

RESTAURANT & WINE STORAGE TENANT IMPROVEMENT 260 LIBERTY STREET NE, SALEM OR

BUILDING CODE SUMMARY

BUILDING DESCRIPTION, SCOPE OF WORK, & APPLICABLE CODES

Description: 24,170 gsf 2 stories + basement, Type III B, fully sprinklered

Basement Scope:
Tenant Improvement and change of occupancy from office space (B) to private restaurant with wine storage (A-2 & S-2). New interior partitions, doors, glazing, finishes. Exterior wall furring.

Second Floor Scope:
Add occupancy, finishes & office furniture to 2,550 sf vacant B occupancy office space. Remaining 6,238 sf will continue to be vacant. No new walls or doors. New finishes.

Applicable Codes:
2019 Oregon Structural Specialty Code (OSSC)
2021 Oregon Energy Efficiency Specialty Code (OEESC)
2021 Oregon Electrical Specialty Code (OESC)
2019 Oregon Mechanical Specialty Code (OMSC)
2021 Oregon Plumbing Specialty Code (OPSC)
2019 Oregon Fire Code
Comply with all applicable codes. Follow industry standards & manufacturer recommendations

SEPARATE PERMITS & DEFERRED SUBMITTALS

Separate Permits: Plumbing, Mechanical, Electrical, Lighting, Fire sprinkler, Fire alarm.
Deferred Submittal: Energy compliance forms

ACCESSIBILITY

2017 Shell Permit: All public use areas made accessible per 2014 OSSC, ch.11, 2009 icc/ansi 117.1
2022 Current Permit: All new/altered spaces made accessible per 2019 OSSC, ch.11, 2009 icc/ansi 117.1

CHAPTER 3, OCCUPANCY

Second Floor: Existing & Proposed: Business, B = Office
Basement: Existing: Business, B Proposed: Assembly, A-2 = Restaurant, bar, kitchen

CHAPTER 5, BUILDING HEIGHTS & AREAS

TABLE 504.3, ALLOWABLE BLDG HT. ABOVE GRADE PLANE
Type III B. A, S and B occupancy = 75'

TABLE 504.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE
Type III B. A-2 occupancy (worst case) = 3 stories

TABLE 506.2 ALLOWABLE AREA FACTOR
Existing shell permit was designed to worse-case scenario of A1 occupancy
Basement = 12,085 sf (not included in calculation)
First Floor = 12,085 sf
Second floor = 12,085 sf
Total Actual Area = 24,170 sf

Allowable area for A-2 (worse case), type III B, 2 stories + basement = 28,500 sf

SECTION 508.3 NON SEPARATED USES

Non separated occupancies individually classified in accordance with 302.1. The most restrictive provisions of chapter 9 that apply to non separated occupancies shall apply to total nonseparated occupancy area.

SECTION 508.4 REQUIRED SEPARATION OF OCCUPANICES

A & S-2 w/ sprinklers = 0 hr
A & B w/ sprinklers = 1 hr (0 hr since non separated occupancies)
B & S-2 = 0 hr

CHAPTER 6, TYPES OF CONSTRUCTION

TABLE 601 FIRE RESISTANCE RATING REQUIREMENTS FOR BLG ELEMENTS

Primary Structural frame = 0 hr
Bearing walls, exterior = 2 hr
Bearing walls, interior = 0 hr
Non bearing walls = 0 hr
Floor and Roof Construction = 0 hr

TABLE 602 FIRE RESISTANCE RATING REQUIREMENTS FOR EXT. WALLS BASED ON SEPARATION

Type III B:
Less than 5' = 1 hr (2 hr for F-1, M, S-1)
Greater or equal to 5' less than 10' = 1 hr
Greater or equal to 10' less than 30' = 1 hr
Greater or equal to 30' = 0 hr

CHAPTER 7, FIRE AND SMOKE PROTECTION FEATURES

SECTION 707 FIRE BARRIERS

The fire resistance rating of the fire barrier separating building areas from an interior exit stairway or ramp shall comply with 1023.1.
The fire resistance rating of the fire barrier separating building areas from an exit access stairway shall comply with 713.4
The fire resistance rating of the fire barrier separating building areas from shaft shall comply with 713.4

SECTION 713.4 SHAFT ENCLOSURES, FIRE RESISTIVE RATING

1 hr where connecting less than 4 stories.

TABLE 716.1 OPENING FIRE PROTECTION ASSEMBLIES

For 1 hr fire barrier:
Fire door or shutter = 1 hr Door vision panel = 100 sq. in. Sidelight = 1 hr
Window assembly = fire rated glazing tested to ASTM E 119 or UL 263, per 716.1.2.3

CHAPTER 9, FIRE PROTECTION & LIFE SAFETY SYSTEMS

Existing sprinklers and fire alarm (per NFPA 72) monitored by an approved supervising station. Modifications to fire protection systems submitted to fire marshal's office under separate permit. A-2 occupancy requires sprinklers, also a manual fire alarm system that activates the occupant notification system per Section 907.5

A manual fire alarm system is not required on the second floor since the B occupancies is less than 100 above the level of exit discharge. Manual fire alarm boxes are not required where the building is equipped throughout with automatic sprinkler system in accordance with 903.3.1.1 and occupant notification appliances will activate throughout the notification zones upon water flow.

CHAPTER 10, MEANS OF EGRESS

Exit access = Portion of means of egress system that leads from any occupied portion of building to an exit
Means of egress = A cont. and unobstructed path of egress travel from any occupied portion of a building to a public way (3 parts: exit access, exit, exit discharge)
Interior exit stair = an exit component that serves to meet one or more means of egress design requirements, such as required number of exits or exit access travel distance, and provides for a protected path of egress travel to the exit discharge or public way.
Exit access stairway = A stairway within the exit access portion of the means of egress system

1004.5 Areas without fixed seating, Exception: where approved by bldg. official, actual number of occupants, although less then determined by calculation, shall be permitted to be used.

1004.5 MAX FLOOR AREA ALLOWANCE PER OCC.
Accessory storage areas, mech equip rm 300 gross (using 200 net)
Assembly without fixed seats, with tables and chairs 15 net
Business Areas(not concentrated)150 gross (using 100 gross)

BASEMENT: (existing B / Office occupants @ 100 gsf / occ. = 55)
A-2, Restaurant, 15 sf / occ. = 229 occupants
A-2, Accessory Kitchen / Bar, 200 SF / occ. = 5.2 occupants
S-2, Wine Storage, 200 SF / occ. = 19.3 occupants
B, Office, 100 sf / occ. = 1 occupant
A-2, Lobby, 15 sf / occ. = 32 occupants
TOTAL PROPOSED BASEMENT OCCUPANT LOAD = 287

FIRST FLOOR (existing, no work on this floor):
A-2, Restaurant (Chronic Taco) = 56 occupants
B, Office, (Pacific Office Automation- POA) = 6,600 / 100 = 66 occupants.
TOTAL FIRST FLOOR OCCUPANT LOAD = 132

SECOND FLOOR (existing and new occ. loads are equal):

B, Office (vacant), 100 gsf / occ. = 62.4 occupants
B, Open Office (POA), 100 gsf / occ. = 25.5 occupants
S-2, Utility Room, 300 sf / occ = 3 occupants
TOTAL SECOND FLOOR OCCUPANT LOAD = 91

TOTAL BUILDING OCCUPANT LOAD = 510

1005 MEANS OF EGRESS SIZING

Stairways = occ. load x .3
Other egress components: occ load x 0.2" (.15 w/ sprinklers and emergency voice alarm)
Each second floor exit stairway = 45.5 x .3 = 13.65". 44" & 50" width provided
Each basement exit stairway = 143.5 x .3 = 43". 44" & 48" width provided
Each egress path from exit stair to exit = 189 x .2 = 37.8". greater than 44" provided
First floor exterior exit door widths:
Two exit doors from basement & second floor = 36" and 42"
Two exit doors from second floor = 78" & 42"

Distribution: the loss of any one exit shall not reduce the available capacity or width to less than 50%
Doors when fully open shall not reduce required width by more than 7".
Doors in any position shall not reduce width by more than half.
Handrail projections per 1014.8.

1006 NUMBER OF EXITS

2 exits or exit access doorways from any space shall be provided where the occupant load or common path of egress travel distance exceeds value in table 1006.2.1 (cumulative occupant load from adjacent rooms per 1004.2). Two exits required.

1006.2.1 SPACES WITH 1 EXIT OR EXIT ACCESS DOORWAY

A = 49 max occupants and 75' max common path of egress travel distance
B = 49 and 100'
S = 29 and 100'
3 exits required if 501 to 1000 occupants

1006.3 EGRESS FROM STORIES

The means of egress system serving any story shall be provided with the number of separate and distinct exits or access to exits based on aggregate occ load served. Where stairs serve more than 1 story, only the occ load of each story considered individually shall be used in calculating required number of exits or access to exits serving that story.

1006.3.1 ADJACENT STORY

The path of egress travel to an exit shall not pass through more than one adjacent story

TABLE 1006.3.2 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
1-500 Occ load per story = 2 exits

1006.3.3(2) STORIES

A single exit or access to a single exit shall be permitted from any story where basement
A, B, F occupancy = max 49 occ per story, max exit access travel distance = 75'
S occupancy = 29 occ per story and 75' distance

1008.3 EMERGENCY POWER FOR ILLUMINATION

Stairs, ramps, aisles and lobbies and A2 assembly areas - see hatched area on floor plans

1016.2 EGRESS THROUGH INTERVENING SPACE

Exit access allowed through enclosed elevator lobby & if one space accessory to other.

1017.2 TRVAEL DISTANCE (w/sprinklers)

A-2 = 250' B = 300' S-2 = 400'

1020 CORRIDORS

A, B & S occupancies = 0 fire rating

CHAPTER 29, PLUMBING FIXTURES

BASEMENT

Required: 1/75 occ. w.c.'s & 1/200 occ. lav's
287/2 = 144 M & 144 F = 2 lav's & 2 w.c.'s per gender
Provided: Female: 3 w.c.'s & 2 lav's
Male: 2 w.c.'s, 1 urinal & 2 lav's

SECOND FLOOR

Required WC's: 1/25 occ. for 1st 50, then 1/50
Required Lav's: 1/40 occ. for 1st 40, then 1/80
91/2 = 46 M & 46 F = 2 lav's & 2 w.c.'s per gender
Provided: Female: 2 w.c.'s & 2 lav's
Male: 1 w.c., 1 urinal & 2 lav's

SITE INFORMATION

PROPERTY SIZE: 13,760 SF

ADDRESS: 260 LIBERTY STREET NE. SALEM OREGON 97301

ZONE: CB

ASSESSOR TAX LOT NUMBERS: TL 6900



VICINITY MAP

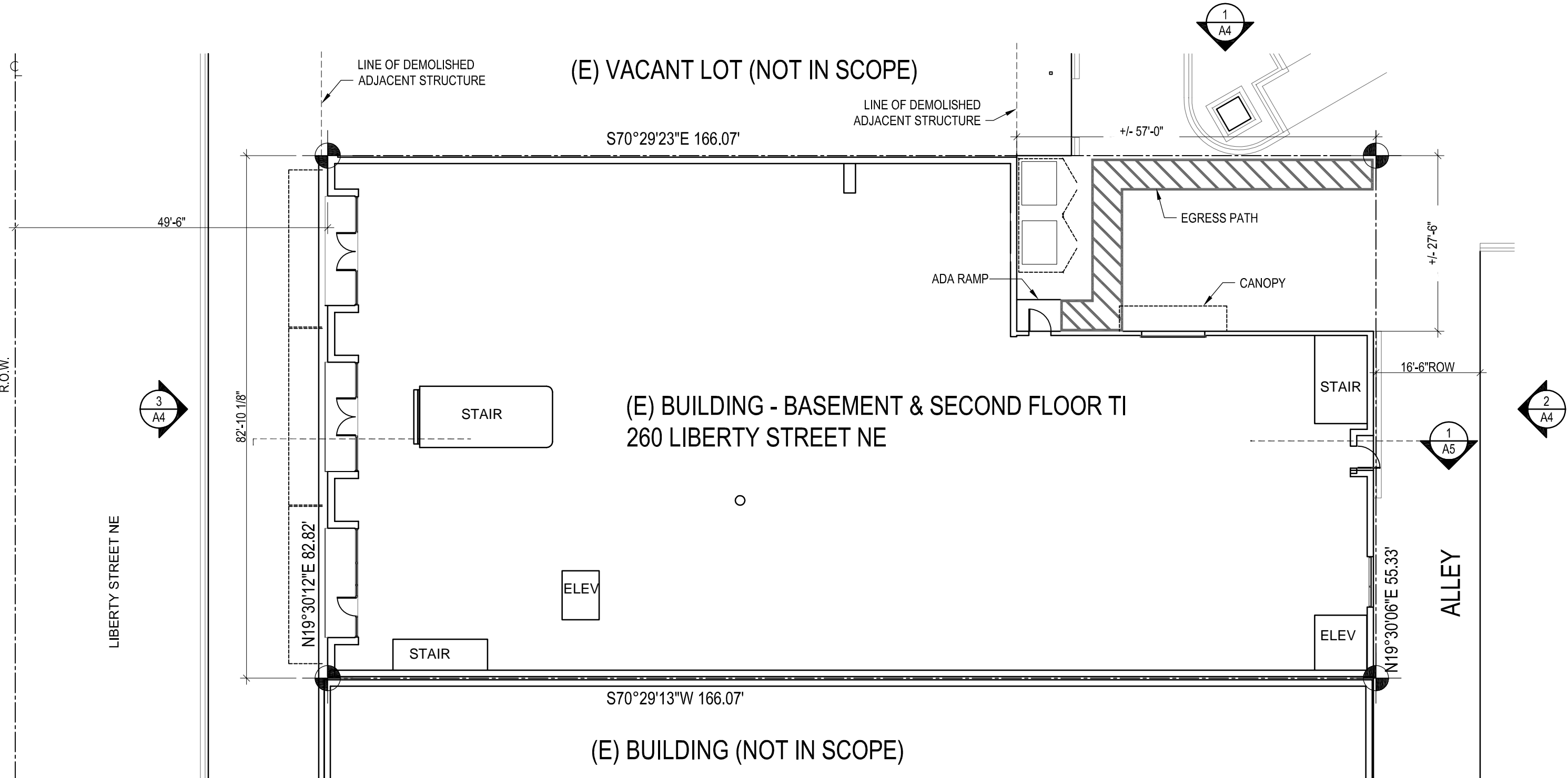


CONTACTS

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Beaverton, OR 97006

CONTRACTOR
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EXISTING SITE PLAN - NO CHANGES PROPOSED

1/16" = 1' - 0"



CONNECT ARCHITECTURE

4072 N. WILLIAMS, SUITE A
PORTLAND, OREGON 97227
503-367-8057

RESTAURANT & WINE STORAGE T.I.

260 LIBERTY STREET NE

Salem, Oregon 97301

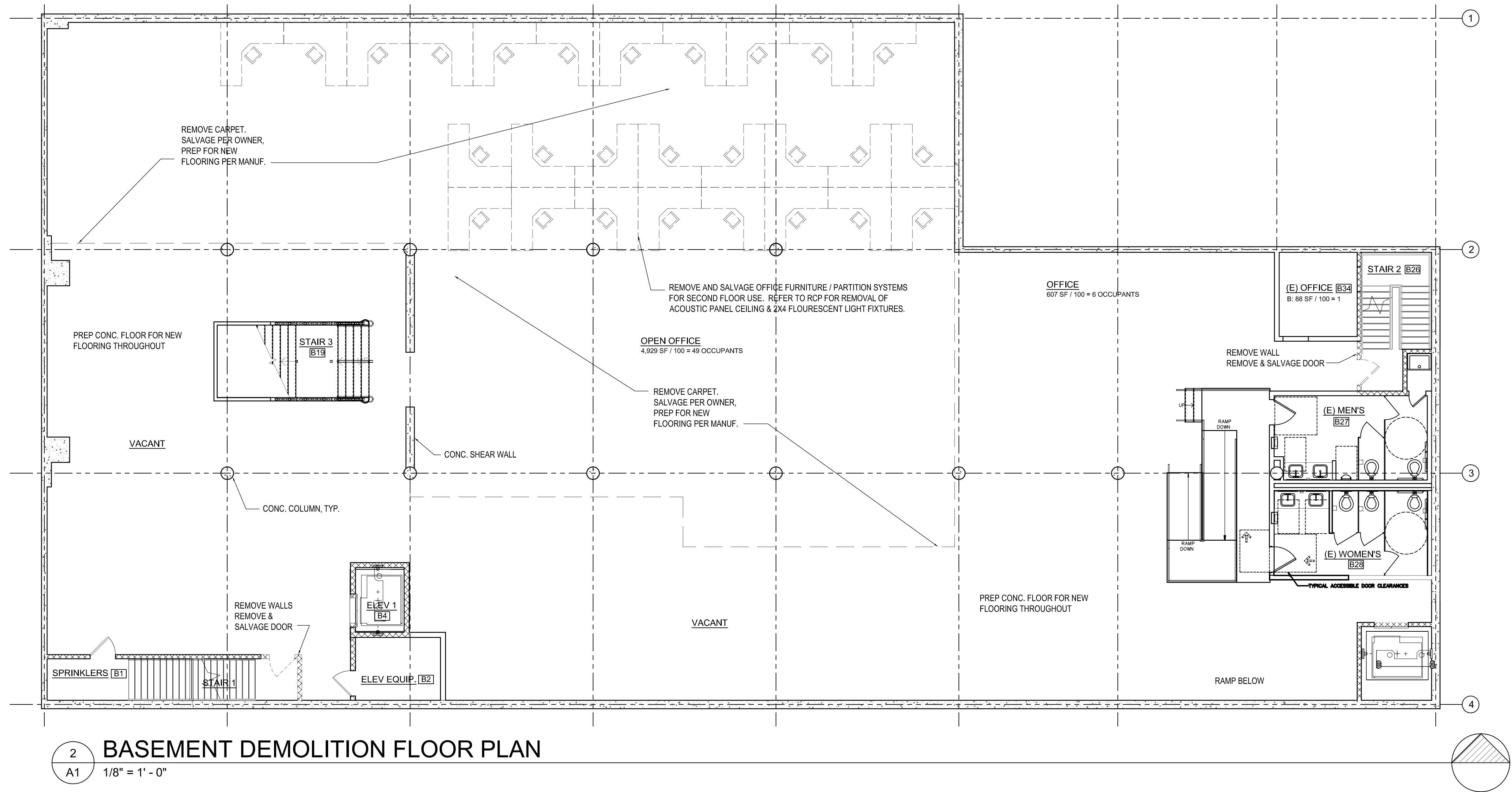
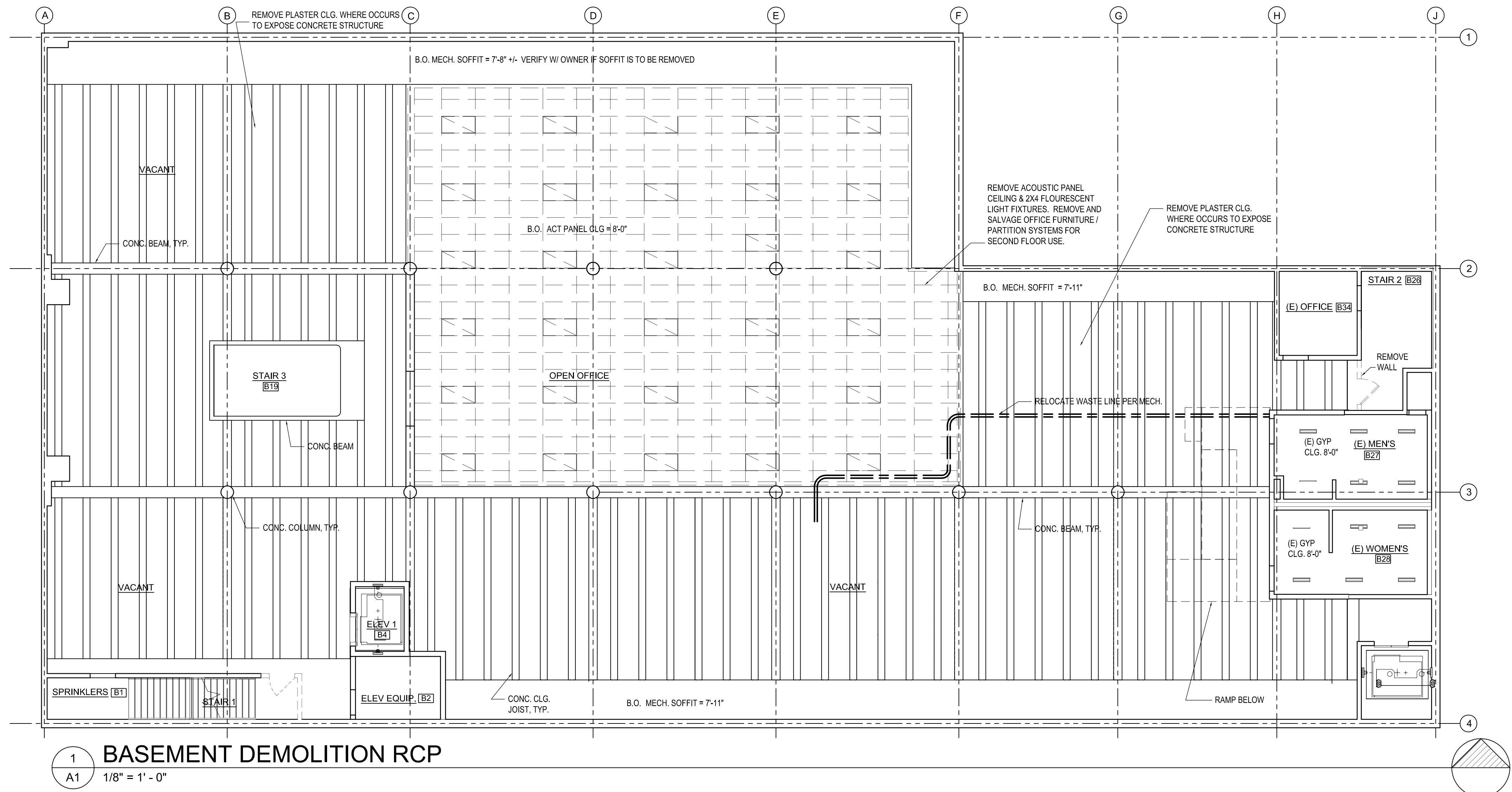
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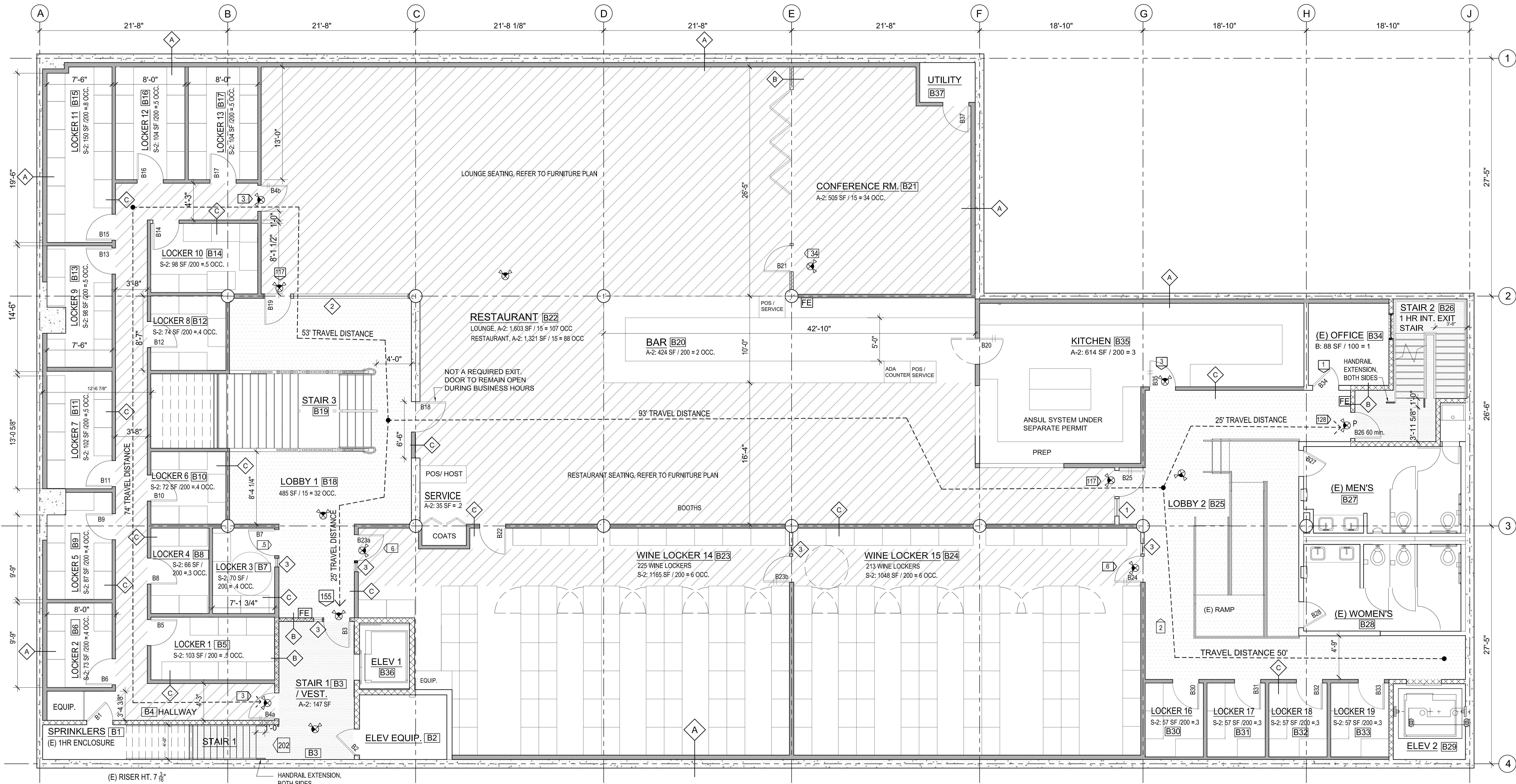
COVER, SITE PLAN
CODE SUMMARY

PROJECT NO. POA Salem 2101
ISSUE DATE 6.13.22
REVISIONS

BUILDING PERMIT
SUBMITTAL

A0





1
A2

PROPOSED BASEMENT FLOOR PLAN
3/16" = 1' - 0"

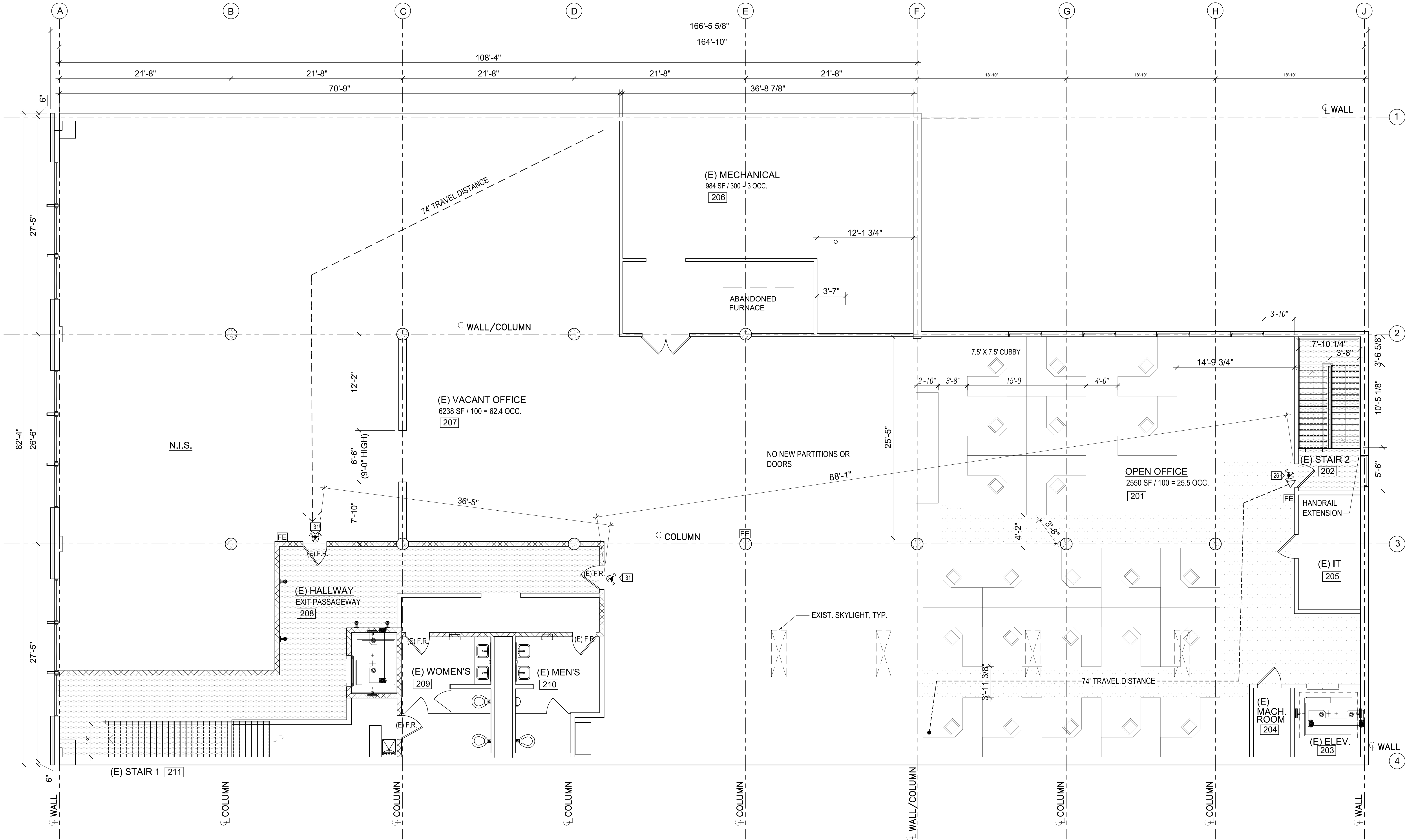
FLOOR PLAN KEY

- | | | | |
|--|--|--|--------------------------------|
| | NEW NR PARTITION - 5/8" GYP EACH SIDE OF 6" MTL STUD | | NEW ACCESSIBLE DOOR |
| | NEW 1-HR FIRE BARRIER | | NEW ACCESSIBLE DOOR W/ RELITE |
| | EXISTING STAIR / ELEVATOR ENCLOSURE | | EXISTING DOOR |
| | WALLS/ DOORS TO BE DEMOLISHED | | NUMBER OF OCCUPANTS @ EXIT |
| | EXIST. CONC. WALL | | WALL TYPE |
| | LOW WALL, ANCHORED TO SLAB | | WINDOW TYPE |
| | RESTAURANT/ LOUNGE SEATING W/ EMERGENCY LIGHTING | | ROOM NUMBER |
| | EXIT AREA W/ EMERGENCY LIGHTING | | ROOM NAME |
| | EXIST. EXIT PASSAGEWAY W/ EMERGENCY LIGHTING | | EXIT SIGN, DIRECTION INDICATED |
| | PATH OF TRAVEL | | FIRE EXTINGUISHER |

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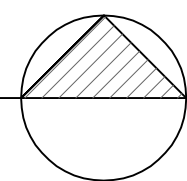
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PROPOSED BASEMENT FLOOR PLAN
PROJECT NO. POA Salem 2101
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BUILDING PERMIT SUBMITTAL



1
A3

PROPOSED SECOND FLOOR PLAN

3/16" = 1' - 0"



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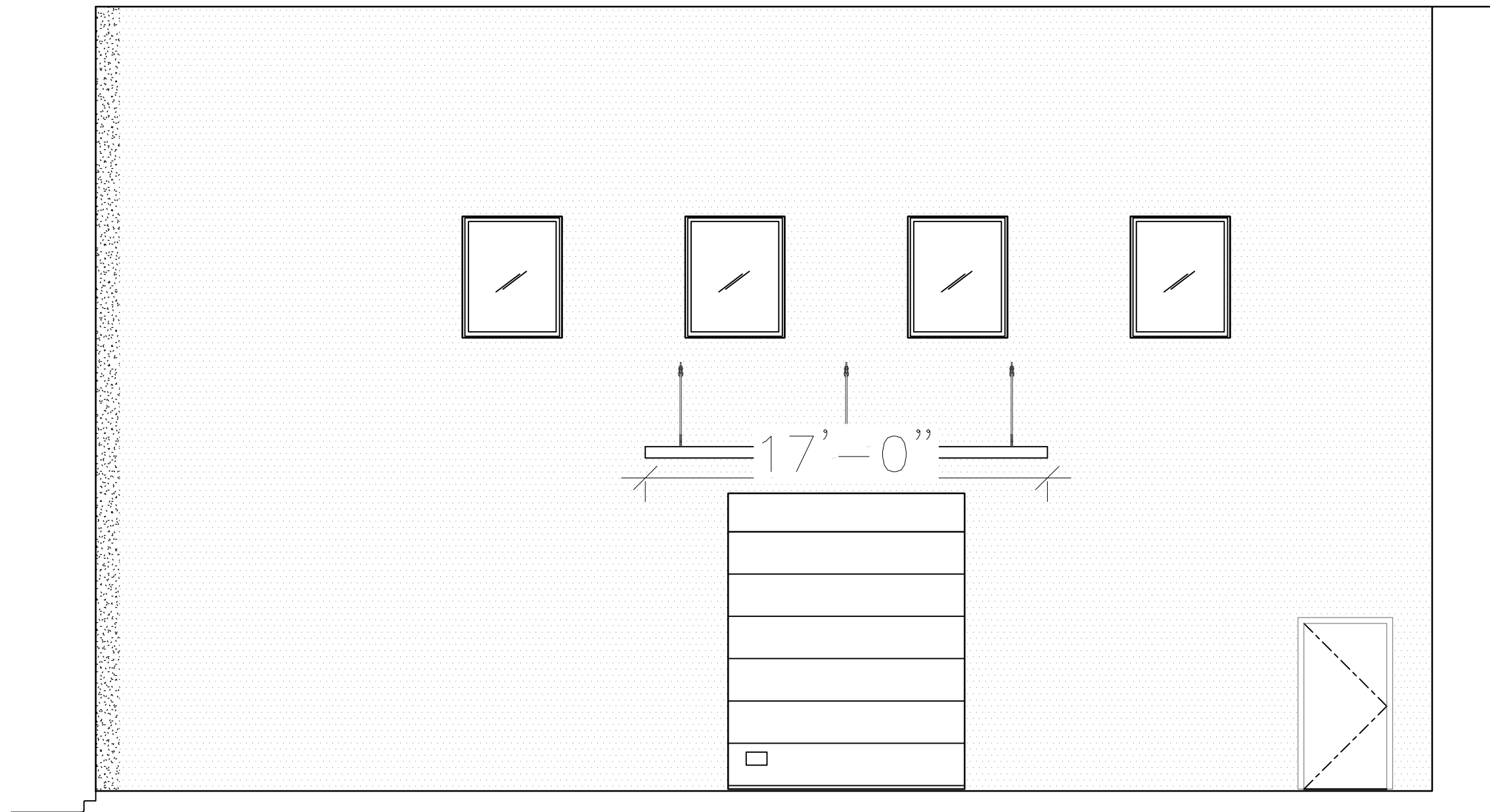
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PROPOSED SECOND
FLOOR PLAN

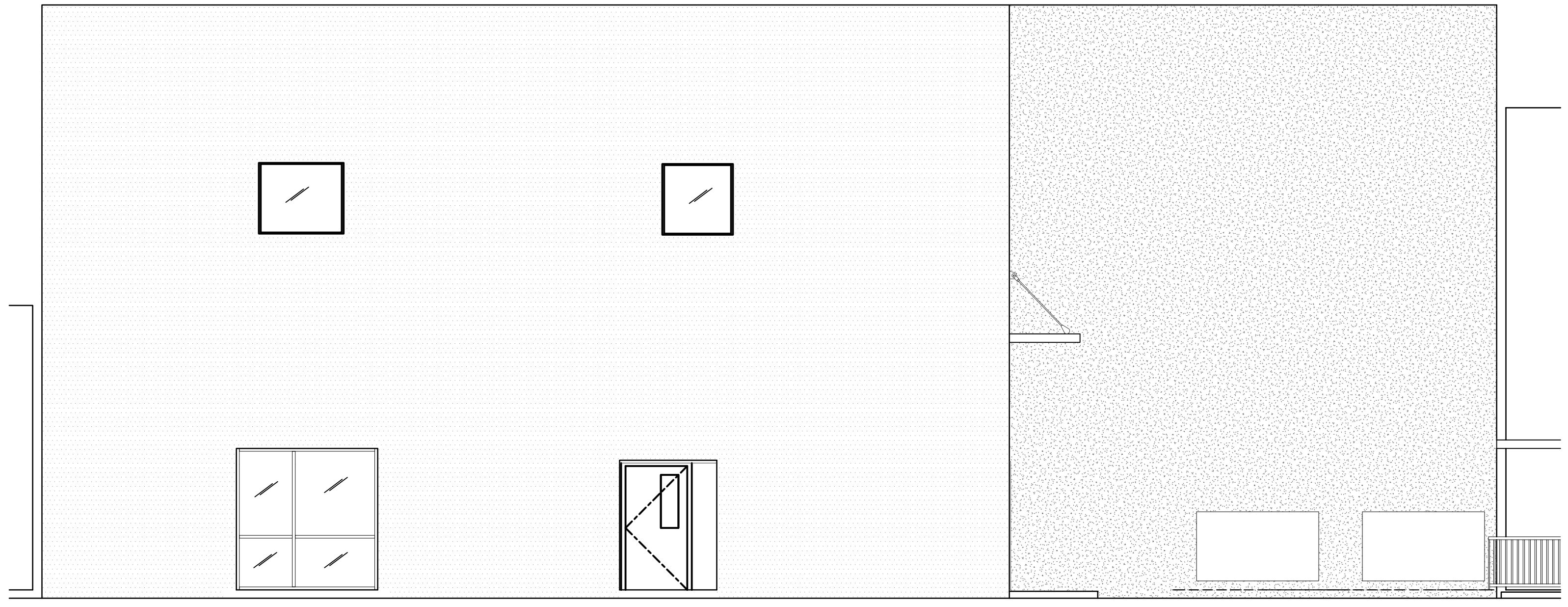
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A3



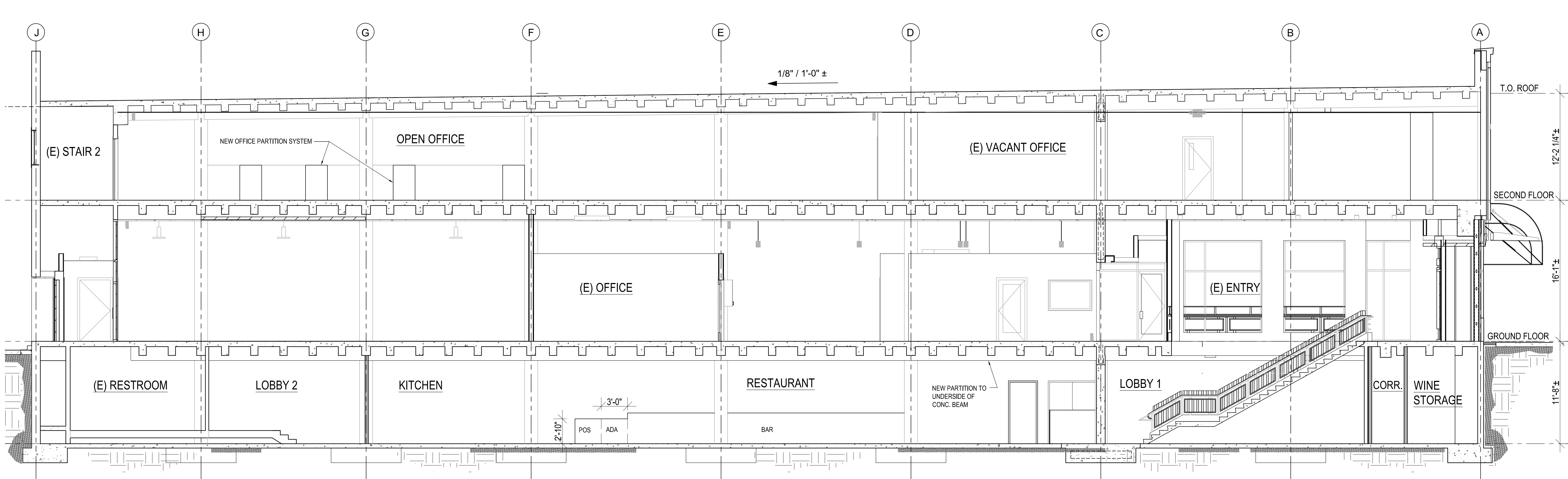
1
A4
EXISTING NORTH ELEVATION - NO CHANGES
3/16" = 1' - 0"



2
A4
EXISTING EAST ELEVATION - NO CHANGES
3/16" = 1' - 0"



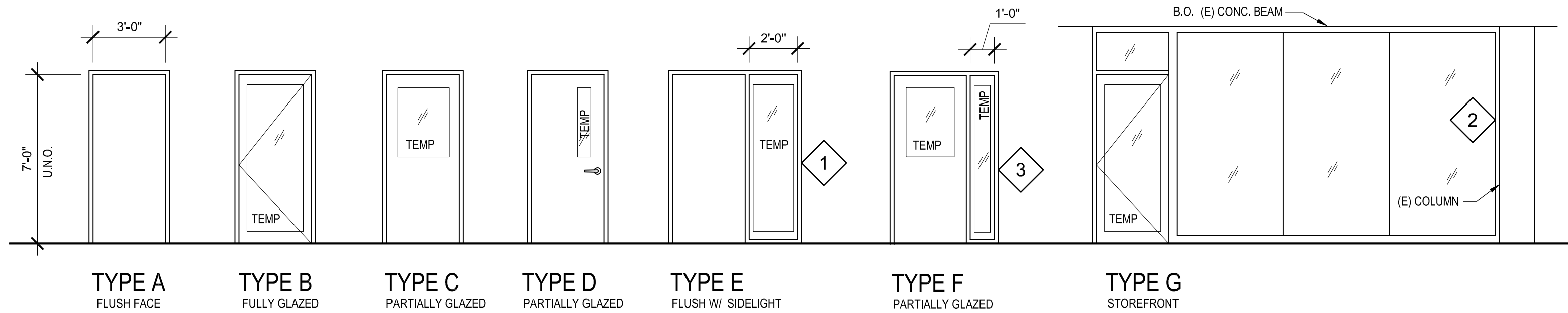
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A4
EXISTING WEST ELEVATION - NO CHANGES
3/16" = 1' - 0"



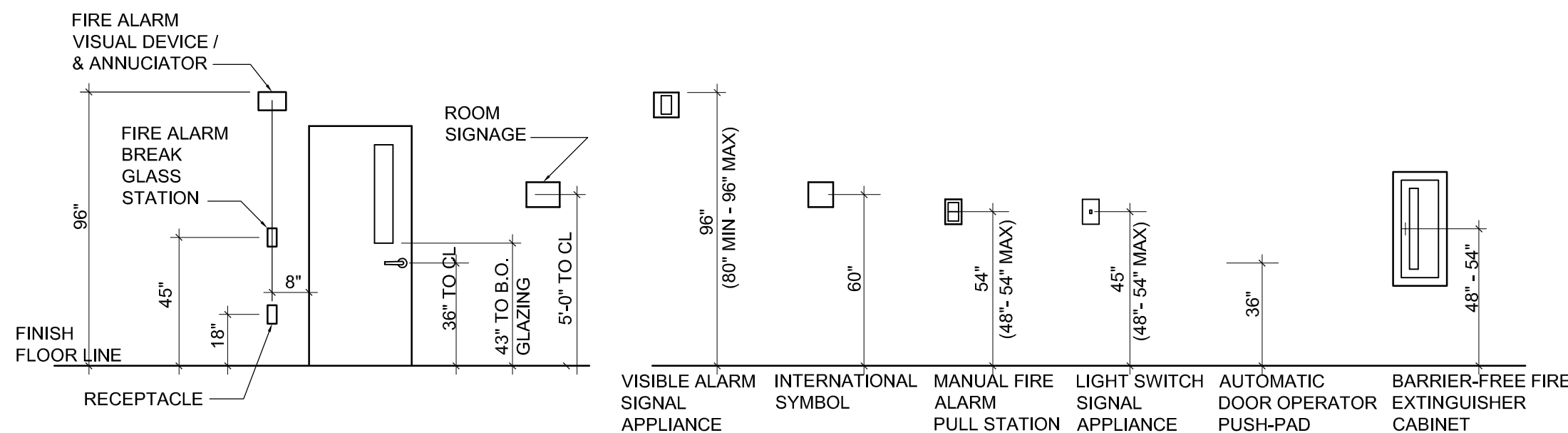
1
A5
LONGITUDINAL BUILDING SECTION
3/16" = 1' - 0"

DOOR SCHEDULE

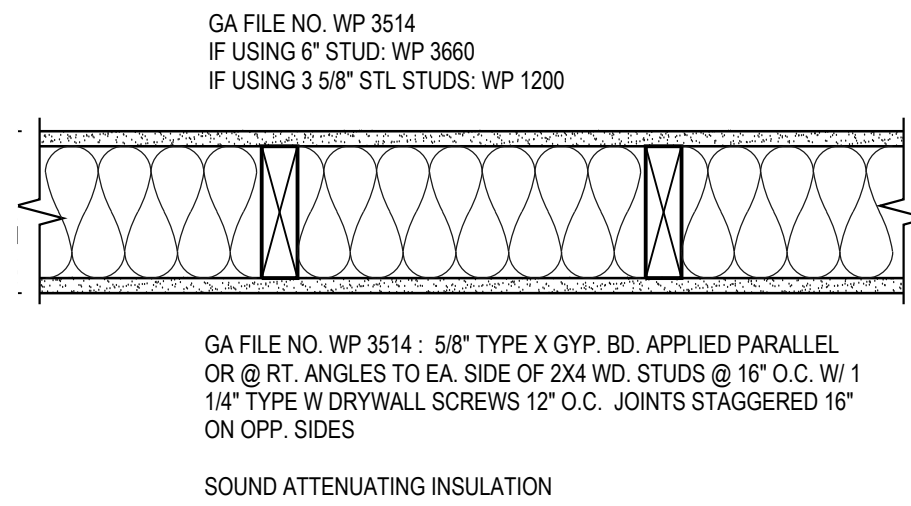
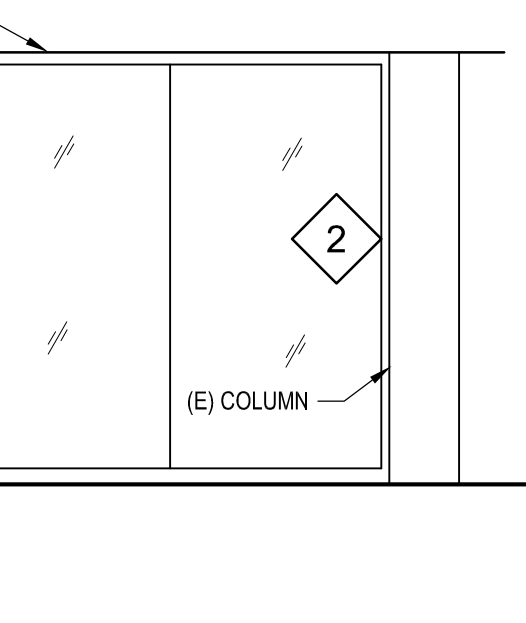
RM#	RM NAME	DOOR#	TYPE	SIZE	FIRE RATING / HARDWARE
B1	SPRINKLERS	B1	A	3' x6'-5"	60 min. / existing
B2	ELEV EQUIP.	B2	A	3'x7'	60 min. / existing
B3	STAIR 1 /VEST	B3	F	3'x7'	60 min. / panic hardware
B4	HALLWAY	B4a	D	3'x7'	60 min.
B4	HALLWAY	B4b	D	3'x7'	
B5	LOCKER 1	B5	A	3'x7'	Storage lockset
B6	LOCKER 2	B6	A	3'x7'	Storage lockset
B7	LOCKER 3	B7	F	3'x7'	Storage lockset
B8	LOCKER 4	B8	A	3'x7'	Storage lockset
B9	LOCKER 5	B9	A	3'x7'	Storage lockset
B10	LOCKER 6	B10	A	3'x7'	Storage lockset
B11	LOCKER 7	B11	A	3'x7'	Storage lockset
B12	LOCKER 8	B12	A	3'x7'	Storage lockset
B13	LOCKER 9	B13	A	3'x7'	Storage lockset
B14	LOCKER 10	B14	A	3'x7'	Storage lockset
B15	LOCKER 11	B15	A	3'x7'	Storage lockset
B16	LOCKER 12	B16	A	3'x7'	Storage lockset
B17	LOCKER 13	B17	A	3'x7'	Storage lockset
B18	LOBBY 1	B18	Custom	Custom	Custom
B19	STAIR 3	B19	G	3'x7'	Panic hardware / storefront
B20	BAR	B20	C	3'x7'	Double swing / office lockset
B21	CONFERENCE	B21	Custom	3'x7'	Panic hardware
B22	RESTAURANT	B22	B	3'x7'	Office Lockset
B23	LOCKER 14	B23a&b	F	3'x7'	Office lockset
B24	LOCKER 15	B24	F	3'x7'	Office lockset
B25	LOBBY 2	B25	E	3'x7'	Panic hardware
B26	STAIR 2	B26	C	3'x7'	Panic / verify if matching exist. style
B27	MEN'S	B27	A	3'x7'	Existing
B28	WOMEN'S	B28	A	3'x7'	Existing
B29	ELEV 2				60 min.
B30	LOCKER 16	B30	A	3'x7'	Storage lockset
B31	LOCKER 17	B31	A	3'x7'	Storage lockset
B32	LOCKER 18	B32	A	3'x7'	Storage lockset
B33	LOCKER 19	B33	A	3'x7'	Storage lockset
B34	(E) OFFICE	B34	A	3'x7'	Office lockset
B35	KITCHEN	B35	C	3'x7'	Office lockset
B36	ELEV 1				60 min.
B37	UTILITY	B37	A	3'x7'	Storage lockset



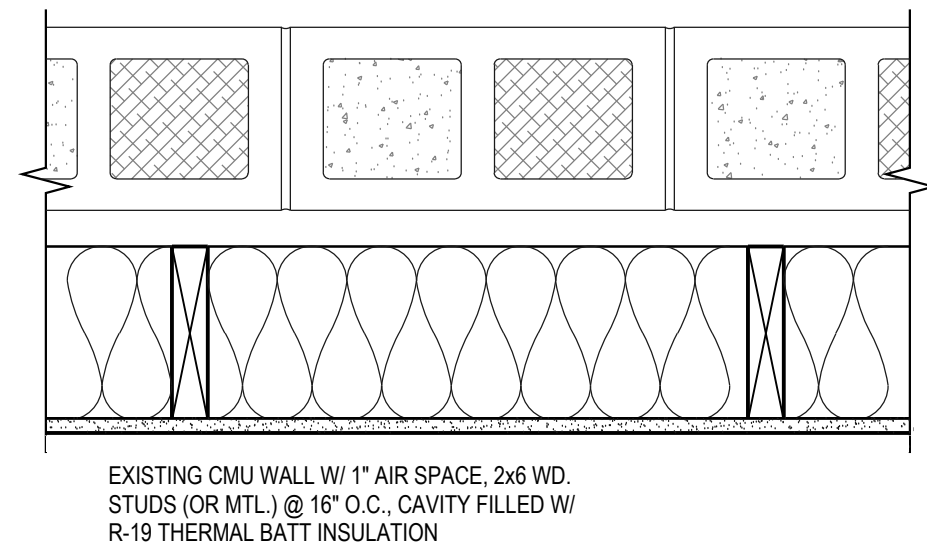
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A5
DOOR TYPES



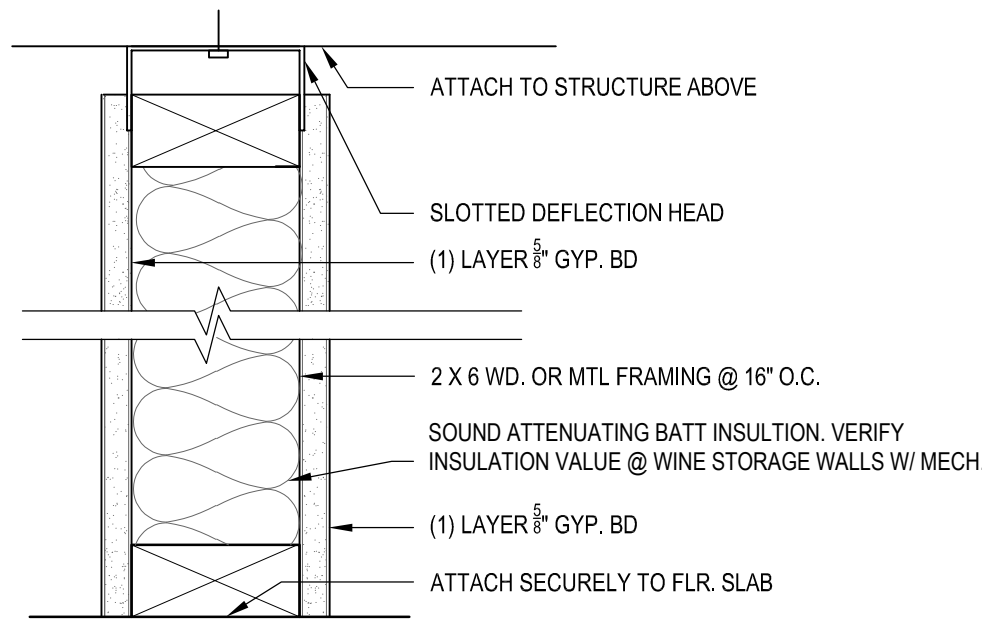
3
A5
ADA MOUNTING HEIGHTS



B
TYP. 1-HR PARTITION



A
TYP. EXT. WALL FURRING



C
TYP. INTERIOR PARTITION

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BLDG SECTION,
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