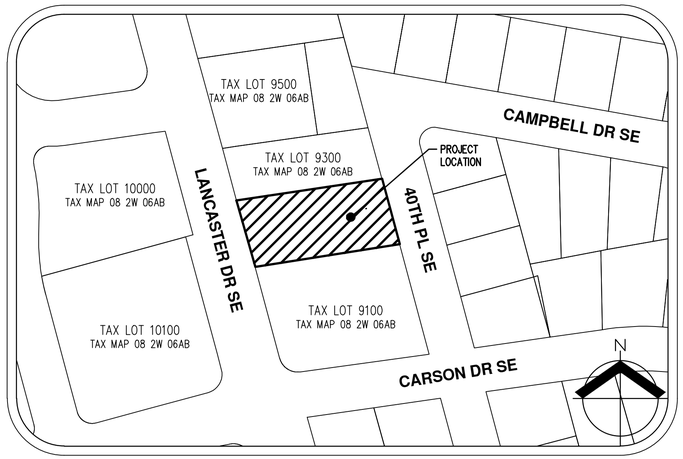
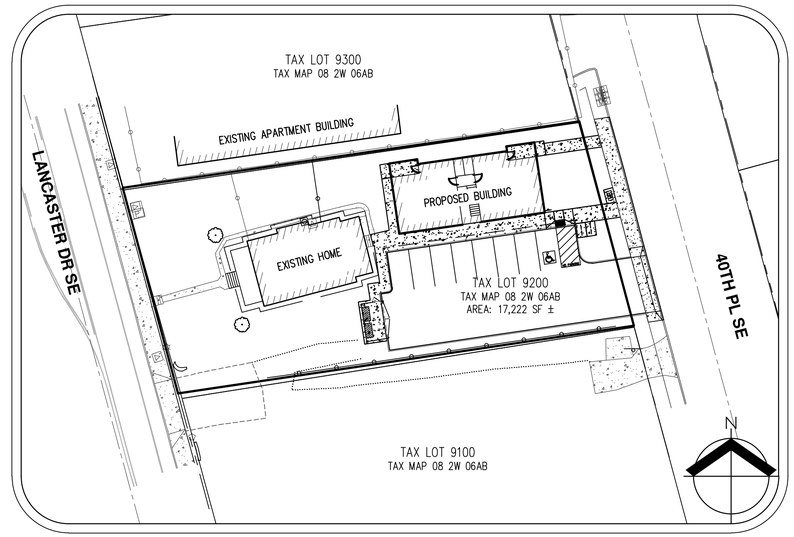
1610 LANCASTER DR SE

PRELIMINARY PLANS - FOR SITE PLAN REVIEW



VICINITY MAP
NOT TO SCALE



SITE MAP
NOT TO SCALE

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
DECIDUOUS TREE			STORM DRAIN CLEAN OUT		
CONIFEROUS TREE			STORM DRAIN CATCH BASIN		
FIRE HYDRANT			STORM DRAIN AREA DRAIN		
WATER BLOWOFF			STORM DRAIN MANHOLE		
WATER METER			GAS METER		
WATER VALVE			GAS VALVE		
DOUBLE CHECK VALVE			GUY WIRE ANCHOR		
AIR RELEASE VALVE			UTILITY POLE		
SANITARY SEWER CLEAN OUT			POWER VAULT	P	P
SANITARY SEWER MANHOLE			POWER JUNCTION BOX		
SIGN			POWER PEDESTAL		
STREET LIGHT			COMMUNICATIONS VAULT	C	C
MAILBOX	MB	MB	COMMUNICATIONS JUNCTION BOX		
			COMMUNICATIONS RISER		

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH	>	>
CURB		
EDGE OF PAVEMENT		
EASEMENT		
FENCE LINE	XXX	
GRAVEL EDGE		
POWER LINE	PWR	PWR
OVERHEAD WIRE	OHW	OHW
COMMUNICATIONS LINE	COM	COM
FIBER OPTIC LINE	CFO	CFO
GAS LINE	GAS	GAS
STORM DRAIN LINE	STM	STM
SANITARY SEWER LINE	SAN	SAN
WATER LINE	WAT	WAT

LAND USE PLANNING / CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE / SURVEYING FIRM
AKS ENGINEERING & FORESTRY, LLC
CONTACT: ZACH PELZ, AICP
3700 RIVER RD N, STE 1
KEIZER, OR 97303
503.400.6028
WWW.AKS-ENG.COM

APPLICANT
GOOD WELL CONSTRUCTION, INC.
2825 FOXHAVEN DR SE
SALEM, OR 97306

BUILDING DESIGNER
GREG LARSON DRAFTING & DESIGN
CONTACT: GREG LARSON
289 E ELLENDALE AVE, STE 602
DALLAS, OR 97338
PH: 503.364.8577

PROPERTY DESCRIPTION:
MARION COUNTY TAX MAP 08 2W 06AB
TAX LOT 9200
CITY OF SALEM, OREGON

ADDRESS:
1610 LANCASTER DR SE
SALEM, OREGON 97317

VERTICAL DATUM
ELEVATIONS ARE BASED ON NGS BENCHMARK QE1456, LOCATED AT 2510 TURNER ROAD SOUTHEAST. ELEVATION = 209.10 FEET (NAVD88) THEN ADJUSTED TO NGVD29 WITH A VERTICON SHIFT OF -3.36 FEET, SETTING THE NGVD29 ELEVATION AT 205.74 FEET.

EXISTING CONDITIONS:
1 SINGLE FAMILY RESIDENTIAL HOME

PROJECT PURPOSE:
CONSTRUCTION OF A NEW 7 UNIT MULTI-FAMILY HOUSING DEVELOPMENT WITH ASSOCIATED PARKING, LANDSCAPING, AND UTILITIES.

CIVIL SHEET INDEX

C001 PRELIMINARY COVER SHEET
C002 EXISTING CONDITIONS PLAN
C100 PRELIMINARY SITE PLAN
C200 PRELIMINARY GRADING AND DRAINAGE PLAN
C300 PRELIMINARY UTILITY PLAN
L100 PRELIMINARY LANDSCAPE PLAN

ARCHITECTURAL SHEET INDEX

A1 ELEVATIONS
A2 1ST & 2ND FLOOR PLAN
A3 FOUNDATION AND ROOF
A4 3RD FLOOR PLAN
A5 SECTIONS

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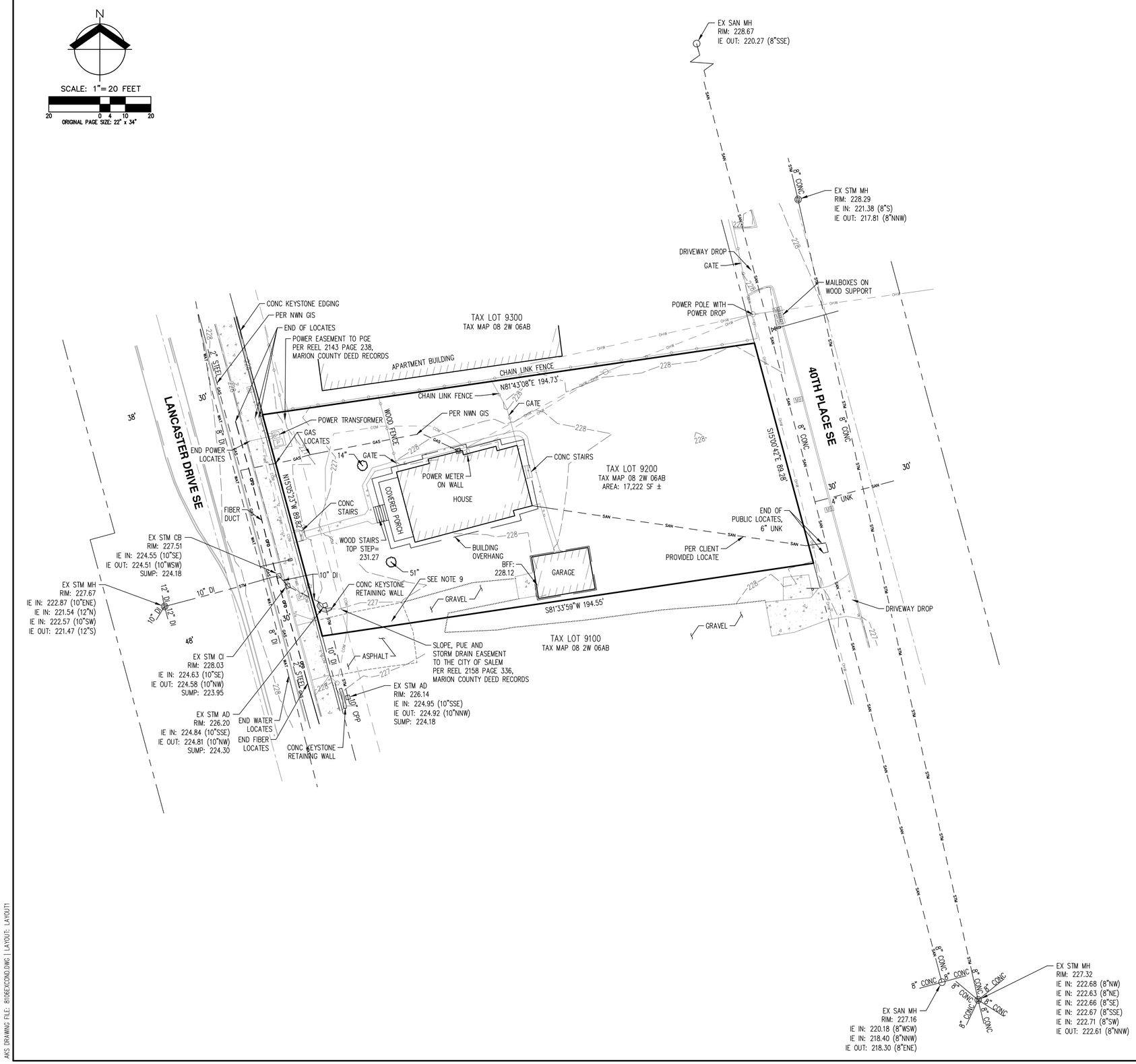
PRELIMINARY COVER SHEET
1610 LANCASTER DR SE
SITE PLAN REVIEW
SALEM, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
RICHARD C. WALKER
EXPIRES: JUNE 30, 2022
PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	8106
DATE:	03/22/2021
DESIGNED BY:	TDR
DRAWN BY:	SLZ/KNU
CHECKED BY:	RCW

C001

AKS DRAWING FILE: 8106 COVER.DWG | LAYOUT: C000



NOTES:

1. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, PROVIDED PER UTILITY LOCATE TICKET NUMBER 20140958. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. FIELD WORK WAS CONDUCTED JUNE 16, 2020.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK QE1456, LOCATED AT 2510 TURNER ROAD SOUTHEAST. ELEVATION = 209.10 FEET (NAVD88) THEN ADJUSTED TO NGVD29 WITH A VERTCON SHIFT OF -3.36 FEET, SETTING THE NGVD29 ELEVATION AT 205.74 FEET.
4. HORIZONTAL DATUM: A LOCAL DATUM PLANE DERIVED FROM STATE PLANE OREGON NORTH 3601 NAD83 (2011) EPOCH 2010.0000 BY MULTIPLYING BY A PROJECT MEAN GROUND COMBINED SCALE FACTOR OF 1.000102782 AT A CENTRAL PROJECT POINT WITH INTERNATIONAL FEET STATE PLANE GRID COORDINATES N: 463382.431 E: 7560187.448 AND A MERIDIAN CONVERGENCE ANGLE OF -1°45'27". STATE PLANE COORDINATES WERE DERIVED FROM GPS OBSERVATIONS USING THE TRIMBLE VRS NOW NETWORK. DISTANCES SHOWN ARE INTERNATIONAL FEET GROUND VALUES.
5. THIS IS NOT A PROPERTY BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY SURVEYOR. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
6. BUILDING FOOTPRINTS ARE MEASURED TO SIDING UNLESS NOTED OTHERWISE. CONTACT SURVEYOR WITH QUESTIONS REGARDING BUILDING TIES.
7. CONTOUR INTERVAL IS 1 FOOT.
8. TREES WITH DIAMETER OF 6" AND GREATER ARE SHOWN. TREE DIAMETERS WERE MEASURED UTILIZING A DIAMETER TAPE AT BREAST HEIGHT. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
9. SHARED DRIVEWAY. NO EASEMENT OF RECORD WAS IDENTIFIED BY AMERITITLE PRELIMINARY TITLE REPORT FILE NUMBER 355199AM DATED JUNE 8, 2020.
10. SUBJECT TO A WATER WELL AND PIPELINE EASEMENT PER VOLUME 565 PAGE 776, MARION COUNTY DEED RECORDS. EXACT LOCATION NOT DISCLOSED. NO WATER LINE OR WELL OBSERVED DURING THE COURSE OF THE SURVEY.

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1610 LANCASTER DRIVE SE

SALEM OREGON
TAX LOT 9200
MARION COUNTY TAX MAP 08 2W 06AB

EXISTING CONDITIONS PLAN

DESIGNED BY:
DRAWN BY: JB
MANAGED BY: JFS
CHECKED BY: NSW
DATE: 06/30/2020

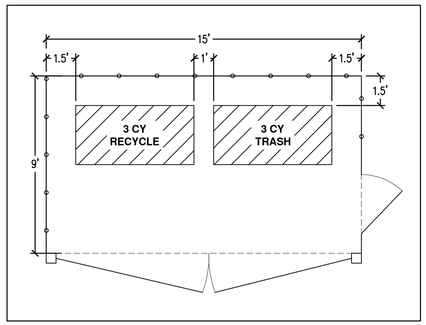
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON JANUARY 9, 2007 CHRIS WHITE 70652LS
RENEWS: 6/30/22

REVISIONS
SEWER REV – 01/05/2021

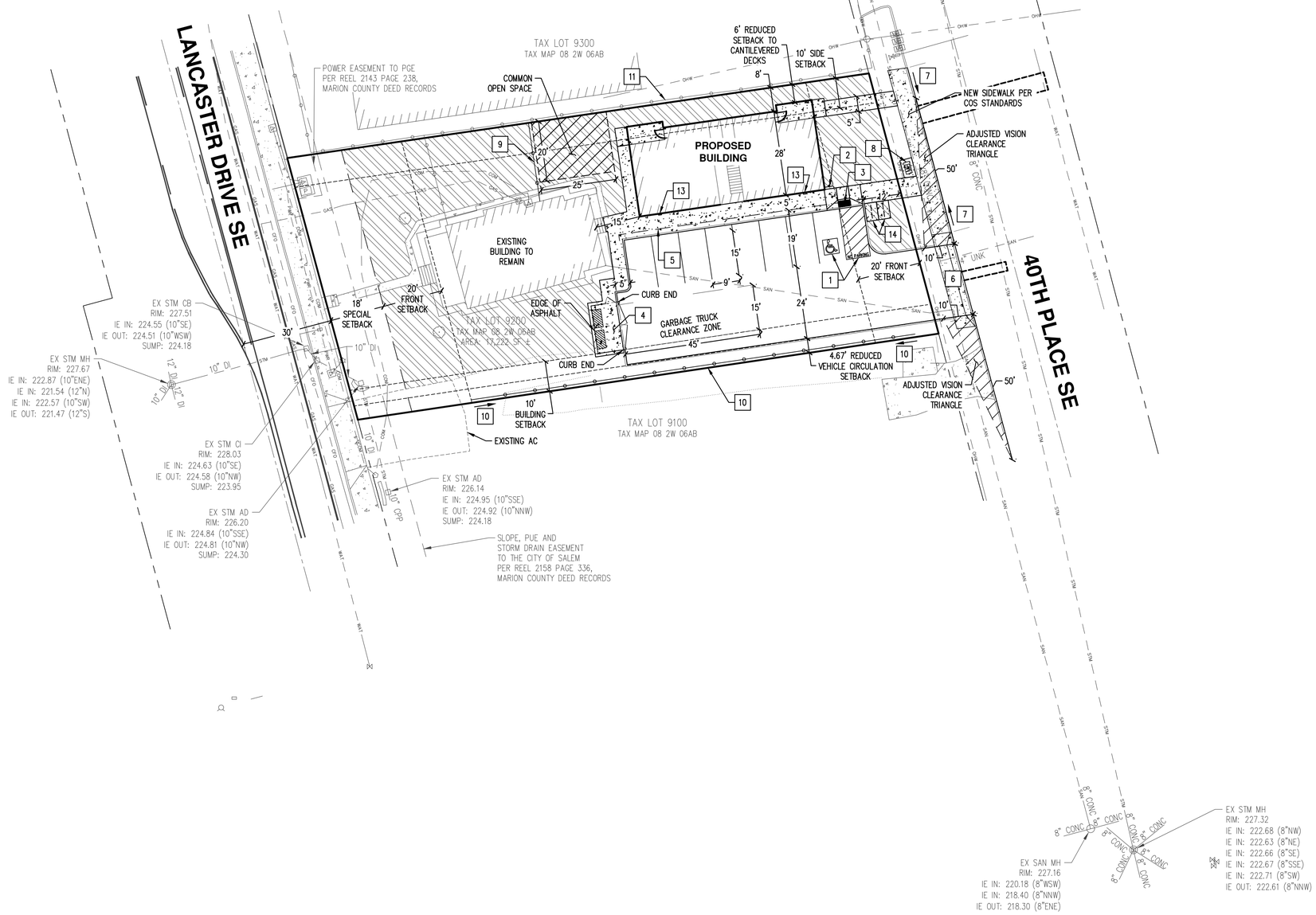
JOB NUMBER
8106

SHEET
C002

AKS DRAWING FILE: 8106EXCOND.DWG | LAYOUT: LAYOUT1



TRASH ENCLOSURE DETAIL
NTS



SITE SUMMARY:

GROSS SITE AREA = 0.40± ACRES (17,222± SF)
ZONE = MULTIPLE FAMILY RESIDENTIAL-II
MINIMUM DENSITY = 12 UNITS/ACRE
MAXIMUM DENSITY = 28 UNITS/ ACRE
PROPOSED DENSITY = 17.5 UNITS/ACRE

BUILDING SUMMARY:

EXISTING BUILDING:
USE = SINGLE FAMILY RESIDENTIAL HOME
GROSS FLOOR AREA = 1,359± SF
HEIGHT = UNKNOWN

PROPOSED BUILDING:
USE = MULTIPLE FAMILY RESIDENTIAL APARTMENT
GROSS FLOOR AREA = 4,428 (1,476 SF/FLOOR)
HEIGHT = 33.5'

LOT COVERAGE SUMMARY:

BUILDING COVERAGE =	3,185± SF
PAVED AREAS (PARKING AND SIDEWALKS) =	5,600± SF
LANDSCAPED AREAS =	8,437± SF
% IMPERVIOUS AREA =	51%
% PERVIOUS AREA =	49%

OPEN SPACE SUMMARY:

COMMON OPEN SPACE REQUIRED =	500 SF WITH 20' MINIMUM DIMENSION
COMMON OPEN SPACE PROVIDED =	500 SF
GROSS OPEN SPACE REQUIRED =	3,445 SF (20% OF GROSS SITE AREA)
GROSS OPEN SPACE PROVIDED =	5,505± SF (31% OF GROSS SITE AREA)

OPEN SPACE LEGEND:

COMMON OPEN SPACE PROVIDED

GROSS OPEN SPACE PROVIDED

PARKING SUMMARY:

OFF-STREET PARKING REQUIRED:
1BR @ 1 SP/UNIT (7 UNITS) = 7 SPACES
TOTAL PARKING REQUIRED = 7 SPACES

OFF-STREET PARKING PROVIDED = 8 SPACES
(INCLUDES 1 ACCESSIBLE STALL
AND 2 COMPACT STALLS)

BICYCLE PARKING REQUIRED = 4 SPACES

BICYCLE PARKING PROVIDED = 4 SPACES

SETBACK SUMMARY:

SPECIAL SETBACK (LANCASTER DRIVE) 48' FROM ℄ =	18'
FRONT SETBACK (LANCASTER DRIVE) =	20'
FRONT SETBACK (40TH PLACE) =	20'
SIDE SETBACKS (NORTH/SOUTH) =	10'

REDUCED SETBACKS:
SIDE SETBACK (NORTH) = 6'
SIDE SETBACK (SOUTH) = 4.67' (VEHICLE CIRCULATION)

KEYED NOTES:

1. ACCESSIBLE STALL AND ACCESSIBLE STRIPING
2. ACCESSIBLE PARKING SIGN
3. PEDESTRIAN CURB RAMP
4. TRASH ENCLOSURE
5. 2' BUMPER OVERHANG
6. COMMERCIAL DRIVEWAY APPROACH PER CITY STANDARDS
7. 6' SIDEWALK PER CITY STANDARDS. CURB TO REMAIN
8. MAILBOX PER USPS REQUIREMENTS
9. 4' CHAIN LINK FENCE
10. 6' SITE OBSCURING FENCE 1' NORTH OF PROPERTY LINE
11. SITE OBSCURING FENCE AT PROPERTY LINE TO REMAIN
12. NOT USED
13. WALL PACK LIGHT WITH SHIELDING PER CITY STANDARDS
14. STAPLE BIKE RACK ON 6' X 8' CONCRETE PAD

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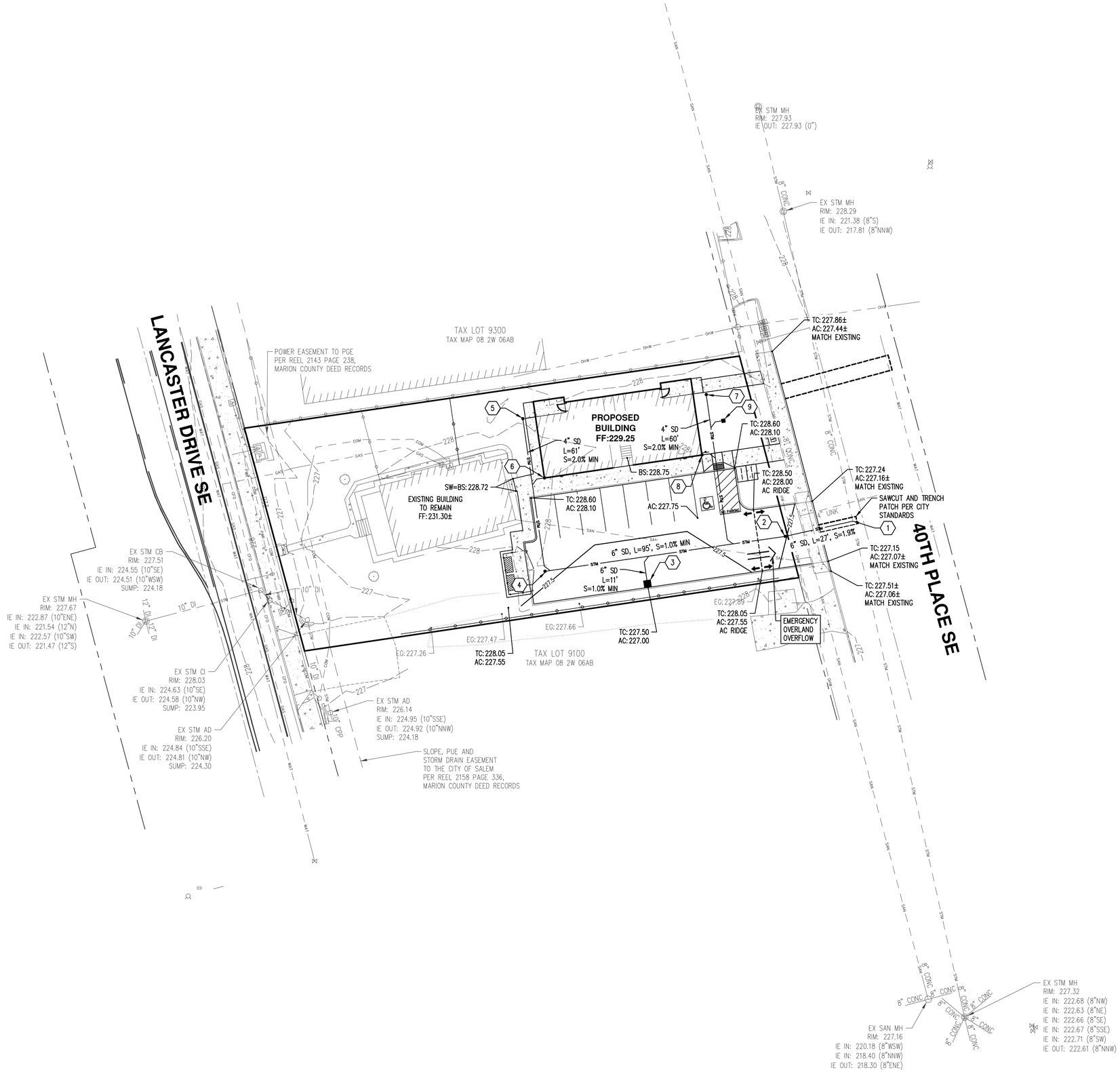
PRELIMINARY SITE PLAN
1610 LANCASTER DR SE
SITE PLAN REVIEW
SALEM, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
RICHARD C. WALKER
PRELIMINARY NOT FOR CONSTRUCTION
EXPIRES: JUNE 30, 2022

JOB NUMBER:	8106
DATE:	03/22/2021
DESIGNED BY:	TDR
DRAWN BY:	SLZ/KNU
CHECKED BY:	RCW

C100

AKS DRAWING FILE: 8106 SP C100.DWG | LAYOUT: C100



STORM DRAIN (SD) KEYED NOTES: (#)

1. CONNECT TO EXISTING 8" SD MAIN WITH NEW 6" LATERAL
   EX. 8" IE: 221.86
2. SD CLEANOUT (CO) AT PROPERTY LINE
   6" IE: 223.34
3. SD CATCH BASIN (CB)
   RIM: 227.00
   6" IE: 224.00
4. SD CO
   6" IE: 224.29
5. 4" STUB FOR ROOF DRAIN DOWNSPOUT WITH CO AT BUILDING
   IE: 225.75
6. 4" STUB FOR ROOF DRAIN DOWNSPOUT WITH CO AT BUILDING
   IE: 225.75, L=6', S=2.0% MIN
7. 4" STUB FOR ROOF DRAIN DOWNSPOUT WITH CO AT BUILDING
   IE: 224.75
8. 4" STUB FOR ROOF DRAIN DOWNSPOUT WITH CO AT BUILDING
   IE: 225.75, L=6', S=2.0% MIN
9. AREA DRAIN WITH 4" SD LATERAL
   RIM: 227.75
   IE: 224.75, L=6', S=2.0% MIN

ABBREVIATIONS:

PROPOSED:

FF: FINISHED FLOOR ELEVATION
AC: ASPHALT CONCRETE ELEVATION
TC: TOP OF CURB ELEVATION
BS: BOTTOM OF STAIR ELEVATION
SW: SIDEWALK ELEVATION

NOTE:

PROPOSED DEVELOPMENT RESULTS IN LESS THAN 10,000 SF OF NEW/REPLACED IMPERVIOUS AREA AND THEREFORE IS NOT CONSIDERED A LARGE PROJECT PER CITY OF SALEM DESIGN STANDARDS AND DOES NOT REQUIRE STORMWATER FLOW CONTROL/DETENTION.

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PRELIMINARY GRADING AND DRAINAGE PLAN
1610 LANCASTER DR SE
SITE PLAN REVIEW
SALEM, OREGON

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 2021
RICHARD C. WALKER
EXPIRES: JUNE 30, 2022

PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	8106
DATE:	03/22/2021
DESIGNED BY:	TDR
DRAWN BY:	SLZ/KNU
CHECKED BY:	RCW

C200

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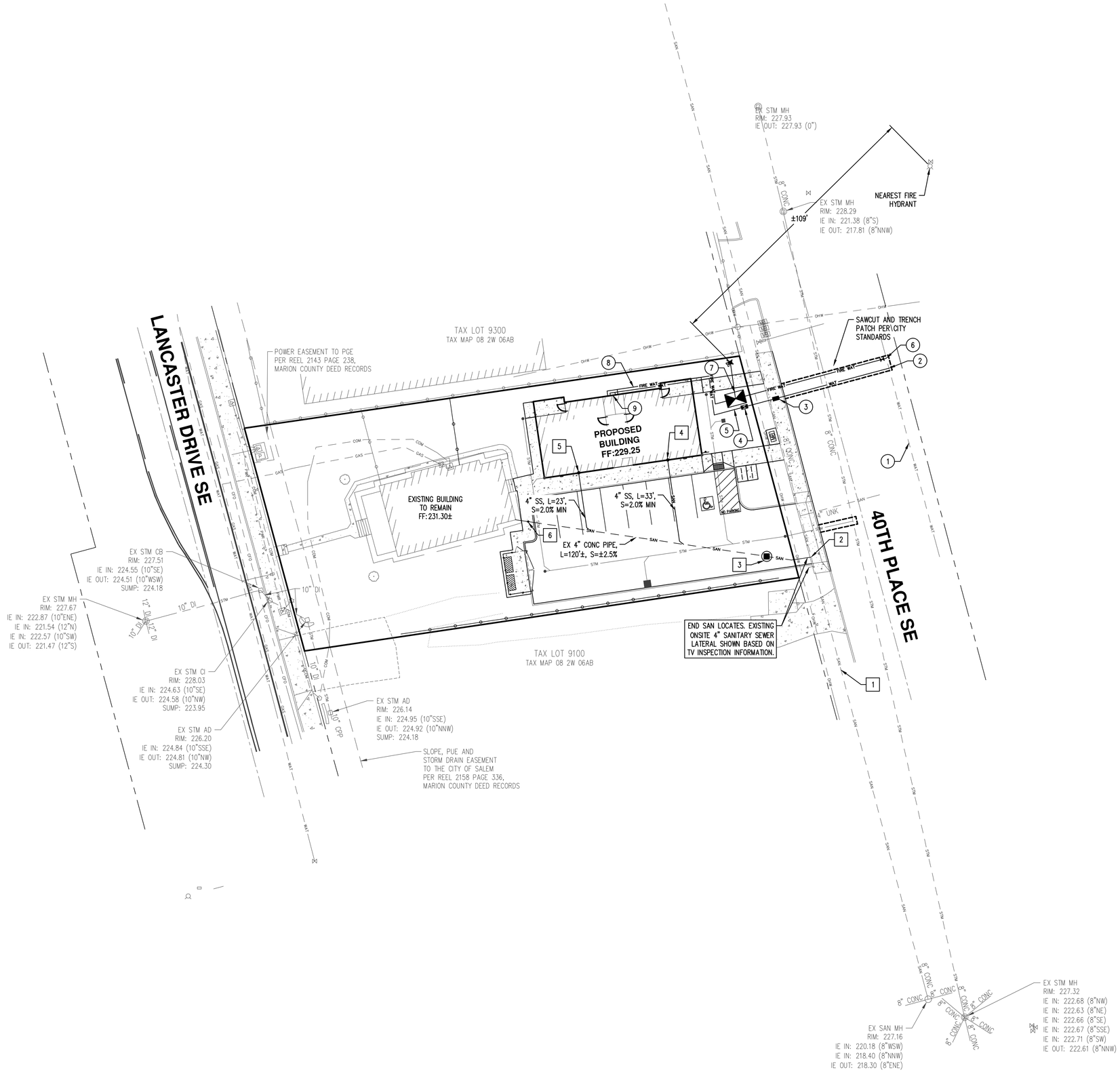

WATER AND FIRE KEYED NOTES: (#)

1. EXISTING 6" DI PUBLIC WATER MAIN PER CITY AS-BUILT INFORMATION
2. 2" DOMESTIC WATER SERVICE
3. 1.5" WATER METER
4. 2" DOUBLE CHECK ASSEMBLY
5. 2" DOMESTIC WATER SERVICE TO BUILDING
6. NEW FIRE SERVICE
7. DOUBLE CHECK DETECTOR ASSEMBLY WITH FDC
8. FIRE SERVICE TO BUILDING
9. DOMESTIC WATER AND FIRE SERVICE CONNECTION AT BUILDING.

SANITARY SEWER (SS) KEYED NOTES: [#]

1. EXISTING 8" CONC. PUBLIC SS MAIN
2. 4" SEWER LATERAL CONNECTION AT MAIN
   8" IE: 219.12±
3. MONITORING MANHOLE PER CITY STANDARDS
4. 4" SS LATERAL WITH CO AT BUILDING
   IE: 224.25
5. 4" SS LATERAL WITH CO AT BUILDING
   IE: 224.25
6. NEW CO OVER EXISTING 4" SANITARY SEWER SERVICE
   EXISTING IE: 222±

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PRELIMINARY UTILITY PLAN
1610 LANCASTER DR SE
SITE PLAN REVIEW
SALEM, OREGON

PRELIMINARY NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 14, 2021
RICHARD C. WALKER
EXPIRES: JUNE 30, 2022

N

SCALE: 1"=20 FEET
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ORIGINAL PAGE SIZE: 22" x 34"

JOB NUMBER:	8106
DATE:	03/22/2021
DESIGNED BY:	TDR
DRAWN BY:	SLZ/KNU
CHECKED BY:	RCW

C300

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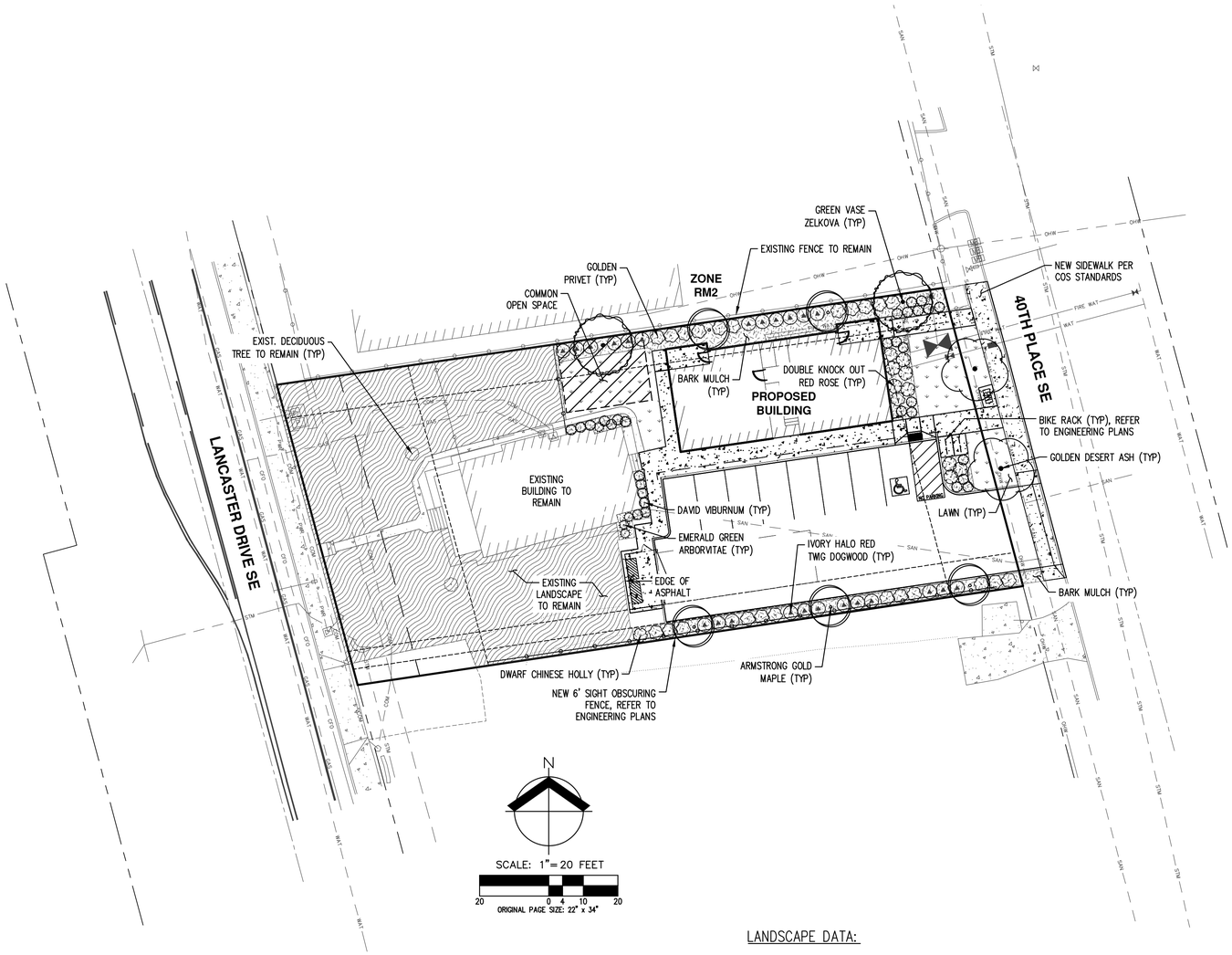

PRELIMINARY PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	ESTIMATE SIZE AT 5 YR. MATURITY
	5	ACER RUBRUM 'ARMSTRONG GOLD'	ARMSTRONG GOLD MAPLE	1.5" MIN. CAL. B&B	AS SHOWN	15'–20' HT.
	2	FRAXINUS EXCELSIOR 'AUREAFOLIA' TM	GOLDEN DESERT ASH	1.5" CAL. B&B	AS SHOWN	12'–18' HT.
	2	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	1.5" CAL. B&B	AS SHOWN	15'–20' HT.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE/CONTAINER	SPACING	ESTIMATE SIZE AT 5 YR. MATURITY
	24	CORNUS ALBA 'IVORY HALO' TM	IVORY HALO RED TWIG DOGWOOD	3 GAL CONT.	48" o.c.	48"–60" WIDE
	3	ILEX CORNUTA 'ROTUNDA'	DWARF CHINESE HOLLY	3 GAL CONT.	48" o.c.	48"–60" WIDE
	23	LIGUSTRUM VICARYI 'LODENSE'	GOLDEN PRIVET	3 GAL CONT.	48" o.c.	36"–48" WIDE
	8	ROSA X 'RADTKO'	DOUBLE KNOCK OUT RED ROSE	3 GAL CONT.	48" o.c.	36"–48" WIDE
	4	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4' HT. B&B	36" o.c.	30"–36" WIDE
	30	VIBURNUM DAVIDII	DAVID VIBURNUM	3 GAL CONT.	36" o.c.	36"–48" WIDE

GROUND COVERS	QTY	DESCRIPTION
		BARK MULCH DARK HEMLOCK/FIR, MEDIUM GRIND OR SHREDDED — 3" DEEP
	±5,454 SF	EXISTING LANDSCAPE TO REMAIN
	±1,230 SF	LAWN

TOTAL SITE PLANT UNITS				
PLANT MATERIAL	PU VALUE	QTY PROPOSED	TOTAL PU	PROPOSED PU
1.5" CAL. SHADE TREES	10 PU	9	90 PU	TREE PU: 90
6' CONIFER	5 PU	0	0 PU	
3G LARGE SHRUB	2 PU	92	184 PU	SHRUB PU: 318
1G SMALL SHRUB	1 PU	0	0 PU	
LAWN/GROUNDCOVER	1 PU/50 SF	6,684 SF	134 PU	

LANDSCAPE DATA:

GROSS SITE AREA: ±17,222 SF
TOTAL LANDSCAPE AREA WITHIN PROJECT LIMITS: ±8,569 SF (50%)
COMMON OPEN SPACE REQUIRED (INCLUDING SETBACKS AREAS): ±3,445 SF (20% OF GROSS SITE AREA)
COMMON OPEN SPACE PROVIDED: ±5,245 SF (30% OF GROSS SITE AREA)
REQUIRED P.U. (1 P.U. PER 20 SF OF 1,772 SF QUALIFYING LANDSCAPED AREA): 89 P.U.
PROPOSED P.U. IN QUALIFYING LANDSCAPE AREA: 145 P.U.

NUMBER OF PARKING SPACES: 8 STALLS
NUMBER OF PARKING LOT TREES PROPOSED: 3 TREES

MINIMUM INTERIOR PARKING LOT AREA REQUIRED: ±240 S.F. (5%)
PROPOSED PARKING LOT LANDSCAPING AREA: ±560 SF (12%)

PRELIMINARY LANDSCAPE NOTES

1. PLANTS AND LANDSCAPING ARE PRELIMINARY AND SHOWN TO PORTRAY THE CHARACTER OF THE SITE. PLAN REVISIONS INCLUDING CHANGES TO PLANT SPECIES, SIZES, SPACING, QUANTITIES, ETC., DUE TO PLANT AVAILABILITY OR UNFORESEEN SITE CONDITIONS MAY BE APPROVED PRIOR TO INSTALLATION WHERE ALLOWED BY THE CITY OF SALEM'S DESIGN STANDARDS.
2. ALL LANDCAPING SHALL CONFORM TO THE CITY OF SALEM'S LANDSCAPE DESIGN STANDARDS AND TO THE AMERICAN STANDARDS FOR NURSERY STOCK (ASNI Z60.1, CURRENT EDITION) IN ALL WAYS; PLANT MATERIAL SHALL BE, UPON INSTALLATION, VIGOROUS AND WELL–BRANCHED, WITH HEALTHY AND WELL–FURNISHED ROOT SYSTEMS, FREE OF DISEASES, INSECT PESTS, AND INJURIES. PLANT IN ACCORDANCE WITH RECOGNIZED BEST PRACTICE INDUSTRY STANDARDS, SUCH AS THOSE ADOPTED BY THE OREGON LANDSCAPE CONTRACTOR'S BOARD (OLCB) AND THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION. FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID CONFLICTS WITH UTILITIES, BUILDING OVERHANGS, ETC.
3. DOUBLE STAKE ALL TREES UNLESS OTHERWISE SPECIFIED. TREES SHALL BE PLANTED NO CLOSER THAN 3' O.C. FROM SIDEWALKS, CURBING OR OTHER HARDSCAPING.
4. ALL LANDSCAPING SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE CITY OF SALEM DUE TO INCLEMENT WEATHER OR TEMPORARY SITE CONDITIONS.
5. PLANTING AND INSTALLATION OF ALL REQUIRED LANDSCAPING SHALL BE INSPECTED AND APPROVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE APPROVED BY THE CITY OF SALEM.
6. EVERY EFFORT SHALL BE MADE TO PROTECT EXISTING VEGETATION TO REMAIN DURING SITE CONSTRUCTION.
7. A PERMANENT UNDERGROUND OR DRIP IRRIGATION SYSTEM WITH A BACKFLOW DEVICE APPROVED BY THE CITY OF SALEM, SHALL BE PROVIDED FOR ALL NEW AND IMPROVED LANDSCAPED AREAS WITHIN THE PROJECT WORK AREA FOR THE ESTABLISHMENT AND LONG–TERM HEALTH OF PLANT MATERIAL. THE IRRIGATION SYSTEM SHALL BE 'DESIGN–BUILD' BY THE LANDSCAPE CONTRACTOR, USING CURRENT WATER–SAVING TECHNOLOGY, AND INCLUDE ALL MATERIALS, COMPONENTS, CITY APPROVED BACKFLOW OR ANTI–SIPHON DEVICES, VALVES, ETC., NECESSARY FOR THE COMPLETE AND EFFICIENT COVERAGE OF ALL NEW AND IMPROVED LANDSCAPE AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OWNER FOR POINT–OF–CONNECTION (POC), SLEEVING LOCATION, AND MAINLINE LAYOUT PRIOR TO ANY PAVING REPAIR OR STRIPING. CONTRACTOR SHALL PROVIDE THE CITY OF SALEM WITH AN IRRIGATION PLAN INCLUDING ZONING AND COMPONENT LAYOUT FOR APPROVAL PRIOR TO INSTALLATION AS A DEFERRED SUBMITTAL.
8. THE OWNER AND TENANTS SHALL BE JOINTLY RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE MATERIAL IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE IN KEEPING WITH CURRENT INDUSTRY STANDARDS. UNHEALTHY OR DEAD PLANT MATERIALS SHALL BE REPLACED IN CONFORMANCE TO THE REQUIREMENTS OF THE ORIGINALLY APPROVED LANDSCAPE PLAN.
9. MULCH: APPLY 3" DEEP WELL–AGED DARK HEMLOCK OR FIR, MEDIUM GRIND, UNDER AND AROUND ALL PLANTS IN PLANTING BEDS.

LANDSCAPE IRRIGATION TO BE A DEFERRED SUBMITTAL

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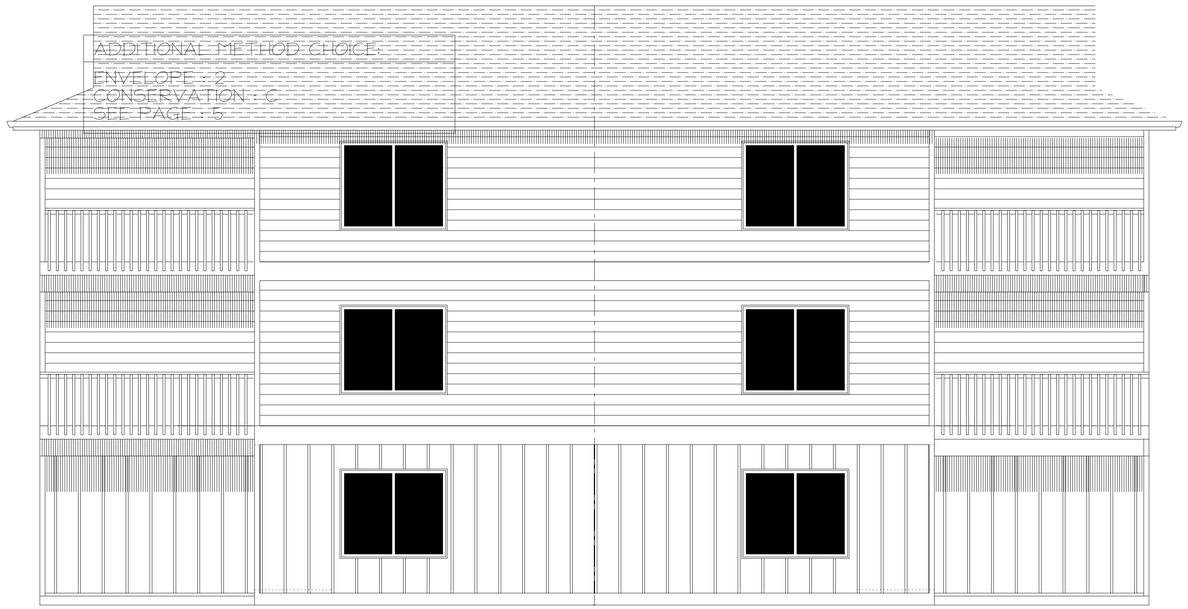
PRELIMINARY LANDSCAPE PLAN
1610 LANCASTER DR SE
SITE PLAN REVIEW
SALEM, OREGON

REGISTERED LANDSCAPE ARCHITECT
OREGON
PRELIMINARY NOT FOR CONSTRUCTION

JOB NUMBER:	8106
DATE:	03/22/2021
DESIGNED BY:	NKP
DRAWN BY:	NKP
CHECKED BY:	KAH

L100

AKS DRAWING FILE: 8106 PRELIM LNDSCP.DWG | LAYOUT: L100



NORTH ELEVATION

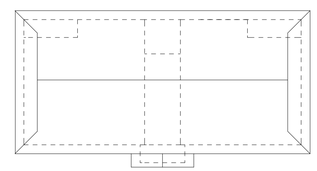
40TH PL ELEVATION

1ST LEVEL : 708 SQ FT
2ND LEVEL : 708 SQ FT
3RD LEVEL : 708 SQ FT
TOTAL LIVING AREA :

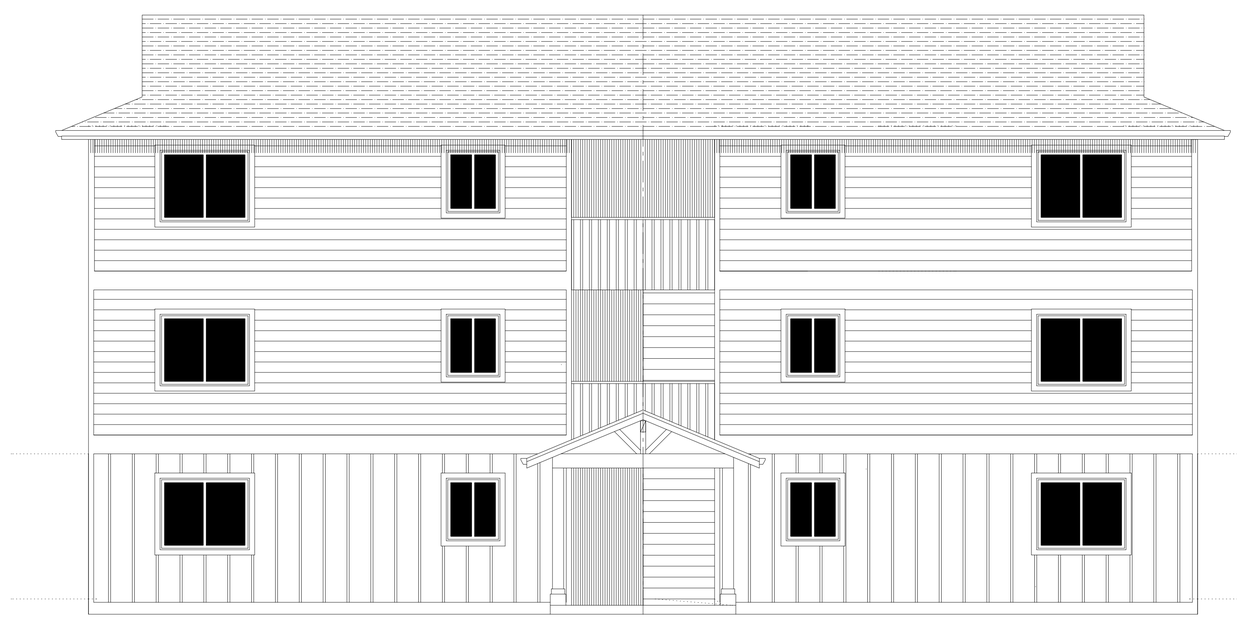
2017 Oregon Residential Specialty Code

EXPOSURE : B
BASIC WIND SPEED : 120 MPH (UWS)
SEISMIC DESIGN CATEGORY : D1

LATERAL DESIGN STANDARDS



WEST ELEVATION



SOUTH ELEVATION

1/4"=1'0"

REVISION	BY

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GOOD WELL CONSTRUCTION INC.
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Jordan Schweiger
503-375-6205
CCB# 215065

ELEVATIONS

RESIDENCE FOR :
ADDRESS : 1610 LANCASTER SE
CITY, STATE : SALEM, OR

DRAWN BY GLL
CHECKED BY
DATE 10-27-20
SCALE 1/4" = 1'-0"
JOB NO S-708-3
SHEET : 1 OF : 5

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EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

R314.3 Location. Smoke alarms shall be installed in the following locations:

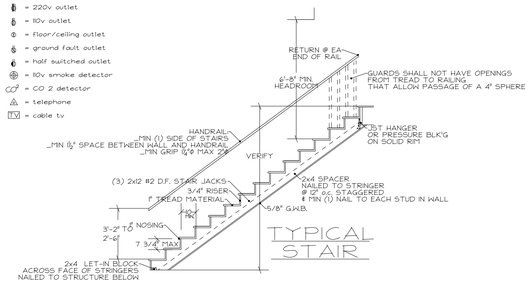
1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

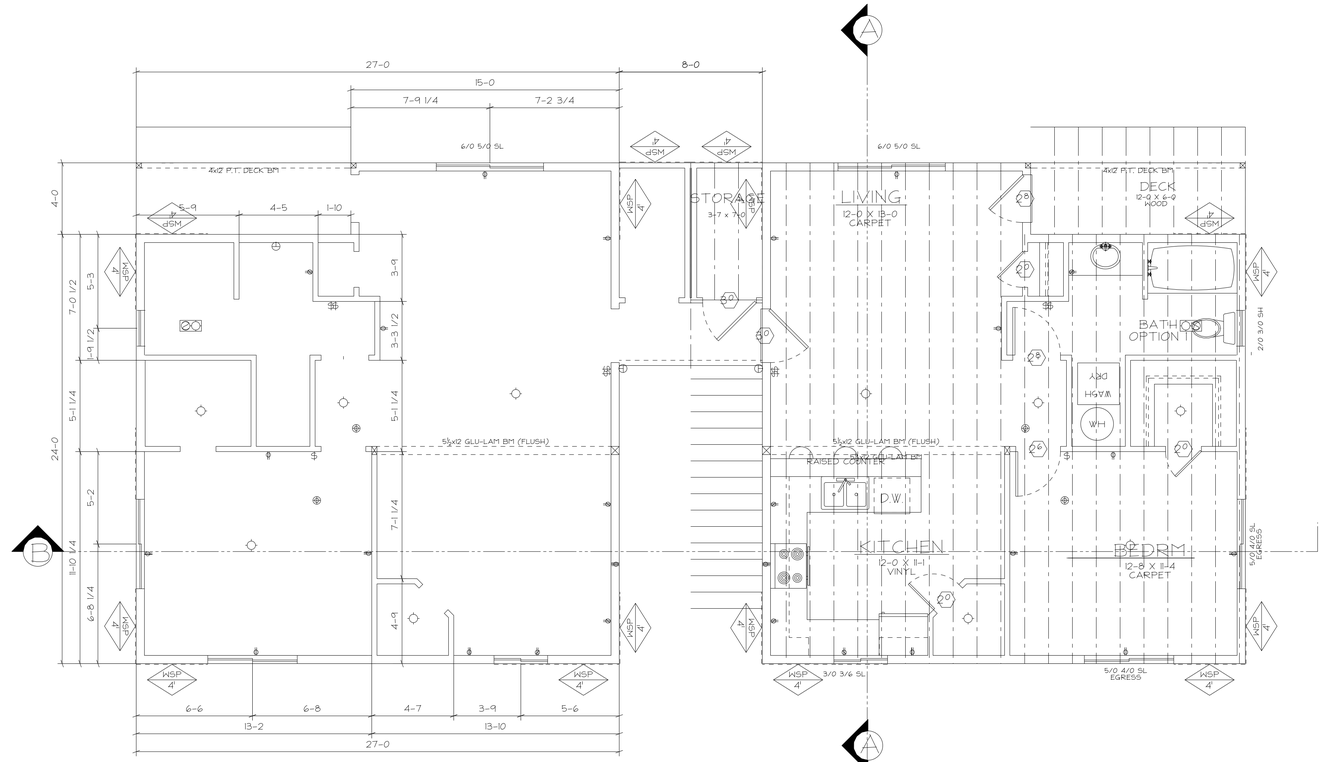
When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

Required smoke alarms shall not be located within kitchens garages, or in other spaces where temperatures can fall below 40(_). Ionization smoke alarms shall not be located closer than 3 feet (914 mm) horizontally from the following:
1. The door to a kitchen;
2. The door to a bathroom containing a tub or shower:
3. The supply registers of a forced air heating or cooling system, outside the airflow from those registers.
smoke A alarm installed within 20 feet (60% mm) (direct path) of a cooking appliance shall be a photoelectric-type linear smoke alarm or the alarm shall have an approved alarm silencing means.

R315.2 Installation Location. Carbon monoxide alarms shall be located in each bedroom or within 15 feet (4572mm) outside of each bedroom door. Bedrooms on separate floor levels in a structure consisting of two or more stories shall have separate carbon monoxide alarms serving each story.

$ = switch
$3 = three-way switch
$4 = four-way switch
= ceiling light
= recessed light
= wall hung light
= wall hung flood light
= exhaust fan
= 220v outlet
= 110v outlet
= floor/ceiling outlet
= ground fault outlet
= half switched outlet
= 110v smoke detector
CO2 = CO 2 detector
= telephone
TV = cable tv

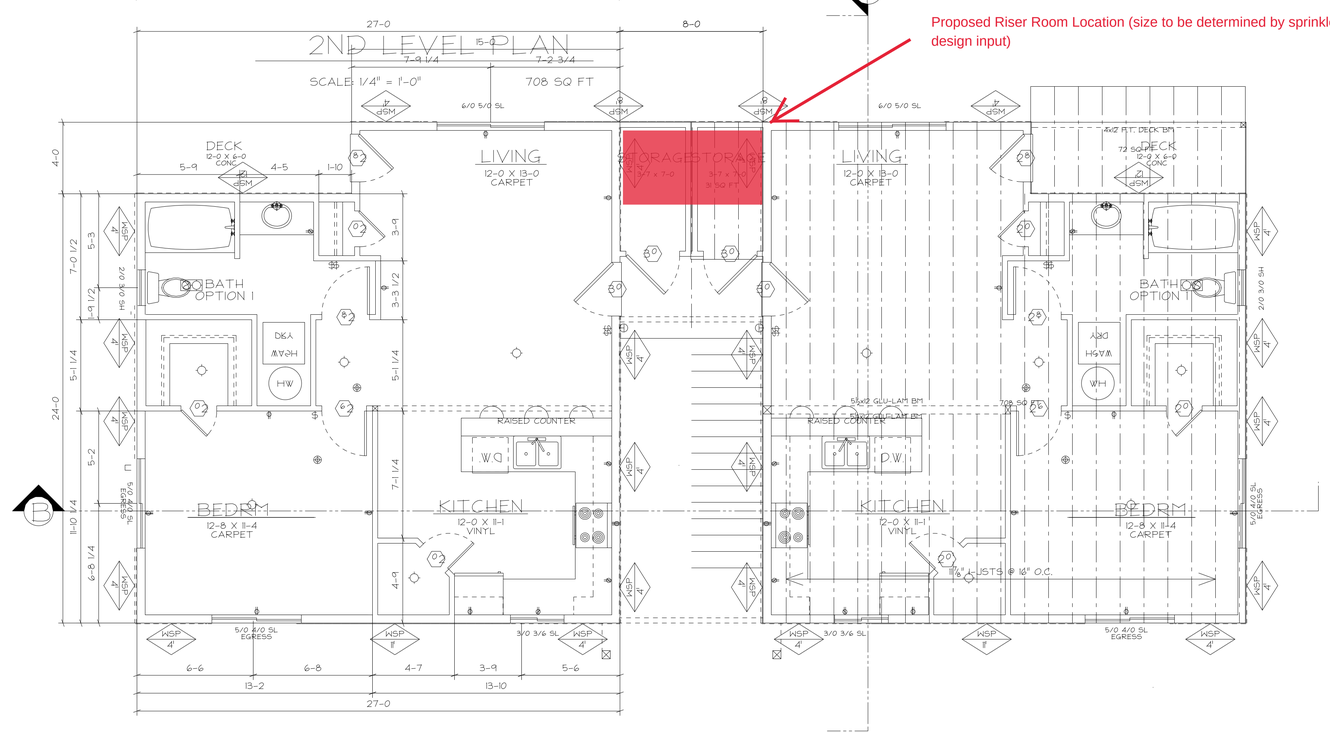




2ND LEVEL PLAN

SCALE: 1/4" = 1'-0" 708 SQ FT

Proposed Riser Room Location (size to be determined by sprinkler system design input)



MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0" 708 SQ FT

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GOOD WELL CONSTRUCTION INC.
***
Jordan Schweiger
503-375-6205
CCB# 215065

1st & 2nd FLOOR PLAN

RESIDENCE FOR :
ADDRESS : 1610 LANCASTER SE
CITY, STATE : SALEM, OR

DRAWN BY: GL
CHECKED BY:
DATE: 07-09-20
SCALE: 1/4" = 1'-0"
JOB NO: Q0998-2

SHEET : 2
OF : 5

FOUNDATION SPECS:

MIN. FOOTINGS FOR 1500 PSF SOIL BEARING STRENGTH=
6X12" FOR (1) FLOOR;
7X15" FOR (2) FLOORS;
8X18" FOR (3) FLOORS;
FOOTING SHALL EXTEND NOT LESS THAN 12" BELOW THE NATURAL FINISH GRADE.

PROVIDE KEYWAY, #4 DOWELS @ 4' O.C. OR POUR FOOTING MONOLITHICALLY WITH STEM WALLS.

MIN CONC. STEM WALL FOR 1-STORY = 6",
SUPPORTING 2 FLOORS = 8",
SUPPORTING 3 FLOORS = 10".

BEAM POCKETS 4" DEEP REQUIRE 1/2" AIR SPACE & 55# FELT

FOOTINGS FOR BRICK VENEER TO EXTEND 10" MIN FROM FACE OF STEM

CONCRETE TO BE 3000 PSI MIN.
REBAR SHALL BE ASTM A615, GRADE 60 (fy=60000psi)

CHECK FLOOR PLAN FOR LOCATION OF BRACE PANELS.
ALL BRACE LINES REQUIRE 3"x3"x0.229" ℄ WASHERS.

R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), the final grade shall slope away from the foundation at a minimum slope of 5 percent and the water shall be directed to drains or swales or other means shall be provided to ensure drainage away from the structure. Swales shall be sloped a minimum of 2 percent when located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

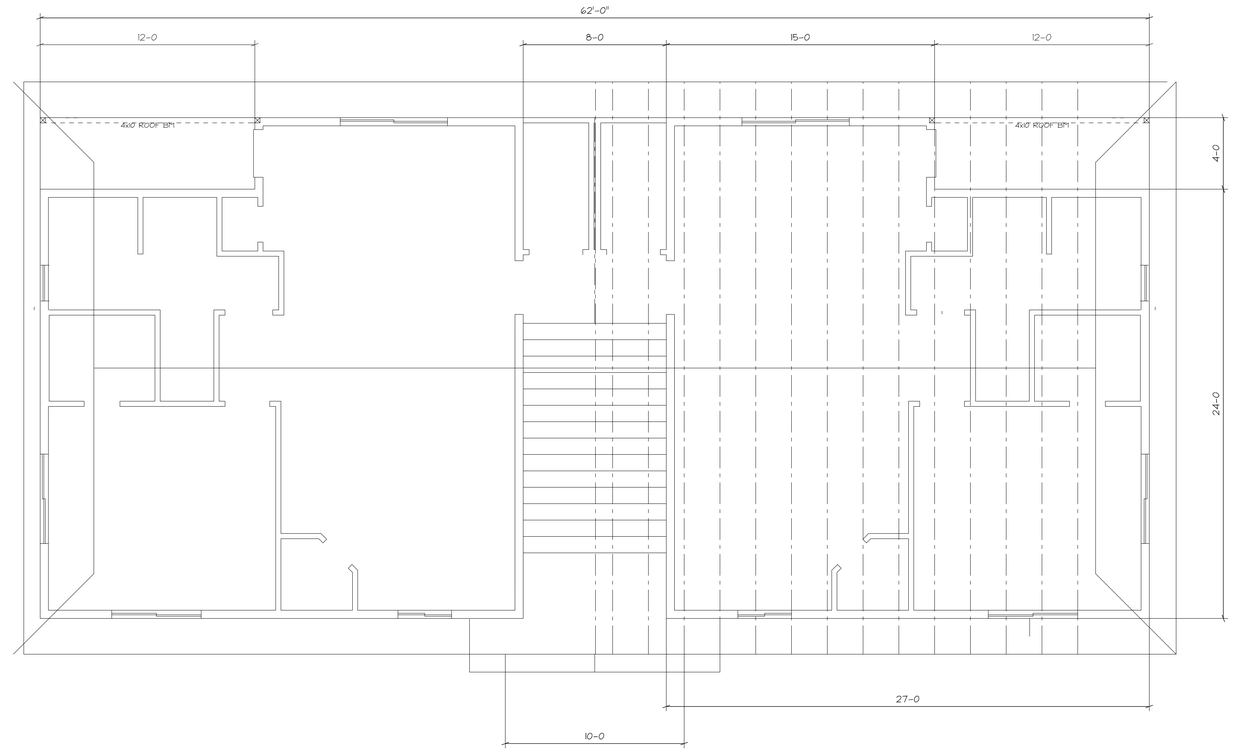
N1104.9.2 Ground cover. A ground cover shall be installed in the crawl space for both new and existing buildings when insulation is installed. Ground cover shall be 6-mil. (0.15mm) black polyethylene or other approved material of equivalent perm rating. Ground cover shall be lapped 12 inches (305 mm) at all joints and cover the entire surface area extending full width and length of the crawl space and turn 12 inches (305 mm) up the foundation wall. Ground cover of 6-mil. (0.15mm) polyethylene or an approved equal (that is durable) shall be installed on the ground beneath concrete floor slabs located in conditioned spaces.

R403.1.3 Footing and stem wall reinforcing in Seismic Design Categories DI and D2. Concrete footings located in Seismic Design Categories DI and D2, as established in Table R301.2(1), shall have minimum reinforcement in accordance with this section and Figure R403.1.3. Reinforcement shall be installed with support and cover in accordance with Section R403.1.3.5.

R403.1.3.1 Concrete stem wall with concrete footings. In Seismic Design Categories DI and D2 where a construction joint is created between a concrete footing and a concrete stem wall, a minimum of one No. 4 vertical bar shall be installed at not more than 4 feet on center. A vertical bar shall have a standard hook and extend to the bottom of the footing and shall have support and cover as specified in Section R403.1.3.5.3 and extend a minimum of 14 inches into the stem wall. Standard hooks nshal comply with Section R608.5.4.5. A minimum of one No. 4 horizontal bar shall be installed within 12 inches of the top of the stem wall and one No. 4 horizontal bar shall be located 3 to 4 inches from the bottom of the footing.

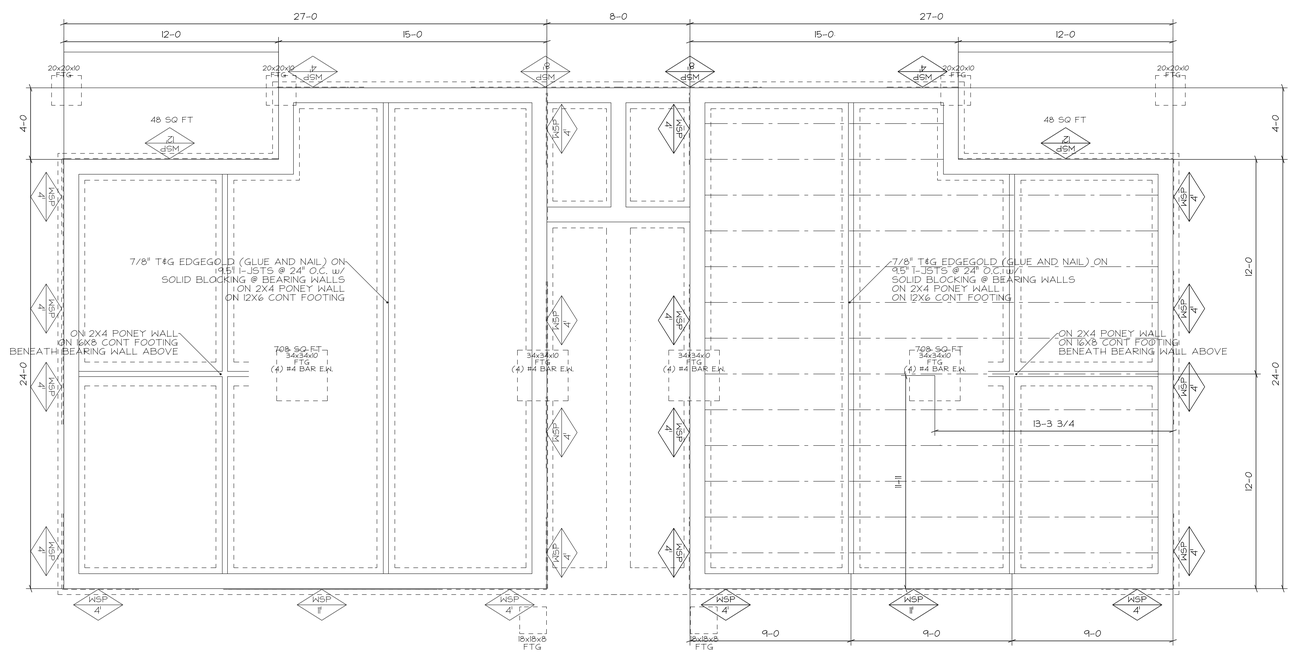
R403.1.5 Minimum depth. All exterior footings shall be placed at least 12 inches (305mm) below the finished grade on undisturbed ground surface. Where applicable, the depth of footings shall also conform to Sections R403.1.5.1 through R403.1.5.2.

R403.1.6 Foundation anchorage. Wood sill plates and wood walls supported directly on continuous foundations shall be anchored to the foundation in accordance with this section.
Wood sole plate at exterior walls on monolithic slabs, wood sill plate of braced wall panels at building interiors on monolithic slabs and all wood sill plates shall be anchored to the foundation with minimum 1/2 inch diameter anchor bolts spaced a maximum of 6 feet (1829 mm) on center, or approved anchors or anchor straps spaced as required to provide equivalent anchorage to 1/2 inch diameter anchor bolts. Bolts shall extend a minimum of 7 inches into concrete or grouted cells of concrete masonry units. The bolts shall be located in the middle third of the width of the plate. A nut and washer shall be tightened on each anchor bolt. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section. Interior In Seismic Design Categories DI and D2 ,anchor bolts shall be spaced at 6 feet (1829 mm) on center and located within 12 inches (305mm) of the ends of each plate section at interior braced wall lines when required by Section R602.10.9 to be supported on a continuous foundation. Bolts shall be at least 1/2 inch (13mm) in diameter and shall extend a minimum of 7 inches (178 mm) into masonry or concrete. Interior bearing wall sole plates on monolithic slab foundation that are not part of a braced wall panel shall be positively anchored with approved fasteners. A nut and washer shall be tightened on each bolt of the plate. Sills and sole plates shall be protected against decay where required by Section R317.



ROOF PLAN

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



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FOUNDATION & ROOF

RESIDENCE FOR :
ADDRESS : 1610 LANCASTER SE
CITY, STATE : SALEM, OR

DRAWN BY	GLL
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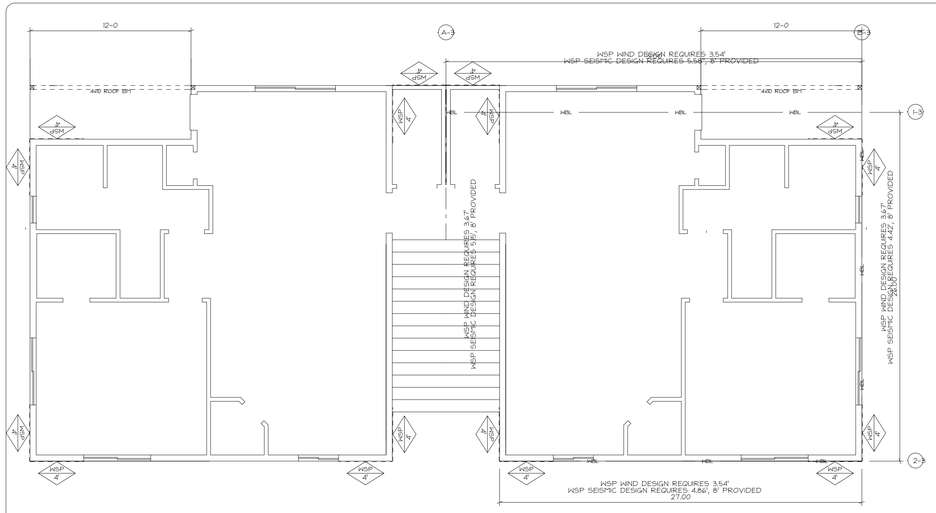
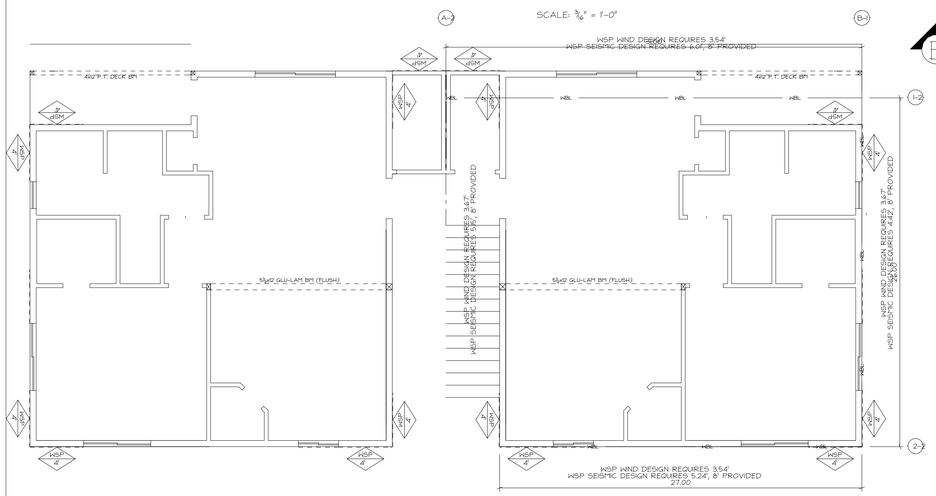
DATE	10-27-20
SCALE	1/4" = 1'-0"
JOB NO.	S-708-3

SHEET : 3
OF : 5



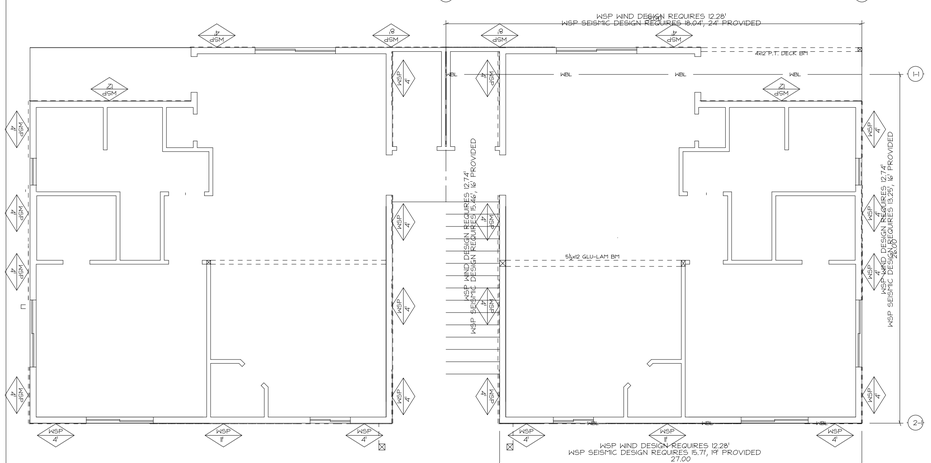
3RD FLR BRACING

SCALE: 3/16" = 1'-0"



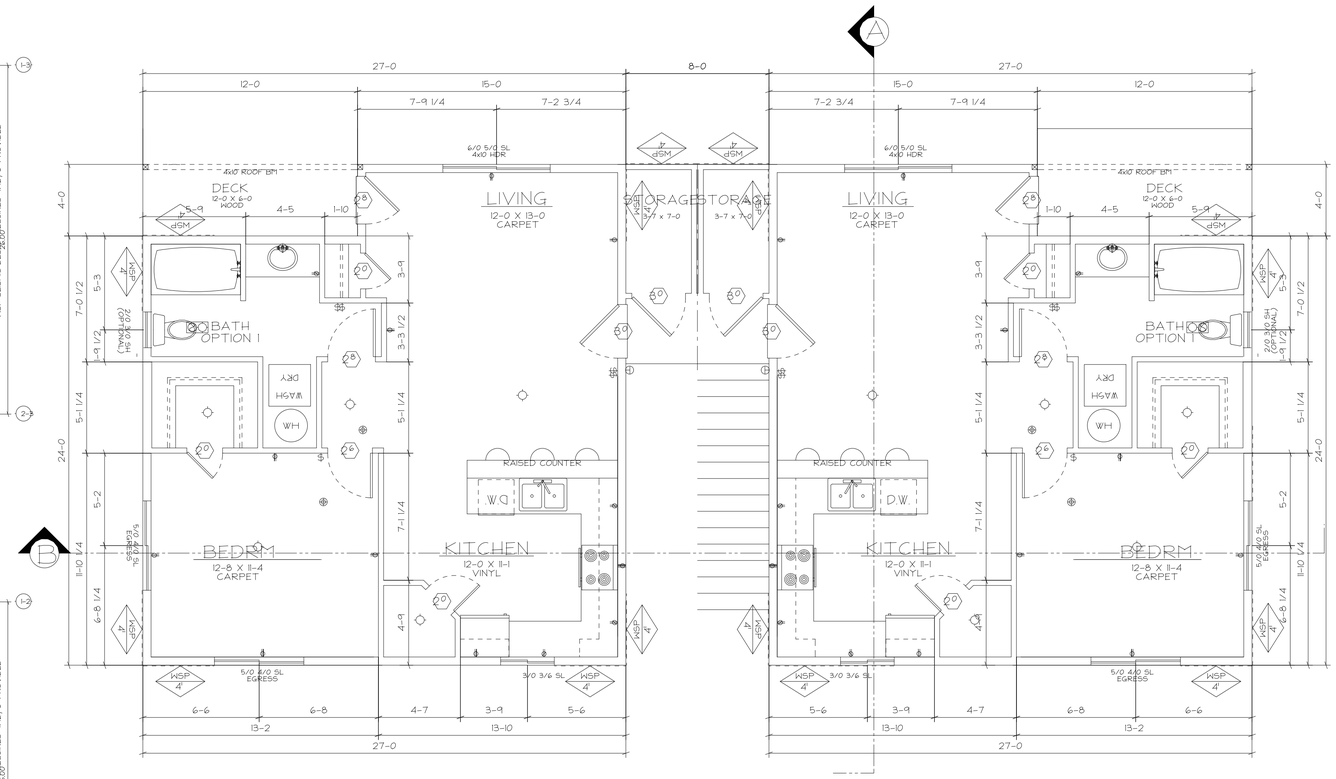
2ND LEVEL BRACING

SCALE: 3/16" = 1'-0"



1ST LEVEL BRACING

SCALE: 3/16" = 1'-0"



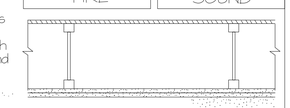
3RD LEVEL PLAN

SCALE: 1/4" = 1'-0" 708 SQ FT

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5407	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND
WOOD I-JOISTS, GYPSUM WALLBOARD			

Baselayer 5/8" type X gypsum wallboard applied at right angles to wood I-joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Facelayer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to I-joists with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate I-joists and 1 1/2" Type G drywall screws 12"o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood I-joists supporting 1/2" wood structural panels applied at right angles to joists with 8d nails.



Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 172, 2-25-72; ITS, 8-6-98
Sound Test: Estimated 35 to 39 STC

R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

Required smoke alarms shall not be located within kitchens garages, or in other spaces where temperatures can fall below 40◯. Ionization smoke alarms shall not be located closer than 3 feet (914 mm) horizontally from the following:
1. The door to a kitchen;
2. The door to a bathroom containing a tub or shower;
3. The supply registers of a forced air heating or cooling system, outside the airflow from those registers.
smoke A alarm installed within 20 feet (6096 mm) (direct path) of a cooking appliance shall be a photoelectric-type linear smoke alarm or the alarm shall have an approved alarm silencing means.

EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

- $ = switch
- $3 = three-way switch
- $4 = four-way switch
- = ceiling light
- = recessed light
- = wall hung light
- = wall hung flood light
- = exhaust fan
- = 220v outlet
- = 10v outlet
- = floor/ceiling outlet
- = ground fault outlet
- = half switched outlet
- = 10v smoke detector
- CO = CO 2 detector
- = telephone
- TV = cable tv

REVISION	BY

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3RD FLOOR PLAN

RESIDENCE FOR :
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SHEET : 4
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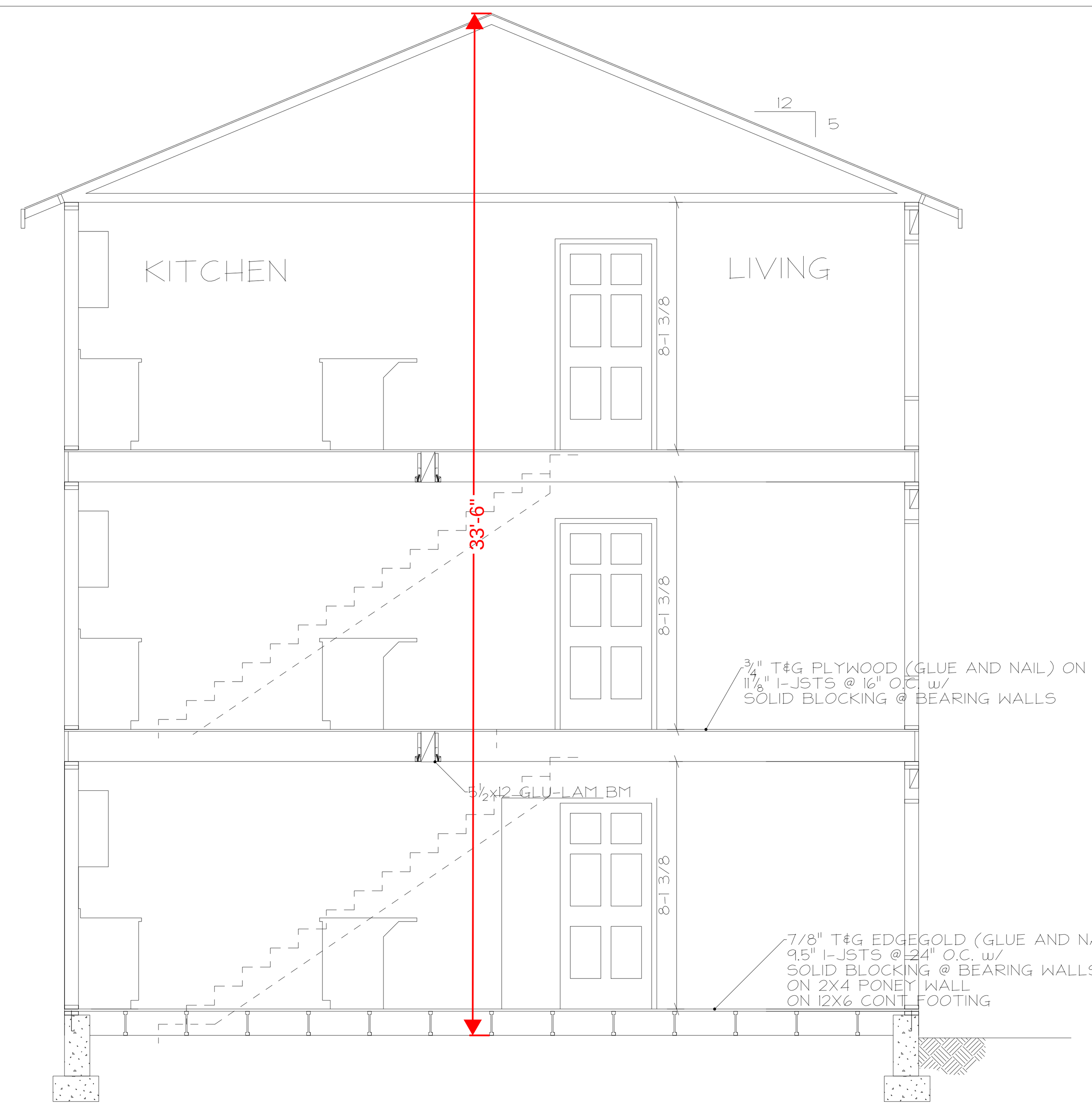


RIGHT SECTION A

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

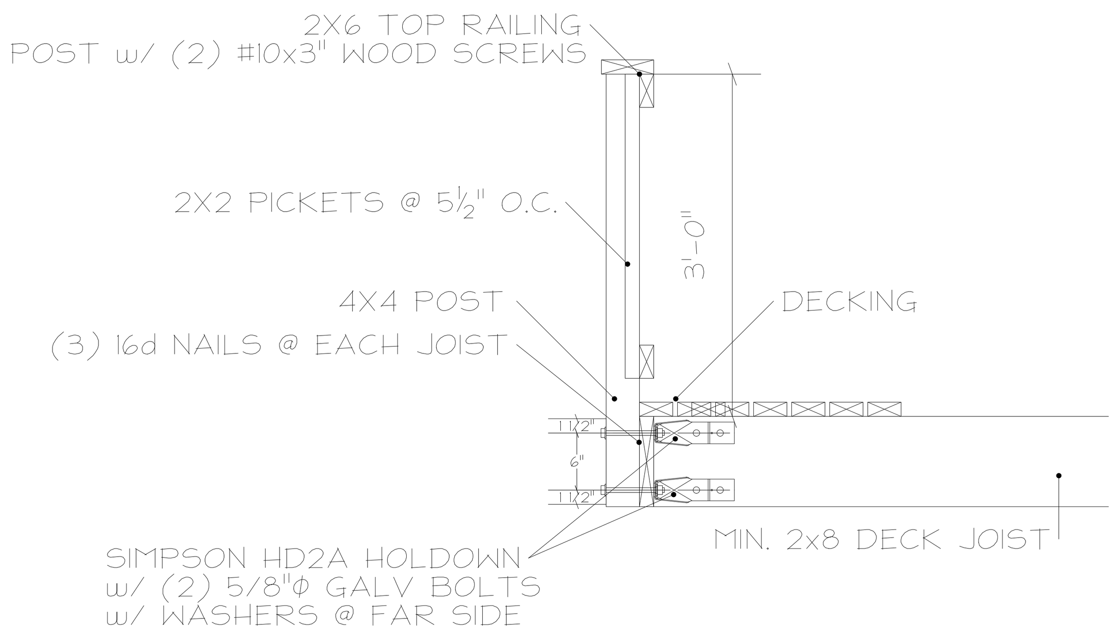


TABLE N1101.1(1)
PRESCRIPTIVE ENVELOPE REQUIREMENTS [a]

BUILDING COMPONENT	Required Performance	Equiv. Value [b]
WALL INSULATION-ABOVE GRADE	U-0.059 [c]	R-21 intermediate [c]
WALL INSULATION-BELOW GRADE [e]	C-0.063	R-15/R-21
FLAT CEILINGS [f]	U-0.021	R-49
VAULTED CEILINGS [g]	U-0.033	R-30 rafter [g,h]
UNDERFLOORS	U-0.033	R-30
SLAB EDGE PERIMETER	F-0.520	R-15
HEATED SLAB INTERIOR [i]	n/a	R-10
WINDOWS [j]	U-0.30	U-0.30
WINDOW AREA LIMITATION [j,k]	n/a	n/a
SKYLIGHTS [l]	U-0.50	U-0.50
EXTERIOR DOORS [m]	U-0.20	U-0.20
EXTERIOR DOORS w/>2.5# GLAZING [n]	U-0.40	U-0.40
FORCED AIR DUCT INSULATION	n/a	R-8

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929m2, 1 degree = 0.0175 rad.

a. Base Path 1 represents Standard Base Case from Table N1101.1(1). U-factors shall be adjusted to match selected envelope measure (Table N1101.1(2).

b. Performance trade-offs are limited to those listed in column 1. Heat plant efficiency, duct insulation levels, passive and active solar heating, air infiltration and similar measures including those not regulated by code may not be considered in this measure of calculation.

c. Areas from plan take-offs. All areas must be the same for both Standard Base Case and Proposed Alternate. The vaulted ceiling surface area for Standard Base Case must be the actual surface area from plan take-off not to exceed 50% of the total heated space floor area. Any roof areas in excess of 50% for Base Case must be entered at U-0.021 (R-49) with flat ceilings area.

d. Minimum Component Requirements in so far as practicable: Walls R-12/U-0.080: Floors R-21/u-0.027: Flat Ceilings R-38/U-0.031: Vaults R-21/U-0.055: Below Grade Wood, Concrete or Masonry Walls R-15/C-0.069: Slab Edge R-10/F-0.52: Duct Insulation R-8. R values used in this table are nominal, for the insulation only and not for the entire assembly. Window and skylight U-values shall not exceed 0.65 (CL65). A single door not to exceed 28 square feet per dwelling unit is permitted to be excluded from the thermal performance calculations. All other door values shall not exceed 0.54 (nominal R-2).

e. U-factors for wood framed ceilings, wall and floor assemblies shall be as specified in Table N1104.1(2). U-factors for other assemblies which include steel framing, brick or other masonry, stucco, etc. shall be calculated using ASHRAE Handbook of Fundamentals procedures.

g. Vaulted ceiling area exceeding 50% of the total heated floor space shall have a U factor no greater than U-0.026 (equivalent to R-38 rafter or scissor truss with R-38 advanced framing.

h. A= advanced frame construction. See section N1104.6.

i. Heated slab interior applies to concrete slab floors (both on and below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed underneath the entire slab.

j. Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with Section NF1111.2 item 3 shall window performance requirements if constructed with thermal break aluminum or wood, or vinyl, or fiberglass frames and double pane glazing with low emissivity coatings of 0.10 or less. Buildings designed to incorporate passive solar elements may include glazing with a U-factor greater than 0.35 by using Table N1104.1(1) to demonstrate equivalence to building envelope requirements.

k. Reduced window area may not be used as a trade-off criterion for thermal performance of any component.
Exception Table N1101.1(2), Envelope measure 6: calculation allows baseline case 15% of total wall area as window when design case utilizes window area of less than 15%.

l. Skylight area installed at 2% or less of total heated floor area shall be deemed to satisfy this requirement with vinyl, wood or thermally broken aluminum frames and double-pane glazing with low emissivity coatings. Skylight U-factor is tested in the 20-degree (0.35 rad) overhead plane in accordance with NFRC standards.

m. A minimum of 28 square feet of exterior door area per dwelling can have a U-factor of 0.54 or less. Default U-factor for a unglazed wood door is 0.54.

n. Glazing that is either double pane with low-e coating on one surface or triple paned shall be deemed to comply with this U-0.30 requirement. the CODE UA.

TABLE N1101.1(2)
ADDITIONAL MEASURES

Envelope Enhancement Measure (Select One)	1	High Efficiency Walls: Exterior Walls---U-0.045/R-21 cavity insulation + R-5 continuous.
	(2)	Upgraded features: Exterior Walls---U-0.057/R-23 Intermediate or R-21 advanced Framed floors---U-0.026/R-38, and Windows---U-0.28 (average UA)
	3	Upgraded features Exterior Walls---U-0.055/R-23 Intermediate or R-21 advanced Flat ceiling---U-0.017/R-60, and Framed floors---U-0.026/R-38
	4	Super Insulated Windows and Attic OR Framed Floors: Windows---U-0.22 (triple-pane low-e), and Flat ceiling---U-0.017/R-60, and Framed floors---U-0.026/R-38
	5	Air sealing home and ducts: Mandatory air sealing of all wall coverings at top plate and air sealing checklist, and Mechanical whole building ventilation system with rates meetingM1503 orASHRAE 62.2, and All ducts and air handlers contained within building envelope or All ducts sealed with mastic
	6	High efficiency thermal envelope UA Proposed UA is 8% lower than the code UA.
Conservation Measure (Select One)	A	High Efficiency HVAC system: Gas-fired furnace or boiler AFUE of 94%, or Air-source heat pump HSPF 9.5/15.0 SEER cooling, or Ground source heat pump COP of 3.5 or Energy Star rated
	B	Ducted HVAC systems within conditioned space: All ducts and air handler are contained within building envelope Cannot be combined with Measure 5
	(C)	Ductless heat pump Ductless heat pump HSPF 10.0 in primary zone of dwelling
	D	High efficiency water heater: Natural gas/propane water heater with UEF 0.85, or Electric heat pump water heater Tier 1 Northern Climate Specification Product

For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929m2, 1 degree = 0.0175 rad.

a. Appliances located within the building envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.

b. All duct joints and seams sealed with listed mastic; tape is only allowed at appliance or equipment connection. criteria of Performance Tested Comfort Systems program administered by the Bonneville Power Administration

c. Residential water heaters less than 55 gallon storage volume.

d. A total of 5% of an HVAC system's ductwork shall be permitted to be located outside of the conditioned space. Ducts located outside the conditioned space shall have insulation installed as required in this code

e. The maximum vaulted ceiling surface are shall not be greater than 50% of the total heated space floor area unless vaulted area has a U-factor no greater than U=0.026.

f. Continuous air barrier. Additional requirement for sealing of all interior vertical wall covering to top plate framing. Sealing with foam gasket, caulk, or other approved sealant listed for sealing wall covering material to structural material (example: gypsum board to wood stud framing)

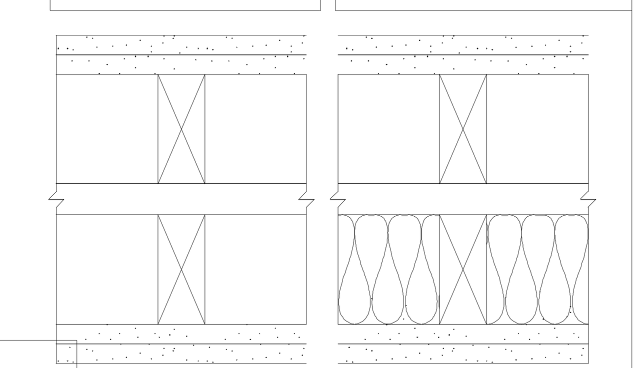
g. Table N1104.1(1) Standard base case design. Code UA shall be at least 8% less than the proposed UA. Buildings with fenrestration less than 15% of the total vertical wall area may adjust the Code UA to have 15% of the wall area as fenestration.

GA FILE NO. WP 3820	GENERIC	2 HOUR FIRE	55 to 59 STC SOUND

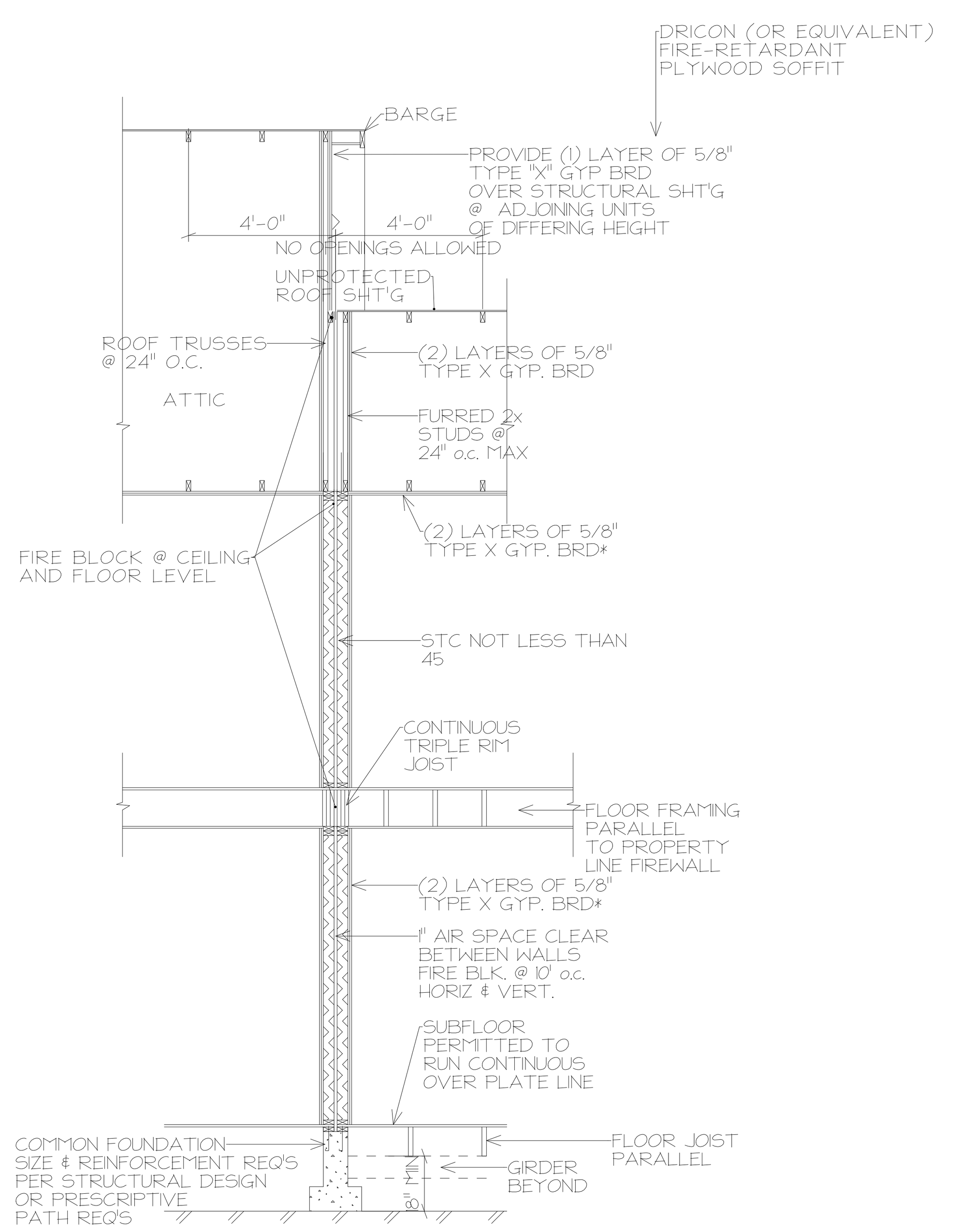
GYPSUM WALLBOARD, WOOD STUDS

Base layer ⅝" type X gypsum wallboard or gypsum veneer base applied at right angles to each side of double row of 2 x 4 wood studs 16" o.c. on separate plates 1" apart with 6d coated nails, 1 ⅞" long, 0.085" shank, ¼" heads, 24" o.c. Face layer ⅝" type X gypsum wallboard or gypsum veneer base applied at right angles to each side with 8d coated nails, 2 3⁄8" long, 0.100" shank, 1 /4" heads, 8" o.c.

Joints staggered 16" each layer and side. Sound tested with 3½" glass fiber insulation stapled to studs in stud spaces on one side and with nails for base layer spaced 6" o.c. Horizontal bracing required at mid-height. (LOAD-BEARING)

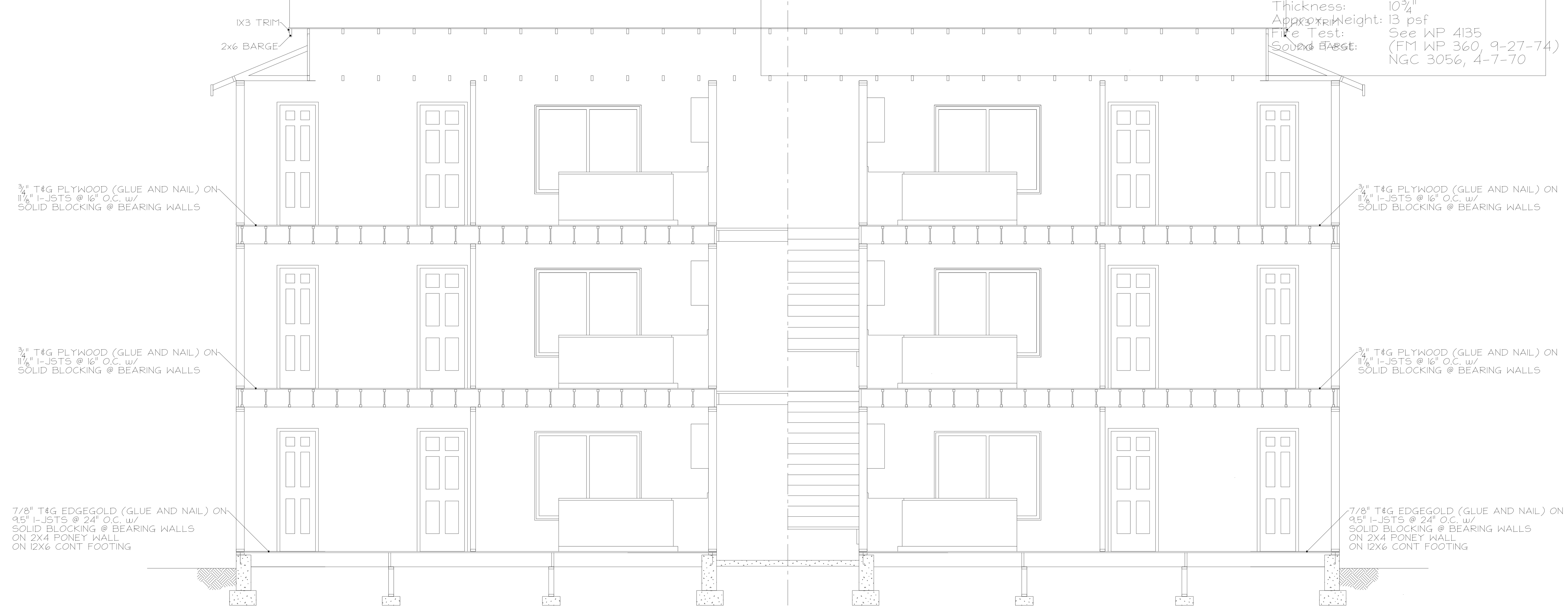


Thickness: 10¾"
Approx. Weight: 13 psf
Fire Test: See WP 4135 (FM WP 360, 9-27-74)
Sound Test: NGC 3056, 4-7-70



FIREWALL CONSTRUCTION

Figure A0103.7.3.1(d)
"MODIFIED" 2-HR. FIREWALL PARALLEL TO PROPERTY LINE



FRONT SECTION B

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

REVISION	BY

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GOOD WELL CONSTRUCTION INC.
***
Jordan Schweiger
503-375-6205
CCB#: 215065

SECTIONS

RESIDENCE FOR :
ADDRESS : 1610 LANCASTER SE
CITY, STATE : SALEM, OR

DRAWN BY: GLL
CHECKED BY:
DATE: 10-27-20
SCALE: ¼" = 1'-0"
JOB NO.: S-708-3
SHEET : 5
OF : 5