

HEARING NOTICE

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:	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
PROPERTY LOCATION:	3200 Block of Boone Rd SE
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.
HEARING INFORMATION:	DUE TO SOCIAL DISTANCING MEASURES IN PLACE TO HELP STOP THE SPREAD OF THE COVID-19 VIRUS THIS HEARING WILL BE HELD DIGITALLY. Hearings Officer, April 27, 2022 at 5:30 p.m. To view the meeting LIVE on YouTube please visit this link with any computer, tablet, or smart phone: http://bit.ly/planningpublicmeetings
HOW TO PROVIDE TESTIMONY:	Both written and oral testimony will be accepted on this case. Only those participating by submitting written testimony, or by testifying virtually at the hearing, have the right to appeal the decision. To provide written testimony: Direct written comment to the case manager listed below. Staff recommends emailing your comments to ensure receipt before the public hearing. <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> To provide testimony digitally at the public hearing: Sign up by contacting Zachery Cardoso at zcardoso@cityofsalem.net or 503-540-2304 by <u>April 27, 2022 at 3:00 p.m.</u> to receive instructions.
CASE MANAGER:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2356; E-mail: APanko@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.
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing and will thereafter be posted on the Community Development website: https://www.cityofsalem.net/notice .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter(s) 240.005(d) – Conditional Use; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) – Class 2 Driveway Approach Permit; 808.045(d) – Tree Variances; 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.

OWNER(S): APPLICANT / AGENT(S): PROPOSAL / REQUEST:	John Eld, MWSH Boone Road Property LLC (Kelley D. Hamilton) Brandie Dalton on behalf of MWSH Boone Road Property LLC 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).
HEARING PROCEDURE:	The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant, or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing 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. Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either virtually or in writing, and anyone who requested to receive notice of the decision.
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: 21 121613. Paper copies can be obtained for a reasonable cost.
NOTICE MAILING DATE:	April 7, 2022

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>

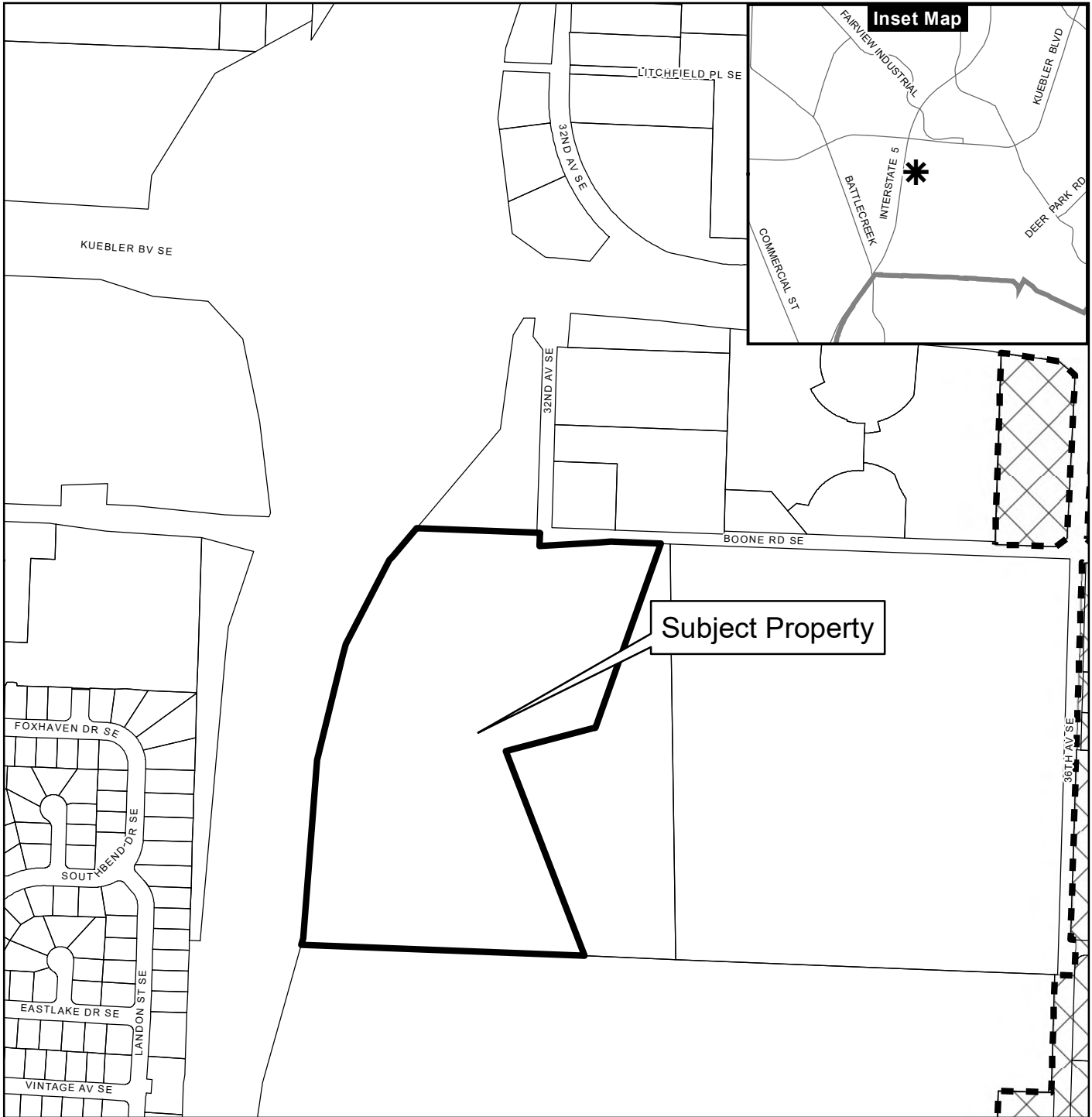
It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised 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

Vicinity Map

3200 Block of Boone Road SE



Legend

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

- Parks

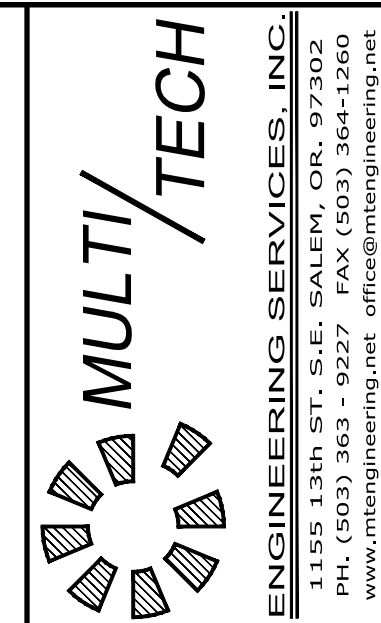
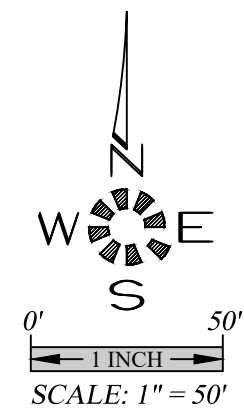
CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

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	129	422	551
TOTAL TREES	135	443	578

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7071p-SITE SDR2-XCOND

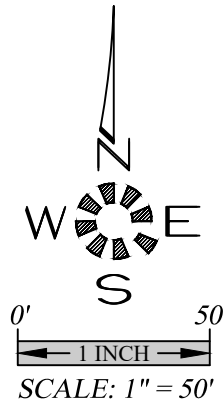
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Date: _____ AUG. 2020
Scale: _____ AS SHOWN



JOB # 7071

SDR2

J:\70xx\7071-Crown Point Segment 2 (6754)\Dwg v20\Production plans\7071p-SITE.dwg, SDR3-SITE, 3/14/2022 4:51:53 PM, TStull

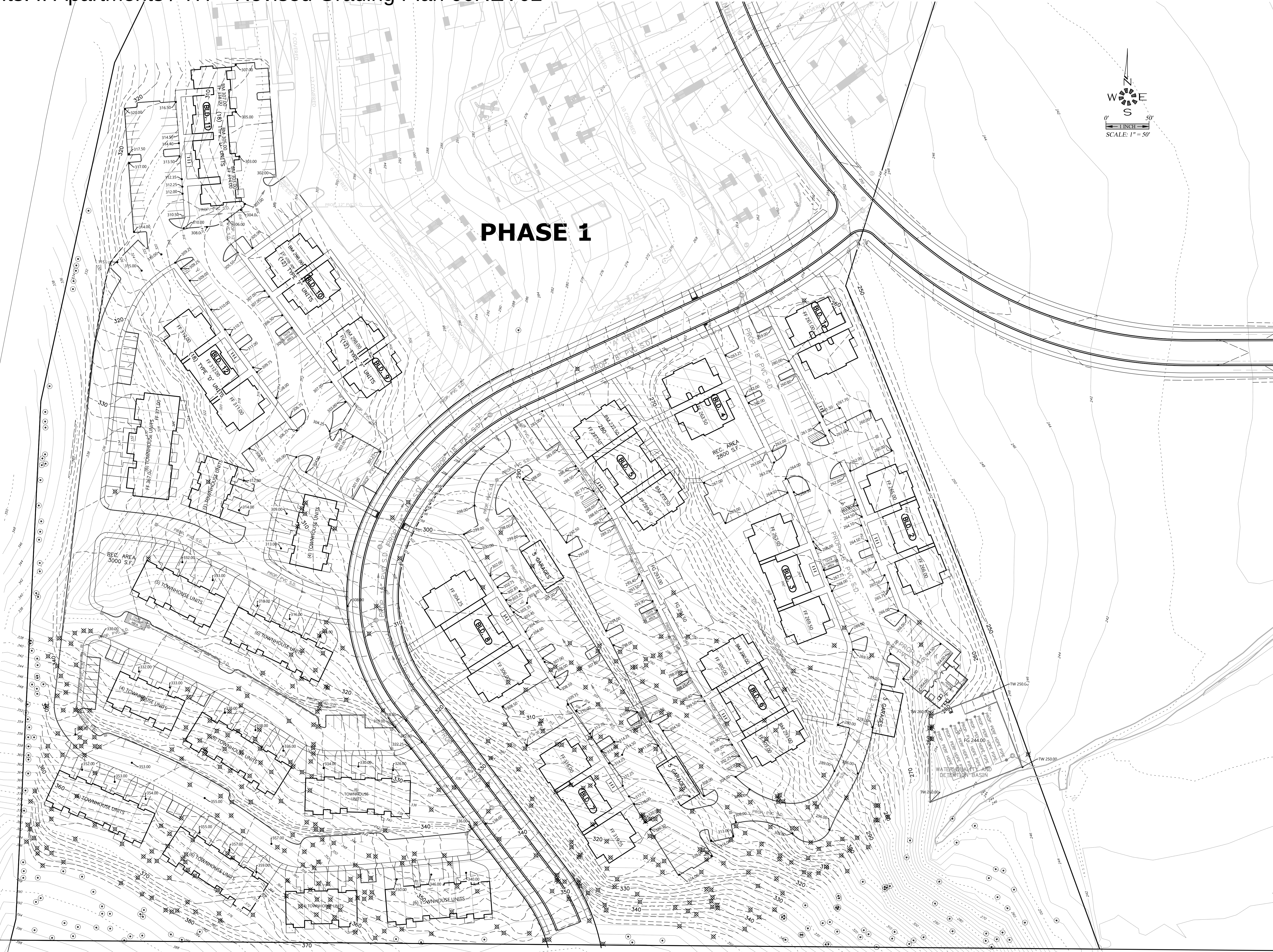


★ THE INDICATED LOWER FLOOR UNITS IN BUILDINGS 5 & 9 ARE TO BE TYPE A UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.1 (NOTED ON FLOOR PLANS). ALL OTHER LOWER FLOOR UNITS TO BE TYPE B UNITS IN ACCORDANCE WITH THE 2014 OSSC SEC. 1107.6.2.1.2

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPE NOT EXCEED 1:12 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 CHPT. 11, AND ORS. REQUIREMENTS.
3. HANDICAP ACCESSIBLE CURB RAMPS 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 OSC.
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.

SDR3

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



PHASE 1

MULTI/TECH

ENGINEERING SERVICES, INC.
1155 13th St. S.E. Salem, OR 97302
PH: (503) 363-9227 FAX: (503) 364-1260
www.mtsengineering.com

GRADING PLAN

McKENZIE HEIGHTS PHASE 2

NO CHANGES, MODIFICATIONS
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GRAPHICAL REPRESENTATION.

Design:	M.D.G.
Drawn:	C.D.S.
Checked:	E.A.H.
Date:	AUG. 2020
Scale:	AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
MARK D. GEARIN
JULY 14, 1978
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:

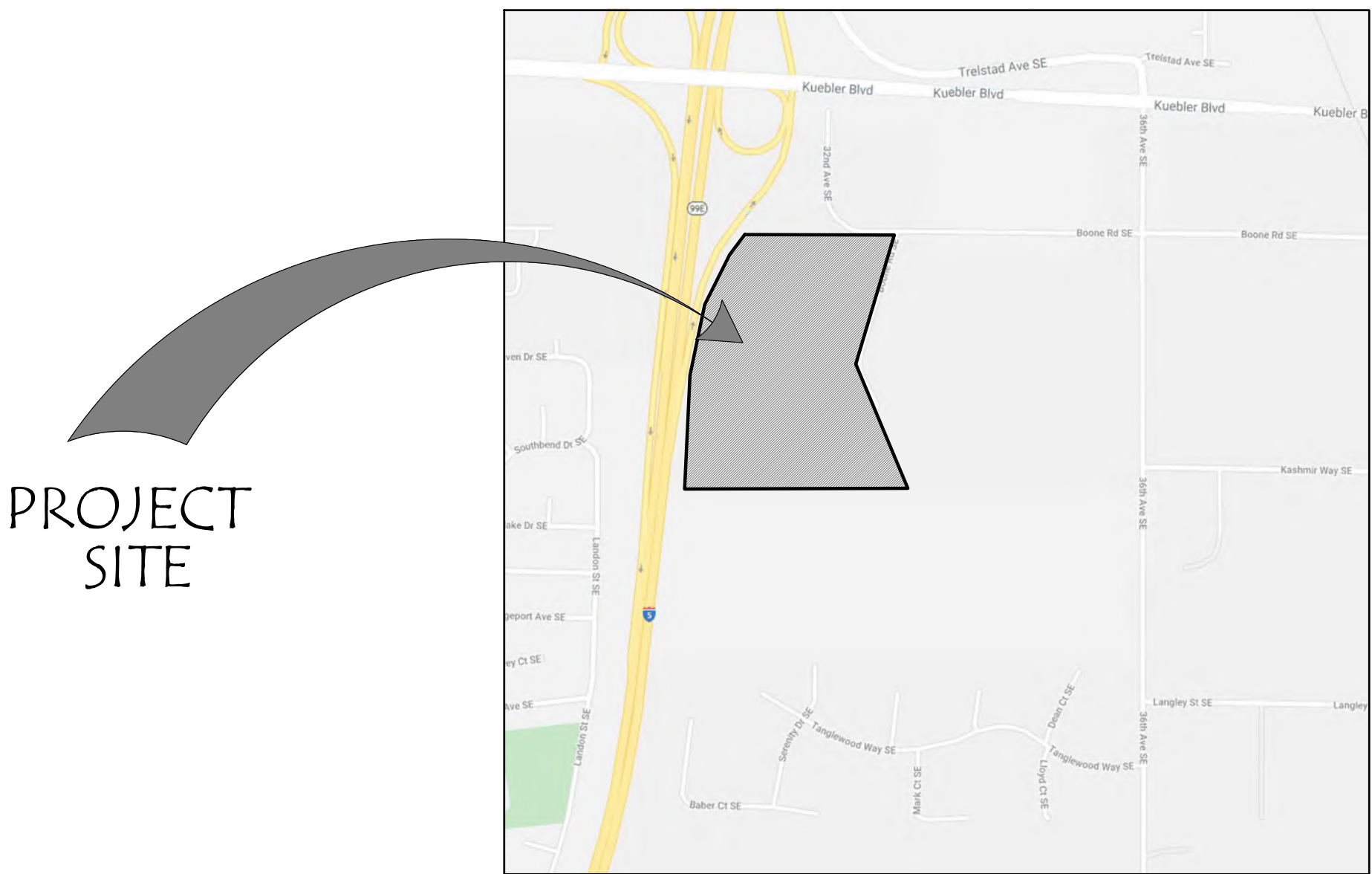
LAURUS DESIGNS, LLC
LAURA ANTONSON, RLA, ASLA
1012 PINE STREET
SILVERTON, OREGON 97381
503 . 784 . 6494
LAURA@LAURUSDESIGNS.COM

CALL BEFORE YOU DIG:
1.800.332.2344
www.digsafelyoregon.com

SHEET INDEX:

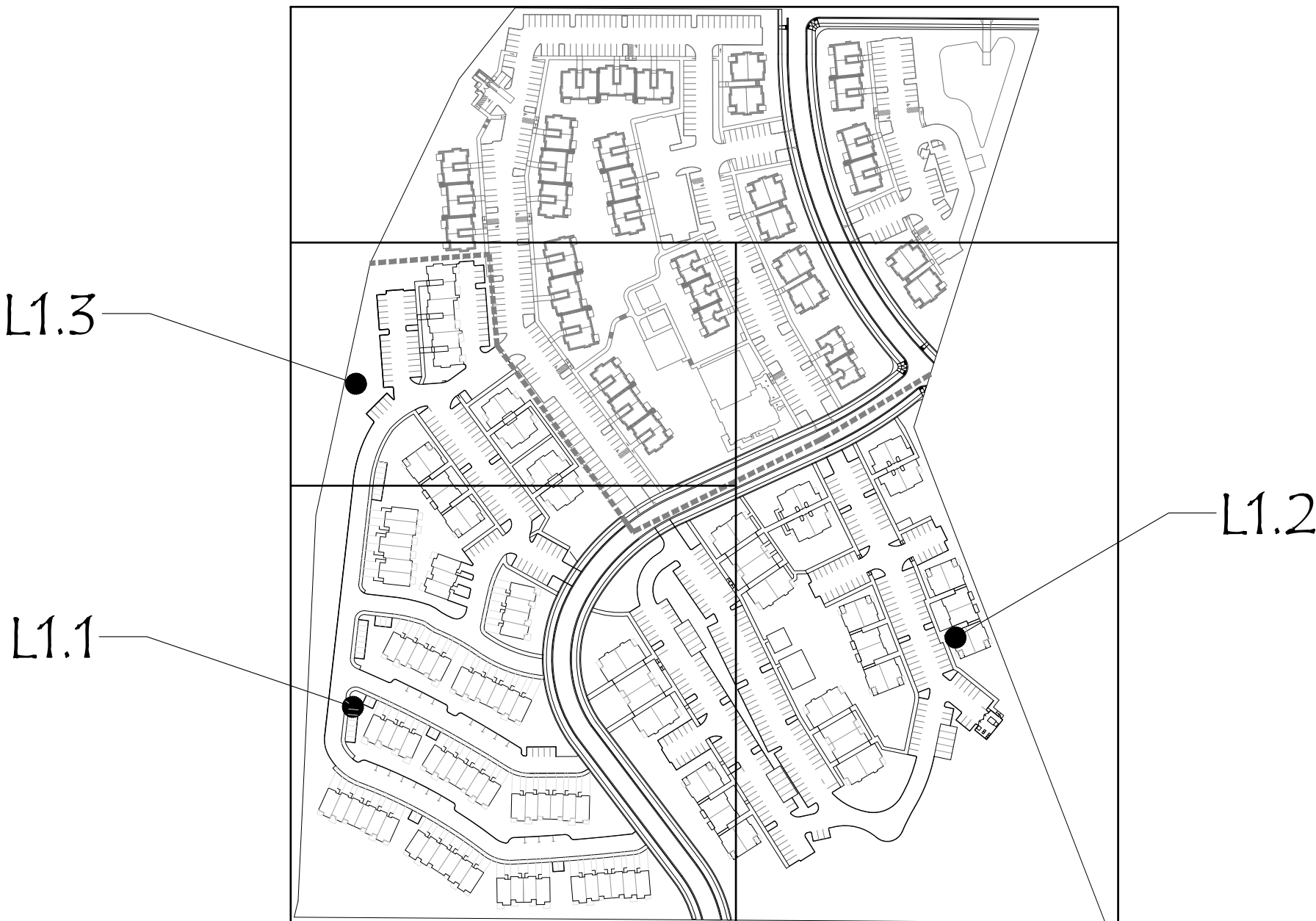
- L0.0 COVER SHEET
- L1.1 PLANTING PLAN
- L1.2 PLANTING PLAN
- L1.3 PLANTING PLAN

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

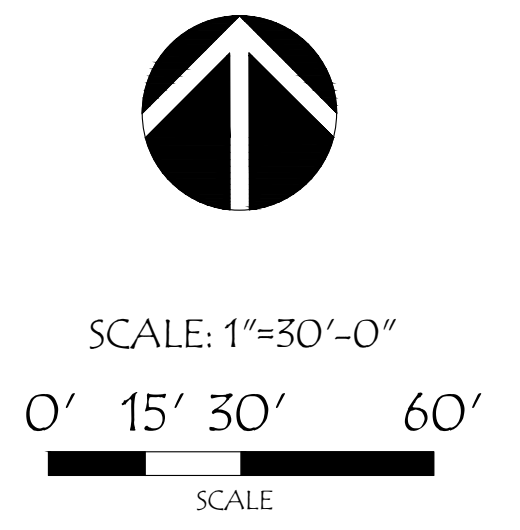
PHASE 2 SITE AREA SQUARE FOOTAGE (SF): 811,764 SF
1 TREE PER 2000 SF GROSS AREA = 406 TREES
EXISTING TREES TO REMAIN = 153 TREES
LANDSCAPE TREES = 319 TREES
TOTAL PROPOSED TREES = 472 TREES (DOES NOT INCLUDE 47 STREET TREES)

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

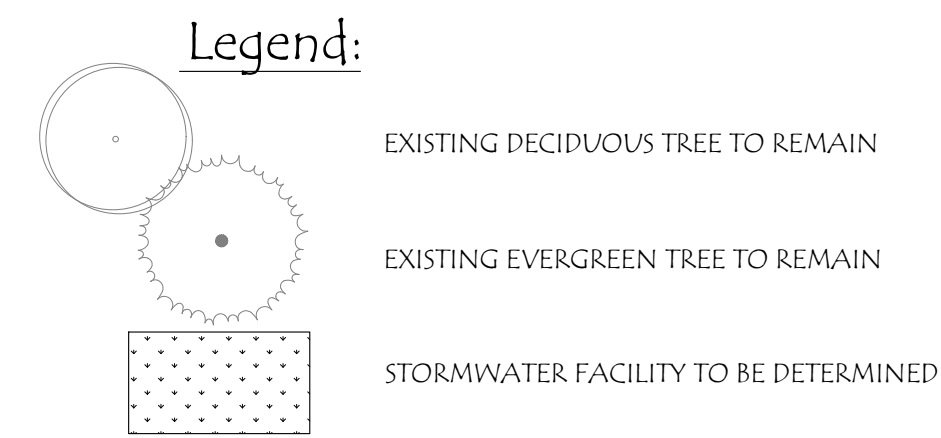
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DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: LAA
Drawn: LAA
Checked: LAA
Date: 11.16.21
Scale: 1"=30'-0"

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

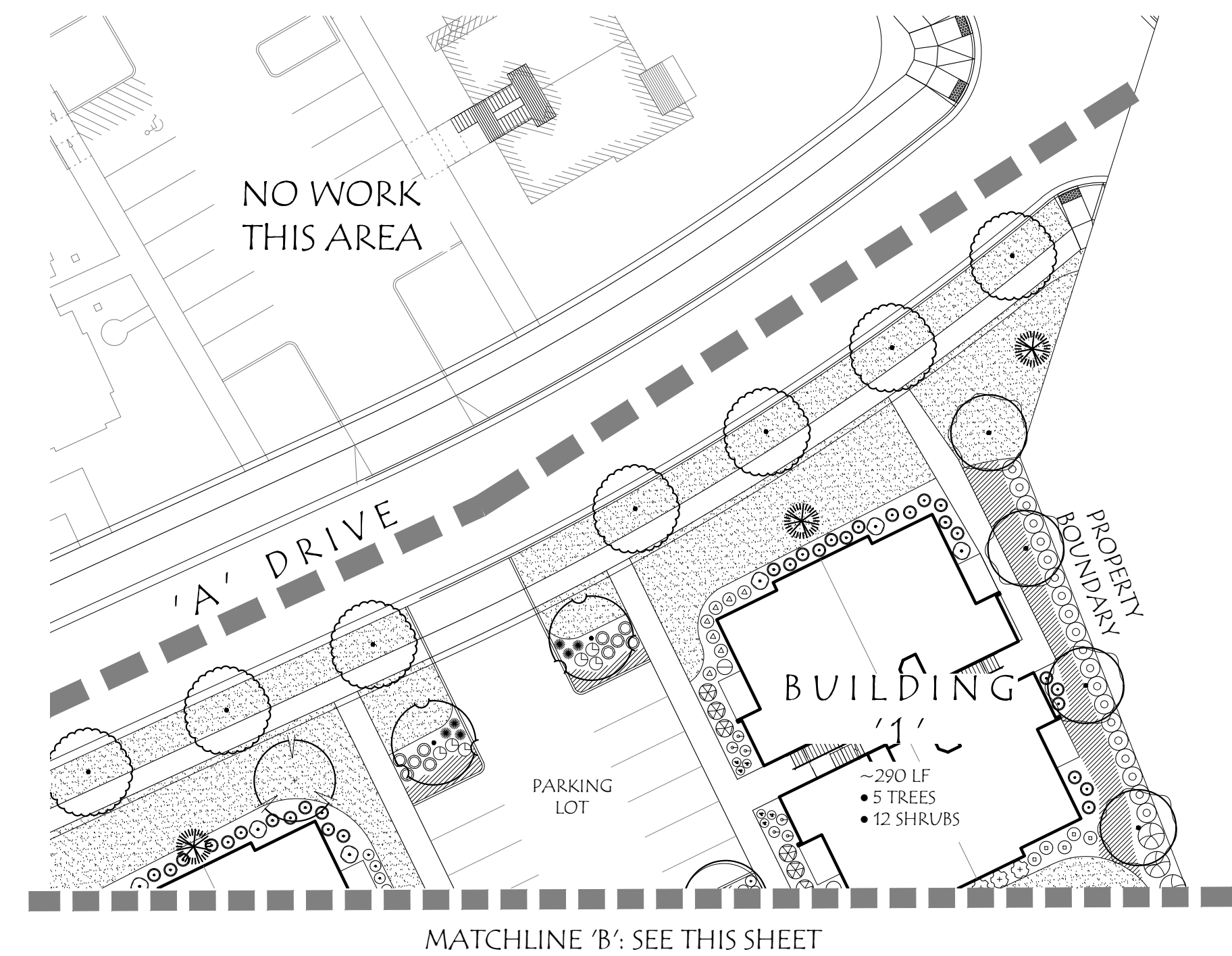
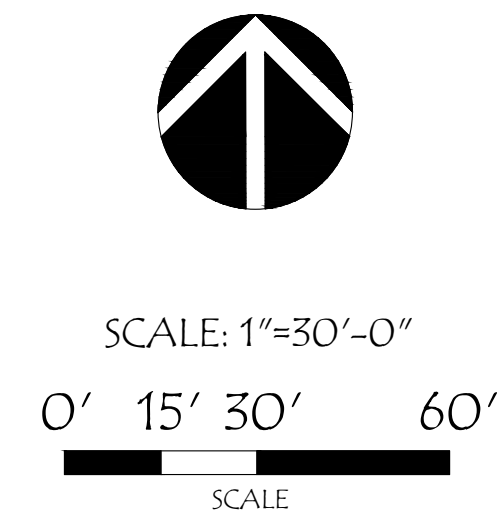
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L1.1



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 - SITE TO BE IRRIGATED BY WATER EFFICIENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS.

Key Map



PRELIMINARY PLANTING PLAN

**MCKENZIE HEIGHTS PHASE 2
APARTMENTS & TOWNHOMES**

36TH AVENUE SE
SALEM, OREGON

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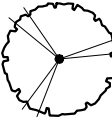
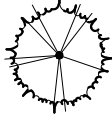
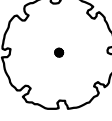
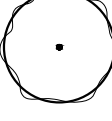
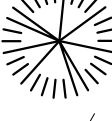
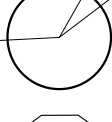
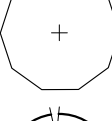
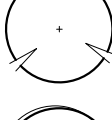
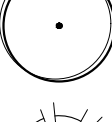
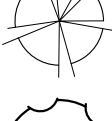
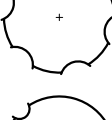
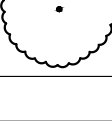
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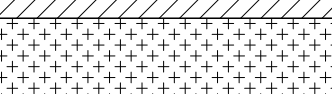
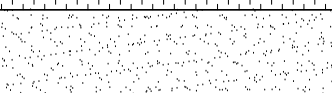
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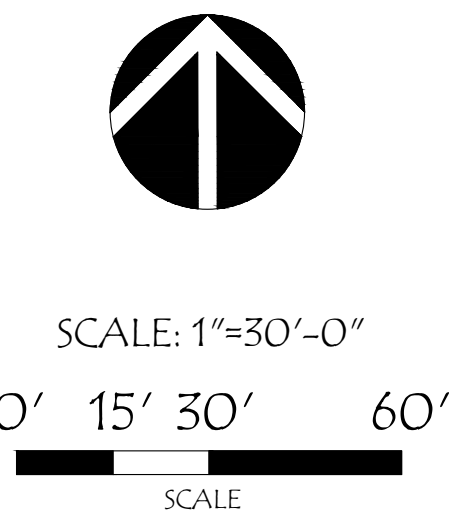
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L1.2

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.

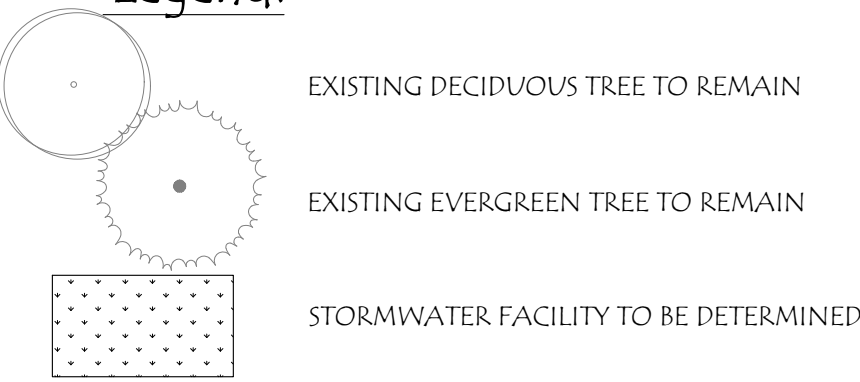
GRASSES / PERENNIALS	BOTANICAL / COMMON NAME	SIZE
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 Gal.
	Hemerocallis Spp. / Daylily	1 Gal.
	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass	1 Gal.
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	Arctostaphylos 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

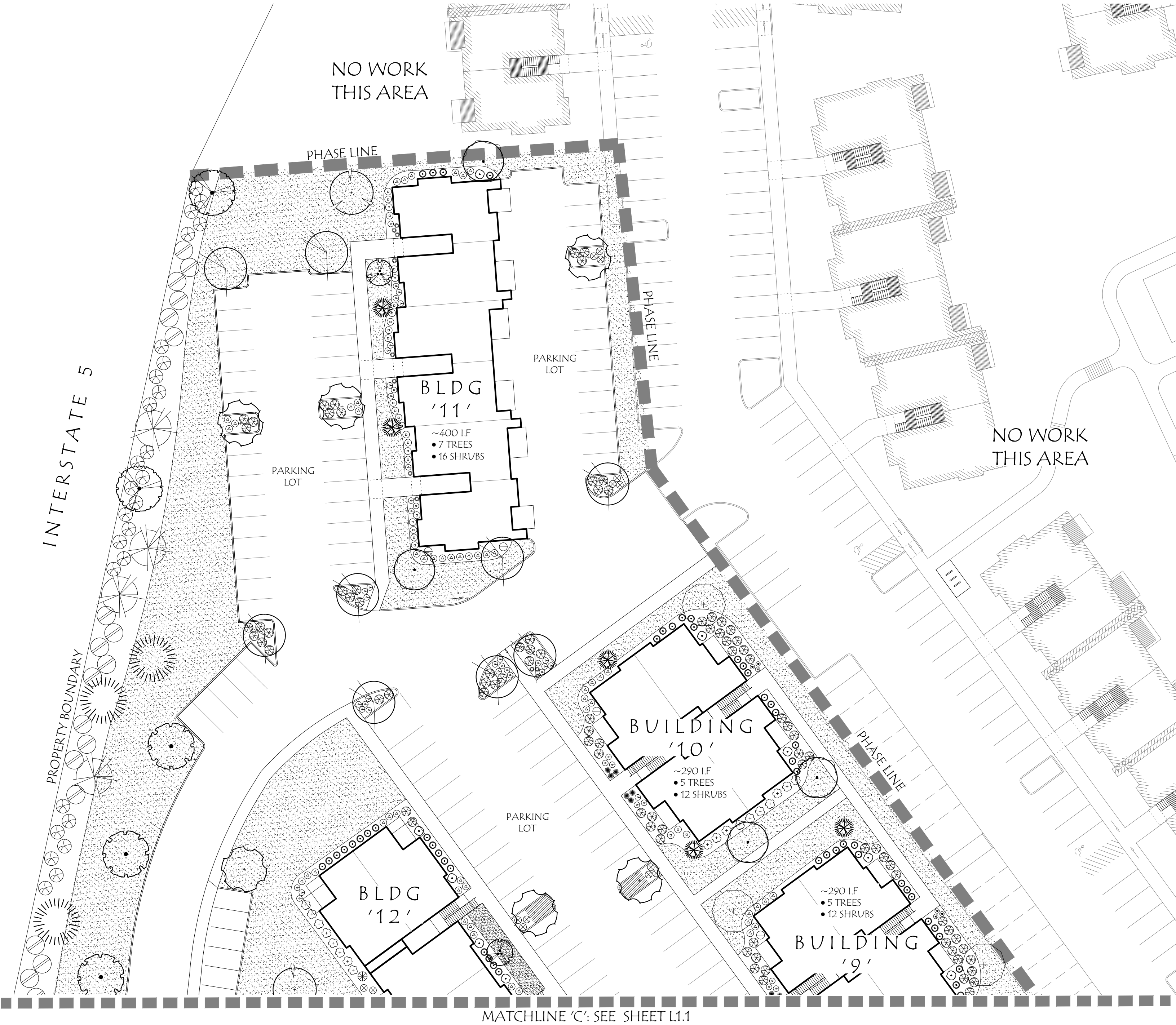


Legend:



General Notes:

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 THIS SHEET.
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.
7. SITE TO BE IRRIGATED BY WATER EFFICIENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS.





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



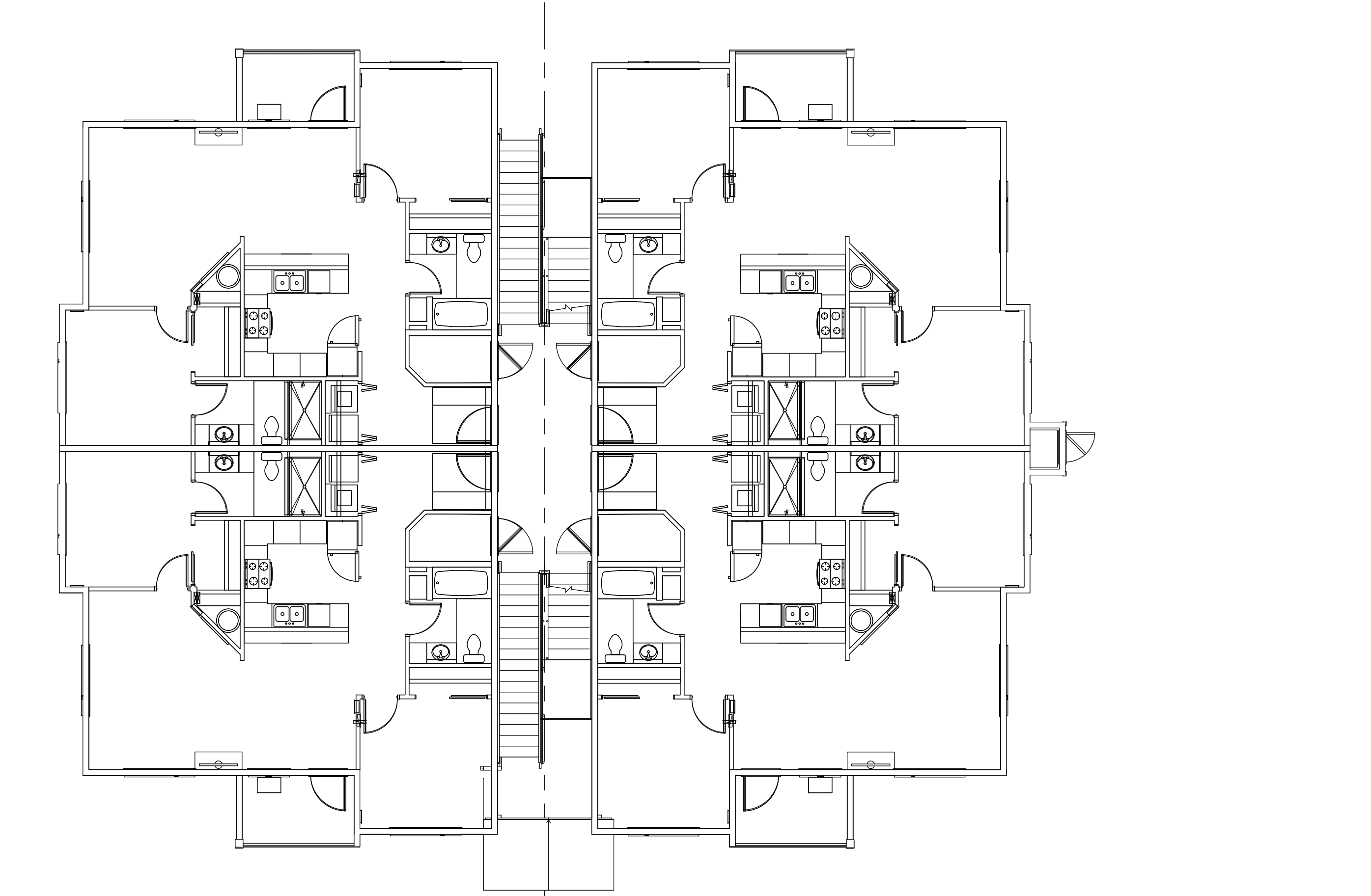
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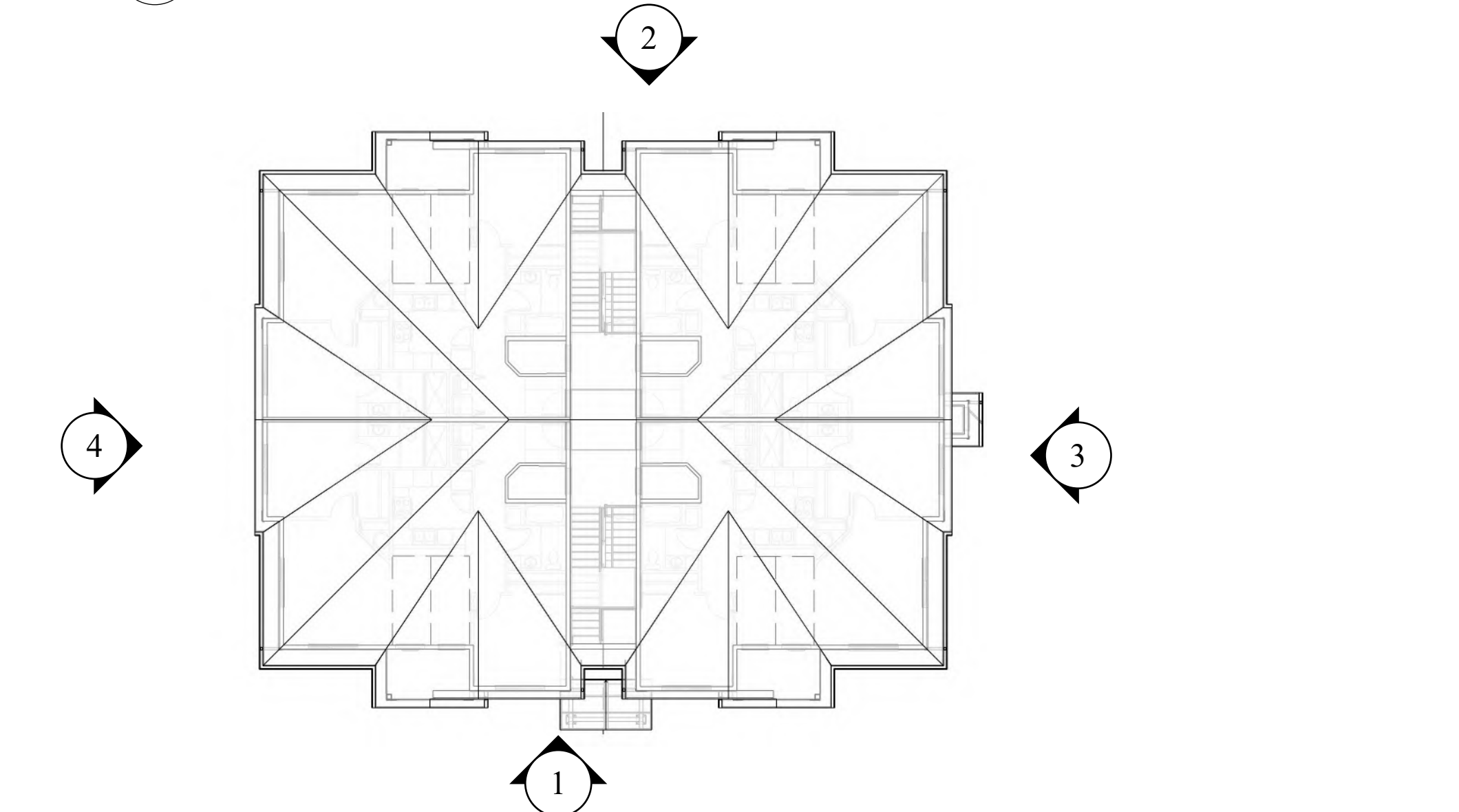
3 BACK ELEVATION
SCALE: 1/8" = 1'-0"



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
	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 A - 12 plex Bldgs #1, #4

LOCATION: M:\Drawing\Project\2104 Boone Rd Apt B2\3D Layout\A404 and Use Layout - A410

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

REVISIONS:

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

PROJECT TITLE:

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

SHEET TITLE:
EXTERIOR
ELEVATIONS

DRAWN BY	SHEET:
PROJECT #	A410
DATE	
10/31/2021	



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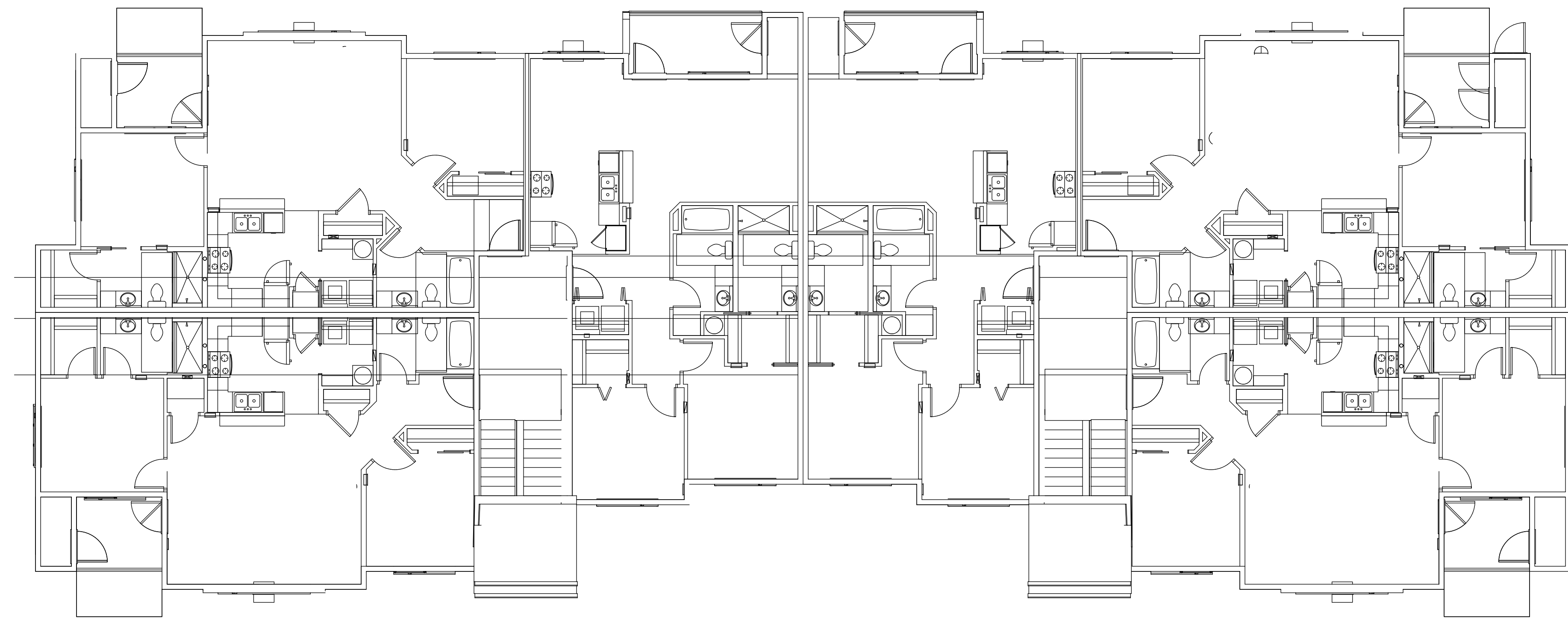
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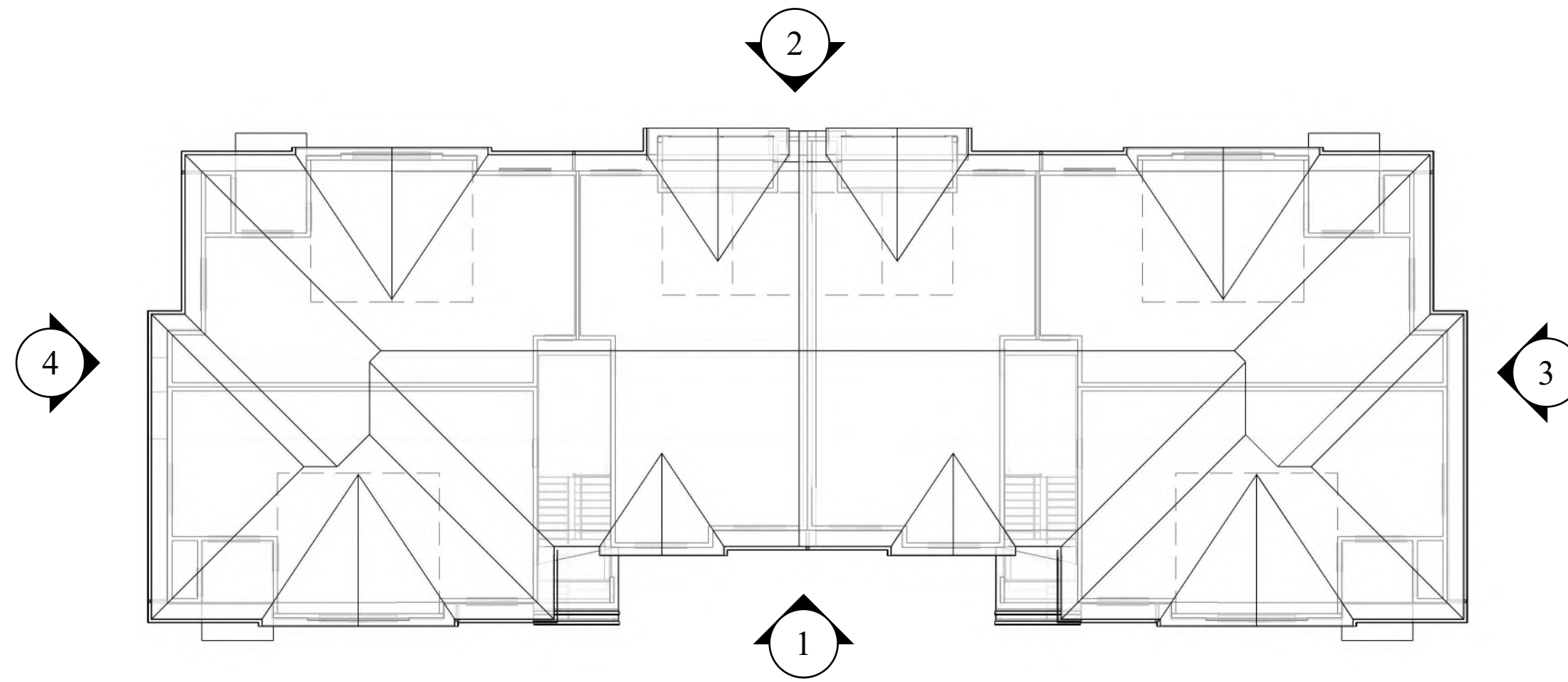
3 BACK ELEVATION
SCALE: 1/8" = 1'-0"



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



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



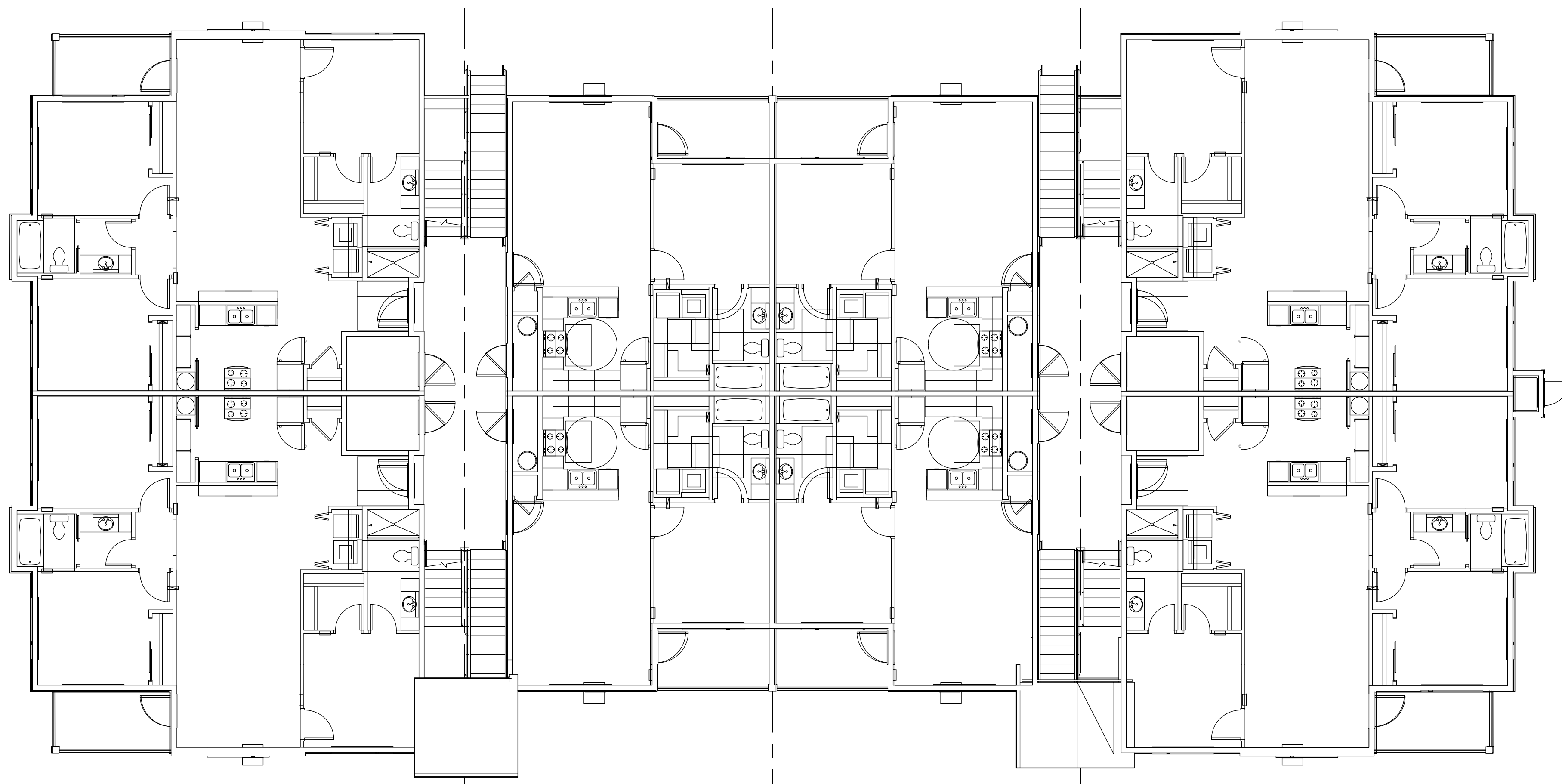
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SCALE: 1/8" = 1'-0"



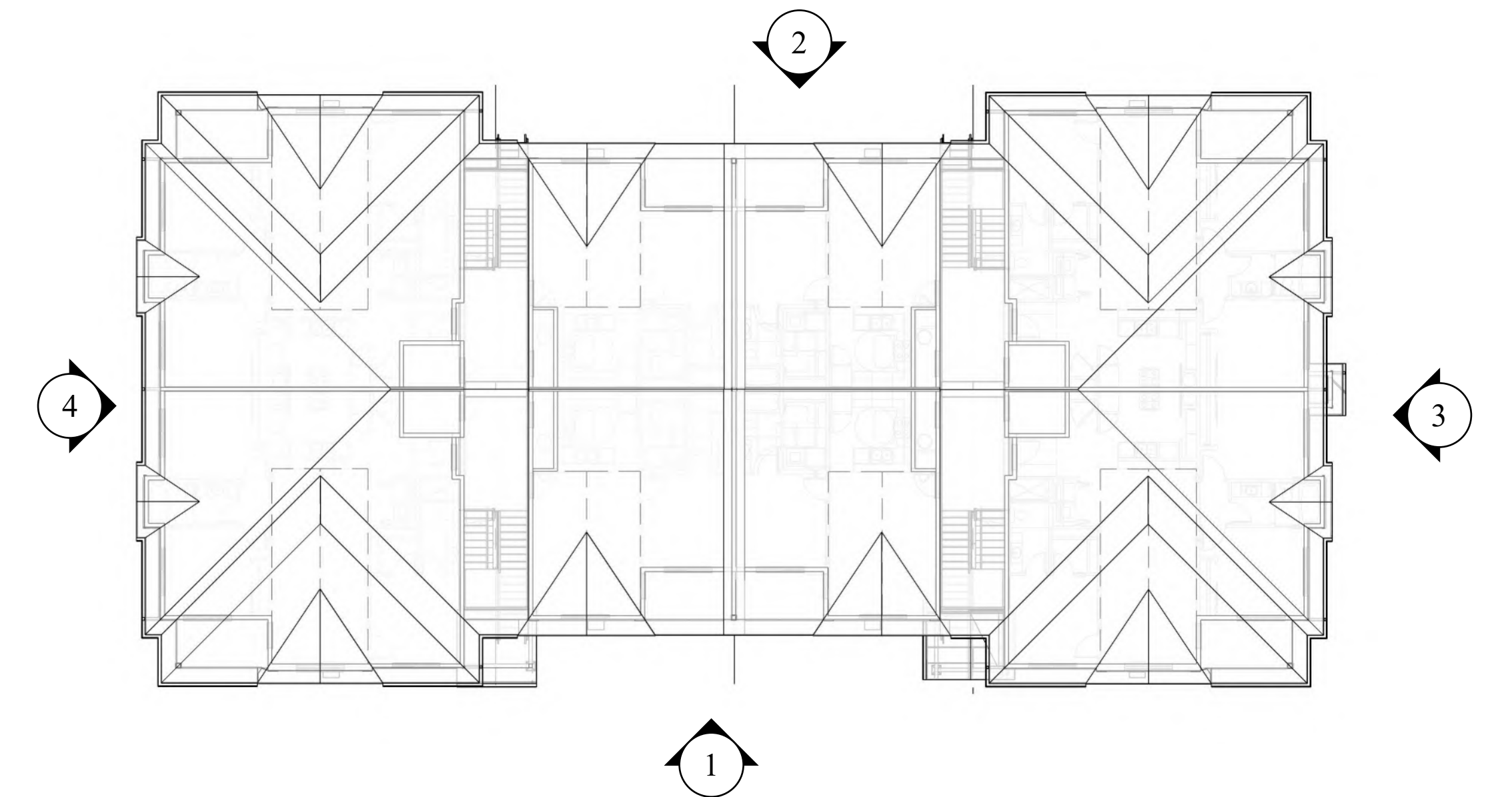
3 BACK ELEVATION
SCALE: 1/8" = 1'-0"



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
	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

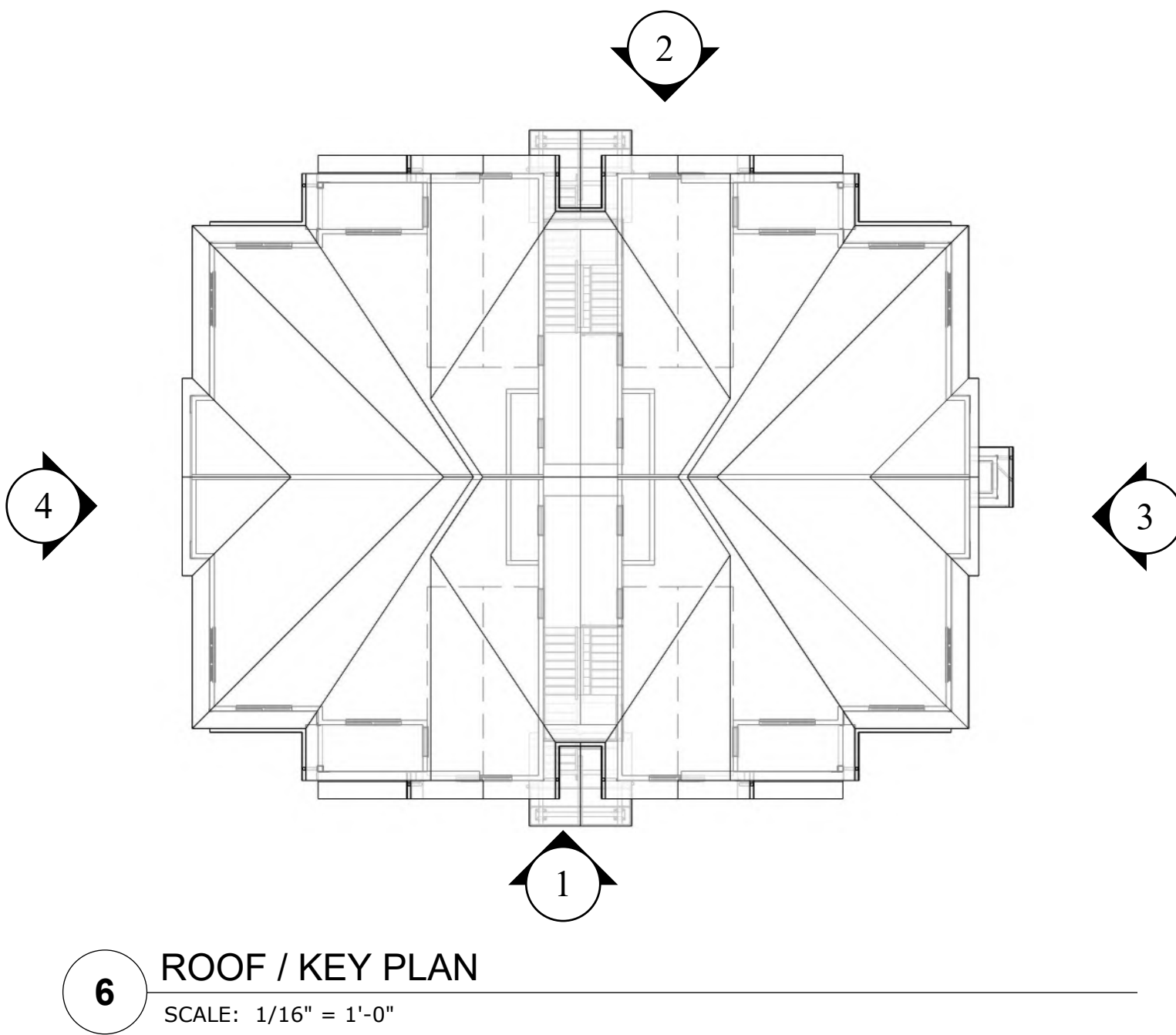
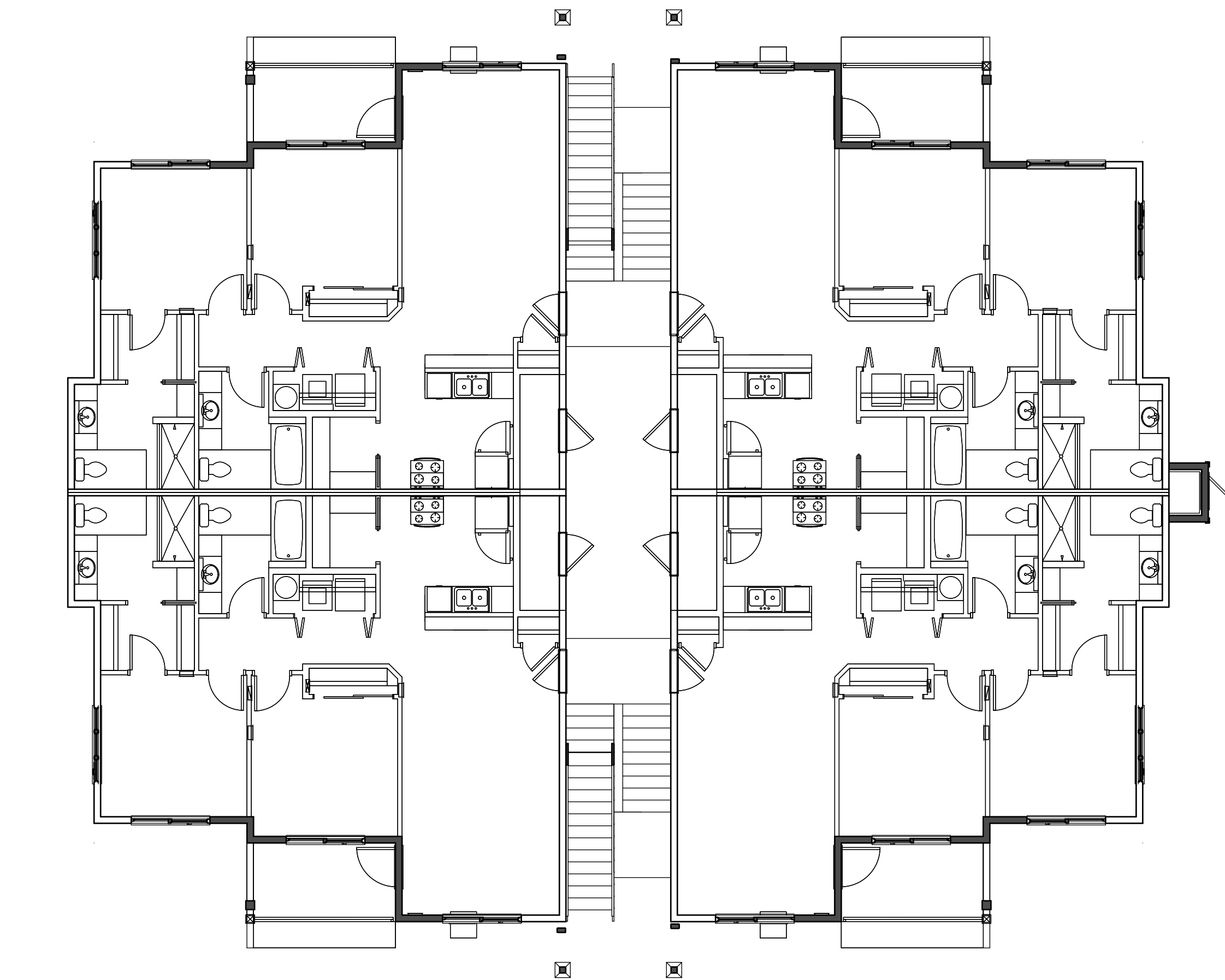
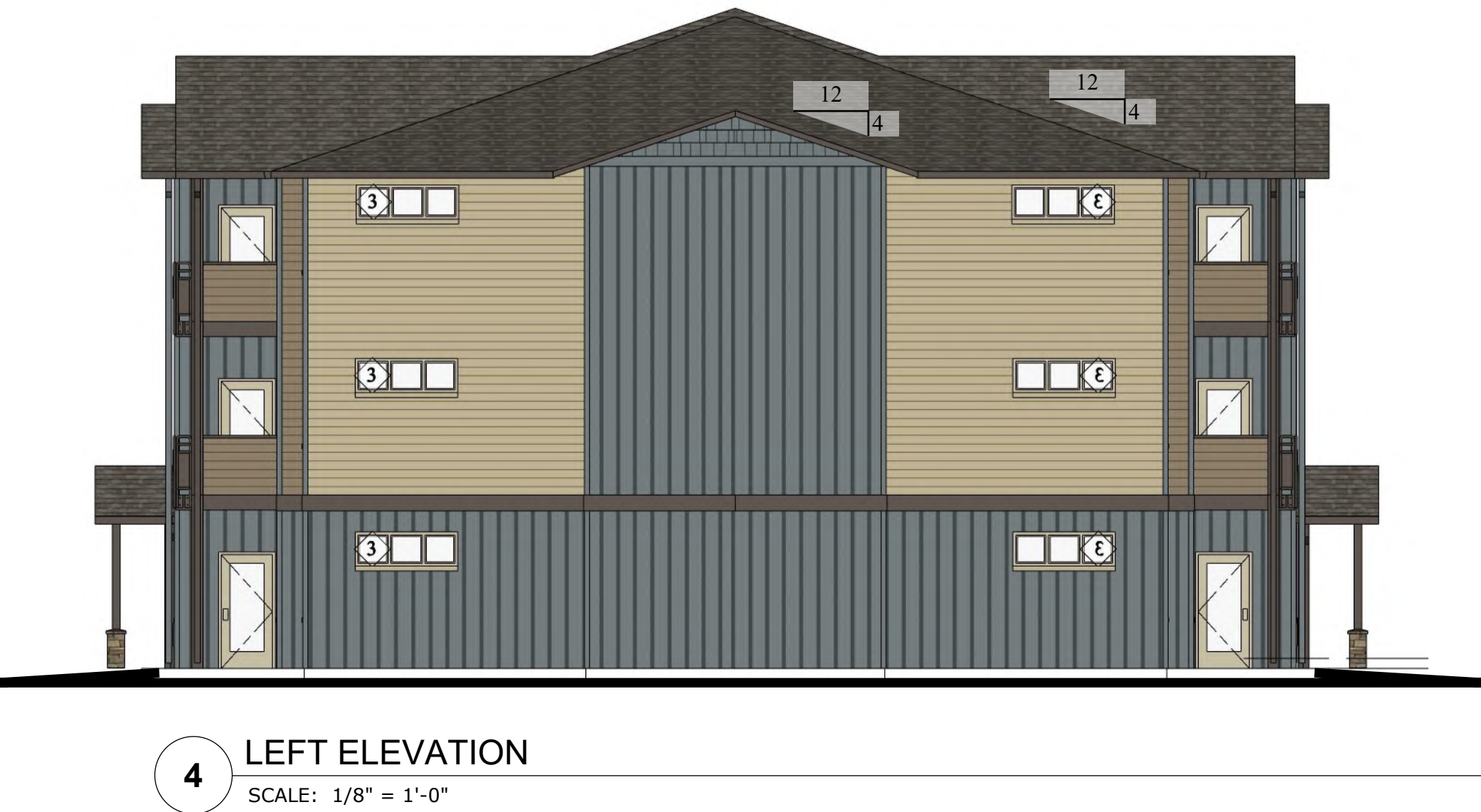
Bldg C- 24 plex Bldgs #5, #6. #8

LOCATION: M:Drawing/Project/2104 Boone Rd Apt B2.3D Layout/A404 and Use layout - A430

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

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



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



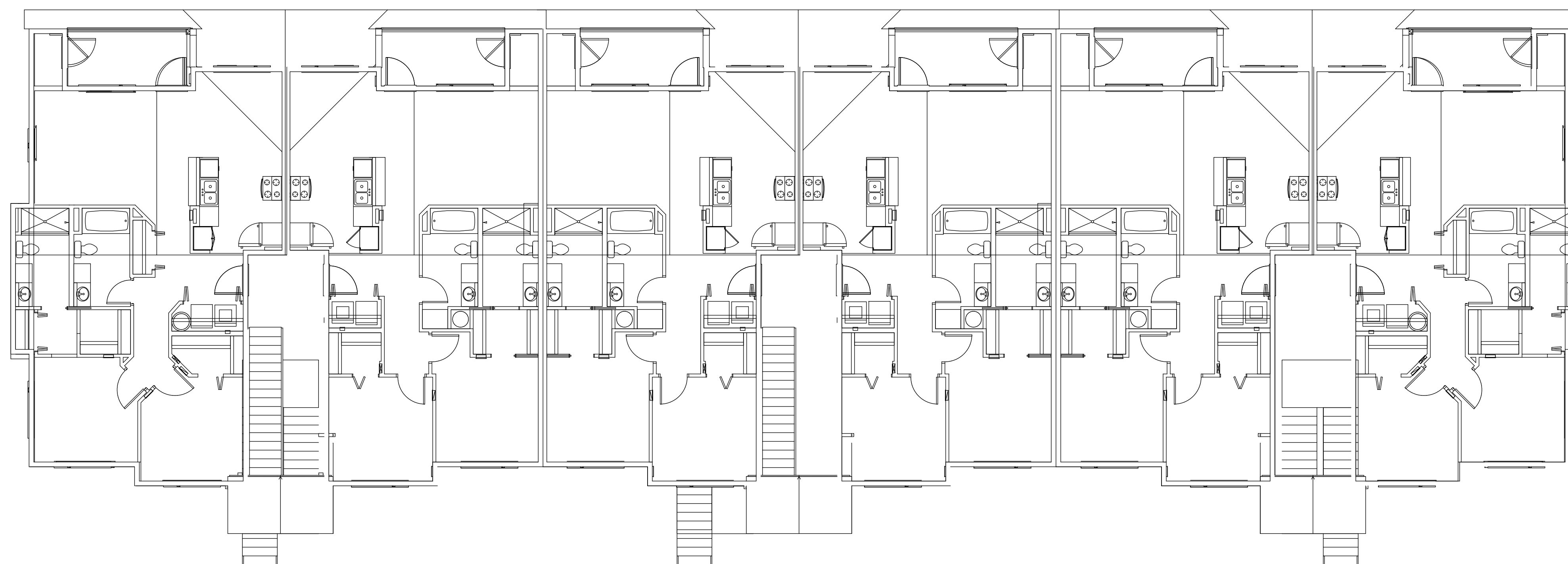
2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



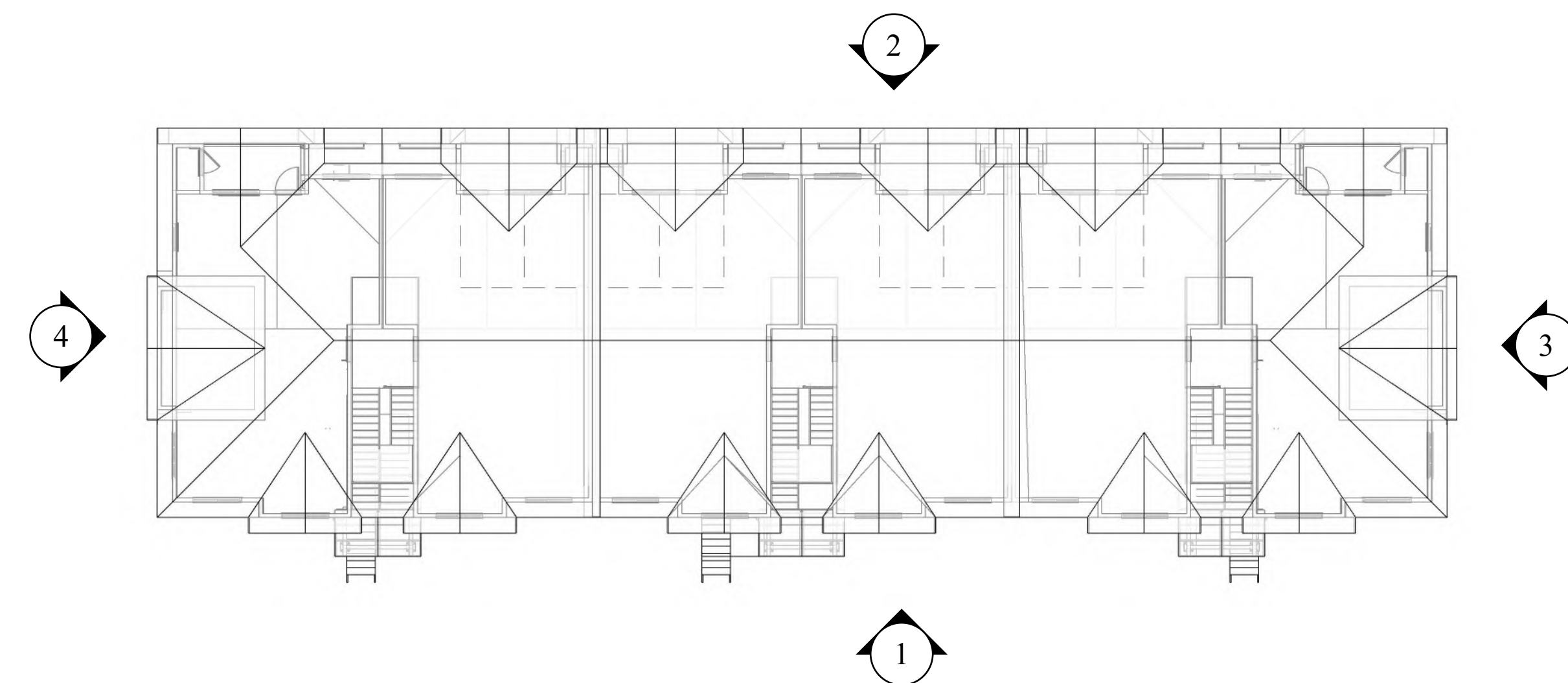
3 BACK ELEVATION
SCALE: 1/8" = 1'-0"



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

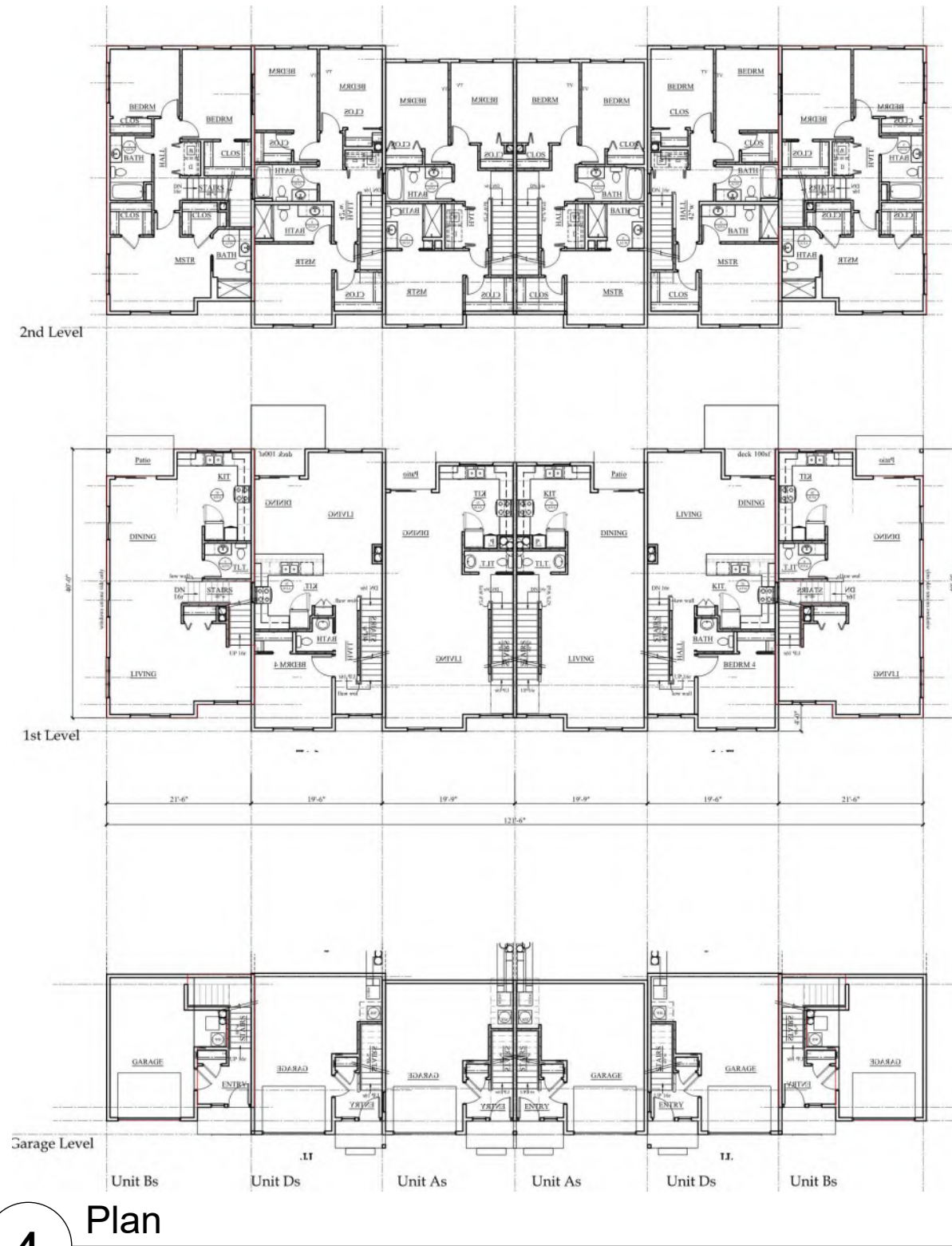
GENERAL COLOR NOTES:
1. ALL WINDOWS TO BE VINYL - "CLAY"
2. ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED.
3. PAINT ALL EXPOSED STEEL CONNECTORS.
4. APPLY FIRST COAT OF PAINT TO TRIM/SIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE.

A EXTERIOR FINISH SCHEDULE
SCALE: NTS

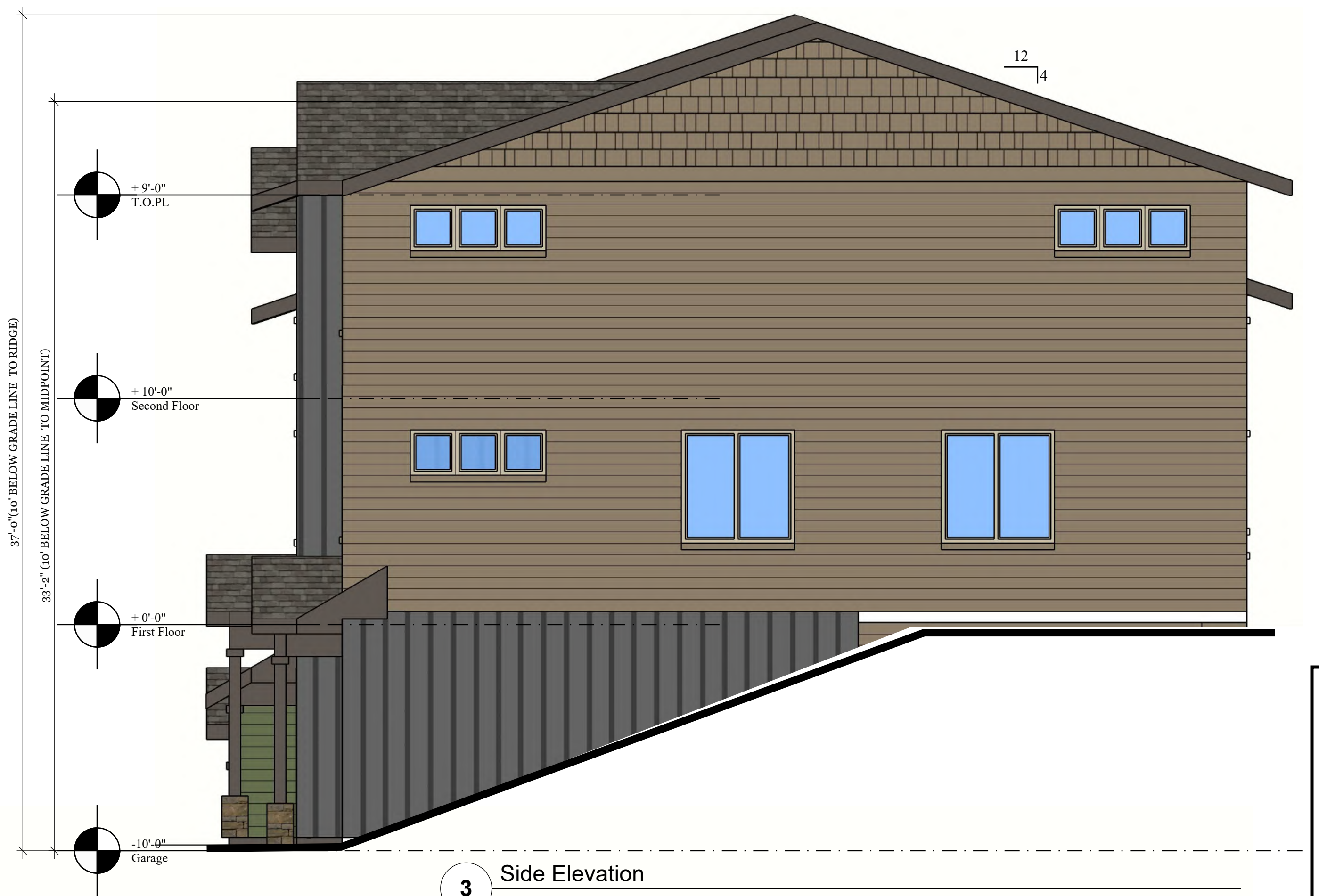
Bldg E - 18 plex Bldg #11



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

REVISIONS:

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

PROJECT TITLE:

SALEM, OR

BOONE ROAD TOWNHOMES
36th and Boone Rd

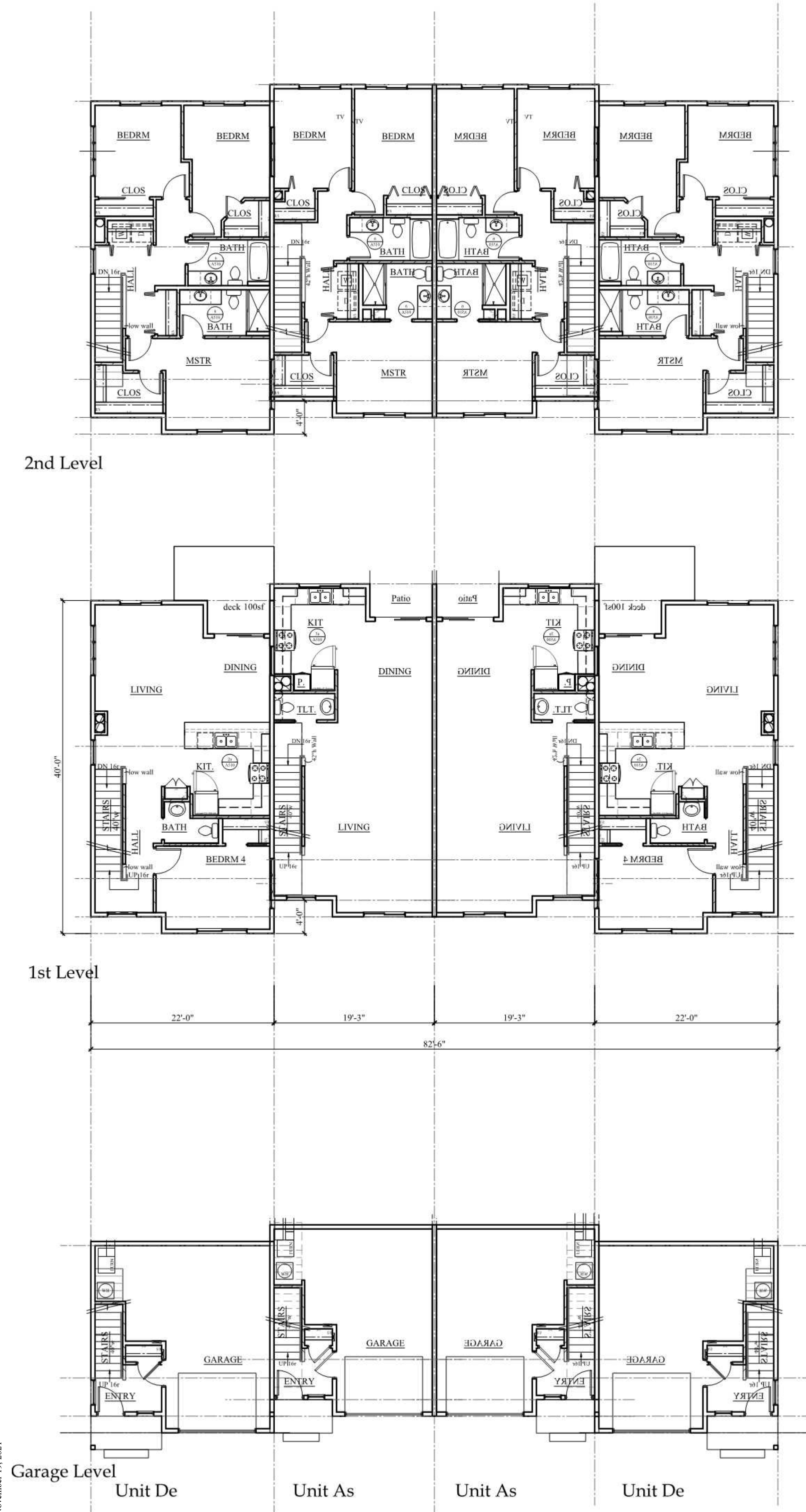
SHEET TITLE:
EXTERIOR
ELEVATIONS

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

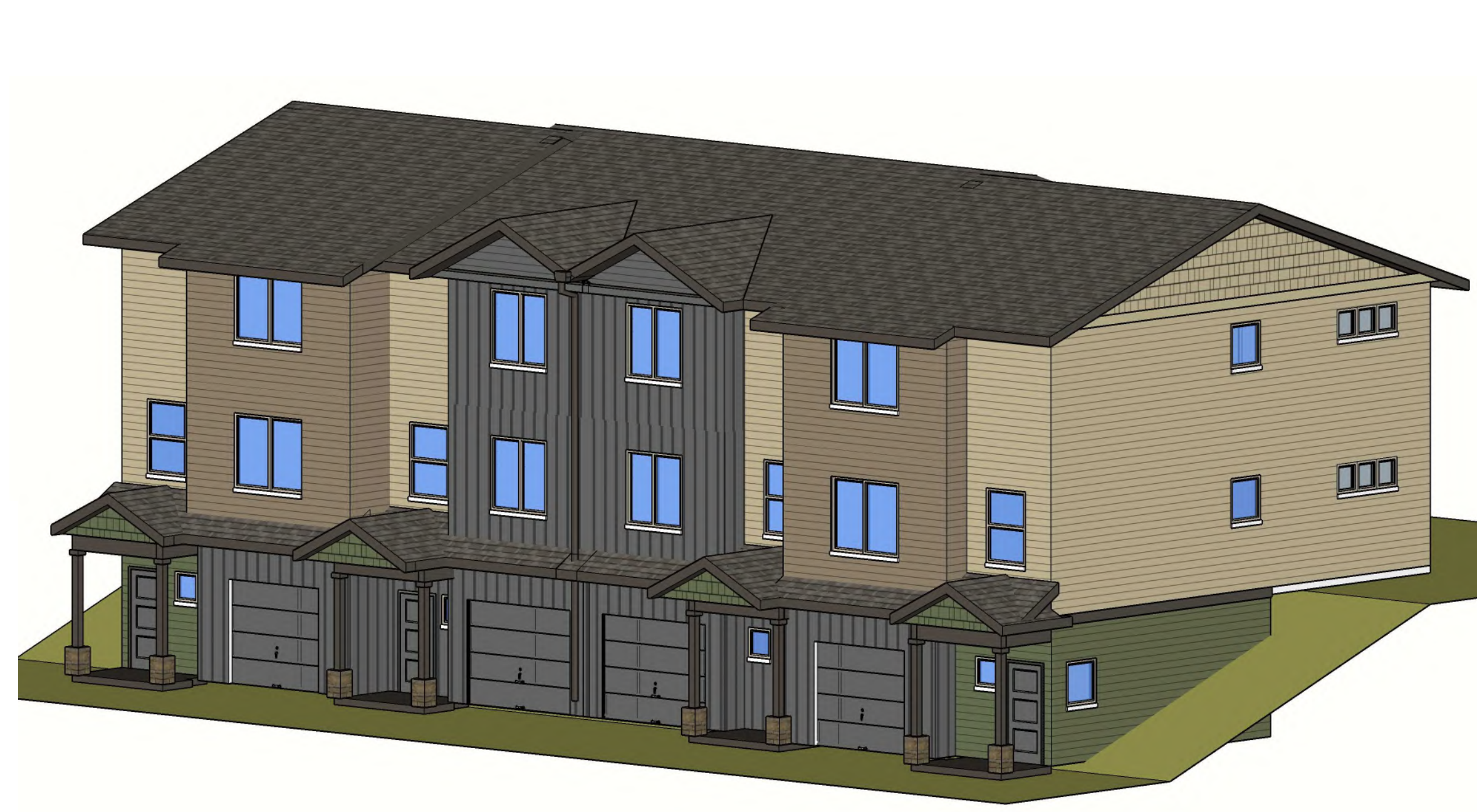
SHEET:
A3.1

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

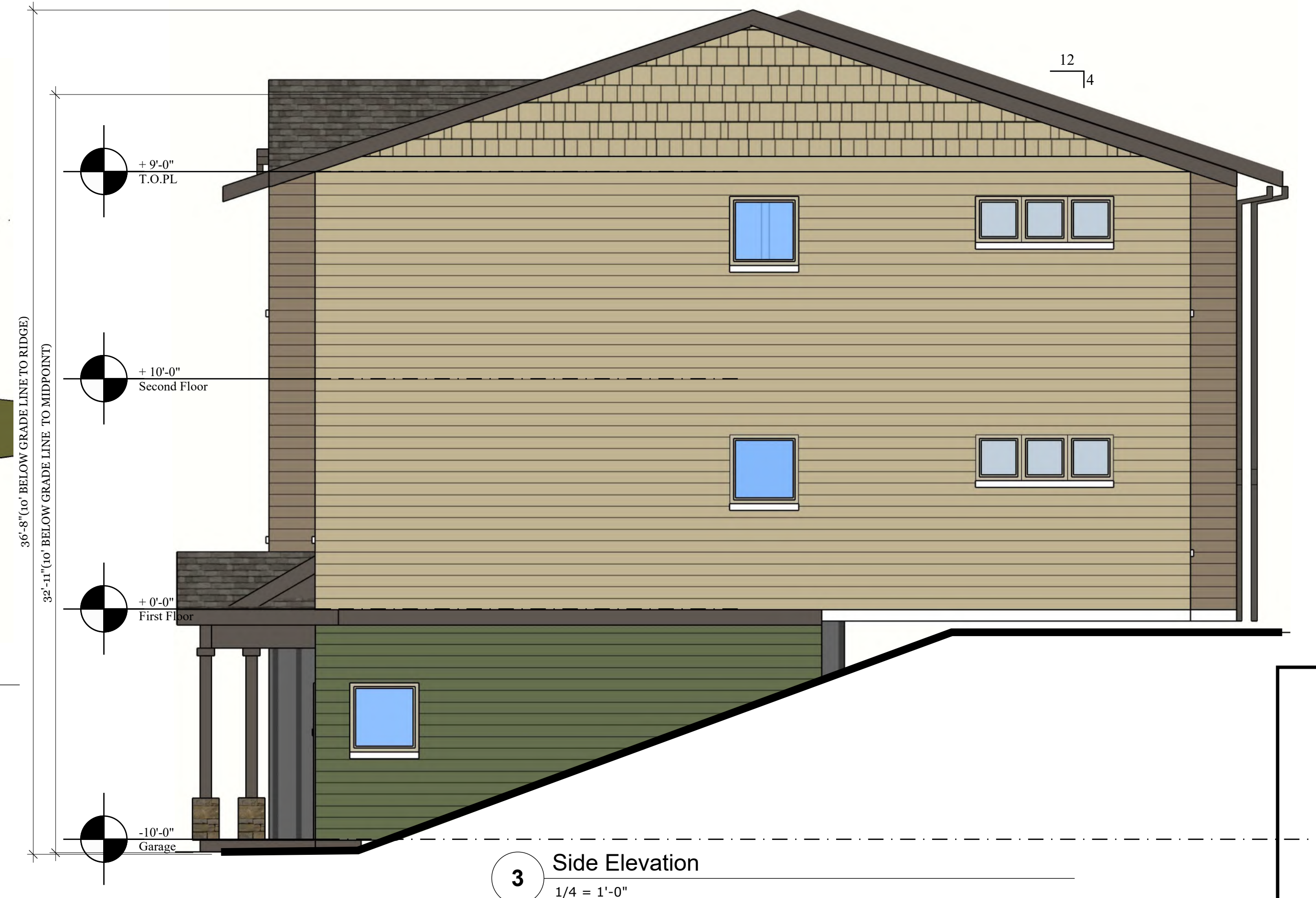
LAST SAVED: November 19, 2021
PRINTED: November 19, 2021



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



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



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



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



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

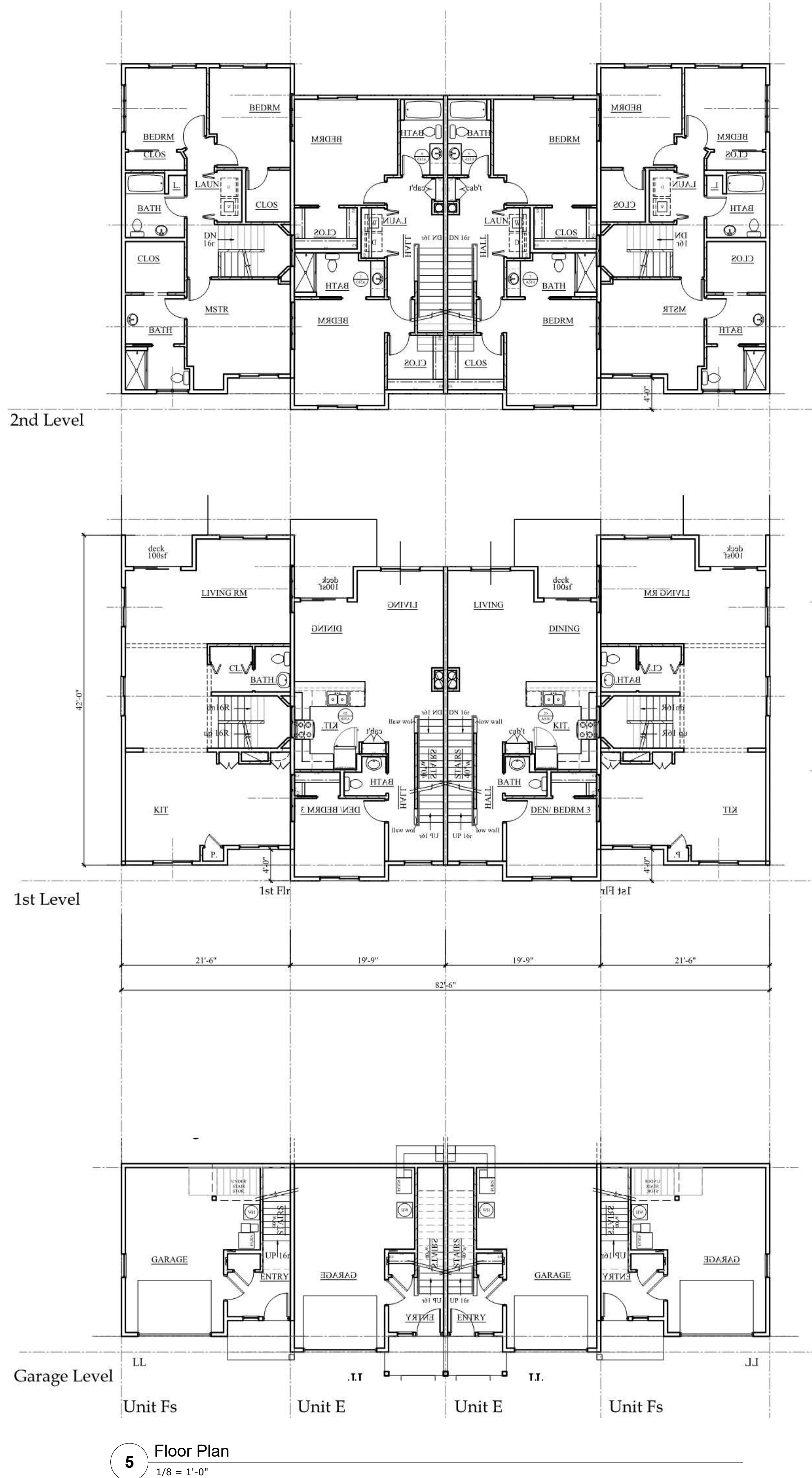
4plex - Units De/A/A/De

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

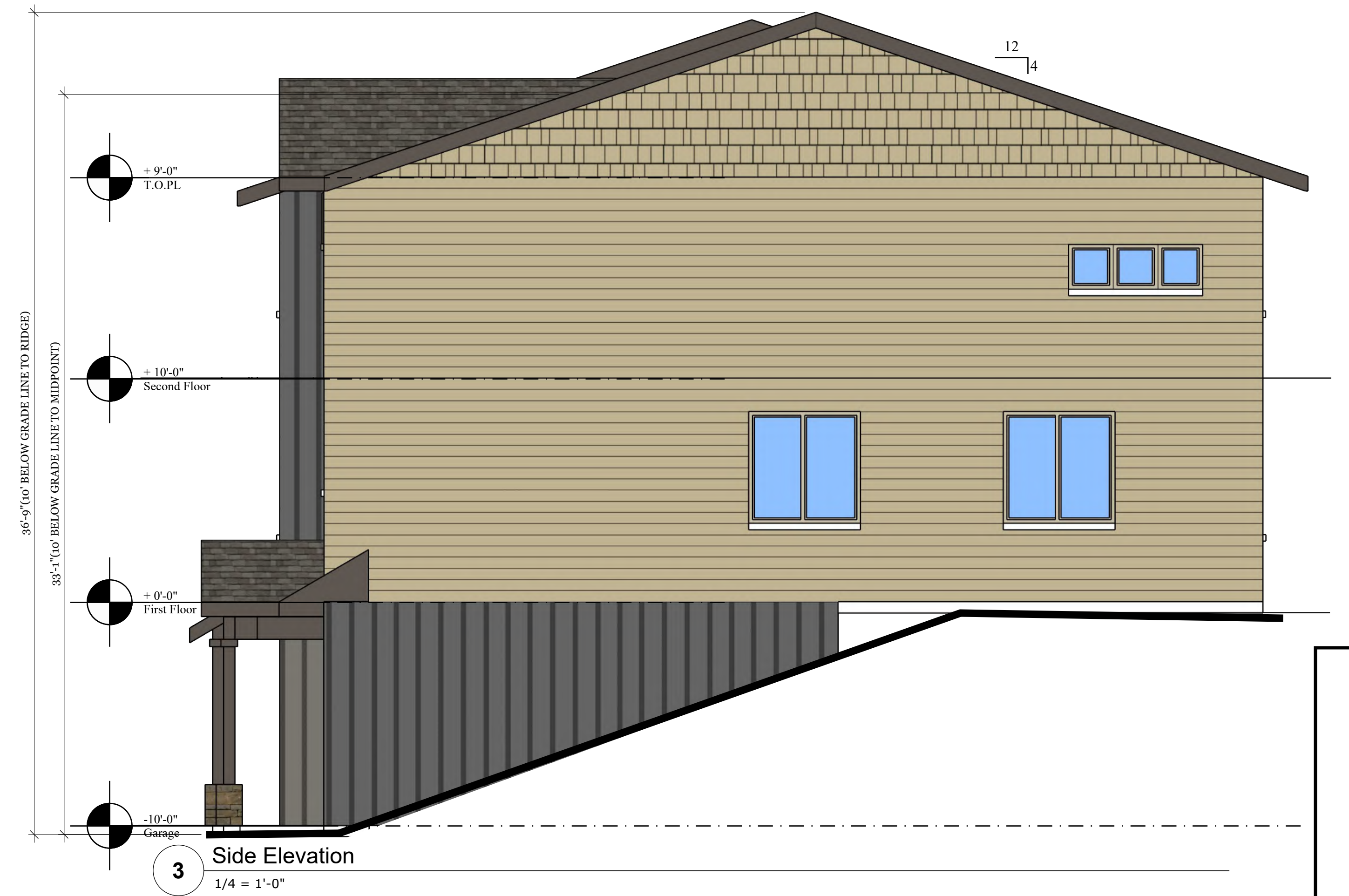
BONAVENTURE
Senior Housing

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\20x 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:

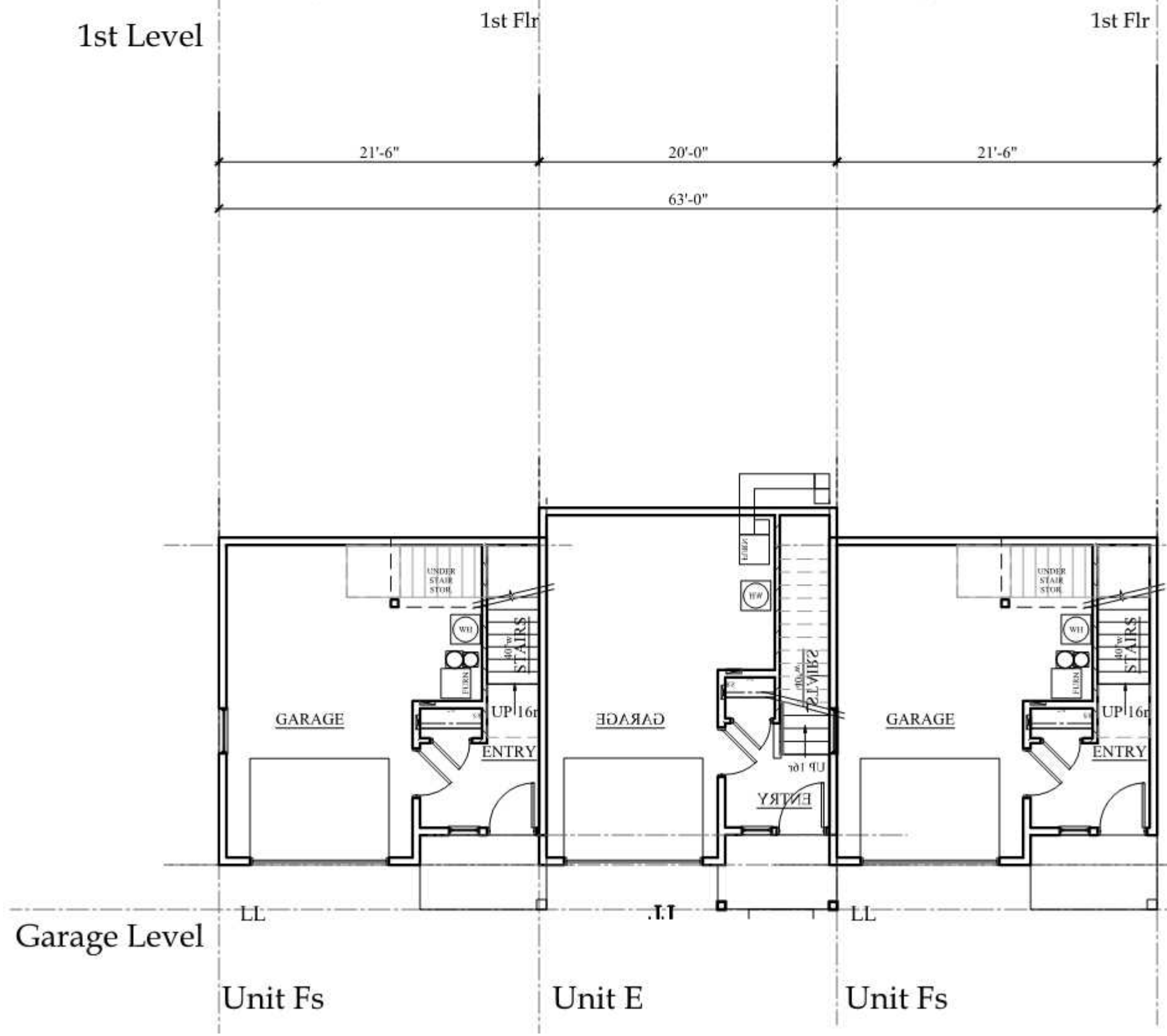
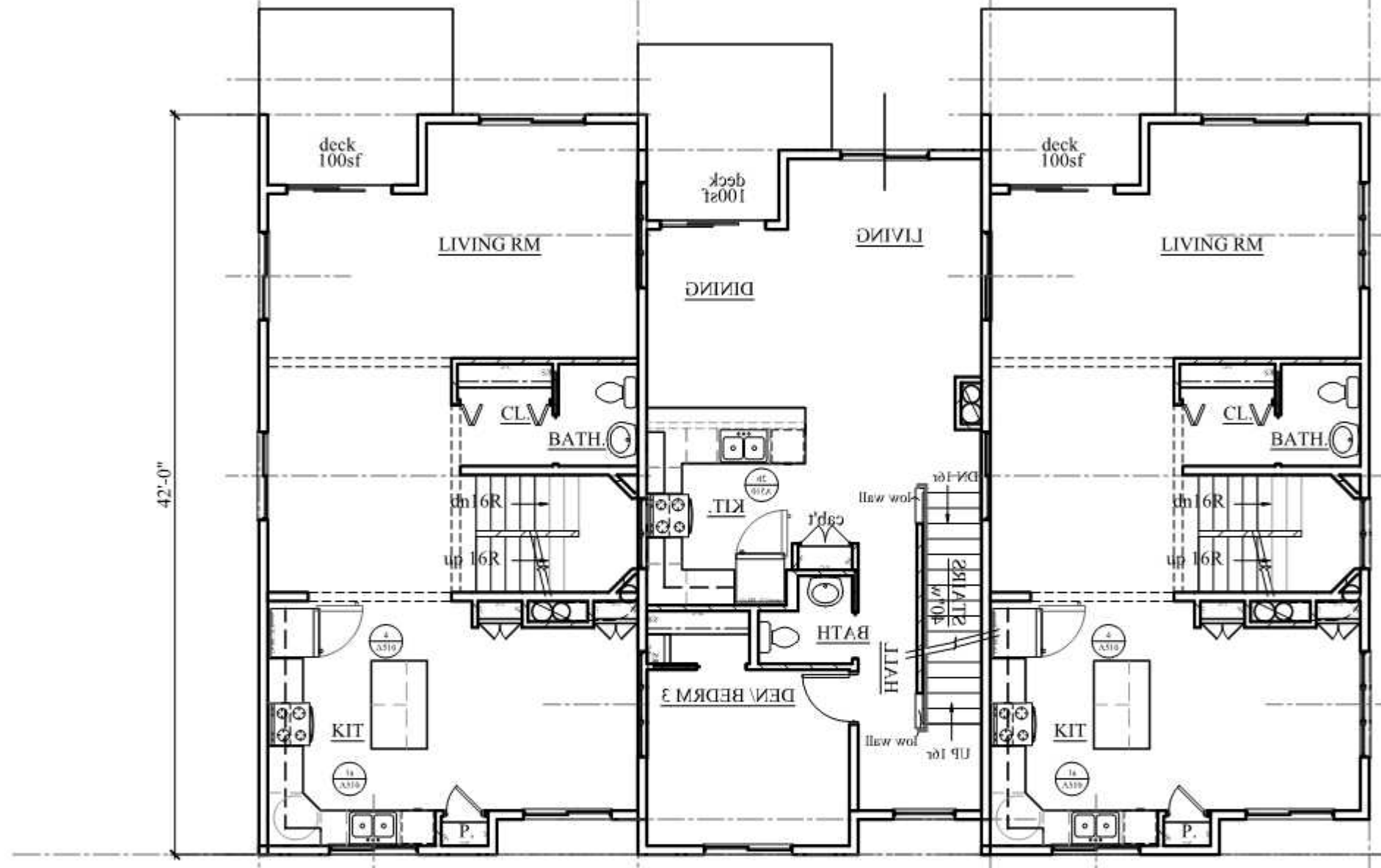
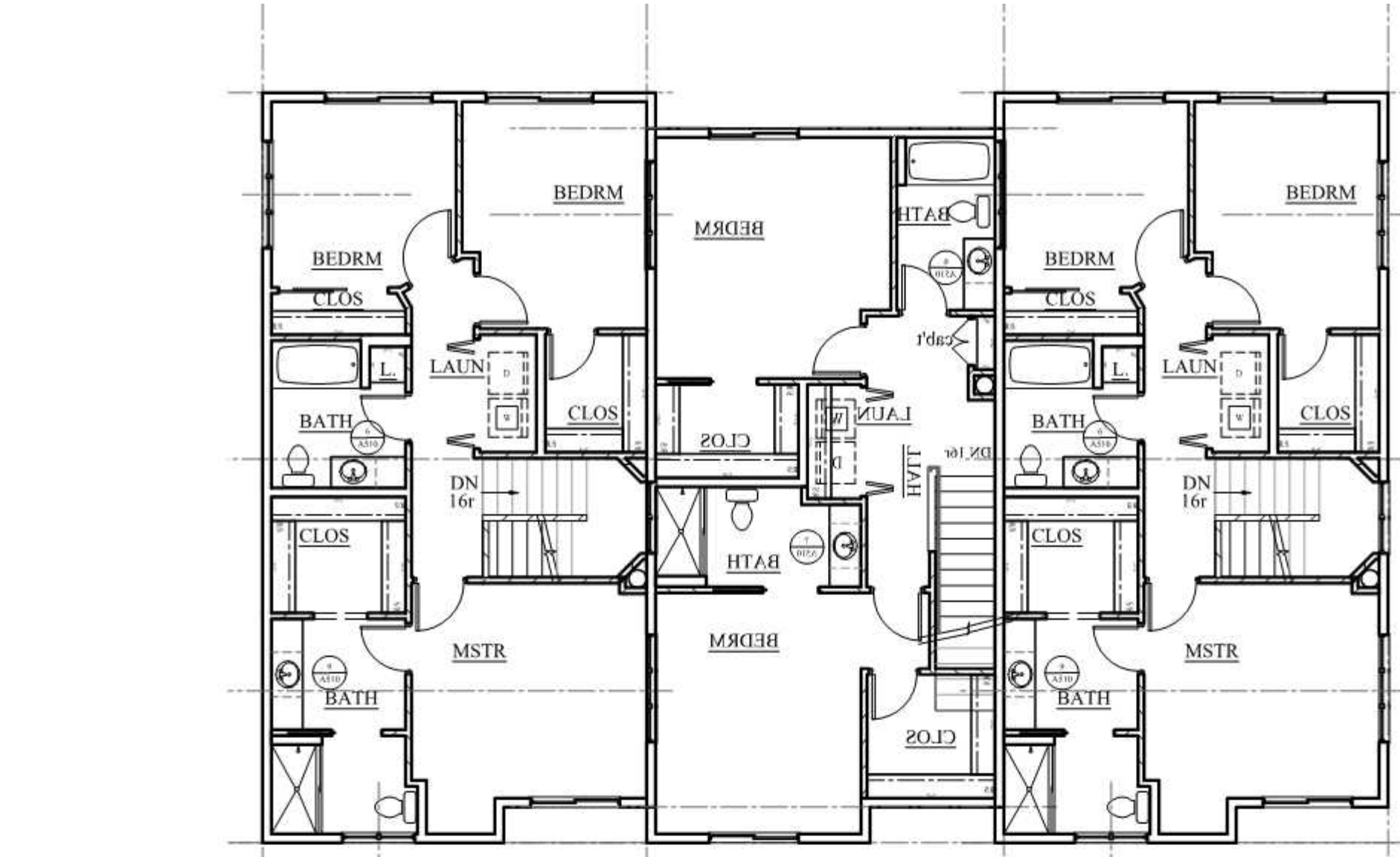
SALEM, OR

BOONE ROAD TOWNHOMES
36th and Boone Rd

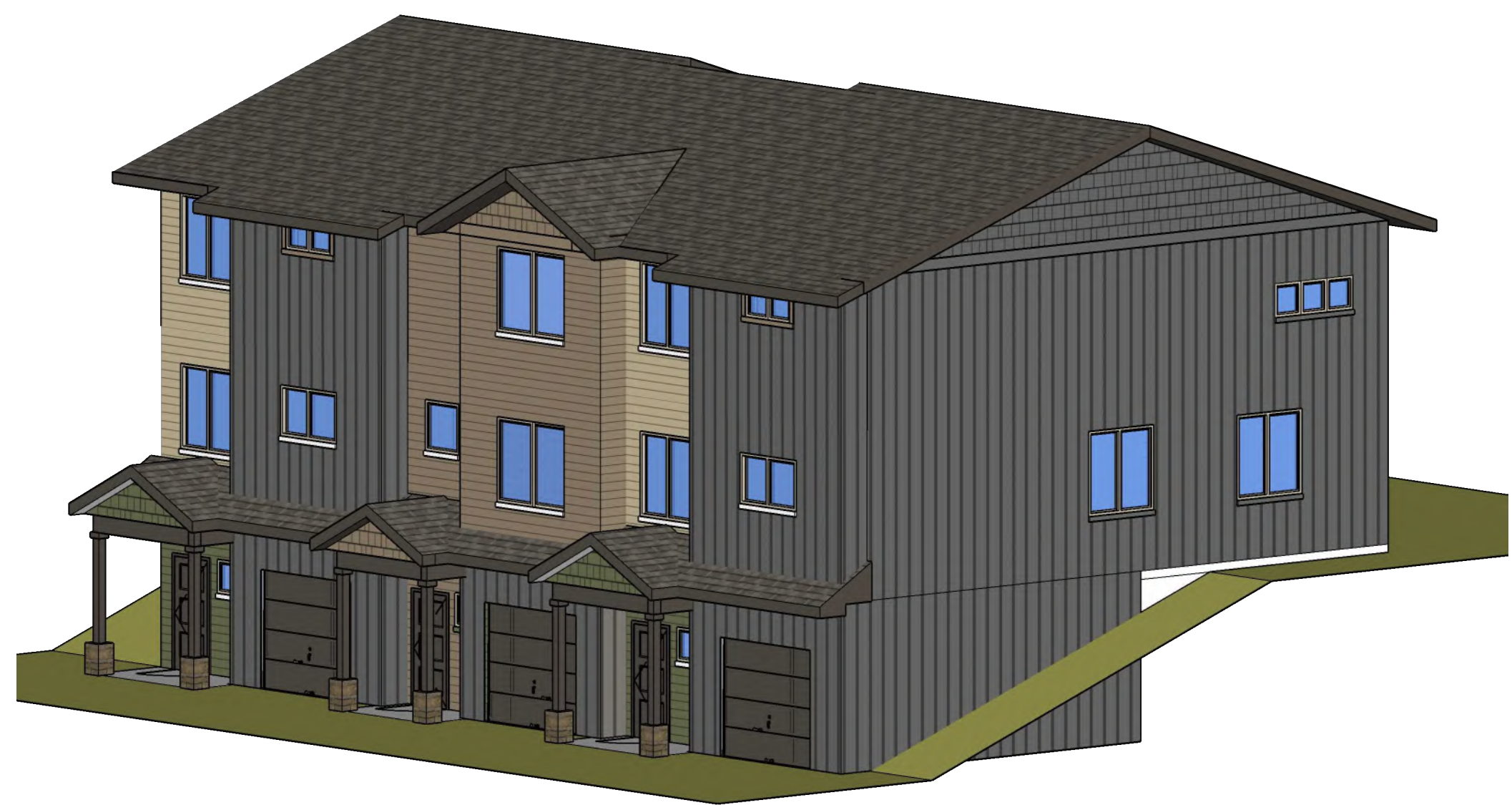
SHEET TITLE:
EXTERIOR
ELEVATIONS

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

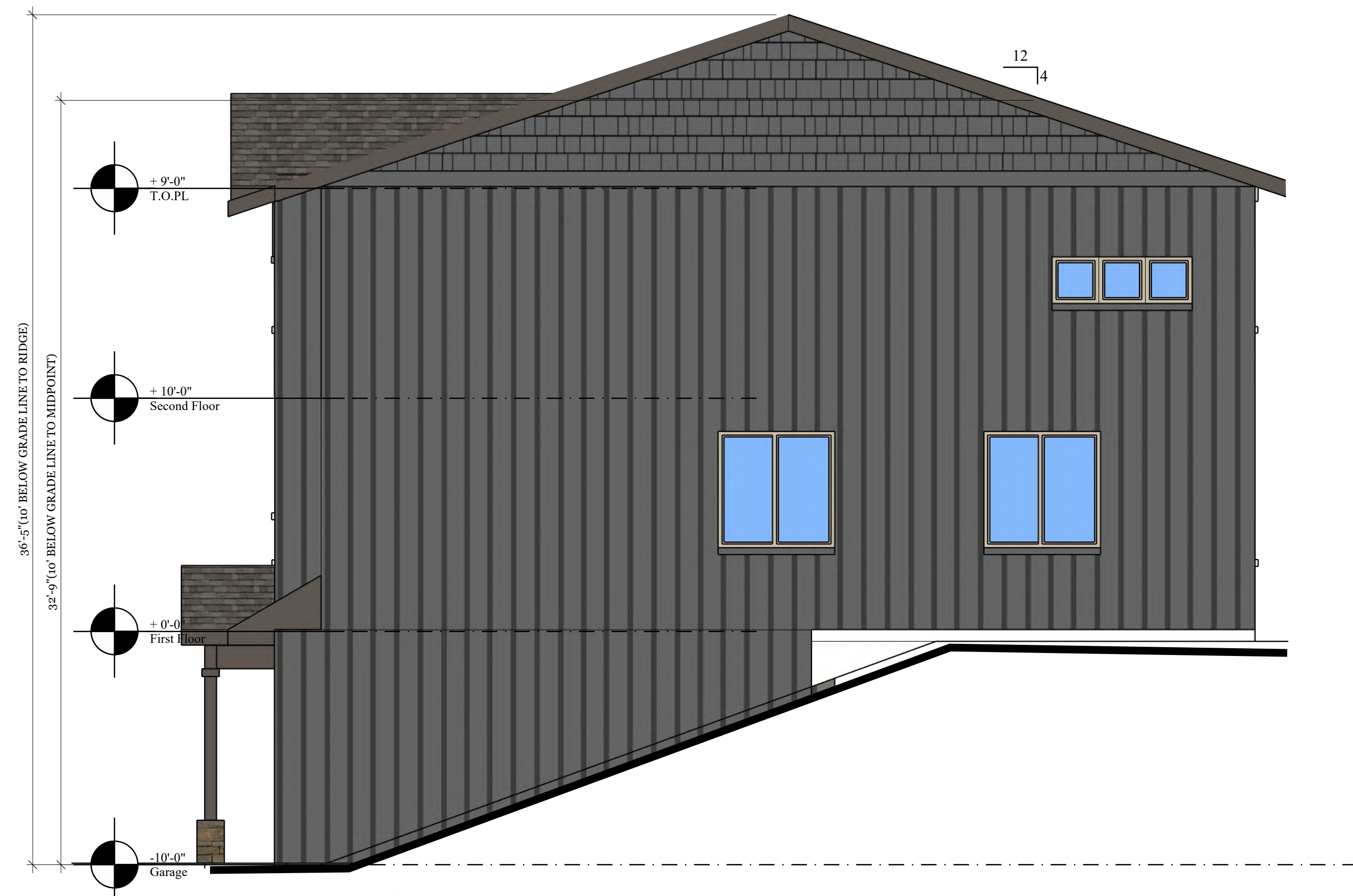
LOCATION: M:\Drawing\Project\20x townhomes\A4-ELEV\21-19-21 Layout - A3.4
LAST SAVED: November 19, 2021
PRINTED: November 19, 2021



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

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

BONAVENTURE
Senior Housing

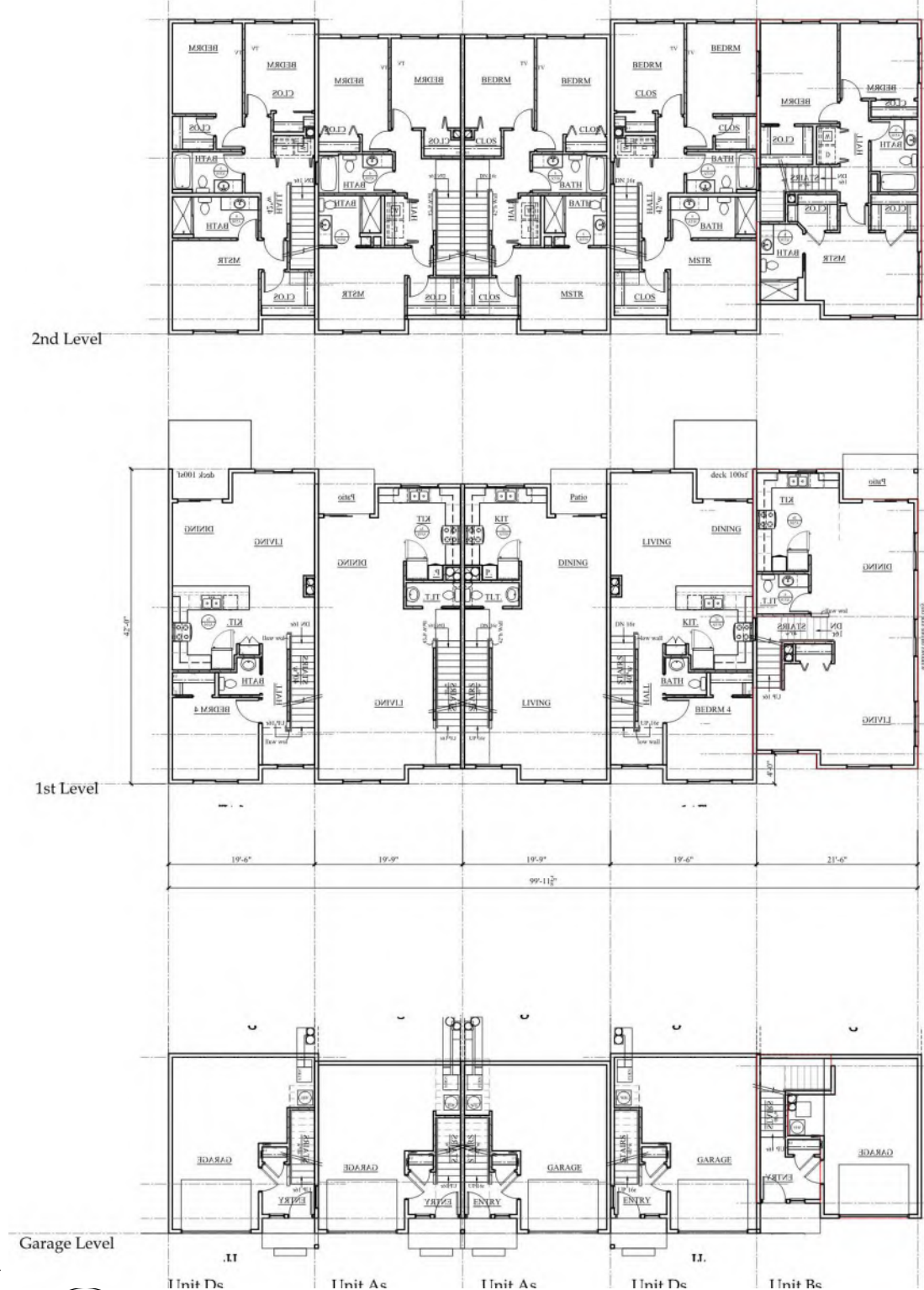
REVISIONS:	
PRELIMINARY NOT FOR CONSTRUCTION November 19, 2021	
PROJECT TITLE:	SALEM, OR
BOONE ROAD TOWNHOMES 36th and Boone Rd	
SHEET TITLE: EXTERIOR ELEVATIONS	SHEET: A3.4
DRAWN BY: 19xx DATE: 5/13/19	

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

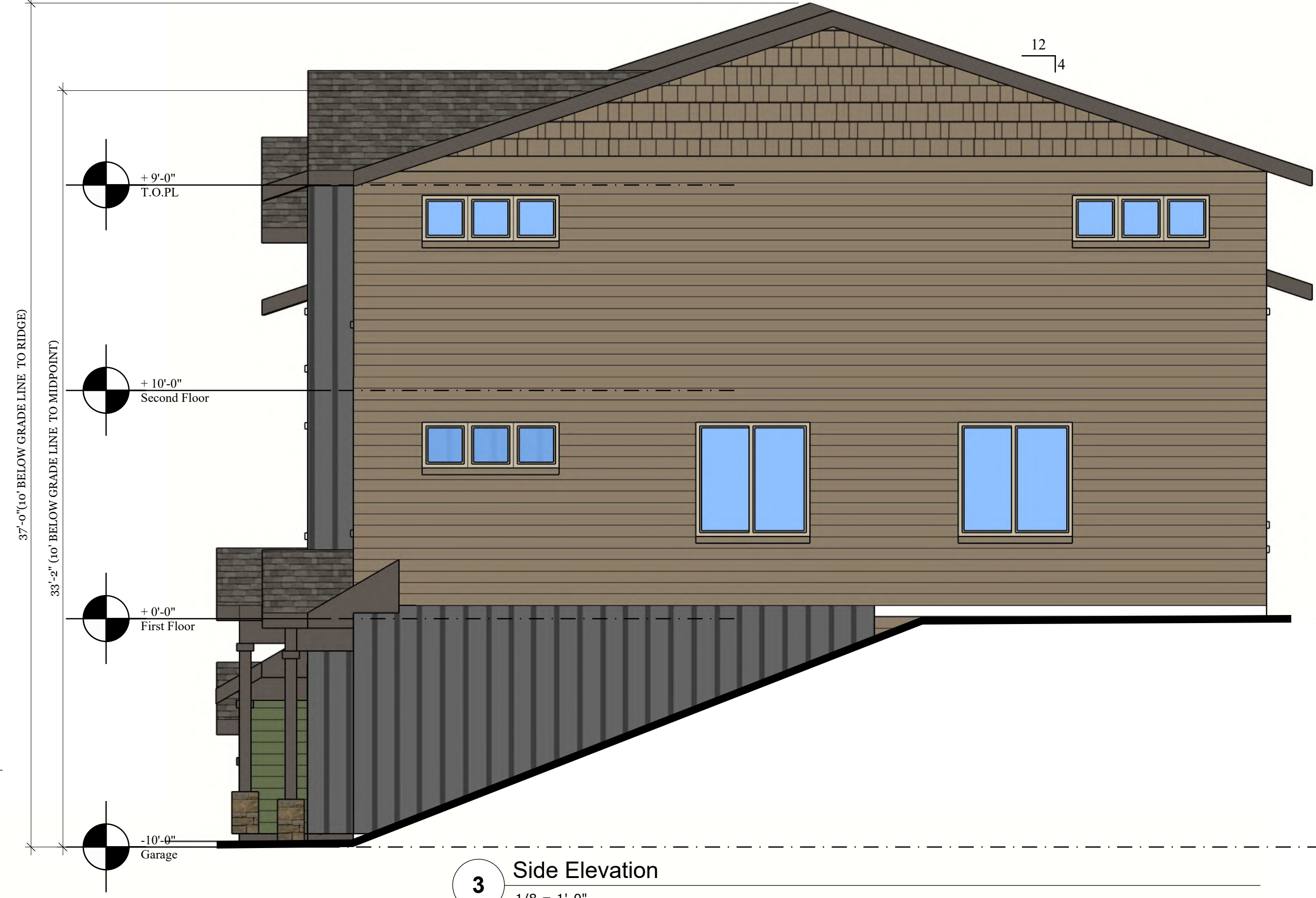
LAST SAVED: November 19, 2021
PRINTED: November 19, 2021



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:

BOONE ROAD TOWNHOMES
36th and Boone Rd
SALEM, OR

SHEET TITLE:
EXTERIOR
ELEVATIONS

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

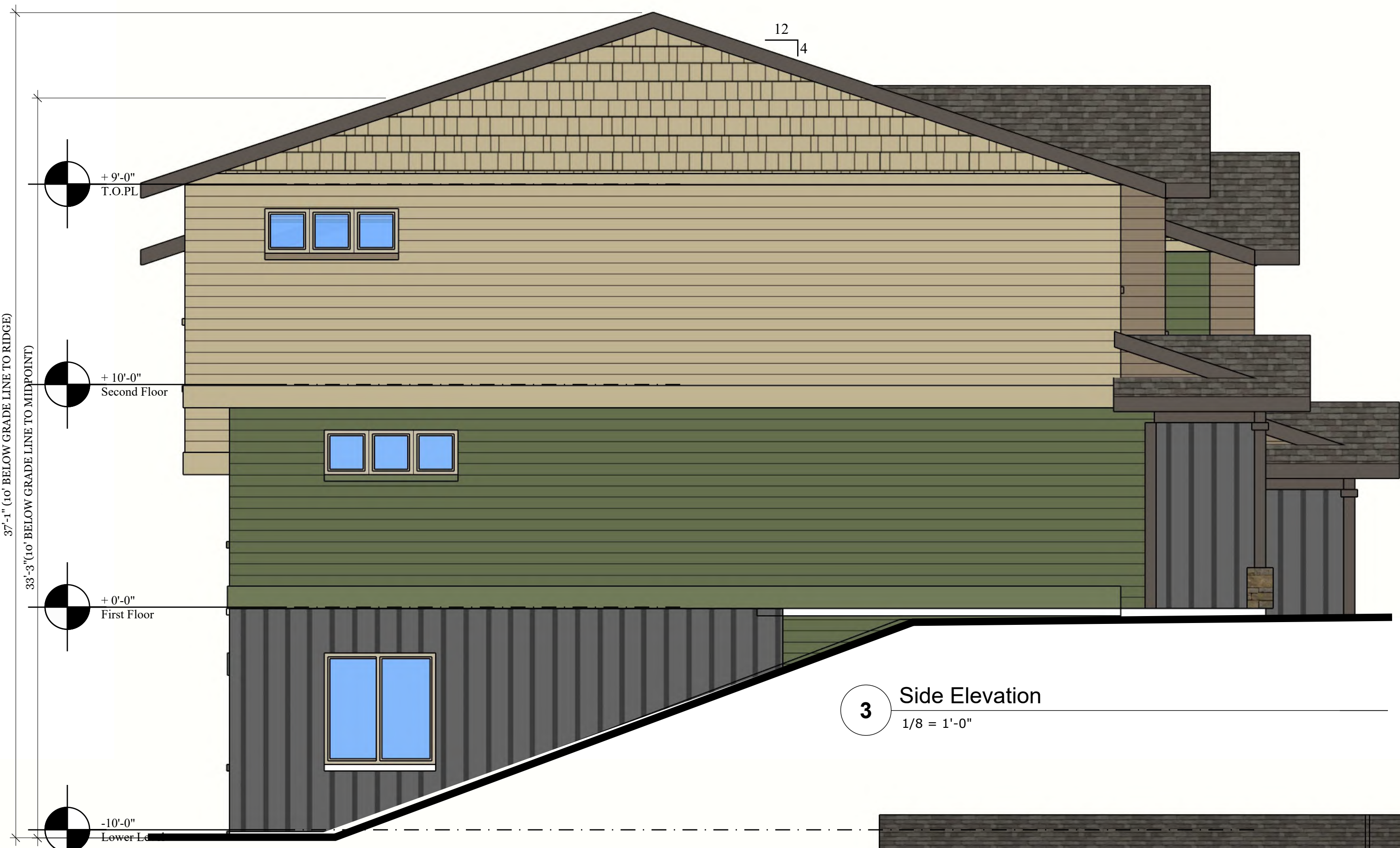
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BONAVENTURE
Senior Housing

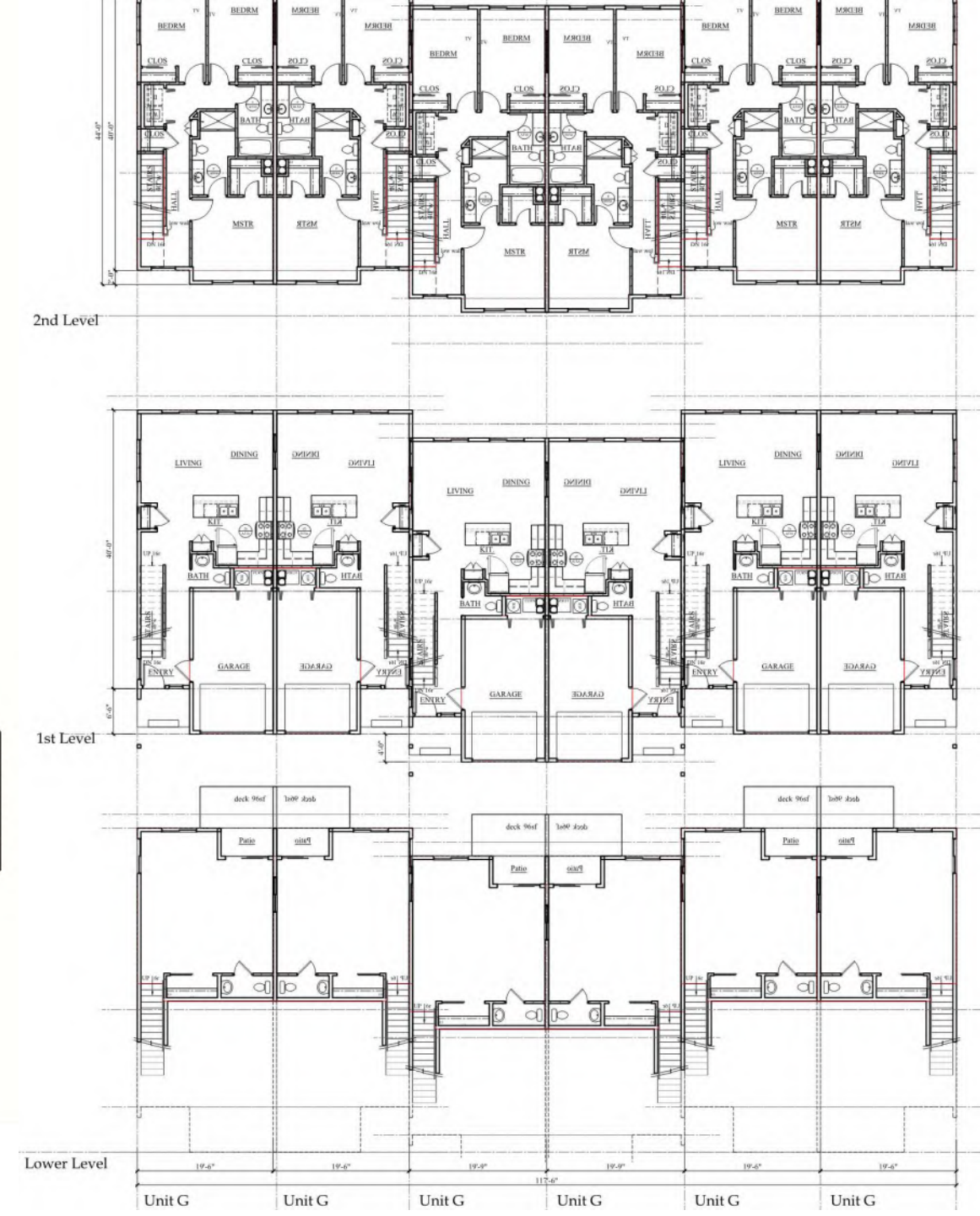
3425 Boone Rd. SE
Salem, OR 97317
Phone: (503) 566-5715
FAX: (503) 588-3531



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

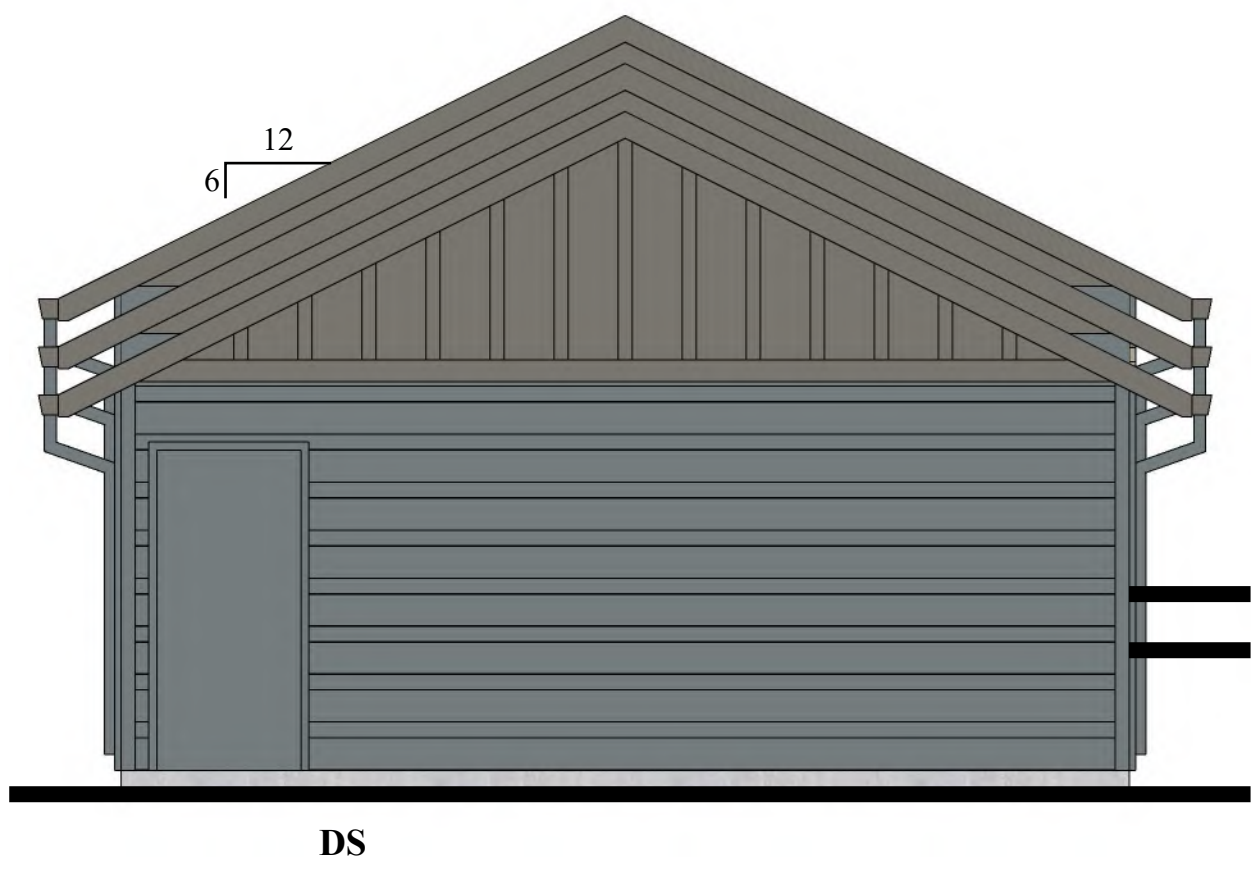
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EXTERIOR
ELEVATIONS

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

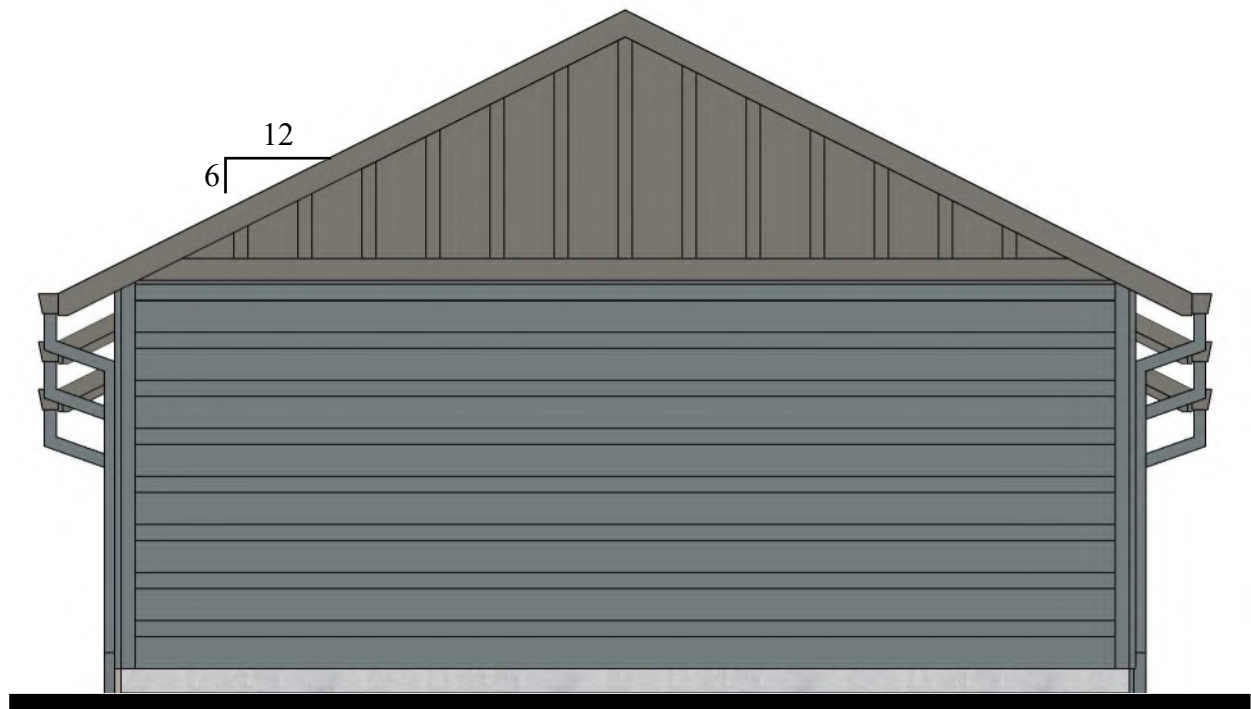
SHEET:
A3.6

BONAVENTURE
Senior Housing

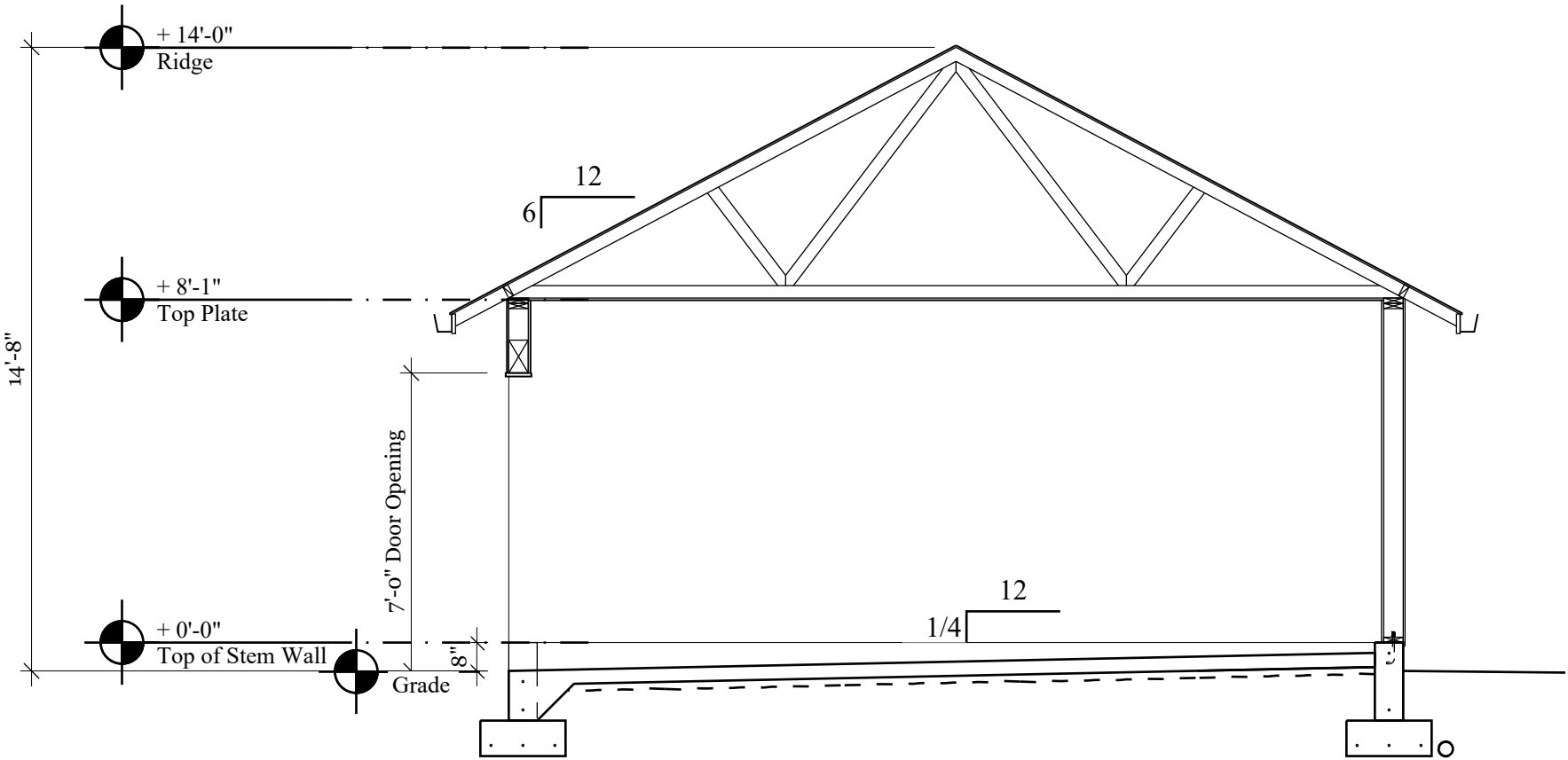
3425 Boone Rd. SE
Salem, OR 97317
Phone: (503) 566-5715
FAX: (503) 588-3531



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



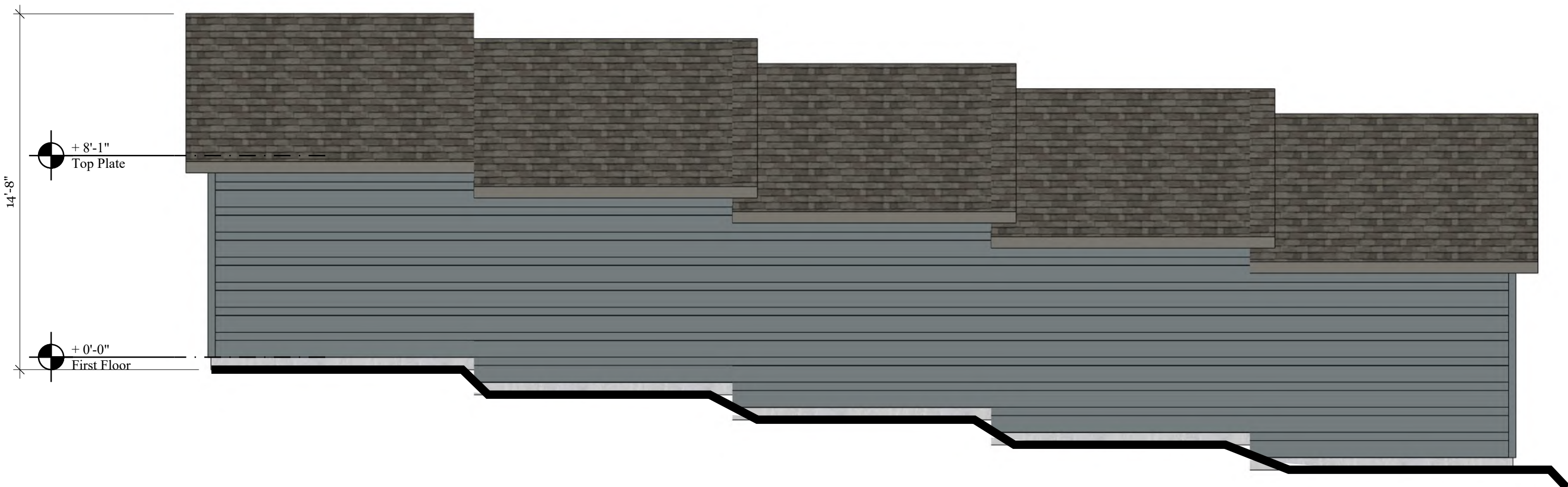
3 Right Elevation
SCALE: 1/4" = 1'-0"



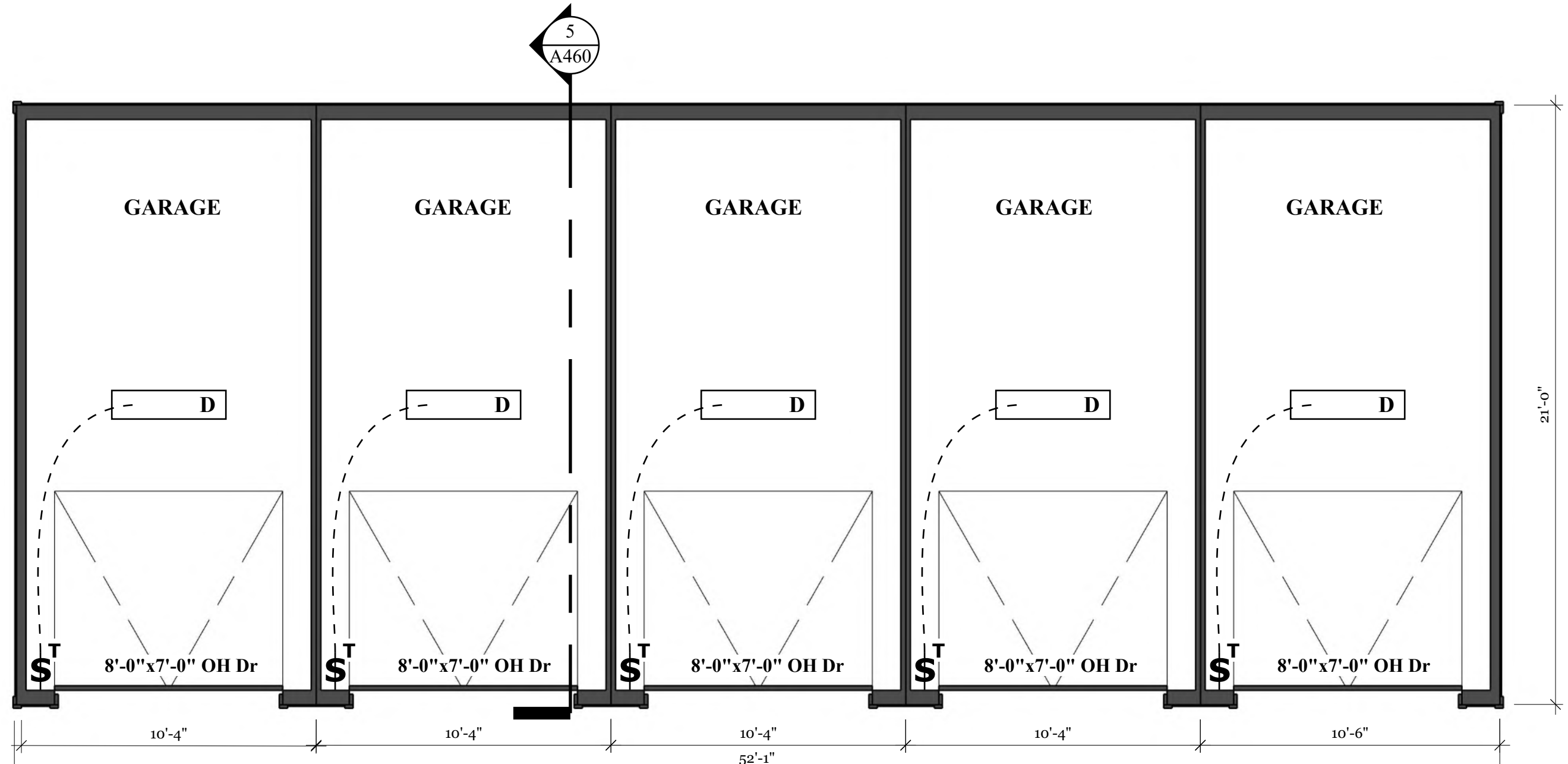
5 Building Section
SCALE: 1/4" = 1'-0"



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 SW625 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