



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 / Tree Variance / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-TRV-DAP-DR23-15
PROPERTY LOCATION:	4195 Aumsville Hwy SE, Salem OR 97317
NOTICE MAILING DATE:	May 12, 2023
PROPOSAL SUMMARY:	New multi-family development of a 279-unit apartment complex.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Friday, May 26, 2023. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. <i>Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.</i>
CASE MANAGER:	Jamie Donaldson, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: jdonaldson@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> Southeast Mill Creek Association (SEMCA), Alan Rasmussen, Land Use Chair; Phone: 503-930-1968; Email: arasmussen@modernbuildingsystems.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) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 808.045(d) Tree Variance; 804.025(d) – Class 2 Driveway Approach Permit; 225.005(e)(1) – Class 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):	Cascade Legacy Properties LLC (James Rasmussen, Kenneth Rasmussen, Alan Rasmussen, Ryan Rasmussen)
APPLICANT(S):	Brandie Dalton
PROPOSAL REQUEST:	<p>A consolidated application for a Class 3 Site Plan Review, Class 2 Driveway Approach Permits, and Class 1 Design Review for development of a 279-unit multi-family residential apartment complex, with four Class 2 Adjustments to:</p> <ol style="list-style-type: none"> (1) Eliminate the requirement where off-street surface parking and vehicle use areas shall not be located between a building or structure and a street for portions of the development with double frontage along Aumsville Highway SE and Joseph Street SE (SRC 702.020(d)(2)); (2) Eliminate the pedestrian path required to connect buildings from the northwest portion of the property to the rest of the development (SRC 702.020(d)(4)); (3) Reduce the minimum 40 percent buildable width requirement at varying percentages along Aumsville Highway SE and Joseph Street SE (SRC 702.020(e)(4)); and (4) Eliminate the requirement to orient buildings toward the street with direct pedestrian access to adjacent sidewalks (SRC 702.020(e)(5)); <p>And a Tree Regulation Variance request to remove 82 significant trees of the 128 total significant trees identified on site. The subject property is approximately 15 acres in size, zoned IC (Industrial Commercial), and located at 4195 Aumsville Highway SE - 97317 (Marion County Assessors Map and Tax Lot number: 082W08 / 110).</p>
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:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 23 102754. Paper copies can be obtained for a reasonable cost.

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 información, por favor llame 503-588-6173

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment / Tree Variance / Class 2 Driveway Approach Permit / Class 1 Design Review Case No. SPR-ADJ-TRV-DAP-DR23-15

PROJECT ADDRESS: 4195 Aumsville Hwy SE, Salem OR 97317

AMANDA Application No.: 23-102754-PLN

COMMENT PERIOD ENDS: May 26, 2023

SUMMARY: New multi-family development of a 279-unit apartment complex.

REQUEST: A consolidated application for a Class 3 Site Plan Review, Class 2 Driveway Approach Permits, and Class 1 Design Review for development of a 279-unit multi-family residential apartment complex, with four Class 2 Adjustments to:

- (1) Eliminate the requirement where off-street surface parking and vehicle use areas shall not be located between a building or structure and a street for portions of the development with double frontage along Aumsville Highway SE and Joseph Street SE (SRC 702.020(d)(2));
- (2) Eliminate the pedestrian path required to connect buildings from the northwest portion of the property to the rest of the development (SRC 702.020(d)(4));
- (3) Reduce the minimum 40 percent buildable width requirement at varying percentages along Aumsville Highway SE and Joseph Street SE (SRC 702.020(e)(4)); and
- (4) Eliminate the requirement to orient buildings toward the street with direct pedestrian access to adjacent sidewalks (SRC 702.020(e)(5));

And a Tree Regulation Variance request to remove 82 significant trees of the 128 total significant trees identified on site. The subject property is approximately 15 acres in size, zoned IC (Industrial Commercial), and located at 4195 Aumsville Highway SE - 97317 (Marion County Assessors Map and Tax Lot number: 082W08 / 110).

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. Friday, May 26, 2023, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. 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: Jamie Donaldson, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@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

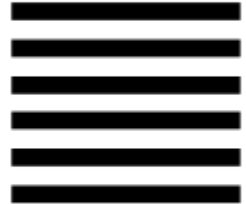


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

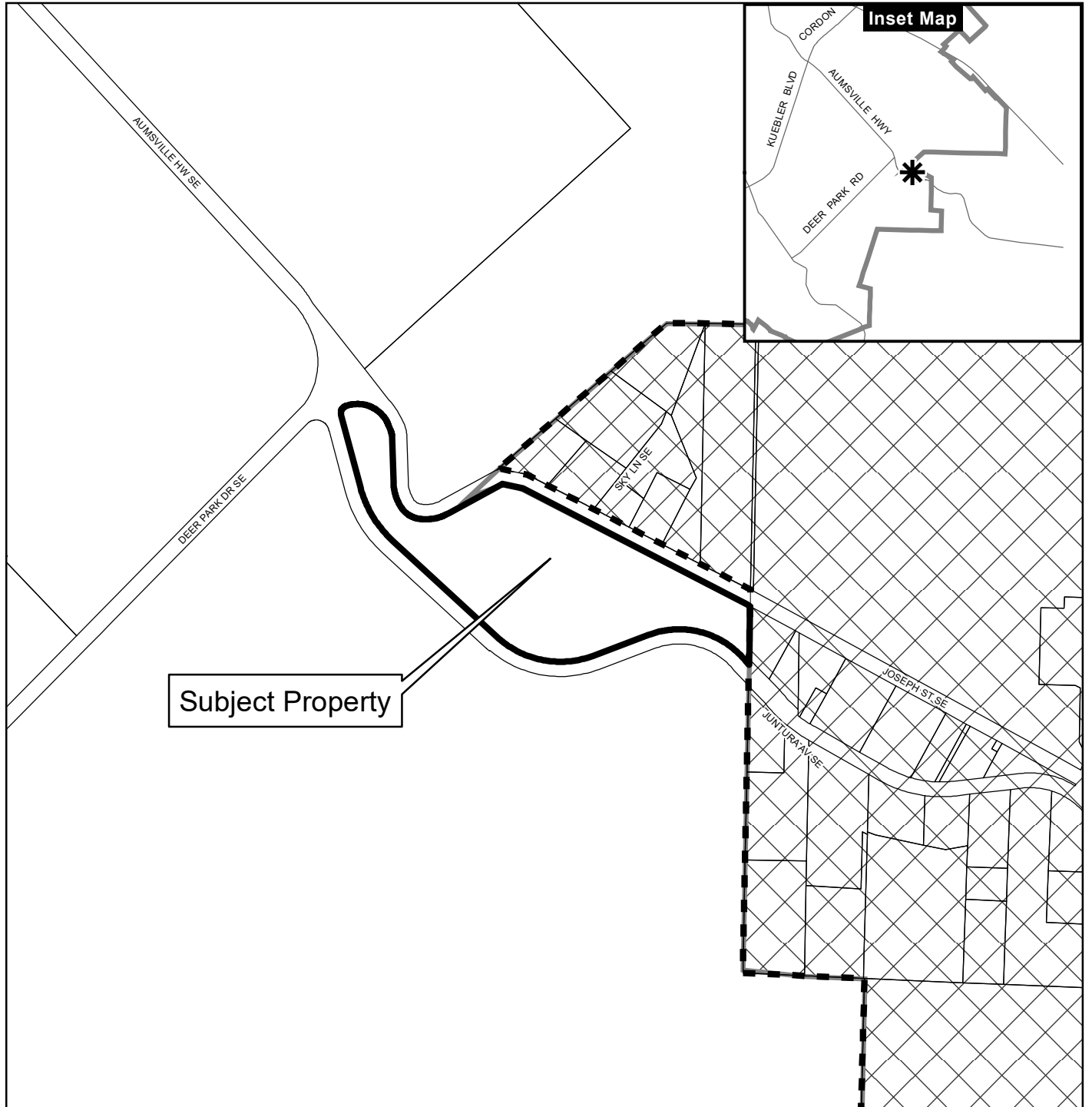
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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



Vicinity Map 4195 Aumsville Highway SE



Legend

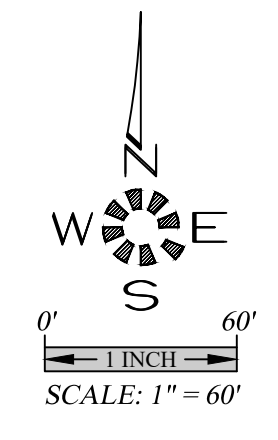
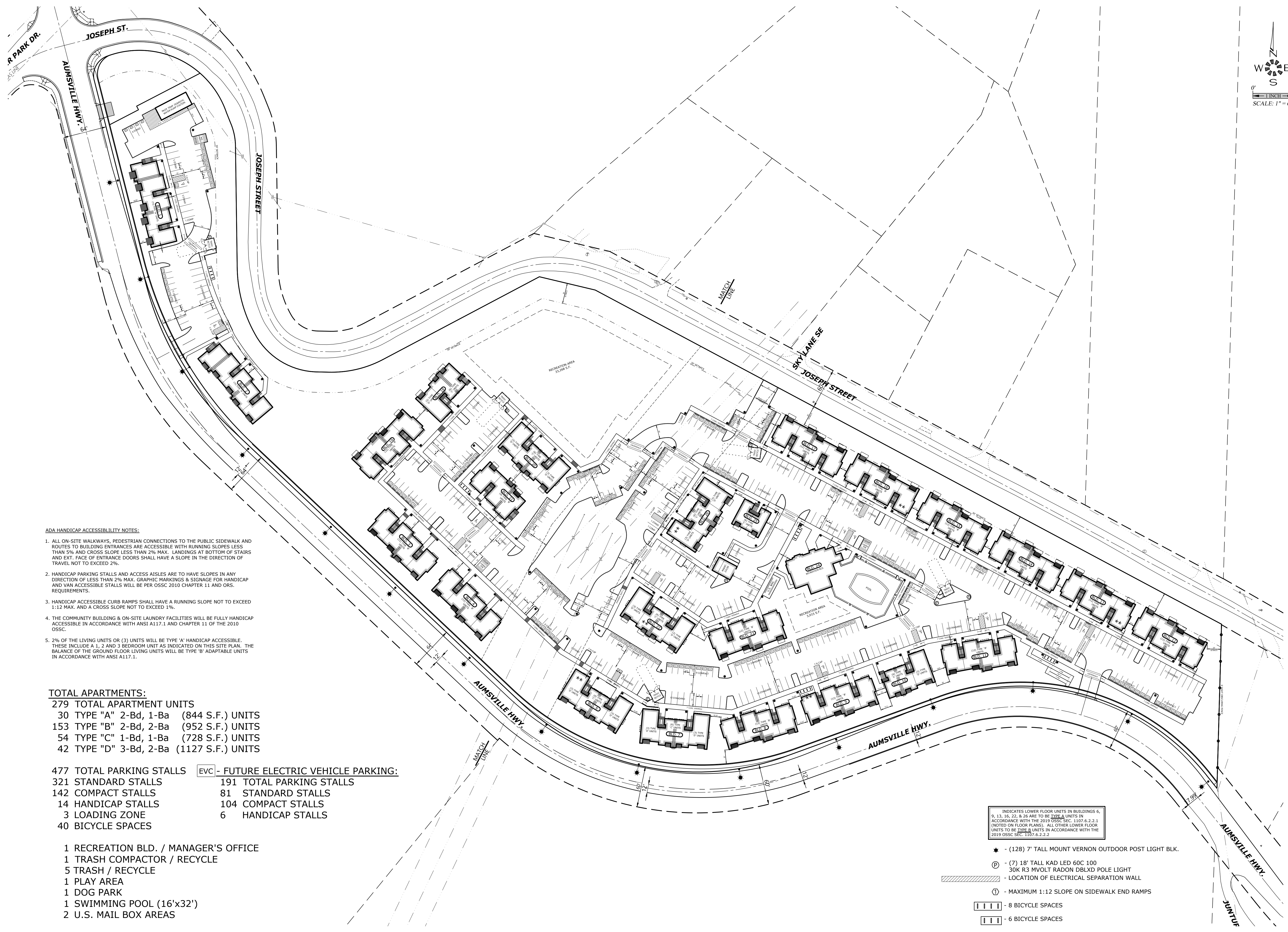
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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MULTI/TECH
 ENGINEERING SERVICES, INC.
 1155 13th St., S.E. Salem, OR, 97302
 PH: (503) 365-9227 FAX: (503) 364-1260
 www.mtengineering.net office@mtengineering.net

OVERALL SITE PLAN

JOSEPH STREET PROPERTY

- ADA HANDICAP ACCESSIBILITY NOTES:**
1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
 2. HANDICAP PARKING STALLS AND ACCESS AISLES ARE TO HAVE SLOPES IN ANY DIRECTION OF LESS THAN 2% MAX. GRAPHIC MARKINGS & SIGNAGE FOR HANDICAP AND VAN ACCESSIBLE STALLS WILL BE PER OSSC 2010 CHAPTER 11 AND ORS REQUIREMENTS.
 3. HANDICAP ACCESSIBLE CURB RAMP SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
 4. THE COMMUNITY BUILDING & ON-SITE LAUNDRY FACILITIES WILL BE FULLY HANDICAP ACCESSIBLE IN ACCORDANCE WITH ANSI A117.1 AND CHAPTER 11 OF THE 2010 OSSC.
 5. 2% OF THE LIVING UNITS OR (3) UNITS WILL BE TYPE 'A' HANDICAP ACCESSIBLE. THESE INCLUDE A 1, 2 AND 3 BEDROOM UNIT AS INDICATED ON THIS SITE PLAN. THE BALANCE OF THE GROUND FLOOR LIVING UNITS WILL BE TYPE 'B' ADAPTABLE UNITS IN ACCORDANCE WITH ANSI A117.1.

- TOTAL APARTMENTS:**
- 279 TOTAL APARTMENT UNITS
 - 30 TYPE "A" 2-Bd, 1-Ba (844 S.F.) UNITS
 - 153 TYPE "B" 2-Bd, 2-Ba (952 S.F.) UNITS
 - 54 TYPE "C" 1-Bd, 1-Ba (728 S.F.) UNITS
 - 42 TYPE "D" 3-Bd, 2-Ba (1127 S.F.) UNITS
- 477 TOTAL PARKING STALLS
- | | |
|---------------------|--------------------------|
| 321 STANDARD STALLS | 191 TOTAL PARKING STALLS |
| 142 COMPACT STALLS | 81 STANDARD STALLS |
| 14 HANDICAP STALLS | 104 COMPACT STALLS |
| 3 LOADING ZONE | 6 HANDICAP STALLS |
| 40 BICYCLE SPACES | |

- 1 RECREATION BLD. / MANAGER'S OFFICE
- 1 TRASH COMPACTOR / RECYCLE
- 5 TRASH / RECYCLE
- 1 PLAY AREA
- 1 DOG PARK
- 1 SWIMMING POOL (16'x32')
- 2 U.S. MAIL BOX AREAS

INDICATES LOWER FLOOR UNITS IN BUILDINGS 6, 9, 13, 16, 22, & 26 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2019 OSSC SEC. 1107.6.2.2.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2019 OSSC SEC. 1107.6.2.2.2

- ★ - (128) 7' TALL MOUNT VERNON OUTDOOR POST LIGHT BLK.
- Ⓟ - (7) 18' TALL KAD LED 60C 100 30K R3 MVOLT RADON DBLXD POLE LIGHT
- LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMP
- |||| - 8 BICYCLE SPACES
- |||| - 6 BICYCLE SPACES

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

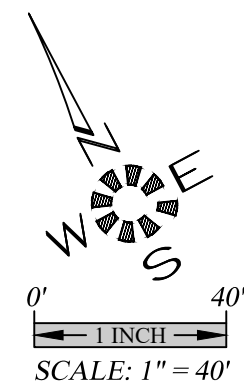
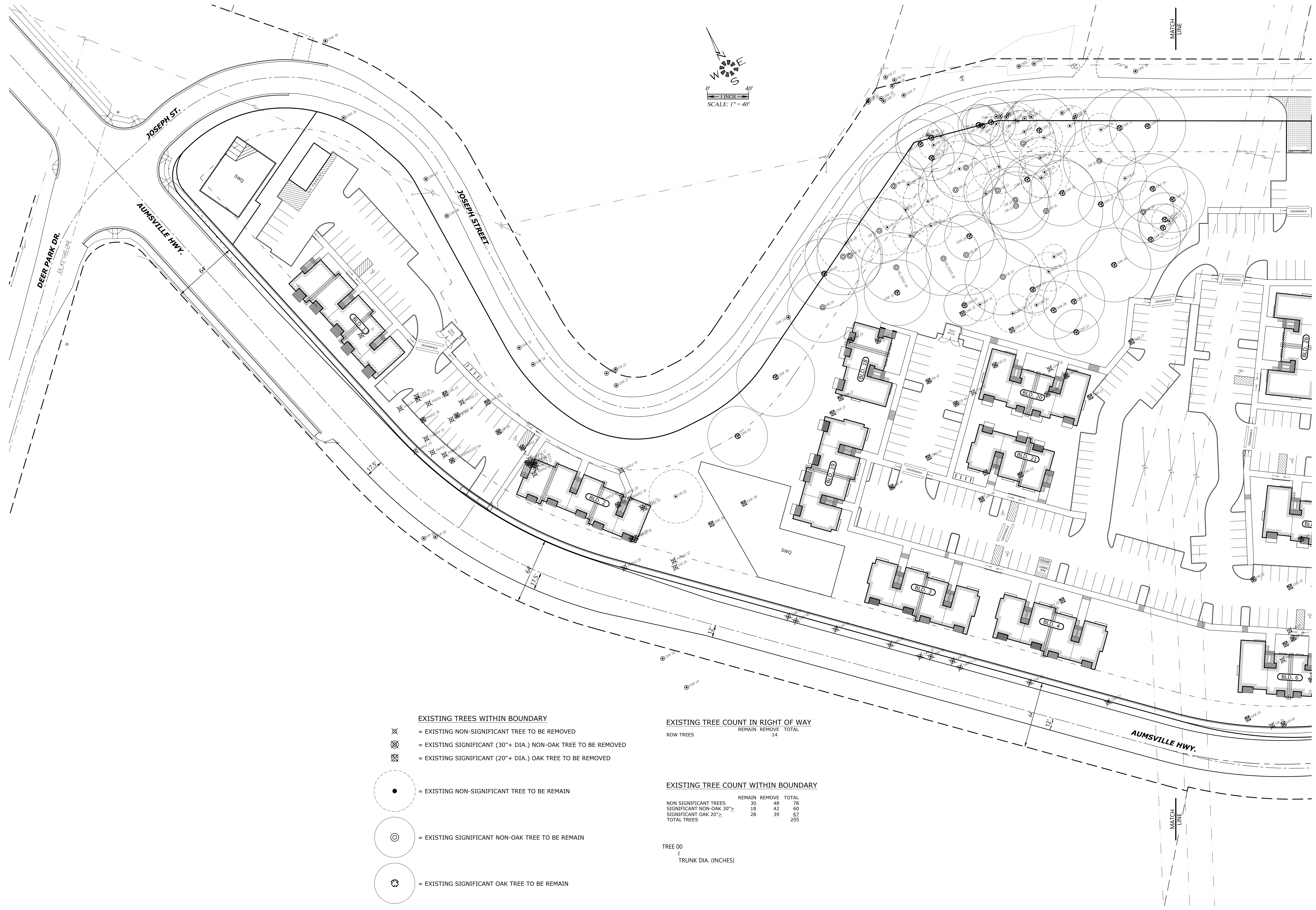
DESIGN: M.D.G.
 DRAWN: A.R.B./M.K.D.
 CHECKED: M.D.G.
 DATE: APRIL 2022
 SCALE: AS SHOWN



JOB # 6591

SDR6

11/02/2022 4:59:56 PM C:\temp\Drawings\2022\SDR6\11022203_23529_P4.dwg



EXISTING TREES WITHIN BOUNDARY

- ⊗ = EXISTING NON-SIGNIFICANT TREE TO BE REMOVED
- ⊗ (with diagonal hatching) = EXISTING SIGNIFICANT (30"+ DIA.) NON-OAK TREE TO BE REMOVED
- ⊗ (with cross-hatching) = EXISTING SIGNIFICANT (20"+ DIA.) OAK TREE TO BE REMOVED
- = EXISTING NON-SIGNIFICANT TREE TO BE REMAIN
- ⊙ = EXISTING SIGNIFICANT NON-OAK TREE TO BE REMAIN
- ⊛ = EXISTING SIGNIFICANT OAK TREE TO BE REMAIN

EXISTING TREE COUNT IN RIGHT OF WAY

ROW TREES	REMAIN	REMOVE	TOTAL
			14

EXISTING TREE COUNT WITHIN BOUNDARY

	REMAIN	REMOVE	TOTAL
NON SIGNIFICANT TREES	30	48	78
SIGNIFICANT NON-OAK 30"≥	18	42	60
SIGNIFICANT OAK 20"≥	28	39	67
TOTAL TREES			205

TREE 00
TRUNK DIA. (INCHES)

TREE PLANS

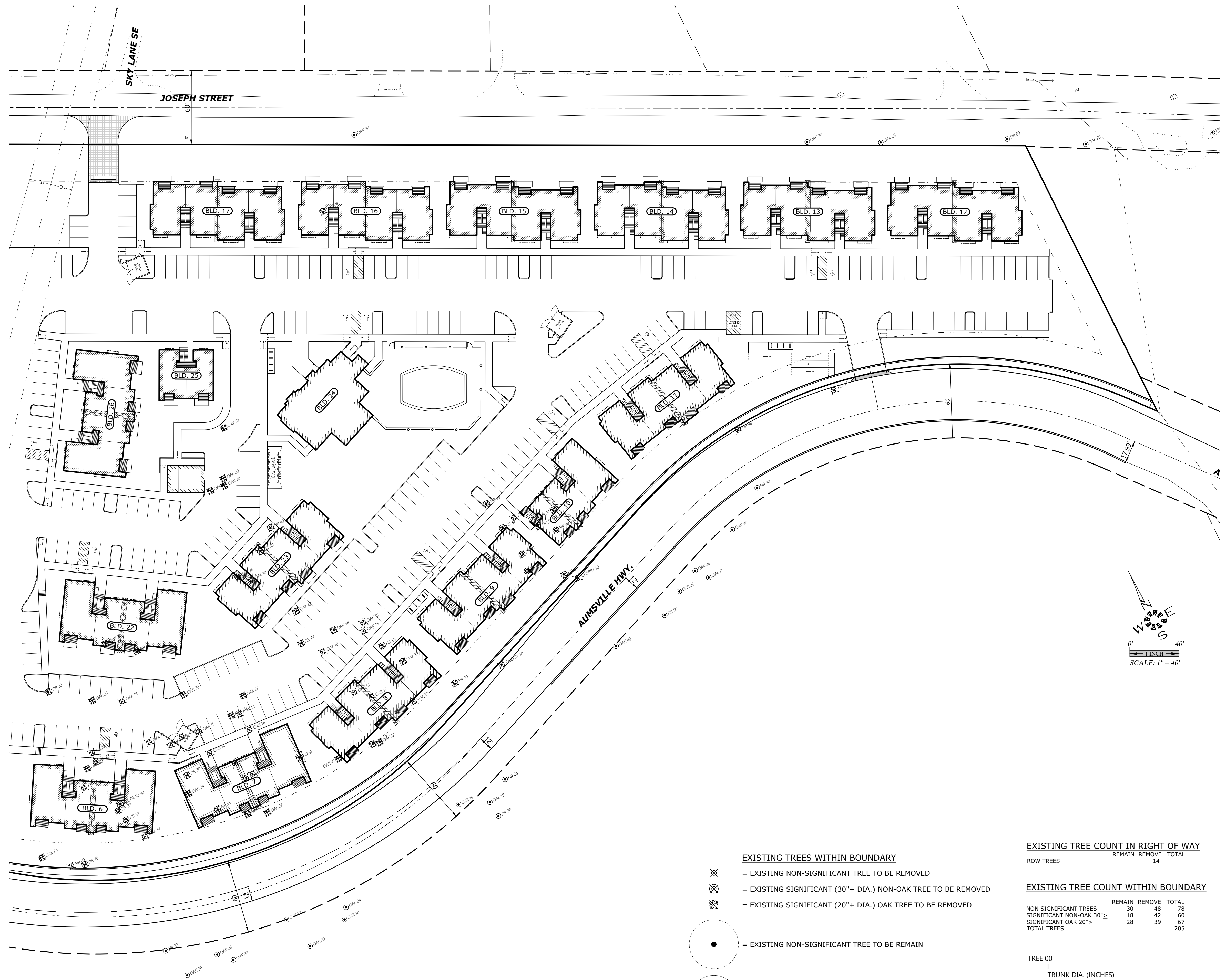
JOSEPH STREET PROPERTY

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

6591B TREE-1
Design: M.D.G.
Drawn: A.R.B.
Checked: M.D.G.
Date: APRIL 2022
Scale: AS SHOWN

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- EXISTING TREES WITHIN BOUNDARY**
- ⊗ = EXISTING NON-SIGNIFICANT TREE TO BE REMOVED
 - ⊗ = EXISTING SIGNIFICANT (30"+ DIA.) NON-OAK TREE TO BE REMOVED
 - ⊗ = EXISTING SIGNIFICANT (20"+ DIA.) OAK TREE TO BE REMOVED
 - = EXISTING NON-SIGNIFICANT TREE TO BE REMAIN
 - ⊙ = EXISTING SIGNIFICANT NON-OAK TREE TO BE REMAIN
 - ⊗ = EXISTING SIGNIFICANT OAK TREE TO BE REMAIN

EXISTING TREE COUNT IN RIGHT OF WAY

	REMAIN	REMOVE	TOTAL
ROW TREES			14

EXISTING TREE COUNT WITHIN BOUNDARY

	REMAIN	REMOVE	TOTAL
NON SIGNIFICANT TREES	30	48	78
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TREE 00
1
TRUNK DIA. (INCHES)

TREE PLANS

JOSEPH STREET PROPERTY

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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: M.K.D.
Checked: M.D.G.
Date: APRIL 2022
Scale: AS SHOWN



SOUTHWEST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 1+2



SOUTHEAST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 1+2



NORTHEAST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 1+2

EXHAUST VENT 3'-0"
CLEAR OF OPERABLE
WINDOW AREA TYP.



NORTHWEST ELEVATION (TYPE A UNITS)
SCALE: 1/8" = 1'-0"
BLD. 1+2

HARDIESHINGLE SIDING
COMP. ROOFING
2 X 6 FASCIA
HARDIEPLANK LAP SIDING
1" X 4" TRIM
HARDEPANEL SIDING W/ BATTIS

HARDIESHINGLE SIDING
COMP. ROOFING
2 X 6 FASCIA
HARDIEPLANK LAP SIDING
1" X 4" TRIM
HARDEPANEL SIDING W/ BATTIS



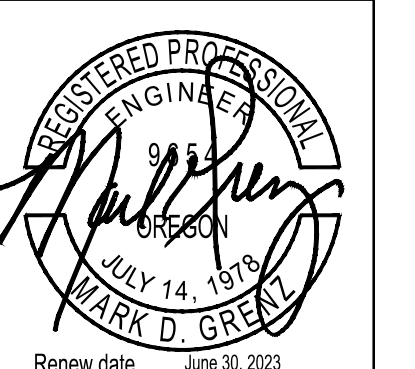
**BUILDING
ELEVATIONS**

**JOSEPH STREET
APARTMENT COMPLEX**

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Oct-22
Scale: AS SHOWN

JOB # 6591



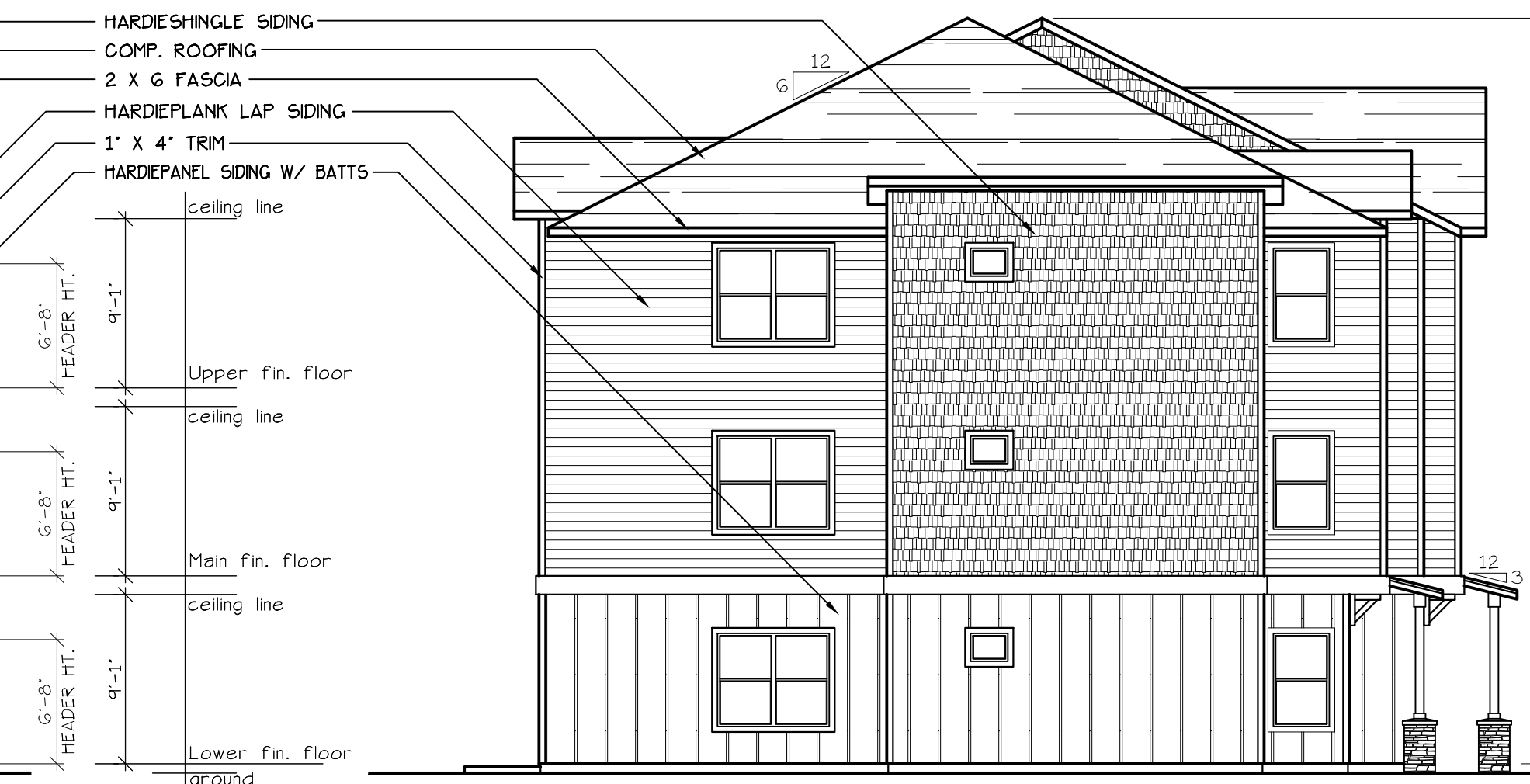
Renew date: June 30, 2023

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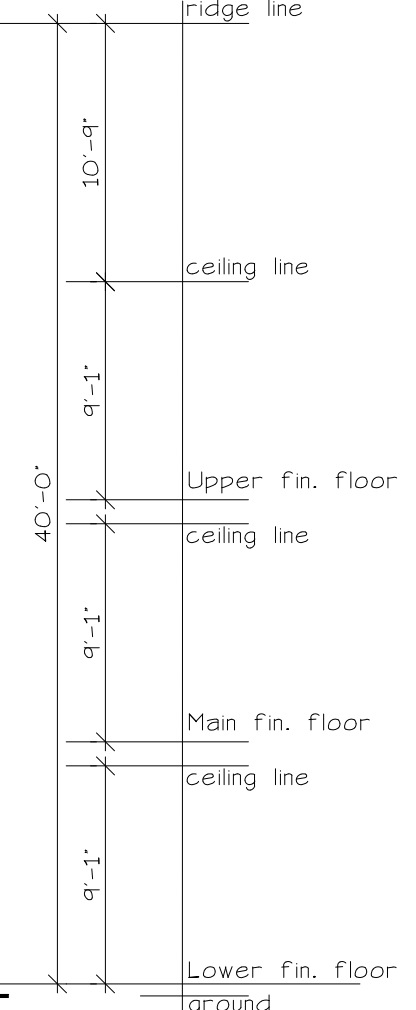
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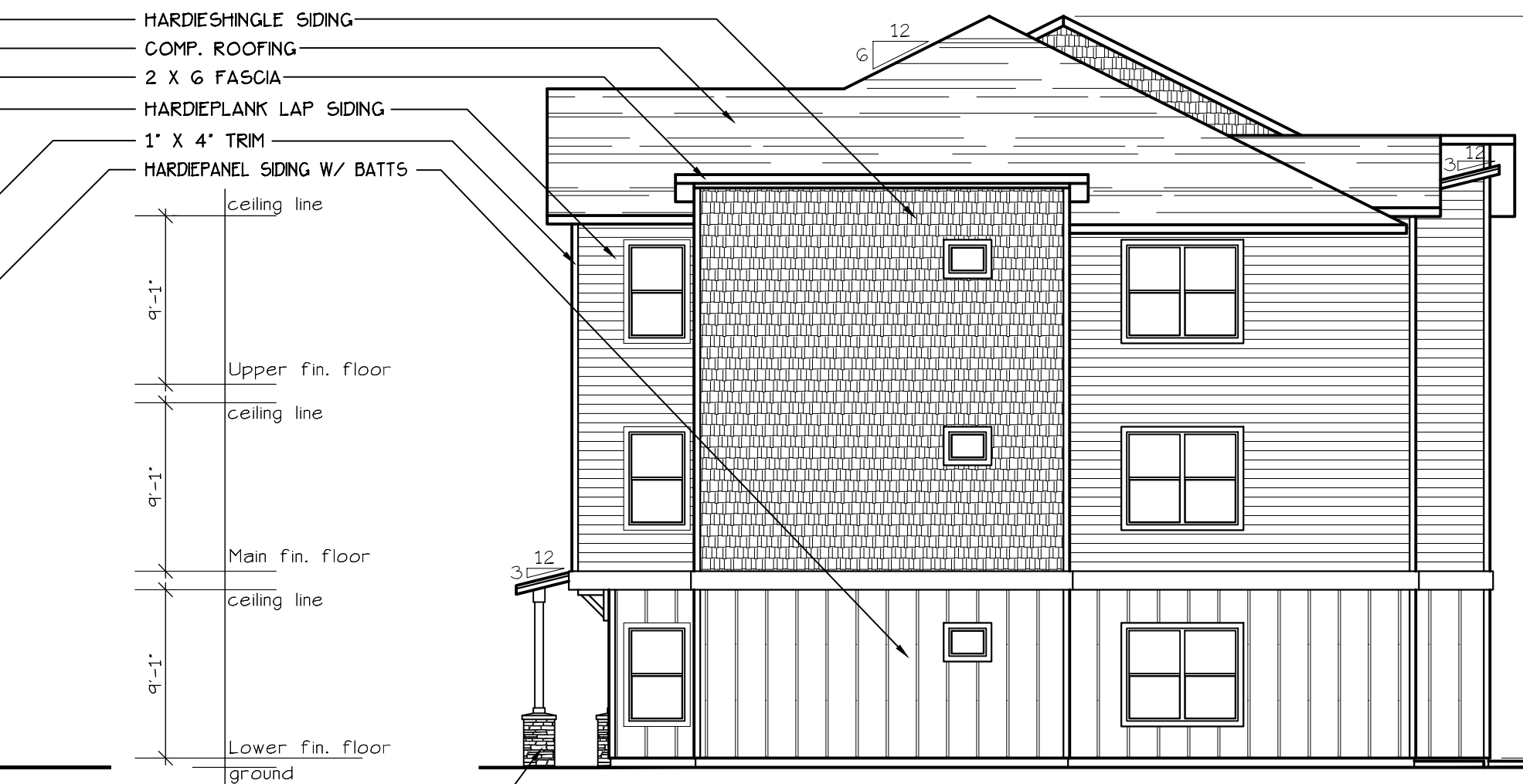
EAST ELEVATION (TYPE B UNITS)
SCALE: 1/8" = 1'-0"
BLD. 19+23



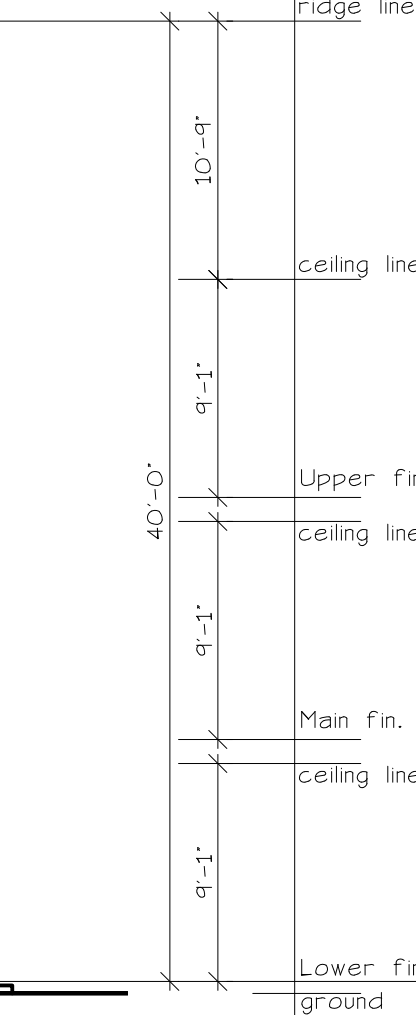
NORTH ELEVATION (TYPE B UNITS)
SCALE: 1/8" = 1'-0"
BLD. 19+23



WEST ELEVATION (TYPE B UNITS)
SCALE: 1/8" = 1'-0"
BLD. 19+23



SOUTH ELEVATION (TYPE B UNITS)
SCALE: 1/8" = 1'-0"
BLD. 19+23



- HARDIESHINGLE SIDING
- COMP. ROOFING
- 2 X 6 FASCIA
- HARDIEPLANK LAP SIDING
- 1" X 4" TRIM
- HARDEPANEL SIDING W/ BATTS
- ceiling line
- 9'-1"
- 6'-8" HEADER HT.
- Upper fin. floor
- ceiling line
- 9'-1"
- 6'-8" HEADER HT.
- Main fin. floor
- ceiling line
- 9'-1"
- 6'-8" HEADER HT.
- Lower fin. floor
- ground

- HARDIESHINGLE SIDING
- COMP. ROOFING
- 2 X 6 FASCIA
- HARDIEPLANK LAP SIDING
- 1" X 4" TRIM
- HARDEPANEL SIDING W/ BATTS
- ceiling line
- 9'-1"
- Upper fin. floor
- ceiling line
- 9'-1"
- Main fin. floor
- ceiling line
- 9'-1"
- Lower fin. floor
- ground
- ROCK FACADE



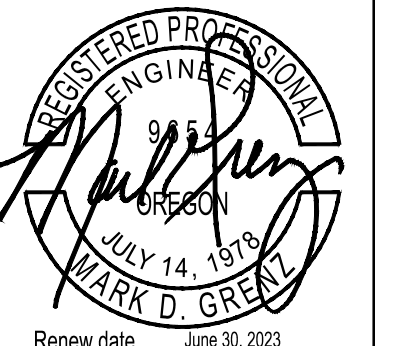
BUILDING ELEVATIONS

JOSEPH STREET APARTMENT COMPLEX

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THESE DRAWINGS WITHOUT THE WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

8/28/22-2022/01/01/21
A. REBELEY
Design: P.L.M.
Drawn: G.L.D.
Checked: M.D.G.
Date: Oct-22
Scale: AS SHOWN

JOB # 6591



A4.80

JOSEPH STREET APARTMENT COMPLEX
BUILDING ELEVATIONS

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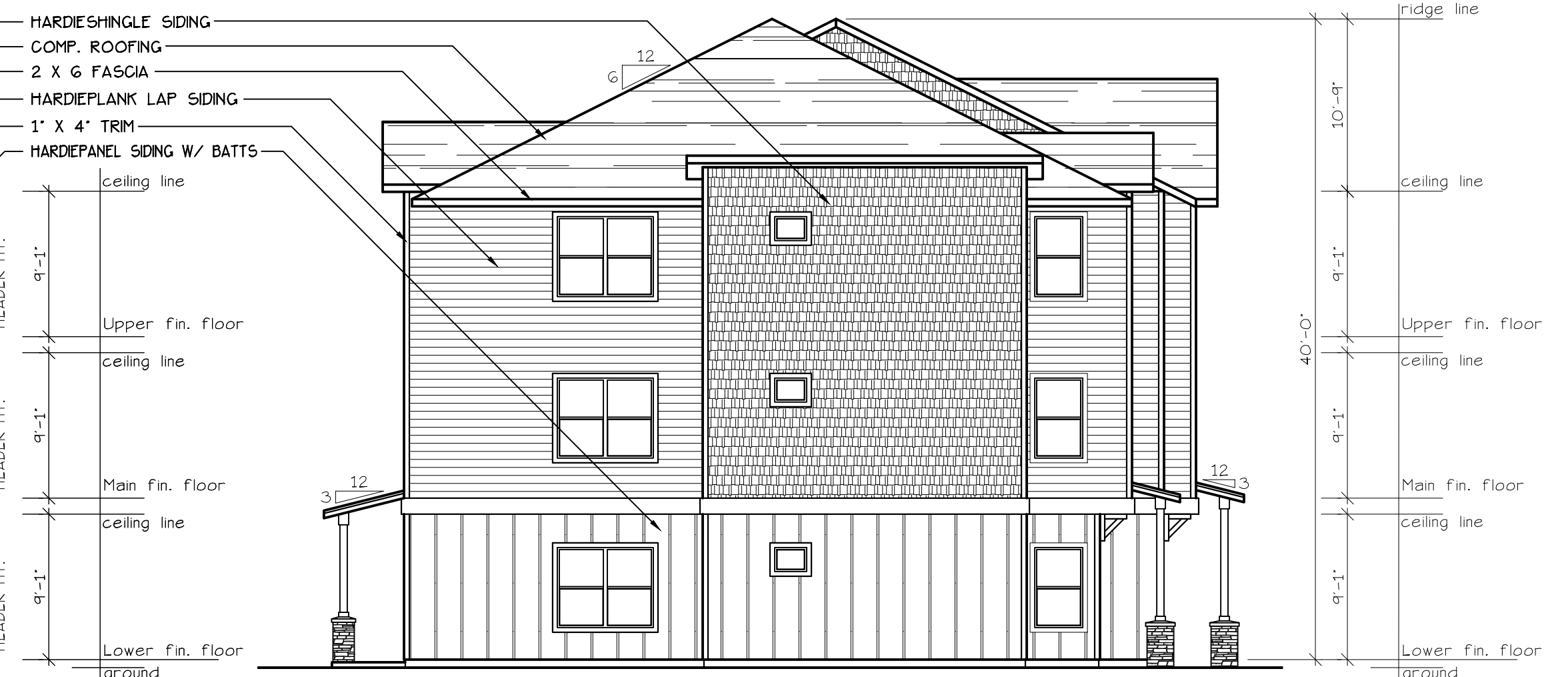
8/28-12-2023/PR/011
 AS, B, S, L, E, V
 Design: P.L.M.
 Drawn: G.L.D.
 Checked: M.D.G.
 Date: Oct-22
 Scale: AS SHOWN
 JOB # 6591



A5.80



REAR ELEVATION (TYPE B UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 3,4,8,9,11-17



END ELEVATION (TYPE B UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 3,4,8,9,11-17



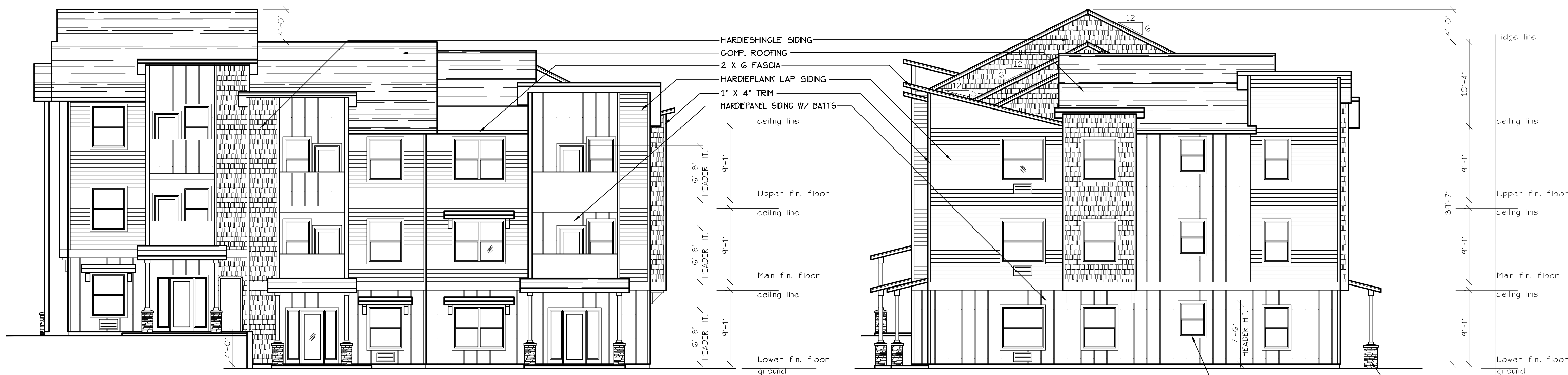
FRONT ELEVATION (TYPE B UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 3,4,8,9,11-17



END ELEVATION (TYPE B UNITS)
 SCALE: 1/8" = 1'-0"
BLD. 3,4,8,9,11-17

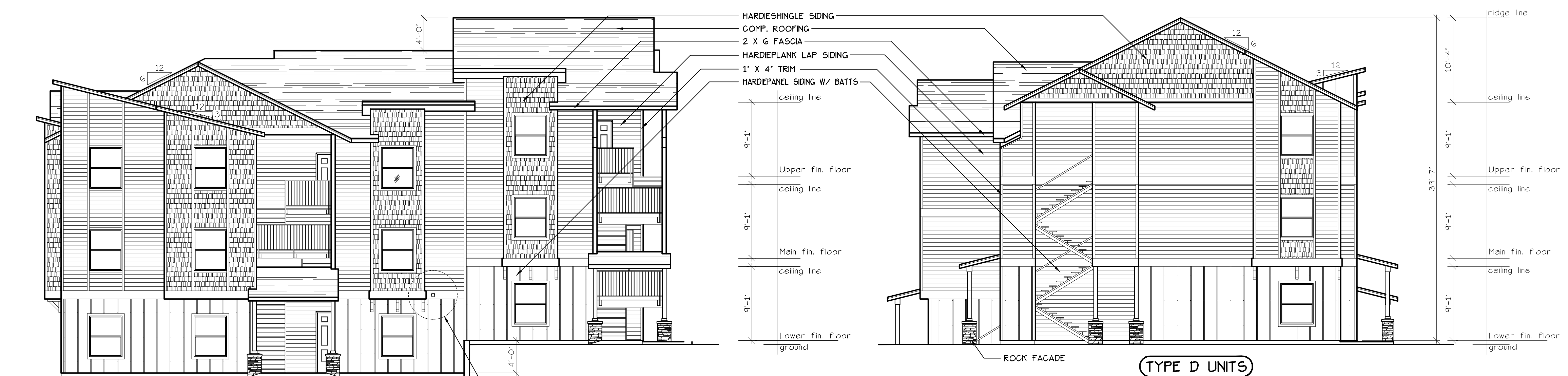
HARDIESHINGLE SIDING
 COMP. ROOFING
 2 X G FASCIA
 HARDEPLANK LAP SIDING
 1" X 4" TRIM
 HARDEPANEL SIDING W/ BATTS

HARDIESHINGLE SIDING
 COMP. ROOFING
 2 X G FASCIA
 HARDEPLANK LAP SIDING
 1" X 4" TRIM
 HARDEPANEL SIDING W/ BATTS
 ROCK FACADE



TYPE C UNITS | TYPE D UNIT
SOUTH ELEVATION (BLD. 10)
 SCALE: 1/8" = 1'-0"

TYPE D UNITS
EAST ELEVATION (BLD. 10)
 SCALE: 1/8" = 1'-0"



TYPE D UNIT | TYPE C UNITS
NORTH ELEVATION (BLD. 10)
 SCALE: 1/8" = 1'-0"

TYPE D UNITS
WEST ELEVATION (BLD. 10)
 SCALE: 1/8" = 1'-0"

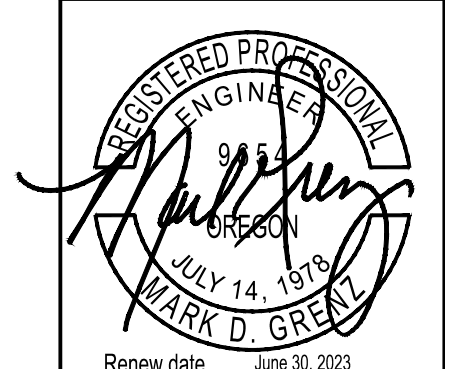
BUILDING ELEVATIONS

JOSEPH STREET APARTMENT COMPLEX

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Design: P.L.M.
 Drawn: G.L.D.
 Checked: M.D.G.
 Date: Oct-22
 Scale: AS SHOWN

JOB # 6591



Renew date: June 30, 2023

A8.90

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**BUILDING
 ELEVATIONS**

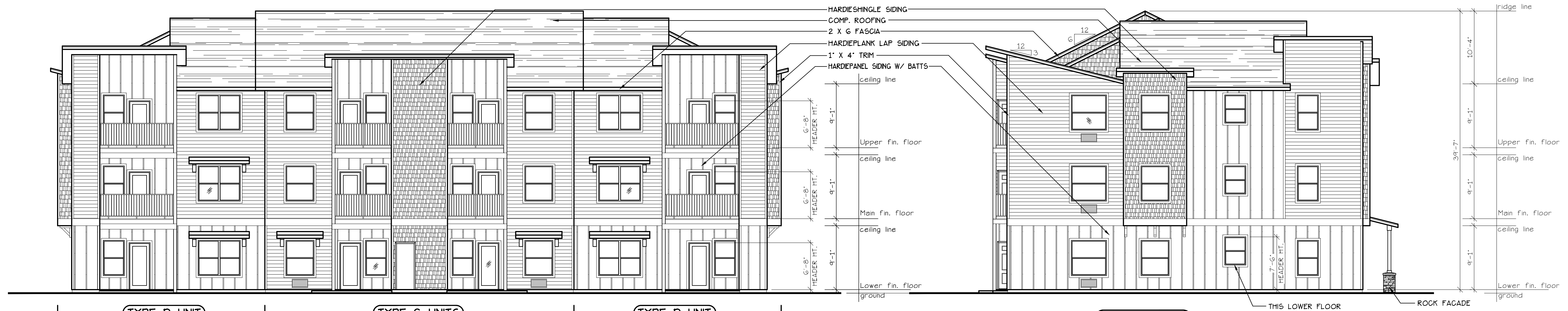
**JOSEPH STREET
 APARTMENT COMPLEX**

NO CHANGES, MODIFICATIONS OR
 REVISIONS TO BE MADE TO
 THIS DRAWING WITHOUT THE
 AUTHORIZATION FROM THE DESIGN
 ENGINEER.
 DIMENSIONS & NOTES TAKE
 PRECEDENCE OVER GRAPHICAL
 REPRESENTATION.

BLD. 20.22+26 PR. 011
 A9.80 ELEV
 Design: P.L.M.
 Drawn: G.L.D.
 Checked: M.D.G.
 Date: Oct-22
 Scale: AS SHOWN
 JOB # 6591

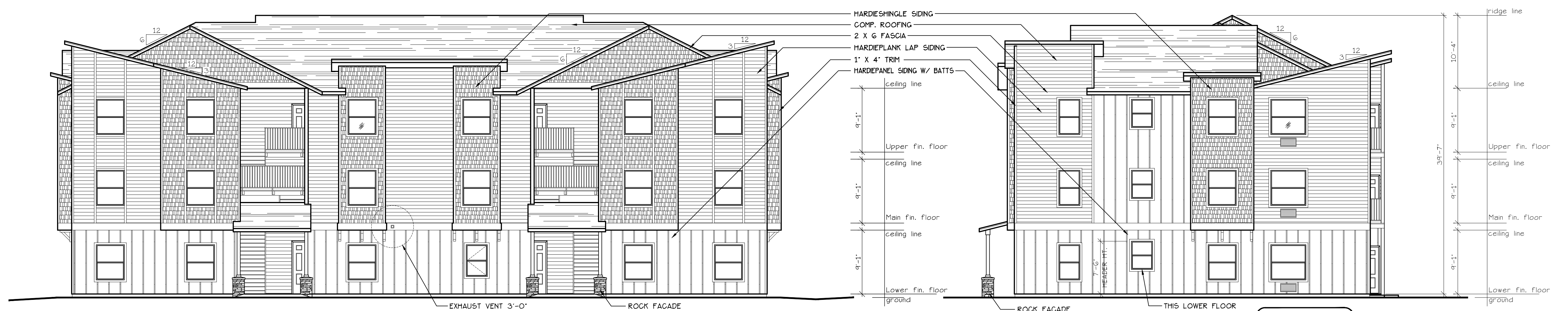


A9.80



REAR ELEVATION (BLD. 20.22+26)
 SCALE: 1/8" = 1'-0"

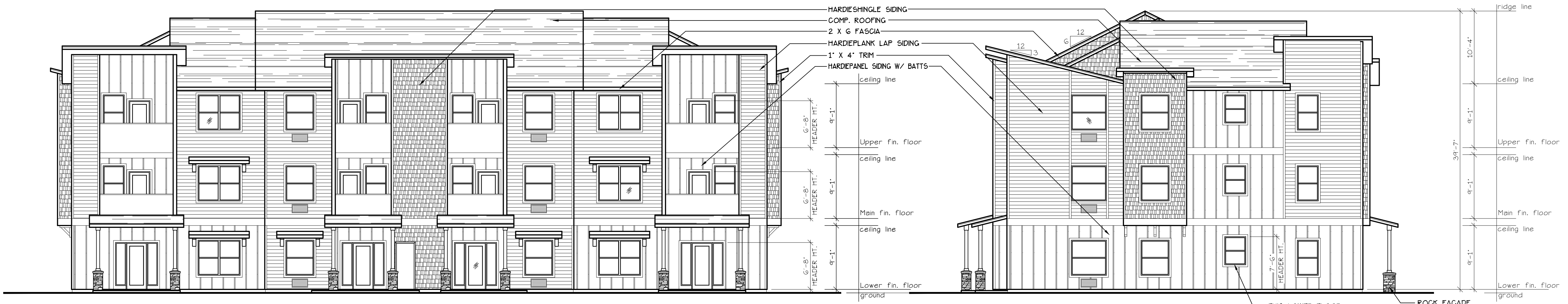
END ELEVATION (BLD. 20.22+26)
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION (BLD. 20.22+26)
 SCALE: 1/8" = 1'-0"

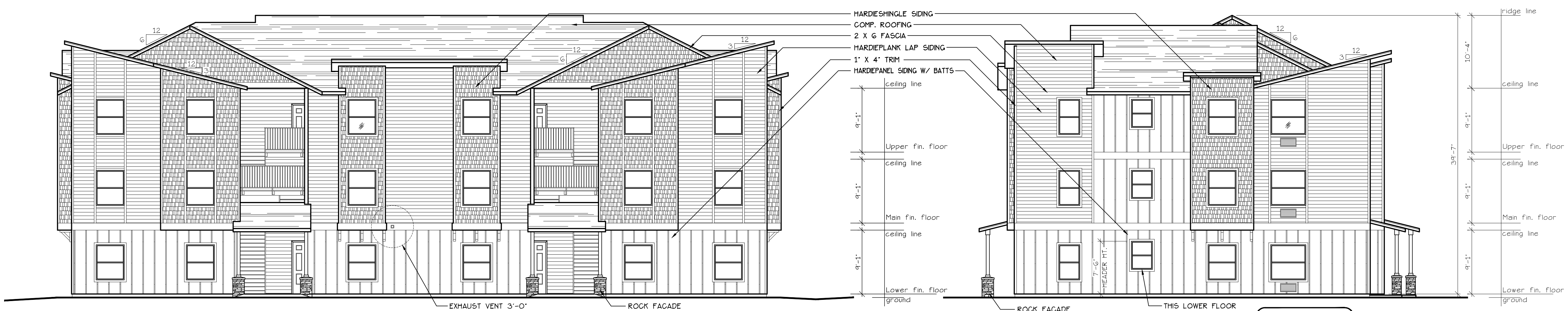
END ELEVATION (BLD. 20.22+26)
 SCALE: 1/8" = 1'-0"

JOSEPH STREET APARTMENT COMPLEX
BUILDING ELEVATIONS



SOUTH ELEVATION (BLD. 6+7)
 SCALE: 1/8" = 1'-0"

EAST ELEVATION (BLD. 6+7)
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION (BLD. 6+7)
 SCALE: 1/8" = 1'-0"

WEST ELEVATION (BLD. 6+7)
 SCALE: 1/8" = 1'-0"

NO CHANGES, MODIFICATIONS OR REVISIONS TO BE MADE TO THIS DRAWING WITHOUT THE WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER.
 DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: P.L.M.
 Drawn: G.L.D.
 Checked: M.D.G.
 Date: Oct-22
 Scale: AS SHOWN

JOB # 6591

REGISTERED PROFESSIONAL ENGINEER
 Mark D. Greyl
 JULY 14, 1978
 Renew date: June 30, 2023

A10.80