LAND USE SUBMISSION

03.11.2022



CDP SALEM - SITE/ LANDSCAPE

5205 BATTLE CREEK RD SE
SALEM, OR 97306

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

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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GENERAL PROJECT NOTES

REFER TO OWNER-CONTRACTOR AGREEMENT FOR GENERAL CONDITIONS. WHERE THERE IS A CONFLICT BETWEEN THE CONTRACT AND NOTES HEREIN, THE CONTRACT TAKES PRECEDENCE.

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FULL SET OF CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND ADDENDA.
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.
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.
4. GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE IN A BROOM CLEAN CONDITION AT ALL TIMES DURING THE PROJECT.
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.
6. ALL REQUIRED CITY AND/OR COUNTY LICENSE SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADE.
7. THE ARCHITECT WILL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT. THE ARCHITECTS REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
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.
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.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION.
11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION.
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.
14. CONTRACTOR TO PROVIDE BACKING OR BLOCKING AS REQUIRED FOR MOUNTING ALL WALL MOUNTED SHELVES, EQUIPMENT, ACCESSORIES, CABINETS, ETC.
15. CONTRACTOR TO PROTECT ALL TREES AND ROOTS NOT SLATED FOR REMOVAL DURING CONSTRUCTION.
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.
17. GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION STAKING.

PROJECT TEAM

OWNER
COMMUNITY DEVELOPMENT PARTNERS
126 NE ALBERTA ST #202
PORTLAND, OR 97211
TEL: 971.533.7466
FAX: N/A
CONTACT: THOMAS ELDRIDGE
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LANDSCAPE ARCHITECT
PLACE
735 NW 18TH AVENUE
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STRUCTURAL ENGINEER
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2001 NW 19TH SUITE 103A
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INTERFACE
100 SW MAIN STREET, SUITE 1600
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VICINITY MAP



PROJECT SUMMARY

PROJECT DESCRIPTION:	SITE CONTAINS (10) BUILDINGS: (1) ONE-STORY COMMUNITY BUILDING, (1) FOUR-STORY ELEVATOR BUILDING, AND (8) THREE-STORY WALK-UP BUILDINGS.
	SITE AREA:
PROJECT ADDRESS:	5205 BATTLE CREEK RD SE, SALEM, OR 97306
LEGAL DESCRIPTION:	083W14/ 118 AND 300
ZONING:	RM-II

SEPARATE PERMITS AND DEFERRED SUBMITTAL BIDDER DESIGN ITEMS

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.

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.

SEPARATE PERMITS:

1. DEMOLITION PERMIT
2. SIGNAGE PERMIT

DEFERRED SUBMITTALS:

1. ELEVATOR
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. WOOD CHORD METAL WEB TRUSSES
10. STAIR FRAMING
11. CURTAINWALL SYSTEMS
12. PHOTO VOLTAIC PANEL ATTACHMENT AND BALLAST

SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT LISTED HERE AND ADDTIONAL BIDDER DESIGN ITEMS.

ALTERNATES

IN ADDITION TO THE BASE BUILDING BID, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING ALTERNATES:

SEE ARCHITECTURAL DRAWINGS AND PROJECT MANUAL FOR ADDITIONAL SCOPE OF ALTERNATES.

SHEET INDEX

SHEET #	SHEET NAME
GENERAL	
G0.01	GENERAL PROJECT INFORMATION
LANDSCAPE	
G1.10	LAND USE SITE PLAN
L1.00	OVERALL SITE PLAN
L1.01	MATERIALS PLAN NORTH
L1.02	MATERIALS PLAN CENTER
L1.03	MATERIALS PLAN SOUTH
L3.00	RENDERS
L3.01	RENDERS
L5.00	GENERAL PLANTING PLAN
L5.01	ENLARGED PLANTING PLAN
L6.00	SITE DETAILS
L7.00	SITE DETAILS

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LAND USE SUBMISSION ISSUE	03.11.2022 DATE

Drawing:

GENERAL PROJECT INFORMATION

Sheet No:

G0.01

LEGEND

- GROSS SITE AREA - PHASE 1 (336,359 SF)
- BUILDING FOOTPRINT AREA: 60,573 SF (17% of GSA)
- OPEN SPACE: 201,106 SF (60% of GSA)
  - COMMON OPEN SPACE: 4,228 SF (3,050 SF MIN. REQUIRED)
  - PRIVATE OPEN SPACE: 4,583 SF IN 38 PATIOS
  - PEDESTRIAN WALKWAYS AND PLAZAS: 61,460 SF (17% of GSA)
  - LANDSCAPED AREAS: 113,567 SF (30% of GSA)
  - CHILDREN PLAY AREA: 2,427 SF
  - NATURE PLAY AREA: 794 SF
  - STORM WATER PLANTER AREA: 14,046 SF
- EXISTING TREES TO BE PRESERVED: 7 (IN PHASE 1)
- NEW TREES: 306 SITE TREES, 47 STREET TREES (IN PHASE 1)
- VEHICULAR & PARKING AREA: 61,856 SF (17% of GSA)
  - STANDARD SPACES: 156
  - A.D.A SPACES: 6
  - LOADING: 2
  - TOTAL: 164 (164 REQUIRED)
- PARKING LANDSCAPE & SCREENING AREA: 16,091 SF
- SOLID WASTE ENCLOSURE AREAS: 1,368 SF

NOTE:
SEE CIVIL FOR RIGHT-OF-WAY AND STREET IMPROVEMENTS

SUMMARY TABLE	
ZONING:	RM-II
GROSS FLOOR AREA OF BUILDINGS:	190,864 SF, ALL RESIDENTIAL USE
BUILDING HEIGHT:	45 FT MAX (SENIOR BUILDING)
PARKING:	164 SPACES TOTAL: 156 STANDARD 6 A.D.A. 2 LOADING
LOT COVERAGE:	BUILDINGS = 60,573 SF (17%) VEHICLE & PARKING = 61,856 SF (17%) PED. WALKWAYS AND PLAZAS = 61,460 SF (17%)



1 LAND USE OVERALL SITE PLAN
1" = 40' - 0"

SCALE: 1" = 40'
0 20 40 80

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Drawing:
LAND USE SITE PLAN

Sheet No:
G1.10



1 LANDSCAPE MATERIALS PLAN - NORTH
1" = 20' - 0"

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PLANTING

- EXISTING TREES - BROADLEAF AND EVERGREEN, THROUGHOUT
- EXISTING OAK GROVE TO BE PROTECTED AND PRESERVED
- NEW PARKING TREE
  - DECIDUOUS AND EVERGREEN BROADLEAF, 2" CAL.
- NEW STREET TREE
  - APPROVED SALEM STREET LIST, 2" CAL.
- NEW LANDSCAPE TREE
  - SHADE TREES 1 1/2" - 2" CAL.
  - ORNAMENTAL TREES (SM/MED) 2" CAL.
  - EVERGREEN / CONIFERS, 6' TO 8' HT.

- P1 PERIMETER SHRUB PLANTING AT PARKING AREAS
- P2 STORMWATER PLANTER - SEE CIVIL
- P3 SMALL TO MEDIUM SHRUBS, MAX. 4' WIDE x 4' HIGH
- P4 LAWN (SUBDRAINAGE SYSTEM w/ LATERAL PIPING)
- P5 SEEDED MEADOW MIX
- P6 BARK MULCH

NOTES

1. REFER TO ARBORIST REPORT AND CIVIL FOR TREE PROTECTION PLANS AND EXISTING TREE INFORMATION
2. REFER TO CIVIL FOR ALL RIGHT OF WAY WORK
3. SEE L5.00 FOR PLANTING DIAGRAM SHOWING ZONING LANDSCAPE REQUIREMENTS

MATERIALS LEGEND

PROPERTY LINE — TYP. TYPICAL

PROPERTY LINE FENCE (SEE N1 BELOW)

MATERIALS SCHEDULE

PAVEMENTS

- A1 ASPHALT PAVING - VEHICULAR (SEE CIVIL FOR R.O.W. WORK)
- B1 CONCRETE PAVING - PEDESTRIAN (SEE CIVIL FOR ROW WORK)
- B2 CONCRETE PAVING - VEHICULAR (SEE CIVIL FOR ROW WORK)
- C1 DECORATIVE CONCRETE PAVING - PEDESTRIAN, EXPOSED AGG.
- D1 RUBBERIZED PLAY SURFACING - PEBBLEFLEX OR SIM.
- D2 ENGINEERED WOOD FIBER AT NATURE PLAY AREAS
- D3 SYNTHETIC LAWN WITH CUSHION PAD AT PLAY AREA
- D4 MINERAL MULCH - 3/4" CRUSHED BASALT GRAVEL
- E1 CONCRETE UNIT PAVING TYPE 1 - WILLAMETTE GRAYSTONE - VERONA SERIES - INTERLOCKING PAVERS
- E2 CONCRETE UNIT PAVING TYPE 2 - WILLAMETTE GRAYSTONE - VERONA SERIES 18"x18" STEPPING STONES
- F1 TACTILE WARNING STRIPS
- F2 PARKING STRIPING (SEE CIVIL)
- F3 PARKING STALL WHEEL STOP
- F4 FABRICATED METAL EDGING

STAIRS, RAMPS, CURBS AND WALLS

- G1 CAST IN PLACE CONCRETE STAIRS
- G2 CAST IN PLACE CONCRETE RAMP
- G3 CAST IN PLACE CONCRETE AMPHITHEATER STEPS
- H1 CONCRETE CURB - RAISED
- H2 CONCRETE CURB - FLUSH
- H3 CONCRETE CURB - FLUSH, 6" BAND, 6"-12" DEPTH
- J1 SEGMENTAL RETAINING WALLS - KEYSTONE OR SIM. (SEE CIVIL)
- J2 LANDSCAPE CURB WALL 9" THICK., T.O.C. 6" ABOVE PATIO FFE (4' TOTAL HEIGHT MAX)
- J3 SITE CONC. WALL 6" THICK., FOR RAMPS AND STAIRS (SEE GRADING)

OUTDOOR LIGHTING - SEE ELECTRICAL

- L1 LIGHT POLE - TYPE 1 - PARKING - LIGMAN, 18'-20' POLE - LIGMAN, LINEAR DENVER 1
- L2 LIGHT POLE - TYPE 2 - CENTRAL SPACE - 12'-14' PEDESTRIAN POLE - LUMINIS BELLEVUE OR EQUIVALENT
- L3 LIGHTED BOLLARDS - 36" HEIGHT
- L4 STREET LIGHTS - SEE CIVIL & ELECTRICAL

RAILINGS, GATES, AND FENCES

- M1 STAIR HANDRAIL - GALV. & PAINTED STEEL
- M2 RAMP HANDRAIL - GALV. & PAINTED STEEL
- N1 6' WOOD FENCE ("GOOD NEIGHBOR")

SITE FURNISHINGS

- Q1 6' BENCH - LANDSCAPE FORMS
- Q2 PICNIC TABLE - TYPE 1 - 6' -OREGON CORRECTIONS ENTERPRISES
- Q3 PICNIC TABLE - TYPE 2 - 10' ADA -OREGON CORRECTIONS ENTERPRISES
- Q4 TABLE & CHAIRS - LANDSCAPE FORMS, CHIPMAN
- Q5 LITTER/RECYCLING - CHASE PARK LITTER - LANDSCAPE FORMS - TOP OPENING, w/ LINER, KEYED LOCK, LOGO
- Q6 RAISED COMMUNITY GARDEN PLANTER - 4' X 8' CEDAR OR JUNIPER TIMBERS
- Q7 PAD-MOUNTED TRANSFORMERS (SEE ELECTRICAL)
- Q8 BIKE RACK - COLUMBIA CASCADE COMPANY - TIMBERFORM CYCLOOPS MODEL NO. 2170-3-06
- Q9 NATURE PLAY - TIMBERFORM LOG SCRAMBLE 4500-302
- Q10 NATURE PLAY - TIMBERFORM LOG SCRAMBLE 4500-305
- Q11 OUTDOOR GRILL & COUNTER. TBD.

MISCELLANEOUS

- R1 PLAY FEATURES: TBD
- R2 TRASH ENCLOSURE - SEE ARCH.

SCALE: 1" = 20'
0 10 20 40
N

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Drawing:

MATERIALS PLAN NORTH

Sheet No:

L1.01



PLANTING

- EXISTING TREES - BROADLEAF AND EVERGREEN, THROUGHOUT
- EXISTING OAK GROVE TO BE PROTECTED AND PRESERVED
- NEW PARKING TREE
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- P1 PERIMETER SHRUB PLANTING AT PARKING AREAS
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NOTES

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2. REFER TO CIVIL FOR ALL RIGHT OF WAY WORK
3. SEE L5.00 FOR PLANTING DIAGRAM SHOWING ZONING LANDSCAPE REQUIREMENTS

1 LANDSCAPE MATERIALS PLAN - CENTER
1" = 20' - 0"

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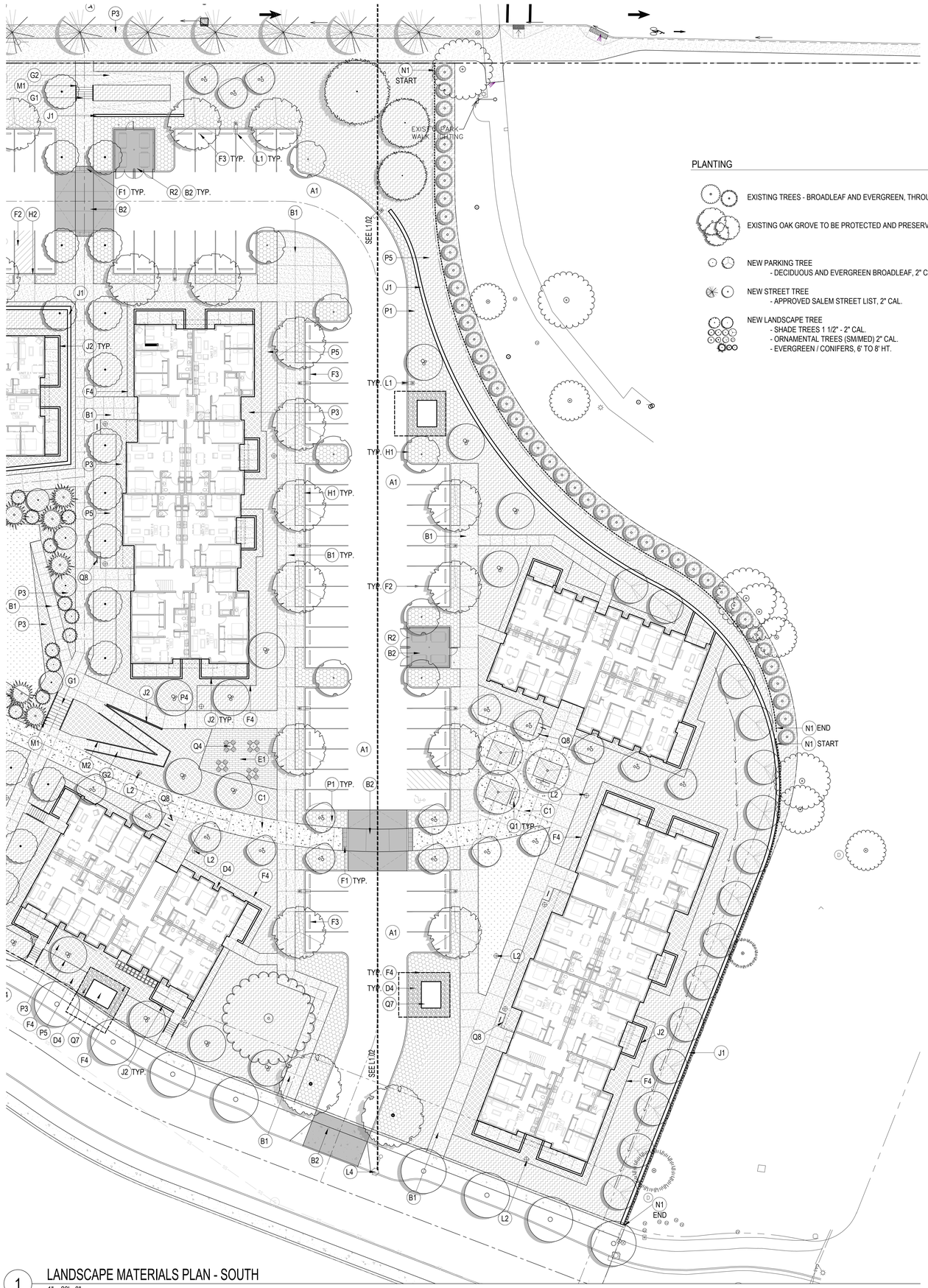
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Drawing:

MATERIALS PLAN CENTER

Sheet No:

L1.02



1 LANDSCAPE MATERIALS PLAN - SOUTH
1" = 20' - 0"

PLANTING

EXISTING TREES - BROADLEAF AND EVERGREEN, THROUGHOUT

EXISTING OAK GROVE TO BE PROTECTED AND PRESERVED

NEW PARKING TREE
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D1 RUBBERIZED PLAY SURFACING - PEBBLEFLEX OR SIM.
D2 ENGINEERED WOOD FIBER AT NATURE PLAY AREAS
D3 SYNTHETIC LAWN WITH CUSHION PAD AT PLAY AREA
D4 MINERAL MULCH - 3/4" CRUSHED BASALT GRAVEL
E1 CONCRETE UNIT PAVING TYPE 1 - WILLAMETTE GRAYSTONE - VERONA SERIES - INTERLOCKING PAVERS
E2 CONCRETE UNIT PAVING TYPE 2 - WILLAMETTE GRAYSTONE - VERONA SERIES 18"x18" STEPPING STONES
F1 TACTILE WARNING STRIPS
F2 PARKING STRIPING (SEE CIVIL)
F3 PARKING STALL WHEEL STOP
F4 FABRICATED METAL EDGING

STAIRS, RAMPS, CURBS AND WALLS

G1 CAST IN PLACE CONCRETE STAIRS
G2 CAST IN PLACE CONCRETE RAMP
G3 CAST IN PLACE CONCRETE AMPHITHEATER STEPS
H1 CONCRETE CURB - RAISED
H2 CONCRETE CURB - FLUSH
H3 CONCRETE CURB - FLUSH, 6" BAND, 6"-12" DEPTH
J1 SEGMENTAL RETAINING WALLS - KEYSTONE OR SIM. (SEE CIVIL)
J2 LANDSCAPE CURB WALL 9" THICK., T.O.C. 6" ABOVE PATIO FFE (4' TOTAL HEIGHT MAX)
J3 SITE CONC. WALL 6" THICK., FOR RAMPS AND STAIRS (SEE GRADING)

OUTDOOR LIGHTING - SEE ELECTRICAL

L1 LIGHT POLE - TYPE 1 - PARKING - LIGMAN, 18'-20' POLE - LIGMAN, LINEAR DENVER 1
L2 LIGHT POLE - TYPE 2 - CENTRAL SPACE - 12'-14' PEDESTRIAN POLE - LUMINIS BELLEVUE OR EQUIVALENT
L3 LIGHTED BOLLARDS - 36" HEIGHT
L4 STREET LIGHTS - SEE CIVIL & ELECTRICAL

RAILINGS, GATES, AND FENCES

M1 STAIR HANDRAIL - GALV. & PAINTED STEEL
M2 RAMP HANDRAIL - GALV. & PAINTED STEEL
N1 6' WOOD FENCE ("GOOD NEIGHBOR")

SITE FURNISHINGS

Q1 6' BENCH - LANDSCAPE FORMS
Q2 PICNIC TABLE - TYPE 1 - 6' -OREGON CORRECTIONS ENTERPRISES
Q3 PICNIC TABLE - TYPE 2 - 10' ADA -OREGON CORRECTIONS ENTERPRISES
Q4 TABLE & CHAIRS - LANDSCAPE FORMS, CHIPMAN
Q5 LITTER/RECYCLING - CHASE PARK LITTER - LANDSCAPE FORMS - TOP OPENING, w/ LINER, KEYED LOCK, LOGO
Q6 RAISED COMMUNITY GARDEN PLANTER - 4' X 8' CEDAR OR JUNIPER TIMBERS
Q7 PAD-MOUNTED TRANSFORMERS (SEE ELECTRICAL)
Q8 BIKE RACK - COLUMBIA CASCADE COMPANY - TIMBERFORM CYCLOOPS MODEL NO. 2170-3-06
Q9 NATURE PLAY - TIMBERFORM LOG SCRAMBLE 4500-302
Q10 NATURE PLAY - TIMBERFORM LOG SCRAMBLE 4500-305
Q11 OUTDOOR GRILL & COUNTER. TBD.

MISCELLANEOUS

R1 PLAY FEATURES: TBD
R2 TRASH ENCLOSURE - SEE ARCH.

SCALE: 1" = 20'
0 10 20 40
N

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NOT FOR CONSTRUCTION

CDP SALEM SITE

Job Number: 21031

PARCEL 2 & PARCEL 3, BATTLECREEK RD SE SALEM, OR 97306

Community Development Partners

PLACE
735 NW 18TH AVE
PORTLAND, OR 97209
(503) 334 2080

ISSUE	DATE
LAND USE SUBMISSION	03.11.22

Drawing:

MATERIALS PLAN SOUTH

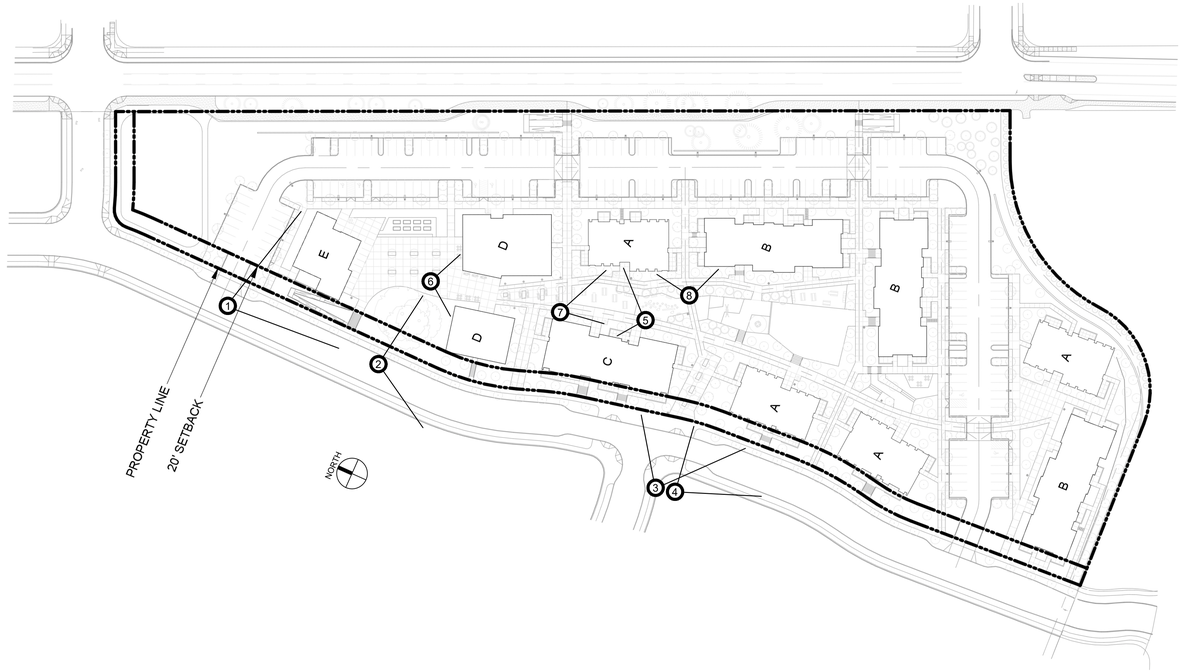
Sheet No:

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1 - VIEW FROM SALAL LOOKING SOUTH





2 - VIEW FROM SALAL LOOKING SOUTH



3 - VIEW AT TEAL CROSSING LOOKING EAST



4 - VIEW FROM SALAL LOOKING EAST

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

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CDP SALEM - SITE/ LANDSCAPE

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

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LAND USE SUBMISSION ISSUE	03.11.2022 DATE

Drawing:

RENDERS

Sheet No:

L3.00

FILE PATH: C:\Revit_Local\21031_CDP Salem Gateway_Site_22_acano.rvt



5 - VIEW FROM PARK LOOKING NORTH



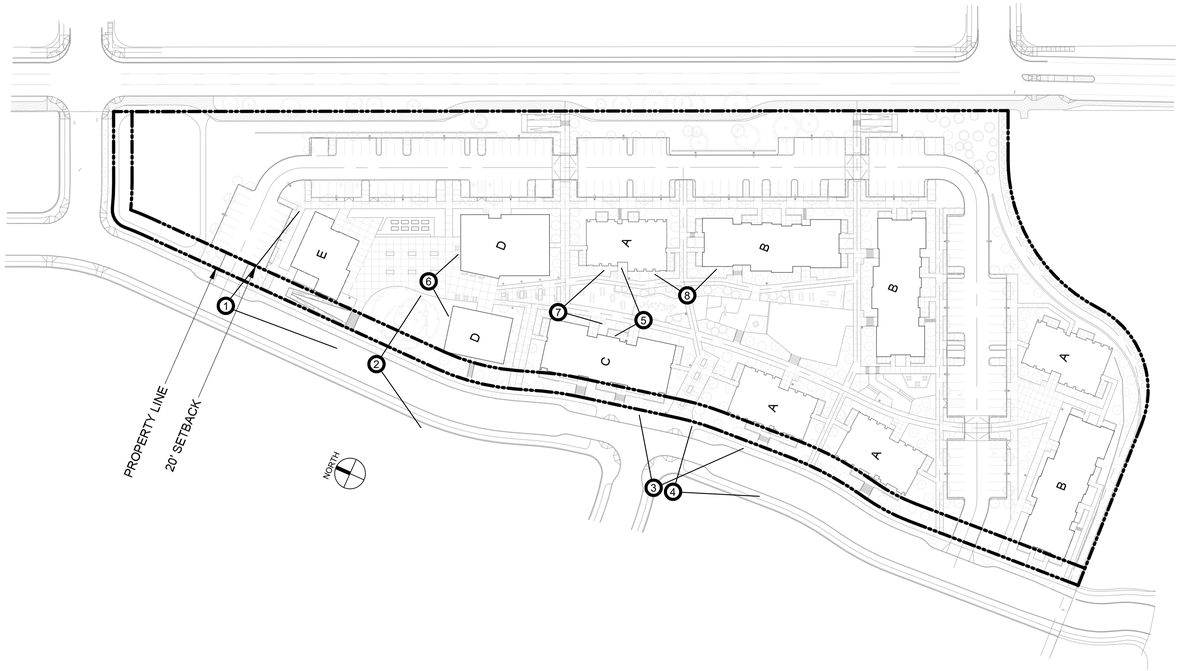
6 - VIEW FROM PLAZA LOOKING SOUTH



7 - VIEW FROM PARK LOOKING EAST



8 - PATHWAY BETWEEN BUILDINGS A AND B LOOKING EAST



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

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CDP SALEM - SITE/ LANDSCAPE

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RENDERS

Sheet No:

L3.01

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PLANTING

- EXISTING TREES - BROADLEAF AND EVERGREEN, THROUGHOUT
- EXISTING OAK GROVE TO BE PROTECTED AND PRESERVED
- NEW PARKING TREE
  - DECIDUOUS AND EVERGREEN BROADLEAF, 2" CAL.
- NEW STREET TREE
  - APPROVED SALEM STREET LIST, 2" CAL.
- NEW LANDSCAPE TREE
  - SHADE TREES 1 1/2" - 2" CAL.
  - ORNAMENTAL TREES (SM/MED) 2" CAL.
  - EVERGREEN / CONIFERS, 6' TO 8' HT.

- STORMWATER DETENTION BASIN PLANTINGS
- SMALL TO MEDIUM SHRUBS, MAX. 4' WIDE x 4' HIGH
- SEEDED MEADOW MIX
- LAWN (SUBDRAINAGE SYSTEM w/ LATERAL PIPING)
- PERIMETER SHRUB PLANTING AT PARKING AREAS (SMALL TO MEDIUM SHRUBS, MAX. 4' WIDE x 4' HIGH)
- MEDIUM SHRUBS AT ENTRY (2 PER ENTRY)

NOTES

1. REFER TO ARBORIST REPORT AND CIVIL FOR TREE PROTECTION PLANS AND EXISTING TREE INFORMATION
2. REFER TO CIVIL FOR ALL RIGHT OF WAY WORK

1 OVERALL PLANTING SITE PLAN
1" = 40' - 0"

SCALE: 1" = 40'
0 20 40 80

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CDP SALEM SITE

Job Number: 21031

PARCEL 2 & PARCEL 3, BATTLECREEK RD SE SALEM, OR 97306

Community Development Partners

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(503) 334 2080

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Drawing:

OVERALL PLANTING PLAN

Sheet No:

L5.00



1 PLANTING ENLARGEMENT - WALK-UP C EXAMPLE

1" = 10' - 0"

PLANTING LEGEND & NOTES

BUILDING PERIMETER: 401 LF

10 PLANT UNITS/60 LF REQUIRED OR 7 TREES NEEDED

2 PU OF MEDIUM SHRUB PER PRIMARY ENTRY WAY REQUIRED (2 ENTRY WAYS) OR 2 SHRUBS PER ENTRY = 12 PU NEEDED

1 PU PER 15 LF OF BUILDING OR 28 PU NEEDED

TREES PROVIDED: 8 LARGE & 11 SM/MED (SM/MED TREES NOT COUNTED TOWARDS REQ.)

ENTRY WAY MED SHRUB PROVIDED: 2 PER ENTRANCE PROVIDED (12 PU TOTAL)
(2 PER ENTRANCE REQUIRED)

TOTAL MEDIUM SHRUB PROVIDED: 152 PU OR 152 SHRUBS
(2347 SF@ 4' O.C.)

GROUND COVER PROVIDED: 91 PU (4559 SF)

TOTAL PU PROVIDED(REQUIRED)

SRC 702.020(B)(4):
TREES: 80 PU PROVIDED (67 PU REQUIRED)

SRC 702.020 (B)(3):
ENTRY MEDIUM SHRUBS: 2 PER ENTRANCE PROVIDED OR 12 PU
(2 PER ENTRANCE REQUIRED)

SRC 702.020(B)(5):
OVERALL PLANTING REQ 1 PU/15 LF = 243 PU PROVIDED (groundcover + med shrub)
(28 PU REQUIRED)

SALEM CODE REQUIREMENT

SRC 702.020(B)(3): TO DEFINE AND ACCENTUATE PRIMARY ENTRYWAYS, A MINIMUM OF **TWO PLANT UNITS SHALL BE PROVIDED ADJACENT TO THE PRIMARY ENTRYWAY OF EACH DWELLING UNIT, OR COMBINATION OF DWELLING UNITS**.

SRC 702.020 (B)(4): TO SOFTEN THE VISUAL IMPACT OF BUILDINGS AND CREATE RESIDENTIAL CHARACTER, **NEW TREES SHALL BE PLANTED, OR EXISTING TREES SHALL BE PRESERVED, AT A MINIMUM DENSITY OF TEN (10) PLANT UNITS PER 60 LINEAR FEET OF EXTERIOR BUILDING WALL**. SUCH TREES SHALL BE LOCATED NOT MORE THAN 25 FEET FROM THE EDGE OF THE BUILDING FOOTPRINT.

SRC 702.020(B)(5): **SHRUBS SHALL BE DISTRIBUTED AROUND THE PERIMETER OF BUILDINGS AT A MINIMUM DENSITY OF ONE PLANT UNIT PER 15 LINEAR FEET OF EXTERIOR BUILDING WALL.**

PLANTING UNIT VALUES SOURCE:
https://library.municode.com/or/salem/codes/code_of_ordinances?nodeId=TITXUNDECO_UDC_CH807LASC_S807.015LASC

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CDP SALEM SITE

Job Number: **21031**

**PARCEL 2 & PARCEL 3,
BATTLECREEK RD SE
SALEM, OR 97306**

Community Development Partners

PLACE
735 NW 18TH AVE
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ISSUE	DATE
LAND USE SUBMISSION	03.11.22

Drawing:

PLANTING PLAN ENLARGEMENT WALK-UP C

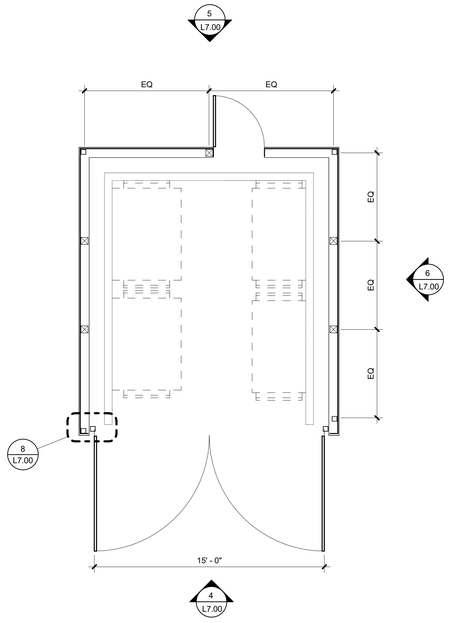
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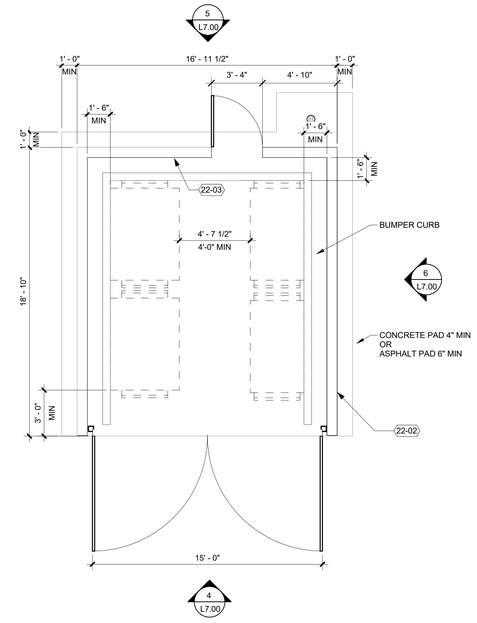
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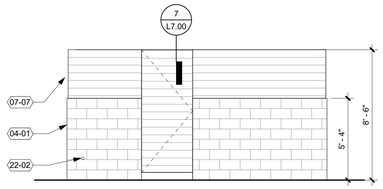
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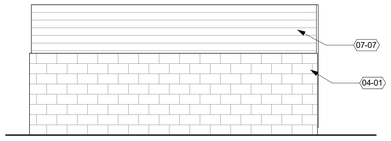
2 TRASH ENCLOSURE PLAN @ WOOD SLATS
1/4" = 1'-0"



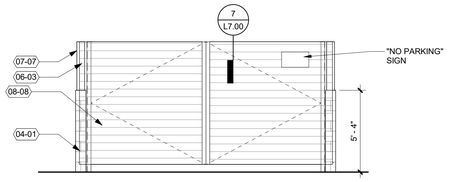
1 TRASH ENCLOSURE PLAN @ CMU
1/4" = 1'-0"



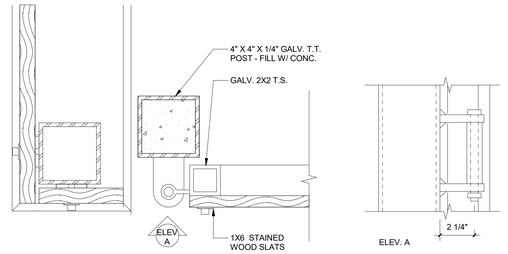
5 TRASH ENCLOSURE REAR ELEV
1/4" = 1'-0"



6 TRASH ENCLOSURE SIDE ELEV
1/4" = 1'-0"

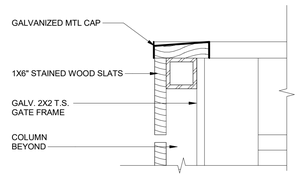


4 TRASH ENCLOSURE FRONT ELEV
1/4" = 1'-0"



NOTE:
ALL EXPOSED STEEL AND METAL SHALL BE HOT DIPPED GALVANIZED AT TRASH ENCLOSURE

8 GATE JAMB
3" = 1'-0"



7 GATE TOP
3" = 1'-0"

KEYNOTES (07-02)

04-01	SPLIT-FACE CMU
06-03	WOOD POST PER STRUCT, TYP
07-07	1x6 CEDAR SPACED 1/2"
08-08	GATE, 1x6 CEDAR ON METAL FRAME
22-02	HOSE BIBB / BOOT WASH STATION
22-03	HOSE BIBB

LEGEND

- ASPHALT SHINGLE ROOF
- CMU WALL
- 1X6 WOOD CEDAR SLATS

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NOT FOR CONSTRUCTION

NUEVA ESPERANZA

Job Number: 20205

NE 53RD AVE & HIDDEN CREEK DR
HILLSBORO, OR

C D P Community Development Partners

2	PLAN CHECK	11.05.21
1	BID SET	10.15.21
	PLAN CHECK	11.05.21
	ISSUE	DATE

Drawing:

SITE DETAILS

Sheet No:

L7.00

LAND USE SUBMISSION

03.11.2022



CDP SALEM - BUILDING A

5205 BATTLE CREEK RD SE
SALEM, OR 97306

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GENERAL PROJECT NOTES

REFER TO OWNER-CONTRACTOR AGREEMENT FOR GENERAL CONDITIONS. WHERE THERE IS A CONFLICT BETWEEN THE CONTRACT AND NOTES HEREIN, THE CONTRACT TAKES PRECEDENCE.

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FULL SET OF CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND ADDENDA.
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.
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.
4. GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE IN A BROOM CLEAN CONDITION AT ALL TIMES DURING THE PROJECT.
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.
6. ALL REQUIRED CITY AND/OR COUNTY LICENSE SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADE.
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.
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.
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.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION.
11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION.
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.
14. CONTRACTOR TO PROVIDE BACKING OR BLOCKING AS REQUIRED FOR MOUNTING ALL WALL MOUNTED SHELVES, EQUIPMENT, ACCESSORIES, CABINETS, ETC.
15. CONTRACTOR TO PROTECT ALL TREES AND ROOTS NOT SLATED FOR REMOVAL DURING CONSTRUCTION.
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.
17. GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION STAKING.

PROJECT TEAM

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VICINITY MAP



PROJECT SUMMARY

PROJECT DESCRIPTION: 3-STORY WOOD FRAMED MULTIFAMILY BUILDING FEATURING 12 RESIDENTIAL UNITS, LAUNDRY ROOM AND FIRE RISER ROOM.

GROSS AREA: 13,593 SF

PROJECT ADDRESS: 5205 BATTLE CREEK RD SE
SALEM, OR 97306

LEGAL DESCRIPTION: 083W14/ 118 AND 300

ZONING: RM-II

SEPARATE PERMITS AND DEFERRED SUBMITTAL BIDDER DESIGN ITEMS

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.

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.

SEPARATE PERMITS:

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
10. ALUMINUM STOREFRONTS

SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT LISTED HERE AND ADDTIONAL BIDDER DESIGN ITEMS.

SHEET INDEX

SHEET #	SHEET NAME
GENERAL	
G0.01	GENERAL PROJECT INFORMATION
G0.01A	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 FLOOR PLAN
A2.12	SECOND FLOOR PLAN
A2.13	THIRD FLOOR PLAN
A2.21	ROOF
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A5.01	WALL SECTIONS
A7.11	FOUNDATION DETAILS
A7.21	WINDOW DETAILS
A7.31	MATERIAL TRANSITIONS
A7.41	ROOF, SOFFIT & PARAPET DETAILS

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Job Number: 21031

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SALEM, OR 97306

Community Development Partners

LAND USE SUBMISSION ISSUE — 03.11.2022 DATE

Drawing:

GENERAL PROJECT INFORMATION

Sheet No:
Building A -

G0.01

FILE PATH: C:\Revit_Local\21031_CDP Salem Gateway_Walk Up Building A_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

OSSC 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 = [At + (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 = [286/286 - 0.25] x 30/30 = 0.75
	ACTUAL HEIGHT / STORIES	34' - 9" / 3 Story

BUILDING AREA

FLOOR LEVEL	AREA (SF)
FIRST FLOOR	Not Enclosed
SECOND FLOOR	Not Enclosed
THIRD FLOOR	Not Enclosed
	0 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	SPRINKLERED, NO SEPARATION REQUIRED
	TRASH ROOMS OVER 100 SF	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	
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 REQUIRMENTS 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	PROTECTED
	0 TO LESS THAN 3'	NOT PERMITTED	NOT PERMITTED
	3 TO LESS THAN 5'	NOT PERMITTED	15%
	5 TO LESS THAN 10'	10%	25%
	10 TO LESS THAN 15'	15%	45%
	15 TO LESS THAN 20'	25%	75%
	20 TO LESS THAN 25'	45%	NO LIMIT
	25 TO LESS THAN 30'	70%	NO LIMIT
	30' OR GREATER	NO LIMIT	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 FNIISH 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	20 OCCUPANTS
	MAX COMMON PATH OF EGRESS TRAVEL	125 FT
TABLE 1006.3.2	MAX OCCUPANT LOAD PER STORY	500
	MIN NUMBER OF EXITS FOR STORY	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
SECTION 1020.4	DEAD ENDS	20 FEET *LENGTH IS NOT LIMITED WHERE LENGTH < 2.5x WIDTH

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	
	TOTAL SPACES PROVIDED:	167
	ACCESSIBLE SPACES REQUIRED:	167 x 2% = 4
	ACCESSIBLE SPACES PROVIDED:	6
	VAN ACCESSIBLE SPACES REQUIRED :	1 PER 6 ACCESSIBLE SPACES
	VAN ACCESSIBLE SPACES PROVIDED:	1
	WHEELCHAIR ONLY SPACES REQUIRED:	1 PER 101-200 SPACES
	WHEELCHAIR ONLY SPACES PROVIDED:	1
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	
	TYPE A UNITS REQUIRED (TOTAL FOR SITE):	184 x 2% = 4 UNITS
	TYPE A UNITS PROVIDED (TOTAL FOR SITE):	10 UNITS
	TYPE A UNITS PROVIDED (THIS BUILDING):	0 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 VTI/SHGC	MAX U	MAX SHGC	MIN VTI/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	1.10
SKYLIGHT (0% - 3% OF ROOF ALLOWED)						

CI = CONTINUOUS INSULATION
FC = FILLED CAVITY
NR = NO REQUIREMENT
NA = NOT APPLICABLE

CHAPTER 29: PLUMBING FIXTURES

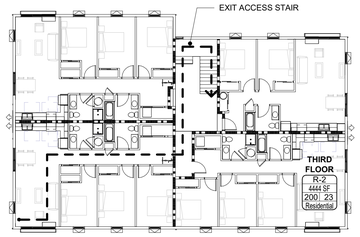
	TOTAL UNITS	
R-2	12	1 WC / LAV / Tub or Shower per unit required and provided

EXIT ACCESS TRAVEL DISTANCE

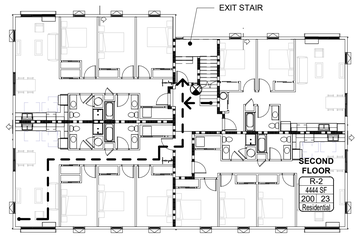
EGRESS PATH NAME	EGRESS PATH LENGTH
FIRST FLOOR	57' - 4"
SECOND FLOOR	79' - 2"
THIRD FLOOR	129' - 6"

LIFE SAFETY OCCUPANT LOAD SCHEDULE

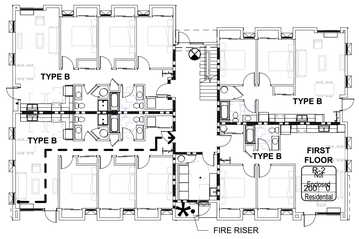
AREA NAME	AREA (SF)	TABLE 1004.1.2 FUNCTION OF SPACE	TABLE 1004.1.2 OCCUPANT LOAD FACTOR	OCCUPANT LOAD
SECOND FLOOR	4444 SF	Residential	200	23
THIRD FLOOR	4444 SF	Residential	200	23
				46



3 **THIRD FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"



2 **SECOND FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"



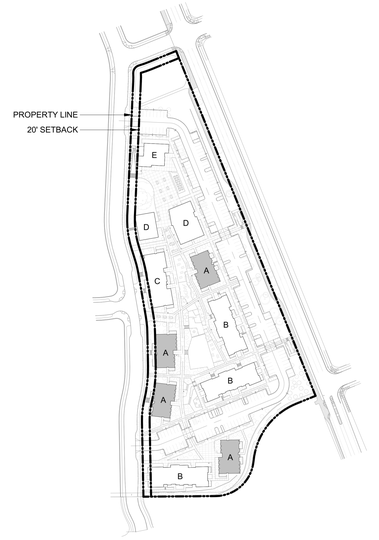
1 **FIRST FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

CODE SUMMARY LEGEND

1 HOUR RATED ASSEMBLY

WALL RATINGS TO CONTINUE ABOVE / BELOW ALL DOORS, RELITES, ETC.

- NAME — AREA NAME
- Occ Grp # SF / OLF # / Function — OCCUPANCY (CH. 3); AREA (SF); OCCUPANT LOAD FACTOR / NUMBER OF OCCUPANTS; FUNCTION (CH. 10)
- * — UNOCCUPIED AREA. OCCUPANT LOAD NOT INCLUDED IN BUILDING TOTALS
- EXIT SIGN. SHADE INDICATES ILLUMINATE FACE. ARROW INDICATES DIRECTION TO EXIT
- PATH A / 100' - 0" — EXIT ACCESS PATH
- A — EXIT ACCESS DOOR
- 60 — DOOR RATING (IN MINUTES)
- FEC or FE — MULTI-PURPOSE FIRE EXTINGUISHER AND CABINET (FEC) OR FIRE EXTINGUISHER (FE) ON BRACKET. VERIFY EXACT LOCATIONS AND QUANTITY WITH FIRE DEPARTMENT.



SITE PLAN - ZONING DIAGRAM NORTH

702.020 MULTIPLE FAMILY DESIGN REVIEW STANDARDS

SECTION	REQUIRMENT MET OR ADJUSTMENT REQUESTED	SHEET NUMBER
SITE SAFETY & SECURITY		
702.020.c.1	REQUIREMENT MET	A2.11-A2.13
702.020.c.2	REQUIREMENT MET	A3.01-A3.02
FACADE & BUILDING DESIGN		
702.020.e.1	REQUIREMENT MET	A2.11-A2.14
702.020.e.8	REQUIREMENT MET	A3.02
702.020.e.9	ADJUSTMENT REQUESTED	A3.01
702.020.e.10	REQUIREMENT MET	A3.01-A3.02

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

NOT FOR CONSTRUCTION

CDP SALEM - BUILDING A

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

Community Development Partners

LAND USE SUBMISSION	03.11.2022
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REQUIRED CLEAR FLOOR AREAS

PER ICC A117.1-2009

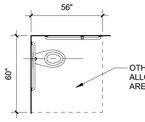
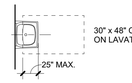


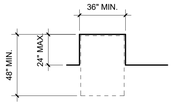
FIG. 604.3 SIZE OF CLEARANCE FOR WATER CLOSET



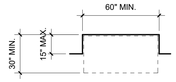
605.3 SIZE OF CLEARANCE FOR URINAL



SIZE OF CLEARANCE FOR LAVATORY



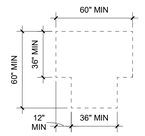
ALCOVE: FORWARD APPROACH



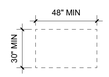
ALCOVE: PARALLEL APPROACH



TURNING SPACE: CIRCULAR



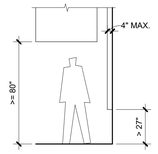
TURNING SPACE: T-SHAPED



REQUIRED FLOOR AREA

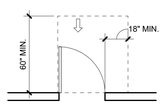
PROTRUDING OBJECTS

PER ICC A117.1-2009 FIG. 307.2

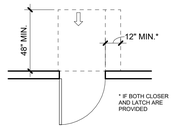


MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

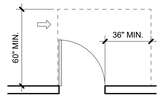
PER ICC A117.1-2009, FIG. 404.2.3.2



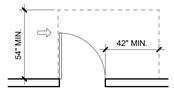
(a) FRONT APPROACH PULL SIDE



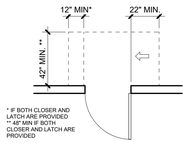
(b) FRONT APPROACH PUSH SIDE



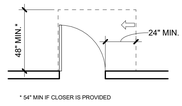
(c) HINGE APPROACH PULL SIDE



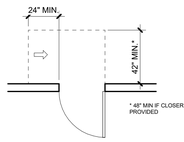
(d) HINGE APPROACH PULL SIDE



(e) HINGE APPROACH PUSH SIDE



(f) LATCH APPROACH PULL SIDE



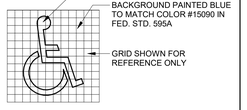
(g) LATCH APPROACH PUSH SIDE

ACCESSIBILITY NOTES

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

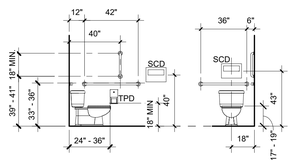
B. DIAGRAMS ARE INCLUDED AS A CONVENIENCE ONLY AND ARE NOT ALL INCLUSIVE. REFERENCE CURRENT CODE AND PROJECT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

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

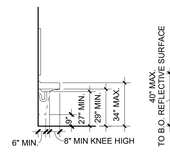


STANDARD MOUNTING HEIGHTS AND CLEARANCE REQUIREMENTS

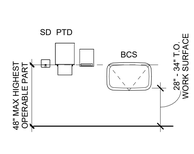
DIMENSIONS ARE FROM FACE OF FINISH AND/OR CENTERLINE OF FIXTURE OR ACCESSORY



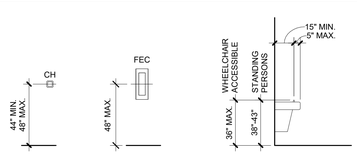
ACCESSIBLE TOILET AND GRAB BARS



LAVATORY



TOILET ROOM ACCESSORIES



COAT HOOK | FIRE EXTINGUISHER CABINET | DRINKING FOUNTAIN SPOUT | ELECTRICAL DEVICES AND CONTROLS | SIGNAGE

ABBREVIATIONS

#	POUND OR NUMBER				
@	AT	GA	GAUGE	R	RADIUS OR RISER
CL	CENTERLINE	GALV	GALVANIZED	RA	RETURN AIR
L	ANGLE	GC	GENERAL CONTRACTOR	RB	RESILIENT BASE
ø	DIAMETER OR ROUND	GI	GALVANIZED IRON	RD	ROOF DRAIN
		GL	GLULAM	REC	RECOMMENDATION
AB	ANCHOR BOLT	GND	GROUND	REF	REFERENCE
AC	ASPHALTIC CONCRETE	GR	GRADE	REFR	REFRIGERATOR
ACT	ACOUSTIC CEILING TILE	GWB	GYPSUM BOARD	REINF	REINFORCE(MENT)
AD	AREA DRAIN	GYP	GYPSUM	REQ'D	REQUIRED
ADJ	ADJUSTABLE	GYP BD	GYPSUM BOARD	RESIL	RESILIENT
AFF	ABOVE FINISH FLOOR			REV	REVISIONS
AFG	ABOVE FINISH GRADE	HB	HOSE BIB	RF	RESILIENT FLOOR
ALT	ALTERNATE	HC	HOLLOW CORE	RH	RIGHT HAND
ALUM	ALUMINUM	HDR	HEADER	RM	ROOM
ANOD	ANODIZED	HDWD	HARDWOOD	RO	ROUGH OPENING
APPROX	APPROXIMATE / APPROXIMATELY	HDWR	HARDWARE	ROW	RIGHT OF WAY
		HM	HOLLOW METAL	RWL	RAIN WATER LEADER
ARCH	ARCHITECTURAL / ARCHITECT	HNDCP	HANDICAP		
		HORIZ	HORIZONTAL	S	SOUTH
ASPH	ASPHALT	HP	HORSE POWER	SA	SUPPLY AIR
		HPL	HIGH PRESSURE LAMINATE	SAM	SELF ADHERED MEMBRANE
BC	BOTTOM OF CURB	HR	HOUR	SC	SOLID CORE
BD	BOARD	HSS	HOLLOW STRUCTURAL STEEL	SCHED	SCHEDULE
BITUM	BITUMINOUS	HT	HEIGHT	SEC	SECTION
BLDG	BUILDING	HVAC	HEATING VENTILATING AIR CONDITIONING	SF	SQUARE FOOT
BLK	BLOCK			SHT	SHEET
BLKG	BLOCKING	HW	HOT WATER	SHTHG	SHEATHING
BLW	BELOW			SHWR	SHOWER
BO	BOTTOM OF	ID	INSIDE DIAMETER	SIM	SIMILAR
BOT	BOTTOM	IE	INVERT ELEVATION	SM	SHEET METAL
BRG	BEARING	IN	INCHES	SP	SOLID PIPE
BTWN	BETWEEN	INSUL	INSULATION	SPEC	SPECIFICATIONS
BUR	BUILT UP ROOF	INT	INTERIOR	SPK	SPEAKER
				SQ	SQUARE
CAB	CABINET	JB	JUNCTION BOX	SS	STAINLESS STEEL
CB	CATCH BASIN	JH	JOIST HANGER	SSK	SERVICE SINK
CFM	CUBIC FEET PER MINUTE	JST	JOIST	SSM	SOLID SURFACE MATERIAL
CI	CAST IRON	JT	JOINT	STA	STATION
CIP	CAST IN PLACE			STD	STANDARD
CJ	CONTROL JOINT	KD	KILN DRIED	STL	STEEL
CL	CENTERLINE	KIT	KITCHEN	STN	STAIN
CLG	CEILING	KW	KILOWATT	STR	STRUCTURAL
CLR	CLEAR			STRUCT	STRUCTURAL
CMU	CONCRETE MASONRY UNIT	LAM	LAMINATED	SUSP	SUSPENDED
CO	CLEAN OUT	LAV	LAVATORY	SYM	SYMMETRICAL
CO	CLEAN OUT	LB	LEADER BOX		
COL	COLUMN	LH	LEFT HAND	T	TREAD OR TILE
CONC	CONCRETE	LKR	LOCKER	T&G	TONGUE AND GROOVE
CONN	CONNECTION	LT	LIGHT	T/M	TO MATCH
CONT	CONTINUOUS	LTWT	LIGHTWEIGHT	TC	TOP OF CURB
CPT	CARPET			TEL	TELEPHONE
CSMT	CASEMENT	MAT	MATERIAL	TEMP	TEMPERATURE
CT	CERAMIC TILE	MAX	MAXIMUM	TER	TERRAZZO
CTSK	COUNTERSUNK	MB	MACHINE BOLT	THK	THICK / THICKNESS
CW	COLD WATER	MC	MEDICINE CABINET	TJ	TOOL JOINT
CWD	CLAD WOOD	MECH	MECHANICAL	TLT	TOILET
		MFR	MANUFACTURER	TO	TOP OF
DBL	DOUBLE	MH	MANHOLE	TOC	TOP OF CONCRETE
DEG	DEGREE	MIN	MINIMUM	TOP	TOP OF PARAPET
DEPT	DEPARTMENT	MIR	MIRROR	TOS	TOP OF STEEL
DET	DETAIL	MISC	MISCELLANEOUS	TOSF	TOP OF SUB-FLOOR
DF	DOUGLAS FIR	MO	MASONRY OPENING	TOW	TOP OF WALL
DH	DOUBLE HUNG	MRGWB	MOISTURE RESISTANT GWB	TP	TOP
DIA	DIAMETER	MTD	MOUNTED	TS	TUBE STEEL
DIAG	DIAGONAL	MTL	METAL	TV	TELEVISION
DIM	DIMENSION	MULL	MULLION	TYP	TYPICAL
DISP	GARBAGE DISPOSAL				
DN	DOWN	(N)	NEW	UL	UNDERWRITER'S LABORATORY
DO	DOOR OPENING	N	NORTH		
DP	DAMP PROOF	NIC	NOT IN CONCRACT	UNF	UNFINISHED
DR	DOOR	NO	NUMBER	UNO	UNLESS NOTED OTHERWISE
DS	DOWNSPOUT	NOM	NOMINAL	UR	URINAL
DSP	DRY STANDPIPE	NTS	NOT TO SCALE		
DTL	DETAIL			VB	VAPOR BARRIER
DW	DISHWASHER	OBS	OBSCURE	VCT	VINYL COMPOSITION TILE
DWG	DRAWING	OC	ON CENTER	VERT	VERTICAL
DWR	DRAWER	OD	OUTSIDE DIAMETER	VFY	VERIFY
		OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	VG	VERTICAL GRAIN
(E)	EXISTING			VIF	VERIFY IN FIELD
E	EAST	OFOI	OWNER FURNISHED OWNER INSTALLED	VP	VENT PIPE
EA	EACH			VR	VAPOR RETARDER
EJ	EXPANSION JOINT	OPNG	OPENING		
ELEC	ELECTRICAL	OPP	OPPOSITE	W	WEST
ELEV	ELEVATION	OTS	OPEN TO STRUCTURE	W	WATT
EMER	EMERGENCY			W/	WITH
ENCL	ENCLOSURE	P	PANTRY	W/O	WITHOUT
EQ	EQUAL	PC	PRECAST	WC	WATER CLOSET
EQUIP	EQUIPMENT	PIP	POURED IN PLACE	WD	WOOD
EXIST	EXISTING	PL	PLATE OR PROPERTY LINE	WDW	WINDOW
EXP	EXPOSED	PLAM	PLASTIC LAMINATE	WF	WIDE FLANGE
EXT	EXTERIOR	PLAS	PLASTIC	WH	WATER HEATER
		PLYWD	PLYWOOD	WI	WROUGHT IRON
FA	FIRE ALARM	PNT	PAINT	WO	WHERE OCCURS
FC	FIBER CEMENT	PSF	POUNDS PER SQUARE FOOT	WP	WATERPROOF
FD	FLOOR DRAIN	PSI	POUNDS PER SQUARE INCH	WR	WATER RESISTANT
FDN	FOUNDATION	PT	PRESSURE TREATED	WRB	WEATHER RESISTANT BARRIER
FE	FIRE EXTINGUISER	PTD	PAINTED		
FEC	FIRE EXTINGUISHER CABINET	PVC	POLYVINYL CHLORIDE	WSCT	WAINSCOT
FG	FIBERGLASS			WT	WEIGHT
FIN	FINISH	QT	QUARRY TILE	WWF	WELDED WIRE FABRIC
FLASH	FLASHING				
FLR	FLOOR				
FLUOR	FLOURESCENT				
FOC	FACE OF CONCRETE				
FOF	FACE OF FINISH				
FOS	FACE OF STUD				
FRP	FIBERGLASS REINFORCED PLASTIC				
FRT	FIRE RETARDANT TREATED				
FRZ	FREEZER				
FT	FOOT / FEET				
FTG	FOOTING				
FURR	FURRING				
FUT	FUTURE				

DIMENSIONS

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

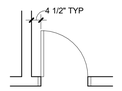
B. IN MANY INSTANCES THE ACTUAL DIMENSIONS MAY BE LESS IMPORTANT THAN IF ELEMENTS ARE TO BE EQUALLY SPACED OR ALIGNED. IN THESE CASES, THE NOTATION "EQ" OR "ALIGN" IS USED IN LIEU OF A DIMENSION.

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.



GRAPHIC SYMBOLS

NORTH ARROW



GRID LINE



VERTICAL DATUM



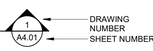
ROOM NAME AND NUMBER



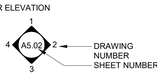
EXTERIOR ELEVATION



BUILDING SECTION / WALL SECTION



INTERIOR ELEVATION



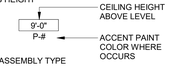
DETAIL CALLOUT



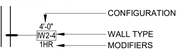
DOOR NUMBER



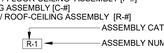
CEILING HEIGHT



WALL / ASSEMBLY TYPE



FLOOR / FLOOR-CEILING ASSEMBLY [F-#]
CEILING ASSEMBLY [C-#]
ROOF / ROOF-CEILING ASSEMBLY [R-#]



WINDOW TYPE



ACCESSORY / EQUIPMENT TYPE

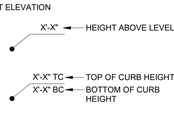


CASEWORK TYPE

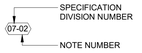
MATERIAL / FINISH



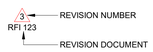
SPOT ELEVATION



KEYNOTE



REVISION



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

NOT FOR CONSTRUCTION

CDP SALEM - BUILDING A

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

Community Development Partners

LAND USE SUBMISSION ISSUE 03.11.2022 DATE

Drawing:

ARCHITECTURAL GENERAL NOTES AND DIAGRAMS

Sheet No:
Building A -

A0.01

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 A_22_mculbertson.rvt

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

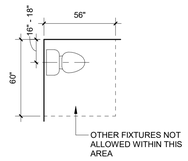


FIG. 1003.11.2.4 WATER CLOSET

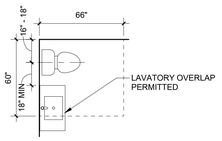
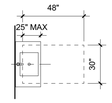


FIG. 1003.11.2.4 WATER CLOSET WITH LAVATORY



1003.11.2.2 LAVATORY CLEARANCE

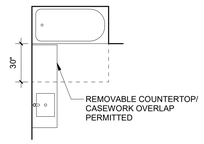
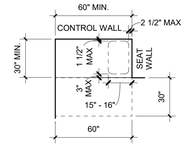
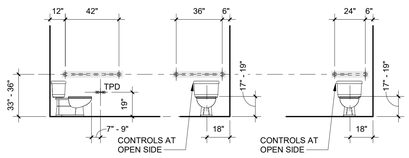


FIG. 1003.11.2.5.1(a) BATHTUB CLEARANCE

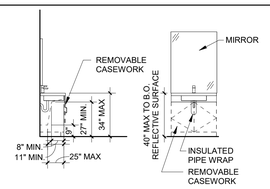


1003.11.2.5.2 SHOWER COMPARTMENT per 608

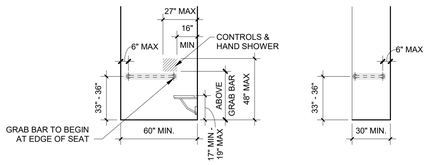


TOILET AND GRAB BAR BLOCKING

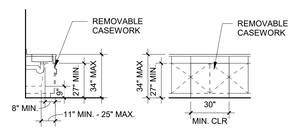
GRAB BAR BLOCKING AT LAVATORY OVERLAP EXCEPTION



LAVATORY

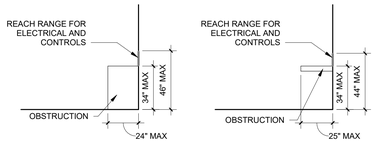


SHOWER CONTROLS AND GRAB BAR BLOCKING W/ SEAT



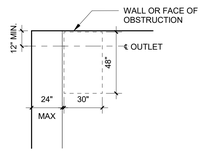
KITCHEN SINK

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

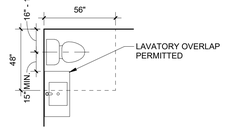
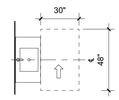
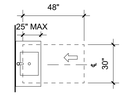


FIG. 1004.11.3.1.2 WATER CLOSET



1004.11.3.1.1 LAVATORY CLEARANCE



1003.11.2.2 ALTERNATE LAVATORY CLEARANCE - FORWARD APPROACH

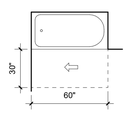


FIG. 1004.11.3.1.3.1 BATHTUB CLEARANCE PARALLEL APPROACH - OPTION A

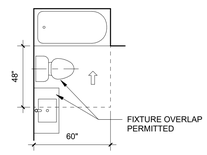
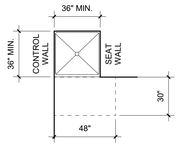
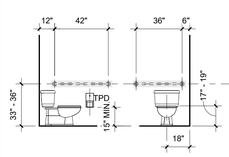


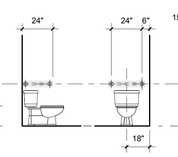
FIG. 1004.11.3.1.3.2 BATHTUB CLEARANCE FORWARD APPROACH - OPTION A



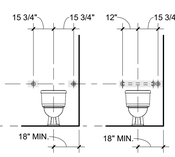
1004.11.3.1.3.3 SHOWER COMPARTMENT



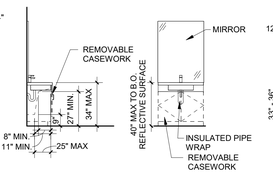
GRAB BAR BLOCKING AT TOILET



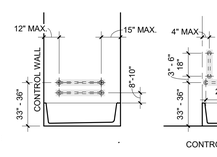
GRAB BAR BLOCKING AT TOILET ALTERNATE



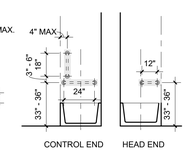
GRAB BAR BLOCKING AT TOILET SWING-UP ALTERNATES



LAVATORY AT FORWARD APPROACH

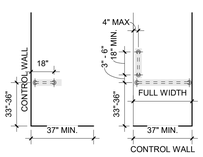


TUB GRAB BAR BLOCKING W/O BUILT-IN SEAT

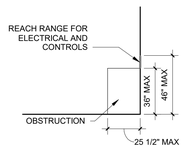


CONTROL END

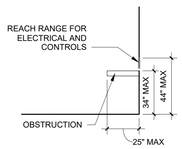
HEAD END



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

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CDP SALEM - BUILDING A

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

C D P Community Development Partners

LAND USE SUBMISSION ISSUE 03.11.2022 DATE

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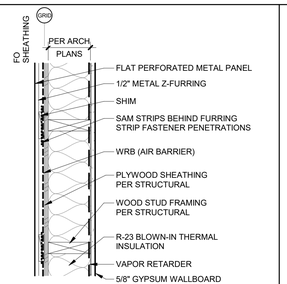
ACCESSIBILITY DIAGRAMS - RESIDENTIAL

Sheet No:
Building A -

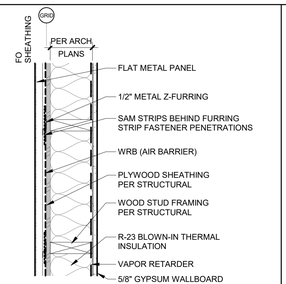
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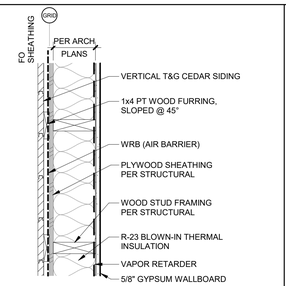
EXTERIOR WALL TYPES



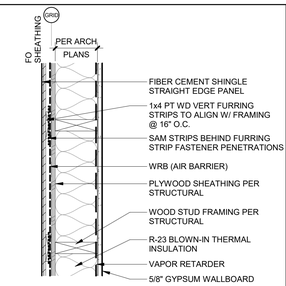
EW4-X EXTERIOR FLAT PERFORATED METAL PANEL



EW3-X EXTERIOR FLAT METAL PANEL

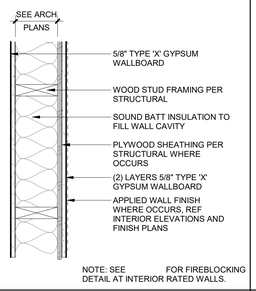


EW2-X EXTERIOR VERTICAL WOOD SIDING



EW1-X EXTERIOR FIBER CEMENT SHINGLE SINGLE STRAIGHT EDGE PANEL

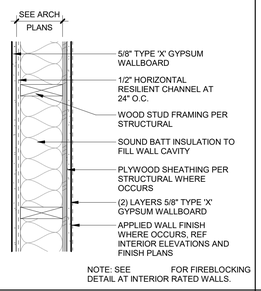
INTERIOR WALL TYPES



NOTE: SEE FOR FIREBLOCKING DETAIL AT INTERIOR RATED WALLS.

IW4-X 1 HR RATED INTERIOR PARTITION WALL

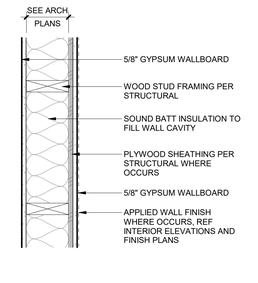
GA	WP 3520
STC	35-39



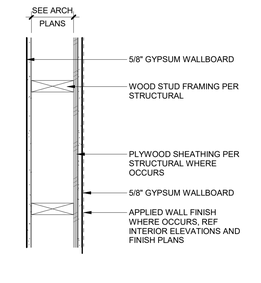
NOTE: SEE FOR FIREBLOCKING DETAIL AT INTERIOR RATED WALLS.

IW3-X 1 HR RATED INTERIOR DEMISING WALL

GA	WP 3243
STC	50-54



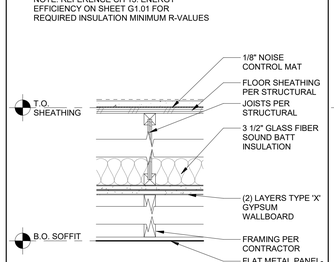
IW2-X INTERIOR PARTITION WALL



IW1-X INTERIOR PARTITION WALL

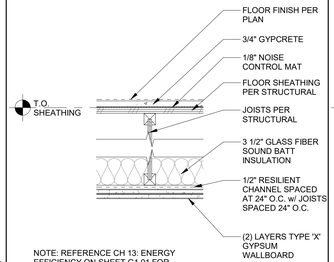
FLOOR/CEILING TYPES

NOTE: REFERENCE CH 13: ENERGY EFFICIENCY ON SHEET G1.01 FOR REQUIRED INSULATION MINIMUM R-VALUES



F-3 1-HR RATED FLOOR/CEILING ASSEMBLY

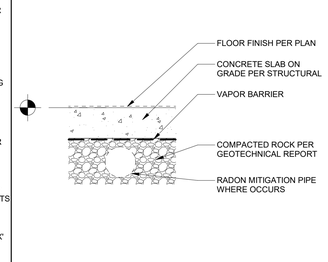
UL #	BXUV.L570
STC	55, 100528151CRT-002I
ICC	53, 100528151CRT-001T



NOTE: REFERENCE CH 13: ENERGY EFFICIENCY ON SHEET G1.01 FOR REQUIRED INSULATION MINIMUM R-VALUES

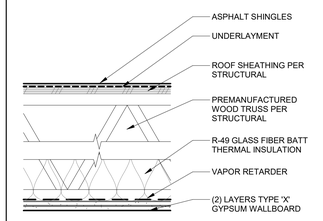
F-2 1-HR RATED FLOOR/CEILING ASSEMBLY

UL #	BXUV.L570
STC	55, 100528151CRT-002I
ICC	53, 100528151CRT-001T



F-1 SLAB ON GRADE FLOOR

ROOF TYPES



BASE LAYER GWB APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS 24" O.C. WITH 1-1/4" TYPE W DRYWALL SCREWS 24" O.C. FACE LAYER GWB APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1-7/8" TYPE W DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE G DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C.

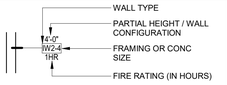
R-1 1-HR RATED ASPHALT SHINGLE ROOF ASSEMBLY

OSSC: T721.1(3) NO. 21-1.1

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



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

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NOT FOR CONSTRUCTION

CDP SALEM - BUILDING A

Job Number: 21031

5205 BATTLE CREEK RD SE SALEM, OR 97306

Community Development Partners

LAND USE SUBMISSION ISSUE 03.11.2022 DATE

Drawing:

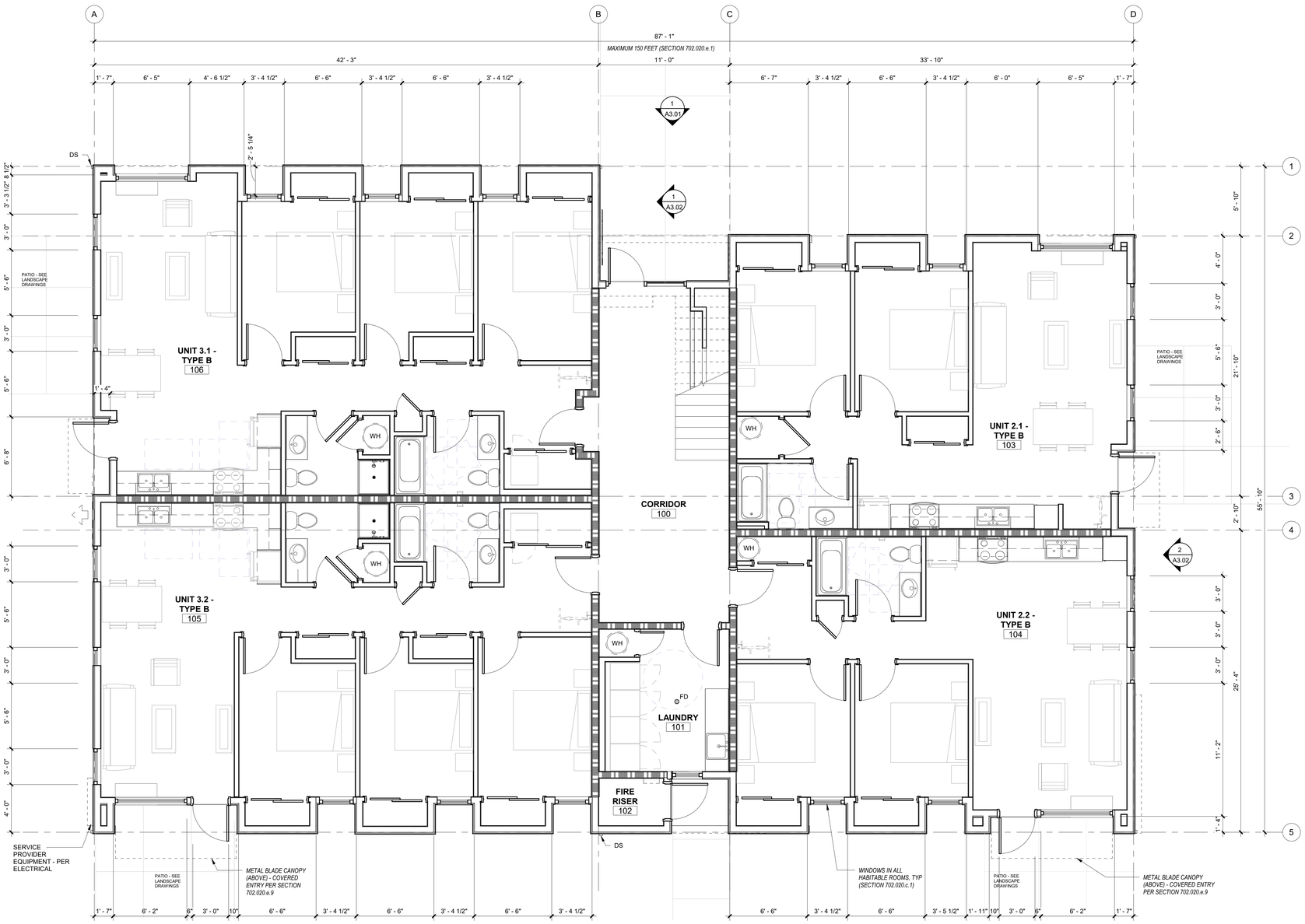
ASSEMBLIES

Sheet No:
Building A -

A0.20

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1 FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL SHEET NOTES

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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.
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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
- R-1 ASPHALT SHINGLE ROOF
- DS 2x3 FLAT STYPE DOWNSPOUT
- FD FLOOR DRAIN
- WH WATER HEATER WITH FLOOR DRAIN BELOW - SEE PLUMBING DWGS

KEYNOTES
07-02

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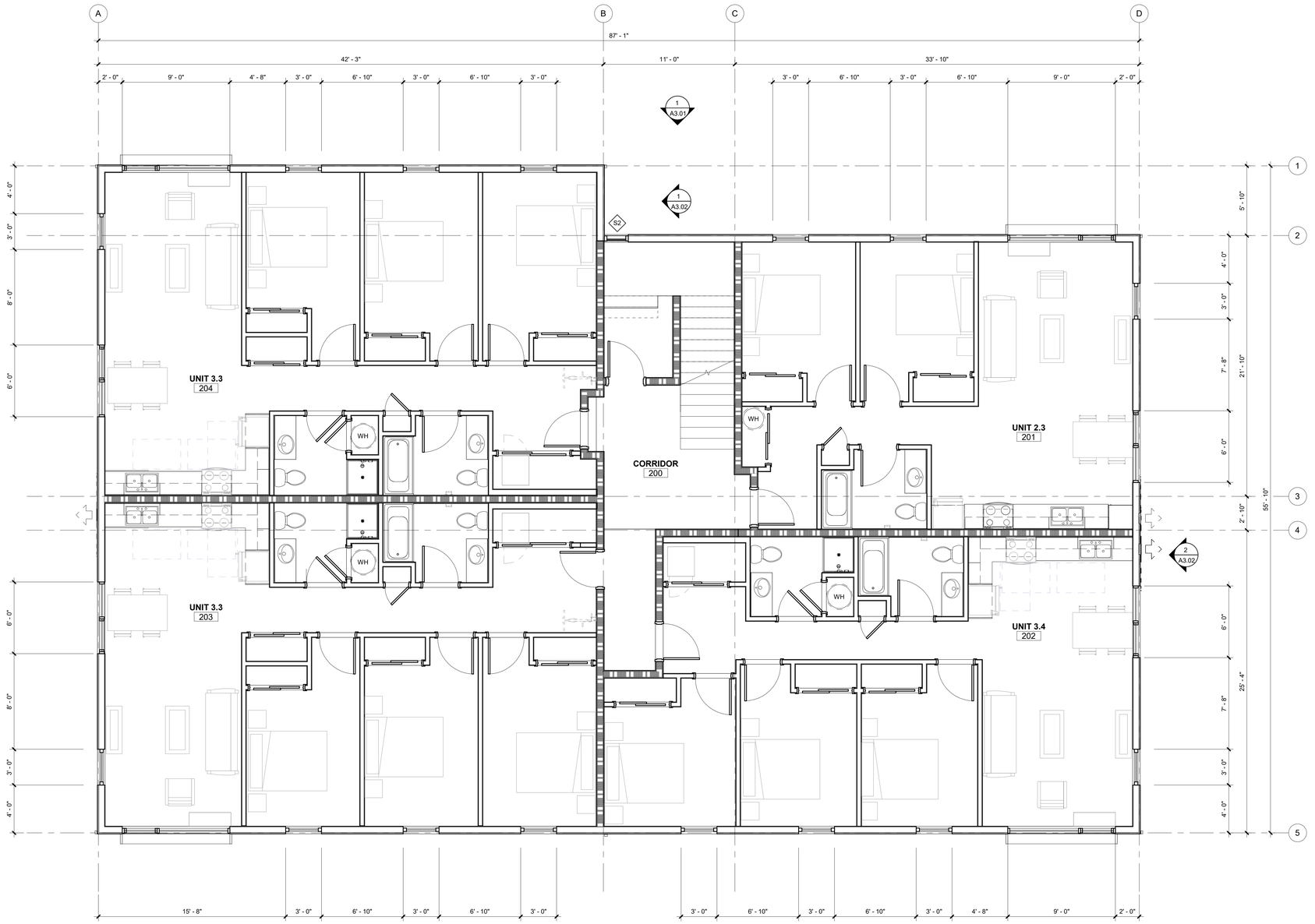
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LAND USE SUBMISSION ISSUE 03.11.2022 DATE

Drawing:
FIRST FLOOR PLAN

Sheet No:
Building A -
A2.11

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1 SECOND FLOOR PLAN

1/4" = 1'-0"

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KEYNOTES 07-02

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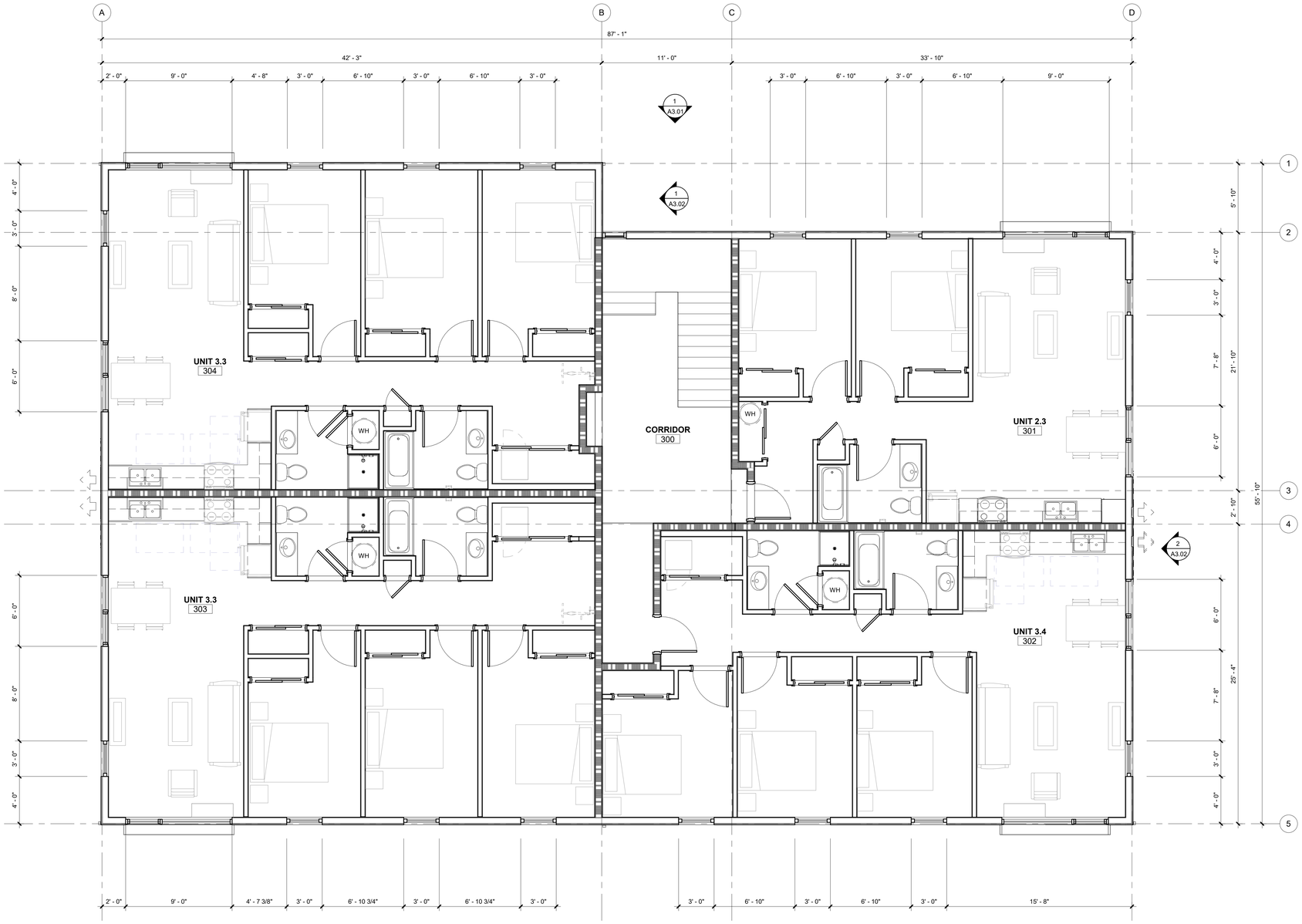
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SECOND FLOOR PLAN

Sheet No:
Building A -

A2.12

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1 **THIRD FLOOR PLAN**
1/4" = 1'-0"

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KEYNOTES 07-02

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LAND USE SUBMISSION ISSUE	03.11.2022 DATE

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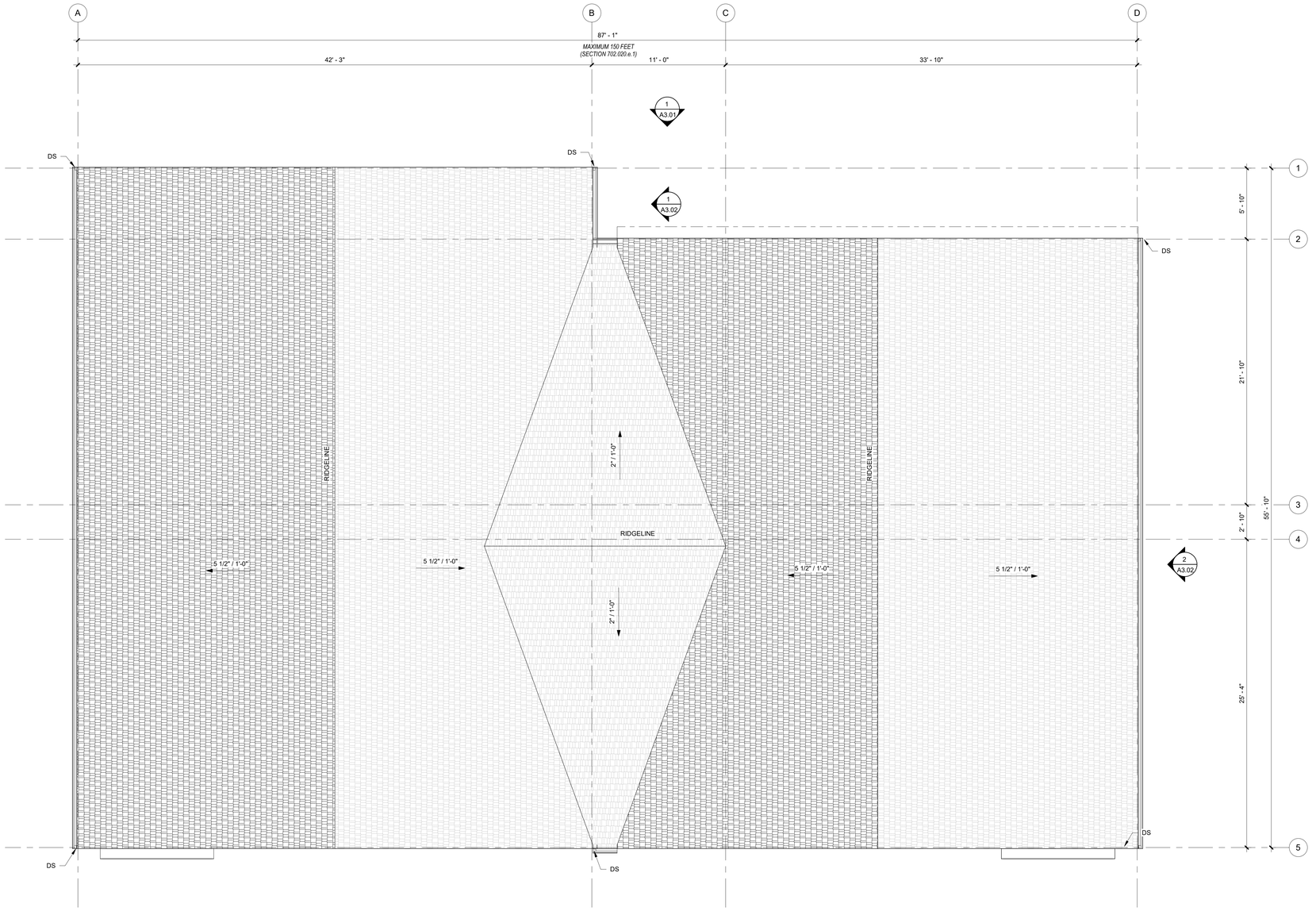
THIRD FLOOR PLAN

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Building A -

A2.13

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1 ROOF PLAN
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KEYNOTES
07-02

SEE MECHANICAL DRAWINGS FOR LOCATION OF MECHANICAL UNITS AND ROOF PENETRATIONS

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Drawing:
ROOF

Sheet No:
Building A -
A2.21

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



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

GENERAL SHEET NOTES

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

LEGEND

- S-1 — **SHINGLE SIDING** PRODUCT: SHINGLE SIDING, STRAIGHT EDGE PANEL COLOR: TBD, LIGHT
- ASR — **ASPHALT SHINGLE ROOF** PRODUCT: TBD COLOR: TBD
- MP-1 — **FLAT METAL PANEL** PRODUCT: TBD FINISH: BLACK
- MP-2 — **FLAT METAL PANEL, PERFORATED** PRODUCT: TBD FINISH: BLACK
- WD-1 — **VERTICAL WOOD SIDING** PRODUCT: TBD FINISH: TBD
- CO-1 — 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.seallp.com

NOT FOR CONSTRUCTION

CDP SALEM - BUILDING A

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

Community Development Partners

LAND USE SUBMISSION ISSUE	03.11.2022
	DATE

Drawing:

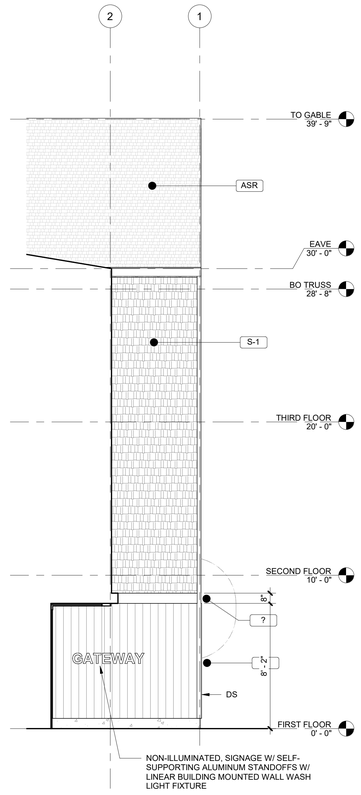
EXTERIOR ELEVATIONS

Sheet No:
Building A -

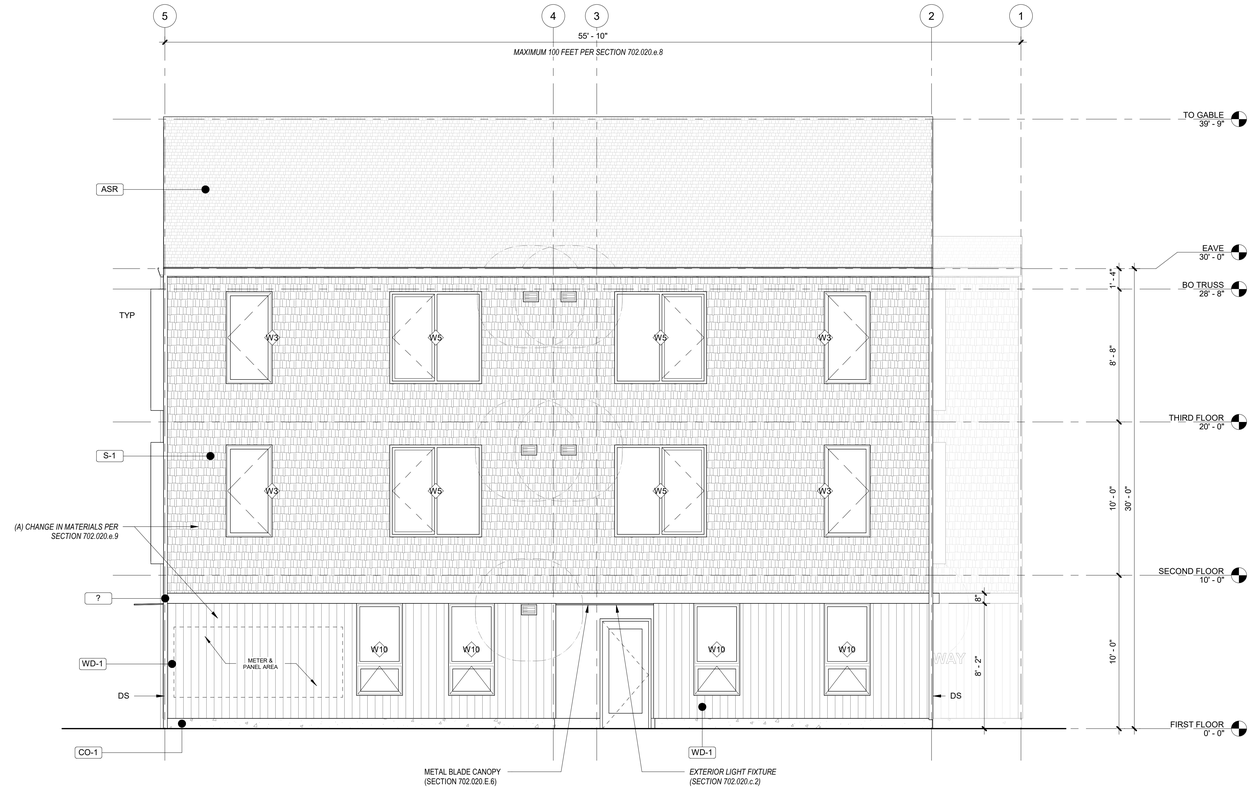
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1 **BUILDING ELEVATION**
1/4" = 1'-0"



2 **BUILDING ELEVATION**
1/4" = 1'-0"



3 **BUILDING ELEVATION**
1/4" = 1'-0"

GENERAL SHEET NOTES

A. REFERENCE FLOOR PLANS FOR DOOR AND WINDOW LOCATIONS.
B. REFERENCE ELECTRICAL FOR EXTERIOR LIGHT APPLICATIONS.
C. CONFIRM ALL EXHAUST OPENINGS ARE MINIMUM 3'-0" FROM OPERABLE OPENINGS.
D. ALL EXTERIOR LOUVERS TO BE PAINTED TO MATCH THE EXTERIOR FINISH IT PENETRATES.
E. PREFINISHED 22 GAUGE FORMED SHEET METAL WINDOW TRIM, JAMB, AND SILL AT WINDOWS.
F. PREFINISHED 22 GAUGE METAL THROUGH WALL FLASHING AT WINDOW HEADS.
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LEGEND

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- CO-1 — CONCRETE STEM WALL
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NOT FOR CONSTRUCTION

CDP SALEM - BUILDING A

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

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Drawing:

EXTERIOR ELEVATIONS

Sheet No:
Building A -

A3.02

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BUILDING FACING COURTYARD 1



PATH FROM PARKING TO COURTYARD



BUILDING PATIOS



BUILDINGS ALONG SALAL ST.

MATERIALS



VERTICAL WOOD SIDING
PRODUCT: TBD
FINISH: TBD



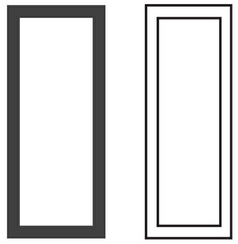
SHINGLE SIDING
PRODUCT: SHINGLE SIDING, STRAIGHT EDGE PANEL
FINISH: TBD, LIGHT



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.

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DATE

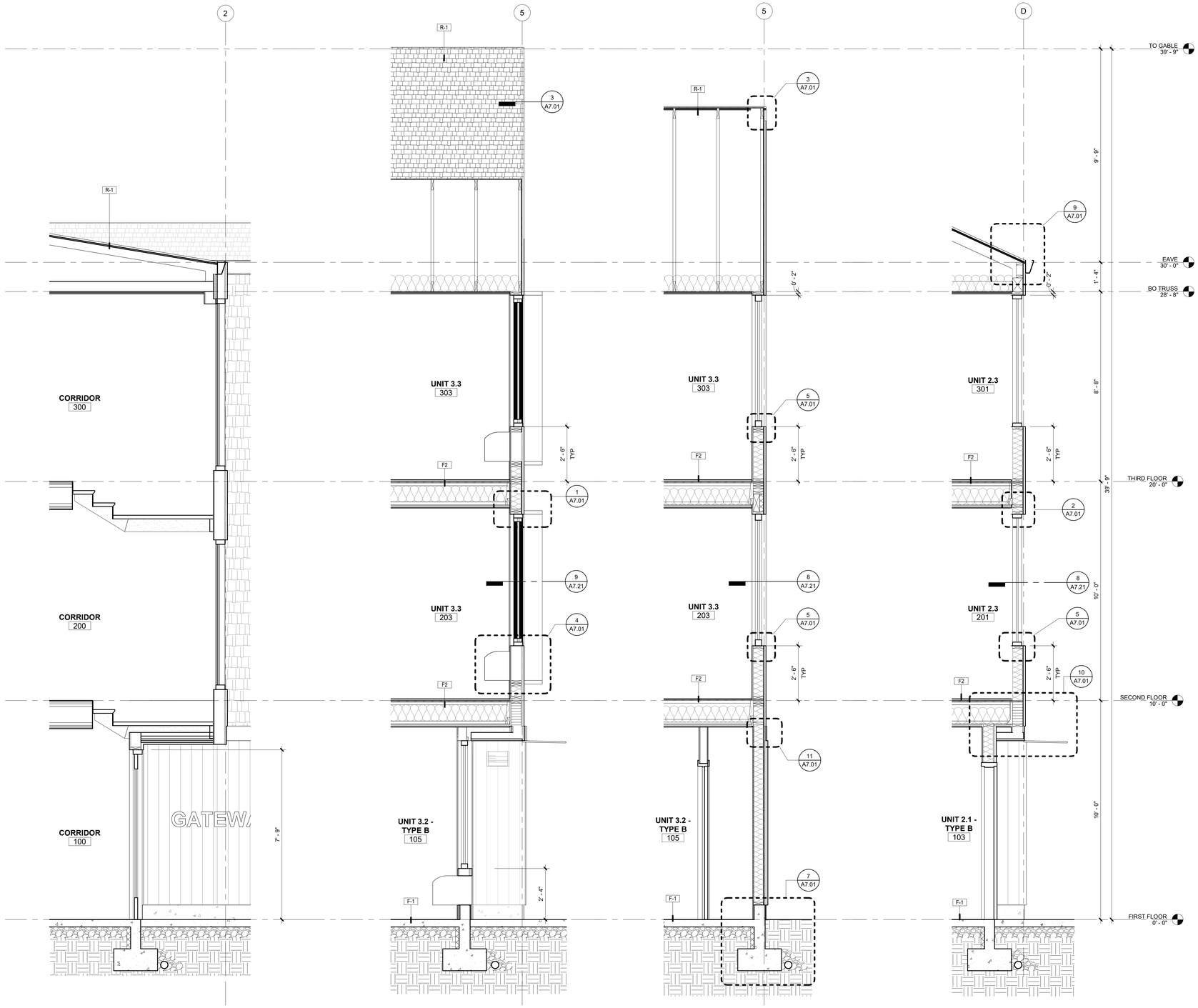
Drawing:

RENDERINGS

Sheet No:
Building A -

A3.10

FILE PATH: C:\Revit_Local\21031_CDP Salem Gateway_Walk Up Building A_22_mculbertson.rvt



4 **WALL SECTION**
1/2" = 1'-0"

3 **WALL SECTION**
1/2" = 1'-0"

2 **WALL SECTION**
1/2" = 1'-0"

1 **WALL SECTION**
1/2" = 1'-0"

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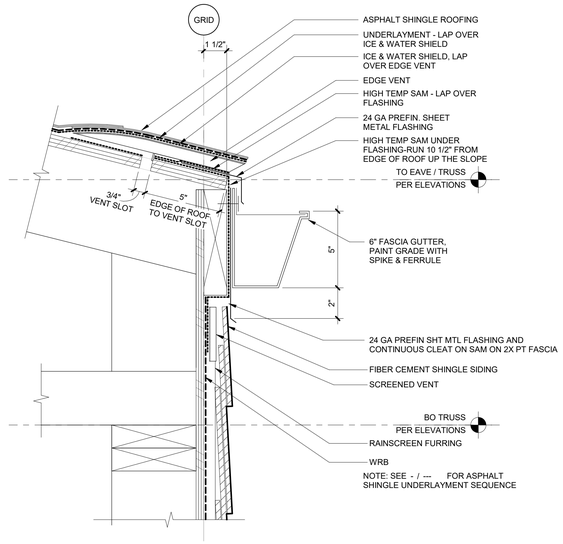
WALL SECTIONS

Sheet No:
Building A -

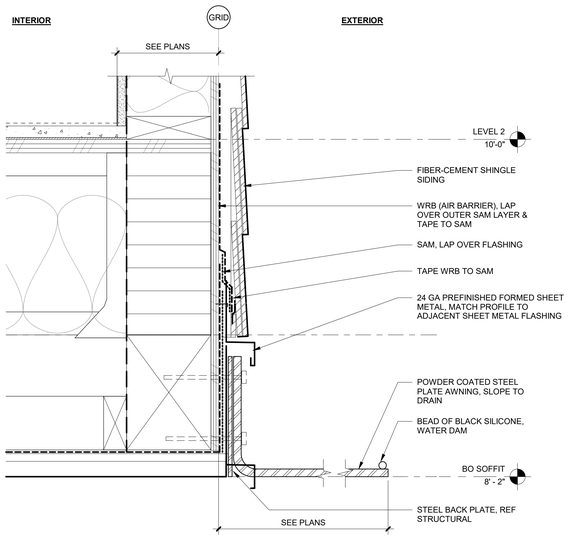
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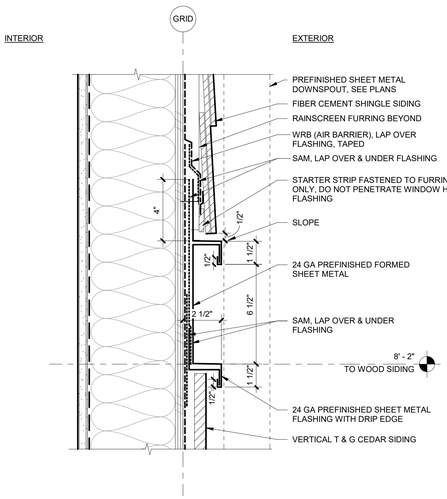
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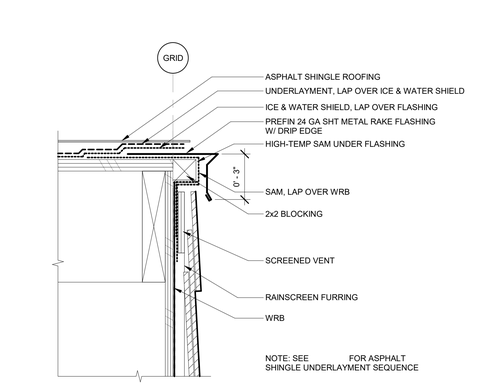
9 TYPICAL EAVE
3" = 1'-0"



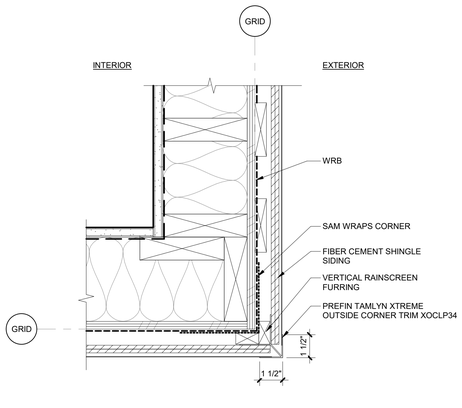
10 METAL BLADE CANOPY
3" = 1'-0"



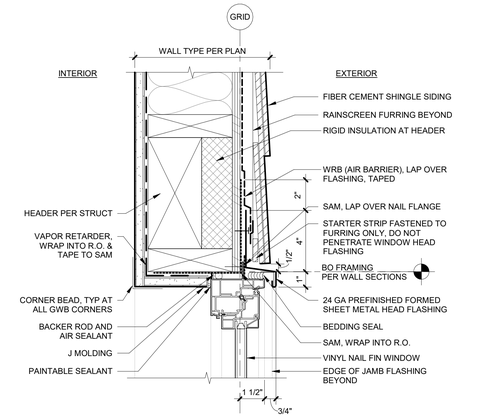
11 WOOD SIDING TO FIBER CEMENT SHINGLE
3" = 1'-0"



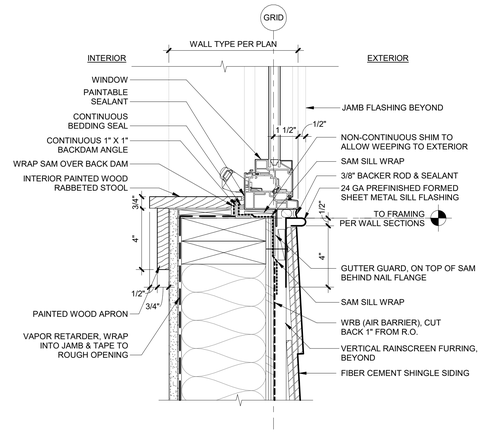
3 TYPICAL RAKE
3" = 1'-0"



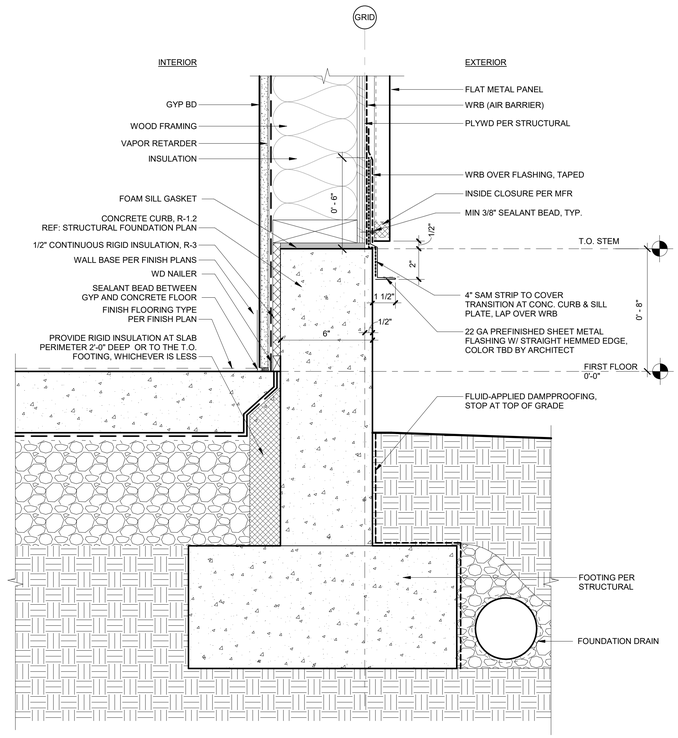
6 FIBER CEMENT SHINGLE OUTSIDE CORNER
3" = 1'-0"



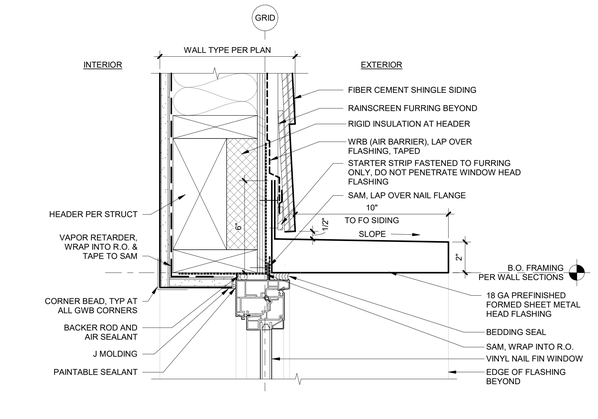
2 WINDOW HEAD @ FIBER-CEMENT SIDING
3" = 1'-0"



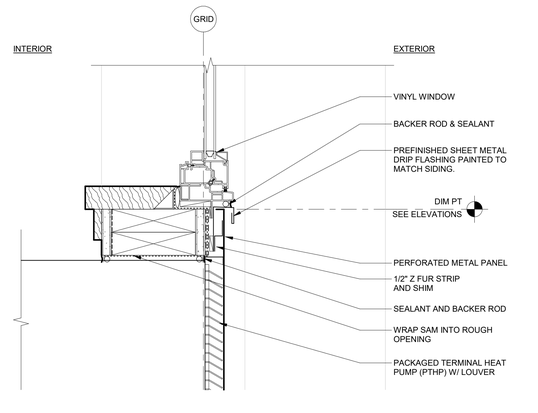
5 WINDOW SILL @ FIBER-CEMENT SIDING
3" = 1'-0"



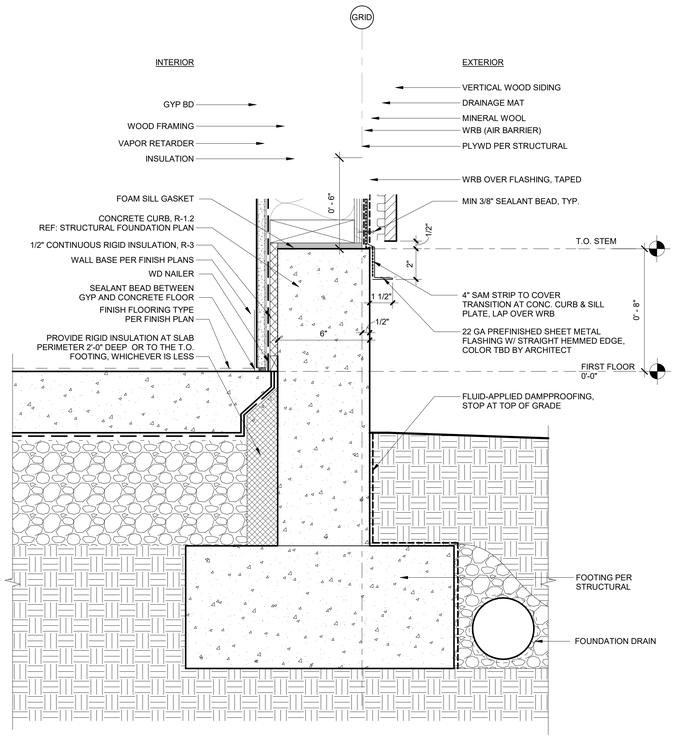
8 CURB AT METAL WALL PANEL
3" = 1'-0"



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



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



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

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NOT FOR CONSTRUCTION

CDP SALEM - BUILDING A

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

C D P Community Development Partners

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	DATE

Drawing:

EXTERIOR DETAILS

Sheet No:

A7.01

LAND USE SUBMISSION

03.11.2022



CDP SALEM - BUILDING B

5205 BATTLE CREEK RD SE
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GENERAL PROJECT NOTES

REFER TO OWNER-CONTRACTOR AGREEMENT FOR GENERAL CONDITIONS. WHERE THERE IS A CONFLICT BETWEEN THE CONTRACT AND NOTES HEREIN, THE CONTRACT TAKES PRECEDENCE.

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FULL SET OF CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND ADDENDA.
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.
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.
4. GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE IN A BROOM CLEAN CONDITION AT ALL TIMES DURING THE PROJECT.
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.
6. ALL REQUIRED CITY AND/OR COUNTY LICENSE SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADE.
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.
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.
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.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION.
11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION.
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.
14. CONTRACTOR TO PROVIDE BACKING OR BLOCKING AS REQUIRED FOR MOUNTING ALL WALL MOUNTED SHELVES, EQUIPMENT, ACCESSORIES, CABINETS, ETC.
15. CONTRACTOR TO PROTECT ALL TREES AND ROOTS NOT SLATED FOR REMOVAL DURING CONSTRUCTION.
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.
17. GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION STAKING.

PROJECT TEAM

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FAX: 503.382.2262
CONTACT: KIM W
EMAIL: KIMW@INTERFACEENG.COM

VICINITY MAP



PROJECT SUMMARY

PROJECT DESCRIPTION:	3-STORY, WOOD FRAMED MULTIFAMILY BUILDING FEATURING 24 RESIDENTIAL UNITS
	GROSS AREA: 22,739 SF
PROJECT ADDRESS:	5205 BATTLE CREEK RD SE SALEM, OR 97306
LEGAL DESCRIPTION:	083W14/ 118 AND 300
ZONING:	RM-II

SEPARATE PERMITS AND DEFERRED SUBMITTAL BIDDER DESIGN ITEMS

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.

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.

SEPARATE PERMITS:

1. DEMOLITION PERMIT
2. SIGNAGE PERMIT
3. FIRE SPRINKLER SYSTEM
4. FIRE DETECTION AND ALARM SYSTEM
5. FIRE DEPARTMENT ACCESS KEY BOX
6. HANGERS AND SUPPORT FOR HVAC
7. VIBRATION AND SEISMIC CONTROLS FOR HVAC
8. LATERAL BRACING AND ANCHORAGE OF MECHANICAL AND ELECTRICAL EQUIPMENT WEIGHING MORE THAN 75 LBS (EXCEPTIONS PER ASCE 7, SECTION 13.1.4)
9. PRE-ENGINEERED MANUFACTURED TRUSSES
10. STAIR FRAMING
11. ALUMINUM STOREFRONT

SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT LISTED HERE AND ADDTIONAL BIDDER DESIGN ITEMS.

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SHEET #	SHEET NAME
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G1.01	CODE SUMMARY
ARCHITECTURAL	
A0.01	ARCHITECTURAL GENERAL NOTES AND DIAGRAMS
A0.10	ACCESSIBILITY DIAGRAMS - RESIDENTIAL
A0.20	ASSEMBLIES
A1.01	SITE PLAN
A2.11	FLOOR PLAN - LEVEL 1 & 2
A2.12	FLOOR PLAN - LEVEL 3 & ROOF PLAN
A2.31	REFLECTED CEILING PLAN - LEVEL 1 & 2
A2.32	REFLECTED CEILING PLAN - LEVEL 3
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A4.01	BUILDING SECTIONS
A5.01	WALL SECTIONS
A6.01	ENLARGED UNIT PLANS
A6.02	ENLARGED UNIT PLANS
A6.03	ENLARGED UNIT PLANS
A6.04	KITCHEN & BATH ELEVATIONS
A7.01	EXTERIOR DETAILS
A7.01XX	FOUNDATION DETAILS
A7.02	CLADDING DETAILS
A7.03	WINDOW SEQUENCING & PENETRATION DETAILS
A7.04	WINDOW DETAILS
A7.04A	DOOR DETAILS
A7.05	MATERIAL TRANSITIONS
A7.06	ROOF DETAILS
A9.01	INTERIOR FIRE RATING DETAILS
A10.01	DOOR SCHEDULE AND DOOR & WINDOW TYPES
A10.21	FINISH SCHEDULE AND LEGEND
STRUCTURAL	
S0.01	GENERAL STRUCTURAL NOTES AND SPECIAL INSPECTIONS
S1.01	TYPICAL DETAILS
S1.02	TYPICAL DETAILS
S1.03	TYPICAL DETAILS
S1.04	SHEET NOTES AND SCHEDULES
S2.01a	FOUNDATION PLAN - SECTOR A
S2.01b	FOUNDATION PLAN - SECTOR B
S2.02a	SECOND FLOOR FRAMING PLAN - SECTOR A
S2.02b	SECOND FLOOR FRAMING PLAN - SECTOR B
S2.03a	THIRD FLOOR FRAMING PLAN - SECTOR A
S2.03b	THIRD FOOR FRAMING PLAN - SECTOR B
S2.04a	ROOF FRAMING PLAN - SECTOR A
S2.04b	ROOF FRAMING PLAN - SECTOR B
S4.01	FOUNDATION DETAILS
S5.01	FRAMING DETAILS
S5.02	FRAMING DETAILS

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CDP SALEM - BUILDING B
Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

Community Development Partners

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Drawing:

GENERAL PROJECT INFORMATION

Sheet No:
Building B -

G0.01

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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

OSSC 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 — BUILDING AREA — Aa = [At + (NS x If)] x Sa
SINGLE-OCCUPANCY MULTISTORY BUILDINGS — = [7000 SF + (7000 SF x 0.75)] x 3
EQUATION 5-2 — = 12250 SF x 3
= 36750 SF

SECTION 506.3 — FRONTAGE INCREASE — If = [F/P - 0.25] x W/30
If = [414/414 - 0.25] x 30/30
= 0.75

ACTUAL HEIGHT / STORIES — 37' - 2" / 3 Story

BUILDING AREA

FLOOR LEVEL	AREA (SF)
LEVEL 1.1	7719 SF
LEVEL 3.1	7719 SF
LEVEL 2.1	7719 SF
	23157 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	SPRINKLERED, NO SEPARATION REQUIRED
TRASH ROOMS OVER 100 SF	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	
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 REQUIRMENTS 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	PROTECTED
0 TO LESS THAN 3'	NOT PERMITTED	NOT PERMITTED
3 TO LESS THAN 5'	NOT PERMITTED	15%
5 TO LESS THAN 10'	10%	25%
10 TO LESS THAN 15'	15%	45%
15 TO LESS THAN 20'	25%	75%
20 TO LESS THAN 25'	45%	NO LIMIT
25 TO LESS THAN 30'	70%	NO LIMIT
30' OR GREATER	NO LIMIT	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 FNIISH 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	20 OCCUPANTS
	MAX COMMON PATH OF EGRESS TRAVEL	125 FT
TABLE 1006.3.2	MAX OCCUPANT LOAD PER STORY	500
	MIN NUMBER OF EXITS FOR STORY	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
SECTION 1020.4	DEAD ENDS	20 FEET *LENGTH IS NOT LIMITED WHERE LENGTH < 2.5x WIDTH

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

TOTAL SPACES PROVIDED:	167
ACCESSIBLE SPACES REQUIRED:	167 x 2% = 4
ACCESSIBLE SPACES PROVIDED:	6
VAN ACCESSIBLE SPACES REQUIRED :	1 PER 6 ACCESSIBLE SPACES
VAN ACCESSIBLE SPACES PROVIDED:	1
WHEELCHAIR ONLY SPACES REQUIRED:	1 PER 101-200 SPACES
WHEELCHAIR ONLY SPACES PROVIDED:	1

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

TYPE A UNITS REQUIRED (TOTAL FOR SITE):	184 x 2% = 4 UNITS
TYPE A UNITS PROVIDED (TOTAL FOR SITE):	10 UNITS
TYPE A UNITS PROVIDED (THIS BUILDING):	2 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 ASSEMBLY MAX.	REQUIRED MIN. R-VALUE	PROVIDED
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	
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 MAX U	REQUIRED MAX SHGC	REQUIRED MIN VTI/SHGC	PROVIDED MAX U	PROVIDED MAX SHGC	PROVIDED MIN VTI/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	1.10
SKYLIGHT (0% - 3% OF ROOF ALLOWED)						

CI = CONTINUOUS INSULATION
FC = FILLED CAVITY
NR = NO REQUIREMENT
NA = NOT APPLICABLE

CHAPTER 29: PLUMBING FIXTURES

	TOTAL UNITS	
R-2	24	1 WC / LAV / Tub or Shower per unit required and provided

EXIT ACCESS TRAVEL DISTANCE

EGRESS PATH NAME	EGRESS PATH LENGTH
FIRST FLOOR	54' - 1"
SECOND FLOOR	76' - 6"
THIRD FLOOR	120' - 1"

LIFE SAFETY OCCUPANT LOAD SCHEDULE — TABLE 1004.1.2

AREA NAME	AREA (SF)	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
FIRST FLOOR	7230 SF	Residential	200	37
SECOND FLOOR	7477 SF	Residential	200	38
THIRD FLOOR	7434 SF	Residential	200	38
				113

702.020 MULTIPLE FAMILY DESIGN REVIEW STANDARDS

SECTION	REQUIREMENT MET OR ADJUSTMENT REQUESTED	SHEET NUMBER
SITE SAFETY & SECURITY		
702.020.c.1	REQUIREMENT MET	A2.11-A2.12
702.020.c.2	REQUIREMENT MET	A3.01-A3.02
FACADE & BUILDING DESIGN		
702.020.e.1	REQUIREMENT MET	A2.11-A2.12
702.020.e.8	ADJUSTMENT REQUESTED	A3.01-A3.02
702.020.e.9	REQUIREMENT MET	A2.11-A2.12, A3.01
702.020.e.10	REQUIREMENT MET	A3.01-A3.02

CODE SUMMARY LEGEND

1 HOUR RATED ASSEMBLY

OBJECT ABOVE

WALL RATINGS TO CONTINUE ABOVE / BELOW ALL DOORS, RELITES, ETC.

AREA NAME
NAME
Occ. Grp.
F.SF
OLF. #
Function
OCCUPANCY (CH. 3)
AREA (SF)
OCCUPANT LOAD FACTOR / NUMBER OF OCCUPANTS
FUNCTION (CH. 10)

UNOCCUPIED AREA. OCCUPANT LOAD NOT INCLUDED IN BUILDING TOTALS

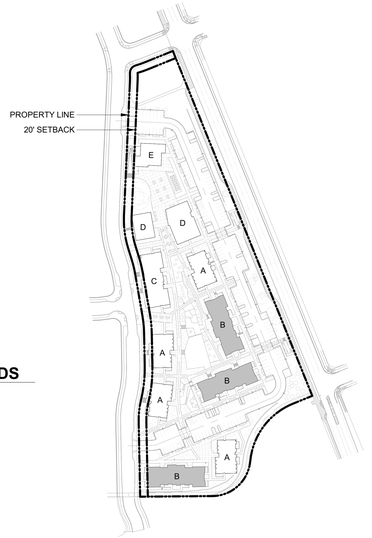
EXIT SIGN
SHADE INDICATES ILLUMINATE FACE. ARROW INDICATES DIRECTION TO EXIT

PATH A
100' - 0"
EXIT ACCESS PATH

A
EXIT ACCESS DOOR

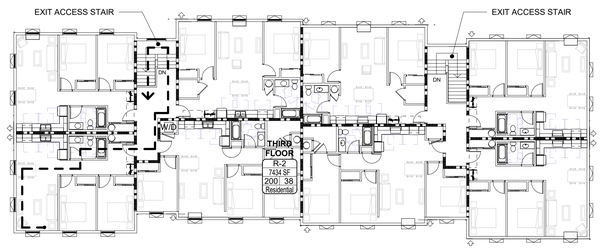
60
DOOR RATING (IN MINUTES)

FEC or FE
MULTI-PURPOSE FIRE EXTINGUISHER AND CABINET (FEC) OR FIRE EXTINGUISHER (FE) ON BRACKET. VERIFY EXACT LOCATIONS AND QUANTITY WITH FIRE DEPARTMENT.



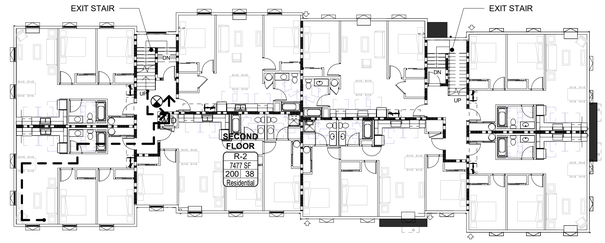
SITE PLAN - ZONING DIAGRAM

NORTH



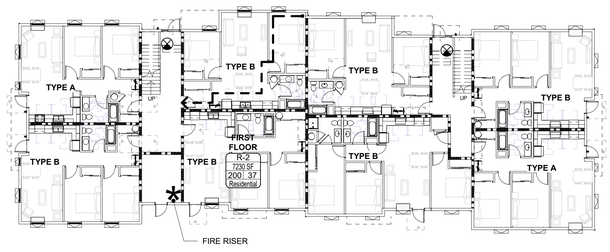
3 THIRD FLOOR LIFE SAFETY PLAN

1/16" = 1'-0"



2 SECOND FLOOR LIFE SAFETY PLAN

1/16" = 1'-0"



1 FIRST FLOOR LIFE SAFETY PLAN

1/16" = 1'-0"

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

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NOT FOR CONSTRUCTION

CDP SALEM - BUILDING B

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

C D P Community Development Partners

LAND USE SUBMISSION ISSUE 03.11.2022 DATE

Drawing:

CODE SUMMARY

Sheet No:
Building B -

G1.01

FILE PATH: C:\Revit_Local\21031_CDP Salem Gateway_Walk Up Building B_22_acano.rvt

REQUIRED CLEAR FLOOR AREAS

PER ICC A117.1-2009

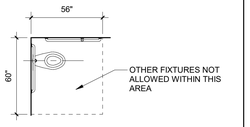


FIG. 604.3 SIZE OF CLEARANCE FOR WATER CLOSET



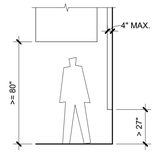
605.3 SIZE OF CLEARANCE FOR URINAL

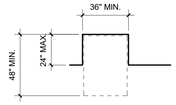


SIZE OF CLEARANCE FOR LAVATORY

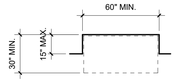
PROTRUDING OBJECTS

PER ICC A117.1-2009 FIG. 307.2





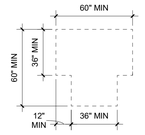
ALCOVE: FORWARD APPROACH



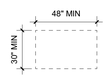
ALCOVE: PARALLEL APPROACH



TURNING SPACE: CIRCULAR



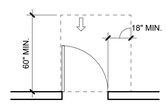
TURNING SPACE: T-SHAPED



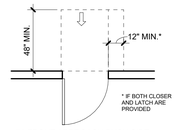
REQUIRED FLOOR AREA

MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

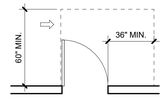
PER ICC A117.1-2009, FIG. 404.2.3.2



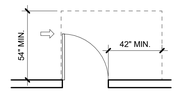
(a) FRONT APPROACH PULL SIDE



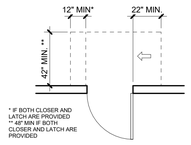
(b) FRONT APPROACH PUSH SIDE



(c) HINGE APPROACH PULL SIDE

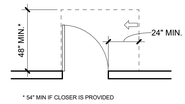


(d) HINGE APPROACH PULL SIDE



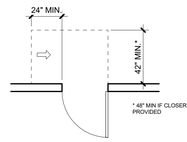
* IF BOTH CLOSER AND LATCH ARE PROVIDED
** 48" MIN IF BOTH CLOSER AND LATCH ARE PROVIDED

(e) HINGE APPROACH PUSH SIDE



* 54" MIN IF CLOSER IS PROVIDED

(f) LATCH APPROACH PULL SIDE



* 48" MIN IF CLOSER IS PROVIDED

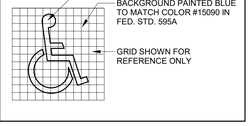
(g) LATCH APPROACH PUSH SIDE

ACCESSIBILITY NOTES

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

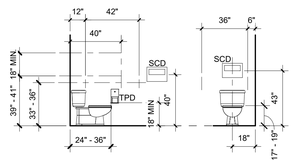
B. DIAGRAMS ARE INCLUDED AS A CONVENIENCE ONLY AND ARE NOT ALL INCLUSIVE. REFERENCE CURRENT CODE AND PROJECT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

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

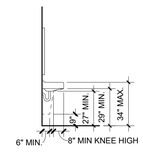


STANDARD MOUNTING HEIGHTS AND CLEARANCE REQUIREMENTS

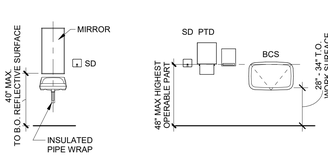
DIMENSIONS ARE FROM FACE OF FINISH AND/OR CENTERLINE OF FIXTURE OR ACCESSORY



ACCESSIBLE TOILET AND GRAB BARS



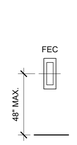
LAVATORY



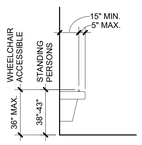
TOILET ROOM ACCESSORIES



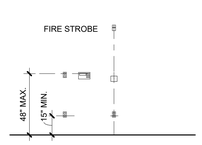
COAT HOOK



FIRE EXTINGUISHER CABINET



DRINKING FOUNTAIN SPOUT



ELECTRICAL DEVICES AND CONTROLS



SIGNAGE

ABBREVIATIONS

#	POUND OR NUMBER
@	AT
CL	CENTERLINE
L	ANGLE
ø	DIAMETER OR ROUND
AB	ANCHOR BOLT
AC	ASPHALTIC CONCRETE
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE / APPROXIMATELY
ARCH	ARCHITECTURAL / ARCHITECT
ASPH	ASPHALT
BC	BOTTOM OF CURB
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLW	BELOW
BO	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
BUR	BUILT UP ROOF
CAB	CABINET
CB	CATCH BASIN
CFM	CUBIC FEET PER MINUTE
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CPT	CARPET
CSMT	CASEMENT
CT	CERAMIC TILE
CTSK	COUNTERSUNK
CW	COLD WATER
CWD	CLAD WOOD
DBL	DOUBLE
DEG	DEGREE
DEPT	DEPARTMENT
DET	DETAIL
DF	DOUGLAS FIR
DH	DOUBLE HUNG
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	GARBAGE DISPOSAL
DN	DOWN
DO	DOOR OPENING
DP	DAMP PROOF
DR	DOOR
DS	DOWNSPOUT
DSP	DRY STANDPIPE
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FC	FIBER CEMENT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISER
FEC	FIRE EXTINGUISHER CABINET
FG	FIBERGLASS
FIN	FINISH
FLASH	FLASHING
FLR	FLOOR
FLUOR	FLOURESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FRP	FIBERGLASS REINFORCED PLASTIC
FRT	FIRE RETARDANT TREATED
FRZ	FREEZER
FT	FOOT / FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GI	GALVANIZED IRON
GL	GLULAM
GND	GROUND
GR	GRADE
GWB	GYPSUM BOARD
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HC	HOLLOW CORE
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL
HNDCP	HANDICAP
HORIZ	HORIZONTAL
HP	HORSE POWER
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
OFOI	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)
REQ'D	REQUIRED
RESIL	RESILIENT
REV	REVISIONS
RF	RESILIENT FLOOR
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	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
SIM	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
T/M	TO MATCH
TC	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	TOP
TS	TUBE STEEL
TV	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
WSCT	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.

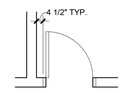
B. IN MANY INSTANCES THE ACTUAL DIMENSIONS MAY BE LESS IMPORTANT THAN IF ELEMENTS ARE TO BE EQUALLY SPACED OR ALIGNED. IN THESE CASES, THE NOTATION "EQ" OR "ALIGN" IS USED IN LIEU OF A DIMENSION.

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 OUTSIDE FACE OF FRAME.



GRAPHIC SYMBOLS

NORTH ARROW



GRID LINE



VERTICAL DATUM



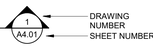
ROOM NAME AND NUMBER



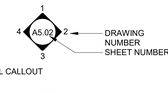
EXTERIOR ELEVATION



BUILDING SECTION / WALL SECTION



INTERIOR ELEVATION

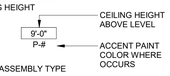


DETAIL CALLOUT

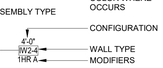


DOOR NUMBER

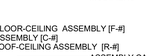
CEILING HEIGHT



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



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

NOT FOR CONSTRUCTION

CDP SALEM - BUILDING B

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

Community Development Partners

LAND USE SUBMISSION ISSUE	03.11.2022
	DATE

Drawing:

ARCHITECTURAL GENERAL NOTES AND DIAGRAMS

Sheet No:
Building B -

A0.01

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FILE PATH: C:\Revit_Local\21031_CDP Salem Gateway_Walk Up Building B_22_acano.rvt

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

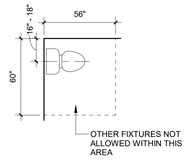


FIG. 1003.11.2.4 WATER CLOSET

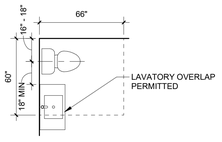
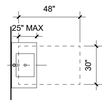


FIG. 1003.11.2.4 WATER CLOSET WITH LAVATORY



1003.11.2.2 LAVATORY CLEARANCE

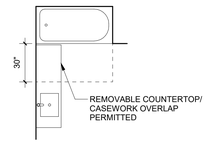
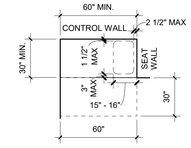
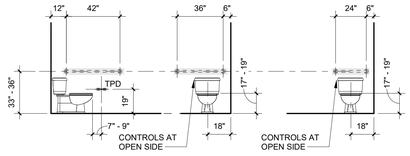


FIG. 1003.11.2.5.1(a) BATHTUB CLEARANCE

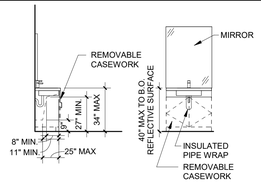


1003.11.2.5.2 SHOWER COMPARTMENT per 608

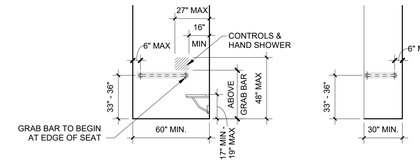


TOILET AND GRAB BAR BLOCKING

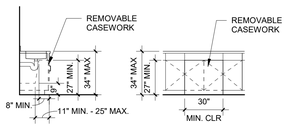
GRAB BAR BLOCKING AT LAVATORY OVERLAP EXCEPTION



LAVATORY

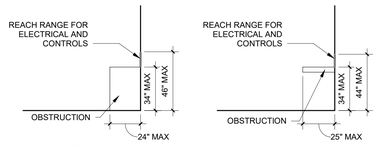


SHOWER CONTROLS AND GRAB BAR BLOCKING W/ SEAT



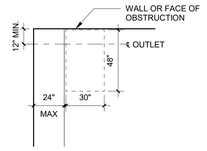
KITCHEN SINK

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

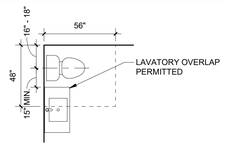
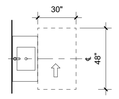
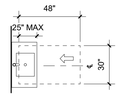


FIG. 1004.11.3.1.2 WATER CLOSET



1004.11.3.1.1 LAVATORY CLEARANCE



1003.11.2.2 ALTERNATE LAVATORY CLEARANCE - FORWARD APPROACH

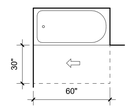


FIG. 1004.11.3.1.3.1 BATHTUB CLEARANCE PARALLEL APPROACH - OPTION A

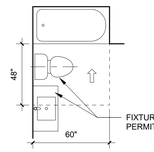
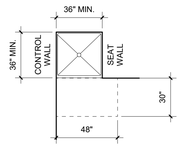
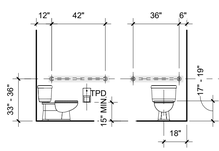


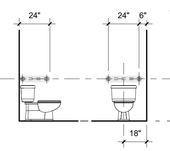
FIG. 1004.11.3.1.3.2 BATHTUB CLEARANCE FORWARD APPROACH - OPTION A



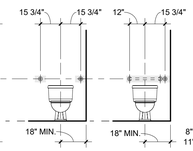
1004.11.3.1.3.3 SHOWER COMPARTMENT



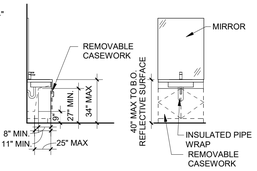
GRAB BAR BLOCKING AT TOILET



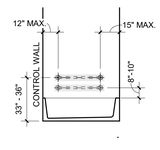
GRAB BAR BLOCKING AT TOILET ALTERNATE



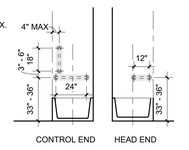
GRAB BAR BLOCKING AT TOILET SWING-UP ALTERNATES



LAVATORY AT FORWARD APPROACH

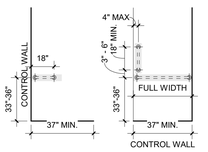


TUB GRAB BAR BLOCKING W/O BUILT-IN SEAT

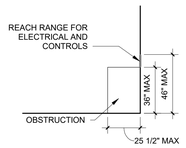


CONTROL END

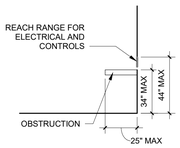
HEAD END



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

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CDP SALEM - BUILDING B

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

C D P Community Development Partners

LAND USE SUBMISSION ISSUE 03.11.2022 DATE

Drawing:

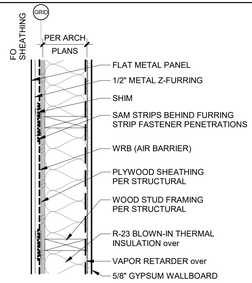
ACCESSIBILITY DIAGRAMS - RESIDENTIAL

Sheet No:
Building B -

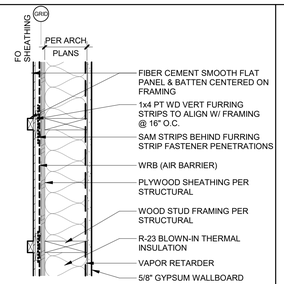
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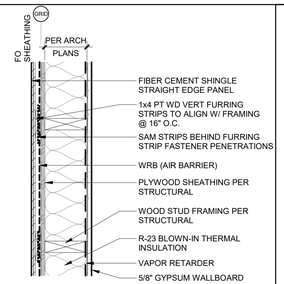
EXTERIOR WALL TYPES



EW3-X EXTERIOR FLAT METAL PANEL

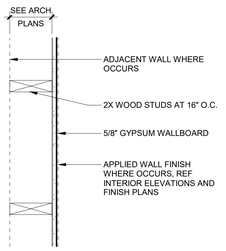


EW2-X EXTERIOR FIBER CEMENT SMOOTH FLAT PANEL

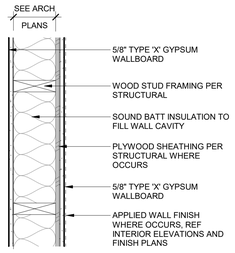


EW1-X EXTERIOR FIBER CEMENT SHINGLE SINGLE STRAIGHT EDGE PANEL

INTERIOR WALL TYPES

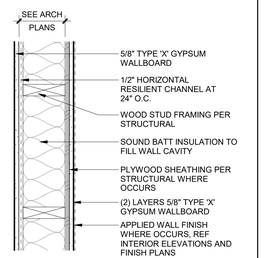


IW5-X INTERIOR FURRED WALL



IW4-X 1 HR RATED INTERIOR PARTITION WALL

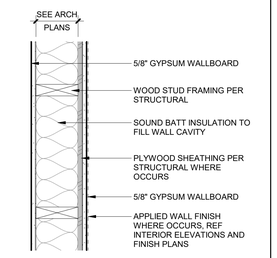
GA	WP 3520
STC	35-39



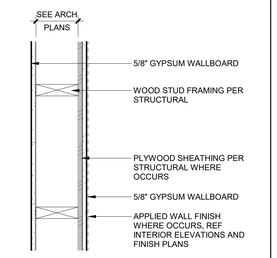
NOTE: SEE FOR FIREBLOCKING DETAIL AT INTERIOR RATED WALLS.

IW3-X 1 HR RATED INTERIOR DEMISING WALL

GA	WP 3243
STC	50-54



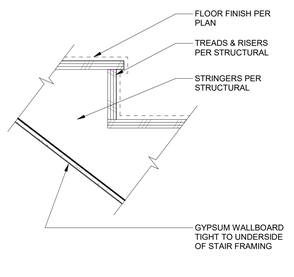
IW2-X INTERIOR PARTITION WALL



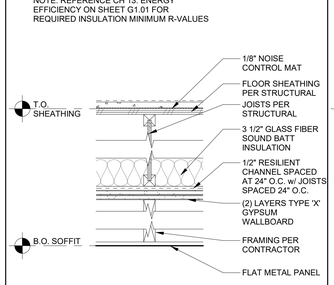
IW1-X INTERIOR PARTITION WALL

FLOOR/CEILING TYPES

NOTE: REFERENCE CH 13: ENERGY EFFICIENCY ON SHEET G1.01 FOR REQUIRED INSULATION MINIMUM R-VALUES

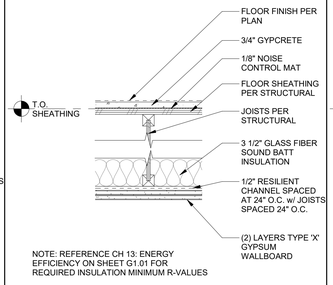


F-4 STAIR ASSEMBLY



F-3 1-HR RATED FLOOR/CEILING ASSEMBLY

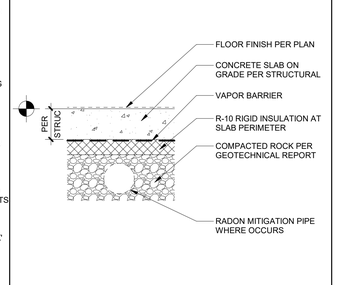
UL #	BXUV.L570
STC	55, 100528151CRT-002I
ICC	53, 100528151CRT-001T



NOTE: REFERENCE CH 13: ENERGY EFFICIENCY ON SHEET G1.01 FOR REQUIRED INSULATION MINIMUM R-VALUES

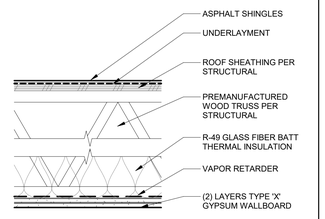
F-2 1-HR RATED FLOOR/CEILING ASSEMBLY

UL #	BXUV.L570
STC	55, 100528151CRT-002I
ICC	53, 100528151CRT-001T



F-1 SLAB ON GRADE FLOOR

ROOF TYPES



BASE LAYER GWB APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS 24" O.C. WITH 1-1/4" TYPE W DRYWALL SCREWS 24" O.C. FACE LAYER GWB APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1-7/8" TYPE W DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE G DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C.

R-1 1-HR RATED ASPHALT SHINGLE ROOF ASSEMBLY

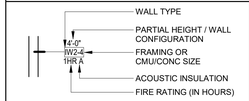
OSSC: T721.1(3) NO. 21-1.1

CEILING TYPES

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. 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. PROVIDE DEFLECTION HEADS OR CLIPS AT ALL NON-LOAD BEARING CONDITIONS.
J. FOR TYPICAL LIGHT GAUGE METAL FRAMING DETAILS SEE X/XX.

WALL TYPE SYMBOL



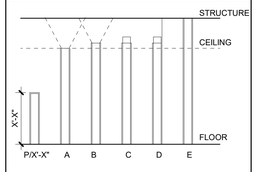
METAL FRAMING SIZES

0 = MTL FURRING, 7/8" OR AS INDICATED
1 = 1 5/8"
2 = 2 1/2"
3 = 3 1/2"
4 = 4
6 = 6"
8 = 8"

WOOD FRAMING SIZES

0 = MTL FURRING, 7/8" OR AS INDICATED
4 = 2" x 4"
6 = 2" x 6"
8 = 2" x 8"

WALL CONFIGURATION



P — PARTIAL HEIGHT WALL, SEE ELEVATIONS OR SECTIONS

X'-X" — HEIGHT AS INDICATED TO TOP OF FINISH

A — FRAMING AND FINISHES TERMINATE AT UNDERSIDE OF CEILING. BRACE AS REQUIRED.

B — FRAMING AND FINISHES TERMINATE 4" ABOVE FINISHED CEILING. BRACE AS REQUIRED.

C — FRAMING EXTENDS TO BOTTOM OF STRUCTURE. FINISHES TERMINATE AT 4" ABOVE FINISHED CEILING.

D — FRAMING AND FINISH ONE SIDE OF WALL EXTEND TO BOTTOM OF STRUCTURE. FINISH OTHER SIDE TERMINATES AT 4" ABOVE FINISHED CEILING.

E — FRAMING AND FINISHES BOTH SIDE EXTEND TO UNDERSIDE OF STRUCTURE ABOVE.

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CDP SALEM - BUILDING B

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SALEM, OR 97306

Community Development Partners

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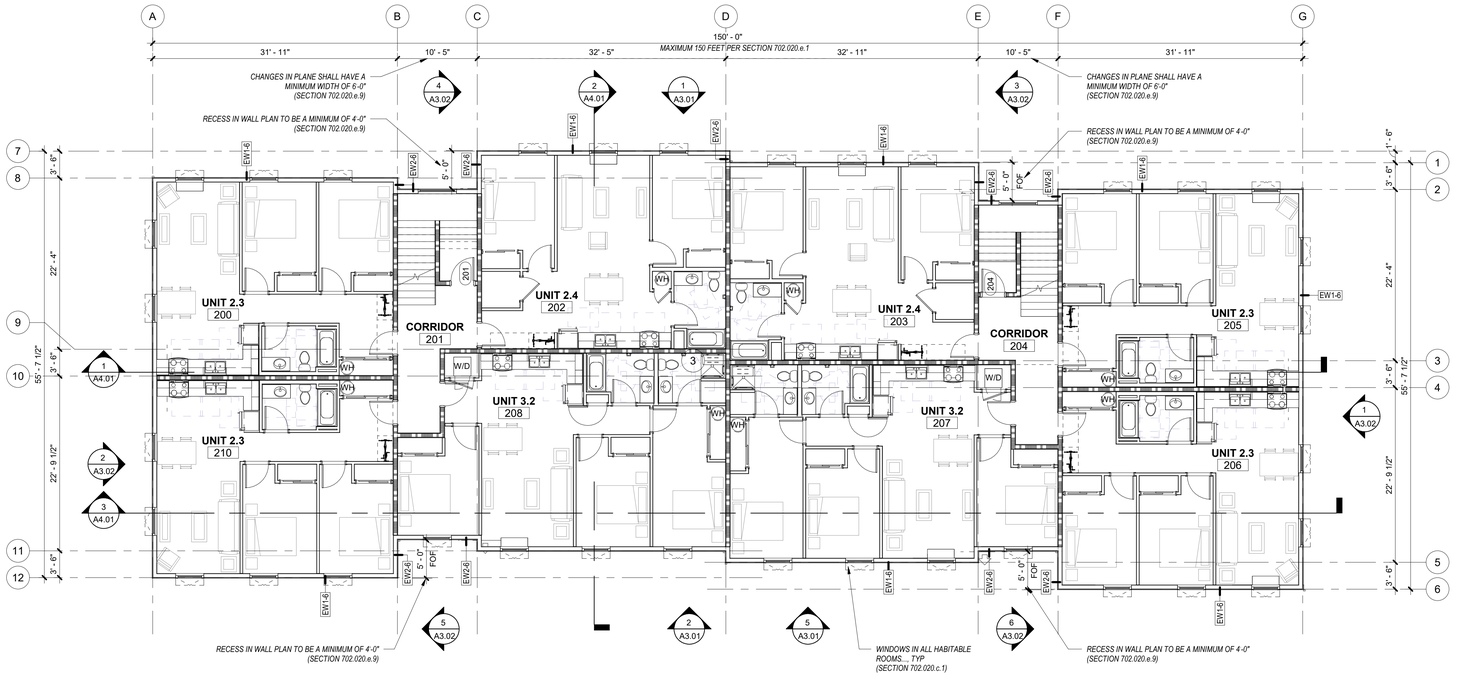
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ASSEMBLIES

Sheet No:
Building B -

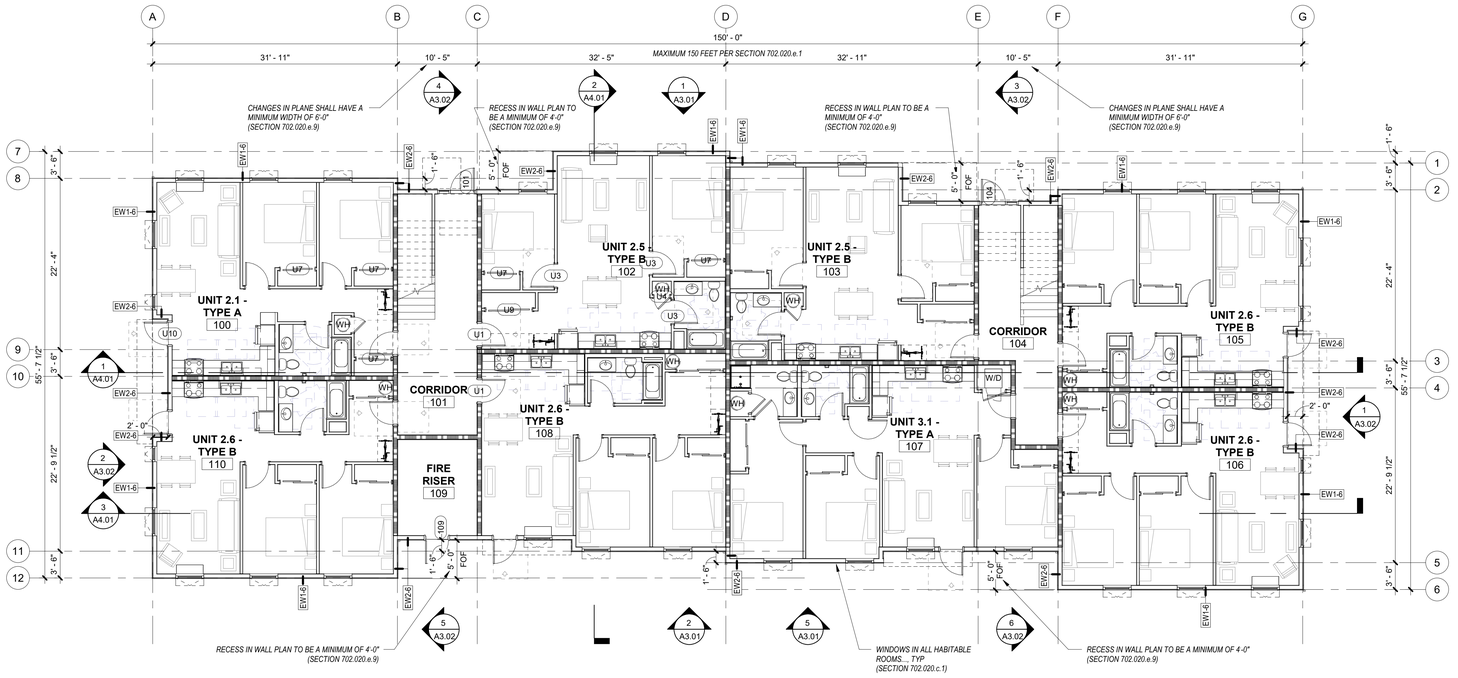
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2 FLOOR PLAN - LEVEL 2

1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 1

1/8" = 1'-0"

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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 DOOR AND WINDOW DIMENSIONS ARE TO CL OR OVERALL UNIT. REFERENCE SCHEDULES AND DOOR AND WINDOW TYPES
D. REFERENCE STRUCTURAL DRAWINGS FOR GENERAL CONTROL JOINTS @ SLAB. COORDINATE FINAL LOCATIONS WITH ARCHITECT COMPATIBILITY WITH FLOOR FINISHES
E. SEE DOOR SCHEDULE FOR DOOR TYPES AND INSTALLATION DETAILS CORRESPONDING TO DOOR NUMBERS
F. SEE WINDOW SCHEDULE FOR WINDOW TYPES
G. FOR FLOOR FINISHES, SEE FLOOR FINISH PLAN
H. WIRE SHELVING IN ALL BEDROOM CLOSETS
I. M.E.P. INFORMATION PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE ALL LOCATIONS OF EQUIPMENT AND REQUIRED PENETRATIONS
J. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL UNIT RESTROOMS WHERE GRAB BARS ARE NOT SHOWN IN PLAN. REF ACCESSIBILITY DIAGRAMS FOR LOCATIONS
K. FIRE EXTINGUISHER TO BE PLACED IN PANTRY IN ALL UNITS
L. CURTAIN RODS AT ALL BEDROOM CLOSETS ARE CFCI, IN LIEU OF DOORS. CURTAINS ARE OFOI.
M. DOWNSPOUTS PAINTED IN FIELD, RECTANGLE SHAPE AND SIZE PER PLUMBING AND CIVIL

LEGEND

- 1 HOUR RATED ASSEMBLY
- ELEMENT ABOVE
- * FD — FLOOR DRAIN
- R-1 — ASPHALT SHINGLE ROOF
- R-2 — STANDING SEAM METAL ROOF
- PROVIDE FIRE-RETARDANT TREATED ROOF SHEATHING IN AREA INDICATED
- DS — DOWNSPOUT
- WH — WATER HEATER W FLOOR DRAIN BELOW - REF PLUMBING
- OPERABLE WINDOW

KEYNOTES 07-02

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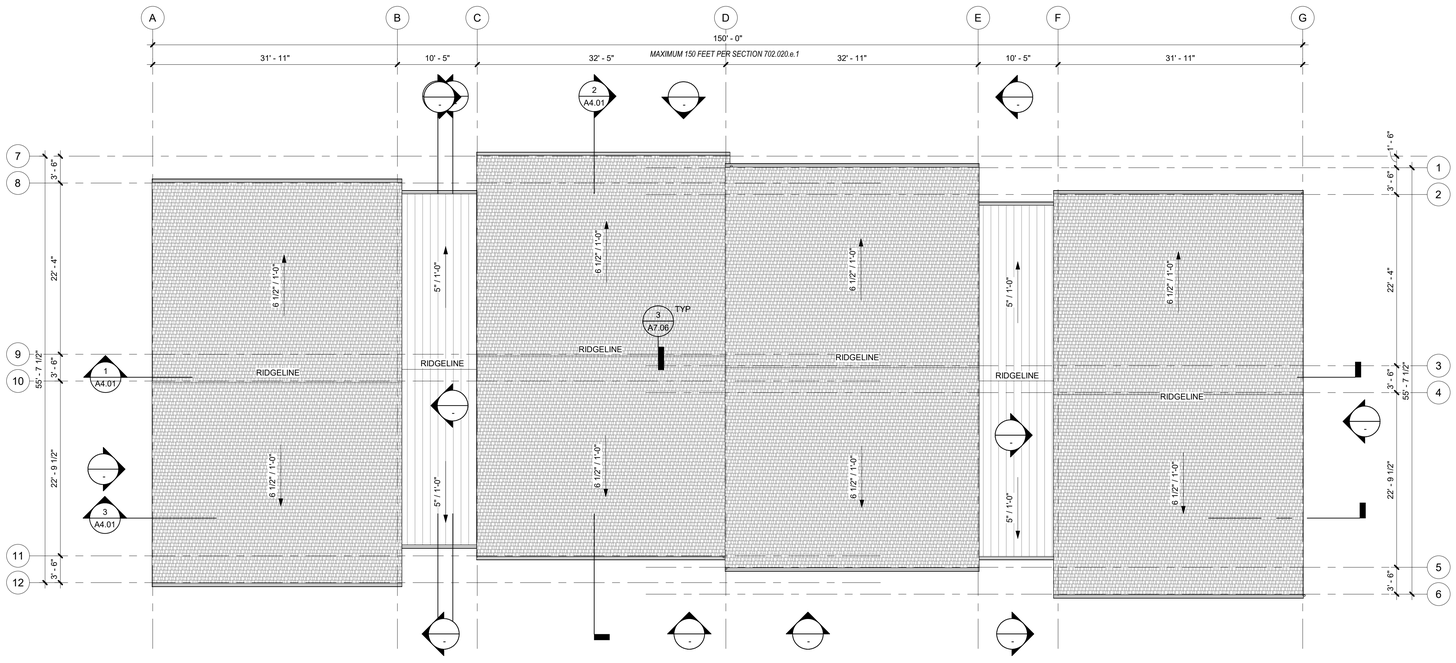
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FLOOR PLAN - LEVEL 1 & 2

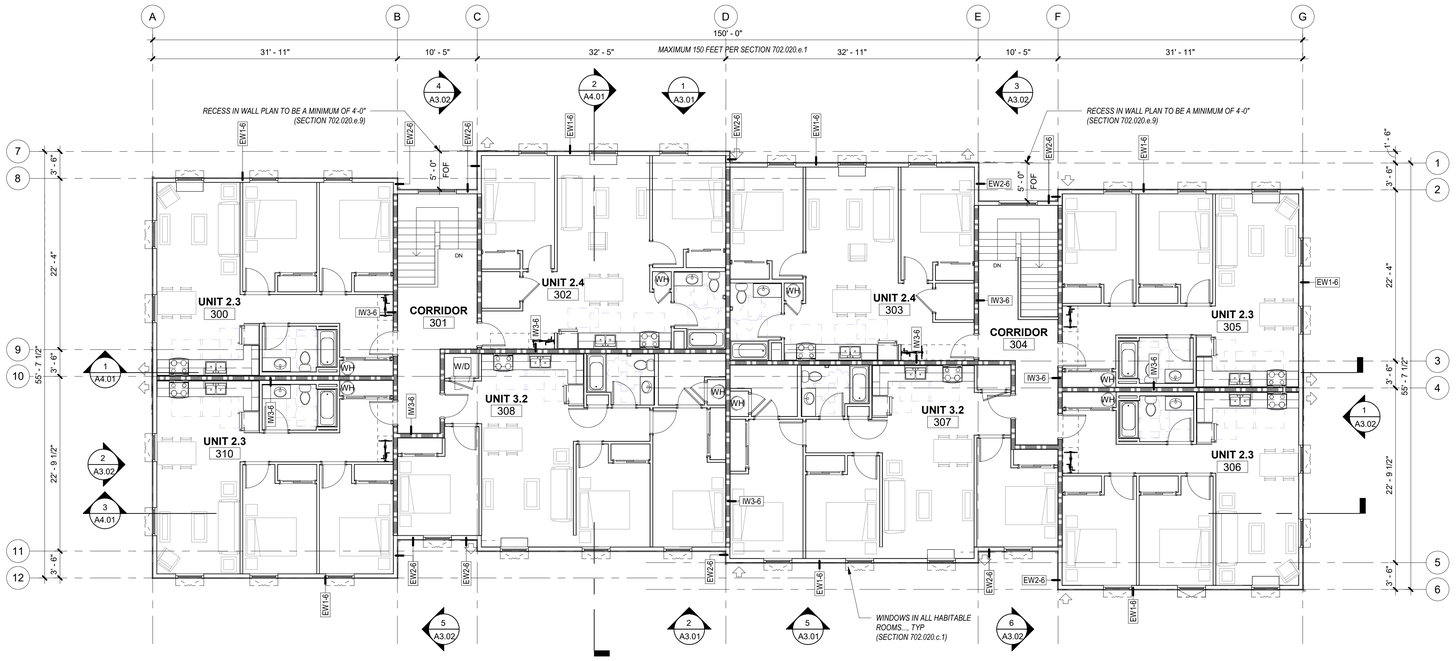
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Building B -

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



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

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M. DOWNSPOUTS PAINTED IN FIELD, RECTANGLE SHAPE AND SIZE PER PLUMBING AND CIVIL

LEGEND

- 1 HOUR RATED ASSEMBLY
- ELEMENT ABOVE
- * FD — FLOOR DRAIN
- R-1 — ASPHALT SHINGLE ROOF
- R-2 — STANDING SEAM METAL ROOF
- PROVIDE FIRE-RETARDANT TREATED ROOF SHEATHING IN AREA INDICATED
- DS — DOWNSPOUT
- WH — WATER HEATER W FLOOR DRAIN BELOW - REF PLUMBING
- OPERABLE WINDOW

KEYNOTES 07-02

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Drawing:

FLOOR PLAN - LEVEL 3 & ROOF PLAN

Sheet No:
Building B -

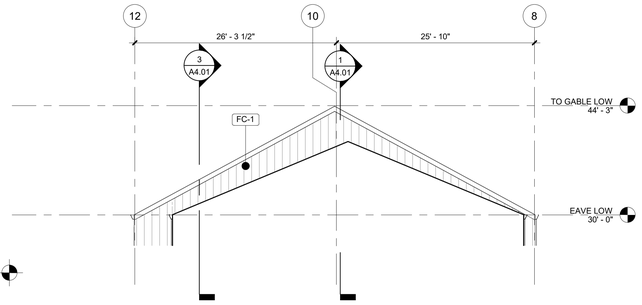
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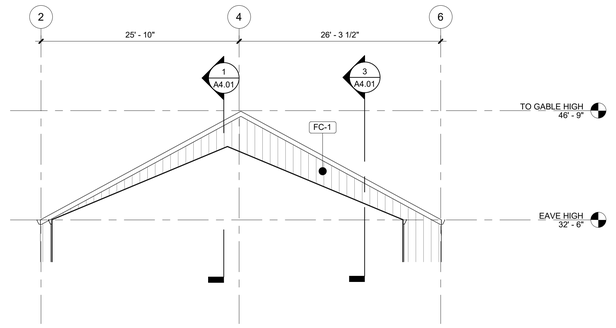
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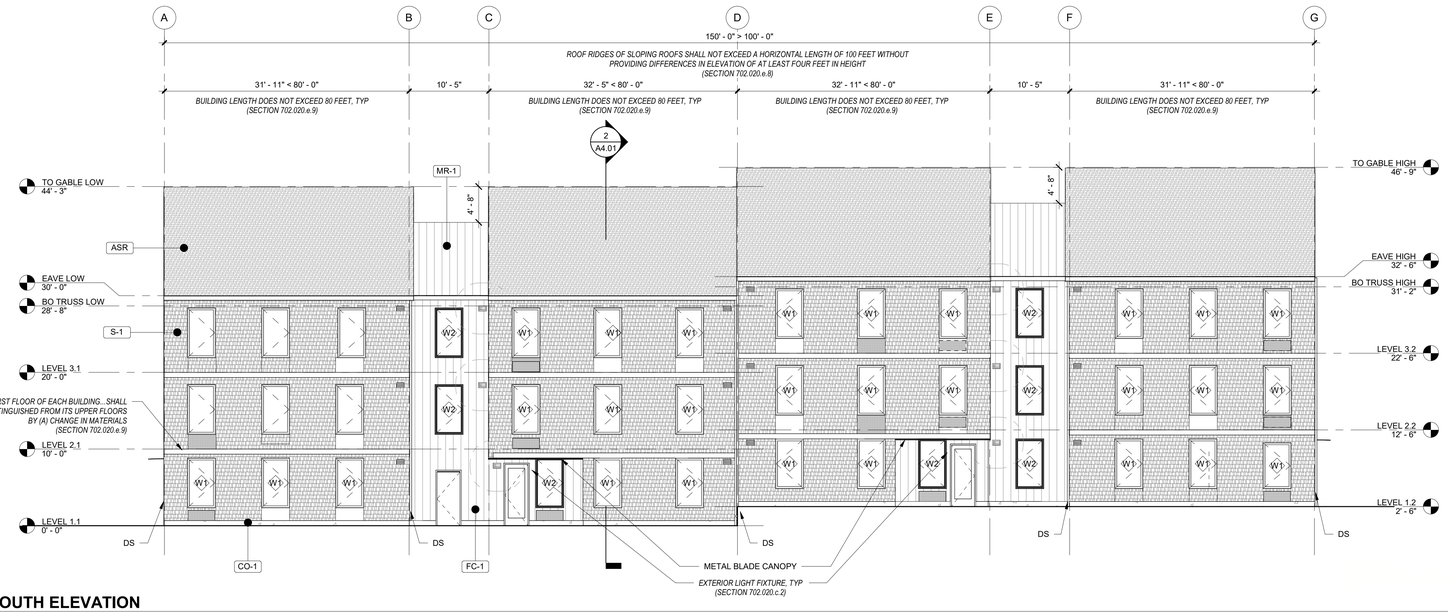
5 SOUTH ELEVATION DIAGRAM
1/32" = 1'-0"



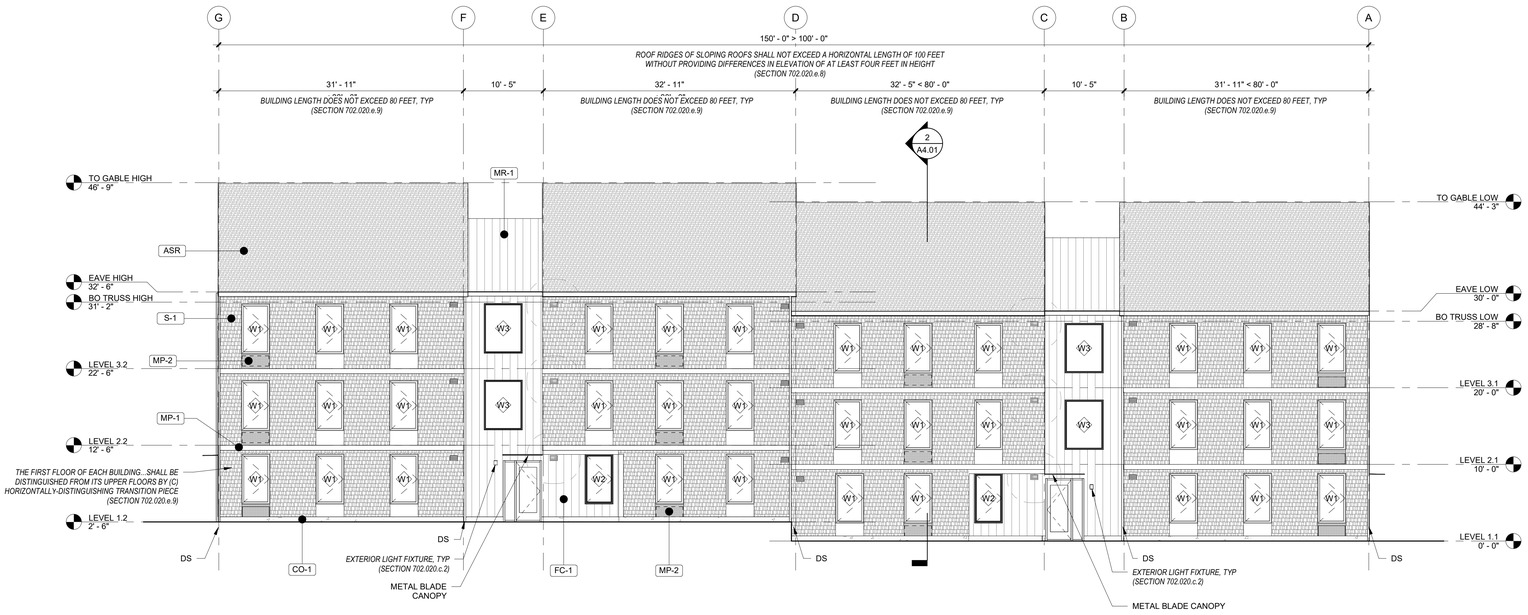
4 EAST ELEVATION 4
1/8" = 1'-0"



3 WEST ELEVATION 4
1/8" = 1'-0"



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



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

GENERAL SHEET NOTES

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

LEGEND

- S-1 — **SHINGLE SIDING** PRODUCT: FIBER CEMENT SHINGLE SIDING, STRAIGHT EDGE PANEL COLOR: TBD, DARK
- ASR — **ASPHALT SHINGLE ROOF** PRODUCT: TBD COLOR: TBD
- MP-1 — **FLAT METAL PANEL** PRODUCT: TBD FINISH: BLACK
- MP-2 — **FLAT METAL PANEL, PERFORATED** PRODUCT: TBD FINISH: BLACK
- FC-1 — **BOARD & BATTEN SIDING** PRODUCT: FIBER CEMENT SMOOTH FLAT PANEL COLOR: WHITE
- MR-1 — **STANDING SEAM METAL ROOF** PRODUCT: COLOR: WHITE
- CO-1 — **CONCRETE STEM WALL**
- X-VENT
- PTHP (BEYOND)

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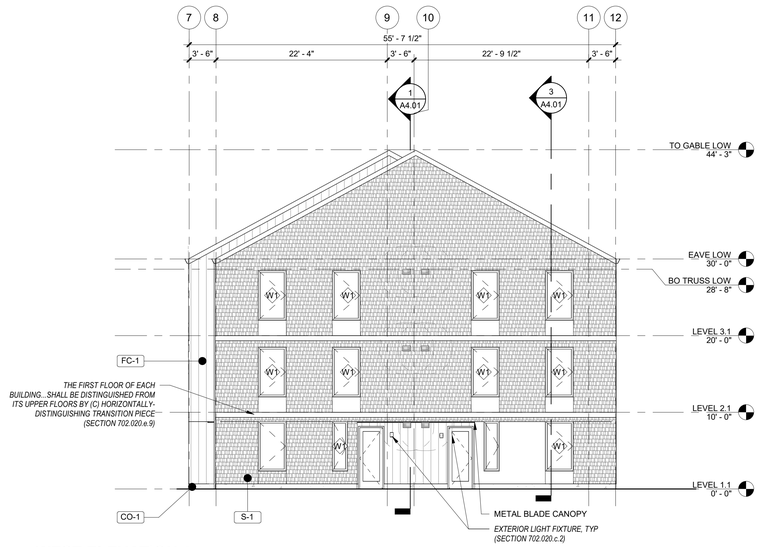
EXTERIOR ELEVATIONS

Sheet No:
Building B -

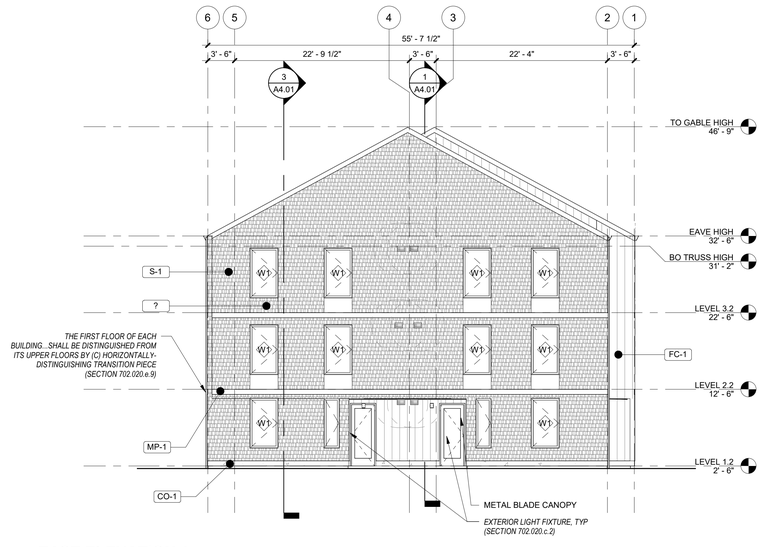
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2 WEST ELEVATION 1
1/8" = 1'-0"

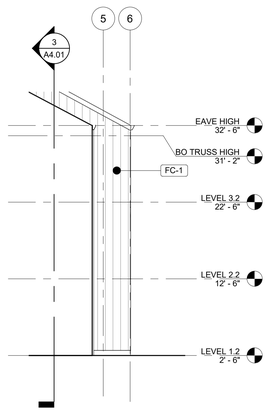


1 EAST ELEVATION 1
1/8" = 1'-0"

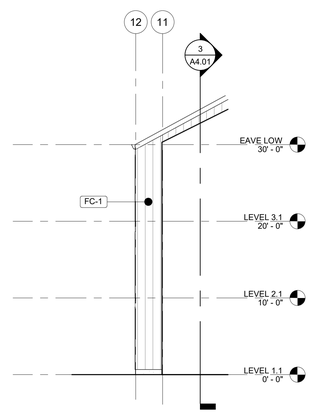
4 WEST ELEVATION 2
1/8" = 1'-0"



3 EAST ELEVATION 2
1/8" = 1'-0"



6 WEST ELEVATION 3
1/8" = 1'-0"



5 EAST ELEVATION 3
1/8" = 1'-0"

GENERAL SHEET NOTES

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

LEGEND

- S-1 — **SHINGLE SIDING** PRODUCT: FIBER CEMENT SHINGLE SIDING, STRAIGHT EDGE PANEL COLOR: TBD, DARK
- ASR — **ASPHALT SHINGLE ROOF** PRODUCT: TBD COLOR: TBD
- MP-1 — **FLAT METAL PANEL** PRODUCT: TBD FINISH: BLACK
- MP-2 — **FLAT METAL PANEL, PERFORATED** PRODUCT: TBD FINISH: BLACK
- FC-1 — **BOARD & BATTEN SIDING** PRODUCT: FIBER CEMENT SMOOTH FLAT PANEL COLOR: WHITE
- MR-1 — **STANDING SEAM METAL ROOF** PRODUCT: COLOR: WHITE
- CO-1 — **CONCRETE STEM WALL**
- X-VENT
- PTHP (BEYOND)

SEA
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Drawing:

EXTERIOR ELEVATIONS

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A3.02

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BUILDING FACING COURTYARD 2



BUILDING FACING PARKING



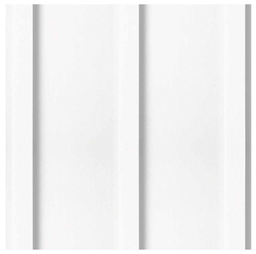
PATH FROM PARKING TO COURTYARD

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

MATERIALS



SHINGLE SIDING
PRODUCT: FIBER CEMENT
SHINGLE SIDING, STRAIGHT EDGE PANEL
COLOR: TBD, DARK



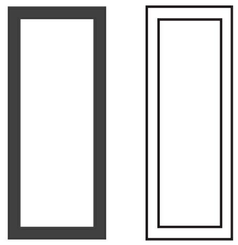
BOARD AND BATTEN SIDING
PRODUCT: FIBER CEMENT
SMOOTH FLAT PANEL
COLOR: WHITE



ASPHALT SHINGLE ROOF
PRODUCT: TBD
FINISH: TBD, DARK



FLAT METAL PANEL
PRODUCT: TBD
FINISH: TBD, DARK



VINYL WINDOWS
PRODUCT: PRODUCT: VPI ENDURANCE AND KAWNEER TRIFAB 451
FINISH: TBD, LIGHT & DARK

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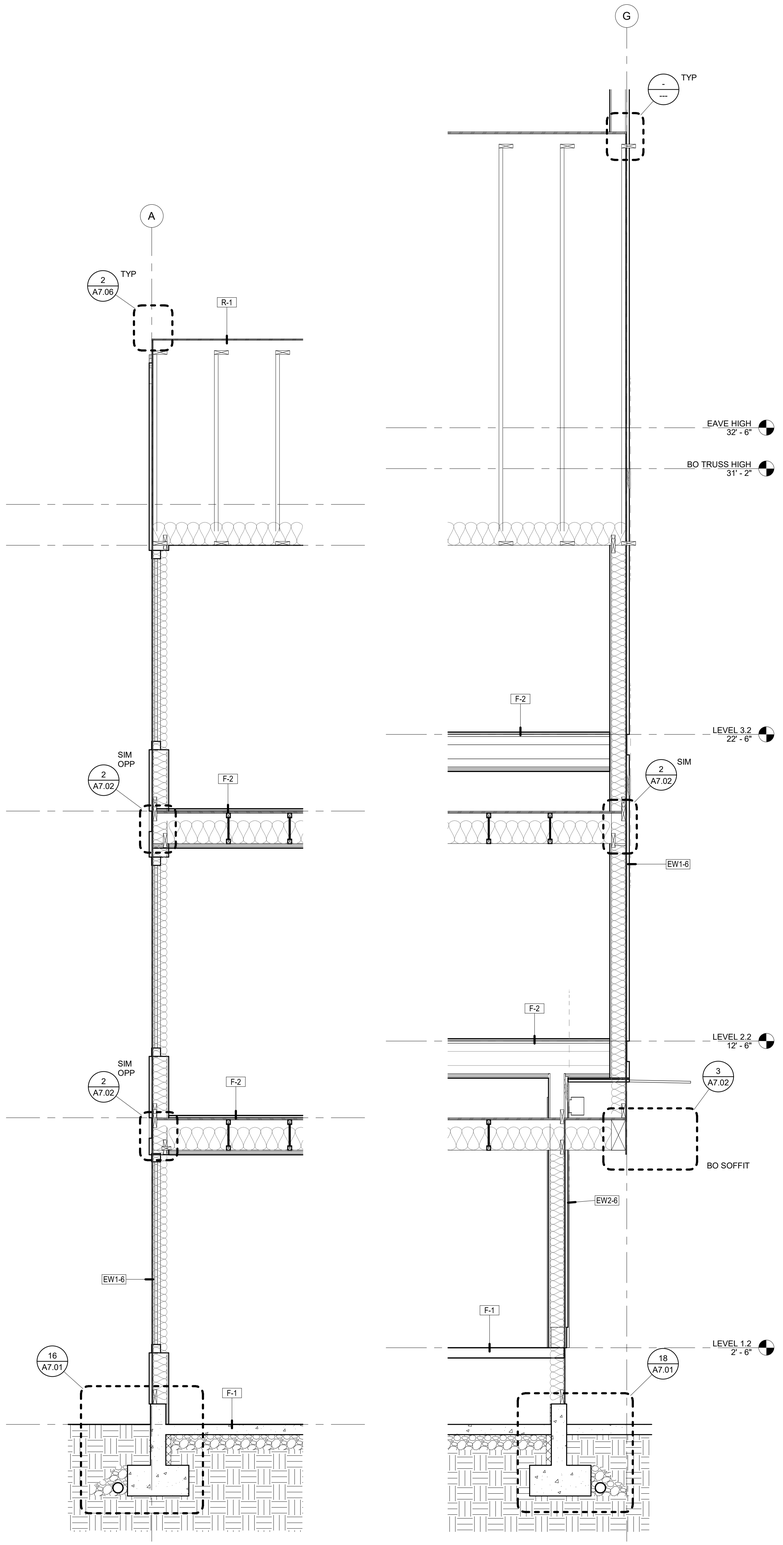
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RENDERINGS

Sheet No:
Building B -

A3.10

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2 **WALL SECTION**
1/2" = 1'-0"

1 **WALL SECTION**
1/2" = 1'-0"

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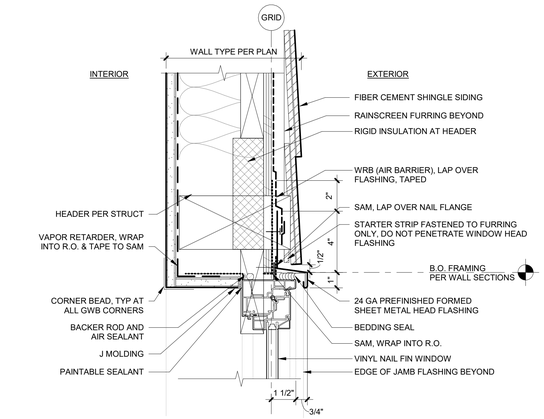
WALL SECTIONS

Sheet No:
Building B -

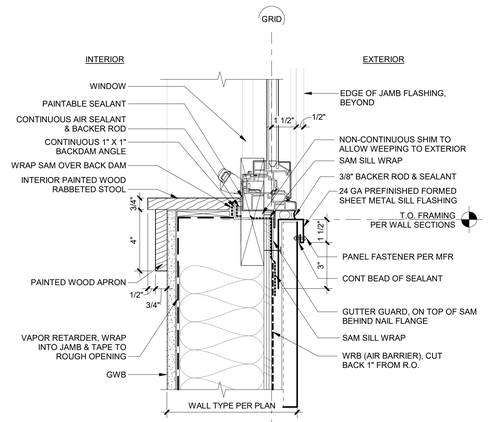
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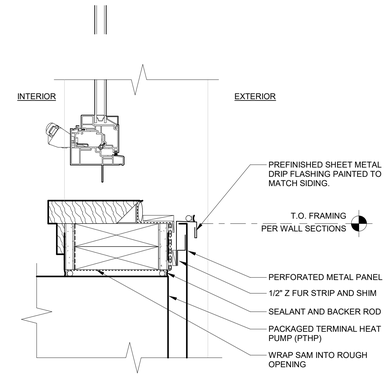
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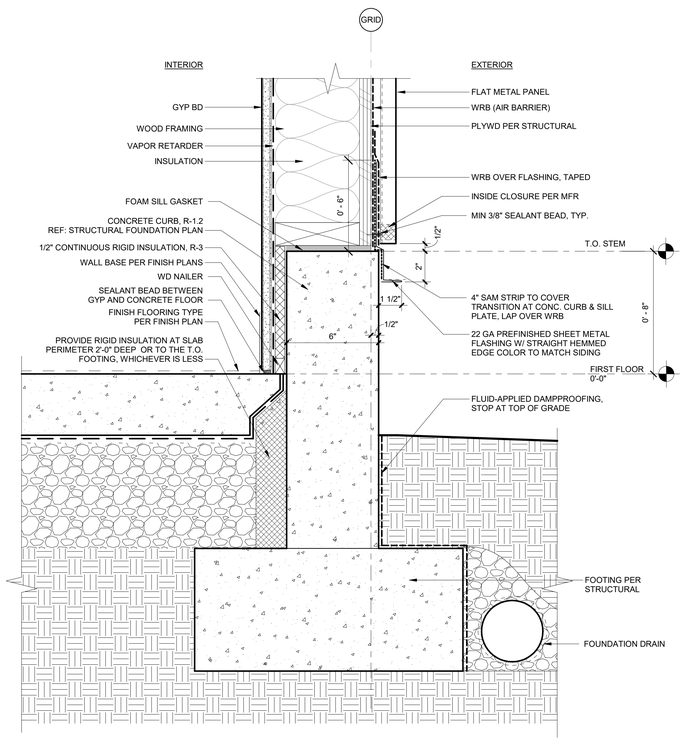


3 WINDOW HEAD @ F.C. SHINGLE SIDING
3" = 1'-0"



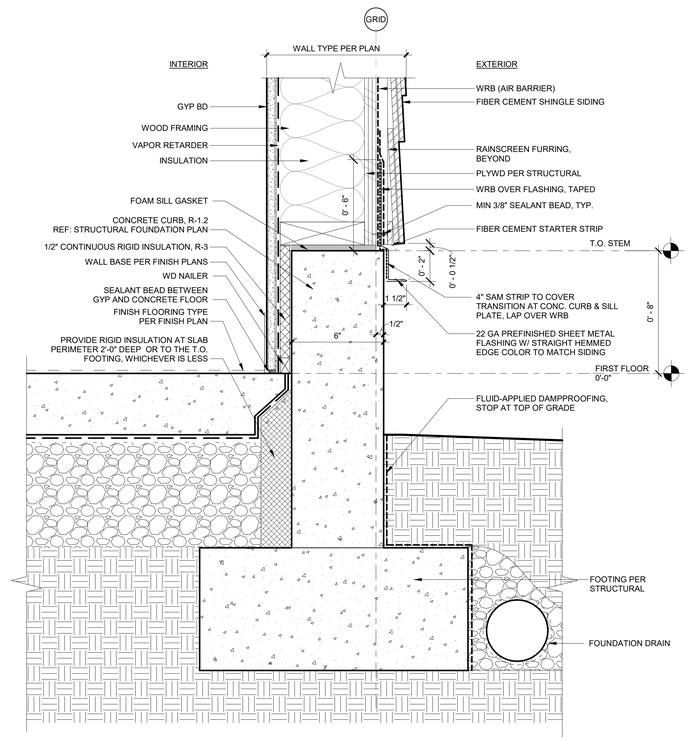


7 WINDOW SILL @ METAL PANEL SIDING
3" = 1'-0"



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

6 WINDOW SILL @ METAL PANEL W/ PTHP
3" = 1'-0"



16 CURB AT EXT FIBER CEMENT SHINGLE CLAD WALL
3" = 1'-0"

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EXTERIOR DETAILS

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Building B -

A7.01

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03.09.2022



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GENERAL PROJECT NOTES

REFER TO OWNER-CONTRACTOR AGREEMENT FOR GENERAL CONDITIONS. WHERE THERE IS A CONFLICT BETWEEN THE CONTRACT AND NOTES HEREIN, THE CONTRACT TAKES PRECEDENCE.

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FULL SET OF CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND ADDENDA.
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.
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.
4. GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE IN A BROOM CLEAN CONDITION AT ALL TIMES DURING THE PROJECT.
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.
6. ALL REQUIRED CITY AND/OR COUNTY LICENSE SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADE.
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.
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.
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.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION.
11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION.
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.
14. CONTRACTOR TO PROVIDE BACKING OR BLOCKING AS REQUIRED FOR MOUNTING ALL WALL MOUNTED SHELVES, EQUIPMENT, ACCESSORIES, CABINETS, ETC.
15. CONTRACTOR TO PROTECT ALL TREES AND ROOTS NOT SLATED FOR REMOVAL DURING CONSTRUCTION.
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.
17. GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION STAKING.

PROJECT TEAM

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VICINITY MAP



PROJECT SUMMARY

PROJECT DESCRIPTION: 3-STORY WOOD FRAMED MULTIFAMILY BUILDING FEATURING 18 RESIDENTIAL UNITS, LAUNDRY ROOM AND FIRE RISER ROOM.

GROSS AREA: 20,201 SF

PROJECT ADDRESS: 5205 BATTLE CREEK RD SE
SALEM, OR 97306

LEGAL DESCRIPTION: 083W14/ 118 AND 300

ZONING: RM-II

SEPARATE PERMITS AND DEFERRED SUBMITTAL BIDDER DESIGN ITEMS

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.

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.

SEPARATE PERMITS:

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

SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT LISTED HERE AND ADDTIONAL BIDDER DESIGN ITEMS.

SHEET INDEX

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

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GENERAL PROJECT INFORMATION

Sheet No:
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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

OSSC 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 = [At + (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

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	SPRINKLERED, NO SEPARATION REQUIRED
TRASH ROOMS OVER 100 SF	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	
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 REQUIRMENTS 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	PROTECTED
	0 TO LESS THAN 3'	NOT PERMITTED	NOT PERMITTED
	3 TO LESS THAN 5'	NOT PERMITTED	15%
	5 TO LESS THAN 10'	10%	25%
	10 TO LESS THAN 15'	15%	45%
	15 TO LESS THAN 20'	25%	75%
	20 TO LESS THAN 25'	45%	NO LIMIT
	25 TO LESS THAN 30'	70%	NO LIMIT
	30' OR GREATER	NO LIMIT	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 FNIISH 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	20 OCCUPANTS
	MAX COMMON PATH OF EGRESS TRAVEL	125 FT
TABLE 1006.3.2	MAX OCCUPANT LOAD PER STORY	500
	MIN NUMBER OF EXITS FOR STORY	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
SECTION 1020.4	DEAD ENDS	20 FEET *LENGTH IS NOT LIMITED WHERE LENGTH < 2.5x WIDTH

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

TOTAL SPACES PROVIDED:	167
ACCESSIBLE SPACES REQUIRED:	167 x 2% = 4
ACCESSIBLE SPACES PROVIDED:	6
VAN ACCESSIBLE SPACES REQUIRED :	1 PER 6 ACCESSIBLE SPACES
VAN ACCESSIBLE SPACES PROVIDED:	1
WHEELCHAIR ONLY SPACES REQUIRED:	1 PER 101-200 SPACES
WHEELCHAIR ONLY SPACES PROVIDED:	1

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

TYPE A UNITS REQUIRED (TOTAL FOR SITE):	184 x 2% = 4 UNITS
TYPE A UNITS PROVIDED (TOTAL FOR SITE):	10 UNITS
TYPE A UNITS PROVIDED (THIS BUILDING):	0 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 VTI/SHGC	MAX U	MAX SHGC	MIN VTI/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

CHAPTER 29: PLUMBING FIXTURES

	TOTAL UNITS	
R-2	18	1 WC / LAV / Tub or Shower per unit required and provided

EXIT ACCESS TRAVEL DISTANCE

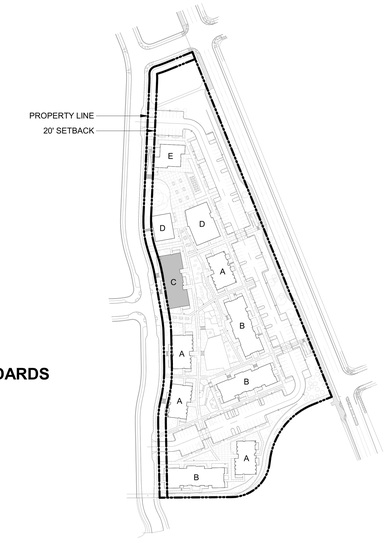
EGRESS PATH NAME	EGRESS PATH LENGTH
FIRST FLOOR	54' - 1"
SECOND FLOOR	79' - 8"
THIRD FLOOR	122' - 2"

LIFE SAFETY OCCUPANT LOAD SCHEDULE

AREA NAME	AREA (SF)	TABLE 1004.1.2 FUNCTION OF SPACE	TABLE 1004.1.2 OCCUPANT LOAD FACTOR	OCCUPANT LOAD
FIRST FLOOR	6222 SF	Residential	200	32
SECOND FLOOR	6636 SF	Residential	200	34
THIRD FLOOR	6636 SF	Residential	200	34
				100

702.020 MULTIPLE FAMILY DESIGN REVIEW STANDARDS

SECTION	REQUIRMENT MET OR ADJUSTMENT REQUESTED	SHEET NUMBER
SITE SAFETY & SECURITY		
702.020.c.1	REQUIREMENT MET	A2.11-A2.12
702.020.c.2	REQUIREMENT MET	A3.01
FACADE & BUILDING DESIGN		
702.020.e.1	REQUIREMENT MET	A2.11-A2.12
702.020.e.8	REQUIREMENT MET	A3.01
702.020.e.9	ADJUSTMENT REQUESTED	A3.01
702.020.e.10	REQUIREMENT MET	A3.01



SITE PLAN - ZONING DIAGRAM

NORTH

CODE SUMMARY LEGEND

1 HOUR RATED ASSEMBLY

WALL RATINGS TO CONTINUE ABOVE / BELOW ALL DOORS, RELITES, ETC.

NAME
Occ. Grp
SF
OLF # Occupants
Function

AREA NAME
OCCUPANCY (CH. 3)
AREA (SF)
OCCUPANT LOAD FACTOR / NUMBER OF OCCUPANTS
FUNCTION (CH. 10)

UNOCCUPIED AREA. OCCUPANT LOAD NOT INCLUDED IN BUILDING TOTALS

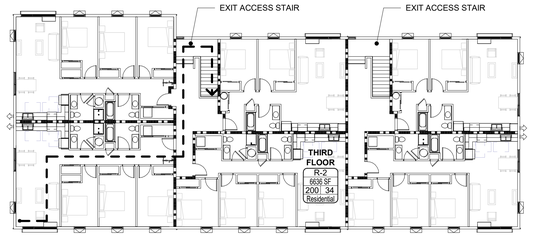
EXIT SIGN
SHADE INDICATES ILLUMINATE FACE. ARROW INDICATES DIRECTION TO EXIT

PATH A
100' - 0"
EXIT ACCESS PATH

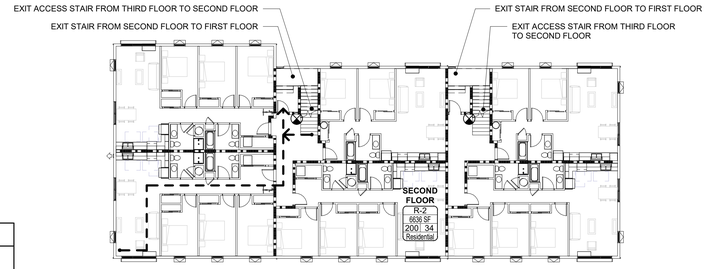
A
EXIT ACCESS DOOR

60
DOOR RATING (IN MINUTES)

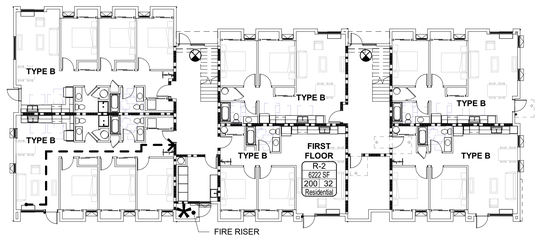
FEC or FE
MULTI-PURPOSE FIRE EXTINGUISHER AND CABINET (FEC) OR FIRE EXTINGUISHER (FE) ON BRACKET. VERIFY EXACT LOCATIONS AND QUANTITY WITH FIRE DEPARTMENT.



3 THIRD FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"



2 SECOND FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"



1 FIRST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"

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
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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

Community Development Partners

LAND USE SUBMISSION	03.09.2022
ISSUE	DATE

Drawing:

CODE SUMMARY

Sheet No:
Building C -

G1.01

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

REQUIRED CLEAR FLOOR AREAS

PER ICC A117.1-2009

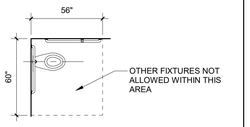


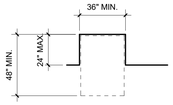
FIG. 604.3 SIZE OF CLEARANCE FOR WATER CLOSET



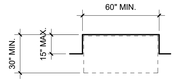
605.3 SIZE OF CLEARANCE FOR URINAL



SIZE OF CLEARANCE FOR LAVATORY



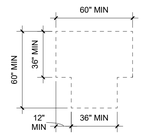
ALCOVE: FORWARD APPROACH



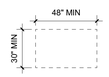
ALCOVE: PARALLEL APPROACH



TURNING SPACE: CIRCULAR



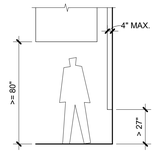
TURNING SPACE: T-SHAPED



REQUIRED FLOOR AREA

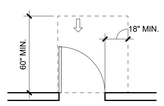
PROTRUDING OBJECTS

PER ICC A117.1-2009 FIG. 307.2

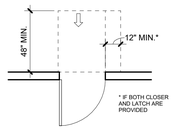


MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

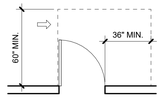
PER ICC A117.1-2009, FIG. 404.2.3.2



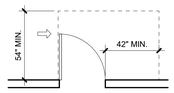
(a) FRONT APPROACH PULL SIDE



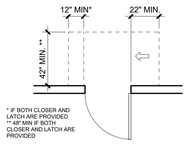
(b) FRONT APPROACH PUSH SIDE



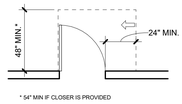
(c) HINGE APPROACH PULL SIDE



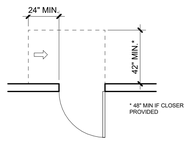
(d) HINGE APPROACH PULL SIDE



(e) HINGE APPROACH PUSH SIDE



(f) LATCH APPROACH PULL SIDE



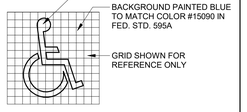
(g) LATCH APPROACH PUSH SIDE

ACCESSIBILITY NOTES

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

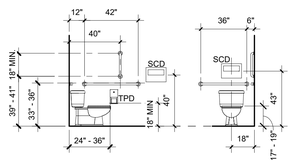
B. DIAGRAMS ARE INCLUDED AS A CONVENIENCE ONLY AND ARE NOT ALL INCLUSIVE. REFERENCE CURRENT CODE AND PROJECT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

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

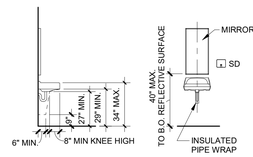


STANDARD MOUNTING HEIGHTS AND CLEARANCE REQUIREMENTS

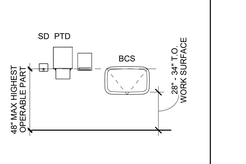
DIMENSIONS ARE FROM FACE OF FINISH AND/OR CENTERLINE OF FIXTURE OR ACCESSORY



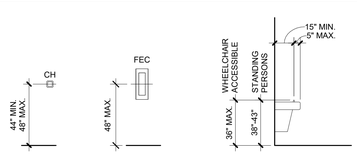
ACCESSIBLE TOILET AND GRAB BARS



LAVATORY



TOILET ROOM ACCESSORIES



COAT HOOK | FIRE EXTINGUISHER CABINET | DRINKING FOUNTAIN SPOUT | ELECTRICAL DEVICES AND CONTROLS | SIGNAGE

ABBREVIATIONS

#	POUND OR NUMBER				
@	AT	GA	GAUGE	R	RADIUS OR RISER
CL	CENTERLINE	GALV	GALVANIZED	RA	RETURN AIR
L	ANGLE	GC	GENERAL CONTRACTOR	RB	RESILIENT BASE
ø	DIAMETER OR ROUND	GI	GALVANIZED IRON	RD	ROOF DRAIN
		GL	GLULAM	REC	RECOMMENDATION
AB	ANCHOR BOLT	GND	GROUND	REF	REFERENCE
AC	ASPHALTIC CONCRETE	GR	GRADE	REFR	REFRIGERATOR
ACT	ACOUSTIC CEILING TILE	GWB	GYPSUM BOARD	REINF	REINFORCE(MENT)
AD	AREA DRAIN	GYP	GYPSUM	REQ'D	REQUIRED
ADJ	ADJUSTABLE	GYP BD	GYPSUM BOARD	RESIL	RESILIENT
AFF	ABOVE FINISH FLOOR			REV	REVISIONS
AFG	ABOVE FINISH GRADE	HB	HOSE BIB	RF	RESILIENT FLOOR
ALT	ALTERNATE	HC	HOLLOW CORE	RH	RIGHT HAND
ALUM	ALUMINUM	HDR	HEADER	RM	ROOM
ANOD	ANODIZED	HDWD	HARDWOOD	RO	ROUGH OPENING
APPROX	APPROXIMATE / APPROXIMATELY	HDWR	HARDWARE	ROW	RIGHT OF WAY
		HM	HOLLOW METAL	RWL	RAIN WATER LEADER
ARCH	ARCHITECTURAL / ARCHITECT	HNDCP	HANDICAP		
		HORIZ	HORIZONTAL	S	SOUTH
ASPH	ASPHALT	HP	HORSE POWER	SA	SUPPLY AIR
		HPL	HIGH PRESSURE LAMINATE	SAM	SELF ADHERED MEMBRANE
BC	BOTTOM OF CURB	HR	HOUR	SC	SOLID CORE
BD	BOARD	HSS	HOLLOW STRUCTURAL STEEL	SCHED	SCHEDULE
BITUM	BITUMINOUS	HT	HEIGHT	SEC	SECTION
BLDG	BUILDING	HVAC	HEATING VENTILATING AIR CONDITIONING	SF	SQUARE FOOT
BLK	BLOCK			SHT	SHEET
BLKG	BLOCKING	HW	HOT WATER	SHTHG	SHEATHING
BLW	BELOW			SHWR	SHOWER
BO	BOTTOM OF	ID	INSIDE DIAMETER	SIM	SIMILAR
BOT	BOTTOM	IE	INVERT ELEVATION	SM	SHEET METAL
BRG	BEARING	IN	INCHES	SP	SOLID PIPE
BTWN	BETWEEN	INSUL	INSULATION	SPEC	SPECIFICATIONS
BUR	BUILT UP ROOF	INT	INTERIOR	SPK	SPEAKER
				SQ	SQUARE
CAB	CABINET	JB	JUNCTION BOX	SS	STAINLESS STEEL
CB	CATCH BASIN	JH	JOIST HANGER	SSK	SERVICE SINK
CFM	CUBIC FEET PER MINUTE	JST	JOIST	SSM	SOLID SURFACE MATERIAL
CI	CAST IRON	JT	JOINT	STA	STATION
CIP	CAST IN PLACE			STD	STANDARD
CJ	CONTROL JOINT	KD	KILN DRIED	STL	STEEL
CL	CENTERLINE	KIT	KITCHEN	STN	STAIN
CLG	CEILING	KW	KILOWATT	STR	STRUCTURAL
CLR	CLEAR			STRUCT	STRUCTURAL
CMU	CONCRETE MASONRY UNIT	LAM	LAMINATED	SUSP	SUSPENDED
CO	CLEAN OUT	LAV	LAVATORY	SYM	SYMMETRICAL
CO	CLEAN OUT	LB	LEADER BOX		
COL	COLUMN	LH	LEFT HAND	T	TREAD OR TILE
CONC	CONCRETE	LKR	LOCKER	T&G	TONGUE AND GROOVE
CONN	CONNECTION	LT	LIGHT	T/M	TO MATCH
CONT	CONTINUOUS	LTWT	LIGHTWEIGHT	TC	TOP OF CURB
CPT	CARPET			TEL	TELEPHONE
CSMT	CASEMENT	MAT	MATERIAL	TEMP	TEMPERATURE
CT	CERAMIC TILE	MAX	MAXIMUM	TER	TERRAZZO
CTSK	COUNTERSUNK	MB	MACHINE BOLT	THK	THICK / THICKNESS
CW	COLD WATER	MC	MEDICINE CABINET	TJ	TOOL JOINT
CWD	CLAD WOOD	MECH	MECHANICAL	TLT	TOILET
		MFR	MANUFACTURER	TO	TOP OF
DBL	DOUBLE	MH	MANHOLE	TOC	TOP OF CONCRETE
DEG	DEGREE	MIN	MINIMUM	TOP	TOP OF PARAPET
DEPT	DEPARTMENT	MIR	MIRROR	TOS	TOP OF STEEL
DET	DETAIL	MISC	MISCELLANEOUS	TOSF	TOP OF SUB-FLOOR
DF	DOUGLAS FIR	MO	MASONRY OPENING	TOW	TOP OF WALL
DH	DOUBLE HUNG	MRGWB	MOISTURE RESISTANT GWB	TP	TOP
DIA	DIAMETER	MTD	MOUNTED	TS	TUBE STEEL
DIAG	DIAGONAL	MTL	METAL	TV	TELEVISION
DIM	DIMENSION	MULL	MULLION	TYP	TYPICAL
DISP	GARBAGE DISPOSAL				
DN	DOWN	(N)	NEW	UL	UNDERWRITER'S LABORATORY
DO	DOOR OPENING	N	NORTH		
DP	DAMP PROOF	NIC	NOT IN CONCRACT	UNF	UNFINISHED
DR	DOOR	NO	NUMBER	UNO	UNLESS NOTED OTHERWISE
DS	DOWNSPOUT	NOM	NOMINAL	UR	URINAL
DSP	DRY STANDPIPE	NTS	NOT TO SCALE		
DTL	DETAIL			VB	VAPOR BARRIER
DW	DISHWASHER	OBS	OBSCURE	VCT	VINYL COMPOSITION TILE
DWG	DRAWING	OC	ON CENTER	VERT	VERTICAL
DWR	DRAWER	OD	OUTSIDE DIAMETER	VFY	VERIFY
		OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	VG	VERTICAL GRAIN
(E)	EXISTING			VIF	VERIFY IN FIELD
E	EAST	OFOI	OWNER FURNISHED OWNER INSTALLED	VP	VENT PIPE
EA	EACH			VR	VAPOR RETARDER
EJ	EXPANSION JOINT	OPNG	OPENING		
ELEC	ELECTRICAL	OPP	OPPOSITE	W	WEST
ELEV	ELEVATION	OTS	OPEN TO STRUCTURE	W	WATT
EMER	EMERGENCY			W/	WITH
ENCL	ENCLOSURE	P	PANTRY	W/O	WITHOUT
EQ	EQUAL	PC	PRECAST	WC	WATER CLOSET
EQUIP	EQUIPMENT	PIP	POURED IN PLACE	WD	WOOD
EXIST	EXISTING	PL	PLATE OR PROPERTY LINE	WDW	WINDOW
EXP	EXPOSED	PLAM	PLASTIC LAMINATE	WF	WIDE FLANGE
EXT	EXTERIOR	PLAS	PLASTIC	WI	WROUGHT IRON
		PLYWD	PLYWOOD	WO	WHERE OCCURS
FA	FIRE ALARM	PNT	PAINT	WP	WATERPROOF
FC	FIBER CEMENT	PSF	POUNDS PER SQUARE FOOT	WR	WATER RESISTANT
FD	FLOOR DRAIN	PSI	POUNDS PER SQUARE INCH	WRB	WEATHER RESISTANT BARRIER
FDN	FOUNDATION	PT	PRESSURE TREATED		
FE	FIRE EXTINGUISER	PTD	PAINTED	WSCT	WAINSCOT
FEC	FIRE EXTINGUISHER CABINET	PVC	POLYVINYL CHLORIDE	WT	WEIGHT
FG	FIBERGLASS			WWF	WELDED WIRE FABRIC
FIN	FINISH	QT	QUARRY TILE		
FLASH	FLASHING				
FLR	FLOOR				
FLUOR	FLOURESCENT				
FOC	FACE OF CONCRETE				
FOF	FACE OF FINISH				
FOS	FACE OF STUD				
FRP	FIBERGLASS REINFORCED PLASTIC				
FRT	FIRE RETARDANT TREATED				
FRZ	FREEZER				
FT	FOOT / FEET				
FTG	FOOTING				
FURR	FURRING				
FUT	FUTURE				

DIMENSIONS

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

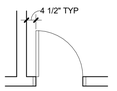
B. IN MANY INSTANCES THE ACTUAL DIMENSIONS MAY BE LESS IMPORTANT THAN IF ELEMENTS ARE TO BE EQUALLY SPACED OR ALIGNED. IN THESE CASES, THE NOTATION "EQ" OR "ALIGN" IS USED IN LIEU OF A DIMENSION.

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.



GRAPHIC SYMBOLS

NORTH ARROW



GRID LINE

VERTICAL DATUM



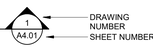
ROOM NAME AND NUMBER



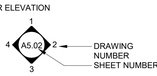
EXTERIOR ELEVATION



BUILDING SECTION / WALL SECTION



INTERIOR ELEVATION



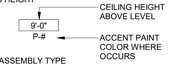
DETAIL CALLOUT



DOOR NUMBER



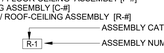
CEILING HEIGHT



WALL / ASSEMBLY TYPE



FLOOR / FLOOR-CEILING ASSEMBLY [F-#]
CEILING ASSEMBLY [C-#]
ROOF / ROOF-CEILING ASSEMBLY [R-#]



WINDOW TYPE



ACCESSORY / EQUIPMENT TYPE

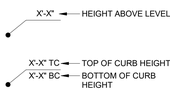


CASEWORK TYPE

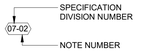
MATERIAL / FINISH



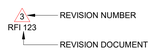
SPOT ELEVATION



KEYNOTE



REVISION



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

Community Development Partners

LAND USE SUBMISSION ISSUE	03.09.2022 DATE

Drawing:

ARCHITECTURAL GENERAL NOTES AND DIAGRAMS

Sheet No:
Building C -

A0.01

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

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

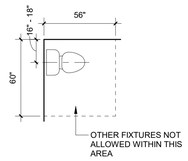


FIG. 1003.11.2.4 WATER CLOSET

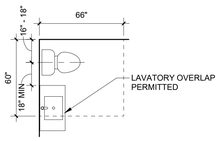
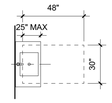


FIG. 1003.11.2.4 WATER CLOSET WITH LAVATORY



1003.11.2.2 LAVATORY CLEARANCE

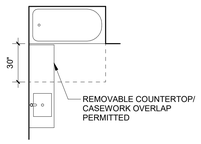
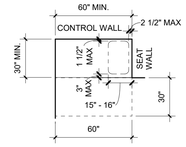
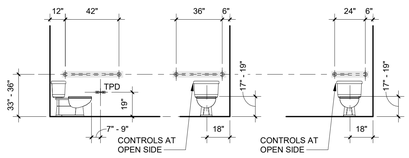


FIG. 1003.11.2.5.1(a) BATHTUB CLEARANCE

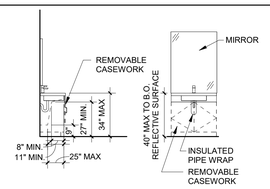


1003.11.2.5.2 SHOWER COMPARTMENT per 608

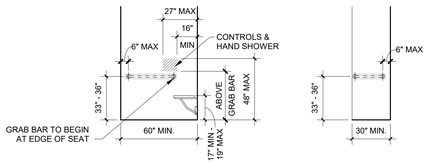


TOILET AND GRAB BAR BLOCKING

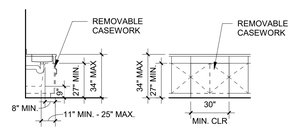
GRAB BAR BLOCKING AT LAVATORY OVERLAP EXCEPTION



LAVATORY

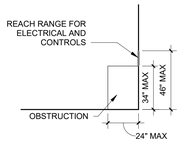


SHOWER CONTROLS AND GRAB BAR BLOCKING W/ SEAT

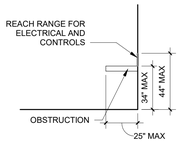


KITCHEN SINK

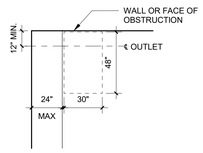
KITCHEN WORK SURFACE



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

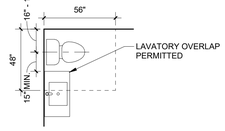
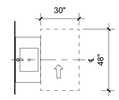
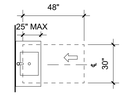


FIG. 1004.11.3.1.2 WATER CLOSET



1004.11.3.1.1 LAVATORY CLEARANCE



1003.11.2.2 ALTERNATE LAVATORY CLEARANCE - FORWARD APPROACH

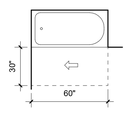


FIG. 1004.11.3.1.3.1 BATHTUB CLEARANCE PARALLEL APPROACH - OPTION A

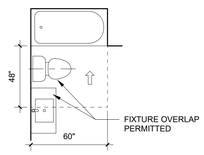
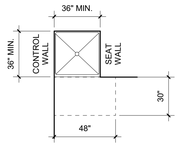
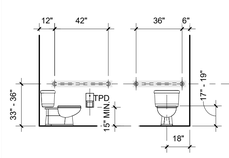


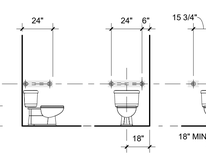
FIG. 1004.11.3.1.3.2 BATHTUB CLEARANCE FORWARD APPROACH - OPTION A



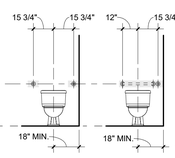
1004.11.3.1.3.3 SHOWER COMPARTMENT



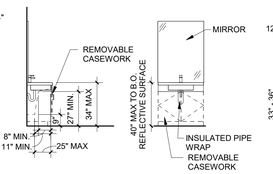
GRAB BAR BLOCKING AT TOILET



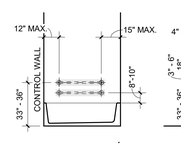
GRAB BAR BLOCKING AT TOILET ALTERNATE



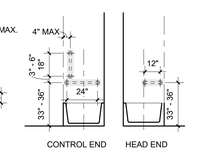
GRAB BAR BLOCKING AT TOILET SWING-UP ALTERNATES



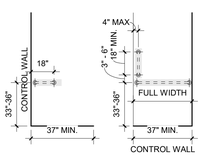
LAVATORY AT FORWARD APPROACH



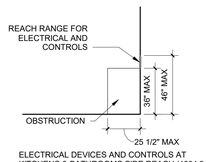
TUB GRAB BAR BLOCKING W/O BUILT-IN SEAT



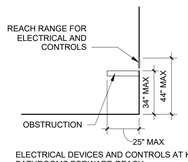
CONTROL END HEAD END



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

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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 03.09.2022 DATE

Drawing:

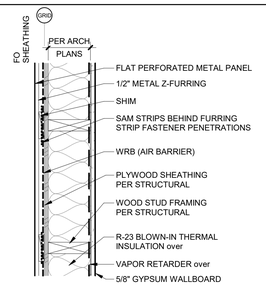
ACCESSIBILITY DIAGRAMS - RESIDENTIAL

Sheet No:
Building C -

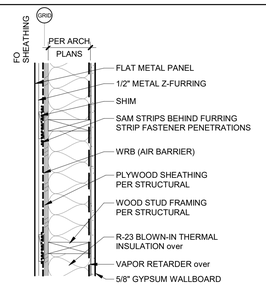
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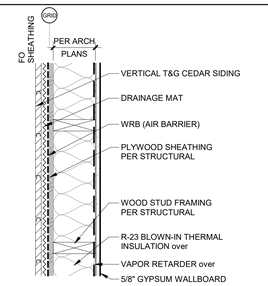
EXTERIOR WALL TYPES



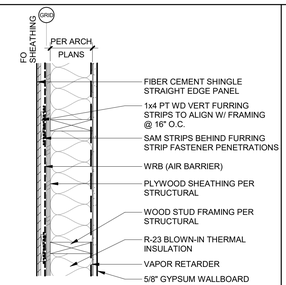
EW4-X EXTERIOR FLAT PERFORATED METAL PANEL



EW3-X EXTERIOR FLAT METAL PANEL

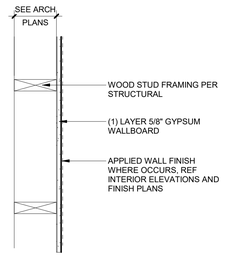


EW2-X EXTERIOR VERTICAL WOOD SIDING



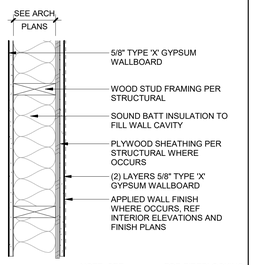
EW1-X EXTERIOR FIBER CEMENT SHINGLE SINGLE STRAIGHT EDGE PANEL

INTERIOR WALL TYPES



IW5-X NON-RATED INTERIOR PARTITION WALL

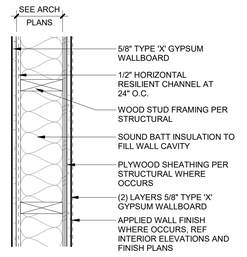
GA	
STC	



NOTE: SEE FOR FIREBLOCKING DETAIL AT INTERIOR RATED WALLS.

IW4-X 1 HR RATED INTERIOR PARTITION WALL

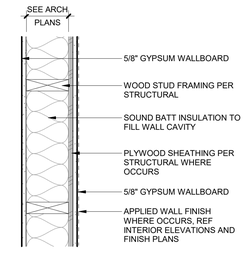
GA	WP 3520
STC	35-39



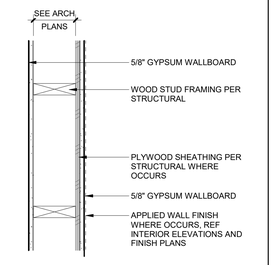
NOTE: SEE FOR FIREBLOCKING DETAIL AT INTERIOR RATED WALLS.

IW3-X 1 HR RATED INTERIOR DEMISING WALL

GA	WP 3243
STC	50-54

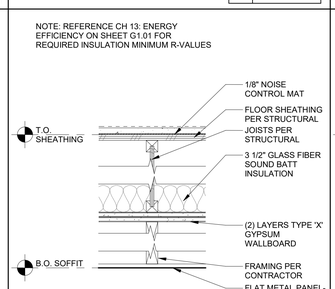


IW2-X INTERIOR PARTITION WALL



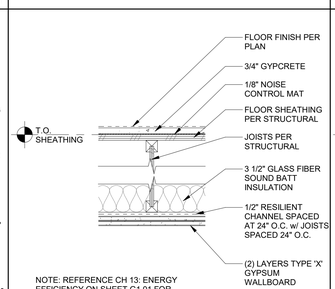
IW1-X INTERIOR PARTITION WALL

FLOOR/CEILING TYPES



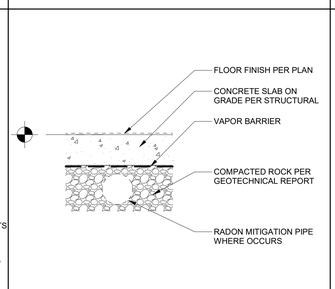
F-3 1-HR RATED FLOOR/CEILING ASSEMBLY

UL #	BXUV.L570
STC	55, 100528151CRT-002I
ICC	53, 100528151CRT-001T



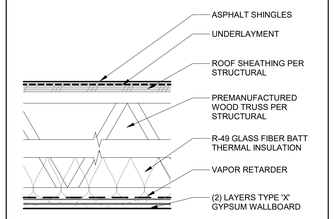
F-2 1-HR RATED FLOOR/CEILING ASSEMBLY

UL #	BXUV.L570
STC	55, 100528151CRT-002I
ICC	53, 100528151CRT-001T



F-1 SLAB ON GRADE FLOOR

ROOF TYPES



BASE LAYER GWB APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS 24" O.C. WITH 1-1/4" TYPE W DRYWALL SCREWS 24" O.C. FACE LAYER GWB APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1-7/8" TYPE W DRYWALL SCREWS 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE G DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C.

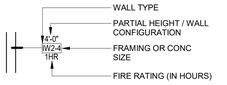
R-1 1-HR RATED ASPHALT SHINGLE ROOF ASSEMBLY

OSSC: T721.1(3) NO. 21-1.1

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



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

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CDP SALEM - BUILDING C

Job Number: 21031

5205 BATTLE CREEK RD SE SALEM, OR 97306

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Drawing:

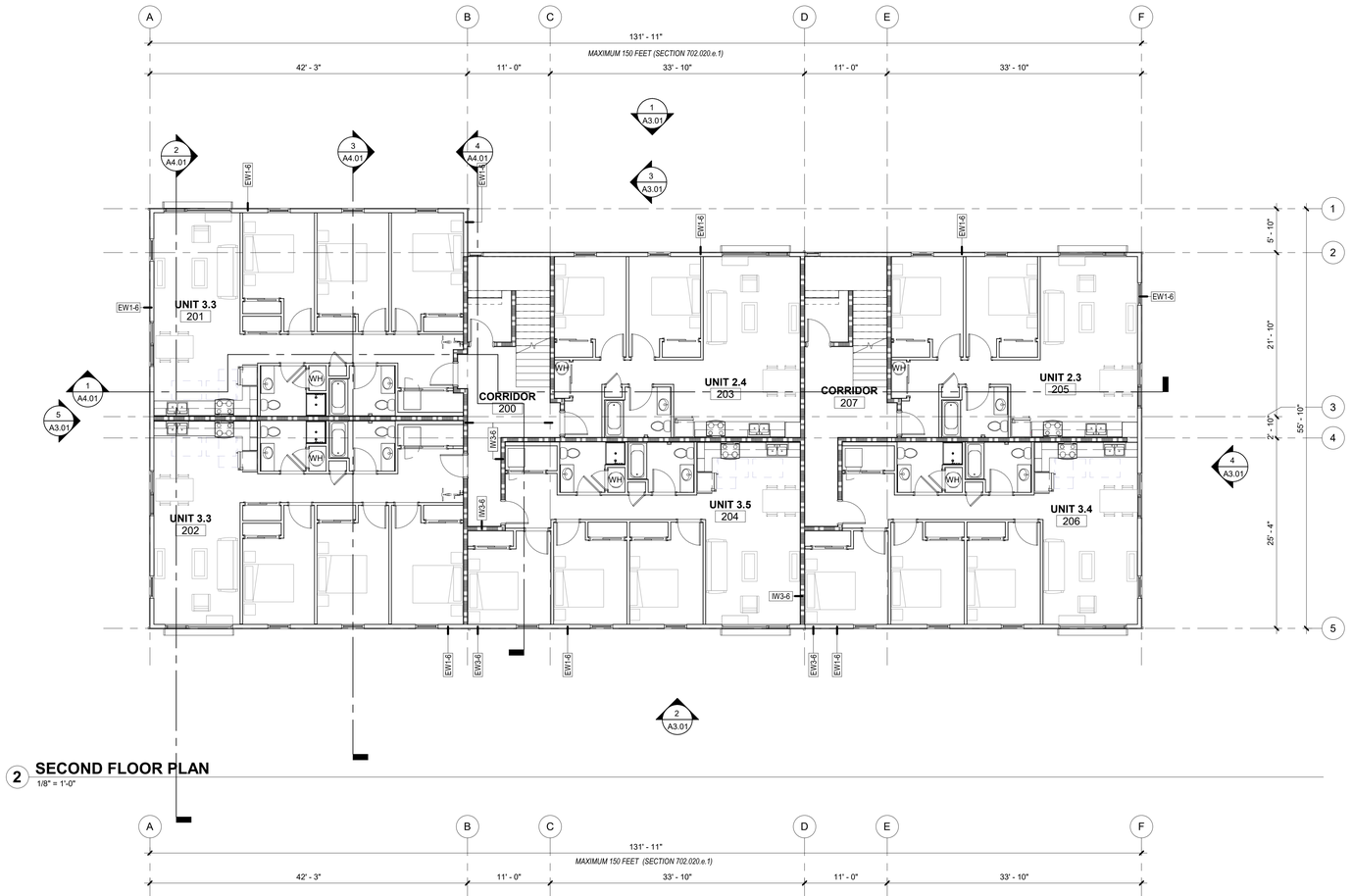
ASSEMBLIES

Sheet No:
Building C -

A0.20

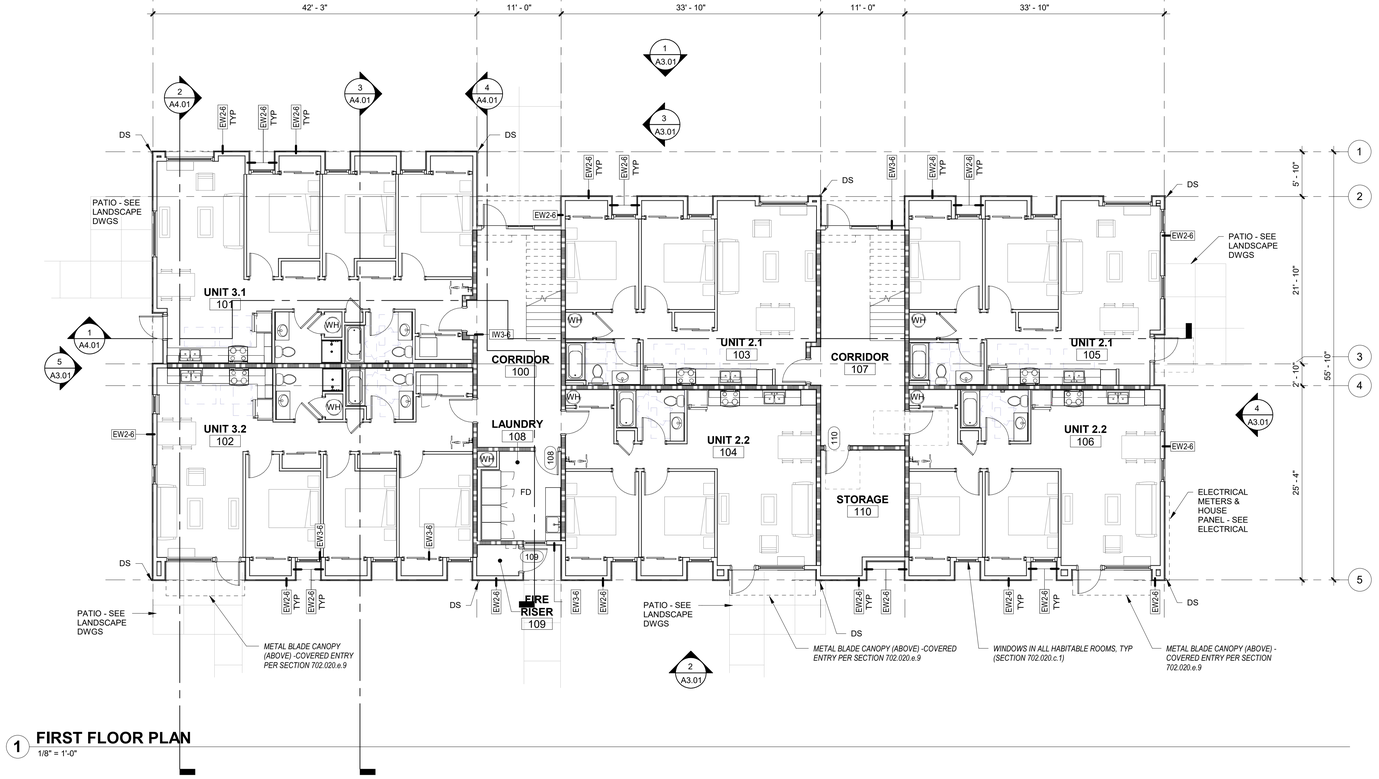
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2 SECOND FLOOR PLAN

1/8" = 1'-0"



1 FIRST FLOOR PLAN

1/8" = 1'-0"

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GENERAL SHEET NOTES

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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
- R-1 ASPHALT SHINGLE ROOF
- DS 2x3 FLAT STYPE DOWNSPOUT
- FD FLOOR DRAIN
- WH WATER HEATER WITH FLOOR DRAIN BELOW - SEE PLUMBING DWGS

KEYNOTES

07-02

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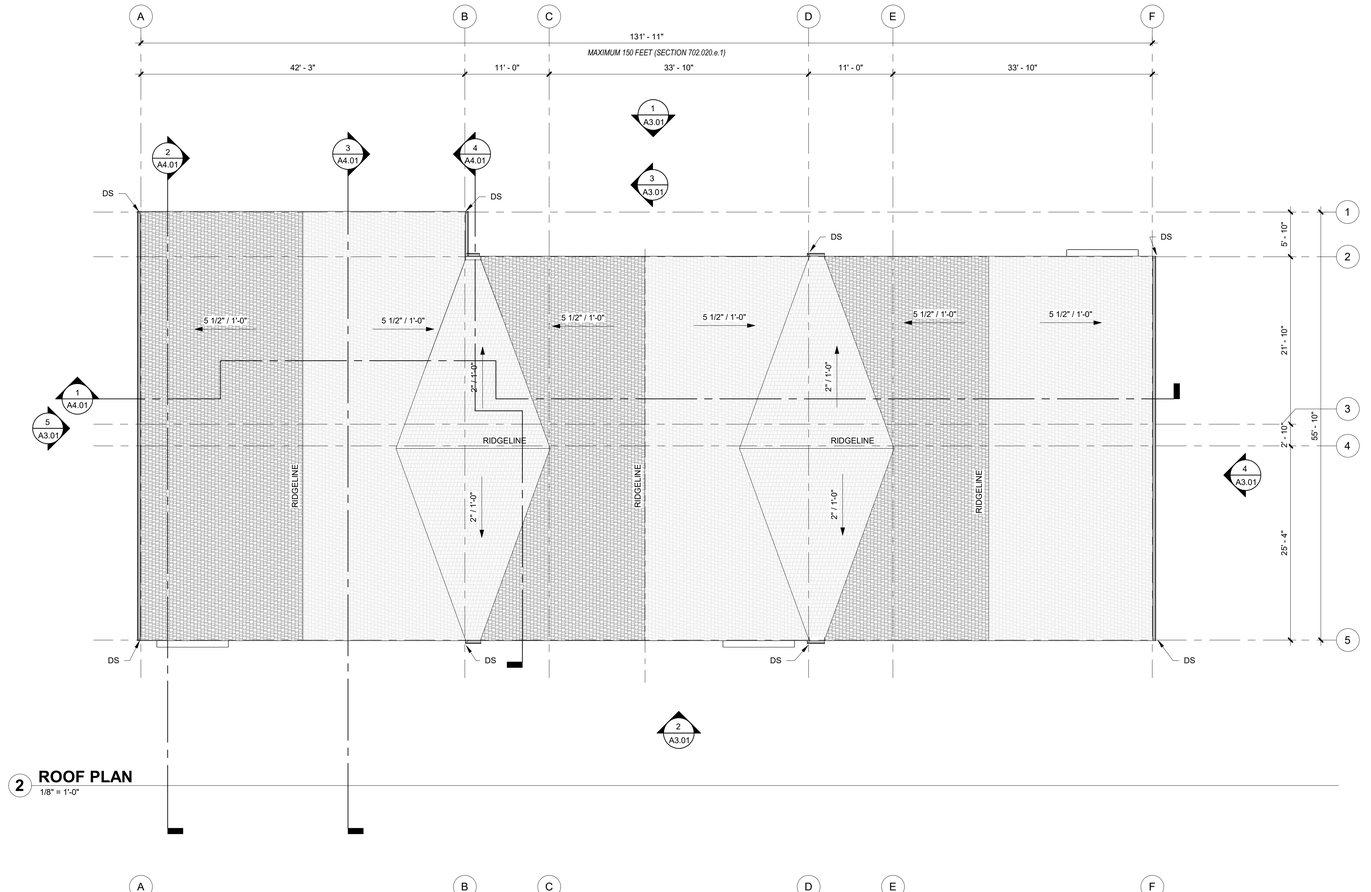
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FIRST & SECOND FLOOR PLANS

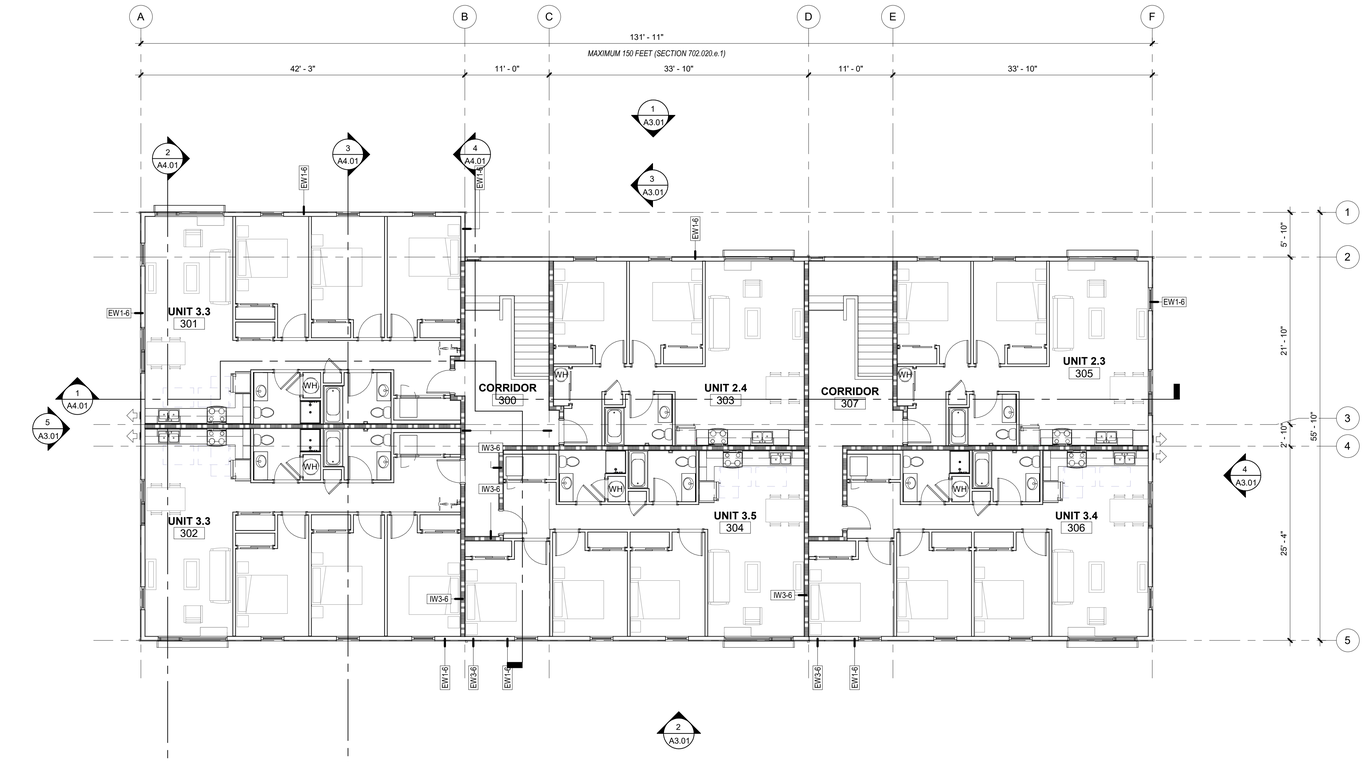
Sheet No:
Building C -

A2.11

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



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

GENERAL SHEET NOTES

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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
- R-1 ASPHALT SHINGLE ROOF
- DS 2x3 FLAT STYPE DOWNSPOUT
- FD FLOOR DRAIN
- WH WATER HEATER WITH FLOOR DRAIN BELOW - SEE PLUMBING DWGS

KEYNOTES
07-02

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Drawing:

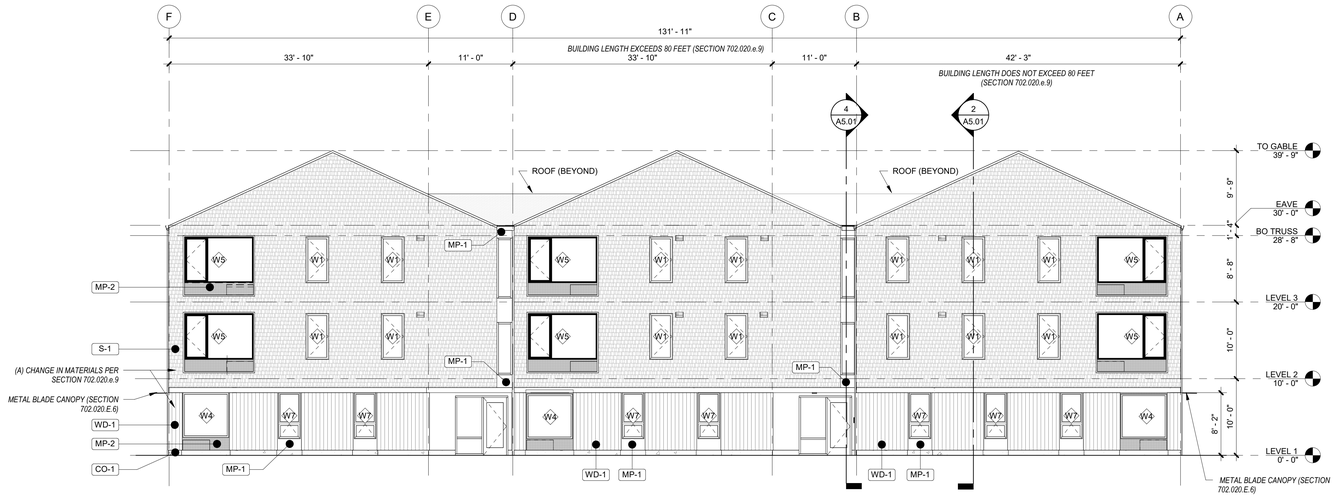
THIRD FLOOR & ROOF PLANS

Sheet No:
Building C -

A2.13

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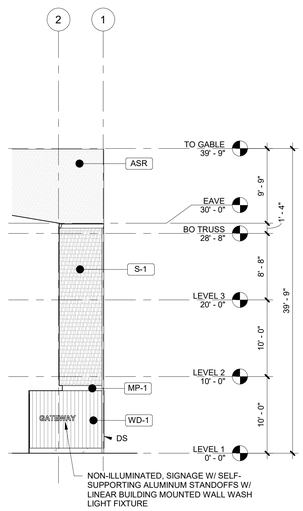
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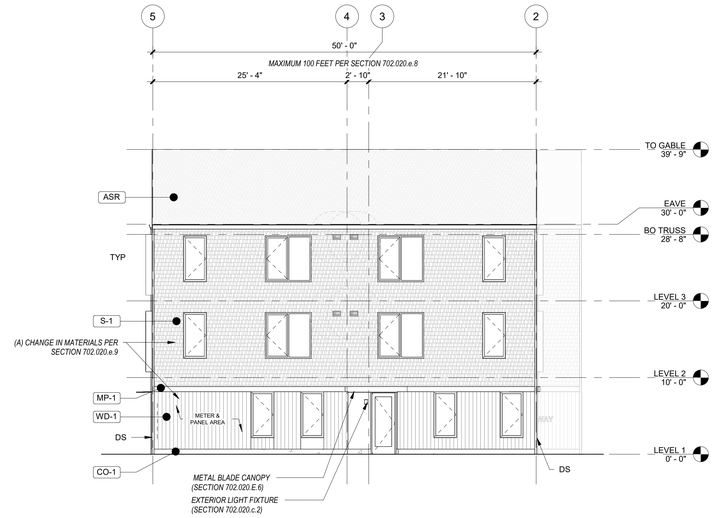
1 BUILDING ELEVATION
1/8" = 1'-0"



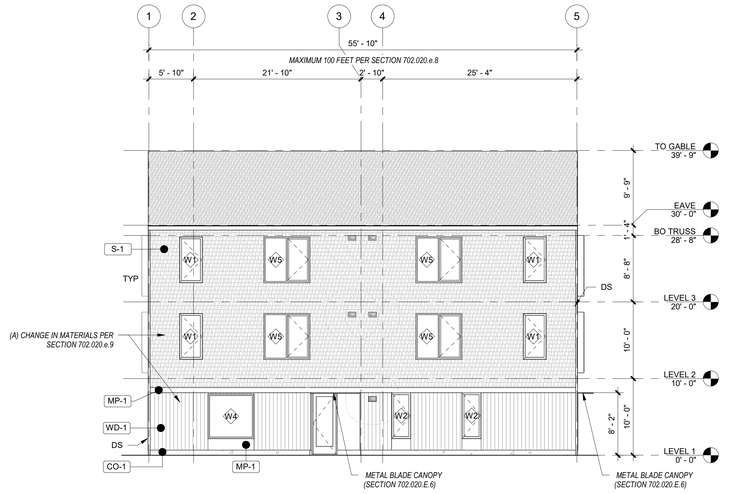
2 BUILDING ELEVATION
1/8" = 1'-0"



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



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



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

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GENERAL SHEET NOTES

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

LEGEND

- S-1 — **SHINGLE SIDING** PRODUCT: SHINGLE SIDING, STRAIGHT EDGE PANEL COLOR: TBD, LIGHT
- ASR — **ASPHALT SHINGLE ROOF** PRODUCT: TBD COLOR: TBD
- MP-1 — **FLAT METAL PANEL** PRODUCT: TBD FINISH: BLACK
- MP-2 — **FLAT METAL PANEL, PERFORATED** PRODUCT: TBD FINISH: BLACK
- WD-1 — **VERTICAL WOOD SIDING** PRODUCT: TBD FINISH: TBD
- CO-1 — CONCRETE STEM WALL
- X-VENT
- PTHP (BEYOND)

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Drawing:

EXTERIOR ELEVATIONS

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Building C -

A3.01

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BUILDING FACING COURTYARD 1



PATH FROM PARKING TO COURTYARD



BUILDING PATIOS

MATERIALS



VERTICAL WOOD SIDING
PRODUCT: TBD
FINISH: TBD



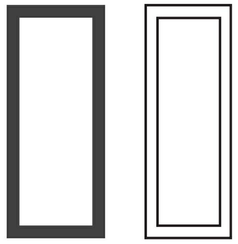
SHINGLE SIDING
PRODUCT: SHINGLE SIDING, STRAIGHT EDGE PANEL
FINISH: TBD, LIGHT



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.

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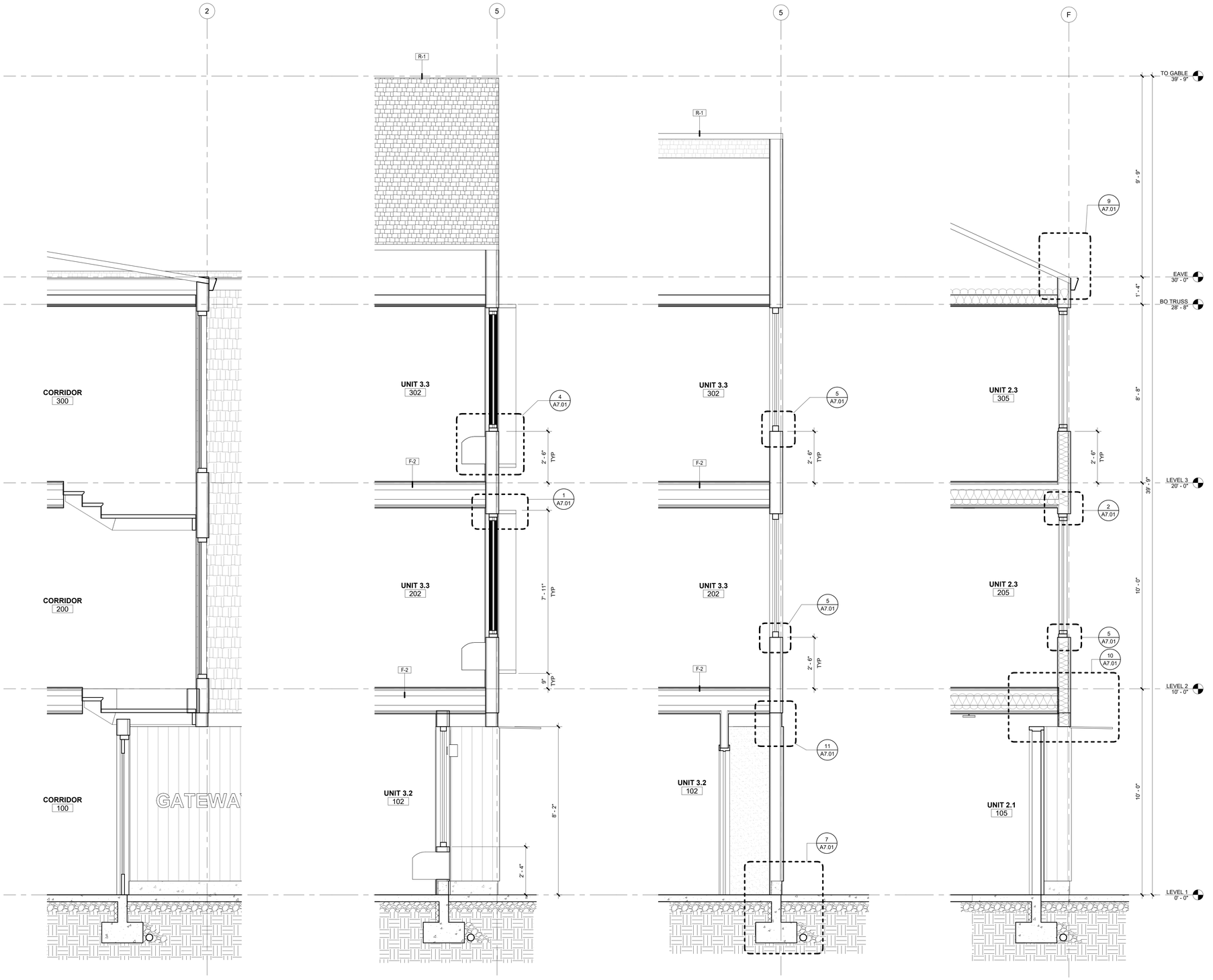
C D P Community Development Partners

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Drawing:
RENDERINGS

Sheet No:
Building C -
A3.10

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4 **WALL SECTION**
1/2" = 1'-0"

3 **WALL SECTION**
1/2" = 1'-0"

2 **WALL SECTION**
1/2" = 1'-0"

1 **WALL SECTION**
1/2" = 1'-0"

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Drawing:

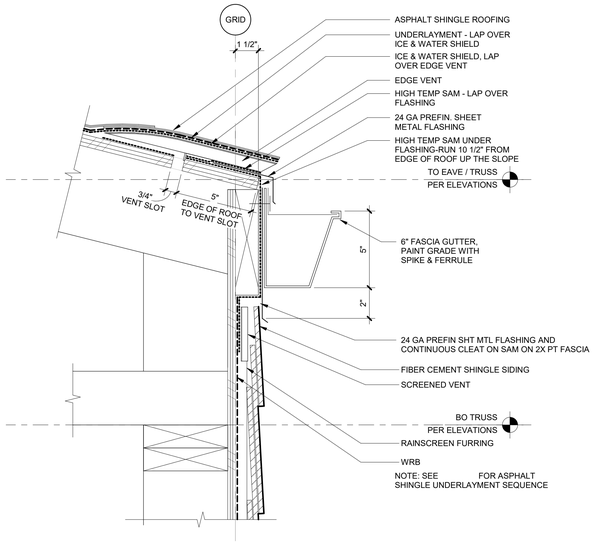
WALL SECTIONS

Sheet No:
Building C -

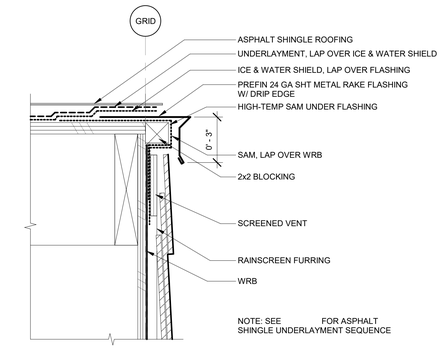
A5.01

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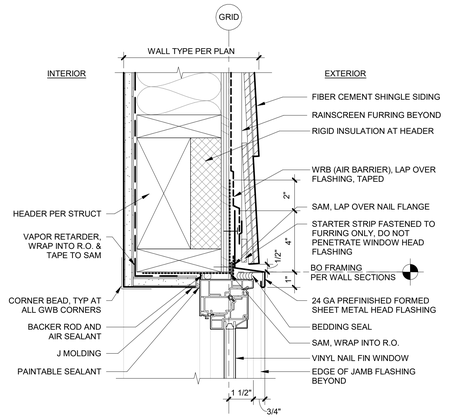
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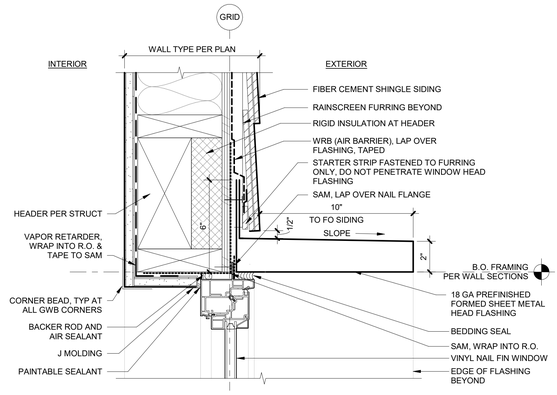
9 TYPICAL EAVE
3" = 1'-0"



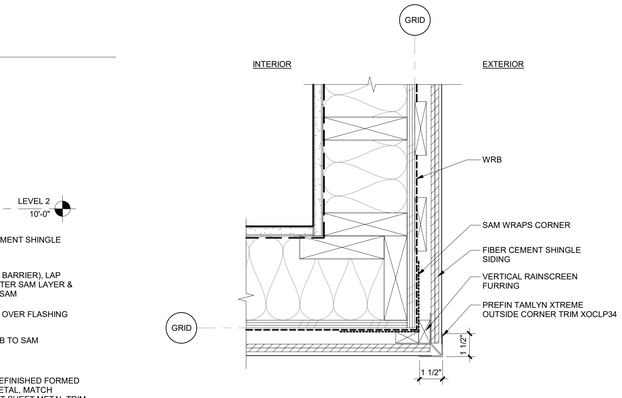
3 TYPICAL RAKE
3" = 1'-0"



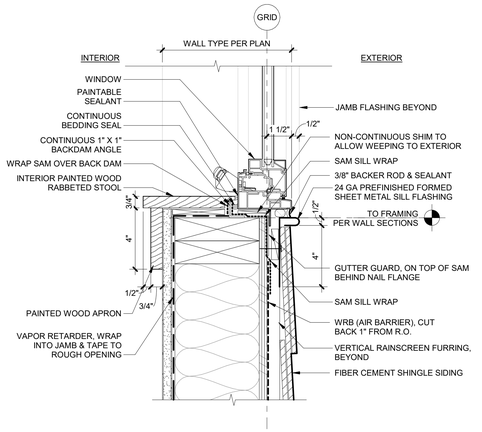
2 WINDOW HEAD @ FIBER-CEMENT SIDING
3" = 1'-0"



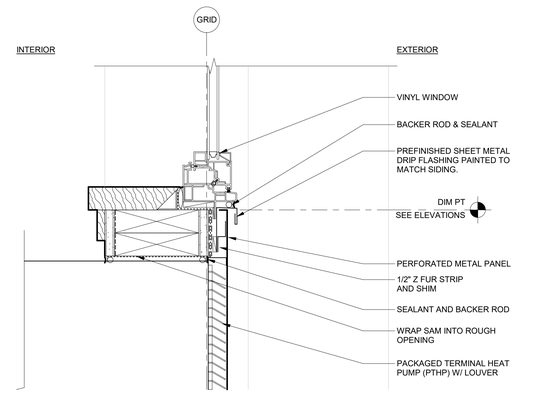
1 WINDOW HEAD @ FIBER-CEMENT SIDING W/ TRIM SURROUND
3" = 1'-0"



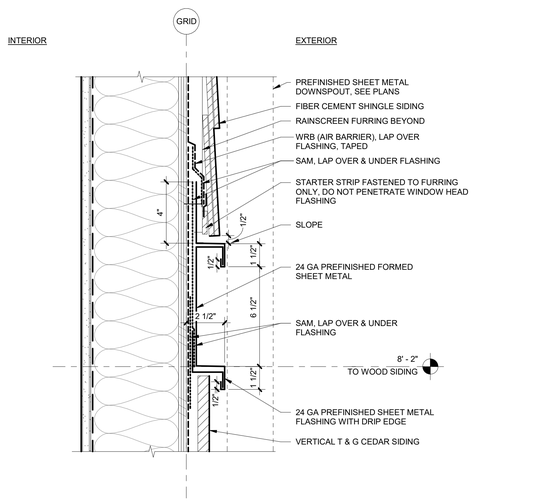
6 FIBER CEMENT SHINGLE OUTSIDE CORNER
3" = 1'-0"



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

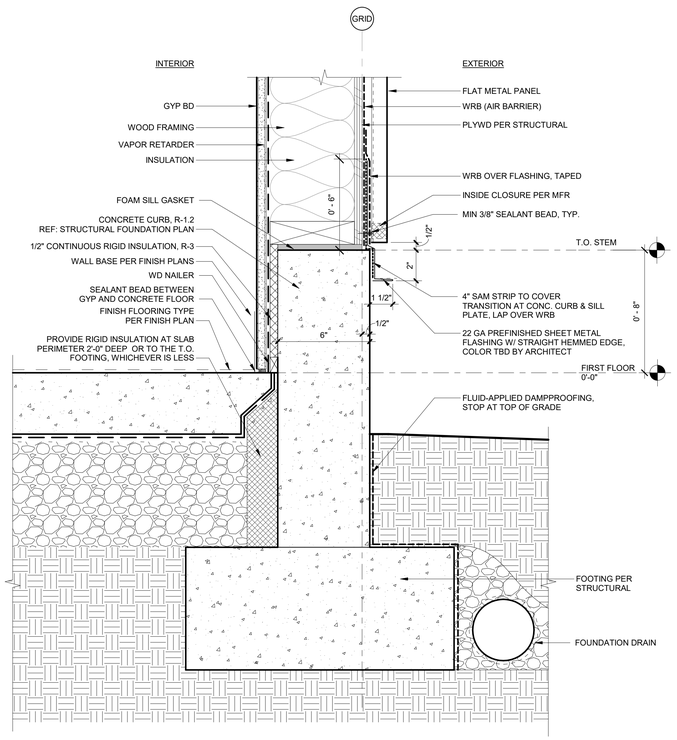


4 WINDOW SILL @ PTHP LEVELS 2-3
3" = 1'-0"

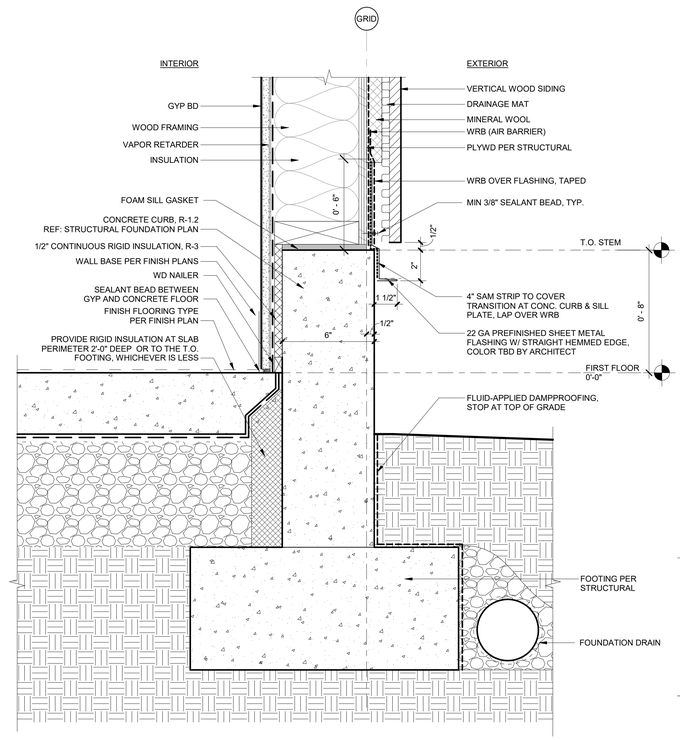


10 METAL BLADE CANOPY
3" = 1'-0"

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



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



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

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CDP SALEM - BUILDING C

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

CDP Community Development Partners

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EXTERIOR DETAILS

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LAND USE SUBMISSION

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GENERAL PROJECT NOTES

REFER TO OWNER-CONTRACTOR AGREEMENT FOR GENERAL CONDITIONS. WHERE THERE IS A CONFLICT BETWEEN THE CONTRACT AND NOTES HEREIN, THE CONTRACT TAKES PRECEDENCE.

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FULL SET OF CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND ADDENDA.
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.
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.
4. GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE IN A BROOM CLEAN CONDITION AT ALL TIMES DURING THE PROJECT.
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.
6. ALL REQUIRED CITY AND/OR COUNTY LICENSE SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADE.
7. THE ARCHITECT WILL REVIEW SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT. THE ARCHITECTS REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.
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.
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.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION.
11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION.
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.
14. CONTRACTOR TO PROVIDE BACKING OR BLOCKING AS REQUIRED FOR MOUNTING ALL WALL MOUNTED SHELVES, EQUIPMENT, ACCESSORIES, CABINETS, ETC.
15. CONTRACTOR TO PROTECT ALL TREES AND ROOTS NOT SLATED FOR REMOVAL DURING CONSTRUCTION.
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.
17. GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION STAKING.

PROJECT TEAM

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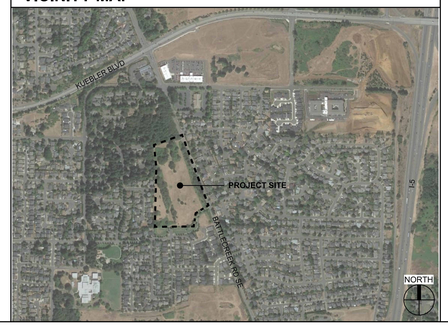
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VICINITY MAP



PROJECT SUMMARY

PROJECT DESCRIPTION: 4-STORY WOOD FRAMED MULTIFAMILY BUILDING FEATURING 46 RESIDENTIAL UNITS, COMMUNITY ROOM AND SUPPORT SPACES.

GROSS AREA: 42,155 SF

PROJECT ADDRESS: 5205 BATTLE CREEK RD SE SALEM, OR 97306

LEGAL DESCRIPTION: 083W14/ 118 AND 300

ZONING: RM-II

SEPARATE PERMITS AND DEFERRED SUBMITTAL BIDDER DESIGN ITEMS

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.

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.

SEPARATE PERMITS:

1. DEMOLITION PERMIT
2. SIGNAGE PERMIT
3. ELEVATOR
4. FIRE SPRINKLER SYSTEM
5. FIRE DETECTION AND ALARM SYSTEM
6. FIRE DEPARTMENT ACCESS KEY BOX
7. HANGERS AND SUPPORT FOR HVAC
8. VIBRATION AND SEISMIC CONTROLS FOR HVAC
9. LATERAL BRACING AND ANCHORAGE OF MECHANICAL AND ELECTRICAL EQUIPMENT WEIGHING MORE THAN 75 LBS (EXCEPTIONS PER ASCE 7, SECTION 13.1.4)
10. PRE-ENGINEERED MANUFACTURED TRUSSES
11. WOOD CHORD METAL WEB TRUSSES
12. STAIR FRAMING
13. CURTAINWALL SYSTEMS
14. PHOTO VOLTAIC PANEL ATTACHMENT AND BALLAST

SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT LISTED HERE AND ADDITIONAL BIDDER DESIGN ITEMS.

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G1.01 CODE SUMMARY

ARCHITECTURAL
A0.01 ARCHITECTURAL GENERAL NOTES AND DIAGRAMS
A0.10 ACCESSIBILITY DIAGRAMS - RESIDENTIAL
A0.20 ASSEMBLIES
A2.11B FIRST FLOOR PLAN
A2.12B SECOND FLOOR PLAN
A2.13B THIRD FLOOR PLAN
A2.14B FOURTH FLOOR PLAN
A2.15 ROOF PLAN
A3.01 EXTERIOR ELEVATIONS
A3.02 EXTERIOR ELEVATIONS
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A5.01 WALL SECTIONS
A7.11 EXTERIOR DETAILS
A7.21 EXTERIOR DETAILS

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GENERAL PROJECT INFORMATION

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BUILDING CODE SUMMARY

2019 OREGON STRUCTURAL SPECIALTY CODE

OCCUPANCY R-2 WITH ACCESSORY B OCCUPANCY

CONSTRUCTION TYPE V-A, SPRINKLERED NFPA 13

CHAPTER 4: SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

OSSC 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: 70 FT / 4 STORY / 36000 SF

MODIFICATIONS

SECTION 506.2.3 SINGLE-OCCUPANCY MULTISTORY BUILDINGS EQUATION 5-2	BUILDING AREA	Aa = [At + (NS x If)] x Sa = [36000 SF + (12000 SF x 0.75)] x 3 = 45000 SF x 3 = 135000 SF
SECTION 506.3	FRONTAGE INCREASE	If = [F/P - 0.25] x W/30 If = [505/505 - 0.25] x 30/30 = 0.75
	ACTUAL HEIGHT / STORIES	45' - 0" / 4 Story

BUILDING AREA

FLOOR LEVEL	AREA (SF)
FIRST FLOOR	10907 SF
SECOND FLOOR	10181 SF
THIRD FLOOR	11235 SF
FOURTH FLOOR	11235 SF
	43558 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	1 HOUR
BEARING WALLS	
EXTERIOR	1 HOUR
INTERIOR	1 HOUR
NON BEARING WALLS AND PARTITIONS - EXTERIOR	PER TABLE 602
NON BEARING WALLS AND PARTITIONS - INTERIOR	0 HOUR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	1 HOUR
ROOF CONSTRUCTION AND SECONDARY MEMBERS	1 HOUR

* UNLESS OTHERWISE REQUIRED BY THIS CODE

TABLE 602 FIRE RESISTANCE RATING REQUIRMENTS 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'	1 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, SPRINKLERED (NFPA 13)	PROTECTED
	0 TO LESS THAN 3'	NOT PERMITTED	NOT PERMITTED
	3 TO LESS THAN 5'	15%	15%
	5 TO LESS THAN 10'	25%	25%
	10 TO LESS THAN 15'	45%	45%
	15 TO LESS THAN 20'	75%	75%
	20 TO LESS THAN 25'	NO LIMIT	NO LIMIT
	25 TO LESS THAN 30'	NO LIMIT	NO LIMIT
	30' OR GREATER	NO LIMIT	NO LIMIT
705.11	PARAPETS	EXCEPTION 6: WALL PERMITTED TO HAVE NOT LESS THAN 25% UNPROTECTED OPENINGS BASED ON 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	2 HOURS	
SECTION 708	FIRE PARTITIONS	1 HOUR 1/2 HOUR AT GROUP R-2 CORRIDORS PER TABLE 1020.1	
SECTION 709	SMOKE BARRIERS	1 HOUR	
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 FNIISH 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 13

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
TABLE 1017.2	EXIT ACCESS TRAVEL DISTANCE	B: 300 FT; R-2: 250 FT
TABLE 1020.1	CORRIDOR FIRE-RESISTANCE RATING	B: 0; R-2: 1/2 HR
TABLE 1020.2	MINIMUM CORRIDOR WIDTH	44 INCHES * 36 INCHES WITHIN DWELLING UNIT OR WHERE OCCUPANT LOAD <50
SECTION 1020.4	DEAD ENDS	EXCEPTION 2, R-2 SPRINKLERED PER NFPA 13, 50 FEET *LENGTH IS NOT LIMITED WHERE LENGTH < 2.5x WIDTH
SECTION 1023.2	INTERIOR EXIT STAIR CONSTRUCTION	2 HR

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

TOTAL SPACES PROVIDED:	167
ACCESSIBLE SPACES REQUIRED:	167 x 2% = 4
ACCESSIBLE SPACES PROVIDED:	6
VAN ACCESSIBLE SPACES REQUIRED :	1 PER 6 ACCESSIBLE SPACES
VAN ACCESSIBLE SPACES PROVIDED:	1
WHEELCHAIR ONLY SPACES REQUIRED:	1 PER 101-200 SPACES
WHEELCHAIR ONLY SPACES PROVIDED:	1

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

TYPE A UNITS REQUIRED (TOTAL FOR SITE):	184 x 2% = 4 UNITS
TYPE A UNITS PROVIDED (TOTAL FOR SITE):	10 UNITS
TYPE A UNITS PROVIDED (THIS BUILDING):	4 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

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

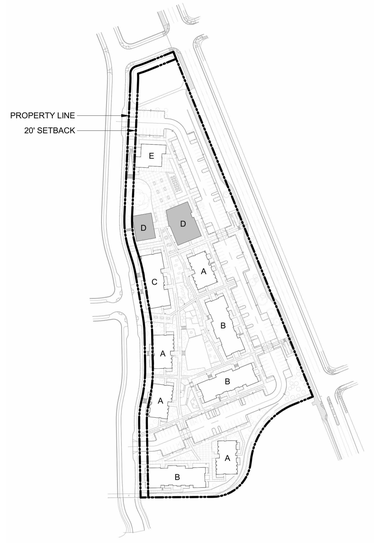
OPAQUE ELEMENTS	REQUIRED		PROVIDED
	ASSEMBLY MAX.	MIN. R-VALUE	
ROOFS			
INSULATION ENTIRELY ABOVE DECK	U-0.032	R-30	R-30
METAL BUILDINGS	N/A	N/A	
ATTIC AND OTHER	N/A	N/A	
WALLS (ABOVE GRADE)			
MASS	U-0.090	R-11.4 CI	R-11.4 CI
METAL BUILDINGS	N/A	N/A	
STEEL-FRAMED	N/A	N/A	
WOOD-FRAMED / OTHER	U-0.064	R-13 + 3.8 CI OR R-20	R-23
WALLS (BELOW GRADE)	N/A	N/A	
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 VTI/SHGC	MAX U	MAX SHGC	MIN VTI/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	1.10
SKYLIGHT (0% - 3% OF ROOF ALLOWED)						

CI = CONTINUOUS INSULATION
FC = FILLED CAVITY
NR = NO REQUIREMENT
NA = NOT APPLICABLE

CHAPTER 29: PLUMBING FIXTURES

	TOTAL UNITS	
R-2	46	1 WC / LAV / Tub or Shower per unit required and provided



SITE PLAN - ZONING DIAGRAM

NORTH

702.020 MULTIPLE FAMILY DESIGN REVIEW STANDARDS

SECTION	REQUIRMENT MET OR ADJUSTMENT REQUESTED	SHEET NUMBER
SITE SAFETY & SECURITY		
702.020.c.1	REQUIREMENT MET	A2.11-A2.14
702.020.c.2	REQUIREMENT MET	A3.01-A3.02
FACADE & BUILDING DESIGN		
702.020.e.1	REQUIREMENT MET	A2.11-A2.15
702.020.e.7	REQUIREMENT MET	A2.15, A3.01-A3.02
702.020.e.8	REQUIREMENT MET	A2.15
702.020.e.9	REQUIREMENT MET	A2.13-A2.14
702.020.e.10	REQUIREMENT MET	A3.01-A3.02

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Job Number: 21031

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SALEM, OR 97306

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LAND USE SUBMISSION ISSUE	03.11.2022 DATE

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CODE SUMMARY

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REQUIRED CLEAR FLOOR AREAS

PER ICC A117.1-2009

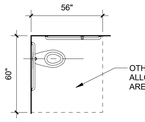
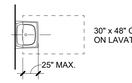


FIG. 604.3 SIZE OF CLEARANCE FOR WATER CLOSET



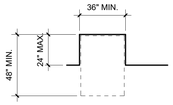
605.3 SIZE OF CLEARANCE FOR URINAL



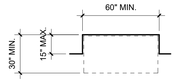
SIZE OF CLEARANCE FOR LAVATORY

PROTRUDING OBJECTS

PER ICC A117.1-2009 FIG. 307.2



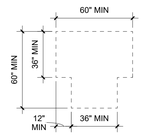
ALCOVE: FORWARD APPROACH



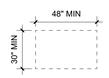
ALCOVE: PARALLEL APPROACH



TURNING SPACE: CIRCULAR



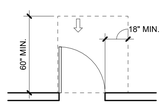
TURNING SPACE: T-SHAPED



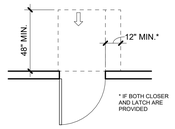
REQUIRED FLOOR AREA

MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

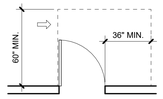
PER ICC A117.1-2009, FIG. 404.2.3.2



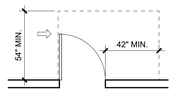
(a) FRONT APPROACH PULL SIDE



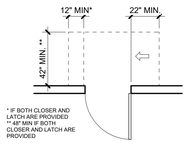
(b) FRONT APPROACH PUSH SIDE



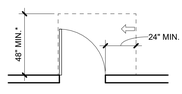
(c) HINGE APPROACH PULL SIDE



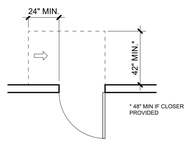
(d) HINGE APPROACH PULL SIDE



(e) HINGE APPROACH PUSH SIDE



(f) LATCH APPROACH PULL SIDE

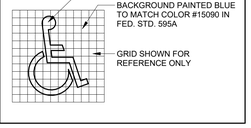


(g) LATCH APPROACH PUSH SIDE

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

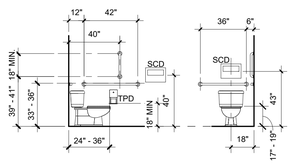
B. DIAGRAMS ARE INCLUDED AS A CONVENIENCE ONLY AND ARE NOT ALL INCLUSIVE. REFERENCE CURRENT CODE AND PROJECT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

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

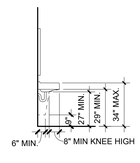


STANDARD MOUNTING HEIGHTS AND CLEARANCE REQUIREMENTS

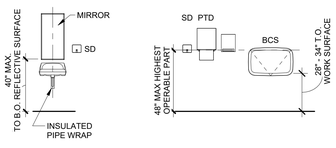
DIMENSIONS ARE FROM FACE OF FINISH AND/OR CENTERLINE OF FIXTURE OR ACCESSORY



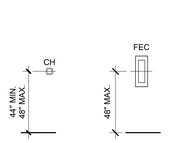
ACCESSIBLE TOILET AND GRAB BARS



LAVATORY

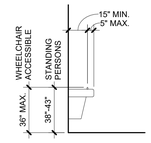


TOILET ROOM ACCESSORIES

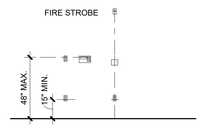


COAT HOOK

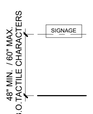
FIRE EXTINGUISHER CABINET



DRINKING FOUNTAIN SPOUT



ELECTRICAL DEVICES AND CONTROLS



SIGNAGE

ABBREVIATIONS

#	POUND OR NUMBER				
@	AT	GA	GAUGE	R	RADIUS OR RISER
CL	CENTERLINE	GALV	GALVANIZED	RA	RETURN AIR
L	ANGLE	GC	GENERAL CONTRACTOR	RB	RESILIENT BASE
ø	DIAMETER OR ROUND	GI	GALVANIZED IRON	RD	ROOF DRAIN
		GL	GLULAM	REC	RECOMMENDATION
AB	ANCHOR BOLT	GND	GROUND	REF	REFERENCE
AC	ASPHALTIC CONCRETE	GR	GRADE	REFR	REFRIGERATOR
ACT	ACOUSTIC CEILING TILE	GWB	GYPSUM BOARD	REINF	REINFORCE(MENT)
AD	AREA DRAIN	GYP	GYPSUM	REQ'D	REQUIRED
ADJ	ADJUSTABLE	GYP BD	GYPSUM BOARD	RESIL	RESILIENT
AFF	ABOVE FINISH FLOOR			REV	REVISIONS
AFG	ABOVE FINISH GRADE	HB	HOSE BIB	RF	RESILIENT FLOOR
ALT	ALTERNATE	HC	HOLLOW CORE	RH	RIGHT HAND
ALUM	ALUMINUM	HDR	HEADER	RM	ROOM
ANOD	ANODIZED	HDWD	HARDWOOD	RO	ROUGH OPENING
APPROX	APPROXIMATE / APPROXIMATELY	HDWR	HARDWARE	ROW	RIGHT OF WAY
		HM	HOLLOW METAL	RWL	RAIN WATER LEADER
ARCH	ARCHITECTURAL / ARCHITECT	HNDCP	HANDICAP		
		HORIZ	HORIZONTAL	S	SOUTH
ASPH	ASPHALT	HP	HORSE POWER	SA	SUPPLY AIR
		HPL	HIGH PRESSURE LAMINATE	SAM	SELF ADHERED MEMBRANE
BC	BOTTOM OF CURB	HR	HOUR	SC	SOLID CORE
BD	BOARD	HSS	HOLLOW STRUCTURAL STEEL	SCHED	SCHEDULE
BITUM	BITUMINOUS	HT	HEIGHT	SEC	SECTION
BLDG	BUILDING	HVAC	HEATING VENTILATING AIR CONDITIONING	SF	SQUARE FOOT
BLK	BLOCK			SHT	SHEET
BLKG	BLOCKING	HW	HOT WATER	SHTHG	SHEATHING
BLW	BELOW			SHWR	SHOWER
BO	BOTTOM OF	ID	INSIDE DIAMETER	SIM	SIMILAR
BOT	BOTTOM	IE	INVERT ELEVATION	SM	SHEET METAL
BRG	BEARING	IN	INCHES	SP	SOLID PIPE
BTWN	BETWEEN	INSUL	INSULATION	SPEC	SPECIFICATIONS
BUR	BUILT UP ROOF	INT	INTERIOR	SPK	SPEAKER
				SQ	SQUARE
CAB	CABINET	JB	JUNCTION BOX	SS	STAINLESS STEEL
CB	CATCH BASIN	JH	JOIST HANGER	SSK	SERVICE SINK
CFM	CUBIC FEET PER MINUTE	JST	JOIST	SSM	SOLID SURFACE MATERIAL
CI	CAST IRON	JT	JOINT	STA	STATION
CIP	CAST IN PLACE			STD	STANDARD
CJ	CONTROL JOINT	KD	KILN DRIED	STL	STEEL
CL	CENTERLINE	KIT	KITCHEN	STN	STAIN
CLG	CEILING	KW	KILOWATT	STR	STRUCTURAL
CLR	CLEAR			STRUCT	STRUCTURAL
CMU	CONCRETE MASONRY UNIT	LAM	LAMINATED	SUSP	SUSPENDED
CO	CLEAN OUT	LAV	LAVATORY	SYM	SYMMETRICAL
CO	CLEAN OUT	LB	LEADER BOX		
COL	COLUMN	LH	LEFT HAND	T	TREAD OR TILE
CONC	CONCRETE	LKR	LOCKER	T&G	TONGUE AND GROOVE
CONN	CONNECTION	LT	LIGHT	T/M	TO MATCH
CONT	CONTINUOUS	LTWT	LIGHTWEIGHT	TC	TOP OF CURB
CPT	CARPET			TEL	TELEPHONE
CSMT	CASEMENT	MAT	MATERIAL	TEMP	TEMPERATURE
CT	CERAMIC TILE	MAX	MAXIMUM	TER	TERRAZZO
CTSK	COUNTERSUNK	MB	MACHINE BOLT	THK	THICK / THICKNESS
CW	COLD WATER	MC	MEDICINE CABINET	TJ	TOOL JOINT
CWD	CLAD WOOD	MECH	MECHANICAL	TLT	TOILET
		MFR	MANUFACTURER	TO	TOP OF
DBL	DOUBLE	MH	MANHOLE	TOC	TOP OF CONCRETE
DEG	DEGREE	MIN	MINIMUM	TOP	TOP OF PARAPET
DEPT	DEPARTMENT	MIR	MIRROR	TOS	TOP OF STEEL
DET	DETAIL	MISC	MISCELLANEOUS	TOSF	TOP OF SUB-FLOOR
DF	DOUGLAS FIR	MO	MASONRY OPENING	TOW	TOP OF WALL
DH	DOUBLE HUNG	MRGWB	MOISTURE RESISTANT GWB	TP	TOP
DIA	DIAMETER	MTD	MOUNTED	TS	TUBE STEEL
DIAG	DIAGONAL	MTL	METAL	TV	TELEVISION
DIM	DIMENSION	MULL	MULLION	TYP	TYPICAL
DISP	GARBAGE DISPOSAL				
DN	DOWN	(N)	NEW	UL	UNDERWRITER'S LABORATORY
DO	DOOR OPENING	N	NORTH		
DP	DAMP PROOF	NIC	NOT IN CONCRACT	UNF	UNFINISHED
DR	DOOR	NO	NUMBER	UNO	UNLESS NOTED OTHERWISE
DS	DOWNSPOUT	NOM	NOMINAL	UR	URINAL
DSP	DRY STANDPIPE	NTS	NOT TO SCALE		
DTL	DETAIL			VB	VAPOR BARRIER
DW	DISHWASHER	OBS	OBSCURE	VCT	VINYL COMPOSITION TILE
DWG	DRAWING	OC	ON CENTER	VERT	VERTICAL
DWR	DRAWER	OD	OUTSIDE DIAMETER	VFY	VERIFY
		OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	VG	VERTICAL GRAIN
(E)	EXISTING			VIF	VERIFY IN FIELD
E	EAST	OFOI	OWNER FURNISHED OWNER INSTALLED	VP	VENT PIPE
EA	EACH			VR	VAPOR RETARDER
EJ	EXPANSION JOINT	OPNG	OPENING		
ELEC	ELECTRICAL	OPP	OPPOSITE	W	WEST
ELEV	ELEVATION	OTS	OPEN TO STRUCTURE	W	WATT
EMER	EMERGENCY			W/	WITH
ENCL	ENCLOSURE	P	PANTRY	WO	WITHOUT
EQ	EQUAL	PC	PRECAST	WC	WATER CLOSET
EQUIP	EQUIPMENT	PIP	POURED IN PLACE	WD	WOOD
EXIST	EXISTING	PL	PLATE OR PROPERTY LINE	WDW	WINDOW
EXP	EXPOSED	PLAM	PLASTIC LAMINATE	WF	WIDE FLANGE
EXT	EXTERIOR	PLAS	PLASTIC	WI	WROUGHT IRON
		PLYWD	PLYWOOD	WO	WHERE OCCURS
FA	FIRE ALARM	PNT	PAINT	WP	WATERPROOF
FC	FIBER CEMENT	PSF	POUNDS PER SQUARE FOOT	WR	WATER RESISTANT
FD	FLOOR DRAIN	PSI	POUNDS PER SQUARE INCH	WRB	WEATHER RESISTANT BARRIER
FDN	FOUNDATION	PT	PRESSURE TREATED		
FE	FIRE EXTINGUISER	PTD	PAINTED	WSCT	WAINSCOT
FEC	FIRE EXTINGUISHER CABINET	PVC	POLYVINYL CHLORIDE	WT	WEIGHT
FG	FIBERGLASS			WWF	WELDED WIRE FABRIC
FIN	FINISH	QT	QUARRY TILE		
FLASH	FLASHING				
FLR	FLOOR				
FLUOR	FLOURESCENT				
FOC	FACE OF CONCRETE				
FOF	FACE OF FINISH				
FOS	FACE OF STUD				
FRP	FIBERGLASS REINFORCED PLASTIC				
FRT	FIRE RETARDANT TREATED				
FRZ	FREEZER				
FT	FOOT / FEET				
FTG	FOOTING				
FURR	FURRING				
FUT	FUTURE				

GRAPHIC SYMBOLS

NORTH ARROW



GRID LINE



VERTICAL DATUM

ROOM NAME AND NUMBER



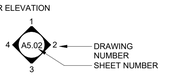
EXTERIOR ELEVATION



BUILDING SECTION / WALL SECTION



INTERIOR ELEVATION



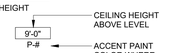
DETAIL CALLOUT



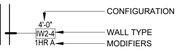
DOOR NUMBER



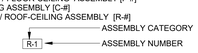
CEILING HEIGHT



WALL / ASSEMBLY TYPE



FLOOR / FLOOR-CEILING ASSEMBLY [F-#]
CEILING ASSEMBLY [C-#]
ROOF / ROOF-CEILING ASSEMBLY [R-#]



WINDOW TYPE



ACCESSORY / EQUIPMENT TYPE



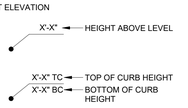
CASEWORK TYPE



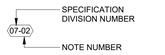
MATERIAL / FINISH



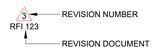
SPOT ELEVATION



KEYNOTE



REVISION



DIMENSIONS

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

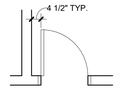
B. IN MANY INSTANCES THE ACTUAL DIMENSIONS MAY BE LESS IMPORTANT THAN IF ELEMENTS ARE TO BE EQUALLY SPACED OR ALIGNED. IN THESE CASES, THE NOTATION "EQ" OR "ALIGN" IS USED IN LIEU OF A DIMENSION.

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.



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

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

NOT FOR CONSTRUCTION

CDP SALEM - BUILDING D

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

Community Development Partners

LAND USE SUBMISSION ISSUE	**03.11.2022**
	DATE

Drawing:

ARCHITECTURAL GENERAL NOTES AND DIAGRAMS

Sheet No:
Building D -

A0.01

FILE PATH: C:\Revit_Local\21031_CDP Salem Gateway_Senior Building_22_pviana.rvt

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

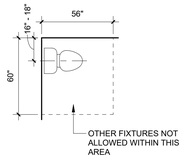


FIG. 1003.11.2.4 WATER CLOSET

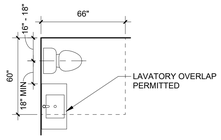
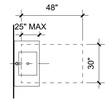


FIG. 1003.11.2.4 WATER CLOSET WITH LAVATORY



1003.11.2.2 LAVATORY CLEARANCE

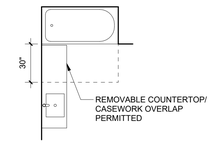
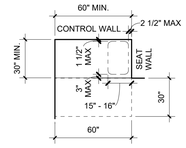
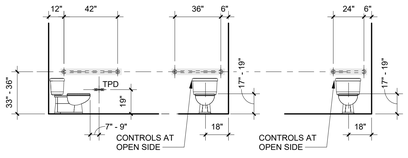


FIG. 1003.11.2.5.1(a) BATHTUB CLEARANCE

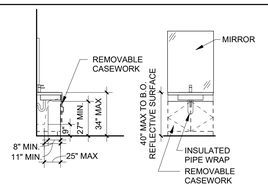


1003.11.2.5.2 SHOWER COMPARTMENT per 608

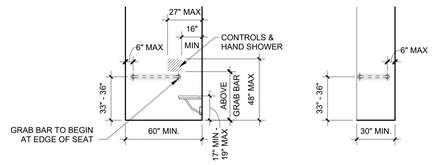


TOILET AND GRAB BAR BLOCKING

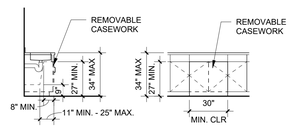
GRAB BAR BLOCKING AT LAVATORY OVERLAP EXCEPTION



LAVATORY

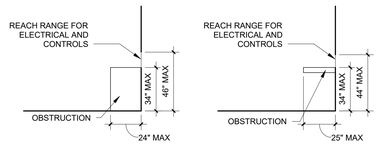


SHOWER CONTROLS AND GRAB BAR BLOCKING W/ SEAT



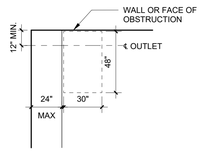
KITCHEN SINK

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

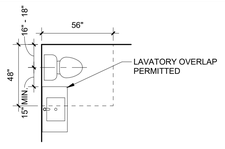
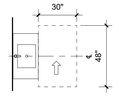
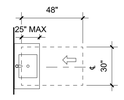


FIG. 1004.11.3.1.2 WATER CLOSET



1004.11.3.1.1 LAVATORY CLEARANCE



1003.11.2.2 ALTERNATE LAVATORY CLEARANCE - FORWARD APPROACH

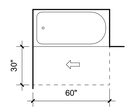


FIG. 1004.11.3.1.3.1 BATHTUB CLEARANCE PARALLEL APPROACH - OPTION A

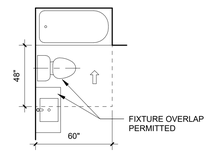
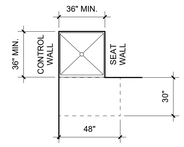
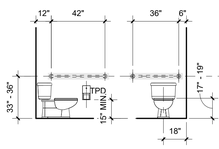


FIG. 1004.11.3.1.3.2 BATHTUB CLEARANCE FORWARD APPROACH - OPTION A

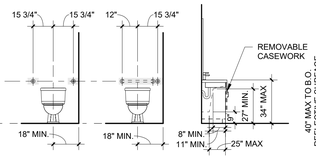


1004.11.3.1.3.3 SHOWER COMPARTMENT



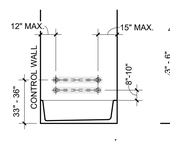
GRAB BAR BLOCKING AT TOILET

GRAB BAR BLOCKING AT TOILET ALTERNATE

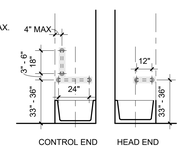


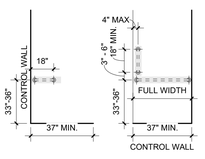
GRAB BAR BLOCKING AT TOILET SWING-UP ALTERNATES

LAVATORY AT FORWARD APPROACH

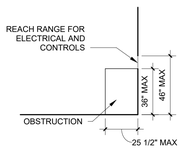


TUB GRAB BAR BLOCKING W/O BUILT-IN SEAT

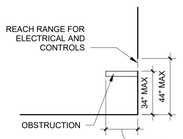




SHOWER GRAB BAR BLOCKING W/O SEAT



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



ELECTRICAL DEVICES AND CONTROLS AT KITCHENS AND BATHROOMS FORWARD REACH

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CDP SALEM - BUILDING D

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

C D P Community Development Partners

LAND USE SUBMISSION ISSUE 03.11.2022 DATE

Drawing:

ACCESSIBILITY DIAGRAMS - RESIDENTIAL

Sheet No:
Building D -

A0.10

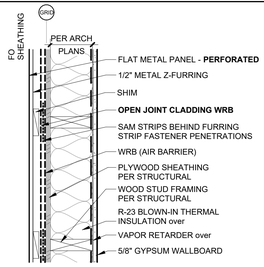
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EXTERIOR WALL TYPES

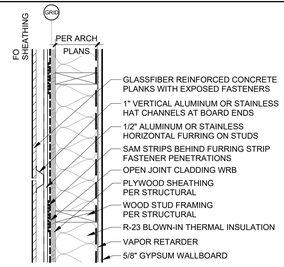


EW4-X 3 HR - CONCRETE WALL

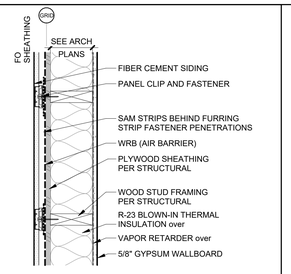
UL #	
STC	
ICC	



EW3-X EXT FLAT PERFORATED METAL PANEL ON WOOD STUD



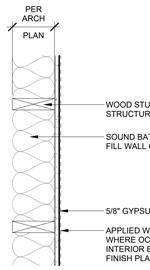
EW2-X EXT GLASSFIBRE REINFORCED CONCRETE PANEL ON WOOD STUD



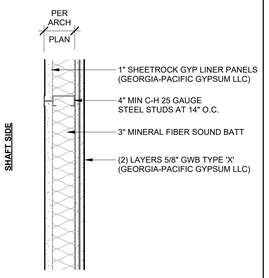
EW1-X EXT FIBER CEMENT PANEL ON WOOD STUD

UL #	
STC	
ICC	

INTERIOR WALL TYPES

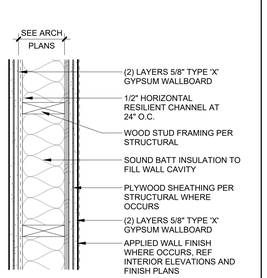


IW6-X INTERIOR FURRING WALL



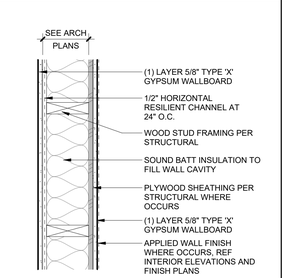
IW5-X 2 HR SHAFT WALL - METAL

UL #	
STC	
ICC	



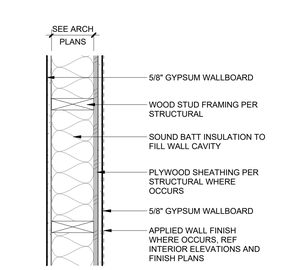
IW4-X 2 HR RATED INTERIOR DEMISING WALL

GA	WP 3825
STC	55-59

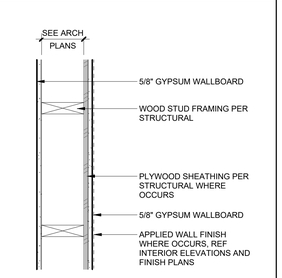


IW3-X 1 HR RATED INTERIOR DEMISING WALL

GA	WP 3243
STC	50-54

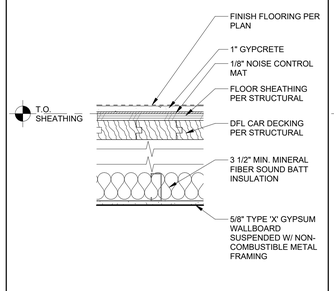


IW2-X INTERIOR PARTITION WALL



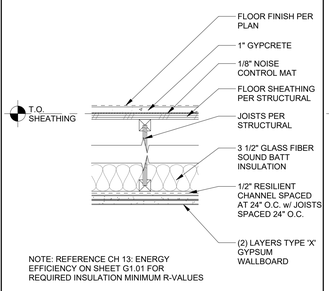
IW1-X INTERIOR PARTITION WALL

FLOOR/CEILING TYPES



F-3 1-HR RATED FLOOR/CEILING ASSEMBLY AT CORRIDORS

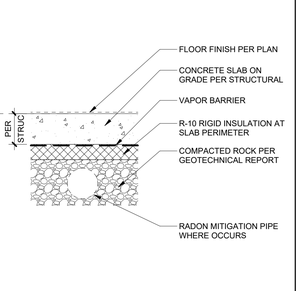
	75 MIN CALC
STC	



NOTE: REFERENCE CH 13: ENERGY EFFICIENCY ON SHEET G1.01 FOR REQUIRED INSULATION MINIMUM R-VALUES

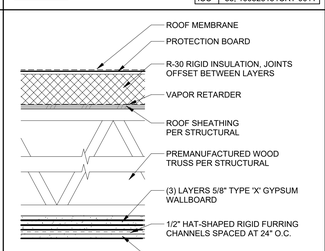
F-2 1-HR RATED FLOOR/CEILING ASSEMBLY

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STC	55, 100528151CRT-002I
ICC	53, 100528151CRT-001T



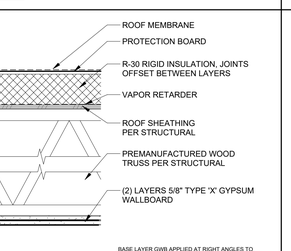
F-1 SLAB ON GRADE FLOOR

ROOF TYPES



R-2 2 HR RATED SINGLE PLY ROOF ASSEMBLY

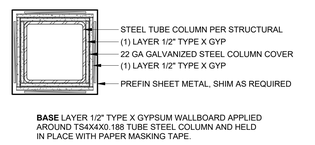
GA	RC 2751



R-1 1 HR RATED SINGLE PLY ROOF ASSEMBLY

OSSC	T721.1(3) NO. 21-1.1

PRIMARY FRAME



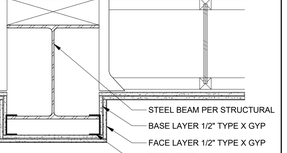
BASE LAYER 1/2" TYPE X GYPSUM WALLBOARD APPLIED AROUND TS4X4X0.188 TUBE STEEL COLUMN AND HELD IN PLACE WITH PAPER MASKING TAPE.

SECOND LAYER EITHER 24 GA GALVANIZED STEEL COLUMN COVER CONSISTING OF TWO L-SHAPED SECTIONS WITH SNAP-LOCK SHEET STEEL JOINTS OR 22 GA GALVANIZED STEEL COLUMN COVERS CONSISTING OF TWO L-SHAPED SECTIONS WITH LAP JOINTS FASTENED WITH NO. 8X1/2" SHEET METAL SCREWS 12" O.C.

FACE LAYER 1/2" TYPE X GYPSUM WALLBOARD APPLIED WITHOUT HORIZONTAL JOINTS TO COLUMN COVER WITH 1" TYPE S DRYWALL SCREWS 8" O.C. SPACED 1" FROM VERTICAL EDGES. METAL CORNERBEAD APPLIED TO ALL CORNERS WITH 1" TYPE S DRYWALL SCREWS 12" O.C. IN EACH FLANGE.

CO-1 1 HR RATED HSS COLUMN

GA	CM 1451



BASE LAYER 1/2" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED TO BEAM CAGE W/ 1" TYPE S DRYWALL SCREWS 12" O.C.

FACE LAYER 1/2" PROPRIETARY TYPE X GYPSUM WALLBOARD APPLIED TO BEAM CAGE WITH 1 5/8" TYPE S DRYWALL SCREWS 12" O.C. JOINTS OFFSET FROM BASE LAYER JOINTS.

BEAM CAGE FABRICATED FROM NO. 24 GAGE 7/8" X 1 3/8" STEEL ANGLES SCREW ATTACHED TO STEEL JOISTS AT BEAM TOP FLANGE AND NO. 25 GAGE 2 1/2" STEEL RUNNERS HOOKED OVER BEAM LOWER FLANGE AND SUPPORTING 1 5/8" STEEL STUDS 24" O.C. MINIMUM BEAM SIZE W8X15. **(ONE HOUR UNRESTRAINED BEAM.)**

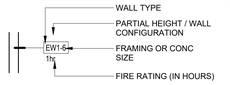
BM-1 1 HR RATED STEEL BEAM

GA	BM 1137

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. WHERE PARTITIONS ARE SOUND RATED OR FIRE RATED AND INCLUDE PROPRIETARY MANUFACTURERS, NO SUBSTITUTIONS ARE ALLOWED.
G. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.
H. AT WALLS WITH RESILIENT CHANNELS SEE DETAIL ___ FOR ASSEMBLY DETAILS.
I. WHERE ACOUSTIC WALL IS INDICATED, SEE __ FOR ASSEMBLY DETAILS.
J.

WALL TYPE SYMBOL



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

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CDP SALEM - BUILDING D

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

Community Development Partners

LAND USE SUBMISSION ISSUE 03.11.2022 DATE

Drawing:

ASSEMBLIES

Sheet No:
Building D -

A0.20

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1 A2.11B 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 DOOR AND WINDOW DIMENSIONS ARE TO CL OR OVERALL UNIT. REFERENCE SCHEDULES AND DOOR AND WINDOW TYPES
D. REFERENCE STRUCTURAL DRAWINGS FOR GENERAL CONTROL JOINTS @ SLAB. COORDINATE FINAL LOCATIONS WITH ARCHITECT COMPATIBILITY WITH FLOOR FINISHES
E. SEE DOOR SCHEDULE FOR DOOR TYPES AND INSTALLATION DETAILS CORRESPONDING TO DOOR NUMBERS
F. SEE WINDOW SCHEDULE FOR WINDOW TYPES
G. FOR FLOOR FINISHES, SEE FLOOR FINISH PLAN
H. WIRE SHELVING IN ALL BEDROOM CLOSETS
I. M.E.P. INFORMATION PROVIDED FOR REFERENCE ONLY. SEE M.E.P. DRAWINGS.
J. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL UNIT RESTROOMS WHERE GRAB BARS ARE NOT SHOWN IN PLAN, REF ACCESSIBILITY DIAGRAMS FOR LOCATIONS
K. FIRE EXTINGUISHER TO BE PLACED IN PANTRY IN ALL UNITS
L. WHERE WALLS, DOORS AND WINDOWS ARE NOT DIMENSIONED, ALIGN WITH THOSE ON THE FLOOR BELOW, TYP. SEE SECTIONS AND EXTERIOR ELEVATIONS.

LEGEND

1 HOUR RATED ASSEMBLY
2 HOUR RATED ASSEMBLY
ELEMENT ABOVE
R-1 ASPHALT SHINGLE ROOF

KEYNOTES 07-02

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LAND USE SUBMISSION ISSUE 03.11.2022 DATE

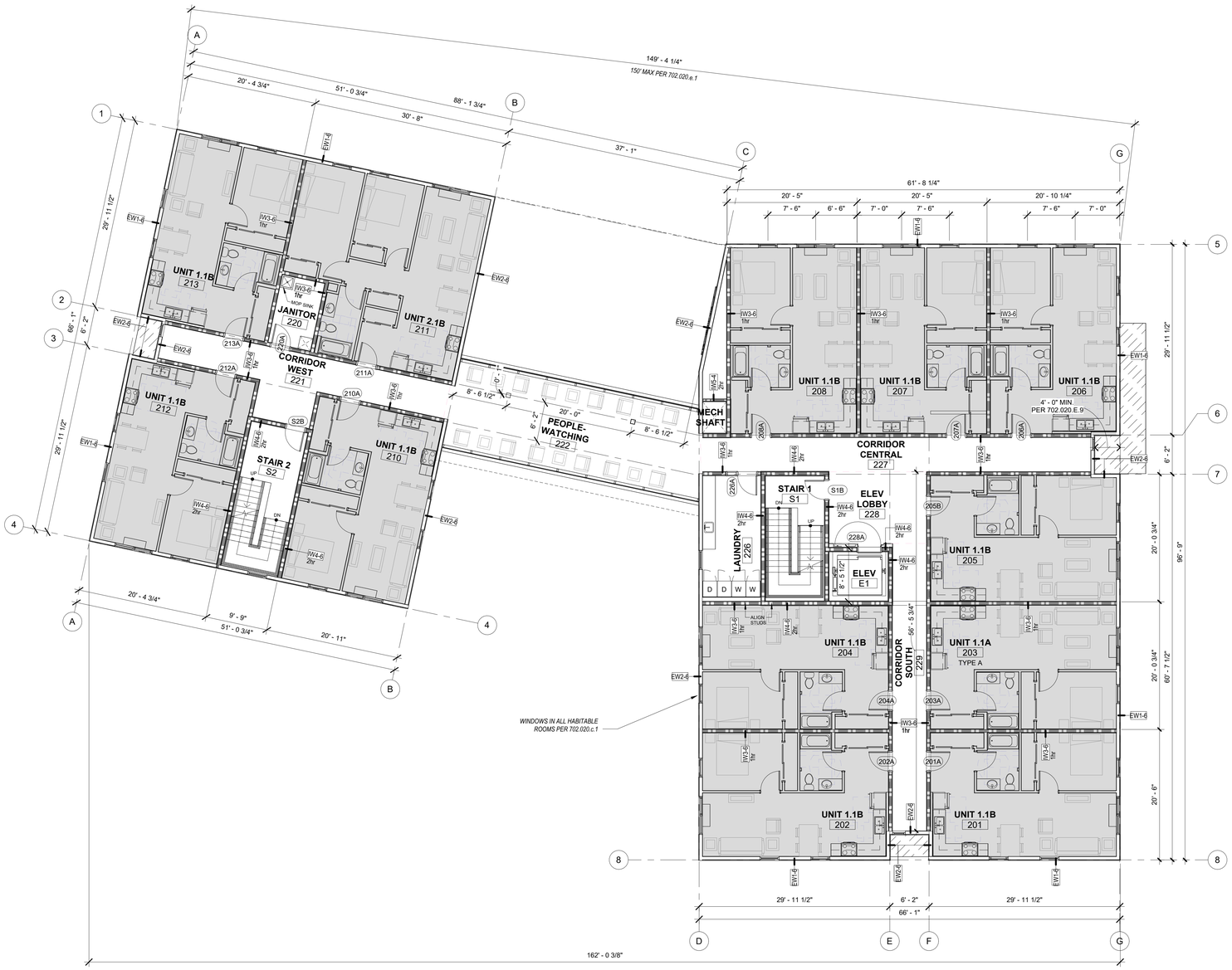
Drawing:

FIRST FLOOR PLAN

Sheet No:
Building D -

A2.11B

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1 A2.12B SECOND 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 DOOR AND WINDOW DIMENSIONS ARE TO CL OR OVERALL UNIT. REFERENCE SCHEDULES AND DOOR AND WINDOW TYPES
D. REFERENCE STRUCTURAL DRAWINGS FOR GENERAL CONTROL JOINTS @ SLAB. COORDINATE FINAL LOCATIONS WITH ARCHITECT COMPATIBILITY WITH FLOOR FINISHES
E. SEE DOOR SCHEDULE FOR DOOR TYPES AND INSTALLATION DETAILS CORRESPONDING TO DOOR NUMBERS
F. SEE WINDOW SCHEDULE FOR WINDOW TYPES
G. FOR FLOOR FINISHES, SEE FLOOR FINISH PLAN
H. WIRE SHELVING IN ALL BEDROOM CLOSETS
I. M.E.P. INFORMATION PROVIDED FOR REFERENCE ONLY. SEE M.E.P. DRAWINGS.
J. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL UNIT RESTROOMS WHERE GRAB BARS ARE NOT SHOWN IN PLAN, REF ACCESSIBILITY DIAGRAMS FOR LOCATIONS
K. FIRE EXTINGUISHER TO BE PLACED IN PANTRY IN ALL UNITS
L. WHERE WALLS, DOORS AND WINDOWS ARE NOT DIMENSIONED, ALIGN WITH THOSE ON THE FLOOR BELOW, TYP. SEE SECTIONS AND EXTERIOR ELEVATIONS.

LEGEND

- 1 HOUR RATED ASSEMBLY
- 2 HOUR RATED ASSEMBLY
- ELEMENT ABOVE
- R-1 ASPHALT SHINGLE ROOF

KEYNOTES 07-02

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CDP SALEM - BUILDING D

Job Number: 21031

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SALEM, OR 97306

Community Development Partners

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	DATE

Drawing:

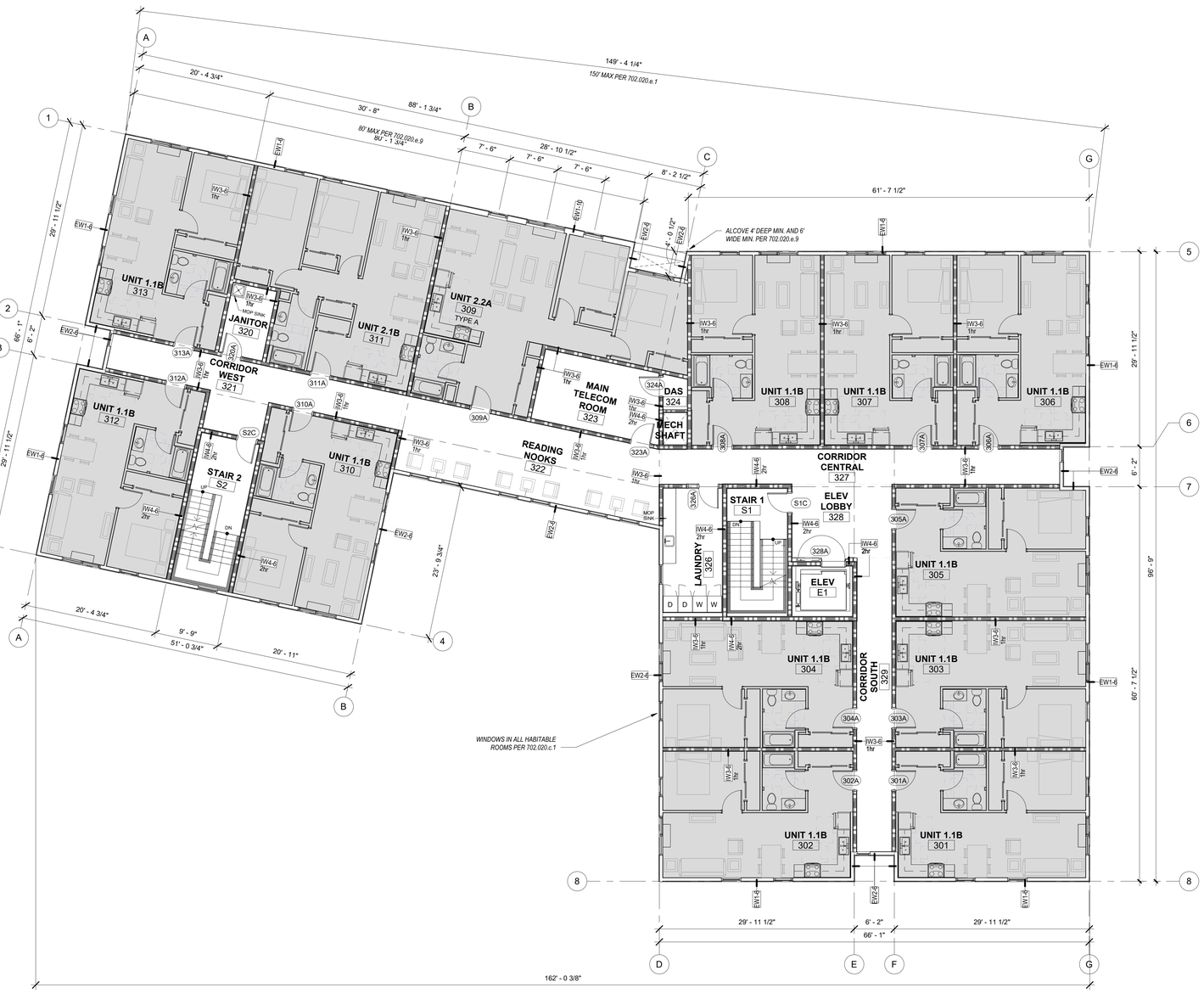
SECOND FLOOR PLAN

Sheet No:
Building D -

A2.12B

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1 A2.13B 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.
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G. FOR FLOOR FINISHES, SEE FLOOR FINISH PLAN
H. WIRE SHELVING IN ALL BEDROOM CLOSETS
I. M.E.P. INFORMATION PROVIDED FOR REFERENCE ONLY. SEE M.E.P. DRAWINGS.
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L. WHERE WALLS, DOORS AND WINDOWS ARE NOT DIMENSIONED, ALIGN WITH THOSE ON THE FLOOR BELOW, TYP. SEE SECTIONS AND EXTERIOR ELEVATIONS.

LEGEND

- 1 HOUR RATED ASSEMBLY
- 2 HOUR RATED ASSEMBLY
- ELEMENT ABOVE
- R-1 ASPHALT SHINGLE ROOF

KEYNOTES 07-02

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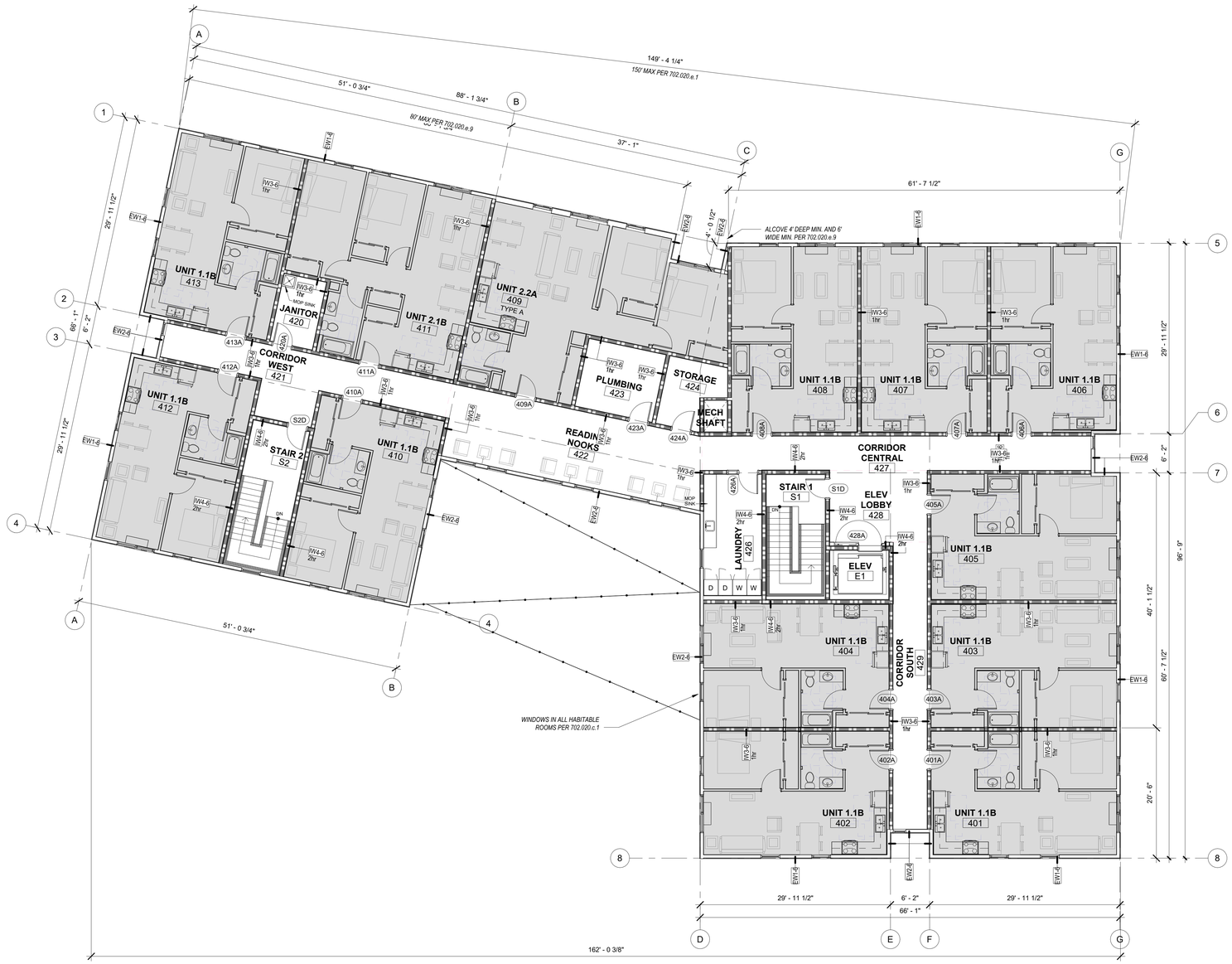
THIRD FLOOR PLAN

Sheet No:
Building D -

A2.13B

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1 A2.14B 4 FOURTH 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.
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G. FOR FLOOR FINISHES, SEE FLOOR FINISH PLAN
H. WIRE SHELVING IN ALL BEDROOM CLOSETS
I. M.E.P. INFORMATION PROVIDED FOR REFERENCE ONLY. SEE M.E.P. DRAWINGS.
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L. WHERE WALLS, DOORS AND WINDOWS ARE NOT DIMENSIONED, ALIGN WITH THOSE ON THE FLOOR BELOW, TYP. SEE SECTIONS AND EXTERIOR ELEVATIONS.

LEGEND

1 HOUR RATED ASSEMBLY
2 HOUR RATED ASSEMBLY
ELEMENT ABOVE
R-1 ASPHALT SHINGLE ROOF

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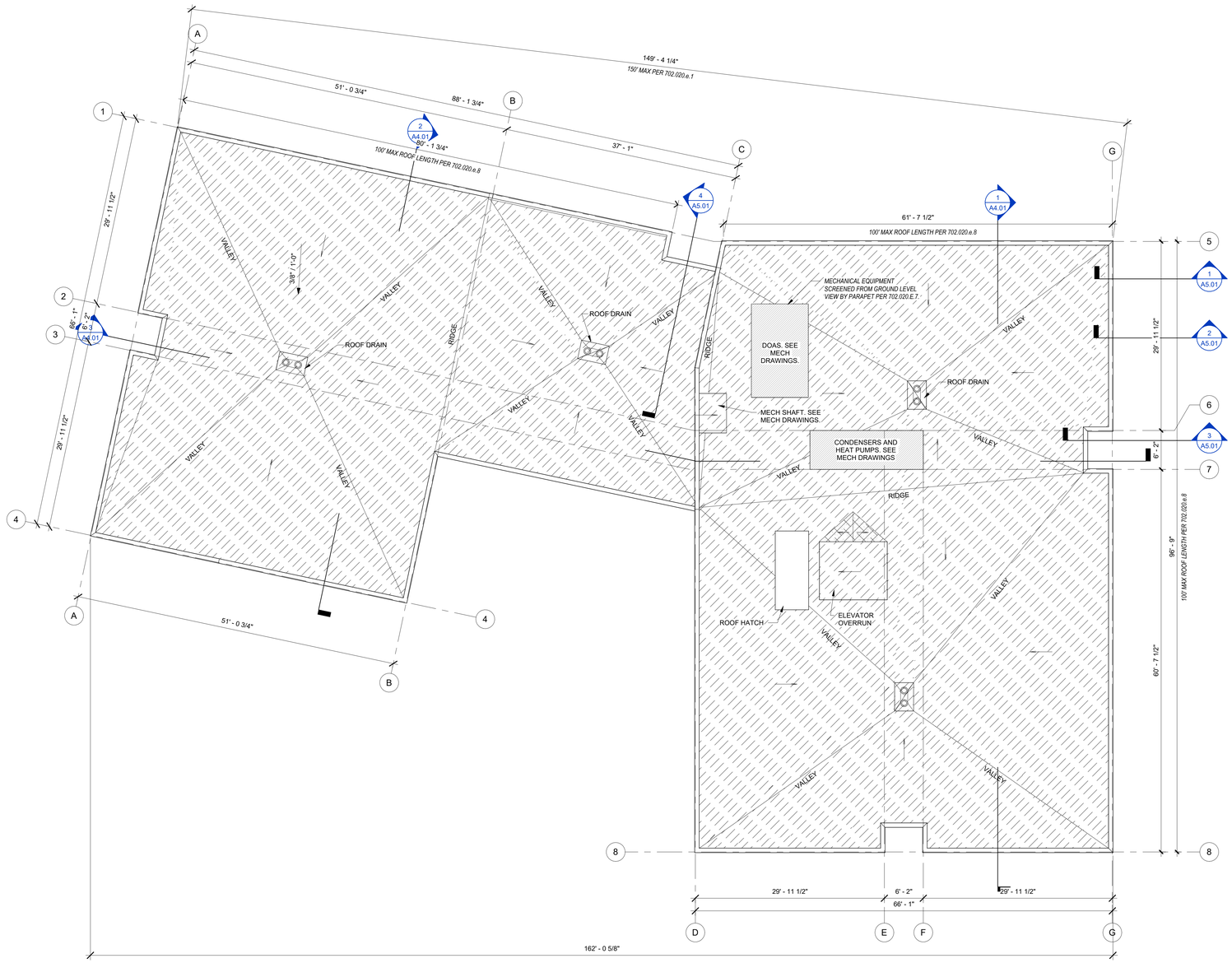
Drawing:

FOURTH FLOOR PLAN

Sheet No:
Building D -

A2.14B

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1 A2.21 ROOF PLAN
1/8" = 1'-0"

GENERAL SHEET NOTES

A. REFERENCE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS NOT SHOWN HERE.
B. MINIMUM SLOPE OF CRICKETS TO BE 1/4" PER FT UNLESS NOTED OTHERWISE. CONTRACTOR TO PROVIDE ALL CRICKETS REQ'D TO PROVIDE POSITIVE DRAINAGE TO DRAINS.

LEGEND

LOW SLOPE MEMBRANE ROOF

BUILT UP CRICKET

KEYNOTES 07-02

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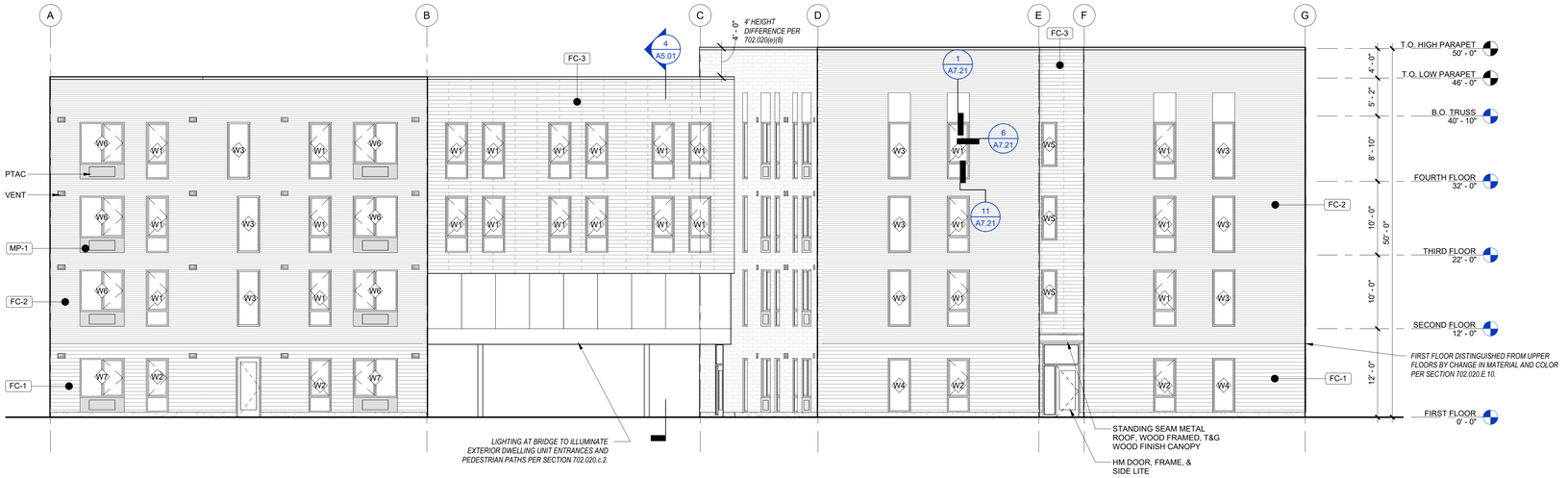
Drawing:

ROOF PLAN

Sheet No:
Building D -

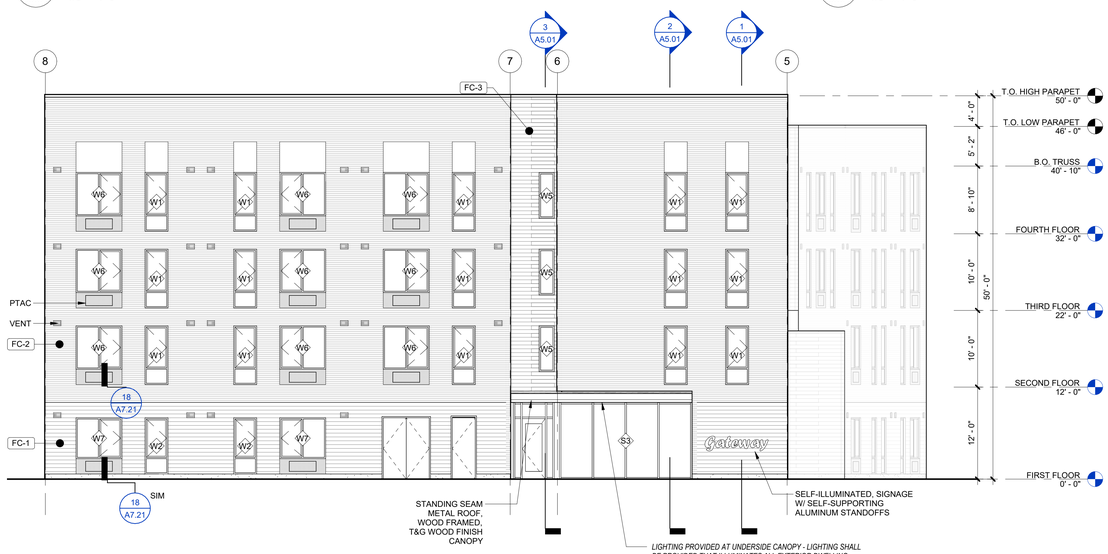
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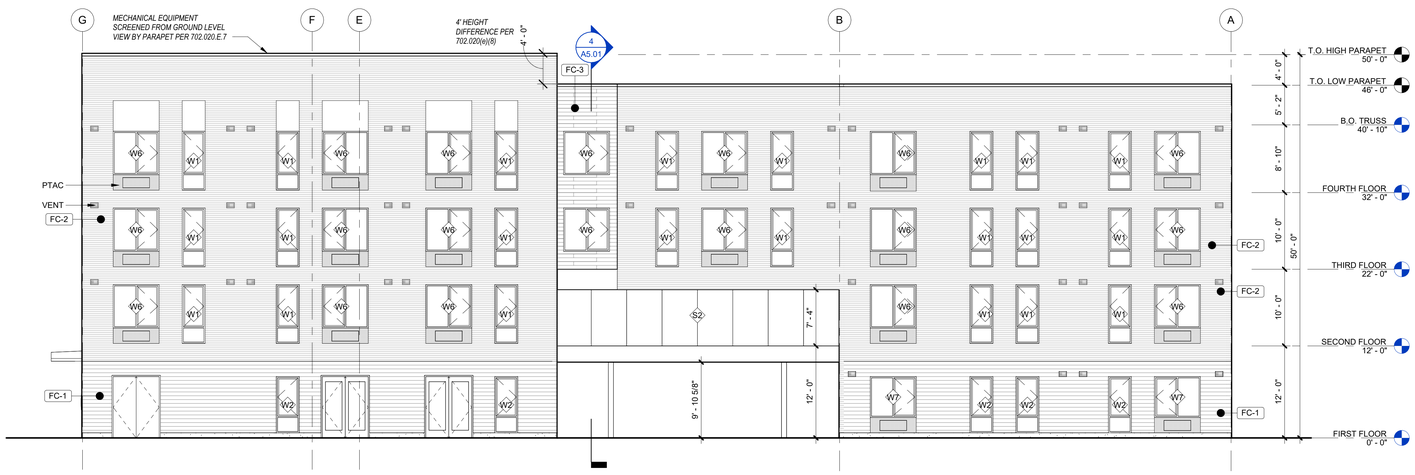


1 A3.01 SOUTH ELEVATION LEFT
1/8" = 1'-0"

2 A3.01 SOUTH ELEVATION RIGHT
1/8" = 1'-0"

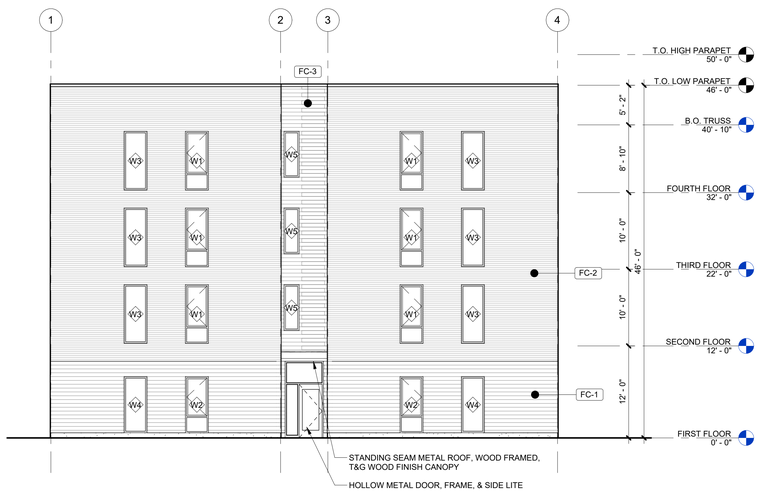


3 A3.01 EAST ELEVATION
1/8" = 1'-0"



4 A3.01 NORTH ELEVATION LEFT
1/8" = 1'-0"

5 A3.01 NORTH ELEVATION RIGHT
1/8" = 1'-0"



6 A3.01 WEST ELEVATION
1/8" = 1'-0"

GENERAL SHEET NOTES

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

LEGEND

- FC-1 — **FIBER CEMENT SIDING** PRODUCT: CERACLAD TEXTURE: 8-REVEAL COLOR: CHARCOAL
- FC-2 — **FIBER CEMENT SIDING** PRODUCT: CERACLAD TEXTURE: MODERN STRIPE COLOR: CHARCOAL
- FC-3 — **FIBER CEMENT SIDING** PRODUCT: RIEDER CONCRETE SKIN TEXTURE: FERRO, FERRO LIGHT COLOR: SAHARA
- FC-4 — **FIBER CEMENT SIDING** PRODUCT: RIEDER CONCRETE SKIN TEXTURE: MATT COLOR: SAHARA
- MP-1 — **PERFORATED METAL PANEL** PRODUCT: TBD FINISH: GRAY
- MP-2 — **METAL PANEL** PRODUCT: TBD FINISH: GRAY
- **PTHP (BEHIND PERF. METAL PANEL)**
- **EXHAUST LOUVER**
- **INTAKE LOUVER**

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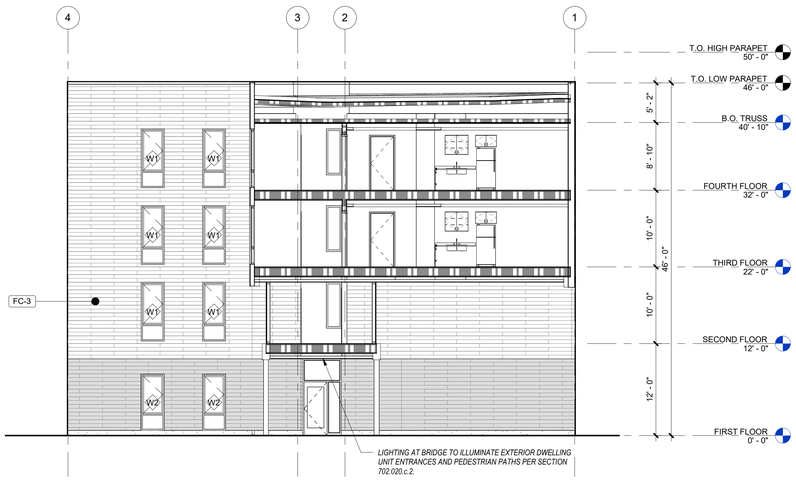
EXTERIOR ELEVATIONS

Sheet No:
Building D -

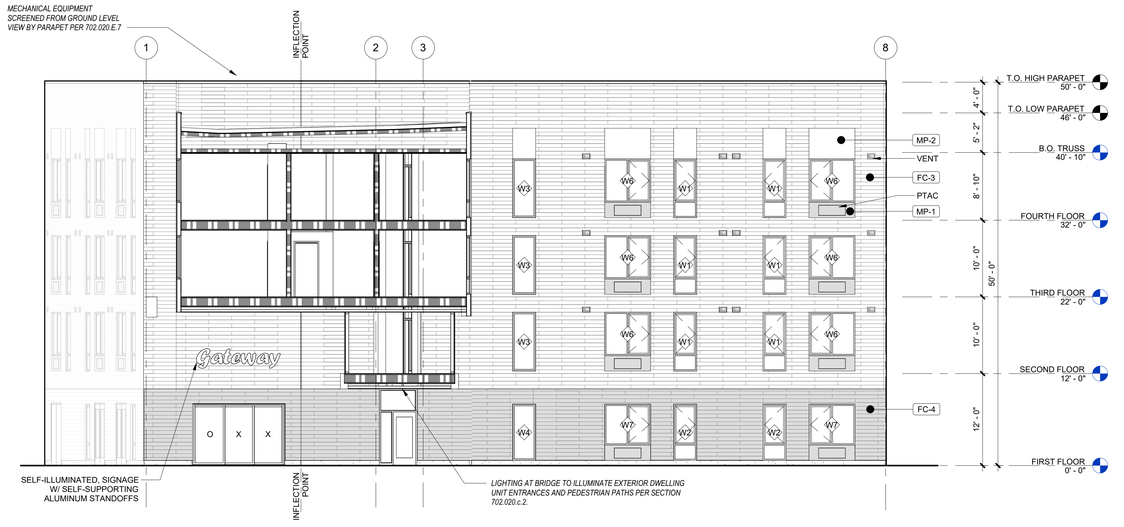
A3.01

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1 A3.02 INNER WEST SIDE ELEVATION
1/8" = 1'-0"



2 A3.02 INNER EAST SIDE ELEVATION LEFT
1/8" = 1'-0"

3 A3.02 INNER EAST SIDE ELEVATION RIGHT
1/8" = 1'-0"

GENERAL SHEET NOTES

A. REFERENCE FLOOR PLANS FOR DOOR AND WINDOW LOCATIONS.
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F. PREFINISHED 22 GAUGE METAL THROUGH WALL FLASHING AT WINDOW HEADS.
G. TRANSITION BETWEEN FIBER CEMENT SIDING PROFILES TO FOLLOW MANUFACTURER DETAILING AND REQUIREMENTS.

LEGEND

FC-1 — **FIBER CEMENT SIDING**
PRODUCT: CERACLAD
TEXTURE: 8-REVEAL
COLOR: CHARCOAL

FC-2 — **FIBER CEMENT SIDING**
PRODUCT: CERACLAD
TEXTURE: MODERN STRIPE
COLOR: CHARCOAL

FC-3 — **FIBER CEMENT SIDING**
PRODUCT: RIEDER CONCRETE SKIN
TEXTURE: FERRO, FERRO LIGHT
COLOR: SAHARA

FC-4 — **FIBER CEMENT SIDING**
PRODUCT: RIEDER CONCRETE SKIN
TEXTURE: MATT
COLOR: SAHARA

MP-1 — **PERFORATED METAL PANEL**
PRODUCT: TBD
FINISH: GRAY

MP-2 — **METAL PANEL**
PRODUCT: TBD
FINISH: GRAY

PTHP (BEHIND PERF. METAL PANEL)

EXHAUST LOUVER

INTAKE LOUVER

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Drawing:

EXTERIOR ELEVATIONS

Sheet No:
Building D -

A3.02

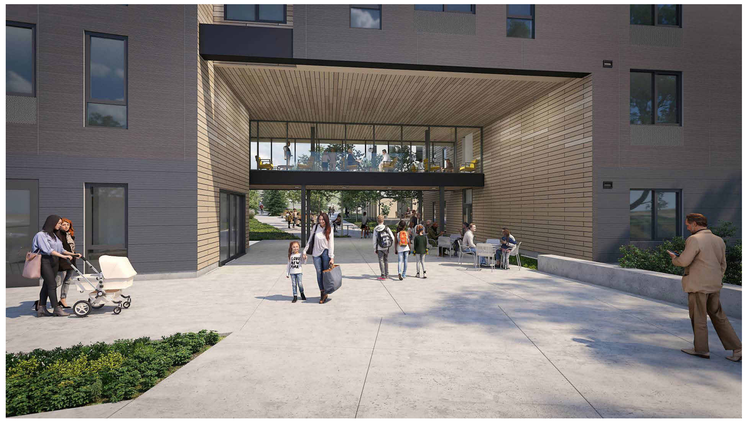
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NORTH FACADE



NORTHWEST CORNER VIEWED FROM SALAL



NORTH VIEW OF UNDERPASS & "PEOPLE WATCHING" BRIDGE



EAST FACADE

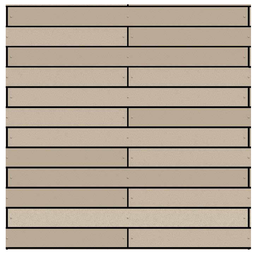
MATERIALS



FIBER CEMENT SIDING 1
PRODUCT: CERACLAD
TEXTURE: 8 REVEAL
COLOR: CHARCOAL
LOCATION: GROUND LEVEL



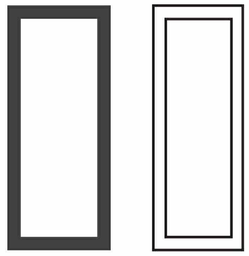
FIBER CEMENT SIDING 2
PRODUCT: CERACLAD
TEXTURE: MODERN STRIPE
COLOR: CHARCOAL
LOCATION: LEVELS 2-4



FIBER CEMENT SIDING 3
PRODUCT: RIEDER OKO SKIN
TEXTURE: MATT, FERRO LIGHT AND FERRO
COLOR: SAHARA
LOCATION: ALCOVES



FLAT METAL PANEL
PRODUCT: TBD
FINISH: TBD, DARK GRAY
LOCATION: BELOW WINDOWS



VINYL WINDOWS
PRODUCT: VPI ENDURANCE
FINISH: BLACK

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

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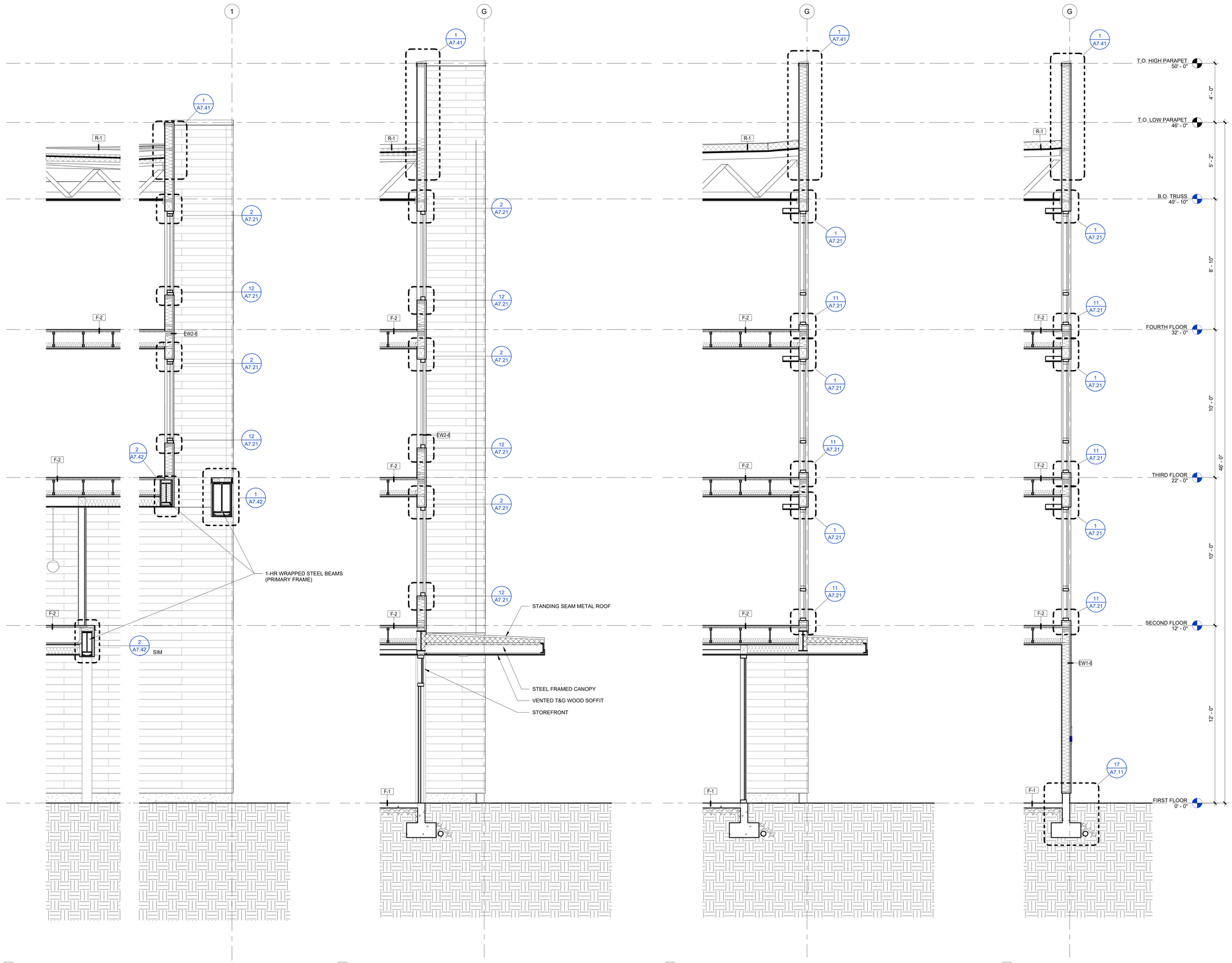
Drawing:

RENDERINGS

Sheet No:
Building D -

A3.10

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4 A5.01 WALL SECTION AT BRIDGE
3/8" = 1'-0"

3 A5.01 WALL SECTION AT LOBBY ENTRY
3/8" = 1'-0"

2 A5.01 WALL SECTION AT LOBBY
3/8" = 1'-0"

1 A5.01 WALL SECTION TYPICAL
3/8" = 1'-0"

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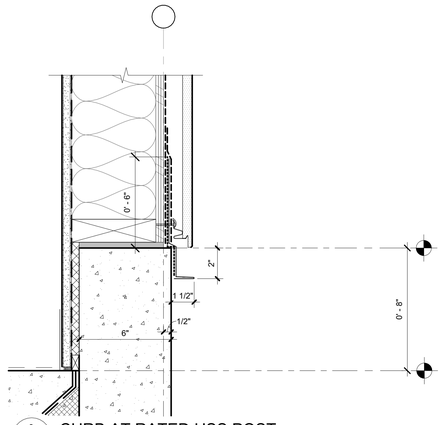
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WALL SECTIONS

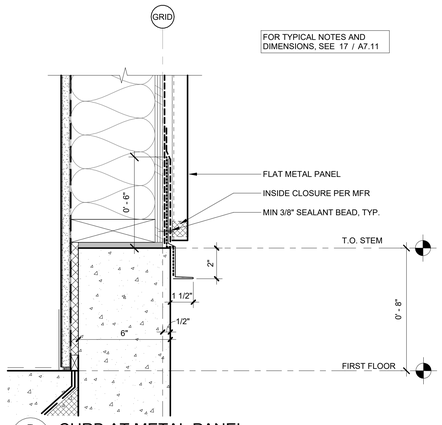
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Building D -

A5.01

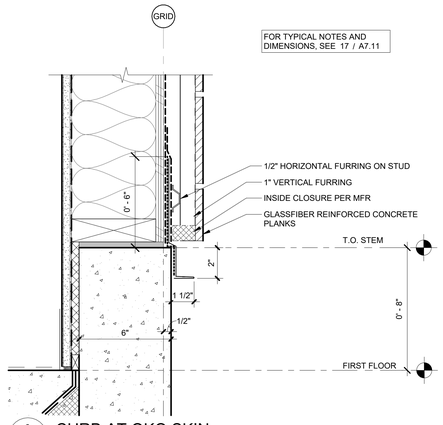
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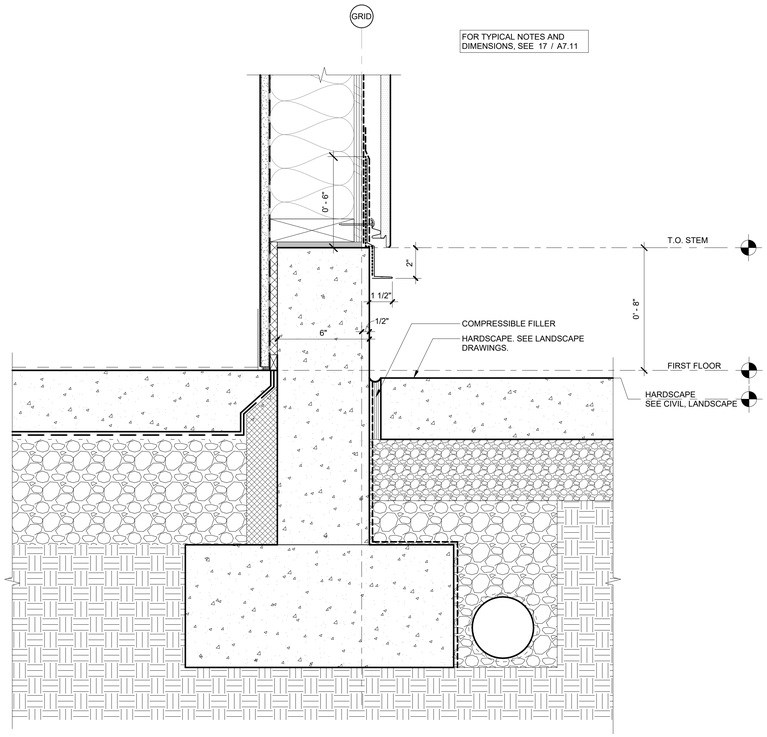
8 A7.11 CURB AT RATED HSS POST
3" = 1'-0"



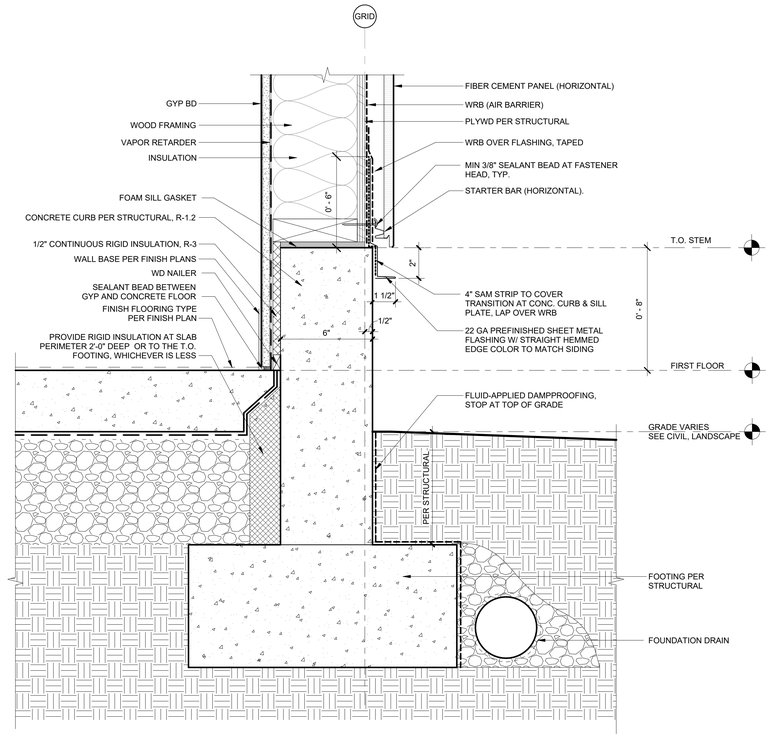
7 A7.11 CURB AT METAL PANEL
3" = 1'-0"



6 A7.11 CURB AT OKO SKIN
3" = 1'-0"



19 A7.11 CURB AT CERACLAD AT HARDSCAPE
3" = 1'-0"



17 A7.11 CURB AT CERACLAD AT GRADE
3" = 1'-0"

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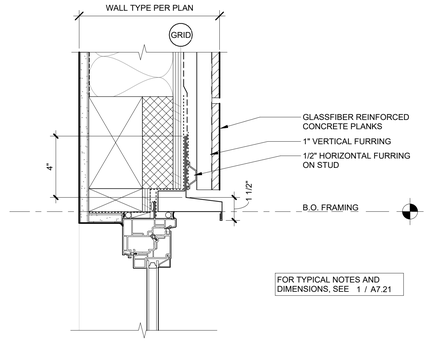
Drawing:

FOUNDATION DETAILS

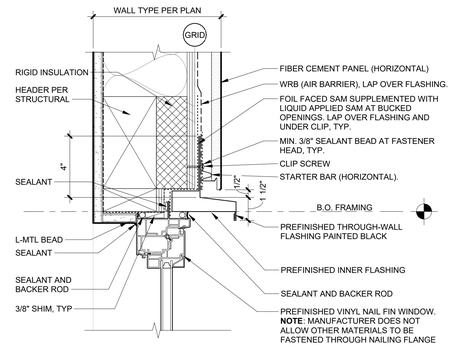
Sheet No:
Building D -

A7.11

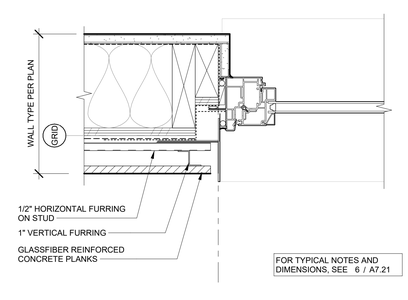
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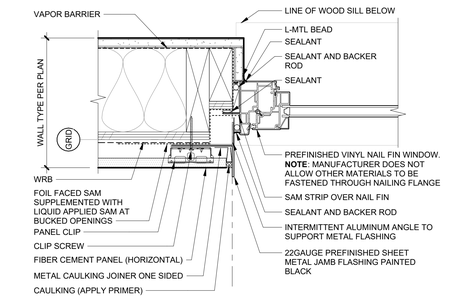


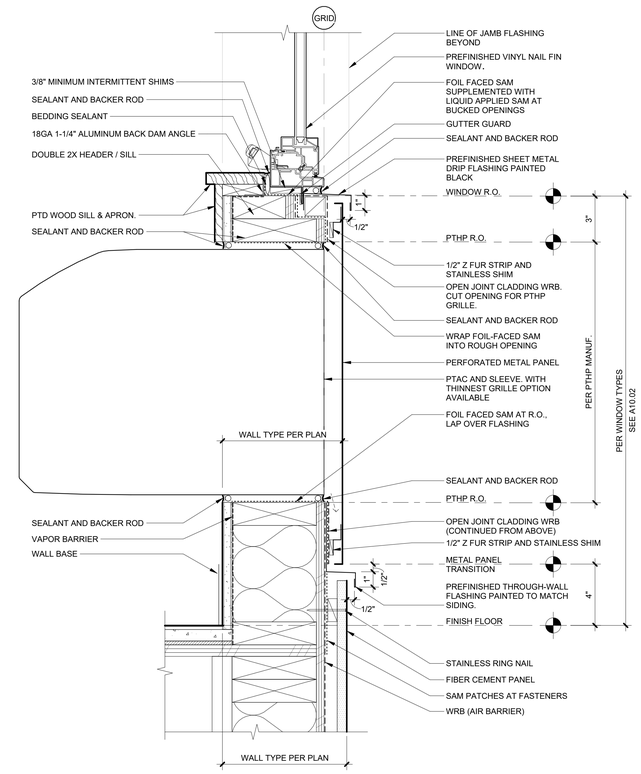
2 A7.21 WINDOW HEAD AT OKO SKIN
3" = 1'-0"



1 A7.21 WINDOW HEAD AT CERACLAD
3" = 1'-0"

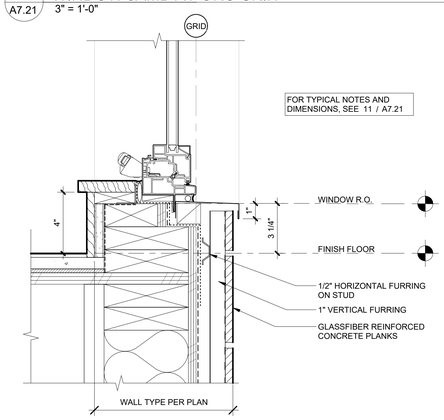




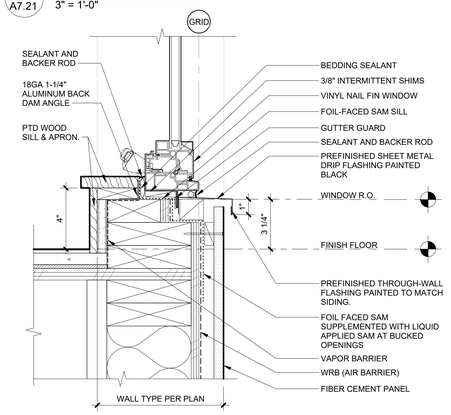


18 A7.21 WINDOW SILL AT METAL PANEL WITH PTAC ABOVE CERACLAD
3" = 1'-0"

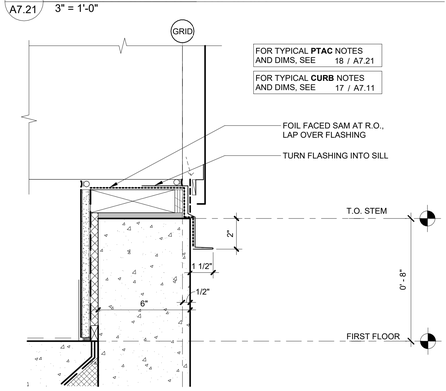
7 A7.21 WINDOW JAMB AT OKO SKIN
3" = 1'-0"



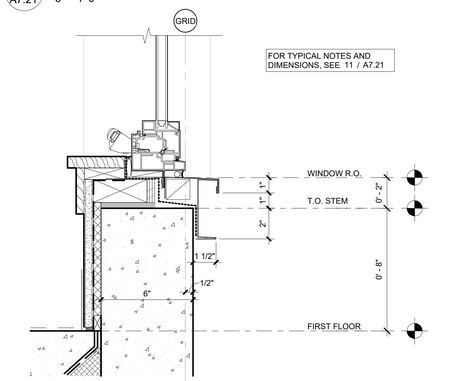
6 A7.21 WINDOW JAMB AT CERACLAD
3" = 1'-0"



12 A7.21 WINDOW SILL AT OKO SKIN
3" = 1'-0"



11 A7.21 WINDOW SILL AT CERACLAD
3" = 1'-0"



17 A7.21 PTAC SILL AT CURB
3" = 1'-0"

16 A7.21 WINDOW SILL AT CURB
3" = 1'-0"

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.
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NOT FOR CONSTRUCTION

CDP SALEM - BUILDING D

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

Community Development Partners

LAND USE SUBMISSION ISSUE	03.11.2022
	DATE

Drawing:

OPENING DETAILS - WINDOWS

Sheet No:
Building D -

A7.21

LAND USE SUBMISSION

03.11.2022



CDP SALEM - BUILDING E

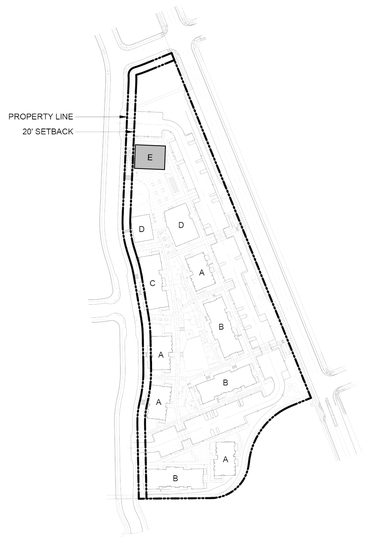
5205 BATTLE CREEK RD SE
SALEM, OR 97306

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ZONING



G1 - SITE PLAN - ZONING DIAGRAM

NORTH

702.020 MULTIPLE FAMILY DESIGN REVIEW STANDARDS

SECTION	REQUIREMENT MET OR ADJUSTMENT REQUESTED	SHEET NUMBER
SITE SAFETY & SECURITY		
702.020.c.1	REQUIREMENT MET	A2.11
FACADE & BUILDING DESIGN		
702.020.e.1	REQUIREMENT MET	A2.11-A2.12
702.020.e.8	REQUIREMENT MET	A2.13, A3.01
702.020.e.9	REQUIREMENT MET	A2.12

GENERAL PROJECT NOTES

REFER TO OWNER-CONTRACTOR AGREEMENT FOR GENERAL CONDITIONS. WHERE THERE IS A CONFLICT BETWEEN THE CONTRACT AND NOTES HEREIN, THE CONTRACT TAKES PRECEDENCE.

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FULL SET OF CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND ADDENDA.
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.
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.
4. GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE IN A BROOM CLEAN CONDITION AT ALL TIMES DURING THE PROJECT.
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.
6. ALL REQUIRED CITY AND/OR COUNTY LICENSE SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL TRADE.
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.
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.
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.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION.
11. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
12. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION.
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.
14. CONTRACTOR TO PROVIDE BACKING OR BLOCKING AS REQUIRED FOR MOUNTING ALL WALL MOUNTED SHELVES, EQUIPMENT, ACCESSORIES, CABINETS, ETC.
15. CONTRACTOR TO PROTECT ALL TREES AND ROOTS NOT SLATED FOR REMOVAL DURING CONSTRUCTION.
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.
17. GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION STAKING.

PROJECT TEAM

OWNER
CDP OREGON LLC
126 NE ALBERTA ST #202
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PROJECT SUMMARY

PROJECT DESCRIPTION:	TWO STORY GLULAM COMMUNITY BUILDING FEATURING TWO LARGE MEETING SPACES AND SEVERAL OFFICES. GROSS AREA: 4,077 GSF
PROJECT ADDRESS:	5205 BATTLE CREEK RD SE SALEM, OR 97306
LEGAL DESCRIPTION:	083W14/ 118 AND 300
ZONING:	RM-II

SEPARATE PERMITS AND DEFERRED SUBMITTAL BIDDER DESIGN ITEMS

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.

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.

SEPARATE PERMITS:

1. DEMOLITION PERMIT
2. SIGNAGE PERMIT

DEFERRED SUBMITTALS:

1. ELEVATOR
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. WOOD CHORD METAL WEB TRUSSES
10. STAIR FRAMING
11. CURTAINWALL SYSTEMS
12. PHOTO VOLTAIC PANEL ATTACHMENT AND BALLAST

SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT LISTED HERE AND ADDITIONAL BIDDER DESIGN ITEMS.

VICINITY MAP



SHEET INDEX

SHEET #	SHEET NAME
GENERAL	
G0.01	GENERAL PROJECT INFORMATION
G2.00	LIFE SAFETY SITE PLAN
ARCHITECTURAL	
A0.01	ARCHITECTURAL GENERAL NOTES AND DIAGRAMS
A0.20	ASSEMBLIES
A2.12	FIRST FLOOR PLAN
A2.13	ROOF PLAN
A2.31	FIRST FLOOR REFLECTED CEILING PLAN
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A3.10	RENDERS
A4.01	BUILDING SECTIONS
A5.01	WALL SECTIONS
A7.01	GENERAL
A7.11	FOUNDATION & RAILINGS
A7.12	SITE DETAILS
A7.21	OPENINGS
A7.31	MATERIAL TRANSITIONS
A7.41	ROOF
A7.99	DETAILS - SORT
A8.01	INTERIOR ELEVATIONS
A8.02	INTERIOR ELEVATIONS
A8.03	ENLARGED RESTROOM
A10.01	DOOR SCHEDULE AND DOOR & WINDOW TYPES
A10.21	FINISH SCHEDULE AND LEGEND

SCOTT|EDWARDS ARCHITECTURE LLP.
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phone: (503) 226-3617 www.seallp.com

NOT FOR CONSTRUCTION

CDP SALEM - BUILDING E

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

Community Development Partners

LAND USE SUBMISSION ISSUE 03.11.2022

Drawing:

GENERAL PROJECT INFORMATION

Sheet No:
Building E -

G0.01

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REQUIRED CLEAR FLOOR AREAS

PER ICC A117.1-2009

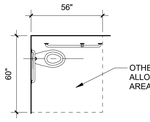
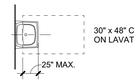


FIG. 604.3 SIZE OF CLEARANCE FOR WATER CLOSET



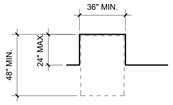
605.3 SIZE OF CLEARANCE FOR URINAL



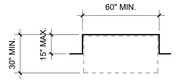
SIZE OF CLEARANCE FOR LAVATORY

PROTRUDING OBJECTS

PER ICC A117.1-2009 FIG. 307.2



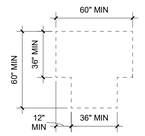
ALCOVE: FORWARD APPROACH



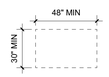
ALCOVE: PARALLEL APPROACH



TURNING SPACE: CIRCULAR



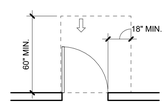
TURNING SPACE: T-SHAPED



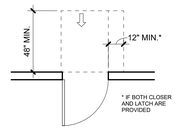
REQUIRED FLOOR AREA

MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

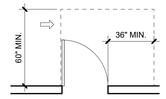
PER ICC A117.1-2009, FIG. 404.2.3.2



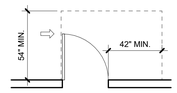
(a) FRONT APPROACH PULL SIDE



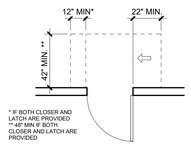
(b) FRONT APPROACH PUSH SIDE



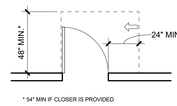
(c) HINGE APPROACH PULL SIDE



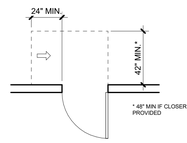
(d) HINGE APPROACH PULL SIDE



(e) HINGE APPROACH PUSH SIDE



(f) LATCH APPROACH PULL SIDE



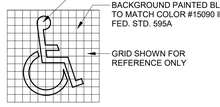
(g) LATCH APPROACH PUSH SIDE

ACCESSIBILITY NOTES

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

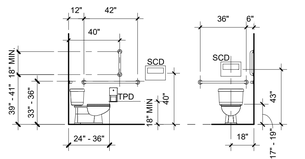
B. DIAGRAMS ARE INCLUDED AS A CONVENIENCE ONLY AND ARE NOT ALL INCLUSIVE. REFERENCE CURRENT CODE AND PROJECT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

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

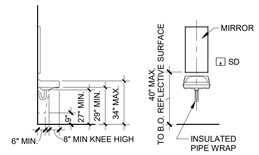


STANDARD MOUNTING HEIGHTS AND CLEARANCE REQUIREMENTS

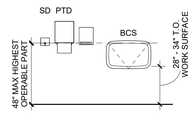
DIMENSIONS ARE FROM FACE OF FINISH AND/OR CENTERLINE OF FIXTURE OR ACCESSORY



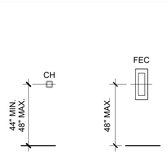
ACCESSIBLE TOILET AND GRAB BARS



LAVATORY

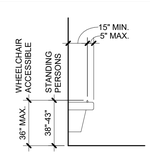


TOILET ROOM ACCESSORIES

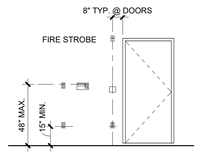


COAT HOOK

FIRE EXTINGUISHER CABINET



DRINKING FOUNTAIN SPOUT



ELECTRICAL DEVICES AND CONTROLS



SIGNAGE

ABBREVIATIONS

#	POUND OR NUMBER				
@	AT	GA	GAUGE	R	RADIUS OR RISER
CL	CENTERLINE	GALV	GALVANIZED	RA	RETURN AIR
L	ANGLE	GC	GENERAL CONTRACTOR	RB	RESILIENT BASE
ø	DIAMETER OR ROUND	GI	GALVANIZED IRON	RD	ROOF DRAIN
		GL	GLULAM	REC	RECOMMENDATION
AB	ANCHOR BOLT	GND	GROUND	REF	REFERENCE
AC	ASPHALTIC CONCRETE	GR	GRADE	REFR	REFRIGERATOR
ACT	ACOUSTIC CEILING TILE	GWB	GYPSUM BOARD	REINF	REINFORCE(MENT)
AD	AREA DRAIN	GYP	GYPSUM	REQ'D	REQUIRED
ADJ	ADJUSTABLE	GYP BD	GYPSUM BOARD	RESIL	RESILIENT
AFF	ABOVE FINISH FLOOR			REV	REVISIONS
AFG	ABOVE FINISH GRADE	HB	HOSE BIB	RF	RESILIENT FLOOR
ALT	ALTERNATE	HC	HOLLOW CORE	RH	RIGHT HAND
ALUM	ALUMINUM	HDR	HEADER	RM	ROOM
ANOD	ANODIZED	HDWD	HARDWOOD	RO	ROUGH OPENING
APPROX	APPROXIMATE / APPROXIMATELY	HDWR	HARDWARE	ROW	RIGHT OF WAY
		HM	HOLLOW METAL	RWL	RAIN WATER LEADER
ARCH	ARCHITECTURAL / ARCHITECT	HNDCP	HANDICAP		
		HORIZ	HORIZONTAL	S	SOUTH
ASPH	ASPHALT	HP	HORSE POWER	SA	SUPPLY AIR
		HPL	HIGH PRESSURE LAMINATE	SAM	SELF ADHERED MEMBRANE
BC	BOTTOM OF CURB	HR	HOUR	SC	SOLID CORE
BD	BOARD	HSS	HOLLOW STRUCTURAL STEEL	SCHED	SCHEDULE
BITUM	BITUMINOUS	HT	HEIGHT	SEC	SECTION
BLDG	BUILDING	HVAC	HEATING VENTILATING AIR CONDITIONING	SF	SQUARE FOOT
BLK	BLOCK			SHT	SHEET
BLKG	BLOCKING	HW	HOT WATER	SHTHG	SHEATHING
BLW	BELOW			SHWR	SHOWER
BO	BOTTOM OF	ID	INSIDE DIAMETER	SIM	SIMILAR
BOT	BOTTOM	IE	INVERT ELEVATION	SM	SHEET METAL
BRG	BEARING	IN	INCHES	SP	SOLID PIPE
BTWN	BETWEEN	INSUL	INSULATION	SPEC	SPECIFICATIONS
BUR	BUILT UP ROOF	INT	INTERIOR	SPK	SPEAKER
				SQ	SQUARE
CAB	CABINET	JB	JUNCTION BOX	SS	STAINLESS STEEL
CB	CATCH BASIN	JH	JOIST HANGER	SSK	SERVICE SINK
CFM	CUBIC FEET PER MINUTE	JST	JOIST	SSM	SOLID SURFACE MATERIAL
CI	CAST IRON	JT	JOINT	STA	STATION
CIP	CAST IN PLACE			STD	STANDARD
CJ	CONTROL JOINT	KD	KILN DRIED	STL	STEEL
CL	CENTERLINE	KIT	KITCHEN	STN	STAIN
CLG	CEILING	KW	KILOWATT	STR	STRUCTURAL
CLR	CLEAR			STRUCT	STRUCTURAL
CMU	CONCRETE MASONRY UNIT	LAM	LAMINATED	SUSP	SUSPENDED
CO	CLEAN OUT	LAV	LAVATORY	SYM	SYMMETRICAL
CO	CLEAN OUT	LB	LEADER BOX		
COL	COLUMN	LH	LEFT HAND	T	TREAD OR TILE
CONC	CONCRETE	LKR	LOCKER	T&G	TONGUE AND GROOVE
CONN	CONNECTION	LT	LIGHT	T/M	TO MATCH
CONT	CONTINUOUS	LTWT	LIGHTWEIGHT	TC	TOP OF CURB
CPT	CARPET			TEL	TELEPHONE
CSMT	CASEMENT	MAT	MATERIAL	TEMP	TEMPERATURE
CT	CERAMIC TILE	MAX	MAXIMUM	TER	TERRAZZO
CTSK	COUNTERSUNK	MB	MACHINE BOLT	THK	THICK / THICKNESS
CW	COLD WATER	MC	MEDICINE CABINET	TJ	TOOL JOINT
CWD	CLAD WOOD	MECH	MECHANICAL	TLT	TOILET
		MFR	MANUFACTURER	TO	TOP OF
DBL	DOUBLE	MH	MANHOLE	TOC	TOP OF CONCRETE
DEG	DEGREE	MIN	MINIMUM	TOP	TOP OF PARAPET
DEPT	DEPARTMENT	MIR	MIRROR	TOS	TOP OF STEEL
DET	DETAIL	MISC	MISCELLANEOUS	TOSF	TOP OF SUB-FLOOR
DF	DOUGLAS FIR	MO	MASONRY OPENING	TOW	TOP OF WALL
DH	DOUBLE HUNG	MRGWB	MOISTURE RESISTANT GWB	TP	TOP
DIA	DIAMETER	MTD	MOUNTED	TS	TUBE STEEL
DIAG	DIAGONAL	MTL	METAL	TV	TELEVISION
DIM	DIMENSION	MULL	MULLION	TYP	TYPICAL
DISP	GARBAGE DISPOSAL				
DN	DOWN	(N)	NEW	UL	UNDERWRITER'S LABORATORY
DO	DOOR OPENING	N	NORTH		
DP	DAMP PROOF	NIC	NOT IN CONCRACT	UNF	UNFINISHED
DR	DOOR	NO	NUMBER	UNO	UNLESS NOTED OTHERWISE
DS	DOWNSPOUT	NOM	NOMINAL	UR	URINAL
DSP	DRY STANDPIPE	NTS	NOT TO SCALE		
DTL	DETAIL			VB	VAPOR BARRIER
DW	DISHWASHER	OBS	OBSCURE	VCT	VINYL COMPOSITION TILE
DWG	DRAWING	OC	ON CENTER	VERT	VERTICAL
DWR	DRAWER	OD	OUTSIDE DIAMETER	VFY	VERIFY
		OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	VG	VERTICAL GRAIN
(E)	EXISTING			VIF	VERIFY IN FIELD
E	EAST	OFOI	OWNER FURNISHED OWNER INSTALLED	VP	VENT PIPE
EA	EACH			VR	VAPOR RETARDER
EJ	EXPANSION JOINT	OPNG	OPENING		
ELEC	ELECTRICAL	OPP	OPPOSITE	W	WEST
ELEV	ELEVATION	OTS	OPEN TO STRUCTURE	W	WATT
EMER	EMERGENCY			W/	WITH
ENCL	ENCLOSURE	P	PANTRY	W/O	WITHOUT
EQ	EQUAL	PC	PRECAST	WC	WATER CLOSET
EQUIP	EQUIPMENT	PIP	POURED IN PLACE	WD	WOOD
EXIST	EXISTING	PL	PLATE OR PROPERTY LINE	WDW	WINDOW
EXP	EXPOSED	PLAM	PLASTIC LAMINATE	WF	WIDE FLANGE
EXT	EXTERIOR	PLAS	PLASTIC	WI	WROUGHT IRON
		PLYWD	PLYWOOD	WO	WHERE OCCURS
FA	FIRE ALARM	PNT	PAINT	WP	WATERPROOF
FC	FIBER CEMENT	PSF	POUNDS PER SQUARE FOOT	WR	WATER RESISTANT
FD	FLOOR DRAIN	PSI	POUNDS PER SQUARE INCH	WRB	WEATHER RESISTANT BARRIER
FDN	FOUNDATION	PT	PRESSURE TREATED		
FE	FIRE EXTINGUISER	PTD	PAINTED	WSCT	WAINSCOT
FEC	FIRE EXTINGUISHER CABINET	PVC	POLYVINYL CHLORIDE	WT	WEIGHT
FG	FIBERGLASS			WWF	WELDED WIRE FABRIC
FIN	FINISH	QT	QUARRY TILE		
FLASH	FLASHING				
FLR	FLOOR				
FLUOR	FLOURESCENT				
FOC	FACE OF CONCRETE				
FOF	FACE OF FINISH				
FOS	FACE OF STUD				
FRP	FIBERGLASS REINFORCED PLASTIC				
FRT	FIRE RETARDANT TREATED				
FRZ	FREEZER				
FT	FOOT / FEET				
FTG	FOOTING				
FURR	FURRING				
FUT	FUTURE				

DIMENSIONS

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

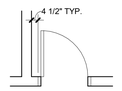
B. IN MANY INSTANCES THE ACTUAL DIMENSIONS MAY BE LESS IMPORTANT THAN IF ELEMENTS ARE TO BE EQUALLY SPACED OR ALIGNED. IN THESE CASES, THE NOTATION "EQ" OR "ALIGN" IS USED IN LIEU OF A DIMENSION.

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 OUTSIDE FACE OF FRAME.



GRAPHIC SYMBOLS

NORTH ARROW



GRID LINE

VERTICAL DATUM

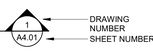
ROOM NAME AND NUMBER



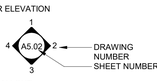
EXTERIOR ELEVATION



BUILDING SECTION / WALL SECTION



INTERIOR ELEVATION



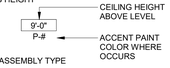
DETAIL CALLOUT



DOOR NUMBER



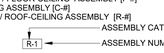
CEILING HEIGHT



WALL / ASSEMBLY TYPE



FLOOR / FLOOR-CEILING ASSEMBLY [F-#]
CEILING ASSEMBLY [C-#]
ROOF / ROOF-CEILING ASSEMBLY [R-#]



WINDOW TYPE



ACCESSORY / EQUIPMENT TYPE

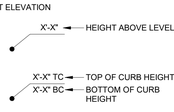


CASEWORK TYPE

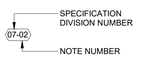
MATERIAL / FINISH



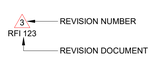
SPOT ELEVATION



KEYNOTE



REVISION



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CDP SALEM - BUILDING E

Job Number: 21031

5205 BATTLE CREEK RD SE
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Community Development Partners

LAND USE SUBMISSION ISSUE	**03.11.2022 DATE**

Drawing:

ARCHITECTURAL GENERAL NOTES AND DIAGRAMS

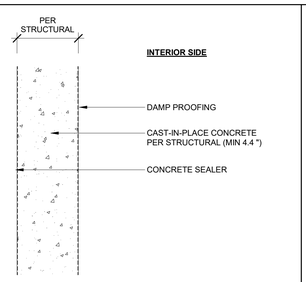
Sheet No:
Building E -

A0.01

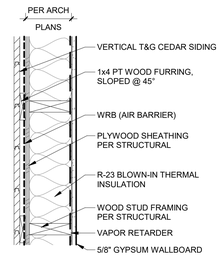
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EXTERIOR WALL TYPES

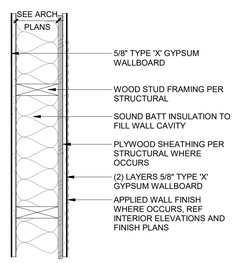


EW2-X 3 HR - CONCRETE WALL



EW1-X EXTERIOR VERTICAL WOOD SIDING

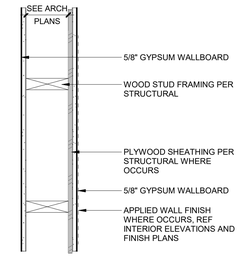
INTERIOR WALL TYPES



NOTE: SEE FOR FIREBLOCKING DETAIL AT INTERIOR RATED WALLS.

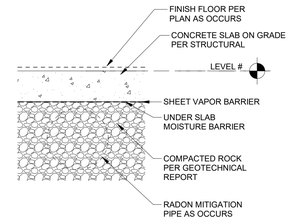
IW2-X 1 HR RATED INTERIOR PARTITION WALL

GA	WP 3520
STC	35-39



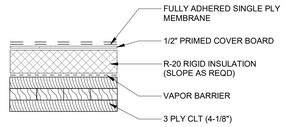
IW1-X INTERIOR PARTITION WALL

FLOOR/CEILING TYPES



F-1 SLAB ON GRADE FLOOR AT CONDITIONED SPACE

ROOF TYPES

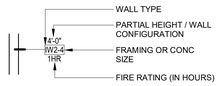


R-1 NEW SINGLE PLY MEMBRANE ROOF

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



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

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Drawing:

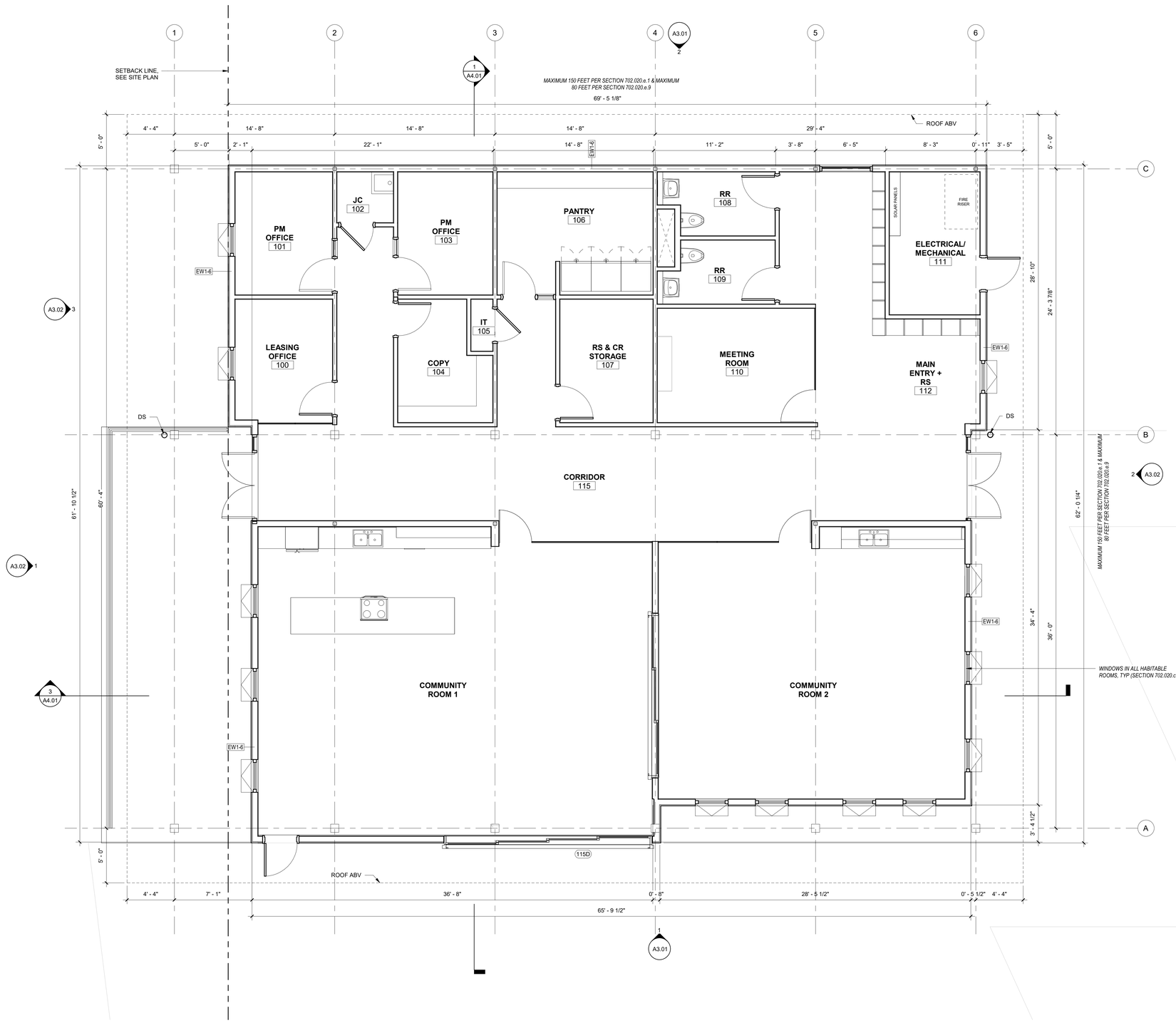
ASSEMBLIES

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1 **FIRST FLOOR**
1/4" = 1'-0"

2.48"
NORTH

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
R-1	EPDM ROOF
DS	8" CIRCULAR DOWNSPOUT
FD	FLOOR DRAIN
WH	WATER HEATER WITH FLOOR DRAIN BELOW - SEE PLUMBING DWGS

KEYNOTES (07-02)

S|E A
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Drawing:

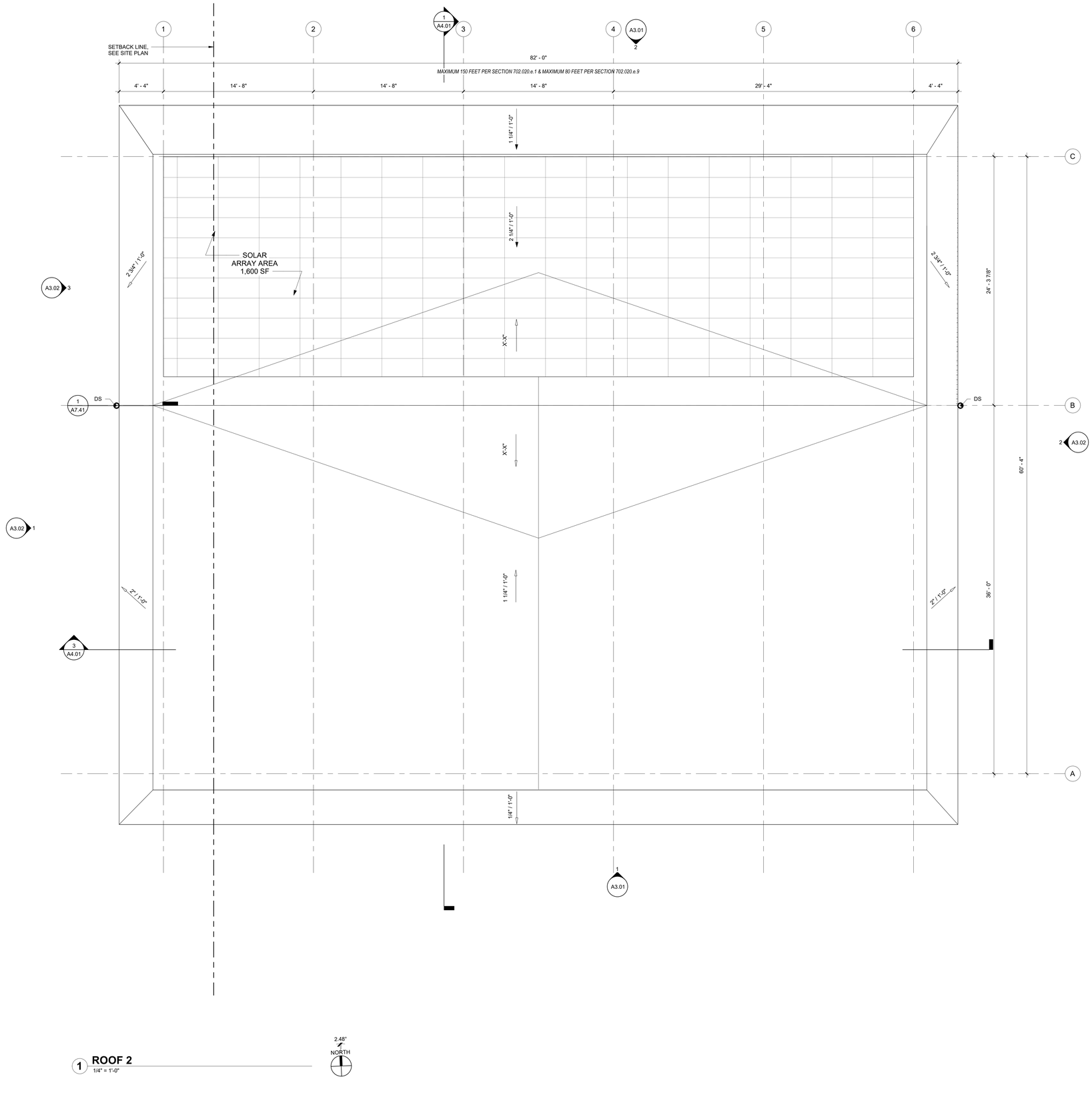
FIRST FLOOR PLAN

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A2.12

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1 **ROOF 2**
1/4" = 1'-0"

2.48°
NORTH

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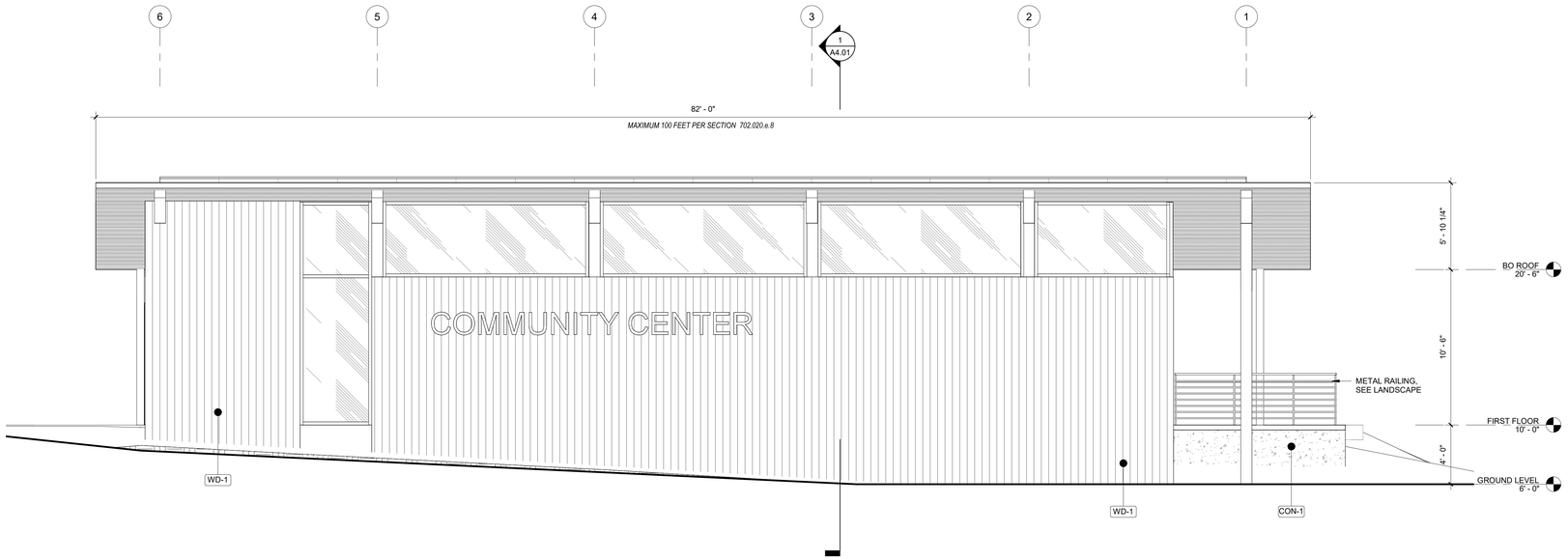
Drawing:

ROOF PLAN

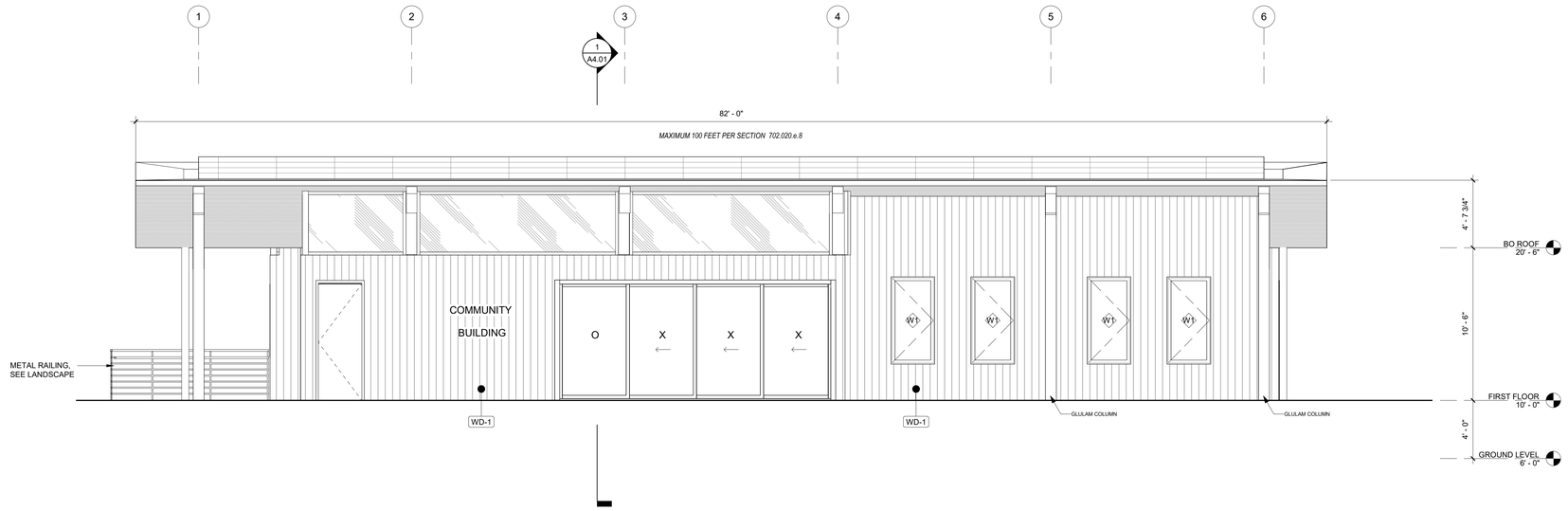
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A2.13

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2 NORTH ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

GENERAL SHEET NOTES

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

LEGEND

WD-1 — **VERTICAL WOOD SIDING**
PRODUCT: THERMORY
FINISH: IGNITE SPRUCE CLADDING
PRODUCT ALT: TERRAMAI
FINISH ALT: FAUX SUGI BAN

CO-1 — **CONCRETE WALL**
FINISH: BOARD POURED

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 E

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306

Community Development Partners

LAND USE SUBMISSION ISSUE	03.11.2022 DATE

Drawing:

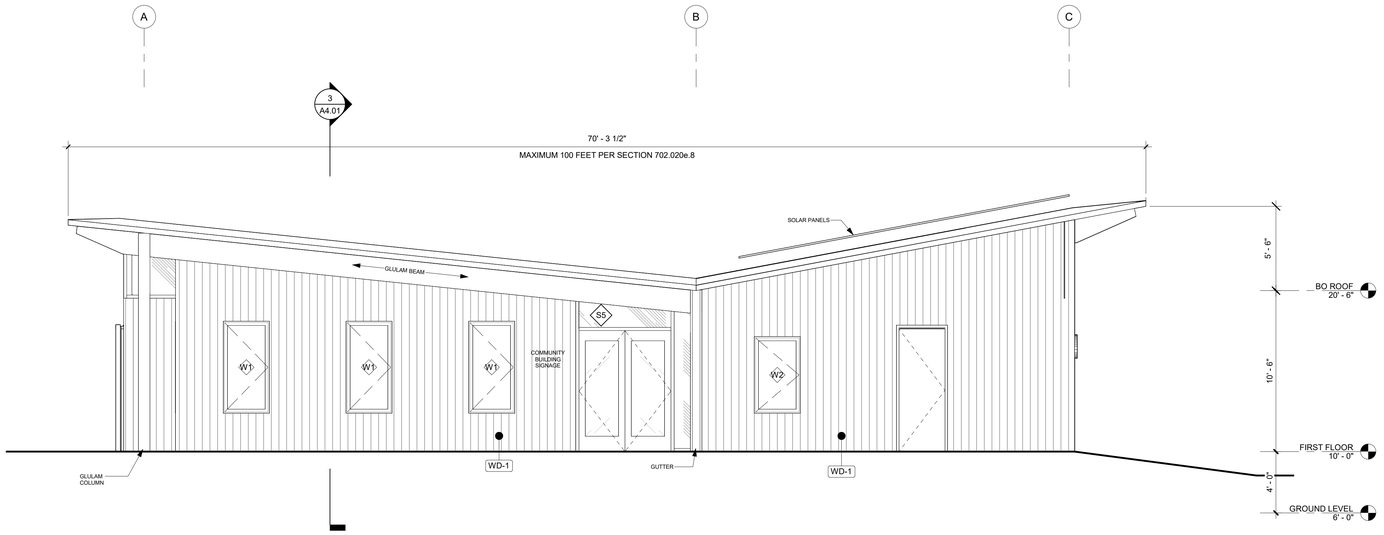
EXTERIOR ELEVATIONS

Sheet No:
Building E -

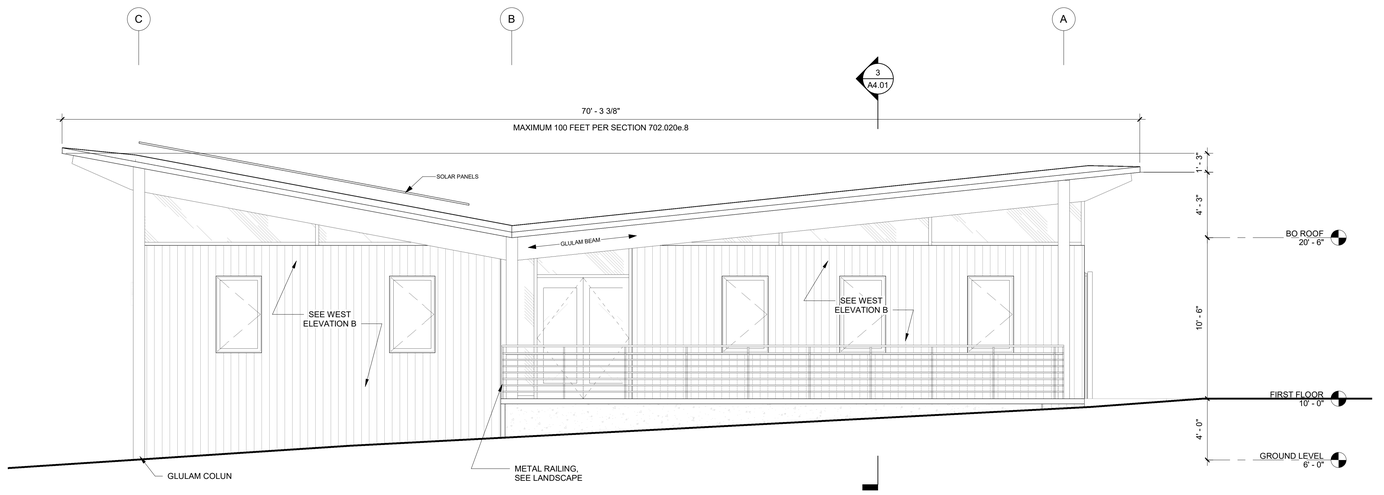
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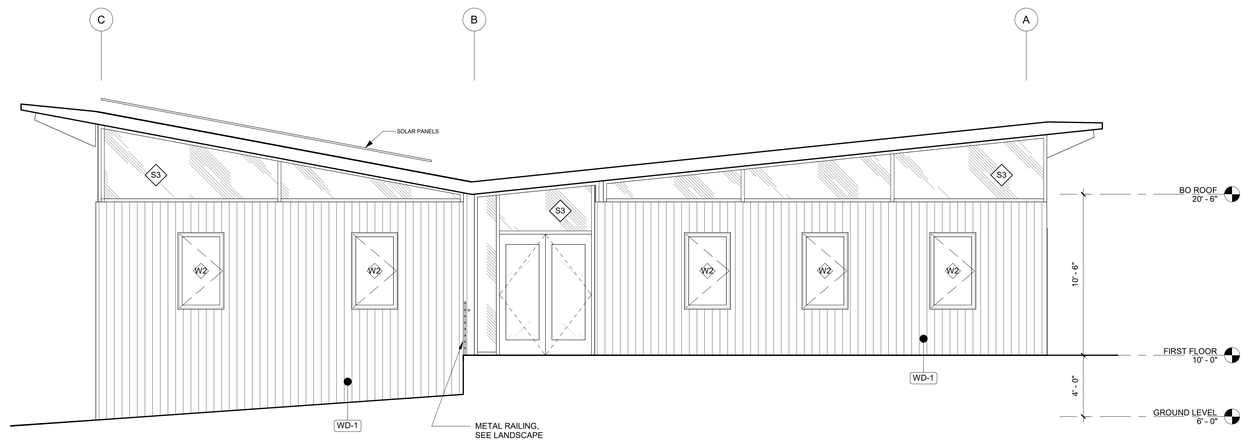
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2 EAST ELEVATION
1/4" = 1'-0"



1 WEST ELEVATION A
1/4" = 1'-0"



3 WEST ELEVATION B
1/4" = 1'-0"

GENERAL SHEET NOTES

A. REFERENCE FLOOR PLANS FOR DOOR AND WINDOW LOCATIONS.
B. REFERENCE ELECTRICAL FOR EXTERIOR LIGHT APPLICATIONS.
C. CONFIRM ALL EXHAUST OPENINGS ARE MINIMUM 3'-0" FROM OPERABLE OPENINGS.
D. ALL EXTERIOR LOUVERS TO BE PAINTED TO MATCH THE EXTERIOR FINISH IT PENETRATES.
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EXTERIOR ELEVATIONS

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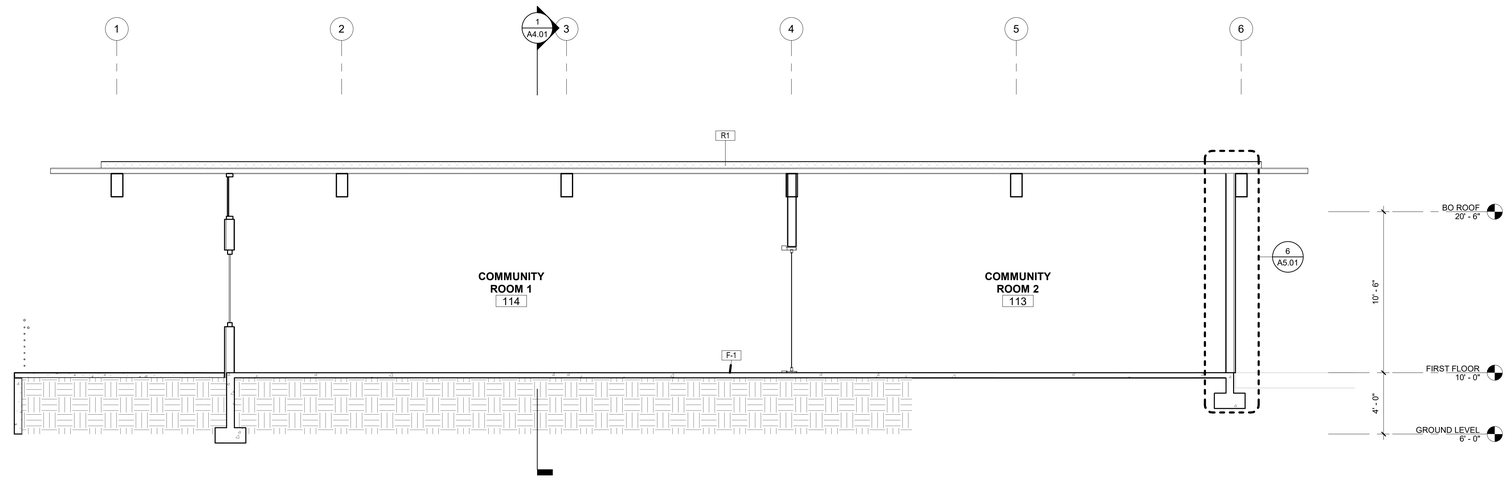
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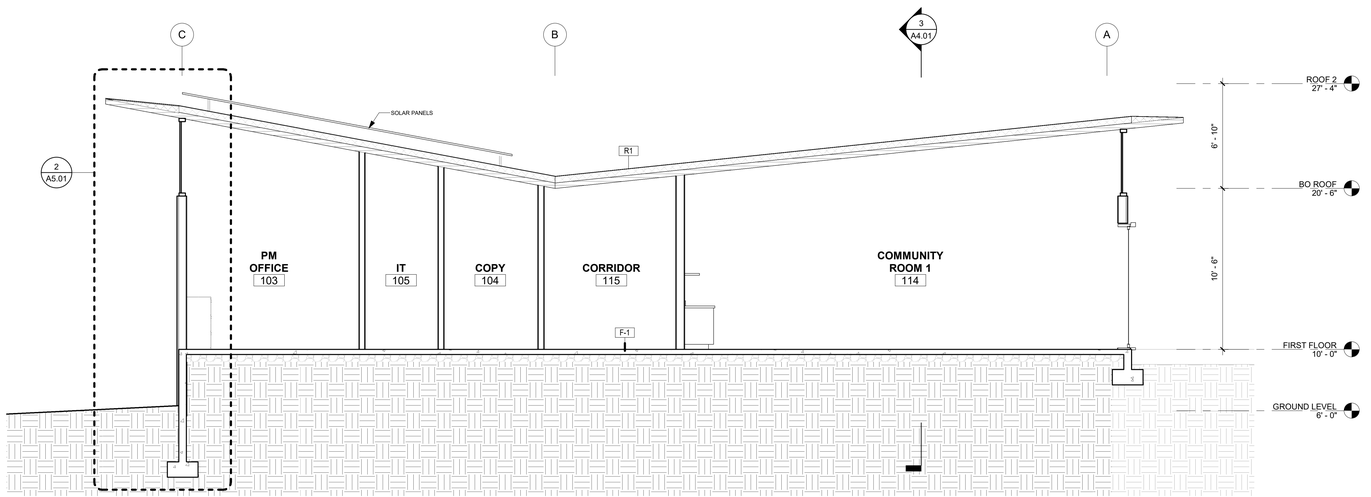
CDP SALEM - BUILDING E

Job Number: 21031

5205 BATTLE CREEK RD SE
SALEM, OR 97306



3 **EAST WEST SECTION**
1/4" = 1'-0"



1 **NORTH SOUTH SECTION**
1/4" = 1'-0"

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Drawing:

BUILDING SECTIONS

Sheet No:
Building E -

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