW SCHEDULE 1600 SQ/FT		
Count	Type	Family
2	(W55) 24" x 24"	Window-Awning-Single-No Muntin
W55: 2		
W 50: 17	(W50) 36" x 60"	Double Hung
W 51: 4	(W51) 30" x 60"	Double Hung
W 52: 2	(W52) 24" x 60"	Double Hung
W 53: 6	(W53) 2'-0" x 2'-0"	08 51 13 Fixed
W 54: 4	(W54) 2'-0" x 3'-0"	08 51 13 Fixed
Grand total: 35		

SHEET:  
**A200**  
WESTSIDE VILLA  
5/1/2018



## DOOR GENERAL NOTES

- A. ALL DOORS SHALL MEET ALL APPLICABLE FEDERAL AND STATE ACCESSIBILITY REQUIREMENTS. ALL DOORS SHALL HAVE A MINIMUM 32" CLEAR OPENING. ALL DOORS SHALL HAVE A MAXIMUM 1/2" THRESHOLD HEIGHT UNLESS SHOWN OTHERWISE IN APPLICABLE DETAILS WITH COMPLIANT RAMP THRESHOLDS.
- B. FOR DOORS WITH 60 OR 90 MINUTE FIRE-RESISTIVE RATINGS, GLASS MAY BE A MAXIMUM OF 100 SQUARE INCHES AND SHALL NOT EXCEED THIS SIZE. WIRE GLASS IS NOT ALLOWED IN DOORS SUBJECT TO HUMAN IMPACT PER IBC CHAPTER 24.
- C. FIRE-RESISTIVE RATED DOORS LIMITED TO MAXIMUM OF 100 SQ. IN. DIMENSION FOR GLASS, IT SHALL BE NO MORE THAN 4" WIDE.
- D. FOR DOORS WITH 45 MINUTE FIRE-RESISTIVE RATINGS, GLASS MAY BE A MAXIMUM OF 1296 SQUARE INCHES PER LITE IN WOOD AND PLASTIC-FACED COMPOSITE OR HOLLOW METAL DOORS.
- E. IN ELECTRICAL ROOM WITH EQUIPMENT 1200 AMPS OR GREATER WITH OVERCURRENT DEVICES, SWITCHING DEVICES OR CONTROL DEVICES, DOORS MUST SWING IN THE DIRECTION OF EGRESS AND BE EQUIPPED WITH PANIC HARDWARE, PER **XXX CODE IBC 2012 SECTION 1008.1.10**
- F. MAXIMUM THRESHOLD TO BE 1/2" AT BARRIER FREE UNITS AND ALL PUBLIC SPACES.
- G. ALL REQUIRED FIRE DOORS SHALL BEAR LABEL FROM A RECOGNIZED AGENCY. TRANSMITTED TEMPERATURE END POINT TO BE 450°F FOR DOORS TO STAIRS FROM INTERIOR OF BUILDING. FIRE DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.
- H. INSTALL DOORS AND WINDOWS PER MINIMUM AAMA 2400-02.
- I. PROVIDE SAFETY GLAZING AT THE FOLLOWING LOCATIONS PER THE **XXX**

### CODE IBC 2012 SECTION 2406.3:

- a. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES.
- b. GLAZING IN FIXED & SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANEL IN SLIDING & BIFOLD CLOSET DOOR ASSEMBLIES.
- c. GLAZING IN STORM DOORS.
- d. GLAZING IN UNFRAMED SWINGING DOORS.
- e. GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE A STANDING SURFACE.
- f. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- g. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF.
  2. EXPOSED BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.
  3. EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR.
  4. ONE OR MORE WALKING SURFACE(S) WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.
- h. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
- i. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.
- j. ALL DOOR SURFACES, FRAMES AND TRIM TO BE PAINTED (COLOR TBD) UNLESS NOTED AS TRANSPARENT FINISH (TS) OR PRE FINISHED (PF).
- k. REFER TO PROJECT MANUAL FOR GLAZING TYPE.
- L. ALL FIRE/SMOKE DOORS TO BE SELF CLOSING & LATCHING.

## DOOR DESIGN BUILD NOTES

1. UNIT - INTERIOR DOOR HARDWARE STYLE: **XXX** FINISH: **XXX**
2. COMMONS DOOR HARDWARE - STYLE: **XXX** FINISH: **XXX**
3. ALL DOOR HARDWARE & INSTALLATION TO MEET ADA/FHA REQUIREMENTS
4. DOOR HARDWARE SUPPLIER TO PROVIDE BALANCE OF HARDWARE APPROPRIATE FOR USES AS REQUIRED FOR 100% INSTALLATION.
5. PROVIDE ALT. COST TO OWNER FOR UPGRADE FOR UNIT ENTRY LOCKSETS TO KEYLESS SMART LOCK SYSTEM

## DOOR ABBREVIATIONS

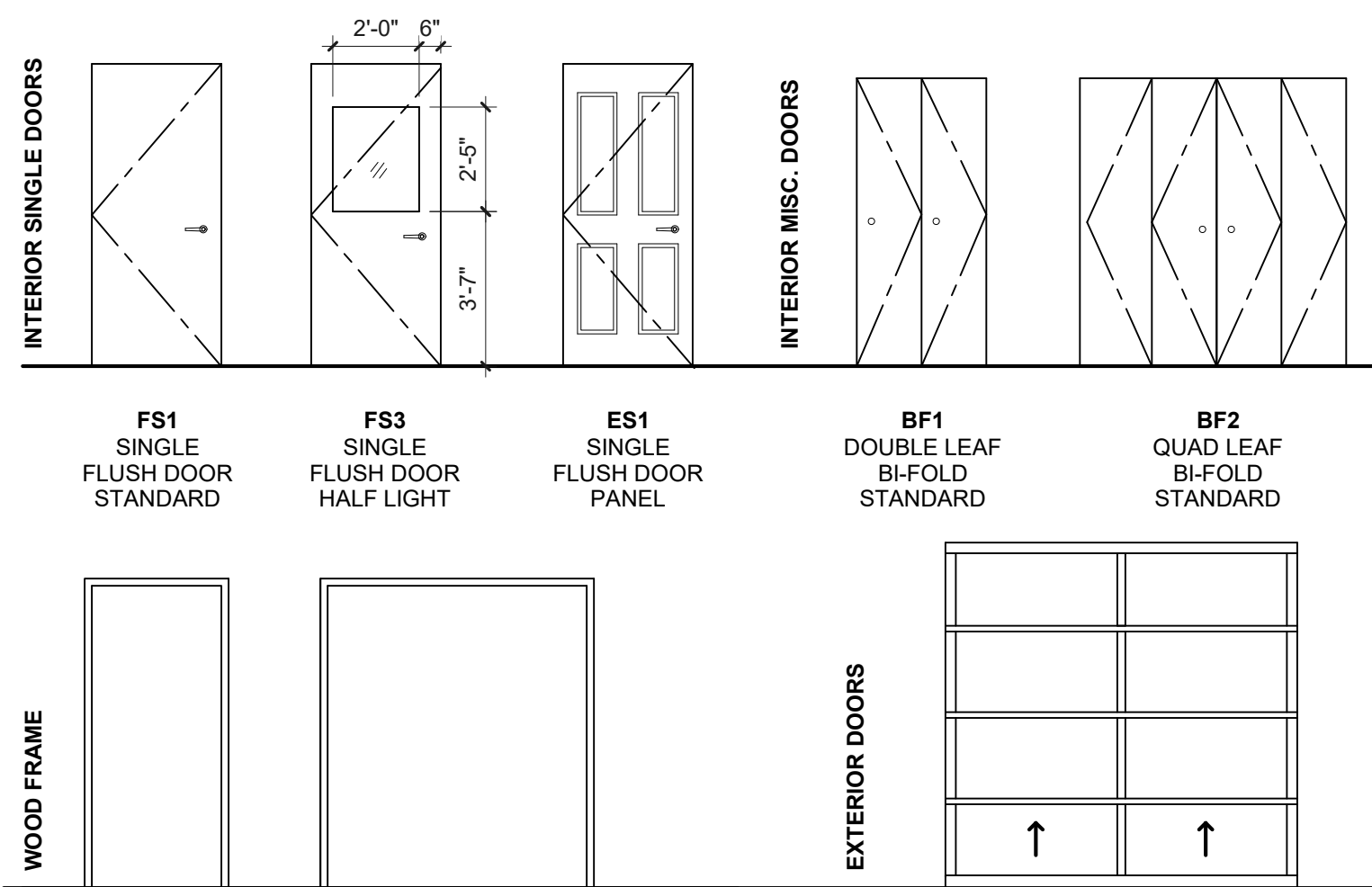
### DOOR SCHEDULE ABBREVIATIONS:

MFR	MANUFACTURER SUPPLIED
STL	STEEL
HM	HOLLOW METAL FRAME
KD	KNOCKDOWN FRAME
WD-HD	WOOD - HARD WOOD
WD-SC	WOOD - SOLID CORE
WD-HC	WOOD - HOLLOW CORE
WD-LV	WOOD - LOUVERED
WD-SR	WOOD - STYLE & RAIL
FG	FIBERGLASS
ALUM	ALUMINUM
GL-I	INSULATED GLASS. SEE SPECIFICATIONS
GL-X	SINGLE PANE GLASS (TEMPERED)
GL-X	FIRE-RATED GLAZING
GL-T	TRANSLUCENT GLASS
P	EXTERIOR OR INTERIOR PAINT
TS	TRANSPARENT STAINED FINISH
PF	PRE FINISHED
S	SMOKE & DRAFT CONTROL PER UL1784
BK	BRICK
J	FINGER JOINTED WOOD (PRIMED)
PH	PRE-HUNG WOOD DOOR FRAME
MW-SC	MOULDED WOOD - SOLID CORE
MW-HD	MOULDED WOOD - HOLLOW CORE
MW-FR	MOULDED WOOD - FIRE RATED
SF	ALUM STOREFRONT DOOR SYSTEM, REFER TO SPECIFICATIONS
MFR-A	MANUFACTURE FINISH - ANODIZED <b>XX</b> COLOR
MFR-P	MANUFACTURE FINISH - PAINT <b>XX</b> COLOR

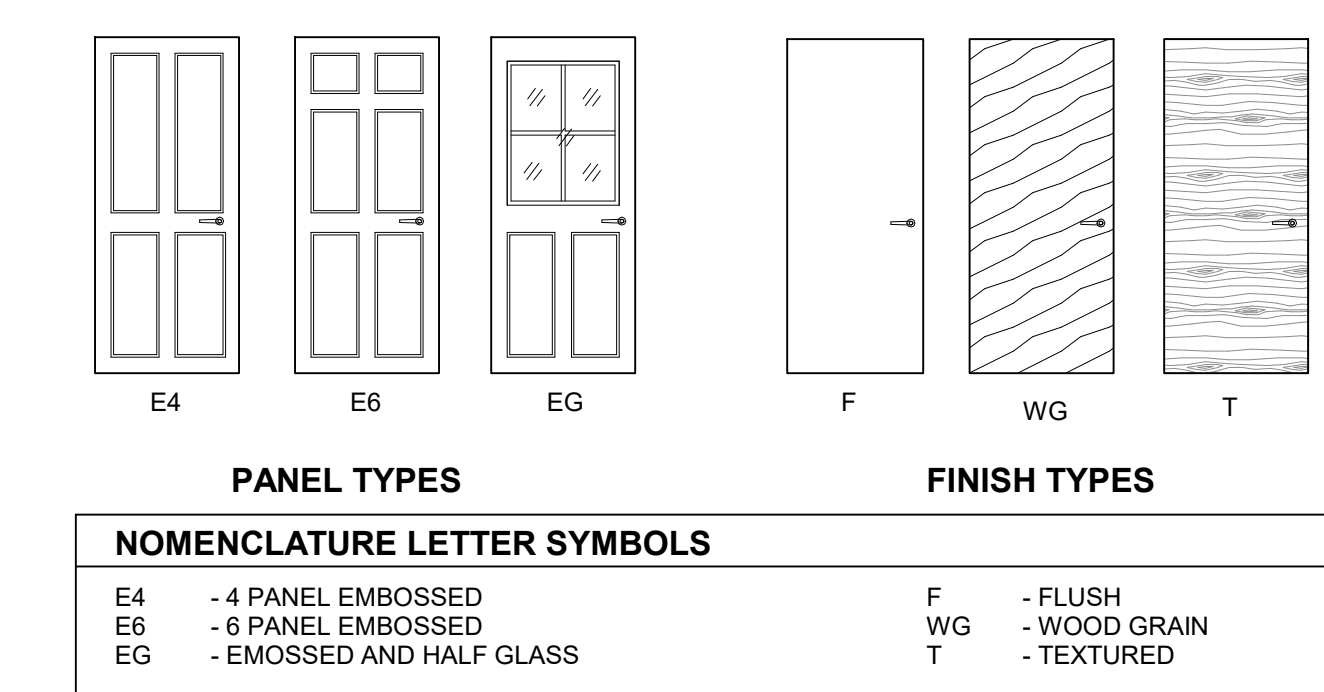
### DOOR HARDWARE KEYNOTES:

1. SELF CLOSING & LATCHING
2. EXT. DOOR PROVIDE ALL REQUIRED HARDWARE FOR A WEATHER & AIR RESISTANCE
3. CROSS CORRIDOR DOOR SYSTEM WITH/ COORDINATING CLOSER AND MAGNETIC HOLD OPENS, TIE INTO FIRE ALARM
4. MAGNETIC HOLD OPEN, TIE INTO FIRE ALARM
5. HANDICAPPED POWER AUTO DOOR OPERATOR, OPERABLE FROM BOTH SIDES OF DOOR
6. ACCESS CONTROL PANEL ENTRY WITH CALL BOX FOR GUEST
7. CARD READER ACCESS CONTROL DOOR RELEASE
8. CLASSROOM LOCKSET FUNCTION
9. PANIC EXIT DEVICE ON PUSH SIDE OF DOOR
10. OFFICE FUNCTION
11. PUSH BUTTON PRIVACY LOCKSET
12. STOREROOM LOCKSET
13. INTERCONNECTED LOCKSET - KEYED
14. BARN DOOR RAIL WITH/ 4" DOOR PULLS
15. 180 DEGREE HINGE
16. BALANCE OF HARDWARE PROVIDED BY STOREFRONT DOOR SYSTEM PROVIDER
17. SMOKE GASKET
18. PASSAGE LATCHSET
19. 4" PULL WITH BALL CATCH
20. PEEP HOLE WITH KNOCKER
21. 4" LOOP PULLS - SATIN NICKEL
22. BIFOLD TRACK & GUIDE ASSEMBLY JOHNSON 111FD
23. KEYED ENTRANCE LOCK
24. SELF CLOSING WITH/ BACK TO BACK
25. 12" PULL
26. 8" H x WIDTH OF DOOR KICK PLATE, CLEAR
27. PUSH PLATE EACH SIDE 24" H KICK PLATE (CLEAR ACRYLIC)

## PROJECT DOOR TYPES & DOOR FRAMES



## 2. DOOR PANEL / FINISH TYPES



## 1. LEVEL 1 - WASHINGTON - G

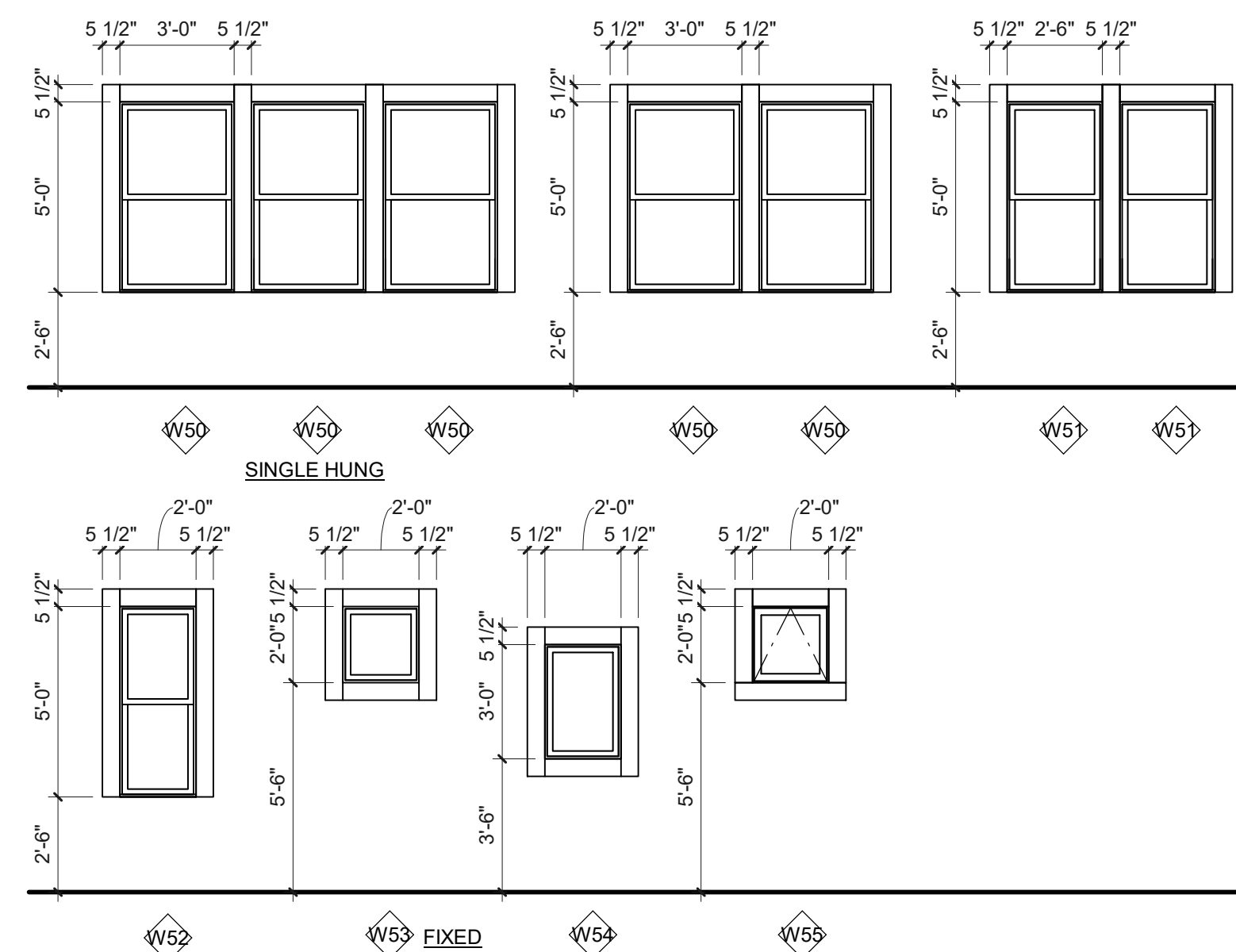
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE 1400 SQ/FT				
Door Type	Door Identity	Door Properties		Hardware Group
	Room Name	Width	Height	
ES1	BR 1	6'-8"	6'-8"	
ES1	LAUNDRY	6'-8"	6'-8"	
ES1	ENTRY	6'-8"	6'-8"	
ES1	BATH	6'-8"	6'-8"	
ES1	BR 2	6'-8"	6'-8"	
ES1	BATH	6'-8"	6'-8"	
ES3	BATH	6'-8"	6'-8"	
ES3	BATH	6'-8"	6'-8"	
ES6	CLOSET	6'-8"	6'-8"	
ES6	BR 2	2'-8"	6'-8"	
ES6	LIVING ROOM	2'-6"	6'-8"	
EX1	ENTRY	7'-0"	7'-0"	
EX2	LIVING ROOM	7'-0"	7'-0"	

Grand total: 13

## WINDOW TYPES

REFER TO EXTERIOR ELEVATIONS FOR SILL CONDITIONS



## GENERAL NOTES:

- A. THE WINDOW MANUFACTURER SHALL MEET SEISMIC AND WIND CRITERIA. THE ATTACHMENT OF THESE ELEMENTS, IN ADDITION TO THE ATTACHMENT OF NON-STRUCTURAL ITEMS, SHALL MEET THE CALCULATED EARTHQUAKE AND WIND LOADS. CALCULATIONS AND SUBMITTAL MAY BE REQUIRED BY THE BUILDING DEPARTMENT OR BUILDING INSPECTOR.
- B. PROVIDE INSECT SCREENS AT ALL OPERABLE WINDOWS.
- C. GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SUCH AS PANES IN DOORS, GLAZING WITHIN 24" OF A DOOR OPENING, GLAZING WITHIN 18" OF THE FLOOR (AND IS OVER 9 SQUARE FEET PER PANEL) SHALL BE TEMPERED OR LAMINATED SAFETY GLASS.

WINDOW SCHEDULE 1600 SQ/FT		
Count	Type	Family
2	(W55) 24" x 24"	Window-Awing-Single-N o Muntin
W55: 2		
17	(W50) 36" x 60"	Double Hung
W 50: 17		
4	(W51) 30" x 60"	Double Hung
W 51: 4		
2	(W52) 24" x 60"	Double Hung
W 52: 2		
6	(W53) 2'-0" x 2'-0"	08 51 13 Fixed
W 53: 6		
4	(W54) 2'-0" x 3'-0"	08 51 13 Fixed
W 54: 4		
Grand total: 35		

PRELIMINARY  
NOT FOR  
CONSTRUCTION

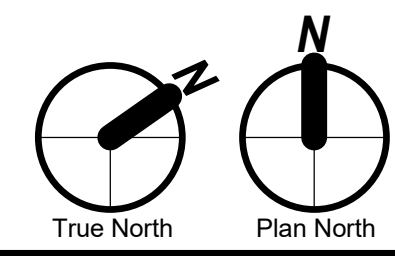
CONSULTANT:

PROJECT NUMBER: 218024  
**CAPITAL MANOR**

1955 DALLAS HWY  
NW, SALEM, OR  
97304

SHEET TITLE:  
**FLOOR PLAN G -  
WASHINGTON**

DRAWN BY: Author  
DATE CREATED: 01/11/18



SHEET:  
**A201**  
WESTSIDE VILLA  
5/1/2018

PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:

PROJECT NUMBER: 218024  
**CAPITAL MANOR**

1955 DALLAS HWY  
NW, SALEM, OR  
97304

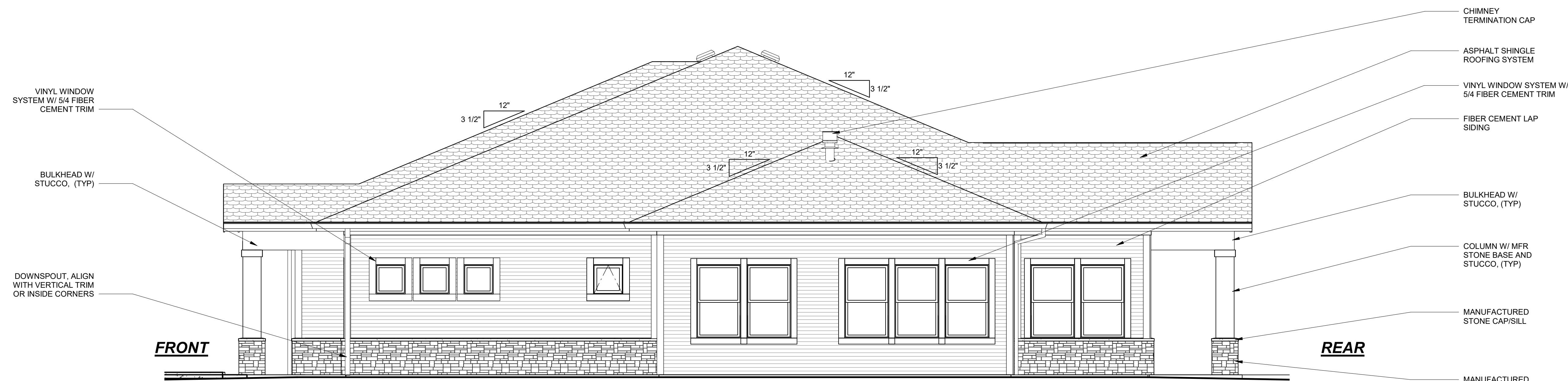
SHEET TITLE:  
**ELEVATIONS -  
JEFFERSON A**

DRAWN BY: Author  
DATE CREATED: 01/18/18

SHEET:  
**A520A**  
WESTSIDE VILLA  
5/1/2018



**1. ELEVATION - JEFFERSON - FRONT**  
SCALE: 1/4" = 1'-0"



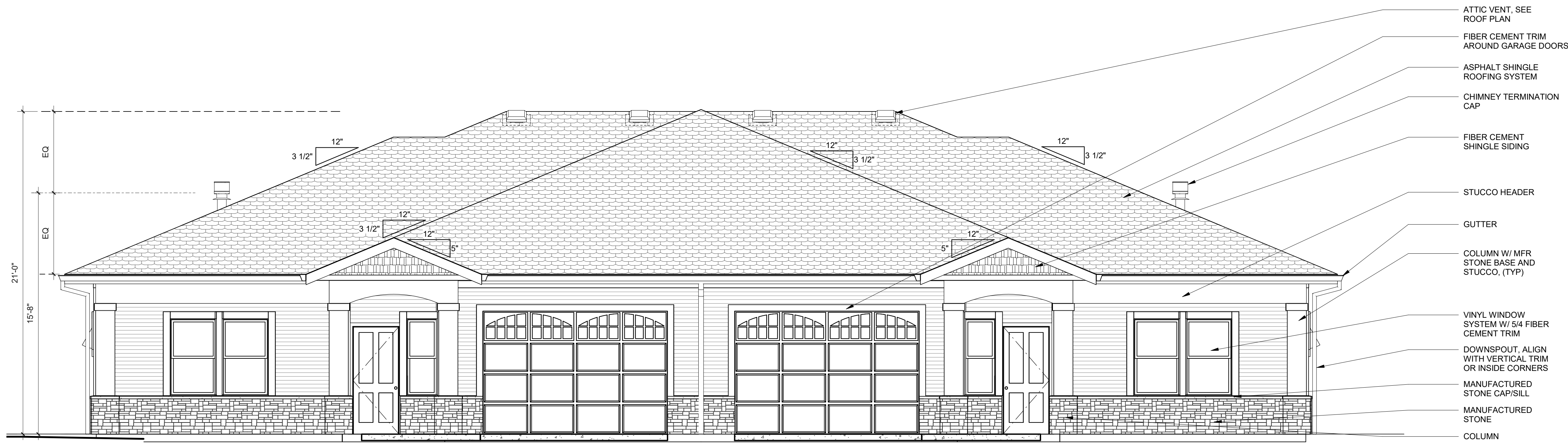
**2. ELEVATION - JEFFERSON - SIDE**  
SCALE: 1/4" = 1'-0"



**3. ELEVATION - JEFFERSON - REAR**  
SCALE: 1/4" = 1'-0"

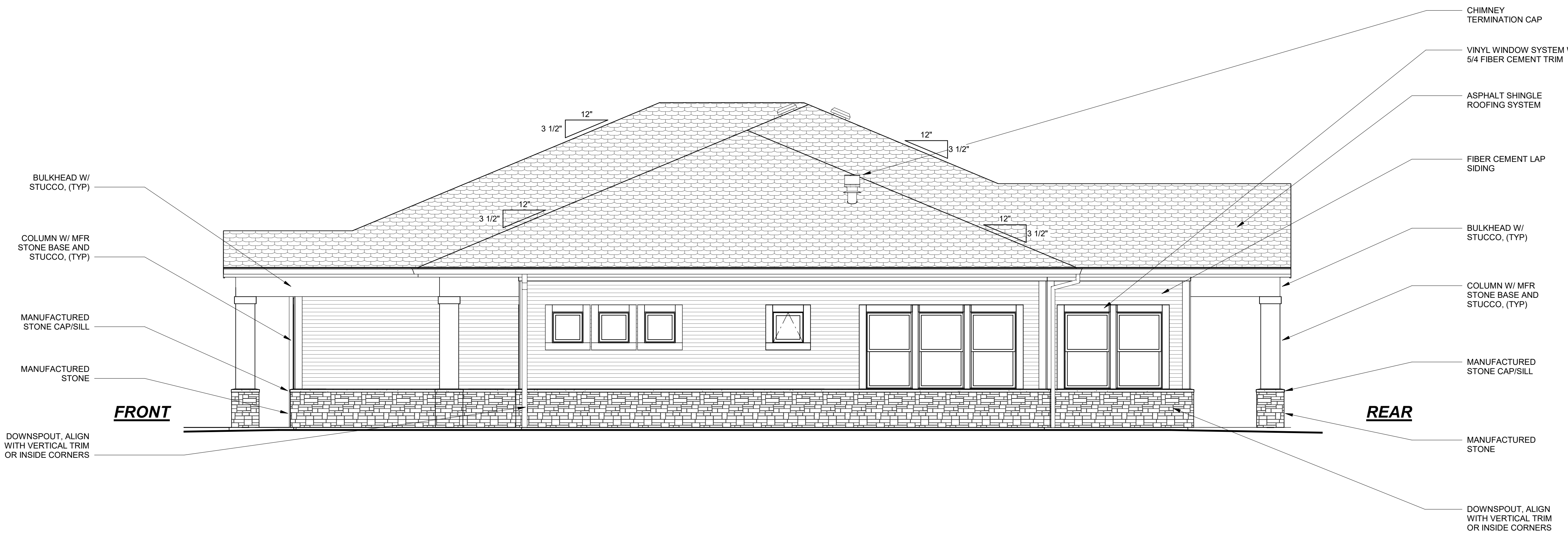
PRELIMINARY  
NOT FOR  
CONSTRUCTION

CONSULTANT:



1. ELEVATION - WASHINGTON - FRONT

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



2. ELEVATION - WASHINGTON - SIDE

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



3. ELEVATION - WASHINGTON - REAR

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

PROJECT NUMBER: 218024  
**CAPITAL MANOR**

1955 DALLAS HWY  
NW, SALEM, OR  
97304

SHEET TITLE:  
**ELEVATIONS -  
WASHINGTON G**

DRAWN BY: Author  
DATE CREATED: 01/18/18

SHEET:  
**A521G**  
WESTSIDE VILLA  
5/1/2018





CONSULTANT:  
CHRISTOPHER FRESHLEY  
LANDSCAPE ARCHITECT

PROJECT NUMBER: 218024  
CAPITAL MANOR

DESIGN  
REVIEW

1955 DALLAS HWY  
NW, SALEM, OR  
97304

SHEET TITLE:  
EXISTING TREE  
PLAN

DRAWN BY: CF  
DATE CREATED: 04/06/18

SHEET:  
**L01**  
WESTSIDE VILLA  
5/1/2018

LRS ARCHITECTS, INC. 02/18



LANDSCAPE SYMBOLS LEGEND

- Existing Deciduous Tree to Remain with description
- Existing Deciduous Tree to be Removed
- Existing Conifer Tree to Remain
- Existing Conifer Tree to be Removed

1. EXISTING TREE PLAN - PHASE 3  
SCALE: 1" = 30'-0"





1. LANDSCAPE PLAN - PHASE 3  
SCALE: 1" = 30'-0"

LANDSCAPE LEGEND			
SYMBOL	COMMON NAME	SIZE/FORM	SPACING
TREES			
CA	Ginkgo biloba	1.5' Cal.	30' a.c.
DF	Fraxinus pennsylvanica 'Cinnamom'	8'-8'	15' a.c.
FE	Fraxinus pennsylvanica	1.5' Cal.	30' a.c.
FW	Fraxinus pennsylvanica	1.5' Cal.	30' a.c.
HT	Hedera helix	1.5' Cal.	25' a.c.
JB	Jacqueline's Bush	1.5' Cal.	30' a.c.
KT	Kalmia latifolia	1.5' Cal.	30' a.c.
MT	Malus domestica	1.5' Cal.	30' a.c.
PSG	Prunella serotina	1.5' Cal.	25' a.c.
SC	Sorbus domestica	1.5' Cal.	30' a.c.
SKM	Sorbus domestica	1.5' Cal.	30' a.c.
SM	Sorbus domestica	1.5' Cal.	30' a.c.
ST	Staphylea trifolia	1.5' Cal.	25' a.c.
VC	Viburnum cinnamomifolium	1.5' Cal.	15' a.c.
SHRUBS			
AFD	Arctostaphylos uva-ursi	2' Cal.	5' a.c.
ASEA	Asplenium adnigrum	3' Cal.	5' a.c.
BB	Berberis thunbergii	3' Cal.	5' a.c.
CBB	Chamaecyparis thyoides	3' Cal.	5' a.c.
CPI	Cornus rugosa	3' Cal.	5' a.c.
DV	Daphne genkwa	3' Cal.	5' a.c.
DWC	Dryopteris filix-mas	3' Cal.	5' a.c.
DY	Dryopteris filix-mas	10'-24'	5' a.c.
FD	Fern	1' Cal.	2.5' a.c.
PHI	Philadelphus	2' Cal.	2' a.c.
GA	Gaultheria procumbens	3' Cal.	5' a.c.
QPS	Quercus prinus	3' Cal.	5' a.c.
OH	Osmanthus	3' Cal.	5' a.c.
HB	Hebe	3' Cal.	5' a.c.
HY	Hydrangea	3' Cal.	5' a.c.
JA	Japanese Holly	18'-24'	5' a.c.
JRW	Japanese Redwood	3' Cal.	5' a.c.
KSV	Kalmia latifolia	3' Cal.	5' a.c.
OO	Osmanthus	3' Cal.	5' a.c.
OH	Osmanthus	3' Cal.	5' a.c.
PJM	Pink Knockout Rose	18'-24'	5' a.c.
PKR	Pink Knockout Rose	2' Cal.	5' a.c.
SBV	Spring Bouquet	3' Cal.	5' a.c.
SDC	Summer Delicate	3' Cal.	5' a.c.
SDE	Sunny Delight	3' Cal.	5' a.c.
SF	Scorpio	2' Cal.	3.5' a.c.
SFS	Solar Flare	2' Cal.	5' a.c.
SM	Strawberry Madrone	3' Cal.	5' a.c.
SSV	Summer Snowflake	3' Cal.	5' a.c.
VVP	Valley Vine	3' Cal.	5' a.c.

GROUND COVER	
Low	1' Cal. 36' a.c.
Barberry	1' Cal. 24' a.c.
Artichoke	1' Cal. 24' a.c.

RAIN GARDEN FACILITY  
Rain Garden will comply with City of Salem standards for Rain Gardens

LANDSCAPE SYMBOLS LEGEND	
Existing Deciduous Tree to Remain	with description
Existing Conifer Tree to Remain	with description

NOTES  
1. Installation must comply with all City of Salem landscape code requirements and any conditions of approval.  
2. Irrigation will be a fully automatic underground system, plans will be submitted at Building Permit.

SHEET TITLE:  
LANDSCAPE PLAN

DRAWN BY: CF  
DATE CREATED: 04/06/18

PROJECT NUMBER: 218024  
CAPITAL MANOR

DESIGN REVIEW

1955 DALLAS HWY  
NW, SALEM, OR  
97304

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

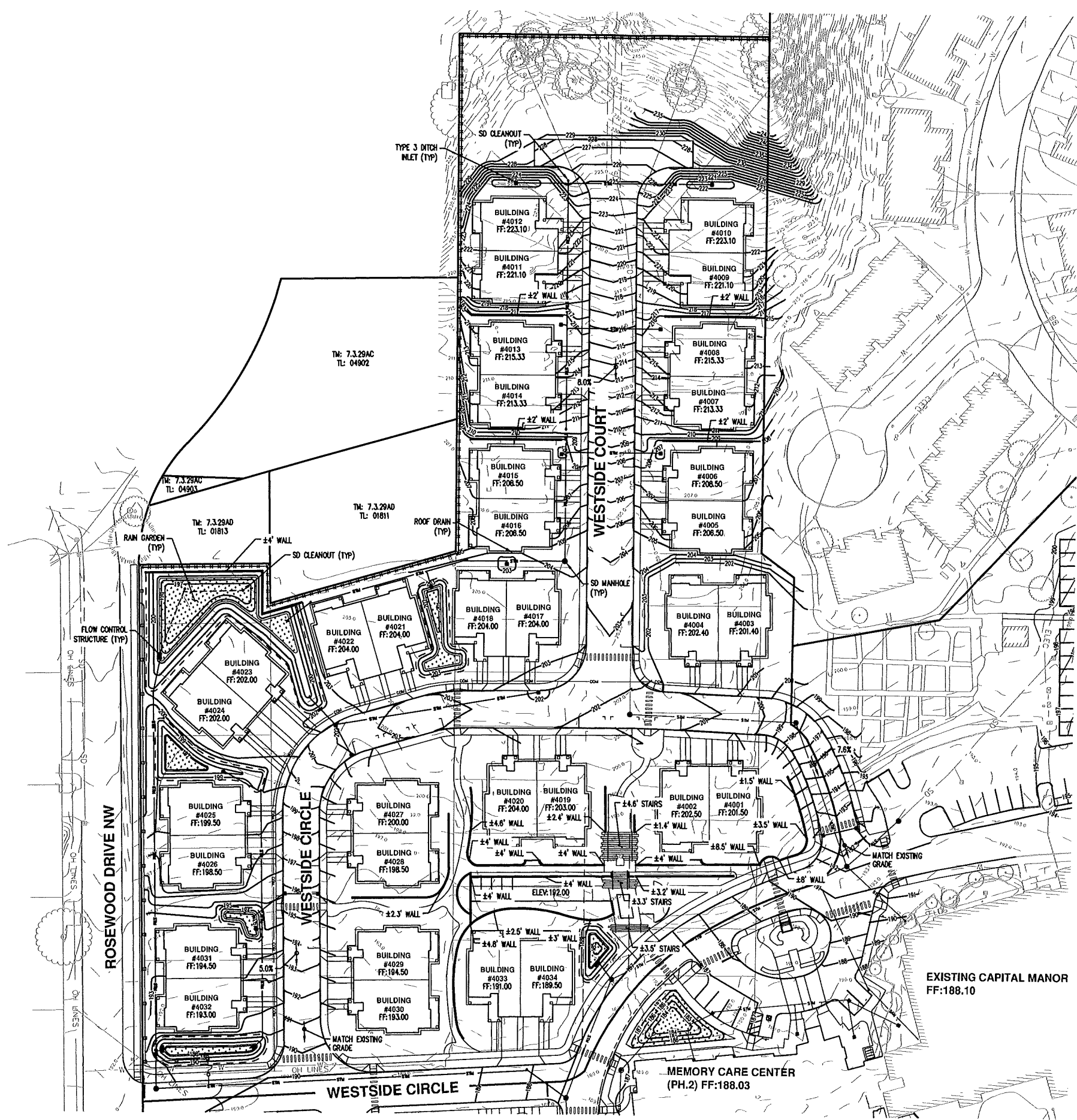
LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN

LANDSCAPE PLAN



LEGEND

- TW: TOP OF WALL ELEVATION  
BW: BOTTOM OF WALL ELEVATION  
SW: SIDEWALK ELEVATION  
AC: ASPHALT PAVEMENT ELEVATION

TOP OF WALL ELEVATION  
BOTTOM OF WALL ELEVATION  
SIDEWALK ELEVATION  
AC PAVEMENT ELEVATION

GSI STORMWATER FACILITY

M.E.F. IS ACHIEVED USING DISCRETIONARY  
APPROACH AS DEFINED BY SALEM DESIGN  
STANDARDS.

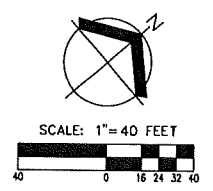
**LRS**  
ARCHITECTS  
720 NW Davis 503.221.1121  
Suite 300 503.221.2077  
Portland OR 97209 www.lrsarchitects.com



CONSULTANT:  
**AKS**  
AKS ENGINEERING & FORESTRY, LLC  
1000 NE Oregon Ave.  
Portland, OR 97232  
P: 503.460.0020  
F: 503.460.0722  
aks-eng.com  
ENGINEERING - SURVEYING - NATURAL RESOURCES  
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

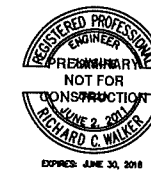
PROJECT NUMBER: 217054  
**CAPITAL MANOR**

1955 DALLAS HWY  
NW, SALEM, OR  
97304



PRELIMINARY GRADING  
AND DRAINAGE PLAN  
FOR DESIGN REVIEW  
(PH.3)

DRAWN BY: JSA  
DATE CREATED: 03/09/2018



CONSULTANT:



PROJECT NUMBER: 217054

**CAPITAL MANOR**

1955 DALLAS HWY  
NW, SALEM, OR  
97304



SCALE: 1" = 40 FEET  
0 8 16 24 32 40

**PRELIMINARY UTILITY  
PLAN FOR DESIGN  
REVIEW (PH. 3)**

DRAWN BY: JSA  
DATE CREATED: 03/09/2018

SHEET:

**C302**

