

WILLAMETTE BUILDING

2443 - 2455 McGILCHRIST ST S.E., SALEM, OR 97302

GERLITZ GUITAR SUITE 2445-A

CODE COMPLIANCE

GENERAL

PROJECT: WILLAMETTE BUILDING - SUITE 2445-A - TENANT IMPROVEMENT
PROPERTY: 2443 - 2455 McGilchrist St SE, Salem, OR 97302
TAX LOT: 073W35DA0030007
PROPERTY AREA: 2.09 ACRES

EXISTING BUILDING AREA: 45,000 SQ FT
BUILDING CONSTRUCTED: 1977 (APPROXIMATELY)
PROJECT AREA: 2,641 SQ FT

ARCHITECT'S PROJECT NO. 2019.0082
PROJECT SUMMARY: RESTROOM CONSTRUCTION
PRINCIPAL ARCHITECT: BLAKE BURAL, AIA
PROJECT ARCHITECT: RICHARD GABRIEL, AIA

CURRENT BUILDING CODE: 2014 OREGON STRUCTURAL SPECIALTY CODE
CURRENT FIRE CODE: 2014 OREGON FIRE CODE

ZONING CODE

LISTED ZONE IG - GENERAL INDUSTRIAL

LOT AREA, WIDTH, DEPTH (MIN) NONE
SETBACKS: BUILDINGS & ACC. STRUCTURES 5 FT
LOT COVERAGE NO MAXIMUM

BUILDING HEIGHT (MAX) 70 FT

VEHICLE PARKING

VEHICLE PARKING						
LEASE SPACE	TENANT	TENANT AREA, SF	OCCUPANCY TYPE	1 SPACE / SQ FT	EMPL	TOTAL SPACES REQD
2439 / 2441 / 2443-A / 2443-B	WESTERN WIRE ROPE	16,787	WAREHOUSE	5,000	8	6
2445-B	ROYLE BRAKE	2,858	MOTOR VEHICLE SERVICE	900	4	3
PROJECT						
2445-A	GERLITZ GUITAR	2,641	F-1 INDUSTRIAL	5,000	1	1
2447	DAVID WONG	6,399	VACANT	350	--	--
2449	WESTERN HARDWOOD CABINETS	3,009	F-1 INDUSTRIAL	5,000	1	1
2451 / 2453	AB CUSTOMS	6,681	MOTOR VEHICLE SERVICE	900	--	8
2455	DRAGON FIST KUNG FU & NW FORGE LLC	6,626	BUSINESS	300	--	22
				TOTAL PARKING SPACES REQUIRED		
				41		

VEHICLE PARKING REQUIRED 41 SPACES
VEHICLE PARKING PROVIDED 49 SPACES

HANDICAP PARKING REQUIRED: 3 SPACES, INCL. 1 VAN-ACCESSIBLE SPACE
HANDICAP PARKING PROVIDED: 2 EXISTING SPACES + 1 NEW SPACE, ALL VAN-ACCESSIBLE

BICYCLE PARKING

BICYCLE PARKING					
LEASE SPACES	TENANTS	COMBINED TENANT AREA, SF	OCCUPANCY TYPE	1 SPACE PER SQ FT	TOTAL SPACES REQD
2439 / 2441 / 2443-A / 2443-B	WESTERN WIRE ROPE	16,787	WAREHOUSE	10,000	2
2445-B + 2451 / 2453	ROYLE BRAKE + AB CUSTOMS	9,539	MOTOR VEHICLE SERVICE	9,000	1
PROJECT					
2445-A + 2449	GERLITZ GUITAR + WESTERN HARDWOOD	5,650	F-1 INDUSTRIAL	10,000	1
2447 + 2455	DAVID WONG + DRAGON FIST KUNG FU	13,025	BUSINESS (ADULT ED)	3,500	4
				TOTAL PARKING SPACES REQUIRED	
				8	
				TOTAL PARKING SPACES REQUIRED CONSIDERING PROJECTED HOURS OF USE	
				4	

BICYCLE PARKING REQUIRED 4 SPACES
BICYCLE PARKING PROVIDED 4 SPACES TO BE PROVIDED; LOCATION TBD

OCCUPANCY TYPE / BLDG AREA / CONST TYPE - CHAPTERS 3, 5, 6

OCCUPANCY TYPES (MIXED OCCUPANCY),
BLDG AREA

LEASE SPACE	TENANT	TENANT AREA, SF	OCCUPANCY TYPE
2439 / 2441 / 2443-A / 2443-B	WESTERN WIRE ROPE	16,787	WAREHOUSE
2445-B	ROYLE BRAKE	2,858	MOTOR VEHICLE SERVICE
PROJECT			
2445-A	GERLITZ GUITAR	2,641	F-1 INDUSTRIAL
2447	DAVID WONG	6,399	BUSINESS
2449	WESTERN HARDWOOD CABINETS	3,009	F-1 INDUSTRIAL
2451 / 2453	AB CUSTOMS	6,681	MOTOR VEHICLE SERVICE
2455	DRAGON FIST KUNG FU & NW FORGE LLC	6,626	BUSINESS
		TOTAL BUILDING AREA, SF	45,001

CONSTRUCTION TYPE V-B - SPRINKLED

EXISTING BUILDING AREA vs ALLOWABLE AREA

BASIC	9,000 SQ FT
INCREASE FOR BUILDING FRONTAGE	6,375
INCREASE FOR SPRINKLERS	27,000
TOTAL ALLOWABLE AREA	42,375 SQ FT
EXISTING BUILDING AREA	45,000 SQ FT > 42,375 SQ FT
EXISTING BUILDING IS NON-CONFORMING BY	2,625 SQ FT

RATED OCCUPANCY SEPARATIONS BETWEEN B, F-1, S-1: NOT REQUIRED

OCCUPANT LOAD, PROJECT AREA, EGRESS - CHAPTER 10

PROJECT AREA 2,641 SQ FT
OCCUPANT LOAD FACTOR - INDUSTRIAL AREAS 100 SQ FT / OCCUPANT
TOTAL OCCUPANTS PROJECT AREA 27

EXITS REQUIRED - F-1 OCCUPANCY WITH MAX 49 PERSONS 1 EXIT
EXITS PROVIDED - OCCUPANCY 27 PERSONS 1 EXIT

PLUMBING FIXTURES - CHAPTER 29

	OCC.	MEN		WOMEN		UNISEX	
		WC	LAV UR	WC	LAV		
FIXTURES REQUIRED	27					1	SECT. 2902.2, EXEPTION NO. 2
FIXTURES PROVIDED						1	1

FIRE EXTINGUISHERS - CHAPTER 9, 2014 OREGON FIRE CODE

PORTABLE FIRE EXTINGUISHERS REQUIRED SECT. 906

FIRE EXTINGUISHERS REQUIRED						
LEASE SPACE	TENANT	IFC SECTION	OCCUPANCY TYPE	BASIC REQUIRED	ADD REQ'D	TOTAL REQD
2439 / 2441 / 2443-A / 2443-B	WESTERN WIRE ROPE	3206.1	WAREHOUSE (3 SPACES)	3		6
2445-B	ROYLE BRAKE	2311.6	MOTOR VEHICLE SERVICE	1	1	2
PROJECT						
2445-A	GERLITZ GUITAR		F-1 INDUSTRIAL	1	-	1
2447	DAVID WONG		BUSINESS	1	-	1
2449	WESTERN HARDWOOD CABINETS		F-1 INDUSTRIAL	1	-	1
2451 / 2453	AB CUSTOMS	2311.6	MOTOR VEHICLE SERVICE	1	1	2
2455	DRAGON FIST KUNG FU & NW FORGE LLC		BUSINESS	1	-	1
				TOTAL FIRE EXTINGUISHERS REQUIRED		
				14		

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.
- DIMENSIONS OF EXISTING CONDITIONS ARE APPROXIMATE AND INTENDED FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT IMMEDIATELY OF ANY QUESTIONABLE DIMENSIONS PRIOR TO PROCEEDING WITH AREA OF WORK IN QUESTION.
- ALL INFORMATION ON EXISTING CONDITIONS SHOWN IN THE DOCUMENTS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY.
- ALL DETAILS SHOWN ARE TYPICAL UNLESS NOTED OTHERWISE. ANY DETAIL SHOWN OF ONE AREA OR CONDITION IS APPLICABLE TO ALL AREAS AND SIMILAR CONDITIONS.
- NOT ALL BUILDING ELEMENTS MAY BE SHOWN IN THE DRAWINGS. IT IS CONTRACTOR'S RESPONSIBILITY TO IDENTIFY ALL PROJECT-RELATED BUILDING ELEMENTS, NOTIFY THE ARCHITECT OF ANY THAT HAVE NOT BEEN NOTED IN THE DRAWINGS, AND PROCEED WITH WORK ON THESE ELEMENTS ONLY UPON WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
- EXISTING AND NEWLY CONSTRUCTED BUILDING SURFACES, MATERIALS AND COMPONENTS TO BE PROTECTED AT ALL TIMES DURING CONSTRUCTION.
- "AS REQUIRED" MEANS AS REQUIRED BY THESE DOCUMENTS, APPLICABLE BUILDING CODES AND ORDINANCES, AND/OR THE ARCHITECT.
- CONTRACTOR SHALL PROVIDE A COMPLETE PROJECT WITH ALL MATERIALS, PRODUCTS, EQUIPMENT AND SYSTEMS FULLY AND ACCURATELY INSTALLED AS REQUIRED BY THESE DOCUMENTS, APPLICABLE CODES, AND IN ACCORDANCE WITH BEST INDUSTRY PRACTICES AND MANUFACTURER'S STATED RECOMMENDATIONS AND INSTRUCTIONS, AND WEATHER-TIGHT WHERE EXTERIOR CONDITIONS ARE CONSTRUCTED OR MODIFIED.

REFERENCE NOTES:

- EXISTING WALL NOTED AS "1-HR FIRE WALL" PER WAYNE A. SCHMIDT, ARCHITECT JOB NO. 00-592 DRAWINGS DATED FEBRUARY 8, 2000.
- EXISTING WALL NOTED AS "2-HR FIRE WALL" PER WAYNE A. SCHMIDT, ARCHITECT JOB NO. 00-592 DRAWINGS DATED FEBRUARY 8, 2000.
- EXISTING FULL-HEIGHT WALL NOTED "GYPSUM BOARD EACH SIDE, FINISHED OR MINIMUM FIRE-TAPED" PER WAYNE A. SCHMIDT, ARCHITECT JOB NO. 00-592 DRAWINGS DATED FEBRUARY 8, 2000.
- EXISTING FULL-HEIGHT WALL NOTED TO BE FINISHED WITH 5/8" TYPE-X GYPSUM WALLBOARD AND ATTACHED TO CONCRETE FLOOR SLAB AND ROOF STRUCTURE PER WAYNE A. SCHMIDT, ARCHITECT JOB NO. 00-592 DRAWINGS DATED FEBRUARY 8, 2000.
- EXISTING MEZZANINE LEVEL ABOVE
- REFER TO SHEET A2.0 FOR PROJECT WORK REQUIRED ON SUBJECT TENANT SPACE.

SHEET INDEX

- A1.0 TITLE SHEET: SITE PLAN AND DETAILS, CODE COMPLIANCE, OVERALL FLOOR PLAN, GENERAL NOTES
A2.0 RESTROOM PLAN AND DETAILS

PROJECT TEAM

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TENANT:
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Salem, OR 97302



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. 2019.0082

DATE JULY 26, 2019

DRAWN RG

REVISIONS

1 CITY REV. 08.26.19

2 CITY REV. 09.25.19



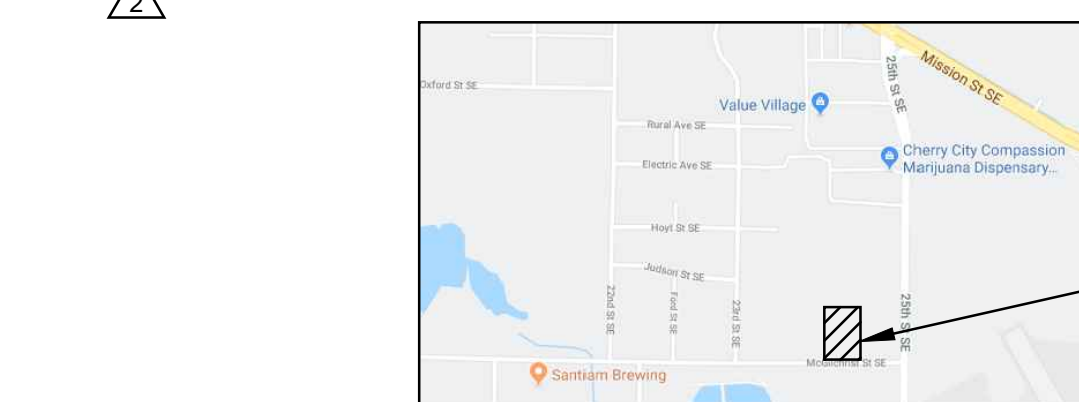
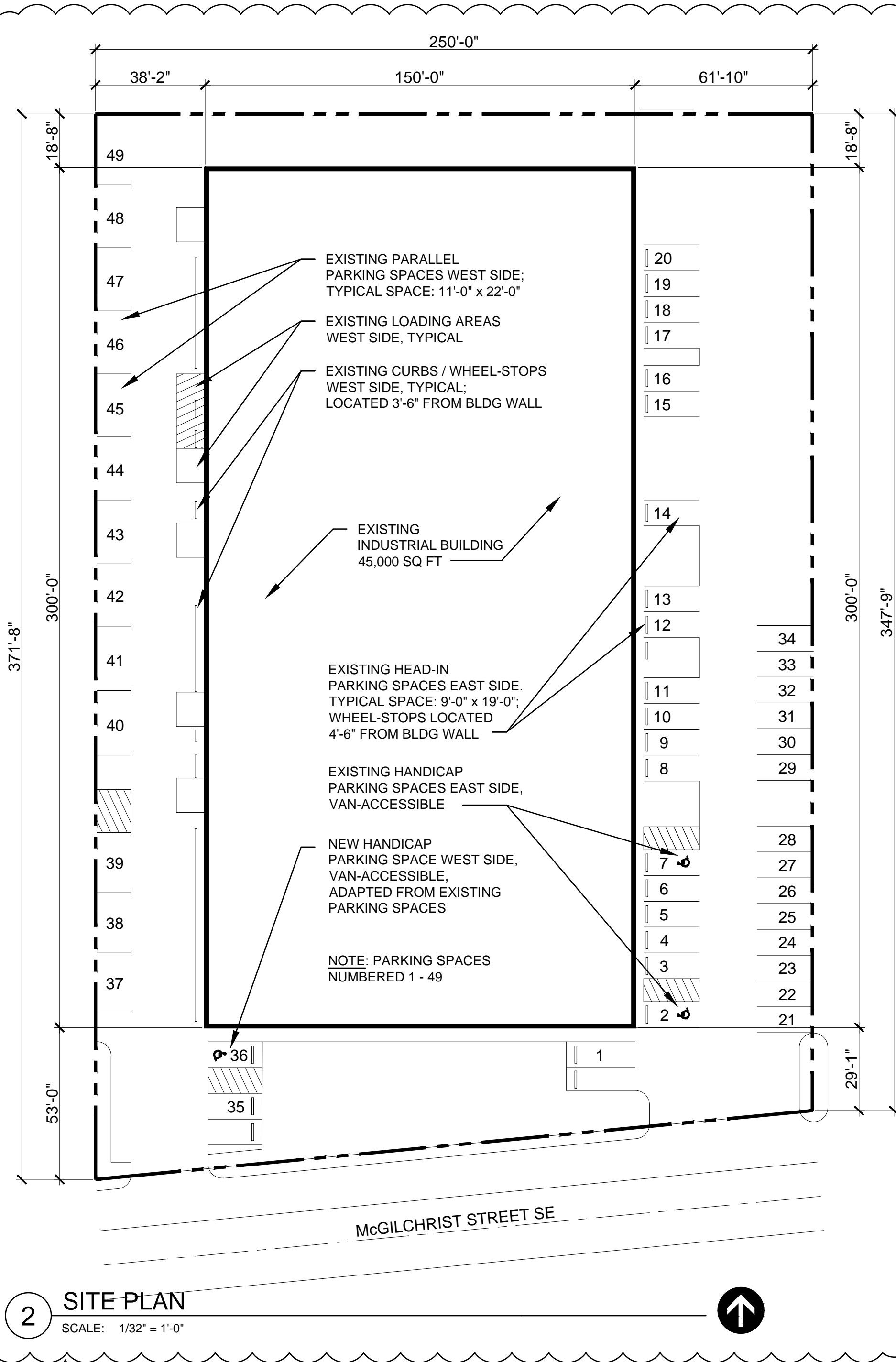
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GERLITZ GUITAR
SUITE 2445-A

SITE PLAN AND DETAILS,
CODE COMPLIANCE
OVERALL FLOOR PLAN,
GENERAL NOTES

SHEET

A1.0



1 AREA MAP

SCALE: NTS



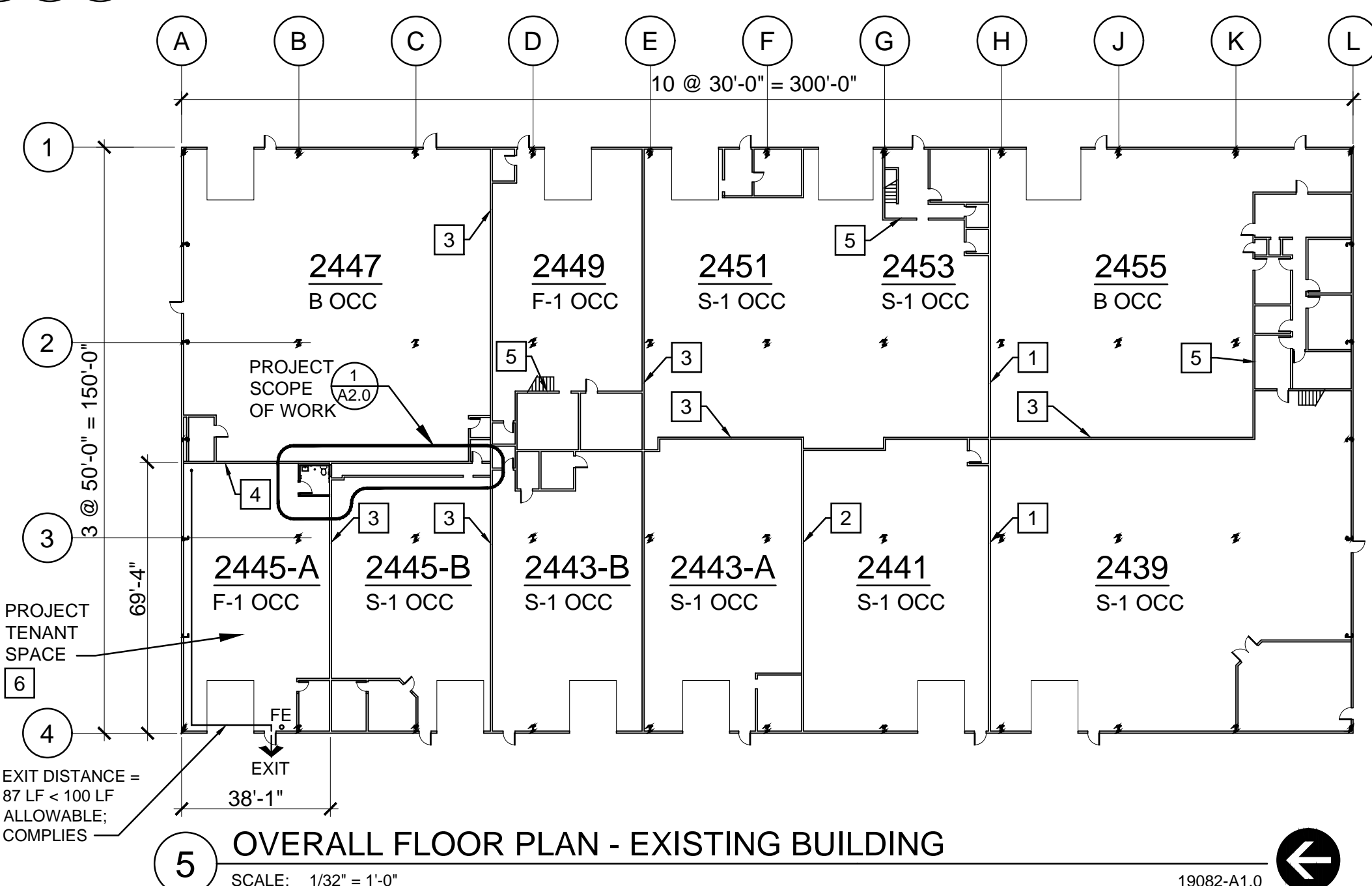
3 EAST PARKING - AERIAL VIEW

SCALE: NTS



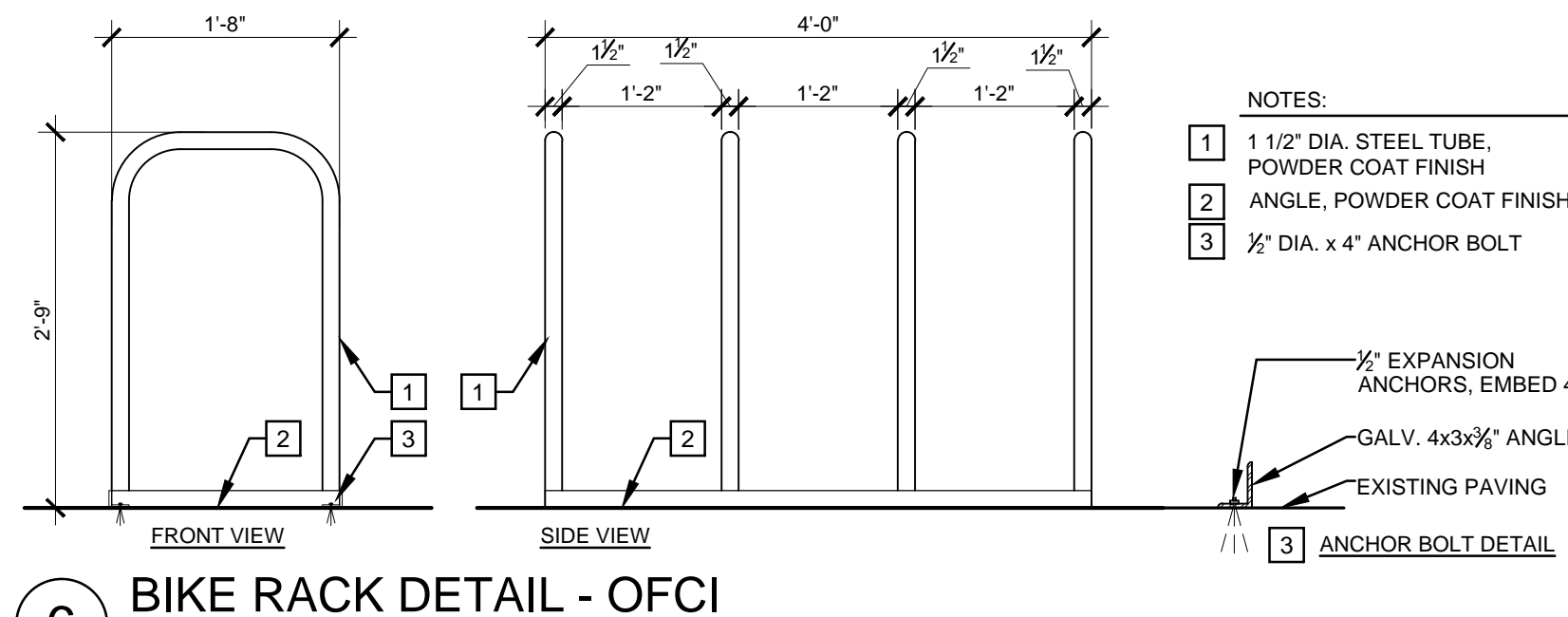
4 WEST PARKING - AERIAL VIEW

SCALE: NTS



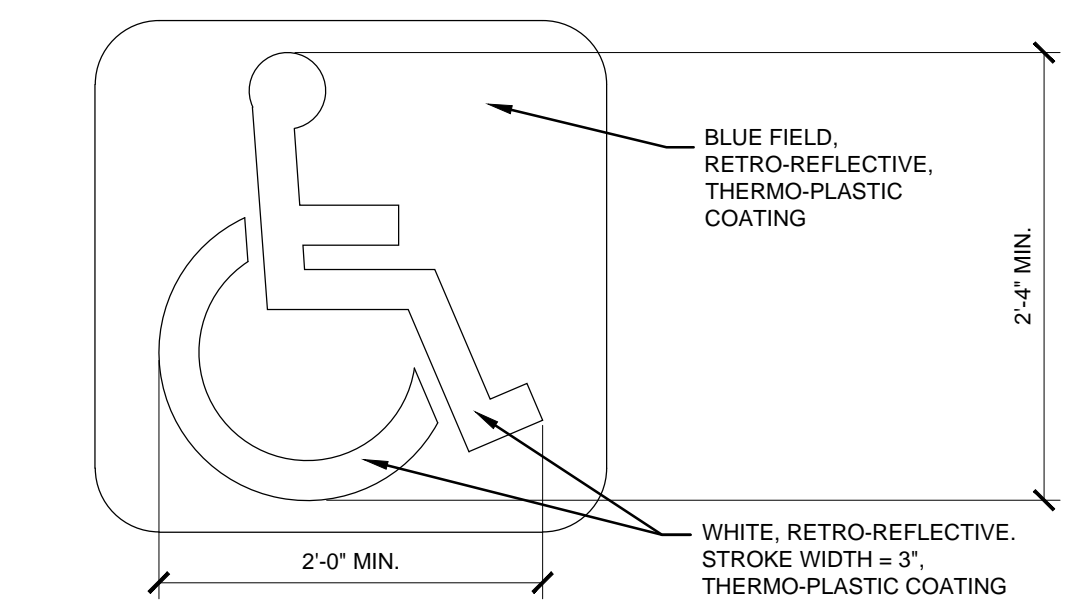
5 OVERALL FLOOR PLAN - EXISTING BUILDING

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



6 BIKE RACK DETAIL - OFCI

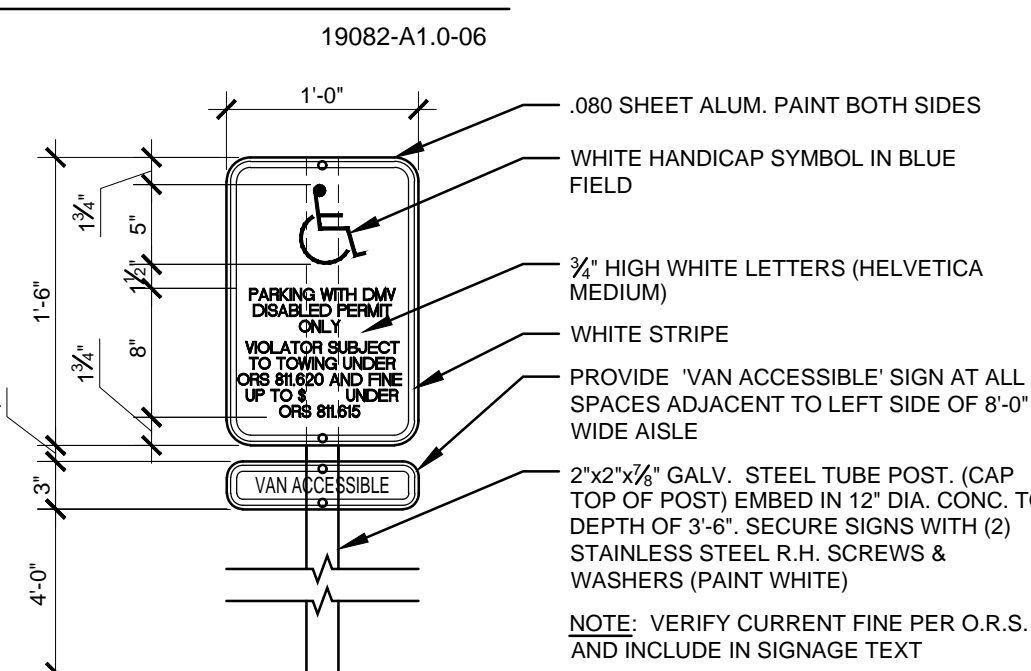
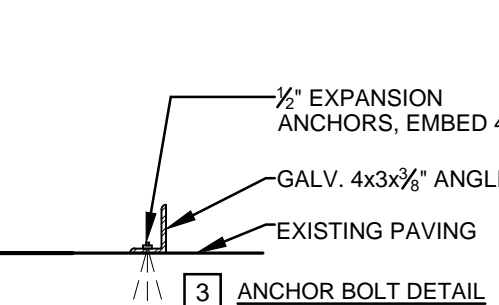
SCALE: 3/4" = 1'-0"



7 HANDICAP PARKING - PAINTED SYMBOL

SCALE: 1" = 1'-0"

- NOTES:
- 1 1/2" DIA. STEEL TUBE, POWDER COAT FINISH
 - ANGLE, POWDER COAT FINISH
 - 1/2" DIA. x 4" ANCHOR BOLT



8 ACCESSIBLE PARKING SPACE SIGN

SCALE: 1" = 1'-0"