PAULINA'S BRIDAL EVENT SPACE ADDITION

COMMERCIAL ADDITION BUILDING PERMIT 12.26.2024 Salem, OR 97302

SKY LANIGAN, AIA 3385 Acorn Lane South

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ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	LTG	LIGHTING
ALUM	ALUMINUM	MAS	MASONRY
APPROX	APPROXIMATELY	MAT'L	MATERIAL
APT	APARTMENT	MAX	MAXIMUM
ARCH	ARCHITECTURAL; ARCHITECT	MECH	MECHANIAL
ASL	ABOVE SEA LEVEL	MEMB	MEMBRANE
AVG	AVERAGE	MFR	MANUFACTURER
AWG	AMERICAN WIRE GUAGE	MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BLDG	BUILDING	MLDG	MOULDING
BLK'G	BLOCKING	MTL	METAL
ВО	BOTTOM OF	NA	NOT APPLICABLE
BOT	BOTTOM	NEG	NEGATIVE
BRK	BRICK	NIC	NOT IN CONTRACT
BYD	BEYOND	NIS	NOT IN SCOPE
CAB	CABINET	NO	NUMBER
CH	CEILING HEIGHT	NOM	NOMINAL
CIP	CAST IN PLACE	NTS	NOT TO SCALE
CJ	CONTROL JOINT	O.C.	ON CENTER
CL	CENTER LINE	O.D.	OUTSIDE DIAMETER
			OVERALL
CLNG	CEILING	OA	
CLOS	CLOSET	OPG	OPENING
CLR	CLEAR	OPP	OPPOSITE
CMU	CONCRETE MASONRY WALL	OSB	ORIENTED STRAND BOAR
COL	COLUMN	OVHD	OVERHEAD
CONC	CONCRETE	PAR	PARALLEL
CONT	CONTINUOUS	PART	PARTITION
CONTR	CONTRACTOR	PC	PIECE
CPT	CARPET	PERF	PERFORATED; PERFORAT
CT	CERAMIC TILE	PERP	PERPENDICULAR
CTSK	COUNTERSINK	PL	PLATE; PROPERTY LINE
DBL	DOUBLE	PL PLAM	PLASTIC LAMINATE
DF	DOUGLAS FIR	PLWYD	PLYWOOD
DG	DECOMPOSED GRANITE	PR	PAIR
DIA	DIAMETER	PRELIM	PRELIMINARY
DIAG	DIAGONAL	PROJ	PROJECT; PROJECTION
DIM	DIMENSION	PROP	PROPERTY
DIV	DIVISION	PRPT	PARAPET
DN	DOWN	PSI	POUNDS PER SQUARE INC
DR	DOOR	PT	PRESSURE TREATED
DTL	DETAIL	R	RADIUS; RISER
DW	DISHWASHER	REF	REFRIGERATOR
DWG	DRAWING	REQD	REQUIRED
EA	EACH	RET	RETURN
EJ	EXPANSION JOINT	REV	REVISED
ELEC	ELECTRICAL	REV RM	REVISED
ELEC			
	ELEVATION	RND	ROUND
EQ	EQUAL	RO	ROUGH OPENING
EQ	EQUAL	RUB	RUBBER
EQUIP	EQUIPMENT	SAD	SEE ARCHITECTURAL DRA
EST	ESTIMATE(D)	SC	SOLID CORE
EXC	EXCAVATE(D)	SCHED	SCHEDULE
EXST	EXISTING	SECT	SECTION
F.F.	FINISH FLOOR	SG	SAFETY GLAZING
FAB	FABRICATED	SHT	SHEET
FD	FLOOR DRAIN	SHTG	SHEATHING
FIN	FINISH(ED)	SIM	SIMILAR
FLEX	FLEXIBLE	SPEC	SPECIFICATIONS
FLR	FLOOR	SQ	SQUARE
FLSG	FLASHING	SS	STAINLESS STEEL
FOUN	FOUNDATION	SSD	SEE STRUCTURAL DRAWII
FP	FIREPROOFING	STD	STANDARD
FT		STL	STEEL
	FEET		
FTG	FOOTING	STOR	STORAGE
GA	GUAGE	STRUCT	STRUCTURAL
GAL	GALLON	SUB	SUBSTITUTE
GALV	GALVANIZED	SUSP	SUSPEND(ED)
GD	GARBAGE DISPOSAL	SYM	SYMMETRICAL
GEN	GENERAL	SYS	SYSTEM
GL	GLASS; GLAZING	Т	TREAD
GR	GRADE	T&G	TONGUE & GROOVE
GWB	GYPSUM WALL BOARD	T-STAT	THERMOSTAT
GYP	GYPSUM	T.C.	TRASH COMPACTOR
HDWH	HARDWOOD	TEMP	TEMPERATURE
HORIZ	HORIZONTAL	THRESH	THRESHOLD
HP	HIGH POINT	THRU	THROUGH
HT	HEIGHT	TOC	TOP OF CONCRETE
ID	INSIDE DIAMETER	TOIL	TOILET
INCD	INCH	TOP	TOP OF PLANTER
INCR	INCREASE	TOS	TOP OF SLAB
INFO	INFORMATION	TOW	TOP OF WALL
INSUL	INSULATION	TYP	TYPICAL
INT	INTERIOR	UL	UNDERWRITER'S LABORA
INV	INVERT	UNFIN	UNFINISHED
JST	JOIST	VAR	VARIES
JT	JOINT	VERT	VERTICAL
ко	KNOCKOUT	VIF	VERIFY IN FIELD
KP		VOL	
	KICK PLATE		VOLUME
LAM	LAMINATE	W/	WITH
LAV	LAVATORY	W/C	WATER CLOSET
LIN	LINEAR	W/O	WITHOUT
LOCK	LOCATION	WAIN	WAINSCOT
LOCN		WD	WOOD
LT	LIGHT	VVD	
	LIGHT	WH	WATERHEATER
	LIGHT		
	LIGHT	WH	WATERHEATER
	LIGHT	WH WIN	WATERHEATER WINDOW
	LIGHT	WH WIN WP	WATERHEATER WINDOW WATERPROOFING

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 scale drawings. 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 they arise. 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 in field. 7. All Mechanical equipment including, but not limited to, grills, ducts, vents, registers, flues etc.. to be

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

coordinated with Architectural drawings.

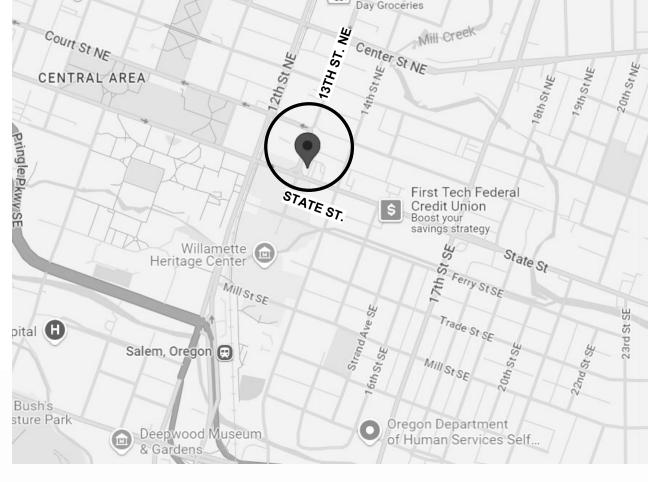
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VICINITY MAP



PROPOSED EVENT SPACE ENTRANCE VIEW

Sky Lanigan Studios 3385 Acorn Ln. S

PROJECT TEAM

Ana Oragel Hernandez

1492 Yakima Ct. NW

Salem OR 97304

Climate Zone: 8

(E) Impervious Surface

to be replaced

ARCHITECT **GENERAL CONTRACTOR** Sky Lanigan Javier Cisneros JCR Construction Salem, OR 97302 5790 Macleay Rd. SE OR License # ARI-14328 Salem OR 97317 CCB License # 203016

m: 510.292.8151 e: skylanigan@gmail.com m: 503.991.6855 e: cisneros6855@gmail.com

STRUCTURAL ENGINEER

ProStruct Engineers

5331 S Macadam Ave

Portland OR 97239

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

BUILDING DATA	EXISTING	PROPOSED
Construction Type:	Type III	Addition Type V
Year Built	1959	••
Stories:	2	NO CHANGE
Bath	3	6
Use Type:	Commercial	NO CHANGE
Occupancy	М	Addition A2
Lot Area	23,154 SF	NO CHANGE
Gross Floor Area	4189 SF	8809 SF (4700 SF addition)

Max. Roof Height NO CHANGE **STORMWATER** Meets the Small Project Definition per SRC 70.005.

7670 (N) impervious total

5560 SF (N) Site Hardscape 2110 SF (N) Pervious Landscape 880 SF

APPLICABLE CODES & REQUIREMENTS 2024 Salem Revised Code (SRC) 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)

PROJECT INFORMATION

1317 State Street, Salem, OR 97301

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

4700 SF Addition, includes 4045 SF double height event space and 655 SF single height kitchen and bathroom wing. Alterations to off-street parking, side yard and sidewalks. Two curb cuts at State Street to be removed and replaced with sidewalk.

DRAWING INDEX

ARCHITECTURAL

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A003	ACCESSIBILITY DETAILS
A004	OCCUPANCY & EGRESS PLANS
A100	EXISTING SITE PLAN
A101	PROPOSED SITE PLAN
A102	SITE EGRESS, LIGHTING & UTILITII
A110	EXISTING / DEMO FLOOR PLANS
A111	EXISTING / DEMO FLOOR PLANS
A 201	DDODOCED 1CT ELOOD DLAN

PROPOSED 1ST FLOOR PLAN A202 PROPOSED 2ND FLOOR PLAN A203 PROPOSED ROOF PLAN

A300 ENLARGED PLANS - PROPOSED KITCHEN /

A401 **BUILDING ELEVATIONS - NORTH** A402 **BUILDING ELEVATIONS - EAST** A403 **BUILDING ELEVATIONS - SOUTH** A404 **BUILDING ELEVATIONS - WEST** BUILDING SECTIONS

STRUCTURAL

GENERAL NOTES S1.1 SPECIAL INSPECTIONS

FOUNDATION PLAN & 2ND FLOOR FRAMING PLAN S2.1 THIRD FLOOR FRAMING PLAN & ROOF PLAN

TYPICAL DETAILS

DETAILS DETAILS S3.1 S3.2

REVISION + ISSUES

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consent of the designer.

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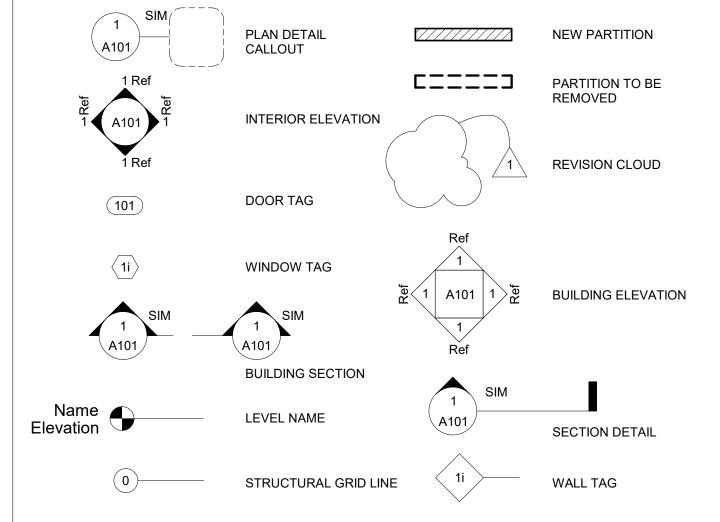
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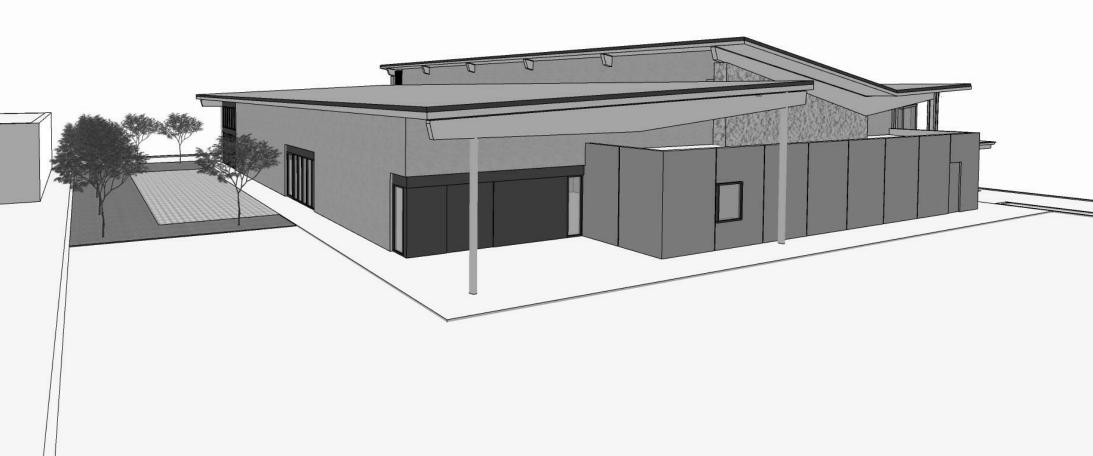
GENERAL INFORMATION

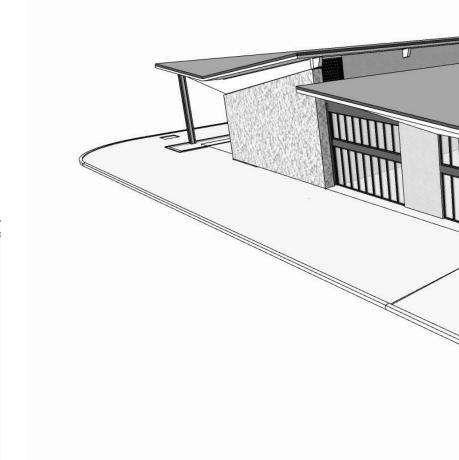
A001

SHEET SYMBOLS



PROPOSED STATE STREET VIEW





ICC A117.1 - 404.2.2 - CLEAR DOOR

32" MIN.

(4) WIDTH

3 IN SERIES

NOT TO SCALE

6 ICC A117.1 - 305.3 - CLEAR FLOOR NOT TO SCALE

PARALLEL APPROACH @ ALCOVE

ICC A117.1 - 305.7

CLEAR FLOOR - ALCOVE

NOT TO SCALE

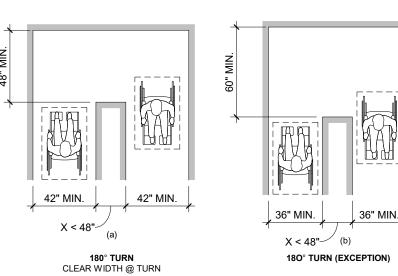
FORWARD APPROACH @ ALCOVE

48" (E) BLDG.

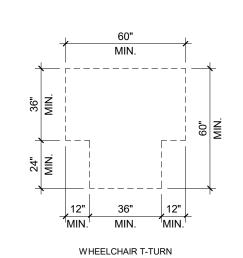
WHEELCHAIR CLEAR FLOOR

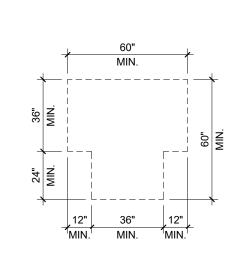
DOORS & GATES IN SERIES

ICC A117.1 - 404.2.5 - DOORS & GATES



ICC A117.1 - 403.5.2.1 7 CLEAR WIDTH - TURN NOT TO SCALE

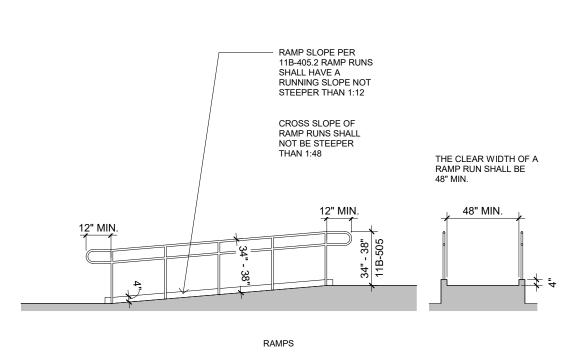




9 ICC A117.1 - 304.3.2 - T-TURN NOT TO SCALE

B.O. DOOR STOPS AND DOOR CLOSERS PERMITTED V TO BE W MOUNTED +78", MIN. AFF.

ICC A117.1 - 307 - PROTRUDING
OBJECTS & VERTICAL CLEARANCE



12 ICC A117.1 - 405 - RAMPS
NOT TO SCALE

NOT TO SCALE

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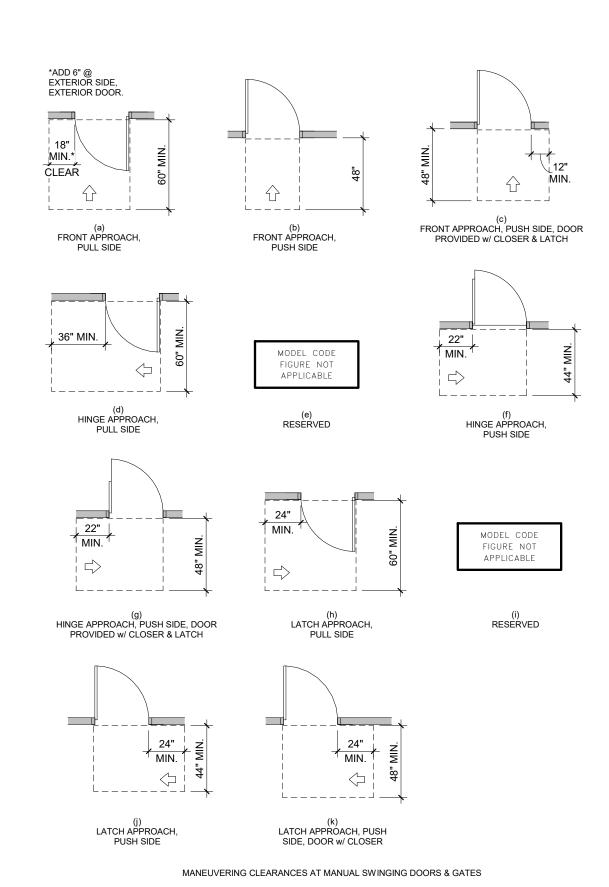


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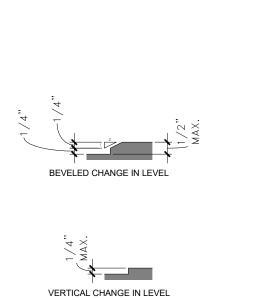
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ACCESSIBILITY DETAILS

A002



ICC A117.1 - 404.2.3.2 DOOR MANEUVERING CLEARANCES
NOT TO SCALE



*ADD 6" @ EXTERIOR SIDE, EXTERIOR DOOR.

(a) PULL SIDE

NOT TO SCALE

DOORS

(b) PUSH SIDE

ICC A117.1 - 404.2.3.5 - RECESSED

RECESSED DOORS

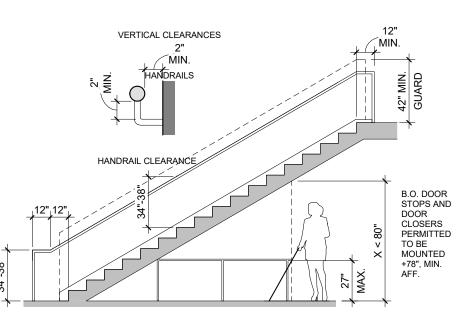
CLEAR WIDTH - ACCESSIBLE PATH

5 ACC. PATH NOT TO SCALE

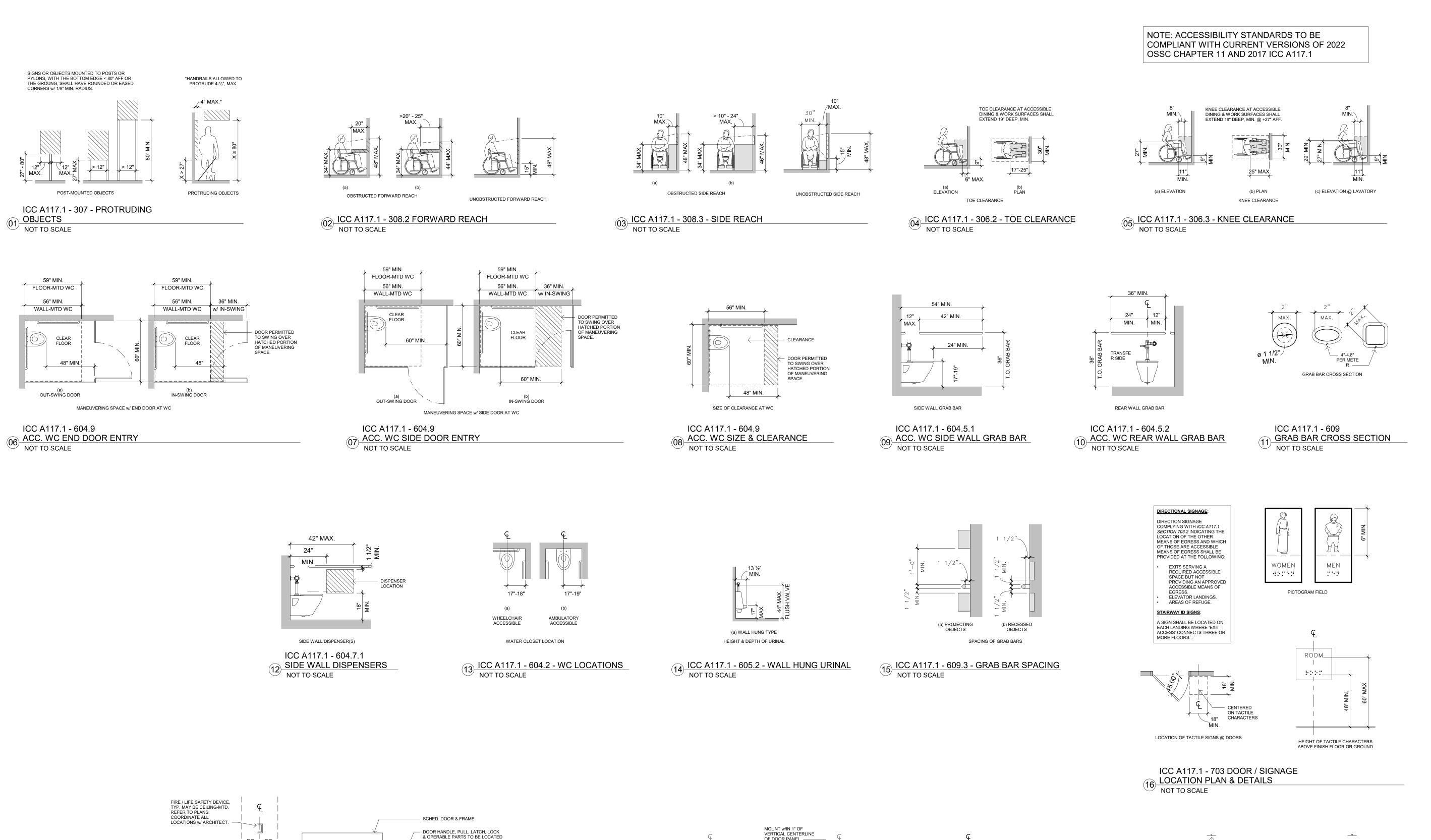
ICC A117.1 - 403.5.1 - CLEAR WIDTH -

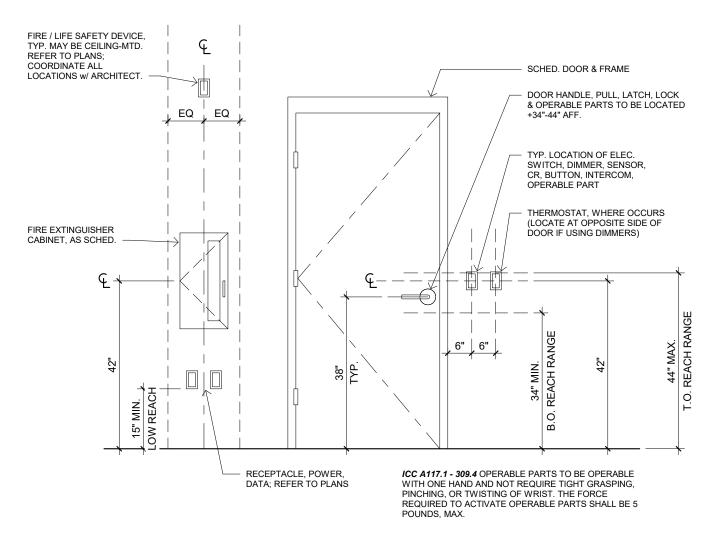
PUSH SIDE, DOOR W/ CLOSER & LATCH

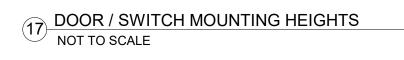
ICC A117.1 - 303
VERTICAL CHANGE IN LEVEL NOT TO SCALE

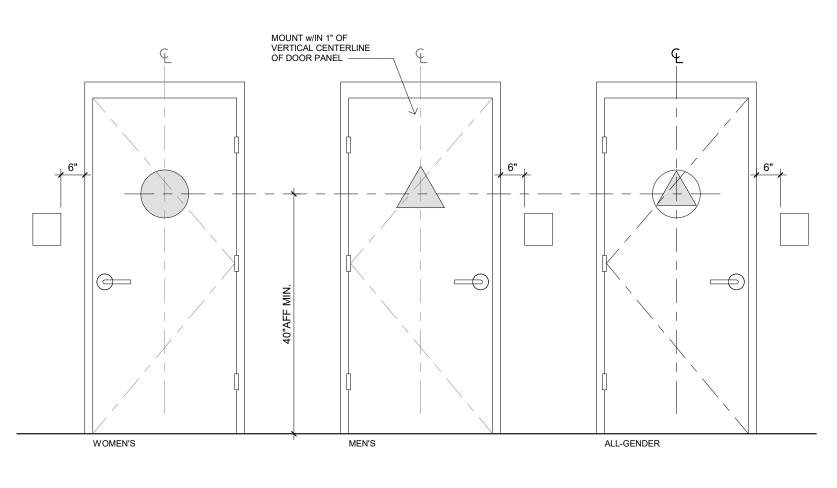


NOT TO SCALE

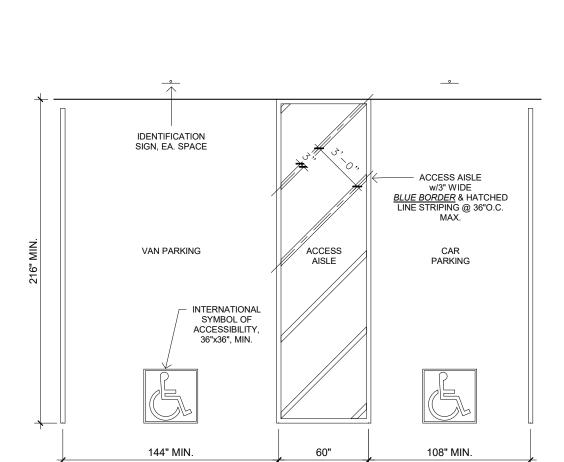








ICC A117.1 - 703.2 DOOR / SIGNAGE MOUNTING NOT TO SCALE



PERPENDICULAR VEHICLE PARKING SPACES

19 ICC A117.1 - 502 - VEHICLE PARKING NOT TO SCALE

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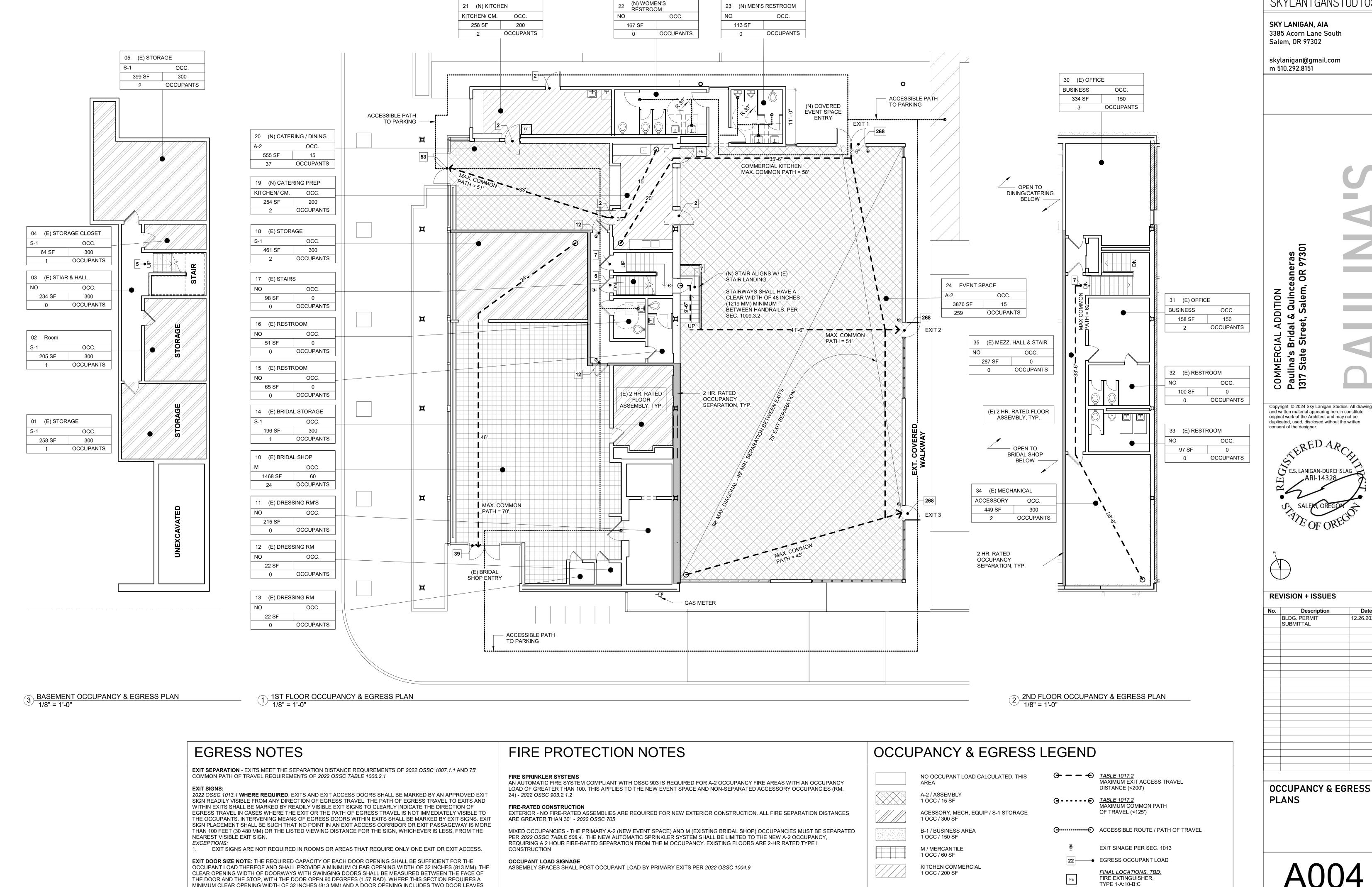
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ACCESSIBILITY DETAILS



MINIMUM CLEAR OPENING WIDTH OF 32 INCHES (813 MM) AND A DOOR OPENING INCLUDES TWO DOOR LEAVES WITHOUT A MULLION, ONE LEAF SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES (813 MM).

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2 HR RATED OCCUPANCY SEPARATION

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EXISTING SITE PLAN

A100

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

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

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PROPOSED SITE PLAN

- (E) CURB STORMWATER OUTLET

PEDESTRIAN PATH TO PUBLIC RIGHT OF WAY

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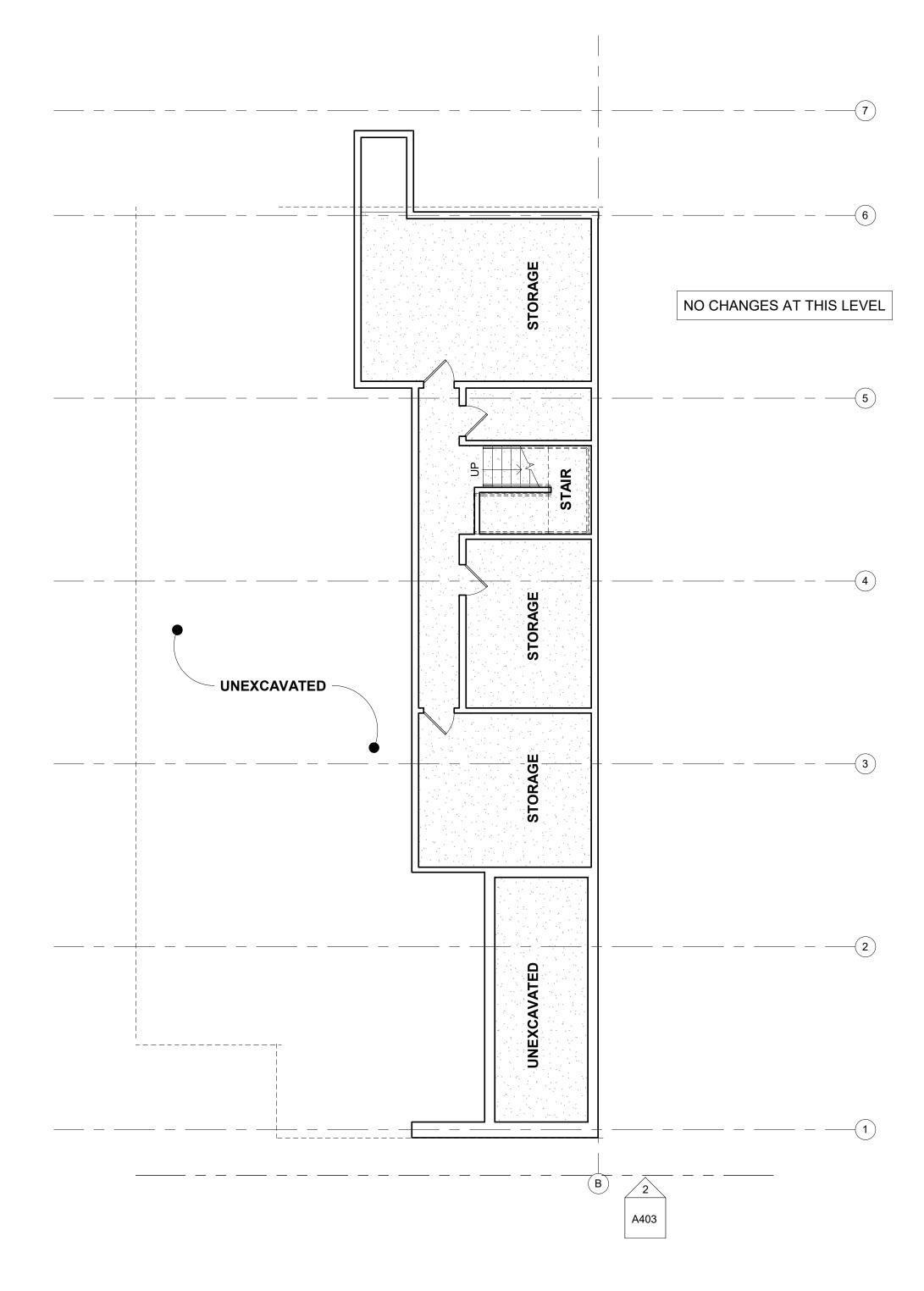
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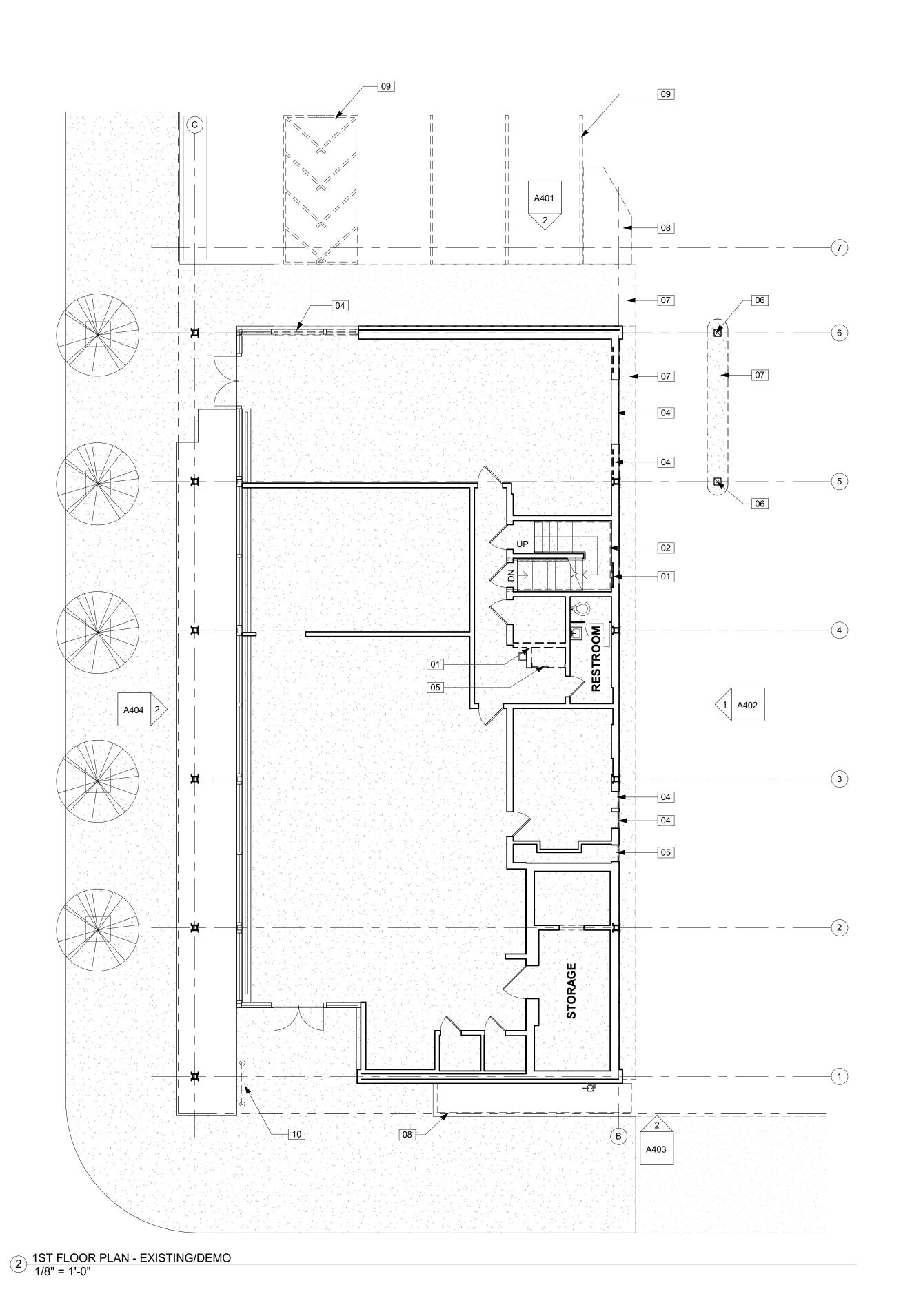
SITE EGRESS, LIGHTING & UTILITIES

WALL	LEGEND
	DEMOLISHED
	EXISTING
	NEW

DEMO KEYNOTES	
01	(E) WALL TO BE REMOVED, TYP.
02	(E) HANDRAIL TO BE REMOVED OR ALTERED
04	(E) WINDOW TO BE REMOVED, TYP.
05	(E) FIXTURES & CASEWORK TO BE REMOVED, TYP.
06	(E) CANOPY STRUCTURE TO BE REMOVED, TYP.
07	(E) SIDEWALK AND/OR CURB TO BE REMOVED, TYP.
08	(E) PLANTER TO BE REMOVED, TYP.
09	(E) PARKING TO BE REMOVED, TYP.
10	(E) BIKE RACK TO BE REMOVED, TYP.
11	(E) TO REMAIN, TYP.



1 BASEMENT FLOOR PLAN - EXISTING/DEMO
1/8" = 1'-0"



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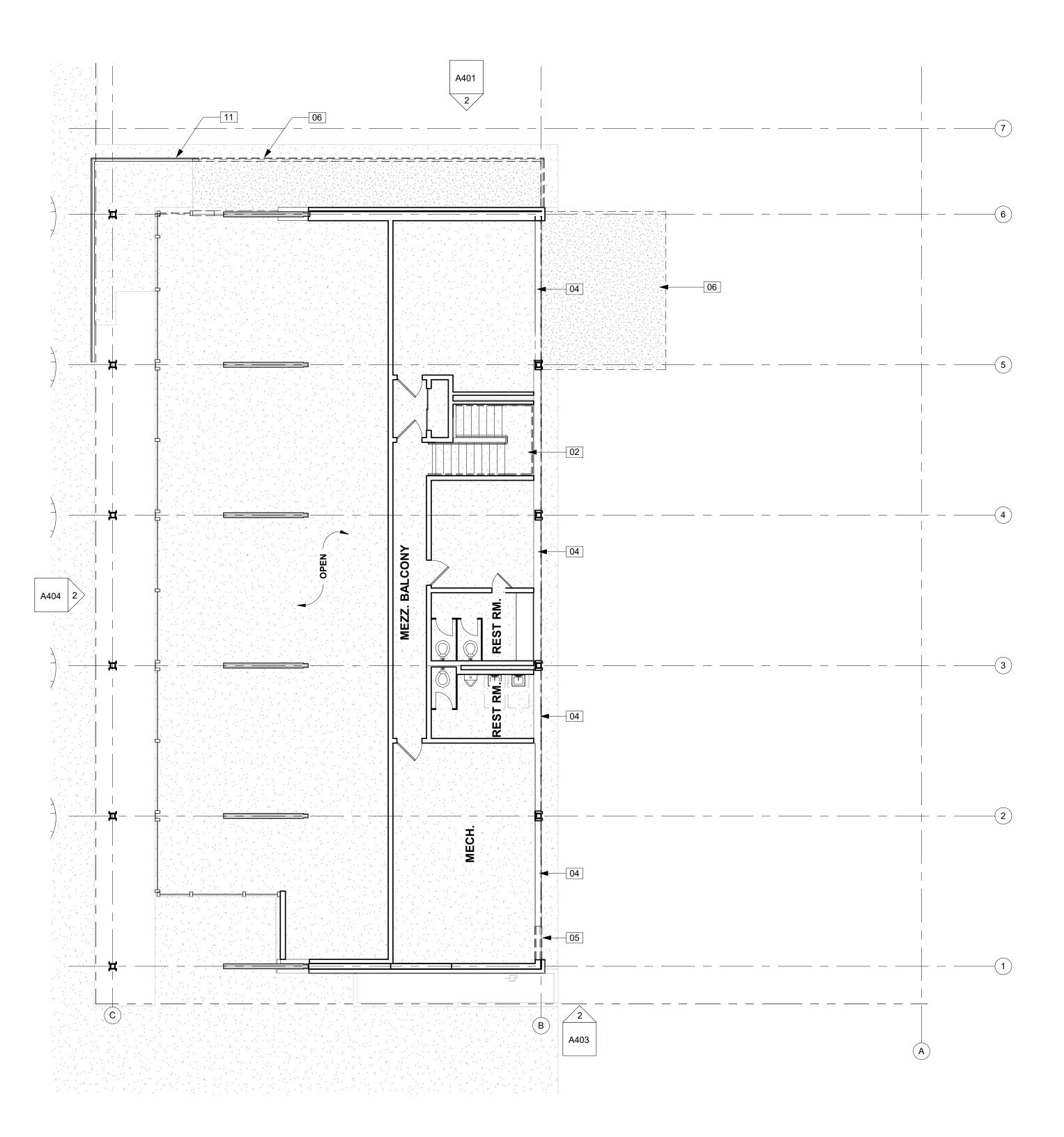
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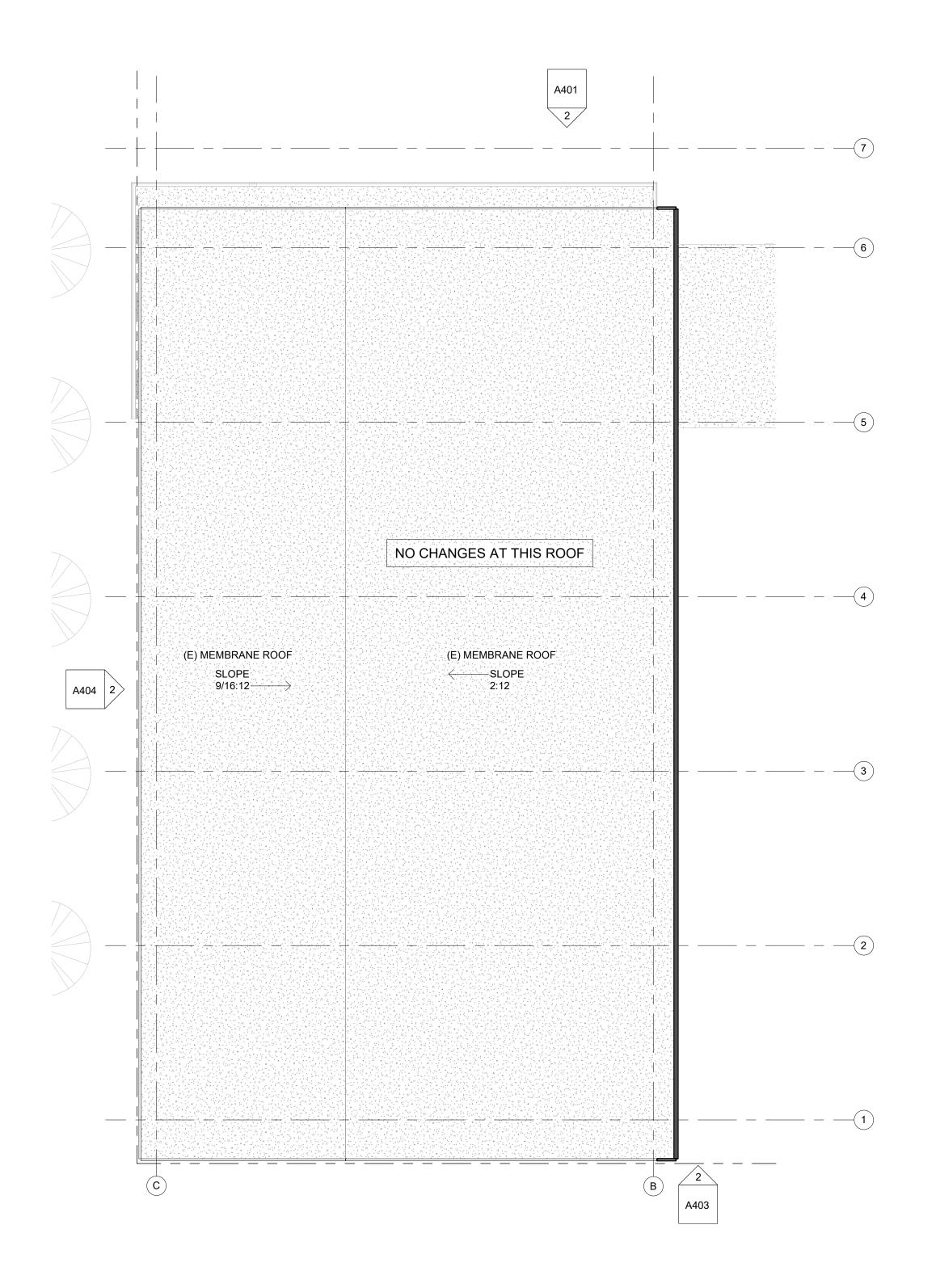
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EXISTING / DEMO FLOOR PLANS

WALL LEGEND	
	DEMOLISHED
	EXISTING
	NEW

DEMO KEYNOTES		
01	(E) WALL TO BE REMOVED, TYP.	
02	(E) HANDRAIL TO BE REMOVED OR ALTERED	
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05	(E) FIXTURES & CASEWORK TO BE REMOVED, TYP.	
06	(E) CANOPY STRUCTURE TO BE REMOVED, TYP.	
07	(E) SIDEWALK AND/OR CURB TO BE REMOVED, TYP.	
80	(E) PLANTER TO BE REMOVED, TYP.	
09	(E) PARKING TO BE REMOVED, TYP.	
10	(E) BIKE RACK TO BE REMOVED, TYP.	
11	(E) TO REMAIN, TYP.	





2 ROOF PLAN - EXISTING/DEMO 1/8" = 1'-0" SKYLANIGANSTUDIOS

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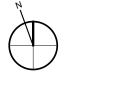
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SALEM, OREGON

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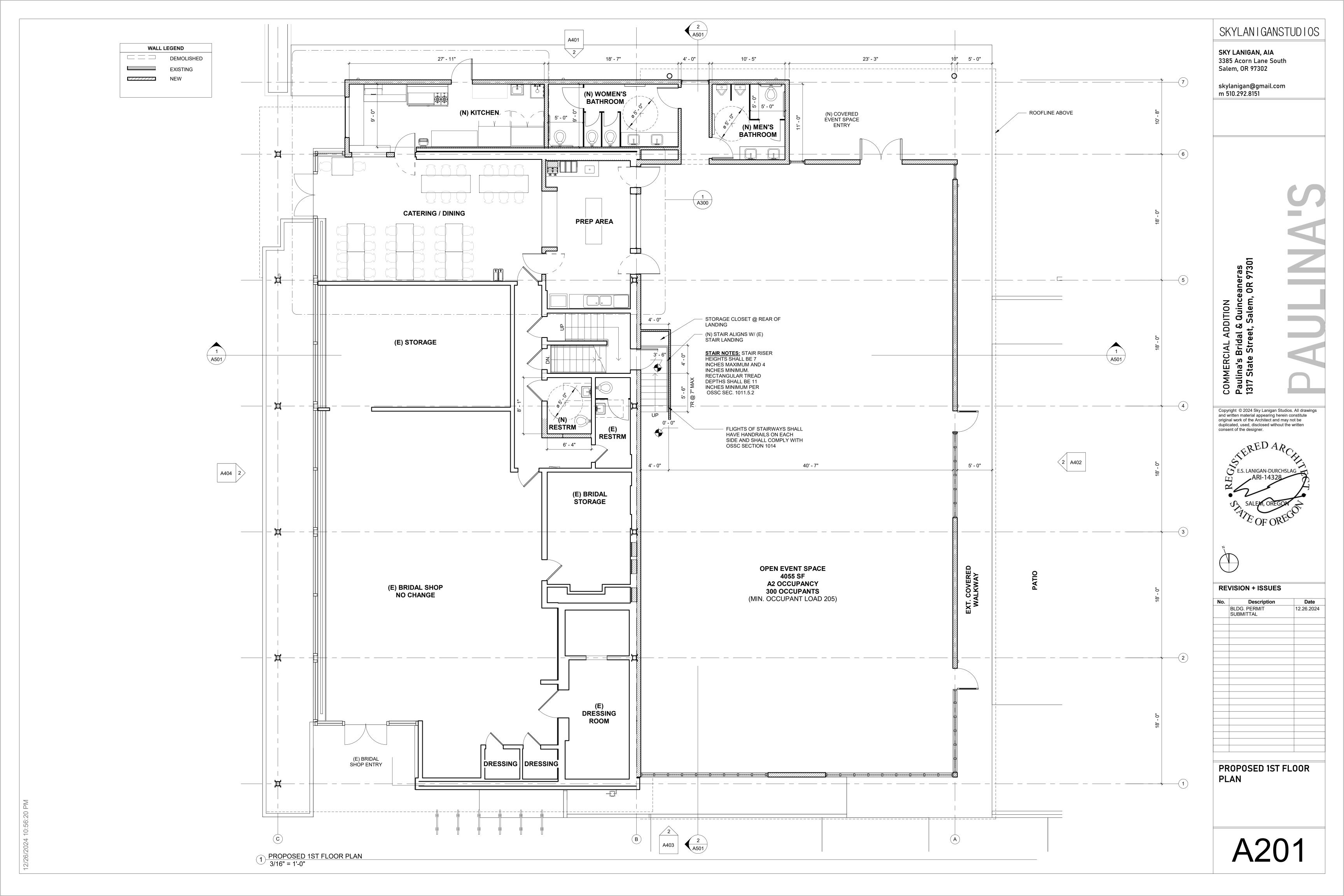


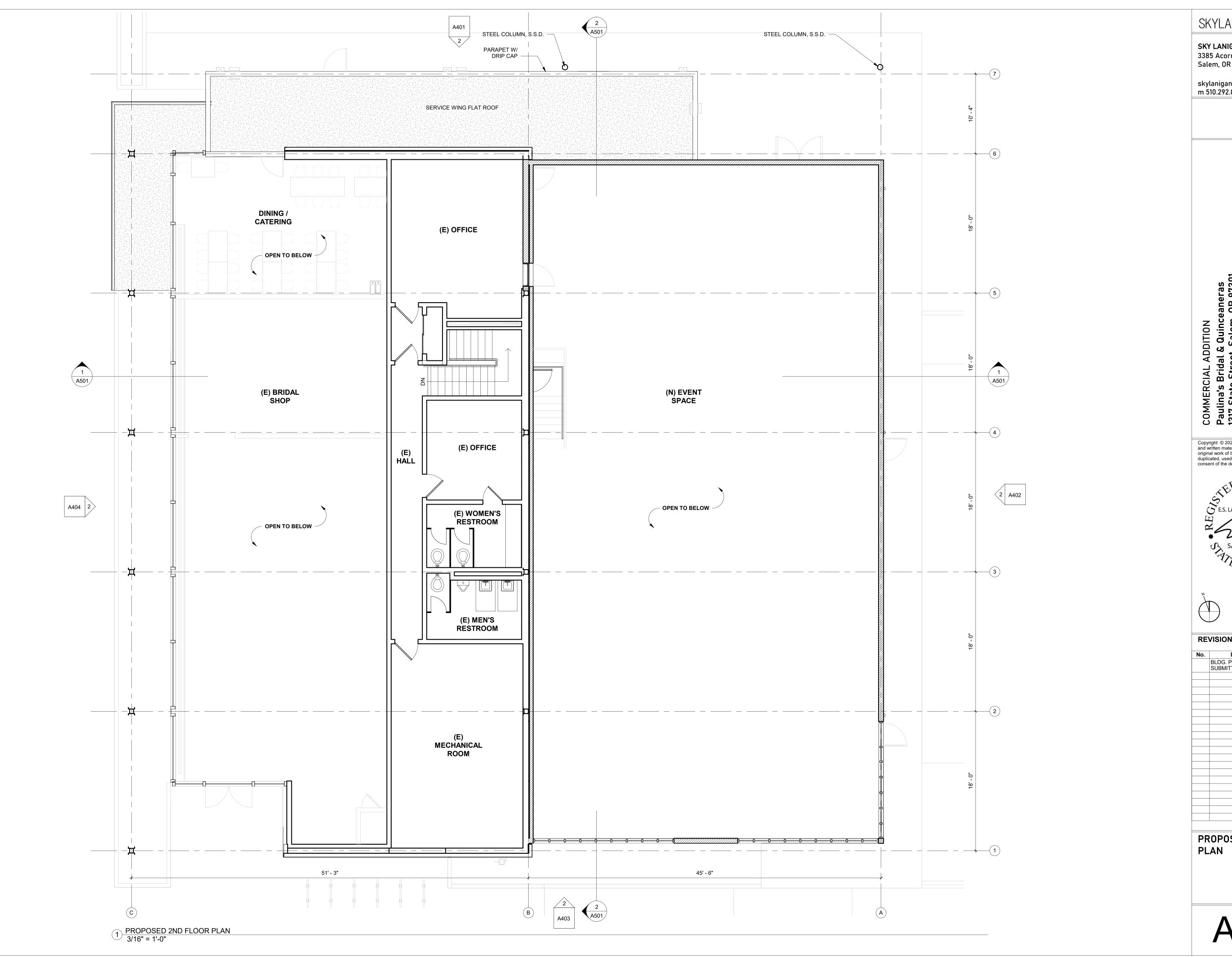
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EXISTING / DEMO FLOOR PLANS

Δ111





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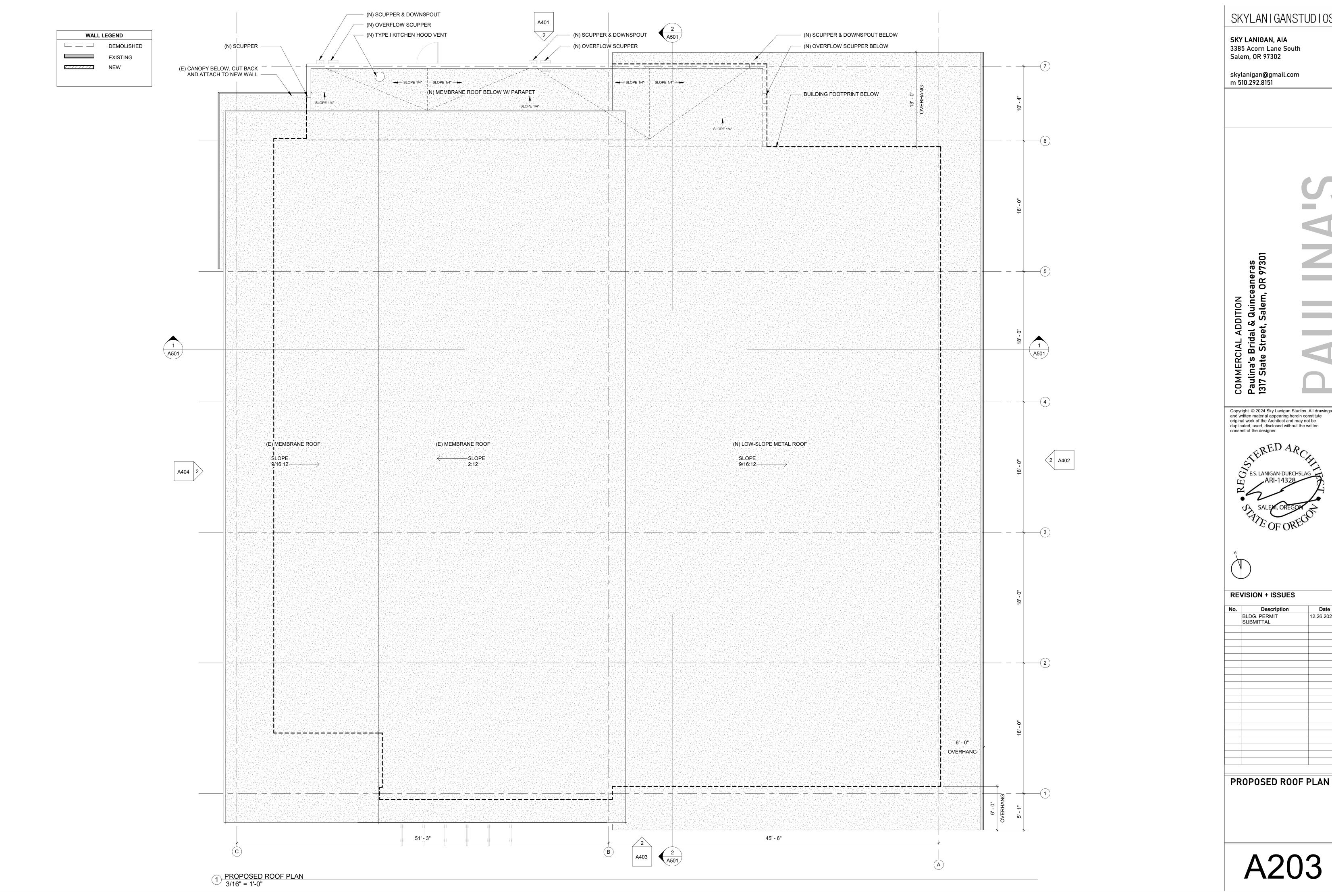
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PROPOSED 2ND FLOOR PLAN

A202

WALL LEGEND

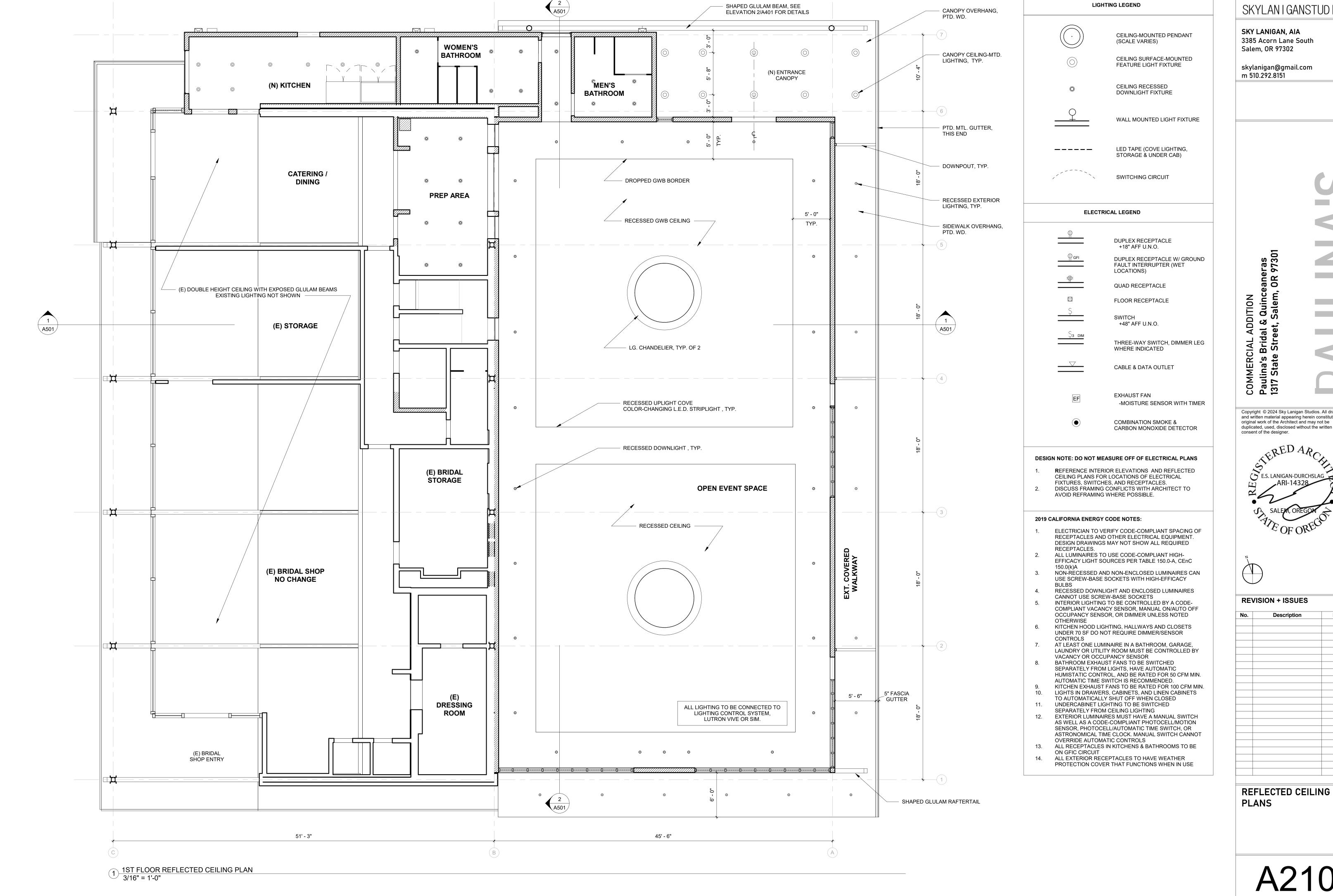
DEMOLISHED



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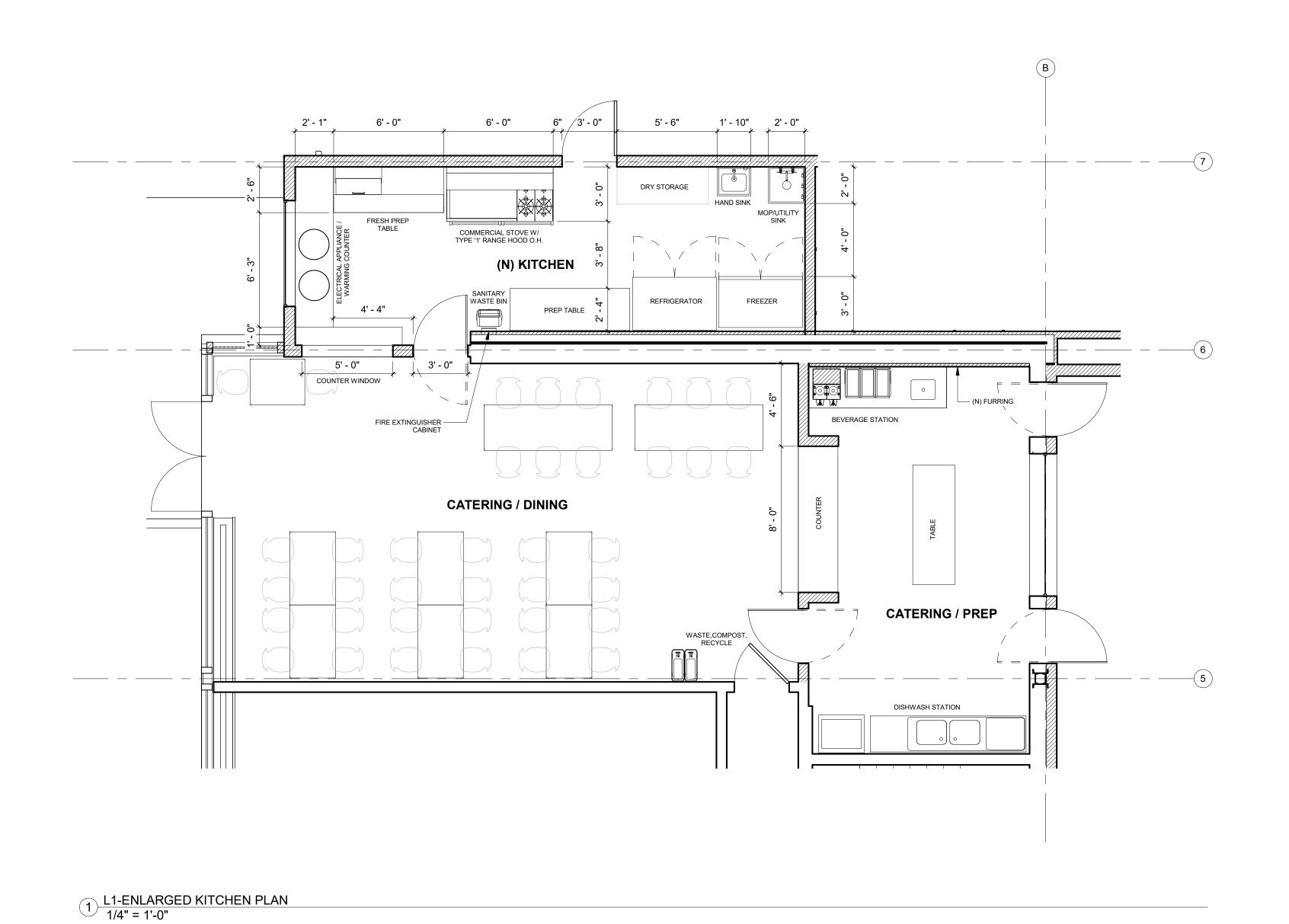
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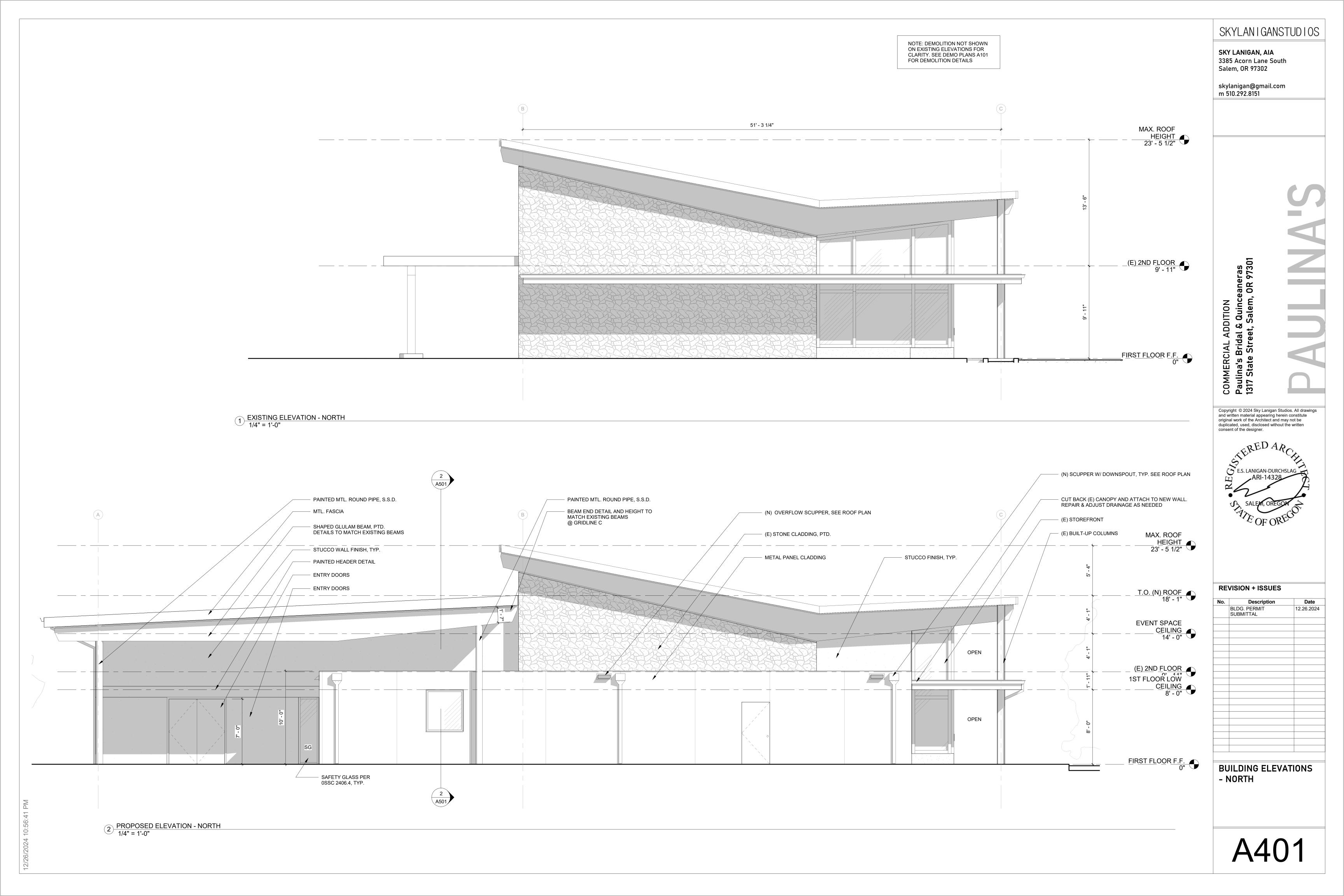
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RE	REVISION + ISSUES	
No.	Description	Date
	BLDG. PERMIT SUBMITTAL	12.26.2024

ENLARGED PLANS -PROPOSED KITCHEN / DINING

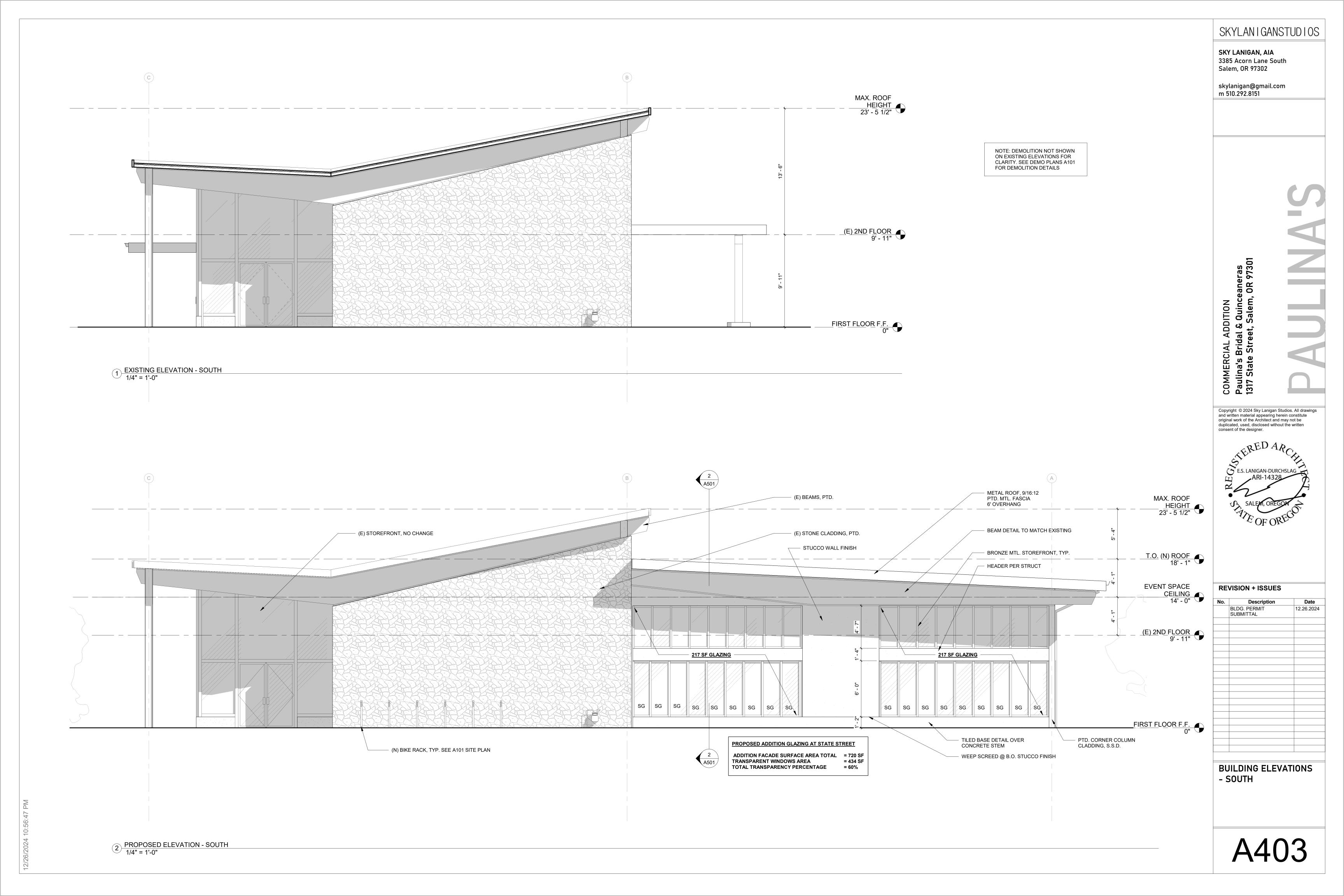




SKYLANIGANSTUDIOS NOTE: DEMOLITION NOT SHOWN ON EXISTING ELEVATIONS FOR CLARITY. SEE DEMO PLANS A101 FOR DEMOLITION DETAILS SKY LANIGAN, AIA 3385 Acorn Lane South Salem, OR 97302 skylanigan@gmail.com m 510.292.8151 MAX. ROOF HEIGHT 23' - 5 1/2" (E) 2ND FLOOR 9' - 11" COMMERCIAL ADDITION Paulina's Bridal & Quincea 1317 State Street, Salem, C FIRST FLOOR 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 - EAST 1/4" = 1'-0" E.S. LANIGAN-DURCHSLAG
ARI-14328 - (N) BRONZE STOREFRONT, TYP. VERIFY VENTILATION REQUIREMENTS @ MECHANICAL ROOM W/ DESIGN/BUILD INSTALLER (N) METAL ROOF (N) GUTTER W/ DOWNSPOUTS (N) STUCCO WALL FINISH, TYP. - PTD. HEADER, S.S.D. (N) METAL ROUND PIPE COLUMN MAX. ROOF

HEIGHT
23' - 5 1/2" T.O. (N) ROOF 18' - 1" REVISION + ISSUES Description
BLDG. PERMIT
SUBMITTAL **Date** 12.26.2024 EVENT SPACE

CEILING
14' - 0" 6' - 0" (E) 2ND FLOOR 9' - 11" OPEN ENTRY PATIO SG FIRST FLOOR F.F. 0" WEEP SCREED @ B.O. STUCCO FINISH **BUILDING ELEVATIONS** (N) DOWNSPOUT & RAINWATER LEADER, TYP. OF 3 - EAST TILED BASE DETAIL OVER CONCRETE STEM PROPOSED ELEVATION - EAST
1/4" = 1'-0"



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____HEIGHT
___23' - 5 1/2" COMMERCIAL ADDITION Paulina's Bridal & Quinceaneras 1317 State Street, Salem, OR 97301 (E) 2ND FLOOR 9' - 11" FIRST FLOOR 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 - WEST 1/4" = 1'-0" E.S. LANIGAN-DURCHSLAG
ARI-14328 (E) MEMBRANE BUTTERFLY ROOF (E) CANOPY (N) EVENT SPACE ROOF OVERHANG (E) BUILT-UP COLUMNS MAX. ROOF

____HEIGHT
____23' - 5 1/2" ─ (E) LATERAL TENSION RODS (E) STOREFRONT (N) SERVICE WING PARAPET T.O. (N) ROOF 18' - 1" REVISION + ISSUES BLDG. PERMIT SUBMITTAL **Date** 12.26.2024 _(E) 2ND FLOOR 9' - 11" FIRST FLOOR F.F. 0" **BUILDING ELEVATIONS** (N) METAL PANEL CLADDING — (E) CONC. BASE & STOREFRONT SYSTEM - WEST PROPOSED ELEVATION - WEST 1/4" = 1'-0"

