

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
210

GENERAL INFORMATION / CODE REVIEW

PROJECT:
KEYSTONE RESOURCE CENTER
1997 16th STREET NE, SUITE 210
SALEM, OREGON 97301

TENANT:
SCENIC FRUIT 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

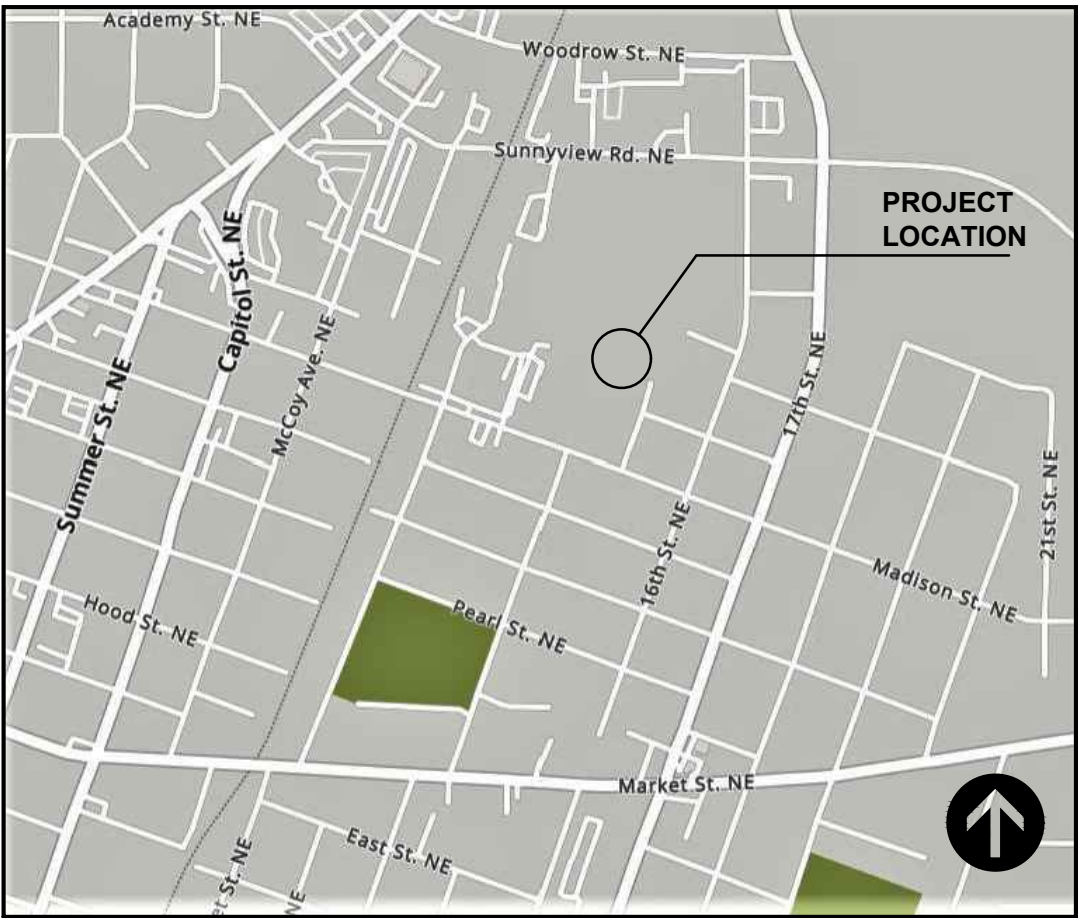
BUILDING:
OCCUPANCY: S-1 (MODERATE-HAZARD STORAGE - FOOD PRODUCTS IN CARDBOARD BOXES) TABLE 506.2
CONSTRUCTION TYPE: III-B (SPRINKLERED)
ALLOWABLE AREA: 70,000 SQ FT (BASIC)
FRONTAGE INCREASE: BLDG PERIMETER: 1,304 FT
% ON PUBLIC WAY: 1,304 - 370 = 934 FT = 71.6%
NON-SPRINKLERED TABULAR AREA (NS) = 17,500 FT
A (ALLOWABLE) = A (BASIC) + (NS x 71.6%)
= 70,000 + (17,500 x 71.6%)
= 82,530 SQ FT

BUILDING AREA: 77,173 SQ FT < 82,530 SQ FT (COMPLIES)
SUITE AREA: 33,863 SQ FT

OCCUPANT LOAD, SUITE 210: 18,929 / 500 = 38 OCCUPANTS TABLE 1004.5

RESTROOMS: (1) EXISTING SINGLE-USER TOILET ROOM HAS BEEN PROVIDED. OCCUPANTS ARE 2 - 3 EMPLOYEES (MAX.) OPERATING FORK-LIFTS AND OTHERWISE TENDING TO THE STORED GOODS. 500 SQ FT / OCCUPANT IS WAY OUT-OF- LINE WITH ACTUAL USE.

"SEPARATE FACILITIES SHALL NOT BE REQUIRED WHERE THE OPERATIONAL NEEDS OF A FACILITY NECESSITATE OTHER APPROVED CONFIGURATIONS." SECT. 2902.2.5



VICINITY MAP

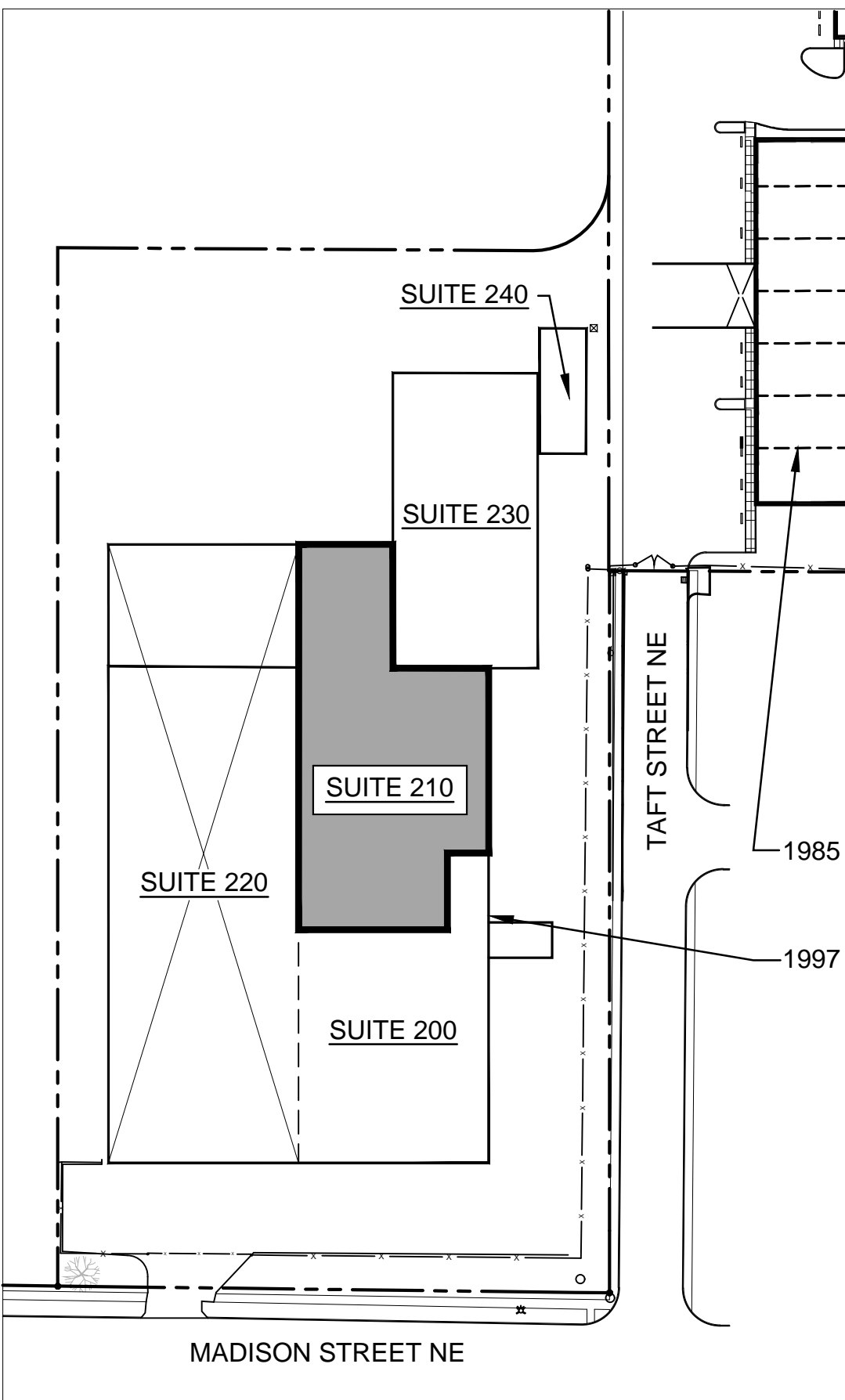
BICYCLE PARKING

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



SITE PLAN - DIAGRAM

SCALE: 1" = 80'-0"

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

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@accocac.com

SHEET INDEX

A1.0 TITLE SHEET, CODE REVIEW, SITE PLAN & DETAILS

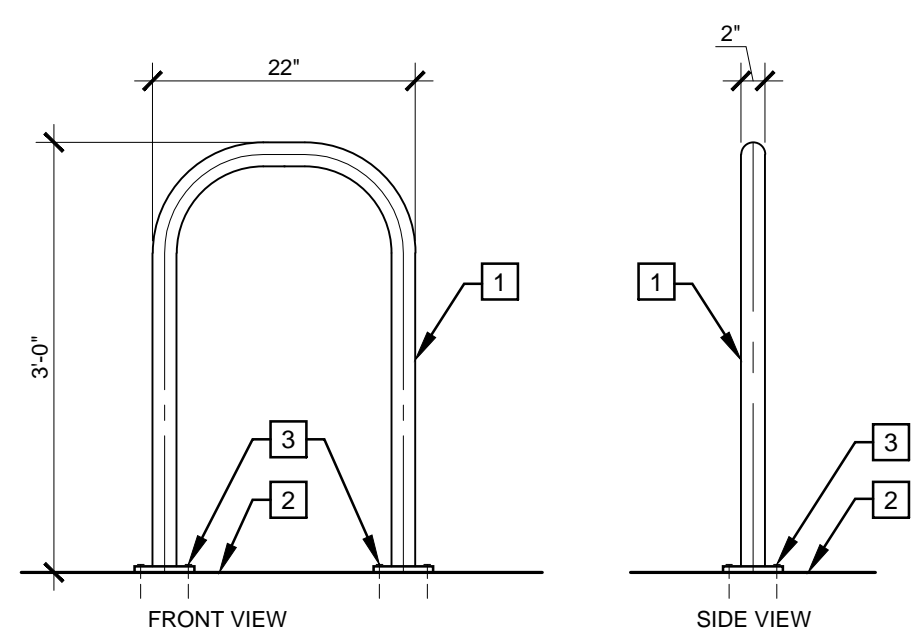
BUILDING TENANTS

SUITE 200
SUITE 210
SUITE 220
SUITE 230
SUITE 240

EMPWR USA, INC.
SCENIC FRUIT CO.
EMPWR USA, INC.
IDEAL SUSHI SUPPLY CO.
IDEAL SUSHI SUPPLY CO.

EXISTING LEASE SPACE..
NO WORK REQUIRED.
THIS DRAWING SET FOR
OCCUPANCY PERMIT ONLY.

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



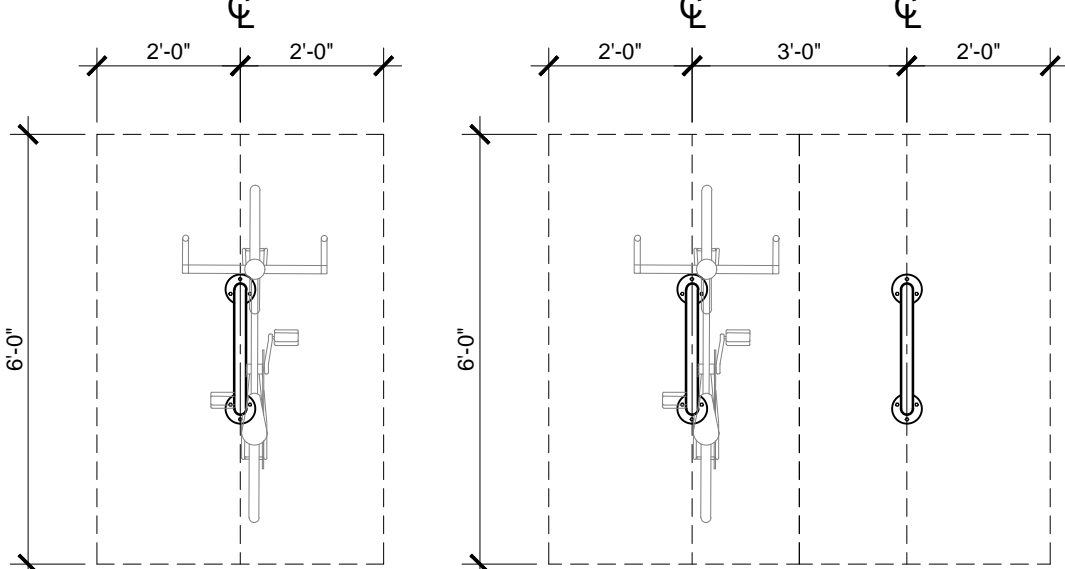
NOTES:

- 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

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

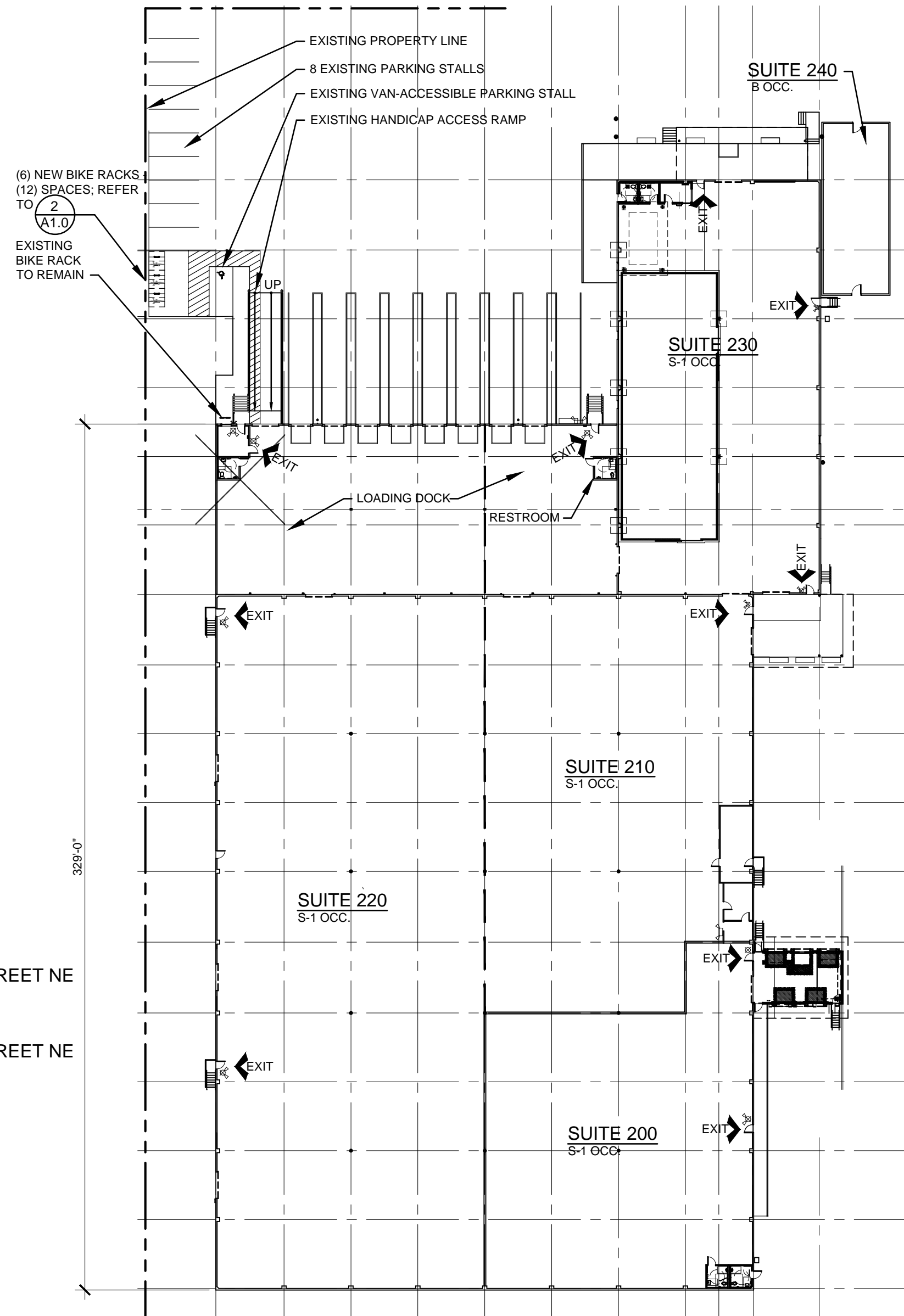
NOTE: REFER TO DETAIL 1 FOR RACK CONSTRUCTION AND INSTALLATION.

BIKE RACK PLAN DETAIL

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

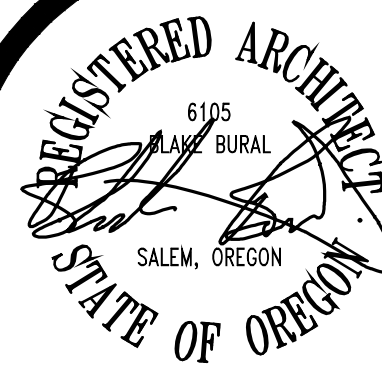
NOT USED

SCALE:



SITE & OVERALL BUILDING FLOOR PLAN

SCALE: 1" = 40'-0"



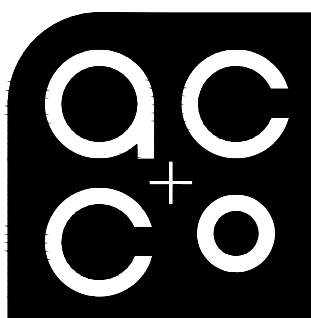
In the event conflicts are discovered between the original signed and sealed documents prepared by the Architects and/or their Consultants, and any copy of the documents transmitted by mail, fax, electronically or otherwise, the original signed and sealed documents shall govern.

JOB NO. 2024.0053

DATE NOV. 20, 2024

DRAWN RG

REVISIONS



ARCHITECTURE
COMMUNITY

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

KEYSTONE RESOURCES, LLC
SUITES 210, 220, 240

TENANT IMPROVEMENT
1997 16TH ST NE
SALEM, OR 97301

TITLE SHEET:
CODE REVIEW,
SITE PLAN & DETAILS

SHEET

A1.0