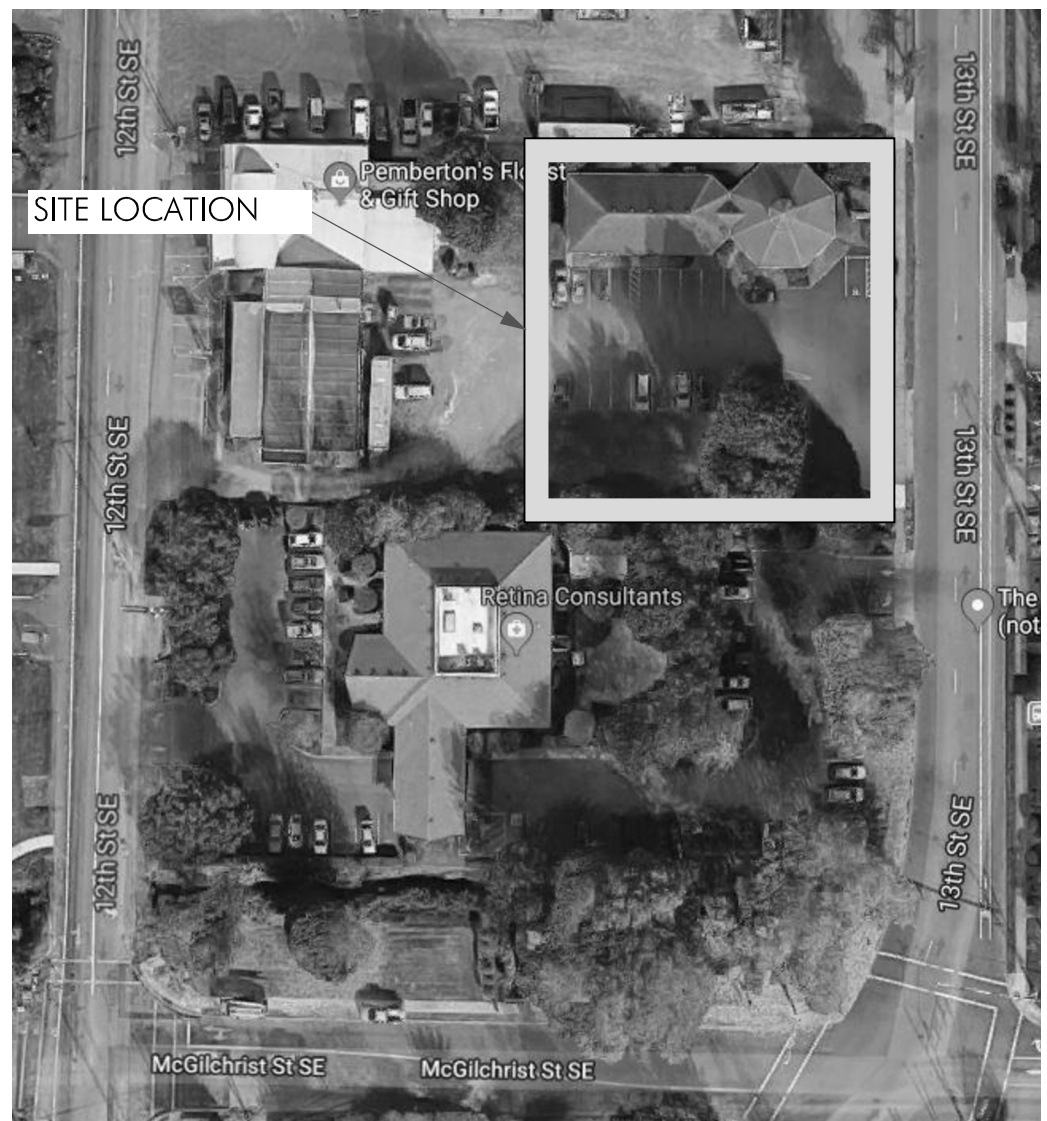


TENANT IMPROVEMENT LUCKY LEAF TEA

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

AERIAL:



DRAWINGS LIST:

GENERAL DRAWINGS
G0 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)
OCCUPANCY: MIX OF B AND E - DINING, OFFICE AND EDUCATION

CONSTRUCTION TYPE: VB
ALLOWABLE AREAS: B 9,000 SF, E 9,500 SF
ACTUAL AREAS:

SUITE 115 CONFERENCE 147 SF / 15 = 10 OCCUPANTS
SUITE 125 FINANCIAL PLANNER 119 SF / 100 = 1 OCCUPANT
SUITE 120 MENTAL HEALTH 120 SF / 100 = 1 OCCUPANT
SUITE 135 SPEECH THERAPY 119 SF / 100 = 1 OCCUPANT
SUITE 140 CLASSROOM 117 SF / 20 = 6 OCCUPANTS
SUITE 145 COUNSELING OFFICE 119 SF / 100 = 1 OCCUPANT
SUITE 150 FINANCIAL PLANNER 166 SF / 100 = 2 OCCUPANTS
SUITE 155 MASSAGE THERAPY 119 SF / 100 = 1 OCCUPANT
SUITE 160 DINING LESS THAN 50

SEATING 615 SF / 15 = 41 OCCUPANTS
KITCHEN 317 SF / 200 = 2 OCCUPANTS
RESTROOMS, UTILITY, HWALLWAY 200 SF

TOTAL OCCUPANTS: 64 OCCUPANTS
TOTAL AREA 1,938 SF

SEPARATIONS: NONE REQUIRED BETWEEN B AND E
CHAPTER 29: 2 RESTROOMS REQUIRED, 3 PROVIDED
CHAPTER 11: ACCESSIBLE PARKING PROVIDED COST OF WORK \$5,600.
ACCESSIBLE PATH ADD NEW ACCESSIBLE DOOR \$2,800.
ACCESSIBLE RESTROOM PROVIDED

PROJECT TEAM:

OWNER REP:
PAUL RIDGWAY
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ARCHITECT:
STUDIO 3 ARCHITECTURE, Inc.
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DESIGNER:
RIDGWAY CONSULTING
PAUL RIDGWAY
paul@ridgwaypartners.com

PLANNING:

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

PARKING
SUITE 100 COMMON 112/350=1
SUITE 110 COMMON 187/350=1
SUITE 115 COMMON 147/350=1
SUITE 120 OFFICE 117/350=1
SUITE 125 OFFICE 119/350=1
SUITE 135 OFFICE 119/350=1
SUITE 140 OFFICE 117/350=1
SUITE 145 OFFICE 119/350=1
SUITE 150 OFFICE 166/350=1
SUITE 155 OFFICE 119/350=1
SUITE 160 DINING 1200/100=12

TOTAL 3300 SF
MIN. TOTAL PARKING REQUIRED: 22
22 PROVIDED, INCLUDING 1 ADA
MAX. 32 PARKING SPACES