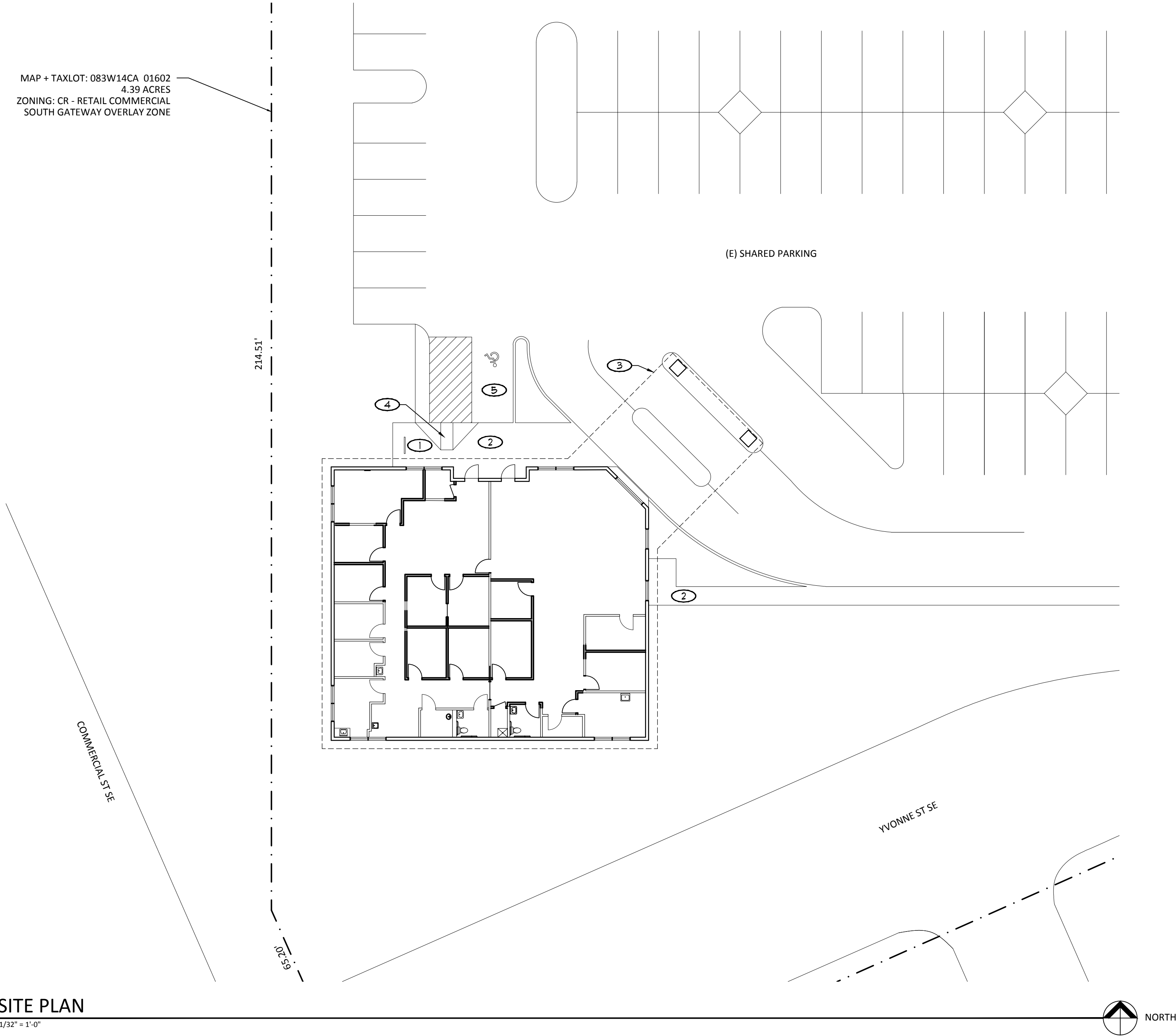


2 SITE PLAN

1/32" = 1'-0"



SUMMARY OF WORK & CODE ANALYSIS

SUMMARY OF WORK
TENANT REMODEL OF EXISTING BUILDING FOR EYECARE CLINIC.
WORK INCLUDES NEW WOOD FRAMING, CASEWORK, FINISHES,
PLUMBING, MECHANICAL, AND ELECTRICAL DESIGN BUILD

WORK AREA: APPROX 3,960 SF
NO NEW BUILDING AREA
NO EXISTING FIRE ALARM OR SPRINKLER SYSTEM

NO CHANGE OF PROPERTY USE - GROUP B, PERSONAL SERVICES

ZONING: CR - RETAIL COMMERCIAL
SOUTH GATEWAY OVERLAY ZONE

DEFERRED SUBMITTALS
HVAC DESIGN

SEPARATE SUBMITTALS
PLUMBING
HVAC
ELECTRICAL

2019 OREGON STRUCTURAL SPECIALTY CODE

CH 3 OCCUPANCY CLASSIFICATION AND USE
PREVIOUS OCCUPANCY GROUP: B, PERSONAL SERVICES
PROPOSED OCCUPANCY GROUP: B, PERSONAL SERVICES
PROPOSED USE: EYECARE

CH 5 BUILDING HEIGHTS AND AREA
EXISTING GROSS BUILDING AREA: 3,960 SF
NO CHANGE TO EXISTING HEIGHT

CH 6 TYPES OF CONSTRUCTION
CONSTRUCTION TYPE: V-B (NS)

CH 8 INTERIOR FINISHES
MIN CLASS C MATERIALS ALLOWED PER TABLE 803.13

CH 9 FIRE PROTECTION SYSTEMS
PROVIDE TYPE 2A10BC BRACKET MOUNT FIRE EXTINGUISHERS
AT 75' MAX INTERVALS AS NOTED ON FLOOR PLANS AT 48" AFF
MAX

CH 10 MEANS OF EGRESS

TABLE 1004.5 OCCUPANT LOAD:
SUITE A: OFFICE, 1,962 SF/150 = 13.08 = 14 OCCUPANTS
SUITE B: OFFICE, 1,998 SF/150 = 13.32 = 14 OCCUPANTS

1006.2.1 ONE EXIT ALLOWED SHOULD DESIGN OCCUPANT LOAD
AND EGRESS TRAVEL DISTANCE NOT EXCEED VALUES IN TABLE
1006.2.1
TABLE 1006.2.1 - MAX OCC LOAD = 49, MAX COMMON PATH OF
EGRESS TRAVEL DISTANCE WITHOUT SPRINKLERS = 100' IF OC
LOAD <= TO 30 OR = 75' IF OCC LOAD > THAN 30

MAX PROVIDED EGRESS TRAVEL DISTANCE:
SUITE A: 83'-4"
SUITE B: 90'-4"

CH 29 PLUMBING - PLUMBING SYSTEMS
RESTROOMS: PER OSSC TABLE 2902.1:
WC: 1 PER 25 FOR THE FIRST 50, 1 FOR EACH ADDITIONAL 50
LAVS: 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 THEREAFTER

OCCUPANTS: 28 - 14 MALE, 14 FEMALE

MALE:
WATER CLOSETS: 14/25 = 1 WC | LAVATORY: 14/40 = 1 LAV

FEMALE:
WATER CLOSETS: 14/25 = 1 WC | LAVATORY: 14/40 = 1 LAV

REQUIRED WATER CLOSETS: 2
REQUIRED LAVATORIES: 2

2 WATER CLOSETS PROVIDED
2 LAVATORIES PROVIDED

CH 34 EXISTING STRUCTURE
PER IBC 305.6 ALTERATIONS SHALL COMPLY WITH CURRENT
OSSC AND SNSI PROVISIONS FOR ACCESSIBILITY. PER ORS
447.241 UP TO 25% OF COST OF CONSTRUCTION HAS BEEN
IDENTIFIED TO REMOVE ARCHITECTURAL BARRIERS AS
FOLLOWS, UNLESS OTHERWISE NOTED AS EXISTING
(A) PARKING - EXISTING
(B) ACCESSIBLE ENTRANCE - EXISTING
(C) ACCESSIBLE ROUTE - PROVIDED
(D) ACCESSIBLE RESTROOMS - PROVIDED
(E) ACCESSIBLE TELEPHONES - N/A
(F) DRINKING FOUNTAIN - N/A
(G) STORAGE - PROVIDED

CITY OF SALEM: TITLE X UNIFIED DEVELOPMENT
CODE

CR- RETAIL COMMERCIAL ZONE, SOUTH GATEWAY OVERLAY
ZONE
CHAPTER 522.005 USES: PERSONAL SERVICES PERMITTED

(4) EXISTING SHORT TERM BIKE PARKING SPACES
NO CHANGE PROPOSED TO EXISTING SHARED MOTOR VEHICLE
PARKING LOT

SHEET LIST

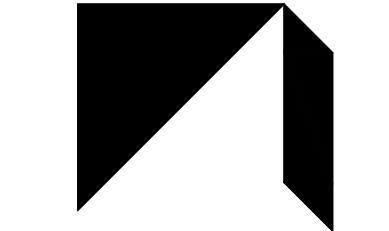
G000 COVER SHEET
A100 DEMOLITION PLAN & DEMOLITION RCP
A201 FLOOR PLAN
A220 REFLECTED CEILING PLAN
A240 FFE PLAN
A300 ELEVATIONS
A600 SCHEDULES & DETAILS

GENERAL NOTES

- DIMENSIONS TO FINISH FACE, UON - FIELD VERIFY
- DEMOLISH FINISHES & PREP (E) SUBSTRATE WHERE NEW SCHEDULED.
MAKE TRANSITIONS TO NEW CONSTRUCTION FLUSH AND W/OUT
VISIBLE DIFFERENCE
- DEMOLISH MECHANICAL, ELECTRICAL, AND PLUMBING DEVICES AND
FIXTURES AS REQ'D FOR NEW WORK, DEMOLISH ABANDONED
INFRASTRUCTURE
- PATCH (E) SURFACES TO REMAIN AND WHERE DEMOLITION OCCURS TO
MATCH (N) PROJECT STANDARDS
- PROVIDE NEW PAINT SYSTEM FINISH AT WALLS THROUGHOUT
- EXISTING ELECTRICAL DEVICES NOT SHOWN
- CLEAN CONSTRUCTION CAVITIES PRIOR TO ENCLOSING WITH (N)
MATERIALS INCLUDING WALL CAVITIES
- PROTECT (E) SURFACES TO REMAIN
- PROVIDE SOLID BACKING AT WALL MOUNT ITEMS
- PROVIDE WATER RESISTANT GYPSUM BOARD AT WET LOCATIONS
- PROVIDE SUBMITTALS AS FOLLOWS FOR REVIEW PRIOR TO WORK
11.1. SAMPLES OF EACH FINISH MATERIAL SPECIFICATION
11.2. MECHANICAL EQUIPMENT DATA
11.3. PLUMBING FIXTURES
11.4. ELECTRICAL DEVICES AND FIXTURES
11.5. CASEWORK SHOP DRAWINGS

SITE PLAN KEYNOTES

- (4) EXISTING SHORT TERM BICYCLE PARKING HOOP TO REMAIN
- (E) SIDEWALK TO REMAIN
- (E) OVERHEAD COVER TO REMAIN
- (E) ACCESSIBLE RAMP TO REMAIN
- (E) ACCESSIBLE PARKING TO REMAIN
- LINETYPE INDICATES PROPERTY LINE



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CONSTRUCTION DOCUMENTS

JOB NO: PROJECT NUMBER
ISSUE DATE: 25 APR 2022

COVER SHEET

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