



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 / Class 2 Driveway Approach Permit / Property Line Adjustment Case No. SPR-ADJ-DAP23-26; PLA23-23; PLA23-24
PROPERTY LOCATION:	2150 25th St SE, 2190 25th St SE, and 2390 Hoyt St SE, Salem OR 97302
NOTICE MAILING DATE:	August 21, 2023
PROPOSAL SUMMARY:	A consolidated application for the development of two new industrial flex buildings approximately 45,864 and 50,704 square feet in size.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., TUESDAY, SEPTEMBER 5, 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:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 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> South East Salem Neighborhood Association (SESNA), Jeff Leach, Land Use Co-Chair; Phone 503-508-5499; Email: landuse.sesna@gmail.com .
ACCESS:	Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment; 804.025(d) - Class 2 Driveway Approach Permit, and 205.055(d) – Property Line Adjustment. 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):	West Coast Home Solutions LLC (Eugene Labunsky)
APPLICANT(S):	Eugene Labunsky
PROPOSAL REQUEST:	<p>Class 3 Site Plan Review for the development of two new industrial flex buildings with associated parking, landscaping, and site improvements for a vacant site, with Class 2 Driveway Approach Permits for proposed vehicle access to 25th Street SE, Hoyt Street SE, and emergency vehicle access to Electric Street SE, two Property Line Adjustment requests to remove and adjust two interior property lines, and the following Class 2 Adjustments:</p> <ol style="list-style-type: none"> 1) To reduce the minimum driveway spacing requirement on an arterial street from 370 feet to 264 feet, a 29 percent reduction; and 2) To eliminate the minimum five-foot-wide vehicle use area setback requirement to an interior lot line. <p>The subject property is approximately 8.14 acres in size, zoned IC (Industrial Commercial), and located at 2150 and 2190 25th Street SE, and 2390 Hoyt Street SE 97302 (Marion County Assessor map and tax lot numbers: 073W35AD / 03600, 03700, and 03900).</p>
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net . You can use the search function without registering and enter the permit number listed here: 23 105061. 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 / Class 2 Driveway Approach Permit / Property Line Adjustment Case No. SPR-ADJ-DAP23-26; PLA23-23; PLA23-24

PROJECT ADDRESS: 2150 and 2190 25th St SE, and 2390 Hoyt St SE, Salem OR 97302

AMANDA Application No.: 23-105061-PLN

COMMENT PERIOD ENDS: Tuesday, September 5, at 5:00 p.m.

SUMMARY: A consolidated application for the development of two new industrial flex buildings approximately 45,864 and 50,704 square feet in size.

Request: Class 3 Site Plan Review for the development of two new industrial flex buildings with associated parking, landscaping, and site improvements for a vacant site, with Class 2 Driveway Approach Permits for proposed vehicle access to 25th Street SE, Hoyt Street SE, and emergency vehicle access to Electric Street SE, two Property Line Adjustment requests to remove and adjust two interior property lines, and the following Class 2 Adjustments:

- 1) To reduce the minimum driveway spacing requirement on an arterial street from 370 feet to 264 feet, a 29 percent reduction; and
- 2) To eliminate the minimum five-foot-wide vehicle use area setback requirement to an interior lot line.

The subject property is approximately 8.14 acres in size, zoned IC (Industrial Commercial), and located at 2150 and 2190 25th Street SE, and 2390 Hoyt Street SE, Salem OR 97302 (Marion County Assessor map and tax lot numbers: 073W35AD / 03600, 03700, and 03900).

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, SEPTEMBER 5, 2023, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@cityofsalem.net.

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

PLEASE CHECK THE FOLLOWING THAT APPLY:

- 1. I have reviewed the proposal and have no objections to it.
- 2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____
 Address: _____
 Phone: _____
 Email: _____
 Date: _____

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

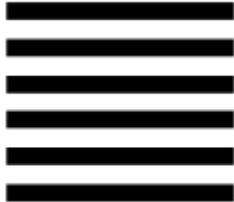


NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

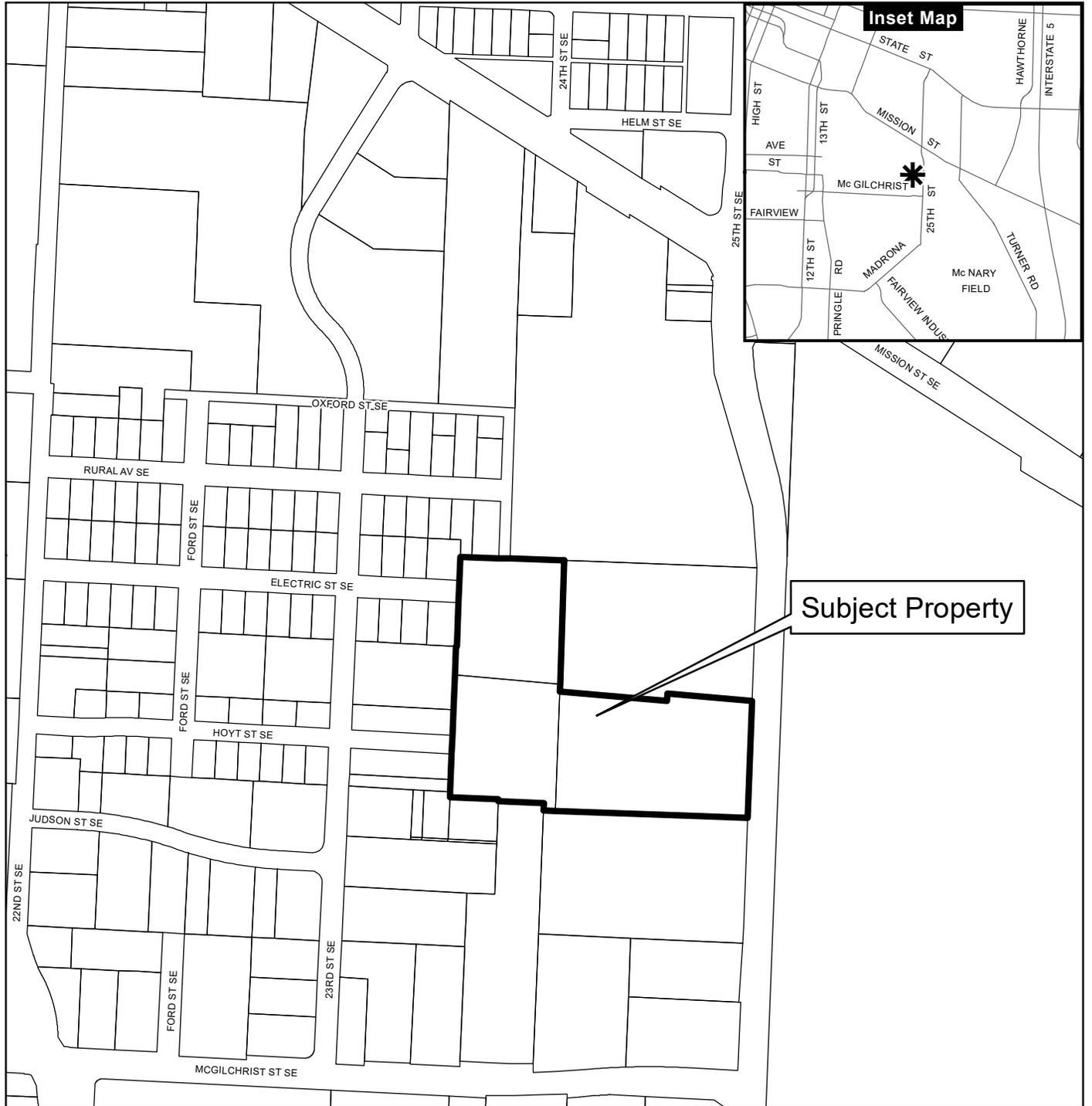
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map 2190 25th Street 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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Client
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97070

Project
**SALEM FLEX
INDUSTRIAL**



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

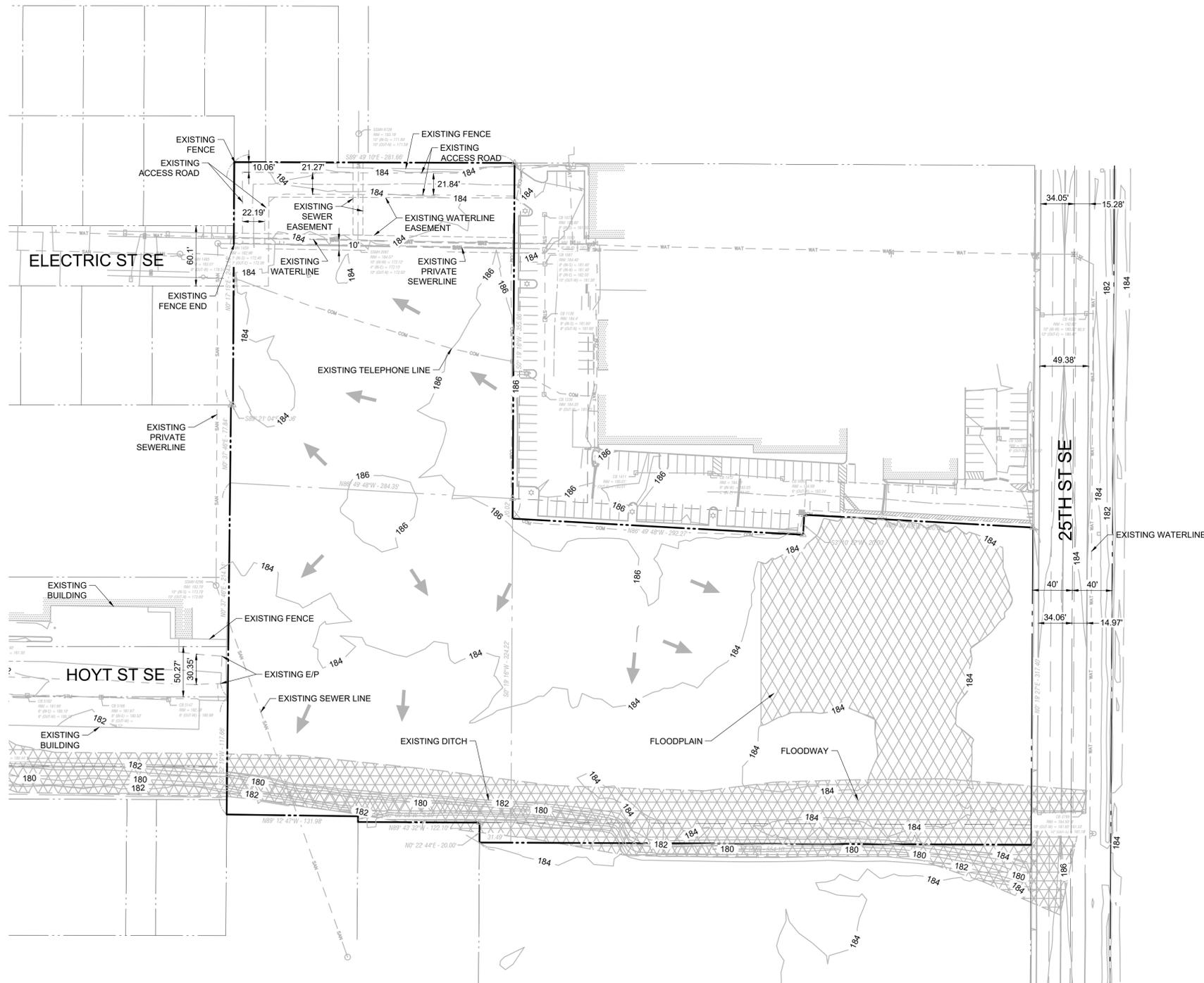
SHEET TITLE:
**EXISTING
CONDITIONS**

SHEET:

C1.00

JOB NO. **2220159.00**

LAND USE SUBMITTAL 07/06/23



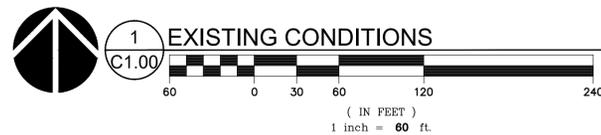
SITE DATA

	AREA (SF)	AREA (AC)	COVERAGE
GROSS PROPERTY AREA	353,934	8.13	
RIGHT-OF-WAY DEDICATION	2,540		
NET PROPERTY AREA	351,394	8.07	
AREA OF DISTURBANCE	320,107	7.35	91.1%

LEGEND

- FLOODPLAIN (0.1% ANNUAL CHANCE)
- FLOODWAY
- EXISTING SURFACE DRAINAGE

FLOODPLAIN BFE OF 184' DERIVED FROM FEMA NATIONAL FLOOD HAZARD LAYER FIRMETTE, DATUM NSVD 29, DATED 11/26/2022, CONTOURS GENERATED FROM SITE-SPECIFIC SURVEY



REVISION SCHEDULE		
Delta	Issued As	Issue Date
A	REVISION A	07/25/2023

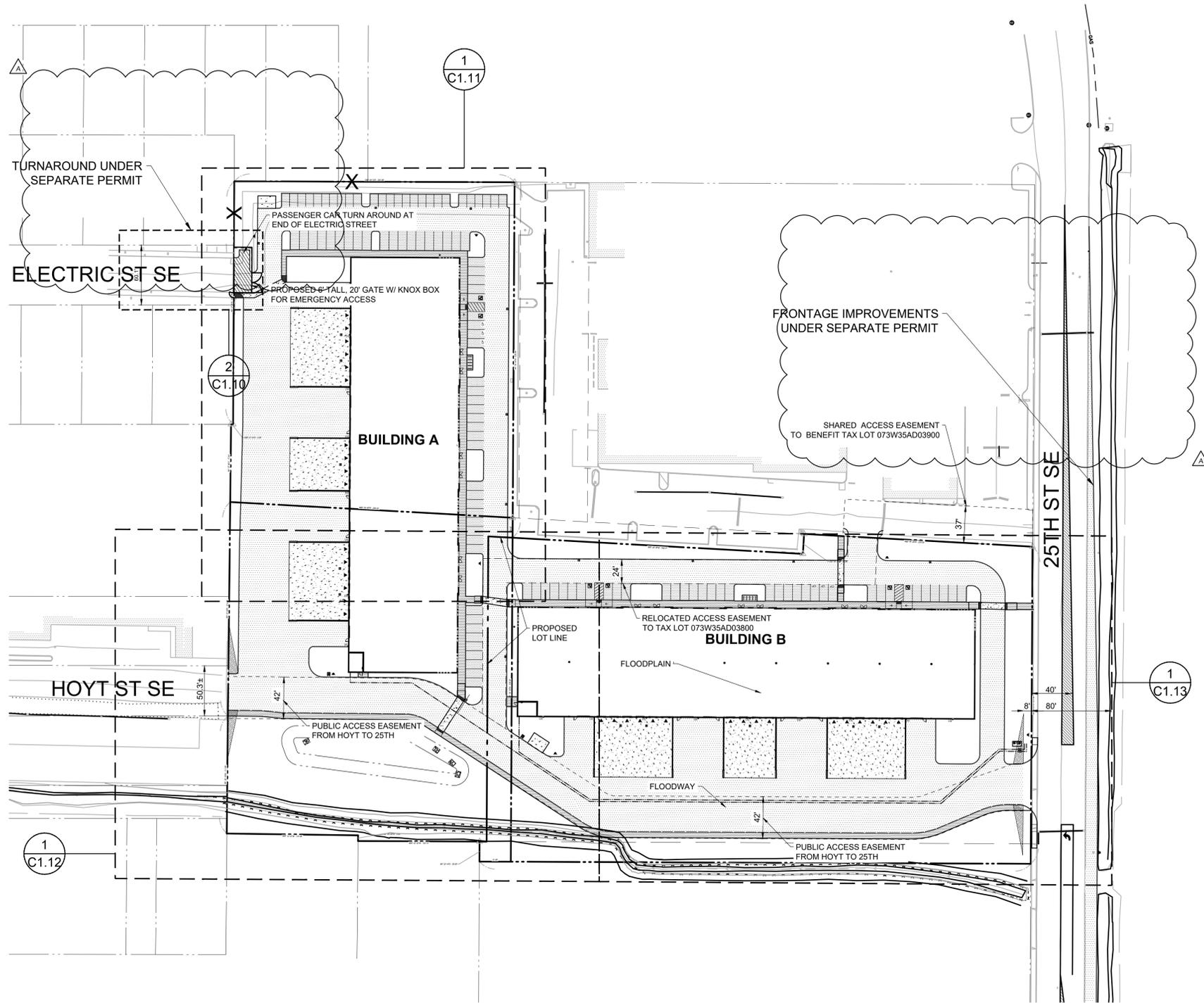
SHEET TITLE:
OVERALL SITE PLAN

SHEET:

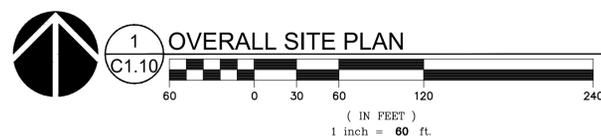
C1.10

JOB NO. **2220159.00**

LAND USE SUBMITTAL 07/06/23

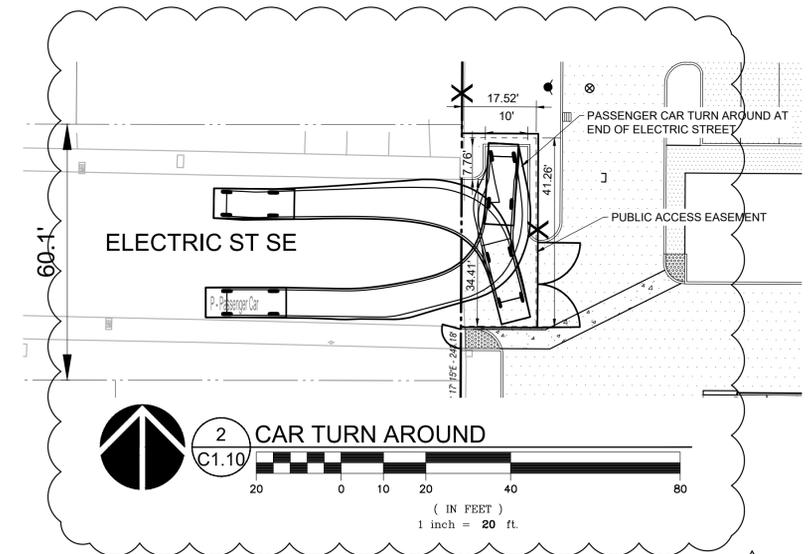


FLOODPLAIN BASE FLOOD ELEVATION OF 184' DERIVED FROM FEMA NATIONAL FLOOD HAZARD LAYER FIRMETTE DATED 11/26/2022. SITE TOPOGRAPHY GENERATED FROM SITE-SPECIFIC SURVEY



LEGEND

- FLOODPLAIN (0.1% ANNUAL CHANCE)
- FLOODWAY

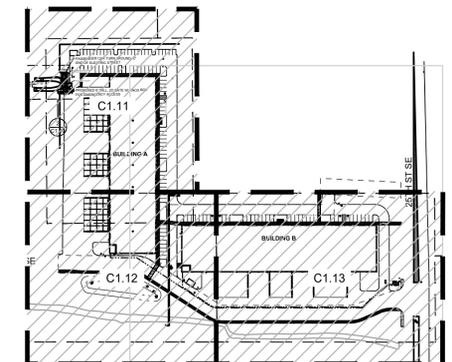


SITE DATA

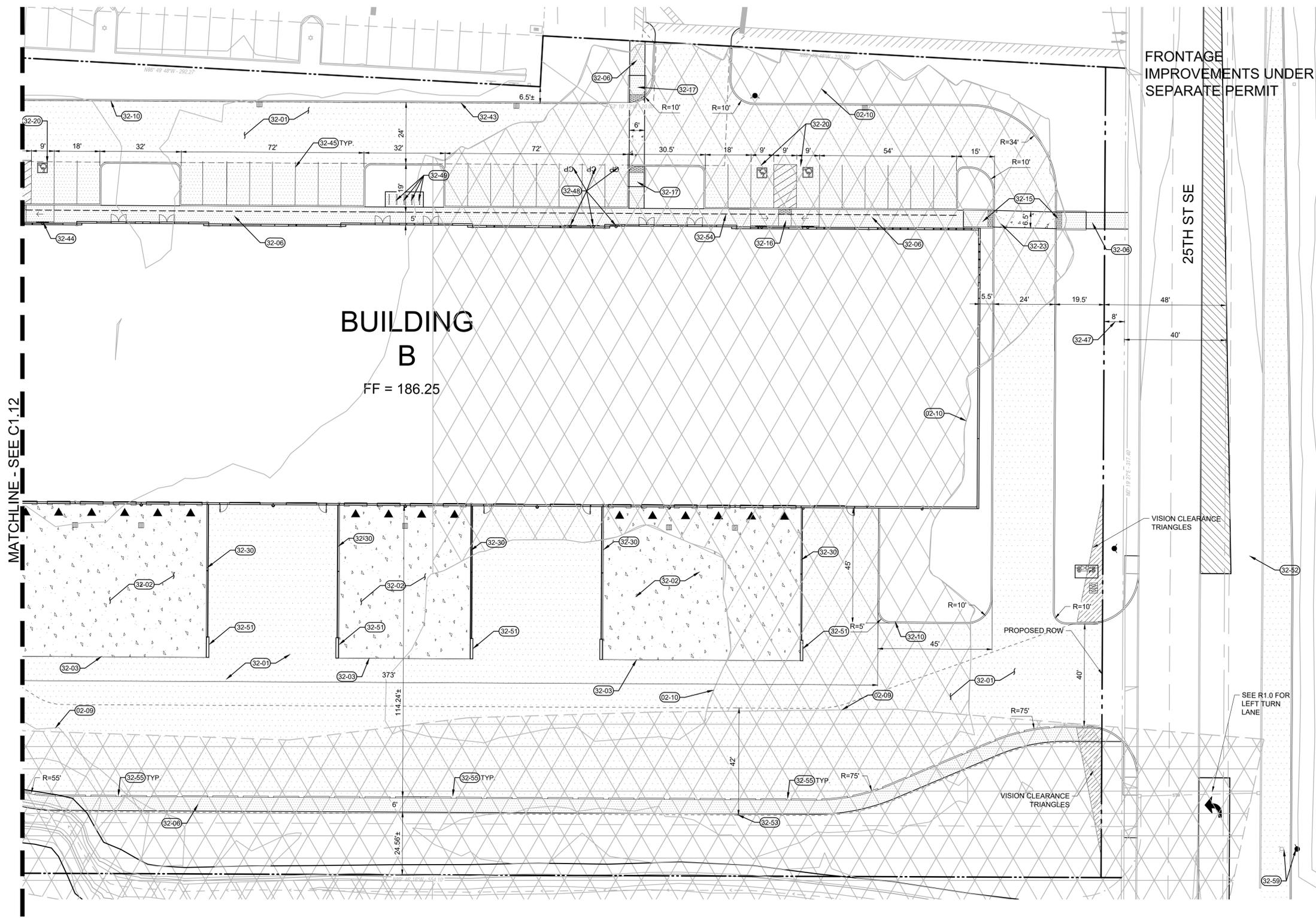
	AREA (SF)	AREA (AC)	COVERAGE
GROSS PROPERTY AREA	353,934	8.13	-
RIGHT-OF-WAY DEDICATION	2,540	-	-
NET PROPERTY AREA	351,394	8.07	-
AREA OF DISTURBANCE	320,107	7.35	91.1%
IMPERVIOUS AREA			
BUILDING AREA	96,568	2.22	27.5%
PAVED AREA	173,718	3.99	49.4%
TOTAL IMPERVIOUS AREA	270,286	6.20	76.9%
LANDSCAPE AREA	81,108	1.86	23.1%

PARKING DATA

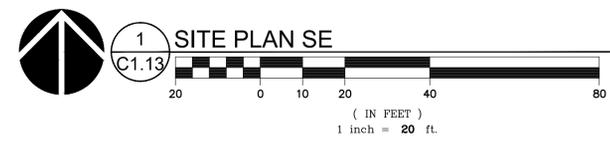
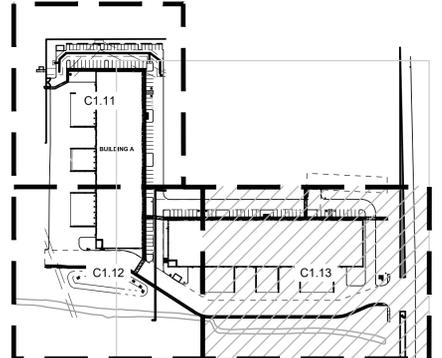
PARKING TYPE	REQUIRED STALLS		PROVIDED STALLS
	MINIMUM	MAXIMUM	
STANDARD	1	10	101
COMPACT	-	-	0
ACCESSIBLE	4	-	6
CARPPOOL	6	-	6
TOTAL PARKING	5	-	113
BICYCLE PARKING			
SHORT TERM		20	20
LONG TERM		NOT REQUIRED	0
TOTAL BICYCLE PARKING		20	20



REVISION SCHEDULE		
Delta	Issued As	Issue Date



- ### KEYNOTES
- 02-09 EXISTING FLOODWAY
 - 02-10 EXISTING FLOOD PLAIN
 - 02-01 ASPHALT PAVEMENT PER 7/C5.10
 - 02-02 CONCRETE TRUCK DOCK. SEE ARCHITECTURAL PLANS
 - 02-03 ASPHALT TO CONCRETE TRANSITION PER 7/C5.12
 - 02-06 SIDEWALK PER 2/C5.10
 - 02-10 VERTICAL CURB PER 1/C5.10
 - 02-13 EXISTING WATERLINE EASEMENT
 - 02-15 PERPENDICULAR CURB RAMP PER 6/C5.10
 - 02-16 PARALLEL CURB RAMP PER 5/C5.10
 - 02-17 CORNER CURB RAMP PER 3/C5.10
 - 02-19 EXISTING SANITARY SEWER EASEMENT
 - 02-20 ACCESSIBLE PARKING STALL AND SIGNAGE PER 4/C5.10
 - 02-23 CONCRETE CROSSWALK PER 5/C5.12
 - 02-30 DOCK RETAINING WALL. SEE ARCHITECTURAL PLANS
 - 02-34 FDC PER 4/C5.12
 - 02-37 TRASH ENCLOSURE SEE ARCHITECTURAL PLANS
 - 02-39 STOP SIGN PER 1/C5.11
 - 02-40 STANDARD PRIVATE FIRE HYDRANT
 - 02-41 6" BLACK VINYL CHAIN LINK FENCE PER 1/C5.13
 - 02-43 FIRE LANE NO PARKING, CURB PAINTED FIRE ENGINE RED
 - 02-44 ADA SIGN WITH VAN PLACARD
 - 02-45 4" WHITE PAINT LANE STRIPE
 - 02-46 ACCESS EASEMENT
 - 02-47 PROPOSED RIGHT-OF-WAY DEDICATION
 - 02-48 CARPOOL PARKING AND SIGNAGE PER 2/C5.11
 - 02-49 BIKE PARKING PER 6/C5.12
 - 02-50 PROPOSED UTILITY EASEMENT
 - 02-51 MOUNTABLE CURB. SEE ARCHITECTURAL PLANS
 - 02-52 PROPOSED PUBLIC FIRE HYDRANT
 - 02-53 PROPOSED PUBLIC ACCESS EASEMENT
 - 02-54 BUMPER OVERHANG
 - 02-55 2' CURB BREAK
 - 02-56 CAR TURN AROUND
 - 02-57 EMERGENCY ACCESS GATE WITH KNOX BOX
 - 02-58 MAN ACCESS GATE
 - 02-59 RELOCATE FH BEHIND NEW CURB



MATCHLINE - SEE C1.12

FRONTAGE IMPROVEMENTS UNDER SEPARATE PERMIT

25TH ST SE

VISION CLEARANCE TRIANGLES

SEE R1.0 FOR LEFT TURN LANE

BUILDING B
FF = 186.25

1 SITE PLAN SE

C1.13

(IN FEET)
1 inch = 20 ft.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS	5TH YEAR SIZE	MATURE SIZE
	ACER GRISEUM PAPERBARK MAPLE	1.5" CAL. B&B	19	10 PU	12' H x 10' W	30' H x 25' W
	ACER RUBRUM 'FRANKSRED' TM RED SUNSET MAPLE	1.5" CAL. B&B	30	10 PU	12' H x 10' W	40' H x 35' W
	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK SINGLE STEM	1.5" CAL. B&B	5	2 PU	10' H x 10' W	30' H x 30' W
	NYSSA SYLVATICA 'WILDFIRE' WILDFIRE TUPELO	1.5" CAL. B&B	30	10 PU	12' H x 8' W	36' H x 30' W
	PARROTTIA PERSICA 'VANESSA' VANESSA PERSIAN PARROTTIA	1.5" CAL. B&B	29	10 PU	10' H x 10' W	36' H x 20' W
	RHAMNUS PURSHIANA CASCARA	1.5" CAL. B&B	10	10 PU	10' H x 10' W	36' H x 30' W
	ZELKOVA SERRATA 'JFS-KWI' CITY SPRITE® JAPANESE ZELKOVA	1.5" CAL. B&B	40	10 PU	10' H x 10' W	25' H x 18' W
STORMWATER TREES	BOTANICAL / COMMON NAME	SIZE	QTY	REMARKS	5TH YEAR SIZE	MATURE SIZE
	AMELANCHIER X GRANDIFLO 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	1" CAL. B&B	12		5' H x 5' W	10' H x 7' W
	CORNUS NUTTALLII PACIFIC DOGWOOD	1" CAL. B&B	19		10' H x 12' W	30' H x 20' W
	RHAMNUS PURSHIANA CASCARA	1" CAL. B&B	10		10' H x 10' W	30' H x 30' W
SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS	5TH YEAR SIZE
	ACER CIRCINATUM 'PACIFIC FIRE' PACIFIC FIRE VINE MAPLE	3 GAL.	72" o.c.	19	2 PU	5' H x 5' W
	ARBUS UNEDO 'OKTOBERFEST' OKTOBERFEST STRAWBERRY TREE	3 GAL.	72" o.c.	8	2 PU	10' H x 10' W
	CHOISYA TERNATA 'SUNDANCE' SUNDANCE MEXICAN MOCK ORANGE	5 GAL.	60" o.c.	27	2 PU	6" H x 6' W
	CORNUS SERICEA 'KELSEY' KELSEY'S DWARF RED TWIG DOGWOOD	3 GAL.	36" o.c.	505	2 PU	3" H x 3' W
	EUONYMUS JAPONICUS 'MICROPHYLLUS VARIEGATUS' VARIEGATED BOXLEAF EUONYMUS	3 GAL.	24" o.c.	1	1 PU	2' H x 2' W
	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD' LYNWOOD GOLD BORDER FORSYTHIA	3 GAL.	60" o.c.	25	2 PU	8' H x 10' W
	FOTHERGILLA GARDENII DWARF FOTHERGILLA	3 GAL.	36" o.c.	185	2 PU	3' H x 4' W
	HOLODISCUS DISCOLOR OCEANSPRAY	3 GAL.	48" o.c.	70	2 PU	4' H x 4' W
	ILEX CRENATA 'CONVEXA' CONVEX-LEAVED JAPANESE HOLLY	5 GAL.	60" o.c.	90	2 PU	5' H x 5' W
	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	4' HT. MIN.	48" o.c.	143	2 PU	10' H x 4' W
	MAHONIA AQUIFOLIUM OREGON GRAPE	3 GAL.	48" o.c.	53	2 PU	4' H x 3' W
	PIERIS JAPONICA JAPANESE PIERIS	3 GAL.	48" o.c.	52	2 PU	5' H x 3' W
	POLYSTICHUM MUNITUM WESTERN SWORD FERN	3 GAL.	24" o.c.	207	1 PU	3' H x 3' W
	RIBES SANGUINEUM RED FLOWERING CURRANT	3 GAL.	48" o.c.	97	2 PU	4' H x 5' W
	SPIRAEA BETULIFOLIA 'TOR' WHITE FROST™ BIRCHLEAF SPIRAEA	3 GAL.	36" o.c.	20	2 PU	3' H x 3' W
	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY	3 GAL.	48" o.c.	96	2 PU	4' H x 4' W
	THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	4' HT. MIN.	48" o.c.	60	2 PU	15' H x 4' W
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	3 GAL.	48" o.c.	227	2 PU	4' H x 4' W
	VIBURNUM DAVIDII DAVID VIBURNUM	3 GAL.	36" o.c.	425	1 PU	3' H x 4' W
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS	5TH YEAR SIZE
	ARCTOSTAPHYLOS UVA-URSI KINNICKINICK	1 GAL.	18" o.c.	120 SF	1 PER 50 SF	---
	CALAMAGROSTIS X ACUTIFLORA 'STRICTA' KARL FOERSTER FEATHER REED GRASS	1 GAL.	24" o.c.	111 SF	1 PU PER 50 SF	---
	NATIVE RIPARIAN MIX SUNMARK SEEDS	1 LB / 1000 SF		29,584 SF	1 PU PER 50 SF	---
	ROSA X 'JACLOVER' MAGIC CARPET GROUNDCOVER ROSE	1 GAL.	36" o.c.	123 SF	1 PU PER 50 SF	---
	RUBUS CALYCINOIDES 'EMERALD CARPET' EMERALD CARPET CREEPING BRAMBLE	1 GAL.	18" o.c.	16,010 SF	1 PU PER 50 SF	---
	STORMWATER PLANTING ZONE B	---		5,228 SF	SEE PLANT SCHEDULE L0.02	---
	STORMWATER PLANTING ZONE A	---		3,829 SF	SEE PLANT SCHEDULE L0.02	---
GROUND MATERIALS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS	5TH YEAR SIZE
	GRAVEL MULCH MAINTENANCE BAND	6" DEPTH		725 SF	3/4" CRUSHED ROCK OR PEA GRAVEL	---

STORMWATER SCHEDULE

ZONE 1
(3,264 SF)

SCIENTIFIC NAME (COMMON NAME)	QTY.	PLANT CATEGORY	LIGHT REQUIREMENTS	MIN. SIZE AT INSTALLATION	MIN. HEIGHT AT INSTALLATION (1" DIA.)	SPACING	SPACING FORMAT
CAREX DENSA (DENSE SEDGE)	404	HERB.	SUN	1 GAL.	12"	6/SF	MASS
CAREX STIPATA (SAWBEAK SEDGE)	404	HERB.	SUN	1 GAL.	12"	6/SF	MASS
CAREX OBNUPTA (SLOUGH SEDGE)	404	HERB.	SUN	1 GAL.	12"	6/SF	MASS
DESCHAMPSIA CESPITOSA (TUFTED HAIR GRASS)	403	HERB.	SUN	1 GAL.	12"	6/SF	MASS
JUNCUS PATENS 'ELK BLUE' (SPREADING RUSH)	403	HERB.	SUN	1 GAL.	12"	6/SF	MASS
JUNCUS TENUIS (SLENDER RUSH)	403	HERB.	SUN	1 GAL.	12"	6/SF	MASS
SCIRPUS MICROCARPUS (SMALL-FRUITED BULRUSH)	403	HERB.	SUN	1 GAL.	12"	6/SF	MASS
TOTAL	2,824						
CORNUS SERICEA (RED-OSIER DOGWOOD)	41	SHRUB	PART	1 GAL.	-	12' O.C.	CLUSTER
PHYSOCARPUS CAPITATUS (PACIFIC NINEBARK)	41	SHRUB	PART	1 GAL.	-	6' O.C.	CLUSTER
RUBUS SPECTABILIS (SALMONBERRY)	41	SHRUB	PART	1 GAL.	-	6' O.C.	CLUSTER
SPIRAEA DOUGLASII (DOUGLAS SPIRAEA)	41	SHRUB	PART	1 GAL.	-	4' O.C.	CLUSTER
TOTAL	164						
CORNUS NUTTALLII (PACIFIC DOGWOOD)	9	TREE	PART	1" CAL	-	AS SHOWN	AS SHOWN
RHAMNUS PURSHIANA (CASCARA)	5	TREE/SHRUB	PART	1" CAL	-	AS SHOWN	AS SHOWN
TOTAL	14						

ZONE 2
(4,663 SF)

SCIENTIFIC NAME (COMMON NAME)	QTY.	PLANT CATEGORY	LIGHT REQUIREMENTS	MIN. SIZE AT INSTALLATION	MIN. HEIGHT AT INSTALLATION (1" DIA.)	SPACING	SPACING FORMAT
AGROSTIS EXARATA (SPIKE BENTGRASS)	577	HERB.	SUN	1 GAL.	12"	6/SF	MASS
CAREX DEWEYANA (DEWEY SEDGE)	577	HERB.	SUN	1 GAL.	12"	6/SF	MASS
CAREX HENDERSONII (HENDERSON SEDGE)	577	HERB.	SUN	1 GAL.	12"	6/SF	MASS
DESCHAMPSIA CESPITOSA (TUFTED HAIR GRASS)	577	HERB.	SUN	1 GAL.	12"	6/SF	MASS
FRAGARIA VIRGINIANA (WILD STRAWBERRY)	577	HERB.	SUN	1 GAL.	12"	6/SF	MASS
JUNCUS TENUIS (SLENDER RUSH)	577	HERB.	SUN	1 GAL.	12"	6/SF	MASS
KOELERIA MACRANTHA (JUNEGRASS)	577	HERB.	SUN	1 GAL.	12"	6/SF	MASS
TOTAL	4,039						
LONICERA INVOLUCRATA (BLACK TWINBERRY)	39	SHRUB	PART	1 GAL.	1'-0"	2'-0" O.C.	MASS
MAHONIA AQUAFOLIUM (OREGON GRAPE)	39	SHRUB	PART	1 GAL.	1'-0"	2'-0" O.C.	MASS
RIBES SANGUINEUM (RED FLOWERING CURRANT)	39	SHRUB	PART	1 GAL.	2'-0"	4'-0" O.C.	CLUSTER
ROSA PISOCARPA (CLUSTERED WILD ROSE)	39	SHRUB	PART	1 GAL.	2'-0"	4'-0" O.C.	CLUSTER
SPIRAEA DOUGLASII (WESTERN SPIRAEA)	39	SHRUB	PART	1 GAL.	2'-0"	4'-0" O.C.	CLUSTER
SYMPHORICARPOS ALBUS (SNOWBERRY)	39	SHRUB	PART	1 GAL.	1'-0"	2'-0" O.C.	MASS
TOTAL	234						
AMELANCHIER X GRADNIFLORA (SERVICEBERRY)	12	SHRUB/TREE	PART	1" CAL	-	AS SHOWN	AS SHOWN
CORNUS NUTTALLII (WESTERN FLOWERING DOGWOOD)	10	TREE	PART	1" CAL	-	AS SHOWN	AS SHOWN
RHAMNUS PURSHIANA (CASCARA)	5	SHRUB/TREE	PART	1" CAL	-	AS SHOWN	AS SHOWN
TOTAL	27						

WATER QUALITY SCHEDULE NOTES

- PLANT TO ACHIEVE 100% AREA COVERAGE.
- A TWO-INCH LAYER OF PEA GRAVEL SHALL BE PLACED OVER THE GROWING MEDIUM BETWEEN THE PLANTINGS IN PLANTING ZONE 1. ORGANIC MULCH SAS SPECIFIED SHALL BE PLACED AT A DEPTH OF TWO INCHES ABOVE THE HIGH WATER MARK. IN PLANTING ZONE 2. ORGANIC MULCH SHALL NOT BE PLACED SUCH THAT IT MAY ENTER WATERWAYS OR CLOG INLETS/OUTLETS.
- SPACING FORMAT:
 - SINGLE = DISTRIBUTE THROUGHOUT PLANTING AREA
 - CLUSTER = GROUPS OF 3, 5, 7, OR 9, IN SAME AREA, TRIANGULAR SPACING
 - MASS = PLANT DENSELY TO FORM A SINGLE STAND OF THAT SPECIES IN A GIVEN AREA. TRIANGULAR SPACING. EACH SPECIES SHALL HAVE NO FEWER THAN 3 MASSINGS.
 - AS SHOWN = PLACE AS INDICATED ON PLANTING PLAN

M.
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Project
SALEM FLEX INDUSTRIAL



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REVISION SCHEDULE		
Delta	Issued As	Issue Date

SHEET TITLE:
PLANT SCHEDULE

SHEET:
L0.02

JOB NO. **2220159.00**



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NOTES

- 1. PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.02

REVISION SCHEDULE

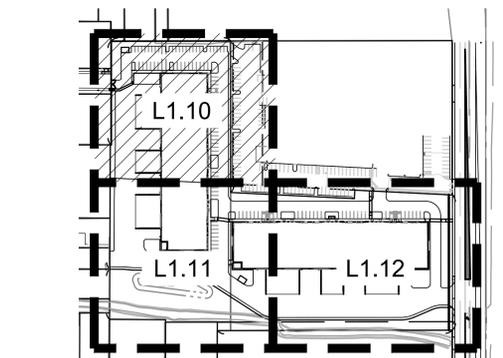
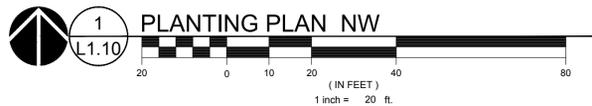
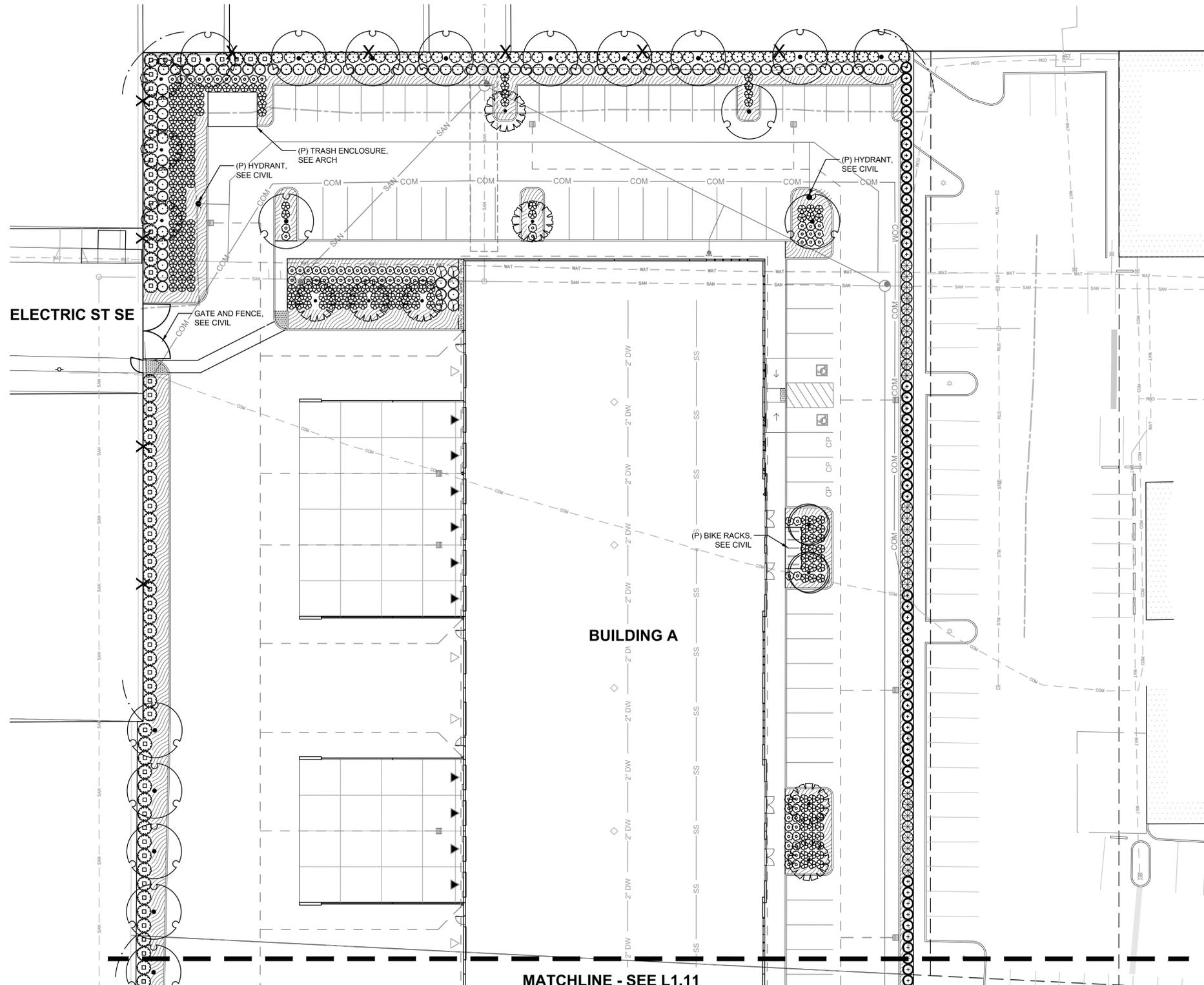
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SHEET TITLE:
**PLANTING PLAN
NW**

SHEET:

L1.10

JOB NO. **2220159.00**



KEY MAP
SCALE: NTS

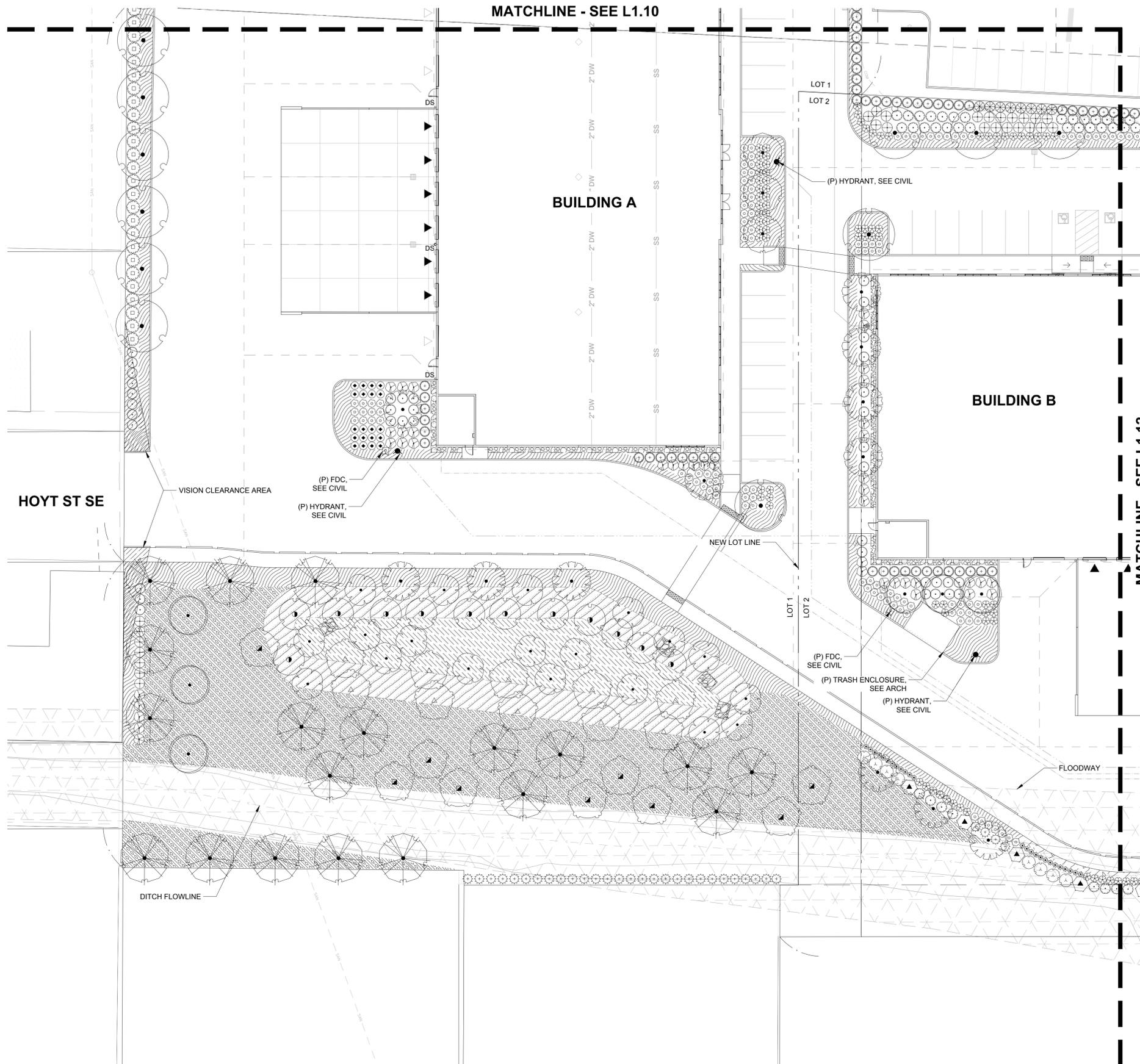
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SHEET TITLE:
**PLANTING PLAN
SW**

SHEET:

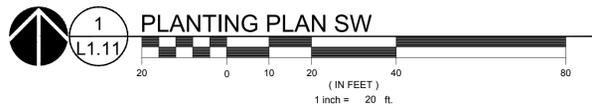
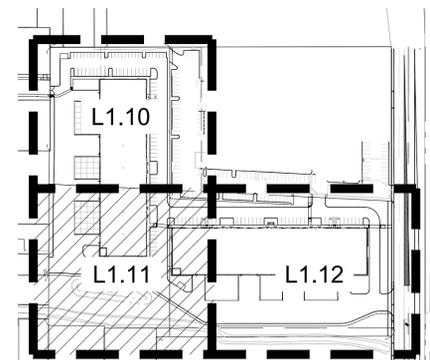
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JOB NO. **2220159.00**



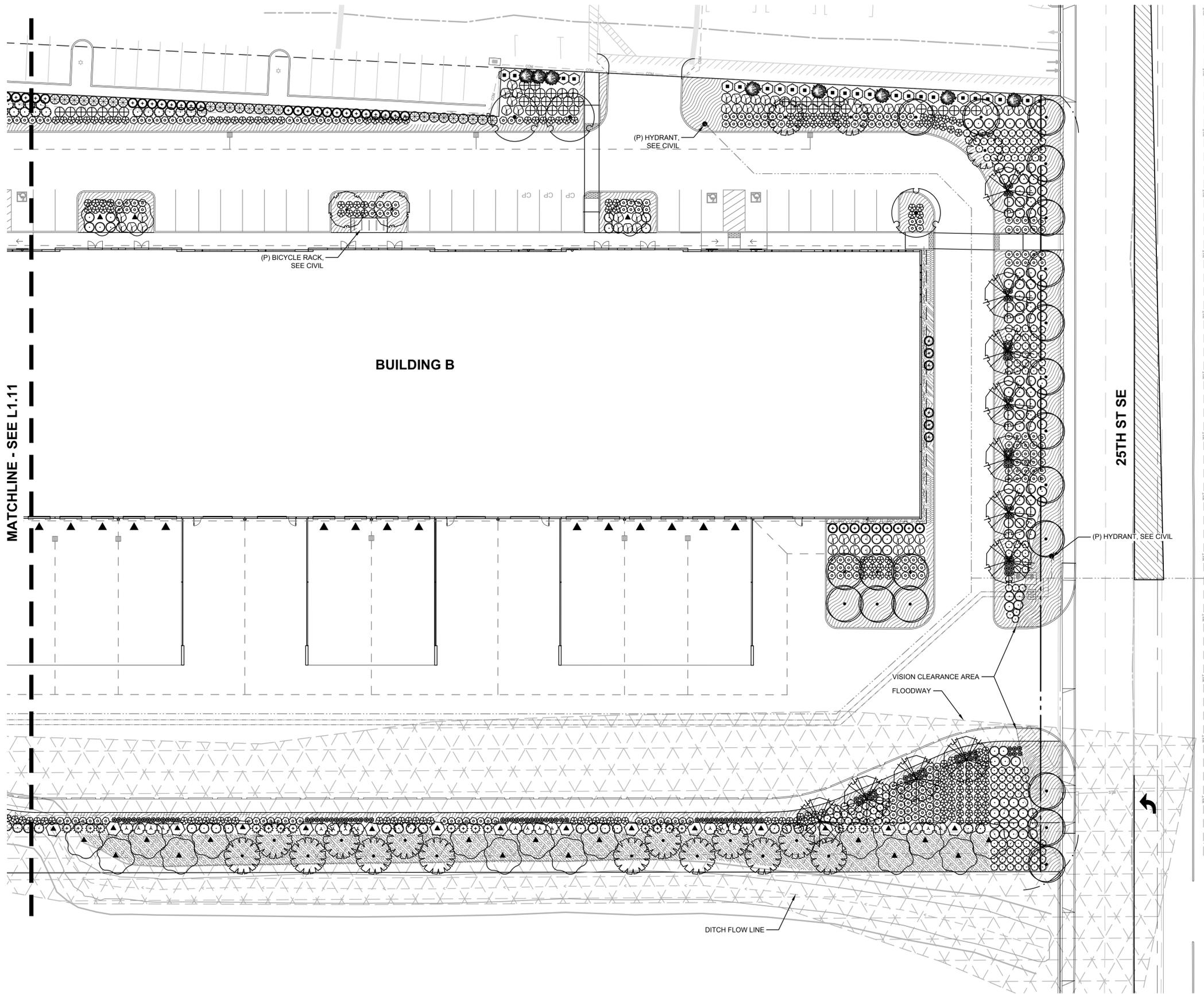
NOTES

1. PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.02



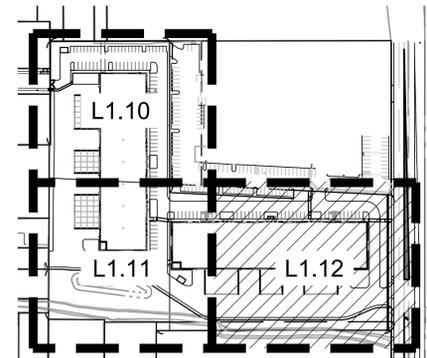


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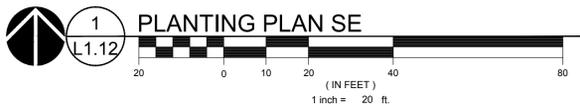


NOTES

1. PLANT SIZE, SPACING, AND QUANTITY, SEE PLANT SCHEDULE L0.02



KEY MAP
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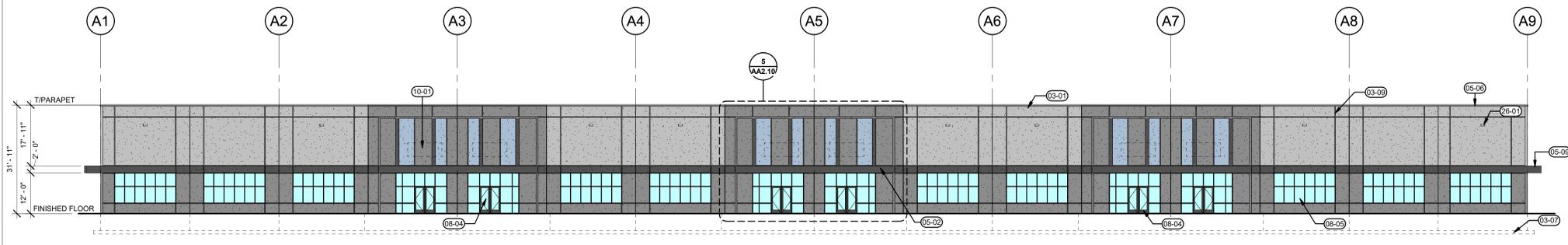


PAINT SCHEDULE

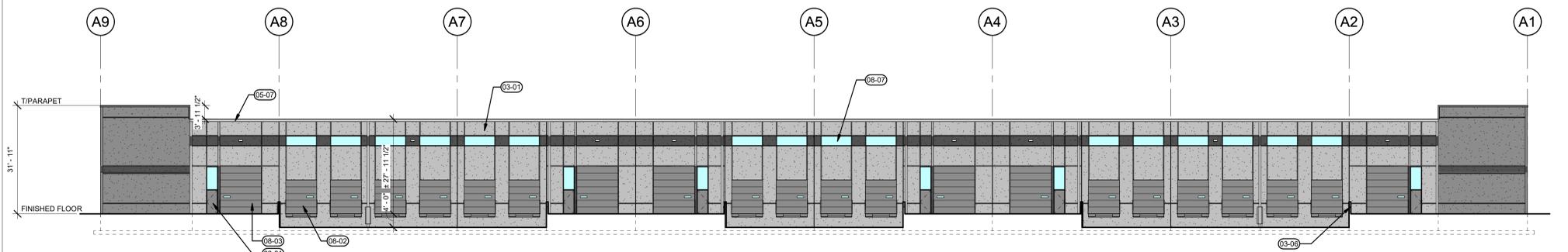
- P-1: TBD
- P-2: TBD
- P-3: TBD
- P-4: TBD
- GLAZING

KEYNOTES

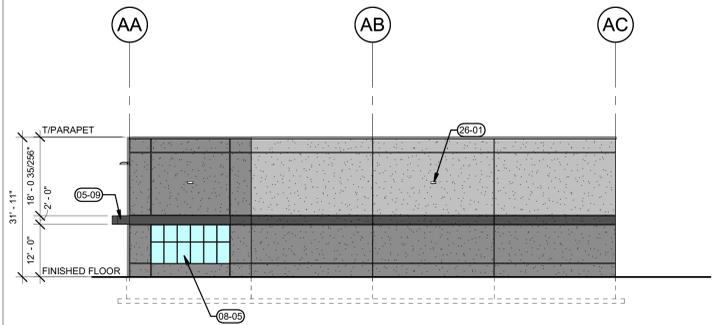
- 03-01 PAINTED TILT-UP CONCRETE WALL. SEE STRUCTURAL REVEAL IN CONCRETE TILT PANEL.
- 03-02 REVEAL IN CONCRETE TILT PANEL.
- 03-03 6" (3500 PSI) CONCRETE TRUCK APRON WITH #4 REINFORCING AT 24" O.C. EACH WAY.
- 03-06 CONCRETE RETAINING WALL WITH MOUNTABLE CURB. SEE DETAIL XXXXX.
- 03-07 CONCRETE FOOTING. SEE STRUCTURAL.
- 03-09 X REVEAL "A", SEE DETAIL XXXXX.XX.
- 03-09 CANTILEVER CANOPY. SEE DETAIL XXXX.
- 05-02 SHEET METAL PARAPET FLASHING. SEE DETAIL XXXXX.XX.
- 05-06 GUTTER. SEE DETAIL XXXXX.XX.
- 05-09 CANTILEVER CANOPY "EYEBROW". SEE DETAIL XXXXX.XX.
- 08-01 HOLLOW METAL, INSULATED, PERSONNEL DOOR. SEE ELEVATIONS AND DOOR SCHEDULE.
- 08-02 9'-0" X 10'-0" OH INSULATED HIGH LIFT DOCK DOOR. SEE SPECS.
- 08-03 12'-0" X 14'-0" OH INSULATED DRIVE IN DOOR. SEE SPECS.
- 08-04 STOREFRONT ENTRY DOOR. SEE ELEVATIONS.
- 08-05 STOREFRONT WINDOW SYSTEM. SEE ELEVATIONS.
- 08-07 STOREFRONT CLERESTORY WINDOWS.
- 10-01 FUTURE TENANT SIGNAGE (BY SEPARATE PERMIT).
- 10-02 PROVIDE KNOX BOX (VERIFY REQUIREMENTS W/ FIRE MARSHALL PRIOR TO INSTALLATION).
- 10-03 BUILDING ADDRESS SIGNAGE (ARABIC NUMBERS, GREATER THAN 3" IN HEIGHT AND CONTRASTING COLOR FROM ADJACENT WALL).
- 26-01 EXTERIOR WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL (DESIGN-BUILD). SHOE BOX STYLE. DARK ANODIZED FINISH WITH FULL CUT OFF. COORDINATED WITH A/E IF LOCATIONS ARE TO CHANGE.



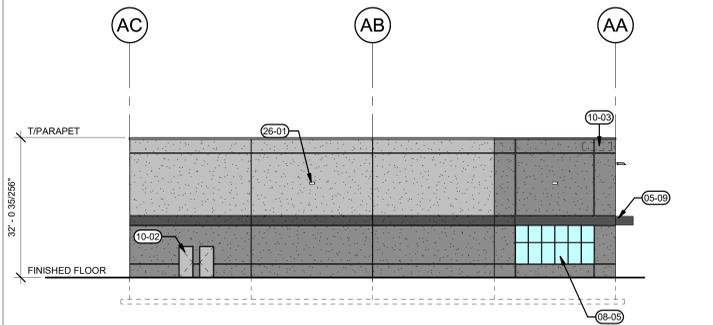
1 **BUILDING A - EAST ELEVATION**
 AA2.10 1/16" = 1'-0"



4 **BUILDING A - WEST ELEVATION**
 AA2.10 1/16" = 1'-0"



2 **BUILDING A - NORTH ELEVATION**
 AA2.10 1/16" = 1'-0"



3 **BUILDING A - SOUTH ELEVATION**
 AA2.10 1/16" = 1'-0"



5 **BUILDING A - ENLARGED ELEVATION**
 AA2.10 1/4" = 1'-0"



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SHEET TITLE:
BUILDING A - BUILDING ELEVATIONS

SHEET
AA2.10

JOB NO. **2220159.00**

GENERAL NOTES

SEE ARCHITECTURAL GENERAL NOTES A0.01 FOR ADDITIONAL NOTES

- A. CENTER WALL LIGHTS ON PANEL AS SHOWN
- B. DOCK SEALS PROVIDED BY THE TENANT AS REQUIRED PER CODE



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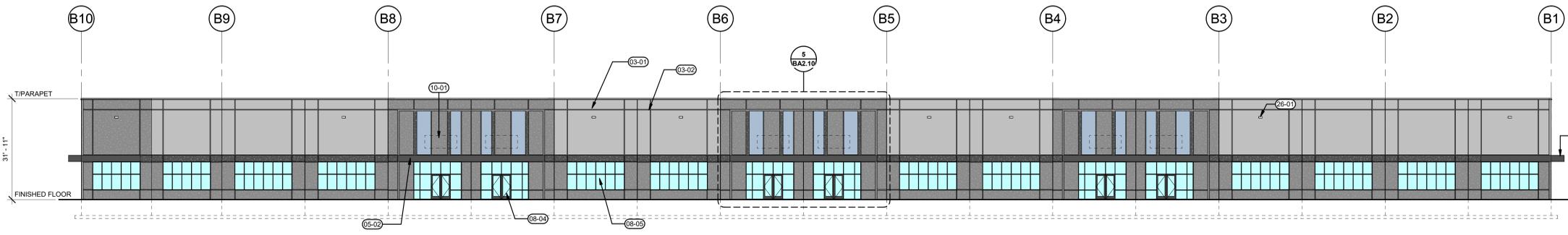
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- P-1: TBD
- P-2: TBD
- P-3: TBD
- P-4: TBD
- GLAZING

KEYNOTES

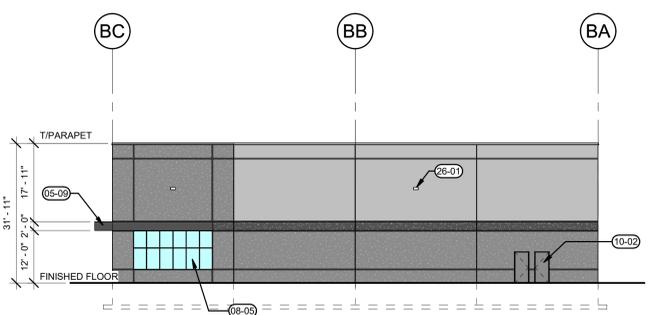
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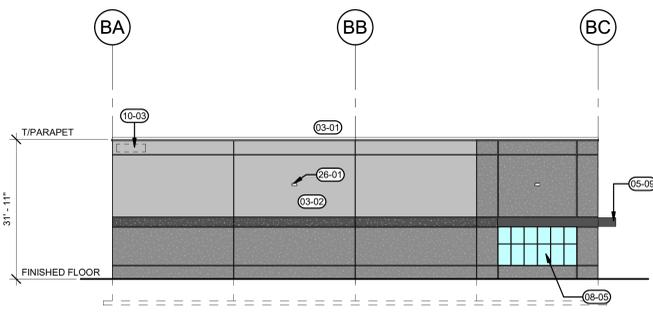
1 BUILDING B - NORTH ELEVATION
BA2.10 1/16" = 1'-0"



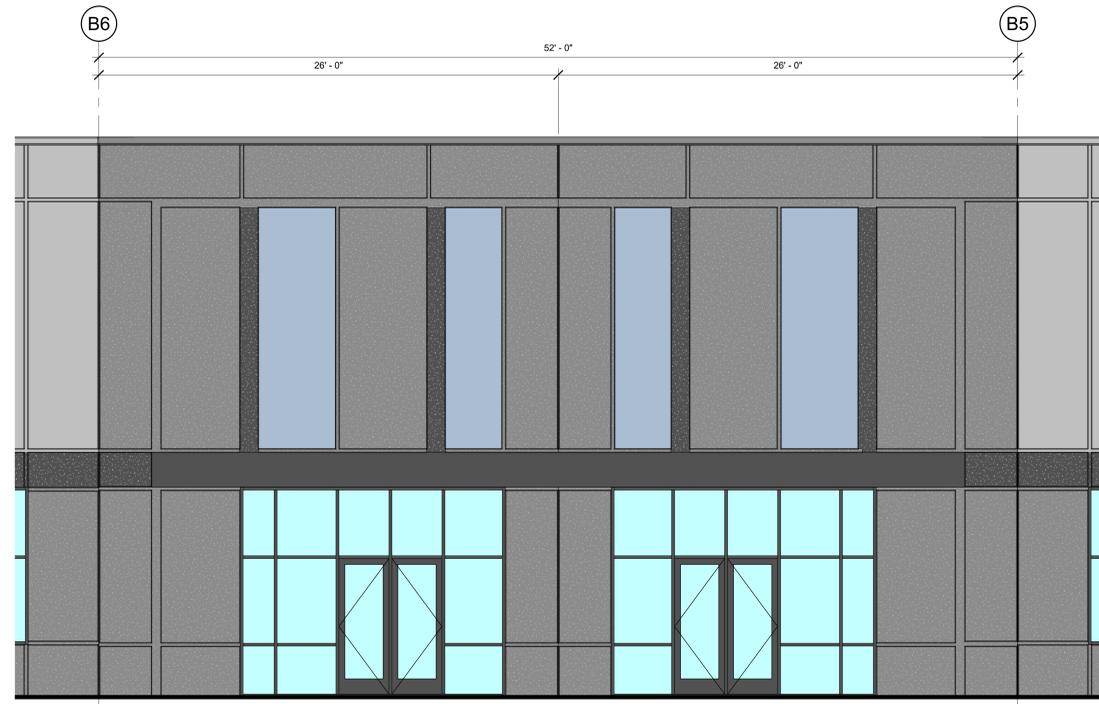
2 BUILDING B - SOUTH ELEVATION
BA2.10 1/16" = 1'-0"



4 BUILDING B - WEST ELEVATION
BA2.10 1/16" = 1'-0"



3 BUILDING B - EAST ELEVATION
BA2.10 1/16" = 1'-0"



5 BUILDING B - ENLARGED ELEVATION
BA2.10 1/4" = 1'-0"



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BUILDING B - BUILDING ELEVATIONS

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