

1880 FISHER RD TI

1880 FISHER RD NE, SALEM OR 97305



4144 SW LILLYBEN AVENUE
GRESHAM, OR 97080
P: 971-270-8876

PROJECT DESCRIPTION:
EXISTING OFFICE BUILDING IS BEING RE-PURPOSED INTO A LIVING FACILITY. THE BUILDING WILL BE USED FOR HOUSING PEOPLE WITH DISABILITIES. PROPOSED ARE 7 LIVING QUARTERS WITH A LARGE COMMON LIVING ROOM, A KITCHEN, AND A DINING ROOM. ADDITIONAL ADA RESTROOMS WITH SHOWERS WILL BE CONSTRUCTED AS PART OF THE REMODEL. EXISTING BUILDING IS A ONE STORY LIGHT FRAMED WOOD BUILDING WITH WOOD TRUSSED ROOF AND SLAB ON GRADE FLOOR. A PORTION OF EXISTING BUILDING IS A GARAGE WHERE NO CHANGES ARE PROPOSED.

RESIDENTS OF THE BUILDING WILL BE HIGH LEVEL FUNCTION WITH THE ABILITY TO EVACUATE THE BUILDING WITHOUT ASSISTANCE. THEY WILL ALSO BE ABLE TO ACCESS, ENTER, LEAVE THE BUILDING INDEPENDENTLY. THE RESIDENTS WILL NOT NEED 24 HOUR SUPERVISION AND ASSISTANCE. THERE WILL BE STAFF PRESENT 23/7 EVEN THOUGH IT IS NOT NEEDED. THE BUILDING WILL HOUSE A MAXIMUM OF 7 INDIVIDUALS.

PROJECT GENERAL NOTES:

- DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY DEPICT ALL MATERIALS IN ALL INSTANCES.
- DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DETERMINING MEASUREMENTS AND DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE APPROPRIATE ENTITY.
- ALL DIMENSIONS ARE FROM FACE OF FRAMING OR GRID UNLESS OTHERWISE NOTED. SEE ASSEMBLIES WHERE APPLICABLE.
- DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DETERMINING APPROPRIATE METHOD AND SEQUENCE OF CONSTRUCTION.
- DETAILS NOTED AS "TYPICAL" OR "TYP" APPLY IN ALL CASES UNLESS SPECIFICALLY REFERENCED. DETAILS THAT ARE SPECIFICALLY REFERENCED SHALL TAKE PRECEDENCE OVER ALL OTHER GENERAL OR TYPICAL NOTES.
- CONTRACTOR SHALL ENSURE THAT ALL WORK IS EXECUTED IN COMPLIANCE WITH ALL GOVERNING CODES, STANDARDS AND REGULATIONS.
- CONTRACTOR TO COORDINATE AND PROVIDE ALL CODE REQUIRED SIGNAGE UNLESS OTHERWISE INDICATED.
- PROVIDE ACCESS PANELS AS REQUIRED. LOCATIONS, FINISH, AND TYPE SHALL BE APPROVED PRIOR TO OBTAINING AND INSTALLING. MATCH RATING TO ASSEMBLY IN WHICH THEY ARE INSTALLED AND PROVIDE SMOKE SEALS WHERE RATINGS ARE REQUIRED.
- ALL RATED ASSEMBLIES SHALL BE CONSTRUCTED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASES PER OSSC SECTION 709.6. ALL PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRESTOPPED.
- CONTRACTOR TO PROVIDE SAFETY GLAZING AT ALL LOCATIONS REQUIRED BY CODE AND SHALL BE PERMANENTLY LABELED WITH THE MANUFACTURER'S NAME AND TEST APPROVAL INFORMATION. SEE WINDOW AND DOOR SCHEDULE.
- ALL MECHANICAL, ELECTRICAL, AND PLUMBING TO BE DESIGN-BUILD UNLESS OTHERWISE INDICATED. CONTRACTOR TO PROVIDE ALL DOCUMENTATION INCLUDING SHOP DRAWINGS THAT ARE NECESSARY FOR CONSTRUCTION AND PERMITS. PROVIDE SYSTEM DESIGN DRAWINGS FOR REVIEW IN PRIOR TO PERMIT SUBMITTAL.
- ALL SUBSTITUTIONS TO BE SUBMITTED TO AND APPROVED BY APPROPRIATE ENTITY PRIOR TO CONSTRUCTION.
- PROVIDE ALL REQUIRED SHOP DRAWINGS. VERIFY MATERIALS & PRODUCTS TO BE SUBMITTED FOR REVIEW.
- CONTRACTOR TO KEEP AREA OF WORK FREE OF TRASH AND DEBRIS ON A DAILY BASIS. PROVIDE FOR ON-SITE RESTROOM FACILITIES AND MAKE ANDY OTHER NECESSARY PROVISIONS TO PROTECT FINISHED ELEMENTS AND MAINTAIN A CLEAN, SECURE, AND WEATHER-MANAGED WORK SITE. PROVIDE EROSION CONTROL AND DEBRIS MANAGEMENT AS NECESSARY PER LOCAL CODES.
- CONTRACTOR TO PROVIDE ABATEMENT AND POLLUTION CONTROL AS NECESSARY FOR ALL REMOVED MATERIALS.
- CONTRACTOR SHALL PROVIDE ALL REQUIRED SIGNS THROUGHOUT BUILDING AS REQUIRED BY APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO ADA AND FIRE CODES.

PROJECT SUMMARY:

PROJECT ADDRESS: 1880 FISHER RD NE, SALEM OR 97305
TAX MAP: 072W19BB07300
ZONING: CR - RETAIL COMMERCIAL
EXISTING BUILDING FOOTPRINT: 5,836 SQFT
AREA OF WORK: 4,957 SQFT

APPLICABLE CODES & REGULATIONS

ZONING + DEVELOPMENT	SALEM REVISED CODE
BUILDING CODE	2022 OREGON STRUCTURAL SPECIALTY CODE
ENERGY CODE	2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE
MECHANICAL CODE	2022 OREGON MECHANICAL SPECIALTY CODE
PLUMBING CODE	2021 OREGON PLUMBING SPECIALTY CODE
FIRE CODE	2022 OREGON FIRE CODE
ELECTRICAL CODE	2021 OREGON ELECTRICAL SPECIALTY CODE
ACCESSIBILITY STANDARDS	2022 OSSC // 2017 ICC ANSI A117.1

SEPARATE PERMITS AND DEFERRED SUBMITTALS 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 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.

ALL TRADE PERMITS ARE RESPONSIBILITY OF G.C.

SEPARATE PERMITS:

- NONE, EXCEPT AS REQUIRED FOR DEFERRED SUBMITTALS

DEFERRED SUBMITTALS:

- FIRE SPRINKLER SYSTEM
- FIRE DETECTION AND ALARM SYSTEM
- MECHANICAL HVAC
- ELECTRICAL SYSTEM
- PLUMBING SYSTEM
- SECURITY, LOW-VOLTAGE

ALTERNATES

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

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

- NONE

ABBREVIATIONS:

AFF	ABOVE FINISH FLOOR
ADJ	ADJACENT
AOR	ARCHITECT OF RECORD
BO	BOTTOM OF
CLNG	CEILING
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINUOUS
DIMS	DIMENSIONS
ELEV	ELEVATION
EOR	ENGINEER OF RECORD
EQ	EQUAL
(E)	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FF	FINISHED FLOOR
FO	FACE OF
FRP	FIBER REINFORCED PANEL / FIBER REINFORCED POLYMER
GA	GAUGE
GB	GYPNUM BOARD
HM	HOLLOW METAL
HT	HEIGHT
INSUL	INSULATION
INT	INTERIOR
MFR	MANUFACTURER
MAX	MAXIMUM
MIN	MINIMUM
M.A.P.	MECHANICAL, ELECTRICAL, PLUMBING
MTL	METAL
(N)	NEW
NIC	NOT IN CONTRACT
OAE	OR APPROVED EQUAL
OC	ON CENTER
OF/CI	OWNER FURNISHED, CONTRACTOR INSTALLED
OF/OI	OWNER FURNISHED, OWNER INSTALLED
OPH	OPPOSITE HAND
OWJ	OPEN WEB JOIST
PT	PRESSURE TREATED
RD	ROOF DRAIN
RO	ROUGH OPENING
SD	SMOKE DETECTOR
SF	SQUARE FOOT (FEET)
SS	STAINLESS STEEL
SIM	SIMILAR
TBD	TO BE DETERMINED
TO	TOP OF
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD

SYMBOLS AND REFERENCES:

DETAIL REFERENCE MARKER

NORTH ARROW

DETAIL CALLOUT

DETAIL BUBBLE

BUILDING CROSS SECTION

ELEVATION CALLOUT

BUILDING INTERIOR ELEVATION

ELEVATION

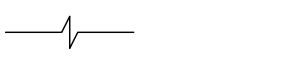
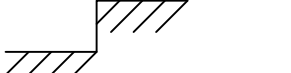
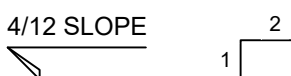
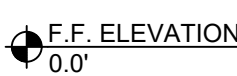
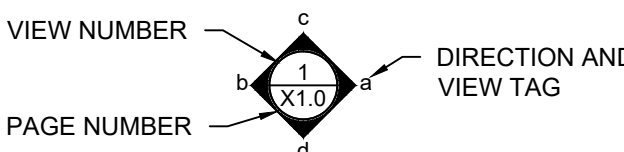
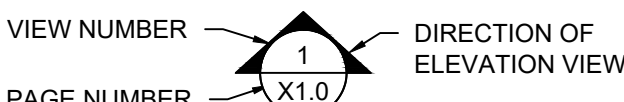
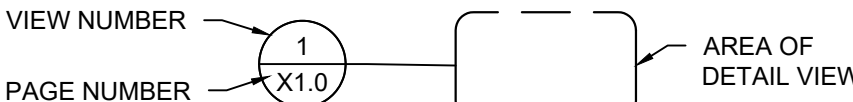
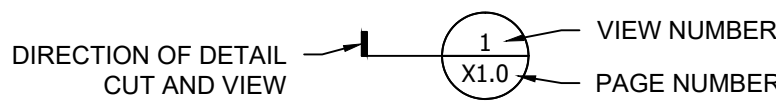
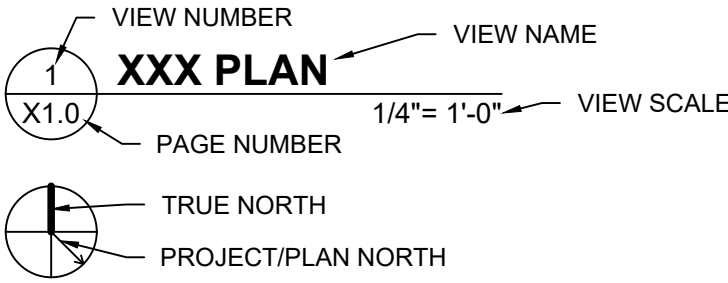
ROOF SLOPES

STEP

REVISION DELTA

CONTINUATION

KEYNOTE



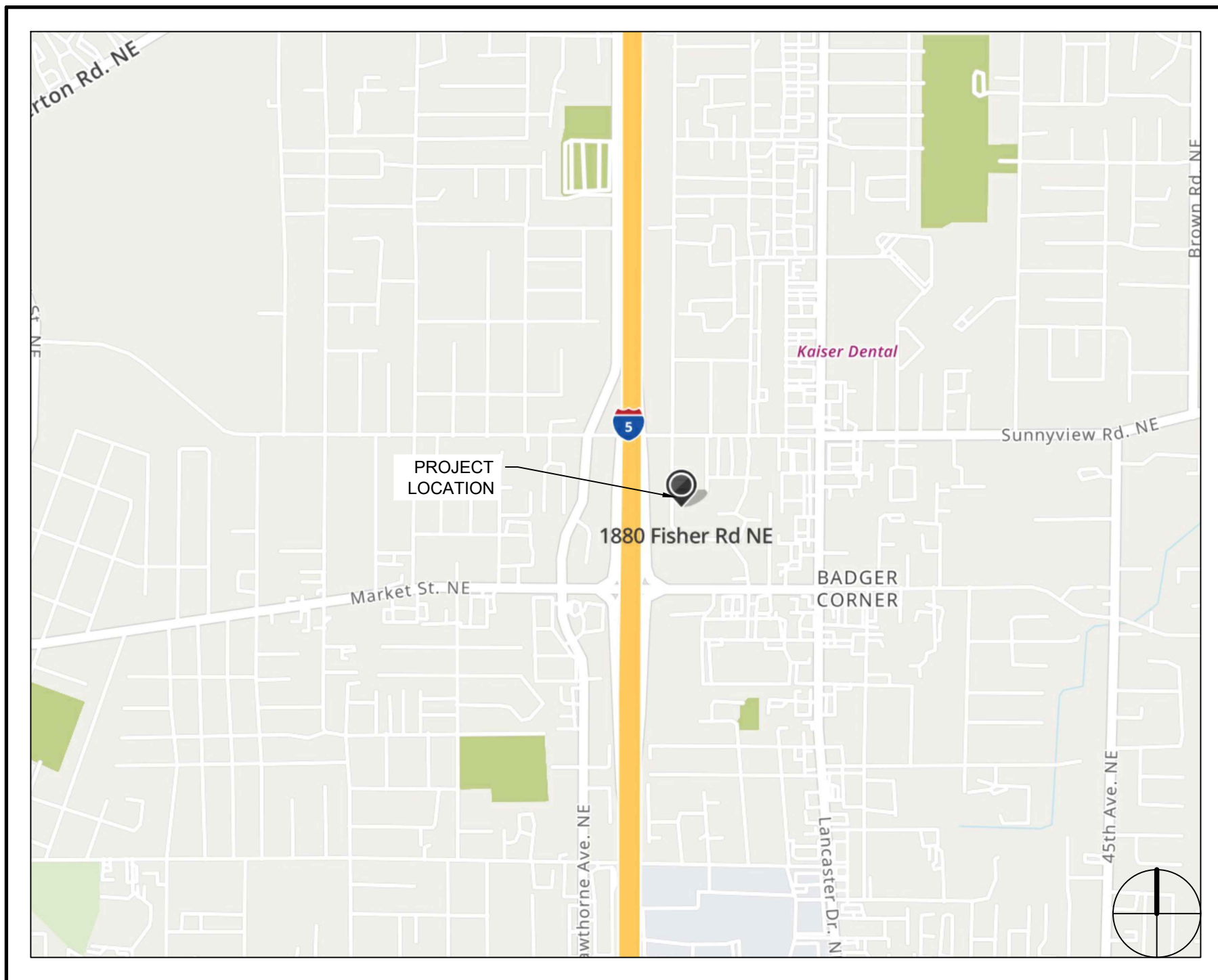
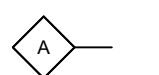
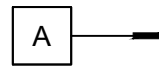
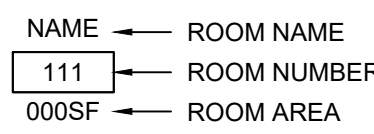
ROOM CALLOUT

WINDOW/DOOR CALLOUTS

WALL TYPE CALLOUT

WALL FINISH TYPE

FLOOR FINISH



VICINITY MAP

NTS

PROJECT TEAM:

OWNER: IS LIVING
1255 LEE ST SE
SALEM OR, 97302
PHONE: 503-586-2300
CONTACT: HENRY MUKHUNA
EMAIL: HMUKHUNA@ISLIVING.ORG

ARCHITECT: SL STRUCTURALS, LLC
4144 SW LILLYBEN AVE
GRESHAM OR, 97080
PHONE: 971-270-8876
CONTACT: ANDREI SHUPENKA, PE
EMAIL: ASHUPENKA@GMAIL.COM

CONTRACTOR: LIBERTY HOMES
CONSTRUCTION, LLC
2196 MISTY MORNING AVE SE
SALEM OR, 97306
PHONE: 360-991-5661
CONTACT: SERGEY TROFIMCHIK
EMAIL: SERGE@LIBERTYRECONSTRUCTION.COM

ACCESSIBILITY COMPLIANCE

THE BUILDING HAS BEEN SURVEYED. SEE "ACCESSIBILITY CHECKLIST" DOCUMENT.

PROPOSED IMPROVEMENT WILL BRING THE BUILDING IN COMPLIANCE WITH OSSC CHAPTER 11 AND ANSI 117 EXCEPT FOR AREAS OUTSIDE OF SCOPE AND INTENDED FOR STAFF AND MAINTENANCE PERSONAL. THERE FOR NO BARRIER REMOVAL PLAN OF ACCESSIBILITY 25% RULE EVALUATION IS REQUIRED.

CONSTRUCTION BUDGET = \$400,000 x 0.25 = \$100,000

1. ACCESSIBLE RESTROOM COST = \$35,000
2. ACCESSIBLE SHOWER CABIN COST = \$10,000

(3) ADDITIONAL ACCESSIBLE BATHROOMS WITH SHOWERS PROVIDED. COST = \$135,000

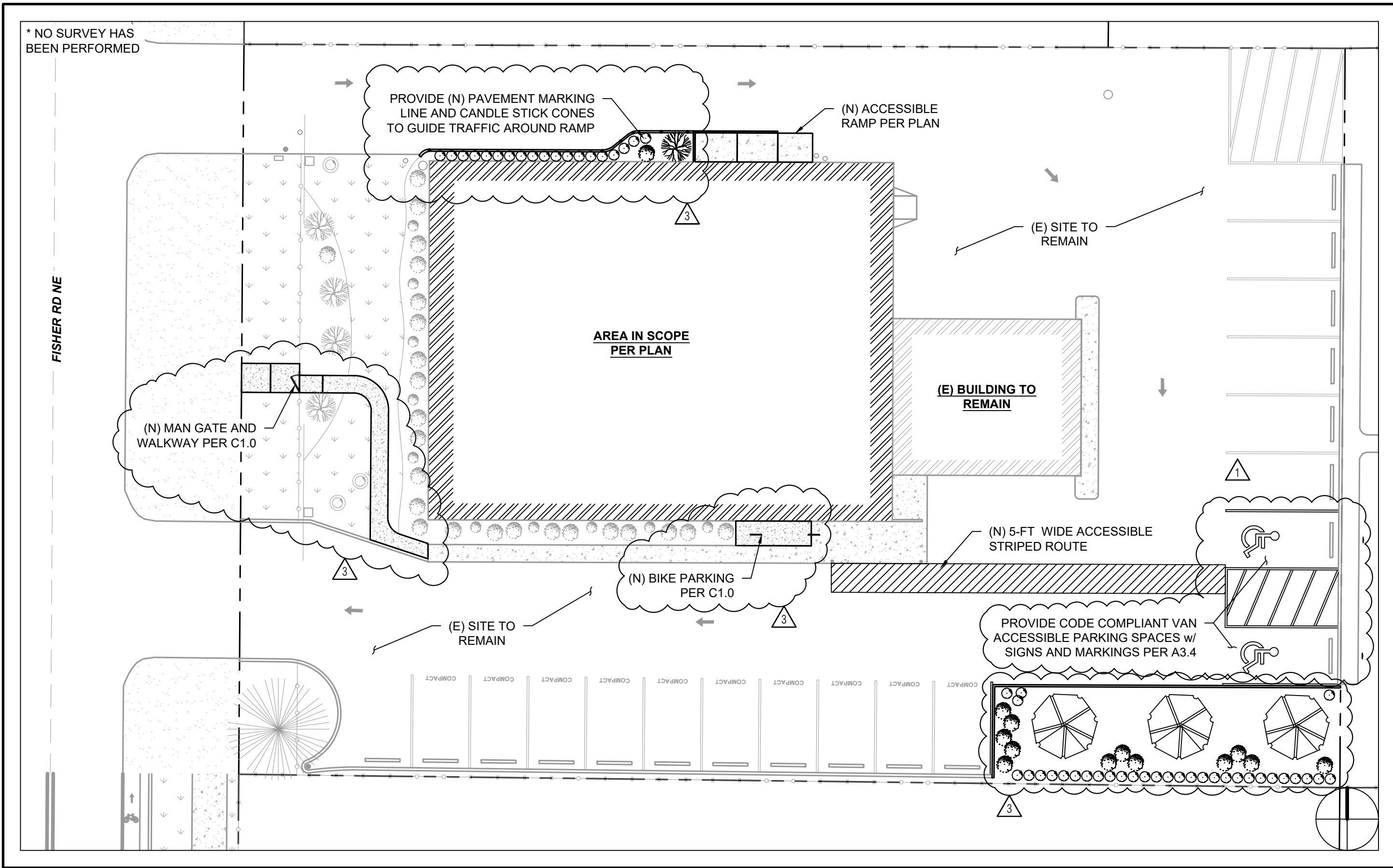
* G.C. TO RESOLVE DEFICIENCIES PER "ACCESSIBILITY CHECKLIST" IN THE BUILDING AREA IN SCOPE OF WORK, EVEN IF NOT EXPLICITLY CALLED OUT ON THE PLAN.

G.C. SHALL SUBMIT SUBMITTALS FOR REVIEW BY AOR PRIOR TO CONSTRUCTION FOR FOLLOWING SCOPE:

1. CONCRETE - MIX DESIGN AND REINFORCEMENT SPEC.
2. CONSTRUCTION MATERIALS - DRYWALL, CEILING, FRAMING, INSULATION, FIRE SEALANT SPECIFICATIONS
3. GUARD / HAND RAIL - SHOP DRAWING, SPECIFICATIONS, AND DESIGN
4. FINISHES - FLOORING, TILE
5. CASEWORK - SHOP DRAWINGS, SPECIFICATIONS, AND DESIGN
6. FURNISHINGS - SPECIFICATIONS AND INSTALLATION LAYOUT FOR APPLIANCES, EQUIPMENT, FURNITURE, CLOSET AND STORAGE, BATHROOM ACCESSORIES
7. OPENINGS - SPECIFICATIONS AND LAYOUT ON DOORS, WINDOWS, RELIGHTS, HARDWARE, PERTINENT ELECTRONIC DEVICES
8. MEP - SPECIFICATIONS, LAYOUT AND DESIGN: FIRE SUPPRESSION, FIRE ALARM, PLUMBING, ELECTRICAL, HVAC, LOW-VOLTAGE AND SECURITY

DRAWING INDEX:

CS	COVER SHEET AND SITE PLAN
C1.0	SITE PLAN
A0.0	CODE SUMMARY AND ARCHITECTURAL NOTES
A0.1	EGRESS PLAN
D1.0	DEMO FLOOR PLAN
D2.0	DEMO CEILING PLAN
A1.0	FLOOR PLAN
A1.1	FLOORING PLAN
A2.0	CEILING PLAN
A3.0	CLOSE-UP PLANS
A3.1	ELEVATIONS, SECTION AND DETAILS
A3.2	TYPICAL ACCESSIBILITY DETAILS
A3.3	TYPICAL ACCESSIBILITY DETAILS
A3.4	TYPICAL ACCESSIBILITY DETAILS
A4.0	ARCHITECTURAL SCHEDULES



SITE PLAN

CS

1/16" = 1'-0"

1880 FISHER RD TI

1880 FISHER RD NE., SALEM, OR 97305

REV. 1 10-01-23 JHA CHECK SHEET
REV. 2 10-16-23 CLASS 2 SITE PLAN REVIEW
REV. 3 11-20-23 CLASS 2 SITE PLAN REVIEW CHECK SHEET

PERMIT SET



PROJECT NUMBER	A22-006
DATE	5/19/23
DRAWN BY	AMS

COVER SHEET AND
SITE PLAN

CS