



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-DAP-DR20-39
PROPERTY LOCATION:	4696 Center St NE, Salem OR 97301
NOTICE MAILING DATE:	November 9, 2020
PROPOSAL SUMMARY:	A proposal for a 120-unit apartment complex.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m., Monday, November 23, 2020. Please direct any questions and/or comments about the case to the Case Manager listed below.
CASE MANAGER:	Pamela Cole, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2309; E-mail: pcole@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> East Lancaster Neighborhood Association (ELNA), Susann Kaltwasser, Land Use Chair; Phone: 503-363-3998; Email: susann@kaltwasser.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Site Plan Review; 250.005(d)(2) – Adjustments; 804.025(d) – Driveway Approach Permits; 225.005(e)(1) – Design Review Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Center Street Holdings LLC (Hans Thygeson)
APPLICANT(S):	Steve Kay, Cascadia Planning and Development Services, on behalf of Center Street Holdings LLC
PROPOSAL REQUEST:	<p>Consolidated Class 3 Site Plan Review, Class 2 Adjustment, Class 2 Driveway Approach Permit, and Class 1 Design Review applications for a 120-unit apartment complex on 5.04 acres in the RM2 (Multiple Family Residential 2) zone at 4696 and 4692 Center Street NE and 575 and 592 Hile Lane NE (Marion County Assessor Map 072W29BB / 03200 and 03100 and 072W29BC / 03600 and 03801). Adjustments are requested to:</p> <ol style="list-style-type: none"> 1. Increase the maximum building length of 150 feet allowed under SRC 702.020(e)(1) to 153 feet for three buildings; 2. Reduce the percentage of buildable width occupied by buildings at the setback line on Center Street NE from the minimum of 40 percent required under SRC 702.020(e)(4) to 0 percent; 3. Reduce driveway spacing along Center Street NE from the minimum of 370 feet required under SRC 804.035(d) to approximately 155 feet.
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	<p>Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net. Just enter the permit number listed here: 20 113854</p>

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>

*It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.
TTD/TTY telephone 503-588-6439 is also available 24/7*

REQUEST FOR COMMENTS

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

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-DAP-DR20-39

PROJECT ADDRESS: 4696 Center St NE, Salem OR 97301

AMANDA Application No.: 20-113854-RP / 20-113856-ZO / 20-113858-ZO / 20-113855-DR

COMMENT PERIOD ENDS: Monday, November 23, 2020 at 5:00 P.M.

SUMMARY: A proposal for a 120-unit apartment complex.

REQUEST: Consolidated Class 3 Site Plan Review, Class 2 Adjustment, Class 2 Driveway Approach Permit, and Class 1 Design Review applications for a 120-unit apartment complex on 5.04 acres in the RM2 (Multiple Family Residential 2) zone at 4696 and 4692 Center Street NE and 575 and 592 Hile Lane NE (Marion County Assessor Map 072W29BB / 03200 and 03100 and 072W29BC / 03600 and 03801). Adjustments are requested to:

1. Increase the maximum building length of 150 feet allowed under SRC 702.020(e)(1) to 153 feet for three buildings;
2. Reduce the percentage of buildable width occupied by buildings at the setback line on Center Street NE from the minimum of 40 percent required under SRC 702.020(e)(4) to 0 percent;
3. Reduce driveway spacing along Center Street NE from the minimum of 370 feet required under SRC 804.035(d) to approximately 155 feet.

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m., Monday, November 23, 2020, will be considered in the decision process. Comments received after this date will be not considered. ****PLEASE NOTE: City offices have very limited staffing due to COVID-19. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.****

CASE MANAGER: Pamela Cole, Planner II, Phone: 503-540-2309; E-Mail: pcole@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

1. I have reviewed the proposal and have no objections to it.
2. I have reviewed the proposal and have the following comments: _____
- _____
- _____
- _____

Name/Agency: _____

Address: _____

Phone: _____

Email: _____

Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

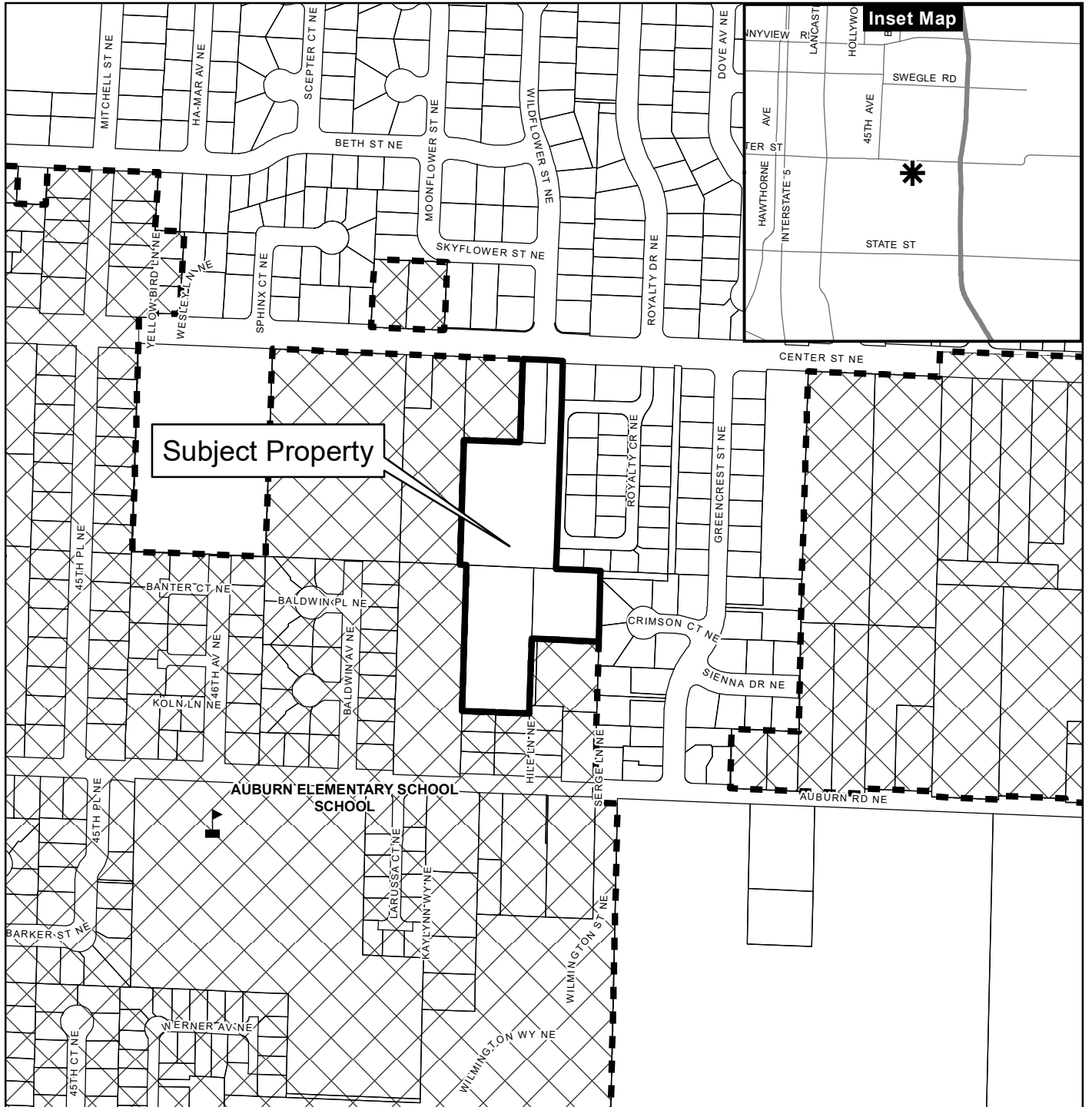
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907



Vicinity Map 4696 Center Street NE



Legend

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

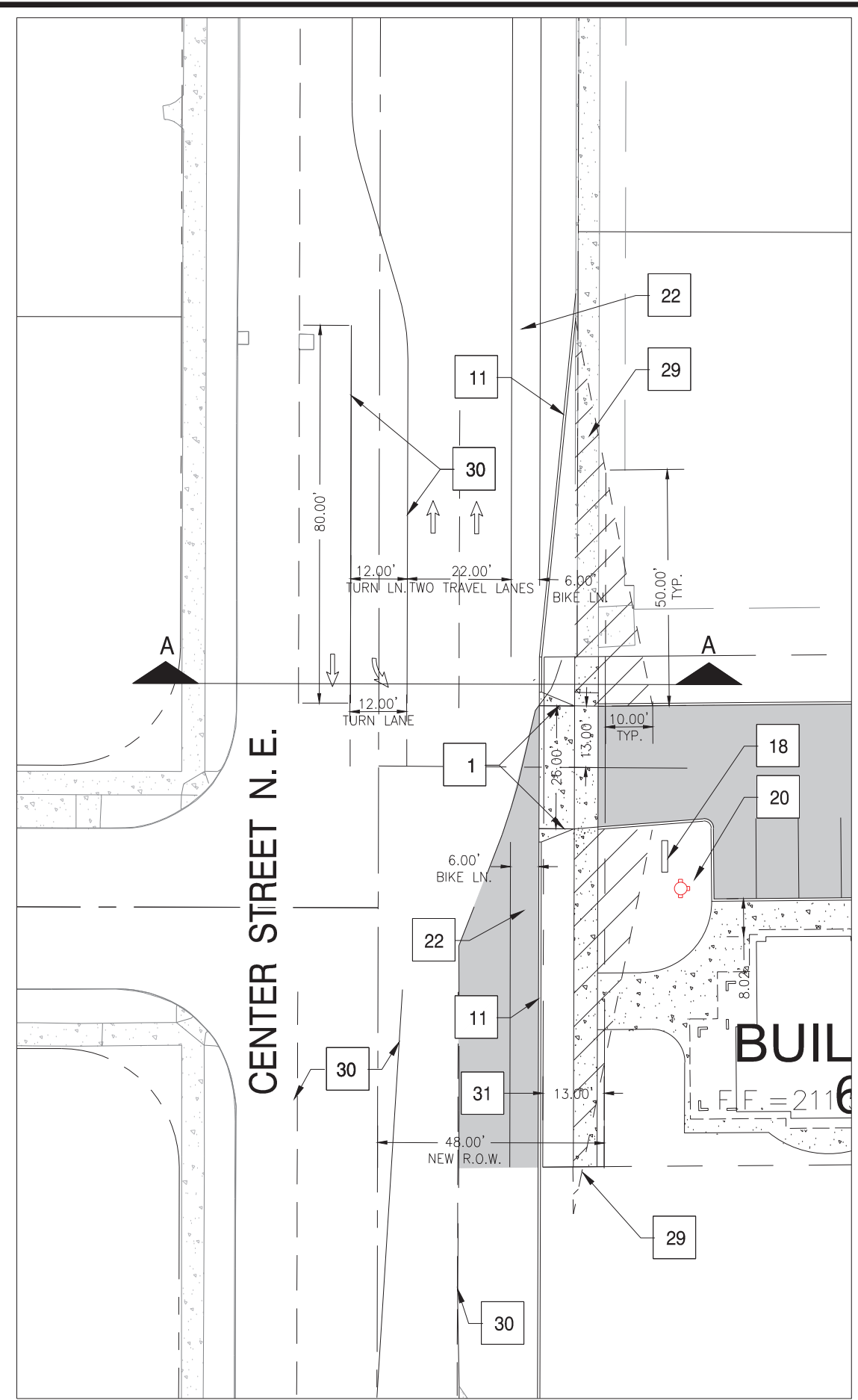

CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



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FILE: Z:\VAM Engr\18-180 Center Street Salem - H11\Planning\Site plan\201013-18180-Site Plan-REV BPL.dwg 10/13/2020 9:00 PM - Owner



DETAIL A

RM 2 - MULTIPLE FAMILY HIGH-RISE RESIDENTIAL STANDARDS

DENSITY: SITE - 5.04 ACRES
 PROPOSED UNITS - 120
 MIN. DU / ACRE: 12 - MAX. DU / ACRE: 28
 PROPOSED DENSITY : 23.8 DU / ACRE

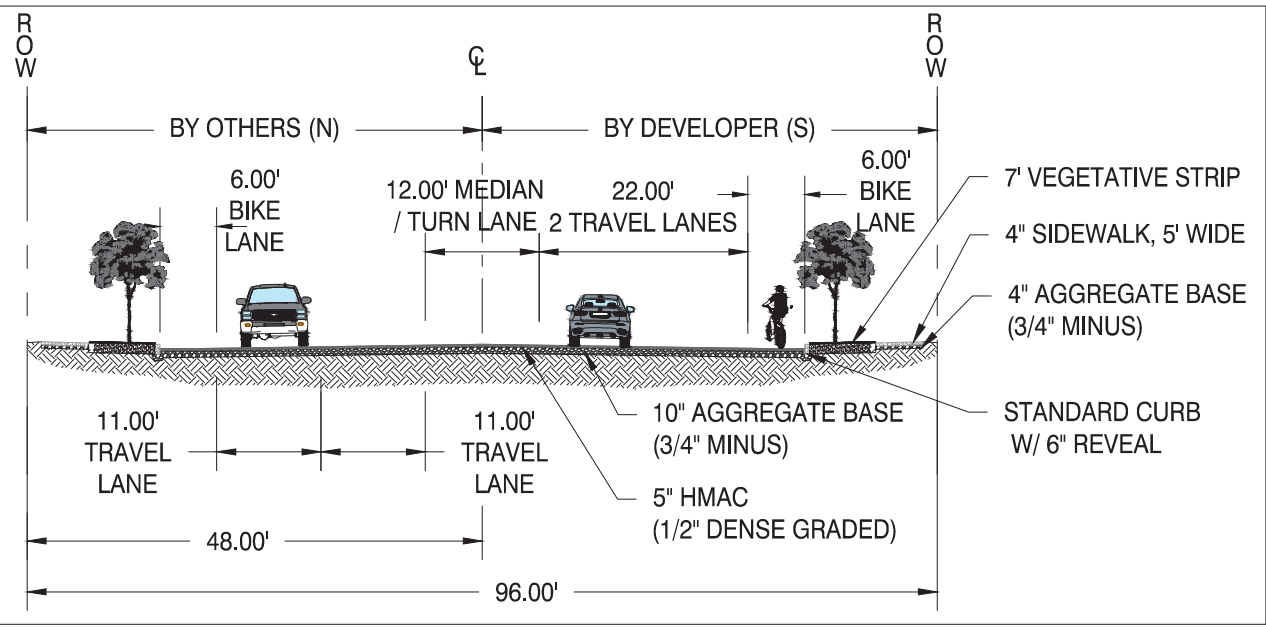
LOT STANDARDS		
	REQUIRED	PROPOSED
MINIMUM LOT AREA:	6,000 SQ. FT.	5.04 ACRES
MINIMUM LOT WIDTH:	40 FEET	108+ FEET
MINIMUM STREET FRONTAGE:	40 FEET	108+ FEET
MINIMUM LOT DEPTH:	80 FEET	946+ FEET
MAXIMUM LOT COVERAGE:	60 %	18 %
MAXIMUM BUILDING HEIGHT	50 FEET	39'-10"

SETBACKS:
 FRONT: 20'
 SIDE: 10' WITH TYPE C LANDSCAPING AND SCREENING
 REAR: 10' WITH TYPE C LANDSCAPING AND SCREENING
 BUILDING RESTRICTION: 1' PER 1 FOOT OF BUILDING HEIGHT WHEN ABUTTING RS ZONING (PER TABLE 702-2)
 VEHICLE USE: 12' PARALLEL WITH CENTER STREET

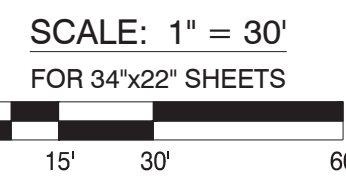
AREA SUMMARY:
 TOTAL SITE: 219,540 SQ. FT.
 PAVEMENT (ASPHALT) : 82,803 SQ. FT.
 CONCRETE: 6,189 SQ. FT.
 BUILDINGS: 39,216 SQ. FT.
 LANDSCAPING / O.S.: 91,332 SQ. FT.

VEHICLE PARKING:
 1 BEDROOM = 1 SPACE/D.U. (84 DWELLING UNITS x 1) = 84 SPACES
 2 BEDROOM = 1.5 SPACES/D.U. (36 DWELLING UNITS x 1.5) = 54 SPACES
 MINIMUM PARKING SPACES REQUIRED: = 138 SPACES
 MAXIMUM SPACES ALLOWED (TOTAL x 1.75 = (138 x 1.75) = 242 SPACES
 TOTAL VEHICLE PARKING PROPOSED : = 206 SPACES
 INCLUDES 4 HANDICAP (1 VAN ACCESSIBLE) AND 120 COVERED SPACES

BICYCLE PARKING REQUIRED:
 0.1 SPACE PER DWELLING UNIT (120 DWELLING UNITS x 0.1) = 12 SPACES
 TOTAL BICYCLE PARKING PROPOSED : = 12 SPACES



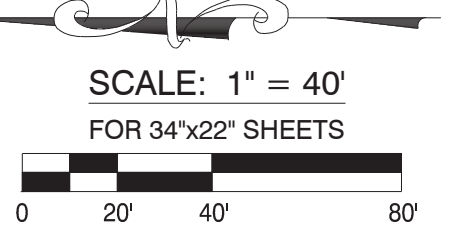
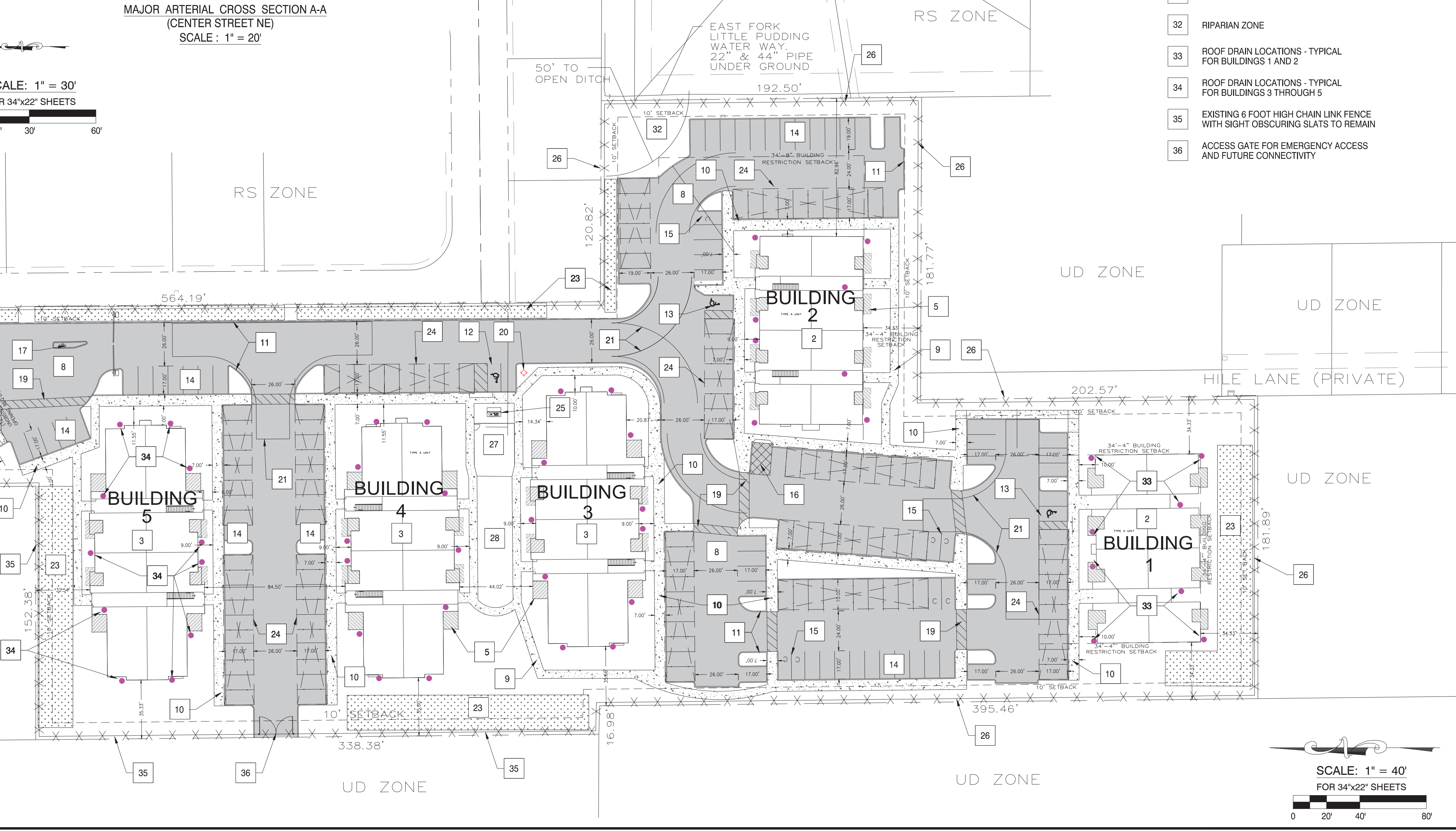
MAJOR ARTERIAL CROSS SECTION A-A (CENTER STREET NE)
 SCALE : 1" = 20'



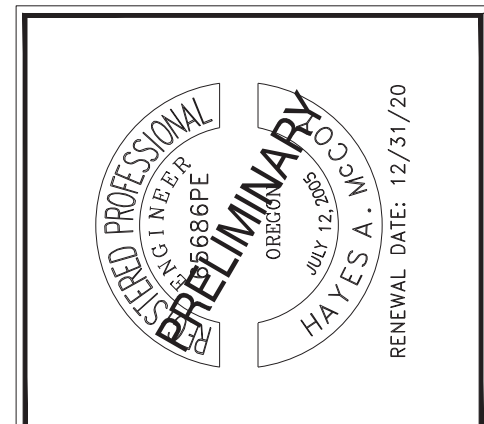
SCALE: 1" = 30'
 FOR 34"x22" SHEETS

SITE PLAN NOTES:

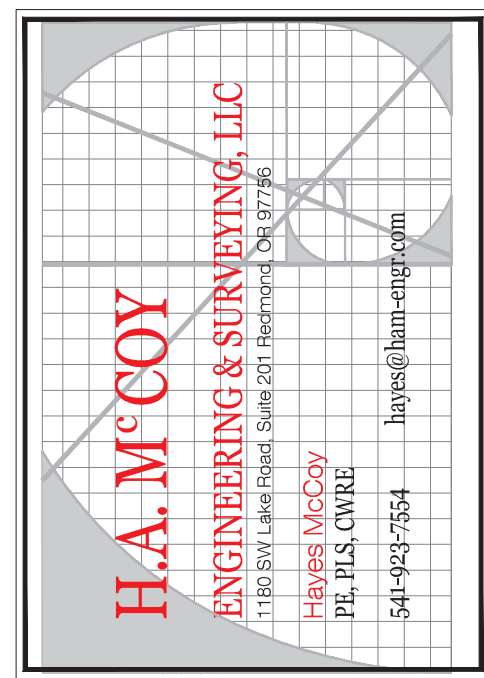
- 1 CONSTRUCT 26 FOOT WIDE DRIVEWAY
- 2 6,140 SQ. FT. BUILDING FOOTPRINT (APARTMENT) (8 UNITS PER FLOOR, THREE FLOORS) (SEE ARCHITECTURAL DRAWINGS)
- 3 8,489 SQ. FT. BUILDING FOOTPRINT (APARTMENT) (8 UNITS PER FLOOR, THREE FLOORS) (SEE ARCHITECTURAL DRAWINGS)
- 4 1,451 SQ. FT. BUILDING FOOTPRINT (CLUBHOUSE) (SEE ARCHITECTURAL DRAWINGS)
- 5 HATCH INDICATES 96 SQUARE FEET (MIN.) OF PRIVATE OPEN SPACE (SEE ARCHITECTURAL PLANS) - TYPICAL
- 6 25'x27'x6" (OVERALL) TRASH ENCLOSURE WITH COMPACTOR. C.M.U. WALLS AND METAL SCREENED GATES. CONCRETE TO BE 6" IN DEPTH
- 7 COVERED CLUSTER MAILBOX(S)
- 8 PROPOSED ASPHALT PARKING
- 9 5' WIDE CONCRETE SIDEWALK
- 10 7' WIDE CONCRETE SIDEWALK
- 11 INSTALL STANDARD 6" REVEAL CURB
- 12 PROPOSED HANDICAP PARKING. VAN ACCESSIBLE A.D.A. PARKING
- 13 PROPOSED HANDICAP PARKING. A.D.A. ACCESSIBLE
- 14 PROPOSED STANDARD PARKING (8' x 19'-MIN.) DEPTH MAY BE REDUCED 24 INCHES WHEN SIDEWALK IS WIDENED 24 INCHES.
- 15 PROPOSED COMPACT PARKING (8' x 15'-MIN.) DEPTH MAY BE REDUCED 24 INCHES WHEN SIDEWALK IS WIDENED 24 INCHES.
- 16 12'x19' LOADING ZONE
- 17 OPTICOM TRAFFIC CONTROL GATE
- 18 PROPOSED MAP / MONUMENT SIGN
- 19 CROSSWALK
- 20 NEW FIRE HYDRANT ASSEMBLY
- 21 FIRE TURN AROUND - TEMPLATE
- 22 NEW 6 FOOT BIKE LANE
- 23 PROPOSED RAIN GARDEN DRAINAGE - SEE SHEET P1.5 FOR MORE DETAIL.
- 24 INDICATES CARPORT CANOPY (DESIGNED AS 9x18' COVERAGE)
- 25 BICYCLE PARKING - MINIMUM SIZE 2' x 6' WITH A MINIMUM OF 4' WIDE ACCESS ISLE. BIKE RACKS WILL BE THE STAPLE / INVERTED DESIGN
- 26 NEW 6 FOOT HIGH SITE OBSCURING WOOD OR VINYL FENCE
- 27 FENCED PLAY GROUND
- 28 PLAY AREA
- 29 10'x50' VISION CLEARANCE
- 30 NEW STREET STRIPING
- 31 NEW RIGHT-OF-WAY DEDICATION
- 32 RIPARIAN ZONE
- 33 ROOF DRAIN LOCATIONS - TYPICAL FOR BUILDINGS 1 AND 2
- 34 ROOF DRAIN LOCATIONS - TYPICAL FOR BUILDINGS 3 THROUGH 5
- 35 EXISTING 6 FOOT HIGH CHAIN LINK FENCE WITH SIGHT OBSCURING SLATS TO REMAIN
- 36 ACCESS GATE FOR EMERGENCY ACCESS AND FUTURE CONNECTIVITY



SCALE: 1" = 40'
 FOR 34"x22" SHEETS



DATE:	REVISION:



PROJECT: CASCADE VISTA APARTMENTS
 PROJECT LOCATION: SALEM, OREGON
 CLIENT: CREATIONS NORTHWEST LLC

SHEET TITLE: **SITE PLAN**

JOB NO. 18-180
 DRAWN BY: BPL
 DRAWING: **P1.3**

General Landscaping Requirements

TOTAL SITE AREA: 184,694 SF (4.24 ACRES)
 LANDSCAPE AREA: 65,116 SF (1.5 ACRES)
 TREES: 1:2 REPLACEMENT IN SETBACKS
 1:1 ON LOT
 1 TREE PER 2000 SF GROSS SITE AREA
 = 109 TREES PER PRE-APP
 RS ZONE TYPE C LANDSCAPE BUFFER
 1 TREE / 30' LINEAR FEET

Rain Garden Planting Requirements

Facility #	Facility SF	Trees	Large Shrubs	Small Shrubs	Grasses / Herbs / Groundcover
1	1,350 SF	5	12	36	1175 SF
2	1,350 SF	5	12	36	1175 SF
3	1,350 SF	5	12	36	1175 SF
4	550 SF	3	4	12	490 SF
5	3,045 SF	5	28	108	2556 SF
6	3,049 SF	5	28	108	2552 SF
7	3,735 SF	6	40	126	3324 SF

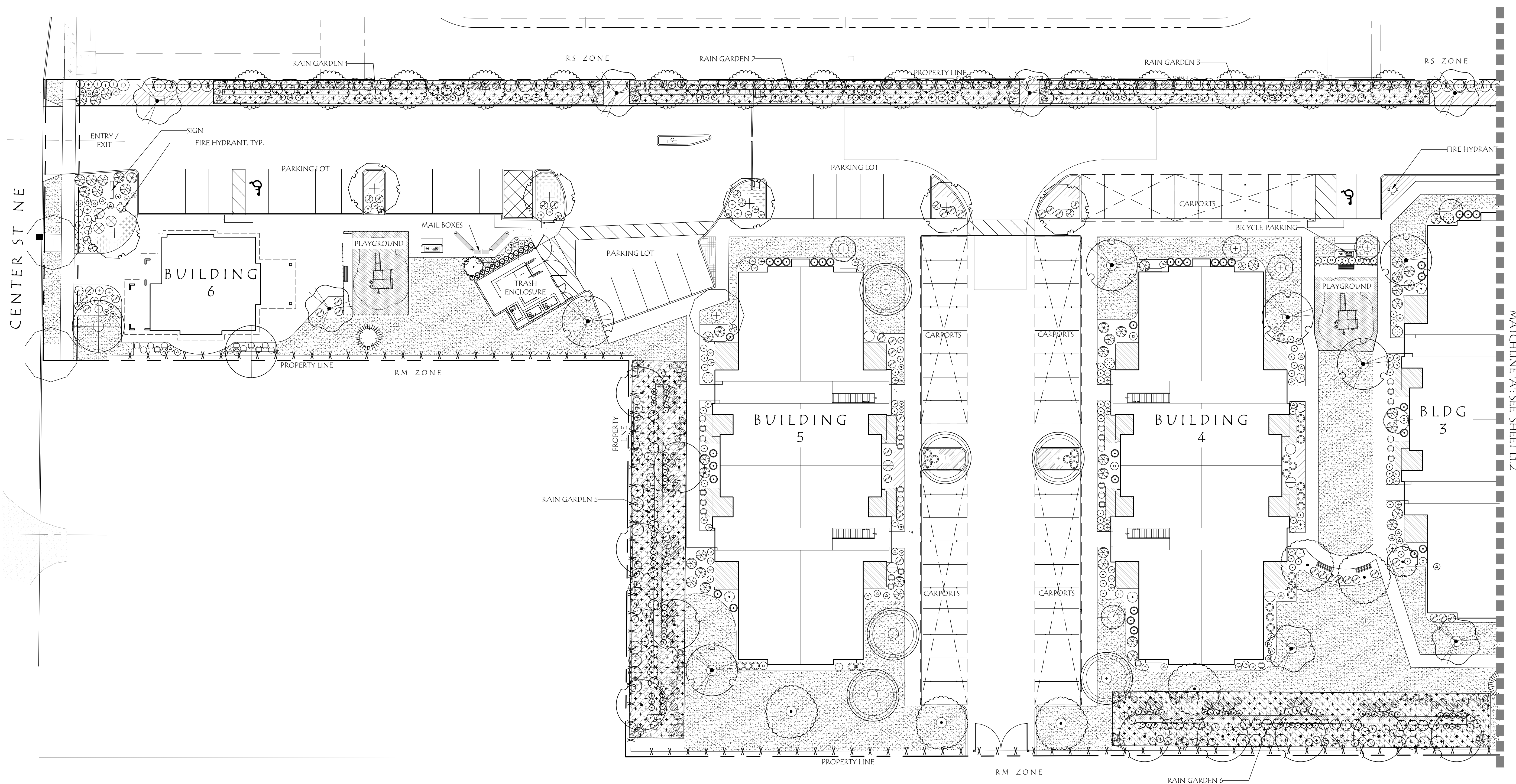
Requirements per 100 SF
 1 Evergreen or Deciduous Tree -OR-
 4 Large Shrubs -OR-
 6 Small Shrubs
 Herbaceous and Groundcover at least 75% of Facility

Legend:

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- WOODCHIP PLAY SURFACE: 12" MIN. DEPTH, SEE NOTES THIS SHEET FOR SAFETY INFORMATION
- PLAY STRUCTURE TO BE DETERMINED
- 36" HT. NON-SIGHT OBSCURING FENCE AROUND PLAYGROUND
- 6' LONG BENCH TO BE SELECTED
- 50' BUFFER EAST FORK LITTLE PUDDING RIVER
- PRIVATE PATIO SCREENING / FENCING

General Notes:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. SEE CIVIL DRAWINGS FOR GRADING PLAN AND STORMWATER FACILITIES INFORMATION.
4. STREET TREES FROM CITY OF SALEM APPROVED STREET TREE LIST. VERIFY TREE LOCATIONS AND VISION CLEARANCE.
5. PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARDS AND GUIDELINES.
6. STORMWATER CALCULATIONS SEE THIS SHEET.
7. PLANTING NOTES SEE SHEET L1.2.
8. PLANT LEGENDS AND DETAILS SEE SHEET L1.3.
9. IRRIGATION TO BE DESIGNED BY LANDSCAPE ARCHITECT.



Laurus Designs, LLC

 1012 Pine Street
 Silverton, Oregon
 503.784.6494

Cascade Vista Apartments
 for
 Creations Northwest LLC
 4696 Center Street NE
 Salem, Oregon

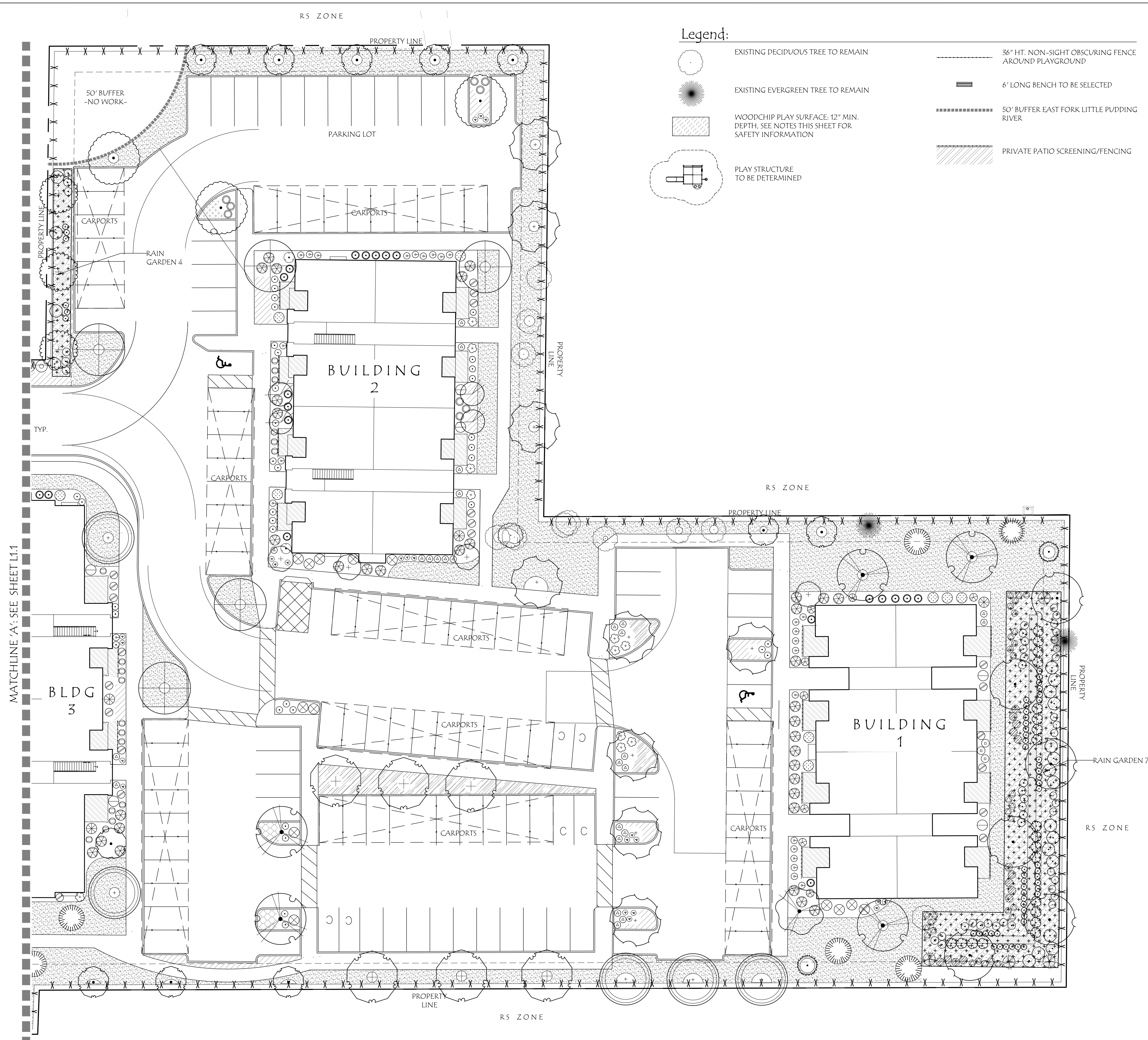
REGISTERED
 643
PRELIMINARY
 LAURA A. ANTONSON
 OREGON
 11/16/2007
 LANDSCAPE ARCHITECT

PLANTING PLAN

 SCALE: 1"=20'-0"
 0' 10' 20' 40'
 SCALE
 October 13th, 2020

REVISIONS			
#	DATE	NOTES	INITIALS

L1.1
 SHEET 1 OF 3
 PROJECT #: 1507R



- Legend:**
- EXISTING DECIDUOUS TREE TO REMAIN
 - EXISTING EVERGREEN TREE TO REMAIN
 - WOODCHIP PLAY SURFACE: 12" MIN. DEPTH. SEE NOTES THIS SHEET FOR SAFETY INFORMATION
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2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. SEE CIVIL DRAWINGS FOR GRADING PLAN AND STORMWATER FACILITIES INFORMATION.
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5. PLAY AREA AND WOODCHIP PLAY SURFACE TO CONFORM TO CPSC AND ASTM PLAYGROUND STANDARDS AND GUIDELINES.
6. STORMWATER CALCULATIONS SEE SHEET L1.1.
7. PLANTING NOTES SEE THIS SHEET.
8. PLANT LEGENDS AND DETAILS SEE SHEET L1.3.
9. IRRIGATION TO BE DESIGNED BY LANDSCAPE ARCHITECT.

General Planting Notes:

1. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED.
2. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
3. PLANT MATERIALS SHALL BE FREE OF DISEASE, INJURY, AND INSECT INFESTATION. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED BY LANDSCAPE CONTRACTOR.
4. SEE CIVIL PLANS FOR EROSION CONTROL AND SITE PREPARATION.
5. SEED BETWEEN MAY 15TH AND OCTOBER 15TH ONLY.
6. TOPSOIL: ALL PLANTER BEDS SHALL HAVE A MINIMUM DEPTH OF 8" WORKABLE TOPSOIL. TOPSOIL SHALL BE OVER ROCK-FREE SUBGRADE. TOPSOIL TO BE RIPPED AND TILLED INTO SUBGRADE.
7. MOUND PLANTING BED AREAS 3% FOR POSITIVE DRAINAGE AND AESTHETICS.
8. SOIL AMENDMENTS: ADD 2" CLEAN COMPOST TO TOPSOIL, TILL IN, FOR ALL PLANTER BEDS.
7. PROVIDE A 48" DIA. LAWN CUT-OUT AROUND TRUNKS OF ALL TREES. PUT MULCH IN CUT-OUTS.
8. KEEP LAWN EDGE 12" AWAY FROM FENCE LINE AND BUILDINGS.
9. BARK MULCH: SPREAD 2" MIN. DEPTH AGED DOUG FIR MULCH IN ALL PLANTER BED AREAS AND LAWN TREE CUT-OUTS. KEEP MULCH AWAY FROM PLANT BASE.
10. PLANT QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES AND SYMBOLS SHOWN, USE THE LARGER OF THE TWO AMOUNTS. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES.

Stormwater Facility Planting Notes:

1. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED.
2. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
3. SEE CITY OF SALEM STORMWATER REQUIREMENTS FOR MORE INFORMATION.
4. CONTAINER STOCK MAY BE PLANTED YEAR ROUND IF CONDITIONS PERMIT. PLANT AFTER 48 HOURS OF DRY WEATHER TO AVOID SOIL COMPACTION. USE JUTE OR COIR MATTING TO PREVENT EROSION IF NEEDED.
5. PLANT MATERIALS SHALL BE FREE OF DISEASE, INJURY, AND INSECT INFESTATION. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED BY LANDSCAPE CONTRACTOR.
6. SEE CIVIL PLANS FOR EROSION CONTROL AND SITE PREPARATION.
7. MULCH SHRUBS ON SIDE SLOPES WITH 2" DEPTH MIN. AND 18" DIAMETER WIDE AREA WITH CHEMICAL FREE AGED COMPOST. DO NOT USE MULCH IN ZONE 1 AND OTHER FREQUENTLY INUNDATED AREAS.
8. FACILITY TO BE IRRIGATED WITH IRRIGATION SYSTEM FOR A MINIMUM OF 2 YEARS. PLANTS TO RECEIVE A MINIMUM OF 1" OF WATER PER WEEK FROM JUNE 15TH TO OCTOBER 15TH THE FIRST YEAR AND BE MONITORED TO MAINTAIN HEALTHY CONDITIONS. WATER AMOUNTS MAY BE REDUCED THE SECOND YEAR FROM JUNE 15TH TO OCTOBER 15TH, BUT MAINTAIN WEEKLY WATERING AND ADDITIONAL WATERING MAY BE NEEDED BASED ON MONITORING.
9. MAINTENANCE AND MONITORING TO TAKE PLACE ANNUALLY. TAG PLANTS WITH A RUST PROOF LABEL TO FACILITATE MONITORING. REPLACE DEAD OR DYING PLANT MATERIAL AS NEEDED.

Laurus Designs, LLC

1012 Pine Street
Silverton, Oregon
503.784.6494

Cascade Vista Apartments
for
Creations Northwest LLC

4696 Center Street NE
Salem, Oregon

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

PLANTING PLAN

SCALE: 1"=20'-0"

0' 10' 20' 40'

SCALE

October 13th, 2020

REVISIONS

#	DATE	NOTES	INITIALS

L1.2

SHEET 2 OF 3

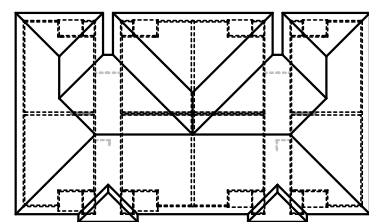
PROJECT #: 1507R



NORTH ELEVATION

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

ARCH. COMP. ROOF
 9'-0" CEILING HT EA. FLOOR
 POST & BEAM FOUNDATION



ROOF PLAN

SCALE: 1/32" = 1'-0"



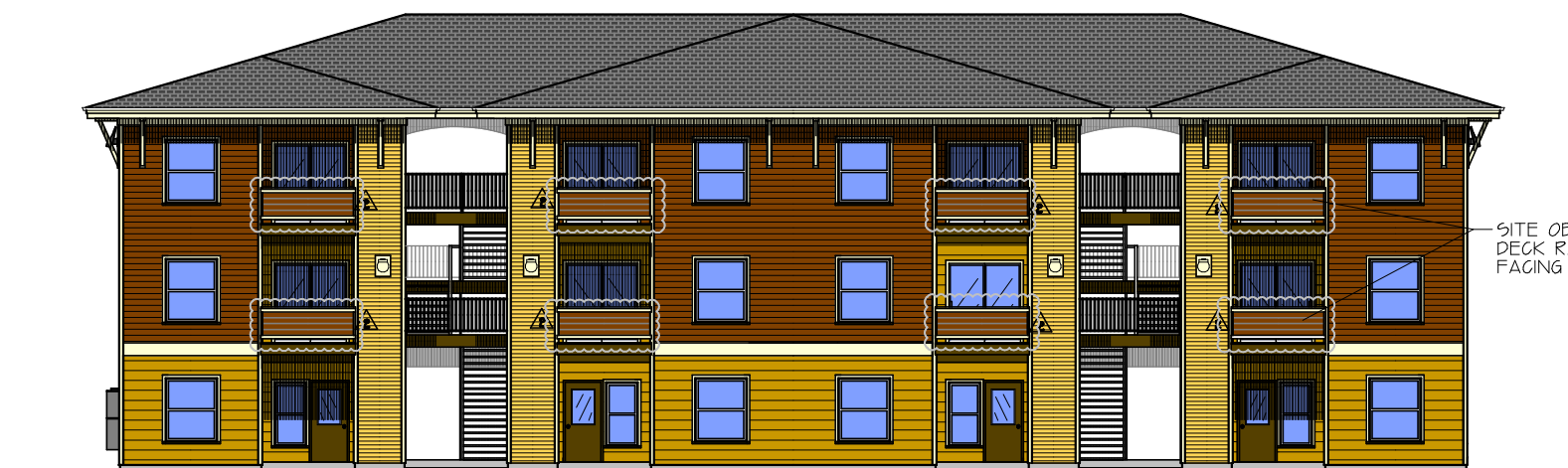
EAST ELEVATION

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



WEST ELEVATION

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



SOUTH ELEVATION

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

BUILDING CODE APPLIED: 2019 OSEGC
 ACCESSIBILITY STANDARD: 2009 ICG/ANSI A171
 2014 OSEGC
 CONSTRUCTION TYPE: V-ID (SPRINKLED)
 A NOTE ON FIRE SPRINKLER SYSTEM OR DETTER
 OR FIRE CODE RULES SHALL BE INSTALLED THROUGHOUT
 THE BUILDING. SEPARATE PERMIT REQUIRED.
 OCCUPANCY: R-2

(24) 1 BED ROOM UNITS (664 SQ FT EA)

REVISIONS	DATE
MINOR HT ADJ	10-13-20
WINDOW ADD	10-13-20
RAILS	10-13-20

Cascade Vista Apartments
 4696 Center St. NE
 Salem, Oregon

Creations Northwest, LLC
 2500 Winnetka Falls Drive
 West Linn, Oregon Office: 503-908-0563

APARTMENT BUILDING
ELEVATIONS BUILDING 1

CADD NAME:
 S 10
 DATE: 8-9-20
 SCALE: AS SHOWN
 DRAWN BY: R L H
 PROJECT #:

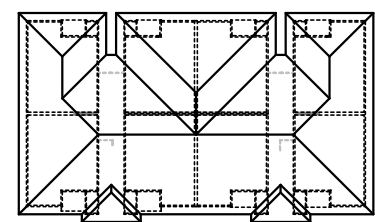
SHEET No.
1.0
 of



FRONT ELEVATION

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

ARCH. COMP. ROOF
 9'-0" CEILING HT EA. FLOOR
 POST & BEAM FOUNDATION



ROOF PLAN

SCALE: 1/32" = 1'-0"



LEFT ELEVATION

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



RIGHT ELEVATION

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



BACK ELEVATION

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

SITE OBSCURING
 DECK RAILS (TYPICAL
 FACING R5 OR RA ZONES)

BUILDING CODE APPLIED: 2019 OSBC
 ACCESSIBILITY STANDARD: 2009 ICG/ANSI A171
 2014 ORESC
 CONSTRUCTION TYPE: V-ID (SPRINKLED)
 A NOTE ON FIRE SPRINKLER SYSTEM OR DETTER
 OR FIRE CODE RULES SHALL BE INSTALLED THROUGHOUT
 THE BUILDING. SEPARATE PERMIT REQUIRED.
 OCCUPANCY: R-2

(24) 1 BED ROOM UNITS 6654 SQ FT EA)

REVISIONS	DATE
MINOR HT ADJ	10-13-20
WINDOW ADD	
SITE OBSCURING	10-13-20
RAILS	

Cascade Vista Apartments
 4696 Center St. NE
 Salem, Oregon

Creations Northwest, LLC
 2500 Winnetka Falls Drive
 West Linn, Oregon Office: 503-908-0563

APARTMENT BUILDING
**ELEVATIONS
 BUILDING 2**

CADD NAME:
 S-H
 DATE: 10-13-20
 SCALE: AS SHOWN
 DRAWN BY: R L H
 PROJECT #:

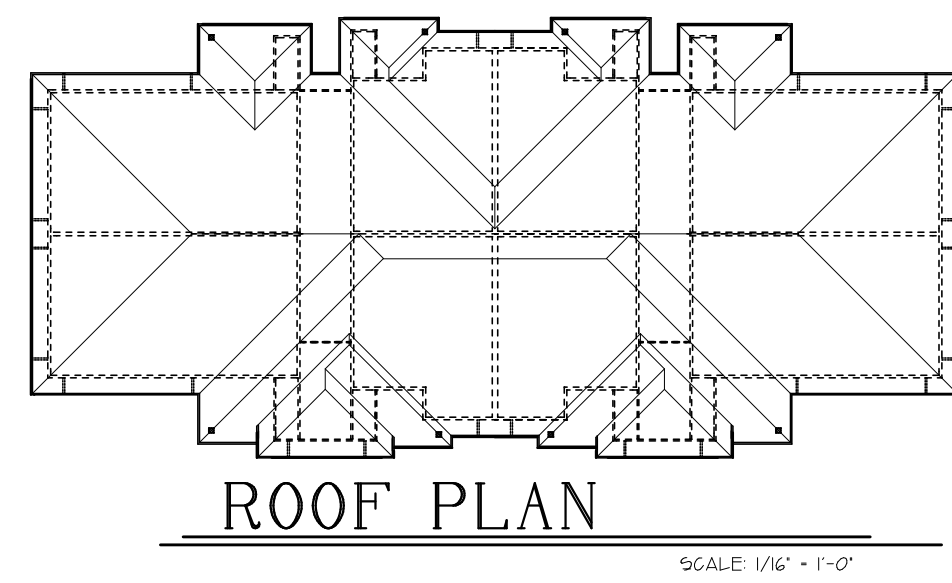
SHEET No.
1.0
 of



FRONT ELEVATION

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

ARCH. COMP. ROOF
 9'-0" CEILING HT EA. FLOOR
 POST & BEAM FOUNDATION



ROOF PLAN

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



LEFT ELEVATION

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



RIGHT ELEVATION

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



BACK ELEVATION

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

BUILDING CODE APPLIED: 2019 OESG
 ACCESSIBILITY STANDARD: 2009 ICG/ANSI A117
 2014 OESG
 CONSTRUCTION TYPE: V-D (SPRINKLED)
 A NFPA 13B FIRE SPRINKLER SYSTEM (OR BETTER)
 AS PER OSG 403.29 SHALL BE INSTALLED THROUGHOUT
 THE BUILDING. (SEPERATE PERMIT REQUIRED)
 OCCUPANCY: R-2
 (2) 2 BED ROOM UNITS (1033 SQ FT EA.)
 (2) 1 BED ROOM UNITS (684 SQ FT EA.)
 GROSS AREA FIRST FLOOR: 8,484 SQ FT
 GROSS AREA SECOND FLOOR: 7,348 SQ FT
 GROSS AREA THIRD FLOOR: 7,348 SQ FT
 TOTAL AREA OF BUILDING: 23,180 SQ FT

REVISIONS	DATE
METER BASE / WINDOW	10-13-20

Cascade Vista Apartments
 4896 Center St. NE
 Salem, Oregon

Creations Northwest, LLC
 14020 SE Johnson Rd #102
 Milwaukie, OR 97267 Office: 503-908-0563

APARTMENT BUILDING 3, 4 & 5

ELEVATIONS
BLD 3, 4, & 5

CADD NAME:
 CV3 1-0
 DATE: 7-28-2020
 SCALE: AS SHOWN
 DRAWN BY: R L H
 PROJECT #:

SHEET No.
1.0
 of