



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:	Modification of Class 3 Site Plan Review / Class 2 Adjustment Case No. DR-WGP-SPR-REP-ADJ-DAP17-04MOD1-ADJ21-07
PROPERTY LOCATION:	901 Front St NE, Salem OR 97301
NOTICE MAILING DATE:	August 19, 2021
PROPOSAL SUMMARY:	Proposed development of a residential care facility with two buildings, a 48-unit memory care facility and a 93-unit assisted living facility.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m. Thursday, September 2, 2021</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:	Kyle Kearns, Planner II , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2313; E-mail: kkearns@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> Central Area Neighborhood Development Organization (CAN-DO), Bryant Baird, Chair; Phone: 971-388-0654; Email: mhbaird@hotmail.com .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 220.010(d)(2) – Modification of Type 2 Site Plan Review; 250.005(d)(2) – Class 2 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):	Tyler Dohrman
APPLICANT(S):	Jacob Anderson and Sam Thomas, Lenity Architecture
PROPOSAL REQUEST:	<p>A Consolidated Modification Request to a Class 3 Site Plan Review and a Class 2 Adjustment for a proposed 93-unit assisted living and a 48-bed memory care facility with the associated site improvements on a 4.4 acre site located in the RH (Multi-Family High-Rise Residential) and Riverfront High Density Residential Overlay zones at 901 Front Street NE 97301 (Marion County Assessor Map and Tax Lot 073W22AC01900).</p> <p>The Class 2 Adjustment is to:</p> <ol style="list-style-type: none"> 1) Reduce the minimum off-street parking requirement for the use from 326 spaces, to 86 spaces <p>Additionally, the previous approvals for the Class 3 Design Review, Class 2 Driveway Approach Permit, Class 2 Willamette Greenway Permit and Replat have been extended to June 23, 2023 per a Class 1 Extension (case no. DR-WGP-SPR-REP-ADJ-DAP17-04EXT2).</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:	<p>Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://permits.cityofsalem.net. Just enter the permit number listed here: 21 111286, 21 114810</p>

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 informacion, por favor llame 503-588-6173

REGARDING: Modification of Class 3 Site Plan Review / Class 2 Adjustment Case No. DR-WGP-SPR-REP-ADJ-DAP17-04MOD1-ADJ21-07

PROJECT ADDRESS: 901 Front St NE, Salem OR 97301

AMANDA Application No.: 21-111286-RP, 21-114810-ZO

COMMENT PERIOD ENDS: September 2, 2021

SUMMARY: Proposed development of a residential care facility with two buildings, a 48-unit memory care facility and a 93-unit assisted living facility.

REQUEST: A Consolidated Modification Request to a Class 3 Site Plan Review and a Class 2 Adjustment for a proposed 93-unit assisted living and a 48-bed memory care facility with the associated site improvements on a 4.4 acre site located in the RH (Multi-Family High-Rise Residential) and Riverfront High Density Residential Overlay zones at 901 Front Street NE 97301 (Marion County Assessor Map and Tax Lot 073W22AC01900).

The Class 2 Adjustment is to:

- 1) Reduce the minimum off-street parking requirement for the use from 326 spaces, to 86 spaces

Additionally, the previous approvals for the Class 3 Design Review, Class 2 Driveway Approach Permit, Class 2 Willamette Greenway Permit and Replat have been extended to June 23, 2023 per a Class 1 Extension (case no. DR-WGP-SPR-REP-ADJ-DAP17-04EXT2).

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. Thursday, September 2, 2021, 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: Kyle Kearns, Planner II, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2313; E-Mail: kkearns@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

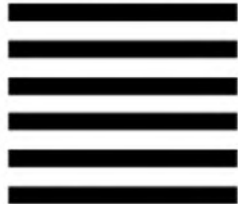
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



**901 FRONT STREET ASSISTED LIVING AND MEMORY CARE
WRITTEN STATEMENT
SITE PLAN REVIEW – CLASS 3 MODIFICATION
WILLAMETTE GREENWAY DEVELOPMENT PERMIT
ADJUSTMENT – CLASS 2**

SHAREHOLDERS

Aaron Clark
Architect
Lee Gwyn
Architect
Holly Benton

BOARD OF DIRECTORS

Aaron Clark
Architect / Co-President
Lee Gwyn
Architect / Co-President
Matthew T. Davis
Engineer
Nathan P. Jones
Engineer
Brian Lind
Landscape Architect

August 13, 2021

Project Description:

The proposed project would construct a new assisted living residence and memory care residence along at 901 Front Street in Salem, Oregon. The subject properties are currently zoned Multiple Family High-Rise Residential (RH) with a Willamette Greenway Overlay and Floodplain Overlay. The site currently consists of two parcels, totaling approximately 4.4 acres. The Comprehensive Plan designation for the subject properties is River Oriented Mixed Use.

The site currently contains a large warehouse building. The existing structure would be demolished to build the proposed assisted living and memory care residences.

The proposed development will consist of a total of 93 assisted living suites and 48 memory care beds. A total of 86 parking spaces will be provided. Dwelling units include semi-private memory care suites, private memory care suites, studio assisted living suites, 1-bedroom assisted living suites, and 2-bedroom assisted living suites.

The memory care residence will consist of approximately 30,751 square feet and is designed for seniors with Alzheimer's, dementia, and other age-related memory issues. The memory care residence provides a safe, supervised environment. Meals are provided in a central dining area. Common spaces include TV rooms, and activity rooms.

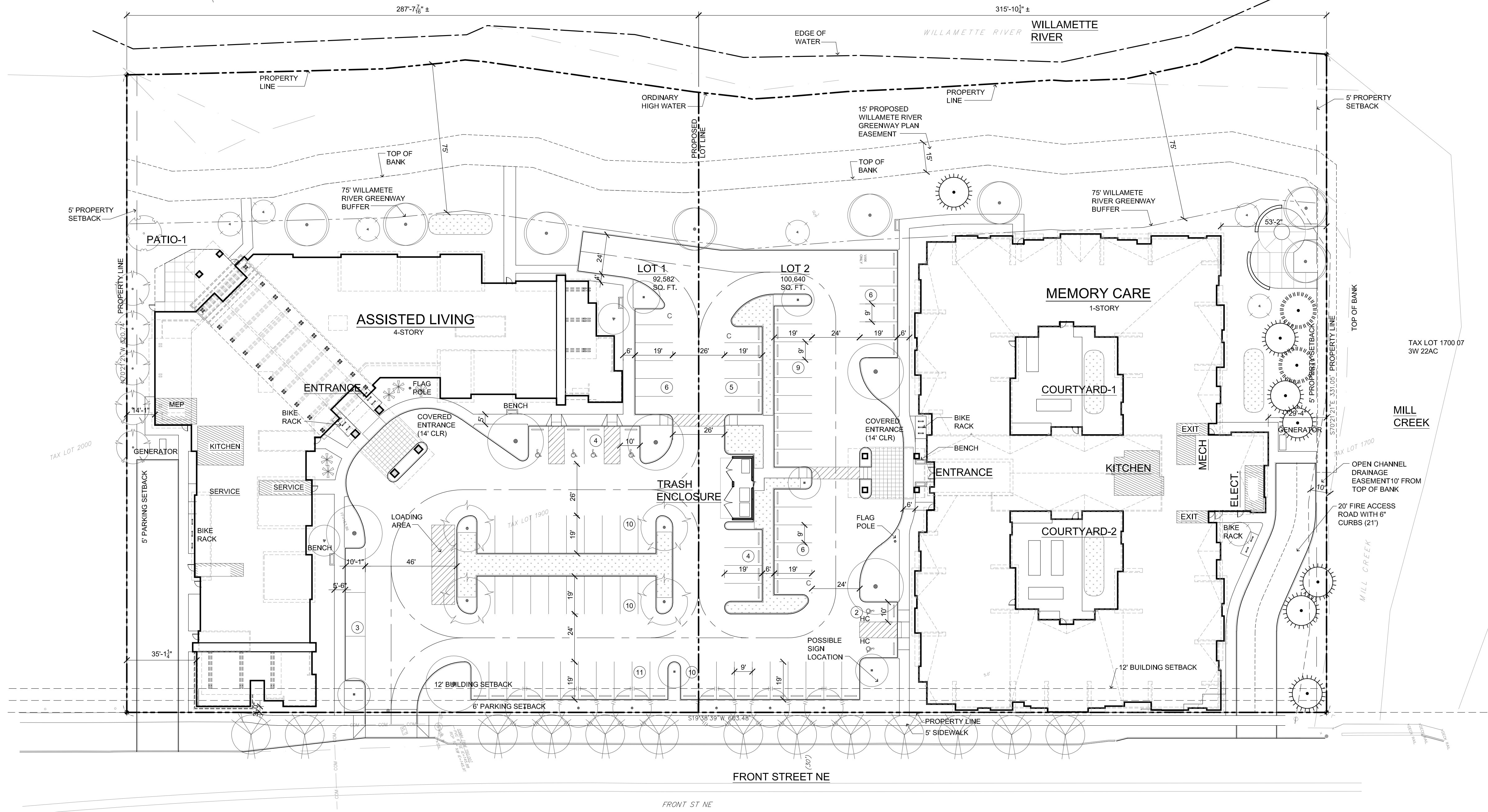
The assisted living residence is designed for seniors in their 80's who need some assistance with their daily routine such as meal preparation, bathing, grooming, and taking medication. The assisted living residence will consist of approximately 83,482 sq. ft. A facility van will be available on site to provide transportation for residents to medical appointments, shopping, and local excursions.

Past Land Use Applications:

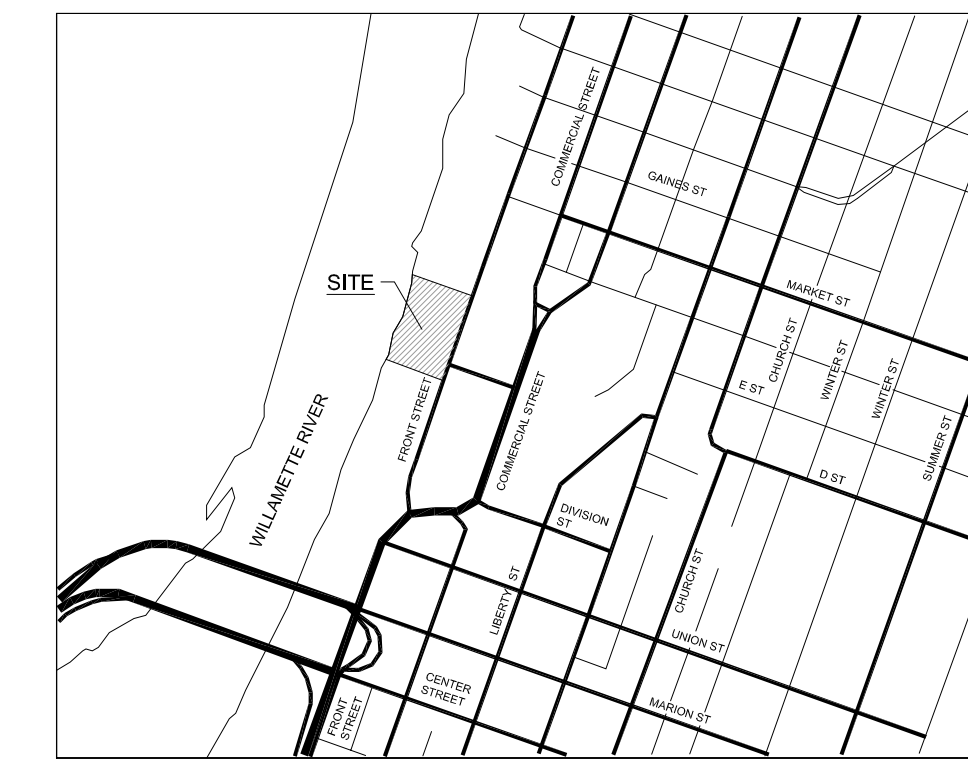
The subject site was previously approved for a Class 3 Site Plan Review, Class 3 Design Review, Class 2 Willamette Greenway Development Permit, Replat, Class 2 Adjustment and Class 2 Driveway Approach Permit (Case No. DR-WGP-SPR-REP-ADJ-DAP17-4). Subsequently, approval extensions have been applied for to June 23, 2021. The current proposal in this application represents a minor change to the previous approvals. Colors and materials for the exterior have been modernized, an easement for a public trail would be established, and a 4th floor has been added to the assisted living residence.

Adjustment Requests:

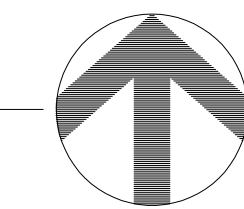
HIGH WATER = 119.1±



SALEM, OR



VICINITY MAP
NOT TO SCALE



PROJECT DATA

SITE DATA:	
SITE ADDRESS:	901 FRONT STREET NE SALEM, OREGON 97209
TAX LOT:	07 3W 22AC 1900
ZONED:	RH
GROSS SITE AREA:	4.4 ACRES
PROPOSED LOT 1 AREA:	2.1 ACRES
PROPOSED LOT 2 AREA:	2.3 ACRES
(PROPERTY SIZES BASED ON BARKER SURVEY)	
SITE AREA BREAKDOWN:	
MEMORY CARE BUILDING:	30,751 SQ.FT. (15.9%)
ASSISTED LIVING BUILDING:	23,342 SQ.FT. (12.0%)
BUILDING FOOTPRINT TOTAL: 54,093 SQ.FT. (27.9%)	
PATIOS / WALKS:	19,090 SQ.FT. (9.9%)
DRIVES / PARKING:	42,931 SQ.FT. (22.2%)
OPEN SPACE:	77,108 SQ.FT. (40.0%)
TOTAL:	193,222 SQ.FT. (100%)
IMPERVIOUS AREA: 116,114 SQ.FT. (60.0%)	
PERVIOUS AREA:	77,108 SQ.FT. (40.0%)
PARKING BREAKDOWN:	
OPEN SPACES:	80
ACCESSIBLE SPACES:	06
TOTAL SPACES:	86
PARKING REQ.:	326
BIKE PARKING BREAKDOWN:	
BIKE SPACES:	28

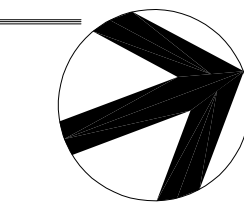
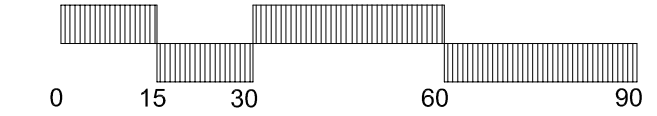
MC BUILDING DATA:	
1 - STORY:	
FIRST FLOOR:	30,751 SQ.FT.
AL BUILDING DATA:	
4 - STORIES:	
FIRST FLOOR:	23,342 SQ.FT.
SECOND FLOOR:	21,772 SQ.FT.
THIRD FLOOR:	21,132 SQ.FT.
FOURTH FLOOR:	17,236 SQ.FT.
FLOOR TOTAL:	83,482 SQ.FT.

901 FRONT STREET
ASSISTED LIVING FACILITY
901 FRONT STREET NE
SALEM, OR 97301

ARCHITECTURAL
SITE PLAN

SITE PLAN

DATE: 06/10/2021
1" = 30'



DATE
06/11/2021

REVISED DATE

SHEET

A1.1

lenity
architecture, inc.
3150 Kettle Court SE, Salem, Oregon 97301
P 503.399.1990 F 503.399.0565
W lenityarchitecture.com

06/10/2021 1:08 PM jacob_ark7292021_833_A11_rchpab R:\2\downs\833_development\01\front\11_rchpab\11_arkdwg.rvt

FRONT STREET ASSISTED LIVING AND MEMORY CARE

SALEM, OR



ARCHITECT:

LENITY ARCHITECTURE, INC
3150 KETTLE COURT SE
SALEM, OREGON 97301
503-399-1090

LANDSCAPE ARCHITECT:

LENITY ARCHITECTURE, INC
3150 KETTLE COURT SE
SALEM, OREGON 97301
503-399-1090

CIVIL ENGINEER:

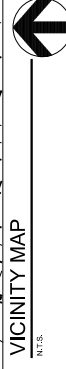
WESTECH ENGINEERING, INC.
3841 FAIRVIEW INDUSTRIAL DR.
SUITE 100
SALEM, OR 97302

SHEET INDEX:

- A0.1 TITLE SHEET
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 - A2.3 THIRD FLOOR REFERENCE PLAN
 - A2.4 FOURTH FLOOR REFERENCE PLAN
 - A2.5 ROOF LEVEL REFERENCE PLAN
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 - A3.1b FIRST FLOOR PLAN - WING B
 - A3.1c FIRST FLOOR PLAN - WING C
 - A3.2a SECOND FLOOR PLAN - WING A

- A3.2b SECOND FLOOR PLAN - WING B
- A3.2c SECOND FLOOR PLAN - WING C
- A3.3a THIRD FLOOR PLAN - WING A
- A3.3b THIRD FLOOR PLAN - WING B
- A3.3c THIRD FLOOR PLAN - WING C
- A3.4a THIRD FLOOR PLAN - WING A
- A3.4b THIRD FLOOR PLAN - WING B
- A3.4c THIRD FLOOR PLAN - WING C
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- A4.2 RENDERINGS
- A4.3 RENDERINGS
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- A6.1b ELEVATIONS
- A6.1c ELEVATIONS
- A6.3a SECTIONS

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 - A4.1 RENDERINGS
 - A6.1 ELEVATIONS
 - A6.3a SECTIONS
 - A6.3b SECTIONS
 - A6.3c SECTIONS



A0.1



3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 W lenityarchitecture.com

FRONT STREET SENIOR COMMUNITY

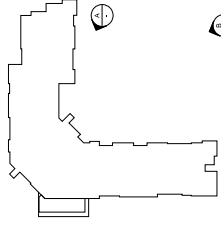
SALEM, OR



A FRONT ELEVATION (Looking South)
SCALE: NONE



B FRONT ELEVATION (Looking West)
SCALE: NONE



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

DATE: 06/11/2021
REVISED DATE:

RENDERINGS

DATE: 6/11/2021

SHEET
A4.1

**EXTERIOR
RENDERINGS**

901 FRONT STREET
ASSISTED LIVING FACILITY
901 FRONT STREET NE
SALEM, OR 97301

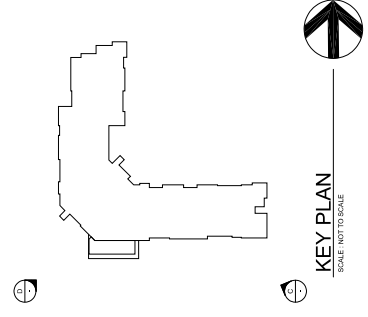
lenty
architecture, inc.
1500 Court St. Salem, Oregon 97301
503.266.1200 / 503.266.0500
www.lentyarch.com

901 FRONT STREET
ASSISTED LIVING FACILITY
SALEM, OR 97301

EXTERIOR
RENDERINGS

DATE: 06/11/2021
REVISED DATE:

SHEET
A4.2



DATE: 6/11/2021

RENDERINGS



C REAR ELEVATION (Looking West)
SCALE: 1/8\"/>



D REAR ELEVATION (Looking North)
SCALE: 1/8\"/>



901 FRONT STREET
ASSISTED LIVING FACILITY
901 FRONT STREET NE
SALEM, OR 97301

EXTERIOR RENDERINGS

DATE	06/11/2021
REVISED DATE	

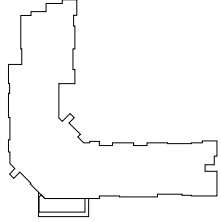
SHEET
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E REAR ELEVATION (Looking East)
SCALE: 1/8"=1'-0"



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



RENDERINGS
DATE: 6/11/2021

901 FRONT STREET
ASSISTED LIVING FACILITY
901 FRONT STREET NE
SALEM, OR 97301

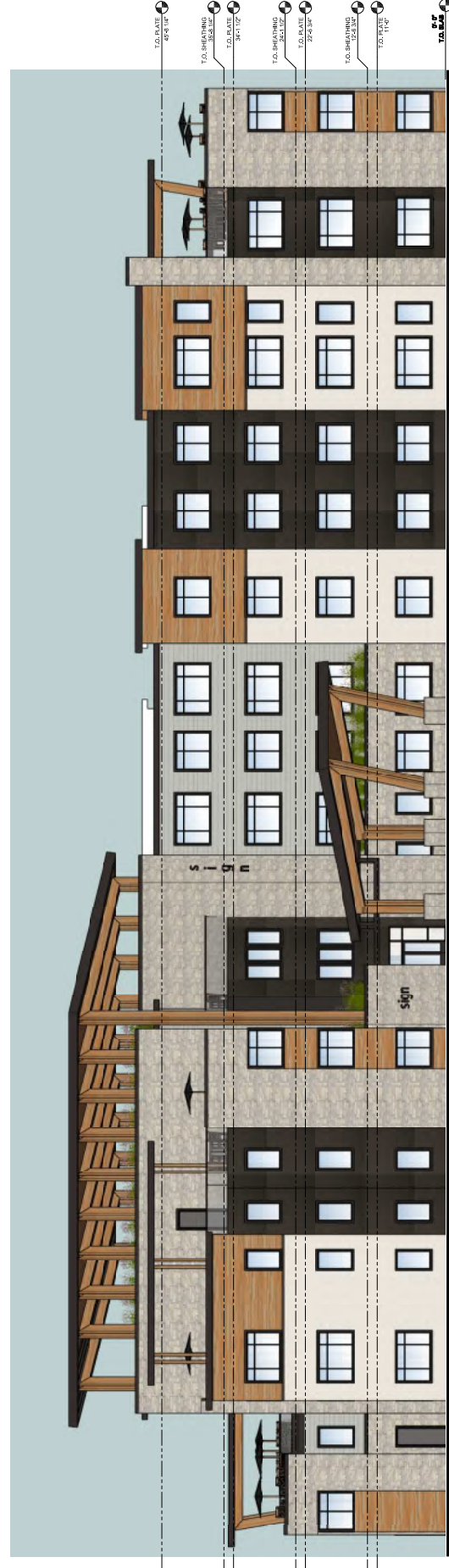
EXTERIOR
ELEVATIONS

DATE	06/11/2021
REVISED DATE	

SHEET
A6.1a



(A) FRONT ELEVATION (North)
SCALE: 1/8"=1'-0"



(B) FRONT ELEVATION (East)
SCALE: 1/8"=1'-0"

SCHEMATIC ELEVATIONS
DATE: 6/11/2021

901 FRONT STREET
ASSISTED LIVING FACILITY
901 FRONT STREET NE
SALEM, OR 97301

lenty
architecture, inc.
1000 NE Oregon Street, Suite 1000
Portland, OR 97232
503.255.1200
www.lentyarch.com

EXTERIOR ELEVATIONS

DATE	06/11/2021
REVISED DATE	
SHEET	A6.1b



C SIDE ELEVATION (West)
SCALE: 1/8"=1'-0"



D SIDE ELEVATION (South)
SCALE: 1/8"=1'-0"

SCHEMATIC ELEVATIONS
DATE: 6/11/2021

KEY NOTES/COLORS:

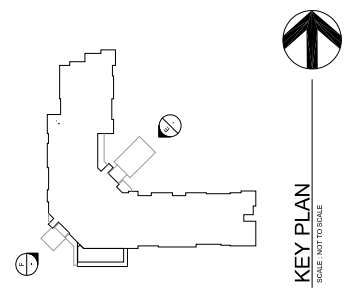
1	*LAP SIDING: HAZEL/SLAP LAP SIDING
2	*FAVORITE ORIGINAL
3	*LAP SIDING: HAZEL/SLAP LAP SIDING
4	*FAVORITE ORIGINAL
5	*SHIPS-TIMBER
6	*FAVORITE ORIGINAL
7	*LAP SIDING: HAZEL/SLAP LAP SIDING
8	*SHIPS-TIMBER
9	*FAVORITE ORIGINAL
10	*SHIPS-TIMBER
11	*FAVORITE ORIGINAL
12	*SHIPS-TIMBER
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97	*FAVORITE ORIGINAL
98	*SHIPS-TIMBER
99	*FAVORITE ORIGINAL
100	*SHIPS-TIMBER



E FRONT ELEVATION (at Porte Cochere)
SCALE: 1/8\"/>



F REAR ELEVATION (at Entry)
SCALE: 1/8\"/>



KEY PLAN
SCALE: NOT TO SCALE

SCHEMATIC ELEVATIONS
DATE: 6/11/2021



A FRONT ELEVATION LOOKING NORTH
SCALE: NTS



B FRONT ENTRY
SCALE: NTS

lenity
architecture, inc.
2100 Main Street, Salem, Oregon 97301
503.399.1300
www.lenityarch.com

901 FRONT STREET
MEMORY CARE FACILITY
901 FRONT STREET NE
SALEM, OR 97301

**EXTERIOR
RENDERINGS**

DATE: 8/11/2021

REVISED DATE:

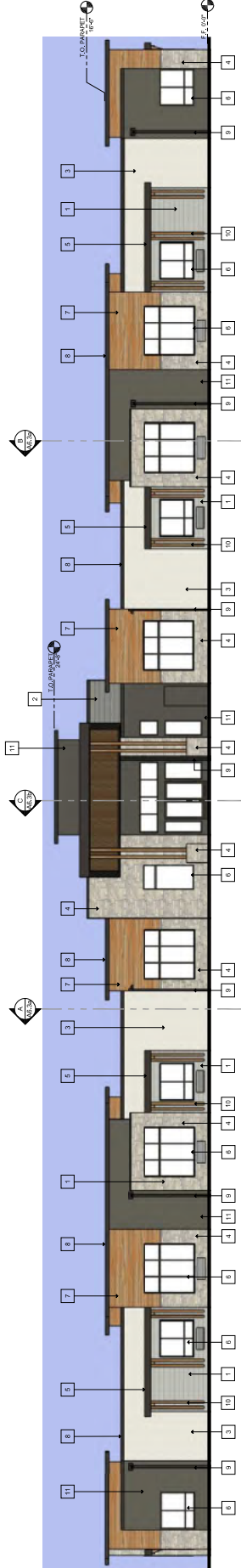
SHEET
A4.1

EXTERIOR ELEVATIONS

901 FRONT STREET
MEMORY CARE FACILITY
901 FRONT STREET NE
SALEM, OR 97301

lenity architecture inc.
2100 Main Street, Salem, Oregon 97301
503.588.0888 #002 000 0000

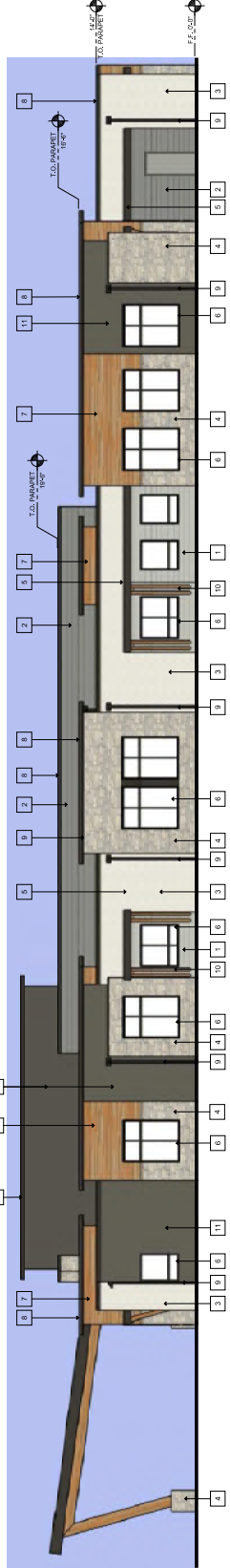
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REVISED DATE:
SHEET: A6.1



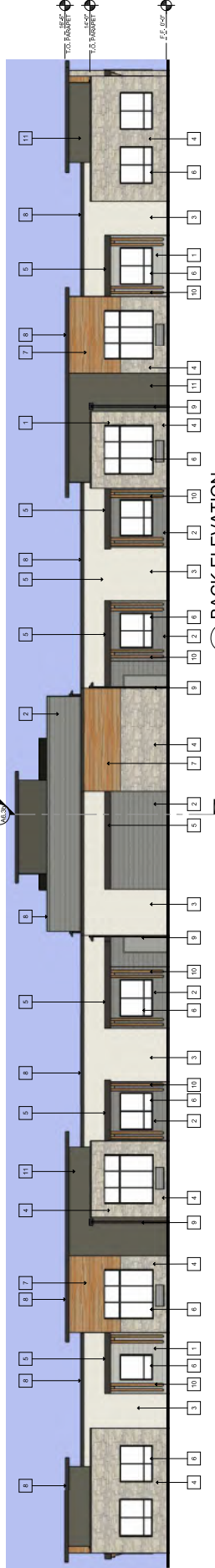
A FRONT ELEVATION
SCALE: 1/8"=1'-0"

KEY NOTE COLORS

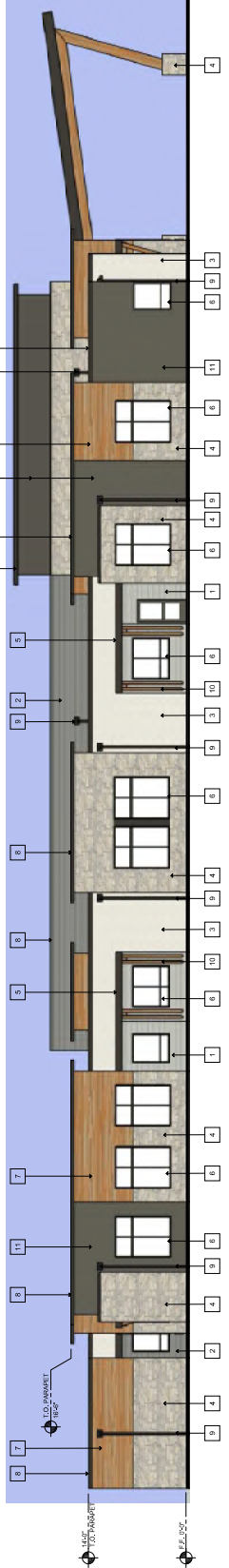
1	LAP SIDING - HORIZONTAL LAP SIDING
2	EXPOSURE OF EQUAL SIDING
3	LAP SIDING - HORIZONTAL LAP SIDING
4	EXPOSURE OF EQUAL SIDING
5	WALL - METRIC WHITE BRICK
6	WALL - METRIC GRANITONE
7	STONE - METRIC GRANITONE
8	STONE - EUROPEAN LEDGE
9	STONE - EUROPEAN LEDGE
10	STONE - EUROPEAN LEDGE
11	STONE - EUROPEAN LEDGE
12	METAL CANOPY - METRIC WHITE
13	METAL CANOPY - METRIC WHITE
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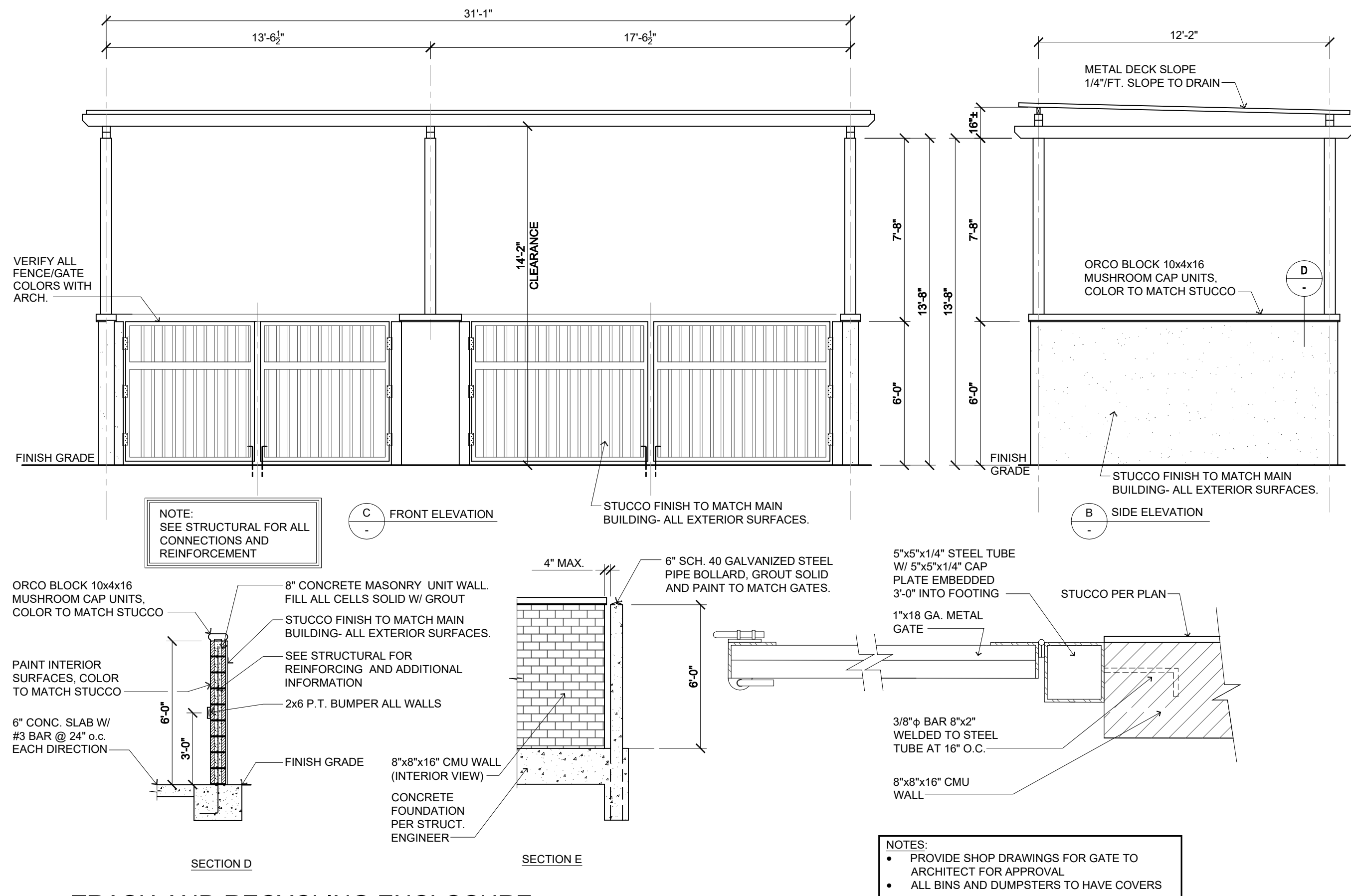
B SIDE ELEVATION
SCALE: 1/8"=1'-0"



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

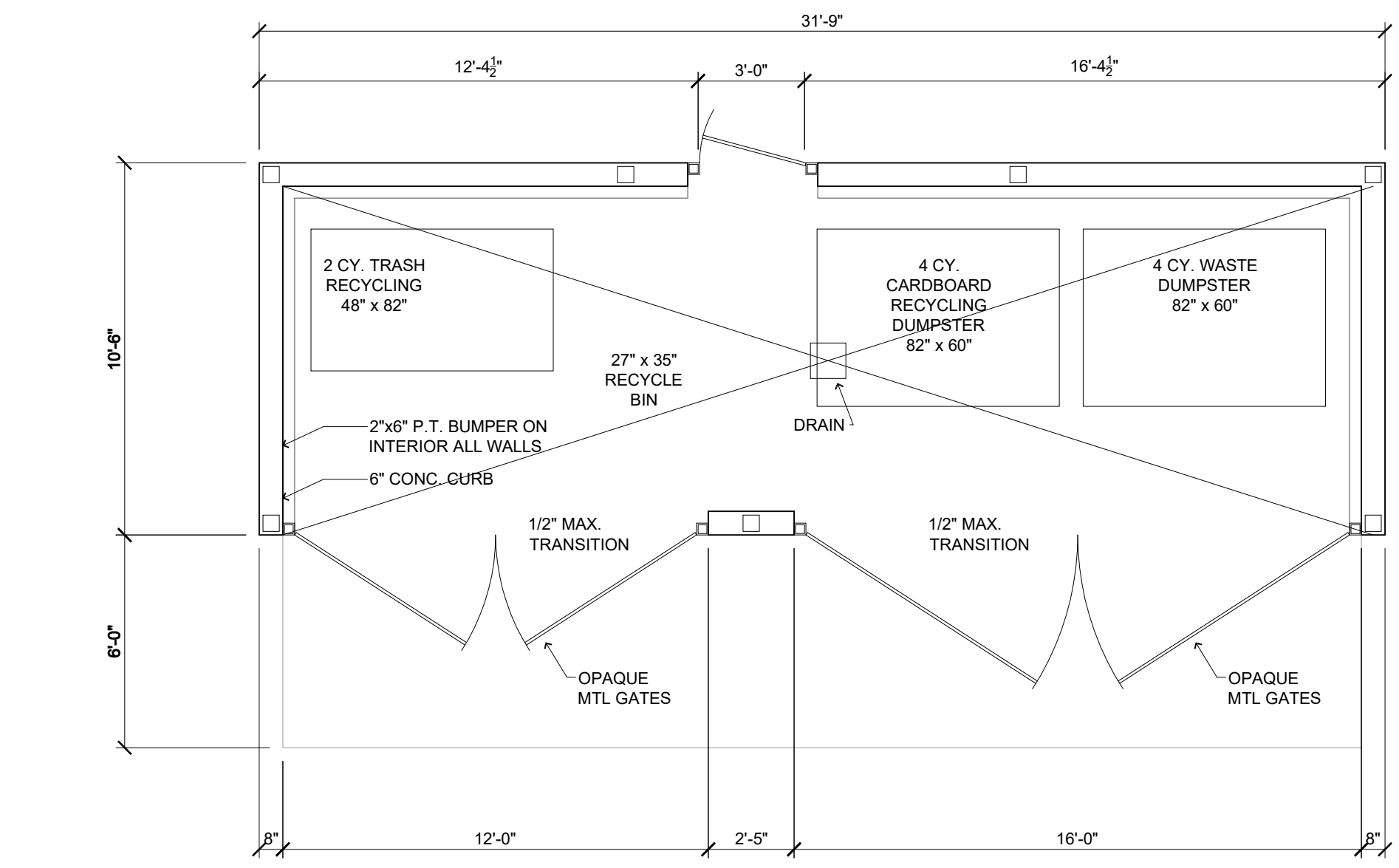


D SIDE ELEVATION
SCALE: 1/8"=1'-0"



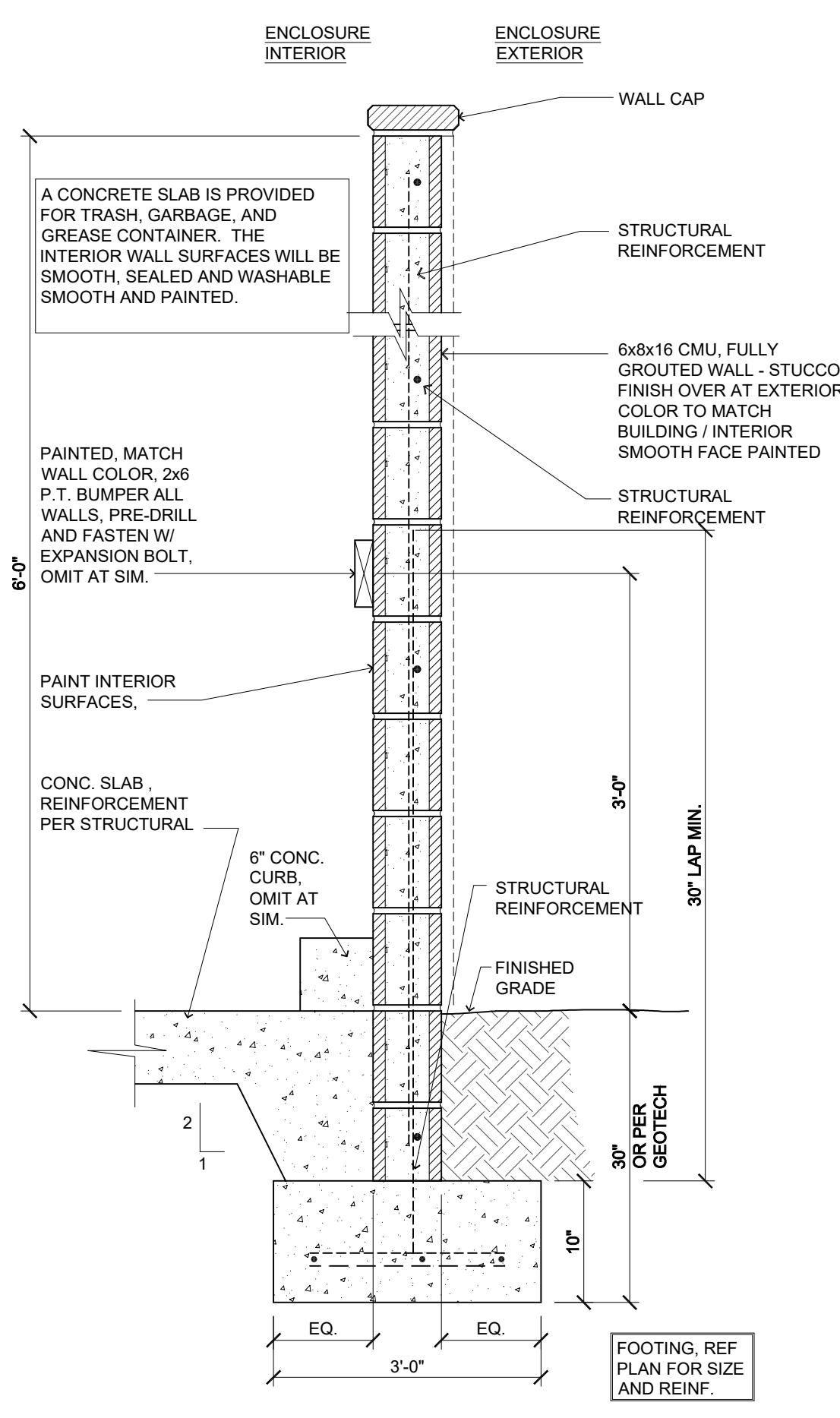
18 TRASH AND RECYCLING ENCLOSURE (ELEVATIONS AND DETAILS) (UNDER SEPERATE PERMIT)
SCALE: 1/4" = 1'-0"

P:\TOWNSHIP DEVELOPMENT\901 FRONT ST NE, SALEM OR\DETAILS\SITE\TRASH ENCL. ELEVATIONS



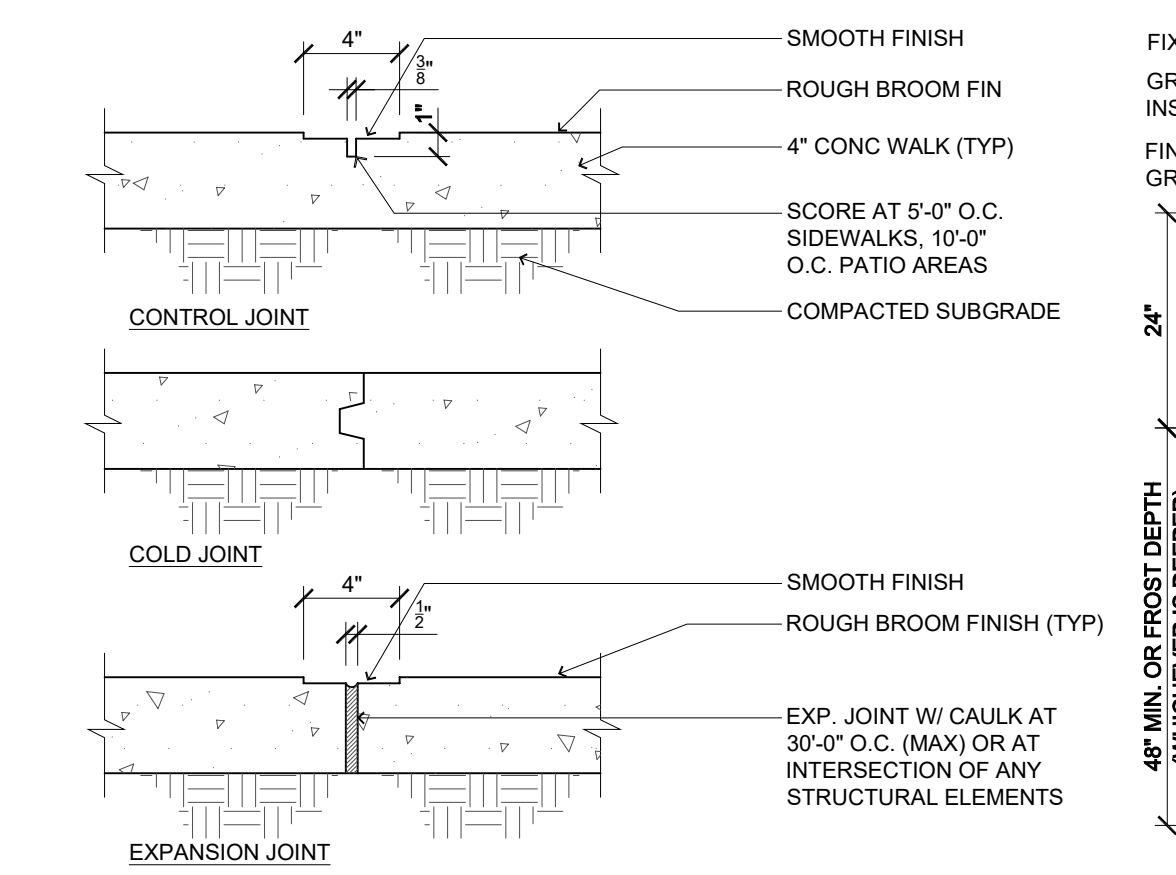
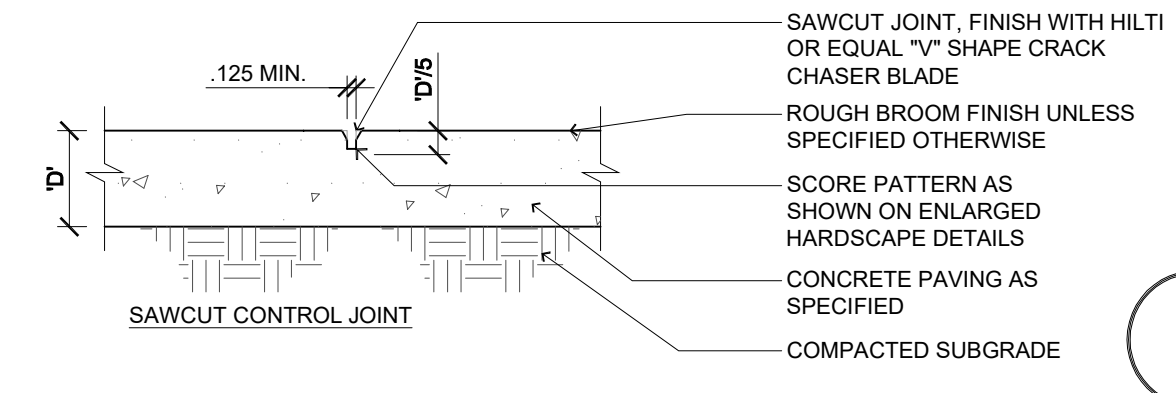
16 TRASH AND RECYCLING ENCLOSURE (PLAN) (UNDER SEPERATE PERMIT)
SCALE: 1/4" = 1'-0"

P:\TOWNSHIP DEVELOPMENT\901 FRONT ST NE, SALEM OR\DETAILS\SITE\TRASH ENCL. PLAN



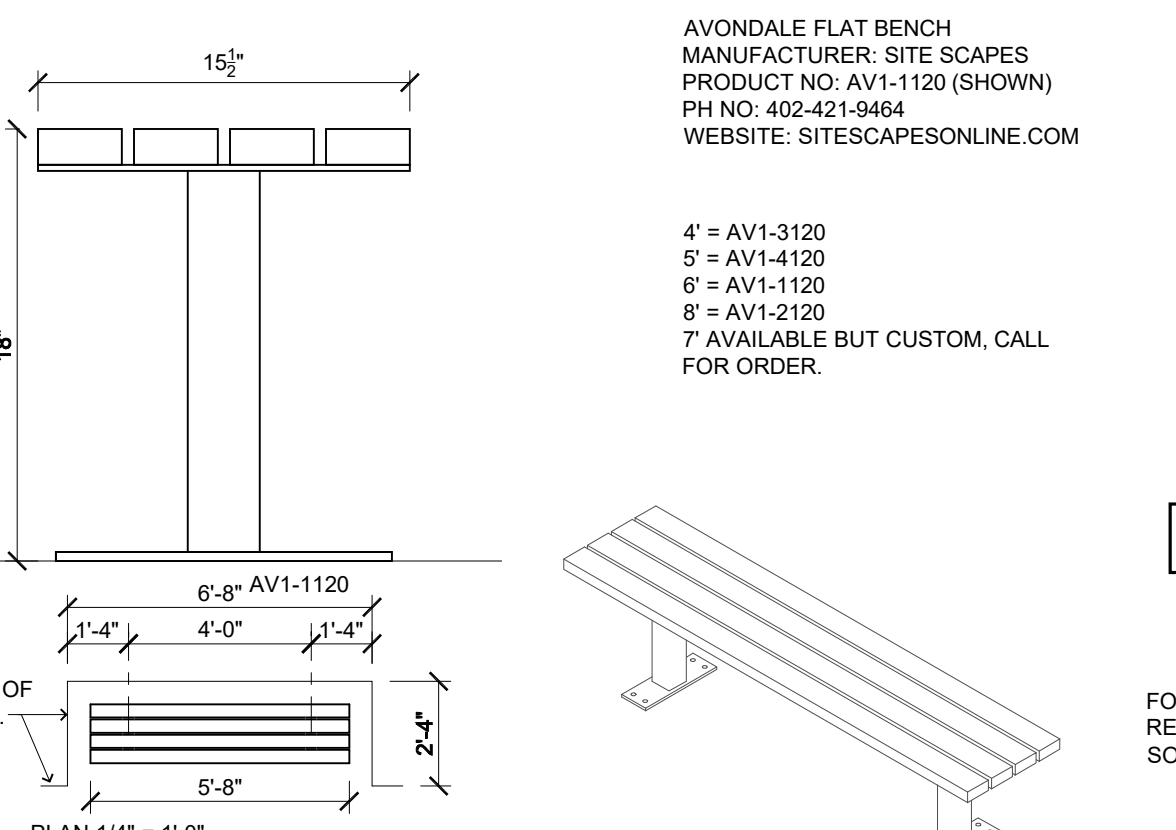
9 CMU ENCLOSURE WALL
SCALE: 1" = 1'-0"

P:\TOWNSHIP DEVELOPMENT\901 FRONT ST NE, SALEM OR\DETAILS\SITE\CMU ENCL.



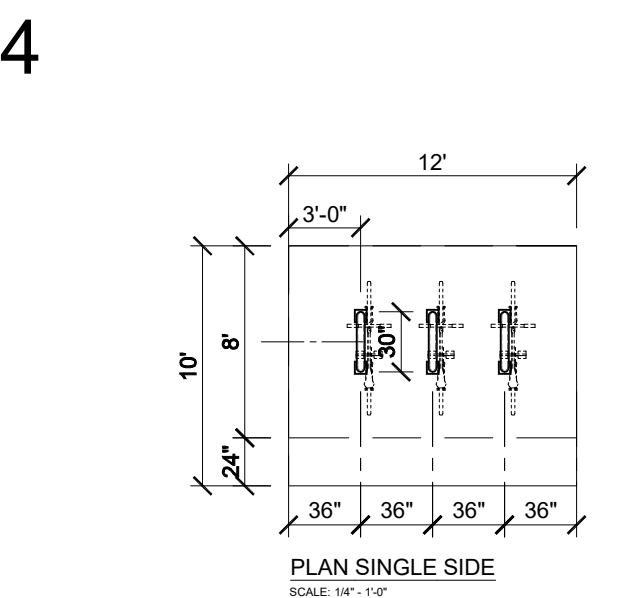
6 WALK/PATIO DETAIL (CONCRETE WALK JOINTS)
SCALE: 1-1/2" = 1'-0"

AVONDALE FLAT BENCH MANUFACTURER: SITE SCAPES PRODUCT NO: AV1-1120 (SHOWN) PH NO: 402-421-9464 WEBSITE: SITESCAPESONLINE.COM



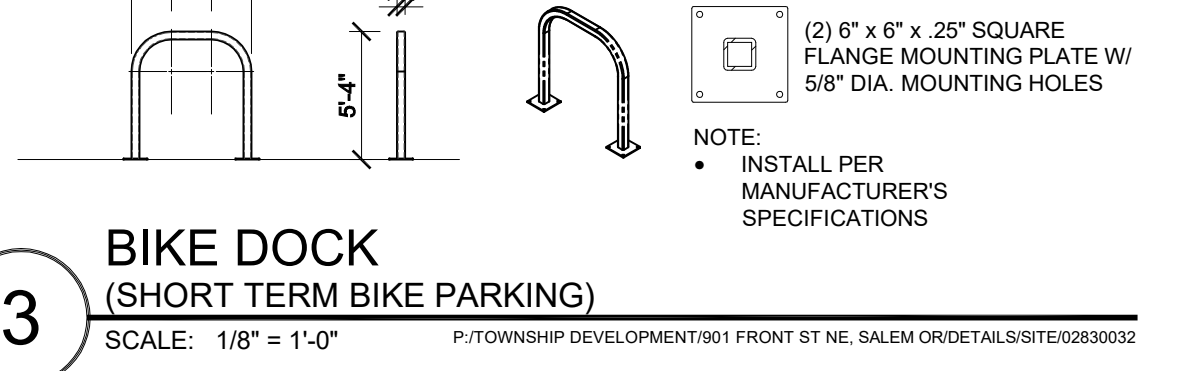
5 BENCH DETAIL (SURFACE MOUNTED)
SCALE: 1-1/2" = 1'-0"

P:\TOWNSHIP DEVELOPMENT\901 FRONT ST NE, SALEM OR\DETAILS\SITE\BENCH SURFACE MOUNT



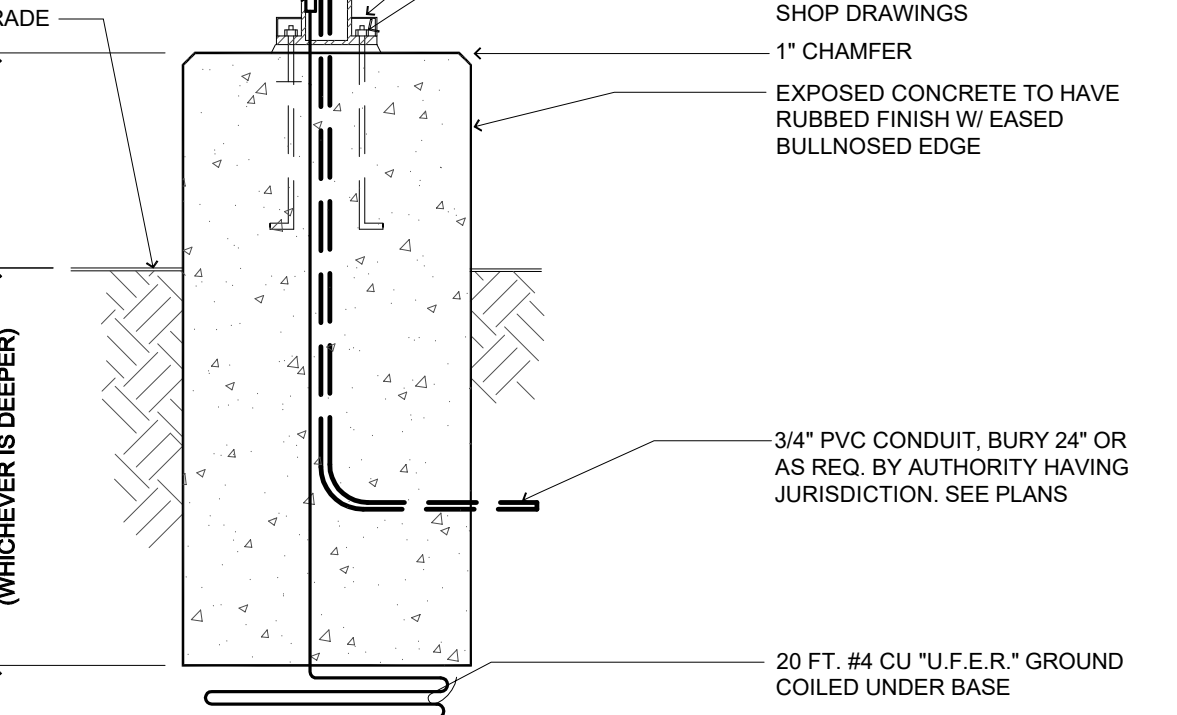
4 BIKE DOCK (SHORT TERM BIKE PARKING)
SCALE: 1/8" = 1'-0"

MANUF: SARIS CYCLING GROUP 1-800-783-7257 WWW.SARIS.COM MODEL # 2213 - 2 BIKE FM BIKE DOCK



2 PARKING LOT LIGHT BASE
SCALE: 3/4" = 1'-0"

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1 FLAG POLE (GROUND SET CONE)
SCALE: NOT TO SCALE

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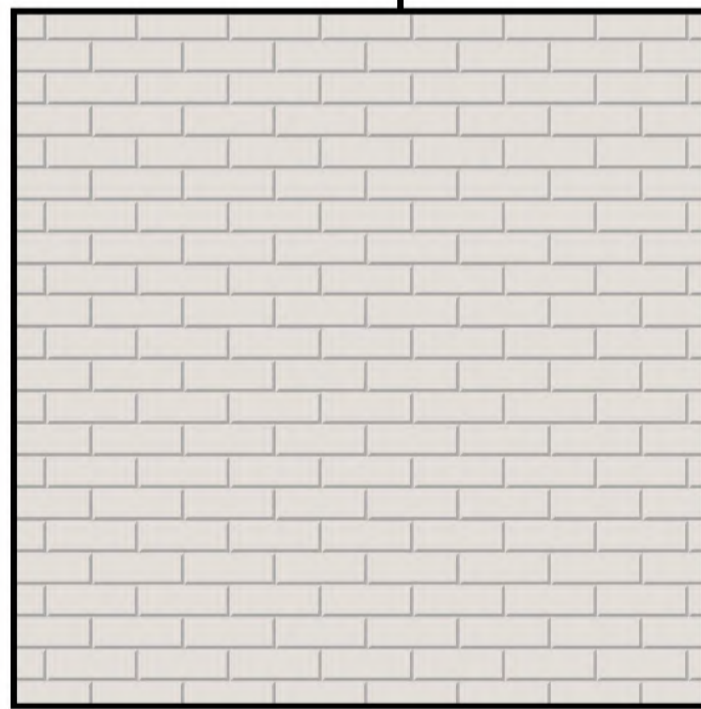


T.O. PLATE 45'-8 1/4"
 T.O. SHEATHING 35'-8 1/4"
 T.O. PLATE 34'-1 1/2"
 T.O. SHEATHING 24'-1 1/2"
 T.O. PLATE 22'-6 3/4"
 T.O. SHEATHING 12'-6 3/4"
 T.O. PLATE 11'-0"
 0'-0"
 T.O. SLAB

B FRONT ELEVATION (East)
 SCALE: 1/8"=1'-0"



ALLURA WOOD NATURAL LOOK
 WOOD PLANK
 COLOR: CEDAR
 TEXTURED FINISH, NON REFLECTIVE



BRICK VENEER
 COLOR: ARCTIC WHITE
 TEXTURED FINISH, NON-REFLECTIVE



STONE VENEER
 STYLE: EUROPEAN LEDGE
 COLOR: COTTON WOOD
 TEXTURED FINISH, NON REFLECTIVE



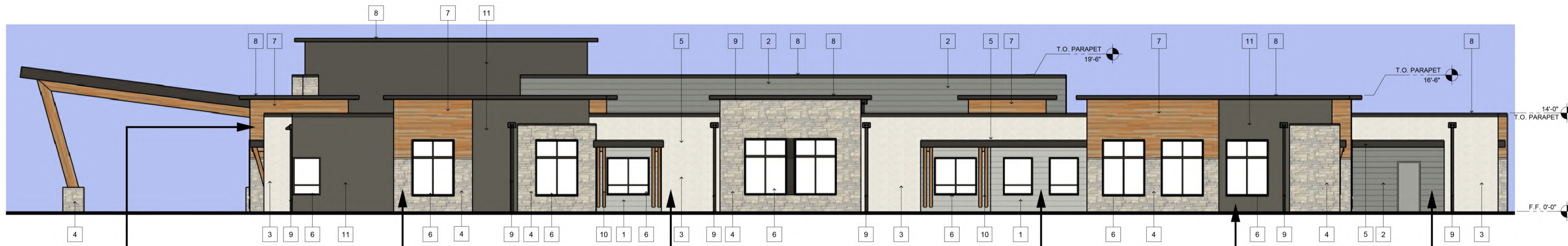
FIBER CEMENT LAP SIDING
 PAINT COLOR: SW 7064 PASSIVE
 SATIN FINISH, NON-REFLECTIVE



STUCCO SIDING
 PAINT COLOR: SW 6990 CAVIAR
 SATIN FINISH, NON-REFLECTIVE



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



B SIDE ELEVATION
SCALE: 1/8"=1'-0"

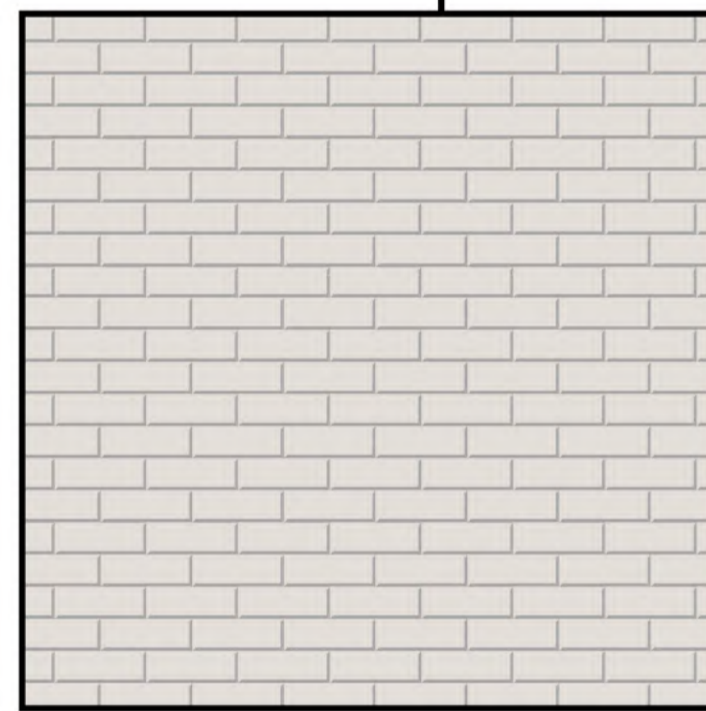
KEY NOTES/COLORS	
1	= LAP SIDING, HARDIPLANK LAP SIDING 7" EXPOSURE OR EQUAL
2	= LAP SIDING, HARDIPLANK LAP SIDING 7" EXPOSURE OR EQUAL
3	= BRICK VENEER WILLAMETTE GRAYSTONE COLOR: ARCTIC WHITE
4	= STONE VENEER EL DORADO STONE - EUROPEAN LEDGE STONE
5	= METAL CANOPY 22 GA. SHEET METAL WRAP TRIM COLOR: DARK BROWN
6	= VINYL FRAMED INSULATED WINDOWS WOOD LOOK COLOR: DARK BROWN
7	= ALLURA WOOD, NATURAL PLANK WOOD LOOK COLOR: CEDAR
8	= PARAPET ROOF
9	= 3X4 METAL DOWNSPOUT AND SCUPPER COLOR: DARK BROWN
10	= WOOD BRACKET COLOR: STAIN TO MATCH WOOD SIDING
11	= STUCCO COLOR:



ALLURA WOOD NATURAL LOOK
WOOD PLANK
COLOR: CEDAR
TEXTURED FINISH, NON-REFLECTIVE



STONE VENEER
STYLE: EUROPEAN LEDGE
COLOR: COTTON WOOD
TEXTURED FINISH, NON-REFLECTIVE



BRICK VENEER
COLOR: ARCTIC WHITE
TEXTURED FINISH, NON-REFLECTIVE



FIBER CEMENT LAP SIDING
PAINT COLOR: SW 7064 PASSIVE
SATIN FINISH, NON-REFLECTIVE



FIBER CEMENT LAP SIDING
PAINT COLOR: SW 7645 THUNDER GRAY
SATIN FINISH, NON-REFLECTIVE



FIBER CEMENT LAP SIDING
PAINT COLOR: SW 9163 TIN LIZZIE
SATIN FINISH, NON-REFLECTIVE