



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:	Subdivision Tentative Plan, Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Adjustment, Tree Variance, and Class 1 Design Review Case No. SUB-UGA-SPR-ADJ-TRV-DR23-02
PROPERTY LOCATION:	2100 Block of Doaks Ferry Road NW, Salem OR 97304
NOTICE MAILING DATE:	February 24, 2023
PROPOSAL SUMMARY:	A proposed six-lot subdivision for Titan Hill Estates in conjunction with a proposed multi-family development of 436 units for Titan Hill Apartments.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., FRIDAY, MARCH 10, 2023</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:	Jamie Donaldson, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2328; E-mail: jdonaldson@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> West Salem Neighborhood Association, Steven Anderson, Land Use Chair; Email: andersonriskanalysis@comcast.net .
ACCESS:	Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 205.010(d) - Subdivision; 200.025(d) – Urban Growth Preliminary Declaration; 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 808.045(d) – Tree Variance; 225.005(e)(1) – Class 1 Design Review Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Titan Hill Property LLC (Kelly Hamilton)
APPLICANT(S):	Brandie Dalton, Multi-Tech Engineering Services Inc. on behalf of Titan Hill Property LLC (Kelly Hamilton)
PROPOSAL REQUEST:	<p>A consolidated application for a proposed six-lot subdivision with development of a multi-family residential development of 436 units throughout five lots. The application includes:</p> <ol style="list-style-type: none"> (1) A Subdivision Tentative Plan to divide the 36.72-acre property into six lots ranging in size from approximately .4 acres to 12 acres, with a request for Alternative Street Standards to allow increased street grades, block lengths, and an adjustment to street connectivity requirements in SRC Chapter 803 to provide a street connection to the undeveloped lot to the south; (2) An Urban Growth Area Preliminary Declaration to determine the public facilities required to serve the proposed development; (3) A Class 3 Site Plan Review and Class 1 Design Review for development of 436 units in 31 buildings across five lots, with associated amenities and improvements including a resident clubhouse, recreation areas, parking, and landscaping; (4) Four Class 2 Adjustment requests to: <ol style="list-style-type: none"> (a) Increase the maximum height allowed for an accessory structure from 15 feet to 22 feet (SRC 514.010); (b) Eliminate the requirement to orient buildings toward the street with direct pedestrian access to adjacent sidewalks (SRC 702.020(e)(5)); (c) Reduce the minimum 40 percent buildable width requirement at varying percentages along Doaks Ferry Rd NW, Landaggard Dr NW, and Street A (SRC 702.020(e)(4)); and (d) Increase the maximum allowed parking spaces throughout the development by 19 spaces (SRC 806.015(e)); and (5) A Tree Regulation Variance request for removal of 46 significant trees on site. <p>The subject property is approximately 37 acres in total size, zoned RM-II (Multiple Family Residential), and located at the 2100 Block of Doaks Ferry Rd NW (Polk County Assessor Map and Tax lot 073W17B / 400).</p>
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 22-119071. 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: Subdivision Tentative Plan, Urban Growth Preliminary Declaration, Class 3 Site Plan Review, Class 2 Adjustment, Tree Variance, and Class 1 Design Review Case No. SUB-UGA-SPR-ADJ-TRV-DR23-02

PROJECT ADDRESS: 2100 Block of Doaks Ferry Road NW, Salem OR 97304

AMANDA Application No.: 22-119071-PLN

REQUEST: A consolidated application for a proposed six-lot subdivision with development of a multi-family residential development of 436 units throughout five lots. The application includes:

- (1) A Subdivision Tentative Plan to divide the 36.72-acre property into six lots ranging in size from approximately .4 acres to 12 acres, with a request for Alternative Street Standards to allow increased street grades, block lengths, and an adjustment to street connectivity requirements in SRC Chapter 803 to provide a street connection to the undeveloped lot to the south;
- (2) An Urban Growth Area Preliminary Declaration to determine the public facilities required to serve the proposed development;
- (3) A Class 3 Site Plan Review and Class 1 Design Review for development of 436 units in 31 buildings across five lots, with associated amenities and improvements including a resident clubhouse, recreation areas, parking, and landscaping;
- (4) Four Class 2 Adjustment requests to:
 - (a) Increase the maximum height allowed for an accessory structure from 15 feet to 22 feet (SRC 514.010);
 - (b) Eliminate the requirement to orient buildings toward the street with direct pedestrian access to adjacent sidewalks (SRC 702.020(e)(5));
 - (c) Reduce the minimum 40 percent buildable width requirement at varying percentages along Doaks Ferry Rd NW, Landaggard Dr NW, and Street A (SRC 702.020(e)(4)); and
 - (d) Increase the maximum allowed parking spaces throughout the development by 19 spaces (SRC 806.015(e)); and
- (5) A Tree Regulation Variance request for removal of 46 significant trees on site.

The subject property is approximately 37 acres in total size, zoned RM-II (Multiple Family Residential), and located at the 2100 Block of Doaks Ferry Rd NW (Polk County Assessor Map and Tax lot 073W17B / 400).

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.

Comments received by 5:00 p.m., Friday, March 10, 2023, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment. Mailed comments can take up to 7 calendar days to arrive at our office. We recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Jamie Donaldson, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2328; E-Mail: jdonaldson@cityofsalem.net.

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 & Date: _____

Address & Email: _____

Phone: _____

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

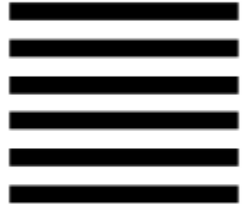


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

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

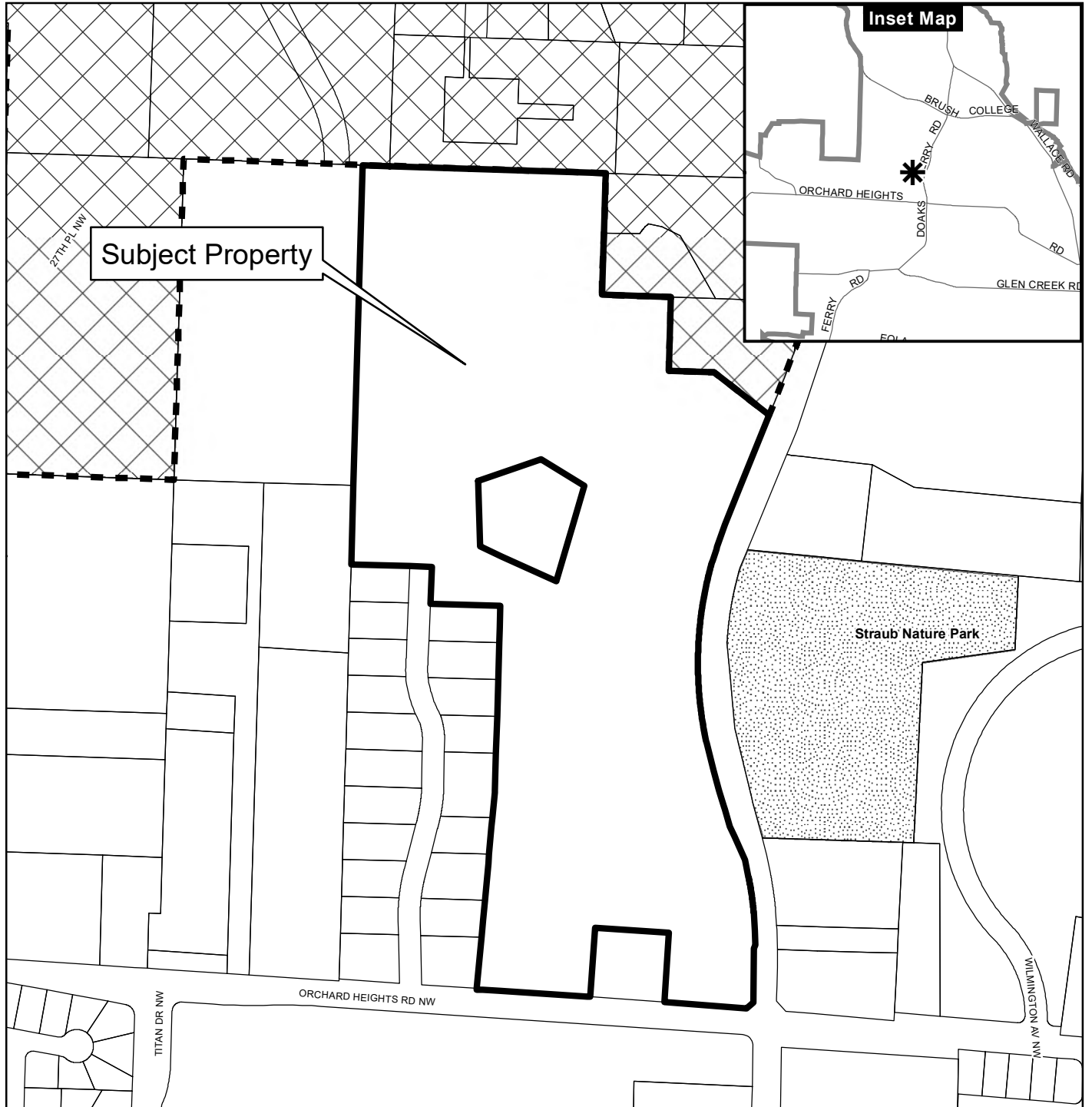
POSTAGE WILL BE PAID BY ADDRESSEE

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










Vicinity Map

2100 Block of Doaks Ferry Road NW



Legend

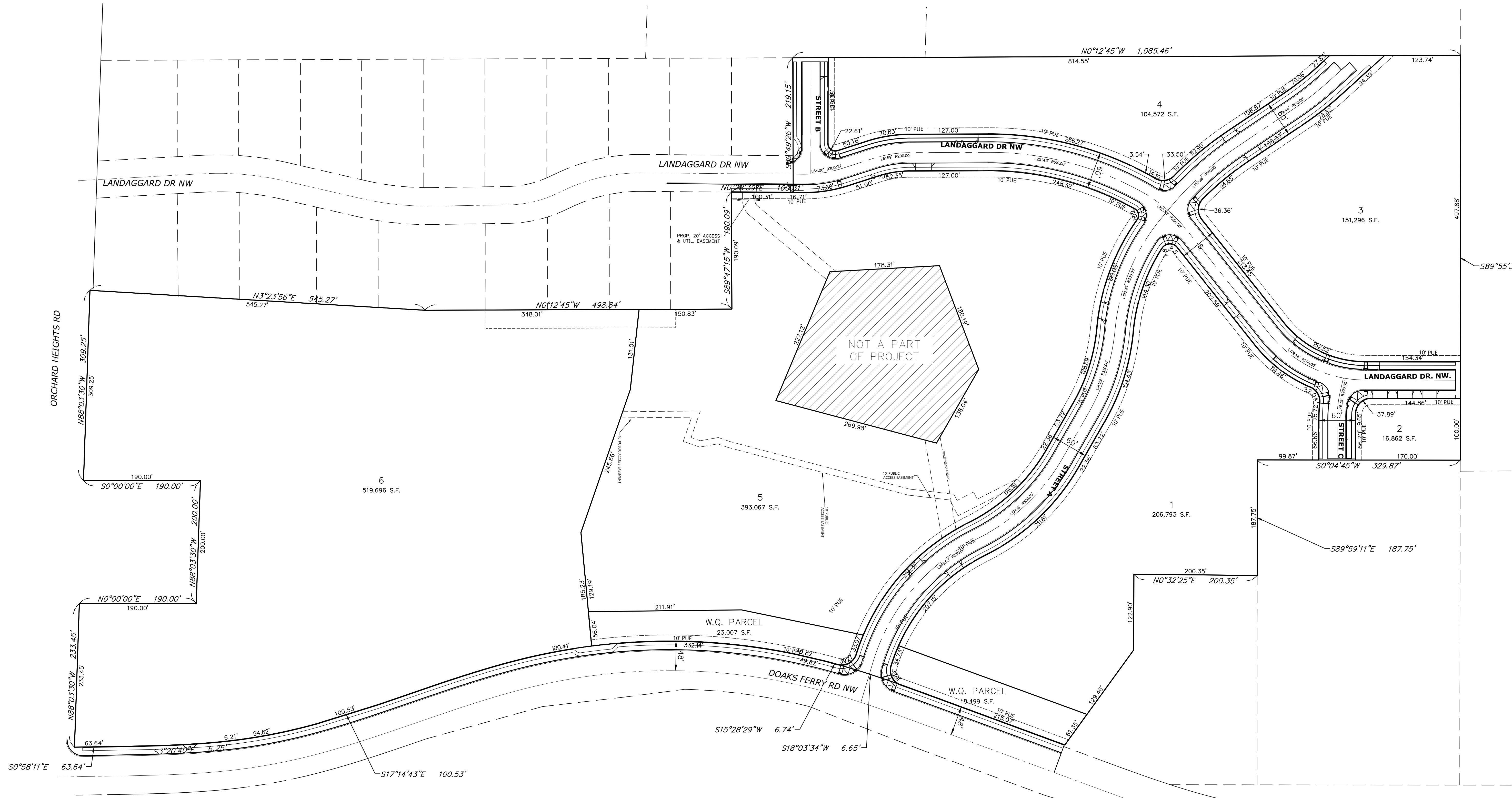
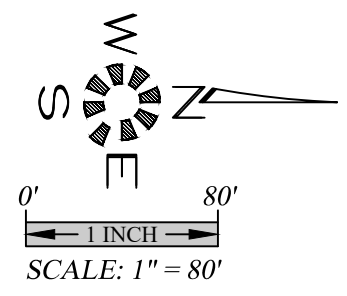
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks


CITY OF Salem
 AT YOUR SERVICE
 Community Development Dept.

0 100 200 400 Feet



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LOT SITE PLAN

TITAN HILL ESTATES

MULTITECH ENGINEERING EXEMPT FROM LIABILITY IF NOT STAMPED APPROVED
NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

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

9739 102-SITE
 Design: M.D.G.
 Drawn: M.K.D.
 ProjMgr: J.J.G.
 Date: OCT. 2019
 Scale: AS SHOWN
 As-Built: ----



EXPRES: 06-30-2023
 JOB # 6773

1:\0706\07060731-MultiTech\Projects\0706-102-SITE-21162023-1-4-24-PM-Addendum

Owner / Developer:

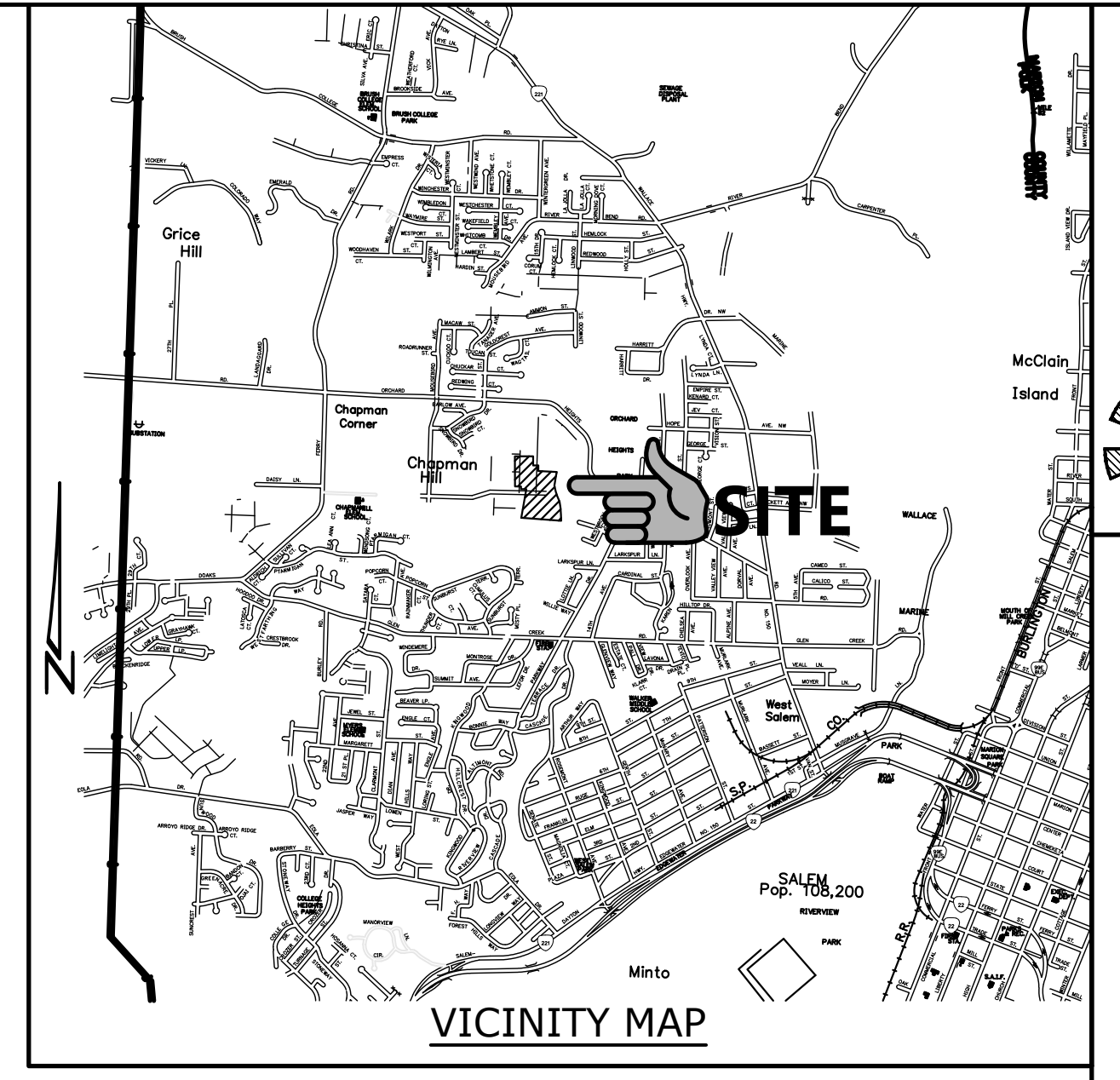
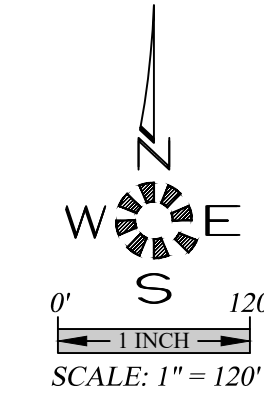
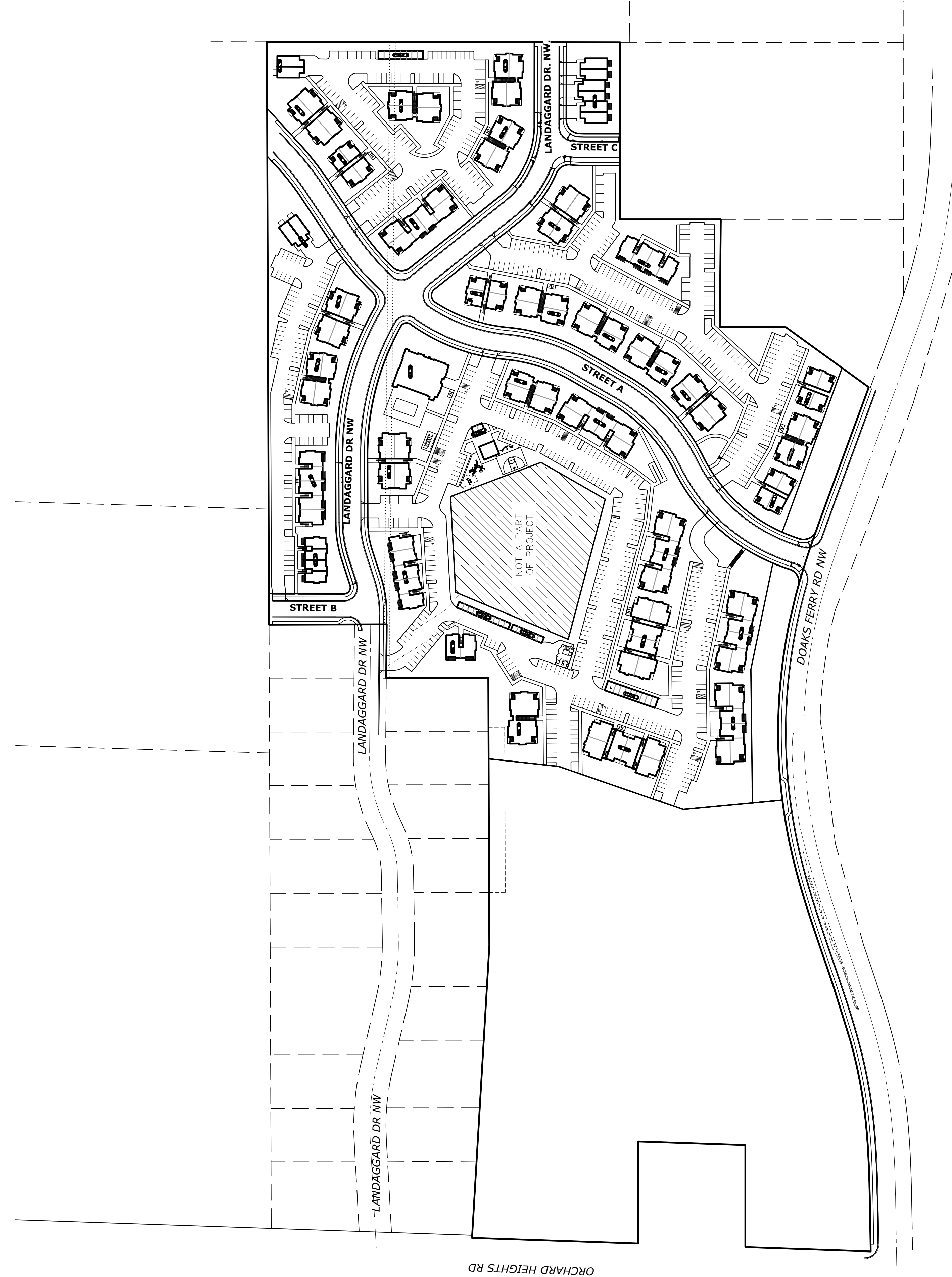
TITAN HILL PROPERTY LLC.

3425 BOONE ROAD SE
SALEM, OREGON 97317

TITAN HILL APARTMENTS

SEC. 17, T. 7 S., R. 3 W., W.M.
CITY OF SALEM
POLK COUNTY, OREGON

T.B.M. 429.76
2" BRASS CAP STAMPED POLK COUNTY
SURVEY MONUMENT NO. 200428 DATED
1984. LOCATED ON CENTERLINE ORCHARD
HEIGHTS ROAD.



SHEET INDEX

- SDR1 COVER SHEET
- SDR2 EXISTING CONDITIONS AND DEMOLITION PLAN
- SDR3 TREE CONSERVATION PLAN
- SDR4 TREE CONSERVATION PLAN
- SDR5 TREE CONSERVATION PLAN
- SRD6 TREE CONSERVATION PLAN
- SDR7 TREE CONSERVATION PLAN
- SDR8 SITE PLAN SOUTH
- SDR9 SITE PLAN NORTH
- SDR10 OPEN SPACE PLAN SOUTH
- SDR11 OPEN SPACE PLAN NORTH
- SDR12 LOT GRADING PLAN SOUTHEAST
- SDR13 LOT GRADING PLAN SOUTHWEST
- SDR14 LOT GRADING PLAN NORTHWEST
- SDR15 LOT GRADING PLAN NORTH EAST
- SDR16 UTILITY PLAN SOUTHEAST
- SDR17 UTILITY PLAN SOUTHWEST
- SDR18 UTILITY PLAN SOUTHWEST
- SDR19 UTILITY PLAN NORTHWEST
- SDR20 UTILITY PLAN NORTH EAST
- SDR21 UTILITY PLAN SOUTH
- SDR22 DETAIL SHEET

MULTI/TECH
ENGINEERING SERVICES, INC.
1155 13TH ST. S.E. SALEM, OR, 97302
PH: (503) 363 - 9227 FAX (503) 364-1260
www.mtechengineering.net officemtechengineering.net

COVER SHEET

TITAN HILL APARTMENTS

MULTITECH ENGINEERING EXEMPT FROM
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GRAPHICAL REPRESENTATION.

9739 SDR1.COV
Design: M.D.G.
Drawn: M.K.D.
ProjMgr: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN
As-Built: ----

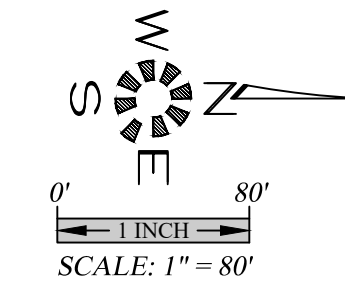


EXPIRES: 06-30-2023
JOB # 6773

SDR1

1:10756/07/19/2023: MultiTechProperty/Covg_02/15/2023: SDR1.COV: 2/15/2023: 14142 P/N: 04/04/24

SEE SHEET SDR3-SDR7 FOR
TREE CONSERVATION PLAN



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9379 5042-2020
Design: M.D.G.
Drawn: M.K.D.
ProjMgr: J.J.G.
Date: OCT. 2019
Scale: AS SHOWN
As-Built: _____



EXPIRES 06-30-2023
JOB # 6773

1:10706/07/19/07/1771-MultiTech/Projects/Chgo_02/07/2023/SDR3-SDR7.dwg 14:04:04 PM Abdullah

SITE PLAN SOUTH

TITAN HILL APARTMENTS

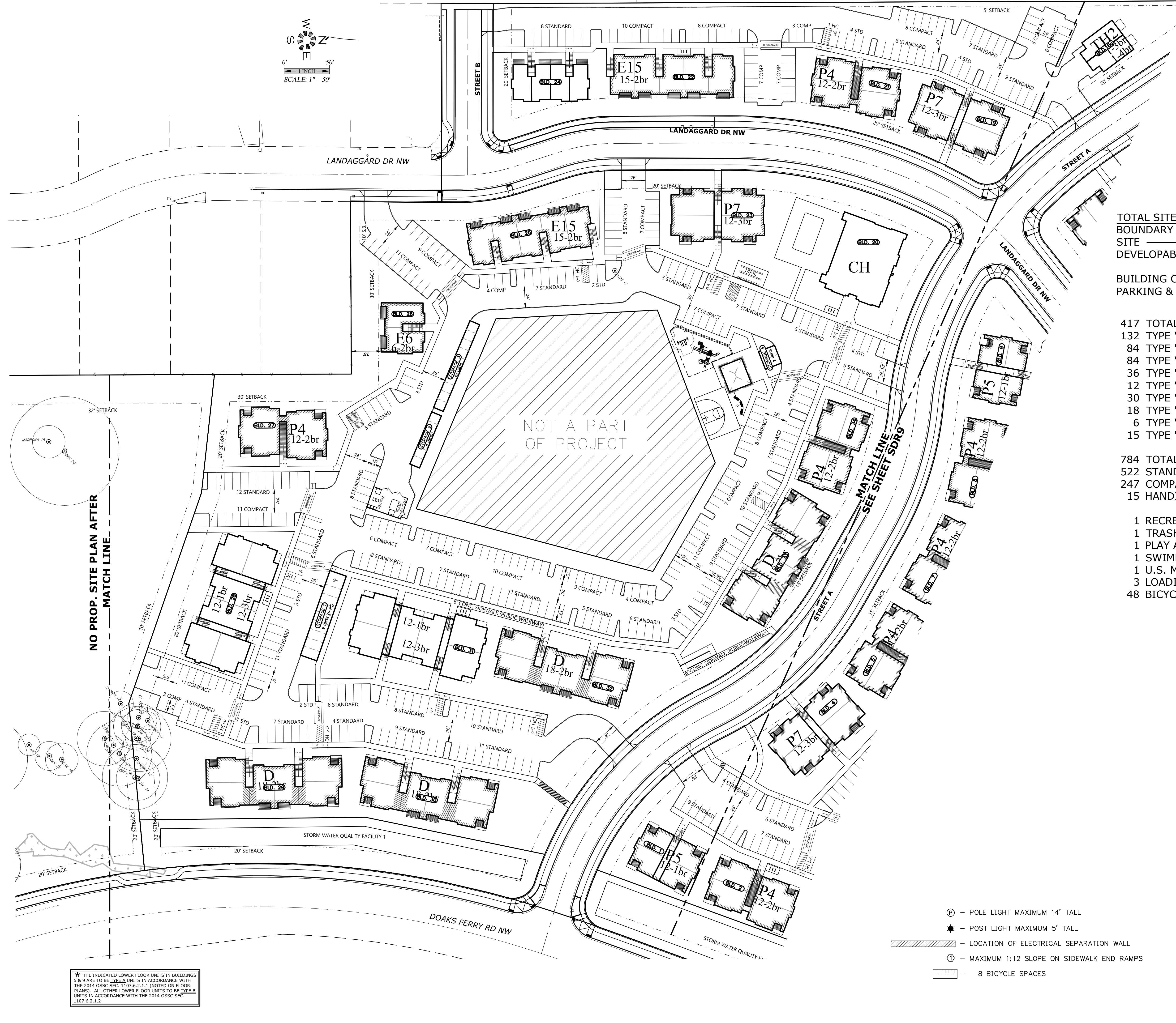
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Design: M.D.G.
 Drawn: M.K.D.
 Checked: J.J.G.
 Date: OCT. 2019
 Scale: AS SHOWN

REGISTERED PROFESSIONAL ENGINEER
 M.D.G.
 JULY 14, 1978
 OREGON
 EXPIRES 06-30-2023

JOB # 6773

SDR8



TOTAL SITE AREAS
 BOUNDARY — 1,599,598 S.F.
 SITE — 1,599,598 S.F.
 DEVELOPABLE — 1,599,598 S.F.

BUILDING COVERAGE — 213,389.08 S.F. (19%)
 PARKING & DRIVEWAY — 296,056.69 S.F. (26%)

417 TOTAL APARTMENT UNITS
 132 TYPE "P4" 2-Bd, 2-Ba (1038 S.F.) UNITS
 84 TYPE "P5" 1-Bd, 1-Ba (735 S.F.) UNITS
 84 TYPE "P7" 3-Bd, 2-Ba (1200 S.F.) UNITS
 36 TYPE "P4/E" 2-Bd, 2-Ba (3-1037 S.F.) (12-1050 S.F.) UNITS
 12 TYPE "E12" 2-Bd, 2'Ba (6-1067 S.F.) (6-1037 S.F.) UNITS
 30 TYPE "E15" 2-BD, 2-BA (3- 1067 S.F.) (12-1037 S.F.) UNITS
 18 TYPE "E18" 2-BD, 2-BA (6-1067 S.F.) (12-1037 S.F.) UNITS
 6 TYPE "G6" 3-BD, 2-BA (1237 S.F.) UNITS
 15 TYPE "G15" 3-Bd, 2-Ba (6-1237 S.F.) (9-1216 S.F.) UNITS

784 TOTAL PARKING STALLS
 522 STANDARD STALLS
 247 COMPACT STALLS
 15 HANDICAP STALLS

- 1 RECREATION BLD. / MANAGER'S OFFICE
- 1 TRASH COMPACTOR / RECYCLE
- 1 PLAY AREA
- 1 SWIMMING POOL (22'x42')
- 1 U.S. MAIL BOX AREA
- 3 LOADING ZONES
- 48 BICYCLE SPACES

ADA HANDICAP ACCESSIBILITY NOTES:

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

- ⊙ — POLE LIGHT MAXIMUM 14' TALL
- ★ — POST LIGHT MAXIMUM 5' TALL
- ▨ — LOCATION OF ELECTRICAL SEPARATION WALL
- ① — MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- ▭ — 8 BICYCLE SPACES

★ 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

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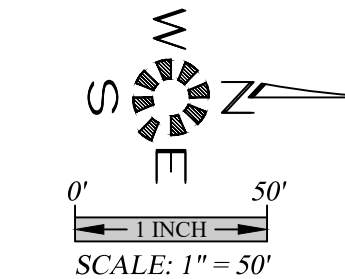
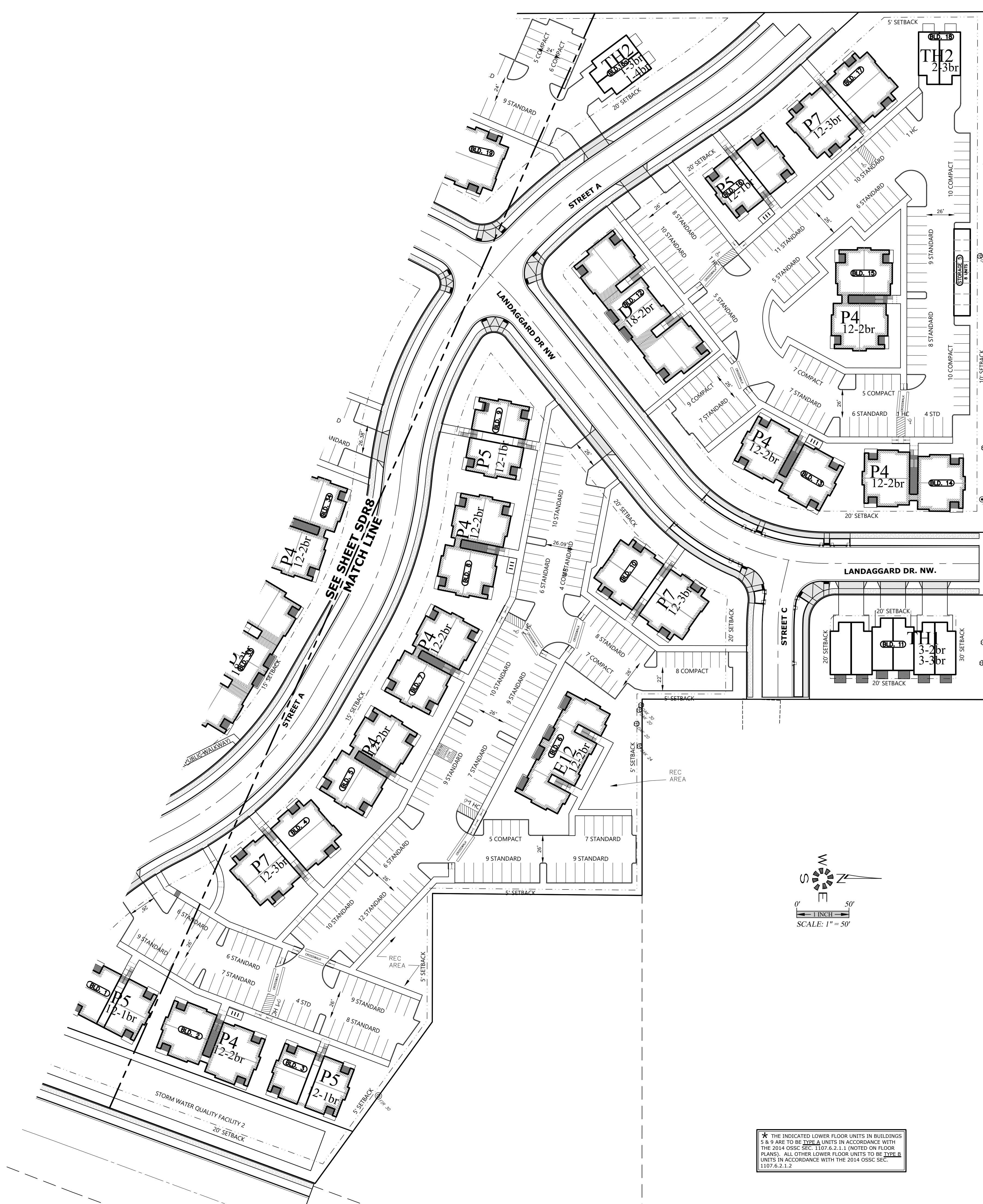
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- ▨ - LOCATION OF ELECTRICAL SEPARATION WALL
- ① - MAXIMUM 1:12 SLOPE ON SIDEWALK END RAMPS
- ▤ - 8 BICYCLE SPACES

ADA HANDICAP ACCESSIBILITY NOTES:

1. ALL ON-SITE WALKWAYS, PEDESTRIAN CONNECTIONS TO THE PUBLIC SIDEWALK AND ROUTES TO BUILDING ENTRANCES ARE ACCESSIBLE WITH RUNNING SLOPES LESS THAN 5% AND CROSS SLOPE LESS THAN 2% MAX. LANDINGS AT BOTTOM OF STAIRS AND EXT. FACE OF ENTRANCE DOORS SHALL HAVE A SLOPE IN THE DIRECTION OF TRAVEL NOT TO EXCEED 2%.
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★ 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



SITE PLAN NORTH

TITAN HILL APARTMENTS

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9739 3089 SITE
 Design: M.D.G.
 Drawn: M.K.D.
 Checked: J.J.G.
 Date: OCT. 2019
 Scale: AS SHOWN



JOB # 6773

SDR9

1/18/2020 07:00:00 PM C:\Users\mduffy\OneDrive\Documents\9739\9739_SDR9_Site_Plan_02152023.dwg 1/15/2023 10:52:11 AM adadaw



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



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



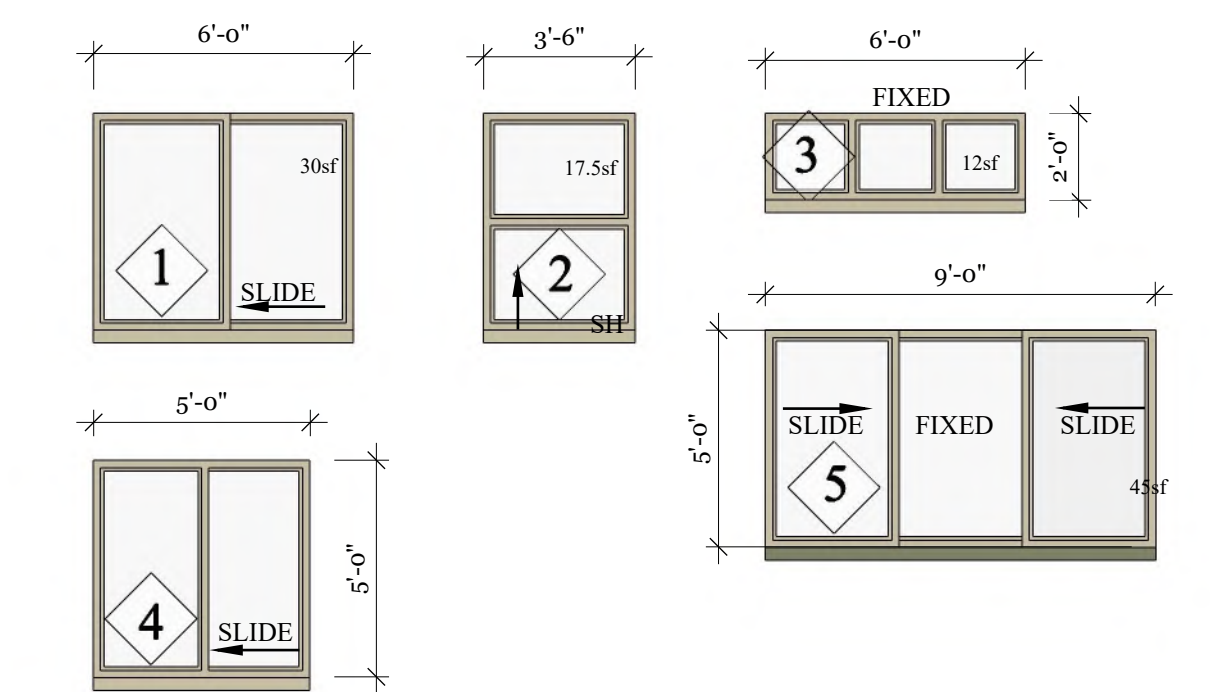
3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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



5 PERSPECTIVE
nts

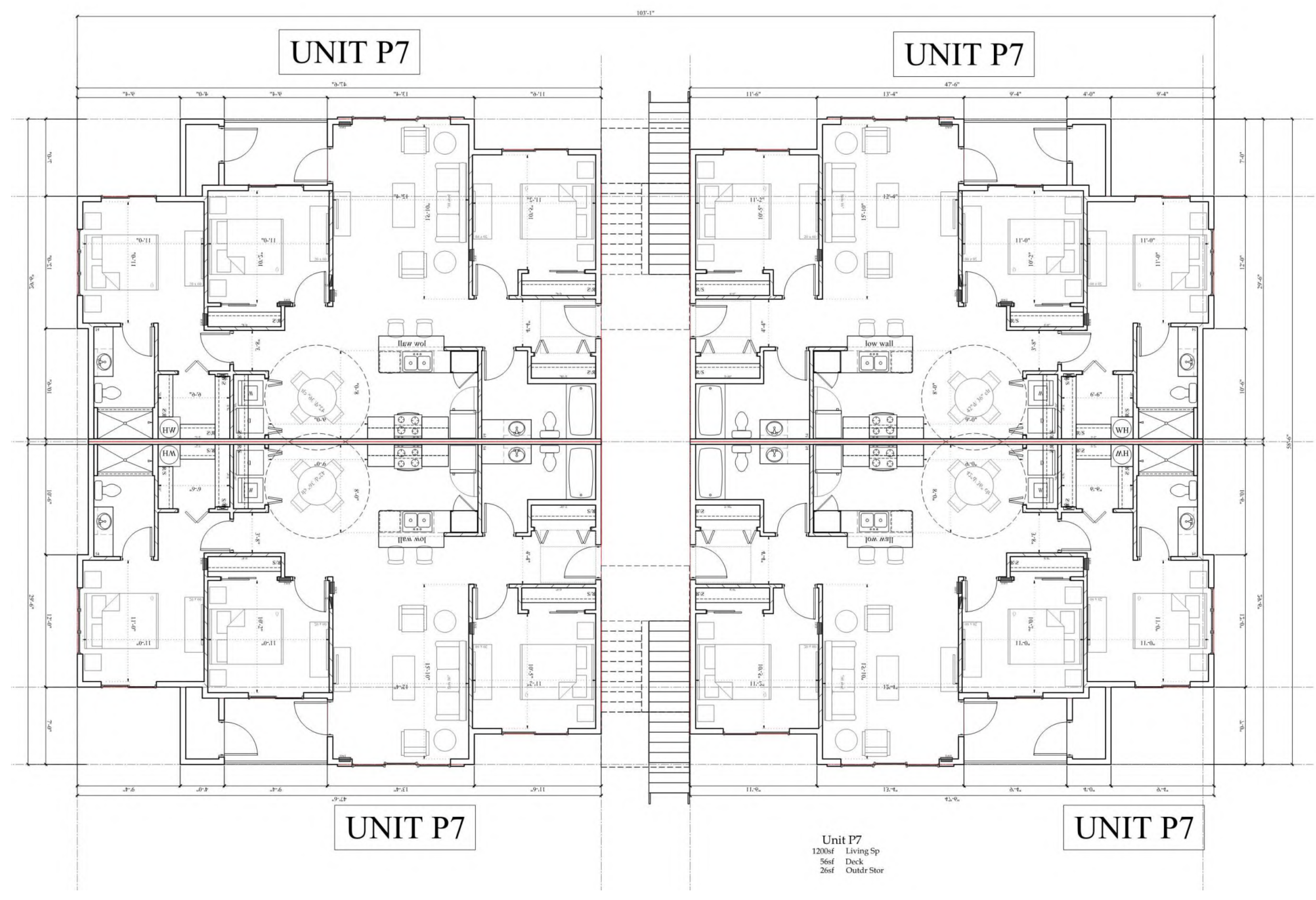


C WINDOW SCHEDULE
SCALE: NTS

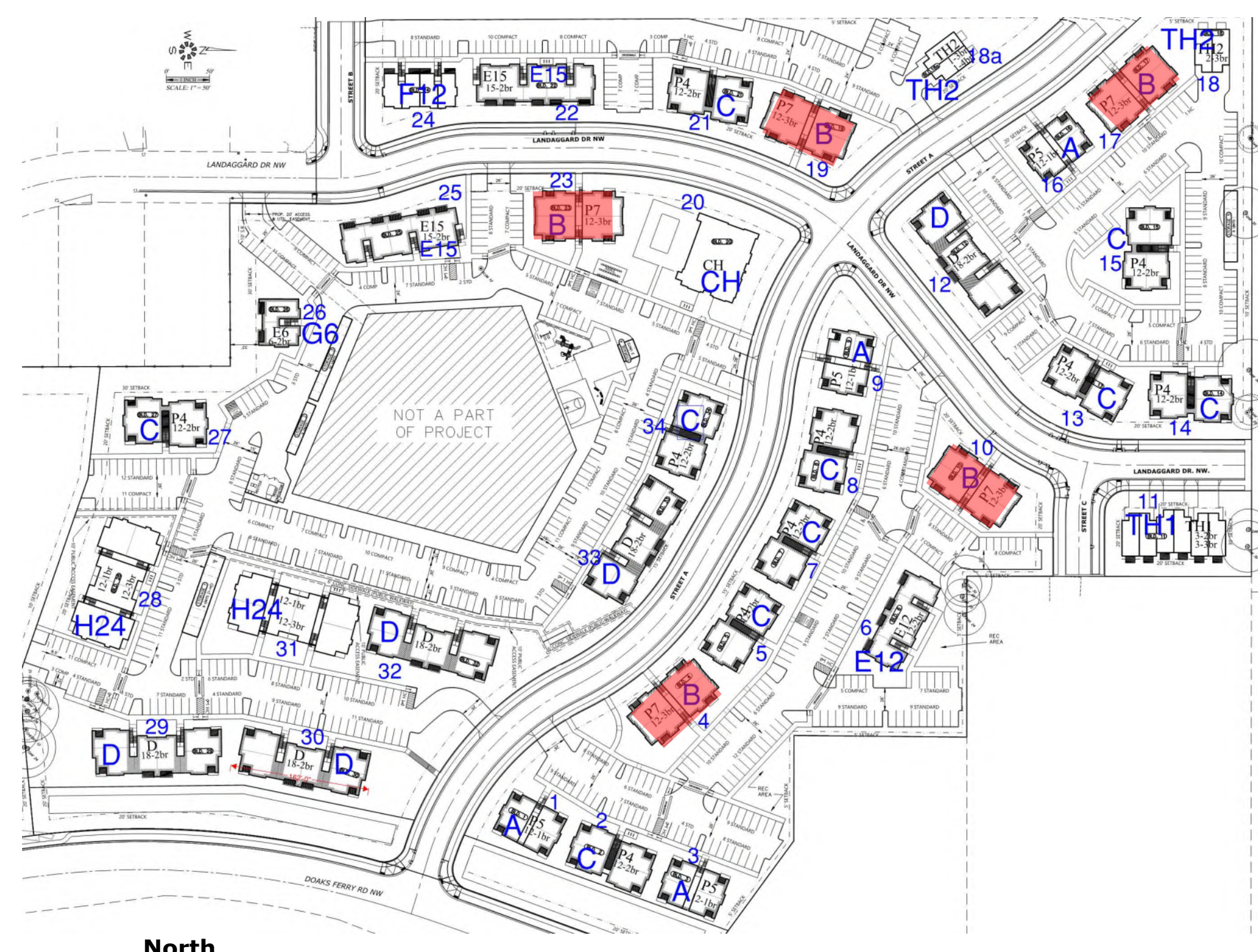
MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	SW625 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN MAIN BODY - CLUBHOUSE SW7019 GAUNTLET GRAY
CULTURED STONE ADHERED STONE	ACCENT - SW6151 QUIVER TAN ACCENT - SW7052 GRAY AREA ACCENT - SW625 FOGGY DAY
	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

- GENERAL COLOR NOTES:**
- ALL WINDOWS TO BE VINYL - "CLAY"
 - ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED
 - STANDING SEAM METAL ROOF - TAYLOR METAL - "COOL" ARMOR TECH - KODIAK BROWN
 - PAIN ALL EXPOSED STEEL CONNECTORS
 - APPLY FIRST COAT OF PAINT TO TRIMSIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
SCALE: NTS



6 PLAN - BLDG B
NTS



North
B KEY PLAN
SCALE: 1" = 100'-0"

Bldg B - 12 plex

REVISIONS:

PRELIMINARY NOT FOR CONSTRUCTION
February 15, 2023

PROJECT TITLE: Titan Hill Apartments

LOCATION: 3425 Brune Rd. SE, Salem, OR 97317
PHONE: (503) 566-5715
FAX: (503) 588-3531

BONAVENTURE Senior Housing

DATE: February 15, 2023
SHEET: A420

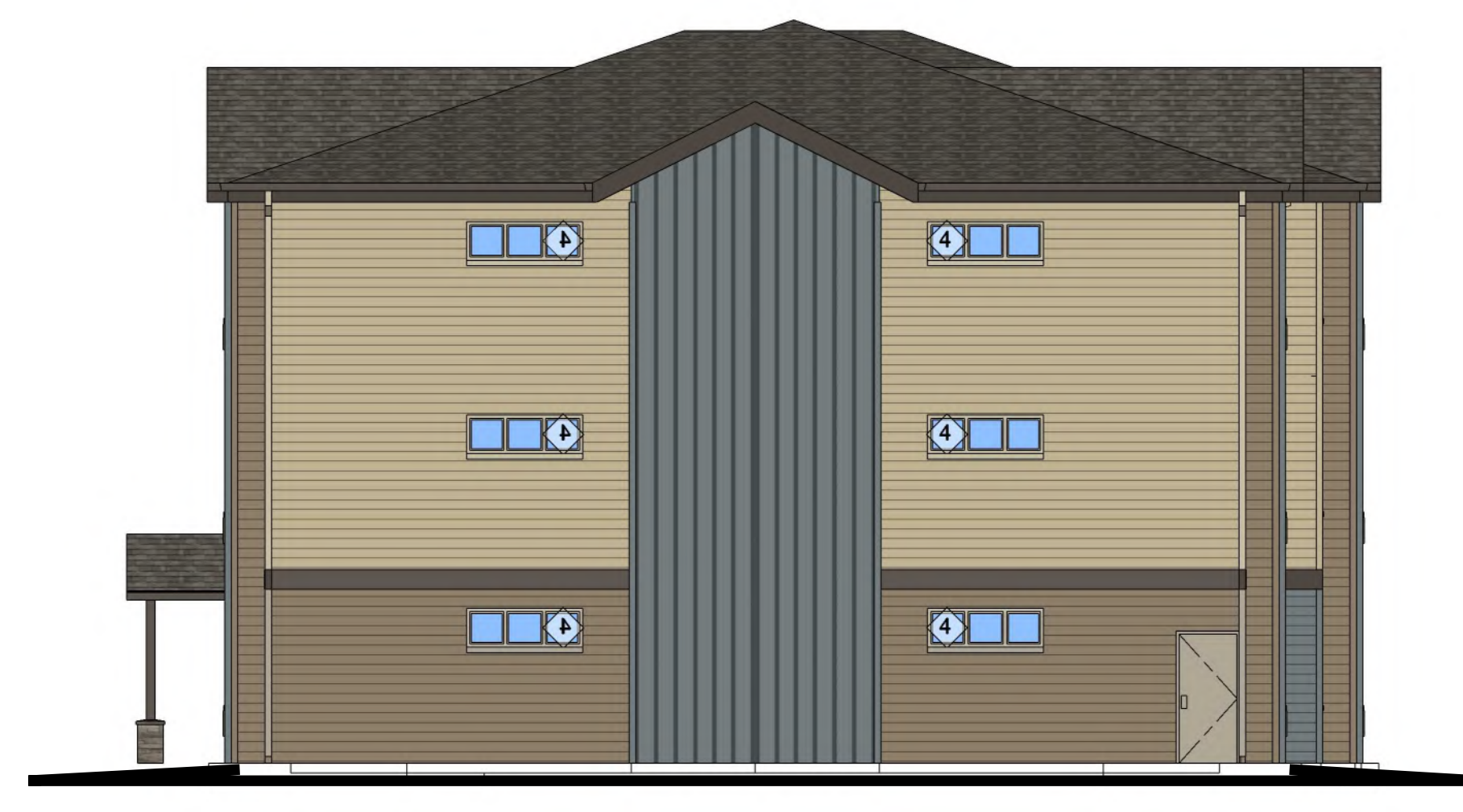
LOCATION: M: Drafting/Project/2203 Titan Hill 3D/Layout/4004 Land Use Layout - A420
LAST SAVED: February 15, 2023
PRINTED: February 15, 2023



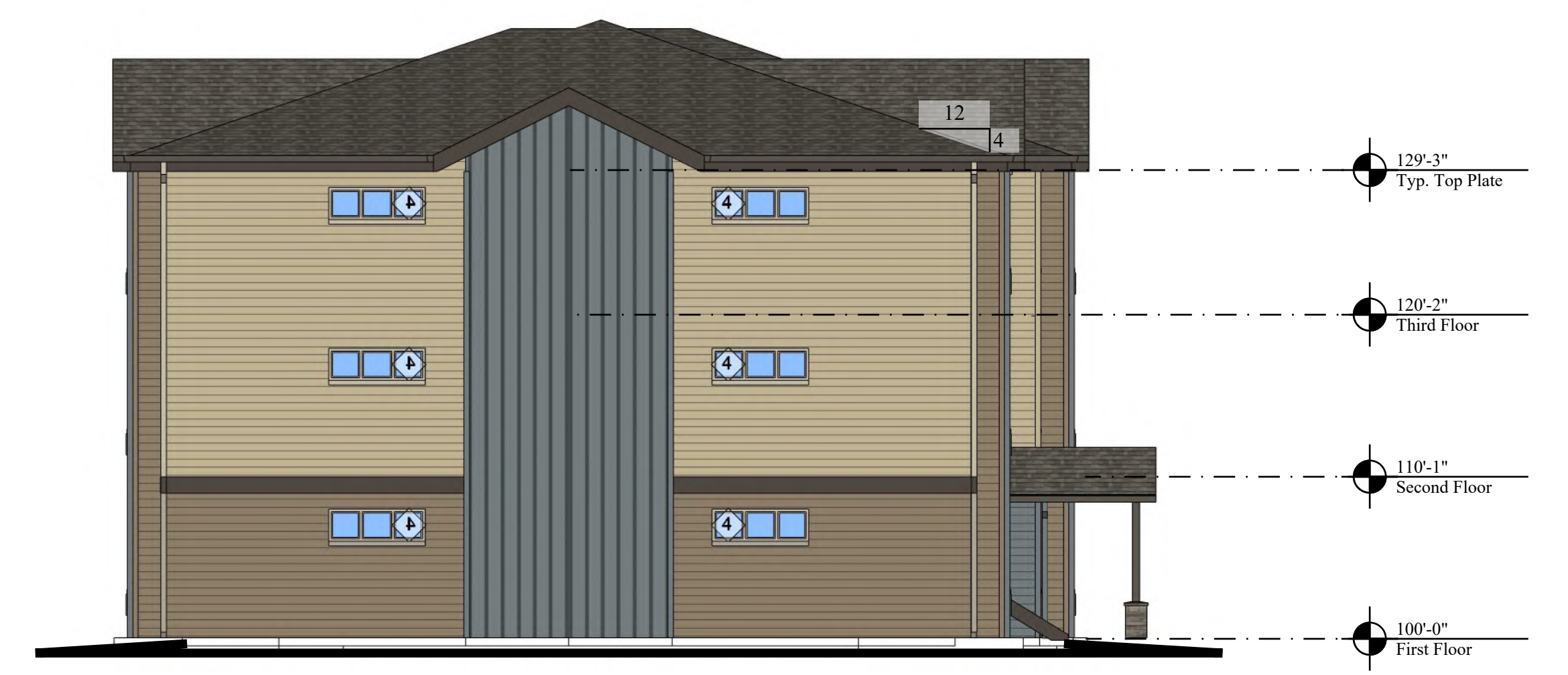
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2 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



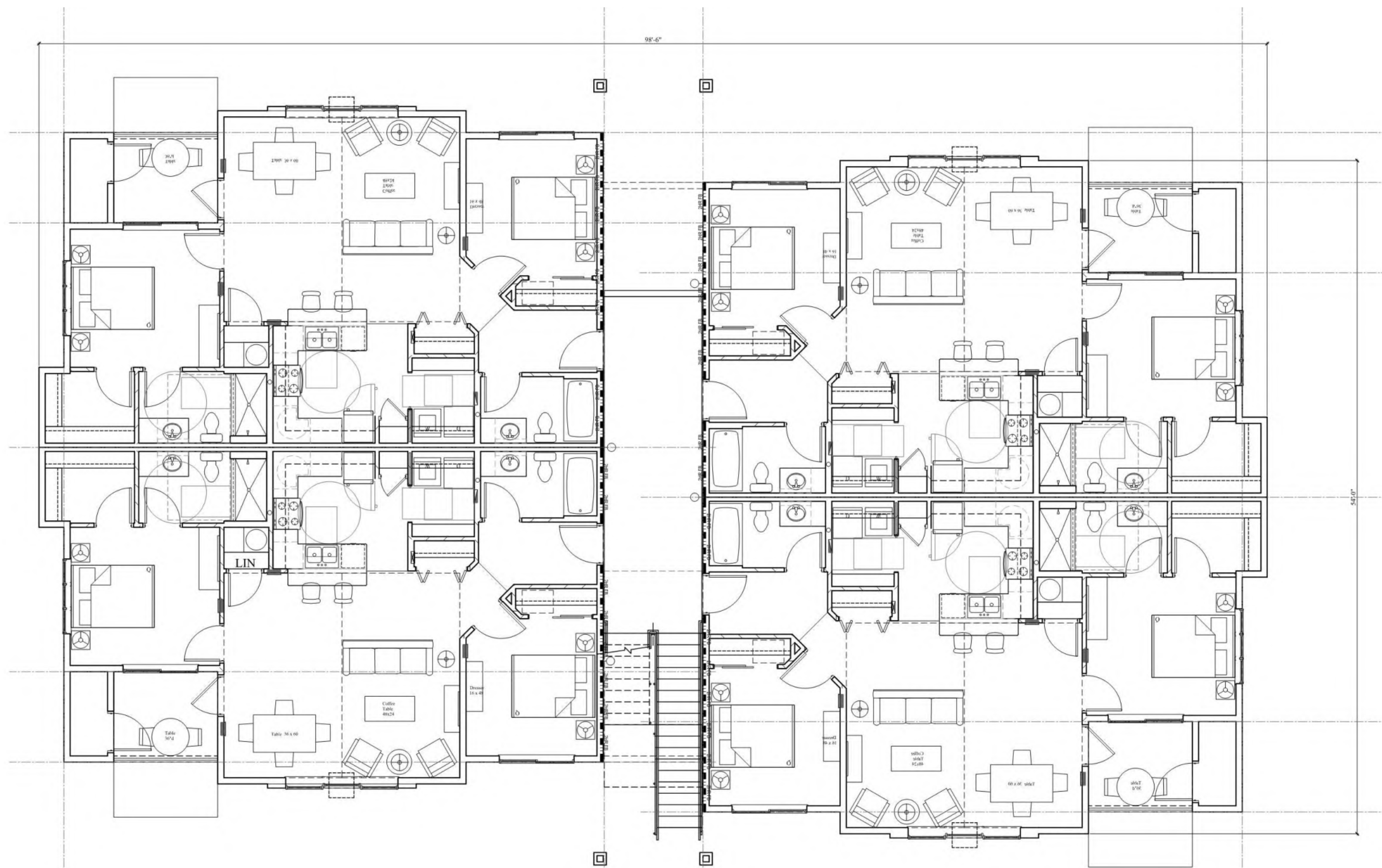
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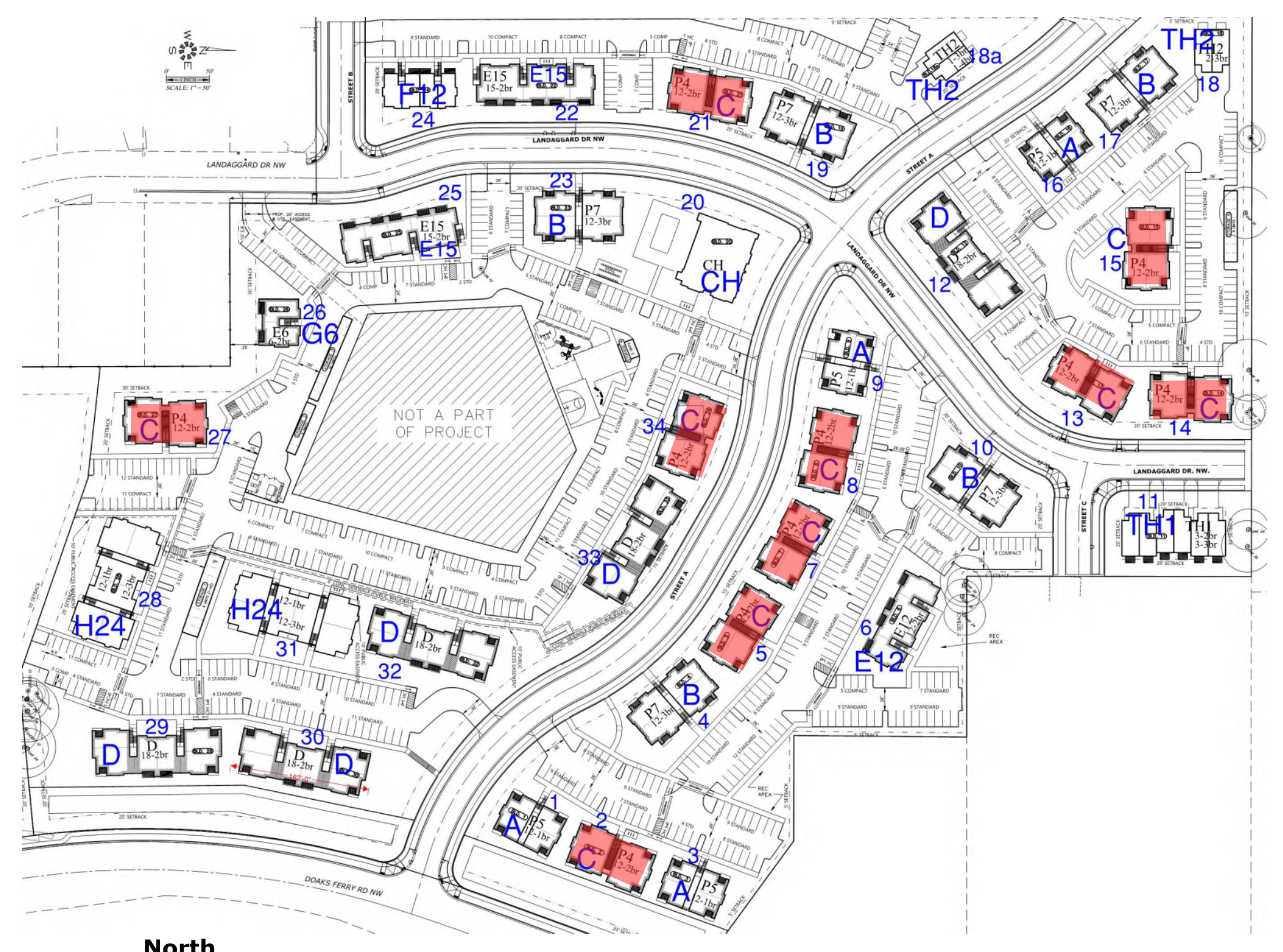
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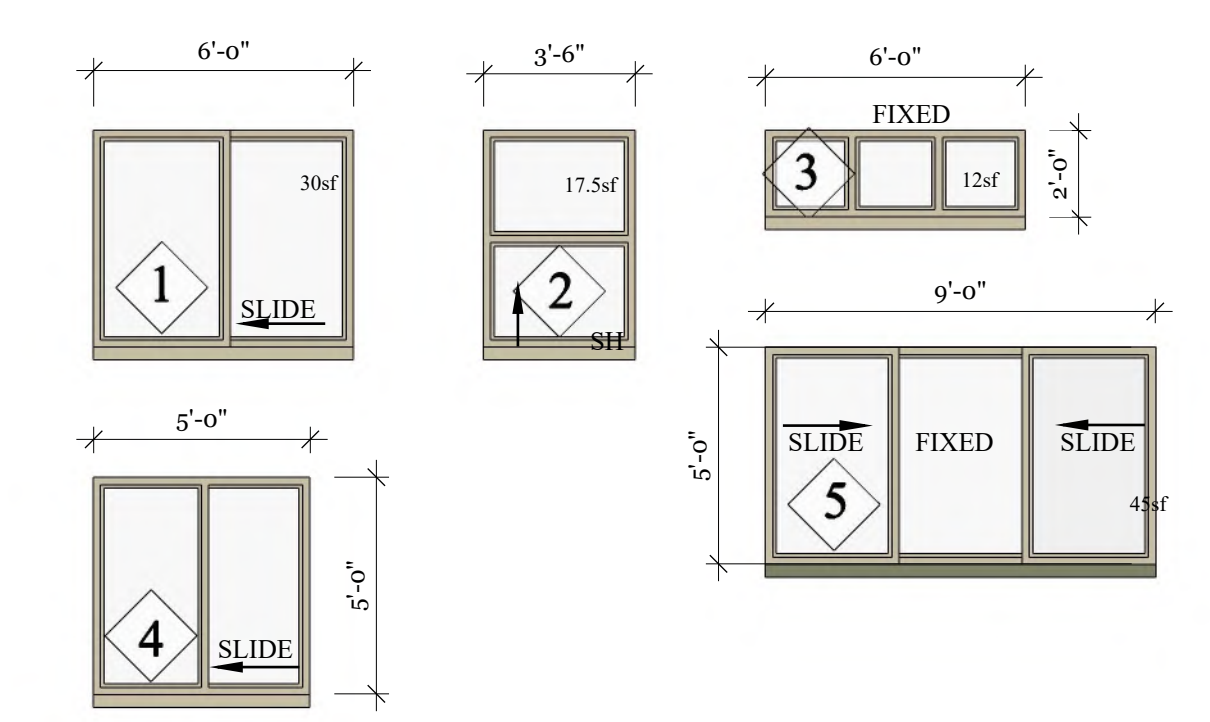
5 PERSPECTIVE
 NTS



6 PLAN - BLDG C
 NTS



B KEY PLAN
 SCALE: 1" = 100'-0"



C WINDOW SCHEDULE
 SCALE: NTS

MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	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 MAIN BODY - CLUBHOUSE SW7019 GAUNTLET GRAY
	ACCENT - SW6151 QUIVER TAN ACCENT - SW7052 GRAY AREA ACCENT - SW625 FOGGY DAY
CULTURED STONE ADHERED STONE	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

- GENERAL COLOR NOTES:**
- ALL WINDOWS TO BE VINYL - "CLAY"
 - ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED
 - STANDING SEAM METAL ROOF - TAYLOR METAL - "COOL" ARMOR TECH - KODIAK BROWN
 - PAIN ALL EXPOSED STEEL CONNECTORS
 - APPLY FIRST COAT OF PAINT TO TRIMSIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
 SCALE: NTS

REVISIONS:

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**
 February 15, 2023

PROJECT TITLE:

Salem, OR

Titan Hill Apartments

SHEET TITLE:
 EXTERIOR
 ELEVATIONS

DRAWN BY:	SHEET:
PROJECT #:	A430
DATE:	

Bldg C - 12 plex



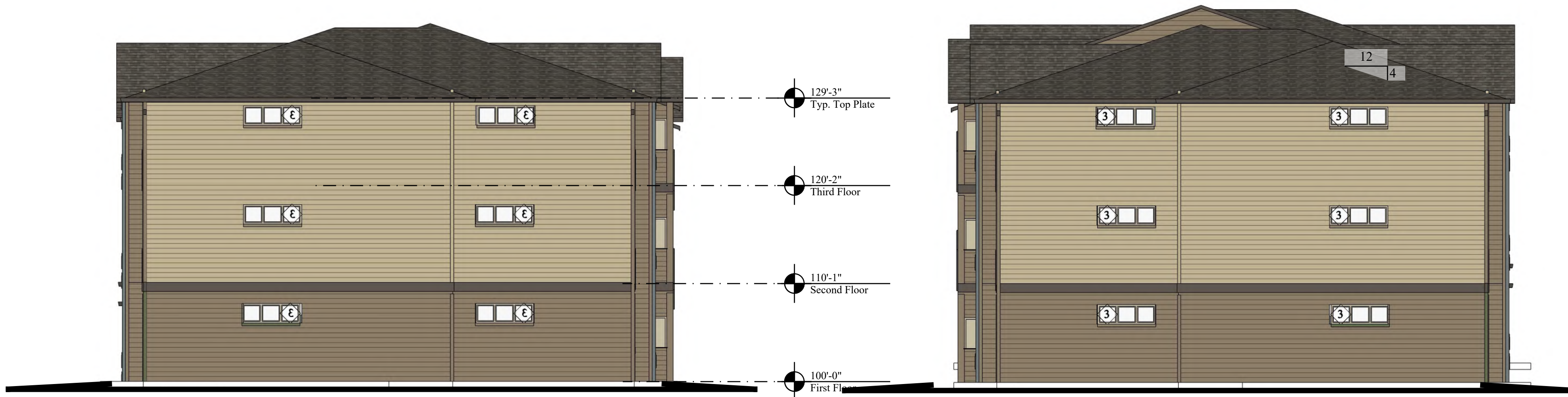
5 PERSPECTIVE
 NTS



1 REAR ELEVATION
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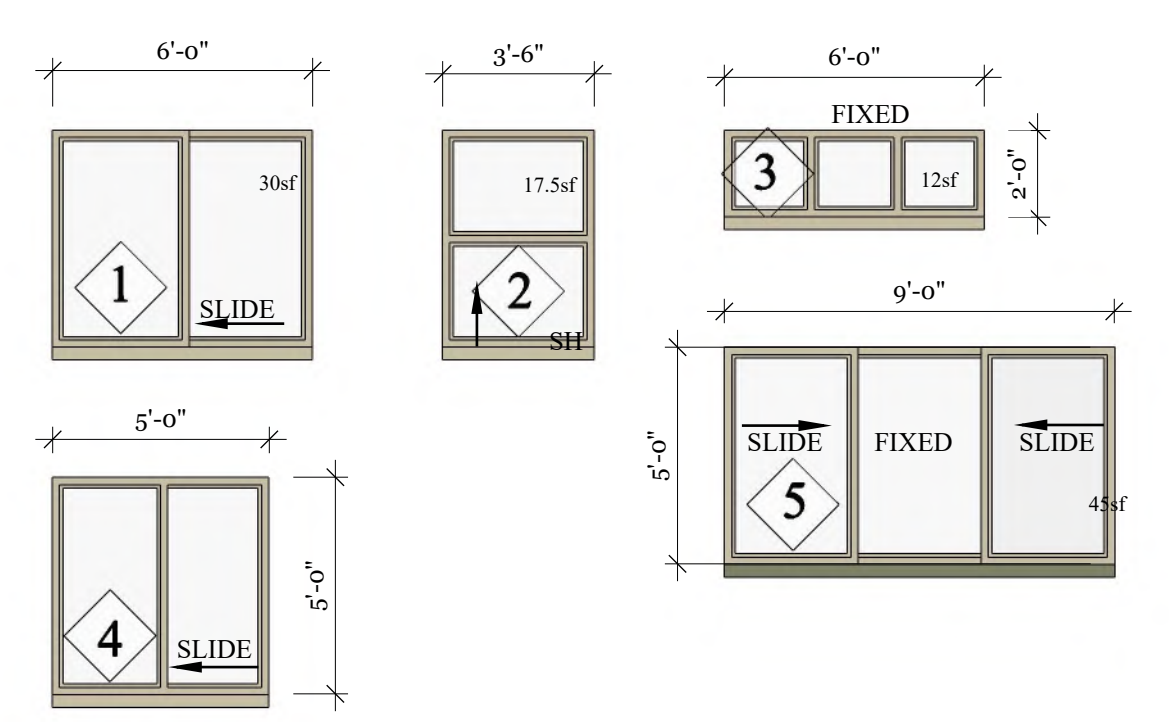


2 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



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

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

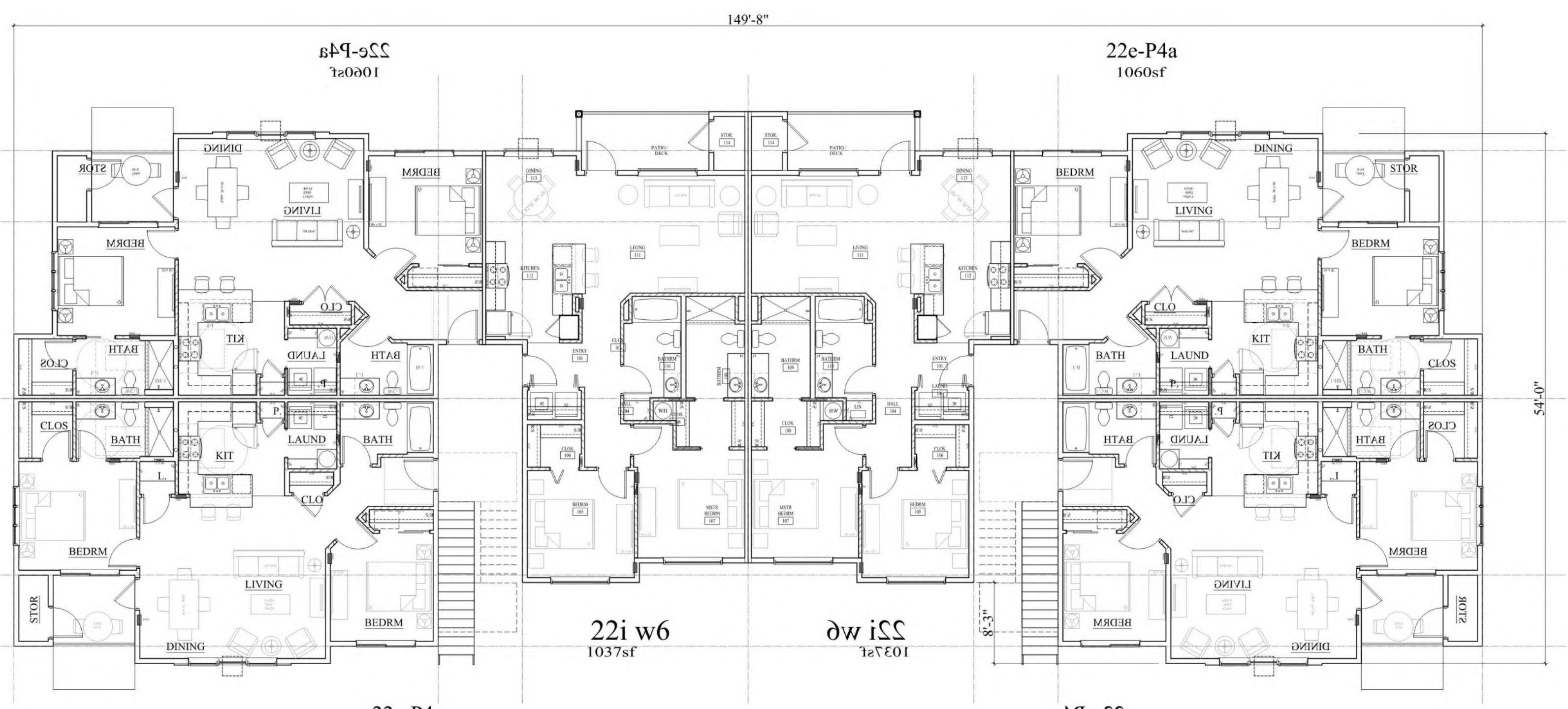


C WINDOW SCHEDULE
 SCALE: NTS

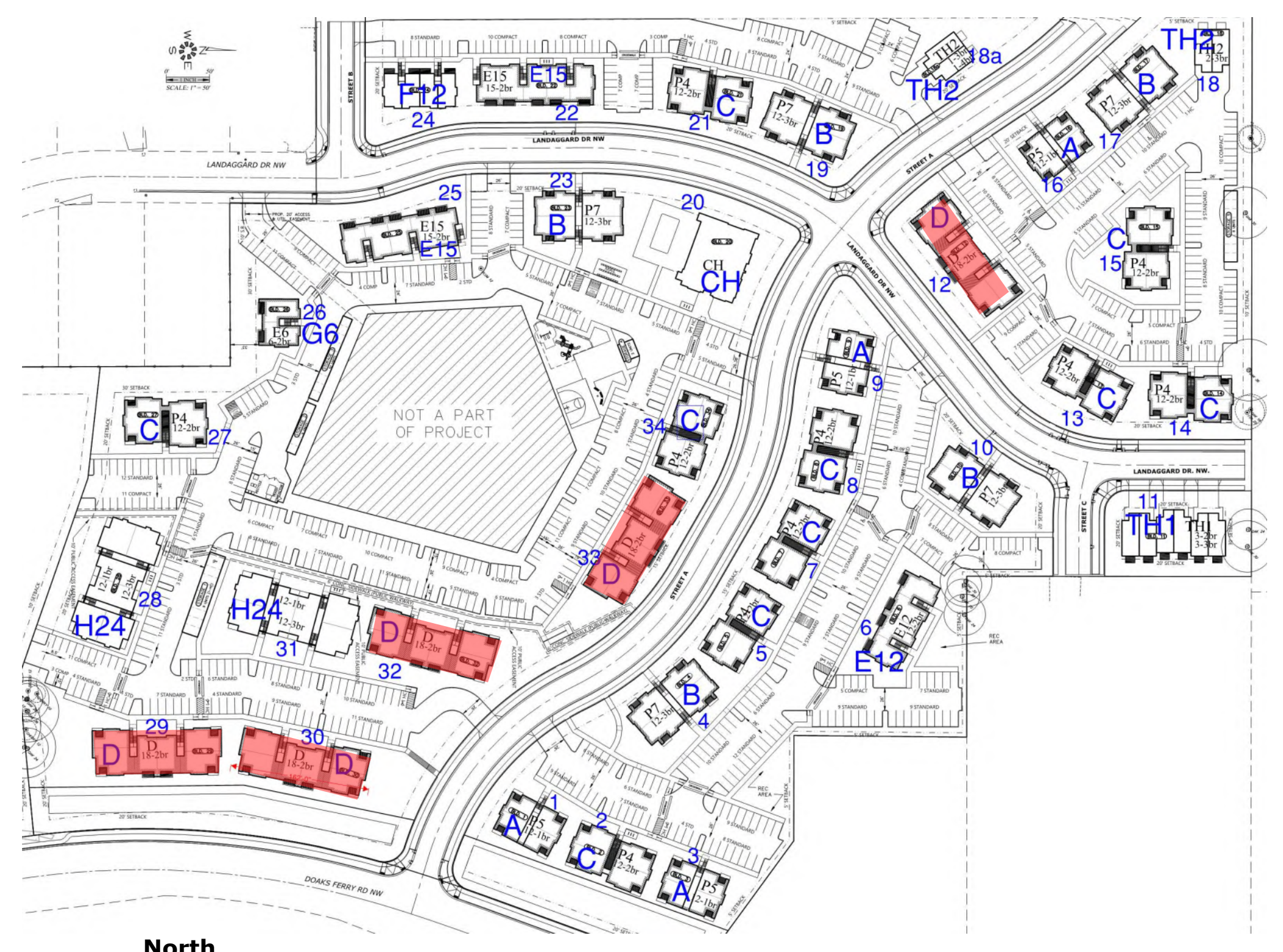
MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	SW6235 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN MAIN BODY - CLUBHOUSE SW7019 GAUNTLET GRAY
CULTURED STONE ADHERED STONE	ACCENT - SW6151 QUIVER TAN ACCENT - SW7052 GRAY AREA ACCENT - SW6235 FOGGY DAY
	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

- GENERAL COLOR NOTES:**
- ALL WINDOWS TO BE VINYL - "CLAY"
 - ALL BUILDING TRIM AND DOWNSPOUTS TO MATCH ADJACENT CLADDING COLOR UNLESS OTHERWISE NOTED
 - STANDING SEAM METAL ROOF - TAYLOR METAL - "COOL" ARMOR TECH - KODIAK BROWN
 - PAIN ALL EXPOSED STEEL CONNECTORS
 - APPLY FIRST COAT OF PAINT TO TRIMSIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
 SCALE: NTS



6 PLAN - BLDG D
 NTS



North
 B KEY PLAN
 SCALE: 1" = 100'-0"

Bldg D-18 plex

REVISIONS:

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**
 February 15, 2023

PROJECT TITLE: Titan Hill Apartments

SHEET TITLE: EXTERIOR ELEVATIONS

DRAWN BY: 2203	SHEET: A440
PROJECT: 2203	
DATE: February 15, 2023	
SCALE: NTS	



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



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

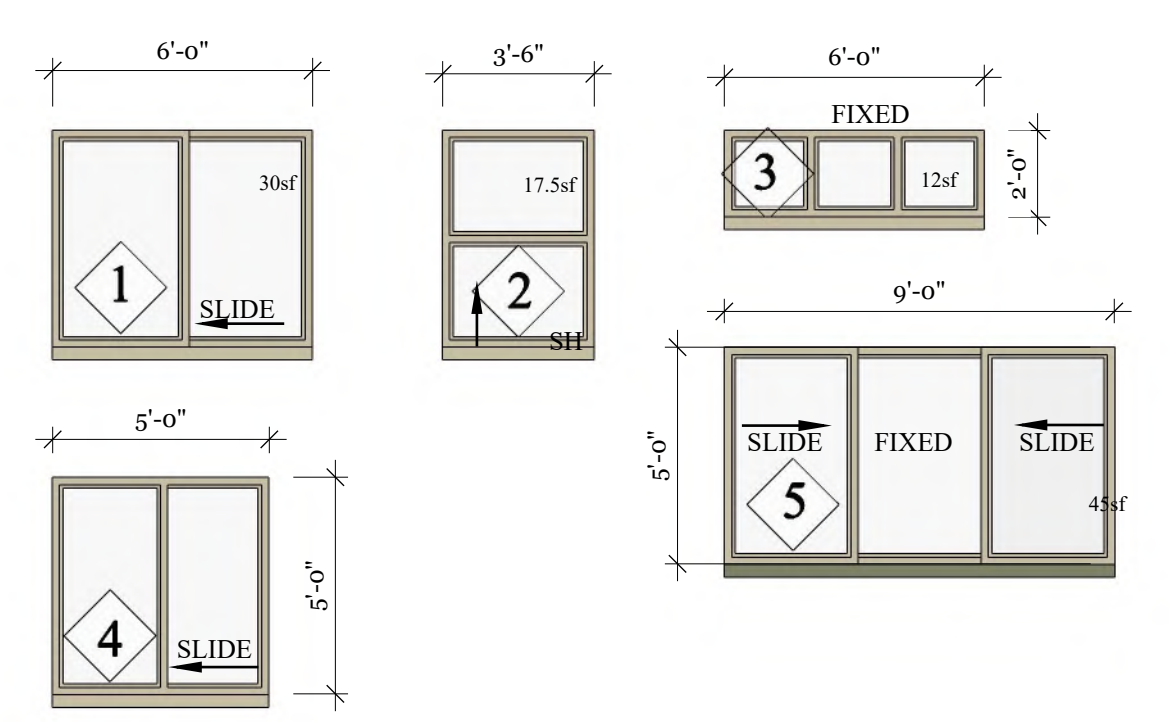


5 PERSPECTIVE
 NTS



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

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

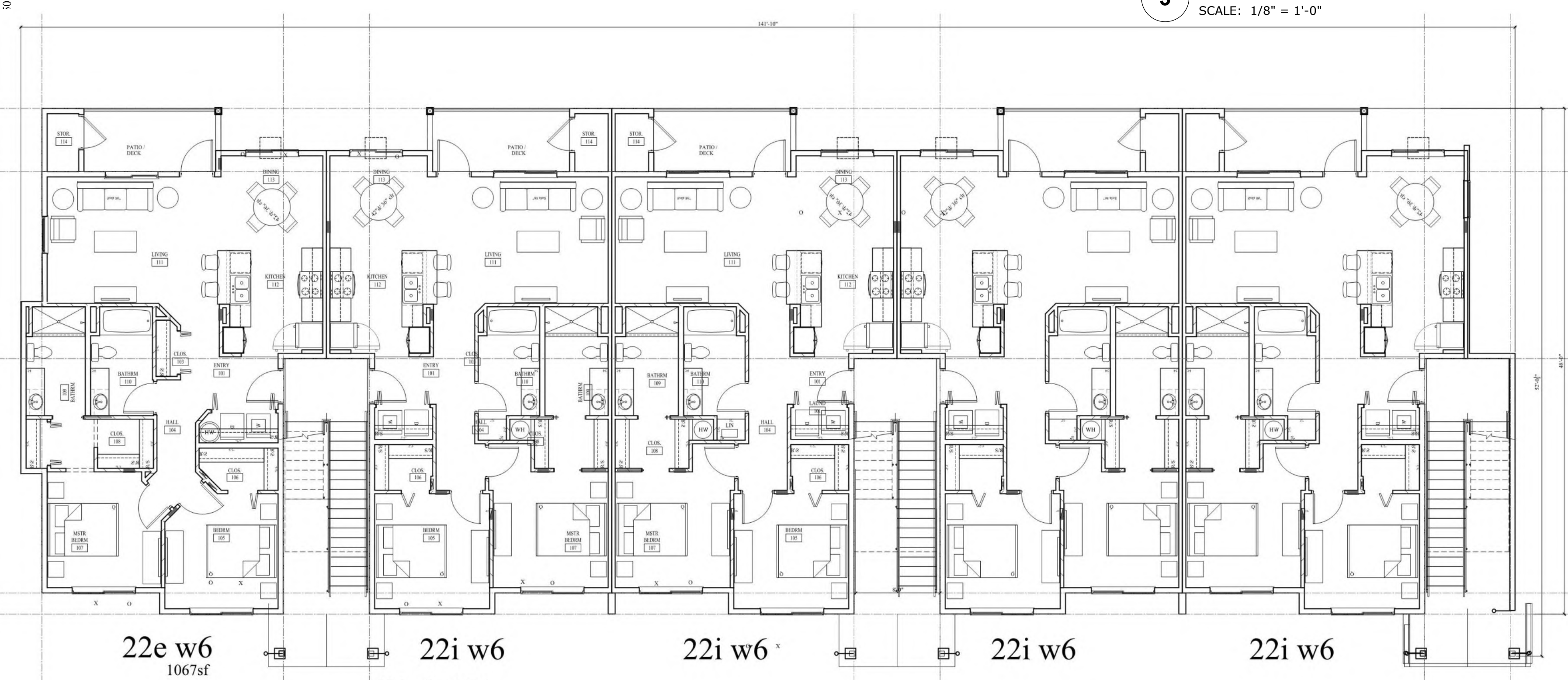


C WINDOW SCHEDULE
 SCALE: NTS

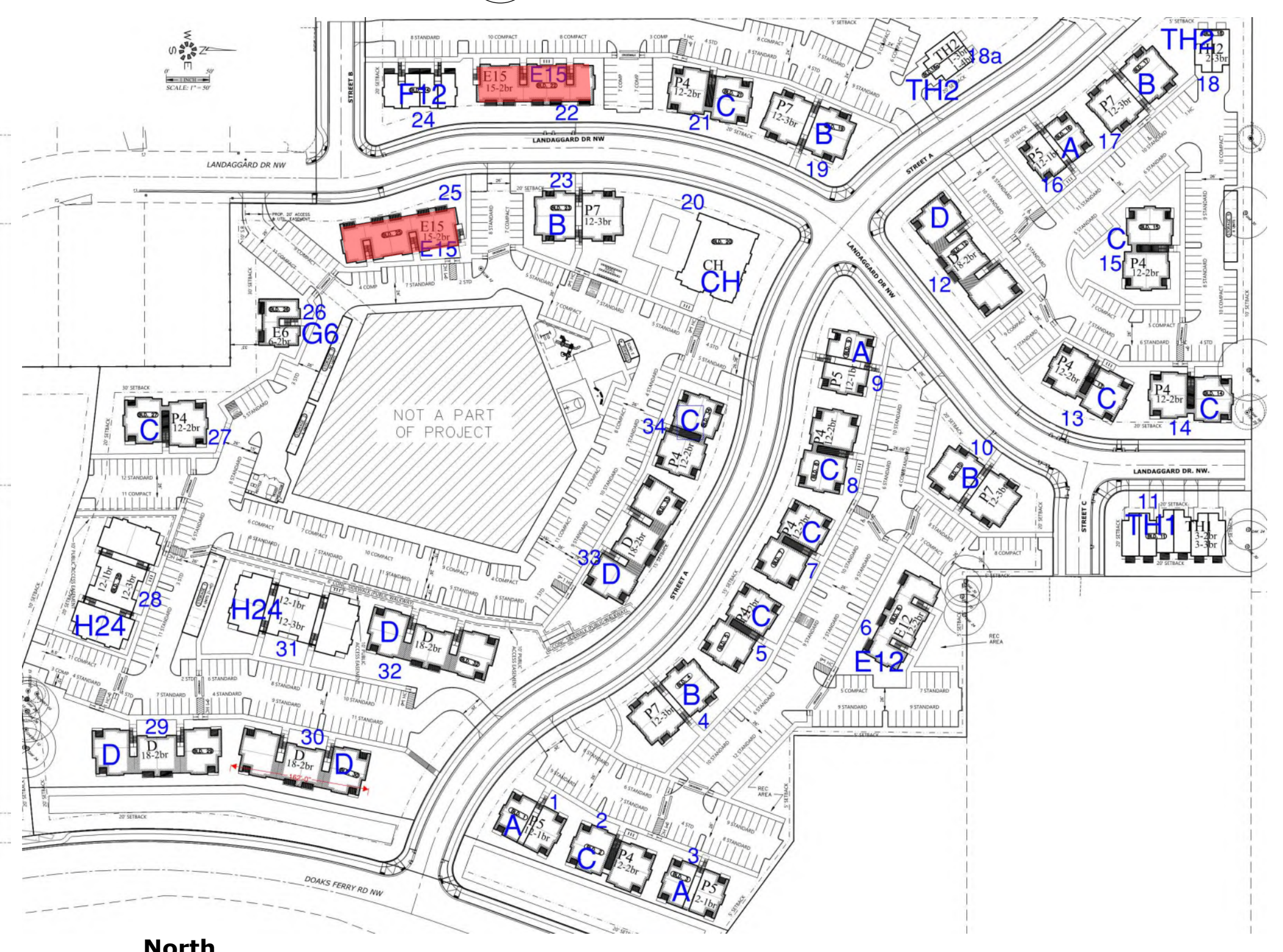
MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	SW625 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	MAIN BODY - ALL APARTMENTS SW6157 FAVORITE TAN MAIN BODY - CLUBHOUSE SW7019 GAUNTLET GRAY
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	MUTUAL MATERIALS COUNTRY LEDGESTONE HUDSON BAY

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A EXTERIOR FINISH SCHEDULE
 SCALE: NTS



6 PLAN - BLDG E15
 NTS



B KEY PLAN
 SCALE: 1" = 100'-0"

Bldg E15- 15 plex

REVISIONS:

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**
 February 15, 2023

PROJECT TITLE: Titan Hill Apartments

Salem, OR

DRAWN BY:	SHEET:
PROJECT #:	A450
DATE:	
SCALE:	



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

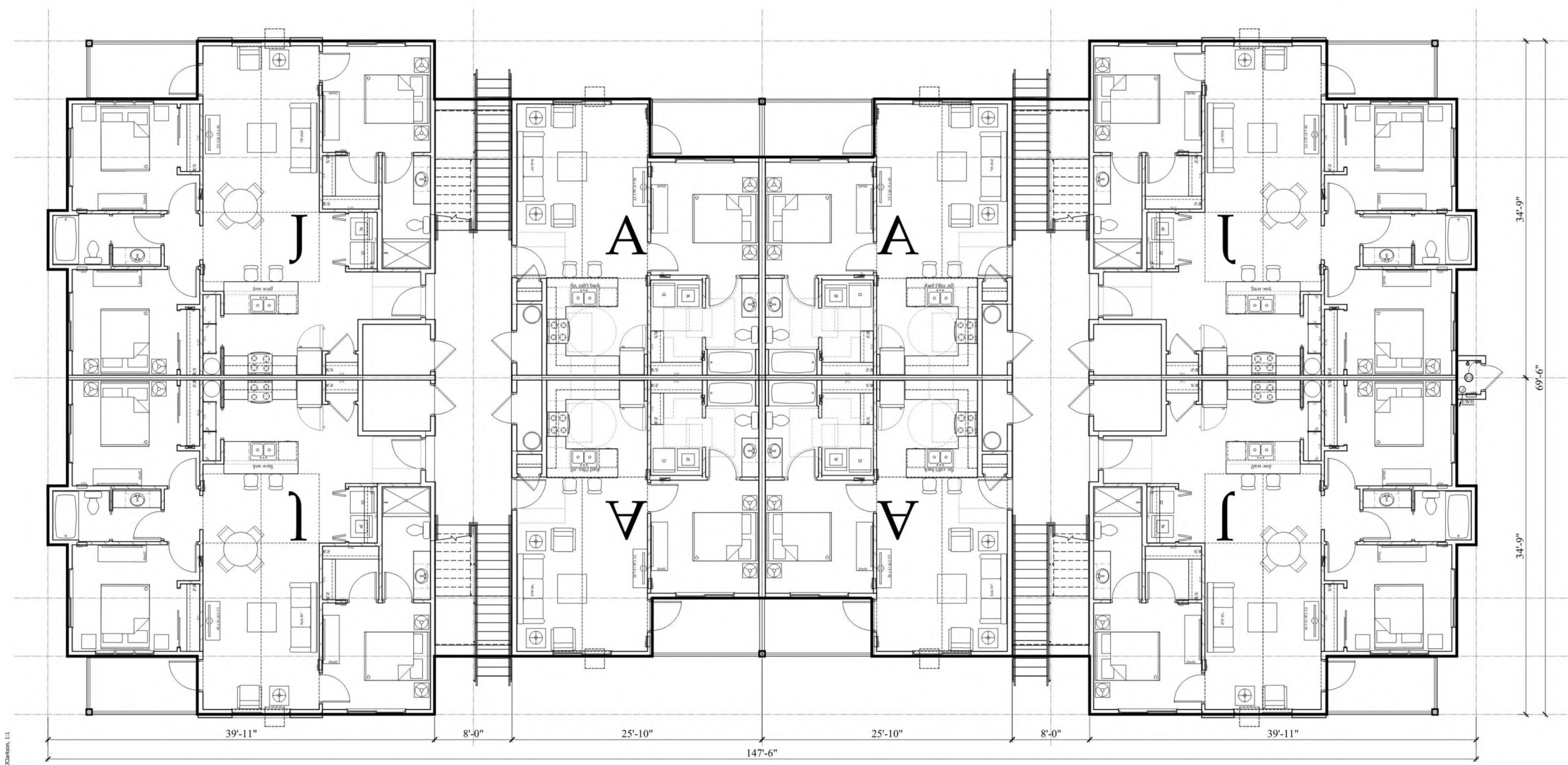
1 REAR ELEVATION - BLDG H24
 SCALE: 1/8" = 1'-0"



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

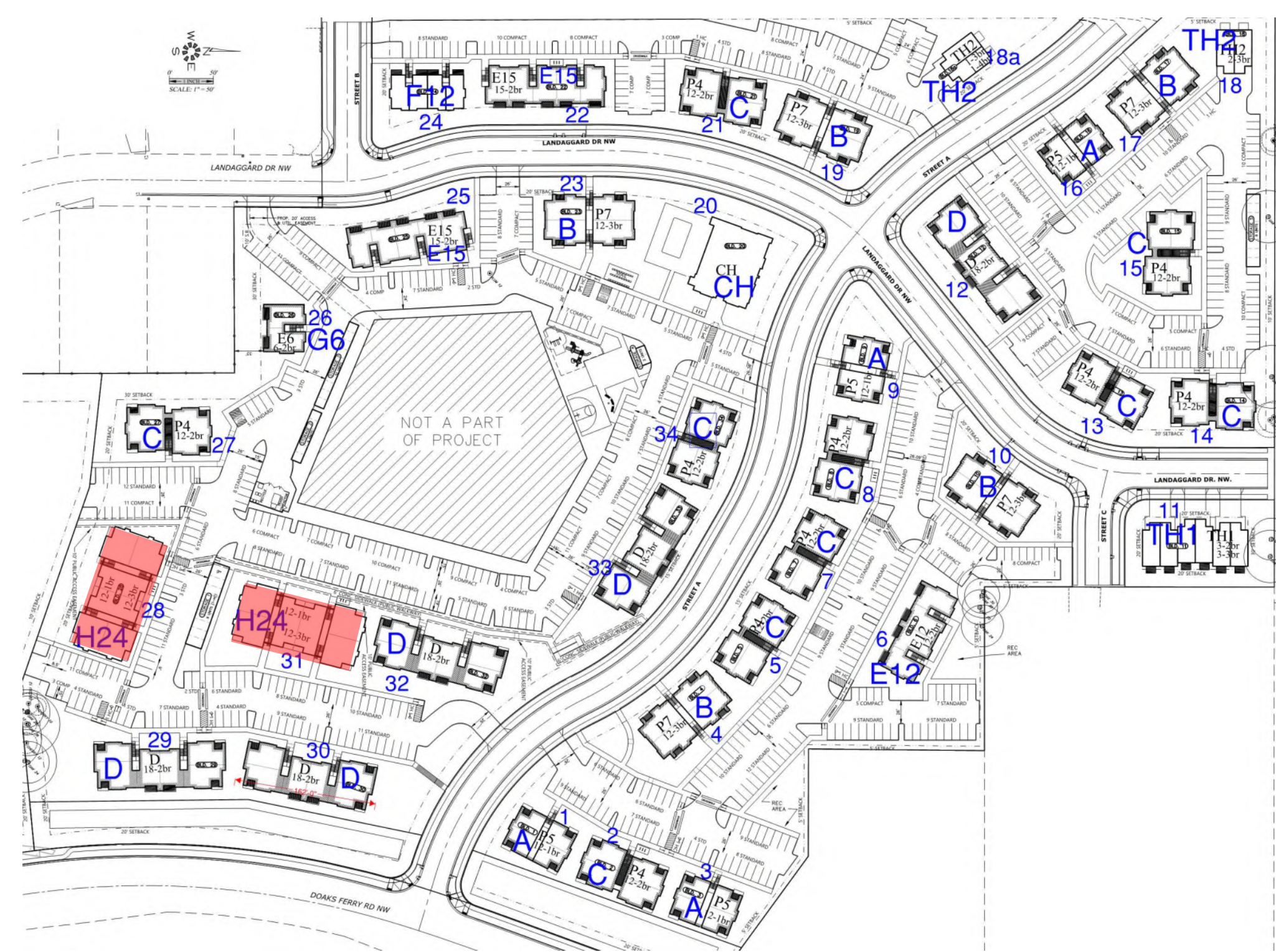


2 FRONT ELEVATION - BLDG H24
 SCALE: 1/8" = 1'-0"

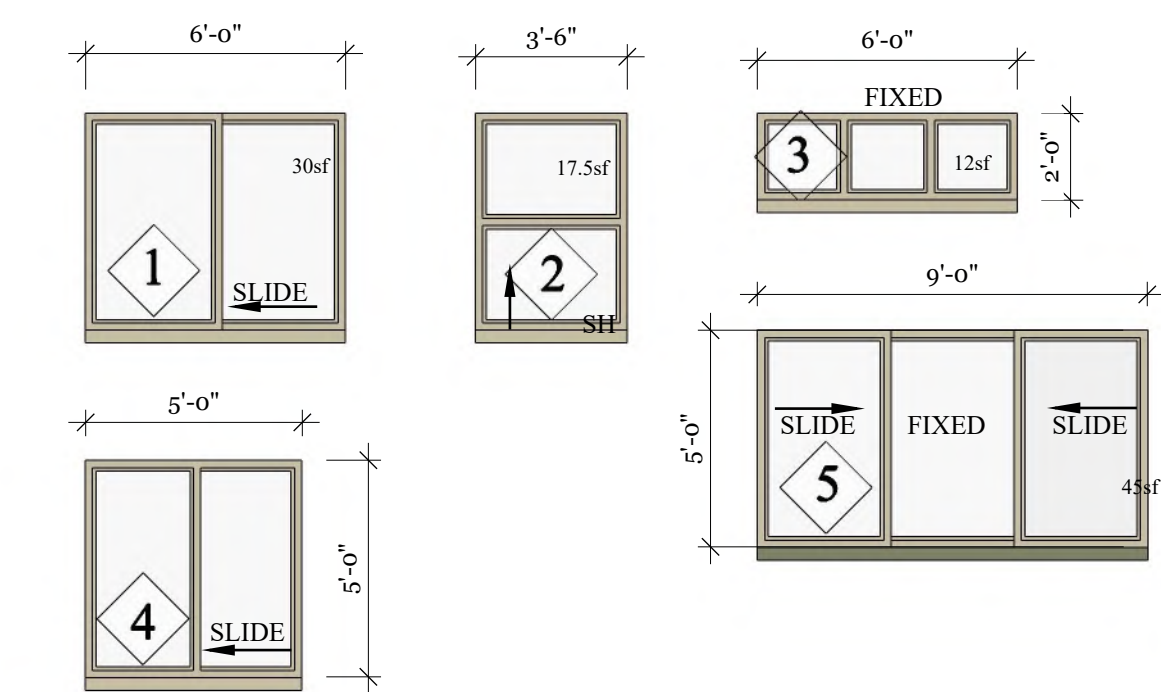


BLDG H24 - (12)A, (12) J 24plex
 SCALE: 1/4" = 1'-0"

6 FLOOR PLAN
 SCALE: NTS



North
B KEY PLAN
 SCALE: 1" = 100'-0"



C WINDOW SCHEDULE
 SCALE: NTS

MATERIAL	COLOR
LAMINATED ARCHITECTURAL COMPOSITION SHINGLES	OWENS CORNING BLACK
FIBER CEMENT BOARD AND BATTEN 1x3 BATTENS 16" oc ON 4x8 FIBER CEMENT PANEL	SW6235 FOGGY DAY
HORIZONTAL FLOOR BAND, FASCIA, GUTTERS, SOFFIT AND DECK TRIM	SW7020 BLACK FOX
FIBER CEMENT LAP SIDING 6" REVEAL LAP PATTERN	ACCENT - SW6151 QUIVER TAN ACCENT - SW7052 GRAY AREA ACCENT - SW6235 FOGGY DAY
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. STANDING SEAM METAL ROOF - TAYLOR METAL - "COOL" ARMOR TECH - KODIAK BROWN
 4. PAINT ALL EXPOSED STEEL CONNECTORS
 5. APPLY FIRST COAT OF PAINT TO TRIMSIDING BEHIND STONE VENEER BEFORE INSTALLATION OF STONE

A EXTERIOR FINISH SCHEDULE
 SCALE: NTS

Bldg H24 24plex

REVISIONS:

PRELIMINARY NOT FOR CONSTRUCTION
 February 15, 2023

PROJECT TITLE: Titan Hill Apartments

Salem, OR

SHEET TITLE: EXTERIOR ELEVATIONS

DRAWN BY: [] SHEET: A490

PROJECT: 2203

DATE: []

LOCATION: M. Drafting/Project/2203 Titan Hill 3D/Layer/400/Land Use/Layout - A490

LAST SAVED: February 15, 2023

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