

SKYLANIGANSTUDIOS

SKY LANIGAN, AIA 3385 Acorn Lane South Salem, OR 97302

skylanigan@gmail.com m 510.292.8151

COMMERCIAL ADDITON Paulina's Bridal & Quinceaneras 1317 State Street, Salem, OR 97301

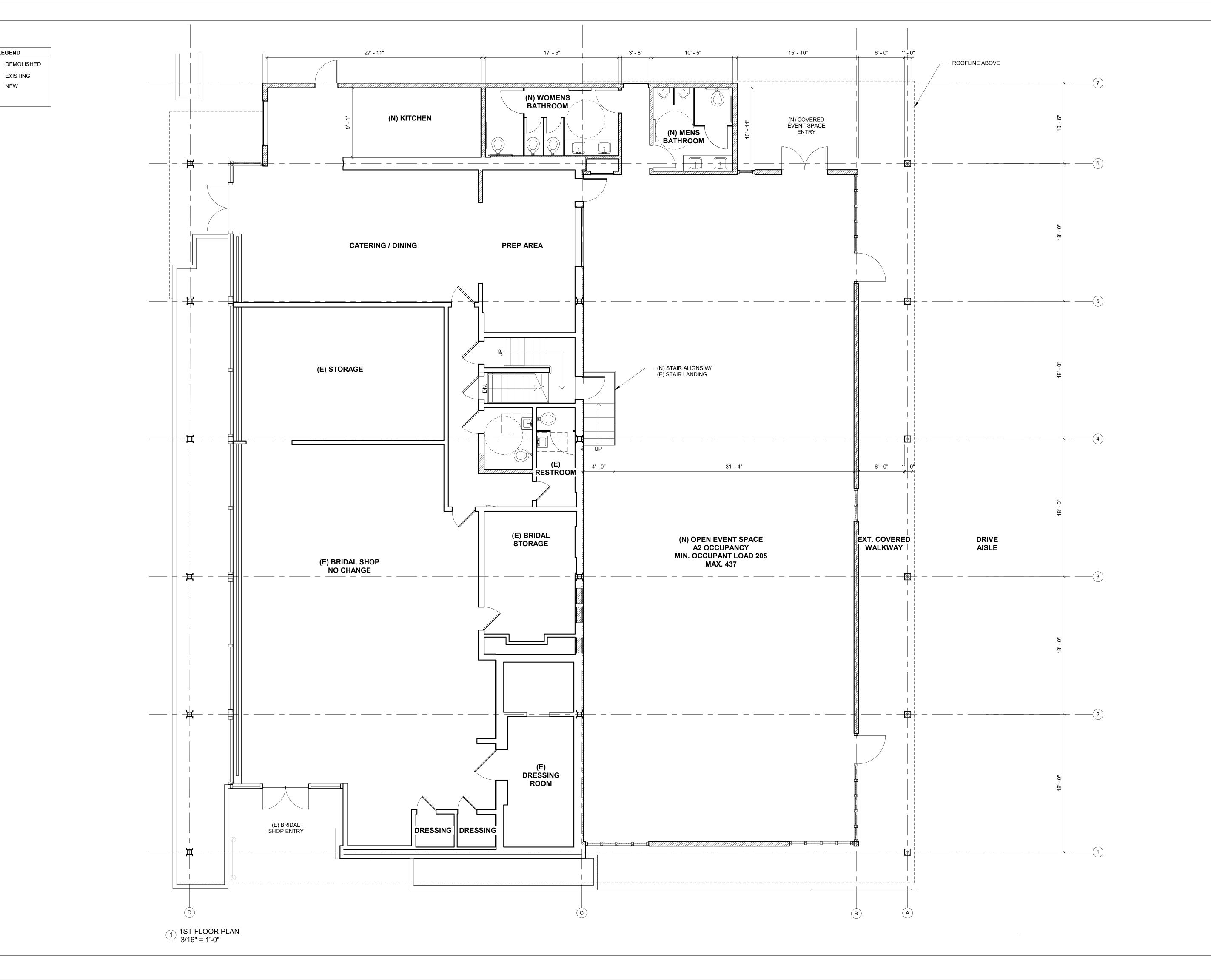
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ARI-14328



DEVISION + ISSUES

No.	Description	Date
	SITE PLAN REVIEW	10.24.2024

EXISTING / DEMO FLOOR PLANS



WALL LEGEND

**EXISTING** 

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REVISION + ISSUES

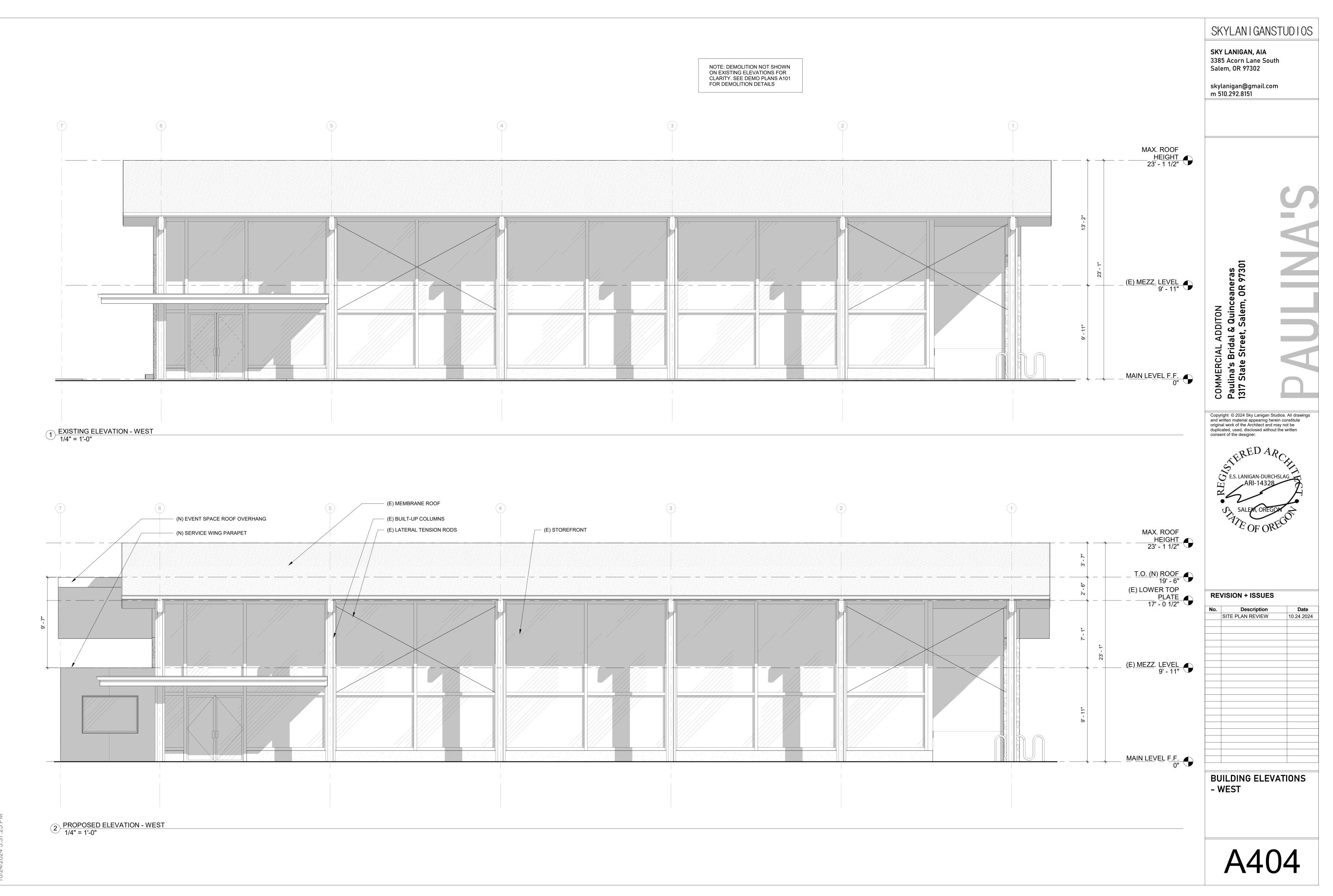
Description
SITE PLAN REVIEW **Date** 10.24.2024

PROPOSED 1ST FLOOR PLAN

SKYLANIGANSTUDIOS NOTE: DEMOLITION NOT SHOWN ON EXISTING ELEVATIONS FOR CLARITY. SEE DEMO PLANS A101 FOR DEMOLITION DETAILS SKY LANIGAN, AIA 3385 Acorn Lane South Salem, OR 97302 skylanigan@gmail.com m 510.292.8151 51' - 3" MAX. ROOF

<u>HEIGHT</u>
23' - 1 1/2" COMMERCIAL ADDITON Paulina's Bridal & Quinceaneras 1317 State Street, Salem, OR 97301 (E) MEZZ. LEVEL 9' - 11" MAIN LEVEL F.F. Copyright © 2024 Sky Lanigan Studios. All drawings and written material appearing herein constitute original work of the Architect and may not be duplicated, used, disclosed without the written consent of the designer. 1 EXISTING ELEVATION - NORTH 1/4" = 1'-0" E.S. LANIGAN-DURCHSLAG
ARI-14328 - CUT BACK (E) CANOPY AND ATTACH TO NEW WALL. REPAIR & ADJUST DRAINAGE AS NEEDED METAL CLADDING TO MATCH STOREFRONT COLUMN CLADDING T.B.D. BRONZE ALUMINUM STOREFRONT - MTL. FASCIA ENTRY CLADDING T.B.D. (E) STONE CLADDING, PTD. MAX. ROOF HEIGHT 23' - 1 1/2" - ENTRY DOORS - METAL CLADDING @ (N) SERVICE WING T.O. (N) ROOF 19' - 6" REVISION + ISSUES Description
SITE PLAN REVIEW **Date** 10.24.2024 EVENT SPACE

CEILING
13' - 11" (E) MEZZ. LEVEL 9' - 11" MAIN LVL. CEILING 8' - 0" MAIN LEVEL F.F. 0" **BUILDING ELEVATIONS** - NORTH PROPOSED ELEVATION - NORTH
1/4" = 1'-0"



MO 30.70.3 K.000/ K.0.04

A401 1 CANOPYSTRUCTURE TO BE REMOVED 1317 STATE ST.
SUBJECT PROPERTY
2 STORY
COMMERCIAL BLDG. A404 1 1 A402 1345 STATE ST. ADJACENT PROPERTY 1 STORY
COMMERCIAL BLDG. STATE STREET

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DEVISION + ISSUES

No.	Description	Date
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EXISTING SITE PLAN

A100

1 EXISTING SITE PLAN 3/32" = 1'-0"

1 L2-MEZZ. FLOOR PROPOSED PLAN 3/16" = 1'-0"

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No.	Description	Date
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PROPOSED MEZZANINE FLOOR PLAN

A202

WALL LEGEND

WALL LEGEND **EXISTING** (N) MEMBRANE ROOF BELOW W/ PARAPET (E) MEMBRANE ROOF (E) MEMBRANE ROOF (N) METAL ROOF SLOPE 1 1/2:12 SLOPE 1/2:12 SLOPE 2:12 1 L3-ROOF PROPOSED PLAN 3/16" = 1'-0"

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REVISION + ISSUES

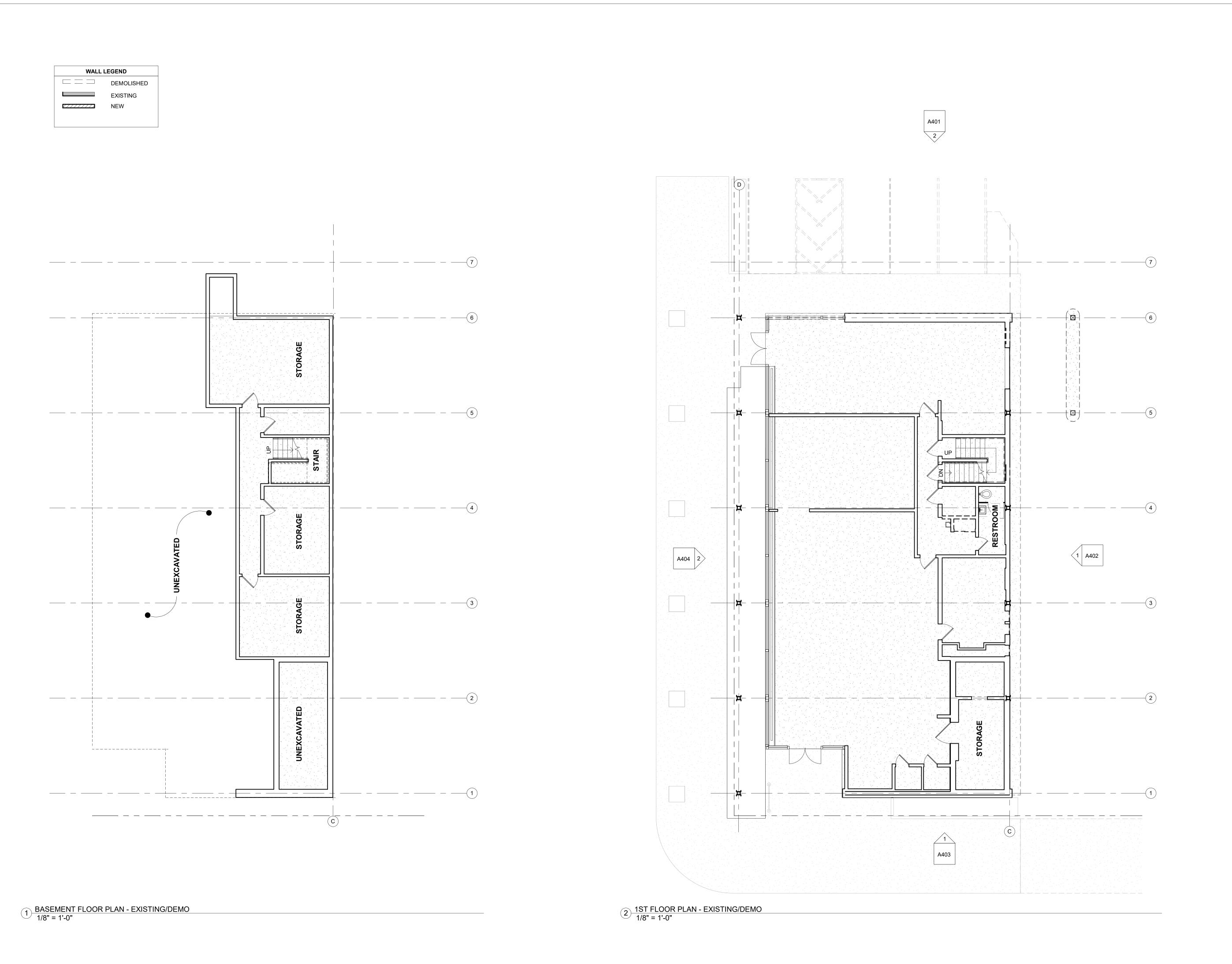
lo.	Description	Date
	SITE PLAN REVIEW	10.24.2024

PROPOSED ROOF PLAN

SKYLANIGANSTUDIOS SKY LANIGAN, AIA 3385 Acorn Lane South Salem, OR 97302 skylanigan@gmail.com m 510.292.8151 MAX. ROOF <u>HEIGHT</u> 23' - 1 1/2" NOTE: DEMOLITION NOT SHOWN ON EXISTING ELEVATIONS FOR CLARITY. SEE DEMO PLANS A101 FOR DEMOLITION DETAILS (E) <u>MEZZ</u>. <u>LEVEL</u> 9' - 11" COMMERCIAL ADDITON Paulina's Bridal & Quinceaneras 1317 State Street, Salem, OR 97301 2 EXISTING ELEVATION - SOUTH 1/4" = 1'-0" Copyright © 2024 Sky Lanigan Studios. All drawings and written material appearing herein constitute original work of the Architect and may not be duplicated, used, disclosed without the written consent of the designer. E.S. LANIGAN-DURCHSLAG
ARI-14328 MAX. ROOF

\_\_\_\_HEIGHT
\_\_\_\_23' - 1 1/2" (E) BEAMS, PTD. (E) STONE CLADDING, PTD. (E) STOREFRONT, NO CHANGE STUCCO WALL FINISH MTL. FINISH TO MATCH STOREFRONT BRONZE MTL. STOREFRONT, TYP. REVISION + ISSUES . Description
SITE PLAN REVIEW **Date** 10.24.2024 EVENT SPACE

CEILING
13' - 11" (E) MEZZ. LEVEL 9' - 11" MAIN LEVEL F.F. 0" **BUILDING ELEVATIONS** - SOUTH 1) PROPOSED ELEVATION - SOUTH 1/4" = 1'-0" A403



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ARI-14328



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EXISTING / DEMO FLOOR PLANS

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**REVISION + ISSUES** 

No.	Description	Date
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PROPOSED SITE PLAN

1 PROPOSED SITE PLAN 3/32" = 1'-0"

SKYLANIGANSTUDIOS NOTE: DEMOLITION NOT SHOWN ON EXISTING ELEVATIONS FOR CLARITY. SEE DEMO PLANS A101 FOR DEMOLITION DETAILS SKY LANIGAN, AIA 3385 Acorn Lane South Salem, OR 97302 skylanigan@gmail.com m 510.292.8151 MAX. ROOF HEIGHT 23' - 1 1/2" COMMERCIAL ADDITON Paulina's Bridal & Quinceaneras 1317 State Street, Salem, OR 97301 (E) MEZZ. LEVEL 9' - 11" Copyright © 2024 Sky Lanigan Studios. All drawings and written material appearing herein constitute original work of the Architect and may not be duplicated, used, disclosed without the written consent of the designer. 1) EXISTING ELEVATION - EAST 1/4" = 1'-0" E.S. LANIGAN-DURCHSLAG
ARI-14328 — (N) BRONZE STOREFRONT @ (E) CLERESTORY VERIFY VENTILATION REQUIREMENTS @ MECHANICAL ROOM - COLUMN CLADDING T.B.D. (N) METAL ROOF - (N) BRONZE STOREFRONT, TYP. - STUCCO WALL FINISH, TYP. THIS WALL MAX. ROOF

<u>HEIGHT</u>
23' - 1 1/2" T.O. (N) ROOF 19' - 6" REVISION + ISSUES Description
SITE PLAN REVIEW **Date** 10.24.2024 EVENT SPACE

CEILING
13' - 11" (E) MEZZ. LEVEL 9' - 11" MAIN LEVEL F.F. 0" **BUILDING ELEVATIONS** - EAST PROPOSED ELEVATION - EAST 1/4" = 1'-0" A402

# PAULINA'S BRIDAL EVENT SPACE ADDITION

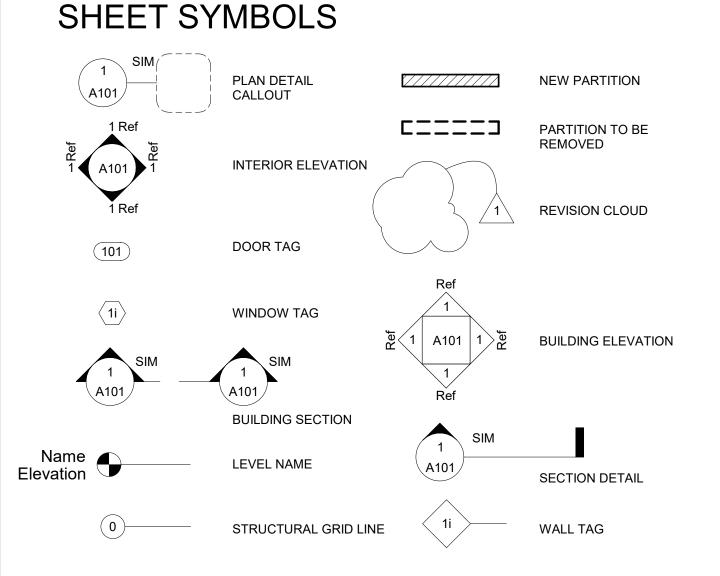
**COMMERCIAL ADDITON** SITE PERMIT 10.24.2024

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### **ABBREVIATIONS**





### **GENERAL NOTES**

1. Dimensions are to face of finish unless otherwise noted. Dimensions noted with +/- symbol can "float" depending on actual field dimensions. Dimensions without +/- symbol are to be fixed as written. Grid dimensions are to center of structure unless otherwise noted.

2. Do not scale drawings. Written dimensions and notes to take precedence over scaled dimensions. Large scale drawings take precedence over small

3. New walls or footings to be aligned with existing walls. Any work relating to but not aligning with existing conditions shall be brought to the Designer's attention by the Contractor.

4. Contractor to notify Designer of discrepancies before starting work or as

5. Designer will not be responsible for any changes in plans, details or specifications unless approved in advance of construction.

6. Coordinate exact location of all electrical fixtures and outlets with Designer

7. All Mechanical equipment including, but not limited to, grills, ducts, vents, registers, flues etc.. to be coordinated with Architectural drawings.

8. Contractor is responsible for locating and protecting all on site utilities and conditions as necessary. CALL BEFORE DIGGING 1-800-227-2600 (Underground Service Alert)

### OWNERSHIP AND USE OF DOCUMENTS

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### PROJECT TEAM

OWNER Ana Oragel Hernandez 1492 Yakima Ct. NW Salem OR 97304

**ARCHITECT** 

Sky Lanigan

Sky Lanigan Studios

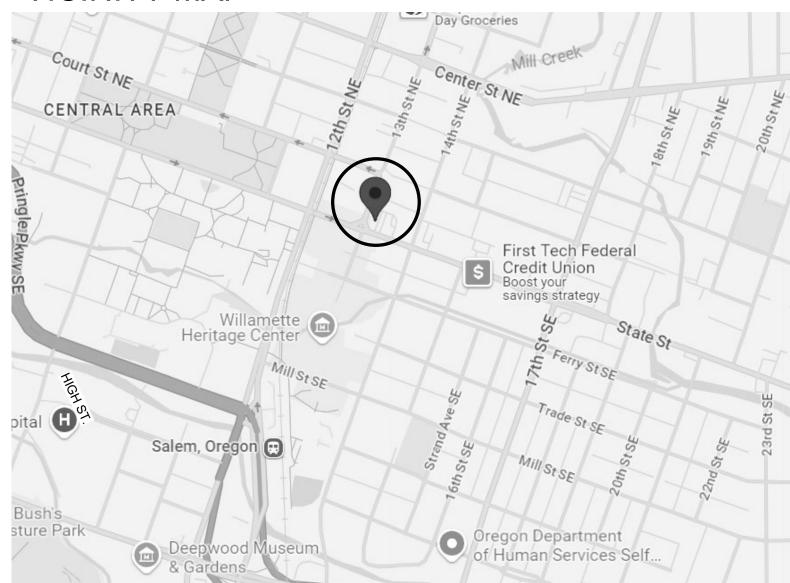
STRUCTURAL ENGINEER ProStruct Engineers 5331 S Macadam Ave Portland OR 97239

**GENERAL CONTRACTOR** 

3385 Acorn Ln. S Salem, OR 97302 OR License # ARI-14328

m: 510.292.8151 e: skylanigan@gmail.com

### **VICINITY MAP**



## PROPOSED STATE STREET VIEW



### PROJECT INFORMATION

1317 State Street, Salem, OR 97301

Building Addition, including event space, bathrooms, and kitchen. Includes structural, electrical, plumbing and mechanical work.

Addition of 3,622 SF event space and addition of 625 SF kitchen and bathroom

Addition of interior Facade Windows.

Skillion Roof with drip cap.

Alterations to off-street parking and sidewalks

# DRAWING INDEX

### ARCHITECTURAL

**GENERAL INFORMATION** SITE SURVEY A100 EXISTING SITE PLAN A101 PROPOSED SITE PLAN A110 EXISTING / DEMO FLOOR PLANS A111 EXISTING / DEMO FLOOR PLANS A201

PROPOSED 1ST FLOOR PLAN A202 PROPOSED MEZZANINE FLOOR PLAN A203 PROPOSED ROOF PLAN A401 **BUILDING ELEVATIONS - NORTH** A402 **BUILDING ELEVATIONS - EAST** A403 **BUILDING ELEVATIONS - SOUTH** A404 **BUILDING ELEVATIONS - WEST** 

### CODE COMPLIANCE

### **ZONING DATA** Jurisdiction: City of Salem

Jurisdiction Address: 555 Liberty St. SE, Room 320, Salem, OR 97301 Project Address: 1317 State Street, Salem, OR 97301 Zoning District: MU-1

Seismic Design Category: D Wind Speed: OSSC Table 1609.3

Wind Exposure: B

Climate Zone: 8

**BUILDING DATA** 

Construction Type:

**EXISTING PROPOSED** Type III NO CHANGE Year Built NO CHANGE

Commercial

NO CHANGE

23,025 SF NO CHANGE Gross Floor Area 4189 SF 8026 SF (3837 SF added) Max. Roof Height NO CHANGE

### APPLICABLE CODES & REQUIREMENTS

2024 Salem Revised Code (SRC) 2023 Oregon Residential Specialty Code (ORSC) 2022 Oregon Structural Specialty Code (OSSC) 2021 Oregon Energy Efficiency Specialty Code (OEESC) 2023 Oregon Electrical Specialty Code (OESC)

2022 Oregon Mechanical Specialty Code (OMSC) 2023 Oregon Plumbing Specialty Code (OPSC)

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### **REVISION + ISSUES**

No.	Description	Date
	SITE PLAN REVIEW	10.24.202

**GENERAL INFORMATION**