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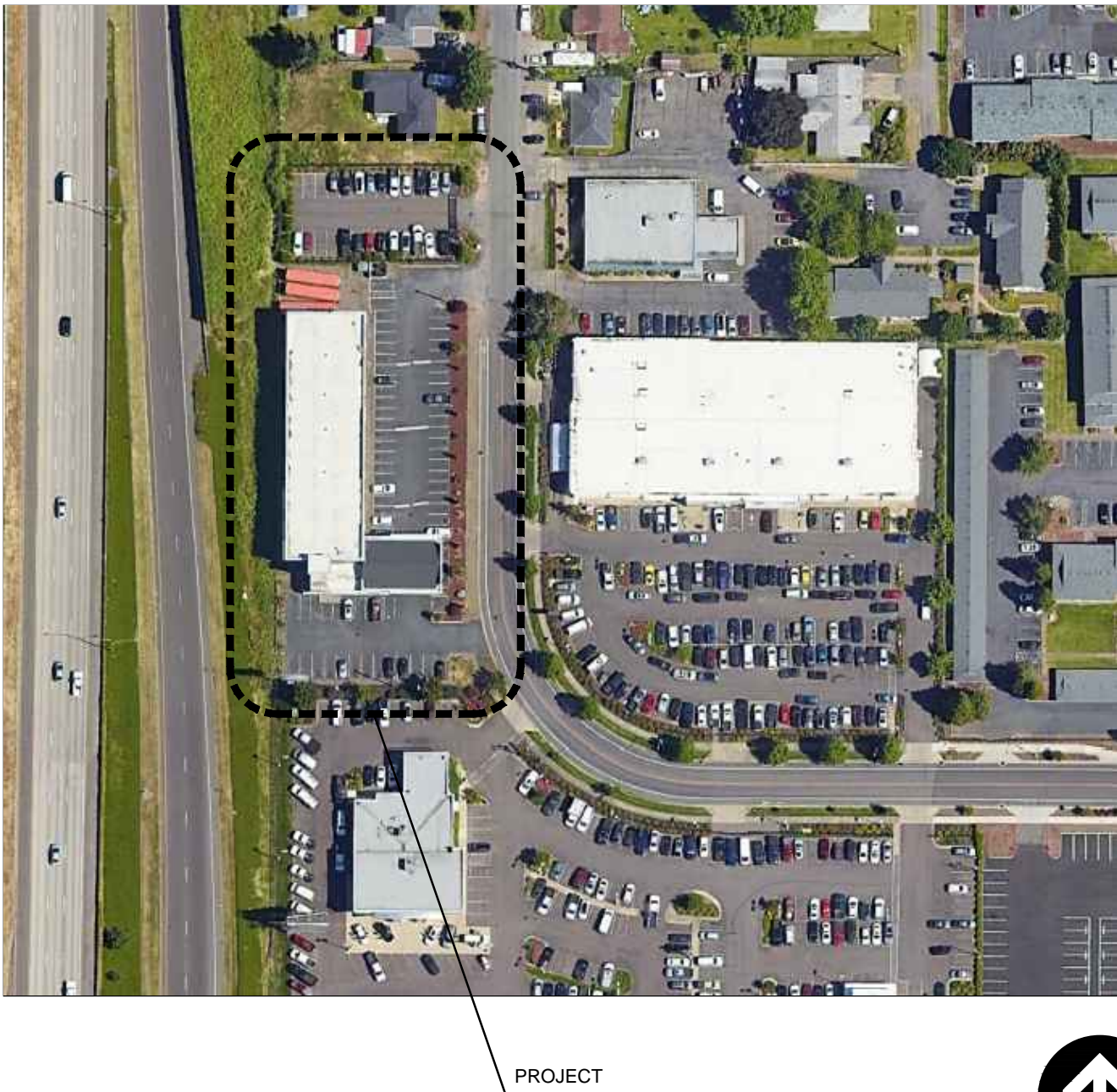
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AERIAL VIEW



VICINITY MAP



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ABBREVIATIONS

(REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL ABBREVIATIONS)

AB	ANCHOR BOLT	CAB	CABINET	E	EAST	GA	GAGE, GAUGE	MACH	MACHINE	PA	PUBLIC ADDRESS	S	SOUTH	T0B	TOP OF BEAM	
ABV	ABOVE	CANTIL	CANTILEVER	(E)	EXISTING	GALV	GALVANIZED	MAN	MANUAL	PARTN	PARTITION	SAS	SURFACE 4 SIDES	TOC	TOP OF CONCRETE,	
AC	AIR CONDITIONING	CEM	CEMENT	EA	EACH	GC	GENERAL CONTRACTOR	MAINT	MAINTENANCE	PASS	PASSENGER	SA	SURFACE 4 SIDES	TOC	TOP OF CURB	
ACUST	ACOUSTIC	CER	CERAMIC	EG	EDGE OF CURB	GEN	GENERAL	MAS	MASONRY	PAV	PAVING	SAF	SELF-ADHERING FLASHING	TOJ	TOP OF JOIST	
AD	AREA DRAIN	CF/CI	CONTRACTOR FURNISHED,	EG	EDGE GUARD	GF	GROUND-FAULT	MATL	MATERIAL	PC	PIECE, PRECAST	SALV	SELF-ADHERING FLASHING	TOL	TOLERANCE	
ADA	AMERICANS W/ DISABILITIES ACT	CONTR	CONTRACTOR INSTALLED	EL	ELEVATION	GI	GALVANIZED IRON	CIRCUIT INTERRUPTER	MAX	MAXIMUM	PCF	POUNDS PER CUBIC FOOT	SAM	TOP OF MASONRY	TOP	TOP OF PAVING
ADD	ADDITIONAL	CHKB	CHECKBOARD	ELEC	ELECTRIC, ELECTRICAL	GL	GLASS, GLAZING	ELEVATOR	MB	MACHINE BOLT	PERF	PERFORATED	PH	PHASE	TOP	TOP OF STEEL
ADJ	ADJUST (ABLE)	CI	CAST IRON	ELEV	ELEVATOR	GLB	GLASS, GLAZING	ELEVATOR	MC	MEDICINE CABINET	PJ	PANEL JOINT	SCD	SEAT COVER DISPENSER	TOW	TOILET PAPER DISPENSER
AIE	ARCHITECT/ENGINEER	CJ	CAST IRON	EMERG	EMERGENCY	GRD	GRADE	EMERG	MED	MEDIUM	PL	PROPERTY LINE	SCH	SCHEDULE	TPO	TOILET PAPER DISPENSER
AFF	ABOVE FINISHED FLOOR	CJ	CAST IRON	ENGR	ENGINEER	GRND	GROUND	EMERG	MEMB	MEMBRANE	PL	PROPERTY LINE	SCR	SCREW	TRANS	TRANSFORMER
AFG	ABOVE FINISH GRADE	CL	CLEAR, CLEARANCE	ENCL	ENCLOSURE	GWB	GYPSON WALL BOARD	ENCL	MECH	MECHANICAL	PLAM	PLASTIC LAMINATE	SD	SOAP DISPENSER	TREAT	TREATMENT
AGG	AGGREGATE	CL	CLEAR, CLEARANCE	ENTR	ENTRANCE	GYP	GYPSON	ENTR	MFGD	MANUFACTURED	SE	SOUTHEAST	SE	SOAP DISPENSER	TS	TUBE STEEL
ALT	ALTERNATE	CL	CLEAR, CLEARANCE	EQU	EQUIPMENT	HR	HOSE BIBB	EQU	MFR	MANUFACTURER	SECT	SECTION	SEC	SECRETARY	TV	TELEVISION
ALUM	ALUMINUM	CMU	CONCRETE MASONRY UNIT	EQ	EQUAL	HC	HOLLOW CORE	EQU	MFR	MANUFACTURER	SECT	SECTION	SEP	SEPARATE, SEPARATION	TYP	TYPICAL
ANCH	ANCHOR	CO	CLEANOUT	EQ	EQUIPMENT	HD	HEAD	EQ	MIR	MIRROR	PLF	POUNDS PER LINEAL FOOT	SEP	SEPARATE, SEPARATION	UNF	UNDERGROUND
ANCK	ANCHORED	CON	CONCRETE	EW	ELECTRIC WATER COOLER	HO	HOLLOW CORE	EW	MIN	MINIMUM	PLSTR	PLASTER	SERV	SERVICE	UG	UNDERGROUND
APPROX	APPROXIMATELY	CNT	COUNTER	EW	ELECTRIC WATER COOLER	HO	HOLLOW CORE	EW	MISC	MISCELLANEOUS	PLYWD	PLYWOOD	SF	SQUARE FOOT	UNFIN	UNFINISHED
ARCH	ARCHITECTURAL	COL	COLUMN	EXIST	EXISTING	HDH	HEADER	EXIST	MOD	MASONRY OPENING	POLYISO	POLYISOCYANURATE	SH	SINGLE-HUNG, SHELF, SHELVES	UNFIN	UNFINISHED
ASB	ASBESTOS	CONC	CONCRETE	EXP	EXPANSION BOLT	HM	HOLLOW METAL	EXP	MOD	MASONRY OPENING	PORT	PORTABLE	SHR	SHOWER	UR	UNLESS OTHERWISE NOTED
ASPH	ASPHALT	COND	CONDITION	EXP	EXPANSION BOLT	HM	HOLLOW METAL	EXP	MOD	MASONRY OPENING	PORT	PORTABLE	SHR	SHOWER	UR	UNLESS OTHERWISE NOTED
ASST	ASSISTANT	CONSTR	CONSTRUCTION	EXT	EXTERIOR	HO	HOLLOW CORE	EXP	MOD	MASONRY OPENING	PANL	PANEL	SHT	SHEET	UTL	UTILITY
ASST	ASSEMBLY	CONSTR	CONSTRUCTION	EXT	EXTERIOR	HO	HOLLOW CORE	EXP	MOD	MASONRY OPENING	PANL	PANEL	SHT	SHEET	UTL	UTILITY
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	CONT	CONTINUOUS, CONTINUE	FA	FIRE ALARM	HTG	HEATING	CONT	MTD	MOUNTED	PREFAB	PREFABRICATED	SM	SHEET METAL	VAR	VARNISH
AUTO	AUTOMATIC	COR	CORNER	FD	FIRE DRINK	HTG	HEATING	COR	MUL	MULLION	PROJ	PROJECT, PROJECTOR,	SND	SANITARY NAPKIN DISPENSER	VCT	VAPOR BARRIER
AVG	AVERAGE	CPT	CARPET	FE	FIRE EXTINGUISHER	HVAC	HEATING-VENTILATING- AIR CONDITIONING	CPT	NA	NORTH	PSF	POUNDS PER SQUARE FOOT	SNR	SANITARY NAPKIN RECEPTACLE	VIF	VERIFY IN FIELD
BD	BOARD	CSI	CONSTRUCTION INSTITUTE	FE	FIRE EXTINGUISHER	HVAC	HEATING-VENTILATING- AIR CONDITIONING	CSI	N	NORTH	PSI	POUNDS PER SQUARE INCH	SPEC	SPECIFICATION, SPECIFIED	VERT	VERTICAL
BFF	BELOW FINISH FLOOR	CTR	CENTER	FE	FIRE EXTINGUISHER	HVAC	HEATING-VENTILATING- AIR CONDITIONING	BFF	NOT APPLICABLE	NE	NORTH-EAST	PTD	PAPER TOWEL DISPENSER	VIN	VINYL SHEET	
BFG	BELOW FINISH GRADE	CTK	COUNTERSINK, COUNTERSUNK	FE	FIRE EXTINGUISHER	HVAC	HEATING-VENTILATING- AIR CONDITIONING	BFG	NOT IN CONTRACT	NC	NORTH-CENT	PTDR	PAPER TOWEL DISP & RECEPT	VIN	VINYL SHEET	
BIT	BITUMINOUS	CW	COLD WATER	FE	FIRE EXTINGUISHER	HVAC	HEATING-VENTILATING- AIR CONDITIONING	BIT	NOT IN CONTRACT	NE	NORTH-EAST	PTDR	PAPER TOWEL DISP & RECEPT	VIN	VINYL SHEET	
BLV	BELOW	CW	COLD WATER	FE	FIRE EXTINGUISHER	HVAC	HEATING-VENTILATING- AIR CONDITIONING	BLV	NOT IN CONTRACT	NE	NORTH-EAST	PTDR	PAPER TOWEL DISP & RECEPT	VIN	VINYL SHEET	
BLDS	BUILDING	CW	COLD WATER	FE	FIRE EXTINGUISHER	HVAC	HEATING-VENTILATING- AIR CONDITIONING	BLDS	NOT IN CONTRACT	NE	NORTH-EAST	PTDR	PAPER TOWEL DISP & RECEPT	VIN	VINYL SHEET	
BLKD	BLOCKING	CW	COLD WATER	FE	FIRE EXTINGUISHER	HVAC	HEATING-VENTILATING- AIR CONDITIONING	BLKD	NOT IN CONTRACT	NE	NORTH-EAST	PTDR	PAPER TOWEL DISP & RECEPT	VIN	VINYL SHEET	
BM	BENCH MARK, BEAM	CW	COLD WATER	FE	FIRE EXTINGUISHER	HVAC	HEATING-VENTILATING- AIR CONDITIONING	BM	NOT IN CONTRACT	NE	NORTH-EAST	PTDR	PAPER TOWEL DISP & RECEPT	VIN	VINYL SHEET	
BO	BOTTOM OF	CW	COLD WATER	FE	FIRE EXTINGUISHER	HVAC	HEATING-VENTILATING- AIR CONDITIONING	BO	NOT IN CONTRACT	NE	NORTH-EAST	PTDR	PAPER TOWEL DISP & RECEPT	VIN	VINYL SHEET	
BOB	BOTTOM OF STEEL	CW	COLD WATER	FE	FIRE EXTINGUISHER	HVAC	HEATING-VENTILATING- AIR CONDITIONING	BOB	NOT IN CONTRACT	NE	NORTH-EAST	PTDR	PAPER TOWEL DISP & RECEPT	VIN	VINYL SHEET	
BRKT	BRACKET	CW	COLD WATER	FE	FIRE EXTINGUISHER	HVAC	HEATING-VENTILATING- AIR CONDITIONING	BRKT	NOT IN CONTRACT	NE	NORTH-EAST	PTDR	PAPER TOWEL DISP & RECEPT	VIN	VINYL SHEET	
BSMT	BASEMENT	CW	COLD WATER	FE	FIRE EXTINGUISHER	HVAC	HEATING-VENTILATING- AIR CONDITIONING	BSMT	NOT IN CONTRACT	NE	NORTH-EAST	PTDR	PAPER TOWEL DISP & RECEPT	VIN	VINYL SHEET	
BU	BUILT UP	CW	COLD WATER	FE	FIRE EXTINGUISHER	HVAC	HEATING-VENTILATING- AIR CONDITIONING	BU	NOT IN CONTRACT	NE	NORTH-EAST	PTDR	PAPER TOWEL DISP & RECEPT	VIN	VINYL SHEET	
BUR	BUILT-UP ROOFING	CW	COLD WATER	FE	FIRE EXTINGUISHER	HVAC	HEATING-VENTILATING- AIR CONDITIONING	BUR	NOT IN CONTRACT	NE	NORTH-EAST	PTDR	PAPER TOWEL DISP & RECEPT	VIN	VINYL SHEET	



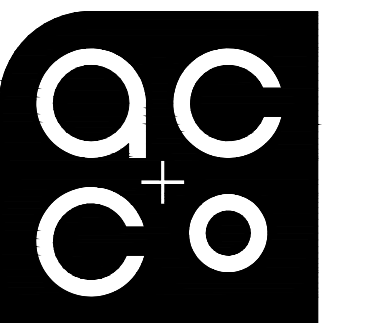
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JOB NO. 2023.0039

DATE SEPT 20, 2024

DRAWN CJA

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SHEET

A0.0

CODE ANALYSIS

PROJECT NUMBER: 2023.0039
PRINCIPAL ARCHITECT: RICHARD ROTHWEILER, AIA

PROJECT NARRATIVE

NEW KITCHEN ADDITION AND FIRE SERVICE FOR THE BUILDING

ZONING CODE REVIEW

SITE LOCATION: 1875 FISCHER RD NE
LOT SIZE: 0.92 ACRES
LISTED ZONE: CR

OFF-STREET PARKING:
NON-PROFIT SHELTER = 1 PARKING SPACE PER 200 SF = (32,922 SF/ 200) = 165 SPACES MAX
TOTAL ALLOWED = 165 SPACES MAX
TOTAL EXISTING = 60 SPACES, COMPLIES
HANDICAP STALLS REQUIRED = 3 SPACES
HANDICAP STALLS EXISTING = 3 SPACES, COMPLIES
BIKE PARKING:
TOTAL REQUIRED 1/3500SF = 10 PS
TOTAL PROVIDED = 10 PS

OCCUPANCY AND USE (CHAPTER 3)

A-3 OCCUPANCY (ACCESSORY) ENTRY (<10%) SECT. 303.4
B OCCUPANCY (ACCESSORY) OFFICE (<10%) SECT. 304.1
R-2 OCCUPANCY SHELTER UNITS SECT. 310.3
S-2 OCCUPANCY (ACCESSORY) STORAGE (<10%) SECT. 311.3

OCCUPANCY SEPARATIONS (NOT REQUIRED, EXCEPT CH 4) SECT. 503.3.3x2
TABLE 508.4

A-3 / B OCC 1-HOUR
A-3 / R-2 OCC 1-HOUR
A-3 / S-2 OCC 0-HOUR
B / R-2 OCC 1-HOUR
B / S-2 OCC 1-HOUR
R-2 / S-2 OCC 1-HOUR

SPECIAL REQUIREMENTS (CHAPTER 4)

SEPARATION WALLS: 1/2 HOUR AT DWELLING UNITS SECT. 420.2
SECT. 708.3x2
FLOOR SEPARATION: 1/2 HOUR SECT. 420.3
SECT. 711.2.4.3x

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

EXISTING BUILDING: V-B, SPRINKLED, NON SEPARATED OCCUPANCIES
EXISTING BUILDING:
FIRST FLOOR 11,810 SF
SECOND FLOOR 10,400 SF
THIRD FLOOR 10,285 SF
TOTAL 32,495 SF
ALLOWABLE HEIGHTS:
MAX 60' HIGH: EXISTING 35', COMPLIES TABLE 503.3
MAX 3 STORIES HIGH (R-2 OCC.): EXISTING 3 STORIES, COMPLIES TABLE 504.4
ALLOWABLE AREA:
R-2 OCCUPANCY (MOTEL NONTRANSIENT) 21,000 SF / FLOOR, COMPLIES TABLE 506.2

TYPES OF CONSTRUCTION (CHAPTER 6)

PRELIMINARY STRUCTURAL FRAME 0-HR TABLE 601
BEARING WALLS 0-HR
EXTERIOR 0-HR
INTERIOR 0-HR
NONBEARING WALLS, EXTERIOR 1-HR
X < 5 1-HR
5 < X < 10 0-HR
10 < X < 30 0-HR
X < 30 0-HR
NON-BEARING, INTERIOR 0-HR
FLOOR CONSTRUCTION 0-HR
ROOF CONSTRUCTION 0-HR

INTERIOR FINISHES (CHAPTER 8)

A-3 OCCUPANCY:
EGRESS PATHS: B
CORRIDORS: B
ROOMS: C
B OCCUPANCY:
EGRESS PATHS: B
CORRIDORS: C
ROOMS: C
R-2 OCCUPANCY:
EGRESS PATHS: C
CORRIDORS: C
ROOMS: C
S-2 OCCUPANCY:
EGRESS PATHS: C
CORRIDORS: C
ROOMS: C

FIRE PROTECTION SYSTEMS (CHAPTER 9)

FIRE SPRINKLERS R-2 OCC SPRINKLER REQUIRED, NFPA 13 SECT. 903.2.8
FIRE ALARM R-2 OCC FIRE ALARM AND SMOKE DETECTORS REQUIRED SECT. 907.2.10.2

MEANS OF EGRESS (CHAPTER 10)

OCCUPANT LOAD: 234 OCC TABLE 1004.5
NUMBER OF EXITS REQUIRED 2 MINIMUM
NUMBER PROVIDED 2, COMPLIES
234 OCC x 0.3 = 70.2' / 2 = 35.1'
45', COMPLIES
WIDTH OF DOORS REQUIRED 234 OCC x 0.2 = 46.8' / 2 = 23.4'
2 AT 36" = 72" TOTAL, COMPLIES
WIDTH OF DOORS PROVIDED
EXIT SEPARATION 1/3 DIAGONAL DISTANCE, SPRINKLED
COMMON PATH R-2 SPRINKLED 125 FT TABLE 1006.2.1
AREA OF REFUGE NOT REQUIRED TABLE 1009.3.3x2
EXIT ACCESS TRAVEL DISTANCE 250 FT MAXIMUM TABLE 1017.2
CORRIDOR R-2 SPRINKLED 1/2 -HR RATING 44 INCH MINIMUM, 60" (E) TABLE 1020.2
WIDTH TABLE 1020.3
EXIT DISCHARGE 50% DIRECTLY TO EXTERIOR SECT. 1028.2

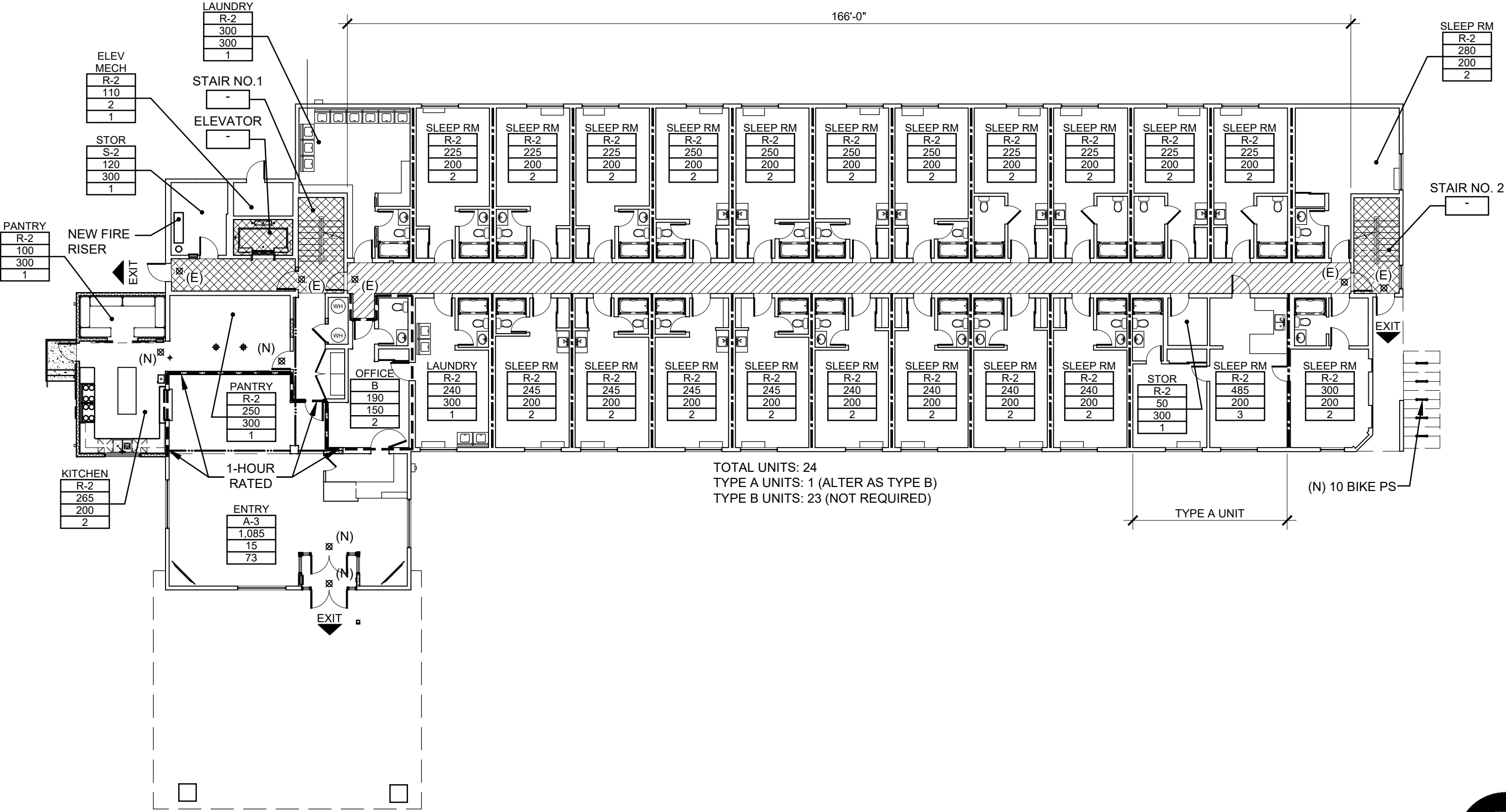
ACCESSIBILITY (CHAPTER 11)

PARKING ACCESSIBLE STALLS 4 REQ., COMPLIES
VAN ACCESSIBLE STALLS 1 REQ. TABLE 1106.2
TABLE 1106.2
ACCESSIBLE UNITS TOTAL NUMBER 76 UNITS (24 FIRST FLOOR)
TYPE A UNITS REQUIRED 24 (2%) = 1 UNIT SECT. 1108.6.2.2.1x1
SECT. 3403.6.7.3
TYPE B UNITS REQUIRED 24 UNITS SECT. 1108.6.2.2.2x
SECT. 3403.6.5x
NOT REQUIRED

EXISTING BUILDINGS (CHAPTER 34)

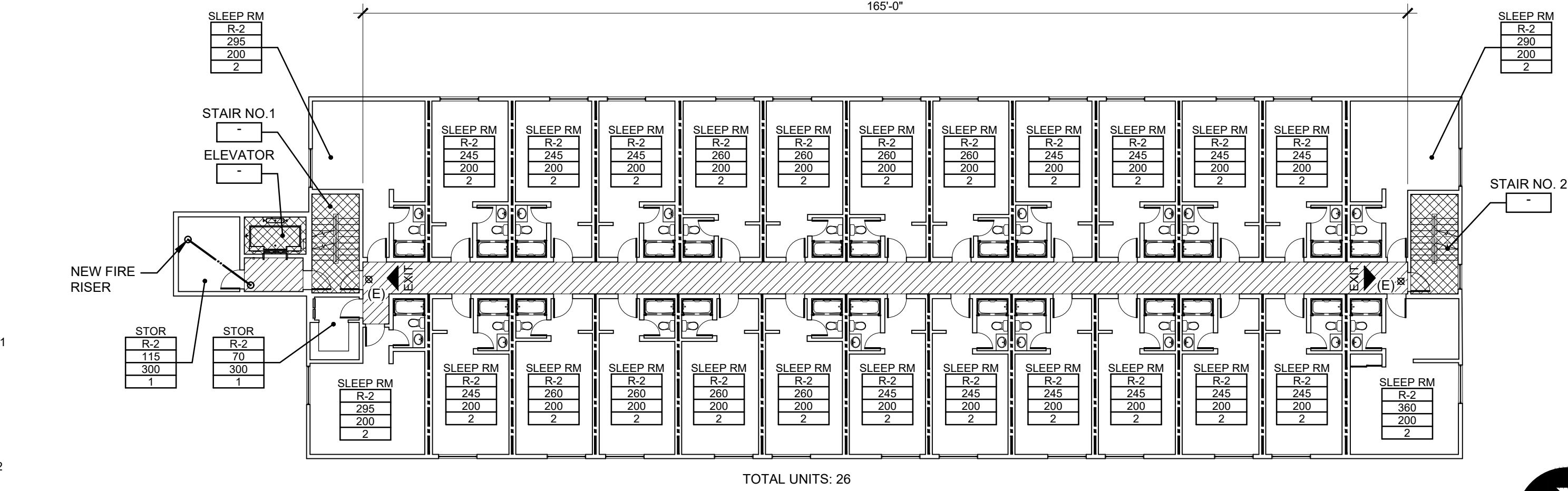
SMOKE ALARM SYSTEM: REQUIRED SECT 3402.7.1
FIRE ALARM SYSTEM: OCC. NOTIFICATION SECT 3403.7.2.1.6x2
NOT REQUIRED

CODE PLAN



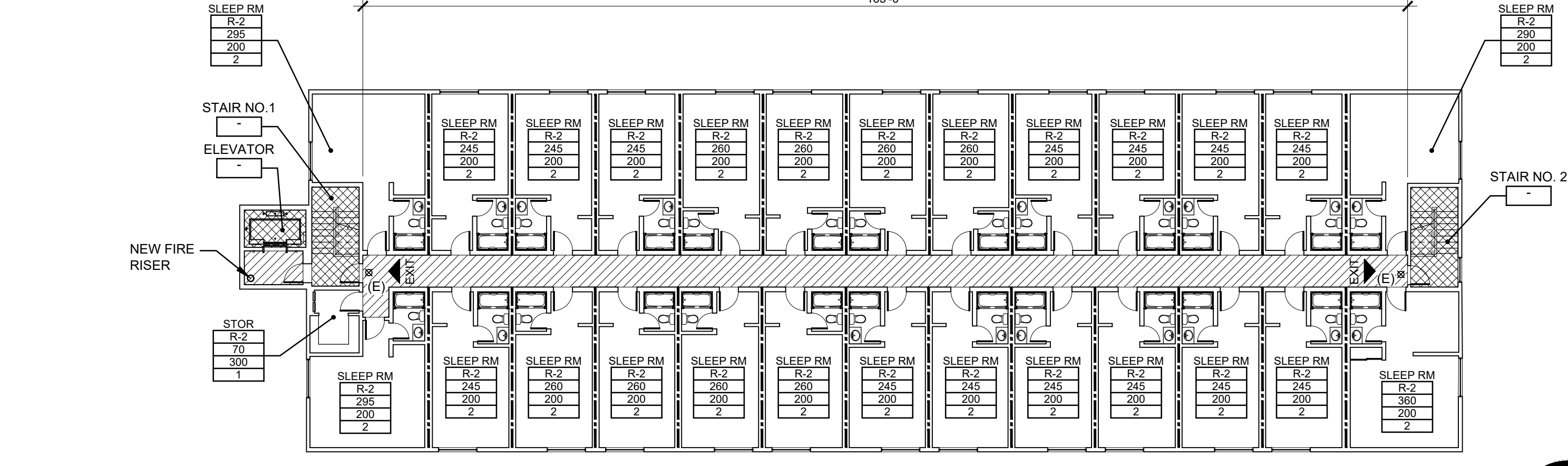
CODE REVIEW - FIRST FLOOR PLAN

SCALE: 1/16"=1'-0" OCC LOAD: 127 OCC
FLOOR AREA: 12,255 SF



CODE REVIEW - SECOND FLOOR PLAN

SCALE: 1/16"=1'-0" OCC LOAD: 54 OCC
FLOOR AREA: 10,400 SF



CODE REVIEW - THIRD FLOOR PLAN

SCALE: 1/16"=1'-0" OCC LOAD: 53 OCC
FLOOR AREA: 10,285 SF

SYMBOL LEGEND

- OCCUPANCY GROUP
- AREA
- OCCUPANT LOAD FACTOR
- OCCUPANTS
- NEW ILLUMINATED EXIT SIGN WITH BATTERY BACK UP (E) DESIGNATES EXISTING TO REMOVE, F.V.
- EXISTING SMOKE DETECTOR TO REMAIN, F.V.
- 1/2-HOUR RATED CORRIDOR
- 1-HOUR FIRE RATED SHAFT
- 1/2-HOUR DEMISING WALL AT UNITS
- 1-HOUR FIRE RATED WALL

REGISTERED ARCHITECT
RICHARD S. ROTHWEILER
3416
SALEM, OREGON
STATE OF OREGON

In 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.

JOB NO. 2023.0039

DATE SEPT 20, 2024

DRAWN CJA

REVISIONS

ac+co

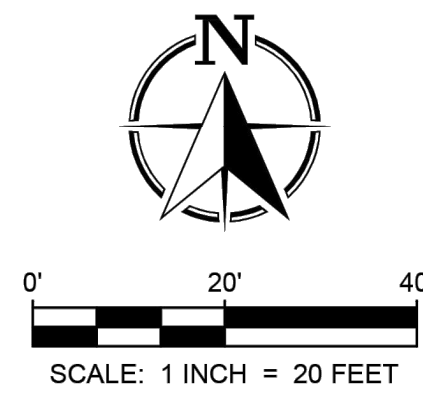
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SHEET

A0.1

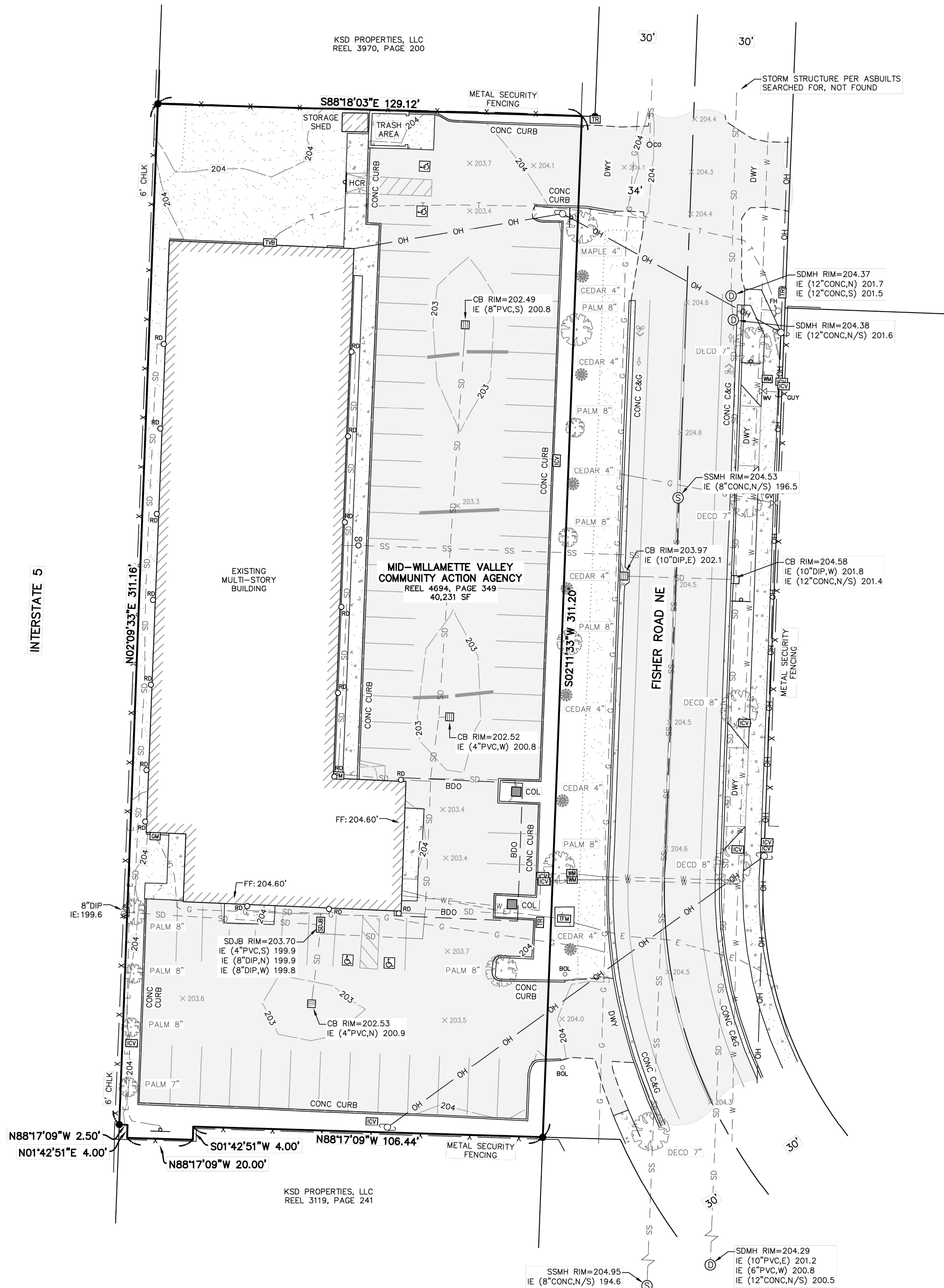


LEGEND

- FOUND MONUMENT
- ⊙ STORM DRAIN MANHOLE
- ⊠ STORM JUNCTION BOX
- ⊡ CATCH BASIN
- ⊞ CURB INLET
- > CULVERT
- RD ○ ROOF DRAIN
- ⊙ SANITARY SEWER MANHOLE
- CO ○ CLEANOUT
- ⊡ WATER METER
- WV ⊠ WATER VALVE
- FH ⊙ FIRE HYDRANT
- ⊡ IRRIGATION VALVE
- ⊡ POWER METER
- ⊡ ELECTRICAL TRANSFORMER
- ⊡ UTILITY POLE
- GUY ⊠ GUY WIRE
- ⊡ COMMUNICATION RISER
- ⊡ COMMUNICATION BOX
- ⊡ GAS METER
- ⊡ GAS VALVE
- ⊡ SIGN
- BOL ○ BOLLARD
- ⊡ HANDICAP PARKING
- CONCRETE
- GRAVEL
- ASPHALT
- # DECIDUOUS TREE & TRUNK SIZE
- # CONIFEROUS TREE & TRUNK SIZE

- SS --- SEWER LINE UNDERGROUND
- SD --- STORM LINE UNDERGROUND
- W --- WATERLINE UNDERGROUND
- G --- GAS LINE UNDERGROUND
- T --- COMMUNICATION LINE UNDERGROUND
- E --- ELECTRICAL LINE UNDERGROUND
- OH --- OVERHEAD POWER LINE
- X --- FENCE LINE

- CONC CONCRETE
- DWY DRIVEWAY
- HCR HANDICAP RAMP
- FF FINISH FLOOR
- CHLK CHAINLINK
- SF SQUARE FEET
- C&G CURB & GUTTER
- BDO BUILDING OVERHEAD
- COL COLUMN



NOTES

1. BASIS OF BEARINGS AND COORDINATE SYSTEM IS BASED ON OREGON STATE PLANE NORTH ZONE 3601, NAD83(2011), EPOCH 2010.00. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
2. ELEVATIONS WERE ESTABLISHED BY GPS RTK OBSERVATIONS TO CITY OF SALEM BENCHMARK "6030". MARK IS AN ALUMINUM DISK IN THE CURB AT THE SOUTHWEST CORNER OF LANCASTER DRIVE AND SUNNYVIEW ROAD NE. ELEVATION = 203.97' (CITY OF SALEM DATUM, NGVD29)
3. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND APPURTENANCES ALONG WITH SURFACE UTILITY MARKINGS BY OTHERS. ALL UNDERGROUND UTILITIES SHOWN WERE MARKED ON THE SURFACE BY AN "OREGON ONE-CALL NOTIFICATION CENTER" REQUEST AS WELL AS "MARK IT OUT, LLC", A PRIVATE LOCATING SERVICE PROVIDER. SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF SAID MARKINGS, HOWEVER, THEY ARE LOCATED AS ACCURATELY AS THEY ARE MARKED ON THE GROUND.
4. PER ORS 209.150, ANY SURVEY MONUMENT REMOVED, DISTURBED OR DESTROYED SHALL BE REPLACED BY A PROFESSIONAL LAND SURVEYOR WITHIN 90 DAYS AT THE EXPENSE OF THE PERSON OR PUBLIC AGENCY RESPONSIBLE FOR SAID REMOVAL, DISTURBANCE OR DESTRUCTION.
5. FIELD SURVEYED SEPTEMBER, 2023.

FFN SURVEYING



7230 3rd Street SE #145, Turner, OR 97392
P: (503) 558-3330 E: info@ffnsurveying.com

TOPOGRAPHIC SURVEY
FOR: 1875 FISHER ROAD NE

IN THE NW 1/4 OF SECTION 19, T.7S., R.2W., W.M.
CITY OF SALEM, MARION COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

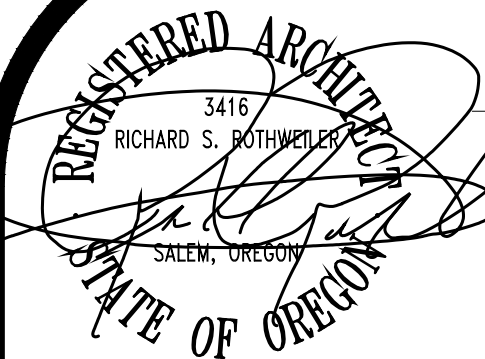
OREGON
SEPTEMBER 20, 2017
STEVEN LEE HOWELL
91569

RENEW: 6-30-2025

REVISIONS

NO.	DATE	DESCRIPTION
0	19SEP23	INITIAL RELEASE

JOB NO. 23-453



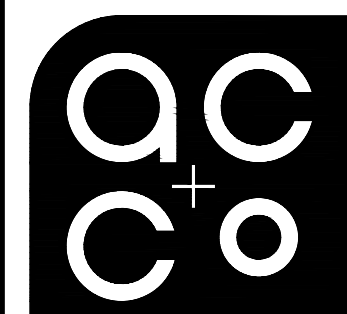
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DATE SEPT 20, 2024

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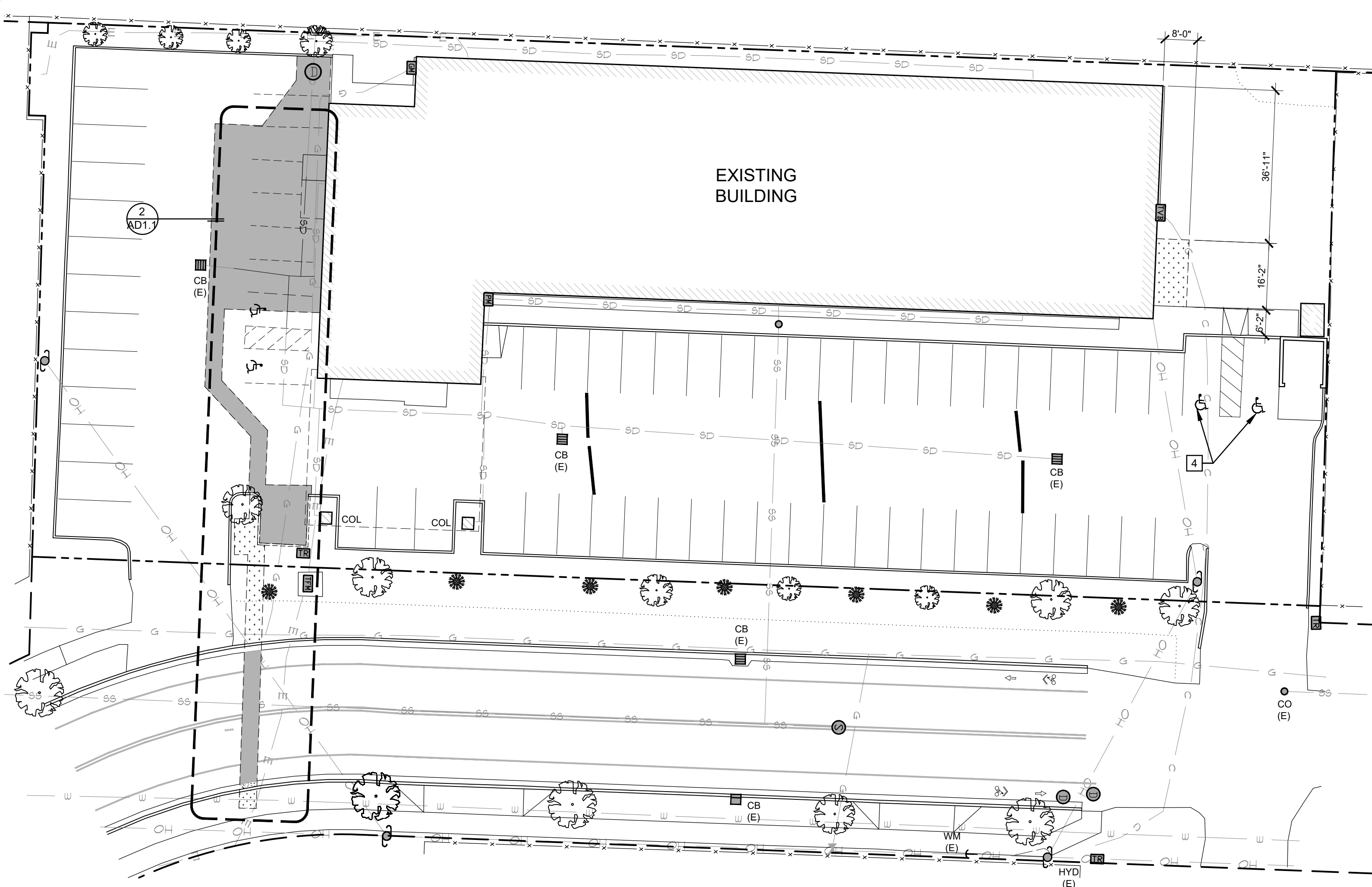
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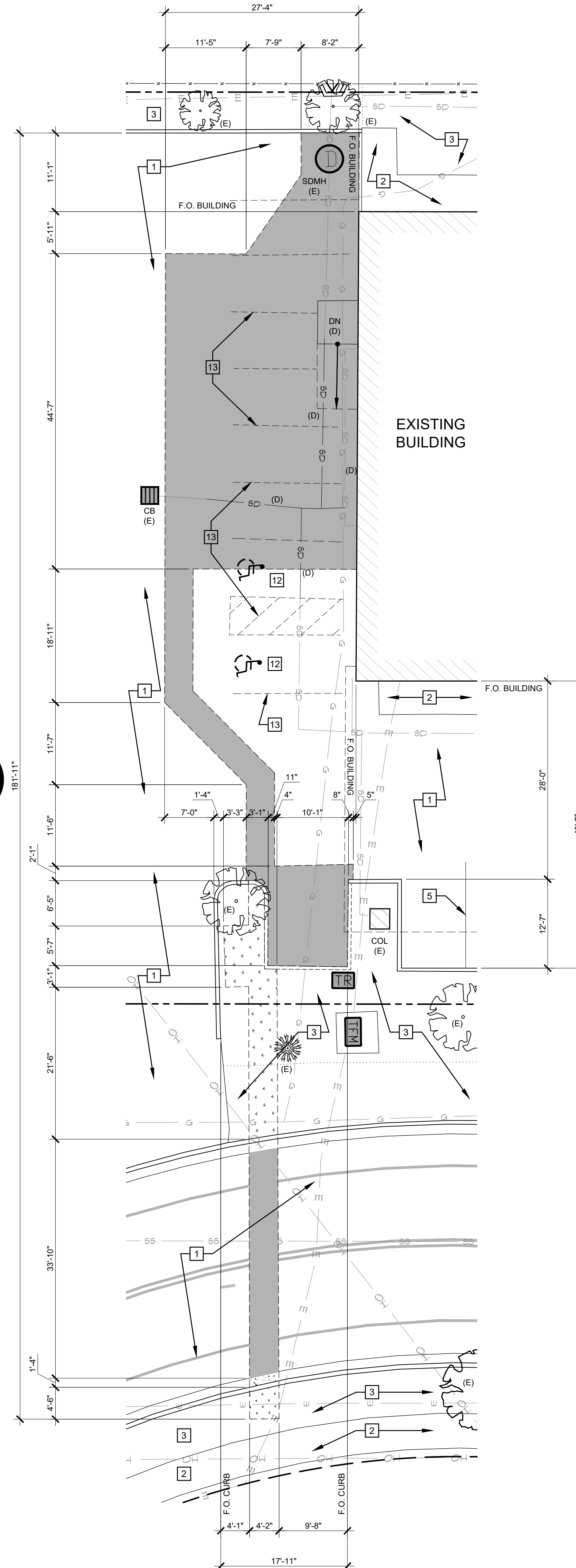
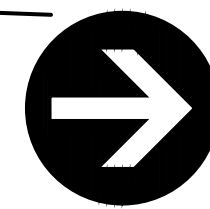
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SALEM, OREGON 97305

SHEET

A0.2



1 SITE PLAN - DEMOLITION
SCALE: 1"=20'-0"

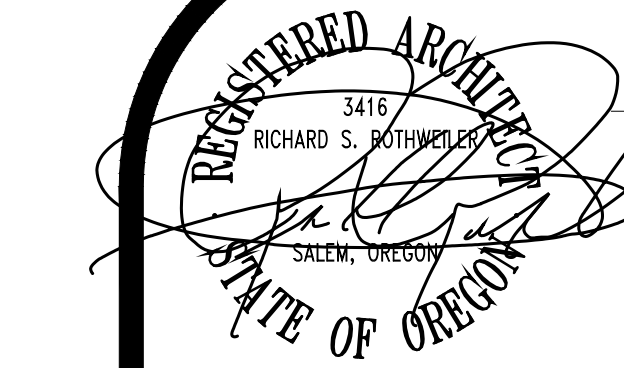


2 ENLARGED SITE PLAN - DEMOLITION
SCALE: 1"=10'-0"

- GENERAL NOTES:
- GENERAL NOTES APPLY TO ALL DRAWINGS.
 - DIMENSIONS ARE TO EXISTING FACE OF STUDS, FACE OF MASONRY AND FACE OF CONCRETE, UNLESS OTHERWISE NOTED. ("CLEAR" DIMENSION IS TO FACE OF FINISHED SURFACE).
 - DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS FOR CLARIFICATION PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
 - IN CASE OF ANY CONFLICTS IN THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR IS REQUIRED TO INCLUDE THE BETTER QUALITY AND LARGER QUANTITY OF THE WORK.
 - CONTRACTOR AND BIDDERS SHALL USE COMPLETE SETS OF CONTRACT DOCUMENTS. NEITHER THE OWNER NOR ARCHITECT ASSUMES RESPONSIBILITY FOR ERRORS OR MISINTERPRETATIONS RESULTING FROM THE USE OF INCOMPLETE SETS OF CONTRACT DOCUMENTS.
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THEIR 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 CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
 - THIS SURVEY HAS BEEN PROVIDED BY THE OWNER. INFORMATION SHOWN HEREIN IS INCLUDED FOR CONTRACTOR'S REFERENCE ONLY. AC+CO ARCHITECTURE DOES NOT WARRANT INFORMATION SHOWN HEREON AS NECESSARILY COMPLETE OR ACCURATE.

- SITE LEGEND - DEMOLITION:
- EXISTING LANDSCAPE AREA TO BE REMOVED FOR NEW WORK, REFER TO CIVIL DRAWINGS
 - AREA OF EXISTING ASPHALT PAVING TO BE SAWCUT AND REMOVED TO ALLOW FOR NEW WORK, REFER TO CIVIL DRAWINGS
 - EXISTING CURB TO REMAIN, REFER TO CIVIL DRAWINGS
 - EXISTING CURB TO BE REMOVED, REFER TO CIVIL DRAWINGS
 - PROPERTY BOUNDARY
 - EXISTING CATCH BASIN TO REMAIN, (D) DENOTES EXISTING TO BE REMOVED, REFER TO CIVIL DRAWINGS
 - EXISTING WATER METER TO REMAIN, REFER TO CIVIL DRAWINGS
 - EXISTING FIRE HYDRANT O REMAIN, REFER TO CIVIL DRAWINGS
 - EXISTING POWER POLE TO REMAIN
 - EXISTING LIGHT POLE TO REMAIN
 - NEW SIGN, (E) DENOTES EXISTING TO REMAIN
 - EXISTING OVERHEAD TELE-COMMUNICATION LINES TO REMAIN
 - EXISTING UNDERGROUND STORM LINES TO REMAIN, (D) DENOTES EXISTING TO BE REMOVED, REFER TO CIVIL DRAWINGS
 - EXISTING UNDERGROUND SANITATION LINES TO REMAIN
 - EXISTING UNDERGROUND WATER LINES TO REMAIN
 - EXISTING UNDERGROUND GAS LINES TO REMAIN
 - EXISTING UNDERGROUND COMMUNICATION LINES TO REMAIN
 - EXISTING FENCE TO REMAIN

- REFERENCE NOTES:
- EXISTING ASPHALT PAVING TO REMAIN
 - EXISTING CONCRETE PAVING TO REMAIN
 - EXISTING LANDSCAPE AREA TO REMAIN
 - EXISTING PAINTED HANDICAP SYMBOL TO REMAIN
 - EXISTING PAINTED PARKING STRIPES TO REMAIN
 - NEW PAINTED HANDICAP SYMBOL, REFER TO 3 A1.1
 - NEW CONCRETE WHEEL STOP, REFER TO 4 A1.1
 - NEW WALL MOUNTED HANDICAPPED PARKING SIGN, REFER TO 5 A1.1
 - NEW PAINTED PARKING STRIPE AND/OR REFUGE AREA
 - NEW FIRE SUPPRESSION DDC VAULT, REFER TO CIVIL DRAWINGS
 - NEW FDC, REFER TO CIVIL DRAWINGS
 - EXISTING PAINTED HANDICAP SYMBOL TO BE REMOVED
 - EXISTING PAINTED PARKING STRIPES TO BE REMOVED
 - NEW BIKE RACKS, REFER TO 7 A1.1



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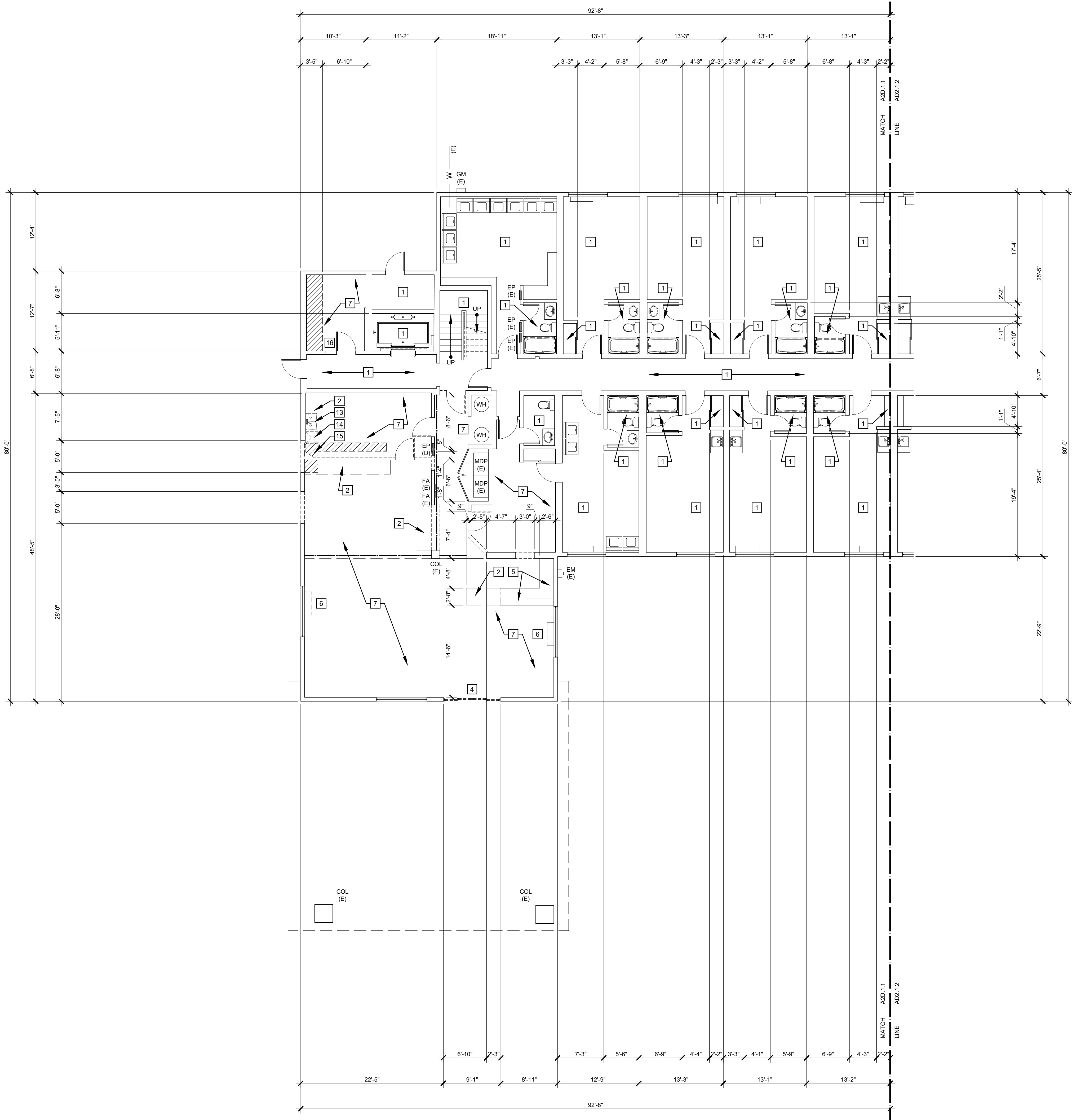
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AD1.1



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 - ASSUMED EXISTING STRUCTURAL BEAM LINE TO REMAIN
 - EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
 - EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED
 - EXISTING FLOOR DRAIN TO REMAIN, REFER TO PLUMBING DRAWINGS
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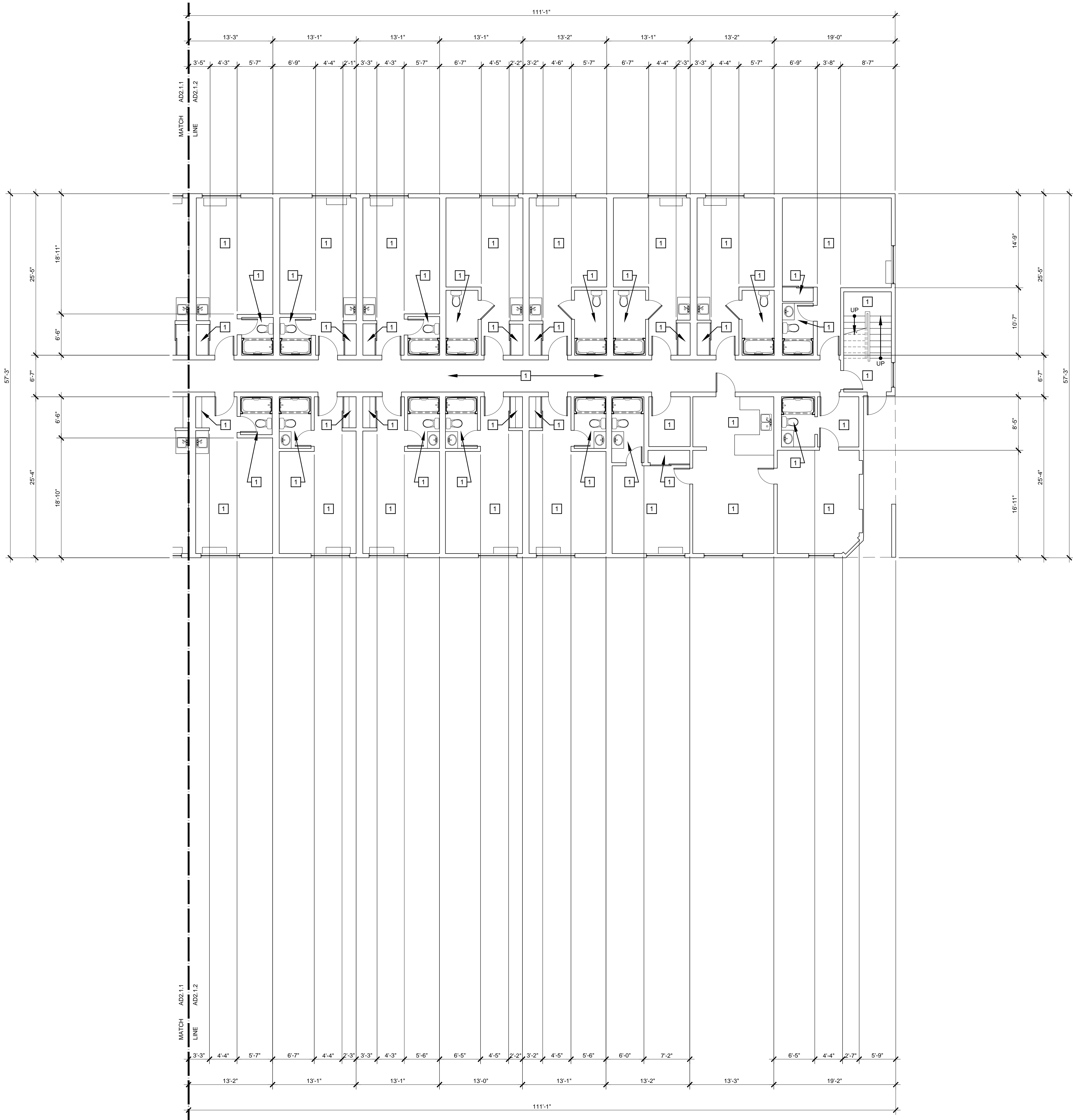
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AD2.1.1

1 PARTIAL FIRST FLOOR PLAN - DEMOLITION

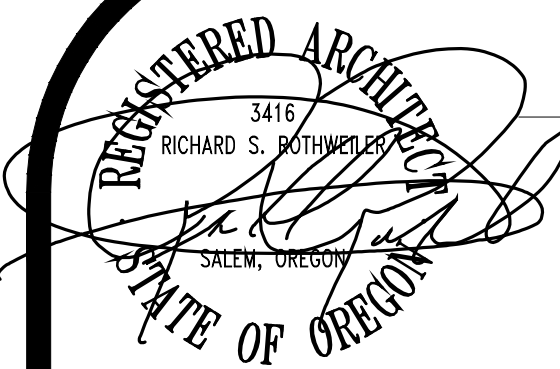
SCALE: 1/8" = 1'-0"



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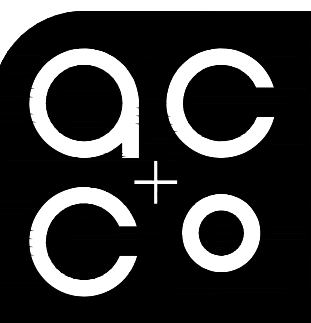
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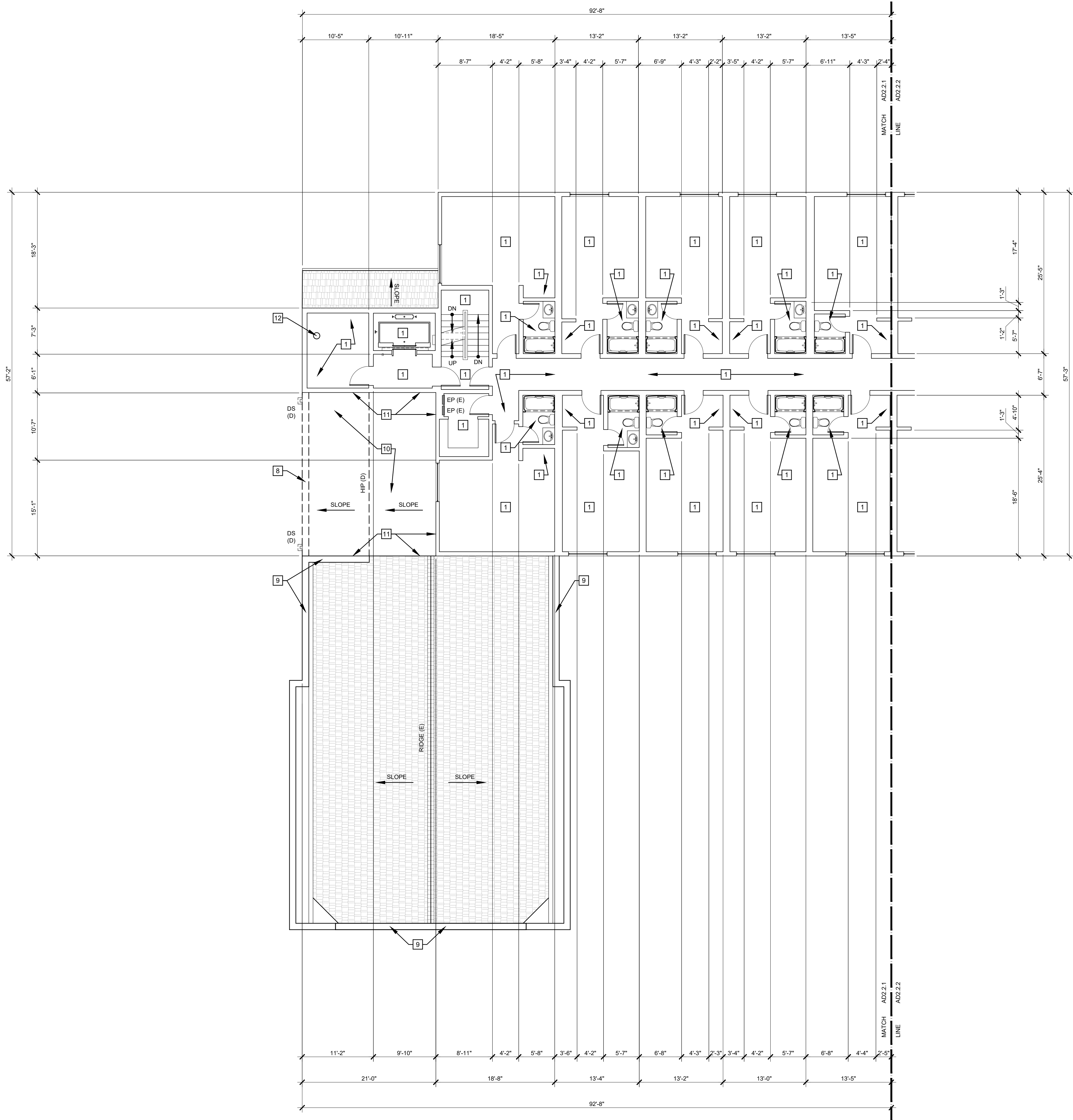


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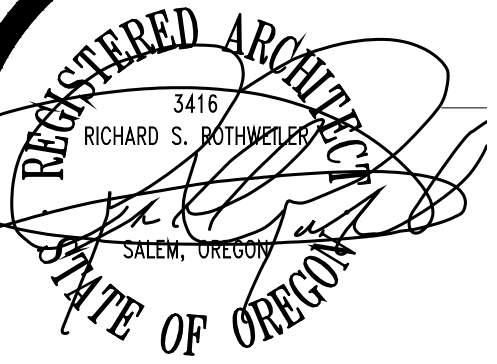
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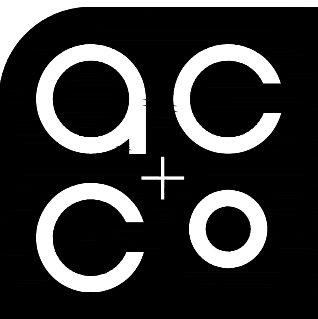
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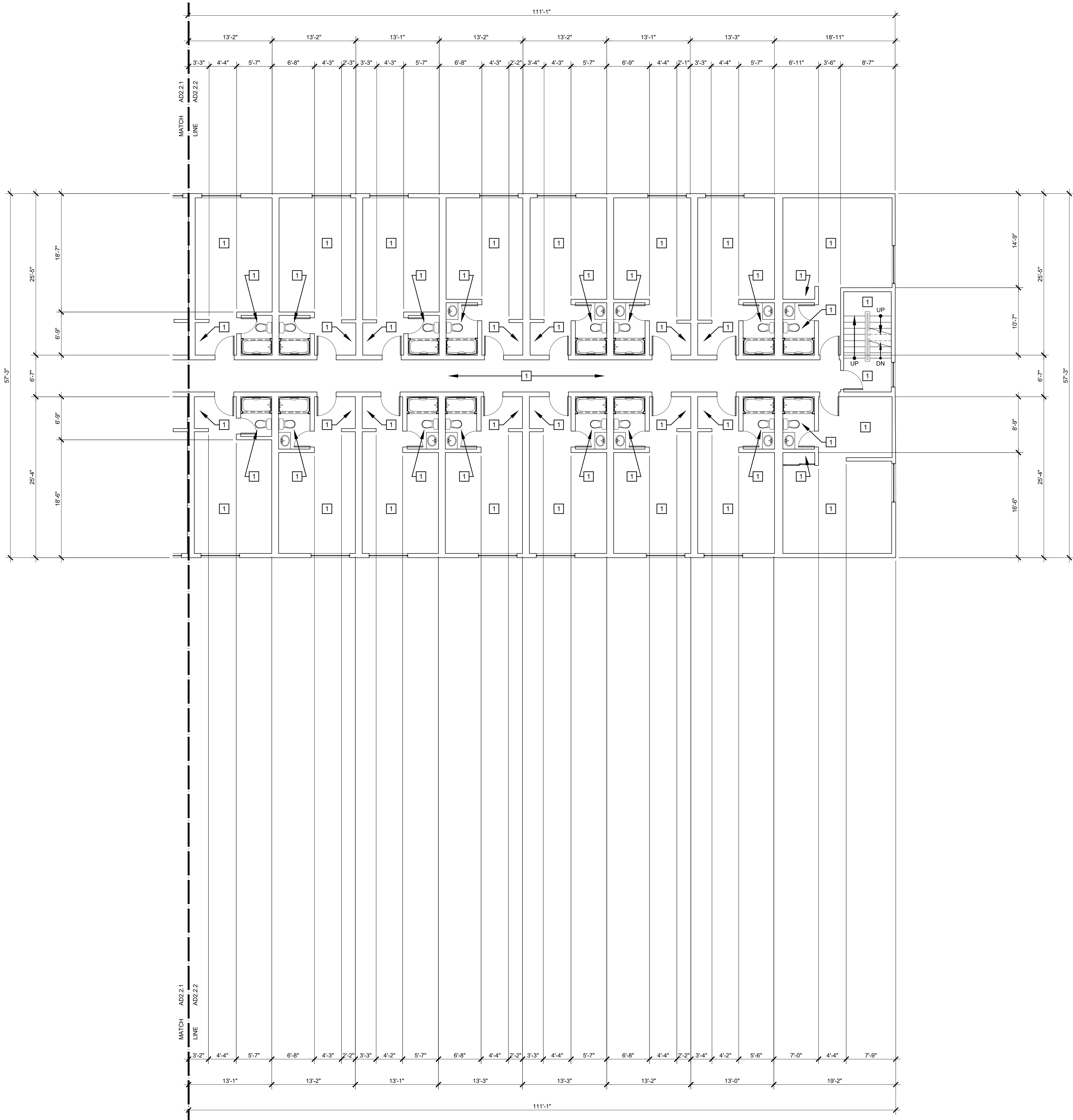
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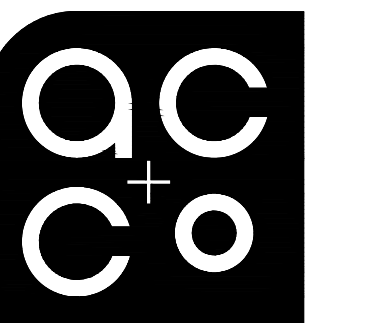
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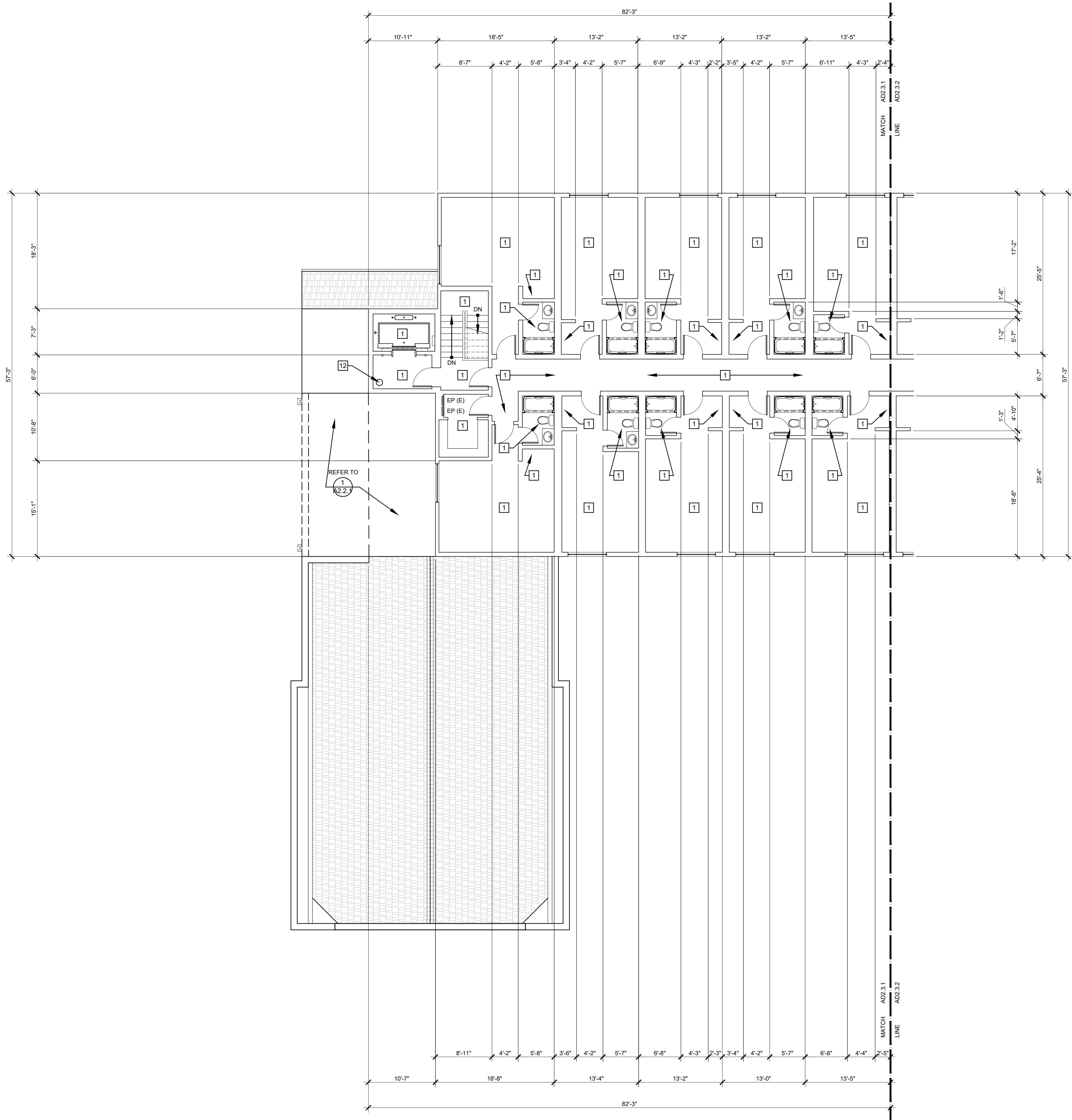


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 - EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
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 - DS (E) EXISTING DOWNSPOUT TO REMAIN, (D) DESIGNATES TO BE REMOVED
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 - EXISTING PARAPET AND FLASHING TO BE REMOVED
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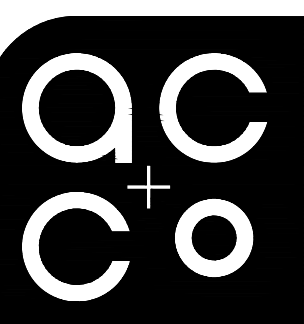
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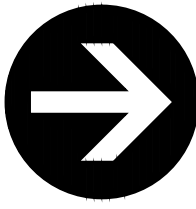


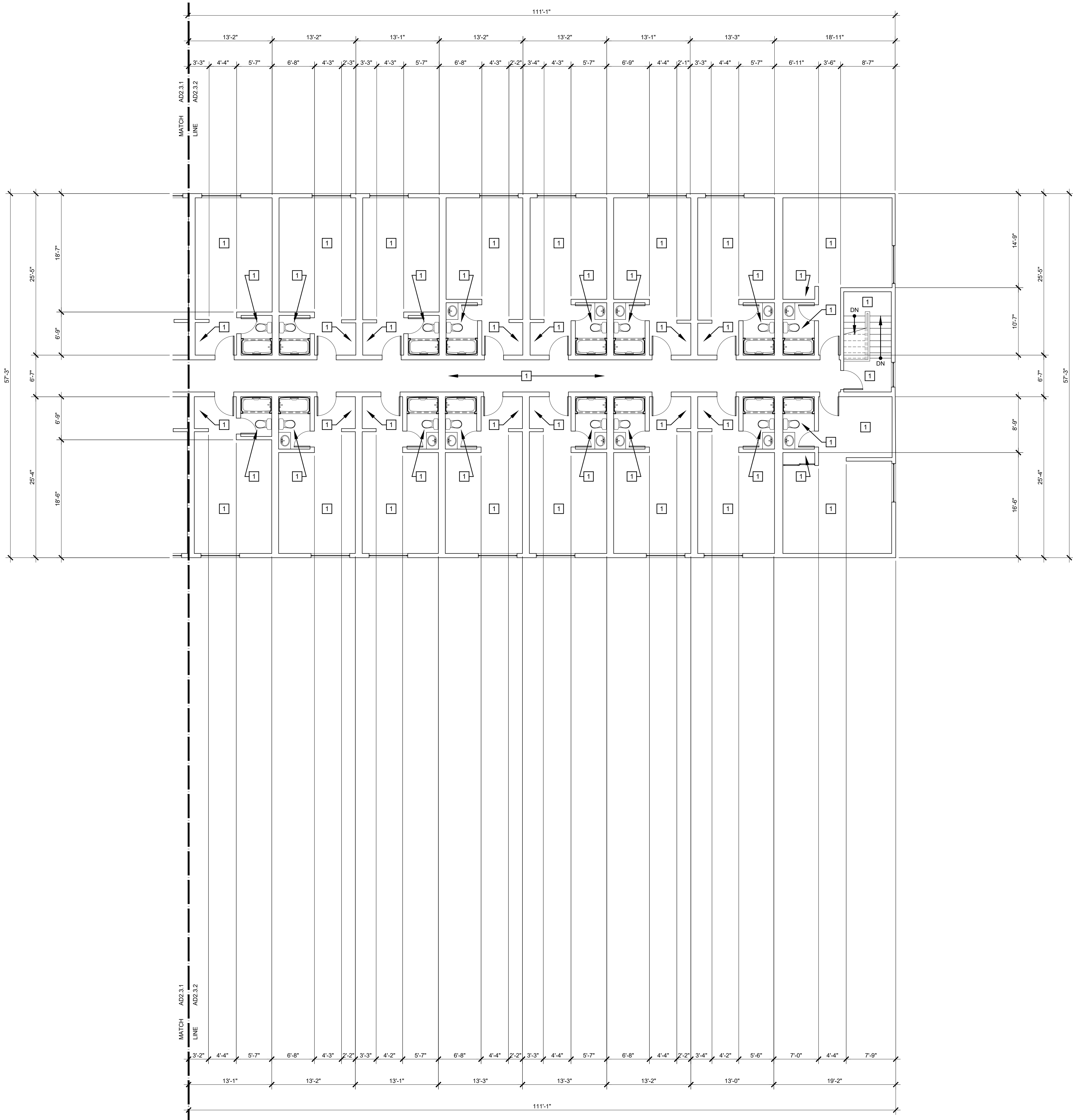
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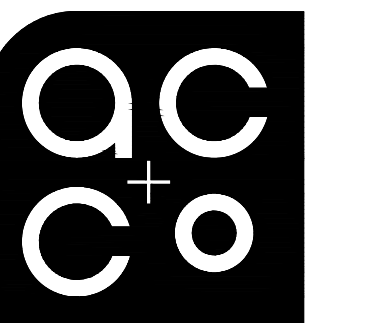
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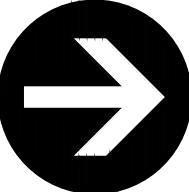
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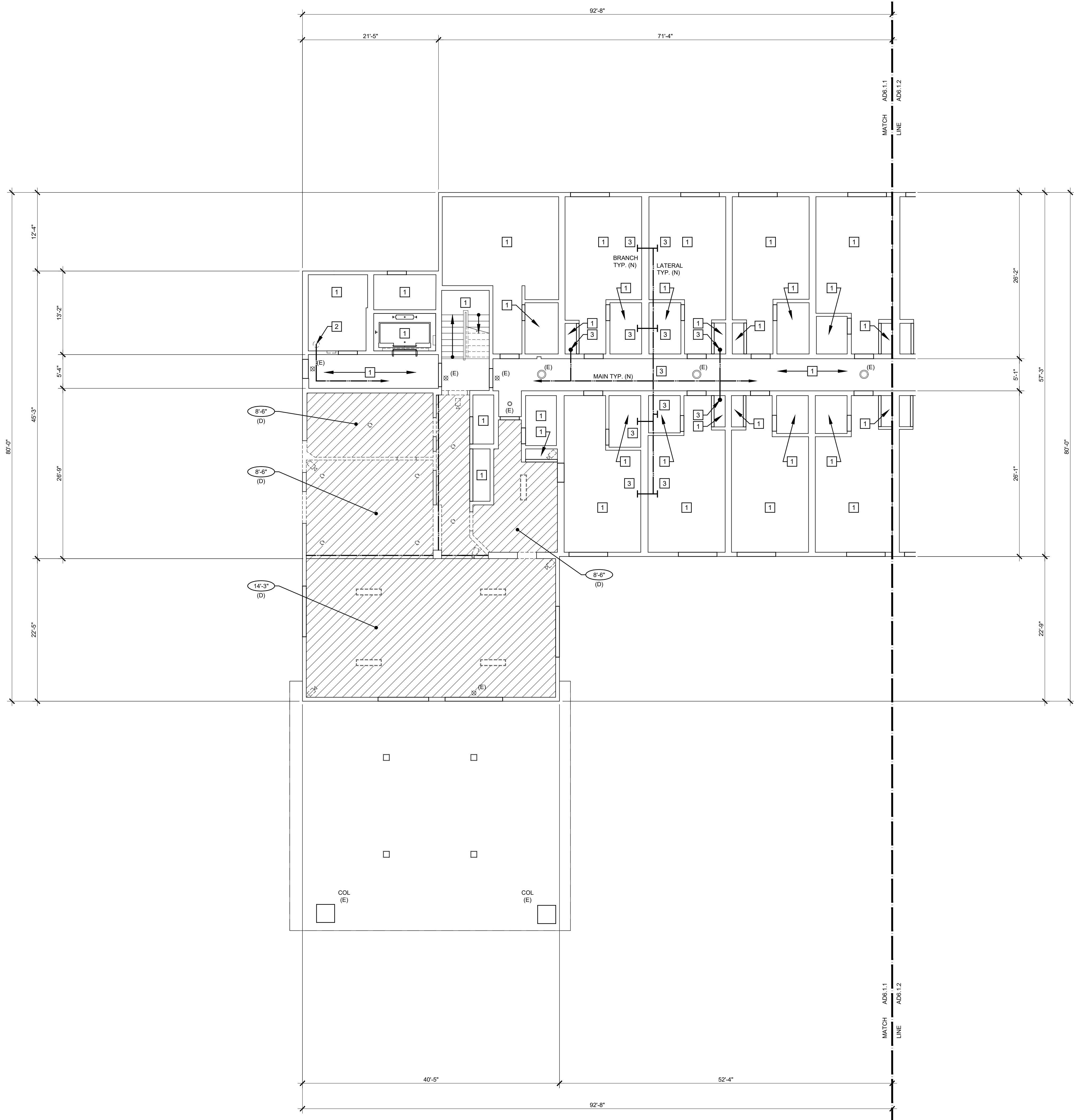
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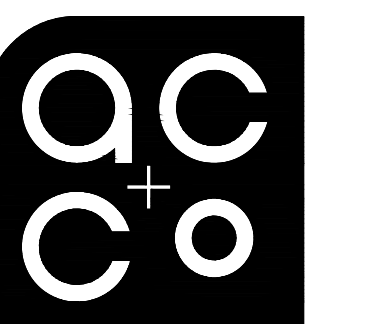
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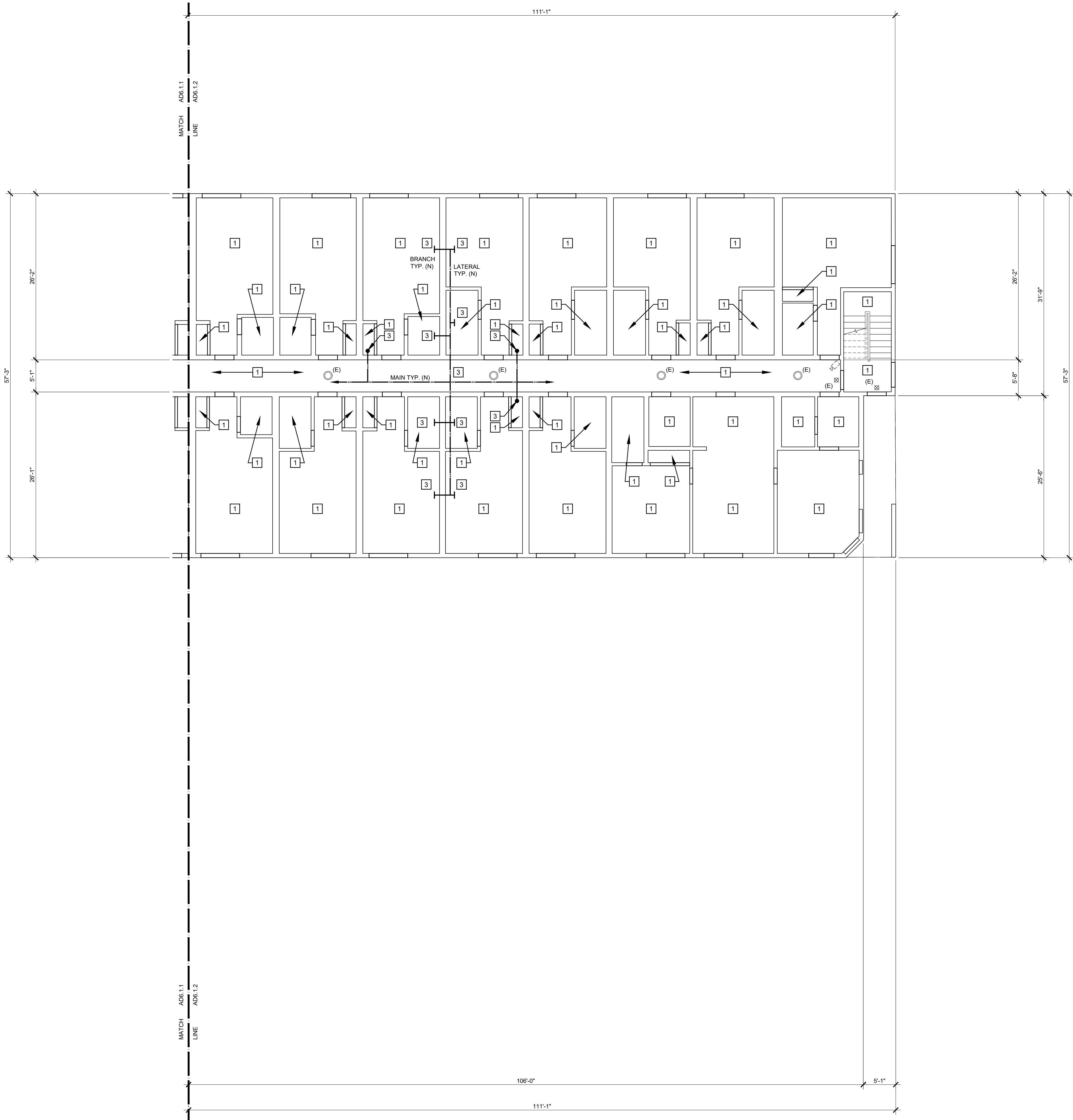
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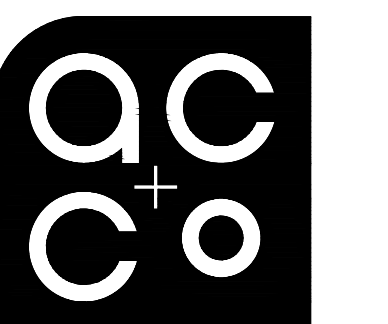
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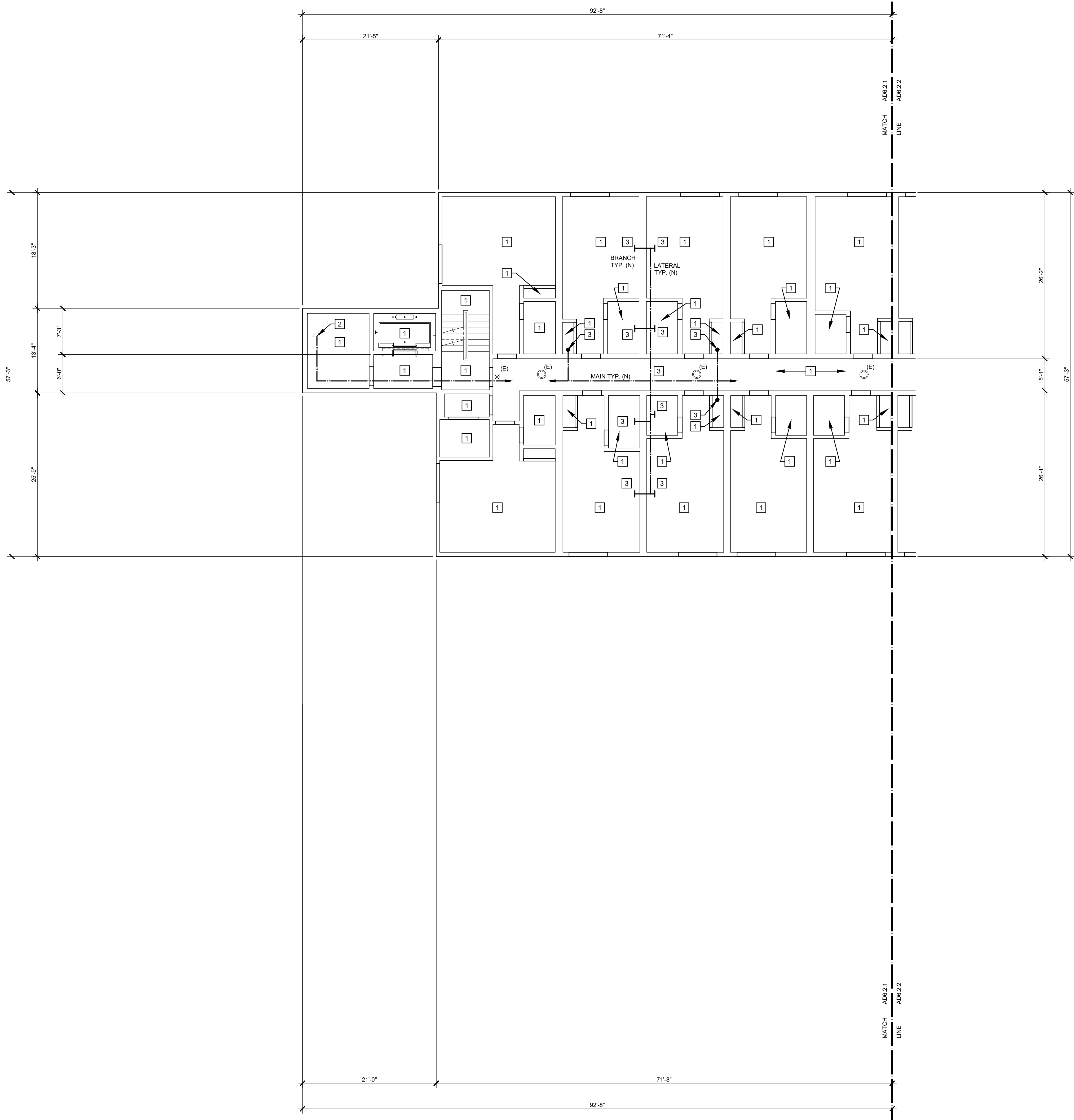


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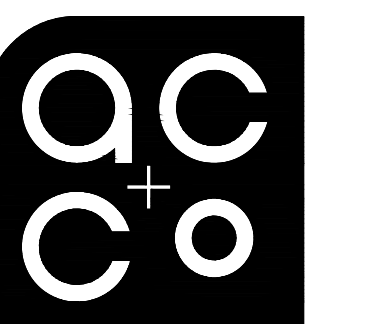
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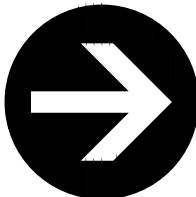


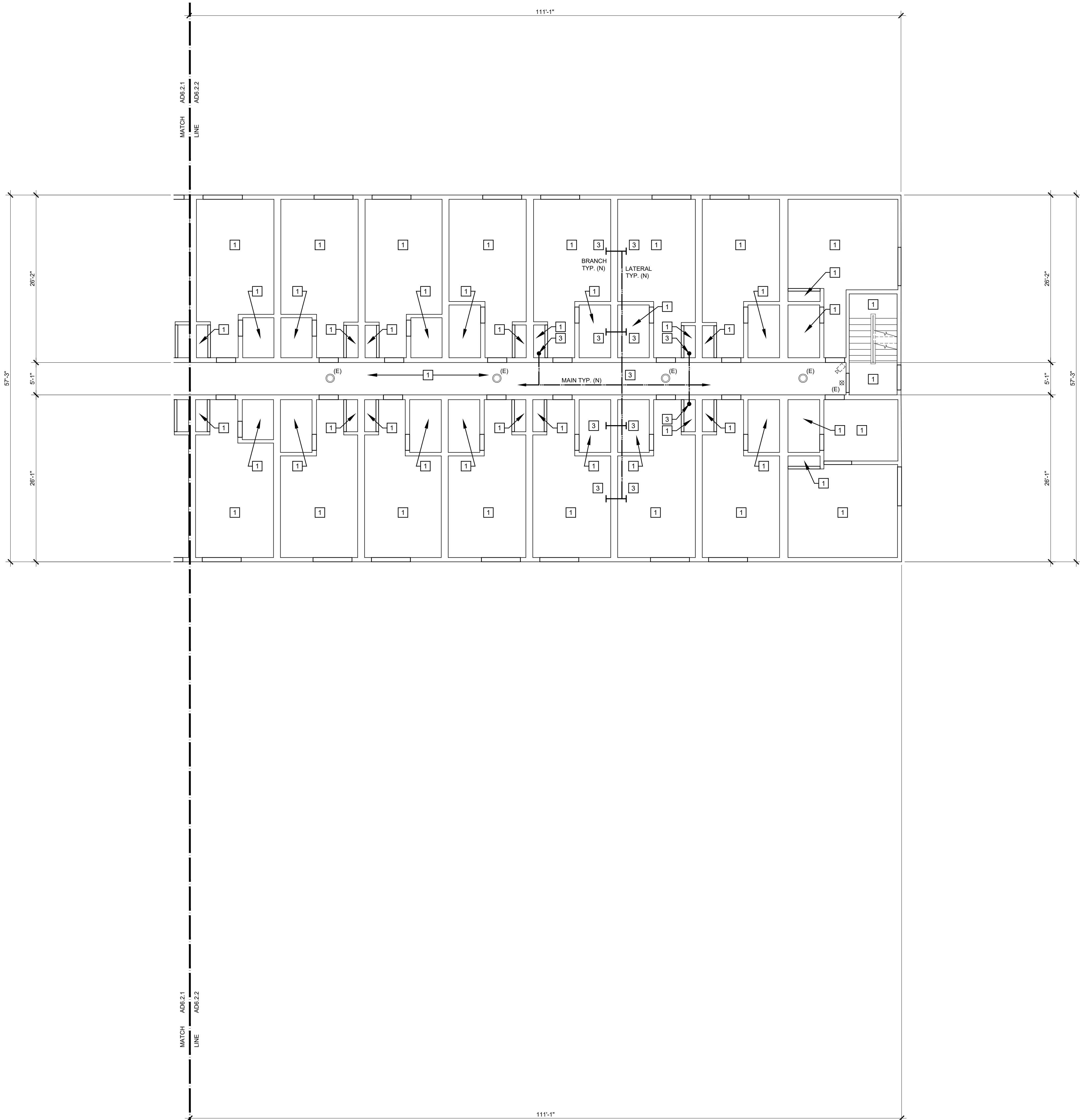
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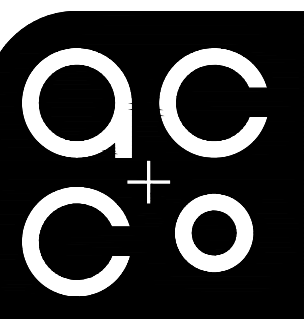
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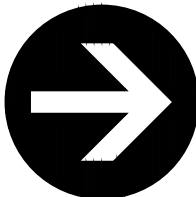


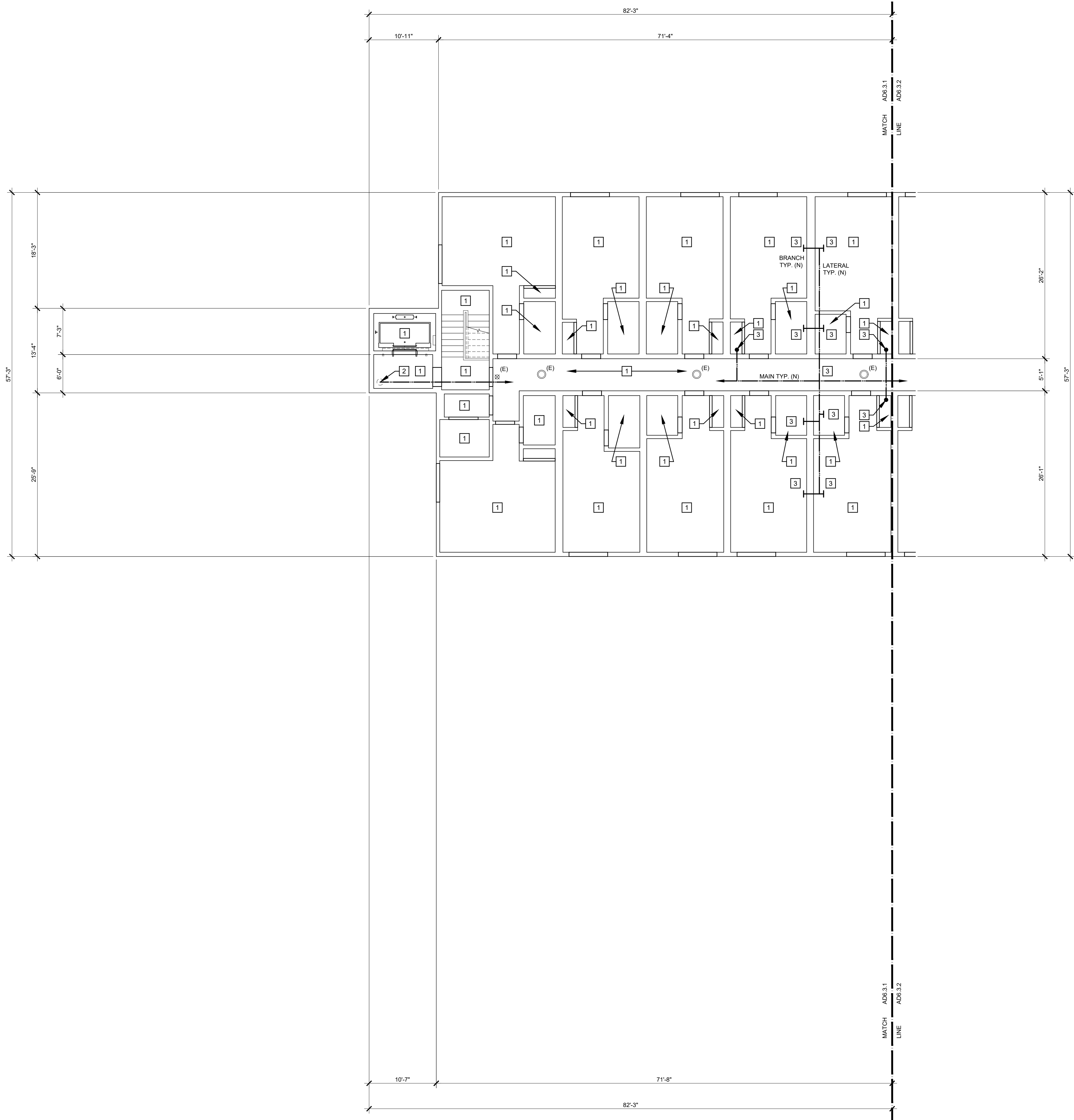
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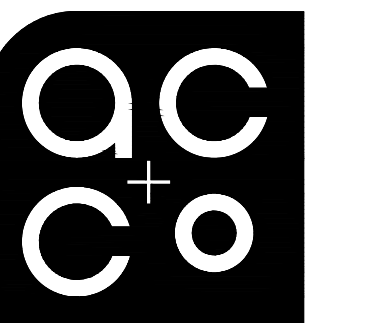
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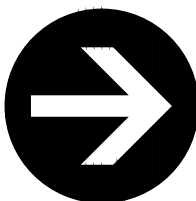


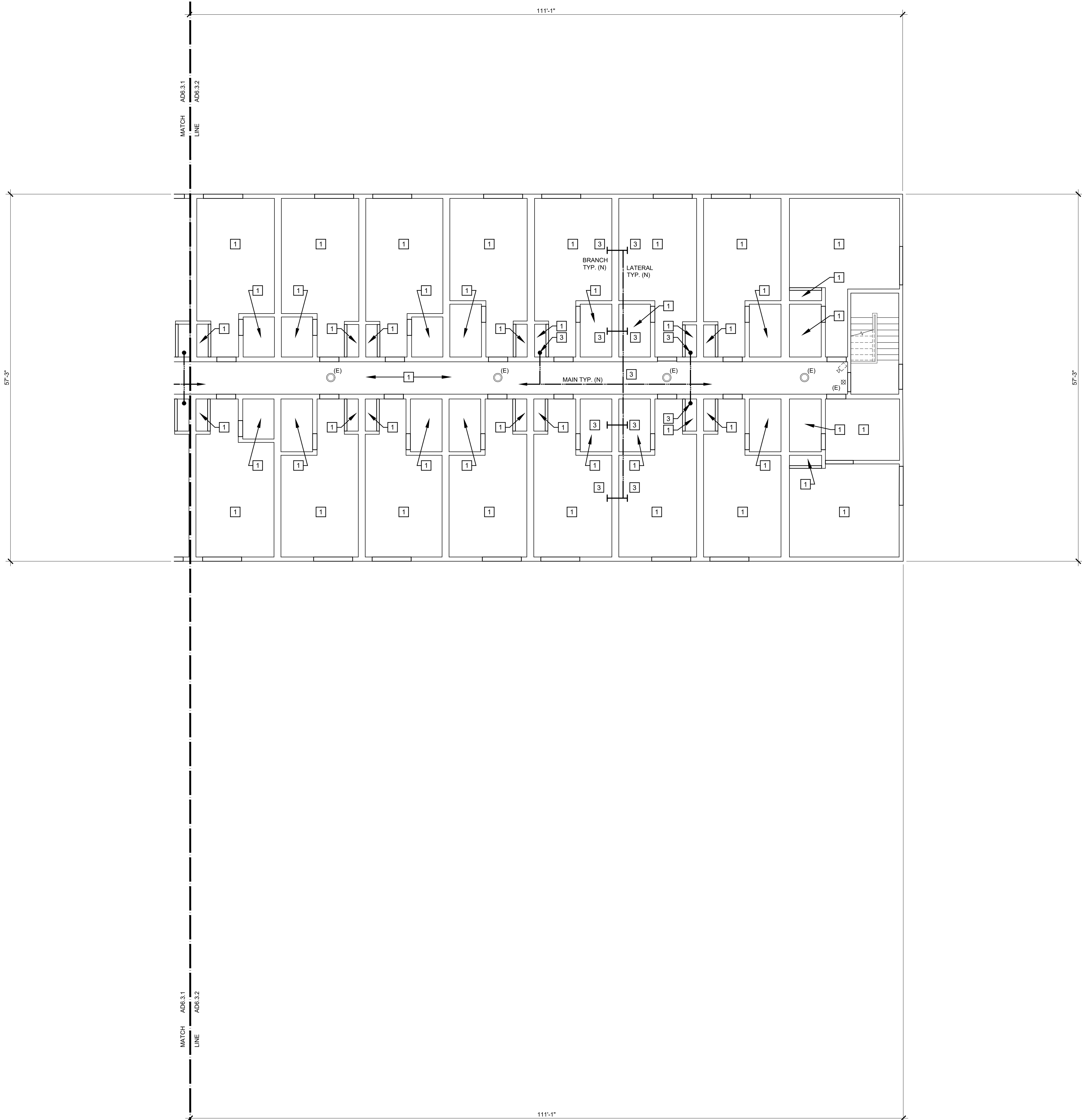
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- SYMBOL LEGEND:
- AREA OF EXISTING CEILING TO BE REMOVED TO ALLOW FOR STRUCTURAL SYSTEM INSTALLATION, REFER TO STRUCTURAL DRAWINGS
 - EXISTING SUSPENDED ACOUSTICAL CEILING TILE SYSTEM TO REMAIN, PROTECT AT ALL TIMES
 - EXISTING SUSPENDED ACOUSTICAL CEILING SYSTEM TO BE REMOVED
 - EXISTING LIGHT FIXTURE TO REMAIN, (RR) DESIGNATES REMOVE AND REINSTALL, REFER TO ELECTRICAL DRAWINGS
 - EXISTING LIGHT FIXTURE TO BE REMOVED
 - EXISTING EXIT EGRESS SIGN WITH BATTERY BACKUP TO REMAIN, (D) DESIGNATES TO BE REMOVED, REFER TO ELECTRICAL DRAWINGS
 - EXISTING CEILING MOUNTED SECURITY CAMERA TO BE REMOVED, REFER TO ELECTRICAL DRAWINGS
 - CONCEPTUAL LOCATION/LAYOUT FOR NEW SURFACE MOUNTED FIRE SUPPRESSION LINES, REFER TO FIRE PROTECTION DRAWINGS

- REFERENCE NOTES:
- NO WORK THIS ROOM EXCEPT FOR NEW FIRE SUPPRESSION SYSTEM INSTALLATION. PROVIDE MINOR DEMOLITION AND REPAIR AS NEEDED FOR INSTALLATION, REFER TO FIRE PROTECTION AND PLUMBING DRAWINGS
 - CORE DRILL FOR NEW FIRE SPRINKLER RISER, REFER TO FIRE PROTECTION DRAWINGS
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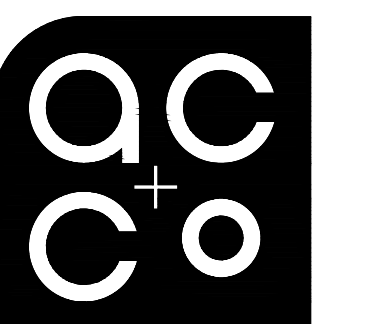
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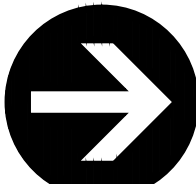
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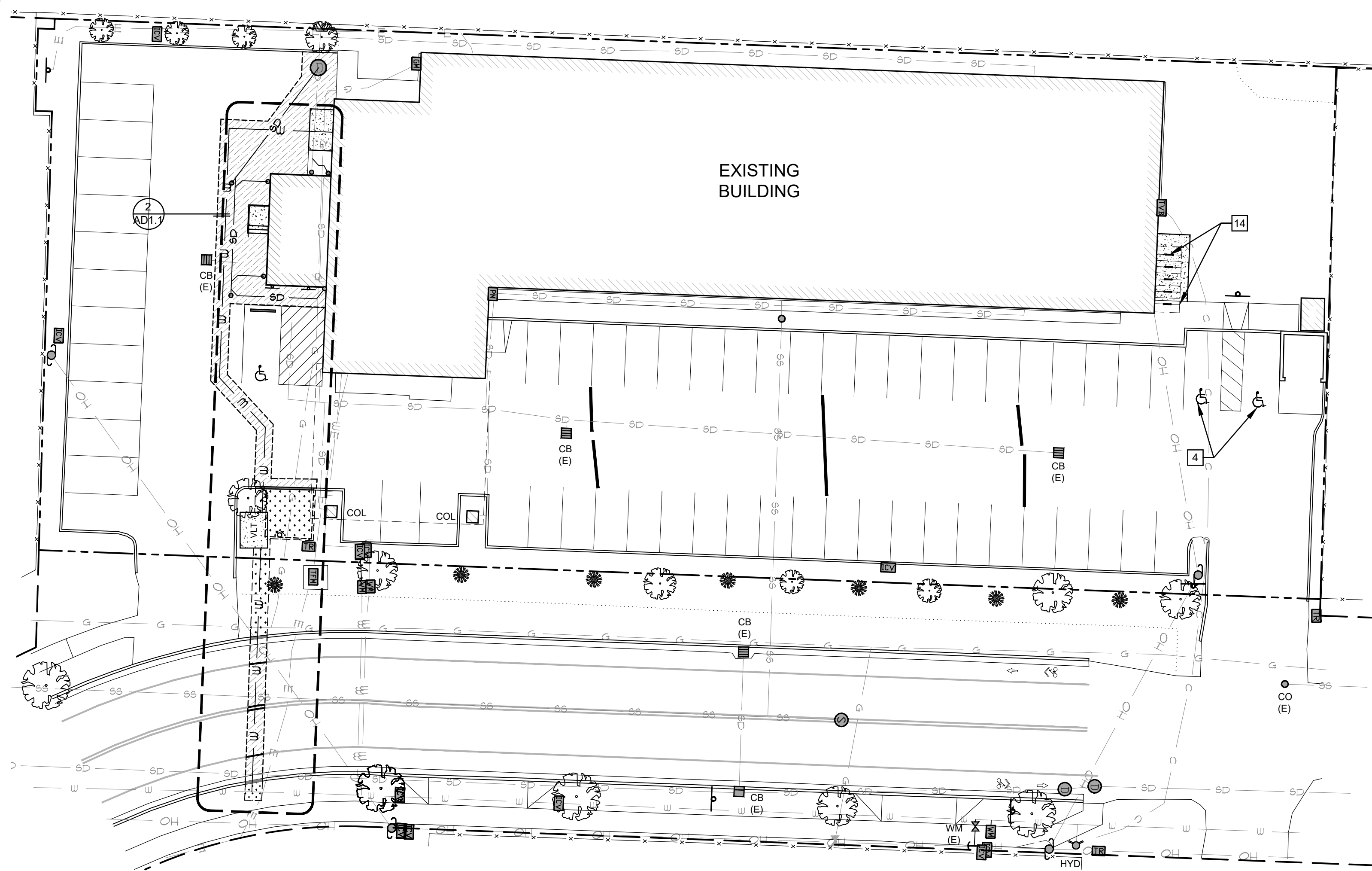
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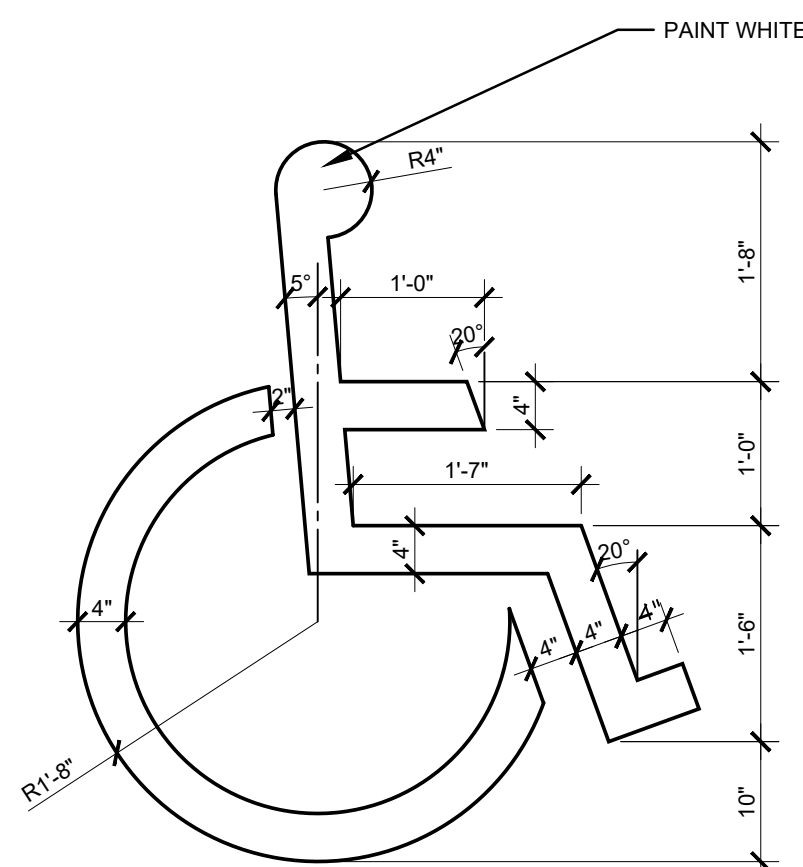
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1 SITE PLAN - DEMOLITION

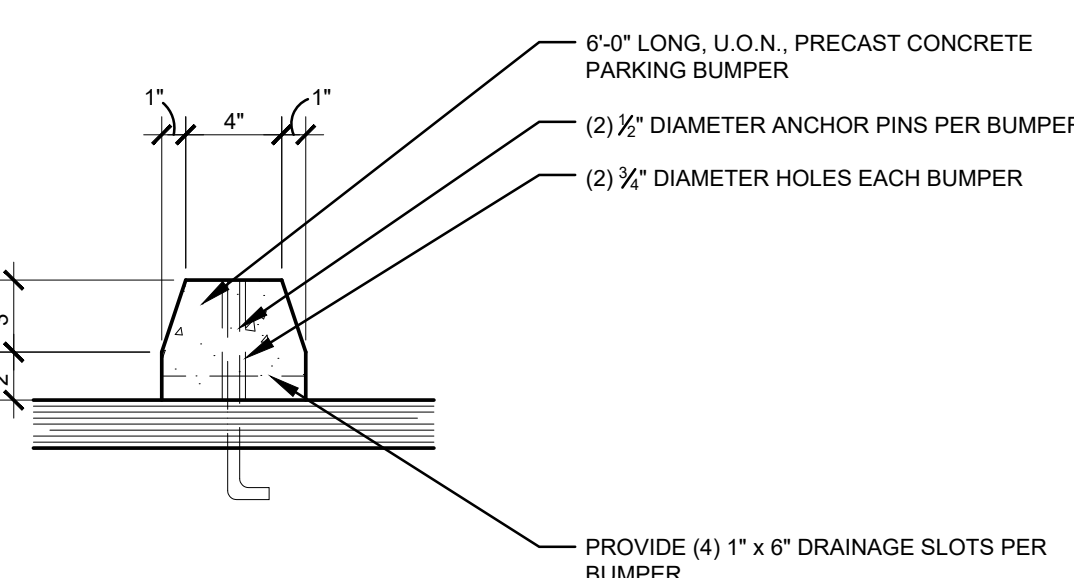
SCALE: 1"=20'-0"



3 HANDICAPPED SYMBOL

SCALE: 3/4" = 1'-0"

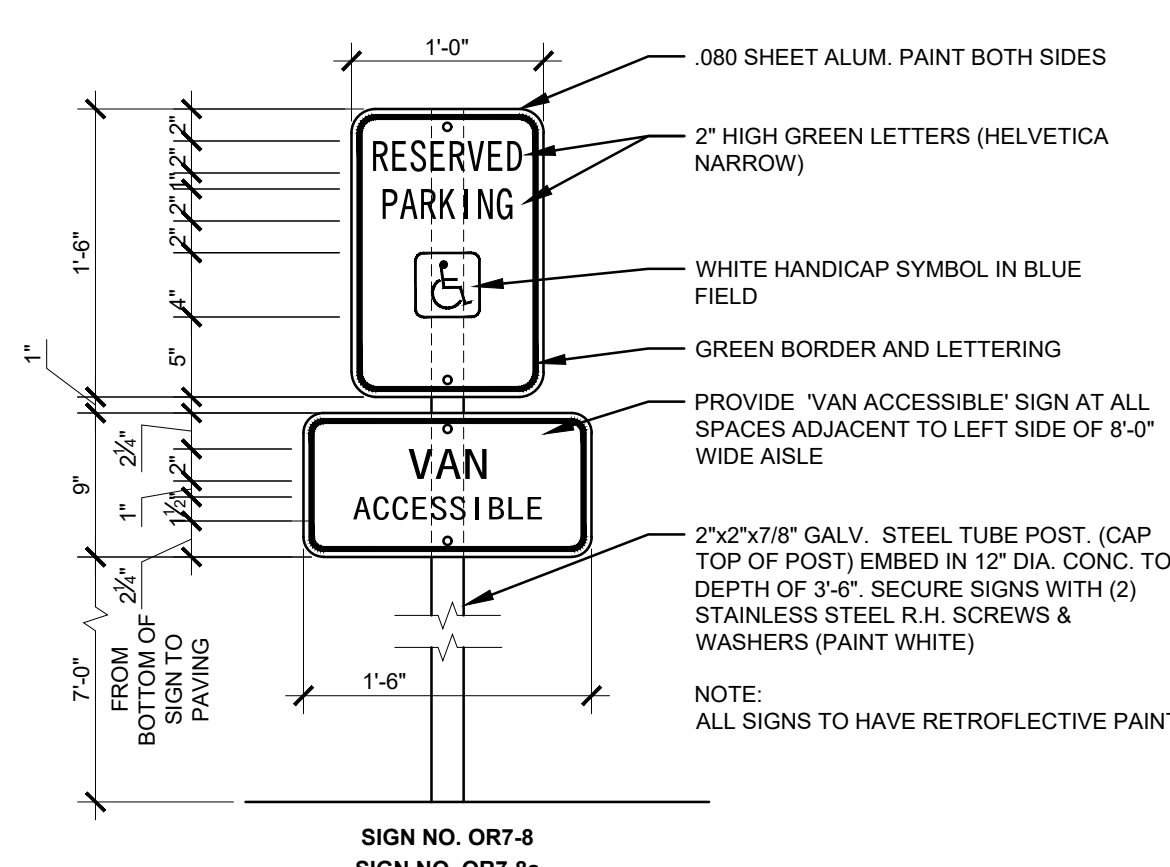
23039-A1.1-03



4 CONCRETE WHEEL STOP

SCALE: 1 1/2" = 1'-0"

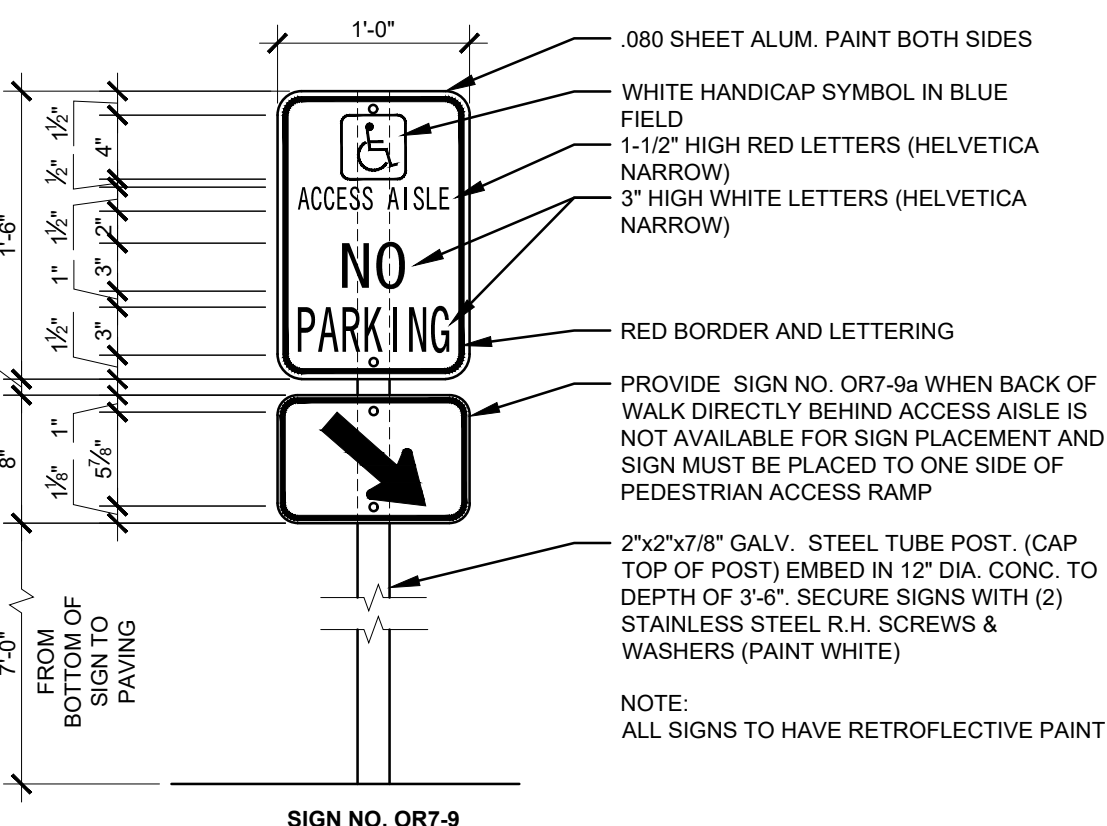
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5 ACCESSIBLE PARKING SPACE SIGN

SCALE: 1" = 1'-0"

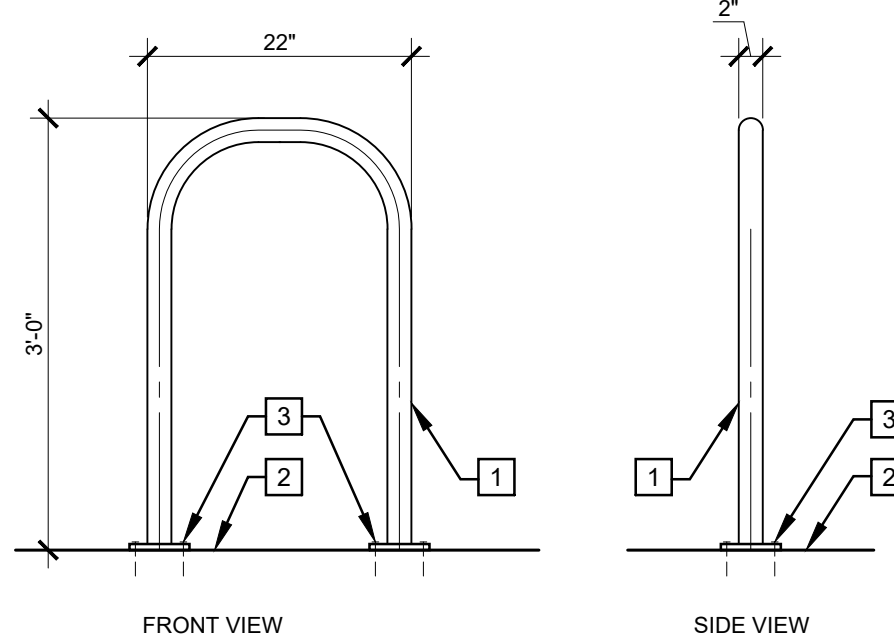
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6 ACCESSIBLE LOADING SPACE SIGN

SCALE: 1" = 1'-0"

23039-A1.1-06

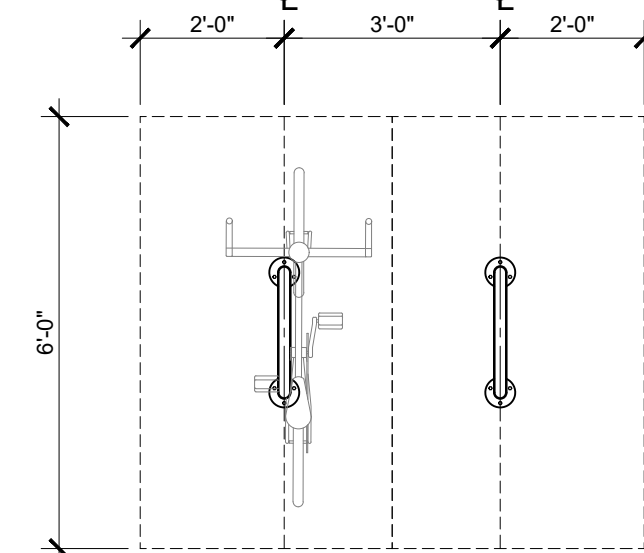


7 BIKE RACK ANCHORAGE DETAIL

SCALE: 3/4" = 1'-0"

23039-A1.1-07

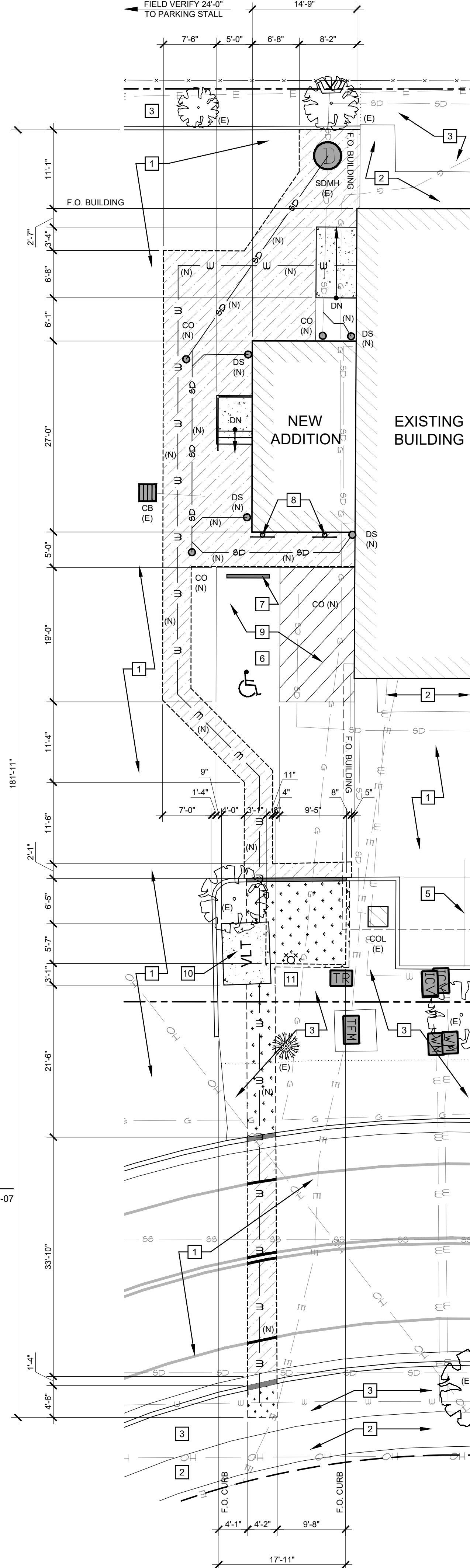
NOTE: ONLY ONE BIKE SHOWN FOR CLARITY



8 BIKE RACK PLAN

SCALE: 3/8" = 1'-0"

23039-A1.1-08



2 ENLARGED SITE PLAN - DEMOLITION

SCALE: 1"=10'-0"

GENERAL NOTES:

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- DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS FOR CLARIFICATION PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
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- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THEIR 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 CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THIS SURVEY HAS BEEN PROVIDED BY THE OWNER. INFORMATION SHOWN HEREIN IS INCLUDED FOR CONTRACTOR'S REFERENCE ONLY. AC+CO ARCHITECTURE DOES NOT WARRANT INFORMATION SHOWN HEREON AS NECESSARILY COMPLETE OR ACCURATE.

SITE LEGEND - DEMOLITION:

- NEW A. C. PAVEMENT, REFER TO CIVIL DRAWINGS
- NEW CONCRETE PAVEMENT, REFER TO CIVIL DRAWINGS
- NEW LANDSCAPE AREA TO MATCH EXISTING ADJACENT AREA
- EXISTING CURB TO REMAIN, REFER TO CIVIL DRAWINGS
- NEW CONCRETE CURB, REFER TO CIVIL DRAWINGS
- PROPERTY BOUNDARY
- EXISTING CATCH BASIN TO REMAIN, (N) DENOTES NEW, REFER TO CIVIL DRAWINGS
- EXISTING WATER METER TO REMAIN, REFER TO CIVIL DRAWINGS
- EXISTING FIRE HYDRANT O REMAIN, REFER TO CIVIL DRAWINGS
- EXISTING POWER POLE TO REMAIN
- EXISTING LIGHT POLE TO REMAIN
- NEW SIGN, (E) DENOTES EXISTING TO REMAIN
- NEW DOWNSPOUT
- NEW CLEAN-OUT, REFER TO CIVIL DRAWINGS
- OH — EXISTING OVERHEAD TELE-COMMUNICATION LINES TO REMAIN
- SD — EXISTING UNDERGROUND STORM LINES TO REMAIN, (N) DENOTES NEW, REFER TO CIVIL DRAWINGS
- SS — EXISTING UNDERGROUND SANITATION LINES TO REMAIN
- W — EXISTING UNDERGROUND WATER LINES TO REMAIN, (N) DENOTES NEW, REFER TO CIVIL DRAWINGS
- G — EXISTING UNDERGROUND GAS LINES TO REMAIN
- C — EXISTING UNDERGROUND COMMUNICATION LINES TO REMAIN
- X — EXISTING FENCE TO REMAIN

REFERENCE NOTES:

- EXISTING ASPHALT PAVING TO REMAIN
- EXISTING CONCRETE PAVING TO REMAIN
- EXISTING LANDSCAPE AREA TO REMAIN
- EXISTING PAINTED HANDICAP SYMBOL TO REMAIN
- EXISTING PAINTED PARKING STRIPES TO REMAIN
- NEW PAINTED HANDICAP SYMBOL, REFER TO 3 A1.1
- NEW CONCRETE WHEEL STOP, REFER TO 4 A1.1
- NEW WALL MOUNTED HANDICAPPED PARKING SIGN, REFER TO 5 A1.1
- NEW PAINTED PARKING STRIPE AND/OR REFUGE AREA
- NEW FIRE SUPPRESSION DDC VAULT, REFER TO CIVIL DRAWINGS
- NEW FDC, REFER TO CIVIL DRAWINGS
- EXISTING PAINTED HANDICAP SYMBOL TO BE REMOVED
- EXISTING PAINTED PARKING STRIPES TO BE REMOVED
- NEW BIKE RACKS, REFER TO 7 A1.1



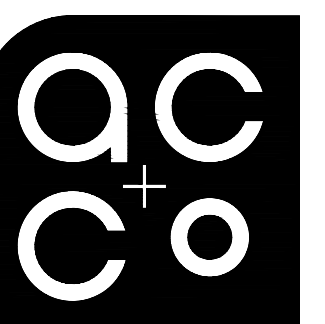
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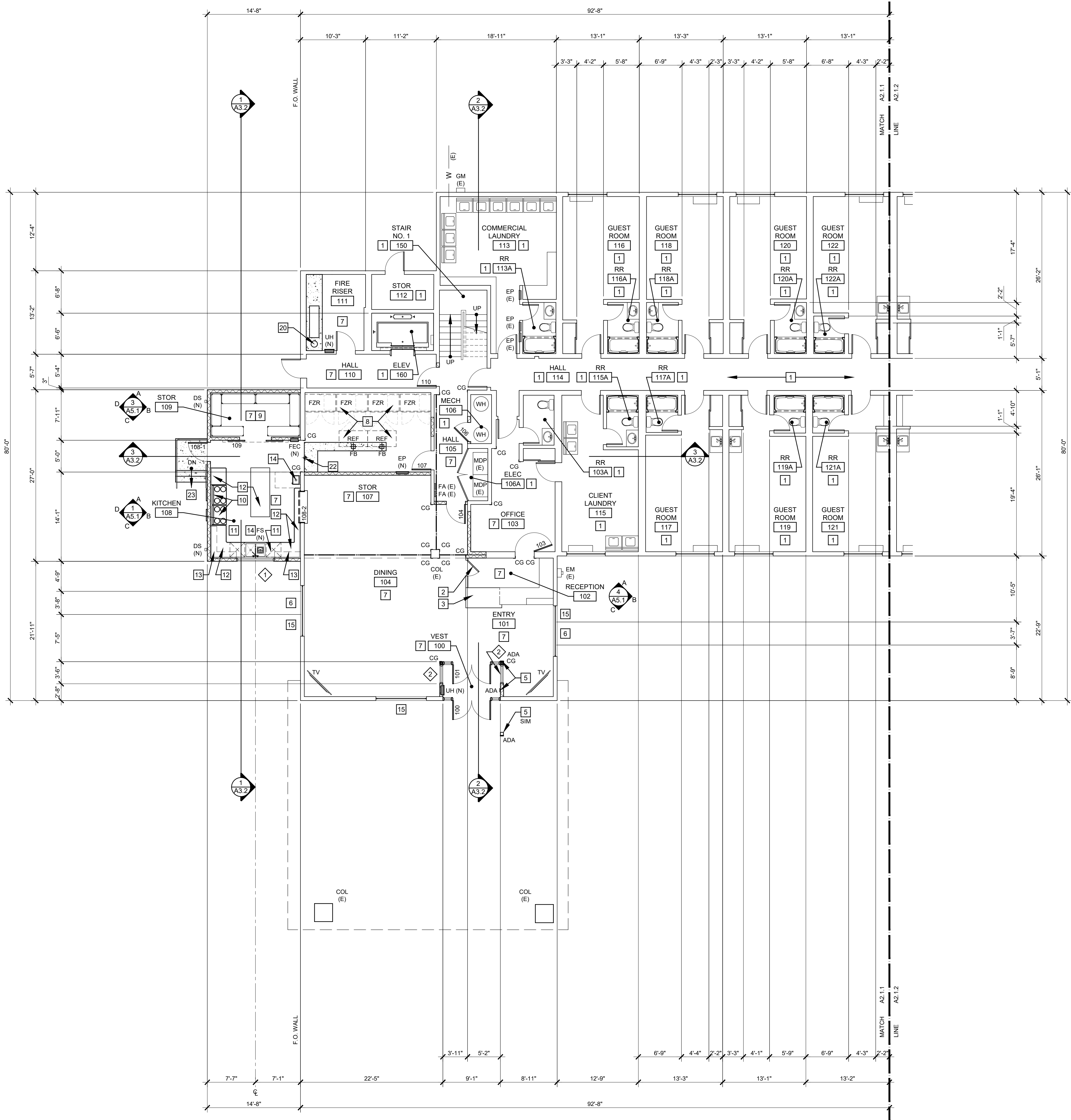
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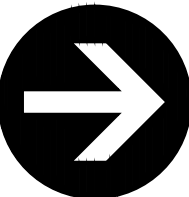
A1.1



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 - EXISTING WALL TO REMAIN
 - 2x6 WOOD STUDS AT 16" OC WITH 5/8" GYPSUM WALLBOARD EACH SIDE AND ACOUSTICAL BATT INSULATION
 - ASSUMED EXISTING STRUCTURAL BEAM LINE TO REMAIN
 - EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
 - NEW DOOR, FRAME AND HARDWARE, REFER TO DOOR SCHEDULE
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 - NEW WINDOW AND WINDOW BLINDS, REFER TO SCHEDULE
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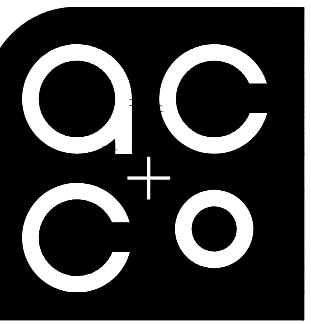
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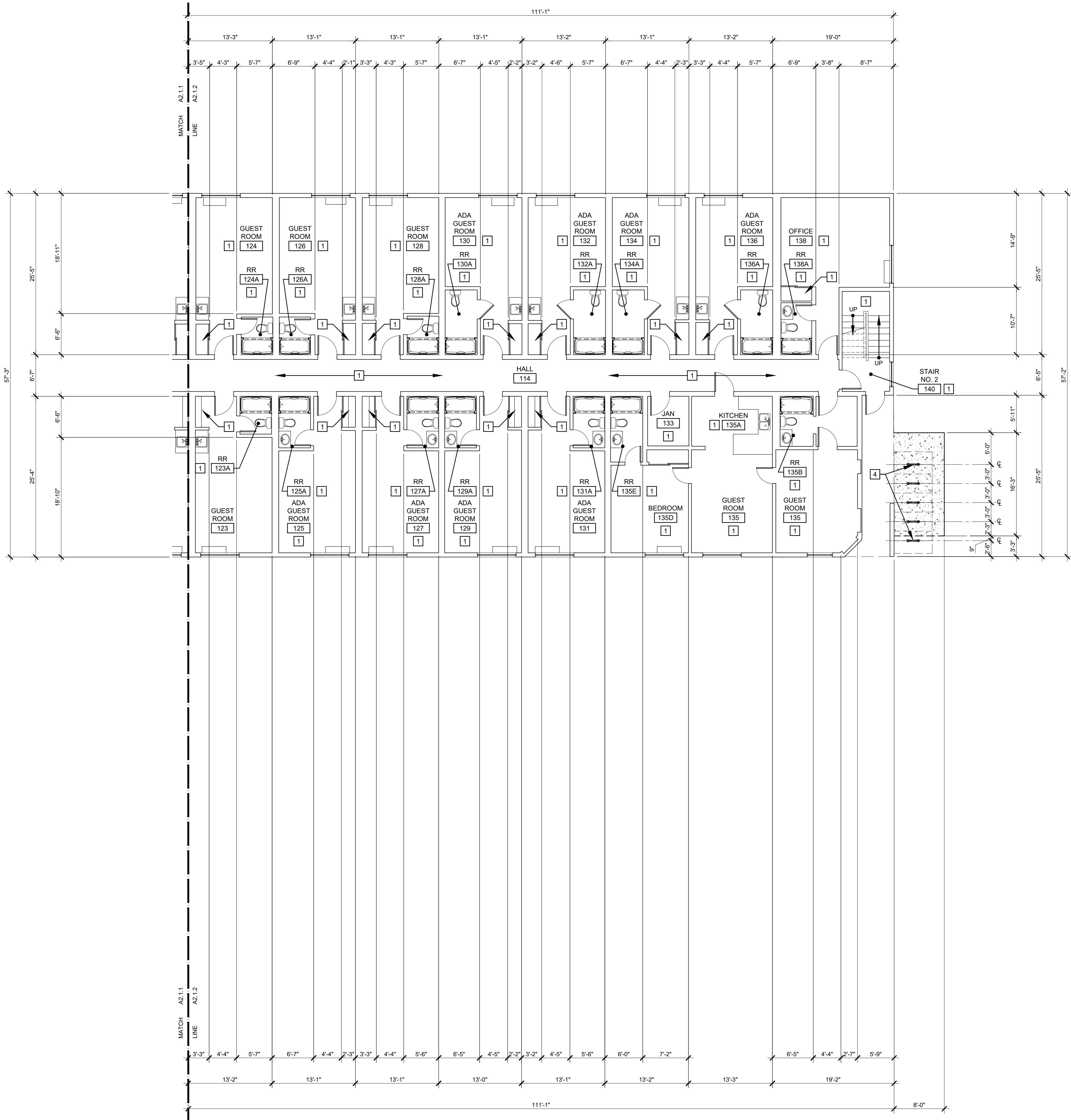


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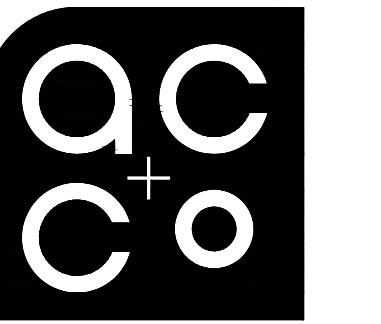
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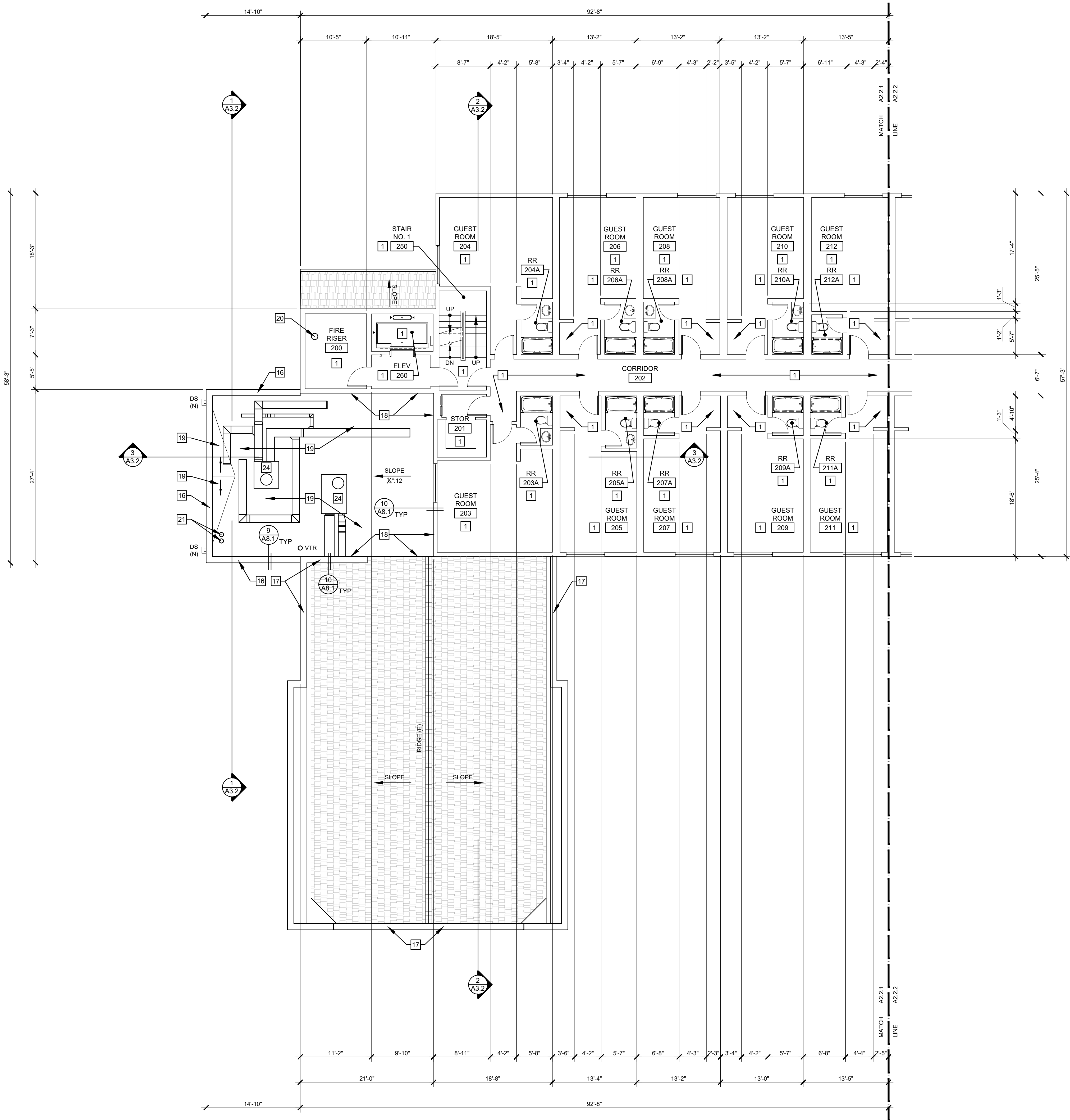
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 - NEW WINDOW AND WINDOW BLINDS, REFER TO SCHEDULE
 - NEW FIRE EXTINGUISHER AND CABINET, REFER TO 1, 2
 - NEW ELECTRICAL FLOOR BOX, REFER TO ELECTRICAL DRAWINGS

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 - NEW PARAPET AND CAP FLASHING
 - EXISTING SIDEWALL FLASHING WITH NEW REMOVABLE APRON FLASHING
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 - NEW FIRE SPRINKLER RISER, REFER TO FIRE PROTECTION DRAWINGS
 - NEW EXHAUST THRU ROOF
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 - NEW GUARDRAIL AND HANDRAILS
 - NEW HVAC ROOF TOP UNIT AND EXPOSED DUCTWORK, REFER TO MECHANICAL DRAWINGS



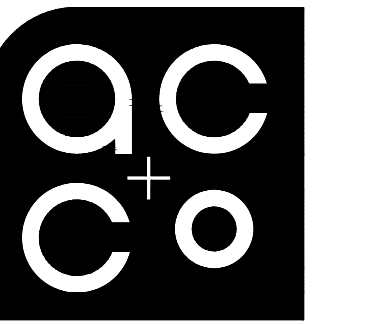
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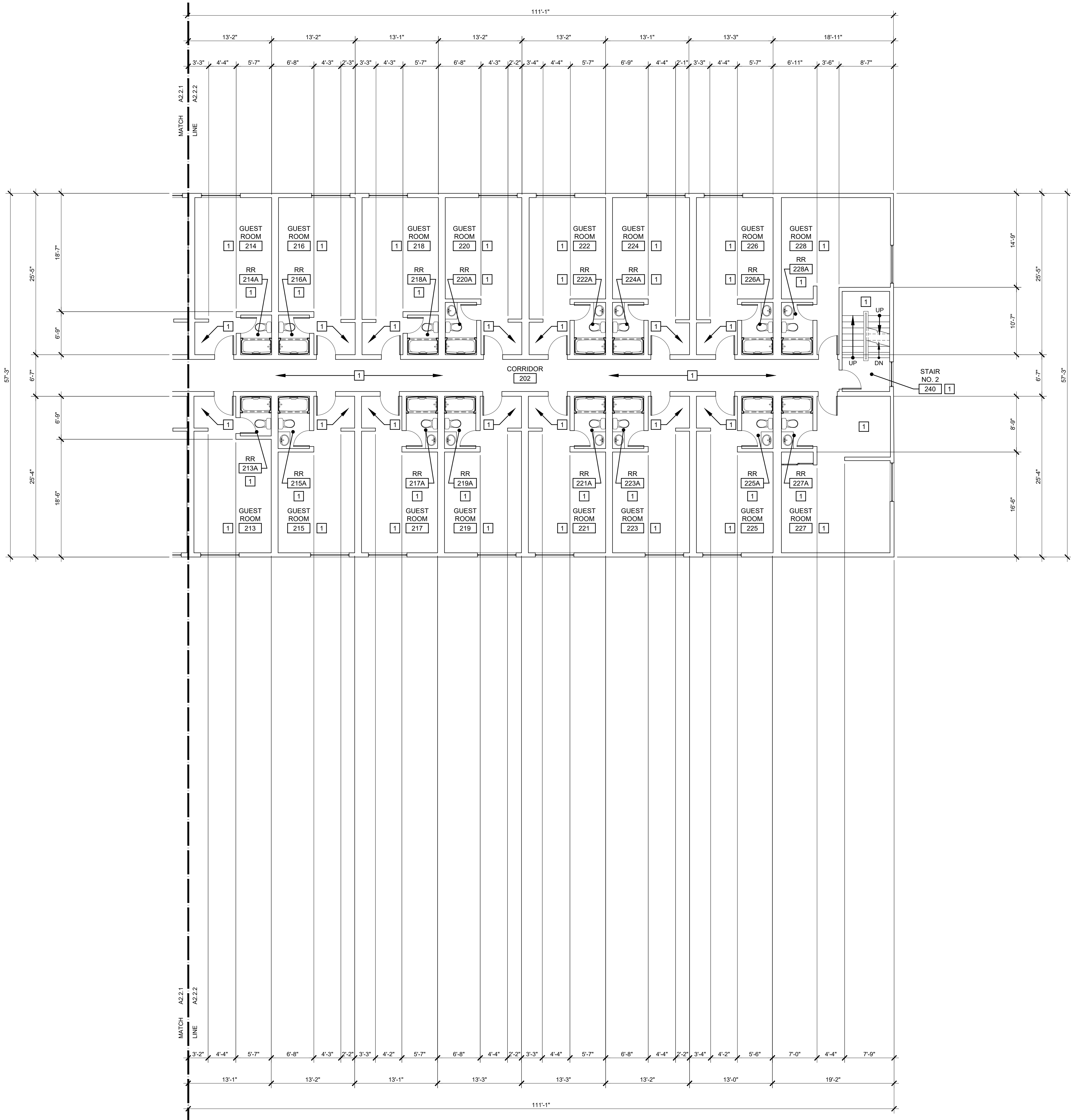
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A2.2.1



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 - NEW ADA DOOR OPENERS. AT SIM CONDITION, PROVIDE STANCHION, REFER TO 3 AB.2
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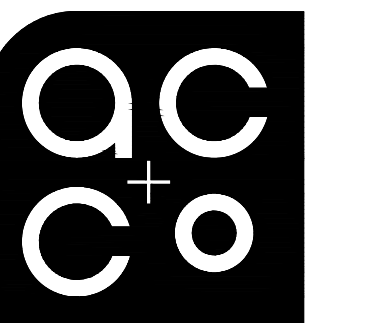
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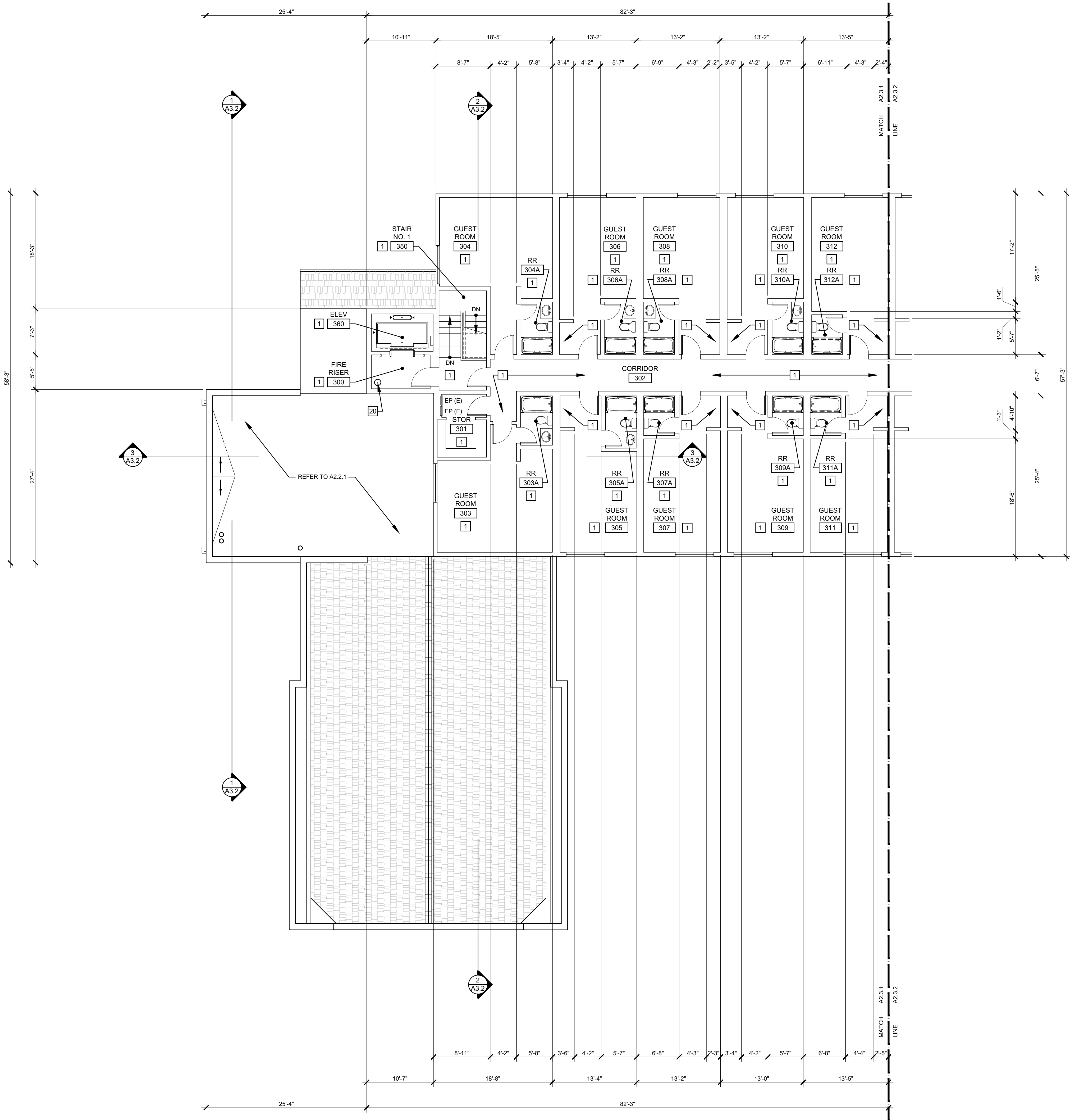
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A2.2.2

1 PARTIAL SECOND FLOOR PLAN

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



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 - NEW WINDOW AND WINDOW BLINDS, REFER TO SCHEDULE
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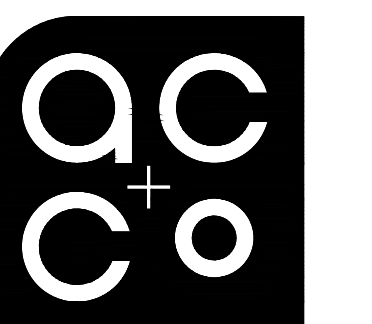
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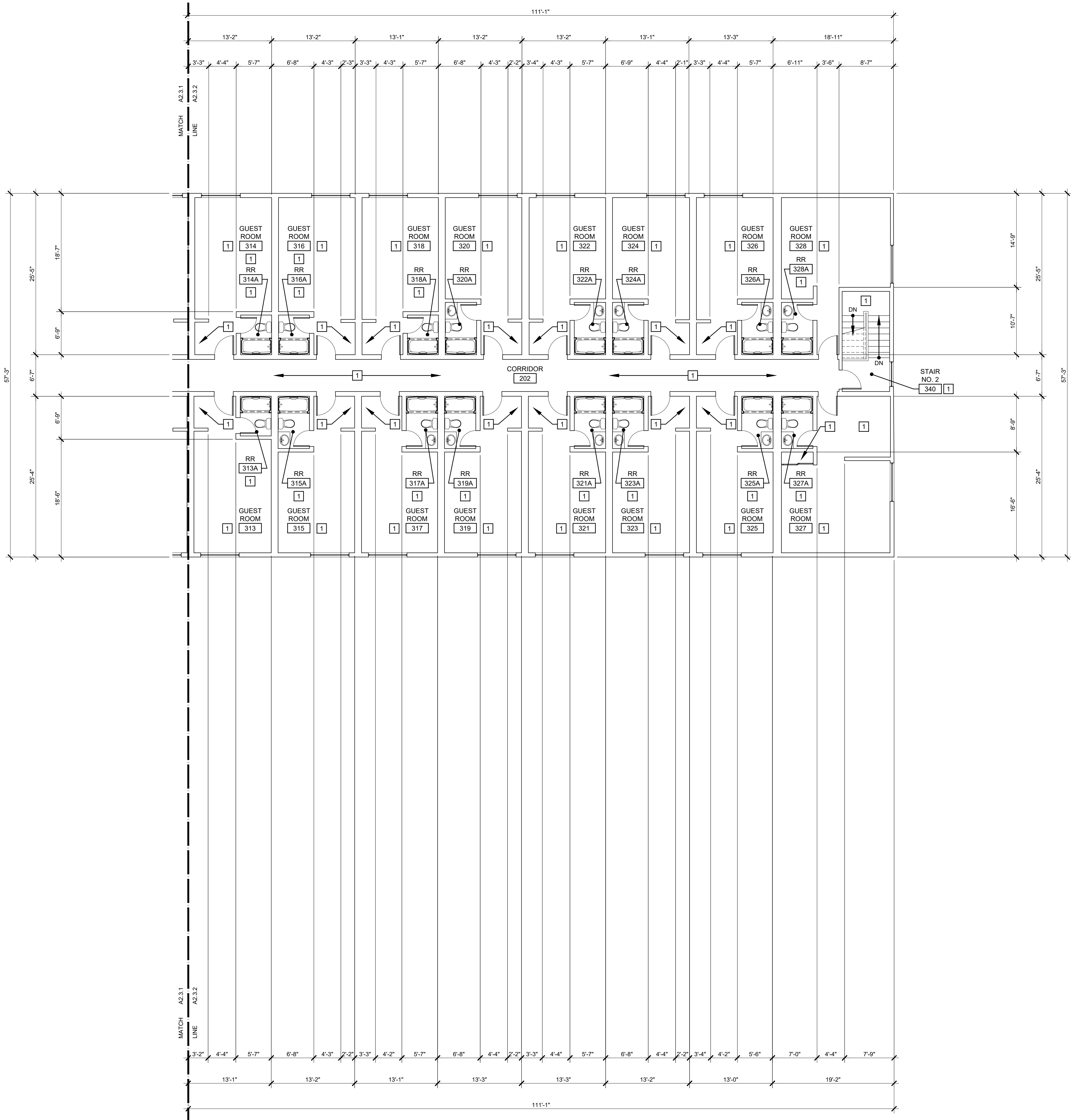


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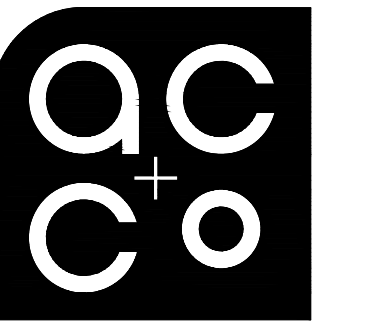
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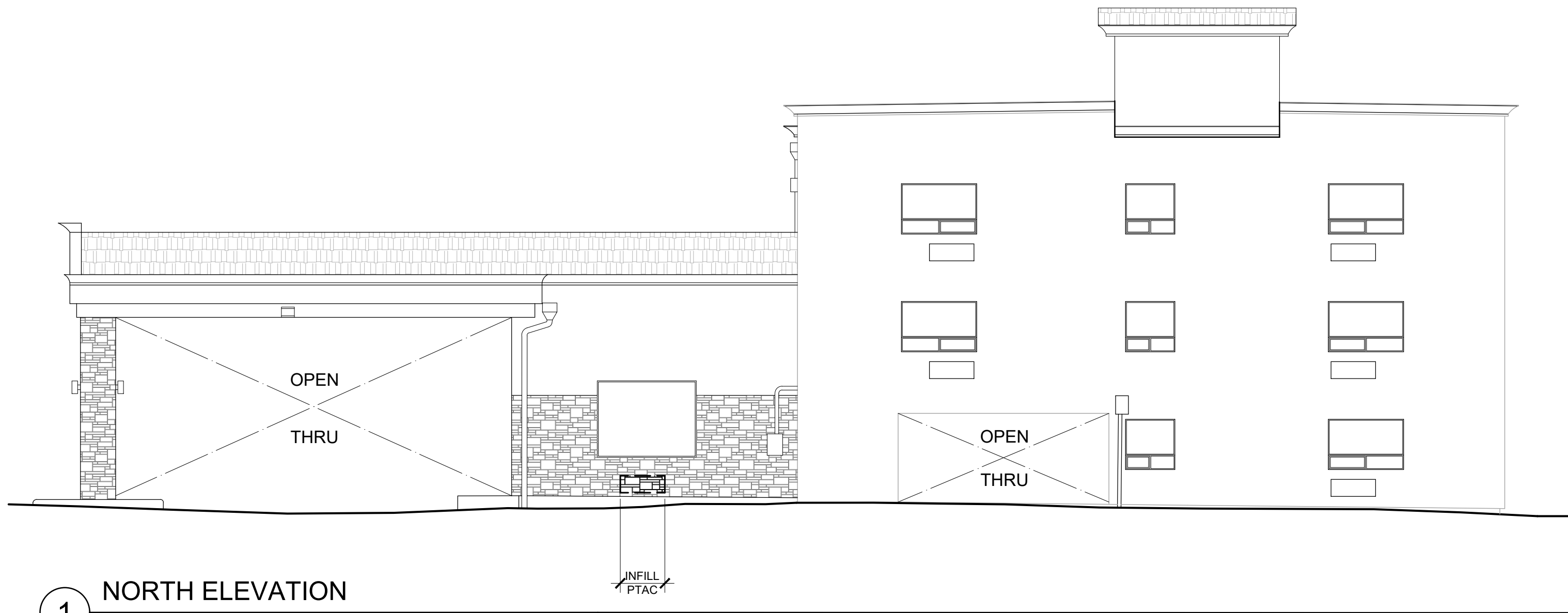
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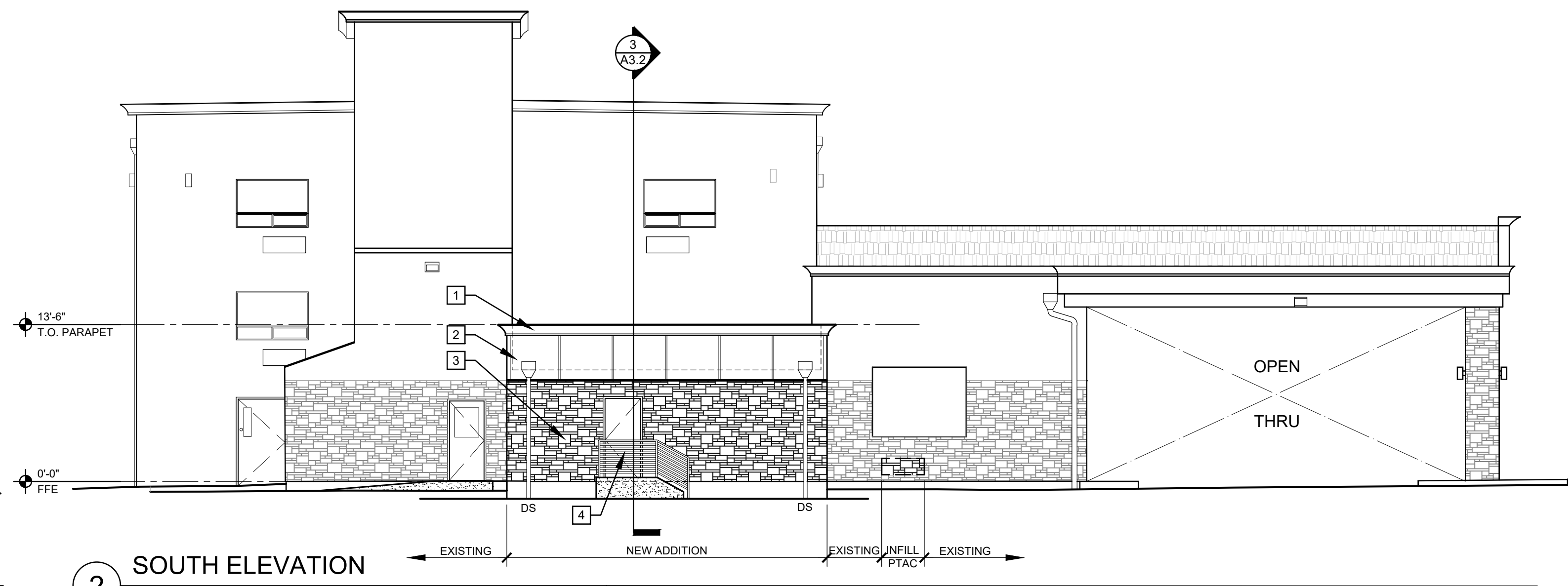
A2.3.2

- REFERENCE NOTES:
- 1 NEW PARAPET CAP FLASHING
 - 2 NEW BOARD AND BATTEN CEMENTITIOUS SIDING WITH INSIDE AND OUTSIDE CORNER TRIMS
 - 3 NEW CULTURED STONE VENEER TO MATCH EXISTING
 - 4 NEW DOOR, REFER TO SCHEDULE
 - 5 NEW WINDOW

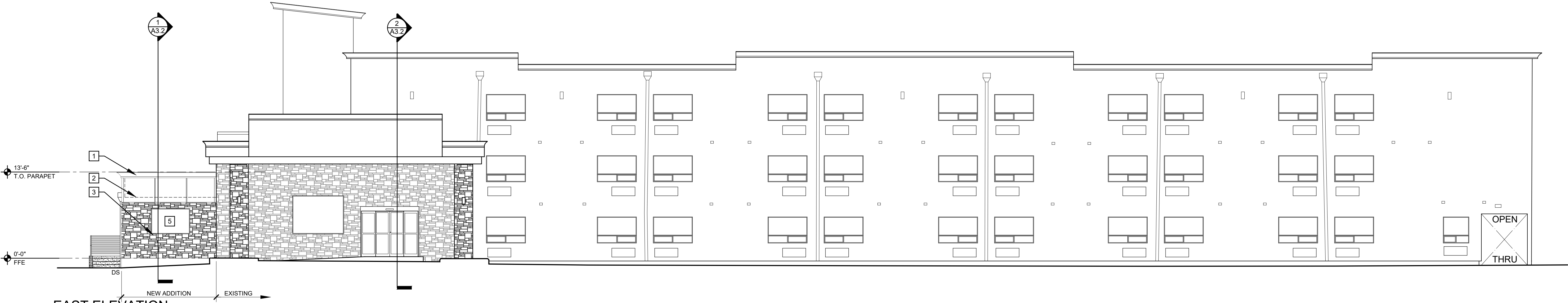
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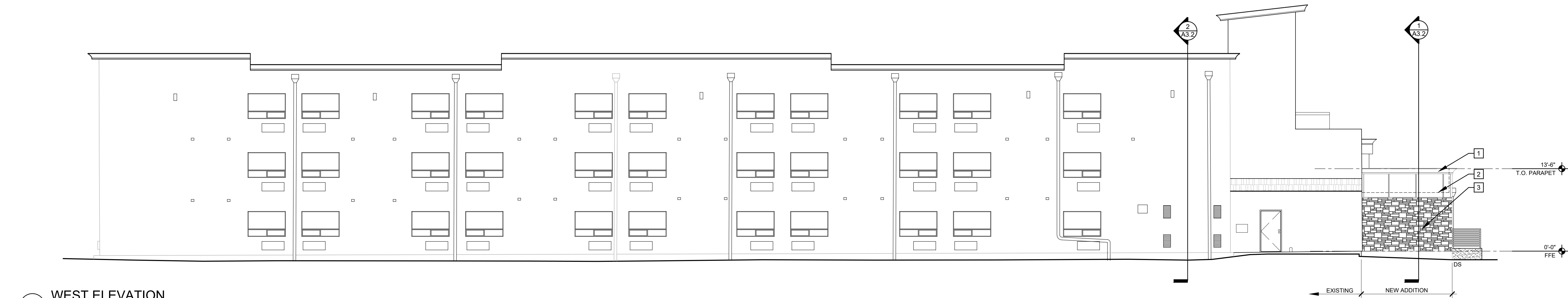
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



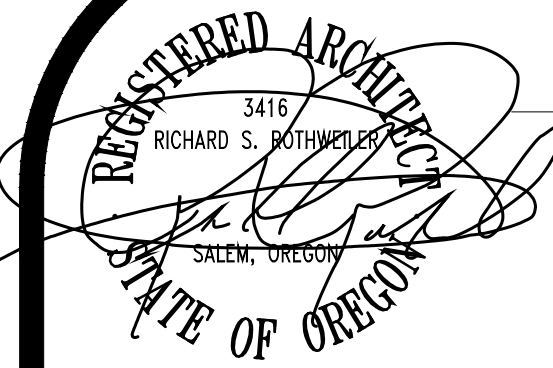
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



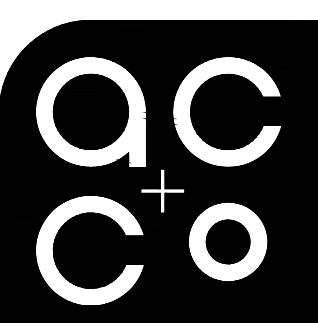
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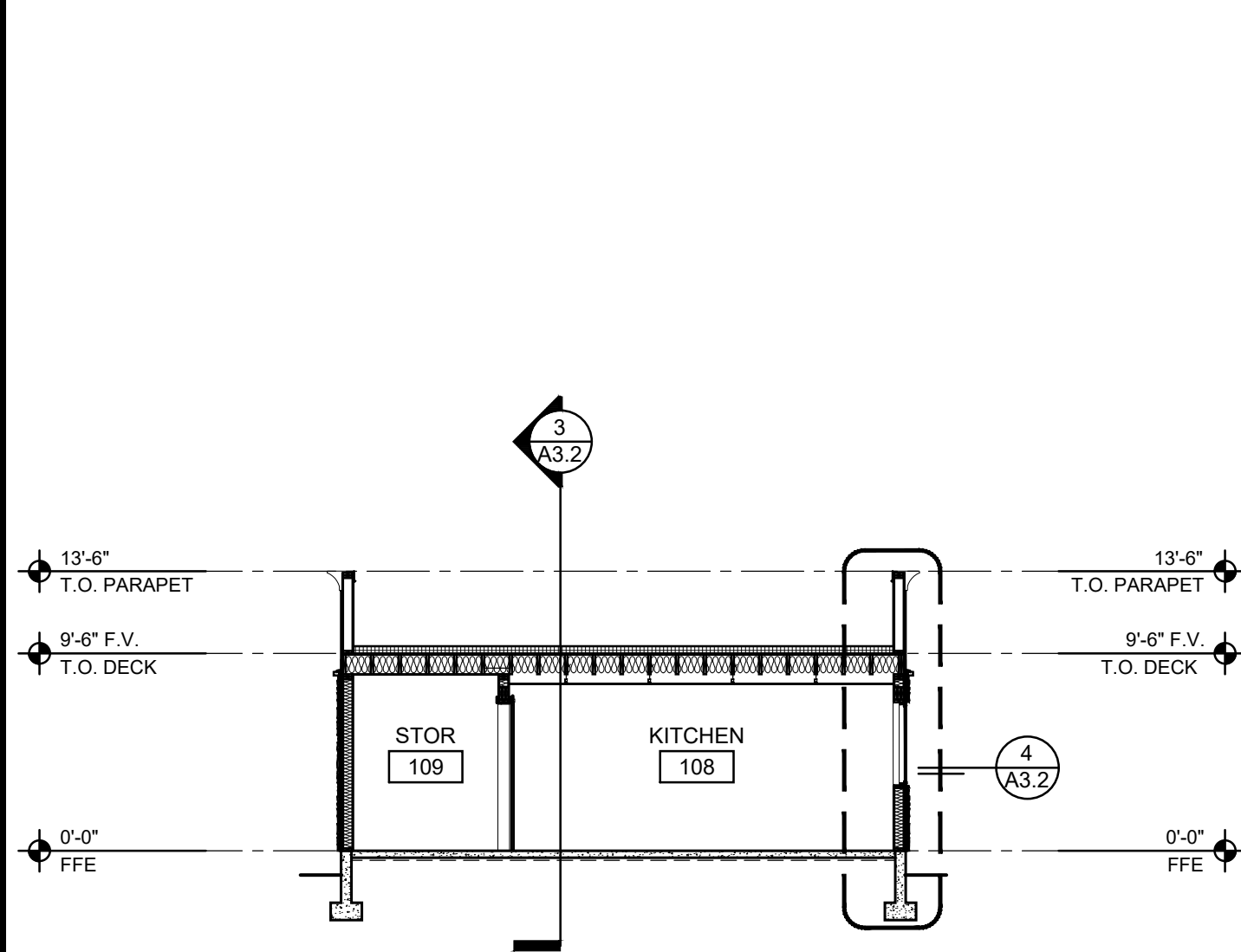
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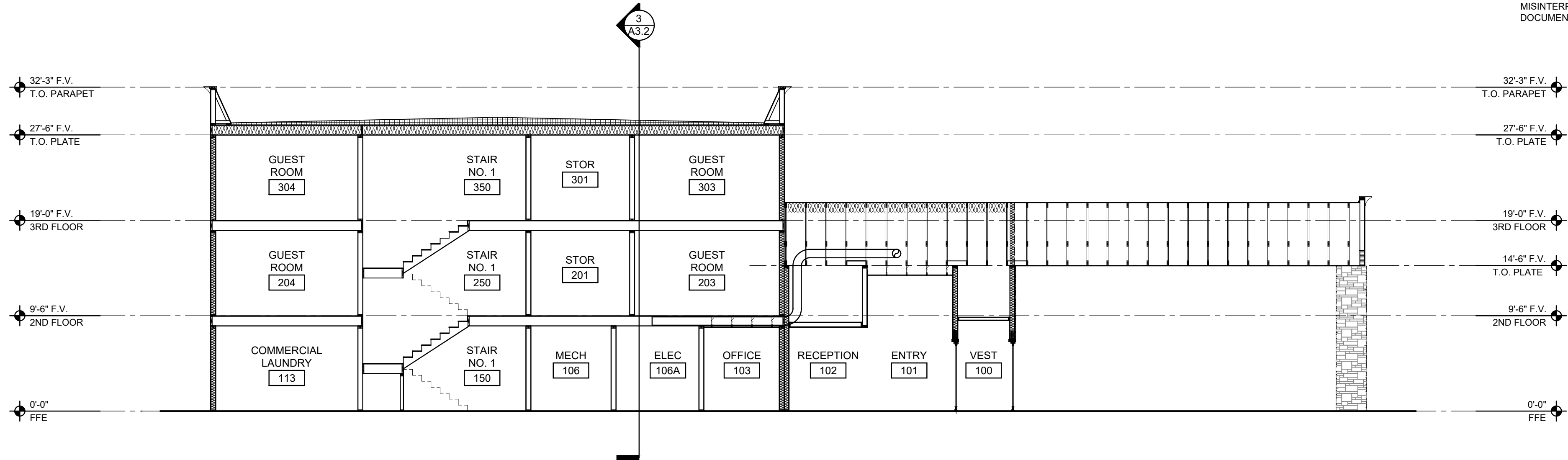
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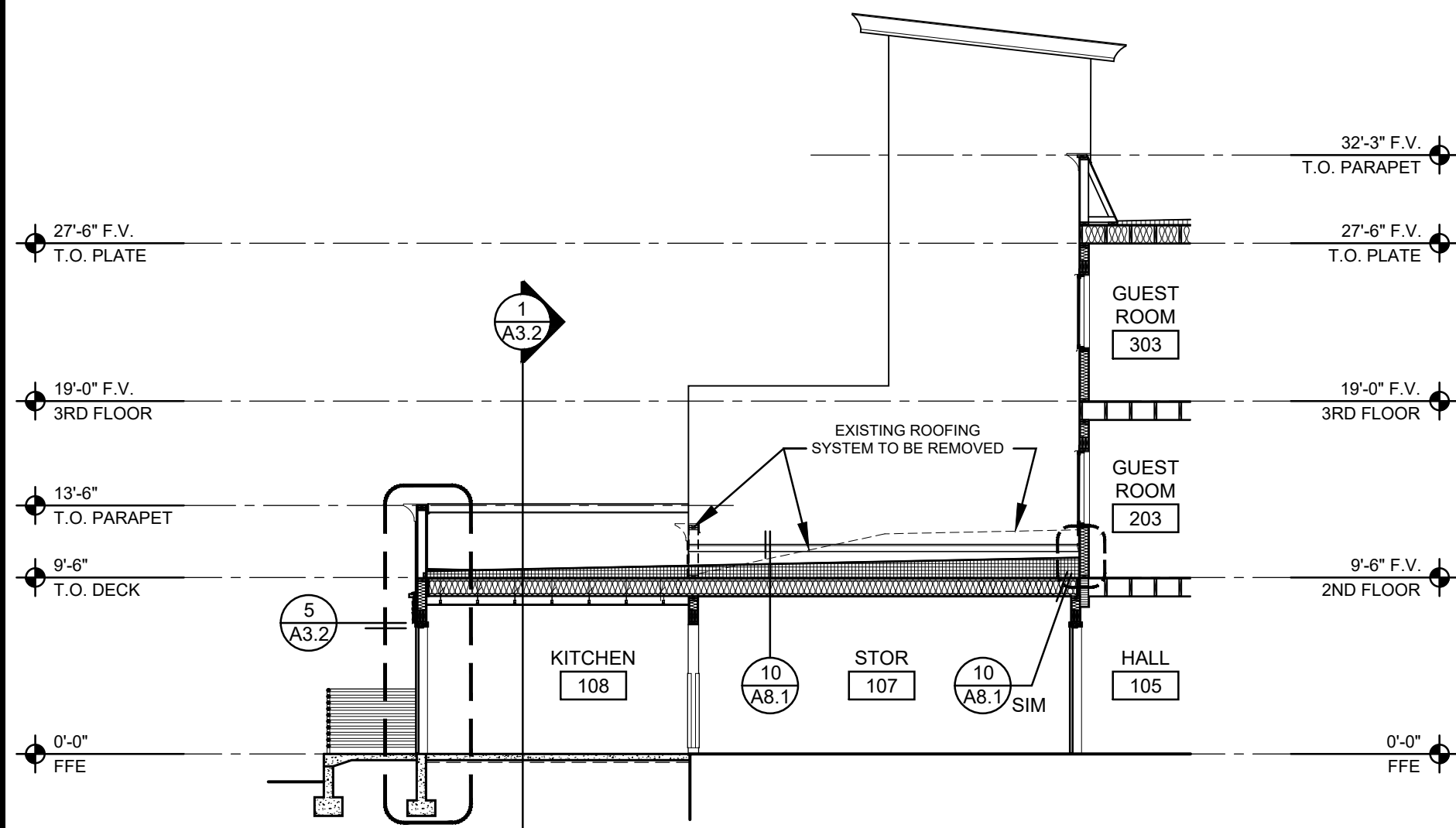
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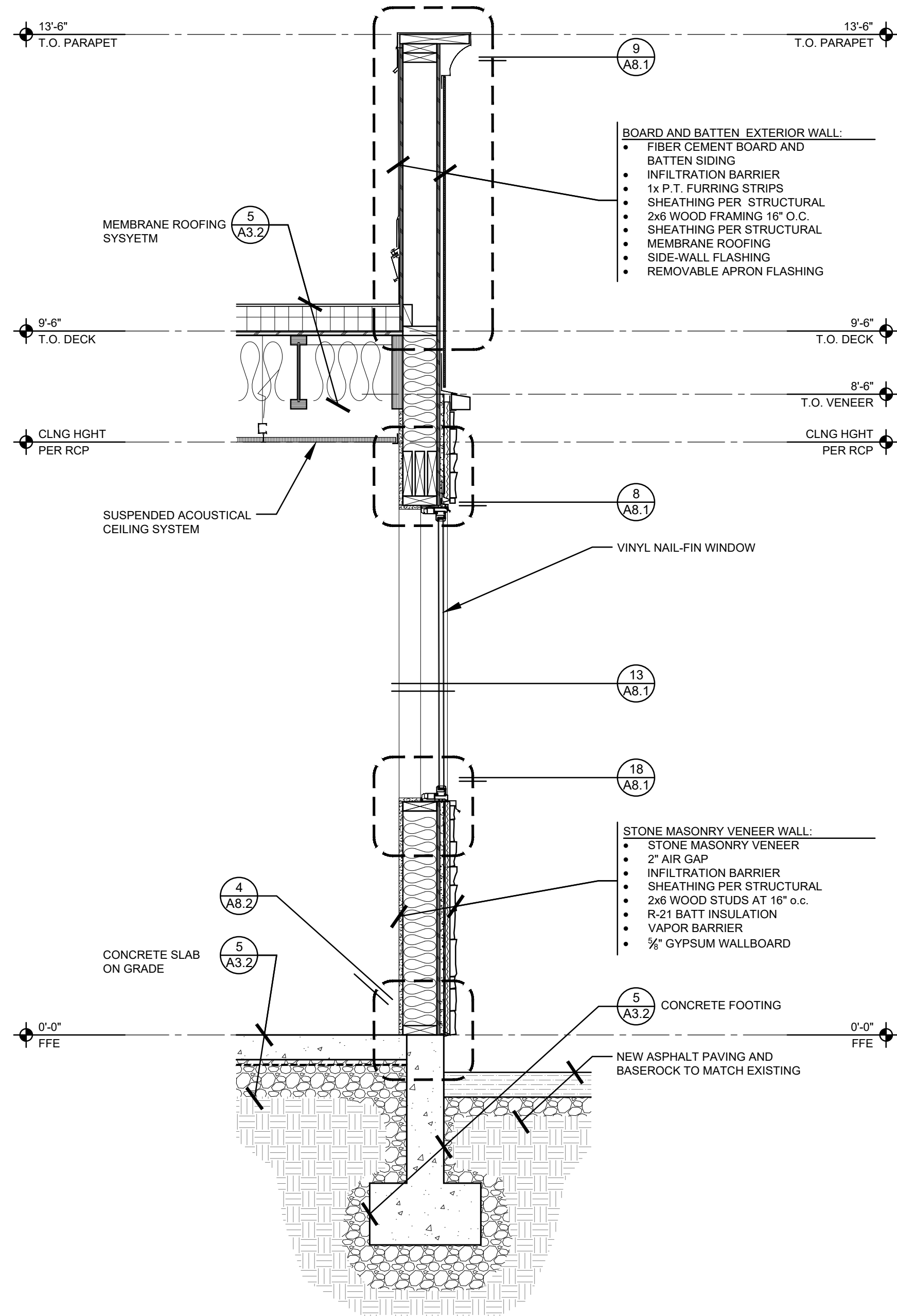
1 BUILDING SECTION
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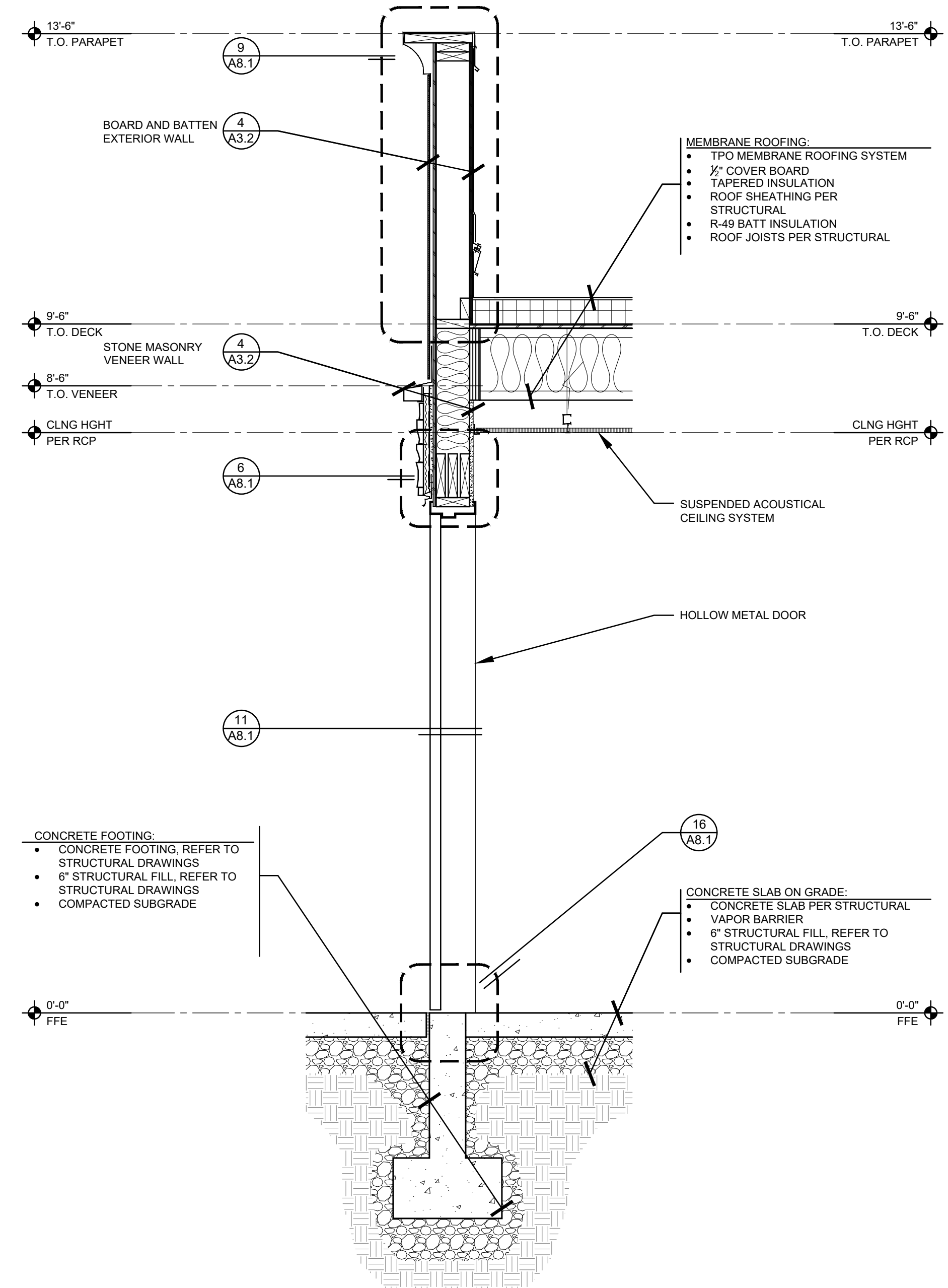
2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



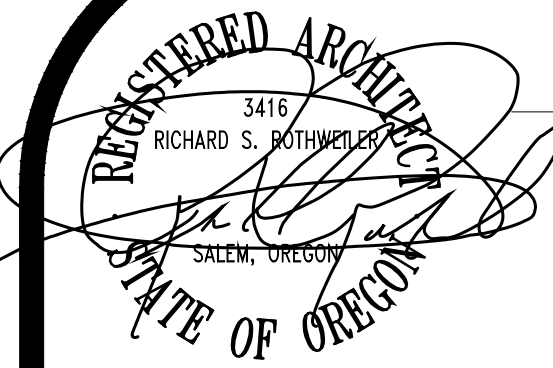
3 BUILDING SECTION
SCALE: 1/8" = 1'-0"



4 WALL SECTION
SCALE: 3/4" = 1'-0"



5 WALL SECTION
SCALE: 3/4" = 1'-0"



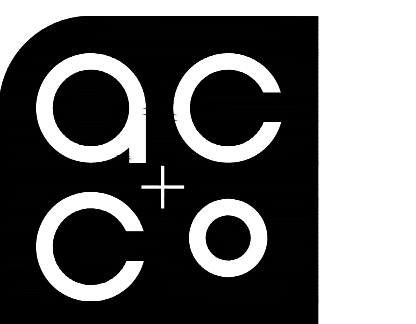
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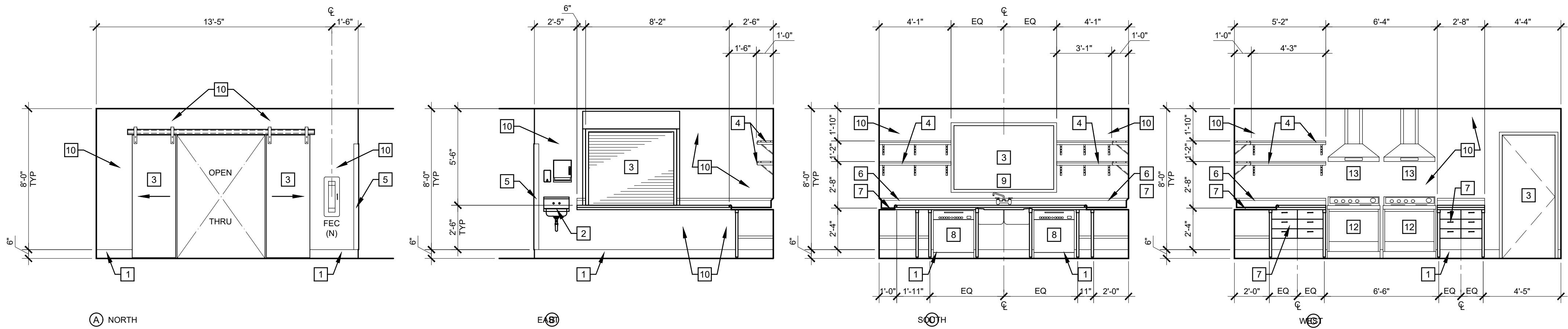
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1 KITCHEN ELEVATIONS

SCALE: 1/4"=1'-0"

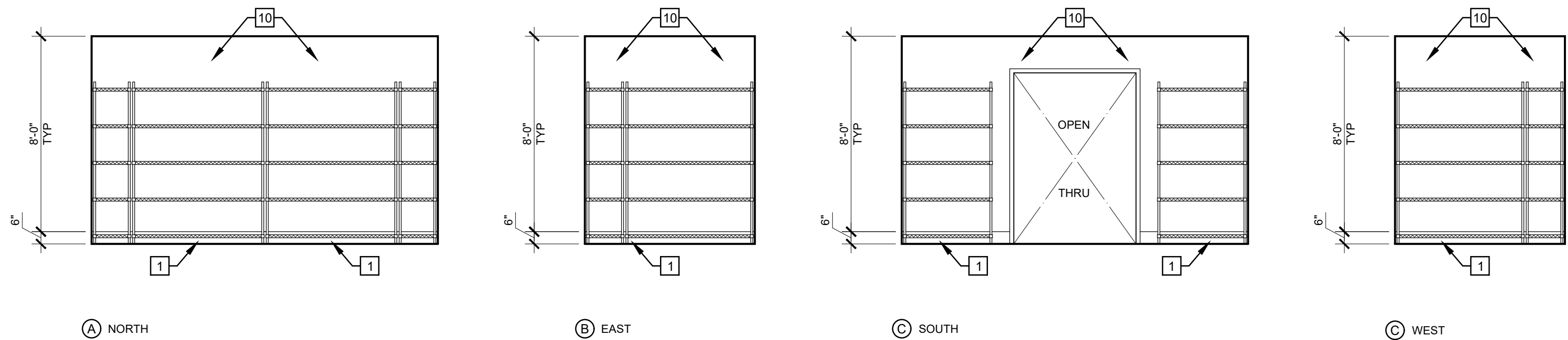
108



2 KITCHEN ISLAND ELEVATIONS

SCALE: 1/4"=1'-0"

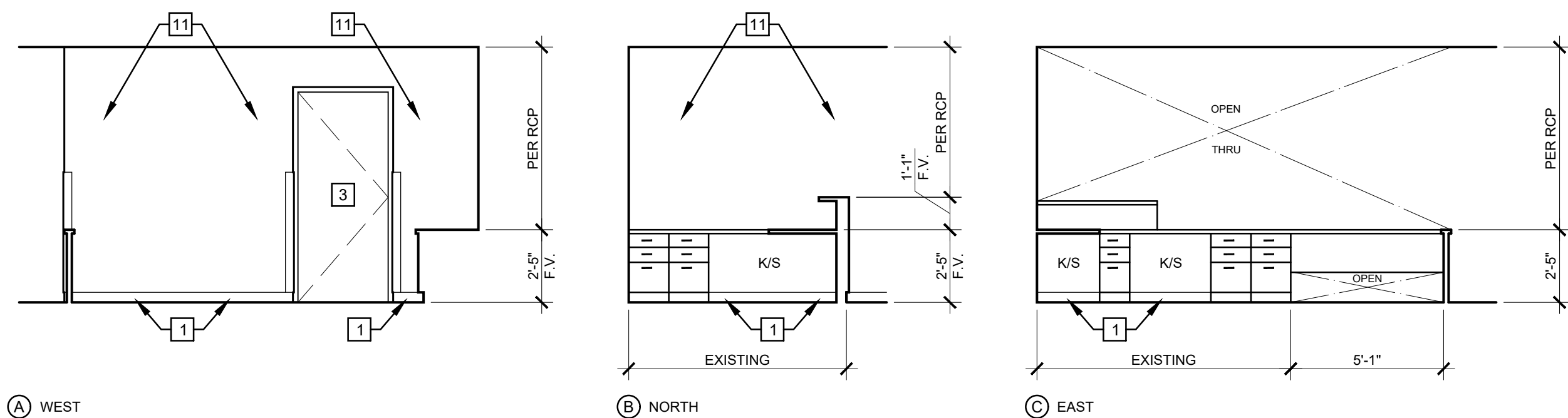
108



3 STORAGE ELEVATIONS

SCALE: 1/4"=1'-0"

109



4 RECEPTION ELEVATIONS

SCALE: 1/4"=1'-0"

102

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REFERENCE NOTES:

- NEW BASE, REFER TO FINISH SCHEDULE
- NEW SINK, REFER TO PLUMBING DRAWINGS
- NEW DOOR AND/OR WINDOW PER PLAN
- NEW 12" DEEP UPPER STAINLESS STEEL SHELVES
- NEW CORNER GUARD, REFER TO SPECIFICATIONS
- NEW 6" STAINLESS STEEL BACK SPLASH AT ALL WALLS
- NEW STAINLESS STEEL COUNTERS WITH SHELVES AND/OR DRAWERS
- NEW ADA DISHWASHER, REFER TO ELECTRICAL AND PLUMBING DRAWINGS
- NEW INTEGRAL STAINLESS STEEL SINK, REFER TO PLUMBING DRAWINGS
- NEW FULL HEIGHT FRP WALL PROTECTION, REFER TO SPECIFICATION
- NEW PAINTED WALL SURFACE
- NEW ADA OVEN/RANGE, REFER TO ELECTRICAL DRAWINGS
- NEW RESIDENTIAL EXHAUST FANS WITH STAINLESS STEEL DUCT CHASE TO ROOF



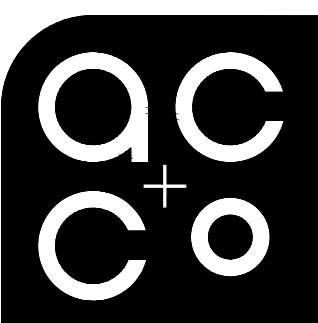
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DATE SEPT 20, 2024

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SHEET

A5.1

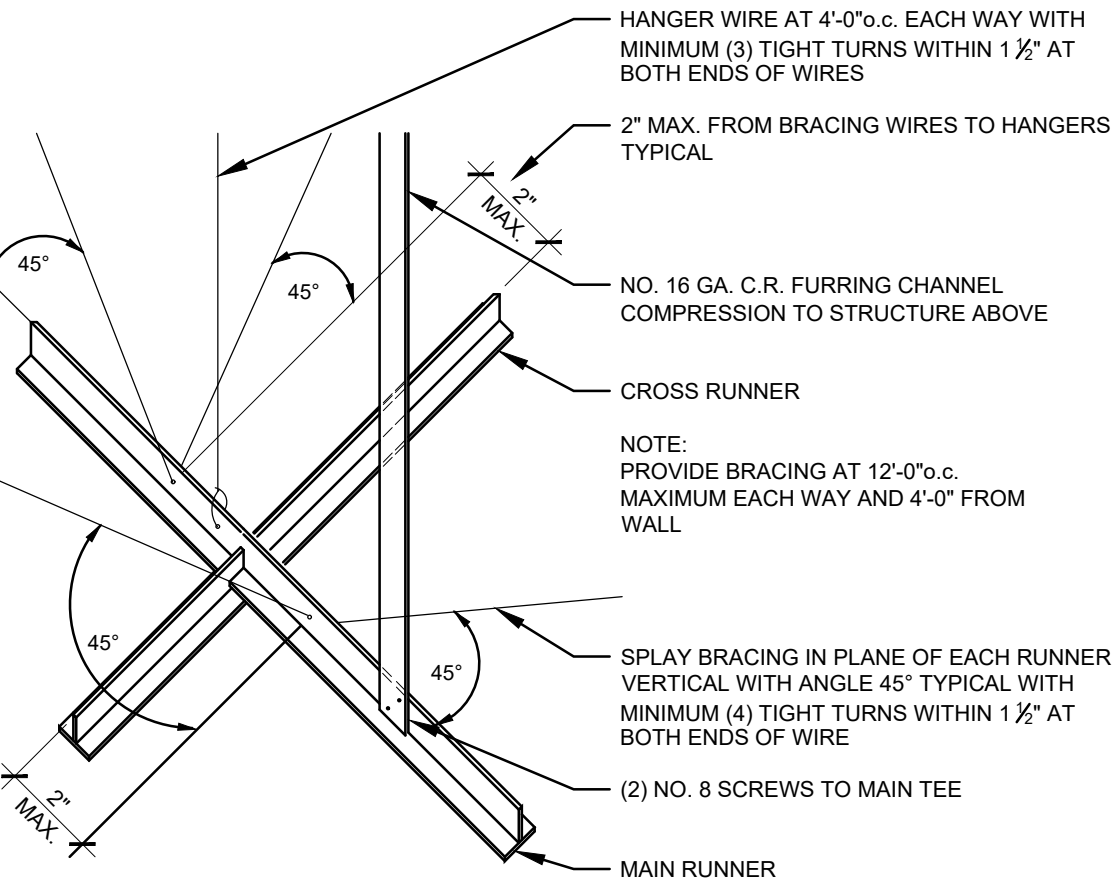


1 PARTIAL FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

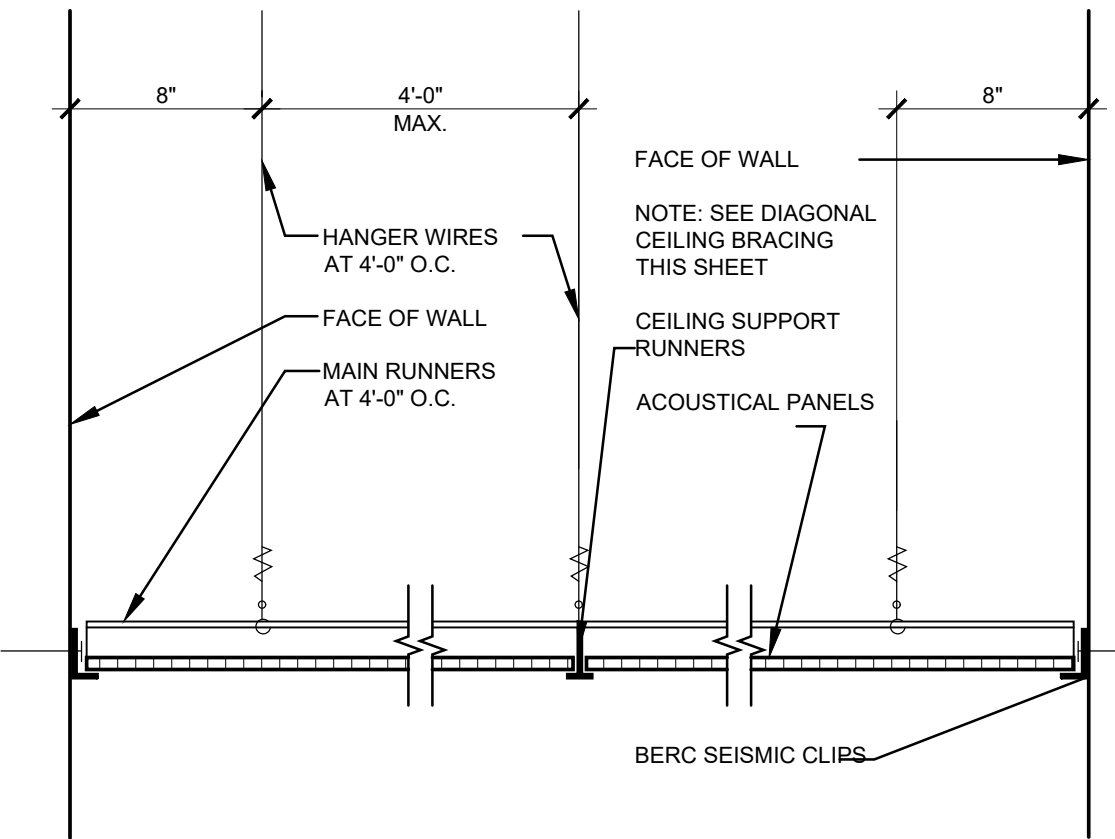
- GENERAL NOTES:
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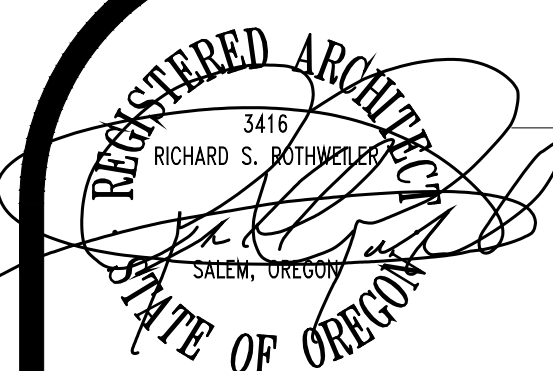
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2 SUSPENDED ACOUSTICAL CEILING BRACING
SCALE: N.T.S. 23039-A6.1.1-02



3 SUSPENDED ACOUSTICAL CEILING
SCALE: 1 1/2" = 1'-0" 23039-A6.1.1-03



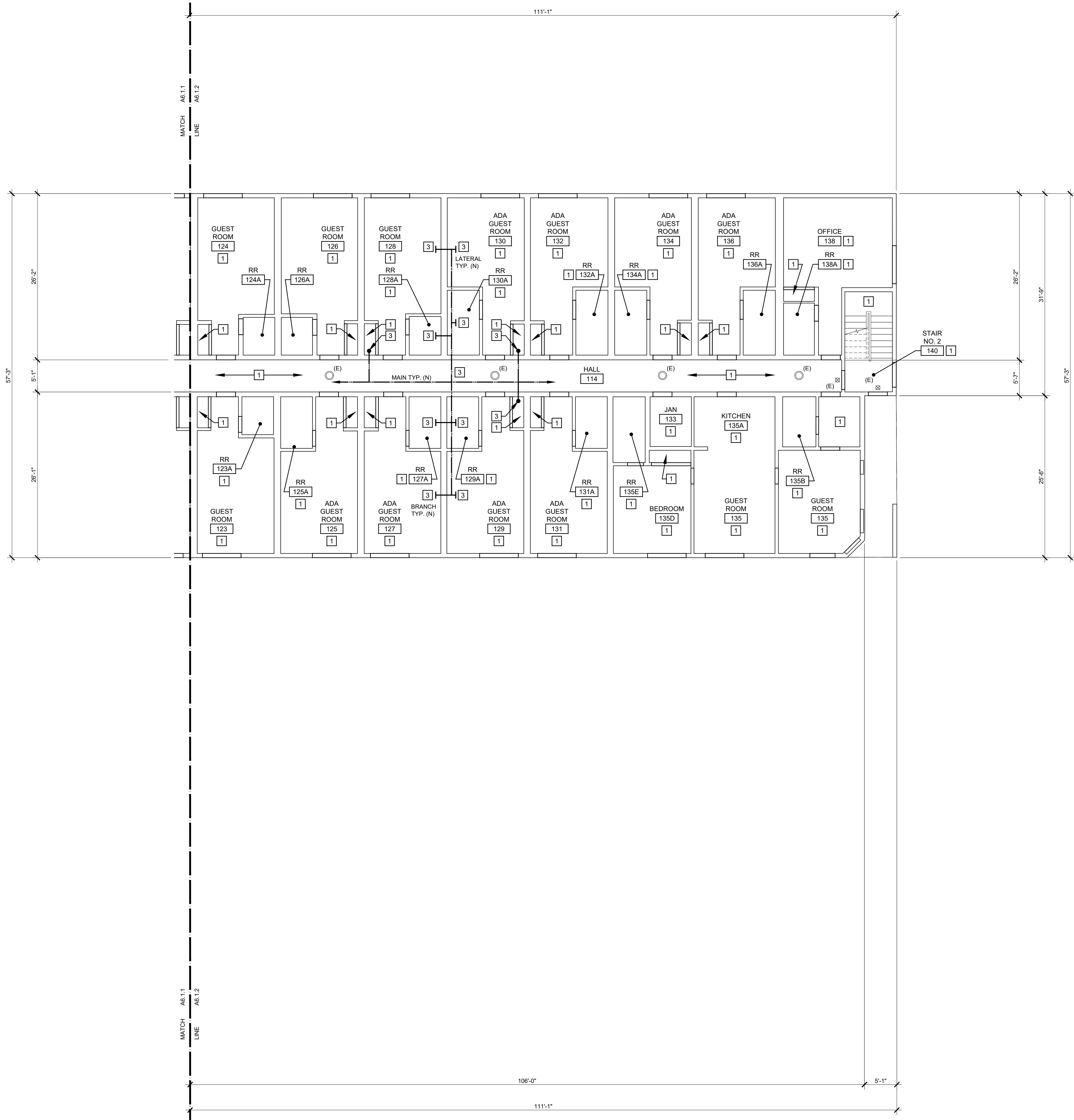
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A6.1.1



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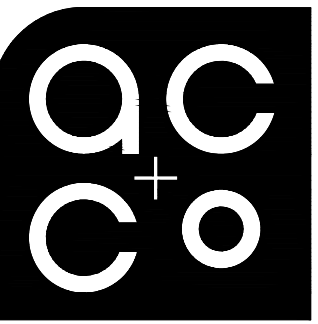
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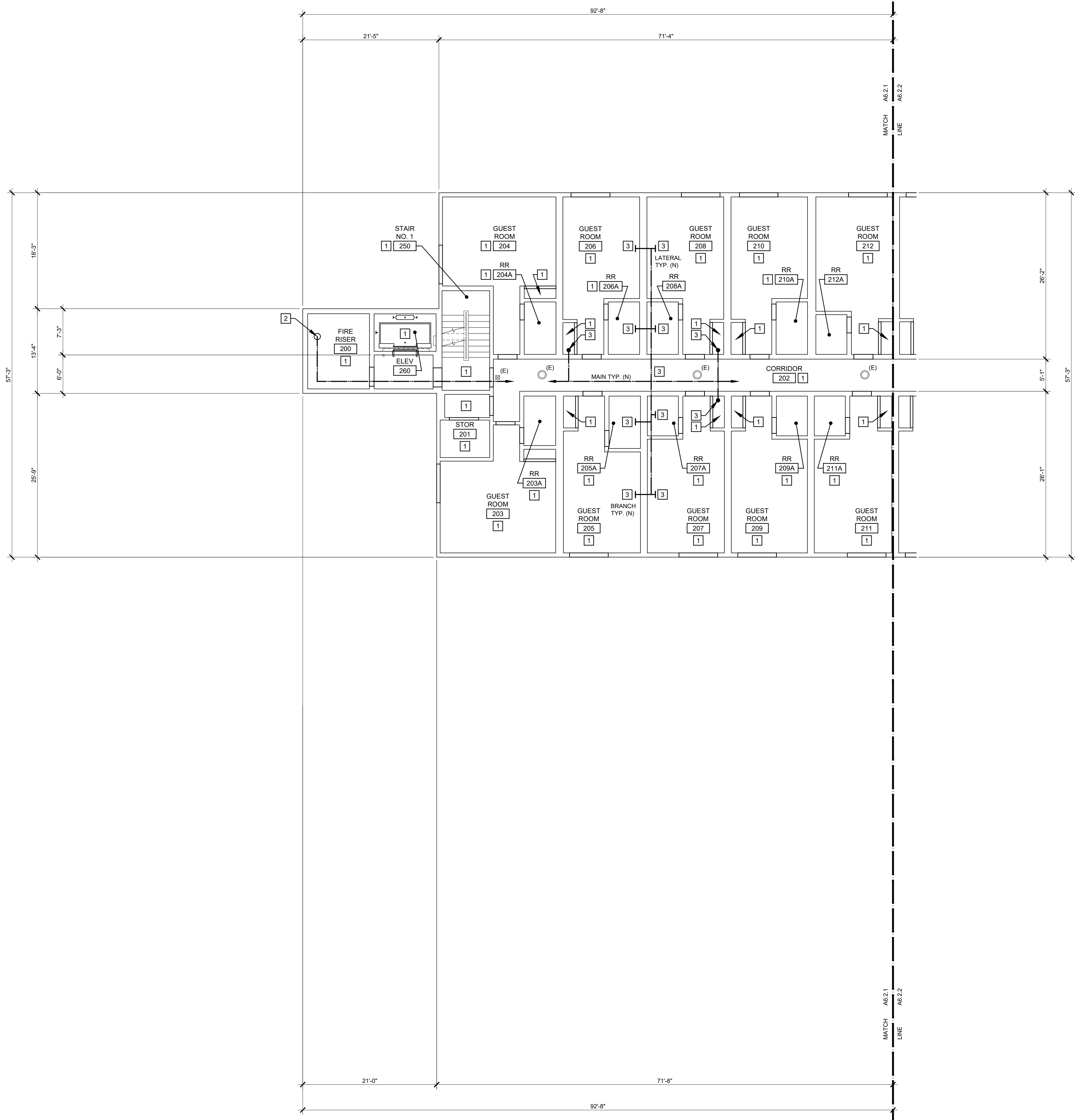
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A6.1.2

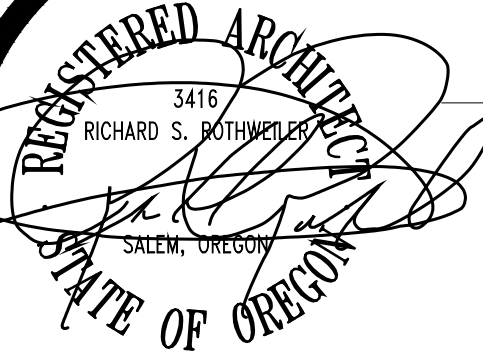
1 PARTIAL FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



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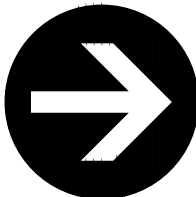


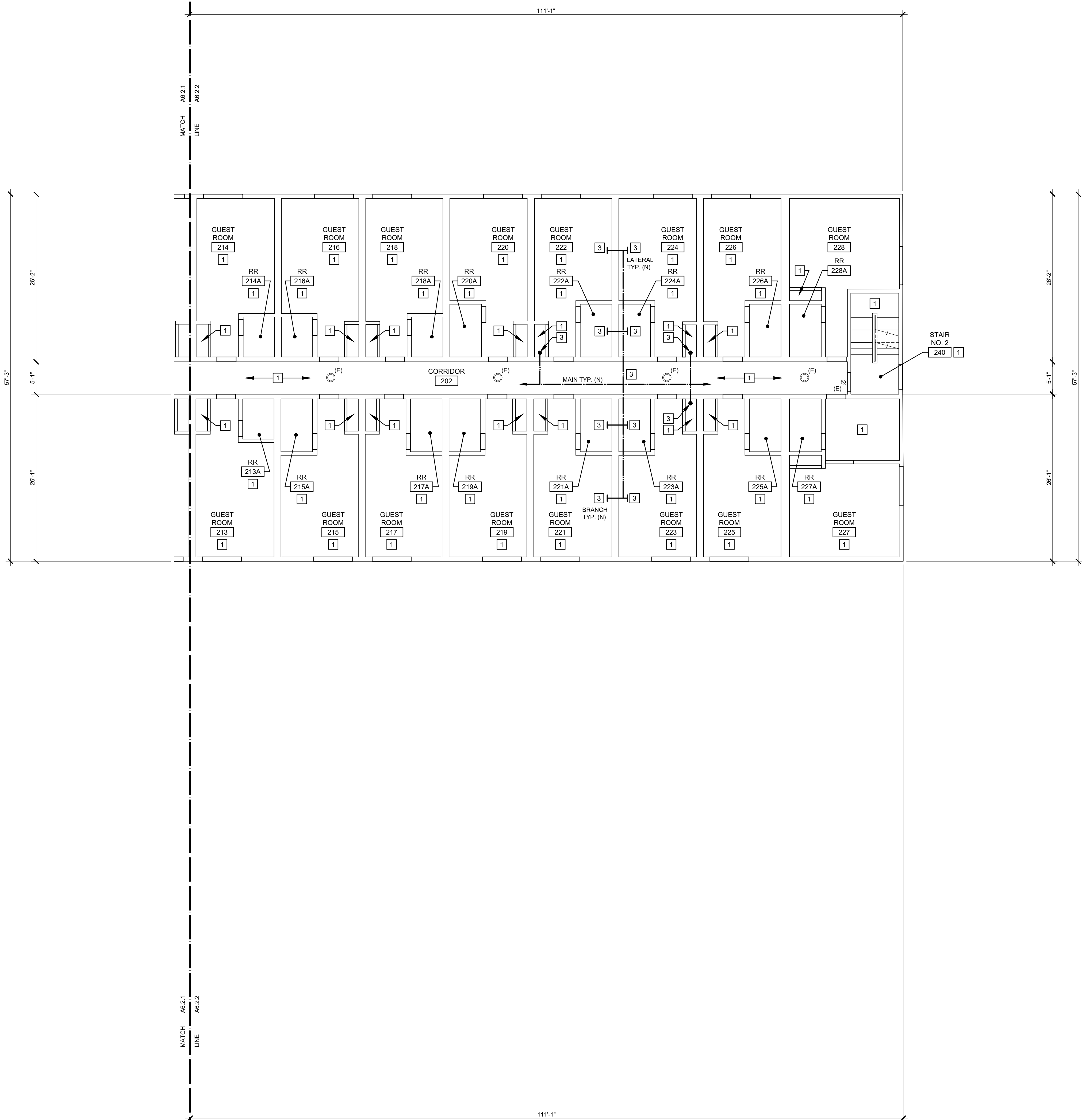
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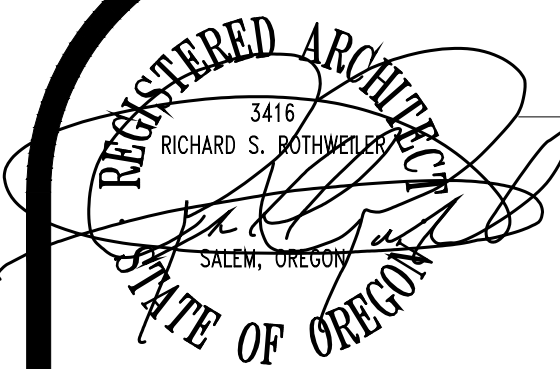




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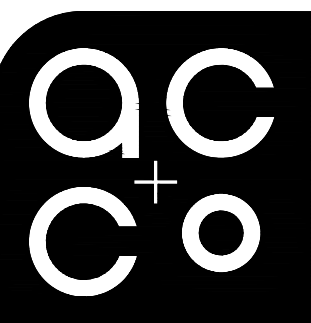
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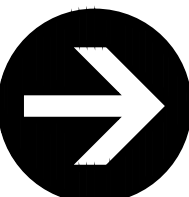


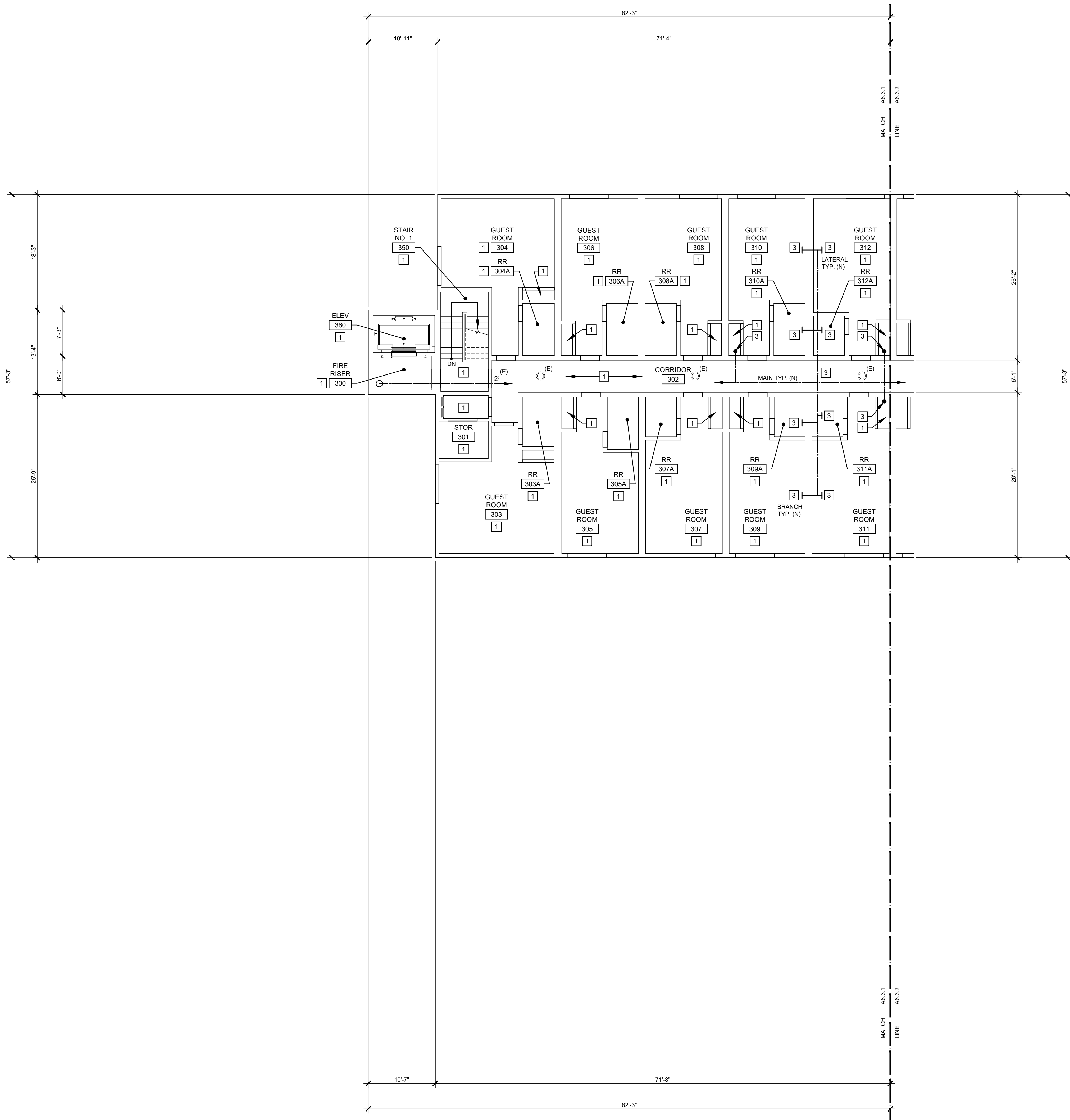
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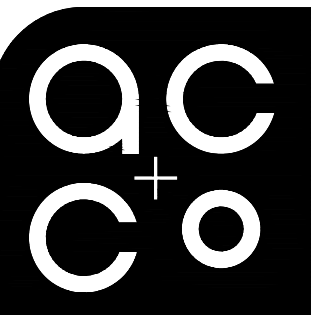
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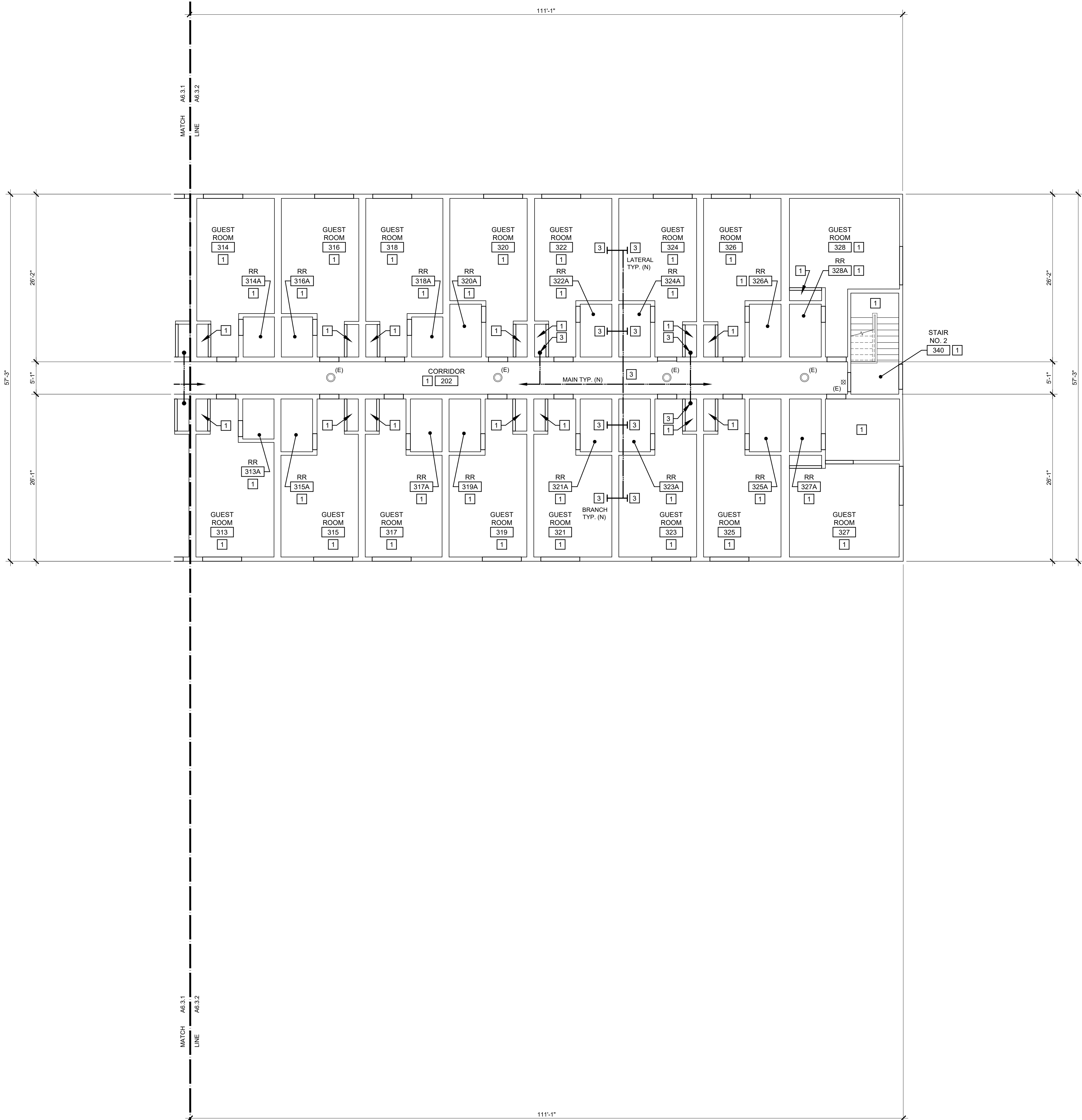
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A6.3.1

1 PARTIAL THIRD FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



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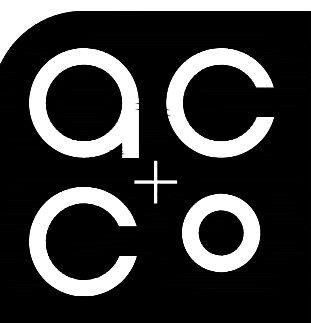
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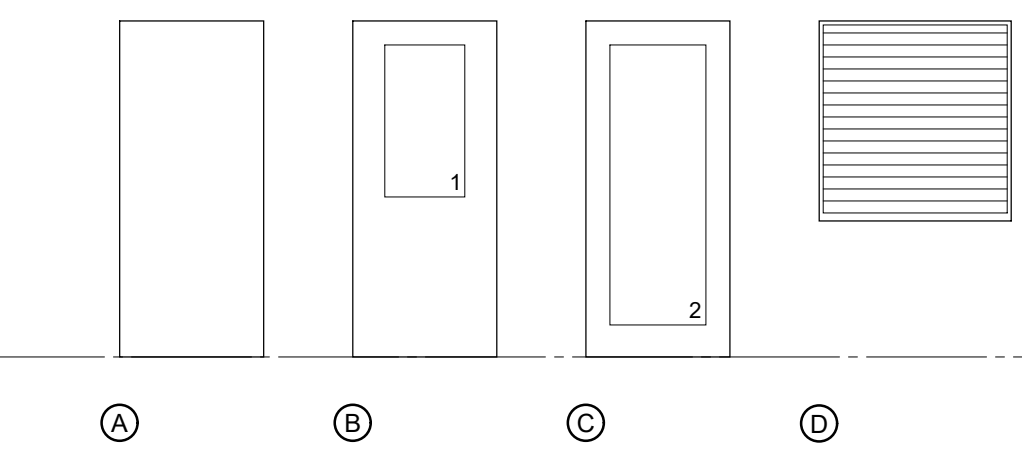
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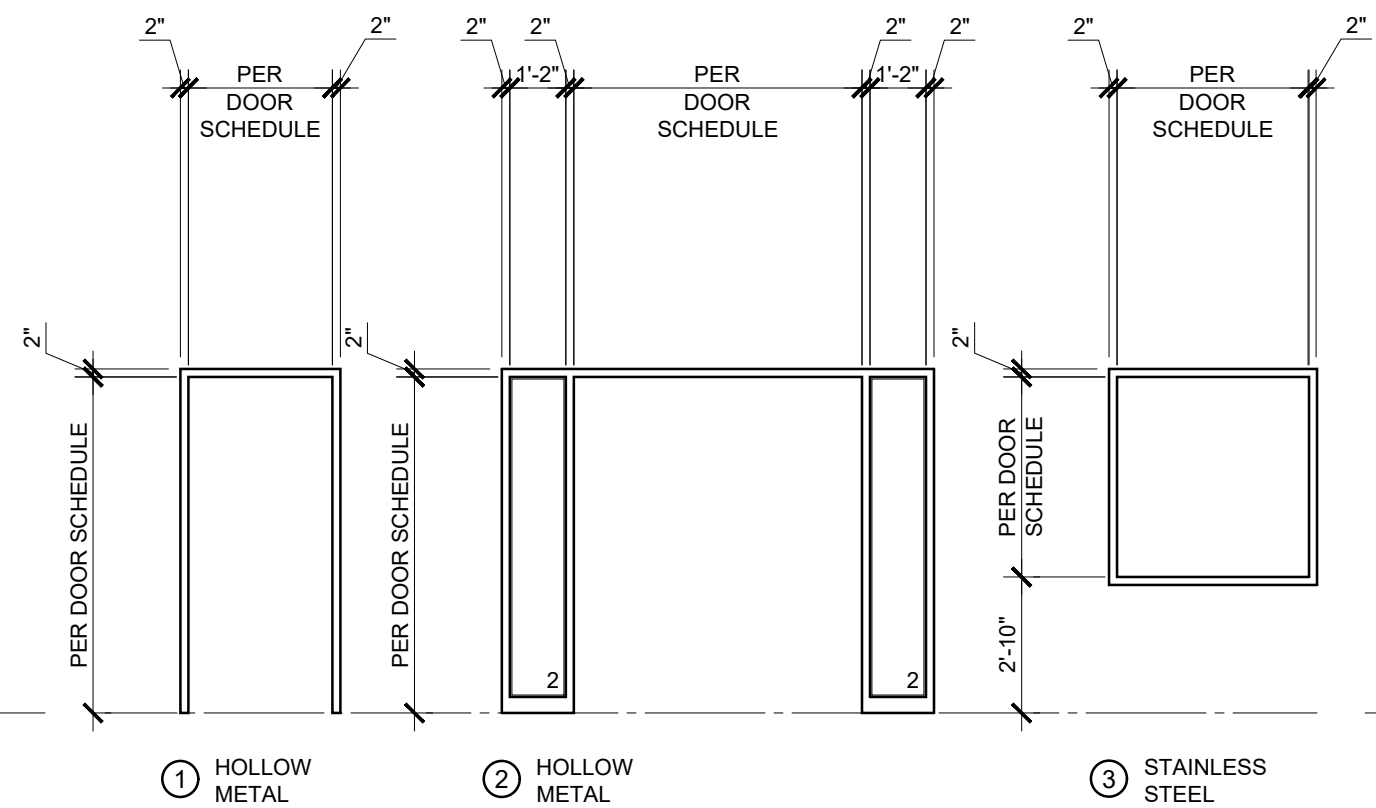
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A6.3.2

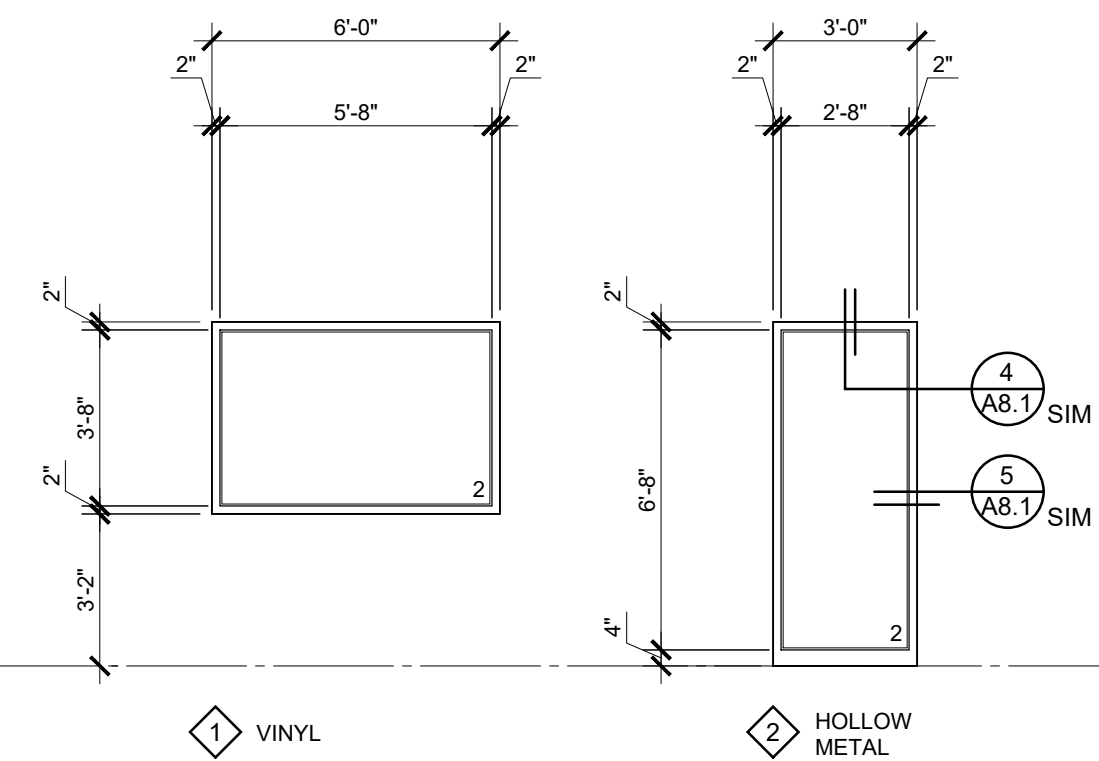
GLASS TYPES:
TYPE 1: SINGLE PANE, TEMPERED
TYPE 2: DUAL PANE, TEMPERED



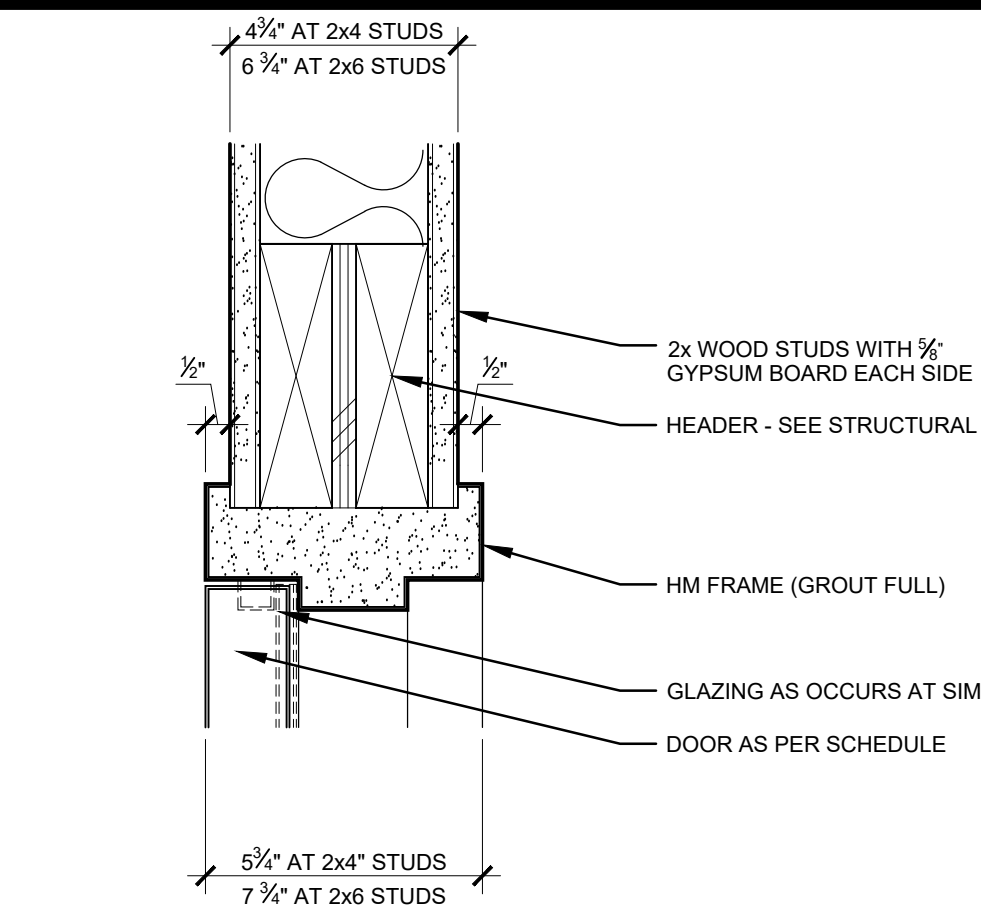
1 DOOR TYPES
SCALE: 1/4" = 1'-0"



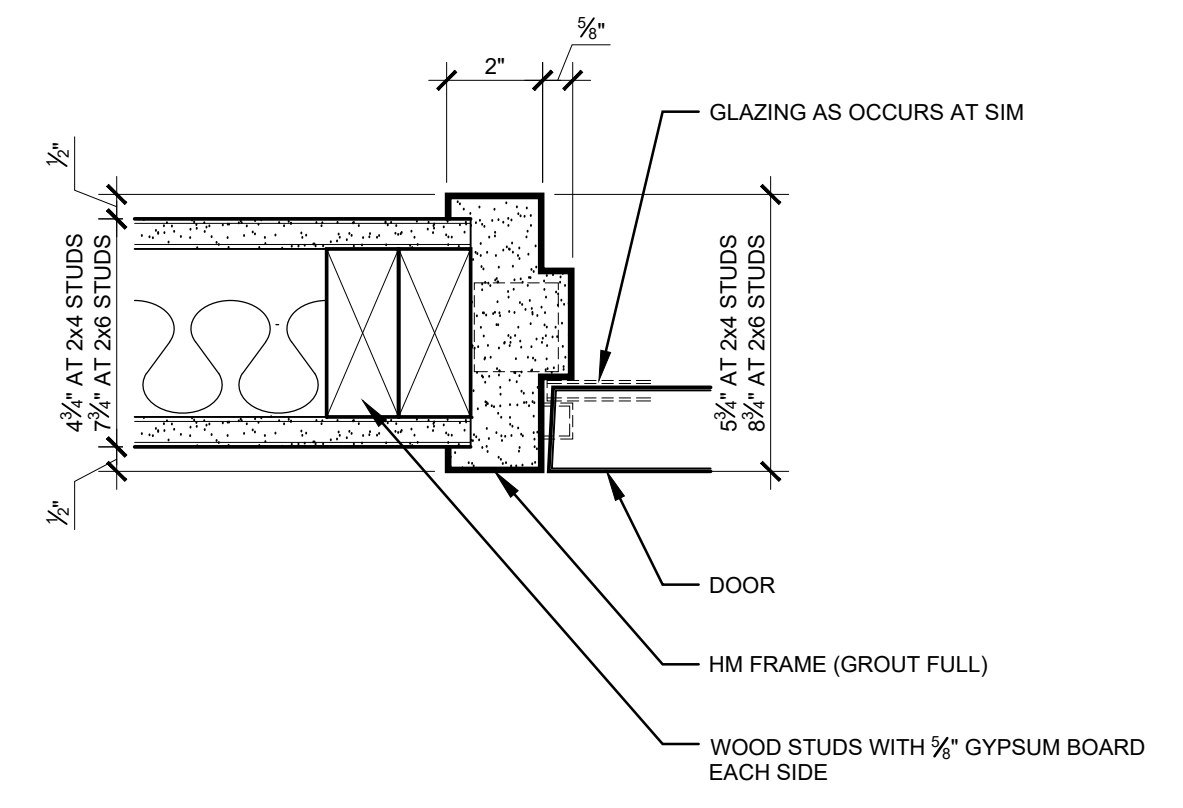
2 FRAME TYPES
SCALE: 1/4" = 1'-0"



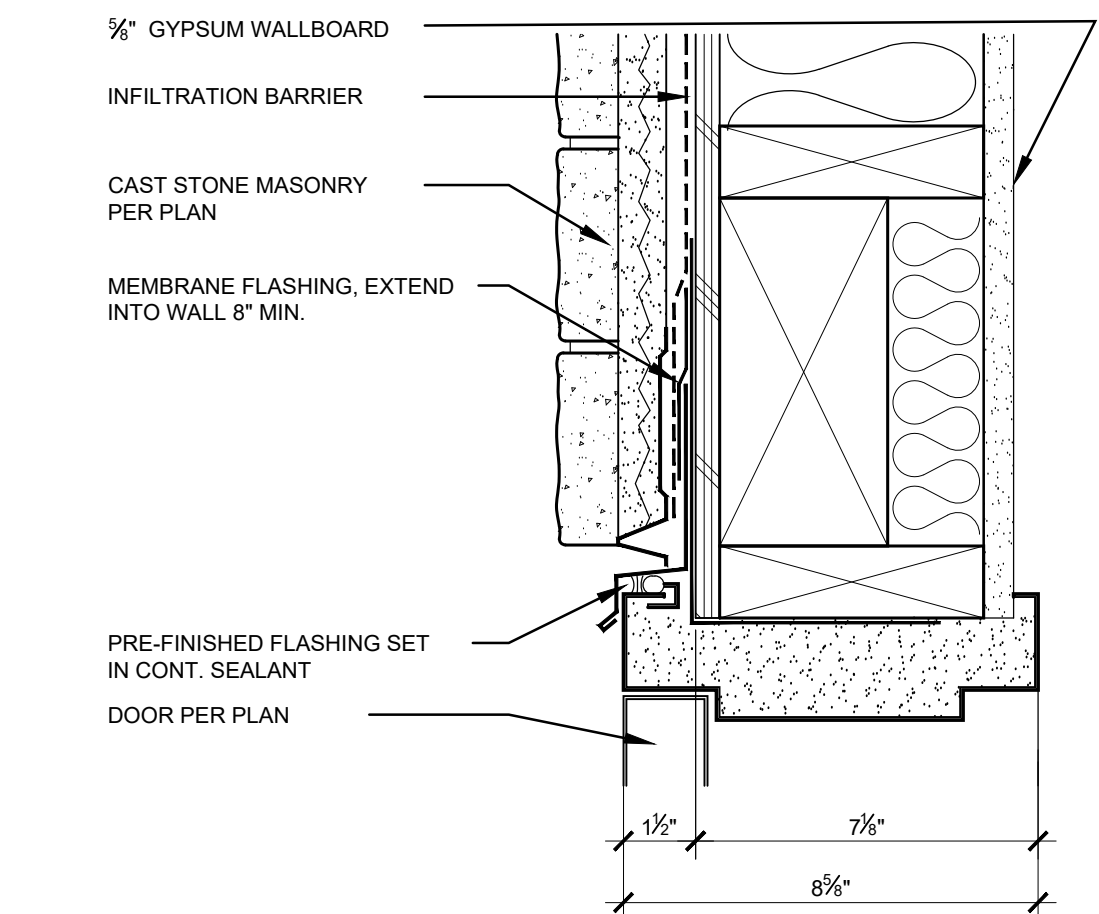
3 WINDOW TYPES
SCALE: 1/4" = 1'-0"



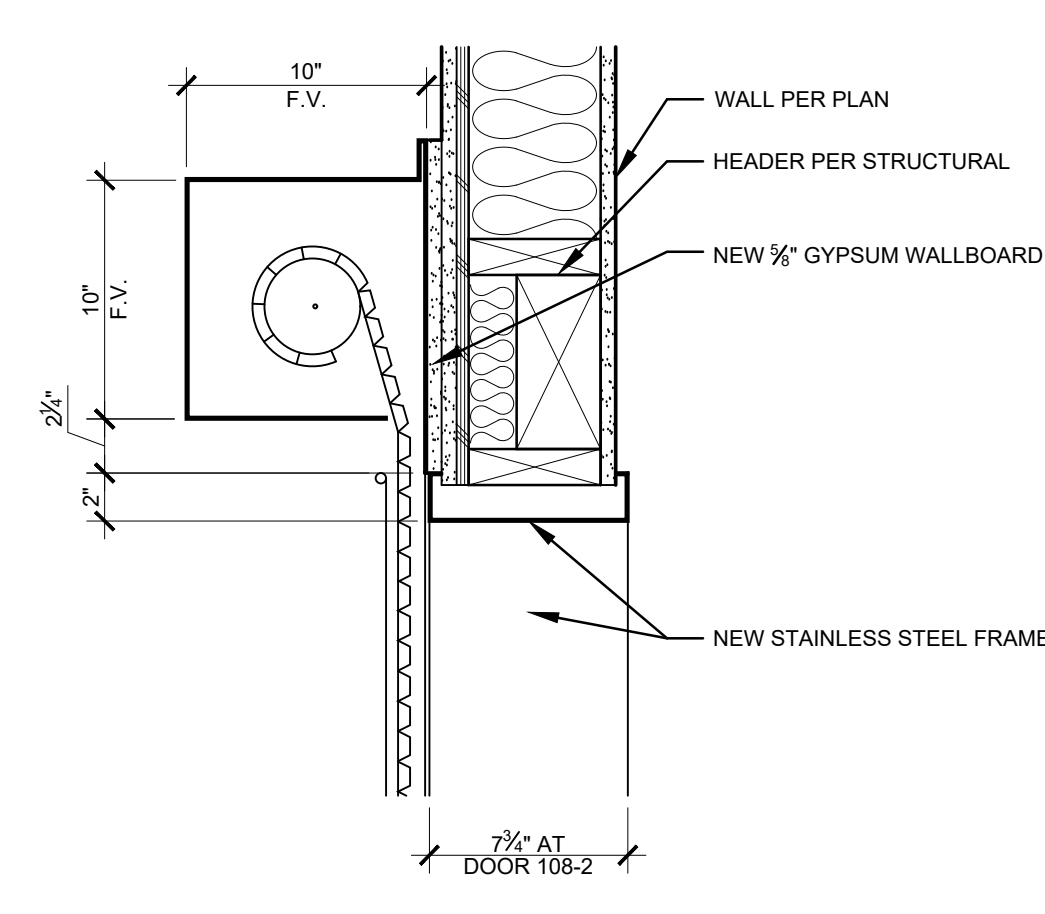
4 TYP HOLLOW METAL HEAD - WD STUD
SCALE: 3" = 1'-0" 23039-A8.1-04



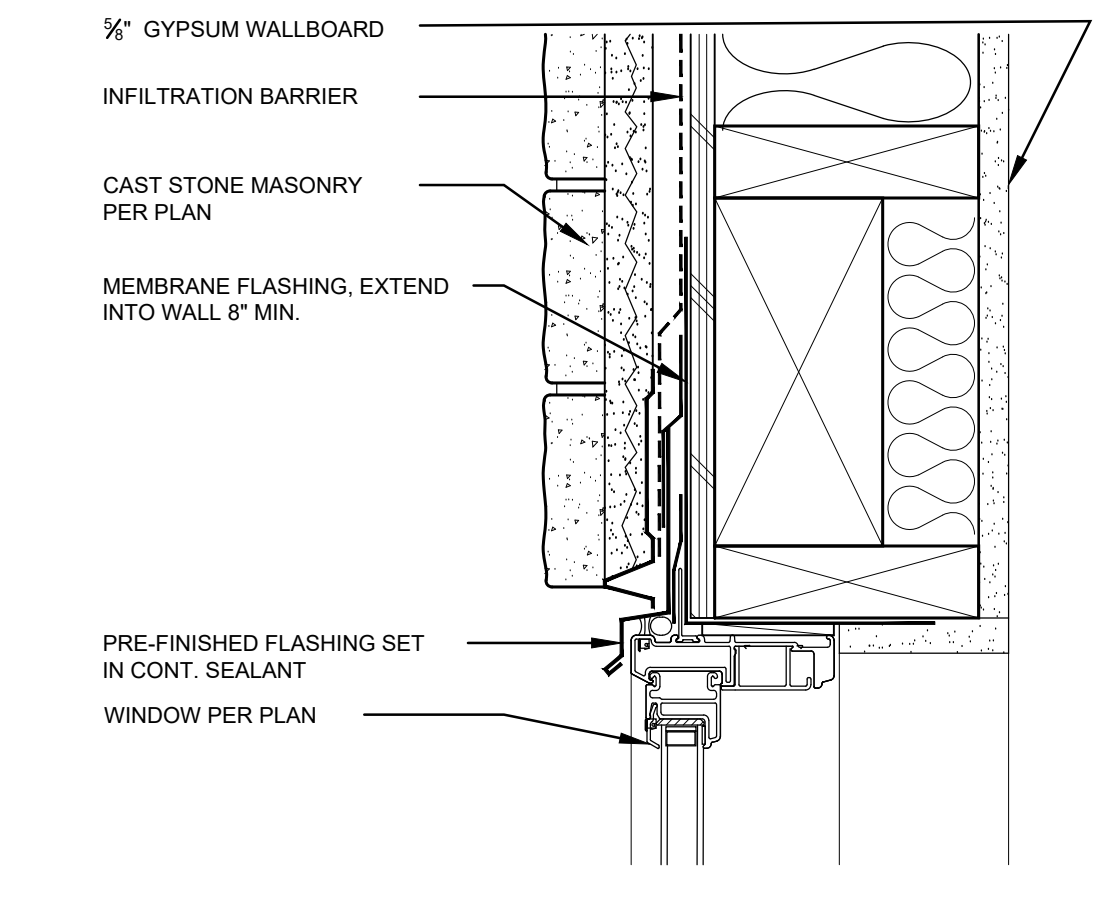
5 TYPICAL HOLLOW METAL JAMB
SCALE: 3" = 1'-0" 23039-A8.1-05



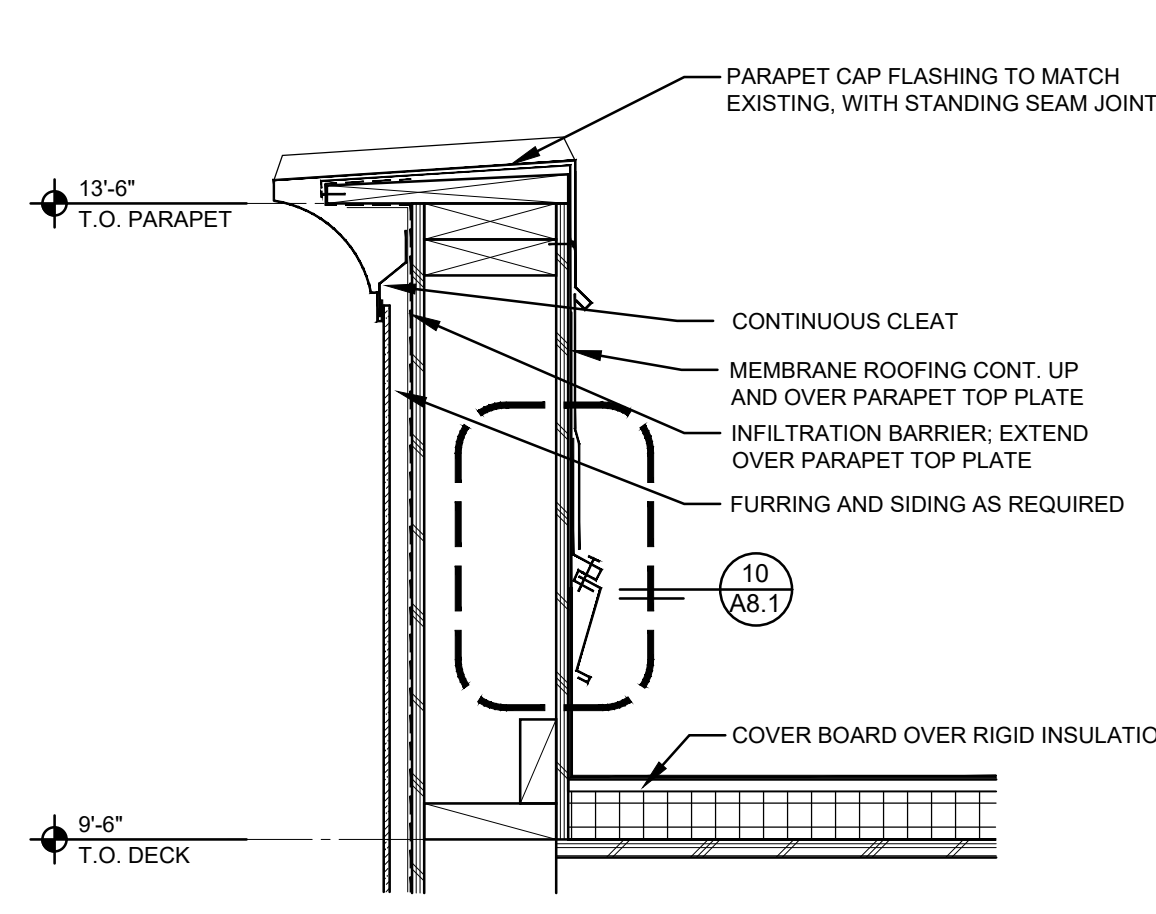
6 H.M. DOOR HEAD (STONE)
SCALE: 3" = 1'-0" 23039-A8.1-06



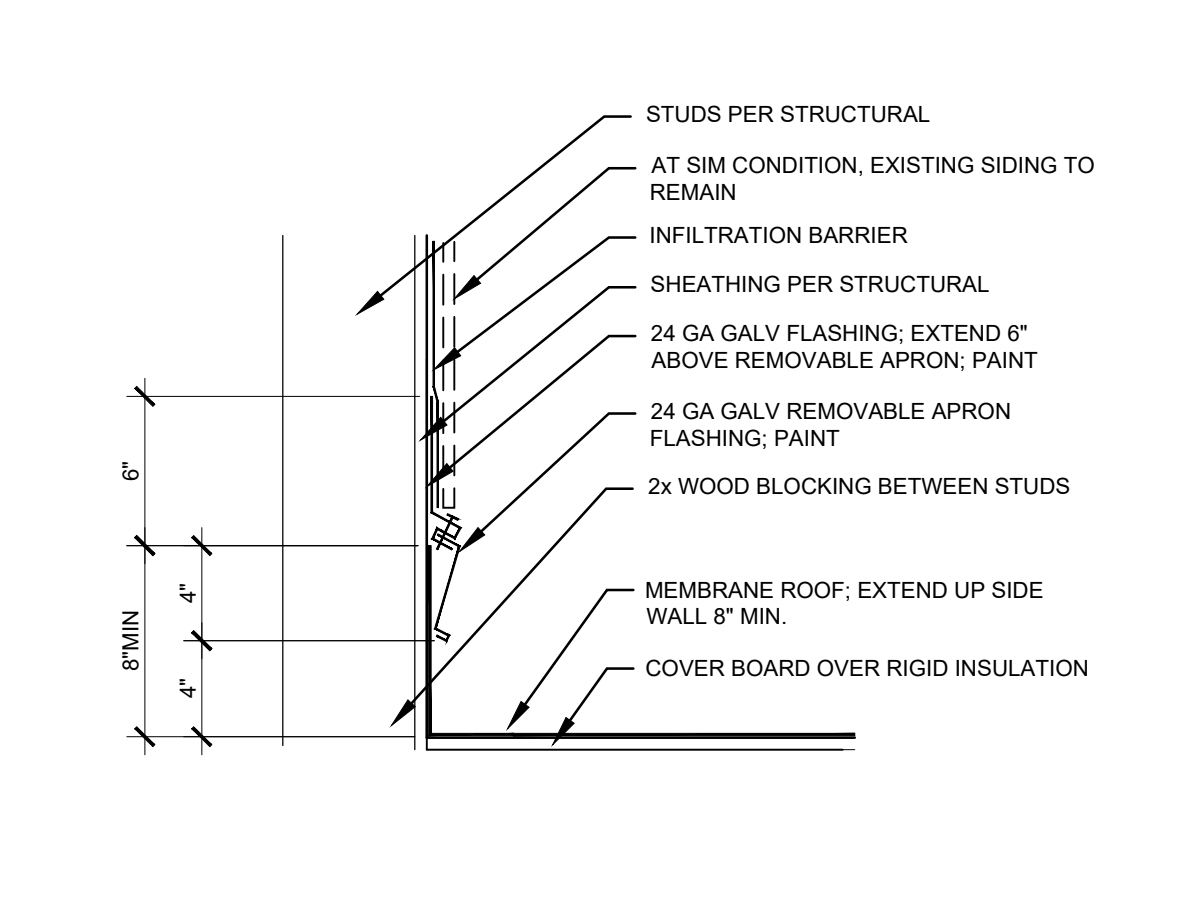
7 COILING DOOR HEAD
SCALE: 1 1/2" = 1'-0" 23039-A8.1-07



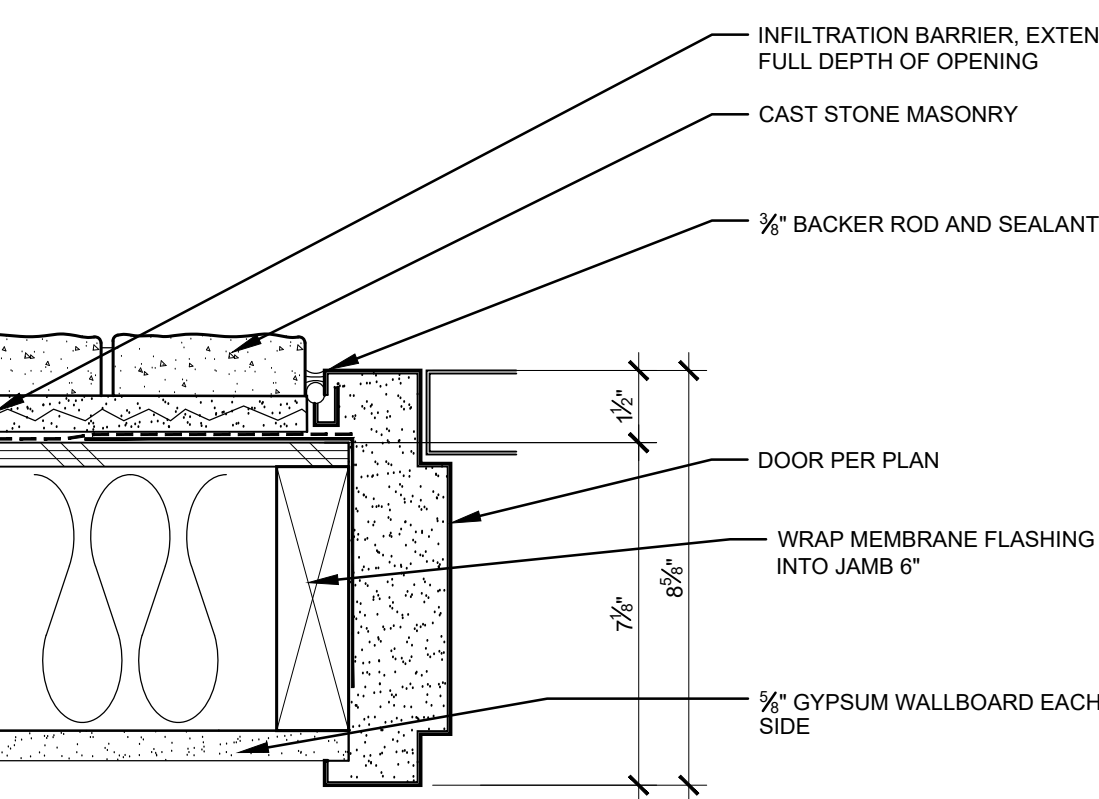
8 VINYL WINDOW HEAD (STONE)
SCALE: 3" = 1'-0" 23039-A8.1-08



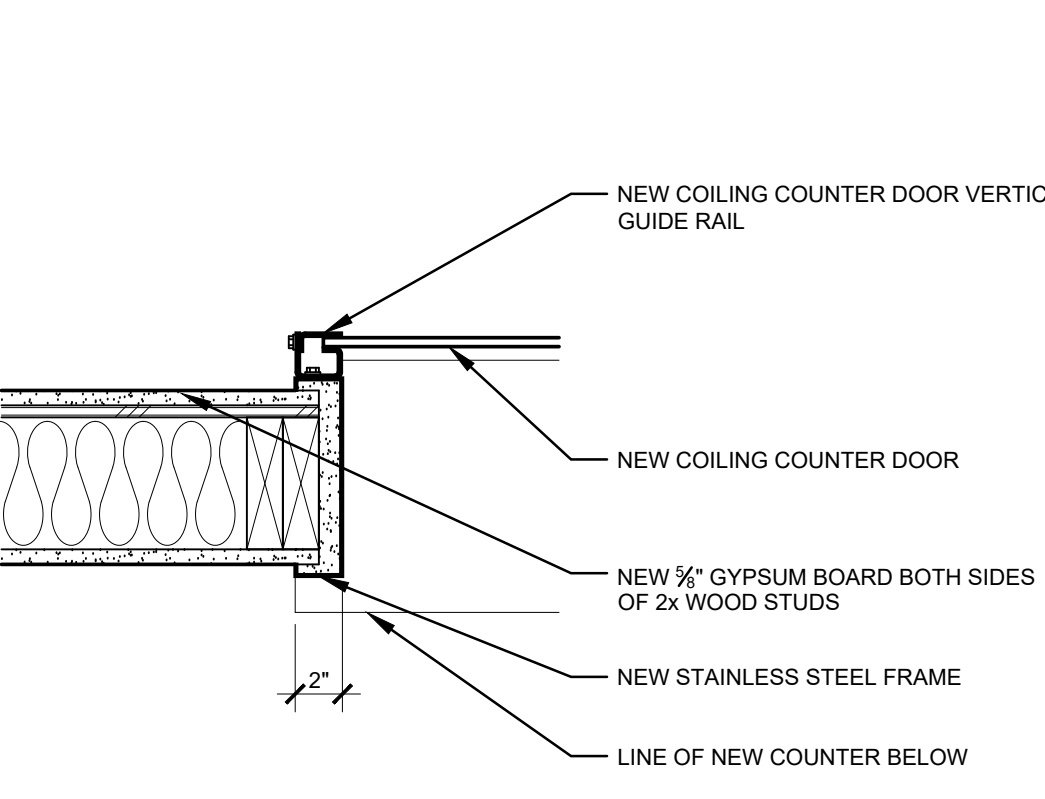
9 ROOF AT PARAPET
SCALE: 1 1/2" = 1'-0" 23039-A8.1-09



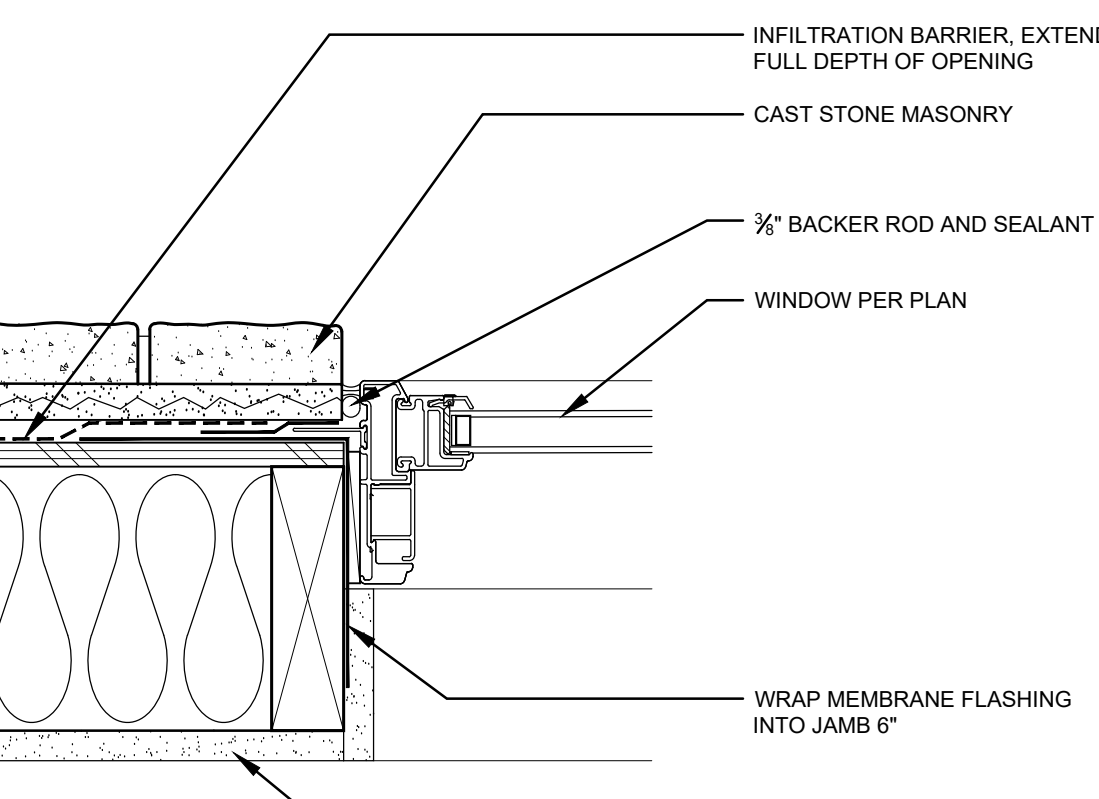
10 ROOF AT WALL & HIGH PARAPET
SCALE: 1 1/2" = 1'-0" 23039-A8.1-10



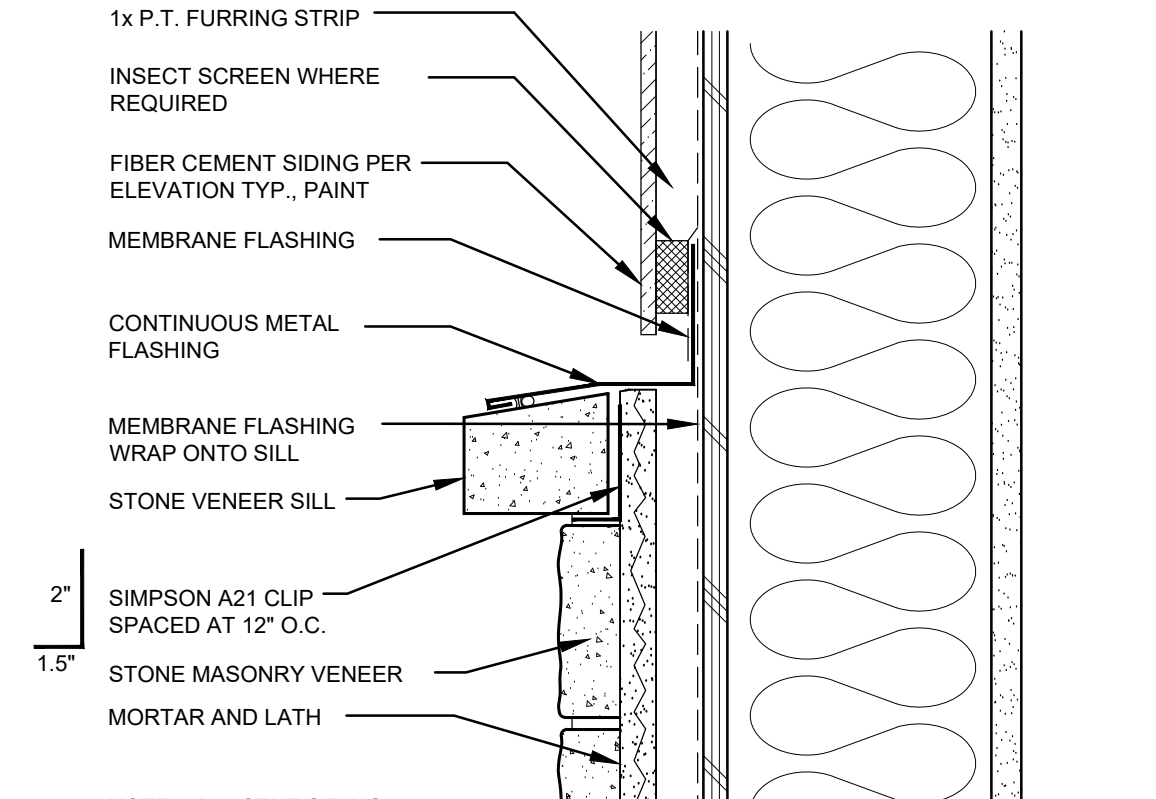
11 H.M. DOOR JAMB (STONE)
SCALE: 3" = 1'-0" 23039-A8.1-11



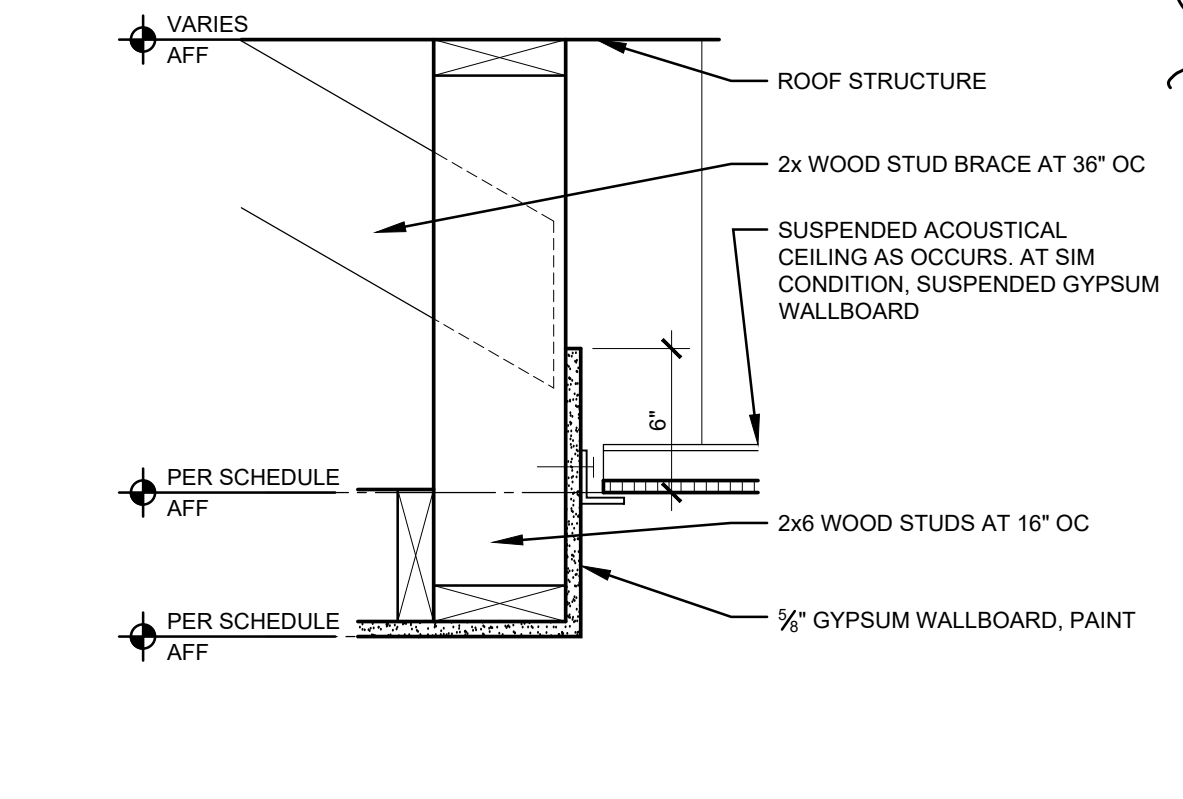
12 COILING DOOR JAMB
SCALE: 1 1/2" = 1'-0" 23039-A8.1-12



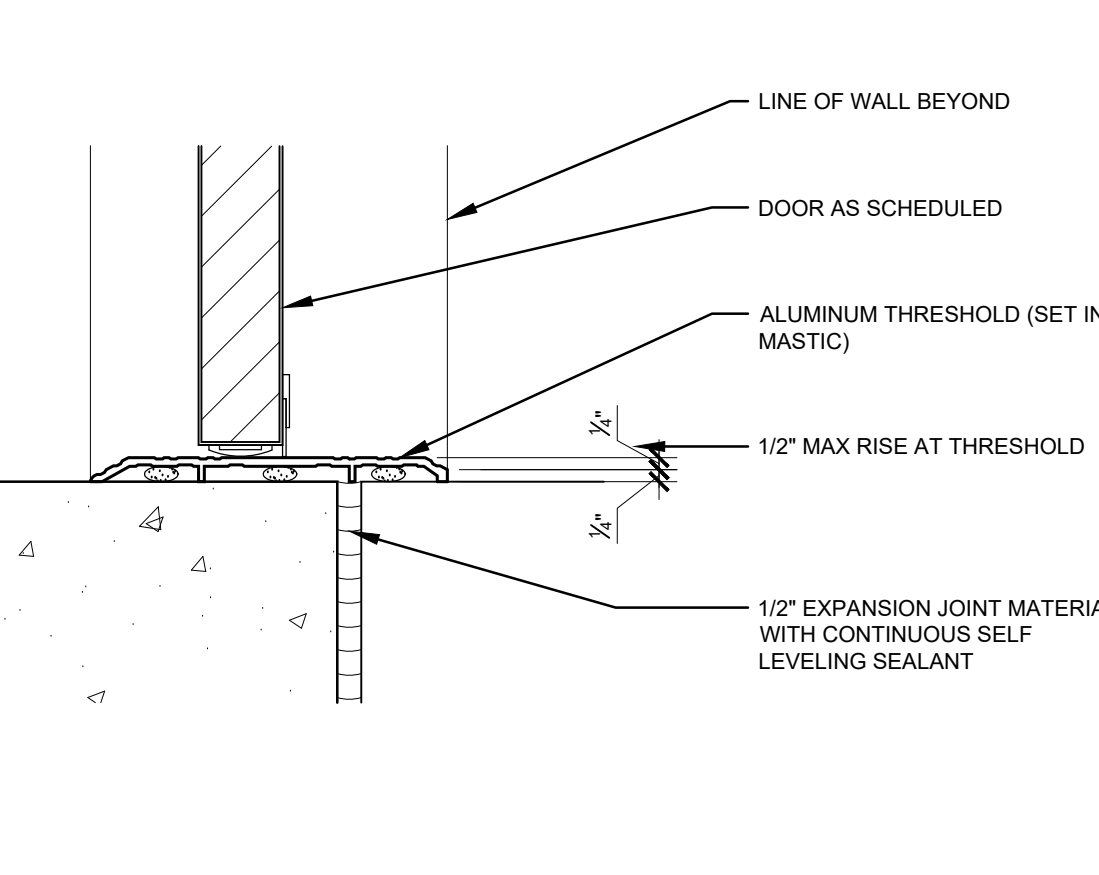
13 VINYL WINDOW JAMB (STONE)
SCALE: 3" = 1'-0" 23039-A8.1-13



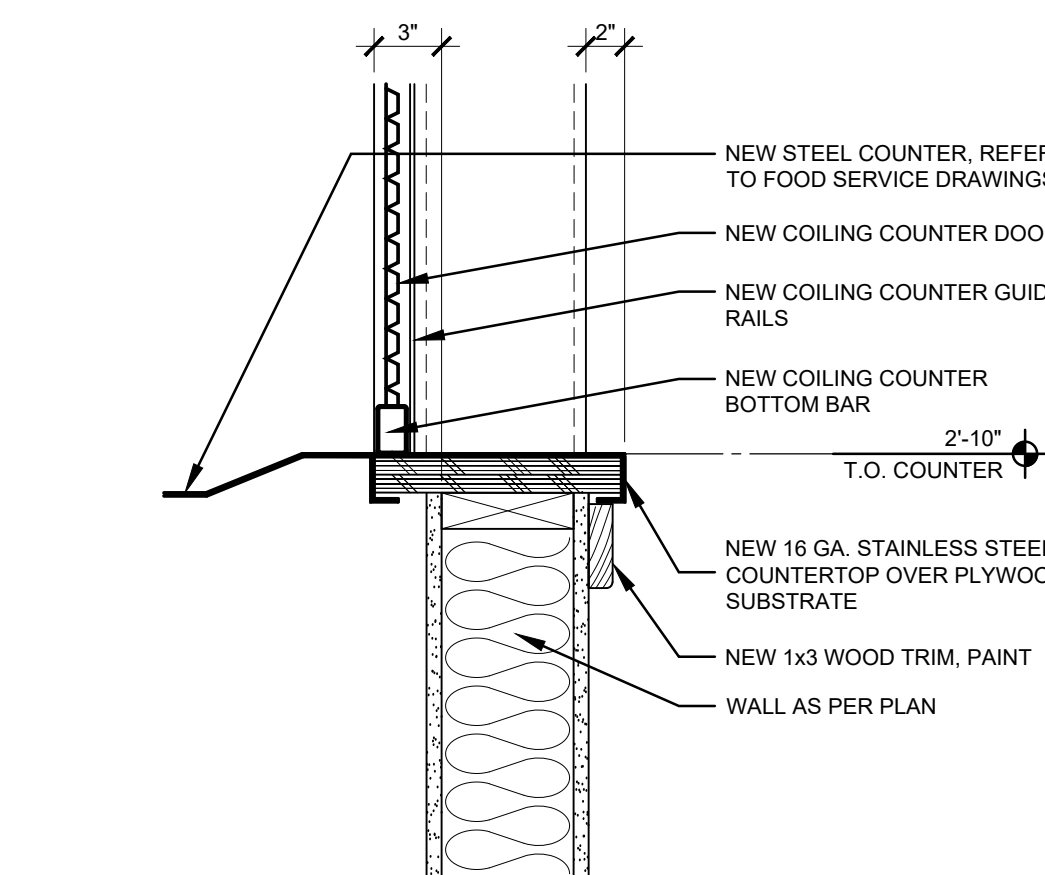
14 STONE TO SIDING
SCALE: 3" = 1'-0" 23039-A8.1-14



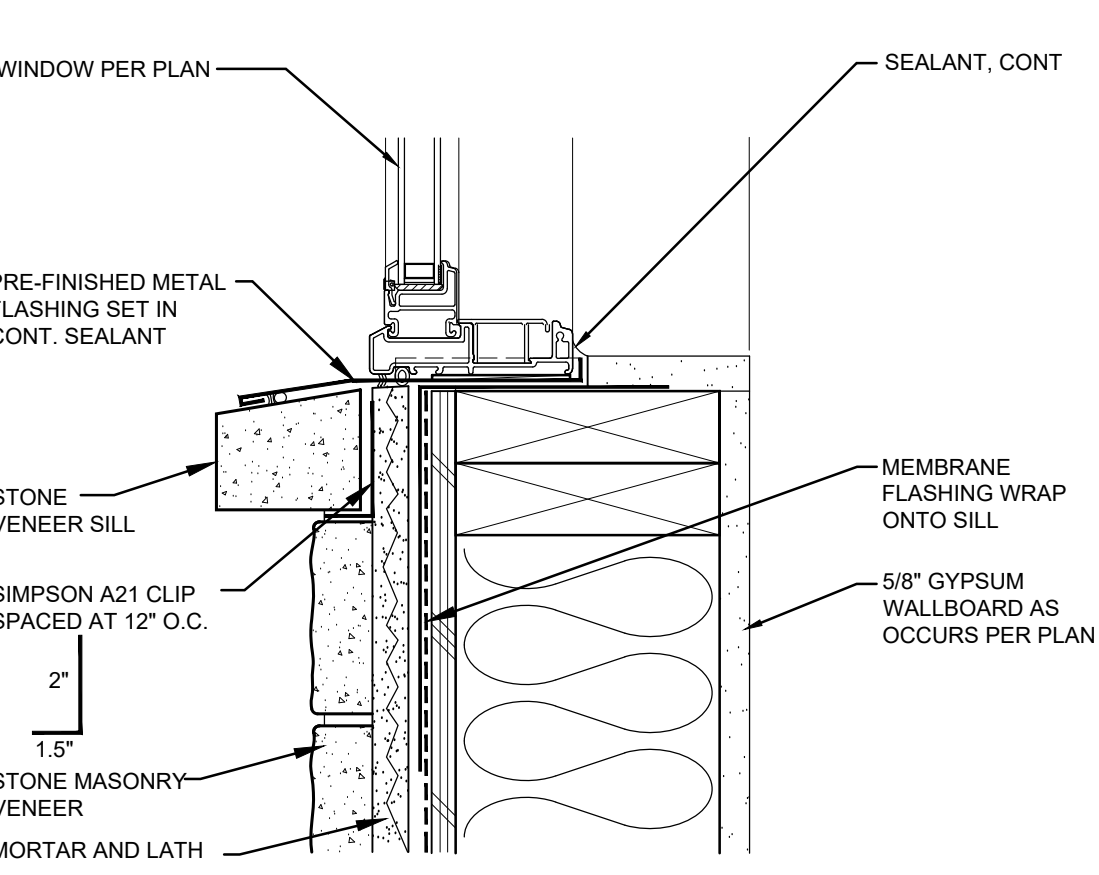
15 SOFFIT DETAIL
SCALE: 1 1/2" = 1'-0" 23039-A8.1-15



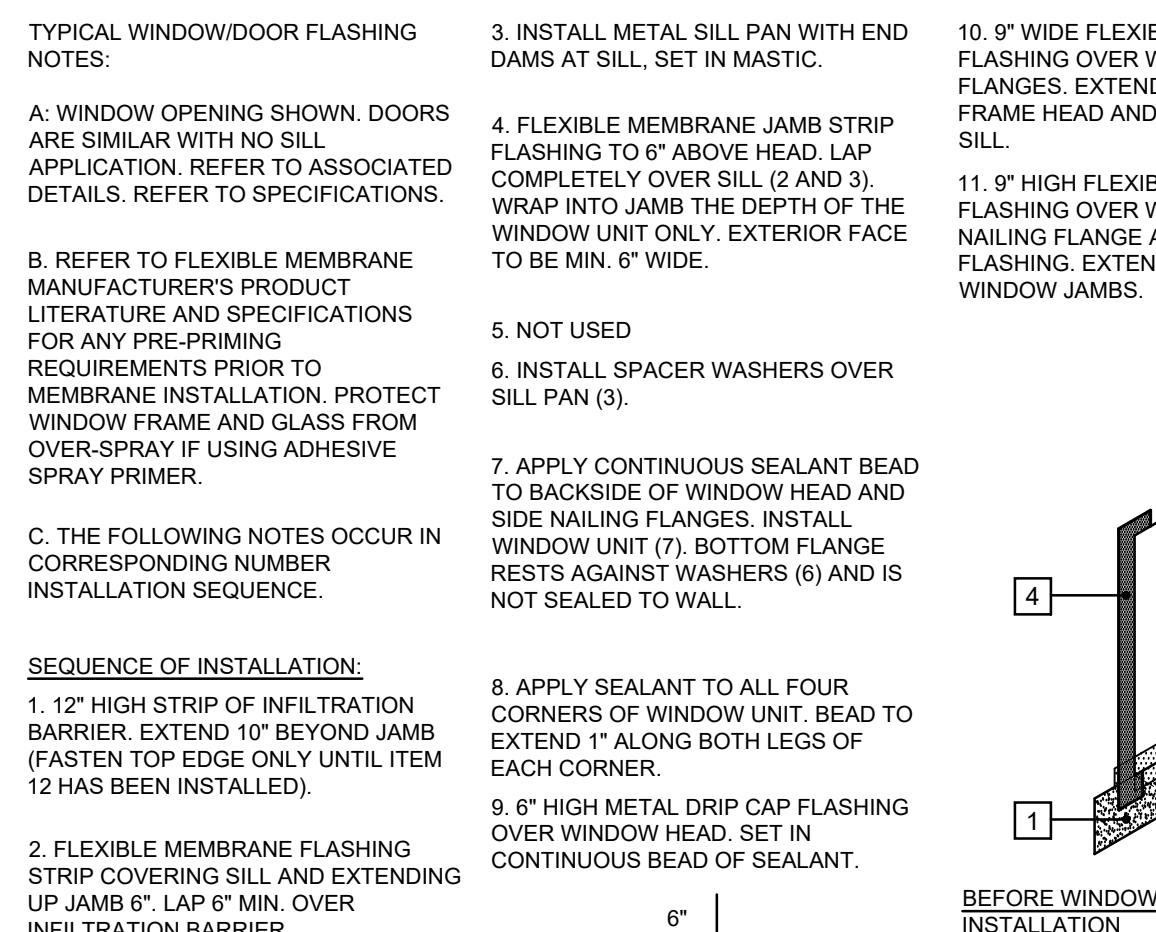
16 DOOR THRESHOLD
SCALE: 3" = 1'-0" 23039-A8.1-16



17 COILING DOOR SILL
SCALE: 1 1/2" = 1'-0" 23039-A8.1-17



18 VINYL WINDOW SILL - STONE
SCALE: 3" = 1'-0" 23039-A8.1-18



19 TYPICAL EXT. WINDOW/DOOR FLASHING SYSTEM
SCALE: N.T.S. 23039-A8.1-19



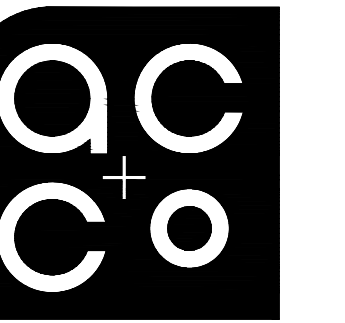
In the event conflicts are discovered between the original signed and sealed documents prepared by the Architects and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

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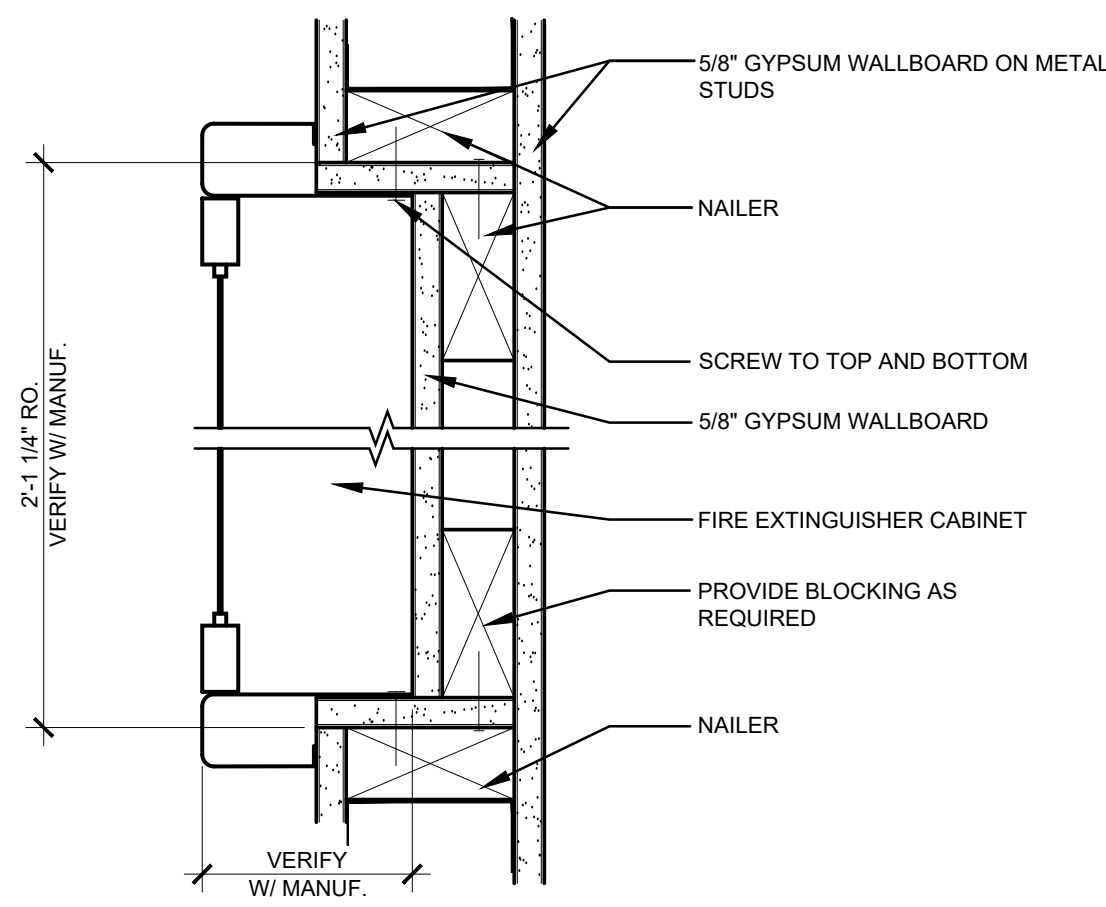
ARCHITECTURE
COMMUNITY
1100 Liberty Street SE
Suite 200
Salem, OR 97302
P: 503.581.4114
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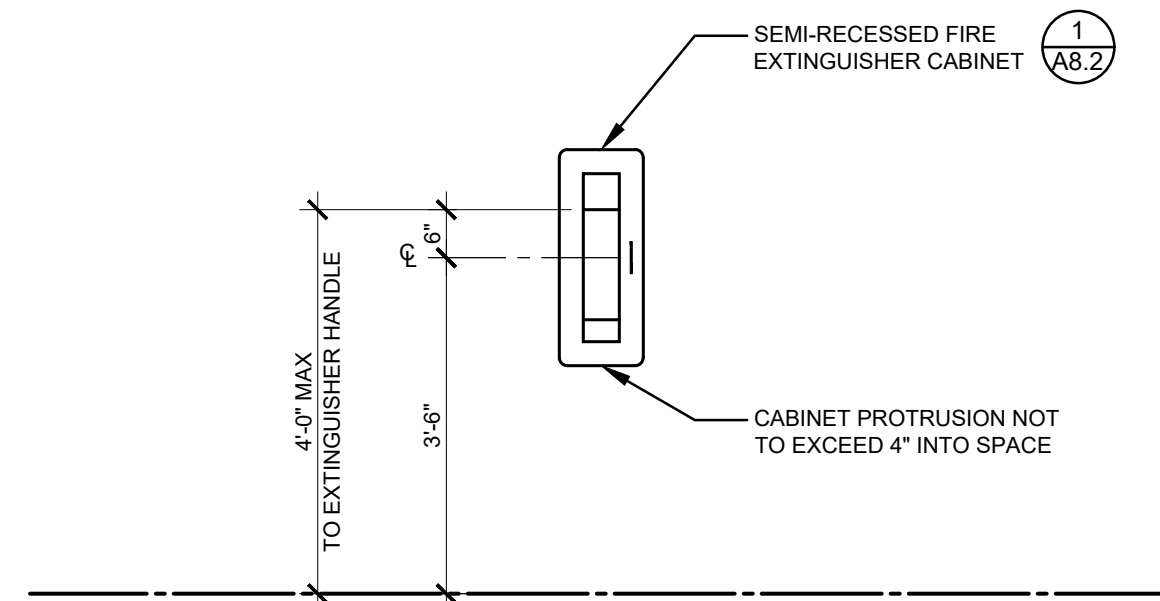
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SALEM, OREGON 97305

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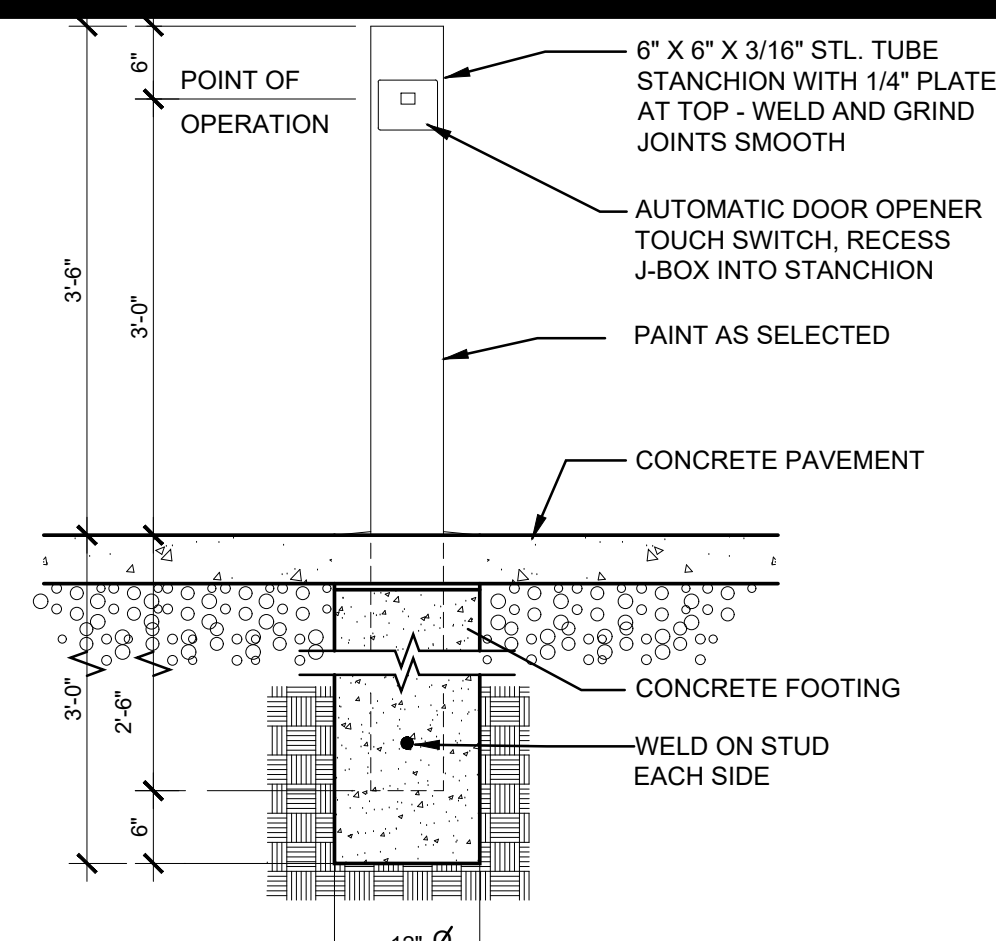
A8.1



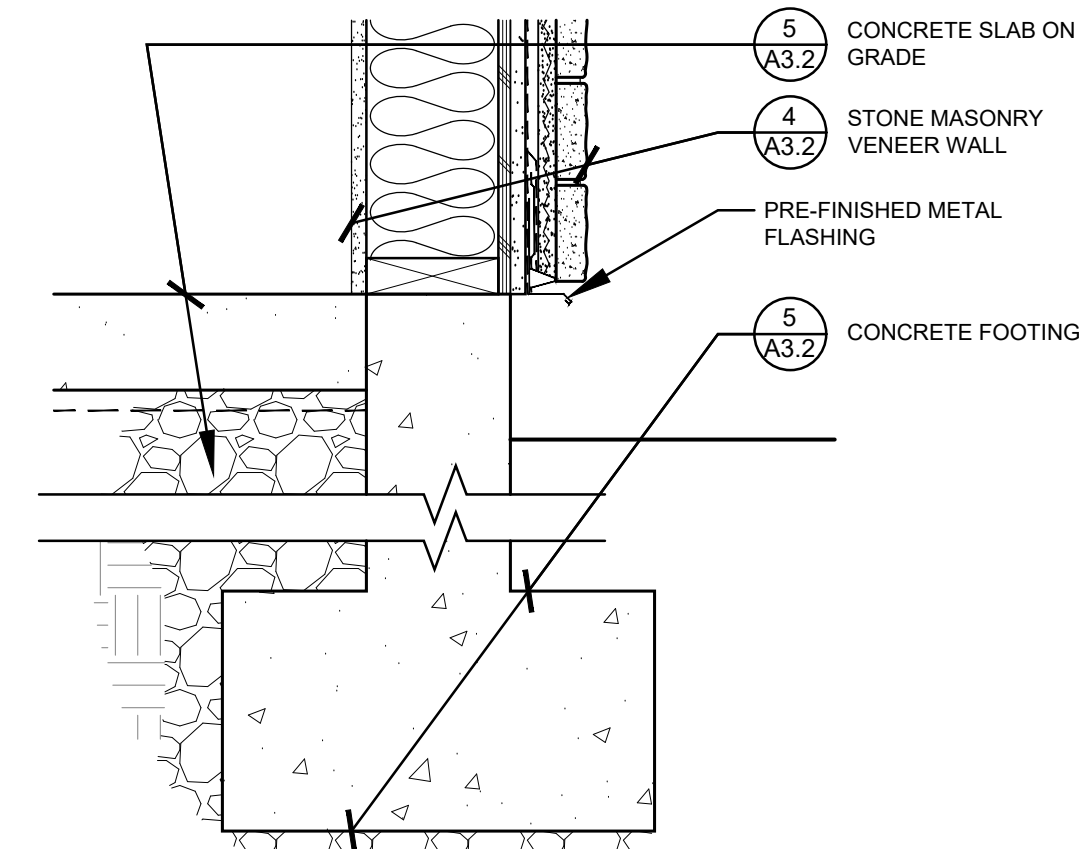
1 FIRE EXTINGUISHER CABINET
SCALE: 1 1/2" = 1'-0" 23039-A8.2-01



2 FIRE EXTINGUISHER MOUNTING HEIGHT
SCALE: 1/2" = 1'-0" 23039-A8.2-02



3 DOOR OPENER STANCHION
SCALE: 3/4" = 1'-0" 23039-A8.2-03



4 FOOTING DETAIL
SCALE: 1" = 1'-0" 23039-A8.2-04



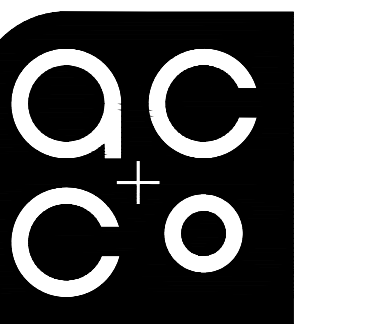
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A8.2