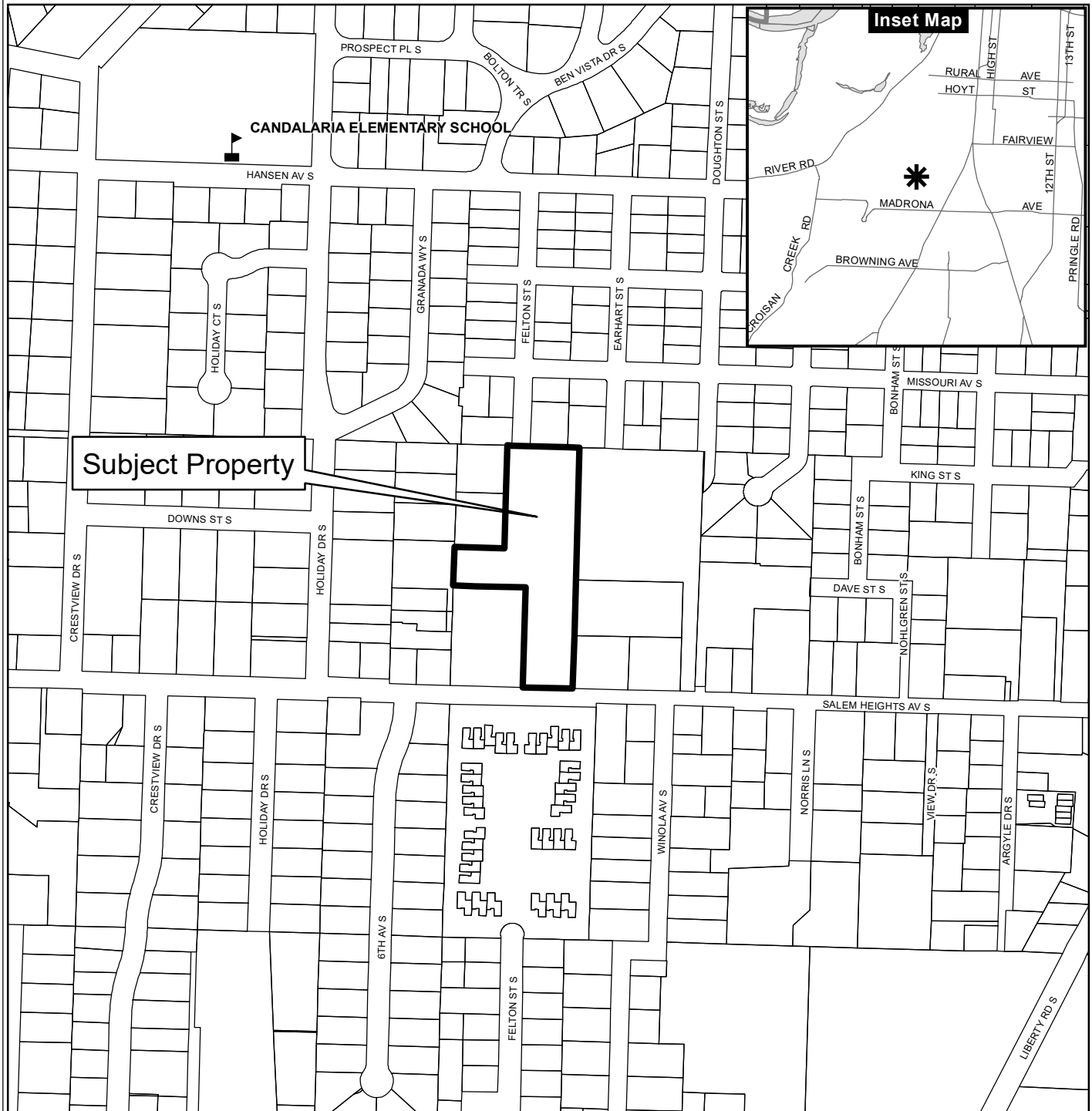


Vicinity Map

575 Salem Heights Avenue S



Legend

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

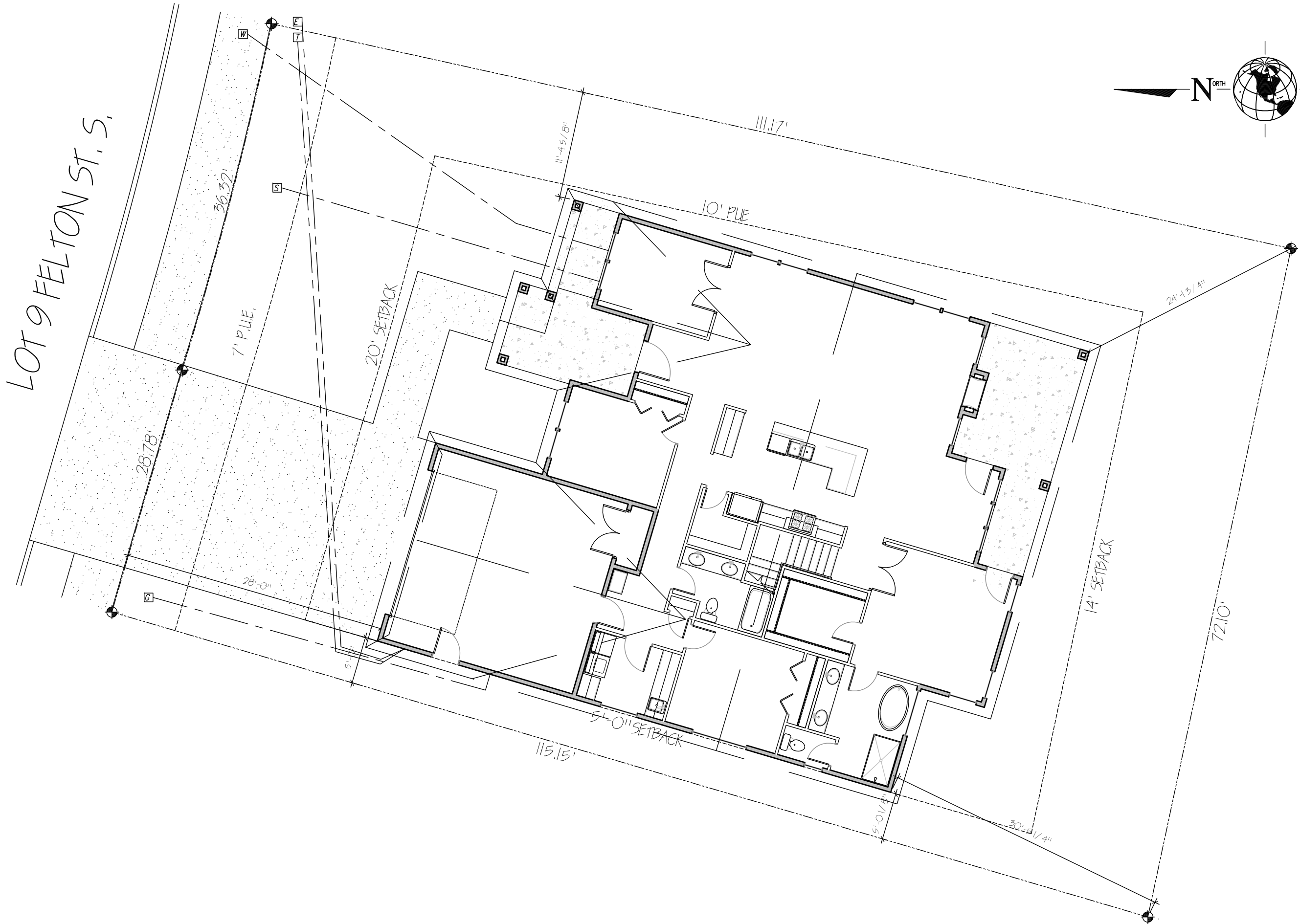
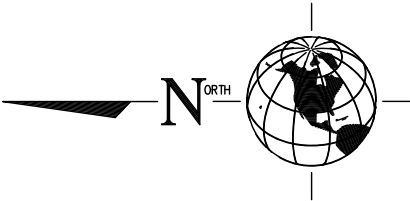
Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet





- (SPECIES & DIA AS NOTED)
TREE TO BE REMOVED
- TREE (DIA AS NOTED)
- FIRE HYDRANT
- SEWER STUBOUT
- CATV PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- GAS STUBOUT
- WATER STUBOUT
- WATER VALVE
- PROPERTY CORNER
- MONUMENT FOUND AS NOTED
- COUNTOUR (ASSUMED ELEV)
- EASEMENT / SETBACK LINE
- CONCRETE CURB
- UTILITY LINE (AS NOTED)
- PROPERTY BOUNDARY
- GROUND SLOPE

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DATE: 12-14-2021

SCALE: 1"= 10'

FILE # 2098 S

PROJECT: 2098

PAGE
5

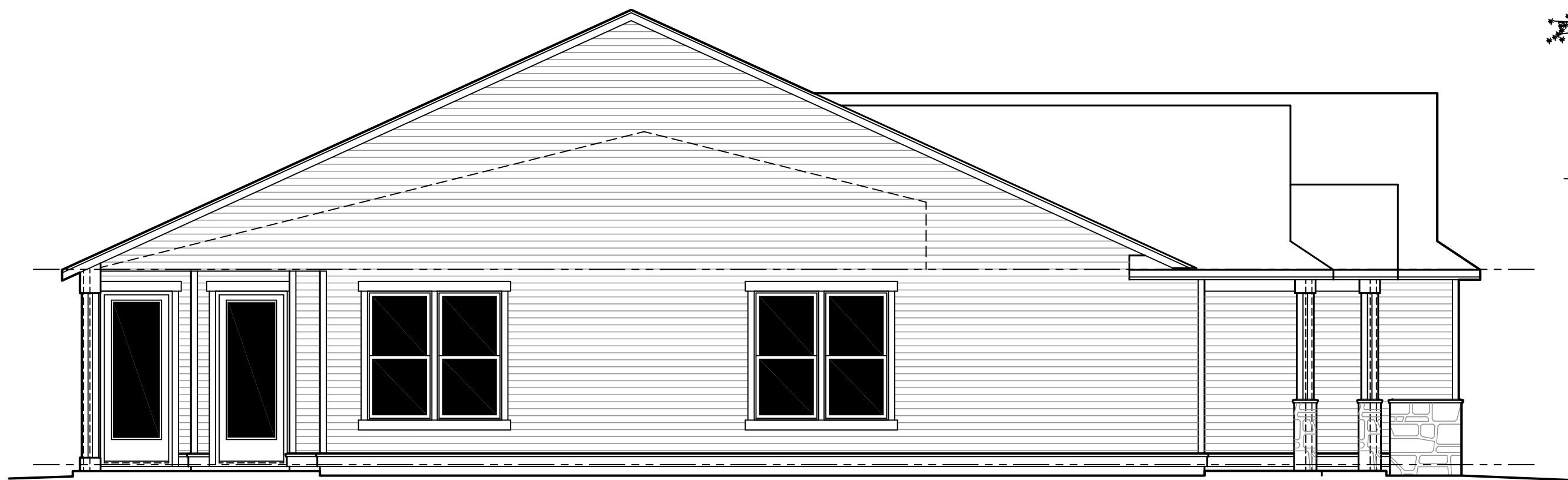
SITE PLAN

APPROVED ADDRESS NUMBERS SHALL BE PAINTED OR AFFIXED TO THE FRONT OF THE BUILDING IN A CONTRASTING AND HIGHLY VISIBLE COLOR, NOT LESS THAN 4" IN HEIGHT FOR RESIDENTIAL USE. THE NUMBERS SHALL BE AFFIXED PRIOR TO FINAL INSPECTION. (91B) (UFG 10.301) (ORD774)

A ROADSIDE MARKER SHALL BE PLACED AT THE ACCESS POINT WITH ADDRESS NUMBERS IN A CONTRASTING AND HIGHLY VISIBLE COLOR, NOT LESS THAN 3" IN HEIGHT.

ALL EXTERIOR MATERIALS AND FINISHES ARE FOR PRESENTATION PURPOSES ONLY. ACCRUAL MATERIALS, FINISHES, AND GRADE UP TO BUILDERS DISCRETION.

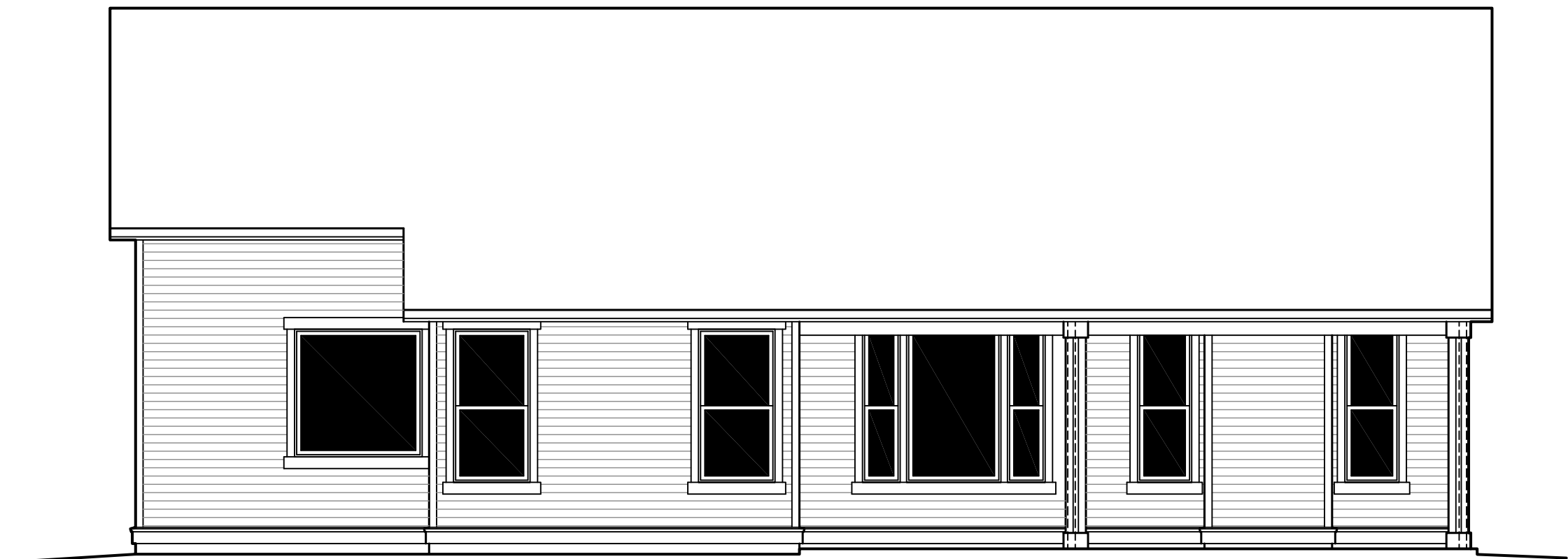
NOTE:
ACTUAL FINISHED GRADES MAY VARY FROM FINISHED GRADES SHOWN ON ELEVATIONS AND PLANS



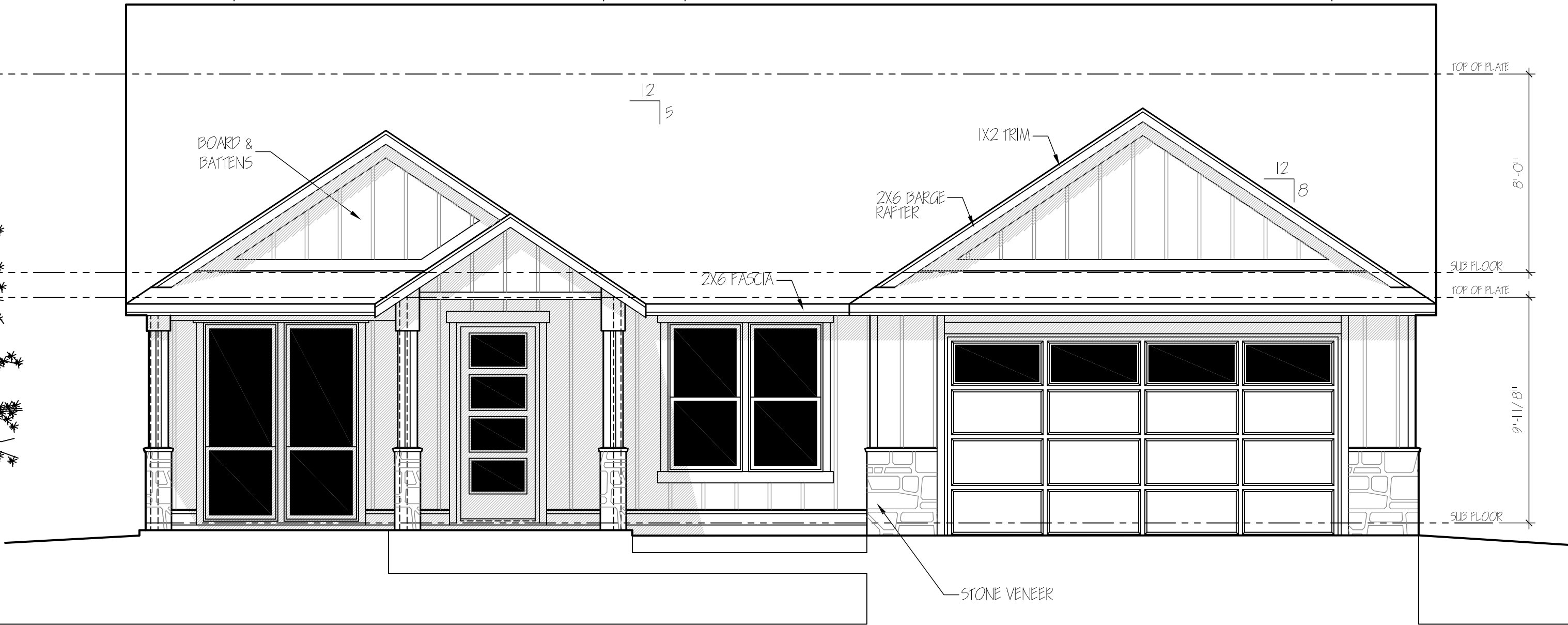
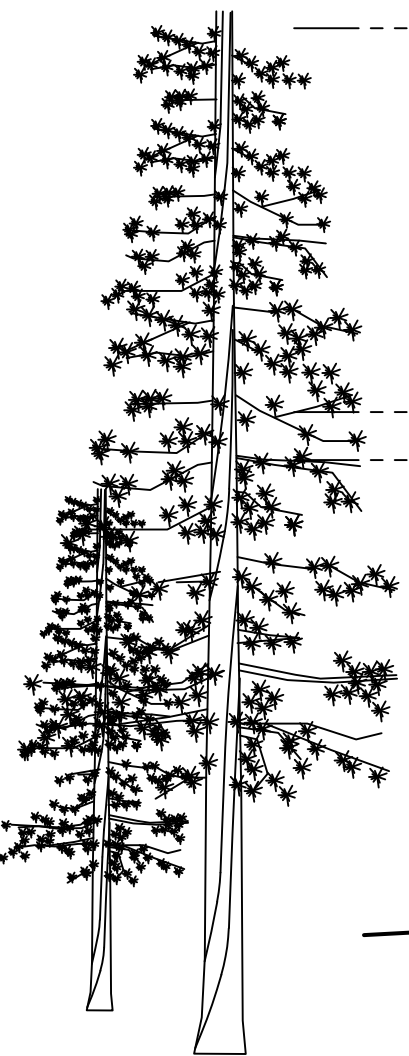
LEFT ELEVATION



RIGHT ELEVATION



BACK ELEVATION



FRONT ELEVATION

BUILDING COMPONENTS:	
MAXIMUM ALLOWABLE AREA WINDOW GLASS	NO LIMIT
DOORS, OTHER THAN ENTRY	U = 0.28
MAIN ENTRY DOOR (MAX. 24 SQ. FT.)	U = 0.20
WALL INSULATION	R-25
UNDERFLOOR INSULATION	R-38
FLAT CEILINGS	R-49
VAULTED CEILINGS	R-50
SKYLIGHT GLASS	U = 0.50
SKYLIGHT AREA	LESS THAN 2%
BASEMENT WALLS	R-21
SLAB FLOOR EDGE INSULATION	R-15
FORCED AIR DUCT INSULATION	R-8

BUILDING INFORMATION	
APPLICABLE CODES: INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS	
PROJECT TYPE NEW SINGLE FAMILY RESIDENCE	
AREA	
MAIN FLOOR	2105 SQ. FT.
UPPER FLOOR	351 SQ. FT.
GARAGE	487 SQ. FT.
TOTAL LIVING AREA	2454 SQ. FT.
ROOF DRAINAGE AREA	3211 SQ. FT.
DESIGN LOADS	
A. ROOF LIVE LOAD	= 25 P.S.F.
B. WIND LOAD	= 120 MPH, EXPOSURE B
C. SEISMIC ZONE	= CATEGORY D1
D. FROST DEPTH	= 12"
E. SOIL BEARING	= 1000 P.S.F.

TABLE N1101.1(2) – ADDITIONAL MEASURES	
<input checked="" type="checkbox"/>	1 HIGH-EFFICIENCY HVAC SYSTEM^a a. Gas-fired furnace or boiler AFUE 94 percent, or b. Air-source heat pump HSPF 10.0/14.0 SEER cooling, or c. Ground-source heat pump COP 3.5 or Energy Star rated
<input type="checkbox"/>	2 HIGH-EFFICIENCY WATER HEATING SYSTEM a. Natural gas/propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 2.0 COP, or c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower/tub-shower
<input type="checkbox"/>	3 WALL INSULATION UPGRADE Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
<input type="checkbox"/>	4 ADVANCED ENVELOPE Windows—U-0.21 (Area weighted average), and Flat ceiling ^b —U-0.017/R-60, and Framed floors—U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulated slab)
<input type="checkbox"/>	5 DUCTLESS HEAT PUMP For dwelling units with all-electric heat, provide: Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and programmable thermostat for all heaters in bedrooms
<input type="checkbox"/>	6 HIGH EFFICIENCY THERMAL ENVELOPE UA^c Proposed UA is 8 percent lower than the code UA
<input type="checkbox"/>	7 GLAZING AREA Glazing area, measured as the total of framed openings is less than 12 percent of conditioned floor area
<input type="checkbox"/>	8 3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent.

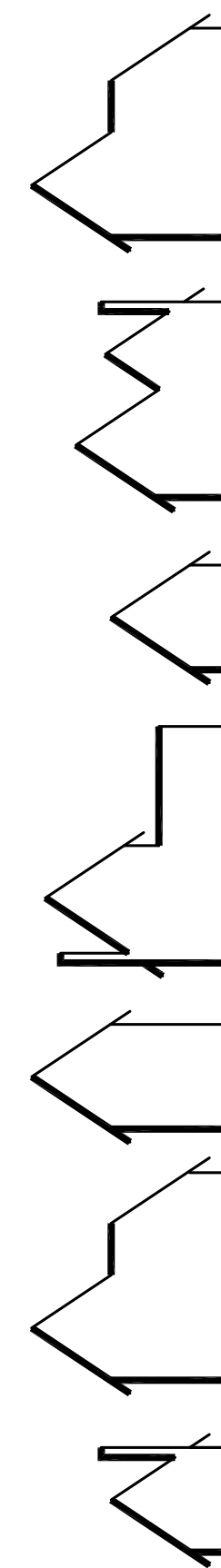
GENERAL NOTES

- THE INTENT OF THESE PLANS IS TO PROVIDE THE CONTRACTOR WITH A GUIDE FOR A FULL, COMPLETE AND WORKABLE PROJECT, IN SO FAR AS THE DRAWINGS SHOW AND THE SPECIFICATIONS CALL FOR. THESE PLANS ARE INTENDED FOR USE BY PEOPLE WITH KNOWLEDGE OF BUILDING CONSTRUCTION.
- ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL ONE AND TWO FAMILY DWELLING CODE, AND ANY APPLICABLE LOCAL OR COUNTY JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL TAKE ALL PRECEDENCE OVER SCALED DIMENSIONS.
- HEATING/ COOLING SPECIFICATIONS AND DRAWINGS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR AS REQUIRED BY BUILDING OFFICIALS.
- PLUMBING AND ELECTRICAL SPECIFICATIONS SHALL BE PROVIDED BY THE RESPECTIVE TRADES, AS REQUIRED BY BUILDING OFFICIALS.
- HEATING LOSS AND ENERGY CALCULATIONS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR, OR OTHER QUALIFIED PROFESSIONAL AS REQUIRED BY BUILD OFFICIALS.
- TRUSS MANUFACTURE SHALL PROVIDE ALL DRAWINGS, SPECIFICATIONS AND ENGINEERING AS REQUIRED BY BUILDING OFFICIALS.





MAIN FLOOR PLAN.

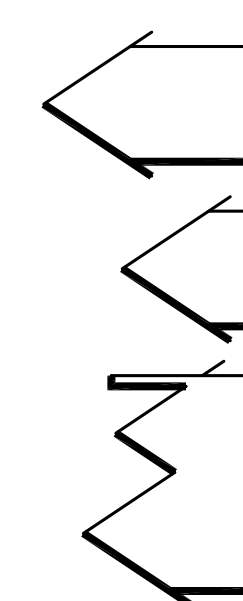


NEW HOUSE PLAN FOR:

NEW HOUSING PLAN ON:
FOK SHA HOMES

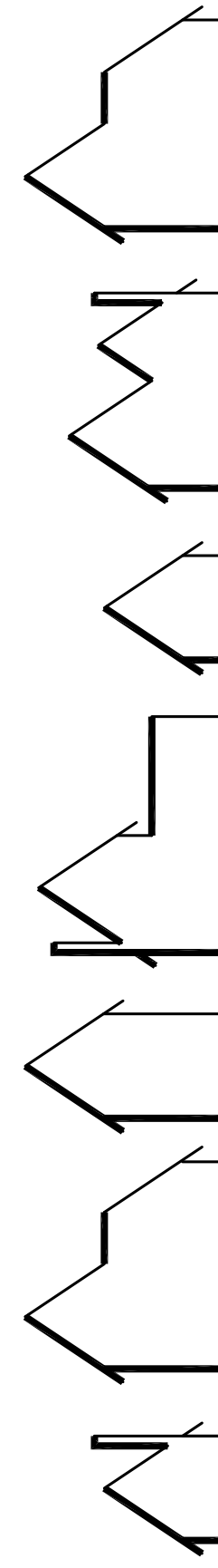
OT 9 WERN HEIGHTS, SALEM, OR. 97302

MAIN FLOOR PLAN



A

CE)

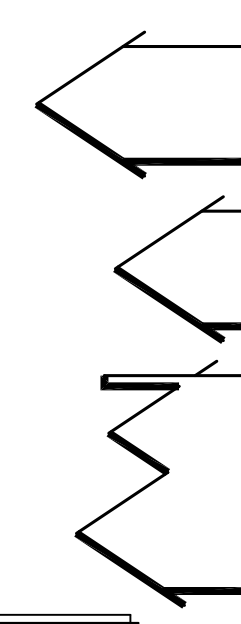


NEWHOUSE PLAN FOR:

FOKSHA HOMES

LOT 9, WERN HEIGHTS, SALT M. OR. 97302

UPPER FLOOR PLAN



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DATE: 12-14-2021

SCALE: $1/4^{\circ} = 1^{\circ}-0^{\circ}$

FILE # 2098 MF

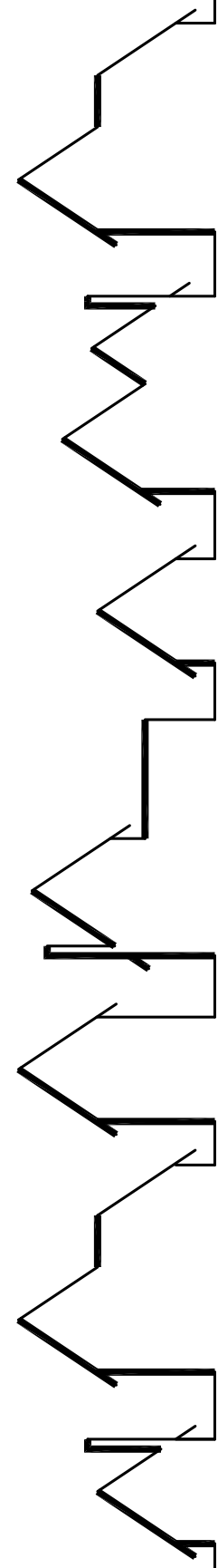
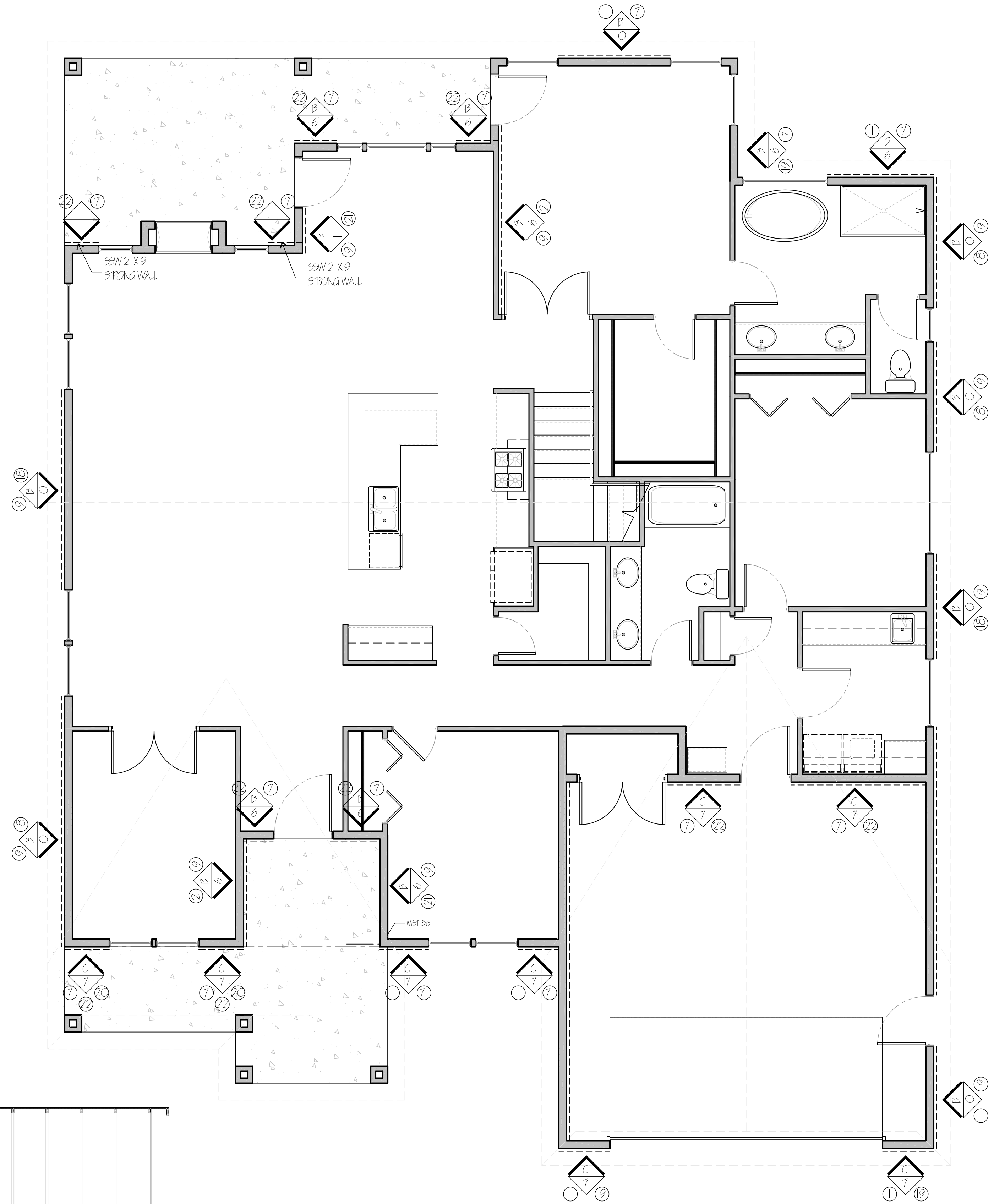
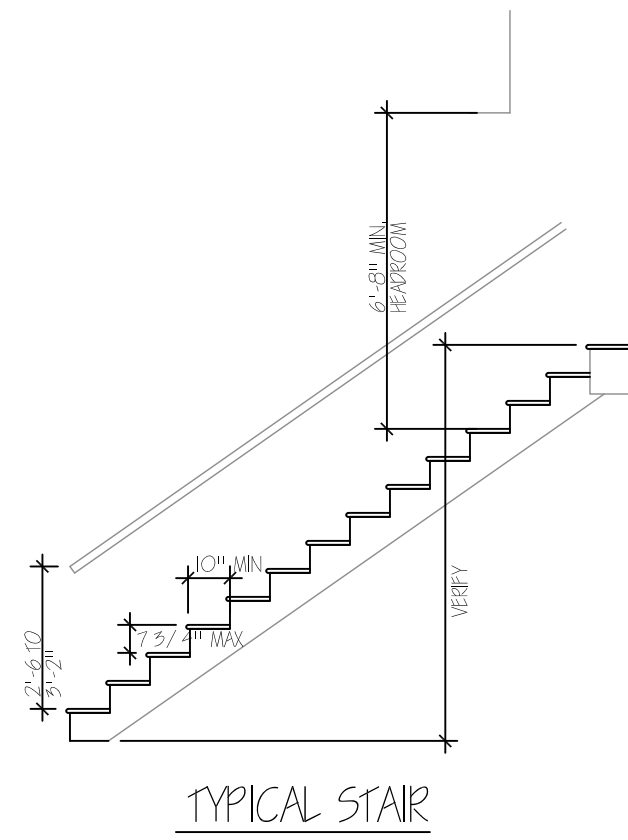
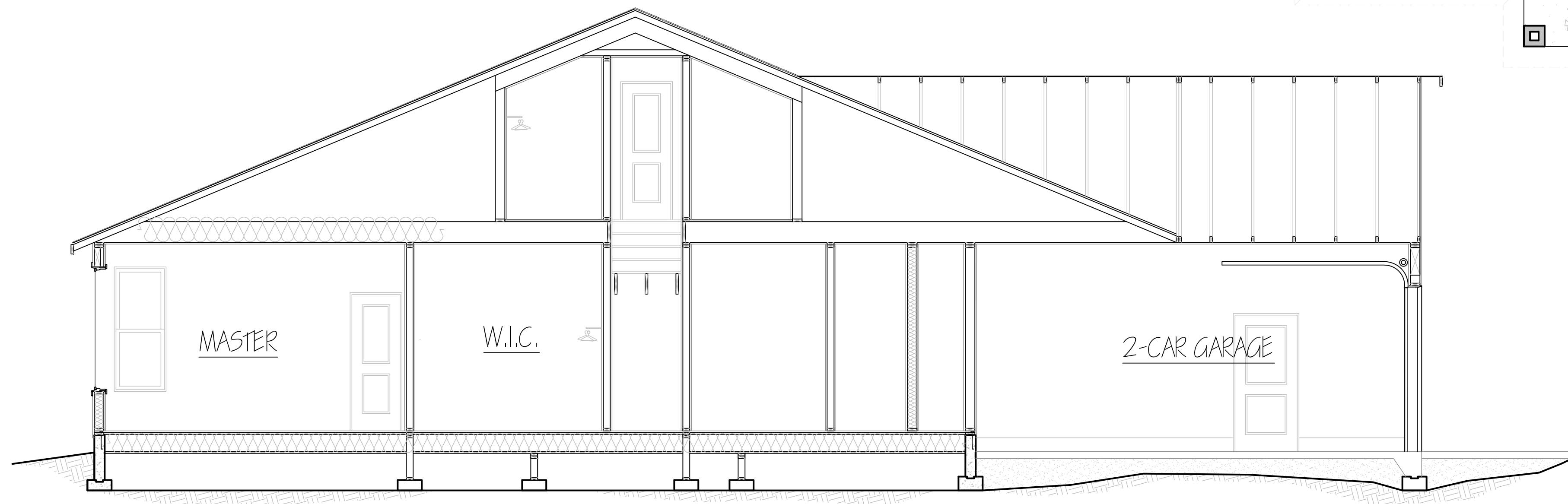
PROJECT: 2098

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Exterior Features

Landscape

Fully landscaped front and rear with UG sprinkler system

Paver walkway in backyard from the deck to sitting area

Exterior Siding

All material will be hardy plank lap and plywood

Board and batten on front of home elevation

Both side and rear elevations will be lap style siding

Use of culture stone on the front of the house

Driveway

Driveway and all walkways will be concrete

All sidewalks and walkways will be concrete

Garage Door

As indicated style on plans

Interior Features

Framing

All construction will be as indicated per plan and engineered to standard

Electrical

Extensive use of LED can lights, up to 60

All outlets and plugs to code as needed

Use of LED under cabinet lights throughout

Prewired for smart security system

HVAC/Plumbing

HVAC high-efficiency gas furnace and AC will be included

All digital thermostats

House will be fully plumbed including all needed water heaters, faucets, toilets, etc.



Drywall/Paint/Wall Treatment

All drywall will be ½ inch with a light orange peel texture

All windows and doorways will be wood wrapped

Extensive use of wainscotting and paneling throughout

Carpet/Hard surface

Use of engineered hardwood floors throughout

Carpet in all rooms

Tile in all bathrooms and laundry room

Finish Carpentry

Extensive use of finish carpentry throughout

All doors, windows, and closets will be constructed out of wood

Trim around all doors and windows

Baseboard at floor