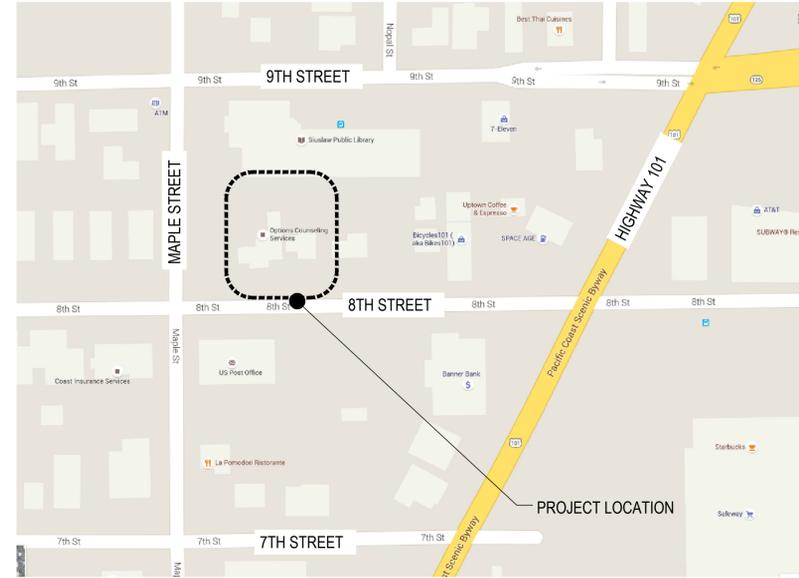




Options Counseling & Family Services - Florence Expansion Phase 1 of 2 Community Development Design Review Application

PROJECT TEAM

OWNER	GENERAL CONTRACTOR	CIVIL & STRUCTURAL ENGINEERING	ELECTRICAL	LANDSCAPE DESIGN
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1
G0.0 VICINITY MAP
SCALE: NTS



PROJECT LOCATION

1457 8TH STREET IN FLORENCE OREGON
 PROJECT MAP & TAX LOT: 18-12-27-41 TAX LOTS 8900, 9000, & 9200

THE SUBJECT PROPERTY HAS UNDERGONE A PROPERTY LINE ADJUSTMENT TO CONSOLIDATE ALL THREE TAX LOTS INTO ONE. THIS PROPERTY LINE ADJUSTMENT HAS BEEN FILED WITH THE CITY OF FLORENCE (PLA AR 15 03 LL 01), RECORDED WITH LANE COUNTY DEEDS AND RECORDS (RECORD NUMBER 2016-025997), AND HAS BEEN SUBMITTED TO THE LANE COUNTY SURVEYORS OFFICE FOR THEIR RECORDS. THE NEW TAX LOT NUMBER FOR THE PROPERTY IS CURRENTLY PENDING.

CITY OF FLORENCE ZONING DISTRICT: MAIN STREET AREA B

SCOPE OF WORK

SCOPE OF WORK CONSISTS OF THE PHASED DEVELOPMENT OF THE OPTIONS COUNSELING PROPERTY LOCATED AT 1457 8TH STREET IN FLORENCE OREGON. THE PHASED CONSTRUCTION WILL CONSIST OF THE FOLLOWING. SEE ALSO THE PHASED DEVELOPMENT DIAGRAMS THIS SHEET.

DEMOLITION PHASE - EXISTING BUILDINGS TO BE DEMOLISHED AND SITE CLEARED

PHASE 1 DEMOLITION - CONSTRUCTION OF A NEW SINGLE STORY, WOOD FRAMED OFFICE BUILDING AND ASSOCIATED SITE DEVELOPMENTS INCLUDING THE FOLLOWING. THE BUILDING CONSTRUCTION TYPE IS VB, AND THE OCCUPANCY USE GROUP IS TYPE 'B' BUSINESS. BUILDING IS TO BE UNSPRINKLED.

- NEW ON SITE PARKING & EXTERIOR LIGHTING
- NEW LANDSCAPING, PRESERVATION OF APPROXIMATELY 400 SF OF NATIVE VEGETATION AND THREE EXISTING TREES ON SITE
- NEW IMPROVEMENTS TO THE EXISTING ALLEY RIGHT OF WAY
- NEW IMPROVEMENTS TO THE EXISTING RIGHT OF WAY ALONG 8TH STREET WITH LANDSCAPING AS REQUIRED BY CODE
- NEW IMPROVEMENTS TO THE PUBLIC WATER INFRASTRUCTURE. SEE UTILITY PLAN FOR MORE INFORMATION.

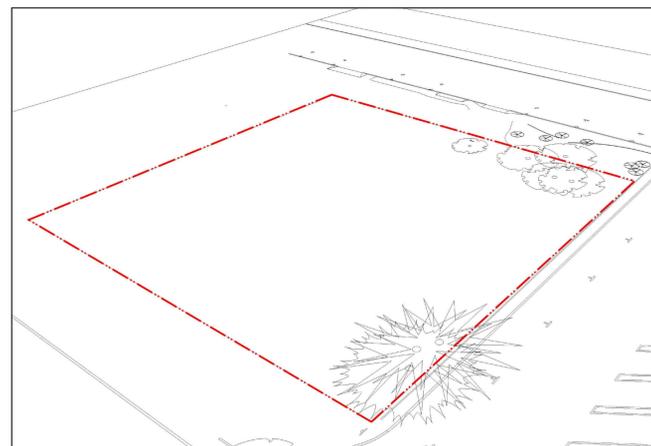
PHASE 2 DEVELOPMENT - CONSTRUCTION OF A NEW SINGLE STORY, WOOD FRAMED ADDITION TO THE PHASE 1 BUILDING. SITE DEVELOPMENTS AND INFRASTRUCTURE OF PHASE 1 TO BE SIZED AND CONSTRUCTED TO ACCOMMODATE THE PHASE 2 ADDITION. BUILDING ADDITION WILL ALSO BE CONSTRUCTION TYPE VB, OCCUPANCY USE GROUP TYPE 'B' AND UNSPRINKLED.

SHEET INDEX

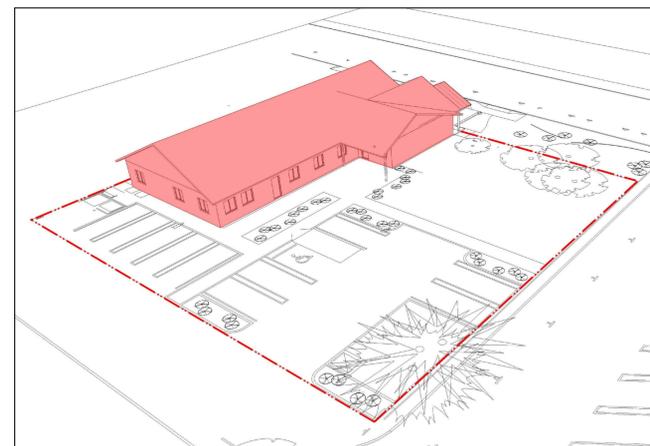
BUILDING	CODE / COVER & PHASING DIAGRAMS
G0.0	CODE / COVER & PHASING DIAGRAMS
S1	TOPOGRAPHIC SURVEY / EXISTING CONDITIONS
B1.0	SITE DEMOLITION PLAN
B1.1	SITE PLAN - PHASE 1
B1.2	SITE PLAN - PHASE 2
B2.1	FLOOR PLAN
B3.1	ELEVATIONS
B3.2	ELEVATIONS
LANDSCAPING	LANDSCAPE PLAN
L0.0	LANDSCAPE PLAN
CIVIL	CIVIL SITE PLAN / UTILITIES PLAN
C3.0	CIVIL SITE PLAN / UTILITIES PLAN
ELECTRICAL	PHOTOMETRIC STUDY
E1	PHOTOMETRIC STUDY



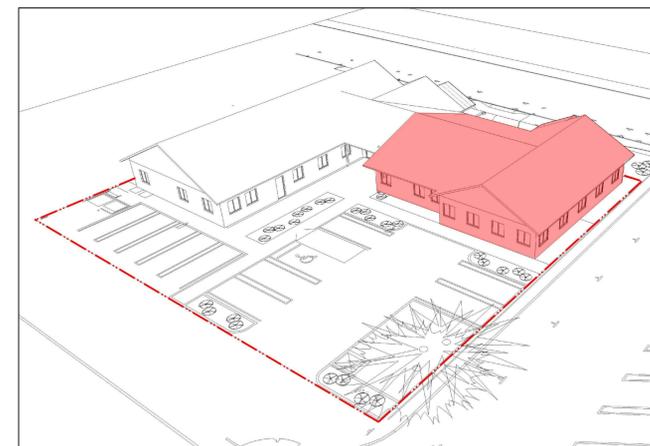
EXISTING CONDITIONS



DEMOLITION PHASE



PHASE 1 - PHASE 1 BUILDING CONSTRUCTION & SITE IMPROVEMENTS



PHASE 2 - PHASE 2 BUILDING ADDITION