

ABBREVIATIONS

·	SQUARE FEET	CPT.	CARPET	F.R.	FIRE RATED	MAG.	MAGNETIC	RM.	ROOM
~	DIAMETER	DBL.	DOUBLE	FTG.	FOOTING	MAX.	MAXIMUM	R.O.	ROUGH OPENING
@	AT	D.F.	DRINKING FOUNTAIN	GA.	GAUGE	M.B.	MARKER BOARD	S	INTERCOM SYSTEM SPEAKER
<	CENTER LINE	DIM.	DIMENSION	GALV.	GALVANIZED	MECH.	MECHANICAL	SD.	INTERCOM SYSTEM SPEAKER
>	PLATE	DN.	DOWN	G.B.	GRAB BAR	MFR.	MANUFACTURER		SOAP DISPENSER OR SMOKE
:	PLUS/MINUS	DWR.	DRAWER	GL.	GLASS	MTL.	METAL		DETECTOR
A.B.	ANCHOR BOLT	D.S.	DOWNSPOUT	GL.Z.C.M.U.	GLAZED MASONRY UNIT	MIN.	MINIMUM	S.C.D.	SEAT COVER DISPENSER
A.C.	ASPHALTIC CONCRETE	(E)	EXISTING	GYP.	GYPSPUM	MISC.	MISCELLANEOUS	SHR.	SHOWER
ACOUS.	ACOUSTICAL	EA.	EACH	GLB.	GLUE LAM BEAM	M.O.	MASONRY OPENING	SHT.	SHEET
ACT.	ACOUSTICAL CEILING TILE	E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	HC	HANDICAP	M.T.	MOUNT	SHTHG.	SHEATHING
A.D.	AREA DRAIN	EL.	ELEVATION	H.M.	HOLLOW METAL	M.R.	MAP RAIL	S.N.	SANITARY NAPKIN DISPENSER
ADJ.	ADJUSTABLE	ELEC.	ELECTRICAL	H.B.	HOSE BIB	M.S.	MOP SINK	SIM.	SIMILAR
A.F.F.	ABOVE FINISHED FLOOR	ELEV.	ELEVATION OR ELEVATOR	HORIZ.	HORIZONTAL	N.I.C.	NOT IN CONTRACT	ST. STL.	STAINLESS STEEL
AGGR.	AGGREGATE	E.P.	ELECTRICAL PANEL	HGT.	HEIGHT	NO.	NUMBER	STD.	STANDARD
ALUM.	ALUMINUM	EQU.	EQUAL	I.D.	INSIDE DIAMETER/DIMENSION	N.O.	NOMINAL	STL.	STEEL
APPROX.	APPROXIMATE	EQUIP.	EQUIPMENT	INSUL.	INSULATION	N.T.S.	NOT TO SCALE	STOR.	STORAGE
ARCH.	ARCHITECT	E.W.	ELECTRICAL WATER COOLER	INT.	INTERIOR	N.D.	SANITARY NAPKIN DISPOSAL	SUSP.	SUSPENDED
BRD.	BOARD	EXT.	EXISTING	IRV.	INVERT	OCC.	OCCUPANT(S)	SYS.	SYSTEM
BLDG.	BUILDING	F.D.	FLOOR DRAIN	IRRIG.	IRRIGATION	O.C.	ON CENTER	T.B.	TACK BOARD
BLK.	BLOCK	F.E.X.T.	FIRE EXTINGUISHER	I	INTERCOM SYSTEM STAFF PHONE	O.C.	OVERFLOW DRAIN	T.O.	TOP OF ... (SEE B.O.)
BLKG.	BLOCKING	F.E.C.	FIRE EXTINGUISHER CABINET	JAN.	JANITOR	O.F.	OWNER FURNISHED	T.P.H.	TOILET PAPER HOLDER
B.O.	BOTTOM OF ...	F.H.Y.	FIRE HYDRANT	KIT.	KITCHEN	O.I.	OWNER INSTALLED	TV	TELEVISION
BM.	BEAM	F.H.C.	FIRE HOSE CABINET	LAV.	LAVATORY	OPP.	OPPOSITE	TYP.	TYPICAL
BRG.	BEARING	FIN.	FINISHED	LAM.	LANDSCAPING	O.S.	OCCUPANCY SENSOR	U.O.N.	UNLESS OTHERWISE NOTED
C	CLOCK	FLASH.	FLASHING	LLH.	LONG LEG HORIZONTAL	P.B.	PANIC BAR	V	VISUAL STROBE
CAB.	CABINET	FLUOR.	FLUORESCENT	LLV.	LONG LEG VERTICAL	P.LAM.	PLASTIC LAMINATE	VAT	VINYL ASBESTOS TILE
C.B.	CATCH BASIN	F.O.C.	FACE OF CONCRETE	LAV.	LAVATORY	PLAS.	PLASTER	VCT	VINYL COMPOSITION TILE
CER.	CERAMIC	F.O.F.	FACE OF FINISH	LAV.	LANDSCAPING	P.S.	PROJECTION SCREEN	VERT.	VERTICAL
C.I.	CONTRACTOR INSTALLED	F.O.S.	FACE OF STUD	LLV.	LONG LEG VERTICAL	PLYWD.	PLYWOOD	VEST.	VESTIBULE
C.O.	CLEANOUT	F.R.P.	FIBERGLASS REINFORCED PLASTIC	LAV.	LAVATORY	P.T.D.	PAPER TOWEL DISPENSER	W.F.	WASH FOUNTAIN
COL.	COLUMN	FRT.	FIRE RETARDANT TREATED	LAM.	LANDSCAPING	PREFIN.	PREFINISHED	WD.	WOOD
CONC.	CONCRETE	F.S.	FLOOR SINK	LLV.	LONG LEG VERTICAL	P.T.	PRESSURE TREATED	W.W.F.	WELDED WIRE FABRIC
CONSTR.	CONSTRUCTION	FT.	FOOT/FEET			RAD.	RADIUS	W/	WITH
CONT.	CONTINUOUS	FURR.	FURRING			REQD.	REQUIRED	W/O	WITHOUT
CORR.	CORRIDOR							WDW.	WINDOW
CLG.	CEILING								

THE MOSAIC

UNIT REMODELS & UPGRADES

SITE PLAN REVIEW - CLASS 1

4646 PORTLAND RD NE, SALEM, OR 97305

PROJECT TEAM

OWNER:
CENTER FOR HOPE AND SAFETY
605 CENTER ST NE
SALEM, OREGON 97301
CONTACT: JAYNE DOWNING
JON WINBERG
PHONE: 503-378-1572
EMAIL: jayne@hopeandsafety.org
jon.winberg@hopeandsafety.org

ARCHITECT:
ANDERSON SHIRLEY ARCHITECTS INC.
695 COMMERCIAL ST SE SUITE 5
SALEM, OREGON 97301
CONTACT: JOHN SHIRLEY
PHONE: 503-371-1140
FAX: 503-364-6751
EMAIL: john@andersonshirley.com

CONTRACTOR:
CD REDING CONSTRUCTION
2837 22ND ST. SE, SUITE 155
SALEM, OR 97302
CONTACT: RYAN HIRTE
PHONE: 503-581-0048 EXT. 204
EMAIL: rhirte@cdreding.com

CIVIL ENGINEER:
WESTECH ENGINEERING
3841 FAIRVIEW INDUSTRIAL DR. SE
SALEM, OR 97302
CONTACT: RAY ENGEL
PHONE: 503-585-2474
EMAIL: rengel@westech-eng.com

PROJECT SCOPE

CONVERT 56 STUDIO UNITS INTO ONE
AND TWO BEDROOM UNITS WITH
KITCHENETTES

LEGEND

- RENOVATED UNIT
- OUTLINE OF NEW 1 & 2 BEDROOM UNITS TO BE CONNECTED
- (E) 1-HR FIRE SEPARATION, TYP.



CONSULTANT

REVISIONS

KEY PLAN

DESC. UNIT REMODELS & UPGRADES

PROJECT THE MOSAIC

ADDRESS 4646 PORTLAND RD NE
SALEM, OREGON 97305

STAMP

JOB 2103 DWG 1 of 7
DRAWN: JMR DATE: 08-15-2023TITLE TITLE SHEET
SITE PLAN
CODE SUMMARYSHEET A0.1
ISSUE BID SET

CODE SUMMARY

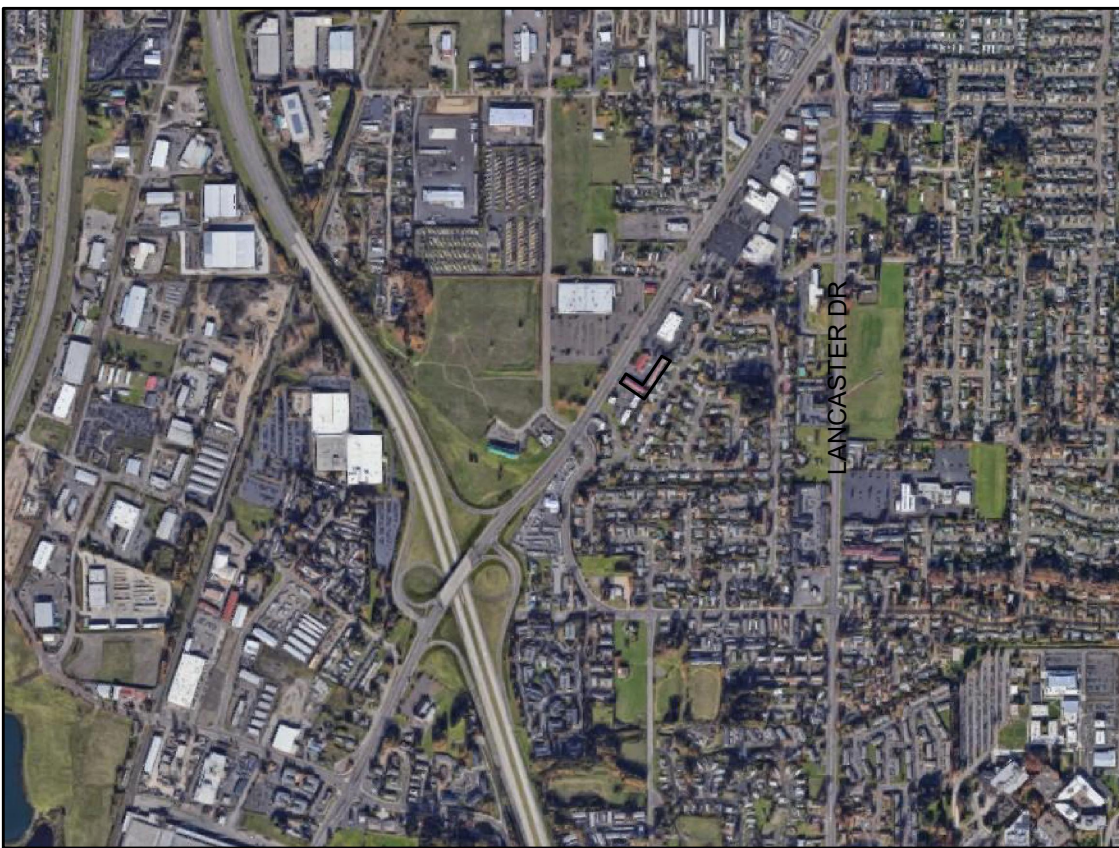
2018 IRC AMENDED BY 2019 OREGON STRUCTURAL SPECIALTY CODE
TAX LOT: 072W06CC05700
PROPERTY ZONE: CR (RETAIL COMMERCIAL)
PROPERTY AREA: 1.81 ACRES
OCCUPANCY TYPE: R-2
CONSTRUCTION TYPE: V-A
FIRE SPRINKLERS ADDED AS PART OF THIS PROJECT
ALLOWABLE AREA = 36,000SF / STORY
HEIGHT: 4 STORIES (ALLOWABLE MAX. = 3 STORIES, 70'-0")
COMMON PATH OF EGRESS TRAVEL W/ SPRINKLER SYSTEM
R OCCUPANCY: 125'
EACH DWELLING/SLEEPING UNIT HAS AN EXISTING EXTERIOR EXIT DOOR

PLUMBING FIXTURES
R OCCUPANCY REQUIRED FIXTURES
1 WC, LAVATORY, & BATHTUB / SHOWER PER SLEEPING / DWELLING UNIT
1 PROVIDED @ 1 BEDROOM UNITS
2 PROVIDED @ 2 BEDROOM UNITS
DRINKING FOUNTAINS NOT REQUIRED

PARKING
NO CHANGE

BUILDING A
EXISTING: (24) STUDIO UNITS (LEVEL 1 = 12, LEVEL 2 = 12)
PROPOSED: (8) 1-BEDROOM AND (4) TWO-BEDROOM
AREA: LEVEL 1 (4,637SF) + LEVEL 2 (4,680SF) = 9,317SF
OCCUPANCY (1 OCC. PER 2005F GROSS)
STUDIO UNIT = 336SF = 2 OCC. X 12 = 24 OCC EA. FLR. = 48 TOTAL

BUILDING B
EXISTING: 28 STUDIO UNITS (LEVEL 1 = 14, LEVEL 2 = 14)
PROPOSED: (8) 1-BEDROOM AND (4) TWO-BEDROOM
AREA: LEVEL 1 (6,311SF) + LEVEL 2 (5,871SF) = 15,628SF
OCCUPANCY (1 OCC. PER 2005F GROSS)
STUDIO UNIT = 336SF = 2 OCC. X 14 = 28 OCC EA. FLR. = 56 TOTAL



VICINITY MAP

NOT TO SCALE



DRAWING SYMBOLS

(NOT ALL SYMBOLS MAY BE USED IN THIS PROJECT)

DRAWING TITLE	DETAIL NUMBER SHEET NUMBER	VIEW DESIGNATION ELEVATION NUMBER SHEET NUMBER
SCALE	WALL/ BLDG. SECTION	INTERIOR ELEVATION
STRUCTURAL GRID LINE	WINDOW TYPE	DETAIL NUMBER SHEET NUMBER DETAIL REFERENCE
DOOR NUMBER	GLASS TYPE	NORTH ARROW
ROOM NAME/NUMBER	WALL TYPE	
NEW DOOR	NEW WALL	
EXISTING DOOR	EXISTING WALL	
EXISTING DOOR TO BE REMOVED	REMOVE EXIST. WALL	

SITE PLAN

SCALE: 1" = 20'-0"

PORTLAND RD. NE.