# INTERIOR TENANT IMPROVEMENTS for JJS HOLDINGS, LLC

## 3514 COMMERCIAL ST | SALEM, OR

SGA
SG ARCHITECTURE, LLC
10940 SW Barnes Road #364
Portland, Oregon 97225
503-201-7025 | 503-347-4685

REGISTERED ARCHITECT 3611 JUSTIN LABHART PORTLAND, OREGON STATE OF OREGON

CLASS 2
SITE PLAN REVIEW
& INTERIOR TENANT
IMPROVEMENT
DRAWINGS for

JJS HOLDINGS, LLC
18066 NE AIRPORT WAY
PORTLAND, OREGON 97320

**SITE & INTERIOR TENANT IMPROVEMENTS**
LOCATED AT THE
**EXISTING CHEVRON FOOD MART**
3514 COMMERCIAL STREET SE
SALEM, OR 97302

## CODE REVIEW

**ADDRESS**
3514 COMMERCIAL STREET SE, SALEM, OR 97302

**CODES**
2019 OREGON STRUCTURAL SPECIALTY CODE
2019 OREGON MECHANICAL SPECIALTY CODE
2021 OREGON PLUMBING SPECIALTY CODE
2021 OREGON ELECTRICAL SPECIALTY CODE
2019 OREGON ENERGY EFFICIENCY SPECIALTY CODE

**ZONING**
JURISDICTION: CITY OF SALEM
CODE: CITY OF SALEM REVISED CODE
UNIFIED DEVELOPMENT CODE
ZONING: CR (RETAIL COMMERCIAL)

**TAX LOT** 083W03DB07300

**ADJACENT PLANNING DISTRICTS ZONES**
ALL SIDES CR (RETAIL COMMERCIAL)

**SETBACKS:**
FRONT (BUILDING): NONE
(VEHICLE USE AREAS): 5 FEET MINIMUM
STREET: (BUILDING): NONE
(VEHICLE USE AREAS): 5 FEET MINIMUM
SIDES | REAR: (BUILDING): NONE
(VEHICLE USE AREAS): 5 FEET MINIMUM

**SITE AREA** 32,670 S.F. | 0.75 ACRES

**BUILDING AREA**
C-STORE: 2,092 S.F.

**OCCUPANCY GROUPS**
B: BUSINESS
M: MERCANTILE (MARIJUANA DISPENSARY)

**CONSTRUCTION TYPE**
B: V-B **NON**-SPRINKLERED

**ALLOWABLE AREAS BY OCCUPANCY GROUP**
M: 9,000 SF

**OCCUPANCY LOAD | EXITING**
M: 23 OCCUPANTS 1 REQUIRED | 1 PROVIDED (ADA)
B: 2 OCCUPANTS 1 REQUIRED | 1 PROVIDED (ADA)
TOTAL EXITS: 1 REQUIRED | 2 PROVIDED (ADA)

**MAXIMUM TRAVEL DISTANCE**
COMMON PATH: 75 FEET
TRAVEL DISTANCE: 75 FEET

PLUMBING FIXTURE CALCULATIONS

| OCCUPANCY | | FACTOR | AREA | LOAD | MEN / %WC / %LAV | WOMEN / %WC / %LAV |
|---|---|---|---|---|---|---|
| M | (C-STORE) | 60 | 1,335 sf | 23 | 11.5 / 0.023 / 0.015 | 11.5 / 0.023 / 0.015 |
| B | (OFFICE) | 150 | 95 sf | 1 | 0.5 / 0.020 / 0.020 | 0.5 / 0.020 / 0.020 |
| B | (STORAGE) | 300 | 245 sf | 1 | 0.5 / 0.005 / 0.005 | 0.5 / 0.005 / 0.005 |
| | | | **TOTAL REQUIRED** | | **0.048 WC / 0.040 LAV** | **0.048 WC / 0.040 LAV** |
| | | | **PROVIDED** | | **1.0 WC / 1.0 LAV (UNISEX)** | |

**PARKING (RETAIL TRADE)**
VEHICLE STALLS (4/1000 SF MIN.) 21 STALLS
LOADING SPACE NONE REQUIRED
BICYCLE PARKING 4 (NO COVER REQUIRED)

**BARRIER REMOVAL SUMMARY** (ORS 447.241)
447.241(4): IN CHOOSING WHICH ACCESSIBLE ELEMENTS TO PROVIDE UNDER THIS SECTION, PRIORITY SHALL BE GIVEN TO THOSE ELEMENTS THAT WILL PROVIDE THE GREATEST ACCESS. ELEMENTS SHALL BE PROVIDED IN THE FOLLOWING ORDER:

| ELEMENT | ACCOMODATION | SHEET |
|---|---|---|
| 1. PARKING | ACCESSIBLE PARKING PROVIDED | A1.1 |
| 2. ACCESSIBLE ENTRANCE | BUILDING ENTRANCE IS ACCESSIBLE | A0.0 \| A2.1 |
| 3. ACCESSIBLE ROUTE | BUILDING ELEMENTS ARE ACCESSIBLE | A2.1 |
| 4. ACCESSIBLE RESTROOM(S) | EXISTING UNISEX R.R. IS ACCESSIBLE | A2.1 |
| 5. ACCESSIBLE TELEPHONES | NO PHONES IN CONTRACT N/A | |
| 6. ACCESSIBLE DRINKING FOUNTAINS | DRINKING FOUNTAINS NOT REQUIRED FOR THE OCCUPANCY | N/A |
| 7. ACCESSIBLE ELEMENTS SUCH AS STORAGE AND ALARMS | SEE ITEM 3 | A2.1 |

## GENERAL NOTES

1. SCOPE: THESE DRAWINGS ARE FOR TENANT IMPROVEMENT PERMIT ONLY.
2. PERMIT PLANS: ONE SET OF THE APPROVED PLANS BEARING THE STAMPS OF THE JURISDICTION'S BUILDING DIVISION MUST BE MAINTAINED ON THE PROJECT SITE DURING CONSTRUCTION.
3. DOCUMENTS: THE DOCUMENTS FOR THIS PROJECT INCLUDE THE DRAWINGS LISTED IN THE 'SHEET INDEX'.
4. DEFERRED SUBMITTALS: ALL WORK LISTED UNDER DEFERRED SUBMITTALS WILL REQUIRE SEPARATE PERMIT. SUBMIT DRAWINGS FOR REVIEW BY ARCHITECT, CONTRACTOR, AND JURISDICTION.
5. MODIFICATIONS: ANY MODIFICATIONS TO THE EXSTG. BUILDING SYSTEMS, INCLUDING, BUT NOT LIMITED TO: ELECTRICAL, PLUMBING, MECHANICAL, FIRE SUPPRESSION, AND FIRE ALARM, SHALL BE PERFORMED UNDER BIDDER DESIGN FORMAT WITHIN GUIDELINES OF THESE CONSTRUCTION DOCUMENTS, AND SHALL MEET OR EXCEED ALL APPLICABLE CODES. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL PERMITS ARE OBTAINED AND ALL APPLICABLE CODE REQUIREMENTS AND REGULATIONS ARE MET.
6. ADA: THIS PROJECT SHALL COMPLY WITH ALL FEDERAL AND STATE ADA REQUIREMENTS. COMPLY WITH APPLICABLE REGULATIONS FOR BARRIER-FREE FACILITIES (O.S.S.C. CHAPTER 11) INCLUDING DOOR HARDWARE & DESIGN BUILD ITEMS.
7. SAFETY: THE CONTRACTOR SHALL DESIGN, INSTALL, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS.
8. CODE COMPLIANCE: ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH ALL STATE AND LOCAL JURISDICTIONAL BUILDING CODES / REGULATIONS.
9. MAINTAIN STRUCTURAL AND FIRE RESISTIVE INTEGRITY OF EXISTING BUILDING.
10. PRE-CONSTRUCTION: PRIOR TO BEGINNING WORK, THE GENERAL CONTRACTOR WILL FAMILIARIZE HIMSELF WITH THE PROPOSED WORK AREA, INCLUDING SITEWORK, WORK BY OTHERS, AND SURROUNDING AREAS. IDENTIFY ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, AND NOTIFY THE ARCHITECT OF ANY CONFLICTS.
11. OPENINGS: THE CONTRACTOR SHALL REVIEW PLANS TO VERIFY AND COORDINATE ALL OPENINGS AND ROUGH-OUTS THROUGH SLABS, WALLS, CEILINGS AND ROOFS. VERIFY ALL ROUGH-IN DIMENSIONS.
12. WOOD: ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. ALL FIRE TREATED WOOD/SHEATHING TO COMPLY WITH SECTION 2303.2, AND CARRY ALL REQUIRED LABELS FOR REVIEW BY BUILDING INSPECTOR.
13. DRAWINGS: DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALED DRAWINGS. WHERE DISCREPANCIES OCCUR, REPORT TO ARCHITECT OR ENGINEER.
14. DIMENSIONS: ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED. CONCRETE/ MASONRY DIMENSIONS ARE GIVEN TO FACE OF CONCRETE/MASONRY AND/OR TO THE EDGE OF CONCRETE SLABS.
15. BLOCKING & SUPPORTS: PROVIDE SOLID BLK'G. & SUPPORTS FOR NEW CONSTRUCTION AS REQ'D. FOR COMPLETE ASSEMBLY. PROVIDE BLOCKING AT ALL PLYWOOD AND GYPSUM BOARD SHEATHING EDGES. REFER TO STRUCTURAL FOR NAILING INFORMATION.
16. NEW TO EXIST'G.: AT PROPOSED WORK TO MATCH EXIS"G., PATCH & REPAIR EXIST'G. WORK IMPACTED BY CONSTRUCTION. PAINT & FINISH ENTIRE AFFECTED AREA TO INSIDE CORNER OR OTHER DEFINED EDGE WHEREVER WORK OCCURS.
17. OPENINGS: ALL PERIMETER OPENINGS TO BE CAULKED, SEALED OR WEATHER-STRIPPED FOR WEATHER-TIGHT ASSEMBLY. ALL FLASHING AND ARCHITECTURAL SHEET METAL TO BE MINIMUM 24 GA. GALVANIZED STEEL, FACTORY PRIMED AND FIELD PAINTED. 10'-0" LENGTHS, PER SMACNA MANUAL UNLESS OTHERWISE NOTED. AS REQUIRED TO RESULT IN A FULLY WEATHERTIGHT ASSEMBLY.
18. VAPOR BARRIERS: CONTINUOUS APPROVED VAPOR BARRIERS SHALL BE INSTALLED ON THE HEATED SIDE OF ALL THERMAL INSULATION INSTALLED.
19. FIRE EXTINGUISHERS: PROVIDE FIRE EXTINGUISHERS WITH REQUIRED SIGNAGE AS REQ'D. BY FIRE DEPARTMENT FIELD INSPECTOR. DURING CONSTRUCTION, PROVIDE A PORTABLE FIRE EXTINGUISHER WITH TYPE A,B,C RATING WITHIN 75 FOOT DISTANCE TO ALL PORTIONS OF THE BUILDING.

## DIRECTORY

**OWNER**
**JJS HOLDINGS, LLC**
18066 NE AIRPORT WAY
PORTLAND, OREGON 97320
CONTACT: JUSTIN LABHART
p: 916-507-2485
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**STRUCTURAL**
JAMES G PIERSON CONSULTING ENGINEERS, INC.
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PORTLAND, OR 97205
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p: 503-226-1286
e:tonyc@jgpierson.com
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**PLUMBING**
COMMERCIAL PLUMBING CONSULTING & DESIGN
18859 SW MARTINAZZI AVE., TUALATIN, OR 97062
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**ARCHITECT**
SG ARCHITECTURE, LLC.
10940 SW BARNES RD. #364
PORTLAND, OREGON 97225
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**MECHANICAL**
ARRIS CONSULTING, LLC
5247 NE 49TH AVE, PORTLAND, OR 97218
CONTACT: ANDREW CRAIG
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**ELECTRICAL**
MEC ENGINEERING
CONTACT: MAJID HABIBI, PE
p: 503-860-4507
e: info@mecengineering.net

## JURISDICTIONAL OFFICES

**PLANNING**
**ZONING & LAND USE**
CITY OF SALEM
555 LIBERTY STREET SE
ROOM 305
SALEM, OR 97301
503-588-6213

**BUILDING**
**PERMIT APPLICATION CENTER**
CITY OF SALEM
555 LIBERTY STREET SE
ROOM 320
SALEM, OR 97301
503-588-6256

**GAS**
**NW NATURAL**
220 NW 2ND AVE.
PORTLAND, OREGON 97209
503-226-4211

**ELECTRIC**
**PORTLAND GENERAL ELECTRIC**
121 SW SALMON STREET
PORTLAND, OR 97204
503-228-6322

**WATER | SEWER**
**PUBLIC WORKS**
CITY OF SALEM
555 LIBERTY STREET SE
SALEM, OR 97301
503-588-6311

## PROJECT DESCRIPTION

APPROX. 2,092 SF OF INTERIOR TENANT IMPROVEMENTS FOR JJS HOLDINGS, LLC. THE PROPOSED TENANT IMPROVEMENT WILL REPLACE AN EXISTING CONVENIENCE STORE AND COFFEE SHOP LOCATED IN AN EXISTING SINGLE STORY BUILDING OF STUCCO ON FRAME CONSTRUCTION. IMPROVEMENTS INCLUDE A NEW SALES AREA, OFFICE, IT ROOM, & STOCKROOM. AN EXISTING UNISEX RESTROOM WILL BE LIGHTLY REMODELED TO ADD A VERTICAL GRAB BAR TO MEET ADA REQUIREMENTS. SITEWORK IS LIMITED TO RE-CONFIGURING/ADDING PARKING STALLS WITHIN EXISTING CURB LINE. GASOLINE PUMPS AND CANOPY PREVIOUSLY ON THE SITE HAVE BEEN REMOVED BY OTHERS.

## DESIGN BUILD | DEFERRED SUBMITTALS

1. NO DEFERRED SUBMITTALS WITH THIS APPLICATION.
2. MECHANICAL, ELECTRICAL, AND FIRE ALARM PERMITS WILL BE SEPARATE APPLICATIONS.
3. THERE IS NO PLUMBING WORK IN THE SCOPE OF WORK, EXCEPT FOR DEMOLITION - NO PLUMBING PERMIT NEEDED.
4. BUILDING DOES NOT HAVE A FIRE SPRINKLER SYSTEM

## SHEET INDEX

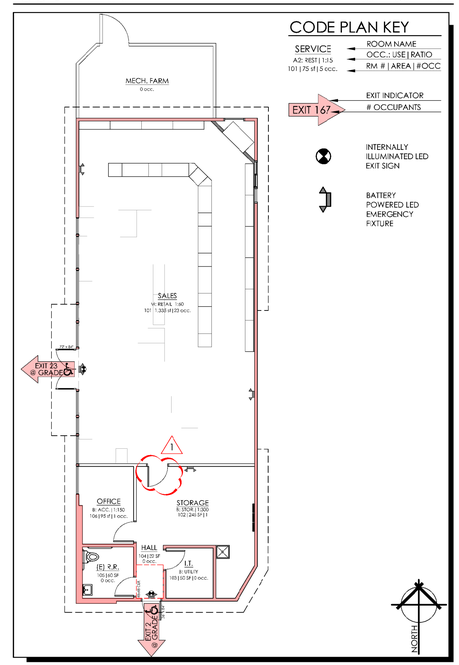


| | | 08.05.2021 Permit | 09.30.2021 (B/S & Planning) Responses #01 | 12.06.2021 (Planning) Responses #02 | 03.20.2022 CLASS 3 Submit |
|---|---|---|---|---|---|
| **ARCHITECTURAL** | | | | | |
| A0.0 | COVERSHEET, CODE REVIEW & GENERAL INFORMATION | ● | ● | ● | |
| A0.1 | SPECIFICATION NOTES | ● | | | |
| A0.2 | SPECIFICATION NOTES | ● | | | |
| A1.0 | EXISTING CONDITIONS PLAN (ALTA SURVEY - FOR REFERENCE ONLY) | ● | | | |
| A1.1 | SITE PLAN AND PARKING SUMMARY | ● | ● | ● | |
| A1.2 | SITE DETAILS | ● | ● | ● | |
| A1.3 | EROSION CONTROL PLAN \| EXISTING LANDSCAPE SURVEY | ● | ● | ● | |
| A1.4 | EROSION CONTROL DETAILS | ● | ● | | |
| SP1.0 | SITE PHOTOMETRIC PLAN | ● | | | |
| A2.1 | DEMO, FLOOR, & CEILING PLANS \| SCHEDULES \| DETAILS | ● | | | |
| ADA1 | ADA GUIDELINES (REFERENCE ONLY) | | | | |
| ADA2 | ADA GUIDELINES (REFERENCE ONLY) | | | | |
| D-1 | DEMOLITION PLAN | | | | ● |
| A1.5 | CLASS 3 ADJUSTMENT - SITE PLAN | | | | ● |



## CODE PLAN

SCALE: 3/32" = 1'-0"




## VICINITY MAP

N.T.S.

**ISSUED FOR PERMIT**

ALL ITEMS INDICATED HEREIN SHALL REMAIN SUBJECT TO THE RECIPIENT'S VERIFICATION OF THE ACTUAL CONDITIONS IN THE FIELD. NEITHER LANDLORD OR ARCHITECT SHALL BE LIABLE FOR ANY CHANGES, REVISIONS, ADDITIONAL COSTS, OR EXPENSES INCURRED AS A RESULT OF ANY DIFFERENCES BETWEEN THIS DOCUMENT AND ACTUAL FIELD CONDITIONS OF THE PREMISES, BUILDING, OR SITE - UNLESS OTHERWISE AGREED TO IN WRITING BY LANDLORD AND RECIPIENT PURSUANT TO A LEASE OR LEASE.

THIS DOCUMENT HAS NOT BEEN VERIFIED FOR ACCURACY AND DOES NOT CONSTITUTE A GUARANTY OR ASSURANCE OF THE DIMENSIONS, LAYOUT, SIZES, CAPACITY OR CONDITIONS OF THE PREMISES OR MODIFICATIONS TO SAME.

PROJECT NUMBER:
21-105

ISSUE DATE:
MARCH 20, 2022

DRAWN BY:
KG & SS

Revisions:
1 09.30.2021 (B/S & Planning) Responses #01 (21-11571RP | 21-115194 BP)
5 03.20.2022 (Planning) CLASS 3 ADJUSTMENT

COVER SHEET | CODE REVIEW

A0.0

C:_SGA\03.19.2022\07 Class 3 Adjustment\21-105 A0.0 COVER (1205-delta 3).dwg