NOTICE OF DECISION

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

CITY OF Salem AT YOUR SERVICE

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

**DECISION OF THE PLANNING COMMISSION**

**Class 3 Design Review / Conditional Use / Class 3 Site Plan Review / Class 2 Driveway Approach Permit Case No. DR-CU-SPR-DAP17-05**

**APPLICATION NO. : 17-112793-DR, 17-104953-ZO & 17-104954-RP**

**NOTICE OF DECISION DATE: September 21, 2017**

**SUMMARY:** A consolidated application for a Design Review, Conditional Use Permit, Site Plan Review, and Driveway Approach Permit to allow for the development of a proposed 96-unit multiple family development on property located at 3010 Silverton Road NE.

**REQUEST:** A consolidated application for a proposed 96-unit multiple family development. The application includes the following:
1) A Conditional Use Permit to allow for a multiple family development within the CR (Commercial Retail) zone;
2) A Class 3 Design Review and Class 3 Site Plan Review for the proposed 96-unit multiple family development;
3) A Class 2 Driveway Approach Permit to allow driveway access from the proposed development to Lansing Avenue NE.

The subject property totals approximately 3.31 acres in size, is zoned CR (Commercial Retail), and is located at 3010 Silverton Road NE (Marion County Assessor's Map and Tax Lot Number: 073W13AB07800).

**APPLICANT:** Basil Elias

**LOCATION:** 3010 Silverton Road NE / 97301

**CRITERIA:** Class 3 Design Review: 225.005(e)(2)
Conditional Use: 240.005(d)
Class 3 Site Plan Review: 220.005(f)(3)
Class 2 Driveway Approach Permit: 804.025(d)

**FINDINGS:** The facts and findings are in the attached Exhibit dated September 20, 2017.

**DECISION:** The Planning Commission **APPROVED** Class 3 Design Review, Conditional Use, Class 3 Site Plan Review, and Class 2 Driveway Approach Permit Case No. DR-CU-SPR-DAP17-05 subject to the following conditions of approval:

**Condition 1:** Consult the Urban Forester and preserve the existing tree located in the Silverton Road NE special setback if feasible.

**Condition 2:** Provide privacy fences of at least 3 feet in height for the private open space for all ground floor units; those fences located within 10 feet of the special setback line or right-of-way line may be up to 8 feet in height, provided that any portion of the fence or wall above 30 inches in height shall be less than 25 percent opaque when viewed at any angle at a point 25 feet away from the fence or wall.

~~**Condition 3:** Additional windows shall be provided in all habitable space, excluding bathrooms, that faces common open space, parking areas, and pedestrian paths.~~

**Condition ~~4~~ 3:** Provide a continuous sidewalk south of Building H.

**Condition ~~5~~ 4:** Provide one window per unit on the following facades: ~~additional windows on the north side of Building A; the south side of Building B; the east side of Building C; the west end of Building D;~~ the east end of Building E; the north end of Building F; the south end of Building G; and the west end of Building H.

**Condition ~~6~~ 5:** Relocate the proposed buildings so that no buildings or structures are within the ~~10~~ 5-foot public utility easement, measured from the special setback line.

**Condition ~~7~~ 6:** The multi-family use shall contain no more than 96 dwelling units. Any future increase of the development beyond 96 dwelling units will require approval of a separate conditional use permit.

**Condition ~~8~~ 7:** Deliveries by trucks which exceed a maximum combined vehicle and load rating of 8,000 pounds to the driveway off Lansing Avenue shall be restricted to the hours of 9:00 AM to 2:00 PM and 3:30 PM to 6:00 PM.

**Condition ~~9~~ 8:** Mark all compact spaces.

**Condition ~~10~~ 9:** Locate all bike spaces within 50 feet of a main entry for a building.

**Condition ~~11~~ 10:** Provide one off-street loading space within 25 feet of the entry to the office or certify that the use or activity does not require a delivery vehicle which exceeds a maximum combined vehicle and load rating of 8,000 pounds.

**Condition ~~12~~ 11:** Convey land for dedication to equal a half-width right-of-way of 48-feet from the centerline on the development side of Silverton Road NE and 30-feet from the centerline on the development side of Lansing Avenue NE, including sufficient right-of-way to accommodate public infrastructure at the property corners.

**Condition ~~13~~ 12:** Provide street trees and street lights along the entire frontage of Lansing Avenue NE and Silverton Road NE according to Public Works Design Standards (PWDS).

**Condition ~~14~~ 13:** Along the entire frontage of Silverton Road NE and Lansing Avenue NE, close unused driveways pursuant to PWDS.

**VOTE:**

**Yes 7** **No 2 (McKinley and Wright)** **Absent 0** **Abstention 0**

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 | October 7, 2019 |
| Conditional Use | October 7, 2019 |
| Class 3 Site Plan Review | October 7, 2021 |
| Class 2 Driveway Approach Permit | October 7, 2019 |

| | |
|---|---|
| Application Deemed Complete: | August 24, 2017 |
| Public Hearing Date: | September 19, 2017 |
| Notice of Decision Mailing Date: | September 21, 2017 |
| Decision Effective Date: | October 7, 2017 |
| State Mandate Date: | December 22, 2017 |

Case Manager: Pamela Cole, 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., October 6, 2017**. 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) 225, 240, 220 and 804. 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**

# FACTS & FINDINGS

## CLASS 3 DESIGN REVIEW/CONDITIONAL USE/CLASS 3 SITE PLAN REVIEW/CLASS 2 DRIVEWAY APPROACH PERMIT CASE NO. DR-CU-SPR-DAP17-02 SEPTEMBER 21, 2017

### PROCEDURAL FINDINGS

Ronald James Ped, on behalf of the applicant and property owner BasiL Michael Elias, filed an application for a consolidated Class 3 Design Review, Conditional Use, Class 3 Site Plan Review, and Class 2 Driveway Approach Permit for a proposed development consisting of 96 multiple-family residential dwelling units on property located at 3010 Silverton Road NE.

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 application was deemed complete for processing on August 24, 2017. Notice of the public hearing on the proposed development was subsequently provided pursuant to SRC requirements on August 30, 2017. Notice was also posted on the subject property by the applicant's representative pursuant to SRC requirements on September 8, 2017.

The public hearing on the proposed Class 3 Design Review, Conditional Use, Class 3 Site Plan Review, and Class 2 Driveway Approach Permit application was scheduled for September 19, 2017. The state-mandated 120-day local decision deadline for the application is December 22, 2017.

On September 19, 2017, 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, Conditional Use, Class 3 Site Plan Review, and Class 2 Driveway Approach Permit application subject to the conditions of approval recommended by staff, with several modifications to those conditions.

### SUBSTANTIVE FINDINGS

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

   The subject property is designated "Commercial" on the Salem Area Comprehensive Plan map.

2. **Zoning**

   The subject property is zoned CR (Retail Commercial). The zoning of surrounding properties is as follows:

   North: Across Silverton Road NE, CG (General Commercial)
   South: RS (Single Family Residential)

East: CG (General Commercial) and RS (Single Family Residential)
West: Across Lansing Avenue NE, CR (Retail Commercial) and RS (Single Family Residential)

**3. Natural Features**

***Trees:*** The City's tree preservation ordinance (SRC Chapter 808) protects Heritage Trees, Significant Trees (including Oregon White Oaks with diameter-at-breast-height of 24 inches or greater), trees and native vegetation in riparian corridors, and trees on lots and parcels greater than 20,000 square feet. The tree preservation ordinance defines "tree" as, "any living woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more dbh, and possesses an upright arrangement of branches and leaves."

There are trees located on the subject property. Because there are trees located on the subject property, the tree preservation requirements of SRC Chapter 808 are applicable to the proposed development. Removal of any trees from within the right-of-way of public streets is subject to the requirements of SRC Chapter 86 (Trees on City Owned Property).

***Wetlands:*** According to the Salem-Keizer Local Wetlands Inventory (LWI), the subject property does not contain any mapped wetlands or waterways.

***Landslide Hazards:*** According to the City's adopted landslide hazard susceptibility maps, the subject property does not contain any areas of mapped landslide hazard susceptibility points. Pursuant to the City's landslide hazard ordinance (SRC Chapter 810), a geologic assessment is therefore not required in conjunction with the proposed development.

**4. Neighborhood Association Comments**

The subject property is located within the boundaries of the Northgate Neighborhood Association (Northgate) and adjacent to the Lansing Neighborhood Association (Lansing). No comments were received from the neighborhood associations prior to the public hearing. At the September 19, 2017 public hearing, testimony was received from both neighborhood associations:

A. Objecting to the proposal due to its potential effects on traffic and livability due to the scarcity of available on-street parking to accommodate overflow from the development, the existing traffic conditions in the area, and safety issues for the nearby schools;

B. Objecting to the proposed development because the Lansing and Northeast Salem Community Association (NESCA) joint plan has identified the site as a location for neighborhood businesses;

C. Requesting whether parking spaces could be added;

D. Requesting that the sidewalk in the complex be widened;

E. Stating that the proposed residential project would worsen overcrowding in schools to an extent greater than stated in the staff report;

F. Objecting to using the proposed play area at the northwest corner as a children's play area;

G. Requesting a left turn lane into the complex or other infrastructure improvements;

H. Objecting to the notification of only those property owners within 250 feet of the property and notification only 20 days prior to the meeting;

I. Requesting that the city post projects on the City Council Facebook page for better access because the website is difficult to navigate.

**Finding:** The Public Works Department determined that the proposed development would generate 638 average daily trips, below the 1,000 trip/day threshold that would require a Transportation Impact Analysis. The proposal would generate less traffic than other types of uses that would be permitted outright in the CR zone, such as a 1,500-square foot drive-through coffee shop that would generate 744 average daily trips.

The site has remained undeveloped for many years. The proposed multi-family residential use would be allowed through conditional use approval and would help to address a need for multi-family housing.

The applicant is proposing five percent more on-site parking spaces than required by the Salem Revised Code.

The proposed sidewalk along the east side of the complex is five feet in width. Public Works has not indicated that the public sidewalks must be widened.

The School District provided comments stating that that proposed development would result in an estimated enrollment increase of 34 students, with an estimated enrollment of 5 students over capacity and an estimated capital cost of $231,945 for new schools for new school capacity.

The proposed play area at the northwest corner will not include playground equipment. The children's play area will be centrally located.

The Public Works Department determined that no infrastructure improvements such as left-turn lanes or street widening are warranted by the proposed development. Right-of-way will be dedicated on both streets, and street lighting and street trees will be required.

Notification of the public hearing was provided on August 30, 2017 to the neighborhood associations and property owners within 250 feet according to the requirements of the Salem Revised Code.

Notification of the public hearing and a link to the staff report were provided on the city's website on September 12.

**5. <u>Public Comments</u>**

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.

No public comments were received prior to the staff report. Prior to the public hearing, testimony was provided by two property owners:

A. Traffic would be incompatible with the neighborhood, where existing traffic and accidents are already issues and other apartments are being constructed nearby, and infrastructure such as turn lanes should be required;

B. On-street parking is insufficient to accommodate overflow;

C. Pedestrian safety is an issue at the schools;

D. Schools should deploy crossing guards differently, walk groups of children up to four blocks to reduce traffic jams, release children in staggered time blocks, and operate year-round to reduce issues of over-capacity

E. The property has a low soil level and high water table;

F. The use should be commercial, not residential;

G. The city should mandate a percentage of three- and four-bedroom units;

**Finding:** The Public Works Department determined that no infrastructure improvements such as left-turn lanes or street widening are warranted by the proposed development. Right-of-way will be dedicated on both streets, and street lighting and street trees will be required.

The proposed development is providing five percent more than the minimum required number of parking spaces.

Sidewalks are continuous along the property frontage, and crosswalks exist for schoolchildren to cross from the east side of Lansing Avenue NE to the schools on the west side of Lansing Avenue NE. The neighborhood associations and property owners may contact the school district with suggestions for improving pedestrian safety and traffic.

The property is not mapped with wetlands but is mapped with hydric soils. Staff has recommended that the applicant contact the Department of State Lands to verify if permits are required for the proposed scope of work.

The site has remained undeveloped for many years. The proposed multi-family residential use would be allowed through conditional use approval and would help to address a need for multi-family housing.

The city does not require a certain percentage of three- or four-bedroom units, but the applicant is proposing 10 three-bedroom units.

At the September 19, 2017, public hearing testimony from one area property owner was provided, along with a document with signatures of seven neighbors:

A. School traffic between 2:00 pm and 3:00 pm prevented one resident from leaving their driveway;

B. The proposed recycling station would create odors and attract flies and mice, so it should be located in the center of the lot or near Silverton Road NE.

**Finding:** The proposed development is located within walking distance of the schools and is unlikely to worsen the existing school traffic to a significant extent.

The proposed location of the recycling enclosure is 15 feet from the nearest residential properties. An 8-foot-tall concrete block wall will be constructed at the property line, and 15 feet of landscaped area would be located between the property line and enclosure. The proposed location meets standards.

**6. City Department Comments**

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

B. The Fire Department commented that they will address items including fire department access and water supply at the time of building permit plan review.

C. The Public Works Department reviewed the proposal and provided comments regarding street and City utility improvements required to serve the development and recommended conditions of approval to ensure conformance with the applicable requirements of the SRC. During the public hearing, the Public Works Department submitted an email stating that they would accept a 5-foot public utility easement.

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

Notice of the proposal was provided to public agencies and to public & private service providers. The Salem-Keizer School District reviewed the proposal and provided comments that, in summary, indicate the subject property is served by Washington Elementary School, Waldo Middle School, and McKay High School. Students are within the walk zone of the elementary, middle school, and high school. The School District estimates that the proposed development will result in the addition of approximately 34 students for grades K through 12. They explain that sufficient school capacity exists at Washington Elementary School and Waldo Middle School, but sufficient capacity does not currently exist at McKay High School. The estimated student enrollment over capacity is 5 students.

Prior to the staff report, PGE commented, “Development cost per current tariff and service requirements. 10-foot public utility easement required on all front street lots.” Prior to the public hearing, the applicant provided an email from PGE stating that they would accept a 5-foot public utility easement.

**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 proposed apartment complex includes a variety of open space areas available for residents including a central children's play area, a secondary play area near the northwest corner, and other open landscaped areas around the site.

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

**Finding:** Common open space areas are provided throughout the site.

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

**Finding:** A variety of common open space areas are provided which are outside of the perimeter setback areas and special setback areas. Approximately 33.5 percent (46,295 square feet) of the 138,000-square foot site outside of the special setback areas is common open space including landscaped areas, sidewalks, and play areas, with approximately 78 percent (36,165 square feet) of the open space area falling outside of the perimeter 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 proposed apartment complex includes a variety of open space areas available for residents including a central children's play area, a secondary play area in the northwest corner, and other open landscaped areas around the site.

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

**Finding:** The proposed children's play area is located between Buildings E, F, and G near the center of the property.

(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:** The proposed children's play area is located in a convenient and safe area for the residents, visible from dwelling units, fenced, and located away from driveways and parking areas.

*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:** Each of the proposed dwelling units is provided with a private open space area. Patios are provided for the ground floor units, and decks are provided for the second and third floor units.

(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:** Private open space areas are separated from common open space areas by a combination of landscaping and fencing.

**<u>Landscaping Design Review Guidelines and Standards</u>**

*702.020(b)(1) – General Landscaping*

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

**Finding:** The applicant's preliminary landscape plan indicates that a variety of tree types will be distributed throughout the development site.

(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 conditions plan indicates that there is one tree located near the current property line abutting Silverton Road NE and one in the northwestern area of the property. Neither tree is designated for preservation. The tree near Silverton Road NE is in the special setback now and would be in the public right-of-way if the street is improved. The other tree is within the area that would be developed as a parking lot. To ensure compliance with this guideline, the Planning Commission adopts the following condition:

**Condition 1:** Consult the Urban Forester and preserve the existing tree located in the Silverton Road NE special setback if feasible.

(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 is adjacent to an RS (Single Family Residential) zone to the south. The CR zone requires a minimum 15 foot landscaped setback, including landscaping of one plant unit per 20 square feet and the installation of a 6-foot tall sight-obscuring fence adjacent to the RS zone. Condition 12 of CPC/ZC 99-02 requires a 15-foot-wide landscaped area and an 8-foot-tall wall along the south

property line and a 25-foot-wide landscaped area and 6-foot-tall wall along the east property line where the CR zone abuts the RS zone. The setback and screening requirements of the underlying zone and the condition of approval of CPC/ZC 99-02 provide for a sufficient buffer between the proposed multi-family use and the RS-zoned property.

*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 preliminary landscaping plan shows street trees to be planted within the public right-of-way.

*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 at the common entry way for each of the proposed buildings.

(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 preliminary landscape plan indicates that trees and shrub beds will be provided around the exterior walls of the proposed 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:** A minimum 15 foot wide landscaped setback area and an 8-foot tall wall will be provided along the southern property boundary where abutting a residentially zoned property. A minimum 10-foot-wide landscaped setback and a 6-foot tall sight-obscuring fence are proposed along the eastern property line abutting a commercially zoned property.

(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 shrub beds will be provided around the exterior walls of the proposed buildings and 3-foot-tall privacy fencing will be placed around ground floor private open space areas. Some of the privacy fences are located within 10 feet of the special setback line. When located within 10 feet of a property line or special setback line abutting a street, general development standards allow fences in the CR zone up to 8 feet in height, but any portion of the fence or wall above 30 inches in height shall be less than 25 percent opaque when viewed at any angle at a point 25 feet away from the fence or wall (SRC 800.050(a)(1)(B)(i)). To ensure compliance with the guideline and the general development standard, the Planning Commission adopts the following condition:

**Condition 2:** Provide privacy fences of at least 3 feet in height for the private open space for all ground floor units; those fences located within 10 feet of the special setback line or right-of-way line may be up to 8 feet in height, provided that any portion of the fence or wall above 30 inches in height shall be less than 25 percent opaque when viewed at any angle at a point 25 feet away from the fence or wall.

*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 proposed parking areas and along the perimeter of the 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 site plan, floor plans, and elevation drawings do not clearly indicate that windows are provided in all habitable rooms and windows that face the parking lots and open space areas. In particular, the site plan indicates that Buildings B, C, D, E, F, G, and H include rooms with habitable space that do not have windows facing parking and open space areas. The floor plans and elevations indicate more windows, but still do not clearly show windows in all rooms with habitable space that face parking and open space. The proposal complies with the guideline because Condition 4 below will ensure that a window is provided in at least one habitable room per unit on each facade.

(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 no fences or plant materials will be located in areas which obstruct visibility. All landscaping adjacent to open space areas will not exceed 3 feet in height.

**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:** Landscape islands with canopy trees are provided at regular intervals around the proposed parking area to minimize the expanse of continuous parking.

(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 parking areas, common open space areas and recreation building to the proposed multi-family dwelling units. There is one small gap in the pedestrian pathway south of building H. The Planning Commission adopts the following condition to ensure safety for pedestrians:

**Condition 3:** Provide a continuous sidewalk south of Building H.

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

**Finding:** Parking areas are provided throughout the development site in a convenient distance from the proposed multi-family dwelling units.

(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:** A proposed parking area is located adjacent to the RS zoned property to the north. The parking area will be setback approximately 15 feet from the property line. The topography of the property is relatively flat in this location.

*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 one driveway onto Lansing Avenue NE. Three pedestrian connections are proposed to the public sidewalk system, in addition to proposed sidewalks from private open space to the public sidewalk.

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

**Finding:** Marked crosswalks will be provided along major pedestrian routes within the development where the route crosses over a vehicle use area.

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

**Finding:** The proposed driveway will access Lansing Avenue NE, a collector street, rather than Silverton Road NE, an arterial street. No driveways will access an arterial street.

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

**Finding:** No opportunities exist for consolidation of driveways with adjacent developments. The adjacent property to the south is zoned RS (Single Family Residential) and occupied by single family dwellings. The adjacent property to the east obtains access from Silverton Road NE, is zoned CG, and occupied by commercial development.

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

**Finding:** Because buildings are placed near the special setback lines abutting the streets, most of the parking areas are not visible from the public right-of-way. The preliminary landscaping plan indicates that the southernmost proposed parking area is located more than 20 feet from right-of-way and will be screened by landscaping and that the southern and eastern parking areas located near abutting properties will be screened from landscaping and a wall and fence.

**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:** The development site is flat and does not contain any areas of mapped landslide hazards.

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

**Finding:** The proposed three story buildings comply with height and setback requirements of the underlying zone.

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

**Finding:** Building offsets are provided in the design for each building. No dimension exceeds more than 150 feet in length. The elevation drawings indicate that some of the building faces are long and monotonous, with no windows. The Planning Commission adopts the following condition to ensure compliance with the guideline:

**Condition 4:** Provide one window per unit on the following facades: the east end of Building E; the north end of Building F; the south end of Building G; and the west end of Building H.

*702.035(c)(1) – Compatibility*

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

**Finding:** Horizontal and vertical building offsets are provided in the design for each building. No dimension exceeds more than 150 feet in length. The proposed building setbacks and building height comply with the standards and guidelines for multi-family 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 height and setback requirements of the CR zone. The building height and setbacks proposed provide a separation and transitional area between existing buildings on abutting sites.

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

**Finding:** Building offsets, varied roof elevations and contrasting trim materials are provided in the design for each building.

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

**Finding:** The proposed site plan shows 4 of the 8 apartment buildings will be placed at the 5-foot setback line adjacent to the special setback line. However, PGE commented that there is generally a 10-foot public utility easement along both streets, but a 5-foot public utility easement is acceptable for this proposal. Therefore, the Planning Commission adopts the following condition:

**Condition 5:** Relocate the proposed buildings so that no buildings or structures are within the 5-foot public utility easement, measured from the special setback line.

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

**Finding:** Covered entry ways are provided in the design of the primary entrance for each of the buildings.

*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:** Each of the proposed buildings includes a 4-foot building offset between every two dwelling units.

(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 not be provided in all rooms with habitable space that face common open space and parking areas. Staff's recommended conditions require that additional window area shall be incorporated into the design and ensure compliance with the intent of this design guideline.

(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 common entries for each building.

(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 design does not include a horizontal roof length which exceeds 100 feet without an elevation change of at least 4 feet, in compliance with the corresponding design standard.

**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:** The site plan a trash and recycling area to serve residents. The proposed enclosures meet the solid waste service area requirements of SRC Chapter 800.055.

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

**Finding:** The proposed enclosures will be constructed of CMU block, and the doors and gate are proposed to be chain link with wood privacy slats or steel frame with wood fencing. The roof framing will be similar to the other 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:** The proposed enclosures meet the solid waste service area requirements of SRC Chapter 800.055, including requirements for vehicle operation and servicing area. Adequate space is provided to allow for the servicing of recyclables.

**FINDINGS ADDRESSING APPLICABLE SALEM REVISED CODE APPROVAL CRITERIA FOR CONDITIONAL USES**

**9. CONDITIONAL USE APPROVAL CRITERIA**

SRC Chapter 240.005(a)(1) provides that:

> No building, structure, or land shall be used or developed for any use which is designated as a conditional use in the UDC unless a conditional use permit has been granted pursuant to this chapter.

SRC Chapter 240.005(d) establishes the following approval criteria for a conditional use permit:

Criterion 1:

The proposed use is allowed as a conditional use in the zone.

**Finding:** SRC Chapter 522, Table 522-1 provides that multiple family uses are allowed in the CR (Retail Commercial) zone with a conditional use permit.

Criterion 2:

The reasonably likely adverse impacts of the use on the immediate neighborhood can be minimized through the imposition of conditions.

**Finding:** The subject property is adjacent to single family dwellings located in an RS (Single Family Residential) zone to the south. There is an existing commercial development to the east.

Design review is required for multi-family development within the City of Salem. The design review process encourages open spaces in multi-family developments, requires common and private open space for active and passive uses, ensures that accessible pathways are available to residents of the development and provides visual relief from structural bulk.

The design review standards, including setbacks, landscaping and open space, are intended to address the difference in compatibility that arises from increased residential density. The multi-family design standards and the standards in the CR zone require that a sight-obscuring fence and landscaped area separate the proposed multi-family use from the abutting RS (Single Family Residential) zone to the south. A 15-foot landscaped setback and installation of an 8-foot-tall wall are required under the conditions of the Comprehensive Plan Change / Zone Change 99-2. The required landscaping, fencing, and wall will provide a buffer and separation between the multi-family use and abutting uses.

If the property were zoned RM-II (Multiple Family Residential), the density would allow between 40 and 93 dwelling units based on the current 3.31-acre size of the parcel; the applicant is proposing up to 96 dwelling units on their tentative site plan. When the special setbacks are subtracted, the area of site is approximately 138,000 square feet (3.17 acre), and the proposed density is approximately 30 units per acre; the maximum number of units on a similarly sized site in the RM-II zone would be 89 units.

The primary adverse impact from the development will be on traffic. The multi-family development would be expected to generate less traffic than many of the possible commercial uses that would be permitted on the property. A multi-family development of 96 units would be expected to generate approximately 645 vehicle trips per day. For comparison, a 1,500-square foot drive-through coffee shop would be expected to generate 744 trips per day, and the subject property is large enough to accommodate a much larger retail shopping center with the potential to generate even more traffic. Even though the site will generate significant traffic, the proposed development is in a predominantly commercial area with a transit stop adjacent to the site, and it is located at a signalized intersection with marked crosswalks. Those factors help to mitigate the traffic impacts.

To ensure that the development remains in compliance with this criterion, the Planning Commission adopts the following condition.

**Condition 6:** The multi-family use shall contain no more than 96 dwelling units. Any future increase of the development beyond 96 dwelling units will require approval of a separate conditional use permit.

The site is subject to the conditions of approval of Comprehensive Plan Change / Zone change 99-2, including a condition that truck deliveries be restricted to certain hours. This

condition was related to school traffic on Lansing Avenue NE. To ensure compliance, the Planning Commission adopts the following condition:

**Condition 7:** Deliveries by trucks which exceed a maximum combined vehicle and load rating of 8,000 pounds to the driveway off Lansing Avenue shall be restricted to the hours of 9:00 AM to 2:00 PM and 3:30 PM to 6:00 PM.

Criterion 3:

The proposed use will be reasonably compatible with and have minimal impact on the livability or appropriate development of surrounding property.

**Finding:** The subject property is surrounded by the following uses:

North: Across Silverton Road NE, CG (General Commercial); offices, shops, distribution warehouse
South: RS (Single Family Residential); single family dwellings
East: CG (General Commercial); equipment services; RS (Single Family Residential); single family dwelling
West: Across Lansing Avenue NE, CR (Retail Commercial) and RS (Single Family Residential); retail, restaurant, single family dwellings

To determine if the proposed multi-family use is reasonably compatible with the surrounding area, it is first appropriate to determine if the proposed multi-family use is consistent with the goals and policies of the Salem Area Comprehensive Plan for multi-family residential development and siting.

**Residential Development (SACP IV Section E)**

***Establishing Residential Uses.***
The location and density of residential uses shall be determined after considering the proximity to services. Such services include, but are not limited to, shopping, employment and entertainment opportunities, parks, religious institutions, schools and municipal services. Relative proximity shall be determined by distance, access, and ability to provide services to the site.

***Multi-Family Housing.***
Multiple family developments should be located in areas that provide walking, auto or transit connections to:
1) Employment Center
2) Shopping Areas
3) Transit Service
4) Parks
5) Public Buildings

***Facilities and Services Location.***
Residential uses and neighborhood facilities and services shall be located to accommodate pedestrian, bicycle and vehicle access.

**Finding:** Existing shopping areas and employment opportunities are located north, east, and west of the subject property on Silverton Road NE. There are public sidewalks connecting the proposed multi-family use to shopping areas and public schools (Waldo Middle School and

Washington Elementary School, on the west side of Lansing Avenue NE). Lansing Park is within approximately 4/10 of a mile east of the subject property. The nearest transit service route is provided on Silverton Road NE with a stop on the north side of the property.

As proposed and conditioned, the proposed multi-family use for the subject property is consistent with the goals and policies of the Salem Area Comprehensive Plan for multi-family residential development and siting.

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

**10. 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 a 96-unit apartment complex in a CR zone on the subject property.

**Development Standards – CR Zone:**

*SRC 522.005(a) - Uses:*
Except as otherwise provided in Chapter 522, the permitted, special, conditional and prohibited uses in the CR zone are set forth in Table 522-1.

**Finding:** Multiple Family Uses are allowed in the CR zone, subject to Conditional Use Permit approval.

*SRC 522.010(a) – Lot Standards:*
There are no minimum lot area or dimensional requirements in the CR zone. The minimum street frontage requirement is 16 feet.

**Finding:** The subject property has frontage along two streets, Lansing Avenue NE and Silverton Road NE. The existing/proposed street frontage exceeds the minimum frontage requirement.

*SRC 522.010(b) – CR Zone Setbacks:*

**North and West:** Adjacent to the north is the right-of-way for Silverton Road NE. Adjacent to the west is the right-of-way for Lansing Avenue NE. For buildings and structures, the minimum setback is 5 feet. There is a minimum 6-10 foot vehicle use area setback adjacent

to a street per SRC Chapter 806. These setbacks are measured from the special setback lines.

**Finding:** Proposed buildings A through D are located approximately 5 feet from the special setback lines. However, a 10-foot public utility easement applies from the special setback line, and staff has recommended in Condition 1 that the buildings shall be relocated outside of the public utility easement. The vehicle use area is set back approximately 20 feet from the special setback line, in compliance with the minimum standard.

**East:** Adjacent to the east are a CG zone and a short segment of an RS zone. For buildings and structures, no setback is required abutting the CG zone. There is a minimum 5-foot vehicle use area setback per SRC Chapter 806 with Type A landscaping of one plant unit per 20 square feet.

The site is also subject to conditions of approval for Comprehensive Plan Change / Zone Change 99-2, which include a requirement for a 25-foot bufferyard and 6-foot wall along the segment of the east property line than abuts residentially zoned land.

**Finding:** A 6-foot tall sight-obscuring fence is proposed along the east property line abutting commercial zone, and an 8-foot wall is proposed along the east property line abutting a residential zone. The parking and vehicle use area is set back 10 feet from the property line. The nearest building is 10 feet from the east property line. The proposed buildings, structures, and vehicle use area meet the required setbacks.

**South:** Adjacent to the south is a RS (Single Family Residential) zone. There is a minimum 15 foot setback for buildings and vehicle use areas adjacent to a residential zone. Required landscaping 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 site is subject to conditions of approval for Comprehensive Plan Change / Zone Change 99-2, which include a requirement for a 15-foot bufferyard and 8-foot wall along the south property line.

**Finding:** The vehicle use area is set back 15 feet from the south property line, and an 8-foot wall is proposed. The nearest building is set back approximately 80 feet from the south property line. The proposed buildings, structures, and vehicle use area meet the required setbacks.

*SRC 522.010(c) - Lot Coverage, Height:*
There is no maximum lot coverage standard in the CR zone. The maximum building height allowance for all uses in the CR zone is 50 feet.

**Finding:** The proposed development complies with the lot coverage and maximum height standards of the CR zone.

*SRC 522.010(d) - Landscaping:*

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

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

**Finding:** The subject property, excluding special setbacks, is approximately 138.000 square feet, requiring a minimum of 20,700 square feet of landscape area (138,000 x 0.15 = 20,700). The site plan indicates that 46,295 square feet of landscape area will be provided.

A minimum of 1 plant unit per 20 square feet is required or 1,035 plant units (20,700 / 20 = 1,035). Of the plant units, a minimum of 40 percent shall be trees or 414 (31,035 x 0.4 = 414). Landscape and irrigation plans will be reviewed for conformance with the requirements of the zoning code at the time of building permit application review.

**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 us of a solid waste, recycling, and compostable receptacle of 1 cubic yard or larger is proposed.

*SRC 800.055(b) – Solid Waste Receptacle Placement Standards.*
All solid waste receptacles shall be placed at grade on a concrete pad that is a minimum of 4 inches thick, or on an asphalt pad that is a minimum of 6 inches thick. The pad shall have a slope of no more than 3 percent and shall be designed to discharge stormwater runoff.

1) Pad area. In determining the total concrete pad area for any solid waste service area:
   a. The pad area shall extend a minimum of 1-foot beyond the sides and rear of the receptacle.
   b. The pad area shall extend a minimum 3 feet beyond the front of the receptacle.

   **Finding:** A concrete slab is proposed, meeting the requirements of this section.

2) Minimum Separation.
   a. A minimum separation of 1.5 feet shall be provided between the receptacle and the side wall of the enclosure.
   b. A minimum separation of 5 feet shall be provided between the receptacle and any combustible walls, combustible roof eave lines, or building or structure openings.

   **Finding:** Adequate separation distance is provided within the enclosure. Receptacles will not be placed within 5 feet of a building or structure.

*SRC 800.055(e) – Solid Waste Service Area Enclosure Standards.*
When enclosures area used for required screening or aesthetics, such enclosure shall conform to the following standards:

1) Front Opening of Enclosure. The front opening of the enclosure shall be unobstructed and shall be a minimum of 12 feet in width.

**Finding:** The width of the proposed front opening is 16 feet 8 inches, exceeding the minimum standard.

2) Measures to Prevent Damage to Enclosure. Enclosures constructed of wood or chain link fencing material shall contain a minimum 4-inch nominal high bumper curb at ground level located 12 inches inside the perimeter of the outside walls of the enclosure to prevent damage from receptacles impacts.

   **Finding:** The proposed enclosure is CMU block, therefore this is not applicable.

3) Enclosure Gates. Any gate across the front opening of an enclosure shall swing freely without obstructions. For any opening that is 15 feet or greater in width, the gates shall open a minimum of 90 degrees. All gates shall have restrainers in the open and closed positions.

   **Finding:** The proposed gates can swing 90 degrees.

*SRC 800.055(f) – Solid Waste Service Area Vehicle Access.*

1) Vehicle Operation Area. A vehicle operation area shall be provided for solid waste collection service vehicles that are free of obstructions and no less than 45 feet in length and 12 feet in width. Vehicle operation areas shall be made available in front of every receptacle.

   **Finding:** The proposed vehicle operation area meets the minimum dimensional requirements for service vehicle access.

**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 CR (Retail Commercial) zone, required off-street parking may be located within 500 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 96-unit apartment complex requires a minimum of 144 off-street parking spaces (96 x 1.5 = 144). The maximum off-street parking allowance for the use is 252 spaces (144 x 1.75 = 252). There are 151 proposed off-street parking spaces provided for the proposed use, consistent with the minimum and maximum off-street parking requirements.

65 of the proposed parking spaces are designated as compact spaces (45 percent of the required 144 spaces). Carpool/vanpool spaces are not required for a 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:** Off-street parking spaces are not located within required setbacks.

c) *Perimeter Setbacks and Landscaping.* Perimeter setbacks shall be required for off-street parking and vehicle use areas abutting streets, abutting interior front, side, and rear property lines, and adjacent to buildings and structures.

   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 vehicle use area complies with the minimum 5 foot vehicle use area setback adjacent to a building.

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

   **Finding:** The proposed site plan indicates that the parking and driveway area is 52,475 square feet in size. A minimum of 4,198 square feet of interior parking lot

landscaping is required (52,475 x 0.08 = 4,198). The interior parking lot landscaping exceeds the minimum standard.

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, wheel barriers, striping, marking and signage and lighting will meet the standards of SRC 806. Lighting shall be consistent with SRC Chapter 806. Sheet A1.0 was revised to include additional compact spaces not shown on other sheets. The following condition is required to ensure compliance with these standards:

**Condition 8:** Mark all compact spaces.

**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 96-unit apartment complex, which requires a minimum of 10 bicycle parking spaces (96 x 0.1 = 89.6). The proposed site plan (Sheet A1.2) indicates 10 bicycle parking spaces will be provided, dispersed throughout the development site.

*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 not all within 50 feet of the main entry for the buildings. Dimensions and design of the bicycle parking spaces will be reviewed at the time of Building Permit. The following condition is required:

**Condition 9:** Locate all bike spaces within 50 feet of a main entry for a 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 with 50-99 units, a minimum of one off-street loading space is required. The space shall be 12 feet in width, 19 feet in length, and 12 feet of vertical clearance.

If a recreational or service building is provided, at least one of the required loading spaces shall be located in conjunction with the recreational or service building.

An off-street parking area meeting the requirements of this Chapter may be used in place of a required off-street loading space when the use or activity does not require a delivery vehicle which exceeds a maximum combined vehicle and load rating of 8,000 pounds and the off-street parking area is located within 25 feet of the building or the use or activity that it serves.

**Finding:** No off-street loading space is proposed to serve the proposed apartment complex. The Planning Commission adopts the following condition of approval:

**Condition 10:** Provide one off-street loading space within 25 feet of the entry to the office or certify that the use or activity does not require a delivery vehicle which exceeds a maximum combined vehicle and load rating of 8,000 pounds.

**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.

**Preservation of Trees and Vegetation**

The City's tree preservation ordinance (SRC Chapter 808) protects Heritage Trees,

Significant Trees (including Oregon White Oaks with diameter-at-breast-height of 24 inches or greater), trees and native vegetation in riparian corridors, and trees on lots and parcels greater than 20,000 square feet. The tree preservation ordinance defines "tree" as, "any living woody plant that grows to 15 feet or more in height, typically with one main stem called a trunk, which is 10 inches or more dbh, and possesses an upright arrangement of branches and leaves."

There are trees located on the subject property. Because there are trees located on the subject property, the tree preservation requirements of SRC Chapter 808 are applicable to the proposed development. Removal of any trees from within the right-of-way of public streets is subject to the requirements of SRC Chapter 86 (Trees on City Owned Property).

**Wetlands**

According to the Salem-Keizer Local Wetlands Inventory (LWI), the subject property does not contain any mapped wetlands or waterways.

**Landslide Hazards**

According to the City's adopted landslide hazard susceptibility maps, the subject property does not contain any areas of mapped landslide hazard susceptibility points. Pursuant to the City's landslide hazard ordinance (SRC Chapter 810), a geologic assessment is therefore not required in conjunction with the proposed development.

Criterion 2:

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

**Finding:** Silverton Road NE and Lansing Avenue NE are constructed to an urban standard with curb and sidewalk, but are lacking right-of-way and street trees along the property frontage. The applicant shall be required to dedicate right-of-way and install streets pursuant to SRC 803.040. The following conditions are required:

**Condition 11:** Convey land for dedication to equal a half-width right-of-way of 48-feet from the centerline on the development side of Silverton Road NE and 30-feet from the centerline on the development side of Lansing Avenue NE, including sufficient right-of-way to accommodate public infrastructure at the property corners.

**Condition 12:** Provide street trees and street lights along the entire frontage of Lansing Avenue NE and Silverton Road NE according to Public Works Design Standards (PWDS).

Criterion 3:

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

**Finding:** The driveway access onto Lansing Avenue NE provides for safe turning movements into and out of the property. The existing unused driveways shall be closed. The following condition is required:

**Condition 13:** Along the entire frontage of Silverton Road NE and Lansing Avenue NE, close unused driveways pursuant to PWDS.

Criterion 4:

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

**Finding:** The Public Works Department has reviewed the applicant's preliminary utility plan for this site. The water, sewer, and storm infrastructure are available within surrounding streets / areas and appear to be adequate to serve the proposed development. The applicant shall design and construct all utilities (sewer, water, and storm drainage) according to the PWDS and to the satisfaction of the Public Works Director. The applicant is advised that a sewer monitoring manhole may be required, and the trash area shall be designed in compliance with Public Works Standards.

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

**FINDINGS ADDRESSING APPLICABLE SALEM REVISED CODE APPROVAL CRITERIA FOR CLASS 2 DRIVEWAY APPROACH PERMIT**

**11. CLASS 2 DRIVEWAY APPROACH PERMIT APPROVAL CRITERIA**

SRC 804.025(d) states that a Class 2 Driveway Approach Permit shall be granted if:

Criterion 1:

The proposed driveway approach meets the standards of this Chapter and the Public Works Design Standards.

**Finding:** The proposed driveway meets the standards for SRC 804 and PWDS.

Criterion 2:

No site conditions prevent placing the driveway approach in the required location.

**Finding:** There are no site conditions prohibiting the location of the proposed driveway.

Criterion 3:

The number of driveway approaches onto an arterial are minimized.

**Finding:** The proposed driveway is not accessing onto an arterial street.

Criterion 4:

The proposed driveway approach, where possible:
a) Is shared with an adjacent property; or
b) Takes access from the lowest classification of street abutting the property.

**Finding:** The proposed driveway is currently located with access to the lowest classification of street abutting the subject property.

Criterion 5:

The proposed driveway approach meets vision clearance standards.

**Finding:** The proposed driveways meet the PWDS vision clearance standards set forth in SRC Chapter 805.

Criterion 6:

The proposed driveway approach does not create traffic hazards and provides for safe turning movements and access.

**Finding:** The proposed driveway will not create a known traffic hazard and will provide for safe turning movements for access to the subject property.

Criterion 7:

The proposed driveway approach does not result in significant adverse impacts to the vicinity.

**Finding:** The location of the proposed driveway does not have any adverse impacts to the adjacent properties or streets.

Criterion 8:

The proposed driveway approach minimizes impact to the functionality of adjacent streets and intersections.

**Finding:** The proposed driveway approach is located with access to the lowest classification of street and minimizes traffic conflicts by being located opposite Sedona Avenue NE.

Criterion 9:

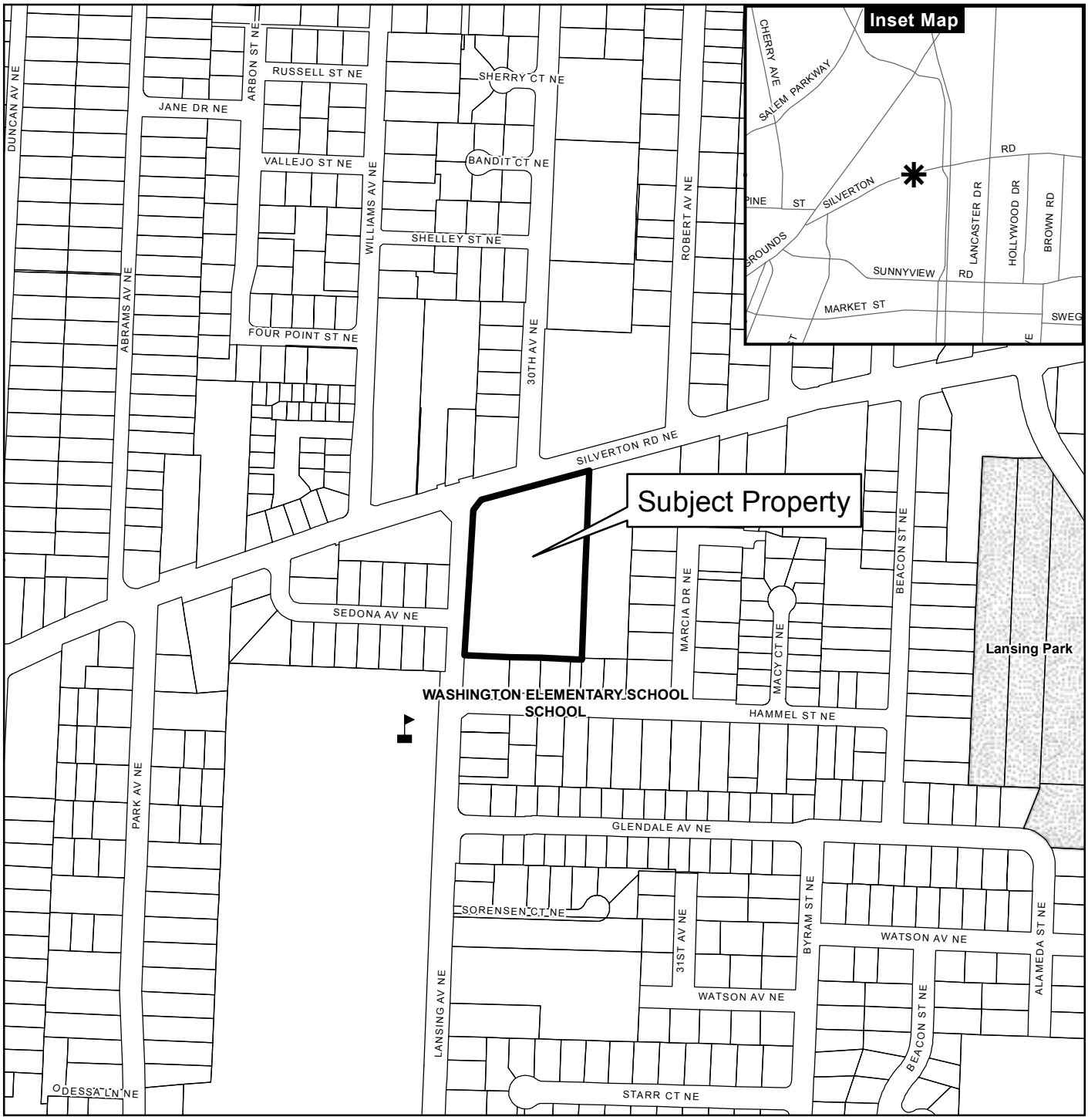
The proposed driveway approach balances the adverse impacts to residentially zoned property and the functionality of adjacent streets.

**Finding:** Primary access to the proposed driveway approach will be taken from Silverton Road NE through Lansing Avenue NE, which minimizes traffic impacts within adjacent residential areas.

## CONCLUSION

Based on the facts and findings presented herein, the proposed Class 3 Design Review, Conditional Use, Class 3 Site Plan Review, and Class 2 Driveway Approach Permit, as conditioned, satisfy the applicable criteria contained under SRC 225.005(e)(2), 240.005(d), SRC 220.005(f)(3), and SRC 804.025(d).

# Vicinity Map
# 3010 Silverton Road NE




**Legend**

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

0 100 200 400 Feet

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Community Development Dept.

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APARTMENT COMPLEX

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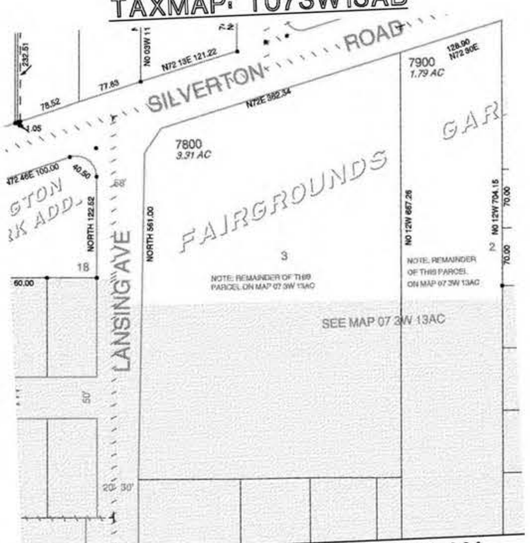
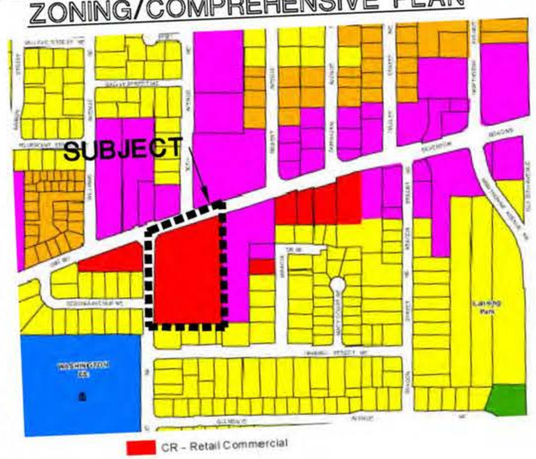
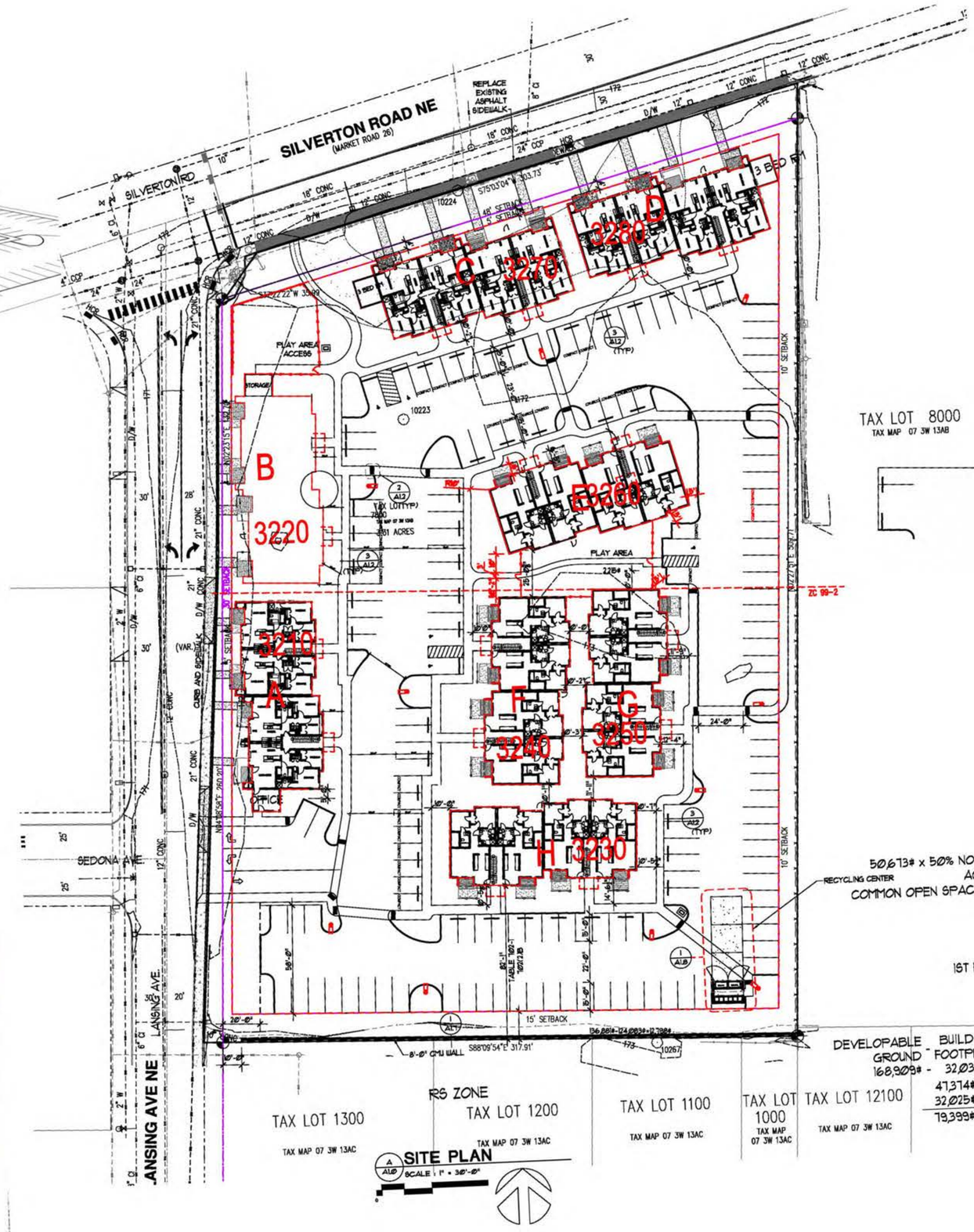



ZONING/COMPREHENSIVE PLAN




SITE PLAN
SCALE: 1" = 30'-0"

TAX LOT 8000
TAX MAP 07 3W 13AB

## DRAWING INDEX


A1.0 = COVER SHEET - SITE PLAN
A1.1 = EXISTING SITE
A1.2 = PARKING
A1.3 = NOT USED
A1.4 = OPEN SPACE REQUIREMENTS
A1.5 = LANDSCAPING PLAN
A1.6 = CRIME PREVENTION THROUGH ENIVRONMENTAL DESIGN (CPTED)
A1.7 = SITE ACCESS
A1.8 = BUILDING MASS & FACADE
A1.9 = RECYCLING PLAN
A3.1 = BUILDING ELEVATIONS


## FENCE KEY

= 6' SIGHT OBSCURRING FENCE
= 3' FENCE
= 8' CMU WALL

## AREA SUMMATION

REQUIRED COMM. OPEN = 168,909# x 30% = 50,673#
50,673# x 50% NOT WITHIN REQUIRED SETBACK = 25,337#
ACTUAL COMMON OPEN SPACE = 32,036# (19%) > 25,337# OK
COMMON OPEN SPACE WITHIN REQUIRED SETBACK = 47,374# (28%)

TOTAL BUILDING FOOTPRINTS = 32,036#
A/C PAVING = 54,274#
COMMON OPEN SPACE = 47,374#
1ST FLOOR PRIVATE OPEN SPACE = 776#
OPEN SPACE = 47,374# + 32,025# = 79,399# = 47%
79,399# (47%) > 50,673# (30% MIN) = OK!

| DEVELOPABLE GROUND | - BUILDING FOOTPRINT | - A/C PAVING RELATED TO PARKING | PRIVATE OPEN SPACE | AREA OF COMMON = OPEN SPACE |
|---|---|---|---|---|
| 168,909# | - 32,036# | - 54,274# | - 3,200# | = 79,399# |

47,374# (28%) = OPEN SPACE PROVIDED EXCLUSIVEOF REQ'D PERMETER SETBACK
32,025# (19%) = OPEN SPACE WITHIN REQ'D SET BACK
79,399# TOTAL OPEN SPACE 50,673# REQ'D

RONALD JAMES PED ARCHITECT P.C.
503-365-4528

REGISTERED ARCHITECT
RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
DRAWN: RON
JOB NO.: 1665

A1.0

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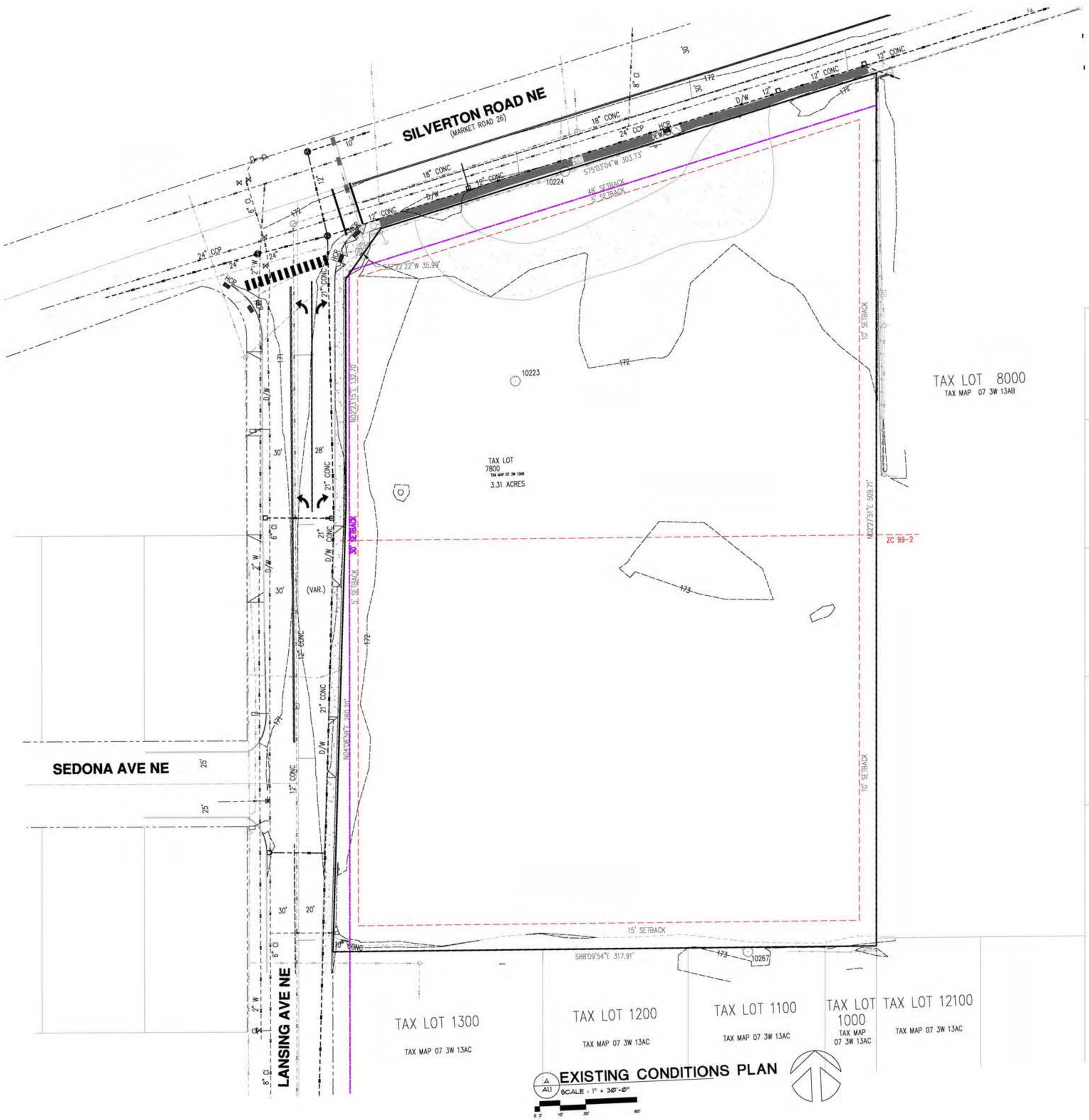
PRINTED: Mon, 14 Aug 2017 - 11:20 pm PRINTED BY: Ron Ped

## AREA SUMMATION

SITE AREA = 168,909#
NET AREA WITHOUT SETBACKS = 136,884#
SETBACKS & BUFFERS = 32,025#




A1.1 EXISTING CONDITIONS PLAN

RONALD JAMES PED ARCHITECT P.C.
503 365-1459
245 SAN STREET NE
SALEM, OREGON 97301

REGISTERED ARCHITECT
RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
DRAWN: RON
JOB NO.: 1665

A1.1

P:\1665 Mike Flory-Lansing and Silverton Apts\Schematic Design\Revision\A1.0 03-14-2017.dwg A1.1 EXISTING CONDITION
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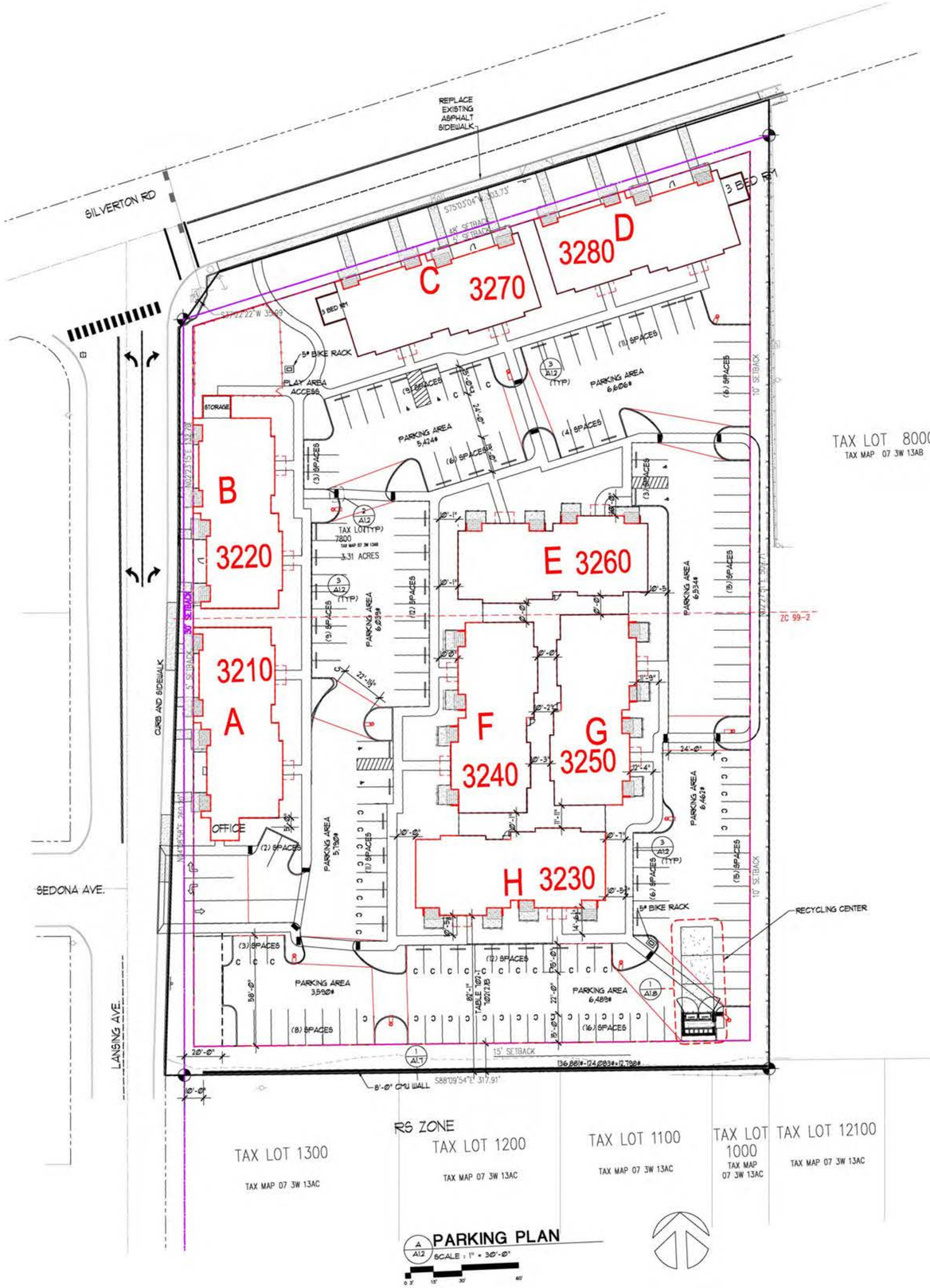



## PARKING PLAN

A/A12 SCALE : 1" = 30'-0"

| | |
|---|---|
| 30% REQUIRED OPEN SPACE | 50,673# |
| ACTUAL OPEN SPACE | 79,399# |
| EXCESS OPEN SPACE | 28,726# |
| ALLOWABLE OPEN SPACE AT PERIMETER | 25,337# |
| ACTUAL OPEN SPACE AT PERIMETER | 32,025# |
| DISCOUNTED OPEN SPACE AT PERIMETER (BEYOND 50% ALLOWED) | 0# |

NOTE THE EXCESS OPEN SPACE EXCEEDS THE DISCOUNTED OPENS SPACE BECAUSE OF PROXIMITY TO PERMITER OR GREATER THAN 25% GRADE.

## PARKING SUMMARY

ZONE = MULTI-FAMILY II

REQUIRED PARKING
96 UNITS
X 1.5
144 REQ'D

TOTAL PROPOSED PARKING
COMPACT = 47
FULL SIZE = 98
HC ACESSIBLE = 6
TOTAL = 151
BIKE = 10

## 702.030 (b) General Parking and Site Access.

**(1) Design Review Guidelines.**

**(A)** Parking areas shall be designed to minimize the expanse of continuous parking (see Figure 702-6).

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

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

**(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).

**(2). Standards:**

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

WE COMPLY

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

WE COMPLY SEE PARKING PLAN A/A1.2

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

WE COMPLY

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

WE COMPLY

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

WE COMPLY

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

NOT APPLICABLE

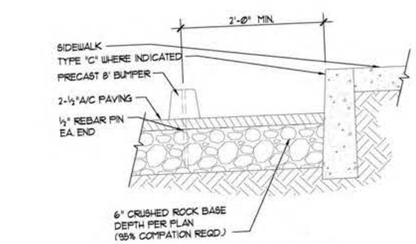
**(G)** Areas of slope shall be avoided for placement of parking areas.

WE COMPLY, SITE IS FLAT

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

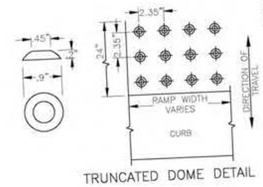
WE COMPLY SEE PARKING PLAN A/A1.2

RONALD JAMES PED ARCHITECT P.C.
(503) 362-1563
REGISTERED ARCHITECT RONALD JAMES PED SALEM, OREGON STATE OF OREGON



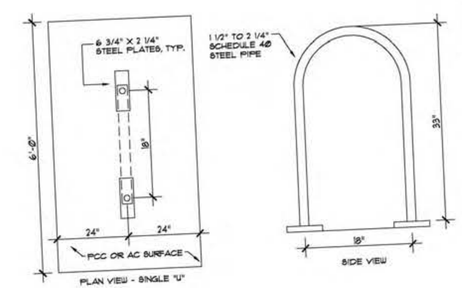

3 PARKING BUMPER DETAIL

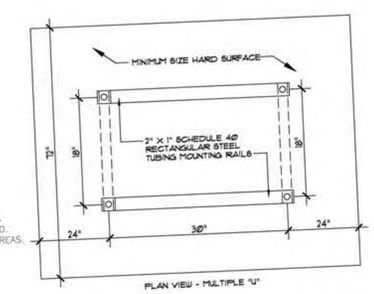
SCALE: 1" = 1'-0"




TRUNCATED DOME DETAIL

2 TACTILE WARNING
ADA
SCALE: 1"=1'-0"




NOTES

1) BIKE RACKS SHALL HAVE A GLOSS BLACK POLYESTER POWDER COAT FINISH.
2) MOUNTING RAILS SHALL BE FURNISHED WITH MOUNTING HOLES AND VANDAL RESISTANT CONCRETE ANCHOR MOUNTING HARDWARE.
3) EACH "U" SHALL BE WELDED OR MOUNTED TO RAILS OR PLATES WITH VANDAL RESISTANT OR HIDDEN FASTENERS.
4) FOR SINGLE "U" INSTALLATION, EACH MOUNTING PLATE WILL BE EQUIPPED WITH TWO ANCHOR BOLT HOLES EACH.

1 BICYCLE PARKING RACK DETAIL

SCALE: 1"=1'-0"

LANSING-SILVERTON APARTMENT COMPLEX
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DATE: 16 FEB. 2017
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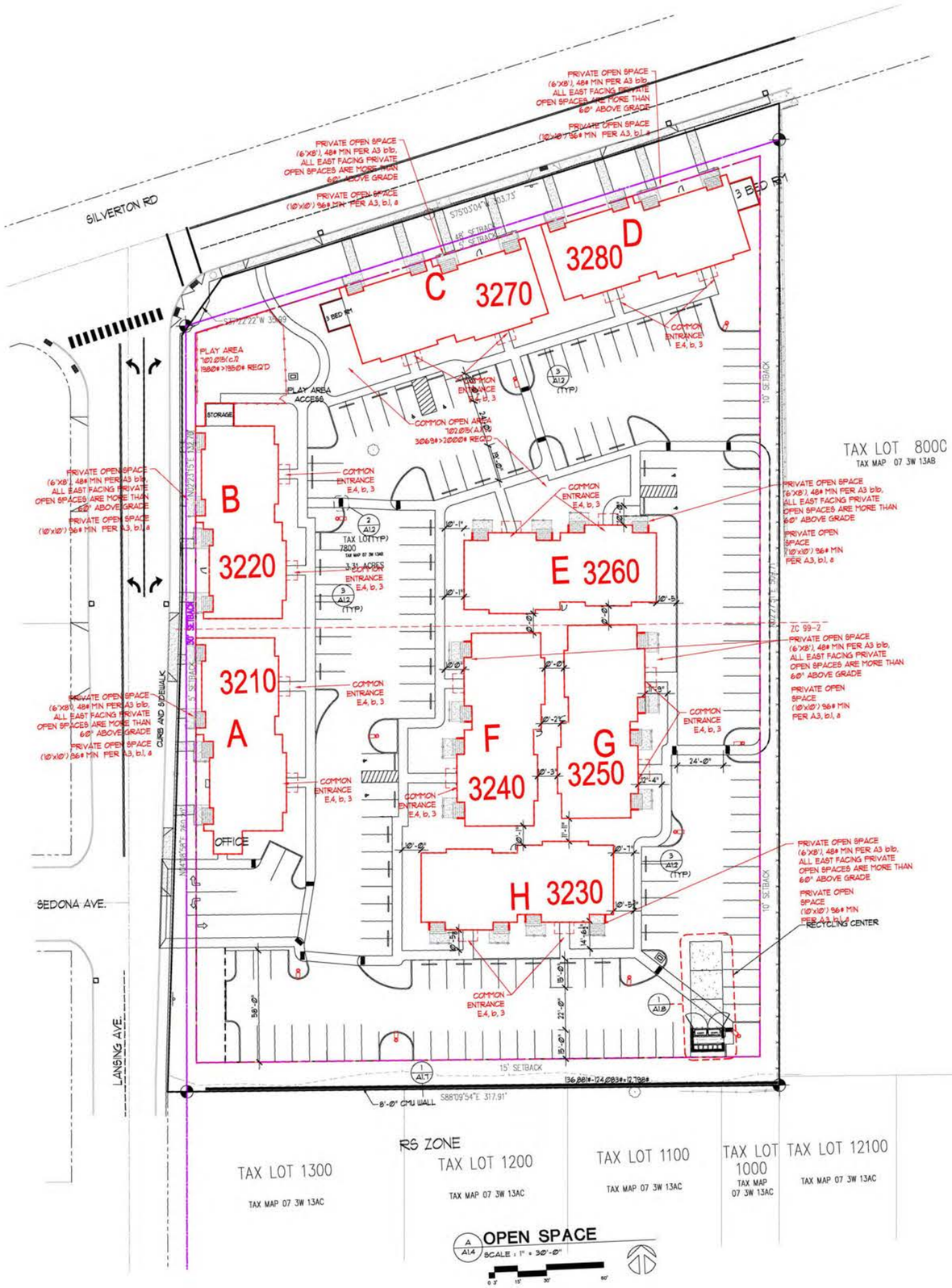
JOB NO.: 1665

A1.2

P:\1665 Mike Fiske\Lansing and Silverton Apts\Design Review\Design Review\1 0 03-14-2017.dwg A1.2 PARKING PLAN
PRINTED: Mon, 20 Mar 2017 - 03:07 pm PRINTED BY: Gerald




A/A1.4 OPEN SPACE
SCALE : 1" = 30'-0"

NET SITE AREA 168,900sf
x 30%
REQ'D COMM. OPEN SPACE 50,673sf
x 50%
25,337sf

## FENCE KEY

= 6' SIGHT OBSCURRING FENCE

= 3' FENCE

= 8' CMU WALL

## NOTE!

WHERE OPEN SPACE REQUIRES 96#
97# IS PROVIDED, OK!
WHERE OPEN SPACE REQUIRES 48#
48# IS PROVIDED, OK!

## SYMBOL KEYS

= 48sf. ( 6'x8') ABOVE 5' OF GRADE TYP. OF 2nd AND 3rd FLOORS

= 96' WITHIN 5' OF GRADE TYP. OF 1st FLOOR

## 702.015. Open Space Design Review

(2) Design Review Standards.

**(A)** Common open space shall be provided in all newly constructed multiple family developments with 5 or more dwelling units as follows:

**(i)** A minimum of 30 percent of the gross site area shall be designated and permanently reserved as common open space. 50,673sf

**(ii)** Not more than 50 percent of the common open space shall be located in the required perimeter setbacks of the development. 25,337sf

**(iii)** Not more than 15 percent of the common open space shall be located on land with slopes greater than 25 percent. N/A SITE IS FLAT

**(iv)** Indoor or covered recreation space may count toward the common open space requirement, provided such indoor or covered space does not exceed 30 percent of the common open space. N/A

**(v)** At least one of the common open space areas provided within the development shall meet the size and dimensional standards set forth in Table 702-1.
WE COMPLY SEE PLAN A1.4

**TABLE 702-1**
**COMMON OPEN SPACE AREA SIZE AND DIMENSIONS**
**Table 702-1: Common Open Space Area Size and Dimensions**

| Number of Dwelling Units | Minimum Open Space Area Size | Minimum Horizontal Dimension |
|---|---|---|
| 5 to10 | 500 sq. ft. | 20 ft. |
| 11 to 20 | 750 sq. ft. | 25 ft. |
| More than 20 | 1000 sq. ft., plus an additional 250 sq. ft. for every 20 units, or portion thereof, over 20 units. | 25 ft. |

1000sf 1st 20 UNIT + 1000sf FOR 76 UNITS = 1000sf = 2000sf

## (c) Children's Play Areas and Adult Recreation Areas.

**(2) Design Review Standards.**

**(A)** Outdoor children's play and/or adult recreation areas shall be provided, as set forth in Table 702-2, in all newly constructed multiple family developments with 20 or more dwelling units. Outdoor children's play and/or adult recreation areas count toward meeting the common open space requirement. 96 UNITS
WE COMPLY 1950' RED'Q < 1980' PROVED OK

**TABLE 702-2**
**OUTDOOR CHILREN'S PLAY AREAS AND ADULT RECREATION AREAS**
**Table 702-2: Outdoor Children's Play Areas and Adult Recreation Areas**

| Number of Dwelling Units | Play/Recreation Area Size | Minimum Horizontal Dimension |
|---|---|---|
| 1 to 19 | N/A | N/A |
| 20 | 950 sq. ft. | 25 ft. |
| More than 20 | 950 sq. ft., plus an additional 250 sq. ft. for every 20 units, or portion thereof, over 20 units. | 25 ft. |

**(B)** Outdoor children's play and/or adult recreation areas shall be located centrally within the development. WE COMPLY SEE PLAN A/A1.4

**(C)** Outdoor children's play and/or adult recreation areas shall not be located within required setbacks. WE COMPLY SEE PLAN A/A1.4

**(D)** Outdoor children's play and/or adult recreation areas may be located within stormwater detention areas if the area meets the following:

**(i)** No dimension is less than 15 feet wide;

**(ii)** Side slopes are 4:1 or less; and N/A

**(iii)** There is a minimum 250 square foot area with a slope no greater than 2 percent. N/A

**(E)** A minimum 30-inch tall fence shall be installed to separate outdoor children's play areas from any parking lot, drive aisle, or street.
WE COMPLY SEE PLAN A/A1.4

## (d) Private Open Space.

**(2)** Design Review Standards.

**TABLE 702-3**
**PRIVATE OPEN SPACE SIZE AND DIMENSIONS**
**Table 702-3: Private Open Space Size and Dimensions**

| Location of Dwelling Unit | Minimum Open Space Area Size | Minimum Dimension |
|---|---|---|
| Not more than 5 feet above finished grade | 96 sq. ft. | 6 ft |
| More than 5 feet above finished grade | 48 sq. ft. | 6 ft. |

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

**(C)** Private open space shall be visually separated from common open space through the use of perimeter landscaping or fencing. (Ord No. 31-13)

WE COMPLY SEE PLAN A/A1.4

RONALD JAMES PED ARCHITECT P.C.
5209 SILVERTON RD
SALEM, OREGON 97304
503-581-1154
REGISTERED ARCHITECT
RONALD JAMES PED
SALEM OREGON
STATE OF OREGON

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
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A1.4

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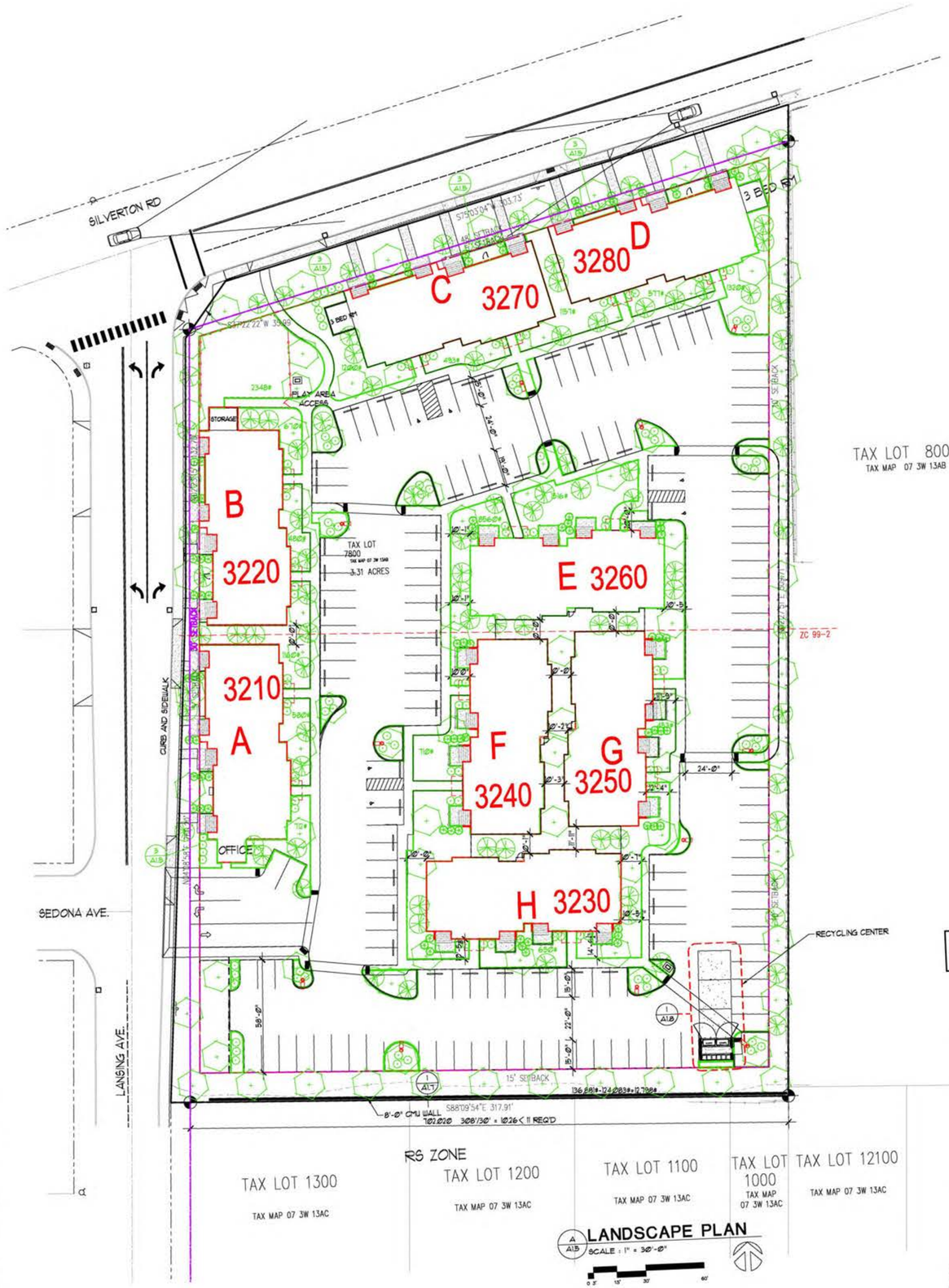



## LANDSCAPE PLAN

A/A1.5 SCALE : 1" = 30'-0"

## AREA SUMMATION

SITE AREA = 168,909#
NET AREA WITHOUT SETBACKS = 136,884#
SETBACKS = 32,025#
LANDSCAPE = 50,673#

## STANDARDS

168,909# / 2,000 = 85 TREES REQ'D
89 PROVIDED = OK

## LANDSCAPING:

$\frac{50673\#}{20}$ REQ'D = 2534PU<2602 PU PROVIDED OK

## PLANT UNIT KEY

= (10) PU'S AS REQ'D BY B4, b2
OR
(10) PU'S AS REQ'D BY B6, b1
SEE PLANT LIST - CANOPY TREES

= (2) PU'S AS REQ'D BY B4, b1
AS DEFINED BY SRC 132
ADJACENT TO PRIMARY ENTRY
SEE PLANT LIST - SHRUBS

= (1) PU'S AS REQ'D BY B4, b3
SEE PLANT LIST - SHRUBS

= (10) PU'S, PER SRC CHAPTER 132-2
SEE PLANT LIST - ORNAMENTAL TREES

## FENCE KEY

= 6' SIGHT OBSCURRING FENCE
= 3' FENCE
= 8' CMU WALL

## 702.020. Landscaping Design Review

**(2)** Design Review Standards.

**(A)** A minimum 1 tree shall be planted or preserved for every 2,000 square feet of gross site area.
168,909sf / 2,000 sf = 85 trees REQ'D = 85 PROVIDED

**(B)** Trees shall be planted that, at maturity, will provide canopy coverage over at least one-third of the open space and setbacks. $\frac{50,673sf}{3'} = \frac{16,891sf}{314sf}$ = 54 REQ'D 85 PROVIDED OK
ACER RUBRUM DRIP 20' MATURE = 314sqft

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

**(D)** Where a development site abuts property that is zoned Residential Agricultural (RA) or Single Family Residential (RS), a combination of landscaping and screening shall be provided to buffer between the multiple family development and the abutting RA or RS zoned property. The landscaping and screening shall include the following:
RS ZONE ON SOUTH

(i) A minimum of 1 tree, not less than 1-1/2 inches in caliper, for every 30 lineal feet of abutting property width; and 308'/30' = 11 REQ'D

(ii) A minimum 6-foot tall, decorative, sight-obscuring fence or wall. The fence or wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chain link fencing with slats shall be not allowed to satisfy this standard.
WE COMPLY

## (c) Street Frontage.

**(2) Design Review Standards.**

**(A)** Trees shall be planted within the public right-of-way at one of the following ratios:

**(i) Canopy Trees.** One canopy tree per 50 linear feet of street frontage, or fraction thereof. $\frac{721'}{50'}$ = 15 REQ'D 15 PROVIED OK

**(ii) Columnar Trees.** One columnar tree per 40 linear feet of street frontage, or fraction thereof. N/A

## (d) Building Exteriors.

**(2) Design Review Standards.**

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

**(B)** New trees shall be planted, or existing trees shall be preserved, at a minimum density of 10 plant units per 60 linear feet of exterior building wall. Such trees shall be located not more than 25 feet from the edge of the building footprint.
350'/60=6 x 10PU = 60 PU'S PER BUILDING

**(C)** Shrubs, when used, shall be distributed around the perimeter of buildings at a minimum density of 1 plant unit per 15 linear feet of exterior building wall.
350'/15= 24 x 1PU = 24 PU'S PER BUILDING

## (e) Privacy.

**(2) Design Review Standards.**

**(A)** Ground level private open space shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing.
SEE FENCE LOCATIONS

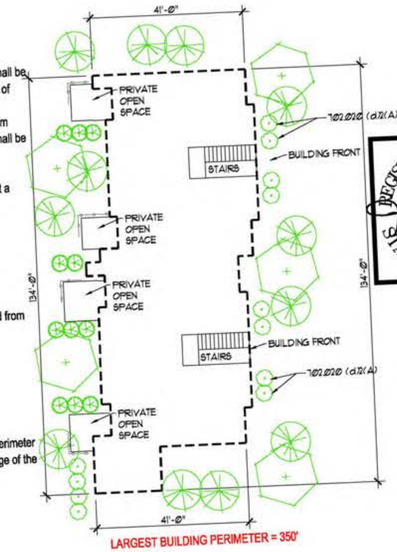
## (f) Parking Areas.

**(2)** Design Review Standards.

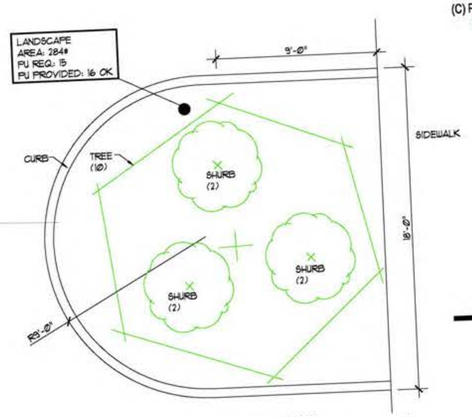
(A) A minimum of 1 canopy tree shall be planted along every 50 feet of the perimeter of parking areas. Trunks of the trees shall be located within 15 feet of the edge of the parking area (see Figure 702-4). $\frac{1875'}{50'}$ = 38 REQ'D 51 PROVIDED OK

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

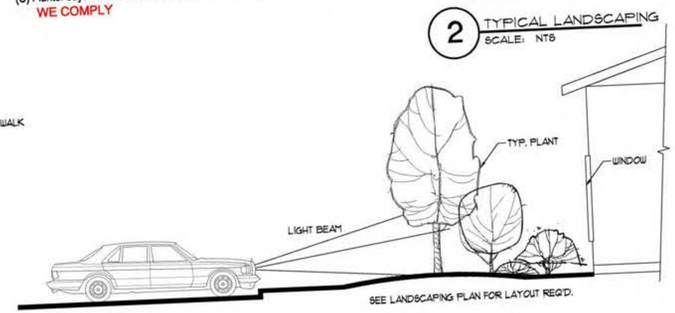
(C) Planter bays shall be a minimum width of 18 feet. (Ord No. 31-13)
WE COMPLY




2 TYPICAL LANDSCAPING
SCALE: NTS




1 TYPICAL PLANTER BAY
FOR PARKING LOT
SCALE: 1/4" = 1'-0"




3 CAR LIGHT PROJECTION
ON COLLECTOR AND ARTERIAL STEETS
SCALE: NTS

RONALD JAMES PED ARCHITECT P.C.
(503) 362-1563
NORTH STRAIGHT LINE DRAWING METHOD

REGISTERED ARCHITECT
RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
DRAWN: RON
JOB NO.: 1665

A1.5

P:\1665 Yoke Fibre\lansing-wsl, Silverton Apts\Architecture\Design Review\A1.0 03-14-2017.dwg\Layout: A1.5 LANDSCAPING PLAN
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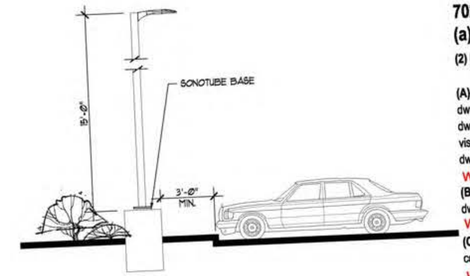
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

A/A1.6 SCALE : 1" = 30'-0"




D-Series Size 0 LED Area Luminaire
D5X0 LED 40C 1000 40K T3M MVOLT SPA DDBXD
ON A 15' POLE W/ 30" SONOTUBE BASE

1 PARKING LOT LIGHTING
CUTOFF FIXTURE ON 15' POLE
SCALE: NTS

M:\020\TEUK\000YDLIT\020000 LED LOT LIGHT

## 702.025. Crime Prevention Through Environmental Design.

### (a) Safety Features for Residents

**(2) Design Review Standards.**

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

WE COMPLY SEE DETAIL: A/A1.6

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

WE COMPLY SEE DETAIL: A/A1.6

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

WE COMPLY SEE DETAIL: A/A1.6 AND A3.1
ALL WINDOWS ARE IN HABITABLE ROOMS

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

WE COMPLY SEE DETAIL: A/A1.6

**(E)** A completed "Enhanced Safety Assessment Report for Multi-Family Construction" shall be submitted. Compliance with the provisions of the assessment is advisable but not mandatory. (Ord No. 31-13)

WE COMPLY

## FENCE KEY

= 6' SIGHT OBSCURRING FENCE
= 3' FENCE
= 8' CMU WALL
= 100 WATT HID
= 100 WATT HID WALL PACK
= 15' POLE W/ LED PARKING LOT LIGHT

RONALD JAMES PED ARCHITECT P.C.
3030 SILVERTON ROAD NE
SALEM, OREGON 97304
503-364-1959

REGISTERED ARCHITECT
RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
DRAWN: RON
JOB NO.: 1665

A1.6

A1.6 CRIME PREVENTION

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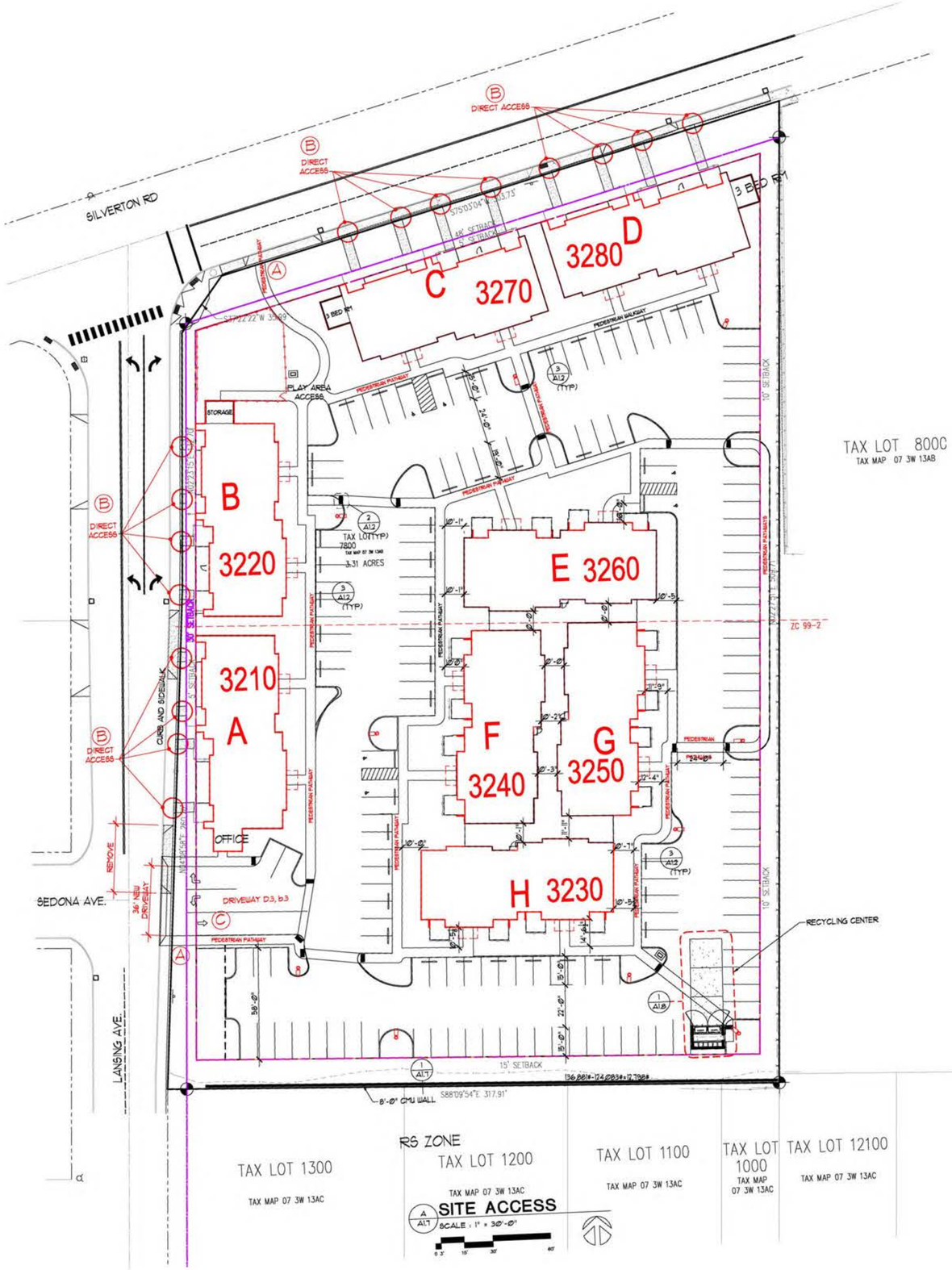


## 702.030. Parking, Site Access, and Circulation.

**(c) Site Access.**

**(2) Design Review Standards.**

**(A)** Pedestrian pathways shall be provided that connect the development to the public sidewalks.
SEE DETAIL: B/A1.4

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

**(C)** Where the development has frontage on more than one street, and such streets have different classifications in the Transportation System Plan, driveway access shall be provided to the street with the lowest classification.
WE COMPLY ACCESS FROM LANSING AVE. NE AS PER CZ 99.2 NO ACCESS FROM SILVERTON ROAD.

**(D)** Where possible, driveway access shall be consolidated with either existing or future driveways serving adjacent developments.
WE COMPLY CONSOLIDATED OPPOSITE SEDONA NE AS PER ZC 99.2

**(E)** Walls, fences, or landscaping shall be provided to buffer parking areas from public streets and abutting properties (see Figure 702-8). (Ord No. 31-13)
WE COMPLY

RONALD JAMES PED ARCHITECT P.C.
5309 SILVERTON RD
SALEM, OREGON 97304
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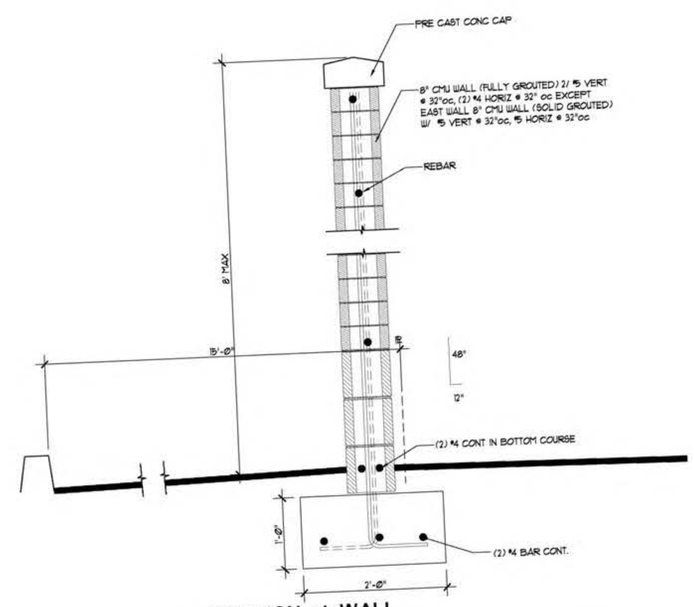
STATE OF OREGON




1 SECTION at WALL
SCALE: 1"=1'-0"

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

DATE: 16 FEB. 2017
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A1.7

P:\1665 Mike Flores\Lansing-Silverton Apartments\Design Review\A1.0 03-14-2017.dwg A1.7 SITE ACCESS
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## 702.040. Recycling.
## (a) On-Site Design and Location of Facilities.

**(2) Design Review Standards.**

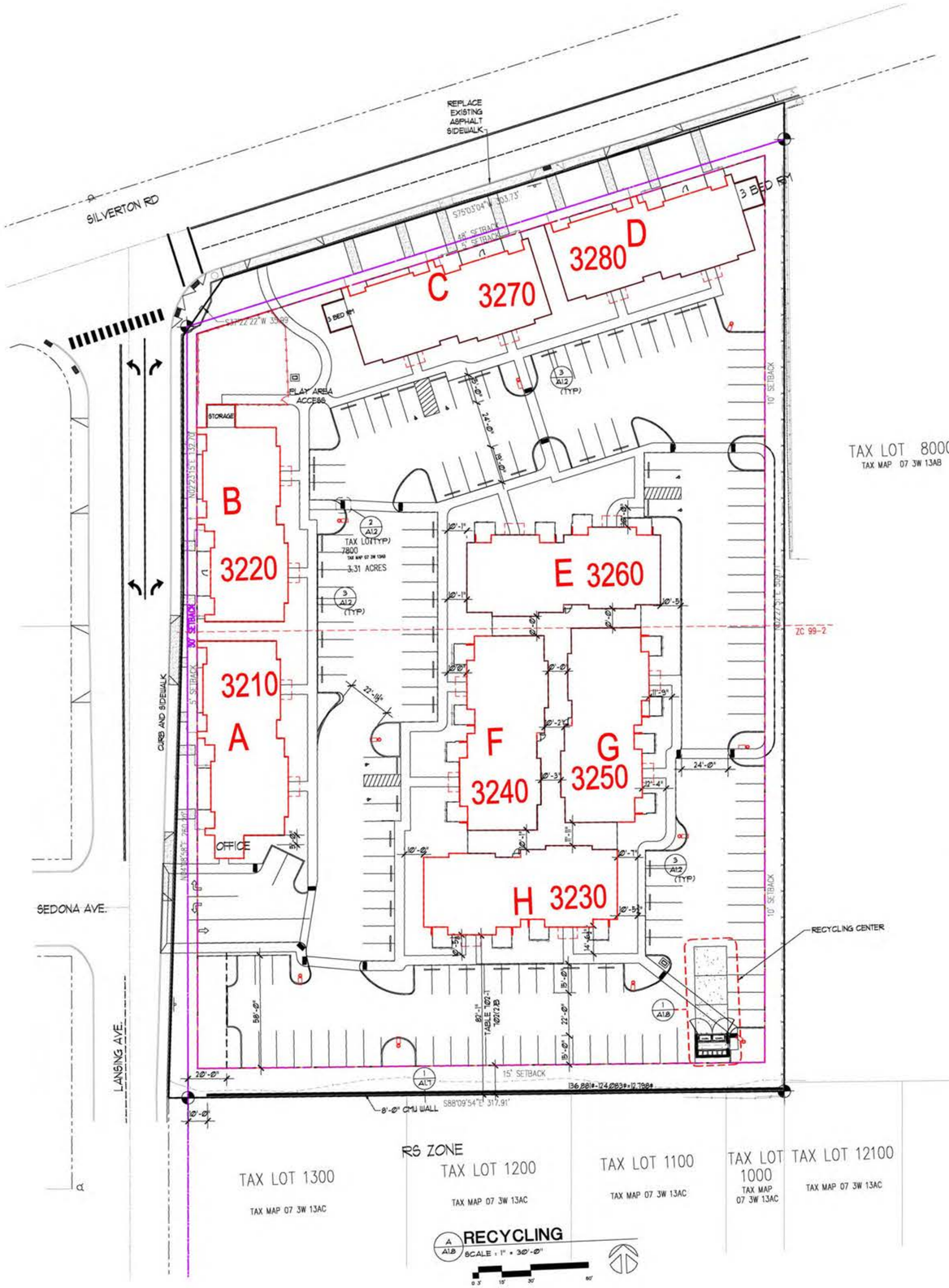
**(A)** Recycling areas shall be located, designed, and constructed in conformance with any applicable federal, state, or local laws relating to fire, building, access, transportation, circulation, or safety.
SEE 1/A1.5

**(B)** Recycling areas shall be protected against environmental conditions, such as rain.
SEE 1/A1.8

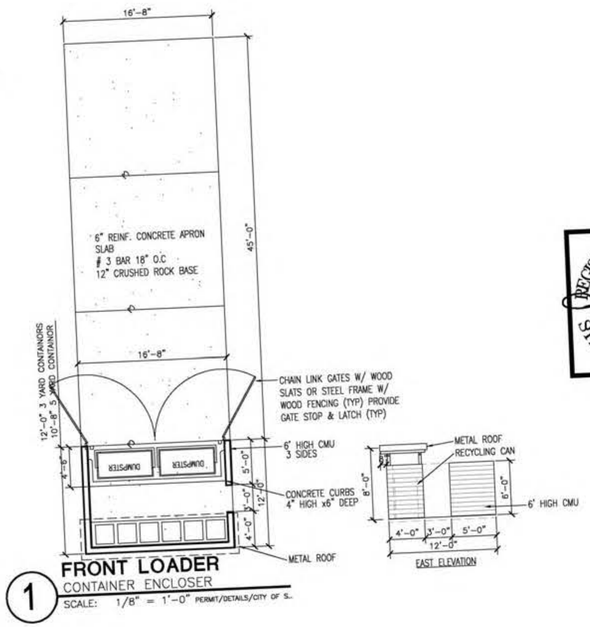
**(C)** Instructions for using recycling containers and how to prepare and separate all the materials collected by franchised haulers shall be clearly posted in recycling areas.
WILL PREPARE A TAMP

**(D)** Recycling areas shall be provided that are sufficient in capacity, number, distribution, and size to serve the tenants of the development.
SEE 1/A1.5 SIZE VERIFIED W/ REPUBLIC WASTE

**(E)** The design and materials of recycling areas shall be similar to the design and materials of the buildings within the development. (Ord No. 31-13)
SEE 1/A1.5




A/A1.8 RECYCLING
SCALE : 1" = 30'-0"




1 FRONT LOADER
CONTAINER ENCLOSER
SCALE: 1/8" = 1'-0" PERMIT/DETAILS/CITY OF S...

RONALD JAMES PED ARCHITECT P.C.
5309 SILVERTON ROAD NE
SALEM, OREGON 97305
(503) 393-1159

REGISTERED ARCHITECT
RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON

LANSING-SILVERTON
APARTMENT COMPLEX
3010 SILVERTON ROAD NE

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DRAWN: RON
JOB NO.: 1665

A1.8

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PROPERTY LINE

393' STREET FRONTAGE ON LANSING AVE.
@ SETBACK

393# OF FRONTAGE
X .50 (FIFTY PERCENT OF LENGTH OF SETBACK)
196.5'
BUILDING : LINEAR FEET ON SETBACK LINE
A : 111'-10"
B : 111'-10"

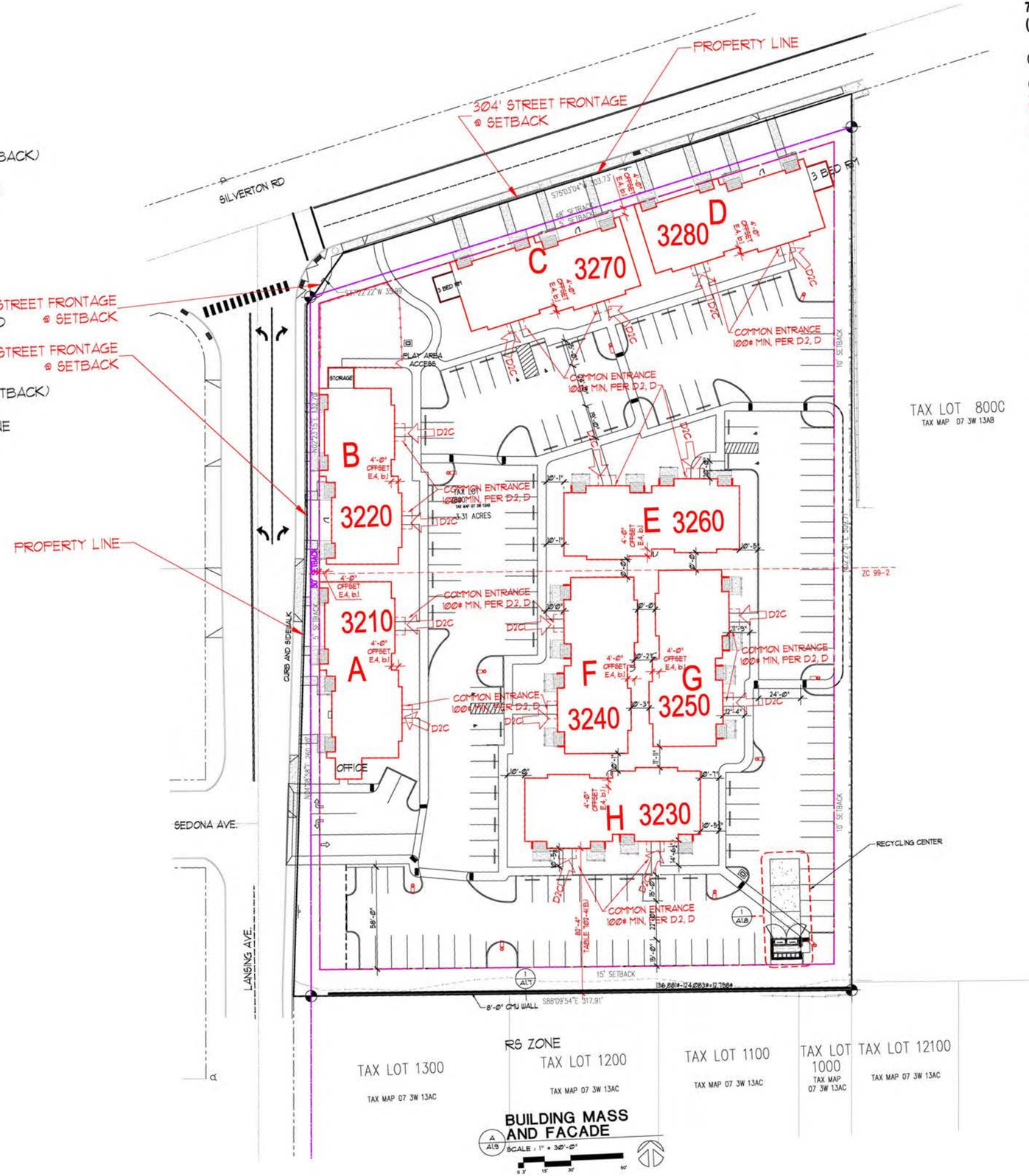
TOTAL = 223'-8" > 196.5' REQ'D = OK!

304' STREET FRONTAGE ON SILVERTON RD
@ SETBACK

304# OF FRONTAGE
X .50 (FIFTY PERCENT OF LENGTH OF SETBACK)
152'
BUILDING : LINEAR FEET ON SETBACK LINE

C : 111'-10"
D : 111'-10"

TOTAL = 223'-8" > 152' REQ'D = OK!




BUILDING MASS AND FACADE
SCALE : 1" = 30'-0"

## 702.035. Building Mass & Facade Design.
## (b) General Siting and Building Mass.

**(2) Design Review Standards.**

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

**(B)** Buildings shall have no dimension greater than 150 feet.
LONGEST DIMENSION IS 111'-10"

## (c) Compatibility.

**(2) Design Review Standards.**

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

**TABLE 702-4**
**SETBACKS ABUTTING PROPERTY ZONED RA AND RS**
(a) One (1) story building: 14 feet
(b) Two (2) story building: 20 feet
WE COMPLY 82'-4" CLOSEST

**(B)** Where a development site abuts, and is located uphill from, property zoned Residential Agricultural (RA) or Single Family Residential (RS), and the slope of the development site within 40 feet of the abutting RA or RS zoned property is 15 percent or greater, buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5.
N/A NO HILLS
(a) One (1) or two (2) story building: 20 feet
(b) Three (3) or more story building: 40 feet
Buildings three (3) stories in height may be set back from abutting single family zoned properties (RA or RS) according to the 1:1 setback ratio when:
(a) Within forty (40) feet of the abutting single family zoned properties, buildings are designed so that the longest dimension of the building and any private open space areas (balconies or patios) do not face the abutting single family zoned properties, or
(b) Within forty (40) feet of the abutting single family zoned properties, individual buildings contain no more than six (6) dwelling units, the lengths of the buildings abutting the single family zoned properties are no greater than seventy (70) feet, and the buildings are separated by a minimum of one (1) foot for every one (1) foot of building height or fraction thereof.
WE COMPLY

**(C)** On sites with 75 feet or more of buildable width, a minimum of 50 percent of the buildable width shall be occupied by building placed at the setback line. Accessory structures shall not apply towards meeting the required percentage.
393' x 50% = 196'-6" min. < 223'-8" ACT.
304' x 50% = 152' min. < 223'-8" ACT.

**(D)** Roof-mounted mechanical equipment, other than vents or ventilators, shall be screened from ground level view. Screening shall be as high as the top of the mechanical equipment, and shall be integrated with exterior building design.
NO SCREENING REQUIRED, NO EQUIPMENT

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

## (d) Building Articulation.

**(2) Design Review Standards.**

**(A)** Every two attached dwelling units shall be offset from the next dwelling unit by at least 4 feet in depth (see Figure 702-10).
WE COMPLY SEE A1.9 & A3.1

**(B)** Within 28 feet of every property line, the building setback for adjacent buildings on the same lot shall vary by a least 4 feet in depth.
NOT APPLICABLE.

**(C)** Common entrances shall be provided to not more than 4 dwelling units.
WE COMPLY SEE DETAIL 1/A3.1

**(D)** Individual and common entryways shall be articulated with a differentiated roof, awning, or portico.
WE COMPLY SEE DETAIL 1/A3.1

**(E)** Flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 100 feet without providing differences in elevation of at least 4 feet.
WE COMPLY SEE SHT A3.1

**(F)** Windows shall be provided in all habitable rooms, other than bathrooms, that face required setbacks, common open areas, and parking areas. (Ord No. 31-13)
WE COMPLY ALL WINDOWS ARE IN HABITABLE ROOMS


RONALD JAMES PED ARCHITECT P.C.
5209 SILVERTON ROAD NE
SALEM, OREGON 97305
(503) 393-1159


REGISTERED ARCHITECT
RONALD JAMES PED
SALEM, OREGON
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A1.9


P:\1665 Mike Fitzgerald, Silverton Apts\Silverton Apts\Silverton Apts\Revision 1 03-16-2017\Arch\A1.9 BUILDING MASS AND FACADE.dwg Layout: A1.9 BUILDING MASS AND FACADE Revision 1 03-14-2017.dwg
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## FIRE-RESISTIVE CONSTRUCTION LEGEND

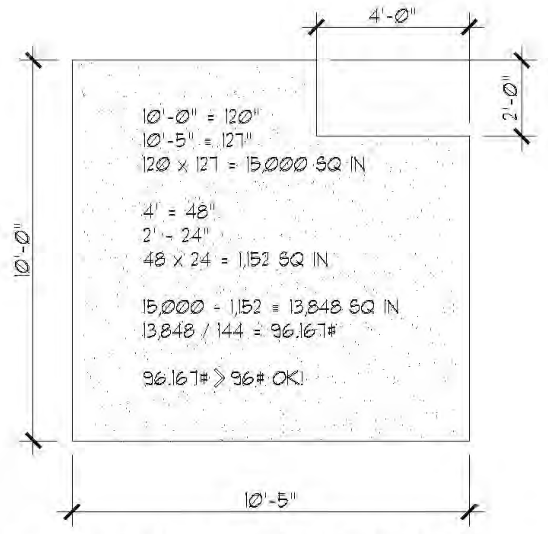
| | |
|---|---|
| (plain wall symbol) | ONE HOUR RATED OR UNRATED WALL, PER APPLICATIONS NOTED BELOW AND IN WALL TYPE NOTES |
| 1HR FP 1HR FP | ONE-HR FIRE PARTION FROM TOP OF FLOOR/CEILING ASSEMBLY BELOW TO UNDERSIDE OF UNDERSIDE OF FLOOR/ROOF DECK ABOVE, CONTINOUS THROUGH CONCEALED SPACES. |
| 2HR FB 2HR FB | TWO-HR FIRE BARRIER FROM TOP OF FLOOR/CEILING ASSEMBLY BELOW TO UNDERSIDE OF UNDERSIDE OF FLOOR/ROOF DECK ABOVE, CONTINOUS THROUGH CONCEALED SPACES. |

NOTES:

1 ALL BEARING WALLS, FLOOR, AND ROOF CONSTRUCTION ARE 1 HR FIRE-RESISTIVE CONTRUCTION, PER CONTRUCTION TYPE VA, EXCEPT AS NOTED OTHERWISE BELOW. ALL NON-BEARING PARTITIONS MAY BE UNRATED, EXCEPT AS NOTED OTHERWISE.

2 ALL DWELLING DEMISING WALLS AND RATED CORRIDOR WALLS ARE CONSTRUCTED AS 1 HR FIRE PARTITIONS.

3 ALL NON-BEARING WALLS ARE 2x4 EXCEPT AS REQUIRED FOR PLUMBING, MECHANICAL, OR U.N.O. KEEP FRAMING FLUSH WITHIN A ROOM - NO JOGS ACCEPTED.




1 / A2.1 **PRIVATE SPACE**
SCALE : 1/4" = 1'-0"

## DOOR SCHEDULE

"ALL DOORS TO RECEIVE LEVER TYPE HARDWARE"

| NO. | SIZE | (2) TYPE | (3) CONST | (4) FINISH | (5) GLASS | (6) RATING | (7) FRAME | (8) HDWR |
|---|---|---|---|---|---|---|---|---|
| B1 | 3'-0"x6'-8"x1 3/4" | B | HM | ME | - | 45 | - | 3 |
| B2 | 3'-0"x6'-8"x1 3/4" | B | HM | ME | - | 60 | - | 3 |

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A2.11 RATED CONSTRUCTION DETAILS
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A3.2 BUILDING SECTIONS
A3.3 BUILDING SECTIONS
A4.1 ENLARGED FLOOR PLAN
A4.3 ENLARGED FLOOR PLAN (ACCESSIBLE)
S2.1A FOUNDATION / FLOOR FRAMING PLAN
S3.1A FLOOR / ROOF FRAMING PLANS
S8.1 STRUCTURAL DETAILS
S8.2 STRUCTURAL DETAILS
S8.3 STRUCTURAL DETAILS
A8.1 DETAILS
A9.1 ACCESSIBILITY DETAILS
A9.2 ACCESSIBILITY DETAILS



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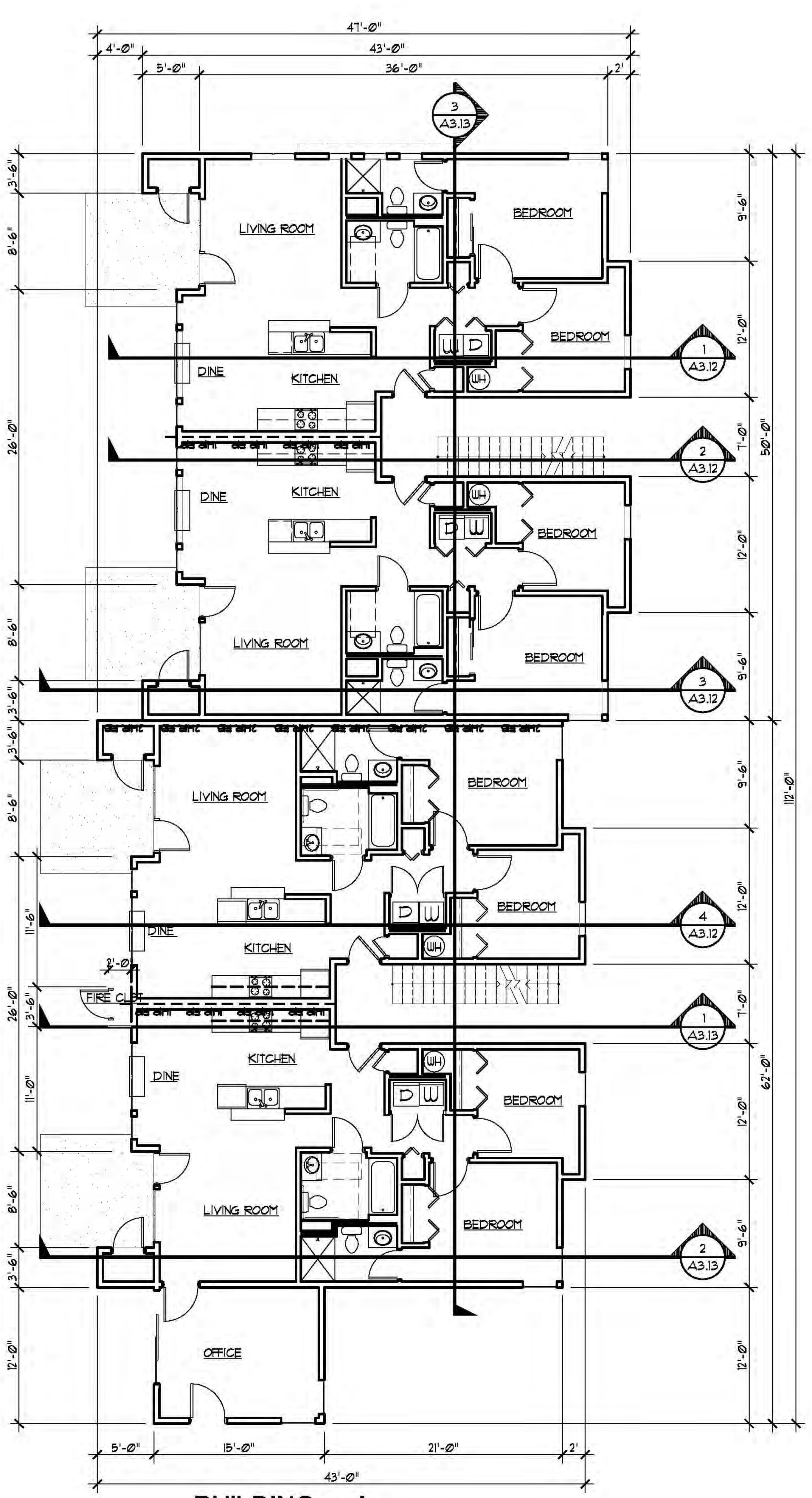
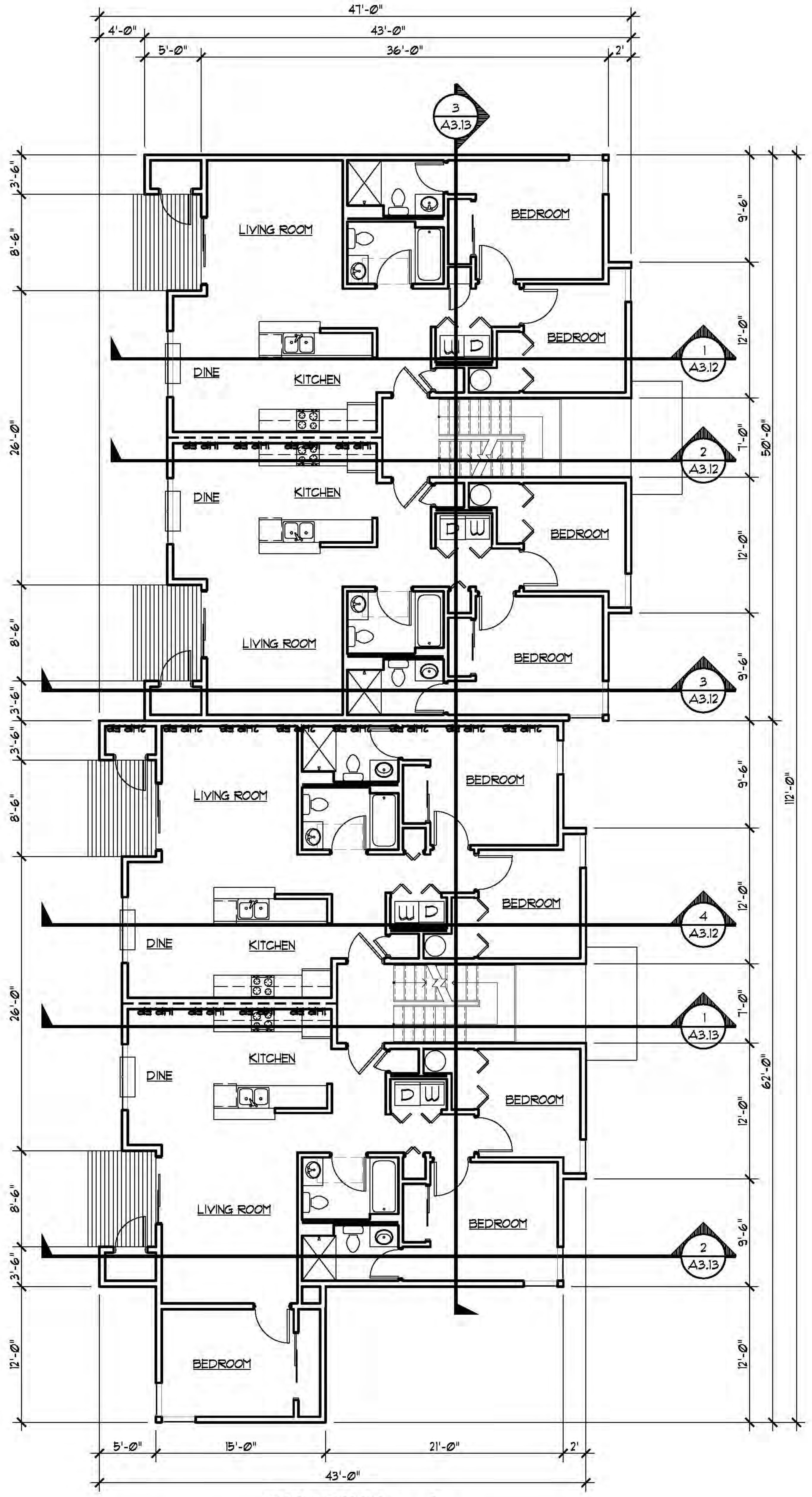
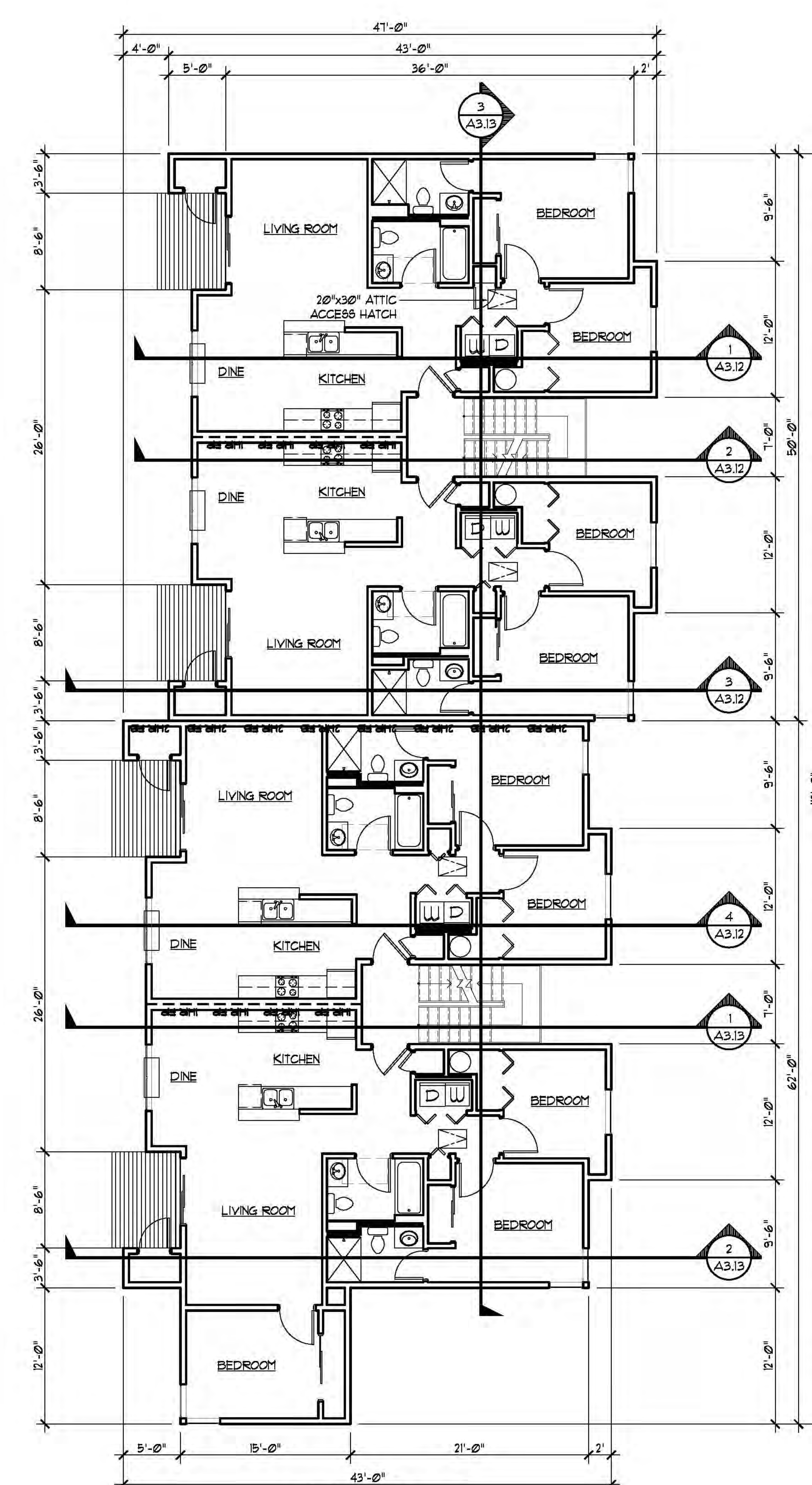



BUILDING - A FIRST FLOOR
A / A2.1A SCALE : 1/8" = 1'-0"




BUILDING - A SECOND FLOOR
B / A2.1A SCALE : 1/8" = 1'-0"




BUILDING - A THIRD FLOOR
C / A2.1A SCALE : 1/8" = 1'-0"

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A2.1A

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## FIRE-RESISTIVE CONSTRUCTION LEGEND

| | |
|---|---|
| | ONE HOUR RATED OR UNRATED WALL, PER APPLICATIONS NOTED BELOW AND IN WALL TYPE NOTES |
| 1HR FR 1HR FR | ONE-HR FIRE PARTION FROM TOP OF FLOOR/CEILING ASSEMBLY BELOW TO UNDERSIDE OF UNDERSIDE OF FLOOR/ROOF DECK ABOVE, CONTINOUS THROUGH CONCEALED SPACES. |
| 2HR FR 2HR FR | TWO-HR FIRE BARRIER FROM TOP OF FLOOR/CEILING ASSEMBLY BELOW TO UNDERSIDE OF UNDERSIDE OF FLOOR/ROOF DECK ABOVE, CONTINOUS THROUGH CONCEALED SPACES. |

NOTES:
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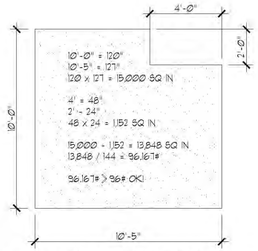


1 A2.1 PRIVATE SPACE
SCALE : 1/4" = 1'-0"

## DOOR SCHEDULE

"ALL DOORS TO RECEIVE LEVER TYPE HARDWARE"

| NO. | SIZE | (2) TYPE | (3) CONST | (4) FINISH | (5) GLASS | (6) RATING | (7) FRAME | (8) HDWR |
|---|---|---|---|---|---|---|---|---|
| B1 | 3'-0"x6'-8"x1 3/4" | B | HM | ME | - | 45 | - | 3 |
| B2 | 3'-0"x6'-8"x1 3/4" | B | HM | ME | - | 60 | - | 3 |

## DRAWING INDEX


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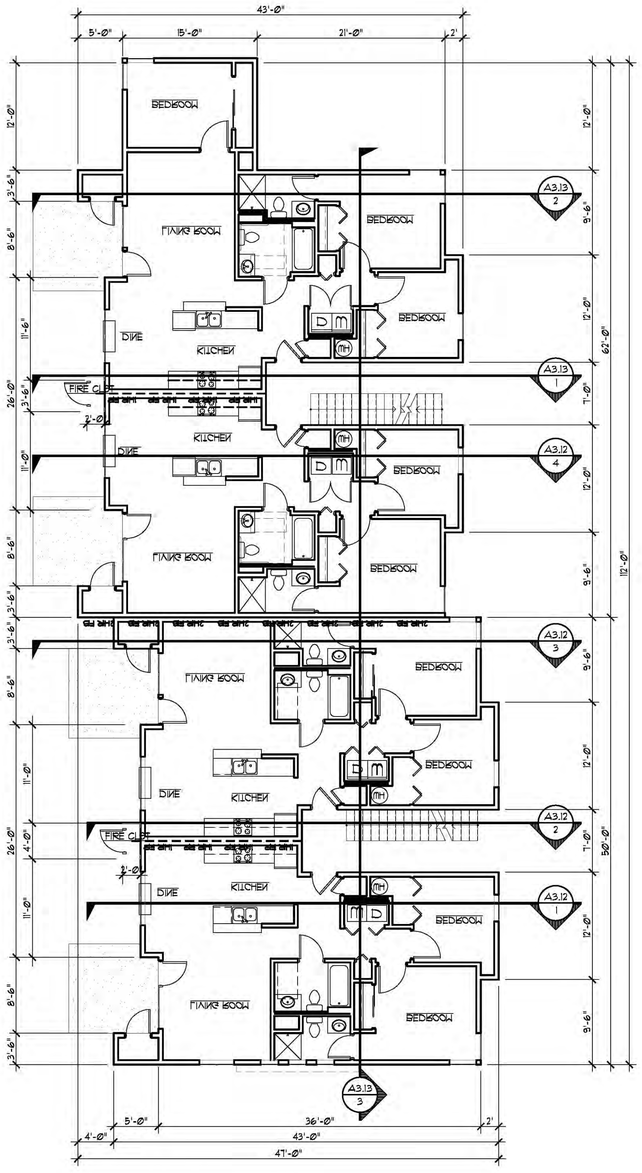
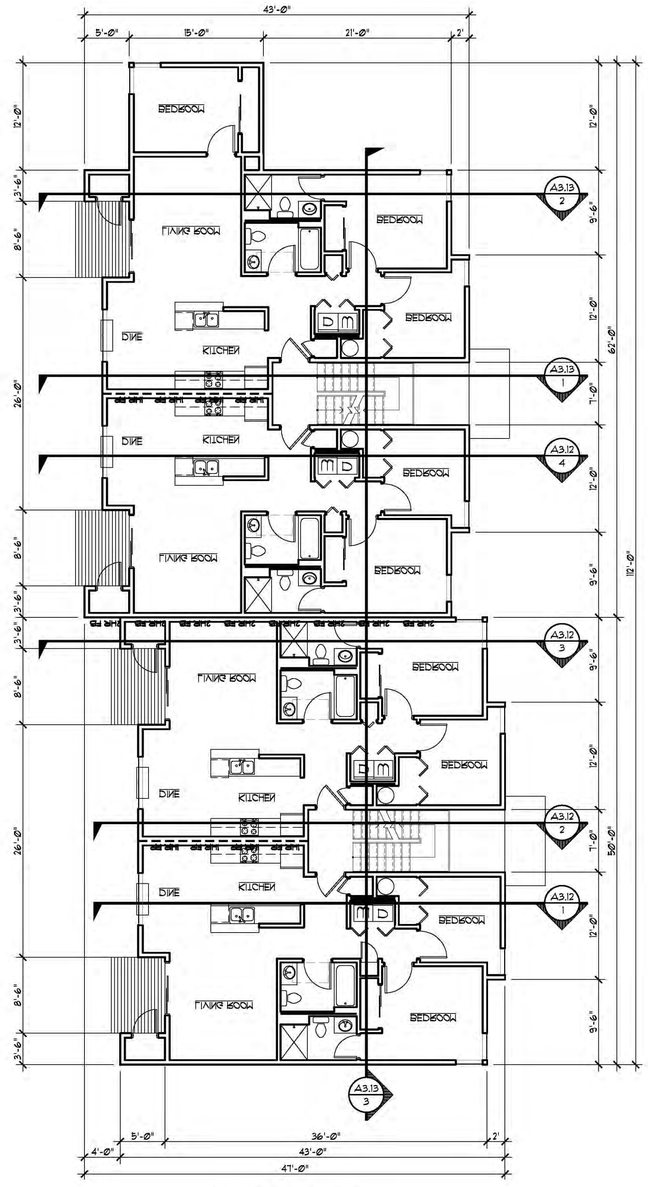
S8.3 STRUCTURAL DETAILS
A8.1 DETAILS
A9.1 ACCESSIBILITY DETAILS
A9.2 ACCESSIBILITY DETAILS



RONALD JAMES PED ARCHITECT P.C.
(503) 363-1456


A A2.1B BUILDING - B FIRST FLOOR
SCALE : 1/8" = 1'-0"




B A2.1B BUILDING - B SECOND FLOOR
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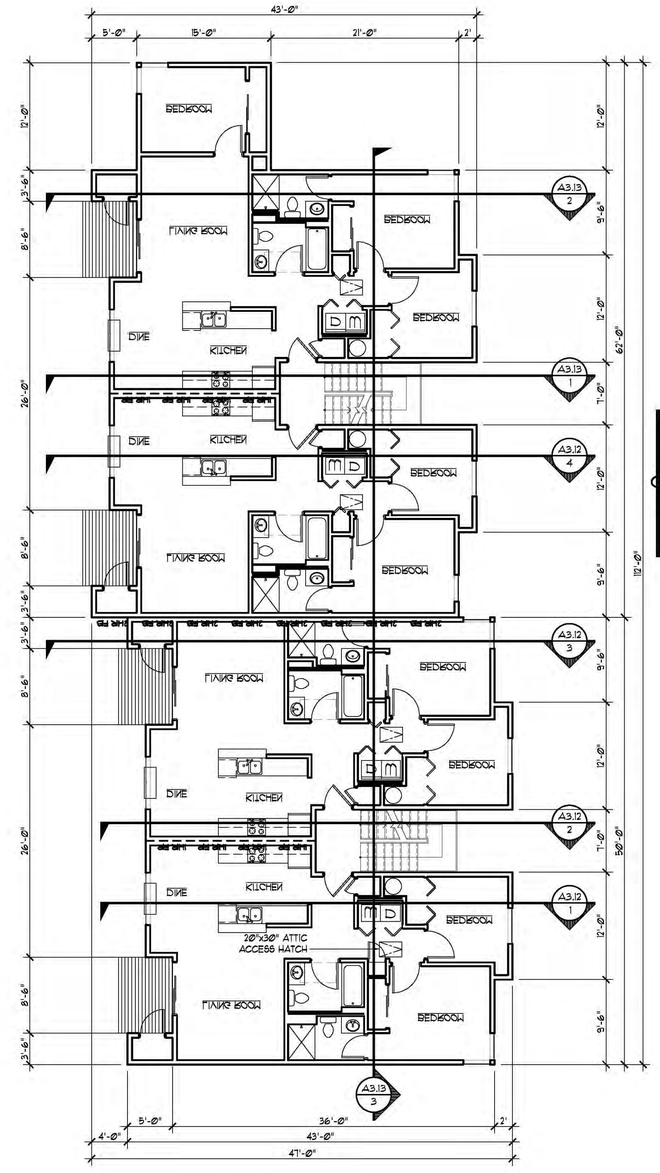


C A2.1B BUILDING - B THIRD FLOOR
SCALE : 1/8" = 1'-0"

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RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON

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A2.1B


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## FIRE-RESISTIVE CONSTRUCTION LEGEND

| | |
|---|---|
| | ONE HOUR RATED OR UNRATED WALL, PER APPLICATIONS NOTED BELOW AND IN WALL TYPE NOTES |
| 1HR FR 1HR FR | ONE-HR FIRE PARTION FROM TOP OF FLOOR/CEILING ASSEMBLY BELOW TO UNDERSIDE OF UNDERSIDE OF FLOOR/ROOF DECK ABOVE, CONTINOUS THROUGH CONCEALED SPACES. |
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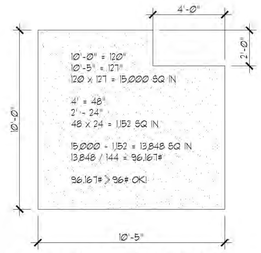


1 A2.1 **PRIVATE SPACE**
SCALE : 1/4" = 1'-0"

## DOOR SCHEDULE

"ALL DOORS TO RECEIVE LEVER TYPE HARDWARE"

| NO. | SIZE | (2) TYPE | (3) CONST | (4) FINISH | (5) GLASS | (6) RATING | (7) FRAME | (8) HDWR |
|---|---|---|---|---|---|---|---|---|
| B1 | 3'-0"x6'-8"x1 3/4" | B | HM | ME | - | 45 | - | 3 |
| B2 | 3'-0"x6'-8"x1 3/4" | B | HM | ME | - | 60 | - | 3 |

## DRAWING INDEX


A2.1C FIRST/SECOND/THIRD FLOOR PLAN
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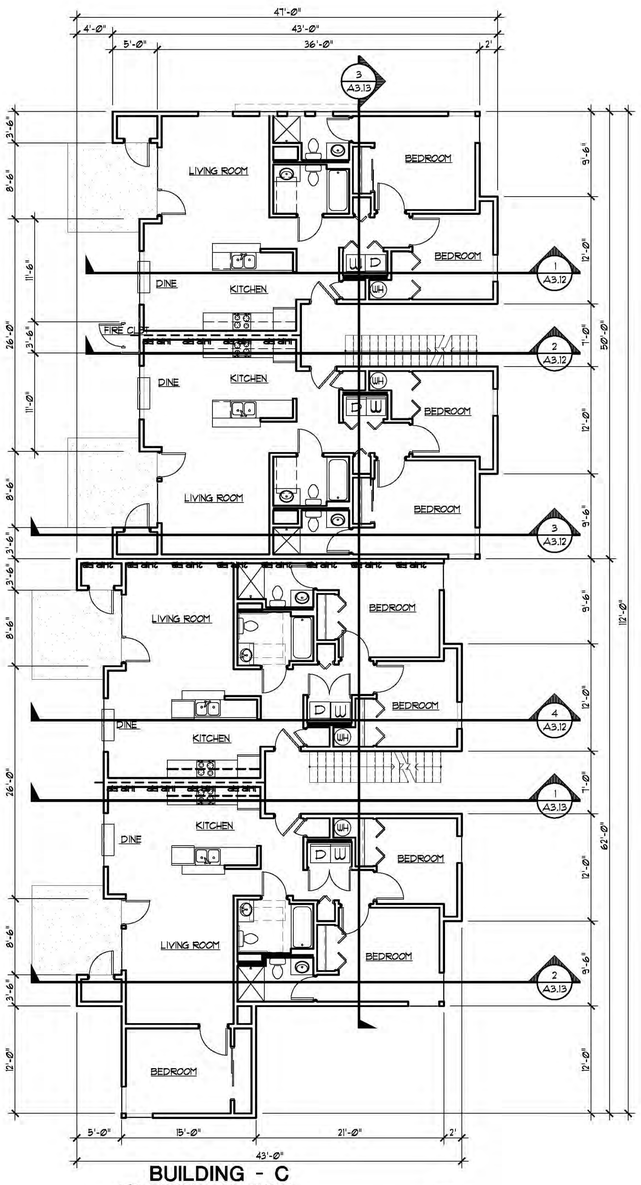
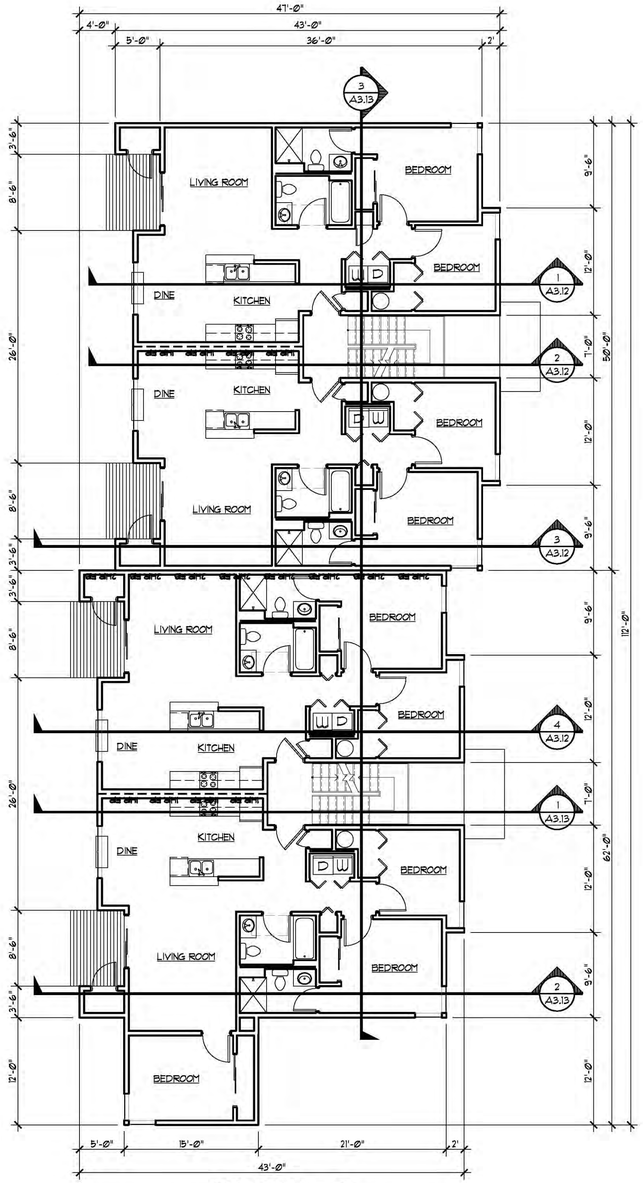
S3.1C FLOOR / ROOF FRAMING PLANS
S8.1 STRUCTURAL DETAILS
S8.2 STRUCTURAL DETAILS
S8.3 STRUCTURAL DETAILS
A8.1 DETAILS
A9.1 ACCESSIBILITY DETAILS
A9.2 ACCESSIBILITY DETAILS



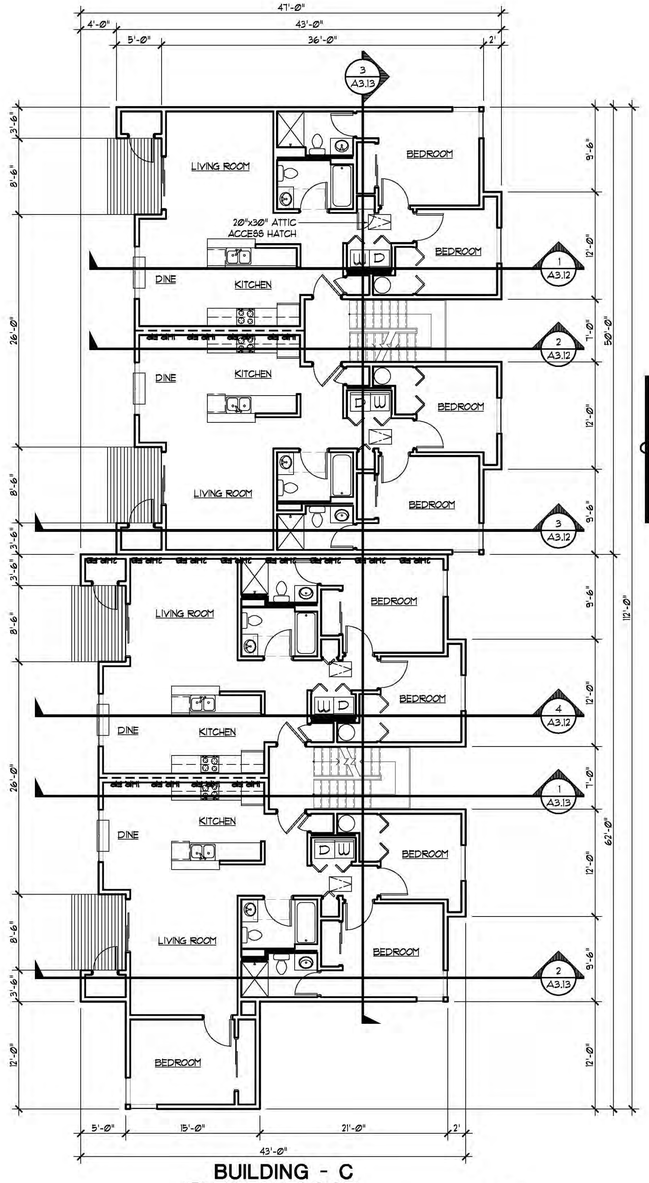
RONALD JAMES PED ARCHITECT P.C.
(503) 363-1456
5675 SILVERTON RD. NE
SALEM, OREGON 97305


A A2.1C **BUILDING - C FIRST FLOOR**
SCALE : 1/8" = 1'-0"




B A2.1C **BUILDING - C SECOND FLOOR**
SCALE : 1/8" = 1'-0"




C A2.1C **BUILDING - C THIRD FLOOR**
SCALE : 1/8" = 1'-0"

REGISTERED ARCHITECT
RONALD JAMES PED
SALEM, OREGON
STATE OF OREGON

**LANSING-SILVERTON APARTMENT COMPLEX**
**3010 SILVERTON ROAD NE**

DATE: 16 FEB. 2017
DRAWN:
JOB NO.: 1665

**A2.1C**

P:\1665 Mike Ebey\Lansing and Silverton Apts\Permit\A2.x 03.09.2017.dwg, A2.1c, 3/21/2017 1:26:01 PM, Gerald
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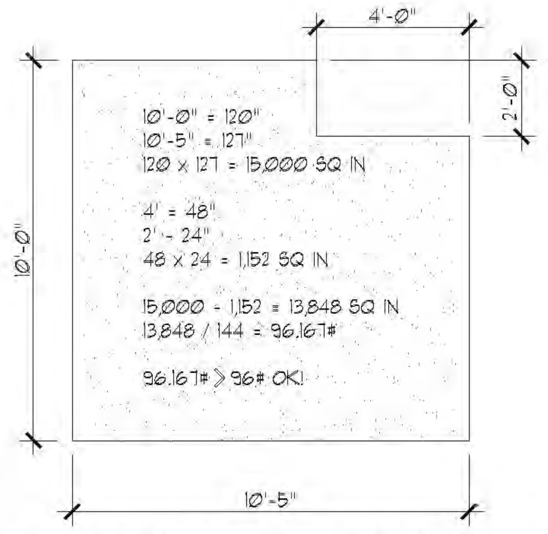
## FIRE-RESISTIVE CONSTRUCTION LEGEND

| | |
|---|---|
| (wall symbol) | ONE HOUR RATED OR UNRATED WALL, PER APPLICATIONS NOTED BELOW AND IN WALL TYPE NOTES |
| 1HR FP 1HR FP | ONE-HR FIRE PARTION FROM TOP OF FLOOR/CEILING ASSEMBLY BELOW TO UNDERSIDE OF UNDERSIDE OF FLOOR/ROOF DECK ABOVE, CONTINOUS THROUGH CONCEALED SPACES. |
| 2HR FB 2HR FB | TWO-HR FIRE BARRIER FROM TOP OF FLOOR/CEILING ASSEMBLY BELOW TO UNDERSIDE OF UNDERSIDE OF FLOOR/ROOF DECK ABOVE, CONTINOUS THROUGH CONCEALED SPACES. |

NOTES:
1 ALL BEARING WALLS, FLOOR, AND ROOF CONSTRUCTION ARE 1 HR FIRE-RESISTIVE CONTRUCTION, PER CONTRUCTION TYPE VA, EXCEPT AS NOTED OTHERWISE BELOW. ALL NON-BEARING PARTITIONS MAY BE UNRATED, EXCEPT AS NOTED OTHERWISE.
2 ALL DWELLING DEMISING WALLS AND RATED CORRIDOR WALLS ARE CONSTRUCTED AS 1 HR FIRE PARTITIONS.
3 ALL NON-BEARING WALLS ARE 2x4 EXCEPT AS REQUIRED FOR PLUMBING, MECHANICAL, OR U.N.O. KEEP FRAMING FLUSH WITHIN A ROOM - NO JOGS ACCEPTED.




1 / A2.1 **PRIVATE SPACE**
SCALE : 1/4" = 1'-0"

## DOOR SCHEDULE

"ALL DOORS TO RECEIVE LEVER TYPE HARDWARE"

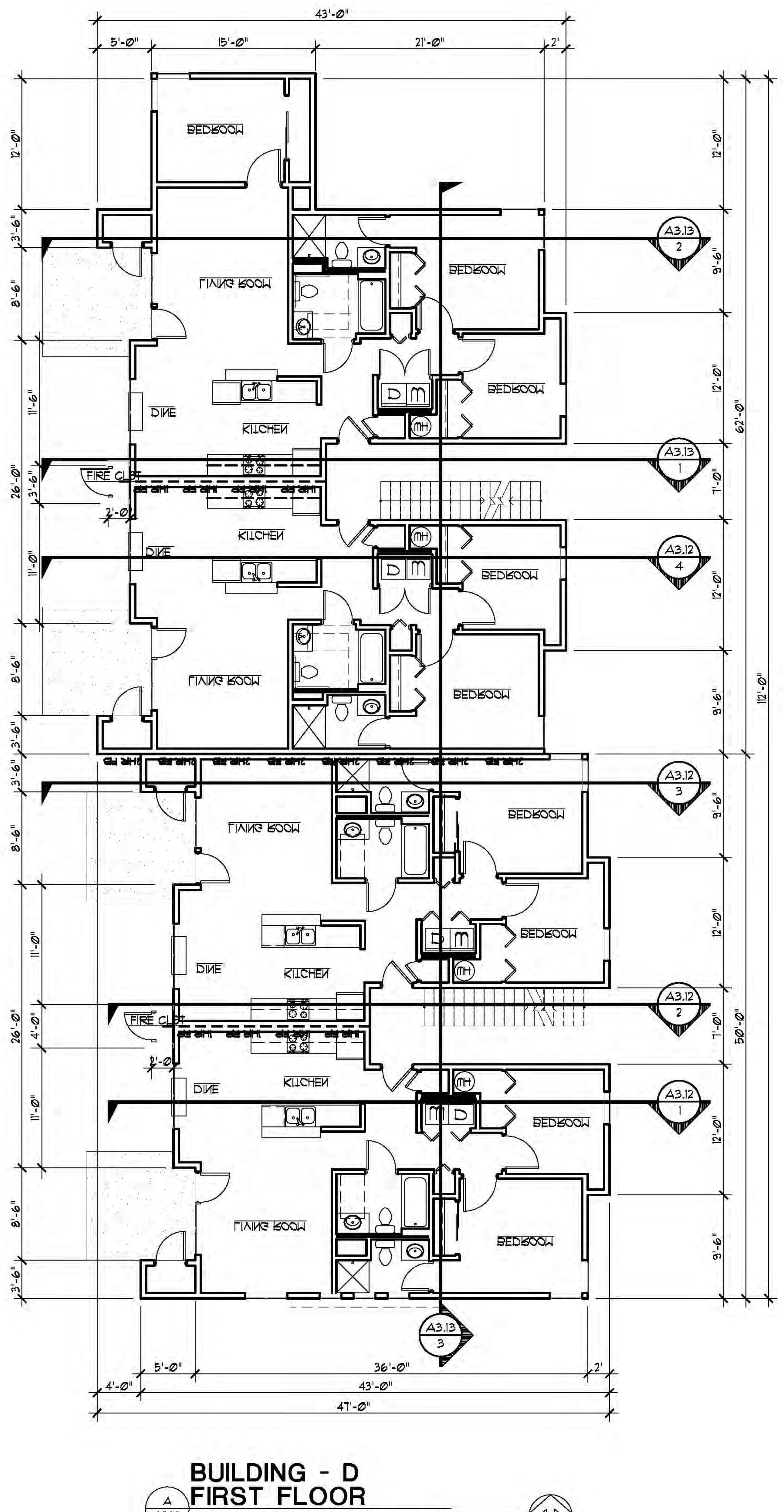
| NO. | SIZE | (2) TYPE | (3) CONST | (4) FINISH | (5) GLASS | (6) RATING | (7) FRAME | (8) HDWR |
|---|---|---|---|---|---|---|---|---|
| B1 | 3'-0"x6'-8"x1 3/4" | B | HM | ME | - | 45 | - | 3 |
| B2 | 3'-0"x6'-8"x1 3/4" | B | HM | ME | - | 60 | - | 3 |

## DRAWING INDEX

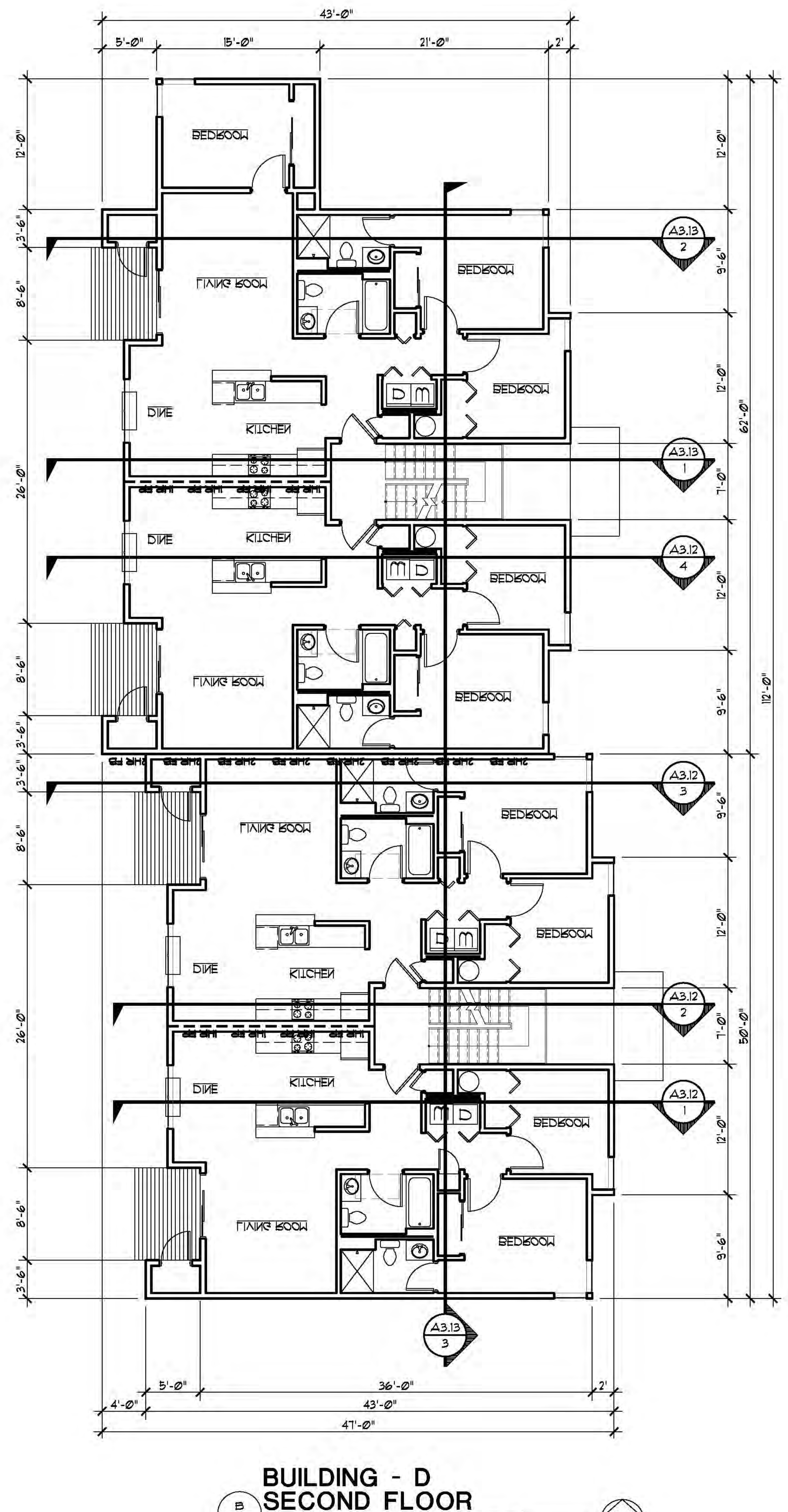

A2.1D FIRST/SECOND/THIRD FLOOR PLAN
A2.11 RATED CONSTRUCTION DETAILS
A3.1D ELEVATIONS
A3.2 BUILDING SECTIONS
A3.3 BUILDING SECTIONS
A4.1 ENLARGED FLOOR PLAN
A4.3 ENLARGED FLOOR PLAN (ACCESSIBLE)
S2.1D FOUNDATION / FLOOR FRAMING PLAN
S3.1D FLOOR / ROOF FRAMING PLANS
S8.1 STRUCTURAL DETAILS
S8.2 STRUCTURAL DETAILS
S8.3 STRUCTURAL DETAILS
A8.1 DETAILS
A9.1 ACCESSIBILITY DETAILS
A9.2 ACCESSIBILITY DETAILS



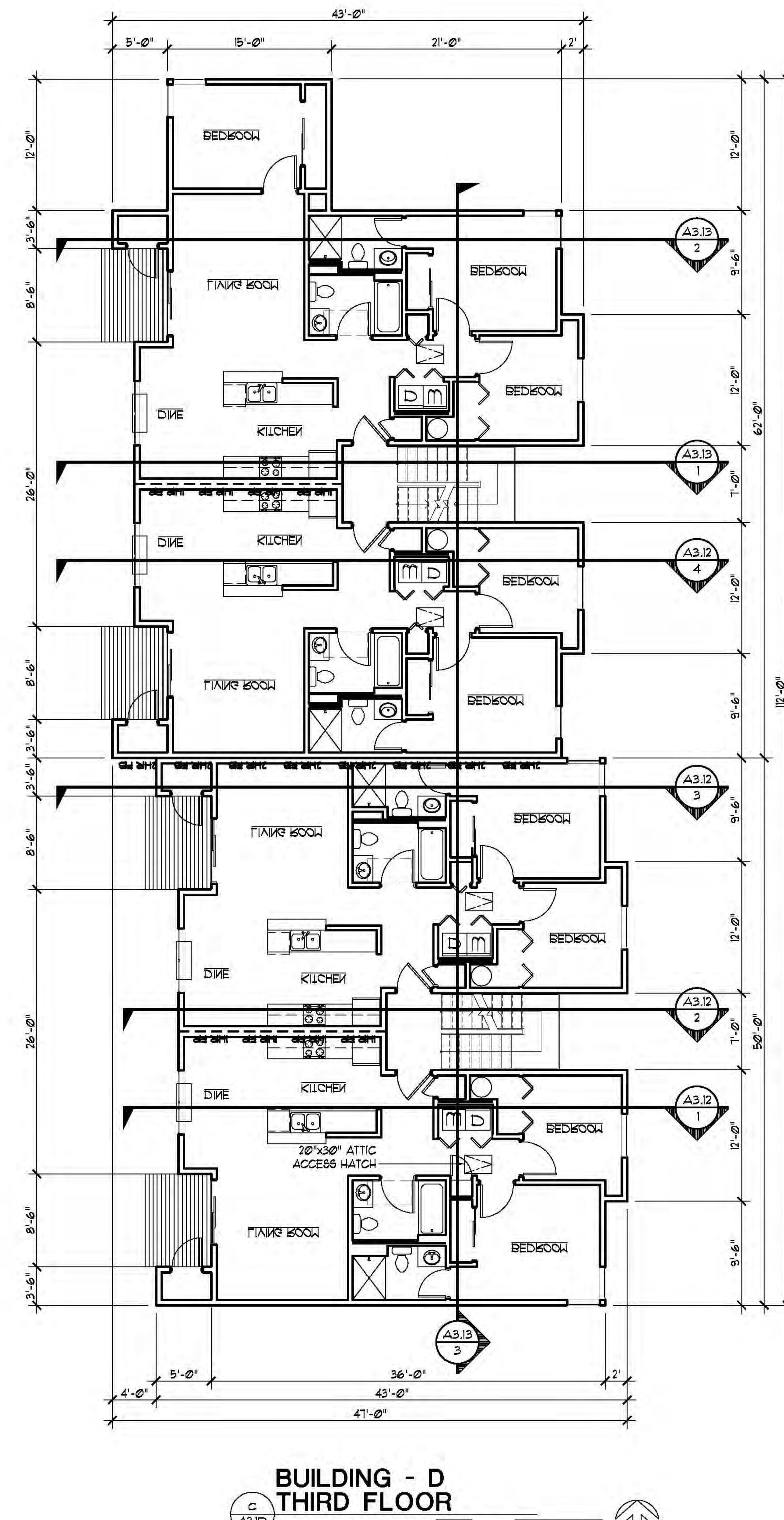
RONALD JAMES PED ARCHITECT P.C.
(503) 363-1456


A / A2.1D **BUILDING - D FIRST FLOOR**
SCALE : 1/8" = 1'-0"




B / A2.1D **BUILDING - D SECOND FLOOR**
SCALE : 1/8" = 1'-0"

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