



PROJECT INFORMATION

SITE INFORMATION

4455 27th Avenue SE
Salem Oregon, 97302
(Marion County)

Tax Lot: 083W12C / 00600 and 000800
Site Area: 3.017 acres
Zoning: RM2

PROJECT SUMMARY

This project consists of 72 affordable apartment units in (2) three story buildings and (3) three story buildings with a basement. Site amenities include with tenant storage, bike storage, trash enclosures, maintenance office and on-site parking.

CONSTRUCTION IN THE PUBLIC RIGHT OF WAY REQUIRES A SEPARATE PERMIT FROM THE PUBLIC WORKS ENGINEERING DEPARTMENT

DEFERRED SUBMITTALS

1. FABRICATED WOOD ROOF TRUSSES

SEPARATE PERMITS REQUIRED

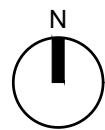
2. PLUMBING SYSTEMS
3. MECHANICAL SYSTEMS
4. ELECTRICAL SYSTEMS
5. SIGNAGE

VICINITY MAP



VICINITY MAP

SCALE: NTS



PROJECT TEAM

OWNER

Equity Developers LLC
1696 Capital Street NE
Salem, OR 97301
Tel: 503-851-0870

CONTACT: Mike Bliven
E-mail: mikebliven@worksafeservice.com

OWNER REPRESENTATIVE

Home First Development
866 N. Columbia Blvd. Suite a-25
Portland, OR 97217
Tel: 971-222-8282

CONTACT: Rob Justus
E-mail: rob@hfdpartners.com

ARCHITECT

Doug Circosta, Architect LLC
14670 SW Forest Drive
Beaverton, OR 97007
Tel: 503-730-6908

CONTACT: Doug Circosta
E-mail: DougCircostaArchitect@gmail.com

LANDSCAPE ARCHITECT

Laurus Designs, LLC.
1012 Pine Street
Silverton, Oregon
Tel: 503-784-6494

CONTACT: Laura@Laurusdesigns.com

STRUCTURAL ENGINEER

Massaad Engineering Group Inc.
6775 SW 111th Ave., Suite 20
Beaverton, OR 97008
Tel: 503-486-5387

CONTACT: Gaby Massad, P.E.
E-mail: gaby@mgrouppengineering.com

CIVIL ENGINEER

Westech Engineering, Inc.
3841 Fairview Industrial Dr. S.E., Suite 100
Salem, OR 97302
Tel: 503-585-2474

CONTACT: Steve Ward
E-mail: westch@westech-eng.com

DRAWING INDEX

ARCHITECTURAL DRAWINGS

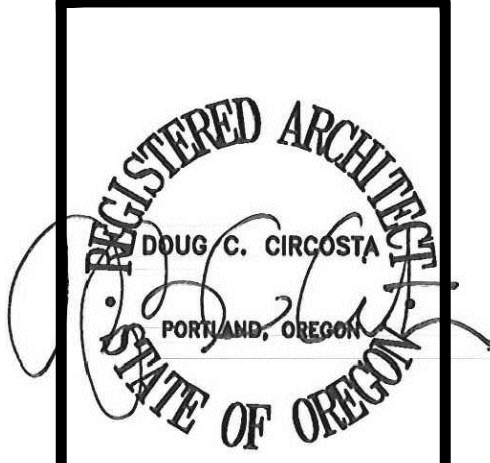
A001 COVER SHEET - PROJECT INFORMATION / DRAWING INDEX

A100 MASTER SITE PLAN
A101 PHASE 2 SITE PLAN
A102 SITE LIGHTING
A103 SITE DETAILS
A104 TRASH ENCLOSURE AND MAILBOX
A109 FOUNDATION DETAILS
A110 BUILDING PLANS - BLDG M
A111 BUILDING PLANS - BLDG M
A112 BUILDING PLANS - BLDG N
A113 BUILDING PLANS - BLDG N
A114 BUILDING PLANS - BLDG P
A115 BUILDING PLANS - BLDG P
A116 BUILDING PLANS - BLDG R
A117 BUILDING PLANS - BLDG R
A118 BUILDING PLANS - BLDG S
A119 BUILDING PLANS - BLDG S

A150 STAIR DETAILS - BLDG M
A151 STAIR DETAILS - BLDG N
A152 STAIR DETAILS - BLDG N
A153 STAIR DETAILS - BLDG P
A154 STAIR DETAILS - BLDG R
A155 STAIR DETAILS - BLDG S
A156 STAIR DETAILS - BLDG S

A200 BUILDING ELEVATIONS - BLDG M
A201 BUILDING ELEVATIONS - BLDG N
A202 BUILDING ELEVATIONS - BLDG P
A203 BUILDING ELEVATIONS - BLDG R
A204 BUILDING ELEVATIONS - BLDG S

A300 BUILDING SECTIONS - BLDG M
A301 BUILDING SECTIONS - BLDG N
A302 BUILDING SECTIONS - BLDG P
A303 BUILDING SECTIONS - BLDG R
A304 BUILDING SECTIONS - BLDG S



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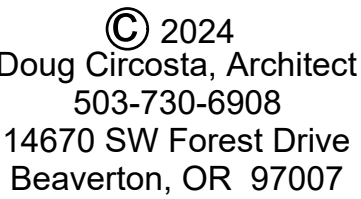
GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 10-22-2024

COVER SHEET

A001

SITE PLAN REVIEW DRAWINGS



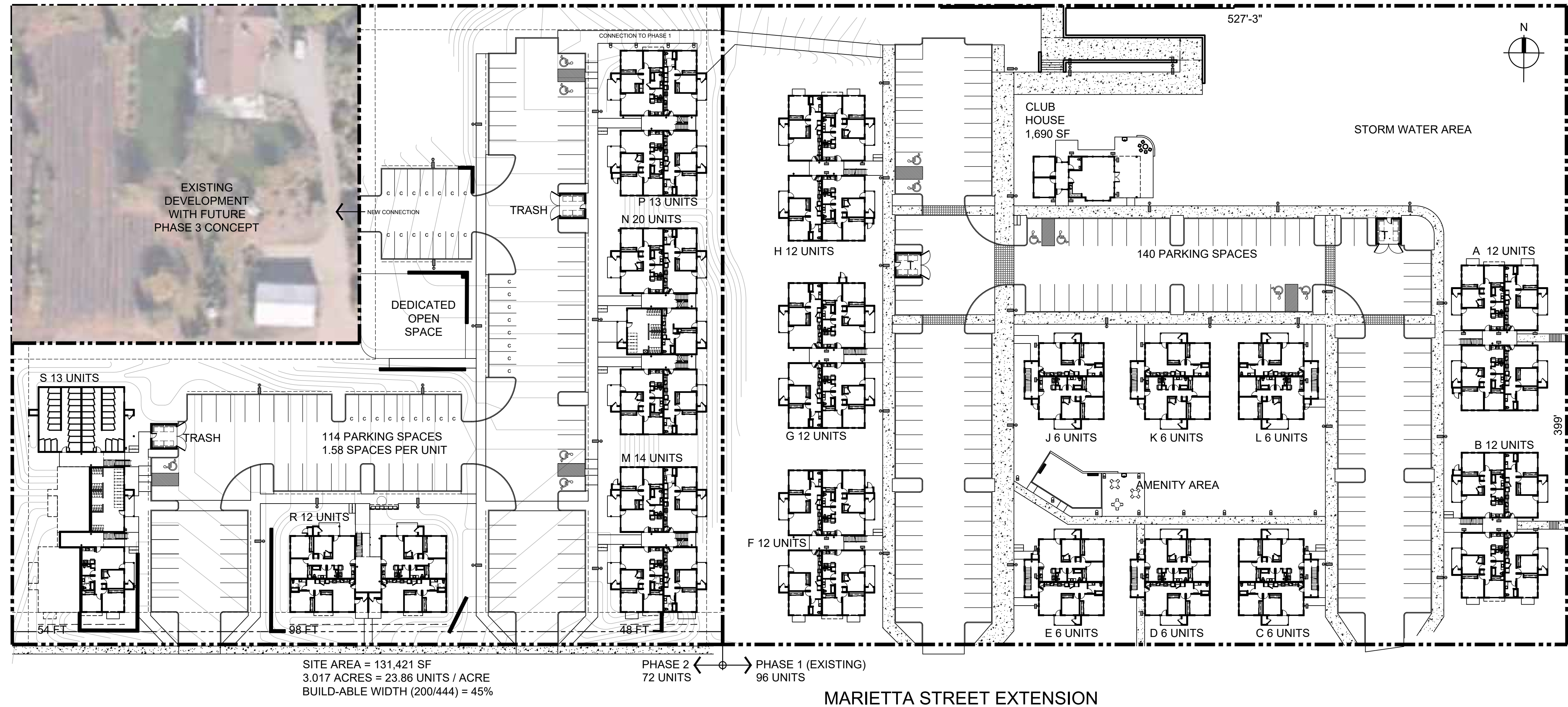
GRAND FIR APARTMENTS
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MASTER PLAN

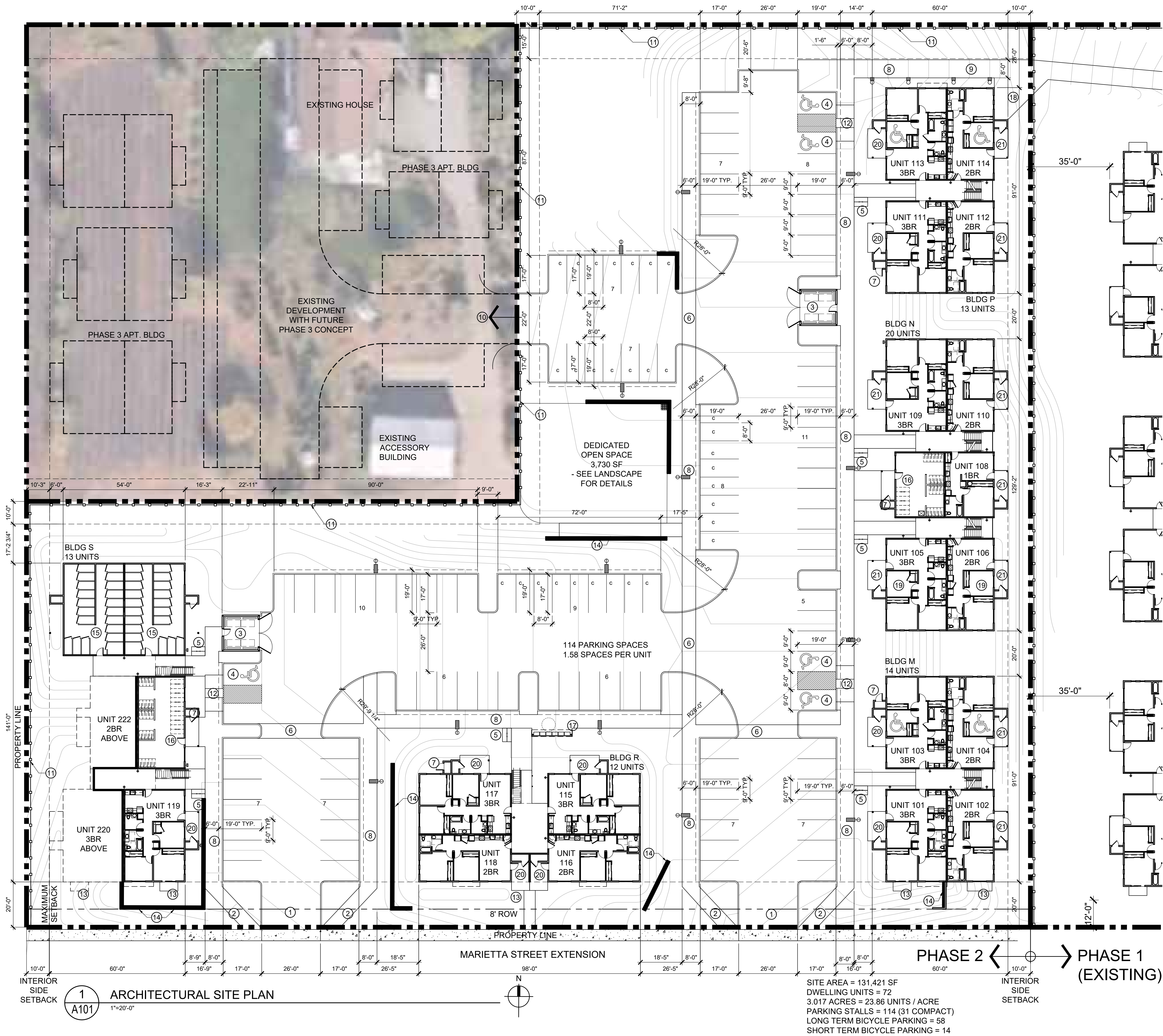
A100

SITE PLAN REVIEW DRAWINGS



1 OVERALL SITE PLAN WITH PHASE 1 AND PHASE 2
A100 1"=40'-0"

PROJECT TABULATIONS PHASE 1									
BUILDING M:	(6) 3 BR / 2 BA	AT	1,107 SF	= 6,642 SF	PARKING:	ADA	= 5		
	(8) 2 BR / 1 BA	AT	861 SF	= 6,888 SF		STANDARD	= 78		
						COMPACT	= 31		
BUILDING N:	(6) 3 BR / 2 BA	AT	1,107 SF	= 6,642 SF		TOTAL	= 114 PARKING SPACES		
	(8) 2 BR / 1 BA	AT	861 SF	= 6,888 SF					
	(6) 1 BR / 1 BA	AT	641 SF	= 3,846 SF	BIKE STORAGE:	BUILDING N	= 25		
	BIKE STORAGE			= 641 SF		BUILDING S	= 33		
						EXTERIOR	= 14		
BUILDING P:	(6) 3 BR / 2 BA	AT	1,107 SF	= 6,642 SF		TOTAL	= 72 BICYCLE PARKING		
	(7) 2 BR / 1 BA	AT	861 SF	= 6,027 SF					
	MAINTENANCE			= 1,967 SF	COMMON OPEN SPACE:	OPEN SPACE	= 52,167 SF		
						DEDICATED OPEN SPACE	= 3,730 SF		
BUILDING R:	(6) 3 BR / 2 BA	AT	1,107 SF	= 6,642 SF		(SEE LANDSCAPE DRAWINGS FOR ADDITIONAL DETAILS)			
	(6) 2 BR / 1 BA	AT	861 SF	= 5,166 SF					
BUILDING S:	(9) 3 BR / 2 BA	AT	1,107 SF	= 9,963 SF	PRIVATE OPEN SPACE:	PRIVATE OPEN SPACE	= 1,088 SF		
	(4) 2 BR / 1 BA	AT	861 SF	= 3,444 SF		(LESS THAN 5 FT ABOVE GRADE)	= (104 SF X 8, 128 SF X 2)		
	BIKE STORAGE			= 861 SF		PRIVATE OPEN SPACE	= 4,136 SF		
	TENANT STORAGE			= 2,214 SF		(MORE THAN 5 FT ABOVE GRADE)	= (78 SF X 48, 98 SF X 4)		
						TOTAL	= 5,224 SF		
							(62 UNITS)		
TOTALS:	(33) 3 BR / 2 BA	AT	1,107 SF	= 36,531 SF					
	(33) 2 BR / 1 BA	AT	861 SF	= 28,413 SF					
	(6) 1 BR / 1 BA	AT	641 SF	= 3,846 SF					
72 UNITS TOTAL = 68,790 SF (AREA DOES NOT INCLUDE DECKS, PATIOS, BREEZEWAYS, OR EXTERIOR STORAGE)									



GENERAL NOTES

MIN. 40 PERCENT OF OFF-STREET PARKING SPACES TO BE DESIGNATED AS SPACES TO SERVE EV CHARGING.

- ALL GRADES SHOWN ON THIS DRAWING ARE FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR PROPOSED GRADING.
- ALL SITE WORK INCLUDING SITE WALKWAYS AND ROUTES TO PUBLIC WAYS TO CONFORM TO THE ACCESSIBILITY REQUIREMENTS OF SECTION 1104 OF THE 2022 OREGON STRUCTURAL SPECIALITY CODE AND ICC/ANSI 117.1.
- ALL SIDEWALKS SHOWN TO MEET ACCESSIBILITY REQUIREMENTS, DO NOT EXCEED 1:20 SLOPE VERTICAL AND 1:50 CROSS SLOPE.
- REFER TO LANDSCAPE PLAN FOR PLANTING IN ALL LANDSCAPE AREAS.
- PARKING AREA TO BE ASPHALT PAVING WITH DRIVEWAYS MEETING FIRE DEPARTMENT ACCESS REQUIREMENTS.

- REFER TO CIVIL DRAWINGS FOR:
 - FINISHED GRADES
 - BUILDING PAD ELEVATIONS
 - ALL WORK IN THE PUBLIC RIGHT-OF-WAY
 - ROADWORK AND PAVING
 - STORM DRAINAGE
 - UTILITIES
 - EROSION CONTROL
 - GRADING
 - EXISTING SITE CONDITIONS AND DEMOLITION

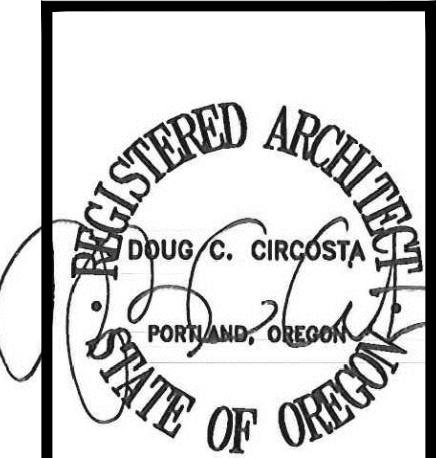
KEY NOTES

- VEHICLE SITE ENTRY
- PEDESTRIAN SITE ENTRY
- TRASH AND RECYCLE ENCLOSURE
- ACCESSIBLE PARKING SPACE WITH APPROVED SIGNAGE
- (2) 2' X 6' BICYCLE PARKING SPACES
- RAISED CONC. PEDESTRIAN DRIVEWAY CROSSING
- FIRE RISER CLOSET LOCATION
- CONC. WALK
- CONNECTION TO PHASE 1
- CONNECTION TO EXISTING AND FUTURE DEVELOPMENT
- 6' HIGH WOOD FENCING
- ACCESSIBLE CURB RAMP
- UNIT PRIVATE PATIO
- RETAINING WALL PER CIVIL
- TENANT STORAGE (20)
- LONG TERM BIKE STORAGE
- COVERED MAILBOX AREA, SEE 6&7/A104
- ACCESS TO STORAGE AREA BELOW
- HEARING AND VISION IMPAIRED UNIT, SEE A120
- PRIVATE CONC. PATIO
- PRIVATE DECK

SYMBOL LEGEND

- TYPE 'C' BOLLARD LIGHT FIXTURE (TYP), SEE 2/A102 FOR DETAILS.
- TYPE 'A' POLE MOUNTED LIGHT FIXTURE 20' (TYP) PROVIDE MANUFACTURER'S OPTIONAL CUT OFF SHIELD SEE 1/A102 FOR DETAILS.
- TYPE 'B' WALL MOUNTED LIGHT FIXTURE (TYP), SEE 5/A102 FOR DETAILS
- TYPE 'D' WALL MOUNTED LIGHT FIXTURE (TYP), SEE 4/A102 FOR DETAILS

REFER TO BUILDING PLANS AND ELEVATIONS FOR ADDITIONAL LIGHT FIXTURE LOCATIONS. GENERAL CONTRACTOR TO PROVIDE PHOTOMETRIC ANALYSIS OF FINAL SITE LIGHTING LAYOUT FOR APPROVAL. DESIGN REQUIREMENTS IN ADDITION TO LIGHTING SHOWN ON THIS PLAN: INSURE NO LIGHT INTRUSION ONTO ADJACENT PROPERTIES AND RIGHT OF WAY. INSURE ADEQUATE LIGHTING ALONG ALL WALKING SURFACES FOR SAFE PEDESTRIAN TRAVEL. CONVENE PRE-CONSTRUCTION CONFERENCE PRIOR TO INSTALLATION.



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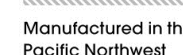
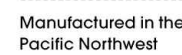
GRAND FIR APARTMENTS
PHASE 2

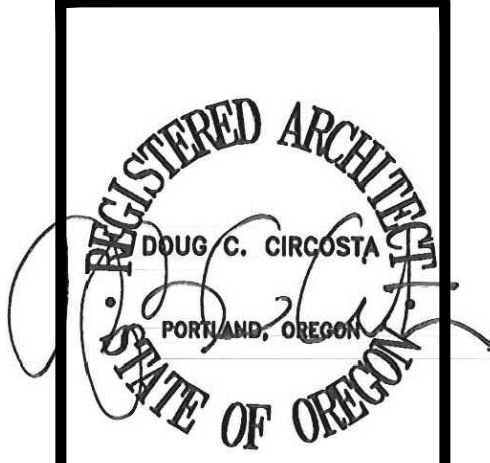
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 11-14-2024

PHASE 2
SITE PLAN

A101





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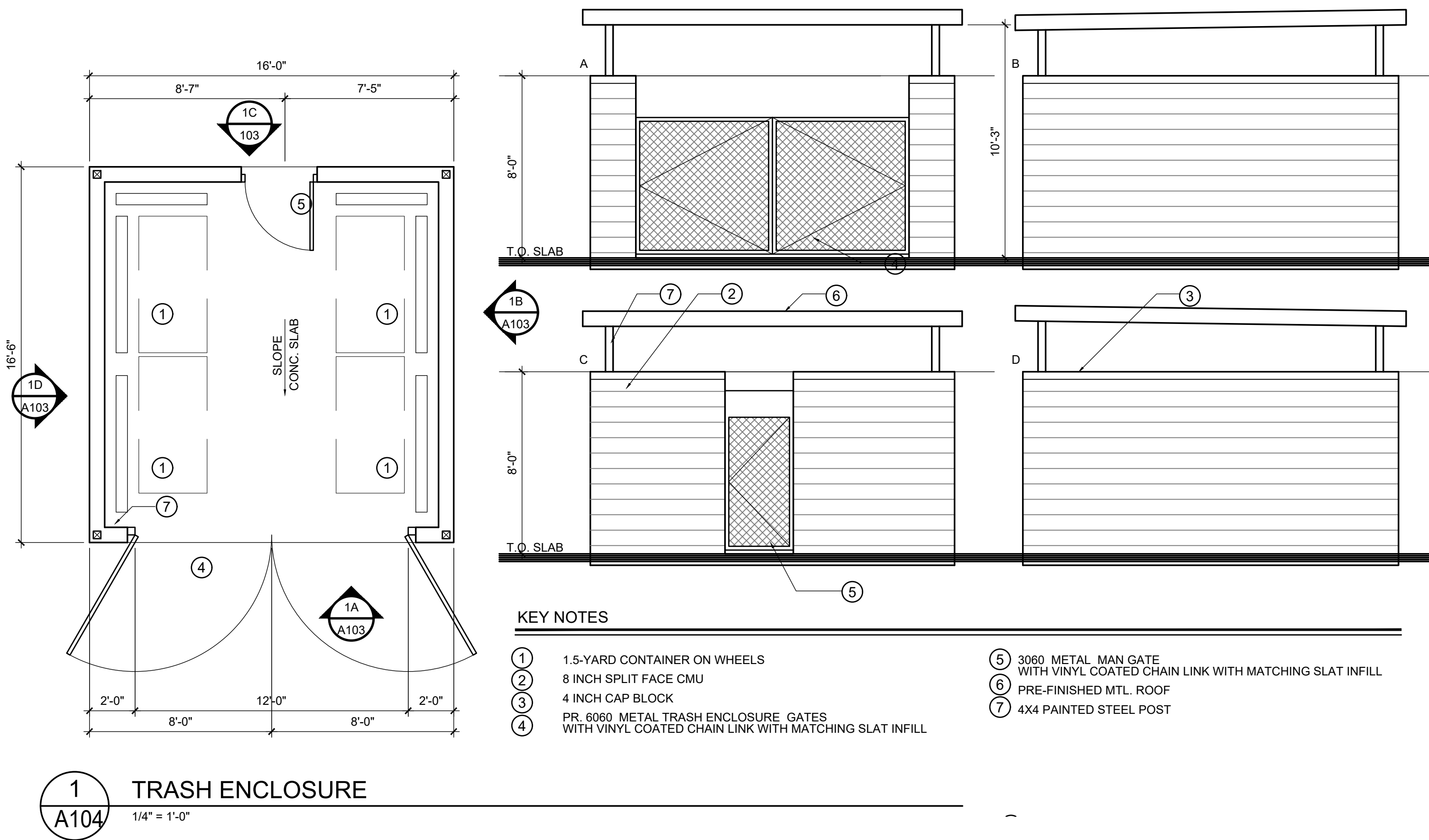
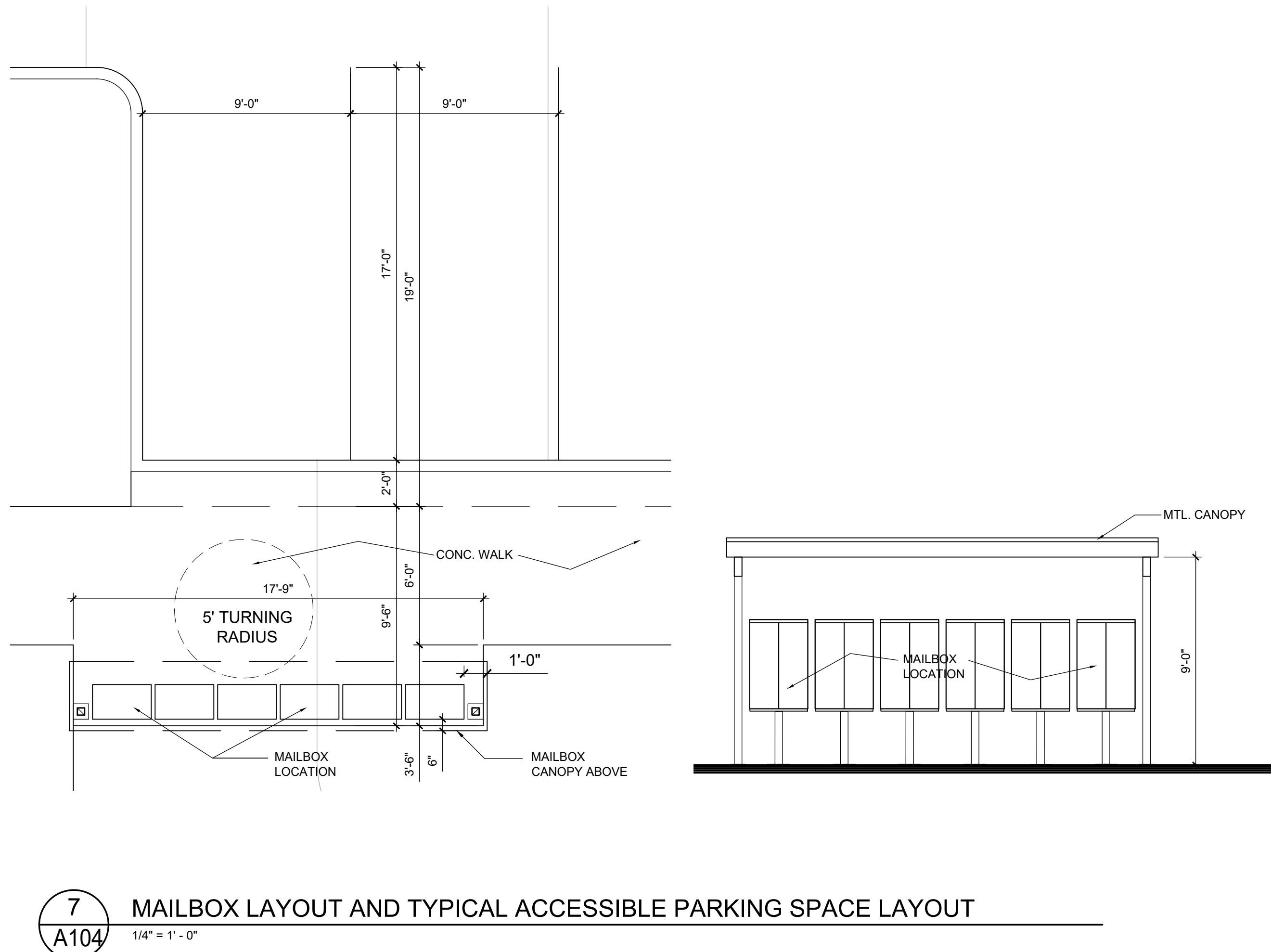
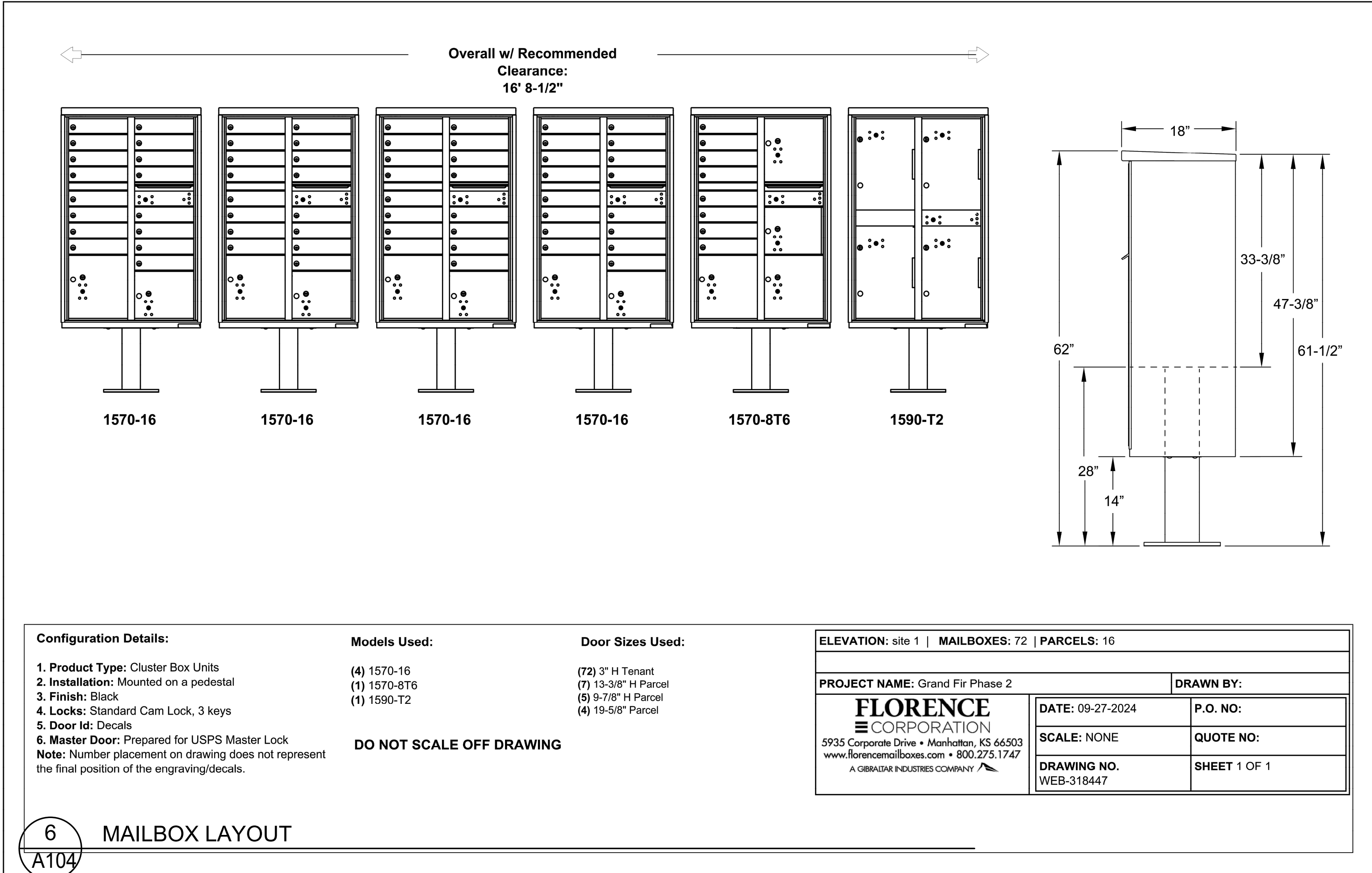
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job no.: 2412
date: 10-22-2024

TRASH
ENCLOSURE
AND MAILBOX

A104

SITE PLAN REVIEW DRAWINGS



ATTIC VENTILATION NOTES

1. PROVIDE CONTINUOUS RIDGE VENT AT ROOF RIDGES, 18 SQ. IN. MIN. NFVA PER LINEAL FOOT. SHINGLE VENT II, BY AIRVENT INC. OR APPROVED EQUAL.
2. PROVIDE EAVE VENTING BETWEEN TRUSS BAYS. PROVIDE (3) 3" DIA. (7.07 SQ. IN.) HOLES MAX. AT BLOCKING BETWEEN TRUSSES WITH INSECT SCREENING.
3. NET FREE CROSS-VENTILATION AREA REQUIRED = 1/300. INSURE NOT LESS THAN 50 PER CENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY RIDGE VENTING. REMAINDER OF VENTILATION TO BE PROVIDED BY EAVE VENTING.
4. PROVIDE CLASS I OR II VAPOR BARRIER INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
5. PROVIDE INSULATION BAFFLES AT EAVE TO INSURE FREE AIR FLOW.

ATTIC VENTILATION

MINIMUM NET FREE VENTILATING AREA REQUIRED:
ATTIC AREA 1: - SF / 300 X 144 = - SQ. IN. NFVA
ATTIC AREA 2: - SF / 300 X 144 = - SQ. IN. NFVA
ATTIC AREA 3: - SF / 300 X 144 = - SQ. IN. NFVA
ATTIC AREA 4: - SF / 300 X 144 = - SQ. IN. NFVA
ATTIC AREA 5: - SF / 300 X 144 = - SQ. IN. NFVA

BUILDING PLANS KEY NOTES

1. 5" PRE-FINISHED METAL GUTTER
2. D.S. = 3" X 4" PRE-FINISHED METAL DOWNSPOUT (SEE GENERAL NOTE 1 THIS PAGE)
3. CLASS 'B' ASPHALT SHINGLE ROOFING SYSTEM, INSTALL PER MANUFACTURER REQUIREMENTS AND BEST PRACTICES.
4. LINE OF EDGE OF ROOF
5. LINE OF EXTERIOR WALL BELOW
6. 1 HOUR RATED WALL ASSEMBLY TO CONTINUE TO UNDERSIDE OF ROOF DECK AT RATED EXTERIOR BREEZEWAY WALLS.
7. FIRE SPRINKLER RISER CLOSET WITH 3068 INSULATED METAL DOOR WITH STOREROOM LOCKSET. VERIFY REQUIRED CLOSET SIZE.
 - o o PROVIDE (3" DIA.) EVENLY SPACED HOLES IN
 - o o SHEATHING BETWEEN ATTIC AND OVER FRAMING SPACES. MIN. 1" ABOVE INSUL.
9. DRAFTSTOPPING ASSEMBLY TO CONTINUE TO UNDERSIDE OF ROOF DECK.
10. FLOOR DRAIN (SLOPE CONCRETE TO DRAIN)
11. ATTIC ACCESS IN UNIT: 20X30 FIRE RATED TO MATCH ROOF / CEILING ASSEMBLY. ATTIC ACCESS IN BREEZEWAY: 20X30 NON-RATED. VERIFY ALL LOCATIONS PRIOR TO INSTALLATION.
12. FIRE DEPARTMENT KNOX BOX LOCATION WITH KEYS TO RISER ROOMS AND COMMON AREAS. MOUNT 6" ABOVE GROUND LEVEL AS DIRECTED BY THE FIRE MARSHAL
13. BLOCK OUT FOR SL. GL. DOOR
14. CONC. RETAINING WALL
 - PROVIDE WATERPROOFING AND PERFORATED DRAIN ALONG RETAINING WALL AND CONNECTED TO PERIMETER RAIN DRAIN.
15. FULL HEIGHT CONC. RETAINING WALL
 - PROVIDE WATERPROOFING

EGRESS SYSTEM COMPONENTS

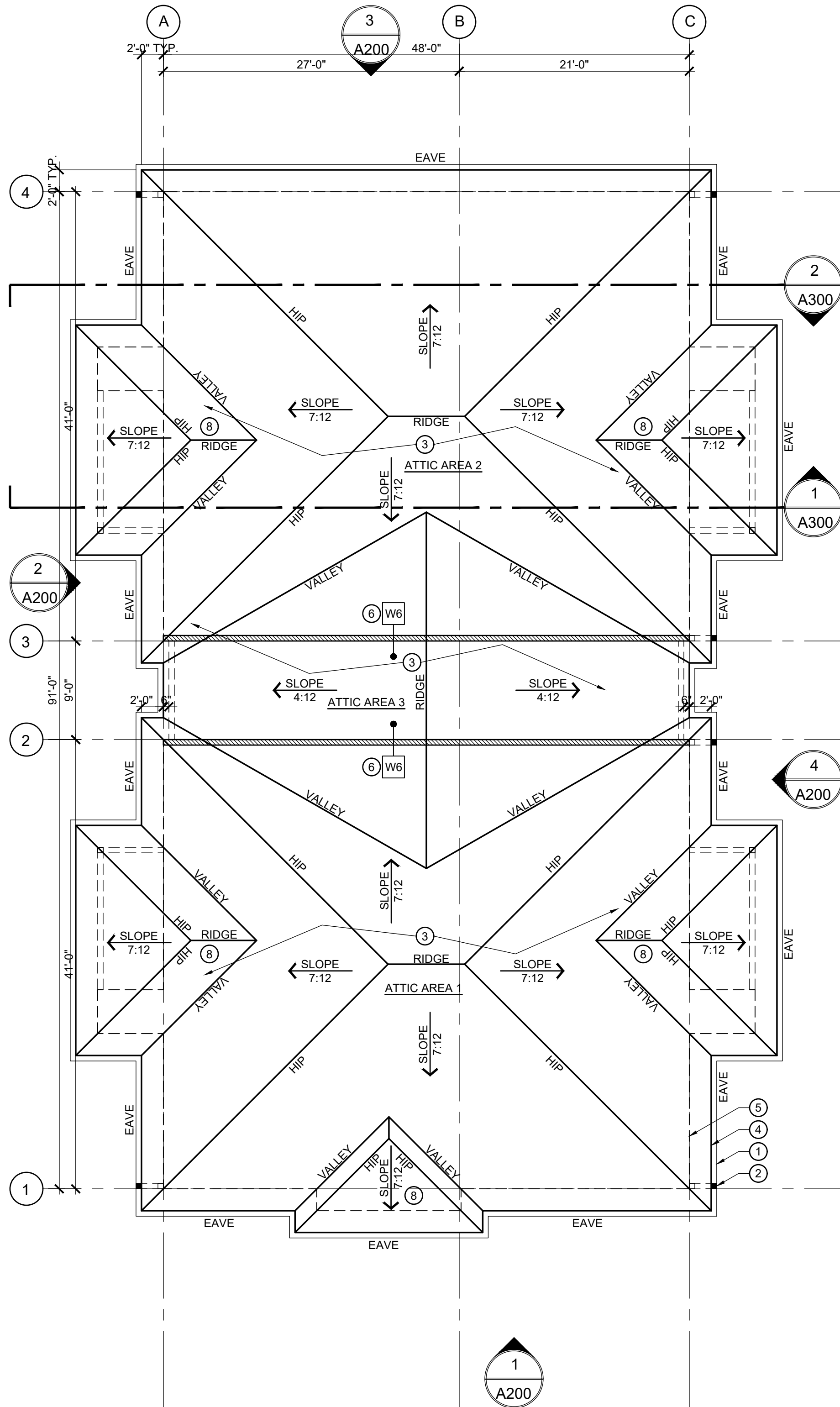
- ES EXTERIOR EXIT STAIRWAYS
OC OPEN-ENDED CORRIDORS

SYMBOL LEGEND

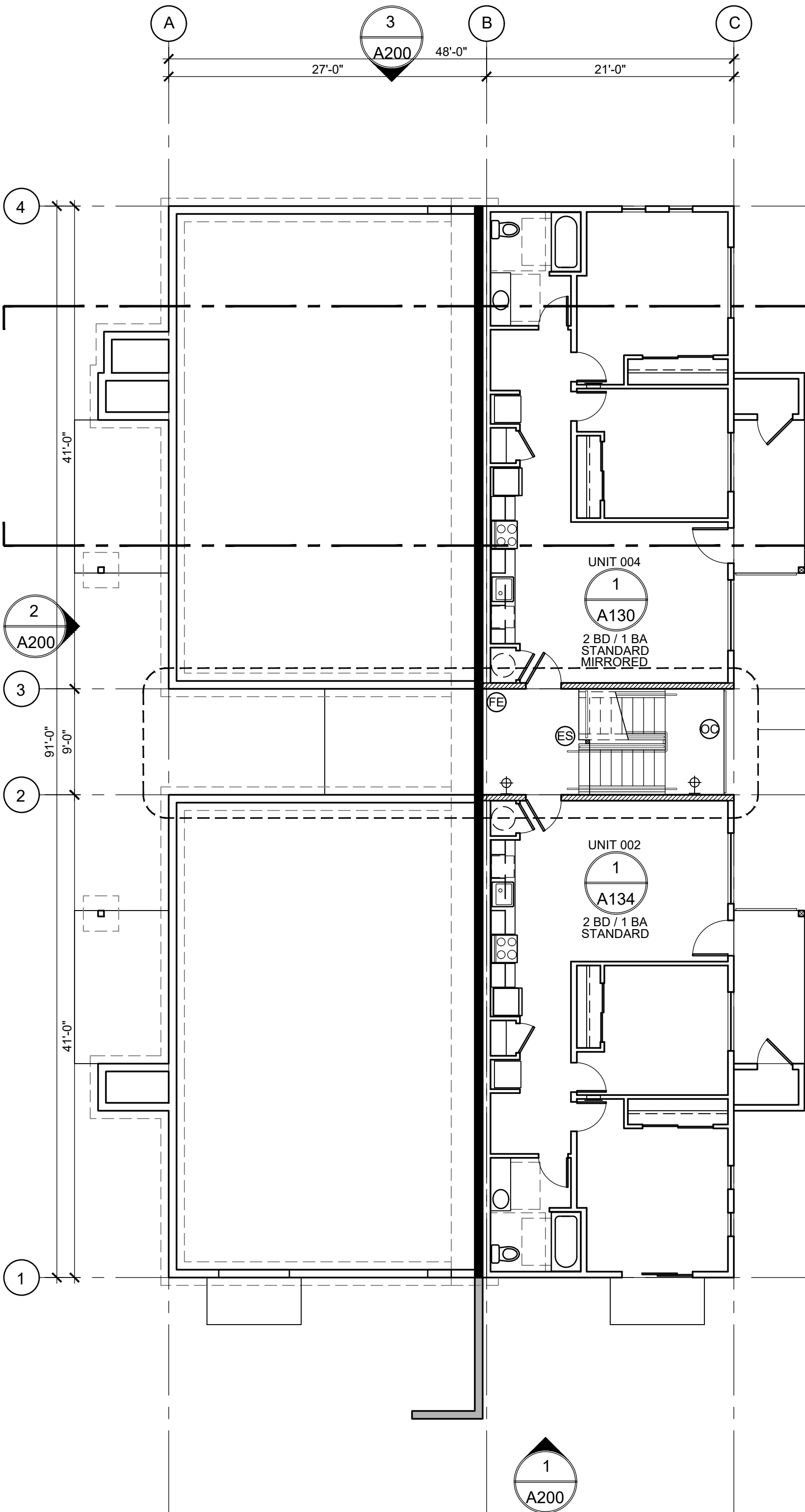
- WALL TYPE, SEE A006
▨ 1 HOUR RATED WALL TYPE
FE FIRE EXTINGUISHER LOCATION - SEE A007 FOR REQUIREMENTS
+ TYPE 'D' WALL MOUNTED LIGHT FIXTURE - SEE 4 / A102 - MOUNTING HEIGHT = 7' A.F.F. TO BOTTOM OF LIGHT

GENERAL NOTES

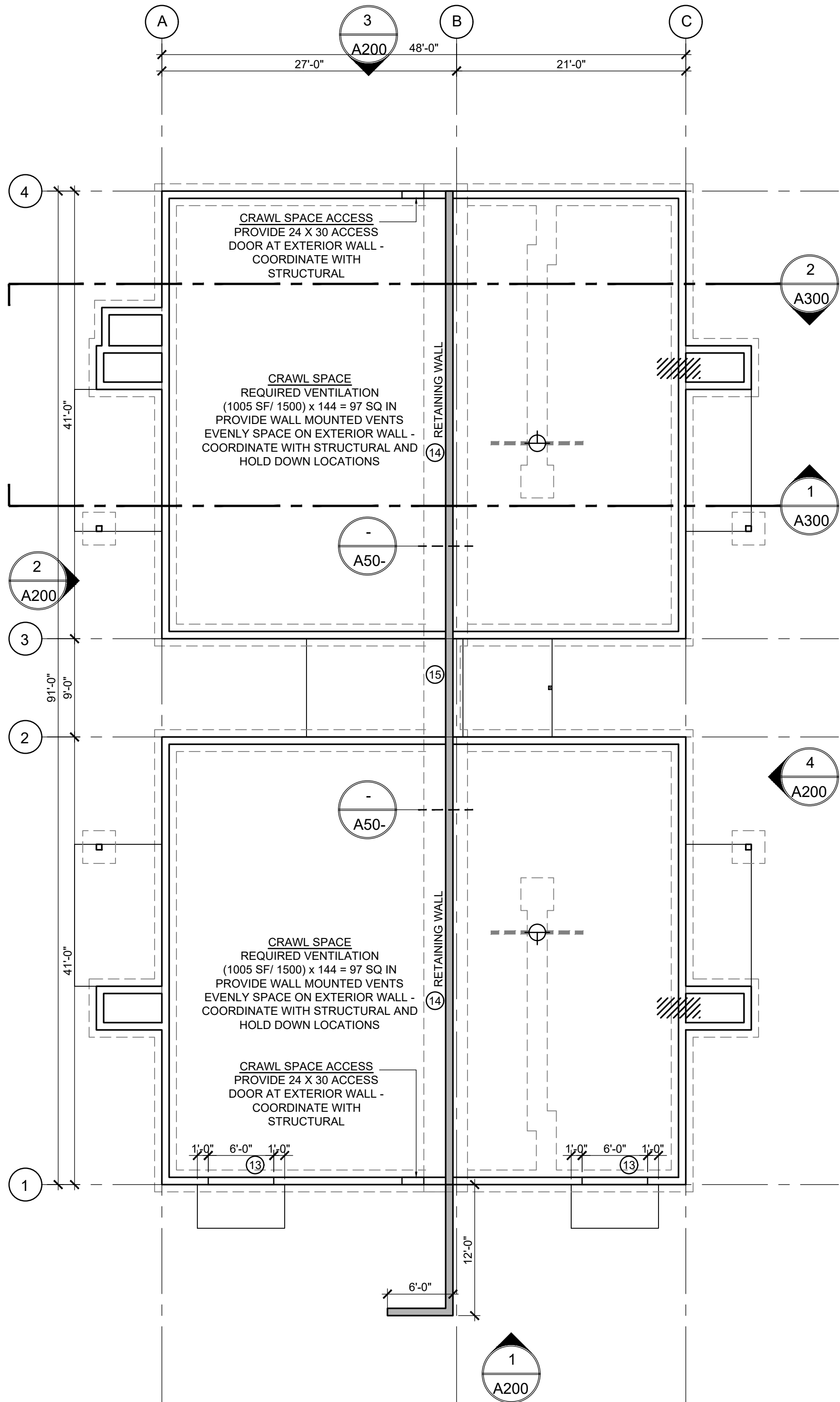
1. CONNECT DOWNSPOUTS TO STORM DRAINAGE SYSTEM. REFER TO CIVIL DRAWINGS FOR CONNECTION LOCATIONS.
2. ALL EXTERIOR WALLS NOT SPECIFICALLY IDENTIFIED ARE TO BE WALL TYPE W2.
3. SEE ENLARGED UNIT PLANS FOR ADDITIONAL DIMENSIONS, REQUIREMENTS AND WALL TYPES.
4. ROOFING TO BE CLASS 'B' ASPHALT SHINGLE ROOFING SYSTEM. INSTALL PER MANUFACTURER REQUIREMENTS.
5. SEE SLAB PLAN FOR THRESHOLD DETAIL AT ALL GROUND FLOOR UNIT ENTRY AND PATIO DOORS.
6. SEE DETAIL -A50- FOR THRESHOLD DETAIL AT SECOND AND THIRD FLOOR UNIT ENTRIES.
7. SEE A30- AND A30- FOR STAIR DETAILS AND REQUIREMENTS.



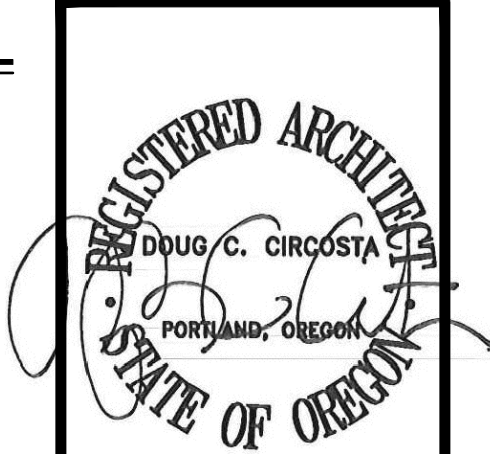
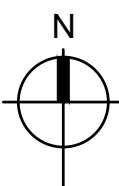
3 BUILDING PLANS - ROOF PLAN
A110 1/8" = 1'-0"



2 BUILDING PLANS - BASEMENT PLAN
A110 1/8" = 1'-0"



1 BUILDING PLANS - FOUNDATION PLAN
A110 1/8" = 1'-0"



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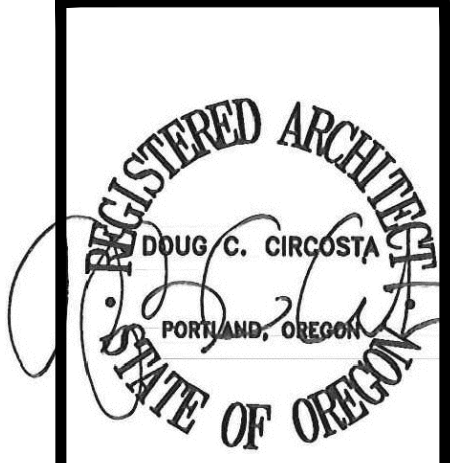
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BUILDING
PLANS
BLDG M

A110

SITE PLAN REVIEW DRAWINGS



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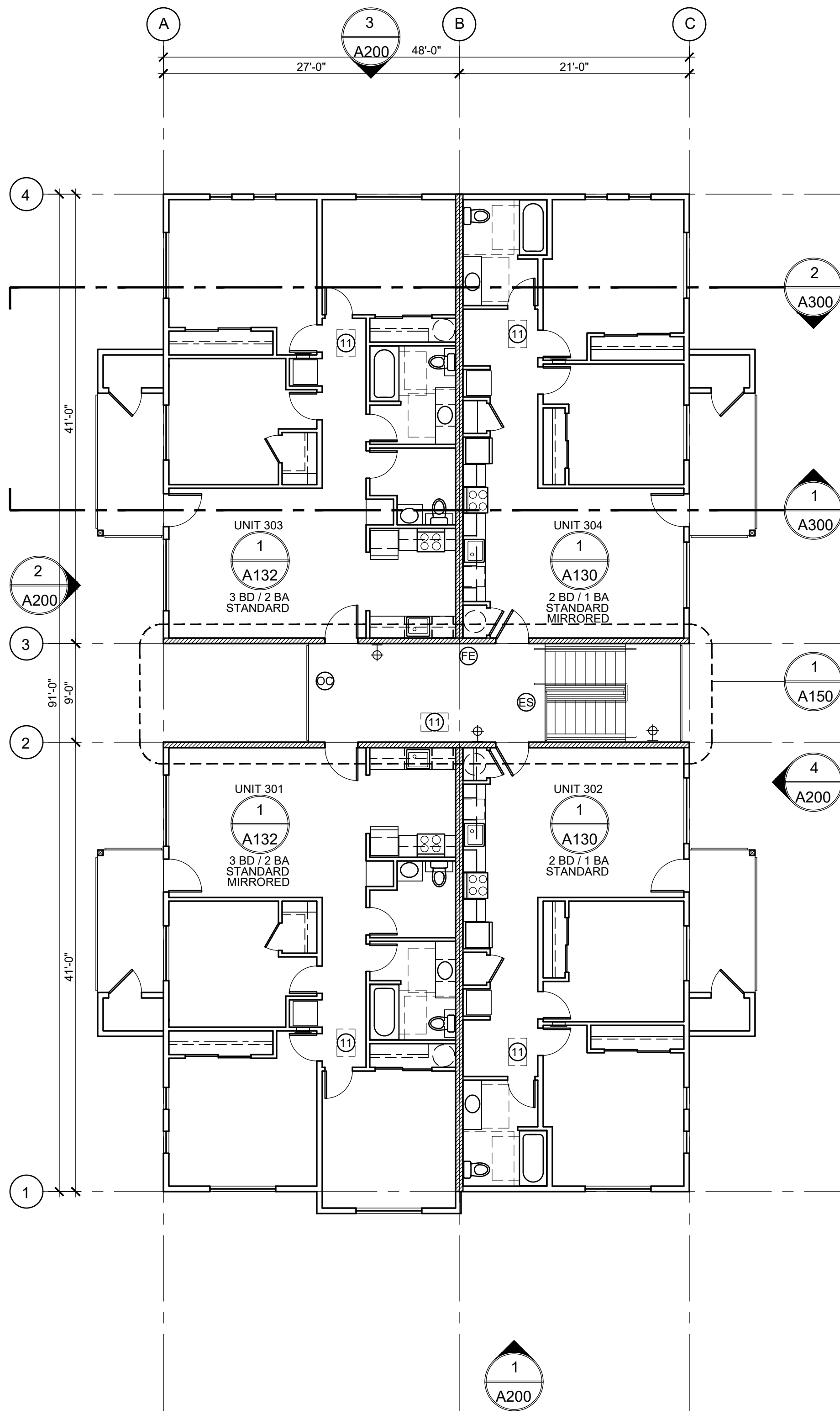
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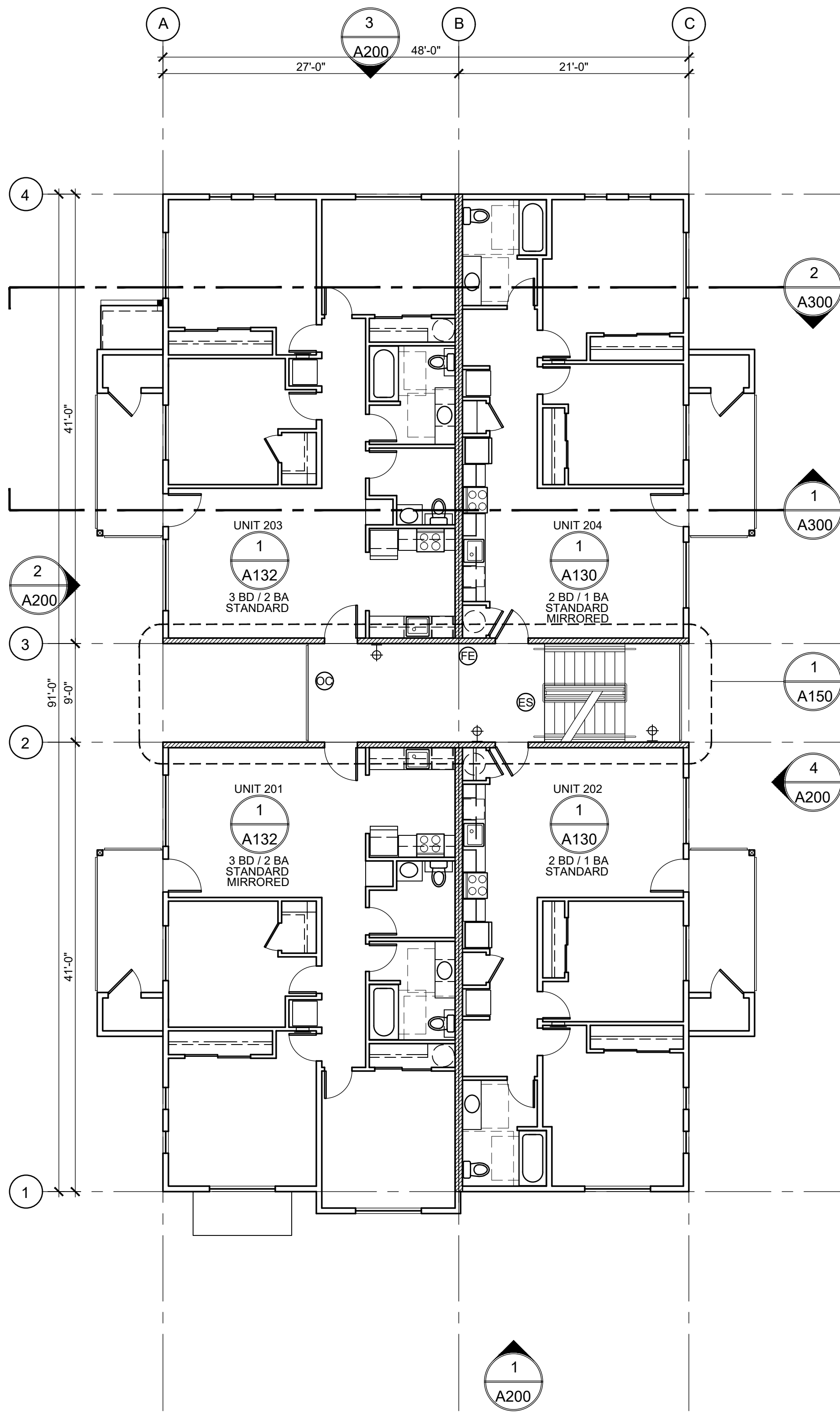
BUILDING
PLANS
BLDG M

A111

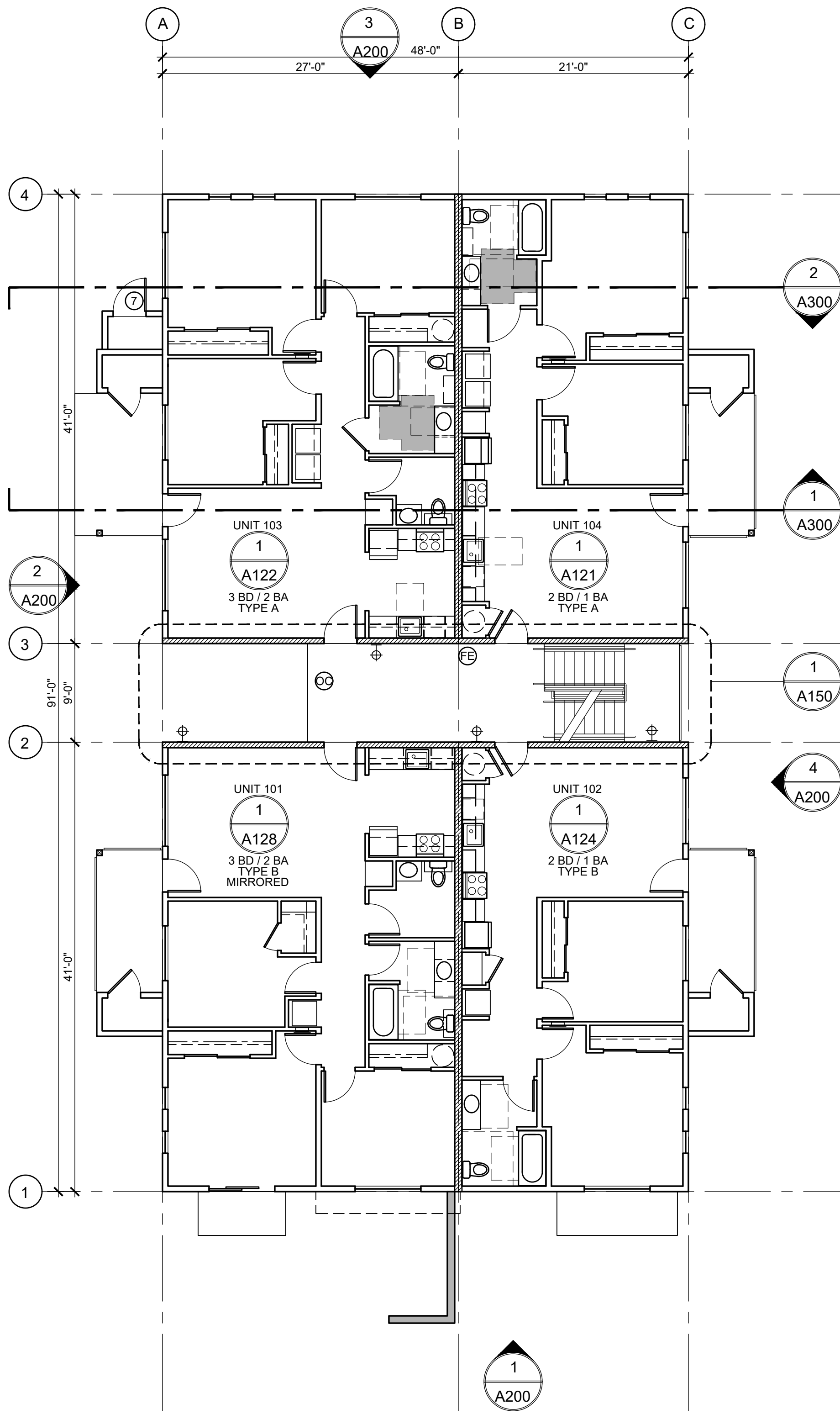
SITE PLAN REVIEW DRAWINGS



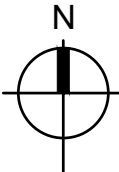
3 BUILDING PLANS - THIRD FLOOR
A111 1/8" = 1'-0"



2 BUILDING PLANS - SECOND FLOOR
A111 1/8" = 1'-0"



1 BUILDING PLANS - FIRST FLOOR
A111 1/8" = 1'-0"



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EGRESS SYSTEM COMPONENTS

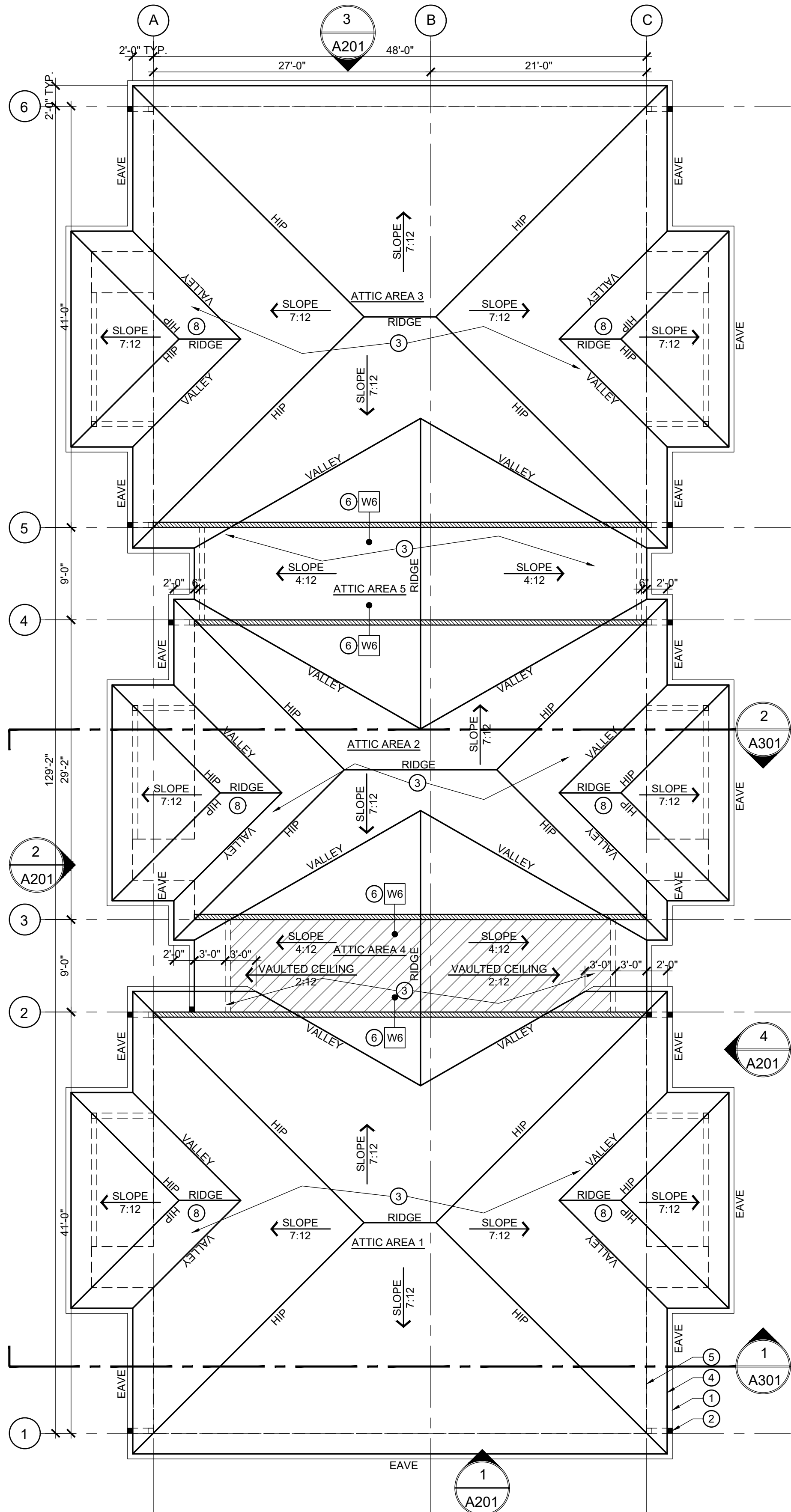
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SYMBOL LEGEND

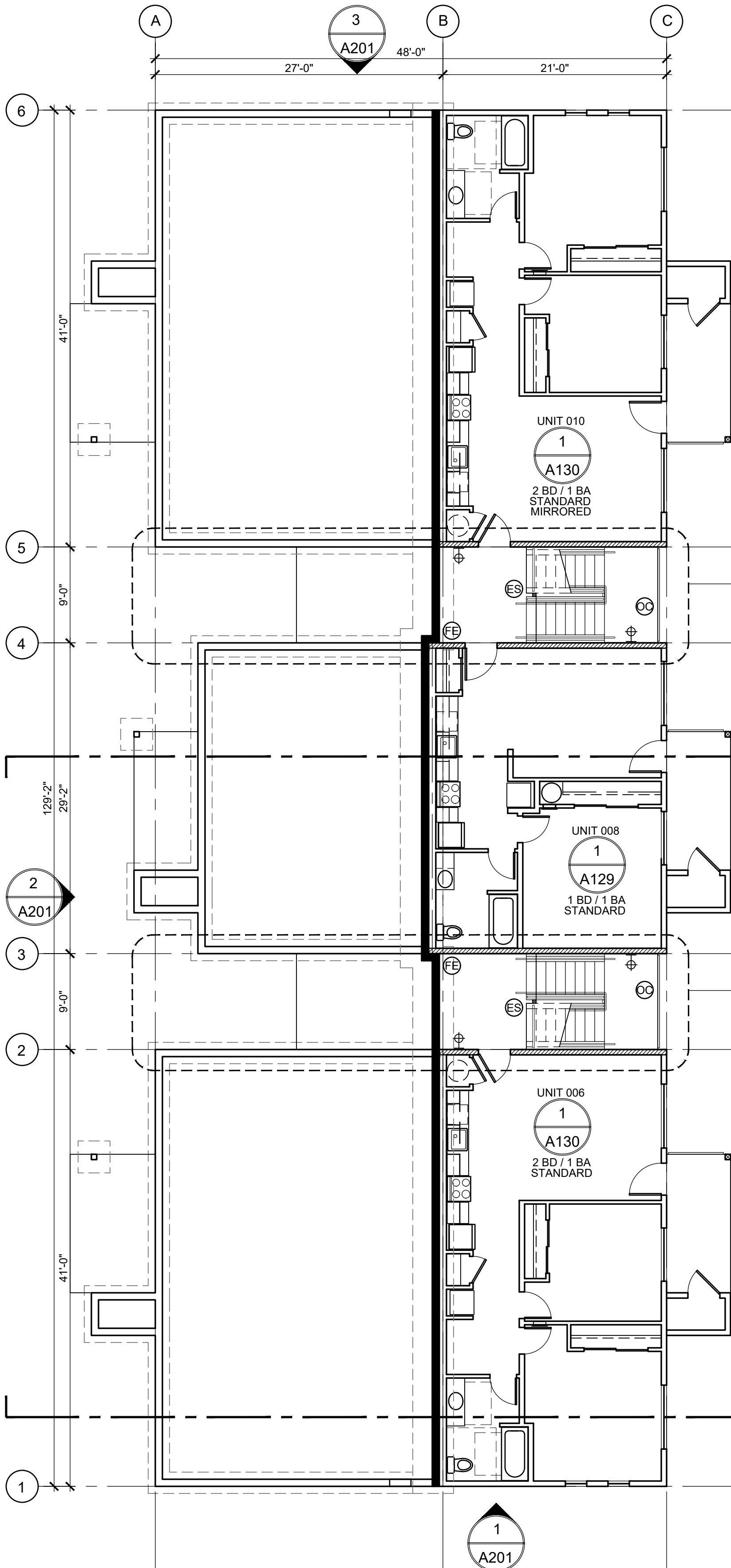
- WALL TYPE, SEE A006
- 1 HOUR RATED WALL TYPE
- FIRE EXTINGUISHER LOCATION - SEE A007 FOR REQUIREMENTS
- TYPE 'D' WALL MOUNTED LIGHT FIXTURE - SEE 4 / A102 - MOUNTING HEIGHT = 7' A.F.F. TO BOTTOM OF LIGHT

GENERAL NOTES

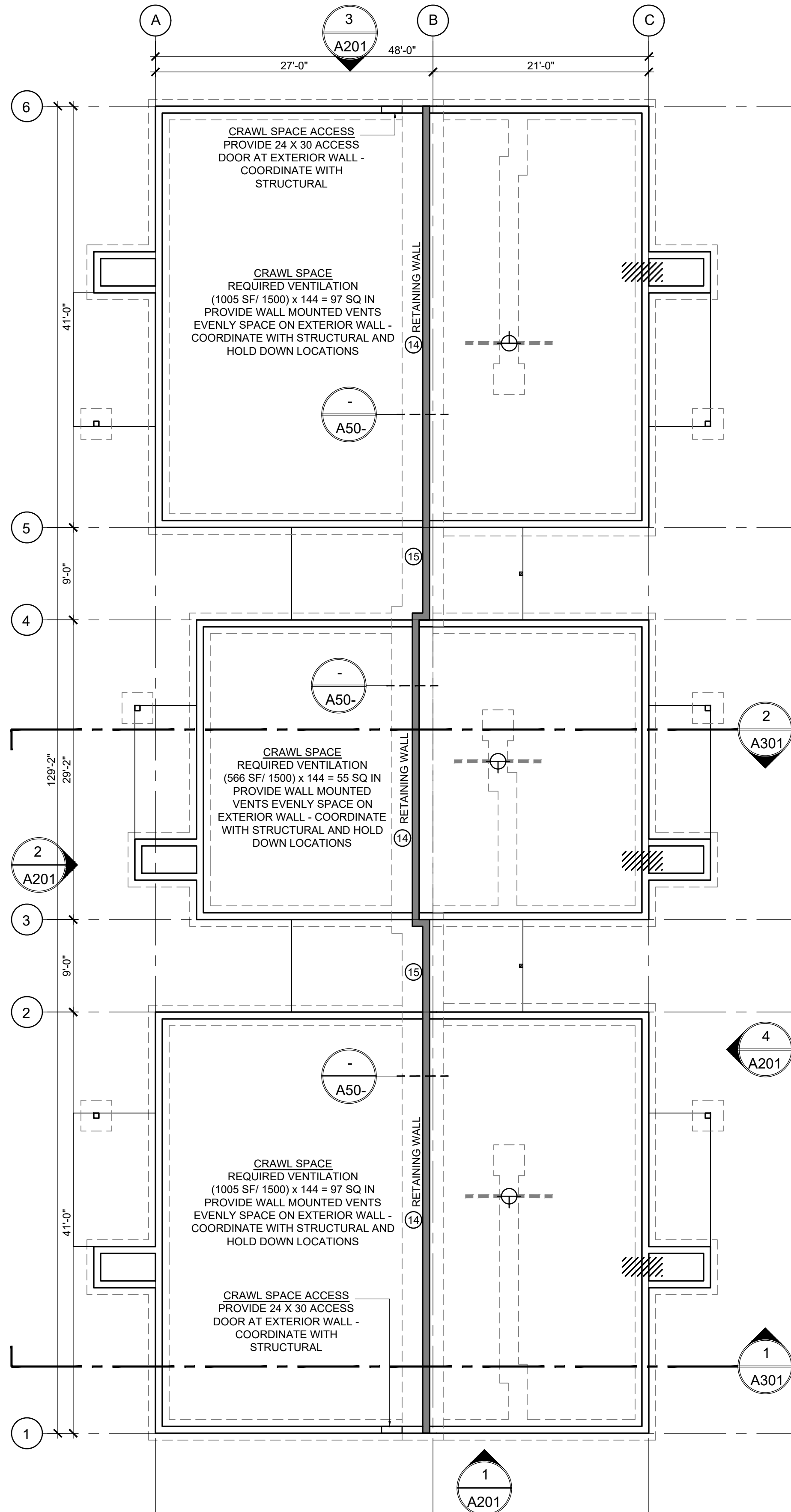
1. CONNECT DOWNSPOUTS TO STORM DRAINAGE SYSTEM. REFER TO CIVIL DRAWINGS FOR CONNECTION LOCATIONS.
2. ALL EXTERIOR WALLS NOT SPECIFICALLY IDENTIFIED ARE TO BE WALL TYPE W2.
3. SEE ENLARGED UNIT PLANS FOR ADDITIONAL DIMENSIONS, REQUIREMENTS AND WALL TYPES.
4. ROOFING TO BE CLASS 'B' ASPHALT SHINGLE ROOFING SYSTEM. INSTALL PER MANUFACTURER REQUIREMENTS.
5. SEE SLAB PLAN FOR THRESHOLD DETAIL AT ALL GROUND FLOOR UNIT ENTRY AND PATIO DOORS.
6. SEE DETAIL -A50- FOR THRESHOLD DETAIL AT SECOND AND THIRD FLOOR UNIT ENTRIES.
7. SEE A30- AND A30- FOR STAIR DETAILS AND REQUIREMENTS.



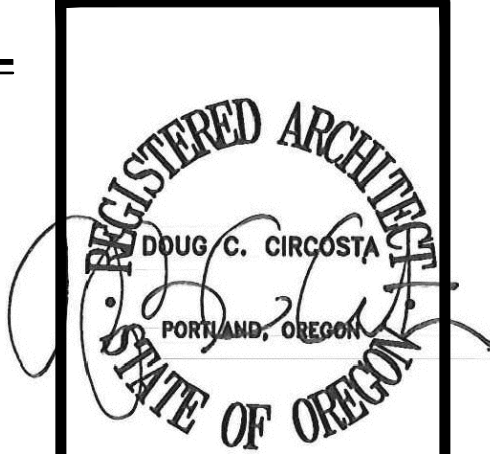
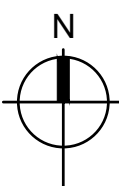
3 BUILDING PLANS - ROOF PLAN
A112 1/8" = 1'-0"



2 BUILDING PLANS - BASEMENT PLAN
A112 1/8" = 1'-0"



1 BUILDING PLANS - FOUNDATION PLAN
A112 1/8" = 1'-0"



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GRAND FIR APARTMENTS
PHASE 2

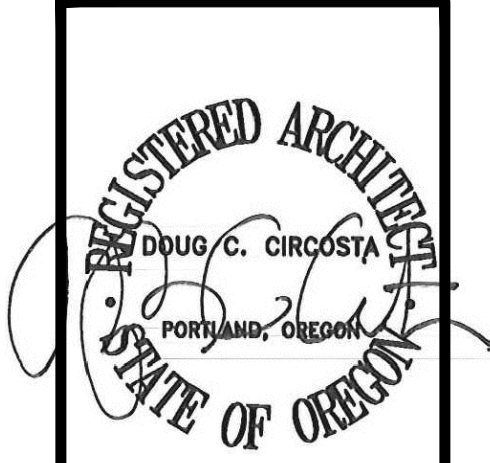
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 11-08-2024

BUILDING
PLANS
BLDG N

A112

SITE PLAN REVIEW DRAWINGS



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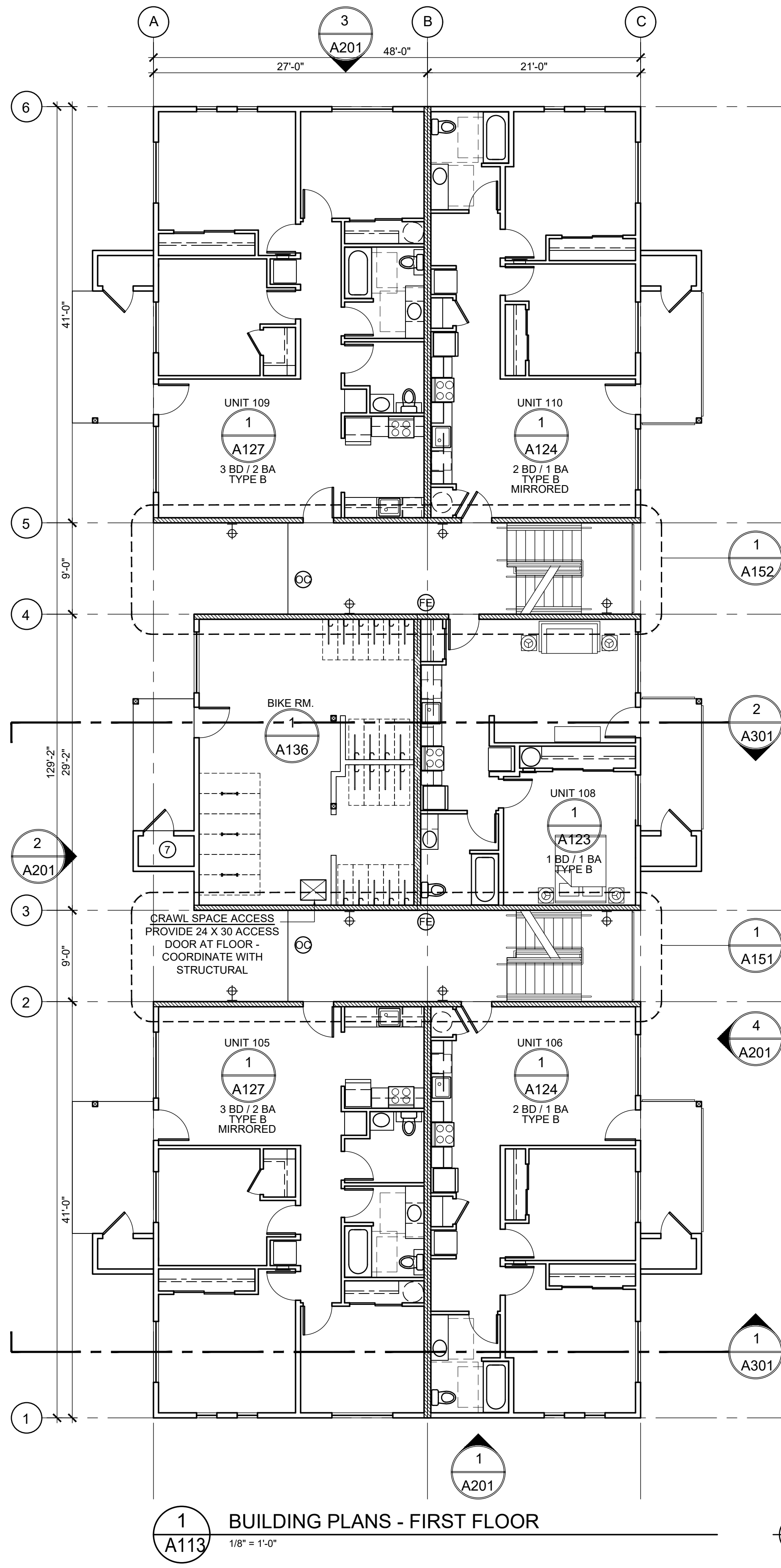
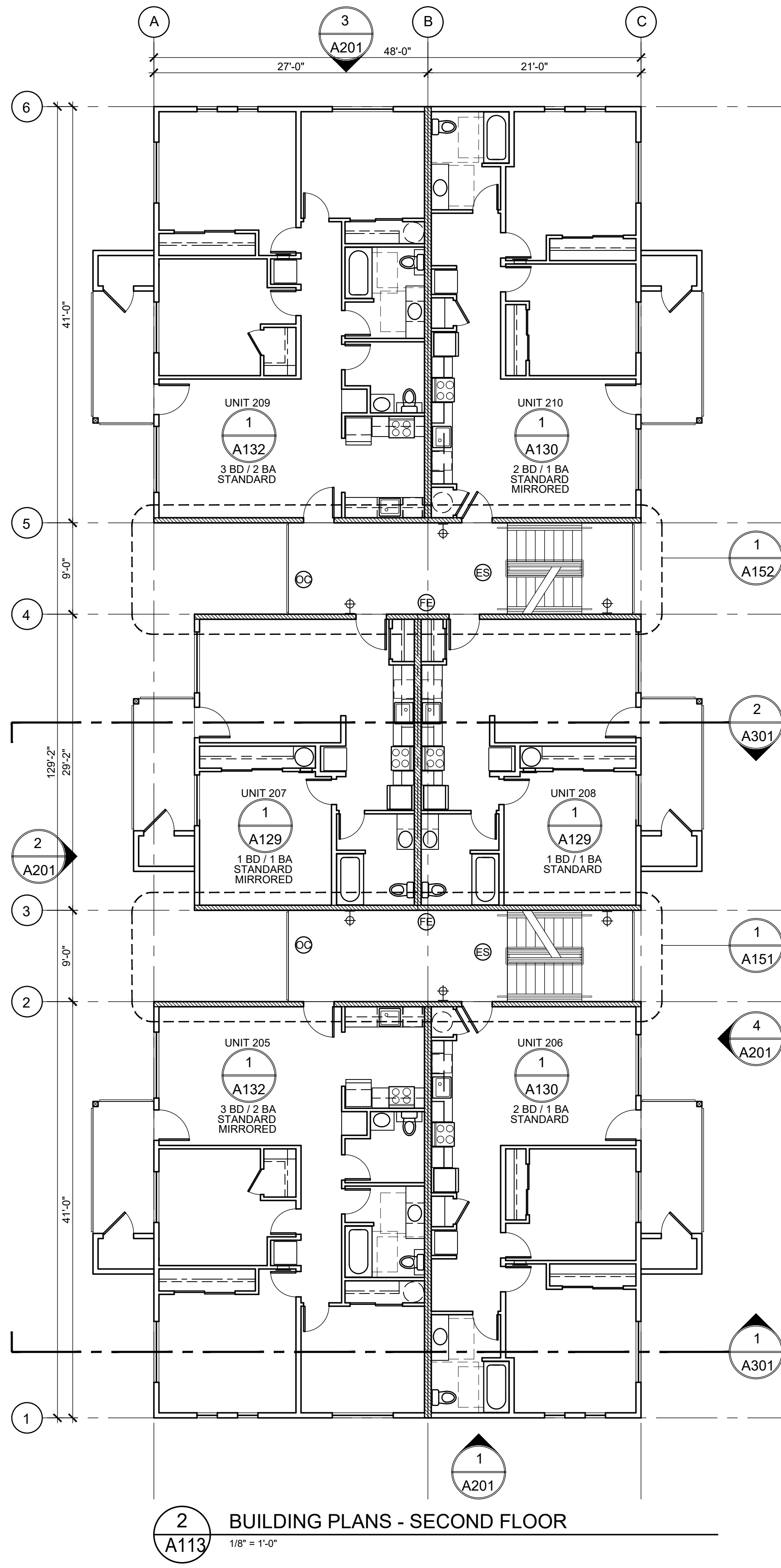
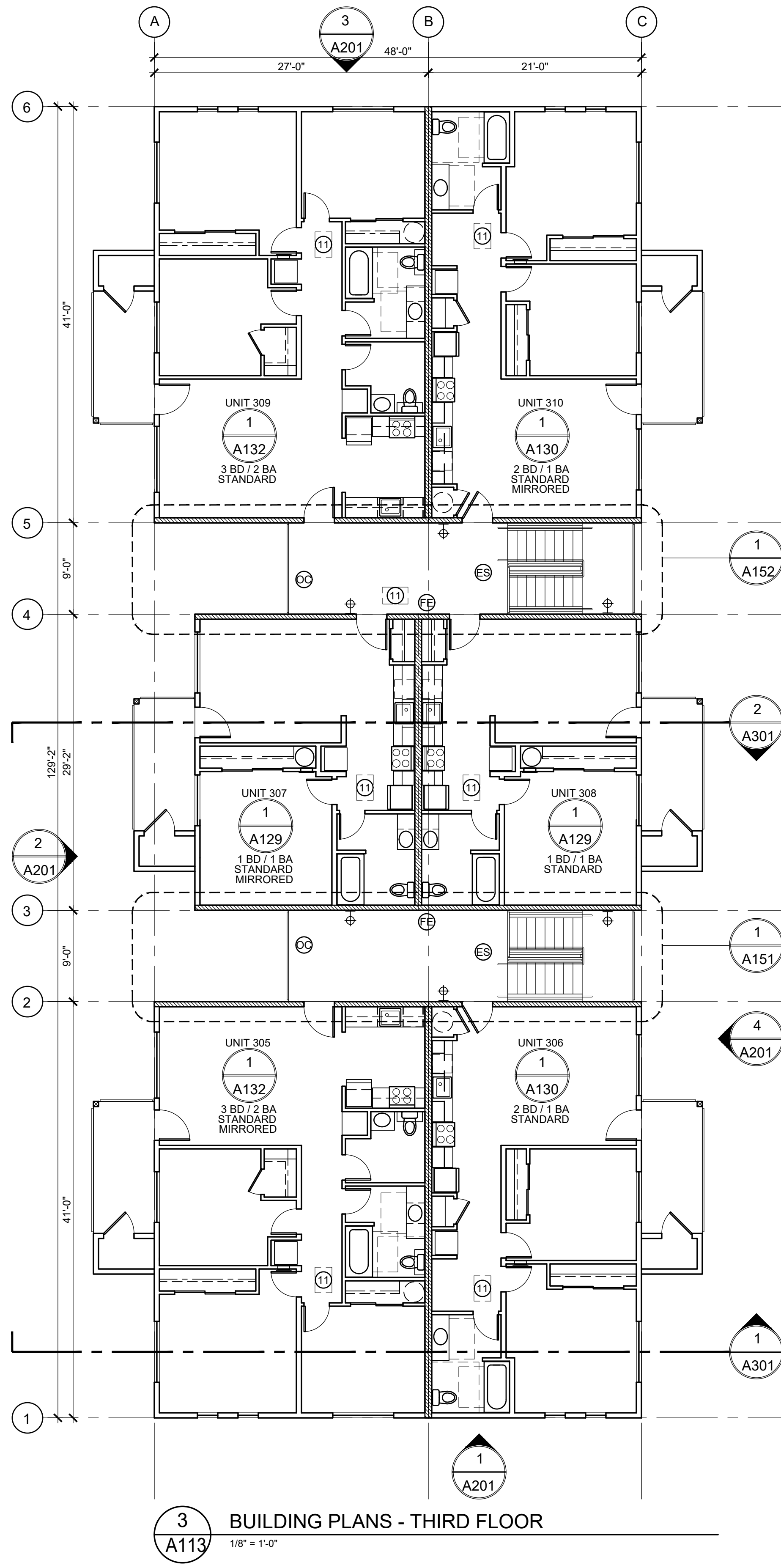
GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 11-08-2024

BUILDING
PLANS
BLDG N

A113

SITE PLAN REVIEW DRAWINGS



ATTIC VENTILATION NOTES

1. PROVIDE CONTINUOUS RIDGE VENT AT ROOF RIDGES, 18 SQ. IN. MIN. NFVA PER LINEAL FOOT. SHINGLE VENT II, BY AIRVENT INC. OR APPROVED EQUAL.
2. PROVIDE EAVE VENTING BETWEEN TRUSS BAYS. PROVIDE (3) 3" DIA. (7.07 SQ. IN.) HOLES MAX. AT BLOCKING BETWEEN TRUSSES WITH INSECT SCREENING.
3. NET FREE CROSS-VENTILATION AREA REQUIRED = 1/300. INSURE NOT LESS THAN 50 PER CENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY RIDGE VENTING. REMAINDER OF VENTILATION TO BE PROVIDED BY EAVE VENTING.
4. PROVIDE CLASS I OR II VAPOR BARRIER INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
5. PROVIDE INSULATION BAFFLES AT EAVE TO INSURE FREE AIR FLOW.

ATTIC VENTILATION

MINIMUM NET FREE VENTILATING AREA REQUIRED:
ATTIC AREA 1: - SF / 300 X 144 = - SQ. IN. NFVA
ATTIC AREA 2: - SF / 300 X 144 = - SQ. IN. NFVA
ATTIC AREA 3: - SF / 300 X 144 = - SQ. IN. NFVA

BUILDING PLANS KEY NOTES

1. 5" PRE-FINISHED METAL GUTTER
2. D.S. = 3" X 4" PRE-FINISHED METAL DOWNSPOUT (SEE GENERAL NOTE 1 THIS PAGE)
3. CLASS 'B' ASPHALT SHINGLE ROOFING SYSTEM, INSTALL PER MANUFACTURER REQUIREMENTS AND BEST PRACTICES.
4. LINE OF EDGE OF ROOF
5. 1 HOUR RATED WALL ASSEMBLY TO CONTINUE TO UNDERSIDE OF ROOF DECK AT RATED EXTERIOR BREEZEWAY WALLS.
7. FIRE SPRINKLER RISER CLOSET WITH 3068 INSULATED METAL DOOR WITH STOREROOM LOCKSET. VERIFY REQUIRED CLOSET SIZE.
8. ○ ○ ○ PROVIDE (3" DIA.) EVENLY SPACED HOLES IN ○ ○ ○ SHEATHING BETWEEN ATTIC AND OVER FRAMING SPACES. MIN. 1" ABOVE INSUL.
9. DRAFTSTOPPING ASSEMBLY TO CONTINUE TO UNDERSIDE OF ROOF DECK.
10. FLOOR DRAIN (SLOPE CONCRETE TO DRAIN)
11. ATTIC ACCESS IN UNIT: 20X30 FIRE RATED TO MATCH ROOF / CEILING ASSEMBLY. ATTIC ACCESS IN BREEZEWAY: 20X30 NON-RATED. VERIFY ALL LOCATIONS PRIOR TO INSTALLATION.
12. FIRE DEPARTMENT KNOX BOX LOCATION WITH KEYS TO RISER ROOMS AND COMMON AREAS. MOUNT 6" ABOVE GROUND LEVEL AS DIRECTED BY THE FIRE MARSHAL
13. BLOCK OUT FOR SL. GL. DOOR
14. CONC. RETAINING WALL - PROVIDE WATERPROOFING AND PERFORATED DRAIN ALONG RETAINING WALL AND CONNECTED TO PERIMETER RAIN DRAIN.
15. FULL HEIGHT CONC. RETAINING WALL - PROVIDE WATERPROOFING

EGRESS SYSTEM COMPONENTS

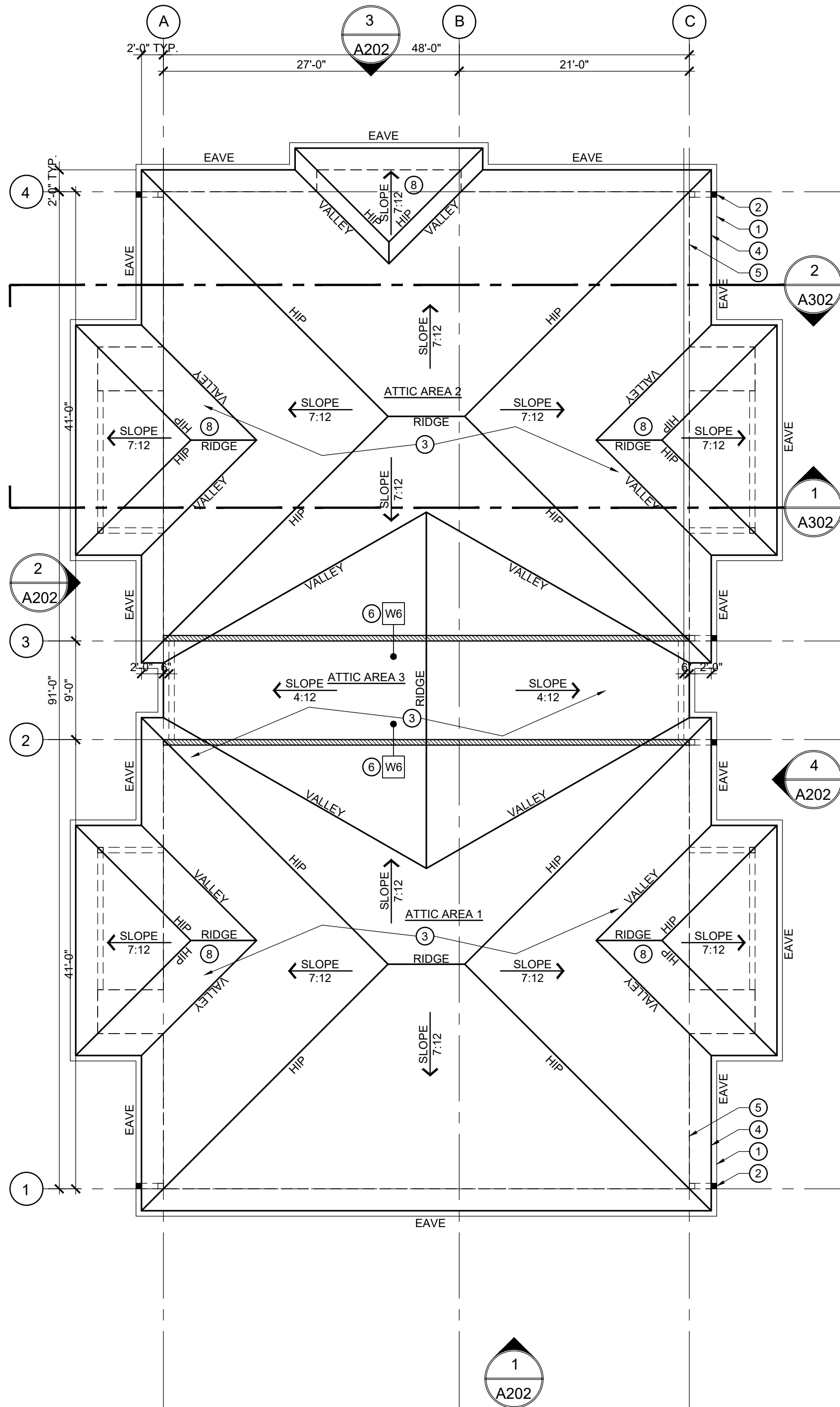
- ES EXTERIOR EXIT STAIRWAYS
- OC OPEN-ENDED CORRIDORS

SYMBOL LEGEND

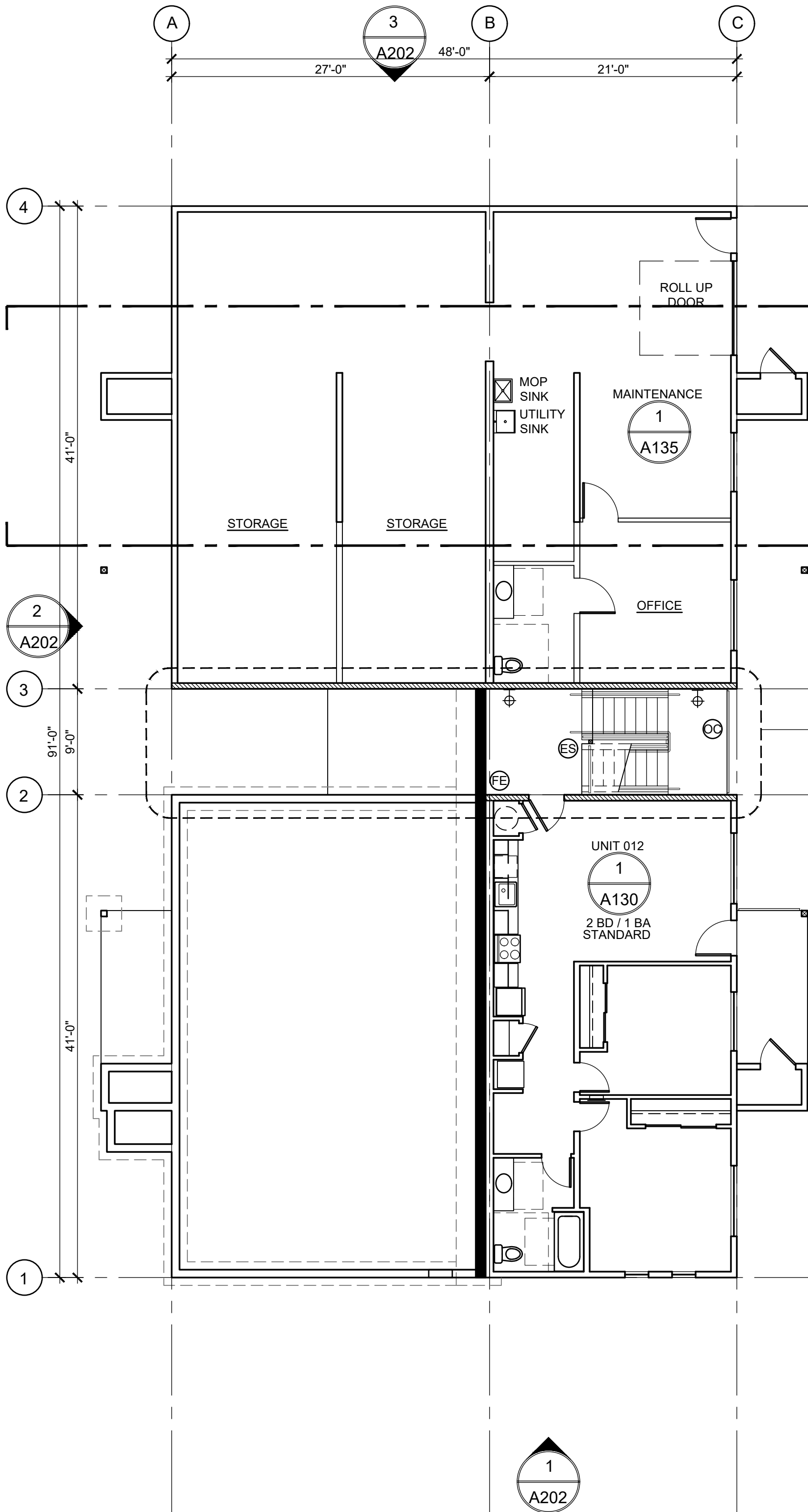
- WALL TYPE, SEE A006
- 1 HOUR RATED WALL TYPE
- FE FIRE EXTINGUISHER LOCATION - SEE A007 FOR REQUIREMENTS
- ⊕ TYPE 'D' WALL MOUNTED LIGHT FIXTURE - SEE 4 / A102 - MOUNTING HEIGHT = 7' A.F.F. TO BOTTOM OF LIGHT

GENERAL NOTES

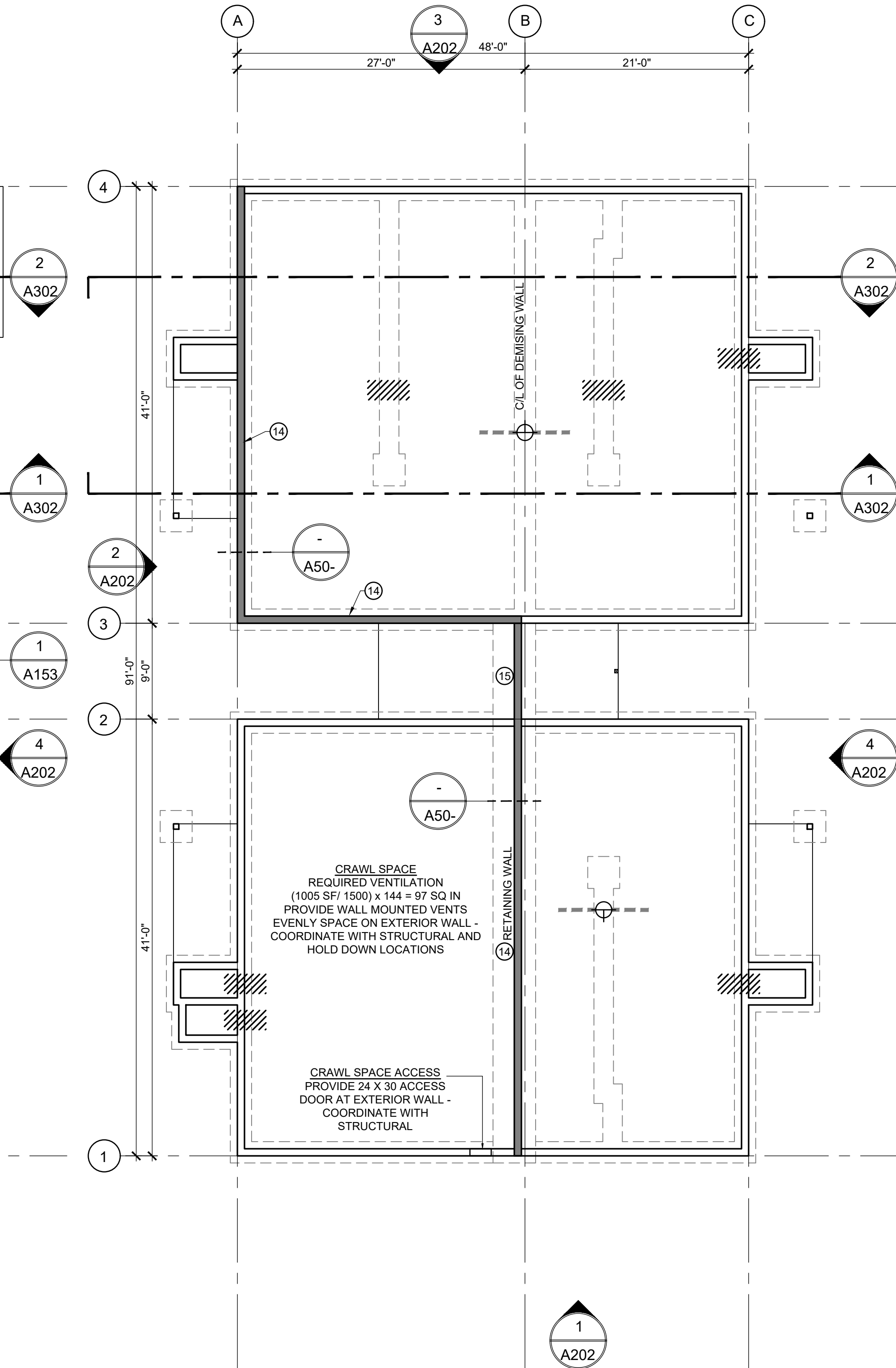
1. CONNECT DOWNSPOUTS TO STORM DRAINAGE SYSTEM. REFER TO CIVIL DRAWINGS FOR CONNECTION LOCATIONS.
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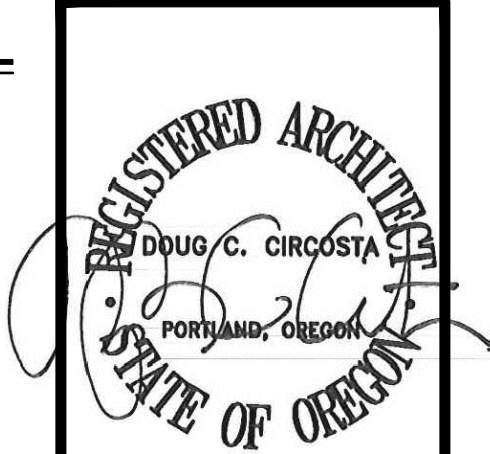
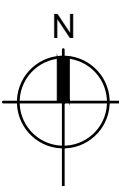
3 BUILDING PLANS - ROOF PLAN
A114 1/8" = 1'-0"



2 BUILDING PLANS - BASEMENT PLAN
A114 1/8" = 1'-0"



1 BUILDING PLANS - FOUNDATION PLAN
A114 1/8" = 1'-0"



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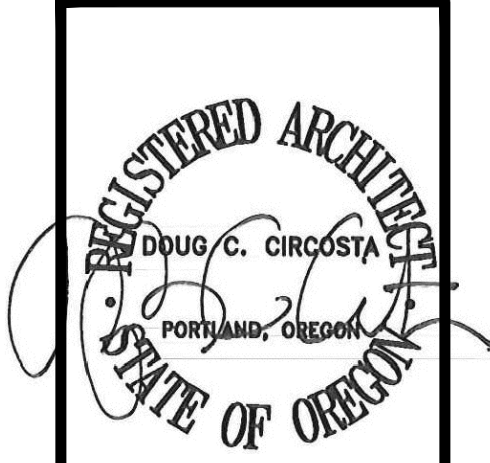
GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 11-08-2024

BUILDING
PLANS
BLDG P

A114

SITE PLAN REVIEW DRAWINGS



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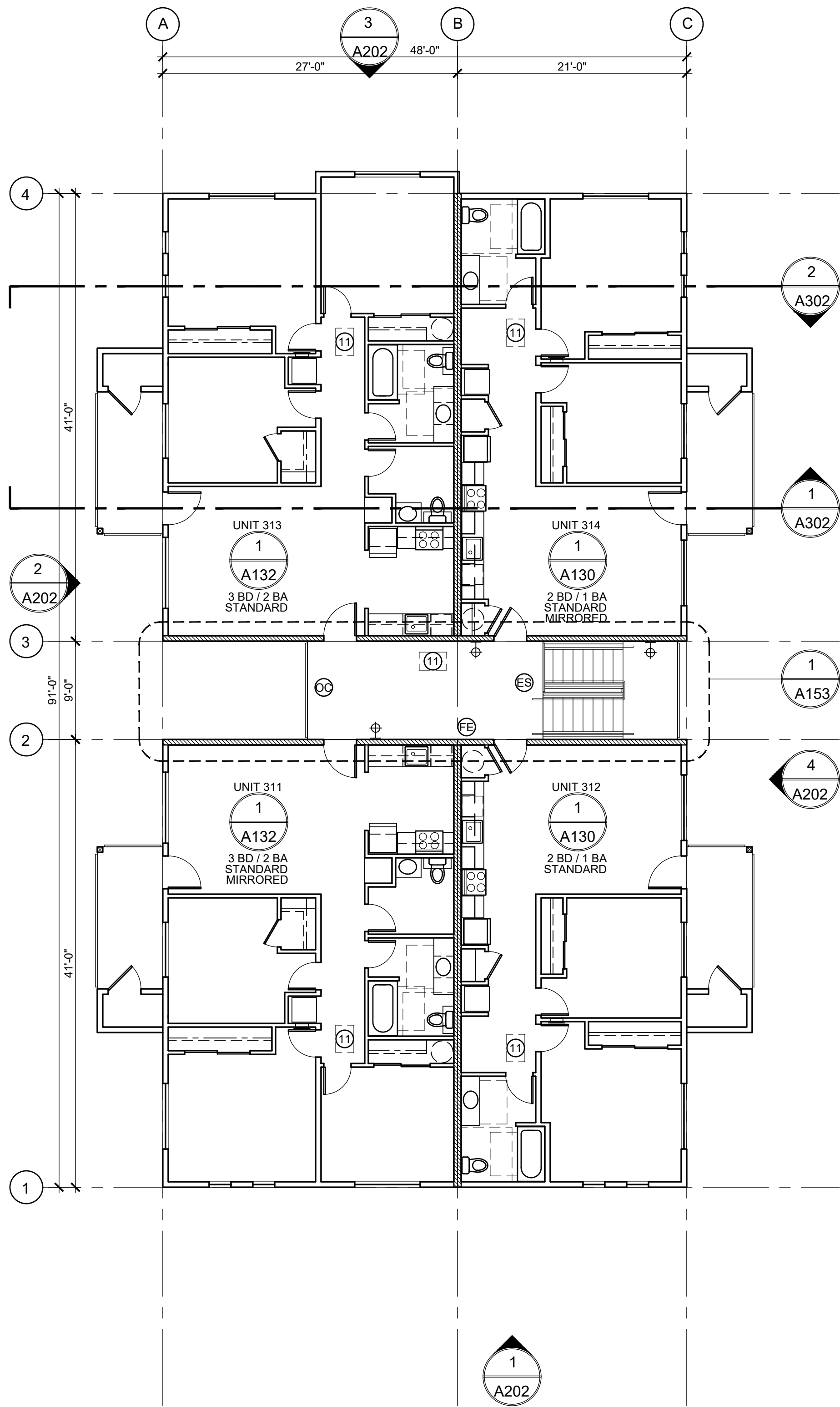
GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
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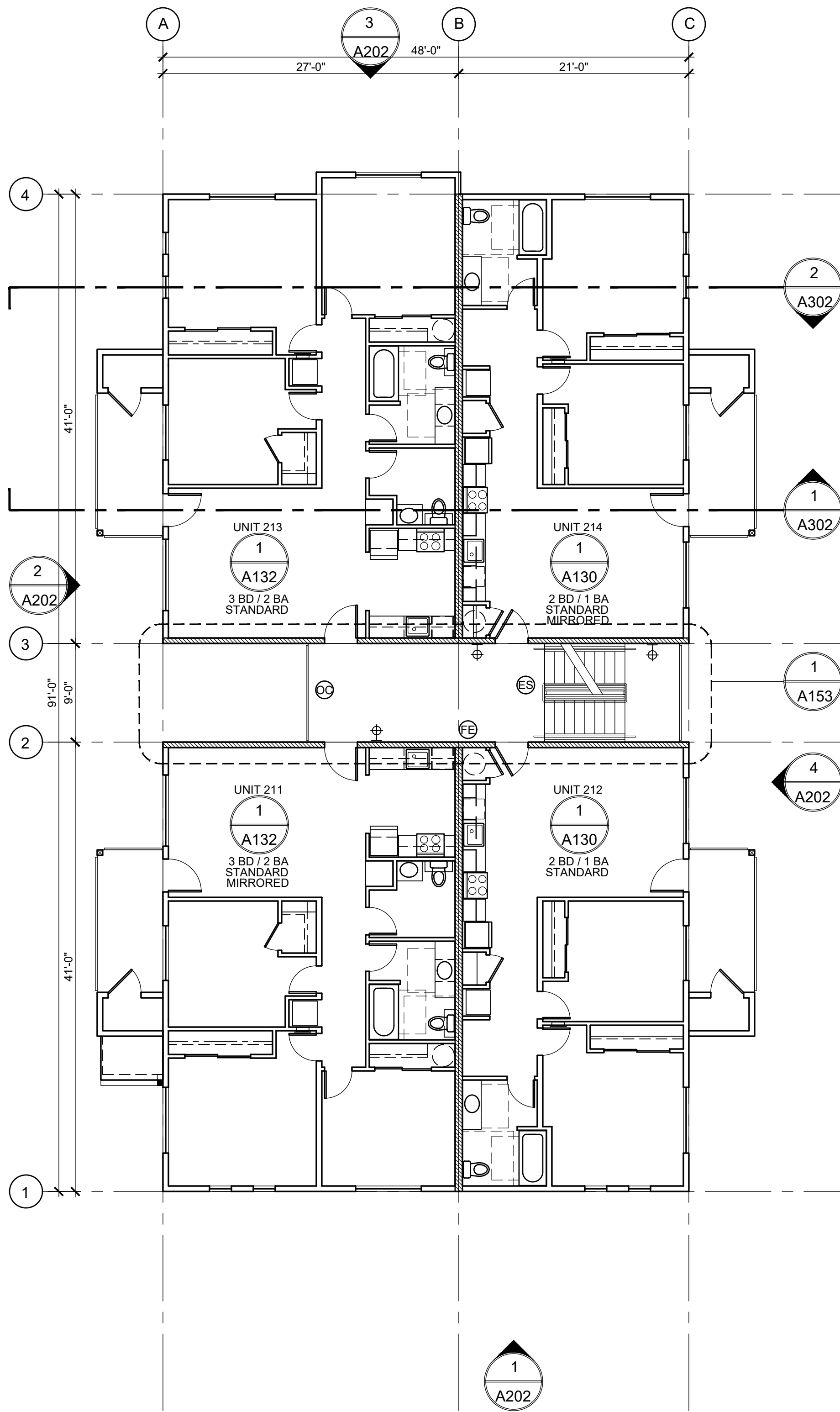
BUILDING
PLANS
BLDG P

A115

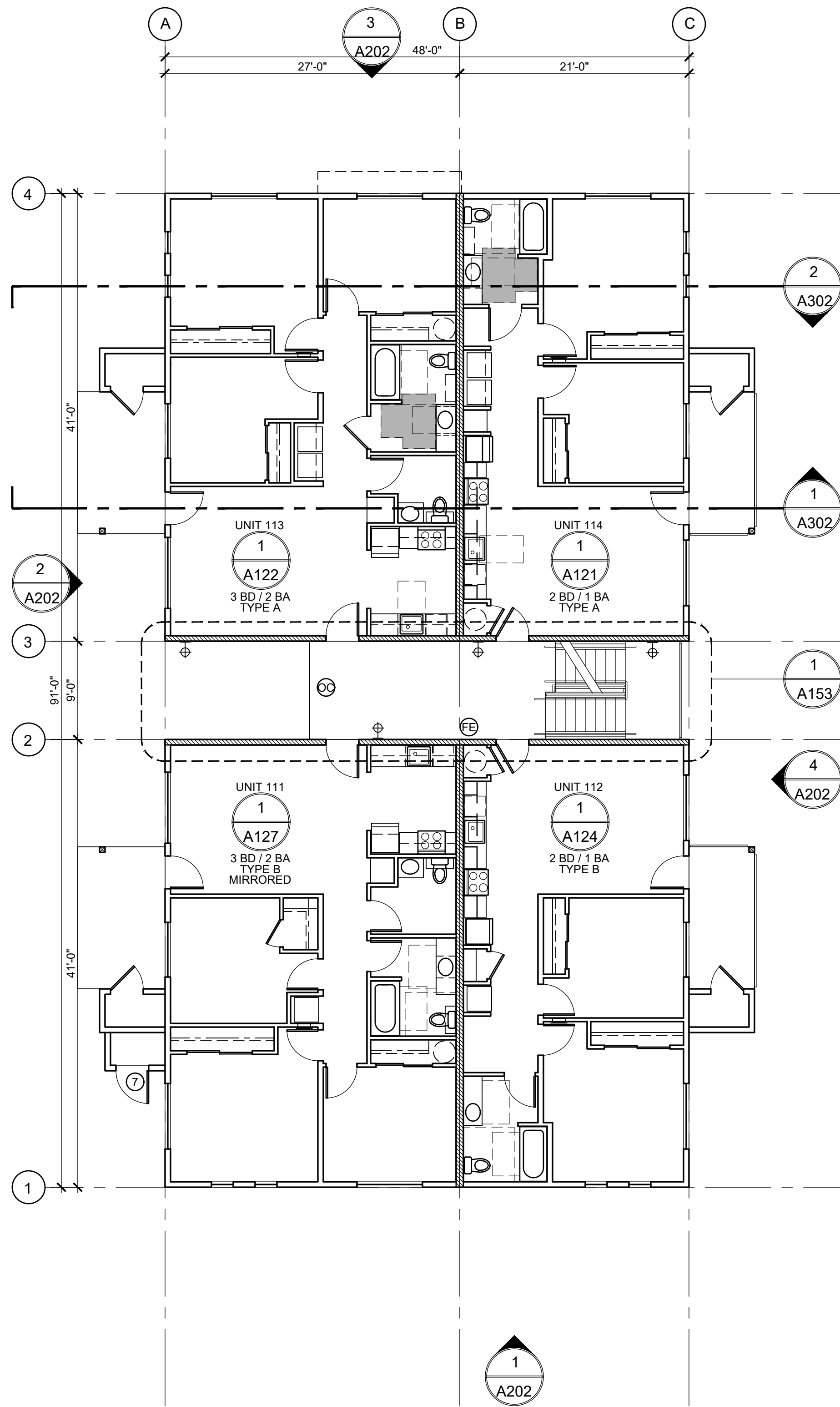
SITE PLAN REVIEW DRAWINGS



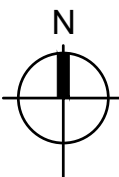
3 BUILDING PLANS - THIRD FLOOR
1/8" = 1'-0"



2 BUILDING PLANS - SECOND FLOOR
1/8" = 1'-0"



1 BUILDING PLANS - FIRST FLOOR
1/8" = 1'-0"



ATTIC VENTILATION NOTES

1. PROVIDE CONTINUOUS RIDGE VENT AT ROOF RIDGES, 18 SQ. IN. MIN. NFVA PER LINEAL FOOT. SHINGLE VENT II, BY AIRVENT INC. OR APPROVED EQUAL.
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EGRESS SYSTEM COMPONENTS

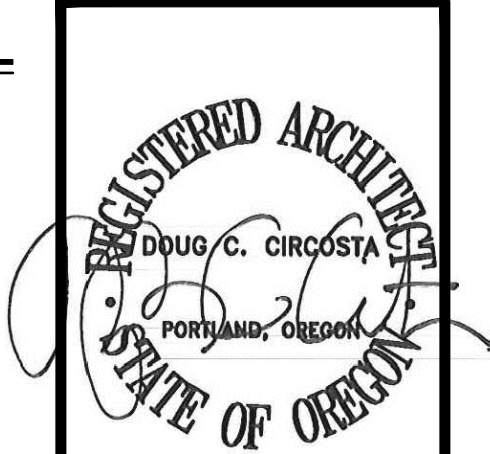
- ES EXTERIOR EXIT STAIRWAYS
OC OPEN-ENDED CORRIDORS

SYMBOL LEGEND

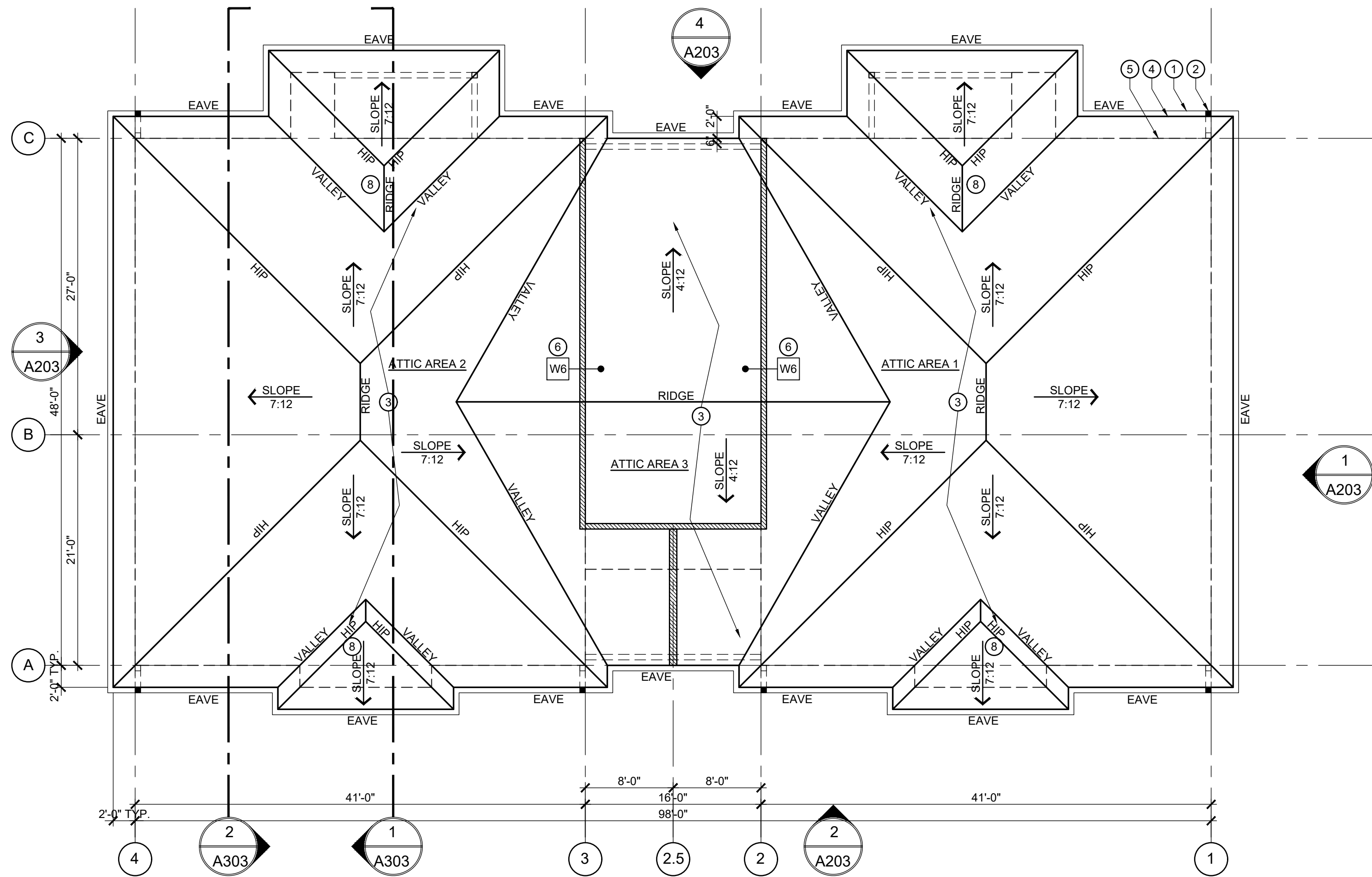
- WALL TYPE, SEE A006
1 HOUR RATED WALL TYPE
FIRE EXTINGUISHER LOCATION - SEE A007 FOR REQUIREMENTS
TYPE 'D' WALL MOUNTED LIGHT FIXTURE - SEE 4 / A102 - MOUNTING HEIGHT = 7' A.F.F. TO BOTTOM OF LIGHT

GENERAL NOTES

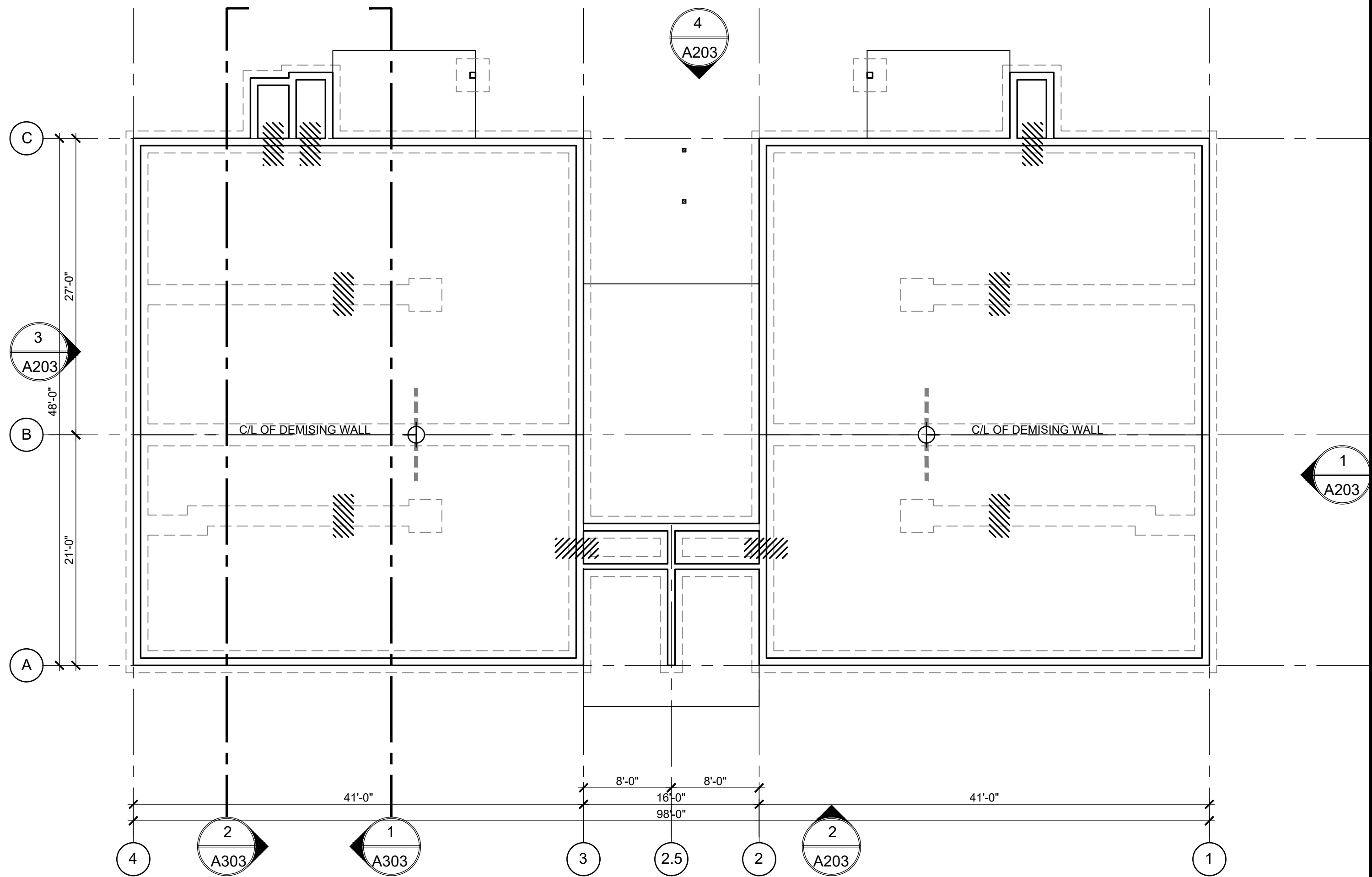
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3 BUILDING PLANS - ROOF PLAN
1/8" = 1'-0"



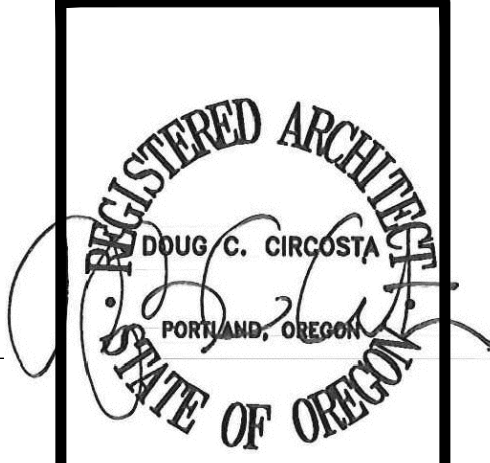
1 BUILDING PLANS - FOUNDATION PLAN
1/8" = 1'-0"

GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 11-08-2024

BUILDING
PLANS
BLDG R

A116



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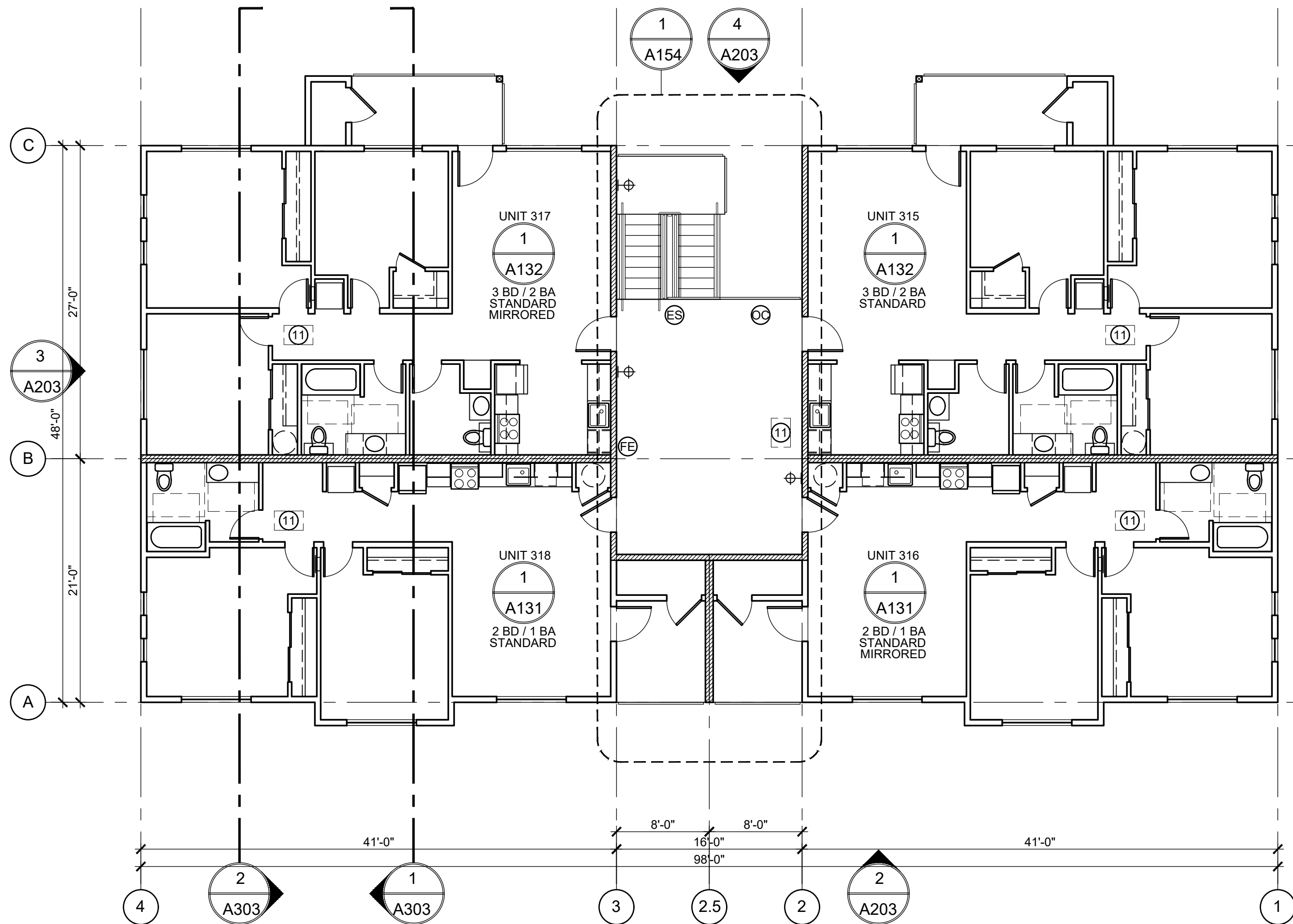
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PHASE 2
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date: 11-08-2024

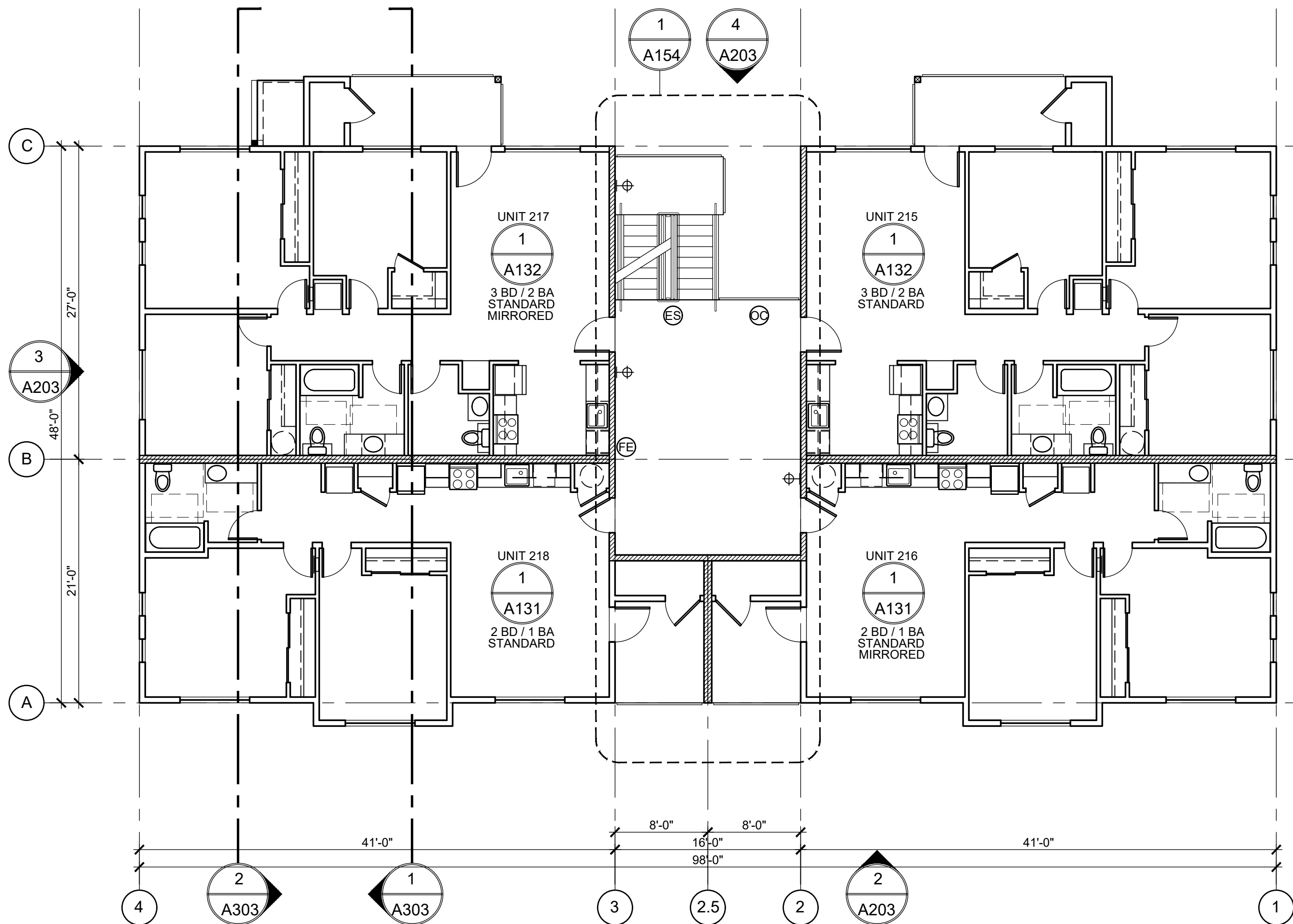
BUILDING
PLANS
BLDG R

A117

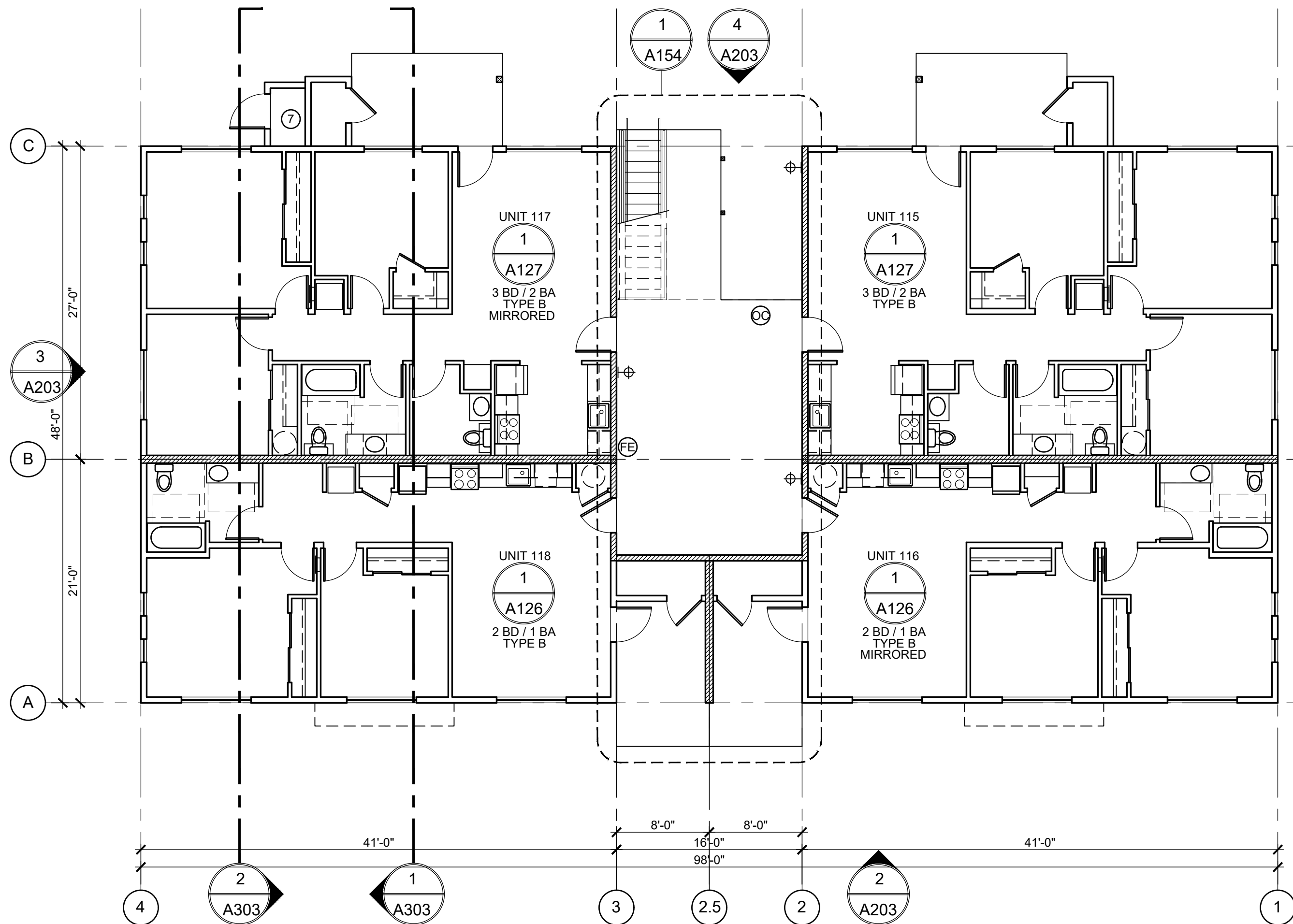
SITE PLAN REVIEW DRAWINGS



3 BUILDING PLANS - THIRD FLOOR
1/8" = 1'-0"



2 BUILDING PLANS - SECOND FLOOR
1/8" = 1'-0"



1 BUILDING PLANS - FIRST FLOOR
1/8" = 1'-0"

ATTIC VENTILATION NOTES

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ATTIC VENTILATION

MINIMUM NET FREE VENTILATING AREA REQUIRED:

ATTIC AREA 1:	- SF / 300 X 144 = -	SQ. IN. NFVA
ATTIC AREA 2:	- SF / 300 X 144 = -	SQ. IN. NFVA
ATTIC AREA 3:	- SF / 300 X 144 = -	SQ. IN. NFVA
ATTIC AREA 4:	- SF / 300 X 144 = -	SQ. IN. NFVA
ATTIC AREA 5:	- SF / 300 X 144 = -	SQ. IN. NFVA

GENERAL NOTES

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7. SEE A30- AND A30- FOR STAIR DETAILS AND REQUIREMENTS.

EGRESS SYSTEM COMPONENTS

ES EXTERIOR EXIT STAIRWAYS

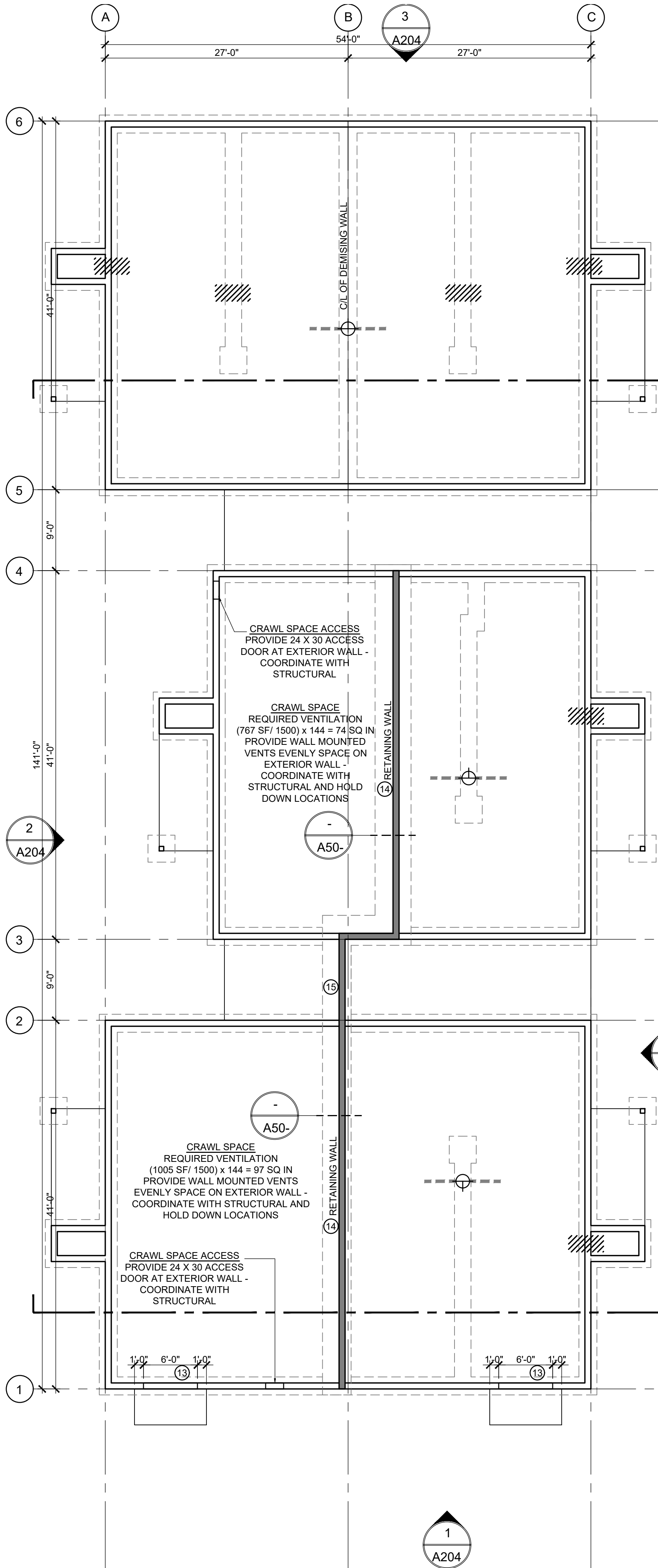
OC OPEN-ENDED CORRIDORS

SYMBOL LEGEND

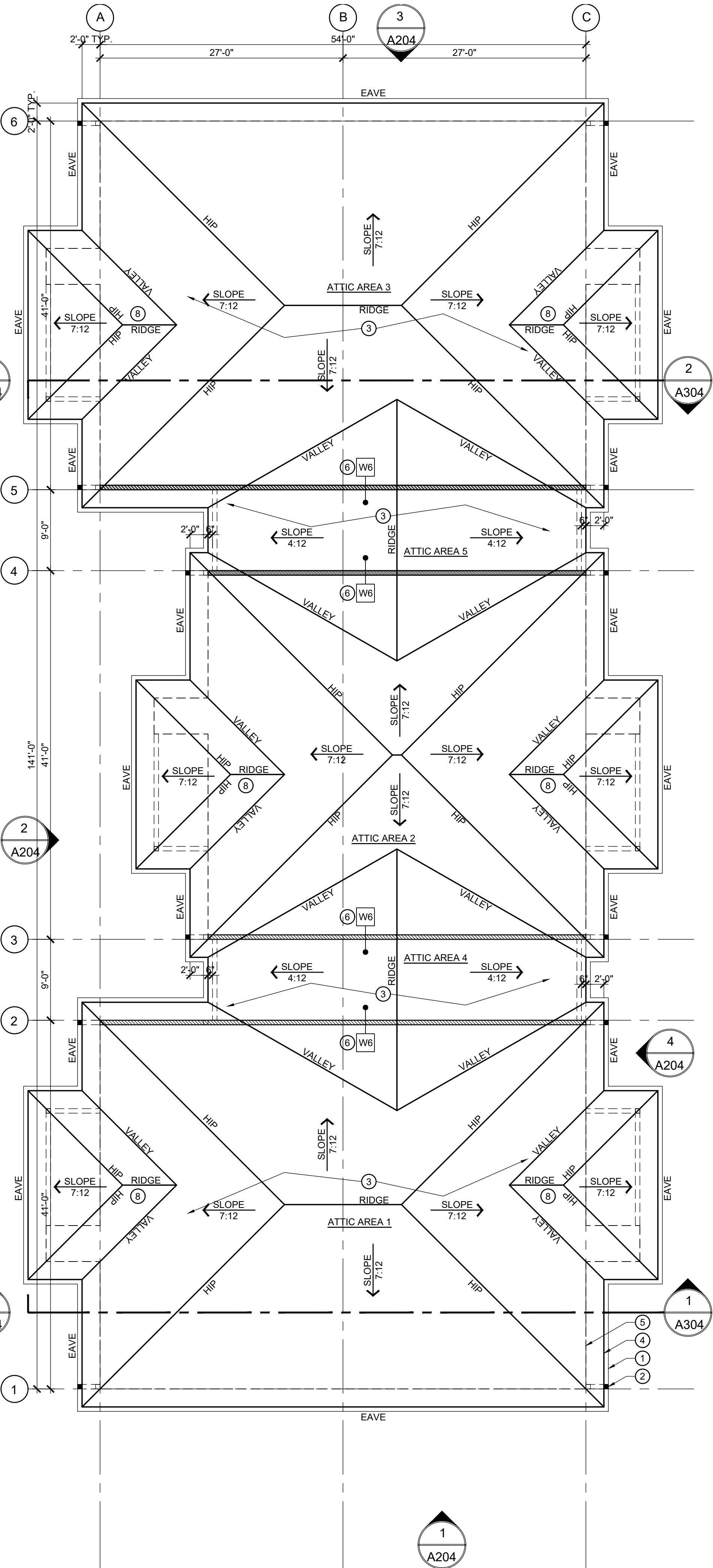
■ # WALL TYPE, SEE A006	FE FIRE EXTINGUISHER LOCATION - SEE A007 FOR REQUIREMENTS
▨ 1 HOUR RATED WALL TYPE	⊕ TYPE 'D' WALL MOUNTED LIGHT FIXTURE - SEE 4 / A102 - MOUNTING HEIGHT = 7' A.F.F. TO BOTTOM OF LIGHT

BUILDING PLANS KEY NOTES

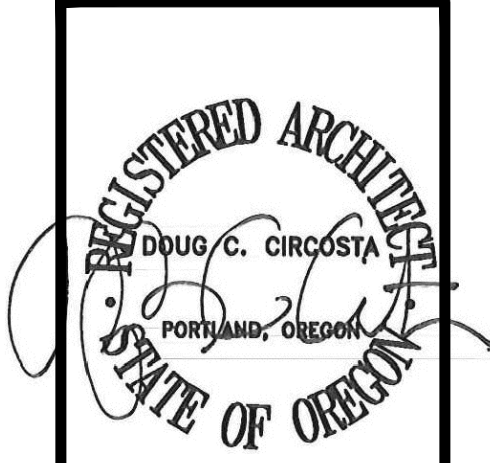
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3 BUILDING PLANS - ROOF PLAN
1/8" = 1'-0"



1 BUILDING PLANS - FOUNDATION PLAN
1/8" = 1'-0"



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GRAND FIR APARTMENTS
PHASE 2

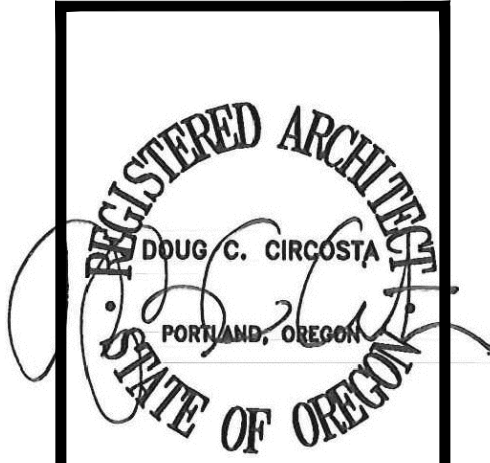
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 11-08-2024

BUILDING
PLANS
BLDG S

A118

SITE PLAN REVIEW DRAWINGS



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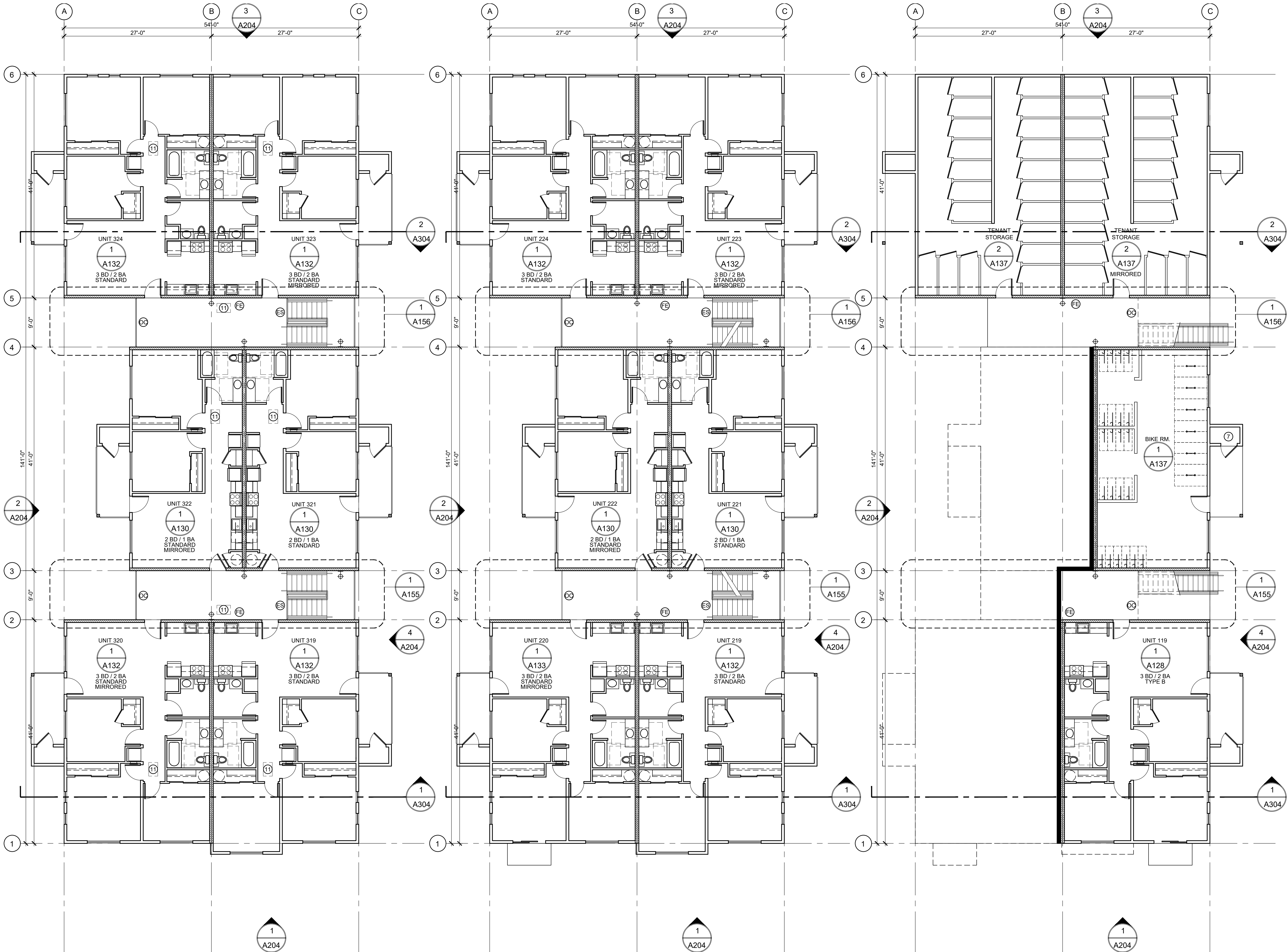
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PHASE 2
4500 BLOCK OF 27TH AVENUE SE
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SALEM, OR 97302

job no.: 2412
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BUILDING
PLANS
BLDG S

A119

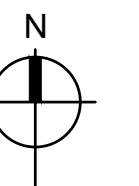
SITE PLAN REVIEW DRAWINGS



3 BUILDING PLANS - THIRD FLOOR
A119 1/8" = 1'-0"

2 BUILDING PLANS - SECOND FLOOR
A119 1/8" = 1'-0"

1 BUILDING PLANS - FIRST FLOOR
A119 1/8" = 1'-0"

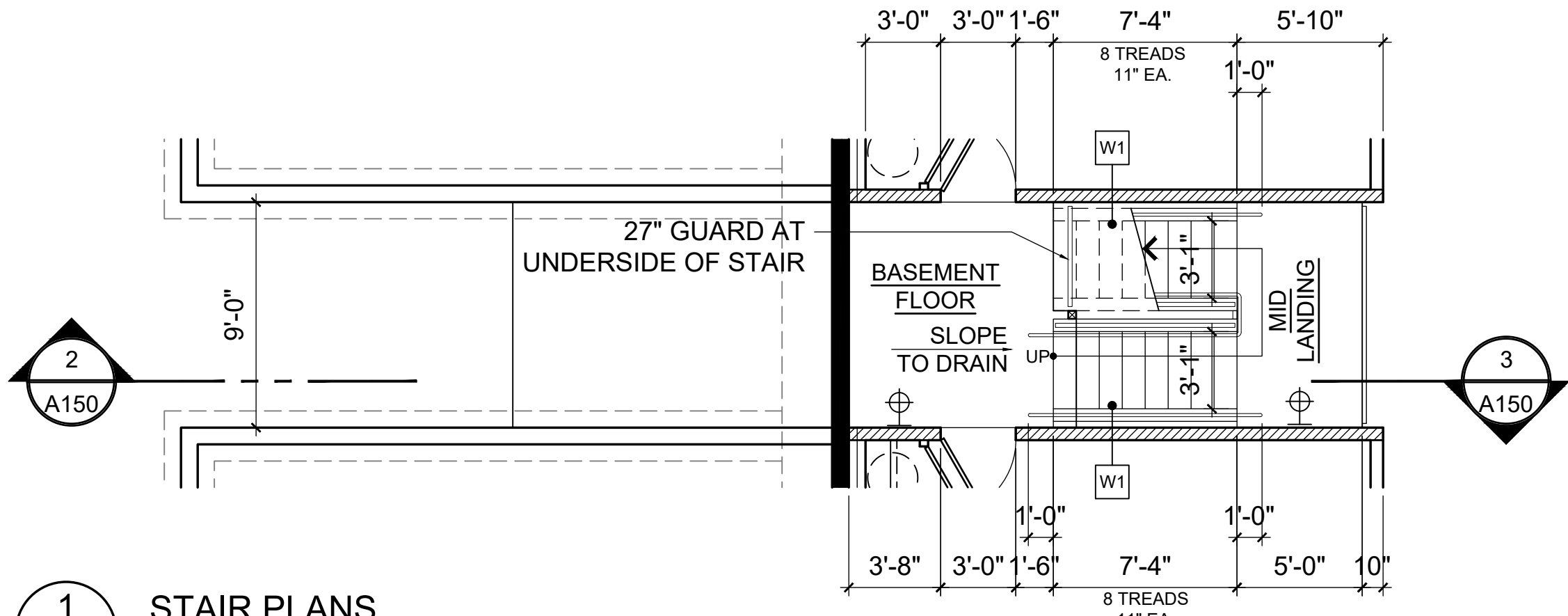
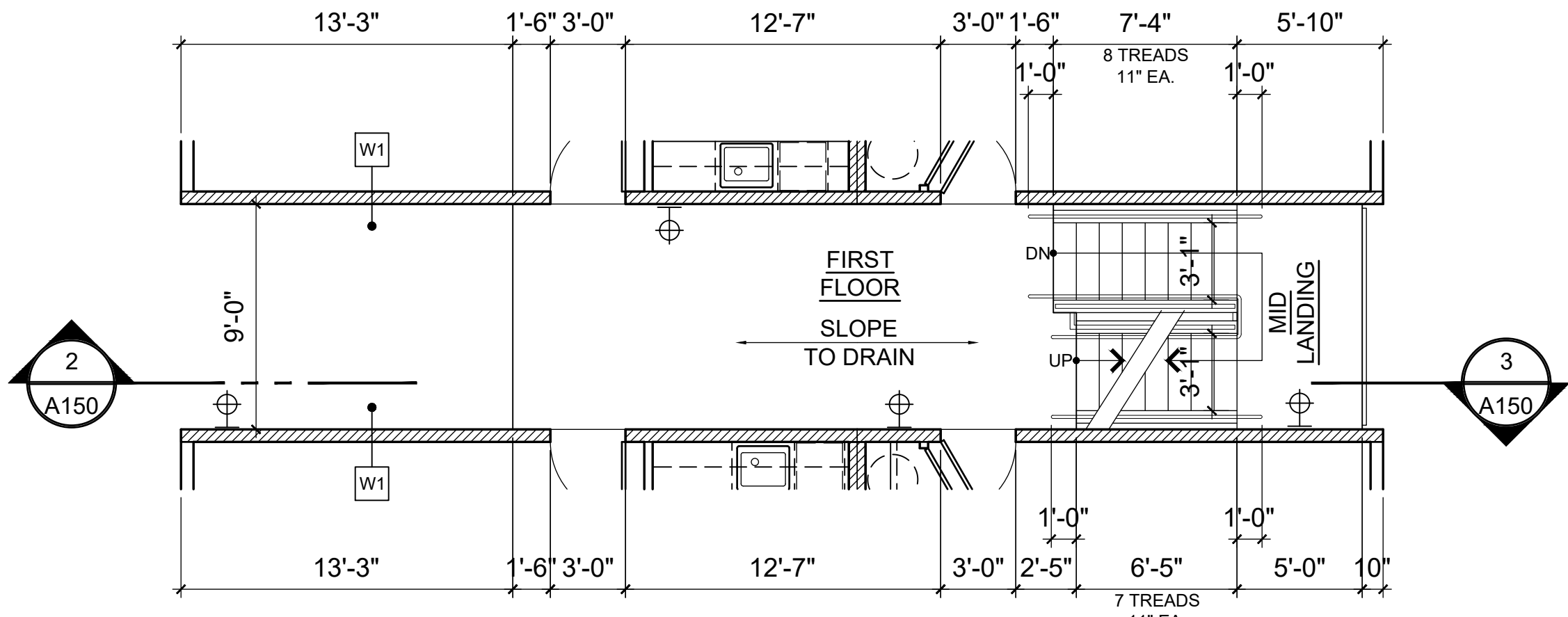
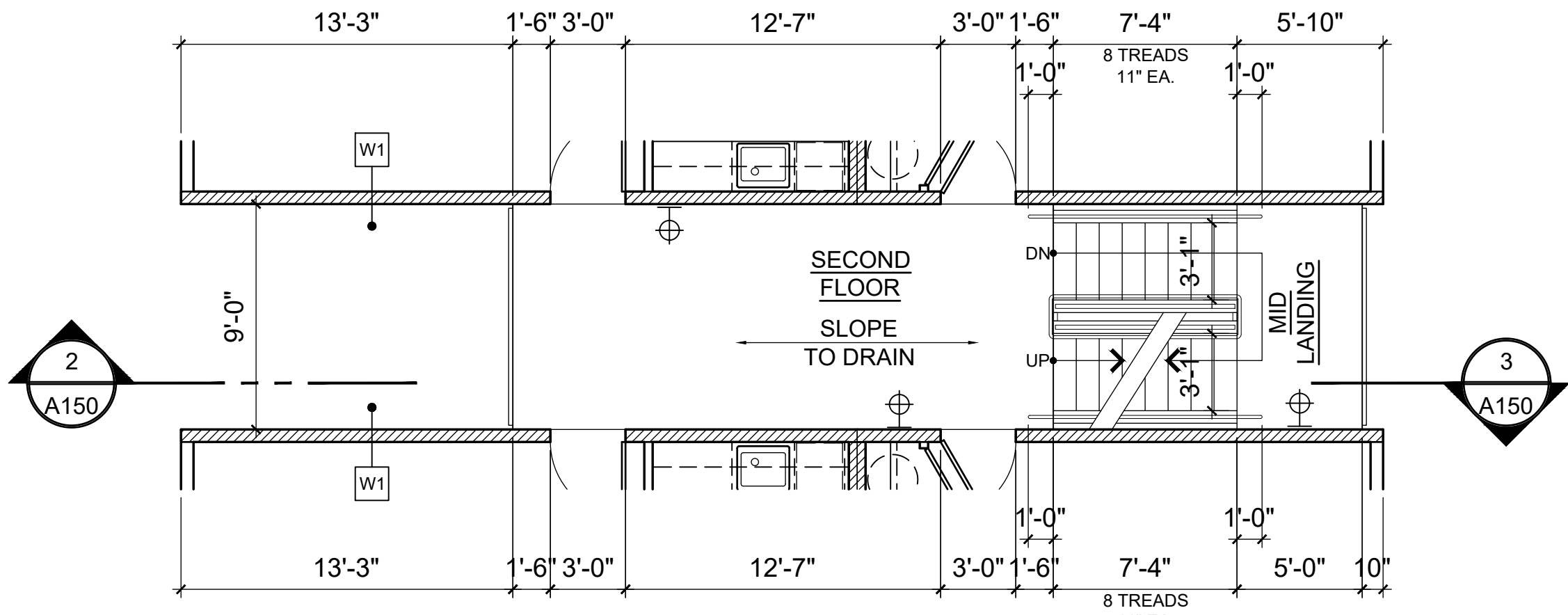
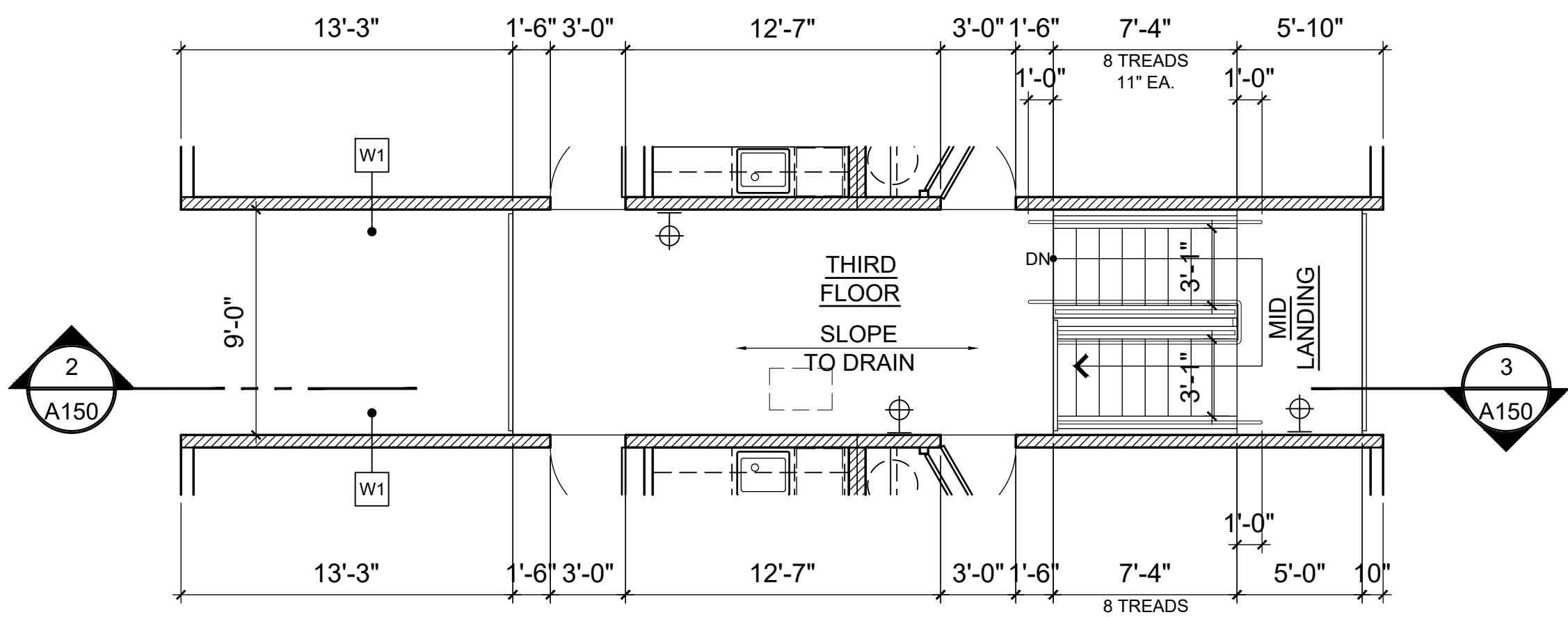


SYMBOL LEGEND

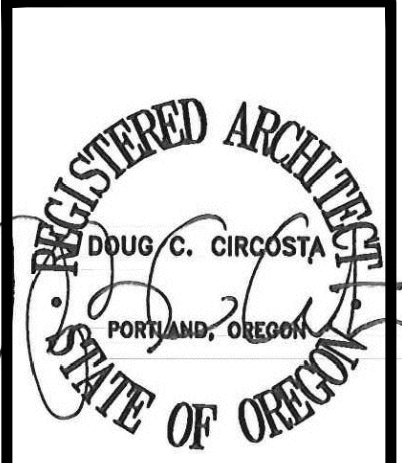
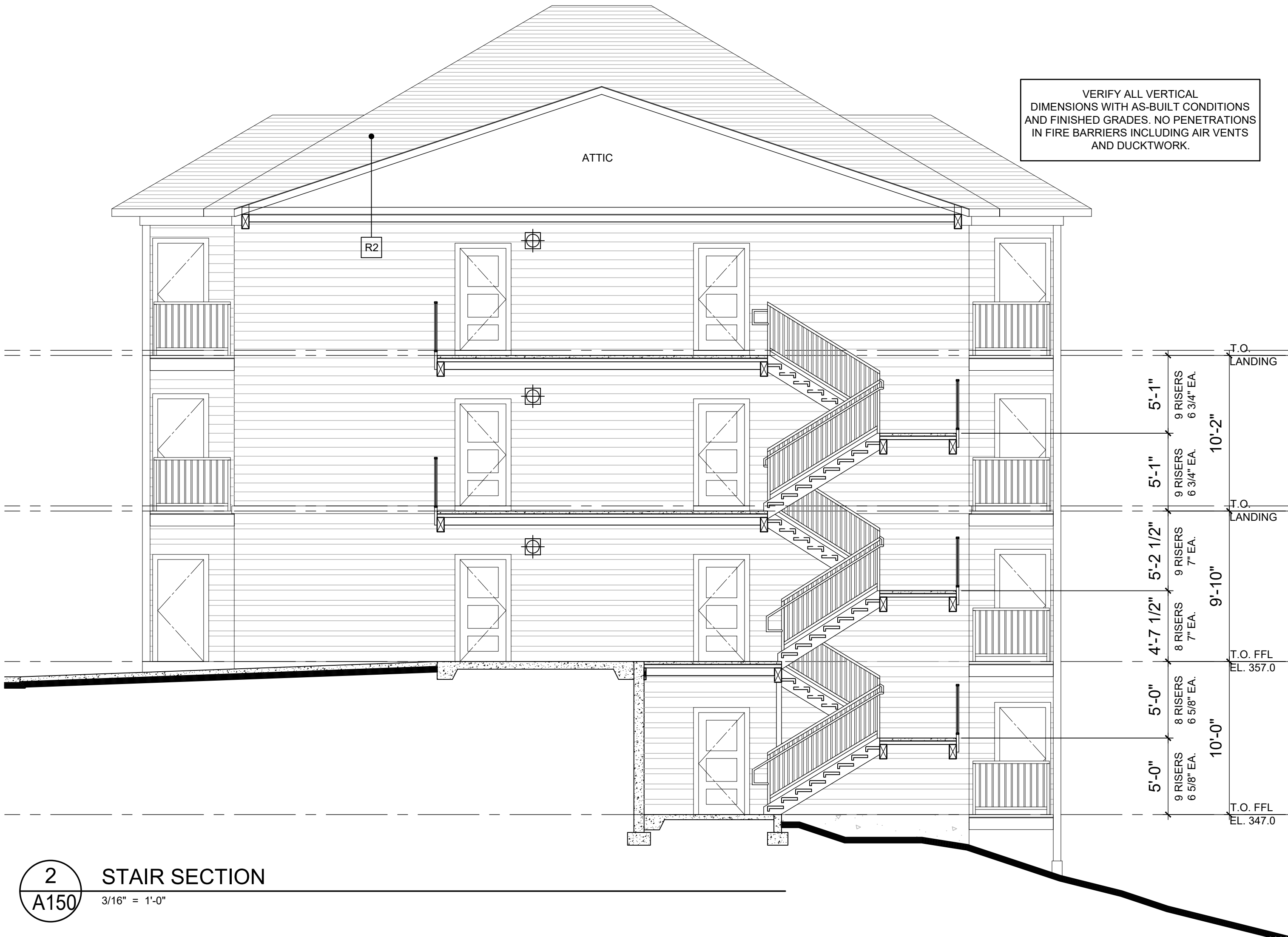
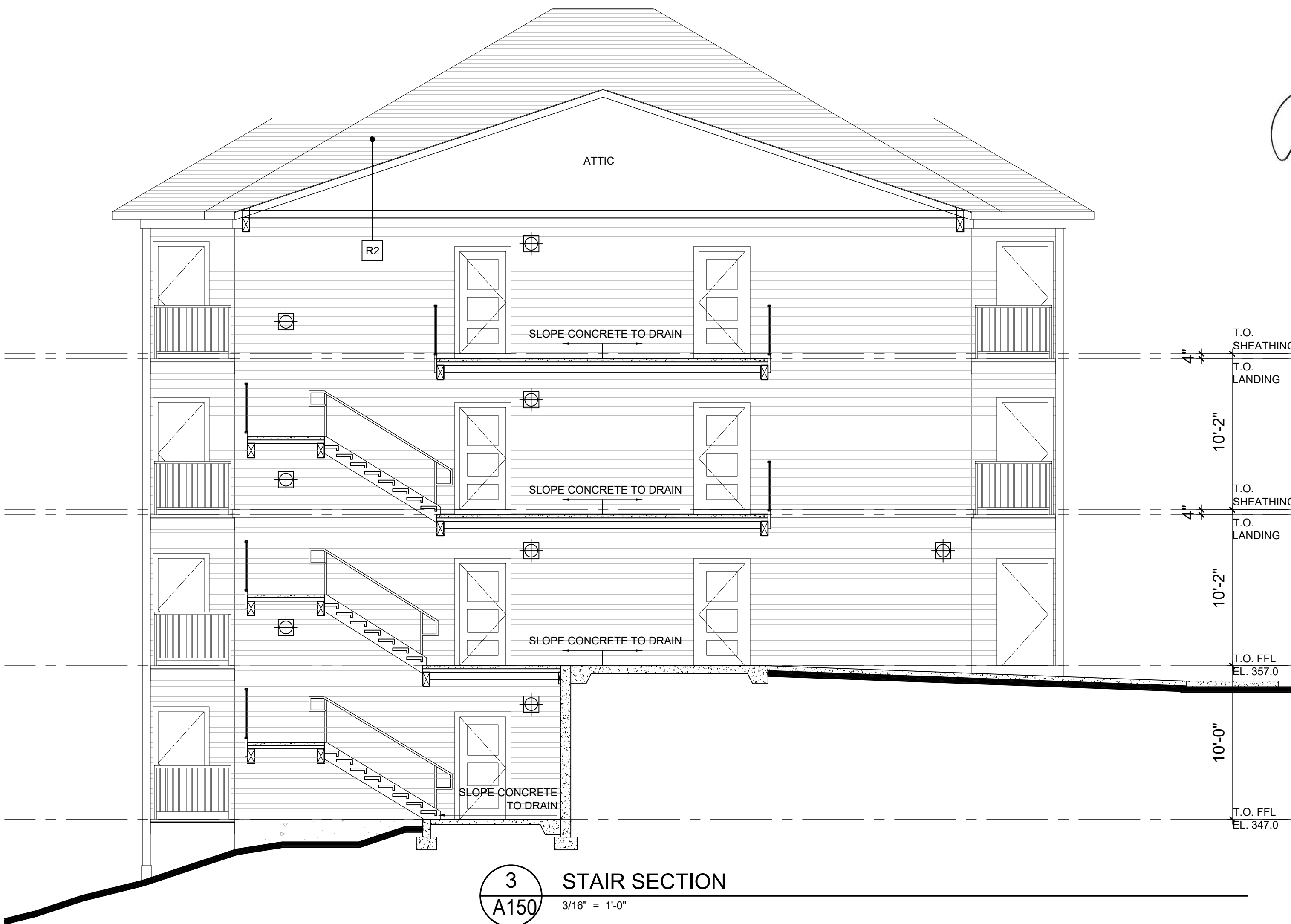
WALL MOUNTED EGRESS TYPE 'D' LIGHT FIXTURE (4/A102) - LOCATE WHERE SHOWN ON STAIR PLANS. VERIFY FIXTURE TYPE AND MOUNTING HEIGHT PRIOR TO INSTALLING ELECTRICAL SERVICE BOXES - SEE A100 SITE PLAN FOR ADDITIONAL FIXTURE LOCATIONS. MOUNT AT 80" OR HIGHER ABOVE ADJACENT WALKING SURFACE FOR ADA CLEARANCE.

MATERIAL LEGEND

- ASPHALT SHINGLE ROOFING SYSTEM
- FIBER CEMENT LAP SIDING 6" EXPOSURE
- FIBER CEMENT LAP SIDING ALTERNATING EXPOSURE 7" AND 4"



1 STAIR PLANS
3/16" = 1'-0"



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GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 10-22-2024

STAIR
DETAILS
BLDG M

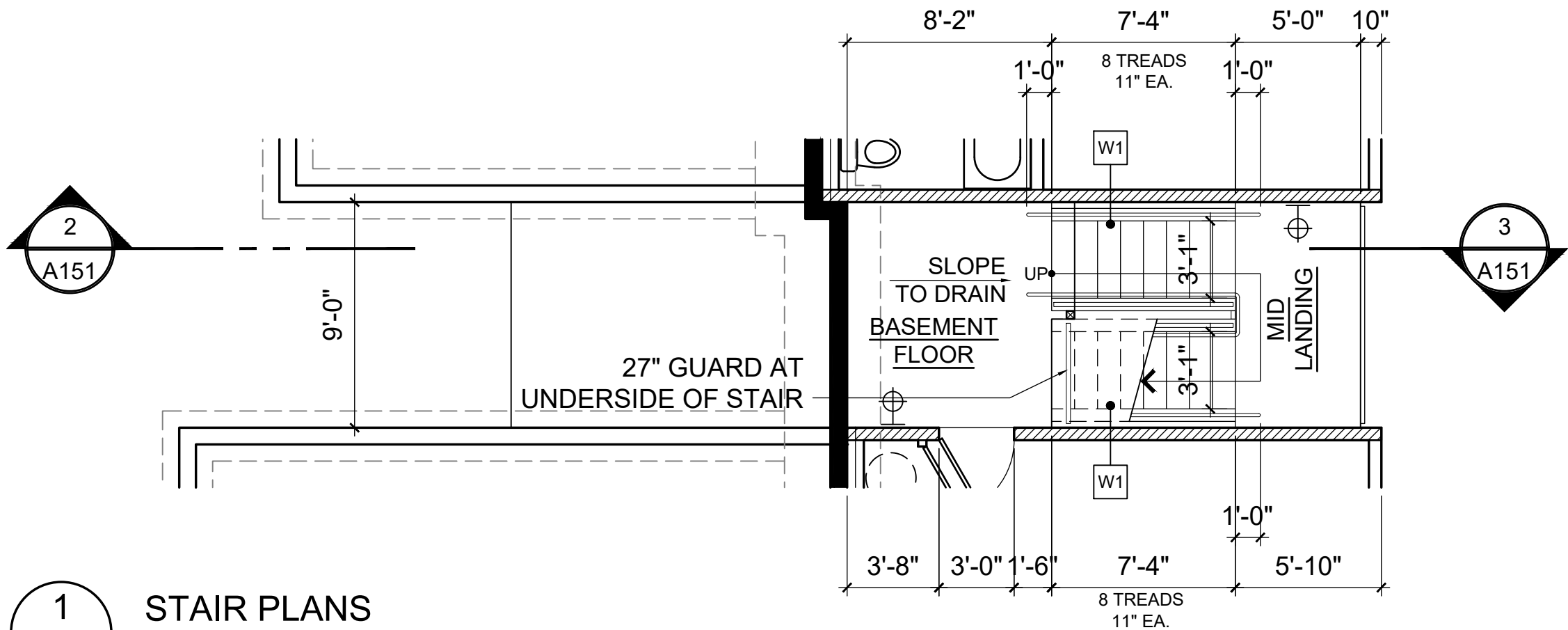
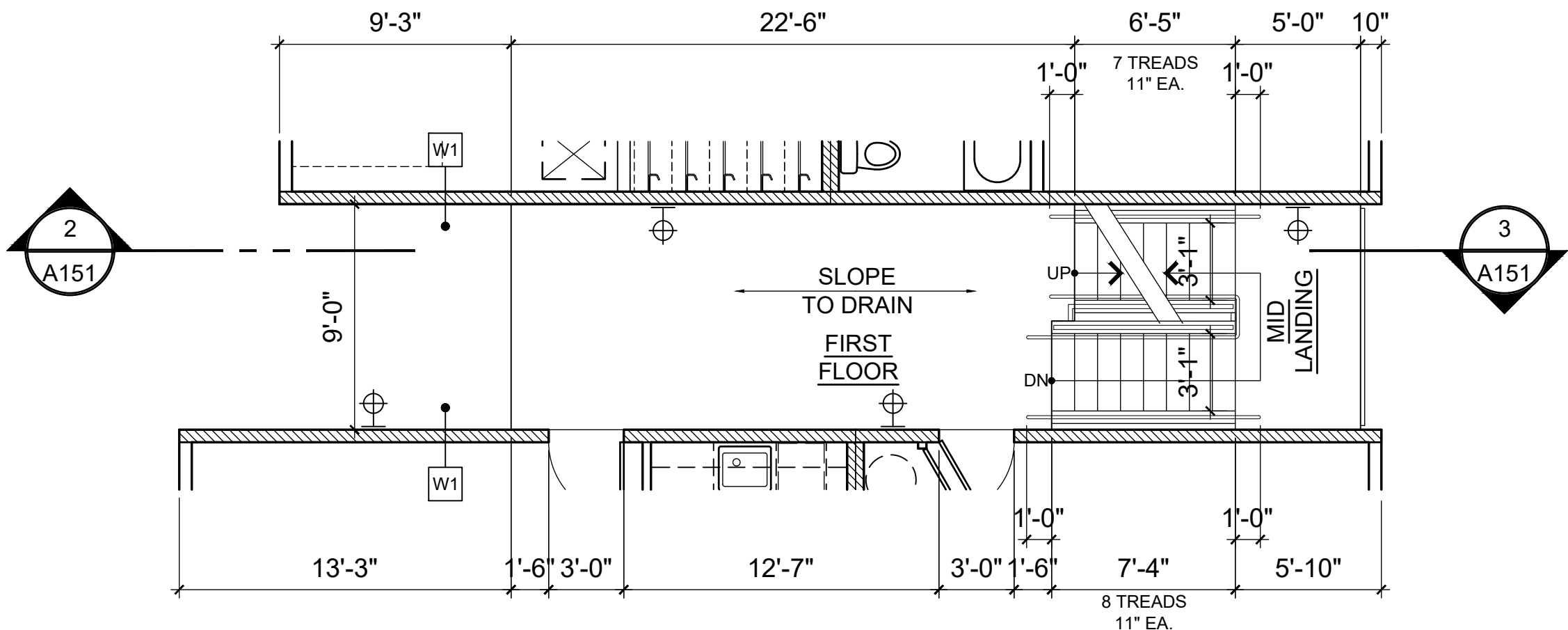
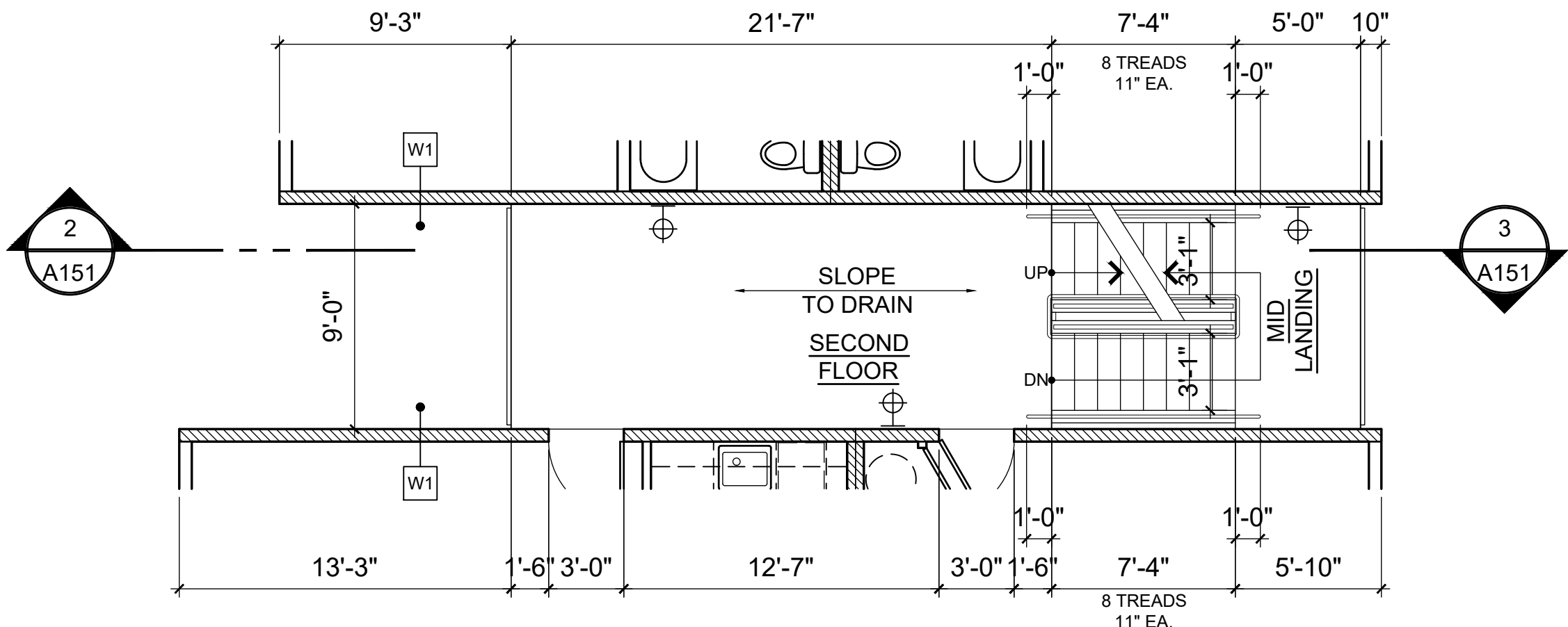
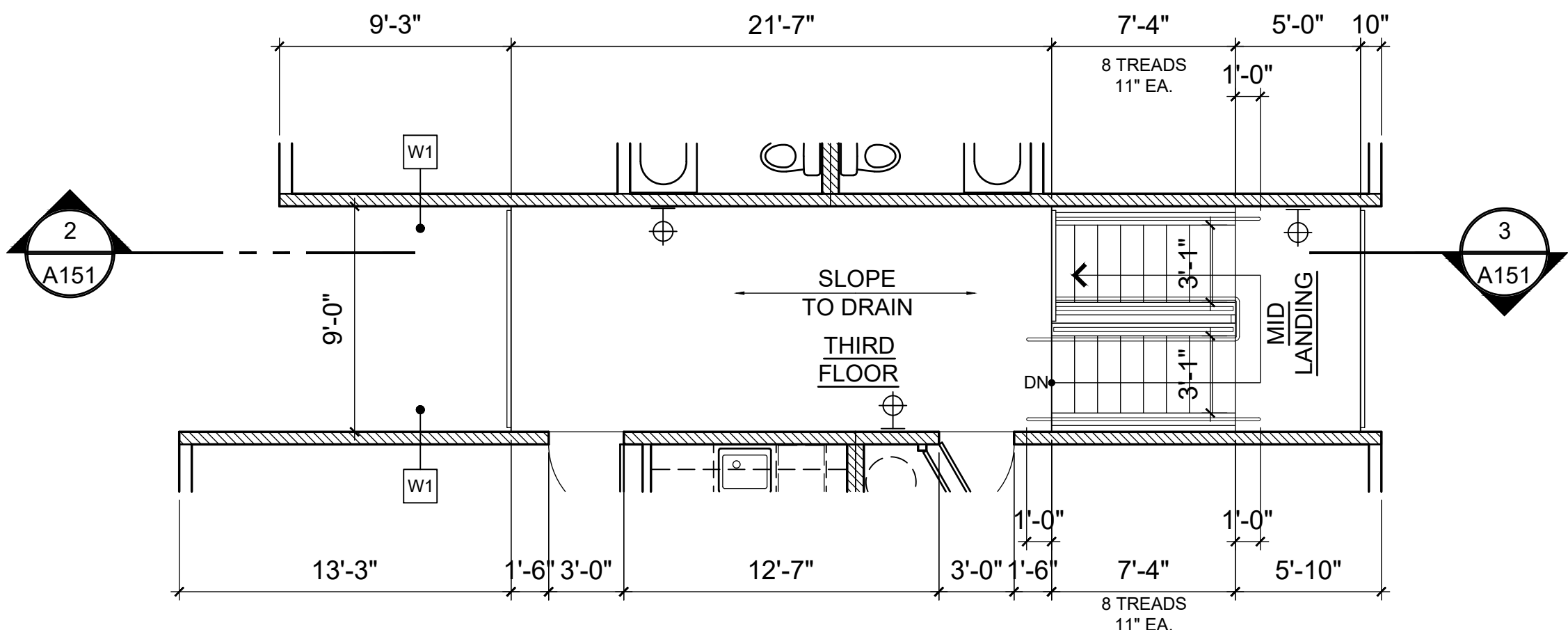
A150

SYMBOL LEGEND

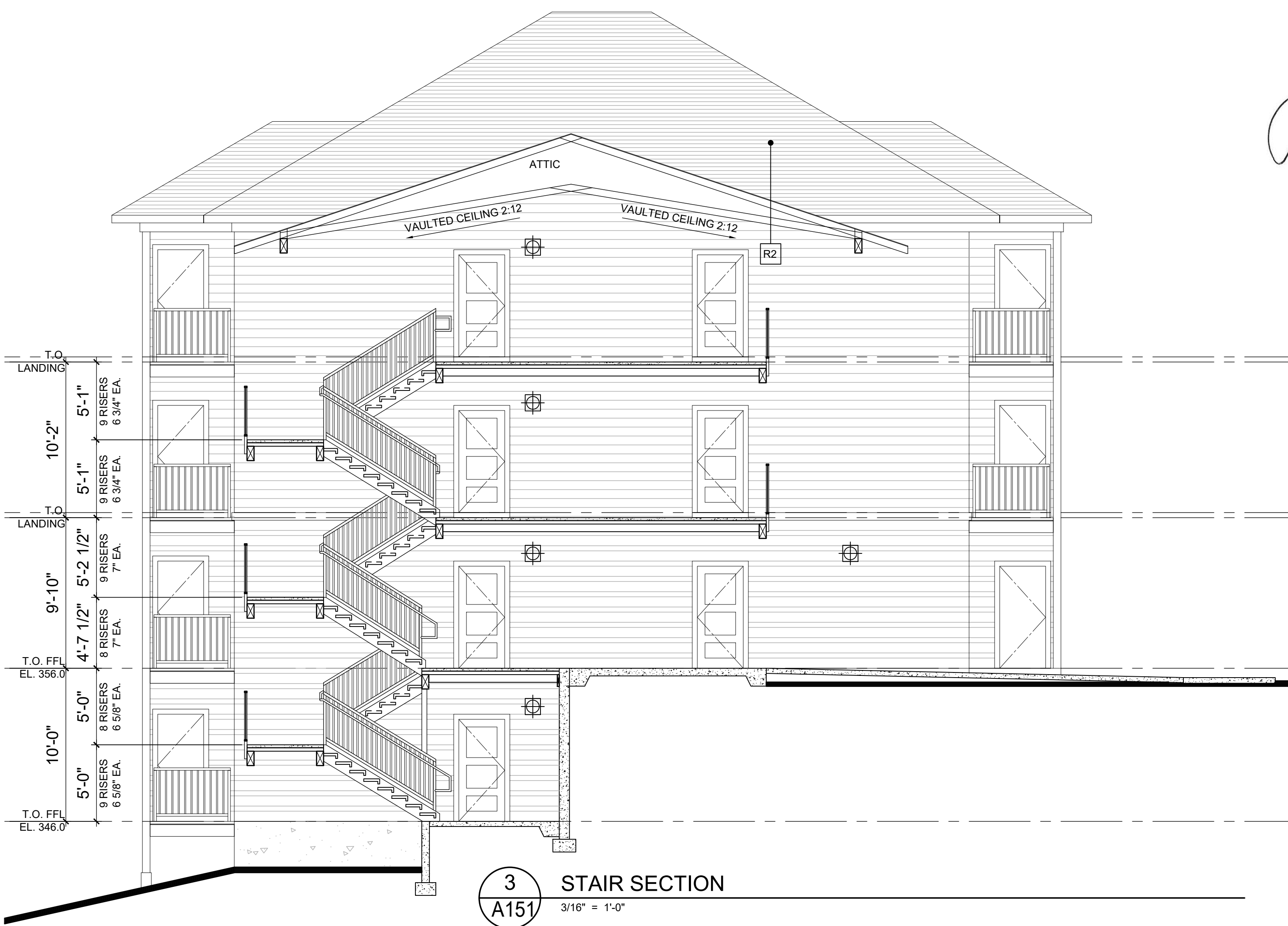
WALL MOUNTED EGRESS TYPE 'D' LIGHT FIXTURE (4/A102) - LOCATE WHERE SHOWN ON STAIR PLANS. VERIFY FIXTURE TYPE AND MOUNTING HEIGHT PRIOR TO INSTALLING ELECTRICAL SERVICE BOXES - SEE A100 SITE PLAN FOR ADDITIONAL FIXTURE LOCATIONS. MOUNT AT 80" OR HIGHER ABOVE ADJACENT WALKING SURFACE FOR ADA CLEARANCE.

MATERIAL LEGEND

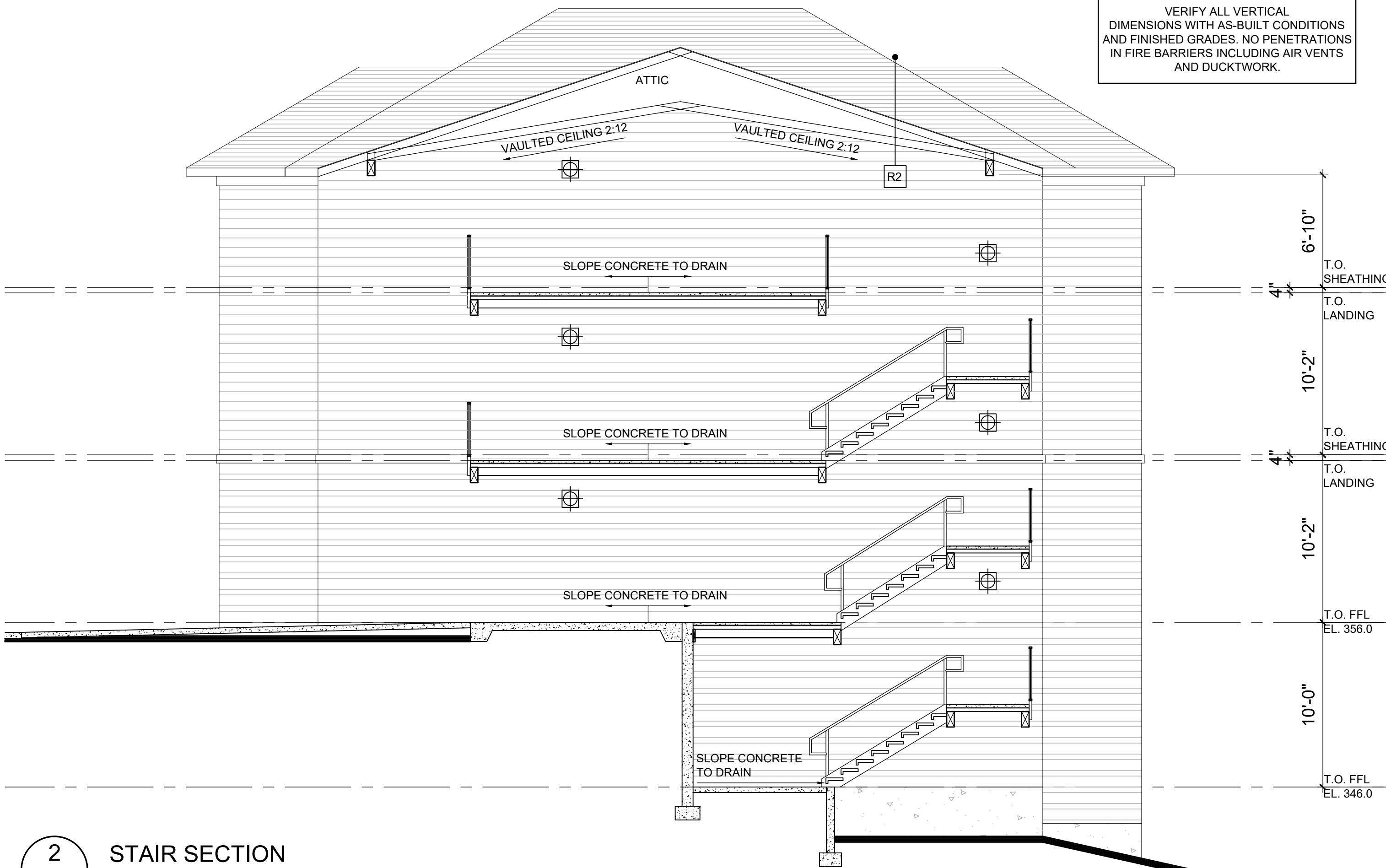
- ASPHALT SHINGLE ROOFING SYSTEM
- FIBER CEMENT LAP SIDING 6" EXPOSURE
- FIBER CEMENT LAP SIDING ALTERNATING EXPOSURE 7" AND 4"



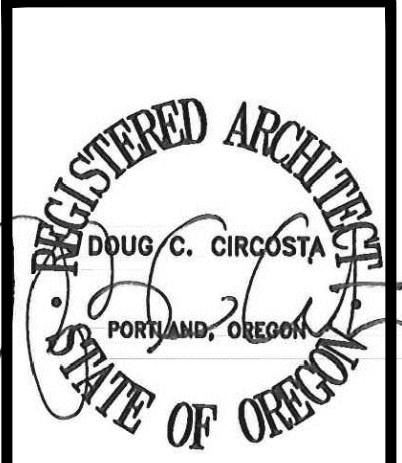
1 STAIR PLANS
3/16" = 1'-0"



3 STAIR SECTION
3/16" = 1'-0"



2 STAIR SECTION
3/16" = 1'-0"



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GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 10-22-2024

STAIR
DETAILS
BLDG N

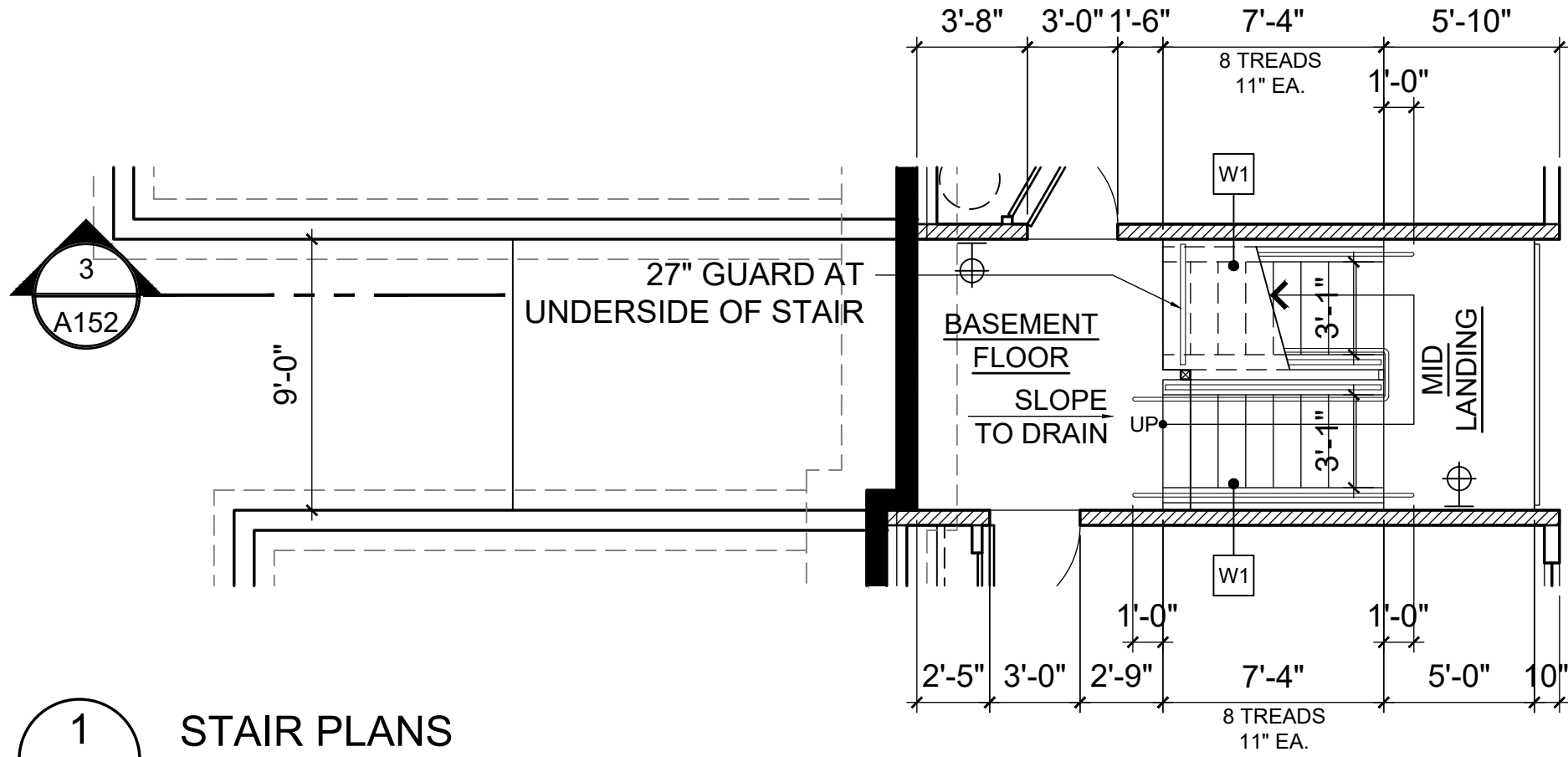
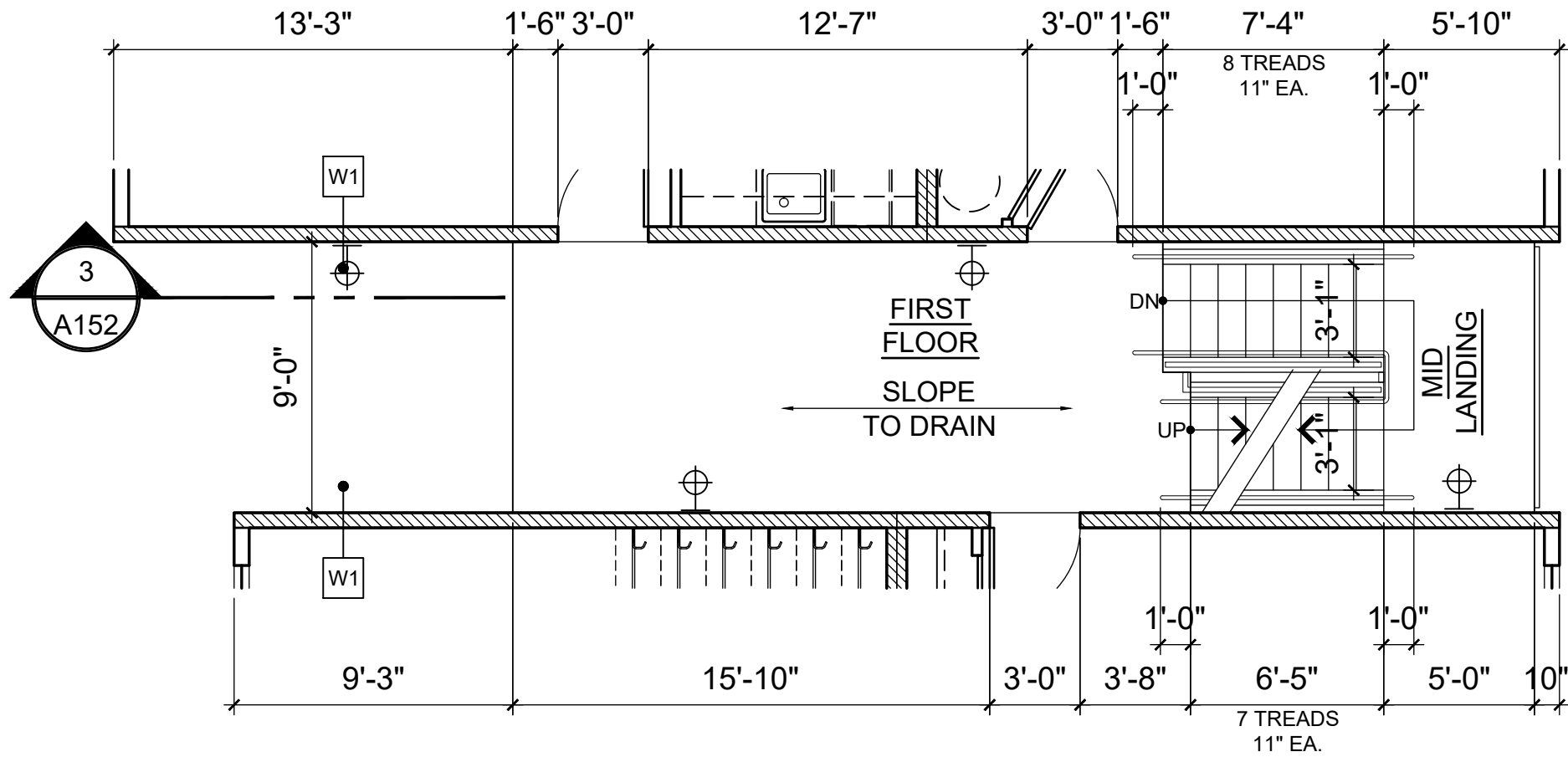
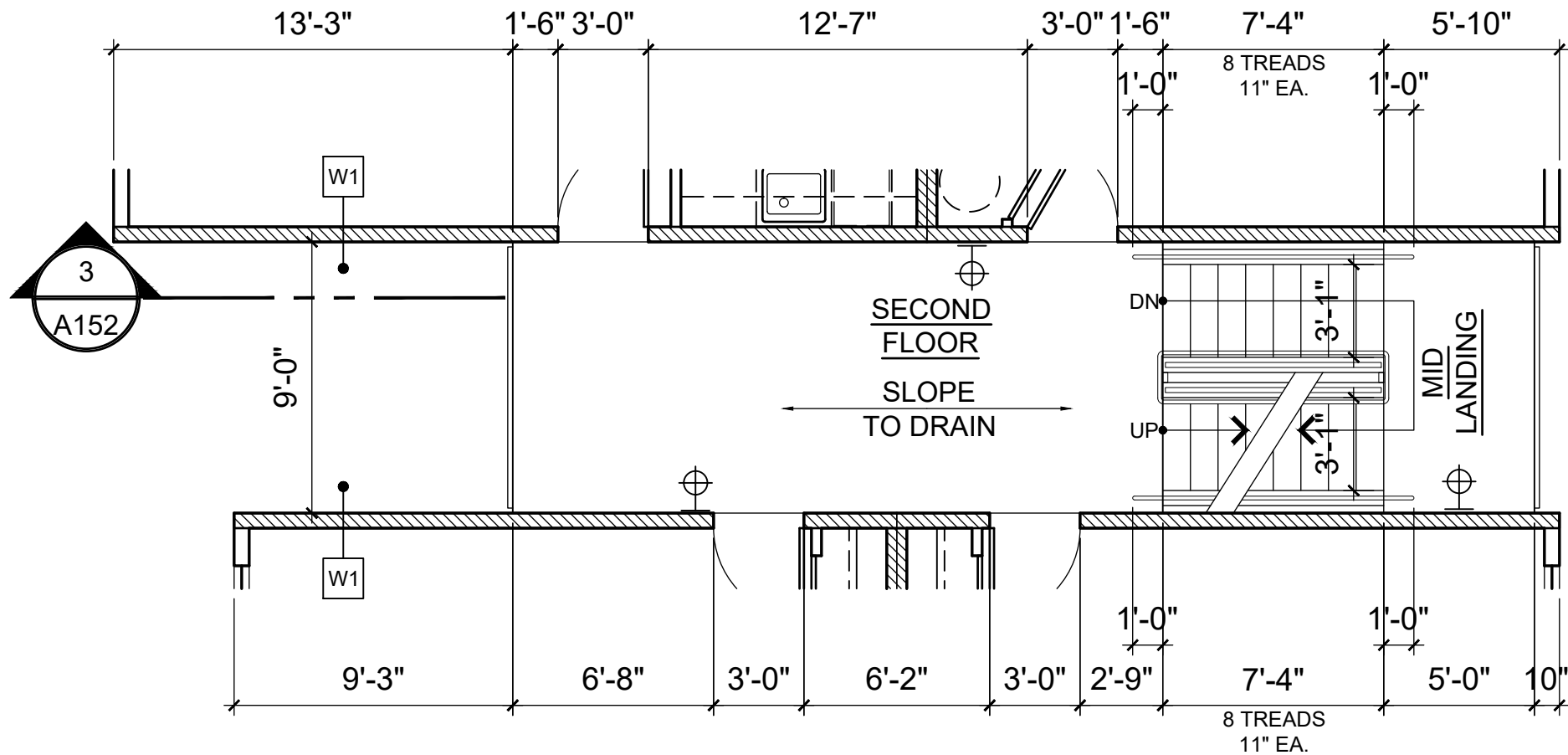
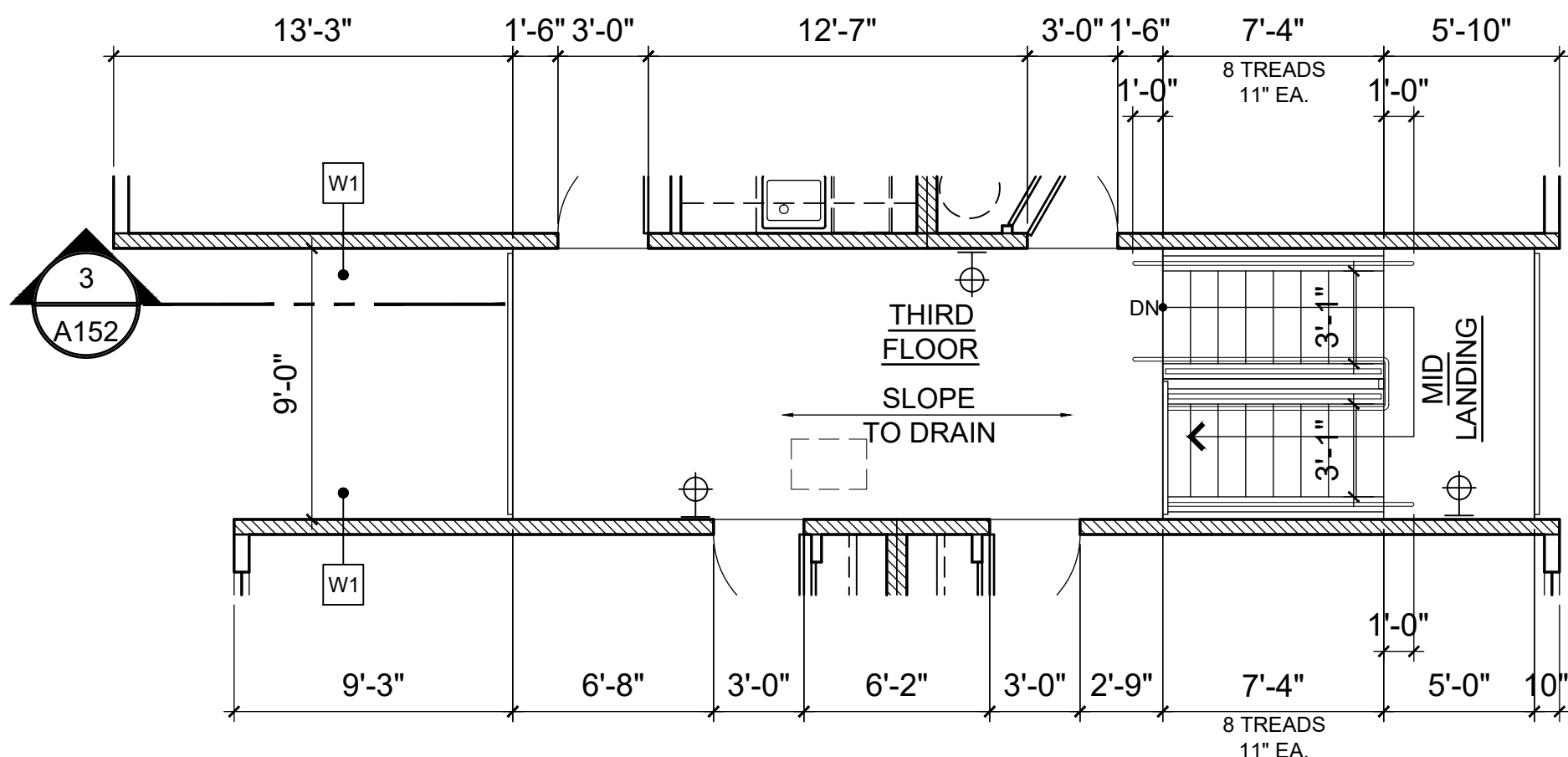
A151

SYMBOL LEGEND

WALL MOUNTED EGRESS TYPE 'D' LIGHT FIXTURE (4/A102) - LOCATE WHERE SHOWN ON STAIR PLANS. VERIFY FIXTURE TYPE AND MOUNTING HEIGHT PRIOR TO INSTALLING ELECTRICAL SERVICE BOXES - SEE A100 SITE PLAN FOR ADDITIONAL FIXTURE LOCATIONS. MOUNT AT 80" OR HIGHER ABOVE ADJACENT WALKING SURFACE FOR ADA CLEARANCE.

MATERIAL LEGEND

- ASPHALT SHINGLE ROOFING SYSTEM
- FIBER CEMENT LAP SIDING 6" EXPOSURE
- FIBER CEMENT LAP SIDING ALTERNATING EXPOSURE 7" AND 4"



1 STAIR PLANS
3/16" = 1'-0"

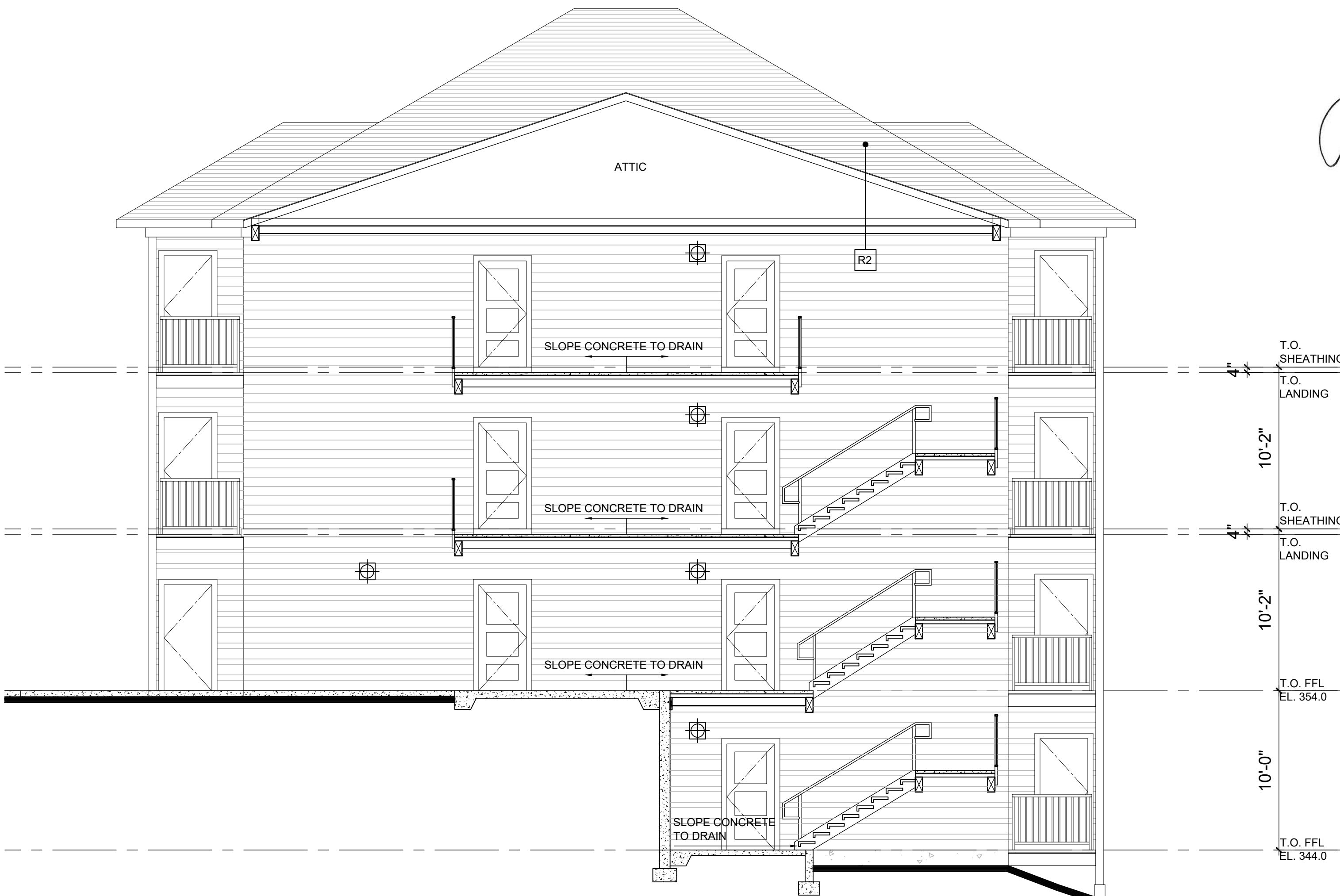
2 A152

2 A152

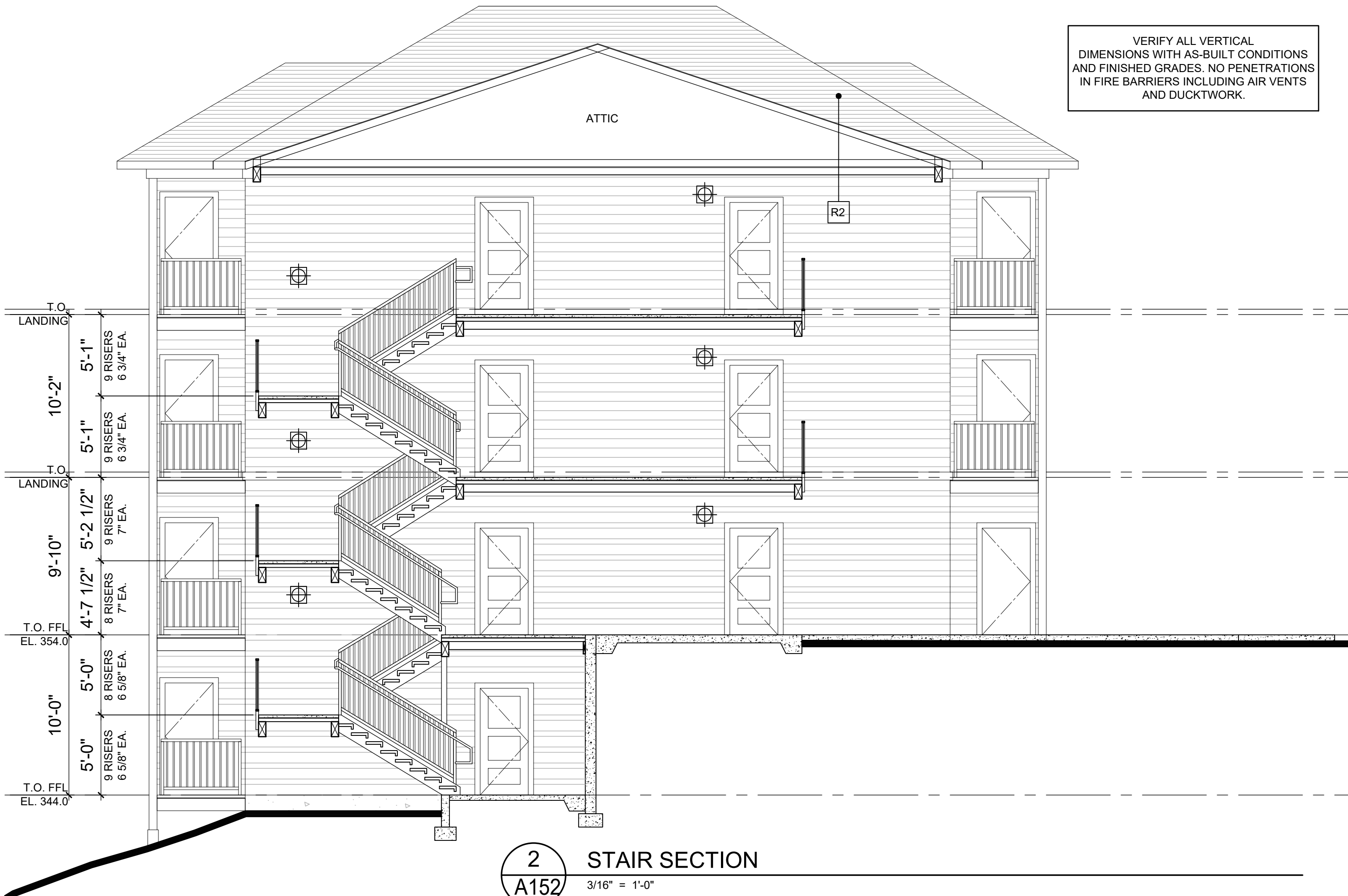
2 A152

2 A152

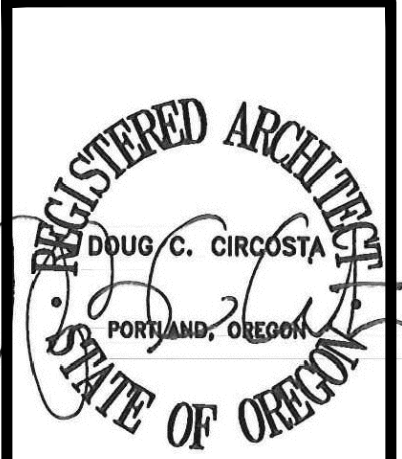
2 A152



3 STAIR SECTION
3/16" = 1'-0"



2 STAIR SECTION
3/16" = 1'-0"



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GRAND FIR APARTMENTS
PHASE 2
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4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 10-22-2024

STAIR
DETAILS
BLDG N

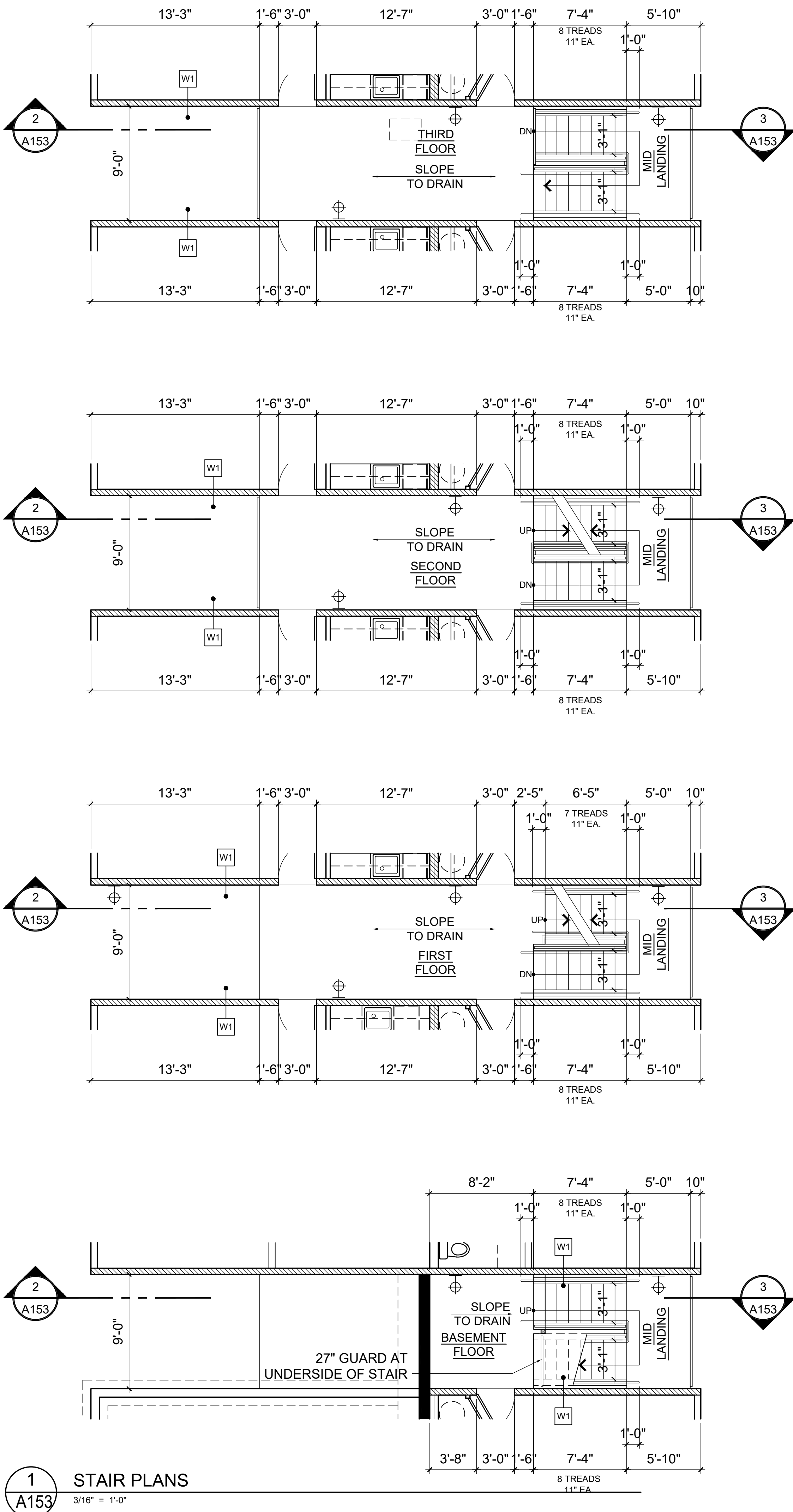
A152

SYMBOL LEGEND

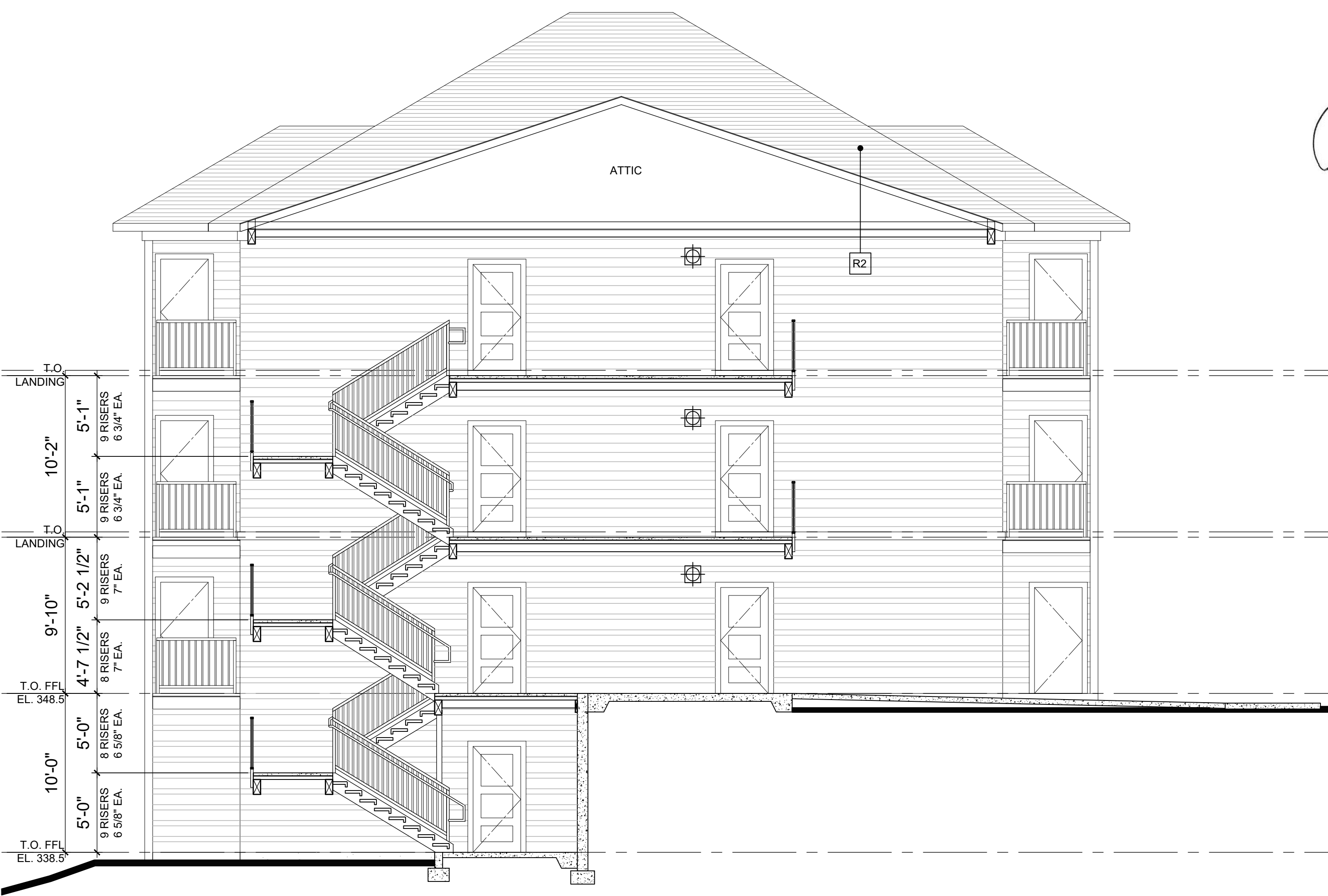
WALL MOUNTED EGRESS TYPE 'D' LIGHT FIXTURE (4/A102) - LOCATE WHERE SHOWN ON STAIR PLANS. VERIFY FIXTURE TYPE AND MOUNTING HEIGHT PRIOR TO INSTALLING ELECTRICAL SERVICE BOXES - SEE A100 SITE PLAN FOR ADDITIONAL FIXTURE LOCATIONS. MOUNT AT 80" OR HIGHER ABOVE ADJACENT WALKING SURFACE FOR ADA CLEARANCE.

MATERIAL LEGEND

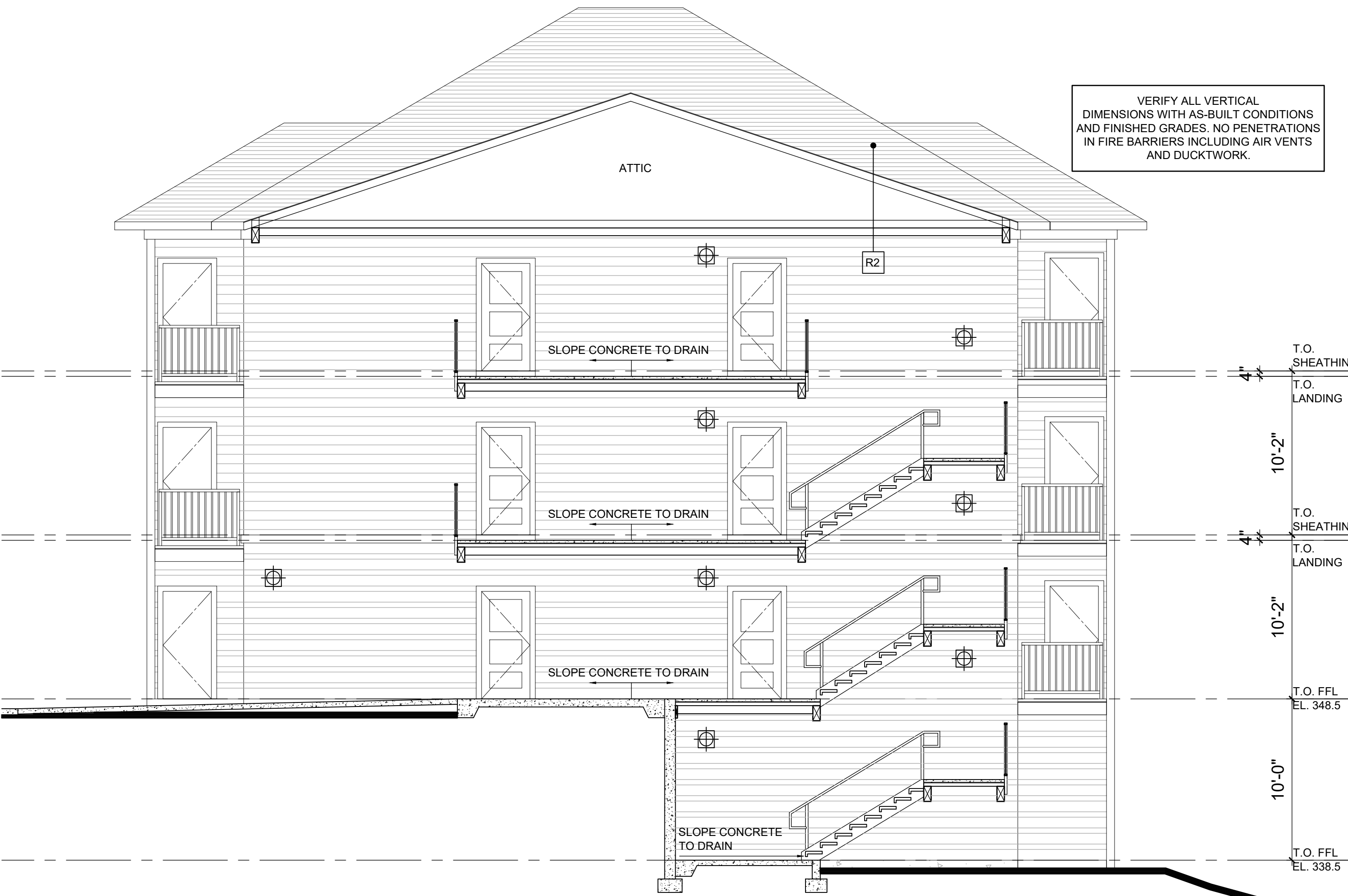
- ASPHALT SHINGLE ROOFING SYSTEM
- FIBER CEMENT LAP SIDING 6" EXPOSURE
- FIBER CEMENT LAP SIDING ALTERNATING EXPOSURE 7" AND 4"



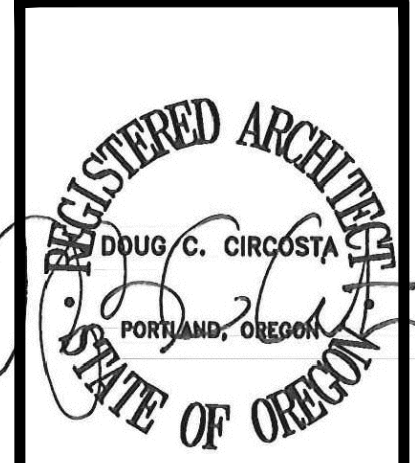
1 STAIR PLANS
3/16" = 1'-0"



3 STAIR SECTION
3/16" = 1'-0"



2 STAIR SECTION
3/16" = 1'-0"



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GRAND FIR APARTMENTS
PHASE 2
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4455 27TH AVENUE SE
SALEM, OR 97302

Job no.: 2412
date: 10-22-2024

STAIR
DETAILS
BLDG P

A153

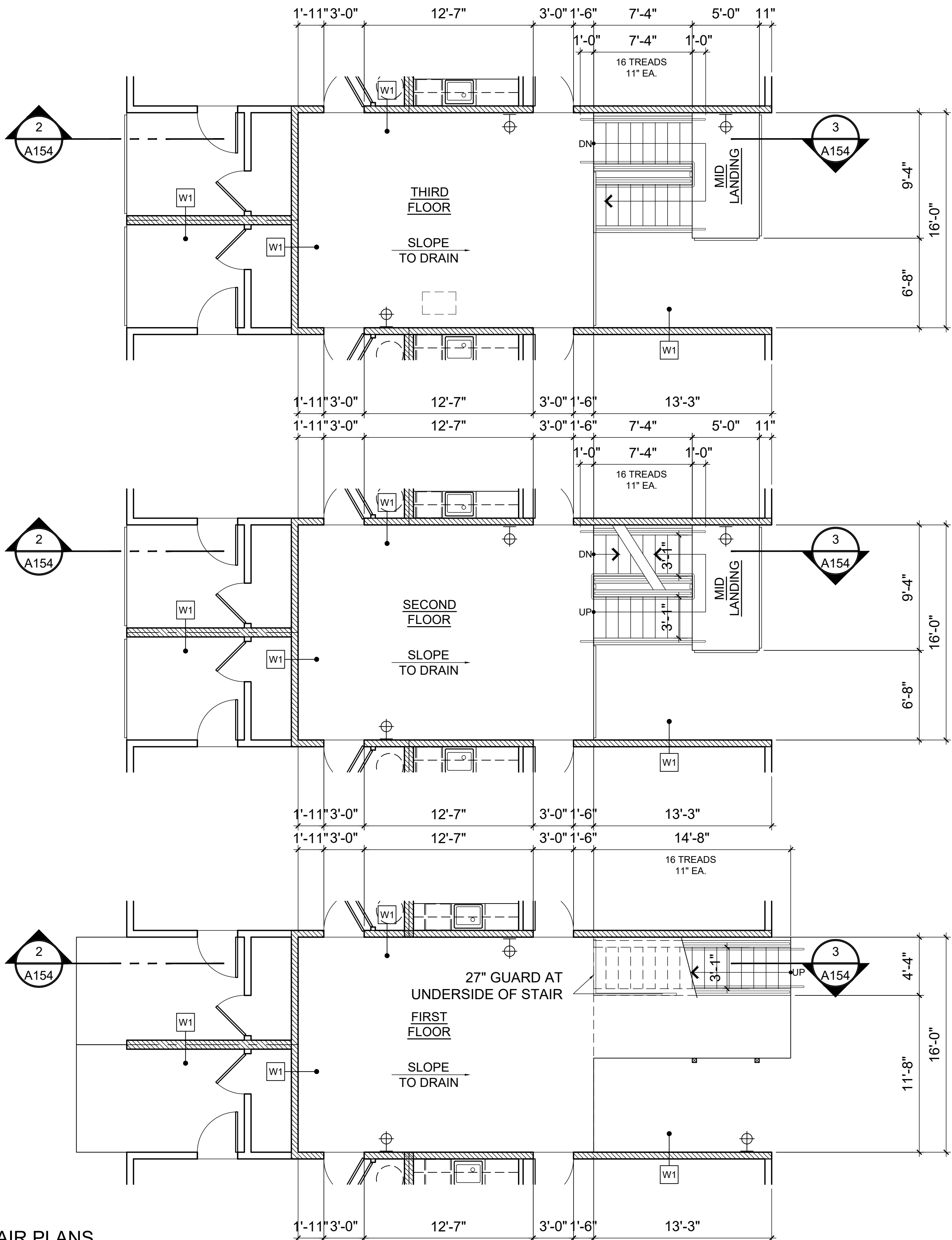
SITE PLAN REVIEW DRAWINGS

SYMBOL LEGEND

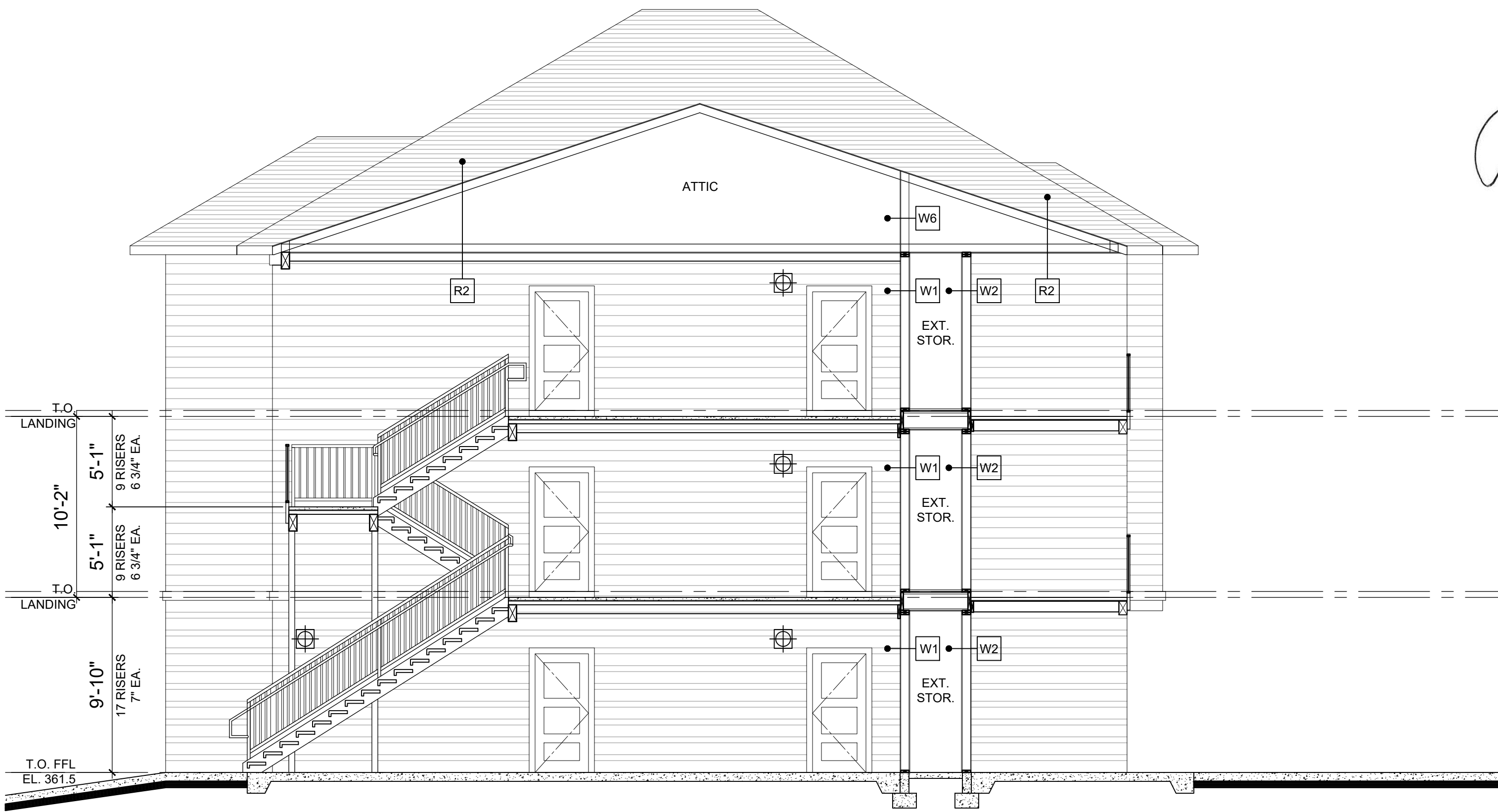
WALL MOUNTED EGRESS TYPE 'D' LIGHT FIXTURE (4/A102) - LOCATE WHERE SHOWN ON STAIR PLANS. VERIFY FIXTURE TYPE AND MOUNTING HEIGHT PRIOR TO INSTALLING ELECTRICAL SERVICE BOXES - SEE A100 SITE PLAN FOR ADDITIONAL FIXTURE LOCATIONS. MOUNT AT 80" OR HIGHER ABOVE ADJACENT WALKING SURFACE FOR ADA CLEARANCE.

MATERIAL LEGEND

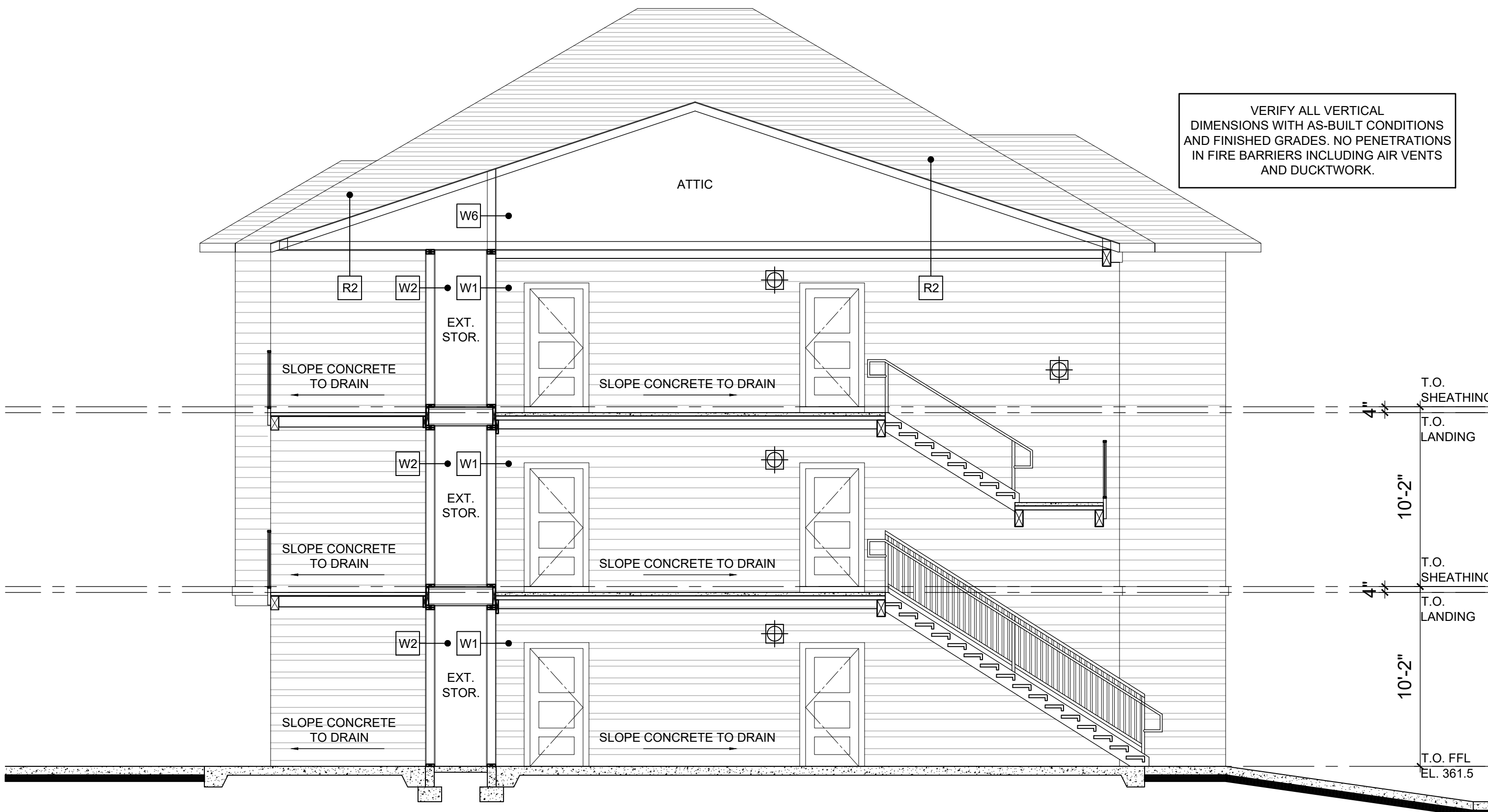
- ASPHALT SHINGLE ROOFING SYSTEM
- FIBER CEMENT LAP SIDING 6" EXPOSURE
- FIBER CEMENT LAP SIDING ALTERNATING EXPOSURE 7" AND 4"



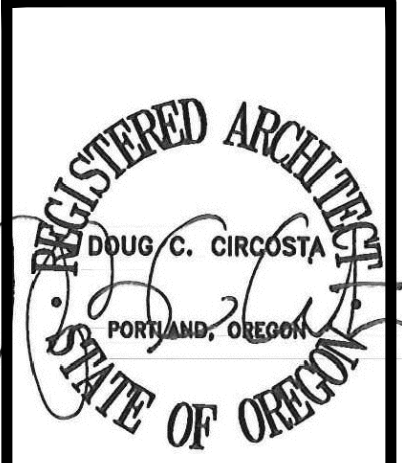
1 STAIR PLANS
3/16" = 1'-0"



3 STAIR SECTION
3/16" = 1'-0"



2 STAIR SECTION
3/16" = 1'-0"



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GRAND FIR APARTMENTS
PHASE 2
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4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 10-22-2024

STAIR
DETAILS
BLDG R

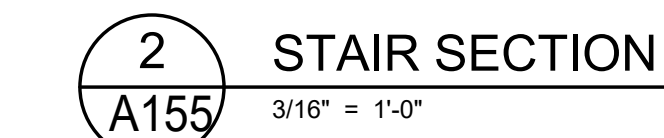
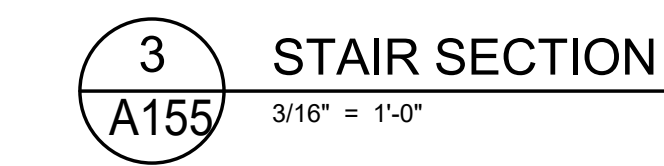
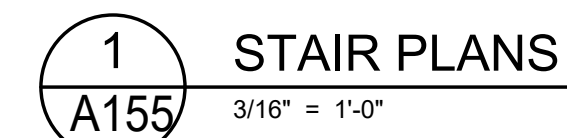
A154

SITE PLAN REVIEW DRAWINGS

WALL MOUNTED EGRESS TYPE
'D' LIGHT FIXTURE (4/A102) -
LOCATE WHERE SHOWN ON
STAIR PLANS. VERIFY FIXTURE
TYPE AND MOUNTING HEIGHT
PRIOR TO INSTALLING
ELECTRICAL SERVICE BOXES -
SEE A100 SITE PLAN FOR
ADDITIONAL FIXTURE
LOCATIONS. MOUNT AT 80" OR
HIGHER ABOVE ADJACENT
WALKING SURFACE FOR ADA
CLEARANCE.

Diagram illustrating three types of roof siding:

- ASPHALT SHINGLE ROOFING SYSTEM**: Shows a vertical stack of asphalt shingles with horizontal lines representing the shingle texture.
- FIBER CEMENT LAP SIDING 6" EXPOSURE**: Shows a vertical stack of fiber cement lap siding with horizontal lines representing the siding texture. The exposure is 6 inches.
- FIBER CEMENT LAP SIDING ALTERNATING EXPOSURE 7" AND 4"**: Shows a vertical stack of fiber cement lap siding with horizontal lines representing the siding texture. The exposure is alternating 7 inches and 4 inches.



GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455.27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 11-08-2024

STAIR
DETAILS
BLDG S

A155

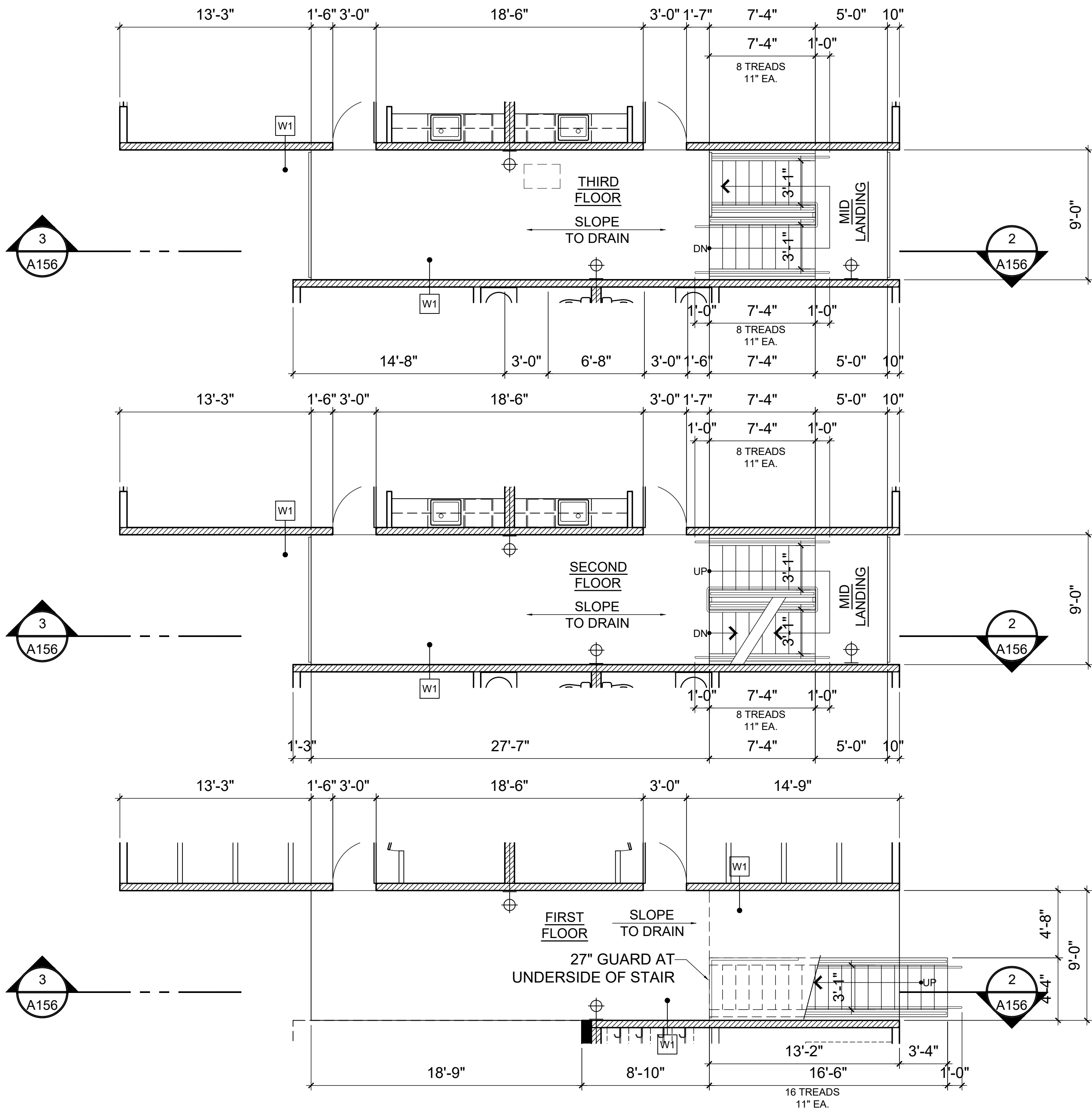
SITE PLAN REVIEW DRAWINGS

SYMBOL LEGEND

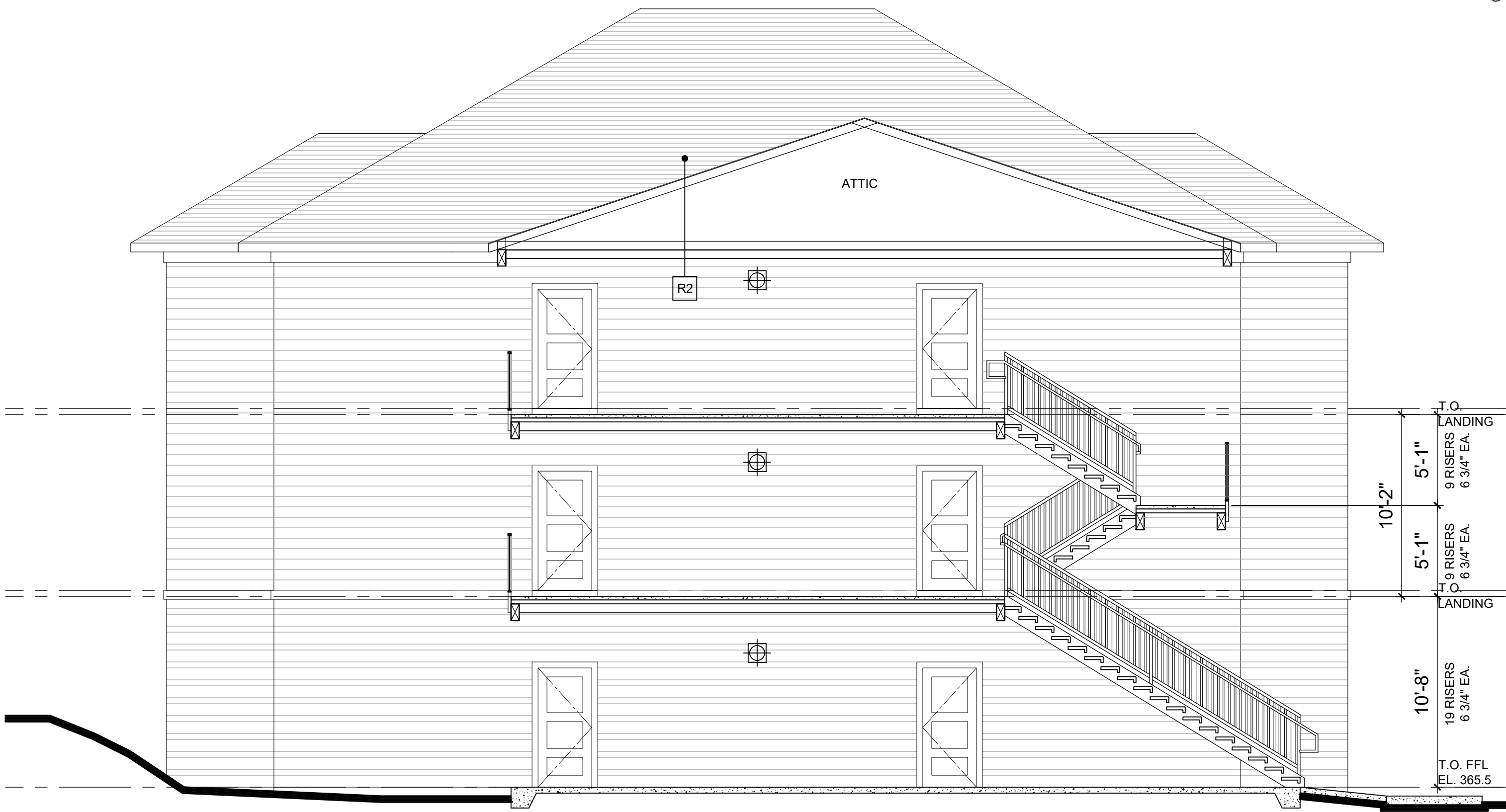
WALL MOUNTED EGRESS TYPE 'D' LIGHT FIXTURE (4/A102) - LOCATE WHERE SHOWN ON STAIR PLANS. VERIFY FIXTURE TYPE AND MOUNTING HEIGHT PRIOR TO INSTALLING ELECTRICAL SERVICE BOXES - SEE A100 SITE PLAN FOR ADDITIONAL FIXTURE LOCATIONS. MOUNT AT 80" OR HIGHER ABOVE ADJACENT WALKING SURFACE FOR ADA CLEARANCE.

MATERIAL LEGEND

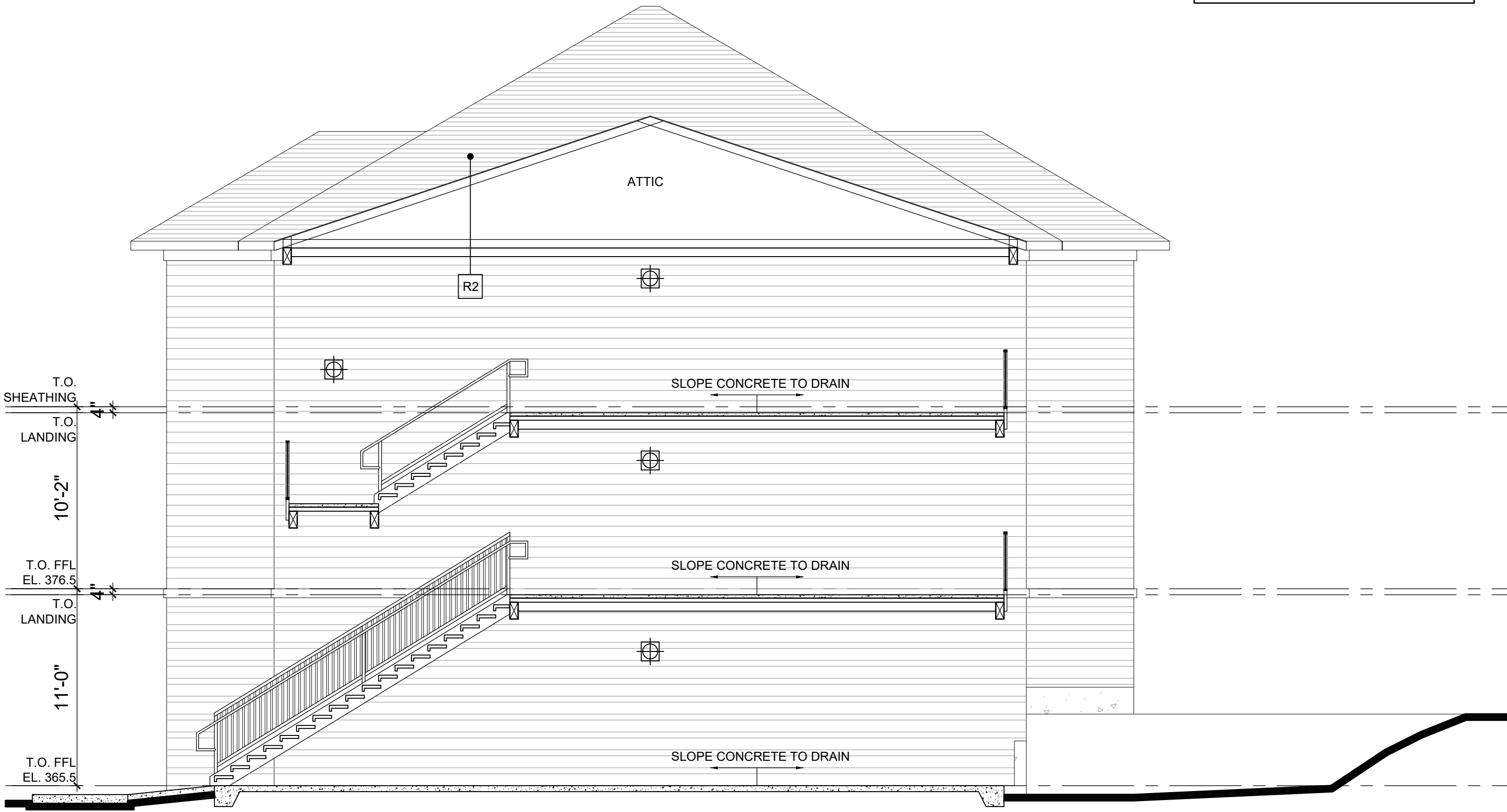
- ASPHALT SHINGLE ROOFING SYSTEM
- FIBER CEMENT LAP SIDING 6" EXPOSURE
- FIBER CEMENT LAP SIDING ALTERNATING EXPOSURE 7" AND 4"



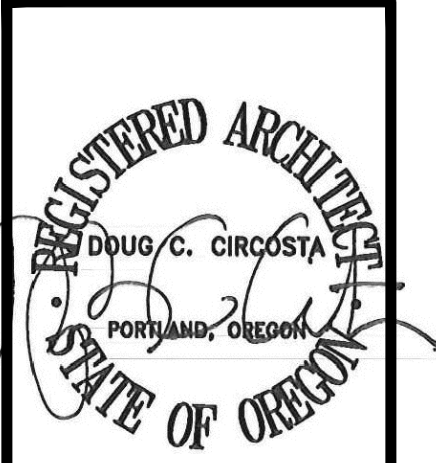
1 STAIR PLANS
3/16" = 1'-0"



3 STAIR SECTION
3/16" = 1'-0"



2 STAIR SECTION
3/16" = 1'-0"



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Beaverton, OR 97007

GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 10-22-2024

STAIR
DETAILS
BLDG S

A156

SITE PLAN REVIEW DRAWINGS

GENERAL NOTES

- ALL WINDOWS TO BE WHITE VINYL, DUAL PANE, LOW-E, INSULATED UNITS CONFORMING TO CURRENT OREGON ENERGY CODE.
- ALL EXTERIOR DOORS TO BE PAINTED, INSULATED METAL.
- ALL BREEZEWAY LANDINGS TO BE WOOD BEAMS AND DECKING WITH CONCRETE TOPPING.
- ALL BREEZEWAY STAIRS TO BE P.T. WOOD STRINGERS WITH CONCRETE TREADS AND METAL RAILINGS. ALL METAL TO BE BLACK FINISH.
- ALL ROOF EAVES TO HAVE PAINTED GUTTERS WITH DOWNSPOUTS CONNECTED TO STORM DRAINAGE SYSTEM.
- KEYNOTES SHOWN ON DRAWINGS APPLY TO ALL SIMILAR CONDITIONS.
- WINDOWS IDENTIFIED AS EMERGENCY EGRESS WINDOWS TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF, MINIMUM CLEAR HEIGHT OF 24" AND MINIMUM CLEAR WIDTH OF 20", OPENABLE FROM THE INSIDE AND A MAXIMUM OF 44" A.F.F.

MATERIAL LEGEND

SIDING TYPE 1:
PAINTED FIBER CEMENT LAP
SIDING WITH 7" EXPOSURE
COLOR 1

ASPHALT SHINGLE ROOFING
SYSTEM

SIDING TYPE 2:
PAINTED FIBER CEMENT LAP
SIDING WITH ALTERNATING 7"
EXPOSURE AND 3" EXPOSURE
COLOR 2

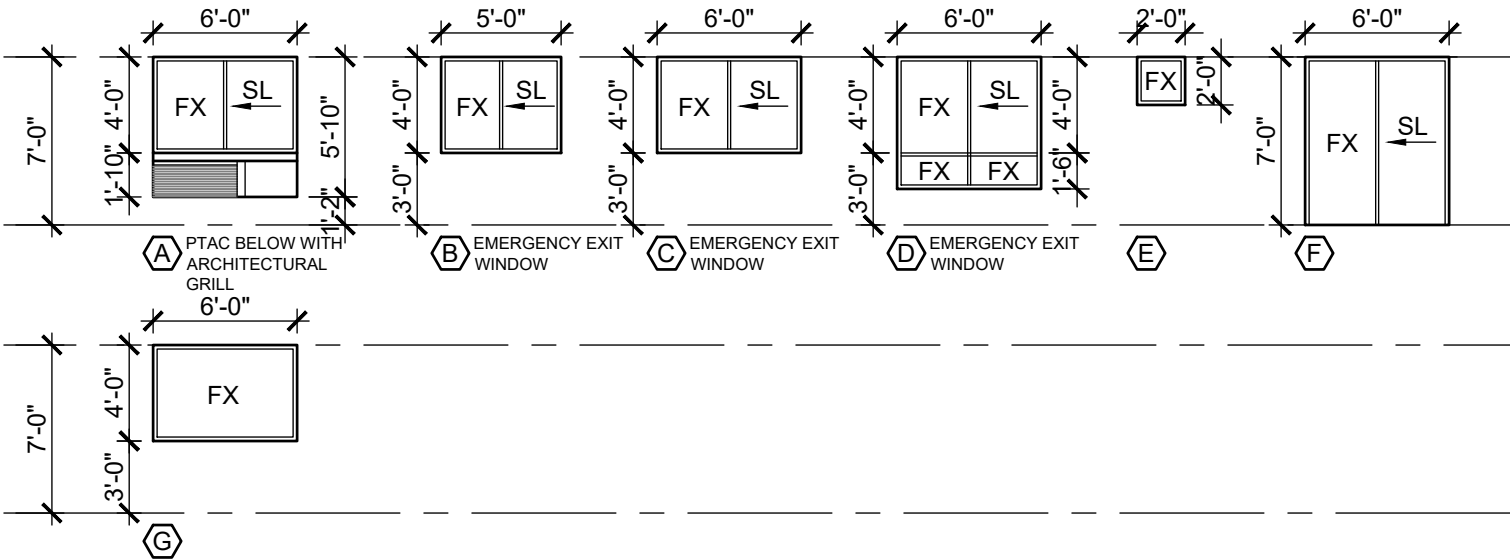
KEYNOTE LEGEND

- 5/4 X 4 PAINTED TRIM AROUND ALL WINDOWS AND DOORS
- 5/4 X 6 PAINTED TRIM BAND
- 2 X 6 PAINTED FASCIA BOARD AT ALL ROOF RAKE AND EAVE LOCATIONS
- METAL RAILING WITH BLACK FINISH
- PAINTED WOOD POST, DECK FASCIA AND UNDER DECKING (TYPICAL)

WINDOW TYPES

- FRAME COLOR: WHITE.
- WINDOW HEAD HEIGHT TO BE 7'-0" ABOVE FFL.
- PROVIDE TEMPERED SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS AND AS INDICATED ON ELEVATIONS.
- PROVIDE PRIVACY GLAZING AT BATHROOM LOCATIONS.
- PROVIDE ADA ACCESSIBLE WINDOW HARDWARE AT ADA UNITS
- BLINDS TO BE INSTALLED INSIDE WINDOW JAMBS.
- PATIO DOORS TO PROVIDE PRIVACY FILM.

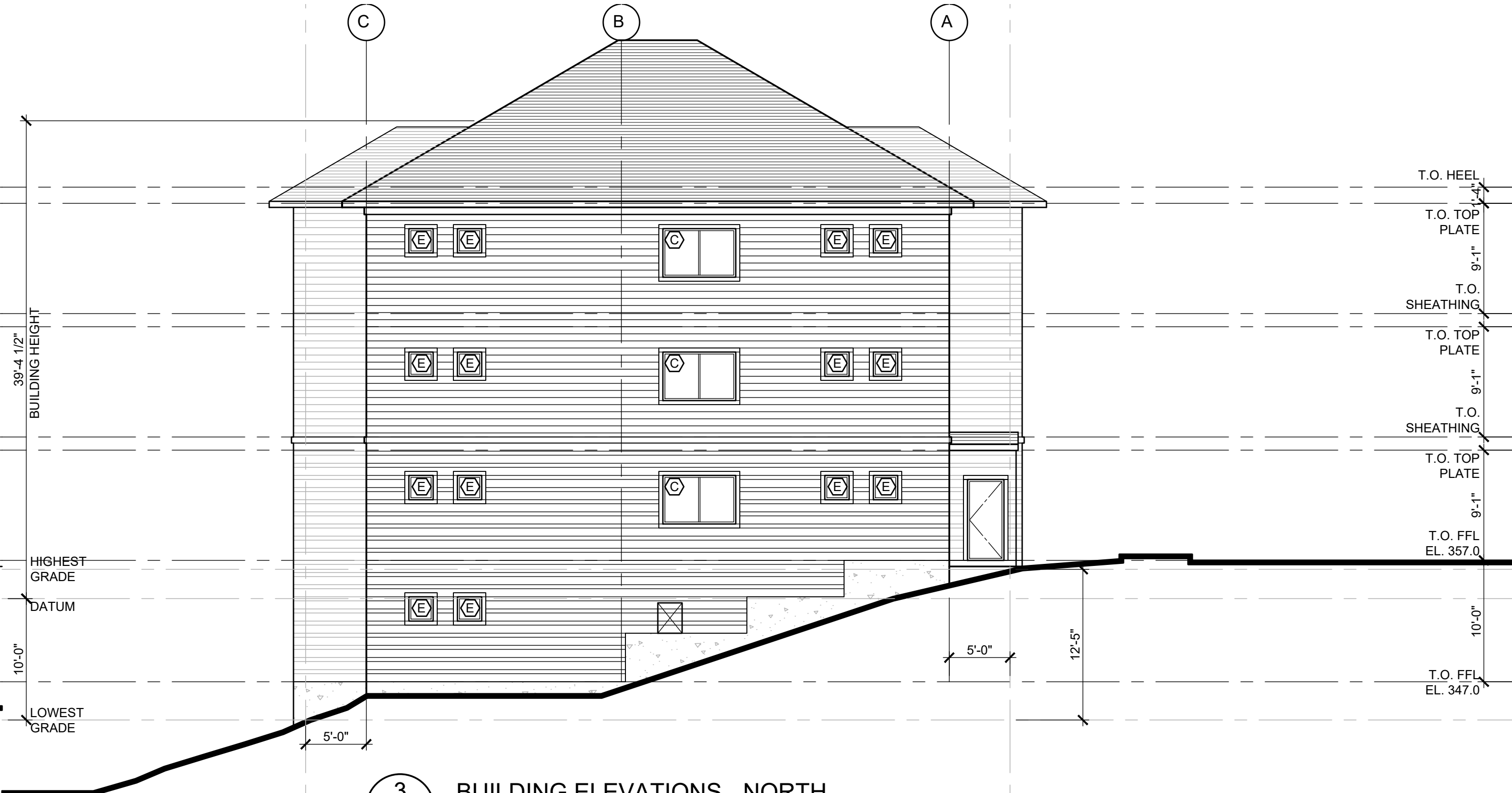
SL = SLIDING
FX = FIXED



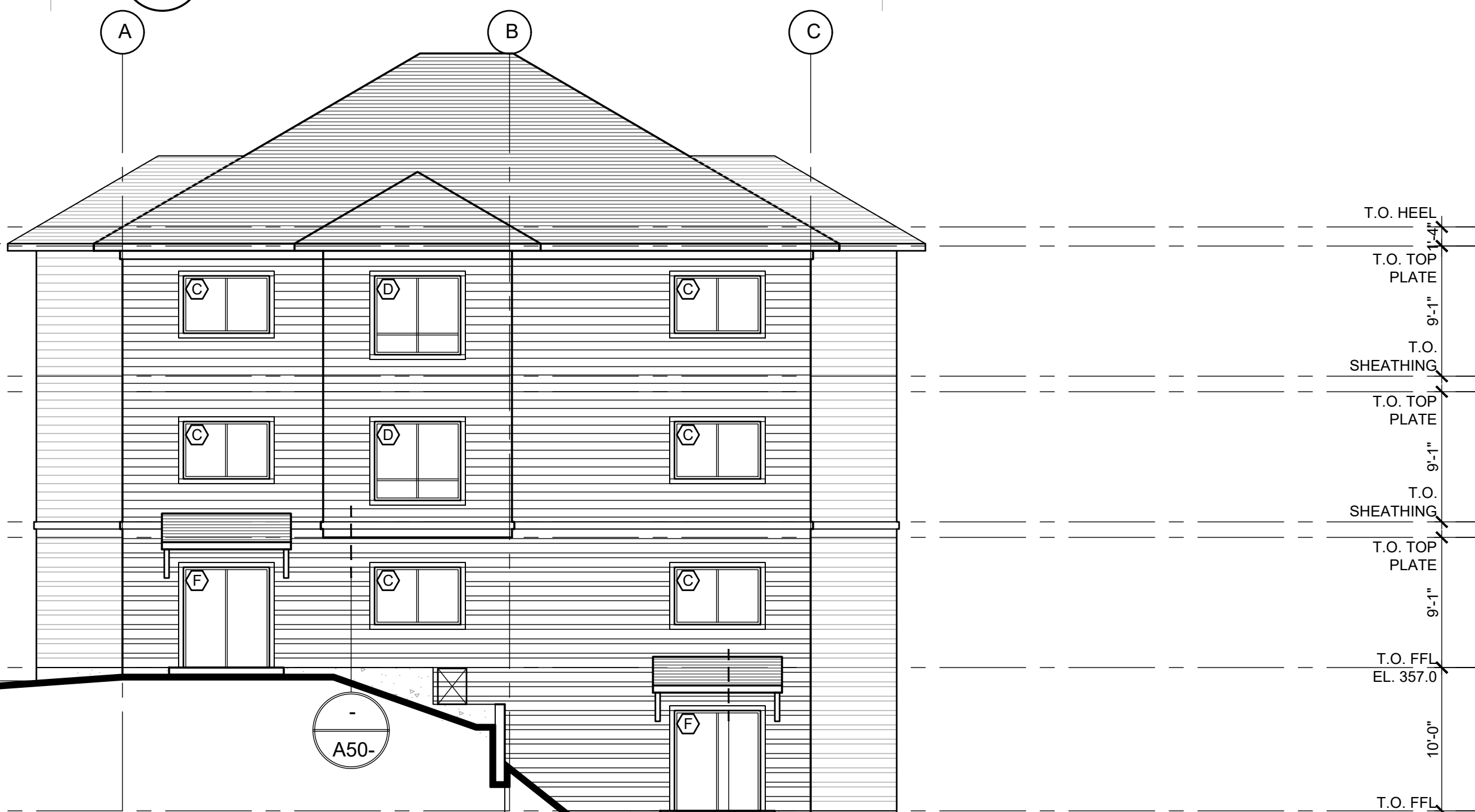
4 BUILDING ELEVATIONS - EAST
1/8" = 1'-0"



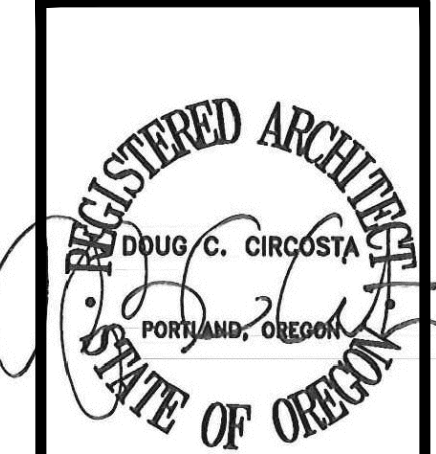
2 BUILDING ELEVATIONS - WEST
1/8" = 1'-0"



3 BUILDING ELEVATIONS - NORTH
1/8" = 1'-0"



1 BUILDING ELEVATIONS - SOUTH
1/8" = 1'-0"



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GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

Job no.: 2412
date: 10-22-2024

BUILDING
ELEVATIONS
BLDG M

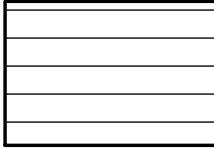
A200

SITE PLAN REVIEW DRAWINGS

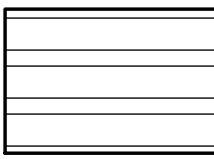
GENERAL NOTES

- ALL WINDOWS TO BE WHITE VINYL, DUAL PANE, LOW-E, INSULATED UNITS CONFORMING TO CURRENT OREGON ENERGY CODE.
- ALL EXTERIOR DOORS TO BE PAINTED, INSULATED METAL.
- ALL BREEZEWAY LANDINGS TO BE WOOD BEAMS AND DECKING WITH CONCRETE TOPPING.
- ALL BREEZEWAY STAIRS TO BE P.T. WOOD STRINGERS WITH CONCRETE TREADS AND METAL RAILINGS. ALL METAL TO BE BLACK FINISH.
- ALL ROOF EAVES TO HAVE PAINTED GUTTERS WITH DOWNSPOUTS CONNECTED TO STORM DRAINAGE SYSTEM.
- KEYNOTES SHOWN ON DRAWINGS APPLY TO ALL SIMILAR CONDITIONS.
- WINDOWS IDENTIFIED AS EMERGENCY EGRESS WINDOWS TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF, MINIMUM CLEAR HEIGHT OF 24" AND MINIMUM CLEAR WIDTH OF 20", OPENABLE FROM THE INSIDE AND A MAXIMUM OF 44" A.F.F.

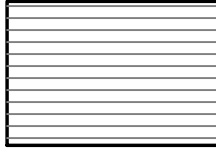
MATERIAL LEGEND



SIDING TYPE 1:
PAINTED FIBER CEMENT LAP
SIDING WITH 7" EXPOSURE
COLOR 1



SIDING TYPE 2:
PAINTED FIBER CEMENT LAP
SIDING WITH ALTERNATING 7"
EXPOSURE AND 3" EXPOSURE
COLOR 2



ASPHALT SHINGLE ROOFING
SYSTEM

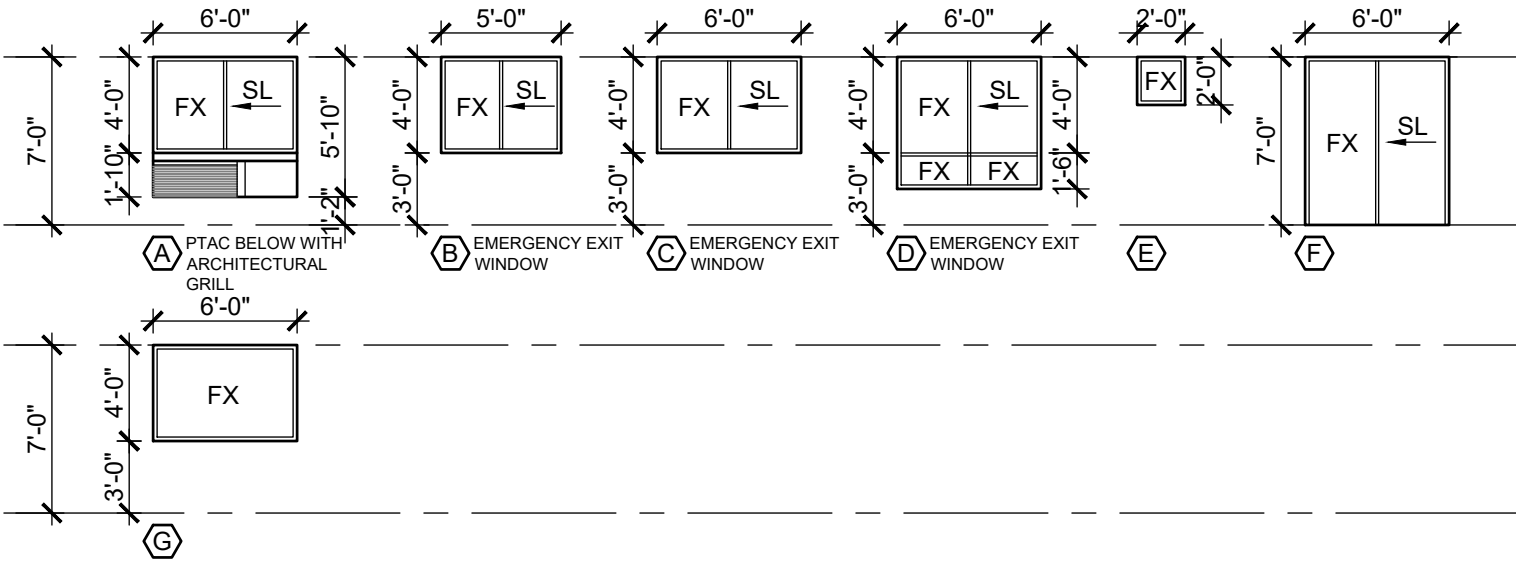
KEYNOTE LEGEND

- 5/4 X 4 PAINTED TRIM AROUND ALL WINDOWS AND DOORS
- 5/4 X 6 PAINTED TRIM BAND
- 2 X 6 PAINTED FASCIA BOARD AT ALL ROOF RAKE AND EAVE LOCATIONS
- METAL RAILING WITH BLACK FINISH
- PAINTED WOOD POST, DECK FASCIA AND UNDER DECKING (TYPICAL)

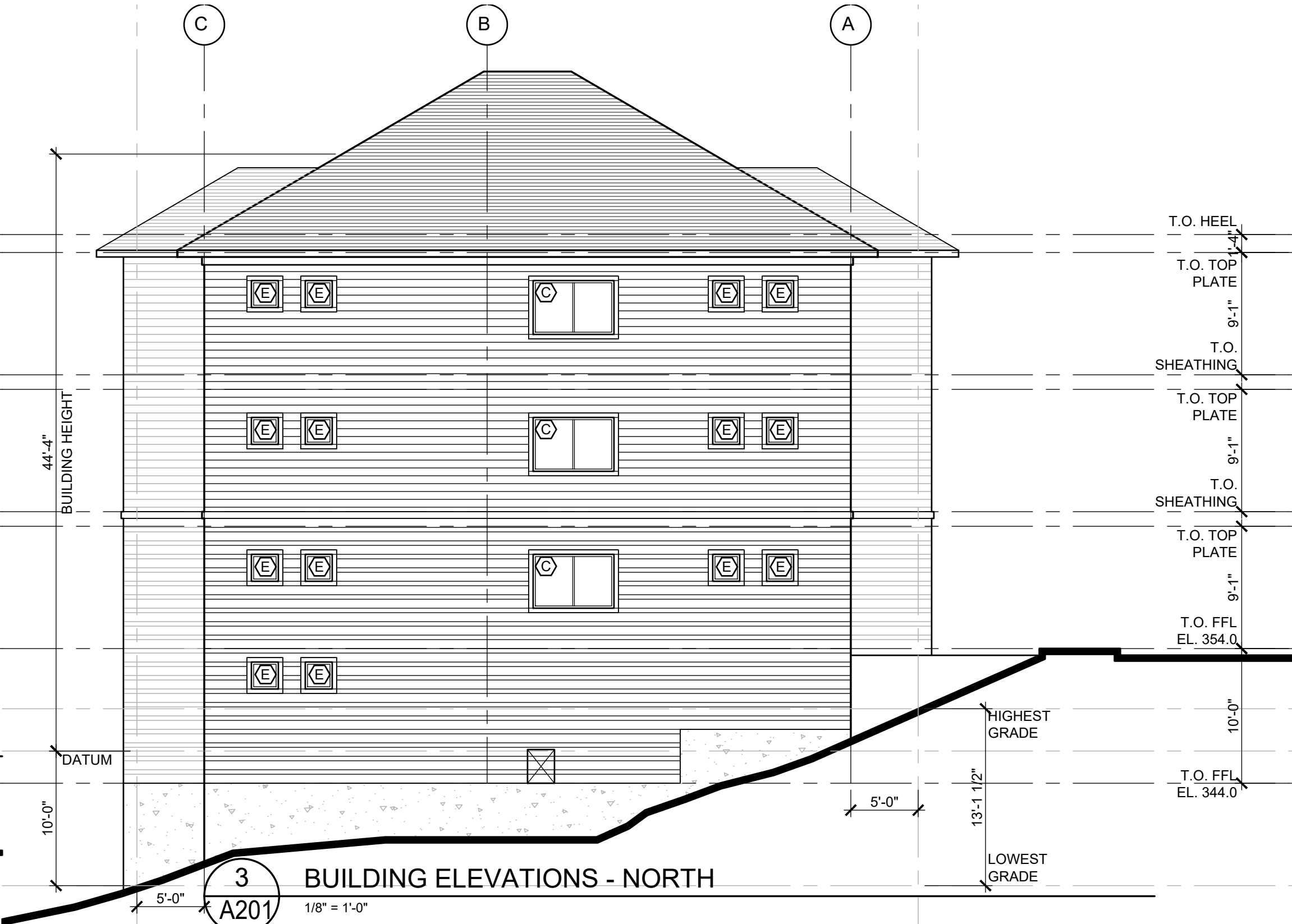
WINDOW TYPES

- FRAME COLOR: WHITE.
- WINDOW HEAD HEIGHT TO BE 7'-0" ABOVE FFL.
- PROVIDE TEMPERED SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS AND AS INDICATED ON ELEVATIONS.
- PROVIDE PRIVACY GLAZING AT BATHROOM LOCATIONS.
- PROVIDE ADA ACCESSIBLE WINDOW HARDWARE AT ADA UNITS
- BLINDS TO BE INSTALLED INSIDE WINDOW JAMBS.
- PATIO DOORS TO PROVIDE PRIVACY FILM.

SL = SLIDING
FX = FIXED



4 BUILDING ELEVATIONS - EAST
1/8" = 1'-0"



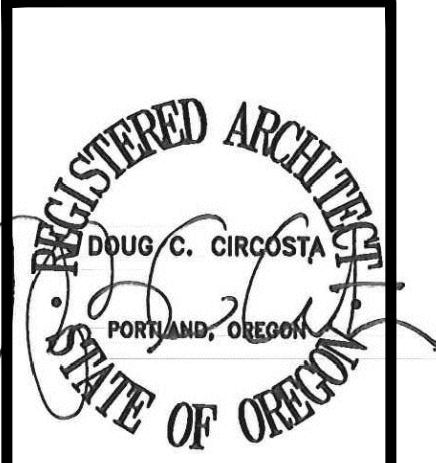
3 BUILDING ELEVATIONS - NORTH
1/8" = 1'-0"



2 BUILDING ELEVATIONS - WEST
1/8" = 1'-0"



1 BUILDING ELEVATIONS - SOUTH
1/8" = 1'-0"



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GRAND FIR APARTMENTS
PHASE 2
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4455 27TH AVENUE SE
SALEM, OR 97302

Job no.: 2412
date: 10-22-2024

BUILDING
ELEVATIONS
BLDG N

A201

SITE PLAN REVIEW DRAWINGS

GENERAL NOTES

- ALL WINDOWS TO BE WHITE VINYL, DUAL PANE, LOW-E, INSULATED UNITS CONFORMING TO CURRENT OREGON ENERGY CODE.
- ALL EXTERIOR DOORS TO BE PAINTED, INSULATED METAL.
- ALL BREEZEWAY LANDINGS TO BE WOOD BEAMS AND DECKING WITH CONCRETE TOPPING.
- ALL BREEZEWAY STAIRS TO BE P.T. WOOD STRINGERS WITH CONCRETE TREADS AND METAL RAILINGS. ALL METAL TO BE BLACK FINISH.
- ALL ROOF EAVES TO HAVE PAINTED GUTTERS WITH DOWNSPOUTS CONNECTED TO STORM DRAINAGE SYSTEM.
- KEYNOTES SHOWN ON DRAWINGS APPLY TO ALL SIMILAR CONDITIONS.
- WINDOWS IDENTIFIED AS EMERGENCY EGRESS WINDOWS TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF, MINIMUM CLEAR HEIGHT OF 24" AND MINIMUM CLEAR WIDTH OF 20", OPENABLE FROM THE INSIDE AND A MAXIMUM OF 44" A.F.F.

MATERIAL LEGEND

SIDING TYPE 1:
PAINTED FIBER CEMENT LAP
SIDING WITH 7" EXPOSURE
COLOR 1

ASPHALT SHINGLE ROOFING
SYSTEM

SIDING TYPE 2:
PAINTED FIBER CEMENT LAP
SIDING WITH ALTERNATING 7"
EXPOSURE AND 3" EXPOSURE
COLOR 2

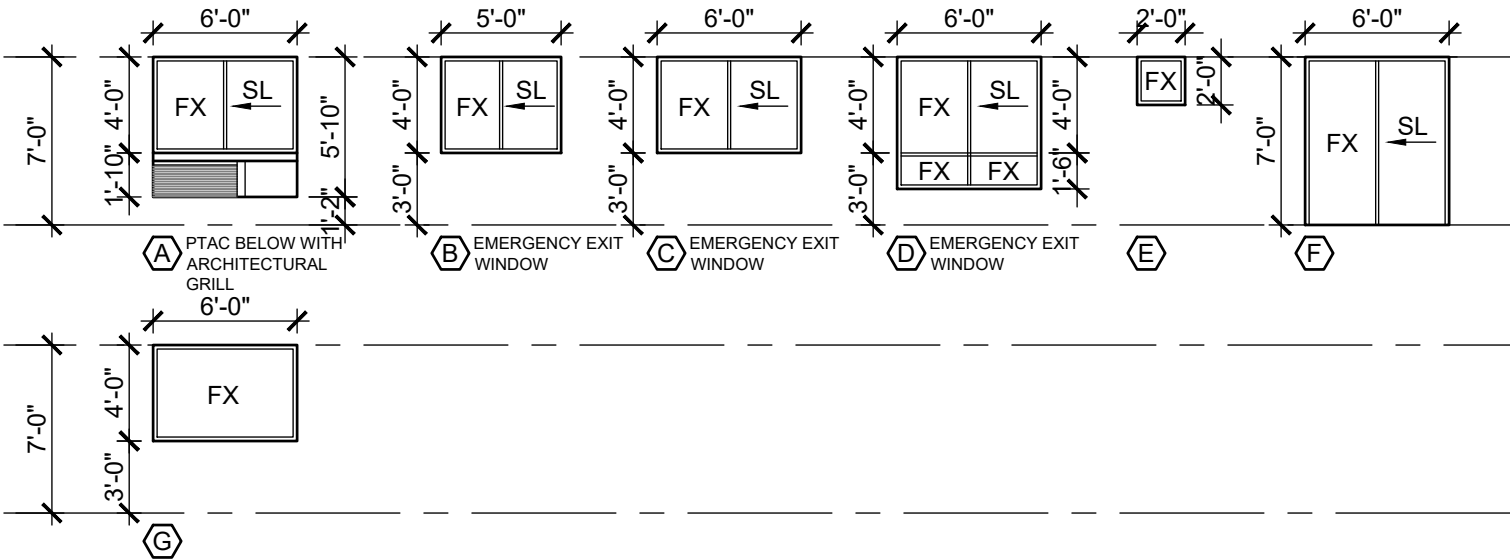
KEYNOTE LEGEND

- 5/4 X 4 PAINTED TRIM AROUND ALL WINDOWS AND DOORS
- 5/4 X 6 PAINTED TRIM BAND
- 2 X 6 PAINTED FASCIA BOARD AT ALL ROOF RAKE AND EAVE LOCATIONS
- METAL RAILING WITH BLACK FINISH
- PAINTED WOOD POST, DECK FASCIA AND UNDER DECKING (TYPICAL)

WINDOW TYPES

- FRAME COLOR: WHITE.
- WINDOW HEAD HEIGHT TO BE 7'-0" ABOVE FFL.
- PROVIDE TEMPERED SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS AND AS INDICATED ON ELEVATIONS.
- PROVIDE PRIVACY GLAZING AT BATHROOM LOCATIONS.
- PROVIDE ADA ACCESSIBLE WINDOW HARDWARE AT ADA UNITS
- BLINDS TO BE INSTALLED INSIDE WINDOW JAMBS.
- PATIO DOORS TO PROVIDE PRIVACY FILM.

SL = SLIDING
FX = FIXED



4 BUILDING ELEVATIONS - EAST
1/8" = 1'-0"



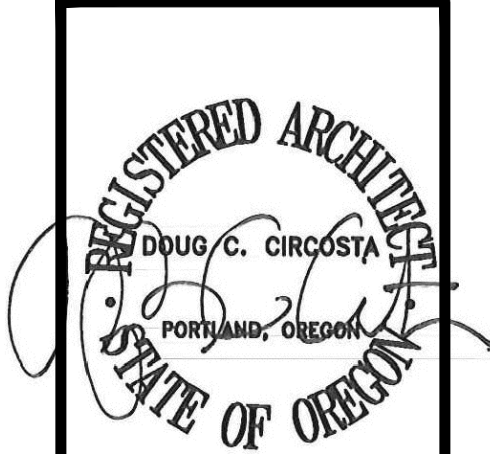
2 BUILDING ELEVATIONS - WEST
1/8" = 1'-0"



3 BUILDING ELEVATIONS - NORTH
1/8" = 1'-0"



1 BUILDING ELEVATIONS - SOUTH
1/8" = 1'-0"



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14670 SW Forest Drive
Beaverton, OR 97007

GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

Job no.: 2412
date: 11-08-2024

BUILDING
ELEVATIONS
BLDG P

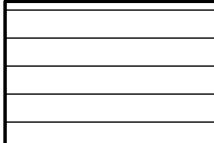
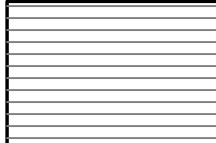
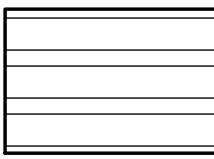
A202

SITE PLAN REVIEW DRAWINGS

GENERAL NOTES

- ALL WINDOWS TO BE WHITE VINYL, DUAL PANE, LOW-E, INSULATED UNITS CONFORMING TO CURRENT OREGON ENERGY CODE.
- ALL EXTERIOR DOORS TO BE PAINTED, INSULATED METAL.
- ALL BREEZEWAY LANDINGS TO BE WOOD BEAMS AND DECKING WITH CONCRETE TOPPING.
- ALL BREEZEWAY STAIRS TO BE P.T. WOOD STRINGERS WITH CONCRETE TREADS AND METAL RAILINGS. ALL METAL TO BE BLACK FINISH.
- ALL ROOF EAVES TO HAVE PAINTED GUTTERS WITH DOWNSPOUTS CONNECTED TO STORM DRAINAGE SYSTEM.
- KEYNOTES SHOWN ON DRAWINGS APPLY TO ALL SIMILAR CONDITIONS.
- WINDOWS IDENTIFIED AS EMERGENCY EGRESS WINDOWS TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF, MINIMUM CLEAR HEIGHT OF 24" AND MINIMUM CLEAR WIDTH OF 20", OPENABLE FROM THE INSIDE AND A MAXIMUM OF 44" A.F.F.

MATERIAL LEGEND

- | | | | |
|---|---|---|-----------------------------------|
|  | SIDING TYPE 1:
PAINTED FIBER CEMENT LAP
SIDING WITH 7" EXPOSURE
COLOR 1 |  | ASPHALT SHINGLE ROOFING
SYSTEM |
|  | SIDING TYPE 2:
PAINTED FIBER CEMENT LAP
SIDING WITH ALTERNATING 7"
EXPOSURE AND 3" EXPOSURE
COLOR 2 | | |

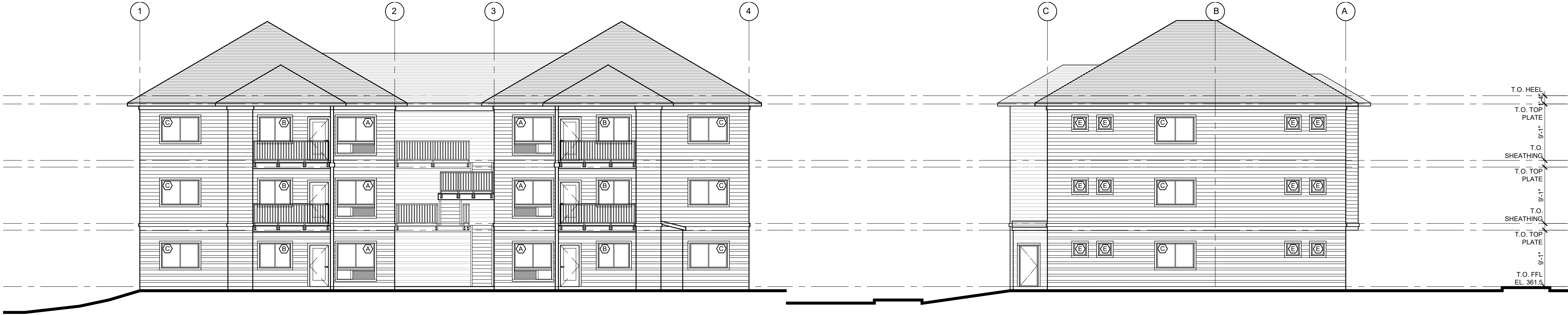
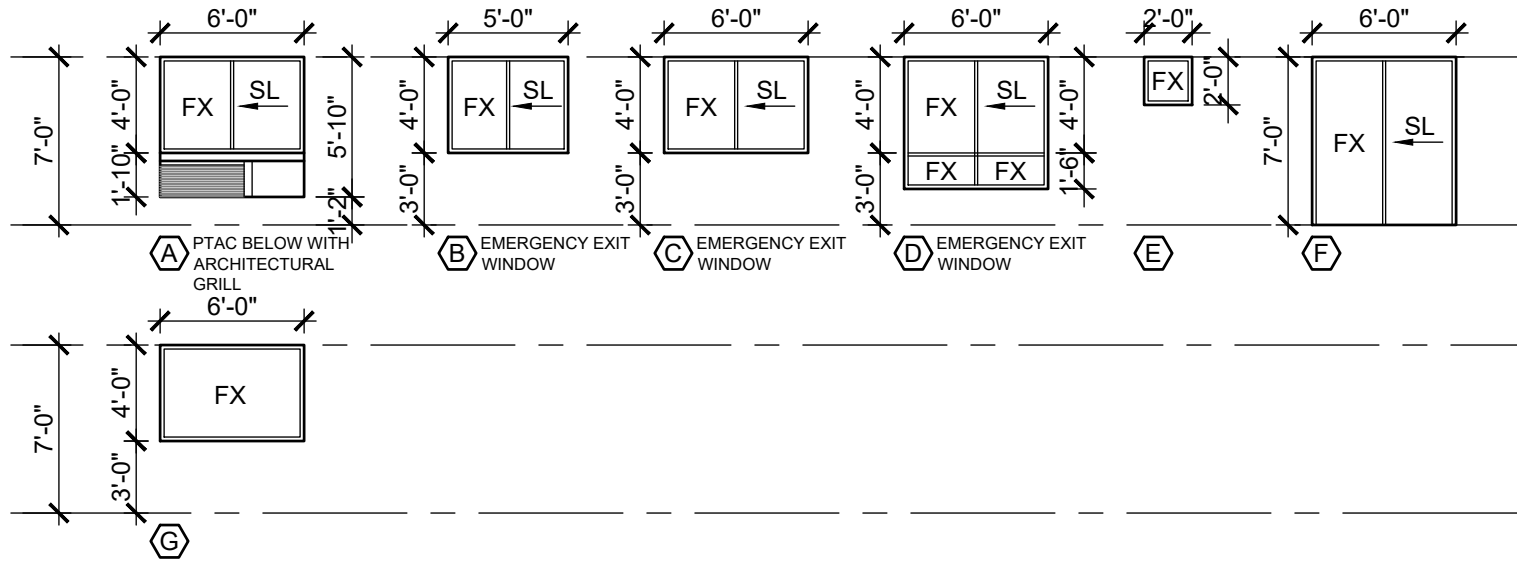
KEYNOTE LEGEND

- 5/4 X 4 PAINTED TRIM AROUND ALL WINDOWS AND DOORS
- 5/4 X 6 PAINTED TRIM BAND
- 2 X 6 PAINTED FASCIA BOARD AT ALL ROOF RAKE AND EAVE LOCATIONS
- METAL RAILING WITH BLACK FINISH
- PAINTED WOOD POST, DECK FASCIA AND UNDER DECKING (TYPICAL)

WINDOW TYPES

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- BLINDS TO BE INSTALLED INSIDE WINDOW JAMBS.
- PATIO DOORS TO PROVIDE PRIVACY FILM.

SL = SLIDING
FX = FIXED

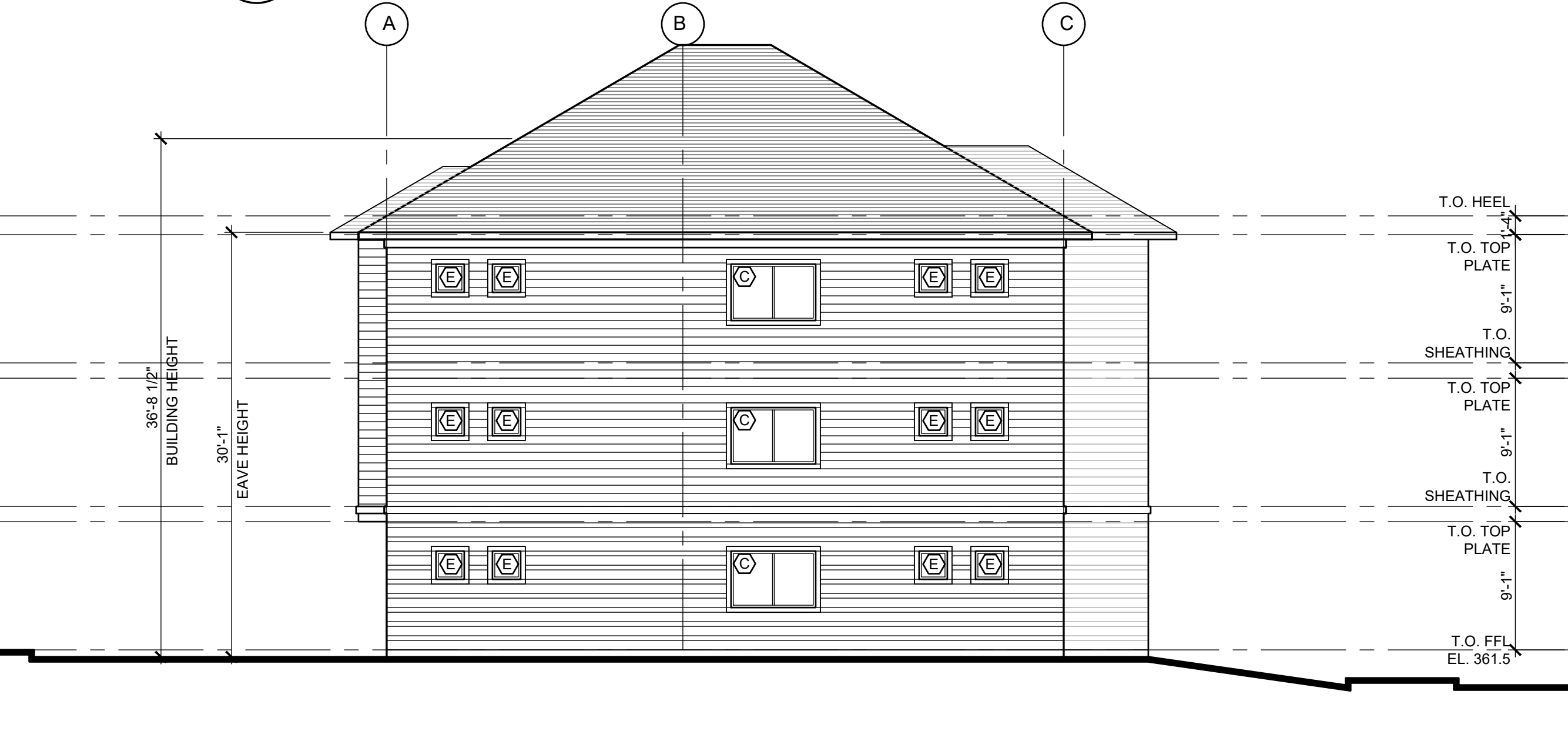


4 BUILDING ELEVATIONS - NORTH
A203 1/8" = 1'-0"

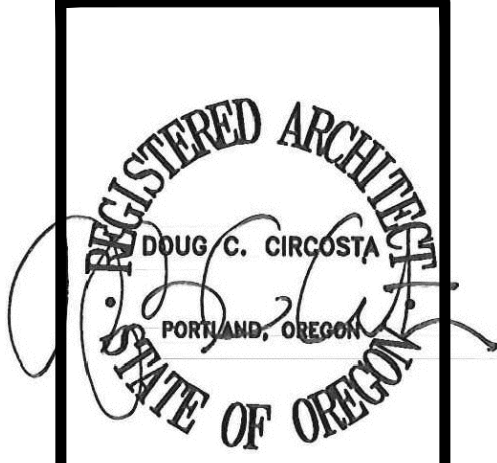


2 BUILDING ELEVATIONS - SOUTH
A203 1/8" = 1'-0"

3 BUILDING ELEVATIONS - WEST
A203 1/8" = 1'-0"



1 BUILDING ELEVATIONS - EAST
A203 1/8" = 1'-0"



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GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

Job no.: 2412
date: 11-08-2024

BUILDING
ELEVATIONS
BLDG R

A203

SITE PLAN REVIEW DRAWINGS

GENERAL NOTES

- ALL WINDOWS TO BE WHITE VINYL, DUAL PANE, LOW-E, INSULATED UNITS CONFORMING TO CURRENT OREGON ENERGY CODE.
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SIDING WITH 7" EXPOSURE
COLOR 1

ASPHALT SHINGLE ROOFING
SYSTEM

SIDING TYPE 2:
PAINTED FIBER CEMENT LAP
SIDING WITH ALTERNATING 7"
EXPOSURE AND 3" EXPOSURE
COLOR 2

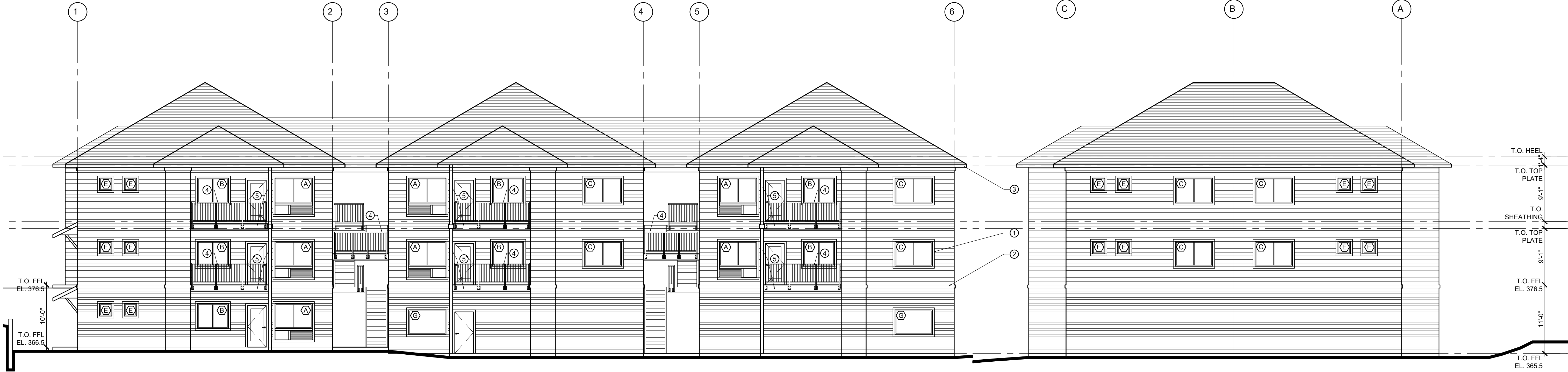
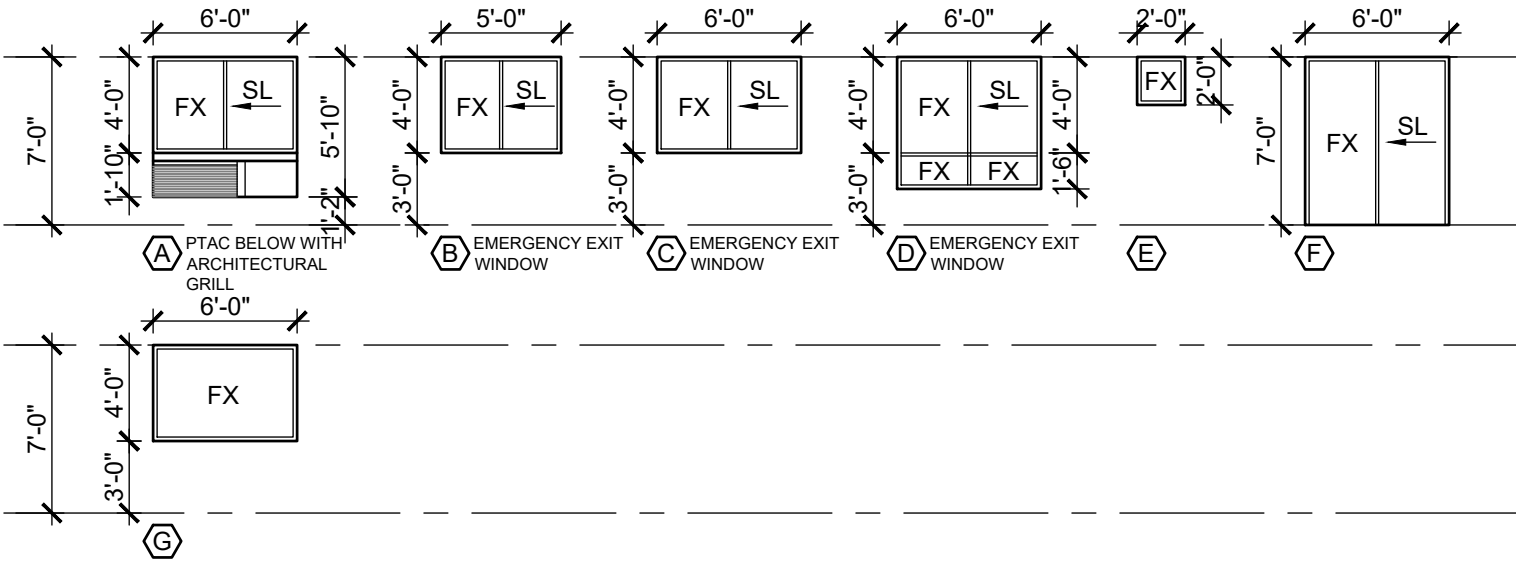
KEYNOTE LEGEND

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- BLINDS TO BE INSTALLED INSIDE WINDOW JAMBS.
- PATIO DOORS TO PROVIDE PRIVACY FILM.

SL = SLIDING
FX = FIXED



4 BUILDING ELEVATIONS - EAST
1/8" = 1'-0"

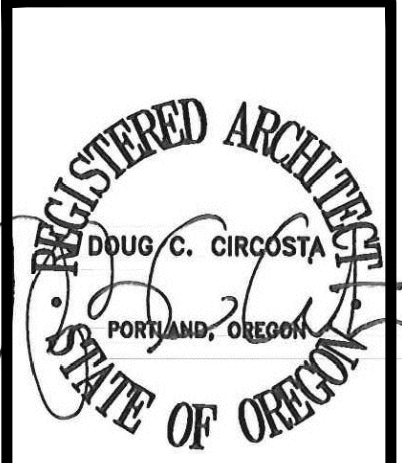
3 BUILDING ELEVATIONS - NORTH
1/8" = 1'-0"



2 BUILDING ELEVATIONS - WEST
1/8" = 1'-0"



1 BUILDING ELEVATIONS - SOUTH
1/8" = 1'-0"



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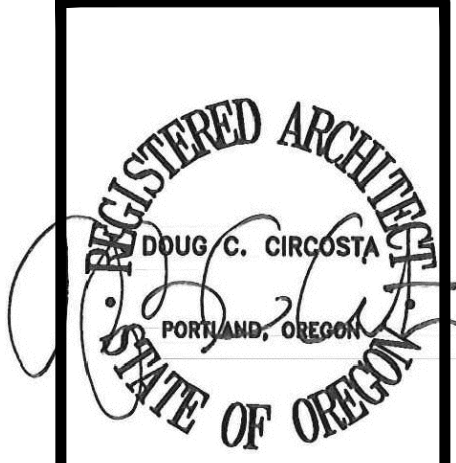
GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

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BUILDING
ELEVATIONS
BLDG S

A204

SITE PLAN REVIEW DRAWINGS



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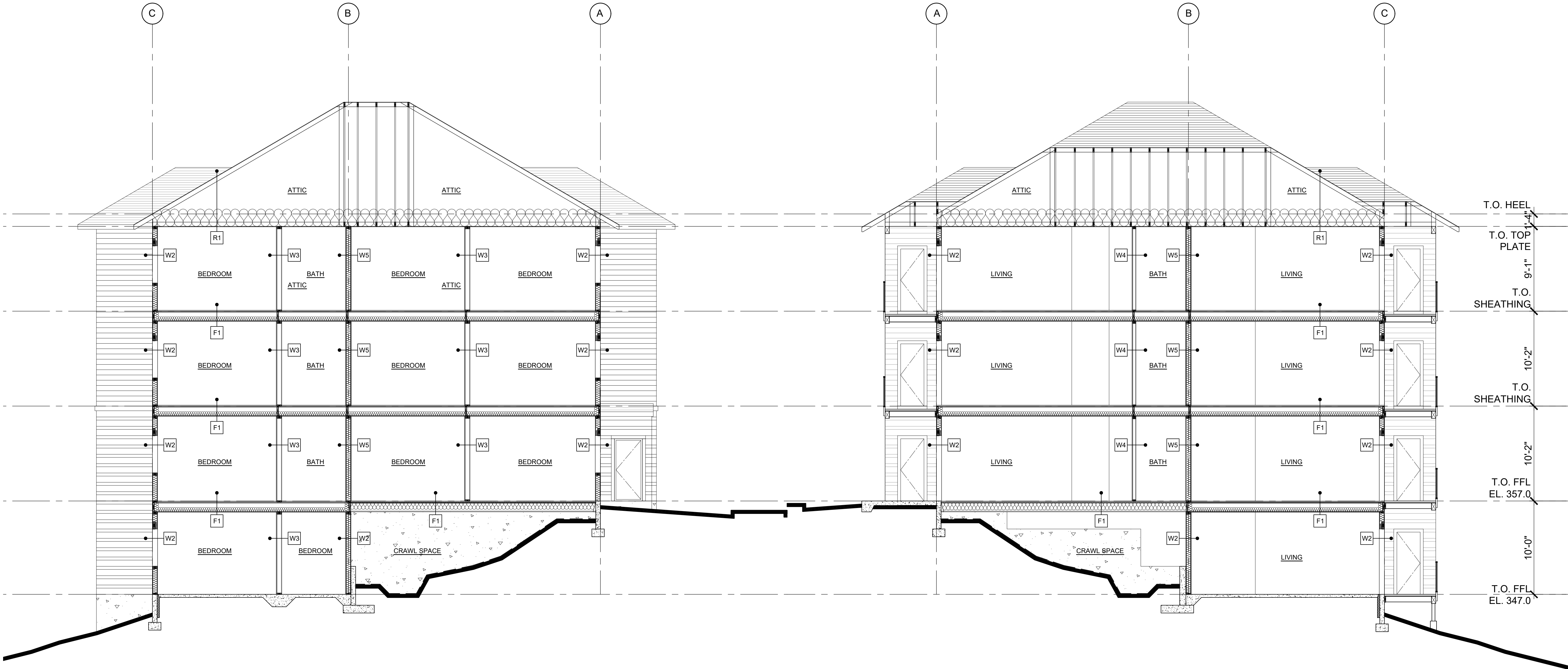
GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 10-22-2024

BUILDING
SECTIONS
BLDG M

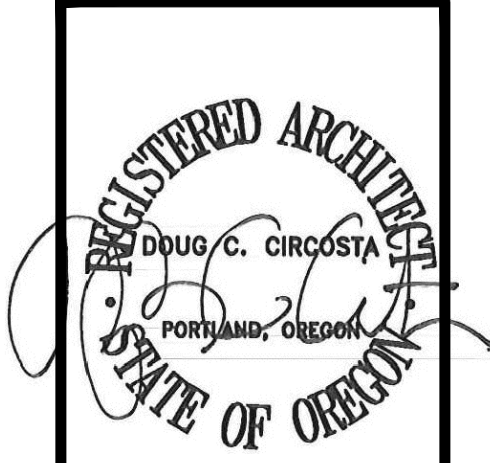
A300

SITE PLAN REVIEW DRAWINGS



2 BUILDING SECTION
A300 3/16" = 1'-0"

1 BUILDING SECTION
A300 3/16" = 1'-0"



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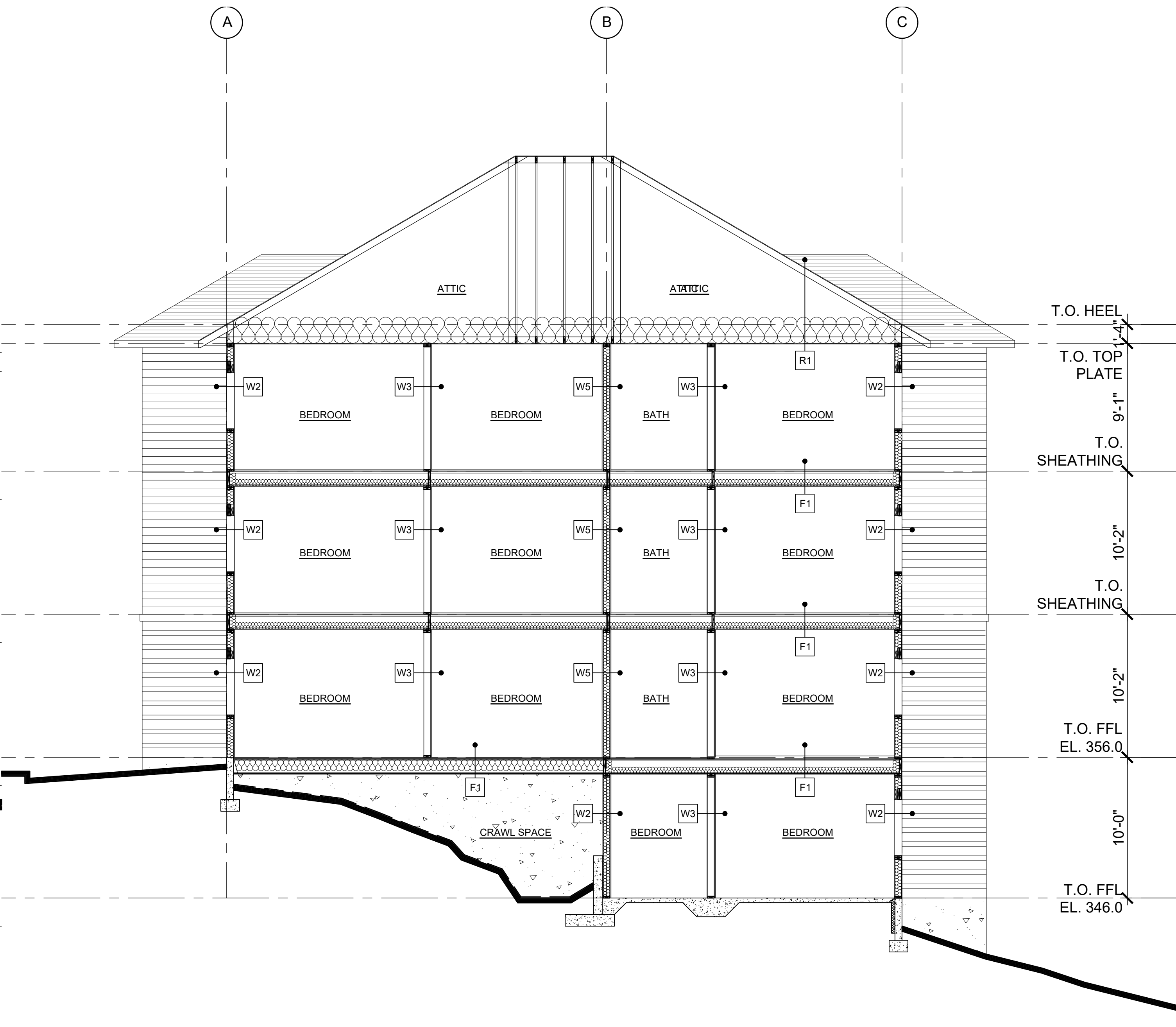
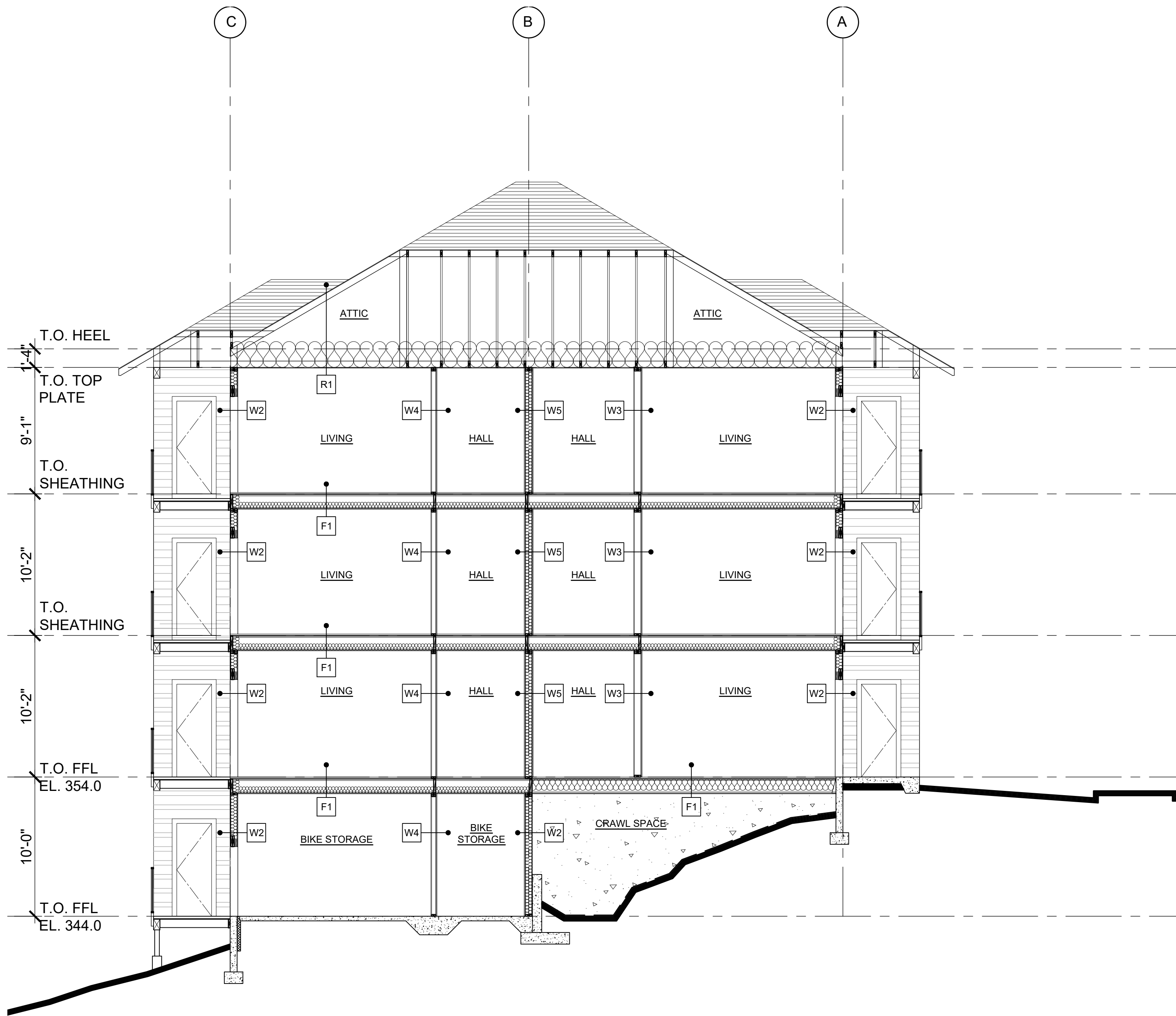
GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 10-22-2024

BUILDING
SECTIONS
BLDG N

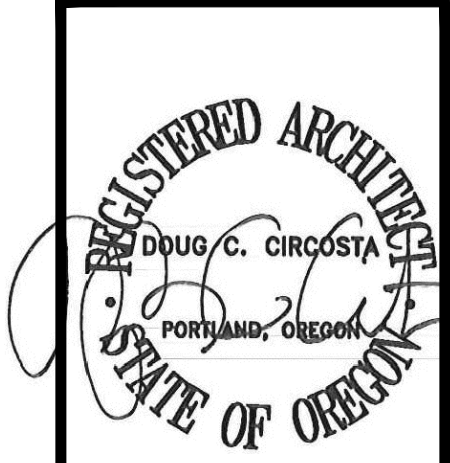
A301

SITE PLAN REVIEW DRAWINGS



2 BUILDING SECTION
A301 3/16" = 1'-0"

1 BUILDING SECTION
A301 3/16" = 1'-0"



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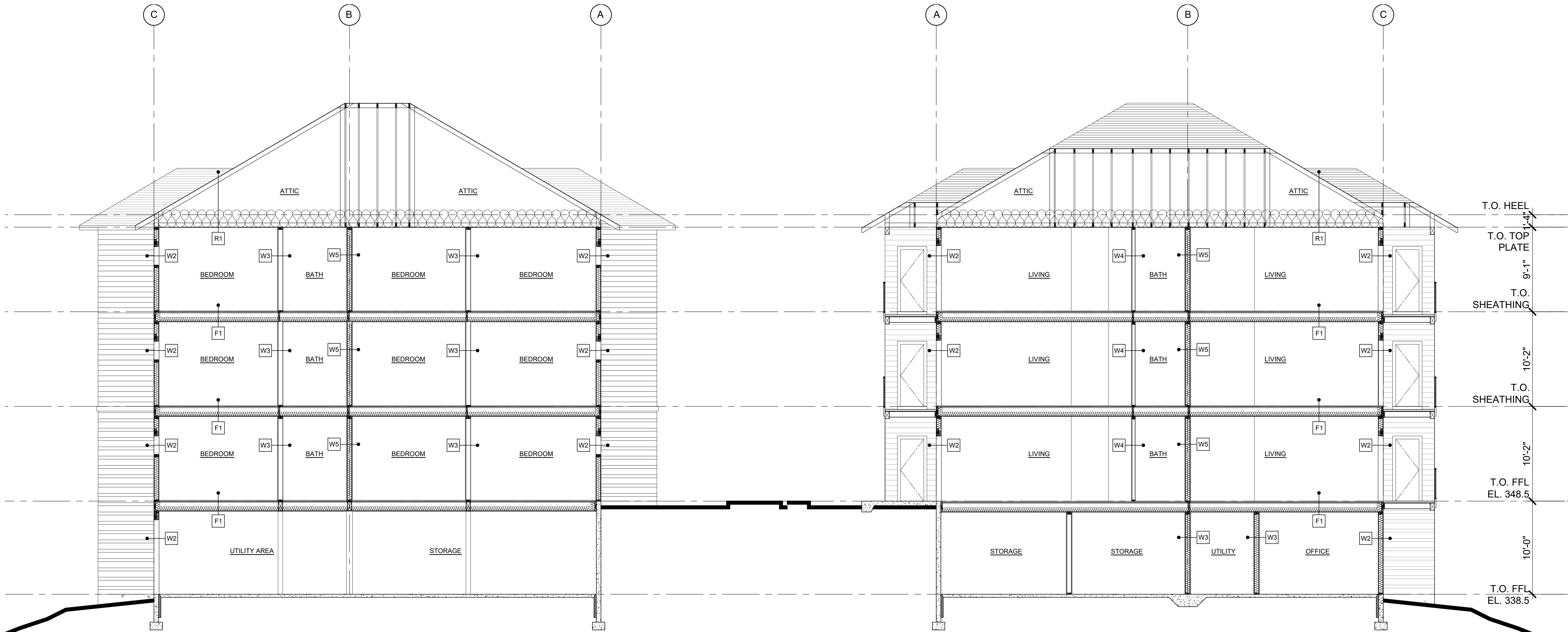
GRAND FIR APARTMENTS
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4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 10-22-2024

BUILDING
SECTIONS
BLDG P

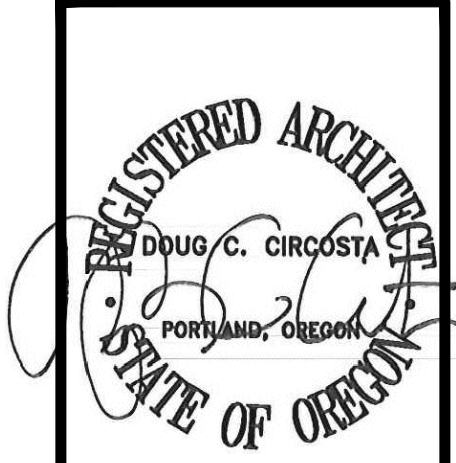
A302

SITE PLAN REVIEW DRAWINGS



2 BUILDING SECTION
A302 3/16" = 1'-0"

1 BUILDING SECTION
A302 3/16" = 1'-0"



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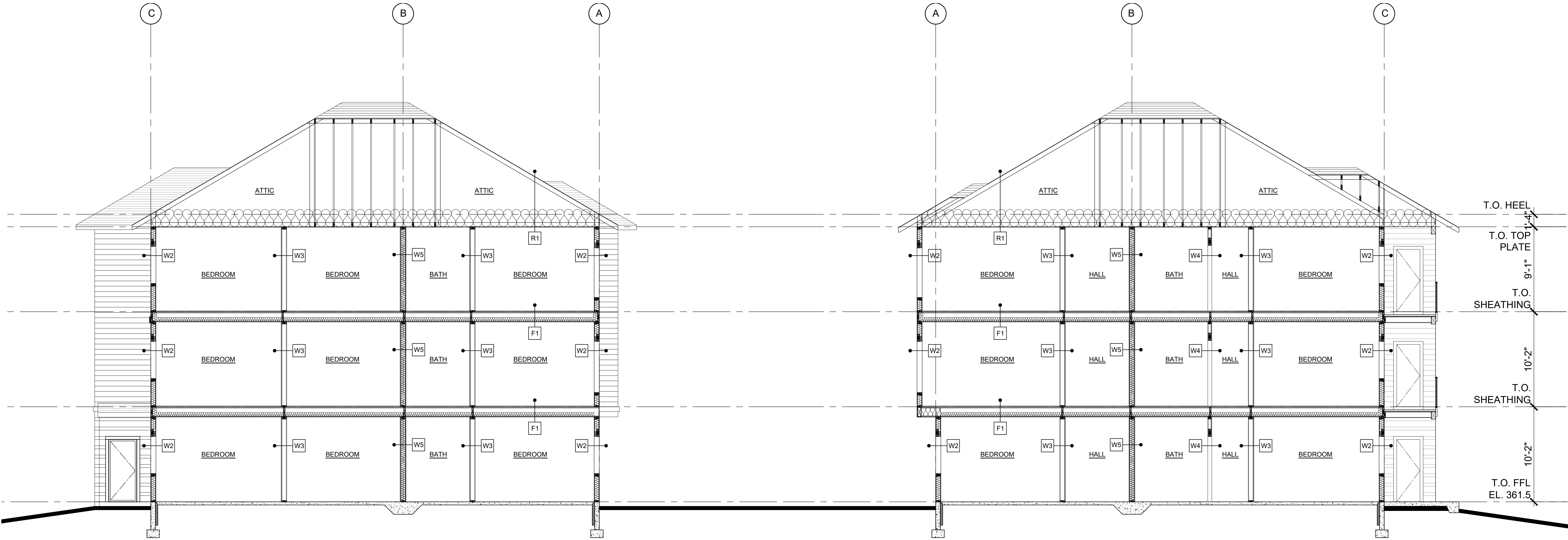
GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 10-22-2024

BUILDING
SECTIONS
BLDG R

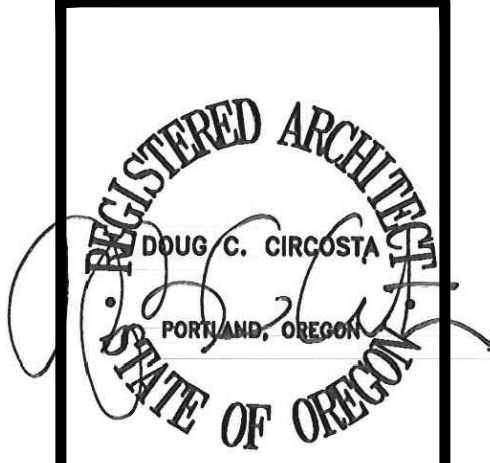
A303

SITE PLAN REVIEW DRAWINGS



2 BUILDING SECTION
3/16" = 1'-0"

1 BUILDING SECTION
3/16" = 1'-0"



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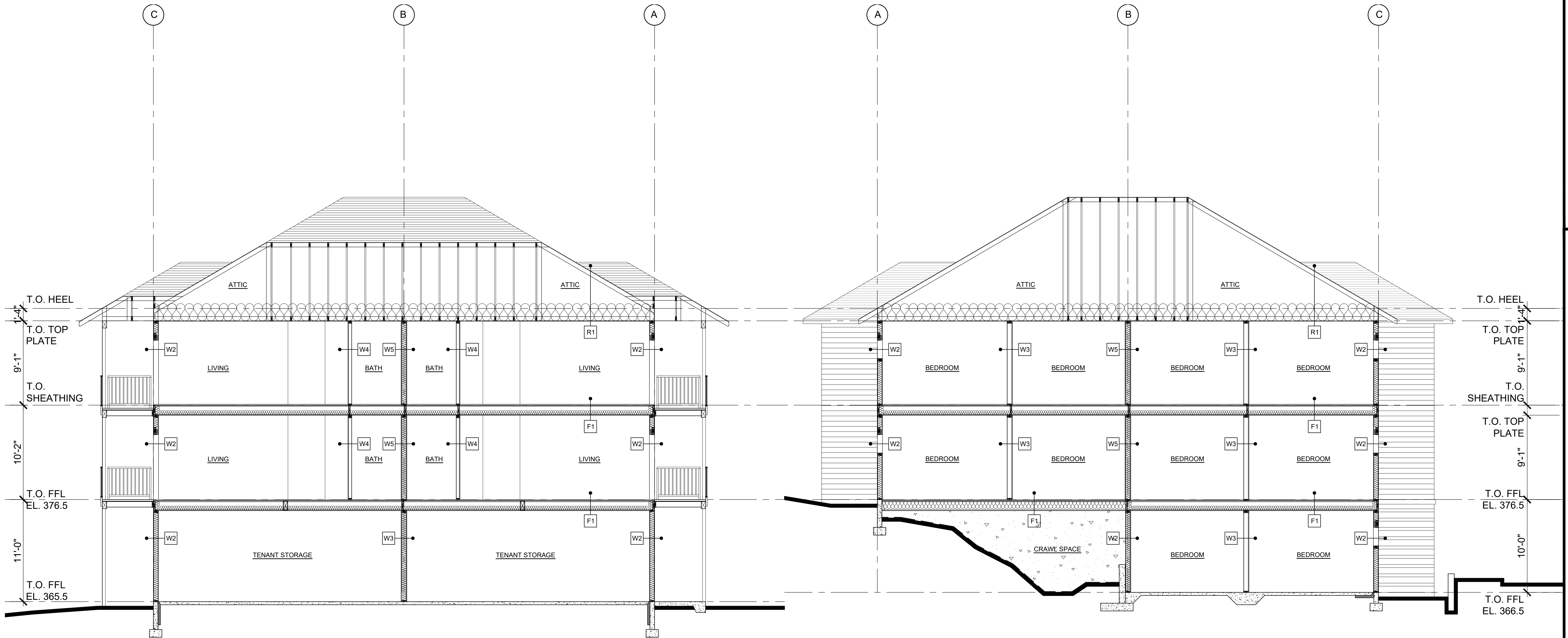
GRAND FIR APARTMENTS
PHASE 2
4500 BLOCK OF 27TH AVENUE SE
4455 27TH AVENUE SE
SALEM, OR 97302

job no.: 2412
date: 10-22-2024

BUILDING
SECTIONS
BLDG S

A304

SITE PLAN REVIEW DRAWINGS



2 BUILDING SECTION
A304 3/16" = 1'-0"

1 BUILDING SECTION
A304 3/16" = 1'-0"