



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 1 Greenway Development Permit / Class 2 Adjustment Case No. SPR-WGP-ADJ24-21
PROPERTY LOCATION:	102 Pine St NE, Salem OR 97301
NOTICE MAILING DATE:	June 17, 2024
PROPOSAL SUMMARY:	Development of a new 18-unit multi-family residential building. A separate 18-unit multi-family residential building is being considered on neighboring property under a separate application (23-110871-PLN).
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than <u>5:00 p.m., MONDAY, July 1, 2024</u>. 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:	Aaron Panko, Planner III , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2356; E-mail: APanko@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> Highland Neighborhood Association, Leigha Gaynair, Chair; Phone: 541-948-9312; Email: highland@salemneighbors.org .
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA TO BE CONSIDERED:	Salem Revised Code (SRC) Chapters 220.005(f)(3) – Class 3 Site Plan Review; 600.015(e)(1) – Class 1 Willamette Greenway Permit; 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):	Riverfront Apartments, LLC (Tyrene Bielenberg, Terence Blackburn, Sean Blackburn)
APPLICANT(S):	Britany Randall, BRAND Land Use
PROPOSAL REQUEST:	<p>A Class 3 Site Plan Review and Class 1 Willamette Greenway Permit for development of a new 18-unit multi-family residential building within the Willamette Greenway, and the following Class 2 Adjustments:</p> <ol style="list-style-type: none"> 1) To reduce the minimum ground floor window area requirement along the riverfront from 65% per SRC 536.015(g), Table 536-6, to approximately 35%; and 2) To eliminate the building frontage requirement per SRC 536.015(d), Table 536-5, which requires a minimum of 50% of the building be placed at the setback line abutting Pine Street NE. <p>The subject property is approximately 0.91 acres in size, zoned MU-R (Mixed Use-Riverfront), and located at 102 Pine Street NE – 97301 (Marion County Assessor’s map and tax lot number: 073W15DA / 05100).</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:	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: 23 110867. Paper copies can be obtained for a reasonable cost.

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 1 Greenway Development Permit / Class 2 Adjustment Case No. SPR-WGP-ADJ24-21

PROJECT ADDRESS: 102 Pine St NE, Salem OR 97301

AMANDA Application No.: 23-110867-PLN

COMMENT PERIOD ENDS: Monday, July 1, 2024, at 5:00 p.m.

SUMMARY: Development of a new 18-unit multi-family residential building. A separate 18-unit multi-family residential building is being considered on neighboring property under a separate application (23-110871-PLN).

REQUEST: A Class 3 Site Plan Review and Class 1 Willamette Greenway Permit for development of a new 18-unit multi-family residential building within the Willamette Greenway, and the following Class 2 Adjustments:

- 1) To reduce the minimum ground floor window area requirement along the riverfront from 65% per SRC 536.015(g), Table 536-6, to approximately 35%; and
- 2) To eliminate the building frontage requirement per SRC 536.015(d), Table 536-5, which requires a minimum of 50% of the building be placed at the setback line abutting Pine Street NE.

The subject property is approximately 0.91 acres in size, zoned MU-R (Mixed Use-Riverfront), and located at 102 Pine Street NE – 97301 (Marion County Assessor’s map and tax lot number: 073W15DA / 05100).

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, July 1, 2024, 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: Aaron Panko, Planner III, City of Salem, Planning Division; 555 Liberty St SE, Room 305, Salem, OR 97301; Phone: 503-540-2356; E-Mail: APanko@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

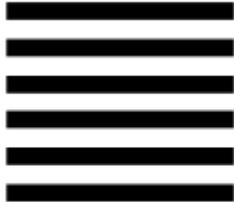


NO POSTAGE
NECESSARY
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UNITED STATES

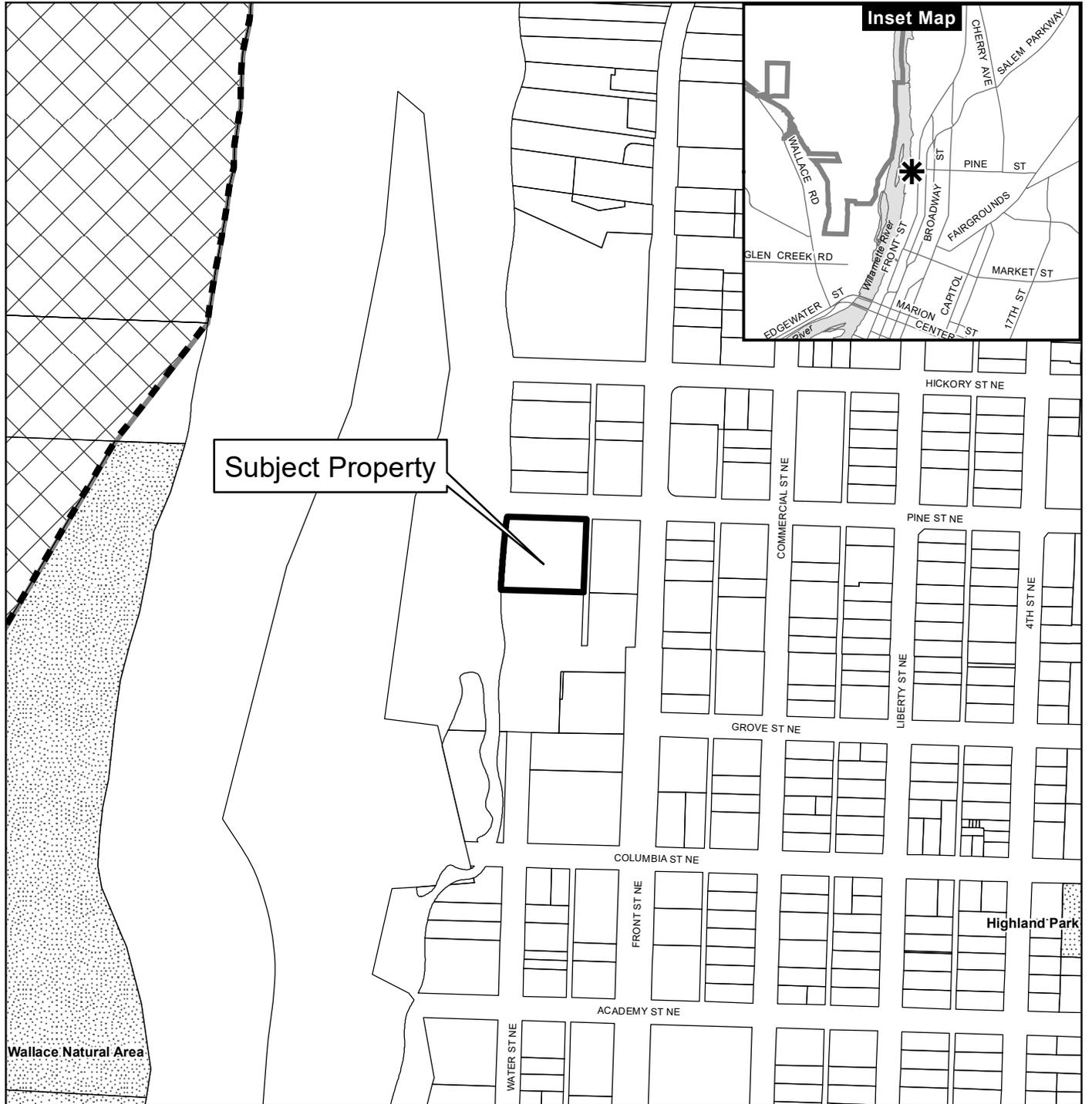
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE

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



Vicinity Map 102 Pine Street NE



Legend

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



0 100 200 400 Feet



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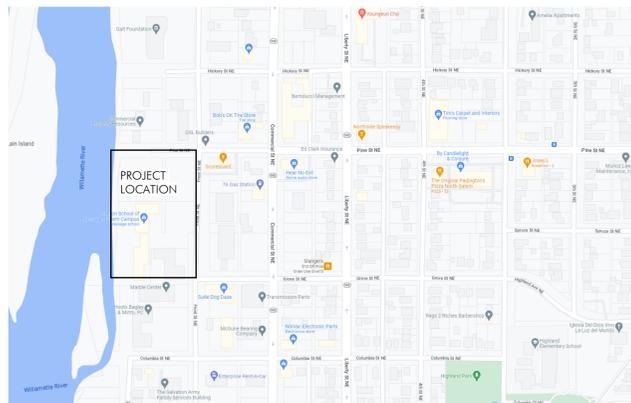
PINE STREET

NEW MULTIFAMILY DEVELOPMENT

SUBMITTAL 2 OF 2 - BUILDING B

PINE ST, SALEM OREGON 97303

VICINITY MAP:



AERIAL PHOTO:



DRAWINGS LIST:

GENERAL DRAWINGS

G0.01	COVER SHEET
G0.02	GENERAL NOTES
G1.01B	CODE REVIEW SITE
G1.02B	CODE REVIEW PLANS
G2.01	ACCESSIBILITY REQUIREMENTS
G2.02	ACCESSIBILITY REQUIREMENTS
G2.03	ACCESSIBILITY REQUIREMENTS

ARCHITECTURAL

A0.21	VERTICAL ASSEMBLIES
A0.22	HORIZONTAL ASSEMBLIES
A1.01	SITE PLAN OVERALL
A1.01B	SITE PLAN
A1.02	SITE DETAILS

ARCHITECTURAL

A1.21B	BLDG B - LEVEL 01 - FLOOR PLAN
A1.22B	BLDG B - LEVEL 01 - FLOOR PLAN
A1.23B	BLDG B - LEVEL 02 - FLOOR PLAN
A1.24B	BLDG B - LEVEL 02 - FLOOR PLAN
A1.25B	BLDG B - LEVEL 03 - FLOOR PLAN
A1.26B	BLDG B - LEVEL 03 - FLOOR PLAN
A1.27B	BLDG B - ROOF PLAN
A1.28B	BLDG B - ROOF PLAN
A1.31B	BLDG B - LEVEL 01 - DIMENSION PLAN
A1.32B	BLDG B - LEVEL 01 - DIMENSION PLAN
A1.33B	BLDG B - LEVEL 02 - DIMENSION PLAN
A1.34B	BLDG B - LEVEL 02 - DIMENSION PLAN
A1.35B	BLDG B - LEVEL 03 - DIMENSION PLAN
A1.36B	BLDG B - LEVEL 03 - DIMENSION PLAN
A1.61B	BLDG B - LEVEL 01 - RCP
A1.62B	BLDG B - LEVEL 01 - RCP
A1.63B	BLDG B - LEVEL 02 - RCP
A1.64B	BLDG B - LEVEL 02 - RCP
A1.65B	BLDG B - LEVEL 03 - RCP
A1.66B	BLDG B - LEVEL 03 - RCP
A2.01B	BLDG B - ELEVATIONS
A2.02B	BLDG B - ELEVATIONS
A2.03B	BLDG B - ELEVATIONS
A2.51	INTERIOR ELEVATIONS
A2.52	INTERIOR ELEVATIONS
A3.01B	BLDG B - SECTIONS
A3.02B	BLDG B - SECTIONS
A4.11	DETAIL STAIR PLANS
A4.12	DETAIL STAIR PLAN
A4.13	DETAIL STAIR SECTION
A4.52	STAIR DETAILS
A5.11	WEATHER BARRIER DETAILS
A5.21	FOUNDATION / WALL DETAILS
A5.22	OPENING DETAILS
A5.23	BALCONY DETAILS
A5.24	ROOF DETAILS

A5.41	INTERIOR DETAILS
A6.01	SCHEDULES
A6.02	SCHEDULES

STRUCTURAL

S1.01	COVER SHEET
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STRUCTURAL

3.S2.11	BLDG 03 - FOUNDATION PLAN
3.S2.12	BLDG 03 - FOUNDATION PLAN
3.S3.21	BLDG 03 - SECOND FLOOR FRAMING
3.S3.22	BLDG 03 - SECOND FLOOR FRAMING
3.S3.31	BLDG 03 - THIRD FLOOR FRAMING
3.S3.32	BLDG 03 - THIRD FLOOR FRAMING
3.S3.41	BLDG 03 - ROOF FRAMING PLAN
3.S3.42	BLDG 03 - ROOF FRAMING PLAN
4.S2.11	BLDG 04 - FOUNDATION PLAN
4.S2.12	BLDG 04 - FOUNDATION PLAN
4.S3.21	BLDG 04 - SECOND FLOOR FRAMING
4.S3.22	BLDG 04 - SECOND FLOOR FRAMING
4.S3.31	BLDG 04 - THIRD FLOOR FRAMING
4.S3.32	BLDG 04 - THIRD FLOOR FRAMING
4.S3.41	BLDG 04 - ROOF FRAMING PLAN
4.S3.42	BLDG 04 - ROOF FRAMING PLAN

STRUCTURAL

S4.01	FOUNDATION DETAILS
S5.01	FRAMING DETAILS
S5.02	FRAMING DETAILS
S5.03	STAIR DETAILS

12/09/2021

PROJECT TEAM:

OWNER:
K & A INVESTING, LLC.
8740 SE Burch Hill Rd.
Amity OR 97101

ARCHITECT:
STUDIO 3 ARCHITECTURE, Inc.
Gene Bolante, AIA
275 Court Street St. NE
Salem OR 97301
P: 503.390.6500
E: gene@studio3architecture.com
W: www.studio3architecture.com

CIVIL ENGINEER & SURVEYOR:
WESTTECH ENGINEERING
Josh Wells, P.E.
3841 Farview Industrial DR. SE #100
Salem OR 97302
P: 503.585.2474
E: jwells@westtech-eng.com

GEOTECHNICAL ENGINEER:

STRUCTURAL ENGINEER:
DAN GREEN ENGINEERING, Inc.
Dan Green, P.E.
3230 Triangle Dr. SE
Salem, Oregon 97302
P: 503-391-2309
E: dangreen@wvi.com

GENERAL CONTRACTOR
CLUTCH INDUSTRIES, INC.
Chris Anderson
360 Belmont St. NE
Salem, OR 97301
P: 503-932-3179
E: chrisa@clutchindustries.com
CCCB: 212444

NEW MULTIFAMILY DEVELOPMENT

PINE STREET - BLDG B

PINE ST NE, SALEM OREGON 97303

SHEET:

G0.01

PROJECT INFORMATION

PROJECT NAME: PINE STREET - BLDG B
 ADDRESS: PINE ST
 KEIZER, OREGON 97303
 LOT SIZE: 35,262.37 SQ. FT. (0.81 ACRES)
 ZONE: MULTI FAMILY
 BUILDING TYPE: VB
 OCCUPANCY: R-2
 OCCUPANT LOAD: 30

PROJECT NARRATIVE

PROJECT CONSISTS OF ONE (1) NEW THREE (3) STORIES, 18 UNITS, APARTMENT BUILDING, ON THE FIRST FLOOR (LEVEL 01)
 BUILDING CONSISTS OF TWO (2) 2-BEDROOM UNIT AND FOUR (4) 1-BEDROOM UNIT ON EACH FLOOR.

APPLICABLE BUILDING REGULATIONS

2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
 2019 OREGON MECHANICAL SPECIALTY CODE (OMSC)
 2017 OREGON PLUMBING SPECIALTY CODE (OPSC)
 2017 OREGON ELECTRICAL SPECIALTY CODE (OESC)
 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 ASHRAE 90.1
 2019 OREGON FIRE CODE (OFC)
 ICC A117.1-2017 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

FIRE RESISTANCE RATING

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601) CHAPTERS 6, 7

BUILDING ELEMENT	REQUIRED	PROPOSED
PRIMARY STRUCTURAL FRAME	0-HR	0-HR
BEARING WALLS	EXTERIOR 10 < X < 30 EXTERIOR X > 30	0-HR 0-HR
BEARING WALLS	EXTERIOR X < 10	1-HR
NONBEARING WALLS AND PARTITIONS	INTERIOR	0-HR
FLOOR CONSTRUCTION		0-HR
ROOF CONSTRUCTION		0-HR

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 602)

FIRE SEPARATION DISTANCE	NORTH	WEST	SOUTH	EAST
EXT WALL REQUIREMENTS	9'-1 1/2"	124'-4 1/2"	6'-1 1/2"	6'-5 1/2"
- TYPE VB	NON BEARING 1-HR	PER TABLE 601 (SEE ABOVE)	1-HR	1-HR

NOTE: EAST, NORTH AND SOUTH DISTANCES ARE MEASURED TO PROPERTY LINE. WEST-A DISTANCE IS MEASURED TO PROPERTY LINE AND WEST-B TO CLOSEST EXISTING HOUSE ON SITE

MAXIMUM AREA OF EXTERIOR WALL OPENINGS (TABLE 705.8)

FIRE SEPARATION DISTANCE	NORTH	WEST	SOUTH	EAST
MAXIMUM AREA OF UNPROTECTED OPENINGS (BUILDING SPRINKLERED)	25%	NOT REQUIRED	25%	25%

NOTE: EAST, NORTH AND SOUTH DISTANCES ARE MEASURED TO PROPERTY LINE. WEST-A DISTANCE IS MEASURED TO PROPERTY LINE AND WEST-B TO CLOSEST EXISTING HOUSE ON SITE

SECTION 705.5 FIRE-RESISTANCE RATINGS: EXTERIOR WALLS TO BE FIRE RATED PER TABLES 601 AND 602 (SEE ABOVE). WHERE FIRE SEPARATION IS > 10 FEET, RATING FOR EXPOSURE TO FIRE FROM INSIDE ONLY. WHERE FIRE SEPARATION DISTANCE IS EQUAL TO OR < 10, RATING FOR EXPOSURE TO FIRE FROM BOTH SIDES.

ALLOWABLE AREA (BLDG B)

ALLOWABLE AREA PER FLOOR (TABLE 506.2): 21,000 CHAPTERS 5

A_a = ALLOWABLE BUILDING AREA PER STORY (SQ. FT.) - $[A_i + (N_S * I_f)] * S_a$
 A_i = TABULAR BUILDING AREA PER STORY, PER TABLE 506.2
 N_S = TABULAR BUILDING AREA PER STORY FOR NONSPRINKLERED BUILDING, PER TABLE 506.2
 S_a = ACTUAL NUMBER OF BUILDING STORIES ABOVE GRAD PLANE (NOT TO EXCEED 4)
 I_f = AREA INCREASE DUE TO FRONTAGE, PER 506.3.3 - $[F/P - 0.25] * W/30$
 I_s = AREA INCREASE DUE TO SPRINKLER, PER 506.3
 F = BUILDING PERIMETER WHICH FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20 FT. OPEN WIDTH
 P = PERIMETER OF ENTIRE BUILDING
 W = WIDTH OF PUBLIC WAY OR OPEN SPACE PER 506.3.2 (MIN. 20 FT., MAX. 30 FT.)

CONSTRUCTION TYPE: VB
 A_i = 7,000 (BASED ON R-2 OCCUPANCY)
 N_S = 7,000 (BASED ON R-2 OCCUPANCY)
 I_f = $[F/P - 0.25] * W/30$
 $[409/448 - 0.25] * 26/30$
 $[0.91 - 0.25] * 0.87$
 $0.66 * 0.87$
 0.57
 $S_a = 3$
 $F = 409$
 $P = 448$
 $W = 26$

ALLOWABLE AREA PER FLOOR
 $A_a = [7,000 + (7,000 * I_f)]$
 $[7,000 + 3,990]$
10,990 SQ. FT.

MAXIMUM ALLOWABLE AREA PER BUILDING
 $MAX A_a = A_a * S_a$
 $10,990 * 3$
32,970 SQ. FT.

PROPOSED BUILDING AREAS:
 LEVEL 01 = 5,045 SQ. FT. < 10,990 SQ. FT. PERMITTED
 LEVEL 02 = 5,866 SQ. FT. < 10,990 SQ. FT. PERMITTED
 LEVEL 03 = 5,866 SQ. FT. < 10,990 SQ. FT. PERMITTED

BUILDING AREA = **16,797 SQ. FT.** < 32,970 SQ. FT. PERMITTED

MEANS OF EGRESS

CEILING HEIGHTS (1003.2) CHAPTER 10

CEILING HEIGHTS SHALL BE 7'-6" MINIMUM PER SECTION 1003.2, WITH EXCEPTIONS AS NOTED: WHERE EXCEPTED IN SECTION 1208.2 FOR DWELLING UNITS AND SLOPED CEILING; STAIRS AND RAMPS AT 6'-8" PER SECTIONS 1011.3 AND 1012.5.2; DOORS AT 6'-8" PER SECTION 1010.1.1

EGRESS WIDTH PER OCCUPANT SERVED (1005.3)

STAIRWAYS: MIN. WIDTH OF 36" PER 1011.2 EXCEPTION 1
 OTHER EGRESS COMPONENTS: 0.2 / OCC

NUMBER OF EXITS (1006)

ONE (1) EXIT REQUIRED PER 1006.2.1
 R-2 OCCUPANCIES COMMON PATH: 125 FT.

MEANS OF EGRESS ILLUMINATION (1008)

EGRESS LIGHTING NOT REQUIRED IN UNITS PER PER 1008.2 EXCEPTION 3
 EMERGENCY EGRESS LIGHTING IS REQUIRED PER 1006.3
 PERFORMANCE REQUIREMENTS: AN AVERAGE OF 1 fc AND A MINIMUM AT ANY POINT OF 0.1 fc MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 fc AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 fc AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

ACCESSIBLE MEANS OF EGRESS (1009)

48" WIDTH BETWEEN HANDRAILS NOT REQUIRED PER 1009.3.2, EXCEPTION 1
 AREA OF REFUGE NOT REQUIRED PER 1009.3.3, EXCEPTION 2

ILLUMINATED EXIT SIGNS (1013)

EXIT SIGNS ARE NOT REQUIRED IN INDIVIDUAL DWELLING UNITS IN GROUPS R-2 PER 1013.1, EXCEPTION 3

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)

R-2 OCCUPANCIES: 250 FT. 250 FT.

MINIMUM CORRIDOR WIDTH (1020.2)

LOCATION	WIDTH
WITHIN A DWELLING UNIT	36 INCHES
ALL OTHER LOCATIONS	44 INCHES

EXTERIOR EXIT STAIRWAYS (1027)

EXTERIOR EXIT STAIRWAYS SHALL BE PERMITTED AS AN ELEMENT OF REQUIRED MEANS OF EGRESS FOR BUILDINGS NOT EXCEEDING SIX (6) STORIES ABOVE GRADE PLANE PER 1027.2
 EXTERIOR EXIT STAIRWAYS SHALL BE OPEN ON NOT LESS THAN ONE SIDE PER 1027.3
 EXTERIOR EXIT STAIRWAYS SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING AS REQUIRED PER 1027.4; EXIT STAIRWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707 AND SHALL NOT HAVE A FIRE-RESISTANCE RATING OF LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR (4) STORIES

INTERIOR ENVIRONMENT

VENTILATION OF OCCUPIED ROOMS (1202): CHAPTER 12

NATURAL VENTILATION PROVIDED PER 1202.5 OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE MECHANICAL CODE

LIGHTING OF HUMAN OCCUPIED SPACES (1204):

NATURAL LIGHT (1204.2): THE MINIMUM NET GLAZED AREA SHALL BE NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED.
 ARTIFICIAL LIGHT (1204.3): ARTIFICIAL LIGHT SHALL BE PROVIDED THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 fc OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL

STAIRWAY ILLUMINATION (1204.4): EXTERIOR STAIRWAYS SERVING A DWELLING UNIT SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOTCANDLE (1 LU)

BOUNDARY TRANSMISSION BETWEEN DWELLING UNITS AND ADJACENT PUBLIC SPACES OR DWELLING UNITS (1206):
 INTERIOR FLOOR / CEILING: MIN. STC 50, MIN. IIC 50
 INTERIOR WALL: MIN. STC 50

ENERGY EFFICIENCY

2021 INTERNATIONAL ENERGY CONSERVATION CODE (TABLE C402.1.3)

CHAPTER 4
 ROOF: R-49
 WALL: R-23
 SLAB ON GRADE: R-20 FOR 24" BELOW
 FRAMED FLOOR: R-30

DEFERRED SUBMITTALS

SEPARATE PERMITS:
 • TRUSSES SYSTEM
 • FIRE ALARM
 • FIRE SPRINKLER

ACCESSIBILITY

CHAPTER 11
 PER 1107.6.2.2.1, WHEN THERE ARE MORE THAN FOUR (4), BUT LESS THAN TWENTY (20), DWELLING UNITS, EVERY DWELLING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT

SEPARATE PERMITS

• ELECTRICAL
 • PLUMBING

REQUIRED LIFE SAFETY SYSTEMS

CHAPTERS 9

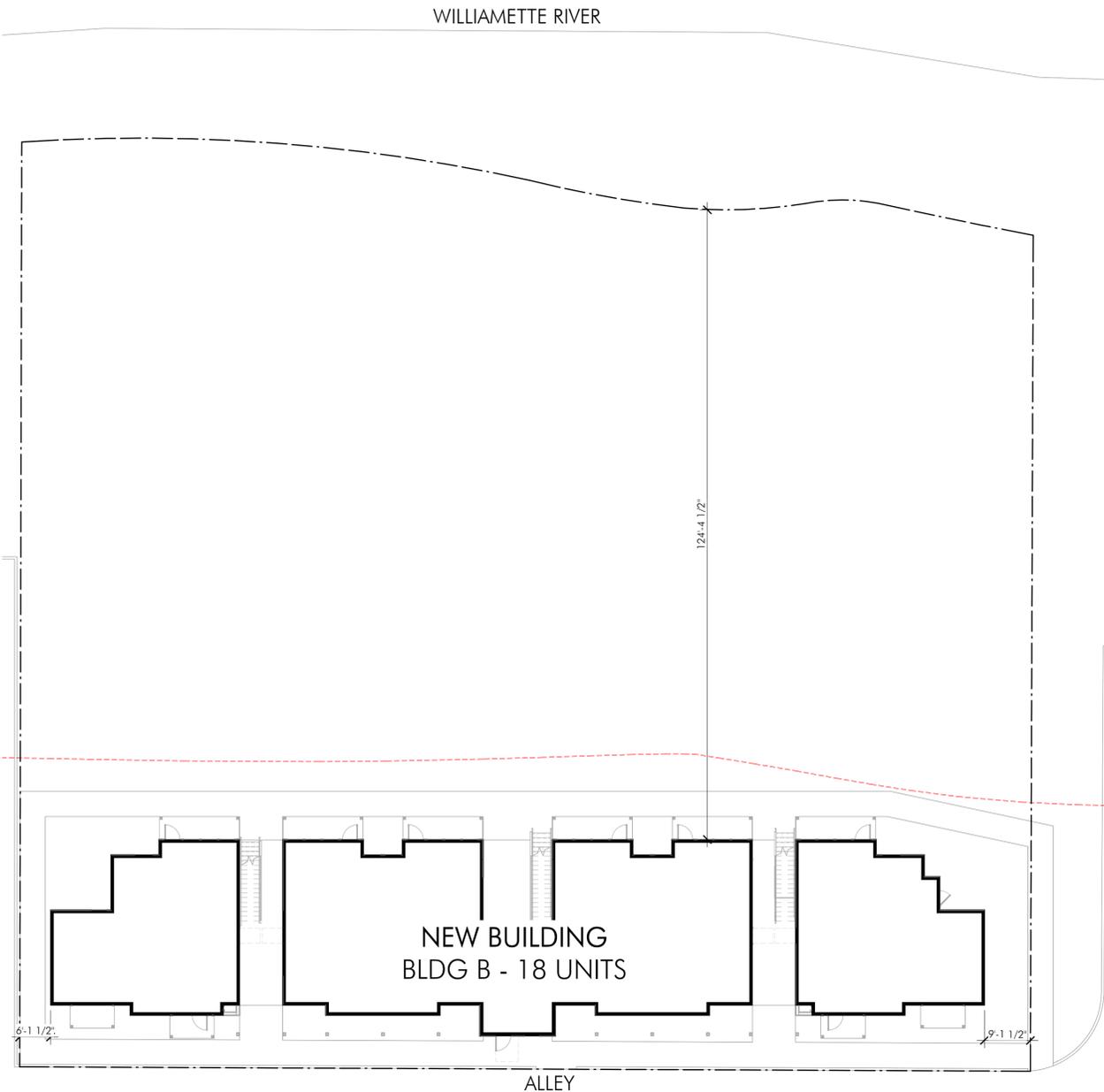
	REQUIRED	TYPE / CLASS
AUTOMATIC SPRINKLER SYSTEM	YES, PER 903.2.8	NFPA 13R
STANDPIPE SYSTEM	NO, PER 905.3	
FIRE EXTINGUISHERS	*YES, PER PFC 906.1	NFPA 10
FIRE ALARM SYSTEM	**YES, PER 907.2.9.1	NFPA 72
SMOKE DETECTION SYSTEM	YES, PER 907.2.10.2	
CARBON DETECTION SYSTEM	YES, PER 915.1.2	NFPA 720

* PER 906.1 EXCEPTION 1, PORTABLE FIRE EXTINGUISHERS SHALL BE REQUIRED ONLY IN LOCATIONS SPECIFIED IN ITEMS 2 THROUGH 6 WHEN EACH DWELLING UNIT IS PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MIN RATING OF 1-A, 10-B-C
 ** PER 907.2.9.1 EXCEPTION 2, A MANUAL FIRE ALARM BOX IS NOT REQUIRED

BUILDING HEIGHT

CONSTRUCTION TYPE: VB, GROUP R-2 CHAPTERS 5

	ALLOWABLE	PROPOSED
BUILDING HEIGHT (TABLE 504.3)	60	40'-9 1/4"
NUMBER OF STORIES (TABLE 504.4)	3 STORIES	3 STORIES



1 CODE REVIEW SITE
 0' 4' 8' 16' 24' 48' 1/16" = 1'-0"

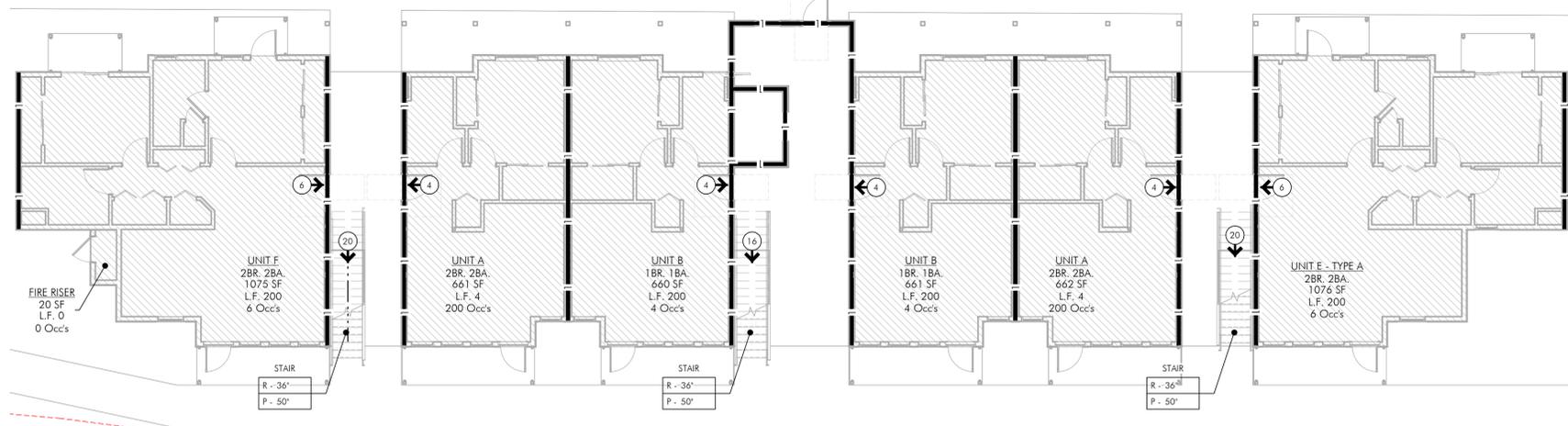


IN THE EVENT CONFLICTS ARE DISCOVERED
BETWEEN THE ORIGINAL SIGNED AND SEALED
DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONSULTANTS, AND ANY COPY OF
THE DOCUMENTS TRANSMITTED BY MAIL, FAX,
ELECTRONICALLY OR OTHERWISE, THE ORIGINAL
SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

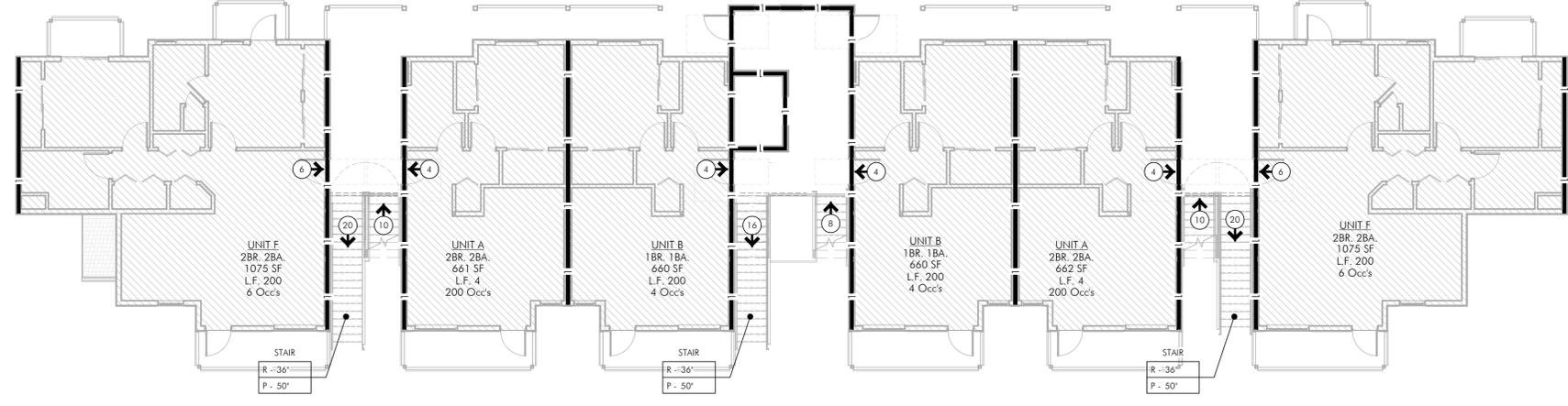
PROJECT # 2019-200
DATE: 02/15/2024
REVISIONS

NEW MULTIFAMILY DEVELOPMENT
PINE STREET - BLDG B
PINE ST NE, SALEM OREGON 97303

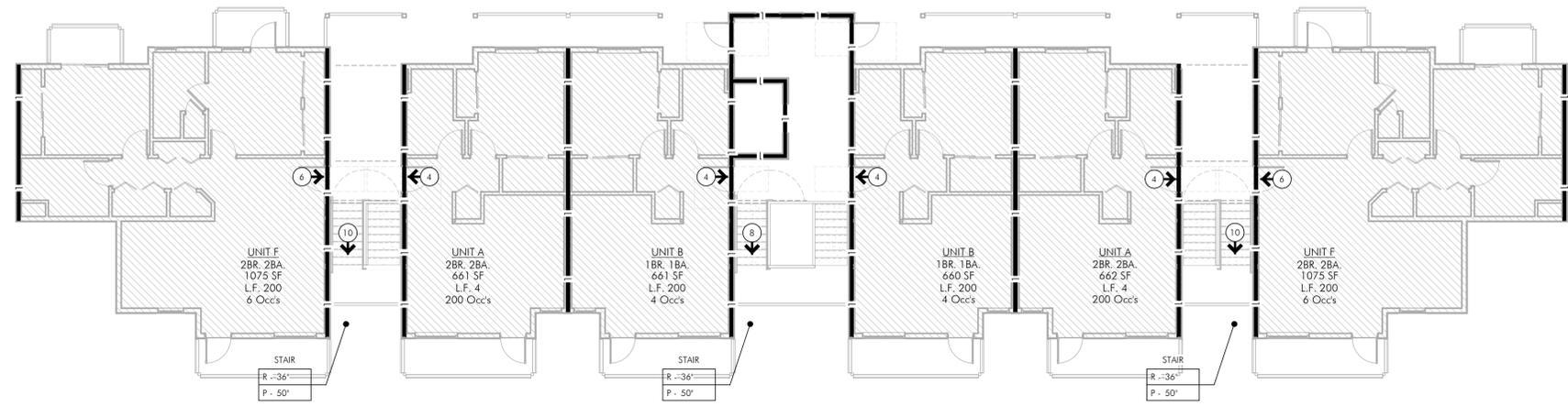
SHEET:
G1.02B



1 BLDG B - LEVEL 01
0' 5' 10' 20' 30' 1" = 10'-0"



2 BLDG B - LEVEL 02
0' 5' 10' 20' 30' 1" = 10'-0"



3 BLDG B - LEVEL 03
0' 5' 10' 20' 30' 1" = 10'-0"

CODE PLAN LEGEND

- OCCUPIABLE AREA USED IN OCCUPANT LOAD CALCULATIONS
 - 1/2 HR FIRE RESISTANCE RATING
 - 1 HR FIRE RESISTANCE RATING
 - TRAVEL DISTANCE
 - TOTAL OCCUPANTS AT EXIT / EXIT OF DISCHARGE
 - MINIMUM REQUIRED EGRESS WIDTH
 - PROVIDED (CLEAR) EGRESS WIDTH
- EGRESS WIDTH IS CALCULATED BASED ON
OSCC SECTION 1005.1.0.3 PER
OCCUPANT FOR STAIRWAYS AND 0.2" PER
OCCUPANT FOR OTHER EGRESS
COMPONENTS

SITE PLAN KEYNOTES:

- 1 SHORT TERM BIKE STORAGE, SEE DETAIL 1/A1.02
- 2 PEDESTAL MOUNT MAILBOX CLUSTER, SIZED FOR 13 UNITS. VERIFY SIZE
- 3 NEW TRASH ENCLOSURE, SEE A1.03
- 4 LINE OF ROOF ABOVE
- 5 EXISTING STAIRS
- 6 FIRE VAULT AND FDC
- 7 4" Ø PERFORATED FOOTING DRAIN SURROUNDED BY DRAIN ROCK AROUND ENTIRE PERIMETER OF BUILDING
- 8 RISER ROOM
- 9 PROVIDE ACCESSIBLE PARKING SIGN, TYP. SEE 6/A1.02
- 11 6'-0" WROUGHT IRON FENCE, WITH GATED OPENING AT ENTRANCES TO SITE AND BUILDING.
- 12 BENCHES

SITE PLAN GENERAL NOTES:

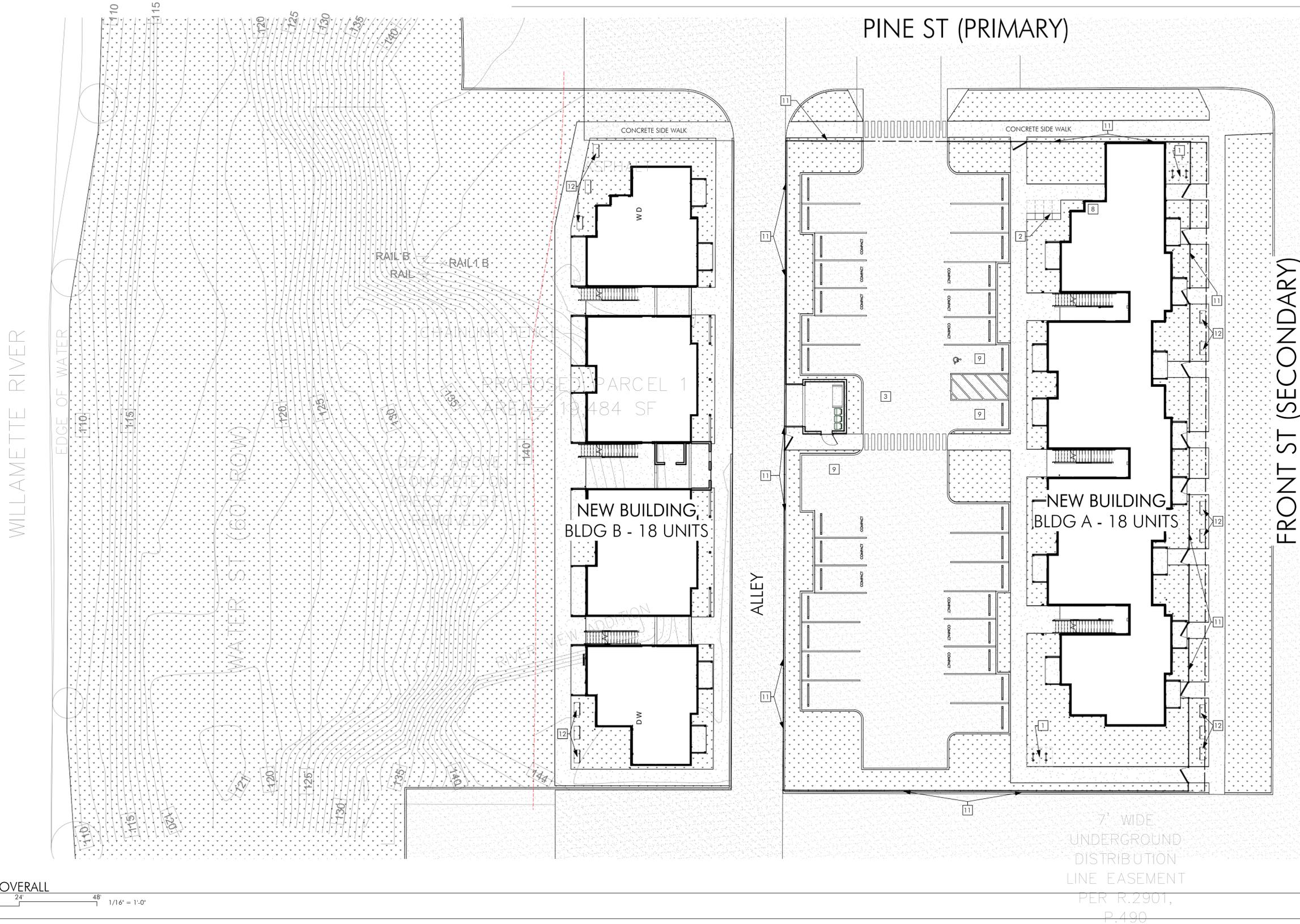
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50). ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE PLAN SUMMARY

PARCEL ZONE :	MU-R
	MIXED USE - RIVERFRONT
SITE AREA:	26,041.23 SF (100%)
BUILDING A FOOTPRINT :	4,874.37 SF (18.72%)
CONCRETE PADS / PATIOS :	557.76 SF (2.14%)
CONCRETE SIDEWALKS :	2,454.92 SF (9.43%)
TOTAL IMPERVIOUS AREA:	19,319.73 SF (74.19%)
LANDSCAPED AREA :	6,721.50 SF (25.81%)

SITE PLAN LEGEND:

-  LANDSCAPING
-  CONCRETE PADS / PATIOS / SIDEWALK
-  ASPHALT



1 SITE PLAN OVERALL
0' 4' 8' 16' 24' 48' 1/16" = 1'-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.

PROJECT # 2019-200
DATE: 02/15/2024
REVISIONS

NEW MULTIFAMILY DEVELOPMENT:
PINE STREET - BLDG A
PINE ST, SALEM OREGON 97303



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PROJECT # 2019-200
DATE: 02/15/2024
REVISIONS

NEW MULTIFAMILY DEVELOPMENT
PINE STREET - BLDG B
PINE ST NE, SALEM OREGON 97303

SHEET:
A1.01B

SITE PLAN GENERAL NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- REFER TO CIVIL DRAWINGS FOR GRADING. SITE IS REQUIRED TO MEET THE LAWS OF FHA AND ADA. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% (1 IN 20) OR CROSS SLOPES SHALL NOT EXCEED 2% (1 IN 50), ALL AT GRADE SIDEWALKS ARE ACCESSIBLE ROUTES.
- JOINTS IN CONCRETE WALKS NOTED AS E.J. ARE TO BE CONSTRUCTED AS EXPANSION JOINTS. ALL OTHER JOINTS SHOWN, TO BE TOOLED CONTROL JOINTS, SEE CIVIL.
- PROVIDE CONSTRUCTION FENCING AS REQUIRED TO SECURE SITE AND BUILDING DURING CONSTRUCTION.
- SEE LANDSCAPE DRAWINGS FOR LANDSCAPE AND IRRIGATION ELEMENTS.
- EXTREME CARE SHOULD BE TAKEN TO PRESERVE EXISTING ROOTS OF TREES TO REMAIN.
- SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.

SITE PLAN SUMMARY - PHASE 2:

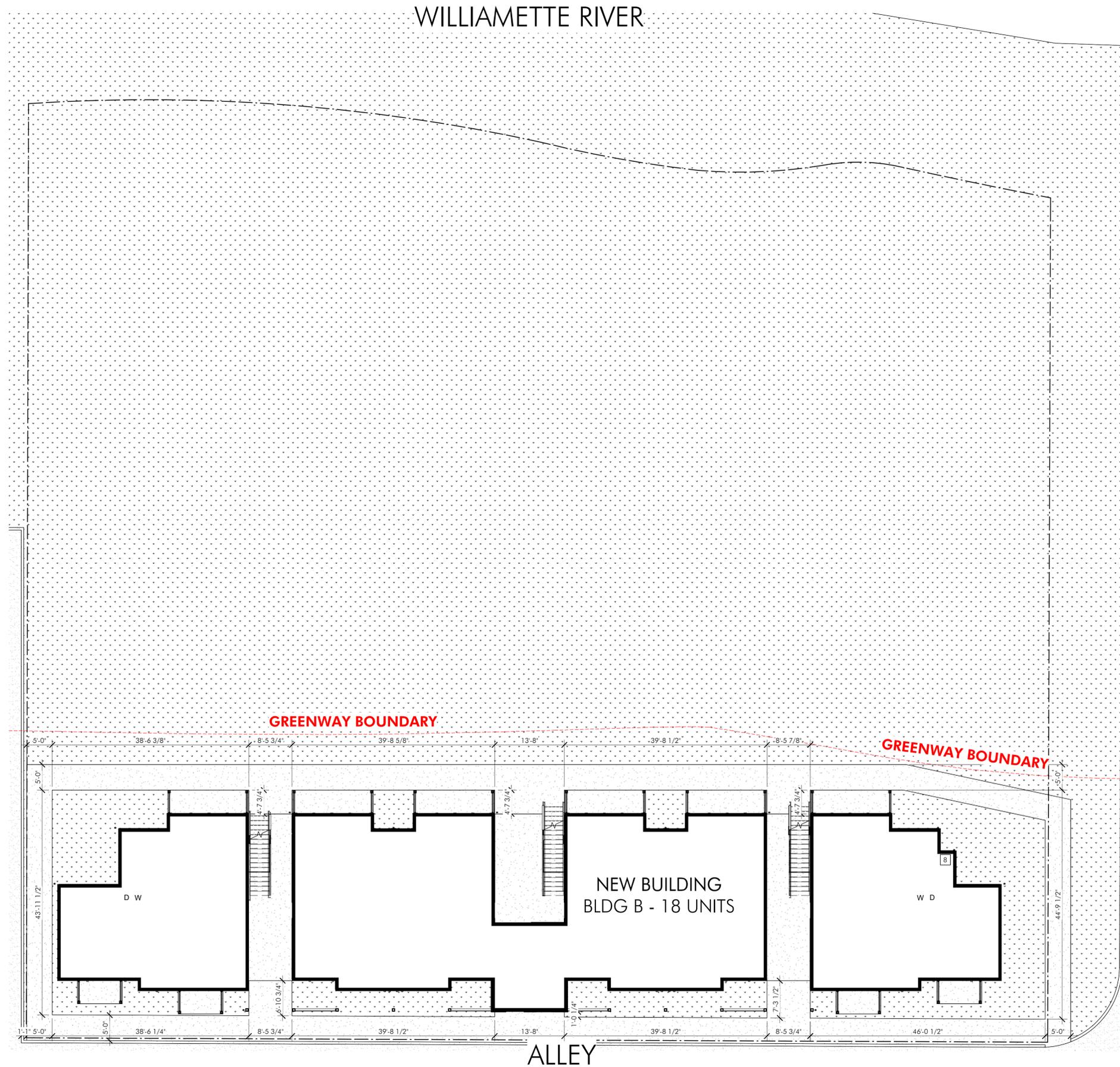
PARCEL ZONE :	RM - MEDIUM DENSITY RESIDENTIAL
SITE AREA (PHASE 2):	35,262.37 SF (100%)
BUILDING B FOOTPRINT :	5,065.31 SF (14.37%)
CONCRETE PADS / PATIOS :	606.48 SF (1.72%)
CONCRETE SIDEWALKS :	2,532.14 SF (7.18%)
TOTAL IMPERVIOUS AREA:	9,117.7 SF (25.86%)
LANDSCAPED AREA :	26,144.67 SF (74.14%)

SITE PLAN LEGEND:

-  LANDSCAPING
-  CONCRETE PADS / PATIOS / SIDEWALK
-  ASPHALT

SITE PLAN KEYNOTES:

- | | |
|--|--|
| 1 SHORT TERM BIKE STORAGE, SEE DETAIL 1/A1.02 | 8 RISER ROOM |
| 2 PEDESTAL MOUNT MAILBOX CLUSTER | 9 PROVIDE ACCESSIBLE PARKING SIGN, TYP. |
| 3 TRASH ENCLOSURE | 10 PROVIDE ACCESSIBLE VAN PARKING SIGN, TYP. |
| 4 ROOF OVERHANG | 11 6'-0" WROUGHT IRON FENCE, WITH GATED OPENING AT ENTRANCES TO SITE AND BUILDING. |
| 5 NOT USED. | |
| 6 FIRE VAULT AND FDC | |
| 7 4" Ø PERFORATED FOOTING DRAIN SURROUNDED BY DRAIN ROCK AROUND ENTIRE PERIMETER OF BUILDING | |

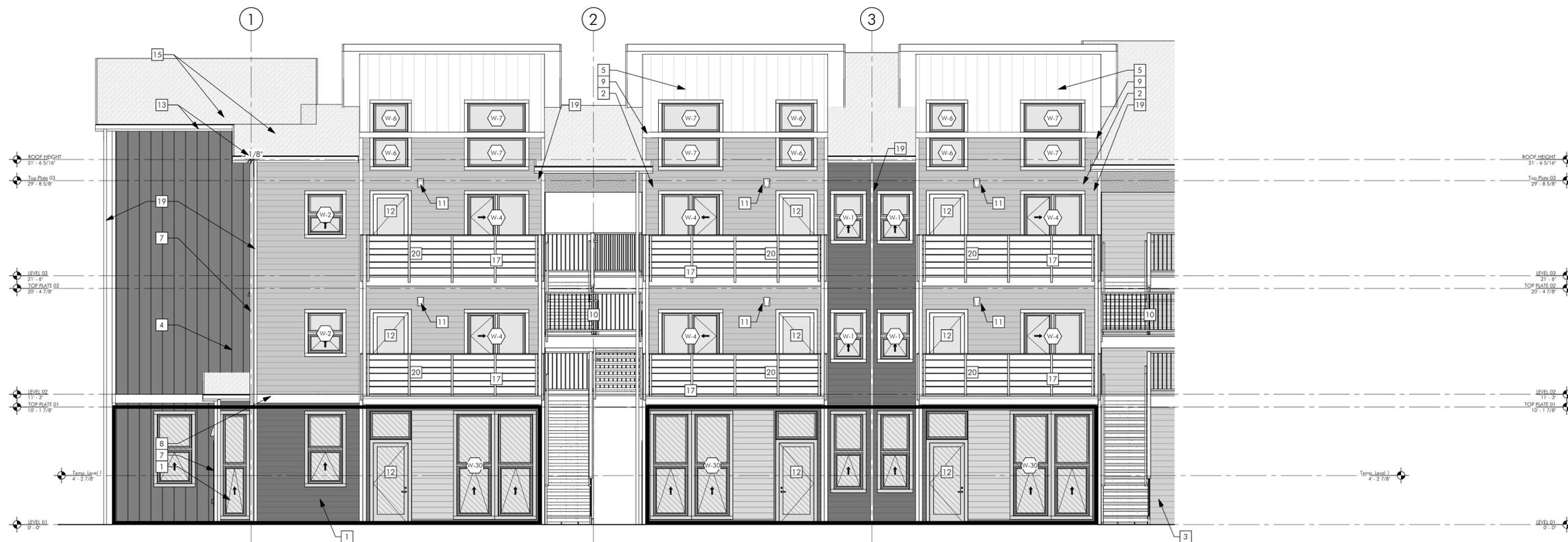


1 SITE PLAN
0' 4' 8' 12' 16' 24' 32' 3/32" = 1'-0"



ELEVATION KEYNOTES:

- 1 HORIZONTAL LAPPED FIBER CEMENT SIDING, 6" EXPOSURE, COLOR: PEPPERCORN, SW7674
- 2 HORIZONTAL LAPPED FIBER CEMENT SIDING, 6" EXPOSURE, COLOR: CLASSIC FRENCH GRAY, SW0077
- 3 HORIZONTAL LAPPED FIBER CEMENT SIDING, 6" EXPOSURE, COLOR: ACCENT COLOR, TBD
- 4 VERTICAL METAL SIDING, COLOR: CITYSCAPE, SW 7067
- 5 VERTICAL FIBER CEMENT BOARD & BATT SIDING, COLOR: EXTRA WHITE, SW7006
- 6 FIBER CEMENT PANEL SIDING, COLOR: PEPPERCORN, SW7674
- 7 3 1/2" TRIM BOARD AT ALL EXTERIOR CORNERS AND AROUND ALL OPENINGS, COLOR: BLACK MAGIC, SW6991
- 8 9 1/4" TRIM BOARD, COLOR: BLACK MAGIC, SW6991
- 9 6" TRIM BOARD, COLOR: BLACK MAGIC, SW6991
- 10 GUARDRAIL
- 11 WALL PACK LIGHT. SEE LIGHT SCHEDULE ON A6.01
- 12 FIBERGLASS CLAD ENTRY OR PATIO DOOR, PAINTED, COLOR: ACCENT COLOR, TBD
- 13 1x8 WOOD FASCIA BOARD, PAINTED, COLOR: BLACK MAGIC, SW6991
- 14 DOOR TO RISER ROOM, PROVIDE EXTERIOR SIGNAGE MOUNTED ADJACENT TO DOOR
- 15 COMPOSITION SHINGLE ROOFING
- 16 STOREFRONT WINDOWS ON COMMERCIAL LEVEL. 9'-0" IN WIDTH, 8'-0" IN HEIGHT, TYP.
- 17 PTHP UNIT, SEE MECHANICAL
- 18 FDC LOCATION W/ SIGNAGE
- 19 PREFINISHED METAL DOWNSPOUT
- 20 WOOD BALCONY.

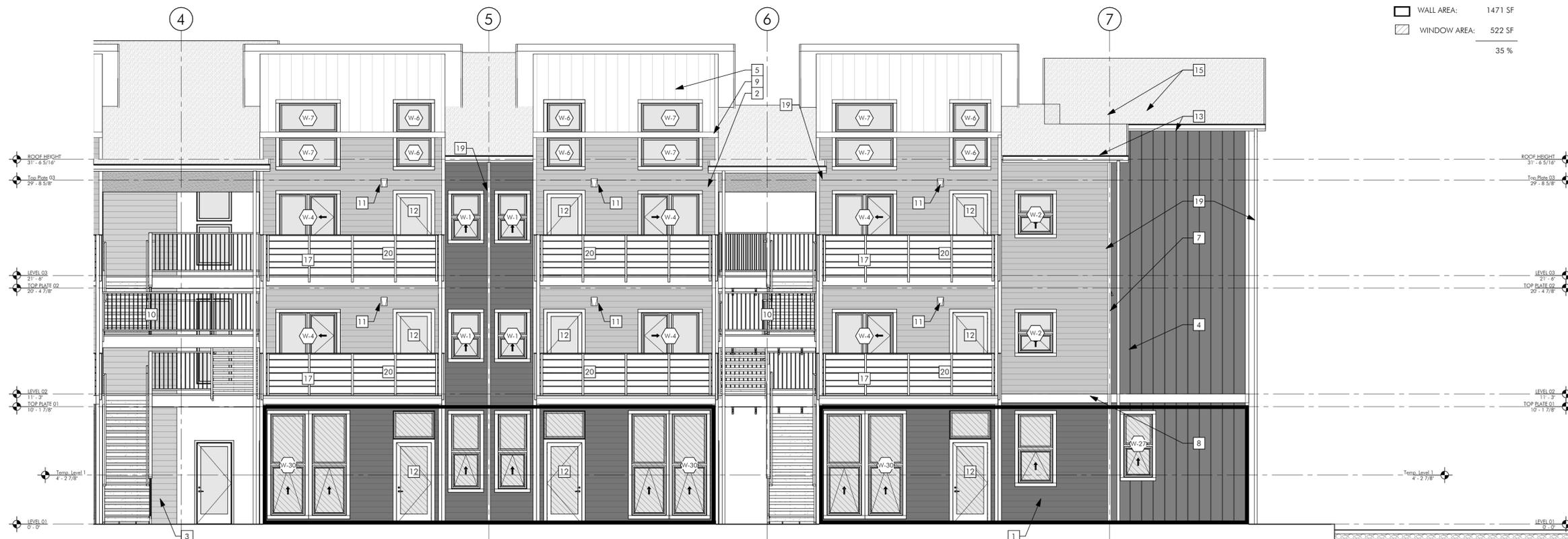


1 BLDG B - WEST ELEVATION

0 2 4 6 8 10 16 3/16" = 1'-0"

WINDOW CALCULATIONS

□ WALL AREA:	1471 SF
▨ WINDOW AREA:	522 SF
	35 %



2 BLDG B - WEST ELEVATION CONTINUED

0 2 4 6 8 10 16 3/16" = 1'-0"

NEW MULTIFAMILY DEVELOPMENT
PINE STREET - BLDG B
PINE ST NE, SALEM OREGON 97303

SHEET:

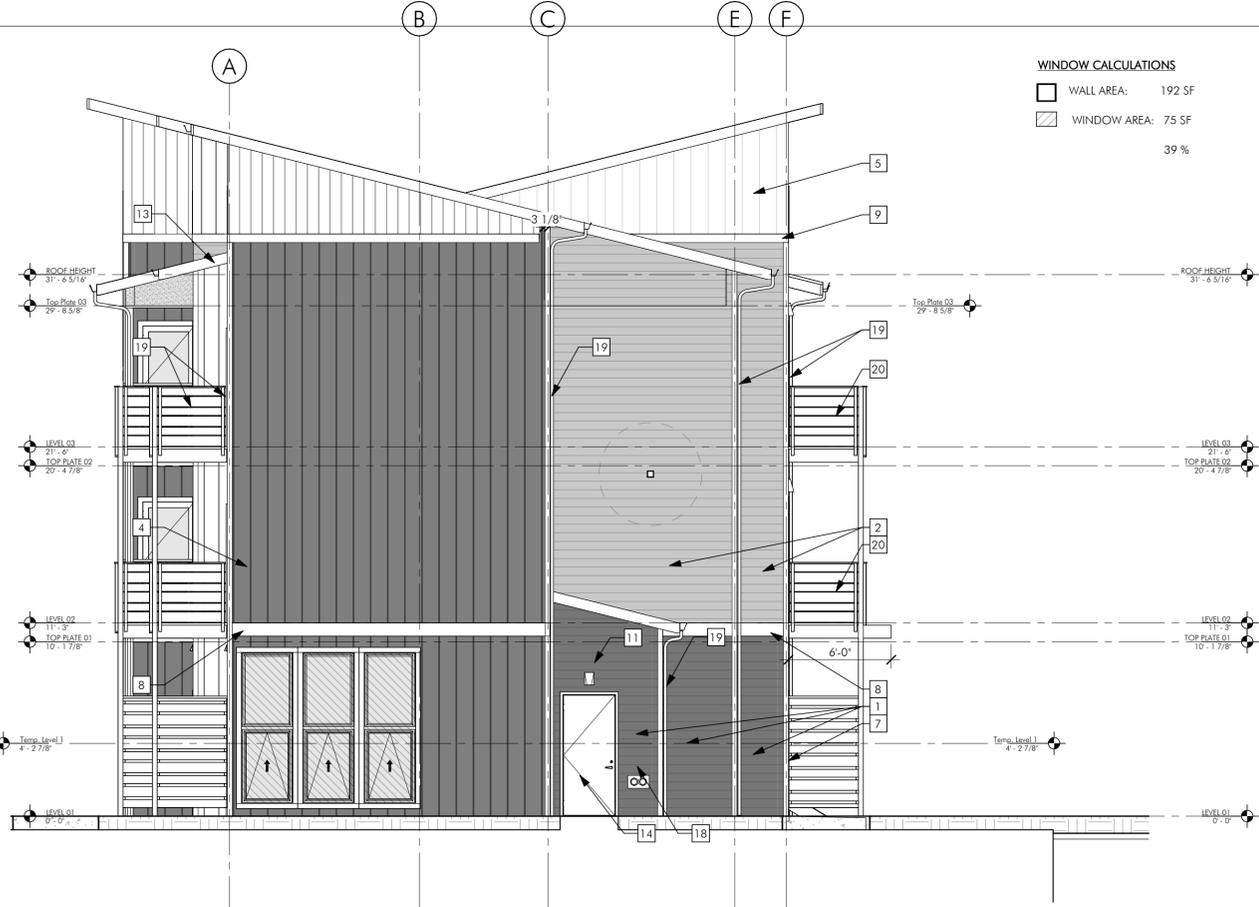
A2.01B

ELEVATION KEYNOTES:

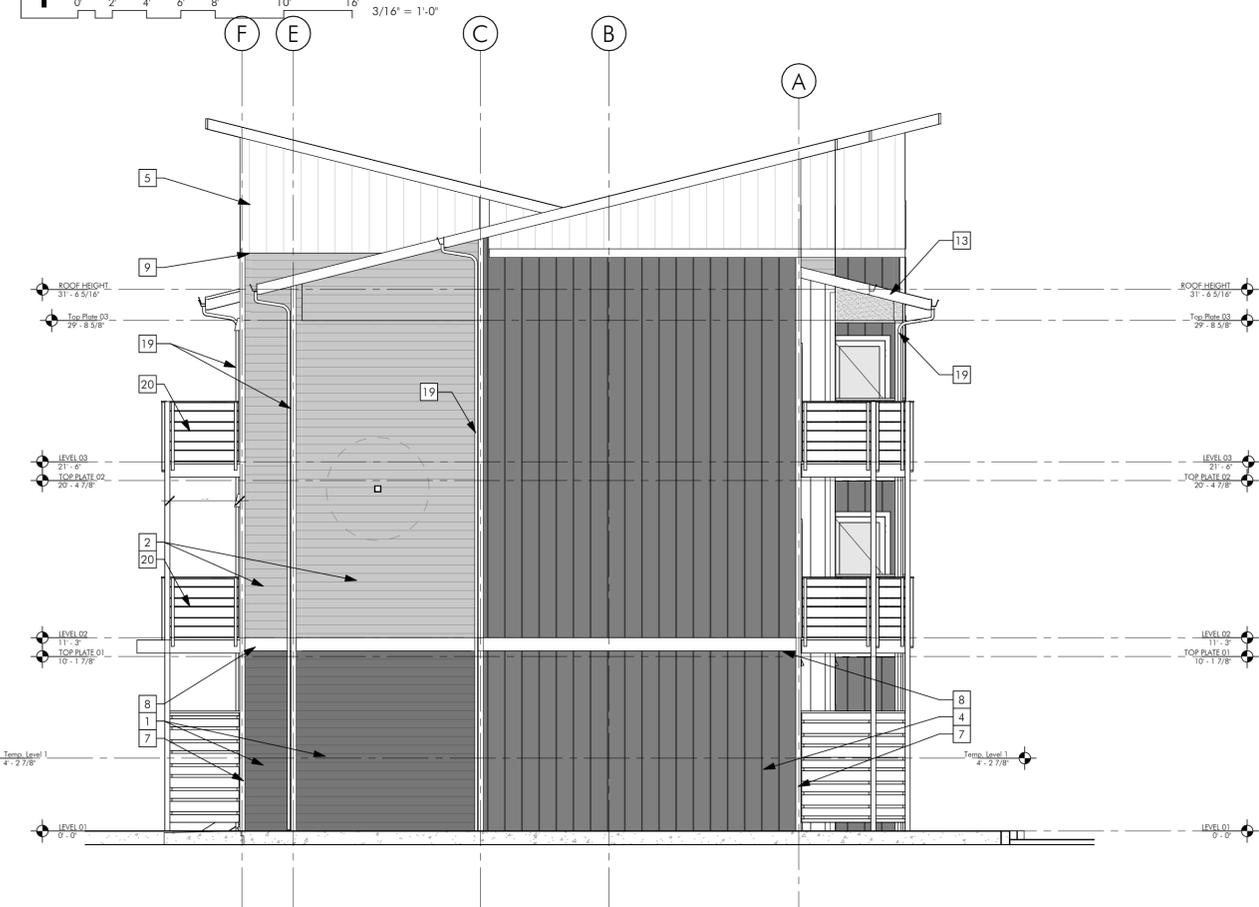
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- 6 FIBER CEMENT PANEL SIDING, COLOR: PEPPERCORN, SW7674
- 7 3 1/2" TRIM BOARD AT ALL EXTERIOR CORNERS AND AROUND ALL OPENINGS, COLOR: BLACK MAGIC, SW6991
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- 17 PTH UNIT, SEE MECHANICAL
- 18 FDC LOCATION W/ SIGNAGE
- 19 PREFINISHED METAL DOWNSPOUT
- 20 WOOD BALCONY.

WINDOW CALCULATIONS

- WALL AREA: 192 SF
- ▨ WINDOW AREA: 75 SF
- 39 %



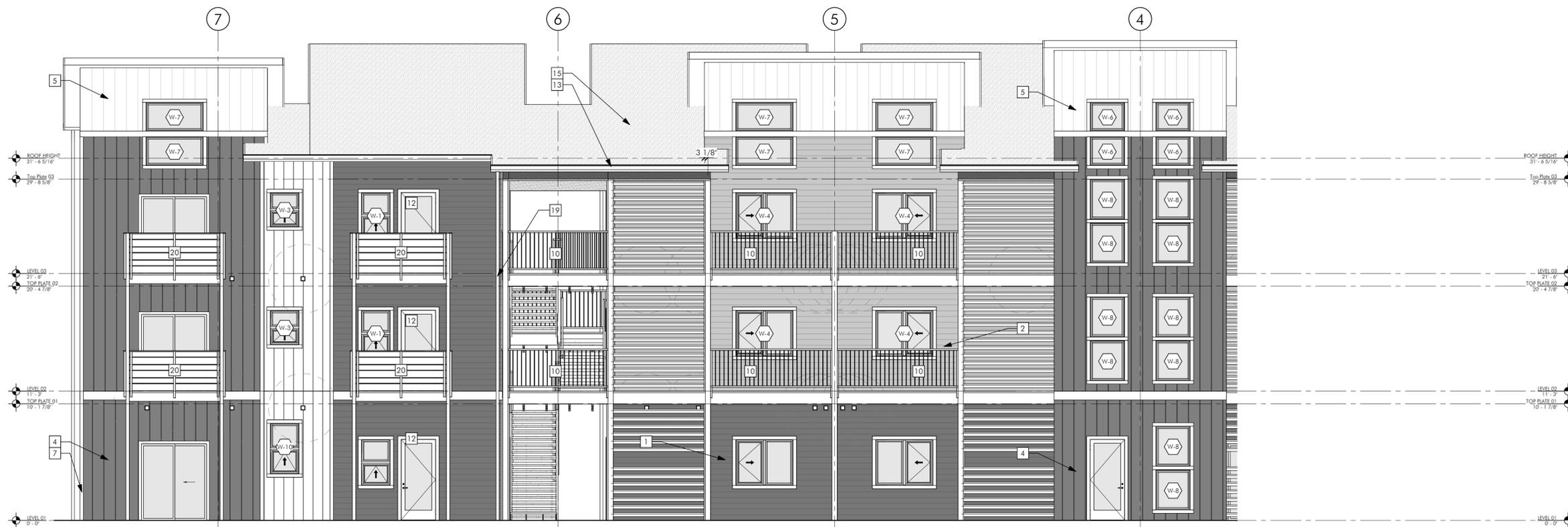
1 BLDG B - NORTH ELEVATION



2 BLDG B - SOUTH ELEVATION

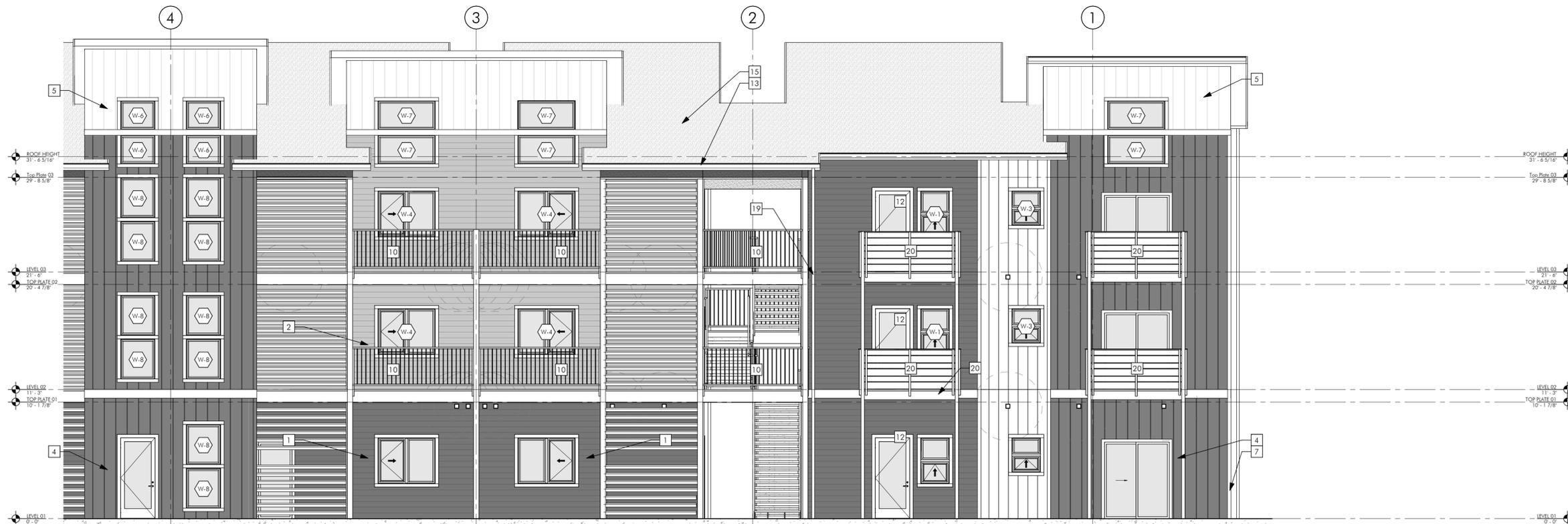
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- 19 PREFINISHED METAL DOWNSPOUT
- 20 WOOD BALCONY.



1 BLDG B - EAST ELEVATION

0 2 4 6 8 10 16 3/16" = 1'-0"



2 BLDG B - EAST ELEVATION CONTINUED

0 2 4 6 8 10 16 3/16" = 1'-0"

NEW MULTIFAMILY DEVELOPMENT
PINE STREET - BLDG B
PINE ST NE, SALEM OREGON 97303

SHEET:

A2.03B