

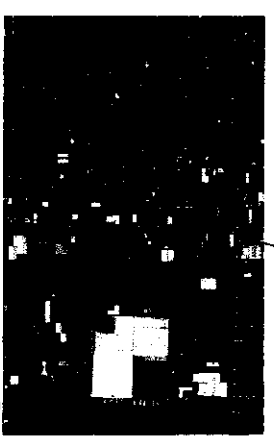
TENANT IMPROVEMENT FOR: MOTHERSHIP FARMS INC. 1250 HOWARD ST. SE SALEM, OR 97302

VICINITY MAP:



PROJECT LOCATION

AERIAL PHOTO:



PROJECT LOCATION

DRAWINGS LIST:

- ARCHITECTURAL DRAWINGS**
 A0 COVER SHEET
 A1 GENERAL NOTES
 A2 SITE PLAN
 A3 FLOOR PLAN
 A4 REFLECTED CEILING PLAN
 A5 DETAILS AND SCHEDULE

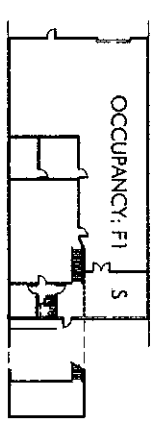
SCOPE OF WORK:

ESTABLISH OCCUPANCY / MINOR TENANT IMPROVEMENT TO ADD PARTITIONS AND DOORS.

CODE REVIEW:

2014 STATE OF OREGON WEALTHY STRUCTURAL CODE
 USE/OCCUPANCY F1 - COMMERCIAL CROW
 S - STORAGE
 CONSTRUCTION TYPE V-8 - SPRINKLED
 ALLOWABLE AREA F1 - 8,500 SF
 S - 9,000 SF
 ALLOWABLE STORES: 1 STORY - EXISTING, 1 STORY - 1 MEZZANINE
 ACTUAL AREA EXISTING BUILDING 4,808 SF
 GROUND LEVEL 5,114 SF
 TOTAL AREA 5,114 SF
 F1 - 4,441 SF
 S - 306 SF
 OCCUPANT LOAD: F1 4441 SF / 200 = 22 OCCUPANTS
 S 306 SF / 200 = 1.5 OCCUPANTS
 ONE TOILET REQUIRED, ONE ELVY ACCESSIBLE TOILET PROVIDED
 CHAPTER 11: 22K OF THE CONSTRUCTION BUDGET SHALL BE USED TO MINOR ARCHITECTURAL IMPROVEMENTS TO ACCESSIBLE AND NON-ACCESSIBLE ENTRANCE TO ENTRY, ACCESSIBLE ENTRY DOOR AND HARDWARE, AND ACCESSIBLE BATHROOM AND PERILS.

CODE REVIEW PLAN:



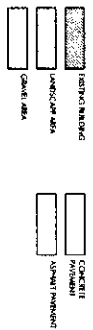
PROJECT TEAM:

TENANT
 MOTHERSHIP FARMS INC.
 C/O JOHN RICHARDSON
 1250 HOWARD ST. SE
 SALEM, OR 97302
 john@mothershipfarms.com

ARCHITECT
 STUDIO 3 ARCHITECTURE
 LEONARD LODDER, AIA
 275 COURT ST. NE
 SALEM, OR 97301
 P-503-390-6500
 CONTACT: JILLIAN FLORENCE
 E: jillian@studio3architecture.com
 www.studio3architecture.com

GENERAL CONTRACTOR
 OUT TO BID

PLAN LEGEND:



SITE NOTES:

- 1. SITE PLAN WAS SUBMITTED TO SALEM PLANNING AND ADMINISTRATION, 1110 N. HOV, ACCORDING WITH SUBMITTAL REQUIREMENTS AS SET FORTH IN THE CITY OF SALEM PLANNING AND ADMINISTRATION CODE.
- 2. PROJECT # 2019-044
- 3. DATE: 28 MARCH 2019
- 4. REVISIONS: 1
- 5. PROJECT # 2019-044
- 6. DATE: 28 MARCH 2019
- 7. REVISIONS: 1
- 8. PROJECT # 2019-044
- 9. DATE: 28 MARCH 2019
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- 13. REVISIONS: 1
- 14. PROJECT # 2019-044
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- 16. REVISIONS: 1
- 17. PROJECT # 2019-044
- 18. DATE: 28 MARCH 2019
- 19. REVISIONS: 1
- 20. PROJECT # 2019-044
- 21. DATE: 28 MARCH 2019
- 22. REVISIONS: 1
- 23. PROJECT # 2019-044
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- 94. REVISIONS: 1
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- 96. DATE: 28 MARCH 2019
- 97. REVISIONS: 1
- 98. PROJECT # 2019-044
- 99. DATE: 28 MARCH 2019
- 100. REVISIONS: 1

SITE PLAN NOTES:

- 1. EXISTING PARKING AREA
- 2. EXISTING ENTRY
- 3. EXISTING DRIVEWAY, NO WORK
- 4. EXISTING DRIVE
- 5. EXISTING DRIVEWAY, NO WORK
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ALLEY ACCESS

EXISTING BUILDING

HOWARD ST SE

1 SITE PLAN



A2

TENANT IMPROVEMENT FOR:
MOTHERSHIP FARMS INC.
SALEM, OREGON 97302

PROJECT # 2019-044
DATE: 28 MARCH 2019
REVISIONS: 1



ARCHITECTURE
315 COMM ST, NW
SALEM, OR 97302-2410
503.586.0000
www.motherhipfarms.com

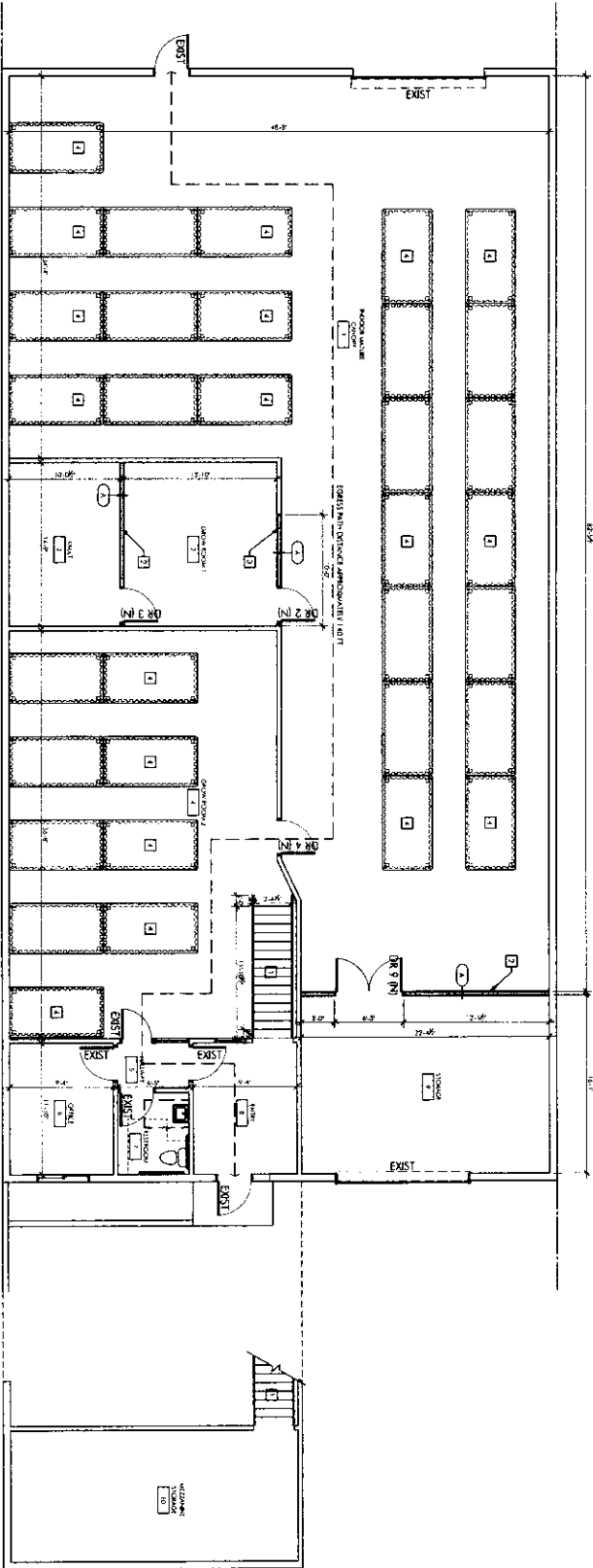


PLAN LEGEND:

- EXISTING WALLS
- NEW PARTIAL WALLS PER PERMITS
- NEW WALLS PER PERMITS

PLAN NOTES:

1. EXISTING WALLS TO REMAIN AND WORK.
2. NEW WALLS TO GO TO UNIFORM DISTANCE PER PERMITS.
3. NEW PARTIAL WALLS PER PERMITS.
4. NEW WALLS PER PERMITS.



1 GROUND FLOOR PLAN

2 MEZZANINE



TENANT IMPROVEMENT FOR:
MOTHERSHIP FARMS INC.
 SALEM, OREGON 97302

A3

SHEET

PROJECT # 2019-044
 DATE 28 MARCH 2019
 REVISIONS



ARCHITECTURE
 INCORPORATED
 715 COURT ST. NE
 SUITE 200
 SEASIDE, OR 97138
 503.766.1234
 www.jamescoledesign.com

3

STUDIO

STUDIO



MEZZANINE CEILING PLAN

A4

SHEET

TENANT IMPROVEMENT FOR:
MOTHERSHIP FARMS INC.
SALEM, OREGON 97302

PROJECT # 2019-04
DATE: 28 MARCH 2019
REVISIONS

DOOR AND FRAME SCHEDULE

TYPE	DOOR				FRAME				DETAILS				ALUMINUM DOOR FINISH: POLYESTER POWDER COAT	
	TYPE	MAINT.	GLASS	TYPE	MAINT.	GLASS	IN	OUT	1	2	3	4	5	6
DR-1	32"x48"	D-1	NO	-	R-1	NO	-	1/4"	3/4"	3/4"	-	1/4"	0	0
DR-2	32"x48"	D-1	NO	-	R-1	NO	-	1/4"	3/4"	3/4"	-	1/4"	0	0
DR-3	32"x48"	D-1	NO	-	R-1	NO	-	1/4"	3/4"	3/4"	-	1/4"	0	0
DR-4	32"x48"	D-1	NO	-	R-1	NO	-	1/4"	3/4"	3/4"	-	1/4"	0	0
DR-5	32"x48"	D-1	NO	-	R-1	NO	-	1/4"	3/4"	3/4"	-	1/4"	0	0

DOOR HARDWARE SCHEDULE:

TYPE	1
DOOR HANDLE, 20" REEL, SILVER, 1/2" DIA	

