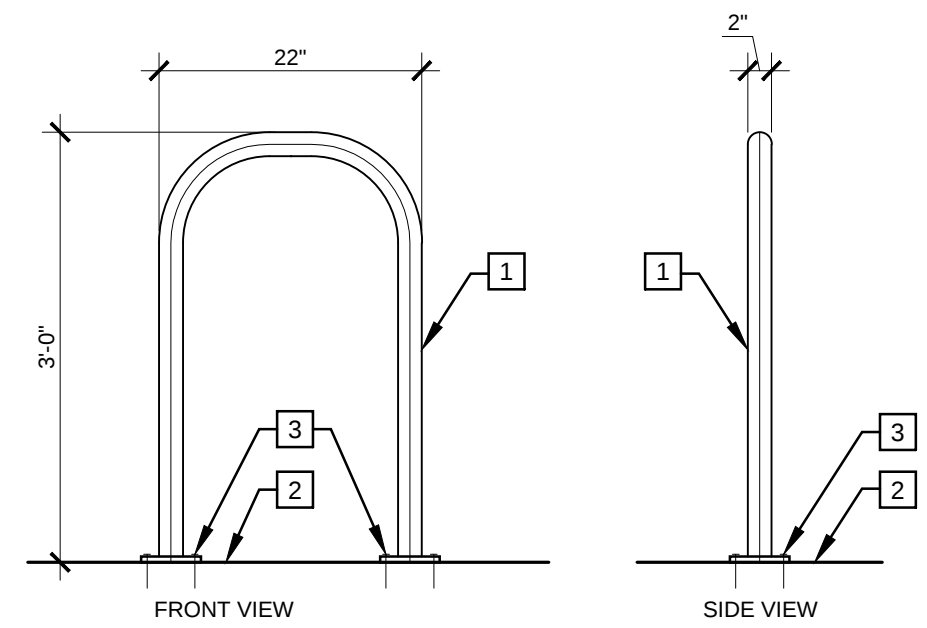


EXISTING RENOVATED OFFICES.
NO WORK REQUIRED.
THIS DRAWING SET FOR
OCCUPANCY PERMIT ONLY.

KEYSTONE RESOURCES LLC
1997 16th STREET NE, SALEM, OREGON 97301
SUITE 210 - OCCUPANCY PERMIT - SCENIC FRUIT CO.
SUITE 220 - OCCUPANCY PERMIT - EMPWR USA, INC.
SUITE 240 - OCCUPANCY PERMIT - IDEAL SUSHI SUPPLY CO.

SUITE
240

NOTE: MANUFACTURED STEEL BIKE RACK IN PLACE OF RACK SHOWN
BELOW IS ACCEPTABLE UPON APPROVAL FROM ARCHITECT; RACK
ALTERNATIVE MUST FOLLOW SIMILAR SHAPE FOR APPROVAL



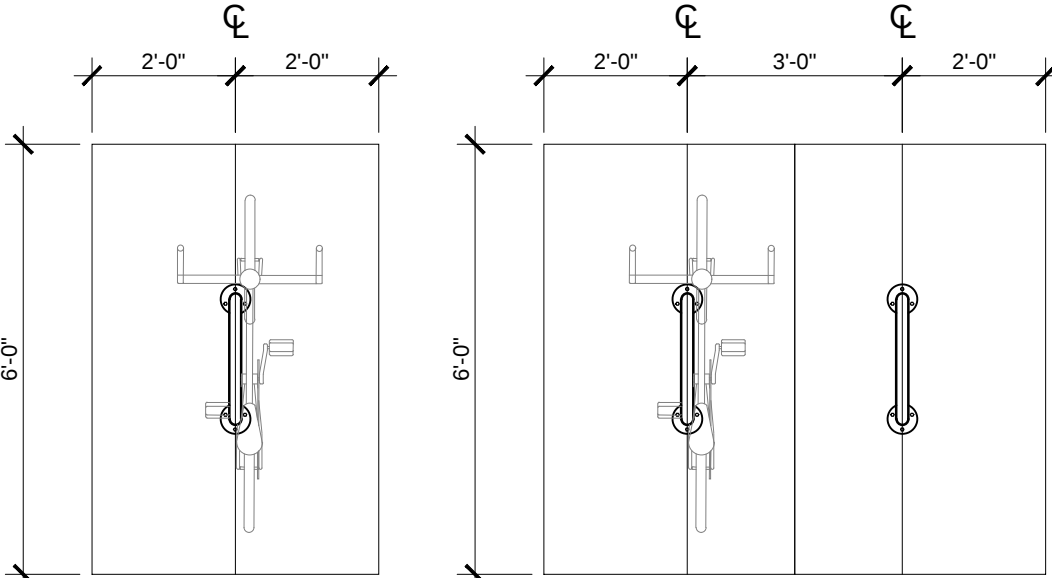
NOTES:

- 2" DIA. SCHEDULE 40 PIPE WITH EMBEDDED ANCHOR MOUNT, POWDER COAT FINISH
- EXISTING ASPHALT OR CONCRETE TO REMAIN, UNLESS NOTED OTHERWISE
- NEW 3/8" GALV. PLATE WELDED TO PIPE AND GALV. ANCHOR BOLTS, ANCHOR PER MFR

1 BIKE RACK ANCHORAGE DETAIL

SCALE: 3/4" = 1'-0"

NOTE: ONLY ONE BIKE SHOWN FOR CLARITY

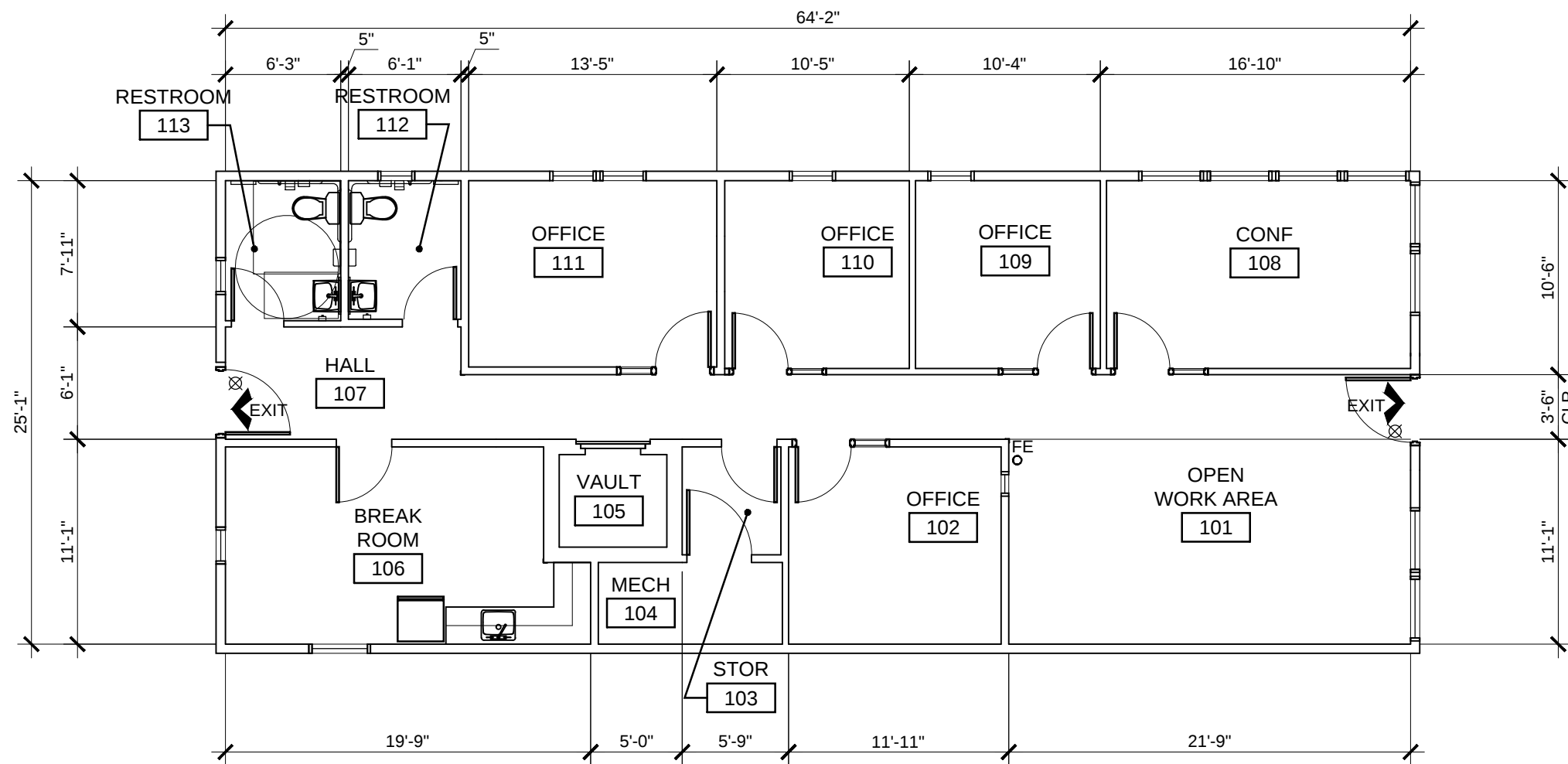


- A SINGLE RACK
FOR 2 SPACES
- B DOUBLE RACK
FOR 4 SPACES

NOTE: REFER TO DETAIL 1 FOR RACK CONSTRUCTION
AND INSTALLATION.

2 BIKE RACK PLAN DETAIL

SCALE: 3/8" = 1'-0"

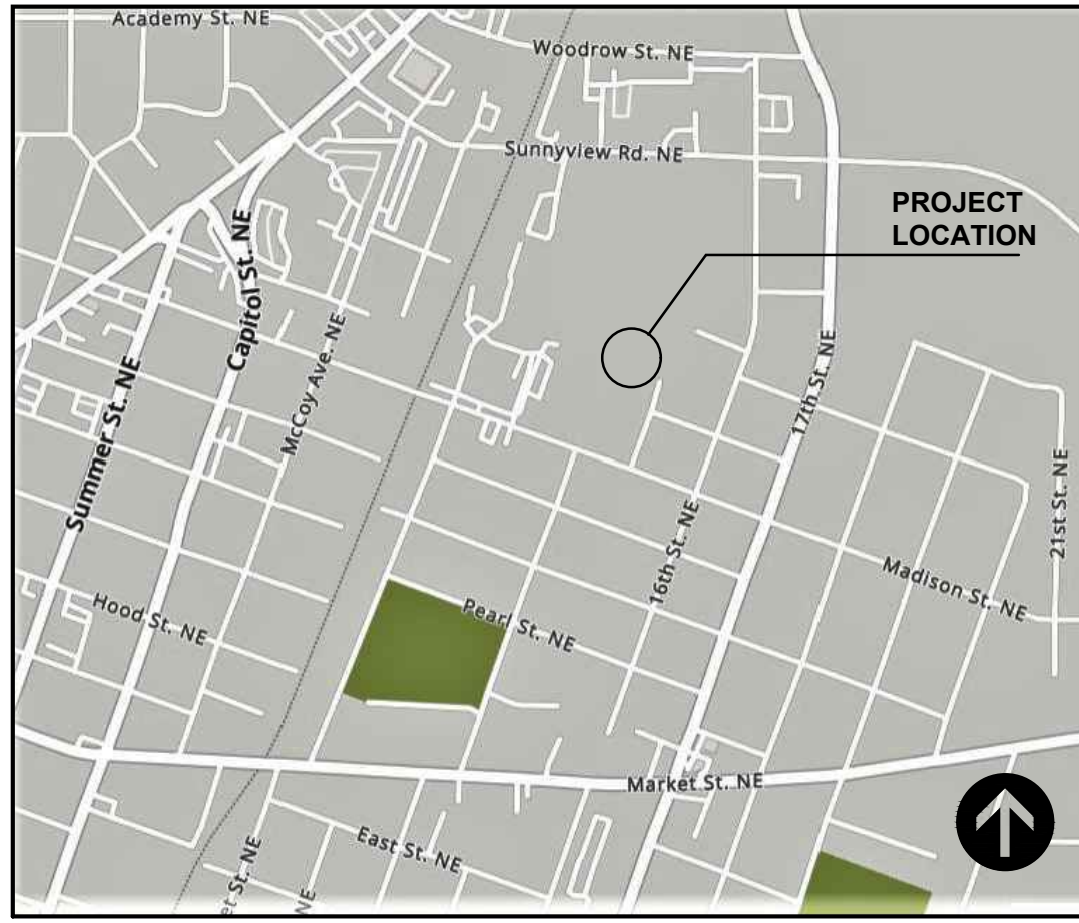


3 FLOOR PLAN - SUITE 240

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



STREET-LEVEL VIEW



VICINITY MAP

GENERAL INFORMATION / CODE REVIEW

PROJECT:

KEYSTONE RESOURCE CENTER
1997 16th STREET NE, SUITE 240
SALEM, OREGON 97301

TENANT:

IDEAL SUSHI SUPPLY CO.

SCOPE OF WORK:

NO WORK REQUIRED. OCCUPANCY PERMIT ONLY

CODES:

2022 OREGON STRUCTURAL SPECIALTY CODE;
AMENDMENTS BASED ON 2021 IBC

SITE:

ZONE: IP - PUBLIC SERVICE
SITE AREA: 2.66 ACRES

BUILDING:

OCCUPANCY: B OCCUPANCY (OFFICES; NO CHANGE IN USE)

CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)

ALLOWABLE AREA: 9,000 SQ FT (BASIC)

BUILDING AREA: 1,716 SQ FT < 9,000 SQ FT (COMPLIES)

OCCUPANT LOAD: 20 (REFER TO TABLE)

RESTROOMS:

REQUIRED FIXTURES:

TOILETS:

LAVATORIES:

FIXTURES PROVIDED:

BUSINESS USE:

1 / 25 OCC FOR 1st 50

1 / 40 OCC FOR 1st 80

(2) RESTROOMS PROVIDED

(1) TOILET EACH

(1) LAVATORY EACH (COMPLIES)

OCCUPANT LOAD

ROOM #	OCC.	NET AREA SF	AREA / OCC	OCCUPANTS
101 OPEN WORK	B	241	150	2
102	B	121	150	1
106	B	170	15	12
108	B	165	150	2
109	B	100	150	1
110	B	100	150	1
111	B	130	150	1
TOTAL				20

TABLE 506.2

BICYCLE PARKING

BUSINESS (B) OCCUPANCY:

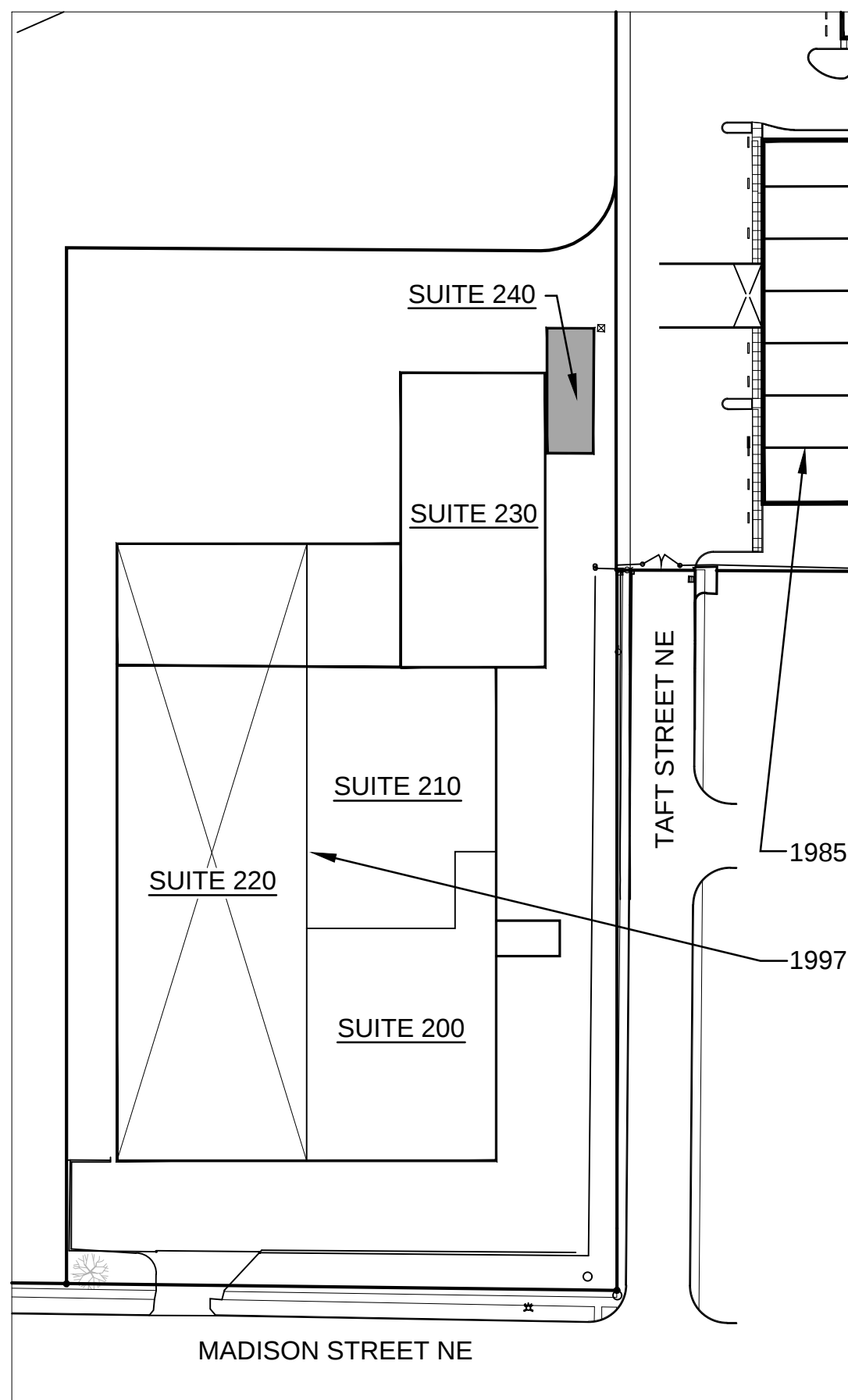
GREATER OF: (4) SPACES, OR (1) SPACE / 3,500 SQ FT UP TO 50,000 SQ FT

WAREHOUSING & DISTRIBUTION (S) OCCUPANCY:

GREATER OF: (4) SPACES, OR (1) SPACE / 10,000 SQ FT FOR 1st 50,000 SQ FT

MAXIMUM VEHICLE PARKING & MINIMUM BICYCLE PARKING THIS SITE:

SUITE	OCC	AREA SQ FT	MAX. VEH. PKG. 1 SPACE / X SQ FT	MAX. PARKING CALCULATED	MAX. VEH. PARKING	MIN. BIKE PKG= 1 SPACE / X SQ FT	BIKE CYCLE PKG CALC.	BIKE CYCLE PARKING
200	S-1	12,198				10,000	1.22	
210	S-1	18,929				10,000	1.89	
220	S-1	33,863				10,000	3.39	
230	S-1	12,266				10,000	1.23	
S		77,256	1000	77,256	78	10,000	7.73	8 SPACES
240	B	1,716	250	6.864	7	3,500	0.49	4 SPACES



4 SITE PLAN - DIAGRAM

SCALE: 1" = 80'-0"

SUITE 210 - JOB # 2024.0053
SUITE 220 - JOB # 2024.0051
SUITE 240 - JOB # 2024.0054

SHEET INDEX

A1.0 TITLE SHEET, CODE REVIEW, SITE PLAN,
FLOOR PLAN

DESIGN TEAM

OWNER:

KEYSTONE RESOURCES LLC
PO BOX 4082
SALEM, OR 97302

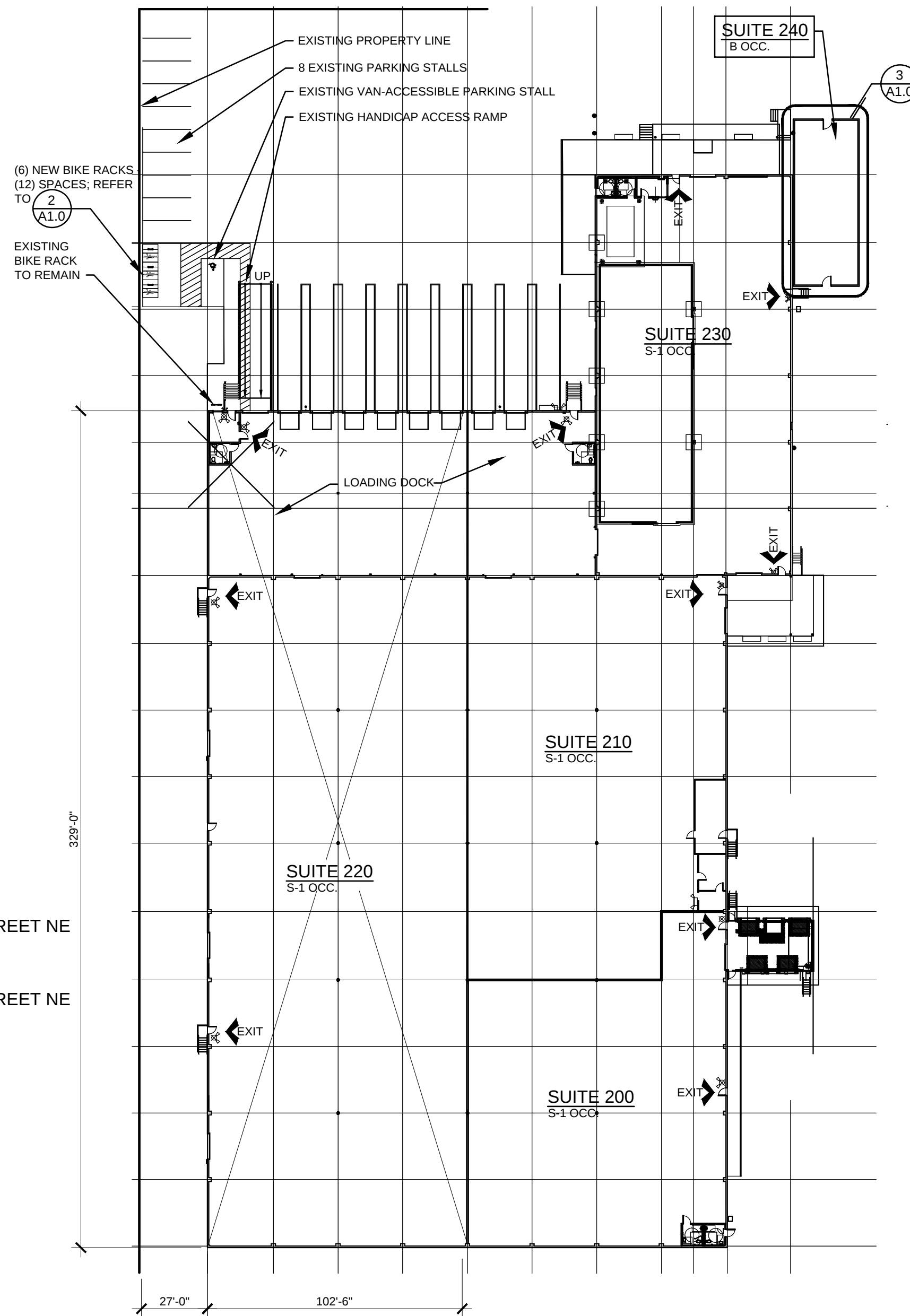
ARCHITECT:

AC + CO ARCHITECTURE | COMMUNITY
1100 LIBERTY STREET SE, STE 200
SALEM, OREGON 97302
PH: 503-581-4114
FAX: 503-581-3655
CONTACT: BLAKE BURAL, AIA
EMAIL: bbural@accoac.com

RELATED BUILDING PERMIT:
23 104710 00 BP

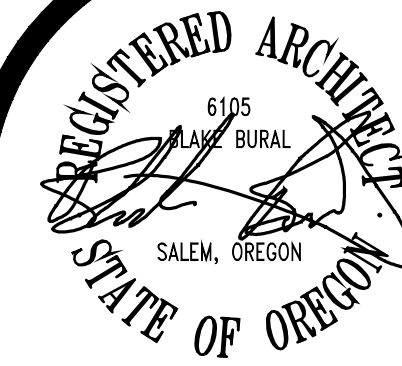
BUILDING TENANTS

SUITE 200 EMPWR USA, INC.
SUITE 210 SCENIC FRUIT CO.
SUITE 220 EMPWR USA, INC.
SUITE 230 IDEAL SUSHI SUPPLY CO.
SUITE 240 IDEAL SUSHI SUPPLY CO.



5 SITE & OVERALL BUILDING FLOOR PLAN

SCALE: 1" = 40'-0"



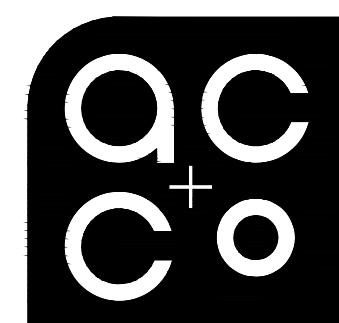
In the event conflicts are discovered
between the original signed and sealed
documents prepared by the Architects
and/or their Consultants, and any copy
of the documents transmitted by mail,
fax, electronically or otherwise, the
original signed and sealed documents
shall govern.

JOB NO. 2024.0051

DATE NOV 20, 2024

DRAWN CJA, RG

REVISIONS



ARCHITECTURE
COMMUNITY

1100 Liberty St SE, Suite 200
Salem, OR 97302-5385
P: 503.581.4114
www.accoac.com

KEYSTONE RESOURCES, LLC
SUITES 210, 220, 240

TENANT IMPROVEMENT
1997 16TH ST NE
SALEM, OR 97301

TITLE SHEET:
CODE REVIEW,
DEMOLITION PLAN,
FLOOR PLAN

SHEET

A1.0