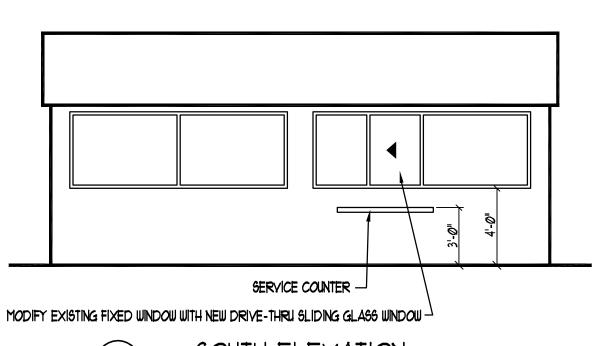


VACINITY MAP

SCALE: Not To Scale

SITE PLAN CONSTRUCTION NOTES

- PROVIDE MIN. 3ft. WIDE ACCESSIBLE ROUTE TO THE PUBLIC WAY. MAXIMUM SLOPE 1/20. MAXIMUM CROSS SLOPE 1/50. PROVIDE 2 to 4 INCH DIAGONAL CONTRASTING STRIPPING WHEN CROSSING VEHICULAR WAYS.
- UPDATE THIS ACCESSIBLE PARKING SPACE REQUIRED TO BE VAN ACCESSIBLE, SEE DTL. 2/CI.
- SAW CUT EXISTING CONCRETE SIDE WALK AND INSTALL CONCRETE ACCESSIBLE ROUTE TO BLDG. MAX. SLOPE 1/20. MAX. CROSS SLOPES NOT TO EXCEED 1/50.
- INSTALL 8" INCHES HIGH by 8" WIDE CONCRETE EXTRUDED CURB BARRIER AT PROPOSED DRIVE-UP LANE. THIS CURBING IS DESIGNED TO PREVENT CARS FROM PARKING IN THE PEDESTRIAN WALK WAY.
- PROVIDE WARNING STRIP WHERE ACCESS TO PUBLIC WAY CROSSES TRAFFIC AND TACTICAL WARNING STRIPS BY INSTALLING (20) 1/2" DEEP x 1/4" WIDE SAW CUTS @ 2" O.C. INTO EXISTING ASPHALT OR CONCRETE SURFACE, (TYP.), OR EQUAL.
- ACCESS AT SIDEWALK TO BE FLUSH, MAXIMUM SLOPE 1/20.
- REMOYE EXISTING CONCRETE SIDE WALK ACCESS TO PUBLIC WAY SIDE WALK, SEE NOTE I FOR NEW ACCESS.
- LOCATION OF EXISTING STORMWATER CATCH BASIN, PROVIDE CATCH BASIN FILTERS PER MANUFACTURER. (Ø) EXISTING LANDSCAPING PLANTER PER ORIGINAL SITE DEVELOPMENT OF PRIVATE ACCESS DRIVE WAY.
- INSTALL 4" DIa. PIPE BALLARD SOLID FILLED WITH CONCRETE.
- INSTALL 4' ft. WIDE DRIVE-UP WINDOW. DESIGN CRITERIA TO BE DETERMINED BY THE CITY OF FLORENCE.
- (14) INSTALL 5" WIDE PAINTED WHITE STRIPE AT DRIVE-UP LANE.
- REMOVE EXISTING 18" HIGH LIGHT POLE AND LIGHT FIXTURE. RELOCATE TO APPROXIMATELY 6'-0" DIRECTLY TO THE SOUTH IN THE EXISTING LANDSCAPE ISLAND. THE LIGHT FIXTURE CURRENTLY OR WILL BE REPLACED TO MEET ALL GUIDELINES FOR LIGHTING FOR A PARKING LOT OR WALKWAYS PER FFC 10-1-1-4-13-3.
- REMOVE (2) EXISTING PARKING SPACE TO MAKE ROOM FOR DRIVE-UP LANE.
- REMOVE (1) EXISTING PARKING SPACE TO MAKE ROOM FOR DRIVE-UP LANE AND ACCESSIBLE ROUTE TO
- (18) LOCATION OF EXISTING 6" INCHES HIGH by 6" WIDE CONCRETE EXTRUDED CURB.
- (19) EXISTING 3/0x7/0 STORE FRONT TYPE DOOR. THESE DOORS ARE EQUIPTED WITH PUSH BARS WITHOUT LATCHING DEVICES. THESE DOORS ALSO SWING IN BOTH DIRECTIONS.
- $\langle 20 \rangle$ Existing access from Western Pump Island Card-Lock Self-Pump area to the convenient store.



SOUTH ELEVATION SCALE: 1" = 10'-0"

BUILDING ADDRESS & SITE INFO:

EXISTING COMMERCIAL BUILDING 1839 COAST HWY. U.S. 101

FLORENCE, OREGON Map and Tax Lot No. 18-12-26-22--5900

LANDUSE ZONE: CC = COMMUNITY COMMERCIAL

BUILDING CODE SUMMARY:

CURRENT CONSTRUCTION CODES:

- 2010 State of Oregon Structural Specialty Code (OSSC), Based on the 2009 IBC • 2010 State of Oregon Mechanical Specialty Code (OMSC), Based on the 2009 IMC • 2011 State of Oregon Electrical Specialty Code (OESC), Based on the 2011 NEC
- 2011 State of Oregon Plumbing Specialty Code (OPSC), Based on the 2009 UPC • 2010 State of Oregon Fire Specialty Code (OFC), Based on the 2009 IFC

BUILDING USES / OCCUPANCY:

BUILDING ONE

1,000 sq. ft. RETAIL SPACE: B - Occupancy 500 sq. ft. STORAGE AREA: B - Occupancy

BUILDING TWO

2,160 sq. ft. Storage Lockers: SI - Occupancy

TYPE OF CONSTRUCTION:

BOTH BUILDINGS: Existing Buildings to remain Unchanged VB Non-Sprinklered

BUILDING AREA:

BUILDING ONE 1,560 sq. ft. BUILDING TWO 2,160 sq. ft.

BUILDING HEIGHT:

BUILDING ONE

Approx. 14'-0" at existing Tallest Parapet BUILDING TWO Approx. 14'-0" at existing Tallest Ridge

ALLOWABLE BUILDING AREA (EA. BLDG.):

BUILDING TOTAL AREA: 9,000 eq. ft. BASIC ALLOWABLE PER 2010 066C, Table 503 (BASED ON 6-1 & B Occupancies)

OCCUPANT LOAD: (OSSC Table 1004.1.1)

BUILDING ONE

34 Occupants Mini Market Floor Mini Market Storage 500 / 100 = Occupants TOTAL 39 Occupants

BUILDING TWO

Occupants Storage Lockers

NARRATIVE

IT IS THE INTENTION OF THE OWNERS OF THE ABOYE MENTIONED ADDRESSES TO ELIMINATE (3) EXISTING PARKING SPACES, 4'ft. WIDE CONCRETE SIDE WALK ACCESS TO THE PUBLIC WAY, AND A SECTION OF BACK 6' ft. WIDE CONCRETE SIDE WALK TO INSTALL PROPOSED 10'ft. WIDE AUTO DRIVE-UP LANE AND WINDOW. THE EXISTING LANDSCAPING WILL NOT BE EFFECTED.

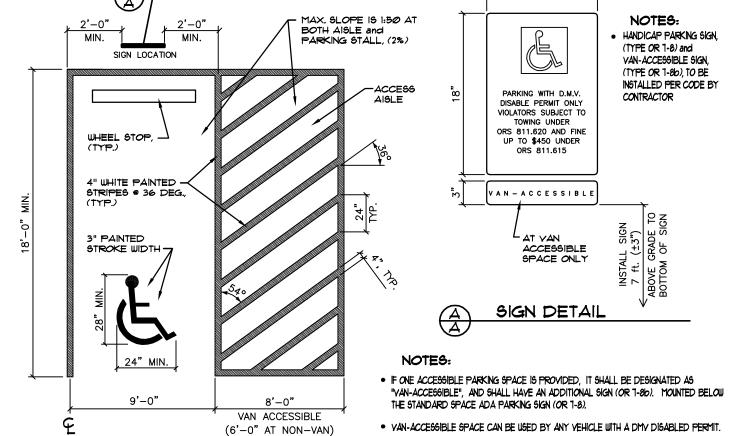
PARKING CALCULATIONS

SHOPPING CENTERS 1 Space Per 250 sq. ft. BUILDING ONE Retail Business 1,500 / 250 BUILDING TWO 8.6 spaces Storage Lockers 2,160 / 250 TOTAL SPACES REQUIRED 15 SPACES PARKING SPACES PROVIDED PROVIDED: REQUIRED: REGULAR REGULAR

HANDICAP HANDICAF COMPACT COMPACT TOTAL-TOTAL-

ACCESSIBLE PARKING SPACE

C1 SCALE: Not To Scale



McIntire Design Eugene, OR 97402 SUITE - E-7 (541) 284-2126

Fax: (541) 284-2126

Cell: (541) 517-4304

CONSTRUCTION DOCUMENTS FOR:

EXISTING COMMERCIAL BUILDINGS

ARCO AM-PM MARKET

1838 COAST HWY. U.S. 101 FLORENCE, OREGON

CLIENT:

THABET MANAGEMENT, Inc 2677 WILLAKENZIE RD., SUITE 4 EUGENE, OR 97401

SHEET DESCRIPTION:

SITE PLAN WITH PROPOSED AUTO **DRIVE-UP LANE**

DATE DRAWN: 1-18-2012

NO.	REVISIONS	DATE
1	Community Development Department's Review	7-9-12
2	Community Development Department's Review	7-20-12

JOB NO.

CAD FILE: 10076 DRAWN BY: george



SHEET NO. 📗 of 👖 TOTAL SHEETS