



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 / Tree Removal Permit Case No. SPR-ADJ-TRV-DAP-DR-TRP22-44
PROPERTY LOCATION:	5205 Battle Creek Rd SE, Salem OR 97306
NOTICE MAILING DATE:	October 25, 2022
PROPOSAL SUMMARY:	Proposed 129-unit multiple family residential development with associated off-street parking, common open space, and site improvements.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Tuesday, November 8, 2022</u>. 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. 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.
CASE MANAGER:	Bryce Bishop, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2399; E-mail: bbishop@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> South Gateway Neighborhood Association, Glenn Baly, Land Use Co-Chair; Phone: 503-588-6924; Email: glennbaly12345@gmail.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; SRC 250.005(d)(2) – Class 2 Adjustment; SRC 808.045(d) – Tree Variance; SRC 804.025(d) – Class 2 Driveway Approach Permit; SRC 225.005(e)(1) – Class 1 Design Review; SRC 808.030(d) – Tree Removal Permit

CRITERIA cont.

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):

Gateway Phase 1 Limited Partnership (Eric Alan Paine; Kyle Paine)

APPLICANT(S):

Gateway Phase 2 Limited Partnership (Thomas Eldridge)

PROPOSAL REQUEST:

A consolidated application for a proposed 129-unit multiple family residential development with associated off-street parking, common open space, and site improvements on a portion of property totaling approximately 4.66 acres in size. The application includes:

- 1) A Class 3 Site Plan Review for the proposed development;
- 2) A Class 1 Design Review to determine the proposed developments conformance with the applicable multiple family design review standards of SRC 702.020;
- 3) A Class 2 Adjustment to:
 - a) Allow less than 40 percent of the buildable width of the street frontage of Lot 3 along Teal Street and less than 40 percent of the buildable width of the street frontage of Lot 4 along Salal Street to be occupied by buildings placed at the setback line (SRC 702.020(e)(4));
 - b) Allow two ground floor dwelling units in building I.3 and one ground floor dwelling unit in building H.2 that are located within 25 feet of a property line abutting a street to not have a primary entrance facing the street with direct pedestrian access to the adjacent sidewalk (SRC 702.020(e)(5));
 - c) Allow portions of the upper floor facades of buildings I.1, I.2, I.3, H.1, and H.2 to exceed a maximum length 80 ft. without an articulating faade design element a minimum of four feet in depth (SRC 702.020(e)(9));
 - d) Allow the vehicle operation area for solid waste collection service vehicles serving receptacles greater than two cubic yards in size to be located parallel, rather than perpendicular, to the front opening of the trash enclosure (SRC 800.055(f)(1)(A)); and
 - e) Allow the vehicle operation area for solid waste collection service vehicles to be designed without a turnaround, thereby requiring the vehicles to back onto the street (SRC 800.055(f)(2));
- 4) A Class 2 Driveway Approach Permit for the proposed driveway approaches serving the development onto Salal Street SE;
- 5) A Tree Variance to allow the removal of 18 significant trees on Lot 3 to accommodate the proposed development; and
- 6) A Tree Removal Permit to allow the removal of one significant tree on Lot 4 to accommodate the proposed development.

The subject property is zoned RM-II (Multiple Family Residential) and located at 5205 Battle Creek Road SE (Marion County Assessor Map and Tax Lot Number: 083W140000300).

APPLICATION PROCESS:

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.

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.

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: 22 116522. 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 / Tree Removal Permit Case No. SPR-ADJ-TRV-DAP-DR-TRP22-44

PROJECT ADDRESS: 5205 Battle Creek Rd SE, Salem OR 97306

AMANDA Application No.: 22-116522-PLN

COMMENT PERIOD ENDS: November 8, 2022

SUMMARY: Proposed 129-unit multiple family residential development with associated off-street parking, common open space, and site improvements.

REQUEST: A consolidated application for a proposed 129-unit multiple family residential development with associated off-street parking, common open space, and site improvements on a portion of property totaling approximately 4.66 acres in size. The application includes:

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The subject property is zoned RM-II (Multiple Family Residential) and located at 5205 Battle Creek Road SE (Marion County Assessor Map and Tax Lot Number: 083W140000300).

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. Tuesday, November 8, 2022, 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*

Case: Class 3 Site Plan Review / Class 2 Adjustment / Tree Variance / Class 2 Driveway Approach Permit / Class 1 Design Review / Tree Removal Permit Case No. SPR-ADJ-TRV-DAP-DR-TRP22-44

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: Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: bbishop@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

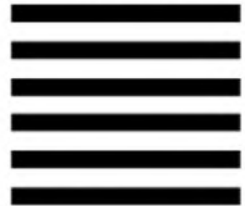
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FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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

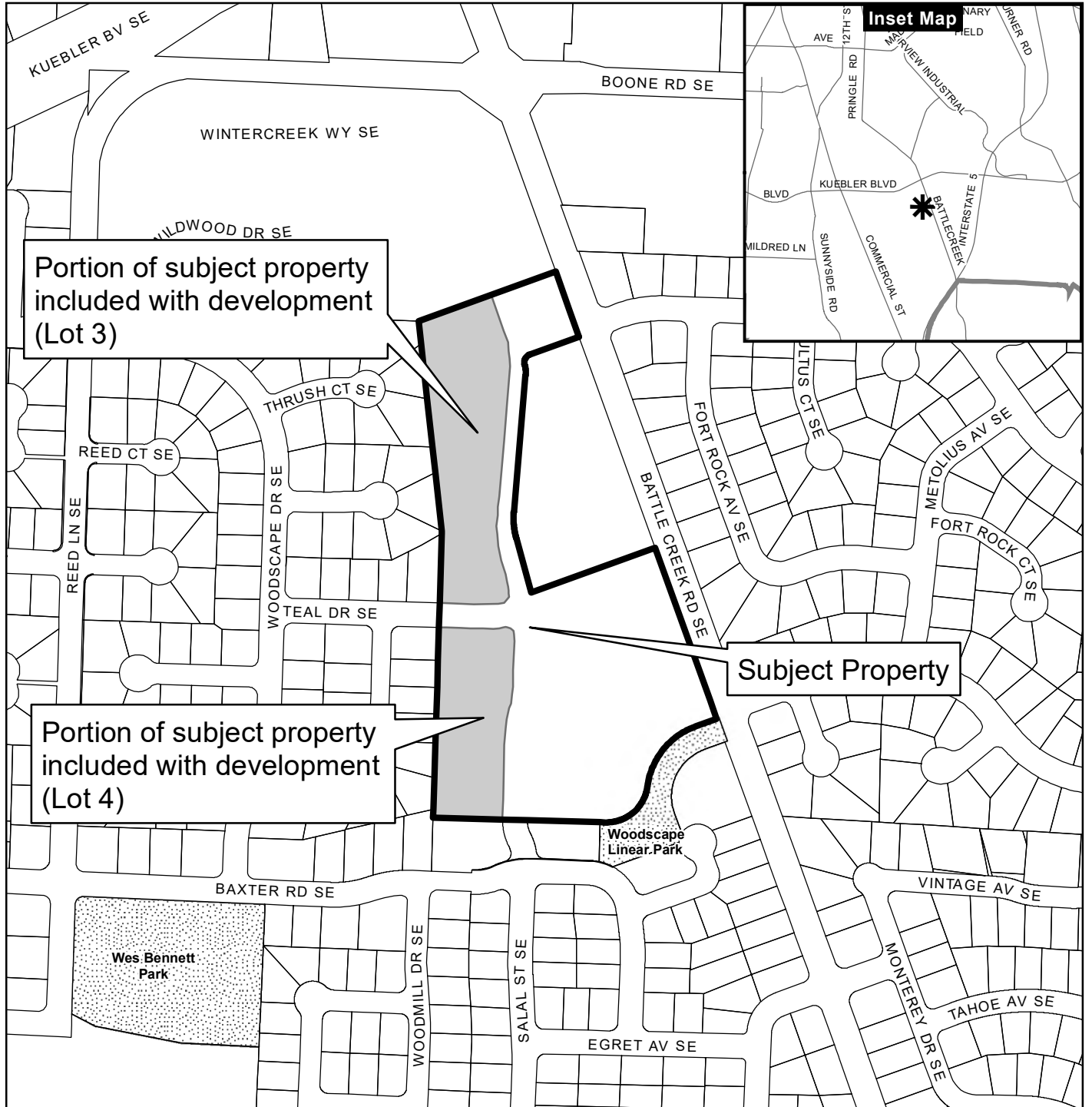


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Vicinity Map

5205 Battle Creek Road SE



Legend

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



0 100 200 400 Feet



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PHASE 2**

Job Number: #22047

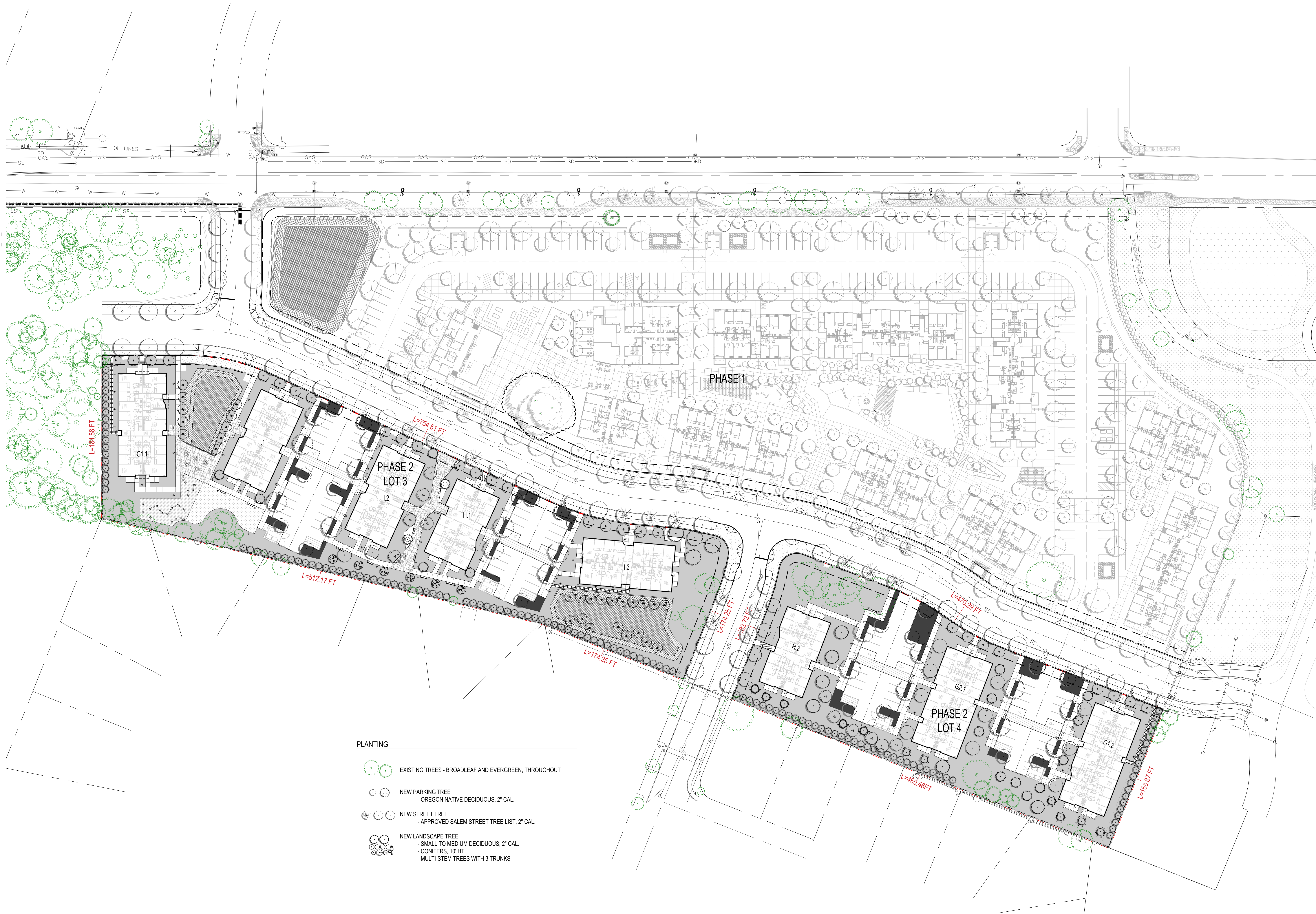
5120 SALAL ST SE
SALEM, OR 97306



PLACE

735 NW 18TH AVE
PORTLAND, OR 97209
(503) 334 2080

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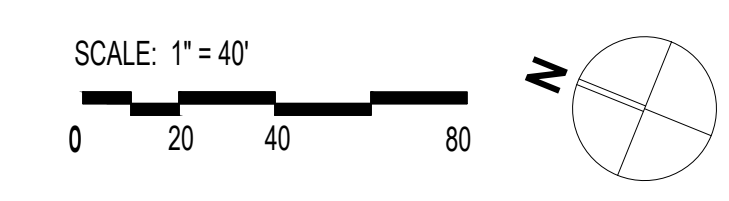
- PLANTING**
- EXISTING TREES - BROADLEAF AND EVERGREEN, THROUGHOUT
 - NEW PARKING TREE
- OREGON NATIVE DECIDUOUS, 2" CAL.
 - NEW STREET TREE
- APPROVED SALEM STREET TREE LIST, 2" CAL.
 - NEW LANDSCAPE TREE
- SMALL TO MEDIUM DECIDUOUS, 2" CAL.
- CONIFERS, 10' HT.
- MULTI-STEM TREES WITH 3 TRUNKS

1 OVERALL SITE PLAN - PHASE 1 & PHASE 2
1" = 40' - 0"

LAND USE SUBMISSION 10.19.2022

ISSUE DATE

Drawing:
**OVERALL SITE PLAN
PHASE 1 & PHASE 2**



Sheet No:
G1.10

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Job Number: #22047

5120 SALAL ST SE
SALEM, OR 97306



PLACE

735 NW 18TH AVE
PORTLAND, OR 97209
(503) 334 2080

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H_22_mclbertsonPK&RT.rvt



LOT 3 - LAND USE LEGEND

- - - GROSS SITE AREA - LOT 3 (122,991 SF)
- BUILDING FOOTPRINT AREA: 27,196 SF SF (22% of GSA)
- OPEN SPACE: 73,833 SF (60% of GSA)
- COMMON OPEN SPACE: 2,232 SF (1,975 SF MIN. REQUIRED)
- PRIVATE OPEN SPACE: 1,971 SF IN 20 PATIOS
- PEDESTRIAN WALKWAYS AND PLAZAS: 14,211 SF (11% of GSA)
- LANDSCAPED AREAS: 42,119 SF (34% of GSA)
- NATURE PLAY AREA: 2,097 SF
- STORM WATER PLANTER AREA: 11,203 SF

- EXISTING TREES TO BE PRESERVED: 20 (6 ARE SIGNIFICANT TREES)
 - NEW TREES: 173 SITE TREES (65 NEEDED FOR TREE REPLACEMENT, PLUS REQUIRED PLANTING UNITS AROUND BUILDINGS)
 - VEHICULAR & PARKING AREA: 16,329 SF (13% of GSA)
STANDARD SPACES: 38
A.D.A SPACES: 5
TOTAL: 43 (43 REQUIRED)
LOADING: 1
 - PARKING LANDSCAPE & SCREENING AREA: 3,374 SF
 - SOLID WASTE ENCLOSURE AREAS: 637.3 SF
- NOTE:
SEE CIVIL FOR RIGHT-OF-WAY AND STREET IMPROVEMENTS

ZONING:	RM-II
GROSS FLOOR AREA OF BUILDINGS:	82,499 SF, ALL RESIDENTIAL USE
BUILDING HEIGHT:	36.3 FT MAX (BUILDING I)
PARKING:	43 SPACES TOTAL: 38 STANDARD 5 A.D.A. 1 LOADING
LOT COVERAGE:	BUILDINGS = 27,173 SF (22%)

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SALEM, OR 97306



LOT 4 - LAND USE LEGEND

- GROSS SITE AREA - LOT 3 (80,253 SF)
- BUILDING FOOTPRINT AREA: 17,250 SF (21% of GSA)
- OPEN SPACE: 44,043 SF (55% of GSA)
- COMMON OPEN SPACE: 5,158 SF (1,637.5 SF MIN. REQUIRED)
- PRIVATE OPEN SPACE: 1,176 SF IN 12 PATIOS
- PEDESTRIAN WALKWAYS AND PLAZAS: 6,215 SF (8% of GSA)
- LANDSCAPED AREAS: 31,494 SF (39% of GSA)
- STORM WATER PLANTER AREA: 0 SF

- EXISTING TREES TO BE PRESERVED: 11 (4 ARE SIGNIFICANT TREES)
- NEW TREES: 126 SITE TREES (6 NEEDED FOR TREE REPLACEMENT, PLUS REQUIRED PLANTING UNITS AROUND BUILDINGS)
- VEHICULAR & PARKING AREA: 13,825 SF (17% of GSA)
STANDARD SPACES: 27
A.D.A SPACES: 4
TOTAL: 31 (30 REQUIRED)
LOADING: 1
- PARKING LANDSCAPE & SCREENING AREA: 3,861 SF
- SOLID WASTE ENCLOSURE AREAS: 637.3 SF

NOTE:
SEE CIVIL FOR RIGHT-OF-WAY AND STREET IMPROVEMENTS

SUMMARY TABLE - LOT 4

ZONING:	RM-II
GROSS FLOOR AREA OF BUILDINGS:	52,261 SF, ALL RESIDENTIAL USE
BUILDING HEIGHT:	35 FT MAX. (ALL BUILDINGS)
PARKING:	31 SPACES TOTAL: 27 STANDARD 4 A.D.A. 1 LOADING
LOT COVERAGE:	BUILDINGS = 17,244 SF (21%)



PLACE

735 NW 18TH AVE
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LAND USE SUBMISSION 10.19.2022

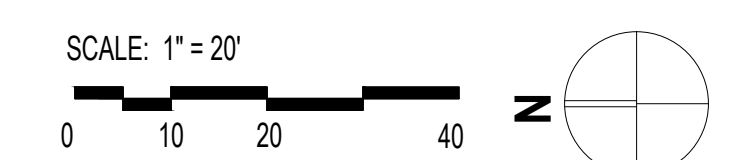
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Drawing:

**LAND USE
SITE PLAN LOT 4**

Sheet No.:

G1.12



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LAND USE SUBMISSION 10.19.2022
ISSUE DATE

Drawing:

OVERALL PLANTING PLAN

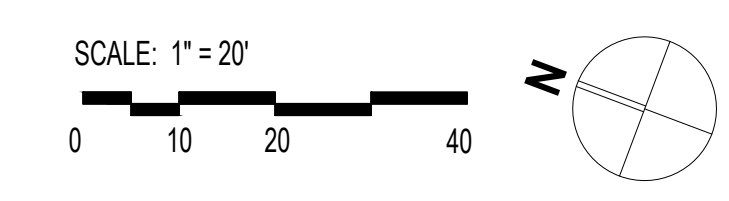
Sheet No:

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1 OVERALL PLANTING PLAN
1" = 40' - 0"



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**MAHONIA
CROSSING -
PHASE 2**

Job Number: #22047

5120 SALAL ST SE
SALEM, OR 97306



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PORTLAND, OR 97209
(503) 334 2080

LAND USE SUBMISSION 10.19.2022

ISSUE DATE

Drawing:

**TREE VARIANCE PLAN
LOT 3**

Sheet No:

T1.01

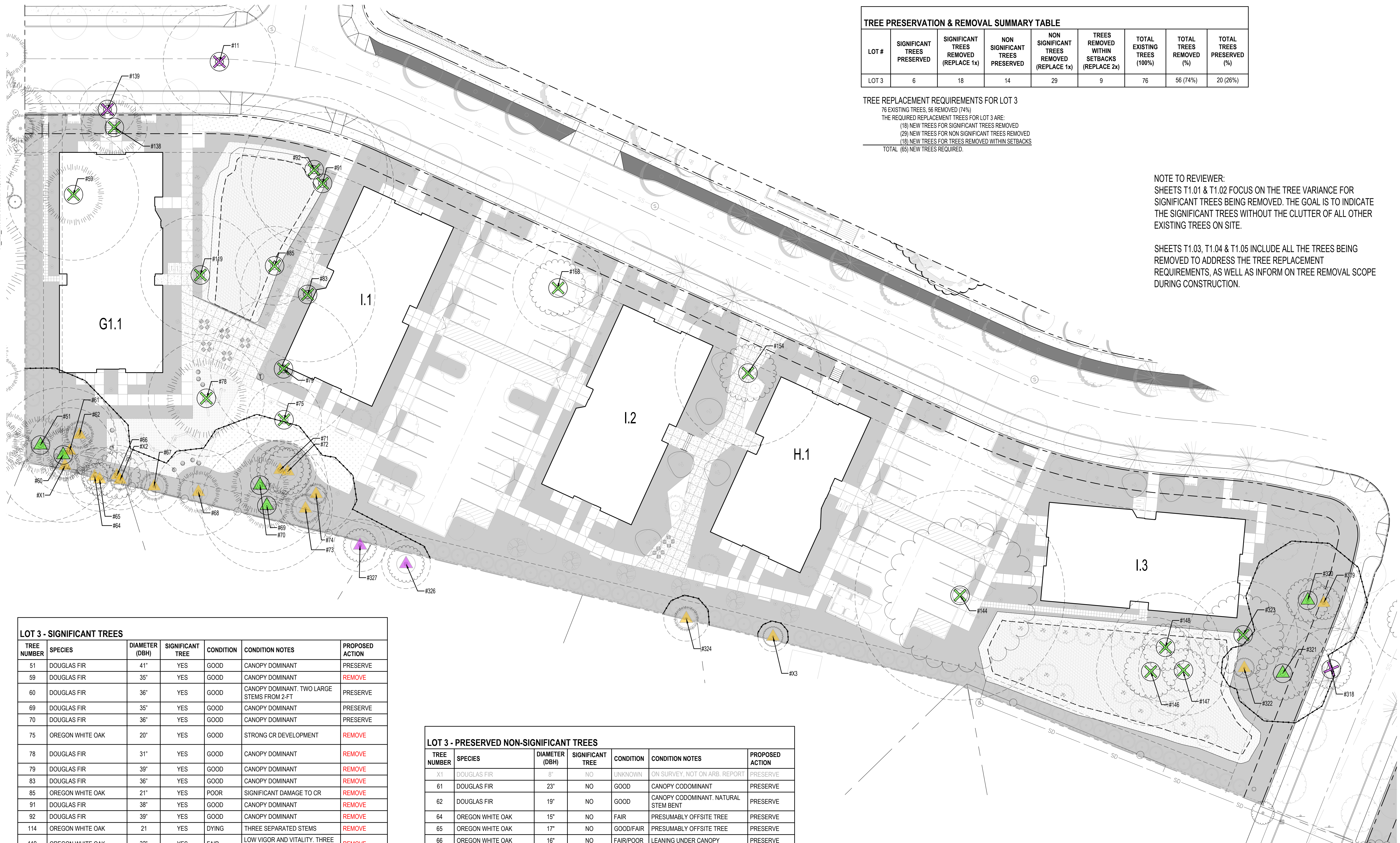
TREE PRESERVATION & REMOVAL SUMMARY TABLE								
LOT #	SIGNIFICANT TREES PRESERVED	SIGNIFICANT TREES REMOVED (REPLACE 1x)	NON SIGNIFICANT TREES PRESERVED	NON SIGNIFICANT TREES REMOVED (REPLACE 1x)	TREES REMOVED WITHIN SETBACKS (REPLACE 2x)	TOTAL EXISTING TREES (100%)	TOTAL TREES REMOVED (%)	TOTAL TREES PRESERVED (%)
LOT 3	6	18	14	29	9	76	56 (74%)	20 (26%)

TREE REPLACEMENT REQUIREMENTS FOR LOT 3

76 EXISTING TREES, 56 REMOVED (74%)
THE REQUIRED REPLACEMENT TREES FOR LOT 3 ARE:
(18) NEW TREES FOR SIGNIFICANT TREES REMOVED
(29) NEW TREES FOR NON SIGNIFICANT TREES REMOVED
(18) NEW TREES FOR TREES REMOVED WITHIN SETBACKS
TOTAL (65) NEW TREES REQUIRED.

NOTE TO REVIEWER:
SHEETS T1.01 & T1.02 FOCUS ON THE TREE VARIANCE FOR SIGNIFICANT TREES BEING REMOVED. THE GOAL IS TO INDICATE THE SIGNIFICANT TREES WITHOUT THE CLUTTER OF ALL OTHER EXISTING TREES ON SITE.

SHEETS T1.03, T1.04 & T1.05 INCLUDE ALL THE TREES BEING REMOVED TO ADDRESS THE TREE REPLACEMENT REQUIREMENTS, AS WELL AS INFORM ON TREE REMOVAL SCOPE DURING CONSTRUCTION.

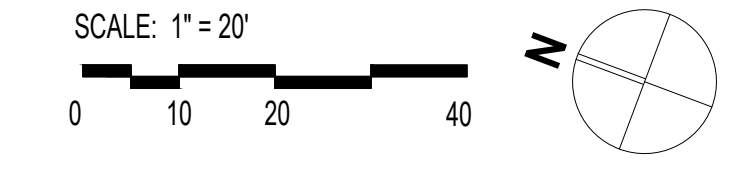
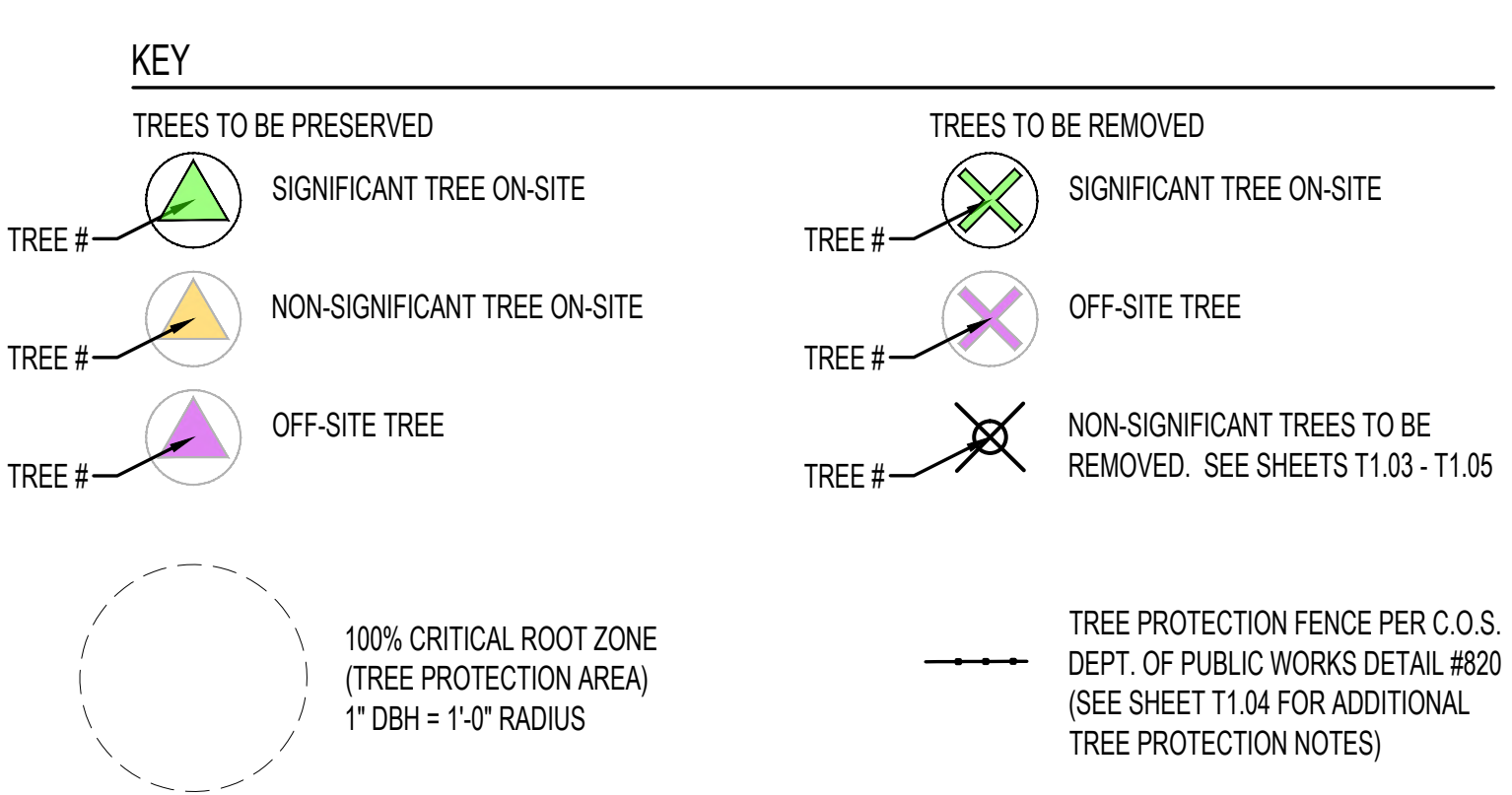


LOT 3 - SIGNIFICANT TREES						
TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION
51	DOUGLAS FIR	41"	YES	GOOD	CANOPY DOMINANT	PRESERVE
59	DOUGLAS FIR	35"	YES	GOOD	CANOPY DOMINANT	REMOVE
60	DOUGLAS FIR	36"	YES	GOOD	CANOPY DOMINANT. TWO LARGE STEMS FROM 2-FT	PRESERVE
69	DOUGLAS FIR	35"	YES	GOOD	CANOPY DOMINANT	PRESERVE
70	DOUGLAS FIR	36"	YES	GOOD	CANOPY DOMINANT	PRESERVE
75	OREGON WHITE OAK	20"	YES	GOOD	STRONG CR DEVELOPMENT	REMOVE
78	DOUGLAS FIR	31"	YES	GOOD	CANOPY DOMINANT	REMOVE
79	DOUGLAS FIR	39"	YES	GOOD	CANOPY DOMINANT	REMOVE
83	DOUGLAS FIR	36"	YES	GOOD	CANOPY DOMINANT	REMOVE
85	OREGON WHITE OAK	21"	YES	POOR	SIGNIFICANT DAMAGE TO CR	REMOVE
91	DOUGLAS FIR	38"	YES	GOOD	CANOPY DOMINANT	REMOVE
92	DOUGLAS FIR	39"	YES	GOOD	CANOPY DOMINANT	REMOVE
114	OREGON WHITE OAK	21"	YES	DYING	THREE SEPARATED STEMS	REMOVE
119	OREGON WHITE OAK	32"	YES	FAIR	LOW VIGOR AND VITALITY. THREE SPREADING STEMS	REMOVE
138	DOUGLAS FIR	35"	YES	GOOD	HIGH LIVE CROWN RATIO (LCR)	REMOVE
144	OREGON WHITE OAK	56"	YES	GOOD/FAIR	OVER MATURE TREE. HEAVY IVY COVER. CR DIEBACK	REMOVE
146	OREGON WHITE OAK	29"	YES	GOOD	TWIN STEMS. SPREADING CR. SHADED CR TO EAST	REMOVE
147	OREGON WHITE OAK	24"	YES	FAIR	CANOPY CODOMINANT. STORM DAMAGE EVIDENT	REMOVE
148	OREGON WHITE OAK	29"	YES	GOOD	THREE STEMS	REMOVE
154	OREGON WHITE OAK	39"	YES	GOOD/FAIR	TWO VERY LARGE STEMS. THINNING CR	REMOVE
168	OREGON WHITE OAK	24"	YES	GOOD	SEMI-MATURE. TWIN STEMS	REMOVE
320	OREGON WHITE OAK	31"	YES	GOOD	CANOPY DOMINANT. 3 LARGE STEMS JOINED AT 3-FT	PRESERVE
321	OREGON WHITE OAK	26"	YES	POOR	STORM DAMAGE IN UPPER CR	PRESERVE
323	OREGON WHITE OAK	29"	YES	GOOD	4 STEMS FROM GROUND. CR WEAK AND LOW VIGOR	REMOVE

LOT 3 - PRESERVED NON-SIGNIFICANT TREES						
TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION
X1	DOUGLAS FIR	8"	NO	UNKNOWN	ON SURVEY. NOT ON ARB. REPORT	PRESERVE
61	DOUGLAS FIR	23"	NO	GOOD	CANOPY CODOMINANT	PRESERVE
62	DOUGLAS FIR	19"	NO	GOOD	CANOPY CODOMINANT. NATURAL STEM BENT	PRESERVE
64	OREGON WHITE OAK	15"	NO	FAIR	PRESUMABLY OFFSITE TREE	PRESERVE
65	OREGON WHITE OAK	17"	NO	GOOD/FAIR	PRESUMABLY OFFSITE TREE	PRESERVE
66	OREGON WHITE OAK	16"	NO	FAIR/POOR	LEANING UNDER CANOPY	PRESERVE
67	DOUGLAS FIR	14"	NO	GOOD	CANOPY CODOMINANT. 2-FT FROM PROPERTY LINE	PRESERVE
68	DOUGLAS FIR	23"	NO	GOOD	CANOPY DOMINANT. 5-FT FROM EXISTING FENCE LINE	PRESERVE
71	OREGON WHITE OAK	16"	NO	FAIR	DAMAGED CROWN	PRESERVE
72	OREGON WHITE OAK	15"	NO	FAIR	STRONGLY LEANING STEM	PRESERVE
73	DOUGLAS FIR	13"	NO	GOOD/FAIR	CANOPY CODOMINANT	PRESERVE
74	DOUGLAS FIR	21"	NO	GOOD/FAIR	CANOPY CODOMINANT	PRESERVE
X3	MAPLE	8"	NO	UNKNOWN	ON SURVEY. NOT ON ARB. REPORT	PRESERVE
319	OREGON WHITE OAK	14"	NO	GOOD	CODOMINANT WITHIN THE CANOPY. WITHIN DRAINAGE DRAW	PRESERVE
322	OREGON WHITE OAK	12"	NO	FAIR/GOOD	PARTIALLY SUPPRESSED, SOME CROWN DIEBACK	PRESERVE
324	DOUGLAS FIR	12"	NO	GOOD	PRESUMABLY OFFSITE TREE	PRESERVE

LOT 3 SUMMARY:
SIGNIFICANT TREES: 23
PRESERVED: 6
REMOVED: 17
ADDITIONAL NON-SIGNIFICANT TREES PRESERVED: 14

1 TREE PLAN - LOT 3
1" = 20' - 0"



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**MAHONIA
CROSSING -
PHASE 2**

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5120 SALAL ST SE
SALEM, OR 97306



LOT 4 - SIGNIFICANT TREES						
TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION
281	OREGON WHITE OAK	24"	YES	GOOD	MINOR BRANCH DAMAGE UPPER CR	PRESERVE
304	OREGON WHITE OAK	22"	YES	GOOD	THINNING CR. INCLUDED BARK AT TWIN STEM UNION	PRESERVE
305	OREGON WHITE OAK	21"	YES	GOOD	CANOPY DOMINANT. THINNING CR	PRESERVE
310	OREGON WHITE OAK	21"	YES	GOOD	FUSED LOWER STEM. NO DEFECTS NOTED	PRESERVE
311	OREGON WHITE OAK	25"	YES	GOOD	STRONG OPEN CR	REMOVE

LOT 4 - PRESERVED NON-SIGNIFICANT TREES						
TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION
282	LEYLAND CYPRESS	7"	NO	GOOD	PARTIALLY SUPPRESSED	PRESERVE
283	DOUGLAS FIR	14"	NO	GOOD		PRESERVE
284	EASTERN WHITE PINE	10"	NO	GOOD		PRESERVE
285	EASTERN WHITE PINE	10"	NO	GOOD	LOW CROWN DENSITY	PRESERVE
306	OREGON WHITE OAK	11"	NO	GOOD/FAIR	SUBDOMINANT CANOPY TO #305	PRESERVE
307	OREGON WHITE OAK	12"	NO	GOOD	SLENDER CROWN FORM	PRESERVE
308	OREGON WHITE OAK	12"	NO	GOOD	SPREADING CROWN FORM	PRESERVE
309	OREGON WHITE OAK	11"	NO	GOOD	THIN CROWN BUT HEALTHY	PRESERVE

LOT 3 SUMMARY:
SIGNIFICANT TREES: 5
PRESERVED: 4
REMOVED: 1
ADDITIONAL NON-SIGNIFICANT TREES
PRESERVED: 7

OFFSITE TREES							
TREE NUMBER	SPECIES	DIAMETER (DBH)	SIGNIFICANT TREE	CONDITION	CONDITION NOTES	PROPOSED ACTION	ADJACENCY
11	DOUGLAS FIR	30"	YES	GOOD	CANOPY DOMINANT	REMOVE (a)	LOT 3
139	DOUGLAS FIR	30"	YES	GOOD	CANOPY DOMINANT. SPACED APART	REMOVE (a)	LOT 3
302	OREGON WHITE OAK	23"	YES	GOOD	SINGLE STEM. COMPLETE CR	REMOVE (a)	LOT 4
303	OREGON WHITE OAK	22"	YES	GOOD	STORM DAMAGE. HEAVY IVY WITHIN CR AND STEM	REMOVE (a)	LOT 4
313	OREGON WHITE OAK	23"	YES	GOOD	LOW VIGOR. NARROW CR FORM	REMOVE (a)	LOT 4
318	OREGON WHITE OAK	22"	YES	GOOD	FULL CR FORM	REMOVE (a)	LOT 3
279	NORWAY MAPLE	13"	NO	GOOD	NUISANCE TREE: ON ADJACENT PROPERTY; SEMI MATURE	PRESERVE	LOT 4
280	WESTERN RED CEDAR	24"	NO	GOOD	ON ADJACENT PROPERTY; SEMI MATURE	PRESERVE	LOT 4
292	EUROPEAN HORNBEAM	13"	NO	GOOD/FAIR	ON ADJACENT PROPERTY RETAINING WALL. MINOR DAMAGE	PRESERVE	LOT 4
293	EUROPEAN HORNBEAM	13"	NO	GOOD/FAIR	ON ADJACENT PROPERTY RETAINING WALL. MINOR DAMAGE	PRESERVE	LOT 4
297	WESTERN RED CEDAR	7"	NO	GOOD	ON PUBLIC LAND; SEMI-MATURE SPECIMEN	PRESERVE	LOT 4
298	WESTERN RED CEDAR	9"	NO	GOOD	ON PUBLIC LAND; SEMI-MATURE SPECIMEN	PRESERVE	LOT 4
299	WESTERN RED CEDAR	9"	NO	GOOD	ON PUBLIC LAND; SEMI-MATURE SPECIMEN	PRESERVE	LOT 4
326	OREGON WHITE OAK	13"	NO	FAIR	6FT OUTSIDE PROP. LINE; HALF CROWN MISSING	PRESERVE	LOT 3
327	SWEET CHERRY	14"	NO	FAIR	REGIONAL NUISANCE TREE; 1FT OUTSIDE PROP. LINE	PRESERVE	LOT 3

OFF-SITE TREE NOTES:

- a) REMOVAL OF TREES #11, 139, 302, 303, 313 & 318 WAS APPROVED AS PART OF THE WOODSCAPE GREEN NORTH SUBDIVISION AND ARE AFFECTED BY THE RIGHT OF WAY EXTENSIONS FOR SALAL AND TEAL.
- b) ARBORIST REPORT INCLUDES PARTIAL ASSESSMENTS FOR OFFSITE TREES THAT WERE NOT FULLY EXAMINED.
- c) NUISANCE SPECIES LOCATED OFFSITE ARE NOT BEING REMOVED AS PART OF THIS PROJECT.

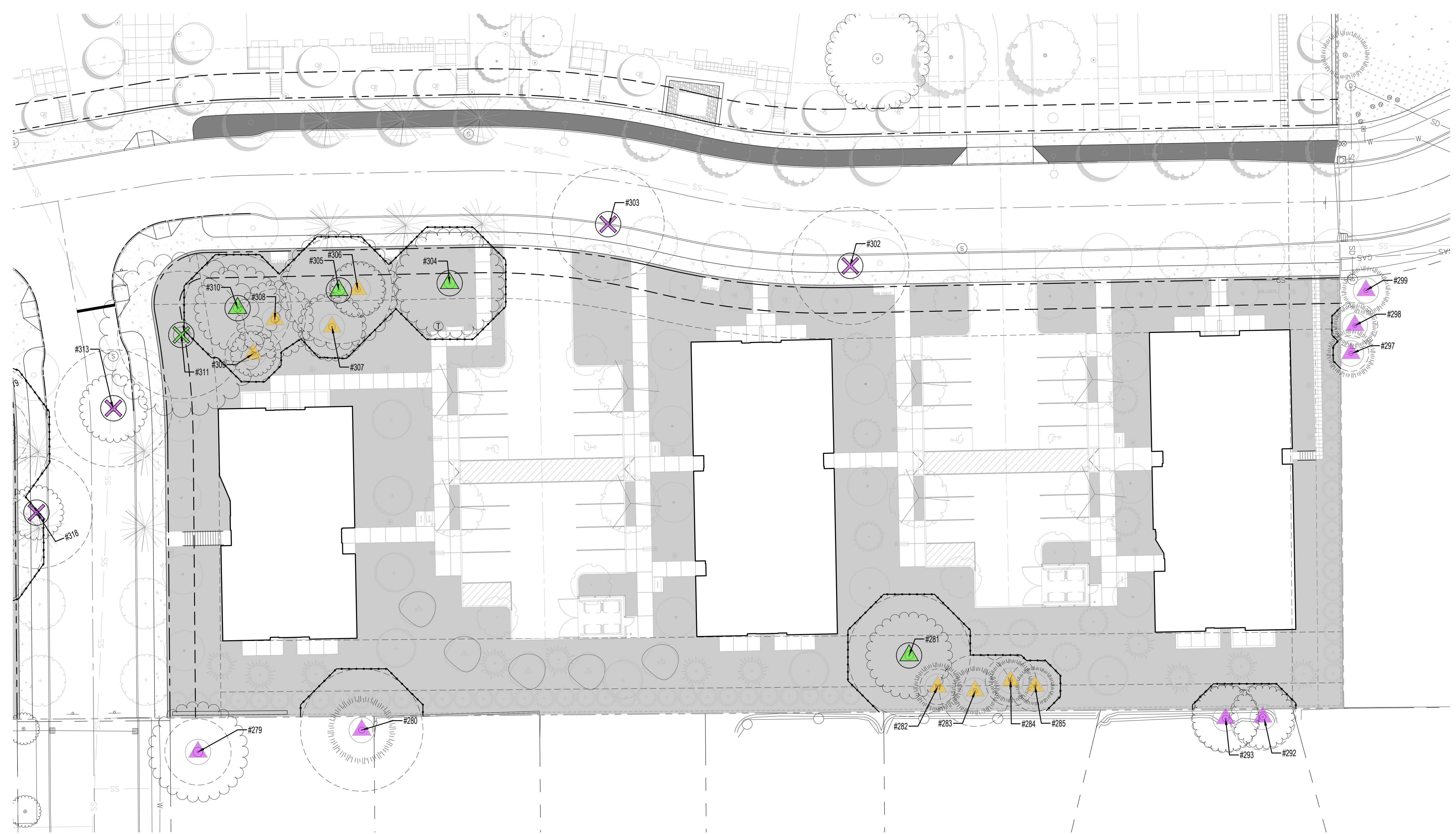
TREE PRESERVATION & REMOVAL SUMMARY TABLE								
LOT #	SIGNIFICANT TREES PRESERVED	SIGNIFICANT TREES REMOVED (REPLACE 1x)	NON SIGNIFICANT TREES PRESERVED	NON SIGNIFICANT TREES REMOVED (REPLACE 1x)	TREES REMOVED WITHIN SETBACKS (REPLACE 2x)	TOTAL EXISTING TREES (100%)	TOTAL TREES REMOVED (%)	TOTAL TREES PRESERVED (%)
LOT 4	4	1	7	3	1	16	5 (31%)	11 (69%)

TREE REPLACEMENT REQUIREMENTS FOR LOT 4

16 EXISTING TREES, 5 REMOVED (31%)
THE REQUIRED REPLACEMENT TREES FOR LOT 4 ARE:
(1) NEW TREE FOR SIGNIFICANT TREE REMOVED
(3) NEW TREE FOR NON SIGNIFICANT TREE REMOVED
(2) NEW TREES FOR NON SIGNIFICANT TREE REMOVED WITHIN SETBACKS
TOTAL (6) NEW TREES REQUIRED.

NOTE TO REVIEWER:
SHEETS T1.01 & T1.02 FOCUS ON THE TREE VARIANCE FOR SIGNIFICANT TREES BEING REMOVED. THE GOAL IS TO INDICATE THE SIGNIFICANT TREES WITHOUT THE CLUTTER OF ALL OTHER EXISTING TREES ON SITE.

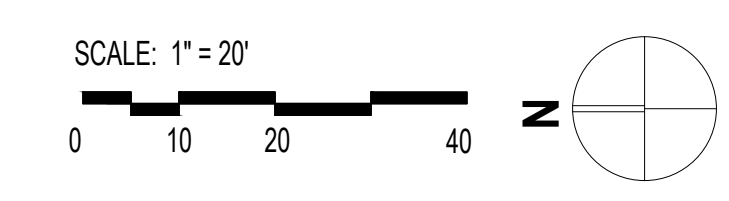
SHEETS T1.03, T1.04 & T1.05 INCLUDE ALL THE TREES BEING REMOVED TO ADDRESS THE TREE REPLACEMENT REQUIREMENTS, AS WELL AS INFORM ON TREE REMOVAL SCOPE DURING CONSTRUCTION.



KEY

TREE #		TREES TO BE PRESERVED	TREE #		TREES TO BE REMOVED
TREE #		SIGNIFICANT TREE ON-SITE	TREE #		SIGNIFICANT TREE ON-SITE
TREE #		NON-SIGNIFICANT TREE ON-SITE	TREE #		OFF-SITE TREE
TREE #		OFF-SITE TREE	TREE #		NON-SIGNIFICANT TREES TO BE REMOVED. SEE SHEETS T1.03 - T1.05
		100% CRITICAL ROOT ZONE (TREE PROTECTION AREA) 1" DBH = 1'-0" RADIUS			TREE PROTECTION FENCE PER C.O.S. DEPT. OF PUBLIC WORKS DETAIL #820 (SEE SHEET T1.04 FOR ADDITIONAL TREE PROTECTION NOTES)

1 TREE PLAN - LOT 4
1" = 20' - 0"



LAND USE SUBMISSION 10.19.2022
ISSUE DATE
Drawing:
**TREE VARIANCE PLAN
LOT 4**

Sheet No:
T1.02

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NOT FOR
CONSTRUCTION

**CDP SALEM -
PHASE 2 -
BUILDING G1**

Job Number: 22047
PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR



FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up_Building G1_22_mculbertsonP&RT.rvt



BUILDING FROM SALAL LOOKING SOUTH



BUILDING FROM SALAL LOOKING NORTH



BUILDING PATIOS

MATERIALS



VERTICAL WOOD SIDING
PRODUCT: T&G SIDING, 1x6
WESTERN RED CEDAR
FINISH: TRANSPARENT



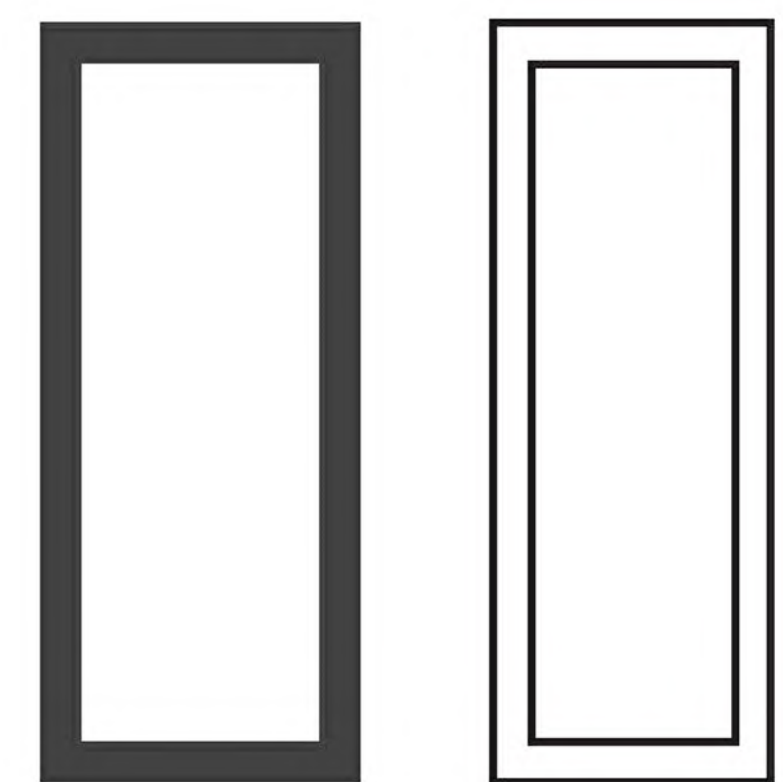
LAP SIDING
PRODUCT: FIBER CEMENT
PLANK LAP SIDING,
STRAIGHT EDGE PANEL
FINISH: PAINT, LIGHT &
DARK



ASPHALT SHINGLE ROOF
PRODUCT: THREE-TAB-STRIP
ASPHALT SHINGLES
FINISH: DARK



FLAT METAL PANEL
PRODUCT: TBD
FINISH: DARK



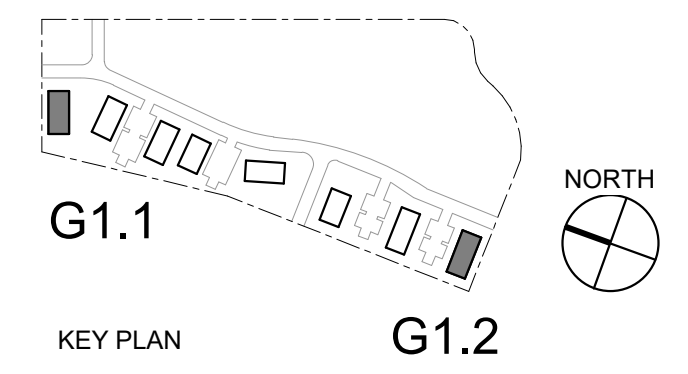
VINYL WINDOWS
PRODUCT: TBD
FINISH: BLACK & WHITE

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LAND USE SUBMISSION 08.08.22
ISSUE DATE

Drawing: **RENDERINGS**



Sheet No: **A3.10**

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2 - BUILDING G1
 Job Number: 22047
 PARCEL 3 & PARCEL 4
 BATTLE CREEK SE SALEM, OR

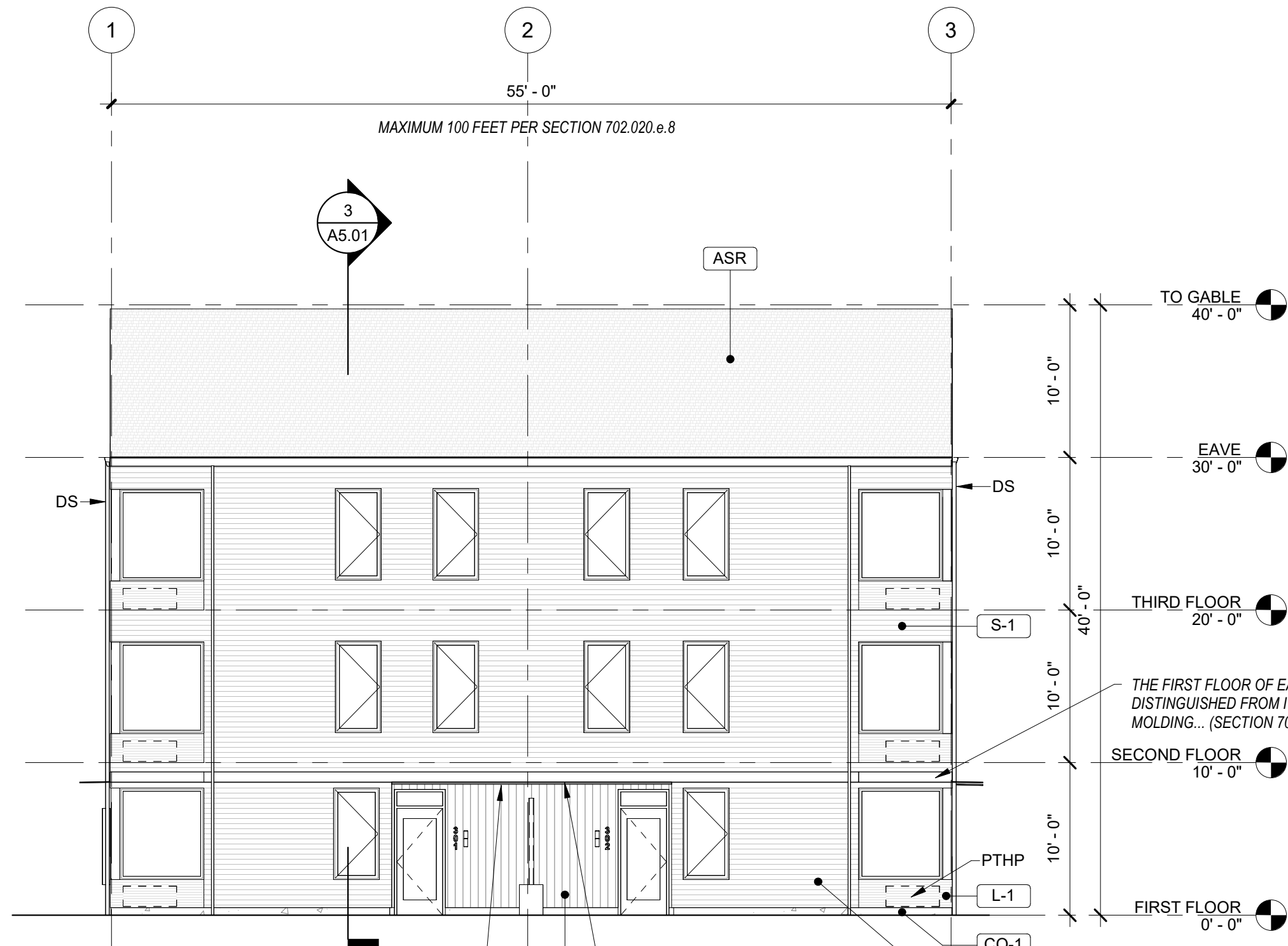


GENERAL SHEET NOTES

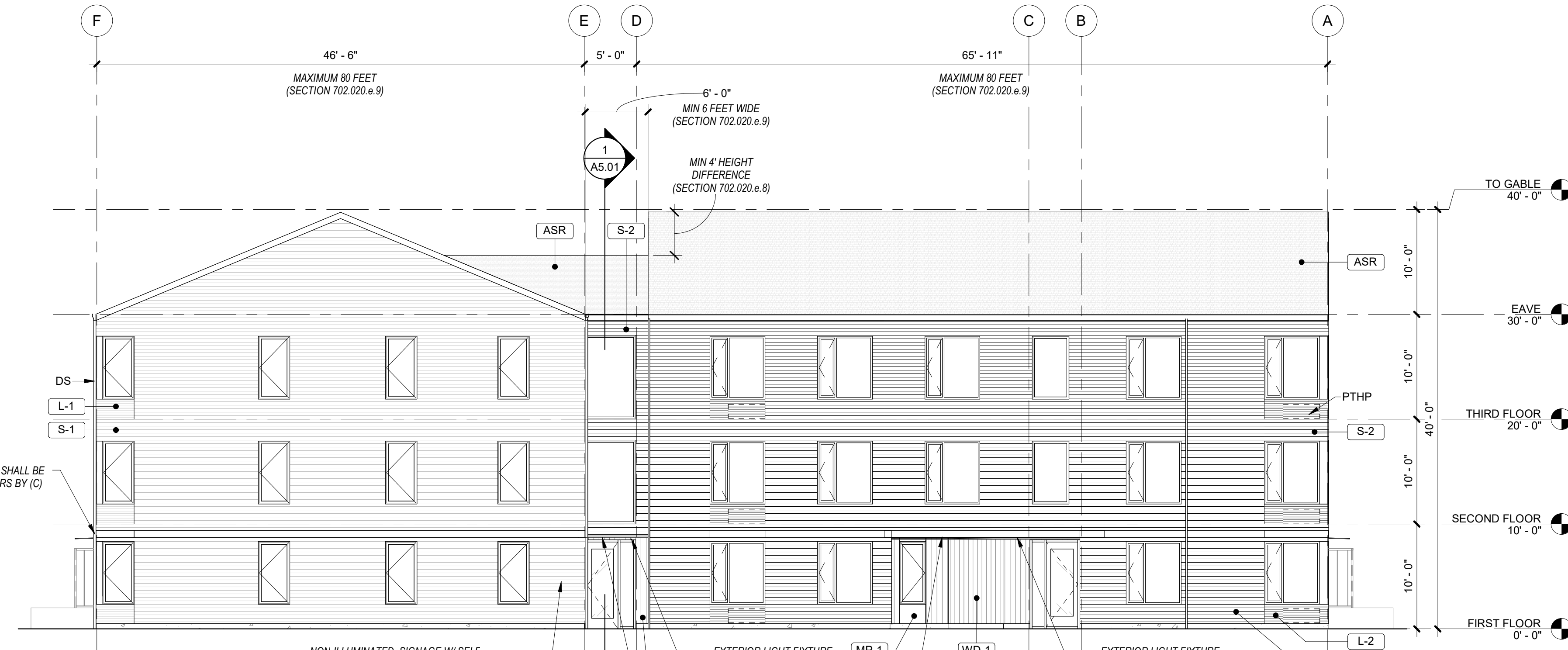
- A. REFERENCE FLOOR PLANS FOR DOOR AND WINDOW LOCATIONS.
- B. REFERENCE ELECTRICAL FOR EXTERIOR LIGHT APPLICATIONS.
- C. CONFIRM ALL EXHAUST OPENINGS ARE MINIMUM 3'-0" FROM OPERABLE OPENINGS.
- D. ALL EXTERIOR LOUVERS TO BE PAINTED TO MATCH THE EXTERIOR FINISH IT PENETRATES.
- E. PREFINISHED 22 GAUGE FORMED SHEET METAL WINDOW TRIM, JAMB, AND SILL AT WINDOWS.
- F. PREFINISHED 22 GAUGE METAL THROUGH WALL FLASHING AT WINDOW HEADS.
- G. TRANSITION BETWEEN FIBER CEMENT SIDING PROFILES TO FOLLOW MANUFACTURER DETAILING AND REQUIREMENTS.

LEGEND

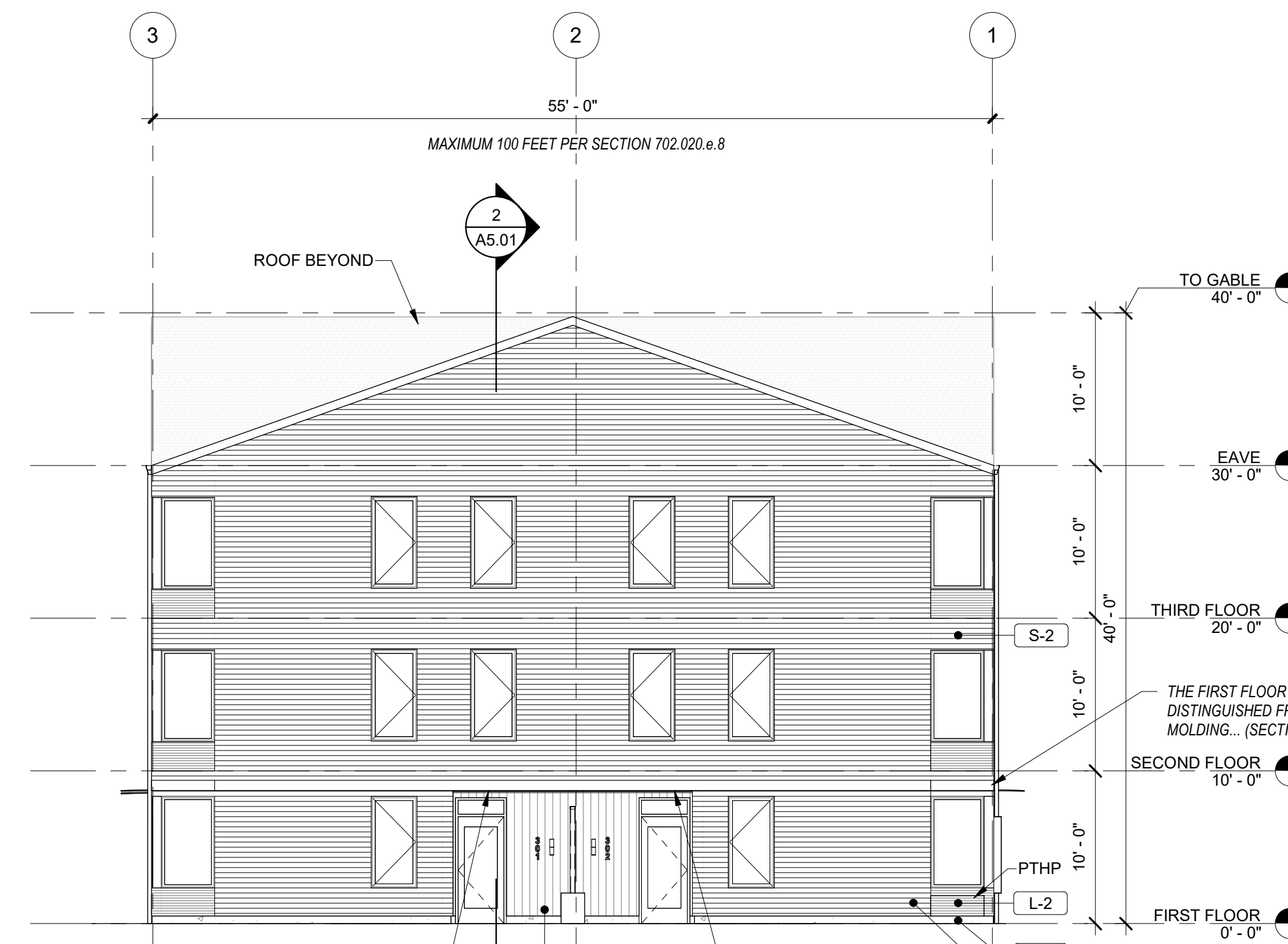
- S-1** LAP SIDING LIGHT
 PRODUCT: FIBER CEMENT SHIPLAP SIDING
 COLOR: TBD
- S-2** LAP SIDING DARK
 PRODUCT: FIBER CEMENT SHIPLAP SIDING
 COLOR: TBD
- S-3** PANEL SIDING
 PRODUCT: FIBER CEMENT PANEL
 COLOR: TBD
- ASR** ASPHALT SHINGLE ROOF
 PRODUCT: TBD
 COLOR: TBD
- WD-1** VERTICAL WOOD SIDING
 PRODUCT: TBD
 FINISH: TBD
- L-1** ARCH PTHP LOUVER LIGHT
 PRODUCT: TBD
 COLOR: MATCH S-1
- L-2** ARCH PTHP LOUVER DARK
 PRODUCT: TBD
 COLOR: MATCH S-2
- CO-1** CONCRETE STEM WALL
- 3'-0" MIN** MECHANICAL EXHAUST VENT. SEE MECHANICAL DRAWINGS. PROVIDE 3'-0" MIN CLEARANCE
- MECHANICAL INTAKE VENT. SEE MECHANICAL DRAWINGS
- PTHP (BEYOND)



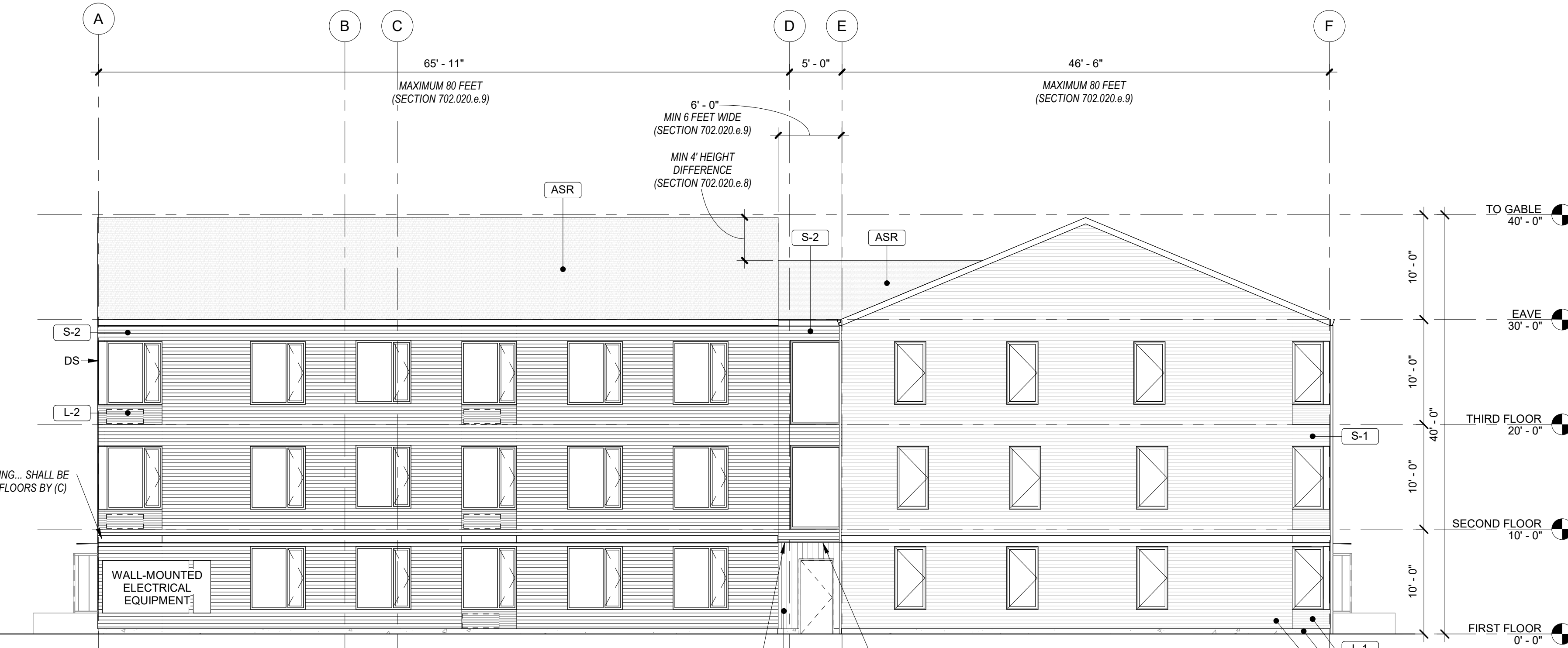
ELEVATION 2
 1/8" = 1'-0"



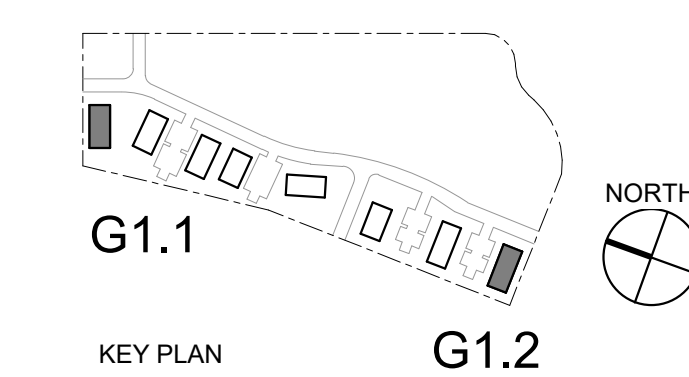
ELEVATION 1
 1/8" = 1'-0"



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



ELEVATION 3
 1/8" = 1'-0"



LAND USE SUBMISSION 08.08.22
 ISSUE DATE

Drawing:
EXTERIOR ELEVATIONS

Sheet No:
A3.01

FILE PATH: C:\Revit_Local\22047_CDP_Salem_Gateway_Phase_II_Walk_Up_Building_G1.1_22_mculbertson\PK&RT.rvt

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**CDP SALEM -
PHASE 2
BUILDING G2**
Job Number: 22047
PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR



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BUILDING FROM SALAL LOOKING SOUTH



BUILDING FROM SALAL LOOKING NORTH

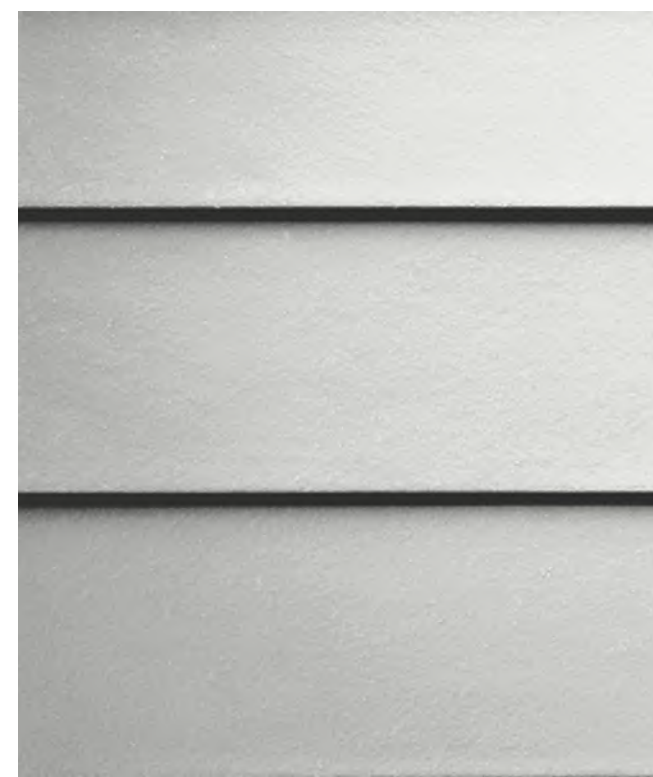


BUILDING PATIOS

MATERIALS



VERTICAL WOOD SIDING
PRODUCT: T&G SIDING, 1x6
WESTERN RED CEDAR
FINISH: TRANSPARENT



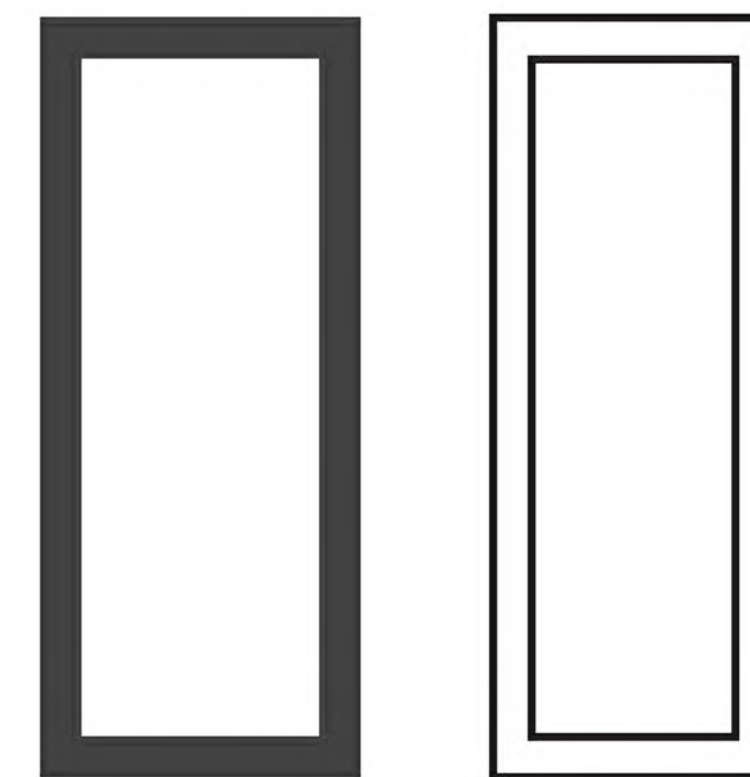
LAP SIDING
PRODUCT: FIBER CEMENT
PLANK LAP SIDING,
STRAIGHT EDGE PANEL
FINISH: PAINT, LIGHT &
DARK



ASPHALT SHINGLE ROOF
PRODUCT: THREE-TAB-STRIP
ASPHALT SHINGLES
FINISH: DARK



FLAT METAL PANEL
PRODUCT: TBD
FINISH: DARK

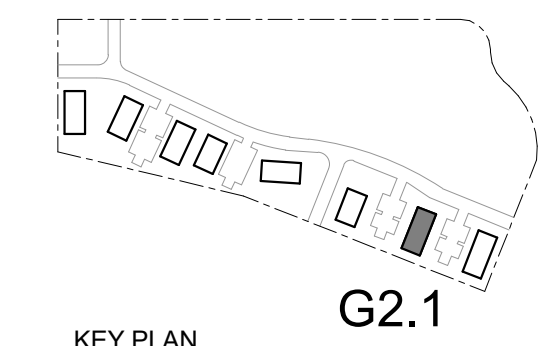


VINYL WINDOWS
PRODUCT: TBD
FINISH: BLACK & WHITE

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LAND USE SUBMISSION 08.08.22
ISSUE DATE

Drawing:
RENDERINGS



KEY PLAN

Sheet No:

A3.10

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CONSTRUCTION

**CDP SALEM -
PHASE 2
BUILDING G2**
Job Number: 22047
PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

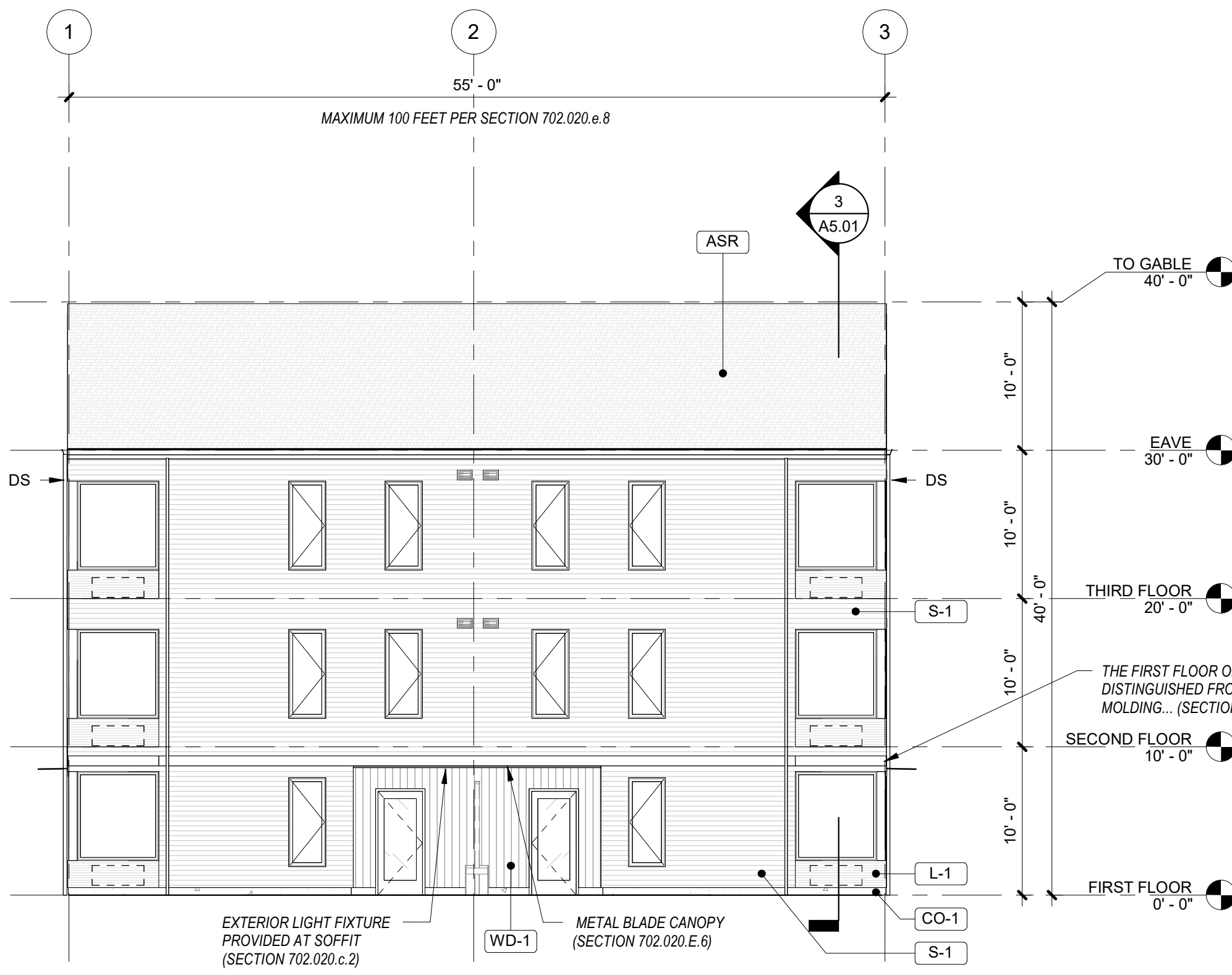


GENERAL SHEET NOTES

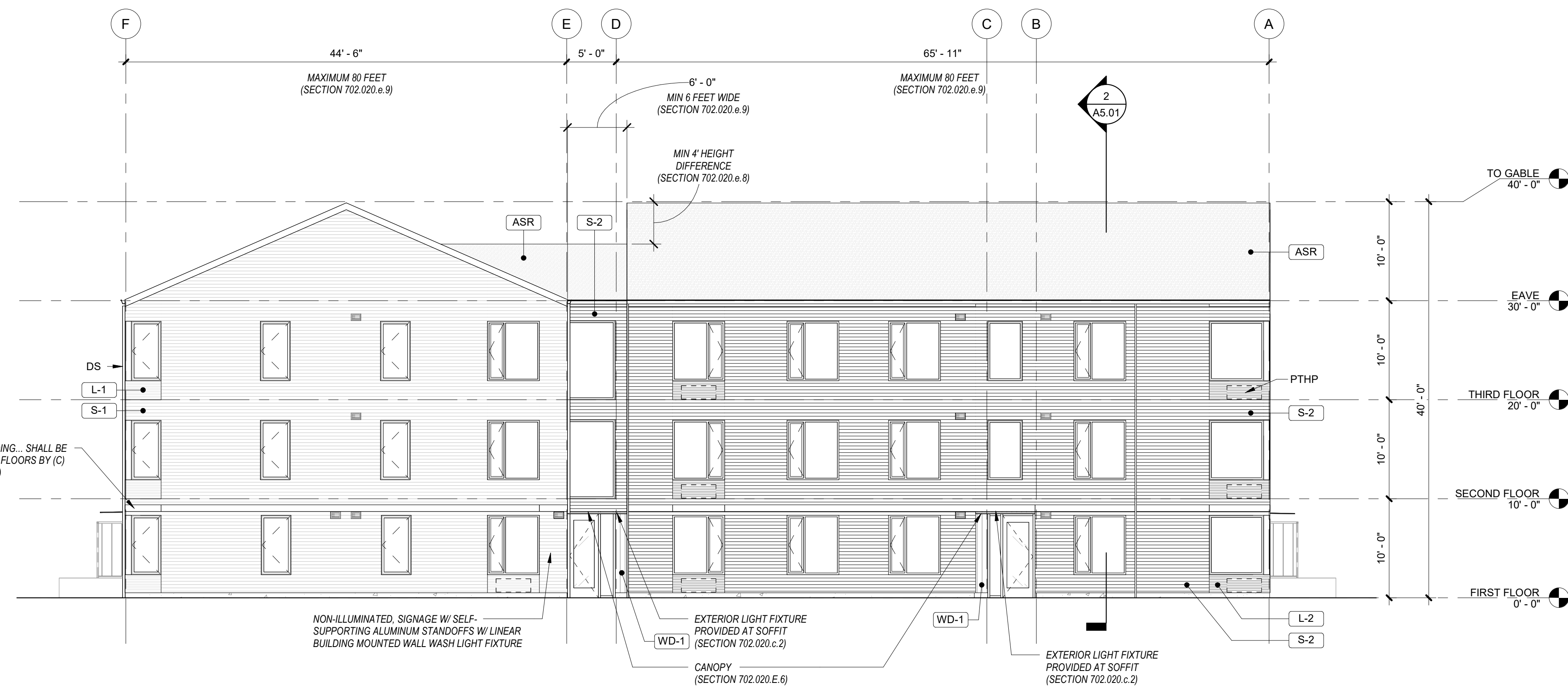
- A. REFERENCE FLOOR PLANS FOR DOOR AND WINDOW LOCATIONS.
- B. REFERENCE ELECTRICAL FOR EXTERIOR LIGHT APPLICATIONS.
- C. CONFIRM ALL EXHAUST OPENINGS ARE MINIMUM 3'-0" FROM OPERABLE OPENINGS.
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- E. PREFINISHED 22 GAUGE FORMED SHEET METAL WINDOW TRIM, JAMB, AND SILL AT WINDOWS.
- F. PREFINISHED 22 GAUGE METAL THROUGH WALL FLASHING AT WINDOW HEADS.
- G. TRANSITION BETWEEN FIBER CEMENT SIDING PROFILES TO FOLLOW MANUFACTURER DETAILING AND REQUIREMENTS.

LEGEND

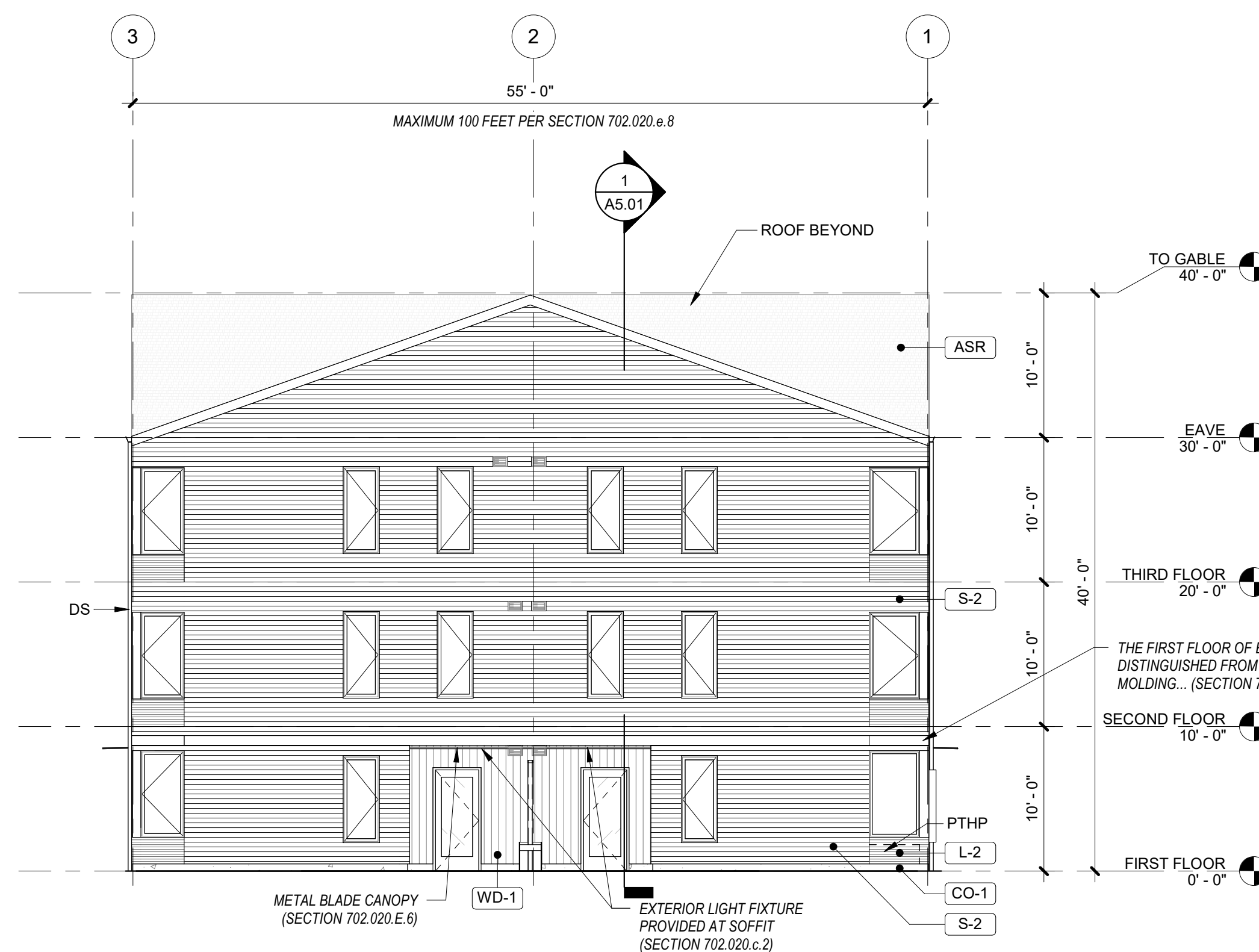
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	LAP SIDING DARK PRODUCT: FIBER CEMENT SHIPLAP SIDING COLOR: TBD
	PANEL SIDING PRODUCT: FIBER CEMENT PANEL COLOR: TBD
	ASPHALT SHINGLE ROOF PRODUCT: TBD COLOR: TBD
	VERTICAL WOOD SIDING PRODUCT: TBD FINISH: TBD
	ARCH PTHP LOUVER LIGHT PRODUCT: TBD COLOR: MATCH S-1
	ARCH PTHP LOUVER DARK PRODUCT: TBD COLOR: MATCH S-2
	CONCRETE STEM WALL
	3'-0" MIN MECHANICAL EXHAUST VENT. SEE MECHANICAL DRAWINGS. PROVIDE 3'-0" MIN CLEARANCE
	MECHANICAL INTAKE VENT. SEE MECHANICAL DRAWINGS
	PTHP (BEYOND)



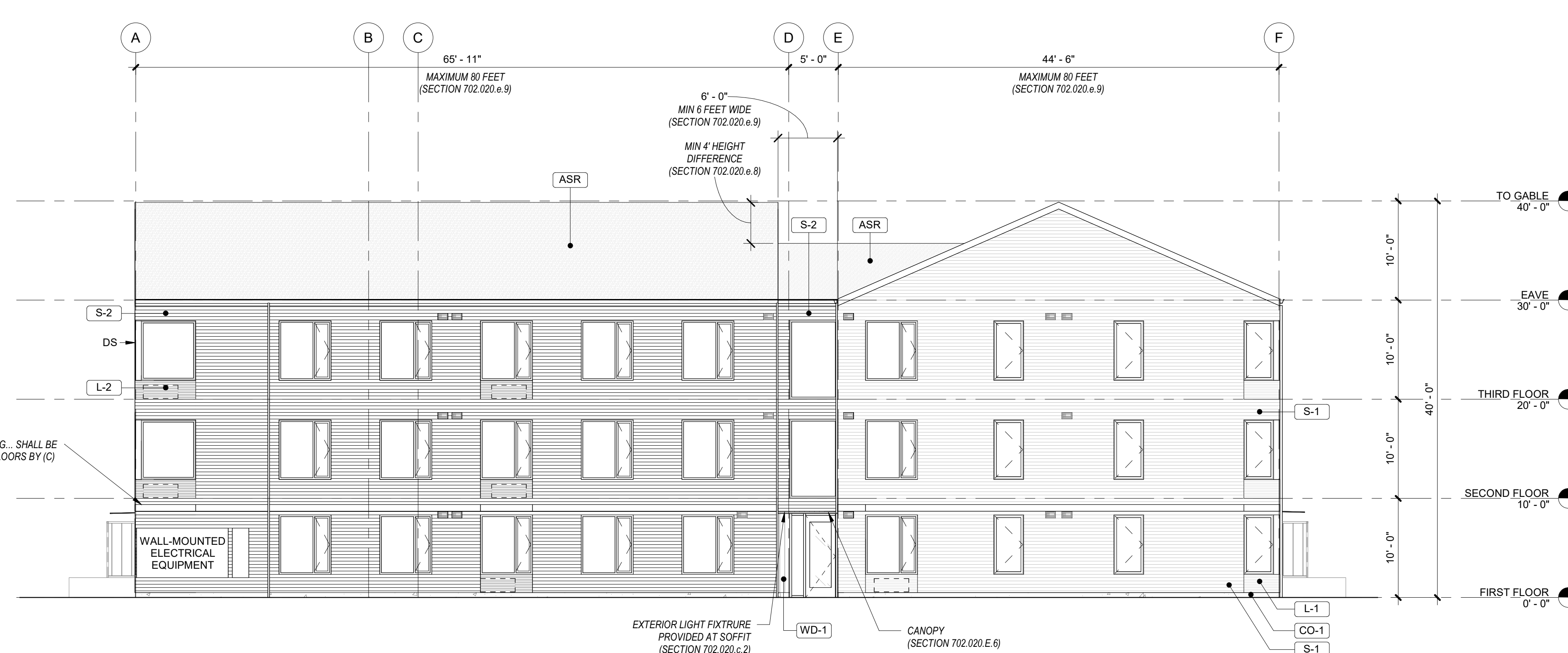
2 BUILDING ELEVATION
1/8" = 1'-0"



1 BUILDING ELEVATION
1/8" = 1'-0"



4 BUILDING ELEVATION
1/8" = 1'-0"



3 BUILDING ELEVATION
1/8" = 1'-0"



KEY PLAN

G2.1

LAND USE SUBMISSION 08.08.22
ISSUE DATE

Drawing:
EXTERIOR ELEVATIONS

Sheet No:

A3.01

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2 BUILDING H
 Job Number: #22047
 PARCEL 3 & PARCEL 4
 BATTLE CREEK SE
 SALEM, OR



BUILDING FROM TEAL LOOKING EAST



BUILDING FROM SALAL

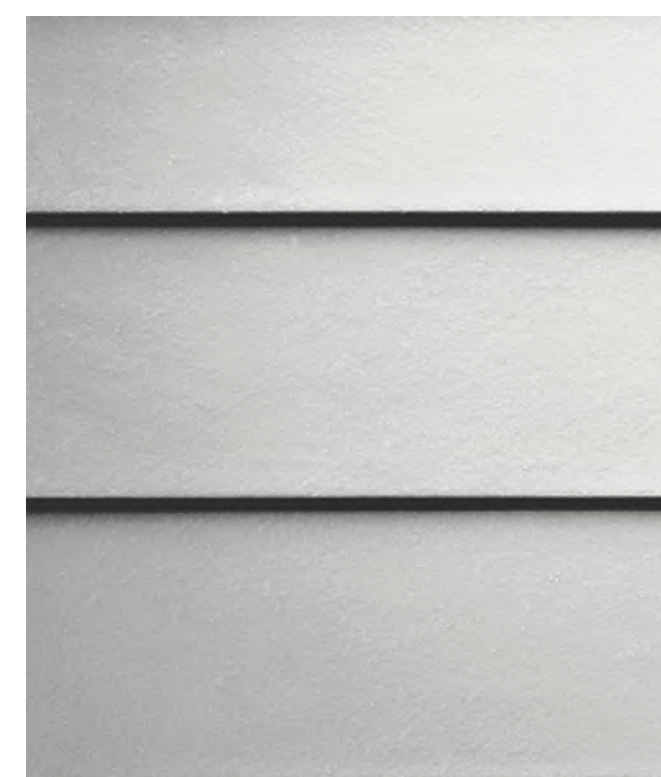


BUILDING PATIOS

MATERIALS



VERTICAL WOOD SIDING
 PRODUCT: T&G SIDING, 1x6
 WESTERN RED CEDAR
 FINISH: TRANSPARENT



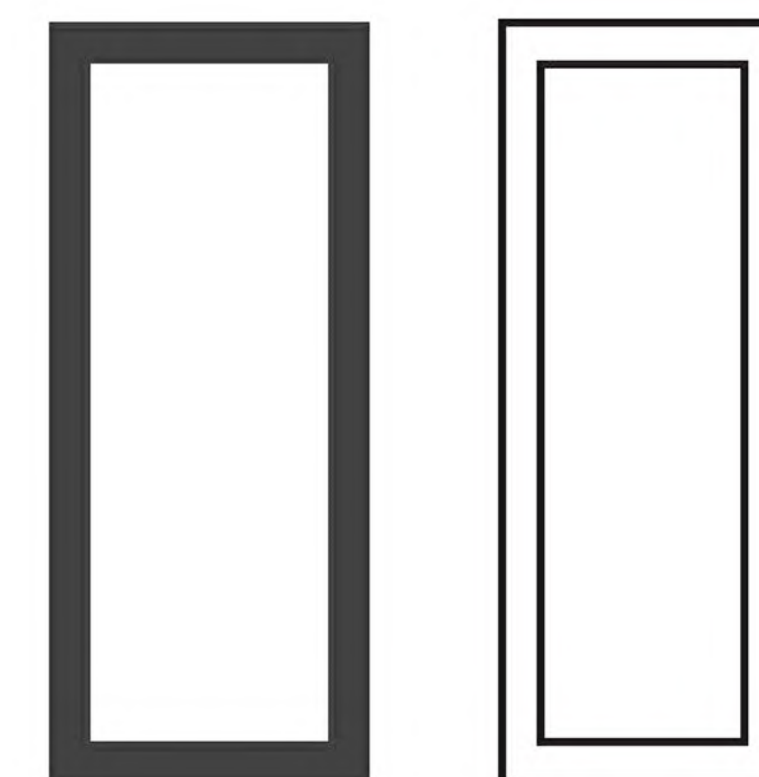
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 PRODUCT: FIBER CEMENT
 PLANK LAP SIDING,
 STRAIGHT EDGE PANEL
 FINISH: PAINT, LIGHT



ASPHALT SHINGLE ROOF
 PRODUCT: THREE-TAB-STRIP
 ASPHALT SHINGLES
 FINISH: DARK



FLAT METAL PANEL
 PRODUCT: TBD
 FINISH: DARK

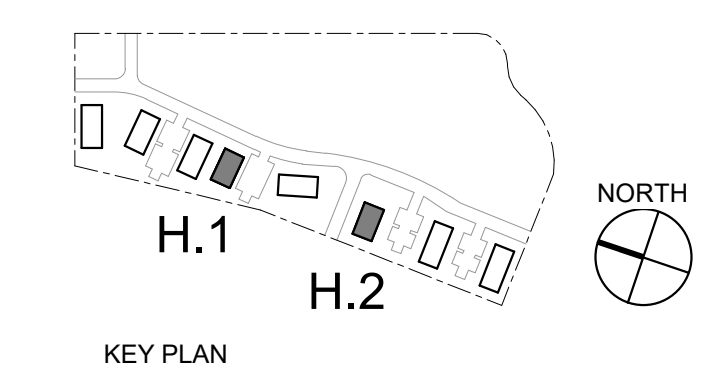


VINYL WINDOWS
 PRODUCT: TBD
 FINISH: BLACK & WHITE

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LAND USE SUBMISSION 08.08.22
 ISSUE DATE

Drawing:
RENDERINGS



Sheet No:
 Building H -

A3.10

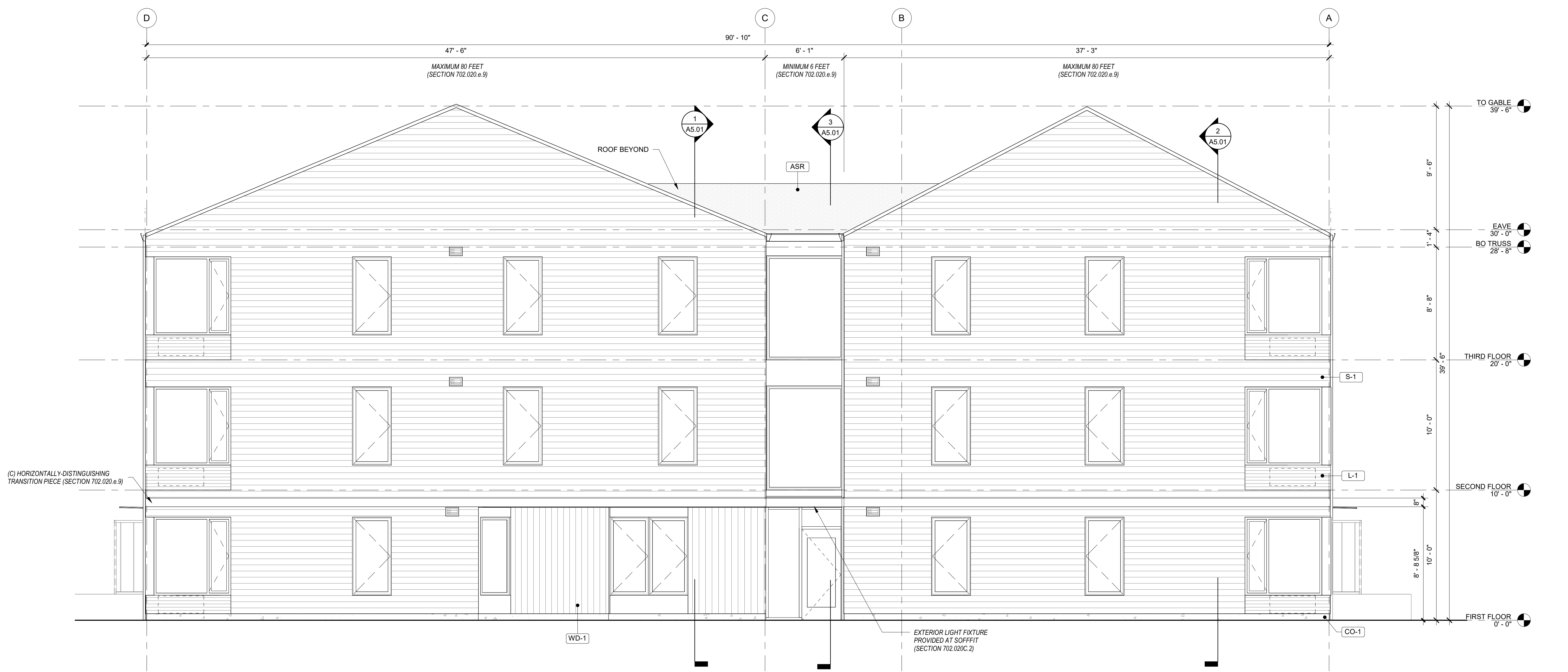
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CDP SALEM - PHASE 2 BUILDING H

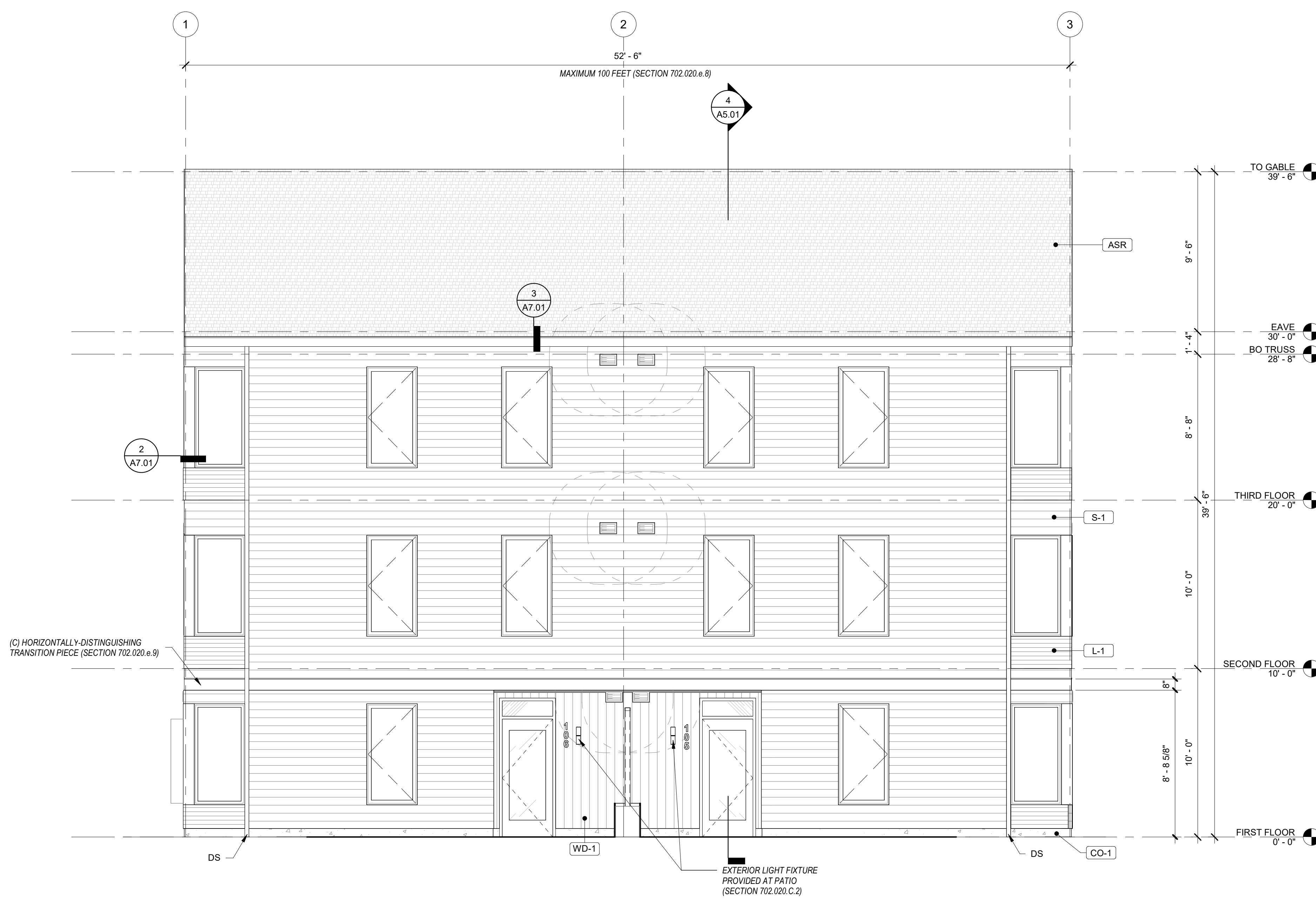
Job Number: #22047
 PARCEL 3 & PARCEL 4 BATTLE CREEK SE SALEM, OR



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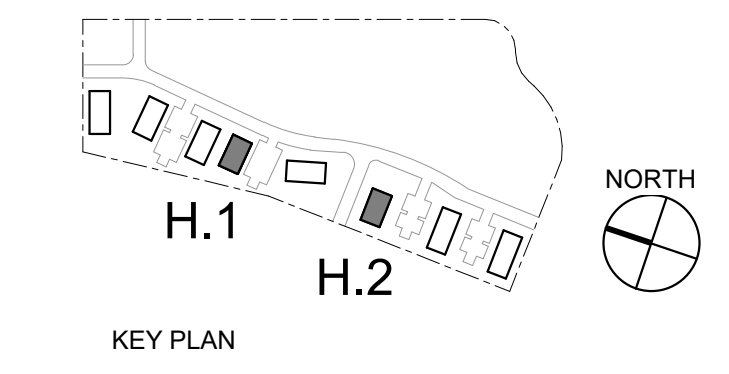
1 ELEVATION 1
 A3.01 1/4" = 1'-0"



2 ELEVATION 2
 A3.01 1/4" = 1'-0"

GENERAL SHEET NOTES	
A.	REFERENCE FLOOR PLANS FOR DOOR AND WINDOW LOCATIONS.
B.	REFERENCE ELECTRICAL FOR EXTERIOR LIGHT APPLICATIONS.
C.	CONFIRM ALL EXHAUST OPENINGS ARE MINIMUM 3'-0" FROM OPERABLE OPENINGS.
D.	ALL EXTERIOR LOUVERS TO BE PAINTED TO MATCH THE EXTERIOR FINISH IT PENETRATES.
E.	REFINISHED 22 GAUGE FORMED SHEET METAL WINDOW TRIM, JAMB, AND SILL AT WINDOWS.
F.	REFINISHED 22 GAUGE METAL THROUGH WALL FLASHING AT WINDOW HEADS.
G.	TRANSITION BETWEEN FIBER CEMENT SIDING PROFILES TO FOLLOW MANUFACTURER DETAILING AND REQUIREMENTS.
H.	LIGHTING FIXTURES SHOWN FOR REFERENCE. SEE ELECTRICAL DRAWINGS FOR FIXTURE TYPES.

LEGEND	
	LAP SIDING PRODUCT: FIBER CEMENT PLANK LAP SIDING COLOR: TBD
	ASPHALT SHINGLE ROOF PRODUCT: TBD COLOR: TBD
	VERTICAL WOOD SIDING PRODUCT: TBD FINISH: TBD
	ARCHITECTURAL PTHP LOUVER PRODUCT: TBD COLOR: LAP SIDING MATCH
	CONCRETE STEM WALL
	3'-0" MIN MECHANICAL EXHAUST VENT. SEE MECHANICAL DRAWINGS, PROVIDE 3'-0" MIN CLEARANCE
	MECHANICAL INTAKE VENT. SEE MECHANICAL DRAWINGS
	PTHP (BEYOND)



LAND USE SUBMISSION ISSUE 08.08.22 DATE

Drawing: EXTERIOR ELEVATIONS

Sheet No: Building H - **A3.01**

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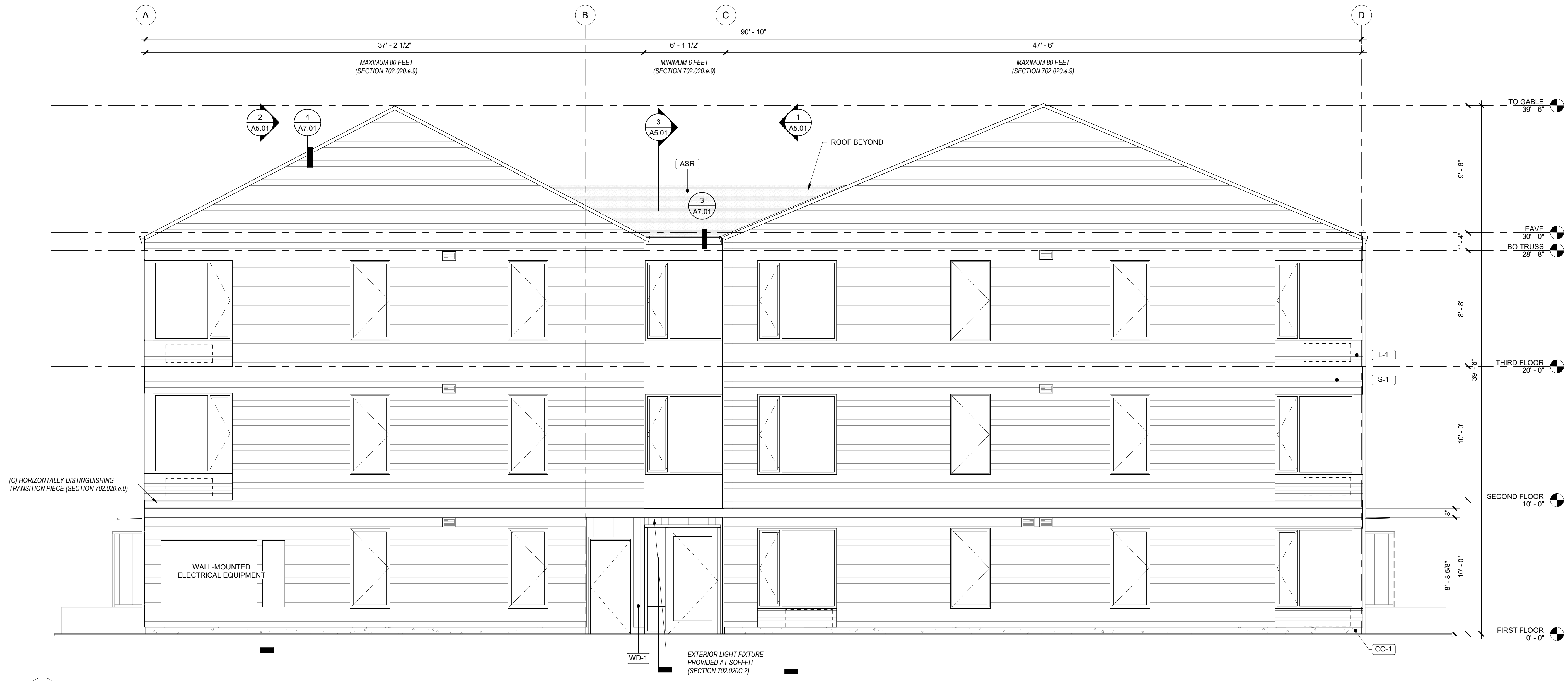
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CDP SALEM - PHASE 2 BUILDING H

Job Number: #22047
PARCEL 3 & PARCEL 4 BATTLE CREEK SE SALEM, OR



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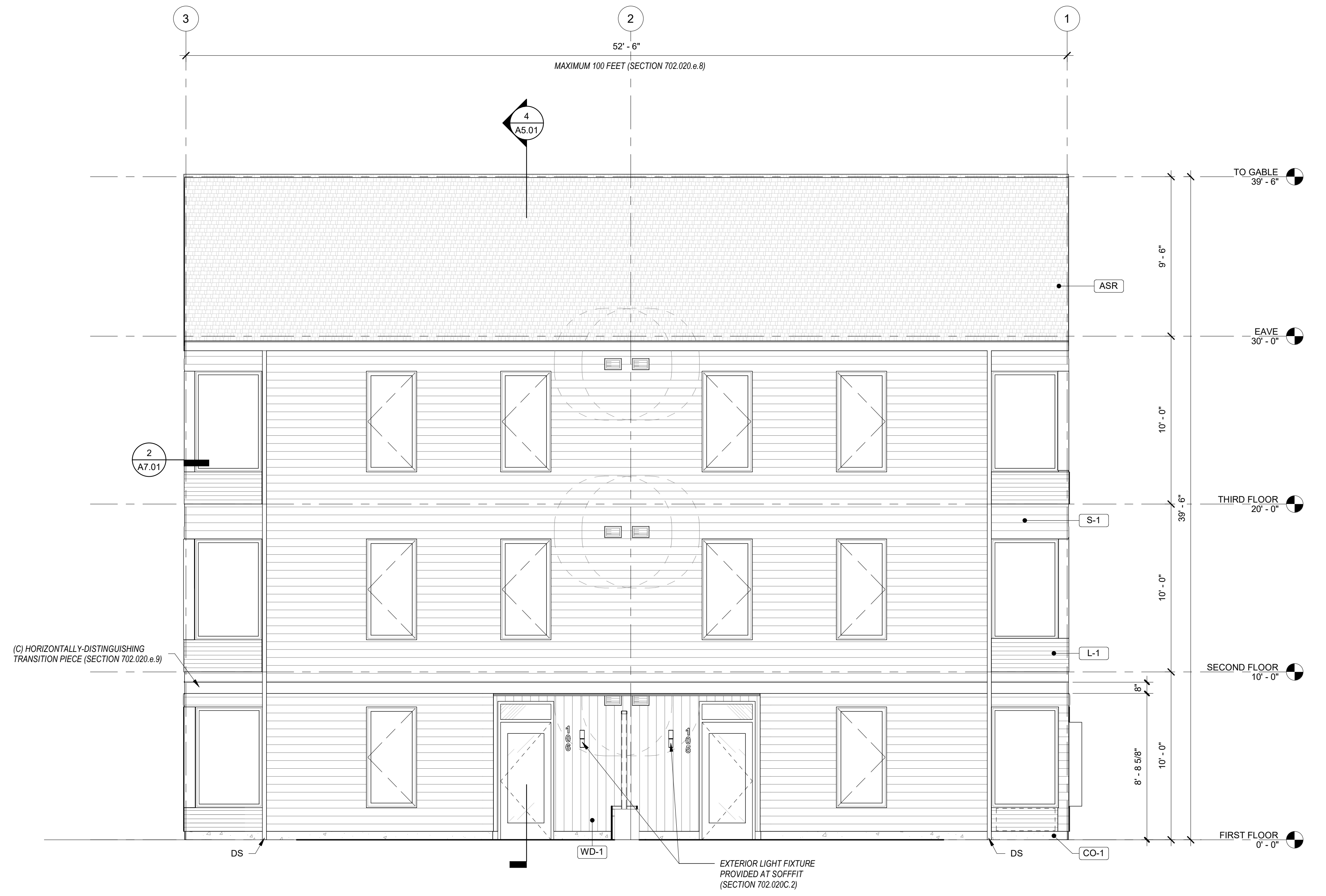
GENERAL SHEET NOTES

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- REFERENCE ELECTRICAL FOR EXTERIOR LIGHT APPLICATIONS.
- CONFIRM ALL EXHAUST OPENINGS ARE MINIMUM 3'-0" FROM OPERABLE OPENINGS.
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- TRANSITION BETWEEN FIBER CEMENT SIDING PROFILES TO FOLLOW MANUFACTURER DETAILING AND REQUIREMENTS.
- LIGHTING FIXTURES SHOWN FOR REFERENCE. SEE ELECTRICAL DRAWINGS FOR FIXTURE TYPES.

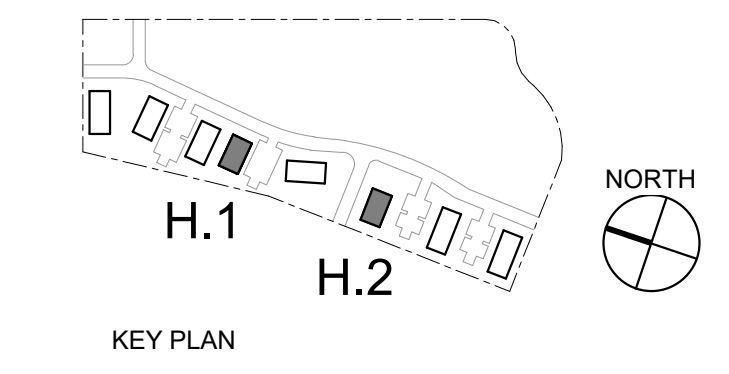
LEGEND

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	ASPHALT SHINGLE ROOF PRODUCT: TBD COLOR: TBD
	VERTICAL WOOD SIDING PRODUCT: TBD FINISH: TBD
	ARCHITECTURAL PTHP LOUVER PRODUCT: TBD COLOR: LAP SIDING MATCH
	CONCRETE STEM WALL
	3'-0" MIN MECHANICAL EXHAUST VENT. SEE MECHANICAL DRAWINGS, PROVIDE 3'-0" MIN CLEARANCE
	MECHANICAL INTAKE VENT. SEE MECHANICAL DRAWINGS
	PTHP (BEYOND)

1 BUILDING ELEVATION
1/4" = 1'-0"



2 BUILDING ELEVATION
1/4" = 1'-0"



LAND USE SUBMISSION ISSUE 08.08.22
DATE

Drawing: EXTERIOR ELEVATIONS

Sheet No: Building H - **A3.02**

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CDP SALEM - PHASE 2 BUILDING I
 Job Number: 22047
 PARCEL 3 & PARCEL 4
 BATTLE CREEK SE SALEM, OR



BUILDING FROM SALAL LOOKING NORTH



BUILDING FROM PARKING LOT

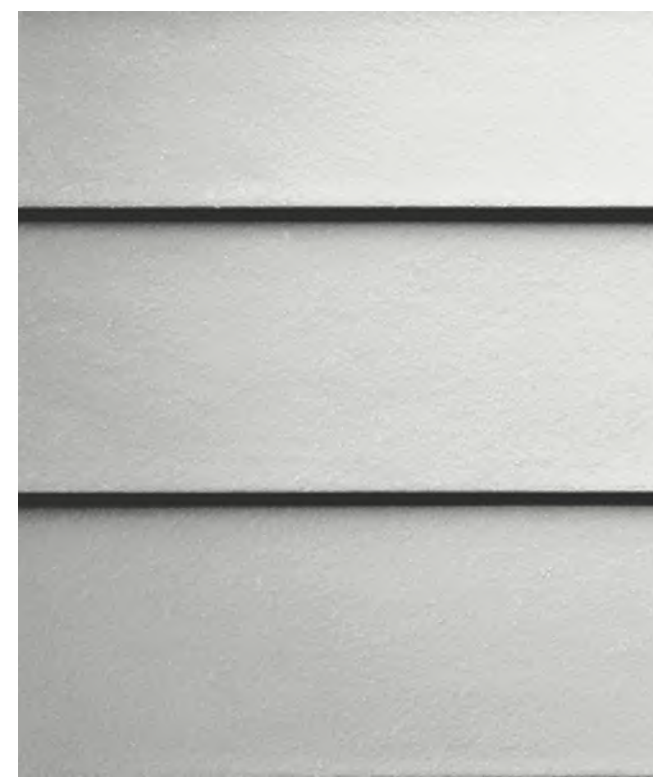


BUILDING PATIOS

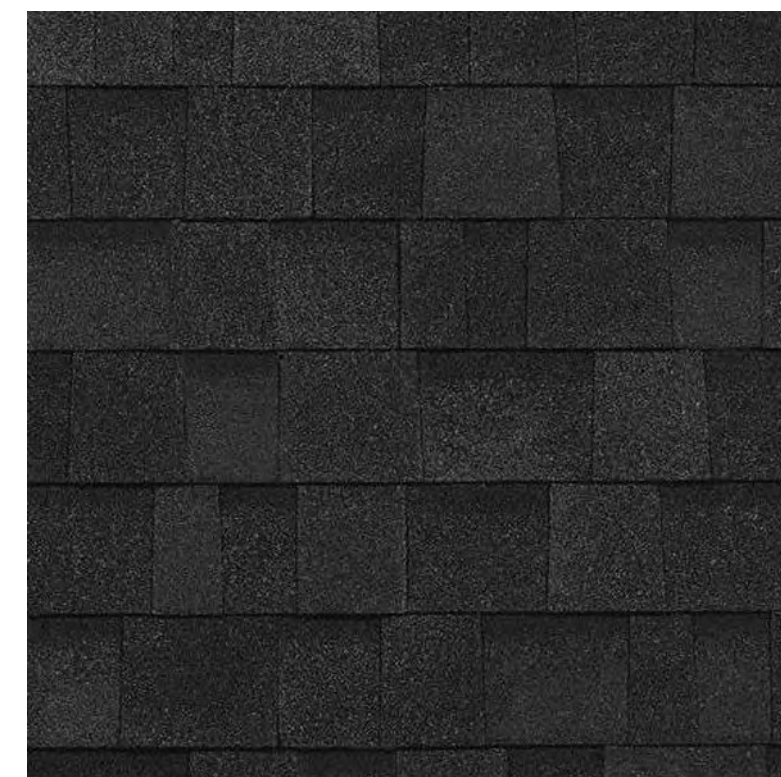
MATERIALS



VERTICAL WOOD SIDING
 PRODUCT: T&G SIDING, 1x6
 WESTERN RED CEDAR
 FINISH: TRANSPARENT



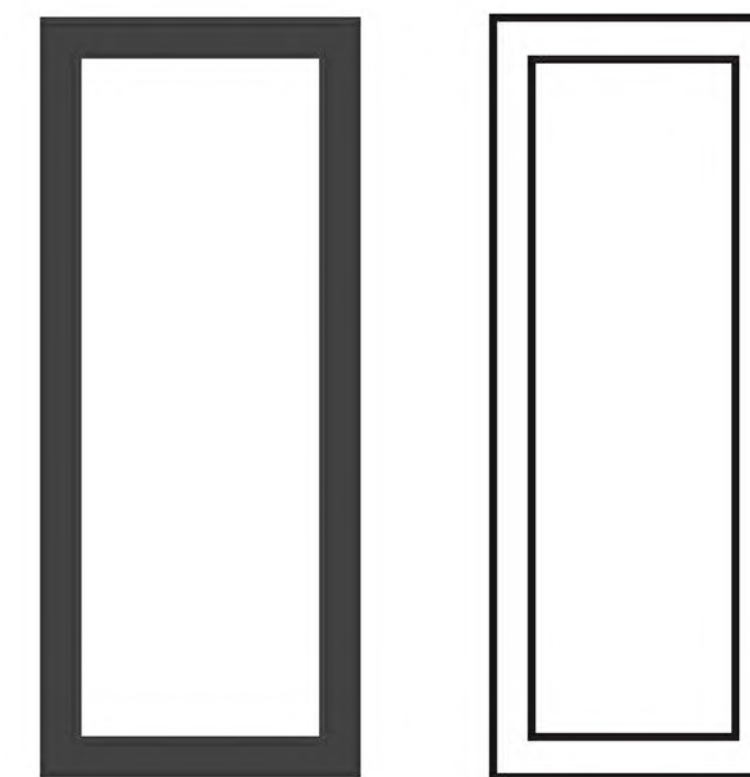
LAP SIDING
 PRODUCT: FIBER CEMENT
 PLANK LAP SIDING,
 STRAIGHT EDGE PANEL
 FINISH: PAINT, DARK



ASPHALT SHINGLE ROOF
 PRODUCT: THREE-TAB-STRIP
 ASPHALT SHINGLES
 FINISH: DARK



FLAT METAL PANEL
 PRODUCT: TBD
 FINISH: DARK

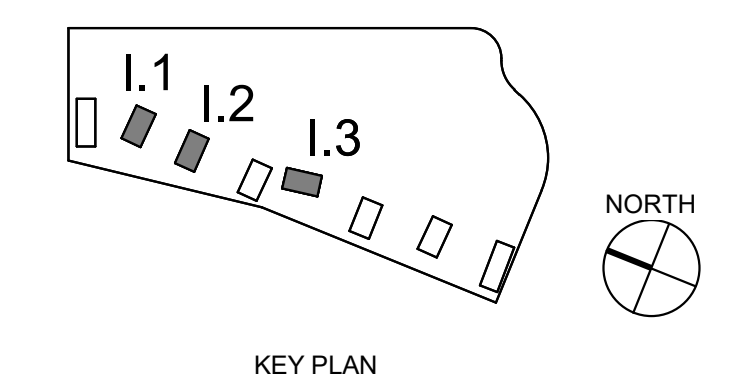


VINYL WINDOWS
 PRODUCT: TBD
 FINISH: BLACK & WHITE

* SITE AND LANDSCAPING SHOWN FOR REFERENCE ONLY. SEE CIVIL AND LANDSCAPE DRAWINGS FOR FULL DESIGN.

LAND USE SUBMISSION ISSUE 08.08.22
 DATE

Drawing:
RENDERINGS



Sheet No:
A3.10

FILE PATH: C:\Revit_Local\22047_CDP_Salem_Gateway_Phase II_Walk Up_Building_L_22_inclbertsonPX&RT.rvt

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NOT FOR
CONSTRUCTION

**CDP SALEM -
PHASE 2
BUILDING I**

Job Number: 22047
PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

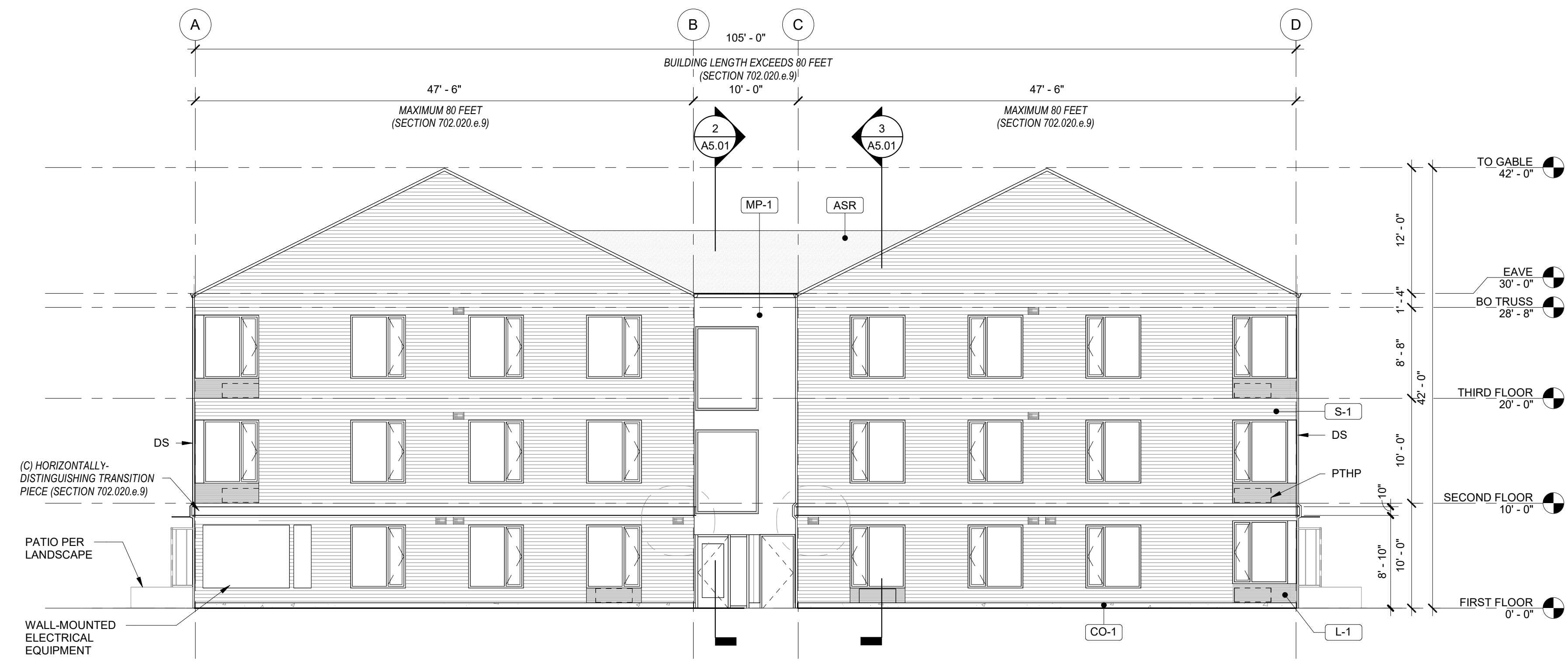


GENERAL SHEET NOTES

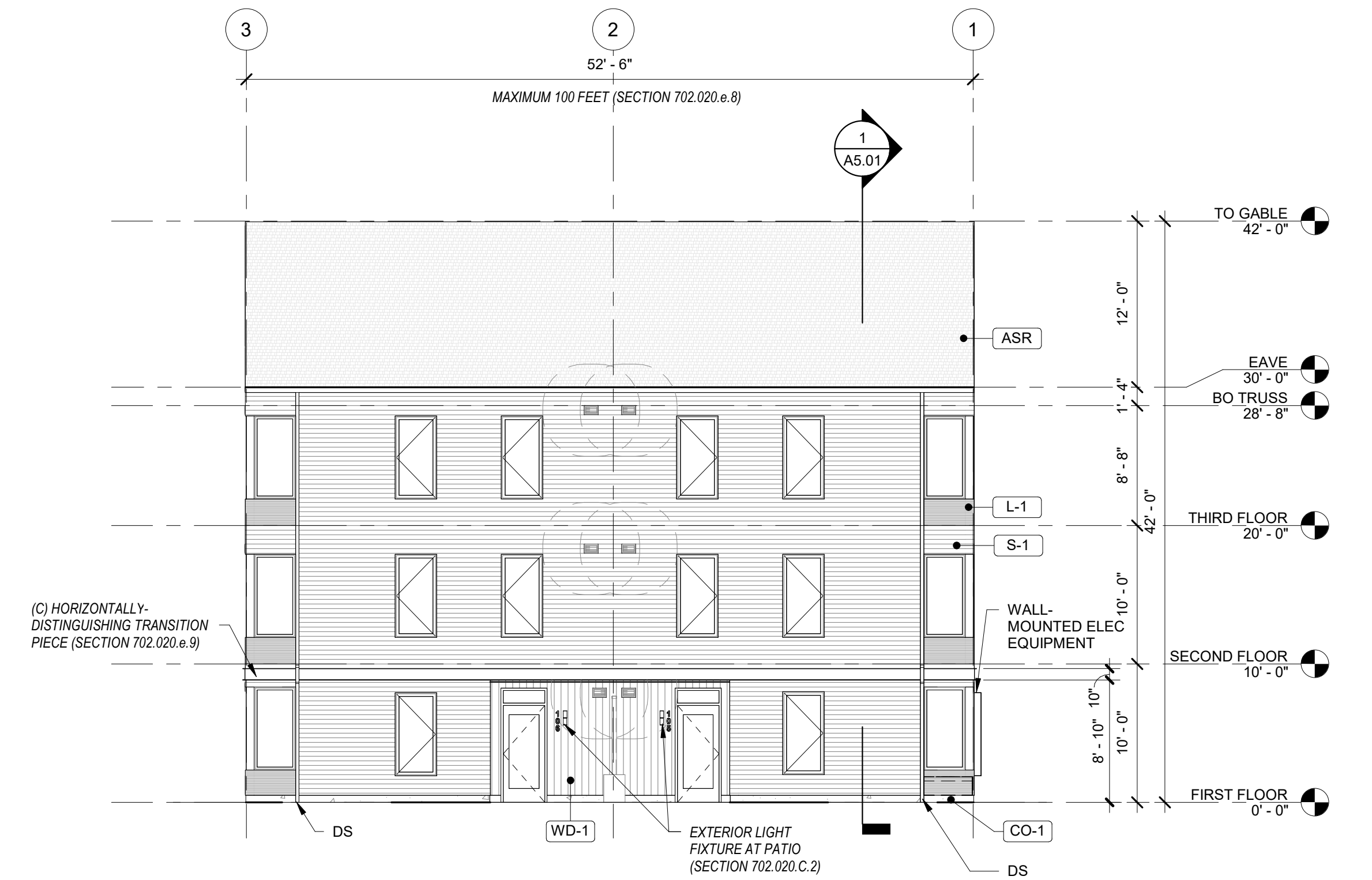
- A. REFERENCE FLOOR PLANS FOR DOOR AND WINDOW LOCATIONS.
- B. REFERENCE ELECTRICAL FOR EXTERIOR LIGHT APPLICATIONS.
- C. CONFIRM ALL EXHAUST OPENINGS ARE MINIMUM 3'-0" FROM OPERABLE OPENINGS.
- D. ALL EXTERIOR LOUVERS TO BE PAINTED TO MATCH THE EXTERIOR FINISH IT PENETRATES. PREFINISHED 22 GAUGE FORMED SHEET METAL WINDOW TRIM, JAMB, AND SILL AT WINDOWS.
- E. PREFINISHED 22 GAUGE METAL THROUGH WALL FLASHING AT WINDOW HEADS.
- F. TRANSITION BETWEEN FIBER CEMENT SIDING PROFILES TO FOLLOW MANUFACTURER DETAILING AND REQUIREMENTS.

LEGEND

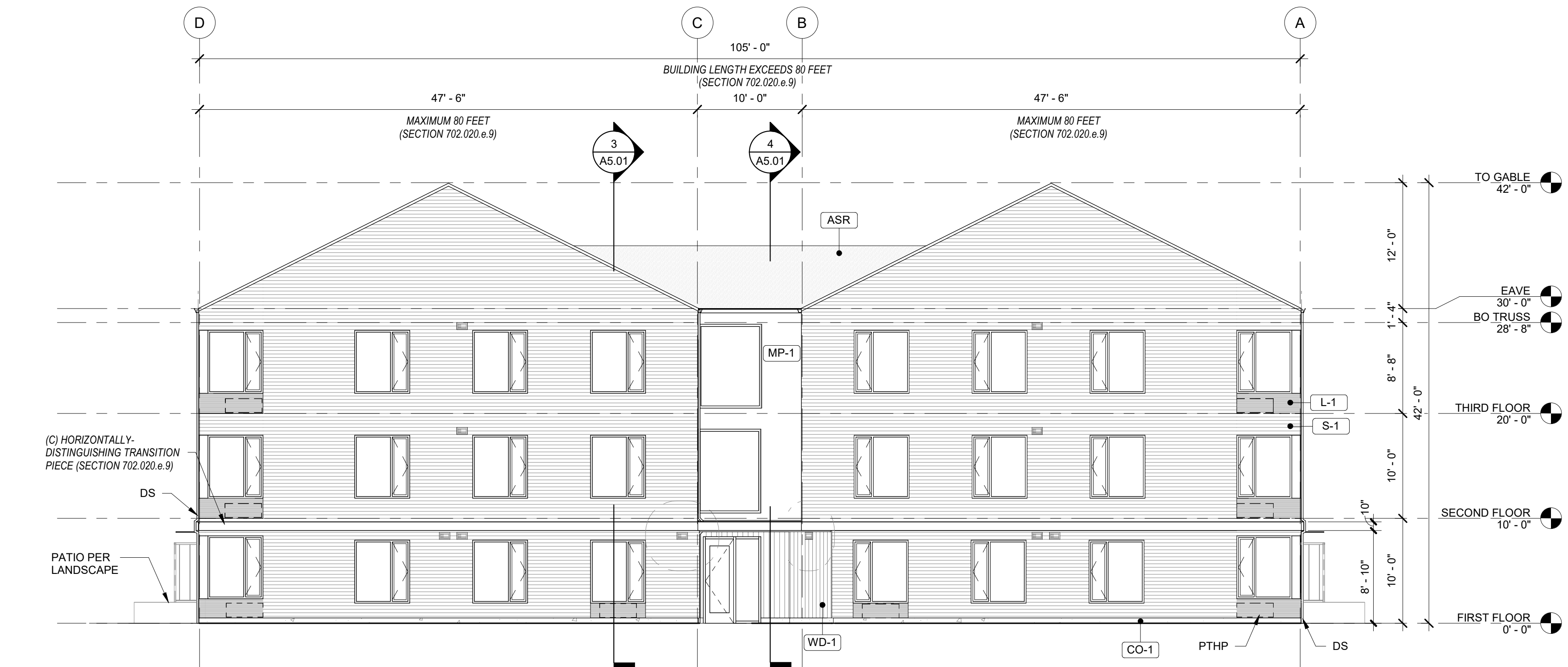
- LAP SIDING**
PRODUCT: FIBER CEMENT PLANK
LAP SIDING
COLOR: TBD
- ASPHALT SHINGLE ROOF**
PRODUCT: TBD
COLOR: TBD
- VERTICAL WOOD SIDING**
PRODUCT: TBD
FINISH: TBD
- ARCHITECTURAL PTHP LOUVER**
PRODUCT: TBD
COLOR: LAP SIDING MATCH
- CONCRETE STEM WALL**
- 3'-0" MIN
MECHANICAL EXHAUST
VENT. SEE MECHANICAL
DRAWINGS, PROVIDE 3'-0"
MIN CLEARANCE
- MECHANICAL INTAKE VENT.
SEE MECHANICAL DRAWINGS
- PTHP (BEYOND)



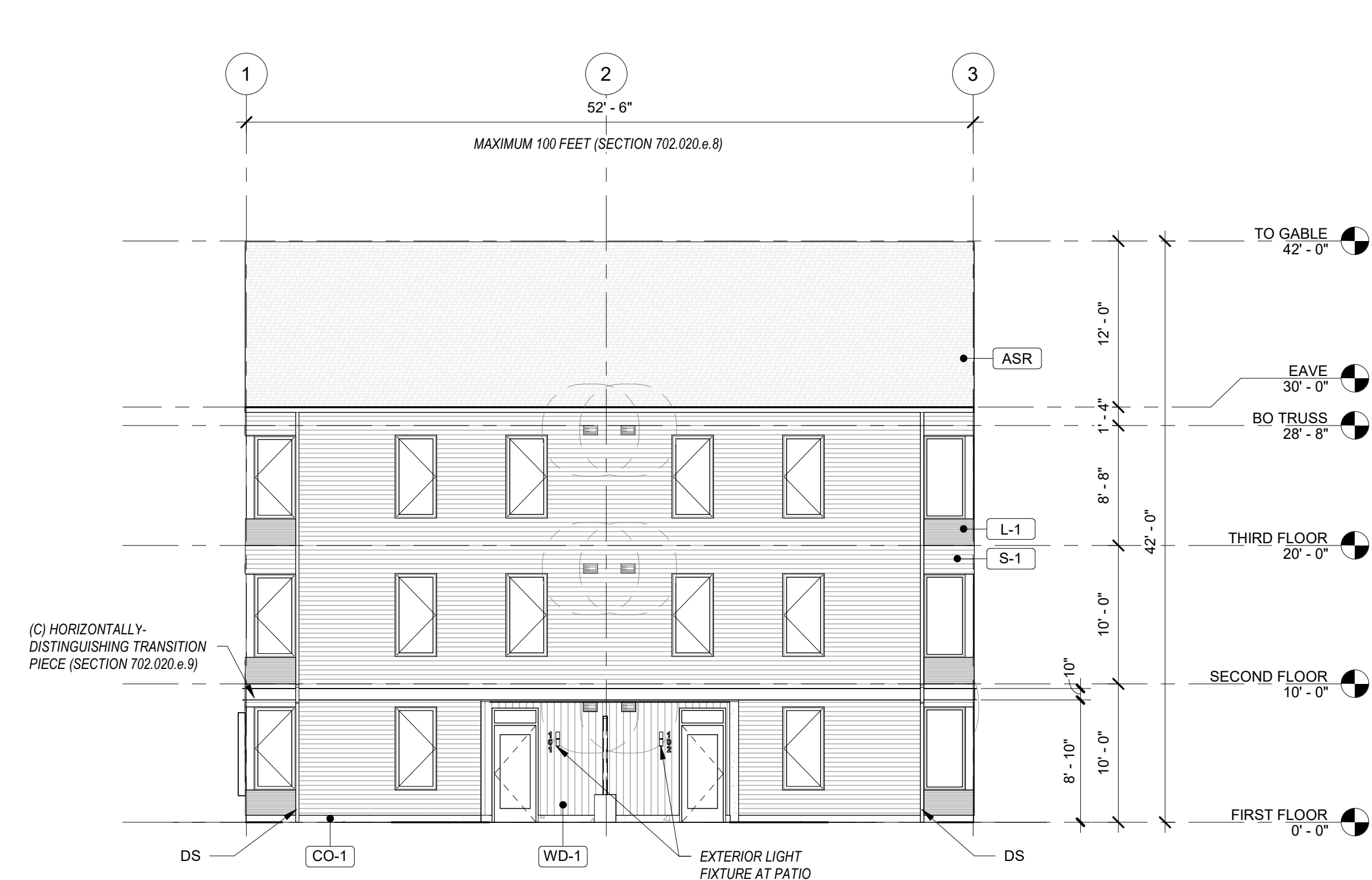
1 BUILDING ELEVATION
A3.01 1/8" = 1'-0"



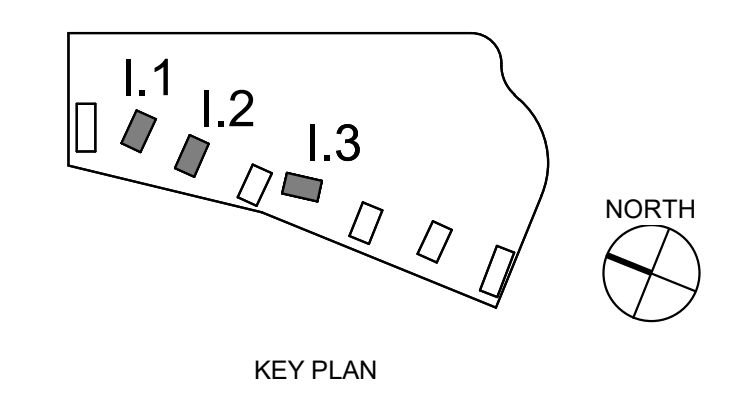
2 BUILDING ELEVATION
A3.01 1/8" = 1'-0"



3 BUILDING ELEVATION
A3.01 1/8" = 1'-0"



4 BUILDING ELEVATION
A3.01 1/8" = 1'-0"



LAND USE SUBMISSION ISSUE 08.08.22 DATE

Drawing: EXTERIOR ELEVATIONS

Sheet No: **A3.01**

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building_L_22_incl\subsonPX8RT.rvt

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