

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE BEGINNING WORK AND ACCEPT TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.

VEHICLE PARKING PROVIDED = 21 SPACES TOTAL  
STANDARD (9' X 19') = 6  
COMPACT (8' X 15') = 15 (71%)  
ADA = 1 (VAN ACCESSIBLE)  
EV READY = 9 (43%)

BICYCLE PARKING PROVIDED = 36 TOTAL  
SHORT TERM = 4 HORIZONTAL NEAR COMMERCIAL ENTRANCE  
LONG TERM = 32 WITHIN BUILDING IN SECURE BIKE ROOM  
12 WALL MOUNTED VERTICAL, STAGGERED  
20 DOUBLE STACKED HORIZONTAL WITH LIFT ASSIST

1 TBD

SITE AREA = 19,930 SF (AFTER ROW)	100%
BLDG FOOTPRINT = 6,856 SF	34.4%
PAVEMENT = 9,231 SF	46.3%
LANDSCAPED = 3,843 SF	19.3%
FLOOD ELEVATION AT 141.0'	

- TOTAL BUILDING AREA: (3 FLOORS) = 21,744 SF
- BUILDING HEIGHT TO TOP OF PARAPET = 37'-6"
- COMMERCIAL RETAIL AREA = 2,365 SF
- 22 - ONE BEDROOM 519 SF AVG, 11,410 SF TOTAL
- 10 - STUDIOS 411 SF AVG, 4,107 SF TOTAL
- TOTAL LEASEABLE RESIDENTIAL = 15,517 SF.



IF THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2023- 152  
DATE: 10/11/2024  
REVISIONS

**MIXED USE - MULTI FAMILY  
NEW DEVELOPMENT**

415 MOYER LANE NW SALEM, OR 97304

SHEET:

**A1.01**



1 LEVEL 01  
0' 2' 4' 6' 8' 10' 16' 3/16" = 1'-0"

### GENERAL PLAN NOTES:

- GENERAL NOTES APPLY TO ALL DRAWINGS.
- DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY. OBTAIN CLARIFICATION OF DIMENSIONS OR DISCREPANCIES PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
- DIMENSIONS ARE TO FACE OF FRAMING. DIMENSIONS STATED AS CLEAR ARE TO FACE OF FINISH.
- SEE WALL SECTIONS FOR DESCRIPTION OF EXTERIOR WALL MATERIALS.
- ALL INTERIOR PARTITIONS TO RECEIVE GLASS FIBER INSULATION, FULL HEIGHT.
- COORDINATE LOCATION OF RECESSED OR SEMI-RECESSED ITEMS TO AVOID BACK TO BACK INSTALLATION AND TO REDUCE NOISE TRANSFER THROUGH PARTITIONS.
- INSTALL WALL BACKING FOR ALL WALL MOUNTED ITEMS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: DOOR STOPS, FIXTURES, WALL CABINETS, SHELVING, COUNTERS, TOILET ACCESSORIES, SECURITY EQUIPMENT, TACK BOARDS AND MARKER BOARDS, HAND RAILS AND WINDOW COVERING TRACKS.
- SEPARATE AREAS IN WHICH WORK IS BEING CONDUCTED FROM OTHER AREAS THAT ARE STILL OCCUPIED.
  - PROVIDE, ERECT, AND MAINTAIN TEMPORARY DUSTPROOF PARTITIONS OF SUITABLE CONSTRUCTION IN LOCATIONS INDICATED ON DRAWINGS OR AS DIRECTED.
- PROTECT EXISTING WORK TO REMAIN.
  - PREVENT MOVEMENT OF STRUCTURE; PROVIDE SHORING AND BRACING IF NECESSARY.
  - PERFORM CUTTING TO ACCOMPLISH REMOVALS NEATLY AND AS SPECIFIED FOR CUTTING NEW WORK.
  - REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING REMOVAL WORK.
  - PATCH AS SPECIFIED FOR PATCHING NEW WORK.
- REMOVE DEBRIS, JUNK, AND TRASH FROM SITE.
- REMOVE FROM SITE ALL MATERIALS NOT TO BE REUSED ON SITE; DO NOT BURN OR BURY.
- LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK.
- CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.
- WORK SHOWN ON THESE DRAWINGS IS TO BE SUPPLIED, FURNISHED, CONSTRUCTED, INSTALLED ALL AS PER THE GENERAL CONDITIONS AND THE SPECIFICATIONS; EXCEPTIONS AS DESCRIBED BY THE FOLLOWING ABBREVIATIONS:
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### PLAN LEGEND:

### FLOOR PLAN NOTES:

1 SAMPLE PLAN NOTE

# MIXED USE - MULTI FAMILY NEW DEVELOPMENT

415 MOYER LANE NW SALEM, OR 97304





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1 SAMPLE PLAN NOTE

STUDIO



ARCHITECTURE  
INCORPORATED

275 COURT ST., NE  
SALEM, OR 97301-3442  
P: 503.390.6500  
www.studio3architecture.com

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PROJECT # 2023-152  
DATE: 10/11/2024  
REVISIONS

# MIXED USE - MULTI FAMILY NEW DEVELOPMENT

415 MOYER LANE NW SALEM, OR 97304

SHEET:

A1.22



1 LEVEL 03  
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### PLAN LEGEND:

### FLOOR PLAN NOTES:

1 SAMPLE PLAN NOTE

# MIXED USE - MULTI FAMILY NEW DEVELOPMENT

415 MOYER LANE NW SALEM, OR 97304

SHEET:

**A1.23**



1 NORTH ELEVATION



2 EAST ELEVATION

MIXED USE - MULTI FAMILY  
NEW DEVELOPMENT  
415 MOYER LANE NW SALEM, OR 97304



**1** SOUTH ELEVATION

0' 2' 4' 6' 8' 10' 16' 3/16" = 1'-0"



**2** WEST ELEVATION

0' 2' 4' 6' 8' 10' 16' 3/16" = 1'-0"

MIXED USE - MULTI FAMILY  
**NEW DEVELOPMENT**  
415 MOYER LANE NW SALEM, OR 97304

SHEET:

**A2.02**





**DERO**  
A PLAYCORE Company



Patent #8,950,592

## Dero **Decker**

The Dero Decker takes bike parking to the next level – literally. By stacking bikes on a two-tiered system, capacity doubles. Unlike other two-tier systems our mechanical lift-assist top trays slide down inches from the ground, thus requiring only minimal lifting of the bike into the tray. The Dero Decker has a front wheel safety locking lever and tray dampers to provide safe lowering of upper trays. The near vertical lowered trays also reduce the required aisle space, giving the Dero Decker the smallest footprint on the market.



- Sturdy red handle grips
- Lift-assist trays (*weight limit 30lbs.*)
- Dampers for safe lowering of trays
- Spring loaded levers hold bikes firmly in place
- U-lock compatible
- Smallest footprint
- Smooth and silent operation
- Simple installation
- Low maintenance
- Specially designed fat bike trays available (*lower level only*)
- ADA cane-detectable extensions available for lower trays

## FINISH OPTIONS

### Galvanized



### Powder Coat

 White	 Black	 Light Gray RAL 7042	 Deep Red RAL 3003	 Yellow RAL 1023
 CNH Bright Yellow	 Orange RAL 2004	 Beige RAL 1001	 Iron Gray RAL 7011	 Hunter Green RAL 6005
 Light Green RAL 6018	 Green RAL 6016	 Sepia Brown RAL 8014	 Blue RAL 5005	 Sky Blue RAL 5015
 Dark Purple	 Flat Black	 Wine Red RAL 3005	 Bronze	 Silver RAL 9007





**DERO**  
A PLAYCORE Company



## Hoop Rack

The Hoop Rack is a proven design that provides high security and easy bike parking. The Hoop Rack uses thick pipe construction and the full radius of the bend makes the Hoop an attractive and functional bike rack. This bike rack can also be put on rails for mobility and is popular in bike corrals.

# Hoop Rack



YOUR **LOGO** HERE

Customize the HoopRack to brand your bike parking!



## FINISH OPTIONS

**Galvanized**



**Stainless**

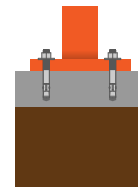


## Powder Coat



## MOUNT OPTIONS

**Surface**

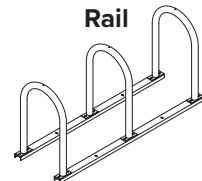


**In-Ground**



Tamper-resistant fasteners available upon request

**Rail**



## OPTIONAL LEAN BAR

for ADA cane-detection compliance





*Example shown above is a 4-unit section.  
Lengths may vary based on your space.*

## Ultra Space Saver Squared

Dero's Ultra Space Saver Squared offers high-security, vertical bike parking. Adjustable sliding arms make it easy for customers to best utilize their space. It also creates flexibility to make sure bike spacing follows city requirements as they evolve. Pipe-cutter resistant squared steel tubing makes the Ultra Space Saver Squared more secure than the original Ultra Space Saver.

Patent D774,441



# Ultra Space Saver Squared



- Modular design fits nearly any space
- U-lock compatible
- Easy assembly
- Double your capacity
- Square tubing for greater security
- Spacing between arms can be varied



## FINISH OPTIONS

### Galvanized

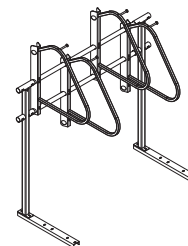


### Powder Coat

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 CNH Bright Yellow	 Orange RAL 2004	 Beige RAL 1001	 Hunter Green RAL 6005
 Light Green RAL 6018	 Green RAL 6016	 Sky Blue RAL 5015	 Blue RAL 5005
 Dark Purple	 Flat Black	 Wine Red RAL 3005	 Iron Gray RAL 7011
 Light Gray RAL 7042	 Silver RAL 9007	 Sepia Brown RAL 8014	 Bronze

## MOUNT OPTIONS

### Floor



### Wall

