

Application for Multiple-Unit Housing Tax Incentive Program – SRC 2.790

City of Salem, Urban Development Department
350 Commercial Street NE, Salem, OR 97301

I. Applicant Information (If the applicant is an LLC, S-Corps or similar member company, please provide legal documentation of the LLC's formation and list of members, authorized to sign on LLC's behalf)

Name: Brandon Fahlman	Title: Owner/Manager	
Company: Not Applicable		
Street: 295 Patterson St NW	City, State, Zip Code: Salem, OR 97304	
Phone: 503-930-2786	E-mail: brandon@kithkinre.com	FAX:

II. Applicant's Representative Information (if different than above)

Name: Same As Above	Title:	
Company:		
Street:	City, State, Zip Code:	
Phone:	E-mail:	FAX:

III. Property Information

Project is located within the designated program boundary: Yes No

Applicant has site control: Yes No

Address: 890 Commercial St NE Salem OR 97301

Map: 073W22AC03700 Block: Subdivision:

Note: If property is only a fraction of a platted lot, indicate this fact and provide a metes and bounds description of the portion of the lot to be used.

Current use(s) of site:
Vacant Land

If existing housing is being removed, please explain why:

Current zoning: CB Assessor's property account number(s): 589564

Parcel size: 0.31 Acres (Approximately 13475 Square Feet)

IV. Project Information

Anticipated construction start date: 08/30/2024 Anticipated completion date: 08/29/2025

Desired effective date (tax year) for the Multi-Unit Housing Incentive Program: Starting 2025-2026

Number, size, and type of dwelling units proposed:

3	1 bedroom units	464	Square feet	Median sales price	1350	Rental rate
2	2 bedroom units	768	Square feet	Median sales price	1550	Rental rate
	3 bedroom units		Square feet	Median sales price		Rental rate
2	Other units	339	Square feet	Median sales price	1150	Rental rate

Total building square footage: 7016	Dimensions of building: 29x62 & 35x51
Building covers 26 percentage of the lot.	
Amount of open space to be included: 2,563 Square Feet	
Method of construction: VB	
Type of materials: Wood-Framed Structure	
Is other public financial assistance being requested for the project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If so, please list the amount and type of existing or anticipated sources of funds requested: Downtown Urban Renewal Grant Program	
V. Public Benefits (Please check all that apply)	
<input checked="" type="checkbox"/>	Units sales prices or rental rates accessible to a broad range of mixed incomes
<input type="checkbox"/>	Recreation facilities
<input checked="" type="checkbox"/>	Open space
<input type="checkbox"/>	Common meeting rooms
<input type="checkbox"/>	Daycare facilities
<input type="checkbox"/>	Facilities supportive of the arts
<input checked="" type="checkbox"/>	Facilities for the handicapped
<input type="checkbox"/>	Special architectural features
<input type="checkbox"/>	Service/commercial use permitted and needed but unavailable for economic reasons
<input checked="" type="checkbox"/>	Dedication of land or facilities for public use
<input checked="" type="checkbox"/>	Development or redevelopment of underutilized or blighted property
<input checked="" type="checkbox"/>	Provision of pedestrian-oriented design features
<input checked="" type="checkbox"/>	Extra costs associated with infill or redevelopment
<input checked="" type="checkbox"/>	Development in structures that may include ground level commercial space
<input type="checkbox"/>	Development on sites with existing single-story commercial structures
<input type="checkbox"/>	Development on existing surface parking lots
<input type="checkbox"/>	LEED certification of the project
<input checked="" type="checkbox"/>	Provision of parking spaces within the structure
<input checked="" type="checkbox"/>	Provision of amenities and/or programs supportive of the use of mass transit
Please attach the following and label as Exhibits A-F	
<input checked="" type="checkbox"/>	Legal Description, labeled as Exhibit A
<input checked="" type="checkbox"/>	Evidence of Site Control, labeled as Exhibit B
<input checked="" type="checkbox"/>	A description of the project including information regarding the size and type of units, target population, parking and circulation plans, private and public access, and public benefits of the project, labeled as Exhibit C
<input checked="" type="checkbox"/>	A site plan, drawn to a minimum scale of 1" = 20', which shows in detail the development plan of the entire project. Refer to SRC2.810 (3) and (5), labeled as Exhibit D
<input checked="" type="checkbox"/>	Letter from the City of Salem Public Works Department stating the proposed use can be served by existing sewer and water service, labeled as Exhibit E
<input checked="" type="checkbox"/>	Documents to explain the proposed public benefits, including economic feasibility studies and market studies when appropriate, labeled as Exhibit F

Office Use Only

Pre-Application date: _____	Fee received: _____
Date final application received: _____	Received by: _____
Urban Development Contact: _____	Pre-Application Conference Date: _____
	Meeting Summary Letter sent on: _____
Date of correspondence to abutting property owners and appropriate affected parties, city departments, etc.: _____	
Correspondence sent to: _____	
Council Hearing date: _____	
<input type="checkbox"/> Approved? <input type="checkbox"/> Denied? <input type="checkbox"/> Other: _____	
Comments:	<div style="border: 1px solid black; height: 100px;"></div>

I certify that the above statements are true, accurate, and complete to the best of my knowledge and belief.

Applicant's Signature:  _____ Date: 10/19/2023

Applicant's Name (Please print or type here): Brandon Fah1man

Applicant's Title (Please print or type here): owner/Manager

Fill out form with Adobe Acrobat or print out and fill-in.

After completing form print, sign, and mail or bring to: **Clint Dameron, 503.540.2404**
350 Commercial Street NE
Salem, OR 97301

Exhibit A
Legal Description

Beginning on the East Line of Commercial Street in the City of Salem, in Marion County, Oregon at a point which is 99.00 South 70°30' East 65.13 feet South 19°30' West from the Southeast Corner of Block "B" in J.S. Smith Addition to Salem, Marion County, Oregon; and running thence North 19°30' East along the east line of Commercial Street 61.25 feet, thence South 70°30' East of the middle of Mill Creek; thence Southerly following the center of said creek to a point that is 70°30' East from the place of beginning; thence North 70°30' West to the place of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED
HERE:

07S-03W-22AC 3700

589564

Exhibit B
Evidence of Site Control



THIS SPACE RESERVED FOR RECORDER'S USE

AMR 573871AM

After recording return to:

Brandon A. Fahlman and Whitney K. Fahlman,
Trustees of The Endless Summer Trust Dated March
20, 2023, and any amendments thereto and Quinn A.
Burke and Katelyn J. Burke

295 Patterson St. NW
Salem, OR 97304

REEL 4698 PAGE 189
MARION COUNTY
BILL BURGESS, COUNTY CLERK
03-31-2023 10:23 am.
Control Number 735110 \$ 91.00
Instrument 2023 00008604

Until a change is requested all tax statements shall be
sent to the following address:

Brandon A. Fahlman and Whitney K. Fahlman,
Trustees of The Endless Summer Trust Dated March
20, 2023, and any amendments thereto and Quinn A.
Burke and Katelyn J. Burke

295 Patterson St. NW
Salem, OR 97304

File No. 573871AM

STATUTORY WARRANTY DEED

Carrera Investments, LLC, an Oregon Limited Liability Company who acquired title as Carrera Investments, LLC,

Grantor(s), hereby convey and warrant to

Brandon A. Fahlman and Whitney K. Fahlman, Trustees of The Endless Summer Trust Dated March 20, 2023, and any amendments thereto, as to 1/2 interest and Quinn A. Burke and Katelyn J. Burke, as Tenants by the Entirety, as to 1/2 interest, as tenants in common,

Grantee(s), the following described real property in the County of Marion and State of Oregon free of encumbrances except as specifically set forth herein:

Beginning on the East line of Commercial Street in the City of Salem, in Marion County, Oregon at a point which is 99.00 feet South 70°30' East 65.13 feet South 19°30' West from the Southeast Corner of Block "B" in J.S. Smith Addition to Salem, Marion County, Oregon; and running thence North 19°30' East along the east line of Commercial Street 61.25 feet, thence South 70°30' East of the middle of Mill Creek; thence Southerly following the center of said creek to a point that is 70°30' East from the place of beginning; thence North 70°30' West to the place of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

07S-03W-22AC 3700 589564

The true and actual consideration for this conveyance is \$202,500.00.

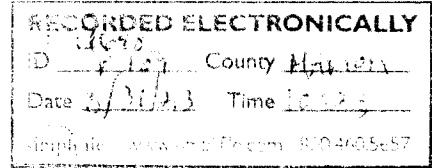
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:



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After recording return to:

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Trustees of The Endless Summer Trust Dated March
20, 2023, and any amendments thereto and Quinn A.
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File No. 573871AM

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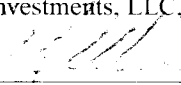
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Page 2 Statutory Warranty Deed
Escrow No. 573871AM

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this _____ day of _____, _____.

Carrera Investments, LLC, an Oregon Limited Liability Company



By: Rick D. Pittman, Managing Member

State of Oregon; ss
County of Marion;

On this 27th day of March, 2023, before me, Tina Kelly a Notary Public in and for said state, personally appeared Rick D. Pittman known or identified to me to be the Managing Member in the Limited Liability Company known as Carrera Investments, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires:



REEL: 4698

PAGE: 189

March 31, 2023, 10:23 am.

CONTROL #: 735110

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 91.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

Exhibit C

Project Description & Public Benefits

The existing site at 890 Commercial St NE, Salem, OR 97301 has been vacant for a number of years and has been listed for sale since 2014.

Our plan for the project has been to design two smaller mixed-use buildings that can reasonably fit on the narrow property. Each building is two stories in height.

Building A is to be made up of four residential units on the second floor and one commercial office space (547 square feet) on the ground floor. Two of the residential units are studio apartments (360 and 317 square feet) and two of the residential units are 1-bedroom apartments (470 and 420 square feet). Each residential apartment includes a dedicated single-car garage, located on the ground floor.

Building B is to be made up of two 2-bedroom residential units (835 and 701 square feet) on the second floor, one 1-bedroom residential unit (501 square feet) on the ground floor, and one commercial office space (488 square feet) on the ground floor. Each residential apartment includes a single-car garage, located on the ground floor.

We anticipate the residential units and the commercial spaces to rent between \$1200-\$1400 in monthly rent per unit.

Both buildings will be separated by a small parking lot with seven parking spaces. We intend for the buildings to have outdoor plazas and open areas for the residents.

The Property is located along the West Bank of Mill Creek. This area is designated as the future home of the Pringle Creek Path. The Pringle Creek Path, when constructed, would connect Southeast Commercial Street to Pringle Creek, Mill Race, Riverfront Park, Minto-Brown Island Park, and Wallace Marine Park.

Public Benefits:

- (A) Mitigating Neighborhood Blight - Blighted properties lead to a decrease in the values of nearby properties, undermine the stability of local housing markets, present safety risks, and diminish local tax income.
- (B) Increase Housing Supply
 - (a) Affordability: A shortage of housing supply in many areas has driven up home prices and rents. By increasing housing supply, the demand-supply balance can be improved, potentially leading to more affordable housing options for both renters and buyers.
 - (b) Economic Growth: The construction industry plays a significant role in the U.S. economy. An increase in housing supply would create jobs in construction, manufacturing, and related sectors, boosting economic growth.

- (c) Reducing Homelessness: A lack of affordable housing is a key driver of homelessness. Increasing housing supply, particularly for low-income individuals and families, can help combat homelessness and improve social outcomes.
 - (d) Increased Mobility: High housing costs can lock people into specific areas, limiting their ability to move to regions with better job opportunities. More housing options can enhance labor mobility, helping workers find better employment prospects.
 - (e) Reduced Gentrification Pressures: In high-demand areas, the lack of housing supply can contribute to gentrification, pushing out long-time residents. Increasing supply can alleviate some of these pressures and preserve neighborhood diversity.
 - (f) Environmental Considerations: Building more energy-efficient and sustainable housing can help reduce the carbon footprint of the housing sector, contributing to environmental goals.
 - (g) Meeting Changing Needs: Demographic trends, such as an aging population and the growth of single-person households, require different housing options. Increasing supply can help meet these evolving needs.
 - (h) Resilience: In the face of economic shocks or pandemics, having a diverse and ample housing supply can provide stability and reduce vulnerability.
 - (i) Innovation and Technology: An increase in housing construction can encourage innovation in housing design, construction methods, and technologies, potentially leading to more efficient and sustainable housing options.
- (C) Dedication of Land for Mill Creek Pedestrian Pathway
- (a) Enhanced Walkability: Well-connected pedestrian pathways encourage people to walk instead of relying on cars, promoting a healthier and more active lifestyle. This can help combat issues related to sedentary lifestyles and improve public health.
 - (b) Reduced Traffic Congestion: When people have convenient and safe pedestrian routes, they are more likely to leave their cars at home for short trips. This reduces traffic congestion, which can lead to faster and more efficient transportation for all.
 - (c) Improved Air Quality: Fewer cars on the road mean reduced emissions and better air quality, contributing to a cleaner and healthier urban environment. This is particularly important for addressing air pollution and climate change concerns.
 - (d) Economic Benefits: Pedestrian-friendly areas tend to attract more foot traffic, which can boost local businesses and stimulate economic growth. People are more likely to stop and shop when they can easily walk around a neighborhood.
 - (e) Social Interaction: Pedestrian pathways create opportunities for social interaction and community engagement. People are more likely to meet,

interact, and build a sense of community when they walk in pedestrian-friendly areas.

- (f) **Tourism and Recreation:** Attractive and interconnected pathways can make a city more appealing to tourists and residents alike. They provide opportunities for recreational activities like jogging, biking, or leisurely strolls.
 - (g) **Access to Public Transportation:** Pedestrian pathways often lead to public transportation hubs, making it easier for people to access buses. This encourages greater use of public transit.
 - (h) **Accessibility for Everyone:** Well-designed pathways are accessible to people with disabilities, promoting inclusivity and ensuring that everyone can move around the city independently.
 - (i) **Reduction in Parking Demand:** With improved pedestrian pathways, people are less reliant on cars for short trips, reducing the demand for parking spaces and potentially freeing up land for other purposes.
 - (j) **Environmental Benefits:** Fewer cars on the road and reduced reliance on fossil fuels contribute to environmental sustainability and help mitigate the effects of climate change.
 - (k) **Urban Revitalization:** Investment in pedestrian pathways can lead to the revitalization of neglected or underutilized areas of the city, making them more attractive for both residents and businesses.
- (D) **Increase Supply of Commercial Services**
- (a) **Economic Growth:** A greater supply of commercial services can stimulate economic growth within the community. New businesses create job opportunities, and existing businesses may expand, hiring more employees. This leads to increased income and economic prosperity for residents.
 - (b) **Job Creation:** The establishment of new commercial services often requires hiring additional staff, ranging from entry-level positions to management roles. This directly addresses unemployment and provides locals with job opportunities.
 - (c) **Consumer Choice:** More commercial services mean residents have a wider variety of goods and services to choose from. This can lead to increased competition, encouraging businesses to offer better quality and lower prices, ultimately benefiting consumers.
 - (d) **Increased Convenience:** A diverse range of commercial services makes it more convenient for residents to access the products and services they need in close proximity to their homes. This reduces travel time and expenses.
 - (e) **Higher Property Values:** The presence of a vibrant commercial sector often correlates with higher property values. This can be advantageous for homeowners, as their properties appreciate in value, potentially leading to increased wealth and financial stability.

- (f) **Tax Revenue:** Commercial businesses generate local tax revenue, which can be used to fund essential public services such as schools, infrastructure improvements, and public safety. This reduces the tax burden on residents and supports community development.
- (g) **Entrepreneurship and Innovation:** A thriving commercial sector can foster entrepreneurship and innovation. Local entrepreneurs may be inspired to start their businesses, contributing to economic diversity and local pride.
- (h) **Community Engagement:** Commercial establishments can serve as gathering places for the community, fostering social interactions and a sense of belonging. This can strengthen community bonds and engagement.
- (i) **Support for Local Causes:** Many local businesses actively support community initiatives, sponsor events, and contribute to charitable causes. They often have a strong commitment to the well-being of the community.
- (j) **Revitalization:** The establishment or expansion of commercial services in previously neglected or declining areas can lead to urban revitalization, making the community more attractive and livable.
- (k) **Reduced Commuting:** When a community offers a variety of commercial services, residents are less likely to need to commute to neighboring areas for other needs. This can reduce traffic congestion and lower environmental impacts.

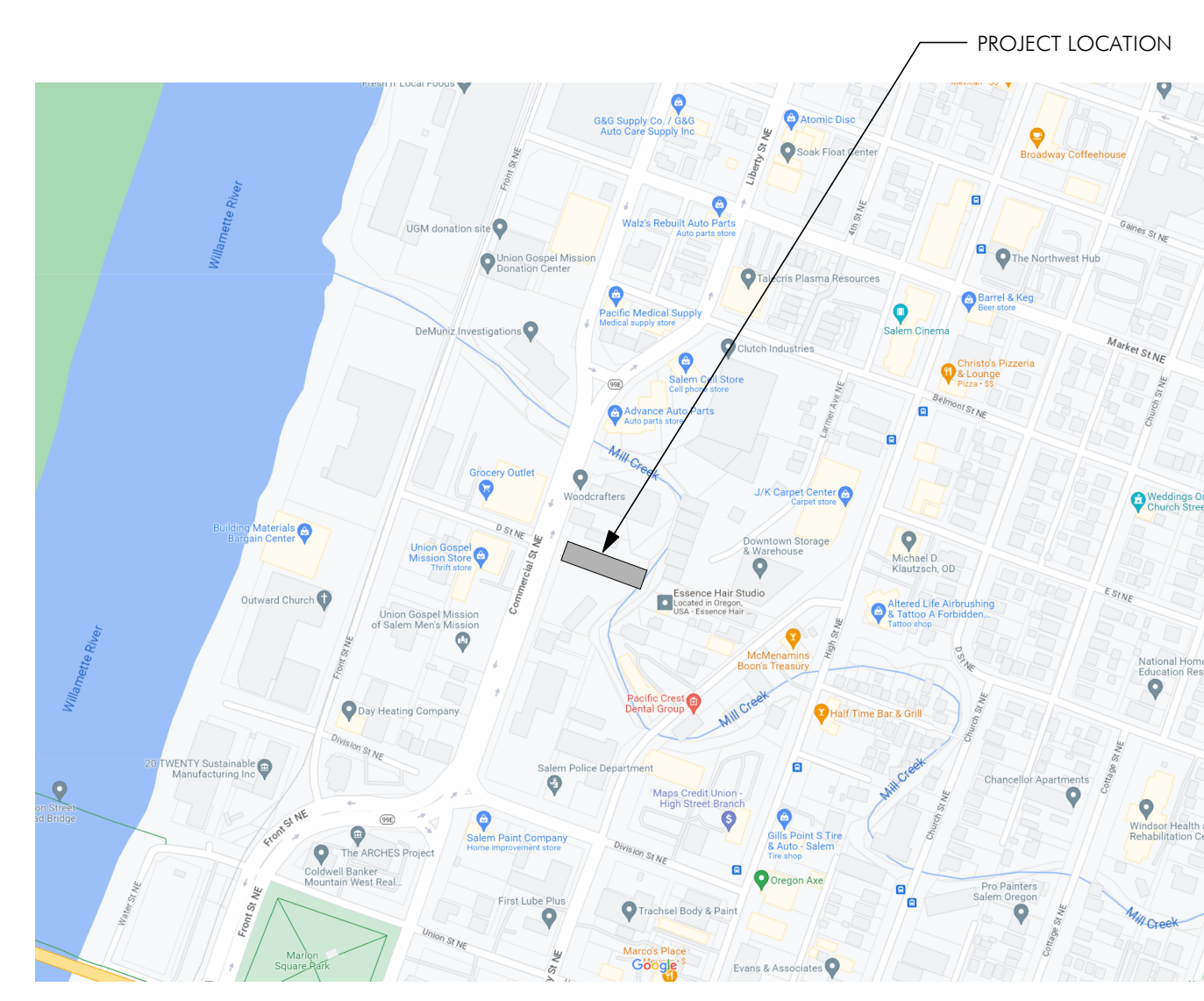
Exhibit D
Site Plan

COMMERCIAL ST. MIXED USE

NEW MIXED-USE DEVELOPMENT

890 Commercial St NE, Salem, OR 97301

SITE VICINITY IMAGE:



DRAWINGS LIST:

Sheet Number	Sheet Name
GENERAL DRAWINGS	
G0.01	COVER SHEET
G0.02	GENERAL NOTES
G1.01	CODE REVIEW - SITE
G2.01	ACCESSIBILITY REQUIREMENTS
G2.02	ACCESSIBILITY REQUIREMENTS
ARCHITECTURAL DRAWINGS	
A1.01	SITE PLAN
A1.21	LEVEL 01 FLOOR PLAN
A1.22	LEVEL 02 FLOOR PLAN
A2.01	BUILDING ELEVATIONS
A2.02	BUILDING ELEVATION
A3.01	BUILDING SECTIONS
A3.02	BUILDING SECTIONS

PROJECT TEAM:

OWNER:

ARCHITECT:
STUDIO 3 ARCHITECTURE, Inc.
275 Court Street St. NE Salem OR 97303-3442
P: 503.390.6500
Project Architect: Gene Bolante, AIA
D: 971.239.0269
E: gene@studio3architecture.com
W: www.studio3architecture.com

STRUCTURAL ENGINEER:
LEE STRUCTURAL ENGINEERS
PO Box 863, Albany, OR 97321
O: 541.248.8188
M: 541.207.4500
E: john@leestructuralengineers.com
W: www.leestructuralengineers.com

GENERAL CONTRACTOR

PROJECT # 2023-038
DATE: 5/25/2023

REVISIONS

SITE IMAGE:



SYMBOL LEGEND:

ELEVATION DATUM:

100.00
F.F.E.

SECTION REFERENCE:

FILLED ARROW DENOTES BUILDING SECTION

OPEN ARROW DENOTES WALL SECTION/DETAIL

1
A3.1X

ELEVATION REFERENCE:

A2.5X

DETAIL REFERENCE:

X
A5.X

WINDOW TYPE:

REFER TO WINDOW ELEVATIONS SHOWN ON DRAWINGS AS.1X

DOOR NUMBER

100A

PLAN NOTE DESIGNATION

12

F

2

ROOM TITLE + NUMBER:

XXXX
XXXX
ROOM
000

WALL TYPE MARK:

A540

NEW MIXED USE DEVELOPMENT
COMMERCIAL ST. MIXED-USE
890 Commercial St NE, Salem, OR 97301

SHEET:
G0.01
COVER SHEET

GENERAL NOTES:

- General notes apply to all drawings.
- All construction shall comply with the current edition of the Oregon Structural Specialty Code and the current edition of the Oregon Fire Code where it has jurisdiction in new construction. Construction shall comply with any titles/rules/laws the local jurisdiction enforces up to and including the current edition of the Oregon Structural Specialty Code. Accessibility shall comply with the ANSI/ICC A117.1.
- Contractor or its subcontractors shall be responsible for obtaining and paying for all inspections and tests required by any government agency to implement the plans and accept any required special inspections or reports, which shall be paid for by the owner.
- Work shown on these drawings is to be supplied, furnished, constructed, installed all as per the general conditions and the specifications: exceptions as described by the following abbreviations:
 - CFCI Contractor Furnished - Contractor Installed
 - OFCI Owner Furnished - Contractor Installed
 - OFOI Owner Furnished - Owner Installed
 - NIC OR N.I.C. Not in contract or not a part of this contract.
- Do not scale drawings, dimensions govern. The general contractor shall notify the architect of any discrepancies immediately. All dimensions are to face of stud or concrete, unless otherwise noted, those indicated as clear shall be from finish.
- These drawings have been assembled for use at their current size and scale. The contractor assumes all responsibility for work not conforming to these documents due to the use of reduced scale drawings for estimating or construction purposes.
- Where construction details are not shown or noted for any part of the work, the work shall be executed consistent with the intent demonstrated by details provided for other work. If questions remain about intent, contact the architect prior to proceeding with the work.
- All surfaces and materials shall be thoroughly prepared smooth, clean, level and even. By commencing finish installation, the finish contractor signifies its acceptance of the substrate and thereby assumes responsibility for the quality of the installation.
- Where devices or items or parts thereof are referred to in singular, it is intended that such shall apply to as many such devices, items, or parts as are required to properly complete the work.
- The contractor shall layout the work prior to proceeding. The contractor shall notify the architect of all discrepancies with the layout. Such inspection shall not relieve the contractor of responsibility to conform to the intent of the contract documents.
- Unless otherwise noted, dimensions, placements and alignments shown are critical for the installation of furniture and equipment as well as for the use of the space by occupants. Finished dimensions may vary upward by 1/4" but may not vary downward. Where +/- is indicated variation of up to 3% shall be allowable. Alignments of new and existing conditions shall be finished to a smooth and monolithic appearance (gap shall be overlapped to an inside or outside corner where practicable to avoid cracking).
- Do not deviate from the construction documents without the architect's written approval. The contractor agrees to defend indemnify and hold harmless the architect from any claims arising as a result of changes to the work without prior approval from the architect.
- The general contractor shall be responsible for the timely arrival of all specified finish materials, equipment and any other materials to be utilized on the project. The general contractor shall notify the architect in writing within 10 days of date of contract of those specified items that may not be readily available and substitute items of equal quality and description. If notification is not received by the architect, the contractor accepts responsibility for the proper ordering and follow up of specified cost to the owner to insure availability of all specified items so as not to create a hardship on the owner nor delay progress of the work.
- If required construction barriers shall be installed by the general contractor, painted, detailed, and illuminated as per the architect's direction. No signs other than those authorized by the architect or owner will be permitted on this barricade.
- Neither the owner nor the architect will enforce safety measures or regulations. The contractor shall design, install and maintain all safety devices and shall be solely responsible for conforming to all local, state and federal safety and health standards, laws and regulations.
- All existing facilities to be maintained in-place by the contractor unless otherwise shown or directed. Contractor shall take all precautions necessary to support, maintain or otherwise protect existing utilities and other facilities at all times during construction. Contractor shall leave existing facilities in an equal or better-than-original condition and to the satisfaction of the architect/owner.
- The general contractor shall locate all existing utilities whether shown hereon or not and to protect them from damage. The general contractor shall bear all expenses of repair or replacement of utilities or other property damaged by operations in conjunction with the execution of his/her work.
- The general contractor shall secure all permits required by the local jurisdiction, state agency and/or county.
- Mechanical hvac, plumbing, fire suppression, low voltage and electrical work require separate permits. Trade subcontractors shall secure all required permits affecting their scope of work.
- Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort. Exit doors shall swing in the direction of exit travel when serving an occupant load greater than 50.
- Install wall backing for all wall mounted items, including but not limited to the following: door stops, fixtures, wall cabinets, shelving, counters, toilet accessories, security equipment, hand rails, window covering tracks, equipment racks, etc.
- Coordinate location of recessed or semi-recessed items to avoid back to back installation and to reduce noise transfer through partitions.
- Provide water resistant gypsum board at bathtub/shower walls and bathroom ceilings.
- Architect shows fire extinguishers in general logical location: verify requirements and locations with local fire marshal. General contractor to provide fire extinguishers and cabinets (where called out).
- Specifications of material and equipment by the use of name, model number, and/or general coordinate installations with equipment dimensions, including equipment to be installed by the tenant.
- All work shall conform to standards of the industry for first quality workmanship and materials and shall conform to manufacturer's recommendations and specifications.
- Materials are specified by name, model number and description were practicable in order to avoid inaccuracies. The contractor shall review all specifications and notify the architect of any discrepancies in these documents prior to proceeding with the work.
- Floor material changes shall occur at the centerline of doors except where notes. See threshold details for special conditions (if any).
- Blocking and grounds at areas which have millwork, shelving, and tenant furnished furniture wall cabinets indicated on the drawings shall be included with the work.

SUBMITTALS:

- General: the contractor shall submit shop drawings, product data and samples.
- The general contractor shall thoroughly review and check all submittals, coordinating separate trades and verifying conformance with the contract documents. The designer shall not review and will return without review any drawings or submittals not reviewed and noted by the general contractor.
- Submittals shall include shop drawings, schedules and manufacturer's product and equipment cuts for all fixtures, equipment, finishes, special materials, specialties, millwork & casework, doors, frames, and hardware.
- Finish materials: contractor shall submit samples of all finishes and materials, finishes shall be on actual materials.
- Cut sheets: contractor shall submit manufacturer's cuts and spec sheets for all fixtures, including lighting, equipment, special materials, specialties, doors, frames and hardware.
- Minimum sample size:
 - Wood veneered products - 8 1/2" x 11" x 1/4"
 - Solid lumber - 50 square inches
 - Other finishes and miscellaneous materials - 6" x 6"
- Quantity of submittals:
 - Material samples: 3
 - Shop drawings: 1 pdf
 - Erection drawings: 1 pdf
- Submittal markings: the samples shall bear identification of the project, designer, general contractor, and the manufacturer.
- Quality grade of the millwork and casework: AWL quality standards and specifications shall govern according to the following grades:
 - Casework: Premium Grade
 - Natural finish millwork: Premium Grade
 - Running trim: Custom Grade
 - Architectural flush doors (natural finish): Premium Grade

DEFERRED SUBMITTALS:

- Deferred submittal review process: the portions of the project listed below will be constructed using a design/build approach.
- The drawings included in this package are preliminary to provide a basis for bidding and planning.
- Construction drawings for the portions listed are to be provided by the contractor as "deferred submittal" drawings.
- "Deferred submittal" drawings require approval of both architect/engineer and the authority having jurisdiction prior to construction per O.S.S.C. paragraph 107.3.4.2.
- The procedure for deferred submittal is as follows:
 - Contractor to review and provide submittal stamp of approval.
 - Deferred submittal shall be submitted to the architect for review.
 - Following the completion of the architects review the contractor shall submit to the authority having jurisdiction.
 - Work related to deferred submittal items shall not be performed until the deferred submittal documents have been approved by the authority having jurisdiction.
- The contractor is responsible for the following deferred submittals:
 - Electrical service design
 - Mechanical HVAC (Heating Ventilating And Air Conditioning) system design
 - Plumbing service design
 - Fire suppression
 - Fire alarm (where applicable)
- Design-build coordination, design build services shall include but not be limited to the following:
 - Electrical system and service design
 - Mechanical HVAC (Heating Ventilating And Air Conditioning) system design
 - Plumbing system and service design
 - Fire suppression
 - Fire alarm (approved first by general contractor)
- Final design, engineering and shop drawings shall be submitted to architect for review and approval prior to proceeding, shop drawings shall include all materials, configurations, attachments, and finishes.

DESIGN-BUILD NOTES:

- Design/Build - mechanical/electrical/plumbing/sprinkler.
- Design/Build services shall be required of the Contractor for the Mechanical, Electrical, Plumbing, and Sprinkler portions of the work. All systems new and existing shall be designed, modified, provided and/or installed as required by the new layout. Contractor shall submit design drawings and product submittals for all design/build systems to the designer and the building for review and approval.
- Conform to applicable codes, ordinances, specific building standards and industry standards for first class installations of all systems. Comply with building and lease specific requirements for emergency lighting, electrical service and sub-metering (contractor shall be responsible for the verification of adequacy of service and panel space). Contractor shall field verify and confirm with the building prior to submitting their bid for the work.
- Contractors shall be responsible for all design and documentation (including required design documents professionally sealed by an engineer where and as required by the local jurisdiction) as may be required for the full and complete installation of HVAC, power, lighting and sprinkler systems, as well as applying and obtaining all permits, approvals, inspections and certificates required for the completion of the project for occupancy.
- Contractor shall submit HVAC design drawings and product submittals to the designer and the building for review and approval, including clear indications of zones, locations of supply and return diffusers and thermostat locations. Contractor shall provide HVAC balancing report in triplicate to the architect and the building upon completion of the installation and balancing.
- Fire suppression system: contractor shall modify existing fire suppression system consistent with requirements of code, new use, NFPA, and owner's insurance underwriter. Submit shop drawings for approval of building's engineer.
- Sprinkler head types:
 - At gypsum board ceiling: fully recessed flush mounted type with white cover plates.
 - At suspended acoustic tile ceiling: centering not required, maintain min 6" from grid.
- Contractor shall be responsible for complete as-built documents at the completion of the project and shall submit reproducible copies to the landlord for their records.

R.C.P. GENERAL NOTES:

- Light fixtures, exit signs and other ceiling elements shall be located in center of individual ceiling plane or tile unless noted otherwise or as directed by architect.
- Provide ceiling access as required for equipment and systems maintenance. Verify manufacturer recommendations.
- Electrical contractor to provide all switches, dimmers and plates as required by design, multiple switches at one location shall be ganged together and furnished with one cover plate.
- The reflected ceiling plan indicates the location of ceiling types, ceiling fixtures light switches and associated items.
- Contractor to notify architect of any conflict of light fixture locations with main runners, ducts, etc. Prior to installation.
- Verify field conditions and locations of all plumbing, mechanical ducts, structural elements and any and all other applicable items. Install new plumbing, mechanical fans, ducts, conduits, and other related items so as to not conflict with lights and any unique field conditions.
- Furnish and install Underwriters Laboratory, Inc. (UL) labeled devices throughout.
- Any lighting control systems which utilize an automatic time switch, occupant-sensing device, automatic daylight control device, lumen maintenance control device or interior photocell sensor, shall be installed in accordance with the manufacturers instruction.
- Automatic daylight control devices and lumen maintenance control devices shall only control luminaries in the day lit area and have photocell sensors that are either ceiling mounted or located so that they are accessible only to authorized personnel.

PLUMBING MECHANICAL GENERAL NOTES:

- Plumbing systems work for this project is shown for design-build guidance.
- All new Plumbing construction shall comply with the current edition of the Oregon Plumbing Specialty Code (OPSC).
- Plumbing fixtures are located on drawings for location only. Confirm fixture selection with owner prior to installation.
- Equipment schedule does not specify any plumbing fixtures such as grease traps, faucets, pressure reducing valves, etc. Nor does it include final connection to service. Plumbing contractor to provide if necessary.
- Contractor or its subcontractors shall be responsible for obtaining and paying for all inspections and tests required by any governmental agency to implement the plans and accept any required special inspections or reports, which shall be paid for by the owner.
- Plumbing requirements shown only for items listed on equipment schedule.
- Plumbing contractor to provide rough-in and final connect.
- Although some floor drains may be shown on plans, provide all required floor drains per the plumbing code.

HVAC MECHANICAL GENERAL NOTES:

- Mechanical HVAC work for this project is shown for design-build guidance.
- All new HVAC construction shall comply with the current edition of the Oregon Mechanical Specialty Code (OMSC).
- Mechanical HVAC work for this project consists in air handlers, exhaust fans and duct work as well as any code mandated ventilation.
- Exhaust fans and circulation fans are located on drawings for general location only. Sizing is the responsibility of the design build contractor. Confirm equipment selection with owner prior to installation.
- HVAC subcontractor to provide submittal information, including Mechanical COMcheck forms, and receive owner approval prior to ordering equipment.
- Contractor is required to review the drawings of all divisions of work contractor is responsible for coordination of this work and the work of all subcontractors with all divisions of work. It is this contractor's responsibility to provide all the subcontractors with a complete set of bid documents.
- Contractor or its subcontractors shall be responsible for obtaining and paying for all inspections and tests required by any governmental agency to implement the plans and accept any required special inspections or reports, which shall be paid for by the owner.
- The contractor shall furnish and install any additional structural steel required to support any mechanical equipment. This contractor shall coordinate locations and requirements with the general contractor and landlord prior to bid.

ELECTRICAL GENERAL NOTES:

- Electrical work for this project is shown for design-build guidance.
- All new Electrical construction shall comply with the current edition of the Oregon Electrical Specialty Code (OESC).
- Electrical subcontractor to provide submittal information, including Lighting COMcheck forms, and receive owner approval prior to ordering equipment.
- Contractor and subcontractors are required to review the drawings for all divisions of work. Contractor is responsible for coordination of this work and the work of all subcontractors with all divisions of work including electrical demolition. It is this contractor's responsibility to provide all the subcontractors with a complete set of bid documents.
- Contractor or its subcontractors shall be responsible for obtaining and paying for all inspections and tests required by any governmental agency to implement the plans and accept any required special inspections or reports, which shall be paid for by the owner.
- Electrical information provided on architectural floor plans is for reference only, electrical design build sub-contractor to confirm and coordinate all work.
- Placement of light fixtures in ceiling planes takes precedence over all other services including fire protection or suppression devices.
- Placement of receptacles, convenience outlets, switches, smoke detectors, etc must meet electrical code requirements, accessibility requirements and must be rationally laid out in the space available.
- Circuiting indicated on plan is partially diagrammatic for clarity. Circuiting shall be "thru-wiring" where and whenever possible.
- Field verify exact location and electrical requirements of all HVAC equipment with mechanical contractor prior to ordering related electrical equipment.
- Coordinate with tenant's equipment power requirements.
- Electrical contractor shall make all final connections as required for a fully complete and operable system.
- All stub-up dimensions from finished floor to center of box.
- Equipment listed on equipment schedule will be uncrated and set in place only. Rough in and final hookup will be performed by the electrical contractor.
- All electrical outlets and connections to be grounded type.
- Electrical contractor to furnish disconnects where code requires.
- Equipment listed on the equipment schedule does not include electrical fittings such as relays or disconnects to the electrical service.
- Plugs should enter receptacle from the dimension side of symbols unless noted otherwise.

FIRE SUPPRESSION SYSTEM GENERAL NOTES:

Contractor qualifications:

- Established fire protection contractor regularly engaged in the design and installation of automatic fire sprinkler systems.
 - Employ workers experienced and skilled in this trade.
 - System designer: qualified and certified for the design of fire protection sprinkler systems. NICET level III or IV technician or professional engineer experienced in the design of sprinkler systems.
- Governing agency: all work in accordance with and accepted by the following hereafter referred to governing agencies:
- State of Oregon Fire Marshal.
 - City of _____, Fire Marshal.
- Design requirements:
- Comply with the latest issue of NFPA Standard 13.
 - Design, lay out and install hydraulically calculated wet and dry pipe systems, including standpipes, utilizing code approved automatic devices designed particularly for use in this type of system.
 - Provide hydraulic calculation methods design data information in accordance with NFPA 13. Include all friction losses from point of flow test to remote sprinkler area.
 - Fire sprinkler coverage: as required by the governing agency and including fire protection of all areas including the following:
 - Exterior canopies of combustible construction.
 - Covered decks and patios.
 - Covered parking areas.
 - Attic spaces of combustible construction.
 - Window wash sprinklers at exposures.
 - Occupancy hazard: occupancy hazard designation in accordance with the governing agency requirements.
 - Seismic restraint: include load calculations for seismic restraints.
 - Contractor shall review all drawings and determine where unheated spaces, concealed combustible spaces, overhead doors, or similar special conditions exist and provide sprinkler protection as required.
 - Revisions to the contractor's design required by the governing agency shall be at the contractor's expense.

STUDIO

3

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www.studio3architecture.com

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 # 2023-038
DATE: 5/25/2023

REVISIONS

NEW MIXED USE DEVELOPMENT

COMMERCIAL ST. MIXED-USE

890 Commercial St NE, Salem, OR 97301

SHEET:

GO.02

GENERAL NOTES

PROJECT INFORMATION

PROJECT NAME: COMMERCIAL ST MIXED USE
ADDRESS: 890 COMMERCIAL NE SALEM, OR 97301
LOT SIZE: 15,250 FT (0.3502 ACRES)
ZONE: CB - CENTRAL BUSINESS DISTRICT
BUILDING TYPE: VB
OCCUPANCY: R-2/M

PROJECT NARRATIVE

PROJECT CONSISTS OF TWO (2) STORY APARTMENT BUILDINGS WITH TENANT GARAGE AND COMMERCIAL SPACE.

BUILDING A:
 • 4 UNITS - TWO (2), 0 BD - 1 BA STUDIO UNITS ; TWO (2), 1 BD - 1 BA UNITS
 • 4 TENANT GARAGES
 • 1 COMMERCIAL SPACE

BUILDING B:
 • 3 UNITS - TWO (2), 2 BD - 1 BA UNITS ; ONE (1), 1 BD - 1 BA TYPE A UNIT
 • 3 TENANT GARAGES
 • 1 COMMERCIAL SPACE

SEPARATE PERMITS & DEFERRED SUBMITTALS

SEPARATE PERMITS:
 • MECHANICAL HVAC SYSTEMS (DESIGN-BUILD)
 • ELECTRICAL SYSTEMS (DESIGN-BUILD)
 • PLUMBING SYSTEMS (DESIGN-BUILD)
 • BURIED UTILITIES
 • UNDERGROUND FIRE LINE
 • KNOX BOX

DEFERRED SUBMITTALS:
 • PRE-ENGINEERED WOOD FLOOR JOISTS
 • PRE-ENGINEERED WOOD ROOF JOISTS

APPLICABLE BUILDING REGULATIONS

2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
 2022 OREGON MECHANICAL SPECIALTY CODE (OMSC)
 2021 OREGON PLUMBING SPECIALTY CODE (OPSC)
 2021 OREGON ELECTRICAL SPECIALTY CODE (OESC)
 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 ASHRAE 90.1 - 2019
 2022 OREGON FIRE CODE (OFC)
 ICC A117.1-2009 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
 OREGON TRANSPORTATION COMMISSION STANDARDS FOR ACCESSIBLE PARKING SPACES - AUGUST 2018

BUILDING OCCUPANCY AND SEPARATIONS

OCCUPANCY CLASSIFICATION: R-2 / M CHAPTERS 3, 5
ACCESSORY OCCUPANCIES: N/A

OCCUPANCY SEPARATION: (TABLE 508.4)	
OCCUPANCY	REQUIRED SEPARATION (W/SPRINKLER SYSTEM)
M - R-2	1 HR
R-2 - R-2	** 1 HR

- * NO SEPARATION IS REQUIRED BETWEEN THE MAIN OCCUPANCY AND AN ACCESSORY OCCUPANCY PER 508.2.4
- ** DWELLING UNITS SHALL BE SEPARATED FROM OTHER DWELLING UNITS AND ACCESSORY OCCUPANCIES PER SECTION 420
- SEPARATION WALLS: SEPARATION WALLS BETWEEN DWELLING UNITS SHALL BE CONSTRUCTED PER SECTION 708.3, ALLOWING A 1 HR SEPARATION
- HORIZONTAL SEPARATIONS: HORIZONTAL SEPARATIONS BETWEEN DWELLING UNITS SHALL BE CONSTRUCTED PER SECTION 711.2.4.3, ALLOWING A 1 HR SEPARATION

BUILDING HEIGHT

CONSTRUCTION TYPE: VB, GROUP R-2 / M CHAPTERS 5

	ALLOWABLE	PROPOSED
BUILDING HEIGHT (TABLE 504.3)	60'-0"	30'-0"
NUMBER OF STORIES (TABLE 504.4, R-2)	4 STORIES	2 STORIES
NUMBER OF STORIES (TABLE 504.4, M)	2 STORIES	1 STORIES

ALLOWABLE AREA

SECTION 503.1.2 BUILDINGS ON THE SAME LOT: TWO OR MORE BUILDINGS ON THE SAME LOT SHALL BE REGULATED AS SEPARATE BUILDINGS OR SHALL BE CONSIDERED AS PORTION OF ONE BUILDING WHERE THE BUILDING HEIGHT, NUMBER OF STORIES OF EACH BUILDING AND THE AGGREGATE BUILDING AREA OF THE BUILDINGS ARE WITHIN THE LIMITATIONS SPECIFIED IN SECTION 504 AND 506. THEREFORE, ALL BUILDINGS ON THE SAME LOT SHALL BE CONSIDERED AS ONE BUILDING

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 GRADE 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 20FT. 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.)

ALLOWABLE AREA (CONT'D)

CONSTRUCTION TYPE: VB
 A_i = 21,000
 N_S = 7,000
 I_f = 0
 S_a = 3

ALLOWABLE AREA PER FLOOR
 A_a = $[21,000 + (7,000 * 0.0)]$
 21,000 SQ. FT.

MAXIMUM ALLOWABLE AREA PER BUILDING
 $MAX A_a = A_i * S_a$
 21,000 * 3
 63,000 SQ. FT.

PROPOSED BUILDING AREAS:
 LEVEL 01 = 3,395 SQ. FT. < 21,000 SQ. FT. PERMITTED
 LEVEL 02 = 3,395 SQ. FT. < 21,000 SQ. FT. PERMITTED
BUILDING AREA = 6,790 SQ. FT. < 63,000 SQ. FT. PERMITTED

FIRE RESISTANCE RATING

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601 & 602) CHAPTERS 6, 7

BUILDING ELEMENT	REQUIRED	PROPOSED
PRIMARY STRUCTURAL FRAME	0-HR	0-HR
BEARING WALLS	EXTERIOR 5 < X < 10 EXTERIOR 10 < X < 30 EXTERIOR X > 30	0-HR 1-HR 0-HR
BEARING WALLS	INTERIOR	0-HR
NONBEARING WALLS AND PARTITIONS	INTERIOR	0-HR
FLOOR CONSTRUCTION		0-HR
ROOF CONSTRUCTION		0-HR

NOTE: NORTH, WEST, SOUTH AND EAST DISTANCES ARE MEASURED TO PROPERTY LINES.

MAXIMUM AREA OF EXTERIOR WALL OPENINGS (TABLE 705.8)

FIRE SEPARATION DISTANCE	NORTH	WEST	SOUTH	EAST
	15'-10 5/8"	61'-11 1/4"	10'-1 7/8"	46'-7 5/8"
MAXIMUM AREA OF UNPROTECTED OPENINGS (BUILDING SPRINKLERED)	75%	NO LIMIT	45%	NO LIMIT

NOTE: NORTH, WEST, AND EAST DISTANCES ARE MEASURED TO PROPERTY LINES.

SECTION 503.1.2 BUILDINGS ON THE SAME LOT: TWO OR MORE BUILDINGS ON THE SAME LOT SHALL BE CONSIDERED AS PORTIONS OF ONE BUILDING WHERE THE BUILDING HEIGHT, NUMBER OF STORIES OF EACH BUILDING AND THE AGGREGATE BUILDING AREA OF THE BUILDINGS ARE WITHIN THE LIMITATIONS SPECIFIED IN SECTION 504 AND 506. THEREFORE, THERE IS NO LIMIT TO THE AMOUNT OF OPENINGS IN EXTERIOR WALLS BETWEEN ADJACENT BUILDINGS ON THE SAME LOT.

INTERIOR FINISHES

WALL/CEILING MAXIMUM FLAME SPREAD CLASSIFICATIONS AND RATINGS (TABLE 803.13) CHAPTERS 8

	R-2
EXIT ENCLOSURES	C
CORRIDORS AND EXIT ACCESS ENCLOSURES	C
ROOMS AND ENCLOSED SPACES	C

	M
EXIT ENCLOSURES	B
CORRIDORS AND EXIT ACCESS ENCLOSURES	C
ROOMS AND ENCLOSED SPACES	C

REQUIRED LIFE SAFETY SYSTEMS

CHAPTER 9

	REQUIRED	TYPE / CLASS
AUTOMATIC SPRINKLER SYSTEM	YES, PER 903.3.1.1	NFPA 13
STANDPIPE SYSTEM	NO, PER 905.3	
FIRE EXTINGUISHERS	YES, PER OFC 906.1	NFPA 10
FIRE ALARM SYSTEM	**YES, PER 907.2.9.1	NFPA 72
SMOKE DETECTION SYSTEM	YES, PER 907.2.11.2	
CARBON DETECTION SYSTEM	YES, PER 915.1.1	

* PER 907.2.9.1 EXCEPTION 2, A MANUAL FIRE ALARM BOX IS NOT REQUIRED

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: 0.3 / OCC ; 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.

ONE (1) EXIT REQUIRED PER 1006.2.1
 M OCCUPANCIES COMMON PATH: 75 FT.

MEANS OF EGRESS ILLUMINATION (1008)
 EGRESS LIGHTING NOT REQUIRED IN UNITS PER 1008.2 EXCEPTION 3
 EMERGENCY EGRESS LIGHTING REQUIRED PER 1008.2.3
 PERFORMANCE REQUIREMENTS PER 1008.3.5: AN AVERAGE OF 1fc 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 SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS PER 1013.1, EXCEPTION 1 (GROUP M)

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)
 R-2 & M 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 1027.6; EXIT STAIRWAYS SHALL BE CONSTRUCTED AS FIRE BARRIERS IN ACCORDANCE WITH SECTION 707.3.3 AND 713.4 AND SHALL NOT HAVE A FIRE-RESISTANCE RATING OF LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR (4) STORIES

ACCESSIBILITY

PER 1108.6.2.2.2, WHEN THERE ARE FOUR (4) OR MORE DWELLING UNITS, EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED SHALL BE A TYPE 'B' UNIT. CHAPTER 11

EXCEPTION: PER 1108.7.1 WHERE ELEVATOR SERVICE IS NOT PROVIDED IN A STRUCTURE, ONLY THE DWELLING UNITS THAT ARE LOCATED ON THE ACCESSIBLE STORY SHALL BE TYPE 'B'

TOTAL UNITS ON SITE = 7 UNITS, REQUIRING 1 ACCESSIBLE TYPE 'B' UNIT

BUILDING B UNIT E WILL BE TYPE 'B' ACCESSIBLE UNIT

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 (11 LUX)

SOUND 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-20 + R-3.8CI or R-21

FRAMED FLOOR: R-30

VEHICLE / BIKE PARKING

REQUIRED VEHICULAR PARKING SPACES: CHAPTER 18.130.030

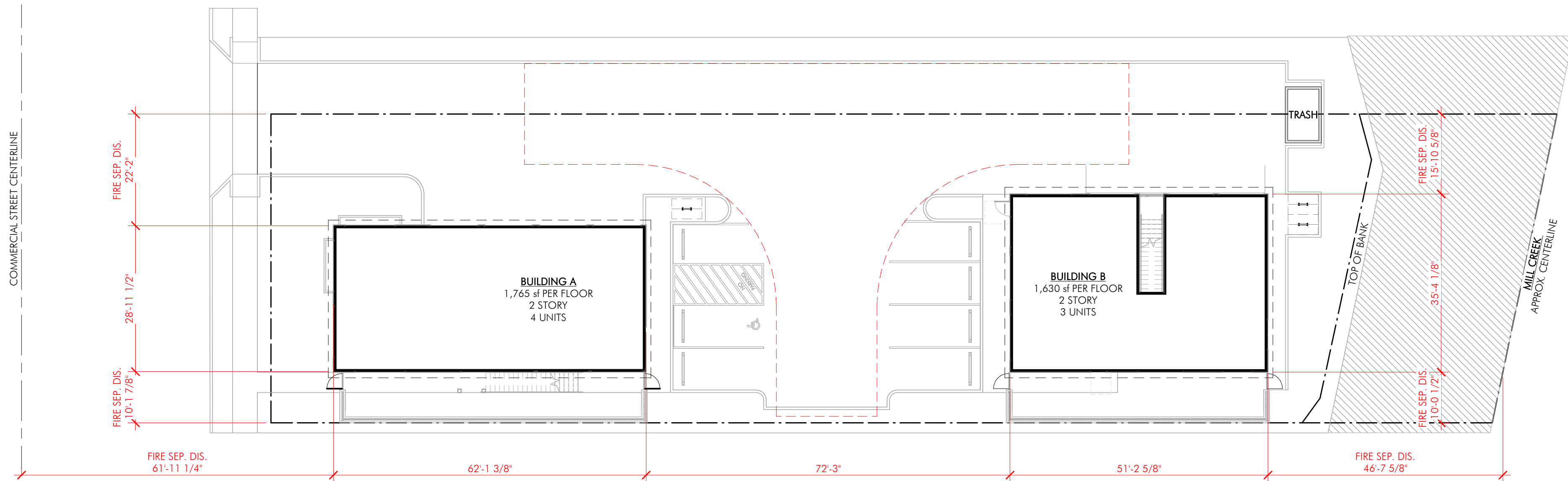
RESIDENTIAL USE:
 1 SPACE PER DWELLING UNIT 7 STALLS

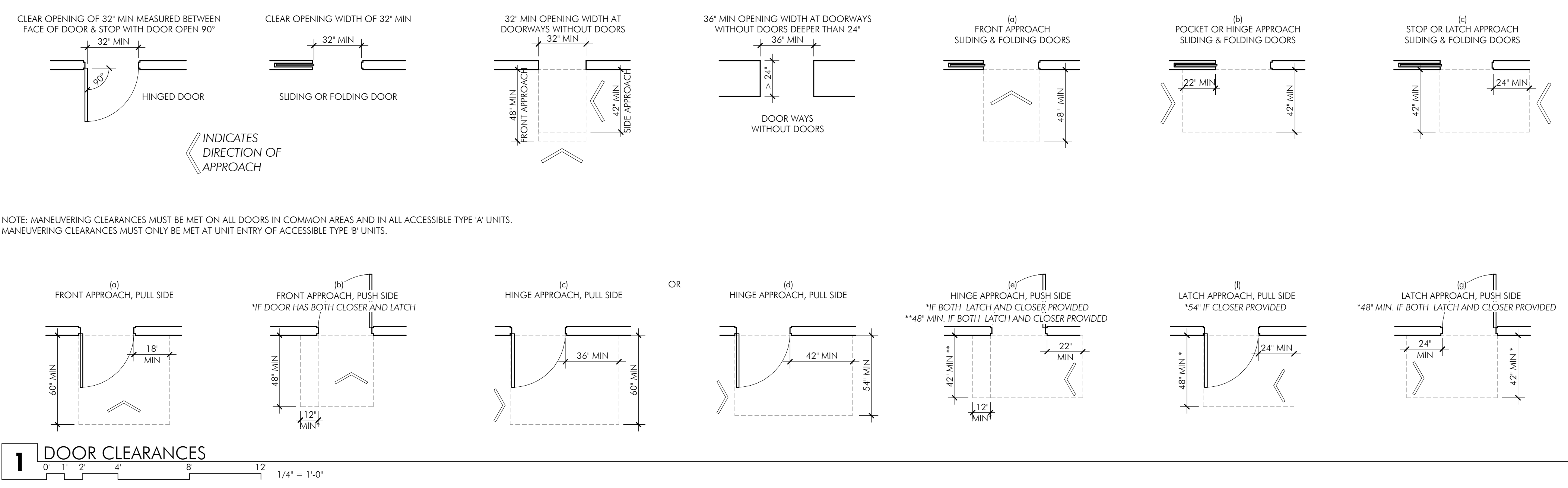
COMMERCIAL USE:
 1 SPACE PER 250 SF 5 STALLS

TOTAL PARKING REQUIRED 12 STALLS

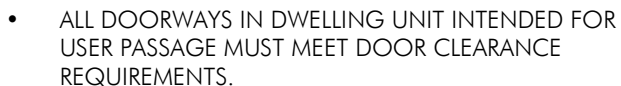
PROVIDED: 14 STALLS ; 14% COMPACT

REQUIRED ACCESSIBLE PARKING SPACES (OSSC CHAPTER 11, TABLE 1106.1)
 MINIMUM: 1 ACCESSIBLE SPACES (1 VAN)
 1 ACCESSIBLE SPACES PROVIDED (1 VAN)





1 DOOR CLEARANCES

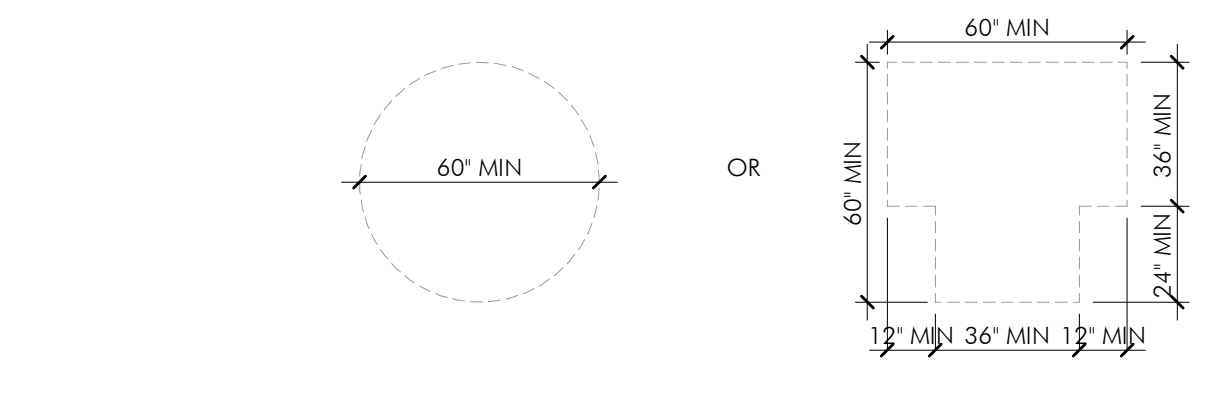


ACCESSIBLE TYPE "A" REQUIREMENTS:

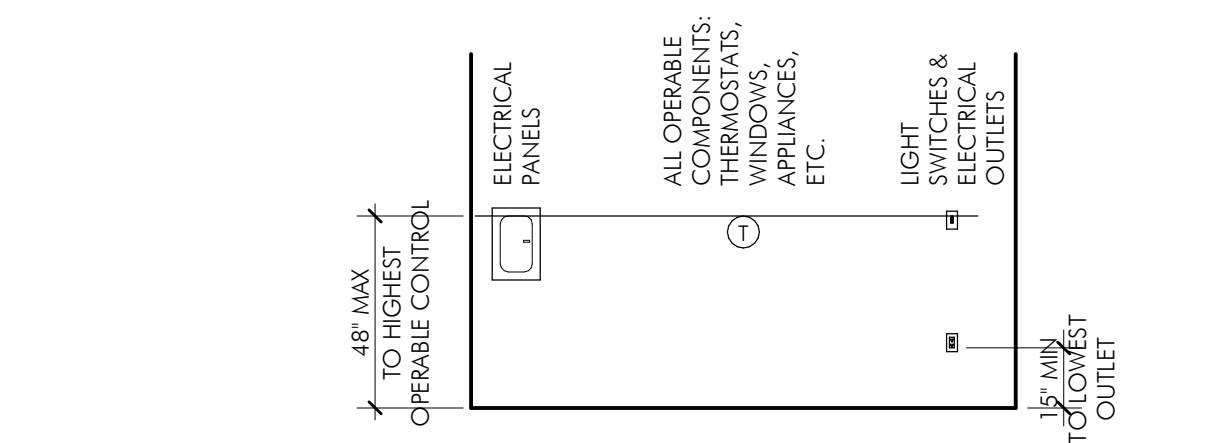
- ALL DOORWAYS IN DWELLING UNIT INTENDED FOR USER PASSAGE MUST MEET DOOR CLEARANCE REQUIREMENTS.
EXCEPTION: IN BATHROOMS NOT REQUIRED TO COMPLY. MANEUVERING CLEARANCES ARE NOT REQUIRED ON THE BATHROOM SIDE OF THE DOOR.
- ALL ROOMS IN DWELLING UNIT SHALL BE PROVIDED WITH A 60" MINIMUM TURNING CLEAR SPACE
EXCEPTION: CLOSETS OR PANTRIES LESS THAN 48" DEEP & BATHROOMS NOT REQUIRED TO MEET REQUIREMENTS.
- ALL OPERABLE COMPONENTS TO BE WITHIN REQUIRED REACH RANGES AND PROVIDED WITH 30" x 48" CLEAR SPACE CENTERED ON OPERABLE PART.
EXCEPTION: RECEPTACLE OUTLETS SERVING A DEDICATED USE.
- WHERE UNOBSTRUCTED, PARALLEL OR SIDE APPROACH ALLOWED.

ACCESSIBLE TYPE "B" REQUIREMENTS:

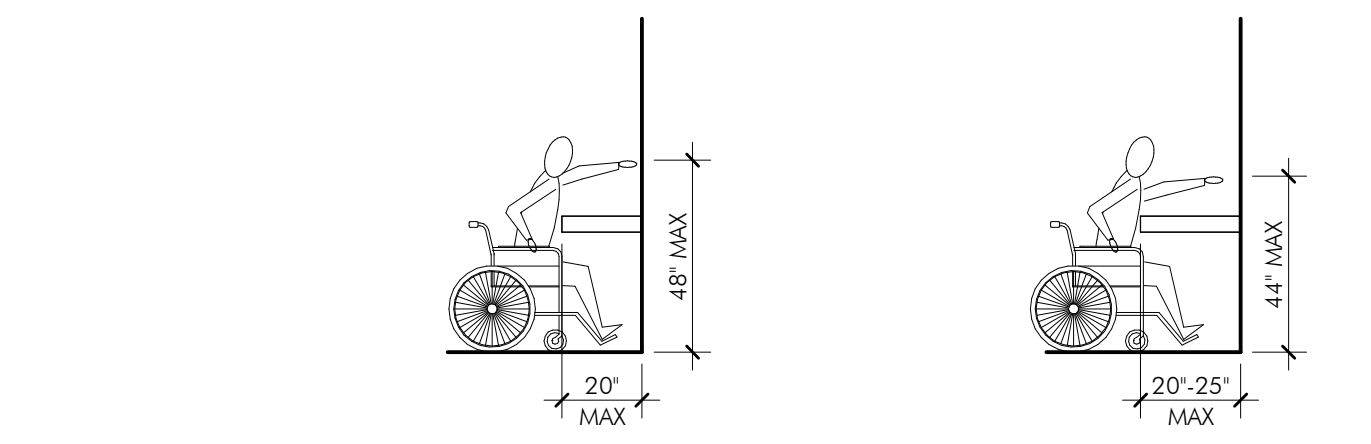
- PRIMARY ENTRY DOOR TO MEET DOOR MANEUVERING CLEARANCE REQUIREMENTS
- LIGHTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLE OUTLETS, ENVIRONMENTAL CONTROLS, AND ELECTRICAL PANEL BOARDS TO BE WITHIN REQUIRED REACH RANGES AND PROVIDED WITH 30" x 48" CLEAR SPACE CENTERED ON OPERABLE PART.
EXCEPTIONS:
- RECEPTACLE OUTLETS SERVING A DEDICATED USE.
- WITHIN KITCHENS & BATHROOMS, LIGHTING CONTROLS, ELECTRICAL SWITCHES & RECEPTACLE OUTLETS ARE PERMITTED TO BE LOCATED OVER CABINETS WITH COUNTER TOPS 36" MAX IN HEIGHT AND 25 1/2" MAX DEPTH.
- WHERE UNOBSTRUCTED, PARALLEL OR SIDE APPROACH ALLOWED.



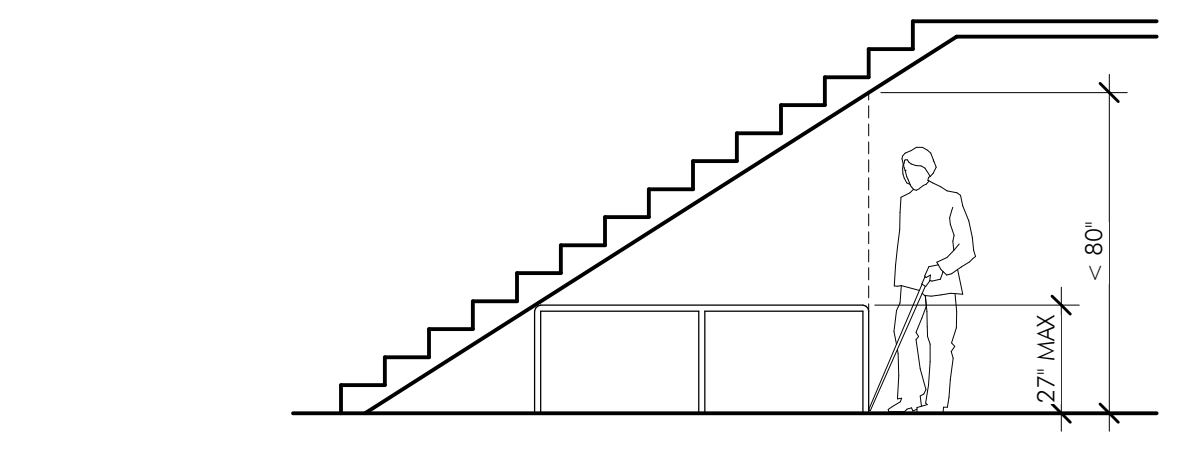
CLEAR SPACE



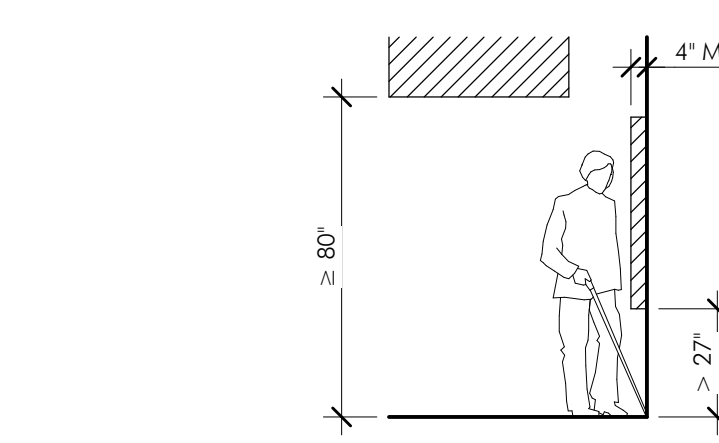
REACH RANGE, UNOBSTRUCTED



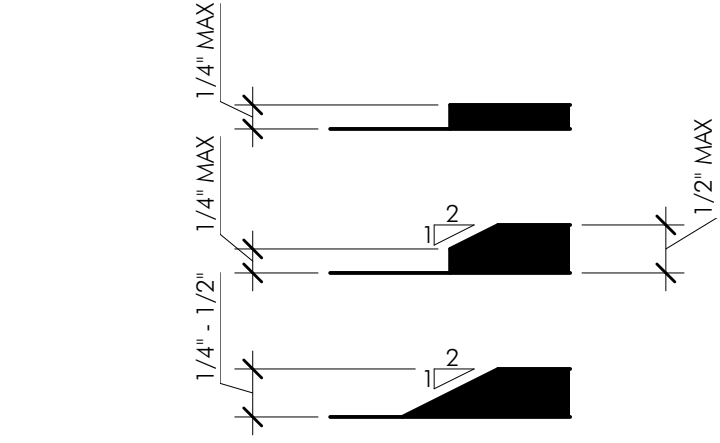
REACH RANGE, OBSTRUCTED



REDUCED VERTICAL CLEARANCE

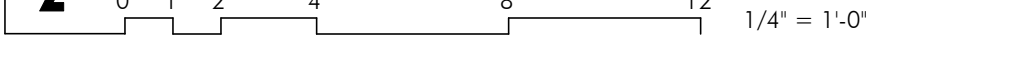


PROTRUSION LIMITS



CHANGES IN LEVEL

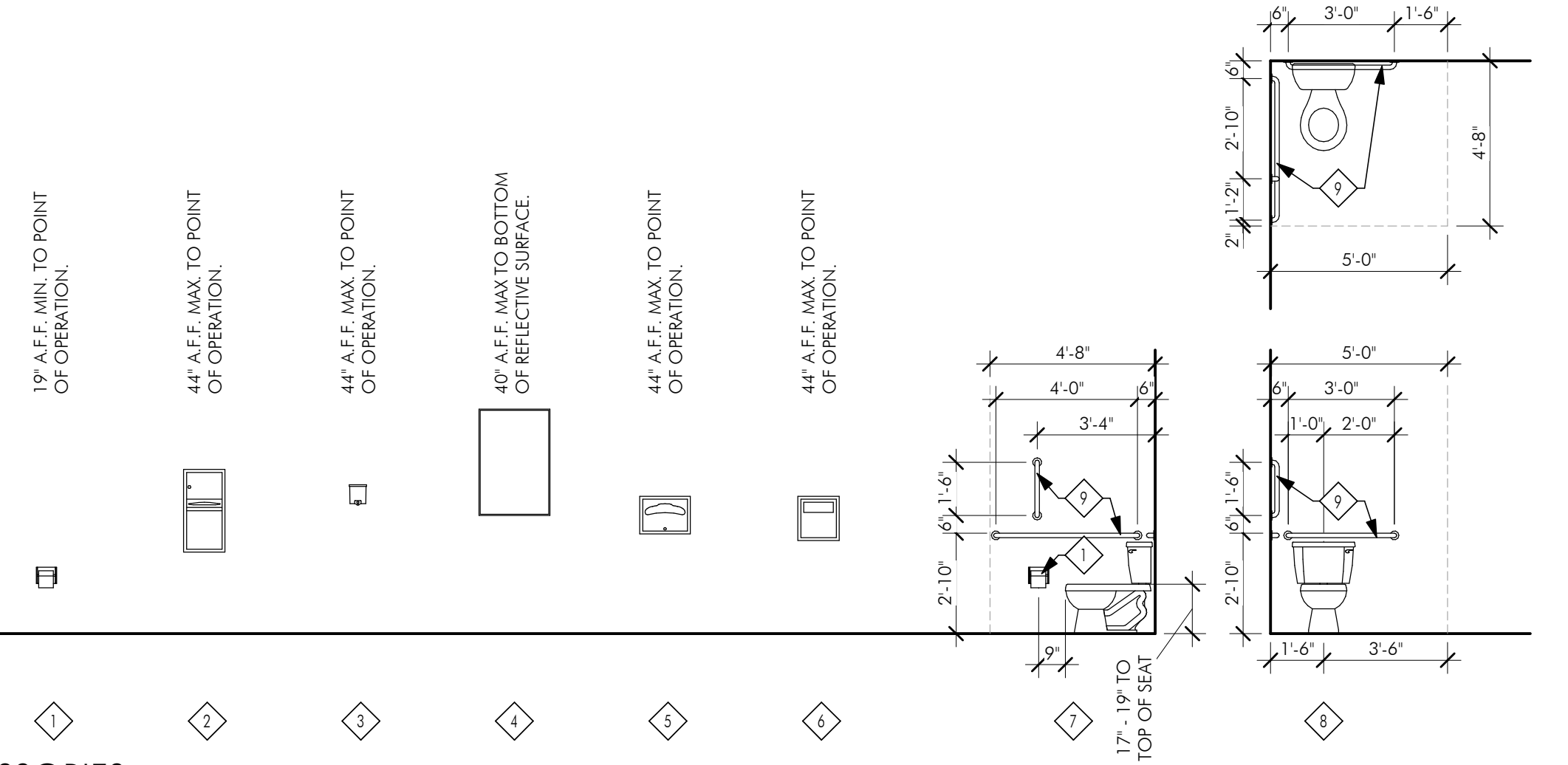
2 ACCESSIBILITY GENERAL REQUIREMENTS



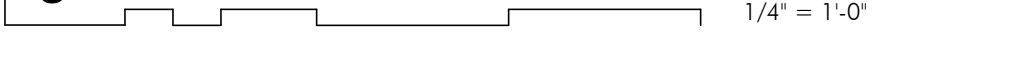
TOILET ACCESSORIES:

NOTE: REFER TO INTERIOR DESIGN DRAWINGS AND SCHEDULES FOR ACTUAL TOILET ACCESSORIES AND LOCATIONS.

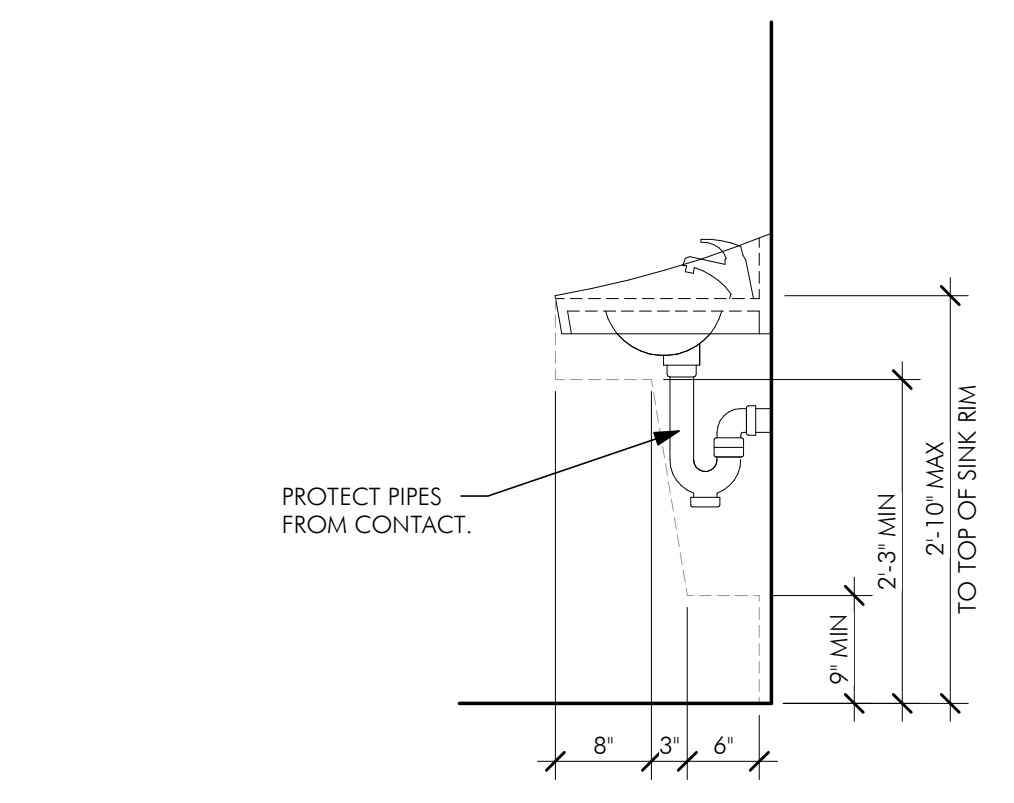
- TOILET PAPER HOLDER/DISPENSER.
- RECESSED COMBINATION PAPER TOWEL DISPENSER AND TRASH RECEPTACLE.
- SOAP DISPENSER.
- MIRROR.
- RECESSED TOILET SEAT COVER DISPENSER.
- SANITARY NAPKIN DISPOSAL.
- HANDICAPPED TOILET PROFILE WITH GRAB BAR MOUNTING AND TOILET PAPER DISPENSER LOCATIONS.
- HANDICAPPED TOILET PLAN AND ELEVATION WITH GRAB BAR MOUNTING LOCATIONS.
- GRAB BARS, SEE SPECIFICATIONS.



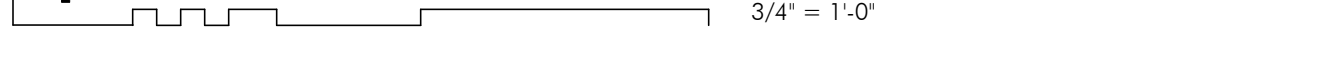
3 COMMERCIAL TOILET ACCESSORIES



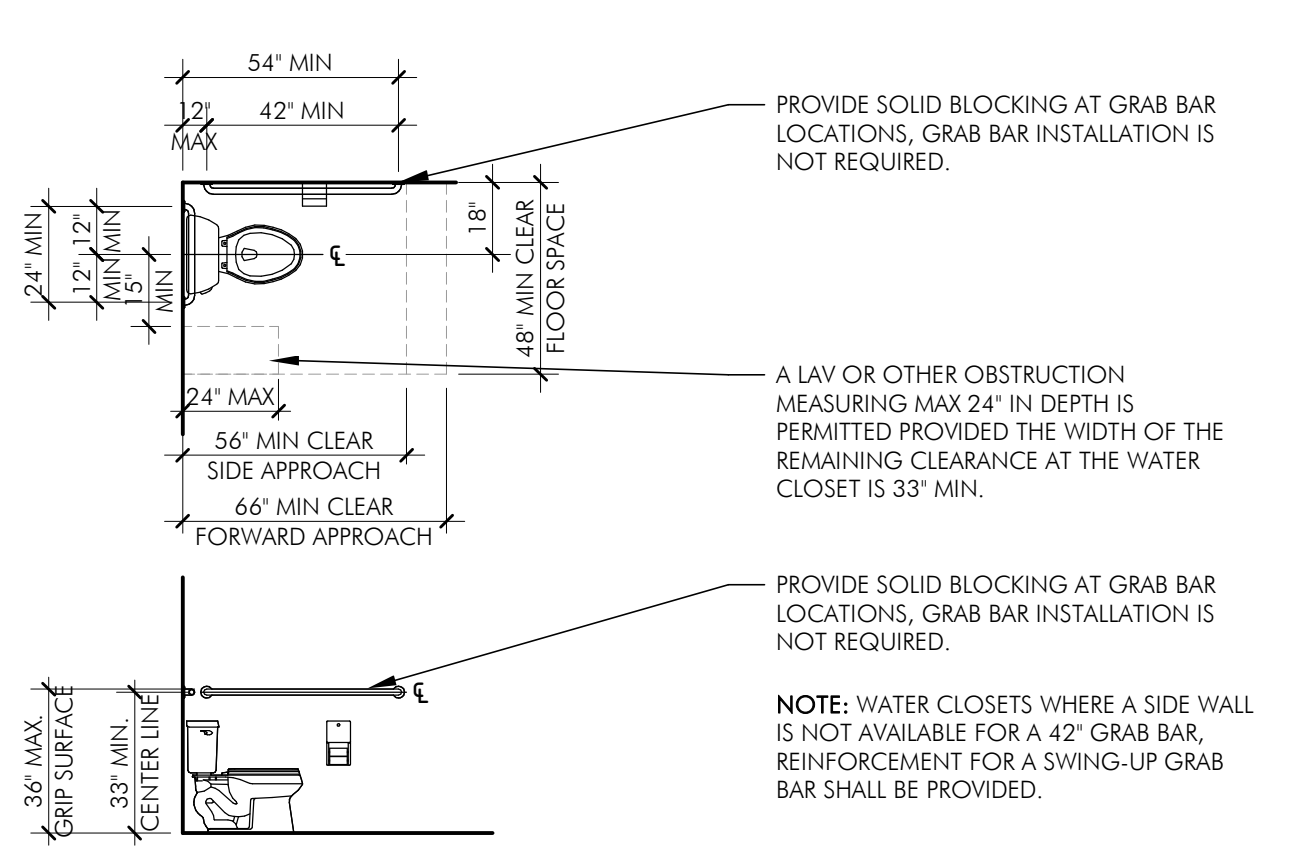
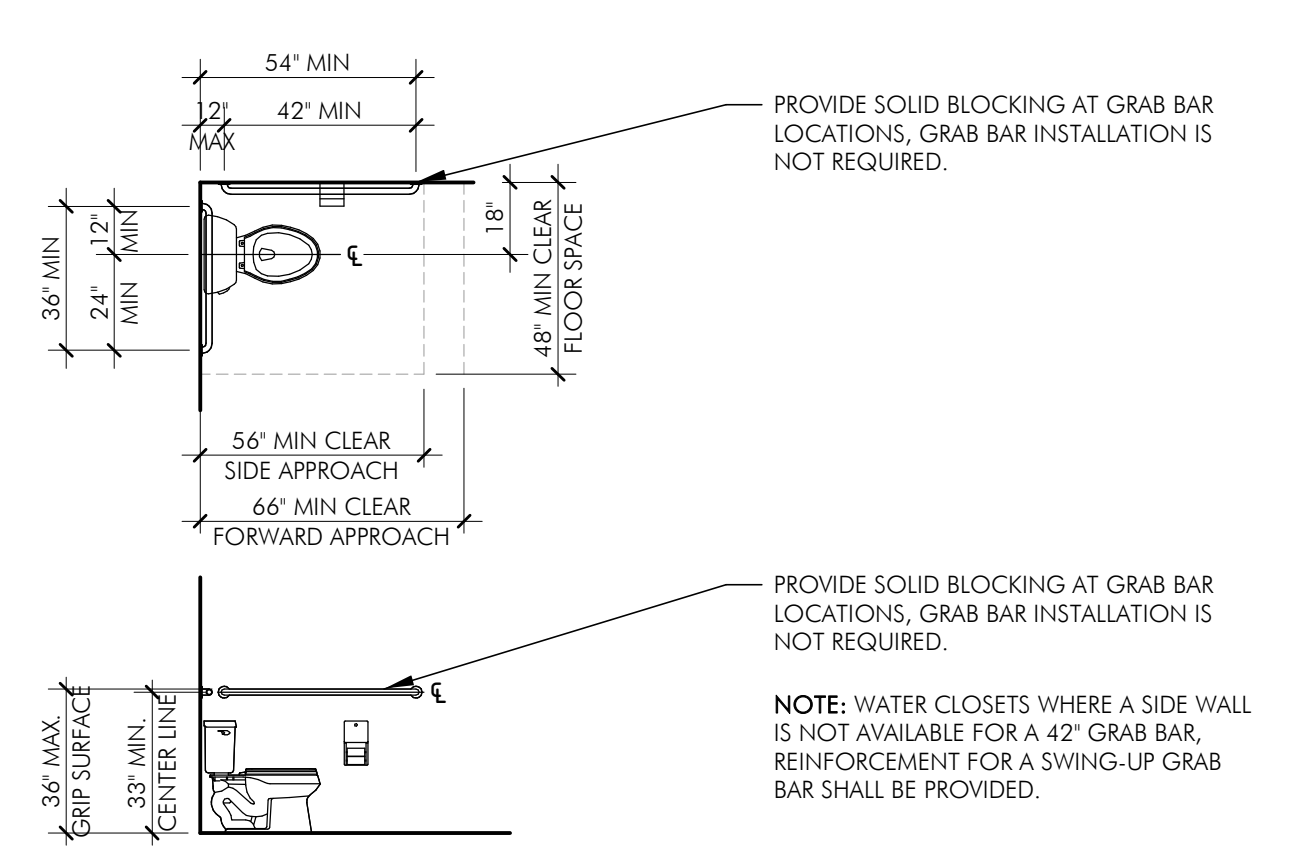
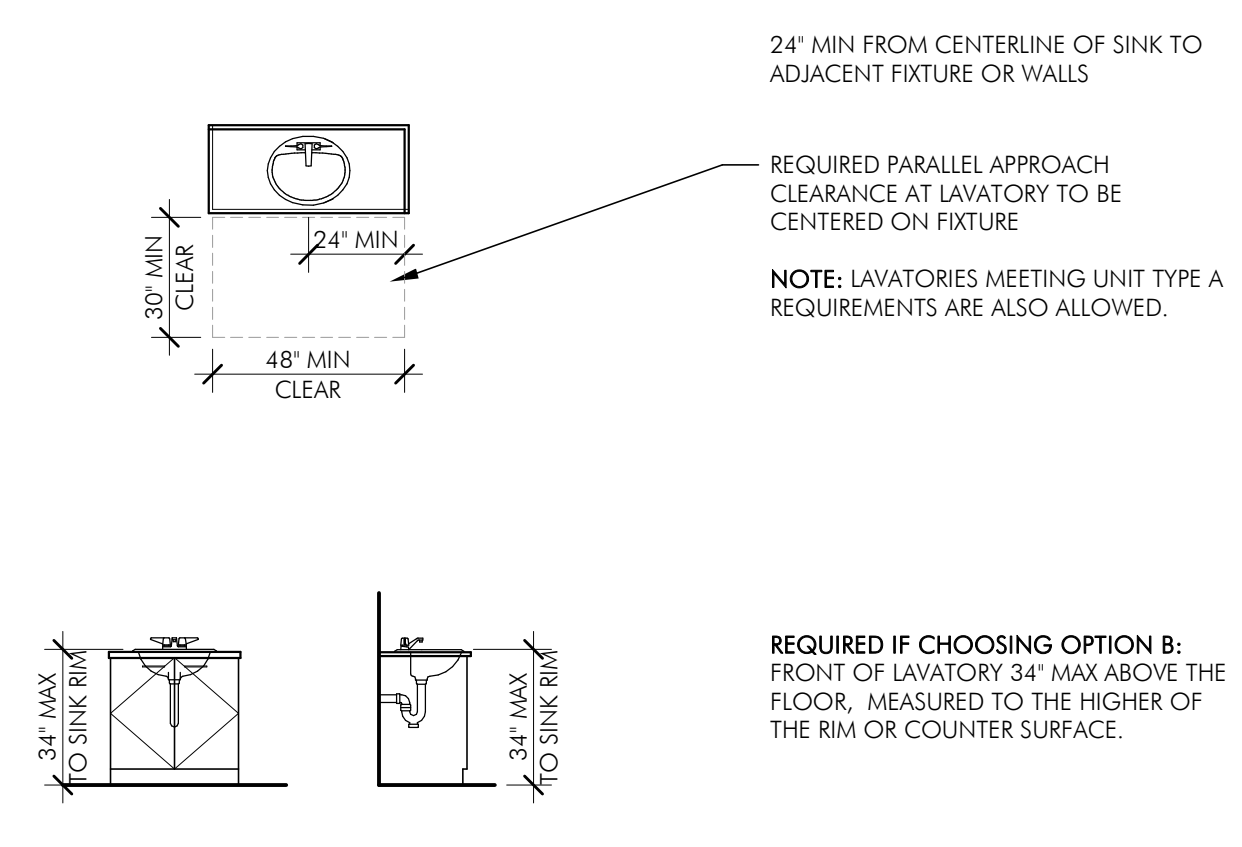
NOTES:
• REFER TO INTERIOR DESIGN DRAWINGS FOR VANITY DESIGN.
• REFER TO SPECIFICATIONS FOR PLUMBING FIXTURES.
• FOR VANITY MOUNTING BRACKETS,



4 KNEE AND TOE CLEARANCE AT WALL MOUNT SINK



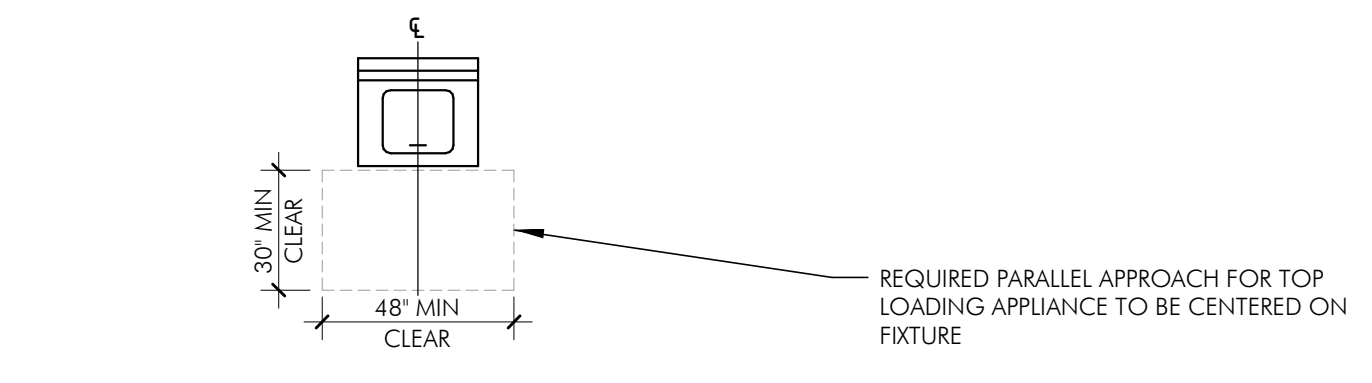
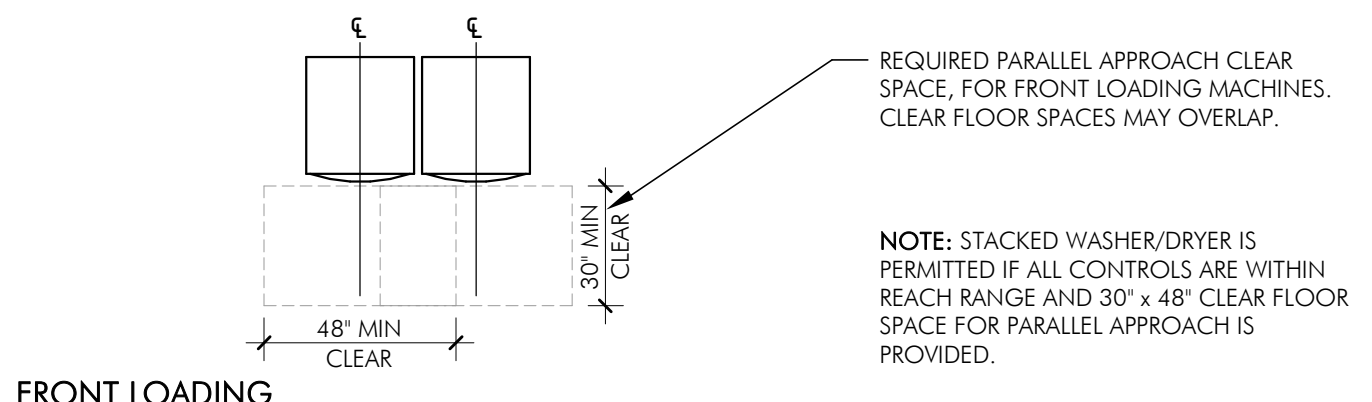
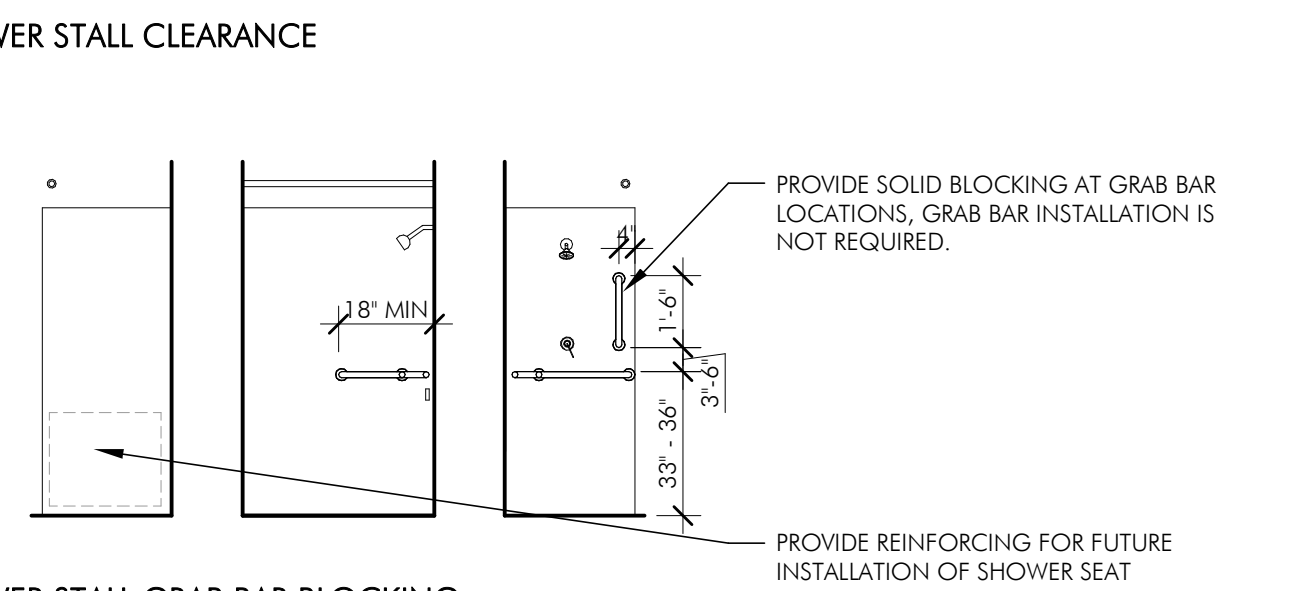
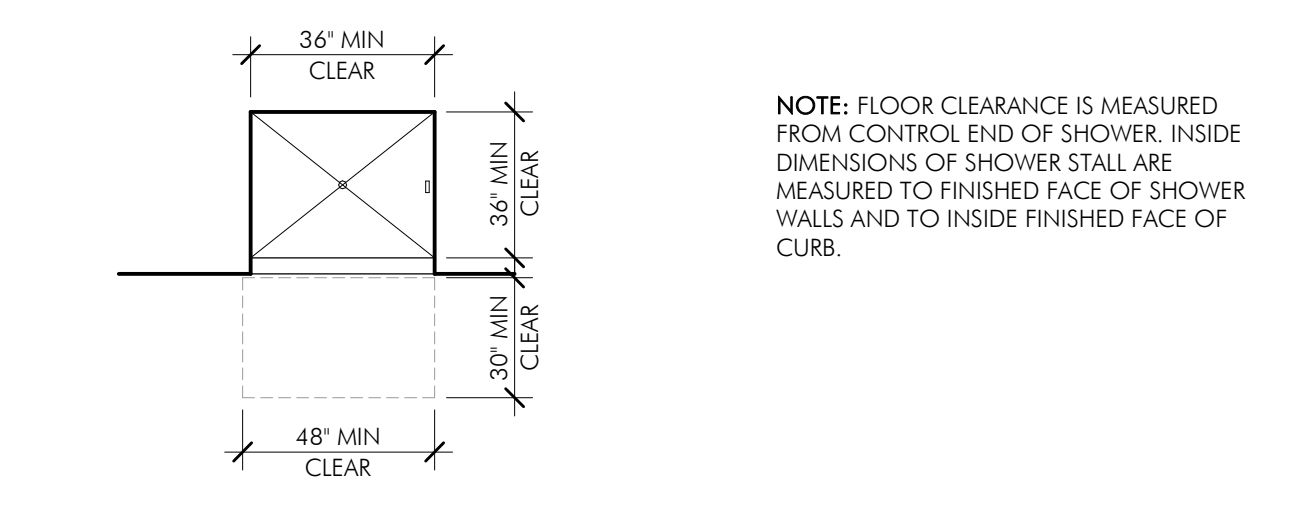
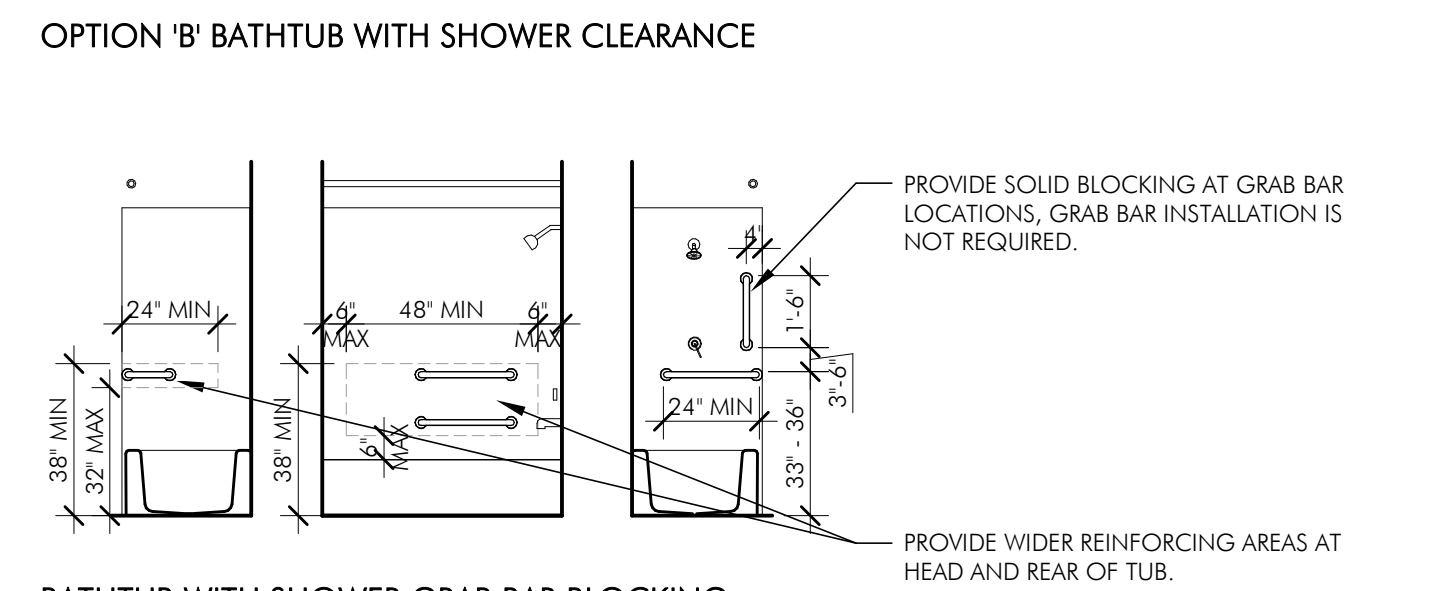
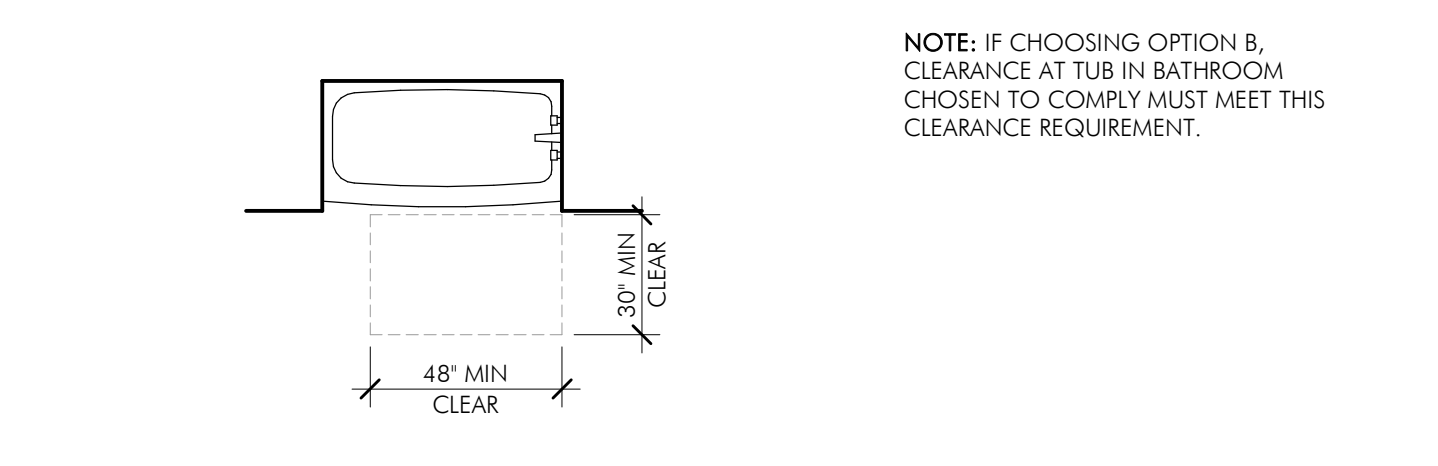
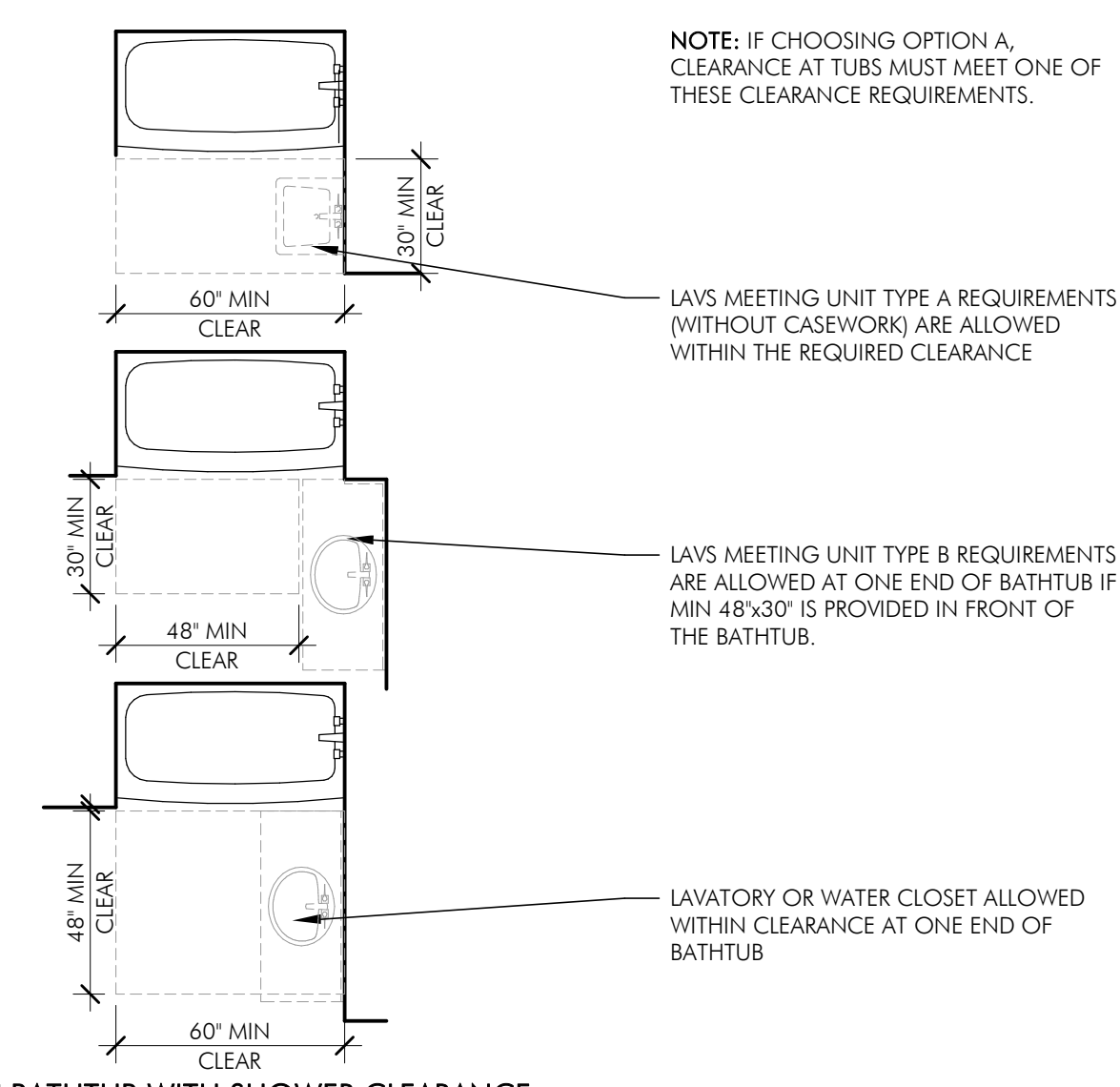
NOTE: FOR ACCESSIBLE TYPE 'B' BATHROOMS, EITHER ALL BATHROOMS MUST MEET THE REQUIREMENTS OF OPTION 'A' OR ONE BATHROOM MUST MEET THE REQUIREMENTS OF OPTION 'B'. UNLESS NOTED OTHERWISE, REQUIREMENTS LISTED HEREIN APPLY TO BOTH OPTIONS.



LAVATORY

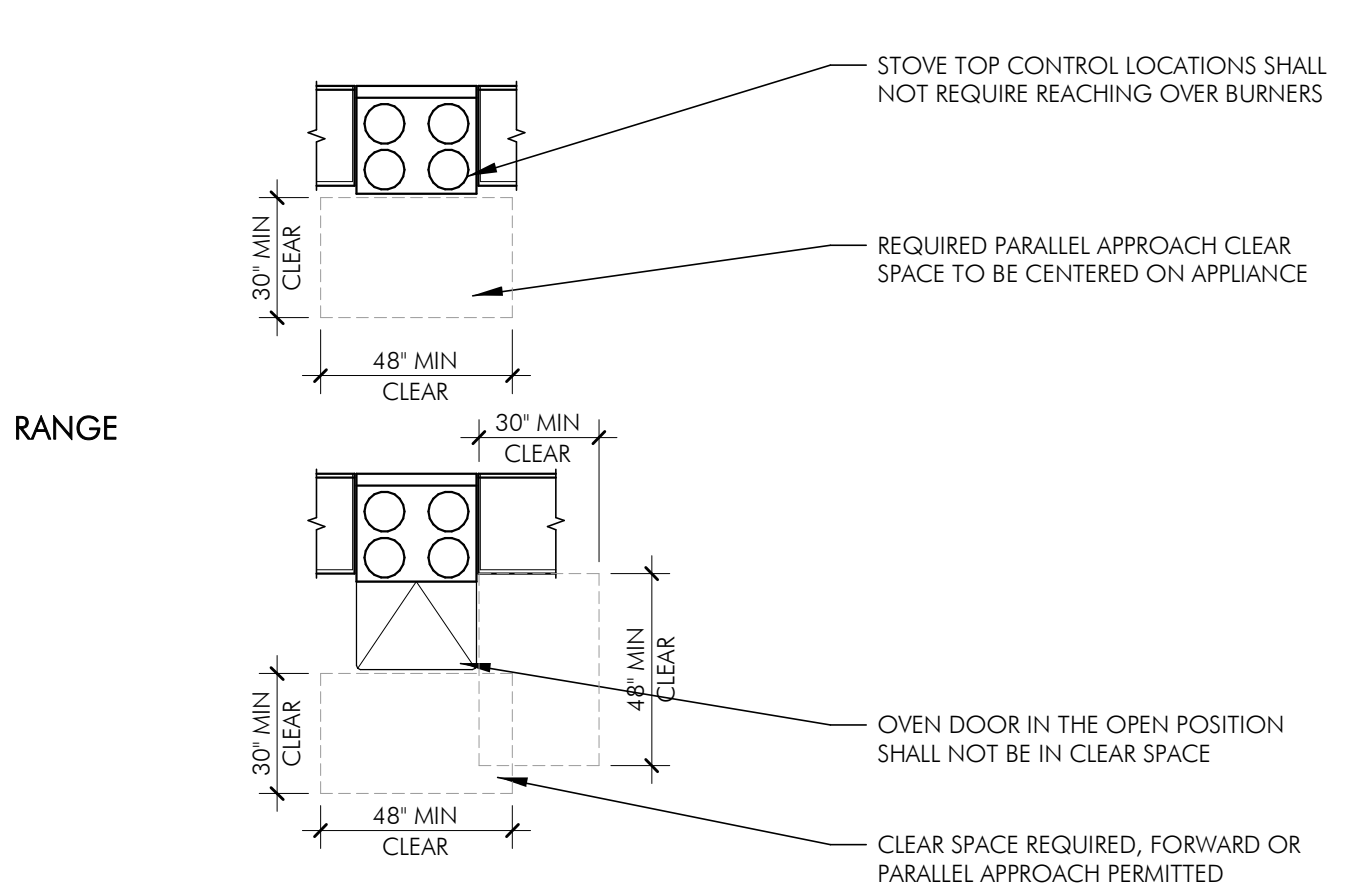
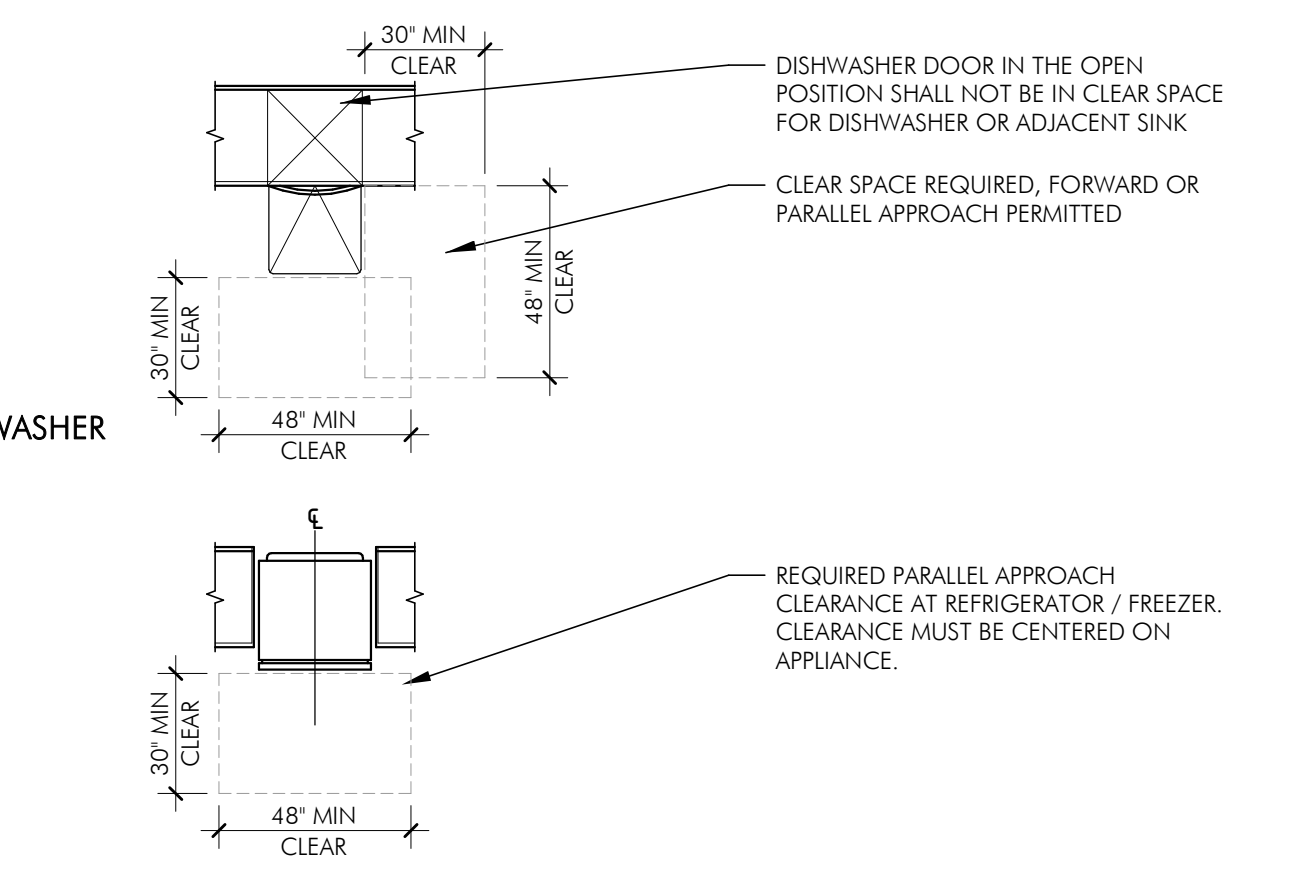
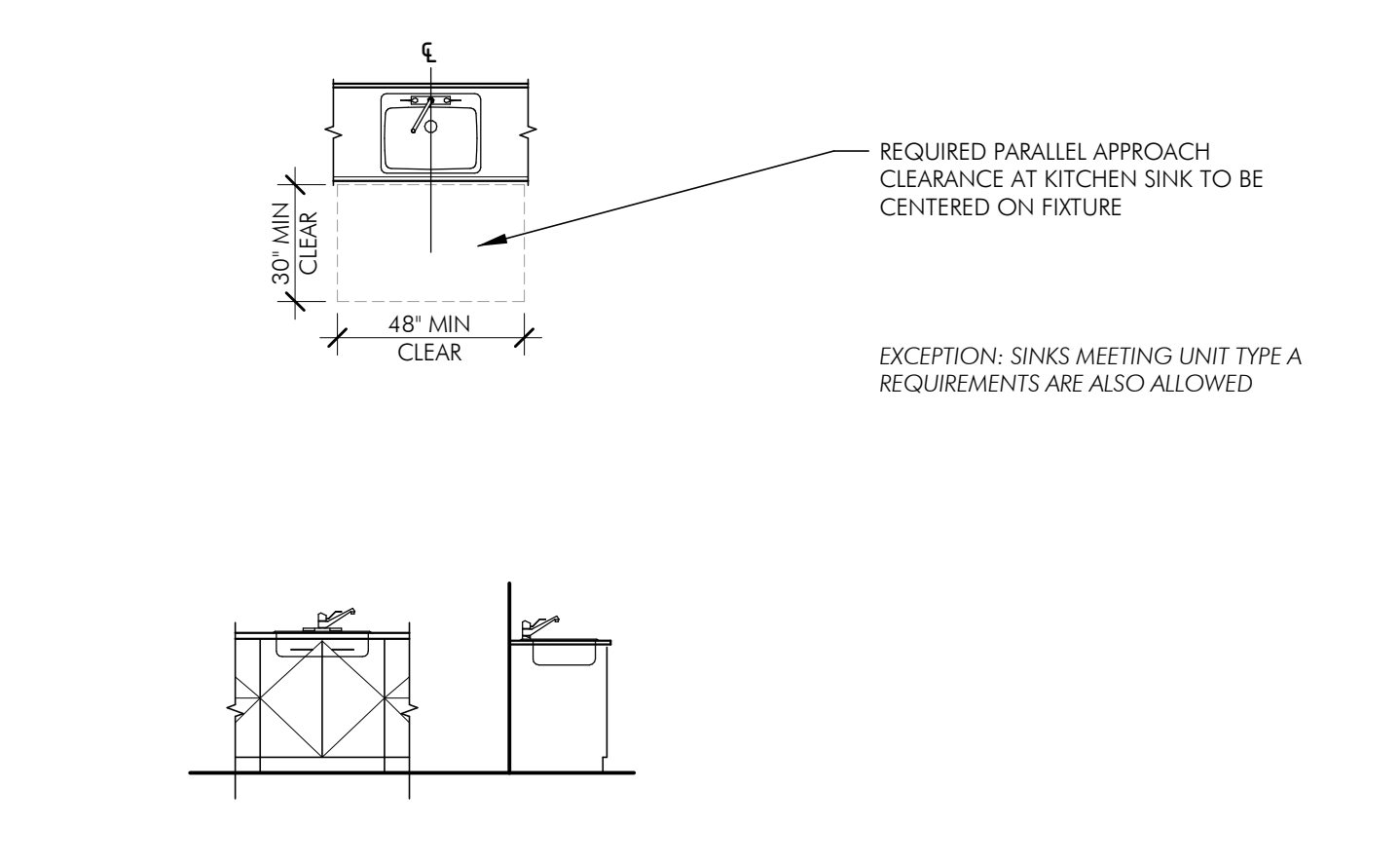
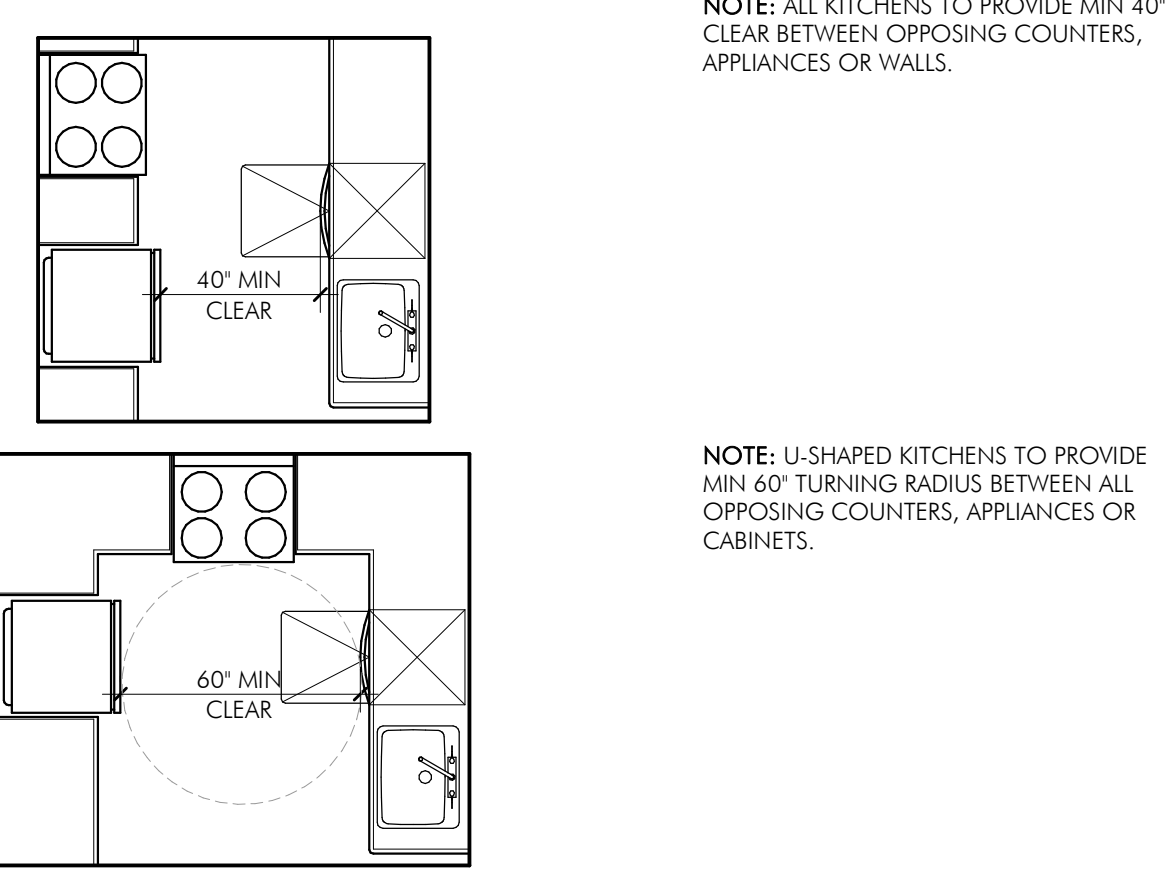
WATER CLOSET

WATER CLOSET WITH LAVATORY



1 ACCESSIBLE TYPE 'B' BATHROOMS

3 ACCESSIBLE TYPE 'B' LAUNDRY



2 ACCESSIBLE TYPE 'B' KITCHENS

KITCHEN SINK

REFRIGERATOR

BOTTOM HINGED OVEN

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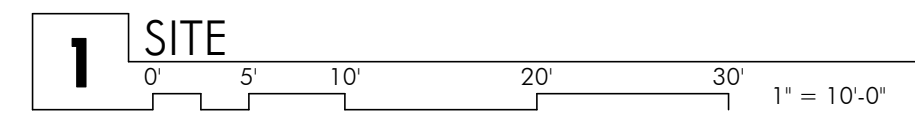
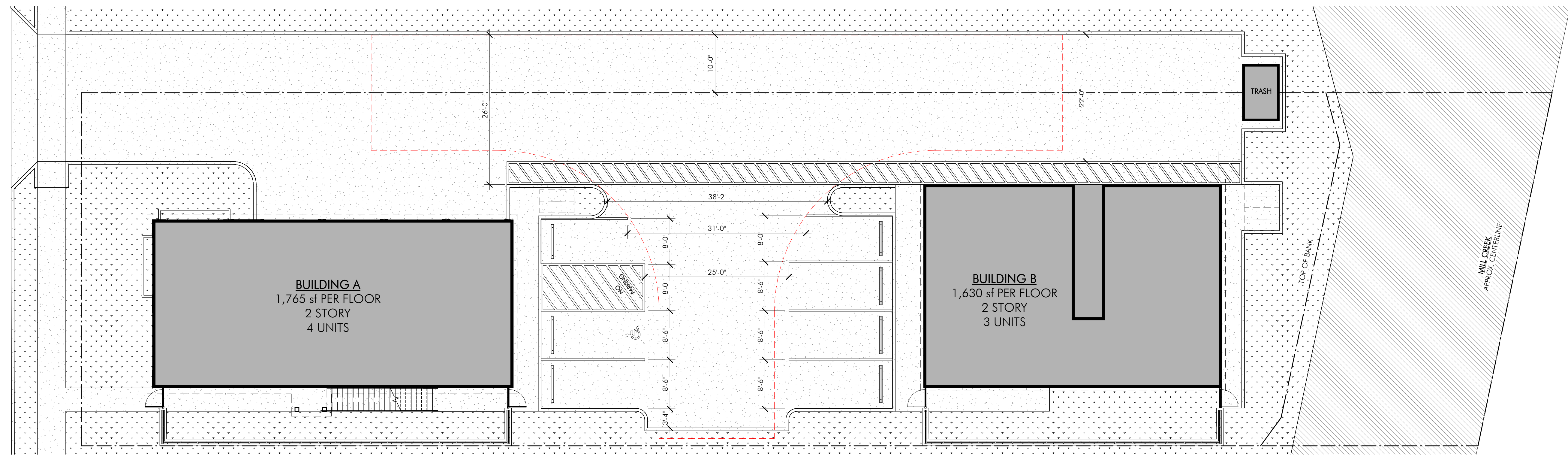
NEW MIXED USE DEVELOPMENT
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890 Commercial St NE, Salem, OR 97301

SHEET:
G2.02
ACCESSIBILITY
REQUIREMENTS

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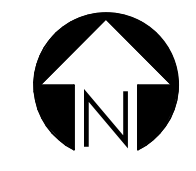
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REVISIONS



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890 Commercial St NE, Salem, OR 97301

SHEET:
A1.01
SITE PLAN



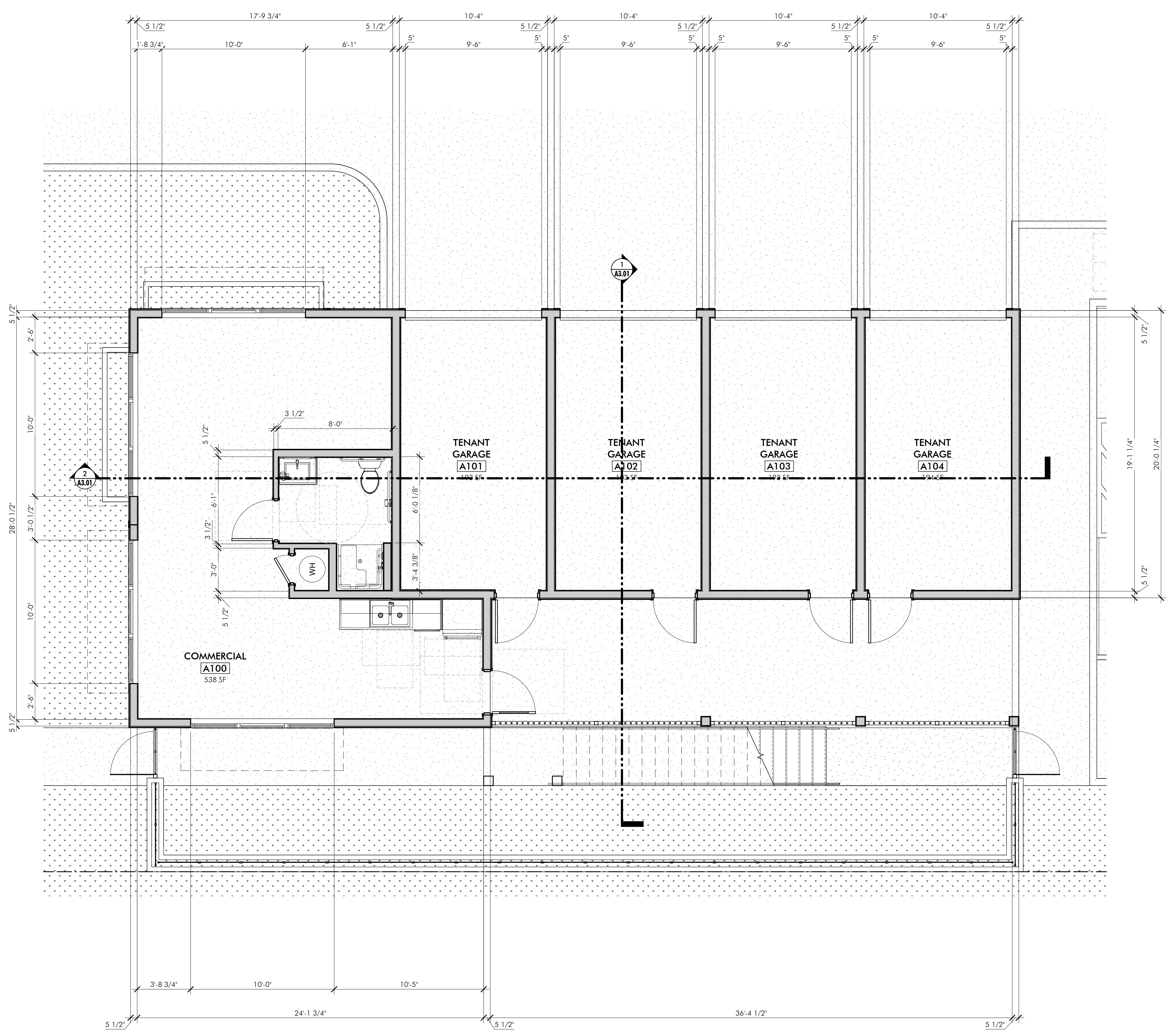
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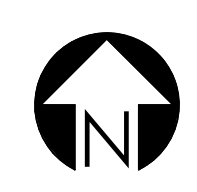
PLAN LEGEND:

FLOOR PLAN NOTES:

- 1 SAMPLE PLAN NOTE



1 LEVEL 01 - BLDG A
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"



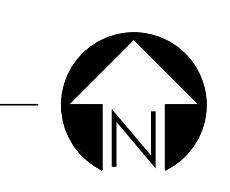
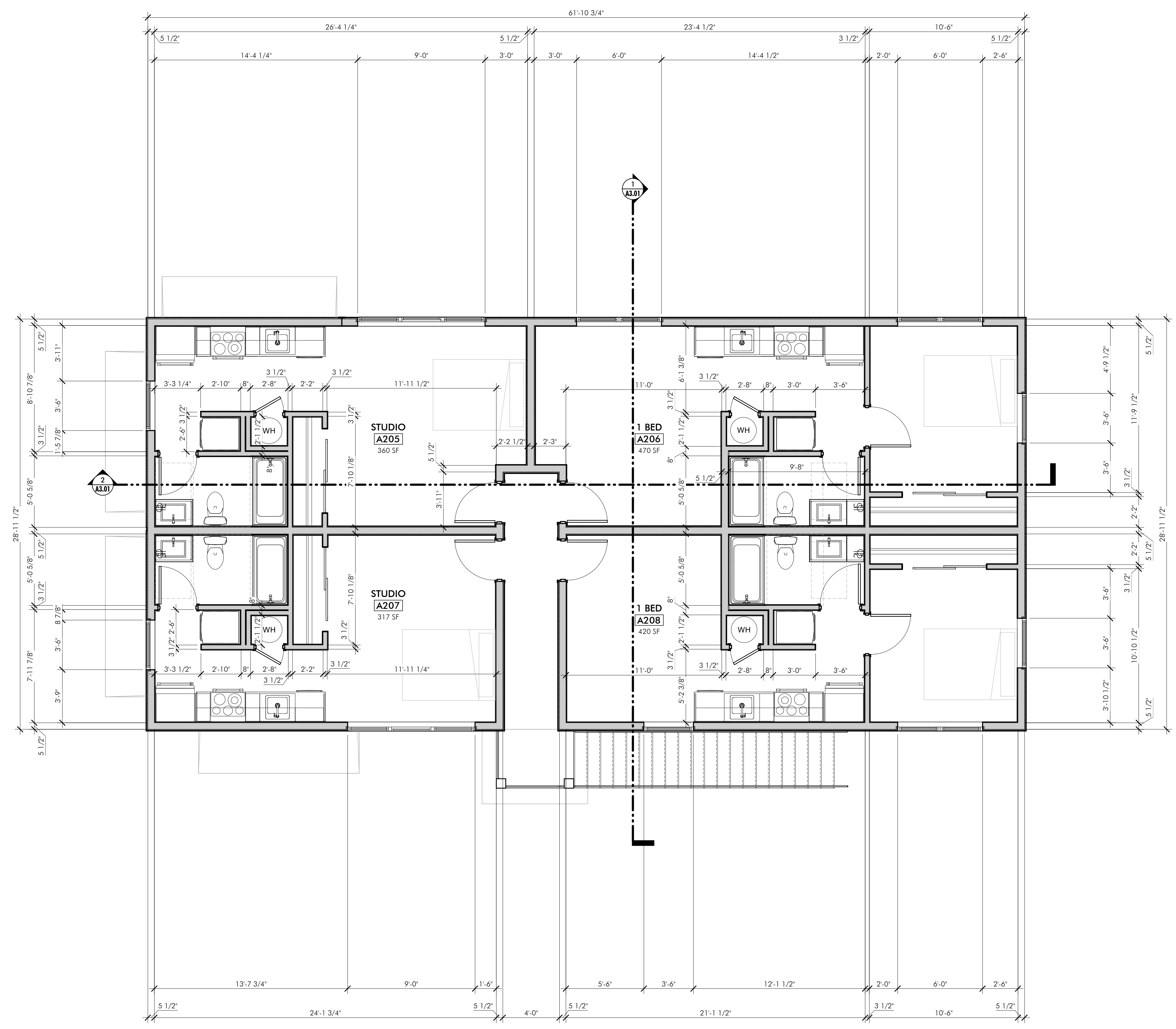
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PLAN LEGEND:

FLOOR PLAN NOTES:

1 SAMPLE PLAN NOTE



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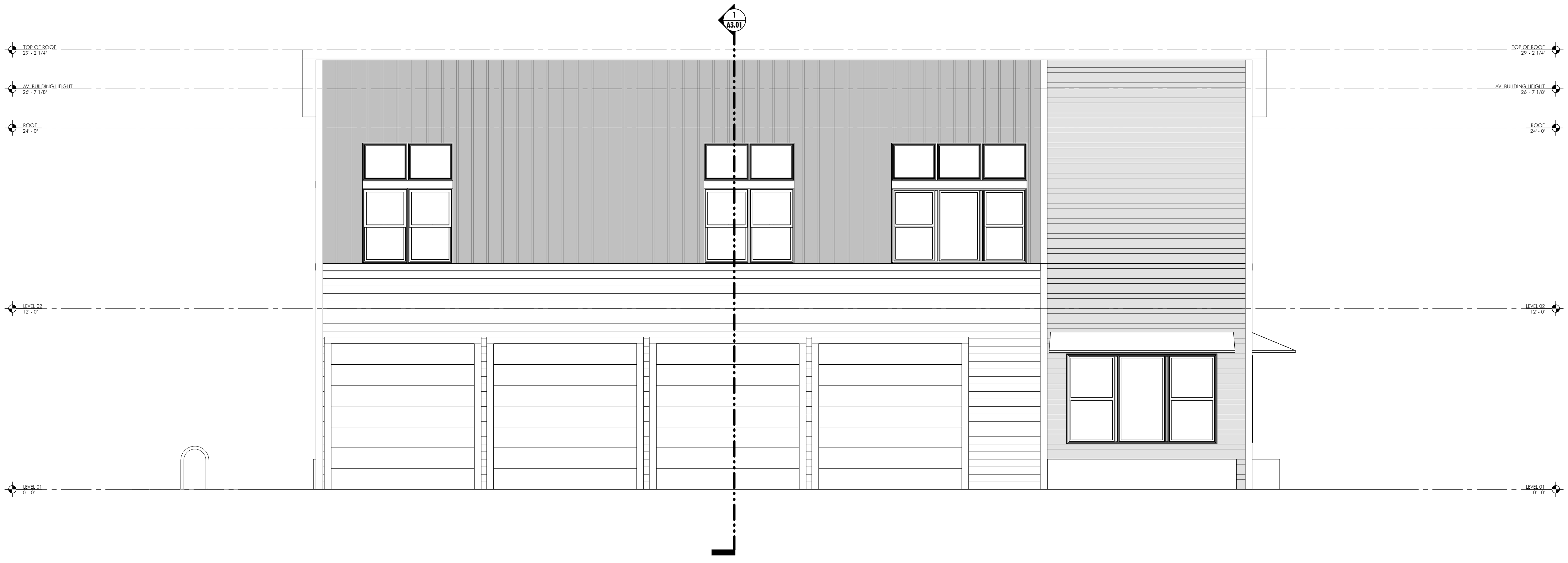
SHEET:
A2.01
BUILDING ELEVATIONS -
BLDG A

ELEVATION NOTES:

1 SAMPLE ELEVATION NOTE



1 BLDG A - EAST ELEVATION
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"



2 BLDG A - NORTH ELEVATION
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"

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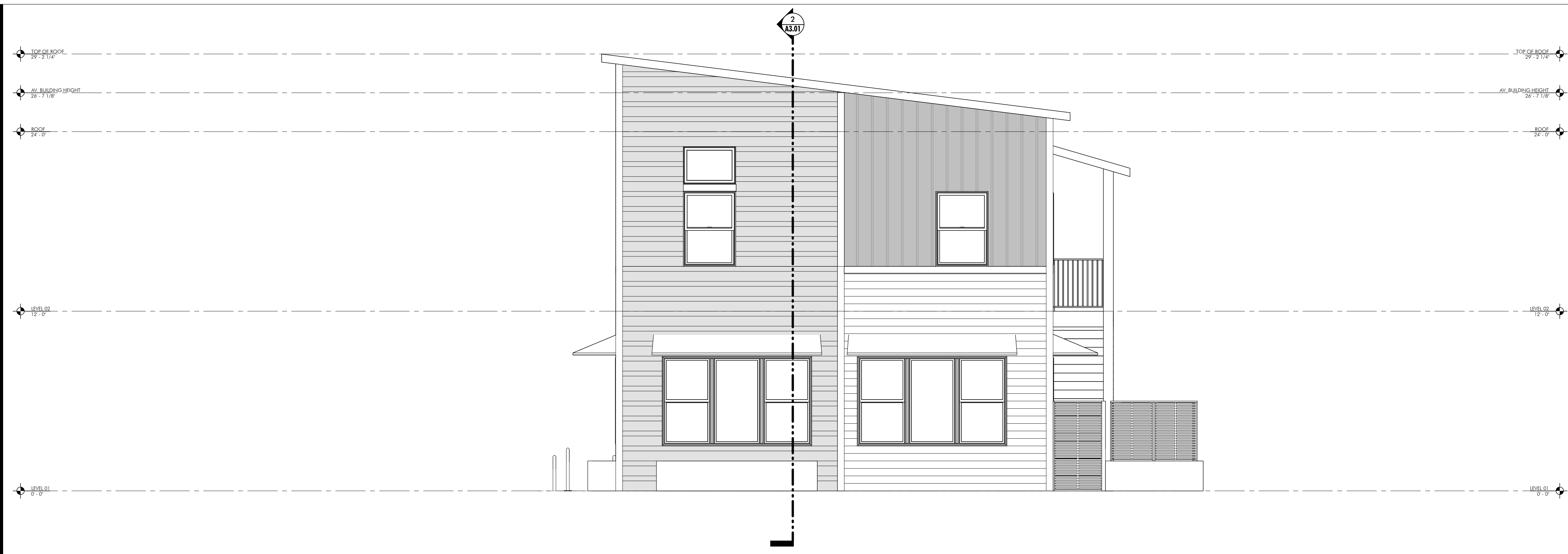
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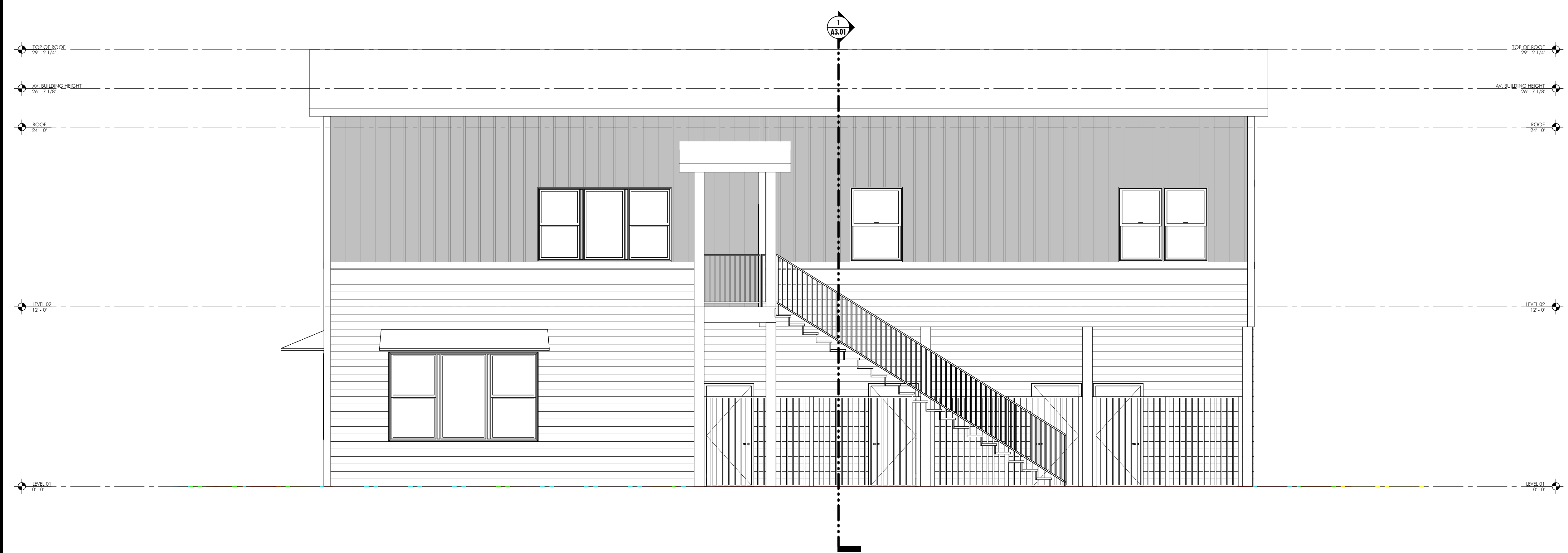
SHEET:
A2.02
BUILDING ELEVATIONS -
BLDG A

ELEVATION NOTES:

1 SAMPLE ELEVATION NOTE



1 BLDG A - WEST ELEVATION
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2 BLDG A - SOUTH ELEVATION
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"

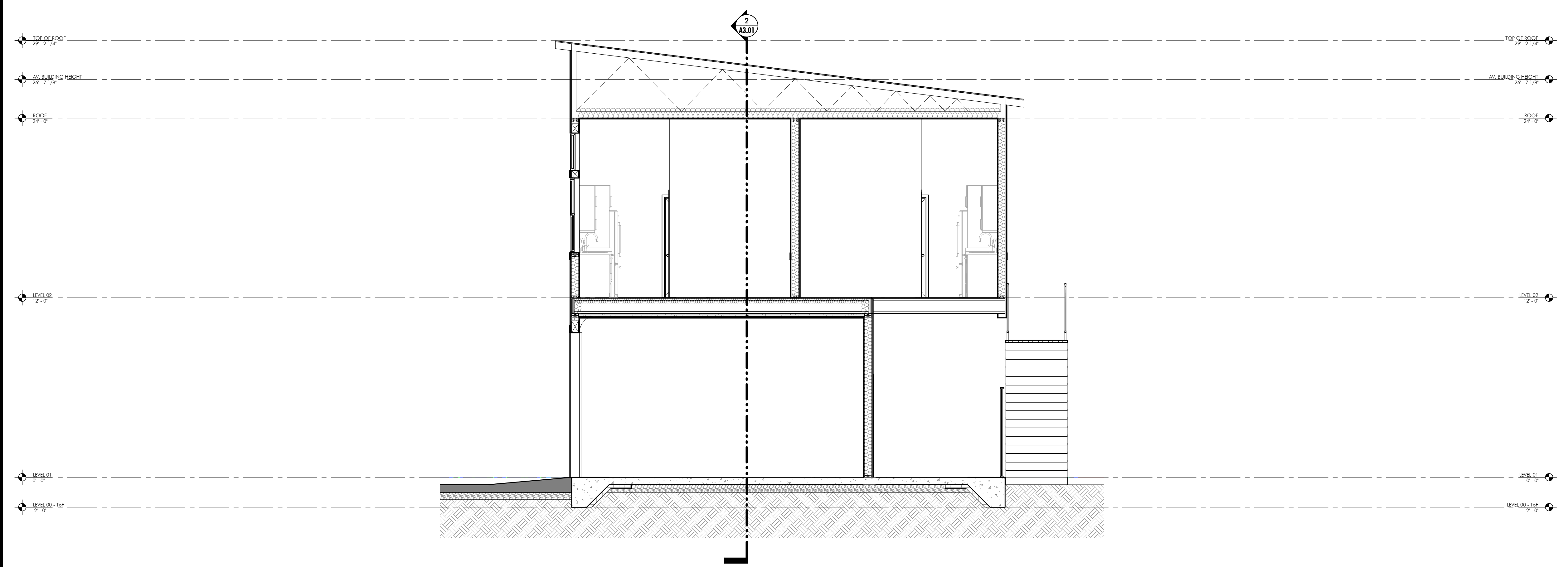
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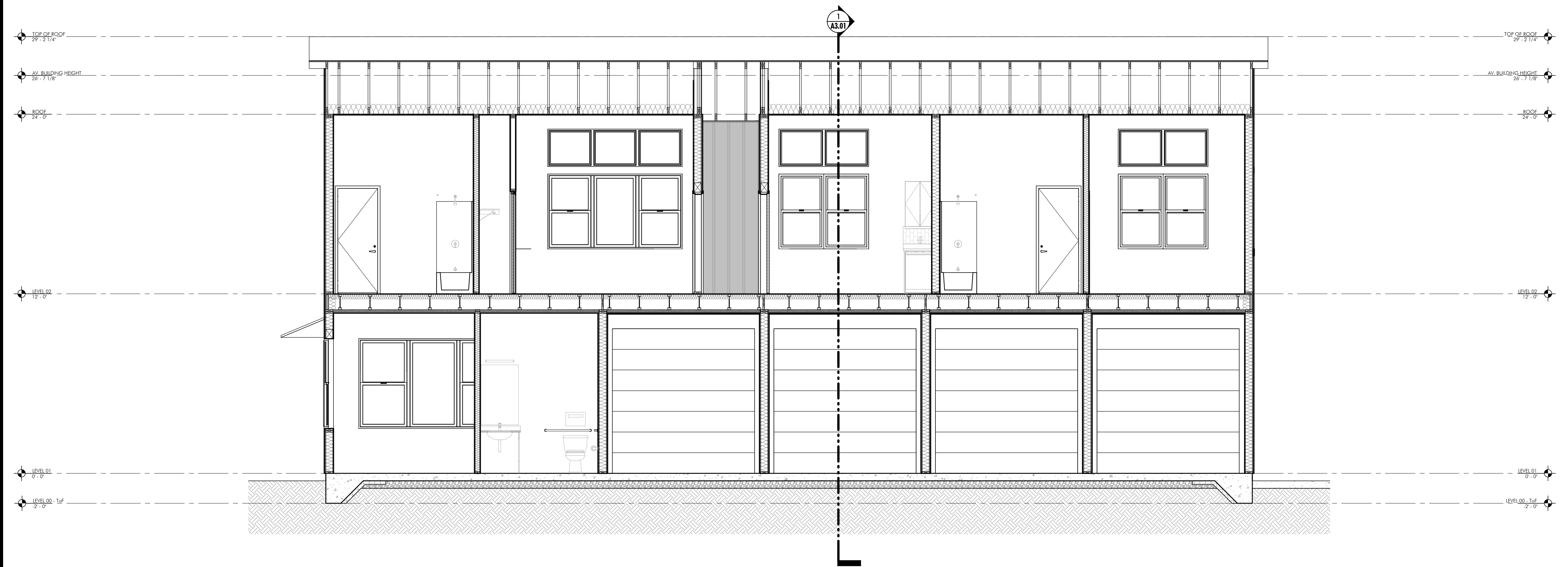
REVISIONS

SECTION NOTES:

1 SAMPLE SECTION NOTE



1 BUILDING SECTION
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2 BUILDING SECTION
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SHEET:
A3.01
BUILDING SECTIONS

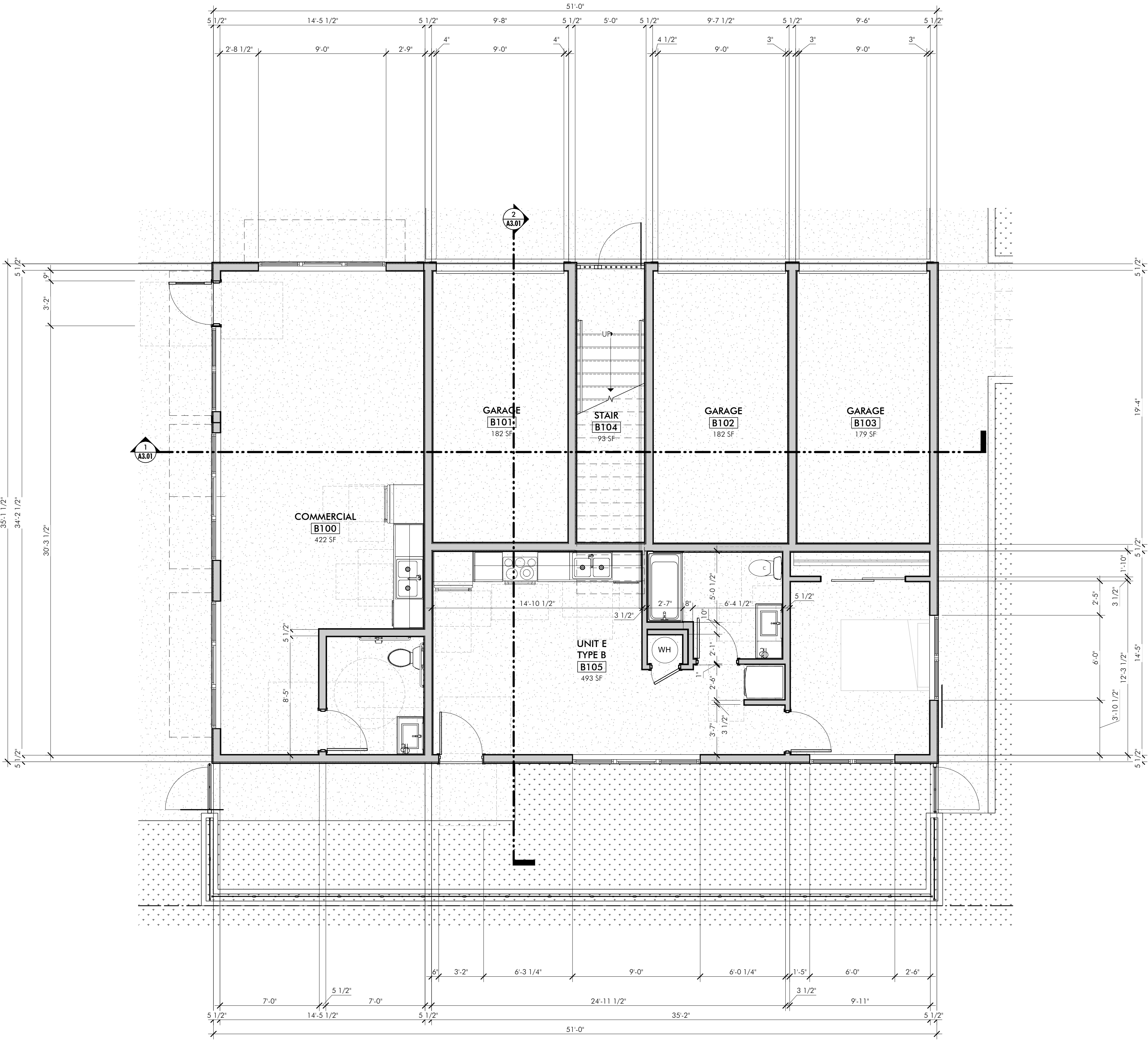
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PLAN LEGEND:

FLOOR PLAN NOTES:

1 SAMPLE PLAN NOTE





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SHEET:
A1.24
LEVEL 02 FLOOR PLAN -
BLDG B

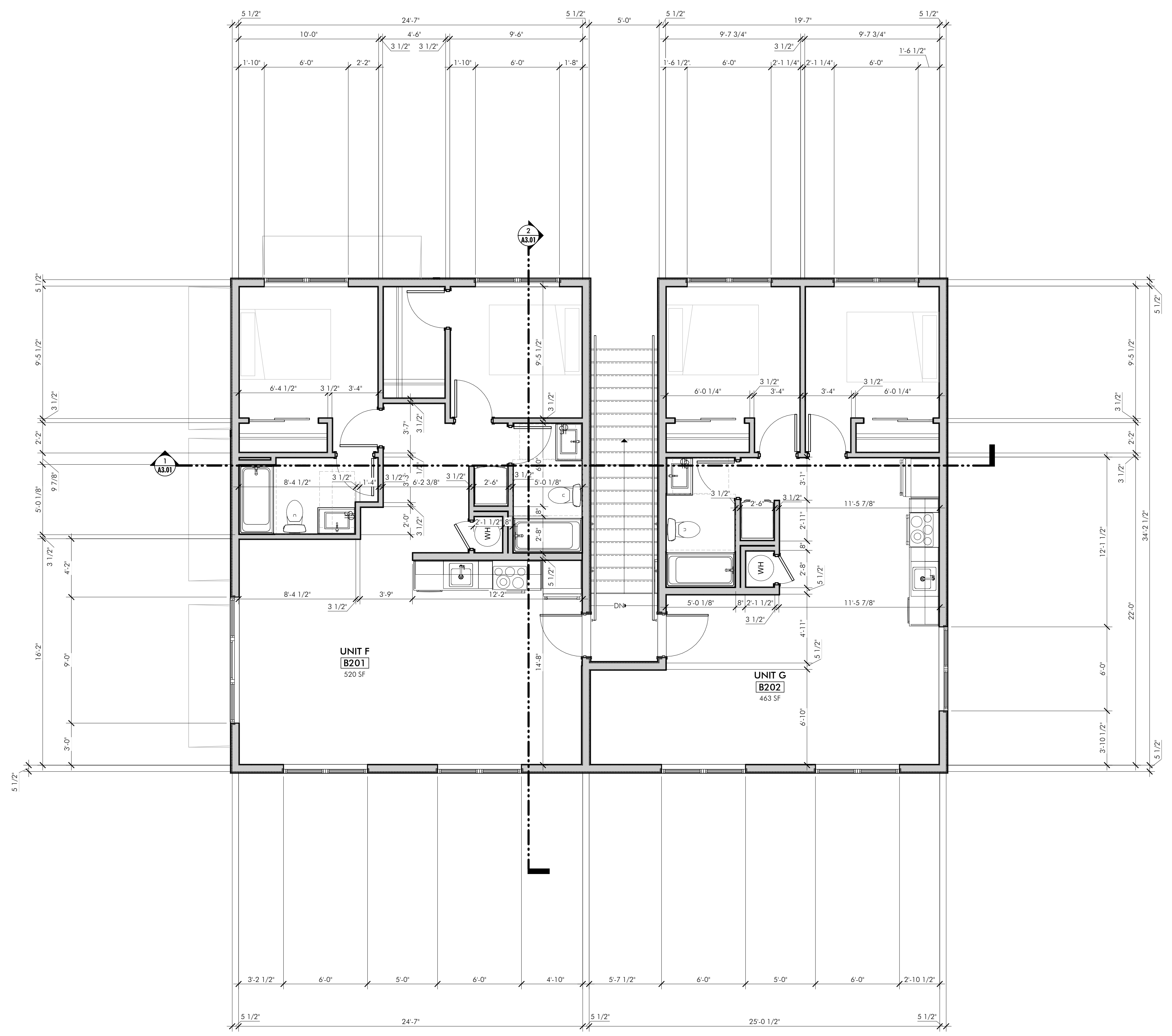
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 - OFCI OWNER FURNISHED - CONTRACTOR INSTALLED.
 - OFOW OWNER FURNISHED - OWNER INSTALLED.
 - NIC OR N.I.C. NOT IN CONTRACT OR NOT A PART OF THIS CONTRACT.

PLAN LEGEND:

FLOOR PLAN NOTES:

- 1 SAMPLE PLAN NOTE

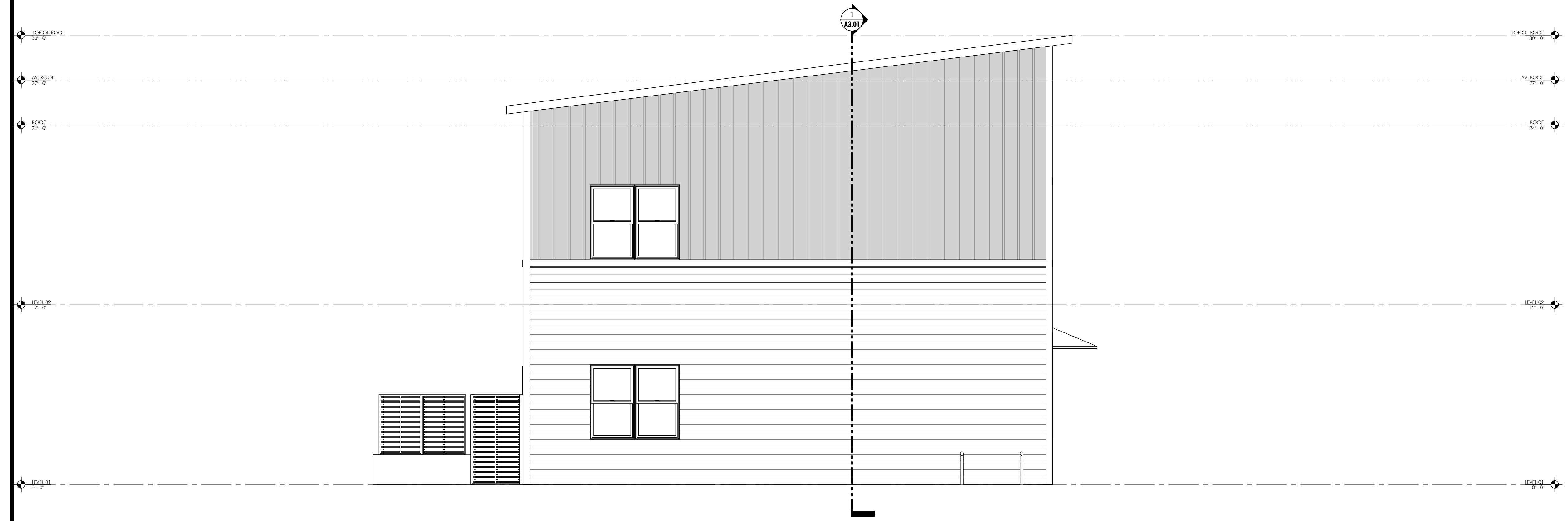


1 LEVEL 02 - BLDG B
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"



ELEVATION NOTES:

1 SAMPLE ELEVATION NOTE



1 BLDG B - EAST ELEVATION



2 BLDG B - NORTH ELEVATION

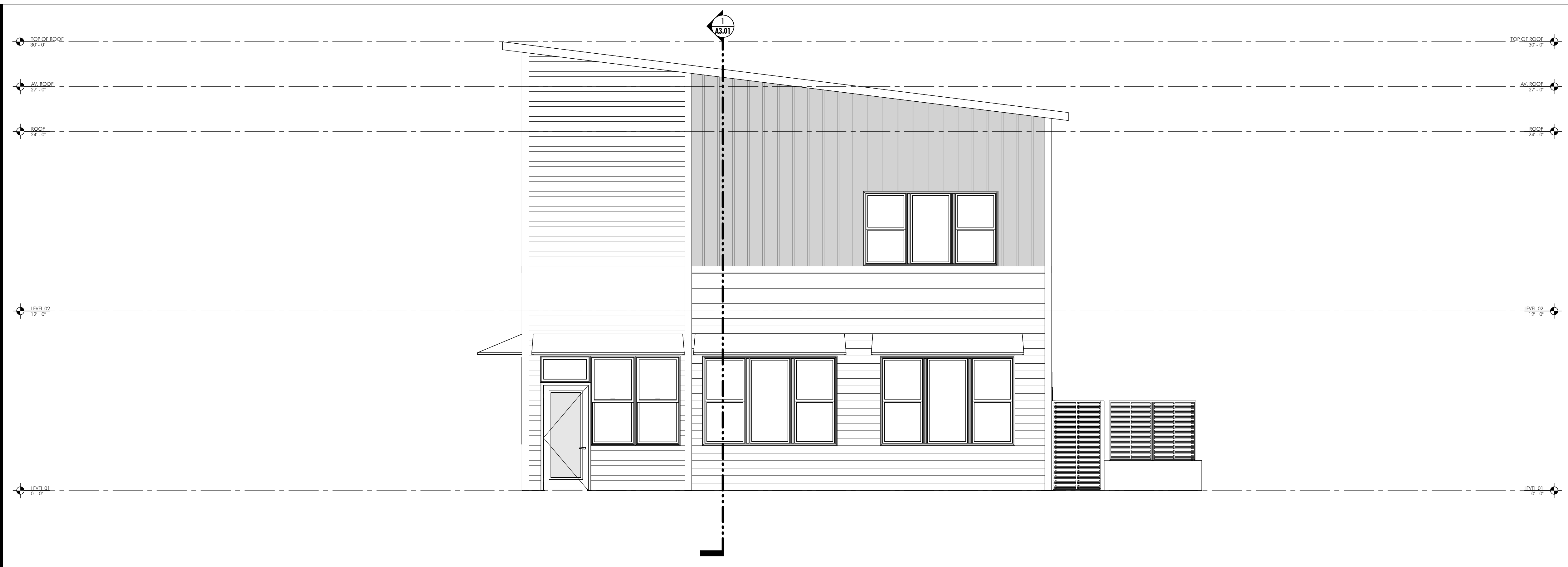
IN THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2023-038
DATE: 5/25/2023

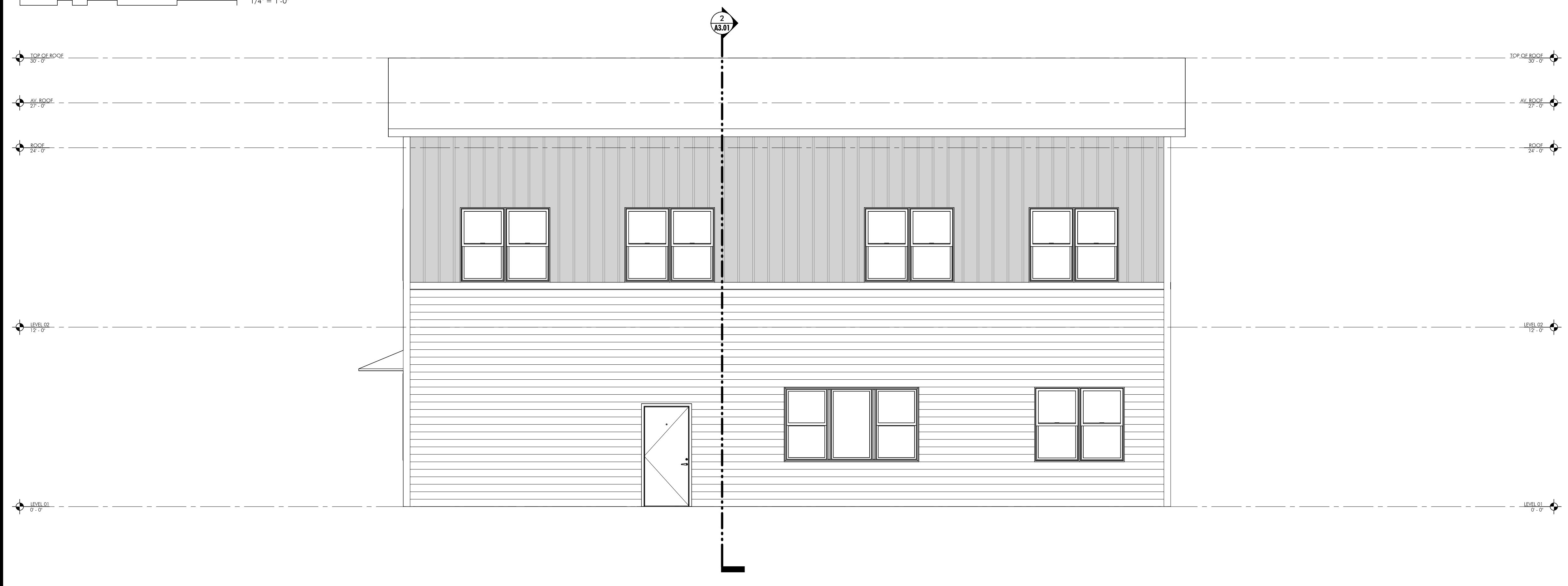
REVISIONS

ELEVATION NOTES:

1 SAMPLE ELEVATION NOTE



1 BLDG B - WEST ELEVATION
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"



2 BLDG B - SOUTH ELEVATION
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"

NEW MIXED USE DEVELOPMENT
COMMERCIAL ST. MIXED-USE
890 Commercial St NE, Salem, OR 97301

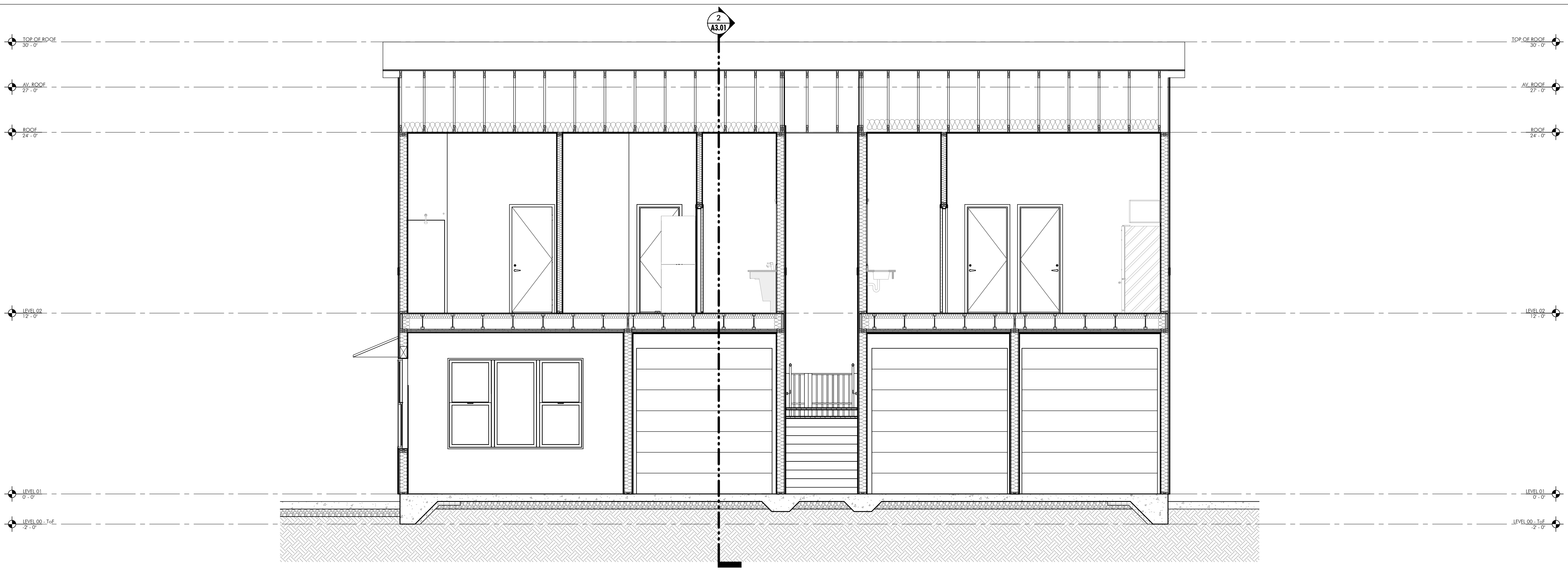
IN THE EVENT CONFLICTS ARE DISCOVERED
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DOCUMENTS PREPARED BY THE ARCHITECTS
AND/OR THEIR CONSULTANTS, AND ANY COPY OF
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DATE: 5/25/2023

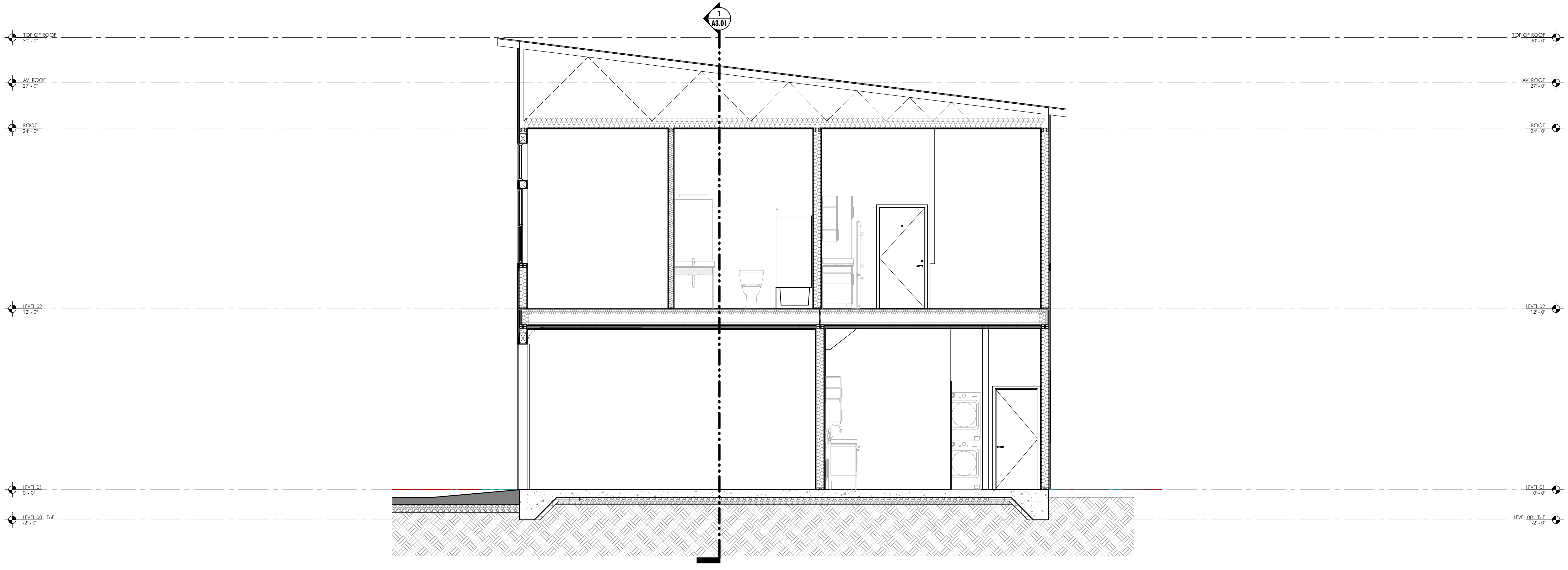
REVISIONS

SECTION NOTES:

1 SAMPLE SECTION NOTE



1 BUILDING SECTION
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"



2 BUILDING SECTION 2
0' 1' 2' 4' 8' 12' 1/4" = 1'-0"

NEW MIXED USE DEVELOPMENT
COMMERCIAL ST. MIXED-USE
890 Commercial St NE, Salem, OR 97301

SHEET:
A3.01
BUILDING SECTIONS

Exhibit E
Existing Sewer and Water Services



Public Works Department

555 Liberty Street SE / Room 325 • Salem OR 97301-3513 • Phone 503-588-6211 • Fax 503-588-6025

September 21, 2023

Brandon Fahlman
295 Patterson St NW
Salem, OR 97304
Delivered via email: bfahlman@gmail.com

**SUBJECT: Availability of Public Water and Sewer Services at:
890 Commercial Street NE, Salem, OR 97301**

To Whom It May Concern:

This letter is furnished in response to your request for a commitment from the City of Salem Public Works Department to provide water and sanitary sewer services to the proposed mixed-use development located at 890 Commercial Street NE, Salem, OR 97301.

The City of Salem will provide water and sewer at the developer's cost for future mixed-use development on the subject property pursuant to the conditions established through the site plan review, building plan review, and other regulatory development processes.

If there are any questions or additional information required, please contact me using the information provided above.

Sincerely,

Laurel Christian, Planner II
Public Works Department

File Reference: Permit No. 22-12057-PA

HN:JPG:\Group\pubwks\PLAN_ACT\Will Serve Letters\Will Serve Letter_890 Commercial Street NE.docx

cc: File

**Transportation and Utility
Operations**

1410 20th Street SE / Building 2
Salem OR 97302-1209
Phone 503-588-6063
Fax 503-588-6480

Parks Operations

1460 20th Street SE / Building 14
Salem OR 97302-1209
Phone 503-588-6336
Fax 503-588-6305

**Willow Lake Water Pollution
Control Facility**

5915 Windsor Island Road N
Keizer OR 97303-6179
Phone 503-588-6380
Fax 503-588-6387

Exhibit F Public Benefits

Developing a residential project at 890 Commercial St NE, Salem, OR, that prioritizes the following public benefits requires a thoughtful approach. Here is a detailed plan outlining how the project could encompass each of the mentioned public benefits:

- 1. Unit Sale Prices or Rental Rates Accessible to a Broad Range of Mixed Incomes:**
 - A. Implement a mixed-income housing model that includes a variety of unit sizes and designs.
 - B. Offer a percentage of units at affordable rates, ensuring accessibility for low-income households.

- 2. Open Space:**
 - A. Incorporate a central courtyard for residents to enjoy.
 - B. Integrate the Mill Creek public area to promote community interaction and a sense of openness.

- 3. Facilities for the Handicapped:**
 - A. Ensure that all ground floor units are Type B units and the ground floor common areas are wheelchair accessible, with appropriate ramps and wider accessways.
 - B. Install specialized features such as handrails, accessible bathrooms, and designated parking spaces for people with disabilities.

- 4. Dedication of Land or Facilities for Public Use:**
 - A. Allocate a portion of the land for the Mill Creek Pedestrian Pathway.

- 5. Development or Redevelopment of Underutilized or Blighted Property:**
 - A. Transform the underutilized property into an aesthetically pleasing, modern, and sustainable residential complex.
 - B. Collaborate with local authorities to revitalize the neighborhood, enhancing its overall appeal and economic value.

- 6. Provision of Pedestrian-Oriented Design Features:**
 - A. Design wide sidewalks, pedestrian pathways, and well-lit common areas to promote safe and convenient walking within the community.
 - B. Integrate street furniture, such as benches, bike racks, and exterior lighting, to encourage pedestrian activity.

- 7. Extra Costs Associated with Infill or Redevelopment:**
 - A. Account for additional expenses by employing sustainable construction methods and utilizing energy-efficient materials.

- B. Partner with local organizations or government agencies to secure grants or subsidies that support infill development initiatives.
- 8. Development in Structures that May Include Ground Level Commercial Space:**
- A. Incorporate ground-level commercial spaces, such as office or service uses, to foster a vibrant and dynamic community environment.
- 9. Provision of Parking within the Structure:**
- A. Construct an efficient parking setup within the complex to accommodate the needs of both residents and visitors.
 - B. Implement secured, designated parking spots for each unit and allocate additional spaces for commercial activities.
- 10. Provision of Amenities and/or Programs Supportive of the Use of Mass Transit:**
- A. Provide bike storage facilities to encourage cycling as an alternative mode of transportation.
 - B. Construct new pedestrian pathways within the Project to connect with existing pathways that lead to nearby bus routes.

By integrating these elements, the proposed residential development at 890 Commercial St NE, Salem, OR, can effectively cater to the diverse needs of the community while ensuring the provision of various public benefits.