LAND USE SUBMISSION

08.08.22



CDP SALEM - PHASE 2 - BUILDING G1

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Scott Edwards Architecture

2525 E Burnside St.
Portland, OR 97214

503.226.3617
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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: 19,226 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. FIRE SYSTEMS - ALARM
2. FIRE SYSTEMS - SPRINKLERS
3. SIGNAGE

DEFERRED SUBMITTALS:

1. MEP EQUIPMENT BRACING
2. ROOF TRUSSES
3. STOREFRONT, WINDOWS, LOUVERS, AND THEIR CONNECTIONS TO STRUCTURE
4. SOFFITS AND SUSPENDED CEILINGS
5. ROOFTOP ANCHORAGE
6. GUARDRAILS AND HANDRAILS

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 FLOOR AND SECOND FLOOR PLAN
A2.12	THIRD FLOOR AND ROOF PLAN
A3.01	EXTERIOR ELEVATIONS
A3.10	RENDERINGS
A5.01	WALL SECTIONS
A7.01	EXTERIOR DETAILS

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NOT FOR CONSTRUCTION

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ISSUE	DATE

Drawing:

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KEY PLAN

Sheet No:

G0.01

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BUILDING CODE SUMMARY

2019 OREGON STRUCTURAL SPECIALTY CODE

OCCUPANCY R-2

CONSTRUCTION TYPE TYPE V-B, SPRINKLERED PER NFPA 13R

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 — Primary Building Occupancy: 60 FT / 3 STORY / 7000 SF

MODIFICATIONS

SECTION 506.2.506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDING 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 = [1/1 - 0.25] x 30/30
= 0.75

ACTUAL HEIGHT / STORIES: 35' - 0" / 3 Story

BUILDING AREA

FLOOR LEVEL	AREA (SF)
FIRST FLOOR	6368 SF
SECOND FLOOR	6397 SF
THIRD FLOOR	6244 SF
	19010 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	N/A	
SECTION 708	FIRE PARTITIONS	1 HOUR EXCEPTION 1: 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 FINISH 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 *SEE 1003.3 EXCEPTIONS
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
SECTION 1023.2	INTERIOR EXIT STAIRWAY FIRE-RESISTANCE RATING	1 HR CONNECTING < 4 STORIES

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:	43
ACCESSIBLE SPACES REQUIRED:	43 x 2% = 1
ACCESSIBLE SPACES PROVIDED:	5

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):	129 x 2% = 3 UNITS
TYPE A UNITS PROVIDED (TOTAL FOR SITE):	7 UNITS
TYPE A UNITS PROVIDED (THIS BUILDING):	

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	129 x 5% = 7 UNITS
2% OF UNITS WITH COMMUNICATION FEATURES	129 x 2% = 3 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-0.104	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-20	R-23
WALLS (BELOW GRADE)	C-0.119	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
OPAQUE DOORS			
SWINGING	U-0.37		-0.37
NON-SWINGING			

FENESTRATION	REQUIRED			PROVIDED		
	MAX U	MAX SHGC	MIN VTI/SHGC	MAX U	MAX SHGC	MIN VTI/SHGC
VERTICAL (0% - 40% OF WALL ALLOWED)						
FIXED	0.36	0.36	1.10	0.36	0.36	1.10
OPERABLE	0.45	0.33	1.10	0.45	0.33	1.10
ENTRANCE DOOR	0.63	0.33	1.10	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

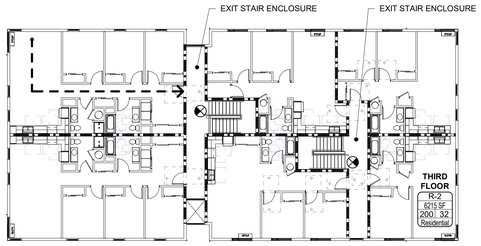
	TOTAL UNITS	
R-2	18	1 WC / LAV / Tub or Shower per unit required and provided

EXIT ACCESS TRAVEL DISTANCE

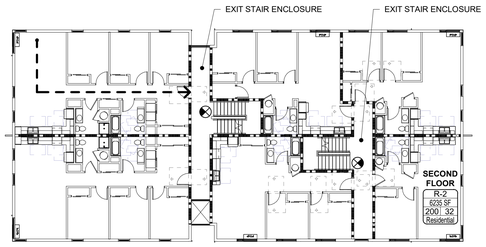
EGRESS PATH NAME	EGRESS PATH LENGTH
FIRST FLOOR	32' - 8"
SECOND FLOOR	53' - 5"
THIRD FLOOR	52' - 11"

LIFE SAFETY OCCUPANT LOAD SCHEDULE

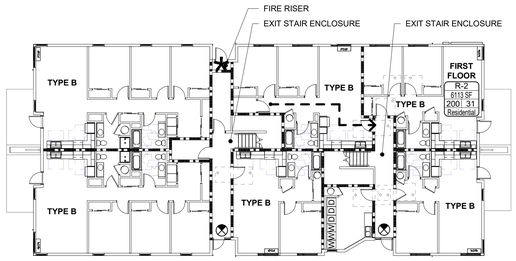
AREA NAME	AREA (SF)	TABLE 1004.1.2 FUNCTION OF SPACE	TABLE 1004.1.2 OCCUPANT LOAD FACTOR	OCCUPANT LOAD
FIRST FLOOR	6113 SF	Residential	200	31
SECOND FLOOR	6235 SF	Residential	200	32
THIRD FLOOR	6215 SF	Residential	200	32
				95



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



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



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

CODE SUMMARY LEGEND

1 HOUR RATED ASSEMBLY

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

AREA NAME
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

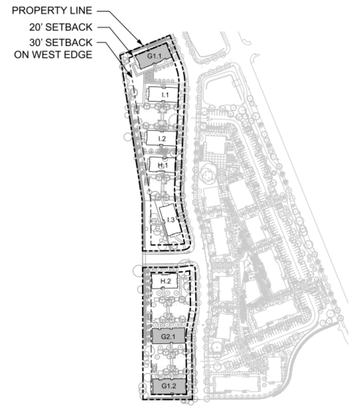
EXIT SIGN
SHADE INDICATES ILLUMINATE FACE. ARROW INDICATES DIRECTION TO EXIT

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

CITY OF SALEM UNIFIED DEVELOPMENT CODE - TITLE X

SECTION	REQUIREMENT MET OR ADJUSTMENT REQUESTED	SHEET NUMBER
SITE SAFETY & SECURITY		
702.020.c.1	REQUIREMENT MET	A2.11-A3.01
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	REQUIREMENT MET	A2.11-A3.01
702.020.e.10	REQUIREMENT MET	A3.01

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REQUIRED CLEAR FLOOR AREAS

PER ICC A117.1-2009

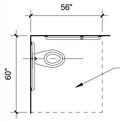
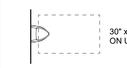
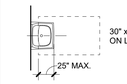


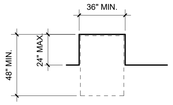
FIG. 604.3 SIZE OF CLEARANCE FOR WATER CLOSET



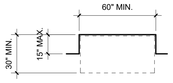
605.3 SIZE OF CLEARANCE FOR URINAL



SIZE OF CLEARANCE FOR LAVATORY



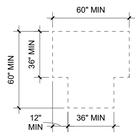
ALCOVE: FORWARD APPROACH



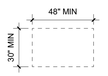
ALCOVE: PARALLEL APPROACH



TURNING SPACE: CIRCULAR



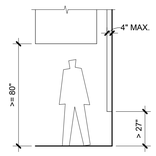
TURNING SPACE: T-SHAPED



REQUIRED FLOOR AREA

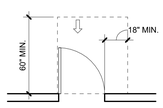
PROTRUDING OBJECTS

PER ICC A117.1-2009 FIG. 307.2

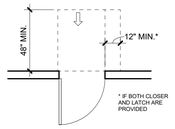


MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

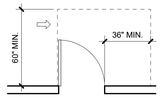
PER ICC A117.1-2009, FIG. 404.2.3.2



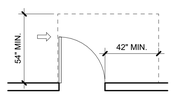
(a) FRONT APPROACH PULL SIDE



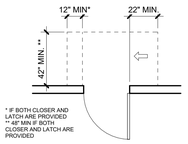
(b) FRONT APPROACH PUSH SIDE



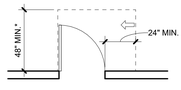
(c) HINGE APPROACH PULL SIDE



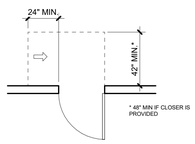
(d) HINGE APPROACH PULL SIDE



(e) HINGE APPROACH PUSH SIDE



(f) LATCH APPROACH PULL SIDE



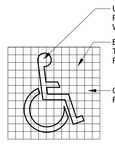
(g) LATCH APPROACH PUSH SIDE

ACCESSIBILITY NOTES

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

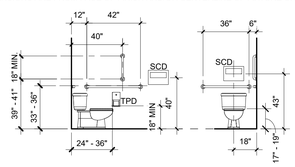
B. DIAGRAMS ARE INCLUDED AS A CONVENIENCE ONLY AND ARE NOT ALL INCLUSIVE. REFERENCE CURRENT CODE AND PROJECT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

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

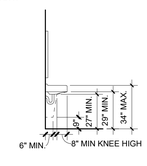


STANDARD MOUNTING HEIGHTS AND CLEARANCE REQUIREMENTS

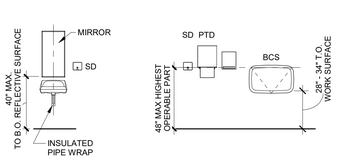
DIMENSIONS ARE FROM FACE OF FINISH AND/OR CENTERLINE OF FIXTURE OR ACCESSORY



ACCESSIBLE TOILET AND GRAB BARS



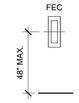
LAVATORY



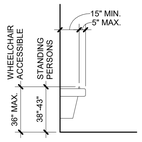
TOILET ROOM ACCESSORIES



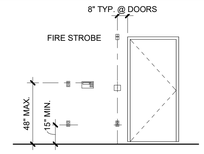
COAT HOOK



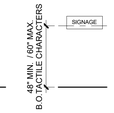
FIRE EXTINGUISHER CABINET



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	TJM	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.

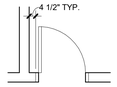
B. IN MANY INSTANCES THE ACTUAL DIMENSIONS MAY BE LESS IMPORTANT THAN IF ELEMENTS ARE TO BE EQUALLY SPACED OR ALIGNED. IN THESE CASES, THE NOTATION "EQ" OR "ALIGN" IS USED IN LIEU OF A DIMENSION.

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



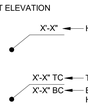
CASEWORK TYPE



MATERIAL / FINISH



SPOT ELEVATION

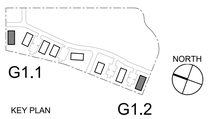


KEYNOTE



REVISION





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2525 E Burnside St. 503.226.3617
Portland, OR 97214 sealip.com

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2 - BUILDING G1

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

LAND USE SUBMISSION	**08.08.22**
ISSUE	**DATE**

Drawing:

ARCHITECTURAL GENERAL NOTES AND DIAGRAMS

Sheet No:

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\22047_CDP Salem Gateway Phase II_Walk Up Building G1_22_nculbertsonPX9RT.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

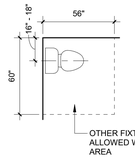


FIG. 1003.11.2.4 WATER CLOSET

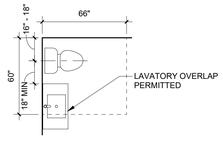
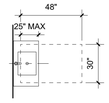


FIG. 1003.11.2.4 WATER CLOSET WITH LAVATORY



1003.11.2.2 LAVATORY CLEARANCE

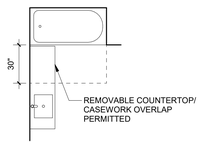
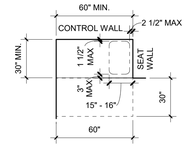
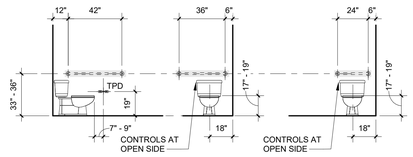


FIG. 1003.11.2.5.1(a) BATHTUB CLEARANCE

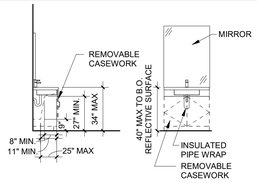


1003.11.2.5.2 SHOWER COMPARTMENT per 608

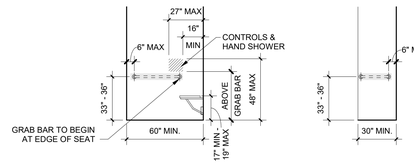


TOILET AND GRAB BAR BLOCKING

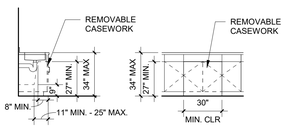
GRAB BAR BLOCKING AT LAVATORY OVERLAP EXCEPTION



LAVATORY

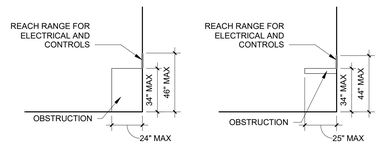


SHOWER CONTROLS AND GRAB BAR BLOCKING W/ SEAT



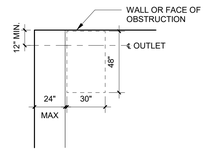
KITCHEN SINK

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

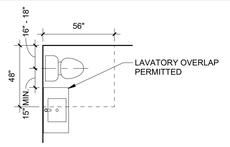
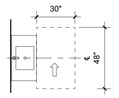
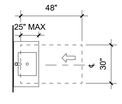


FIG. 1004.11.3.1.2 WATER CLOSET



1004.11.3.1.1 LAVATORY CLEARANCE



1003.11.2.2 ALTERNATE LAVATORY CLEARANCE - FORWARD APPROACH

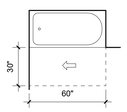


FIG. 1004.11.3.1.3.1 BATHTUB CLEARANCE PARALLEL APPROACH - OPTION A

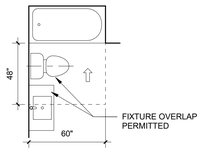
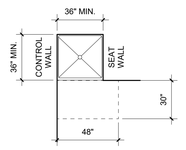
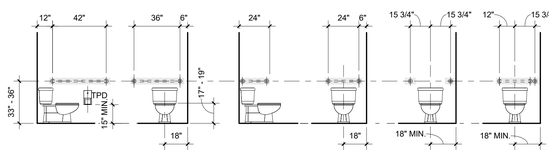


FIG. 1004.11.3.1.3.2 BATHTUB CLEARANCE FORWARD APPROACH - OPTION A



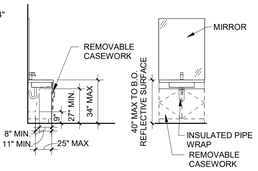
1004.11.3.1.3.3 SHOWER COMPARTMENT



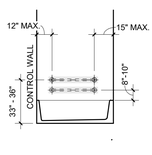
GRAB BAR BLOCKING AT TOILET

GRAB BAR BLOCKING AT TOILET ALTERNATE

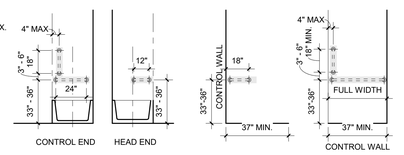
GRAB BAR BLOCKING AT TOILET SWING-UP ALTERNATES



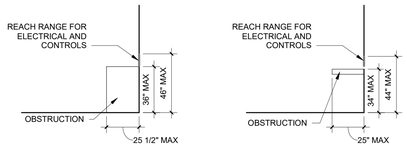
LAVATORY AT FORWARD APPROACH



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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Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

LAND USE SUBMISSION	08.08.22
ISSUE	DATE

Drawing:

ACCESSIBILITY DIAGRAMS - RESIDENTIAL

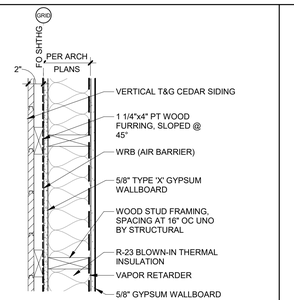


Sheet No:

A0.10

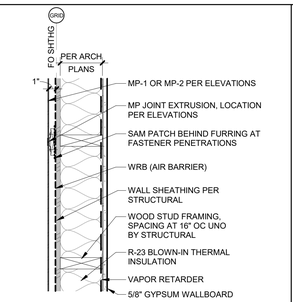
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EXTERIOR WALL TYPES

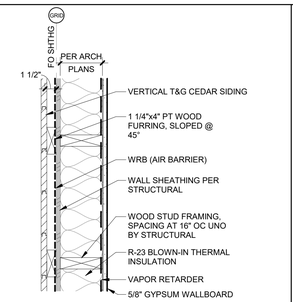


EW4-# EXTERIOR VERTICAL WOOD SIDING
1 HR RATED

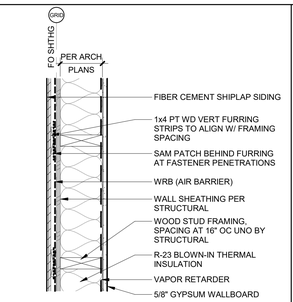
GA	WP 3520



EW3-# EXTERIOR METAL WALL PANEL

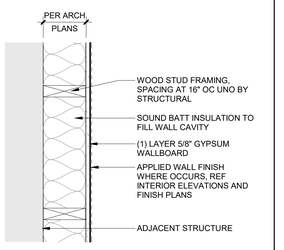


EW2-# EXTERIOR VERTICAL WOOD SIDING

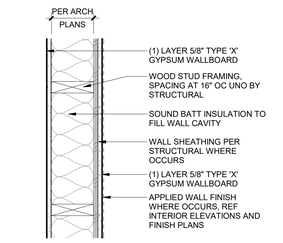


EW1-# EXTERIOR FIBER CEMENT SHIPLAP SIDING

INTERIOR WALL TYPES

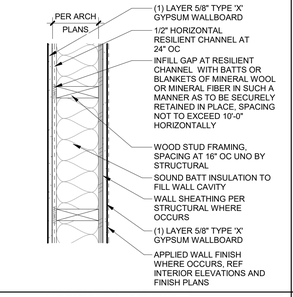


IW5-# INTERIOR FURRING WALL



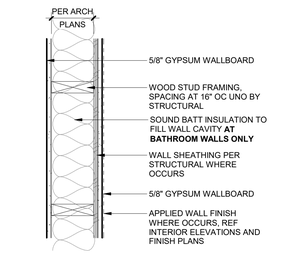
IW4-# 1 HR RATED INTERIOR PARTITION WALL

GA	WP 3520
STC	35-39



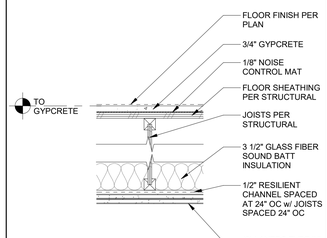
IW3-# 1 HR RATED INTERIOR DEMISING WALL @ UNIT-TO-UNIT
.5 HR RATED INTERIOR DEMISING WALL @ CORRIDOR-TO-UNIT

GA	WP 3243
STC	50-54



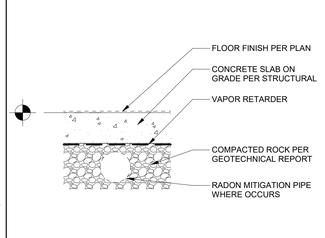
IW1-# INTERIOR PARTITION WALL

FLOOR/CEILING TYPES



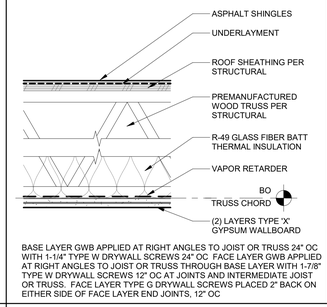
F-2 1-HR RATED FLOOR/CEILING ASSEMBLY

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



F-1 SLAB ON GRADE FLOOR

ROOF TYPES

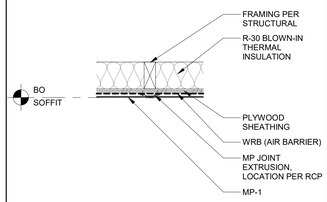


BASE LAYER GWB APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS 24" OC WITH 1-1/4" TYPE W DRYWALL SCREWS 24" OC FACE LAYER GWB APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1-7/8" TYPE W DRYWALL SCREWS 12" OC AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE G DRYWALL SCREWS PLACED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

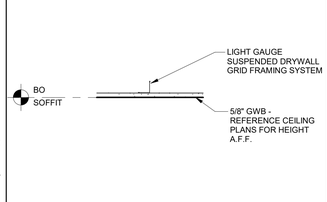
R-1 1-HR RATED ASPHALT SHINGLE ROOF ASSEMBLY

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

CEILING TYPES



C-3 EXT METAL PANEL SOFFIT



C-2 SUSPENDED GYPSUM BOARD CEILING

C-1 NOT IN USE

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 STRUCTURAL FRAMING 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. WHERE ACOUSTIC WALL IS INDICATED, SEE ASSEMBLY SHEET 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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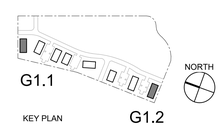
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Drawing:

ASSEMBLIES

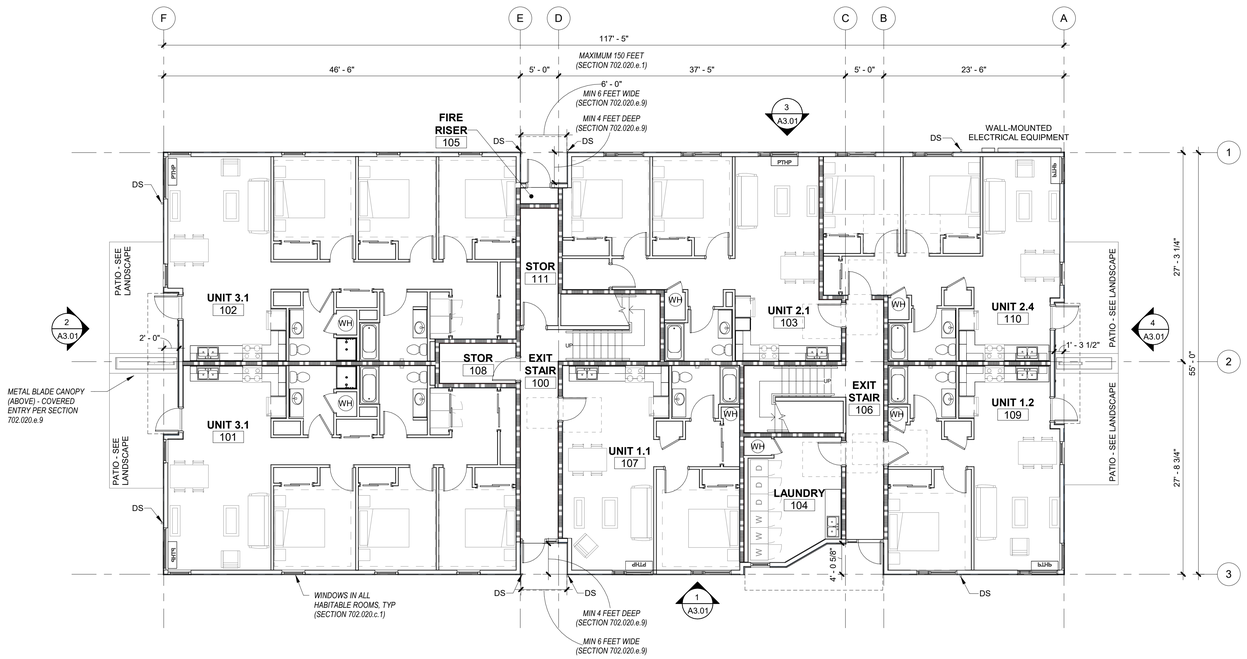


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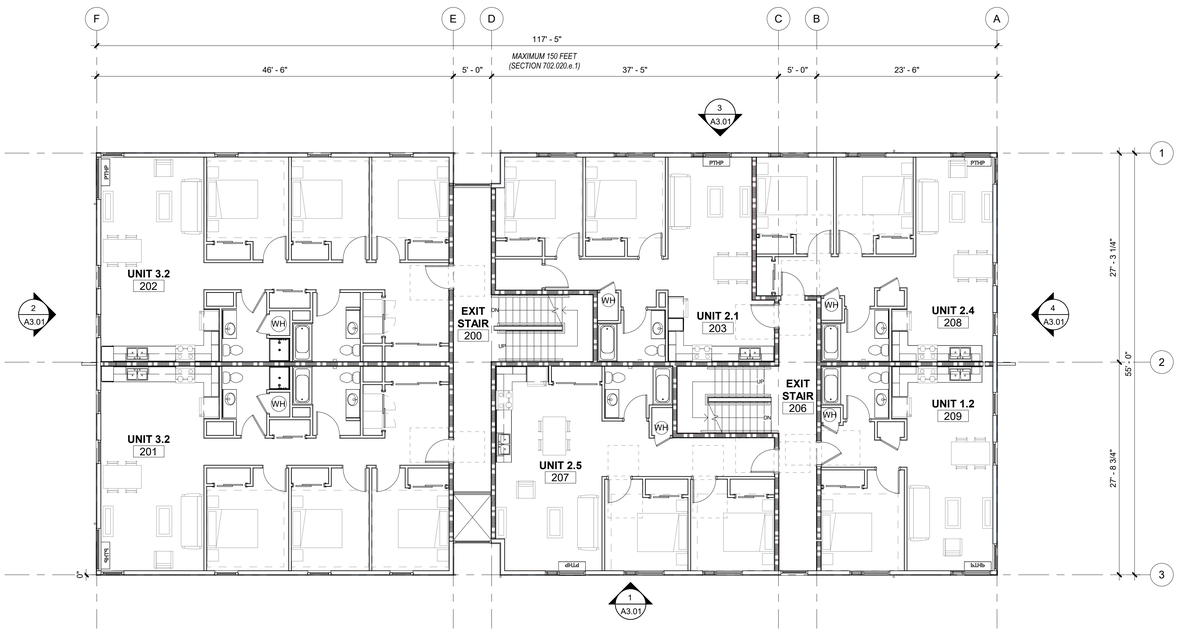
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1 **FIRST FLOOR PLAN**
1/8" = 1'-0"



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

GENERAL SHEET NOTES

A. WALL DIMENSIONS ARE FROM FACE OF STUD OR CL OF COLUMN UNO
B. ALL EXTERIOR GRID LINES SHOWN ARE TO FACE OF SHEATHING UNO ALL INTERIOR GRID LINES ARE TO FACE OF STUD UNO
C. ALL DOOR AND WINDOW DIMENSIONS ARE TO CL OF OVERALL UNIT. REFERENCE SCHEDULES AND DOOR AND WINDOW TYPES
D. REFERENCE STRUCTURAL DRAWINGS FOR GENERAL CONTROL JOINTS @ SLAB. COORDINATE FINAL LOCATIONS WITH ARCHITECT FOR COMPATIBILITY WITH FLOOR FINISHES
E. WIRE SHELVING IN ALL BEDROOM CLOSETS
F. MEP INFORMATION PROVIDED FOR REFERENCE ONLY. SEE MEP DRAWINGS
G. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL GROUND FLOOR UNIT RESTROOMS WHERE GRAB BARS ARE NOT SHOWN IN PLAN. REF ACCESSIBILITY DIAGRAMS FOR LOCATIONS
H. FIRE EXTINGUISHER TO BE PLACED IN PANTRY IN ALL UNITS
I. DOWNSPOUTS PAINTED IN FIELD, RECTANGLE SHAPE AND SIZE PER PLUMBING AND CIVIL
J. UNIT DEMISING WALLS TYPE IW3-6, UNO
K. UNIT INTERIOR WALLS TYPE IW1-4 UNO

LEGEND

REF A0.01 FOR GENERAL LEGENDS

- 1 HOUR RATED ASSEMBLY
- .5 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
- WASHER DRYER UNIT NIC, PROVIDE CONNECTIONS
- RIDGE VENT, SEE ROOF VENTILATION DIAGRAM
- ROOF INTAKE VENT, SEE ROOF VENTILATION DIAGRAM
- PROVIDE (2) LAYERS OF UNDERLAYMENT AT LOW SLOPE ROOF PER MFR

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Drawing:

FIRST FLOOR AND SECOND FLOOR PLAN

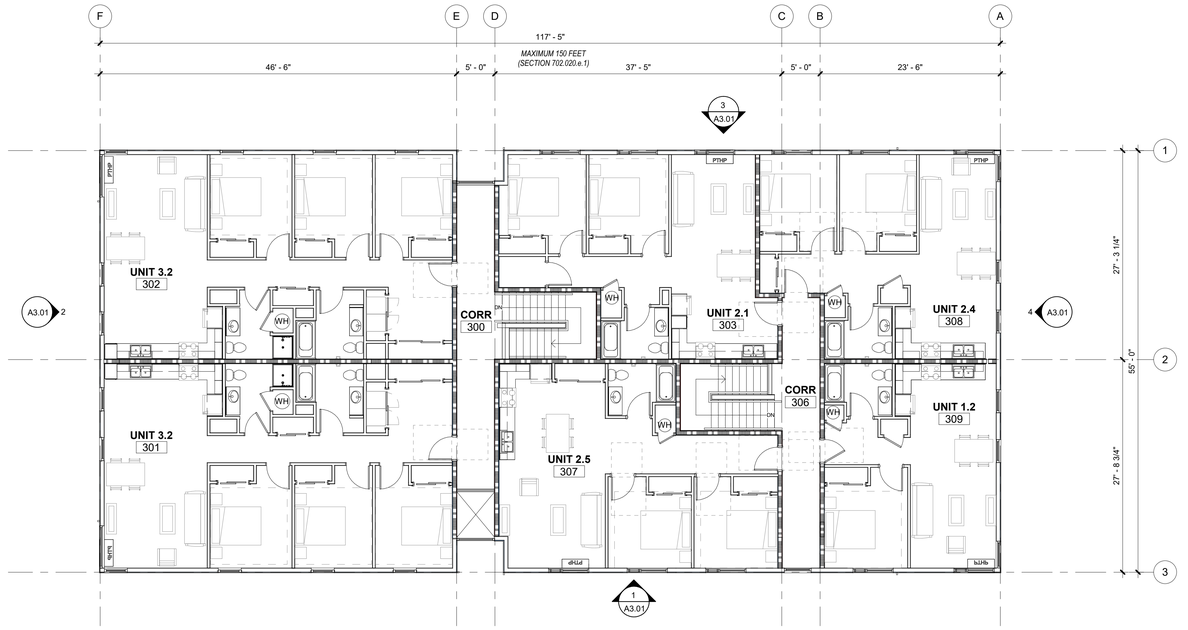


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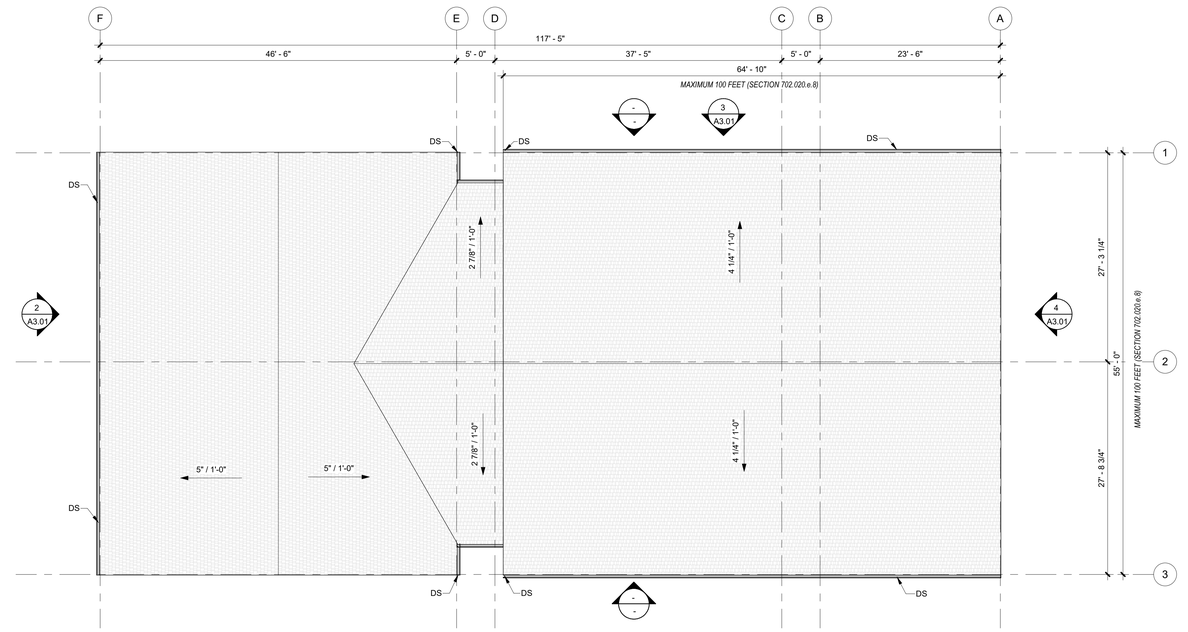
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1 THIRD FLOOR PLAN
1/8" = 1'-0"



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

GENERAL SHEET NOTES

A. WALL DIMENSIONS ARE FROM FACE OF STUD OR CL OF COLUMN UNO
B. ALL EXTERIOR GRID LINES SHOWN ARE TO FACE OF SHEATHING UNO ALL INTERIOR GRID LINES ARE TO FACE OF STUD UNO
C. ALL DOOR AND WINDOW DIMENSIONS ARE TO CL OF OVERALL UNIT. REFERENCE SCHEDULES AND DOOR AND WINDOW TYPES
D. REFERENCE STRUCTURAL DRAWINGS FOR GENERAL CONTROL JOINTS @ SLAB. COORDINATE FINAL LOCATIONS WITH ARCHITECT FOR COMPATIBILITY WITH FLOOR FINISHES
E. WIRE SHELVING IN ALL BEDROOM CLOSETS
F. MEP INFORMATION PROVIDED FOR REFERENCE ONLY. SEE MEP DRAWINGS
G. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL GROUND FLOOR UNIT RESTROOMS WHERE GRAB BARS ARE NOT SHOWN IN PLAN. REF ACCESSIBILITY DIAGRAMS FOR LOCATIONS
H. FIRE EXTINGUISHER TO BE PLACED IN PANTRY IN ALL UNITS
I. DOWNSPOUTS PAINTED IN FIELD, RECTANGLE SHAPE AND SIZE PER PLUMBING AND CIVIL
J. UNIT DEMISING WALLS TYPE IW3-6, UNO
K. UNIT INTERIOR WALLS TYPE IW1-4 UNO

GENERAL SHEET NOTES

A. REFERENCE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS NOT SHOWN HERE.
B. REFERENCE SHEET A# FOR TYPICAL ROOF DETAILS NOT FLAGGED HERE.
C. 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

REF A0.01 FOR GENERAL LEGENDS

- 1 HOUR RATED ASSEMBLY
- .5 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
- WASHER DRYER UNIT NIC, PROVIDE CONNECTIONS
- RIDGE VENT, SEE ROOF VENTILATION DIAGRAM
- ROOF INTAKE VENT, SEE ROOF VENTILATION DIAGRAM
- PROVIDE (2) LAYERS OF UNDERLAYMENT AT LOW SLOPE ROOF PER MFR

SEE MECHANICAL DRAWINGS FOR LOCATION OF MECHANICAL UNITS AND ROOF PENETRATIONS

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ISSUE	DATE

Drawing:

THIRD FLOOR AND ROOF PLAN

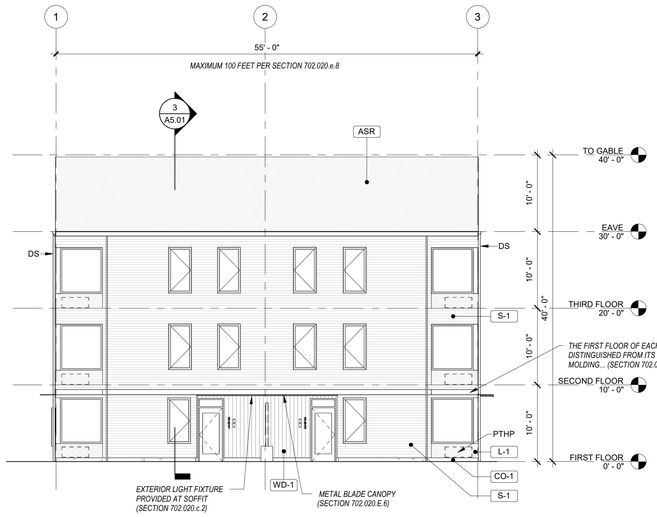


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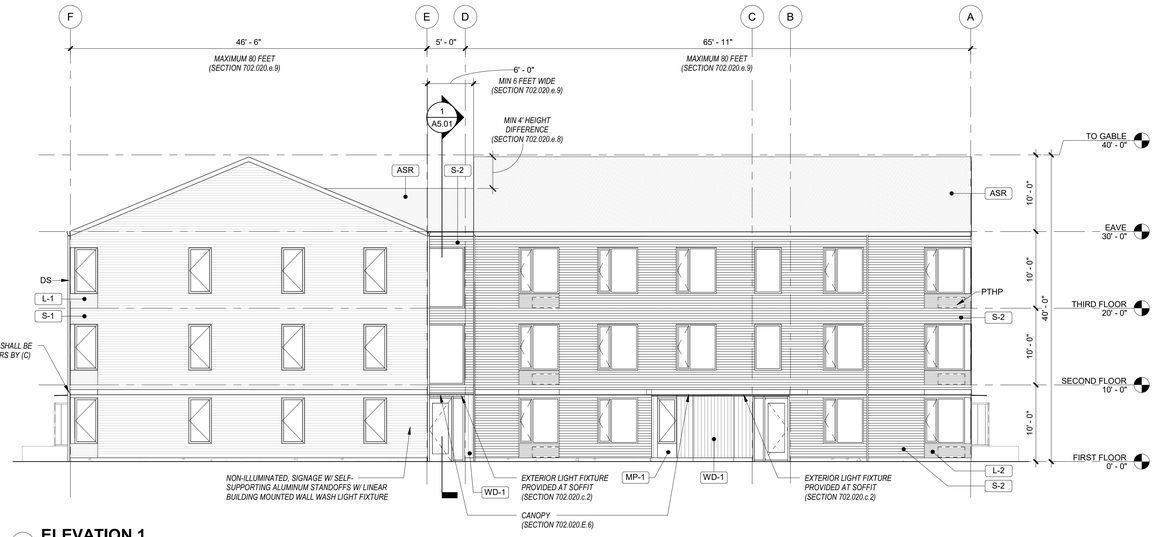
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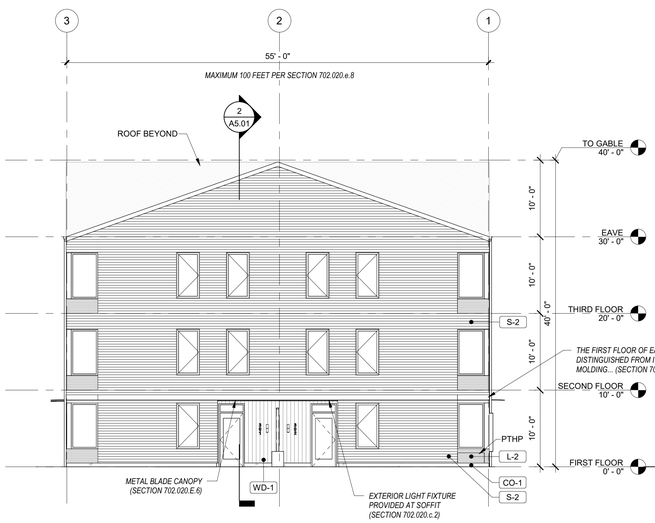
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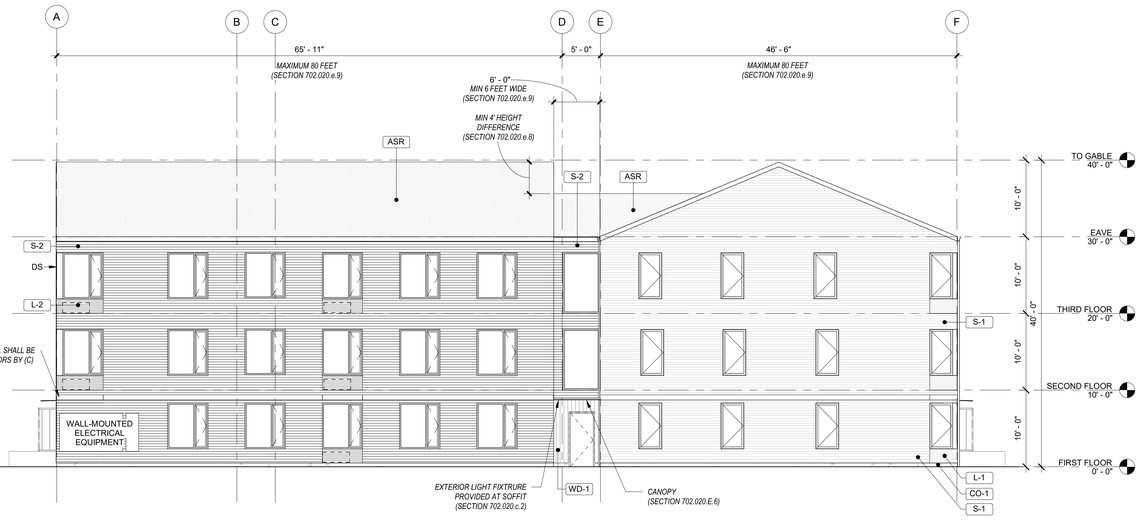
2 ELEVATION 2
1/8" = 1'-0"



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



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



3 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 — **LAP SIDING LIGHT** PRODUCT: FIBER CEMENT SHIPLAP SIDING COLOR: TBD
- S-2 — **LAP SIDING DARK** PRODUCT: FIBER CEMENT SHIPLAP SIDING COLOR: TBD
- S-3 — **PANEL SIDING** PRODUCT: FIBER CEMENT PANEL COLOR: TBD
- ASR — **ASPHALT SHINGLE ROOF** PRODUCT: TBD COLOR: TBD
- WD-1 — **VERTICAL WOOD SIDING** PRODUCT: TBD FINISH: TBD
- L-1 — **ARCH PTHP LOUVER LIGHT** PRODUCT: TBD COLOR: MATCH S-1
- L-2 — **ARCH PTHP LOUVER DARK** PRODUCT: TBD COLOR: MATCH S-2
- CO-1 — CONCRETE STEM WALL
- 3'-0" MIN — MECHANICAL EXHAUST VENT, SEE MECHANICAL DRAWINGS, PROVIDE 3'-0" MIN CLEARANCE
- MECHANICAL INTAKE VENT, SEE MECHANICAL DRAWINGS
- PTHP (BEYOND)

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Drawing:

EXTERIOR ELEVATIONS



Sheet No:

A3.01

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BUILDING FROM SALAL LOOKING SOUTH



BUILDING FROM SALAL LOOKING NORTH

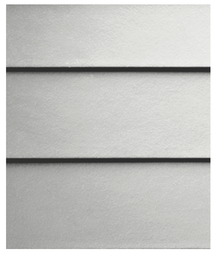


BUILDING PATIOS

MATERIALS



VERTICAL WOOD SIDING
PRODUCT: T&G SIDING, 1x6
WESTERN RED CEDAR
FINISH: TRANSPARENT



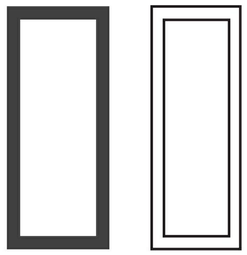
LAP SIDING
PRODUCT: FIBER CEMENT
PLANK LAP SIDING,
STRAIGHT EDGE PANEL
FINISH: PAINT, LIGHT &
DARK



ASPHALT SHINGLE ROOF
PRODUCT: THREE-TAB-STRIP
ASPHALT SHINGLES
FINISH: DARK



FLAT METAL PANEL
PRODUCT: TBD
FINISH: DARK



VINYL WINDOWS
PRODUCT: TBD
FINISH: BLACK & WHITE

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

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Drawing:

RENDERINGS



Sheet No:

A3.10

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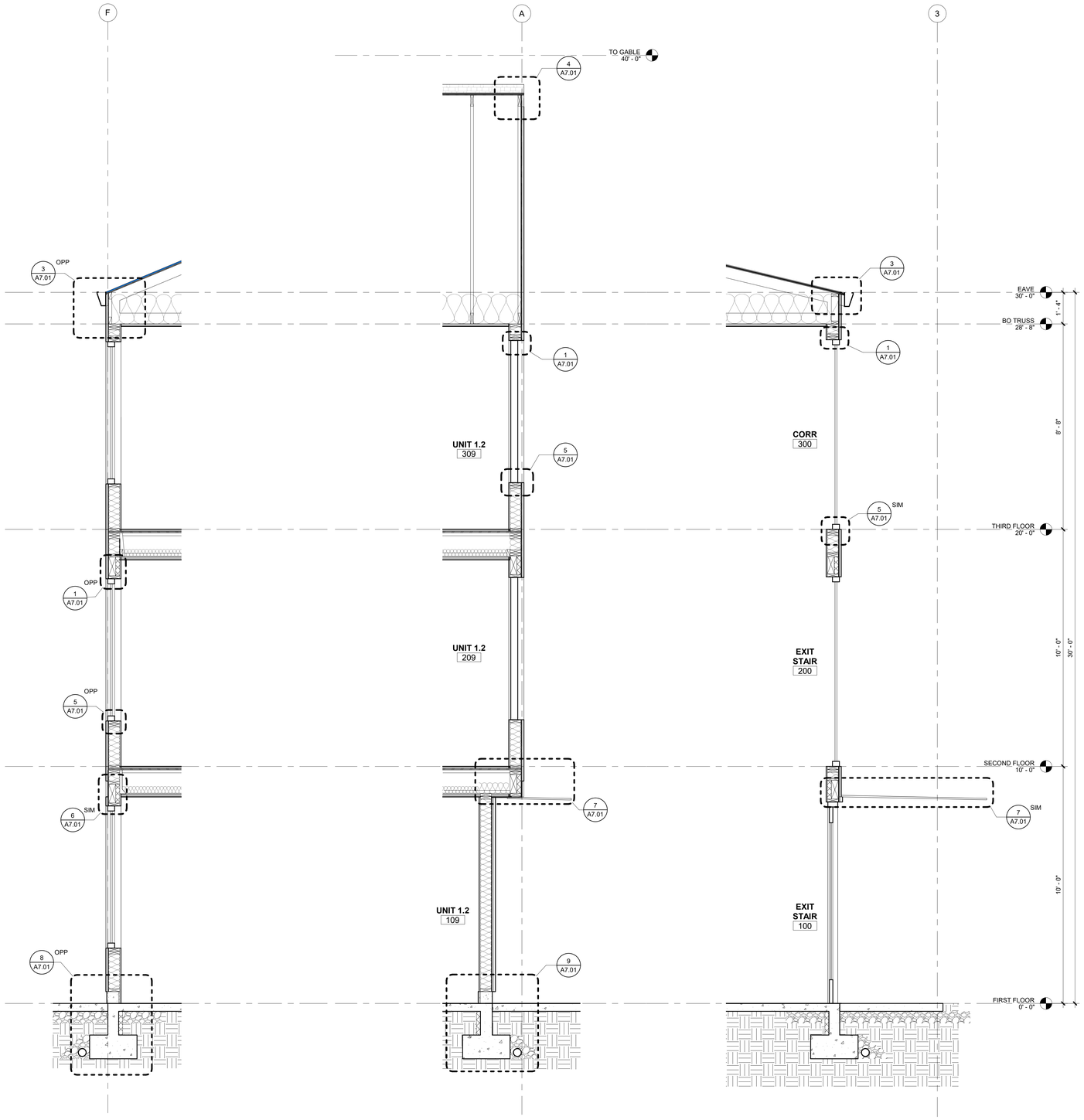
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3 **WALL SECTION**
1/2" = 1'-0"

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

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



ISSUE	DATE
LAND USE SUBMISSION	08.08.22

Drawing:

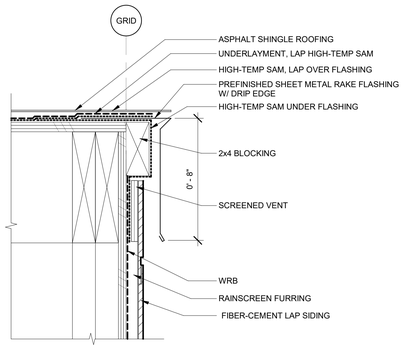
WALL SECTIONS

Sheet No:

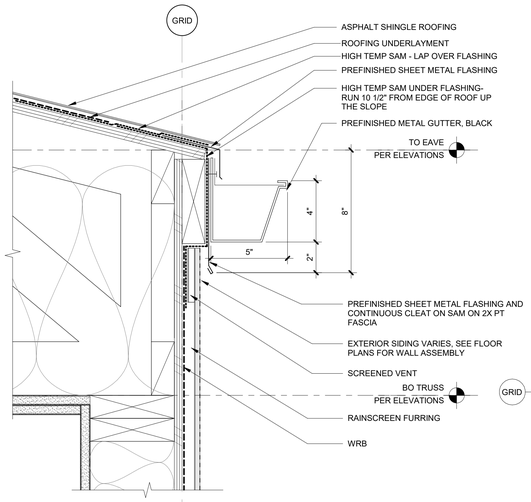
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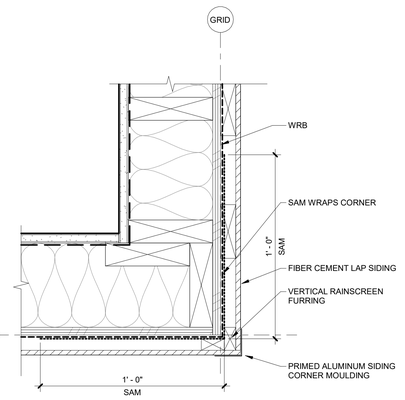
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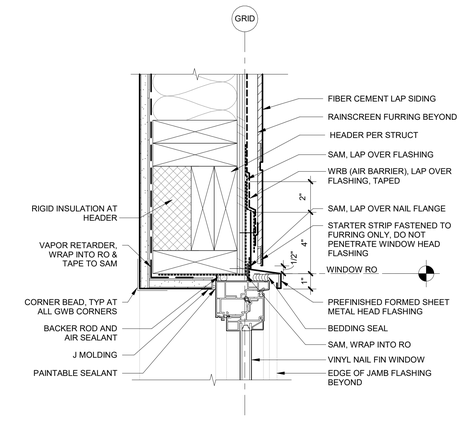
4 TYPICAL RAKE
3" = 1'-0"



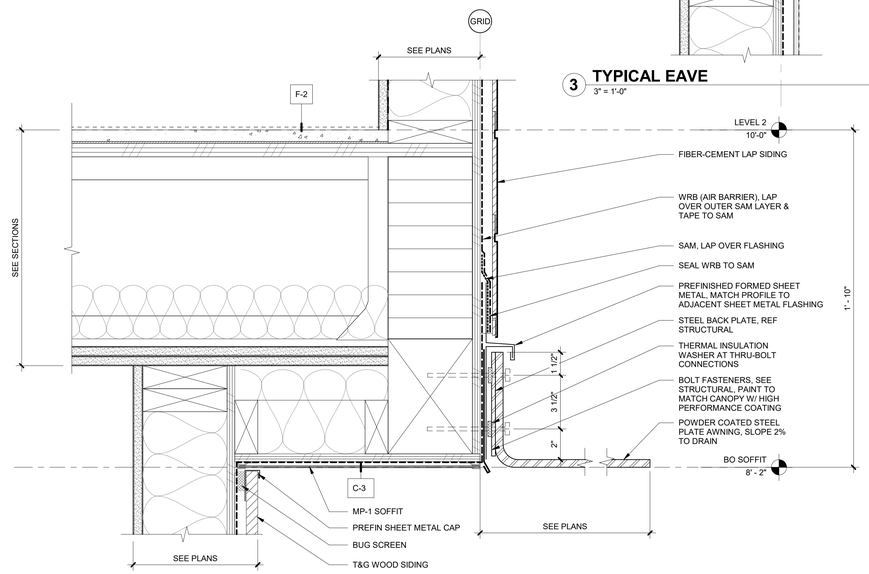
3 TYPICAL EAVE
3" = 1'-0"



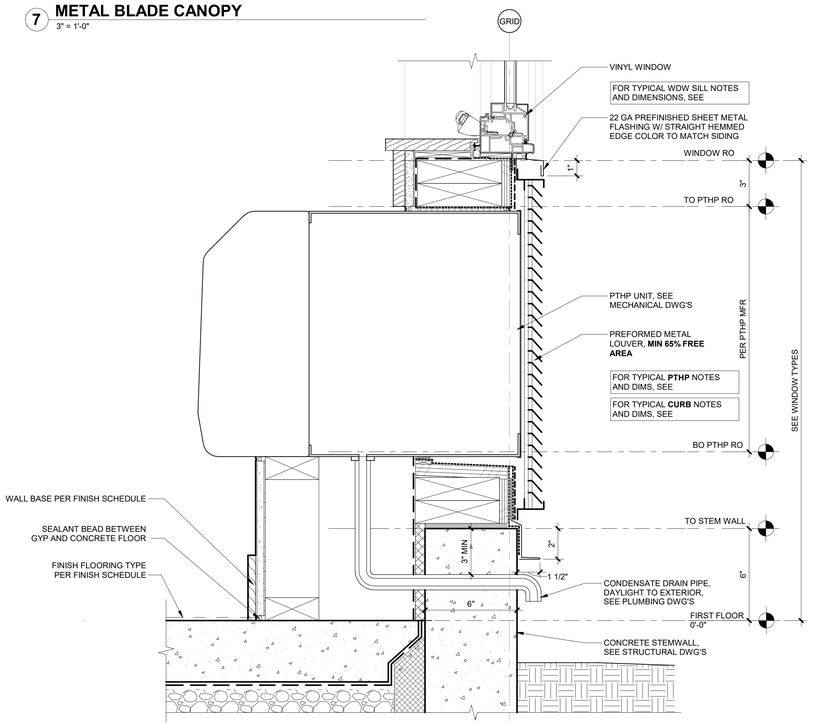
2 FIBER-CEMENT SIDING OUTSIDE CORNER
3" = 1'-0"



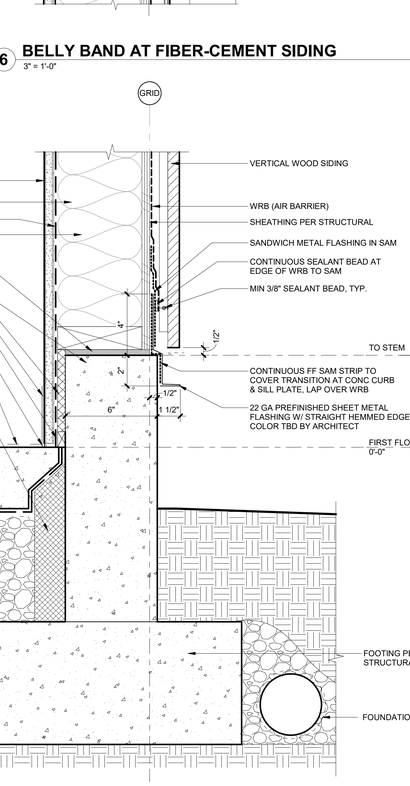
1 WINDOW HEAD @FIBER-CEMENT SIDING
3" = 1'-0"



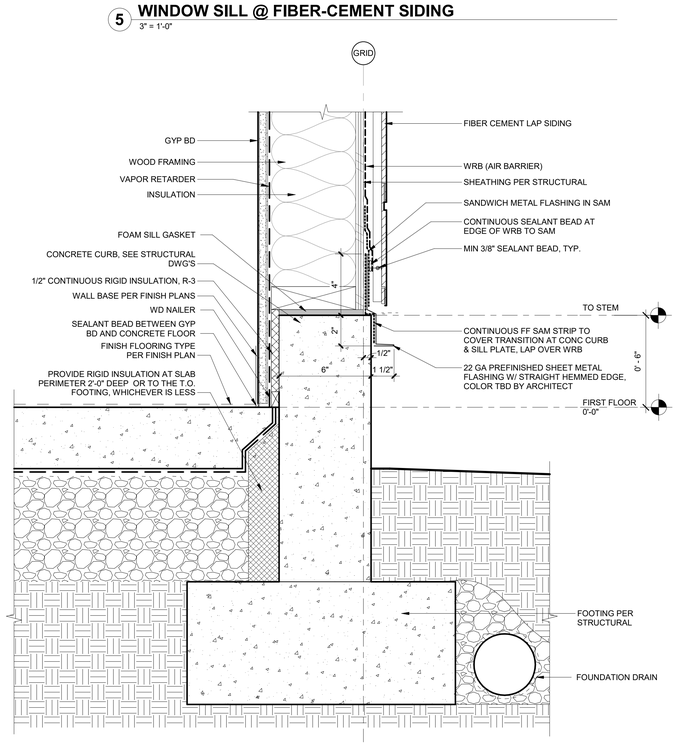
7 METAL BLADE CANOPY
3" = 1'-0"



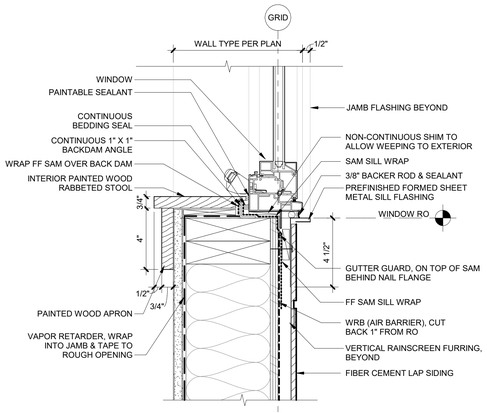
10 PTHP AT CONC CURB
3" = 1'-0"



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



8 CURB AT FIBER-CEMENT SIDING
3" = 1'-0"



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

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EXTERIOR DETAILS

Sheet No:

A7.01

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CDP SALEM - PHASE 2
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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

OWNER
CDP OREGON LLC
126 NE ALBERTA ST #202
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MEP & FIRE PROTECTION ENGINEER
INTERFACE
100 SW MAIN STREET, SUITE 1600
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FAX: 503.382.2262
CONTACT: KIM WALL
EMAIL: KIMW@INTERFACEENG.COM

VICINITY MAP



PROJECT SUMMARY

PROJECT DESCRIPTION:	3-STORY WOOD FRAMED MULTIFAMILY BUILDING FEATURING 18 RESIDENTIAL UNITS AND FIRE RISER ROOM. GROSS AREA: 19,188 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. FIRE SYSTEMS - ALARM
2. FIRE SYSTEMS - SPRINKLERS
3. SIGNAGE

DEFERRED SUBMITTALS:

1. MEP EQUIPMENT BRACING
2. ROOF TRUSSES
3. STOREFRONT, WINDOWS, LOUVERS, AND THEIR CONNECTIONS TO STRUCTURE
4. SOFFITS AND SUSPENDED CEILINGS
5. ROOFTOP ANCHORAGE
6. GUARDRAILS AND HANDRAILS

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	GENERAL DIAGRAMS
A0.20	ASSEMBLIES
A2.12	FIRST FLOOR AND SECOND FLOOR PLANS
A2.13	THIRD FLOOR AND ROOF PLANS
A3.01	EXTERIOR ELEVATIONS
A3.10	RENDERINGS
A5.01	WALL SECTIONS
A7.01	EXTERIOR DETAILS

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GENERAL PROJECT INFORMATION



KEY PLAN G2.1

Sheet No:

G0.01

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BUILDING CODE SUMMARY

2019 OREGON STRUCTURAL SPECIALTY CODE

OCCUPANCY R-2

CONSTRUCTION TYPE TYPE V-B, SPRINKLERED PER NFPA 13R

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 — Primary Building Occupancy: 60 FT / 3 STORY / 7000 SF

MODIFICATIONS

SECTION 506.2.506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDING 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 = [1/1 - 0.25] x 30/30
= 0.75

ACTUAL HEIGHT / STORIES: 35' - 0" / 3 Story

BUILDING AREA

FLOOR LEVEL	AREA (SF)
FIRST FLOOR	6364 SF
SECOND FLOOR	6393 SF
	12757 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	N/A	
SECTION 708	FIRE PARTITIONS	1 HOUR EXCEPTION 1: 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 FINISH 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 *SEE 1003.3 EXCEPTIONS
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
SECTION 1023.2	INTERIOR EXIT STAIRWAY FIRE-RESISTANCE RATING	1 HR CONNECTING < 4 STORIES

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:	43
ACCESSIBLE SPACES REQUIRED:	43 x 2% = 1
ACCESSIBLE SPACES PROVIDED:	5

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):	129 x 2% = 3 UNITS
TYPE A UNITS PROVIDED (TOTAL FOR SITE):	7 UNITS
TYPE A UNITS PROVIDED (THIS BUILDING):	

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	129 x 5% = 7 UNITS
2% OF UNITS WITH COMMUNICATION FEATURES	129 x 2% = 3 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-0.104	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-20	R-23
WALLS (BELOW GRADE)	C-0.119	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
OPAQUE DOORS			
SWINGING	U-0.37		-0.37
NON-SWINGING			

FENESTRATION	REQUIRED			PROVIDED		
	MAX U	MAX SHGC	MIN VTI/SHGC	MAX U	MAX SHGC	MIN VTI/SHGC
VERTICAL (0% - 40% OF WALL ALLOWED)						
FIXED	0.36	0.36	1.10	0.36	0.36	1.10
OPERABLE	0.45	0.33	1.10	0.45	0.33	1.10
ENTRANCE DOOR	0.63	0.33	1.10	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	20	1 WC / LAV / Tub or Shower per unit required and provided

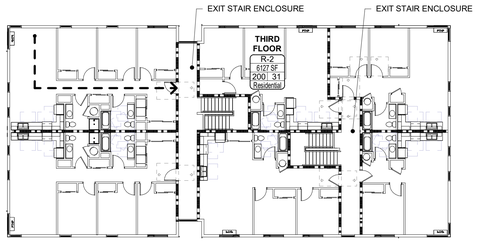
LIFE SAFETY OCCUPANT LOAD SCHEDULE

TABLE 1004.1.2

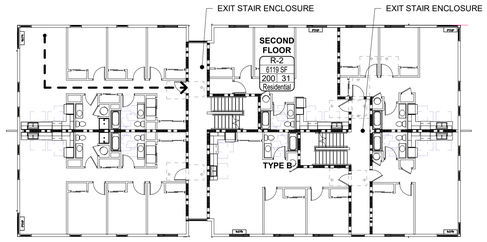
AREA NAME	AREA (SF)	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
FIRST FLOOR	6136 SF	Residential	200	31
SECOND FLOOR	6119 SF	Residential	200	31
THIRD FLOOR	6127 SF	Residential	200	31
				93

EXIT ACCESS TRAVEL DISTANCE

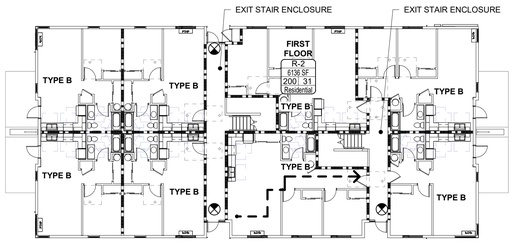
EGRESS PATH NAME	EGRESS PATH LENGTH
FIRST FLOOR	42' - 5"
SECOND FLOOR	50' - 7"
THIRD FLOOR	50' - 7"



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 / Occ Grp / # SF / OLF # / 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

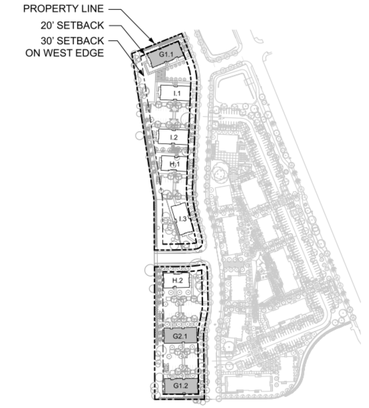
EXIT SIGN
SHADE INDICATES ILLUMINATE FACE. ARROW INDICATES DIRECTION TO EXIT

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.



SITE PLAN - ZONING DIAGRAM — NORTH

702.020 MULTIPLE FAMILY DESIGN REVIEW STANDARDS

CITY OF SALEM UNIFIED DEVELOPMENT CODE - TITLE X

SECTION	REQUIREMENT MET OR ADJUSTMENT REQUESTED	SHEET NUMBER
SITE SAFETY & SECURITY		
702.020.c.1	REQUIREMENT MET	A2.11-A3.01
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	REQUIREMENT MET	A2.11-A3.01
702.020.e.10	REQUIREMENT MET	A3.01

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

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2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2 BUILDING G2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

LAND USE SUBMISSION	08.08.22
ISSUE	DATE

Drawing:

CODE SUMMARY

Sheet No:

G1.01

FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building G2_22_mculbertsonPX9RT.rvt

REQUIRED CLEAR FLOOR AREAS

PER ICC A117.1-2009

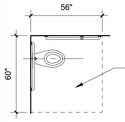
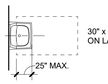


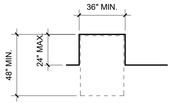
FIG. 604.3 SIZE OF CLEARANCE FOR WATER CLOSET



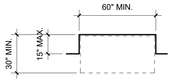
605.3 SIZE OF CLEARANCE FOR URINAL



SIZE OF CLEARANCE FOR LAVATORY



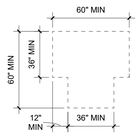
ALCOVE: FORWARD APPROACH



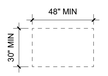
ALCOVE: PARALLEL APPROACH



TURNING SPACE: CIRCULAR



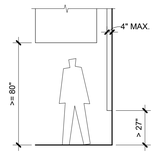
TURNING SPACE: T-SHAPED



REQUIRED FLOOR AREA

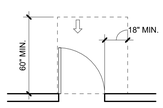
PROTRUDING OBJECTS

PER ICC A117.1-2009 FIG. 307.2

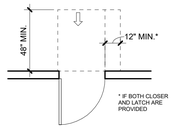


MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

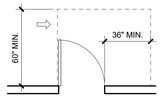
PER ICC A117.1-2009, FIG. 404.2.3.2



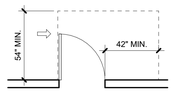
(a) FRONT APPROACH PULL SIDE



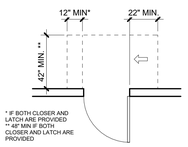
(b) FRONT APPROACH PUSH SIDE



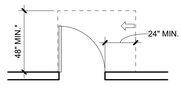
(c) HINGE APPROACH PULL SIDE



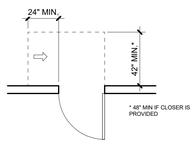
(d) HINGE APPROACH PULL SIDE



(e) HINGE APPROACH PUSH SIDE



(f) LATCH APPROACH PULL SIDE



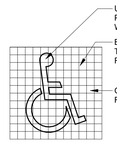
(g) LATCH APPROACH PUSH SIDE

ACCESSIBILITY NOTES

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

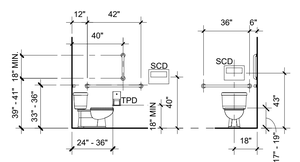
B. DIAGRAMS ARE INCLUDED AS A CONVENIENCE ONLY AND ARE NOT ALL INCLUSIVE. REFERENCE CURRENT CODE AND PROJECT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

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

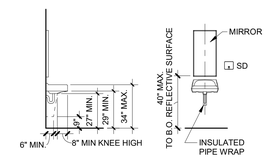


STANDARD MOUNTING HEIGHTS AND CLEARANCE REQUIREMENTS

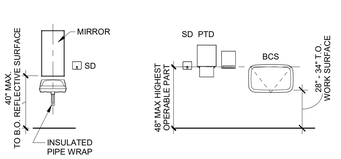
DIMENSIONS ARE FROM FACE OF FINISH AND/OR CENTERLINE OF FIXTURE OR ACCESSORY



ACCESSIBLE TOILET AND GRAB BARS



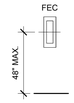
LAVATORY



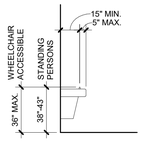
TOILET ROOM ACCESSORIES



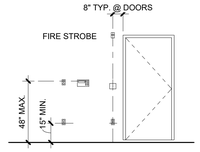
COAT HOOK



FIRE EXTINGUISHER CABINET



DRINKING FOUNTAIN SPOUT



ELECTRICAL DEVICES AND CONTROLS



SIGNAGE

ABBREVIATIONS

#	POUND OR NUMBER
@	AT
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
TM	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.

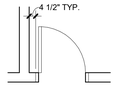
B. IN MANY INSTANCES THE ACTUAL DIMENSIONS MAY BE LESS IMPORTANT THAN IF ELEMENTS ARE TO BE EQUALLY SPACED OR ALIGNED. IN THESE CASES, THE NOTATION "EQ" OR "ALIGN" IS USED IN LIEU OF A DIMENSION.

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



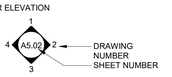
EXTERIOR ELEVATION



BUILDING SECTION / WALL SECTION



INTERIOR ELEVATION



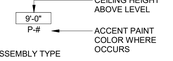
DETAIL CALLOUT



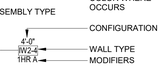
DOOR NUMBER



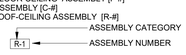
CEILING HEIGHT



WALL / ASSEMBLY TYPE



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



WINDOW TYPE



ACCESSORY / EQUIPMENT TYPE



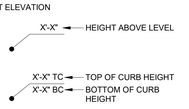
CASEWORK TYPE



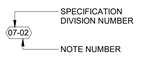
MATERIAL / FINISH



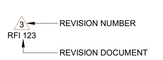
SPOT ELEVATION



KEYNOTE



REVISION





KEY PLAN

Scott Edwards Architecture
2525 E Burnside St. 503.226.3617
Portland, OR 97214 sealp.com

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2 BUILDING G2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

LAND USE SUBMISSION	08.08.22
ISSUE	DATE

Drawing:

ARCHITECTURAL GENERAL NOTES AND DIAGRAMS

Sheet No:

A0.01

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FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building G2_22_mculbertsonPX8RT.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

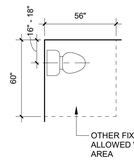


FIG. 1003.11.2.4 WATER CLOSET

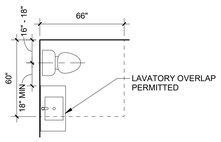
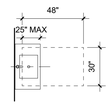


FIG. 1003.11.2.4 WATER CLOSET WITH LAVATORY



1003.11.2.2 LAVATORY CLEARANCE

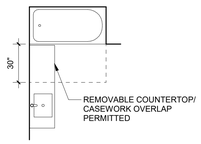
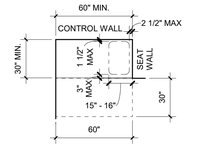
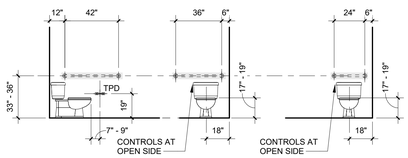


FIG. 1003.11.2.5.1(a) BATHTUB CLEARANCE

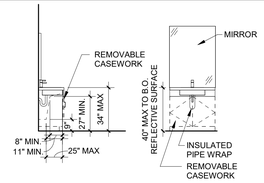


1003.11.2.5.2 SHOWER COMPARTMENT per 608

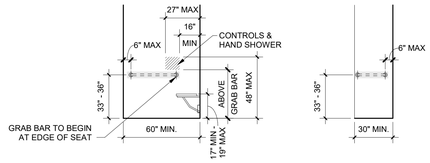


TOILET AND GRAB BAR BLOCKING

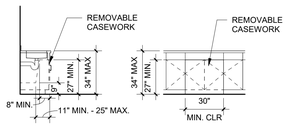
GRAB BAR BLOCKING AT LAVATORY OVERLAP EXCEPTION



LAVATORY

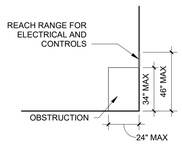


SHOWER CONTROLS AND GRAB BAR BLOCKING W/ SEAT

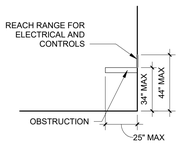


KITCHEN SINK

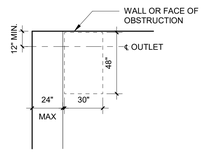
KITCHEN WORK SURFACE



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

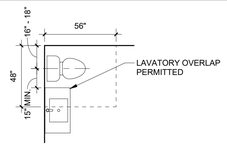
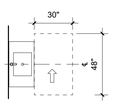
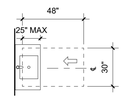


FIG. 1004.11.3.1.2 WATER CLOSET



1004.11.3.1.1 LAVATORY CLEARANCE



1003.11.2.2 ALTERNATE LAVATORY CLEARANCE - FORWARD APPROACH

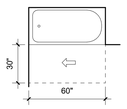


FIG. 1004.11.3.1.3.1 BATHTUB CLEARANCE PARALLEL APPROACH - OPTION A

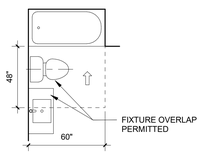
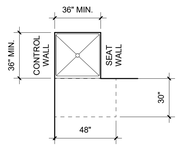
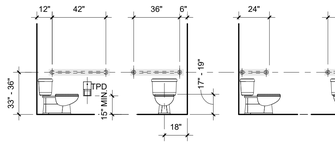


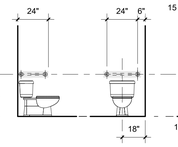
FIG. 1004.11.3.1.3.2 BATHTUB CLEARANCE FORWARD APPROACH - OPTION A



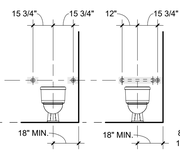
1004.11.3.1.3.3 SHOWER COMPARTMENT



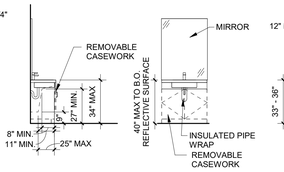
GRAB BAR BLOCKING AT TOILET



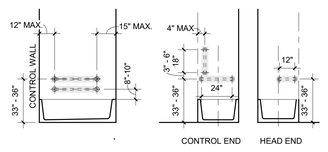
GRAB BAR BLOCKING AT TOILET ALTERNATE



GRAB BAR BLOCKING AT TOILET SWING-UP ALTERNATES

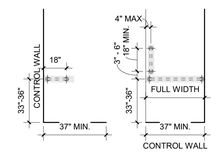


LAVATORY AT FORWARD APPROACH

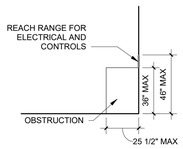


TUB GRAB BAR BLOCKING W/O BUILT-IN SEAT

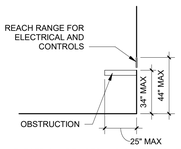
CONTROL END HEAD END



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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BATTLE CREEK SE
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ISSUE	DATE

Drawing:

GENERAL DIAGRAMS



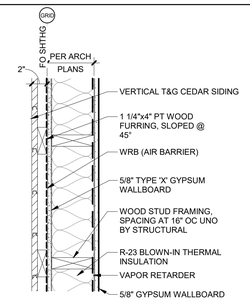
KEY PLAN

Sheet No:

A0.10

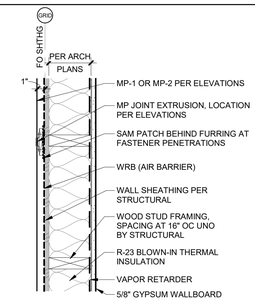
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EXTERIOR WALL TYPES

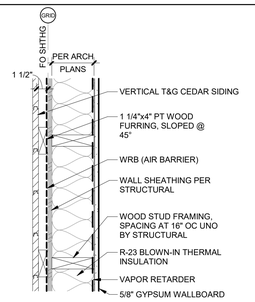


EW4-# EXTERIOR VERTICAL WOOD SIDING 1 HR RATED

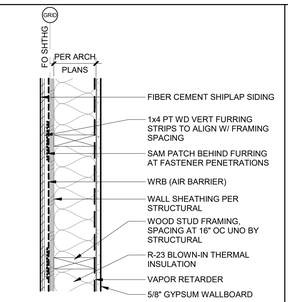
GA	WP 3520



EW3-# EXTERIOR METAL WALL PANEL

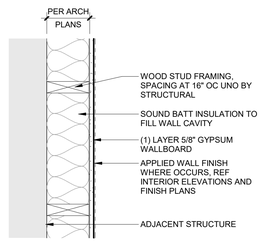


EW2-# EXTERIOR VERTICAL WOOD SIDING

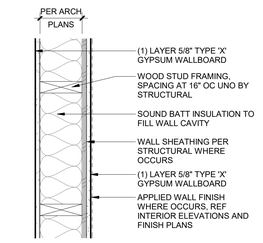


EW1-# EXTERIOR FIBER CEMENT SHIPLAP SIDING

INTERIOR WALL TYPES

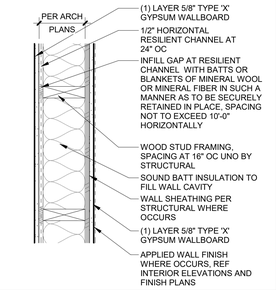


IW5-# INTERIOR FURRING WALL



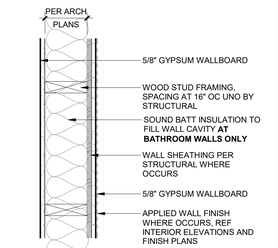
IW4-# 1 HR RATED INTERIOR PARTITION WALL

GA	WP 3520
STC	35-39



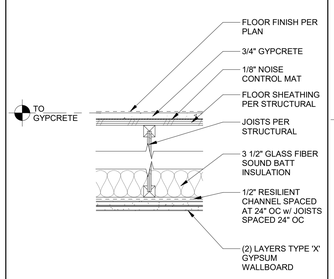
IW3-# 1 HR RATED INTERIOR DEMISING WALL @ UNIT-TO-UNIT
.5 HR RATED INTERIOR DEMISING WALL @ CORRIDOR-TO-UNIT

GA	WP 3243
STC	50-54



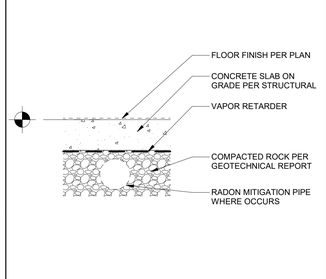
IW1-# INTERIOR PARTITION WALL

FLOOR/CEILING TYPES



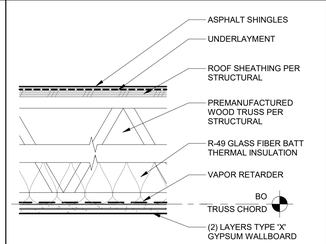
F-2 1-HR RATED FLOOR/CEILING ASSEMBLY

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



F-1 SLAB ON GRADE FLOOR

ROOF TYPES

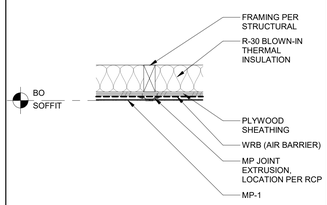


BASE LAYER GWB APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS 24" OC WITH 1-1/4" TYPE W DRYWALL SCREWS 24" OC FACE LAYER GWB APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1-7/8" TYPE W DRYWALL SCREWS 12" OC AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE G DRYWALL SCREWS PLACED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

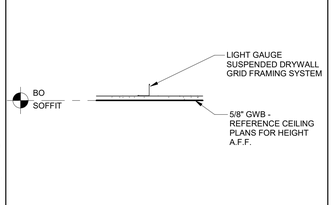
R-1 1-HR RATED ASPHALT SHINGLE ROOF ASSEMBLY

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

CEILING TYPES



C-3 EXT METAL PANEL SOFFIT



C-2 SUSPENDED GYPSUM BOARD CEILING

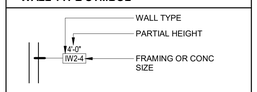
C-1 NOT IN USE

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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 STRUCTURAL FRAMING 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. WHERE ACOUSTIC WALL IS INDICATED, SEE ASSEMBLY SHEET 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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BATTLE CREEK SE
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Community Development Partners

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Drawing:

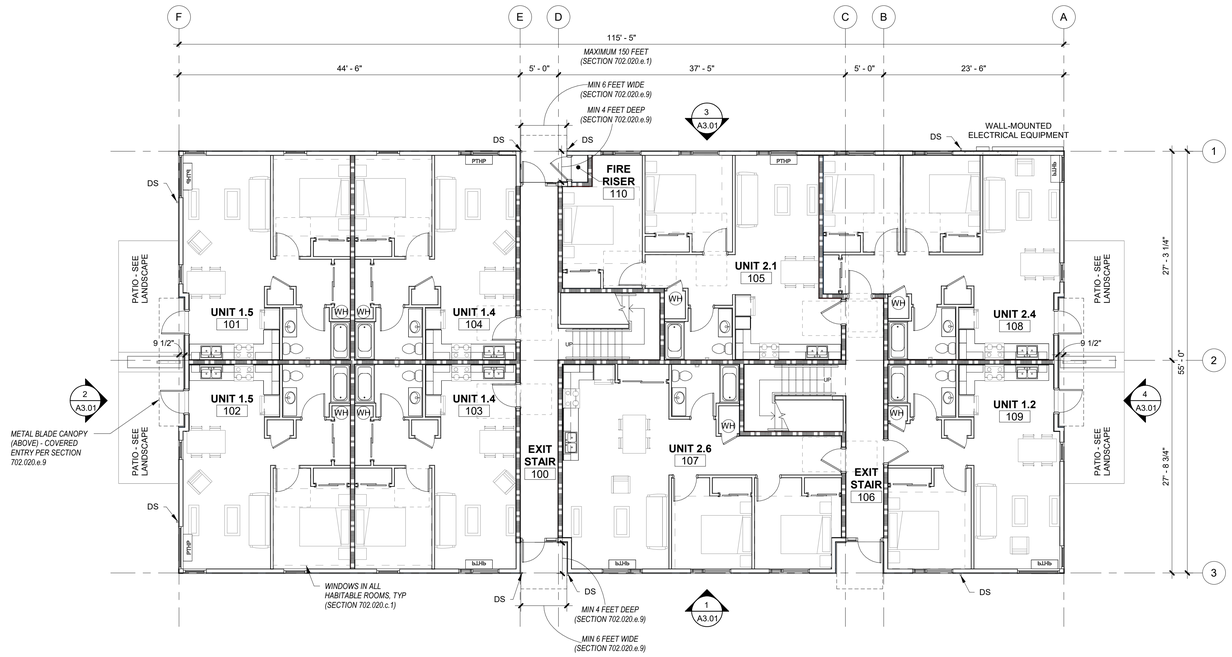
ASSEMBLIES



Sheet No:

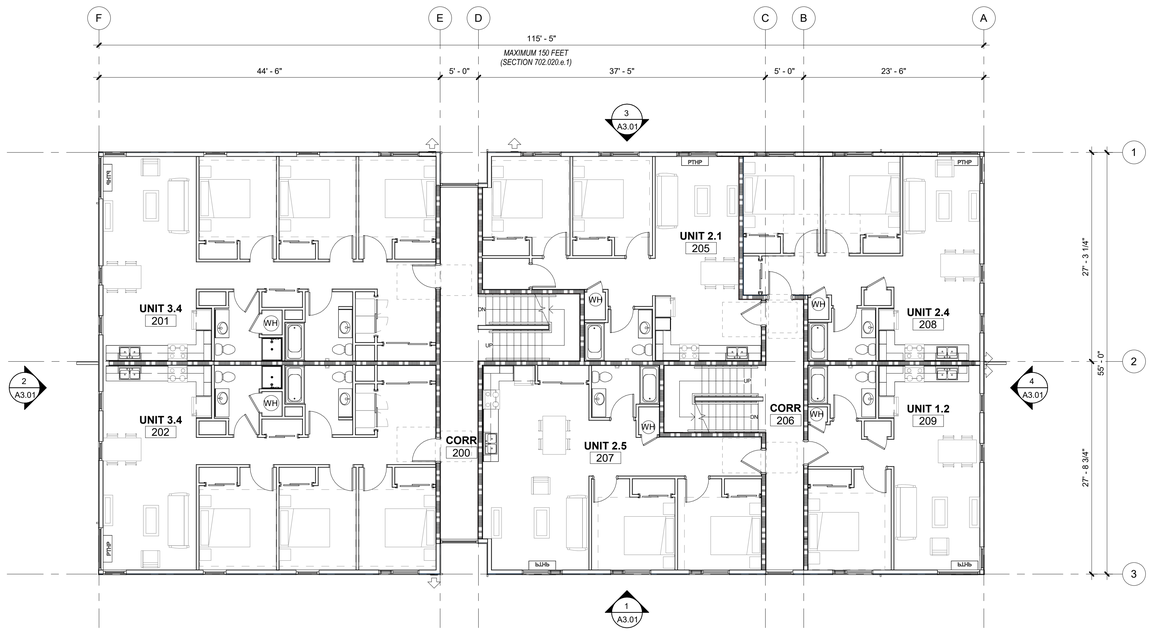
A0.20

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1 FIRST FLOOR PLAN

1/8" = 1'-0"



2 SECOND FLOOR PLAN

1/8" = 1'-0"

GENERAL SHEET NOTES

A. WALL DIMENSIONS ARE FROM FACE OF STUD OR CL OF COLUMN UNO
B. ALL EXTERIOR GRID LINES SHOWN ARE TO FACE OF SHEATHING UNO ALL INTERIOR GRID LINES ARE TO FACE OF STUD UNO
C. ALL DOOR AND WINDOW DIMENSIONS ARE TO CL OF OVERALL UNIT. REFERENCE SCHEDULES AND DOOR AND WINDOW TYPES
D. REFERENCE STRUCTURAL DRAWINGS FOR GENERAL CONTROL JOINTS @ SLAB. COORDINATE FINAL LOCATIONS WITH ARCHITECT FOR COMPATIBILITY WITH FLOOR FINISHES
E. WIRE SHELVING IN ALL BEDROOM CLOSETS
F. MEP INFORMATION PROVIDED FOR REFERENCE ONLY. SEE MEP DRAWINGS
G. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL GROUND FLOOR UNIT RESTROOMS WHERE GRAB BARS ARE NOT SHOWN IN PLAN. REF ACCESSIBILITY DIAGRAMS FOR LOCATIONS
H. FIRE EXTINGUISHER TO BE PLACED UNDER SINK IN ALL UNITS. SEE CODE DIAGRAMS FOR COMMON SPACES.
I. DOWNSPOUTS PAINTED IN FIELD, RECTANGLE SHAPE AND SIZE PER PLUMBING AND CIVIL
J. UNIT DEMISING WALLS TYPE IW3-6, UNO
K. UNIT INTERIOR WALLS TYPE IW1-4 UNO

LEGEND

REF A0.01 FOR GENERAL LEGENDS

- 1 HOUR RATED ASSEMBLY
- .5 HOUR RATED ASSEMBLY
- ELEMENT ABOVE
- DS — 2x3 FLAT STYPE DOWNSPOUT
- FD — FLOOR DRAIN
- WH — WATER HEATER WITH FLOOR DRAIN BELOW - SEE PLUMBING DWGS
- WASHER DRYER UNIT NIC, PROVIDE CONNECTIONS
- R-1 — ASPHALT SHINGLE ROOF
- RIDGE VENT, SEE ROOF VENTILATION DIAGRAM
- ROOF INTAKE VENT, SEE ROOF VENTILATION DIAGRAM
- PROVIDE (2) LAYERS OF UNDERLAYMENT AT LOW SLOPE ROOF PER MFR

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Drawing:

FIRST FLOOR AND SECOND FLOOR PLANS



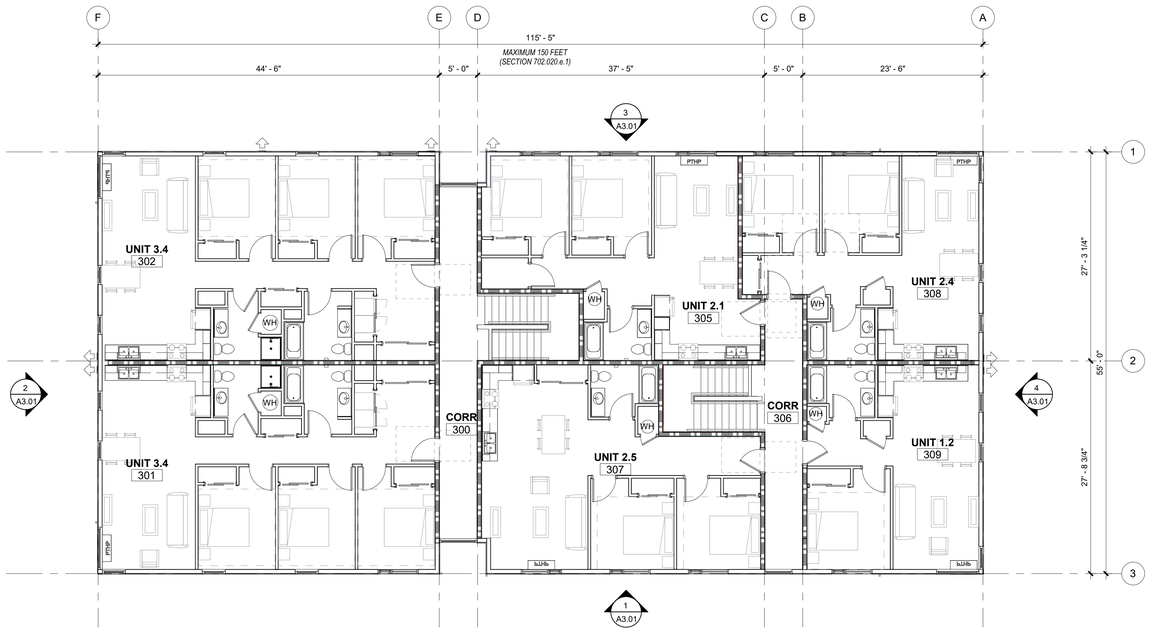
KEY PLAN

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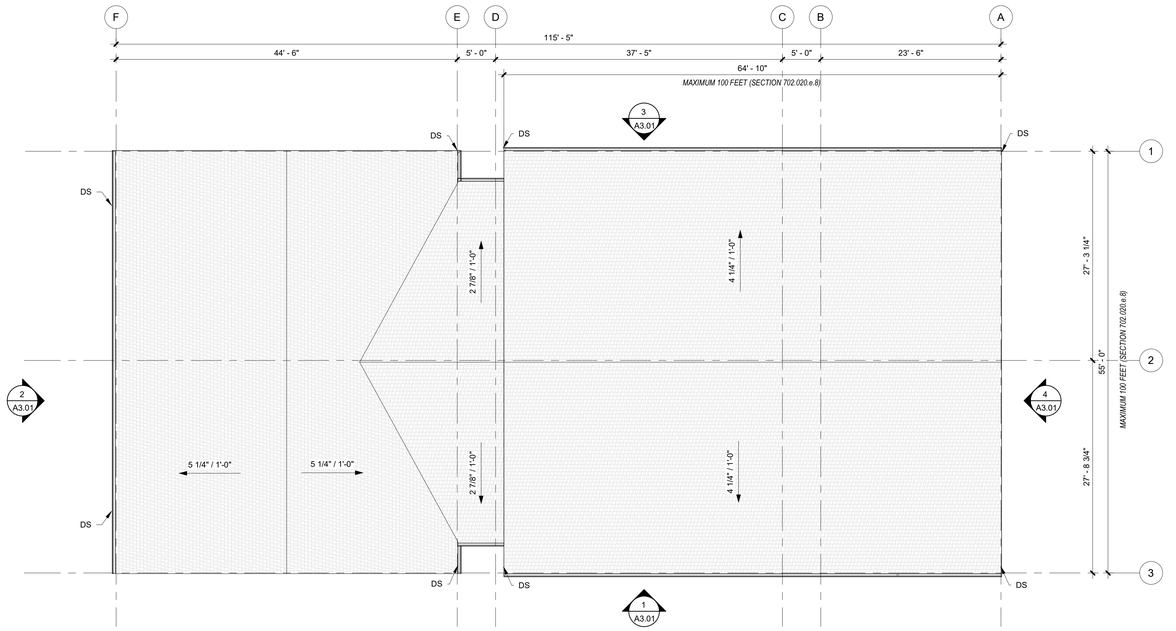
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1 THIRD FLOOR PLAN
1/8" = 1'-0"



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

GENERAL SHEET NOTES

A. WALL DIMENSIONS ARE FROM FACE OF STUD OR CL OF COLUMN UNO
B. ALL EXTERIOR GRID LINES SHOWN ARE TO FACE OF SHEATHING UNO ALL INTERIOR GRID LINES ARE TO FACE OF STUD UNO
C. ALL DOOR AND WINDOW DIMENSIONS ARE TO CL OF OVERALL UNIT. REFERENCE SCHEDULES AND DOOR AND WINDOW TYPES
D. REFERENCE STRUCTURAL DRAWINGS FOR GENERAL CONTROL JOINTS @ SLAB. COORDINATE FINAL LOCATIONS WITH ARCHITECT FOR COMPATIBILITY WITH FLOOR FINISHES
E. WIRE SHELVING IN ALL BEDROOM CLOSETS
F. MEP INFORMATION PROVIDED FOR REFERENCE ONLY. SEE MEP DRAWINGS
G. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL GROUND FLOOR UNIT RESTROOMS WHERE GRAB BARS ARE NOT SHOWN IN PLAN. REF ACCESSIBILITY DIAGRAMS FOR LOCATIONS
H. FIRE EXTINGUISHER TO BE PLACED UNDER SINK IN ALL UNITS. SEE CODE DIAGRAMS FOR COMMON SPACES.
I. DOWNSPOUTS PAINTED IN FIELD, RECTANGLE SHAPE AND SIZE PER PLUMBING AND CIVIL
J. UNIT DEMISING WALLS TYPE IW3-6, UNO
K. UNIT INTERIOR WALLS TYPE IW1-4 UNO

GENERAL ROOF PLAN SHEET NOTES

A. REFERENCE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS NOT SHOWN HERE.
B. REFERENCE SHEET A# FOR TYPICAL ROOF DETAILS NOT FLAGGED HERE.
C. 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
REF A0.01 FOR GENERAL LEGENDS

- 1 HOUR RATED ASSEMBLY
- .5 HOUR RATED ASSEMBLY
- ELEMENT ABOVE
- DS — 2x3 FLAT STYPE DOWNSPOUT
- FD — FLOOR DRAIN
- WH — WATER HEATER WITH FLOOR DRAIN BELOW - SEE PLUMBING DWGS
- WASHER DRYER UNIT NIC, PROVIDE CONNECTIONS
- R-1 — ASPHALT SHINGLE ROOF
- RIDGE VENT, SEE ROOF VENTILATION DIAGRAM
- ROOF INTAKE VENT, SEE ROOF VENTILATION DIAGRAM
- PROVIDE (2) LAYERS OF UNDERLAYMENT AT LOW SLOPE ROOF PER MFR

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Drawing:

THIRD FLOOR AND ROOF PLANS



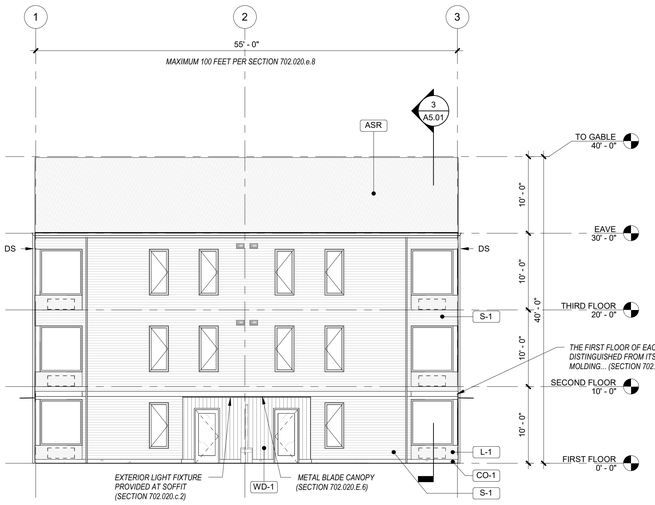
KEY PLAN

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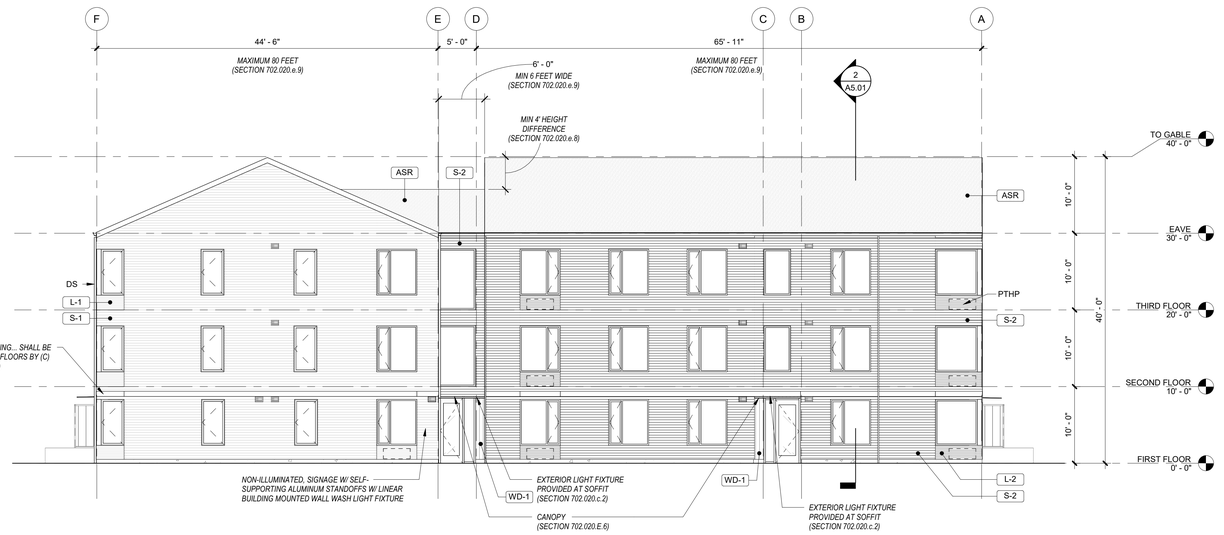
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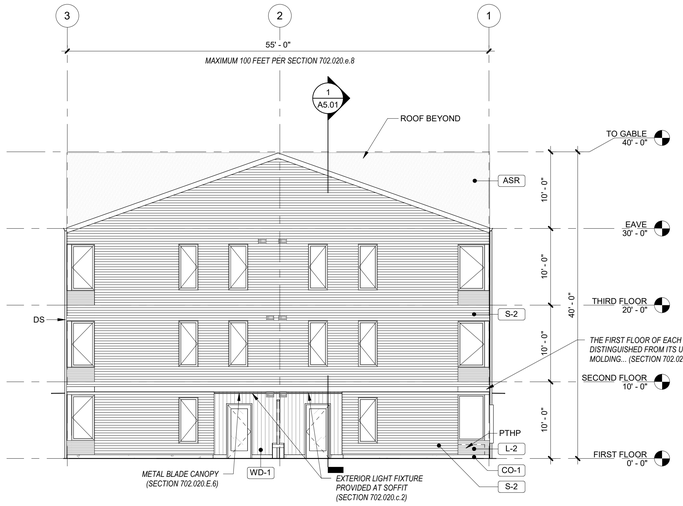
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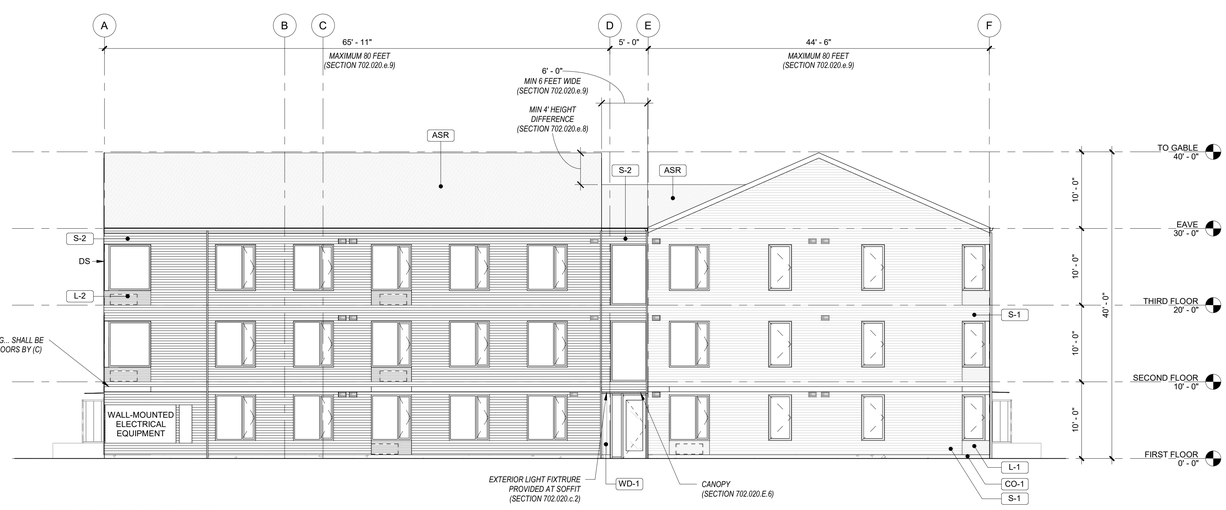
2 BUILDING ELEVATION
1/8" = 1'-0"



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



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



3 BUILDING 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 — **LAP SIDING LIGHT** PRODUCT: FIBER CEMENT SHIPLAP SIDING COLOR: TBD
- S-2 — **LAP SIDING DARK** PRODUCT: FIBER CEMENT SHIPLAP SIDING COLOR: TBD
- S-3 — **PANEL SIDING** PRODUCT: FIBER CEMENT PANEL COLOR: TBD
- ASR — **ASPHALT SHINGLE ROOF** PRODUCT: TBD COLOR: TBD
- WD-1 — **VERTICAL WOOD SIDING** PRODUCT: TBD FINISH: TBD
- L-1 — **ARCH PTHP LOUVER LIGHT** PRODUCT: TBD COLOR: MATCH S-1
- L-2 — **ARCH PTHP LOUVER DARK** PRODUCT: TBD COLOR: MATCH S-2
- CO-1 — CONCRETE STEM WALL
- 3'-0" MIN — MECHANICAL EXHAUST VENT, SEE MECHANCIAL DRAWINGS, PROVIDE 3'-0" MIN CLEARANCE
- MECHANICAL INTAKE VENT, SEE MECHANCIAL DRAWINGS
- PTHP (BEYOND)

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Drawing:

EXTERIOR ELEVATIONS



KEY PLAN

Sheet No:

A3.01

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BUILDING FROM SALAL LOOKING SOUTH



BUILDING FROM SALAL LOOKING NORTH



BUILDING PATIOS

MATERIALS



VERTICAL WOOD SIDING
PRODUCT: T&G SIDING, 1x6 WESTERN RED CEDAR
FINISH: TRANSPARENT



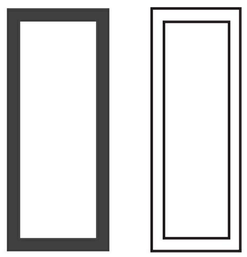
LAP SIDING
PRODUCT: FIBER CEMENT PLANK LAP SIDING, STRAIGHT EDGE PANEL
FINISH: PAINT, LIGHT & DARK



ASPHALT SHINGLE ROOF
PRODUCT: THREE-TAB-STRIP ASPHALT SHINGLES
FINISH: DARK



FLAT METAL PANEL
PRODUCT: TBD
FINISH: DARK



VINYL WINDOWS
PRODUCT: TBD
FINISH: BLACK & WHITE

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

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CDP SALEM - PHASE 2 BUILDING G2

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
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RENDERINGS

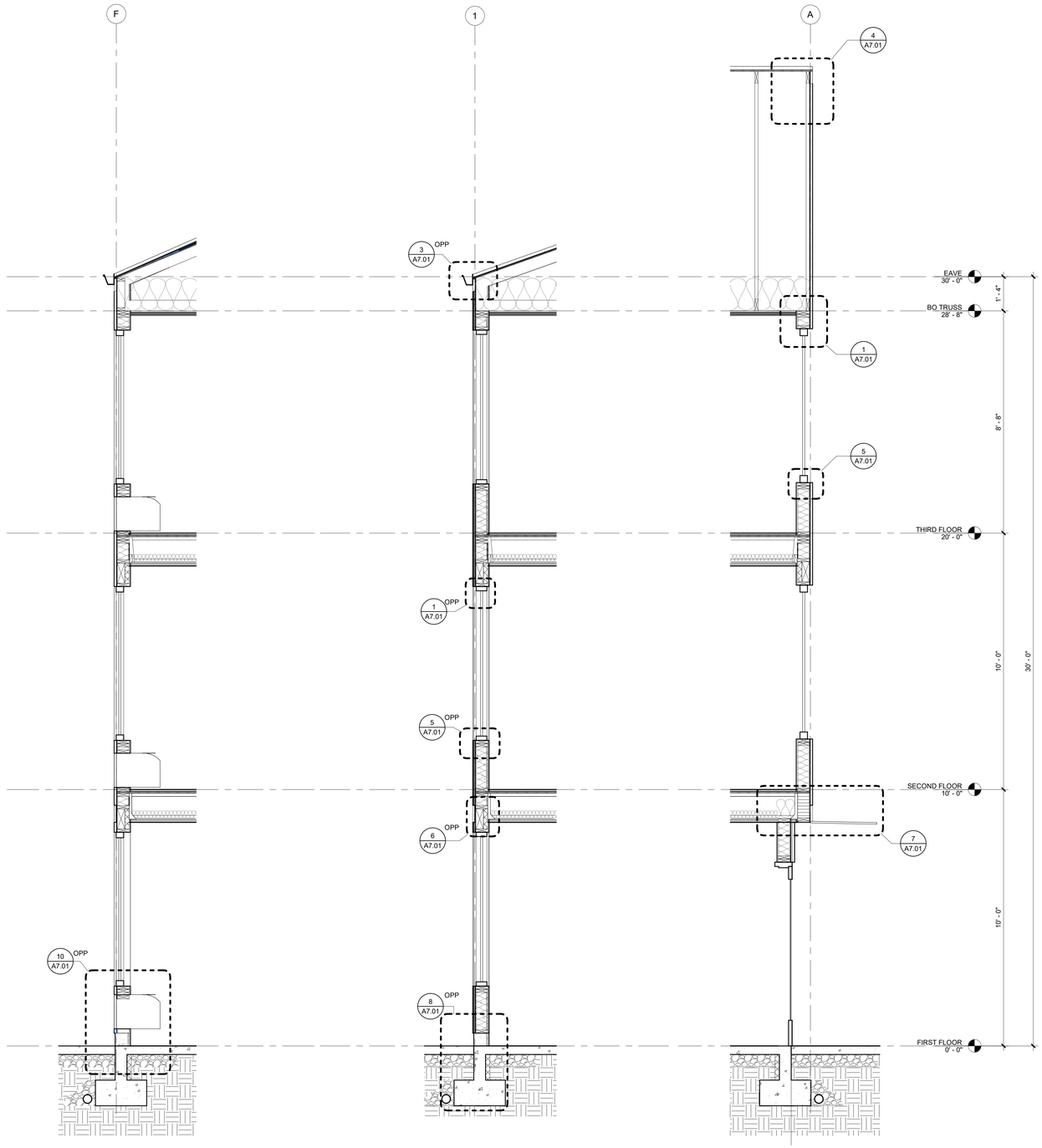


KEY PLAN

Sheet No:

A3.10

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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



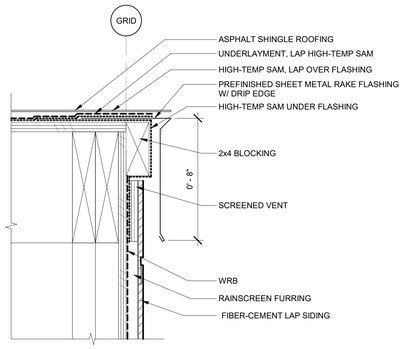
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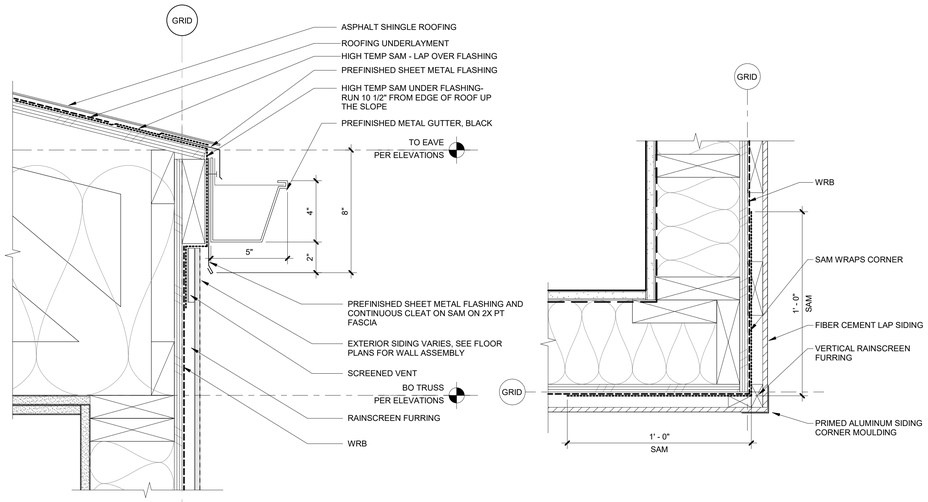
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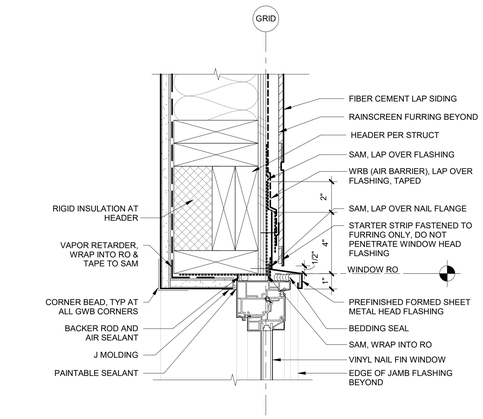


4 TYPICAL RAKE
3" = 1'-0"

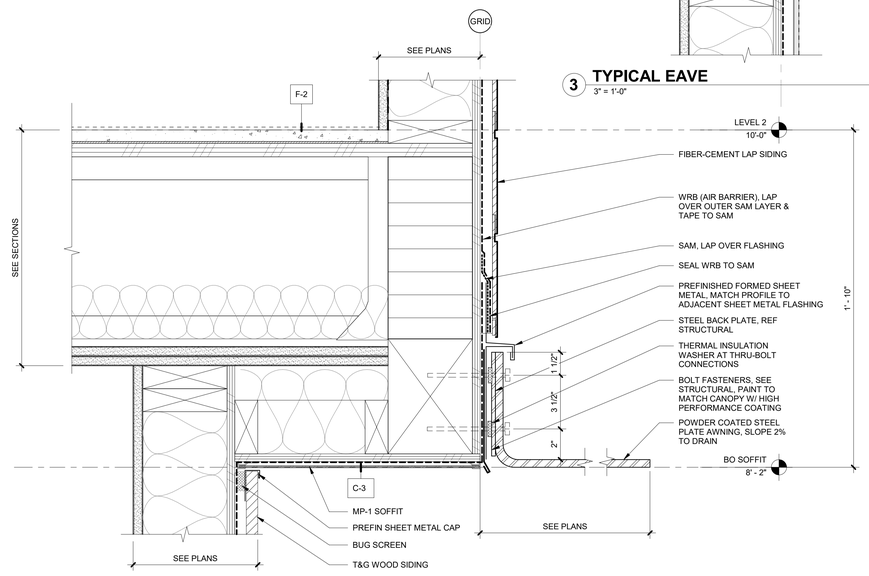


3 TYPICAL EAVE
3" = 1'-0"

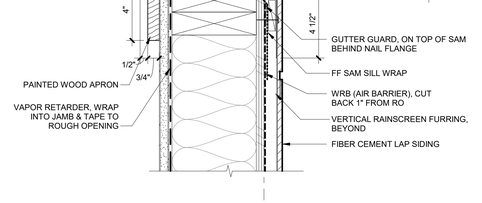
2 FIBER-CEMENT SIDING OUTSIDE CORNER
3" = 1'-0"



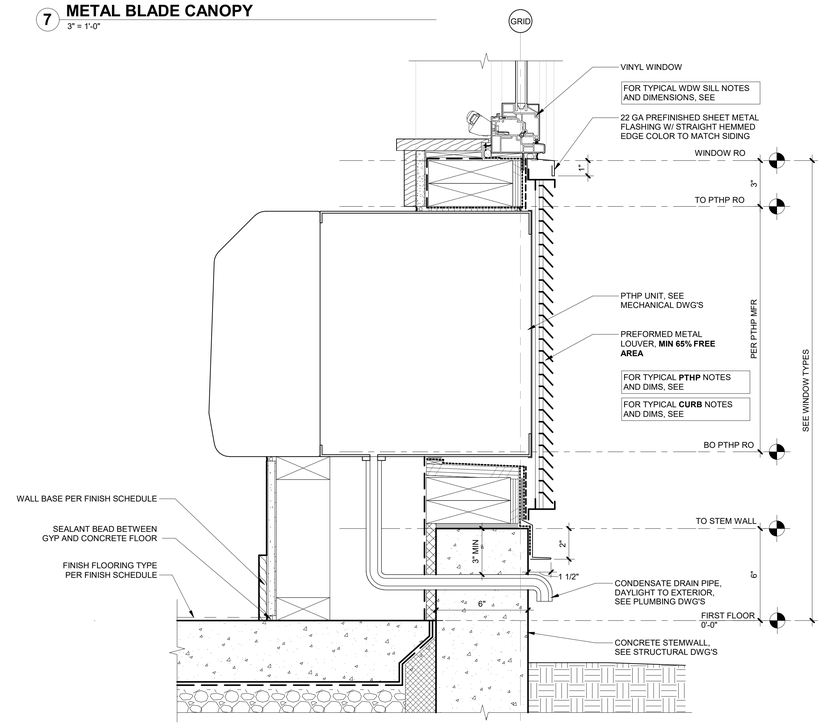
1 WINDOW HEAD @FIBER-CEMENT SIDING
3" = 1'-0"



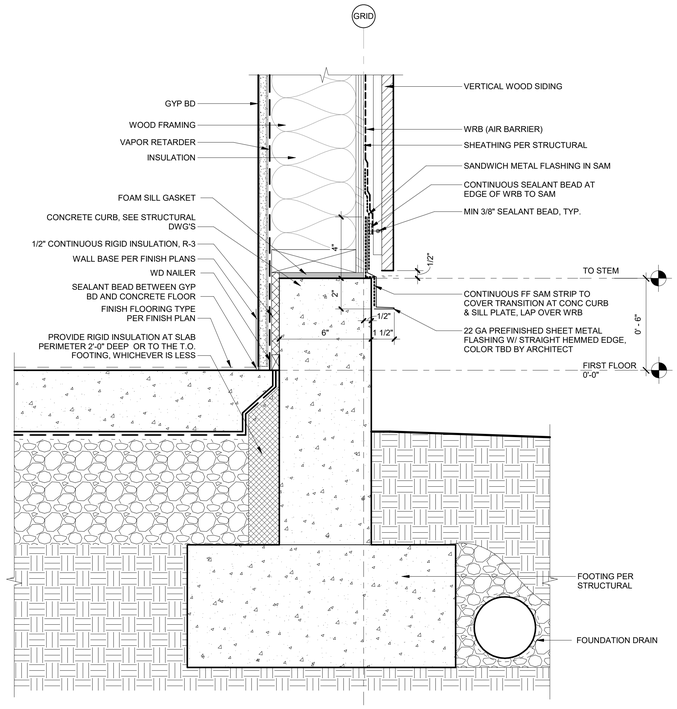
7 METAL BLADE CANOPY
3" = 1'-0"



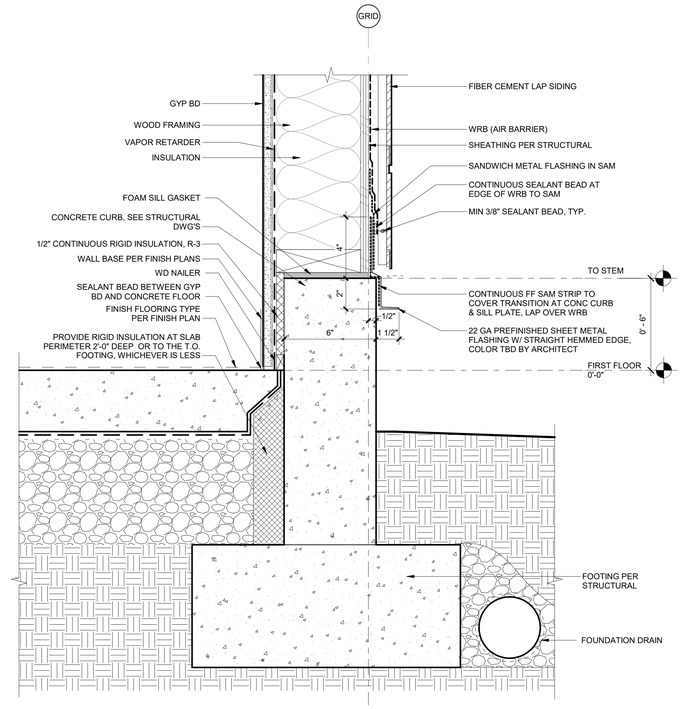
5 WINDOW SILL @ FIBER-CEMENT SIDING
3" = 1'-0"



10 PTHP AT CONC CURB
3" = 1'-0"



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



8 CURB AT FIBER-CEMENT SIDING
3" = 1'-0"

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EXTERIOR DETAILS

Sheet No:

A7.01

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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 13 RESIDENTIAL UNITS, LAUNDRY ROOM, AND FIRE RISER ROOM.

GROSS AREA: 14,154 SF

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

LEGAL DESCRIPTION: 083W14 LOT 300 AND LOT 118

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. FIRE SYSTEMS - ALARM
2. FIRE SYSTEMS - SPRINKLERS
3. SIGNAGE

DEFERRED SUBMITTALS:

1. MEP EQUIPMENT BRACING
2. ROOF TRUSSES
3. STOREFRONT, WINDOWS, LOUVERS, AND THEIR CONNECTIONS TO STRUCTURE
4. SOFFITS AND SUSPENDED CEILINGS
5. ROOFTOP ANCHORAGE
6. GUARDRAILS AND HANDRAILS

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 FLOOR PLAN
A2.12	SECOND FLOOR PLAN
A2.13	THIRD FLOOR PLAN
A2.21	ROOF PLAN
A3.01	EXTERIOR ELEVATIONS
A3.02	EXTERIOR ELEVATIONS
A3.10	RENDERINGS
A5.01	WALL SECTIONS
A7.01	EXTERIOR DETAILS

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GENERAL PROJECT INFORMATION



KEY PLAN

G0.01

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BUILDING CODE SUMMARY

2019 OREGON STRUCTURAL SPECIALTY CODE

OCCUPANCY R-2

CONSTRUCTION TYPE TYPE V-B, SPRINKLERED PER NFPA 13R

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	Primary Building Occupancy: 60 FT / 3 STORY / 7000 SF

MODIFICATIONS

SECTION 506.2.506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDING 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 = [1/1 - 0.25] x 30/30 = 0.75
	ACTUAL HEIGHT / STORIES	34' - 6" / 3 Story

BUILDING AREA

FLOOR LEVEL	AREA (SF)
FIRST FLOOR	4633 SF
SECOND FLOOR	4773 SF
THIRD FLOOR	4736 SF
	14142 SF

SECTION 508.2	ACCESSORY OCCUPANCY	N/A
SECTION 508.3 / 508.4	MIXED OCCUPANCY	N/A
TABLE 509	INCIDENTAL USES LAUNDRY ROOMS OVER 100 SF TRASH ROOMS OVER 100 SF	 SPRINKLERED, NO SEPARATION REQUIRED SPRINKLERED, NO SEPARATION REQUIRED

CHAPTER 6: TYPES OF CONSTRUCTION / CONSTRUCTION CLASSIFICATION

TABLE 601 FIRE RESISTANCE RATING REQUIRMENTS FOR BUILDING ELEMENTS

BUILDING ELEMENT	FIRE RATING *
PRIMARY STRUCTURAL FRAME	0 HOUR
BEARING WALLS	
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	N/A	
SECTION 708	FIRE PARTITIONS	1 HOUR EXCEPTION 1: 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 FINISH REQUIREMENTS (FLAME SPREAD RATING)	
	INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	C
	CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND RAMPS	C
	ROOMS AND ENCLOSED SPACES	C

CHAPTER 9: FIRE PROTECTION SYSTEMS

SPRINKLERED PER NFPA 13R

CHAPTER 10: MEANS OF EGRESS

SECTION 1004	OCCUPANT LOAD (OL)	SEE OCCUPANT LOAD TABLE
SECTION 1005.3.1	STAIRWAY EGRESS CAPACITY FACTOR	0.3
SECTION 1005.3.2	OTHER EGRESS CAPACITY FACTOR	0.2
TABLE 1006.2.1	MAX OCCUPANT LOAD FOR ONE EXIT MAX COMMON PATH OF EGRESS TRAVEL	20 OCCUPANTS 125 FT
TABLE 1006.3.2	MAX OCCUPANT LOAD PER STORY MIN NUMBER OF EXITS FOR STORY	500 2 *SEE 1003.3 EXCEPTIONS
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
SECTION 1023.2	INTERIOR EXIT STAIRWAY FIRE-RESISTANCE RATING	1 HR CONNECTING < 4 STORIES

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:	43
	ACCESSIBLE SPACES REQUIRED:	43 x 2% = 1
	ACCESSIBLE SPACES PROVIDED:	5
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):	129 x 2% = 3 UNITS
	TYPE A UNITS PROVIDED (TOTAL FOR SITE):	7 UNITS
	TYPE A UNITS PROVIDED (THIS BUILDING):	
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	129 x 5% = 7 UNITS
2% OF UNITS WITH COMMUNICATION FEATURES	129 x 2% = 3 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-0.104	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-20	R-23
WALLS (BELOW GRADE)	C-0.119	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
OPAQUE DOORS			
SWINGING	U-0.37		-0.37
NON-SWINGING			

FENESTRATION	REQUIRED			PROVIDED		
	MAX U	MAX SHGC	MIN VTI/SHGC	MAX U	MAX SHGC	MIN VTI/SHGC
VERTICAL (0% - 40% OF WALL ALLOWED)						
FIXED	0.36	0.36	1.10	0.36	0.36	1.10
OPERABLE	0.45	0.33	1.10	0.45	0.33	1.10
ENTRANCE DOOR	0.63	0.33	1.10	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

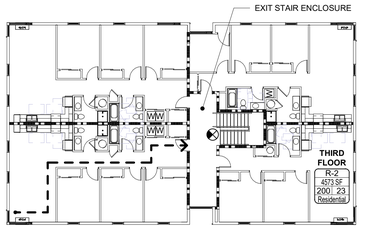
	TOTAL UNITS	
R-2	13	1 WC / LAV / Tub or Shower per unit required and provided

EXIT ACCESS TRAVEL DISTANCE

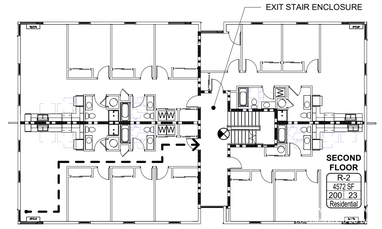
EGRESS PATH NAME	EGRESS PATH LENGTH
FIRST FLOOR	25' - 6"
SECOND FLOOR	62' - 5"
THIRD FLOOR	62' - 3"

LIFE SAFETY OCCUPANT LOAD SCHEDULE

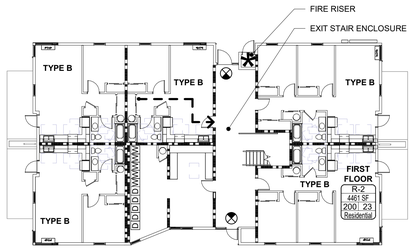
AREA NAME	AREA (SF)	TABLE 1004.1.2 FUNCTION OF SPACE	TABLE 1004.1.2 OCCUPANT LOAD FACTOR	OCCUPANT LOAD
FIRST FLOOR	4461 SF	Residential	200	23
SECOND FLOOR	4572 SF	Residential	200	23
THIRD FLOOR	4573 SF	Residential	200	23
				69



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

.5 HOUR RATED ASSEMBLY

1 HOUR RATED ASSEMBLY

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

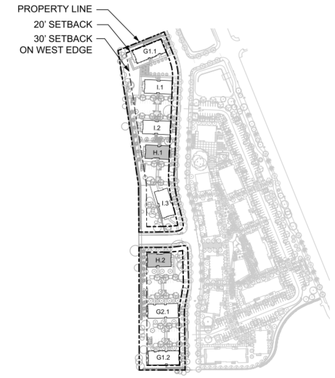
NAME (AREA NAME)
Occ Grp # SF (OCCUPANCY (CH. 3), AREA (SF))
OLF If # (OCCUPANT LOAD FACTOR / NUMBER OF OCCUPANTS)
Function (FUNCTION (CH. 10))

* 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

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

CITY OF SALEM UNIFIED DEVELOPMENT CODE - TITLE X

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
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

Scott Edwards Architecture
2525 E Burnside St. 503.226.3617
Portland, OR 97214 seallp.com

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2 BUILDING H

Job Number: #22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

LAND USE SUBMISSION	**08.08.22**
ISSUE	**DATE**

Drawing:

CODE SUMMARY

G1.01

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\22047_CDP Salem Gateway Phase II_Walk Up Building H_mculbertsonPX8RT.rvt

REQUIRED CLEAR FLOOR AREAS

PER ICC A117.1-2009

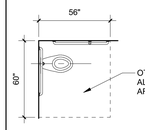


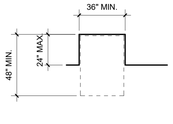
FIG. 604.3 SIZE OF CLEARANCE FOR WATER CLOSET



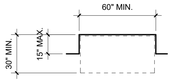
605.3 SIZE OF CLEARANCE FOR URINAL



SIZE OF CLEARANCE FOR LAVATORY



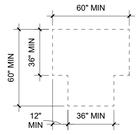
ALCOVE: FORWARD APPROACH



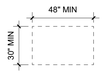
ALCOVE: PARALLEL APPROACH



TURNING SPACE: CIRCULAR



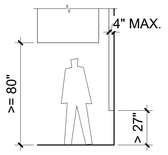
TURNING SPACE: T-SHAPED



REQUIRED FLOOR AREA

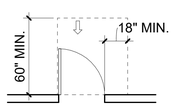
PROTRUDING OBJECTS

PER ICC A117.1-2009 FIG. 307.2

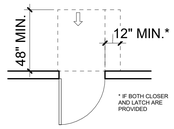


MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

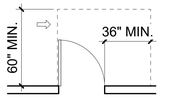
PER ICC A117.1-2009, FIG. 404.2.3.2



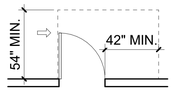
(a) FRONT APPROACH PULL SIDE



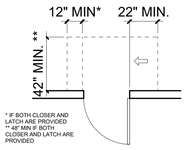
(b) FRONT APPROACH PUSH SIDE



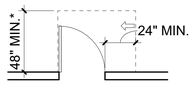
(c) HINGE APPROACH PULL SIDE



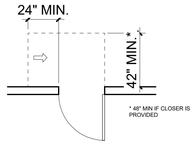
(d) HINGE APPROACH PULL SIDE



(e) HINGE APPROACH PUSH SIDE



(f) LATCH APPROACH PULL SIDE



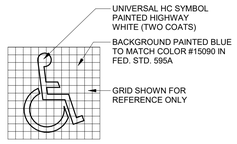
(g) LATCH APPROACH PUSH SIDE

ACCESSIBILITY NOTES

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

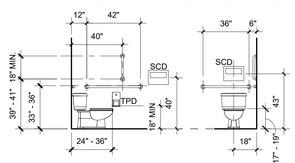
B. DIAGRAMS ARE INCLUDED AS A CONVENIENCE ONLY AND ARE NOT ALL INCLUSIVE. REFERENCE CURRENT CODE AND PROJECT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

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

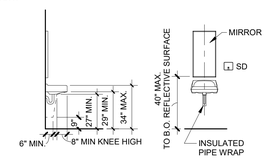


STANDARD MOUNTING HEIGHTS AND CLEARANCE REQUIREMENTS

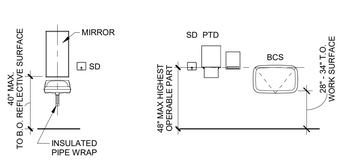
DIMENSIONS ARE FROM FACE OF FINISH AND/OR CENTERLINE OF FIXTURE OR ACCESSORY



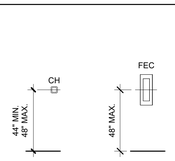
ACCESSIBLE TOILET AND GRAB BARS



LAVATORY

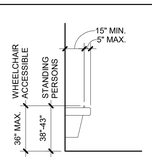


TOILET ROOM ACCESSORIES

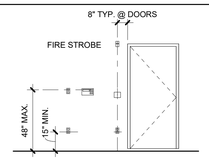


COAT HOOK

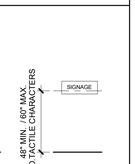
FIRE EXTINGUISHER CABINET



DRINKING FOUNTAIN SPOUT



ELECTRICAL DEVICES AND CONTROLS



SIGNAGE

ABBREVIATIONS

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

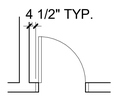
B. IN MANY INSTANCES THE ACTUAL DIMENSIONS MAY BE LESS IMPORTANT THAN IF ELEMENTS ARE TO BE EQUALLY SPACED OR ALIGNED. IN THESE CASES, THE NOTATION "EQ" OR "ALIGN" IS USED IN LIEU OF A DIMENSION.

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 STUD ON HINGE SIDE TO ROUGH OPENING OF JAMB.



GRAPHIC SYMBOLS

NORTH ARROW



GRID LINE



VERTICAL DATUM



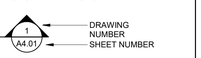
ROOM NAME AND NUMBER



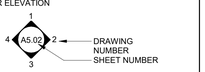
EXTERIOR ELEVATION



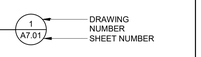
BUILDING SECTION / WALL SECTION



INTERIOR ELEVATION



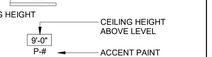
DETAIL CALLOUT



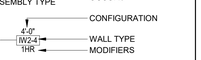
DOOR NUMBER



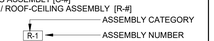
CEILING HEIGHT



WALL / ASSEMBLY TYPE



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



WINDOW TYPE



ACCESSORY / EQUIPMENT TYPE



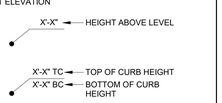
CASEWORK TYPE



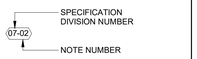
MATERIAL / FINISH



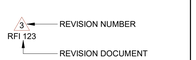
SPOT ELEVATION



KEYNOTE



REVISION





KEY PLAN

Scott Edwards Architecture
2525 E Burnside St. 503.226.3617
Portland, OR 97214 seallp.com

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2 BUILDING H

Job Number: **#22047**

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

LAND USE SUBMISSION ISSUE	**08.08.22 DATE**

Drawing:

ARCHITECTURAL GENERAL NOTES AND DIAGRAMS

Sheet No:
Building H -

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\22047_CDP Salem Gateway Phase II_Walk Up Building H_mculbertsonPX8RT.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

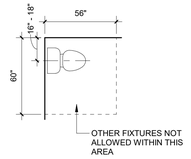


FIG. 1003.11.2.4 WATER CLOSET

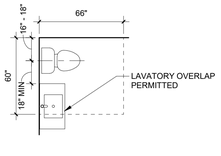
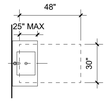


FIG. 1003.11.2.4 WATER CLOSET WITH LAVATORY



1003.11.2.2 LAVATORY CLEARANCE

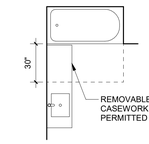
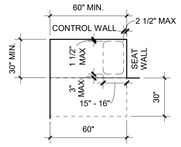
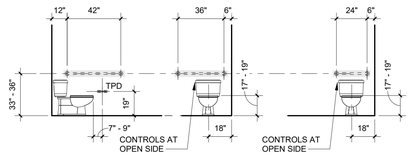


FIG. 1003.11.2.5.1(a) BATHTUB CLEARANCE

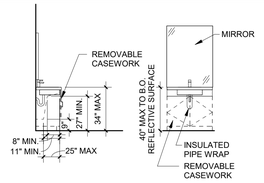


1003.11.2.5.2 SHOWER COMPARTMENT per 608

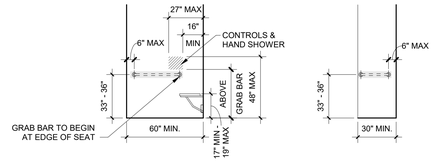


TOILET AND GRAB BAR BLOCKING

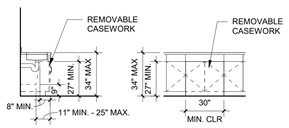
GRAB BAR BLOCKING AT LAVATORY OVERLAP EXCEPTION



LAVATORY

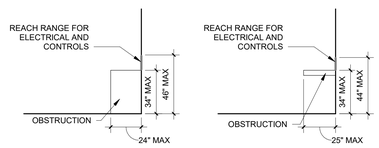


SHOWER CONTROLS AND GRAB BAR BLOCKING W/ SEAT



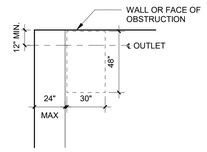
KITCHEN SINK

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

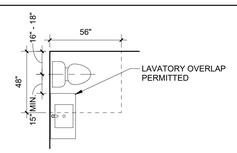
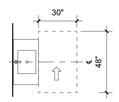
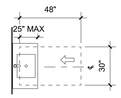


FIG. 1004.11.3.1.2 WATER CLOSET



1004.11.3.1.1 LAVATORY CLEARANCE



1003.11.2.2 ALTERNATE LAVATORY CLEARANCE - FORWARD APPROACH

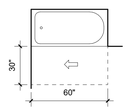


FIG. 1004.11.3.1.3.1 BATHTUB CLEARANCE PARALLEL APPROACH - OPTION A

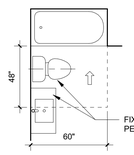
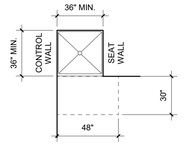
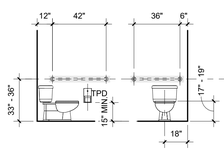


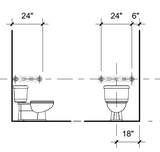
FIG. 1004.11.3.1.3.2 BATHTUB CLEARANCE FORWARD APPROACH - OPTION A



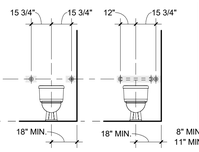
1004.11.3.1.3.3 SHOWER COMPARTMENT



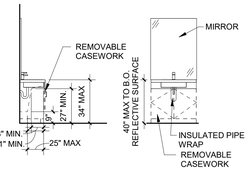
GRAB BAR BLOCKING AT TOILET



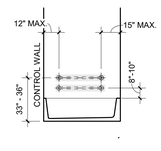
GRAB BAR BLOCKING AT TOILET ALTERNATE



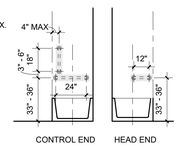
GRAB BAR BLOCKING AT TOILET SWING-UP ALTERNATES

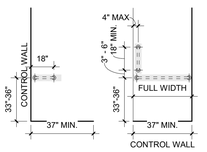


LAVATORY AT FORWARD APPROACH

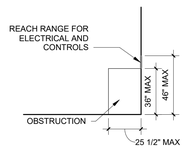


TUB GRAB BAR BLOCKING W/O BUILT-IN SEAT

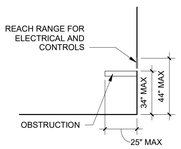




SHOWER GRAB BAR BLOCKING W/O SEAT



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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Scott Edwards Architecture
2525 E Burnside St. 503.226.3617
Portland, OR 97214 seallp.com

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2 BUILDING H

Job Number: **#22047**

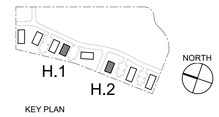
PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

LAND USE SUBMISSION ISSUE	**08.08.22 DATE**

Drawing:

ACCESSIBILITY DIAGRAMS - RESIDENTIAL

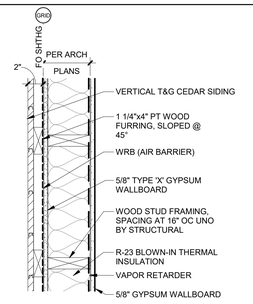


KEY PLAN

Sheet No:
Building H -

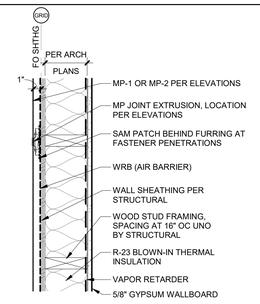
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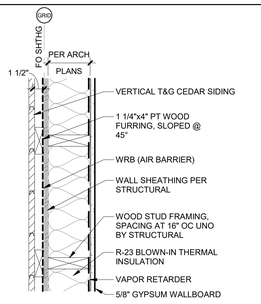


EW4-# EXTERIOR VERTICAL WOOD SIDING
1 HR RATED

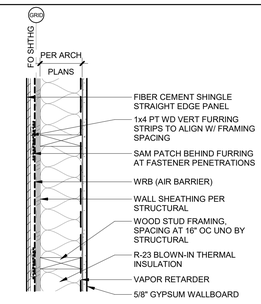
GA	WP 3520



EW3-# EXTERIOR METAL WALL PANEL

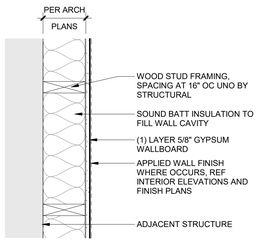


EW2-# EXTERIOR VERTICAL WOOD SIDING

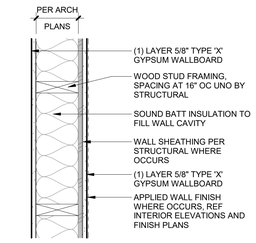


EW1-# EXTERIOR FIBER CEMENT SHIPLAP PLANK

EXTERIOR WALL TYPES

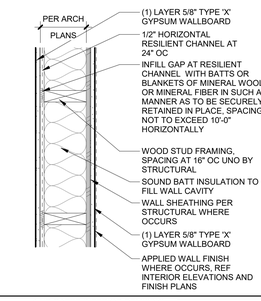


IW5-# INTERIOR FURRING WALL



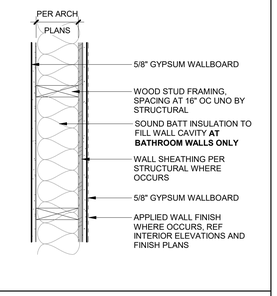
IW4-# 1 HR RATED INTERIOR PARTITION WALL

GA	WP 3520
STC	35-39



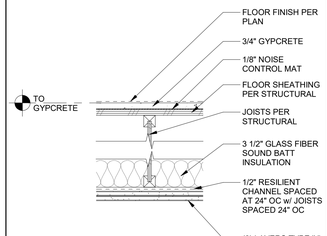
IW3-# 1 HR RATED INTERIOR DEMISING WALL @ UNIT-TO-UNIT
.5 HR RATED INTERIOR DEMISING WALL @ CORRIDOR-TO-UNIT

GA	WP 3243
STC	50-54



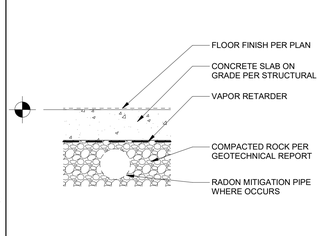
IW1-# INTERIOR PARTITION WALL

INTERIOR WALL TYPES



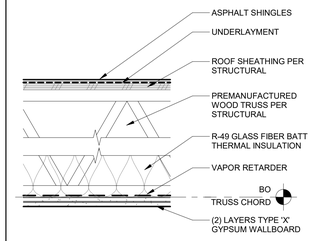
F-2 1-HR RATED FLOOR/CEILING ASSEMBLY

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



F-1 SLAB ON GRADE FLOOR

FLOOR/CEILING TYPES

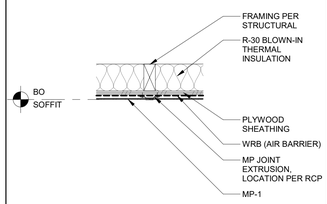


BASE LAYER GWB APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS 24" OC WITH 1-1/4" TYPE W DRYWALL SCREWS 24" OC FACE LAYER GWB APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1-7/8" TYPE W DRYWALL SCREWS 12" OC AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE G DRYWALL SCREWS PLACED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

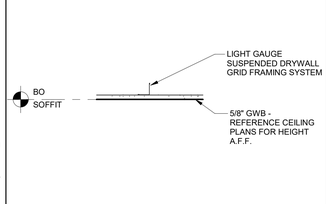
R-1 1-HR RATED ASPHALT SHINGLE ROOF ASSEMBLY

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

ROOF TYPES



C-3 EXT METAL PANEL SOFFIT



C-2 SUSPENDED GYPSUM BOARD CEILING

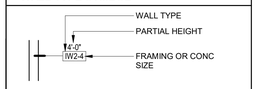
C-1 NOT IN USE

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 STRUCTURAL FRAMING 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. WHERE ACOUSTIC WALL IS INDICATED, SEE ASSEMBLY SHEET 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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Job Number: #22047

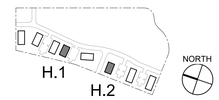
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Drawing:

ASSEMBLIES



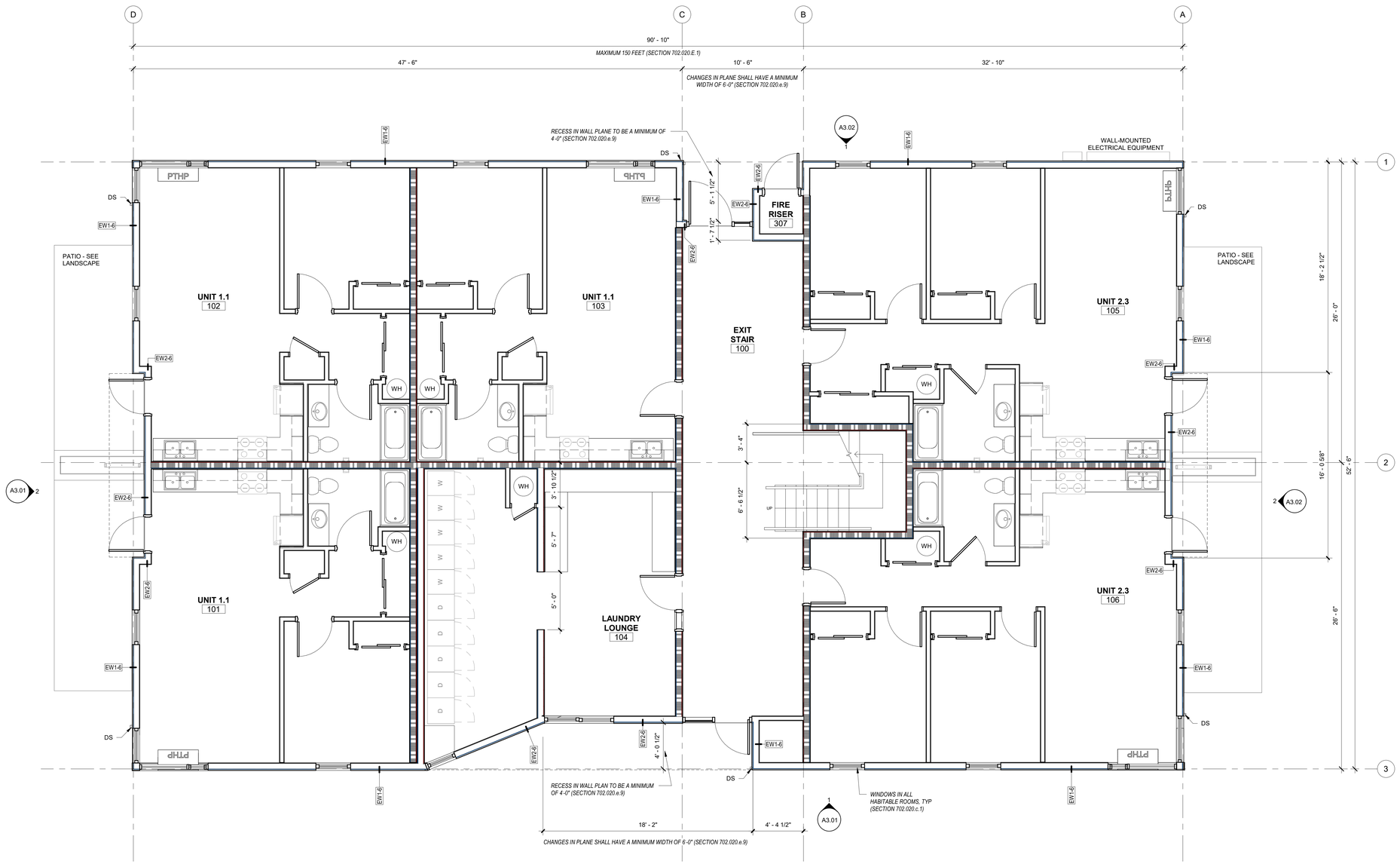
KEY PLAN

Sheet No:
Building H -

A0.20

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1 A2.11 FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL SHEET NOTES

A. INTERIOR WALL DIMENSIONS ARE FROM FACE OF STUD OR CL OF COLUMN UNO. EXTERIOR WALL DIMENSIONS ARE FROM FACE OF SHEATHING OR CL OF COLUMN UNO
B. ALL EXTERIOR GRID LINES SHOWN ARE TO FACE OF SHEATHING UNO ALL INTERIOR GRID LINES ARE TO FACE OF STUD UNO
C. ALL DOOR AND WINDOW DIMENSIONS ARE TO CL OF OVERALL UNIT. REFERENCE SCHEDULES AND DOOR AND WINDOW TYPES
D. REFERENCE STRUCTURAL DRAWINGS FOR GENERAL CONTROL JOINTS @ SLAB. COORDINATE FINAL LOCATIONS WITH ARCHITECT FOR COMPATIBILITY WITH FLOOR FINISHES
E. SEE SPEC FOR ALL SHELVING AND ROD TYPES AND LOCATIONS
F. MEP INFORMATION PROVIDED FOR REFERENCE ONLY. SEE MEP DRAWINGS
G. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL GROUND FLOOR UNIT RESTROOMS WHERE GRAB BARS ARE NOT SHOWN IN PLAN. REF ACCESSIBILITY DIAGRAMS FOR LOCATIONS
H. FIRE EXTINGUISHER TO BE PLACED UNDER SINK IN ALL UNITS. SEE CODE DIAGRAMS FOR COMMON SPACES. CONTRACTOR PROVIDED
I. DOWNSPOUTS PAINTED IN FIELD, RECTANGLE SHAPE AND SIZE PER PLUMBING AND CIVIL
J. UNIT DEMISING WALLS TYPE IW3-6 UNO
K. UNIT INTERIOR WALLS TYPE IW1-4 UNO
L. SEE DOOR SCHEDULE FOR FIRE RATINGS, DOOR TYPES AND INSTALLATION DETAILS CORRESPONDING TO DOOR NUMBERS
M. SEE WINDOW SCHEDULE FOR WINDOW TYPES

LEGEND

REF A0.01 FOR GENERAL LEGENDS

- 1 HOUR RATED ASSEMBLY
- .5 HOUR RATED ASSEMBLY
- ELEMENT ABOVE
- DS — 2x3 FLAT STYPE DOWNSPOUT
- FD — FLOOR DRAIN
- WH — WATER HEATER WITH FLOOR DRAIN BELOW - SEE PLUMBING DWGS
- W — WASHER DRYER UNIT NIC, PROVIDE CONNECTIONS
- R-1 — ASPHALT SHINGLE ROOF
- RIDGE VENT, SEE ROOF VENTILATION DIAGRAM
- ROOF INTAKE VENT, SEE ROOF VENTILATION DIAGRAM
- PROVIDE (2) LAYERS OF UNDERLAYMENT AT ROOF SLOPE LESS THAN 4"/1'-0" PER MFR

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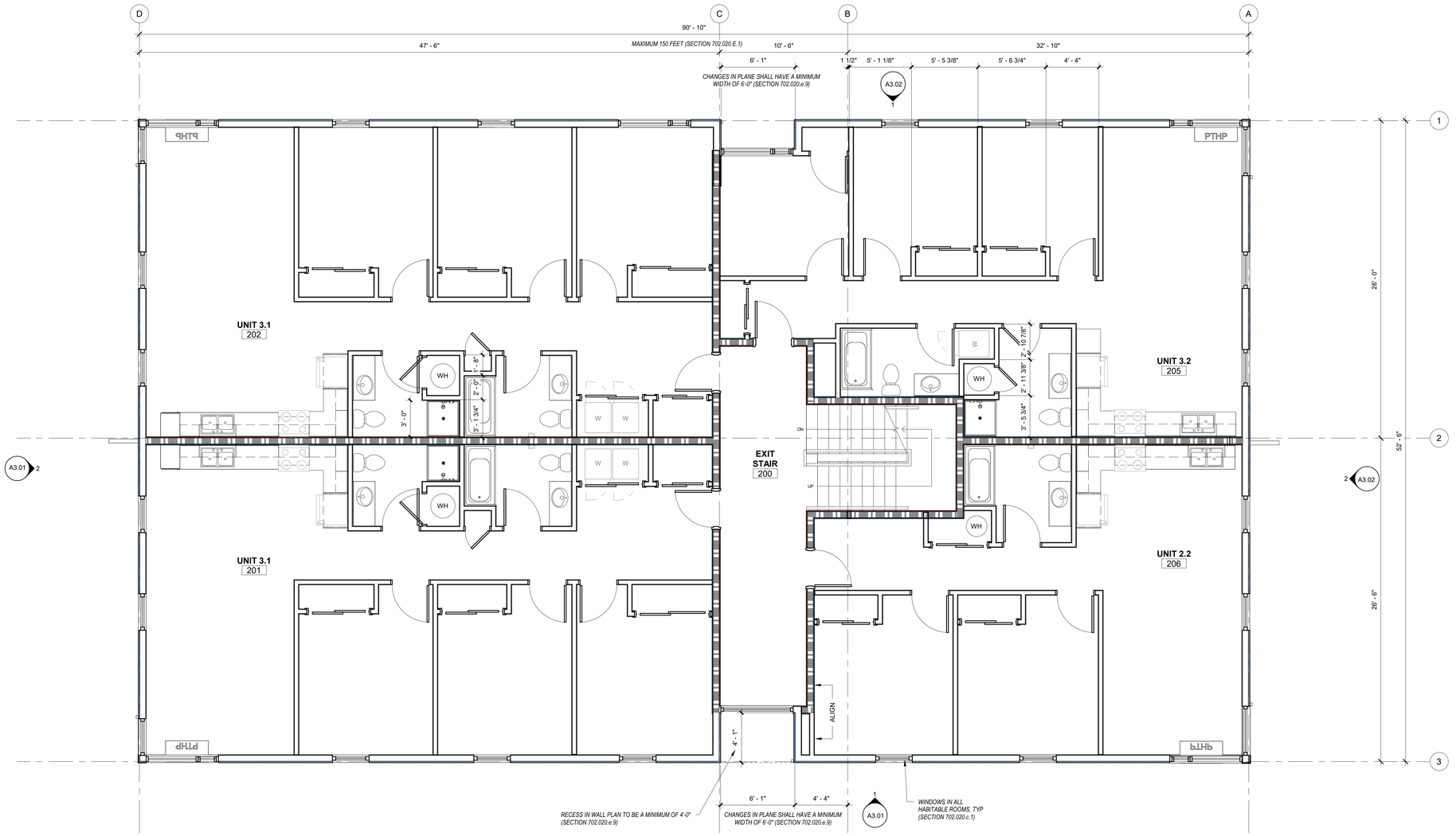
FIRST FLOOR PLAN



KEY PLAN

A2.11

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1 / A2.12 SECOND FLOOR PLAN
1/4" = 1'-0"

GENERAL SHEET NOTES

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F. MEP INFORMATION PROVIDED FOR REFERENCE ONLY. SEE MEP DRAWINGS
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I. DOWNSPOUTS PAINTED IN FIELD, RECTANGLE SHAPE AND SIZE PER PLUMBING AND CIVIL
J. UNIT DEMISING WALLS TYPE IW3-6 UNO
K. UNIT INTERIOR WALLS TYPE IW1-4 UNO
L. SEE DOOR SCHEDULE FOR FIRE RATINGS, DOOR TYPES AND INSTALLATION DETAILS CORRESPONDING TO DOOR NUMBERS
M. SEE WINDOW SCHEDULE FOR WINDOW TYPES

LEGEND

REF A0.01 FOR GENERAL LEGENDS

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- W — WASHER DRYER UNIT NIC, PROVIDE CONNECTIONS
- R-1 — ASPHALT SHINGLE ROOF
- RIDGE VENT, SEE ROOF VENTILATION DIAGRAM
- ROOF INTAKE VENT, SEE ROOF VENTILATION DIAGRAM
- PROVIDE (2) LAYERS OF UNDERLAYMENT AT ROOF SLOPE LESS THAN 4"/1'-0" PER MFR

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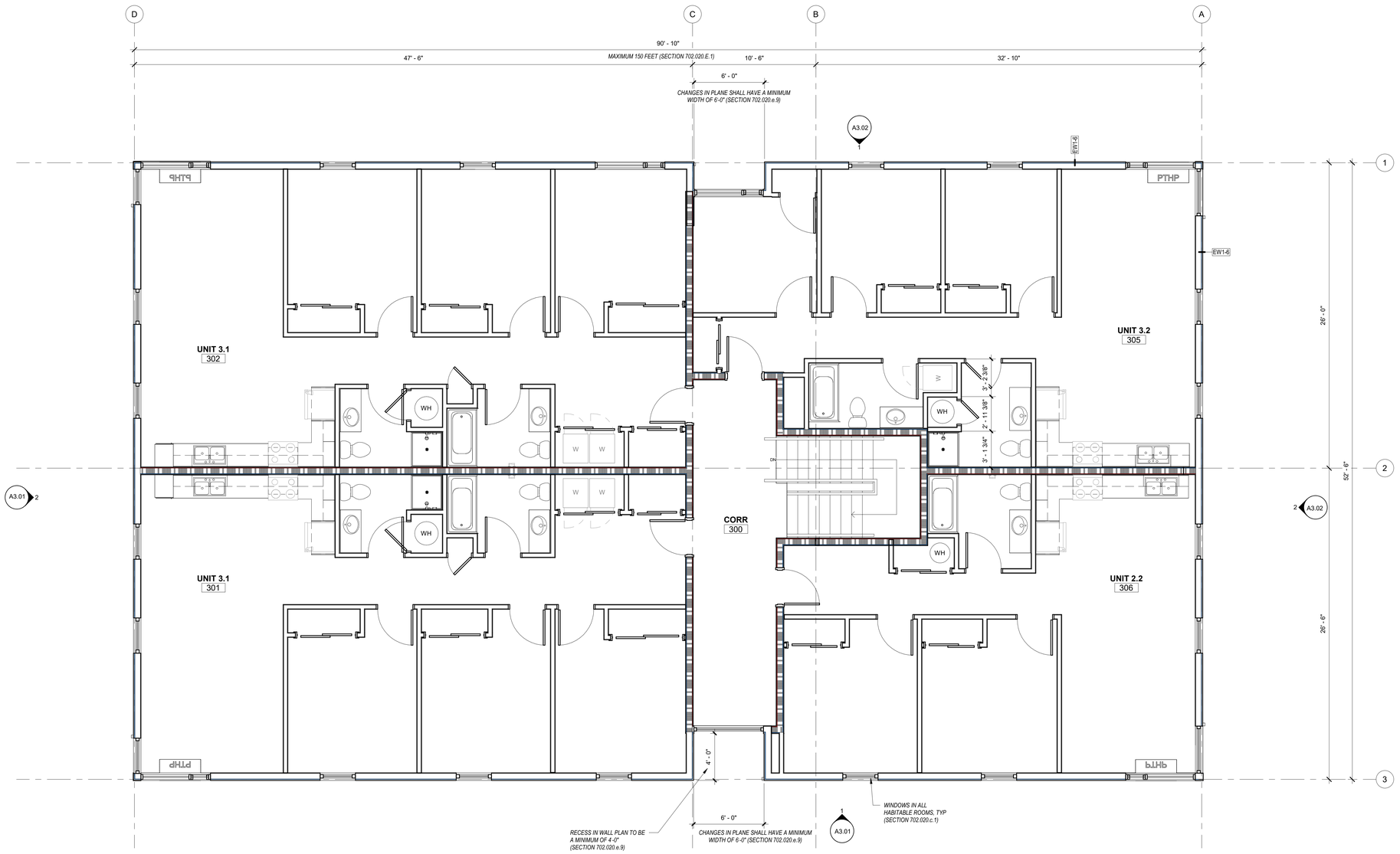
SECOND FLOOR PLAN



KEY PLAN

Sheet No:
Building H -

A2.12



1 A2.13 THIRD FLOOR PLAN

1/4" = 1'-0"

GENERAL SHEET NOTES

A. INTERIOR WALL DIMENSIONS ARE FROM FACE OF STUD OR CL OF COLUMN UNO. EXTERIOR WALL DIMENSIONS ARE FROM FACE OF SHEATHING OR CL OF COLUMN UNO
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J. UNIT DEMISING WALLS TYPE IW3-6 UNO
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L. SEE DOOR SCHEDULE FOR FIRE RATINGS, DOOR TYPES AND INSTALLATION DETAILS CORRESPONDING TO DOOR NUMBERS
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LEGEND

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- R-1 — ASPHALT SHINGLE ROOF
- RIDGE VENT, SEE ROOF VENTILATION DIAGRAM
- ROOF INTAKE VENT, SEE ROOF VENTILATION DIAGRAM
- PROVIDE (2) LAYERS OF UNDERLAYMENT AT ROOF SLOPE LESS THAN 4"/1'-0" PER MFR

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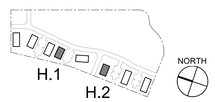
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	DATE

Drawing:

THIRD FLOOR PLAN



KEY PLAN

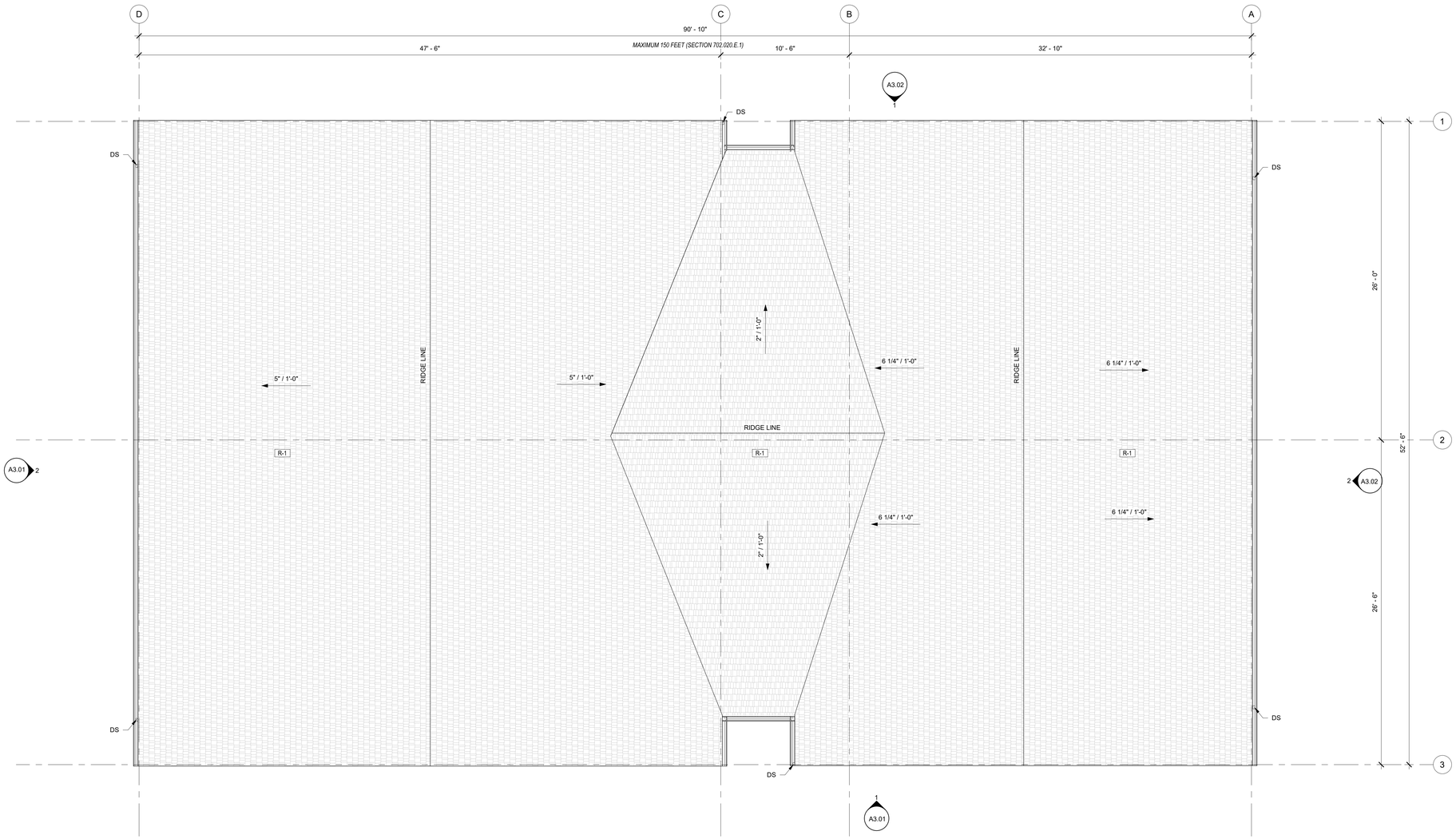
Sheet No:
Building H -

A2.13

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1 A2.21 ROOF PLAN
1/4" = 1'-0"

GENERAL ROOF PLAN SHEET NOTES

A. REFERENCE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS NOT SHOWN HERE.
B. REFERENCE SHEET A# FOR TYPICAL ROOF DETAILS NOT FLAGGED HERE.
C. 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

REF A0.01 FOR GENERAL LEGENDS

- 1 HOUR RATED ASSEMBLY
- .5 HOUR RATED ASSEMBLY
- ELEMENT ABOVE
- DS — 2x3 FLAT STYPE DOWNSPOUT
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- RIDGE VENT, SEE ROOF VENTILATION DIAGRAM
- ROOF INTAKE VENT, SEE ROOF VENTILATION DIAGRAM
- PROVIDE (2) LAYERS OF UNDERLAYMENT AT ROOF SLOPE LESS THAN 4"/1'-0" PER MFR

SEE MECHANICAL DRAWINGS FOR LOCATION OF MECHANICAL UNITS AND ROOF PENETRATIONS

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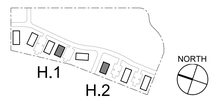
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Drawing:

ROOF PLAN

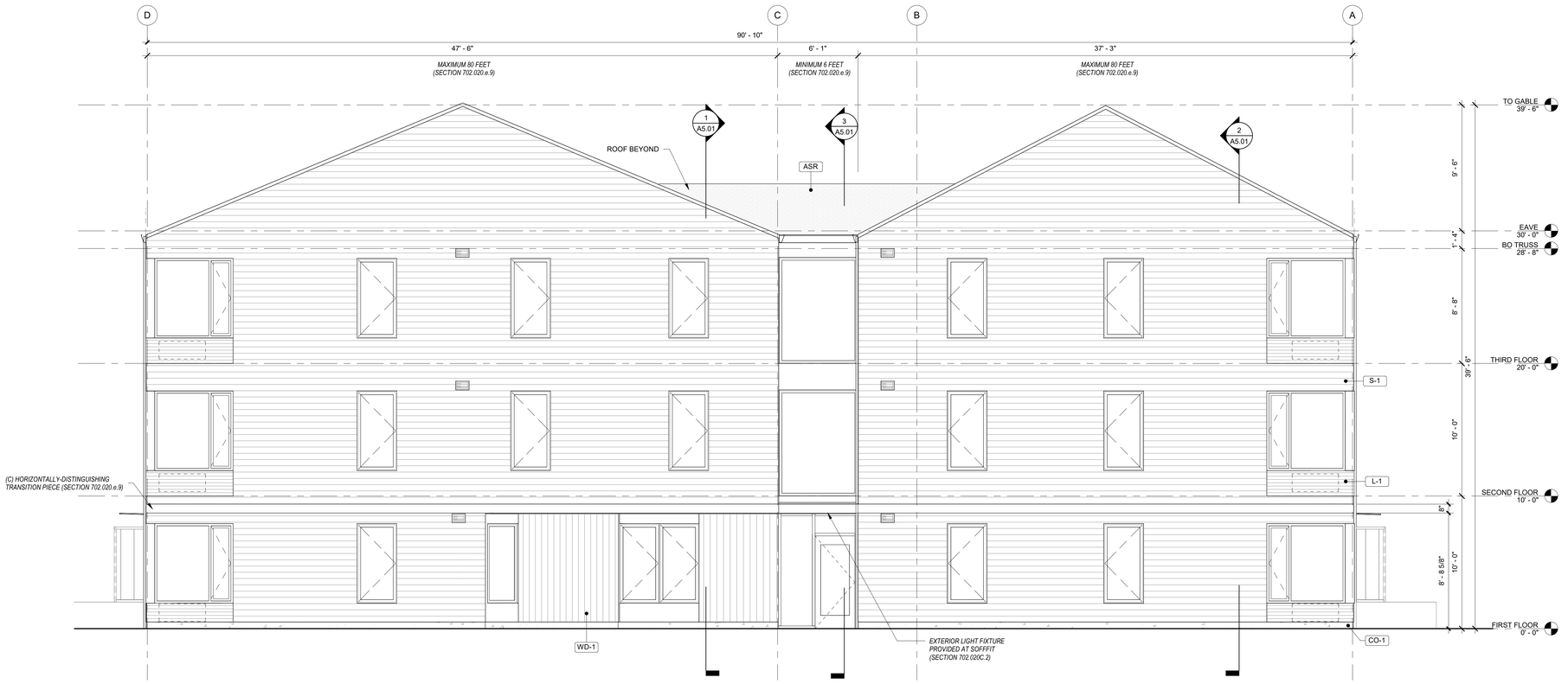


KEY PLAN

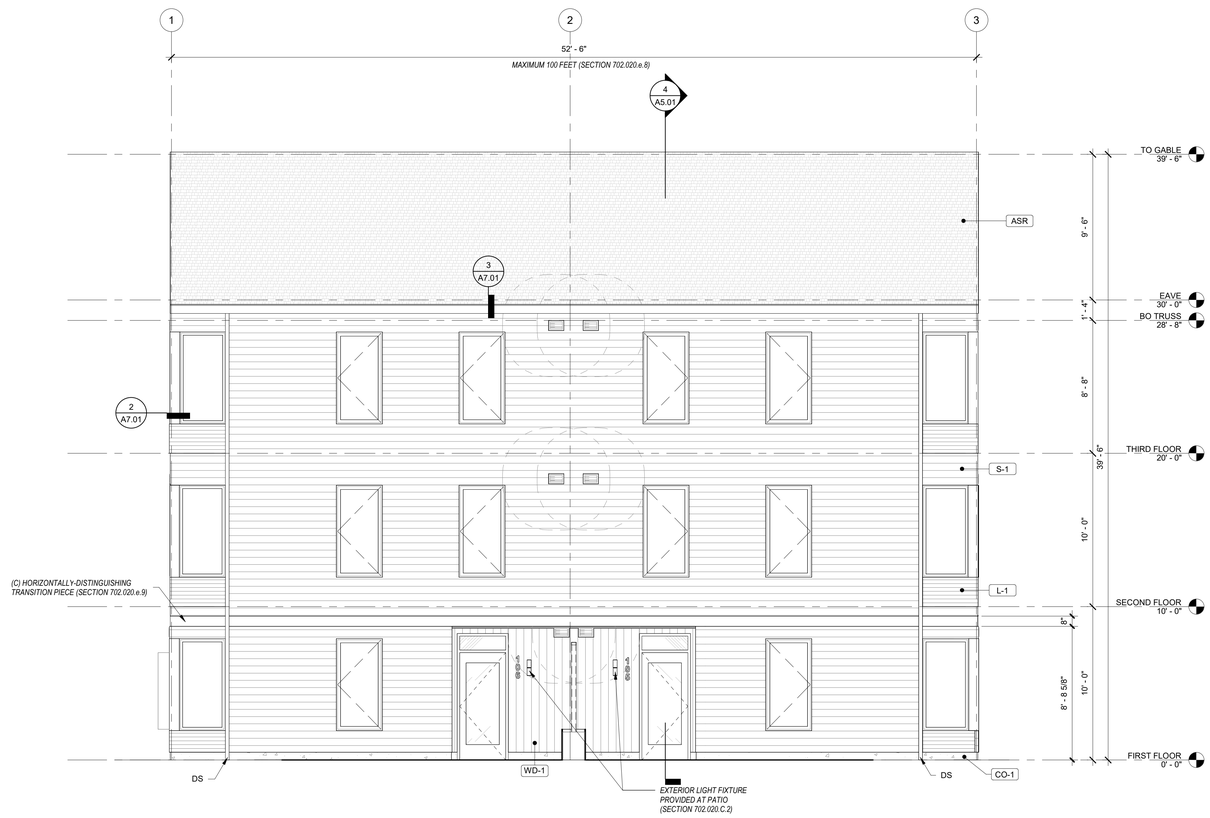
Sheet No:
Building H -

A2.21

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



2 A3.01 ELEVATION 2
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.
H. LIGHTING FIXTURES SHOWN FOR REFERENCE, SEE ELECTRICAL DRAWINGS FOR FIXTURE TYPES

LEGEND

S-1 — **LAP SIDING**
PRODUCT: FIBER CEMENT PLANK LAP SIDING
COLOR: TBD

ASR — **ASPHALT SHINGLE ROOF**
PRODUCT: TBD
COLOR: TBD

WD-1 — **VERTICAL WOOD SIDING**
PRODUCT: TBD
FINISH: TBD

L-1 — **ARCHITECTURAL PTHP LOUVER**
PRODUCT: TBD
COLOR: LAP SIDING MATCH

CO-1 — CONCRETE STEM WALL

3'-0" MIN — MECHANICAL EXHAUST VENT, SEE MECHANCIAL DRAWINGS, PROVIDE 3'-0" MIN CLEARANCE

MECHANICAL INTAKE VENT, SEE MECHANCIAL DRAWINGS

PTHP (BEYOND)

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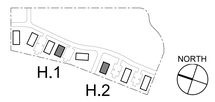
PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

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Drawing:

EXTERIOR ELEVATIONS



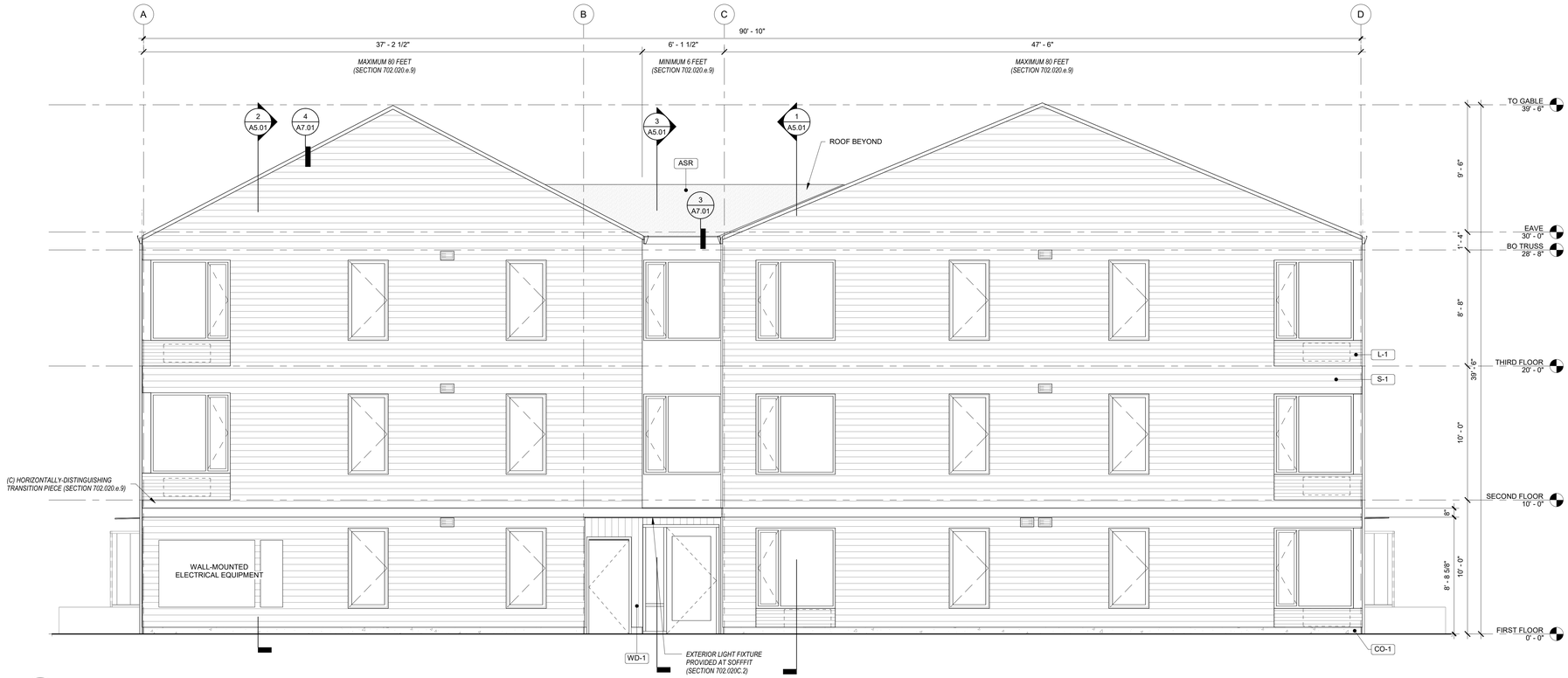
KEY PLAN

Sheet No:
Building H -

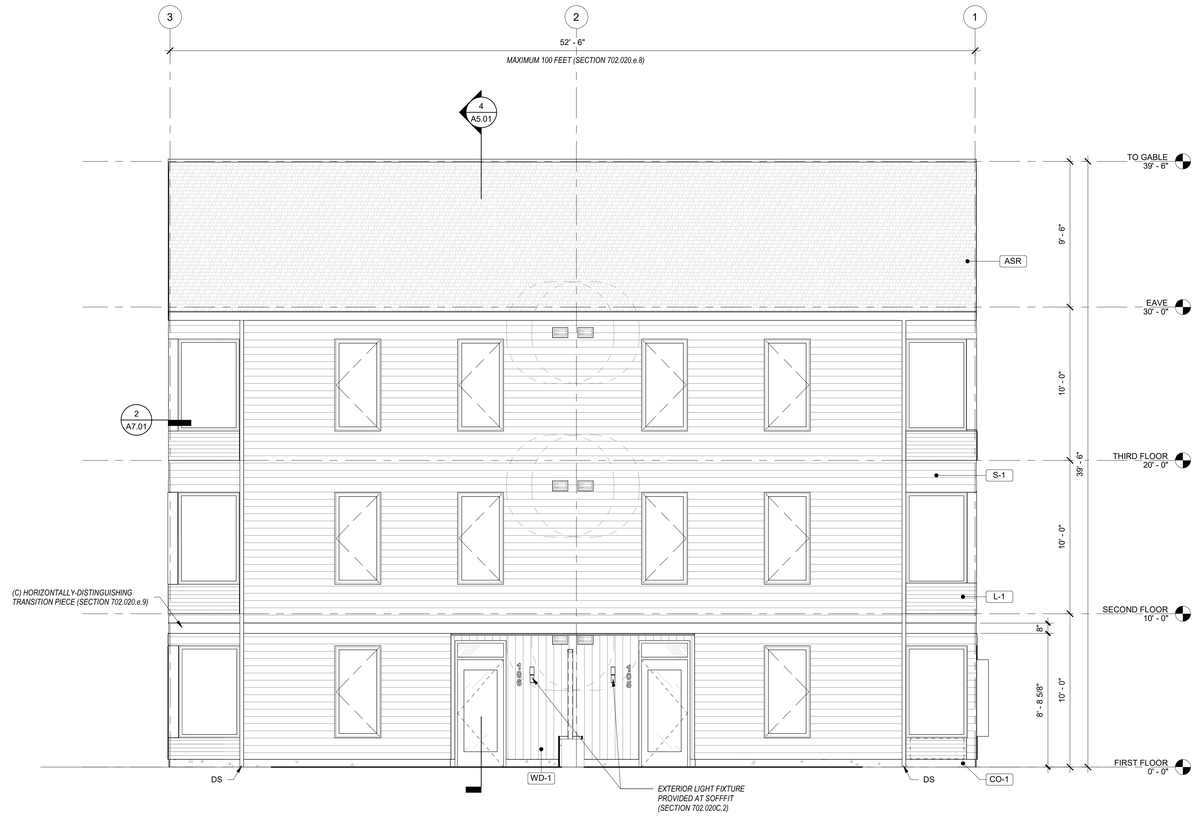
A3.01

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1 A3.02 BUILDING ELEVATION
1/4" = 1'-0"



2 A3.02 BUILDING ELEVATION
1/4" = 1'-0"

GENERAL SHEET NOTES

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LEGEND

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COLOR: TBD

ASR — **ASPHALT SHINGLE ROOF**
PRODUCT: TBD
COLOR: TBD

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PRODUCT: TBD
FINISH: TBD

L-1 — **ARCHITECTURAL PTHP LOUVER**
PRODUCT: TBD
COLOR: LAP SIDING MATCH

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3'-0" MIN — MECHANICAL EXHAUST VENT, SEE MECHANICAL DRAWINGS, PROVIDE 3'-0" MIN CLEARANCE

MECHANICAL INTAKE VENT, SEE MECHANICAL DRAWINGS

PTHP (BEYOND)

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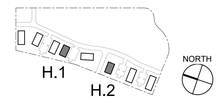
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BATTLE CREEK SE
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DATE

Drawing:

EXTERIOR ELEVATIONS



KEY PLAN

Sheet No:
Building H -

A3.02

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BUILDING FROM TEAL LOOKING EAST



BUILDING FROM SALAL



BUILDING PATIOS

MATERIALS



VERTICAL WOOD SIDING
PRODUCT: T&G SIDING, 1x6
WESTERN RED CEDAR
FINISH: TRANSPARENT



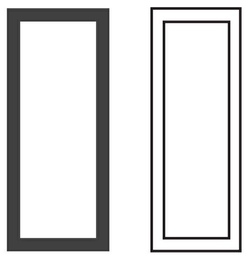
LAP SIDING
PRODUCT: FIBER CEMENT
PLANK LAP SIDING,
STRAIGHT EDGE PANEL
FINISH: PAINT, LIGHT



ASPHALT SHINGLE ROOF
PRODUCT: THREE-TAB-STRIP
ASPHALT SHINGLES
FINISH: DARK



FLAT METAL PANEL
PRODUCT: TBD
FINISH: DARK



VINYL WINDOWS
PRODUCT: TBD
FINISH: BLACK & WHITE

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

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CDP SALEM - PHASE 2 BUILDING H

Job Number: **#22047**

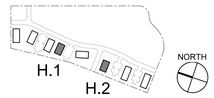
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Drawing:

RENDERINGS

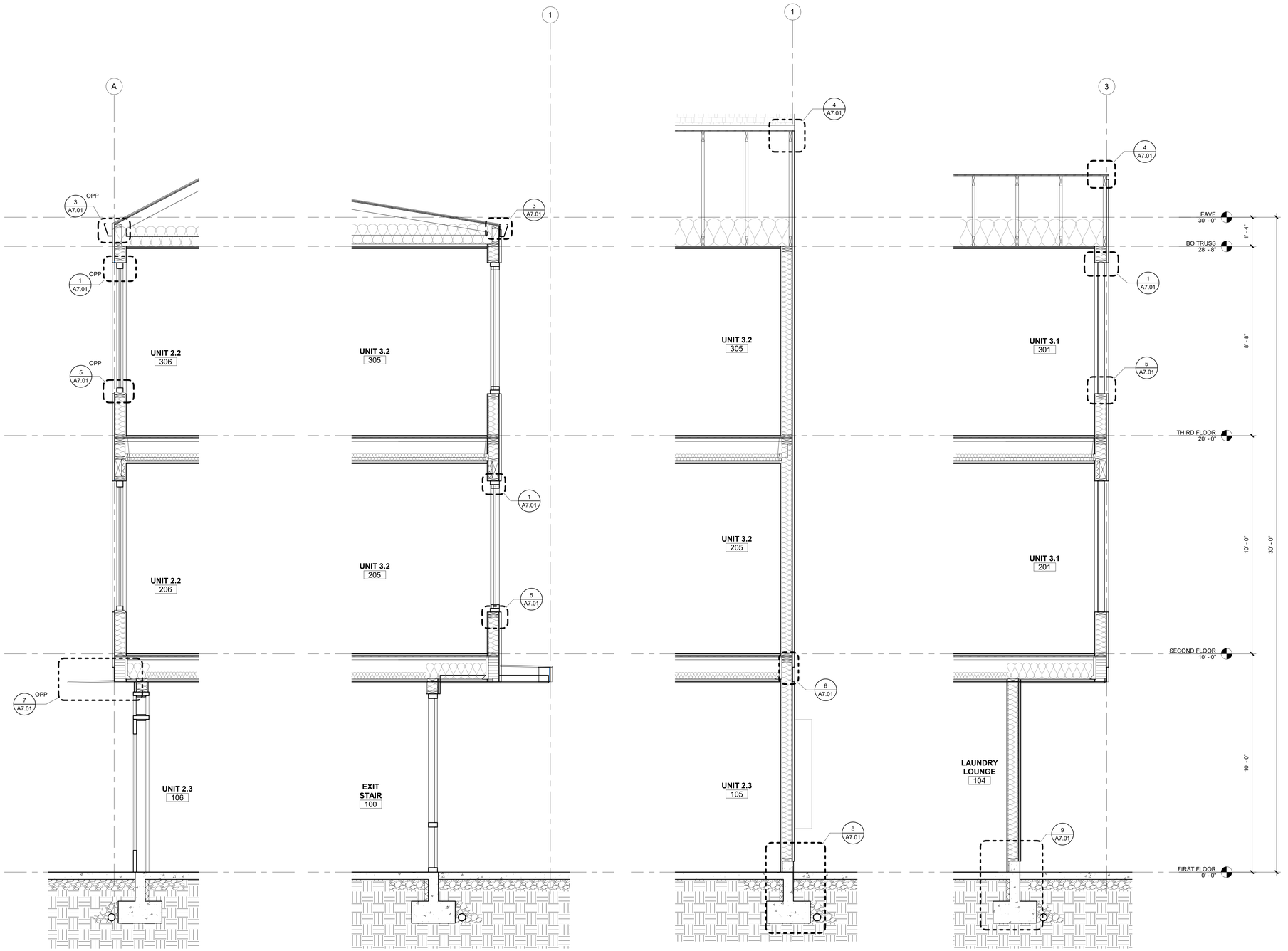


KEY PLAN

Sheet No:
Building H -

A3.10

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4 A5.01 WALL SECTION
1/2" = 1'-0"

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

2 A5.01 WALL SECTION
1/2" = 1'-0"

1 A5.01 WALL SECTION
1/2" = 1'-0"

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Drawing:

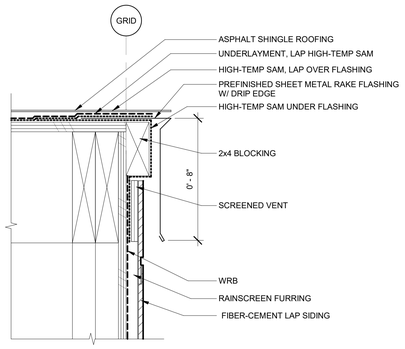
WALL SECTIONS



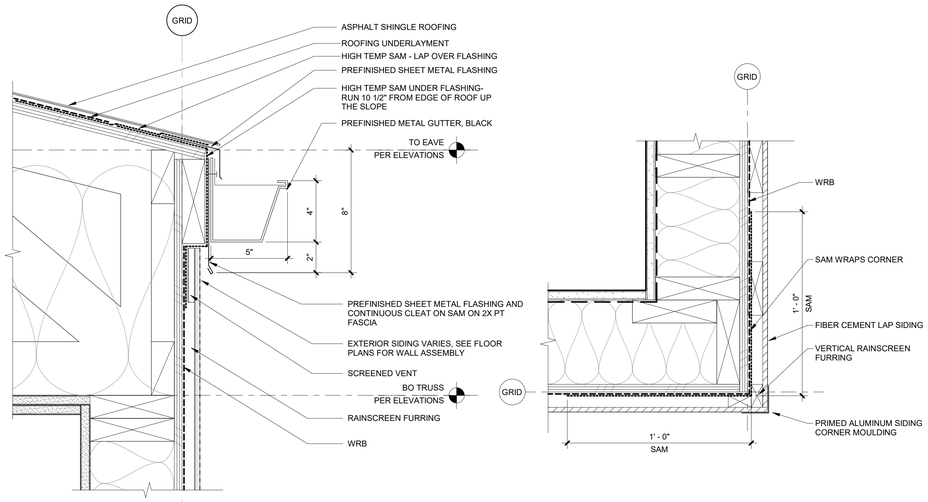
KEY PLAN

A5.01

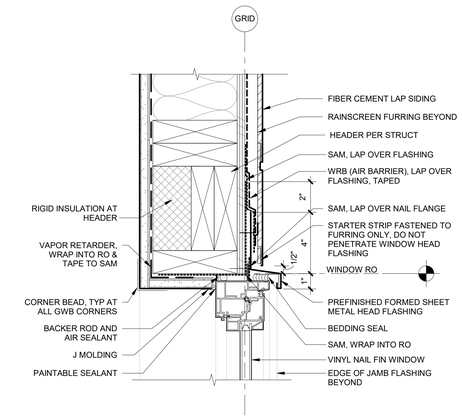
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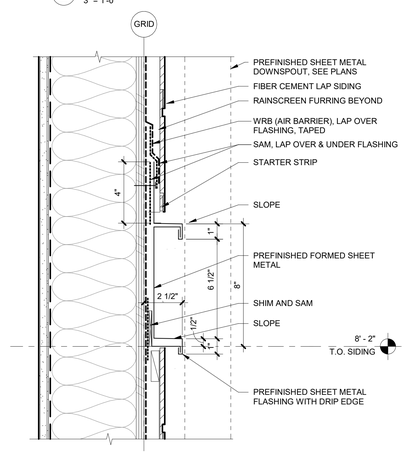
4 TYPICAL RAKE
3" = 1'-0"



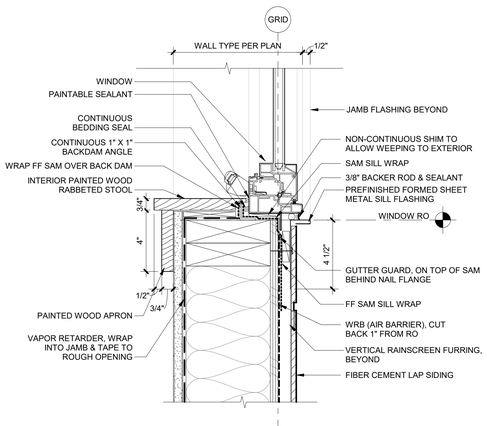
3 TYPICAL EAVE
3" = 1'-0"

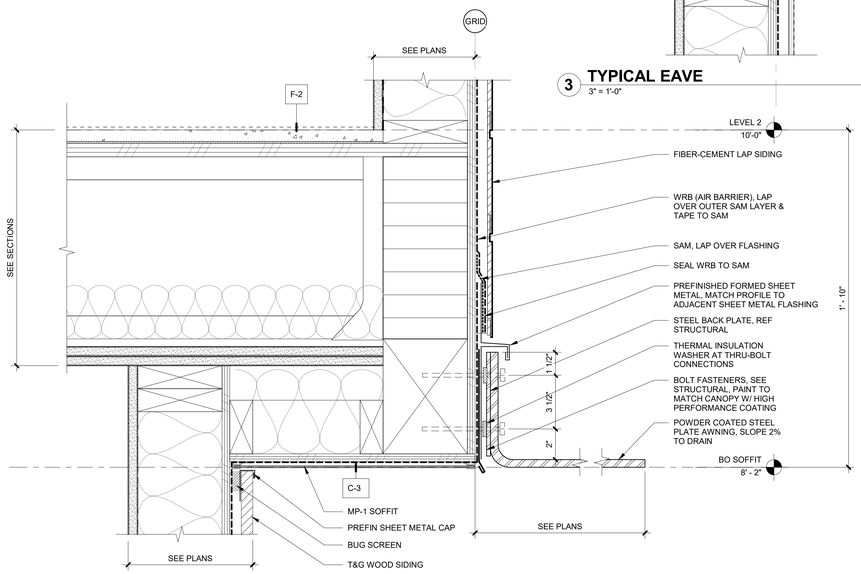


2 FIBER-CEMENT SIDING OUTSIDE CORNER
3" = 1'-0"

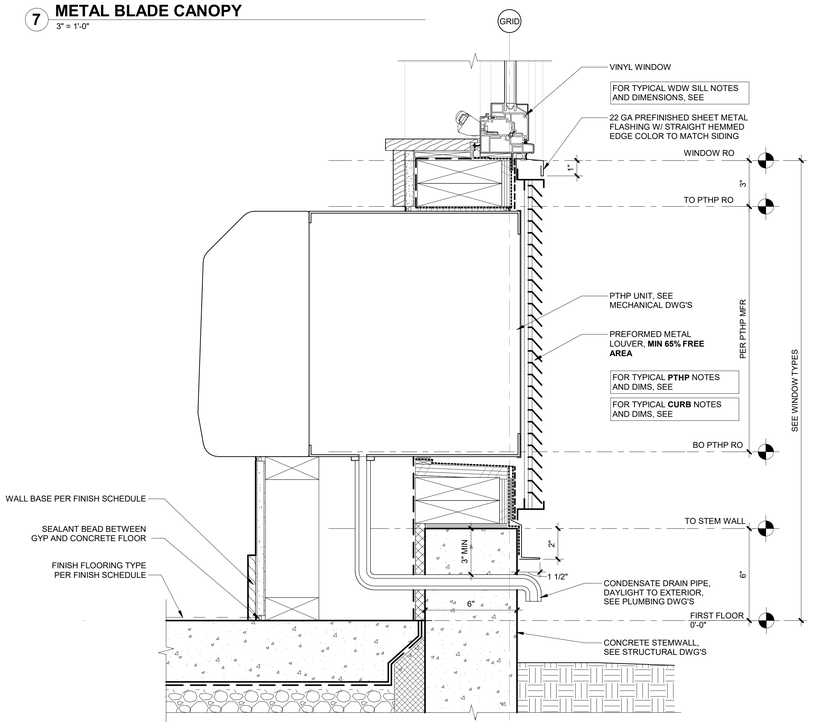


1 WINDOW HEAD @FIBER-CEMENT SIDING
3" = 1'-0"

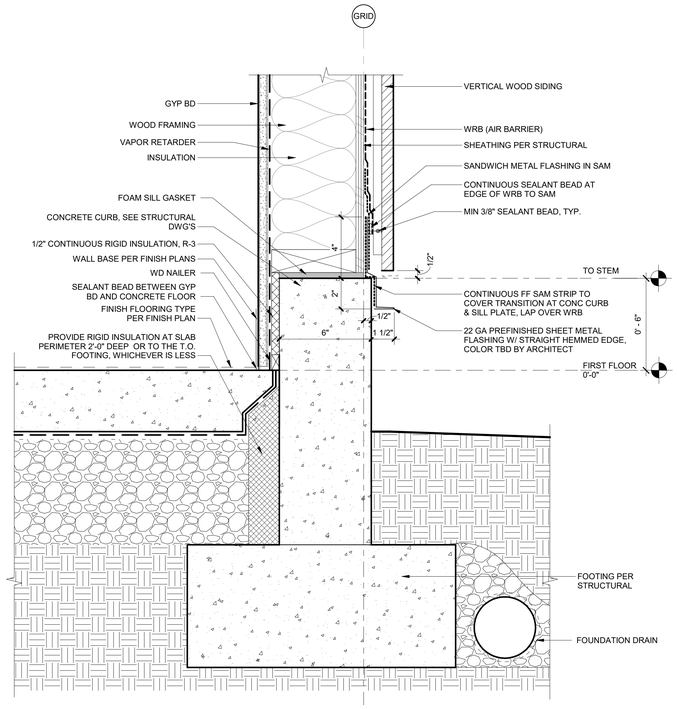




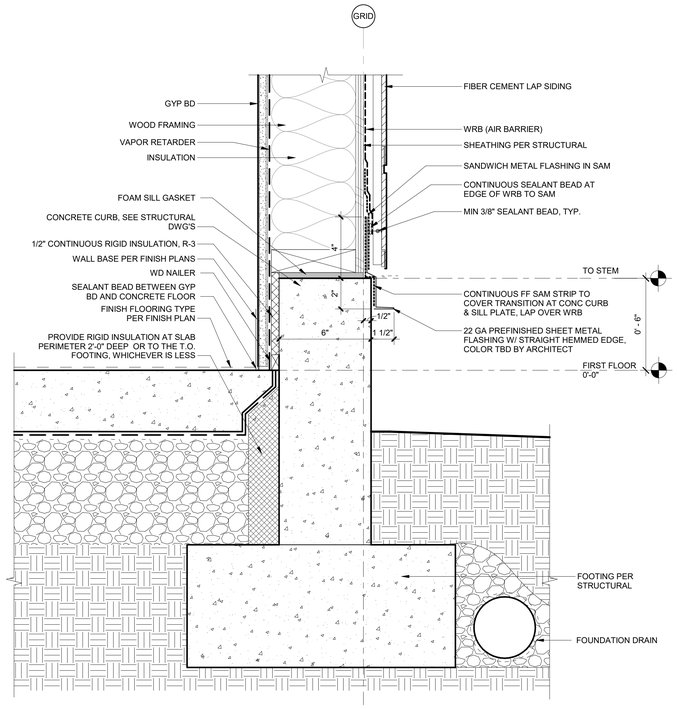
7 METAL BLADE CANOPY
3" = 1'-0"



10 PTHP AT CONC CURB
3" = 1'-0"



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



8 CURB AT FIBER-CEMENT SIDING
3" = 1'-0"

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CDP SALEM - PHASE 2 - BUILDING H

Job Number: 22047

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ISSUE	DATE

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EXTERIOR DETAILS

Sheet No:

A7.01

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08.08.22



CDP SALEM - PHASE 2
BUILDING I

PARCEL 3 & PARCEL 4
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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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EMAIL: KIMW@INTERFACEENG.COM

VICINITY MAP



PROJECT SUMMARY

PROJECT DESCRIPTION:	3-STORY WOOD FRAMED MULTIFAMILY BUILDING FEATURING 16 RESIDENTIAL UNITS AND FIRE RISER ROOM.
	GROSS AREA: 16,414 SF
PROJECT ADDRESS:	5205 BATTLE CREEK ROAD SE SALEM, OR 97306
LEGAL DESCRIPTION:	083W14 LOT 300 AND LOT 118
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. FIRE SYSTEMS - ALARM
2. FIRE SYSTEMS - SPRINKLERS
3. SIGNAGE

DEFERRED SUBMITTALS:

1. MEP EQUIPMENT BRACING
2. ROOF TRUSSES
3. STOREFRONT, WINDOWS, LOUVERS, AND THEIR CONNECTIONS TO STRUCTURE
4. SOFFITS AND SUSPENDED CEILINGS
5. ROOFTOP ANCHORAGE
6. GUARDRAILS AND HANDRAILS

SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT LISTED HERE AND ADDITIONAL 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	GENERAL DIAGRAMS
A0.20	ASSEMBLIES
A2.11	FIRST FLOOR AND SECOND FLOOR PLANS
A2.12	THIRD FLOOR AND ROOF PLAN
A3.01	EXTERIOR ELEVATIONS
A3.10	RENDERINGS
A5.01	WALL SECTIONS
A7.01	EXTERIOR DETAILS

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Job Number: 22047

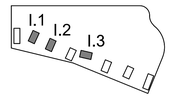
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GENERAL PROJECT INFORMATION



KEY PLAN

Sheet No:

G0.01

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BUILDING CODE SUMMARY

2019 OREGON STRUCTURAL SPECIALTY CODE

OCCUPANCY R-2

CONSTRUCTION TYPE TYPE V-B, SPRINKLERED PER NFPA 13R

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 506.2.506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDING 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 = [1/1 - 0.25] x 30/30 = 0.75
	ACTUAL HEIGHT / STORIES	42' - 0" / 3 Story

BUILDING AREA

FLOOR LEVEL	AREA (SF)
FIRST FLOOR	5461 SF
SECOND FLOOR	5474 SF
THIRD FLOOR	5479 SF
	16414 SF

SECTION 508.2	ACCESSORY OCCUPANCY	N/A
SECTION 508.3 / 508.4	MIXED OCCUPANCY	N/A
TABLE 509	INCIDENTAL USES LAUNDRY ROOMS OVER 100 SF TRASH ROOMS OVER 100 SF	 SPRINKLERED, NO SEPARATION REQUIRED SPRINKLERED, NO SEPARATION REQUIRED

CHAPTER 6: TYPES OF CONSTRUCTION / CONSTRUCTION CLASSIFICATION

TABLE 601 FIRE RESISTANCE RATING REQUIRMENTS FOR BUILDING ELEMENTS

BUILDING ELEMENT	FIRE RATING *
PRIMARY STRUCTURAL FRAME	0 HOUR
BEARING WALLS	
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	N/A	
SECTION 708	FIRE PARTITIONS	1 HOUR EXCEPTION 1: 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 FINISH REQUIREMENTS (FLAME SPREAD RATING)

INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS	C
CORRIDORS AND ENCLOSURES FOR EXIT ACCESS STAIRWAYS AND RAMPS	C
ROOMS AND ENCLOSED SPACES	C

CHAPTER 9: FIRE PROTECTION SYSTEMS

SPRINKLERED PER NFPA 13R

CHAPTER 10: MEANS OF EGRESS

SECTION 1004	OCCUPANT LOAD (OL)	SEE OCCUPANT LOAD TABLE
SECTION 1005.3.1	STAIRWAY EGRESS CAPACITY FACTOR	0.3
SECTION 1005.3.2	OTHER EGRESS CAPACITY FACTOR	0.2
TABLE 1006.2.1	MAX OCCUPANT LOAD FOR ONE EXIT MAX COMMON PATH OF EGRESS TRAVEL	20 OCCUPANTS 125 FT
TABLE 1006.3.2	MAX OCCUPANT LOAD PER STORY MIN NUMBER OF EXITS FOR STORY	500 2 *SEE 1003.3 EXCEPTIONS
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
SECTION 1023.2	INTERIOR EXIT STAIRWAY FIRE-RESISTANCE RATING	1 HR CONNECTING < 4 STORIES

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:	43
ACCESSIBLE SPACES REQUIRED:	43 x 2% = 1
ACCESSIBLE SPACES PROVIDED:	5

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):	129 x 2% = 3 UNITS
TYPE A UNITS PROVIDED (TOTAL FOR SITE):	7 UNITS
TYPE A UNITS PROVIDED (THIS BUILDING):	

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	129 x 5% = 7 UNITS
2% OF UNITS WITH COMMUNICATION FEATURES	129 x 2% = 3 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-0.104	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-20	R-23
WALLS (BELOW GRADE)	C-0.119	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
OPAQUE DOORS			
SWINGING	U-0.37		-0.37
NON-SWINGING			

FENESTRATION	REQUIRED			PROVIDED		
	MAX U	MAX SHGC	MIN VTI/SHGC	MAX U	MAX SHGC	MIN VTI/SHGC
VERTICAL (0% - 40% OF WALL ALLOWED)						
FIXED	0.36	0.36	1.10	0.36	0.36	1.10
OPERABLE	0.45	0.33	1.10	0.45	0.33	1.10
ENTRANCE DOOR	0.63	0.33	1.10	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

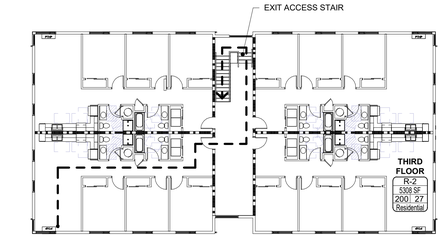
	TOTAL UNITS	
R-2	16	1 WC / LAV / Tub or Shower per unit required and provided

EXIT ACCESS TRAVEL DISTANCE

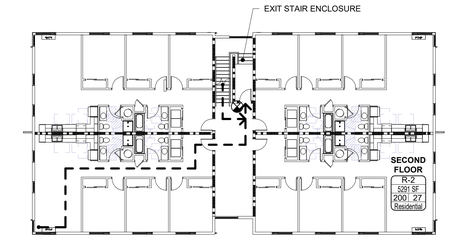
EGRESS PATH NAME	EGRESS PATH LENGTH
FIRST FLOOR	24' - 11"
SECOND FLOOR	86' - 1"
THIRD FLOOR	134' - 1"

LIFE SAFETY OCCUPANT LOAD SCHEDULE

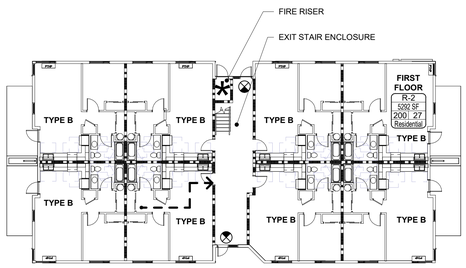
		TABLE 1004.1.2		
AREA NAME	AREA (SF)	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
FIRST FLOOR	5292 SF	Residential	200	27
SECOND FLOOR	5291 SF	Residential	200	27
THIRD FLOOR	5308 SF	Residential	200	27
				81



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



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



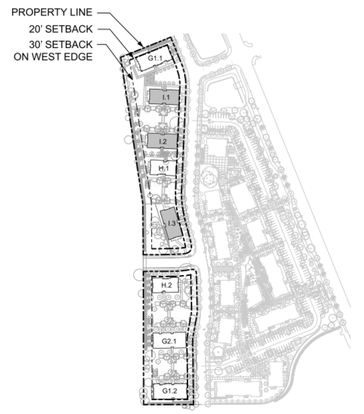
1 **FIRST FLOOR LIFE SAFETY PLAN**
1/16" = 1'-0"

CODE SUMMARY LEGEND

1 HOUR RATED ASSEMBLY

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

- AREA NAME
- 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

CITY OF SALEM UNIFIED DEVELOPMENT CODE - TITLE X

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
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

Scott Edwards Architecture
2525 E Burnside St. 503.226.3617
Portland, OR 97214 seallp.com

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2 BUILDING I

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

LAND USE SUBMISSION	**08.08.22**
ISSUE	**DATE**

Drawing:

CODE SUMMARY

Sheet No:

G1.01

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\22047_CDP Salem Gateway Phase II_Walk Up Building I_22_mculbertsonPX8RT.rvt

REQUIRED CLEAR FLOOR AREAS

PER ICC A117.1-2009

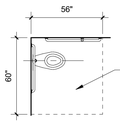
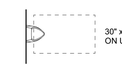
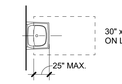


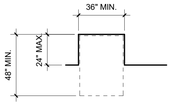
FIG. 604.3 SIZE OF CLEARANCE FOR WATER CLOSET



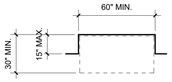
605.3 SIZE OF CLEARANCE FOR URINAL



SIZE OF CLEARANCE FOR LAVATORY



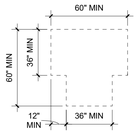
ALCOVE: FORWARD APPROACH



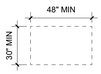
ALCOVE: PARALLEL APPROACH



TURNING SPACE: CIRCULAR



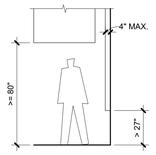
TURNING SPACE: T-SHAPED



REQUIRED FLOOR AREA

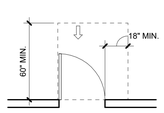
PROTRUDING OBJECTS

PER ICC A117.1-2009 FIG. 307.2

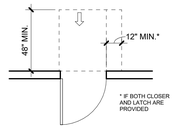


MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS

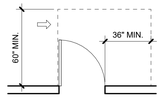
PER ICC A117.1-2009, FIG. 404.2.3.2



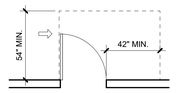
(a) FRONT APPROACH PULL SIDE



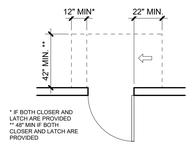
(b) FRONT APPROACH PUSH SIDE



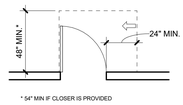
(c) HINGE APPROACH PULL SIDE



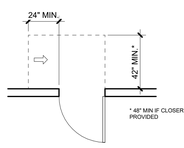
(d) HINGE APPROACH PULL SIDE



(e) HINGE APPROACH PUSH SIDE



(f) LATCH APPROACH PULL SIDE



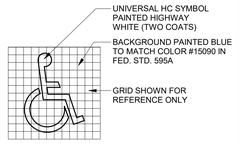
(g) LATCH APPROACH PUSH SIDE

ACCESSIBILITY NOTES

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

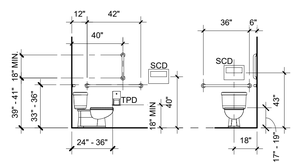
B. DIAGRAMS ARE INCLUDED AS A CONVENIENCE ONLY AND ARE NOT ALL INCLUSIVE. REFERENCE CURRENT CODE AND PROJECT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

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

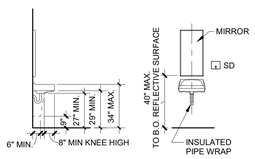


STANDARD MOUNTING HEIGHTS AND CLEARANCE REQUIREMENTS

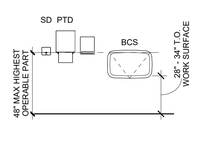
DIMENSIONS ARE FROM FACE OF FINISH AND/OR CENTERLINE OF FIXTURE OR ACCESSORY



ACCESSIBLE TOILET AND GRAB BARS



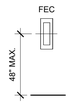
LAVATORY



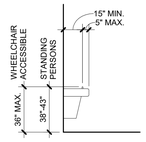
TOILET ROOM ACCESSORIES



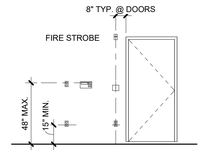
COAT HOOK



FIRE EXTINGUISHER CABINET



DRINKING FOUNTAIN SPOUT



ELECTRICAL DEVICES AND CONTROLS



SIGNAGE

ABBREVIATIONS

#	POUND OR NUMBER
@	AT
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
TJM	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.

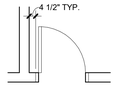
B. IN MANY INSTANCES THE ACTUAL DIMENSIONS MAY BE LESS IMPORTANT THAN IF ELEMENTS ARE TO BE EQUALLY SPACED OR ALIGNED. IN THESE CASES, THE NOTATION "EQ" OR "ALIGN" IS USED IN LIEU OF A DIMENSION.

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



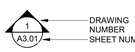
VERTICAL DATUM



ROOM NAME AND NUMBER

NAME
101

EXTERIOR ELEVATION



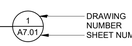
BUILDING SECTION / WALL SECTION



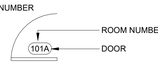
INTERIOR ELEVATION



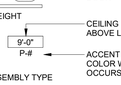
DETAIL CALLOUT



DOOR NUMBER



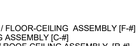
CEILING HEIGHT



WALL / ASSEMBLY TYPE



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

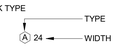


WINDOW TYPE

ACCESSORY / EQUIPMENT TYPE



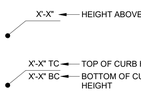
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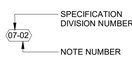
MATERIAL / FINISH



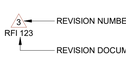
SPOT ELEVATION

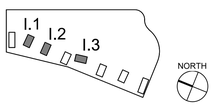


KEYNOTE



REVISION





KEY PLAN

Scott Edwards Architecture
2525 E Burnside St. Portland, OR 97214
503.226.3617 seallp.com

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2 BUILDING I

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

LAND USE SUBMISSION ISSUE	08.08.22 DATE

Drawing:

ARCHITECTURAL GENERAL NOTES AND DIAGRAMS

Sheet No:

A0.01

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FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building I_22_mculbertsonPX6RT.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

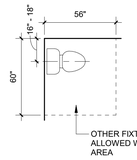


FIG. 1003.11.2.4 WATER CLOSET

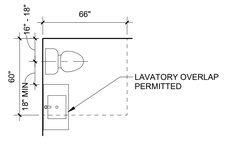
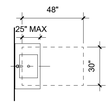


FIG. 1003.11.2.4 WATER CLOSET WITH LAVATORY



1003.11.2.2 LAVATORY CLEARANCE

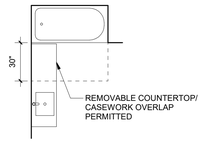
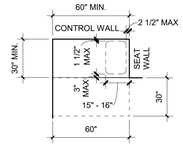
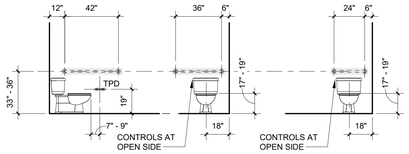


FIG. 1003.11.2.5.1(a) BATHTUB CLEARANCE

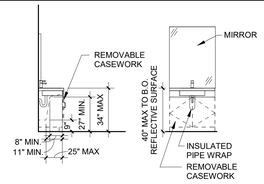


1003.11.2.5.2 SHOWER COMPARTMENT per 608

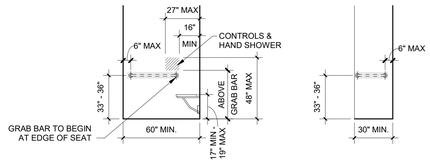


TOILET AND GRAB BAR BLOCKING

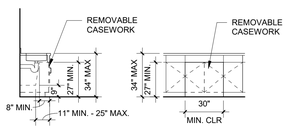
GRAB BAR BLOCKING AT LAVATORY OVERLAP EXCEPTION



LAVATORY

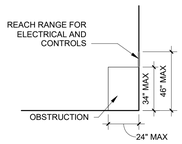


SHOWER CONTROLS AND GRAB BAR BLOCKING W/ SEAT

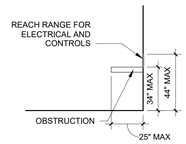


KITCHEN SINK

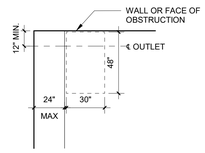
KITCHEN WORK SURFACE



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

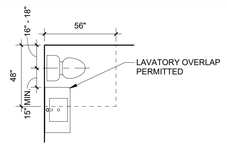
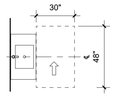
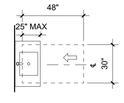


FIG. 1004.11.3.1.2 WATER CLOSET



1004.11.3.1.1 LAVATORY CLEARANCE



1003.11.2.2 ALTERNATE LAVATORY CLEARANCE - FORWARD APPROACH

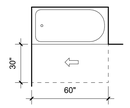


FIG. 1004.11.3.1.3.1 BATHTUB CLEARANCE PARALLEL APPROACH - OPTION A

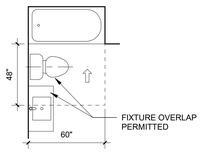
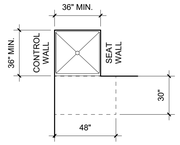
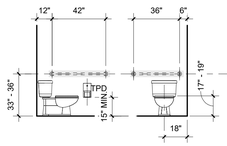


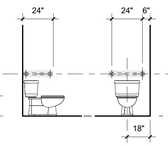
FIG. 1004.11.3.1.3.2 BATHTUB CLEARANCE FORWARD APPROACH - OPTION A



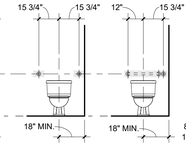
1004.11.3.1.3.3 SHOWER COMPARTMENT



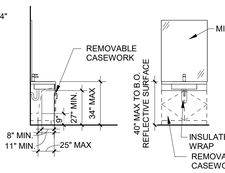
GRAB BAR BLOCKING AT TOILET



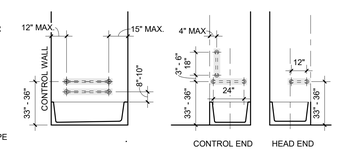
GRAB BAR BLOCKING AT TOILET ALTERNATE



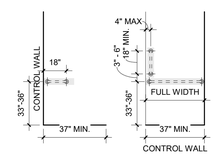
GRAB BAR BLOCKING AT TOILET SWING-UP ALTERNATES



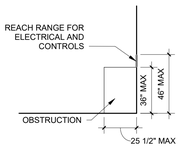
LAVATORY AT FORWARD APPROACH



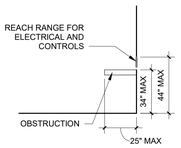
TUB GRAB BAR BLOCKING W/O BUILT-IN SEAT



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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Scott Edwards Architecture
2525 E Burnside St. 503.226.3617
Portland, OR 97214 seallp.com

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2 BUILDING I

Job Number: 22047

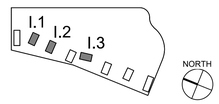
PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

LAND USE SUBMISSION ISSUE	08.08.22
	DATE

Drawing:

GENERAL DIAGRAMS



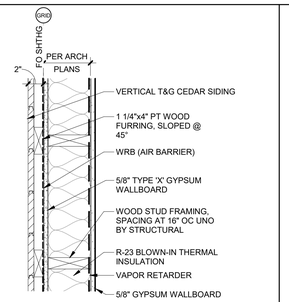
KEY PLAN

Sheet No:

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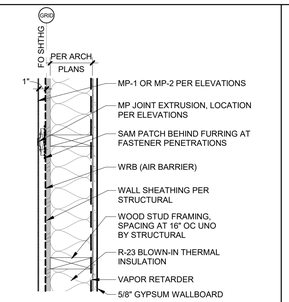
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EXTERIOR WALL TYPES

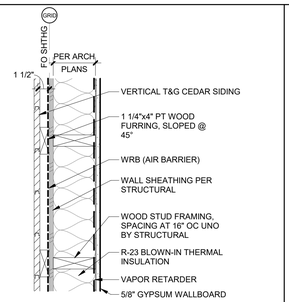


EW4-# EXTERIOR VERTICAL WOOD SIDING 1 HR RATED

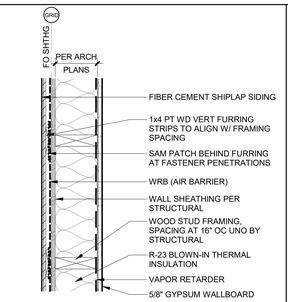
GA	WP 3520



EW3-# EXTERIOR METAL WALL PANEL

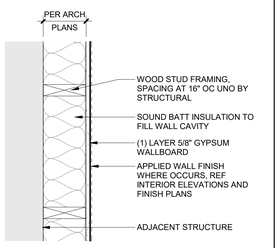


EW2-# EXTERIOR VERTICAL WOOD SIDING

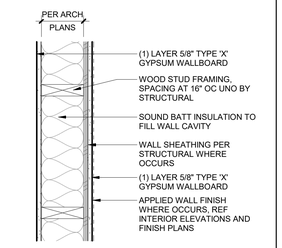


EW1-# EXTERIOR FIBER CEMENT SHIPLAP PANEL

INTERIOR WALL TYPES

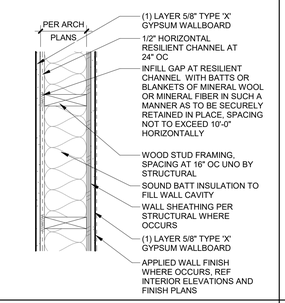


IW5-# INTERIOR FURRING WALL



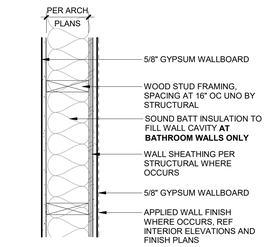
IW4-# 1 HR RATED INTERIOR PARTITION WALL

GA	WP 3520
STC	35-39



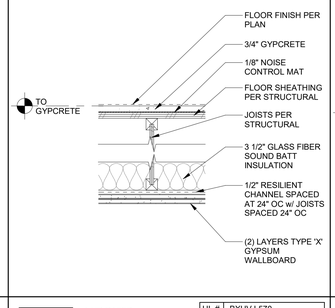
IW3-# 1 HR RATED INTERIOR DEMISING WALL @ UNIT-TO-UNIT
.5 HR RATED INTERIOR DEMISING WALL @ CORRIDOR-TO-UNIT

GA	WP 3243
STC	50-54



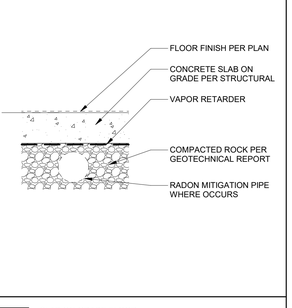
IW1-# INTERIOR PARTITION WALL

FLOOR/CEILING TYPES



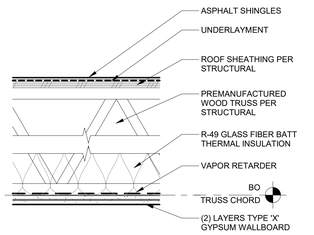
F-2 1-HR RATED FLOOR/CEILING ASSEMBLY

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



F-1 SLAB ON GRADE FLOOR

ROOF TYPES

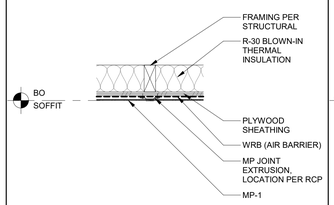


BASE LAYER GWB APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS 24" OC WITH 1-1/4" TYPE W DRYWALL SCREWS 24" OC. FACE LAYER GWB APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1-7/8" TYPE W DRYWALL SCREWS 12" OC AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE G DRYWALL SCREWS PLACED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

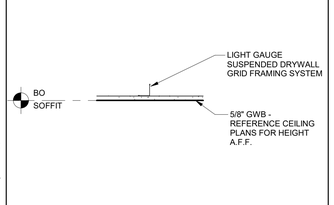
R-1 1-HR RATED ASPHALT SHINGLE ROOF ASSEMBLY

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

CEILING TYPES



C-3 EXT METAL PANEL SOFFIT



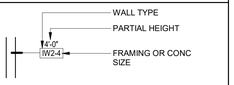
C-2 SUSPENDED GYPSUM BOARD CEILING

C-1 NOT IN USE

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 STRUCTURAL FRAMING 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. WHERE ACOUSTIC WALL IS INDICATED, SEE ASSEMBLY SHEET 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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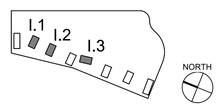
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Drawing:

ASSEMBLIES



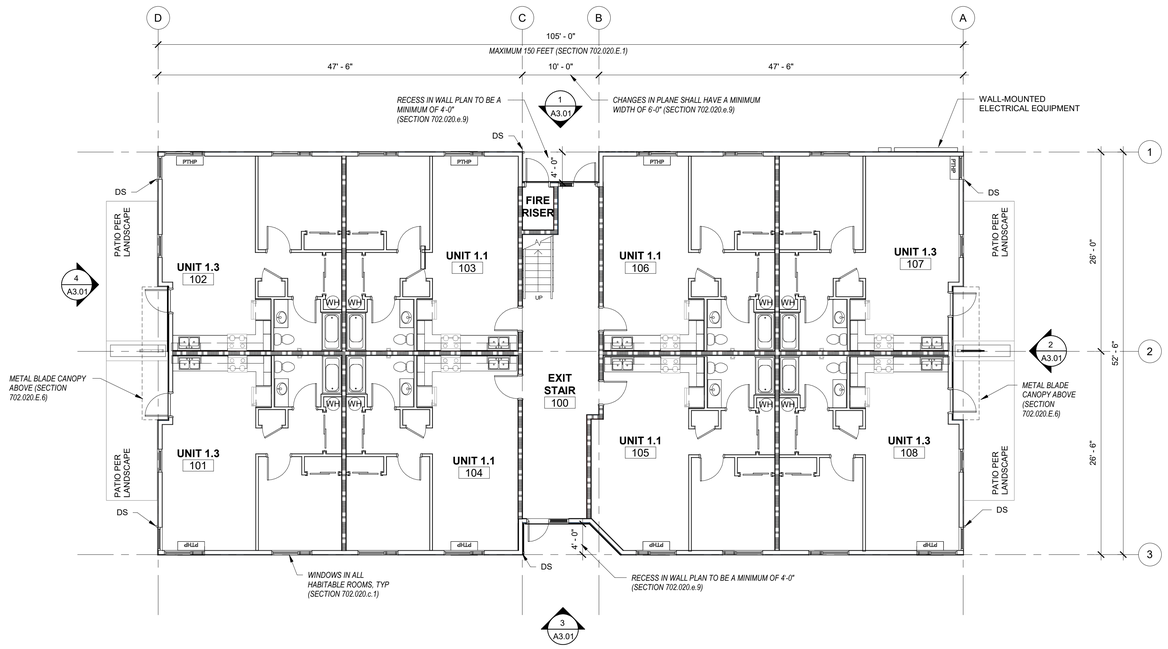
KEY PLAN

Sheet No:

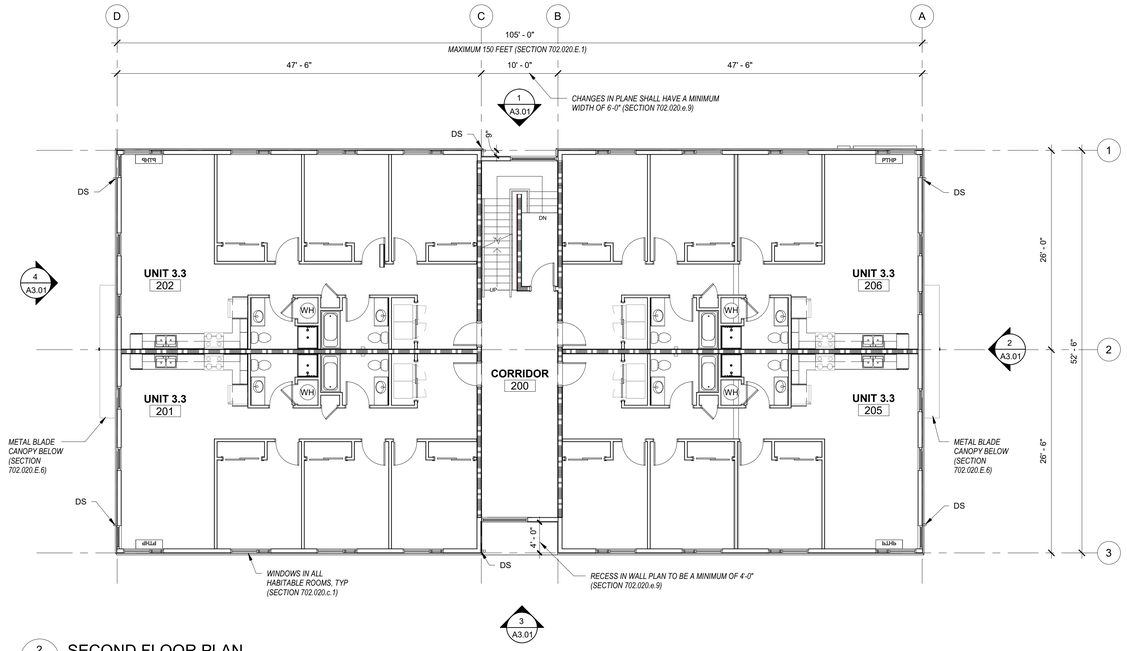
A0.20

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1 A2.11 FIRST FLOOR PLAN
1/8" = 1'-0"



2 A2.11 SECOND FLOOR PLAN
1/8" = 1'-0"

GENERAL SHEET NOTES

A. WALL DIMENSIONS ARE FROM FACE OF STUD OR CL OF COLUMN UNO
B. ALL EXTERIOR GRID LINES SHOWN ARE TO FACE OF SHEATHING UNO ALL INTERIOR GRID LINES ARE TO FACE OF STUD UNO
C. ALL DOOR AND WINDOW DIMENSIONS ARE TO CL OF OVERALL UNIT. REFERENCE SCHEDULES AND DOOR AND WINDOW TYPES
D. REFERENCE STRUCTURAL DRAWINGS FOR GENERAL CONTROL JOINTS @ SLAB. COORDINATE FINAL LOCATIONS WITH ARCHITECT FOR COMPATIBILITY WITH FLOOR FINISHES
E. WIRE SHELVING IN ALL BEDROOM CLOSETS
F. MEP INFORMATION PROVIDED FOR REFERENCE ONLY, SEE MEP DRAWINGS
G. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL GROUND FLOOR UNIT RESTROOMS WHERE GRAB BARS ARE NOT SHOWN IN PLAN, REF ACCESSIBILITY DIAGRAMS FOR LOCATIONS
H. FIRE EXTINGUISHER TO BE PLACED UNDER SINK IN ALL UNITS. SEE CODE DIAGRAMS FOR COMMON SPACES.
I. DOWNSPOUTS PAINTED IN FIELD, RECTANGLE SHAPE AND SIZE PER PLUMBING AND CIVIL
J. UNIT DEMISING WALLS TYPE IW3-6, UNO
K. UNIT INTERIOR WALLS TYPE IW1-4 UNO

LEGEND

REF A0.01 FOR GENERAL LEGENDS

- 1 HOUR RATED ASSEMBLY
- .5 HOUR RATED ASSEMBLY
- ELEMENT ABOVE
- DS — 2x3 FLAT STYPE DOWNSPOUT
- FD — FLOOR DRAIN
- WH — WATER HEATER WITH FLOOR DRAIN BELOW - SEE PLUMBING DWGS
- WASHER DRYER UNIT NIC, PROVIDE CONNECTIONS
- R-1 — ASPHALT SHINGLE ROOF
- RIDGE VENT, SEE ROOF VENTILATION DIAGRAM
- ROOF INTAKE VENT, SEE ROOF VENTILATION DIAGRAM
- PROVIDE (2) LAYERS OF UNDERLAYMENT AT LOW SLOPE ROOF PER MFR

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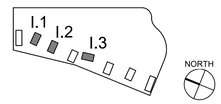
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BATTLE CREEK SE
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Drawing:

FIRST FLOOR AND SECOND FLOOR PLANS



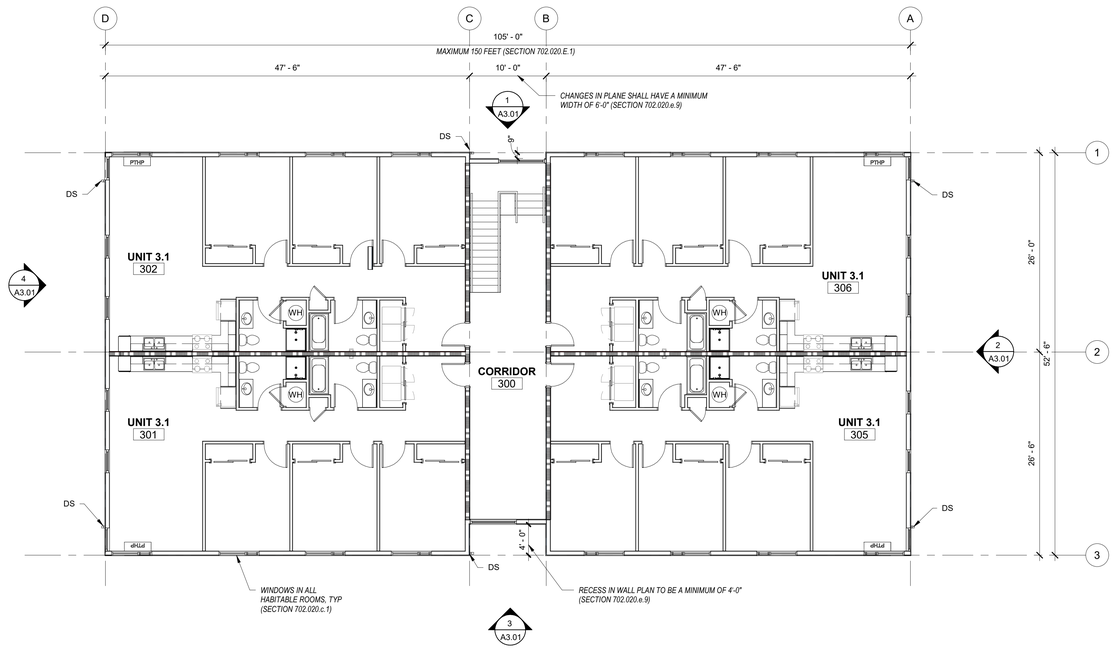
KEY PLAN

Sheet No:

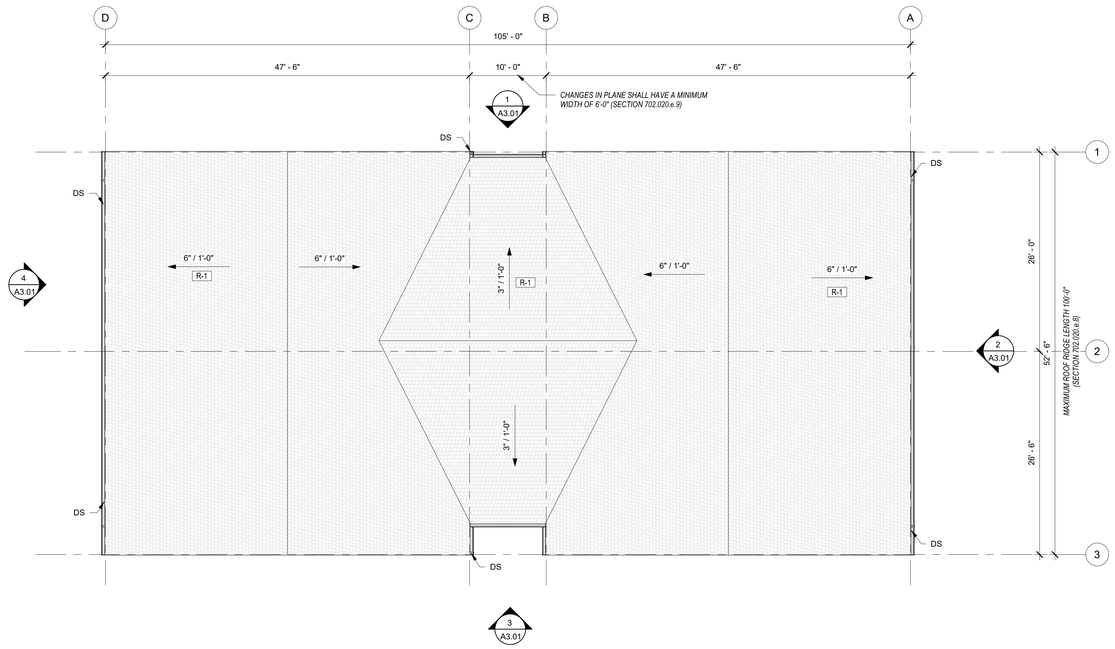
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1 A2.12 THIRD FLOOR PLAN
1/8" = 1'-0"



2 A2.12 ROOF PLAN
1/8" = 1'-0"

GENERAL SHEET NOTES

A. WALL DIMENSIONS ARE FROM FACE OF STUD OR CL OF COLUMN UNO
B. ALL EXTERIOR GRID LINES SHOWN ARE TO FACE OF SHEATHING UNO ALL INTERIOR GRID LINES ARE TO FACE OF STUD UNO
C. ALL DOOR AND WINDOW DIMENSIONS ARE TO CL OF OVERALL UNIT. REFERENCE SCHEDULES AND DOOR AND WINDOW TYPES
D. REFERENCE STRUCTURAL DRAWINGS FOR GENERAL CONTROL JOINTS @ SLAB. COORDINATE FINAL LOCATIONS WITH ARCHITECT FOR COMPATIBILITY WITH FLOOR FINISHES
E. WIRE SHELVING IN ALL BEDROOM CLOSETS
F. MEP INFORMATION PROVIDED FOR REFERENCE ONLY, SEE MEP DRAWINGS
G. PROVIDE BLOCKING FOR FUTURE GRAB BARS AT ALL GROUND FLOOR UNIT RESTROOMS WHERE GRAB BARS ARE NOT SHOWN IN PLAN, REF ACCESSIBILITY DIAGRAMS FOR LOCATIONS
H. FIRE EXTINGUISHER TO BE PLACED UNDER SINK IN ALL UNITS. SEE CODE DIAGRAMS FOR COMMON SPACES.
I. DOWNSPOUTS PAINTED IN FIELD, RECTANGLE SHAPE AND SIZE PER PLUMBING AND CIVIL
J. UNIT DEMISING WALLS TYPE IW3-6, UNO
K. UNIT INTERIOR WALLS TYPE IW1-4 UNO

LEGEND

REF A0.01 FOR GENERAL LEGENDS

- 1 HOUR RATED ASSEMBLY
- .5 HOUR RATED ASSEMBLY
- ELEMENT ABOVE
- DS — 2x3 FLAT STYPE DOWNSPOUT
- FD — FLOOR DRAIN
- WH — WATER HEATER WITH FLOOR DRAIN BELOW - SEE PLUMBING DWGS
- WASHER DRYER UNIT NIC, PROVIDE CONNECTIONS
- R-1 — ASPHALT SHINGLE ROOF
- RIDGE VENT, SEE ROOF VENTILATION DIAGRAM
- ROOF INTAKE VENT, SEE ROOF VENTILATION DIAGRAM
- PROVIDE (2) LAYERS OF UNDERLAYMENT AT LOW SLOPE ROOF PER MFR

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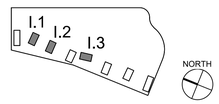
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Drawing:

THIRD FLOOR AND ROOF PLAN



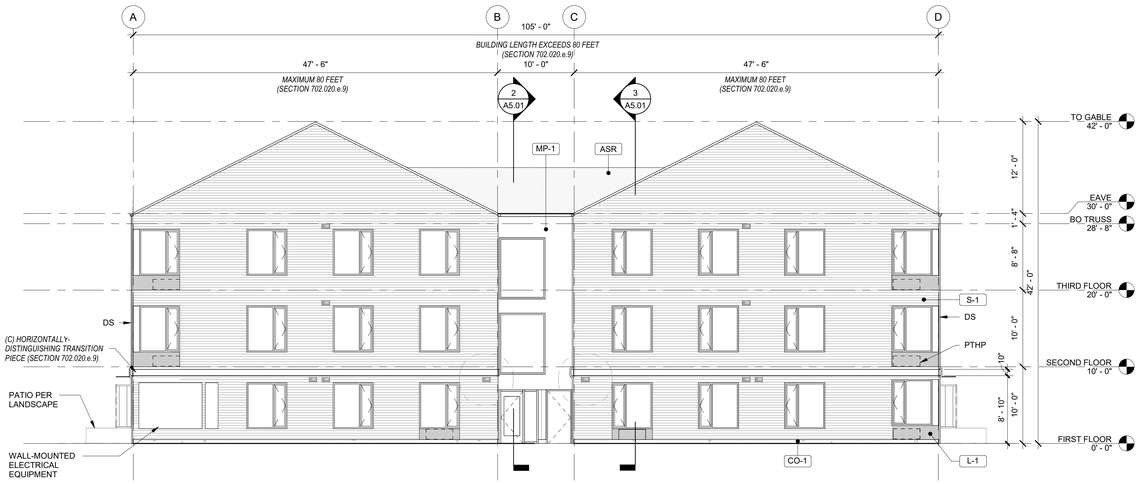
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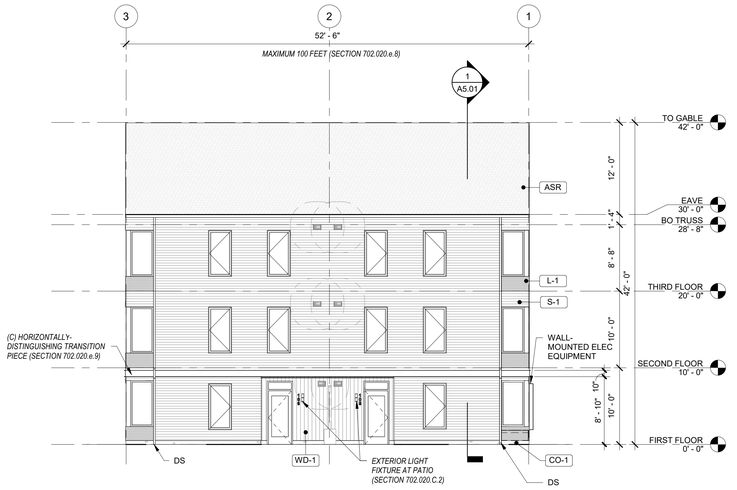
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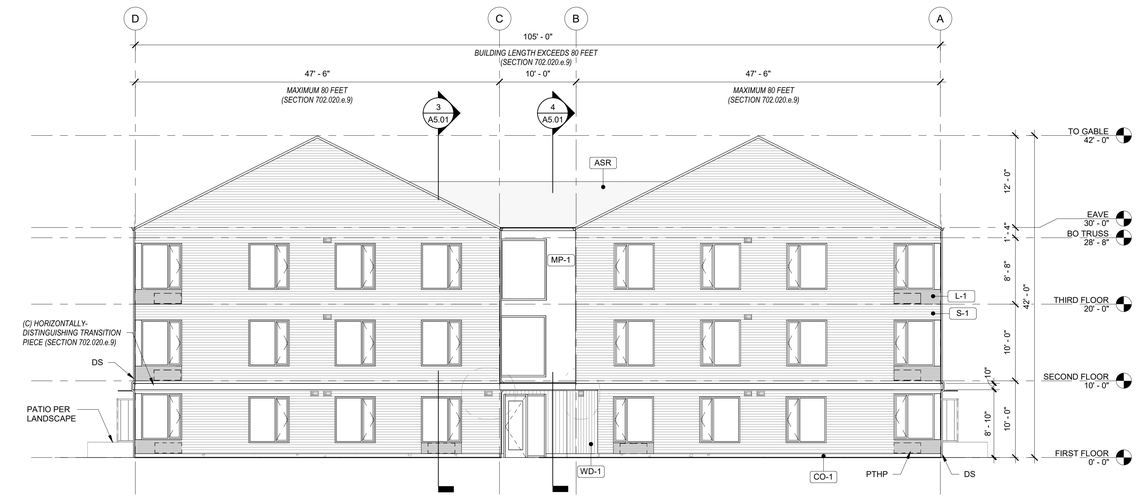
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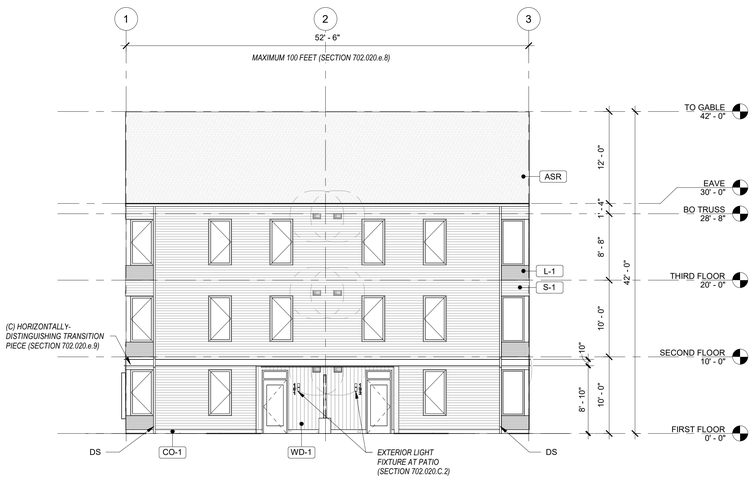
1 A3.01 BUILDING ELEVATION
1/8" = 1'-0"



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



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



4 A3.01 BUILDING 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 — **LAP SIDING** PRODUCT: FIBER CEMENT PLANK LAP SIDING COLOR: TBD
- ASR — **ASPHALT SHINGLE ROOF** PRODUCT: TBD COLOR: TBD
- WD-1 — **VERTICAL WOOD SIDING** PRODUCT: TBD FINISH: TBD
- L-1 — **ARCHITECTURAL PTHP LOUVER** PRODUCT: TBD COLOR: LAP SIDING MATCH
- CO-1 — CONCRETE STEM WALL
- 3'-0" MIN — MECHANICAL EXHAUST VENT, SEE MECHANCIAL DRAWINGS, PROVIDE 3'-0" MIN CLEARANCE
- MECHANICAL INTAKE VENT, SEE MECHANCIAL DRAWINGS
- PTHP (BEYOND)

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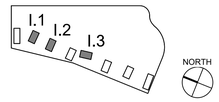
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Drawing:

EXTERIOR ELEVATIONS



KEY PLAN

Sheet No:

A3.01

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BUILDING FROM SALAL LOOKING NORTH



BUILDING FROM PARKING LOT

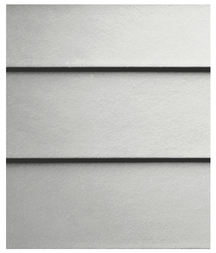


BUILDING PATIOS

MATERIALS



VERTICAL WOOD SIDING
PRODUCT: T&G SIDING, 1x6
WESTERN RED CEDAR
FINISH: TRANSPARENT



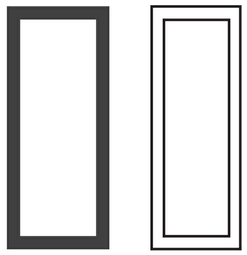
LAP SIDING
PRODUCT: FIBER CEMENT
PLANK LAP SIDING,
STRAIGHT EDGE PANEL
FINISH: PAINT, DARK



ASPHALT SHINGLE ROOF
PRODUCT: THREE-TAB-STRIP
ASPHALT SHINGLES
FINISH: DARK



FLAT METAL PANEL
PRODUCT: TBD
FINISH: DARK



VINYL WINDOWS
PRODUCT: TBD
FINISH: BLACK & WHITE

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

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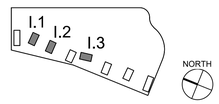
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Drawing:

RENDERINGS

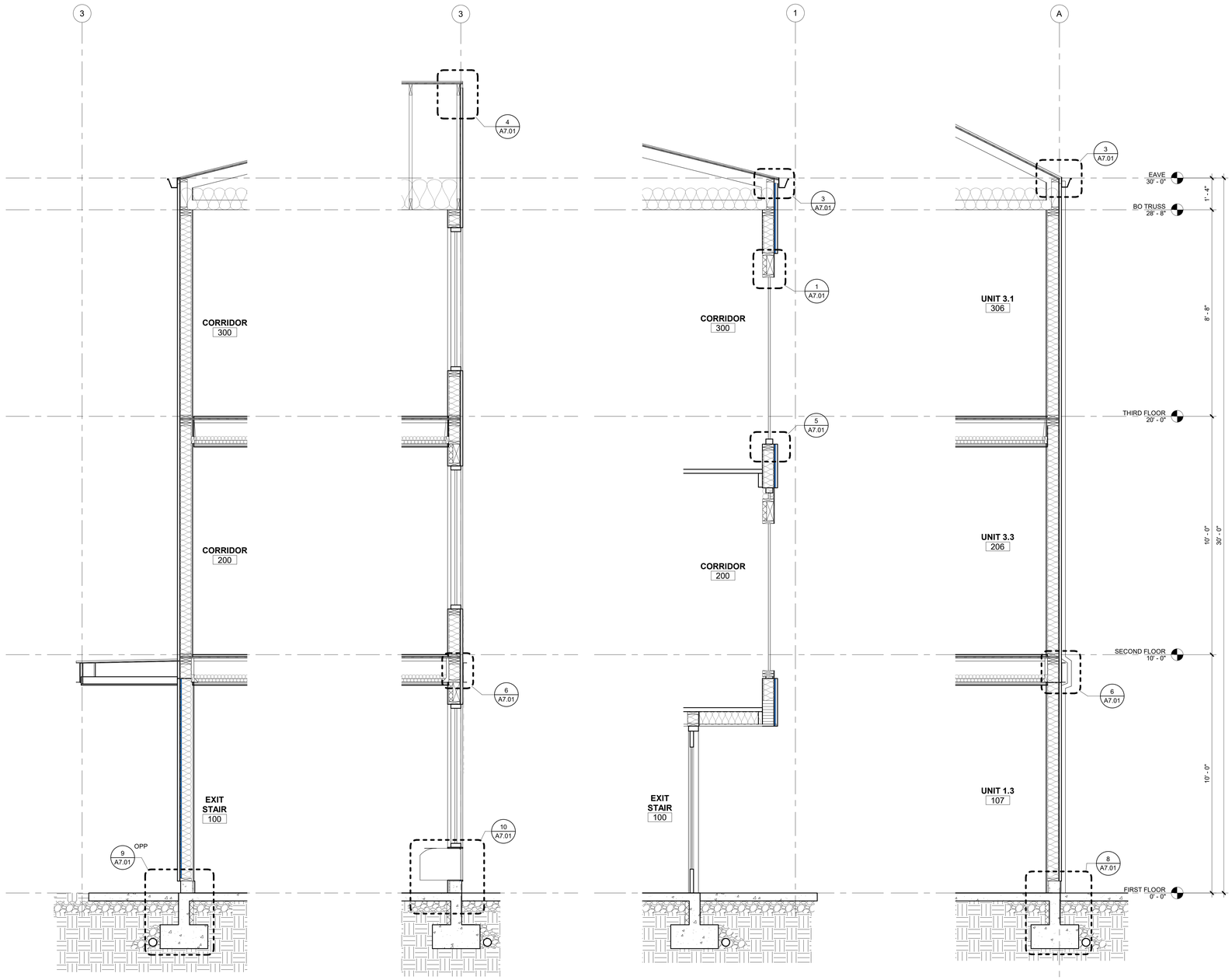


KEY PLAN

Sheet No:

A3.10

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4 A5.01 WALL SECTION 1/2" = 1'-0"

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

2 A5.01 WALL SECTION 1/2" = 1'-0"

1 A5.01 WALL SECTION 1/2" = 1'-0"

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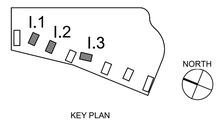
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Drawing:

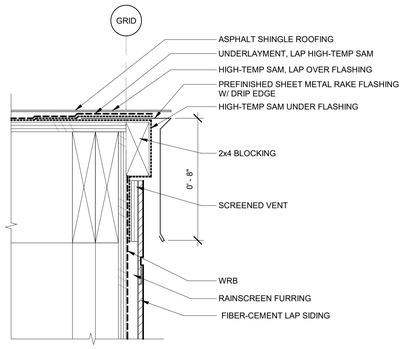
WALL SECTIONS

Sheet No:

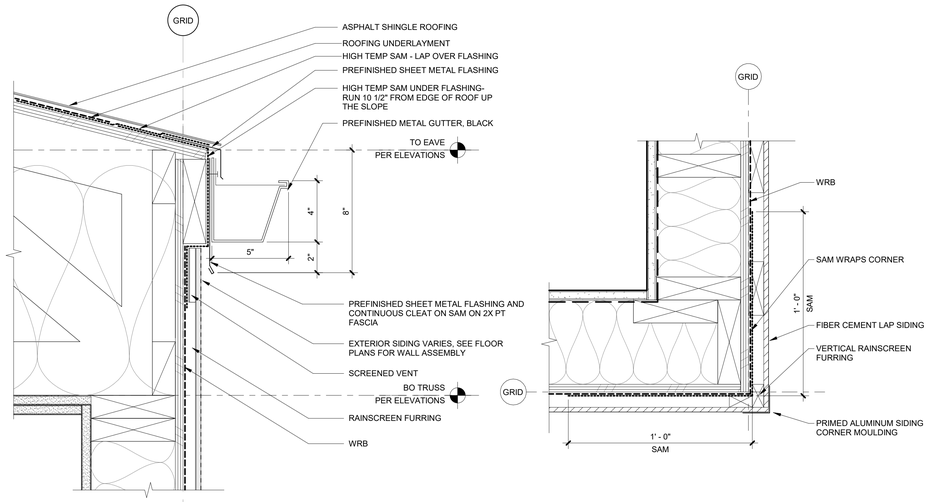
A5.01

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FILE PATH: C:\Revit_Local\22047_CDP Salem Gateway Phase II_Walk Up Building G1_22_mculbertsonPX9RT.rvt

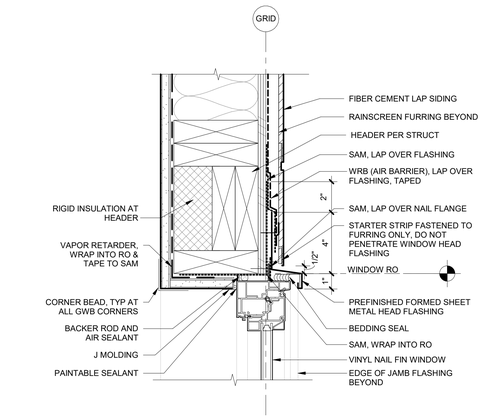


4 TYPICAL RAKE
3" = 1'-0"

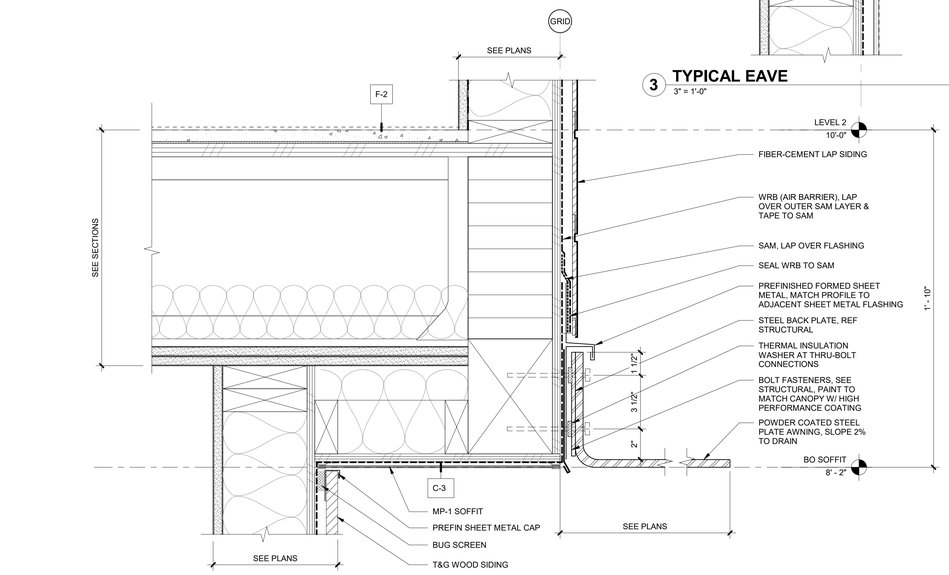


3 TYPICAL EAVE
3" = 1'-0"

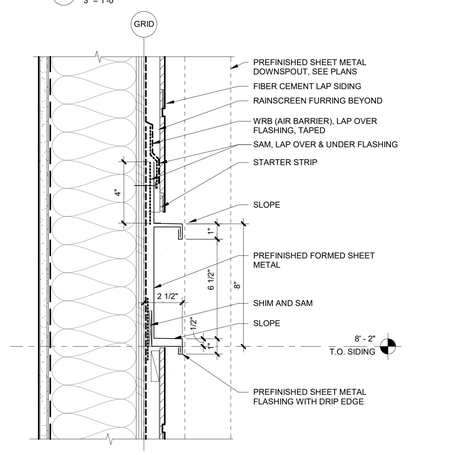
2 FIBER-CEMENT SIDING OUTSIDE CORNER
3" = 1'-0"



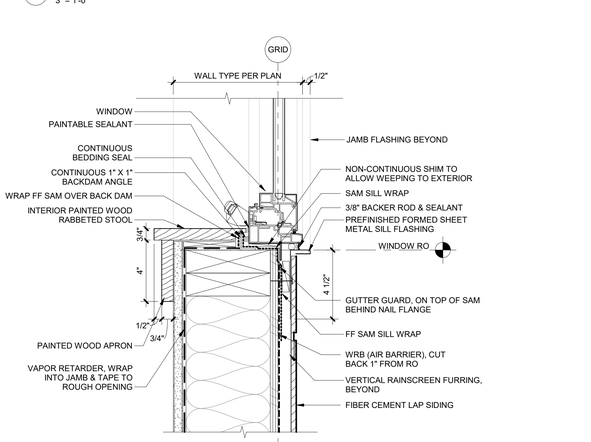
1 WINDOW HEAD @FIBER-CEMENT SIDING
3" = 1'-0"



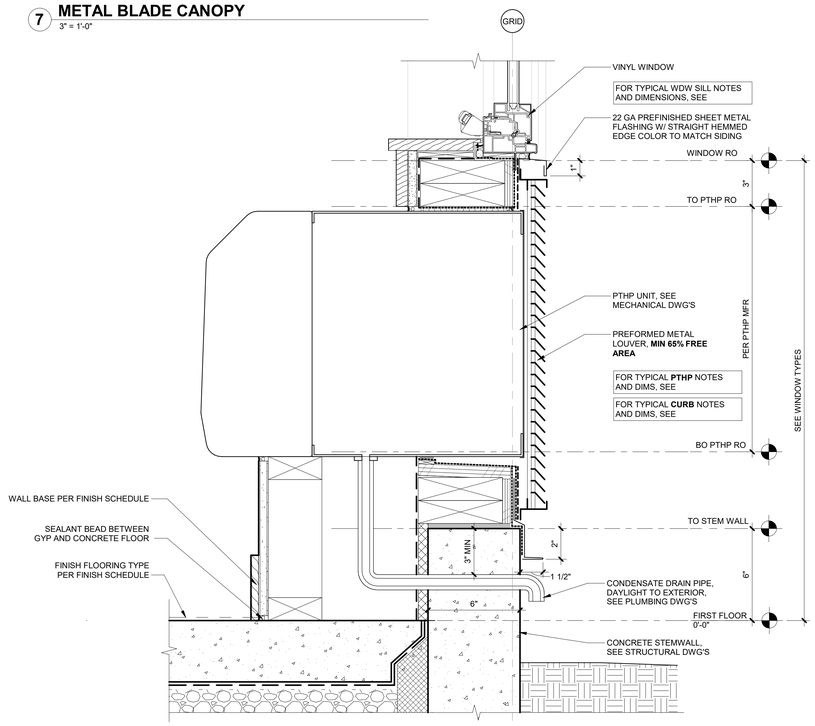
7 METAL BLADE CANOPY
3" = 1'-0"



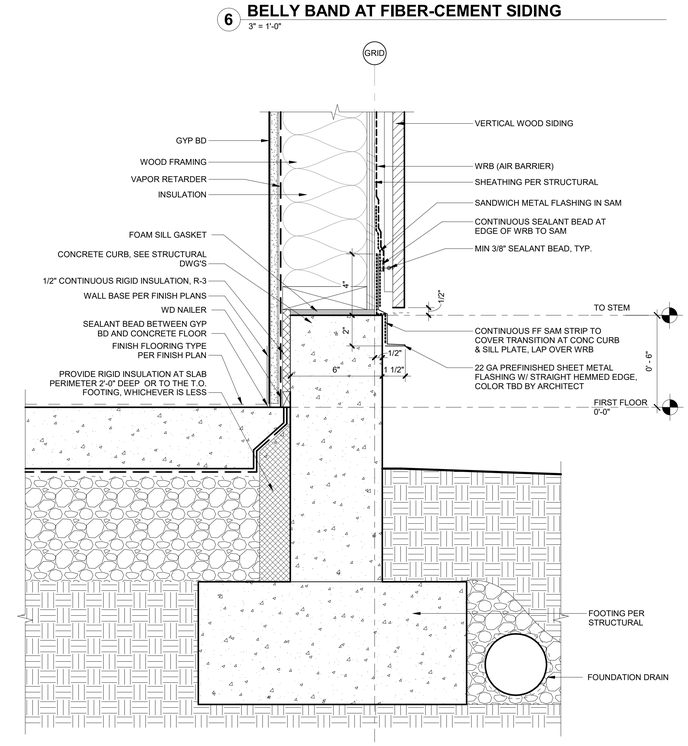
6 BELLY BAND AT FIBER-CEMENT SIDING
3" = 1'-0"



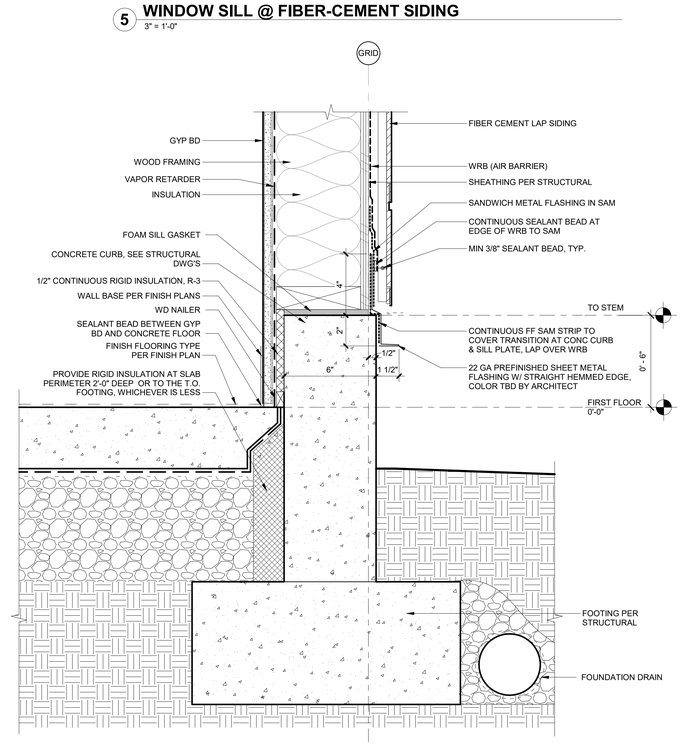
5 WINDOW SILL @ FIBER-CEMENT SIDING
3" = 1'-0"



10 PTHP AT CONC CURB
3" = 1'-0"



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



8 CURB AT FIBER-CEMENT SIDING
3" = 1'-0"

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Portland, OR 97214 seallp.com

NOT FOR CONSTRUCTION

CDP SALEM - PHASE 2 - BUILDING I

Job Number: 22047

PARCEL 3 & PARCEL 4
BATTLE CREEK SE
SALEM, OR

Community Development Partners

LAND USE SUBMISSION	08.08.22
ISSUE	DATE

Drawing:

EXTERIOR DETAILS

Sheet No:

A7.01