120 W Hollister St
Stayton, OR 97383

PROJECT DATA

LOT NO: 091W10BD-06801
LOT SIZE: 0.35 ACRES (15246 SQ FT)
ZONING: CG (GENERAL COMMERCIAL)
FLOOD RISK: x
OWNER:
SONI SINGH, HOLLISTER ST LLC
1420 17TH STREET NE
SALEM, OR 97301

SCOPE OF WORK

REMODEL OF EXISTING RETAIL (AUTO PARTS STORE) TO NEW RETAIL (CONVENIENCE STORE)

CODE COMPLIANCE

BUILDING INFORMATION
GROSS AREA: EXISTING- 4091 SQ FT, PROPOSED 4657 SQ FT
BUILDING HEIGHT: 17 FT
CONSTRUCTION TYPE: III-B
OCCUPANCY: M (COMMERCIAL RETAIL)
OCCUPANT LOAD: OSSC 1004

BUILDING OCCUPANCY CALCULATIONS

USE	AREA	OCCUPANT LOAD FACTOR (TABLE 1004.5)	OCCUPANCY
RETAIL/MERCH	2421 SQ FT	60 SQFT/PP	40.35
KITCHEN	337 SQ FT	200 SQFT/PP	1.69
OFFICE/BUSINESS	173 SQ FT	150 SQFT/PP	1.15
STORAGE/STOCK	1116 SQ FT	300 SQFT/PP	5.58
		TOTAL LOAD	**48.77**

EGRESS REQUIREMENTS
COMMON PATH OF EGRESS < 75 FT, 1 EXIT REQUIRED PER OSSC TABLE 1006.2.1.

FIRE/SMOKE PROTECT COMPLIANCE
AUTOMATIC SPRINKLERS: NONE- OSSC 903.2.7
EXTERIOR WALL FIRE RATING- OSSC 705

EXTERIOR WALL FIRE RATING ANALYSIS

DIRECTION	FIRE SEPERATION DISTANCE	POINT OF MEASUREMENT	WALL RATING	% OPENINGS	% OPENINGS ALLOWED (TABLE 705.8)
NORTH	30 FT	CENTER OF HOLLISTESR ROW	N/A	0.0%	NO LIMIT
EAST	123 FT	CENTER OF FIRST ROW	N/A	0.0%	NO LIMIT
SOUTH	6 FT	PROPRETY LINE	1 HOUR	0.0%	10%
WEST	2.75 FT	PROPERTY LINE	2 HOUR	0.0%	NO LIMIT

GENERAL CODES USED FOR DESIGN
2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
2022 OREGON MECHANICAL SPECIALTY CODE (OMSC)
2022 OREGON PLUMBING SPECIALTY CODE (OPSC)

GENEREAL NOTES

*Mechanical, Electrical and Plumbing permits to be pulled separately

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

1. MATERIALS AND WORKMANSHIP TO CONFORM TO THE CURRENT EDITION OF THE OREGON STRUCTURAL SPECIALTY BUILDING CODE AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

2. REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES IS TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.

3. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

5. DRAWINGS TO SCALE ON 24x36 PAPER.

6. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION. VISITS TO THE SITE BY THE DESIGNER/ENGINEER WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

7. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE DESIGNER OR ENGINEER. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE DESIGNER OR ARCHITECT.

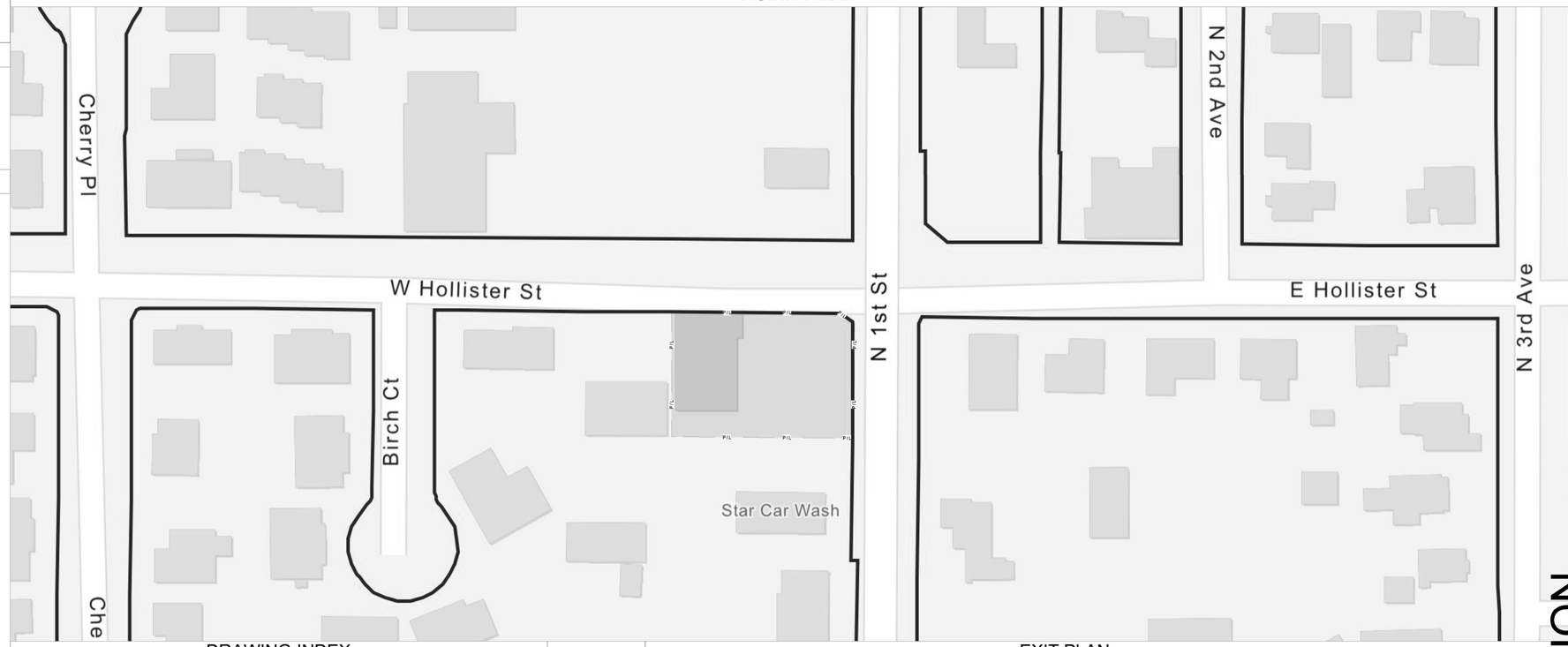
8. COORDINATE THE SIZE AND LOCATION OF FLOOR, ROOF, AND/OR WALL OPENINGS ASSOCIATED WITH, BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL AND PLUMBING TRADES.

9. THE DRAWINGS INDICATE THE STRUCTURE IN ITS FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING, SHORING, AND SEQUENCING TO MAINTAIN STABILITY.

10. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING A SAFE PLACE TO WORK AND MEETING THE REQUIREMENTS OF ALL APPLICABLE JURISDICTIONS. EXECUTE WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY AGAINST DAMAGE BY FALLING DEBRIS AND OTHER HAZARDS IN CONNECTION WITH THIS WORK.

11. ASSUMPTIONS HAVE BEEN MADE CONCERNING THE SOUNDNESS OF EXISTING STRUCTURAL COMPONENTS TO REMAIN WITHIN THE BUILDING. IT IS FURTHER ASSUMED THAT THESE EXISTING STRUCTURAL COMPONENTS WERE ORIGINALLY DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AT THAT TIME. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS CONCERNING THE PRESERVATION OF THE EXISTING STRUCTURAL COMPONENTS TO REMAIN, UNO.

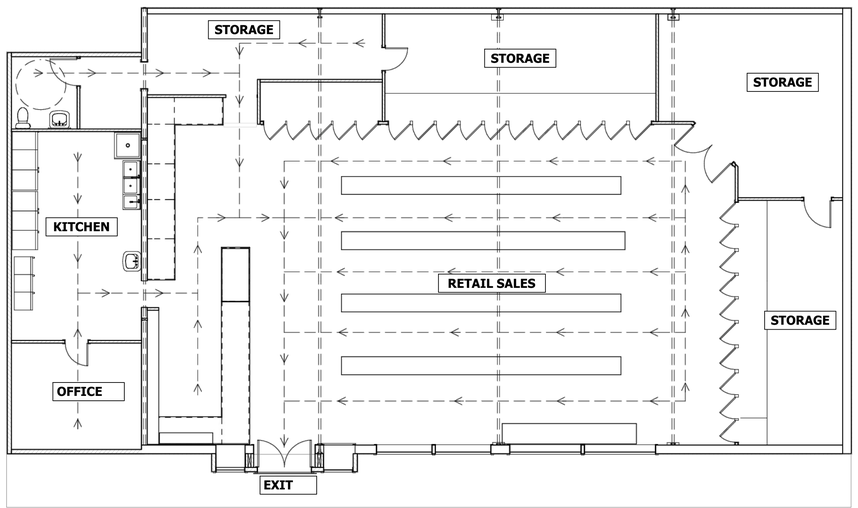
VICINITY MAP



DRAWING INDEX

DRAWING INDEX	
CS	COVER SHEET
SP-0	EXISTING SITE PLAN
SP-1	PROPOSED SITE PLAN
A1.0	EXISTING FLOOR PLAN
A2.1	PROPOSED FLOOR PLAN
A4.0	EXTERIOR ELEVATIONS

EXIT PLAN



1 Egress Plan
1/8" = 1'-0"

MIRANDA CHRISTINE DESIGN

DESIGNER:
Miranda Mueller
6421 NW Mckinley Dr
Vancouver, WA 98665
541-870-3586

STRUCTURAL:
William Cole Lathrop
WCL Engineering, LLC.
3120 Northridge Way
Eugene, Oregon 97408
541-954-3691
clathrop@wcl-engr.com
www.wcl-engr.com

PROPERTY OWNER:
Soni Singh
centermarket36@gmail.com
503-409-7664

REGISTERED PROFESSIONAL ENGINEER
87276PE
OREGON
JANUARY 08, 2019
WILLIAM COLE LATHROP
EXPIRES: 12/30/2026

PRELIMINARY NOT FOR CONSTRUCTION

PROPERTY OWNER:
Soni Singh
120 W Hollister St
Stayton, OR 97383

DATE: 9/11/2025

REV:

REV:

DRAWING:
Cover Sheet

SHEET #
CS

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