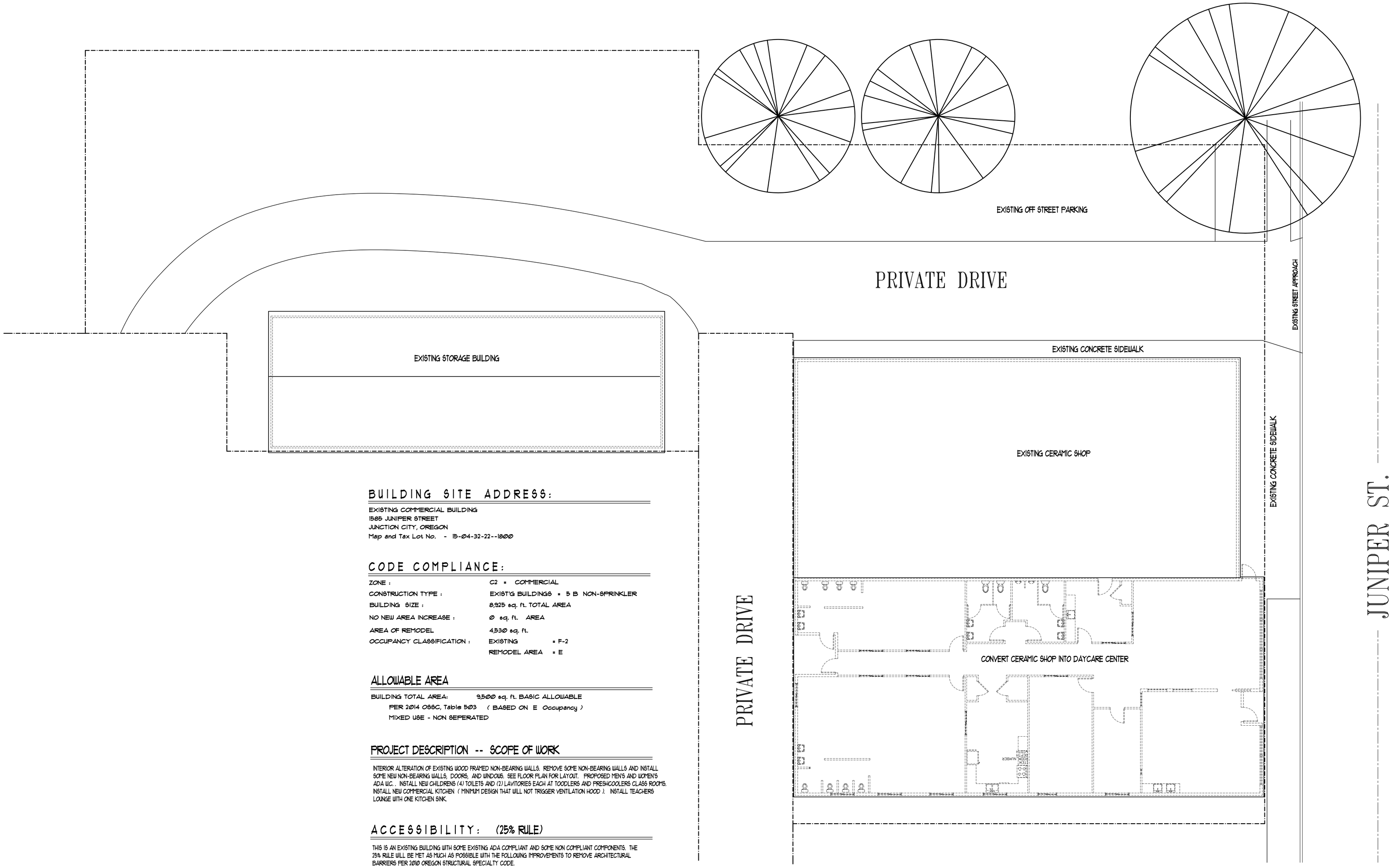

BUILDING SITE ADDRESS:

EXISTING COMMERCIAL BUILDING
1585 JUNIPER STREET
JUNCTION CITY, OREGON
Map and Tax Lot No. - 15-04-32-22--1800

CODE COMPLIANCE:

ZONE :	C2 = COMMERCIAL
CONSTRUCTION TYPE :	EXIST'G BUILDINGS = 5 B NON-SPRINKLER
BUILDING SIZE :	8,925 sq. ft. TOTAL AREA
NO NEW AREA INCREASE :	0 sq. ft. AREA
AREA OF REMODEL	4,530 sq. ft.
OCCUPANCY CLASSIFICATION :	EXISTING = F-2
	REMODEL AREA = E

ALLOWABLE AREA

BUILDING TOTAL AREA: 9,500 sq. ft. BASIC ALLOWABLE
PER 2014 OSSC, Table 503 (BASED ON E Occupancy)
MIXED USE - NON SEPERATED

PROJECT DESCRIPTION -- SCOPE OF WORK

INTERIOR ALTERATION OF EXISTING WOOD FRAMED NON-BEARING WALLS. REMOVE SOME NON-BEARING WALLS AND INSTALL SOME NEW NON-BEARING WALLS, DOORS, AND WINDOWS. SEE FLOOR PLAN FOR LAYOUT. PROPOSED MEN'S AND WOMEN'S ADA W.C. . INSTALL NEW CHILDRENS (4) TOILETS AND (2) LAVITORIES EACH AT TODDLERS AND PRESHCOOLERS CLASS ROOMS. INSTALL NEW COMMERCIAL KITCHEN (MINIMUM DESIGN THAT WILL NOT TRIGGER VENTILATION HOOD). INSTALL TEACHERS LOUNGE WITH ONE KITCHEN SINK.

ACCESSIBILITY: (25% RULE)

THIS IS AN EXISTING BUILDING WITH SOME EXISTING ADA COMPLIANT AND SOME NON COMPLIANT COMPONENTS. THE 25% RULE WILL BE MET AS MUCH AS POSSIBLE WITH THE FOLLOWING IMPROVEMENTS TO REMOVE ARCHITECTURAL BARRIERS PER 2010 OREGON STRUCTURAL SPECIALTY CODE.

1. PROVIDE LEVER HANDLED HARDWARE AT ALL DOORS, EXISTING AND PROPOSED.
2. INSTALL NEW MULTI FIXTURE ADA MEN'S AND WOMEN'S RESTROOMS.
3. PROVIDE ONE EACH ADA W.C. AT TODDLERS PRESCHOOLERS CLASS ROOMS.
4. ----
5. ----

1 / C1 SITE PLAN
SCALE: 1" = 10'-0"

McIntire Design
4222 COMMERCE STR.
Eugene, OR 97402
SUITE - E-7
(541) 284-2126
Fax: (541) 284-2126
Cell: (541) 517-4304

CONSTRUCTION DOCUMENTS FOR:

EXISTING BUILDINGS REMODEL

1585 JUNIPER STREET JUNCTION CITY, OREGON

CLIENT:

FRED ANDEREGG

15528 SE ANDEREGG PKWY.
DAMASCUS, OR 97089
cell # 503-407-4871

SHEET DESCRIPTION:

SITE PLAN

DATE DRAWN: 9-15-2014

NO.	REVISIONS	DATE
1		
2		

JOB NO.
CAD FILE: 14085
DRAWN BY: george

SHEET NO. C1

SHEET NO. 1 of 1 TOTAL SHEETS

Attachment I