Project Description:
Renovate building interior. No site work other than driveway work at new south side foundation and apparatus bay.

Site area:

Local Jurisdiction:
United States Forest Service

Zone classification:
Not applicable (Federal land).

Applicable building code:
Oregon State Structural Specialty Code (latest edition)

Occupancy classification:
R-2 / S-1 / B. Mixed-use, non-separated.

Construction Type:
V-B, sprinklered to NFPA13. Currently the building is not fire sprinklered but will be as part of this project.

Building Height:
Allowable (OSSC): 1 story, 40 feet (Basic based on non-separated occupancy (S-1 sets limit)) / 2 stories, 50' (Sprinklered).

Building setbacks:
Front (street side): 10'
Side, rear: None.

Total building area:
3266 square feet.

Allowable floor area:
7000 square feet (limit set by R-2 occupancy).

Required separations:
Between dwelling unit and S-1 = 1/2 Hr. Between dwelling unit and B = 1/2 Hr. (420.2, 708.3 Ex. 2).
Between S-1 and B = 0-Hr.

Occupant load:
29 (See Code Plan).

Exits:
Distance to Exit before two exits are required:
B and S occ. max. = 100', actual = 96' (Sprinklered)
R-2 occ. max. = 125', actual 53'. Therefore CPET not applicable. (T1014.3)

Single exit floor travel distance max. w/sprinkers: B = 100' S-1 = 100' (T1021.2(2)), actual = 96'
R-2 (dwelling unit) w/sprinklered = 125' (T1021.2(1)), actual = 53'.

Egress lighting not required (1006.3.2).

Corridor Rating:
R, B and S occ.: Non-rated under quantity of occupants listed in (T1018.1).

Plumbing Fixtures:
R-2: (dwelling unit): Self-contained.
B and S occupancy: Toilet 1 per 25 occ. = 1, Lavatory 1 per 40 occ. = 1

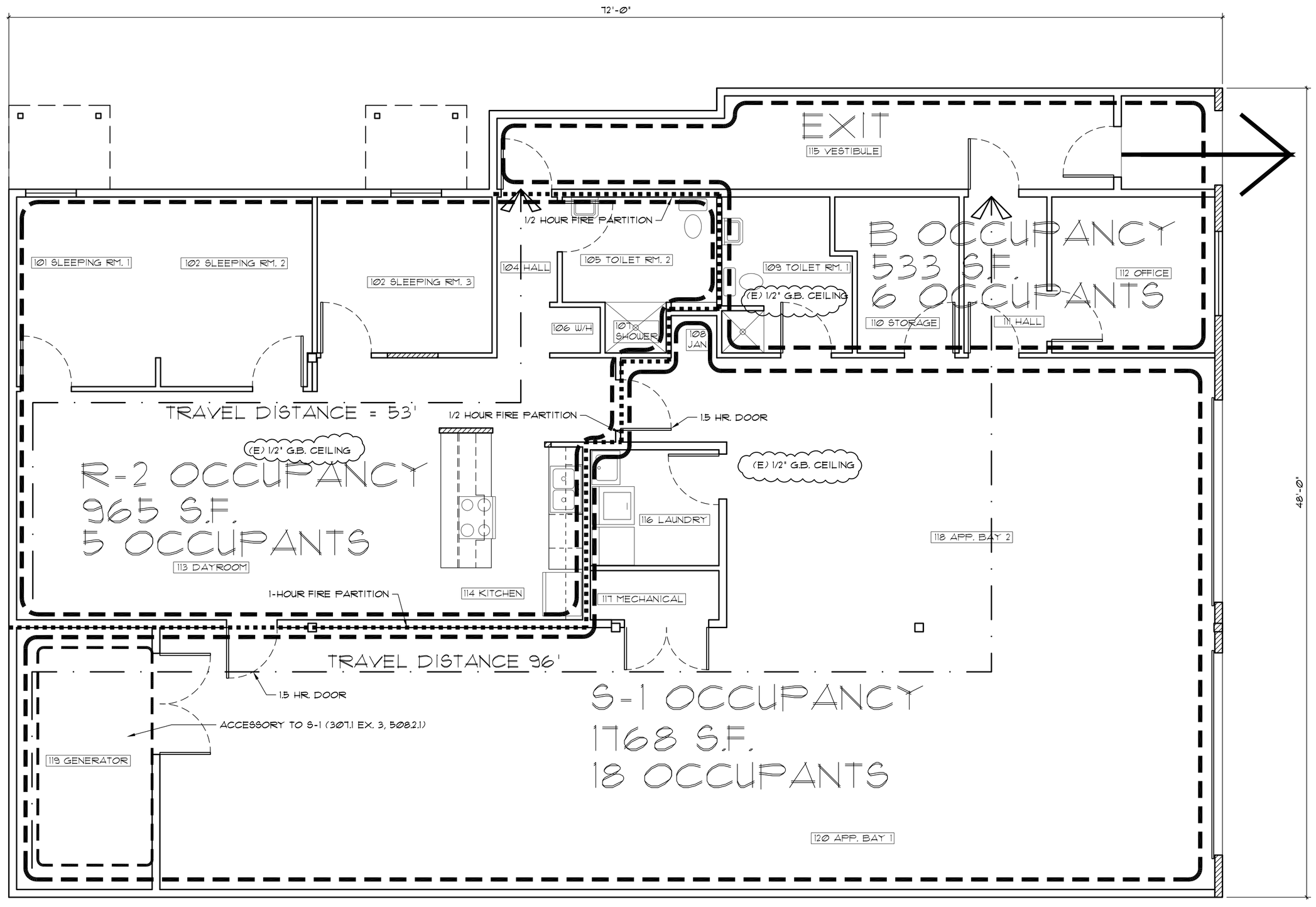
Barrier Removal (up to 25% of project cost):
When complete building will be accessible. Note that parking and access to the building are in the right-of-way.

Energy Code:
Building envelope fenestration
- Entrance door Min U = (Existing)
- New windows Min U = .35, Max SHGC = .40
- Rollup doors Min U = 0.50, Max SHGC = .40
New exterior wall (south) = R-21
Attic = (Existing)

No insulaton change to un-modified walls. Fill any exposed existing wall cavities with fiberglass batt insulation.

Sound transmission:
Air-borne between dwelling unit and other occupancies: STC of 50 or greater. This is a renovation project with no change in area, no change in occupancy, and no changes to the walls separating the occupancies. Therefore requirement is not applicable.
Structure-borne at floor-ceiling assemblies between dwelling unit and other occupanes: IIC of 50 or greater. Not applicable in a single-story building.

Barrier Removal Schedule:
Estimated project cost = $400,000
Renovation of 105 Toilet Rm. #2 = $25,000
Renovation of 114 Kitchen = $30,000
Installation of tactile signage = $4000
Total cost of barrier removal items = $59,000
Percentage of overall project = 15%



2 CODE REVIEW

1 CODE PLAN
1/4" = 1'-0"

NORTH

REGISTERED ARCHITECT
BLAINE W. SCHULTZ
PORTLAND, OREGON
STATE OF OREGON

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Government Camp Fire Station

Renovation - Rebid

Government Camp Loop Road
Government Camp, Oregon

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REVISION	DATE

APPROVED: BWS
DRAWN BY:
SCALE: AS SHOWN
DATE: 12/9/17
JOB: 17-102
FILE:

A1.01

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