

WINDING WAY COURT CHANGE OF USE SITE PLAN

4093 COMMERCIAL ST SE
SALEM, OR 97302

DESIGN TEAM

ARCHITECT:
AC + CO ARCHITECTURE | COMMUNITY
1100 LIBERTY ST. SE., SUITE 200
SALEM, OREGON 97302
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OWNER:
WINDING WAY COURT LLC
2837 22ND ST SE #155
SALEM OR 97302

CODE SUMMARY

PROJECT INFORMATION:

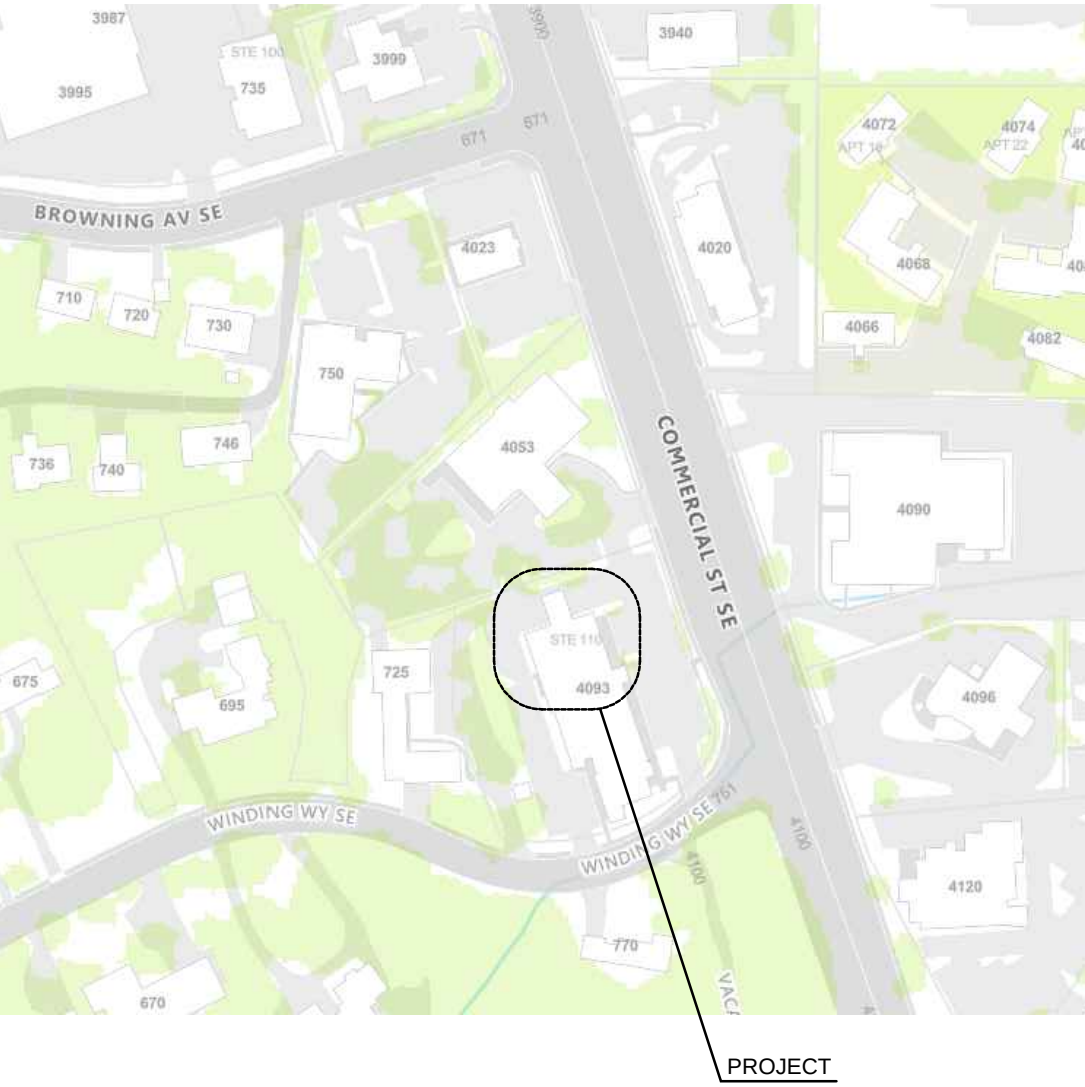
PROJECT NUMBER: 2025.0019.000
PRINCIPLE ARCHITECT: BLAKE BURAL, AIA
CODE: 2022 OSSC, AMENDMENTS BASED ON 2021 IBC
PROJECT DESCRIPTION: FIRST TIME USER IN SUITE 120

ZONING CODE

USE: SEE TABLE BELOW
LISTED ZONE: MU-III MIXED USE III
DEVELOPMENT STANDARDS:
LOT AREA: 1.2 AC (52,435 SF)
OFF-STREET PARKING: 47- EXISTING
PARKING: 2 - EXISTING
HANDICAP PARKING: 6 BICYCLE STALLS - EXISTING
BICYCLE

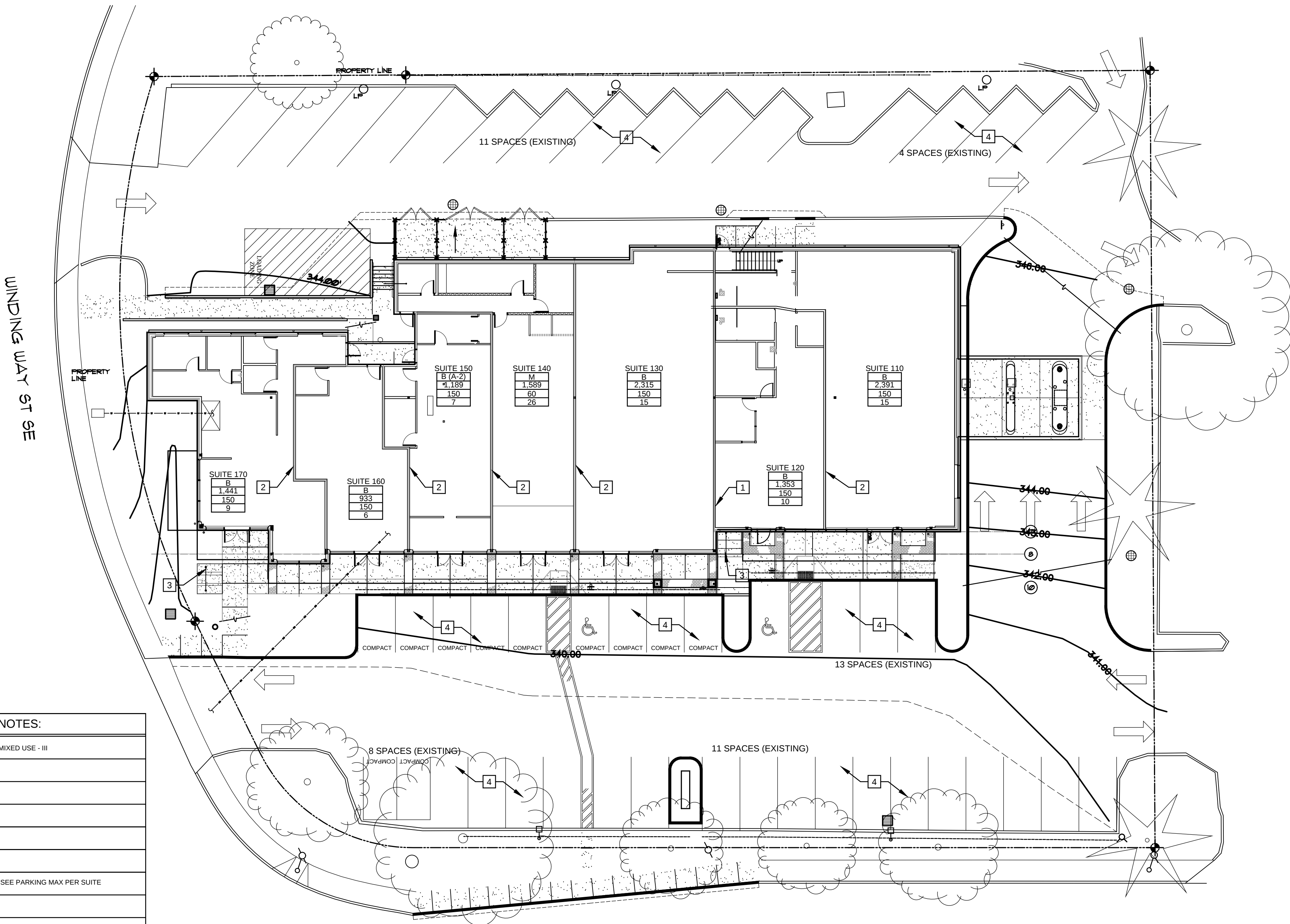
SUITE	RATIO	PARKING MAX.	PER SEC. 806.015	
110	1/350 SF	2,391	= 6.8	FINANCIAL SERVICES
120	1/250 SF	1,353	= 5.4	OUTPATIENT MEDICAL
130	1/250 SF	2,315	= 9.2	OUTPATIENT MEDICAL
140	1/200 SF	1,589	= 7.9	RETAIL
150	1/175 SF	1,189	= 6.8	EATING AND DRINKING
160	1/250 SF	933	= 3.7	BUSINESS AND PROFESSIONAL SERVICES
170	1/250 SF	1,441	= 5.7	BUSINESS AND PROFESSIONAL SERVICES
TOTAL PARKING MAX:		45.5		
TOTAL EXISTING:		47		

VICINITY MAP



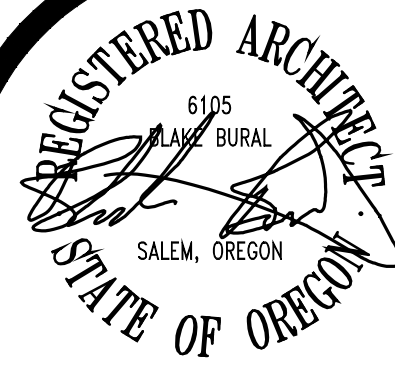
SITE SUMMARY:		NOTES:
ZONING DESIGNATION	= MU-III	MIXED USE - III
BUILDING USE	= RETAIL BUILDING	
TOTAL SITE AREA	= 29,735 SF	
GROSS FLOOR AREA	= 11,211 SF	
BUILDING HEIGHT	= 16'-4"	
AERIAL FIRE ACCESS	= NA	
PARKING		SEE PARKING MAX PER SUITE
FULL	= 10 + 15 = 35	
COMPACT	= 10	
HANDICAP	= 2	REQ.
TOTAL	= 47	
LOADING ZONE	= NA	NO DELIVERIES OVER 8000 LB. USE PARKING SPACES 25' OF FRONT DOORS
BIKE PARKING REQ.	= 4 MIN	SHOPPING CENTER 1 PER 5,000 SF; OR 4 MIN
BIKE PARKING PROVIDED	= 6	EXISTING
FLOOR AREA RATIO (FAR)	= NA	

1 SITE PLAN - EXISTING CONDITIONS
SCALE: 1/32" = 1'-0"



REFERENCE NOTES:

- EXISTING 2 HOUR AREA SEPARATION WALL TO REMAIN
- EXISTING PARTITION TO REMAIN
- EXISTING BIKE RACK TO REMAIN
- EXISTING PARKING SPACES TO REMAIN



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.: 2025.0019
DATE: MARCH 25, 2025
DRAWN: KEC
REVISIONS:



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SHEET

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