

WEST VALLEY HOUSING AUTHORITY PIONEER VILLAGE ELECTRICAL METERING DEVICE INSTALLATION

375 TAYBIN RD NW
SALEM, OR 97304

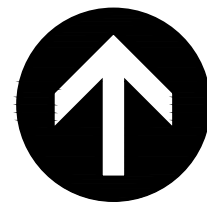
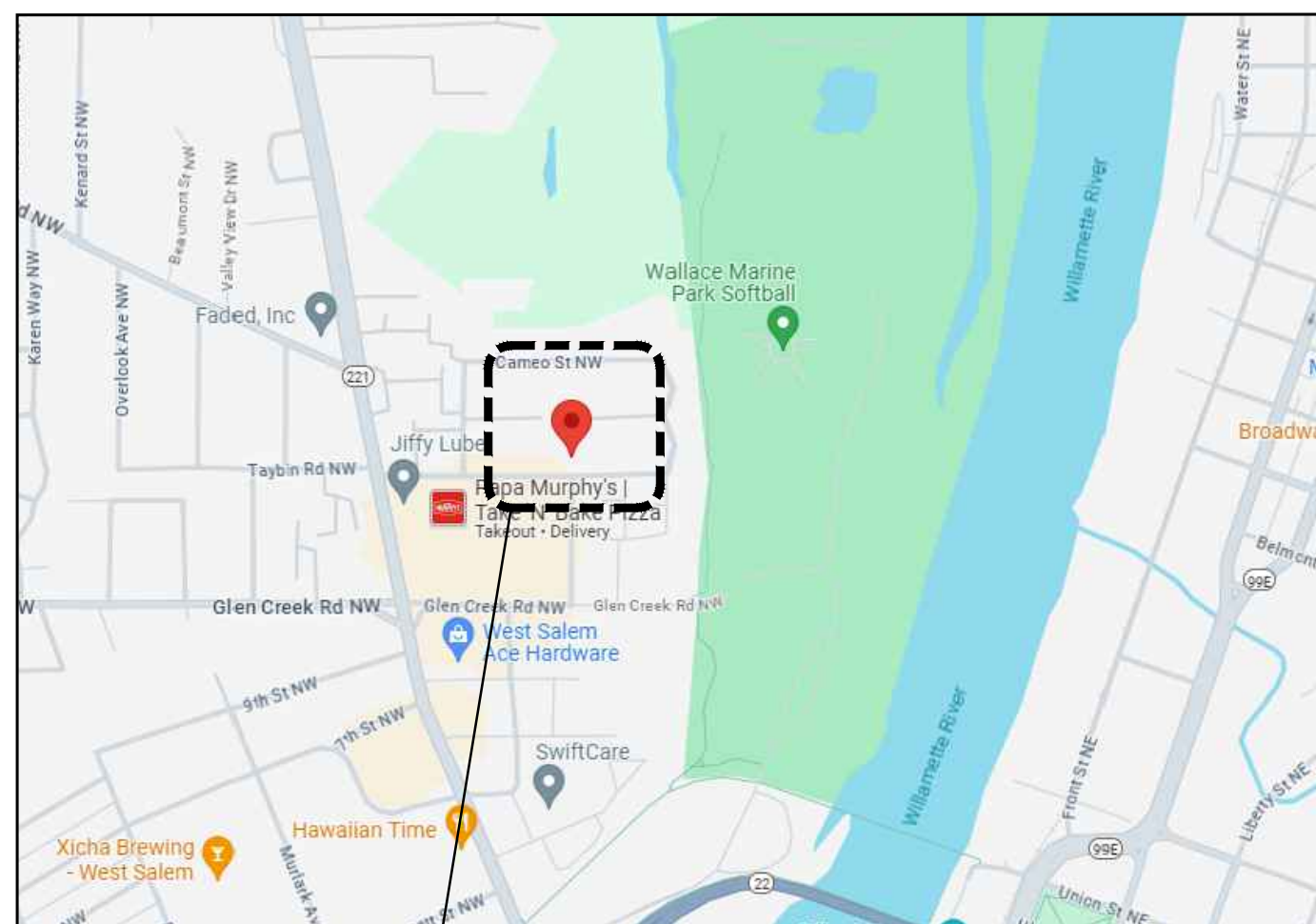
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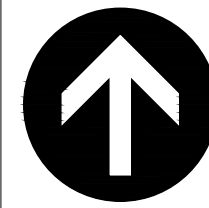
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VICINITY MAP



PROJECT

AERIAL VIEW



PROJECT

SHEET INDEX

ARCHITECTURAL

A0.0 TITLE SHEET
A0.1 CODE ANALYSIS
A1.1 SITE PLAN
A2.1 COMMUNITY CENTER FLOOR PLAN
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ELECTRICAL

E0.1 TITLE SHEET
E0.2 ONE-LINE DIAGRAM - DEMOLITION AND NEW
E1.1 ELECTRICAL SITE PLAN
E2.1 ELECTRICAL FLOOR PLAN - DEMOLITION AND NEW

CODE ANALYSIS

GENERAL

WEST VALLEY HOUSING AUTHORITY - PIONEER VILLAGE
PROJECT NUMBER: 2024.0021
STATE OF OREGON 2022 STRUCTURAL SPECIALTY CODE, AMENDMENTS BASED ON 2018 IBC

PRINCIPAL ARCHITECT: RICHARD ROTHWEILER, AIA
PROJECT DESCRIPTION: RENOVATION TO EXISTING COMMUNITY CENTER AND FOUR-PLEX RESIDENTIAL UNITS; NO EGRESS REVISIONS ARE PROVIDED

USE AND OCCUPANCY CLASSIFICATION (CHAPTER 3)

B OCCUPANCY COMMUNITY CENTER SECT. 304.1
R-2 OCCUPANCY FOUR-PLEX RESIDENTIAL UNITS SECT. 310.3

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

CONSTRUCTION TYPE: VB, NON-SPRINKLED TABLE 601

COMMUNITY CENTER:
BUILDING HEIGHT: TABLE 504.3
ALLOWABLE: 40'-0"
EXISTING: ~18'-0", COMPLIES

STORIES ABOVE GRADE: TABLE 504.4
ALLOWABLE: 2 STORIES, COMPLIES
EXISTING: 1 STORY, COMPLIES

BUILDING AREA: TABLE 506.2
ALLOWABLE: 9,000SF
EXISTING: 3,930 SF, COMPLIES

FOUR-PLEX RESIDENTIAL UNITS:
BUILDING HEIGHT: TABLE 504.3
ALLOWABLE: 40'-0"
EXISTING: 18'-0", COMPLIES

STORIES ABOVE GRADE: TABLE 504.4
ALLOWABLE: 2 STORIES, COMPLIES
EXISTING: 1 STORY, COMPLIES

BUILDING AREA: TABLE 506.2
ALLOWABLE: 7,000SF
EXISTING: 2,400 SF, COMPLIES

TYPES OF CONSTRUCTION (CHAPTER 6)

CONSTRUCTION TYPE VB, NON-SPRINKLED SECT. 602.5
BUILDING ELEMENTS: TABLE 601
STRUCTURAL FRAME: NON-RATED
EXTERIOR BEARING WALL: NON-RATED
INTERIOR BEARING WALL: NON-RATED
EXTERIOR NON-BEARING WALL: TABLE 602
X < 5'-0"
5'-0" < X < 10'-0"
10'-0" < X < 30'-0"
X > 30'-0"

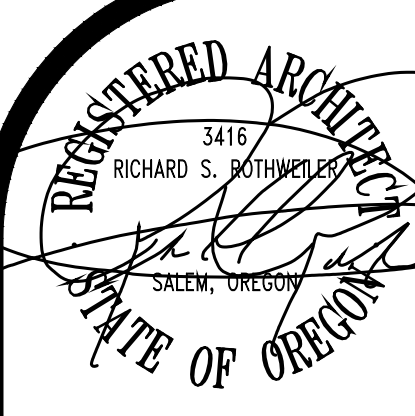
INTERIOR NON-BEARING WALL: NON-RATED
FLOOR: NON-RATED
ROOF, INCLUDING BEAMS: NON-RATED

ABBREVIATIONS

(REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL ABBREVIATIONS)

AB ANCHOR BOLT	CAB CABINET	E EAST	GA GAGE/GAUGE	MACH MACHINE	PA PUBLIC ADDRESS	S SOUTH	TOB TOP OF BEAM
ABV ABOVE	CANTL CANTILEVER	(E) EXISTING	GALV GALVANIZED	MAN MAN	PARTN PARTN	S4S SURFACED 4 SIDES	TOC TOP OF CONCRETE
AC AIR CONDITIONING	CB CATCH BASIN	EA EACH	GC GENERAL CONTRACTOR	MAINT MAINTENANCE	PASS PASS	SA SUPPLY AIR	TOF TOP OF CURB
AC ASPHALTIC CONCRETE	CEM CEMENT	EC EDGE OF CURB	GEN GENERAL	MASONRY MASONRY	PAV PAVING	SAF SELF-ADHERING FLASHING	TOJ TOP OF JOIST
ACOUST ACOUSTIC	CER CERAMIC	EG EDGE GUARD	GFCI GROUND-FAULT	MATL MATERIAL	PC PRECAST	SALV SALVAGE	TOL TOLERANCE
AD AREA DRAIN	CF/CI CONTRACTOR FURNISHED/CONTRACTOR INSTALLED	EL ELEVATION	GI CIRCUIT INTERRUPTER	MAX MAXIMUM	PCF POUNDS PER CUBIC FOOT	SAN SANITARY	TOM TOP OF MASONRY
ADA AMERICANS WITH DISABILITIES ACT	CG CORNER GUARD	ELC ELEVATION	GL GALVANIZED IRON	MB MEMBER	PERF PERFORATED	SC SOLID CORE	TOS TOP OF STEEL
ADD ADDITIONAL	CH/BD CHAISE/BAND	ELEV ELEVATOR	GLB GLASS GLAZING	MC MACHINE BOLT	PH PHASE	SCD SEAT COVER DISPENSER	TOW TOP OF WALL
ADJ ADJUST (ABLE)	CI CAST IRON	EMERG EMERGENCY	GLB GLASS GLAZING	MC MEDIUM	SCD SEAT COVER DISPENSER	SCH SCHEDULE	TOW TOP OF WALL
AE ARCHITECT / ENGINEER	CJ CONTROL JOINT	ENGR ENGINEER	GRD GRADE	MD MEDIUM	SCR SCREW	SCR SCREW	TPD TOILET PAPER DISPENSER
AFF ABOVE FINISHED FLOOR	ENCL ENCLOSURE	ENGR ENGINEER	GRND GROUND	MEMB MEMBRANE	SD SOAP DISPENSER	TRANS TRANSFORMER	TRNS TREATMENT
AFG ABOVE FINISH GRADE	ENCL ENCLOSURE	ENGR ENGINEER	GYS GYPSUM WALL BOARD	MCH MECHANICAL	SE SOUTHWEST	TREAT TREATMENT	TS TYPICAL
AGG AGGREGATE	EP ENTRANCE	ENCL ENCLOSURE	GYP GYPSUM	MFGD MANUFACTURED	SEC SECRETARY	TS TYPICAL	TS TYPICAL
ALT ALTERNATE	EP ELECTRICAL PANEL	EQ EQUAL	HB HOSE BIBB	MIR MIRROR	SECT SECTION	TV TELEVISION	TV TYPICAL
ALUM ALUMINUM	EQ EQUAL	EQ EQUAL	HC HOLLOW CORE	MIR MIRROR	SECT SECTION	TV TELEVISION	TV TYPICAL
ANCH ANCHOR	EQU EQUIPMENT	EW EACH WAY	HD HARDWARE	MIR MIRROR	SECT SECTION	TV TELEVISION	TV TYPICAL
ANCH ANCHOR	EQU EQUIPMENT	EW EACH WAY	HD HARDWARE	MIR MIRROR	SECT SECTION	TV TELEVISION	TV TYPICAL
ANDX ANDOXED	EW EACH WAY	EWC ELECTRIC WATER COOLER	HDW HEADER	MISC MISCELLANEOUS	PLSTR PLASTER	UL UNDERGROUND	UL UNDERGROUND
APPROX APPROXIMATELY	EXP B EXPANSION BOLT	EXST EXISTING	HGT HEIGHT	MLP METAL LATH & PLASTER	PLYWD PLYWOOD	UG UNDERWRITERS LABORATORY	UG UNDERWRITERS LABORATORY
ARCH ARCHITECTURAL	EXP JT EXPANSION JOINT	EXP JT EXTERIOR	HLDN HOLD DOWN	MO MASONRY OPENING	PORT PORTABLE	UNFN UNFINISHED	UNFN UNFINISHED
ASB ASBESTOS	EXT EXTERIOR	FA FIRE ALARM	HLDN HOLD DOWN	MOIST MOISTURE	PNTD PAINTED	UR UNLESS OTHERWISE NOTED	UR UNLESS OTHERWISE NOTED
ASPH ASPHALT	CONSTR CONSTRUCTION	FB FLAT BAR	HR HOUR	MS METAL SCREEN	PAIR PAIR	UR URINAL	UR URINAL
ASST ASSISTANT	CONTR CONTRACTOR	FD FLOOR DRAIN	HTG HEATING	MUL MULLION	PRFAB PREFABRICATED	UTL UTILITY	UTL UTILITY
ASSY ASSEMBLY	COR CORNER	FEN FOUNDATION	HTG HEATING	N NORTH	PRJ PROJECT, PROJECTOR	VAR VARNISH	VAR VARNISH
ASTM AMERICAN SOCIETY FOR TESTING & MATERIALS	COR CORNER	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
AUTO AUTOMATIC	COR CORNER	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
AV AVENUE	CSI CONSTRUCTION	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
BD BOARD	CTR CENTER	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
BFF BELOW FINISH FLOOR	CTSCK COUNTERSINK, COUNTERSUNK	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
BFG BELOW FINISH GRADE	CW COLD WATER	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
BIT BIT	CY CUBIC YARD	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
BLW BELOW	DBL DOUBLE	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
BLDG BUILDING	DEG DEGREE	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
BLK BLOCK	DEM DEMOLITION	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
BM BENCH MARK, BEAM	DET DETAIL	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
BO BOTTOM OF	DF DRINKING FOUNTAIN	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
BO BOTTOM OF STEEL	DF DRINKING FOUNTAIN	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
BRK BRACKET	DF DRINKING FOUNTAIN	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
BRK BOTTOM	DF DRINKING FOUNTAIN	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
BRK BRACKET	DF DRINKING FOUNTAIN	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
BSMT BASEMENT	DF DRINKING FOUNTAIN	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
BU BUILT-UP ROOFING	DF DRINKING FOUNTAIN	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER
BUR BUILT-UP ROOFING	DF DRINKING FOUNTAIN	FE FIRE EXTINGUISHER	HTG HEATING	NAT NATURAL	PROJ PROJECT, PROJECTOR	VAP VAPOR BARRIER	VAP VAPOR BARRIER

NOTES 1. WITH THE EXCEPTION OF "NO" NUMBER, ABBREVIATIONS ARE TYPICALLY USED WITHOUT THE PERIOD (.) ABBREVIATIONS MAY ALSO APPEAR WITH THE PERIOD.
EXAMPLE: "PT" (PRESERVATIVE-TREATED) MAY ALSO APPEAR AS "P.T."
2. AN "S" MAY BE ADDED TO AN ABBREVIATION TO INDICATE PLURAL, OR MULTIPLE OCCURRENCES.



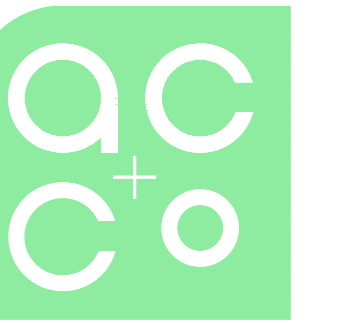
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JOB NO. 2024.0021

DATE APRIL 12, 2024

DRAWN CJA

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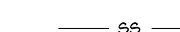






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SHEET

A0.0

SITE LEGEND

-  EXISTING CURB TO REMAIN, REFER TO CIVIL DRAWINGS
-  PROPERTY BOUNDARY
-  EXISTING UNDERGROUND STORM LINES TO REMAIN
-  EXISTING UNDERGROUND SANITATION LINES TO REMAIN
-  EXISTING UNDERGROUND WATER LINES TO REMAIN
-  EXISTING UNDERGROUND POWER LINES TO REMAIN
-  EXISTING FENCE TO REMAIN
-  EXISTING CATCH BASIN TO REMAIN
-  EXISTING WATER METER TO REMAIN
-  EXISTING FIRE HYDRANT TO REMAIN
-  EXISTING LIGHT POLE TO REMAIN

GENERAL NOTES:

1. GENERAL NOTES APPLY TO ALL DRAWINGS.
2. DIMENSIONS ARE TO EXISTING FACE OF WALL, FACE OF NEW FRAMING, AND FACE OF EXISTING CONCRETE UNLESS NOTED OTHERWISE.
3. DIMENSIONS OF EXISTING CONDITIONS ARE APPROXIMATE AND INTENDED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS PRIOR TO ACTUAL CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS PRIOR TO PROCEEDING WITH AREA OF WORK IN QUESTION.
4. DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED.
5. IN CASE OF ANY CONFLICTS IN THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, THE CONTRACTOR IS REQUIRED TO INCLUDE THE BETTER QUALITY AND LARGER QUANTITY OF THE WORK.
6. CONTRACTOR AND BIDDERS SHALL USE COMPLETE SETS OF CONTRACT DOCUMENTS. NEITHER THE OWNER NOR ARCHITECT ASSUMES RESPONSIBILITY FOR ERRORS OR MISINTERPRETATIONS RESULTING FROM THE USE OF INCOMPLETE SETS OF CONTRACT DOCUMENTS.

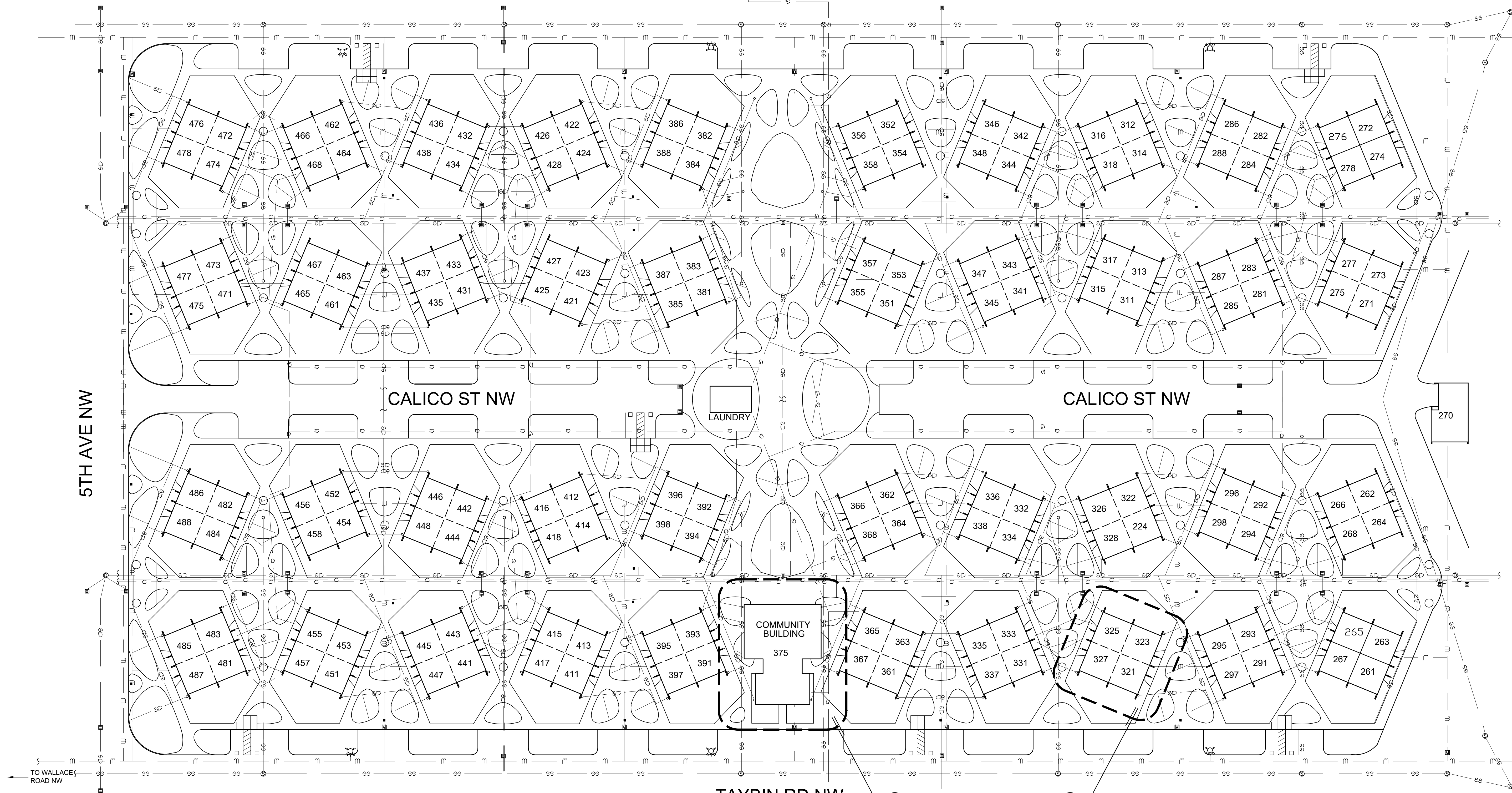
CAMEO ST NW

CALICO ST NW

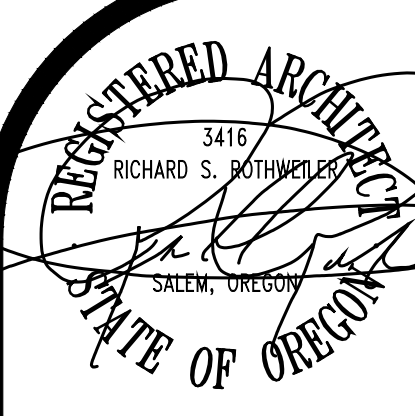
CALICO ST NW

TAYBIN RD NW

5TH AVE NW



1 SITE PLAN
SCALE: 1" = 40'-0"



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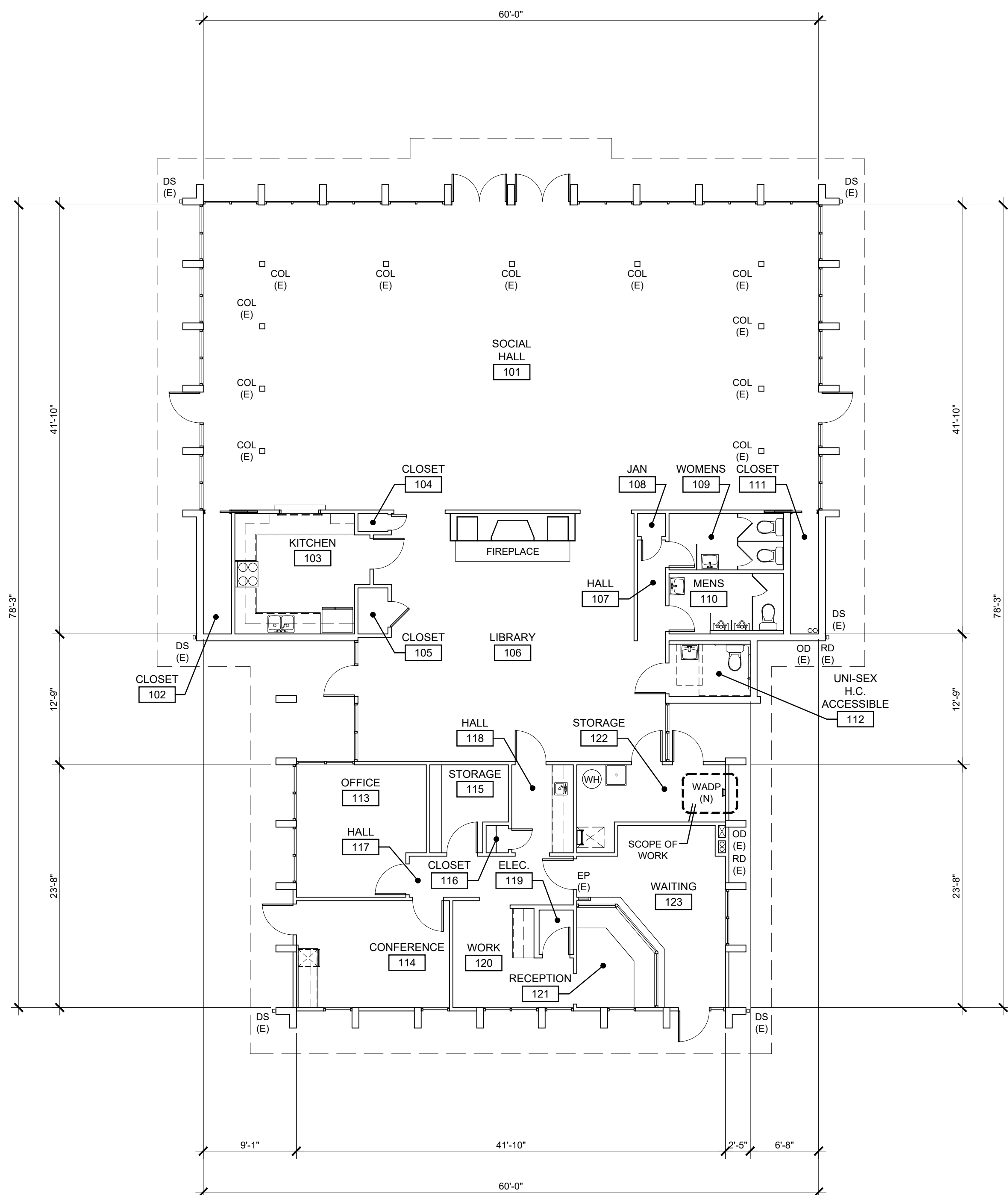
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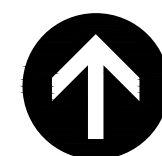
SYMBOL LEGEND:

- NEW 2x4 WOOD STUDS AT 16" o.c. WITH ACOUSTICAL INSULATION AND 5/8" GYPSUM WALLBOARD EACH SIDE
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW DOOR, FRAME AND HARDWARE, (E) DESIGNATES EXISTING DOOR WITH NEW HARDWARE, REFER TO DOOR SCHEDULE
- EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
- EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED, HARDWARE TO BE RETURNED TO OWNER AS SALVAGE
- EXISTING ROOF DRAIN TO REMAIN
- EXISTING OVERFLOW DRAIN TO REMAIN
- EXISTING DOWNSPOUT TO REMAIN
- EXISTING ELECTRICAL PANEL TO REMAIN, (D) DESIGNATES EXISTING TO BE REMOVED, (N) DESIGNATES NEW, REFER TO ELECTRICAL DRAWINGS
- EXISTING ELECTRICAL METER TO REMAIN, (D) DESIGNATES EXISTING TO BE REMOVED, (N) DESIGNATES NEW, REFER TO ELECTRICAL DRAWINGS



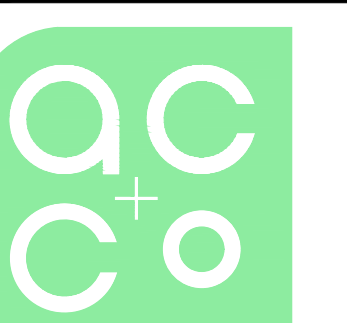
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

4,145 SF



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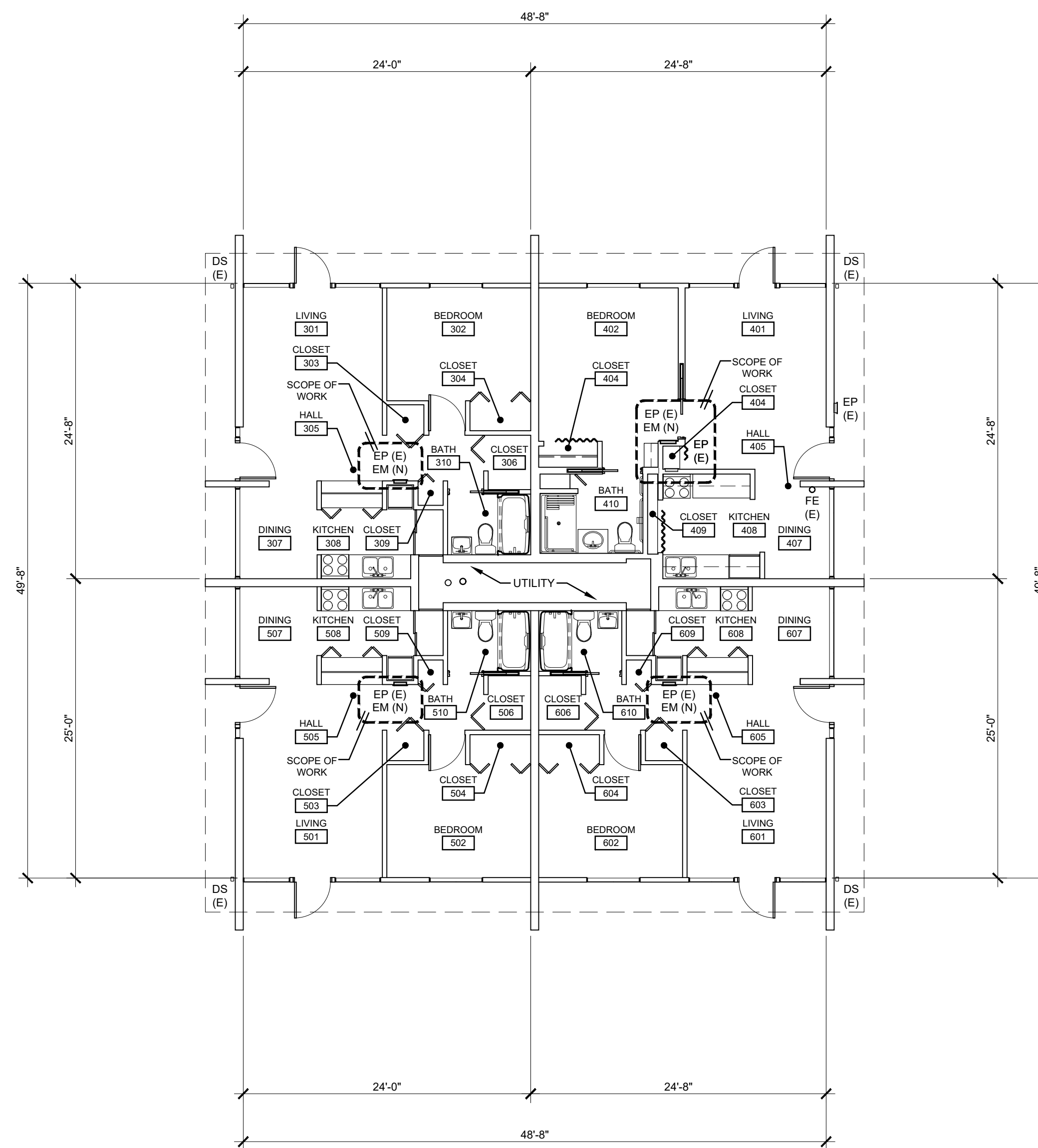
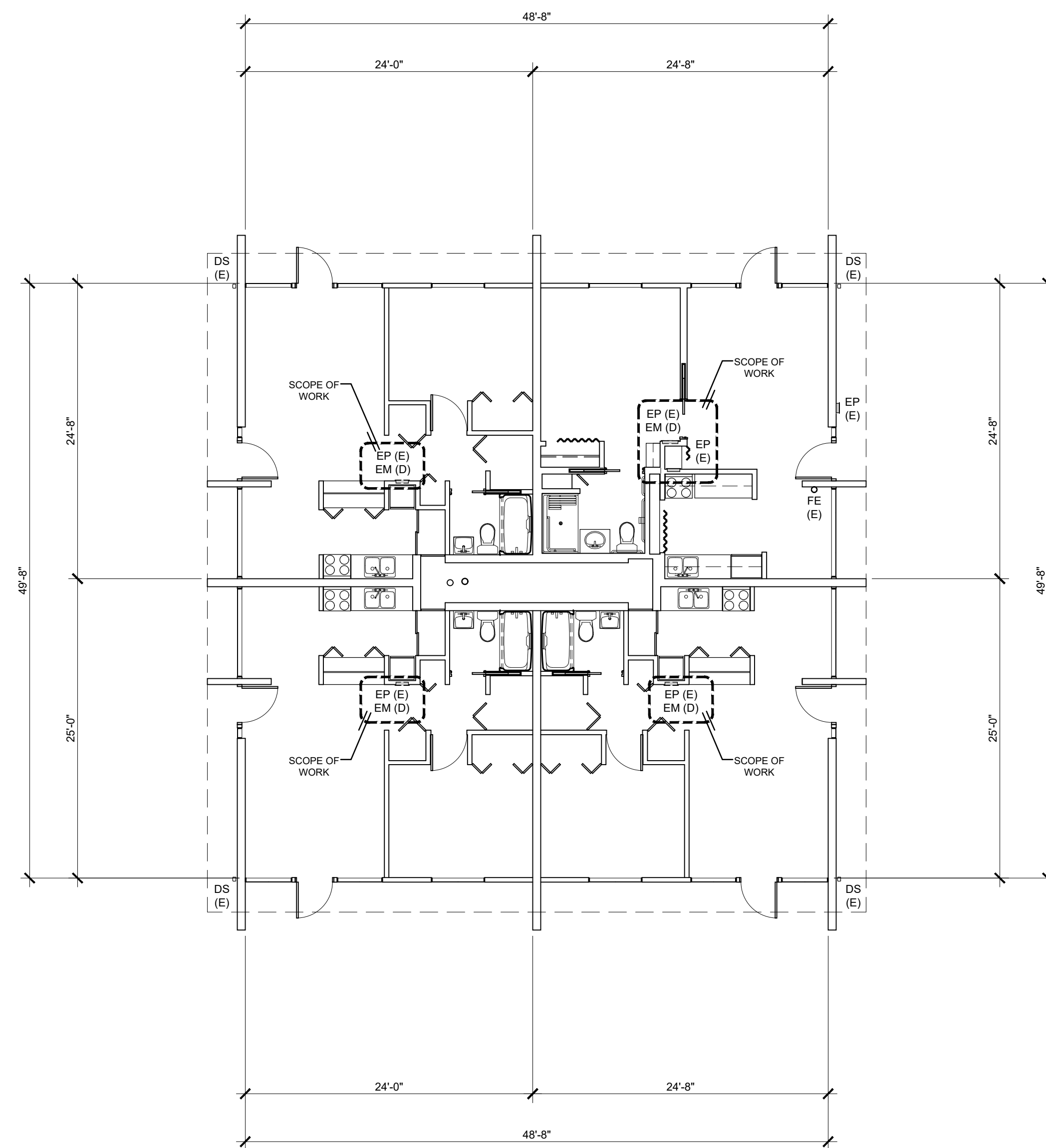
A2.1

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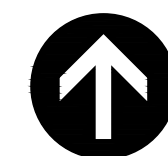
SYMBOL LEGEND:

- NEW 2x4 WOOD STUDS AT 16" o.c. WITH ACOUSTICAL INSULATION AND 5/8" GYPSUM WALLBOARD EACH SIDE
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
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- EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED, HARDWARE TO BE RETURNED TO OWNER AS SALVAGE
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- EXISTING ELECTRICAL METER TO REMAIN, (D) DESIGNATES EXISTING TO BE REMOVED, (N) DESIGNATES NEW, REFER TO ELECTRICAL DRAWINGS



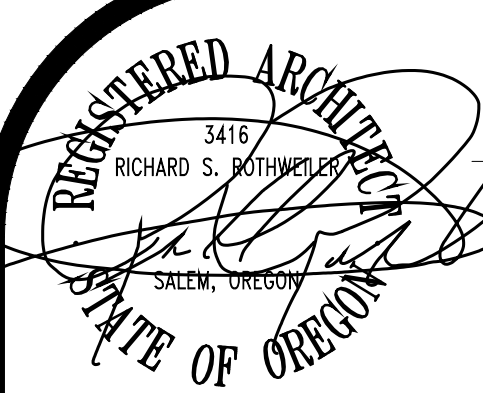
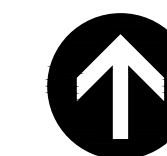
1 FLOOR PLAN - DEMOLITION (TYPICAL OF 40 BUILDINGS)
SCALE: 1/8" = 1'-0"

4,145 SF



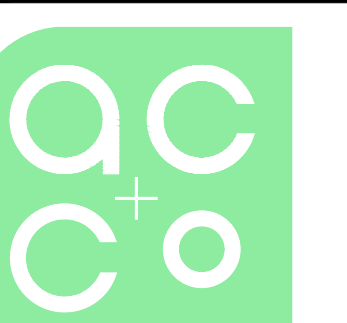
2 FLOOR PLAN - NEW (TYPICAL OF 40 BUILDINGS)
SCALE: 1/8" = 1'-0"

4,145 SF



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A2.2