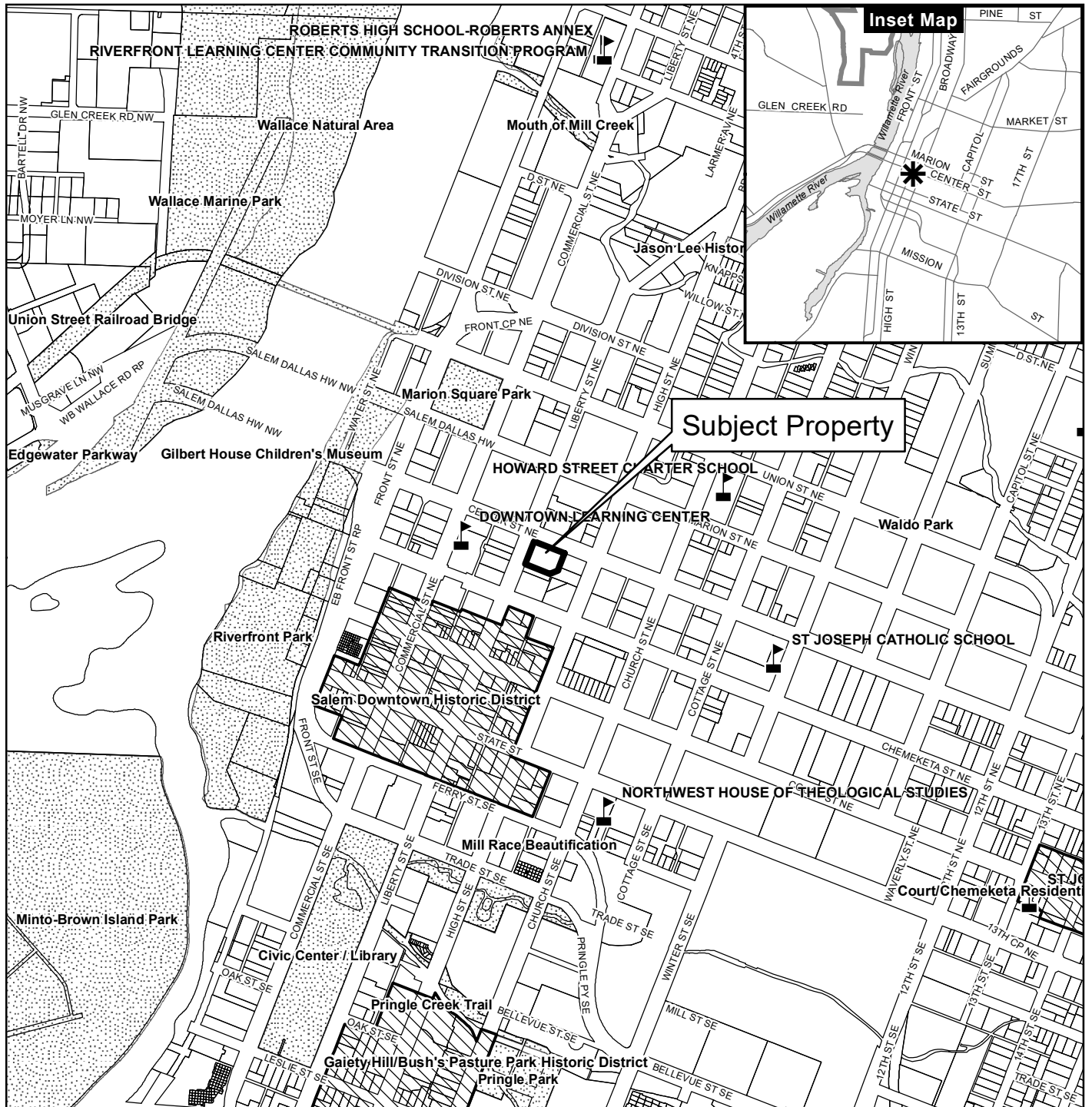
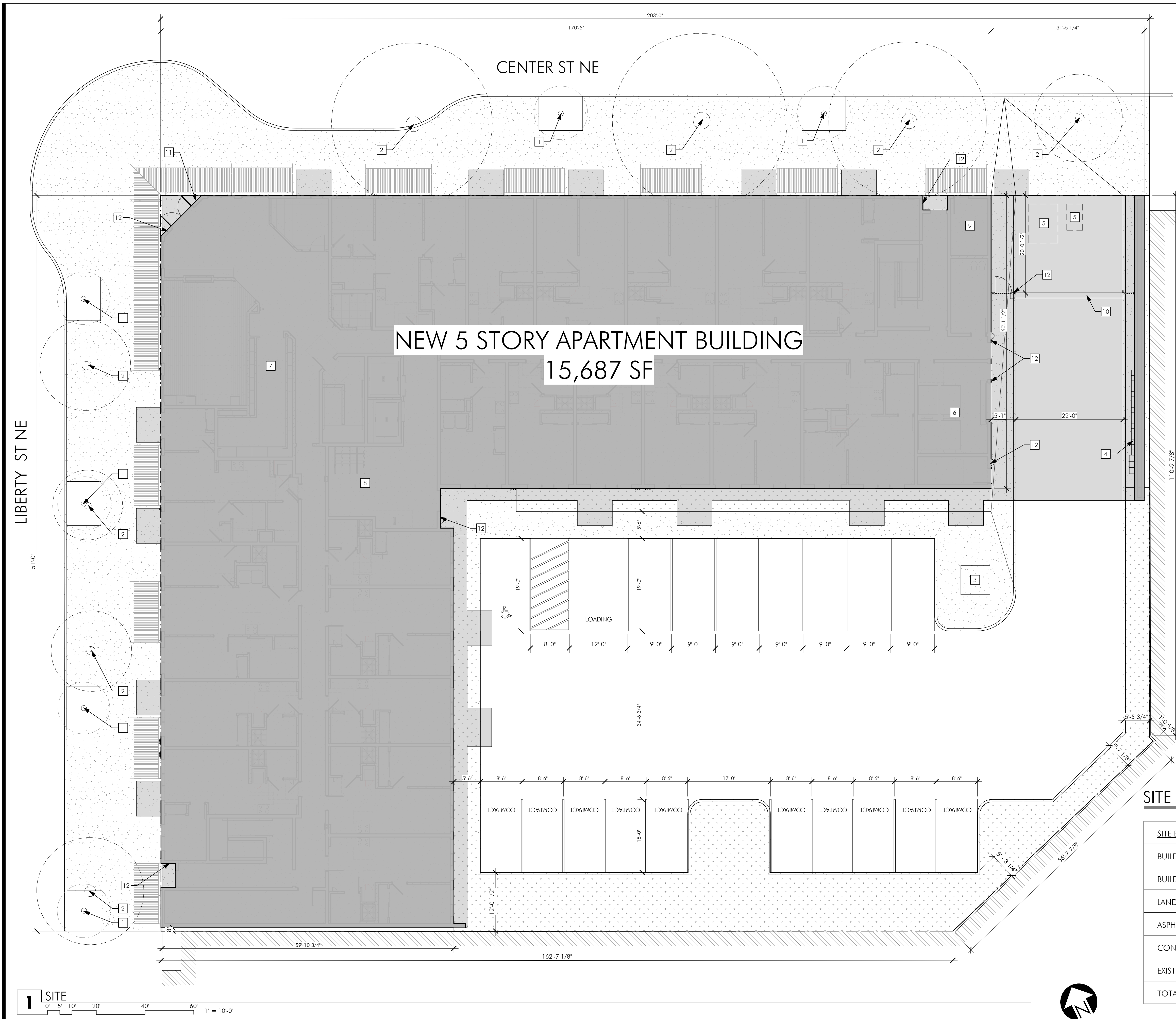


# Vicinity Map 420 Center Street NE



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SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE DEVELOPMENT CODE REVIEW:

SITE AREA: 29,880 sf = 0.685ac  
ZONING: CB Commercial Business  
BUILDING AREAS:  
• LEVEL 01: 15,581 sf  
• LEVEL 02: 16,519 sf  
• LEVEL 01: 18,518 sf  
• LEVEL 02: 18,518 sf  
• LEVEL 05: 18,518 sf  
TOTAL: 87,654 sf  
PARKING:  
• RESIDENTIAL: NO PARKING REQUIRED  
18 PROVIDED  
BIKE PARKING:  
• 0.1 SPACES PER DWELLING UNIT:  
0.1x157 UNITS = 16 REQ'D  
22 PROVIDED  
LOADING SPACES:  
• FOR BUILDINGS BETWEEN 100-199 UNITS PROVIDE 2 SPACES:  
• LOADING SPACE SIZE: 12'-0" x 19'-0" WITH ACCESS TO STREET OR ALLEY.

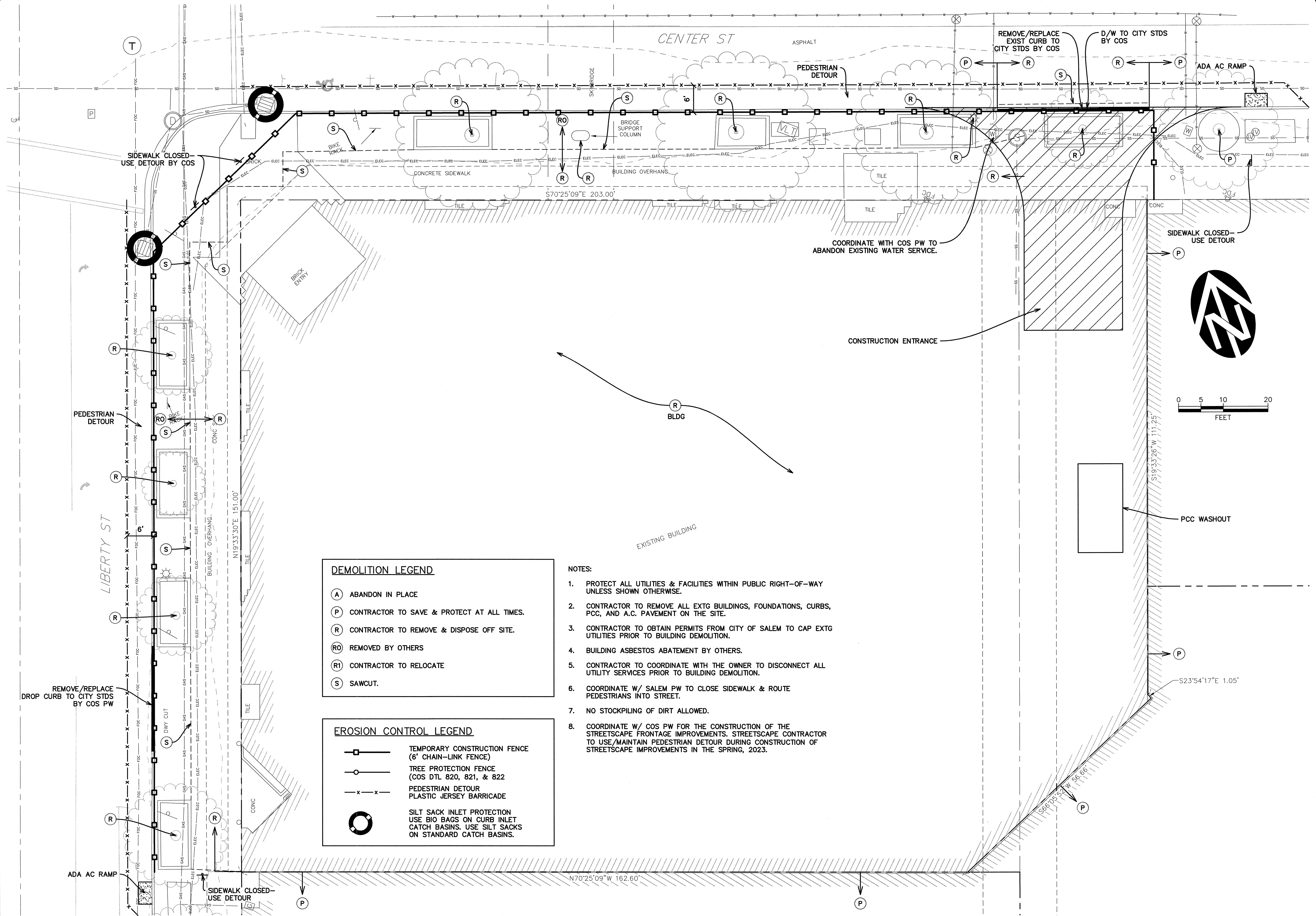
SITE PLAN NOTES:

- NEW TREE.
- EXISTING TREE, TO BE REMOVED.
- TRANSFORMER.
- ELECTRICAL METERS.
- VAULT PER CIVIL DRAWINGS.
- TRASH ROOM.
- MAIL ROOM.
- BIKE STORAGE AND REPAIR STATION.
- RISER ROOM.
- 14' COIL GRILL ROLLUP DOOR.
- KNOX BOX.
- KEY FOB ENTRY ACCESS.

SITE CALCULATIONS AND LEGEND:

| SITE ELEMENT DESCRIPTION: | LEGEND: | AREA: (sf) | PERCENTAGE: |
|---------------------------|---------|------------|-------------|
| BUILDINGS:                |         | 15,687 sf  | 54.1 %      |
| BUILDINGS OVERHANG ABOVE: |         |            |             |
| LANDSCAPING:              |         | 2,854 sf   | 9.8 %       |
| ASPHALT PAVING:           |         | 9,321 sf   | 32.2 %      |
| CONCRETE PAVING & CURBS:  |         | 1,128 sf   | 3.9 %       |
| EXISTING BUILDING         |         |            |             |
| TOTALS:                   |         | 28,990 sf  | 100.0 %     |





| NO. | DATE     | DESCRIPTION                         | REVISIONS |
|-----|----------|-------------------------------------|-----------|
| 1   | 12/13/21 | CITY COMMENTS/COORD. W/ STREETSCAPE | AR        |
| 2   | 11/05/21 | PER CITY COMMENTS                   | AR        |
| 3   |          |                                     | BY        |

VERIFY SCALE  
BAR IS ONE INCH ON  
ORIGINAL DRAWING  
IF NOT ONE INCH ON  
THIS SHEET, ADJUST  
SCALE ACCORDINGLY

REGISTERED PROFESSIONAL  
ENGINEER  
1184  
OREGON  
JUL 16, 1988  
STEVEN A. WARR  
REVISIONS: 6/30/2022

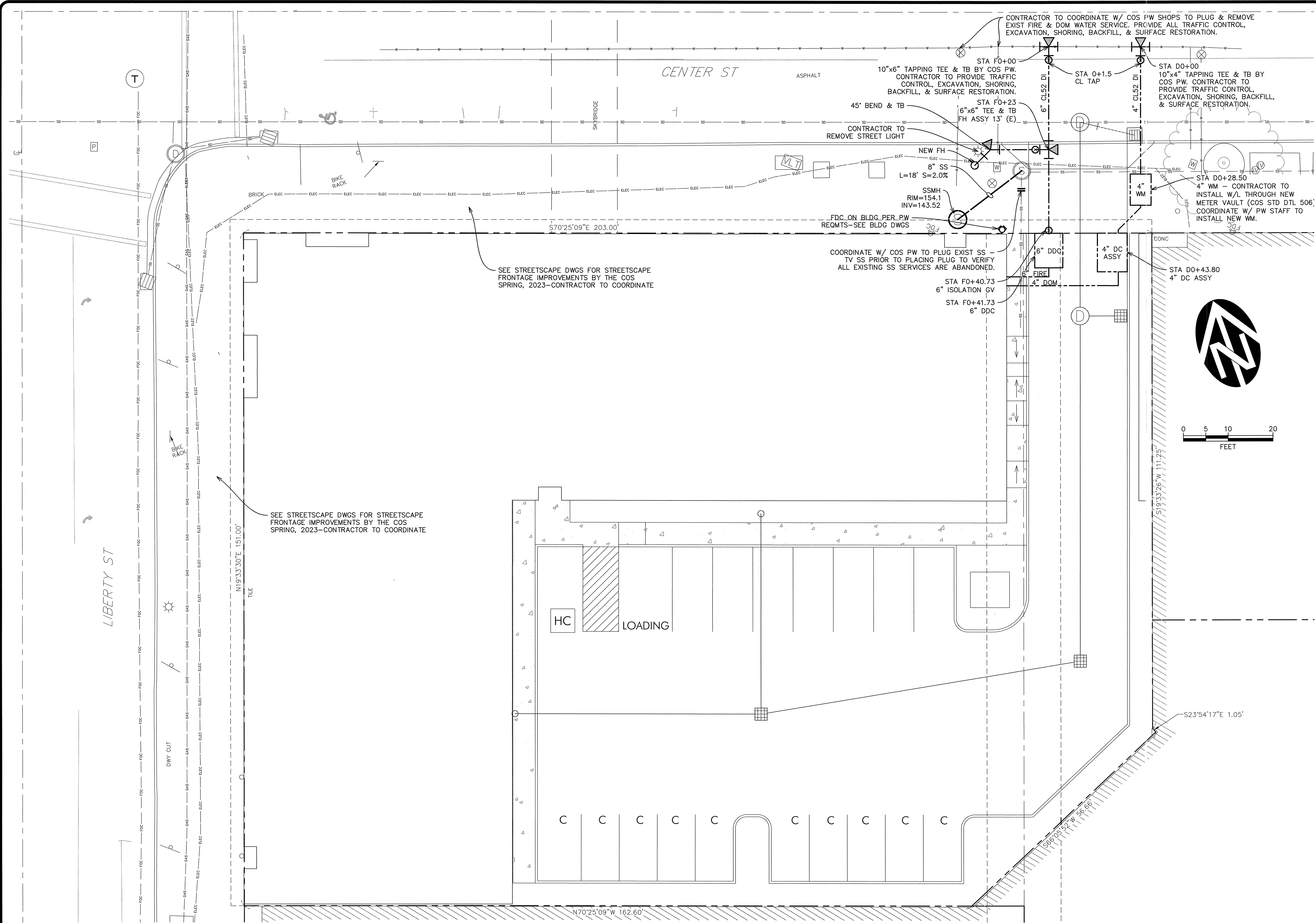
**WE**  
WESTTECH ENGINEERING, INC.  
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302  
Phone: (503) 585-2474 Fax: (503) 585-3966  
E-mail: westtech@westtech-eng.com

DEACON DEVELOPMENT, LLC  
CENTRAL CITY APARTMENTS  
**EXISTING CONDITIONS,  
DEMOLITION &  
EROSION CONTROL PLAN**

DRAWING  
**C1.0**  
JOB NUMBER  
3302.0000.0





| REVISIONS |          |
|-----------|----------|
| NO.       | DATE     |
| 1         | 01/20/22 |
| 2         | 12/13/21 |
| 3         | 11/05/21 |
| 4         | 01/20/22 |

| BY | DATE     | DESCRIPTION                        |
|----|----------|------------------------------------|
| AR | 01/20/22 | ADDED FUTURE CB                    |
| AR | 12/13/21 | CITY COMMENTS/COORD W/ STREETSCAPE |
| AR | 11/05/21 | PER CITY COMMENTS                  |
| BY |          |                                    |

VERIFY SCALE  
BASED ON ONE INCH ON ORIGINAL PLOT  
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DATE: JUL 2021

REGISTERED PROFESSIONAL ENGINEER  
1194  
OREGON  
JUL 16, 2019  
STEVEN A. JENSEN  
RENEW: 6/30/2022

**WESTECH ENGINEERING, INC.**  
CONSULTING ENGINEERS AND PLANNERS  
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
Phone: (503) 595-2474, Fax: (503) 595-3986  
E-mail: westech@westech-eng.com

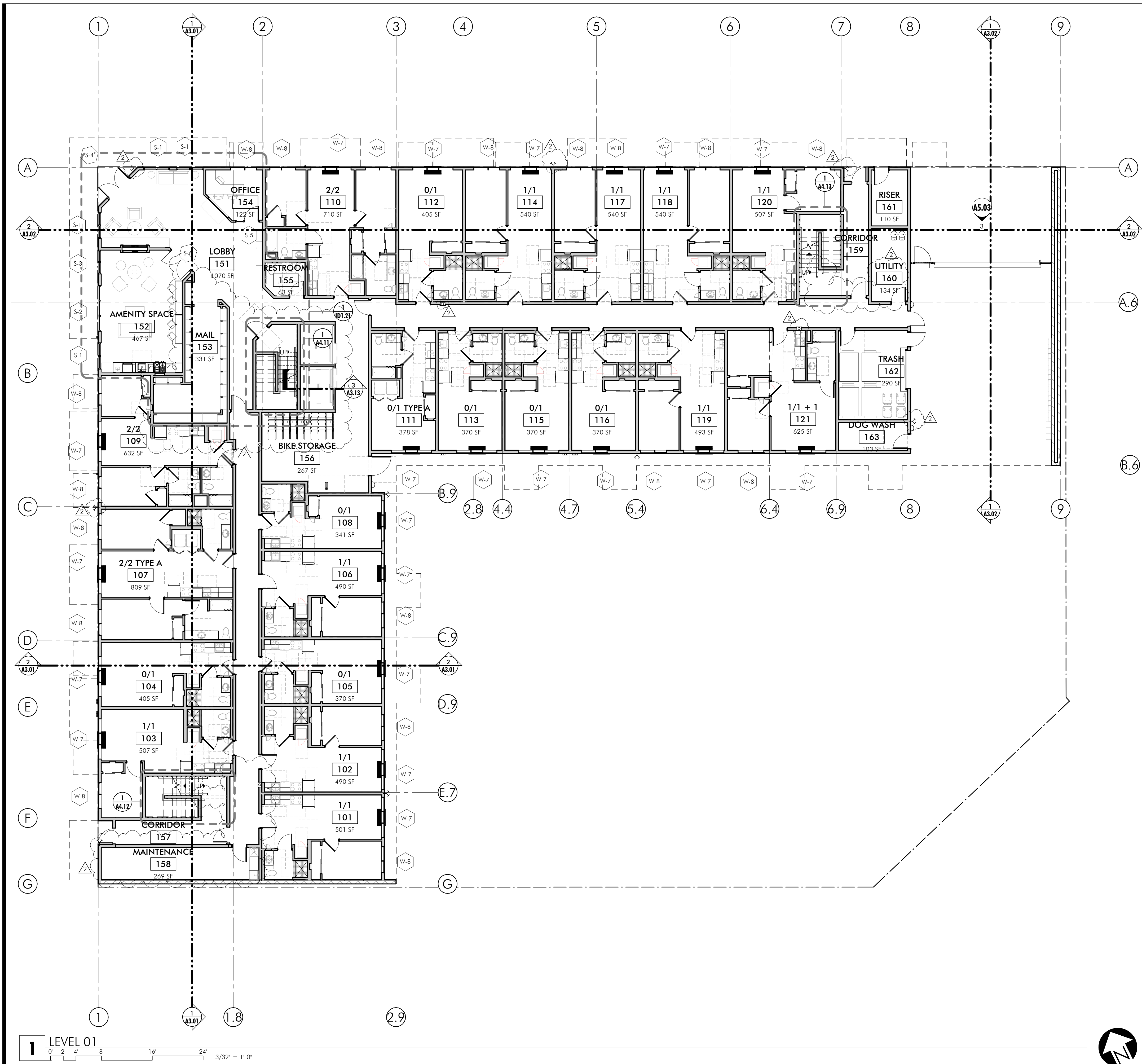
**DEACON DEVELOPMENT, LLC**  
CENTRAL CITY APARTMENTS

**OVERALL UTILITY PLAN**

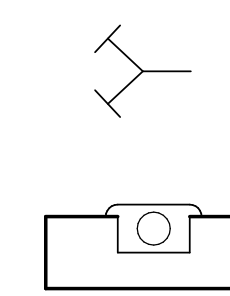
**DRAWING C3.0**

**JOB NUMBER 3302.0000.0**





PLAN LEGEND:



HOSE BIB.

SEMI-RECESSED FIRE EXTINGUISHER CABINET W/ 2A-10BC EXTINGUISHER.

275 COURT ST. NE  
SALEM, OR 97301-3442  
P: 503.390.6500  
www.studio3architecture.com



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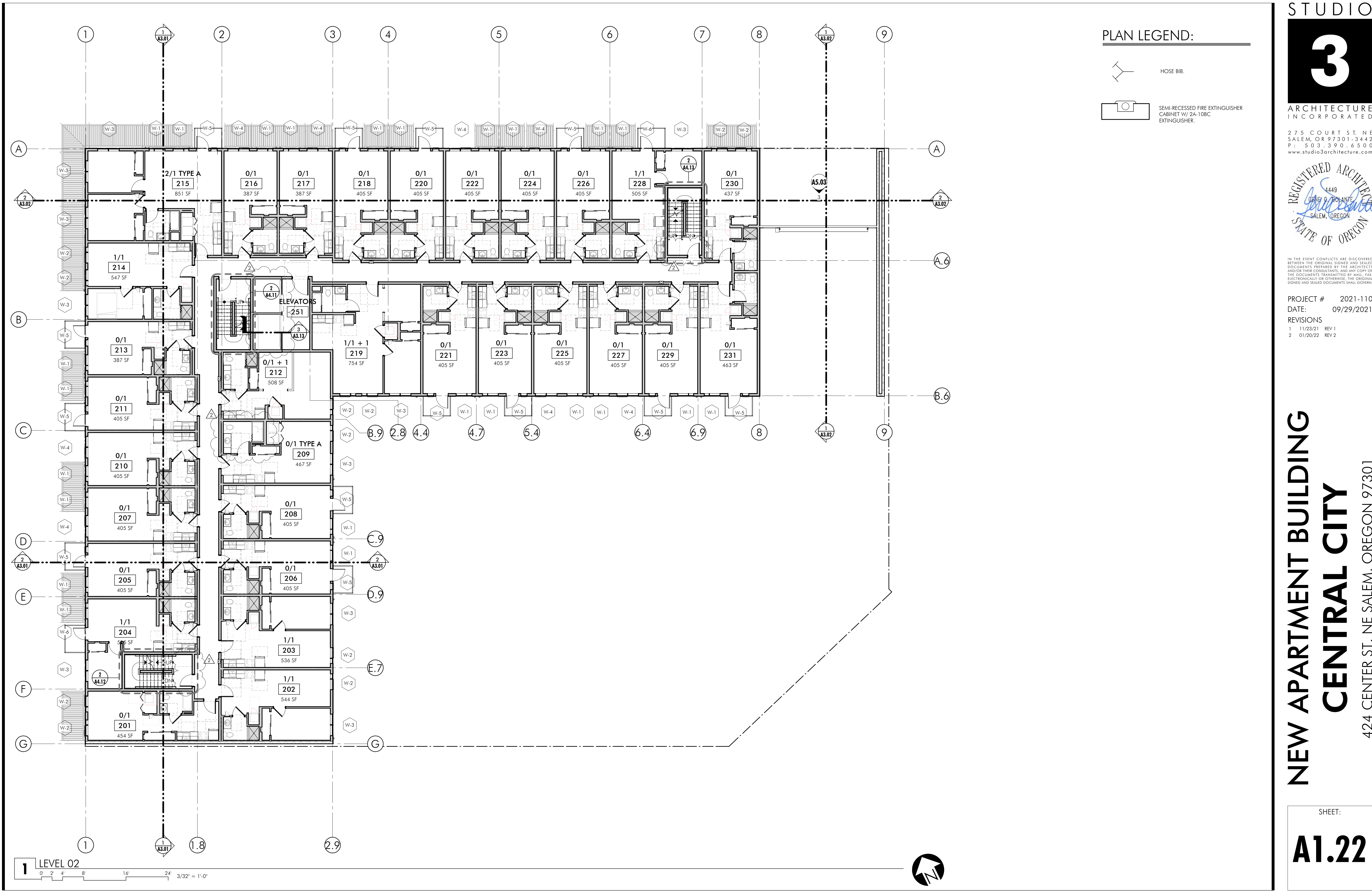
PROJECT # 2021-110  
DATE: 09/29/2021  
REVISIONS  
1 11/23/21 REV 1  
2 01/20/22 REV 2

NEW APARTMENT BUILDING  
**CENTRAL CITY**  
424 CENTER ST. NE SALEM, OREGON 97301

SHEET:

**A1.21**





PLAN LEGEND:

- HOSE BIB.
- SEMI-RECESSED FIRE EXTINGUISHER CABINET W/ 2A-10BC EXTINGUISHER.

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**3**  
ARCHITECTURE  
INCORPORATED  
275 COURT ST. NE  
SALEM, OR 97301-3442  
P: 503.390.6500  
www.studio3architecture.com

REGISTERED ARCHITECT  
1449  
GRAND O. BOLANTE  
SALEM, OREGON  
STATE OF OREGON

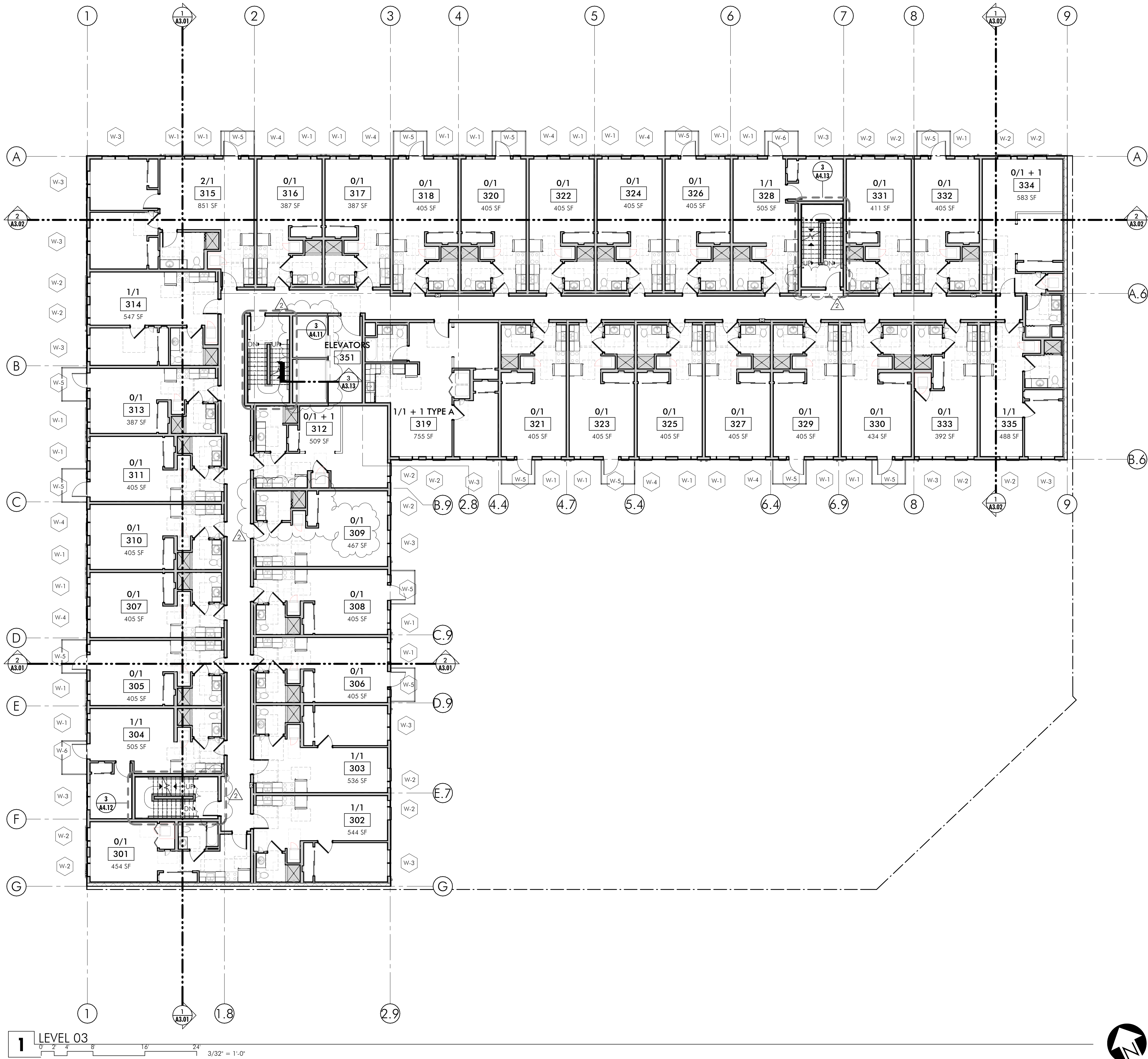
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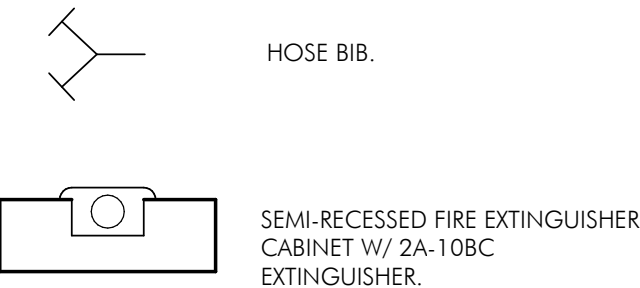
NEW APARTMENT BUILDING  
**CENTRAL CITY**  
424 CENTER ST. NE SALEM, OREGON 97301

SHEET:  
**A1.22**





PLAN LEGEND:

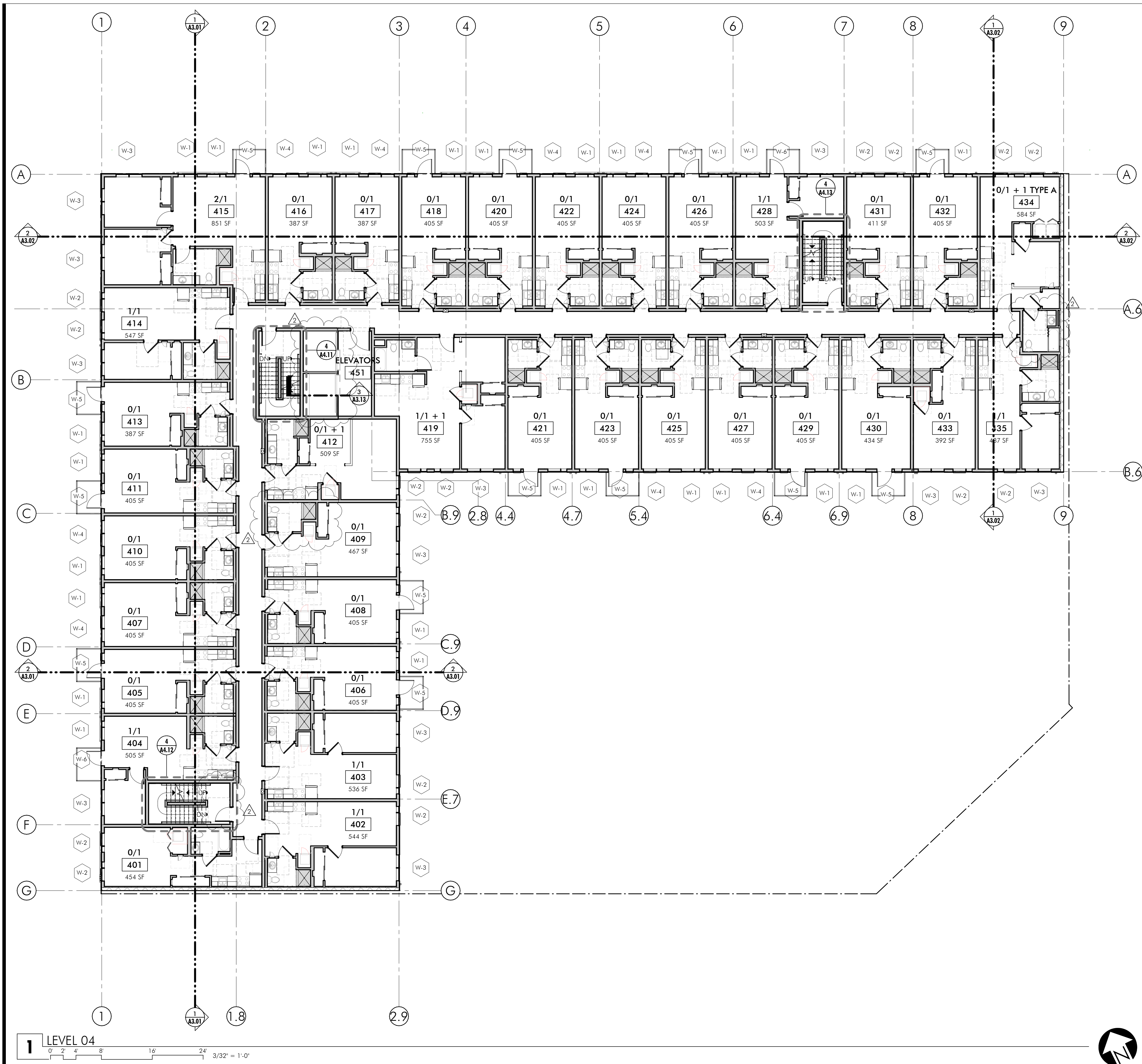


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NEW APARTMENT BUILDING  
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REGISTERED ARCHITECT  
1449  
GRACE O. BOLANTE  
SALEM, OREGON  
STATE OF OREGON

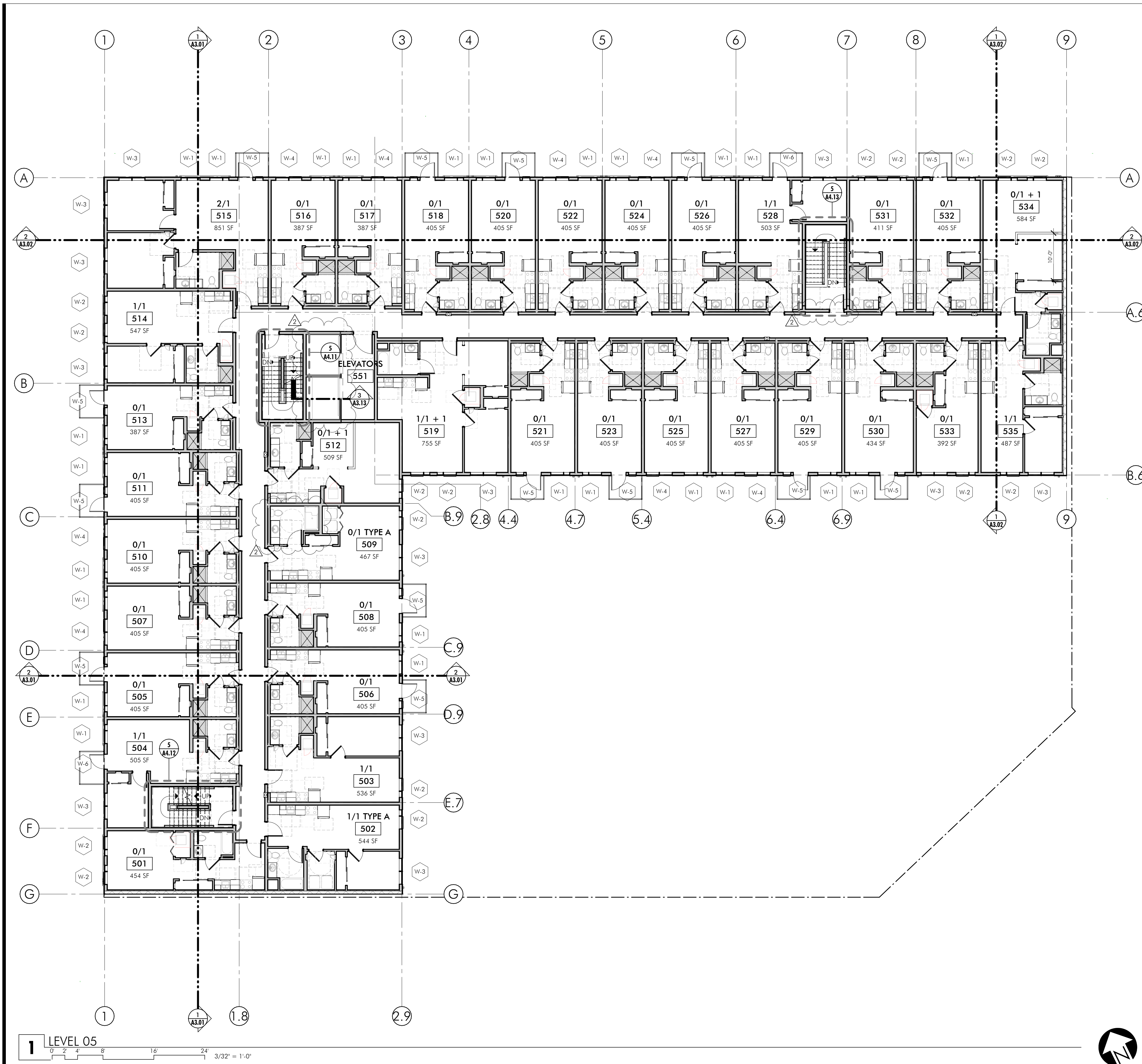
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NEW APARTMENT BUILDING  
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424 CENTER ST. NE SALEM, OREGON 97301

SHEET:  
**A1.24**





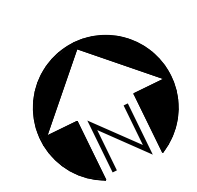
PLAN LEGEND:

HOSE BIB.

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1 LEVEL 05

0' 2' 4' 8' 16' 24' 3/32" = 1'-0"



STUDIO

**3**

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REGISTERED ARCHITECT

14449

GRAND O. BOLANTE

SALEM, OREGON

STATE OF OREGON

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DATE: 09/29/2021

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|---|----------|-------|
| 1 | 11/23/21 | REV 1 |
| 2 | 01/20/22 | REV 2 |

NEW APARTMENT BUILDING

**CENTRAL CITY**

424 CENTER ST. NE SALEM, OREGON 97301

SHEET:

**A1.25**



ELEVATION NOTES:

- 1 FIBER CEMENT PANEL. COLOR 1.
- 2 FIBER CEMENT PANEL. COLOR 2.
- 3 FIBER CEMENT PANEL. COLOR 3.
- 4 FIBER CEMENT PANEL. COLOR 4.
- 5 PROFILED, HORIZONTALLY ORIENTED METAL PANEL. COLOR 1.
- 6 PROFILED, VERTICALLY ORIENTED METAL PANEL. COLOR 1.
- 7 VERTICAL CONCRETE TILE, "BOARD FORM LOOK".
- 8 HORIZONTAL FIBER CEMENT SIDING.
- 9 SUSPENDED BALCONY W/ CABLE RAIL.
- 10 BELLY BAND.
- 11 PREFINISHED METAL CAP.
- 12 VINYL WINDOW, TYP.
- 13 ALUMINUM STOREFRONT.
- 14 CONCRETE MASONRY UNIT.
- 15 14' COIL GRILL ROLLUP DOOR.
- 16 3'-6" GATE.
- 17 ELECTRICAL METERS.
- 18 STEEL AWNING.
- 19 2X FRAMED TRIM.
- 20 PTHP GRILL.



1 NORTH ELEVATION

0' 5' 10' 20' 40' 60' 1/8" = 1'-0"



NEW APARTMENT BUILDING

CENTRAL CITY

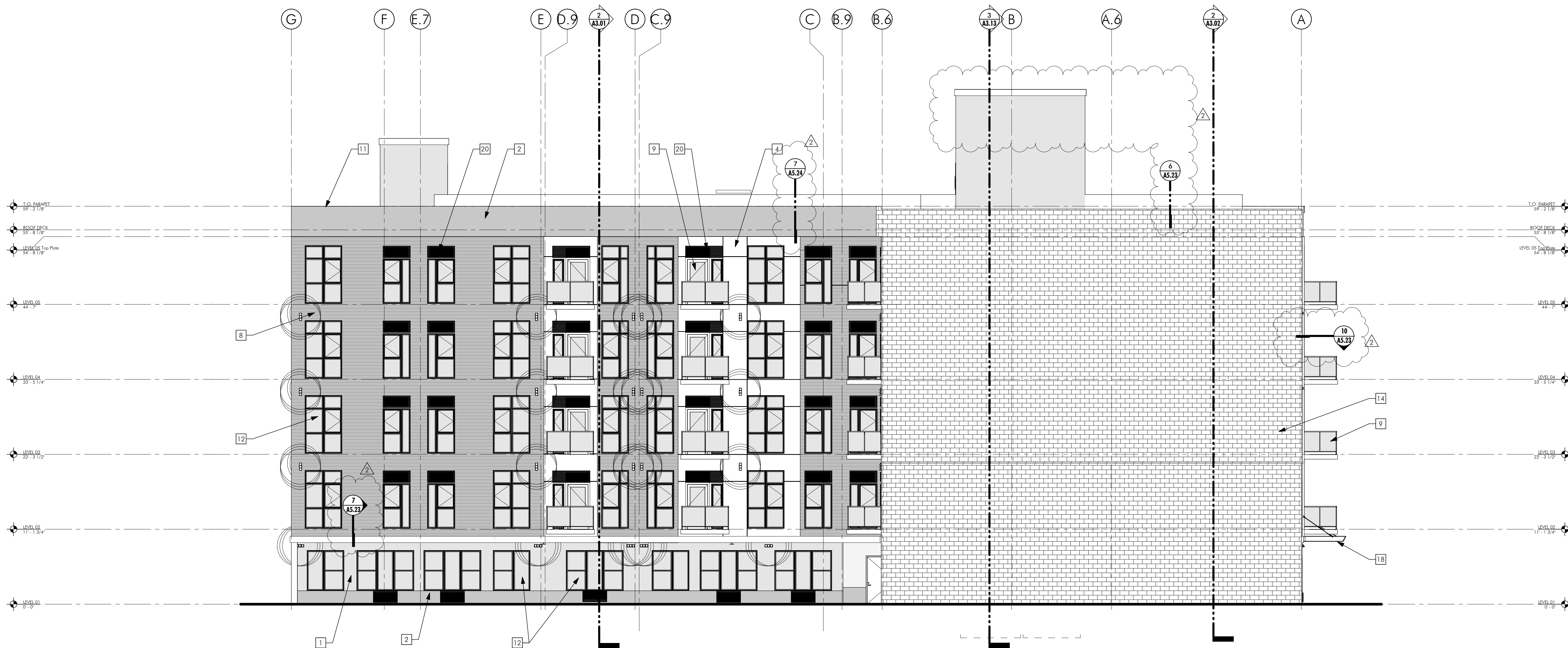
424 CENTER ST. NE SALEM, OREGON 97301

SHEET:

A2.02

ELEVATION NOTES:

- 1 FIBER CEMENT PANEL. COLOR 1.
- 2 FIBER CEMENT PANEL. COLOR 2.
- 3 FIBER CEMENT PANEL. COLOR 3.
- 4 FIBER CEMENT PANEL. COLOR 4.
- 5 PROFILED, HORIZONTALLY ORIENTED METAL PANEL. COLOR 1.
- 6 PROFILED, VERTICALLY ORIENTED METAL PANEL. COLOR 1.
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- 20 PTHP GRILL.



1 EAST ELEVATION

0' 5' 10' 20' 40' 60' 1/8" = 1'-0"



NEW APARTMENT BUILDING  
CENTRAL CITY  
424 CENTER ST. NE SALEM, OREGON 97301

SHEET:

A2.03

ELEVATION NOTES:

- 1 FIBER CEMENT PANEL. COLOR 1.
- 2 FIBER CEMENT PANEL. COLOR 2.
- 3 FIBER CEMENT PANEL. COLOR 3.
- 4 FIBER CEMENT PANEL. COLOR 4.
- 5 PROFILED, HORIZONTALLY ORIENTED METAL PANEL. COLOR 1.
- 6 PROFILED, VERTICALLY ORIENTED METAL PANEL. COLOR 1.
- 7 VERTICAL CONCRETE TILE, "BOARD FORM LOOK".
- 8 HORIZONTAL FIBER CEMENT SIDING.
- 9 SUSPENDED BALCONY W/ CABLE RAIL.
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- 13 ALUMINUM STOREFRONT.
- 14 CONCRETE MASONRY UNIT.
- 15 14' COIL GRILL ROLLUP DOOR.
- 16 3'-6" GATE.
- 17 ELECTRICAL METERS.
- 18 STEEL AWNING.
- 19 2X FRAMED TRIM.
- 20 PTHP GRILL.



1 SOUTH ELEVATION  
0' 5' 10' 20' 40' 60' 1/8" = 1'-0"



ELEVATION NOTES:

- 1 FIBER CEMENT PANEL. COLOR 1.
- 2 FIBER CEMENT PANEL. COLOR 2.
- 3 FIBER CEMENT PANEL. COLOR 3.
- 4 FIBER CEMENT PANEL. COLOR 4.
- 5 PROFILED, HORIZONTALLY ORIENTED METAL PANEL. COLOR 1.
- 6 PROFILED, VERTICALLY ORIENTED METAL PANEL. COLOR 1.
- 7 VERTICAL CONCRETE TILE, "BOARD FORM LOOK".
- 8 HORIZONTAL FIBER CEMENT SIDING.
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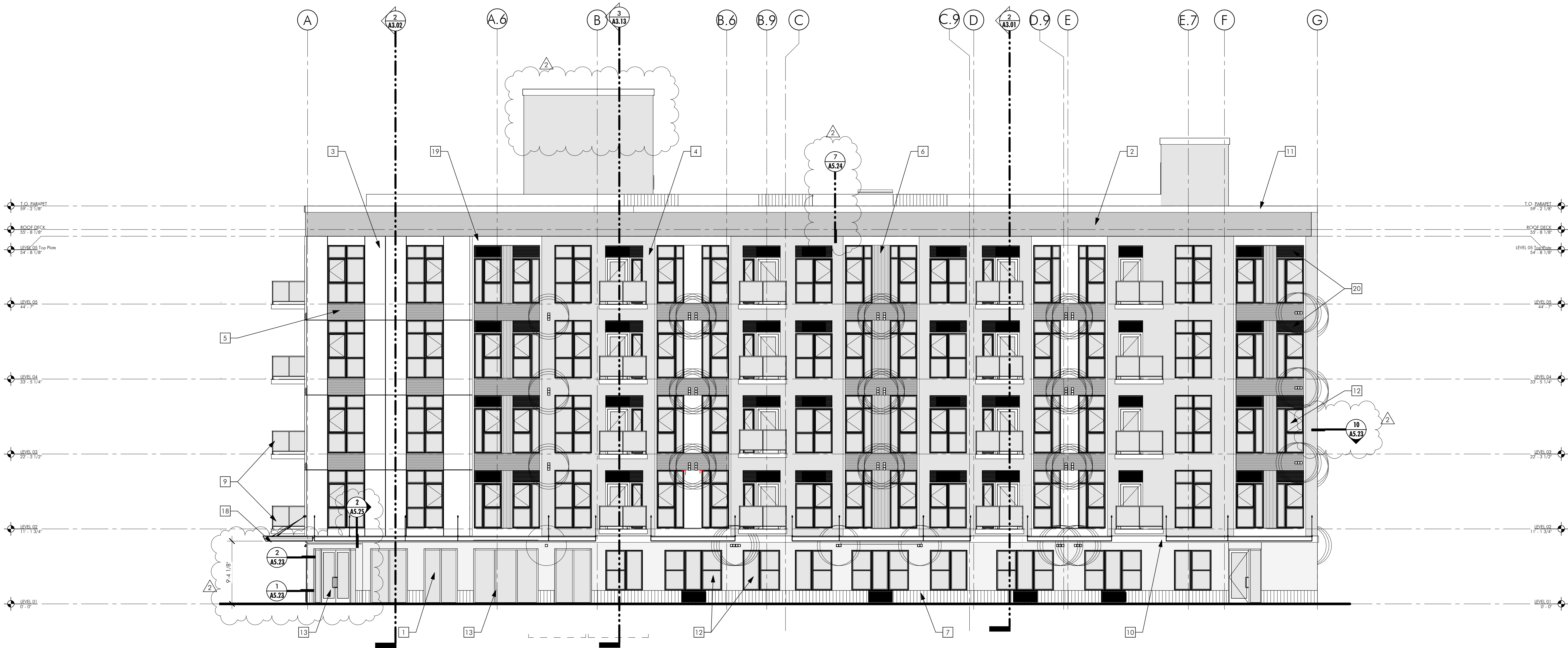
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2 01/20/22 REV 2

NEW APARTMENT BUILDING  
CENTRAL CITY  
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SHEET:

A2.04







**1** | NW CORNER

STUDIO



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DATE: 09/29/2021  
REVISIONS

# NEW APARTMENT BUILDING CENTRAL CITY

424 CENTER ST., NE SALEM, OREGON 97301

SHEET:

## G3.01



NEW APARTMENT BUILDING  
**CENTRAL CITY**  
424 CENTER ST. NE SALEM, OREGON 97301





NEW APARTMENT BUILDING  
CENTRAL CITY  
424 CENTER ST. NE SALEM, OREGON 97301





NEW APARTMENT BUILDING  
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