

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



# NOTICE OF DECISION

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

## DECISION OF THE PLANNING ADMINISTRATOR

### DESIGN REVIEW

**APPLICATION NO.:** 25-108240-PLN

**NOTICE OF DECISION DATE:** May 9, 2025

**REQUEST:** Design Review for the removal of a second story and roof reconfiguration for an existing building within the Shangri-La multifamily complex. The subject property is approximately 1.17 acres in size, zoned RM-II (Multiple Family Residential-II) and located at 1460 Vista Avenue SE (Marion County Assessor's Map and Tax Lot Numbers: 083W02BA / 1000 and 1400).

**APPLICANT:** Tara Clay, Shangri-La Corp.

**LOCATION:** 1460 Vista Avenue SE

**FINDINGS:** The findings are in the attached Decision dated May 9, 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 or extended by May 9, 2027, or this approval shall be null and void.

Case Manager: Quincy Miller, Planner I, [gmiller@cityofsalem.net](mailto:gmiller@cityofsalem.net), (503) 584-4676

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 **May 9, 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 108240.

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

**BEFORE THE PLANNING ADMINISTRATOR OF THE CITY OF SALEM**

**DECISION**

<b>IN THE MATTER OF APPROVAL OF</b>	<b>) FINDINGS &amp; ORDER</b>
<b>DESIGN REVIEW</b>	<b>)</b>
<b>25-108240-PLN</b>	<b>)</b>
<b>1460 VISTA AVENUE SE</b>	<b>) MAY 9, 2025</b>

In the matter of the application for Design 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**

Design Review for the removal of a second story and roof reconfiguration for an existing building within the Shangri-La multifamily complex. The subject property is approximately 1.17 acres in size, zoned RM-II (Multiple Family Residential-II) and located at 1460 Vista Avenue SE (Marion County Assessor's Map and Tax Lot Numbers: 083W02BA / 1000 and 1400). A vicinity map of the subject property is included as **Attachment A**.

**PROCEDURAL FINDINGS**

1. On April 17, 2025, an application for Design Review was submitted for property located at 1460 Vista Avenue SE.
2. On May 2, 2025, the application was deemed complete.

**SUBSTANTIVE FINDINGS**

**1. Proposal**

Design Review for removing the second story of an existing building within an apartment complex located at 1460 Vista Avenue SE, including reconfiguring the existing roof. The proposed development plans are included as **Attachment B**.

**DECISION CRITERIA FINDINGS**

**2. Design Review Approval Criteria**

The purpose of Design Review is to create a process to review development applications that are subject to Design Review guidelines and Design Review standards. Except as provided under SRC 702.005(b), and unless otherwise provided in the UDC, Design Review under SRC Chapter 225 is required for all multiple family development.

***SRC 225.005(d): Design Review shall be approved if all of the applicable Design Review standards are met.***

**Finding:** The subject property is zoned RM-II (Multiple Family Residential-II). Pursuant to SRC 514.015, multiple-family development within the RM-II zone shall be subject to Design

Review according to the multiple family design review standards set forth in SRC Chapter 702. The proposed development conforms to SRC Chapter 702 follows.

### **Development Standards – Multiple Family Design Review Standards SRC 702**

*SRC 702.020 – Design Review Standards for Multiple Family Development with Thirteen or More Units.*

**Finding:** The units for the *residential care* use on the property are considered part of the multiple family complex. Therefore, more than thirteen units are present within the development site and the standards of SRC 702.020 apply.

*SRC 702.020(a) – Open Space Standards*

**Finding:** The proposal is for removing the second story of an existing building and reconfiguring the existing roof, with no modifications to any existing open space. Therefore, this section is not applicable.

*SRC 702.020(b) – Landscaping Standards.*

**Finding:** The proposal is for removing the second story of an existing building and reconfiguring the existing roof, with no modifications to any landscaping. Therefore, this section is not applicable.

*SRC 702.020(c) – Site Safety and Security.*

- (1) Windows shall be provided in all habitable rooms, other than bathrooms, on each wall that faces common open space, parking areas, and pedestrian paths to encourage visual surveillance of such areas and minimize the appearance of building bulk.

**Finding:** As the entire second story is being removed, and no other windows are proposed to be removed or reconfigured, this standard is not applicable.

- (2) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development to enhance visibility and resident safety.

**Finding:** No changes are proposed to the existing lighting; therefore, this standard is not applicable.

- (3) Fences, walls, and plant materials shall not be installed between street-facing dwelling units and public or private streets in locations that obstruct the visibility of dwelling unit entrances from the street. For purposes of this standard, the term "obstructed visibility" means the entry is not in view from the street along one-half or more of the dwelling unit's frontage.

**Finding:** No changes are proposed to the existing landscaping or fencing; therefore, this standard is not applicable.

- (4) Landscaping and fencing adjacent to common open space, parking areas, and dwelling unit entryways shall be limited to a maximum height of three feet to encourage visual surveillance of such areas.

**Finding:** No changes are proposed to the existing landscaping or fencing; therefore, this standard is not applicable.

*SRC 702.020(d) – Parking and Site Design.*

**Finding:** The proposal is for removing the second story of an existing building and reconfiguring the existing roof, with no modifications proposed to the existing off-street parking area. Therefore, this section is not applicable.

*SRC 702.020(e) – Façade and Building Design.*

- (1) To preclude long monotonous exterior walls, buildings shall have no dimension greater than 150 feet.

**Finding:** The proposal is for removing the second story of an existing building and reconfiguring the existing roof, with no modifications proposed to the first floor of the existing building or to any of the other building dimensions within the complex. Therefore, this standard is not applicable.

- (2) Where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5 to provide appropriate transitions between new buildings and structures on site and existing buildings and structures on abutting sites.
  - (A) A 5-foot reduction is permitted to each required setback in Table 702-5 provided that the height of the required fence in Sec. 702.020(b)(2)(B) is increased to eight feet tall.

**Finding:** The proposal is for removing the second story of an existing building and reconfiguring the existing roof, with no modifications proposed to the first floor of the existing building or to any of the other building dimensions within the complex. Therefore, this standard is not applicable.

- (3) To enhance compatibility between new buildings on site and abutting residential sites, balconies located on building facades that face RA or RS zoned properties, unless separated by a street, shall have fully sight-obscuring railings.

**Finding:** No balconies are proposed for the existing building or to any of the other building dimensions within the complex. Therefore, this standard is not applicable.

- (4) On sites with 75 feet or more of buildable width, a minimum of 40 percent of the buildable width shall be occupied by building placed at the setback line to enhance visual interest and activity along the street. Accessory structures shall not apply towards meeting the required percentage.

**Finding:** The proposal is for removing the second story of an existing building and reconfiguring the existing roof, with no modifications proposed to the overall width of the existing building or to any of the other building dimensions within the complex. Therefore, this standard is not applicable.

- (5) To orient buildings to the street, any ground-level unit, cluster of units, interior lobbies, or portions thereof, located within 25 feet of the property line abutting a street shall have a building entrance facing that street, with direct pedestrian access to adjacent sidewalks.

**Finding:** No changes to orientation are proposed for any of the buildings. Therefore, this standard is not applicable.

- (6) A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas shall be provided to not more than four dwelling units. Individual and common entryways shall be articulated with a differentiated roof, awning, stoop, forecourt, arcade, or portico.

**Finding:** No changes are proposed to the existing building entry areas. Therefore, this standard is not applicable.

- (7) Roof-mounted mechanical equipment, other than vents or ventilators, shall be screened from ground level view. Screening shall be as high as the top of the mechanical equipment and shall be integrated with exterior building design.

**Finding:** No roof-mounted mechanical equipment is proposed as part of the proposed development. Therefore, this standard is not applicable.

- (8) To reinforce the residential character of the neighborhood, flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 100 feet without providing differences in elevation of at least four feet in height. In lieu of providing differences in elevation, a cross gable or dormer that is a minimum of four feet in length may be provided. (See Figure 702-4)

**Finding:** Most of the roof for the building will remain in the same configuration, with no flat sections or sloped sections greater than 100 feet in horizontal length. The new portion of roof for the building is also a gabled roof and is less than 100 feet in horizontal length. This standard is met.

- (9) To minimize the appearance of building bulk, each floor of each building's vertical face that is 80 feet in length or longer shall incorporate one or more of the design elements below (see examples in Figure 702-5). Design elements shall vary from other wall surfaces by a minimum of four feet and such changes in plane shall have a minimum width of six feet.
- (A) Offsets (recesses and extensions)
  - (B) Covered deck.
  - (C) Covered balcony.
  - (D) Cantilevered balcony, provided at least half of its depth is recessed.
  - (E) Covered entrance.

**Finding:** The proposal is for removing the second story of an existing building and reconfiguring the existing roof, with no modifications proposed to the overall footprint of the existing building or to any of the other building dimensions within the complex. Therefore, this standard is not applicable.

(10) To visually break up the building's vertical mass, the first floor of each building, except for single-story buildings, shall be distinguished from its upper floors by at least one of the following (see examples in Figure 702-6):

- (A) Change in materials.
- (B) Change in color.
- (C) Molding or other horizontally-distinguishing transition piece.

**Finding:** The proposal is for removing the second story of an existing building and reconfiguring the existing roof. Therefore, as the building is now a single-story structure, this standard is not applicable to the proposed development.

#### **4. Conclusion**

Based on conformance with the preceding requirements, the Planning Administrator finds that the proposed Design Review is in conformance with the UDC and the approval criteria provided in SRC 225.005(d), 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 Design Review is consistent with the provisions of SRC Chapter 225 and is hereby APPROVED subject to the applicable standards of the Salem Revised Code and the findings contained herein.



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Quincy Miller, AICP, Planner I, on behalf of  
Lisa Anderson-Ogilvie, AICP  
Planning Administrator

Attachments:

- (A) Vicinity Map
- (B) Development Plans

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Review\DesignReview\_Template.docx

# Vicinity Map

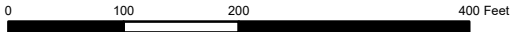
## 1460 Vista Avenue SE



**Legend**

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

Parks



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# BUILDING REMODEL FOR SHANGRI-LA HUMAN SERVICES

1460 VISTA AVE NE

SALEM, OR 97301

OWNER:  
SHANGRI-LA  
4080 REED RD SE 150  
SALEM, OR 97302

ARCHITECT:  
LENITY ARCHITECTURE  
3150 KETTLE CT. SE.  
SALEM, OR 97301  
PHONE: (503) 399-1090  
FAX: (503) 399-0585  
PROJECT ARCHITECT: LEE GWYN

CONTRACTOR:  
TBD  
PHONE:  
FAX:

SCOPE OF WORK:

A BUILDING REMODEL TO AN EXISTING BUILDING. SCOPE OF WORK CONSISTS OF DEMOLITION OF EXISTING SECOND FLOOR, ADDING NEW ROOF FRAMING TO TIE INTO EXISTING ROOF, INTERIOR REMODEL TO NON STRUCTURAL PARTITIONS, RESTROOMS AND FINISHES.

APPLICABLE CODES:

BUILDING CODE 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)  
MECHANICAL CODE 2022 OREGON MECHANICAL SPECIALTY CODE (OMSC)  
ELECTRICAL CODE 2023 OREGON ELECTRICAL SPECIALTY CODE (OESC)  
PLUMBING CODE 2023 OREGON PLUMBING SPECIALTY CODE (OPSC)  
ENERGY CODE 2021 OREGON ZERO ENERGY READY COMMERCIAL CODE (ZERCC)  
2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEEEC)  
2022 OREGON STRUCTURAL SPECIALTY CODE & ICC/ANSI A117.1-2017  
ACCESSIBILITY CODE 2022 OREGON STRUCTURAL SPECIALTY CODE & ICC/ANSI A117.1-2017  
FIRE CODE 2022 OREGON FIRE CODE

BUILDING CODE SUMMARY:

1. CONSTRUCTION TYPE:

EXISTING V-B

2. OCCUPANCY GROUP:

EXISTING TENANT:  
PROPOSED TENANT:

"R-4" (CARE HOME)  
NO CHANGE

3. SPRINKLED/  
FIRE ALARM:

YES  
YES

4. NUMBER OF STORIES/  
BUILDING HEIGHT:

EXISTING 2 STORY, PROPOSED 1 STORY  
EXISTING: 22' - 10"  
PROPOSED: 14' - 6"

5. CODE BUILDING AREA:  
(OSSC SEC. 202 "AREA, BUILDING")

3,110 S.F.

6. OCCUPANT LOAD:

OCC. SEE SHEET G2.1 FOR INFO.

7. ALLOWABLE BASIC AREA:

7,000

8. AREA MODIFICATION:

-633 S.F. = 3,110 S.F.

9. OCCUPANCY SEPARATION:  
(OSSC TABLE 508.4 & TABLE 509)

NONE REQUIRED PER SECTION 508.2.4; NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCCUPANCIES AND THE MAIN OCCUPANCY

10. ACCESSORY OCCUPANCIES:  
(OSSC 508.2)

NO MORE THAN 10% OF FLOOR AREA

SCOPE OF WORK:

11. FIRE RESISTANCE  
RATED CONSTRUCTION:

TYPE V-B CONSTRUCTION  
AUTOMATED FULLY SPRINKLERED

12. ENERGY EFFICIENCY:  
(OEEEC TABLE 502.1.1 & TABLE 502.3)

WALLS - R-21  
ROOF - R-30  
DOORS - U-0.20  
WINDOWS - U-0.27  
SKYLIGHT- U-0.50  
PER STRUCTURAL DWG.

13. SPECIAL INSPECTIONS:

PER STRUCTURAL DWG.

14. PLUMBING SUMMARY

REQUIRED "R-4" OCCUPANCY:  
(TOTAL OCCUPANT LOAD/ 2 - SEE G2.1)

15/2 = 8 OCC. PER GENDER

RATIOS:  
MEN:  
W.C.: 1/25 (FIRST 50 OCC.)  
LAVATORIES: 1/40 (FIRST 80 OCC.)  
WOMEN:  
W.C.: 1/25 (FIRST 50 OCC.)  
LAVATORIES: 1/40 (FIRST 80 OCC.)

TOTAL FIXTURES REQUIRED:

MEN:  
W.C.:  
LAVATORIES:

(1) WATER CLOSET  
(1) LAVATORIES

WOMEN:  
W.C.:  
LAVATORIES:

(1) WATER CLOSET  
(1) LAVATORIES

TOTAL FIXTURES PROVIDED:

RR 114b:  
BATHROOM 106:  
BATHROOM 107:

(1) W.C. (1) LAV (1) SHOWER  
(1) W.C. (1) LAV (1) SHOWER  
(1) W.C. (1) LAV (1) SHOWER  
(3) LAV THROUGHOUT

15. ACCESSIBILITY PROVISION:  
(OSSC SEC. 3403 / IBC305.7)

PROJECT / SITE INFORMATION:

GOVERNING AGENCY: CITY OF SALEM  
BUILDING ZONE: RM2  
TAX MAP: 08 3W 02BA  
FLOOD PLAIN / WAY OVERLAY ZONE: NONE  
TOTAL SITE AREA: 0.36 ACRE  
PROPOSED USE: NO CHANGE  
EXISTING USE: R-4 - CARE HOME

GENERAL NOTES

1) THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2022 EDITION OF THE OREGON STRUCTURAL SPECIALTY CODE (OSSC) AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES OR REGULATIONS. THE CONTRACTOR SHALL ALSO COORDINATE AS REQUIRED WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

2) DO NOT SCALE DRAWINGS FOR ANY REASON. IF WRITTEN DIMENSIONS ARE INSUFFICIENT TO PERFORM CONSTRUCTION, NOTIFY THE ARCHITECT IN WRITING. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND MUST NOTIFY THE ARCHITECT OF ANY PLAN CHANGES.

3) LENITY ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUB-CONTRACTORS, OR FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF LENITY ARCHITECTURE BY WRITTEN NOTICE BEFORE PROCEEDING WITH THE WORK.

4) THESE DOCUMENTS ARE COPYRIGHT PROTECTED BY LENITY ARCHITECTURE, and MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM LENITY ARCHITECTURE.

5) DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY ON SIMILAR CONDITIONS.

6) LARGER SCALE DETAILING SHALL TAKE PRECEDENCE OVER SMALLER SCALE. VERIFY WITH ARCHITECT IN WRITING IF CONFUSION, CONFLICTS, OR DISCREPANCIES ARISE.

7) ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, UNLESS NOTED OTHERWISE.

8) DELIVER ALL MATERIALS and EQUIPMENT IN UNOPENED and UNDAMAGED PACKAGING WITH MANUFACTURER'S LABELS INTACT. STORE and PROTECT PRODUCTS IN UNOPENED PACKAGING UNTIL READY FOR INSTALLATION. ONCE INSTALLED, PROTECT INSTALLED MATERIALS and EQUIPMENT UNTIL COMPLETION OF THE PROJECT.

9) VERIFY ALL ARCHITECTURAL DETAILS WITH THE MECHANICAL and ELECTRICAL DRAWINGS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM OF WORK.

10) INSTALL ALL MATERIALS and EQUIPMENT ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. DO NOT BEGIN INSTALLATION UNTIL SURFACES, OPENINGS, and OTHER CONDITIONS HAVE BEEN PREPARED PROPERLY. ALL MATERIALS and EQUIPMENT TO BE INSTALLED PLUMB, LEVEL, RIGID, and IN TRUE ALIGNMENT.

11) VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS and THE CONSTRUCTION DOCUMENTS IN WRITING. DO NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT PRIOR WRITTEN APPROVAL.

12) MAINTAIN EXISTING BUILDING IN A WEATHERTIGHT CONDITION and REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OPERATIONS. PROTECT BUILDING and IT'S OCCUPANTS.

13) THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO PROVIDE THE BASIS FOR PROPER COMPLETION OF THE WORK SUITABLE FOR THE INTENDED USE OF THE TENANT AND/OR OWNER. ANYTHING NOT EXPRESSLY SET FORTH BUT WHICH IS REASONABLY IMPLIED OR NECESSARY FOR PROPER PERFORMANCE OF THE PROJECT SHALL BE INCLUDED.

VICINITY MAP

SITE PLAN

DRAWING INDEX

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E3.0	ELECTRICAL LIGHTING PLAN

BIDDER / DESIGNED SYSTEMS

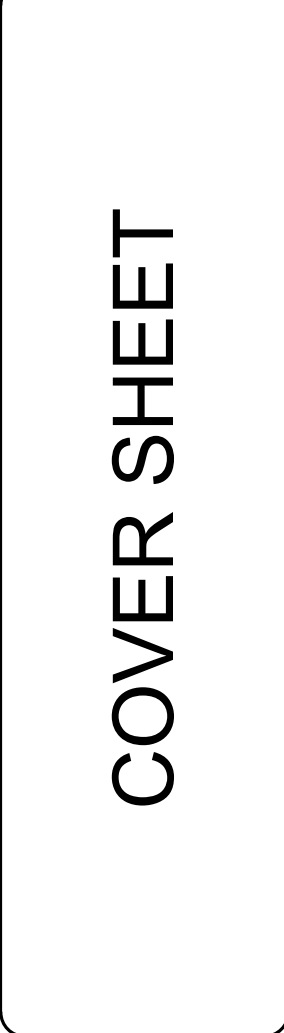
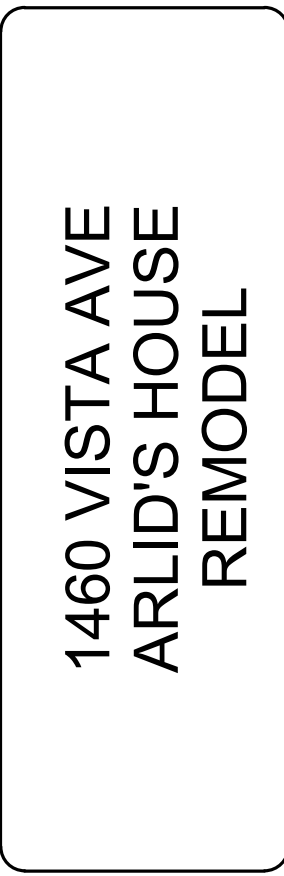
FIRE PROTECTION DRAWINGS

NOTE: THE FIRE PROTECTION SYSTEM FOR THIS PROJECT IS TO BE BIDDER/DESIGNED. THE FIRE PROTECTION SYSTEM IS TO BE DESIGNED BY A FIRE PROTECTION ENGINEER REGISTERED IN THE STATE OF OREGON. THE FIRE PROTECTION PLANS ARE NOT A PART OF THESE DOCUMENTS AND WILL BE SUBMITTED AT A LATER DATE. BIDDER/DESIGNER IS RESPONSIBLE FOR OBTAINING A PERMIT PRIOR TO CONSTRUCTION. FIRE PROTECTION WORK TO MEET ALL APPLICABLE CODES. DEFERRED SUBMITTAL: OSSC SECTION 107.3.4.2. LENITY ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR THE INFORMATION CONTAINED IN THE FIRE PROTECTION DRAWINGS.

DEFERRED SUBMITTALS

TRUSS ENGINEERING & LAYOUT:

NOTE: THE TRUSS ENGINEERING IS TO BE BIDDER/DESIGNED. THE TRUSSES ARE TO BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF OREGON. THE TRUSSES ARE NOT A PART OF THESE DOCUMENTS AND WILL BE SUBMITTED AT A LATER DATE. BIDDER/DESIGNER IS RESPONSIBLE FOR OBTAINING A PERMIT PRIOR TO CONSTRUCTION. TRUSS WORK TO MEET ALL APPLICABLE CODES. DEFERRED SUBMITTAL: OSSC SECTION 107.3.4.2. LENITY ARCHITECTURE ASSUMES NO RESPONSIBILITY FOR THE INFORMATION CONTAINED IN THE FIRE PROTECTION DRAWINGS.

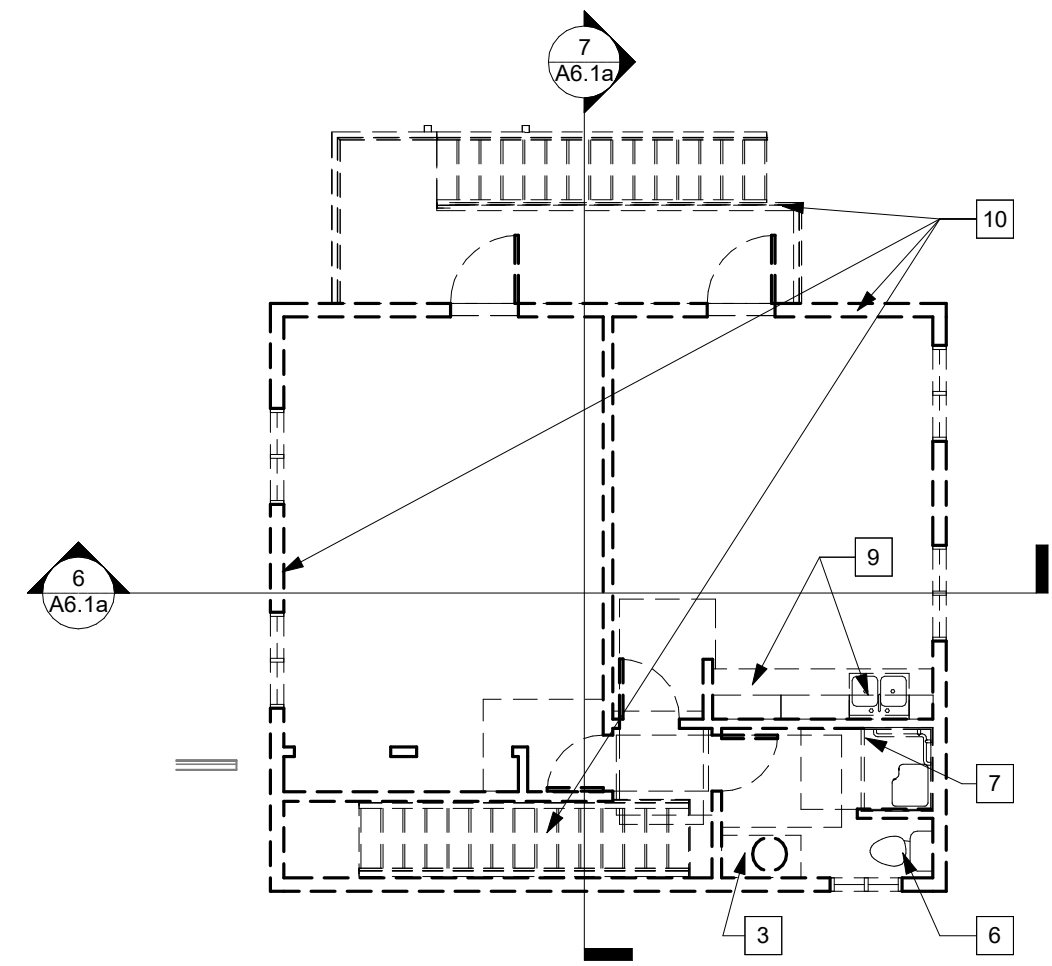


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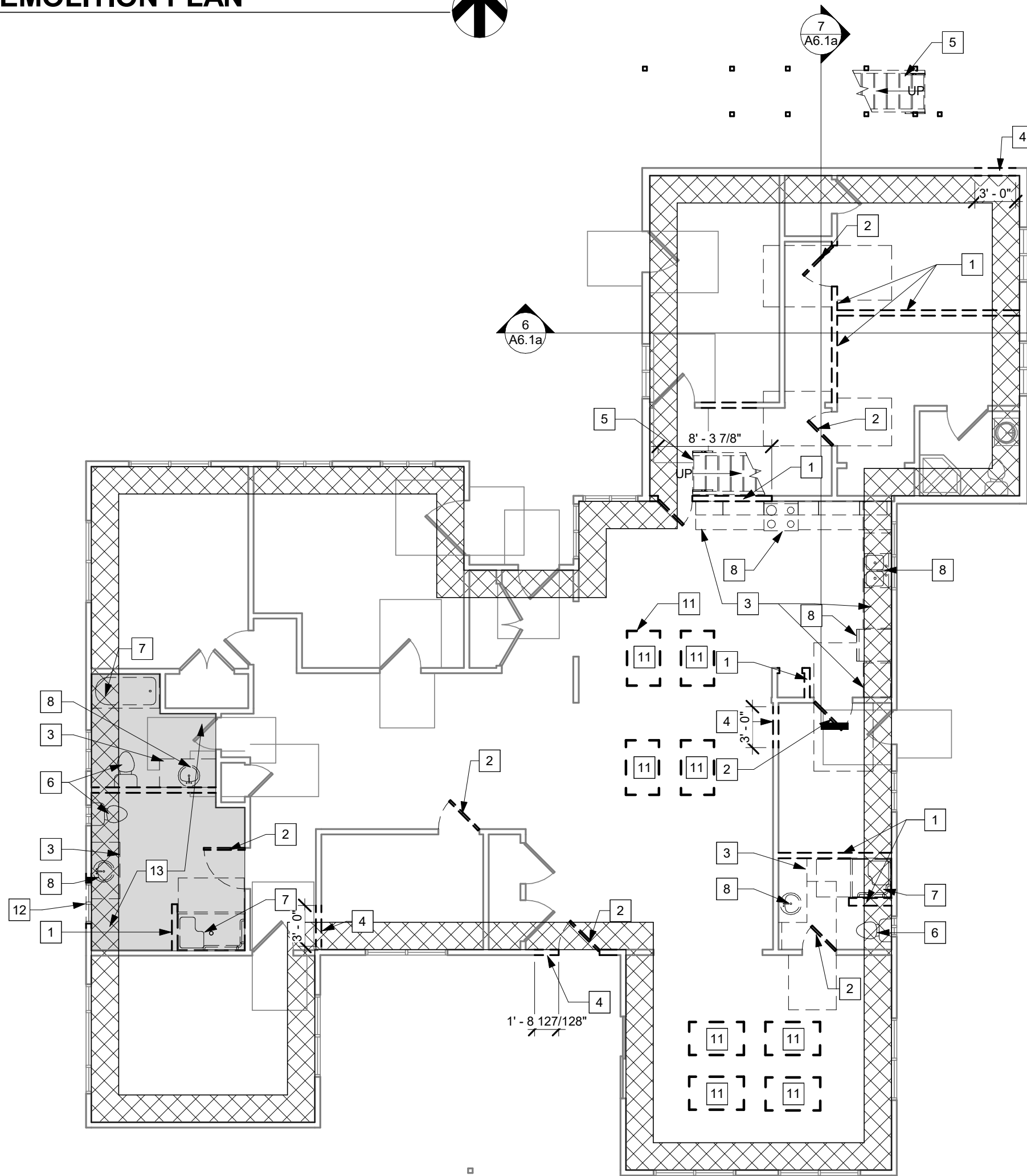
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2ND FLOOR DEMOLITION PLAN



1ST FLOOR DEMOLITION PLAN

DEMOLITION  
PLAN GENERAL NOTES:

- A. ALL EXPOSED SURFACES IN AREAS DISTURBED BY DEMOLITION SHALL BE ADEQUATELY PREPARED TO RECEIVE NEW MATERIALS AND FINISHES
- B. UNLESS DETAILED OR SCHEDULED OTHERWISE, ALL INTERIOR AREAS AFFECTED BY DEMOLITION WORK SHALL BE PATCHED / AND OR REPAIRED TO MATCH EXISTING ADJACENT SURFACES AND FINISHES.
- C. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL, CITY AND FEDERAL CODES, STANDARDS AND ORDINANCES.
- D. ALL WINDOWS/ DOORS AND SALVAGEABLE EQUIPMENT AND MATERIALS TO BE STORED / DISPOSED AT OWNERS REQUEST.
- E. ALL ELIGIBLE DEMOLISHED MATERIALS ARE TO BE RECYCLED. COORDINATE WITH OWNER
- F. REMOVE ALL ABANDONED THERMOSTATS AND CONTROLLERS FOR THE HVAC SYSTEM. PATCH WALLS AS REQUIRED. SEE BIDDER DESIGNED MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- G. REMOVE ALL ABANDONED ELECTRICAL OUTLETS, SWITCHES, AND RELATED COMPONENTS IN AREAS OF DEMOLITION. SEE BIDDER DESIGNED ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- H. CAP ALL ABANDONED PLUMBING PIPING BELOW FINISH FLOOR AND PATCH AS REQUIRED.
- I. PROVIDE DUST TIGHT TEMPORARY CONSTRUCTION BARRIERS AS COORDINATED W/ OWNER AND TENANTS
- J. DEMOLITION AND CONSTRUCTION SHALL NOT DISTURB EXISTING BUSINESS OPERATIONS. COORDINATE WITH OWNER / TENANT.
- K. DIMENSIONS SHALL BE FROM FACE OF STUD FRAMING, UNLESS OTHERWISE NOTED / INDICATED.

CONTRACTOR DEMOLITION  
FLOOR PLAN GENERAL NOTES:

- A. THE CONTRACTOR SHALL VISIT AND BECOME FAMILIAR WITH THE JOB SITE AND WITH EXISTING CONDITIONS WHICH MAY IMPACT THE WORK.
- B. THE CONTRACTORS SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL PAY ALL REQUIRED FEES FOR THE WORK.
- C. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES.
- D. CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES CONCERNING DEMOLITION OPERATIONS AND REFUSE REMOVAL AND DISPOSAL. CONTRACTOR TO PAY ALL DUMPING FEES.
- E. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE SITE AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY UNCERTAINTIES OR DISCREPANCIES.
- F. DO NOT CLOSE OR OBSTRUCT PEDESTRIAN OR VEHICULAR ACCESS EXCEPT WHERE AUTHORIZED OR INDICATED ON THE DRAWINGS, WHERE APPLICABLE SEE SITE PLAN FOR ADDITIONAL INFORMATION.
- G. THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADING NECESSARY TO ENSURE THE HEALTH AND SAFETY OF ALL WHO ENTER AREAS ADJACENT TO THE DEMOLITION AREA DURING CONSTRUCTION.
- H. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THE WORK. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, AND RUBBISH FROM AND ABOUT THE PROJECT AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY.
- I. PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY.
- J. PROTECT SPACE ADJACENT TO DEMOLITION WORK. PROTECT EXISTING WALL, FLOOR AND CEILING FINISHES TO REMAIN.
- K. (NOT USED)
- L. ALL ITEMS TAKEN OUT DURING DEMOLITION NOT TO BE SALVAGED FOR OWNER OR REUSED IN THE WORK SHALL BE REMOVED FROM THE PROPERTY.
- M. ALL SURPLUS EQUIPMENT AND MATERIALS ARE THE PROPERTY OF THE OWNER. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE DISPOSAL OF ANY AND ALL SURPLUSES.
- N. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE OR O.S.H.A. STANDARDS BOTH FOR ALL EMPLOYEES AND THE GENERAL PUBLIC.
- O. PRIOR TO BEGINNING ANY DEMOLITION, A SURVEY OF THE PROPOSED DEMOLITION SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE CONNECTIONS, AND AS BUILT CONDITIONS OF THE AREA TO BE DISMANTLED. THE CONTRACTOR SHALL NOTIFY LENITY ARCHITECTURE PRIOR TO PROCEEDING WITH DEMOLITION OF ANY CONDITION WHICH MIGHT CAUSE THE COLLAPSE OF ANY PORTION OF THE BUILDING OR POSE A DANGER TO PUBLIC SAFETY.
- P. REMOVE EXISTING ELECTRICAL AND MECHANICAL IN DEMOLISHED WALLS, NOTE THE FOLLOWING ITEMS.
- Q. NOT USED
- R. REMOVE ALL ABANDONED ELECTRICAL LINES BACK TO PANEL
- S. DETERMINE IF ANY TYPE OF HAZARDOUS CHEMICALS, FLAMMABLE MATERIALS OR SIMILAR DANGEROUS SUBSTANCE, INCLUDING ASBESTOS, HAVE BEEN USED IN ANY PIPES, WHEN THE PRESENCE OF SUCH SUBSTANCE IS APPARENT OR SUSPECT, TESTING AND PURGING SHALL BE PERFORMED AND THE HAZARD ABATED, REMOVED, OR ELIMINATED BY APPROVED HAZ. MAT. CONTRACTORS BEFORE DEMOLITION STARTS OR CONTINUES.
- T. CONTRACTOR SHALL MAINTAIN MINIMAL LIGHTING IN DEMO SPACES TO PREVENT INJURY OR HARM.
- U. EXISTING WALLS TO REMAIN SHALL BE REPAIRED AND REFINISHED AS REQUIRED TO PROVIDE A UNIFORM SURFACE, MATCHING ADJACENT NEW SURFACES FOR THE APPLICATION OF NEWLY INDICATED FINISHES.
- V. THE PUBLIC SHALL BE PROTECTED FROM DEMOLITION MATERIAL, DUST, FUMES, ETC. BY BARRIERS AND/OR PLASTIC SHEETS AS REQUIRED. DEMOLITION WORK SHALL CEASE IF THE PUBLIC IS ENDANGERED IN ANY WAY.
- W. IF DEMOLITION WORK RESULTS IN CONDITIONS THAT BREACH THE BUILDING ENVELOPE PRIOR TO THE END OF EACH WORKDAY, THE CONTRACTOR SHALL PROVIDE TEMPORARY CLOSER OF THE BUILDING ENVELOPE TO RETAIN HEAT AND PREVENT DAMAGE TO THE INTERIOR OF THE BUILDING FROM THE ELEMENTS.
- REMOVE ALL ELECTRICAL EQUIPMENT WITHIN THE SPECIFIED AREAS. ALL DEMO WORK IS NOT DETAILED ON THESE DRAWINGS. REMOVAL AND RELOCATION OF SOME EXISTING ELECTRICAL WORK SHALL BE NEEDED FOR SATISFACTORY PERFORMANCE OF THIS AND OTHER TRADES. PROPOSALS SHALL INCLUDE CONSIDERATIONS FOR ANY AND ALL REQUIRED CHANGES. THE INTENT OF THIS DRAWING IS TO RELATE THE GENERAL EXTENT OF DEMO REQUIRED AND NOT TO INDICATE ALL DEVICES, REMOVALS, RECONNECTIONS, OR ADDITIONAL WORK REQUIRED.
- WHERE AN EXISTING FIXTURE OR DEVICE IS REMOVED BUT THE CIRCUIT(S) AND BOX ARE TO REMAIN TO MAINTAIN CIRCUIT CONTINUITY, THEN THE CONTRACTOR IS TO PROVIDE AN APPROPRIATE BLANK COVER PLATE ON THE BOX TO MATCH THE COVER PLATES ON ADJACENT DEVICES IN THE AREA.

DEMO PLAN LEGEND:	
---	DEMOLISHED ITEM PER KEYNOTES
---	EXISTING TO REMAIN
XXXX	REMOVE FLOORING AND RELATED WALL BASE IN THEIR ENTIRETY. PREPARE FLOOR AS REQUIRED FOR RECEIVING NEWLY INDICATED FLOOR MATERIALS SELECTED BY OWNER.

NOTE:  
REMOVE & REPLACE ALL DAMAGED  
CORNER GUARDS THROUGHOUT PROJECT

NOTE:  
COORDINATE WITH OWNER THE  
POTENTIAL FOR A PERIMETER  
FOUNDATION DRAIN SYSTEM TO BE  
INSTALLED AROUND ENTIRE PROJECT

DEMO FLOOR PLAN KEYNOTES:

- 1 = REMOVE WALL AND ALL RELATED COMPONENTS IN ITS ENTIRETY. PATCH AND PREPARE EXPOSED SURFACES TO RECEIVE NEW FINISHES.
- 2 = REMOVE DOOR/FRAME/ TRIMS/ THRESHOLD AND ALL RELATED COMPONENTS IN THEIR ENTIRETY. VERIFY WITH OWNER SALVAGE DOOR FOR REINSTALL. TAKE CARE NOT TO DAMAGE THE SALVAGEABLE ITEMS WHEN DISMANTLING.
- 3 = REMOVE EXISTING CASEWORK / COUNTER AND ALL RELATED COMPONENTS IN THEIR ENTIRETY.
- 4 = REMOVE PORTIONS OF WALL AS REQUIRED FOR INSTALLATION OF NEW DOOR/OPENING PER PLAN. PROVIDE JAMB/HEAD FRAMING AS NEEDED.
- 5 = REMOVE EXISTING STAIRS / COLUMNS AND ALL RELATED COMPONENTS IN THEIR ENTIRETY.
- 6 = REMOVE EXISTING TOILET, CAP RELATED PLUMBING VERIFY WITH OWNER SALVAGE OF FIXTURE.
- 7 = REMOVE EXISTING SHOWER, CAP RELATED PLUMBING VERIFY WITH OWNER SALVAGE OF FIXTURE
- 8 = REMOVE EXISTING APPLIANCE, CAP RELATED UTILITY AS REQUIRED. VERIFY WITH OWNER SALVAGE OF APPLIANCE
- 9 = SALVAGE EXISTING SINK, COUNTER, CASEWORK AND ALL ASSOCIATED ITEMS FOR REINSTALL DOWNSTAIRS
- 10 = DEMOLISH ENTIRE SECOND STORY. CONFIRM WITH OWNER ITEMS TO BE SALVAGED. PROTECT THE REST OF THE EXISTING STRUCTURE DURING DEMOLITION.
- 11 = DEMO CEILING STRUCTURE AS REQUIRED FOR INSTALLION OF NEW SKYLIGHTS PER PLAN
- 12 = REMOVE EXISTING WINDOW, DEMO EXISTING WALL AS NEEDED FOR NEW LARGER WINDOW OPENING
- 13 = REMOVE AND REPLACE WATER DAMAGED SUBFLOOR/ STRUCTURE THIS AREA AS REQUIRED



1460 VISTA AVE  
ARLID'S HOUSE  
REMODEL

DEMOLITION FLOOR  
PLANS

DATE	3.28.25
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## WALL HEIGHTS

X	WALL UP TO STRUCTURE

## WALL TYPE GENERAL NOTES

- PROVIDE MOISTURE/ MOLD RESISTANT GYP. BD. ON ALL WALLS EXPOSED TO MOISTURE & BEHIND ALL PLUMB. FIXTURES.
- VERIFY w/ TENANT WHICH WALLS ARE TO HAVE SOUND BATT INSULATION U.O.N.
- TYPE 'X' GYP. BOARD IS NOT FOR 'FIRE RATING PROTECTION" U.O.N.
- EXTEND SOUND BATT INSULATION IN WALLS TO TOP OF STUD WALLS U.N.O
- NOT USED
- SSMA 350 S 125 - 43  
MATL THICKNESS  
FLANGE WIDTH  
STYLE  
MEMBER DEPTH  
STEEL STUD MFR. ASSOCIATION
- ALL INTERIOR FINISH TYPES AND LOCATIONS TO BE VERIFIED WITH BUILDING OWNER PRIOR TO ORDERING.
- PROVIDE WOOD BLOCKING IN WALLS AS REQ'D. FOR INSTALLATION OF ANY WOOD CHAIR RAILS, BASE, PANELING, CROWN MOLDING, SHELVING AND ANY RUNNING TRIMS REQ'D. BY TENANT.
- ALL NEW NON-FULL HEIGHT INTERIOR PARTITION WALLS SHALL BE BRACED TO THE FLOOR/CEILING STRUCTURE PER BRACE DETAIL.
- INSULATION:  
ALL INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS, SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH IBC, CHAPTER 8.  
WHERE APPLICABLE WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES OF TYPE V CONSTRUCTION AND ARE PROVIDED SO THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH, THE FLAME-SPREAD AND SMOKE-DEVELOPED LIMITATIONS DO NOT APPLY TO FACINGS.
- ALL "O.C." STUD SPACING FOR WALLS THAT ARE TO RECEIVE CERAMIC TILE TO BE A MAX 16" O.C.
- AT FULL HEIGHT FRAMED WALLS, EXTEND GWB. 6" ABOVE FINISH CEILING HEIGHT UNLESS OTHERWISE NOTED
- WHERE CERAMIC TILE OCCURS ON WALLS, REPLACE 5/8" GYP. WALL BOARD W/ 5/8" CEMENTITIOUS BACKER BOARD. TILE WALL APPLICATION TO BE PER THE FOLLOWING:
  - CERAMIC TILE
  - DRYSET OR LATEX PORTLAND CEMENT BOND COAT
  - MEMBRANE (IN WET AREAS)IT WILL BE THE RESPONSIBILITY OF THE TILE SUB-CONTRACTOR / INSTALLER TO INSTALL ALL THE WALL TILES AS REQUIRED FOR PROPER INSTALLATION TO STUD WALL ASSEMBLIES

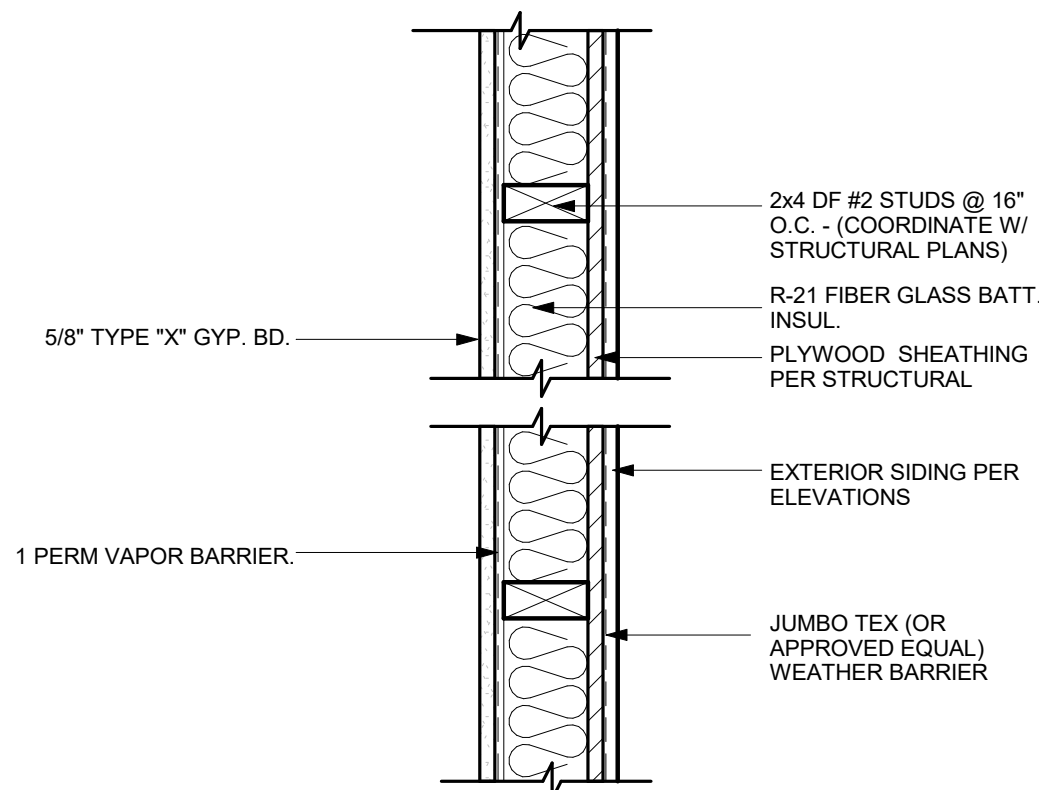
NOTE:  
ALL ASSEMBLIES THIS SHEET MUST BE INSTALLED PER ASSEMBLY NUMBER LISTED ON DRAWING. ANY SUBSTITUTIONS TO ASSEMBLIES MUST BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL. SUBJECT TO LOCAL APPROVAL.

NOTE:  
WEATHER RESISTIVE BARRIER TO BE PLACED OVER ALL NEW EXTERIOR SHEETING VERTICAL AND HORIZONTAL SURFACES INCLUDING ALL JAMB, SILL AND HEAD OPENINGS PROVIDING A WEATHER / MOISTURE TIGHT BARRIER.

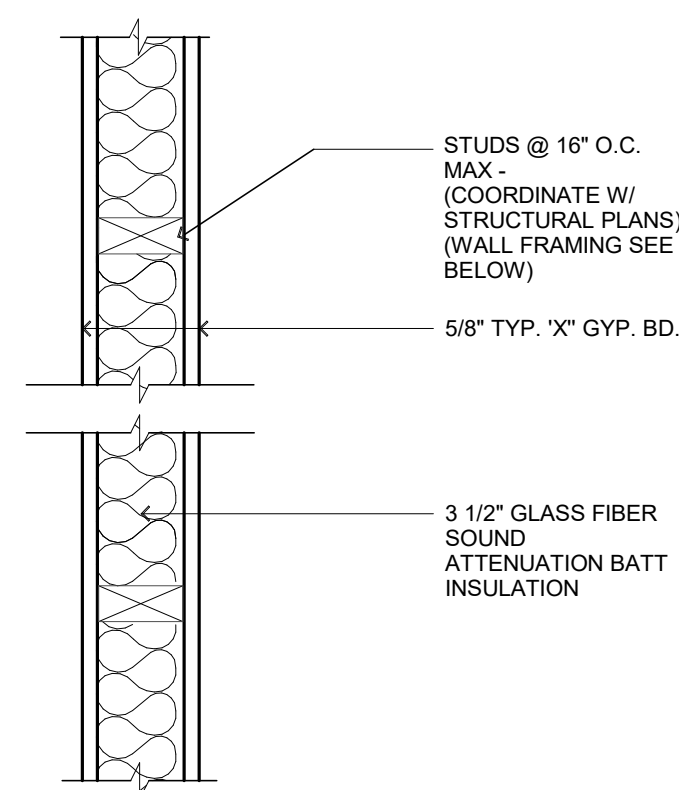
NOTE:  
ALL SHEET METAL COPINGS AND FLASHINGS TO BE FABRICATED AS RECOMMENDED BY THE ARCHITECTURAL SHEET METAL MANUAL 7TH EDITION. SUBMIT SHOP DRAWING FOR ALL SHEET METAL COPING AND FLASHING TO ARCHITECT FOR REVIEW AND APPROVAL.

SHEET METAL FLASHING NOTE:  
THE SHEET METAL ASSEMBLIES PROVIDED SHALL BE WARRANTED AS A COMPLETE WEATHER BARRIER SYSTEM INCLUDING MOISTURE PENETRATION. SHEET METAL REPRESENTATIONS ON THESE DOCUMENTS ARE FOR LOCATION AND AESTHETIC EFFECT ONLY AND ARE NOT INTENDED AS APPLICATION DETAILS. FABRICATOR AND INSTALL ARE RESPONSIBLE FOR JOINT, CAULKING, FLASHING, CONNECTIONS TO DISSIMILAR MATERIALS, COMPATIBILITY WITH DISSIMILAR MATERIALS AND ALL OTHER APPLICATION AND CONNECTION DETAILS NEEDED FOR PRODUCT PERFORMANCE AS A COMPLETE WEATHER BARRIER WITH NO SUBSTRATE DAMAGE SYSTEM. ALL SHEET METAL COPINGS / FLASHING / TRIMS ARE TO BE FABRICATED AS RECOMMENDED BY THE ARCHITECTURAL SHEET METAL MANUAL 7TH EDITION IT WILL BE THE RESPONSIBILITY OF THE FABRICATOR / INSTALLER TO SUBMIT SHOP DRAWING FOR ALL SHEET METAL WORK TO ARCHITECT FOR REVIEW / APPROVAL PRIOR TO FABRICATION.

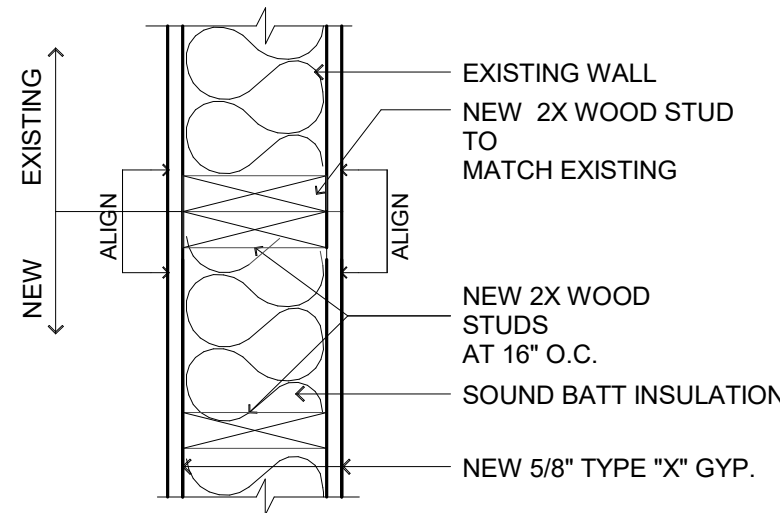
CEMENT BRD. SIDING NOTE:  
CEMENT BRD. SIDING SYSTEM INCLUDING DETAILING IS TO BE PER PRODUCT MANUFACTURER'S SPECIFICATIONS. CEMENT BRD. SIDING SYSTEM PROVIDED SHALL BE WARRANTED AS A COMPLETE WEATHER BARRIER SYSTEM INCLUDING MOISTURE PENETRATION. CEMENT BRD. SIDING SYSTEM REPRESENTATIONS ON THESE DOCUMENTS ARE FOR LOCATION AND AESTHETIC EFFECT ONLY AND ARE NOT INTENDED AS APPLICATION DETAILS. MANUFACTURER AND INSTALLER ARE RESPONSIBLE FOR JOINT, CAULKING, FLASHING, CONNECTIONS TO DISSIMILAR MATERIALS, COMPATIBILITY WITH DISSIMILAR MATERIALS AND ALL OTHER APPLICATION AND CONNECTION DETAILS NEEDED FOR PRODUCT PERFORMANCE AS A COMPLETE WEATHER BARRIER WITH NO SUBSTRATE DAMAGE SYSTEM.



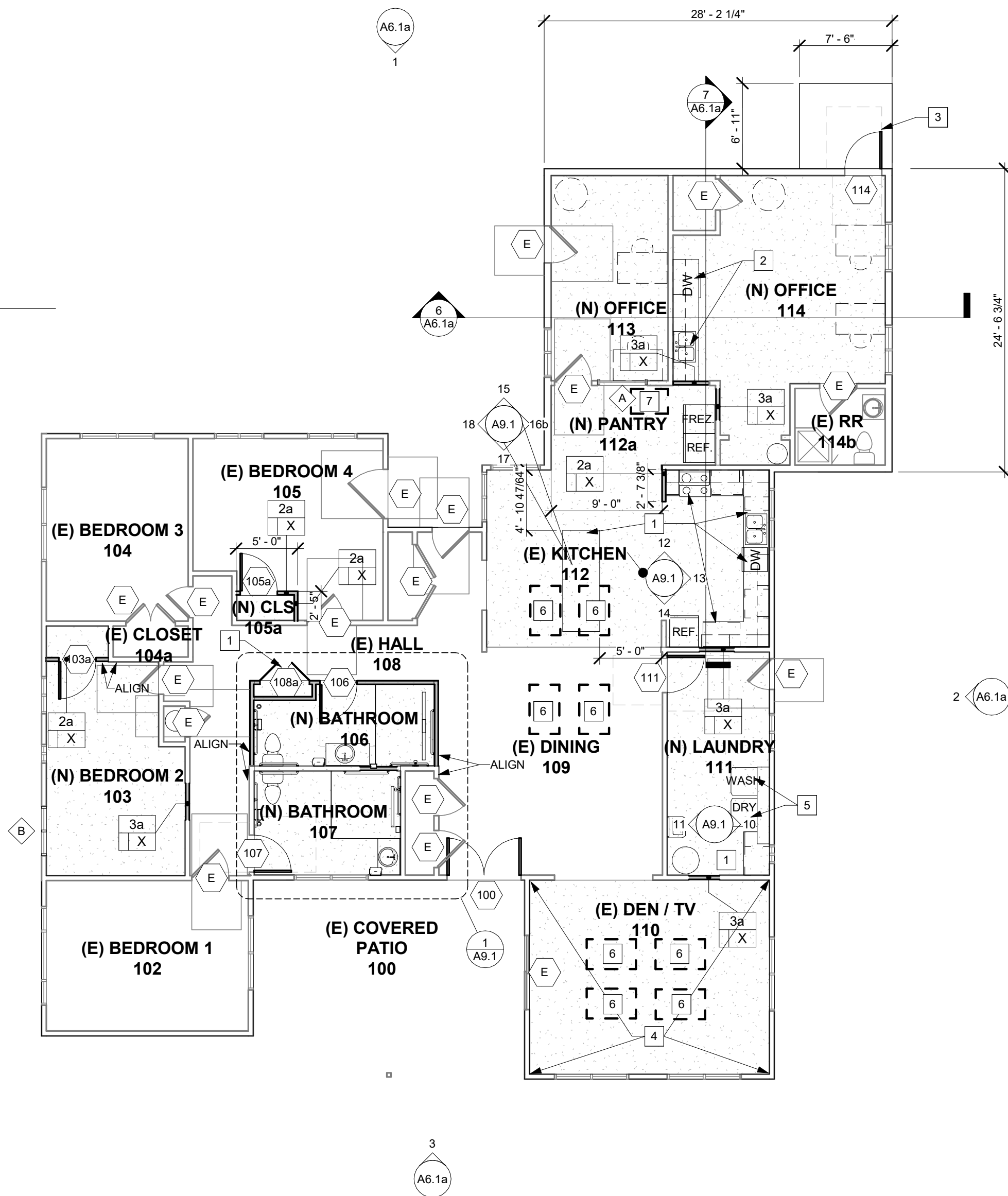
**1a** 2X4 #2 D.F. WOOD STUDS @ 16" O.C.  
EXT. WALL ASSEMBLY



**2a** 2x4 DF #2- NON BR'G  
DRYWALL JOINTS STAGGERED 16" ON EA. SIDE AND ON OPPOSITE SIDE



**3a** INFILL AT EXISTING WALL



**1** NEW FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

## NEW FLOOR PLAN GENERAL NOTES:

- ALL ELECTRICAL AND DATA OUTLETS TO BE MOUNTED 15" A.F.F. UNLESS OTHERWISE NOTED. (U.N.O.) REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS
- ALL JAMB FRAMING AT HINGE SIDE OF DOOR TO BE 4 1/2" FROM FACE OF STUD (U.N.O.)
- ALL DIMENSIONS TO FACE OF STUD. (U.N.O.)
- SEE SHEET G2 SERIES SHEETS FOR FIRE EXTINGUISHER LOCATIONS. VERIFY APPROVED LOCATION WITH FIRE MARSHAL PRIOR TO ORDERING.
- NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS FOR CLARIFICATION PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
- VERIFY LOCATION OF ALL WD. 2X BLOCKING REQ'D. FOR TENANT EQUIPMENT, ACCESSORIES, CASEWORK, WHITE BOARDS AND LOCKERS REFER TO CASEWORK DRAWINGS AND FF&E PLANS.

### FLOOR PLAN KEYNOTES:

- = NEW CASEWORK, SINK, APPLIANCE PER PLAN COORDINATE W/ MECHANICAL, ELECTRICAL AND PLUMBING AS NEEDED
- = CASEWORK, SINK AND APPLIANCE REINSTALLED FROM SALVAGED SECOND FLOOR CASEWORK. COORDINATE W/ MECHANICAL, ELECTRICAL AND PLUMBING AS NEEDED
- = NEW CONCRETE PATH TO TIE INTO EXISTING SIDEWALK
- = WD. PANELING TO BE REMOVED OR COVERED WITH GYP. BD. COVER WOOD PANEL CEILING WITH GYP BD.
- = RELOCATED WASHER & DRYER
- = NEW SKYLIGHT ABOVE
- = NEW ATTIC 24" x 36" ACCESS HATCH

NOTE:  
ADD CORNER GUARDS AS NEEDED  
COORDINATE WITH OWNER FOR LOCATION / TYPE

NOTE:  
ALL INTERIOR FINISHES SELECTION TO BE COORDINATED WITH OWNER

### FLOOR PLAN LEGEND:

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- DESIGNATES WALL TYPES, SEE G3 SERIES FOR WALL ASSEMBLIES.
- DOOR TAG, SEE A8.1 FOR DOOR SCHEDULE.
- WINDOW TAG, SEE xxx FOR WINDOW SCHEDULE. 1 = WINDOW GLAZING DESIGNATION (TEMPERED).
- FIRE EXTINGUISHER CABINET, SEE 1/A7.1
- ELEVATION MARKER  
DETAIL NUMBER (VARIES)  
SHEET NUMBER
- SECTION MARKER  
DETAIL NUMBER  
SHEET NUMBER
- DETAIL CALLOUT  
DETAIL NUMBER  
SHEET NUMBER
- PRIMARY AREA OF WORK



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1460 VISTA AVE  
ARLID'S HOUSE  
REMODEL

FIRST FLOOR PLAN

DATE  
3.28.25

REVISED DATE

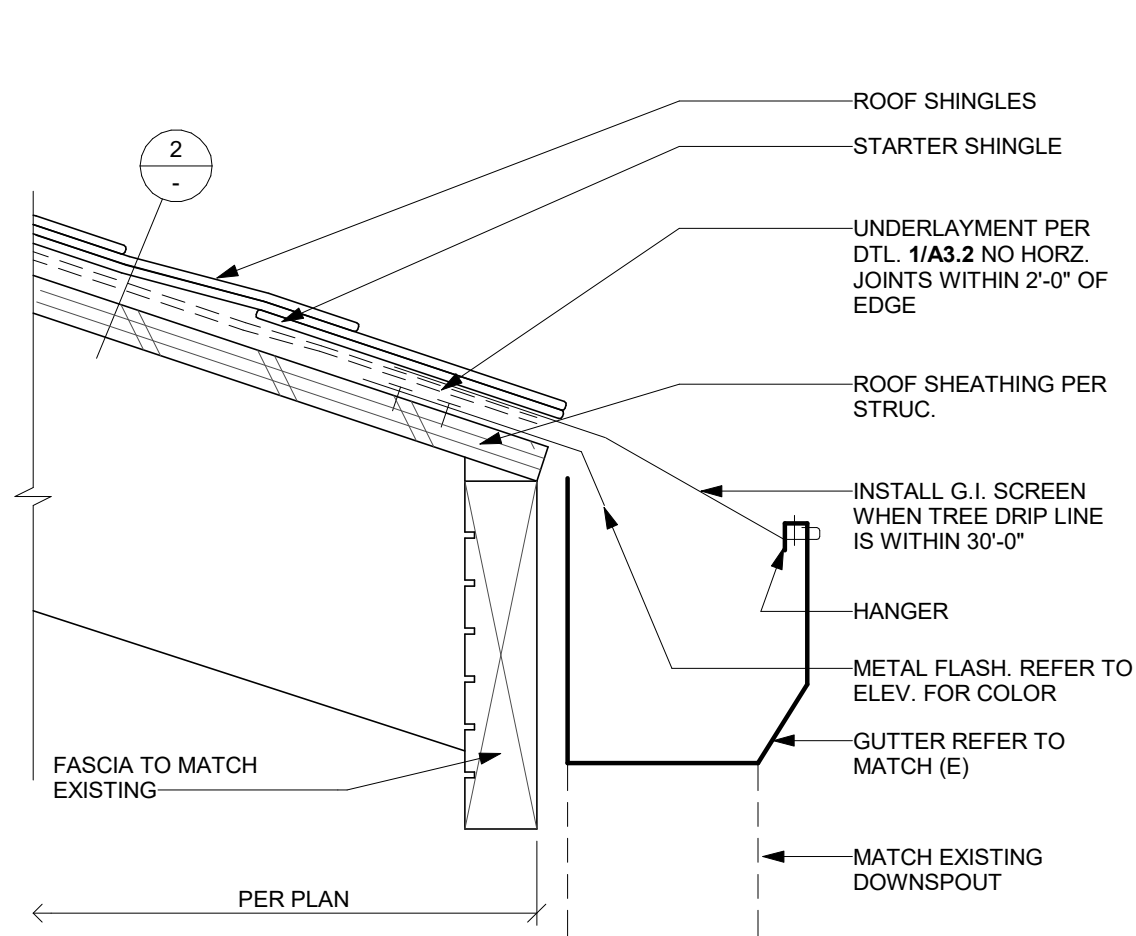
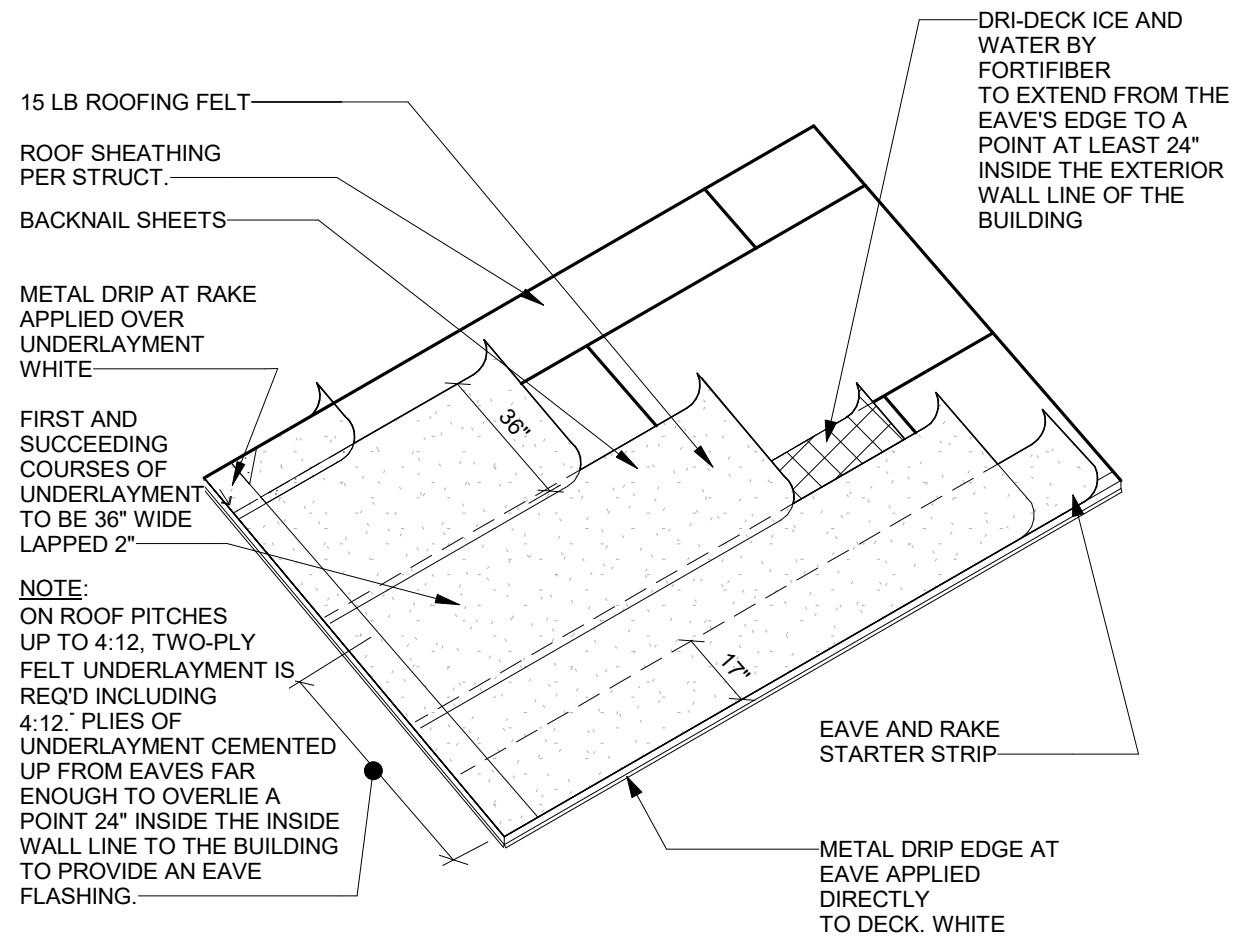
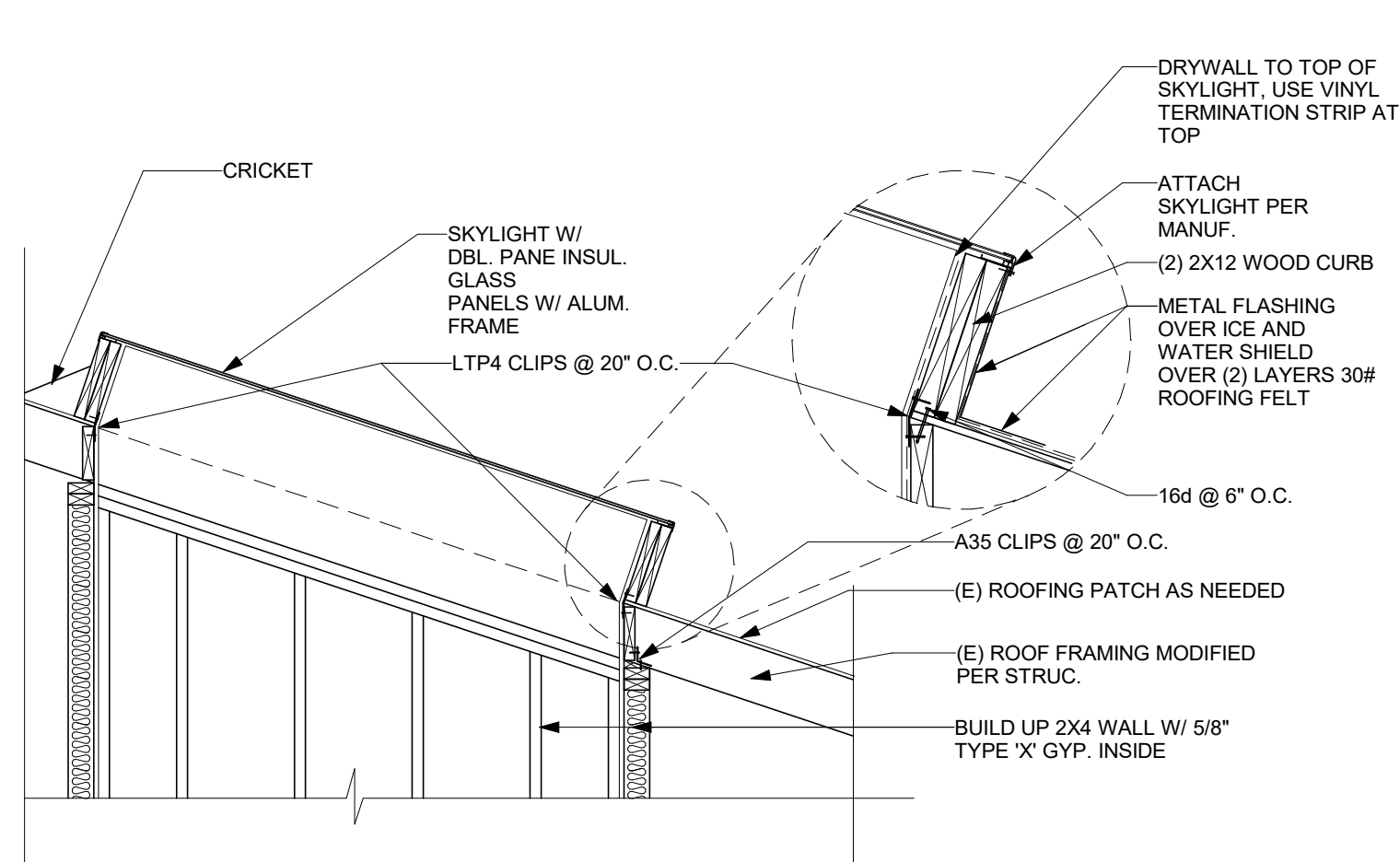
SHEET

A3.1

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**SHEET METAL FLASHING NOTE:**  
THE SHEET METAL ASSEMBLIES PROVIDED SHALL BE WARRANTED AS A COMPLETE WEATHER BARRIER SYSTEM INCLUDING MOISTURE PENETRATION. SHEET METAL REPRESENTATIONS ON THESE DOCUMENTS ARE FOR LOCATION AND AESTHETIC EFFECT ONLY AND ARE NOT INTENDED AS APPLICATION DETAILS. FABRICATOR AND INSTALLER ARE RESPONSIBLE FOR JOINT, CAULKING, FLASHING, CONNECTIONS TO DISSIMILAR MATERIALS, COMPATIBILITY WITH DISSIMILAR MATERIALS AND ALL OTHER APPLICATION AND CONNECTION DETAILS NEEDED FOR PRODUCT PERFORMANCE AS A COMPLETE WEATHER BARRIER WITH NO SUBSTRATE DAMAGE SYSTEM. ALL SHEET METAL COPINGS / FLASHING SHALL BE FABRICATED AS RECOMMENDED BY THE ARCHITECTURAL SHEET METAL MANUAL 7TH EDITION. IT WILL BE THE RESPONSIBILITY OF THE FABRICATOR/INSTALLER TO SUBMIT SHOP DRAWINGS FOR ALL SHEET METAL WORK TO ARCHITECT FOR REVIEW / APPROVAL PRIOR TO FABRICATION.

**NOTE:**  
ARCH. COMPOSITION 25' YEAR TIMBERLINE ROOFING INCLUDING ALL RELATED EAVE, VALLEY, RAKE, SIDEWALL, FLASHINGS AND ACCESSORIES TO BE PER P.E.M.B. MFR.'S SPECIFICATIONS. MANUFACTURER APPROVED INSTALLER TO HAVE A MIN. 5 YR. INSTALLATION EXPERIENCE. MANUFACTURER/INSTALLER ARE RESPONSIBLE FOR JOINT FLASHING AND CONNECTIONS TO DISSIMILAR MATERIALS. COMPATIBILITY W/ DISSIMILAR MATERIALS AND ALL OTHER APPLICATION AND CONNECTION DETAILS REQUIRED FOR PRODUCT PERFORMANCE AS A COMPLETE WEATHER TIGHT BARRIER WITH NOT SUBSTRATE DAMAGE. THE METAL ROOFING PANEL SYSTEM SHALL BE WARRANTED AS A COMPLETE WEATHER BARRIER INCLUDING A NON MOISTURE PENETRATING SYSTEM.

**NOTE:**  
WEATHER RESISTIVE BARRIER TO BE PLACED OVER ALL NEW EXTERIOR SHEATHING VERTICAL AND HORIZONTAL SURFACES INCLUDING ALL JAMBS, SILL AND HEAD OPENINGS PROVIDING A WEATHER / MOISTURE TIGHT BARRIER.

**NOTE:**  
REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION AND FOR EQUIPMENT AND PENETRATION LOCATIONS.

**NOTE:**  
USE APPROVED ROOF PENETRATION DETAILS PER ROOFING MANUFACTURER'S SPECIFICATIONS FOR ALL MECHANICAL AND PLUMBING PENETRATIONS.

**PER SECTION 1209.2 ATTIC SPACES**  
AN OPENING NOT LESS THAN 20 BY 30 INCHES (509 mm by 762 mm) SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30 INCHES (762 MM). CLEAR HEADROOM OF NOT LESS THAN 30 INCHES (762 MM) SHALL BE PROVIDED IN THE ATTIC SPACE. AT OR ABOVE THE ACCESS OPENING

**PER SECTION 1209.3 MECH. APPLIANCES**  
ACCESS TO MECHANICAL APPLIANCES INSTALLED IN UNDER-FLOOR AREAS, IN ATTIC SPACES AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE

**PER SECTION 718.2 FIREBLOCKING**  
IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTIONS 718.2.2-718.2.7

**PER SECTION 718.2.2 CONCEALED WALL SPACES**  
FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:  
1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.  
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 mm)

**PER SECTION 718.2.3 CONNECTIONS BETWEEN HORIZ. AND VERT. SPACES**  
FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILING, COVE CEILINGS AND SIMILAR LOCATIONS.

**PER SECTION 718.4 DRAFTSTOPPING IN ATTICS**  
DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES WHERE REQUIRED BY SECTION 708.4.2. IN OTHER THAN GROUP R, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE COMBUSTIBLE ATTIC SPACES AND COMBUSTIBLE CONCEALED ROOF SPACES SUCH THAT ANY HORIZONTAL AREA DOES NOT EXCEED 3,000 SQUARE FEET (279 M2). VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 1202.2.1.

**718.4.1 DRAFT STOPPING MATERIALS**  
MATERIALS UTILIZED FOR DRAFT STOPPING OF ATTIC SPACES SHALL COMPLY WITH SECTION 718.3.1.

**PER SECTION 1202.2.1 ATTIC SPACES**  
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATION OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF 1 INCH (25 MM) OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.

**EXCEPTIONS:**  
THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED THAT BOTH OF THE FOLLOWING CONDITIONS ARE MET:  
- A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.  
- NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FT. (914mm) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE MEASURED VERTICALLY, WITH THE BALANCE OF VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

**NOTE:**  
ROOFING PRODUCTS MUST MEET ALL LOCAL "WIND" REQUIREMENTS AND AHJ REQUIREMENTS. INSTALLATION MUST BE PER MANUFACTURERS GUIDELINES. NO ROOFING "STAPLES" ARE ALLOWED "NAILS ONLY" UNLESS OTHERWISE "REQUIRED" BY MANUFACTURE OR AHJ. MUST SUBMIT REQUIREMENTS OF STAPLE INSTALLATION TO ARCHITECT BEFORE PROCEEDING WITH WORK.

## ROOF PLAN GENERAL NOTES:

- (1) - 4" DIA. PLUMBING VENT PERMITTED
- (1) - 2" DIA. PLUMBING VENT PERMITTED
- BASKET WEAVE ALL VALLEYS
- ALL CONTINUOUS GUTTERS TO MATCH EXISTING
- PROVIDE WATERPROOFING UNDERLAYMENT - OWENS CORNING WEATHERLOCK MAT WATER PROOFING UNDERLAYMENT SYSTEM OR APPROVED EQUAL - SUBMIT SUBSTITUTIONS TO ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE WEATHERLOCK WATERPROOFING UNDERLAYMENT AT ALL VALLEYS, ROOF PENETRATIONS AND UP WALLS A MIN. OF 36" WHERE WALL MEETS ROOF OCCURS.
- SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

### ROOF PLAN KEYNOTES:

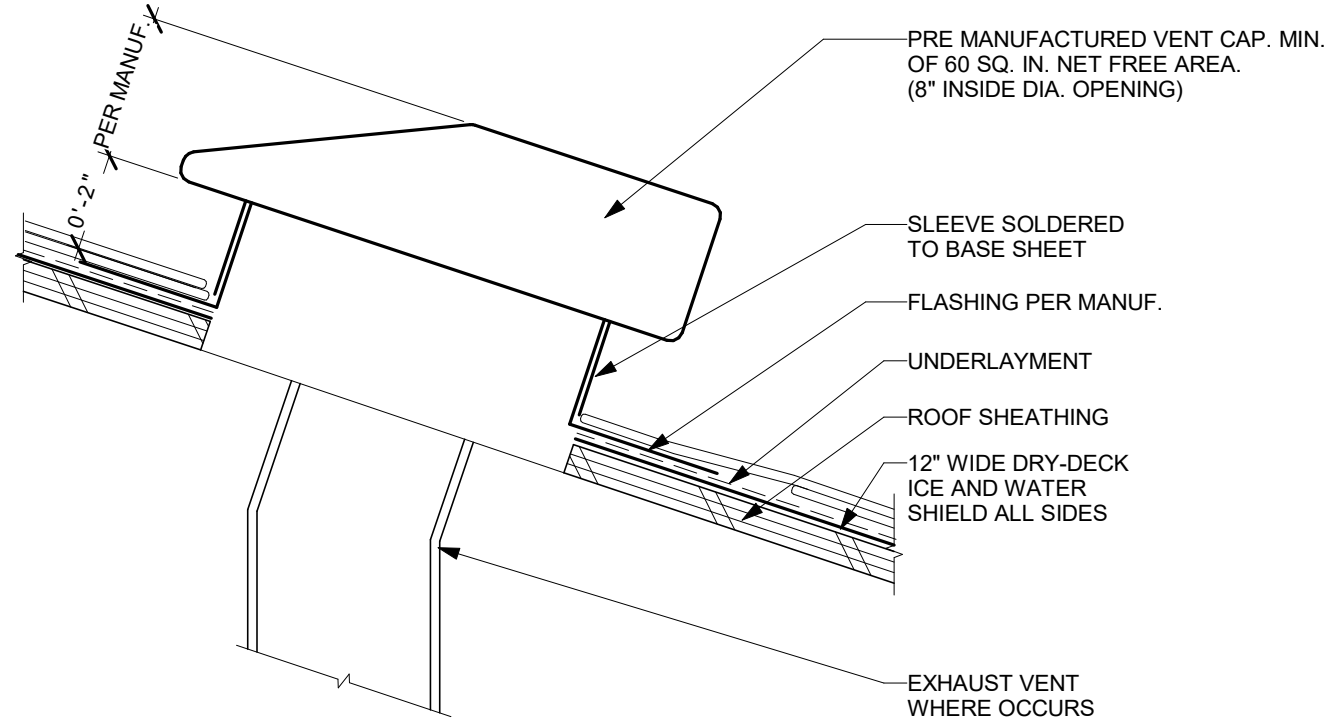
- 1 = NEW ROOF W/ ARCH. COMP. SHINGLE ROOFING TO MATCH (E)
- 2 = NEW GUTTER AND DOWNSPOUT, STYLE TO MATCH (E) BUILDING. CONNECT NEW DOWNSPOUTS TO (E) STORM LINE.
- 3 = EXISTING ROOF - NO WORK PROPOSED
- 4 = NEW D.S. TO CONNECT TO EXISTING RAINDRAIN PIPING. CONTRACTOR TO VERIFY LOCATION
- 5 = NEW 2'-0" X 3'-10" SKYLIGHT
- 6 = PROVIDE 22"x32" CUT OUT IN PLYWOOD AT HIGH POINT FOR ACCESS TO EXISTING ROOFING BELOW
- 7 = RIDGE VENTING

### ROOF PLAN LEGEND:

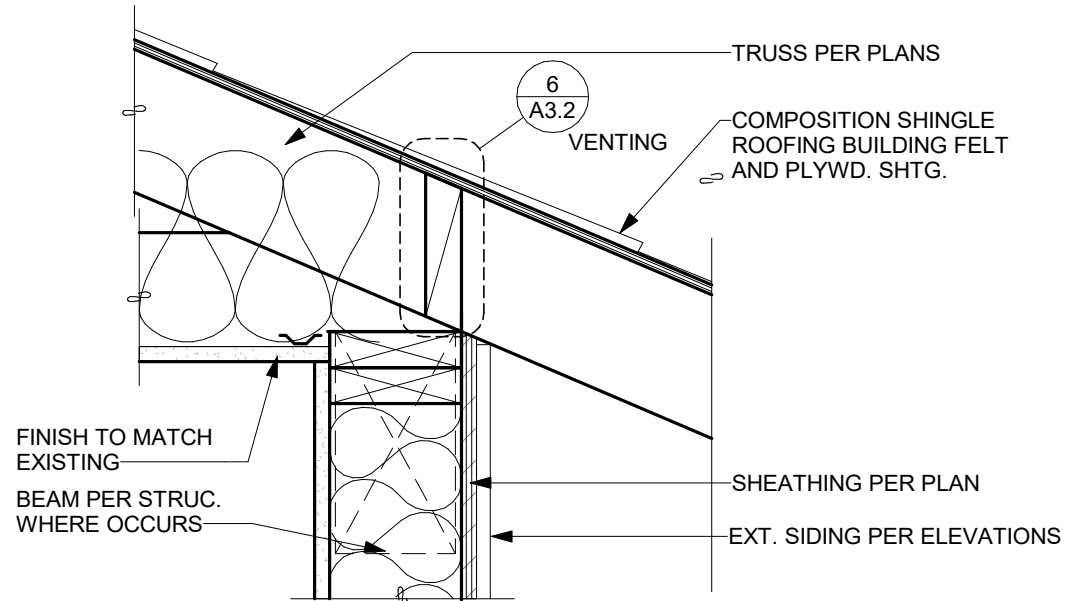
- ← ROOF SLOPE INDICATED ON PLAN
- D.S.
- ⊗ ROOF VENT. COLOR TO MATCH ROOFING
- ⊠ KEY NOTE

ATTIC AREA = 686 SQ. FT.  
686 / 300 = 3 SQ. FT. OF VENTILATION REQ.  
3" \* 144 = 432 SQ. IN. OF VENTILATION REQ.  
432 / 2 = 216  
216 SQ. IN. REQ. HIGH  
216 SQ. IN. REQ. LOW

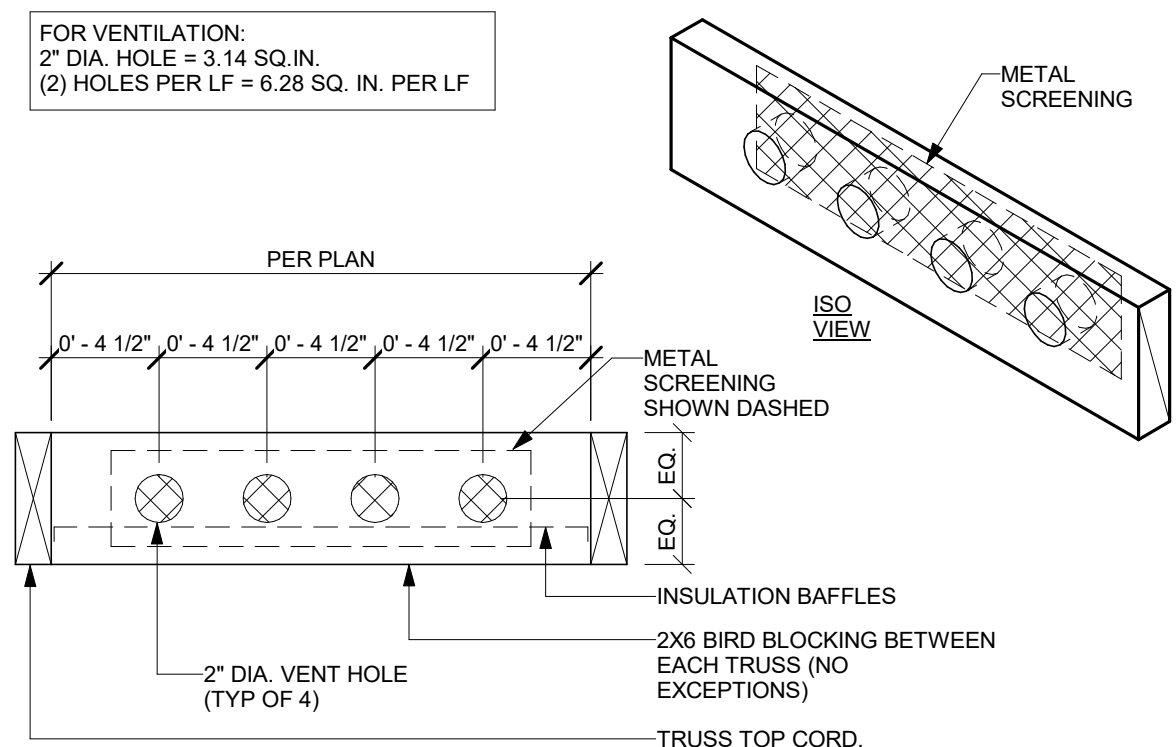
HIGH VENTING PROVIDED:  
RIDGE VENTS (60 SQ.IN.) \* 4 = 240 SQ. IN.  
LOW VENTING PROVIDED:  
455 LF OF SOFFIT VENTING \* 6.28 = 2,857 SQ.IN.



## VENT CAP SCALE: 3\"/>

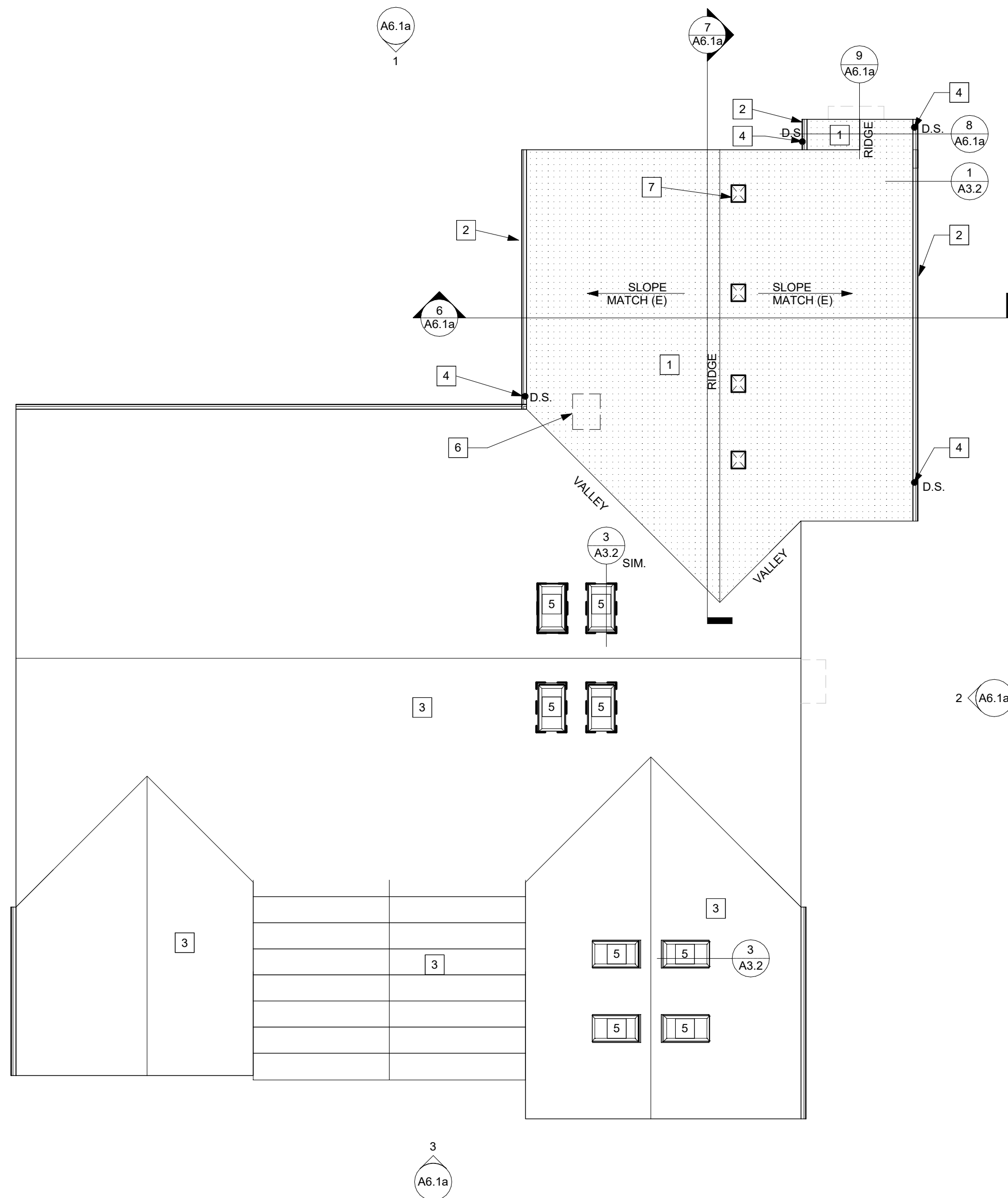


## EXTERIOR WALL-ROOF INTERSECTION SCALE: 1 1/2\"/>



## EXTERIOR EAVE BLOCKING SCALE: 1 1/2\"/>

## ROOF PLAN



1460 VISTA AVE  
ARLID'S HOUSE  
REMODEL

## ROOF PLAN

DATE  
3.28.25

REVISED DATE

NO. OF SHEETS

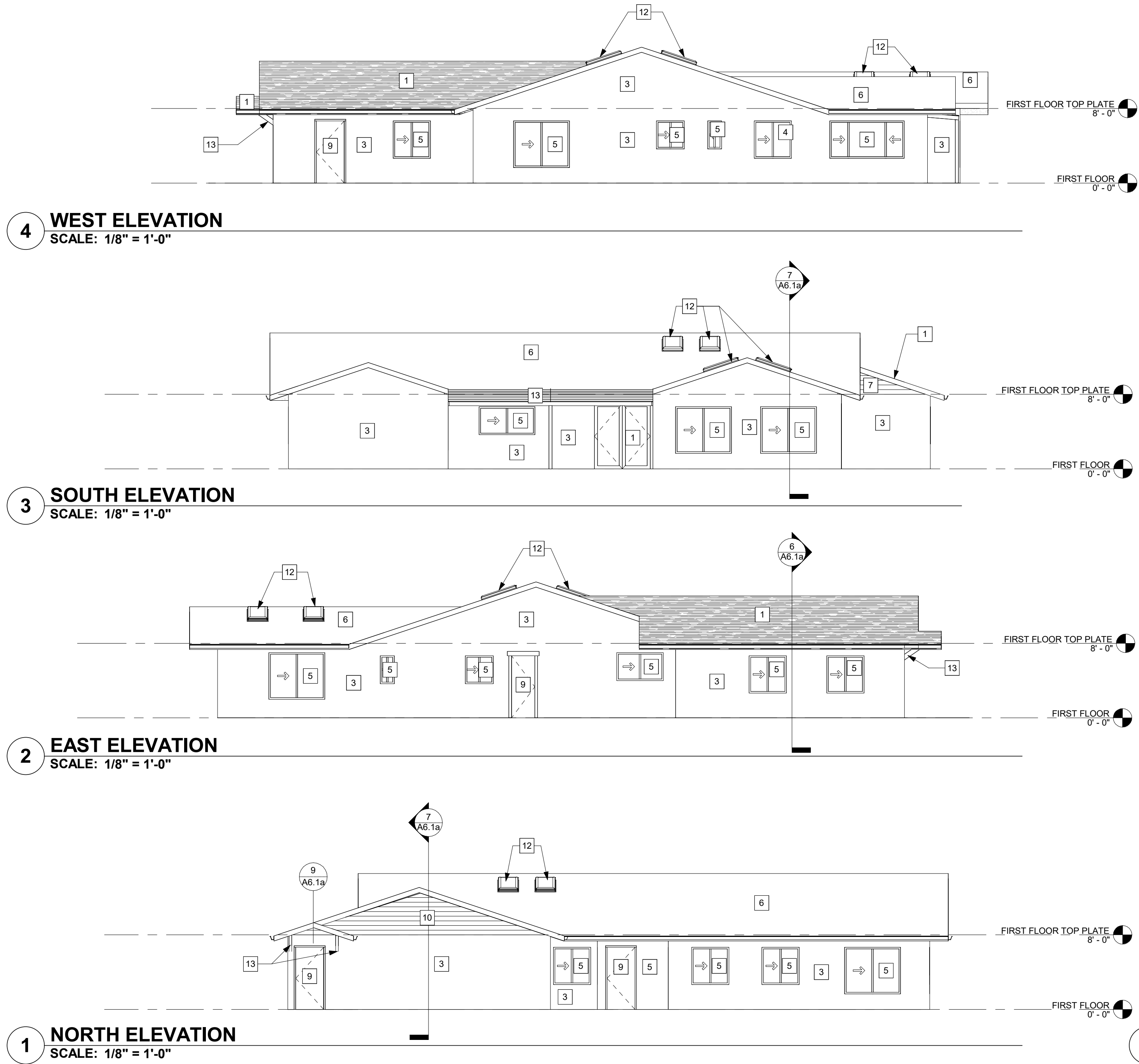
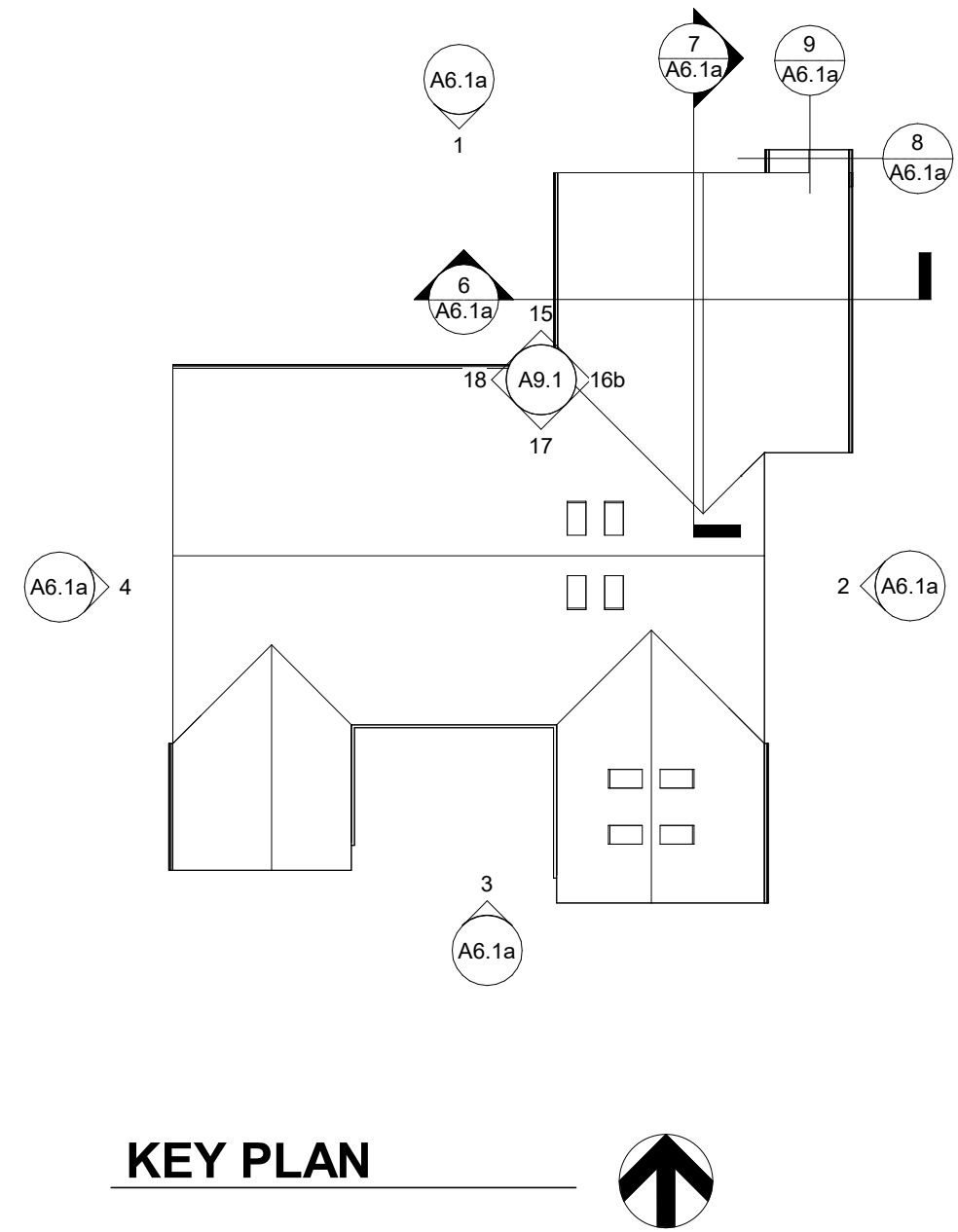
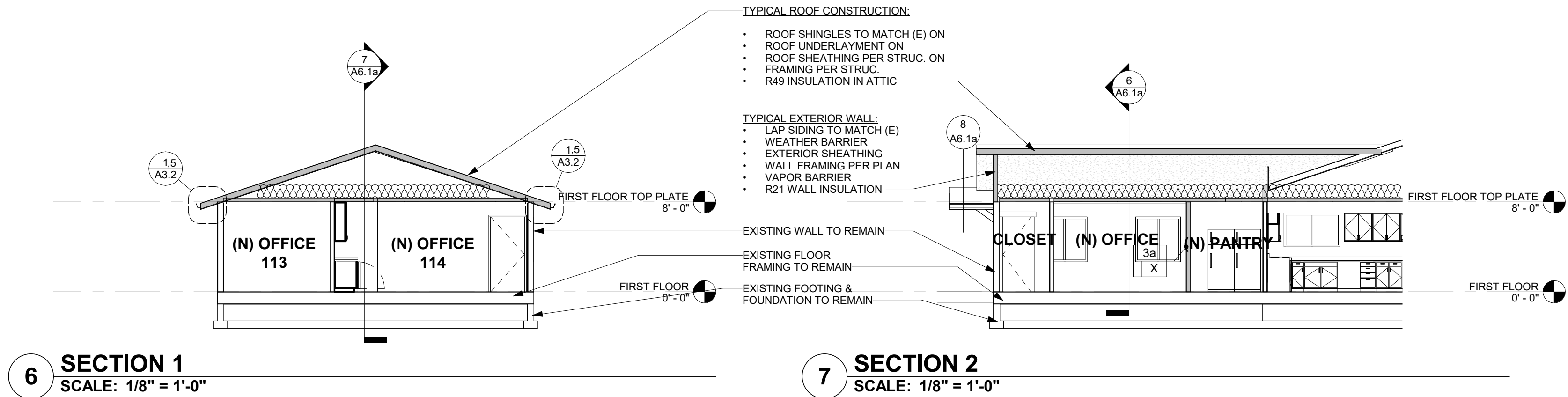
SHEET

A3.2

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PERMIT SET 3.28.2025





- EXTERIOR ELEVATION GENERAL NOTES:**
1. SEE ROOF PLAN FOR ADDITIONAL INFORMATION
  2. ALL SIDING FINISHES TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. SEE WALL TYPE GENERAL NOTES FOR ADDITIONAL INFORMATION
  3. PROVIDE CONTROL JOINTS AT ALL FLOOR LEVELS AND AS RECOMMENDED BY SIDING FINISH MANUFACTURER SPECIFICATIONS. ALL SIDING FINISH CONTRACTORS / INSTALLERS TO SUBMIT CONTROL JOINT / REVEAL LOCATION SHOP DRAWINGS INCLUDING DETAILS TO ARCHITECT FOR REVIEW / APPROVAL PRIOR TO ORDERING MATERIAL
  4. ALL EXTERIOR DOORS TO BE PAINTED TO MATCH ADJACENT EXTERIOR FINISH UNLESS NOTED OTHERWISE

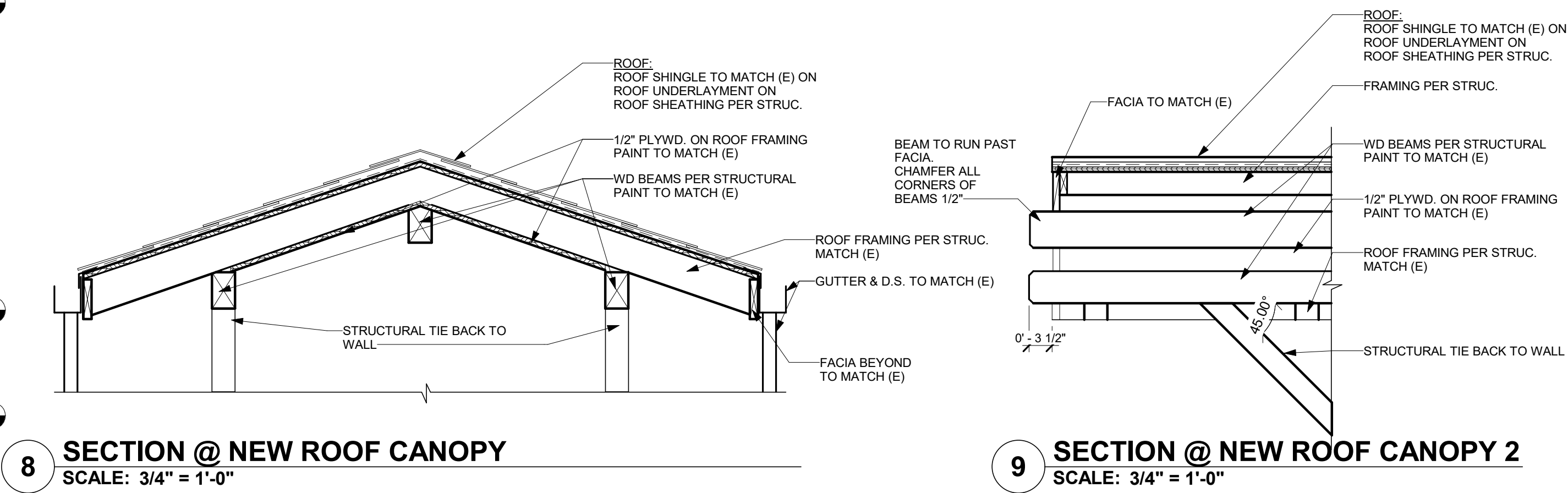
**CEMENT BOARD SIDING NOTE:**  
CEMENT BOARD SIDING SYSTEM INCLUDING DETAILING IS TO BE PER PRODUCT MANUFACTURER'S SPECIFICATIONS. CEMENT BOARD SIDING SYSTEM PROVIDED SHALL BE WARRANTED AS A COMPLETE WEATHER BARRIER SYSTEM INCLUDING MOISTURE PENETRATION. CEMENT BOARD SIDING SYSTEM REPRESENTATIONS ON THESE DOCUMENTS ARE FOR LOCATION AND AESTHETIC EFFECT ONLY AND ARE NOT INTENDED AS APPLICATION DETAILS. MANUFACTURER AND INSTALLER ARE RESPONSIBLE FOR JOINT, CAULKING, FLASHING, CONNECTIONS TO DISSIMILAR MATERIALS, COMPATIBILITY WITH DISSIMILAR MATERIALS AND ALL OTHER APPLICATION AND CONNECTION DETAILS NEEDED FOR PRODUCT PERFORMANCE AS A COMPLETE WEATHER BARRIER WITH NO SUBSTRATE DAMAGE SYSTEM

**NOTE:**  
ARCHITECTURAL COMPOSITION 25 YEAR TIMBERLINE ROOFING INCLUDING ALL RELATED EAVE, VALLEY, RAKE, SIDEWALL, FLASHINGS AND ACCESSORIES TO BE PER P.E.M.B. MFR.'S SPECIFICATIONS. MANUFACTURER APPROVED INSTALLER TO HAVE MIN. 5 YEAR INSTALLATION EXPERIENCE. MANUFACTURER / INSTALLER ARE RESPONSIBLE FOR JOINT / FLASHING AND CONNECTIONS TO DISSIMILAR MATERIALS, COMPATIBILITY W/ DISSIMILAR MATERIALS AND ALL OTHER APPLICATION AND CONNECTION DETAILS REQUIRED FOR PRODUCT PERFORMANCE AS A COMPLETE WEATHER TIGHT BARRIER WITH NOT SUBSTRATE DAMAGE. THE METAL ROOFING PANEL SYSTEM SHALL WARRANTED AS A COMPLETE WEATHER BARRIER INCLUDING A NON MOISTURE PENETRATING SYSTEM.

**NOTE:**  
WEATHER RESISTIVE BARRIER TO BE PLACED OVER ALL NEW EXTERIOR SHEATHING VERTICAL AND HORIZONTAL SURFACES INCLUDING ALL JAMB, SILL AND HEAD OPENINGS PROVIDING A WEATHER / MOISTURE TIGHT BARRIER.

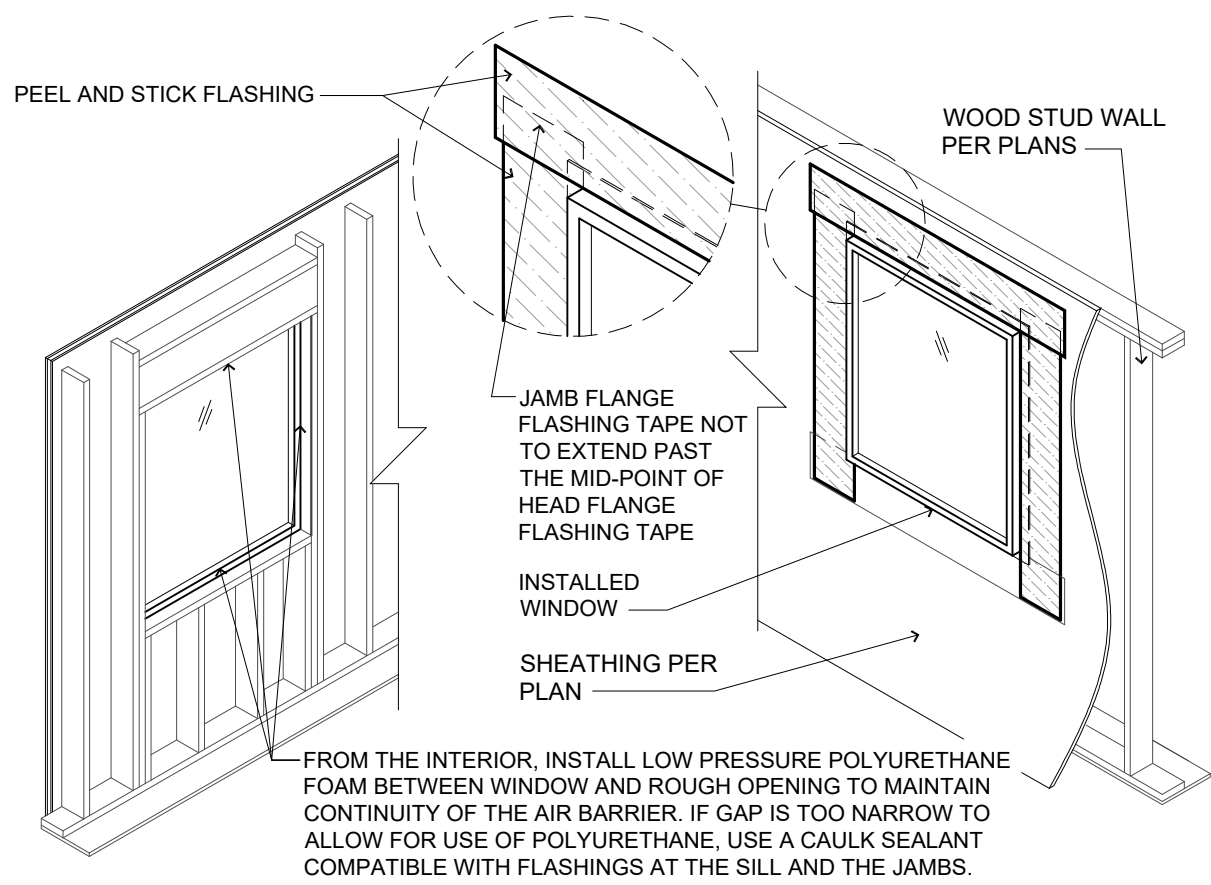
**KEY NOTES / COLORS:**

<b>1</b> = NEW ARCHITECTURAL COMP ROOFING COLOR: STYLE / COLOR TO MATCH EXISTING	<b>11</b> = EXISTING TRIM BOARD COLOR: EXISTING
<b>2</b> = NEW SHEET METAL GUTTER COLOR: STYLE / COLOR TO MATCH EXISTING	<b>12</b> = NEW SKYLIGHT PER PLAN COLOR: MATCH EXISTING
<b>3</b> = EXISTING LAP SIDING COLOR: EXISTING	<b>13</b> = STRUCTURAL BRACE PER STRUC. COLOR: MATCH EXISTING
<b>4</b> = NEW VINYL WINDOWS COLOR: EXISTING	<b>14</b> = EXISTING AWNING TO REMAIN COLOR: EXISTING
<b>5</b> = EXISTING VINYL WINDOWS COLOR: EXISTING	
<b>6</b> = EXISTING ARCHITECTURAL COMP ROOFING COLOR: EXISTING	
<b>7</b> = NEW CEMENT BOARD TRIM COLOR: STYLE / COLOR TO MATCH EXISTING	
<b>8</b> = NEW DOOR	
<b>9</b> = EXISTING DOOR	
<b>10</b> = NEW FIBER CEMENT BOARD LAP SIDING MFR: MATCH EXISTING COLOR: STYLE / COLOR TO MATCH EXISTING INSTALL PATTERN: MATCH EXISTING REVEAL: MATCH EXISTING FINISH TEXTURE: MATCH EXISTING	

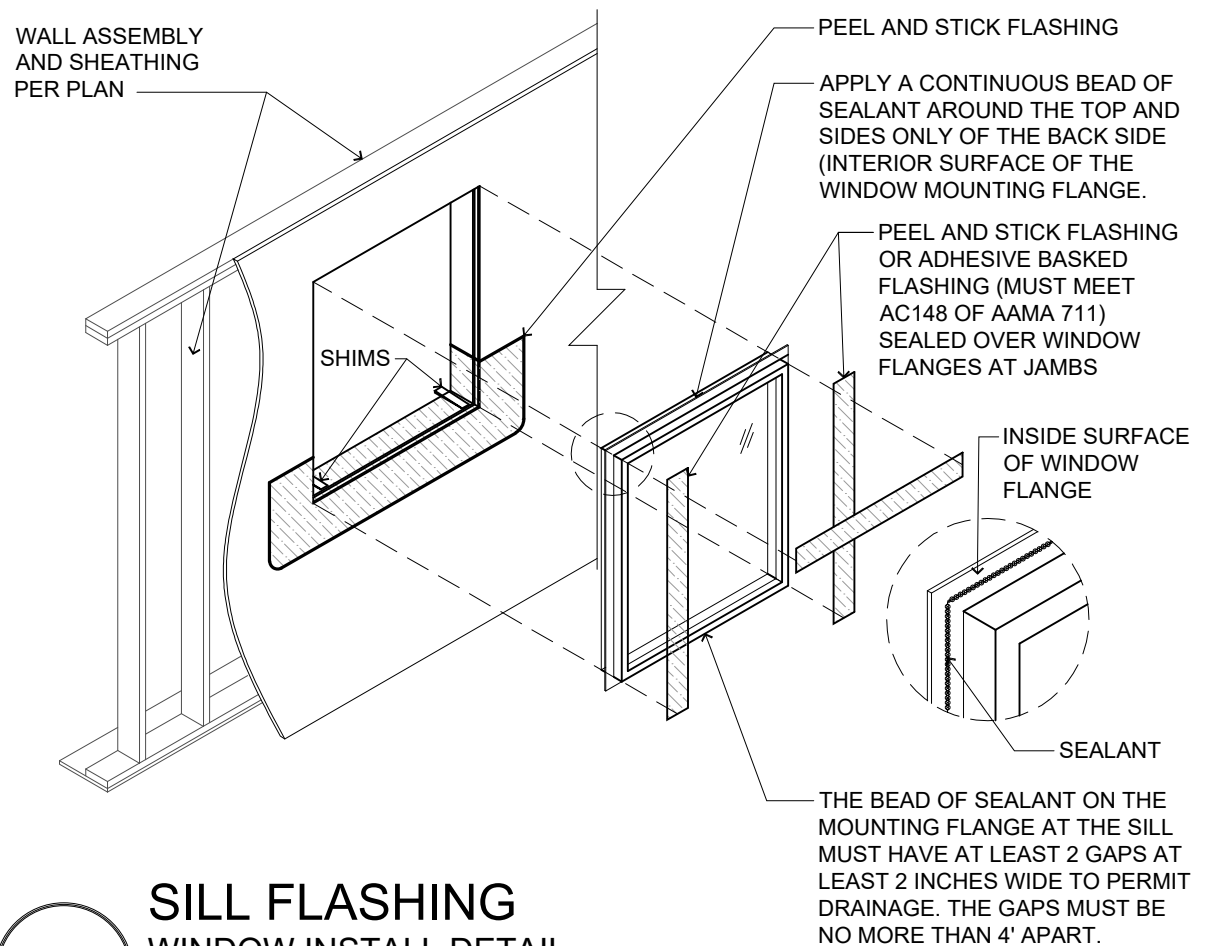




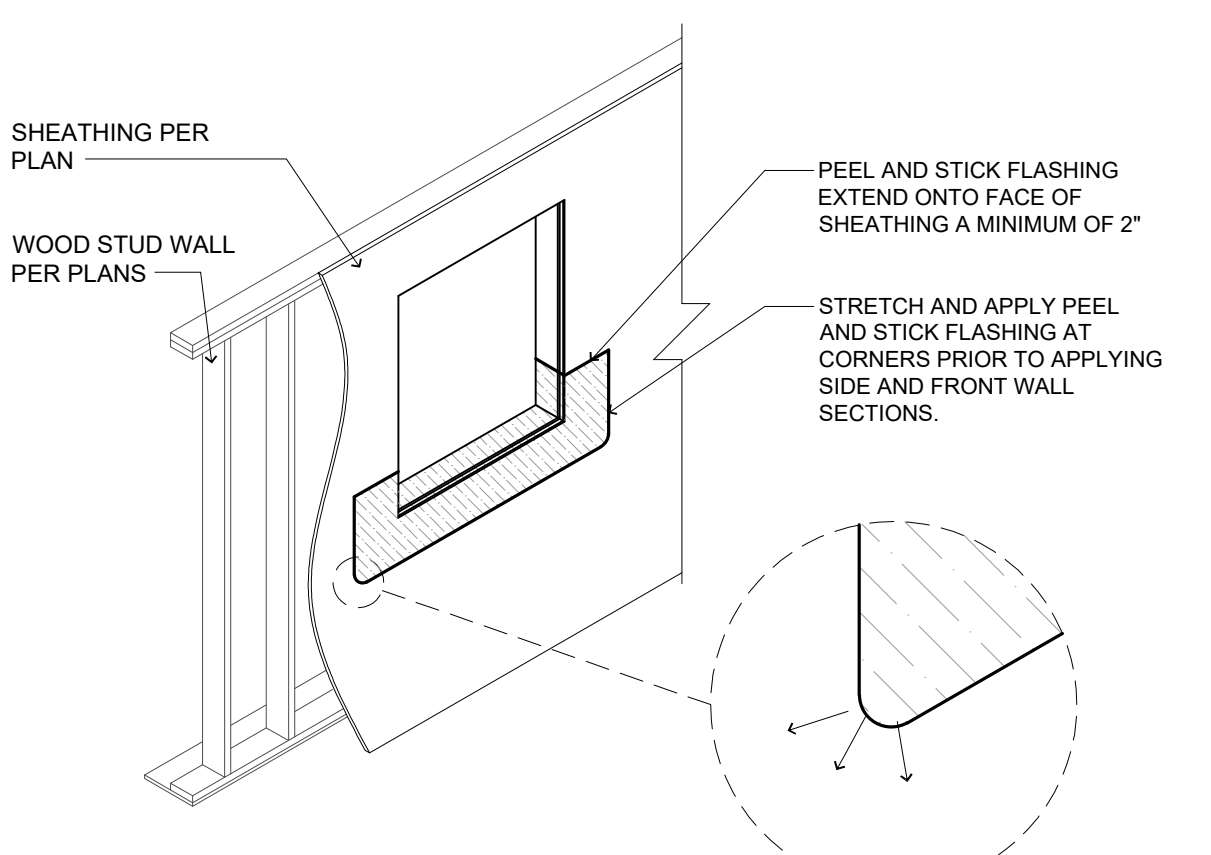
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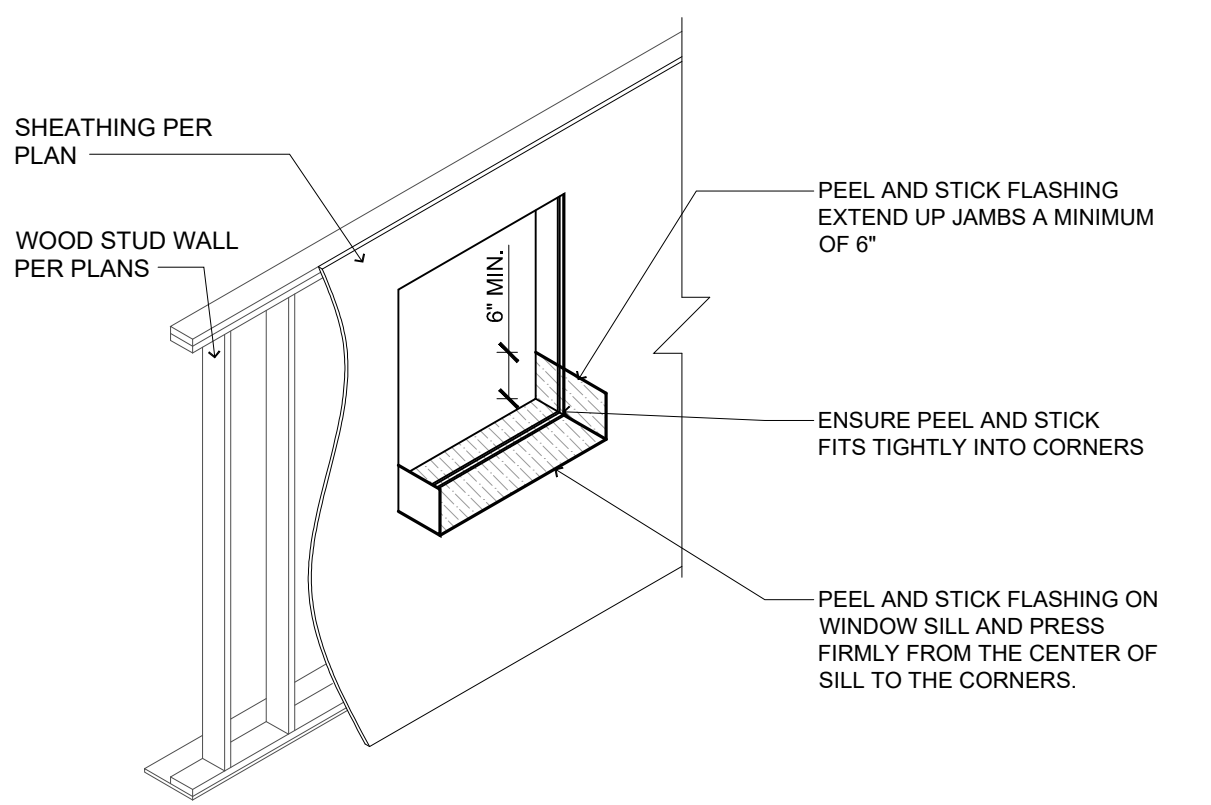
6D INTERIOR VIEW WINDOW INSTALL DETAIL  
SCALE: 1/4" = 1'-0"



6C SILL FLASHING WINDOW INSTALL DETAIL  
SCALE: 1/4" = 1'-0"



6B SILL FLASHING WINDOW INSTALL DETAIL  
SCALE: 1/4" = 1'-0"



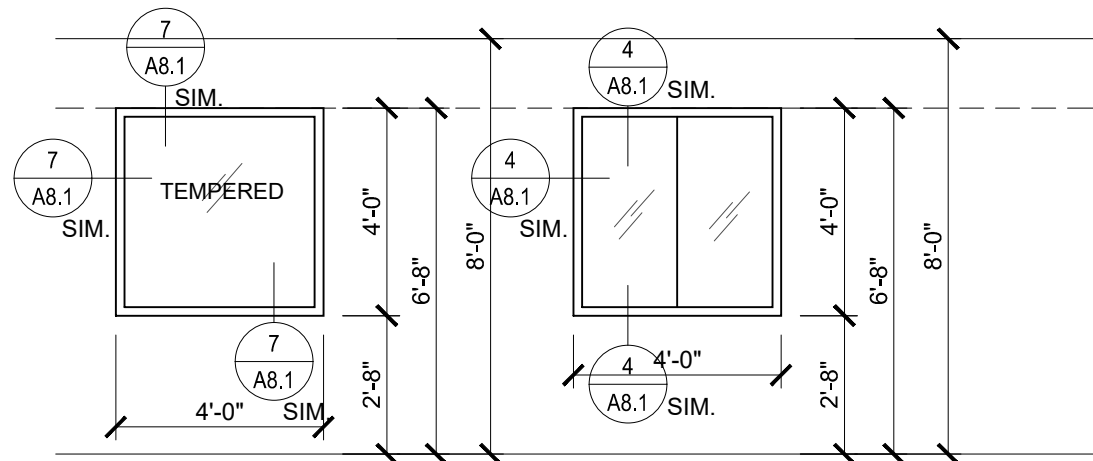
6A SILL FLASHING WINDOW INSTALL DETAIL  
SCALE: 1/4" = 1'-0"

GLAZING SCHEDULE NOTES:

- ALL EXTERIOR GLAZING TO MEET STATE OF OREGON ENERGY CODE REQUIREMENTS FOR CLIMATE ZONE 4C. REFER TO COVER SHEET - G0.0 - "CODE SUMMARY" FOR "ENERGY EFFICIENCY" REQUIREMENTS
  - ALL GLAZING TO MEET 2025 OEEBC REQUIREMENTS. THICKNESS SHOWN ARE FOR ENERGY CODE. GLAZING CONTRACTOR IS RESPONSIBLE FOR MEETING LOADING CONDITIONS, SAFETY GLAZING, FASTENER REQUIREMENTS, ETC.
  - STOREFRONT/ CURTAIN WALL SHOWN IS GENERIC. SUB-CONTRACTOR TO SUBMIT SHOP DRAWINGS TO SHOW PROFILES, CAULKING, AND IS RESPONSIBLE FOR MEETING LOADING CONDITIONS & FASTENER REQ'S.
  - PROVIDE TEMPERED GLAZING IN ALL DOOR LITES AND FIXED PANELS ADJACENT TO DOORS WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARCH OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE WALKING SURFACE.
- AND WHERE WINDOW GLAZING IN AN INDIVIDUAL FIXED PANEL THAT MEETS ALL OF THE FOLLOWING CRITERIA:
- EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQ. FT.;
  - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR;
  - THE TOP EDGE OF THE GLAZING IS GREATER THAN 36-INCHES ABOVE THE FLOOR; AND
  - ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY AND IN STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
- EXCEPTION:
- DECORATIVE GLAZING.
  - WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34" TO 38" ABOVE THE WALKING SURFACE. THE RAIL SHOULD BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 LB. PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1 1/2" IN CROSS-SECTIONAL HEIGHT.
  - OUTBOARD PANE(S) IN INSULATING GLASS UNITS OR MULTIPLE GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLASS IS 25" OR MORE ABOVE ANY GRADE, ROOF, WALKING SURFACE OR OTHER HORIZONTAL OR SLOPPED (WITHIN 45 DEGREES OF HORIZONTAL) SURFACE ADJACENT TO THE GLASS EXTERIOR.

GLAZING SCHEDULE:

GL-1 1/4" CLEAR TEMPERED FLOAT GLASS



"A"

"B"

WINDOW TYPES:

DOOR HARDWARE GENERAL NOTES:

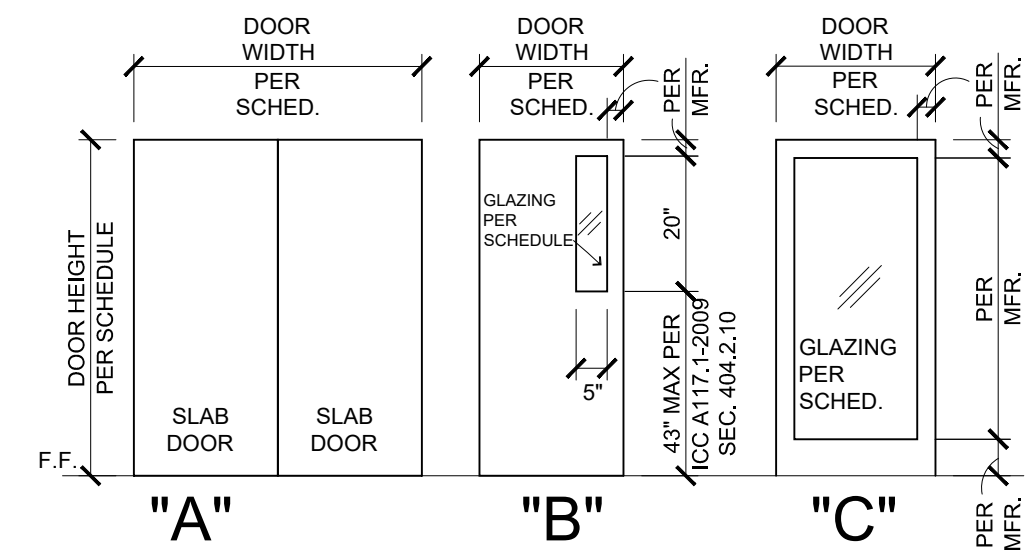
- ALL DOORS TO HAVE LEVERS FOR ACCESSIBILITY
- INTERIOR DOORS TO HAVE MAXIMUM EFFORT OF 5 LBS TO OPERATE, EXTERIOR DOORS 8 1/2 LBS. EXTERIOR STAIRWAY DOORS AT PRESSURIZED STAIR ENCLOSURE: 15 LBS. FIRE RATED DOORS: MINIMUM FORCE NECESSARY TO CLOSE AND LATCH. NON FIRE RATED DOORS 5 LBS.
- REQUIRED EXIT DOORS TO BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY
- HANDLES, PULLS, LOCKS AND OTHER OPERATING PARTS ON ACCESSIBLE DOORS, SHALL HAVE LEVER OR OTHER SHAPE PERMITTING OPERATION BY ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" - 48" A.F.F. WHERE SLIDING DOORS ARE IN FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. DOORS SHALL COMPLY WITH OSSC. SECTIONS 1010.1.3, 1010.1.9.1 AND 1010.1.9.2 AND ICC A117.1 SEC 404.2.6
- ALL NONFERROUS HINGES TO BE STAINLESS STEEL.
- STOREFRONT DOOR HEAD, JAMB AND SILL DETAILS TO BE PER MFRS. SPECIFICATIONS. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION
- CURTAIN WALL DOOR HEAD, JAMB AND SILL DETAILS TO BE PER MFRS. SPECIFICATIONS. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION
- SEE "MINIMUM MANEUVERING CLEARANCES AT DOOR" THIS SHEET FOR ADDITIONAL INFORMATION, NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BEFORE PROCEEDING WITH AREA OF REQUIRED WORK.
- ALL AUTOMATIC DOOR OPERATORS SHALL BE EQUIPPED WITH BOTH A "HOLD OPEN" AND "PUSH AND GO" FEATURE. THE "PUSH AND GO" FEATURE SHALL BE PROGRAMMABLE ON AND OFF. COORDINATE PROGRAMMING WITH TENANT'S PROJECT COORDINATOR. DOOR OPERATOR PUSH PLATES SHALL BE HARD WIRED VERSUS BATTERY POWERED.
- WHEN AUTOMATIC DOOR OPERATORS ARE CO-LOCATED WITH ACCESS CONTROLS, ON THE SECURED SIDE OF THE DOOR, THE OPERATOR SHALL BE INTERLOCKED WITH ACCESS THE CONTROL SYSTEM SUCH THAT POWER TO THE OPERATOR WILL NOT BE APPLIED UNLESS THE ACCESS CONTROLS ARE FIRST ACTIVATED. ON THE NON-SECURE SIDE OF THE DOOR, THE OPERATOR SHALL OPEN THE DOOR WHEN ACTIVATED WITHOUT HAVING TO TURN THE DOOR KNOB OR LEVER.
- ALL EXTERIOR DOORS TO MEET STATE OF OREGON ENERGY CODE REQUIREMENTS FOR CLIMATE ZONE 4C. MAX DOOR ASSEMBLY U' FACTOR TO BE EQUAL TO 0.70
- VERIFY LOCATION OF ALL ACCESS CONTROL DOORS W/ OWNER PRIOR TO INSTALLATION OF LOW VOLTAGE WIRING.
- KICK PLATES SHALL BE PROVIDED ON BOTH SIDES OF DOORS WITH AUTOMATIC DOOR OPENERS, AND ON THE PUSH SIDE OF DOORS WITH CLOSERS. DOOR LIGHT PERMITTING, THEY SHOULD BE UP TO A HEIGHT OF 16" FROM THE BOTTOM EDGE OF THE DOOR AND BE CENTERED ACROSS THE WIDTH OF THE DOOR.
- SEE MECHANICAL DRAWINGS FOR DOOR LOUVERS WHERE OCCUR.
- ALL INTERIOR WOOD DOORS TO BE SOLID CORE U.N.O.
- ALL UNISEX RESTROOMS/ FAMILY RESTROOMS/ MOTHERS ROOMS DOORS TO HAVE "OCCUPANCY INDICATOR" HARDWARE.
- PROVIDE ADA OPERATORS @ DOORS - TENANT TO VERIFY LOCATION PRIOR - INSTALL MANUAL UNLOCKING DEVICE 40" TO 48" A.F.F. AND WITHIN 60" OF THE SECURED DOOR. ACCESS CONTROLLED EGRESS DOORS SHALL MEET REQUIREMENTS OF OSSC. 1010.1.4.4

DOOR SCHEDULE:

		DOOR INFORMATION							FRAME			DETAILS			REMARKS
NO.	ROOM NAME	WIDTH	HEIGHT	THICK.	MAT'L.	FINISH	TYPE	GLAZING	TYPE	MAT'L.	GLAZING	SILL	HEAD	JAMB	
FIRST FLOOR															
100	(E) DINING 109	PR 3'-0"	6'-8"	MFR.	MFR.	SC	C	IG-2	1	WD	-	2/A8.1	2/A8.1	3/A8.1	1
103a	(N) BEDROOM 2 103	3'-0"	6'-8"	MFR.	MFR.	WD	A	-	1	WD	-	4/A8.1	4/A8.1	3/A8.1	1
105a	(N) CLOSET 105a	3'-0"	6'-8"	MFR.	MFR.	WD	A	-	1	WD	-	4/A8.1	4/A8.1	3/A8.1	
106	(N) BATHROOM 106	3'-0"	6'-8"	MFR.	MFR.	WD	A	-	1	WD	-	4/A8.1	4/A8.1	3/A8.1	1.3
107	(N) BATHROOM 107	3'-0"	6'-8"	MFR.	MFR.	WD	A	-	1	WD	-	4/A8.1	4/A8.1	3/A8.1	1.3
108a	(E) HALL 108	PR 2'-0"	6'-8"	MFR.	MFR.	WD	A	-	1	WD	-	4/A8.1	4/A8.1	3/A8.1	
111	(N) LAUNDRY 111	3'-0"	6'-8"	MFR.	MFR.	WD	A	-	1	WD	-	4/A8.1	4/A8.1	3/A8.1	
114	(N) OFFICE 114	3'-0"	6'-8"	MFR.	MFR.	SC	B	GL-1	1	WD	-	2/A8.1	2/A8.1	3/A8.1	1

Material/ Finish Abbreviations

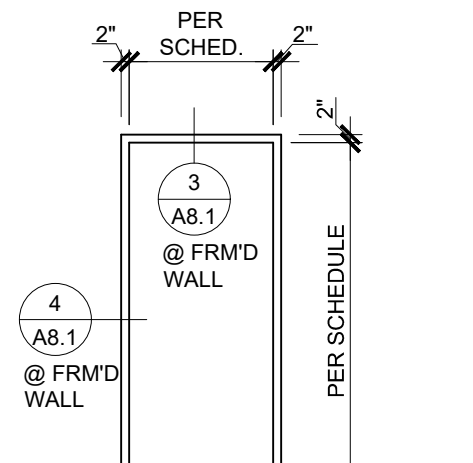
ALUM. = ALUMINUM  
HM. = HOLLOW METAL  
IR = IMPACT RESISTANT  
MFR = MANUFACTURER  
MTL = METAL INSULATED  
SC. = SOLID CORE WOOD DOOR  
STL. = PREFIN. STEEL FRAME  
WD. = WOOD



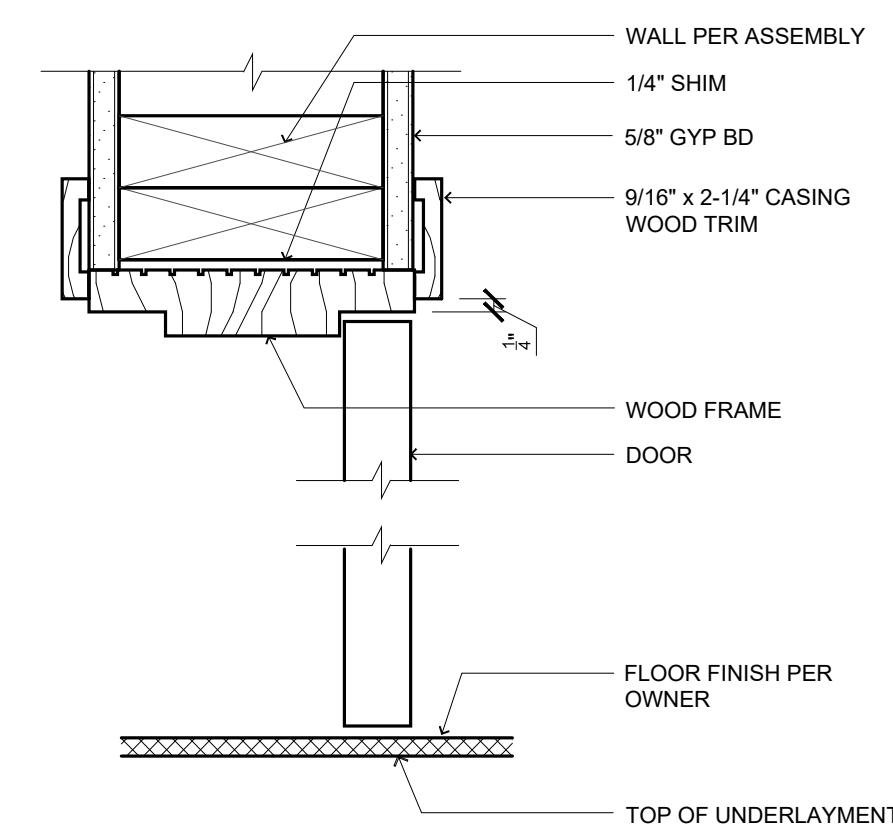
DOOR TYPES:

Remarks

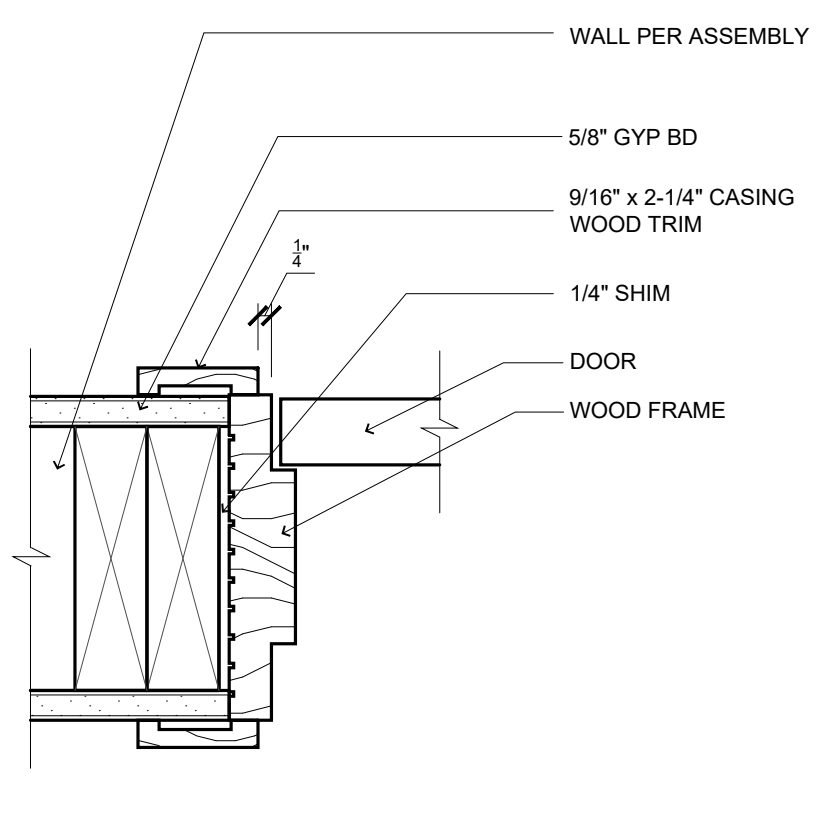
- PROVIDE HARDWARE THAT IS READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT, **PER OSSC SECTION 1008.1.9.**
- NOT USED
- PROVIDE OCCUPANCY INDICATOR INTEGRAL WITH LATCH HARDWARE
- PROVIDE NEW DOOR AND FRAME TO MATCH EXISTING



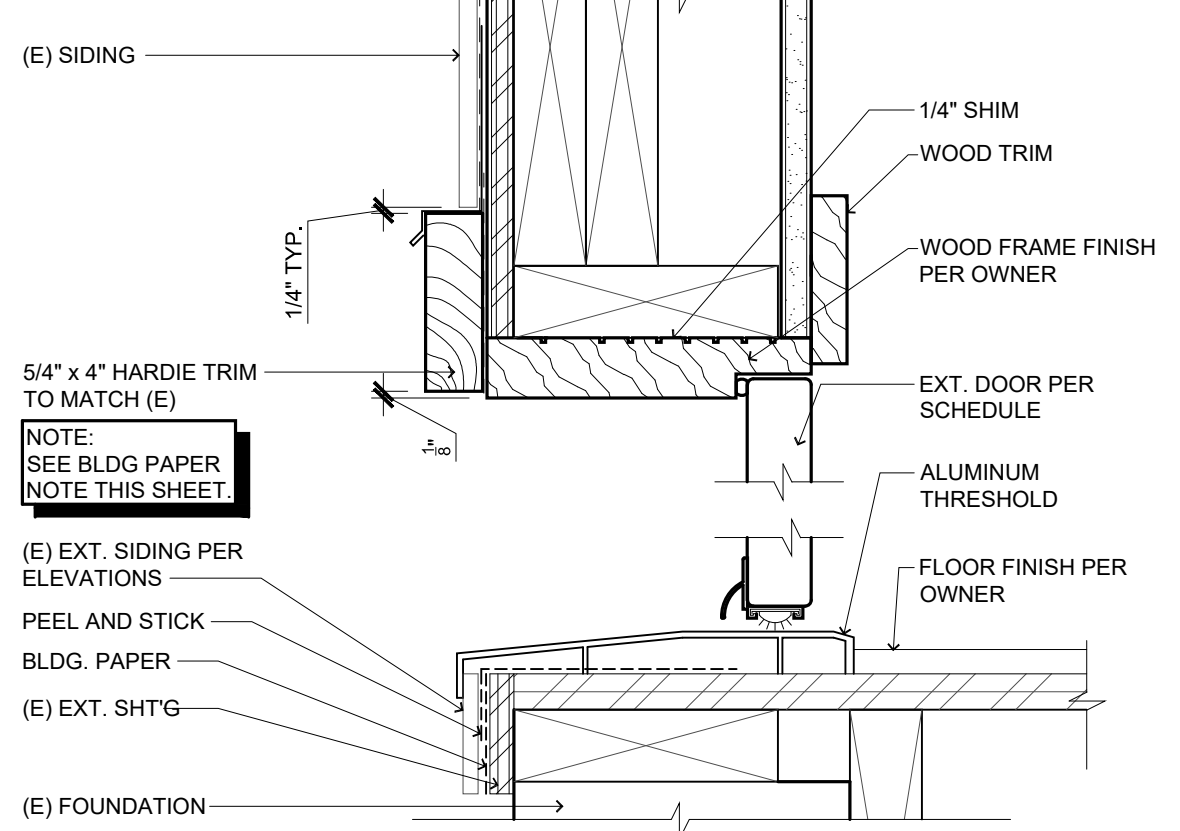
FRAME TYPES:



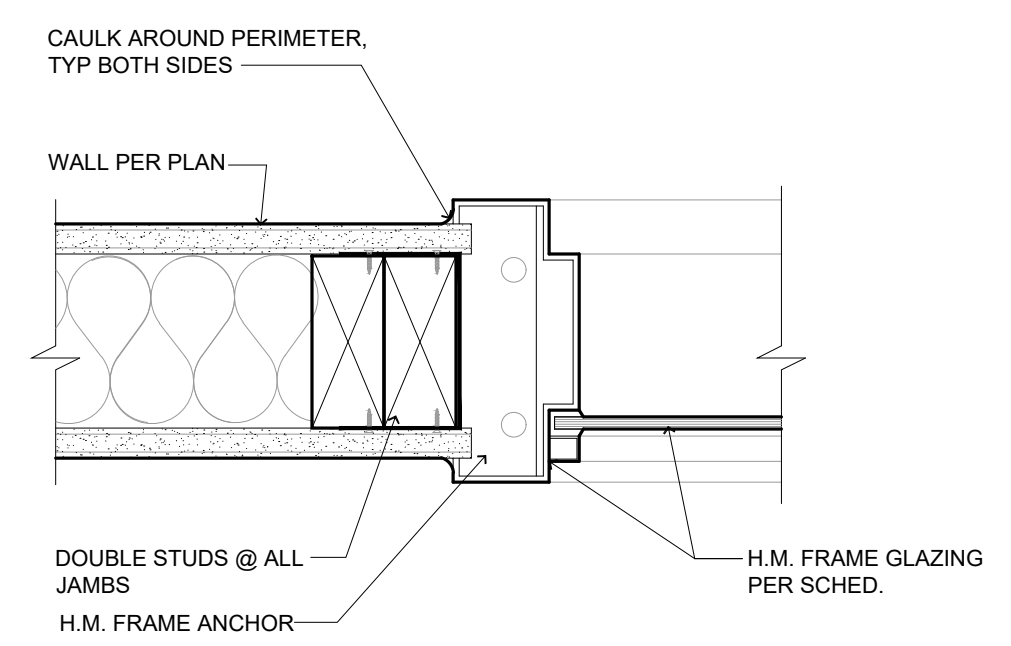
4 DOOR HEAD (WOOD FRAME - JAMB SIM)  
SCALE: 3" = 1'-0"



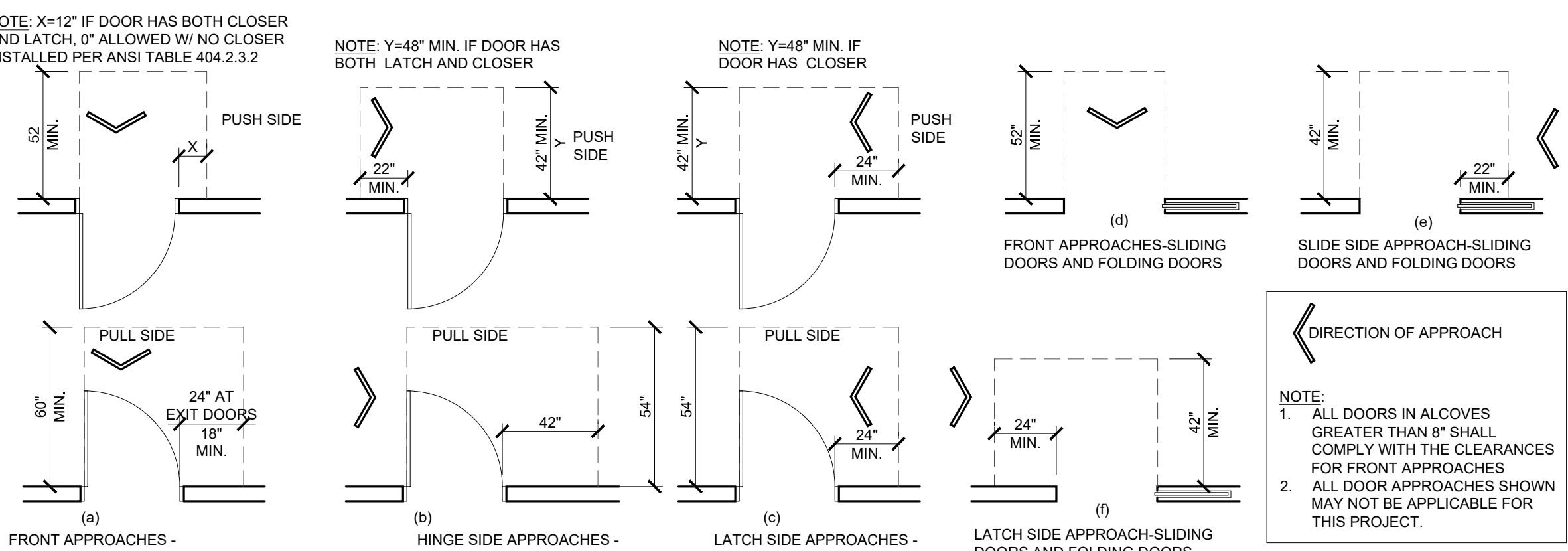
3 DOOR HEAD (WOOD FRAME - JAMB SIM)  
SCALE: 3" = 1'-0"



2 DOOR HEAD / THRESHOLD (EXTERIOR)  
SCALE: 3" = 1'-0"



7 H.M. WINDOW FRAME JAMB DTL. (HEAD SIM.)  
SCALE: 3"=1'-0"



1 MANEUVERING CLEARANCES AT DOORS (MINIMUM ACCESSIBLE FLOOR CLEARANCE)  
SCALE: 1/4" = 1'-0"

5 EXT. VINYL WINDOW (SILL/HEAD SECTION, JAMB PLAN)  
SCALE: 3" = 1'-0"



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ARLID'S HOUSE  
BUILDING REMODEL  
1460 VISTA AVE SE, SALEM, OR.

DOOR &  
WINDOW SCHEDULE  
AND DETAILS

DATE  
3/28/2025

REVISED DATE

SHEET

A8.1

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