



NOTICE of FILING

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213.

CASE NUMBER:	Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ23-17
PROPERTY LOCATION:	3985 Lindburg Rd SE, Salem OR 97302
NOTICE MAILING DATE:	May 22, 2023
PROPOSAL SUMMARY:	Proposed new 9,000 square-foot, two-story, office building with associated off-street parking and site improvements.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Monday, June 5, 2023. Please direct any questions and/or comments to the Case Manager listed below. Comments received after the close of the comment period will not be considered. Note: Comments submitted are <u>public record</u>. This includes any personal information provided in your comment such as name, email, physical address and phone number.
CASE MANAGER:	Bryce Bishop, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2399; E-mail: bbishop@cityofsalem.net
NEIGHBORHOOD ASSOCIATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Morningside Neighborhood Association, Geoffrey James, Land Use; Phone: 503-931-4120; Email: geoffreyjames@comcast.net .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapter(s) 220.005(f)(3) – Class 3 Site Plan Review; 250.005(d)(2) – Class 2 Adjustment Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

PROPERTY OWNER(S):	Reid Saunders Evangelistic Association (Reid Saunders, Scott Mansur)
APPLICANT(S):	Sarah Rose, AC+Co, on behalf of Reid Saunders Evangelistic Association
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review application for a proposed new 9,000 square-foot, two-story, office building with associated off-street parking and site improvements; together with a Class 2 Adjustment to the development standards of the Fairview Refinement Plan II refinement plan to:</p>
	<ol style="list-style-type: none"> 1) Allow the southeast corner of the building to exceed the maximum allowed 20-foot setback abutting Strong Road SE and allow less than 70 percent of the lot frontage of the property abutting Strong Road SE and Lindburg Road SE to be occupied by buildings placed at the minimum setback line; 2) Allow the proposed building to exceed the maximum 20-foot side street setback abutting the private internal street; 3) Allow the off-street parking area to the north of the proposed building to be setback less than the minimum required 20-foot setback abutting Lindburg Road SE and the private internal street; and 4) Allow the minimum required floor-area-ratio (lot coverage) of the development to be less than 0.75 FAR. <p>The subject property is approximately 1.2 acres in size, zoned FMU (Fairview Mixed-Use) within the Fairview Refinement Plan II refinement plan, and located at 3985 Lindburg Road SE (Marion County Assessor Map and Tax Lot Number: 083W11AB02900).</p>
APPLICATION PROCESS:	<p>Following the close of the Public Comment Period, a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who submitted written comments, and anyone who received notice of the land use request.</p> <p>Failure to raise an issue in writing prior to the close of the Public Comment Period with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p>
MORE INFORMATION:	<p>All documents and evidence submitted by the applicant are available on the City's online Permit Application Center at https://permits.cityofsalem.net. You can use the search function without registering and enter the permit number listed here: 22 125120. Paper copies can be obtained for a reasonable cost.</p>

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

REQUEST FOR COMMENTS

Si necesita ayuda para comprender esta información, por favor llame 503-588-6173

REGARDING: Class 3 Site Plan Review / Class 2 Adjustment Case No. SPR-ADJ23-17

PROJECT ADDRESS: 3985 Lindburg Rd SE, Salem OR 97302

AMANDA Application No.: 22-125120-PLN

COMMENT PERIOD ENDS: June 5, 2023

SUMMARY: Proposed new 9,000 square-foot, two-story, office building with associated off-street parking and site improvements.

REQUEST: A Class 3 Site Plan Review application for a proposed new 9,000 square-foot, two-story, office building with associated off-street parking and site improvements; together with a Class 2 Adjustment to the development standards of the Fairview Refinement Plan II refinement plan to:

- 1) Allow the southeast corner of the building to exceed the maximum allowed 20-foot setback abutting Strong Road SE and allow less than 70 percent of the lot frontage of the property abutting Strong Road SE and Lindburg Road SE to be occupied by buildings placed at the minimum setback line;
- 2) Allow the proposed building to exceed the maximum 20-foot side street setback abutting the private internal street;
- 3) Allow the off-street parking area to the north of the proposed building to be setback less than the minimum required 20-foot setback abutting Lindburg Road SE and the private internal street; and
- 4) Allow the minimum required floor-area-ratio (lot coverage) of the development to be less than 0.75 FAR.

The subject property is approximately 1.2 acres in size, zoned FMU (Fairview Mixed-Use) within the Fairview Refinement Plan II refinement plan, and located at 3985 Lindburg Road SE (Marion County Assessor Map and Tax Lot Number: 083W11AB02900).

The Planning Division is interested in hearing from you about the attached proposal. Staff will prepare a Decision that includes consideration of comments received during this comment period. We are interested in receiving pertinent, factual information such as neighborhood association recommendations and comments of affected property owners or residents. The complete case file, including all materials submitted by the applicant and any applicable professional studies such as traffic impact analysis, geologic assessments, and stormwater reports, are available upon request.

Comments received by 5:00 p.m. Monday, June 5, 2023, will be considered in the decision process. Comments received after this date will be not considered. *Comments submitted are public record. This includes any personal information provided in your comment such as name, email, physical address and phone number. Mailed comments can take up to 7 calendar days to arrive at our office. To ensure that your comments are received by the deadline, we recommend that you e-mail your comments to the Case Manager listed below.*

CASE MANAGER: Bryce Bishop, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2399; E-Mail: bbishop@cityofsalem.net.

For information about Planning in Salem, please visit: <http://www.cityofsalem.net/planning>

PLEASE CHECK THE FOLLOWING THAT APPLY:

1. I have reviewed the proposal and have no objections to it.
2. I have reviewed the proposal and have the following comments: _____

Name/Agency: _____
Address: _____
Phone: _____
Email: _____
Date: _____

IMPORTANT: IF YOU MAIL COMMENTS, PLEASE FOLD AND RETURN THIS POSTAGE-PAID FORM



NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

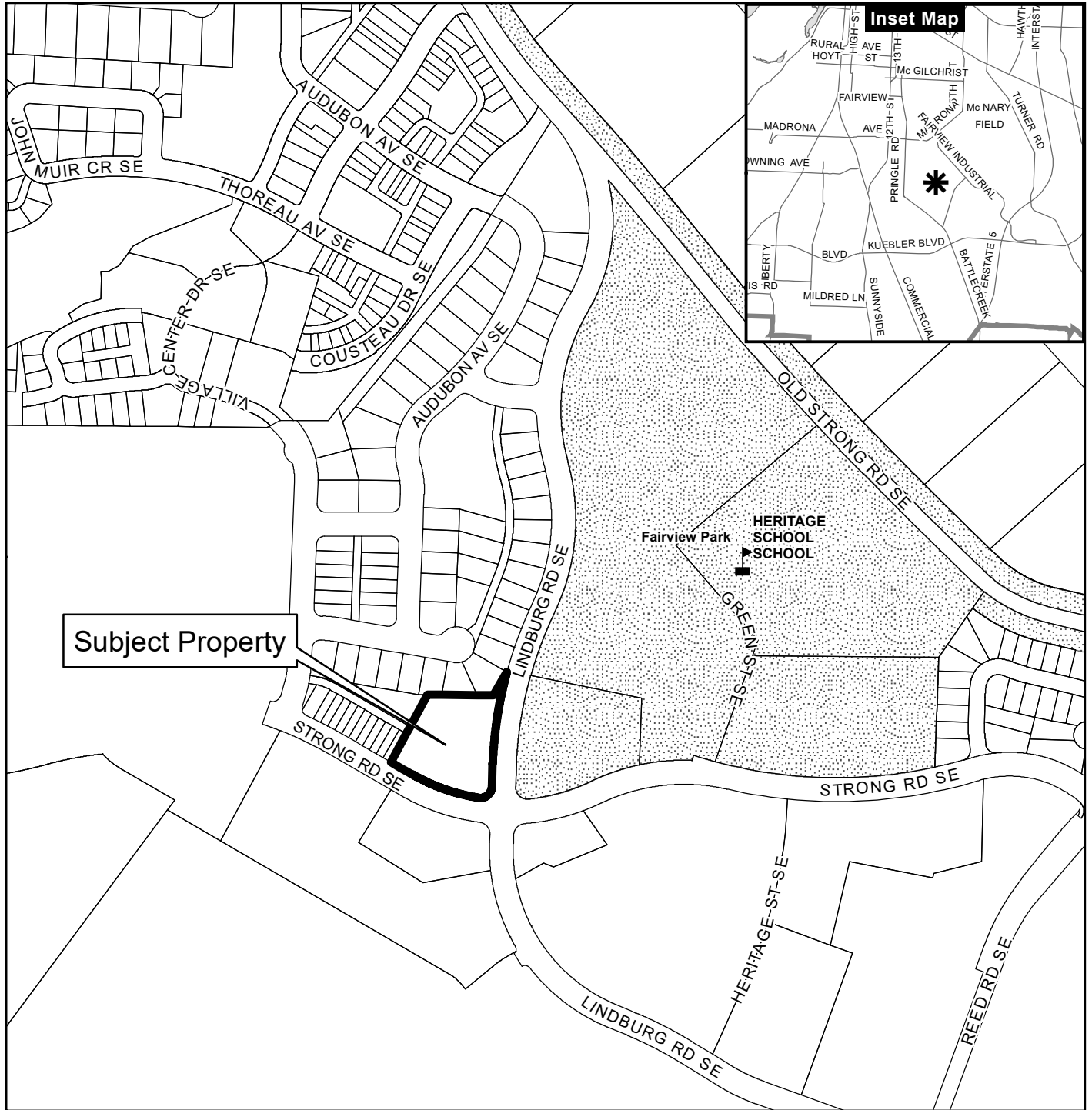
POSTAGE WILL BE PAID BY ADDRESSEE

PLANNING DIVISION
CITY OF SALEM RM 305
555 LIBERTY ST SE
SALEM OR 97301-9907










Vicinity Map

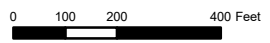
3985 Lindburg Road SE



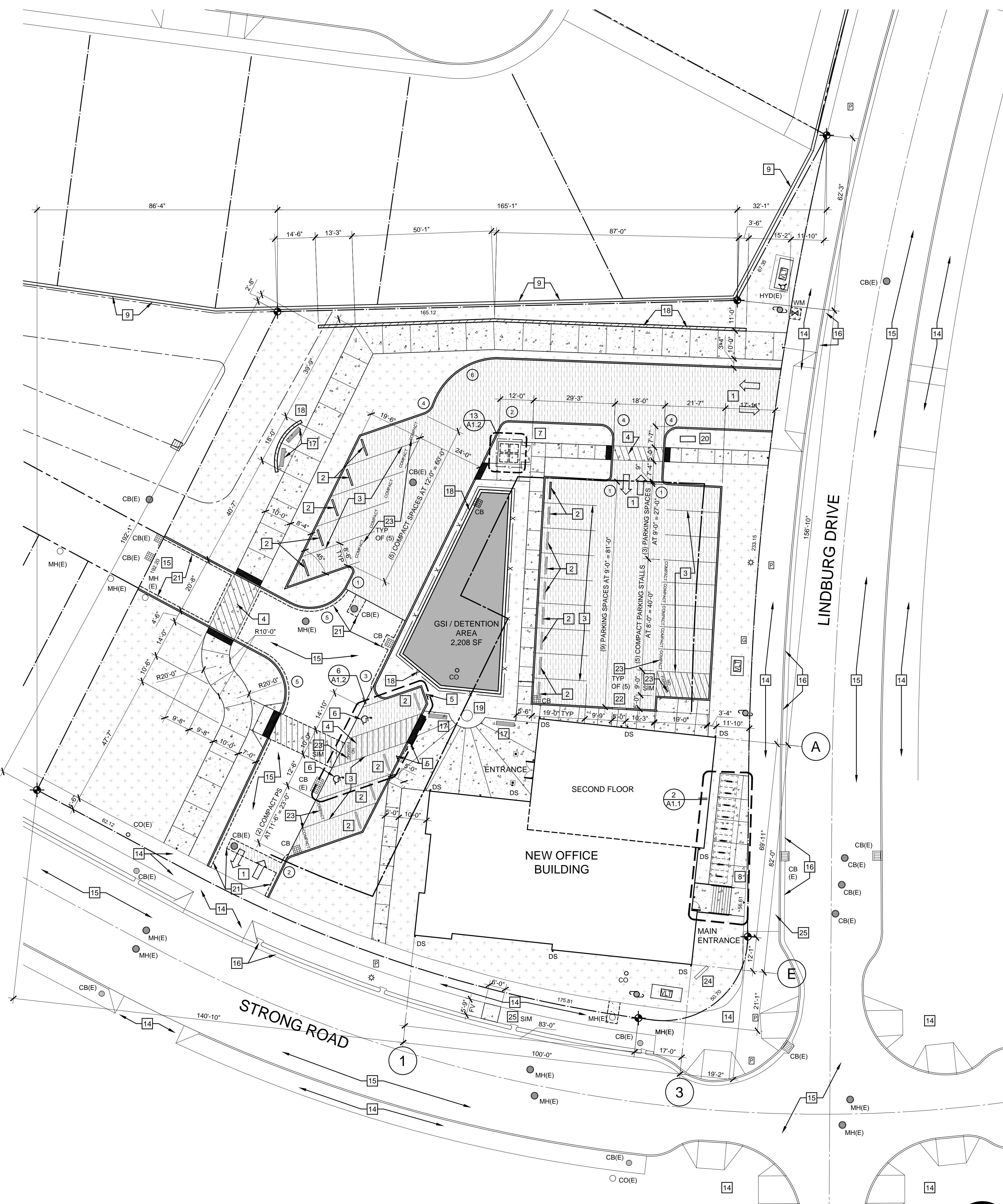
Subject Property

Legend

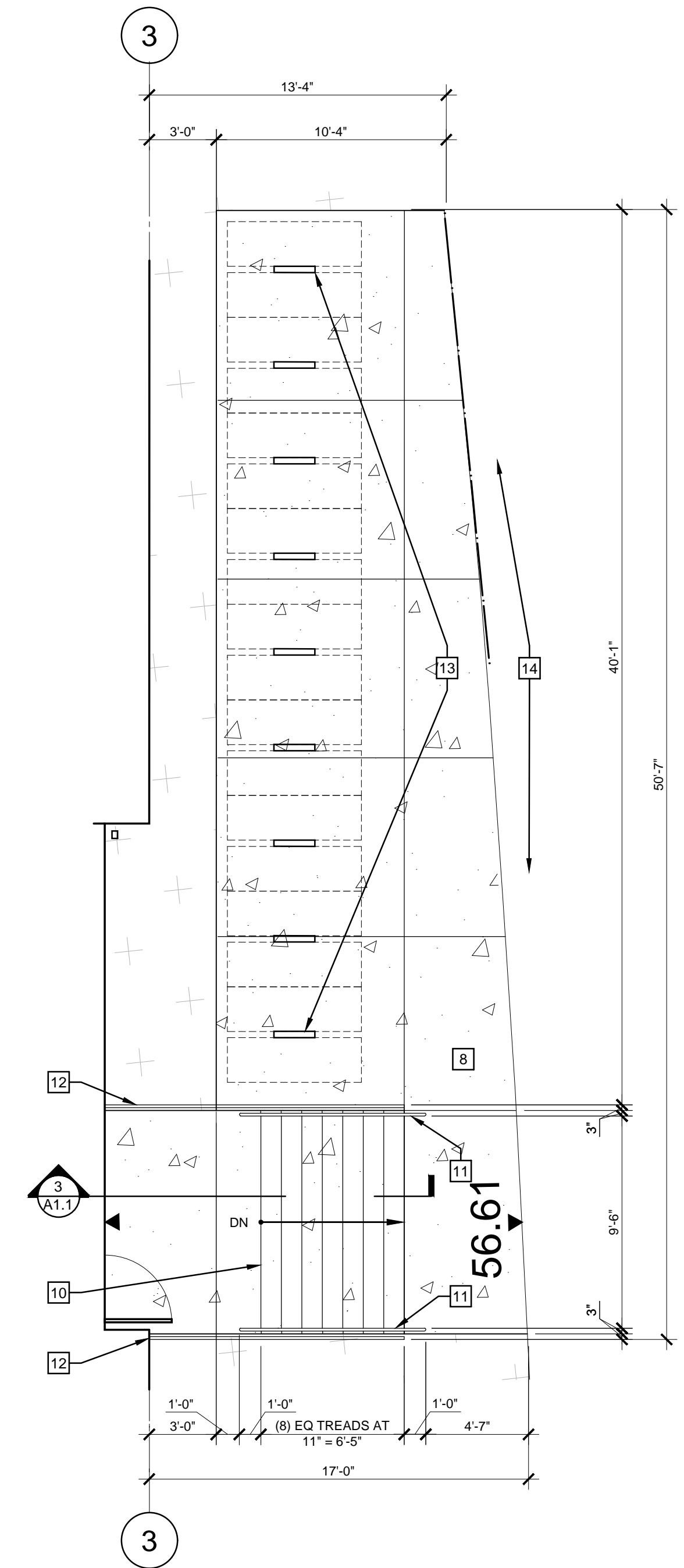
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



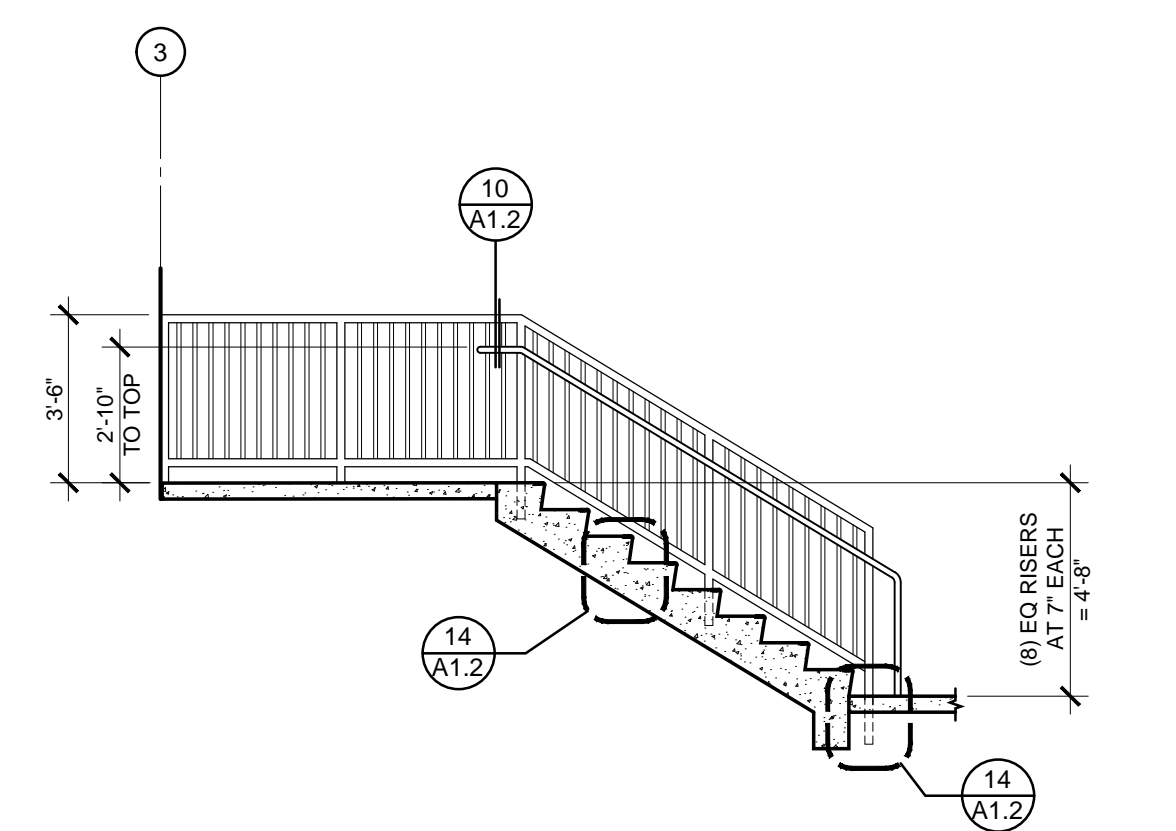
This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.



1 SITE PLAN
SCALE: 1"=20'-0"



2 ENLARGED BIKE RACK PLAN
SCALE: 1"=10'-0"



3 EXTERIOR STAIR SECTION
SCALE: 1/4"=1'-0"

- GENERAL NOTES:**
- GENERAL NOTES APPLY TO ALL DRAWINGS.
 - DIMENSIONS ARE TO EXISTING FACE OF WALL, FACE OF NEW FRAMING, AND FACE OF EXISTING CONCRETE UNLESS NOTED OTHERWISE.
 - DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS PRIOR TO PROCEEDING WITH AREA OF QUESTIONABLE WORK.
 - IN CASE OF ANY CONFLICTS IN THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR IS REQUIRED TO INCLUDE THE BETTER QUALITY AND LARGER QUANTITY OF THE WORK.
 - CONTRACTOR AND BIDDERS SHALL USE COMPLETE SETS OF CONTRACT DOCUMENTS; NEITHER THE OWNER NOR ARCHITECT ASSUMES RESPONSIBILITY FOR ERRORS OR MISINTERPRETATIONS RESULTING FROM THE USE OF INCOMPLETE SETS OF CONTRACT DOCUMENTS.
 - COORDINATE AND PROVIDE WOOD BACKING FOR ALL OFCI ITEMS

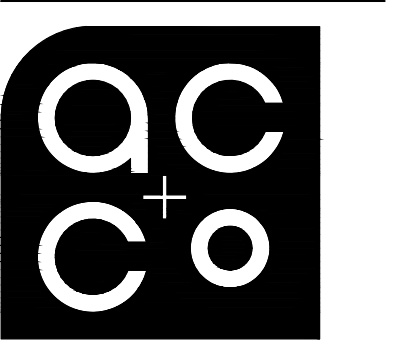
- REFERENCE NOTES:**
- NEW PAINTED ARROW MARKINGS
 - NEW CONCRETE WHEELSTOP
 - NEW 4" PAINTED PARKING STRIPE
 - NEW 4" PAINTED PARKING SAFETY STRIPES AT 2'-0" o.c.
 - NEW HANDICAP ACCESSIBLE PARKING SIGN
 - NEW PAINTED HANDICAP SYMBOL
 - NEW CONCRETE PAD FOR TRASH BINS, PROVIDE A 6'-0" HIGH CEDAR FENCE WITH GATE
 - NEW DEDICATED BICYCLE PARKING AREA
 - EXISTING RETAINING WALL TO REMAIN, PROTECT AT ALL TIMES
 - NEW CONCRETE STAIR, REFER TO CIVIL DRAWINGS
 - NEW GALVANIZED METAL HANDRAIL
 - NEW GALVANIZED METAL GUARDRAIL
 - NEW BIKE RACK
 - EXISTING CONCRETE SIDEWALK TO REMAIN
 - EXISTING ASPHALT TO REMAIN
 - EXISTING GUTTER TO REMAIN
 - NEW OFCI BENCH
 - NEW RETAINING WALL, REFER TO CIVIL DRAWINGS
 - NEW OFCI WATER FEATURE AND BOLDER, REFER TO LANDSCAPE DRAWINGS
 - NEW IRRIGATION DCA, REFER TO LANDSCAPE DRAWINGS
 - EXISTING ASPHALT TO BE SAWCUT AND REMOVED FOR UTILITY CONNECTION AND NEW CURB CONSTRUCTION. INFILL WITH NEW ASPHALT TO MATCH EXISTING, REFER TO CIVIL DRAWINGS.
 - DEPRESSED CURB CUT, TAPERED, REFER TO CIVIL DRAWINGS
 - NEW 12" TALL PAINTED LETTERING, 'COMPACT. AT SIM CONDITION, NO PARKING'
 - NEW OFCI MONUMENT SIGN
 - NEW LOCATION FOR BUS TRANSIT STOP, AT SIM CONDITION PROVIDE A 6'-0" WIDE BRIDGE OVER SWALE OF PERVIOUS MATERIAL

- SITE LEGEND**
- NEW CONCRETE PAVEMENT, REFER TO CIVIL DRAWINGS
 - NEW A. C. PAVEMENT, REFER TO CIVIL DRAWINGS
 - NEW LANDSCAPED AREA, REFER TO LANDSCAPE DRAWINGS
 - NEW GSI / DETENTION AREA, REFER TO CIVIL DRAWINGS
 - EXISTING CURB TO REMAIN, REFER TO CIVIL DRAWINGS
 - NEW CONCRETE CURB, REFER TO CIVIL DRAWINGS
 - PROPERTY BOUNDARY
 - NEW CONCRETE PAVEMENT JOINT
 - NEW CLEAN OUT, (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
 - NEW MAN HOLE, (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
 - NEW DOWN SPOUT, REFER TO CIVIL DRAWINGS
 - NEW CATCH BASIN, (E) DESIGNATES EXISTING TO REMAIN, (D) DENOTES TO BE REMOVED, REFER TO CIVIL DRAWINGS
 - NEW WATER METER, (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
 - NEW FIRE HYDRANT (E) DESIGNATES EXISTING TO REMAIN, REFER TO CIVIL DRAWINGS
 - EXISTING POWER POLE TO REMAIN
 - EXISTING ELECTRICAL BOX TO REMAIN
 - EXISTING POWER JUNCTION BOX TO REMAIN
 - EXISTING LIGHT POLE TO REMAIN
 - NEW SIGN, (E) DENOTES EXISTING TO REMAIN

- CURB RADII:**
- | | |
|---------|----------|
| 1 2'-0" | 4 5'-0" |
| 2 3'-0" | 5 15'-0" |
| 3 4'-0" | 6 25'-0" |

In the event conflicts are discovered between the original signed and sealed documents prepared by the Architects and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

JOB NO. 2022.0003
DATE MAY 19, 2023
DRAWN SR
REVISIONS



**ARCHITECTURE
COMMUNITY**
1100 Liberty St SE, Suite 200
Salem, OR 97302-5385
P: 503.581.4114
www.accoac.com

**REID
SAUNDERS**

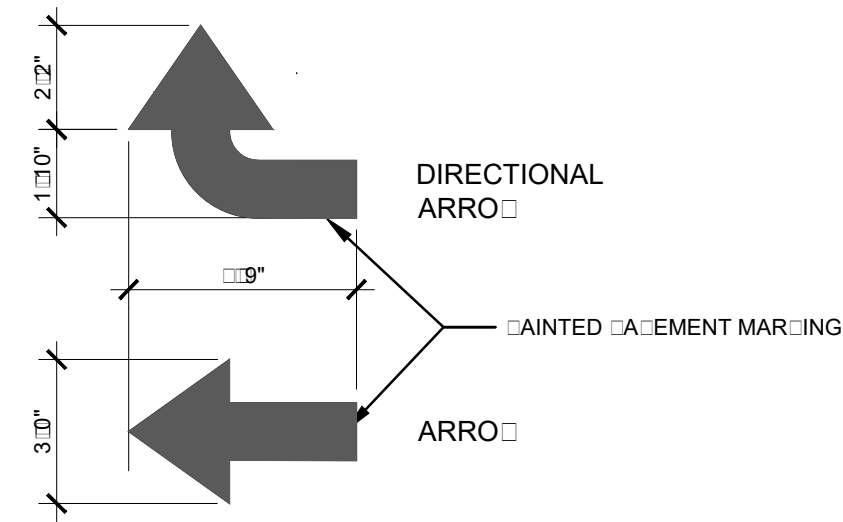
3885 LINDBURG RD SE
SALEM, OREGON 97302

SHEET

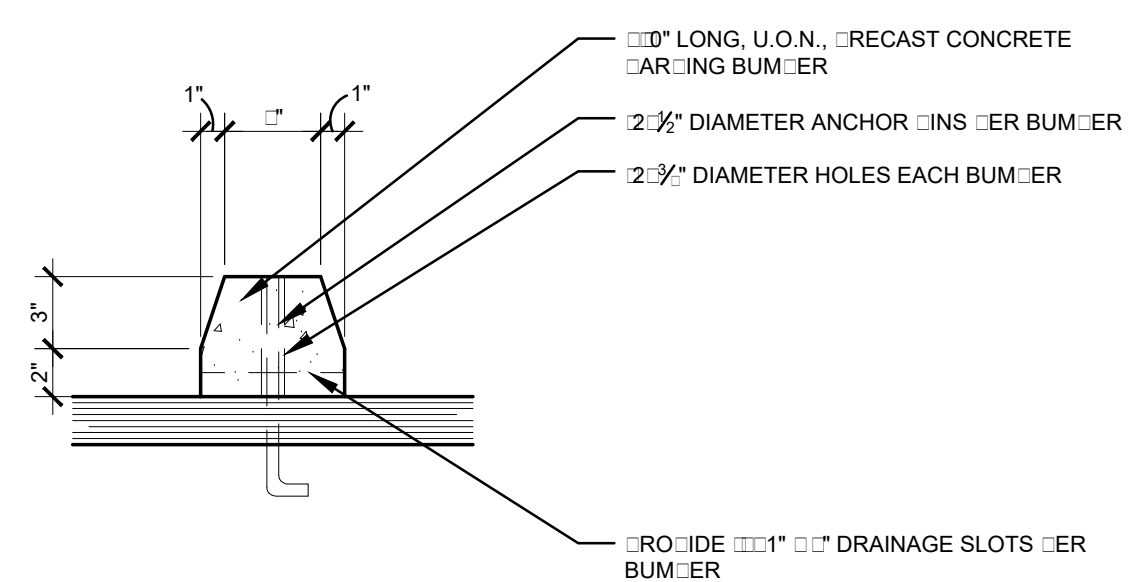
A1.1

2203-A1.1-03

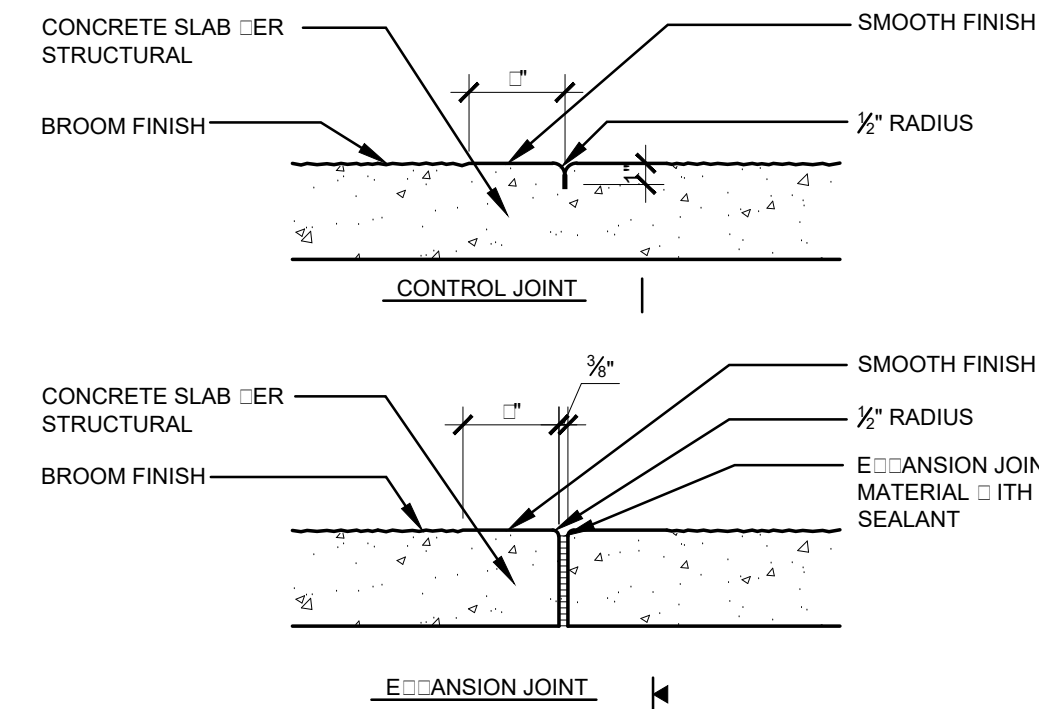
AT PUBLIC ROADWAY MATCH TO CITY STANDARDS



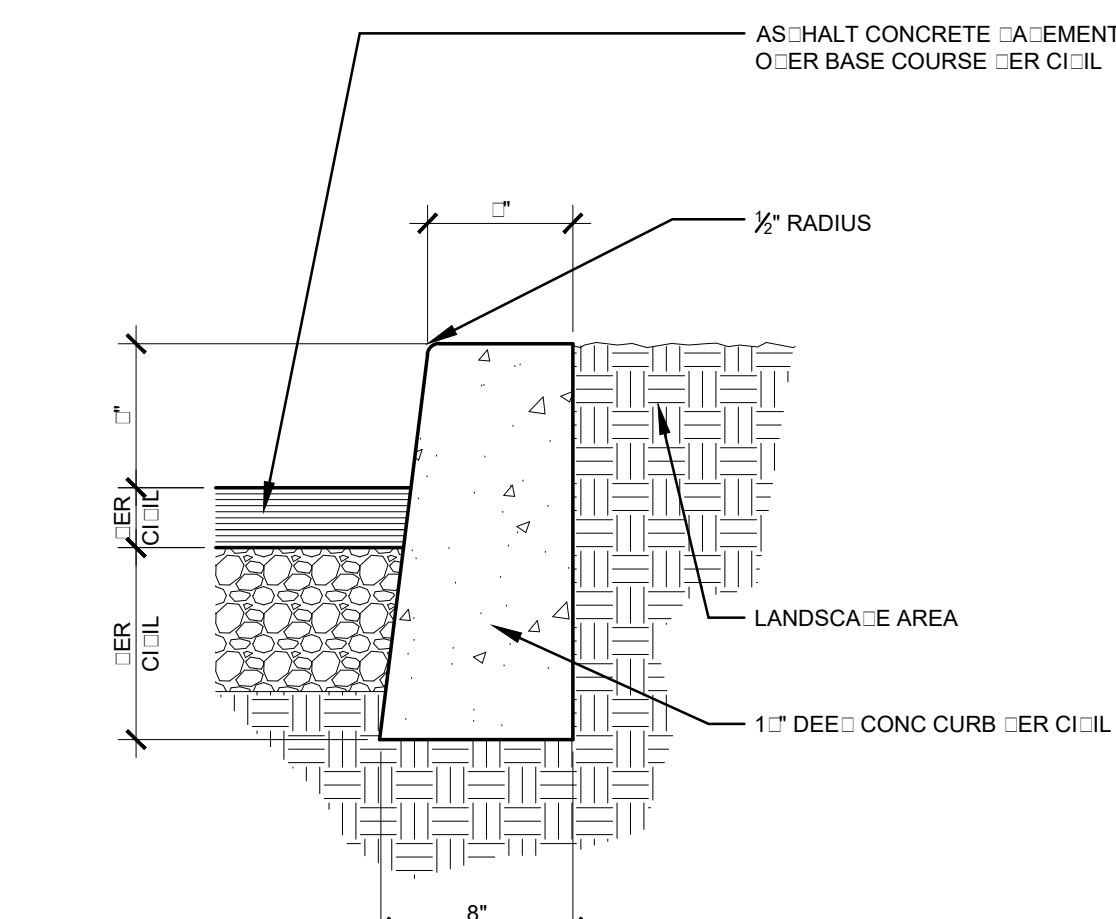
1 PAVEMENT MARKING
SCALE: 1" = 10'
2203.A1.2.01



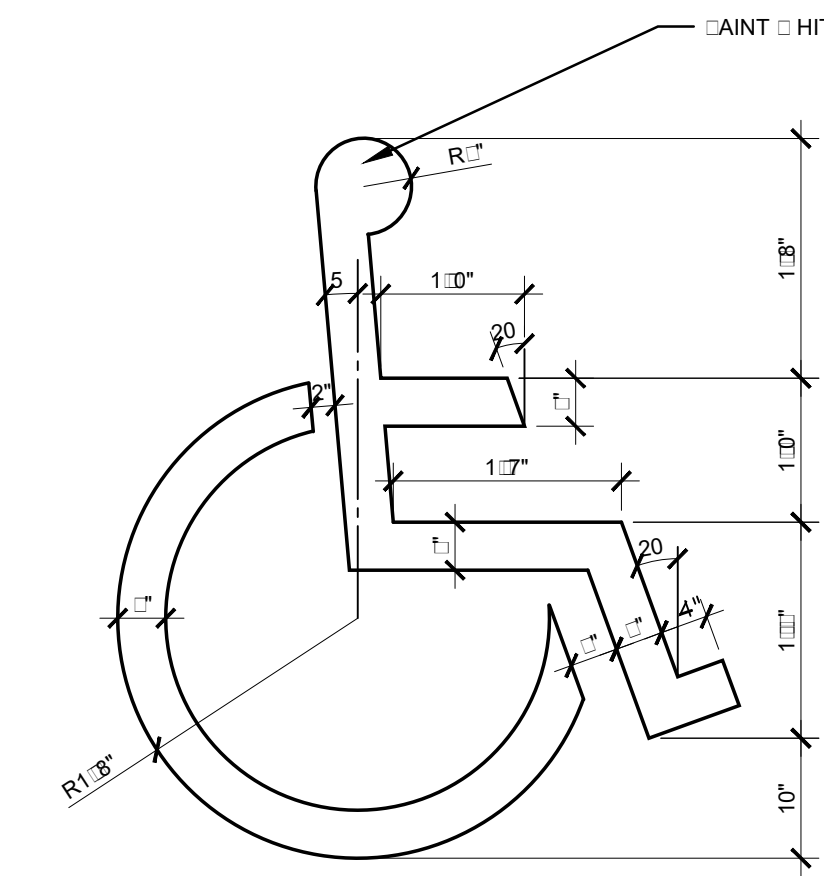
2 CONCRETE WHEEL STOP
SCALE: 1 1/2" = 10'
2203.A1.2.02



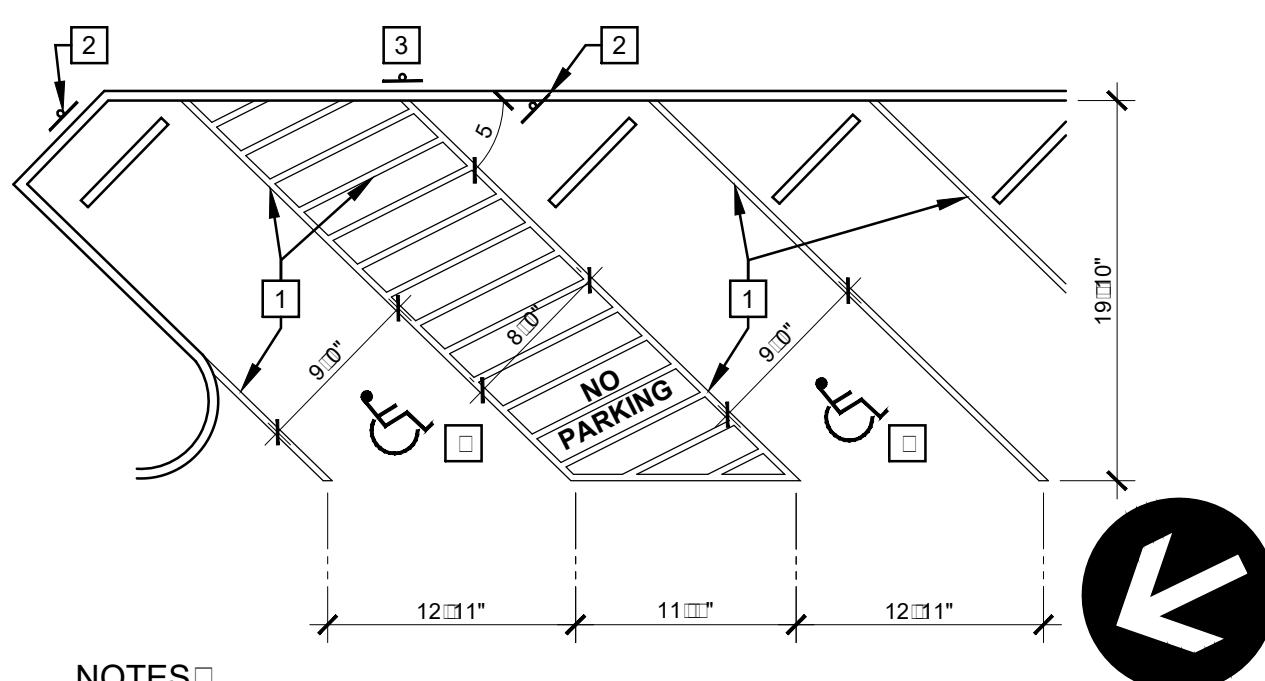
3 CONCRETE JOINT DETAILS
SCALE: 1 1/2" = 10'
2203.A1.2.03



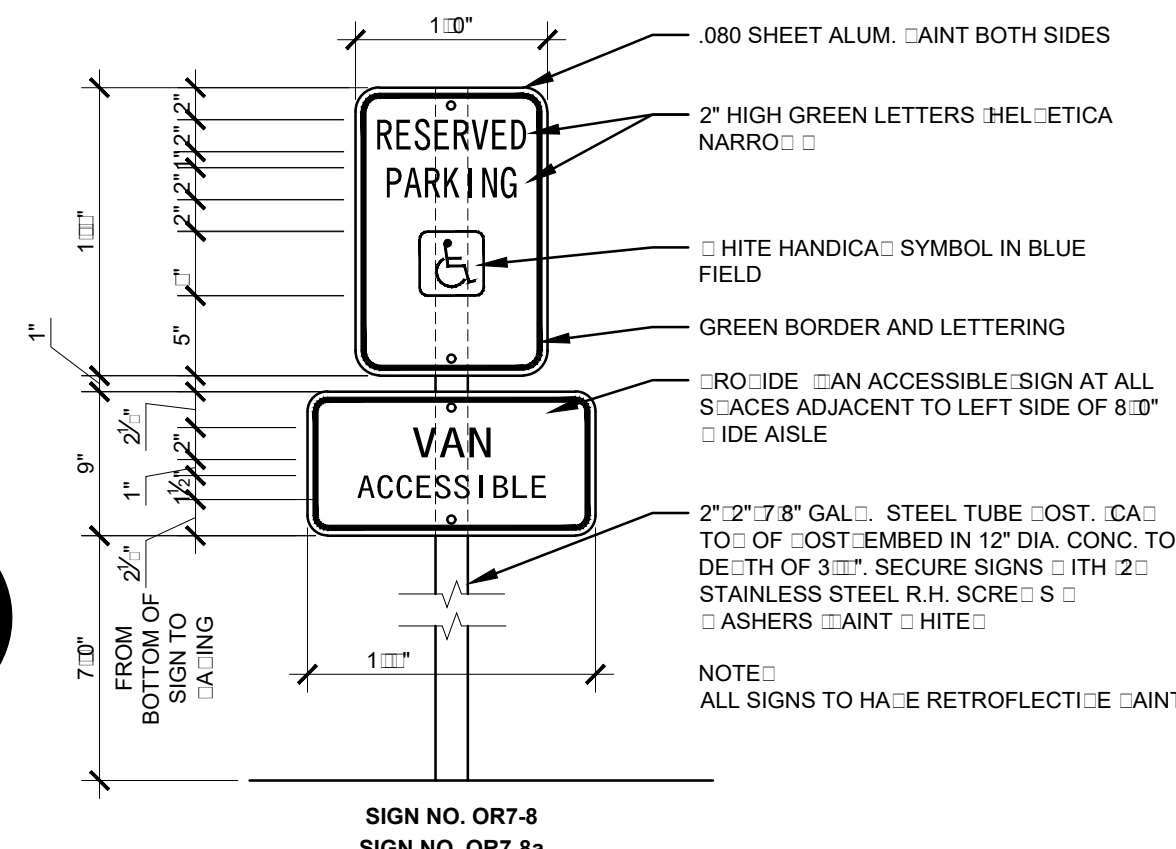
4 CONCRETE CURB
SCALE: 1 1/2" = 10'
2203.A1.2.04



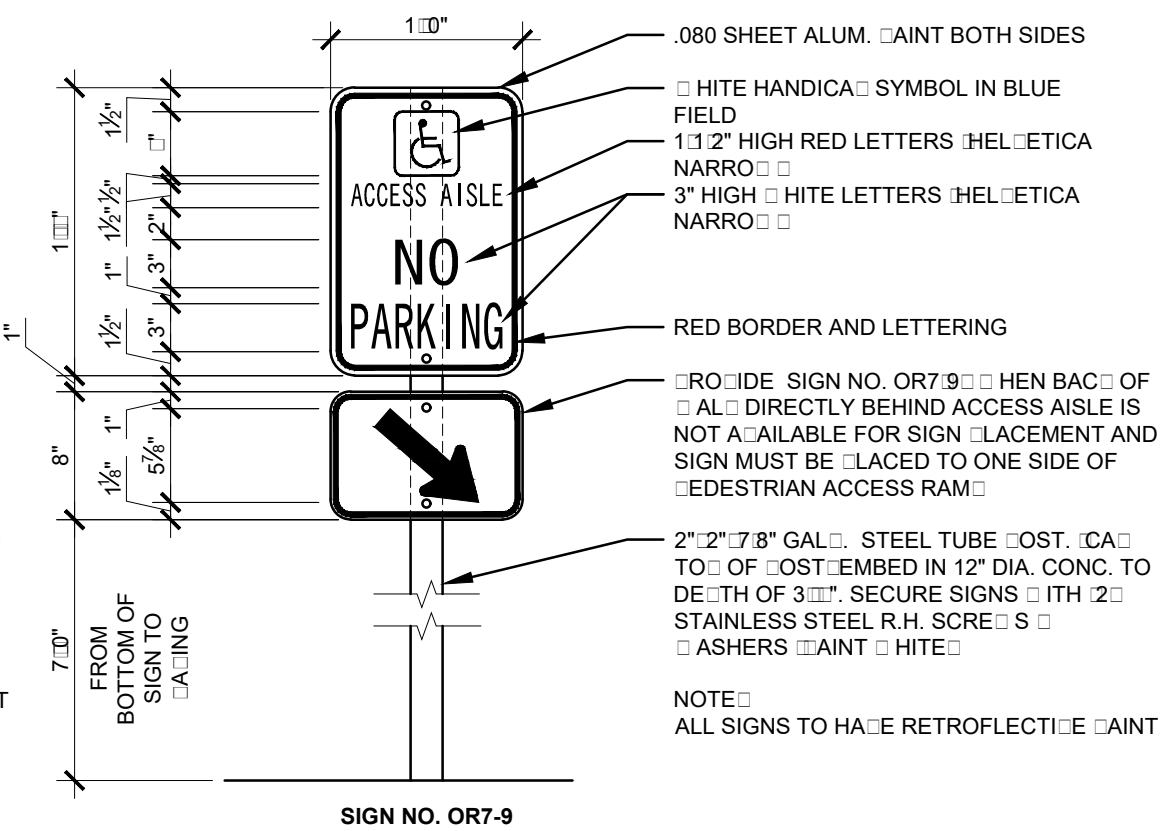
5 HANDICAPPED SYMBOL
SCALE: 3" = 10'
2203.A1.2.05



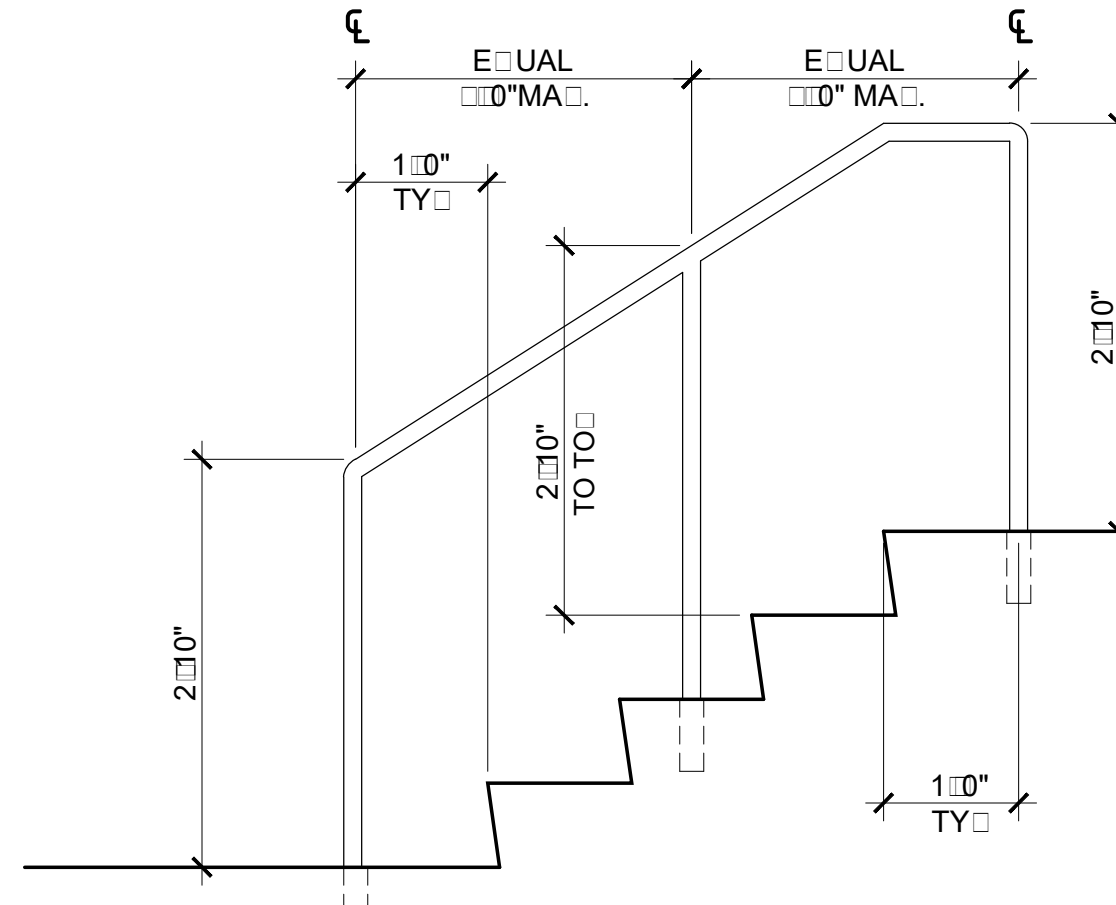
6 ACCESSIBLE PARKING STALLS
SCALE: 1" = 10'
2203.A1.2.06



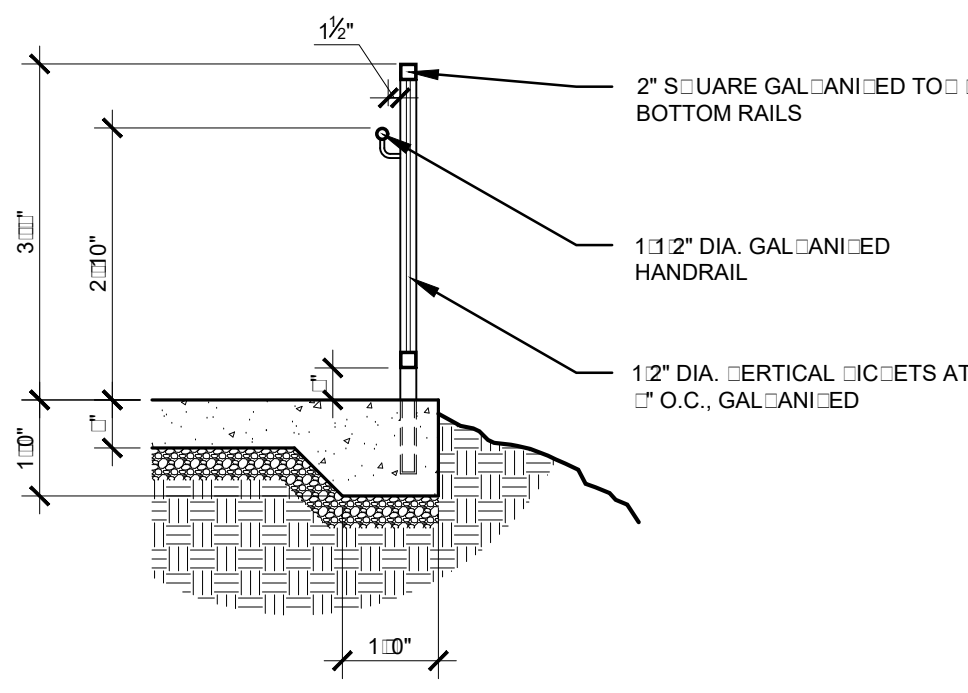
7 ACCESSIBLE PARKING SPACE SIGN
SCALE: 1" = 10'
2203.A1.2.07



8 ACCESSIBLE LOADING SPACE SIGN
SCALE: 1" = 10'
2203.A1.2.08



9 HANDRAIL
SCALE: 3" = 10'
2203.A1.2.09

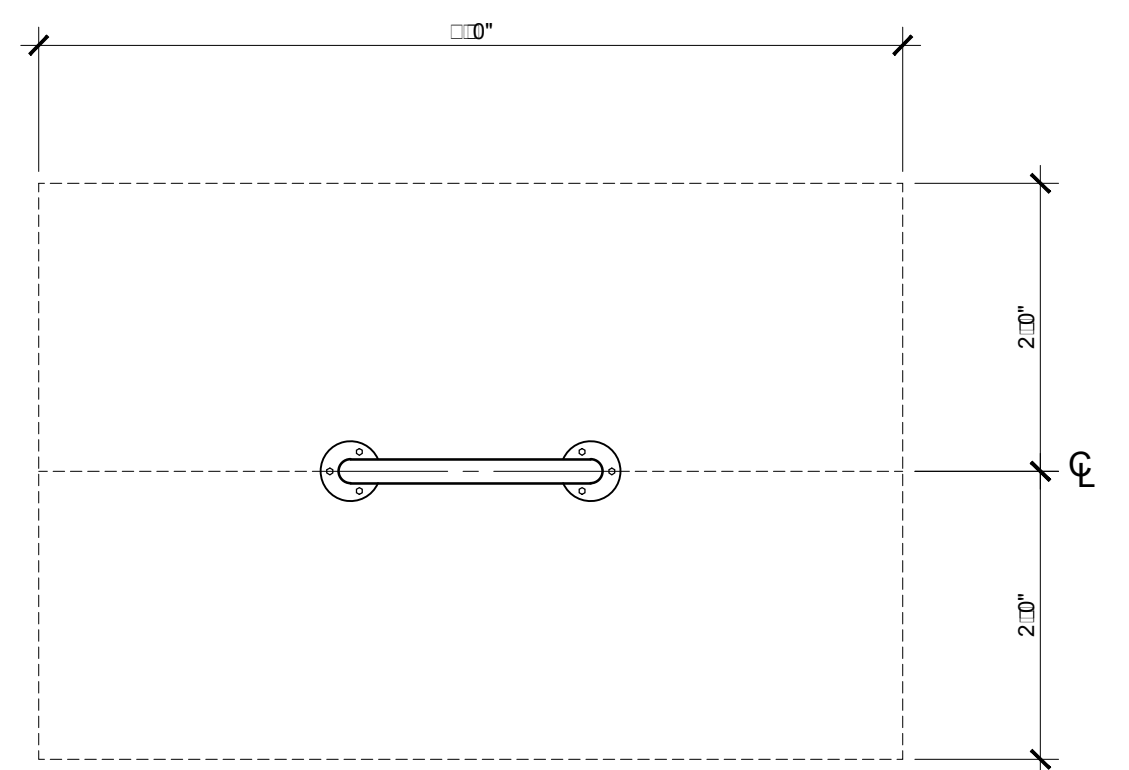


10 GUARDRAIL SECTION
SCALE: 1 1/2" = 10'
2203.A1.2.10

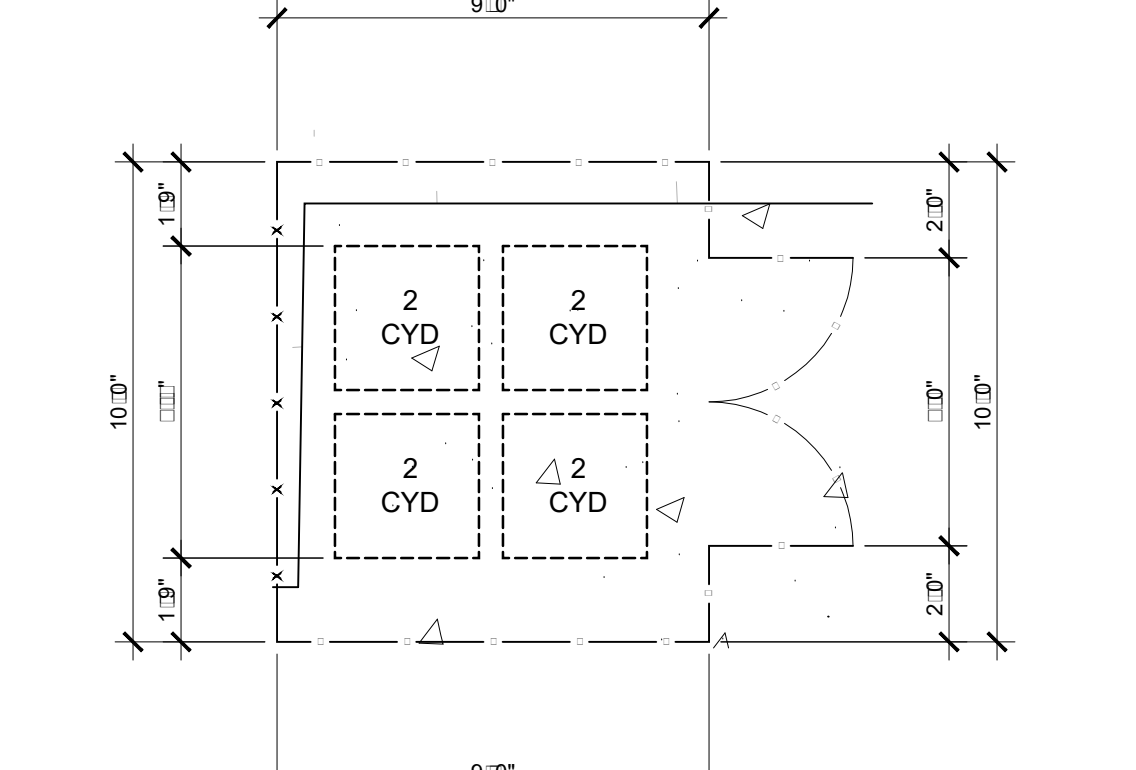
NOTES:
1 1/2" WIDE PAINTED LINES
2 ACCESSIBLE PARKING SPACE SIGN
3 LOADING SPACE SIGN
4 ADA PARKING SPACE SYMBOL

NOTES:
1 2" DIA. SCHEDULE 40 WITH EMBEDDED ANCHOR MOUNT, CO. DER COAT FINISH
2 NE: CONCRETE, REFER TO CIVIL DRAWINGS
3 NE: LAG BOLTS AND PLATE, ANCHOR PER MANUFACTURER

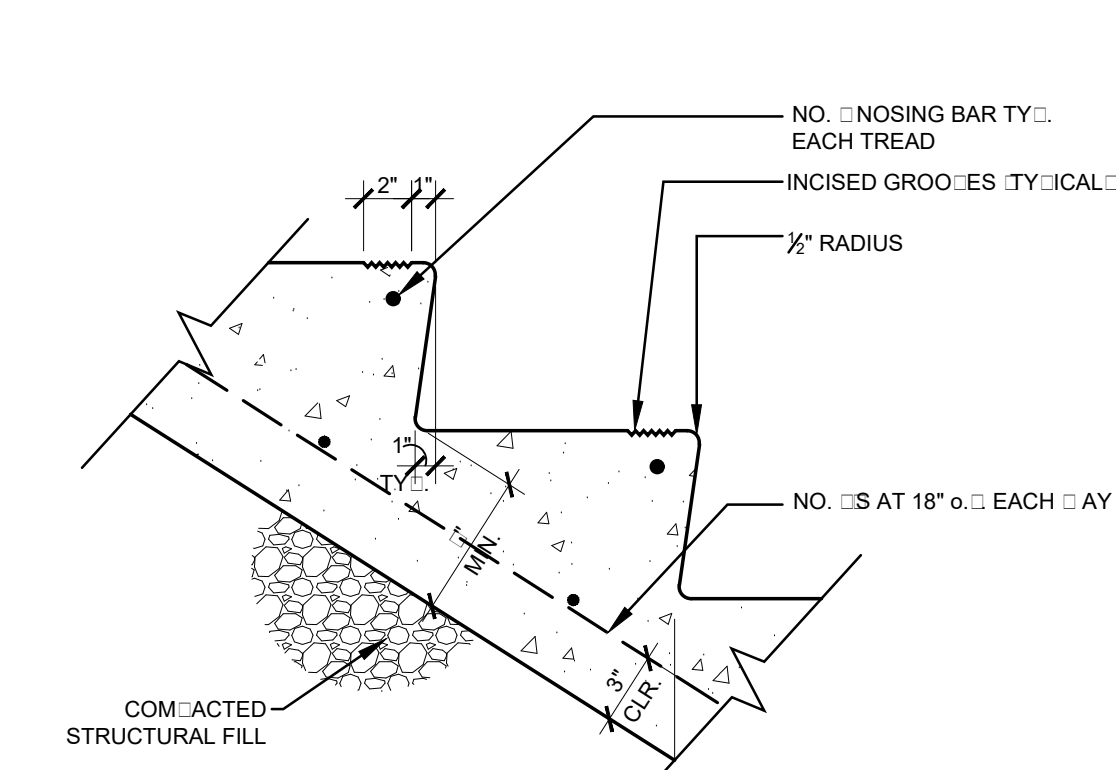
11 BIE RAC ANCHORAGE DETAIL
SCALE: 3" = 10'
2203.A1.2.11



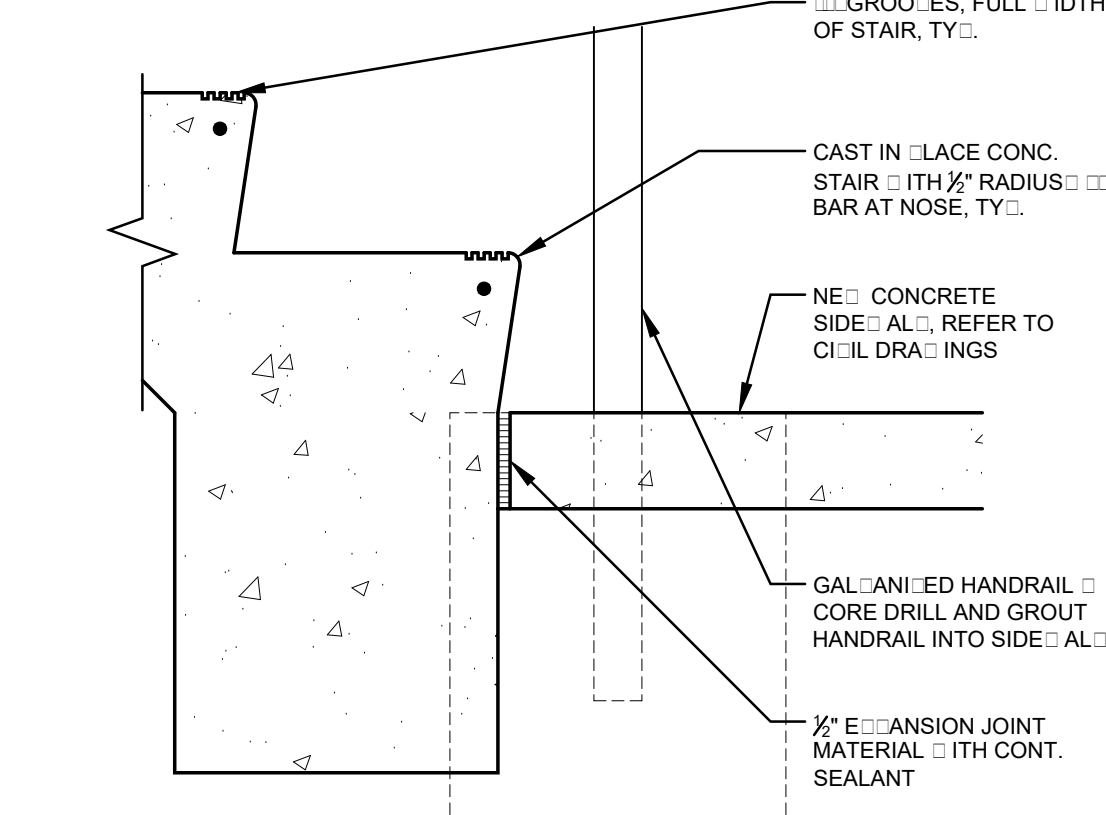
12 BIE RAC PLAN DETAIL
SCALE: 3" = 10'
2203.A1.2.12



13 ENLARGED TRASH ENCLOSURE
SCALE: 1" = 10'
2203.A1.2.13



14 CONCRETE STAIR DETAIL
SCALE: 1 1/2" = 10'
2203.A1.2.14



15 DEPRESSED CURB
SCALE: 1 1/2" = 10'
2203.A1.2.15

In the event conflicts are discovered between the original signed and sealed documents prepared by the Architects and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

JOB NO. 2022.0003
DATE MAY 19, 2023
DRAWN CJA
REVISIONS

ac co
ARCHITECTURE
COMMUNITY
1100 Liberty St SE, Suite 200
Salem, OR 97302-5385
P: 503.581.4114
www.accoac.com

REID SAUNDERS

3985 LINDBURG RD SE
SALEM, OREGON 97302

SHEET
A1.2

CODE COMPLIANCE

GENERAL

REID SAUNDERS ASSOCIATION
 PROJECT NUMBER: 2022.0003
 STATE OF OREGON 2022 STRUCTURAL SPECIALTY CODE, AMENDMENTS BASED ON 2021 IBC
 PRINCIPAL ARCHITECT: BLAKE BURAL, AIA
 PROJECT ARCHITECT: SARAH ROSE, AIA
 PROJECT DESCRIPTION: NEW TWO-STORY 9,000 SF OFFICE BUILDING

ZONING CODE

LISTED ZONE: FMU FAIRVIEW MIXED-USE, OVERLAY ZONE: VC VILLAGE CENTER
 ADJACENT ZONES:
 NORTH: FMU FAIRVIEW MIXED-USE, OVERLAY ZONE: AU ADAPTIVE USE
 EAST: FMU FAIRVIEW MIXED-USE, OVERLAY ZONE: VC VILLAGE CENTER
 SOUTH: FMU FAIRVIEW MIXED-USE, OVERLAY ZONE: VC VILLAGE CENTER
 WEST: FMU FAIRVIEW MIXED-USE, OVERLAY ZONE: VC VILLAGE CENTER

PERMITTED USE: OFFICE TABLE 530-1

DEVELOPMENT STANDARDS
 FAIRVIEW REFINEMENT PLAN:

HEIGHT: 45'-0" MAX, COMPLIES

SETBACKS:
 REQUIRED: BETWEEN 10'-0" TO 20'-0" FROM PRIVATE DRIVE AND PROPERTY LINES.
 PROVIDED: BETWEEN 22'-0" TO 99'-0" FROM WEST FACADE TO PRIVATE DRIVE; BETWEEN 95'-0" AND 100'-0" FROM NORTH FACADE TO PRIVATE DRIVE; BETWEEN 10'-0" TO 22'-0" ALONG THE SOUTH FACADE; BETWEEN 10'-0" TO 20'-0" ALONG THE EAST FACADE. SEEKING ADJUSTMENT TO COMPLY

FRONTAGE:
 REQUIRED: 70% FRONTAGE
 PROVIDED: LINDBURG DR = 323 LF, 25%
 STRONG RD = 272 LF, 37%
 SEEKING ADJUSTMENT TO COMPLY

FAR:
 REQUIRED: 0.75
 PROVIDED: 0.17, SEEKING ADJUSTMENT TO COMPLY

OFF-STREET PARKING:
 PARKING REQUIRED: 1 PS PER 500 SF OF BUILDING AREA = 9,180 SF / 500 = 19 PS MIN.
 MIN.: MIN. IS <20 PS; MAX = MIN. x 2.5 = 19 x 2.5 = 48 PS MAX.
 MAX.:
 PROVIDED: = 24 SPACES
 FULL COMPACT HANDICAP = 2 SPACE
 TOTAL = 26 SPACES

HANDICAP PARKING:
 TOTAL REQUIRED: = 2 PS
 TOTAL PROVIDED: = 2 PS, COMPLIES

BICYCLE PARKING:
 TOTAL REQUIRED: 1 PER 500 SF = 18 PS
 TOTAL PROVIDED: = 18 PS, COMPLIES

USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3)

B OCCUPANCY OFFICE SECT. 304

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

CONSTRUCTION TYPE: VB, SPRINKLED TABLE 601
 BUILDING HEIGHT: 60'-0" MAX, COMPLIES TABLE 504.3
 ALLOWABLE STORIES ABOVE GRADE: 3 STORIES, COMPLIES TABLE 504.4
 BUILDING AREA: TABLE 506.2
 BASE ALLOWABLE: 27,000 SF
 PROPOSED: 9,180 SF, COMPLIES

TYPES OF CONSTRUCTION (CHAPTER 6)

CONSTRUCTION TYPE: VB, SPRINKLED TABLE 601
 BUILDING ELEMENTS:
 STRUCTURAL FRAME: 0-HR TABLE 601
 EXTERIOR BEARING WALL: 0-HR TABLE 601
 INTERIOR BEARING WALL: 0-HR TABLE 601
 EXTERIOR NON-BEARING WALL:
 x < 5'-0" = 1-HR TABLE 705.5
 5' x < 10'-0" = 1-HR TABLE 705.5
 10'-0" x < 30'-0" = 0-HR TABLE 705.5
 x 30'-0" = 0-HR TABLE 705.5
 INTERIOR NON-BEARING WALL:
 FLOOR, INCLUDING BEAMS 0-HR TABLE 601
 ROOF, INCLUDING BEAMS 0-HR TABLE 601

FIRE-RESISTANCE-RATED CONSTRUCTION (CHAPTER 7)

EXTERIOR WALLS, PROJECTIONS TABLE 705.2
 0-2 FT NOT PERMITTED
 2-3 FT 24 INCHES
 3-5 FT 2/3 OF FSD
 5 FT + 40 INCHES

FIRE RATING GREATER THAN 10 FEET, RATED ONLY FROM INTERIOR SECT. 705.5

WALL OPENINGS TABLE 705.8
 0-3 FT UP, S - NOT PERMITTED
 3-5 FT UP, S - 15%
 5-10 FT UP, S - 25%
 10-15 FT UP, S - 45% (EAST, SOUTH SIDES)
 15-20 FT UP, S - 75%
 20-25 FT UP, S - NO LIMIT
 25-30 FT UP, S - NO LIMIT
 30 FT + UP, S - NO LIMIT (NORTH, WEST SIDES)

UNPROTECTED OPENINGS ALLOWED WHERE EXTERIOR WALL IS NOT RATED SECT. 705.8.1 EX 2

FIRE WALLS N/A SECT. 706

FIRE BARRIERS N/A SECT. 707

FIRE PARTITIONS N/A SECT. 708

HORIZONTAL ASSEMBLIES N/A SECT. 711

OPENING PROTECTIVE N/A SECT. 716

INTERIOR FINISHES (CHAPTER 8)

OCCUPANCY: GROUP B, SPRINKLED
 VERTICAL EXITS: CLASS B TABLE 803.13
 EXIT CORRIDORS: CLASS C TABLE 803.13
 ROOMS: CLASS C TABLE 803.13

FIRE PROTECTION SYSTEM (CHAPTER 9)

B OCCUPANCY SPRINKLED, NON-REQUIRED SECT. 903.2

FIRE ALARM MANUAL ALARM NOT REQUIRED SECT. 907.2.2x1

MEANS OF EGRESS (CHAPTER 10)

OCCUPANT LOAD: 167 OCCUPANTS

EGRESS WIDTH:
 REQUIRED: 167 OCC x (0.2) = 33.4"
 PROVIDED: 36" EA (1) = 36"
 72" EA (1) = 72"
 TOTAL = 108"

EGRESS ILLUMINATION: REQUIRED SECT. 1006.1

PANIC HARDWARE OCC LOAD > 50, ALL EXITS SECT. 1006.2.1

COMMON PATH B OCC, SPRINKLED 100 FT TABLE 1006.2.1

SPACES WITH ONE EXIT B OCC 49 MAX OCCUPANTS TABLE 1006.2.1

EXIT TRAVEL DISTANCE B OCCUPANCY, NON-SPRINKLED 200 FT, COMPLIES TABLE 1017.2

CORRIDOR 1-HOUR RATING B OCC, NON-SPRINKLED

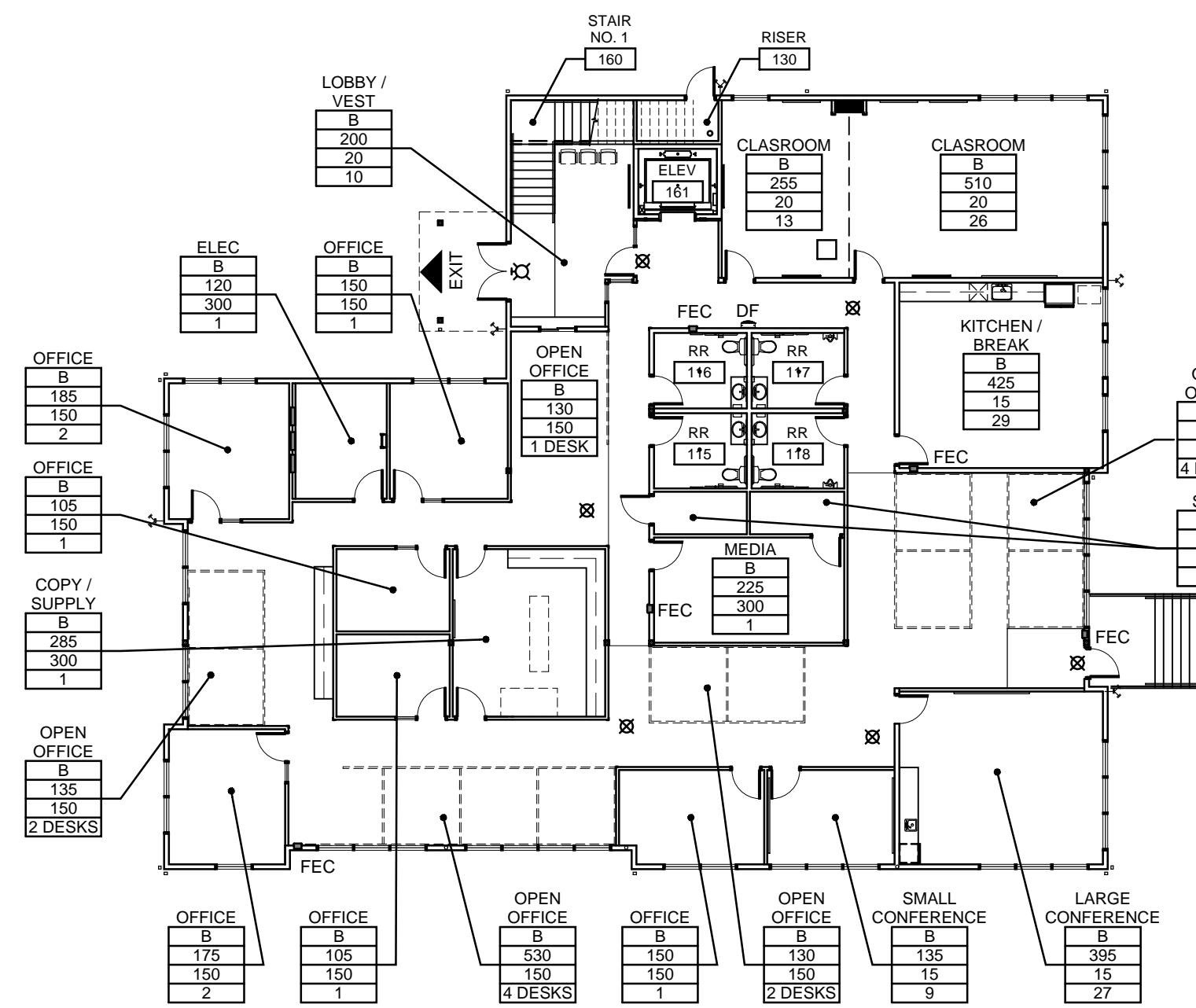
ACCESSIBILITY (CHAPTER 11)

PARKING AND LOADING FACILITIES
 NEW SPACES 132
 NEW ACCESSIBLE SPACES 5
 ACCESSIBLE SPACES REQUIRED 5

PLUMBING SYSTEMS (CHAPTER 29)

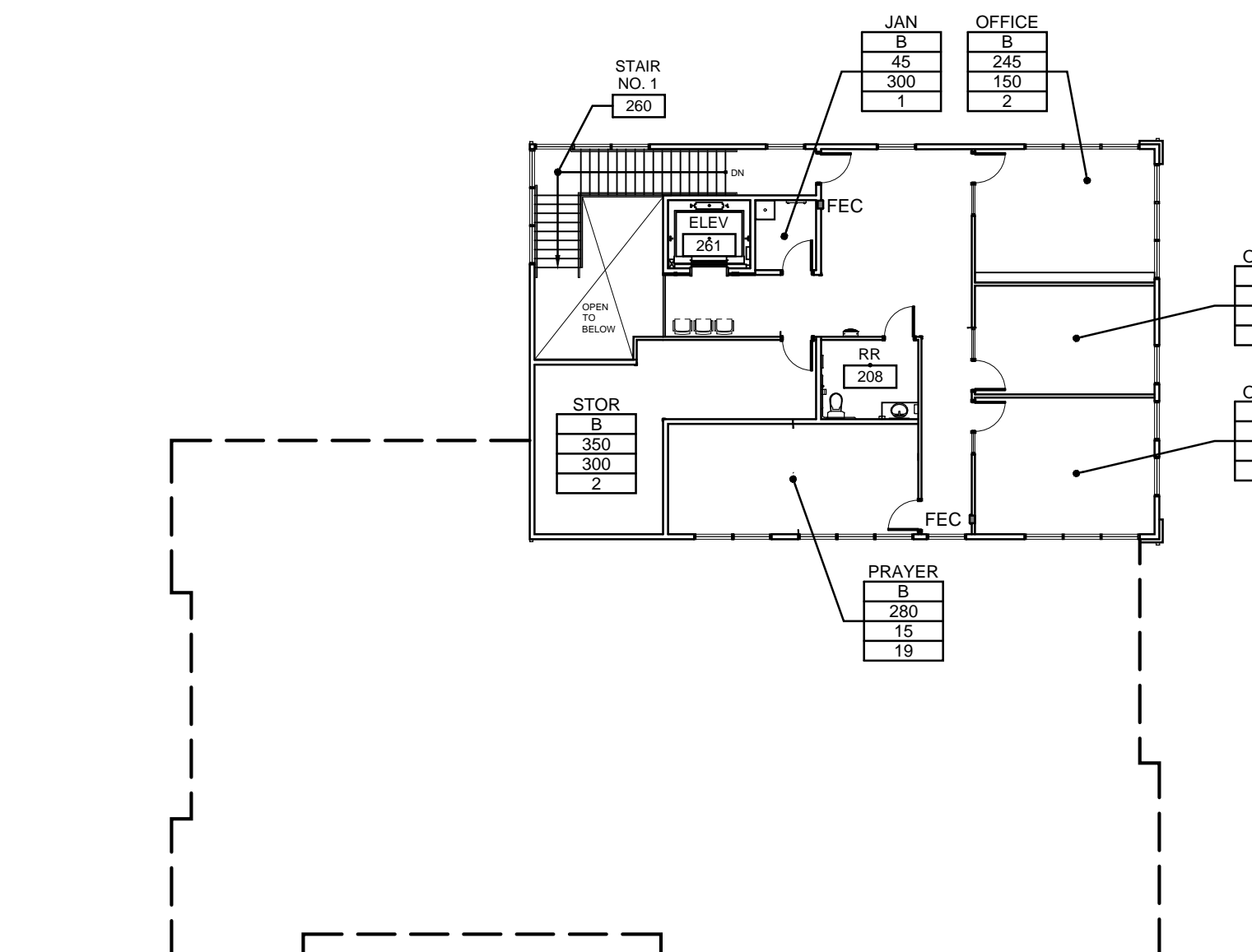
B OCCUPANT LOAD: 311 TABLE 2902.1
 MALES: 155.5
 FEMALES: 155.5

B OCC	MEN				WOMEN				UNISEX			
	WC	LAV	UR	DF SHWR	WC	LAV	UR	DF SHWR	WC	LAV	UR	DF SHWR
REQUIRED:	4.11	2.94	-	-	4.11	2.94	-	-	-	-	-	-
PROVIDED:	5	3	-	-	5	3	-	-	2	2	2	-



1 FIRST FLOOR CODE PLAN

SCALE: 1/8" = 1'-0" 6,950 GSF 139 OCC



2 SECOND FLOOR CODE PLAN

SCALE: 1/8" = 1'-0" 2,230 GSF 28 OCC

SYMBOL LEGEND

- ROOM: B, 0, 10, 1
- ← OCCUPANCY CLASSIFICATION
- ← SQUARE FOOTAGE OF AREA
- ← OCCUPANT LOAD FACTOR
- ← OCCUPANTS
- ⊗ EXIT EGRESS SIGN WITH BATTERY BACKUP
- FEC SEMI-RECESSED FIRE EXTINGUISHER CABINET
- DF DRINKING FOUNTAIN, REFER TO PLUMBING DESIGN/BUILD DRAWINGS
- EXIT REQUIRED EXIT

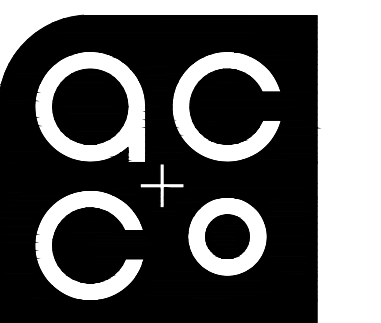
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JOB NO. 2022.0003

DATE MAY 19, 2023

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A0.1



Water Quality Planter Planting Requirements

Planter Number	Facility SF	Trees	Large Shrubs	Small Shrubs	Grasses / Herbs / Groundcover
1	1635	2	12	68	2,980 (1572 SF)

Requirements per 100 SF
 1 Evergreen or Deciduous Tree -OR-
 4 Large Shrubs -OR-
 6 Small Shrubs
 Herbaceous and Groundcover at least 75% of Facility

General Landscape Planting Requirements

REQUIRED PLANTS: 1 PLANT PER 20 SQUARE FEET = 1 PLANT UNIT (PU)
 1 MATURE TREE = 15 PU
 1 SHADE TREE = 10 PU
 1 EVERGREEN TREE = 5 PU
 1 ORNAMENTAL TREE = 2 PU
 1 LARGE SHRUB = 2 PU
 1 SMALL/MEDIUM SHRUB = 1 PU
 LAWN/GROUNDCOVER = 1 PU PER 50 SF

LANDSCAPE SQUARE FOOTAGE = 17,978 SF
 NUMBER OF REQUIRED PUs = 899 PU
 40% PU REQUIRED AS TREES = 360 PU

Plants	# of Plants	Plant Units
Shade Trees	31	310
Evergreen Trees	8	40
Ornamental Trees	6	12
Large Shrubs	150	260
Small / Medium Shrubs	510	510
Lawn / Groundcover	4952 sf	99
Total Plant Units*		1231

*Does Not Include Plants in Stormwater Facility

Parking Lot Planting Requirements

REQUIRED PLANTS: 1 PLANT PER 20 SQUARE FEET = 1 PLANT UNIT (PU)
 1 MATURE TREE = 15 PU
 1 SHADE TREE = 10 PU
 1 EVERGREEN TREE = 5 PU
 1 ORNAMENTAL TREE = 2 PU
 1 LARGE SHRUB = 2 PU
 1 SMALL/MEDIUM SHRUB = 1 PU
 LAWN/GROUNDCOVER = 1 PU PER 50 SF

LANDSCAPE SQUARE FOOTAGE = 17,978 SF
 NUMBER OF REQUIRED PUs = 899 PU
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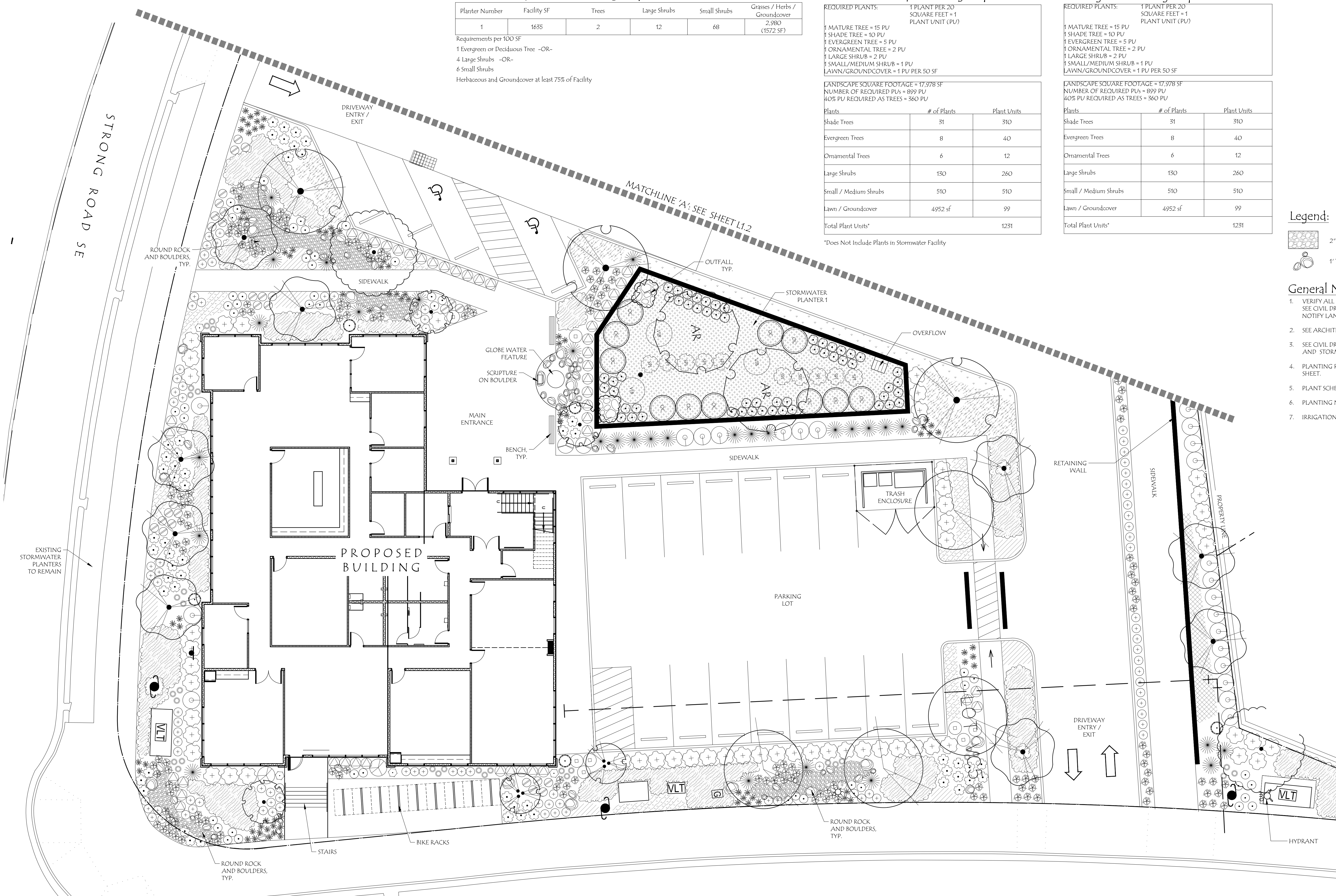
Plants	# of Plants	Plant Units
Shade Trees	31	310
Evergreen Trees	8	40
Ornamental Trees	6	12
Large Shrubs	150	260
Small / Medium Shrubs	510	510
Lawn / Groundcover	4952 sf	99
Total Plant Units*		1231

Legend:

- 2" TO 6" ROUND ROCK
- 1" TO 3" DIAMETER ROCK BOULDERS

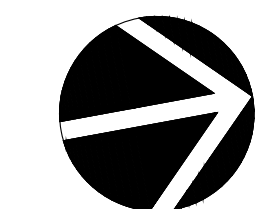
General Notes:

1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER FACILITY.
4. PLANTING REQUIREMENTS SEE TABLES THIS SHEET.
5. PLANT SCHEDULES SEE SHEET L1.2.
6. PLANTING NOTES AND DETAILS SEE SHEET L1.3.
7. IRRIGATION PLAN SEE SHEETS L2.1 AND L2.2.



PLANTING PLAN
SCALE: 1" = 10'-0"

LINDBURG ROAD SE



0' 5' 10' 20'
SCALE

REGISTERED
643



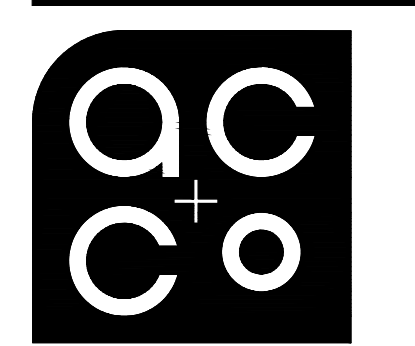
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L1.1



Legend:

- TO 6\"/> ROUND ROCK
- TO 3\"/> DIAMETER ROCK BOULDERS

General Notes:

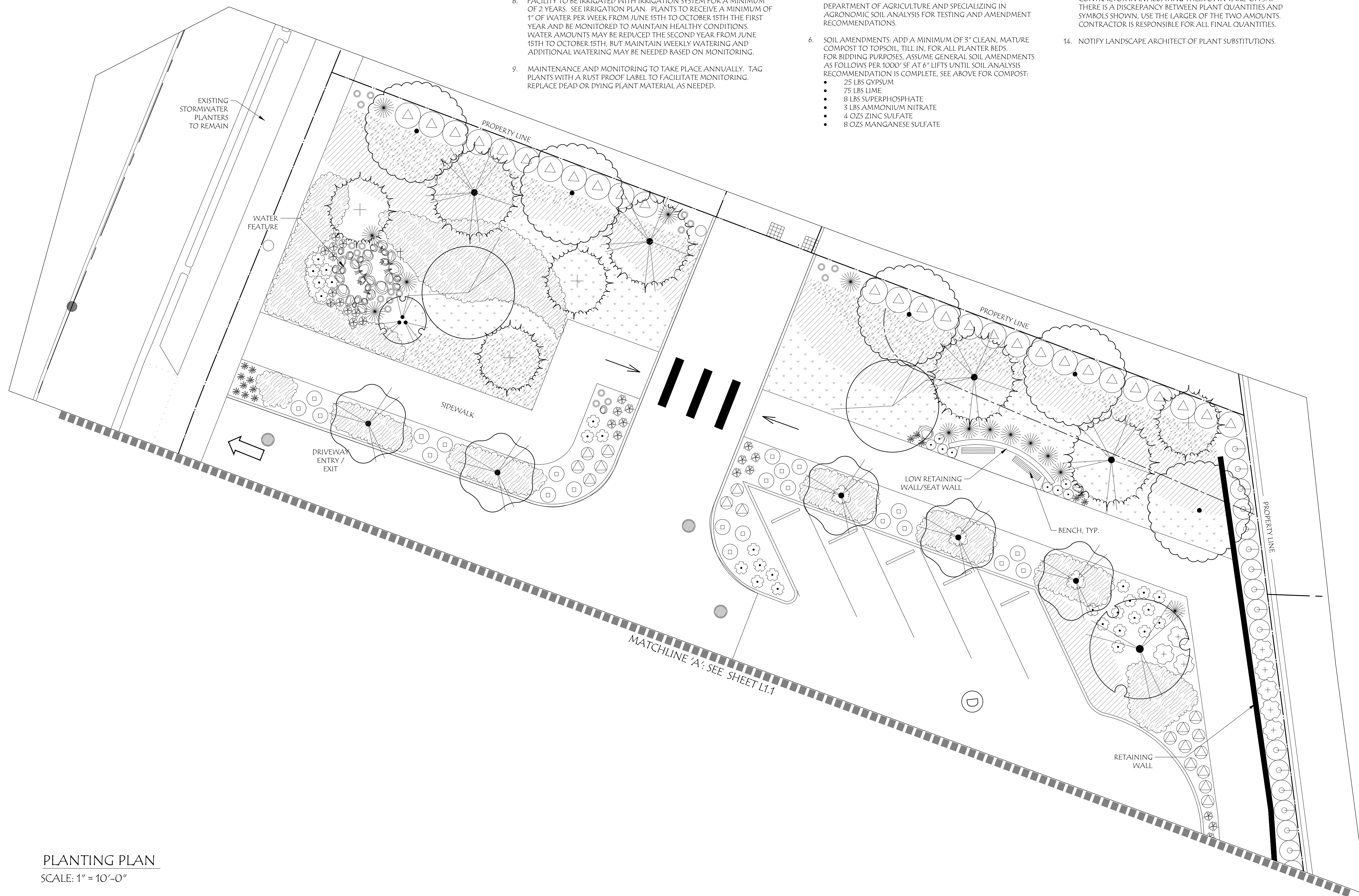
1. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. SEE CIVIL DRAWINGS. CALL BEFORE YOU DIG. NOTIFY LANDSCAPE ARCHITECT OF CONFLICTS.
2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER FACILITY.
4. PLANTING REQUIREMENTS SEE TABLE THIS SHEET.
5. PLANT SCHEDULE SEE SHEET L1.2.
6. PLANTING NOTES AND DETAILS SEE SHEET L1.3.
7. IRRIGATION PLAN SEE SHEETS L2.1 AND L2.2.

Stormwater Facility Planting Notes:

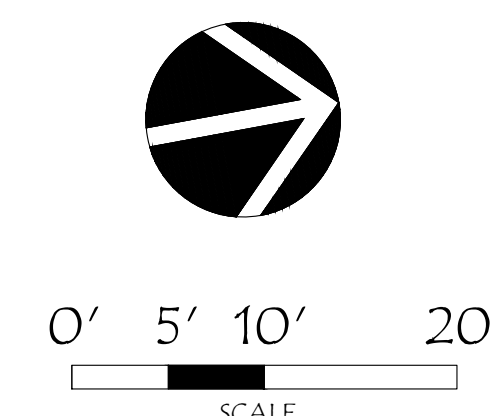
1. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED.
2. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
3. SEE CITY OF SALEM STORMWATER REQUIREMENTS FOR MORE INFORMATION.
4. CONTAINER STOCK MAY BE PLANTED YEAR ROUND IF CONDITIONS PERMIT. PLANT AFTER 48 HOURS OF DRY WEATHER TO AVOID SOIL COMPACTION. USE JUTE OR COIR MATTING TO PREVENT EROSION IF NEEDED.
5. PLANT MATERIALS SHALL BE FREE OF DISEASE, INJURY, AND INSECT INFESTATION. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED BY LANDSCAPE CONTRACTOR.
6. SEE CIVIL PLANS FOR GRADING, EROSION CONTROL AND SITE PREPARATION.
7. MULCH SHRUBS ON SIDE SLOPES WITH 2\"/> DEPTH MIN. AND 18\"/> DIAMETER WIDE AREA WITH CHEMICAL FREE AGED COMPOST. DO NOT USE MULCH IN ZONE 1 AND OTHER FREQUENTLY INUNDATED AREAS.
8. FACILITY TO BE IRRIGATED WITH IRRIGATION SYSTEM FOR A MINIMUM OF 2 YEARS. SEE IRRIGATION PLAN. PLANTS TO RECEIVE A MINIMUM OF 1\"/> OF WATER PER WEEK FROM JUNE 15TH TO OCTOBER 15TH THE FIRST YEAR AND BE MONITORED TO MAINTAIN HEALTHY CONDITIONS. WATER AMOUNTS MAY BE REDUCED THE SECOND YEAR FROM JUNE 15TH TO OCTOBER 15TH, BUT MAINTAIN WEEKLY WATERING AND ADDITIONAL WATERING MAY BE NEEDED BASED ON MONITORING.
9. MAINTENANCE AND MONITORING TO TAKE PLACE ANNUALLY. TAG PLANTS WITH A RUST PROOF LABEL TO FACILITATE MONITORING. REPLACE DEAD OR DYING PLANT MATERIAL AS NEEDED.

General Planting Notes:

1. THE LANDSCAPE CONTRACTOR IS TO THOROUGHLY REVIEW THE SITE. IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS THE LANDSCAPE ARCHITECT IS TO BE IMMEDIATELY NOTIFIED.
2. IF THE LANDSCAPE CONTRACTOR STARTS WORK BEFORE SITE CONDITIONS ARE READY, THEY WILL BE RESPONSIBLE FOR ANY ADDITIONAL COSTS RELATING TO THE CONDITION.
3. PLANT MATERIALS SHALL BE FREE OF DISEASE, INJURY, AND INSECT INFESTATION. UNHEALTHY OR DAMAGED PLANTS SHALL BE REPLACED BY LANDSCAPE CONTRACTOR. ALL PLANT MATERIAL SHALL FOLLOW THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK PUBLICATIONS INCLUDING ANSI A300 AND ANSI Z60.
4. PLANTER BEDS: ALL PLANTER BEDS SHALL HAVE A MINIMUM DEPTH OF 8\"/> WORKABLE TOPSOIL COMPACTED AT A MAXIMUM OF 85% STANDARD PROCTOR MAXIMUM DRY DENSITY. TOPSOIL SHALL BE OVER ROCK-FREE SUBGRADE. SUBGRADE TO BE RIPPED AND TILLED TO 6\"/> DEPTH AND REMOVE ALL DEBRIS 2\"/> OR LARGER. SMALL PLANTER AREAS MAY REQUIRE REMOVAL OF COMPACTED SOIL, ROCK, GRAVEL TO AT LEAST 18\"/> DEEP. LOOSEN AND AMEND SOIL BEFORE REPLACING IN 6\"/> LIFTS TO FINISH GRADE.
5. TOPSOIL MIX: AMEND EXISTING SOIL IN-SITU OR STOCK PILE. SOIL ON SITE. IMPORT TOPSOIL ONLY AS NECESSARY. CONDUCT A SOIL SAMPLE FOR EACH TYPE OF PLANTER AREA. SEND SAMPLES TO AN INDEPENDENT LABORATORY RECOGNIZED BY THE STATE DEPARTMENT OF AGRICULTURE AND SPECIALIZING IN AGRONOMIC SOIL ANALYSIS FOR TESTING AND AMENDMENT RECOMMENDATIONS.
6. SOIL AMENDMENTS: ADD A MINIMUM OF 3\"/> CLEAN, MATURE COMPOST TO TOPSOIL. TILL IN. FOR ALL PLANTER BEDS. FOR BIDDING PURPOSES, ASSUME GENERAL SOIL AMENDMENTS AS FOLLOWS PER 1000' SF AT 6\"/> LIFTS UNTIL SOIL ANALYSIS RECOMMENDATION IS COMPLETE, SEE ABOVE FOR COMPOST:
 - 25 LBS GYPSUM
 - 75 LBS LIME
 - 8 LBS SUPERPHOSPHATE
 - 3 LBS AMMONIUM NITRATE
 - 4 OZS ZINC SULFATE
 - 8 OZS MANGANESE SULFATE
7. MYCORRHIZAL FUNGI INOCULATE: USE A COMBINED ENDO AND ECTO MYCORRHIZAL FUNGI INOCULATE SUCH AS BIO-ORGANICS OR EQUAL AT A RATE OF:
 - 2\"/> CAL. B&B TREE: 3 TEASPOONS
 - 5 GALLON: 2 TEASPOONS
 - 1-5 GALLON PLANT: 1 TEASPOON
 - 4\"/> POT: 1/4 TEASPOON
 - SEED/TURF: 1 LB PER 2000 SF
 DO NOT USE ON RHODODENDRON/AZALEA, HUCKLEBERRY, SEDGE, RUSH, HEATH.
8. PLANTING: VERIFY SOIL IS APPROPRIATELY DRY FOR DIGGING. SEE DETAILS THIS SHEET FOR HOLE DEPTH, WIDTH AND BACKFILL. DEEP WATER IMMEDIATELY AFTER PLANTING.
9. MOUND PLANTING BED AREAS 3% FOR POSITIVE DRAINAGE AND AESTHETICS.
10. BARK MULCH: SPREAD 2\"/> MAX. DEPTH AGED FIR MULCH IN ALL PLANTER BEDS AND OPEN LANDSCAPE AREAS. KEEP MULCH AWAY FROM PLANT BASE.
11. FERTILIZER: DO NOT USE ADDITIONAL FERTILIZERS ON NEWLY PLANTED TREES FOR FIRST YEAR.
12. TREES: TREE STAKES TO BE REMOVED AFTER 6 MONTHS.
13. PLANT QUANTITIES SHOWN ARE INTENDED TO ASSIST THE CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS. IF THERE IS A DISCREPANCY BETWEEN PLANT QUANTITIES AND SYMBOLS SHOWN, USE THE LARGER OF THE TWO AMOUNTS. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES.
14. NOTIFY LANDSCAPE ARCHITECT OF PLANT SUBSTITUTIONS.



PLANTING PLAN
SCALE: 1" = 10'-0"



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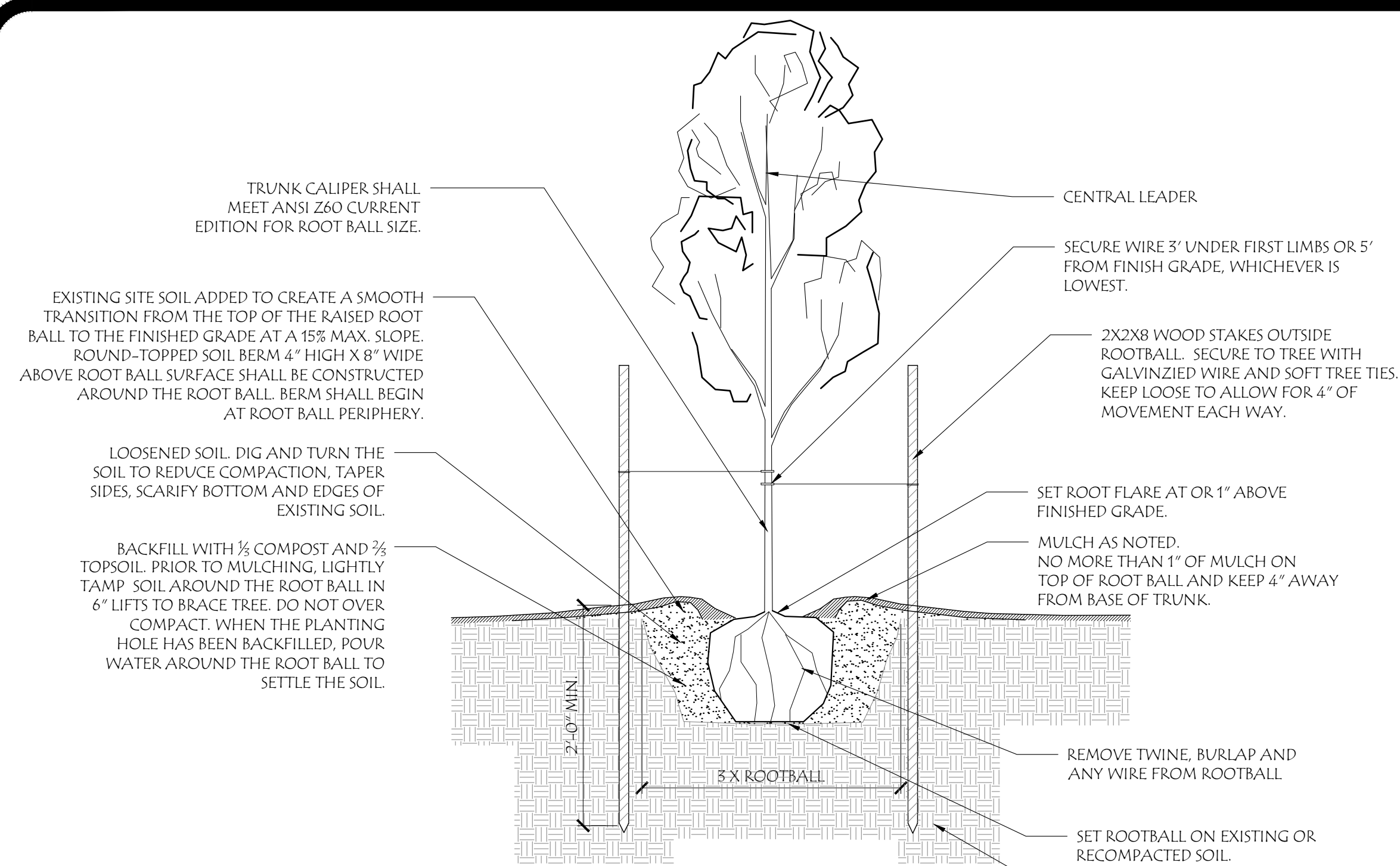
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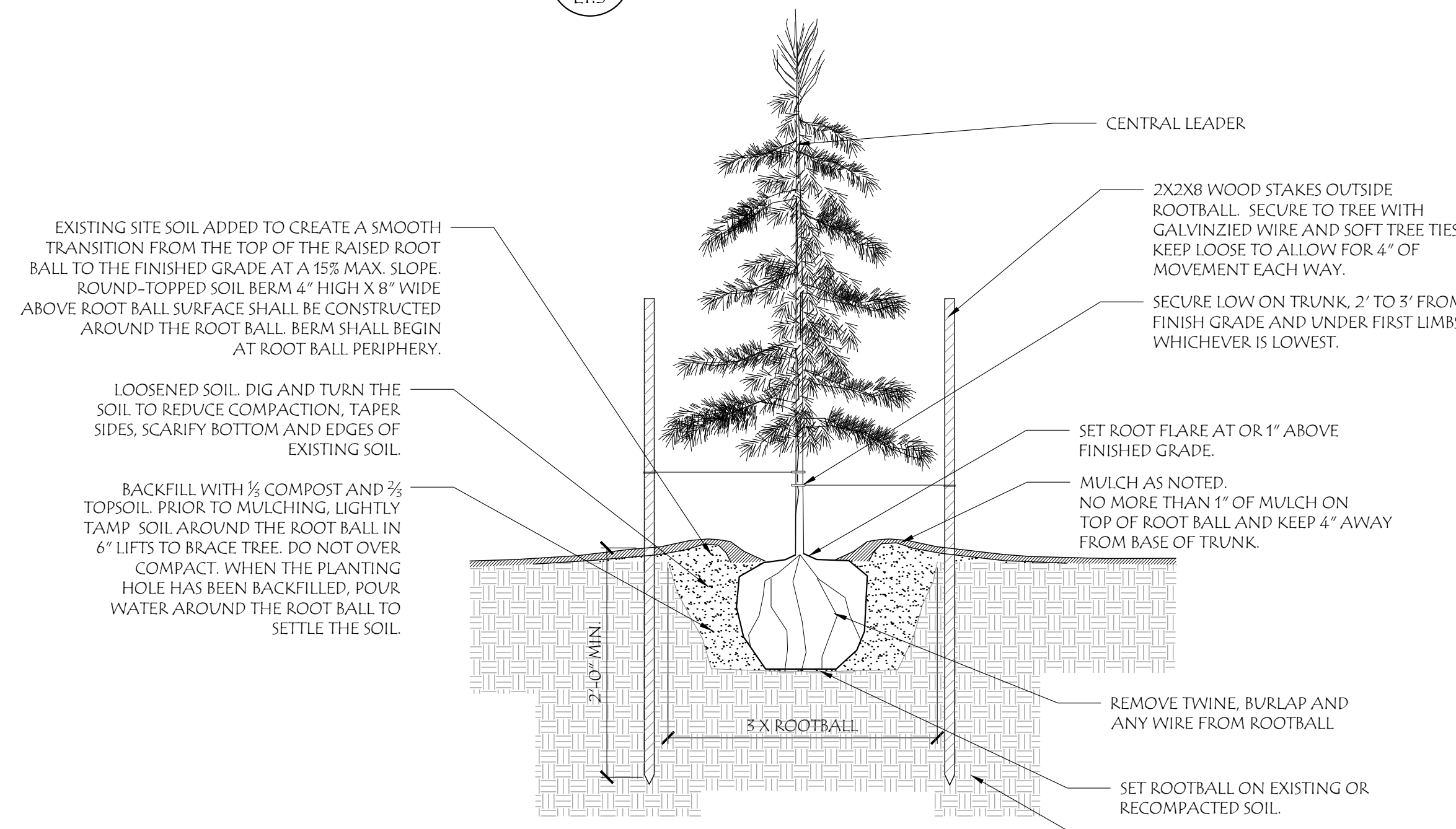
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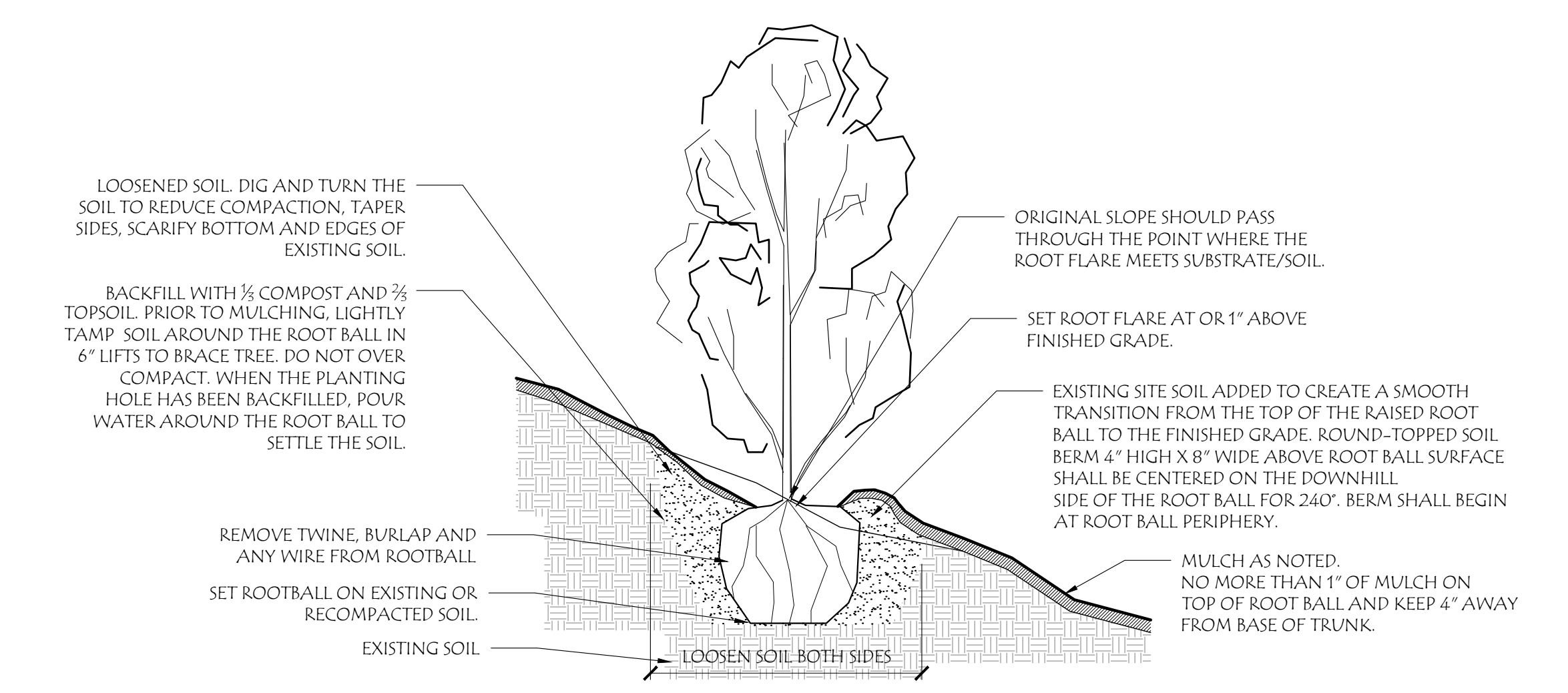
SHEET
L1.2



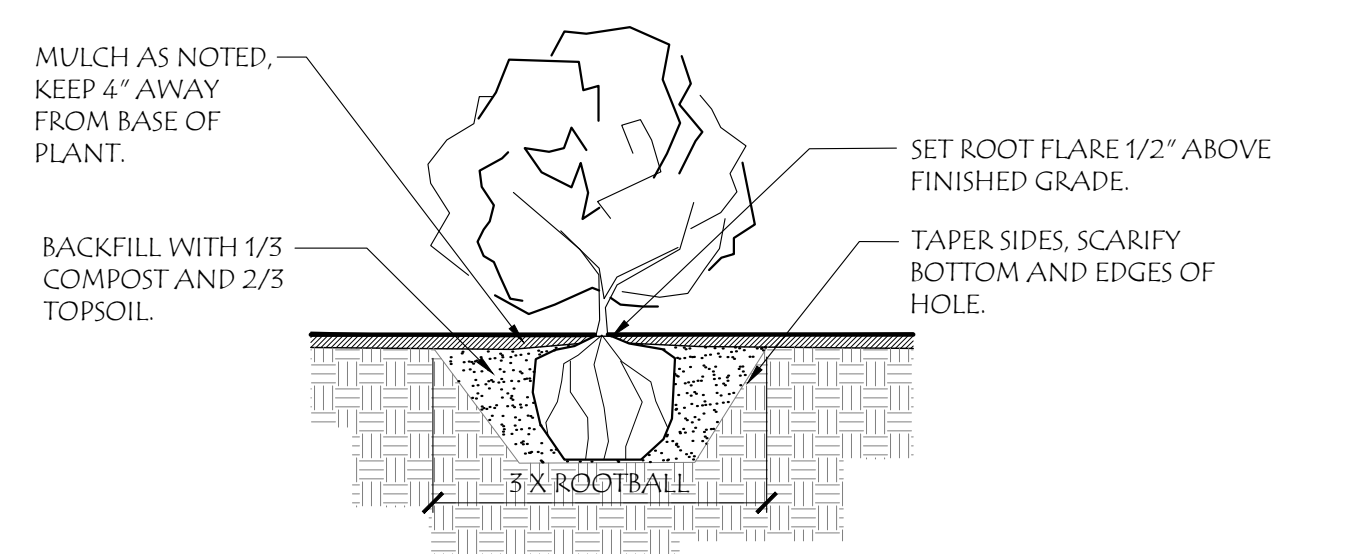
1 TREE PLANTING DETAIL
SCALE: NTS
L1.3



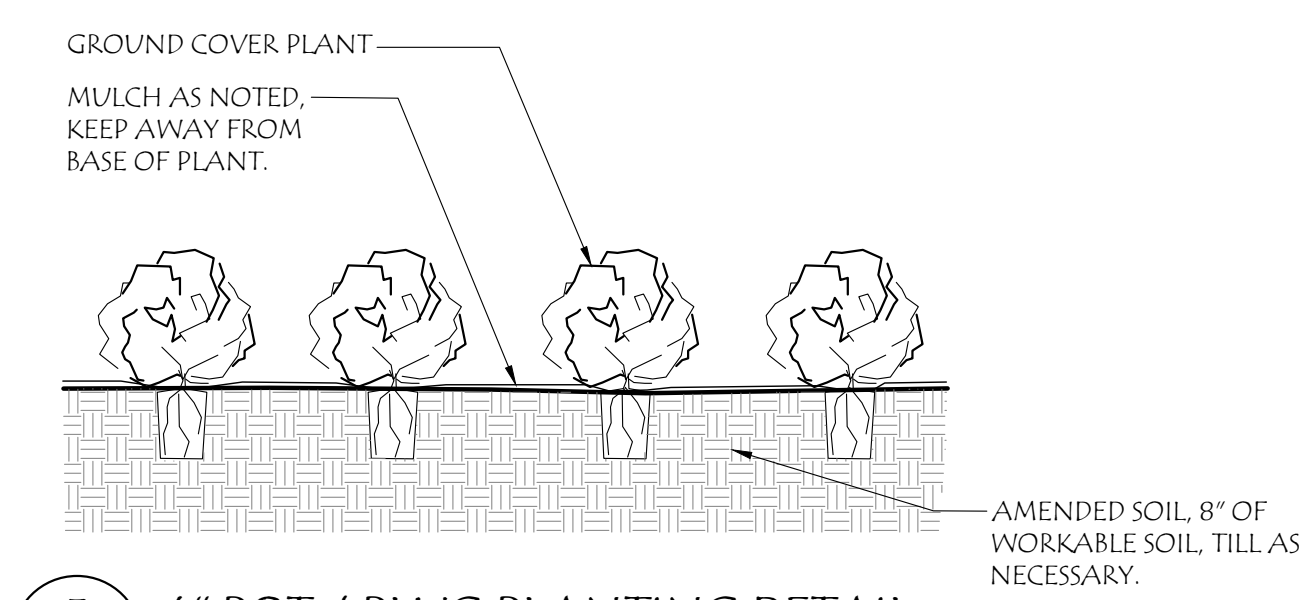
4 CONIFER PLANTING DETAIL
SCALE: NTS
L1.3



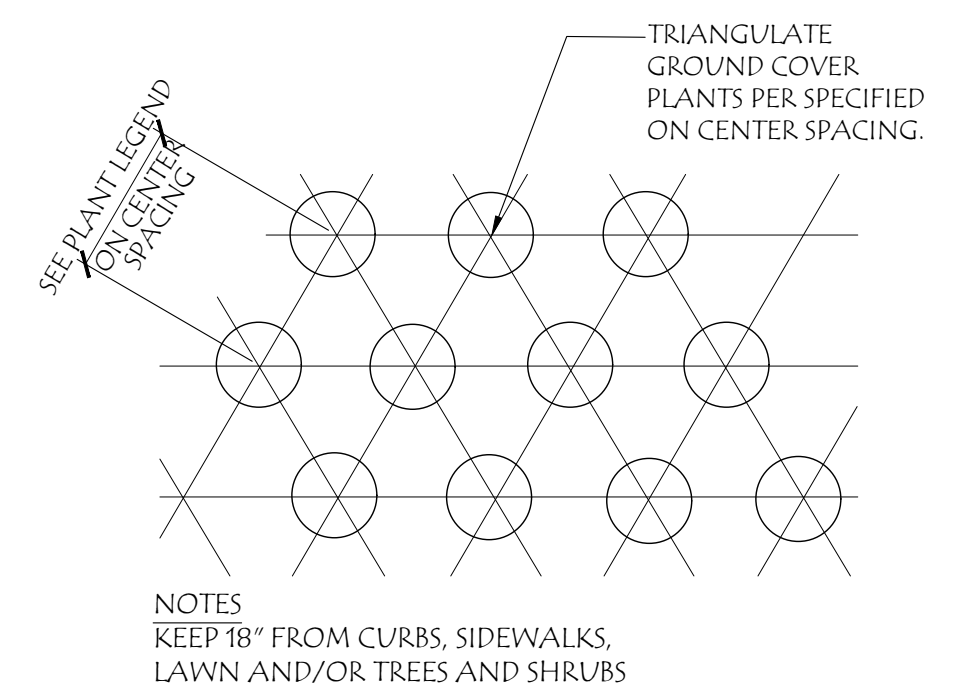
6 SLOPE PLANTING DETAIL
SCALE: NTS
L1.3



2 SHRUB AND GROUND COVER PLANTING DETAIL
SCALE: NTS
L1.3



3 4\"/>



5 GROUND COVER SPACING DETAIL
SCALE: NTS
L1.3

Water Quality Planter Planting Schedule

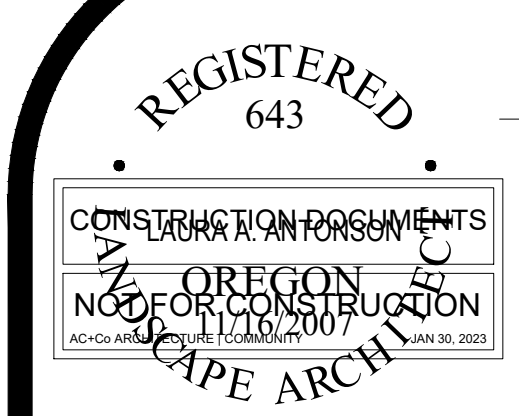
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	
	2	Alnus rhombifolia / White Alder	1 1/2" Cal., B&B	
SMALL TREE/LARGE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	12	Oemleria cerasiformis / Indian Plum	5 Gal.	
SMALL SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	55	Cornus sericea "Kelsey" / Kelsey Dogwood	1 Gal.	
	10	Spiraea douglasii / Western Spirea	1 Gal.	
	3	Viburnum edule / Highbush Cranberry	1 Gal.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	745	Carex densa / Dense Sedge	Plug, 1" x 6" Min. Size	9" o.c., Plant Alternating Species in 8' wide Rows
	745	Juncus ensifolius / Dagger-leaf Rush		
	745	Juncus tenuis / Slender Rush		
	745	Scirpus microcapus / Small Fruited Bulrush		

General Notes:

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2. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
3. SEE CIVIL DRAWINGS FOR GRADING, UTILITIES, AND STORMWATER FACILITY.
4. PLANTING PLAN SEE SHEETS L1.1 AND L1.2.
5. IRRIGATION PLAN SEE SHEETS L2.1 AND L2.2.

Plant Schedule

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	
	3	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	1" Cal., B&B	
	6	Cornus nuttallii x florida 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	1 1/2" Cal., B&B	
	3	Lagerstroemia indica x fauriei 'Zuni' / Lavender Crape Myrtle Multi-Trunk	1" Cal., B&B, Multi-trunk	
	7	Nyssa sylvatica 'Zydeco Twist' / Zydeco Twist Tupelo	1 1/2" Cal., B&B	
	4	Picea pungens 'Glauca' / Blue Colorado Spruce	6'-8' HT., B&B	
	4	Stewartia pseudocamellia / Japanese Stewartia	1 1/2" Cal., B&B	
	14	Styrax japonicus / Japanese Snowbell	1 1/2" Cal., B&B	
	4	Tsuga mertensiana / Mountain Hemlock	6'-8' HT., B&B	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	81	Abelia x grandiflora 'Kaleidoscope' / Glossy Abelia	2 Gal.	
	29	Berberis thunbergii 'Concorde' / Concorde Japanese Barberry	2 Gal.	
	39	Choisya ternata / Mexican Orange	5 Gal.	
	6	Cupressus macrocarpa 'Goldcrest' / Goldcrest Monterey Cypress	5 Gal.	
	27	Escallonia x exoniensis 'Fradesii' / Pink Princess Escallonia	5 Gal.	
	5	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	24"-30" HT.	
	64	Ilex crenata 'Soft Touch' / Soft Touch Japanese Holly	2 Gal.	
	31	Nandina domestica 'Gulf Stream' / Gulf Stream Heavenly Bamboo	2 Gal.	
	94	Nandina domestica 'Nana' / Dwarf Heavenly Bamboo	2 Gal.	
	62	Rhaphiolepis indica 'Conor' / Eleanor Tabor Indian Hawthorn	3 Gal.	
	2	Rhododendron x 'P.J.M.' / P.J.M. Rhododendron	3 Gal.	
GRASSES / PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	
	56	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 Gal.	
	95	Carex oshimensis 'Evergold' / Evergold Japanese Sedge	1 Gal.	
	56	Iberis sempervirens 'Alexander's White' / White Evergreen Candytuft	1 Gal.	
	44	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	2 Gal.	
	179	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 Gal.	
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	SIZE AND NOTES	SPACING
	200	Prunus laurocerasus 'Mount Vernon' / Mount Vernon English Laurel	1 Gal.	48" o.c.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	192 (1,641 sf)	Arctostaphylos uva-ursi / Kinnikinnick	1 Gal.	36" o.c.
	28 (165 sf)	Iberis sempervirens 'Alexander's White' / White Evergreen Candytuft	1 Gal.	30" o.c.
	349 (1,323 sf)	Phlox subulata / Creeping Phlox	1 Gal.	24" o.c.
	179 (1,529 sf)	Rubus calycinoideus 'Emerald Carpet' / Emerald Carpet Creeping Raspberry	1 Gal.	36" o.c.
	311 (296 sf)	Sedum rupestre 'Angelina' / Angelina Sedum	1 Gal.	12" o.c.



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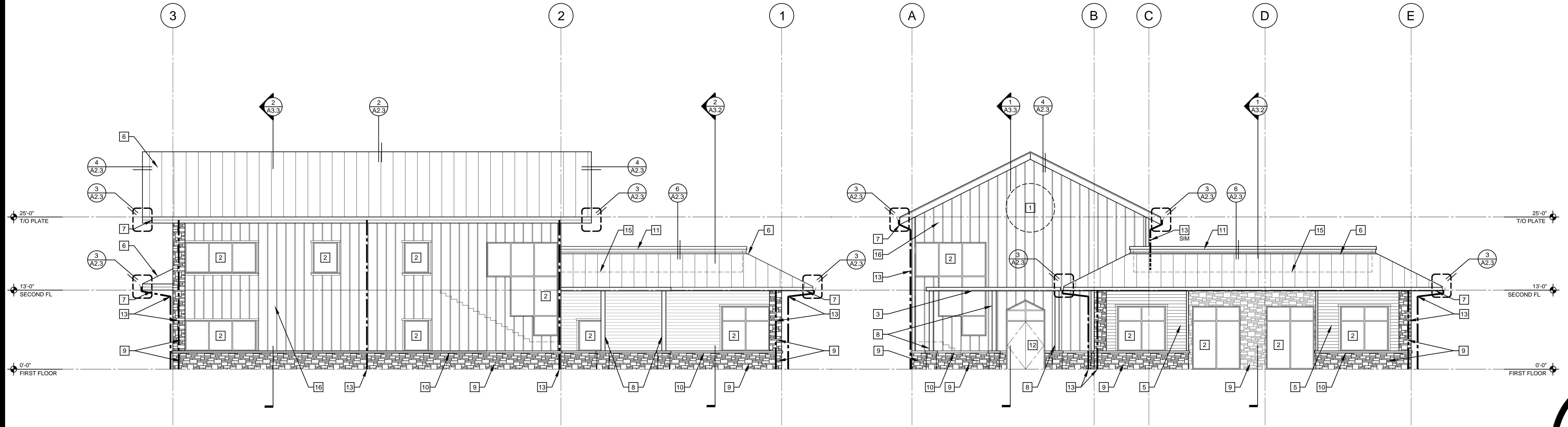
L1.3

ELEVATION REFERENCE NOTES:

- | | |
|---|--|
| 1 OFCI SIGNAGE, COORDINATE SIZE AND LOCATION WITH OWNER | 9 STONE VENEER, STEP WITH GRADE |
| 2 WINDOW PER PLAN | 10 STONE SILL |
| 3 STEEL CANOPY, PAINT, REFER TO STRUCTURAL | 11 PRE-FINISHED PARAPET FLASHING CAP FLASHING |
| 4 FIBER CEMENT TRIM, PAINT | 12 DOOR PER PLAN |
| 5 HORIZONTAL FIBER CEMENT LAP SIDING, PAINT | 13 PRE-FINISHED SHEET METAL GUTTER AND DOWNSPOUT, AT SIM CONDITION, DAYLIGHT ONTO LOWER ROOF |
| 6 STANDING SEAM METAL ROOF | 14 METAL BUILDING ADDRESS NUMBER; 12" HEIGHT, REFER TO SPECIFICATIONS |
| 7 FIBER CEMENT FASCIA, PAINT | 15 PARAPET BEYOND |
| 8 COLUMN PER STRUCTURAL, PAINT | 16 VERTICAL BOARD AND BATTEN SIDING, PAINT |

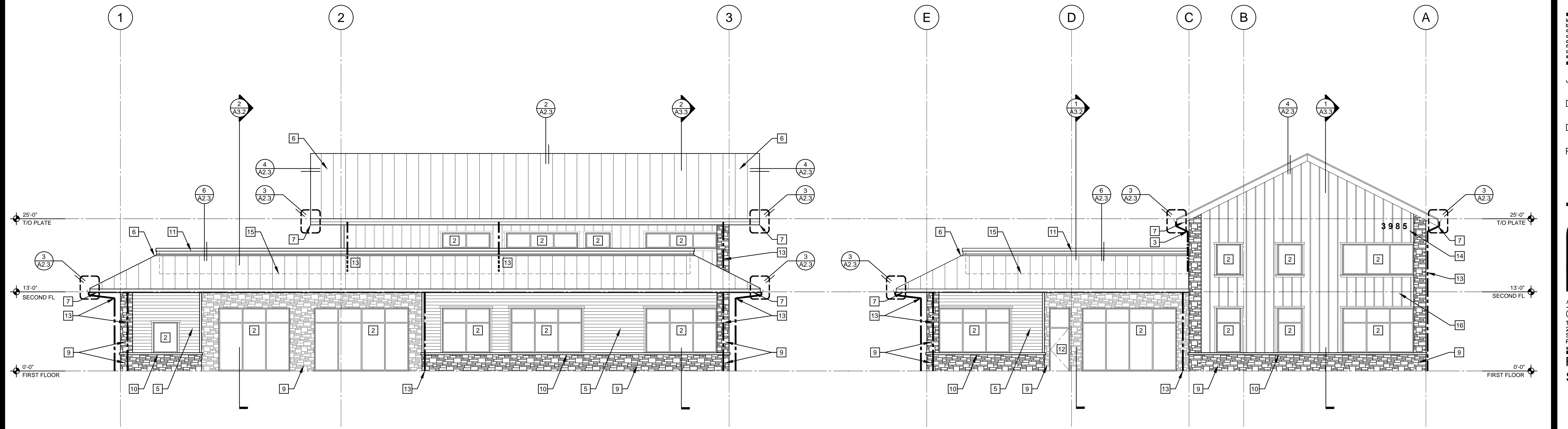
GENERAL NOTES:

- GENERAL NOTES APPLY TO ALL DRAWINGS.
- DIMENSIONS ARE TO EXISTING FACE OF WALL, FACE OF NEW FRAMING, AND FACE OF EXISTING CONCRETE UNLESS NOTED OTHERWISE.
- DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS PRIOR TO PROCEEDING WITH AREA OF QUESTIONABLE WORK.
- IN CASE OF ANY CONFLICTS IN THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR IS REQUIRED TO INCLUDE THE BETTER QUALITY AND LARGER QUANTITY OF THE WORK.
- CONTRACTOR AND BIDDERS SHALL USE COMPLETE SETS OF CONTRACT DOCUMENTS; NEITHER THE OWNER NOR ARCHITECT ASSUMES RESPONSIBILITY FOR ERRORS OR MISINTERPRETATIONS RESULTING FROM THE USE OF INCOMPLETE SETS OF CONTRACT DOCUMENTS.
- COORDINATE AND PROVIDE WOOD BACKING FOR ALL OFCI ITEMS



1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

2 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

4 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

CONSTRUCTION DOCUMENTS
NOT FOR CONSTRUCTION
AC+CO ARCHITECTURE + COMMUNITY
JAN 30, 2023

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