

REQUEST FOR COMMENTS

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

REGARDING: Conditional Use / Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit / Tree Variance / Class 1 Design Review Case No. CU-SPR-ADJ-DAP-TRV-DR22-02

AMANDA NO.: 21-121613-ZO, 21-121614-RP, 21-121616-ZO, 21-121618-ZO, 22-106445-NR , and 22-103391-DR

PROJECT ADDRESS: 3200 Block of Boone Rd SE

HEARD BY: Hearings Officer

SUMMARY: Phase 2 development of the McKenzie Heights complex, this phase includes twelve multiple family residential buildings and twelve townhome buildings containing a total of 272 dwelling units.

REQUEST: A Conditional Use Permit request to allow a new multi-family residential use, and Class 3 Site Plan Review, Class 2 Driveway Approach Permits, and Class 1 Design Review for development of a new twelve building apartment complex and twelve townhome buildings containing a total of 272 dwelling units, with Class 2 Adjustment requests to:

- 1) Eliminate the requirement for off-street parking areas to be provided behind or beside a building or structure per SRC 702.020(d)(2) and allow off-street parking areas to be provided between a building and a street.
- 2) Adjust the pedestrian access standards per SRC 702.020(d)(4) and allow an alternative pedestrian pathway to be provided through the interior corridor of a proposed building.
- 3) Increase the maximum building length per SRC 702.020(e)(1) from 150 feet to 162 feet for proposed Building 11.
- 4) Reduce the minimum building setback abutting the RA zoned property to the south from one foot for each foot of building height per SRC 702.020(e)(2) to 20 feet.
- 5) Eliminate the requirement for a minimum of 40 percent of the buildable width to be occupied by buildings placed at the minimum setback per SRC 702.020(e)(4).
- 6) Eliminate the direct pedestrian access to adjacent sidewalk requirement for ground level units per SRC 702.020(e)(5) for proposed Building 7.

And a Tree Regulation Variance request to remove 21 significant trees (Oregon white oaks with a diameter at breast height of 24 or greater) of the 27 total significant trees identified on this portion of the development site. For property approximately 27 acres in size, zoned IC (Industrial Commercial), and located at the 3200 Block of Boone Road SE - 97317 (Marion County Assessor Map and Tax Lot number: 083W13A / 00300).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a report for the Review Authority that includes comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments from 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, April 8, 2022, will be considered in the staff report. Comments received after this date will be provided to the review body. *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: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@cityofsalem.net.

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

PLEASE CHECK THE FOLLOWING ITEMS THAT APPLY:

- ☐ 1. We have reviewed the proposal and have no comments.
- ☐ 2. We have reviewed the proposal and have the following comments:

Name/Agency: _____

Address: _____

Email: _____

Phone No.: _____

Date: _____

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

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PLANNING DIVISION
CITY OF SALEM RM 305
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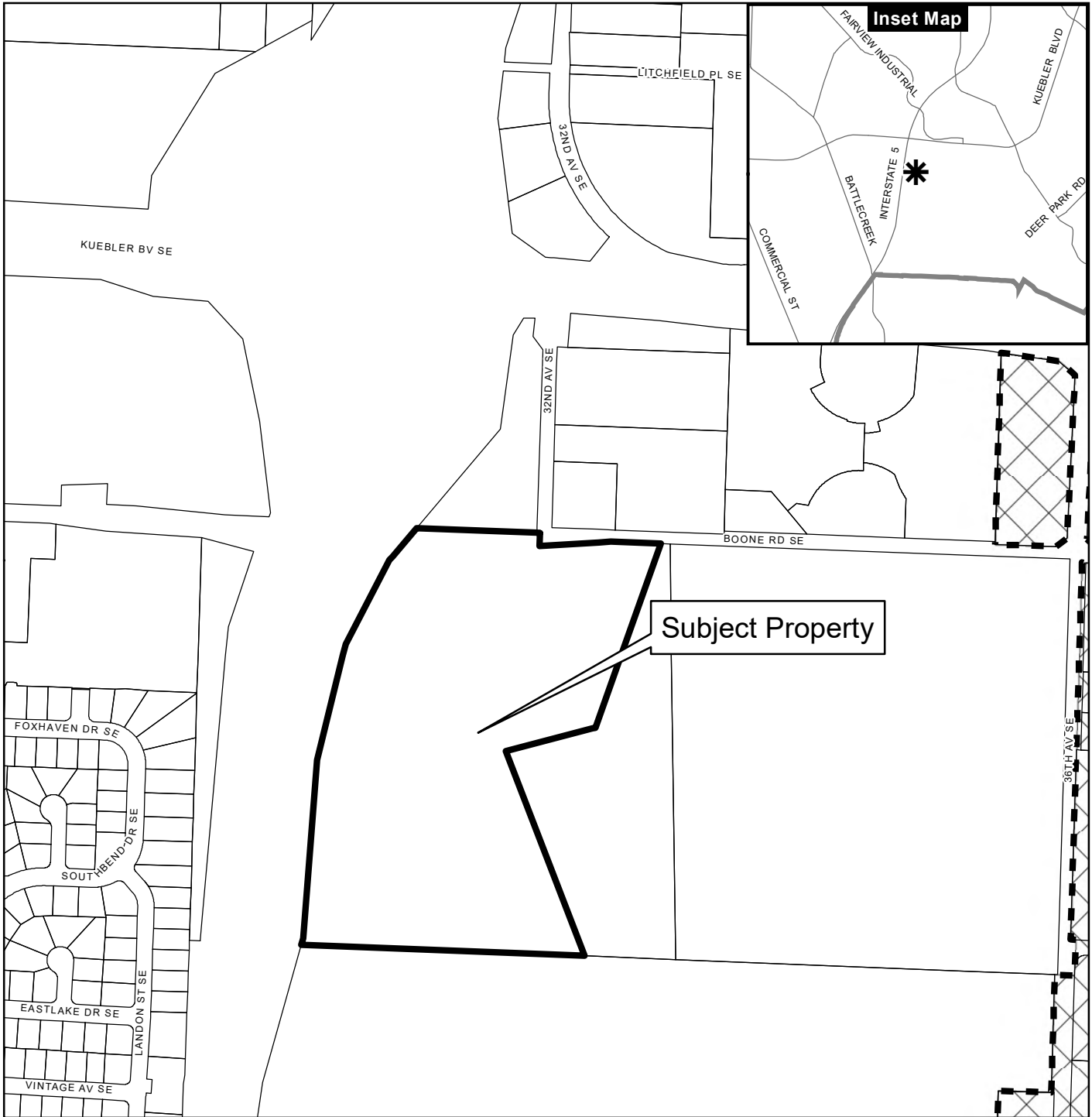


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Vicinity Map

3200 Block of Boone Road SE



Legend

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

Parks

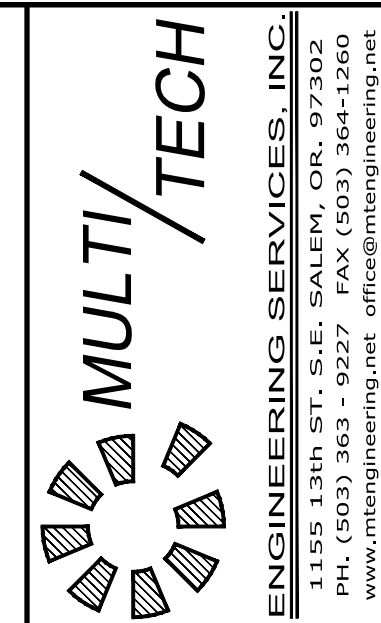
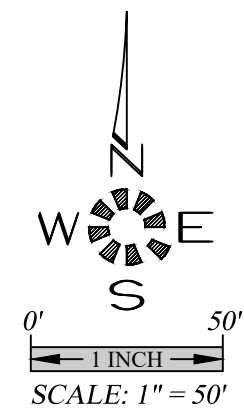
CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



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McKenzie Hts. II Apartments / TH – Revised Open Space and Tree Preservation Plan 61REV02



EXISTING CONDITIONS/ TREE PRESERVATION PLAN

McKENZIE HEIGHTS PHASE 2

EXISTING TREES WITHIN BOUNDARY

⊙ = EXISTING TREE TO REMAIN

⊗ = EXISTING TREE TO BE REMOVED

TREE 00
|
TRUNK DIA. (INCHES)

	REMAIN	REMOVE	TOTAL
WHITE OAK 24" $\geq$	6	21	27
OTHER TREES	<u>129</u>	<u>422</u>	<u>551</u>
TOTAL TREES	135	443	578

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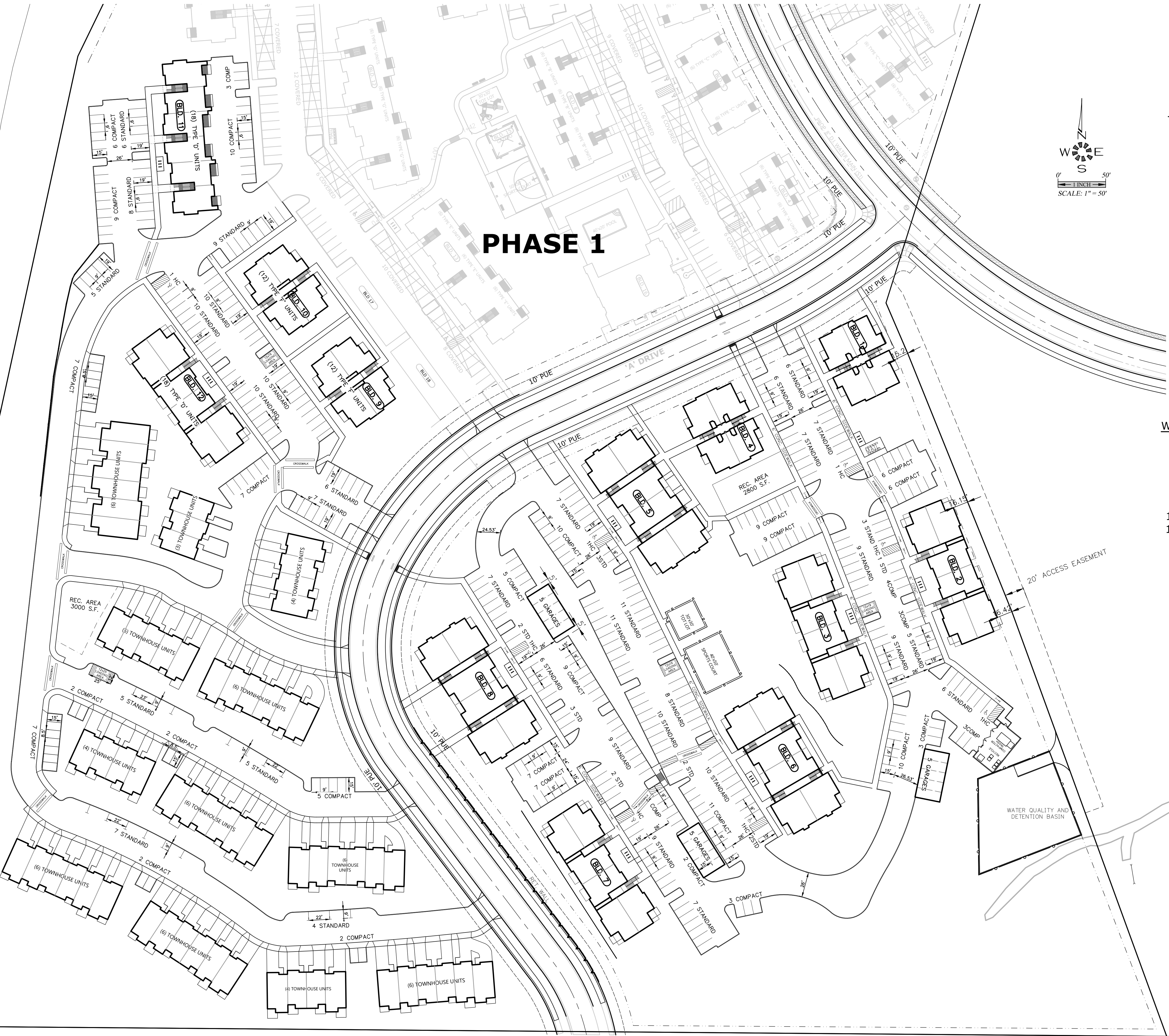
7071p-SITE SDR2-XCOND

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Checked:	M.D.G.
Date:	AUG. 2020
Scale:	AS SHOWN



JOB # 7071

SDR2



SITE AREAS
BOUNDARY _____ 1,412,323 S.F.
TOTAL SITE _____ 830,133 S.F.

EAST SIDE
150 TOTAL APARTMENT UNITS EAST
24 TYPE "I" 2-Bd, 2-Ba (1032 S.F.) UNITS
18 TYPE "W6E" 2-Bd, 2-Ba (1067 S.F.) UNITS
36 TYPE "P4" 2-Bd, 2-Ba (1038 S.F.) UNITS
36 TYPE "J" 3-Bd, 2-Ba (1205 S.F.) UNITS
36 TYPE "A" 1-Bd, 1-Ba (651 S.F.) UNITS

302 TOTAL PARKING STALLS
161 STANDARD STALLS
119 COMPACT STALLS
7 HANDICAP STALLS
2 12x19 LOADING AREAS
15 GARAGES (1 HANDICAP)
42 BICYCLE SPACES IN 7 RACKS (38 REQUIRED)
1 40'x50' SPORTS COURT
1 30'x30' TOT LOT
1 TRASH COMPACTOR / RECYCLE
2 PLAY AREAS
1 U.S. MAIL BOX AREA
1 CLUBHOUSE / MANAGERS OFFICE (PHASE 1)
1 SWIMMING POOL (42'x22') (PHASE 1)
1 REC. AREA

WEST SIDE
60 TOTAL APARTMENT UNITS WEST
24 TYPE "HE" 2-Bd, 2-Ba (1010 S.F.) UNITS
18 TYPE "W6I" 2-Bd, 2-Ba (1037 S.F.) UNITS
18 TYPE "W6E" 2-Bd, 2-Ba (1067 S.F.) UNITS
62 TOWNHOUSE UNITS

181 TOTAL PARKING STALLS
103 STANDARD STALLS
60 COMPACT STALLS
1 HANDICAP STALLS
1 12x19 LOADING AREA
1 12x25 LOADING AREA
1 REC. AREA
8 GARAGES
12 BICYCLE SPACES IN 2 RACKS (12 REQUIRED)
1 U.S. MAIL BOX AREA

★ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 5 & 9 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2

- ⊙ – POLE LIGHT MAXIMUM 14' TALL
- ★ – POST LIGHT MAXIMUM 5' TALL
- ▨ – LOCATION OF ELECTRICAL SEPARATION WALL
- ① – MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- ||| – 6 BICYCLE SPACES.

ADA HANDICAP ACCESSIBILITY NOTES:

- 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%.
- 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 CHPTR. 11 AND ORS. REQUIREMENTS.
- HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE A RUNNING SLOPE NOT TO EXCEED 1:12 MAX. AND A CROSS SLOPE NOT TO EXCEED 1%.
- 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.
- 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.



SITE PLAN

MCKENZIE HEIGHTS PHASE 2

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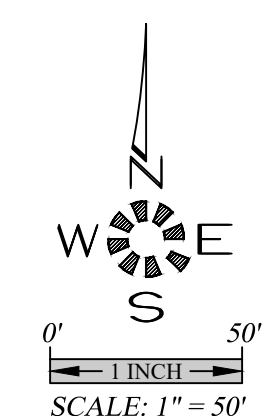


EXPIRES: 06-30-2023

JOB # 7071

SDR3

J:\70xx\7071-Crown Point Segment 2 (6754)\Dwg v20\Production plans\7071p-SITE.dwg, SDR4-OS, 3/14/2022 4:51:55 PM, TStall



<u>DRAINAGE BASIN</u>	
BASIN AREA _____	623,060 S.F.
PARKING _____	150,431 S.F.
ROOFS _____	92,261 S.F.
SIDEWALK AND CURB _____	116,185 S.F.
R.O.W. _____	62,720 S.F.
IMPERVIOUS _____	42,650 S.F. (68%)
PERVIOUS _____	20,070 S.F. (32%)
TOTAL _____	623,060 S.F.
PERVIOUS SURFACE _____	221,533 S.F. (36%)
IMPERVIOUS SURFACE _____	401,527 S.F. (64%)



MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13th ST., S.E. SALEM, OR. 97302
PH. (503) 363 - 9227 FAX (503) 364-1260
www.mtengineering.net office@mtengineering.net

OPEN SPACE PLAN

MCKENZIE HEIGHTS PHASE 2

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7074p-SITE SDR4-QS

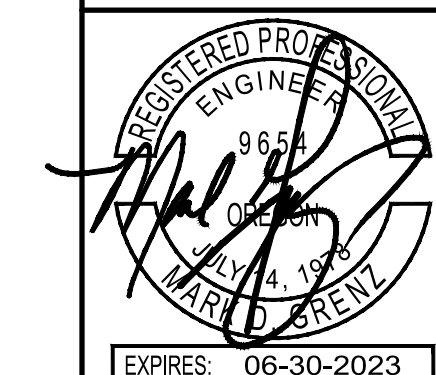
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Scale: AS SHOWN

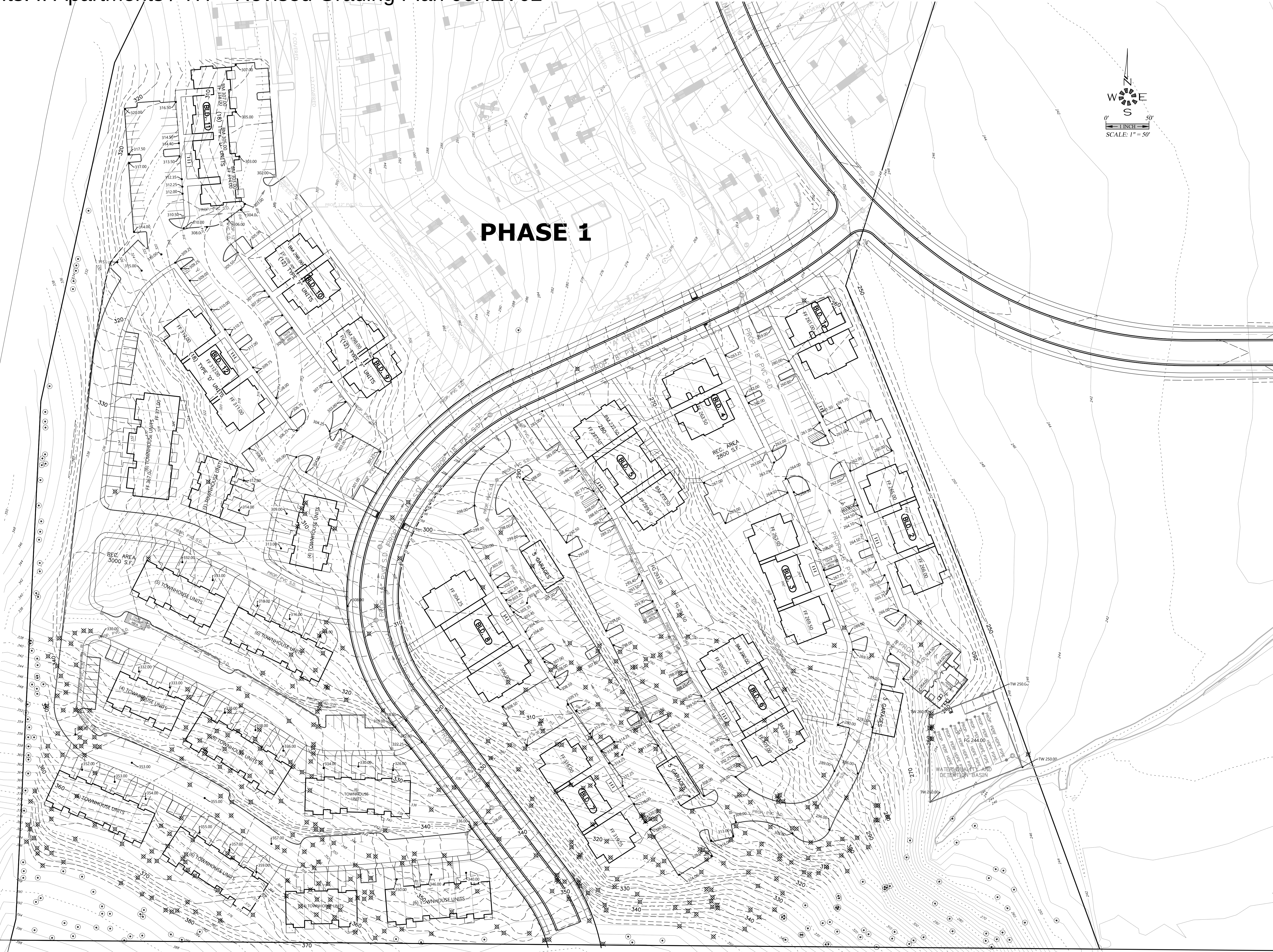


JOB # 7071

JOB # 7071

SDR4

McKenzie Hts. II Apartments / TH – Revised Grading Plan 66REV02



PHASE 1



ENGINEERING SERVICES, INC.
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GRADING PLAN

MCKENZIE HEIGHTS PHASE 2

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Checked:	E.A.H.
Date:	AUG. 2020
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REGISTERED PROFESSIONAL
ENGINEER
MARK D. GREEN
JULY 14, 1978
NO. 12345
EXPIRES: 06-30-2023

JOB # 7071

SDR5

MCKENZIE HEIGHTS PHASE 2: APARTMENTS & TOWN HOMES

BOONE ROAD SE
SALEM, OREGON

CLIENT / OWNER:

BONAVENTURE
CONTACT: MARK LOWEN
3425 BOONE ROAD SE
SALEM, OREGON 97317

LANDSCAPE ARCHITECT:

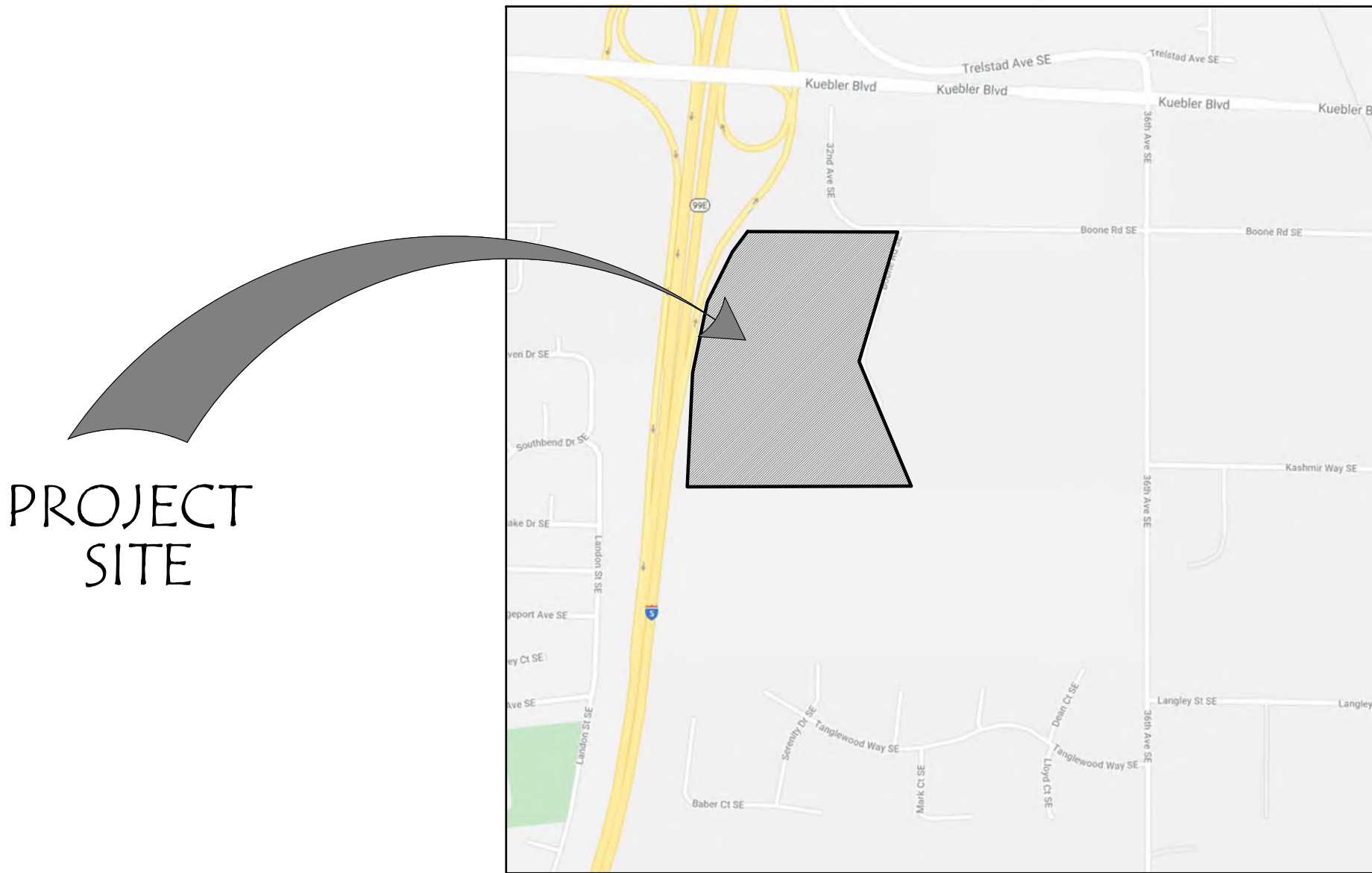
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SILVERTON, OREGON 97381
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SHEET INDEX:

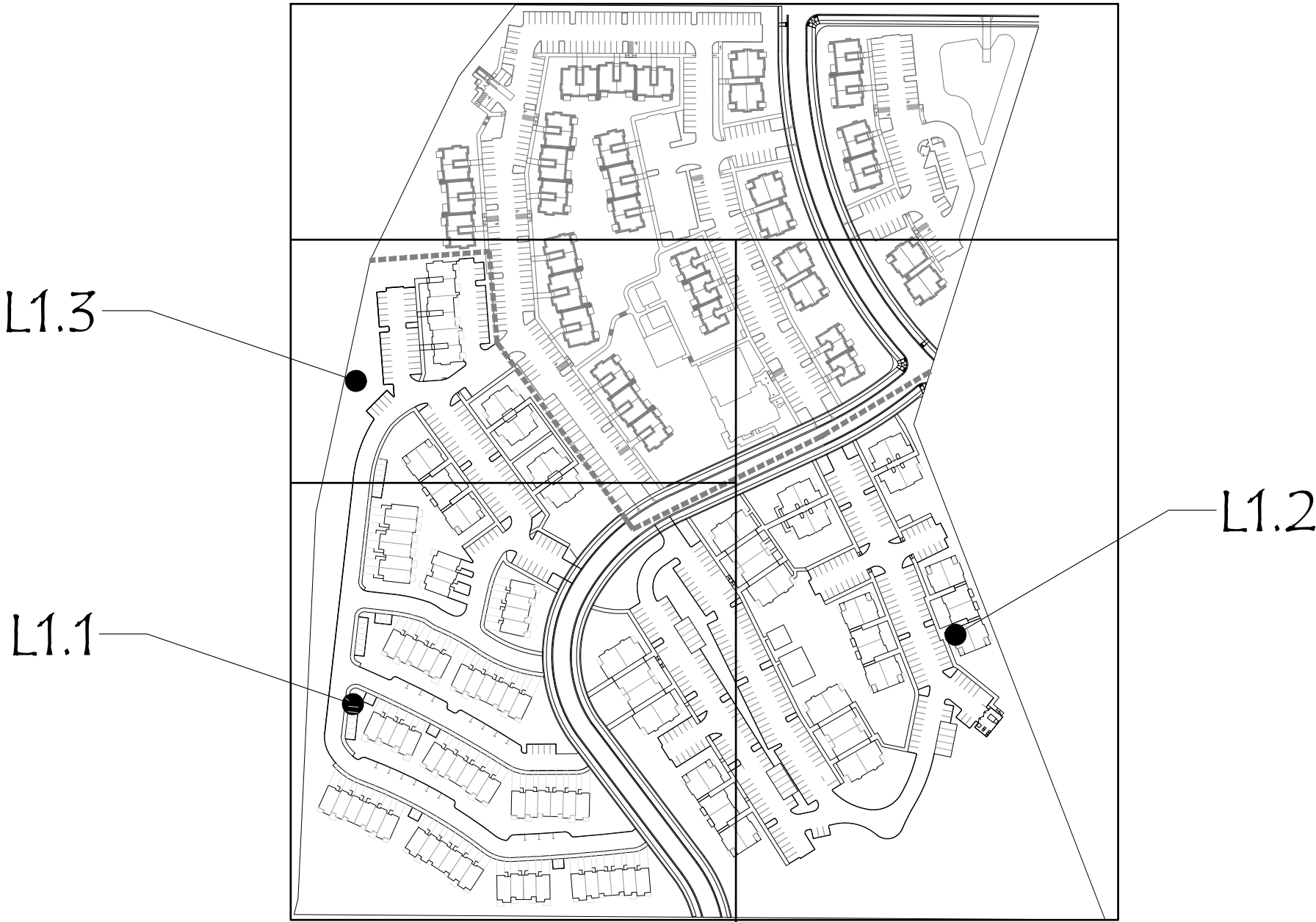
- LO.0 COVER SHEET
- L1.1 PLANTING PLAN
- L1.2 PLANTING PLAN
- L1.3 PLANTING PLAN

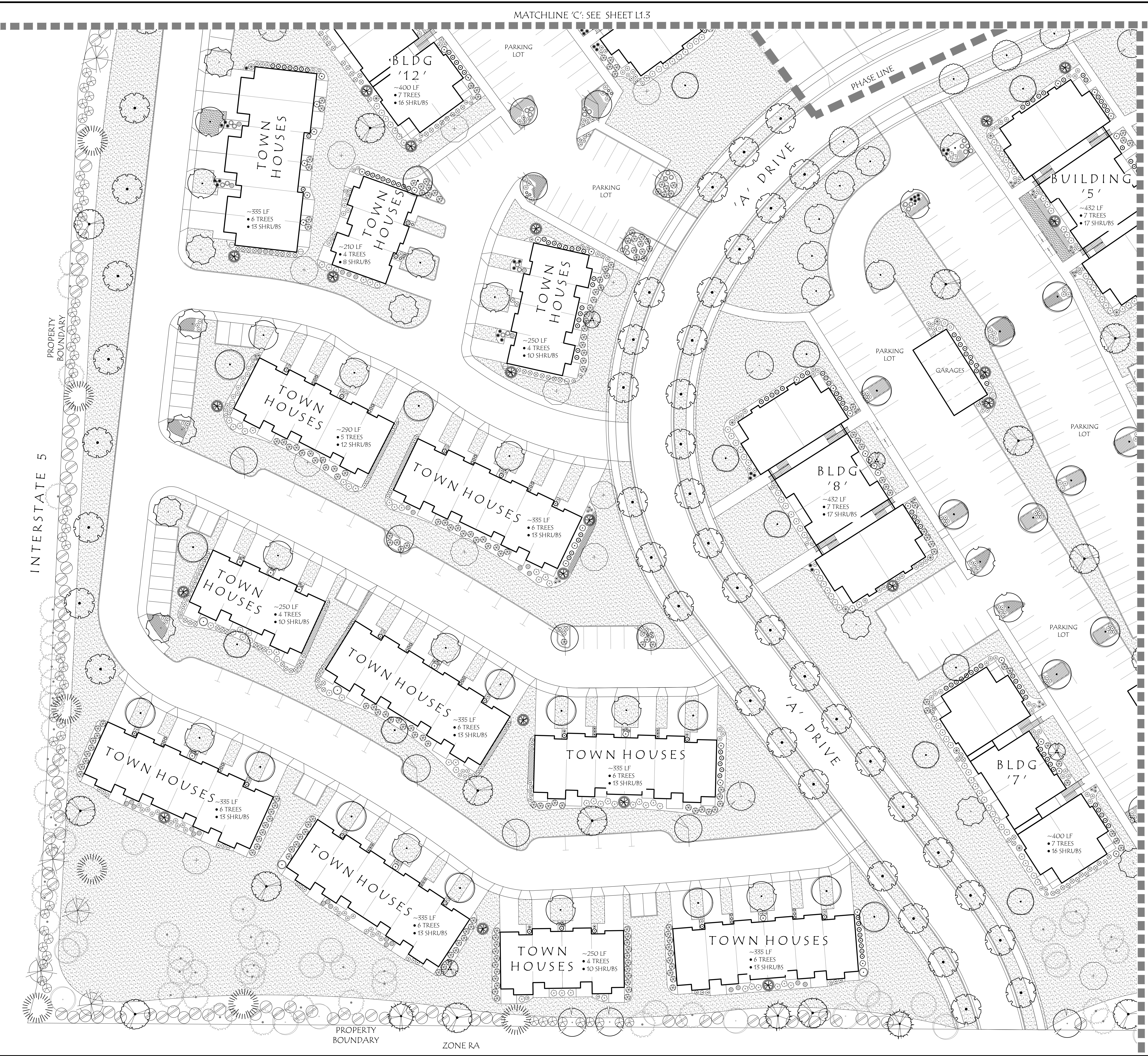
VICINITY MAP:



MAP COURTESY OF GOOGLE

KEY MAP:





Legend:

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- STORMWATER FACILITY TO BE DETERMINED

- General Notes:**
- PRELIMINARY LANDSCAPE PLANS. NOT FOR CONSTRUCTION. LANDSCAPE CALCULATIONS BASED ON INFORMATION AVAILABLE AND ARE SUBJECT TO CHANGE.
 - SEE CIVIL DRAWINGS FOR SITE PLAN.
 - STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST. VERIFY TREE LOCATIONS AND VISION CLEARANCE.
 - STORMWATER FACILITIES TO BE PLANTED PER CITY OF SALEM PUBLIC WORKS STORMWATER DESIGN MANUAL.
 - GENERAL PLANT LEGEND SEE SHEET L1.3.
 - ALL PLAYGROUNDS/TOT LOTS TO HAVE A 36" HEIGHT NON-SIGHT OBSCURING FENCE AND 12" MINIMUM WOODCHIP SURFACE. WOODCHIPS AND EQUIPMENT WILL CONFORM TO CPSC AND ASTM PLAYGROUND STANDARDS AND GUIDELINES.
 - SITE TO BE IRRIGATED BY WATER EFFICIENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS.

Multifamily Landscape Requirements

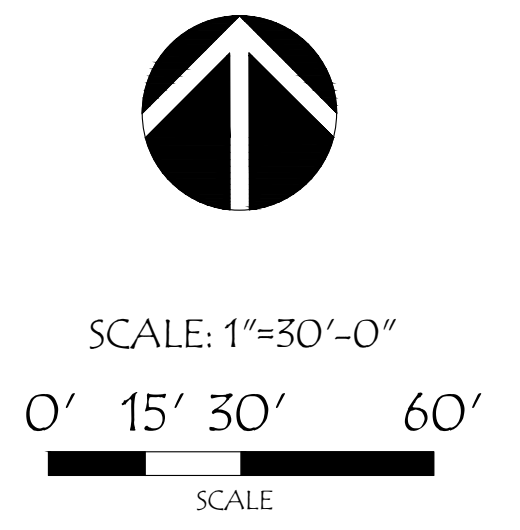
PHASE 2 SITE AREA SQUARE FOOTAGE (SF): 811,764 SF
1 TREE PER 2000 SF GROSS AREA = 406 TREES
EXISTING TREES TO REMAIN = 153 TREES
LANDSCAPE TREES = 319 TREES
TOTAL PROPOSED TREES = 472 TREES (DOES NOT INCLUDE 47 STREET TREES)

OPEN SPACE REQUIRED: 30% MINIMUM, INCLUDING ACTIVE AND PASSIVE RECREATION, PRIVATE SPACE
OPEN SPACE PROVIDED: 31% (255,686 SF) INCLUDING LAWN AREAS, PLAYGROUND, AND SPORTS COURT

BUFFER TO ZONES RA AND RS: 1 TREE EVERY 30 LF AND 6' HT. SIGHT OBSCURING FENCE

BUILDING PERIMETER: 1 TREE (10 UNITS) PER 60 LF OF BUILDING WALL (WITHIN 25' OF BUILDING)
1 SHRUB (1 PLANT UNIT) PER 25 LF
2 PLANT UNITS AT ENTRY WAYS

PARKING: 1 CANOPY TREE PER 50 FEET OF PARKING PERIMETER (WITHIN 10' OF PARKING PERIMETER)



Laurus Designs, LLC
1012 Pine Street
Silverton, Oregon
503.784.6494

PRELIMINARY PLANTING PLAN

**MCKENZIE HEIGHTS PHASE 2
APARTMENTS & TOWNHOMES**

36TH AVENUE SE
SALEM, OREGON

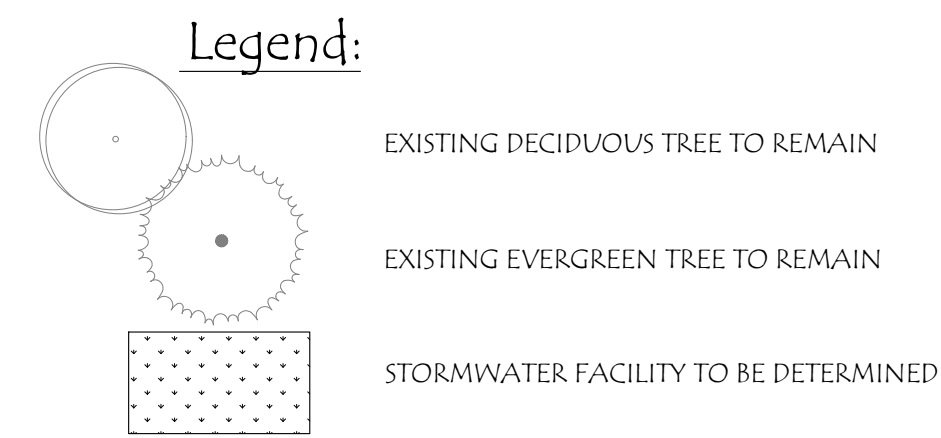
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Checked: LAA
Date: 11.16.21
Scale: _____

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

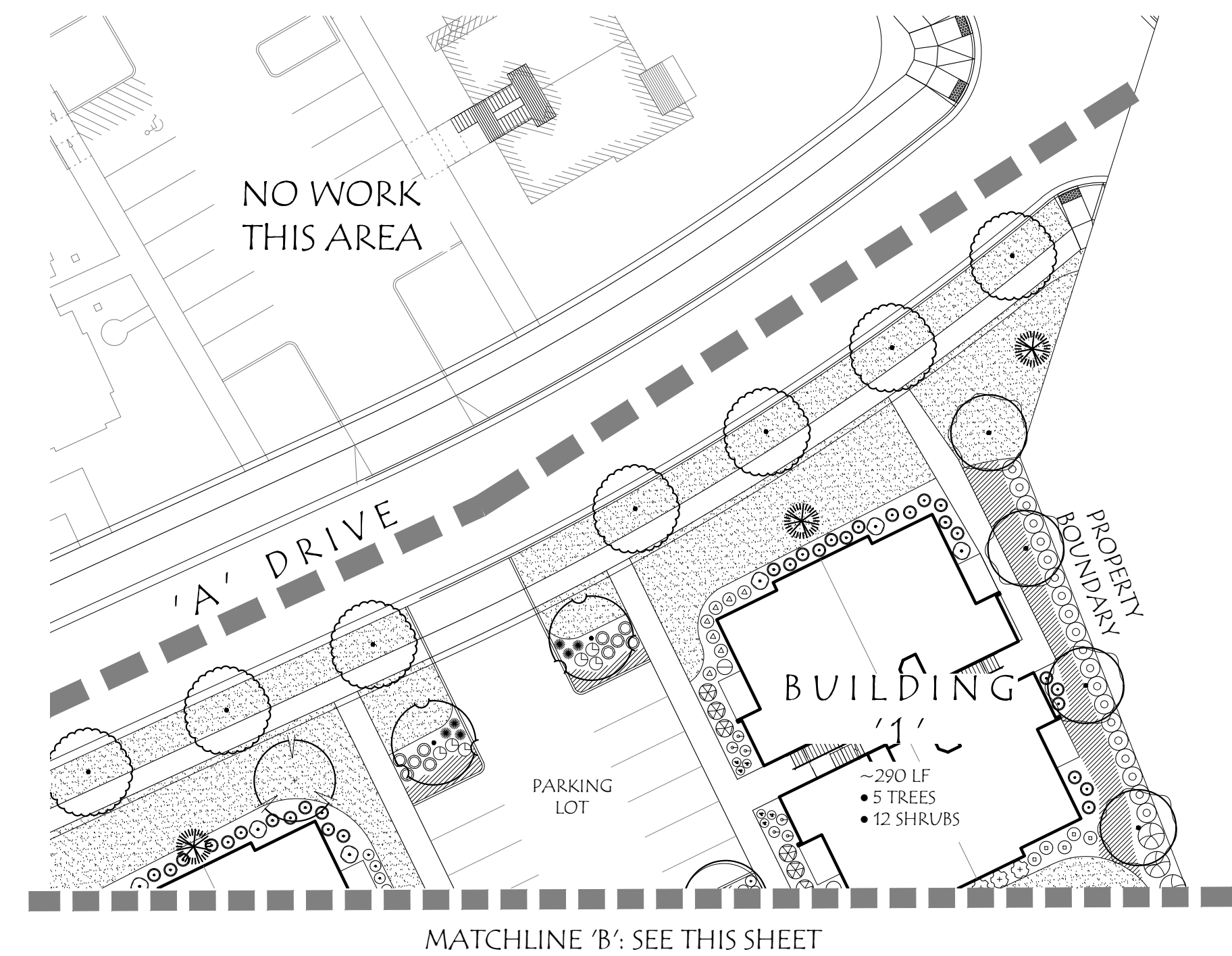
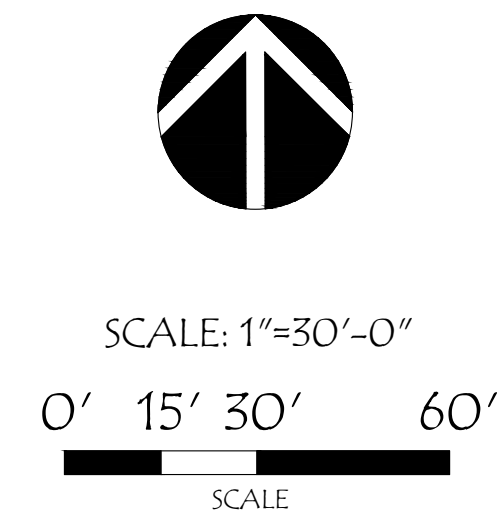
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L1.1

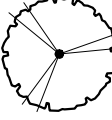
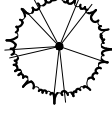
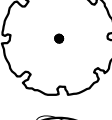
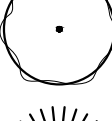
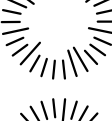
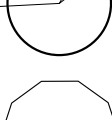
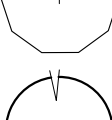
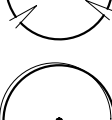
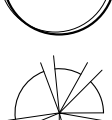
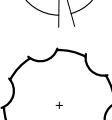
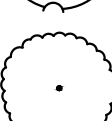
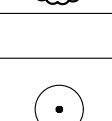


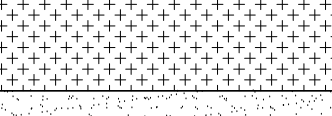
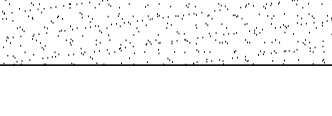
- General Notes:
1. PRELIMINARY LANDSCAPE PLANS, NOT FOR CONSTRUCTION. LANDSCAPE CALCULATIONS BASED ON INFORMATION AVAILABLE AND ARE SUBJECT TO CHANGE.
 2. SEE CIVIL DRAWINGS FOR SITE PLAN.
 3. STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST. VERIFY TREE LOCATIONS AND VISION CLEARANCE.
 4. STORMWATER FACILITIES TO BE PLANTED PER CITY OF SALEM PUBLIC WORKS STORMWATER DESIGN MANUAL.
 5. GENERAL PLANT LEGEND SEE SHEET L1.3.
 6. ALL PLAYGROUNDS/TOT LOTS TO HAVE A 36" HEIGHT NON-SIGHT OBSCURING FENCE AND 12" MINIMUM WOODCHIP SURFACE. WOODCHIPS AND EQUIPMENT WILL CONFORM TO CPSC AND ASTM PLAYGROUND STANDARDS AND GUIDELINES.
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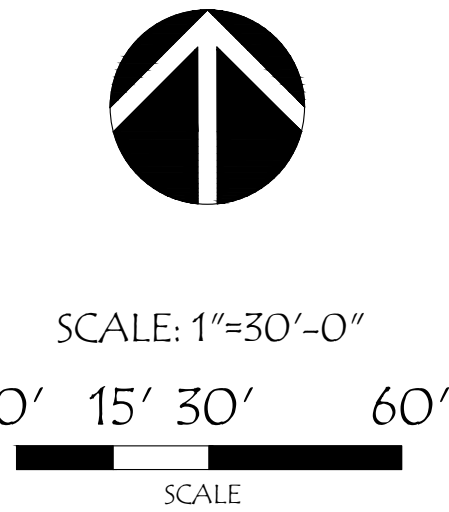
Key Map



Preliminary Plant Legend

TREES	BOTANICAL / COMMON NAME	SIZE
	Acer circinatum / Vine Maple	11/2" Cal., B&B
	Acer rubrum 'October Glory' / October Glory Red Maple	11/2" Cal., B&B
	Calocedrus decurrens / Incense Cedar	4-6" HT., B&B
	Carpinus betulus 'F5-KWICB' TM / Emerald Avenue European Hornbeam	11/2" Cal., B&B
	Cercis canadensis / Eastern Redbud	11/2" Cal., B&B
	Chamaecyparis nootkatensis / Nootka Cypress	4-6" HT., B&B
	Chamaecyparis nootkatensis 'Glauca Pendula' / Weeping Nootka False Cypress	4-6" HT., B&B
	Cladrastis lutea / American Yellowwood	11/2" Cal., B&B
	Cornus florida / Flowering Dogwood	11/2" Cal., B&B
	Liriodendron tulipifera / Tulip Poplar	11/2" Cal., B&B
	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	11/2" Cal., B&B
	Pinus ponderosa willamettensis / Willamette Valley Ponderosa Pine	4-6" HT., B&B
	Tilia tomentosa 'Sterling' / Sterling Silver Linden	11/2" Cal., B&B
	Ulmus parvifolia / Lacebark Elm	11/2" Cal., B&B
	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	11/2" Cal., B&B
SHRUBS	BOTANICAL / COMMON NAME	SIZE
	Abelia x grandiflora "Kaleidoscope" / Kaleidoscope Abelia	1 Gal.
	Abelia x grandiflora 'Sherwoodii' / Sherwood Glossy Abelia	2 Gal.
	Berberis thunbergii "Crimson Pygmy" / Crimson Pygmy Barberry	2 Gal.
	Euonymus alatus "Compactus" / Compact Burning Bush	5 Gal.
	Hydrangea paniculata 'PeeGee Improved' / PeeGee Improved Panicle Hydrangea	3 Gal.
	Ilex crenata 'Soft Touch' / Soft Touch Japanese Holly	2 Gal.
	Ligustrum japonicum 'Texanum' / Texas Japanese Privet	5 Gal.
	Myrica californica / Pacific Wax Myrtle	5 Gal.
	Nandina domestica "Firepower" / Firepower Heavenly Bamboo	1 Gal.
	Physocarpus opulifolius "Donna May" / Donna May Ninebark	3 Gal.
	Pinus mugo "Pumilio" / Mugo Pine	5 Gal.
	Prunus laurocerasus "Mount Vernon" / Mount Vernon Laurel	1 Gal.
	Rhaphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn	2 Gal.
	Rhaphiolepis umbellata 'Snow White' / Yedda Hawthorn	2 Gal.
	Rosa x 'KO Double' / Pink Double Knockout Rose	3 Gal.
	Sarcococca confusa / Fragrant Sarcococca	2 Gal.
	Spiraea x bumalda "Magic Carpet" / Magic Carpet Spirea	2 Gal.
	Viburnum tinus "Spring Bouquet" / Spring Bouquet Laurestinus	5 Gal.
	Weigela florida "Alexandra" TM / Wine and Rose Weigela	3 Gal.

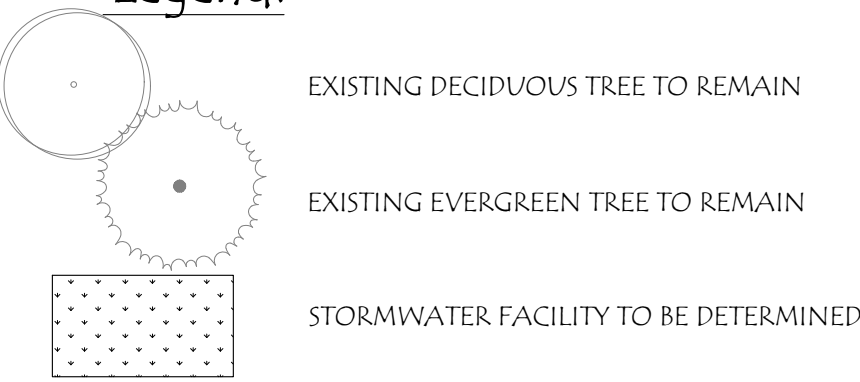
GRASSES / PERENNIALS	BOTANICAL / COMMON NAME	SIZE
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 Gal.
	Hemerocallis Spp. / Daylily	1 Gal.
	Pennisetum alopecuroides "Hameln" / Hameln Dwarf Fountain Grass	1 Gal.
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	Arctostaphylos uva-ursi "Massachusetts" / Massachusetts Manzanita	1 Gal.
	Rubus calycinoides "Emerald Carpet" / Emerald Carpet Creeping Raspberry	1 Gal.
	ProTime PT301 Water Smarter Fescue	Seed



Key Map

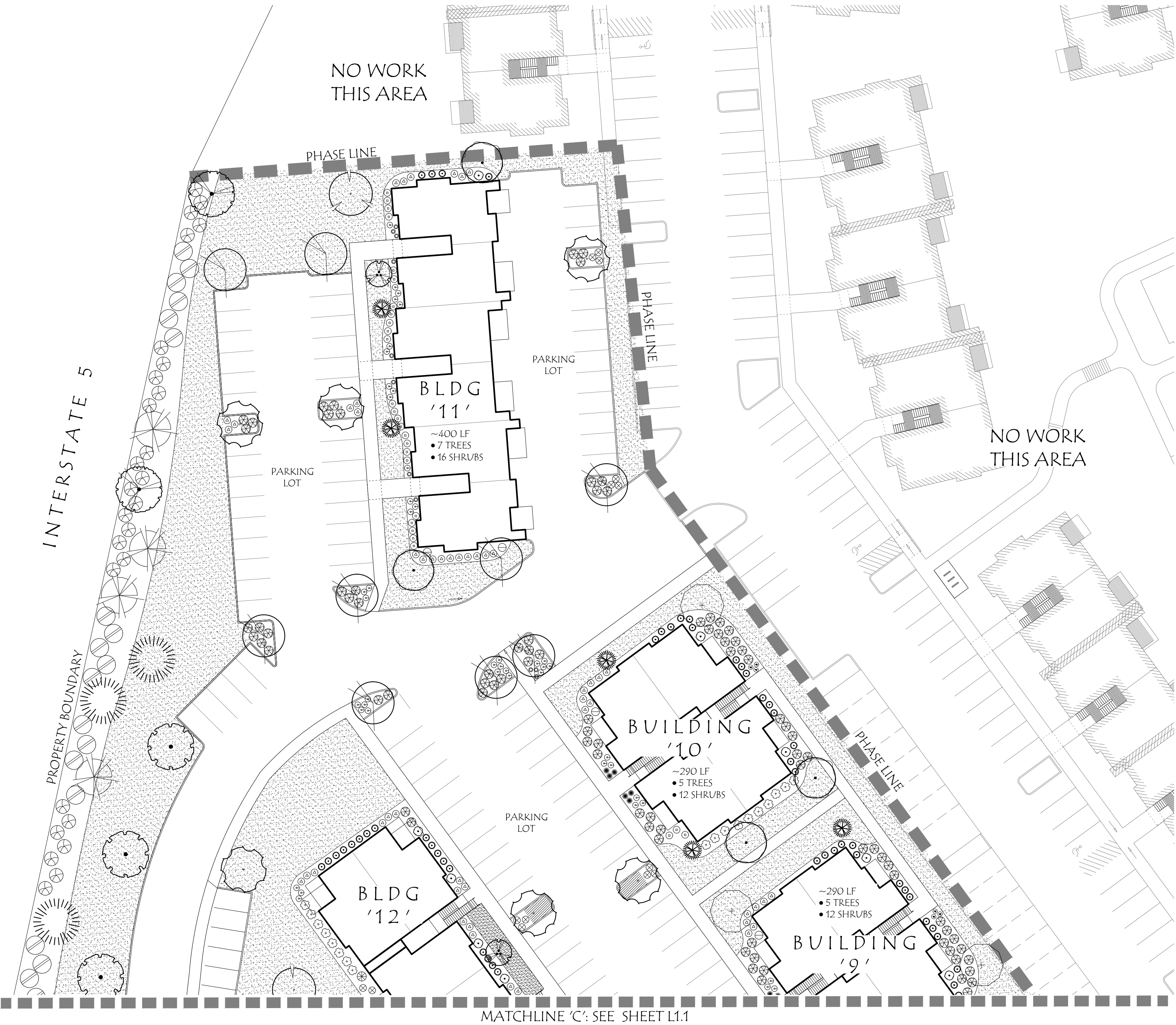


Legend:



General Notes:

- PRELIMINARY LANDSCAPE PLANS. NOT FOR CONSTRUCTION. LANDSCAPE CALCULATIONS BASED ON INFORMATION AVAILABLE AND ARE SUBJECT TO CHANGE.
- SEE CIVIL DRAWINGS FOR SITE PLAN.
- STREET TREES SELECTED FROM CITY OF SALEM APPROVED STREET TREE LIST. VERIFY TREE LOCATIONS AND VISION CLEARANCE.
- STORMWATER FACILITIES TO BE PLANTED PER CITY OF SALEM PUBLIC WORKS STORMWATER DESIGN MANUAL.
- GENERAL PLANT LEGEND SEE THIS SHEET.
- ALL PLAYGROUNDS/TOT LOTS TO HAVE A 36" HEIGHT NON-SIGHT OBSCURING FENCE AND 12" MINIMUM WOODCHIP SURFACE. WOODCHIPS AND EQUIPMENT WILL CONFORM TO CPSC AND ASTM PLAYGROUND STANDARDS AND GUIDELINES.
- SITE TO BE IRRIGATED BY WATER EFFICIENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS.





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



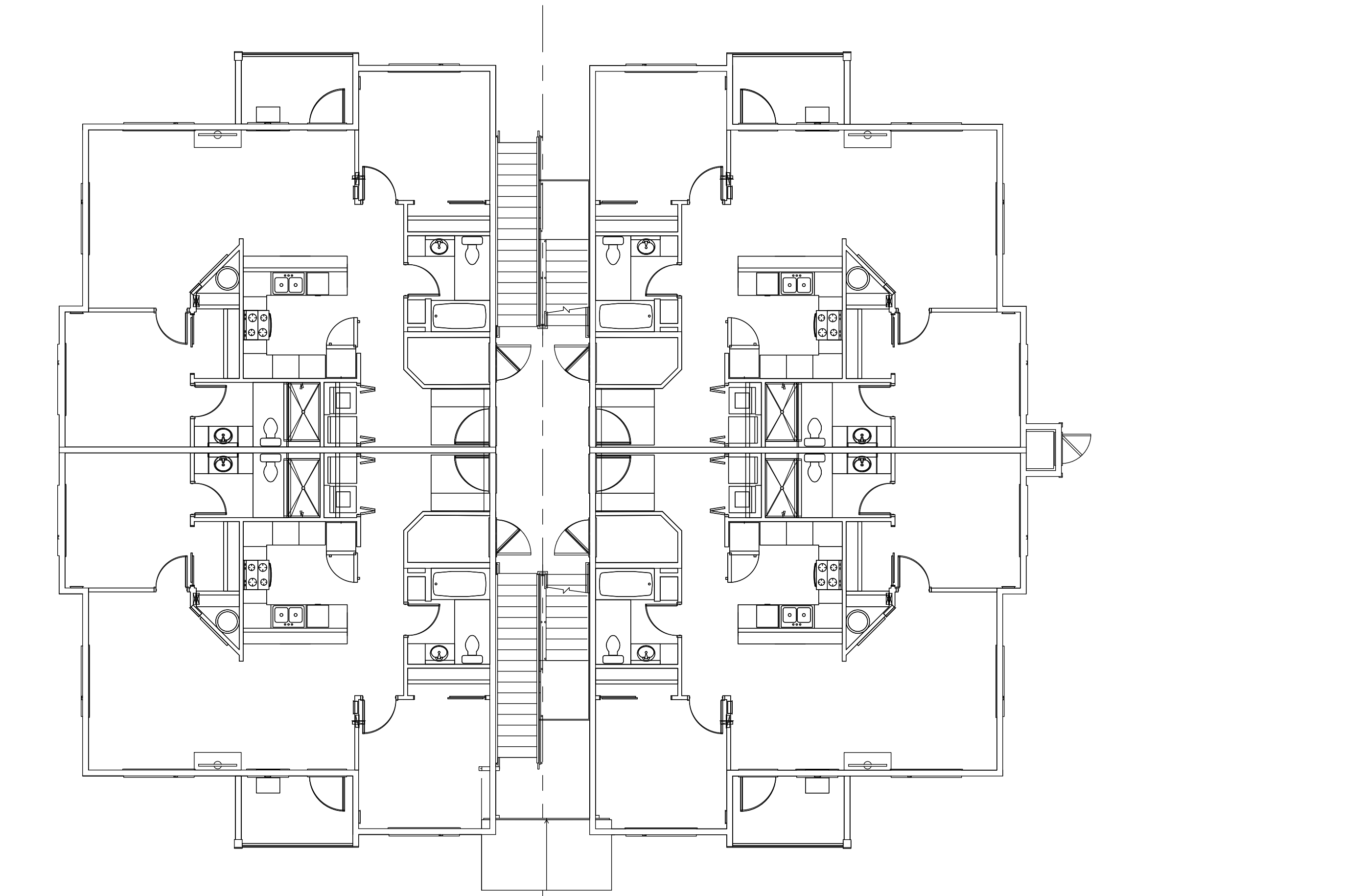
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SCALE: 1/8" = 1'-0"



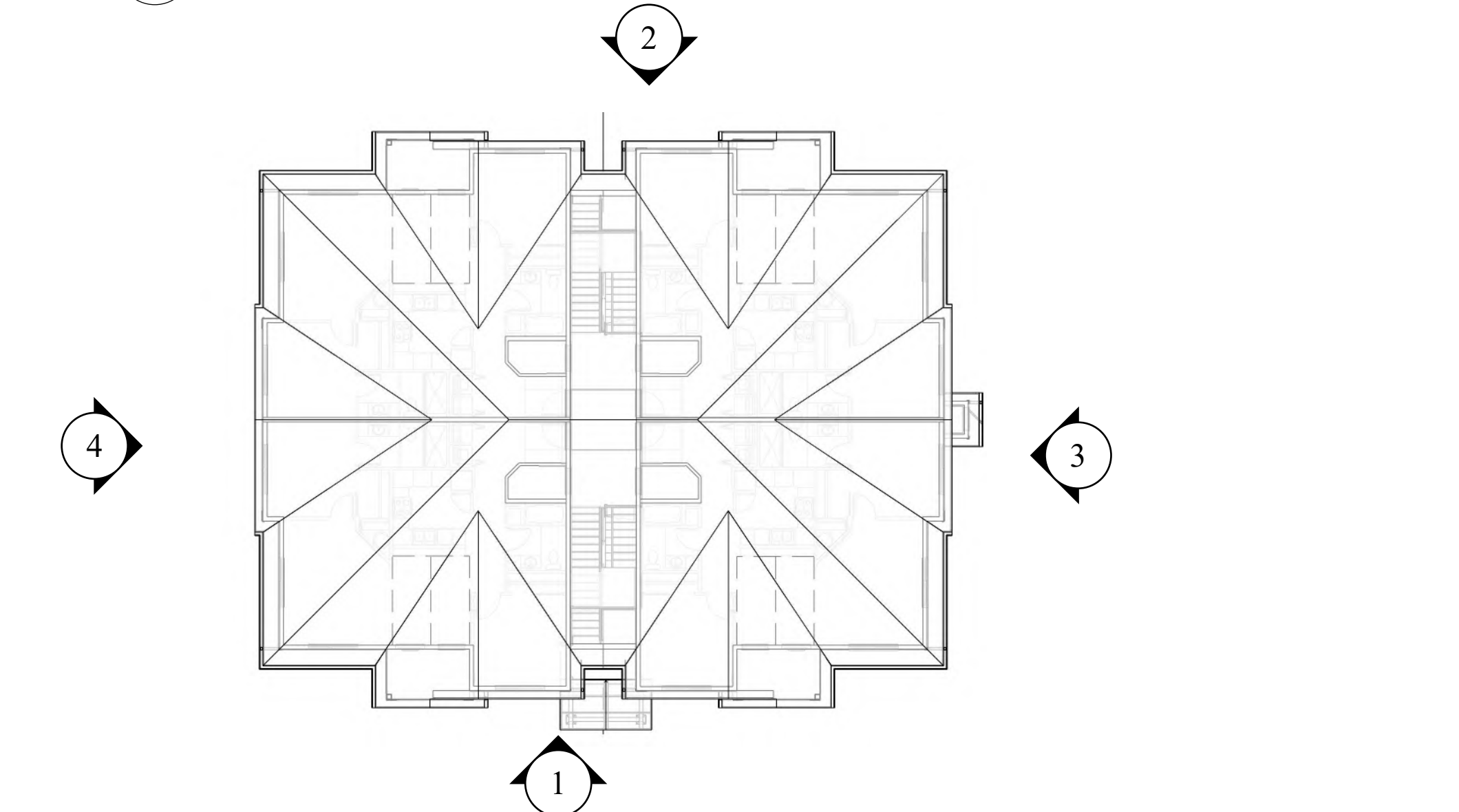
3 BACK ELEVATION
SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



5 FLOOR PLAN
SCALE: 1/8" = 1'-0"



6 ROOF / KEY PLAN
SCALE: 1/16" = 1'-0"

MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	ACCENT - BLDG SW6225 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN
CULTURED STONE ADHERED STONE	ACCENT - ALL APARTMENTS SW7033 BRAINSTORM BRONZE
	ACCENT - ALL BUILDINGS SW6180 OAKMOSS
	ACCENT - BUILDINGS SW6151 QUIVER TAN
	ACCENT - ALL APARTMENTS SW6158 SAWDUST
	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

GENERAL COLOR NOTES:
1. ALL WINDOWS TO BE VINYL - "CLAY"
2. ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED.
3. PAINT ALL EXPOSED STEEL CONNECTORS.
4. APPLY FIRST COAT OF PAINT TO TRIM/SIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
SCALE: NTS

Bldg A - 12 plex Bldgs #1, #4



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



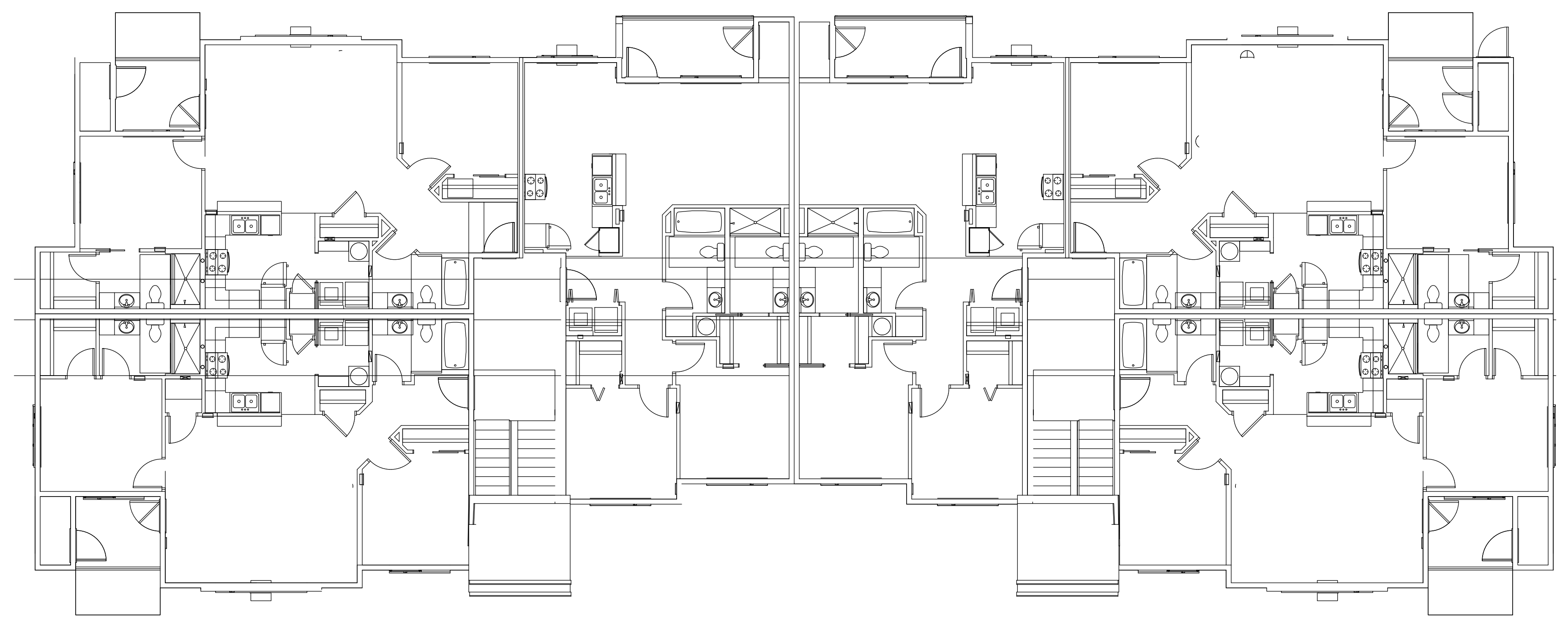
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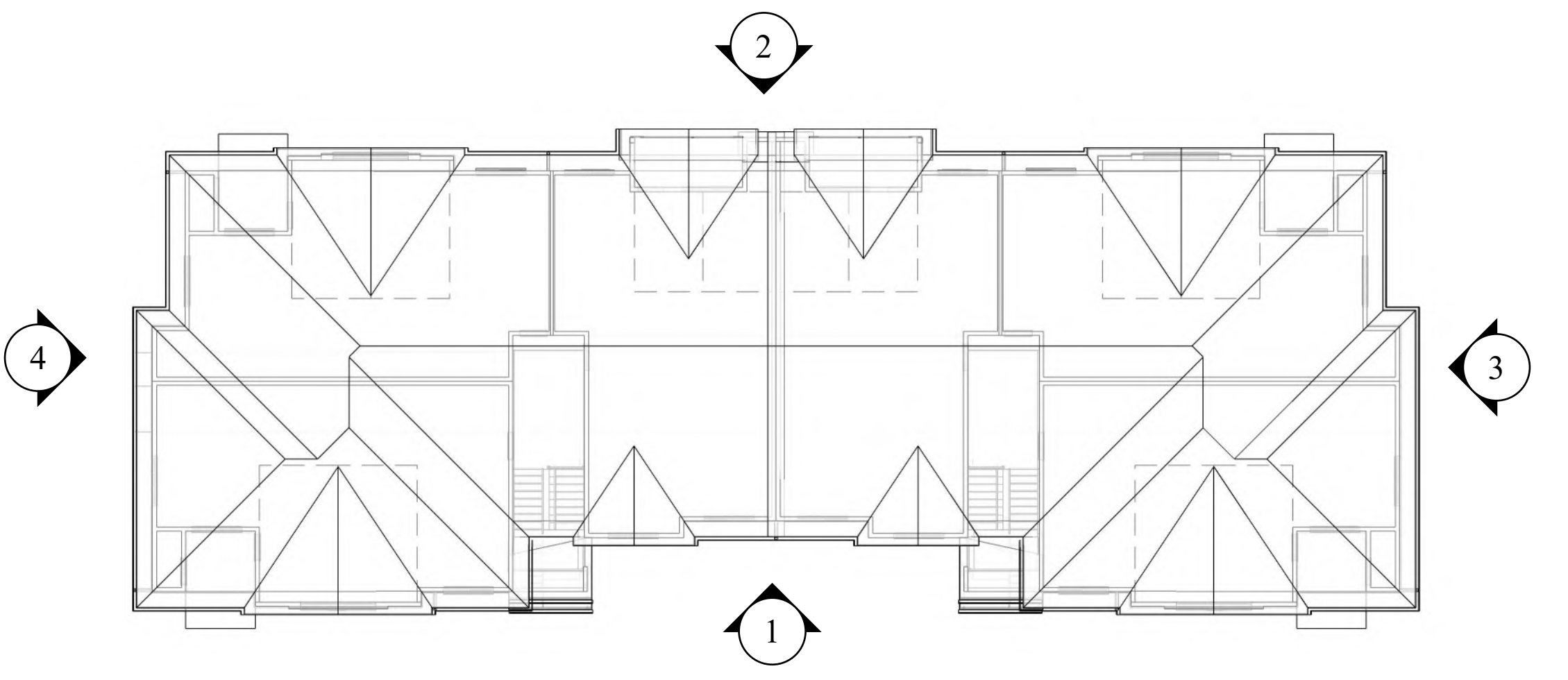
3 BACK ELEVATION
SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



5 FLOOR PLAN
SCALE: 1/8" = 1'-0"



6 ROOF / KEY PLAN
SCALE: 1/16" = 1'-0"

MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	ACCENT - BLDG SW6225 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN
CULTURED STONE ADHERED STONE	ACCENT - ALL APARTMENTS SW7033 BRAINSTORM BRONZE
	ACCENT - ALL BUILDINGS SW6180 OAKMOSS
	ACCENT - BUILDINGS SW6151 QUIVER TAN
	ACCENT - ALL APARTMENTS SW6158 SAWDUST
	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

- GENERAL COLOR NOTES:**
1. ALL WINDOWS TO BE VINYL - "CLAY"
2. ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED.
3. PAINT ALL EXPOSED STEEL CONNECTORS.
4. APPLY FIRST COAT OF PAINT TO TRIM/SIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE.

A EXTERIOR FINISH SCHEDULE
SCALE: NTS

Bldg B- 18 plex Bldgs #2, #3, #7, #12

LOCATION: M:\Drawing\Project\2104 Boone Rd Apt B2\3D Layout\A404 and Use Layout - A420

LAST SAVED: November 19, 2021
PRINTED: November 19, 2021

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Salem, OR 97317
Phone: (503) 566-5715
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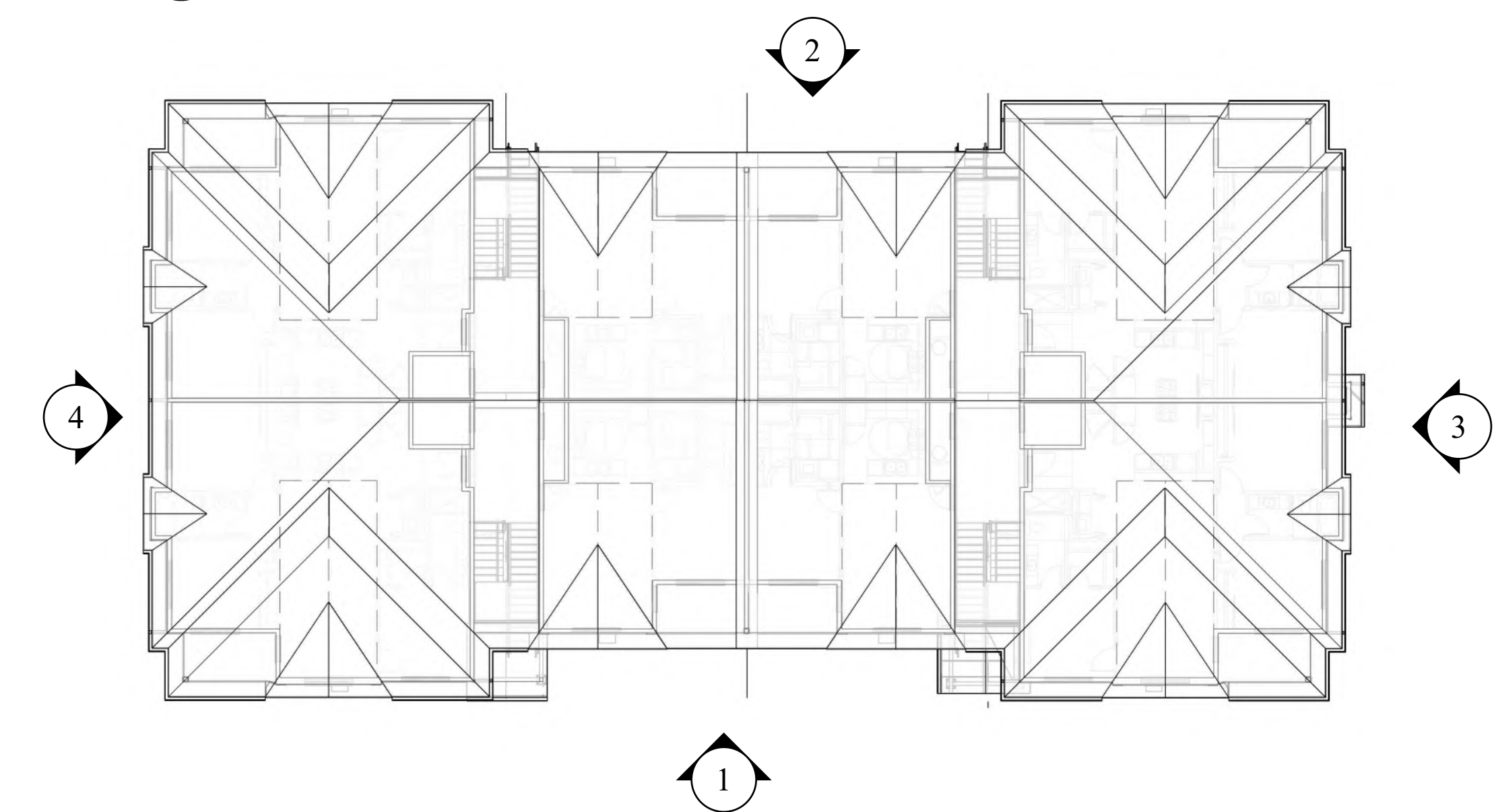
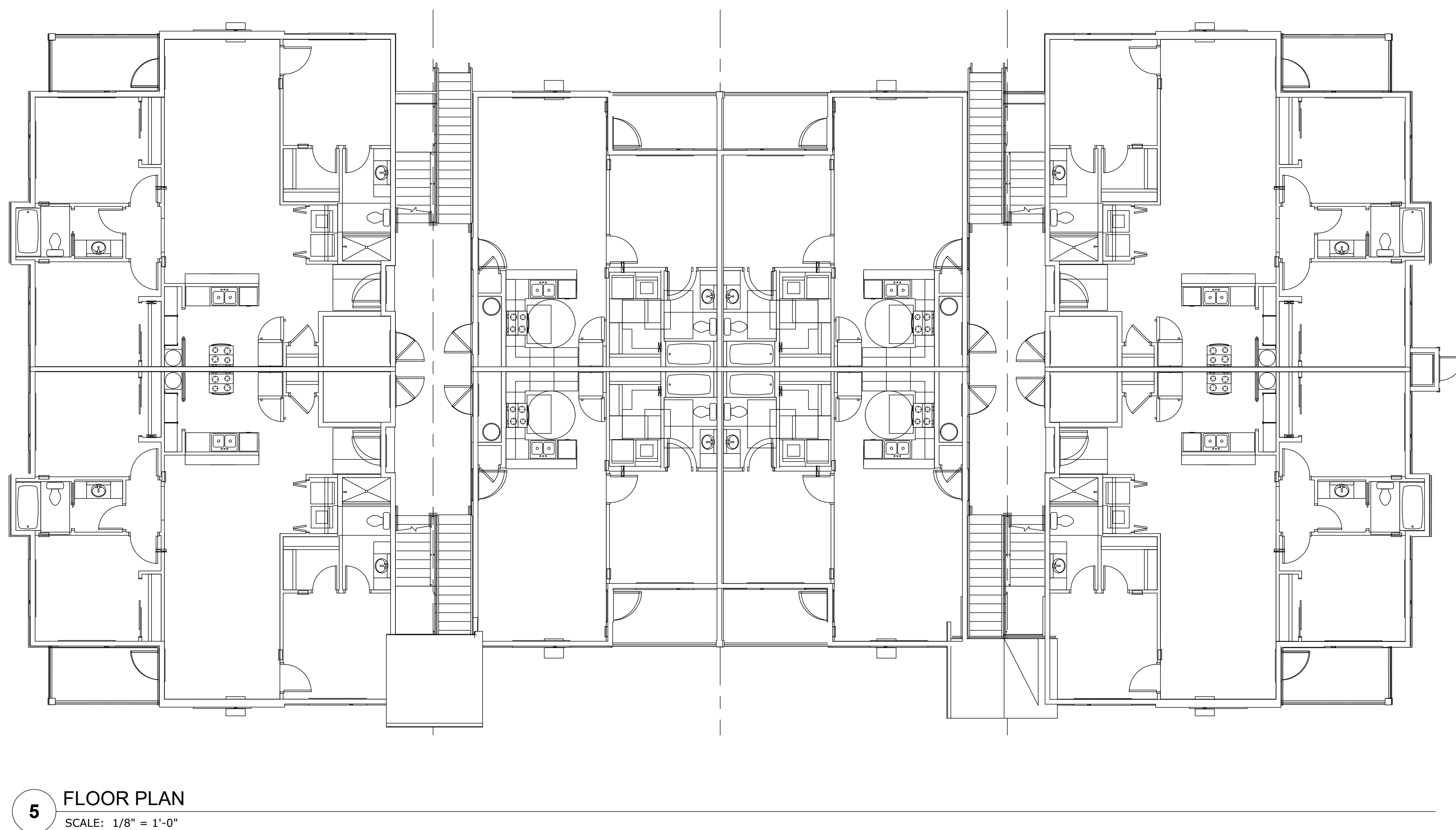
REVISIONS:

**PRELIMINARY
NOT FOR
CONSTRUCTION
November 19, 2021**

PROJECT TITLE:
McKENZIE HEIGHTS APARTMENTS, PHASE 2
36th and Boone Rd
Salem, OR

SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: 2104	SHEET: A420
DATE: 10/31/2021	



MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	ACCENT - BLDG SW6225 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN
	ACCENT - ALL APARTMENTS SW7033 BRAINSTORM BRONZE
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	ACCENT - ALL BUILDINGS SW6180 OAKMOSS
	ACCENT - BUILDINGS SW6151 QUIVER TAN
	ACCENT - ALL APARTMENTS SW6158 SAWDUST
CULTURED STONE ADHERED STONE	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

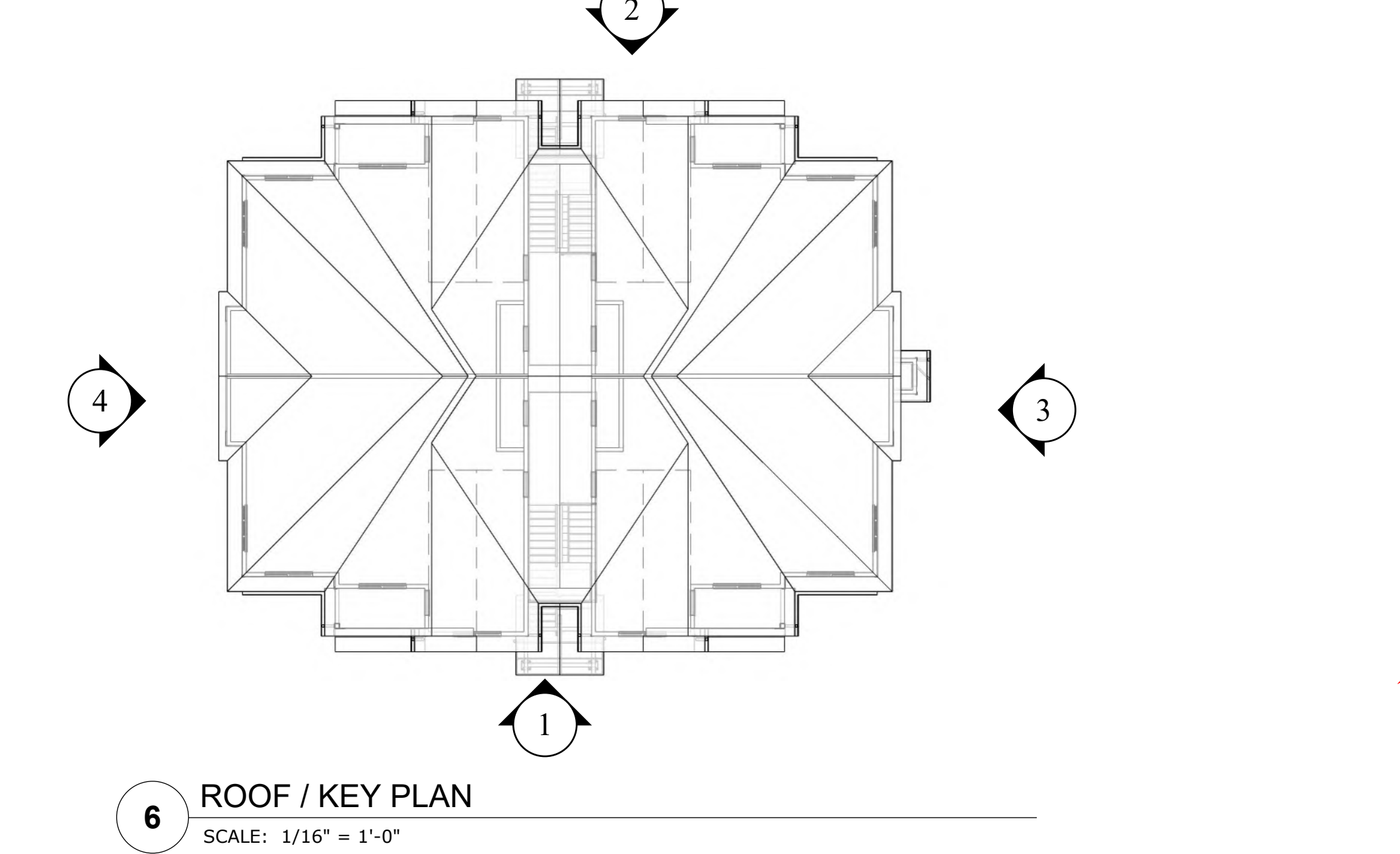
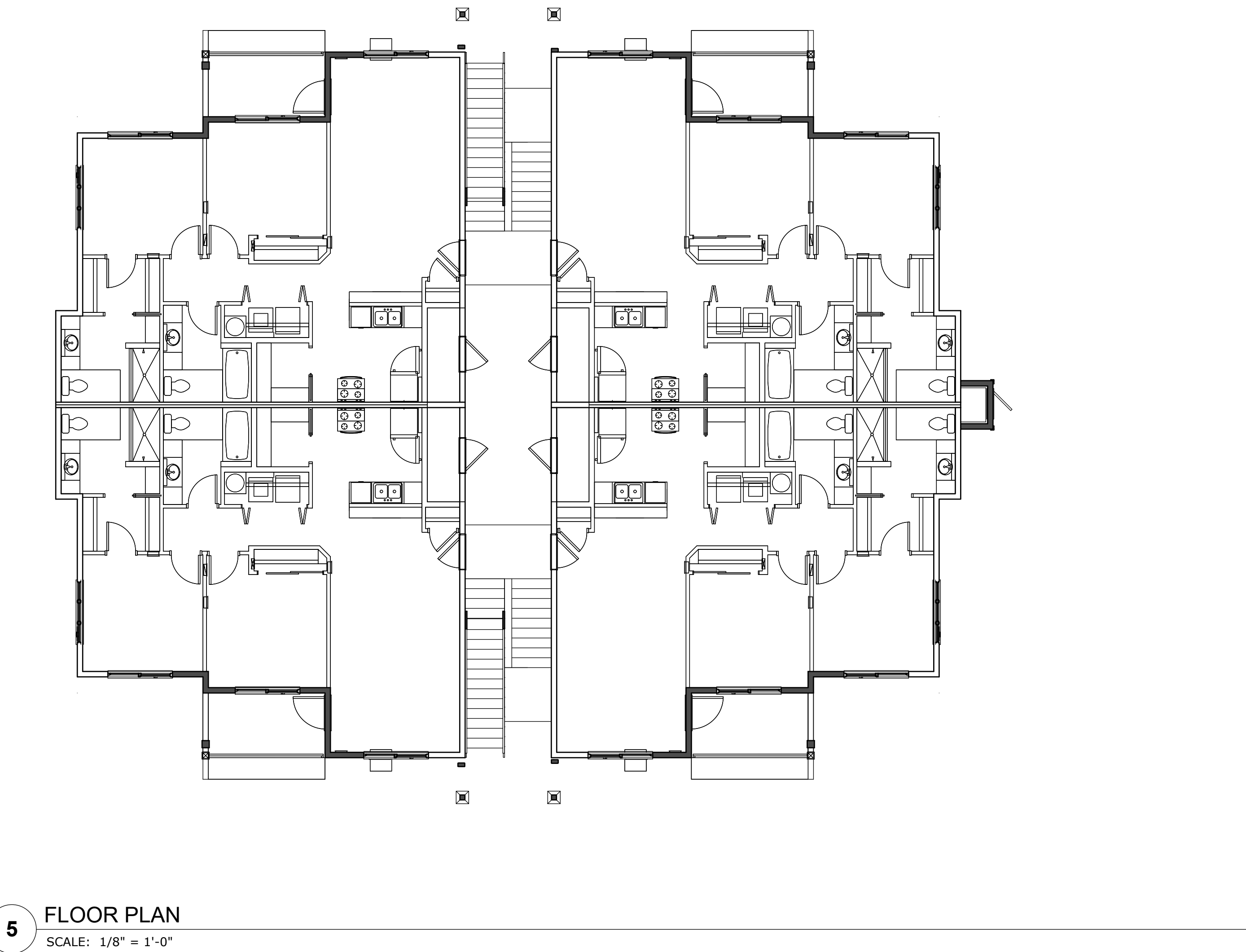
GENERAL COLOR NOTES:
1. ALL WINDOWS TO BE VINYL - "CLAY"
2. ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED.
3. PAINT ALL EXPOSED STEEL CONNECTORS.
4. APPLY FIRST COAT OF PAINT TO TRIM/SIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
SCALE: NTS

Bldg C- 24 plex Bldgs #5, #6, #8

LOCATION: M:\Drafting\Project\2104 Boone Rd Apt B2,3D\Layout\A404 and Use Layout - A440

LAST SAVED: February 3, 2022
PRINTED: February 3, 2022



MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	ACCENT - BLDG SW6225 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN ACCENT - ALL APARTMENTS SW7033 BRAINSTORM BRONZE ACCENT - ALL BUILDINGS SW6180 OAKMOSS ACCENT - BUILDINGS SW6151 QUIVER TAN ACCENT - ALL APARTMENTS SW6158 SAWDUST
CULTURED STONE ADHERED STONE	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

GENERAL COLOR NOTES:
1. ALL WINDOWS TO BE VINYL - "CLAY"
2. ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED.
3. PAINT ALL EXPOSED STEEL CONNECTORS.
4. APPLY FIRST COAT OF PAINT TO TRIMSIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A	EXTERIOR FINISH SCHEDULE
SCALE: NTS	

Bldg D - 12 plex Bldgs #9, #10

3425 Boone Rd. SE
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FAX: (503) 588-3531

BONAVENTURE
Senior Housing

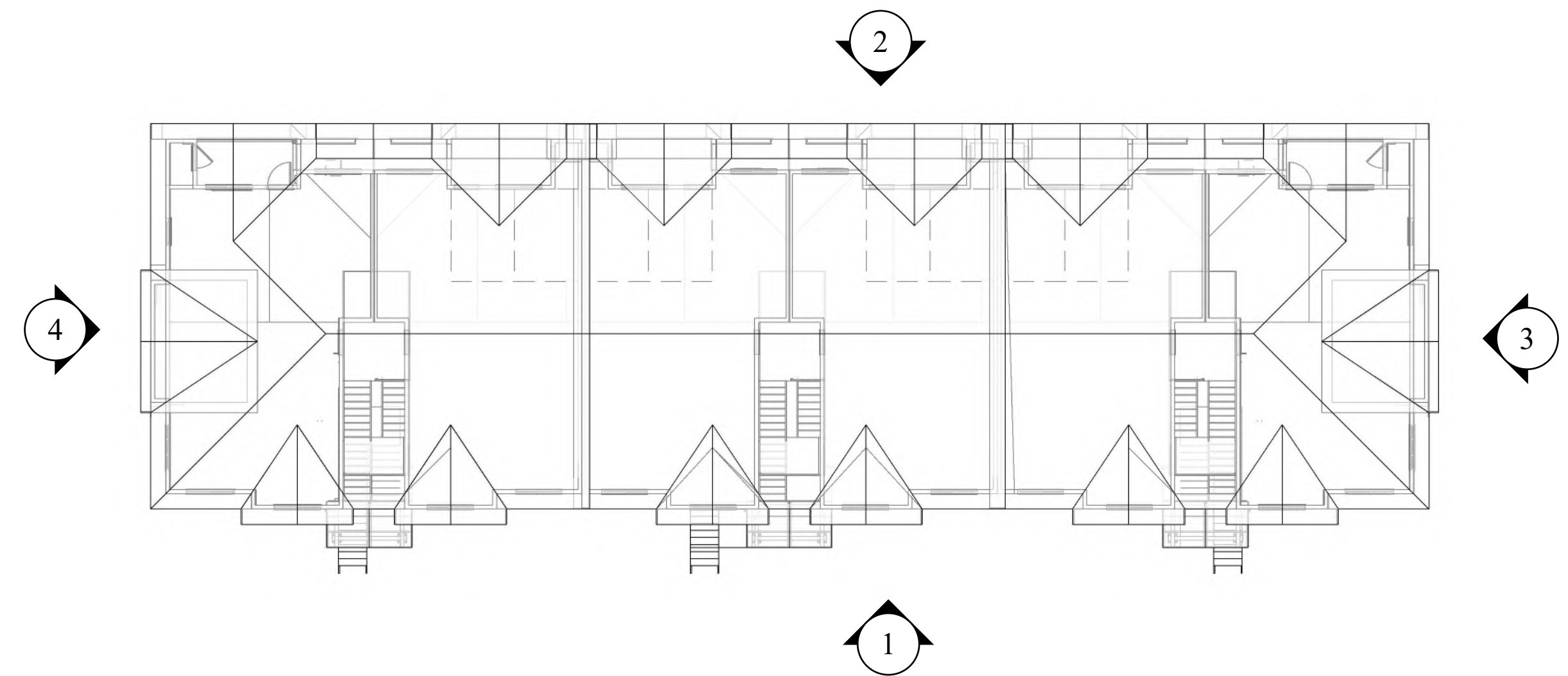
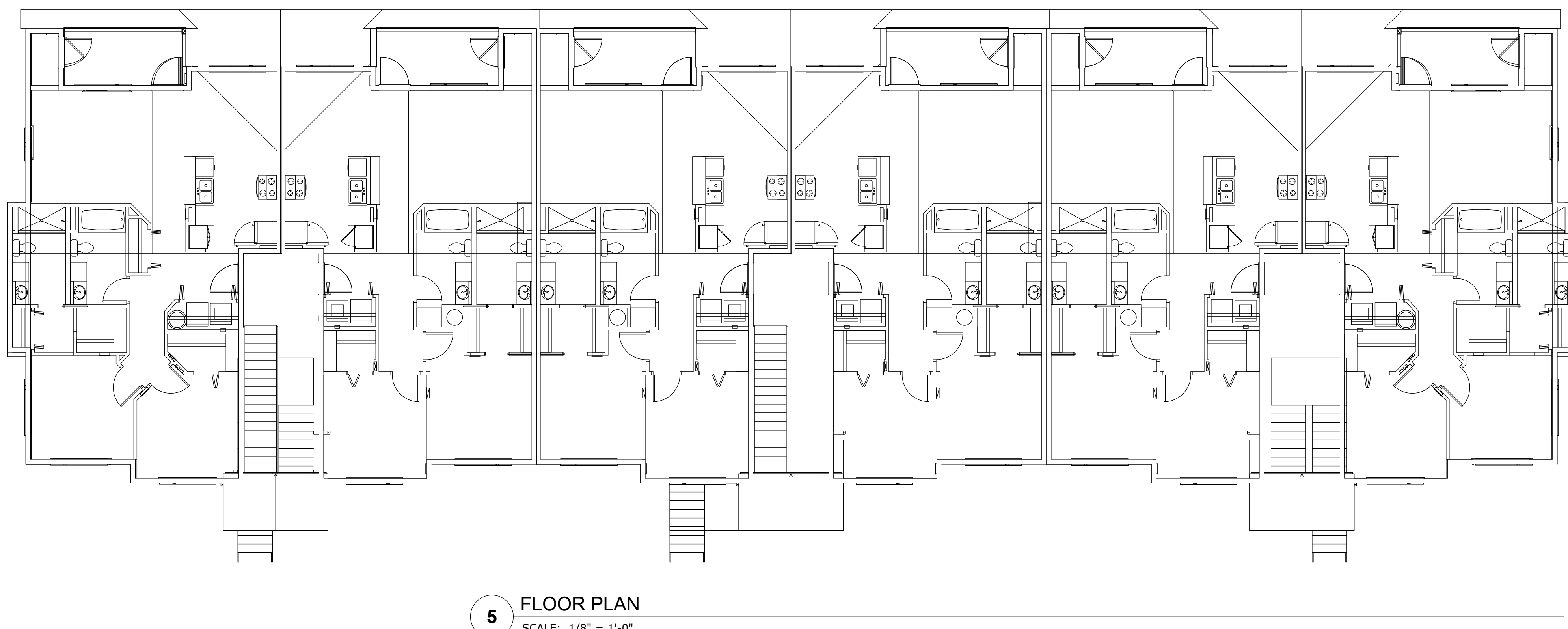
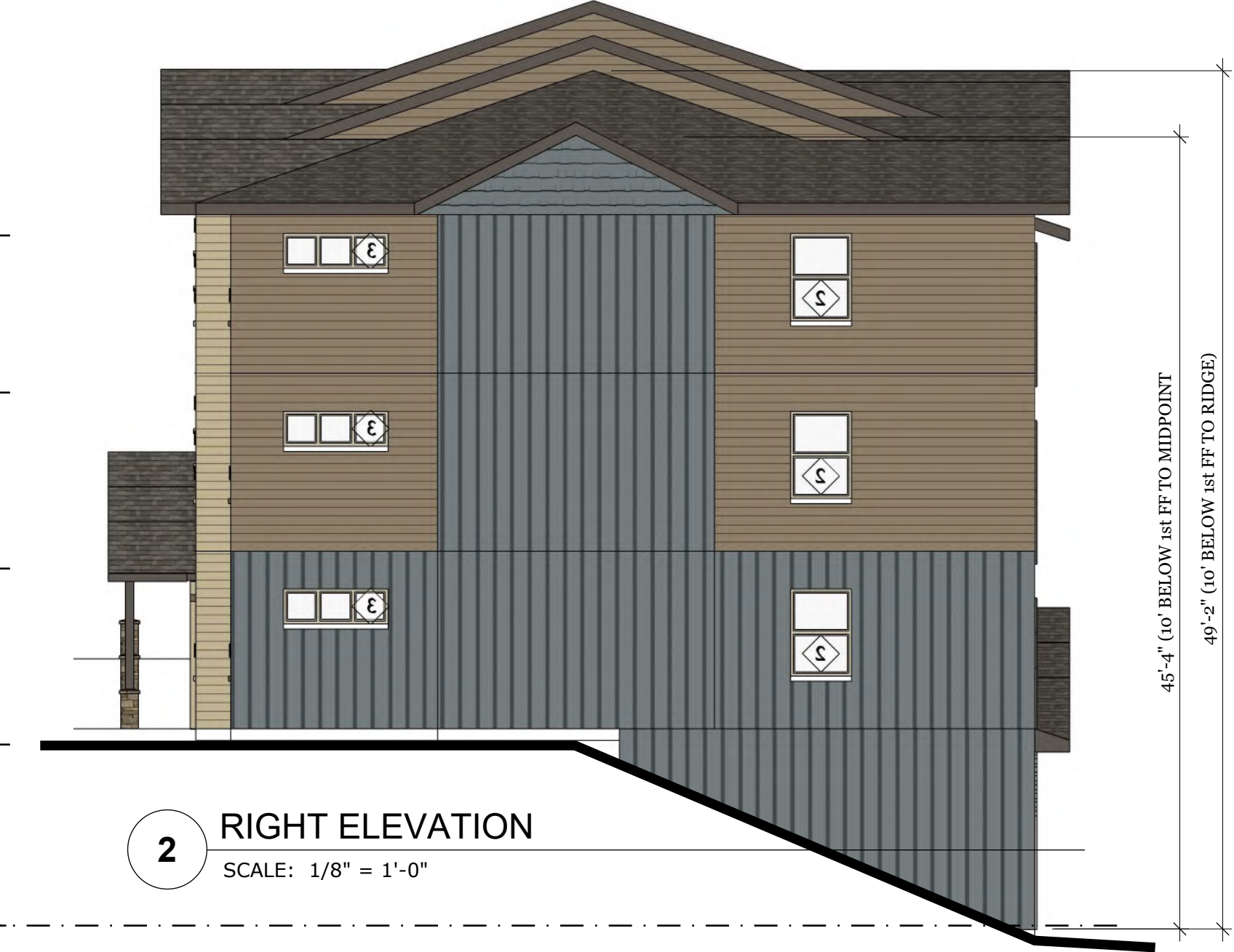
REVISIONS:

PRELIMINARY
NOT FOR
CONSTRUCTION
February 3, 2022

PROJECT TITLE:
McKENZIE HEIGHTS APARTMENTS, PHASE 2
Salem, OR
36th and Boone Rd

SHEET TITLE:
EXTERIOR
ELEVATIONS

DRAWN BY 2104	SHEET: A440
DATE: 10/31/2021	



MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	ACCENT - BLDG SW6225 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN
CULTURED STONE ADHERED STONE	ACCENT - ALL APARTMENTS SW7033 BRAINSTORM BRONZE
	ACCENT - ALL BUILDINGS SW6180 OAKMOSS
	ACCENT - BUILDINGS SW6151 QUIVER TAN
	ACCENT - ALL APARTMENTS SW6158 SAWDUST
	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

GENERAL COLOR NOTES:
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3. PAINT ALL EXPOSED STEEL CONNECTORS.
4. APPLY FIRST COAT OF PAINT TO TRIM/SIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
SCALE: NTS

Bldg E - 18 plex Bldg #11

LOCATION: M: Drafting/Project 2104 Boone Rd Apt B2-3D Layout/A404 and Use Layout - A450
LAST SAVED: November 19, 2021
PRINTED: November 19, 2021

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Salem, OR 97317
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FAX: (503) 588-3531

REVISIONS:

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CONSTRUCTION
November 19, 2021**

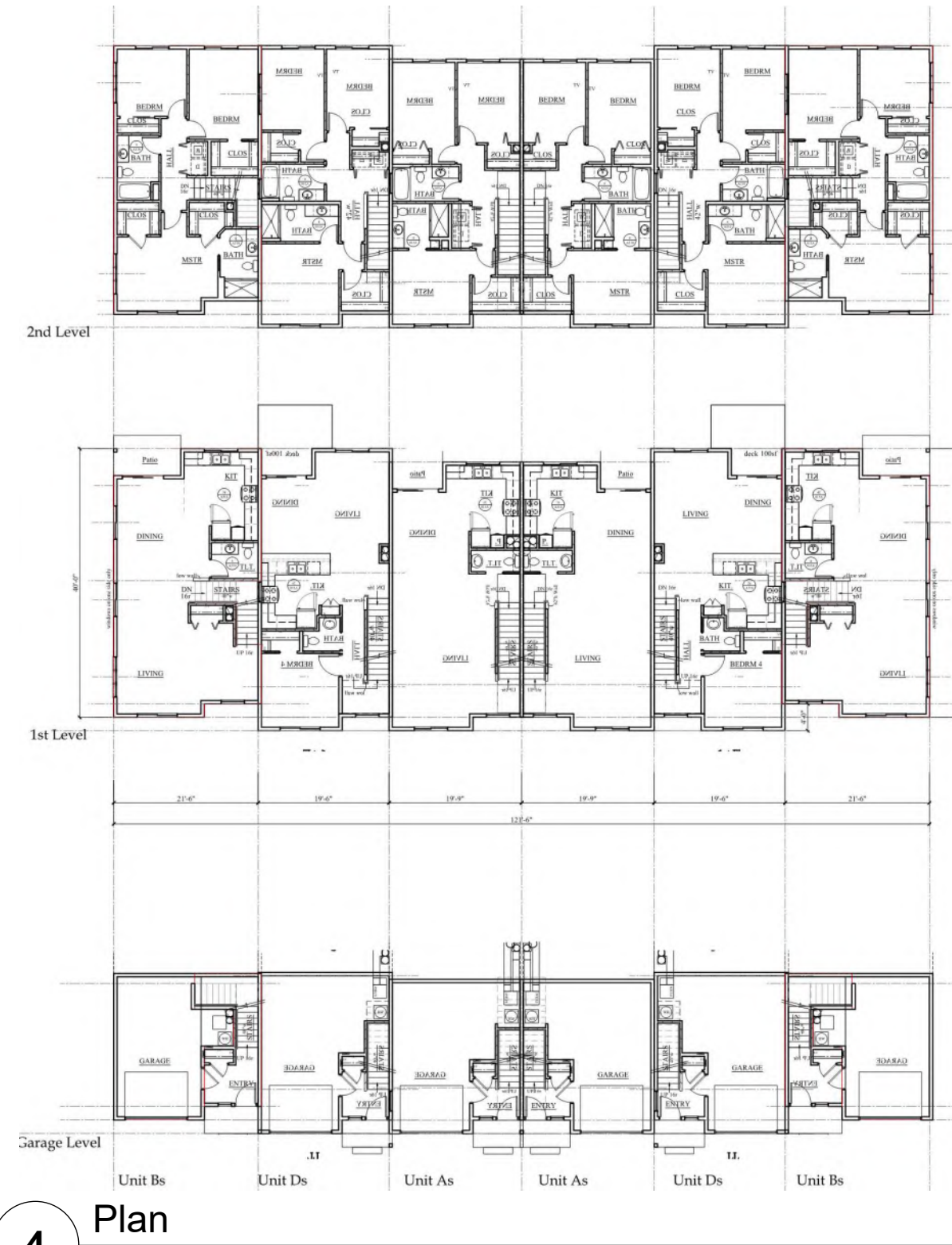
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McKENZIE HEIGHTS APARTMENTS, PHASE 2
Salem, OR
36th and Boone Rd

SHEET TITLE:
EXTERIOR ELEVATIONS

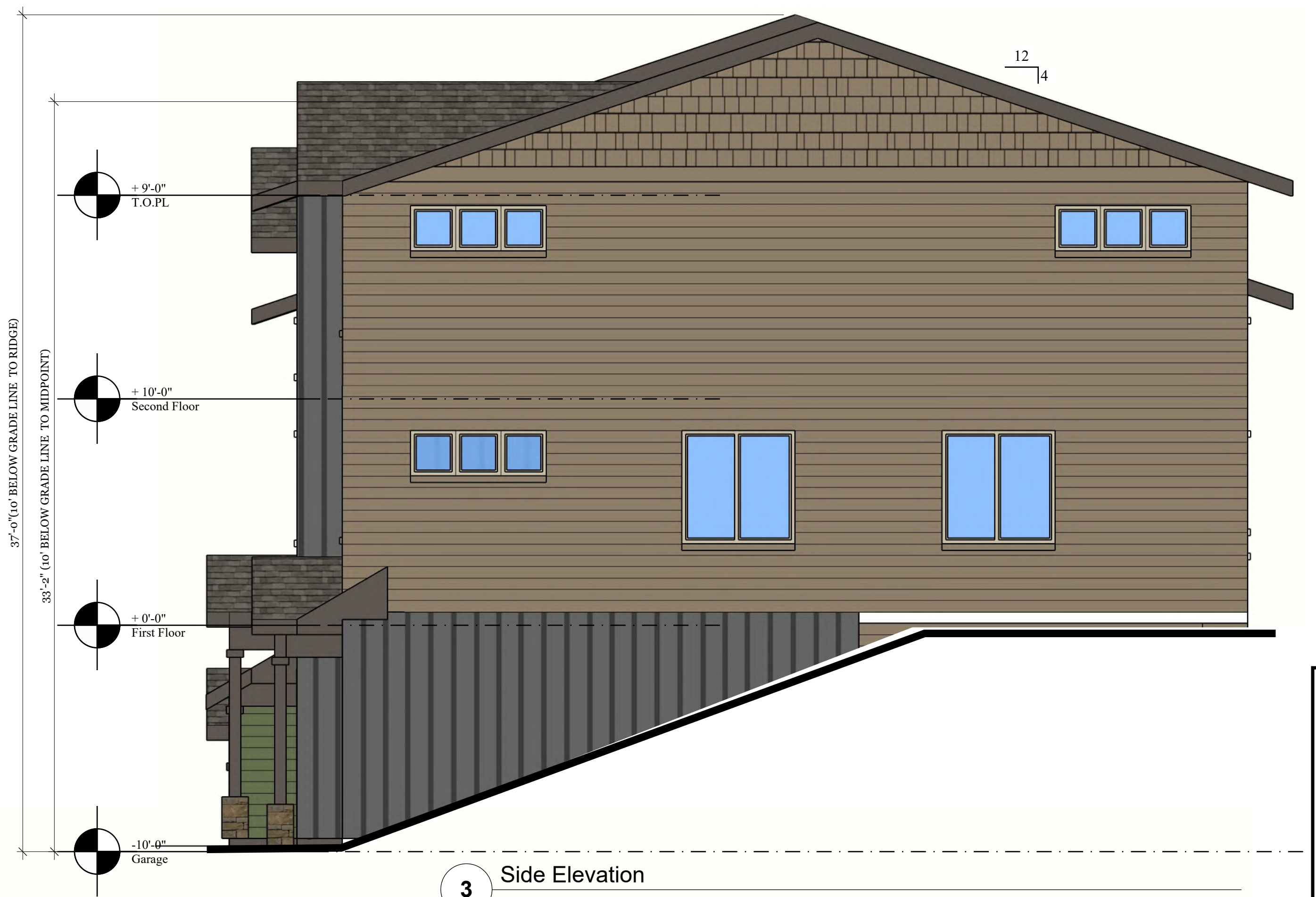
DRAWN BY: PROJECT L: 2104 DATE: 10/31/2021	SHEET: A450
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5 Perspective
1/8" = 1'-0"



4 Plan
1/8" = 1'-0"



3 Side Elevation
1/8" = 1'-0"



2 Rear Elevation
1/4" = 1'-0"

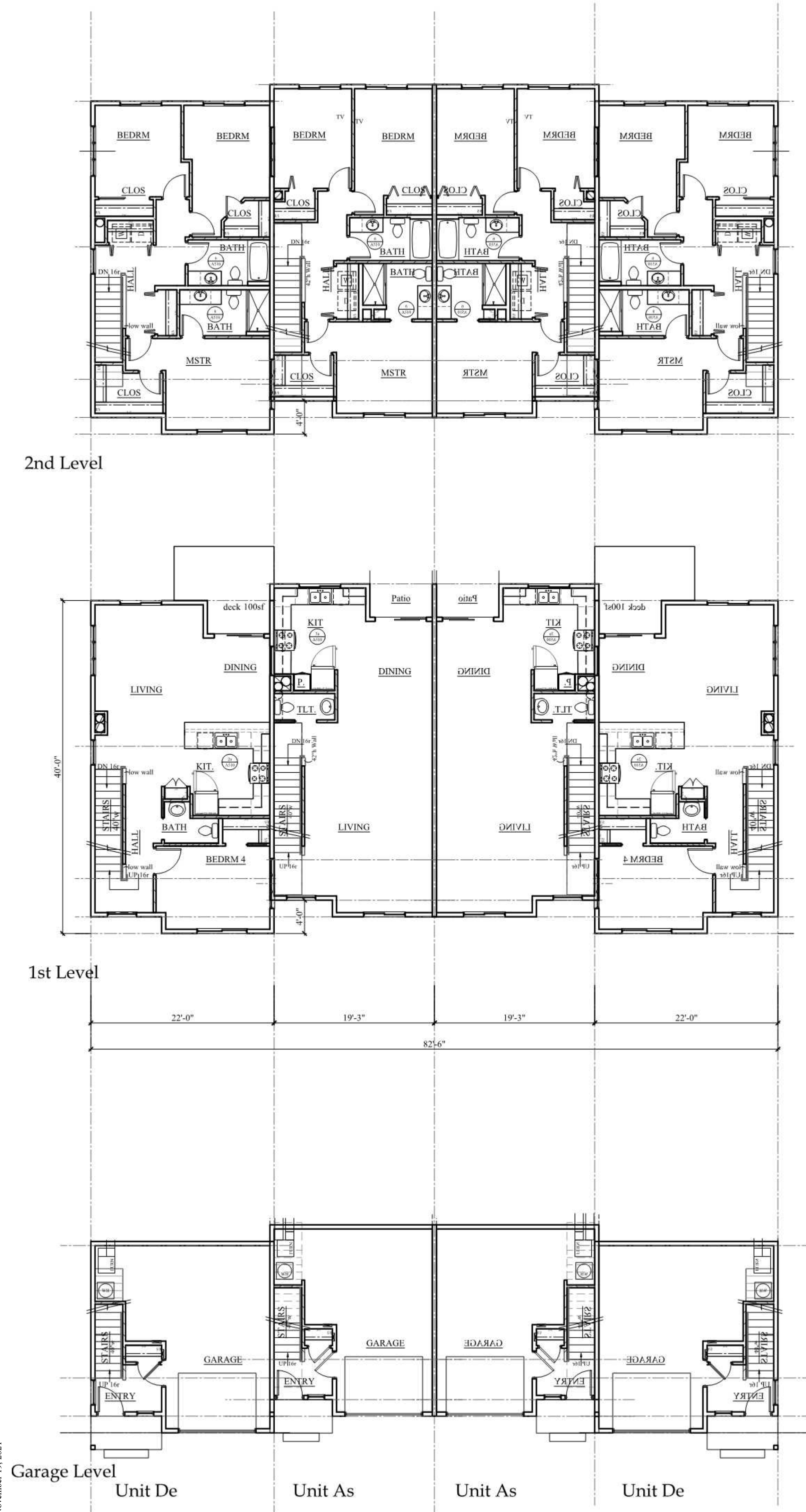


1 Front Elevation
1/4" = 1'-0"

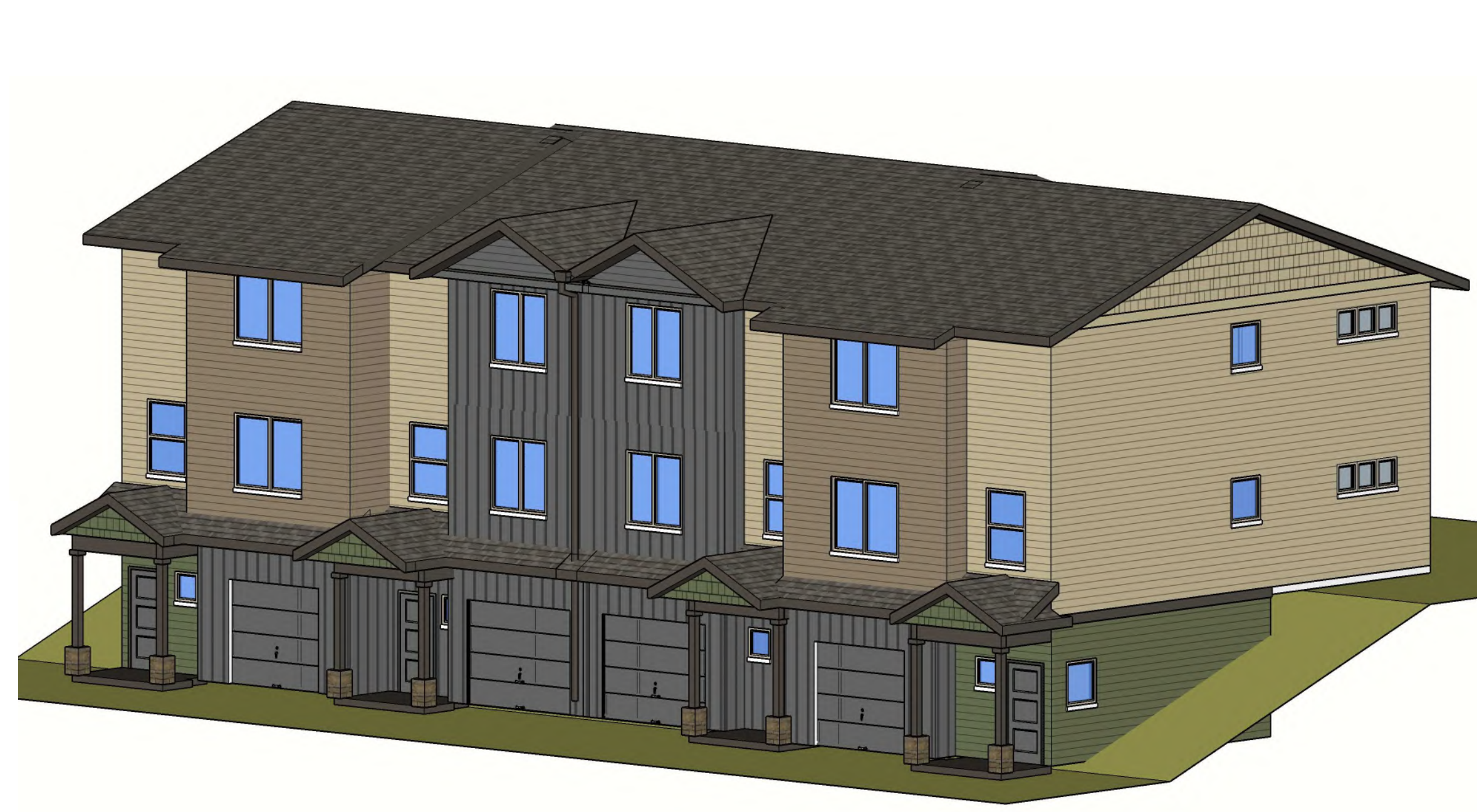
6plex - Units B/D/A/A/D/B

LOCATION: M:\Drawing\Project\20x townhomes\A4-ELEV\11-19-21\Layout - A3.2

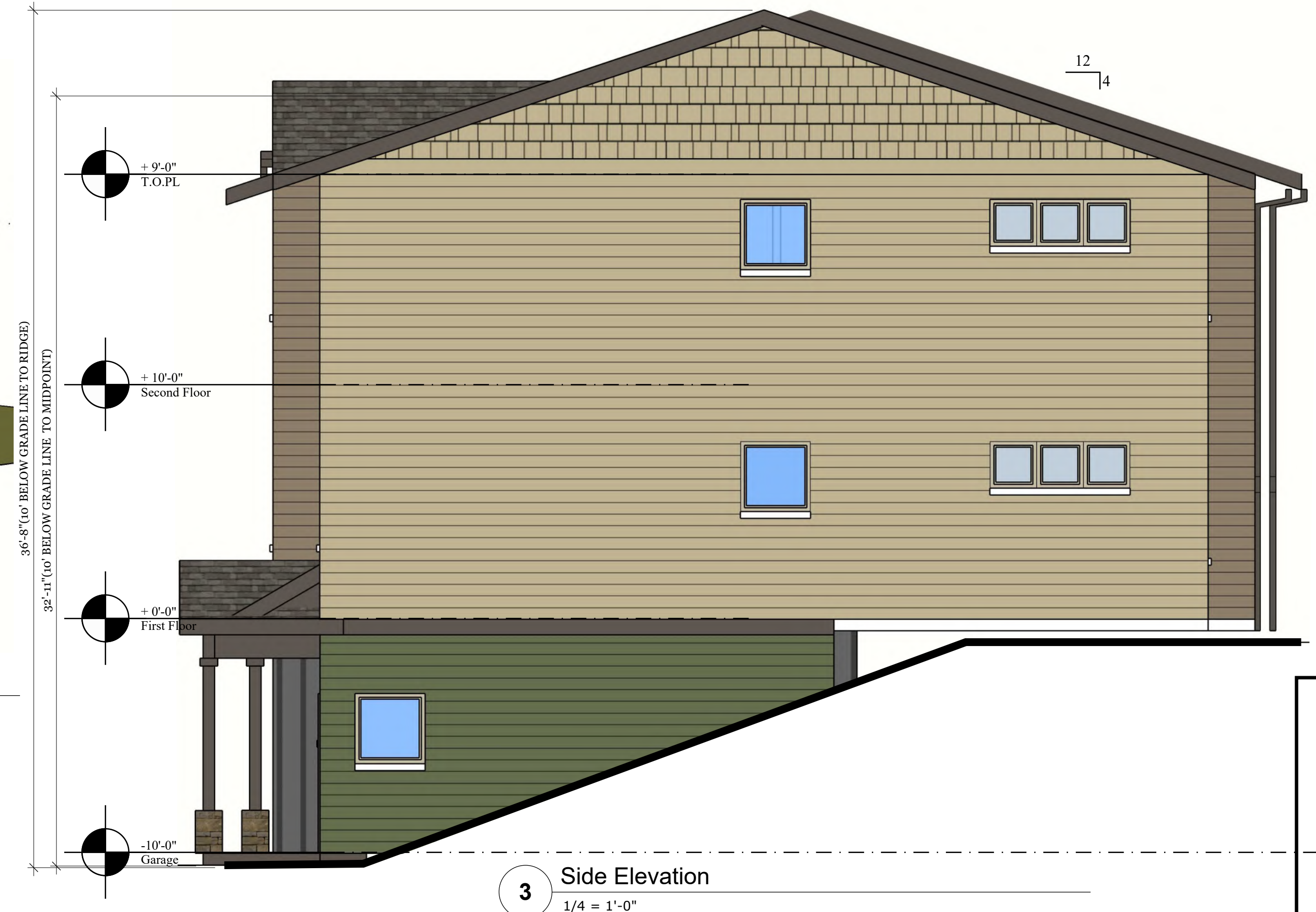
LAST SAVED: November 19, 2021
PRINTED: November 19, 2021



5 Floor Plans
1/8" = 1'-0"



4 Perspective
1/8" = 1'-0"



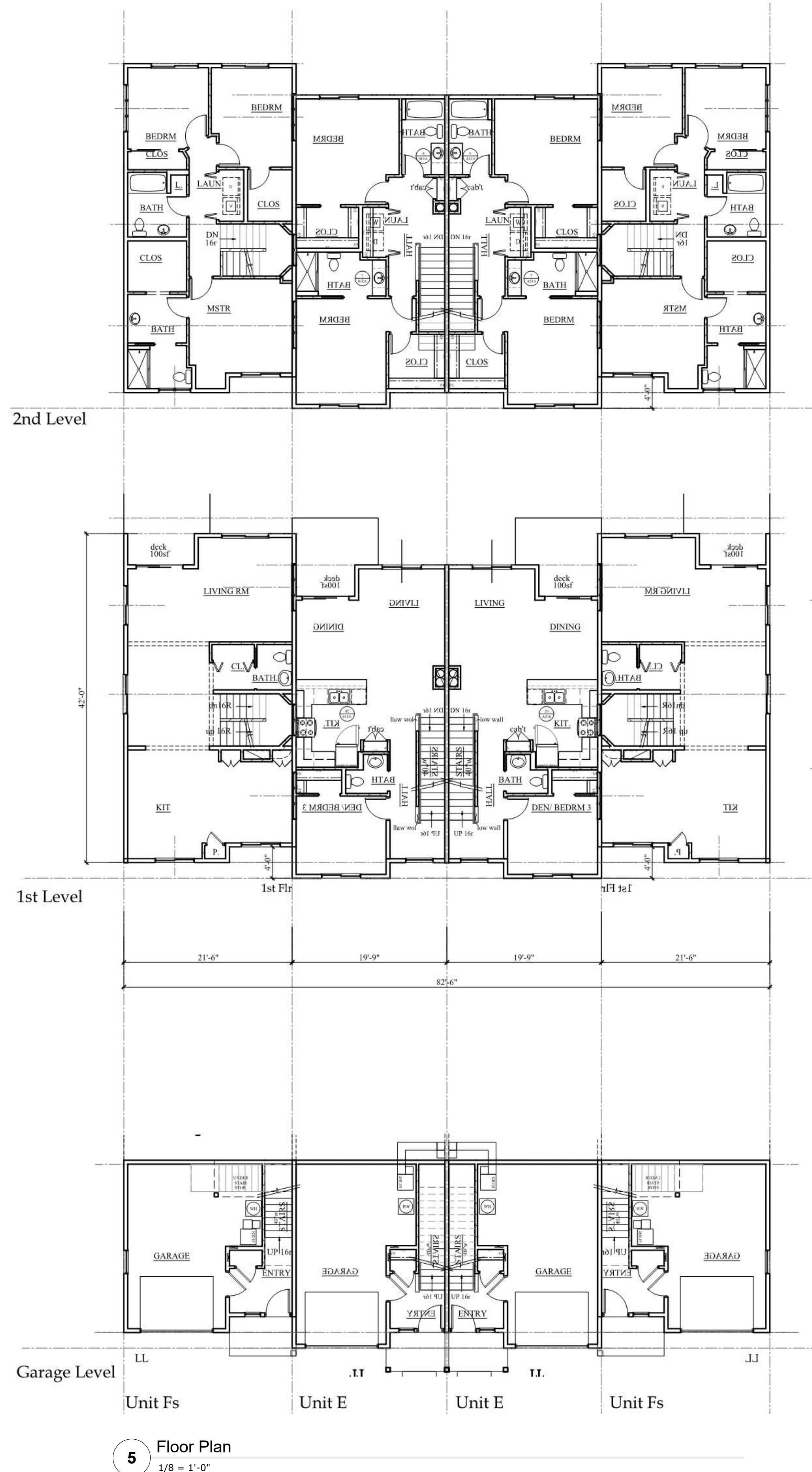
4plex - Units De/A/A/De

3425 Boone Rd. SE
Cottage Grove, OR 97117
Phone: (503) 566-5715
FAX: (503) 588-3531

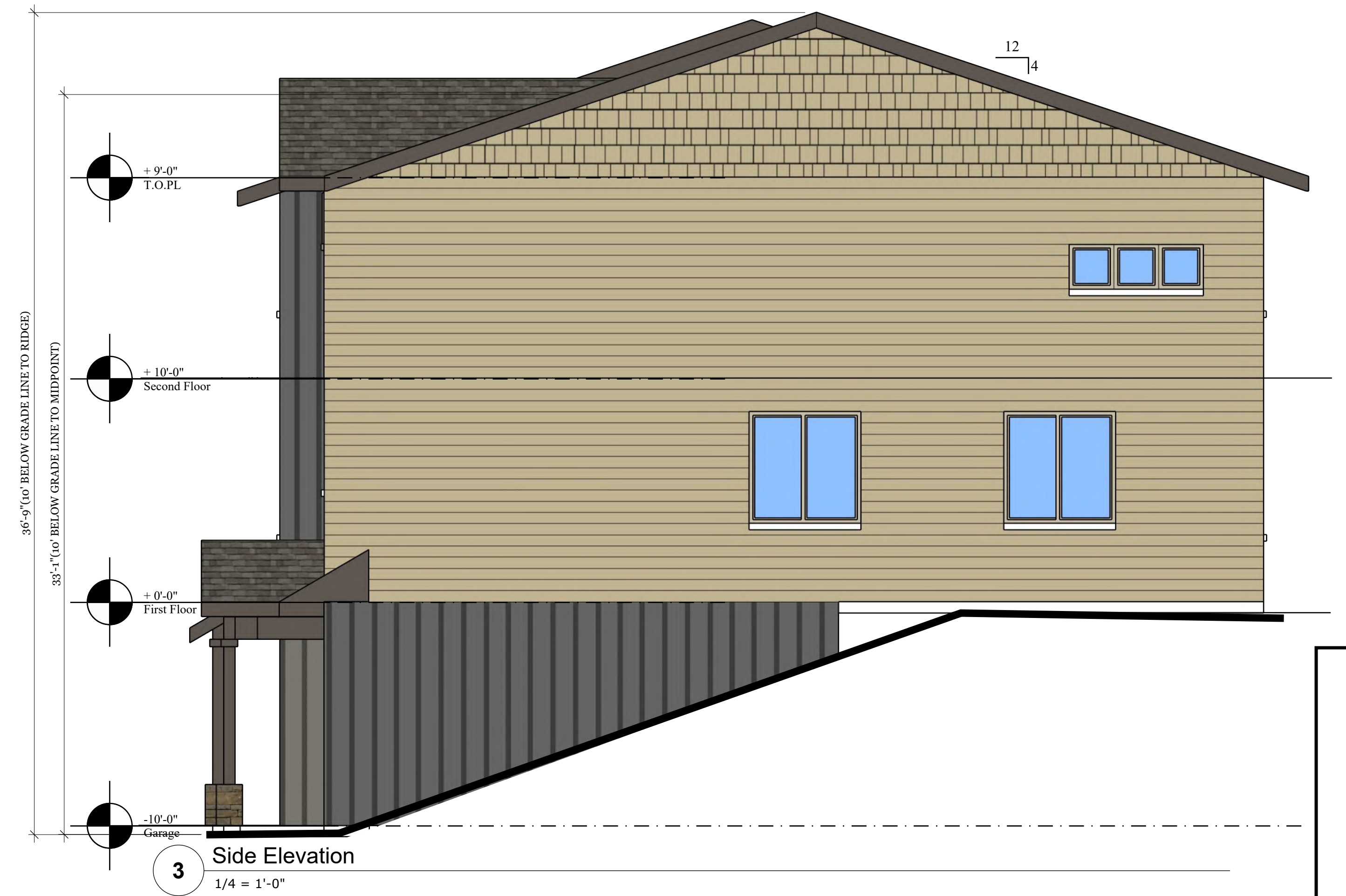
BONAVENTURE
Senior Housing

REVISIONS:	
PRELIMINARY NOT FOR CONSTRUCTION November 19, 2021	
PROJECT TITLE:	SALEM, OR
BOONE ROAD TOWNHOMES 36th and Boone Rd	
SHEET TITLE: EXTERIOR ELEVATIONS	SHEET: A3.2
DRAWN BY: 19xx	DATE: 5/13/19

LOCATION: M:\Drawing\Project\20xx townhomes\A4-ELEV\511-19-21 Layout - A3.3
LAST SAVED: November 19, 2021
PRINTED: November 19, 2021



4 Perspective
1/8" = 1'-0"



3 Side Elevation
1/4" = 1'-0"



2 Rear Elevation
1/8" = 1'-0"



1 Front Elevation
1/8" = 1'-0"

4plex - Units F/E/E/F

REVISIONS:

**PRELIMINARY
NOT FOR
CONSTRUCTION
November 19, 2021**

PROJECT TITLE:

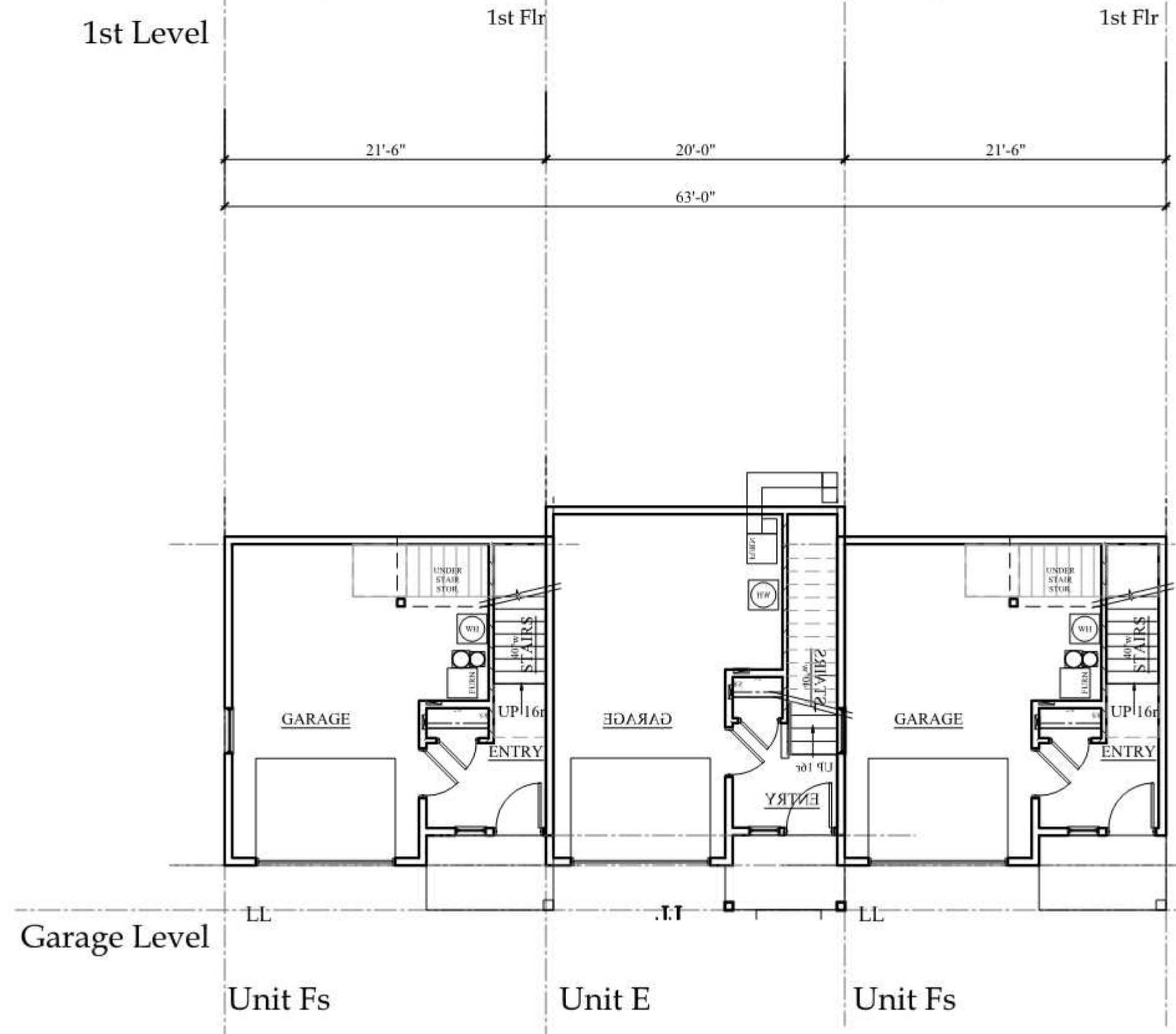
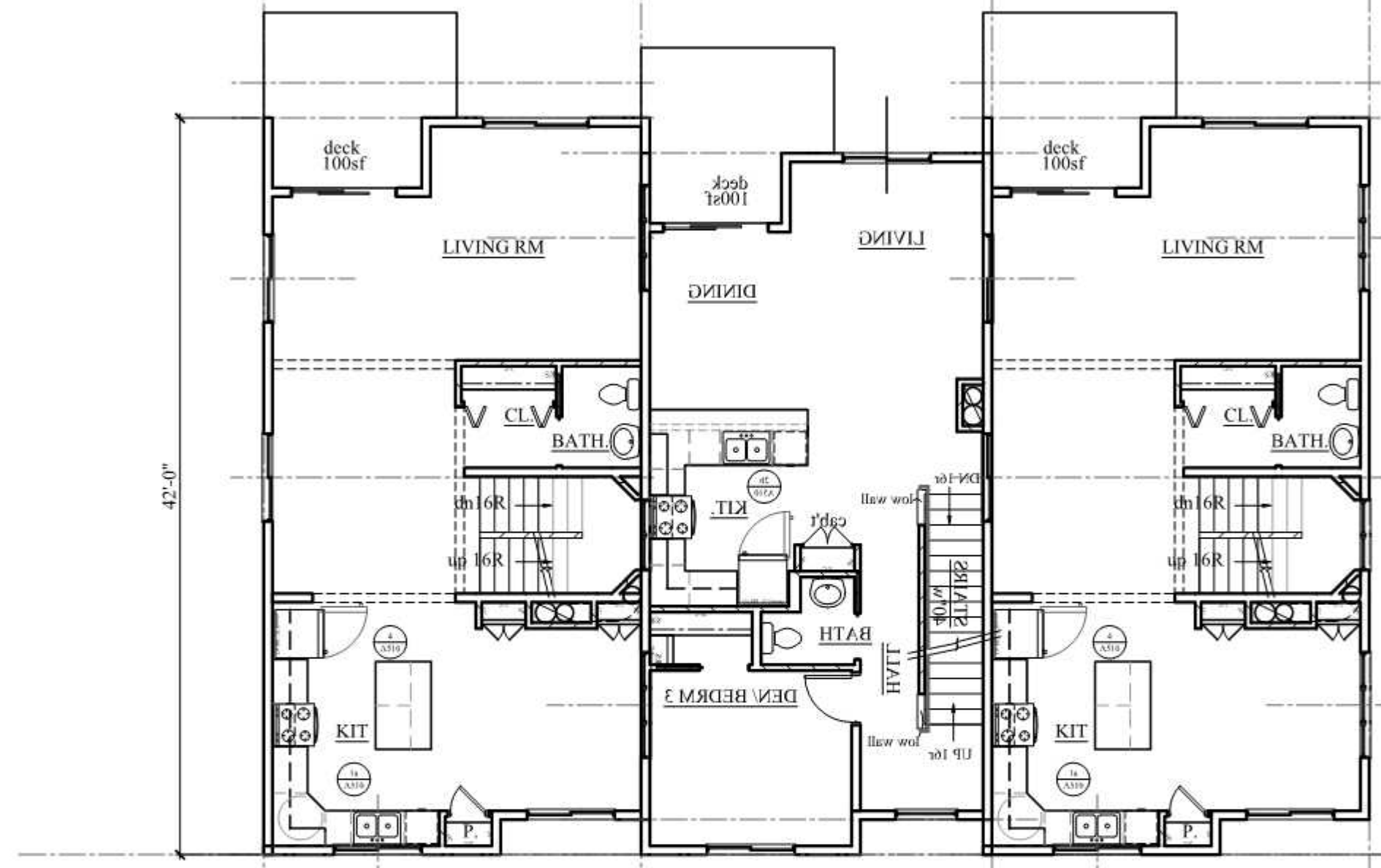
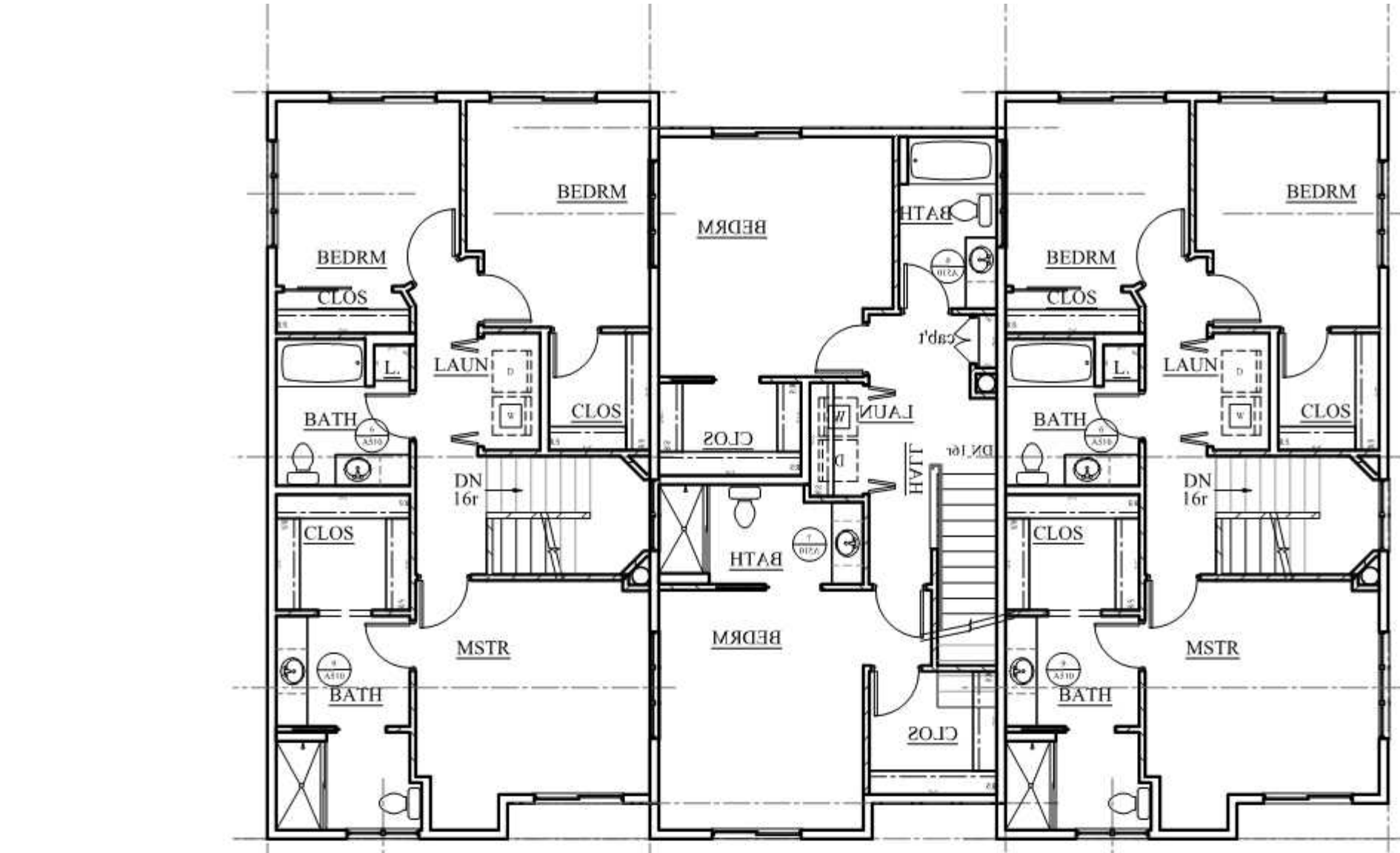
SALEM, OR

BOONE ROAD TOWNHOMES
36th and Boone Rd

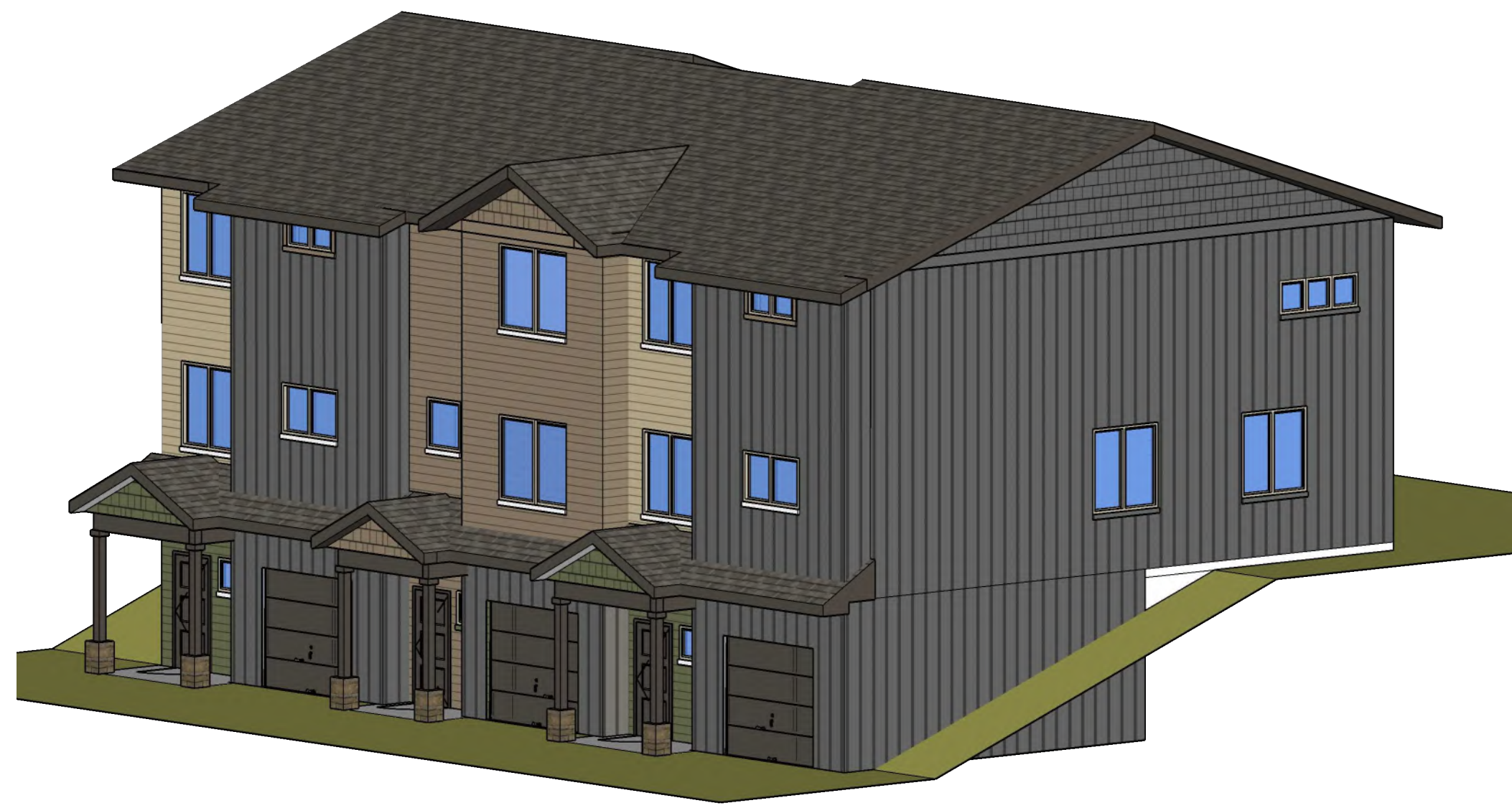
SHEET TITLE:
EXTERIOR
ELEVATIONS

DRAWN BY	SHEET:
PROJECT #	A3.3
DATE	
5/13/19	

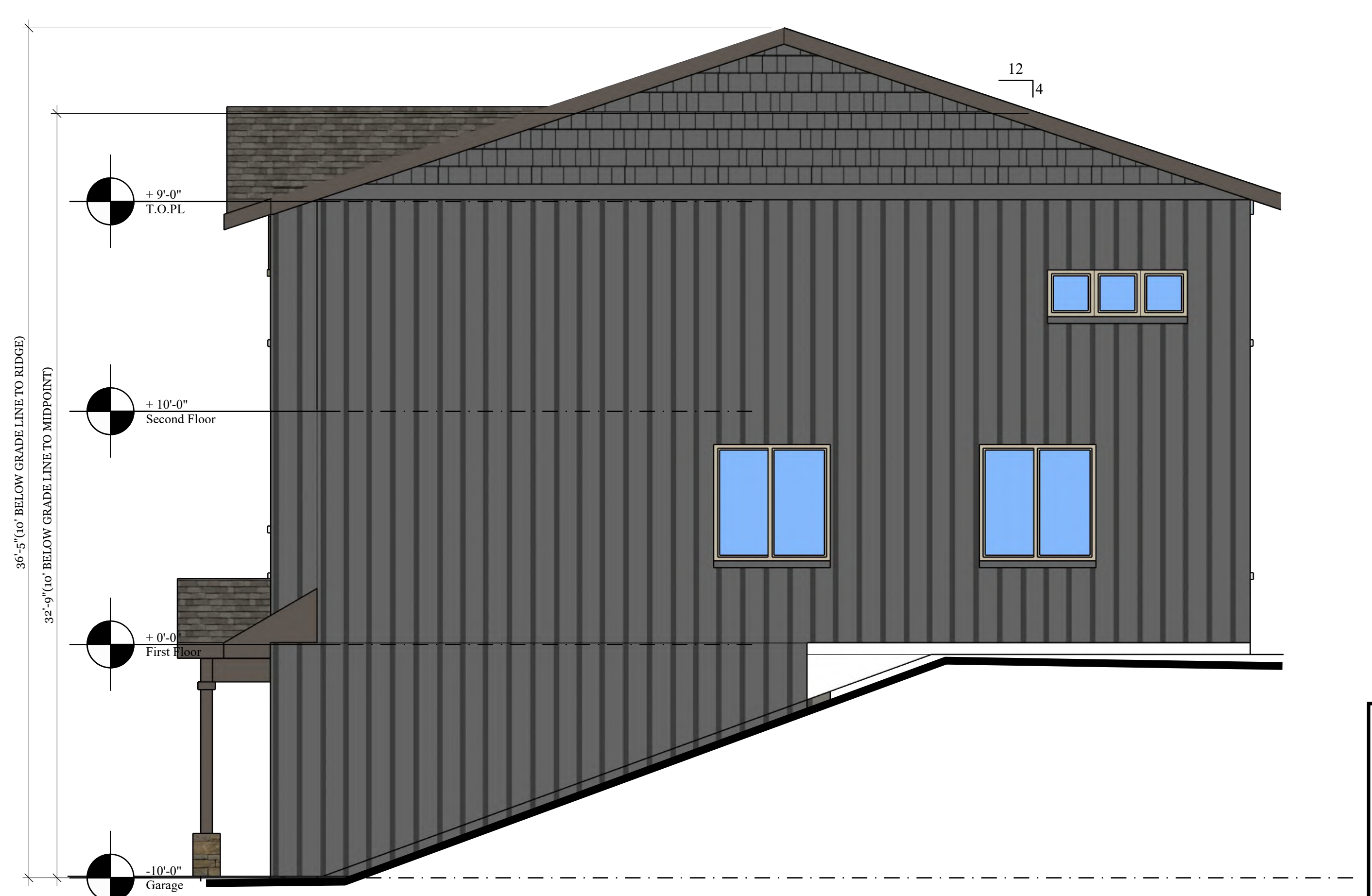
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LAST SAVED: November 19, 2021
PRINTED: November 19, 2021



5 Floor Plan
1/8 = 1'-0"



4 Perspective
1/8 = 1'-0"



3 Side Elevation
1/4 = 1'-0"



2 Rear Elevation
1/8 = 1'-0"



1 Front Elevation
1/8 = 1'-0"

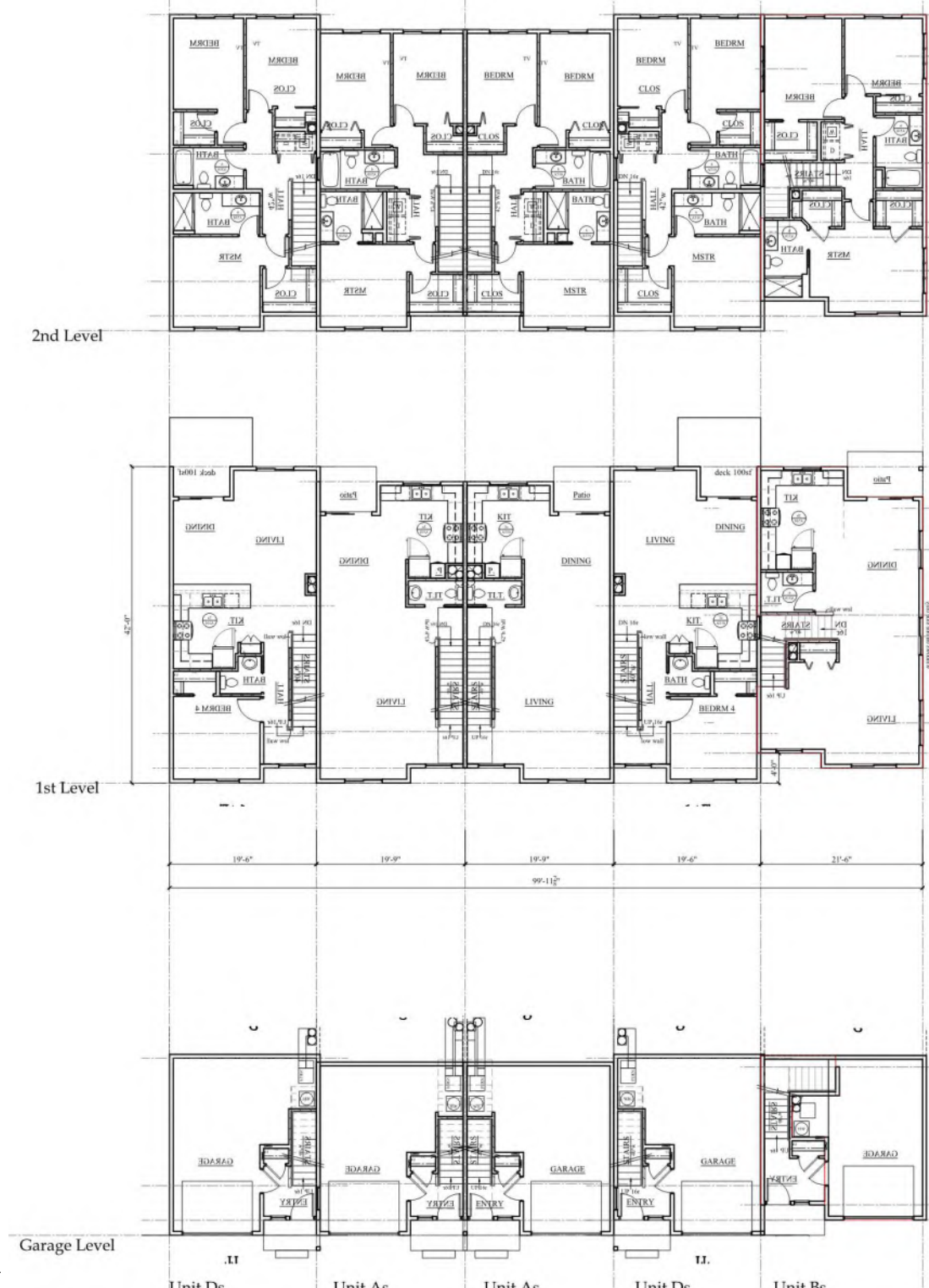
3plex - Units F/E/F

LOCATION: M:\Drafting\Project\20xx townhomes\A4-ELEV\511-19-21 layout - A3.5

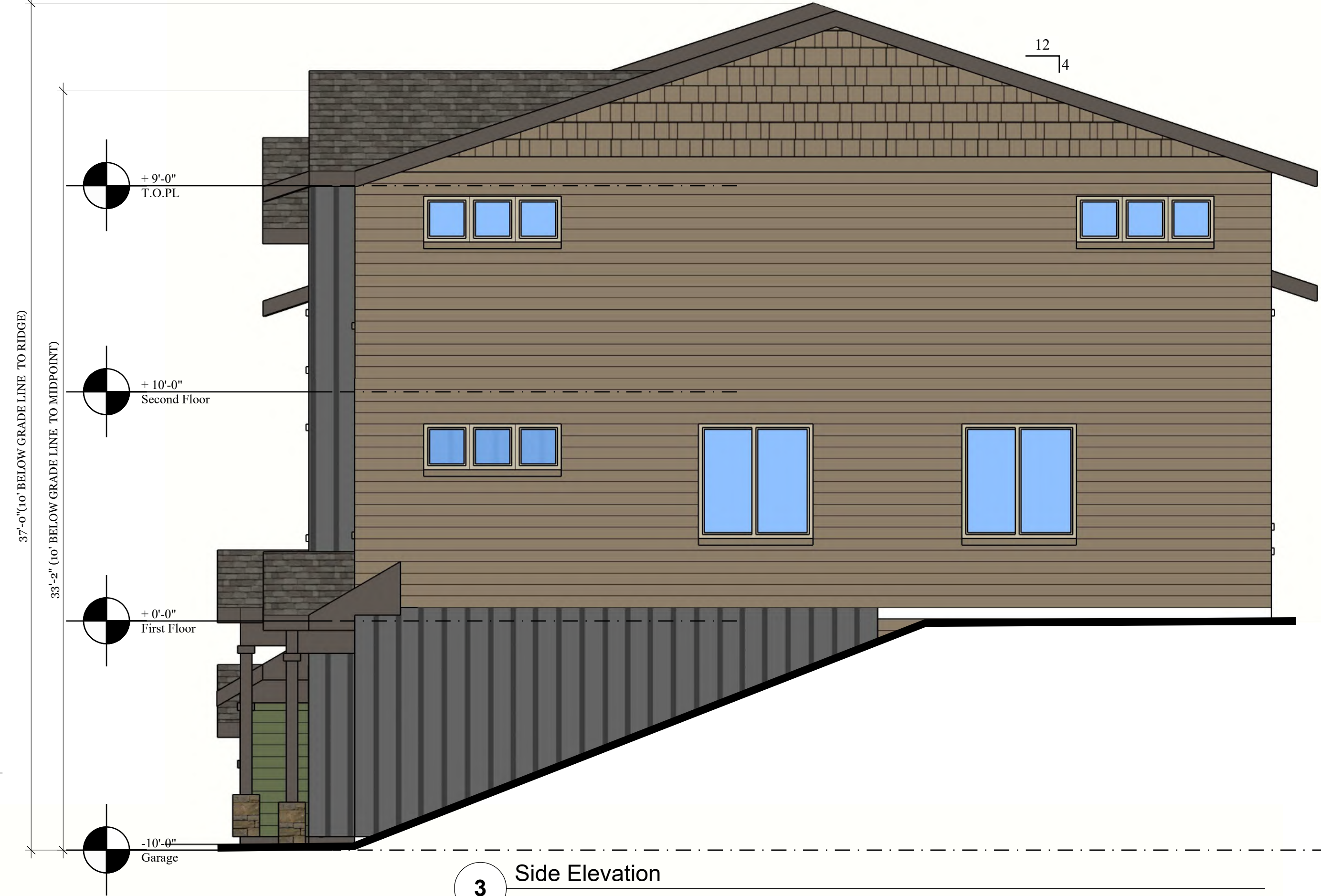
LAST SAVED: November 19, 2021
PRINTED: November 19, 2021



5 Perspective
1/8" = 1'-0"



4 Plan
1/8" = 1'-0"



3 Side Elevation
1/8" = 1'-0"



2 Rear Elevation
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"

5plex - Units D/A/A/D/B

PRELIMINARY
NOT FOR
CONSTRUCTION
November 19, 2021

REVISIONS:

PROJECT TITLE:

SALEM, OR

BOONE ROAD TOWNHOMES
36th and Boone Rd

SHEET TITLE:
EXTERIOR
ELEVATIONS

DRAWN BY:
SHAWN
PROJECT:
19xx
DATE:
5/13/19

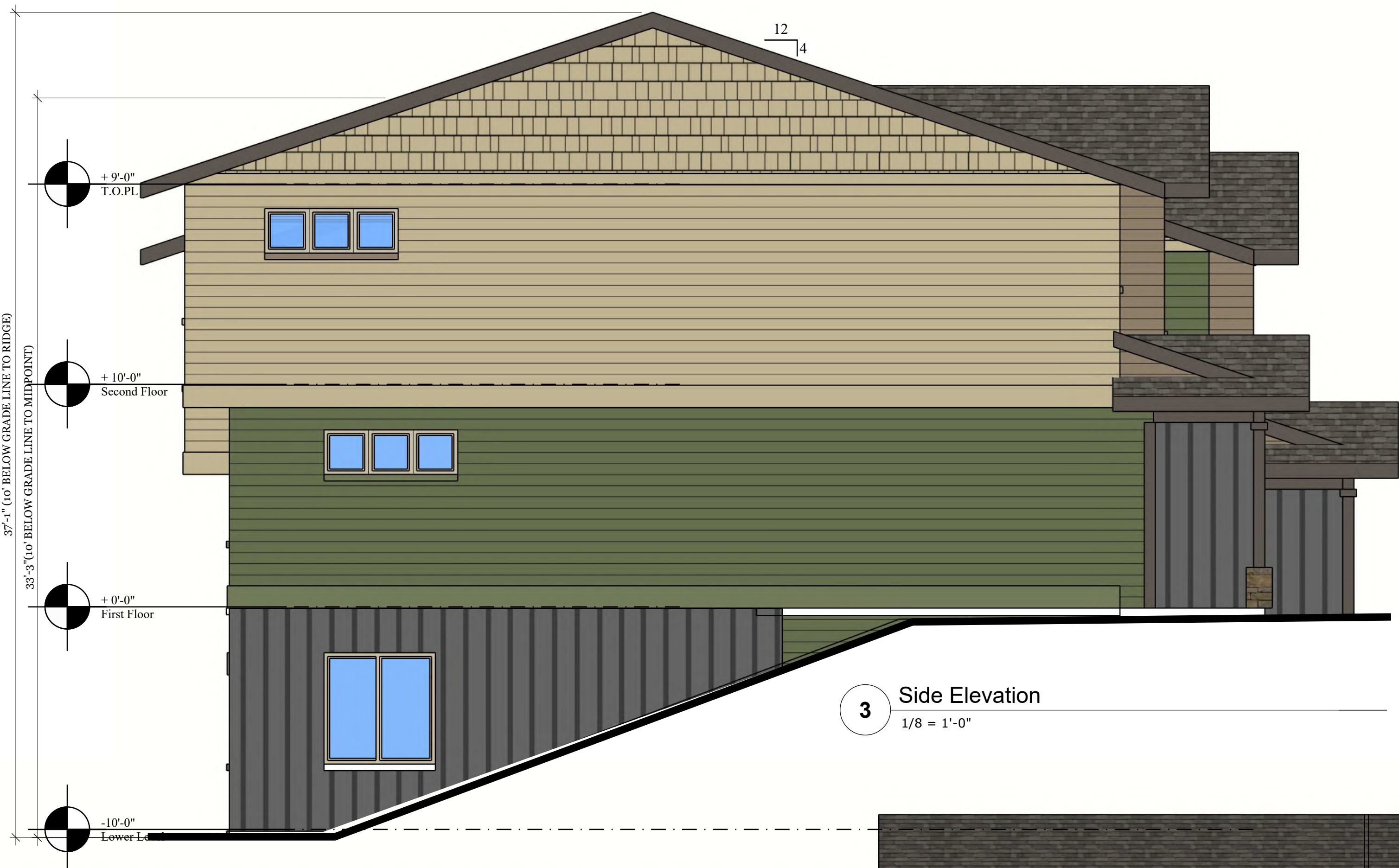
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BONAVENTURE
Senior Housing

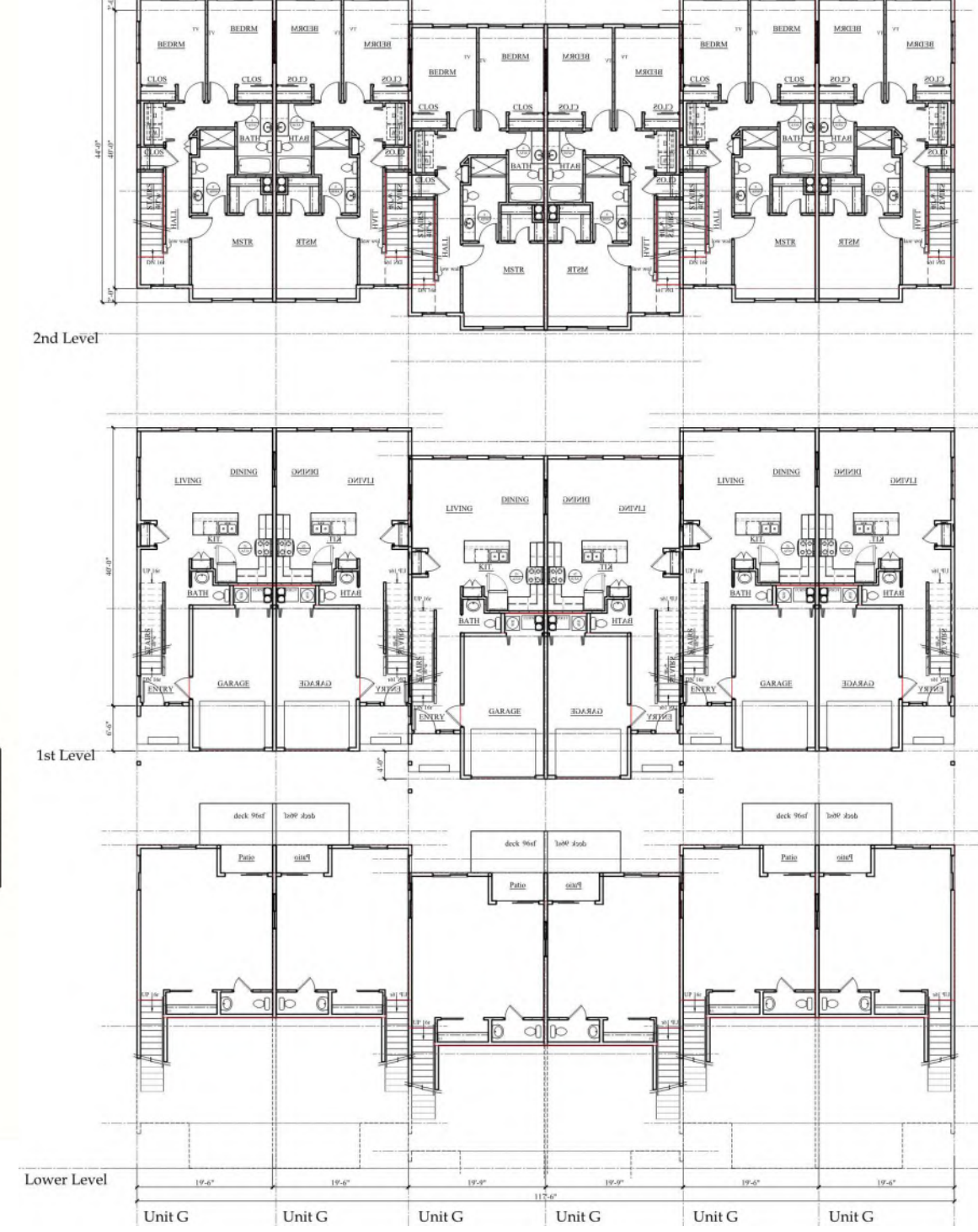
3425 Boone Rd. SE
Salem, OR 97317
Phone: (503) 566-5715
FAX: (503) 588-3531



5 Perspective
1/8" = 1'-0"



3 Side Elevation
1/8" = 1'-0"



4 Plan
1/8" = 1'-0"



2 Rear Elevation
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"

6plex - Unit Gs

LOCATION: M:\Drafting\Projects\20xx townhomes\A4-ELEV\21-19-21 Layout - A3.6

LAST SAVED: November 19, 2021
PRINTED: November 19, 2021

PRELIMINARY
NOT FOR
CONSTRUCTION
November 19, 2021

REVISIONS:

PROJECT TITLE:

SALEM, OR

BOONE ROAD TOWNHOMES
36th and Boone Rd

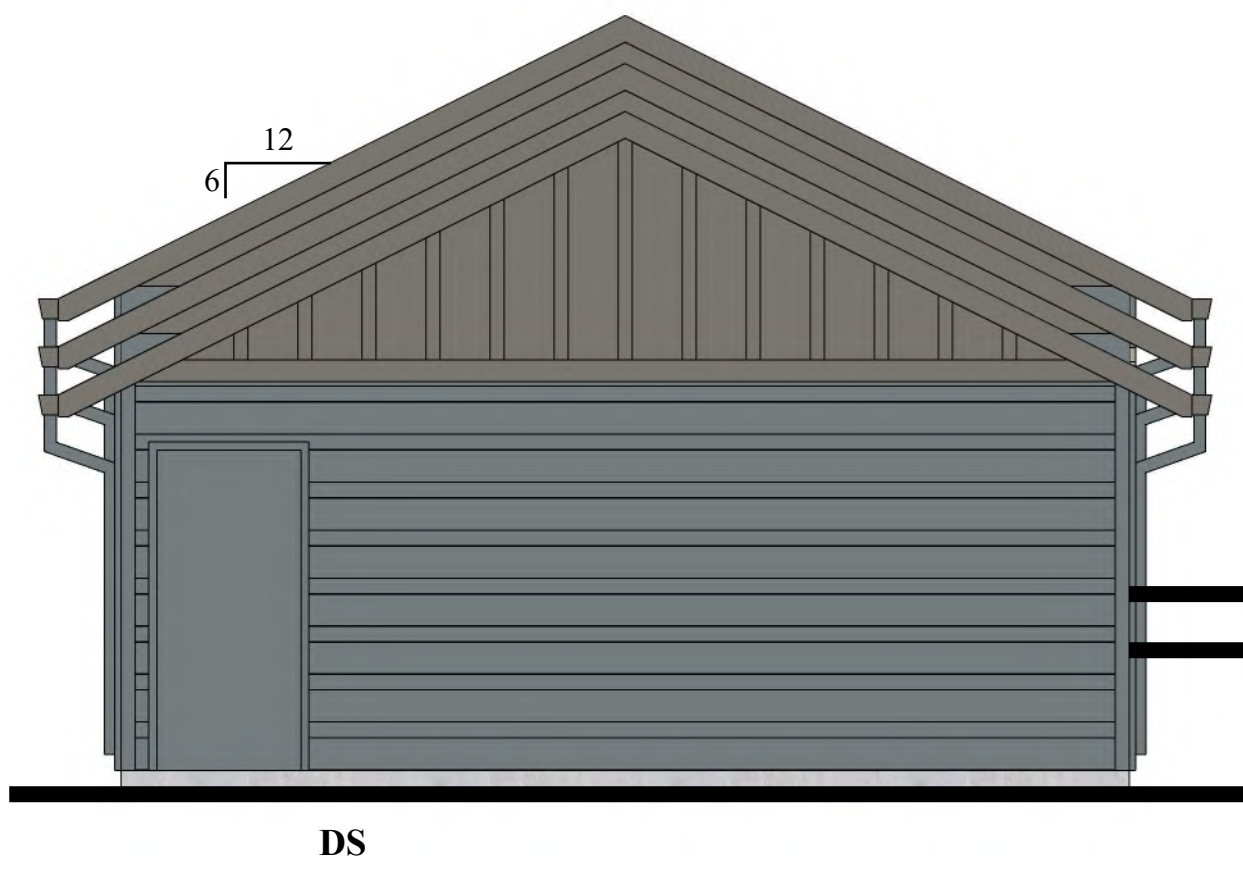
SHEET TITLE:
EXTERIOR
ELEVATIONS

DRAWN BY:
PROJECT:
DATE:

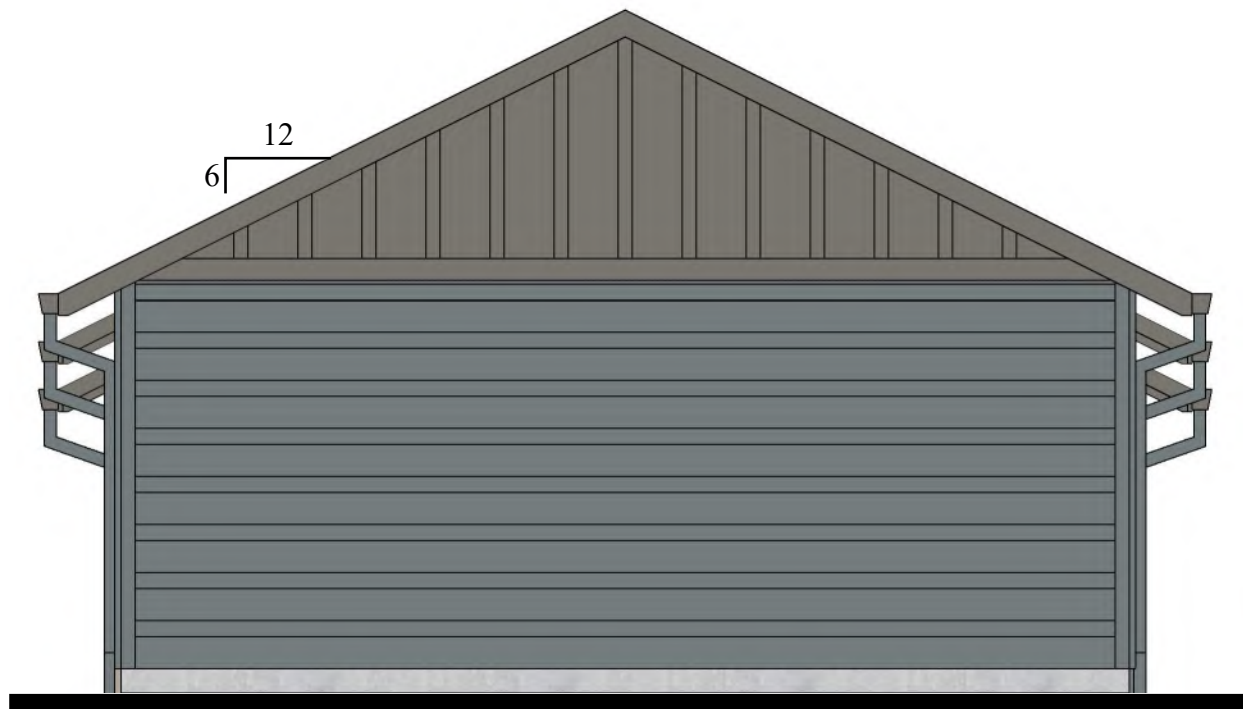
SHEET:
A3.6

BONAVENTURE
Senior Housing

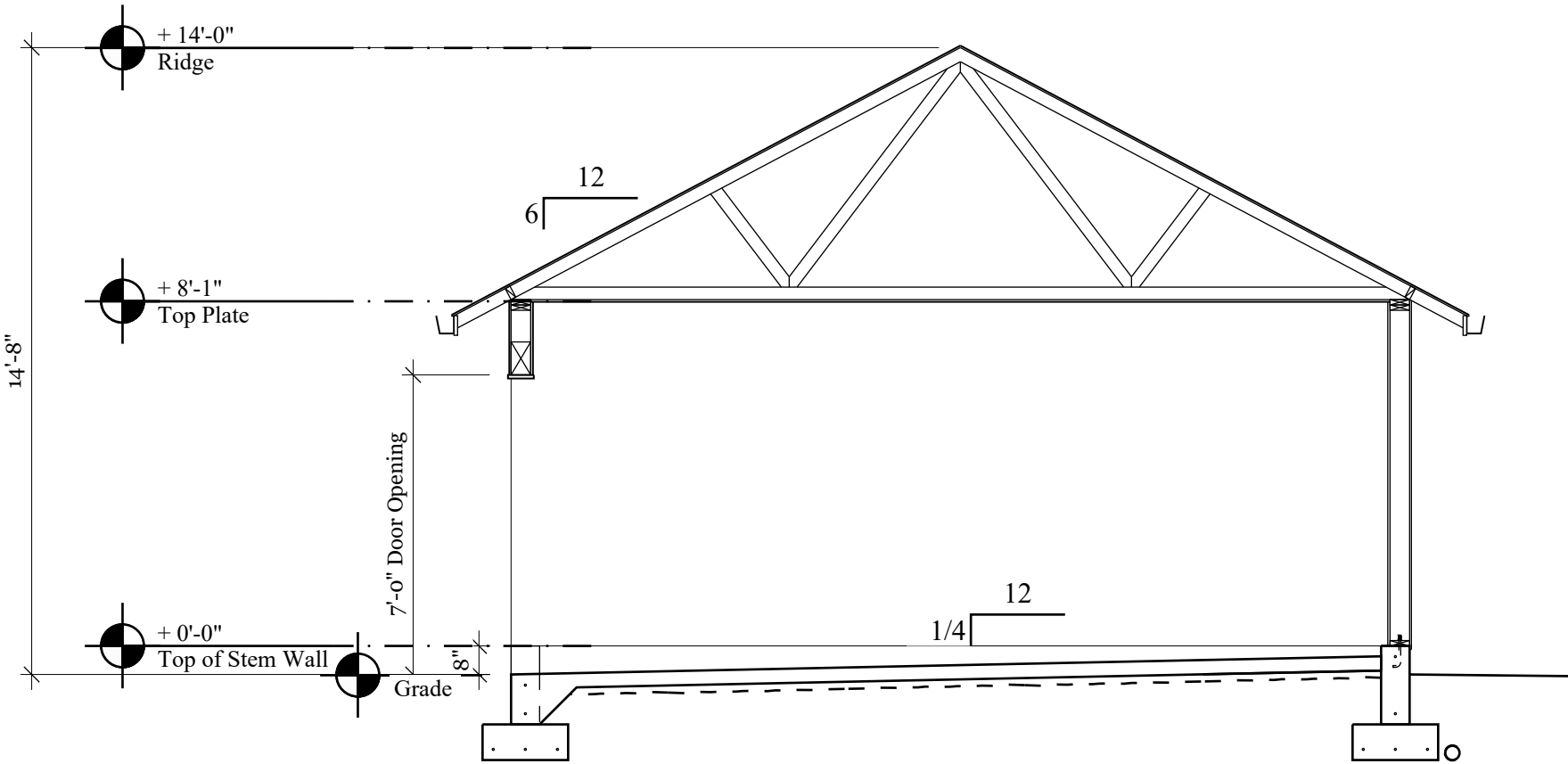
3425 Boone Rd. SE
Salem, OR 97317
Phone: (503) 566-5715
FAX: (503) 588-3531



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



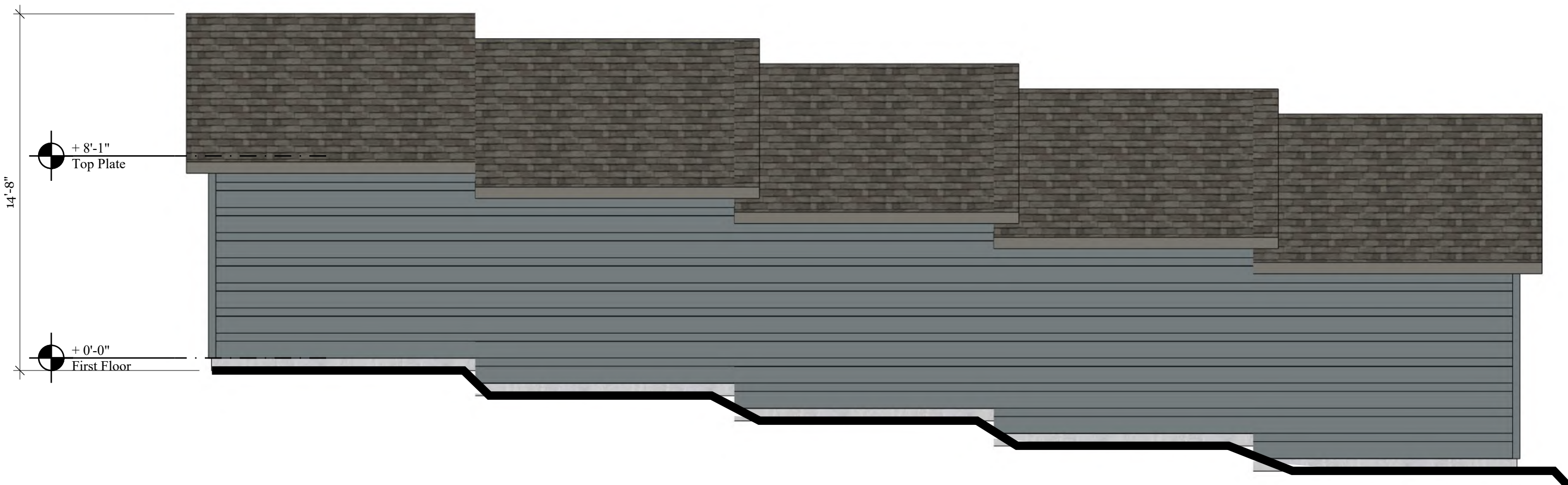
3 Right Elevation
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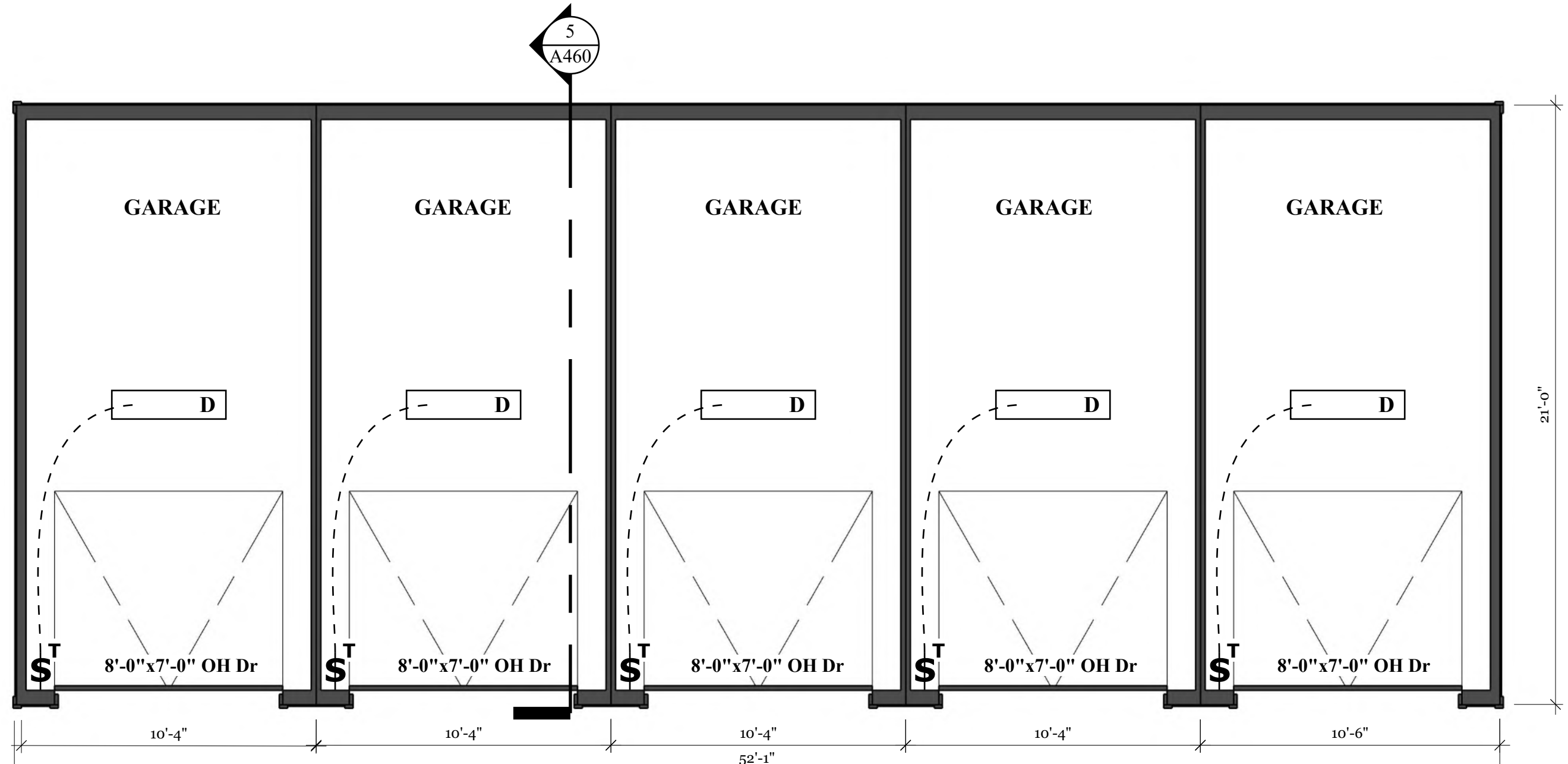
5 Building Section
SCALE: 1/4" = 1'-0"



2 Front Elevation
SCALE: 1/4" = 1'-0"



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



6 Floor Plan
SCALE: 1/4" = 1'-0"

MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	ACCENT - BLDG SW6225 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN
CULTURED STONE ADHERED STONE	ACCENT - ALL APARTMENTS SW7033 BRAINSTORM BRONZE
	ACCENT - ALL BUILDINGS SW6180 OAKMOSS
	ACCENT - BUILDINGS SW6151 QUIVER TAN
	ACCENT - ALL APARTMENTS SW6158 SAWDUST
	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

GENERAL COLOR NOTES:
1. ALL WINDOWS TO BE VINYL - "CLAY"
2. ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED.
3. PAINT ALL EXPOSED STEEL CONNECTORS.
4. APPLY FIRST COAT OF PAINT TO TRIMSIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
SCALE: NTS

Garage