

LAND USE SUBMISSION

03.09.2022



CDP SALEM - BUILDING C

5205 BATTLE CREEK RD SE
SALEM, OR 97306

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

FILE PATH: C:\Revit_Local\21031_CDP Salem Gateway_Walk Up Building_C_22_mclbertson.rvt

GENERAL PROJECT NOTES	PROJECT TEAM	PROJECT SUMMARY	SHEET INDEX																												
<p>REFER TO OWNER-CONTRACTOR AGREEMENT FOR GENERAL CONDITIONS. WHERE THERE IS A CONFLICT BETWEEN THE CONTRACT AND NOTES HEREIN, THE CONTRACT TAKES PRECEDENCE.</p> <p>1. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FULL SET OF CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND ADDENDA.</p> <p>2. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.</p> <p>3. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS; DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO CONTINUING WITH WORK.</p> <p>4. GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE IN A BROOM CLEAN CONDITION AT ALL TIMES DURING THE PROJECT.</p> <p>5. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS HE OR SHE MAY DISCOVER. BRING UNFORSEEN CONDITIONS TO ATTENTION OF ARCHITECT UPON DISCOVERY AT ANY POINT. THE MEANS OF CORRECTING ANY ERROR OR UNFORSEEN CONDITION SHALL FIRST BE APPROVED BY THE ARCHITECT.</p> <p>6. ALL REQUIRED CITY AND/OR COUNTY LICENSE SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADE.</p> <p>7. THE ARCHITECT WILL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.</p> <p>8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.</p> <p>9. CITY APPROVED PLANS SHALL BE KEPT IN A SECURE PLACE AND SHALL NOT BE USED BY WORKERS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT ALL SUBCONTRACTORS' CONSTRUCTION SETS REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF STAMPED CITY APPROVED PLANS WITH ALL REVISIONS, ADDENDUMS, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT AND MUST BE MADE AVAILABLE TO BUILDING AND FIRE INSPECTIONS FOR REFERENCE DURING CONSTRUCTION.</p> <p>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION.</p> <p>11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.</p> <p>12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION.</p> <p>13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER, OR INFERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.</p> <p>14. CONTRACTOR TO PROVIDE BACKING OR BLOCKING AS REQUIRED FOR MOUNTING ALL WALL MOUNTED SHELVES, EQUIPMENT, ACCESSORIES, CABINETS, ETC.</p> <p>15. CONTRACTOR TO PROTECT ALL TREES AND ROOTS NOT SLATED FOR REMOVAL DURING CONSTRUCTION.</p> <p>16. GENERAL CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF STAGING AREA AND TO ENSURE THAT MATERIALS DELIVERY AND STORAGE DOES NOT INTERFERE WITH DAILY OPERATION OF ADJACENT PROPERTIES OR PUBLIC RIGHT OF WAY.</p> <p>17. GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION STAKING.</p>	<p>OWNER</p> <p>CDP OREGON LLC 126 NE ALBERTA ST #202 PORTLAND, OR 97211 TEL: 971.533.7466 FAX: N/A CONTACT: THOMAS ELDRIDGE EMAIL: THOMAS@COMMUNITYDEVPARTNERS.COM</p> <p>CONTRACTOR</p> <p>LMC CONSTRUCTION 19200 SW TETON AVE TUALATIN, OR 97062 TEL: 503.646.0521 FAX: 503.646.6823 CONTACT: CHRIS DUFFIN EMAIL: CHRISD@LMCCONSTRUCTION.COM</p> <p>ARCHITECT</p> <p>SCOTT EDWARDS ARCHITECTS, LLP 2525 E. BURNSIDE STREET PORTLAND, OREGON 97214 TEL: 503.226.3617 FAX: 503.226.3715 CONTACT: DAVE MOJICA EMAIL: DMOJICA@SEALLP.COM</p> <p>CIVIL ENGINEER</p> <p>WEST TECH ENGINEERING 3841 FAIRVIEW INDUSTRIAL DR SE #100 SALEM, OR 97302 TEL: 503.585.2474 FAX: N/A CONTACT: STEVE WARD EMAIL: SWARD@WESTECH-ENG.COM</p> <p>LANDSCAPE ARCHITECT</p> <p>PLACE 735 NW 18TH AVENUE PORTLAND, OR 97209 TEL: 503.334.2080 FAX: N/A CONTACT: MAURICIO VILLARREAL EMAIL: MAURICIO.VILLARREAL@PLACE.LA</p> <p>STRUCTURAL ENGINEER</p> <p>STONEWOOD STRUCTURAL ENGINEERS, INC 2001 NW 19TH SUITE 103A PORTLAND, OR 97209 TEL: 360.216.1704 FAX: N/A CONTACT: D. SCOTT NYSETH EMAIL: SCOTT.NYSETH@STONEWOODSTRUCTURAL.COM</p> <p>MEP</p> <p>INTERFACE 100 SW MAIN STREET, SUITE 1600 PORTLAND, OR 97204 TEL: 503.382.2266 FAX: 503.382.2262 CONTACT: KIM WALL EMAIL: KIMW@INTERFACEENG.COM</p>	<p>PROJECT DESCRIPTION: 3-STORY WOOD FRAMED MULTIFAMILY BUILDING FEATURING 18 RESIDENTIAL UNITS, LAUNDRY ROOM AND FIRE RISER ROOM.</p> <p>GROSS AREA: 20,201 SF</p> <p>PROJECT ADDRESS: 5205 BATTLE CREEK RD SE SALEM, OR 97306</p> <p>LEGAL DESCRIPTION: 083W14/ 118 AND 300</p> <p>ZONING: RM-II</p>	<table><tr><th>SHEET #</th><th>SHEET NAME</th></tr><tr><td colspan="2">GENERAL</td></tr><tr><td>G0.01</td><td>GENERAL PROJECT INFORMATION</td></tr><tr><td>G1.01</td><td>CODE SUMMARY</td></tr><tr><td colspan="2">ARCHITECTURAL</td></tr><tr><td>A0.01</td><td>ARCHITECTURAL GENERAL NOTES AND DIAGRAMS</td></tr><tr><td>A0.10</td><td>ACCESSIBILITY DIAGRAMS - RESIDENTIAL</td></tr><tr><td>A0.20</td><td>ASSEMBLIES</td></tr><tr><td>A2.11</td><td>FIRST & SECOND FLOOR PLANS</td></tr><tr><td>A2.13</td><td>THIRD FLOOR & ROOF PLANS</td></tr><tr><td>A3.01</td><td>EXTERIOR ELEVATIONS</td></tr><tr><td>A3.10</td><td>RENDERINGS</td></tr><tr><td>A5.01</td><td>WALL SECTIONS</td></tr><tr><td>A7.01</td><td>EXTERIOR DETAILS</td></tr></table>	SHEET #	SHEET NAME	GENERAL		G0.01	GENERAL PROJECT INFORMATION	G1.01	CODE SUMMARY	ARCHITECTURAL		A0.01	ARCHITECTURAL GENERAL NOTES AND DIAGRAMS	A0.10	ACCESSIBILITY DIAGRAMS - RESIDENTIAL	A0.20	ASSEMBLIES	A2.11	FIRST & SECOND FLOOR PLANS	A2.13	THIRD FLOOR & ROOF PLANS	A3.01	EXTERIOR ELEVATIONS	A3.10	RENDERINGS	A5.01	WALL SECTIONS	A7.01	EXTERIOR DETAILS
	SHEET #	SHEET NAME																													
GENERAL																															
G0.01	GENERAL PROJECT INFORMATION																														
G1.01	CODE SUMMARY																														
ARCHITECTURAL																															
A0.01	ARCHITECTURAL GENERAL NOTES AND DIAGRAMS																														
A0.10	ACCESSIBILITY DIAGRAMS - RESIDENTIAL																														
A0.20	ASSEMBLIES																														
A2.11	FIRST & SECOND FLOOR PLANS																														
A2.13	THIRD FLOOR & ROOF PLANS																														
A3.01	EXTERIOR ELEVATIONS																														
A3.10	RENDERINGS																														
A5.01	WALL SECTIONS																														
A7.01	EXTERIOR DETAILS																														
		<p>SEPARATE PERMITS AND DEFERRED SUBMITTAL BIDDER DESIGN ITEMS</p> <p>CONTRACTOR SHALL PROVIDE DESIGN, ENGINEERING, FURNISHING AND INSTALLATION OF A COMPLETE, FUNCTIONING SYSTEM(S) BASED ON THE SCHEMATIC LAYOUT SHOWN ON THE ARCHITECTURAL DRAWINGS, DESCRIBED HEREIN AND IN COMPLIANCE WITH PREVAILING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL ORDERING OF ALL DEVICES AND FIXTURES TO ENSURE PROPER OPTIONS, ACCESSORIES AND CONFIGURATIONS. CONTRACTOR SHALL PROVIDE COMPLETE DESIGN AND DOCUMENTATION AS REQUIRED FOR SUBMISSION TO, AND APPROVAL OF ARCHITECT, OWNER, AND GOVERNING BUILDING DEPARTMENT.</p> <p>UPON COMPLETION OF REVIEW BY THE ARCHITECT OR ENGINEER OF RECORD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ROUTING DOCUMENTS TO PERMIT AGENCY FOR PLANS REVIEW AND PAYING ANY PLANS CHECK AND PERMIT FEES.</p> <p><u>SEPARATE PERMITS:</u></p> <p>1. SIGNAGE PERMIT 2. FIRE SPRINKLER SYSTEM 3. FIRE DETECTION AND ALARM SYSTEM 4. FIRE DEPARTMENT ACCESS KEY BOX 5. HANGERS AND SUPPORT FOR HVAC 6. VIBRATION AND SEISMIC CONTROLS FOR HVAC 7. LATERAL BRACING AND ANCHORAGE OF MECHANICAL AND ELECTRICAL EQUIPMENT WEIGHING MORE THAN 75 LBS (EXCEPTIONS PER ASCE 7, SECTION 13.1.4) 8. PRE-ENGINEERED MANUFACTURED TRUSSES 9. STAIR FRAMING</p> <p>SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT LISTED HERE AND ADDITIONAL BIDDER DESIGN ITEMS.</p>																													
<p>VICINITY MAP</p>																															

S|E A

SCOTT|EDWARDS ARCHITECTURE LLP.

2525 E Burnside Street, Portland, OR 97214

phone: (503) 226-3617 www.seellp.com

NOT FOR CONSTRUCTION

CDP SALEM - BUILDING C

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306



LAND USE	03.09.2022
SUBMISSION	
ISSUE	DATE

Drawing:

GENERAL PROJECT INFORMATION

Sheet No:
Building C -

G0.01

FILE PATH: C:\Revit_Local\21031_CDP Salem Gateway_Walk Up Building C_22_mculbertson.rvt

BUILDING CODE SUMMARY			2019 OREGON STRUCTURAL SPECIALTY CODE														
OCCUPANCY		R-2															
CONSTRUCTION TYPE		V-B, SPRINKLERED PER NFPA 13-R															
CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE																	
QSSC REFERENCE																	
SECTION 420.2	SEPARATION WALLS	WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM EACH OTHER OR OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.															
SECTION 420.3	HORIZONTAL SEPARATION	FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM EACH OTHER OR OTHER OCCUPANCIES SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.															
SECTION 420.4	SPRINKLER SYSTEM	GROUP R OCCUPANCIES, REQUIRED PER 903.2.8															
SECTION 420.5	FIRE & SMOKE ALARMS	GROUP R-2, FIRE ALARM SYSTEMS REQUIRED PER SECTION 907.2.9 SMOKE ALARMS REQUIRED PER 907.2.10.2															
CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS																	
TABLE 504.3 TABLE 504.4 TABLE 506.2	HEIGHT / STORIES / AREA FACTOR	R-2: 60 FT / 3 STORY / 7000 SF															
MODIFICATIONS																	
SECTION 506.2.3 SINGLE-OCCUPANCY MULTISTORY BUILDINGS EQUATION 5-2	BUILDING AREA	Aa = [Aa + (Ns x If)] x Sa = [7000 SF + (7000 SF x 0.75)] x 3 = 12250 SF x 3 = 36750 SF															
SECTION 506.3	FRONTAGE INCREASE	If = [F/P - 0.25] x W/30 If = [256/256 - 0.25] x 30/30 = 0.75															
	ACTUAL HEIGHT / STORIES	34' - 9" / 3 Story															
<table><tr><th colspan="2">BUILDING AREA</th></tr><tr><th>FLOOR LEVEL</th><th>AREA (SF)</th></tr><tr><td>LEVEL 1</td><td>6842 SF</td></tr><tr><td>LEVEL 2</td><td>6842 SF</td></tr><tr><td>LEVEL 3</td><td>6842 SF</td></tr><tr><td></td><td>20527 SF</td></tr></table>						BUILDING AREA		FLOOR LEVEL	AREA (SF)	LEVEL 1	6842 SF	LEVEL 2	6842 SF	LEVEL 3	6842 SF		20527 SF
BUILDING AREA																	
FLOOR LEVEL	AREA (SF)																
LEVEL 1	6842 SF																
LEVEL 2	6842 SF																
LEVEL 3	6842 SF																
	20527 SF																
SECTION 508.2	ACCESSORY OCCUPANCY	N/A															
SECTION 508.3 / 508.4	MIXED OCCUPANCY	N/A															
TABLE 509	INCIDENTAL USES LAUNDRY ROOMS OVER 100 SF TRASH ROOMS OVER 100 SF	SPRINKLERED, NO SEPARATION REQUIRED SPRINKLERED, NO SEPARATION REQUIRED															
CHAPTER 6: TYPES OF CONSTRUCTION / CONSTRUCTION CLASSIFICATION																	
TABLE 601	FIRE RESISTANCE RATING REQUIRMENTS FOR BUILDING ELEMENTS																
	BUILDING ELEMENT	FIRE RATING *															
	PRIMARY STRUCTURAL FRAME	0 HOUR															
	BEARING WALLS	0 HOUR															
	EXTERIOR	0 HOUR															
	INTERIOR	0 HOUR															
	NON BEARING WALLS AND PARTITIONS - EXTERIOR	PER TABLE 602															
	NON BEARING WALLS AND PARTITIONS - INTERIOR	0 HOUR															
	FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0 HOUR															
	ROOF CONSTRUCTION AND SECONDARY MEMBERS	0 HOUR															
	* UNLESS OTHERWISE REQUIRED BY THIS CODE																
TABLE 602	FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE																
	FIRE SEPARATION DISTANCE	FIRE RATING															
	X < 5'	1 HOUR															
	5' <= X < 10'	1 HOUR															
	10' <= X < 30'	0 HOUR															
	X >= 30'	0 HOUR															
CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES																	
TABLE 705.2	MINIMUM DISTANCE OF PROJECTION	40 INCHES															
TABLE 705.8	MAXIMUM AREA OF WALL OPENINGS BASED ON FSD AND OPENING PROTECTION	UNPROTECTED, NON-SPRINKLERED NOT PERMITTED NOT PERMITTED 15% 25% 45% 75% NO LIMIT NO LIMIT NO LIMIT															
	0 TO LESS THAN 3'	NOT PERMITTED															
	3 TO LESS THAN 5'	NOT PERMITTED															
	5 TO LESS THAN 10'	10%															
	10 TO LESS THAN 15'	15%															
	15 TO LESS THAN 20'	25%															
	20 TO LESS THAN 25'	45%															
	25 TO LESS THAN 30'	75%															
	30' OR GREATER	NO LIMIT															
705.8.1	ALLOWABLE AREA OF OPENINGS	EXCEPTION 2: BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NONBEARING WALLS AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE-RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.															
705.11	PARAPETS	EXCEPTION 1: WALL NOT REQUIRED TO BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 602 BECAUSE OF FIRE SEPARATION DISTANCE.															
TABLE 706.4	FIRE WALL FIRE RESISTANCE	N/A															
TABLE 707.3.10	FIRE BARRIER ASSEMBLIES AND HORIZONTAL ASSEMBLIES BTWN FIRE AREAS	1 HOUR, INTERIOR EXIT STAIR LESS THAN 4 STORIES															
SECTION 708	FIRE PARTITIONS	1 HOUR 1/2 HOUR AT GROUP R-2 CORRIDORS PER TABLE 1020.1															
SECTION 709	SMOKE BARRIERS	NOT REQUIRED															
SECTION 711	FLOOR AND ROOF ASSEMBLIES SUPPORTING CONSTRUCTION PER 711.2.3																
711.2.4.1	SEPARATING MIXED OCCUPANCIES	N/A															
711.2.4.2	SEPARATING FIRE AREAS	N/A															
711.2.4.3	DWELLING / SLEEPING UNITS	1 HOUR															
711.2.4.4	SEPARATING SMOKE COMPARTMENTS	N/A															
711.2.4.5	SEPARATING INCIDENTAL USES	PER TABLE 509															
711.2.4.6	OTHER SEPARATIONS	N/A															
SECTION 713	SHAFT ENCLOSURES	NOT LESS THAN 1 HOUR CONNECTING LESS THAN 4 STORIES NOT LESS THAN 2 HOUR CONNECTING 4 STORIES OR MORE															
CHAPTER 8: INTERIOR FINISHES																	
TABLE 803.13	INTERIOR WALL AND CEILING FNISH REQUIREMENTS (FLAME SPREAD RATING)																
	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	C															
	CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND RAMPS	C															
	ROOMS AND ENCLOSED SPACES	C															
CHAPTER 9: FIRE PROTECTION SYSTEMS																	
	SPRINKLERED PER NFPA 13R																

CHAPTER 10: MEANS OF EGRESS			
SECTION 1004	OCCUPANT LOAD (OL)	SEE OCCUPANT LOAD TABLE	
SECTION 1005.3.1	STAIRWAY EGRESS CAPACITY FACTOR	0.3	
SECTION 1005.3.2	OTHER EGRESS CAPACITY FACTOR	0.2	
TABLE 1006.2.1	MAX OCCUPANT LOAD FOR ONE EXIT MAX COMMON PATH OF EGRESS TRAVEL	20 OCCUPANTS 125 FT	
TABLE 1006.3.2	MAX OCCUPANT LOAD PER STORY MIN NUMBER OF EXITS FOR STORY	500 2	
TABLE 1006.3.3(1)	STORIES WITH ONE EXIT FOR R-2	4 UNITS / 125 FT TRAVEL DISTANCE / UP TO 3 STORIES EMERGENCY ESCAPE AND RESCUE OPENINGS PER 1030 REQUIRED FOR STORIES WITH ONE EXIT	
TABLE 1017.2	EXIT ACCESS TRAVEL DISTANCE	250 FT	
TABLE 1020.1	CORRIDOR FIRE-RESISTANCE RATING	0.5 HR	
TABLE 1020.2	MINIMUM CORRIDOR WIDTH	44 INCHES * 36 INCHES WITHIN DWELLING UNIT OR WHERE OCCUPANT LOAD <50 20 FEET *LENGTH IS NOT LIMITED WHERE LENGTH < 2.5x WIDTH	
SECTION 1020.4	DEAD ENDS		

CHAPTER 11: ACCESSIBILITY			
SECTION 1106.2	R-2 OCCUPANCIES WITH ACCESSIBLE, TYPE A OR TYPE B UNITS, AT LEAST 2% OF EACH TYPE OF PARKING PROVIDED SHALL BE ACCESSIBLE		
SECTION 1107.6.2.2.1	R-2 OCCUPANCIES WITH GREATER THAN 20 DWELLING UNITS SHALL PROVIDE MINIMUM 2% TYPE A UNITS. ALL R-2 UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE TOTAL NUMBER OF UNITS AND REQUIRED NUMBER OF TYPE A UNITS		
SECTION 1107.6.2.2.2	WHERE THERE ARE FOUR OR MORE DWELLING UNITS, ALL UNITS SHALL BE TYPE B UNITS AT A MINIMUM		
EXCEPTION:	THE NUMBER OF TYPE A AND TYPE B UNITS IS PERMITTED TO BE REDUCED IN ACCORDANCE WITH SECTION 1107.7		
	1107.7.1.1, STRUCTURES WITHOUT ELEVATOR SERVICE, ONE STORY WITH TYPE B UNITS REQUIRED		

ADDITIONAL ACCESSIBILITY REQUIREMENTS			
APPLICABLE STANDARDS			
ANSI/ICC A117.1 - 2009			
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN - TITLE II			
SECTION 504			
FAIR HOUSING ACCESSIBILITY GUIDELINES			
FHA SAFE HARBOR DESIGN DOCUMENT: IBC 2018			
OHCS CORE DEVELOPMENT MANUAL			
ACCESSIBLE UNITS			
5% OF UNITS WITH MOBILITY FEATURES 184 x 5% = 10 UNITS			
2% OF UNITS WITH COMMUNICATION FEATURES 184 x 2% = 4 UNITS			

CHAPTER 13: ENERGY EFFICIENCY 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)						
CLIMATE ZONE 4C						
OPAQUE ELEMENTS		REQUIRED			PROVIDED	
		ASSEMBLY MAX.		MIN. R-VALUE		
ROOFS						
INSULATION ENTIRELY ABOVE DECK		N/A		N/A		
METAL BUILDINGS		N/A		N/A		
ATTIC AND OTHER		U-0.021		R-49		R-49
WALLS (ABOVE GRADE)						
MASS		U-0.090		R-11.4 CI		R-11.4 CI
METAL BUILDINGS		N/A		N/A		
STEEL-FRAMED		N/A		N/A		
WOOD-FRAMED / OTHER		U-0.064		R-13 + 3.8 CI OR R-20		R-23
WALLS (BELOW GRADE)		C-0.092		R-10 CI		
FLOORS						
MASS		N/A		N/A		
STEEL JOIST		N/A		N/A		
WOOD FRAMED / OTHER		U-0.033		R-30		R-30
SLAB-ON-GRADE FLOORS						
HEATED		N/A		N/A		
UNHEATED		F-0.520		R-15 FOR 24"		R-15 FOR 24"
OPAQUE DOORS						
SWINGING		U-0.370				U-0.370
NON-SWINGING		N/A				
FENESTRATION						
		REQUIRED			PROVIDED	
		MAX U	MAX SHGC	MIN VT/SHGC	MAX U	MAX SHGC
VERTICAL (0% - 40% OF WALL ALLOWED)						
FIXED	U-0.36	0.36	1.10	U-0.36	0.36	1.10
OPERABLE	U-0.45	0.33	1.10	U-0.45	0.33	1.10
ENTRANCE DOOR	U-0.63	0.33	1.10	U-0.63	0.33	
SKYLIGHT (0% - 3% OF ROOF ALLOWED)						
CI = CONTINUOUS INSULATION FC = FILLED CAVITY NR = NO REQUIREMENT NA = NOT APPLICABLE						

REQUIRED CLEAR FLOOR AREAS

PER ICC A117.1-2009

FIG. 604.3 SIZE OF CLEARANCE FOR WATER CLOSET

605.3 SIZE OF CLEARANCE FOR URINAL

SIZE OF CLEARANCE FOR LAVATORY

PROTRUDING OBJECTS

PER ICC A117.1-2009 FIG. 307.2

TURNING SPACE: CIRCULAR

TURNING SPACE: T-SHAPED

REQUIRED FLOOR AREA

MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

PER ICC A117.1-2009, FIG. 404.2.3.2

(a) FRONT APPROACH PULL SIDE

(b) FRONT APPROACH PUSH SIDE

(c) HINGE APPROACH PULL SIDE

(d) HINGE APPROACH PULL SIDE

(e) HINGE APPROACH PUSH SIDE

(f) LATCH APPROACH PULL SIDE

(g) LATCH APPROACH PUSH SIDE

ACCESSIBILITY NOTES

A. VERIFY ALL ACCESSIBILITY REQUIREMENTS WITH CURRENT CODE AND LOCAL JURISDICTION.

B. DIAGRAMS ARE INCLUDED AS A CONVENIENCE ONLY AND ARE NOT ALL INCLUSIVE. REFERENCE CURRENT CODE AND PROJECT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

C. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DIMENSIONS SHOWN HERE AND PROPOSED WORK

UNIVERSAL HC SYMBOL
PAINTED HIGHWAY WHITE (TWO COATS)
BACKGROUND PAINTED BLUE TO MATCH COLOR #15090 IN FED. STD. 595A

GRID SHOWN FOR REFERENCE ONLY

ABBREVIATIONS			
#	POUND OR NUMBER	GA	GAUGE
@	CENTERLINE	GALV	GALVANIZED
CL	ANGLE	GC	GENERAL CONTRACTOR
L	DIAMETER OR ROUND	GI	GALVANIZED IRON
e		GL	GLULAM
AB	ANCHOR BOLT	GND	GROUND
AC	ASPHALTIC CONCRETE	GR	GRADE
ACT	ACOUSTIC CEILING TILE	GWB	GYP SUM BOARD
AD	AREA DRAIN	GYP	GYP SUM BOARD
ADJ	ADJUSTABLE	GYP BD	GYP SUM BOARD
AFF	ABOVE FINISH FLOOR		
AFG	ABOVE FINISH GRADE	HB	HOSE BIB
ALT	ALTERNATE	HC	HOLLOW CORE
ALUM	ALUMINUM	HDR	HEADER
ANOD	ANODIZED	HDWD	HARDWOOD
APPROX	APPROXIMATE / APPROXIMATELY	HDWR	HARDWARE
ARCH	ARCHITECTURAL / ARCHITECT	HM	HOLLOW METAL
ASPH	ASPHALT	HNDOP	HANDICAP
		HORIZ	HORIZONTAL
		HP	SUPPLY AIR
		HPL	HIGH PRESSURE LAMINATE
		HR	HOUR
		HSS	HOLLOW STRUCTURAL STEEL
		HT	HEIGHT
		HVAC	HEATING VENTILATING AIR CONDITIONING
		HW	HOT WATER
		ID	INSIDE DIAMETER
		IE	INVERT ELEVATION
		IN	INCHES
		INSUL	INSULATION
		INT	INTERIOR
		JB	JUNCTION BOX
		JH	JOIST HANGER
		JST	JOIST
		JT	JOINT
		KD	KILN DRIED
		KIT	KITCHEN
		KW	KILOWATT
		LAM	LAMINATED
		LAV	LAVATORY
		LB	LEADER BOX
		LH	LEFT HAND
		LKR	LOCKER
		LT	LIGHT
		LTWT	LIGHTWEIGHT
		MAT	MATERIAL
		MAX	MAXIMUM
		MB	MACHINE BOLT
		MC	MEDICINE CABINET
		MECH	MECHANICAL
		MFR	MANUFACTURER
		MH	MANHOLE
		MIN	MINIMUM
		MIR	MIRROR
		MISC	MISCELLANEOUS
		MO	MASONRY OPENING
		MRGWB	MOISTURE RESISTANT GWB
		MTD	MOUNTED
		MTL	METAL
		MULL	MULLION
		(N)	NEW
		N	NORTH
		NIC	NOT IN CONCRACT
		NO	NUMBER
		NOM	NOMINAL
		NTS	NOT TO SCALE
		OBS	OBSCURE
		OC	ON CENTER
		OD	OUTSIDE DIAMETER
		OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
		OFOW	OWNER FURNISHED OWNER INSTALLED
		OPNG	OPENING
		OPP	OPPOSITE
		OTS	OPEN TO STRUCTURE
		P	PANTRY
		PC	PRECAST
		PIP	POURED IN PLACE
		PL	PLATE OR PROPERTY LINE
		PLAM	PLASTIC LAMINATE
		PLAS	PLASTIC
		PLYWD	PLYWOOD
		PNT	PAINT
		PSF	POUNDS PER SQUARE FOOT
		PSI	POUNDS PER SQUARE INCH
		PT	PRESSURE TREATED
		PTD	PAINTED
		PVC	POLYVINYL CHLORIDE
		QT	QUARRY TILE
		R	RADIUS OR RISER
		RA	RETURN AIR
		RB	RESILIENT BASE
		RD	ROOF DRAIN
		REC	RECOMMENDATION
		REF	REFERENCE
		REFR	REFRIGERATOR
		REINF	REINFORCE(MENT)
		REOD	REQUIRED
		RESIL	RESILIENT
		REV	REVISIONS
		RF	RESILIENT FLOOR
		RH	RIGHT HAND
		RM	ROOM
		RO	ROUGH OPENING
		ROWAY	RIGHT OF WAY
		RWL	RAIN WATER LEADER
		S	SOUTH
		SA	SUPPLY AIR
		SAM	SELF ADHERED MEMBRANE
		SC	SOLID CORE
		SCHED	SCHEDULE
		SEC	SECTION
		SF	SQUARE FOOT
		SHT	SHEET
		SHTHG	SHEATHING
		SHWR	SHOWER
		SM	SIMILAR
		SM	SHEET METAL
		SP	SOLID PIPE
		SPEC	SPECIFICATIONS
		SPK	SPEAKER
		SQ	SQUARE
		SS	STAINLESS STEEL
		SSK	SERVICE SINK
		SSM	SOLID SURFACE MATERIAL
		STA	STATION
		STD	STANDARD
		STL	STEEL
		STN	STAIN
		STR	STRUCTURAL
		STRUCT	STRUCTURAL
		SUSP	SUSPENDED
		SYM	SYMMETRICAL
		T	TREAD OR TILE
		T&G	TONGUE AND GROOVE
		TM	TO MATCH
		TM	TOP OF CURB
		TEL	TELEPHONE
		TEMP	TEMPERATURE
		TER	TERRAZZO
		THK	THICK / THICKNESS
		TJ	TOOL JOINT
		TLT	TOILET
		TO	TOP OF
		TOC	TOP OF CONCRETE
		TOP	TOP OF PARAPET
		TOS	TOP OF STEEL
		TOSF	TOP OF SUB-FLOOR
		TOW	TOP OF WALL
		TP	TUBE STEEL
		TS	TELEVISION
		TYP	TYPICAL
		UL	UNDERWRITER'S LABORATORY
		UNF	UNFINISHED
		UNO	UNLESS NOTED OTHERWISE
		UR	URINAL
		VB	VAPOR BARRIER
		VCT	VINYL COMPOSITION TILE
		VERT	VERTICAL
		VFY	VERIFY
		VG	VERTICAL GRAIN
		VIF	VERIFY IN FIELD
		VP	VENT PIPE
		VR	VAPOR RETARDER
		W	WEST
		W	WATT
		W	WITH
		W/O	WITHOUT
		WC	WATER CLOSET
		WD	WOOD
		WDW	WINDOW
		WF	WIDE FLANGE
		WI	WROUGHT IRON
		WO	WHERE OCCURS
		WP	WATERPROOF
		WR	WATER RESISTANT
		WRB	WEATHER RESISTANT BARRIER
		WSC	WAINSCOT
		WT	WEIGHT
		WWF	WELDED WIRE FABRIC

DIMENSIONS

A. DIMENSIONS ARE INDICATED IN THE DOCUMENTS. THE DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS. NOTIFY ARCHITECT IF ADDITIONAL DIMENSIONS ARE NECESSARY.

B. IN MANY INSTANCES THE ACTUAL DIMENSIONS MAY BE LESS IMPORTANT THAN IF ELEMENTS ARE TO BE EQUALLY SPACED OR ALIGNED. IN THESE CASES, THE NOTATION "EQ" OR "ALIGN" IS USED IN LIEU OF A DIMENSION.

C. DETAILS WILL GOVERN ALL DIMENSIONS NOT SHOWN ON PLANS. REFERENCE INDICATED DIMENSION POINTS.

D. DIMENSIONS SHOWN ARE TO GRIDLINE, CENTERLINE OF COLUMN, OR FACE OF STUD / MASONRY, UNLESS NOTED OTHERWISE.

E. INTERIOR WALLS WHICH ARE EQUALLY SPACED ARE DIMENSIONED TO CENTERLINE OF WALL.

F. DOORS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALLS AS SHOWN ON PLANS OR LOCATED 4 1/2" FROM FACE OF FINISH TO ROUGH OPENING.

4 1/2" TYP

GRAPHIC SYMBOLS

NORTH ARROW

GRID LINE

VERTICAL DATUM

ROOM NAME AND NUMBER

EXTERIOR ELEVATION

BUILDING SECTION / WALL SECTION

INTERIOR ELEVATION

DETAIL CALLOUT

DOOR NUMBER

CEILING HEIGHT

WALL / ASSEMBLY TYPE

FLOOR / FLOOR-CEILING ASSEMBLY [F-#]

CEILING ASSEMBLY [C-#]

ROOF / ROOF-CEILING ASSEMBLY [R-#]

WINDOW TYPE

ACCESSORY / EQUIPMENT TYPE

CASEWORK TYPE

MATERIAL / FINISH

SPOT ELEVATION

KEYNOTE

REVISION

S|E A

SCOTT|EDWARDS ARCHITECTURE LLP.

2525 E Burnside Street, Portland, OR 97214

phone: (503) 226-3617 www.sealp.com

NOT FOR CONSTRUCTION

CDP SALEM - BUILDING C

Job Number: 21031

5205 BATTLE CREEK RD SE SALEM, OR 97306

Community Development Partners

LAND USE SUBMISSION ISSUE

03.09.2022

DATE

Drawing:

ARCHITECTURAL GENERAL NOTES AND DIAGRAMS

Sheet No: Building C -

A0.01

TYPE A UNITS - REQUIRED CLEAR FLOOR AREAS, CLEARANCES, AND STANDARD MOUNTING LOCATIONS

PER ICC A117.1-2009 AND FAIR HOUSING ACT DESIGN MANUAL

DIMENSIONS ARE FROM FACE OF FINISH AND/OR CENTERLINE OF FIXTURE OR ACCESSORY

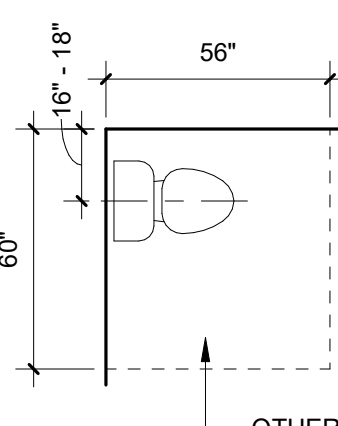


FIG. 1003.11.2.4 WATER CLOSET

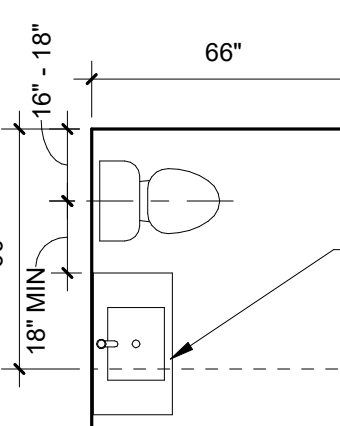
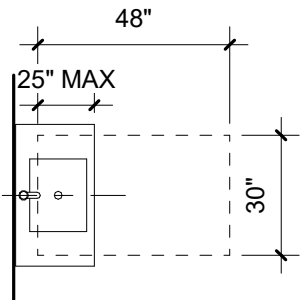


FIG. 1003.11.2.4 WATER CLOSET WITH LAVATORY



1003.11.2.2 LAVATORY CLEARANCE

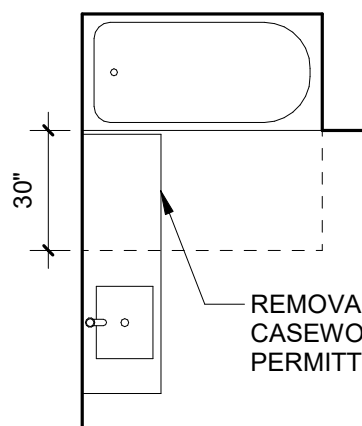
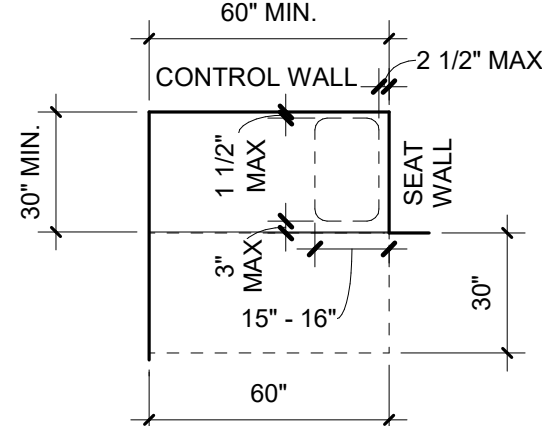
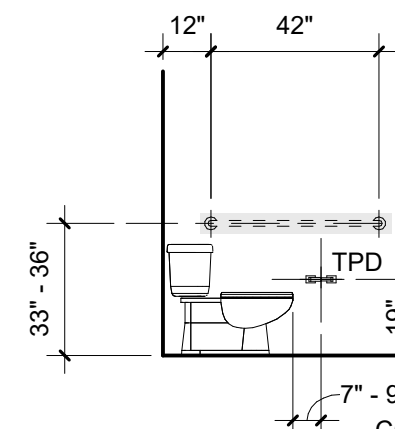


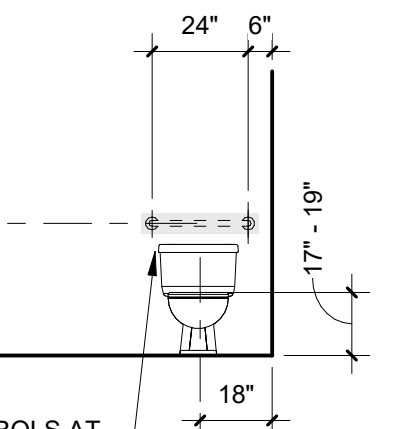
FIG. 1003.11.2.5.1(a) BATHTUB CLEARANCE



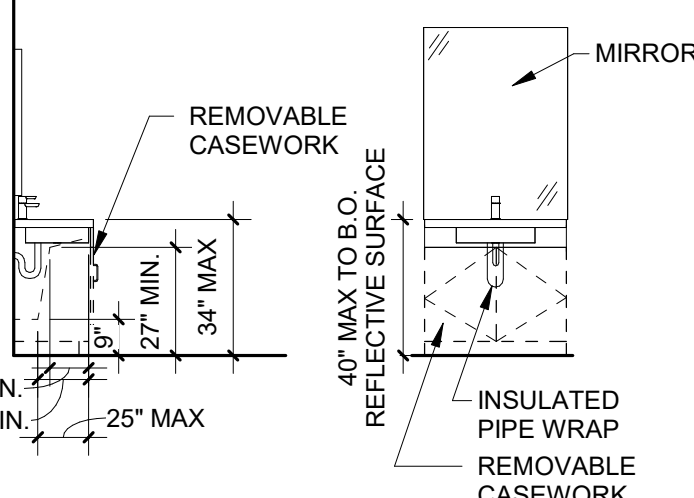
1003.11.2.5.2 SHOWER COMPARTMENT per 608



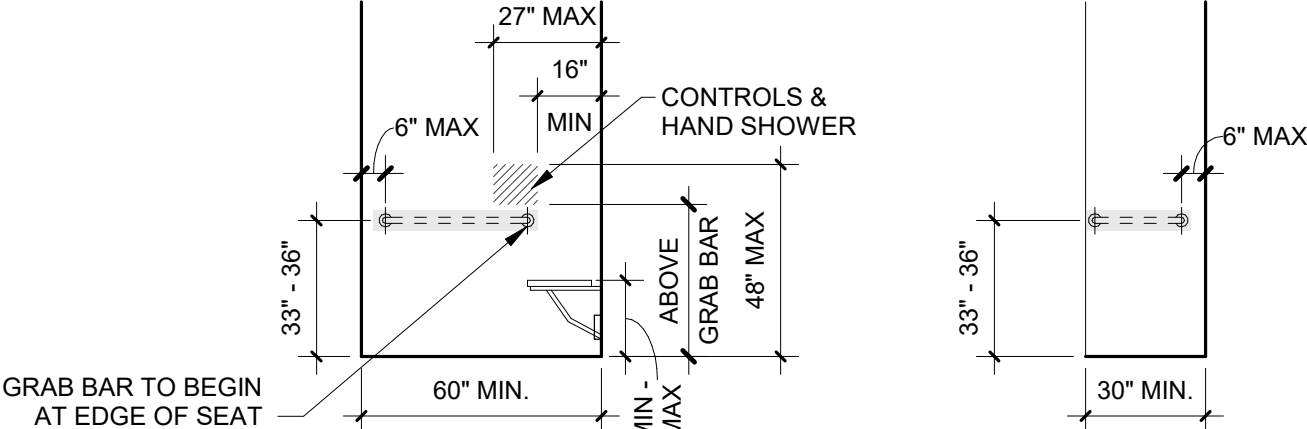
TOILET AND GRAB BAR BLOCKING



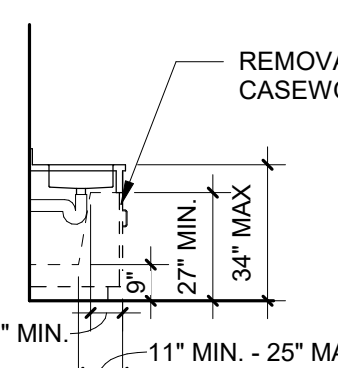
GRAB BAR BLOCKING AT LAVATORY OVERLAP EXCEPTION



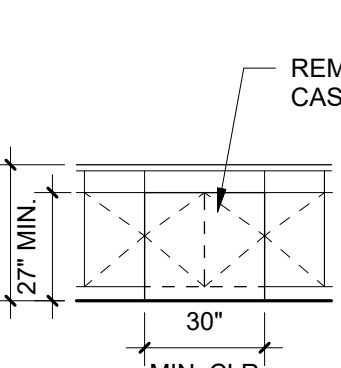
LAVATORY



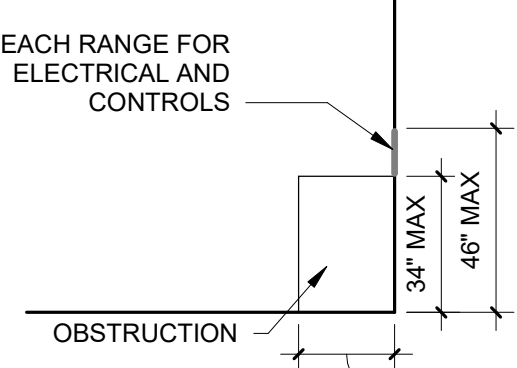
SHOWER CONTROLS AND GRAB BAR BLOCKING W/ SEAT



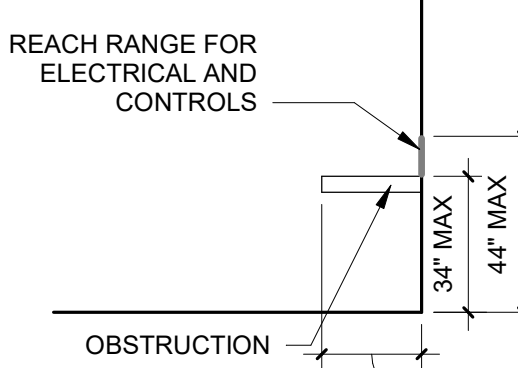
KITCHEN SINK



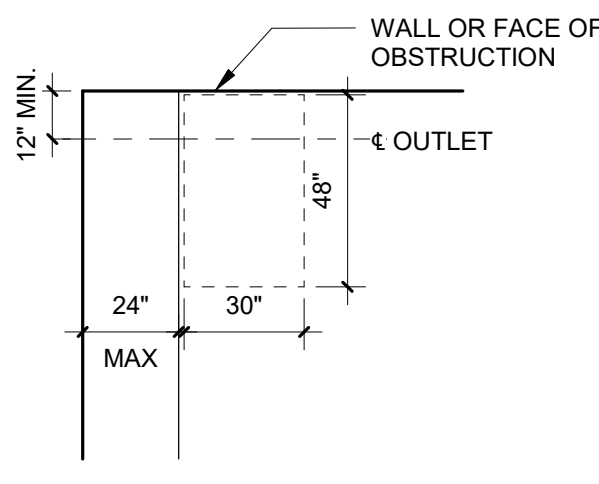
KITCHEN WORK SURFACE



ELECTRICAL DEVICES AND CONTROLS - SIDE REACH



ELECTRICAL DEVICES AND CONTROLS - FORWARD REACH



ELECTRICAL DEVICES AND CONTROLS - SIDE REACH

TYPE B UNITS - REQUIRED CLEAR FLOOR AREAS, CLEARANCES, AND STANDARD MOUNTING LOCATIONS

PER ICC A117.1-2009

DIMENSIONS ARE FROM FACE OF FINISH AND/OR CENTERLINE OF FIXTURE OR ACCESSORY

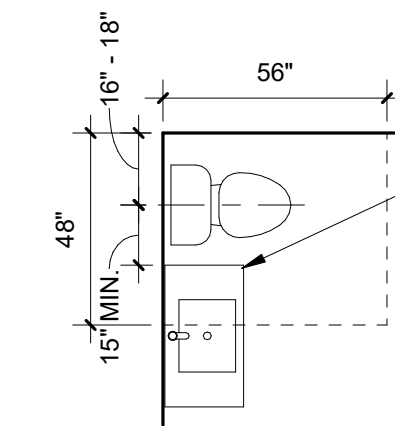
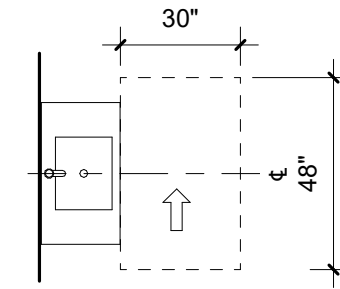
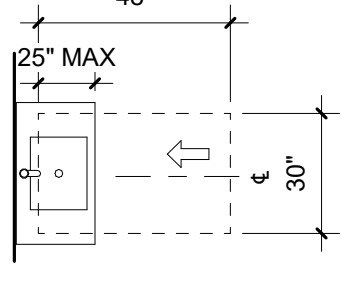


FIG. 1004.11.3.1.2 WATER CLOSET



1004.11.3.1.1 LAVATORY CLEARANCE



1003.11.2.2 ALTERNATE LAVATORY CLEARANCE - FORWARD APPROACH

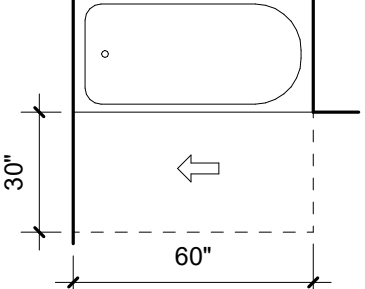


FIG. 1004.11.3.1.3.1 BATHTUB CLEARANCE PARALLEL APPROACH - OPTION A

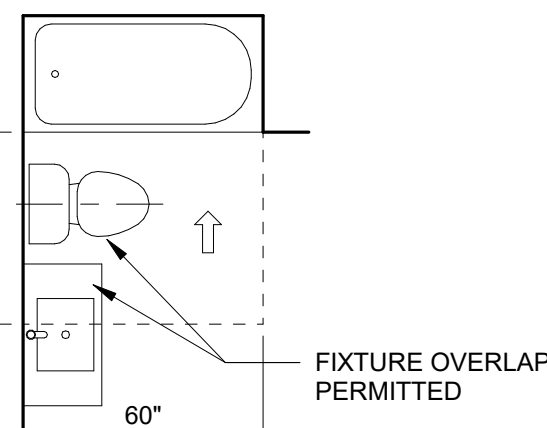
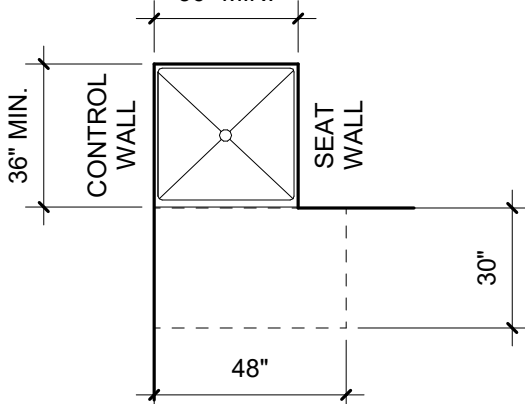
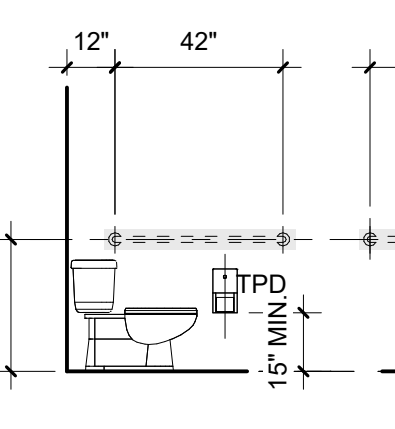


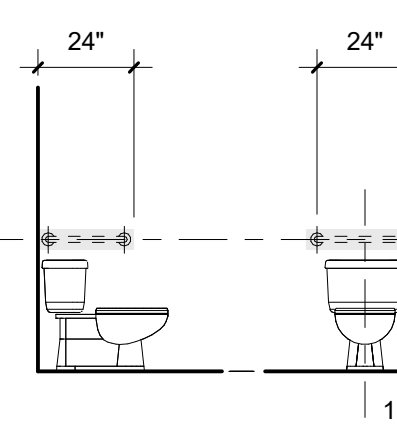
FIG. 1004.11.3.1.3.2 BATHTUB CLEARANCE FORWARD APPROACH - OPTION A



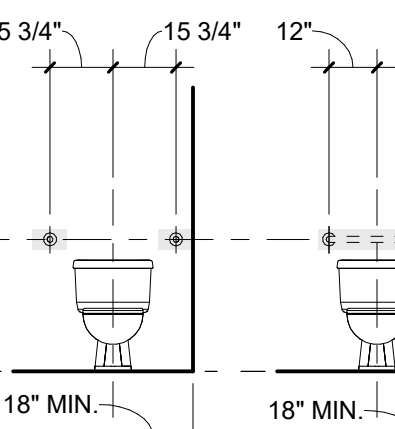
1004.11.3.1.3.3 SHOWER COMPARTMENT



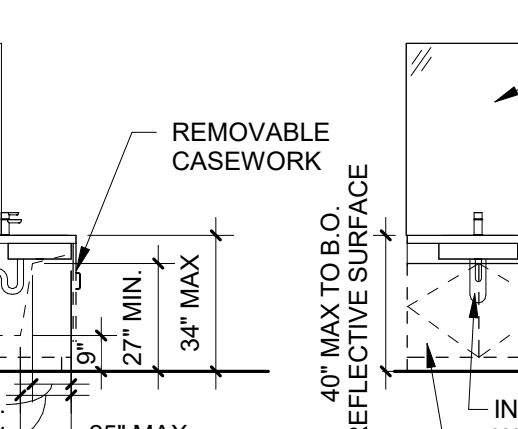
GRAB BAR BLOCKING AT TOILET



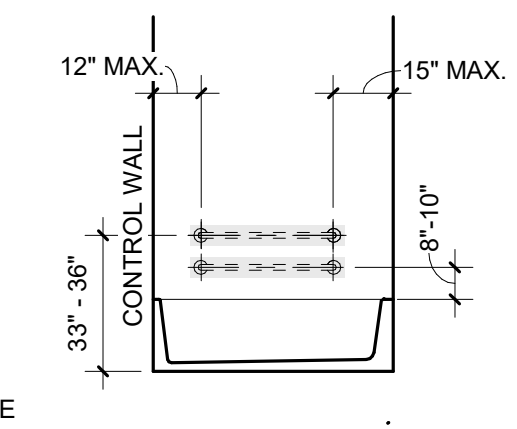
GRAB BAR BLOCKING AT TOILET ALTERNATE



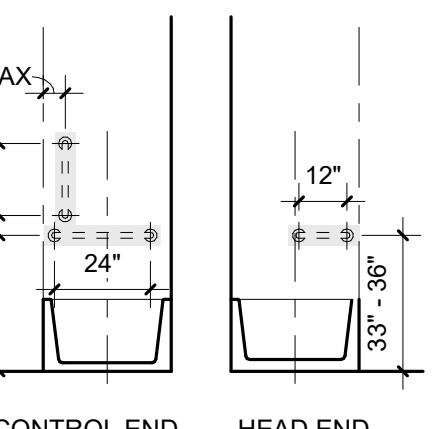
GRAB BAR BLOCKING AT TOILET SWING-UP ALTERNATES



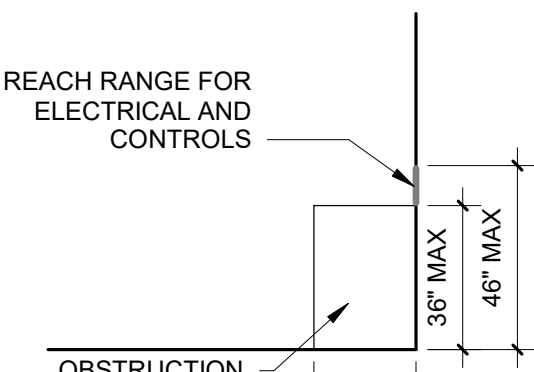
LAVATORY AT FORWARD APPROACH



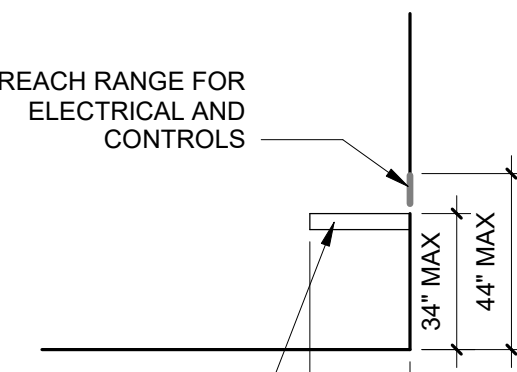
TUB GRAB BAR BLOCKING W/O BUILT-IN SEAT



SHOWER GRAB BAR BLOCKING W/O SEAT

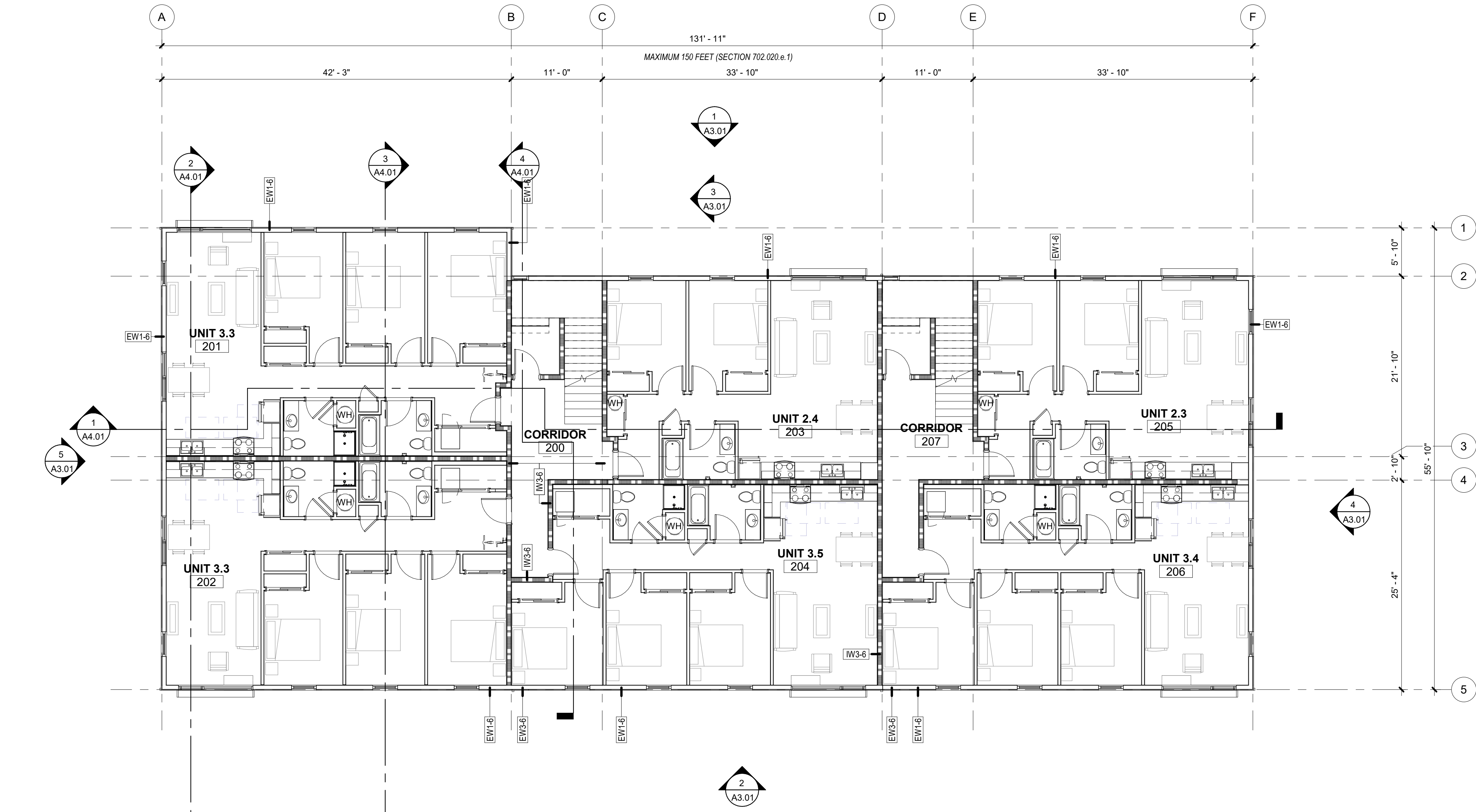


ELECTRICAL DEVICES AND CONTROLS AT KITCHENS & BATHROOMS SIDE REACH (1004.9 EXCEPTION 10)

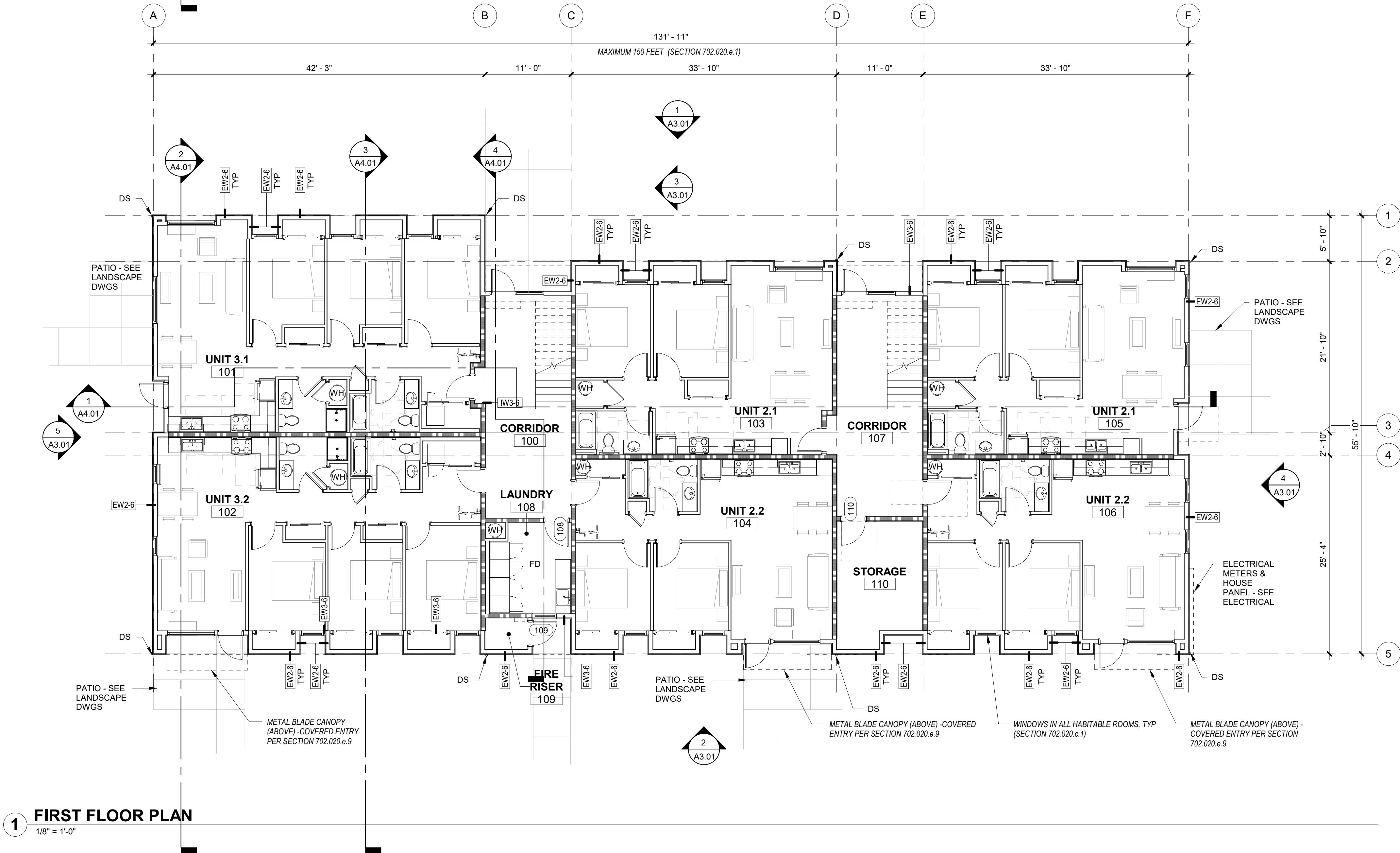


ELECTRICAL DEVICES AND CONTROLS AT KITCHENS AND BATHROOMS FORWARD REACH

GENERAL SHEET NOTES	
A.	REFERENCE DETAILS FOR ASSEMBLIES NOT SHOWN HERE.
B.	SEE FINISH SCHEDULE, INTERIOR ELEVATIONS, AND DETAILS FOR SPECIAL CONDITIONS AND APPLIED WALL FINISHES.
C.	MAINTAIN FIRE RATING OF WALLS AROUND FIRE EXTINGUISHERS, CABINETS, AND OTHER RECESSED ITEMS.
D.	PROVIDE ACOUSTICAL SEALANT AT FLOOR / CEILING/ WALL TRANSITIONS, RECESSED BOXES, AND PENETRATIONS OF SOUND RATED ASSEMBLIES AND OTHER CONSTRUCTION AS REQUIRED TO ACHIEVE NOTED STC RATINGS.
E.	PROVIDE MOISTURE RESISTANT GYPSUM BOARD TYPICAL AT ALL RESTROOMS, BATHROOMS, AND KITCHEN WALLS.
F.	ALL FRAMING AND FINISHES OF INTERIOR WALLS TO EXTEND TO THE UNDERSIDE OF STRUCTURE ABOVE UNLESS NOTED OTHERWISE.
G.	WHERE PARTITIONS ARE SOUND RATED OR FIRE RATED AND INCLUDE PROPRIETARY MANUFACTURERS, NO SUBSTITUTIONS ARE ALLOWED.
H.	ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.
I.	AT WALLS WITH RESILIENT CHANNELS SEE DETAIL ____ FOR ASSEMBLY DETAILS.
J.	WHERE ACOUSTIC WALL IS INDICATED, SEE ____ FOR ASSEMBLY DETAILS.
WALL TYPE SYMBOL	
<p>WALL TYPE PARTIAL HEIGHT / WALL CONFIGURATION FRAMING OR CONC SIZE FIRE RATING (IN HOURS)</p>	
WOOD FRAMING SIZES	
0 = MTL FURRING, 7/8" OR AS INDICATED 4 = 2" x 4" 6 = 2" x 6" 8 = 2" x 8"	
ABBREVIATIONS	
GA	GYPSUM ASSOCIATION



2 SECOND FLOOR PLAN
1/8" = 1'-0"



1 FIRST FLOOR PLAN
1/8" = 1'-0"

GENERAL SHEET NOTES

- A. WALL DIMENSIONS ARE FROM FACE OF STUD OR CL OF COLUMN U.N.O.
- B. ALL EXTERIOR GRID LINES SHOWN ARE TO FACE OF SHEATHING U.N.O. ALL INTERIOR GRID LINES ARE TO FACE OF STUD U.N.O.
- C. ALL INTERIOR UNIT WALLS TO BE IW2-X.
- D. ALL DOOR AND WINDOW DIMENSIONS ARE TO CL OR OVERALL UNIT. REFERENCE SCHEDULES AND DOOR AND WINDOW TYPES.
- E. REFERENCE STRUCTURAL DRAWINGS FOR GENERAL CONTROL JOINTS @ SLAB. COORDINATE FINAL LOCATIONS WITH ARCHITECT COMPATIBILITY WITH FLOOR FINISHES.
- F. SEE DOOR SCHEDULE FOR DOOR TYPES AND INSTALLATION DETAILS CORRESPONDING TO DOOR NUMBERS.
- G. SEE WINDOW SCHEDULE FOR WINDOW TYPES.
- H. FOR FLOOR FINISHES, SEE A10.21 SCHEDULES & FINISH LEGENDS.
- I. WIRE SHELVING IN ALL BEDROOM CLOSETS.
- J. M.E.P. INFORMATION PROVIDED FOR REFERENCE ONLY.
- K. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL UNIT RESTROOMS WHERE GRAB BARS ARE NOT SHOWN IN PLAN. REF ACCESSIBILITY DIAGRAMS FOR LOCATIONS.
- L. FIRE EXTINGUISHER TO BE PLACED IN PANTRY IN ALL UNITS.
- M. DOWNSPOUTS PAINTED IN FIELD, RECTANGLE SHAPE AND SIZE PER PLUMBING AND CIVIL.

LEGEND

- 1 HOUR RATED ASSEMBLY
- ELEMENT ABOVE
- ASPHALT SHINGLE ROOF
- 2x3 FLAT STYPE DOWNSPOUT
- FLOOR DRAIN
- WATER HEATER WITH FLOOR DRAIN BELOW - SEE PLUMBING DWGS

KEYNOTES

07-02

S|E A

SCOTT|EDWARDS ARCHITECTURE LLP.

2525 E Burnside Street, Portland, OR 97214
phone: (503) 226-3617 www.seallp.com

NOT FOR CONSTRUCTION

CDP SALEM - BUILDING C

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306



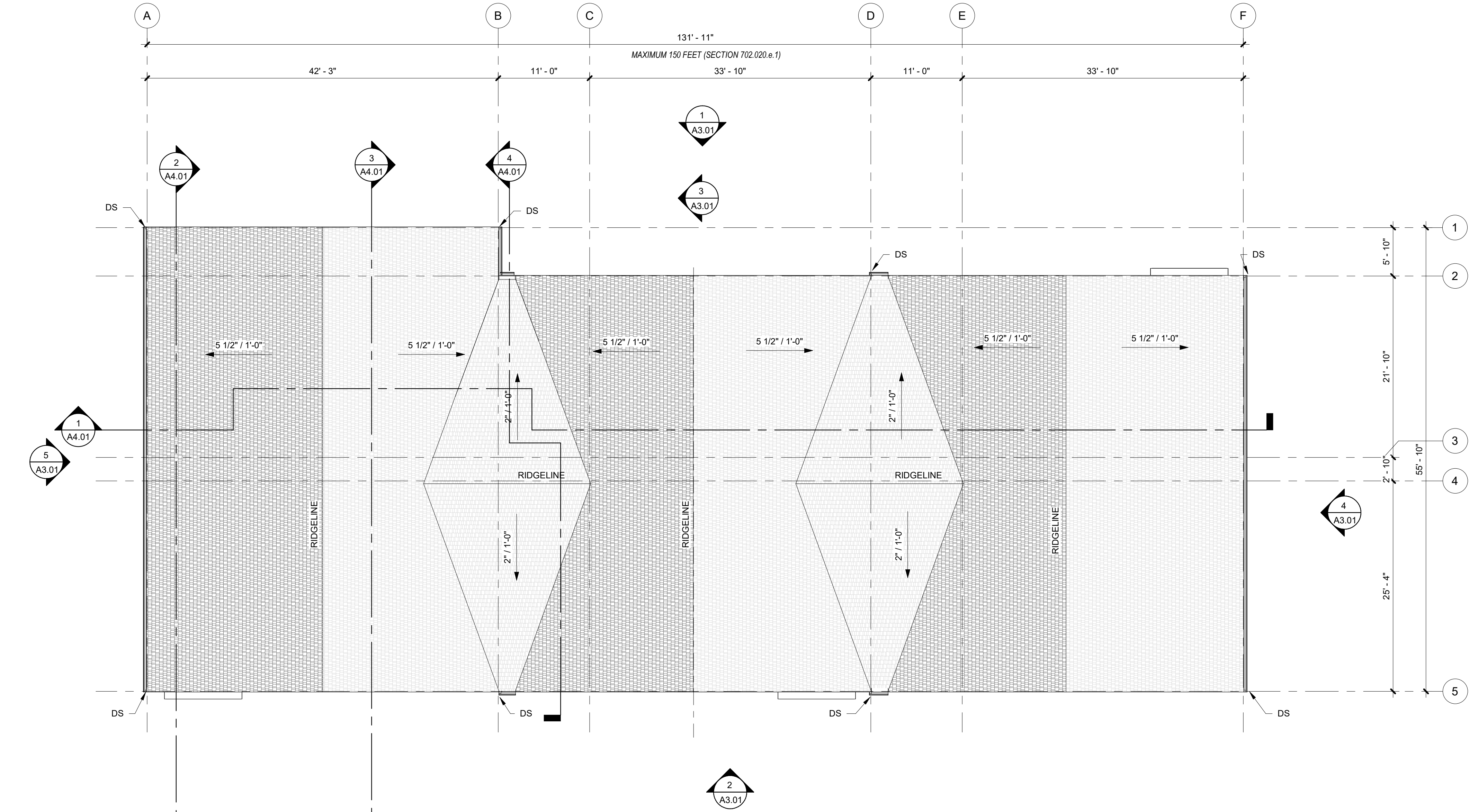
LAND USE SUBMISSION ISSUE 03.09.2022

Drawing:

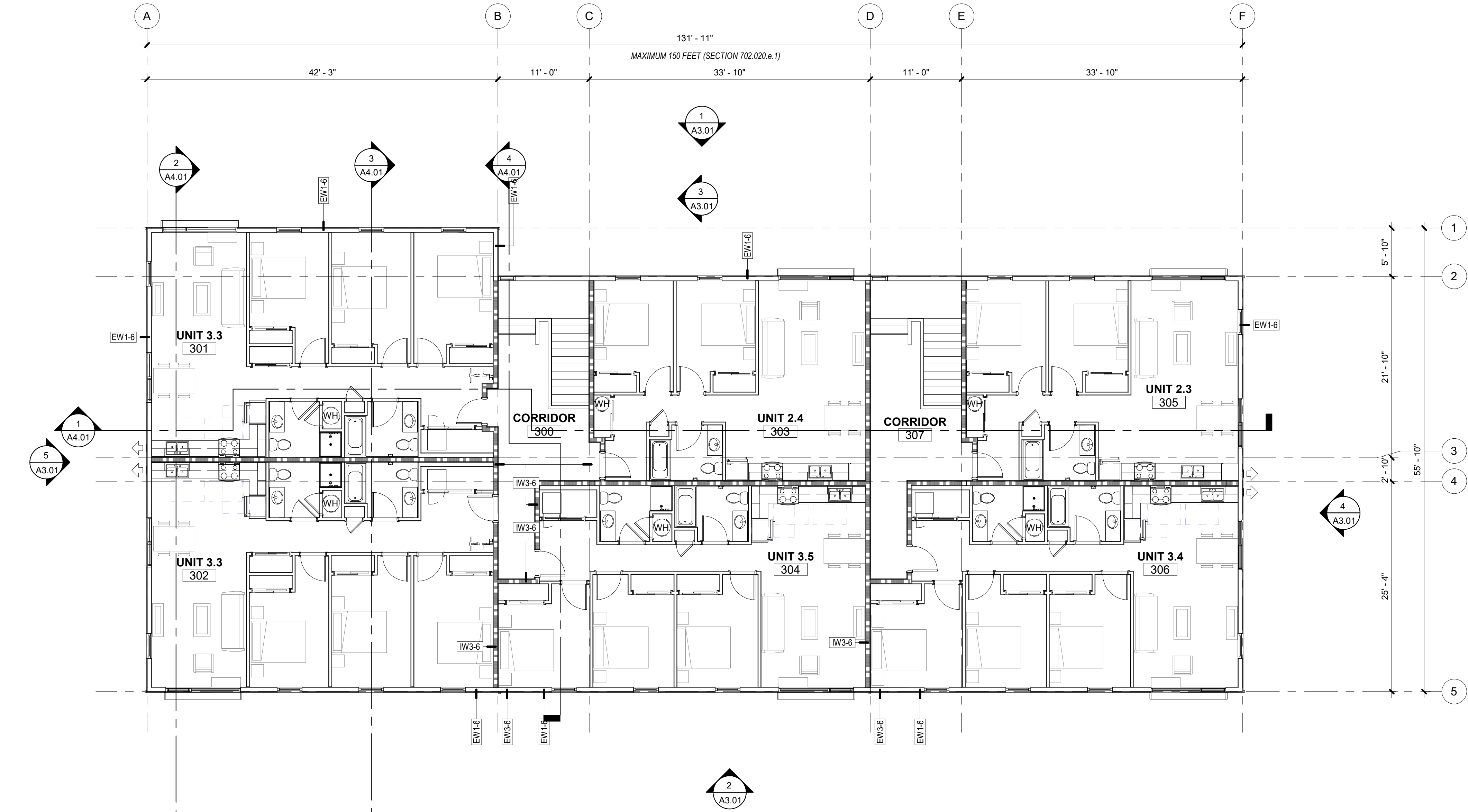
FIRST & SECOND FLOOR PLANS

Sheet No:
Building C -

A2.11



2 ROOF PLAN
1/8" = 1'-0"



1 THIRD FLOOR PLAN
1/8" = 1'-0"

GENERAL SHEET NOTES

- A. WALL DIMENSIONS ARE FROM FACE OF STUD OR CL OF COLUMN U.N.O.
- B. ALL EXTERIOR GRID LINES SHOWN ARE TO FACE OF SHEATHING U.N.O. ALL INTERIOR GRID LINES ARE TO FACE OF STUD U.N.O.
- C. ALL INTERIOR UNIT WALLS TO BE IW2-X.
- D. ALL DOOR AND WINDOW DIMENSIONS ARE TO CL OR OVERALL UNIT. REFERENCE SCHEDULES AND DOOR AND WINDOW TYPES.
- E. REFERENCE STRUCTURAL DRAWINGS FOR GENERAL CONTROL JOINTS @ SLAB. COORDINATE FINAL LOCATIONS WITH ARCHITECT COMPATIBILITY WITH FLOOR FINISHES.
- F. SEE DOOR SCHEDULE FOR DOOR TYPES AND INSTALLATION DETAILS CORRESPONDING TO DOOR NUMBERS.
- G. SEE WINDOW SCHEDULE FOR WINDOW TYPES.
- H. FOR FLOOR FINISHES, SEE A10.21 SCHEDULES & FINISH LEGENDS.
- I. WIRE SHELVING IN ALL BEDROOM CLOSETS.
- J. M.E.P. INFORMATION PROVIDED FOR REFERENCE ONLY.
- K. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL UNIT RESTROOMS WHERE GRAB BARS ARE NOT SHOWN IN PLAN, REF ACCESSIBILITY DIAGRAMS FOR LOCATIONS.
- L. FIRE EXTINGUISHER TO BE PLACED IN PANTRY IN ALL UNITS.
- M. DOWNSPOUTS PAINTED IN FIELD, RECTANGLE SHAPE AND SIZE PER PLUMBING AND CIVIL.

LEGEND

REF A0.01 FOR GENERAL LEGENDS

- 1 HOUR RATED ASSEMBLY
- ELEMENT ABOVE
- ASPHALT SHINGLE ROOF
- 2x3 FLAT STYPE DOWNSPOUT
- FLOOR DRAIN
- WATER HEATER WITH FLOOR DRAIN BELOW - SEE PLUMBING DWGS

KEYNOTES 07-02

S|E A

SCOTT|EDWARDS ARCHITECTURE LLP.

2525 E Burnside Street, Portland, OR 97214
phone: (503) 226-3617 www.sealp.com

NOT FOR CONSTRUCTION

CDP SALEM - BUILDING C

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306



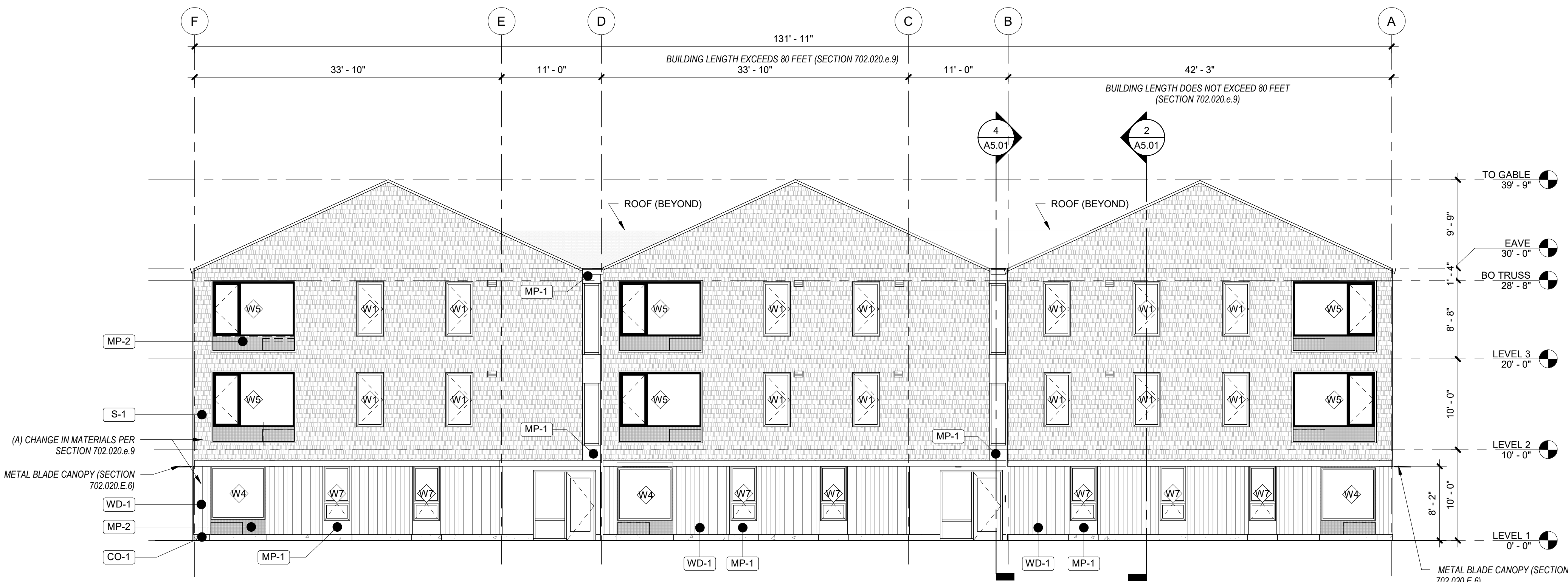
LAND USE SUBMISSION ISSUE 03.09.2022 DATE

Drawing:

THIRD FLOOR & ROOF PLANS

Sheet No: Building C -

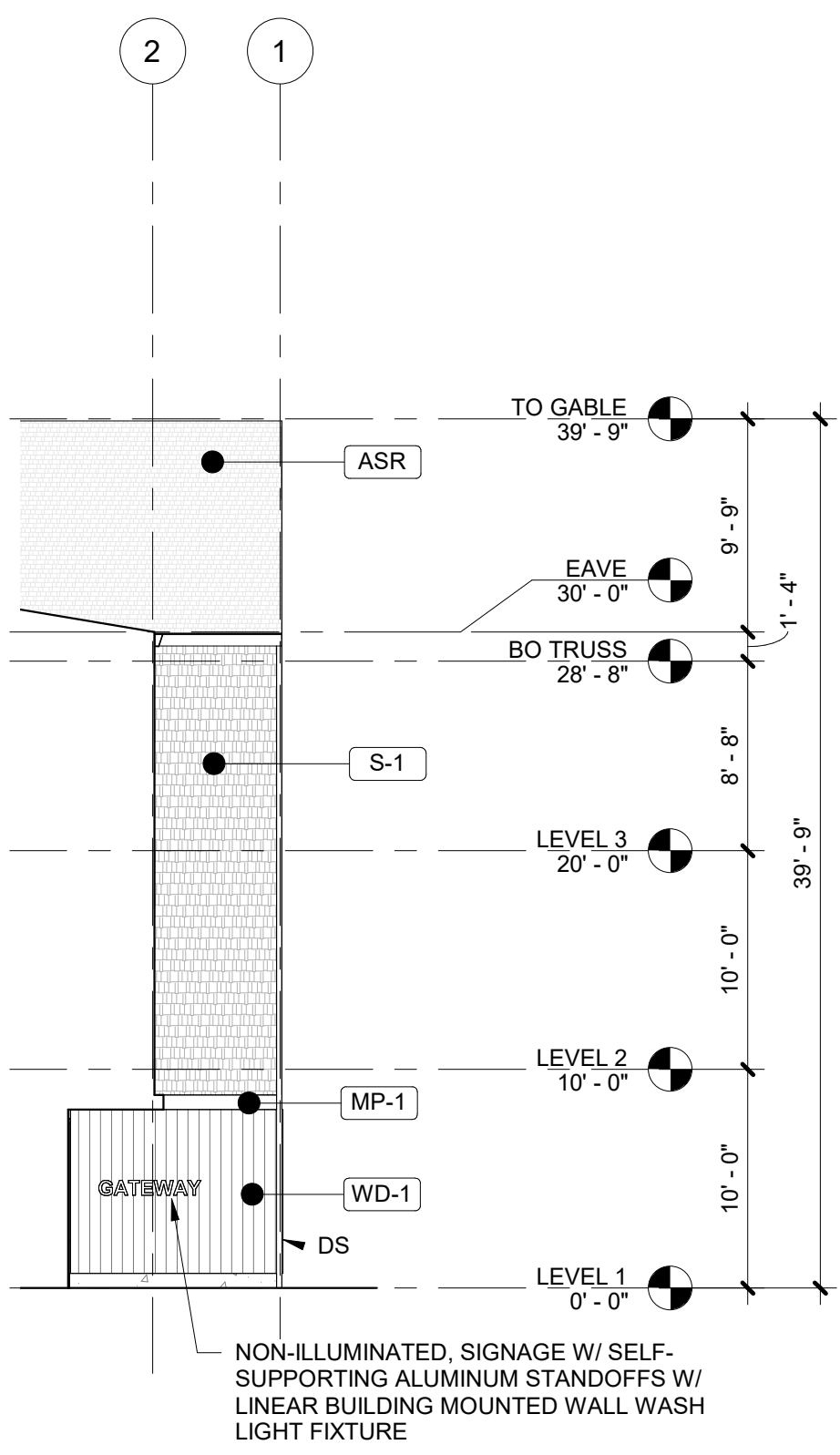
A2.13



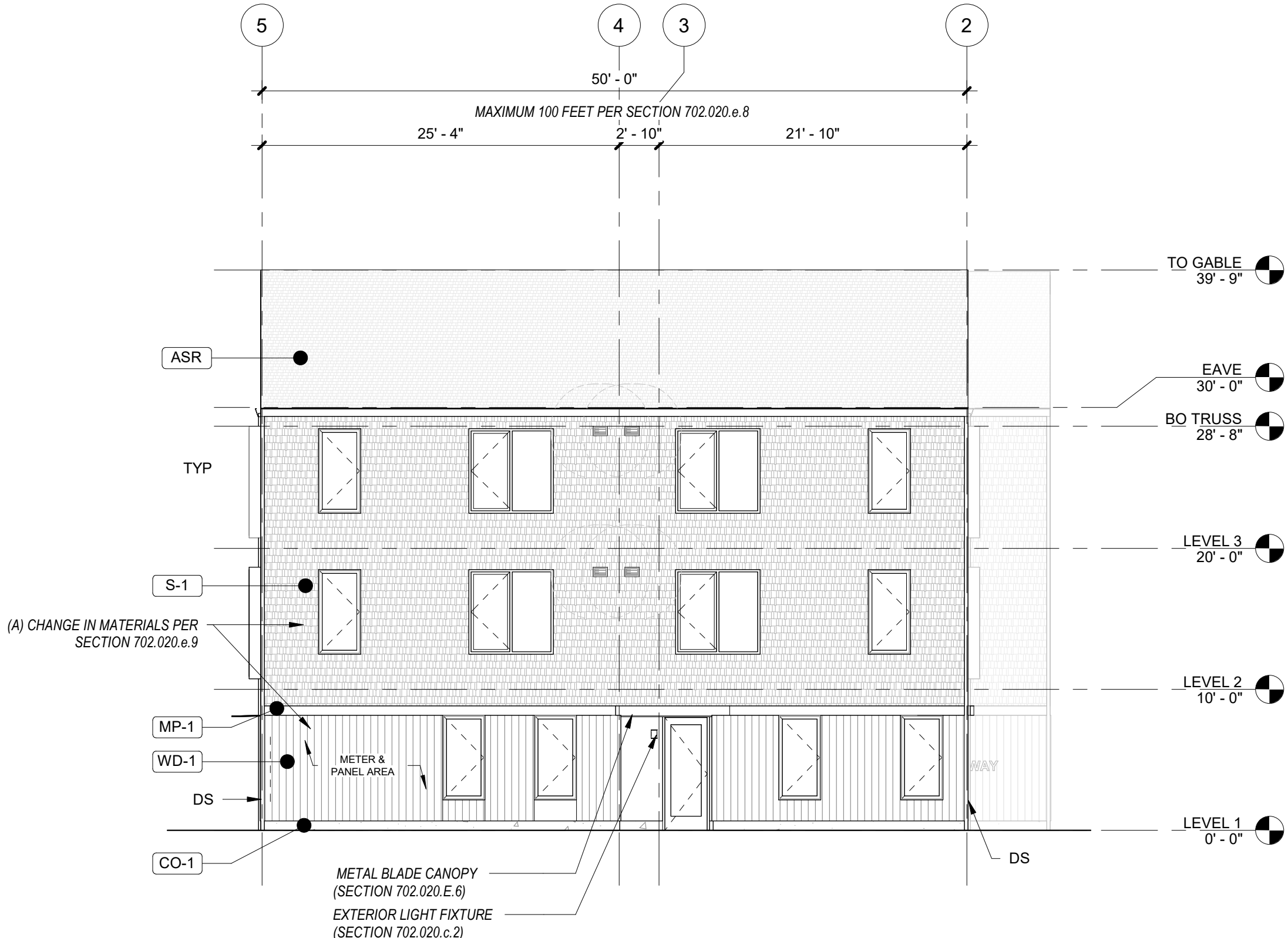
1 BUILDING ELEVATION
1/8" = 1'-0"



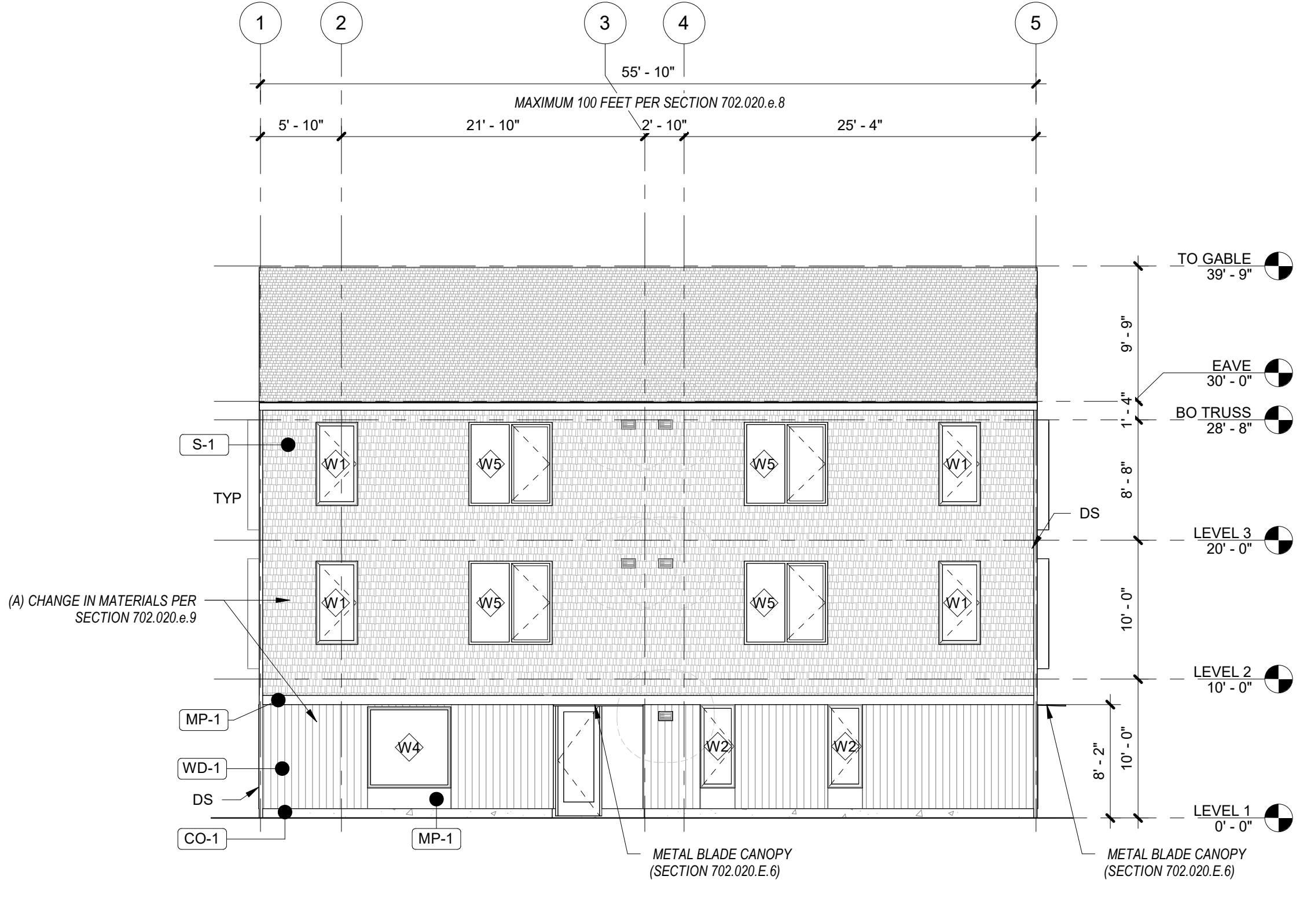
2 BUILDING ELEVATION
1/8" = 1'-0"



3 BUILDING ELEVATION
1/8" = 1'-0"



4 BUILDING ELEVATION
1/8" = 1'-0"



5 BUILDING ELEVATION
1/8" = 1'-0"

GENERAL SHEET NOTES

- REFERENCE FLOOR PLANS FOR DOOR AND WINDOW LOCATIONS.
- REFERENCE ELECTRICAL FOR EXTERIOR LIGHT APPLICATIONS.
- CONFIRM ALL EXHAUST OPENINGS ARE MINIMUM 3'-0" FROM OPERABLE OPENINGS.
- ALL EXTERIOR LOUVERS TO BE PAINTED TO MATCH THE EXTERIOR FINISH IT PENETRATES.
- PREFINISHED 22 GAUGE FORMED SHEET METAL WINDOW TRIM, JAMB, AND SILL AT WINDOWS.
- PREFINISHED 22 GAUGE METAL THROUGH WALL FLASHING AT WINDOW HEADS.
- TRANSITION BETWEEN FIBER CEMENT SIDING PROFILES TO FOLLOW MANUFACTURER DETAILING AND REQUIREMENTS.

LEGEND

	SHINGLE SIDING PRODUCT: SHINGLE SIDING, STRAIGHT EDGE PANEL COLOR: TBD, LIGHT
	ASPHALT SHINGLE ROOF PRODUCT: TBD COLOR: TBD
	FLAT METAL PANEL PRODUCT: TBD FINISH: BLACK
	FLAT METAL PANEL, PERFORATED PRODUCT: TBD FINISH: BLACK
	VERTICAL WOOD SIDING PRODUCT: TBD FINISH: TBD
	CONCRETE STEM WALL
	X-VENT
	PTHP (BEYOND)

S|E A

SCOTT|EDWARDS ARCHITECTURE LLP.
2525 E Burnside Street, Portland, OR 97214
phone: (503) 226-3617 www.sealp.com

NOT FOR
CONSTRUCTION

CDP SALEM - BUILDING C

Job Number: 21031
5205 BATTLE CREEK RD SE
SALEM, OR 97306



LAND USE
SUBMISSION
ISSUE

03.09.2022

DATE

Drawing:

EXTERIOR
ELEVATIONS

Sheet No:
Building C -

A3.01

FILE PATH: C:\Revit_Local\21031_CDP Salem Gateway_Walk Up Building C_22_moulbertson.rvt



BUILDING FACING COURTYARD 1

MATERIALS



VERTICAL WOOD SIDING
PRODUCT: TBD
FINISH: TBD



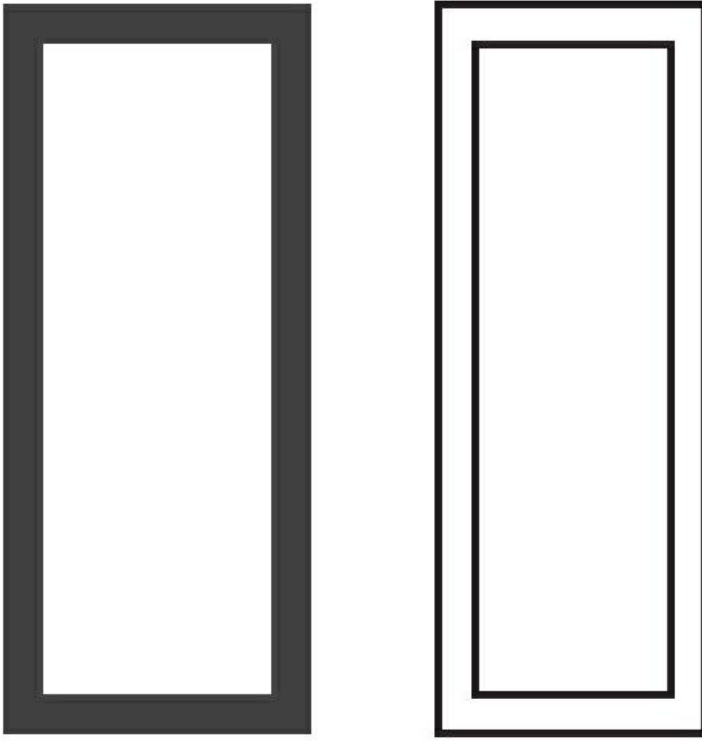
SHINGLE SIDING
PRODUCT: SHINGLE SIDING,
STRAIGHT EDGE PANEL
FINISH: TBD, LIGHT



ASPHALT SHINGLE ROOF
PRODUCT: TBD
FINISH: TBD, DARK



FLAT METAL PANEL
PRODUCT: TBD
FINISH: TBD, DARK



VINYL WINDOWS
PRODUCT: VPI ENDURANCE
FINISH: TBD, LIGHT & DARK

* SITE AND LANDSCAPING SHOWN FOR REFERENCE ONLY. SEE CIVIL AND LANDSCAPE DRAWINGS FOR FULL DESIGN.



PATH FROM PARKING TO COURTYARD



BUILDING PATIOS

S|E A

SCOTT|EDWARDS ARCHITECTURE LLP.
2525 E Burnside Street, Portland, OR 97214
phone: (503) 226-3617 www.seallp.com

NOT FOR
CONSTRUCTION

CDP SALEM -
BUILDING C
Job Number: 21031
5205 BATTLE CREEK RD SE
SALEM, OR 97306

C
D P
Community
Development
Partners

LAND USE SUBMISSION
ISSUE DATE

03.09.2022

Drawing:

RENDERINGS

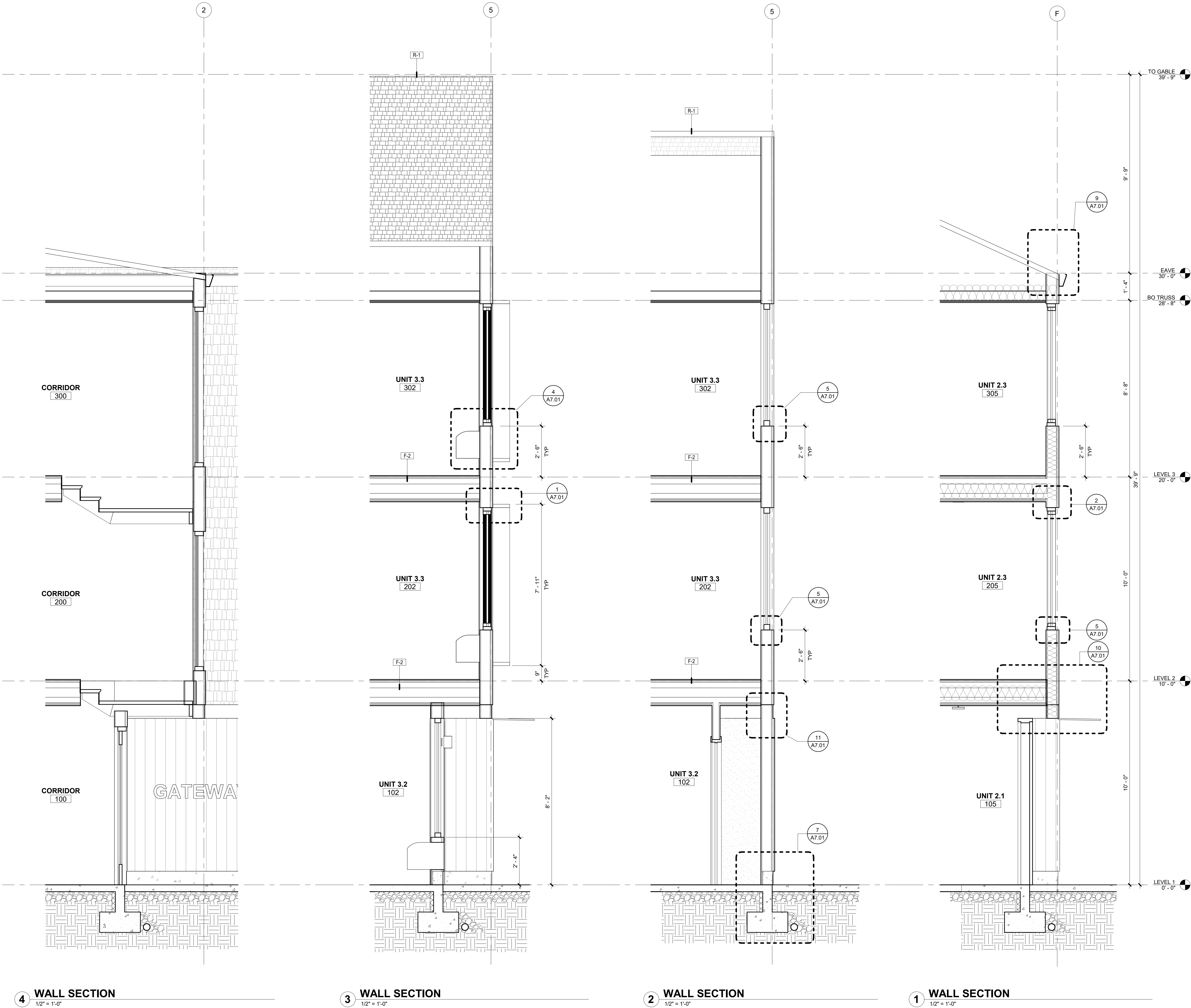
Sheet No:
Building C -

A3.10

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

FILE PATH: C:\Revit_Local\21031_CDP Salem Gateway_Walk Up Building C_22_mculbertson.rvt

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



S|E A

SCOTT|EDWARDS ARCHITECTURE LLP.
2525 E Burnside Street, Portland, OR 97214
phone: (503) 226-3617 www.seallp.com

NOT FOR
CONSTRUCTION

CDP SALEM -
BUILDING C

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306



LAND USE SUBMISSION
ISSUE

03.09.2022

DATE

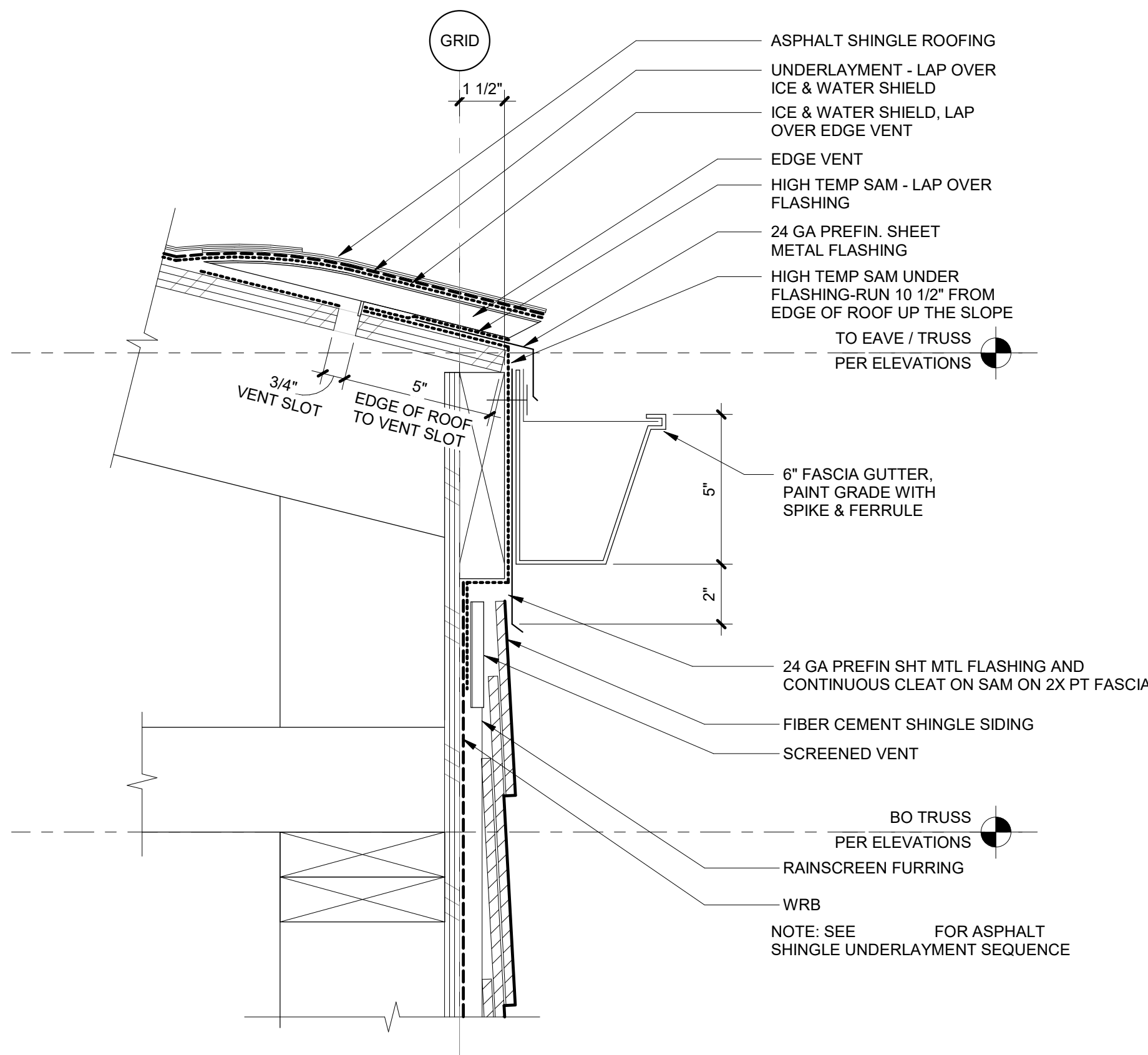
Drawing:

WALL SECTIONS

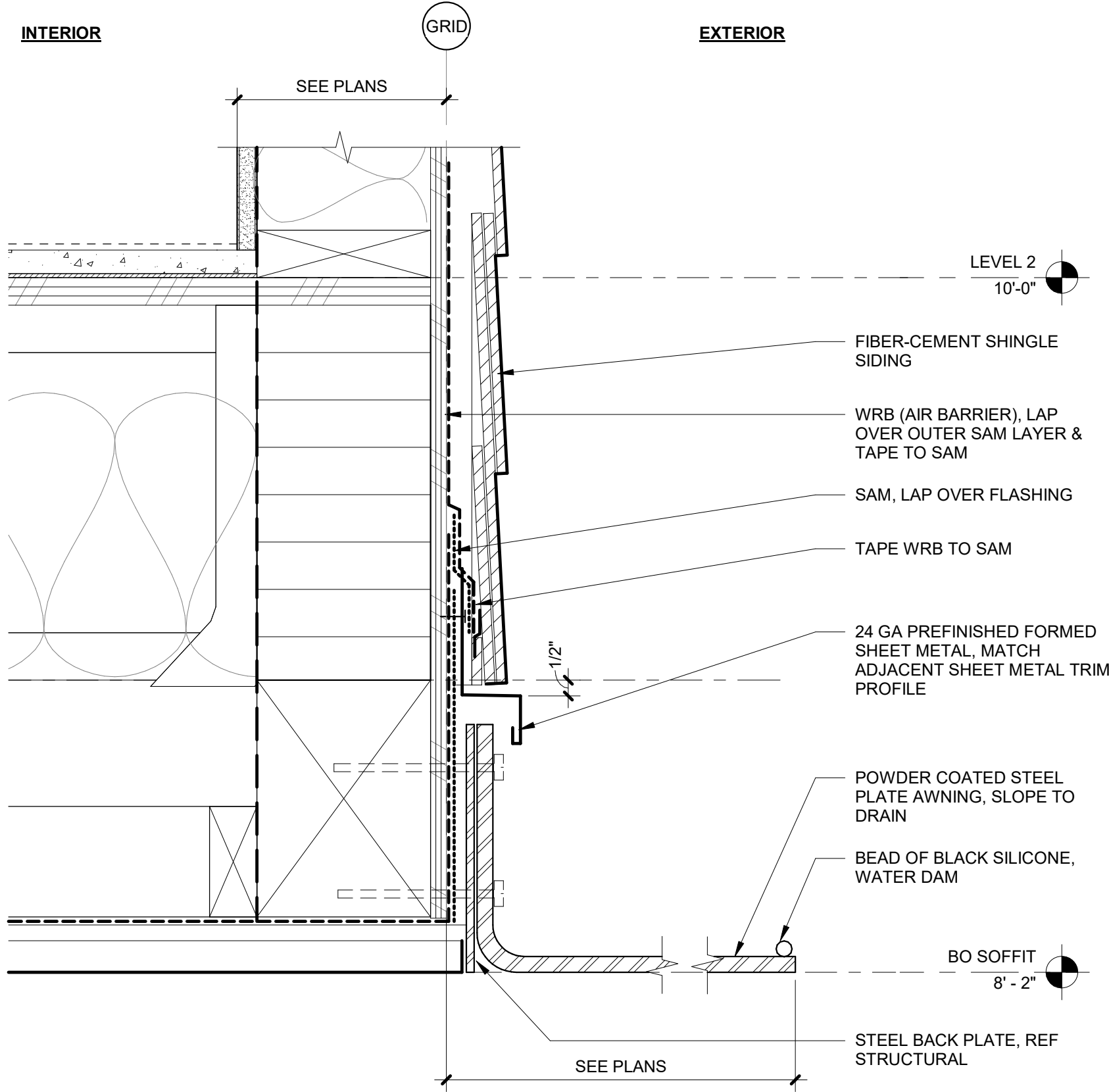
Sheet No:
Building C -

A5.01

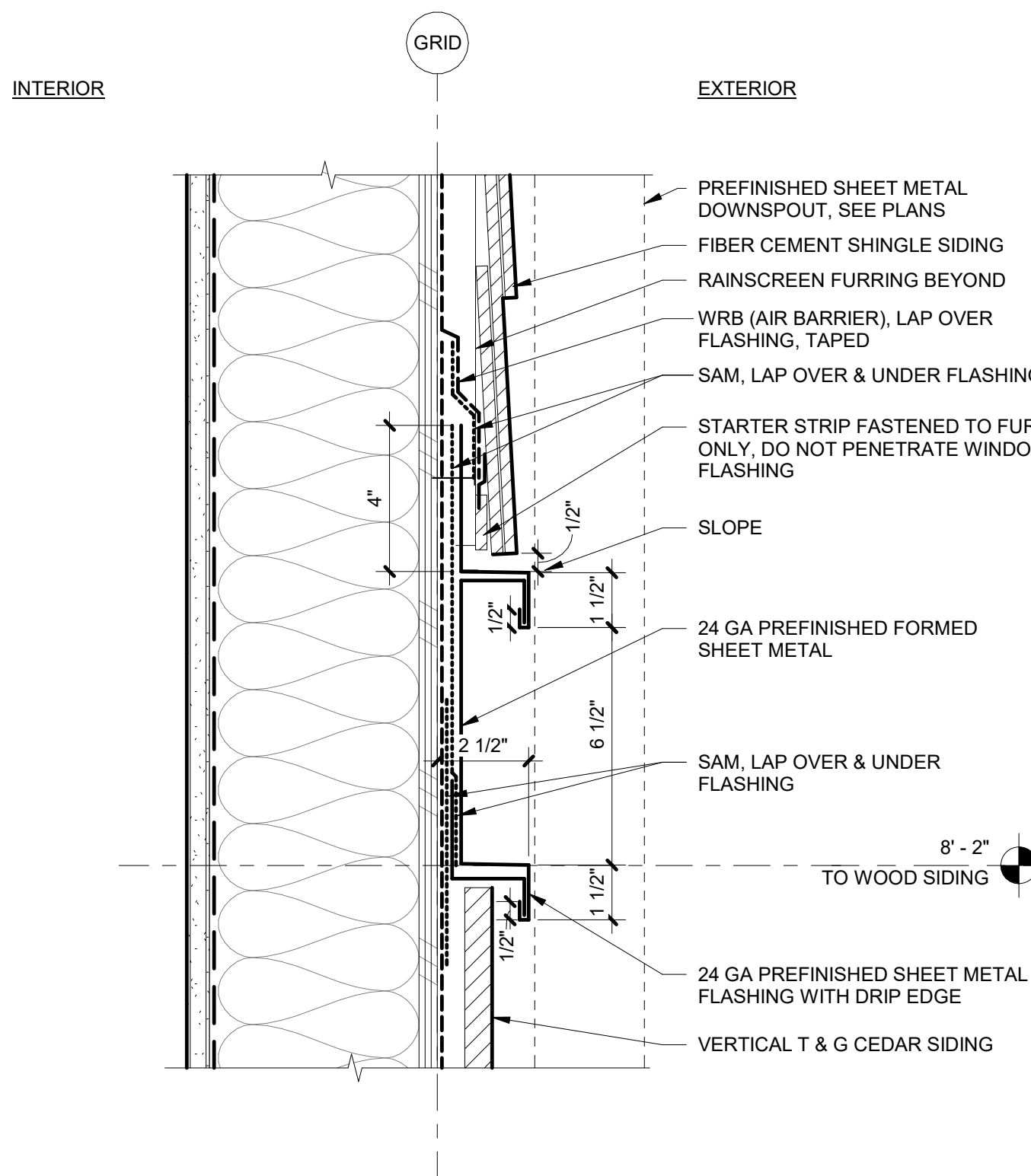
FILE PATH: C:\Revit_Local\21031_CDP Salem Gateway_Walk Up Building C_22_mculbertson.rvt



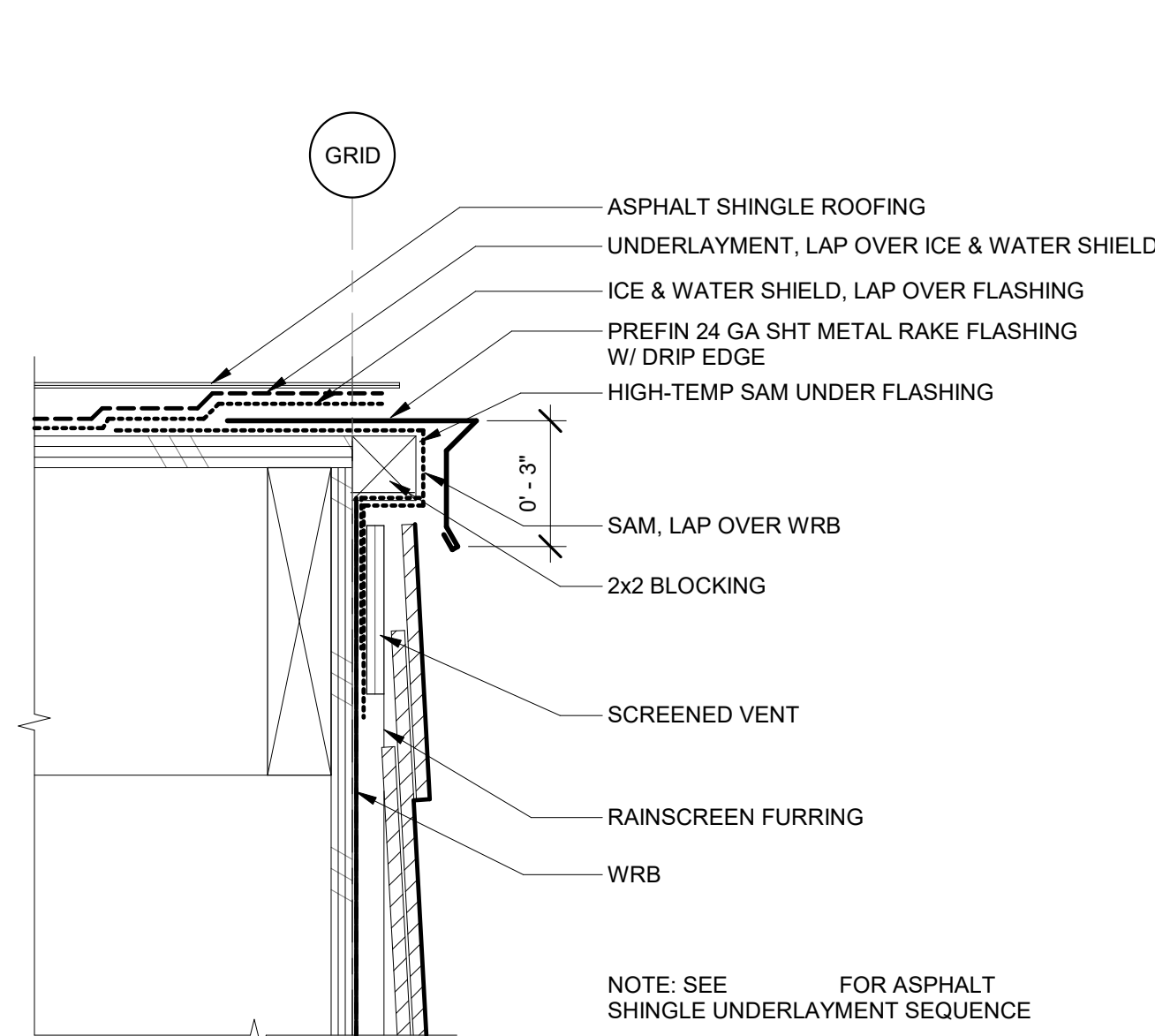
9 TYPICAL EAVE
3" = 1'-0"



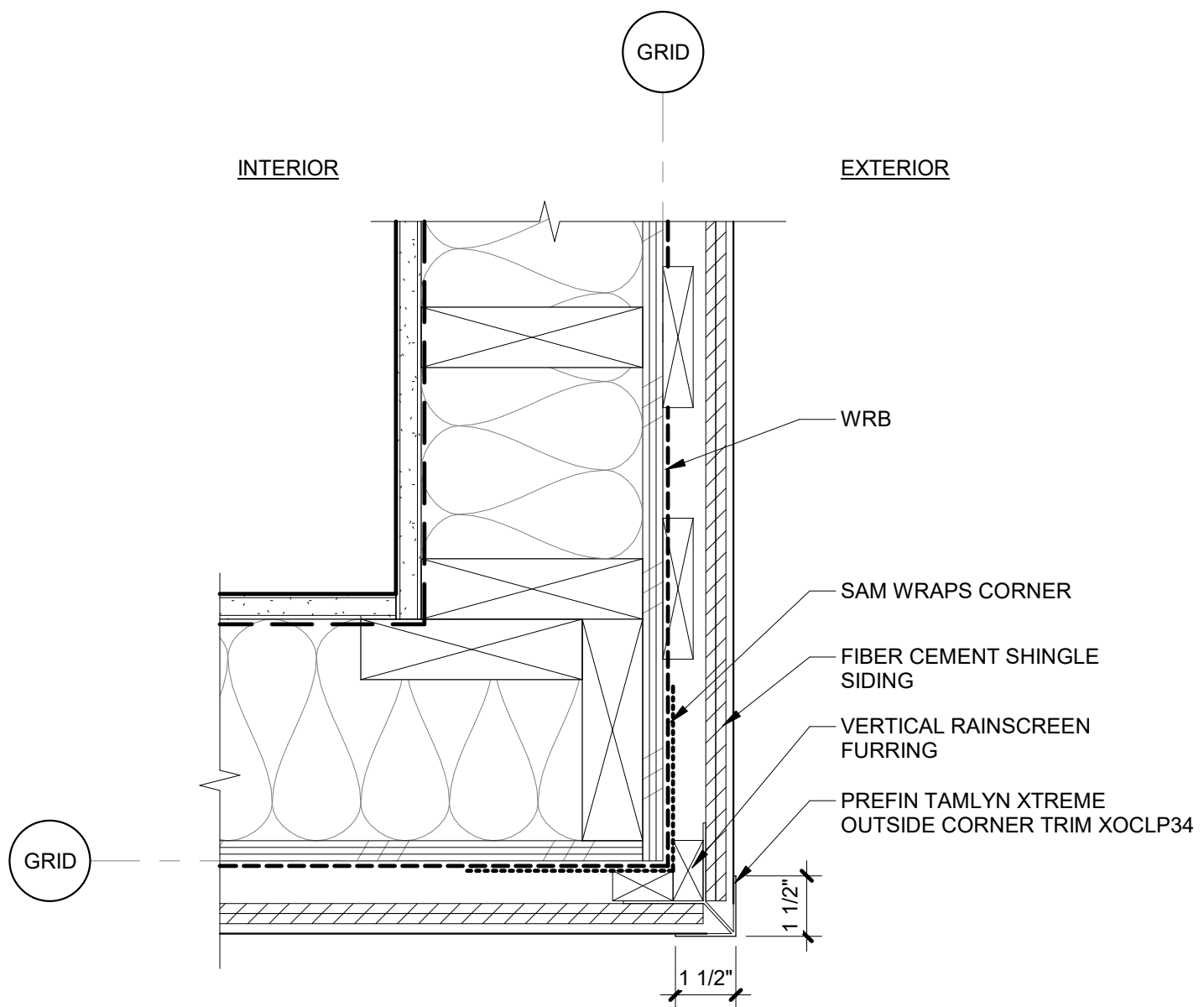
10 METAL BLADE CANOPY
3" = 1'-0"



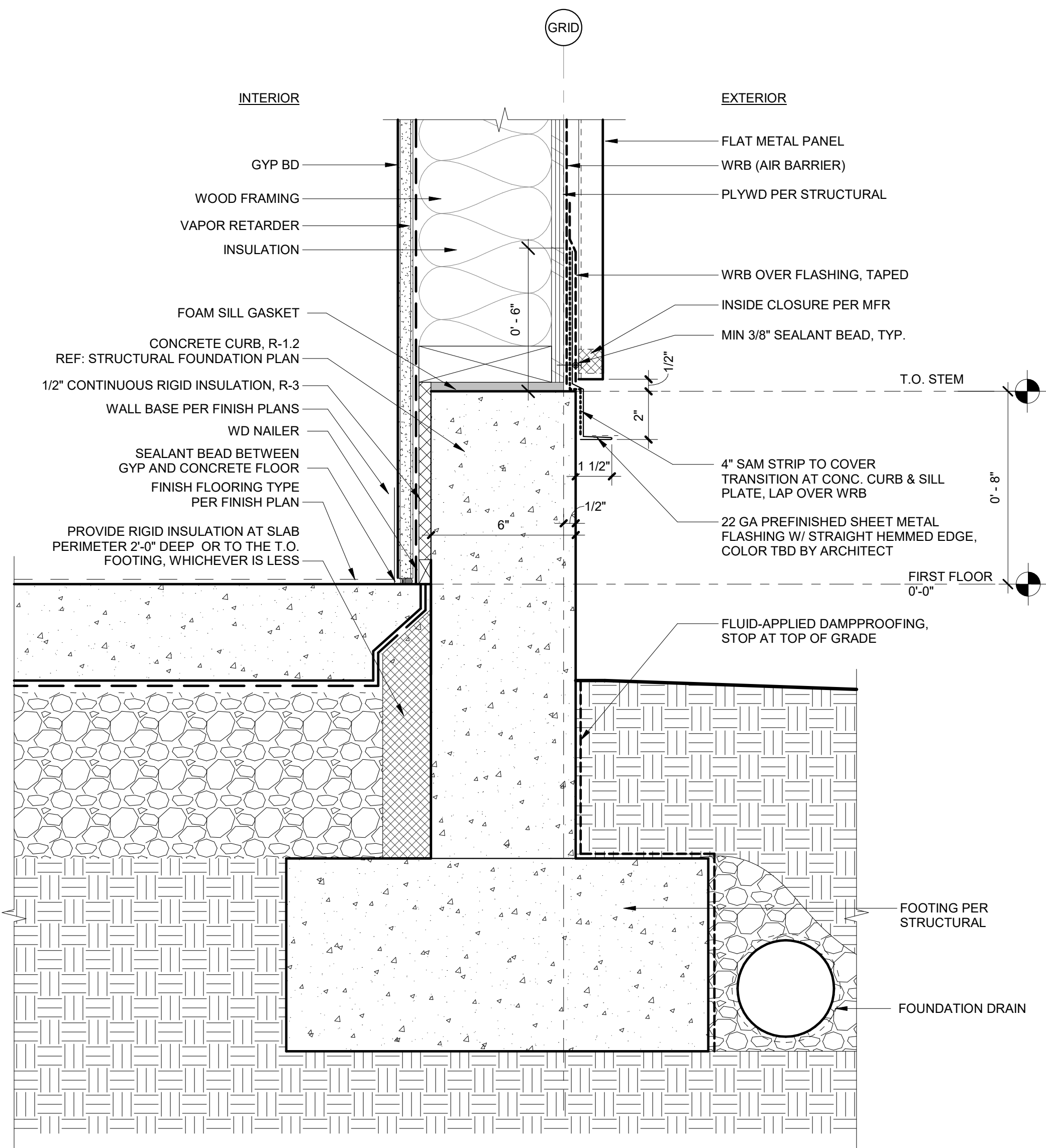
11 WOOD SIDING TO FIBER CEMENT SHINGLE
3" = 1'-0"



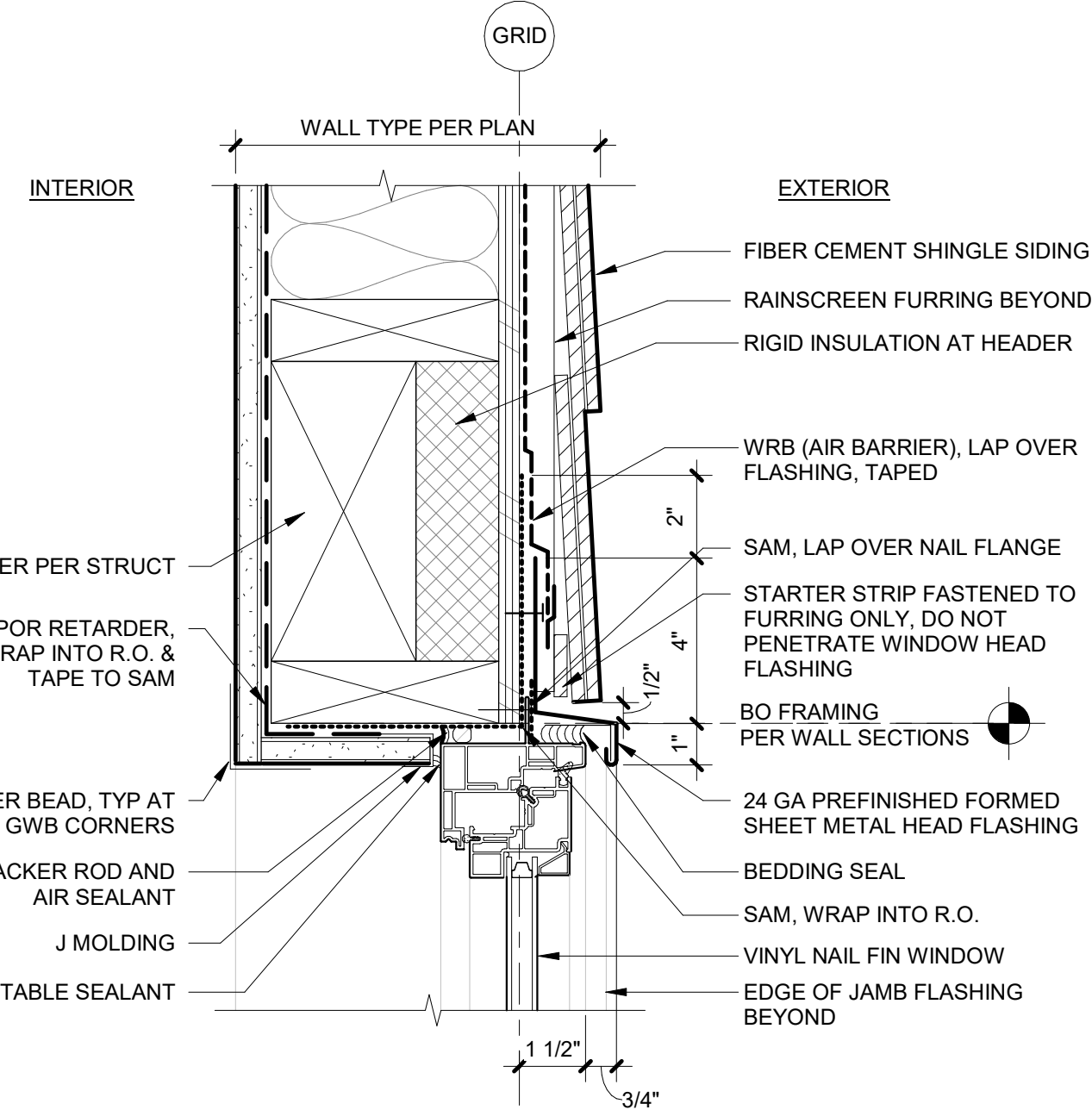
3 TYPICAL RAKE
3" = 1'-0"



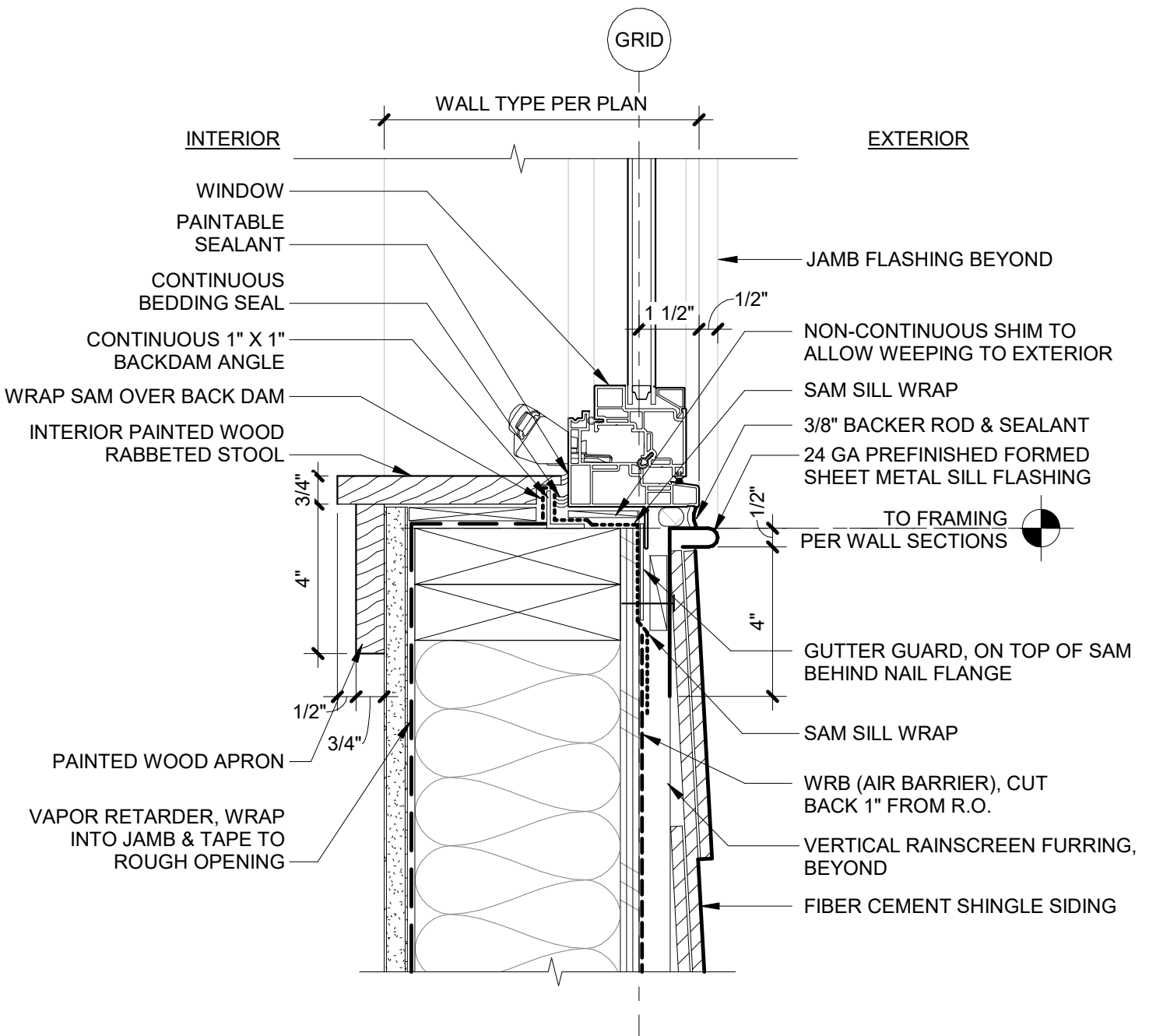
6 FIBER CEMENT SHINGLE OUTSIDE CORNER
3" = 1'-0"



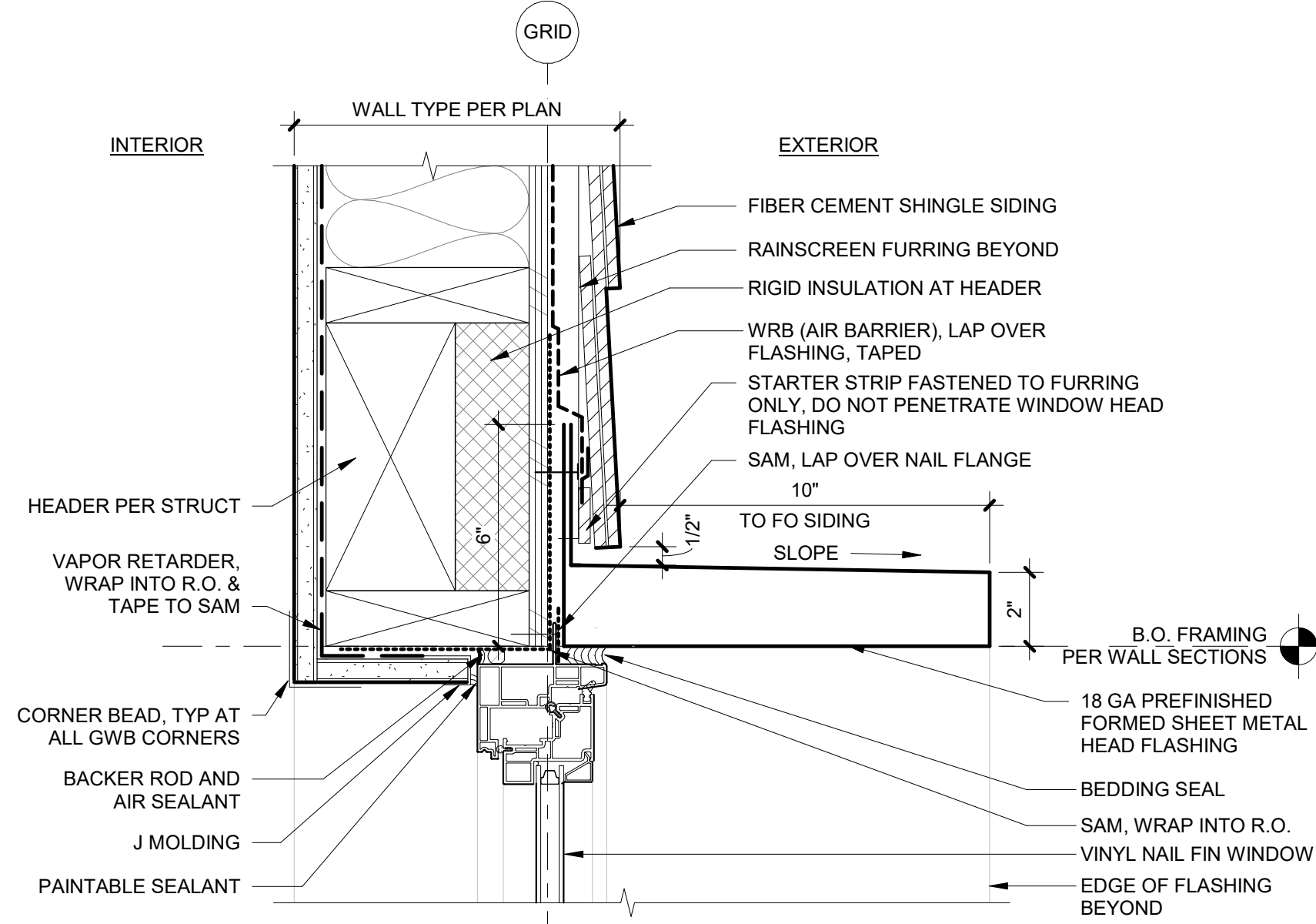
8 CURB AT METAL WALL PANEL
3" = 1'-0"



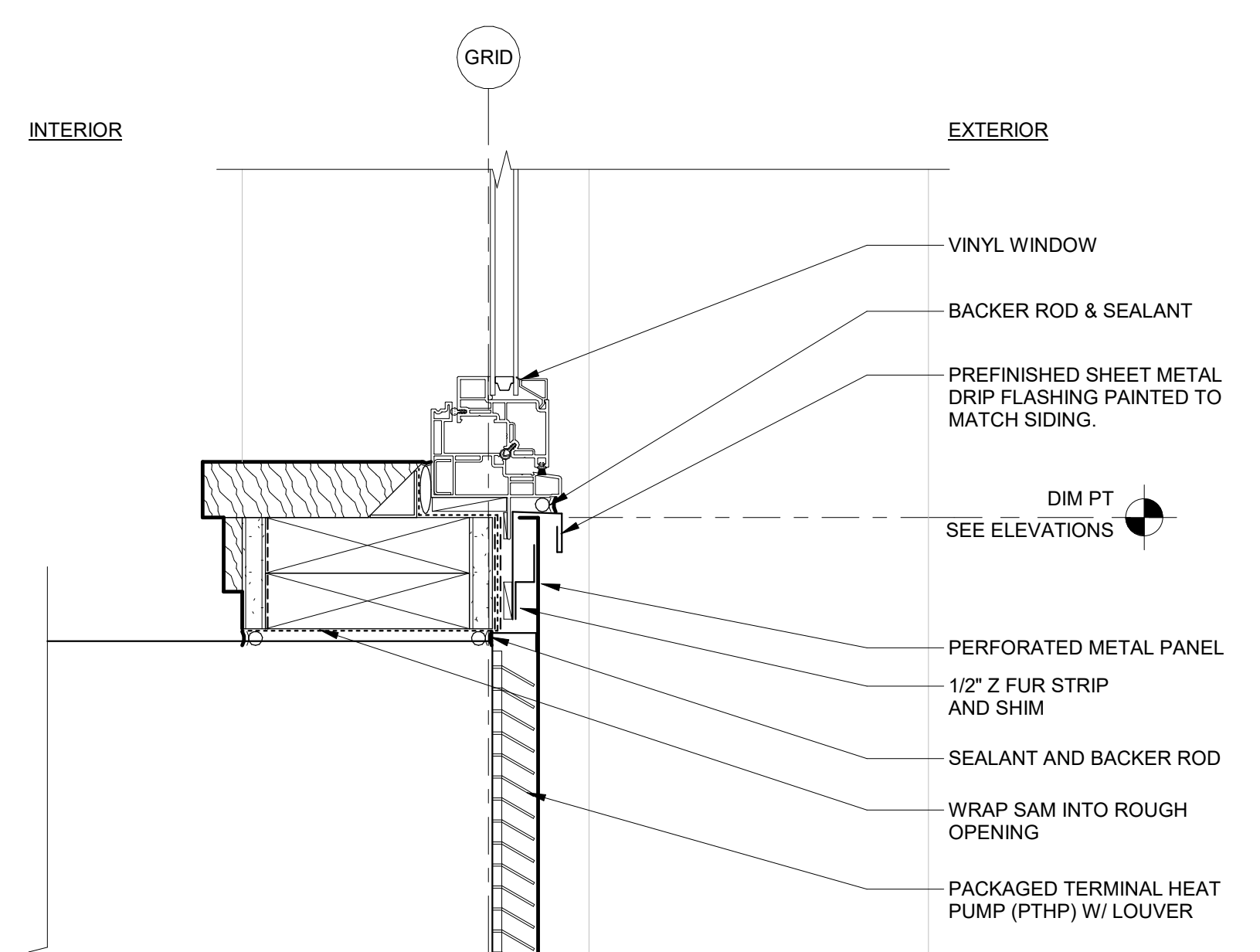
2 WINDOW HEAD @ FIBER-CEMENT SIDING
3" = 1'-0"



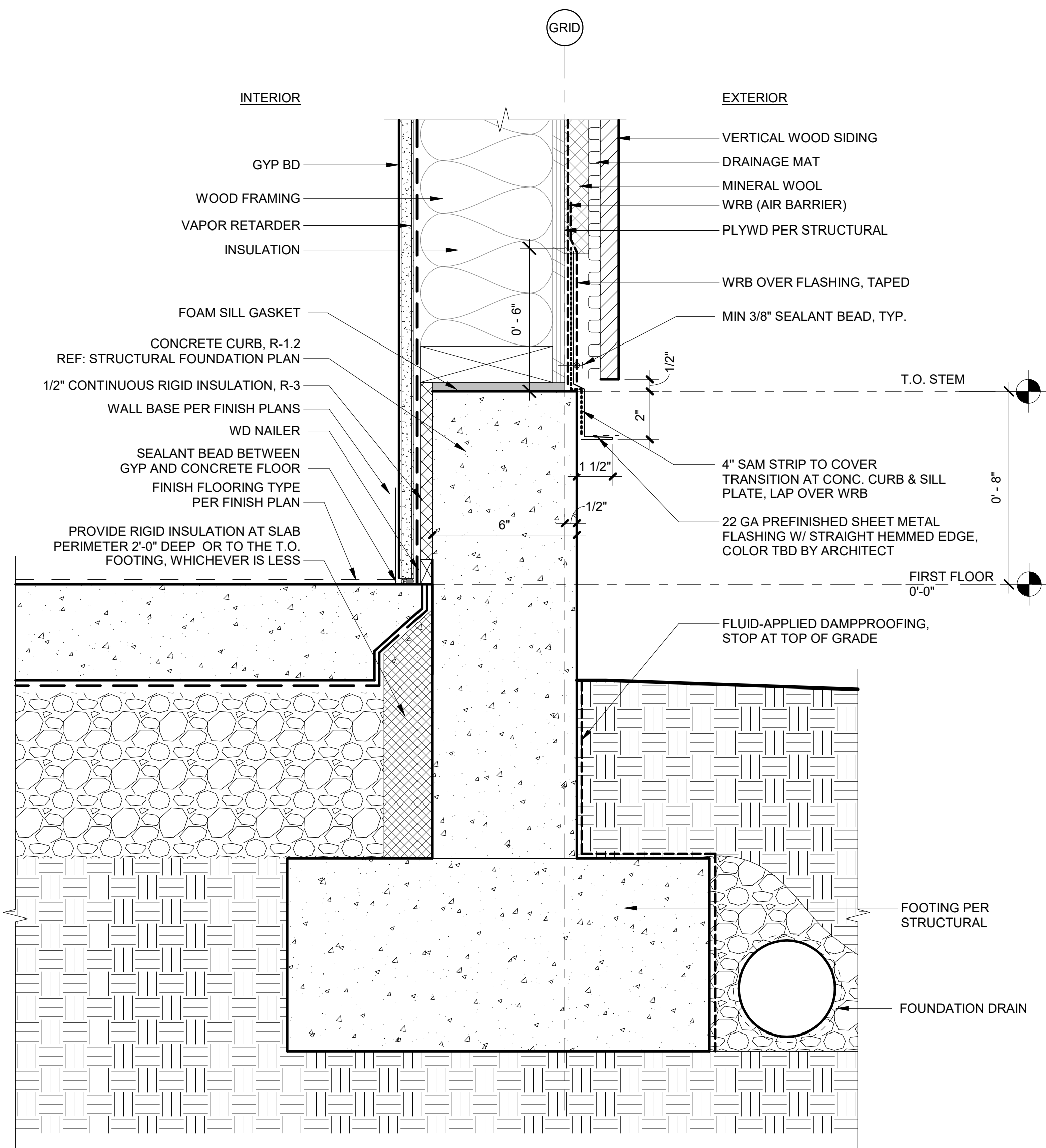
5 WINDOW SILL @ FIBER-CEMENT SIDING
3" = 1'-0"



1 WINDOW HEAD @ FIBER-CEMENT SIDING W/ TRIM SURROUND
3" = 1'-0"



4 WINDOW SILL @ PTHP LEVELS 2-3
3" = 1'-0"



7 CURB AT WOOD SIDING
3" = 1'-0"

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.