

SITE PLAN GENERAL NOTES:

- 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 COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT CODE REVIEW:

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'

- BUILDING AREAS:
- 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.

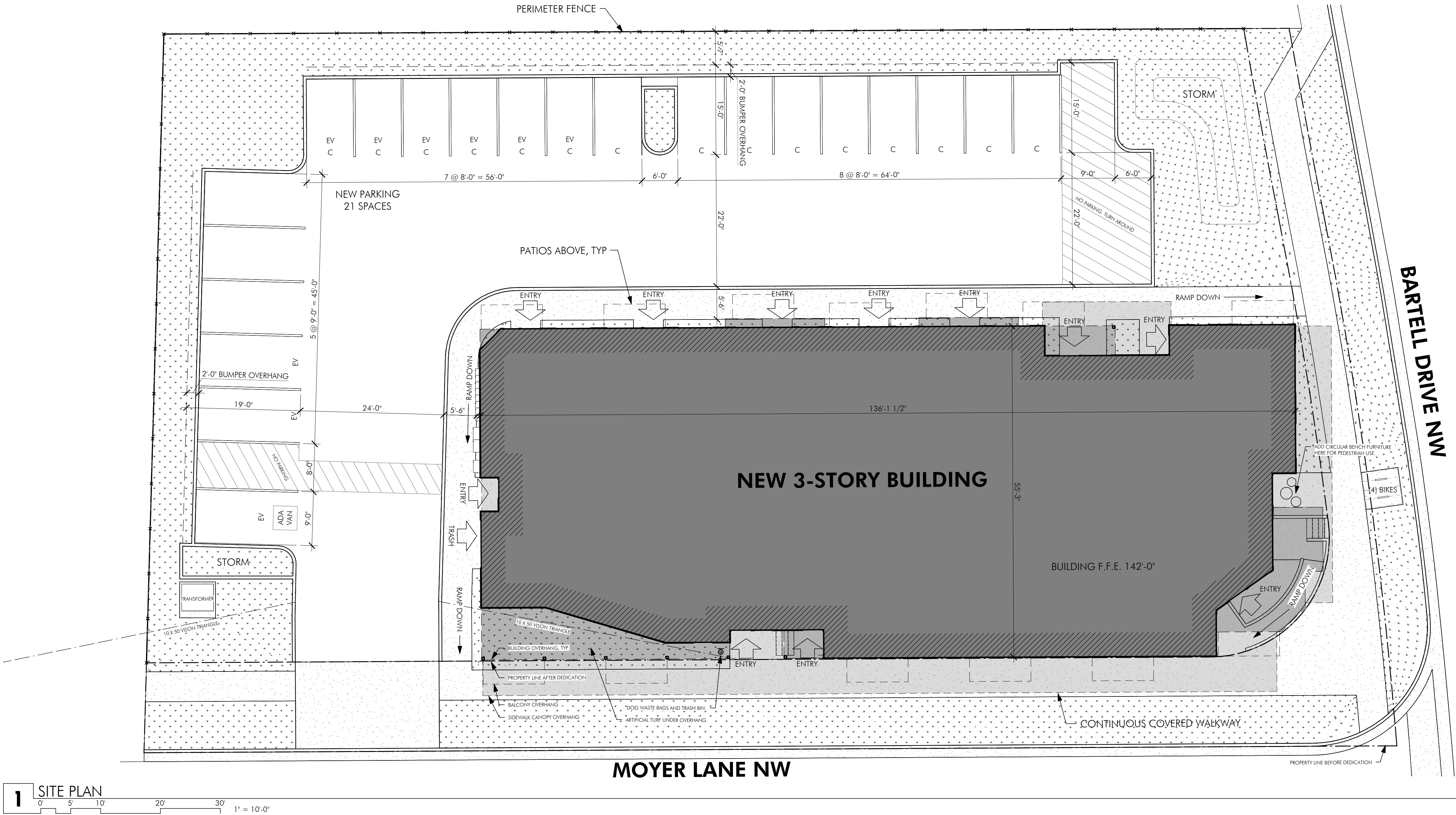
PARKING SUMMARY:

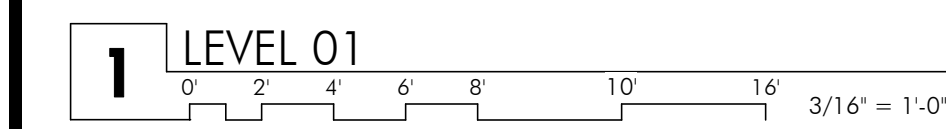
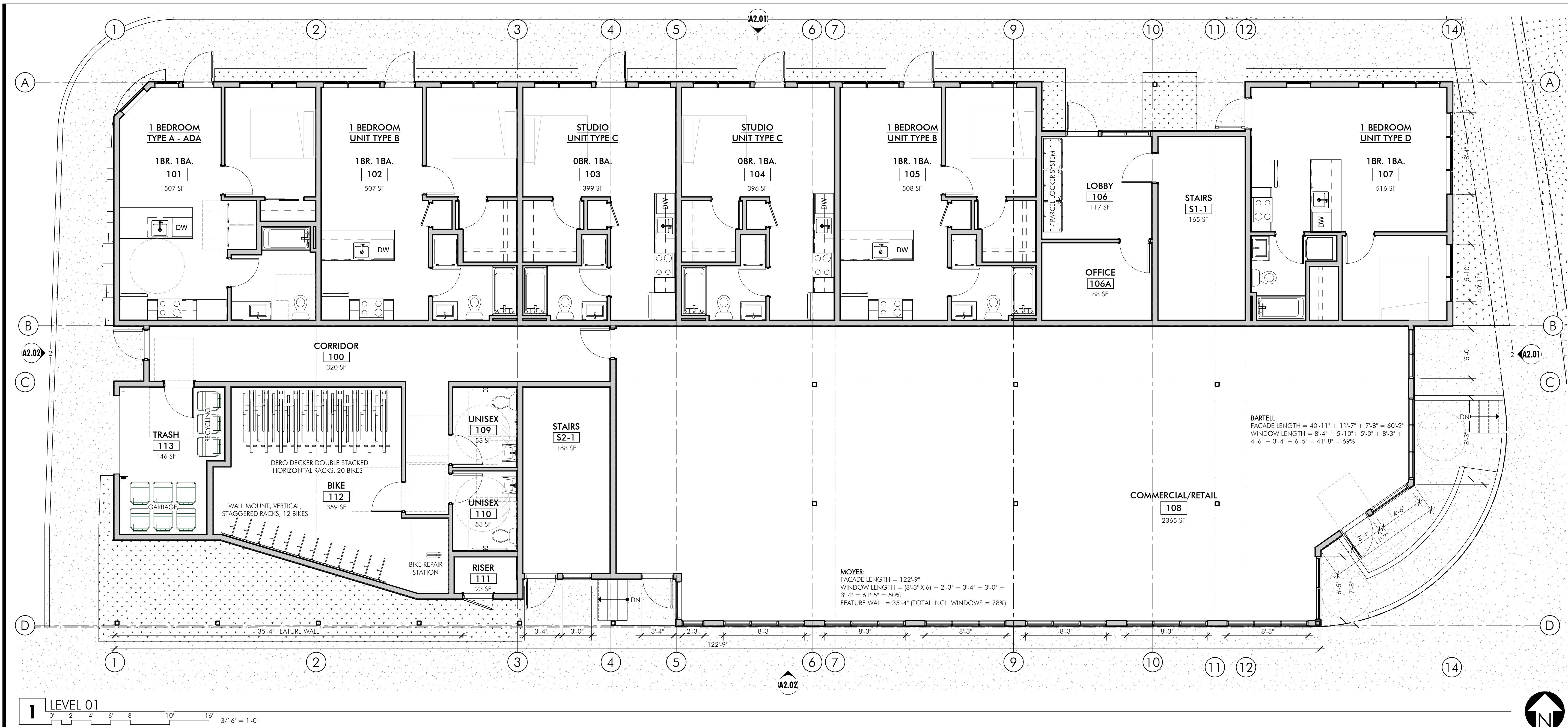
VEHICLE PARKING PROVIDED = 21 SPACES TOTAL
STANDARD (9' X 19') = 6
COMPACT (8' X 15') = 15 (71%)
ADA = 1 (VAN ACCESSIBLE)
EV READY = 9 (43%)

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

SITE PLAN NOTES:

1 TBD





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.
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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:

A1.21



1 LEVEL 02
0' 2' 4' 6' 8' 10' 16' 3/16" = 1'-0"

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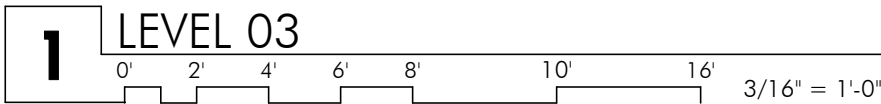
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1 SAMPLE PLAN NOTE

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

415 MOYER LANE NW SALEM, OR 97304

A1.23



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1 SAMPLE PLAN NOTE



1 NORTH ELEVATION



2 EAST ELEVATION

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NEW DEVELOPMENT
415 MOYER LANE NW SALEM, OR 97304

SHEET:

A2.01



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"

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NEW DEVELOPMENT
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