



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 Design Review Case No. SPR-DR23-21
PROPERTY LOCATION:	1341 Waller St SE, Salem OR 97302
NOTICE MAILING DATE:	June 9, 2023
PROPOSAL SUMMARY:	Proposed 24-unit multiple family residential development with associated common open space and site improvements.
COMMENT PERIOD:	All written comments must be submitted to City Staff no later than 5:00 p.m. Friday, June 23, 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> South East Salem Neighborhood Association (SESNA), Jeff Leach, Land Use Co-Chair; Phone 503-508-5499; Email: landuse.sesna@gmail.com .
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; 225.005(e)(1) – Class 1 Design Review 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):	MAPP LLC (Brandon Fahlman, Whitney Fahlman, Luke Glaze, and Jocelyn Glaze)
APPLICANT(S):	Ron Ped on behalf of Brandon Fahlman
PROPOSAL REQUEST:	A consolidated Class 3 Site Plan Review and Class 1 Design Review application for a proposed 24-unit multiple family residential development with associated common open space and site improvements on property approximately 0.41 acres in size, zoned CO (Commercial Office), and located at 1341 Waller Street SE (Marion County Assessor Map and Tax Lot Number: 073W26CC07300).
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 101404. 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 Design Review Case No. SPR-DR23-21

PROJECT ADDRESS: 1341 Waller St SE, Salem OR 97302

AMANDA Application No.: 23-101404-PLN

COMMENT PERIOD ENDS: June 23, 2023

SUMMARY: Proposed 24-unit multiple family residential development with associated common open space and site improvements.

REQUEST: A consolidated Class 3 Site Plan Review and Class 1 Design Review application for a proposed 24-unit multiple family residential development with associated common open space and site improvements on property approximately 0.41 acres in size, zoned CO (Commercial Office), and located at 1341 Waller Street SE (Marion County Assessor Map and Tax Lot Number: 073W26CC07300).

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. Friday, June 23, 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

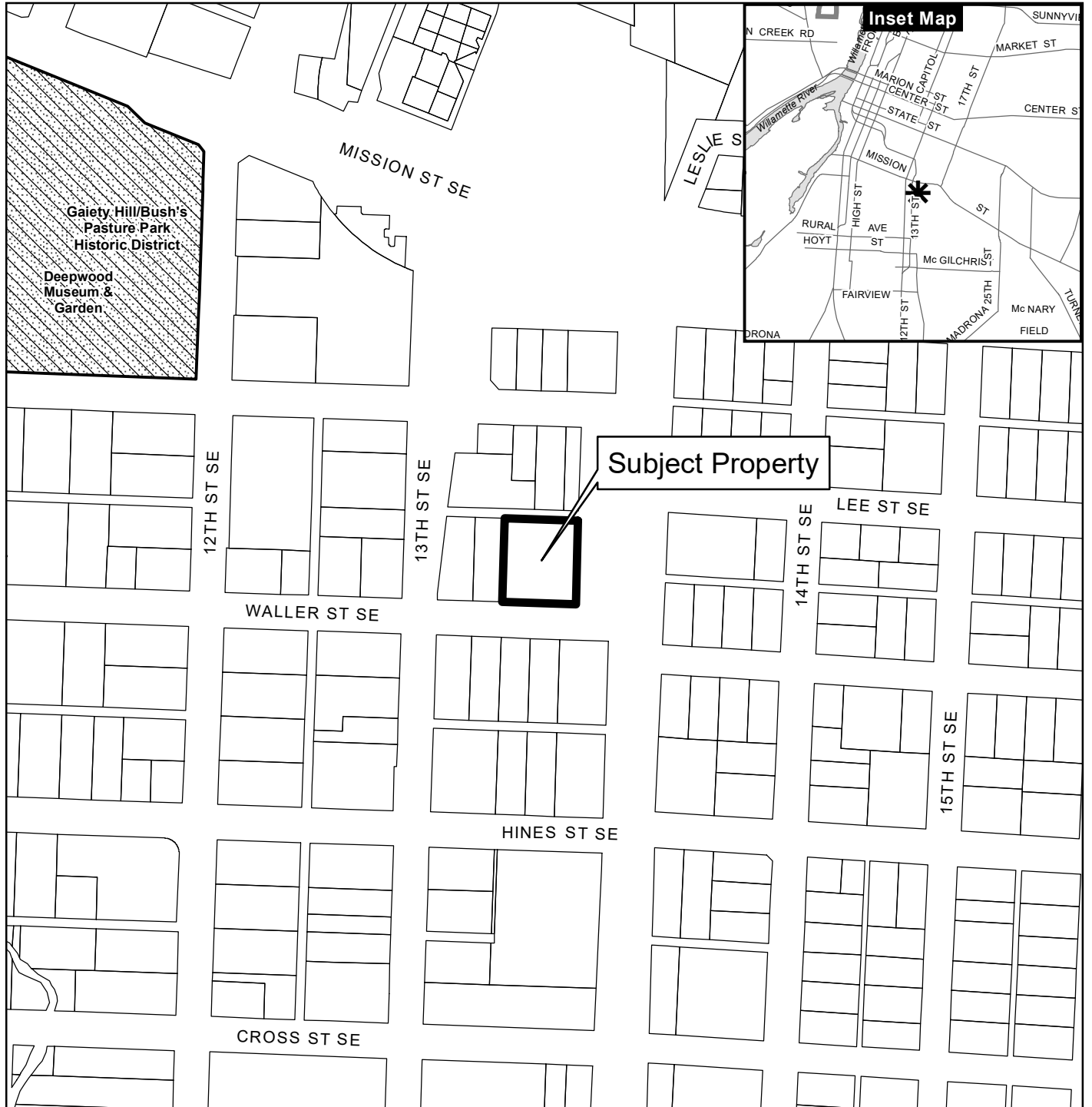
BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 1508 SALEM, OR

POSTAGE WILL BE PAID BY ADDRESSEE








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

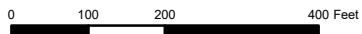


Vicinity Map 1341 Waller Street SE



Legend

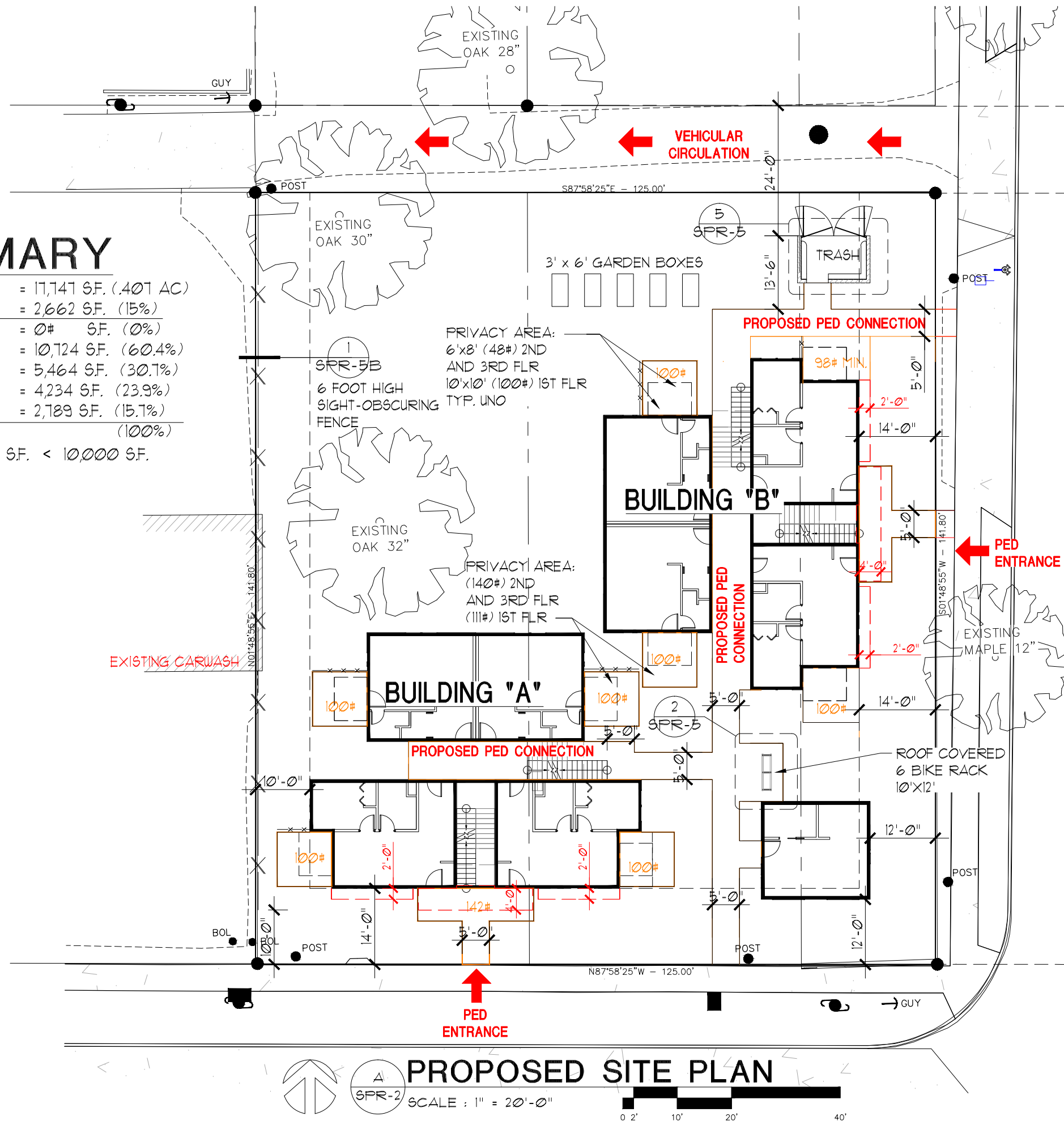
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



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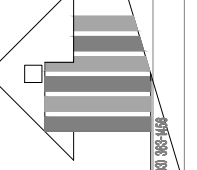
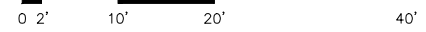
SITE SUMMARY

PROPERTY SIZE	= 17,141 S.F. (.401 AC)
REQ'D LANDSCAPE AREA	= 2,662 S.F. (15%)
EXISTING LANDSCAPE AREA	= 0# S.F. (0%)
NEW LANDSCAPE AREA	= 10,724 S.F. (60.4%)
COMMON LANDSCAPE AREA	= 5,464 S.F. (30.7%)
BUILDING FOOTPRINT AREA	= 4,234 S.F. (23.9%)
HARD SCAPE AREA	= 2,789 S.F. (15.7%)
	(100%)
TOTAL IMPERVIOUS	7,023 S.F. < 10,000 S.F.



PROPOSED SITE PLAN

SCALE : 1" = 20'-0"



SITE SUMMARY

PROPERTY SIZE	= 17,141 SF. (.401 AC)
REQ'D LANDSCAPE AREA	= 2,662 SF. (15%)
EXISTING LANDSCAPE AREA	= 0# SF. (0%)
NEW LANDSCAPE AREA	= 10,124 SF. (60.4%)
COMMON LANDSCAPE AREA	= 5,464 SF. (30.1%)
BUILDING FOOTPRINT AREA	= 4,234 SF. (23.9%)
HARD SCAPE AREA	= 2,789 SF. (15.1%)
	(100%)

TOTAL IMPERVIOUS 1,023 SF. < 10,000 SF. **ACTUAL DISTURBED AREA**

CRITICAL ROOT ZONE AREA RECOMMENDATIONS

- Establish tree protection zones (TPZs) around protected tree(s) by installing sturdy fencing with 8' posts at a minimum distance of the tree's drip line.
- Clearly identify the perimeter of the TPZs with highly visible signs.
- Confine construction offices, vehicular parking, worker break sites, and material storage to locations outside of the TPZs.
- Avoid cutting tree roots over 4 inches in diameter.
- Make all necessary cuts to tree roots cleanly with sharp tools; never tear with a backhoe.
- Do not change soil grade within the TPZ by cutting or filling.
- Take care to not wound or break tree trunks or branches through contact with vehicles and heavy equipment.

critical root zone area 3,217#
SRC 808.046(a)(3)A 30% of CRZ 1,072#
ACTUAL DISTURBED 26% 839#

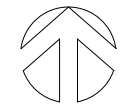
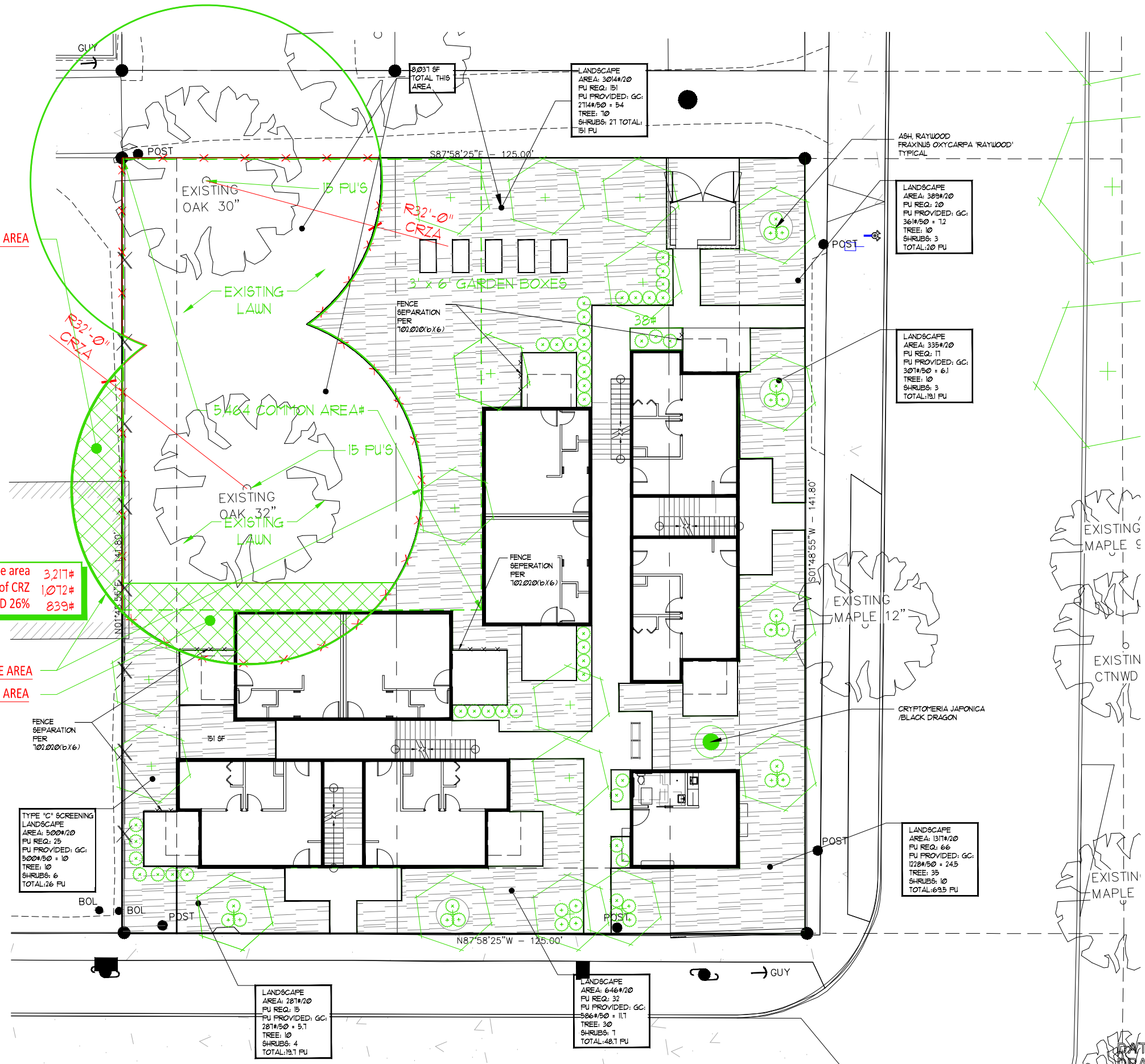
CRITICAL ROOT ZONE AREA
ACTUAL DISTURBED AREA

TABLE 102-3. COMMON OPEN SPACE
AREA SIZE AND DIMENSIONS

MORE THAN 20 UNITS (HAVE 24)	= 1,000 SF(20)
+4 (UNITS OVER 20)	= +50 SF(4x12.5)
MIN. AREA REQUIRED	= 1,050 SF
PROVIDED AREA	= 4,470 SF
+250 SF/20 (FOR EACH ADDITIONAL UNIT)	= 12.5 SF

TABLE 102-4. PRIVATE OPEN SPACE SIZE AND DIMENSIONS

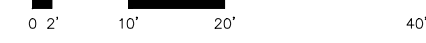
	MIN. AREA	MIN. DIMENSION
1ST FLOOR	= 96SF	6 FT
2ND AND 3RD	= 48SF	6 FT



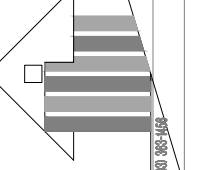
SPR-6

LANDSCAPING PLAN

SCALE: 1" = 20'-0"



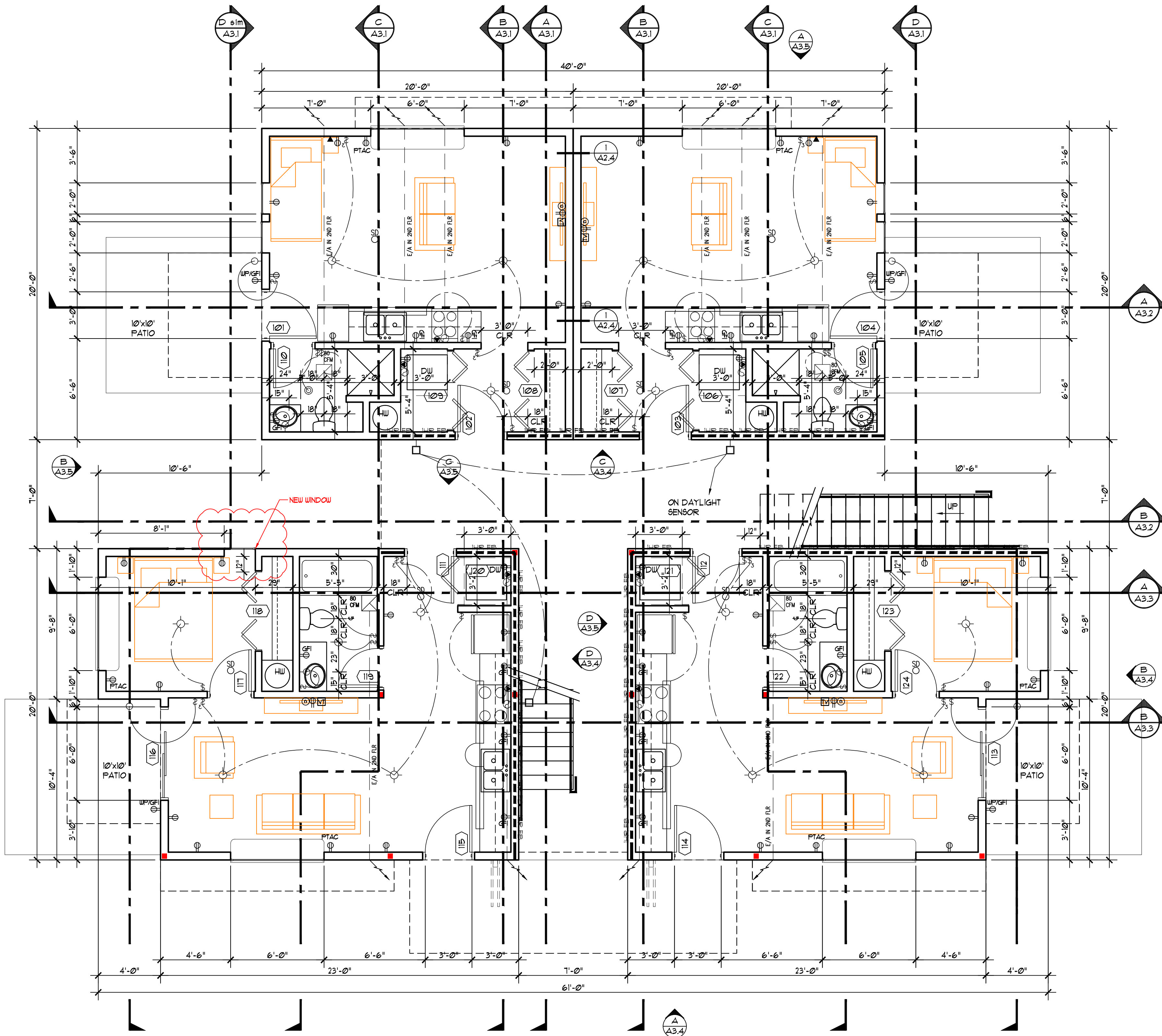
RONALD JAMES PED ARCHITECT.P.C.



Site Plan Review Class 3
Fahman Glaze Apartments
1341 Waller St., Salem, Or

DATE: 9 JAN 2023
DRAWN: glm
JOB NO.: 2207

SPR 6



**PROPOSED
FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"



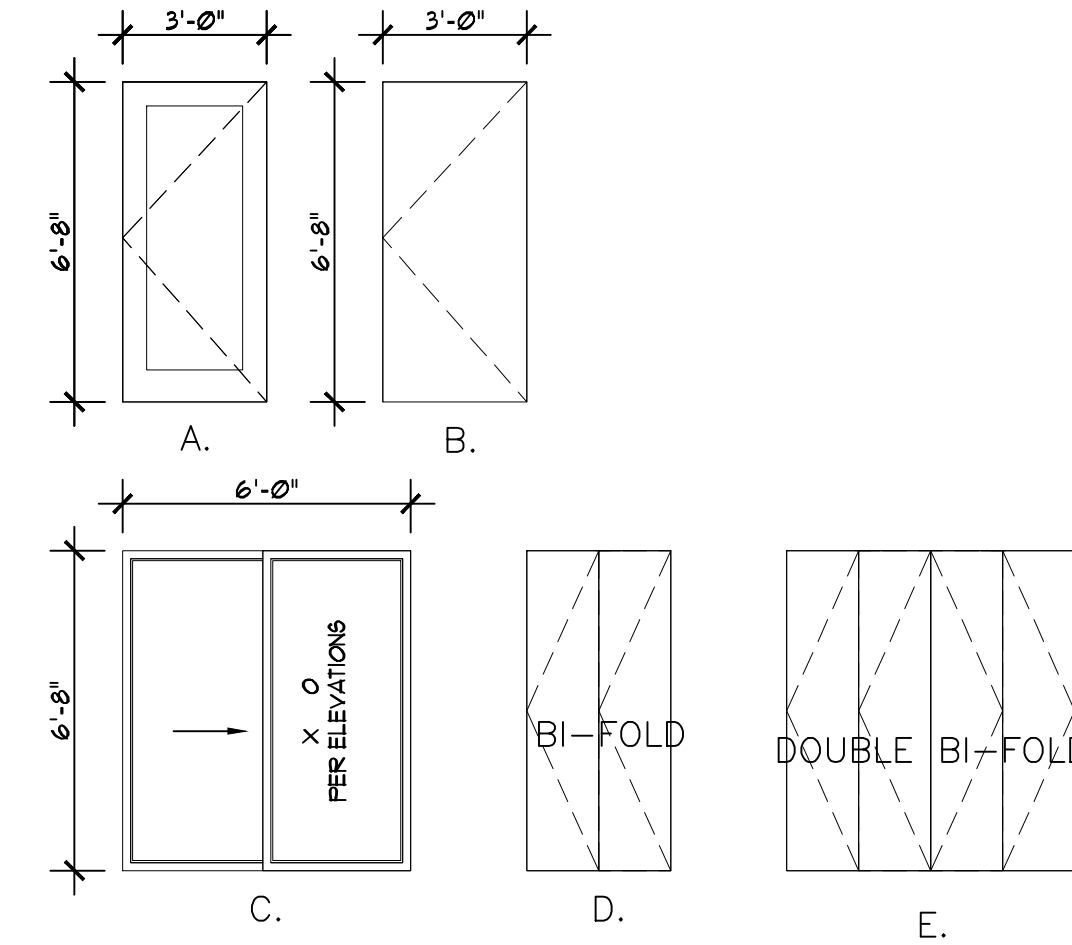
**BUILDING 'A' SET
SOUTH BUILDING**

DOOR SCHEDULE							
ALL DOORS TO RECEIVE LEVER TYPE HARDWARE							
NO.	SIZE	TYPE	CONSTR.	FINISH	GLASS	RATING	HWDR
101	3'-0"x6'-8"x13/4"	A	HM/ME	TP	-	-	2
102	3'-0"x6'-8"x13/4"	B	HM/ME	-	-	-	5
103	3'-0"x6'-8"x13/4"	B	HM/ME	-	-	-	5
104	3'-0"x6'-8"x13/4"	A	HM/ME	TP	-	-	2
105	3'-0"x6'-8"x13/4"	B	TY/TYP	-	-	-	3
106	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	-	1
107	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	-	1
108	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	-	1
109	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	-	1
110	3'-0"x6'-8"x13/4"	B	TY/TYP	-	-	-	3
111	3'-0"x6'-8"x13/4"	B	HM/ME	-	-	-	5
112	3'-0"x6'-8"x13/4"	B	HM/ME	-	-	-	5
113	6'-0"x6'-8"x13/4"	C	VN	FF	-	-	1
114	3'-0"x6'-8"x13/4"	A	HM/ME	TP	-	-	2
115	3'-0"x6'-8"x13/4"	A	HM/ME	TP	-	-	2
116	3'-0"x6'-8"x13/4"	B	HM/ME	-	-	-	1
117	2'-8"x6'-8"x13/4"	B	TY/TYP	-	-	-	4
118	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	-	1
119	2'-6"x6'-8"x13/4"	B	TY/TYP	-	-	-	3
120	3'-0"x6'-8"x13/4"	D	TY/TYP	-	-	-	1
121	3'-0"x6'-8"x13/4"	D	TY/TYP	-	-	-	1
122	2'-6"x6'-8"x13/4"	B	TY/TYP	-	-	-	3
123	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	-	1
124	2'-8"x6'-8"x13/4"	B	TY/TYP	-	-	-	4

- GROUP 1**
ALL HARDWARE BY MFR
- GROUP 2**
1 LOCK
1 1/2 PR HINGES
THRESHOLD
WEATHER STRIP
- GROUP 3**
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 4**
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 5**
1 LOCK
1 1/2 PR HINGES
1 CLOSER
SMOKE GASKET
THRESHOLD
WEATHER STRIP

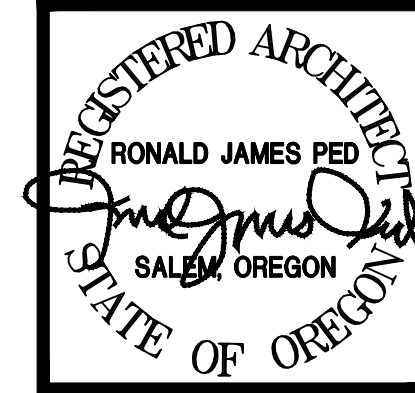
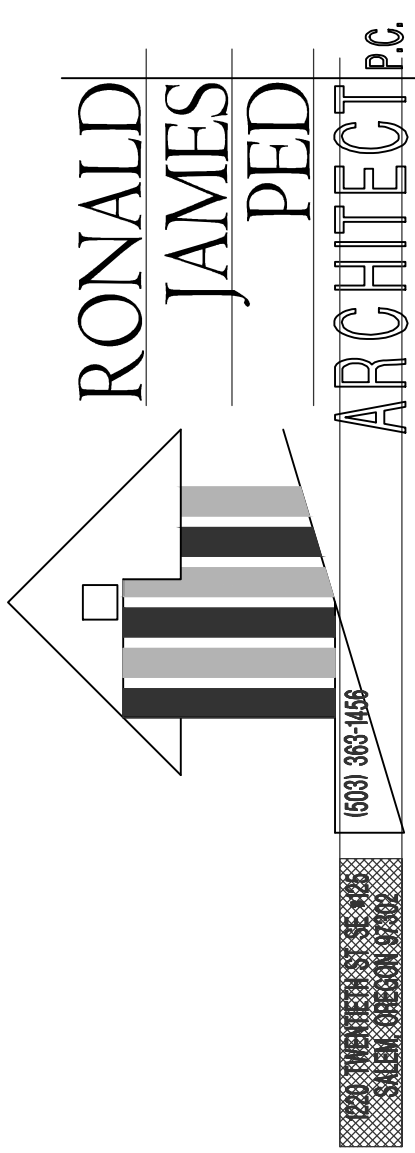
DOOR TYPES

- * * SHOWN ON SCHEDULE INDICATES TYPICAL
- DOOR TYPES
- CONSTRUCTION
TYPICAL = SOLID CORE
HC = HOLLOW CORE
HM = HOLLOW METAL
MC = MINERAL CORE
RU = ROLL UP/COIL
AL = ALUMINIUM & GLASS
VN = VINYL
- MATERIAL/FINISH
TYPICAL = WOOD TRANSPARENT
WF = WOOD FACTORY
PL = PLASTIC LAMINATE
ME = METAL ENAMEL
WE = WOOD ENAMEL
FF = FACTORY FINISH
- GLASS
TP = TEMPERED PLATE
SF = SAFETY GLASS
- 20, 45, 60, 90, INDICATES RATING IN MINUTES FOR OPENING
- TYPICAL FRAMES SHOWN * * NUMBER INDICATES DETAIL SHOWN ON SHEET.
- NUMBER REFERS TO HARDWARE GROUP OF HARDWARE SCHEDULE

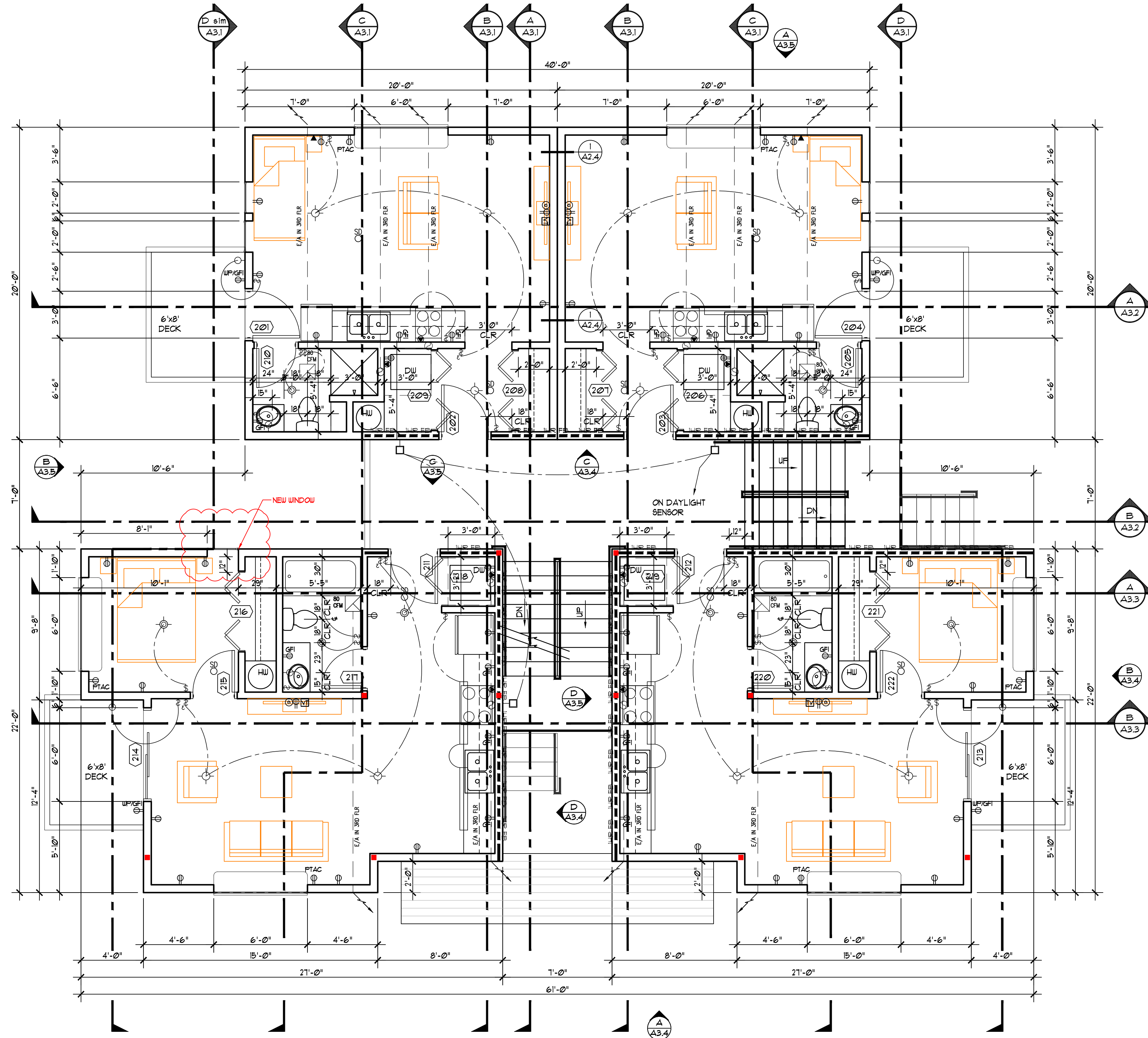


SYMBOL KEY

- SMOKE DETECTOR HARDWIRED, WITH BATTERY BACKUP
- DUPLEX OUTLET
- DUPLEX OUTLET GFCI
- DUPLEX OUTLET GFCI / WATER PROOF
- 220 OUTLET
- TELEVISION CABLE CONNECTION
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- RECESSED CAN LIGHT FIXTURE
- SURFACE MOUNT LIGHT FIXTURE
- EXTERIOR WALL MOUNT LIGHT FIXTURE ON DAYLIGHT SENSOR
- KITCHEN STRIP LIGHTING
- 80 CFM FAN/LIGHT / ON TIMER SWITCH
- 150 CFM KITCHEN EXHAUST FAN



BUILDING "A" SET
 NEW APARTMENTS FOR:
1341 Waller St SE
 1341 Waller St Salem, Or
 DATE: 15 DEC 2022
 DRAWN:
 JOB NO. 2207
A2.1

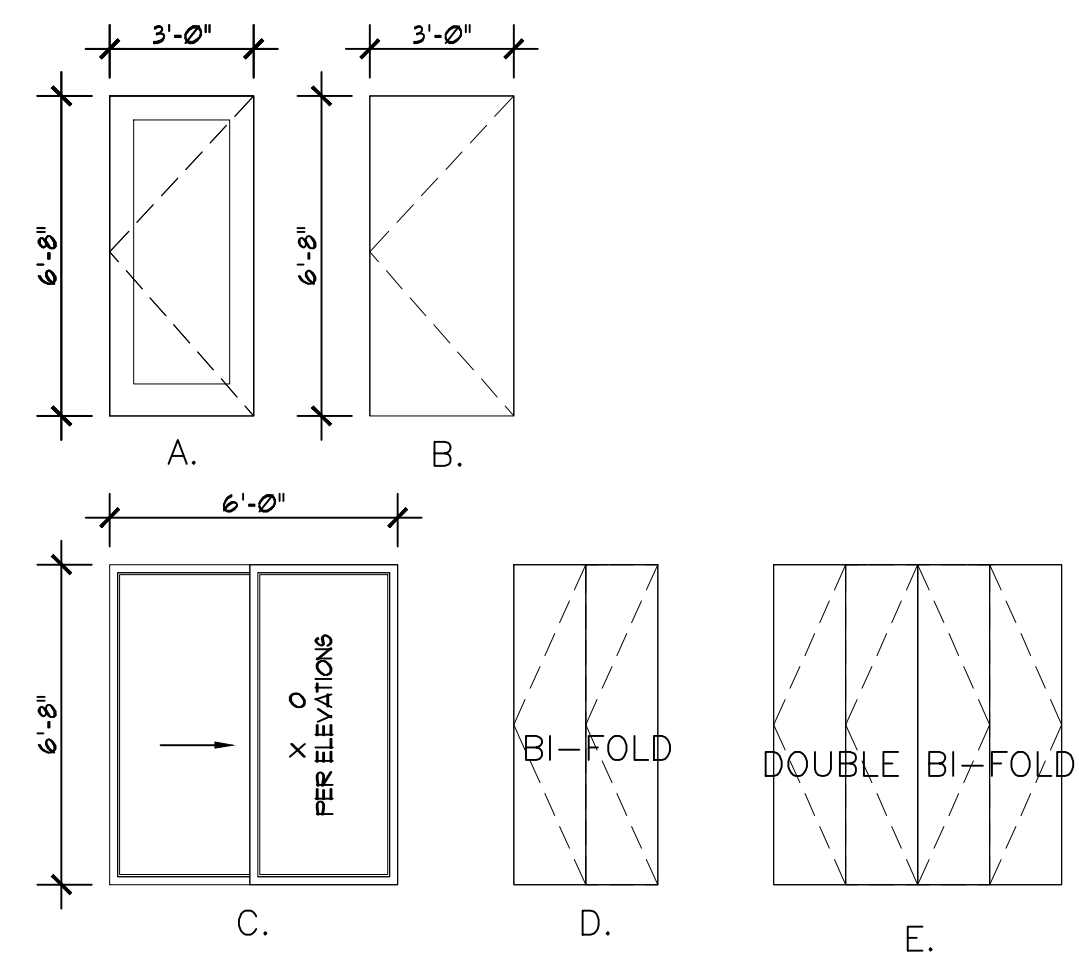


PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
BUILDING "A" SET SOUTH BUILDING

DOOR SCHEDULE						
ALL DOORS TO RECEIVE LEVER TYPE HARDWARE						
NO.	SIZE	TYPE	CONSTR.	FINISH	RATING	HWDR.
201	3'-0"x6'-8"x13/4"	A	HM/ME	TP	-	2
202	3'-0"x6'-8"x13/4"	B	HM/ME	-	20	5
203	3'-0"x6'-8"x13/4"	B	HM/ME	-	20	5
204	3'-0"x6'-8"x13/4"	A	HM/ME	TP	-	2
205	3'-0"x6'-8"x13/4"	B	TY/TYP	-	-	3
206	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
207	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
208	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
209	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
210	3'-0"x6'-8"x13/4"	B	TY/TYP	-	-	3
211	3'-0"x6'-8"x13/4"	B	HM/ME	-	20	5
212	3'-0"x6'-8"x13/4"	B	HM/ME	-	20	5
213	6'-0"x6'-8"x13/4"	C	VN	FF	-	1
214	3'-0"x6'-8"x13/4"	B	HM/ME	-	-	1
215	2'-8"x6'-8"x13/4"	B	TY/TYP	-	-	4
216	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
217	2'-6"x6'-8"x13/4"	B	TY/TYP	-	-	3
218	3'-0"x6'-8"x13/4"	D	TY/TYP	-	-	1
219	3'-0"x6'-8"x13/4"	D	TY/TYP	-	-	1
220	2'-6"x6'-8"x13/4"	B	TY/TYP	-	-	3
221	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
222	2'-8"x6'-8"x13/4"	B	TY/TYP	-	-	4

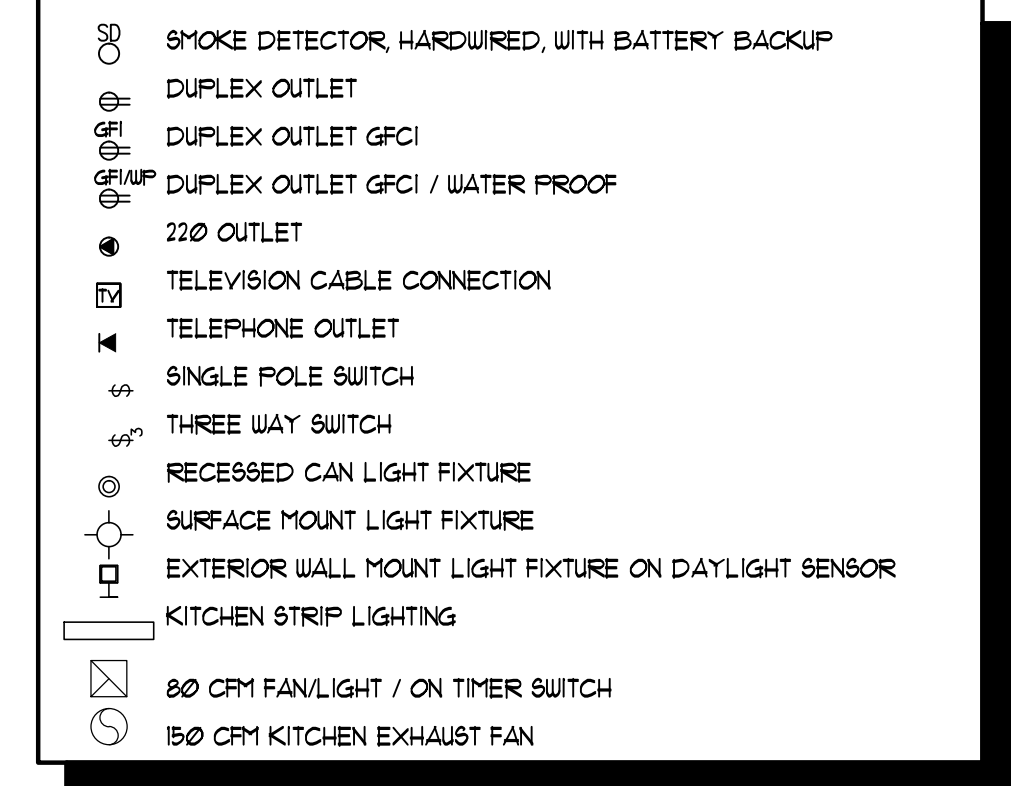
DOOR TYPES

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- NUMBER REFERS TO HARDWARE GROUP OF HARDWARE SCHEDULE



- GROUP 1
 ALL HARDWARE BY MFR
- GROUP 2
 1 LOCK
 1 1/2 PR HINGES
 THRESHOLD
 WEATHER STRIP
- GROUP 3
 1 PRIVACY LOCK
 1 1/2 PR HINGES
 1 WALL STOP
- GROUP 4
 1 PRIVACY LOCK
 1 1/2 PR HINGES
 1 WALL STOP
- GROUP 5
 1 LOCK
 1 1/2 PR HINGES
 1 CLOSER
 SMOKE GASKET
 THRESHOLD
 WEATHER STRIP

SYMBOL KEY

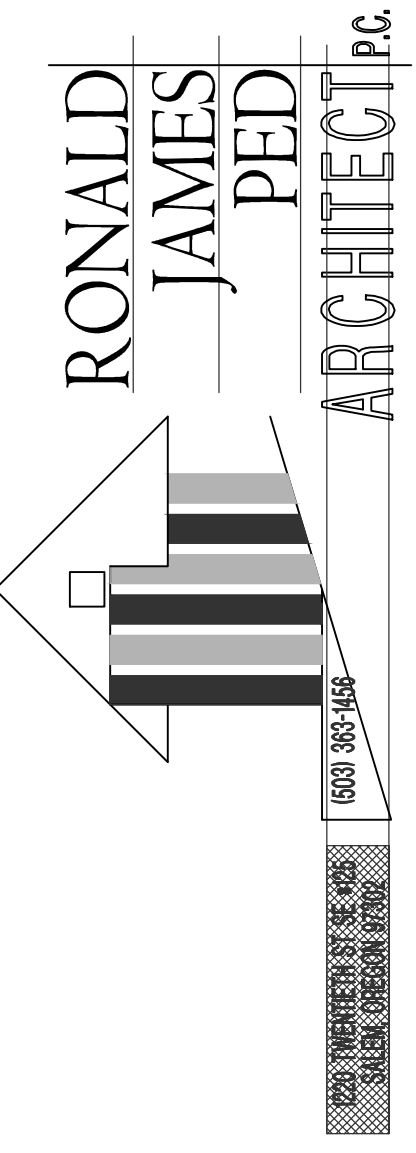


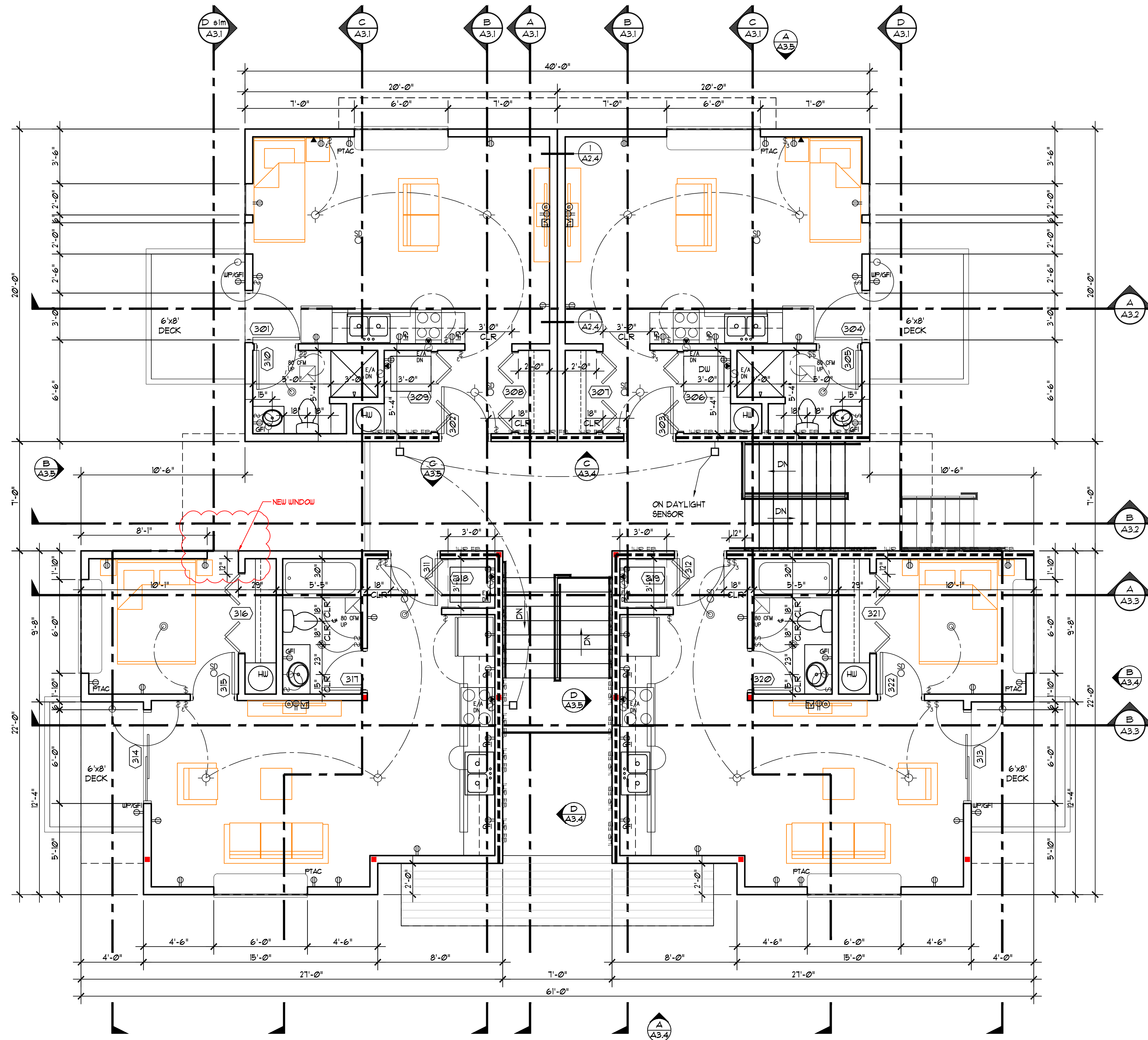
13 MARCH 2023
 5PR COMMENTS

BUILDING "A" SET
 NEW APARTMENTS FOR:
 1341 Waller St SE
 1341 Waller St Salem, Or

DATE: 15 DEC 2022
 DRAWN:
 JOB NO.: 2207

A2.2





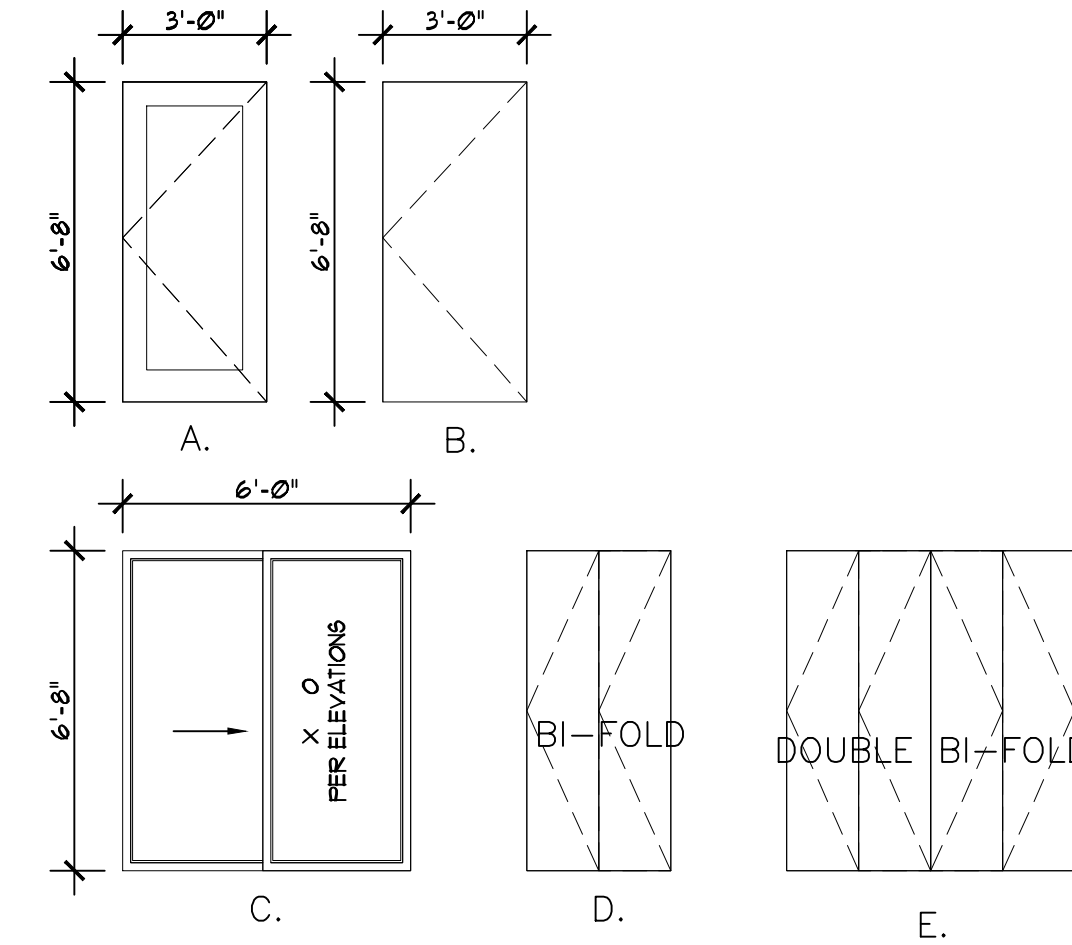
**PROPOSED
THIRD FLOOR PLAN**
 SCALE: 1/4" = 1'-0"

**BUILDING "A" SET
SOUTH BUILDING**

DOOR SCHEDULE						
"ALL DOORS TO RECEIVE LEVER TYPE HARDWARE"						
NO.	SIZE	TYPE	CONSTR.	FINISH	RATING	HWDR.
201	3'-0"x6'-8"x13/4"	A	HM/ME	TP	-	2
202	3'-0"x6'-8"x13/4"	B	HM/ME	-	20	5
203	3'-0"x6'-8"x13/4"	B	HM/ME	-	20	5
204	3'-0"x6'-8"x13/4"	A	HM/ME	TP	-	2
205	3'-0"x6'-8"x13/4"	B	TY/TYP	-	-	3
206	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
207	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
208	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
209	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
210	3'-0"x6'-8"x13/4"	B	TY/TYP	-	-	3
211	3'-0"x6'-8"x13/4"	B	HM/ME	-	20	5
212	3'-0"x6'-8"x13/4"	B	HM/ME	-	20	5
213	6'-0"x6'-8"x13/4"	C	VN	FF	-	1
214	3'-0"x6'-8"x13/4"	B	HM/ME	-	-	1
215	2'-8"x6'-8"x13/4"	B	TY/TYP	-	-	4
216	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
217	2'-6"x6'-8"x13/4"	B	TY/TYP	-	-	3
218	3'-0"x6'-8"x13/4"	D	TY/TYP	-	-	1
219	3'-0"x6'-8"x13/4"	D	TY/TYP	-	-	1
220	2'-6"x6'-8"x13/4"	B	TY/TYP	-	-	3
221	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
222	2'-8"x6'-8"x13/4"	B	TY/TYP	-	-	4

DOOR TYPES

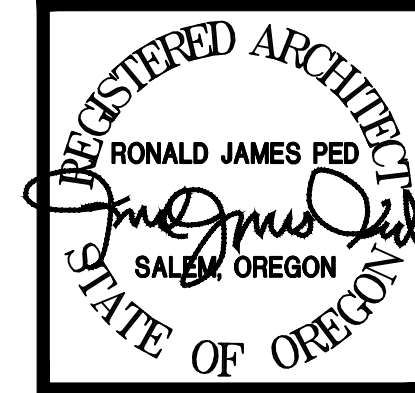
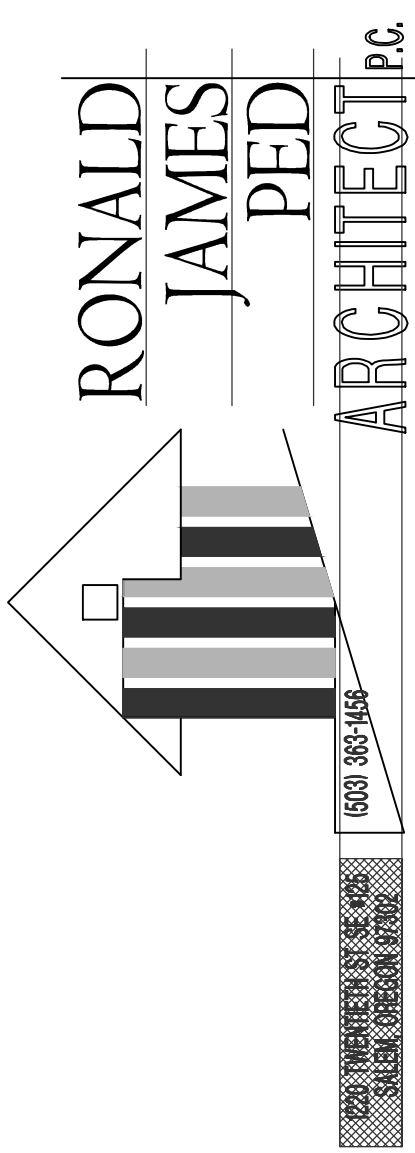
1. " " SHOWN ON SCHEDULE INDICATES TYPICAL
2. DOOR TYPES
3. CONSTRUCTION
 TYPICAL = SOLID CORE
 HC = HOLLOW CORE
 HM = HOLLOW METAL
 MC = MINERAL CORE
 RU = ROLL UP/COIL
 AL = ALUMINIUM & GLASS
 VN = VINYL
 4. MATERIAL/FINISH
 TYPICAL = WOOD TRANSPARENT
 WF = WOOD FACTORY
 PL = PLASTIC LAMINATE
 ME = METAL ENAMEL
 WE = WOOD ENAMEL
 FF = FACTORY FINISH
 5. GLASS
 TP = TEMPERED PLATE
 SF = SAFETY GLASS
 6. 20, 45, 60, 90, INDICATES RATING IN MINUTES FOR OPENING
 7. TYPICAL FRAMES SHOWN " " NUMBER INDICATES DETAIL SHOWN ON SHEET.
 8. NUMBER REFERS TO HARDWARE GROUP OF HARDWARE SCHEDULE



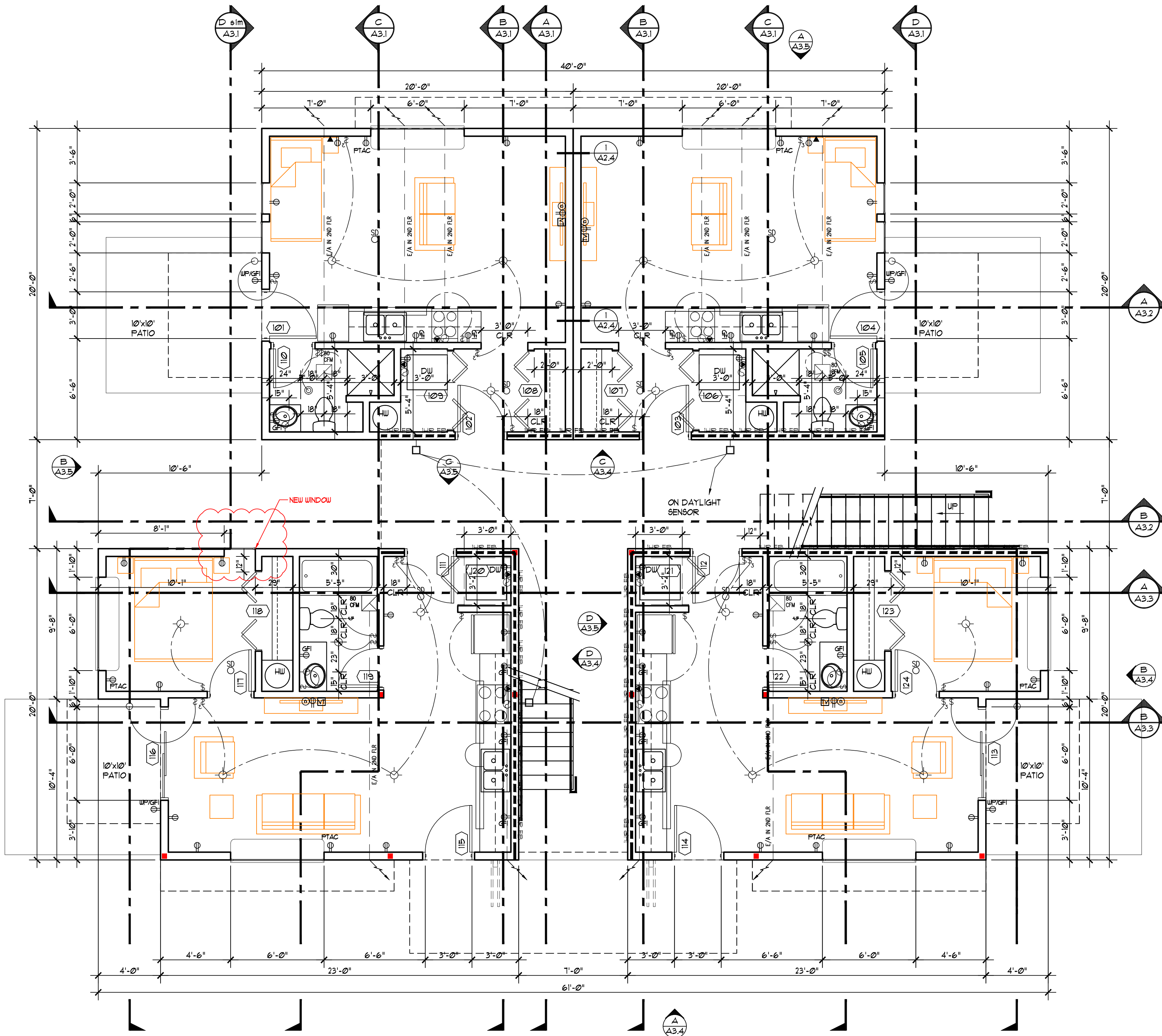
- GROUP 1
ALL HARDWARE BY MFR
- GROUP 2
1 LOCK
1 1/2 PR HINGES
THRESHOLD
WEATHER STRIP
- GROUP 3
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 4
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 5
1 LOCK
1 1/2 PR HINGES
1 CLOSER
SMOKE GASKET
THRESHOLD
WEATHER STRIP

SYMBOL KEY

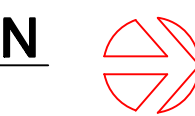
- SD SMOKE DETECTOR HARDWIRED, WITH BATTERY BACKUP
- DUPLX OUTLET
- DUPLX OUTLET GFCI
- DUPLX OUTLET GFCI / WATER PROOF
- 220 OUTLET
- TELEPHONE CABLE CONNECTION
- TELEPHONE OUTLET
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- RECESSED CAN LIGHT FIXTURE
- SURFACE MOUNT LIGHT FIXTURE
- EXTERIOR WALL MOUNT LIGHT FIXTURE ON DAYLIGHT SENSOR
- KITCHEN STRIP LIGHTING
- 80 CFM FAN/LIGHT / ON TIMER SWITCH
- 150 CFM KITCHEN EXHAUST FAN



BUILDING "A" SET
 NEW APARTMENTS FOR
 1341 Waller St SE
 1341 Waller St Salem, Or
 DATE: 15 DEC 2022
 DRAWN:
 JOB NO.: 2207
A2.3



PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



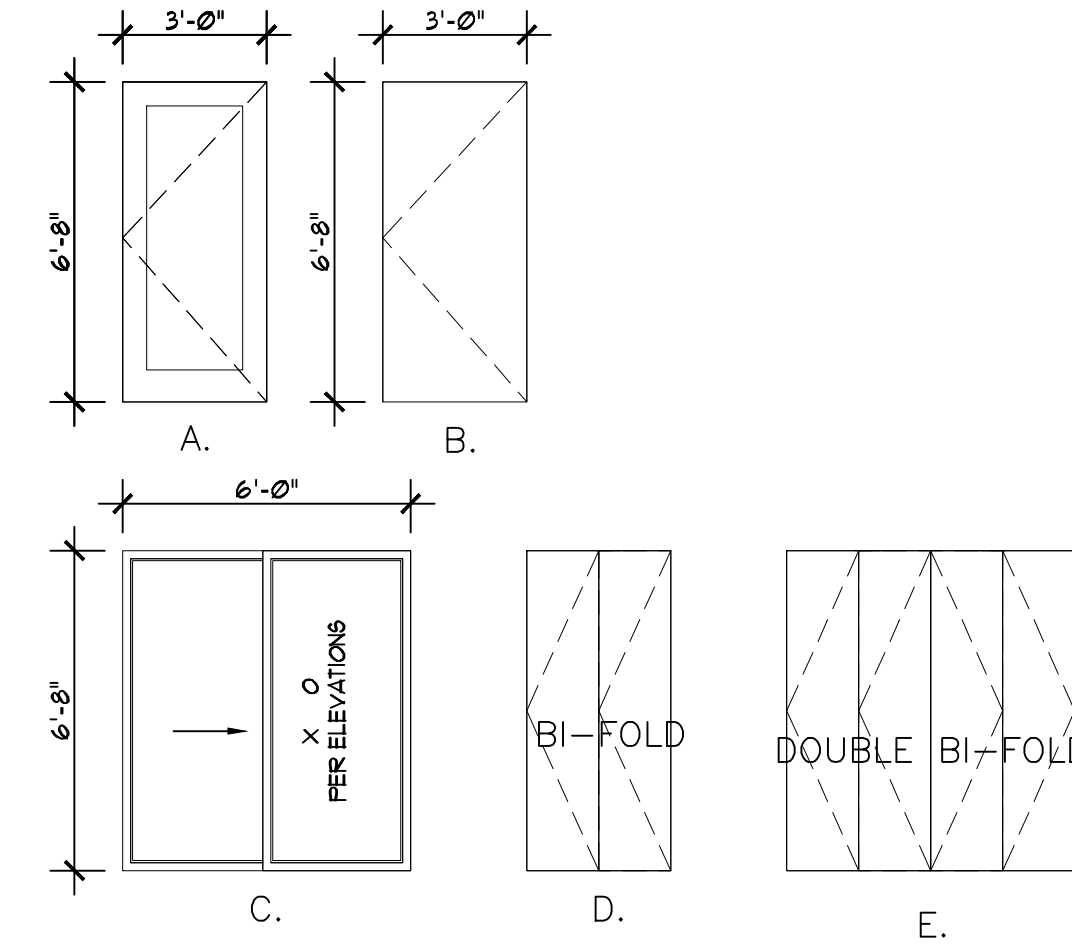
**BUILDING "B" SET
 NORTH BUILDING**

DOOR SCHEDULE							
"ALL DOORS TO RECEIVE LEVER TYPE HARDWARE"							
NO.	SIZE	TYPE	CONSTR.	FINISH	GLASS	RATING	HDWR.
101	3'-0"x6'-8"x13/4"	A	HM/ME	TP	-	-	2
102	3'-0"x6'-8"x13/4"	B	HM/ME	-	20	-	5
103	3'-0"x6'-8"x13/4"	B	HM/ME	-	20	-	5
104	3'-0"x6'-8"x13/4"	A	HM/ME	TP	-	-	2
105	3'-0"x6'-8"x13/4"	B	TY/TYP	-	-	-	3
106	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	-	1
107	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	-	1
108	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	-	1
109	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	-	1
110	3'-0"x6'-8"x13/4"	B	TY/TYP	-	-	-	3
111	3'-0"x6'-8"x13/4"	B	HM/ME	-	20	-	5
112	3'-0"x6'-8"x13/4"	B	HM/ME	-	20	-	5
113	6'-0"x6'-8"x13/4"	C	VN	FF	-	-	1
114	3'-0"x6'-8"x13/4"	A	HM/ME	TP	-	-	2
115	3'-0"x6'-8"x13/4"	A	HM/ME	TP	-	-	2
116	3'-0"x6'-8"x13/4"	B	HM/ME	-	-	-	1
117	2'-8"x6'-8"x13/4"	B	TY/TYP	-	-	-	4
118	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	-	1
119	2'-6"x6'-8"x13/4"	B	TY/TYP	-	-	-	3
120	3'-0"x6'-8"x13/4"	D	TY/TYP	-	-	-	1
121	3'-0"x6'-8"x13/4"	D	TY/TYP	-	-	-	1
122	2'-6"x6'-8"x13/4"	B	TY/TYP	-	-	-	3
123	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	-	1
124	2'-8"x6'-8"x13/4"	B	TY/TYP	-	-	-	4

- GROUP 1
ALL HARDWARE BY MFR
- GROUP 2
1 LOCK
1 1/2 PR HINGES
THRESHOLD
WEATHER STRIP
- GROUP 3
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 4
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 5
1 LOCK
1 1/2 PR HINGES
1 CLOSER
SMOKE GASKET
THRESHOLD
WEATHER STRIP

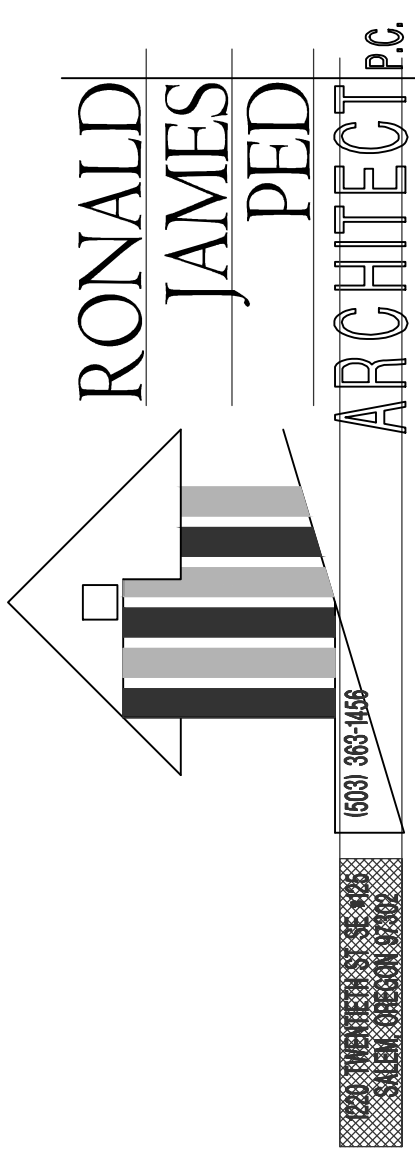
DOOR TYPES

1. " " SHOWN ON SCHEDULE INDICATES TYPICAL
2. DOOR TYPES
3. CONSTRUCTION
TYPICAL = SOLID CORE
HC = HOLLOW CORE
HM = HOLLOW METAL
MC = MINERAL CORE
RU = ROLL UP/COIL
AL = ALUMINIUM & GLASS
VN = VINYL
4. MATERIAL/FINISH
TYPICAL = WOOD TRANSPARENT
WF = WOOD FACTORY
PL = PLASTIC LAMINATE
ME = METAL ENAMEL
WE = WOOD ENAMEL
FF = FACTORY FINISH
5. GLASS
TYPICAL = CLEAR WIRE
TP = TEMPERED PLATE
SF = SAFETY GLASS
6. 20, 45, 60, 90, INDICATES RATING IN MINUTES FOR OPENING
7. TYPICAL FRAMES SHOWN " " NUMBER INDICATES DETAIL SHOWN ON SHEET.
8. NUMBER REFERS TO HARDWARE GROUP OF HARDWARE SCHEDULE

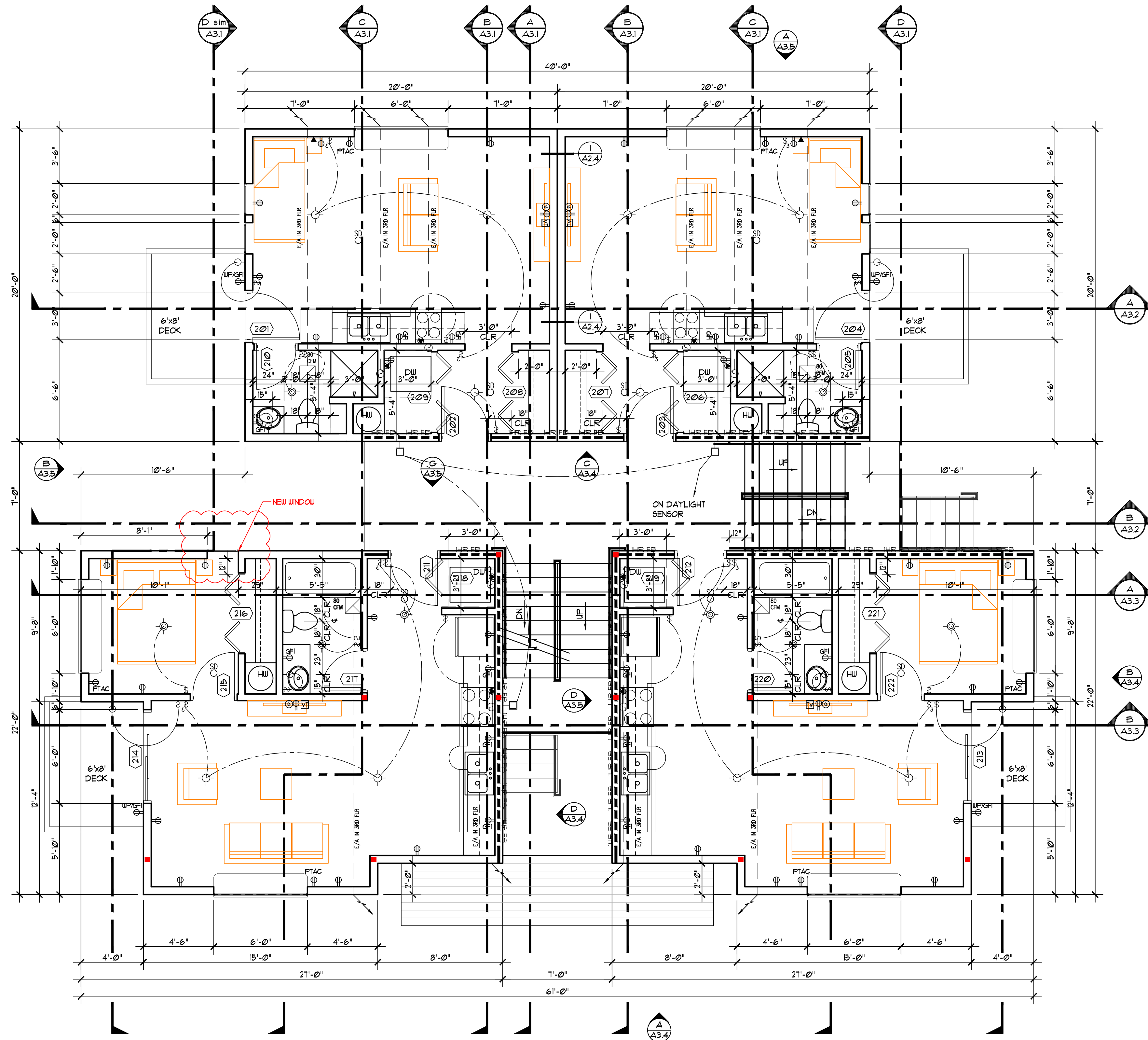


SYMBOL KEY

- OS SMOKE DETECTOR HARDWIRED, WITH BATTERY BACKUP
- DUPLX OUTLET
- DUPLX OUTLET GFCI
- DUPLX OUTLET GFCI / WATER PROOF
- 220 OUTLET
- TELEPHONE CABLE CONNECTION
- TELEPHONE OUTLET
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- RECESSED CAN LIGHT FIXTURE
- SURFACE MOUNT LIGHT FIXTURE
- EXTERIOR WALL MOUNT LIGHT FIXTURE ON DAYLIGHT SENSOR
- KITCHEN STRIP LIGHTING
- 80 CFM FAN/LIGHT / ON TIMER SWITCH
- 150 CFM KITCHEN EXHAUST FAN



BUILDING "B" SET
 NEW APARTMENTS FOR:
1341 Waller St SE
 1341 Waller St Salem, Or
 DATE: 15 DEC 2022
 DRAWN:
 JOB NO.: 2207
A2.1



PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

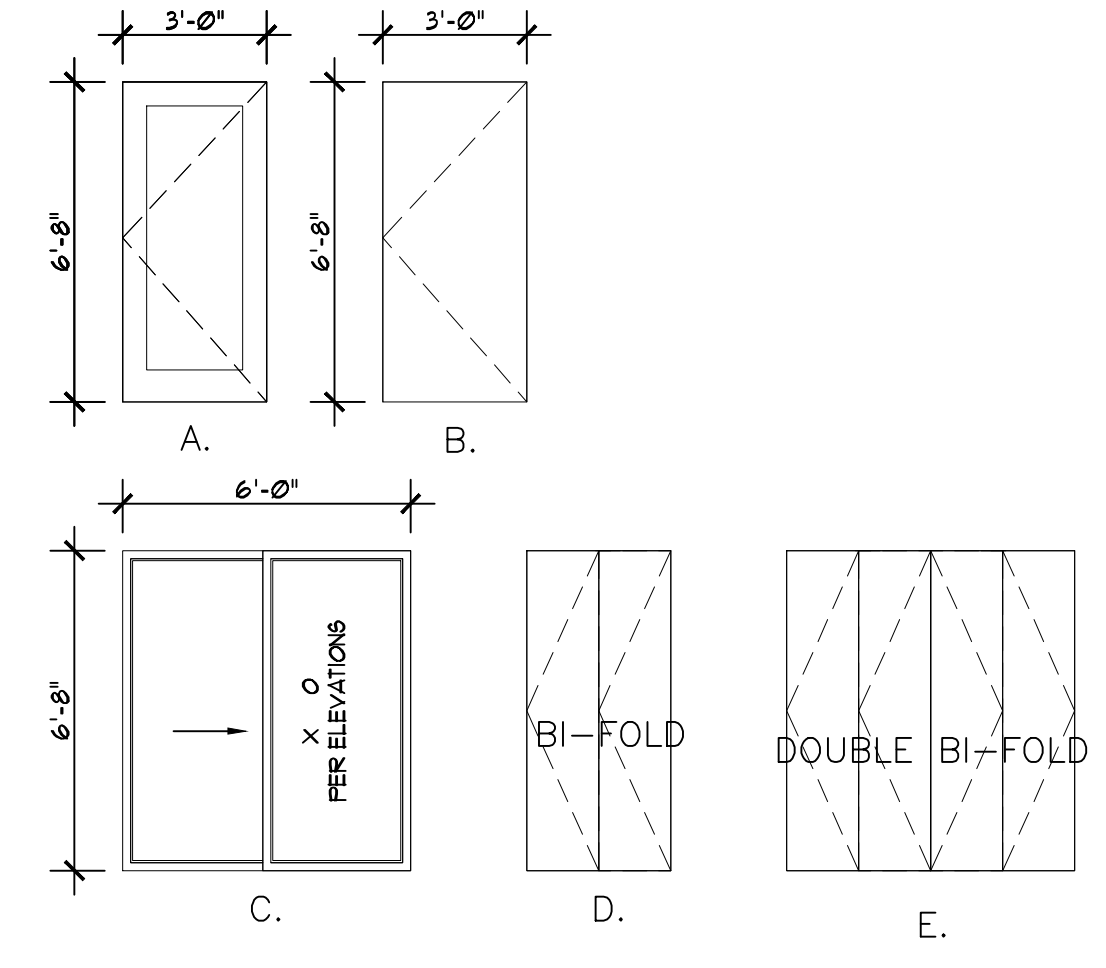


**BUILDING "B" SET
 NORTH BUILDING**

DOOR SCHEDULE						
* ALL DOORS TO RECEIVE LEVER TYPE HARDWARE *						
NO.	SIZE	TYPE	CONSTR.	FINISH	RATING	HWDR.
201	3'-0"x6'-8"x13/4"	A	HM/ME	TP	1	2
202	3'-0"x6'-8"x13/4"	B	HM/ME	TP	1	5
203	3'-0"x6'-8"x13/4"	B	HM/ME	TP	1	5
204	3'-0"x6'-8"x13/4"	A	HM/ME	TP	1	2
205	3'-0"x6'-8"x13/4"	B	TY/TYP	TP	1	3
206	5'-0"x6'-8"x13/4"	E	TY/TYP	TP	1	1
207	5'-0"x6'-8"x13/4"	E	TY/TYP	TP	1	1
208	5'-0"x6'-8"x13/4"	E	TY/TYP	TP	1	1
209	5'-0"x6'-8"x13/4"	E	TY/TYP	TP	1	1
210	3'-0"x6'-8"x13/4"	B	TY/TYP	TP	1	3
211	3'-0"x6'-8"x13/4"	B	HM/ME	TP	1	5
212	3'-0"x6'-8"x13/4"	B	HM/ME	TP	1	5
213	6'-0"x6'-8"x13/4"	C	VN	FF	1	1
214	3'-0"x6'-8"x13/4"	B	HM/ME	TP	1	1
215	2'-8"x6'-8"x13/4"	B	TY/TYP	TP	1	4
216	5'-0"x6'-8"x13/4"	E	TY/TYP	TP	1	1
217	2'-6"x6'-8"x13/4"	B	TY/TYP	TP	1	3
218	3'-0"x6'-8"x13/4"	D	TY/TYP	TP	1	1
219	3'-0"x6'-8"x13/4"	D	TY/TYP	TP	1	1
220	2'-6"x6'-8"x13/4"	B	TY/TYP	TP	1	3
221	5'-0"x6'-8"x13/4"	E	TY/TYP	TP	1	1
222	2'-8"x6'-8"x13/4"	B	TY/TYP	TP	1	4

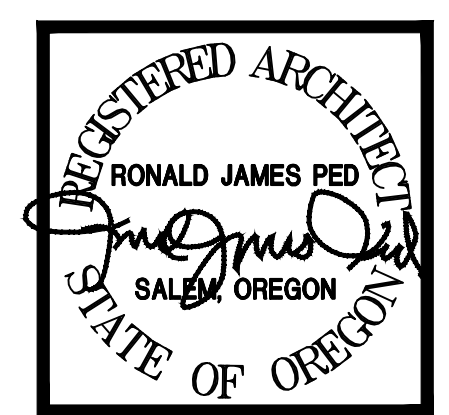
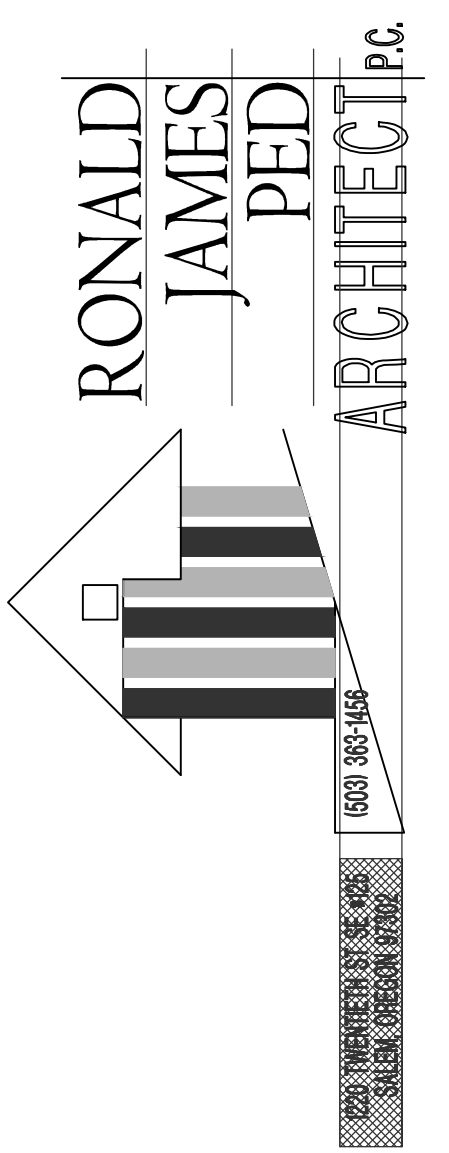
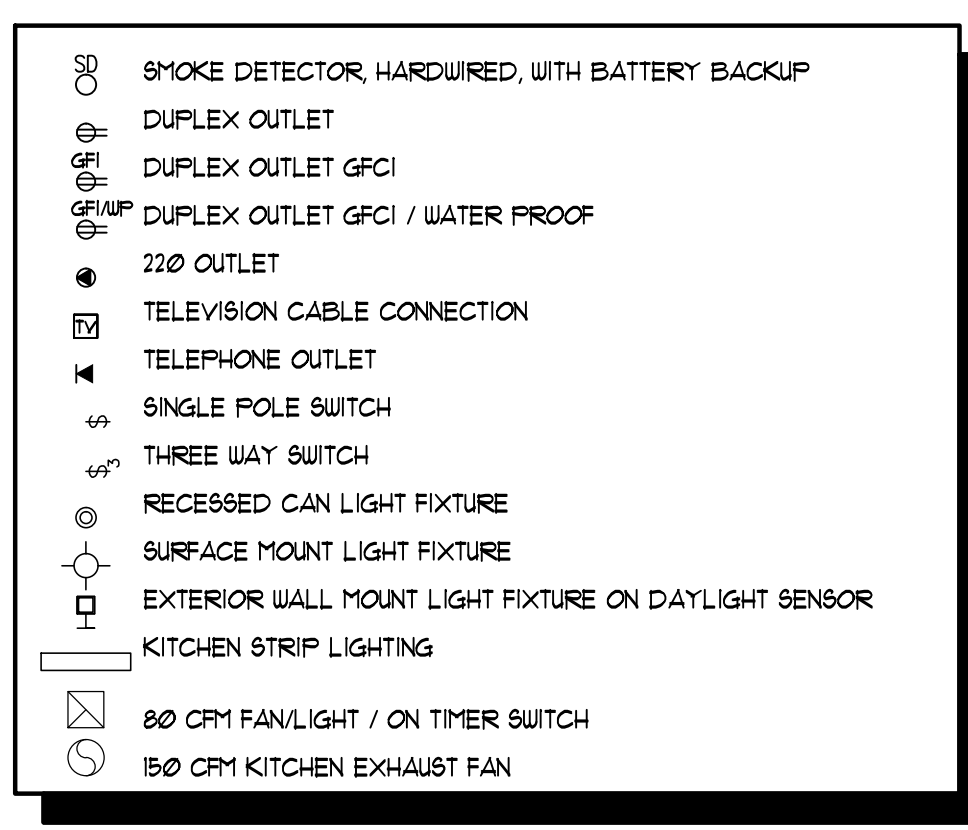
DOOR TYPES

- * * SHOWN ON SCHEDULE INDICATES TYPICAL
- DOOR TYPES
- CONSTRUCTION
 TYPICAL = SOLID CORE
 HC = HOLLOW CORE
 HM = HOLLOW METAL
 MC = MINERAL CORE
 RU = ROLL UP/COIL
 AL = ALUMINIUM & GLASS
 VN = VINYL
 4. MATERIAL/FINISH
 TYPICAL = WOOD TRANSPARENT
 WF = WOOD FACTORY
 MC = MINERAL CORE
 ME = METAL ENAMEL
 WE = WOOD ENAMEL
 FF = FACTORY FINISH
 5. GLASS
 TYPICAL = CLEAR WIRE
 TP = TEMPERED PLATE
 SF = SAFETY GLASS
 6. 20, 45, 60, 90, INDICATES RATING IN MINUTES FOR OPENING
 7. TYPICAL FRAMES SHOWN ** NUMBER INDICATES DETAIL SHOWN ON SHEET.
 8. NUMBER REFERS TO HARDWARE GROUP OF HARDWARE SCHEDULE



- GROUP 1
 ALL HARDWARE BY MFR
- GROUP 2
 1 LOCK
 1 1/2 PR HINGES
 THRESHOLD
 WEATHER STRIP
- GROUP 3
 1 PRIVACY LOCK
 1 1/2 PR HINGES
 1 WALL STOP
- GROUP 4
 1 PRIVACY LOCK
 1 1/2 PR HINGES
 1 WALL STOP
- GROUP 5
 1 LOCK
 1 1/2 PR HINGES
 1 CLOSER
 SMOKE GASKET
 THRESHOLD
 WEATHER STRIP

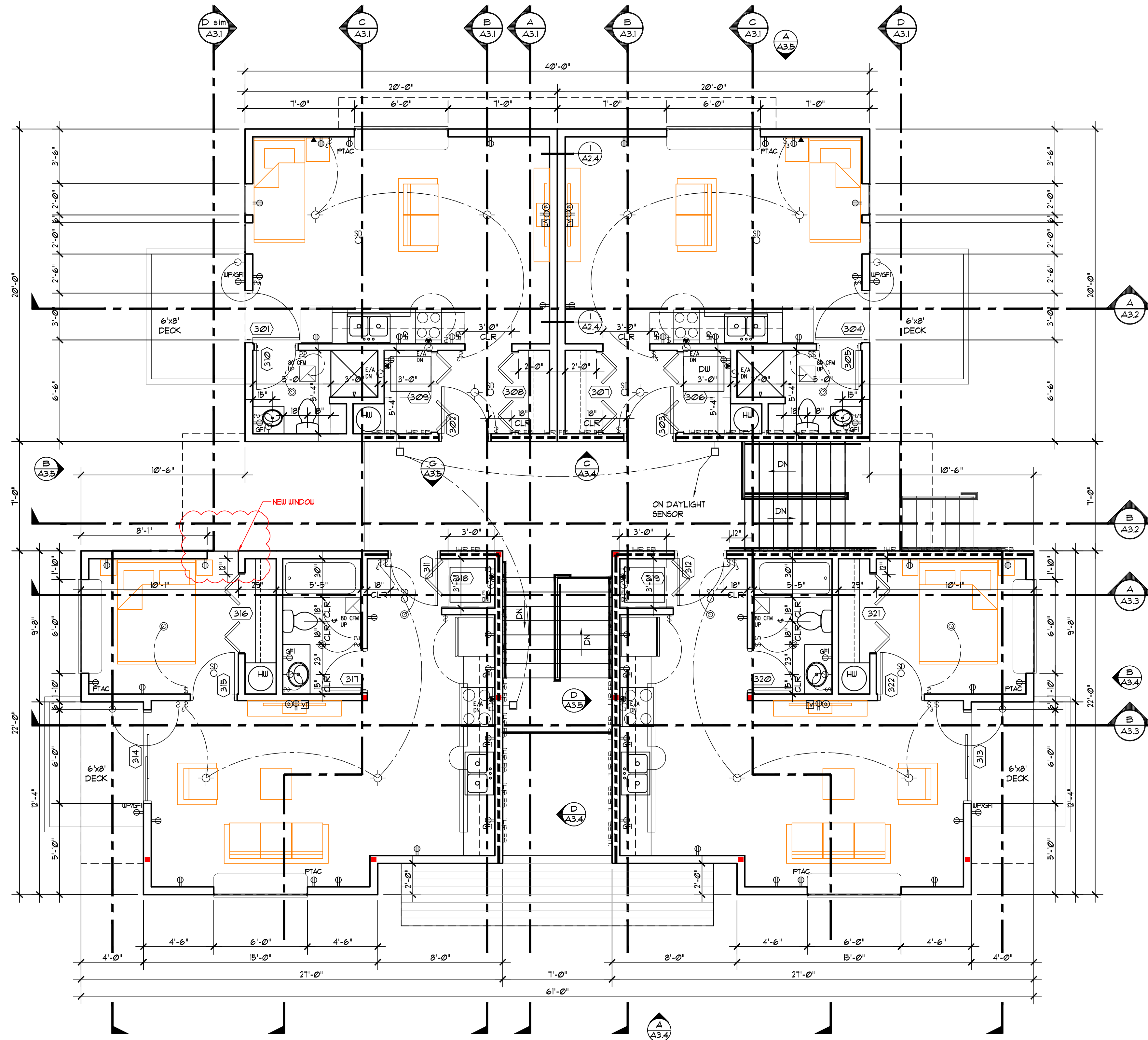
SYMBOL KEY



13 MARCH 2023
 5PR COMMENTS

BUILDING "B" SET
 NEW APARTMENTS FOR
 1341 Waller St SE
 1341 Waller St Salem, Or

DATE: 15 DEC 2022
 DRAWN:
 JOB NO.: 2207
A2.2

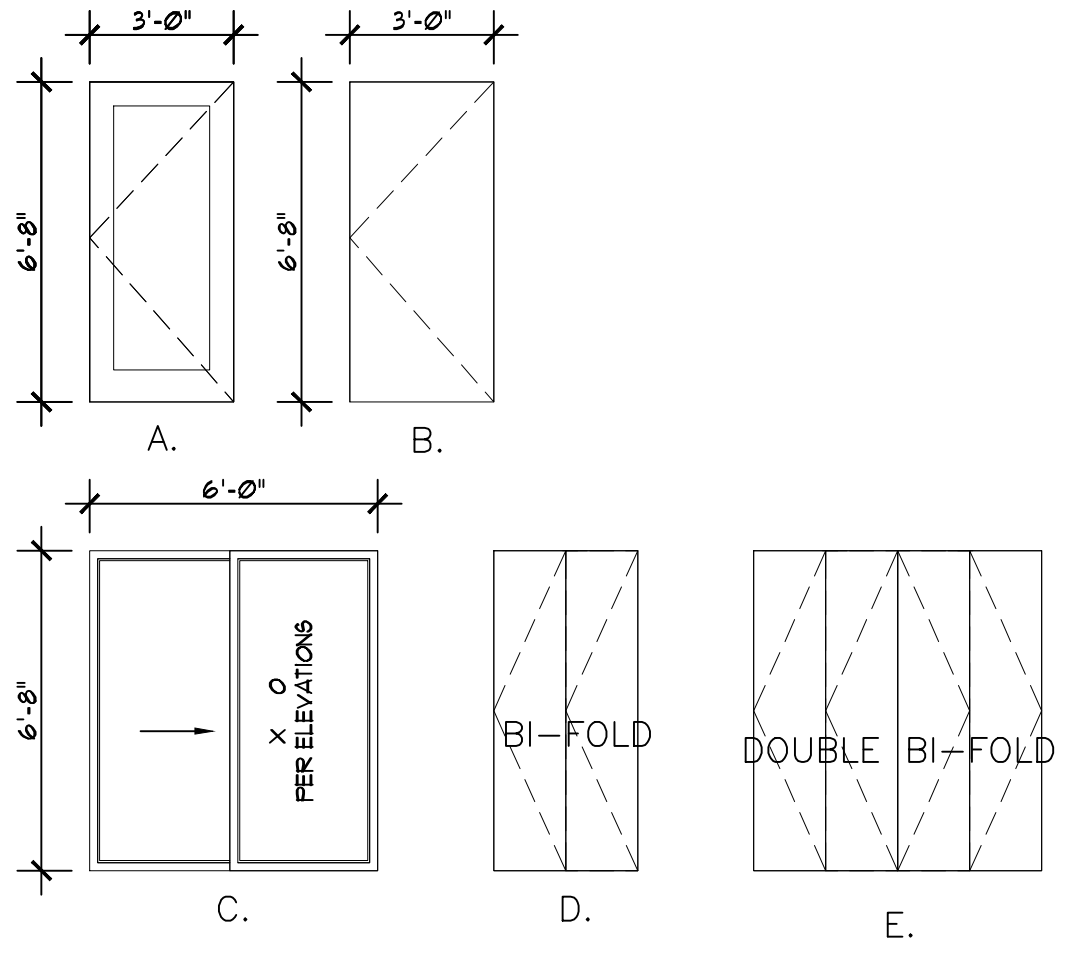


**PROPOSED
THIRD FLOOR PLAN**
 SCALE: 1/4" = 1'-0"
**BUILDING "B" SET
NORTH BUILDING**

DOOR SCHEDULE						
"ALL DOORS TO RECEIVE LEVER TYPE HARDWARE"						
NO.	SIZE	TYPE	CONSTR.	FINISH	RATING	HWDR.
201	3'-0"x6'-8"x13/4"	A	HM/ME	TP	-	2
202	3'-0"x6'-8"x13/4"	B	HM/ME	-	20	5
203	3'-0"x6'-8"x13/4"	B	HM/ME	-	20	5
204	3'-0"x6'-8"x13/4"	A	HM/ME	TP	-	2
205	3'-0"x6'-8"x13/4"	B	TY/TYP	-	-	3
206	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
207	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
208	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
209	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
210	3'-0"x6'-8"x13/4"	B	TY/TYP	-	-	3
211	3'-0"x6'-8"x13/4"	B	HM/ME	-	20	5
212	3'-0"x6'-8"x13/4"	B	HM/ME	-	20	5
213	6'-0"x6'-8"x13/4"	C	VN	FF	-	1
214	3'-0"x6'-8"x13/4"	B	HM/ME	-	-	1
215	2'-8"x6'-8"x13/4"	B	TY/TYP	-	-	4
216	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
217	2'-6"x6'-8"x13/4"	B	TY/TYP	-	-	3
218	3'-0"x6'-8"x13/4"	D	TY/TYP	-	-	1
219	3'-0"x6'-8"x13/4"	D	TY/TYP	-	-	1
220	2'-6"x6'-8"x13/4"	B	TY/TYP	-	-	3
221	5'-0"x6'-8"x13/4"	E	TY/TYP	-	-	1
222	2'-8"x6'-8"x13/4"	B	TY/TYP	-	-	4

DOOR TYPES

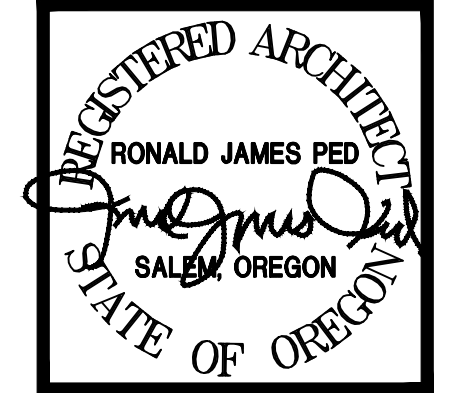
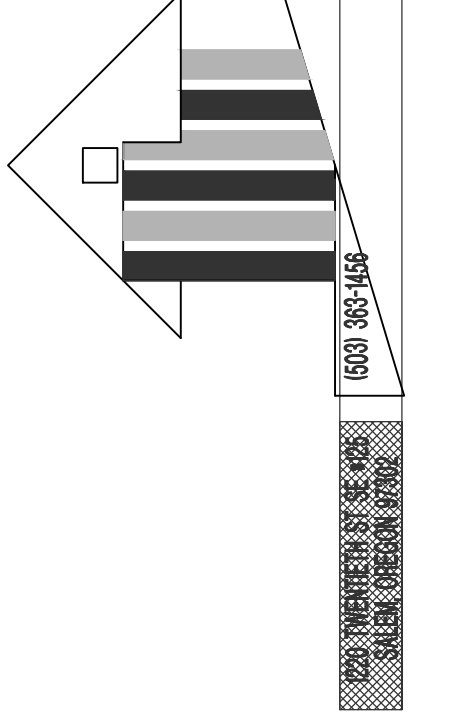
1. " " SHOWN ON SCHEDULE INDICATES TYPICAL
2. DOOR TYPES
3. CONSTRUCTION
 TYPICAL = SOLID CORE
 HC = HOLLOW CORE
 HM = HOLLOW METAL
 MC = MINERAL CORE
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 VN = VINYL
 4. MATERIAL/FINISH
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 5. GLASS
 TYPICAL = CLEAR WIRE
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 6. 20, 45, 60, 90, INDICATES RATING IN MINUTES FOR OPENING
 7. TYPICAL FRAMES SHOWN " " NUMBER INDICATES DETAIL SHOWN ON SHEET.
 8. NUMBER REFERS TO HARDWARE GROUP OF HARDWARE SCHEDULE



- GROUP 1
ALL HARDWARE BY MFR
- GROUP 2
1 LOCK
1 1/2 PR HINGES
THRESHOLD
WEATHER STRIP
- GROUP 3
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 4
1 PRIVACY LOCK
1 1/2 PR HINGES
1 WALL STOP
- GROUP 5
1 LOCK
1 1/2 PR HINGES
1 CLOSER
SMOKE GASKET
THRESHOLD
WEATHER STRIP

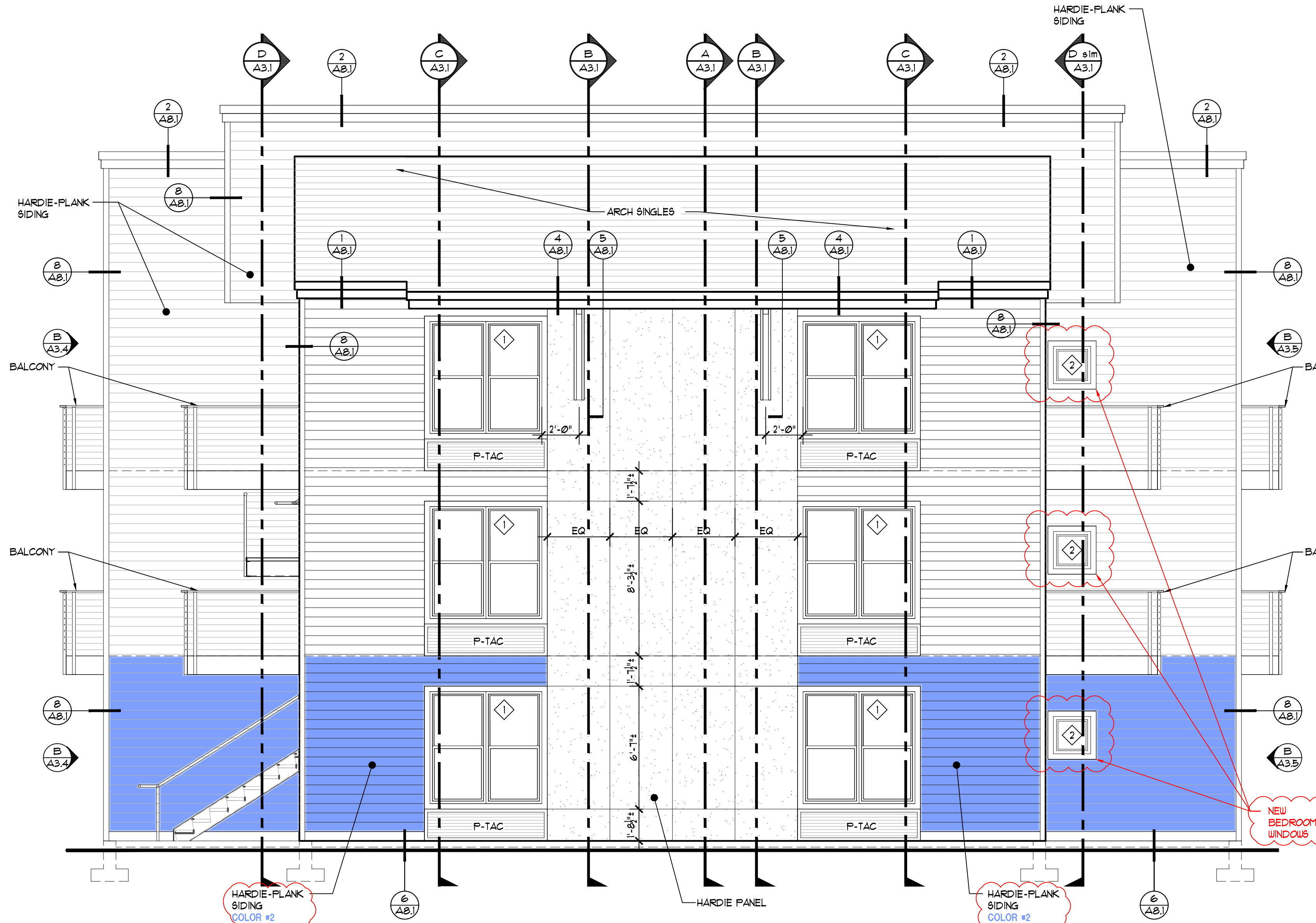
SYMBOL KEY

- OS SMOKE DETECTOR HARDWIRED, WITH BATTERY BACKUP
- DUPLX OUTLET
- DUPLX OUTLET GFCI
- DUPLX OUTLET GFCI / WATER PROOF
- 220 OUTLET
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- TELEPHONE OUTLET
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- RECESSED CAN LIGHT FIXTURE
- SURFACE MOUNT LIGHT FIXTURE
- EXTERIOR WALL MOUNT LIGHT FIXTURE ON DAYLIGHT SENSOR
- KITCHEN STRIP LIGHTING
- 80 CFM FAN/LIGHT / ON TIMER SWITCH
- 150 CFM KITCHEN EXHAUST FAN

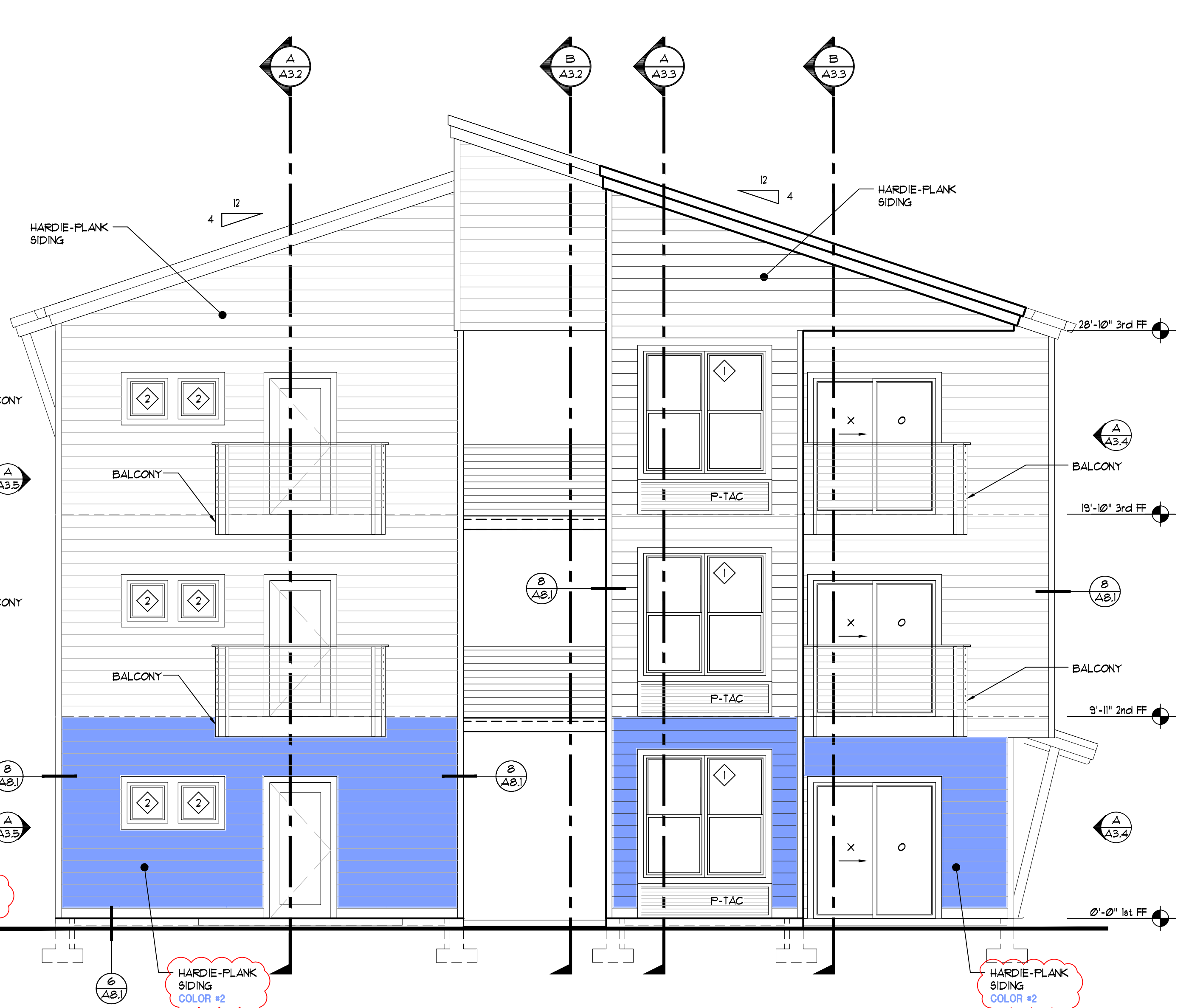


13 MARCH 2023
5PR COMMENTS

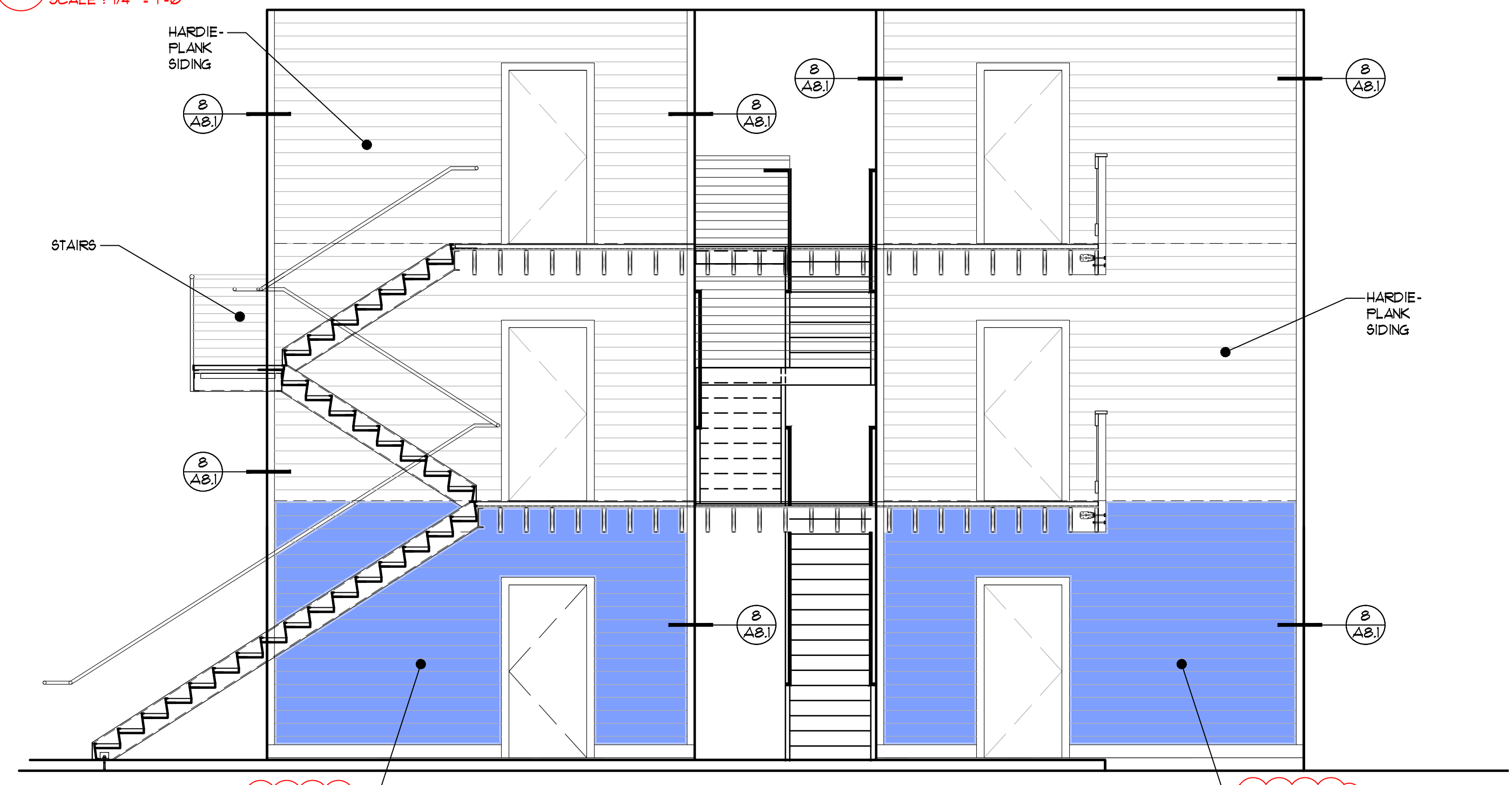
BUILDING "B" SET
 NEW APARTMENTS FOR
1341 Waller St SE
 1341 Waller St Salem, Or
 DATE: 15 DEC 2022
 DRAWN:
 JOB NO.: 2207
A2.3



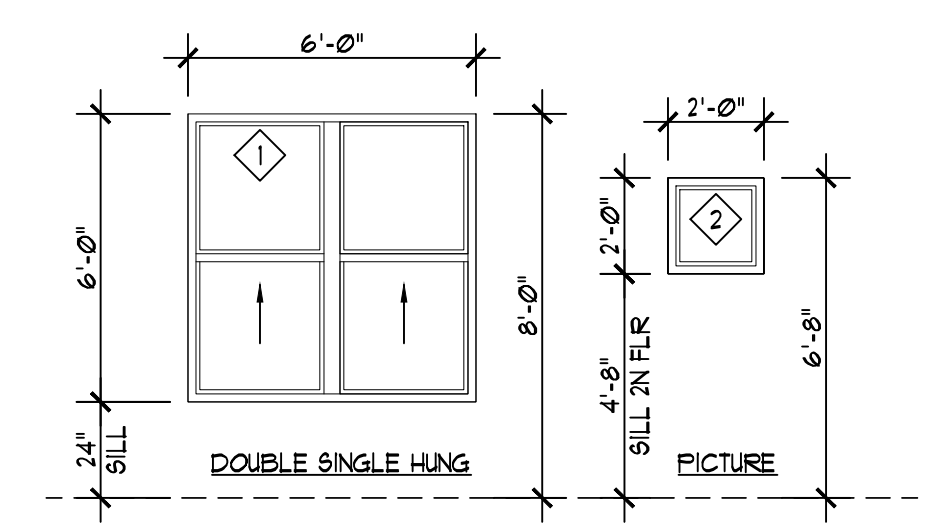
SOUTH-BUILDING "A" NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



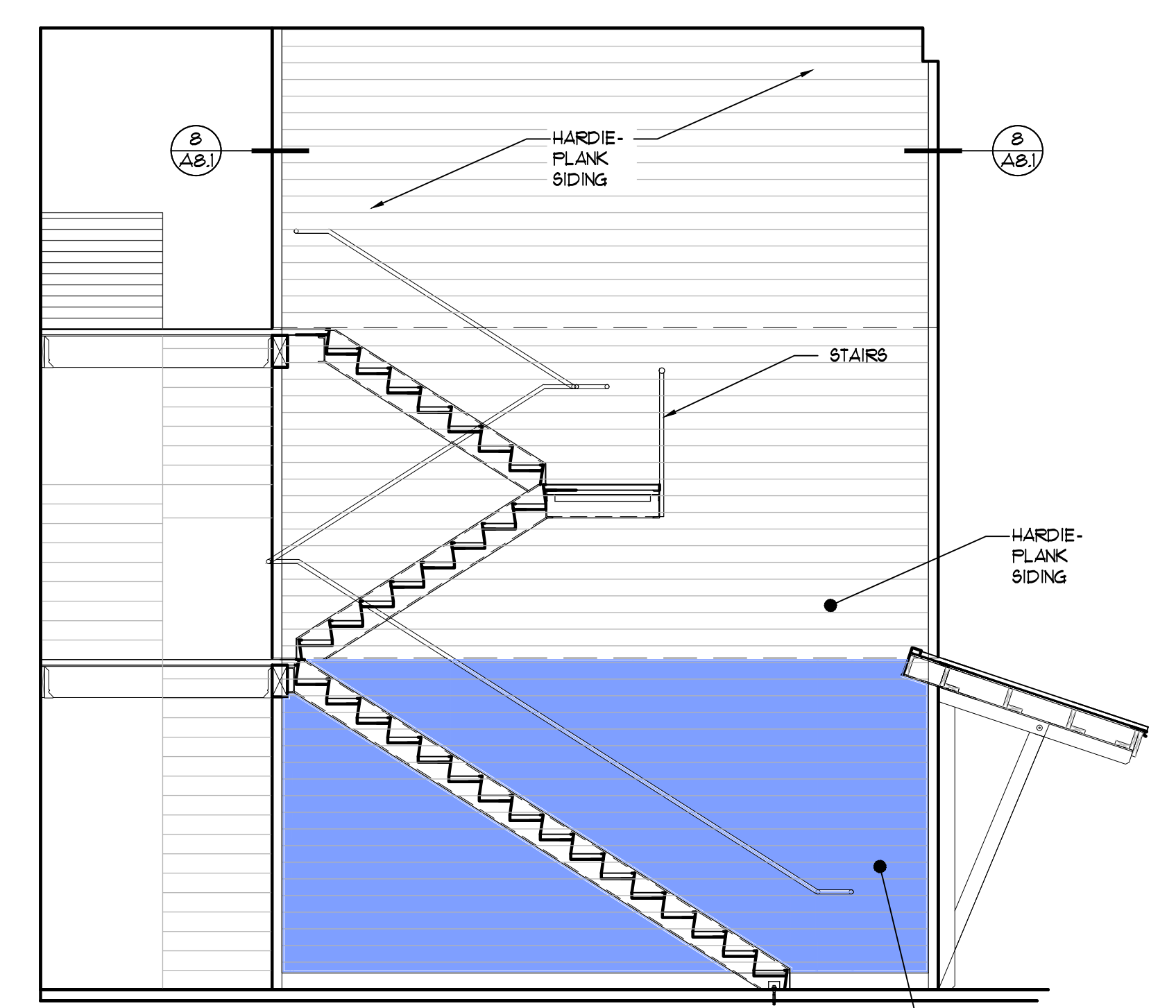
SOUTH-BUILDING "A" WEST ELEVATION
 SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



WINDOW TYPES
 SCALE: 1/4" = 1'-0"

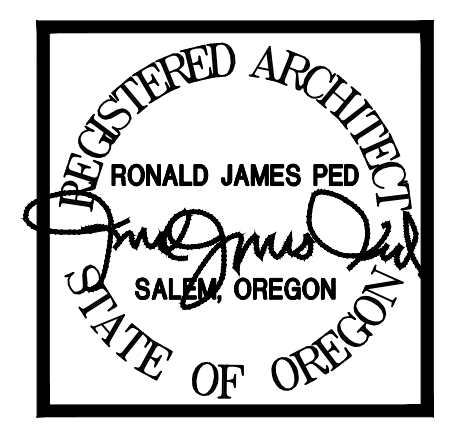


INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"

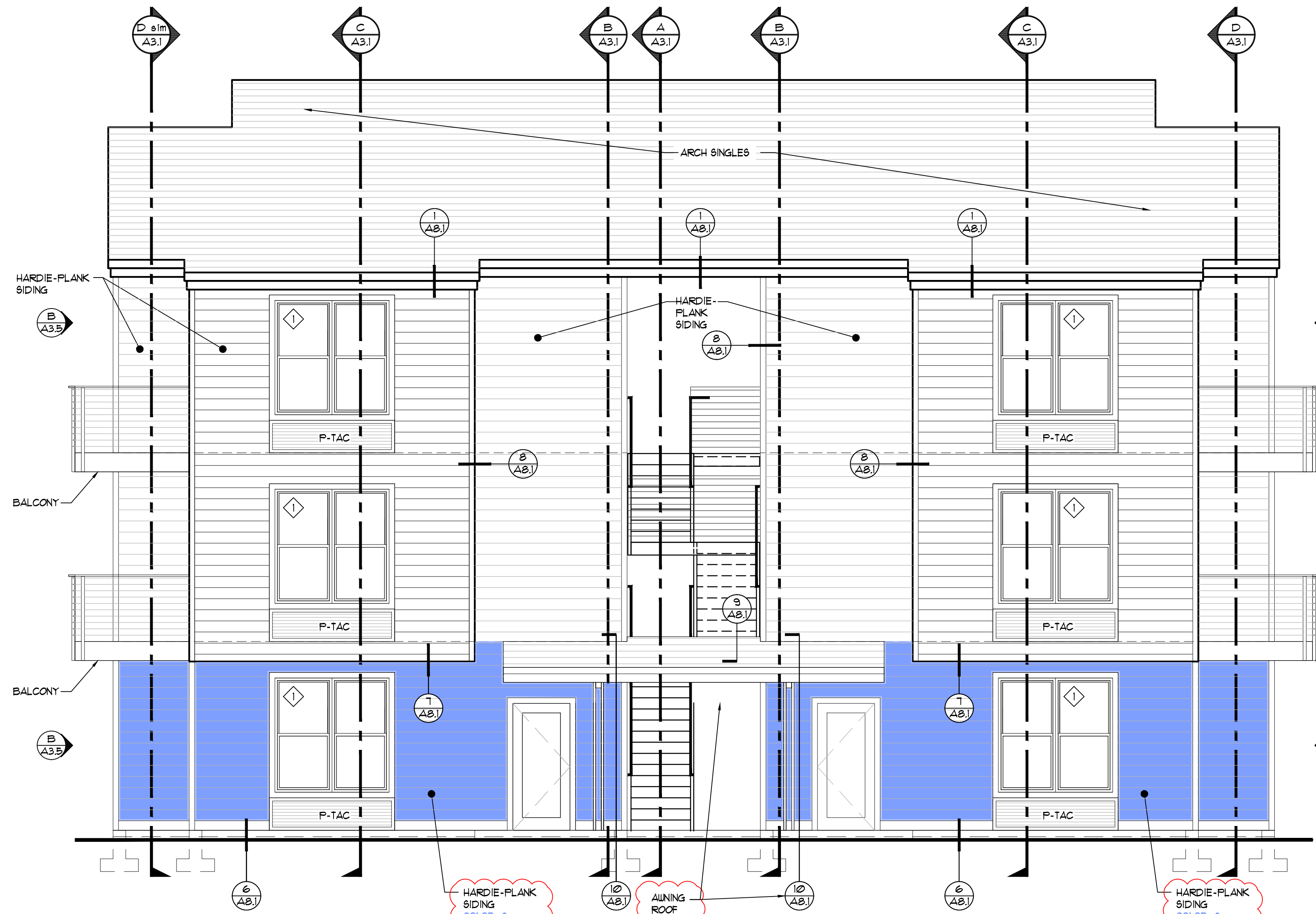
BUILDING "A" SET

NEW APARTMENTS FOR:
 1341 Waller St SE
 1341 Waller St Salem, Or

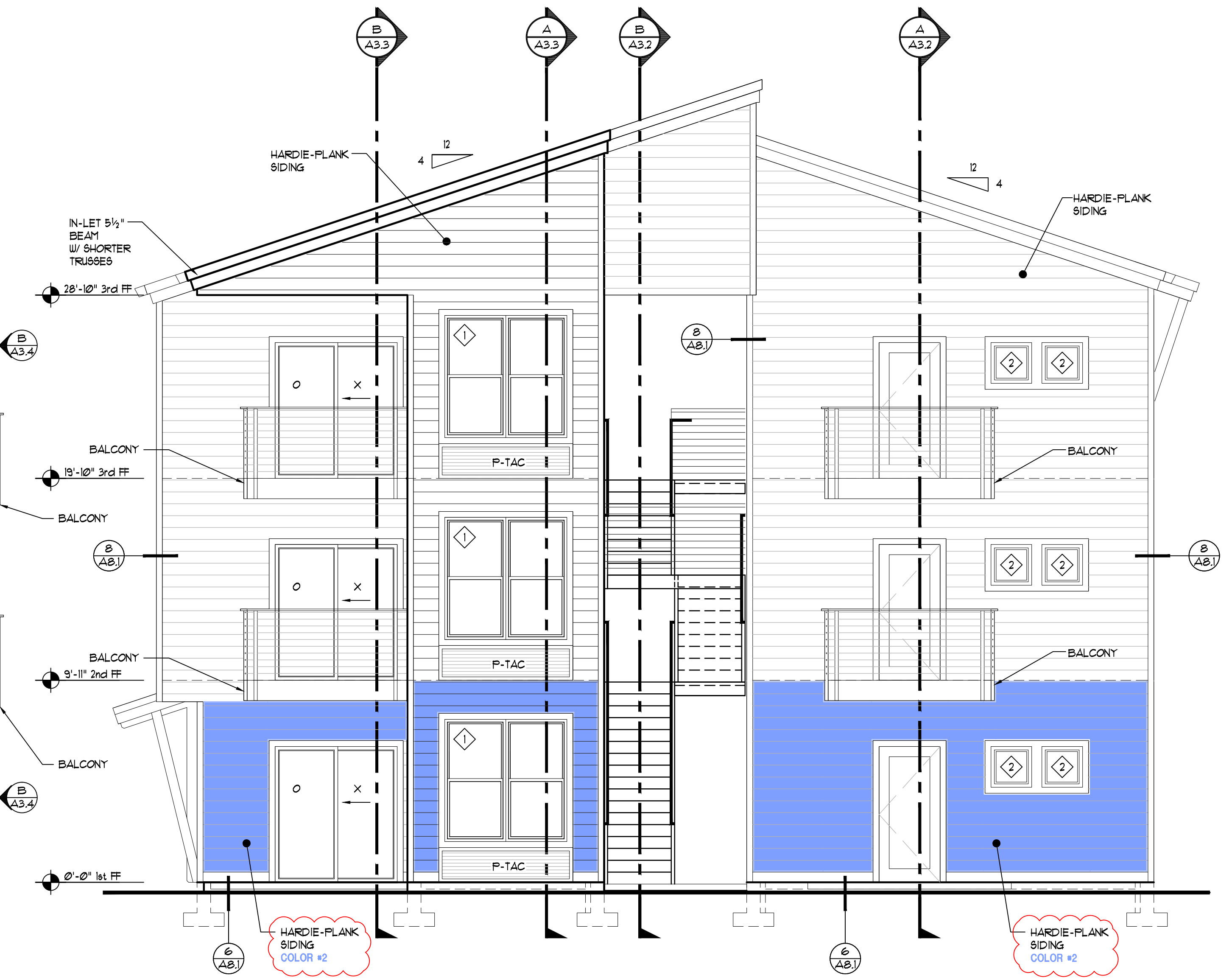
DATE: 15 DEC 2022
 DRAWN: 2207
 JOB NO. 2207
A3.5



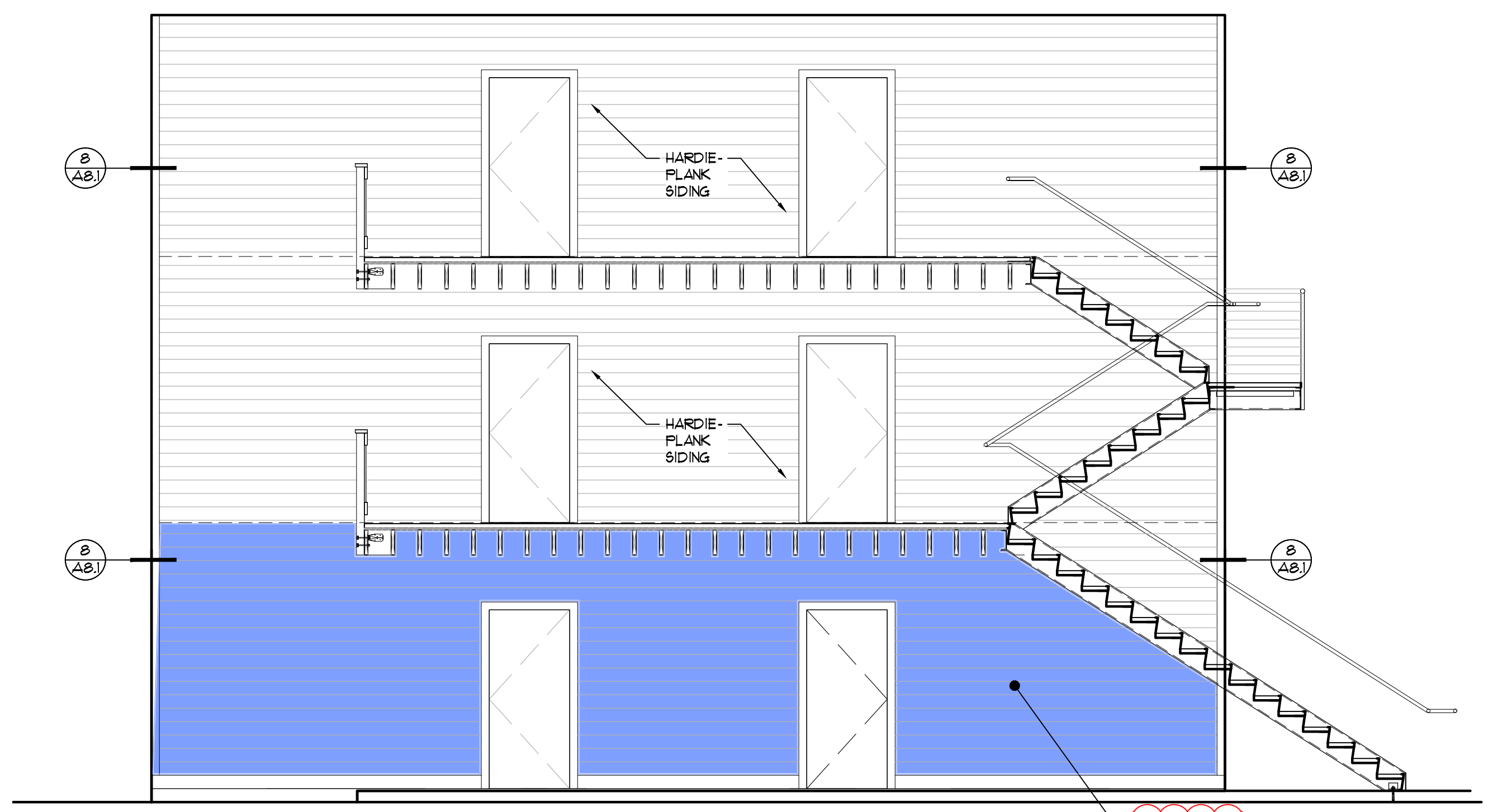
13 MARCH 2023
 5PR COMMENTS



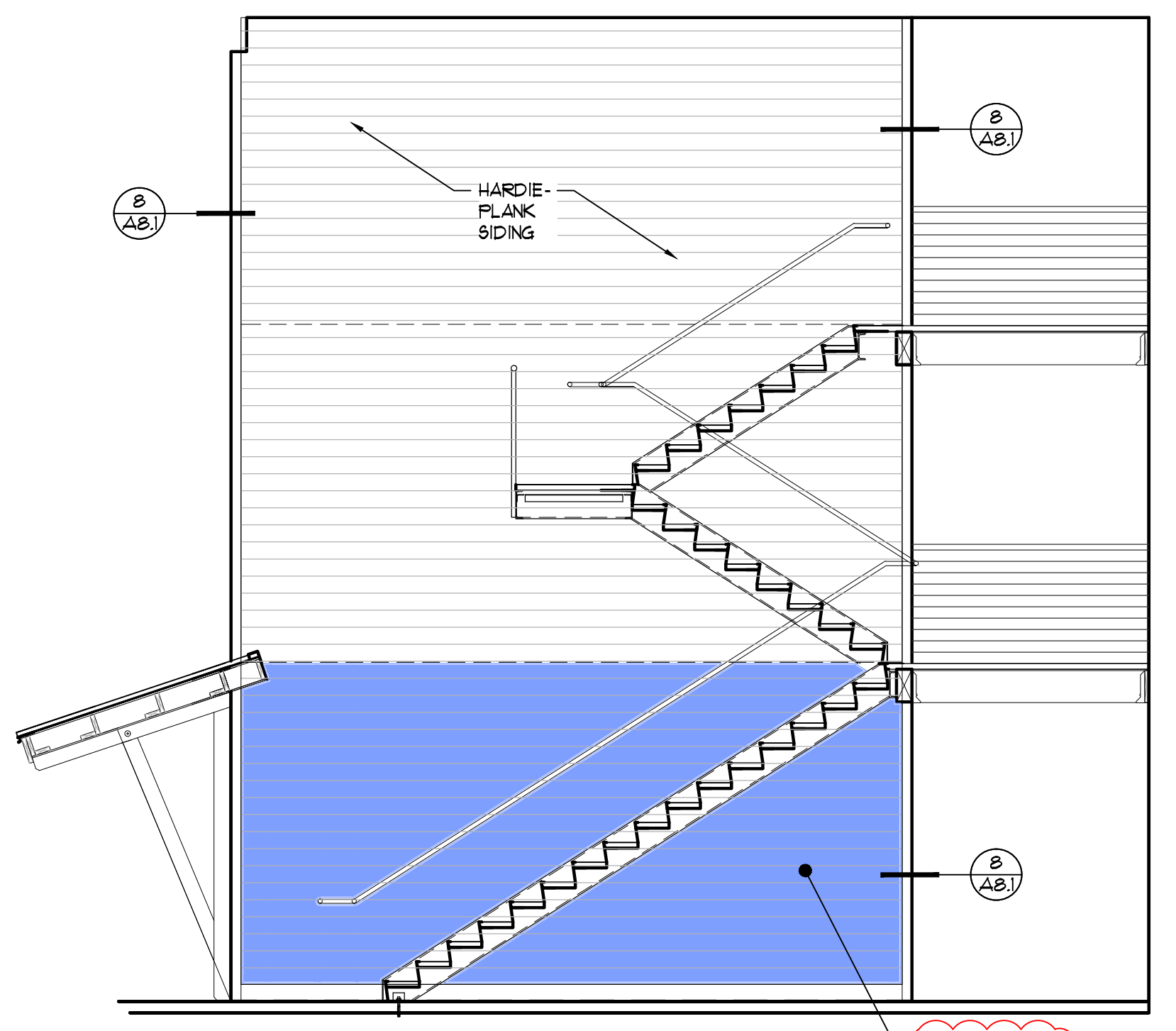
SOUTH-BUILDING "A" SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



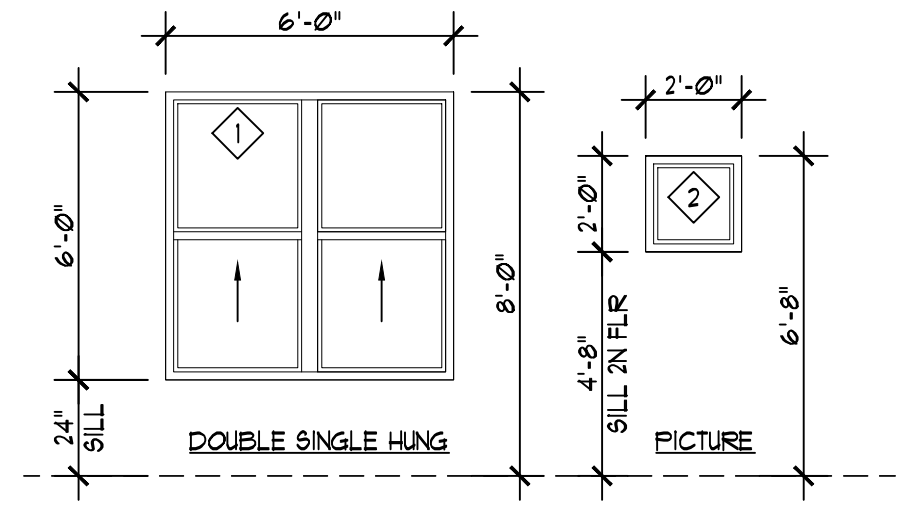
SOUTH-BUILDING "A" EAST ELEVATION
 SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"

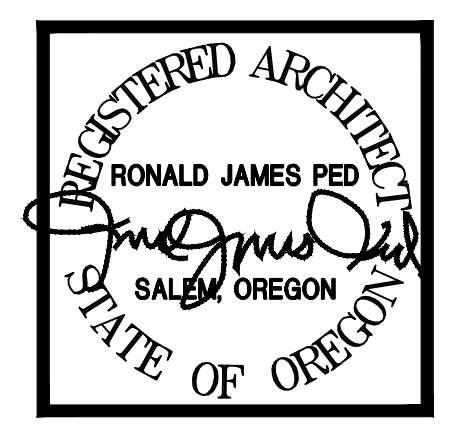


WINDOW TYPES
 SCALE: 1/4" = 1'-0"

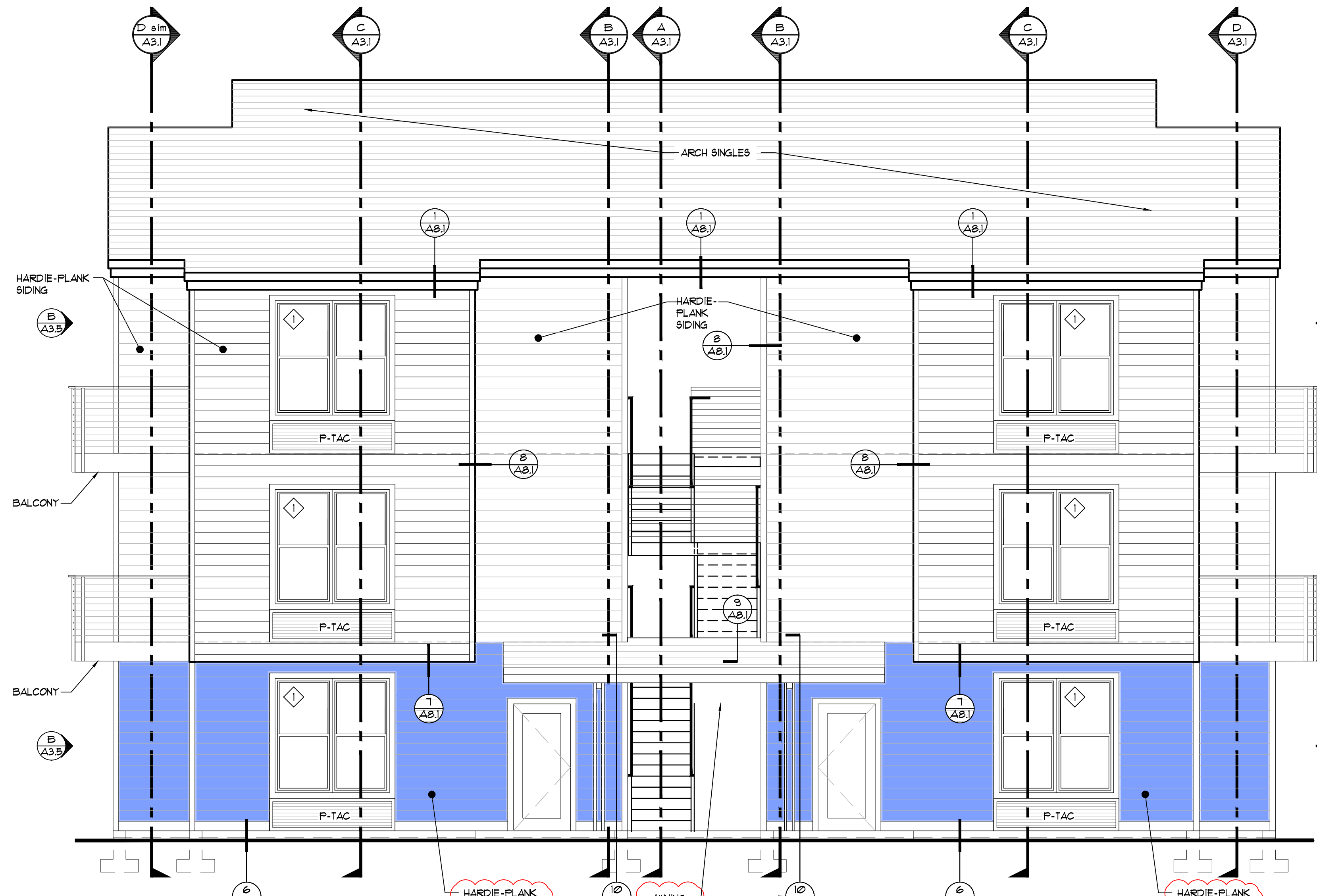
BUILDING "A" SET

NEW APARTMENTS FOR:
1341 Waller St SE
 1341 Waller St Salem, Or

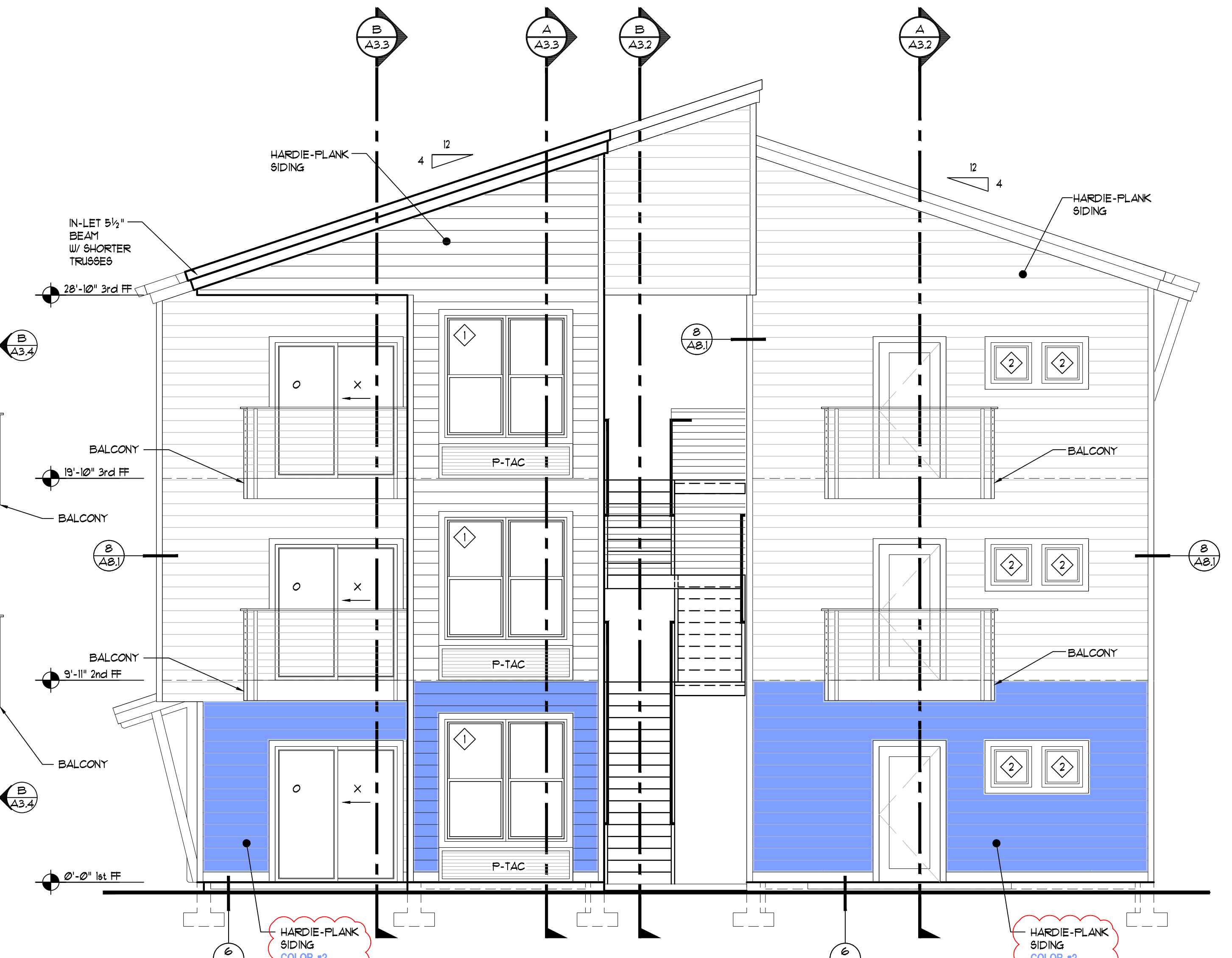
DATE: 15 DEC 2022
 DRAWN: 2207
A3.4



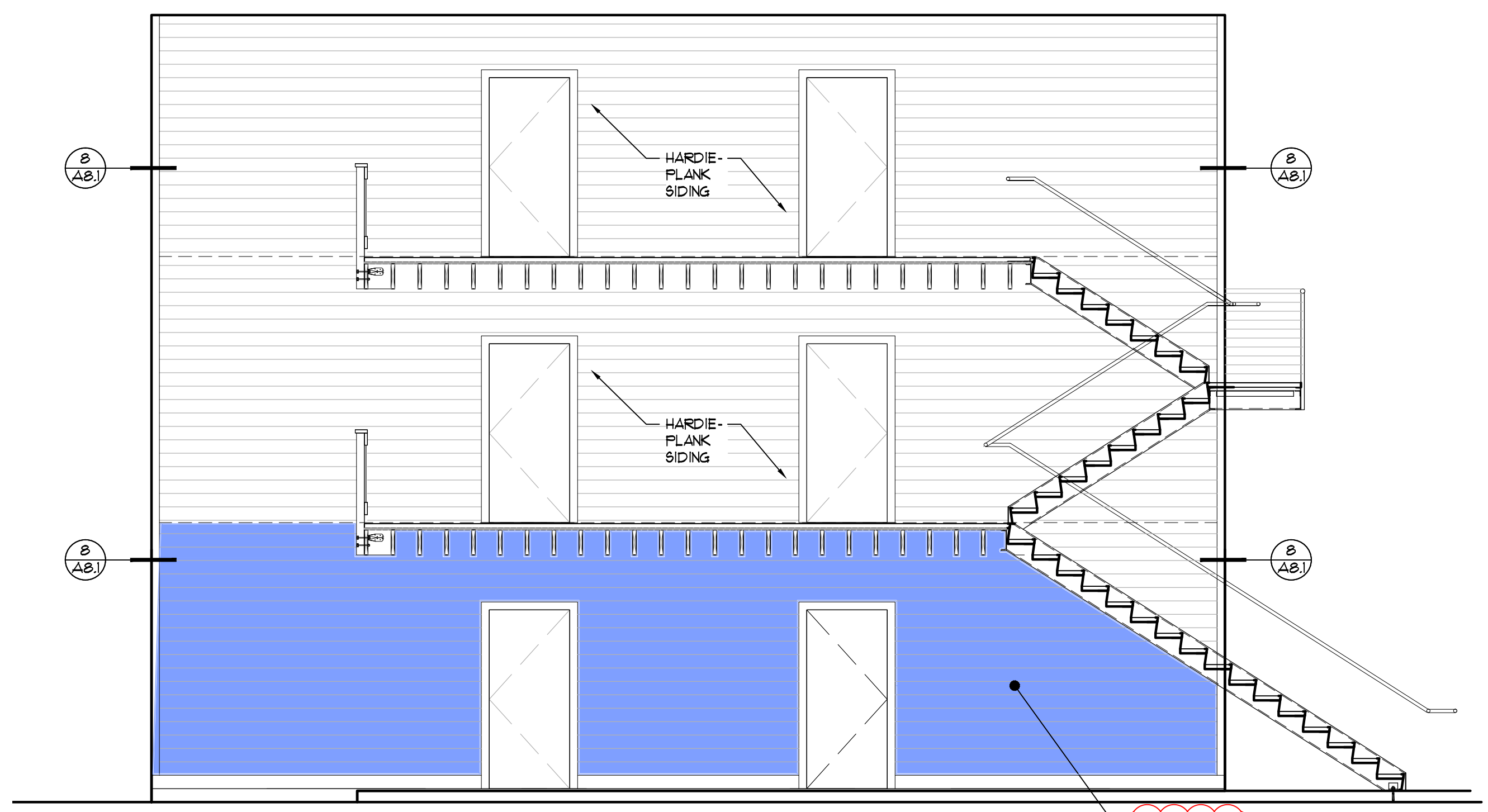
13 MARCH 2023
 5PR COMMENTS



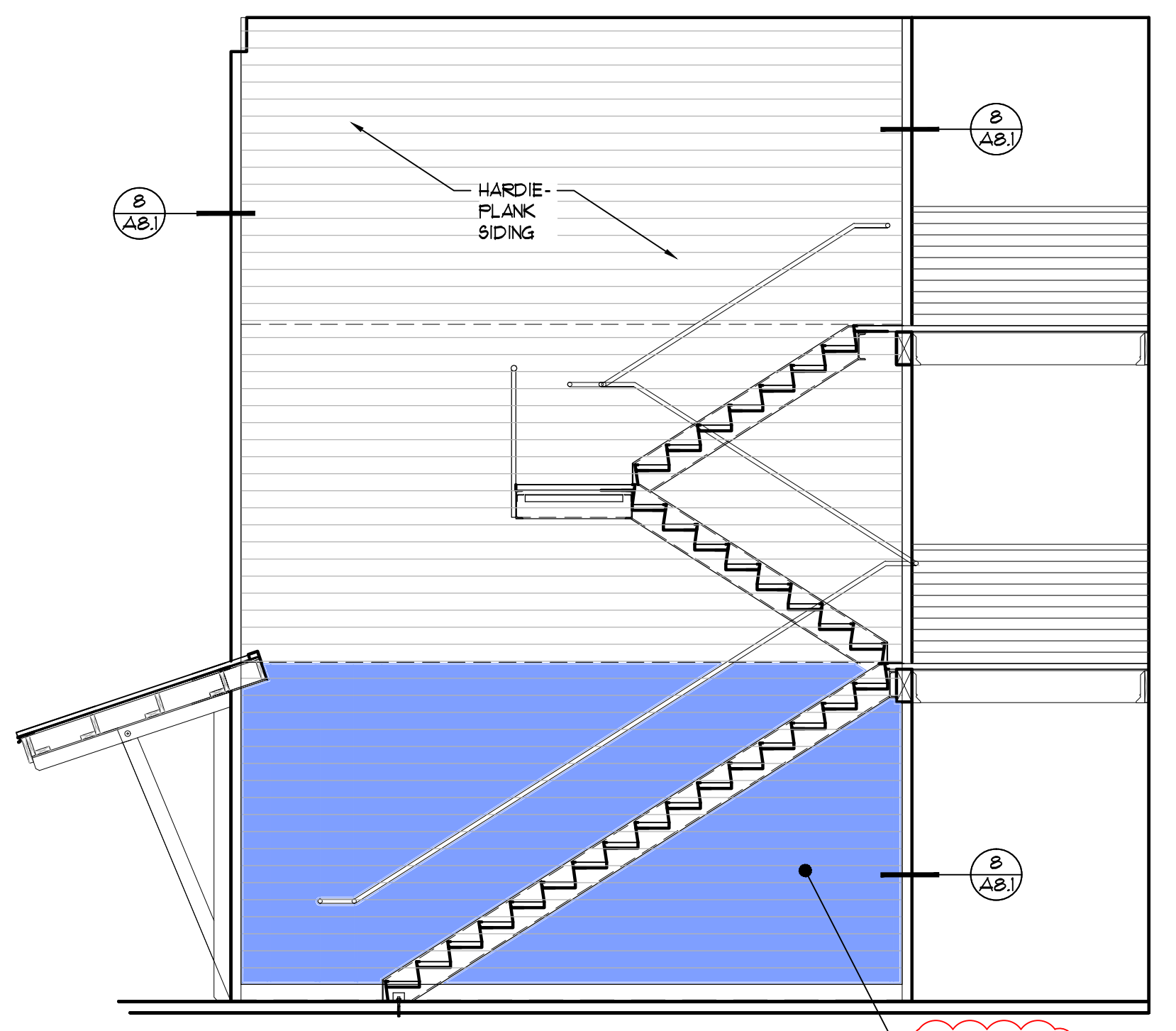
NORTH-BUILDING "B" EAST ELEVATION
 SCALE: 1/4" = 1'-0"



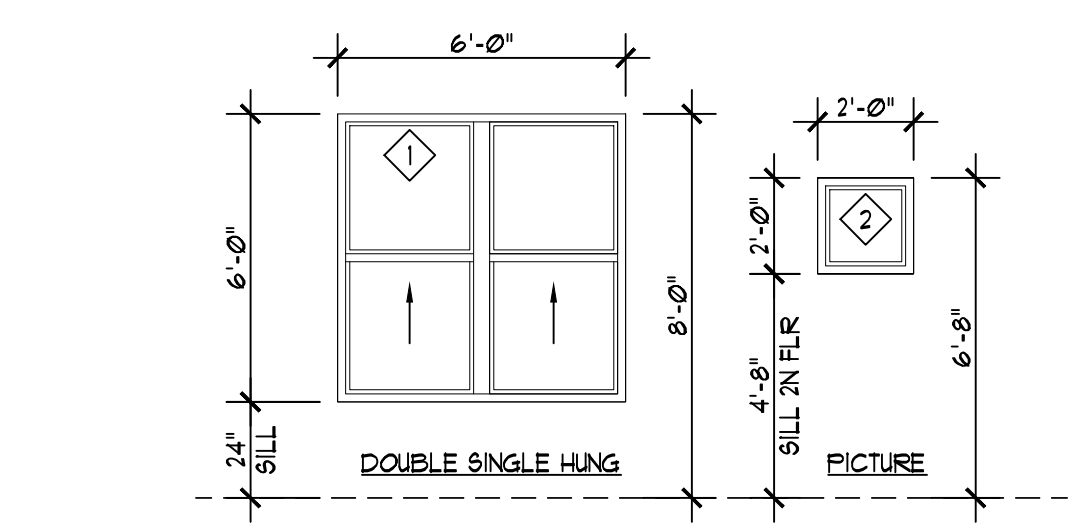
NORTH-BUILDING "B" NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"

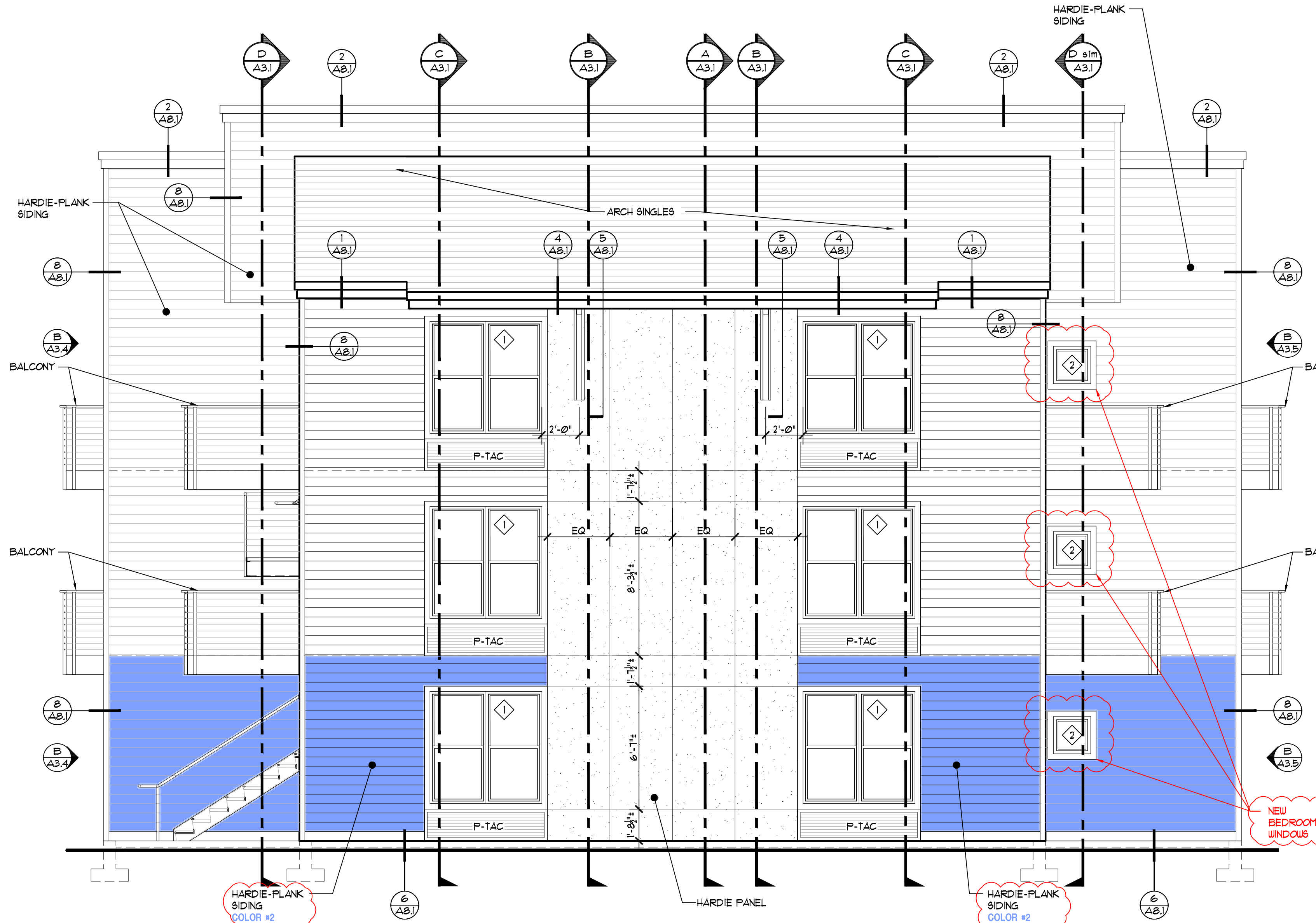


WINDOW TYPES
 SCALE: 1/4" = 1'-0"

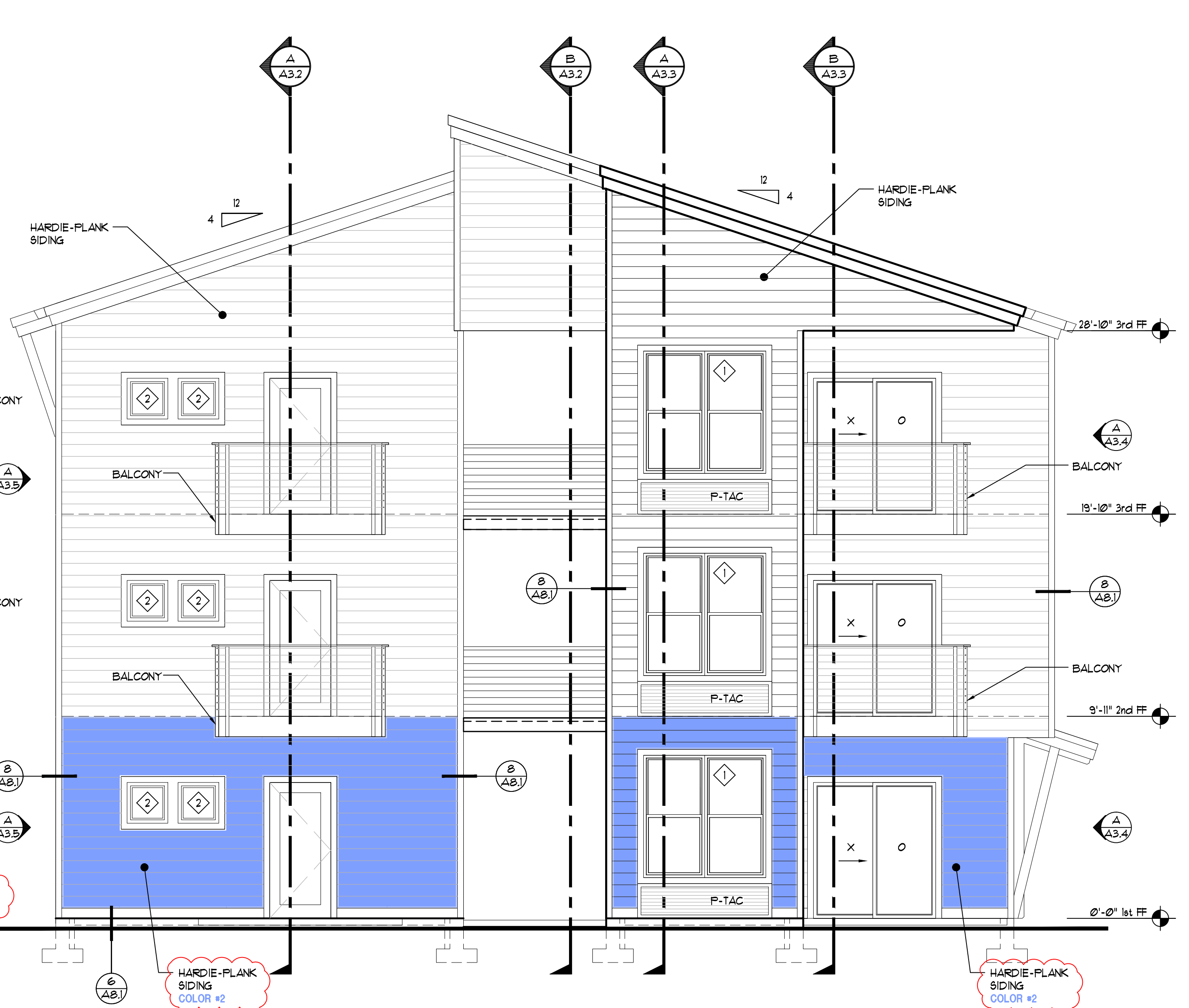
BUILDING "B" SET

NEW APARTMENTS FOR:
1341 Waller St SE
 1341 Waller St Salem, Or

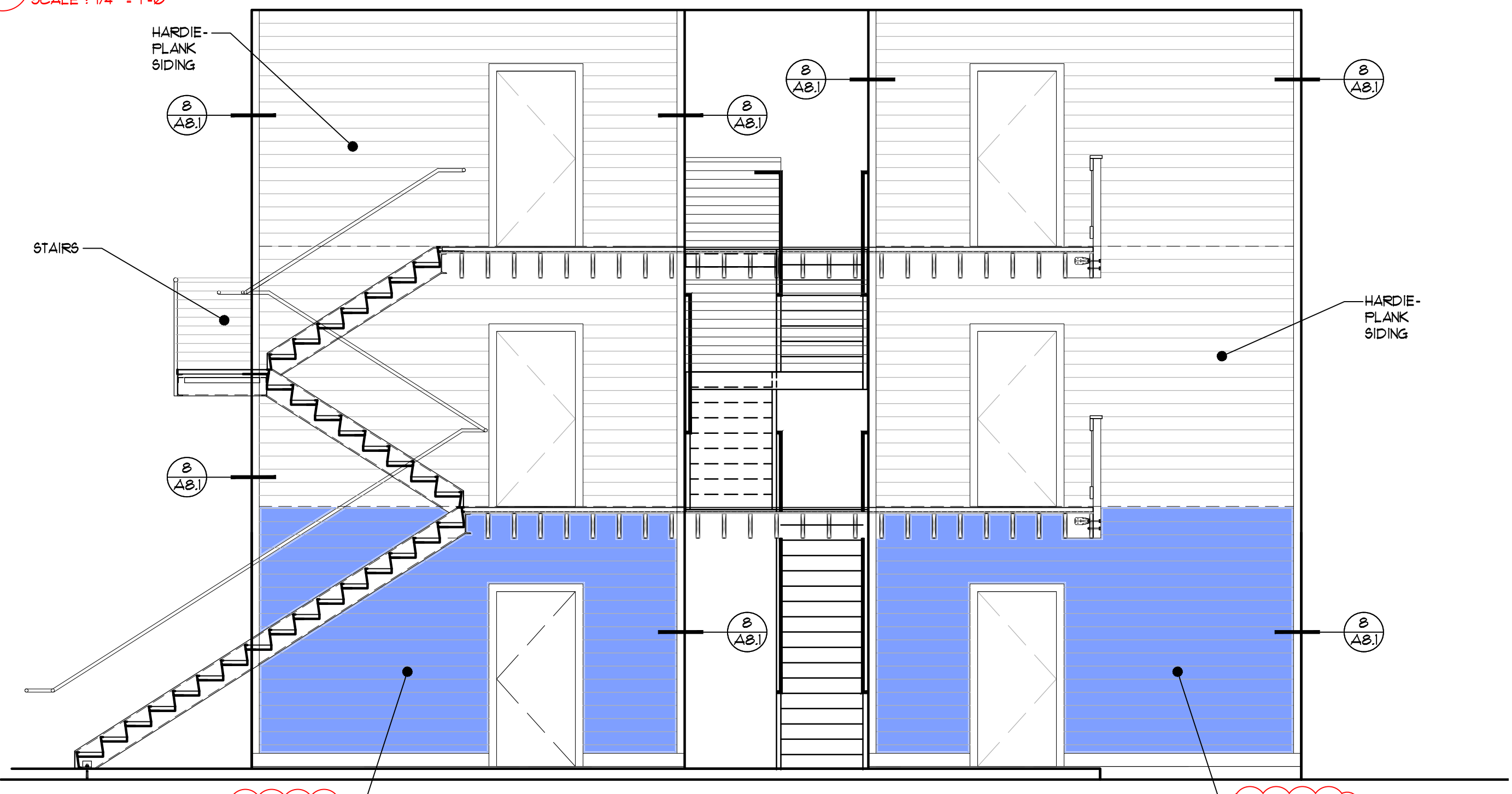
DATE: 15 DEC 2022
 DRAWN: 2207
A3.4



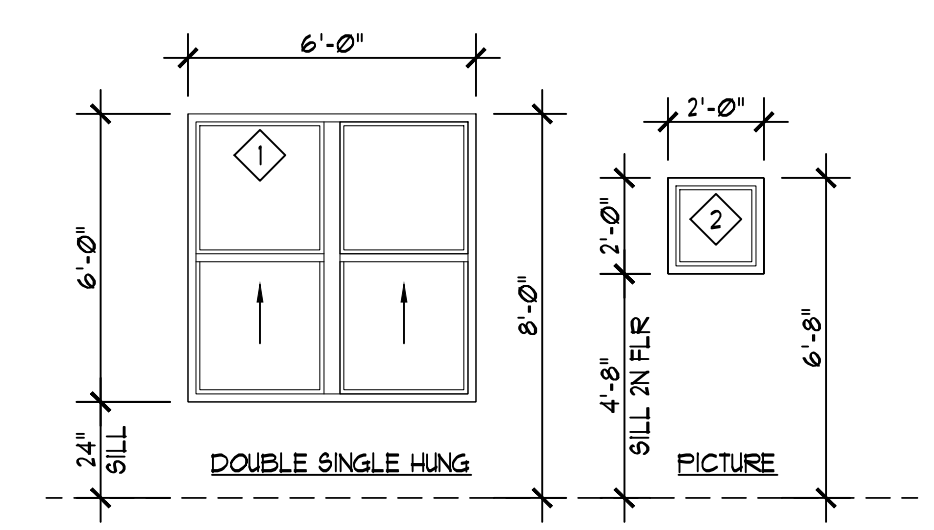
NORTH-BUILDING "B" WEST ELEVATION
 SCALE: 1/4" = 1'-0"



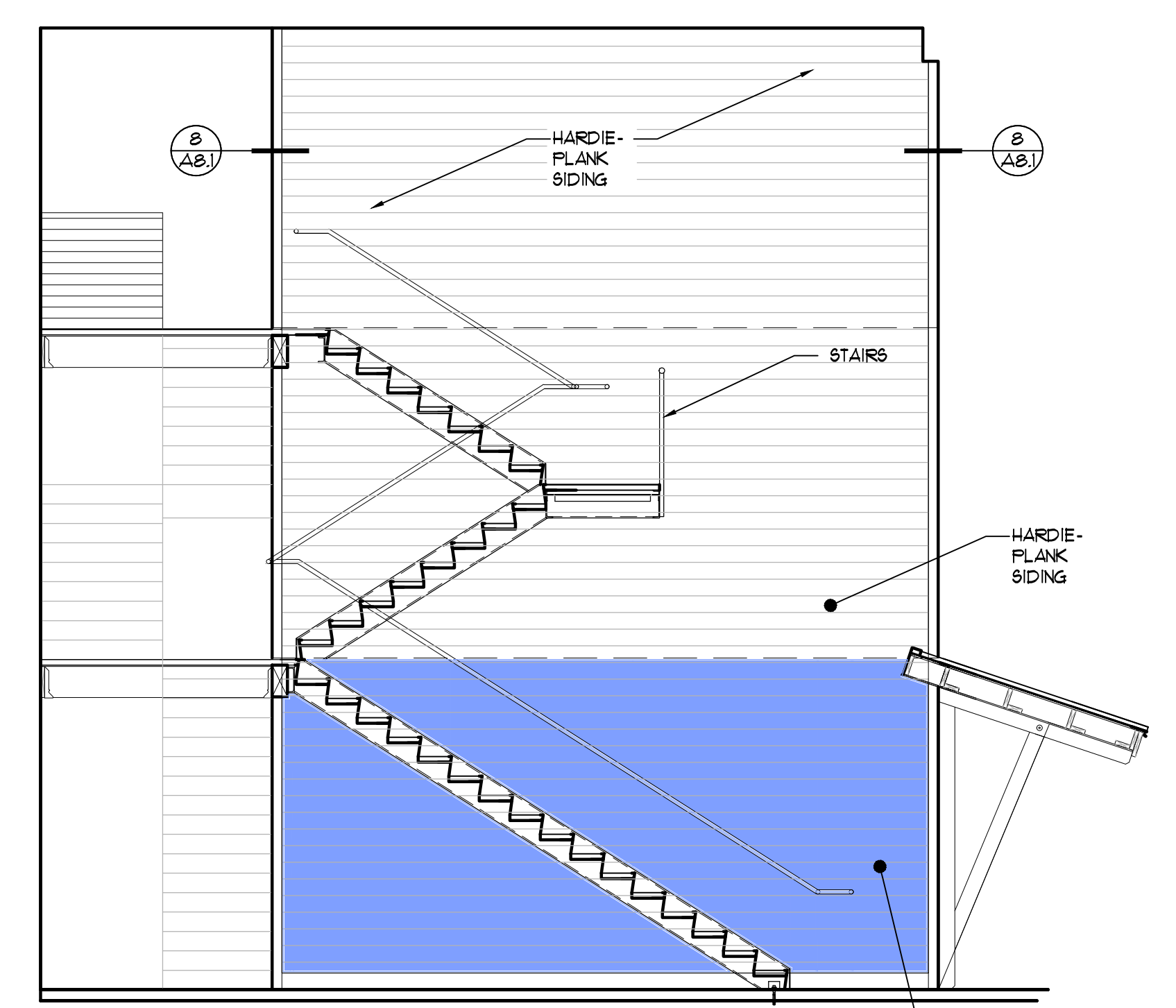
NORTH-BUILDING "B" SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



WINDOW TYPES
 SCALE: 1/4" = 1'-0"



INTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"



