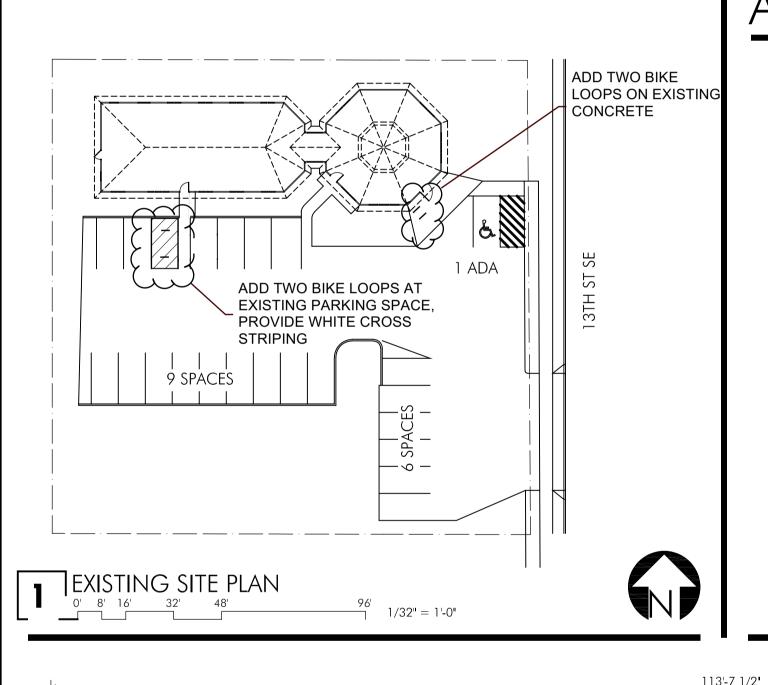
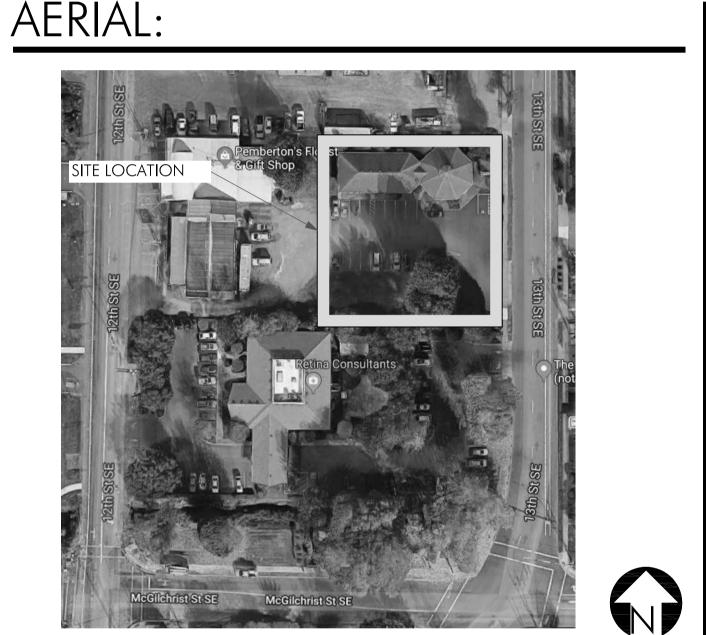
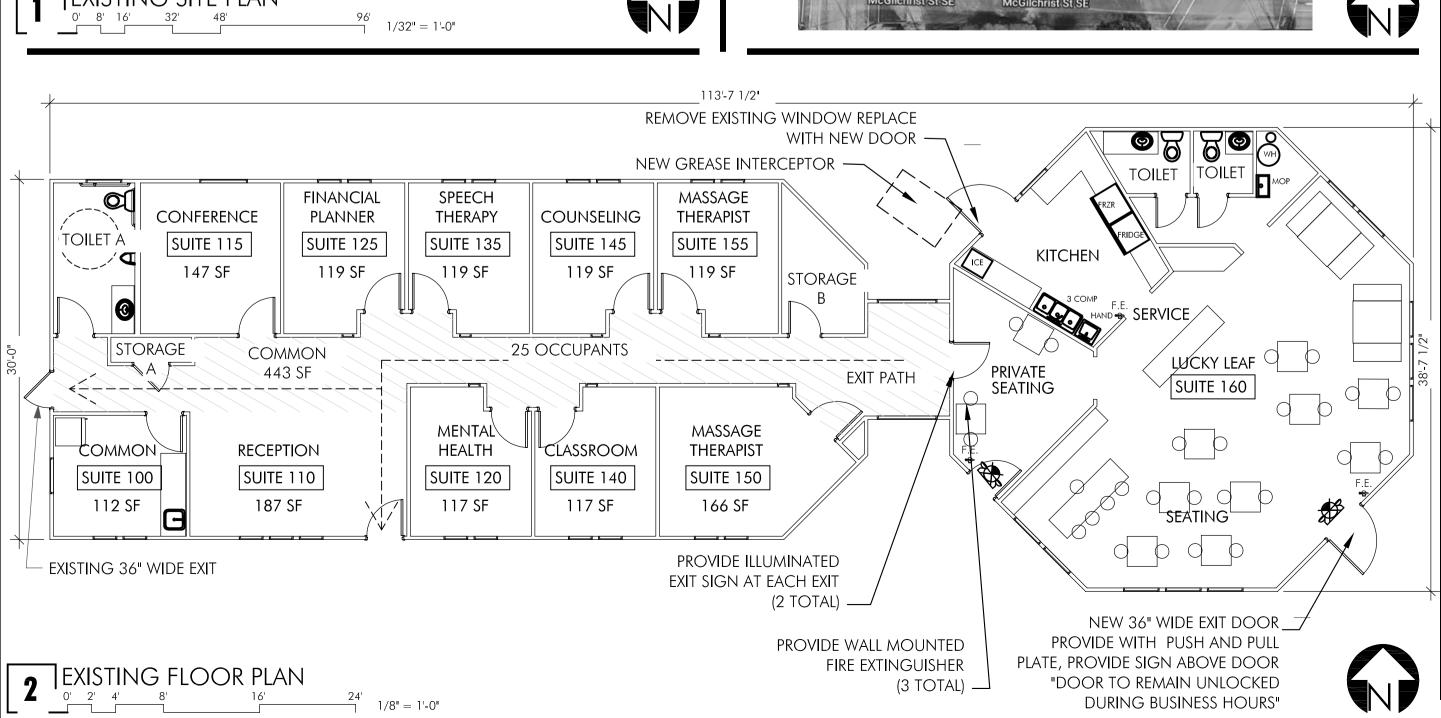
# NOTES: 1. BIKE RACKS SHALL HAVE A GLOSS BLACK POLYESTER POWDER COAT FINISH. 2. MOUNTING RAILS SHALL BE FURNISHED WITH MOUNTING HOLES AND VANDAL RESISTANT CONCRETE ANCHOR MOUNTING HARDWARE. 3. EACH "U" SHALL BE WELDED OR MOUNTED TO RAILS OR RIATES WITH VANDAL RESISTANT OR HIDDEN FASTENERS. 4. FOR SINGLE "U' INSTALLATION, EACH MOUNTING PAIZE WILL BE EQUIPPED WITH TWO ANCHOR BOLT HOLES EACH. 2 "INVERTED U" BIKE RACK DETAIL 2 "INVERTED U" BIKE RACK DETAIL 3 /4' 8' 1'-0' 2-0' 4'-0' 3/4' = 1'-0' X-Bike-Rack-Hoop.dwg

# TENANT IMPROVEMENT LUCKY LEAF TEA

2425 13TH ST SE SUITE 160, SALEM, OREGON 97302







### DRAWINGS LIST:

GENERAL DRAWINGS GO COVER SHEET - CODE REVIEW

### SCOPE OF WORK:

NEW FOOD SERVICE TENANT INTO EXISTING SUITE 160, PREVIOUSLY A CHURCH (A3 OCCUPANCY). MINOR REMODEL TO ACCOMMODATE NEW TENANT (B OCCUPANCY).

## CODE REVIEW:

2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)

CONSTRUCTION TYPE: VB ALLOWABLE AREAS: B 9,000 SF, E 9,500 SF ACTUAL AREAS: 147 SF / 15 = 10 OCCUPANTSSUITE 115 CONFERENCE SUITE 125 FINANCIAL PLANNER 119 SF / 100 = 1 OCCUPANTSUITE 120 MENTAL HEALTH 120 SF / 100 = 1 OCCUPANTSUITE 135 SPEECH THERAPY 119 SF / 100 = 1 OCCUPANT117 SF / 20 = 6 OCCUPANTSSUITE 140 CLASSROOM SUITE 145 COUNSELING OFFICE  $119 \, \text{SF} / 100 = 1 \, \text{OCCUPANT}$ SUITE 150 FINANCIAL PLANNER 166 SF / 100 = 2 OCCUPANTSSUITE 155 MASSAGE THERAPY 119 SF / 100 = 1 OCCUPANTSUITE 160 DINING LESS THAN 50

SEATING 615 SF / 15 = 41 OCCUPANTS KITCHEN 317 SF / 200 = 2 OCCUPANTSRESTROOMS, UTILITY, HWALLWAY 200 SF 64 OCCUPANTS TOTAL OCCUPANTS TOTAL AREA SEPARATIONS: NONE REQUIRED BETWEEN B AND E CHAPTER 29: 2 (ESTROOMS REQUIRED, 3 PROVIDED ACCESSIBLE PARKING PROVIDED COST OF WORK \$5,600. ACCESSIBLE PATH ADD NEW ACCESSIBLE DOOR \$2,800. ACCESSIBLE RESTROOM PROVIDED

OCCUPANCY: MIX OF B AND E - DINING, OFFICE AND EDUCATION

### PROJECT TEAM:

OWNER REP:
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PAUL RIDGWAY

<u>DESIGNER:</u> RIDGWAY CONSULTING

paul@ridgwaypartners.com

PLANNING:

ZONE: CG TAX LOT: 073W35CB03500 LOT SIZE: 24,300 SF

PARKING SUITE 100 COMMON 112/350=1SUITE 110 COMMON 187/350=1SUITE 115 COMMON 147/350=1SUITE 120 OFFICE 117/350=1SUITE 125 OFFICE 119/350=1SUITE 135 OFFICE 119/350=1SUITE 140 OFFICE 117/350=1SUITE 145 OFFICE 119/350=1166/350 = 1SUITE 150 OFFICE SUITE 155 OFFICE 119/350=1SUITE 160 DINING 1200/100=12

TOTAL 3300 SF

MIN. TOTAL PARKING REQUIRED: 22

22 PROVIDED, INCLUDING 1 \* DA

MAX. 32 PARKING SPACES

ARCHITECTURE INCORPORATED

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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 # 2024-067
DATE: 9 MAY 2024
REVISIONS

27 JUNE 2024 PLANNING COMMENTS

SHEET

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