

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

DECISION OF THE PLANNING ADMINISTRATOR

CLASS 1 SITE PLAN REVIEW

APPLICATION NO.: 25-105296-PLN

NOTICE OF DECISION DATE: March 20, 2025

REQUEST: A Class 1 Site Plan Review to establish an Office use in Suite 130 and Personal Services use in Suite 140. The subject property is 1.01 acres in size, zoned CB (Central Business District) and located at 454 Church Street NE (Marion County Assessor Map and Tax Lot 073W22DD / 3100).

APPLICANT: Anderson Shirley Architects INC on behalf of the owner Hope Plaza LLC

LOCATION: 454 Church Street NE

FINDINGS: The findings are in the attached Decision dated March 20, 2025.

DECISION: The **Planning Administrator APPROVED** the application based upon the submitted materials and the findings as presented in the decision.

The rights granted by the attached decision, which are effective as of the date of this decision, must be exercised by March 20, 2029, or this approval shall be null and void.

Case Manager: Abigail Pedersen, Planner I, apedersen@cityofsalem.net, 503-540-2309

This decision is final; there is no local appeal process. Any person with standing may appeal this decision by filing a "Notice of Intent to Appeal" with the Land Use Board of Appeals, 775 Summer St NE, Suite 330, Salem OR 97301, **not later than 21 days** after **March 20, 2025**. Anyone with questions regarding filing an appeal with the Oregon Land Use Board of Appeals should contact an attorney.

The following items are submitted to the record: 1) All materials and evidence submitted by the applicant, including any applicable professional studies; and 2) All materials, evidence, and comments from City Departments and public agencies. The application materials are available on the City's online Permit Application Center at <https://permits.cityofsalem.net>. To view the materials without registering, you may use the search function and enter the permit number listed here: 25 105296.

<http://www.cityofsalem.net/planning>

BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM

DECISION

IN THE MATTER OF APPROVAL OF) FINDINGS & ORDER
CLASS 1 SITE PLAN REVIEW)
25-105296-PLN)
454 CHURCH STREET NE) March 20, 2025

In the matter of the application for a Class 1 Site Plan Review, the Planning Administrator, having received and reviewed the evidence and application materials, makes the following findings and adopts the following order as set forth herein.

REQUEST

A Class 1 Site Plan Review to establish an Office use in Suite 130 and Personal Services use in Suite 140. The subject property is 1.01 acres in size, zoned CB (Central Business District) and located at 454 Church Street NE (Marion County Assessor Map and Tax Lot 073W22DD / 3100).

PROCEDURAL FINDINGS

1. On March 10, 2025, an application for a Class 1 Site Plan Review was submitted for property located at 454 Church Street NE, the application was deemed complete on March 20, 2025.

SUBSTANTIVE FINDINGS

1. Proposal

The proposed Class 1 Site Plan Review affects property located at the 454 Church Street NE, Suite 130 and Suite 140 (**Attachment A**). The Class 1 Site Plan Review proposes establishing an office use in Suite 130 and a personal services use in Suite 140 with interior tenant improvements within an existing building (**Attachment B**).

DECISION CRITERIA FINDINGS

2. Analysis of Class 1 Site Plan Review Approval Criteria

The purpose of Site plan review is to provide a unified, consistent, and efficient means to review for development activity that requires a building permit, to ensure that such development meets all applicable standards of the UDC, including, but not limited to, standards related to access, pedestrian connectivity, setbacks, parking areas, external refuse storage areas, open areas, landscaping, and transportation and utility infrastructure.

Pursuant to SRC 220.005(b)(1), Class 1 Site Plan Review is required for any development that requires a building permit, that does not involve a land use decision or limited land use decision, as those terms are defined in ORS 197.015, and that involves a change of use or change of occupancy where only construction or improvements to the interior of the building or structure are required.

SRC 220.005(f)(1) provides that an application for Class 1 Site Plan Review shall be granted if:

(a) The application involves only a change of use or a change of occupancy, and there is no pending application for an associated land use decision or limited land use decision;

Finding: The applicant is requesting an interior only tenant improvement and change of use. There are no associated land use or limited land use decisions with this request.

(b) Only construction or improvements to the interior of the building or structure will be made;

Finding: The scope of work for the project only includes interior improvements to the existing building.

(c) The new use or occupancy will not require exterior improvements to the building or structure or alteration to existing parking, landscaping, or buffer yards.

Finding: Modification to the exterior of the site is not in the scope of work for the proposed change of use.

(d) Only clear and objective standards which do not require the exercise of discretion or legal judgment are applicable to the site plan review application; and

Finding: Only clear and objective standards apply to the proposed development. Complete findings are included in section e below.

(e) The application meets all applicable standards of the SRC.

Finding: The subject property is zoned CB (Central Business District). Development of the property is therefore subject to the use and development standards of the CB zone (SRC Chapter 524) and all other applicable standards of the UDC. The proposal conforms to SRC Chapter 524 and all other applicable development standards of the UDC as follows:

Development Standards – CB (Central Business District) Zone:

SRC 524.005(a) – Uses:

The permitted (P), special (S), conditional (C), and prohibited (N) uses in the CB zone are set forth in Table 524-1.

Finding: The proposed development includes establishing an Office use in Suite 130 and Personal Services use in Suite 140, which are both a permitted use in the CB zone per SRC Chapter 524, Table 524-1.

Off-Street Parking and Driveways

SRC 806.015 – Amount of Off-Street Parking.

- (a) *Maximum off-street parking.* Except as otherwise provided in this section, and unless otherwise provided under the UDC, off-street parking shall not exceed the amounts set forth in Table 806-1. For the purposes of calculating the maximum amount of off-street parking allowed, driveways shall not be considered off-street parking spaces.

Finding: The proposed use is located within an existing building. No existing parking areas are proposed for modification; therefore, this standard is not applicable.

Bicycle Parking

SRC 806.045 – General Applicability.

- (a) Bicycle parking shall be provided as required under this chapter for each proposed new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity.
- (b) *Applicability to change of use of existing building in Central Business District (CB) zone.* Notwithstanding any other provision of this chapter, the bicycle parking requirements for a change of use of an existing building within the CB zone shall be met if there are a minimum of eight bicycle parking spaces located within the public right-of-way of the block face adjacent to the primary entrance of the building. If the minimum number of required bicycle parking spaces are not present within the block face, the applicant shall be required to obtain a permit to have the required number of spaces installed. For purposes of this subsection, "block face" means the area within the public street right-of-way located along one side of a block, from intersecting street to intersecting street.
- (c) *Applicability to nonconforming bicycle parking area.* When bicycle parking is required to be added to an existing bicycle parking area that has a nonconforming number of spaces, the number of spaces required under this chapter for any new use or activity, any change of use or activity, or any intensification, expansion, or enlargement of a use or activity shall be provided, in addition to the number of spaces required to remedy the existing deficiency.

SRC 806.050 – Proximity of Bicycle Parking to use or Activity Served.

Bicycle parking shall be located on the same development site as the use or activity it serves.

SRC 806.055 – Amount of Bicycle Parking.

Unless otherwise provided under the UDC, bicycle parking shall be provided in amounts not less than those set forth in Table 806-9.

Finding: SRC 806.045(b) provides that the bicycle parking requirements for a change of use of an existing building within the CB zone shall be met if there are a minimum of eight bicycle parking spaces located within the public right-of-way of the block face adjacent to the primary entrance of the building. The development of the building included proposing to provide more than eight bicycle parking spaces in the right-of-way along the block face of the existing building within the CB zone, thereby meeting the standard.

Off-Street Loading Areas

SRC 806.065 – General Applicability.

Off-street loading areas shall be provided and maintained for each proposed new use or activity; any change of use or activity, when such change of use or activity results in a

greater number of required off-street loading spaces than the previous use or activity; or any intensification, expansion, or enlargement of a use or activity.

SRC 806.070 – Proximity of Off-Street Loading Areas to use or Activity Served.

Off-street loading shall be located on the same development site as the use or activity it serves.

SRC 806.075 – Amount of Off-Street Loading.

Unless otherwise provided under the UDC, off-street loading shall be provided in amounts not less than those set forth in Table 806-11.

Finding: No additional off-street loading spaces are required for the proposed change of use.

3. Conclusion

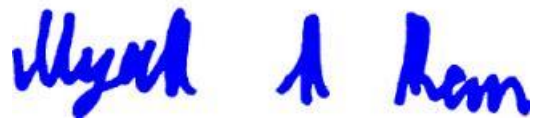
Based on the conformance with the preceding requirements the Planning Administrator certifies that the proposed Class 1 Site Plan Review is in conformance with the UDC and the approval criteria provided in SRC 220.005(f)(1), provided compliance occurs with any applicable items noted above.

Please Note: Findings included in this decision by the direction of the Salem Fire Department are based on non-discretionary standards. Fire Code related findings are intended to inform the applicant of the clear and objective Fire Prevention Code standards of SRC Chapter 58 that will apply to this development proposal on application for building permit(s). Additional or different Fire Prevention Code standards may apply based on the actual building permit application submitted.

If a building permit application has not already been submitted for this project, please submit a copy of this decision with your building permit application for the work proposed.

IT IS HEREBY ORDERED

The proposed Class 1 Site Plan Review is consistent with the provisions of SRC Chapter 220 and is hereby **APPROVED** subject to the applicable standards of the Salem Revised Code and the findings contained herein.



Abigail Pedersen, Planner I, on behalf
of Lisa Anderson-Ogilvie, AICP
Planning Administrator

Attachments: A. Vicinity Map
 B. Site Plans

25-105296-PLN Decision

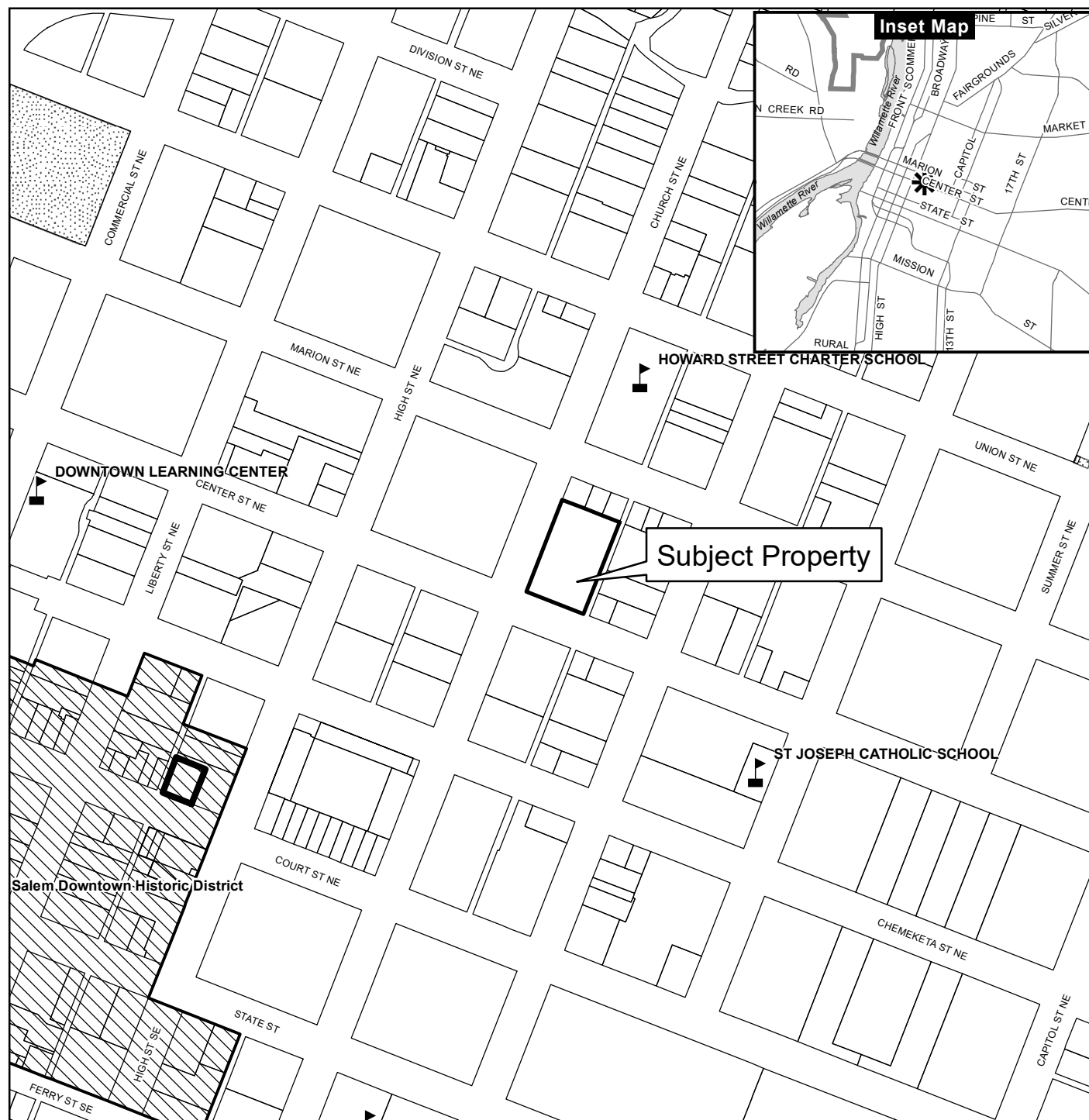
March 20, 2025

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\2025\25-105296-PLN.arp.docx

Vicinity Map

454 Church Street NE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools

- Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet



TENANT IMPROVEMENT
THE CUT HAIR SALON
HOPE PLAZA
454 CHURCH ST. NE. SUITE 140
SALEM, OR 97301

PROJECT TEAM

OWNER
CENTER FOR HOPE AND SAFETY
605 CENTER ST NE
SALEM OR, 97301
CONTACT:
SARA BRENNAN
JON WINBERG
PHONE: 503-378-1572
EMAIL: chs@hopeandsafety.org

ARCHITECT
ANDERSON SHIRLEY ARCHITECTS
695 COMMERCIAL ST. SE. SUITE 5
SALEM, OR 97301
CONTACT:
JOHN SHIRLEY
JEROMY KAPLAN
PHONE: 503-371-1140
EMAIL: john@andersonshirley.com
jeromy@andersonshirley.com

GENERAL CONTRACTOR
RICH DUNCAN CONSTRUCTION
2295 RURAL AVE. SE
SALEM, OR 97302
CONTACT: BILL McCALL
CELL PHONE: 971-209-9427
OFFICE PHONE: 503-390-4999
EMAIL: bill@richduncanconstruction.com

CODE SUMMARY

STATE OR OREGON STRUCTURAL SPECIALTY CODE 2022
EDITION OF THE 2021 INTERNATIONAL BUILDING CODE

OCCUPANCY GROUP: GROUP B
CONSTRUCTION TYPE: V-A

SPRINKLED: YES

OCCUPANCY SEPARATIONS: NONE REQUIRED

TENANT AREA:
SUITE 140 = 714 S.F.

SHEET INDEX

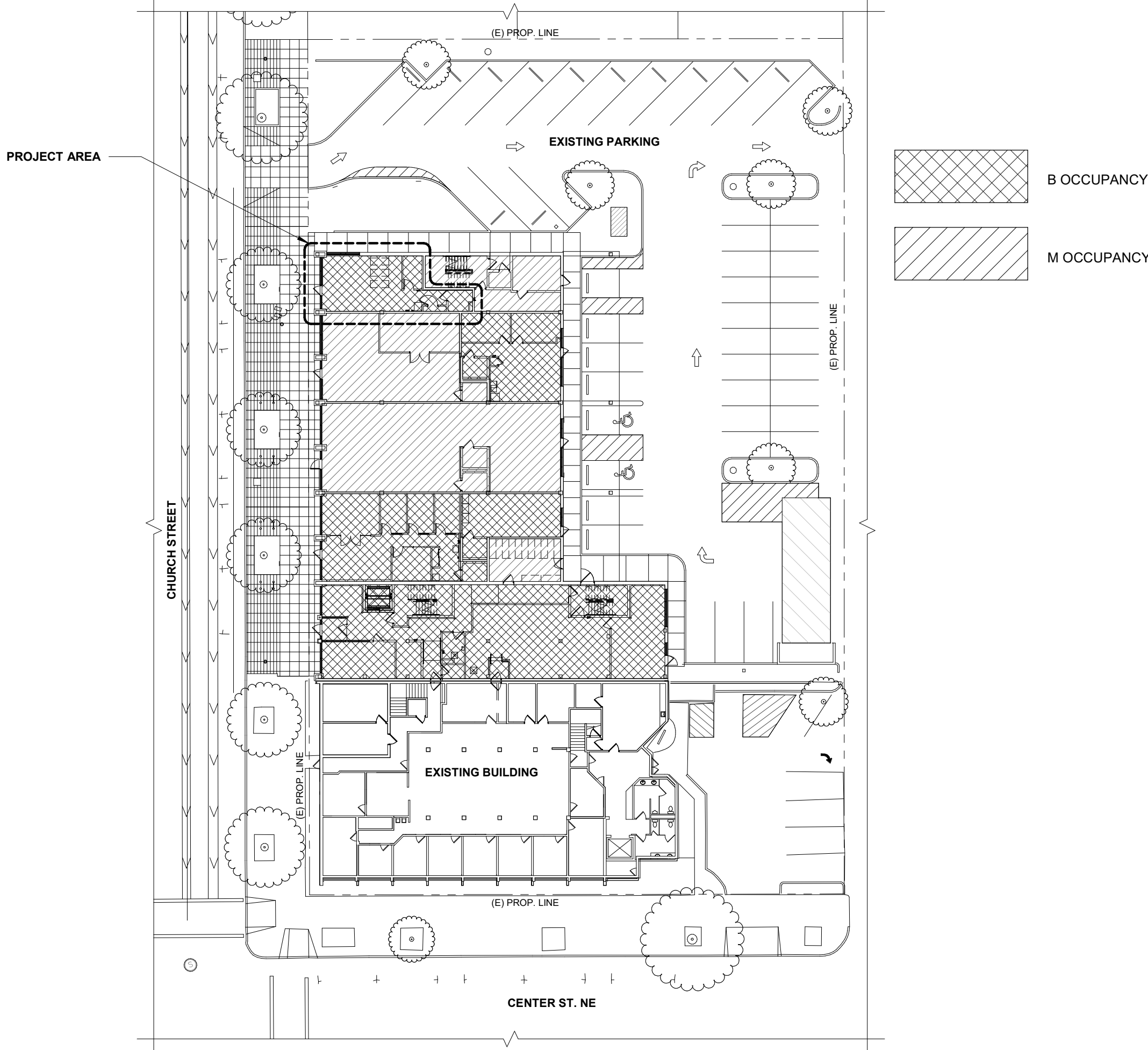
A0.01 TITLE SHEET, SITE PLAN & GENERAL NOTES
A2.01 SUITE 140 FLOOR PLAN, SCHEDULES AND REFLECTED CLG. PLAN
A5.01 INTERIOR ELEVATIONS
A8.01 DETAILS

PROJECT SCOPE

- INTERIOR TENANT IMPROVEMENT
- OCCUPANCY CHANGE FROM GROUP M TO GROUP B

SEPARATE PERMITS

MECH. PLUMBING, ELECTRICAL, FIRE SUPPRESSION SYSTEM



1 SITE PLAN
A0.01 1/32" = 1'-0"



ABBREVIATIONS									
SF DIA. @ & CL. PL. +/-	SQUARE FEET DIAMETER AT AND CENTER LINE PLATE PLUS/MINUS	CPT. CARPET		FTG. FOOTING		MAG. MAX. M.B. MECH. MFR. MTL. GRG. GLZ.C.M.U. GLZ.C.M.U. GLY. GLB.	MAGNETIC MAXIMUM MARKER BOARD MECHANICAL MANUFACTURER METAL MINIMUM MISCELLANEOUS MASONRY OPENING MOP SINK MOUNT MAP RAIL	RM. R.O.	ROOM ROUGH OPENING
A.B. A.C. ACOUS. ACT. A.D. ADJ. A.F.F. AGGR. ALUM. APPROX. ARCH.	ANCHOR BOLT ASPHALTIC CONCRETE ACCOUSTICAL ACCOUSTICAL CEILING TILE AREA DRAIN ADJUSTABLE ABOVE FINISHED FLOOR AGGREGATE ALUMINUM APPROXIMATE ARCHITECT	DBL. DOUBLE D.F. DIM. DN. DWR. D.S.	DOUBLE DRINKING FOUNTAIN DIMENSION DOWN DRAWER DOWNSPOUT	GA. GALV. G.B. GL. GLZ.C.M.U. GLZ.C.M.U. GLY. GLB.	GAUGE GALVANIZED GRAB BAR GLASS GLASS REINFORCED GYPSUM GLZ.C.M.U. GLZ.C.M.U. GLY. GLB.	MISC. M.O. M.S. MT. M.R.	MISCELLANEOUS MASONRY OPENING MOP SINK MOUNT MAP RAIL	S.D. SHR. SHT. SHTHG. S.N. SIM. ST. STL. STD. STL. STOR. SUSP. SYS.	INTERCOM SYSTEM SPEAKER SOAP DISPENSER OR SMOKE DETECTOR SEAT COVER DISPENSER SHOWER SHEET SHEATHING SANITARY NAPKIN DISPENSER SIMILAR STAINLESS STEEL STANDARD STEEL STORAGE SUSPENDED SYSTEM
BRD. BLDG. BLK. BLKG. B.O. BM. BRG.	BOARD BUILDING BLOCK BLOCKING BOTTOM OF ... BEAM BEARING	(E) EA. E.I.F.S. EL. ELEC. ELEV. E.P. EQ. EQUIP. E.W. E.W.C. EXIST. EXT.	EXISTING EACH EXTERIOR INSULATION & FINISH SYSTEM ELEVATION ELECTRICAL ELEVATION OR ELEVATOR ELECTRICAL PANEL EQUAL EQUIPMENT EACH WAY ELECTRICAL WATER COOLER EXISTING EXTERIOR	HC H.M. H.B. HORZ. HGT.	HANDICAP HOLLOW METAL HOSE BIB HORIZONTAL HEIGHT	N.I.C. NO. NOM. N.T.S. N.D.	NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE SANITARY NAPKIN DISPOSAL	T.B. T.O. T.P.H. TV. TYP.	TACK BOARD TOP OF ... (SEE B.O.) TOILET PAPER HOLDER TELEVISION TYPICAL
C. CAB. C.B. CER. C.I. C.O. COL. CONC. CONSTR. CONT. CORR. CLG.	CLOCK CABINET CATCH BASIN CERAMIC CONTRACTOR INSTALLED CLEANOUT COLUMN CONCRETE CONSTRUCTION CONTINUOUS CORRIDOR CEILING	F.D. F.EXT. F.E.C. F.HY. F.H.C. FIN. FLASHING FLUOR. F.O.C. F.O.F. F.O.M. F.O.S. F.R.P.	FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE HYDRANT FIRE HOSE CABINET FINISH/FINISHED FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STUD FIBERGLASS REINFORCED PLASTIC	JAN. JANITOR		P. LAM. PLAS. P.S. PLYWD. P.T.D. PREFIN. P.T.	PLASTIC LAMINATE PLASTER PROJECTION SCREEN PLYWOOD PAPER TOWEL DISPENSER PREFINISHED PRESSURE TREATED	U.O.N.	UNLESS OTHERWISE NOTED
		FRT F.S. FURR.	FIRE RETARDANT TREATED FLOOR SINK FOOT/FEET FURRING	KIT. KITCHEN		RAD. R.D. REQ'D.	RADIUS ROOF DRAIN REQUIRED	W.F. WD. W.W.F. W/ W/O WDW.	WASH FOUNTAIN WOOD WELDED WIRE FABRIC WITH WITHOUT WINDOW

DRAWING SYMBOLS				(NOT ALL SYMBOLS MAY BE USED IN THIS PROJECT)	
(X A.X)	DRAWING TITLE SCALE:	(X A.X)	WALL / BLDG. SECTION	NEW WALL	
(X)	STRUCTURAL GRID LINE	(X A.X)	INTERIOR ELEVATIONS	EXISTING WALL	
(123)	DOOR NUMBER	(X A.X)	DETAIL REFERENCE	REMOVE EXISTING WALL	
ROOM TITLE 123	ROOM NAME / NUMBER	(NORTH ARROW)	NORTH ARROW		
(NEW DOOR)	NEW DOOR	(X)	WINDOW TYPE		
(EXISTING DOOR)	EXISTING DOOR	(X)	GLASS TYPE		
(REMOVE EXISTING DOOR)	REMOVE EXISTING DOOR	(X)	WALL TYPE		

ASA
ANDERSON SHIRLEY
ARCHITECTS
695 COMMERCIAL ST. SE SUITE 5 SALEM, OR 97301
OFFICE: 503-371-1140 FAX: 503-364-6751

CONSULTANT

REVISIONS

KEY PLAN

DESC. TENANT IMPROVEMENT

PROJECT HOPE PLAZA
THE CUT HAIR SALON -
SUITE 140

ADDRESS 454 CHURCH ST. NE
SALEM OR, 97301

STAMP



JOB 2504 DWG 1 OF 4

DRAWN: JOK DATE: 03/07/2025

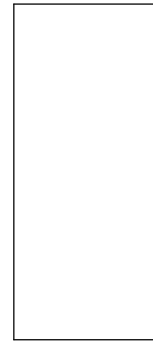
TITLE TITLE SHEET, SITE PLAN
& GENERAL NOTES

SHEET A0.01

ISSUE BID SET

HOPE PLAZA - TENANT IMPROVEMENTS SUITE 140 - DOOR SCHEDULE											
DOOR TYPES	A: SGL FLUSH C: SGL HALF LITE		A2: DBL FLUSH D: SGL NARROW LITE		B: SGL FULL LITE D2: DBL NARROW LITE		B2: DBL FULL LITE E: OVERHEAD DOOR				
	AL: ALUM. FF: FACT FINISH		SC: SOLID CORE WD. ME: METAL ENAMEL		FG: FIBERGLASS WT: WOOD, TRANSPARENT FINISH		HS: HOLLOW STL.				
GLASS											
REFER TO SECTION 098000											
ELEC. HARDWARE	ML: MAGNETIC LOCK ES: ELEC. STRIKE		DM: DBL MAGNETIC LOCK EMS: EXT. MOTION SENSOR		MH: MAGNETIC HOLD OPEN EPB: ELECTRONIC PUSH BAR		KOS: KEY OPER. SWITCH AO: AUTO OPERATOR				
	CR: CARD READER RFB: RETRACTABLE PANIC BAR										
ROOM	DOOR MARK	DOOR SIZE		DOOR TYPE	DOOR CONSTRUCTION	MATERIAL FINISH	GLASS	FRAME CONSTRUCTION	RATING (MINUTES)	DETAIL	HARDWARE GROUP
		WIDTH	HEIGHT								
SUITE 140	110	EXISTING									
RESTROOM	140A	EXISTING									
CUST. CLOS.	140B	3'-0"	7'-0"	A	SC	WT		HS		2/A8.01	2 STORMER. LOCK
STORAGE	141	3'-0"	7'-0"	A	SC	WT		HS		2/A8.01	3 STORMER. LOCK

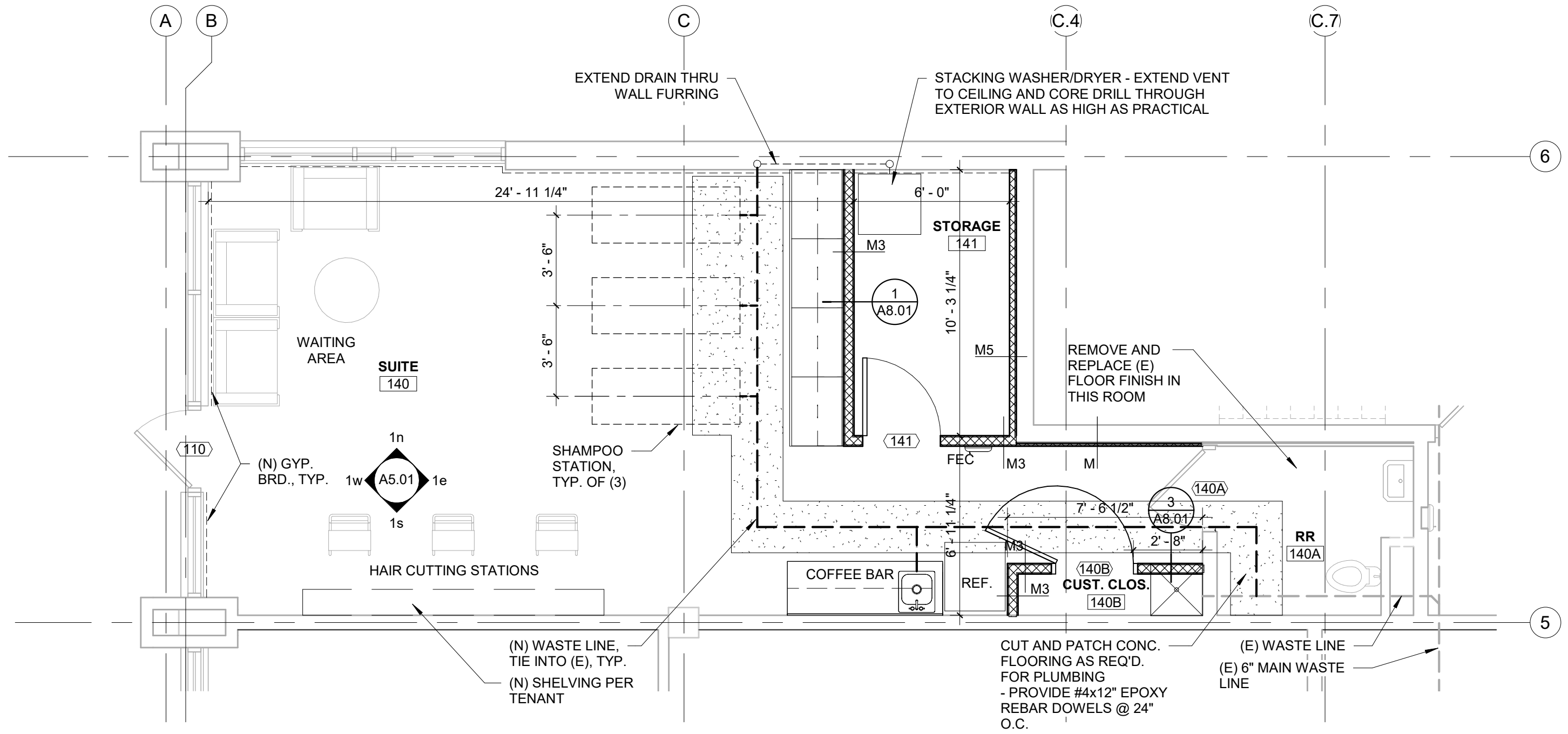
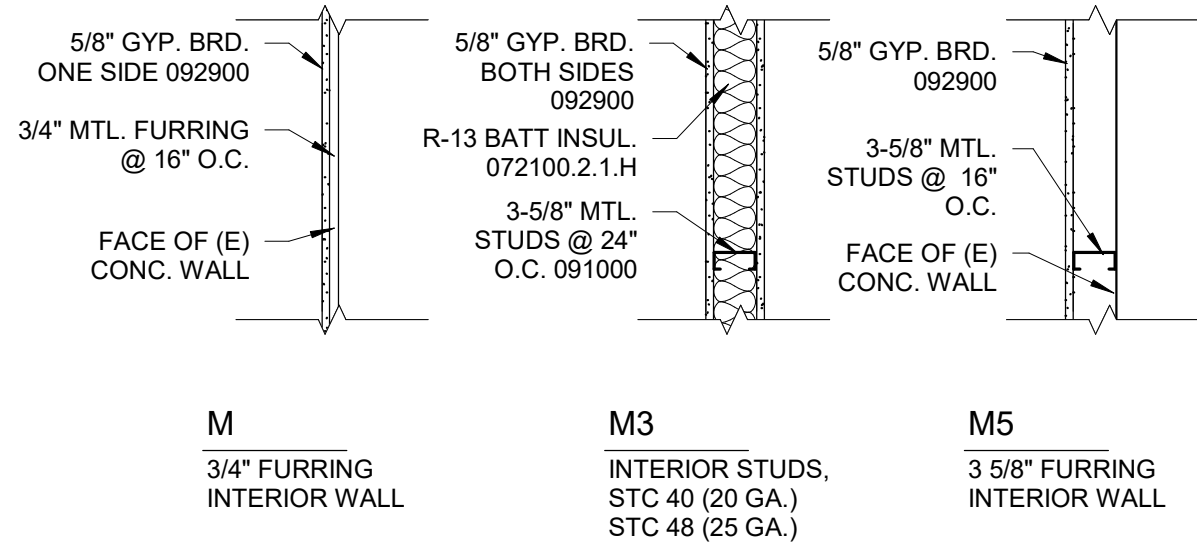
DOOR TYPES



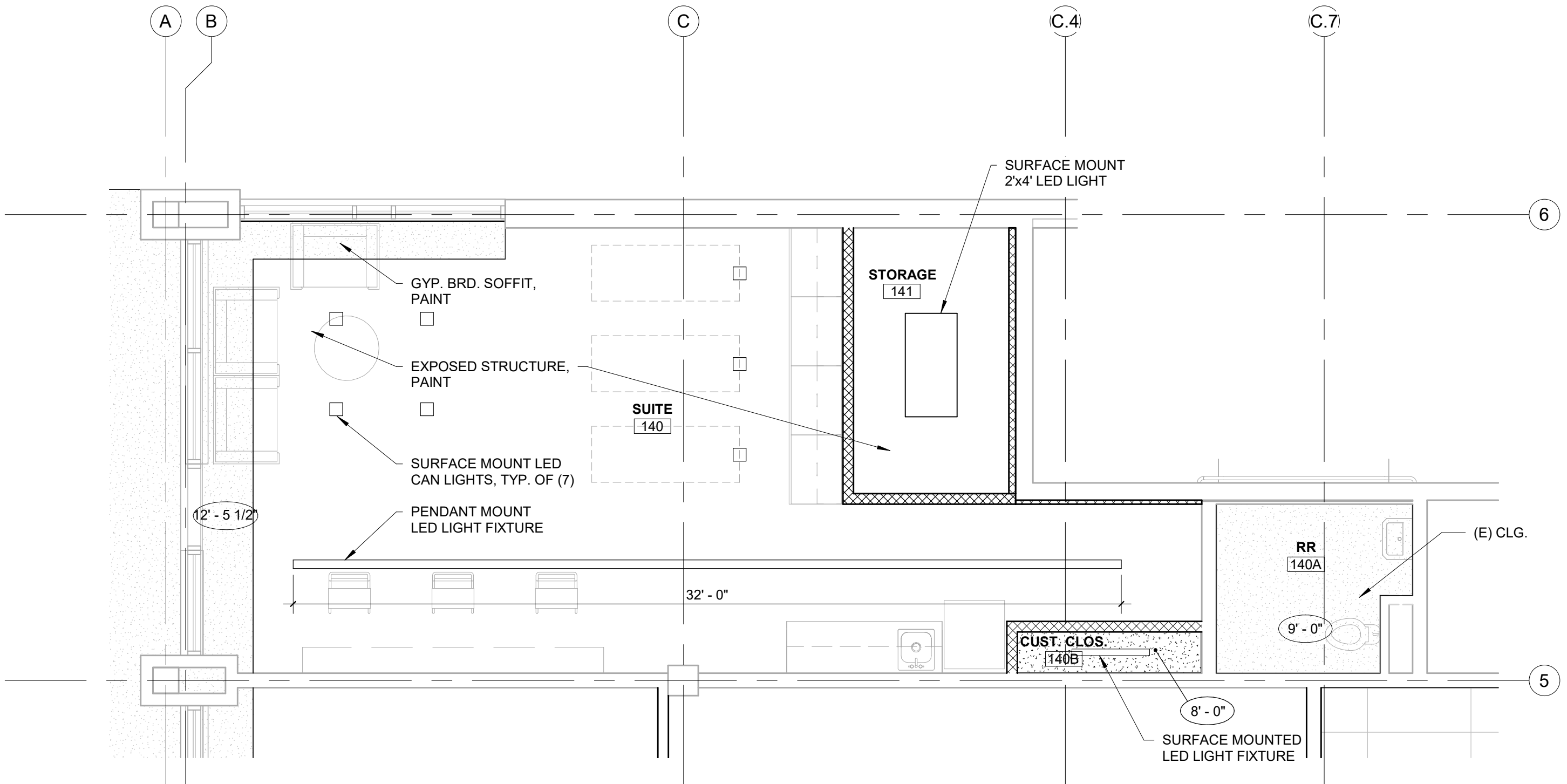
A
SGL. FLUSH

HOPE PLAZA - TENANT IMPROVEMENTS SUITE 140 - FINISH SCHEDULE											
KEY	FLOOR/BASE					WALL/CEILING					
	EPT: CARPET SV: SHEET VINYL VPT: VINYL PLANK TILE WOM: WALL-OFF MAT CT: CERAMIC TILE RBR: 4" RUBBER BASE CONC: CONCRETE PCB00: HONED CONCRETE PCB00: POLISHED CONCRETE					ACT1: 2"x4" ACQUS. CLG. TILE ACT2: 12"x12" ACQUS. CLG. TILE CT: CERAMIC TILE EPT: EPOXY PAINT GYP: GYP. BOARD, PAINT					
						PL: PLASTIC LAMINATE PT: PAINT STR-AP: EXP. STRUC. (NO FIN.) STR-PT: EXP. STRUC. (PAINT)					
						N: NO NEW FINISH, U.N.O. IN GENERAL /SPECIFIC NOTES					
N: NO NEW FINISH, U.N.O. IN GENERAL /SPECIFIC NOTES											
ROOM NAME	ROOM NUM.	FLOOR	BASE	NORTH	SOUTH	EAST	WEST	CEILING	NOTES		
SUITE 140	140	PCB00	RBR	PT	PT	PT	PT	STR-PT	PAINT CLG. BLACK		
RESTROOM	140A	SV	RBR	N	N	N	N	N	(N) SV FLR. TO MATCH (E)		
CUST. CLOS.	140B	PCB00	RBR	PT	PT	PT	PT	PT			
STORAGE	141	PCB00	RBR	PT	PT	PT	PT	STR-PT	PAINT CLG. BLACK		

WALL TYPES

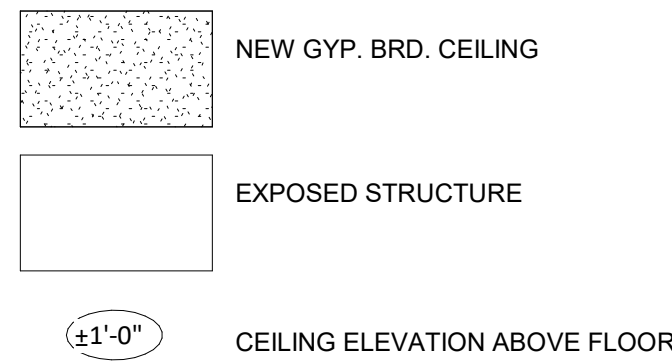


1 SUITE 140 FLOOR PLAN
1/4" = 1'-0"



2 SUITE 140 REFLECTED CLG. PLAN
1/4" = 1'-0"

CEILING LEGEND



ASA
ANDERSON SHIRLEY ARCHITECTS
695 COMMERCIAL ST. SE SUITE 5 SALEM, OR 97301
OFFICE: 503-371-1140 FAX: 503-364-6751

CONSULTANT

REVISIONS

KEY PLAN

DESC. TENANT IMPROVEMENT

PROJECT HOPE PLAZA
THE CUT HAIR SALON - SUITE 140

ADDRESS 454 CHURCH ST. NE
SALEM OR, 97301

STAMP



JOB 2504 DWG 2 OF 4
DRAWN: JOK DATE: 03/07/2025

TITLE FLOOR PLAN
SCHEDULES AND REFLECTED CLG. PLAN

SHEET A2.01
ISSUE BID SET

TENANT IMPROVEMENT
DYNAMIC TECH SOLUTIONS
HOPE PLAZA
454 CHURCH ST. NE. SUITE 130
SALEM, OR 97301

PROJECT TEAM

OWNER
CENTER FOR HOPE AND SAFETY
605 CENTER ST NE
SALEM OR, 97301
CONTACT:
SARA BRENNAN
JON WINBERG
PHONE: 503-978-1572
EMAIL: chs@hopeandsafety.org

ARCHITECT
ANDERSON SHIRLEY ARCHITECTS
695 COMMERCIAL ST. SE. SUITE 5
SALEM, OR 97301
CONTACT:
JOHN SHIRLEY
JEROMY KAPLAN
PHONE: 503-371-1140
EMAIL: john@andersonshirley.com
jeromy@andersonshirley.com

GENERAL CONTRACTOR
RICH DUNCAN CONSTRUCTION
2295 RURAL AVE. SE
SALEM, OR 97302
CONTACT: BILL McCALL
CELL PHONE: 971-209-9427
OFFICE PHONE: 503-390-4999
EMAIL: bill@richduncanconstruction.com

CODE SUMMARY

STATE OR OREGON STRUCTURAL SPECIALTY CODE 2022
EDITION OF THE 2021 INTERNATIONAL BUILDING CODE

OCCUPANCY GROUP: GROUP B
CONSTRUCTION TYPE: V-A

SPRINKLED: YES

OCCUPANCY SEPARATIONS: NONE REQUIRED

TENANT AREA:
SUITE 130 = 1275 S.F.

SHEET INDEX

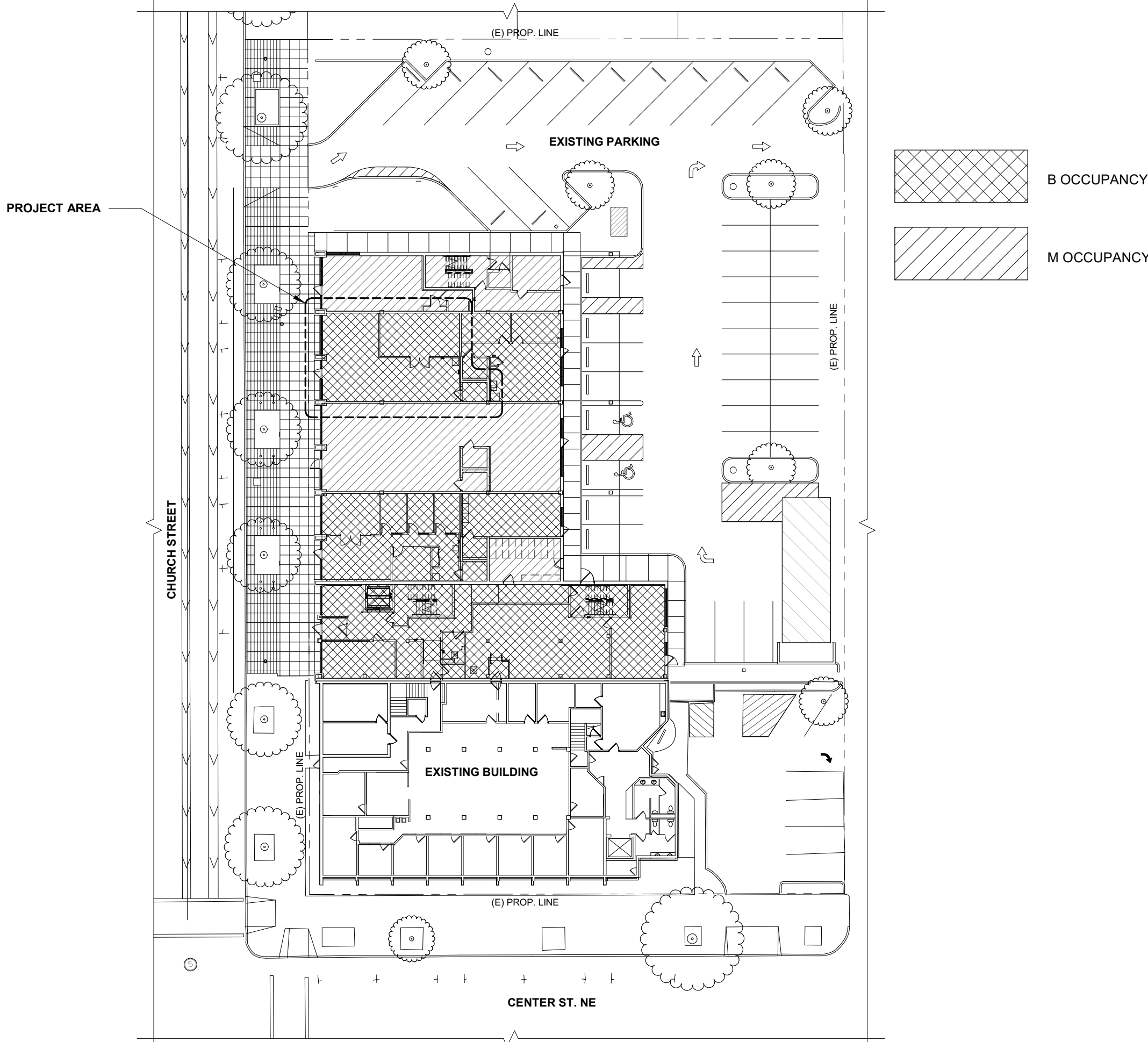
A0.01 TITLE SHEET, SITE PLAN & GENERAL NOTES
A2.01 SUITE 130 FLOOR PLAN & SCHEDULES
A5.01 INTERIOR ELEVATIONS

PROJECT SCOPE

- INTERIOR TENANT IMPROVEMENT
- OCCUPANCY CHANGE FROM GROUP M TO GROUP B


















SEPARATE PERMITS

MECH. PLUMBING, ELECTRICAL, FIRE
SUPPRESSION SYSTEM



1 SITE PLAN
A0.01 1/32" = 1'-0"

ABBREVIATIONS											
SF	SQUARE FEET	CPT.	CARPET	FTG.	FOOTING	MAG.	MAGNETIC	RM.	ROOM		
DIA.	DIAMETER					MAX.	MAXIMUM	R.O.	ROUGH OPENING		
@	AT	DBL.	DOUBLE	GA.	GAUGE	M.B.	MARKER BOARD				
&	AND	D.F.	DRINKING FOUNTAIN	GALV.	GALVANIZED	MECH.	MECHANICAL	S	INTERCOM SYSTEM SPEAKER		
CL.	CENTER LINE	DN.	DOWN	G.B.	GRAB BAR	MFR.	MANUFACTURER	SD.	SOAP DISPENSER OR SMOKE		
PL.	PLATE	DWR.	DRAWER	GL.	GLASS	MTL.	METAL	S.C.D.	SEAT COVER DISPENSER		
+/-	PLUS/MINUS	D.S.	DOWNSPOUT	GRG.	GLASS REINFORCED	MIN.	MINIMUM	SHR.	SHOWER		
A.B.	ANCHOR BOLT	(E)	EXISTING	GYP.	GYPSUM	MISC.	MISCELLANEOUS	SHT.	SHEET		
A.C.	ASPHALTIC CONCRETE	EA.	EACH	GLZ.C.M.U.	GLAZED MASONRY UNIT	M.O.	MASONRY OPENING	SHTHG.	SHEATHING		
ACQUS.	ACCOUSTICAL	E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	GLB.	GLUE LAM BEAM	M.S.	MOP SINK	S.N.	SANITARY NAPKIN DISPENSER		
ACT.	ACCOUSTICAL CEILING TILE	EL.	ELEVATION	HC	HANDICAP	MT.	MOUNT	SIM.	SIMILAR		
A.D.	AREA DRAIN	ELEC.	ELECTRICAL	H.M.	HOLLOW METAL	M.R.	MAP RAIL	ST.STL.	STAINLESS STEEL		
ADJ.	ADJUSTABLE	ELEV.	ELEVATION OR ELEVATOR	H.B.	HOSE BIB	N.I.C.	NOT IN CONTRACT	STD.	STANDARD		
A.F.F.	ABOVE FINISHED FLOOR	E.P.	ELECTRICAL PANEL	HGT.	HEIGHT	NO.	NUMBER	STL.	STEEL		
AGGR.	AGGREGATE	EQ.	EQUAL	I.D.	INSIDE	NOM.	NOMINAL	STOR.	STORAGE		
ALUM.	ALUMINUM	EQUIP.	EQUIPMENT	INSUL.	INSULATION	N.T.S.	NOT TO SCALE	SUSP.	SUSPENDED		
APPROX.	APPROXIMATE	E.W.	EACH WAY	INT.	INTERIOR	N.D.	SANITARY NAPKIN DISPOSAL	SYS.	SYSTEM		
ARCH.	ARCHITECT	EXT.	EXISTING	INV.	INVERT	OCC.	OCCUPANT(S)	T.B.	TACK BOARD		
		F.D.	FLOOR DRAIN	IRRG.	IRRIGATION	O.C.	ON CENTER	T.O.	TOP OF (SEE B.O.)		
BRD.	BOARD	F.E.C.	FIRE EXTINGUISHER CABINET	PHONE	INTERCOM SYSTEM STAFF	O.D.	OVERFLOW DRAIN	T.P.H.	TOILET PAPER HOLDER		
BLDG.	BUILDING	F.HY.	FIRE HYDRANT	JAN.	JANITOR	O.F.	OWNER FURNISHED	TV.	TELEVISION		
BLK.	BLOCK	F.H.C.	FIRE HOSE CABINET	KIT.	KITCHEN	OFE	OFFICE	U.O.N.	UNLESS OTHERWISE NOTED		
BLKG.	BLOCKING	FIN.	FINISH/FINISHED			O.I.	OWNER INSTALLED	V	VISUAL STROBE		
B.O.	BOTTOM OF ...	FLASH.	FLASHING	LAV.	LAVATORY	OPP.	OCCUPANCY SENSOR	VAT	VINYL ASBESTOS TILE		
BM.	BEAM	F.O.C.	FACE OF CONCRETE	LANDSC.	LANDSCAPING	O.S.		VCT	VINYL COMPOSITION TILE		
BRG.	BEARING	F.O.S.	FACE OF STUD	LAM.	LAMINATED			VERT.	VERTICAL		
C	CLOCK	F.R.P.	FIBERGLASS REINFORCED PLASTIC	LLV.	LONG LEG VERTICAL	P.LAM.	PLASTIC LAMINATE	W.F.	WASH FOUNTAIN		
CAB.	CABINET	FRT	FIRE RETARDANT TREATED			PLAS.	PLASTER	WD.	WOOD		
C.B.	CATCH BASIN	F.S.	FLOOR SINK			P.S.	PROJECTION SCREEN	W.W.F.	WELDED WIRE FABRIC		
CER.	CERAMIC	FT	FOOT/FEET			PLYWD.	PLYWOOD	W/O	WITHOUT		
C.I.	CONCRETE	FURR.	FURRING			P.T.D.	PAPER TOWEL DISPENSER	WDW.	WINDOW		
CONC.	CONCRETE					PREFIN.	PREFINISHED				
CONSTR.	CONSTRUCTION					P.T.	PRESSURE TREATED				
CONT.	CONTINUOUS					RAD.	RADIUS				
CORR.	CORRIDOR					R.D.	ROOF DRAIN				
CLG.	CEILING					REQ'D.	REQUIRED				

DRAWING SYMBOLS		(NOT ALL SYMBOLS MAY BE USED IN THIS PROJECT)	
 DRAWING TITLE SCALE: _____	 WALL / BLDG. SECTION	 NEW WALL	
 STRUCTURAL GRID LINE	 INTERIOR ELEVATIONS	 EXISTING WALL	
 DOOR NUMBER	 DETAIL REFERENCE	 REMOVE EXISTING WALL	
ROOM TITLE  ROOM NAME / NUMBER	 NORTH ARROW		
 NEW DOOR	 WINDOW TYPE		
 EXISTING DOOR	 GLASS TYPE		
 REMOVE EXISTING DOOR	 WALL TYPE		



ANDERSON SHIRLEY
ARCHITECTS
695 COMMERCIAL ST. SE SUITE 5 SALEM, OR 97301
OFFICE: 503-371-1140 FAX: 503-364-6751

CONSULTANT

REVISIONS

KEY PLAN

USE: TENANT IMPROVEMENT

PROJECT: HOPE PLAZA
DYNAMIC TECH
SOLUTIONS - SUITE 130

ADDRESS: 454 CHURCH ST. NE
SALEM OR, 97301

STAMP

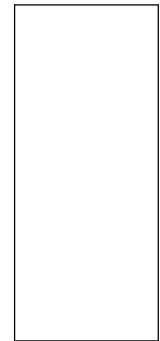


JOB 2506 DWG 1 OF 3
DRAWN: JOK DATE: 03/04/2025
TITLE: TITLE SHEET, SITE PLAN
& GENERAL NOTES

SHEET: A0.01
ISSUE: BID SET

HOPE PLAZA - TENANT IMPROVEMENTS SUITE 130 - DOOR SCHEDULE												
DOOR TYPES		A: SGL FLUSH		A2: DBL FLUSH		B: SGL FULL LITE		B2: DBL FULL LITE				
CONSTRUCTION		C: SGL HALF LITE		D: SGL NARROW LITE		D2: DBL NARROW LITE		E: OVERHEAD DOOR				
MATERIAL FINISH		AL: ALUM.		SC: SOLID CORE WD.		YG: FIBERGLASS		HS: HOLLOW STL.				
GLASS		FF: FACT FINISH		ME: METAL ENAMEL		WT: WOOD, TRANSPARENT FINISH						
ELEC. HARDWARE		REFER TO SECTION 088000		DML: DBL MAGNETIC LOCK		MH: MAGNETIC HOLD OPEN		KOS: KEY OPER. SWITCH				
		ES: ELEC. STRIKE		EMS: EXIT MOTION SENSOR		EPB: ELECTRONIC PUSH BAR		AO: AUTO OPERATOR				
		CR: CARD READER		RPB: RETRACTABLE PANIC BAR								
ROOM	DOOR MARK	DOOR SIZE		DOOR TYPE	DOOR CONSTRUCTION	MATERIAL FINISH	GLASS	FRAME CONSTRUCTION	RATING (MINUTES)	DETAIL	HARDWARE GROUP	NOTES
		WIDTH	HEIGHT									
OFFICE	103C	EXISTING										
RESTROOM	103L	EXISTING										
STORAGE	131	6'-0"	7'-0"	A2	SC	WT		HS		3/A2.01	1	STORERM. LOCK, FLUSH BOLTS

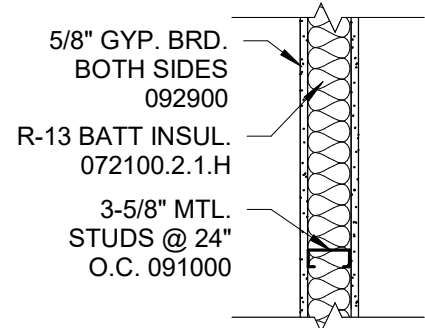
DOOR TYPES



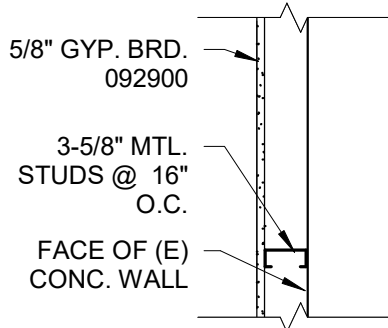
A
SGL. FLUSH

HOPE PLAZA - TENANT IMPROVEMENTS SUITE 130 - FINISH SCHEDULE																						
KEY	FLOOR/BASE						WALL/CEILING															
	GPT: CARPET SV: SHEET VINYL VPF: VINYL PLANK TILE WDM: WALK-OFF MAT						CT: CERAMIC TILE RBR: 4" RUBBER BASE CONC: CONCRETE PCRB: POLISHED CONCRETE						ACT1: 2'x4' ACQUS. CLG. TILE ACT2: 12"x12" ACQUS. CLG. TILE CT: CERAMIC TILE EPT: EPDM PAINT GYP: GYP. BOARD, PAINT					PL: PLASTIC LAMINATE PT: PAINT STR-IF: EXP. STRUC. (NO FIN.) STR-PT: EXP. STRUC. (PAINT)				
	N: NO NEW FINISH, U.N.O. IN GENERAL /SPECIFIC NOTES											N: NO NEW FINISH, U.N.O. IN GENERAL /SPECIFIC NOTES										
	ROOM NAME	ROOM NUM.	FLOOR	BASE	WALLS			CEILING	NOTES													
OFFICE	130	PCB00	RBR	PT	PT	PT	PT	STR-PT	CONFIRM CLG. PT. W/ OWNER													
RESTROOM	130A	N	N	N	N	N	N	N														
STORAGE	131	PCB00	RBR	PT	PT	PT	PT	STR-PT	CONFIRM CLG. PT. W/ OWNER													

WALL TYPES

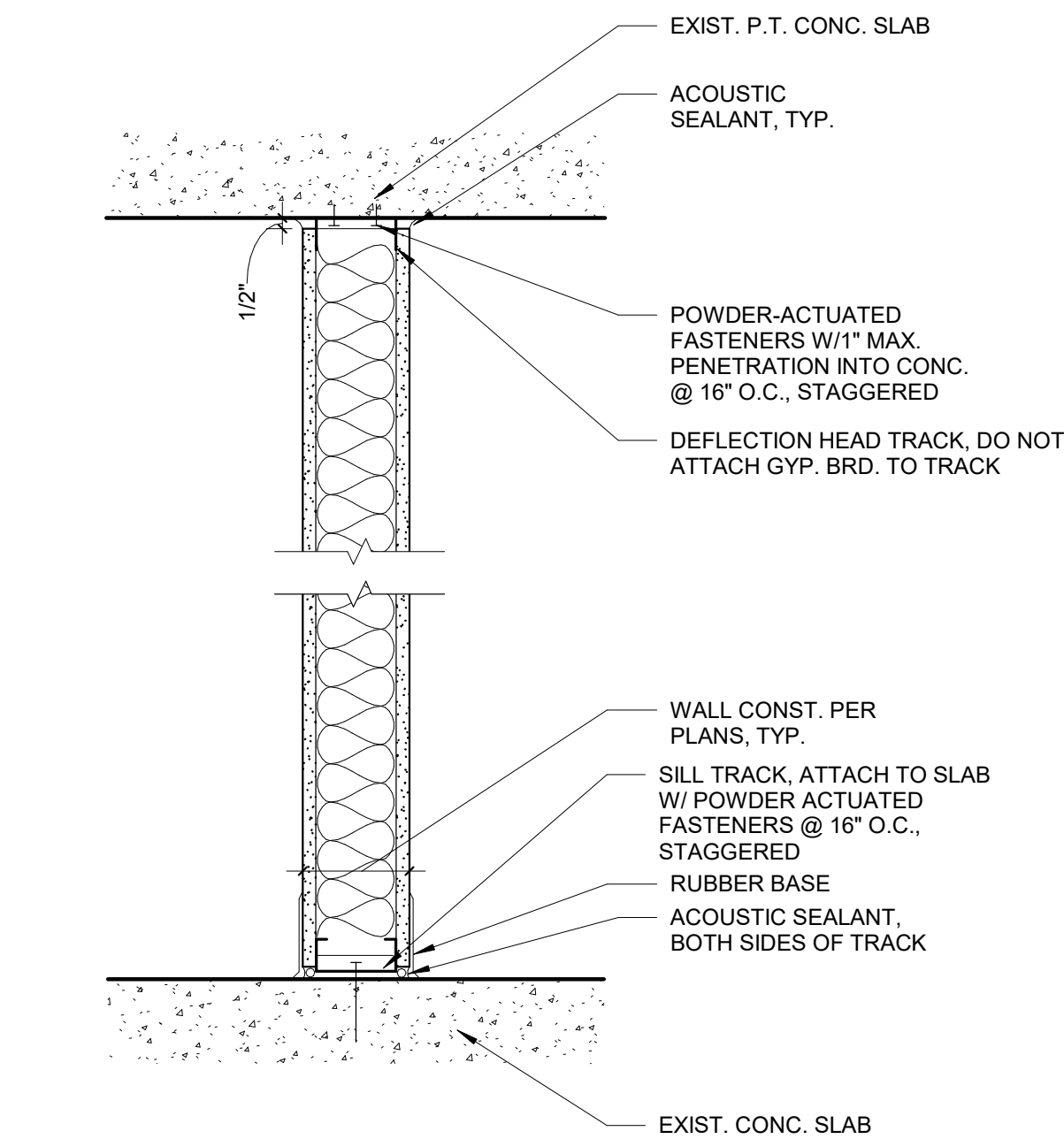


M3
INTERIOR STUDS,
STC 40 (20 GA.)
STC 48 (25 GA.)

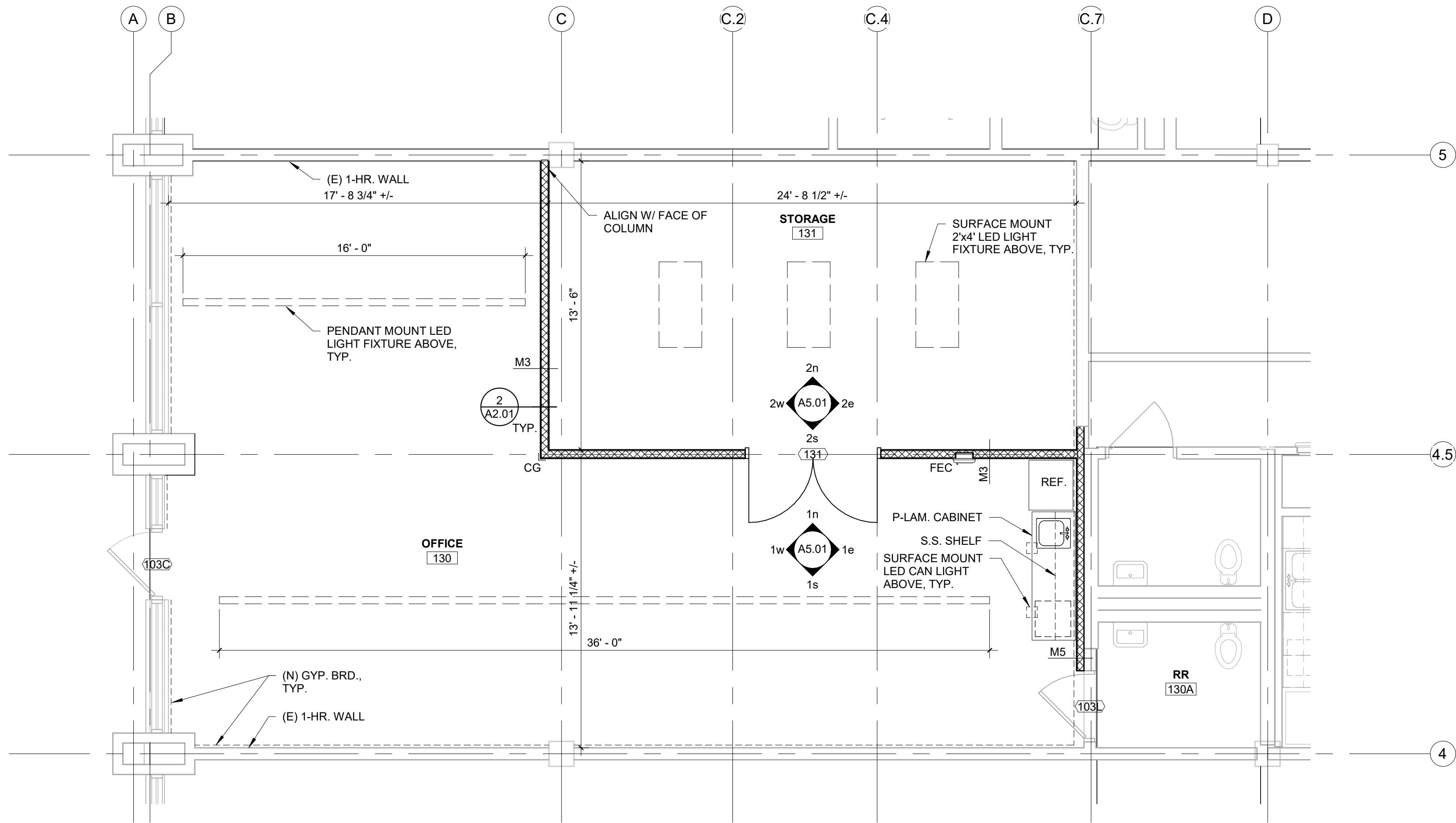


M5
3 5/8\"/>

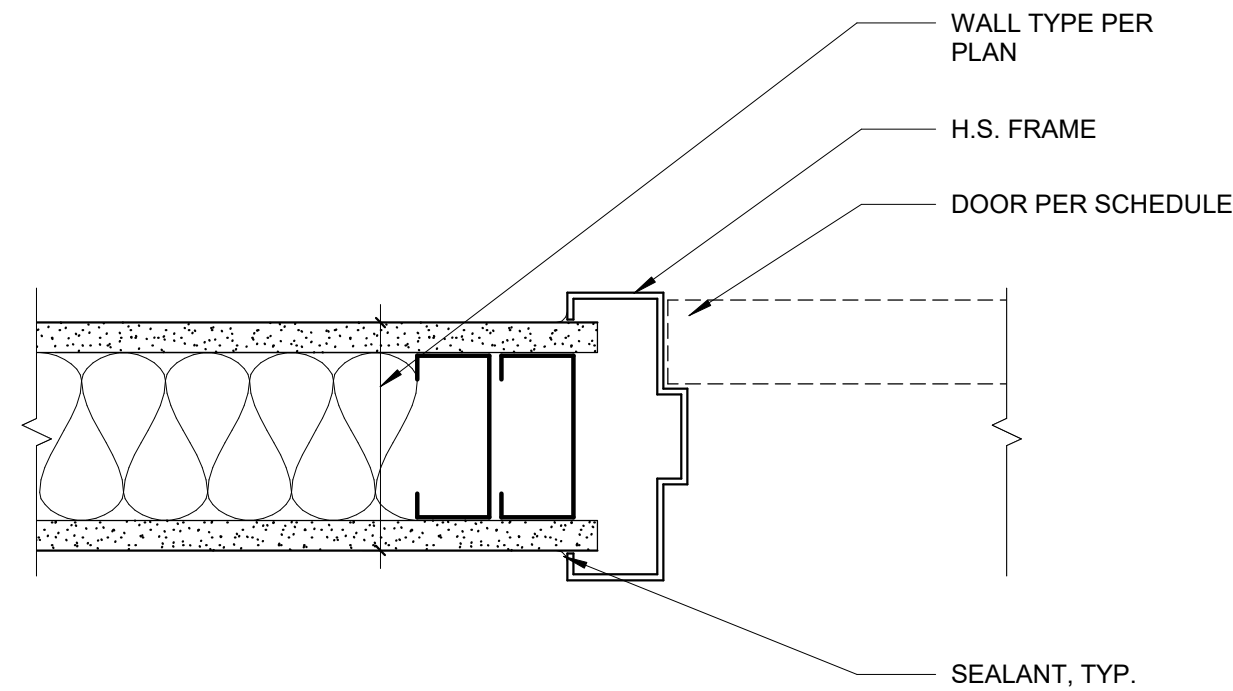
1
A2.01
SUITE 130 FLOOR PLAN
1/4\"/>



2
A2.01
FLR. TO DECK WALL SECTION
1 1/2\"/>



3
A2.01
H.S. DOOR JAMB (HEAD SIM.)
3\"/>



ASA

ANDERSON SHIRLEY
ARCHITECTS

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STAMP



JOB 2506 DWG 2 OF 3

DRAWN: JOK DATE: 03/04/2025

TITLE FLOOR PLAN

SHEET A2.01

ISSUE BID SET