

# CODE COMPLIANCE

## GENERAL INFORMATION

**PROJECT:**  
OFFICE BUILDING - 675 ORCHARD HEIGHTS ROAD NW, SALEM, OR 97304  
PROJECT NO. : 2024.0058  
SCOPE OF WORK: 2nd FLOOR INTERIOR RENOVATION ONLY; MODIFICATION OF SUITES AS INDICATED:  
CONVERT EXISTING SUITE 200 INTO (3) NEW SUITES: 200, 210 AND 220.  
NO STRUCTURAL WORK. NO SITE WORK.

**CODES:**  
2022 OREGON STRUCTURAL SPECIALTY CODE, AMENDMENTS BASED ON 2021 IBC  
2019 OREGON FIRE CODE

**OWNER:**  
ZACH FISCHER  
c/o WINDERMERE REAL ESTATE  
675 ORCHARD HEIGHTS ROAD NW, SUITE 220  
SALEM, OR 97304  
PH: (503) 508-7178

**ARCHITECT:**  
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PRINCIPAL ARCHITECT: BLAKE BURAL, AIA  
bbural@accoac.com

**AGENT:**  
NORTHWEST PROPERTY MANAGEMENT GROUP  
675 ORCHARD HEIGHTS ROAD NW, SUITE 200  
SALEM, OR 97304  
MICHELLE JAURE  
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**PROJECT ARCHITECT:**  
RICHARD GABRIEL, AIA  
rgabriel@accoac.com

## USE & OCCUPANCY - CHAPTER 3

**OCCUPANCY:**  
FORMER OCCUPANT OF THIS FLOOR: OFFICES, PROFESSIONAL SERVICES (B OCCUPANCY)  
NEW OCCUPANTS: OFFICES (B OCCUPANCY)  
OCCUPANCY ASSIGNED AS NOTED IN TABLE ON THIS SHEET  
NO CHANGES OF USE FROM OFFICES, PROFESSIONAL SERVICES

OFFICE GROUP B SECT 304.1

## GENERAL BUILDING HEIGHTS & AREAS - CHAPTER 5

**EXISTING BUILDING**  
CONSTRUCTION TYPE: V-B - NON-SPRINKLERED  
BUILDING HEIGHT: 30 FT (APPROX) < 40 FT ALLOWED (COMPLIES) TABLE 504.3  
2 STORIES > 2 STORIES ALLOWED (COMPLIES) TABLE 504.4  
BUILDING AREA / FLOOR: 9,000 SQ FT BASE ALLOWED TABLE 506.2  
FRONTAGE INCREASE: OPEN SPACE > 30 FT, ALL SIDES (SEE SITE PLAN) SECT 506.3  
TOTAL AREA ALLOWED: (9,000 + (9,000 x 0.25)) x 1.25 = 9,000+2,250 = 11,250 SQ FT  
BUILDING AREA / FLOOR: 9,516 SQ FT < 11,250 SQ FT (COMPLIES)

**OCCUPANCY SEPARATION** NO SEPARATION REQ'D BETWEEN ADJACENT B OCC TABLE 508.4

## CONSTRUCTION TYPES - CHAPTER 6

**EXISTING BUILDING**  
CONSTRUCTION TYPE: V-B - NON-SPRINKLERED  
ADJACENT YARDS: OPEN SPACE > 30 FT MIN ALL SIDES TABLE 601  
**BUILDING ELEMENTS:**  
FIRE RESISTANCE RATING, HOURS  
EXTERIOR BEARING WALLS: 0  
INTERIOR BEARING WALLS: 0  
EXTERIOR NONBEARING WALLS: 0  
INTERIOR NONBEARING WALLS: 0  
FLOOR CONSTRUCTION: 0  
ROOF CONSTRUCTION: 0

## MEANS OF EGRESS - CHAPTER 10

**OCCUPANT LOAD:**  
OCCUPANT LOAD FACTOR: BUSINESS AREAS: 150 SQ FT / OCCUPANT TABLE 1004.5  
OCCUPANTS EACH SUITE: SUITE 200 45 PREVIOUS PERMIT # 22 117920 00 BP

**NEW PERMITS FROM PREVIOUS SUITE 200:**  
SUITE 200 10  
SUITE 210 9  
SUITE 220 25

**EXISTING 2nd FLOOR PERMITS REMAINING:**  
SUITE 230 7 REVISED PERMITS # 22 117916 00, 01, 02  
SUITE 250 0 ABANDONED  
SUITE 270 20 REVISED PERMIT # 22 122653 00 BP  
SUITE 275 28 FROM PERMIT # 21 112793 00 BP  
JANITOR 1 FROM PERMIT # 22 117920 00 BP  
TOTAL OCCUPANTS 2nd FLOOR 100

**EGRESS SIZING & NUMBER OF EXITS FROM 2nd FLOOR:**  
EGRESS WIDTH: (100) OCCUPANTS x 0.2 = 20.0 IN MIN WIDTH SECT 1005.3.2  
EGRESS WIDTH PROVIDED: (4) EXIT DOORS @ 3 FT WIDTH > 20.0 IN (COMPLIES)  
EXITS REQUIRED: (2) EXITS FOR (50) OCCUPANTS OR MORE  
EXITS PROVIDED: (2) EXITS PROVIDED (COMPLIES) TABLE 1006.2.1

**COMMON PATH OF EGRESS TRAVEL WITHIN SUITE 220:**  
NON-SPRINKLERED, UNRATED CORRIDOR, SUITE 220  
OCC LOAD < 30, 100 LF MAX ALLOWED  
ACTUAL COMMON PATH: 95 LF < 100 LF TABLE 1006.2.1

**MINIMUM NO. OF EXITS / STORY:** OCC LOAD 1 - 500; (2) EXITS REQ'D EXITS PROVIDED: (2) (COMPLIES) TABLE 1006.3.3

**EXIT ACCESS DISTANCE FROM SUITE 220:** NON-SPRINKLERED, B OCC, 200 LF MAX ACTUAL DISTANCE: 112 LF < 200 LF (COMPLIES) TABLE 1017.2

**CORRIDORS:** NON-SPRINKLERED, B OCC > 30 OCCUPANTS: 1-HR FIRE RATING REQUIRED TABLE 1020.1  
EXISTING WEST CORRIDOR IS 1-HOUR RATED, EXISTING DOORS - 20 MIN AND 45 MIN FIRE RATINGS (COMPLIES)

## PLUMBING - CHAPTER 29

**PLUMBING FIXTURES REQUIRED / PROVIDED - ENTIRE 2nd FLOOR:**

**MINIMUM NUMBER OF FIXTURES REQUIRED, B-OCCUPANCY** TABLE 2902.1  
WATER CLOSETS: MEN & WOMEN: 1 PER 25 FOR FIRST 50, 1 PER 50 BEYOND  
URINALS: 1 URINAL = 1/2 WATER CLOSET  
LAVATORIES: MEN & WOMEN: 1 PER 40 FOR FIRST 80, 1 PER 80 BEYOND

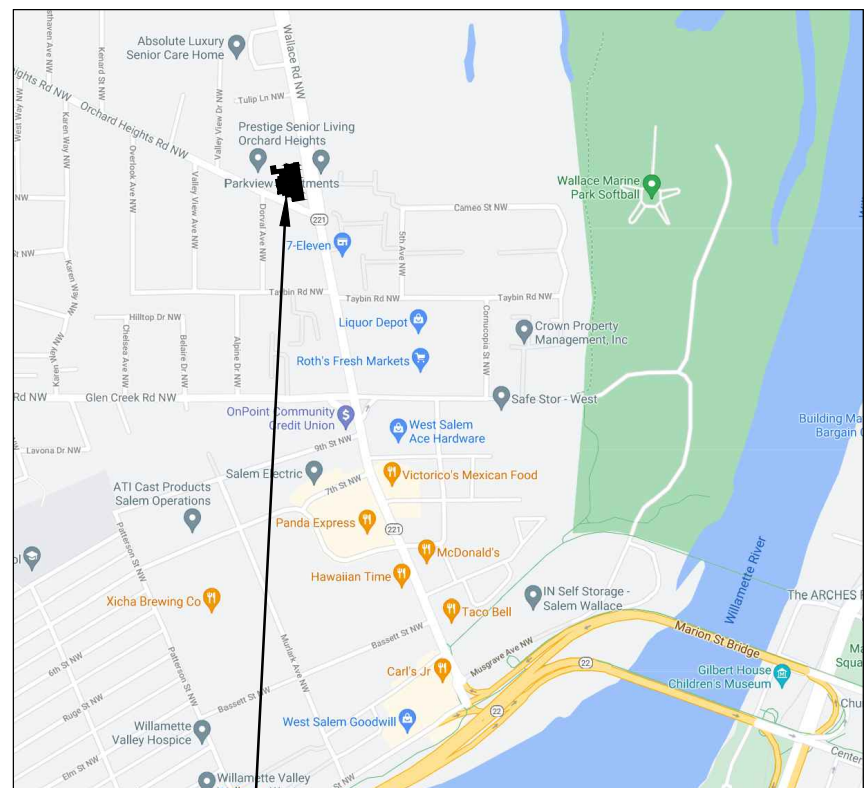
	OCC.	MEN		WOMEN		UNISEX (ADA)	
		WC	LAV	WC	LAV	WC	LAV
FIXTURES REQUIRED	100	1/25	1/40	1/25	1/40		
TOTAL OCCUPANCY	50	2	2	2	2		
FIXTURES PROVIDED		1	2	1	2	1	1

(COMPLIANT, CONSIDERING URINAL + 50% UNISEX)

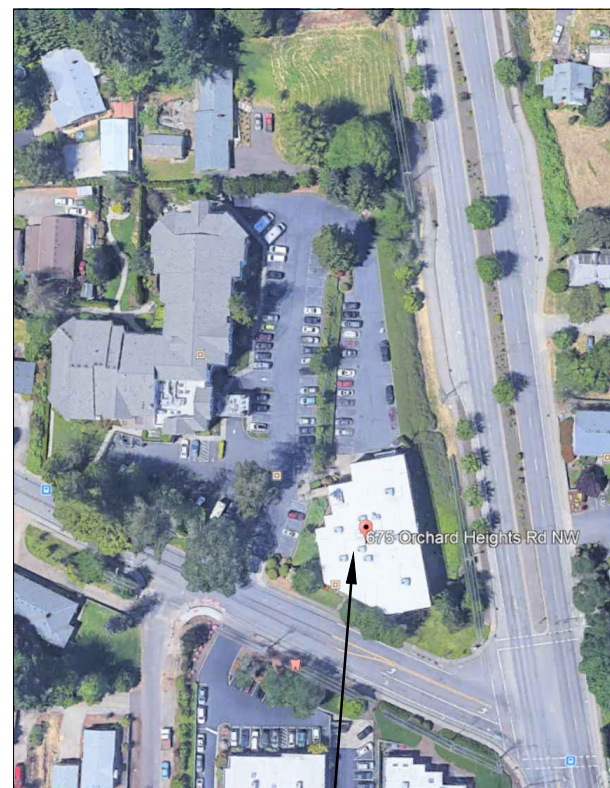
# OFFICE BUILDING - 675 ORCHARD HEIGHTS ROAD

675 ORCHARD HEIGHTS ROAD NW, SALEM, OR 97304

## 2nd FLOOR SUITES 200 (REVISED), 210 & 220 (NEW) INTERIOR RENOVATION



SALEM, OR PROJECT SITE  
LOCATION MAP (NTS)



PROJECT SITE  
SITE PLAN (NTS)



AERIAL VIEW

### LEGEND:

- XX OCCUPANCY GROUP
- XX AREA
- XX FLOOR AREA/OCCUPANT
- XX OCCUPANT LOAD
- EXISTING PRESUMED 1-HOUR RATED CORRIDOR, INCLUDING 20-MINUTE AND 45-MINUTE DOORS
- (E) X EXIT SIGN: (E) = EXISTING TO REMAIN  
(N) = NEW  
(R) = RELOCATED FROM DEMO LOCATION
- (E) X EXISTING EXIT SIGN WITH BATTERY-POWERED EMERGENCY LIGHTING TO REMAIN
- FEC X EXISTING FIRE EXTINGUISHER CABINET TO REMAIN
- EXIT EXIT DOOR, EXIT DIRECTION
- DEMISING WALL BETWEEN UNITS

### 2nd FLOOR AREAS - SUITES & COMMON AREA

SUITE ADDRESS	USE	OCCUPANCY	BUSINESS	RENTABLE AREA, SF
200	OFFICES	B	NORTHWEST PROPERTY MGMT	1090
210	OFFICES	B	FUTURE TENANT	770
220	PROF. SERVICES	B	WINDERMERE REAL ESTATE	2125
230	OFFICES	B	CARING FOR THE CAPITOL	868
270	PROF. SERVICES	B	FADED BY JOHN	1420
275	OFFICES	B	LANDMARK PROF. MORTGAGE	1557
SUBTOTAL				7830
COMMON AREA				1690
TOTAL 2nd FLOOR AREA				9520

### SHEET INDEX:

- A0.1 TITLE SHEET, PROJECT INFO, CODE COMPLIANCE
- A1.1 OVERALL SITE PLAN
- A2.1 SECOND FLOOR PLAN

### SHEET NOTES:

- ARCHITECTURAL BARRIER REMOVAL: NO ADA ISSUES PER ARCHITECT; REFER TO PERMIT NO. 21-112793 00 BP, PLAN EXAMINER COMMENT FOR NEARBY SUITE 275.
- ALL SITE WORK HAS BEEN ACCOMPLISHED UNDER PRIOR PERMITS. THERE HAS BEEN NO CHANGE OF USE OR OCCUPANCY CLASSIFICATION SINCE THAT TIME.

### REFERENCE NOTES:

- NO WORK THIS AREA (SUITES 230, 270 AND 275)
- EXISTING WOMEN'S RESTROOM, NO WORK REQ'D
- EXISTING MEN'S RESTROOM, NO WORK REQ'D
- EXISTING UNISEX ADA RESTROOM, NO WORK REQ'D
- EXISTING JANITOR ROOM, NO WORK REQ'D

### GENERAL NOTES:

- GENERAL NOTES APPLY TO ALL DRAWINGS.
- DIMENSIONS ARE TO EXISTING FACE OF WALL, FACE OF NEW FRAMING, AND FACE OF EXISTING CONCRETE UNLESS NOTED OTHERWISE.
- DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS PRIOR TO PROCEEDING WITH AREA OF QUESTIONABLE WORK.
- PRIOR TO COMPLETE DEMOLITION OF WALLS, VERIFY STRUCTURAL SYSTEM TO VERIFY LOAD BEARING COMPONENTS.
- REFER TO OWNER FOR ALL FINISHES
- REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DESIGN-BUILD DRAWINGS FOR ADDITIONAL INFORMATION



In the event conflicts are discovered between the original signed and sealed documents prepared by the Architect 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.: 2024.0058

DATE: SEPT. 6, 2024

DRAWN: RG

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SUITES 200, 210, 220  
675 ORCHARD HEIGHTS RD NW  
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### SUITE 220

2nd FLOOR TITLE SHEET -  
PROJECT INFORMATION,  
CODE COMPLIANCE

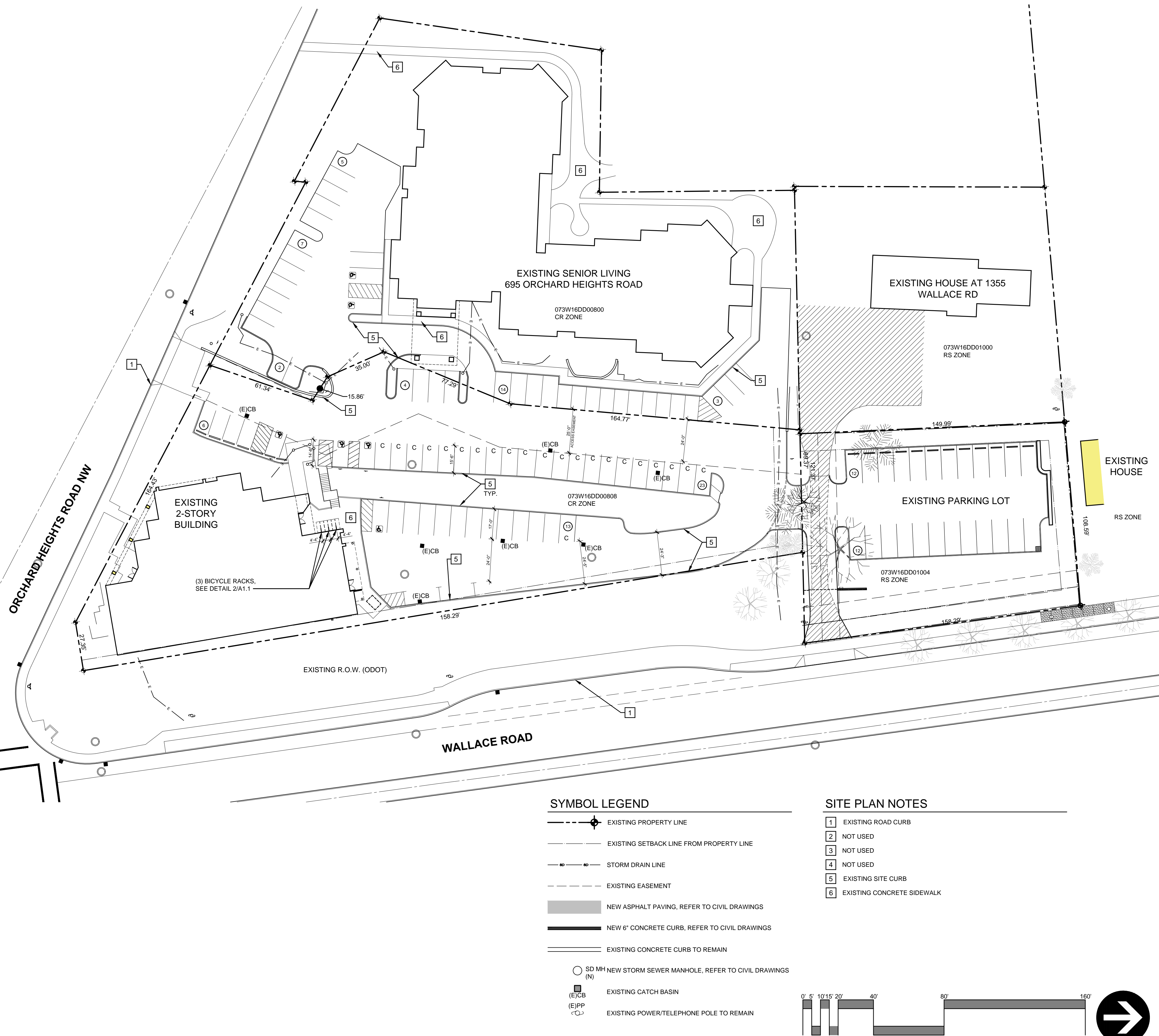
SHEET

A0.1

**NOTE - 08/06/2024:**  
THIS SHEET WAS PART OF A PREVIOUS BUILDING PERMIT PROCESS, AND HAS BEEN PROVIDED AGAIN ONLY TO CONFIRM THE EXISTENCE ON SITE OF

- (3) BICYCLE RACKS, MEANING
- (6) BICYCLE PARKING SPACES.

ZONING CODE REVIEW LOTS 808 & 1004			
LISTED ZONES & USES:			
LOT 808: CR BUSINESS - OFFICES, PROF. SERVICES; PARKING	LOT 1004: RS COMMERCIAL PARKING		
RS ZONE LOCATION (PREV. PERMIT)		LESS THAN 165'-0" OF CR ZONE (COMPLIES)	
ADJACENT ZONES:		SOUTH - N/A; EAST - N/A; NORTH - RS; WEST - CR & RS	
BUILDING AREA:		19,032 SF (2 FLOORS)	
VEHICLE PARKING:		1 / 250 SF FOR OFFICE USE	TABLE 806.15
MAX. ALLOWED:		19,032 / 250 = 76 STALLS MAX ALLOWED	
EXISTING - LOT 808		87 STALLS (24 ARE COMPACT 55%)	
EXISTING - LOT 1004		24 STALLS	
TOTAL EXISTING PARKING:		111 STALLS > 76 STALLS (EXISTING NON-COMPLIANT)	
BICYCLE PARKING:		1 / 3,500 SF FOR 1st 50,000 SF FOR OFFICE USE	TABLE 806.5
MINIMUM REQUIRED:		19,032 / 3,500 = 5.43	
		6 BICYCLE SPACES REQUIRED	
		6 EXISTING BICYCLE SPACES (COMPLIES)	
LOT AREA:		45,917 SF	
LOT 808:		17,120 SF	
LOT 1004:		63,037 SF = 1.45 ACRES	
TOTAL LOT AREA:		36,264 SF	
EXISTING PAVED AREA:		9,600 SF (NEW CANOPY 222 SF) = 9,822 SF	
EXISTING BUILDING FOOTPRINT:		45,864 SF = 73% OF TOTAL LOT AREA	
TOTAL EXISTING IMPERVIOUS AREA:		17,173 SF = 27% OF TOTAL LOT AREA	
TOTAL EXISTING LANDSCAPE AREA:			



1 OVERALL SITE PLAN  
SCALE: 1" = 30'-0"



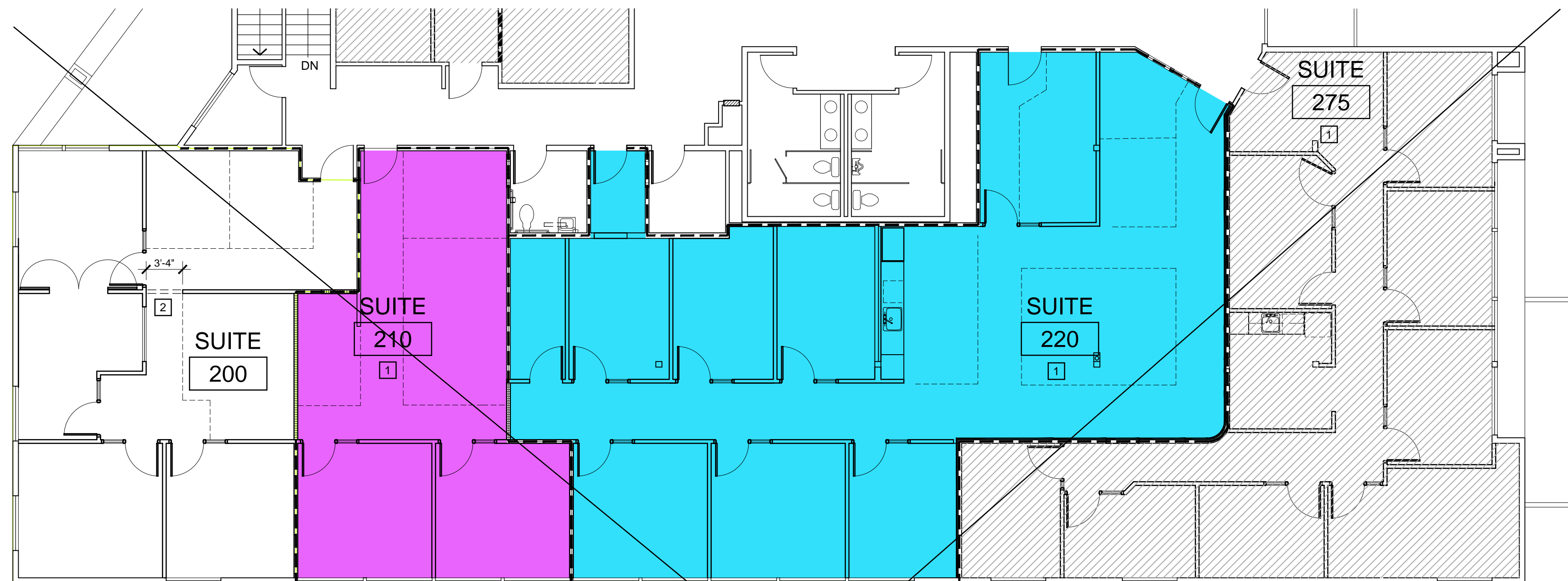
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DATE: SEPT. 9, 2024  
DRAWN: GEG, RG  
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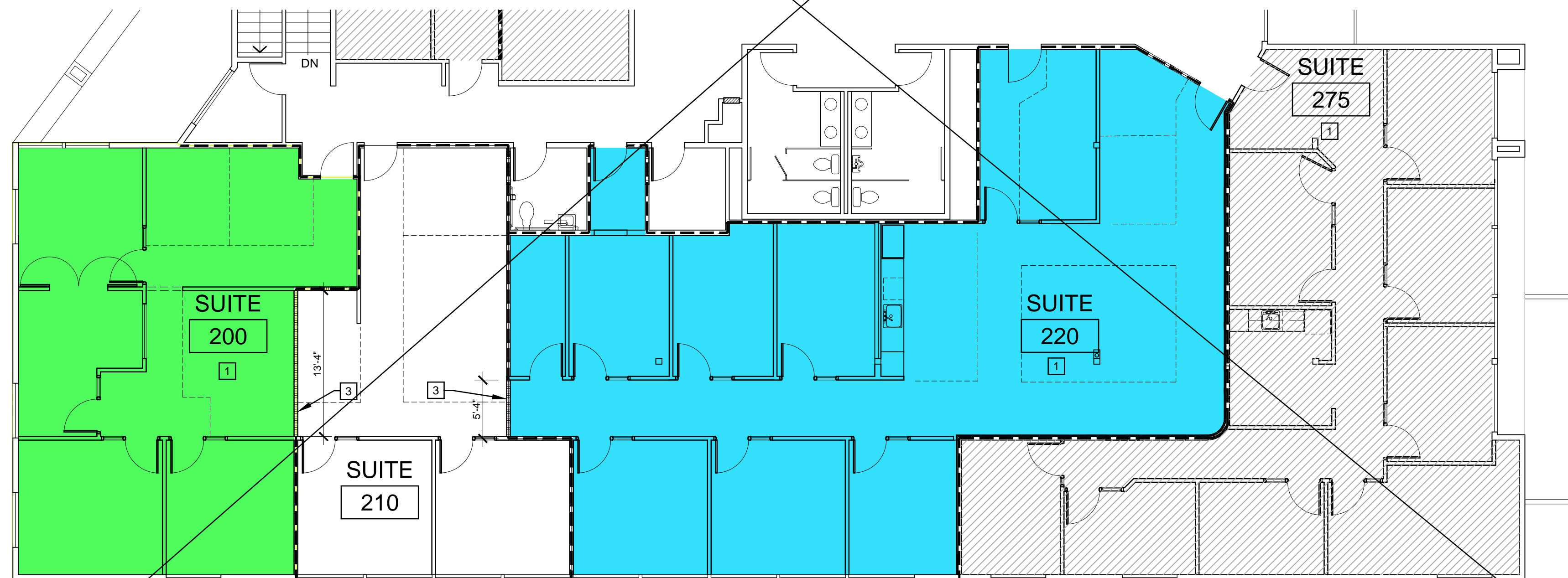
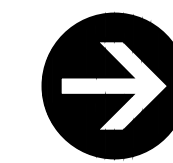
OVERALL SITE PLAN  
SHEET



1 FLOOR PLAN - 2nd FLOOR - SUITE 200  
SCALE: 1/8" = 1'-0"

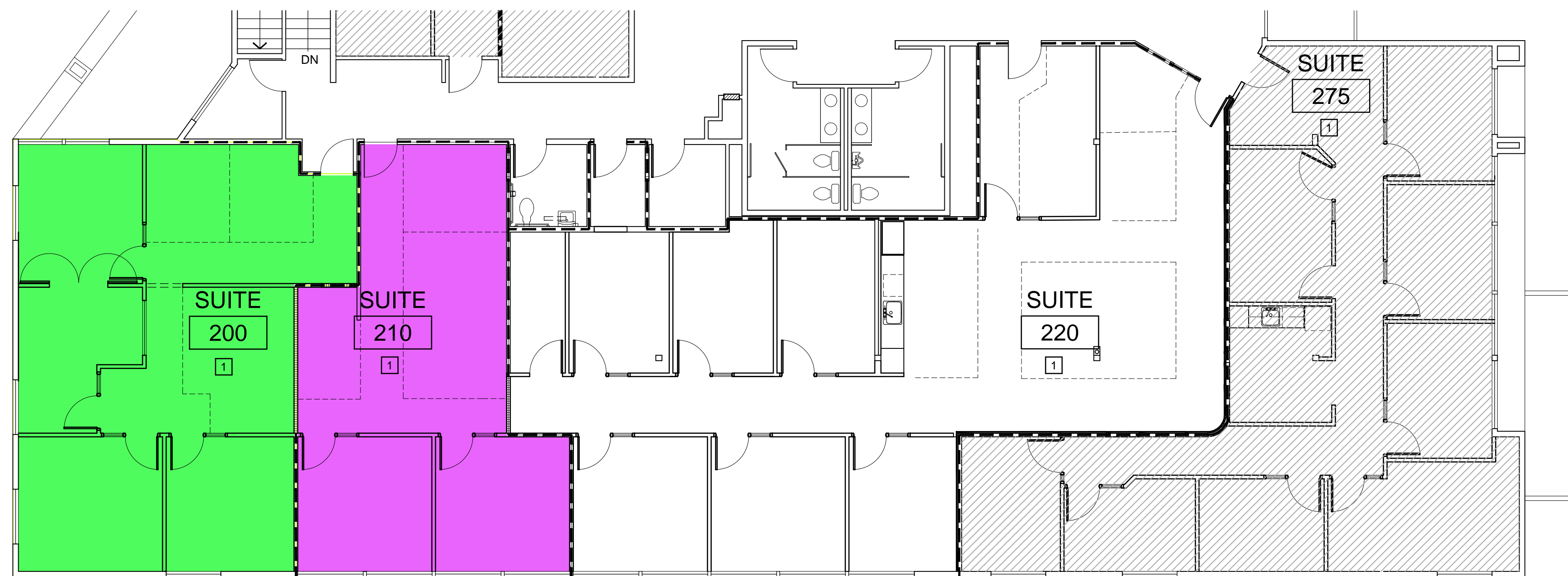
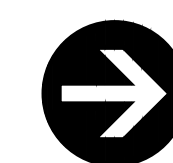
#### INSTRUCTIONS:

- 1 NO WORK THIS AREA, THIS PERMIT
- 2 CUT 3'-4" WIDE x 7'-0" HIGH CLEAR OPENING IN EXISTING WALL. INSTALL METAL STUD FRAMING AS NECESSARY FOR STABILITY AND FINISH. FINISH WITH GYPSUM WALLBOARD FILLER AND METAL CORNER BEAD. MATCH EXISTING WALLS ADJACENT. PAINT TO MATCH EXISTING, OR AS REQUIRED.
- 3 EXISTING MEN'S RESTROOM, NO WORK REQ'D



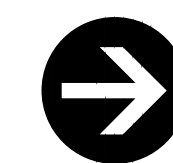
2 FLOOR PLAN - 2nd FLOOR - SUITE 210  
SCALE: 1/8" = 1'-0"

- 1 NO WORK THIS AREA, THIS PERMIT
- 3 CONSTRUCT NEW DEMISING WALL IN (2) LOCATIONS NOTED. CONSTRUCT OF METAL STUDS AT 16" O.C. TO MATCH EXISTING. 5/8" GYPSUM WALL BOARD EACH SIDE. 3" ACOUSTICAL BATT INSULATION FILL. EXTEND 6" MIN ABOVE CEILING. ANCHOR TO FLOOR AND STRUCTURE ABOVE PER FINISH AND PAINT TO MATCH EXISTING OR AS REQUIRED.
- 4 A2.1



3 FLOOR PLAN - 2nd FLOOR - SUITE 220  
SCALE: 1/8" = 1'-0"

- 1 NO WORK THIS AREA, THIS PERMIT



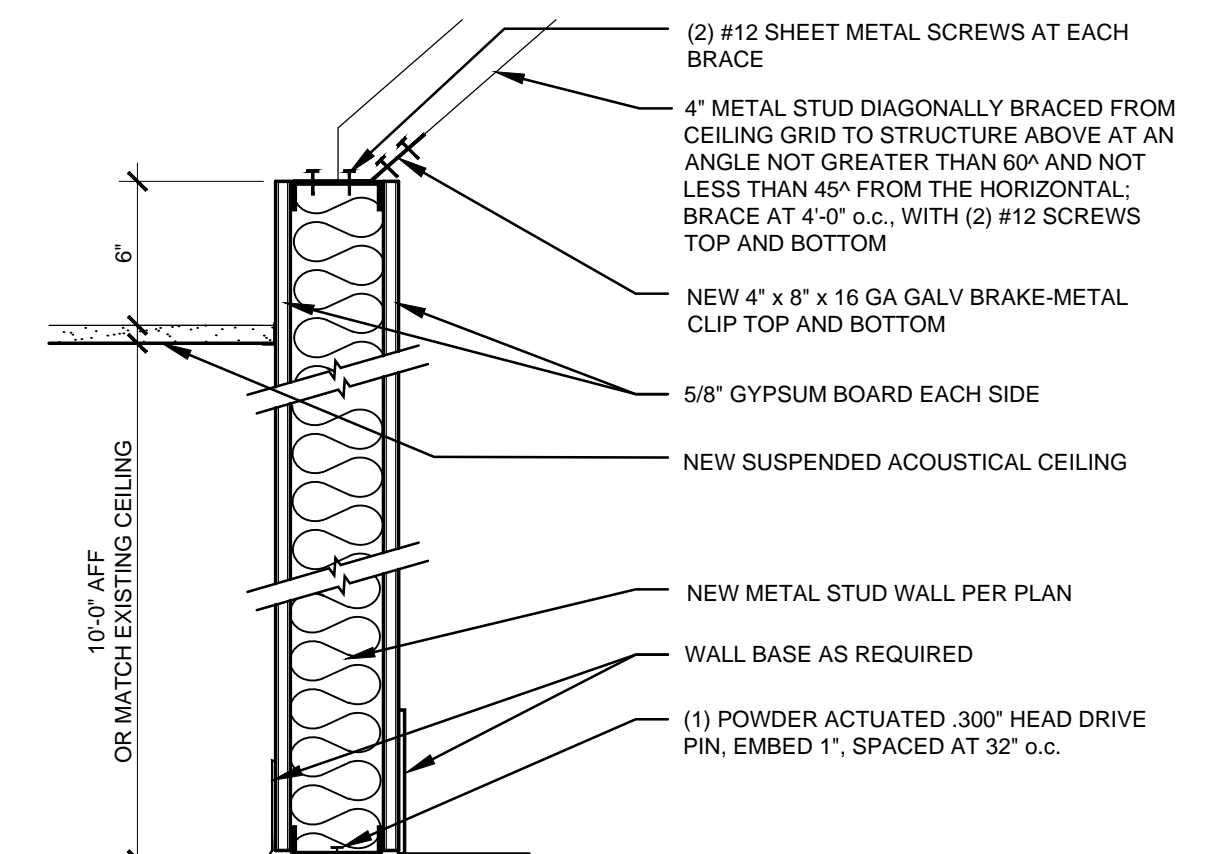
## SUITE 200

## SUITE 210

## SUITE 220

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4 NEW WALL SECTION  
SCALE: 1 1/2" = 1'-0"

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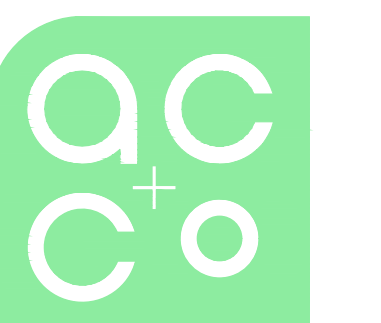
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**SUITE 220**

FLOOR PLANS -  
SUITES 200, 210 & 220

SHEET

A2.1