

Sep 08, 2023 1:04:23 pm G:\DOBBS-2023\230105 - GRATING PACIFIC BUILDING C\230105\_C100\_09-08-2023.DWG, STATION 5

PARKING REQUIREMENTS

- EXISTING BUILDINGS:
- REQUIRED PARKING = 71 SPACES
  - PROVIDED PARKING = 75 SPACES INCLUDES 3 HANDICAP SPACES
  - BICYCLE PARKING = 7 SPACES

- NEW BUILDING:
- REQUIRED PARKING = 5 SPACES
  - PROVIDED PARKING = 5 SPACES INCLUDES 1 HANDICAP SPACE

- ADDITIONAL UPGRADES TO MEET CURRENT DEVELOPMENT CODE:
- ADD 5 BICYCLE SPACES
  - ADD 4 EV PARKING SPACES
  - ADD 4 VANPOOL / CARPOOL SPACES

ALLOWABLE AREA

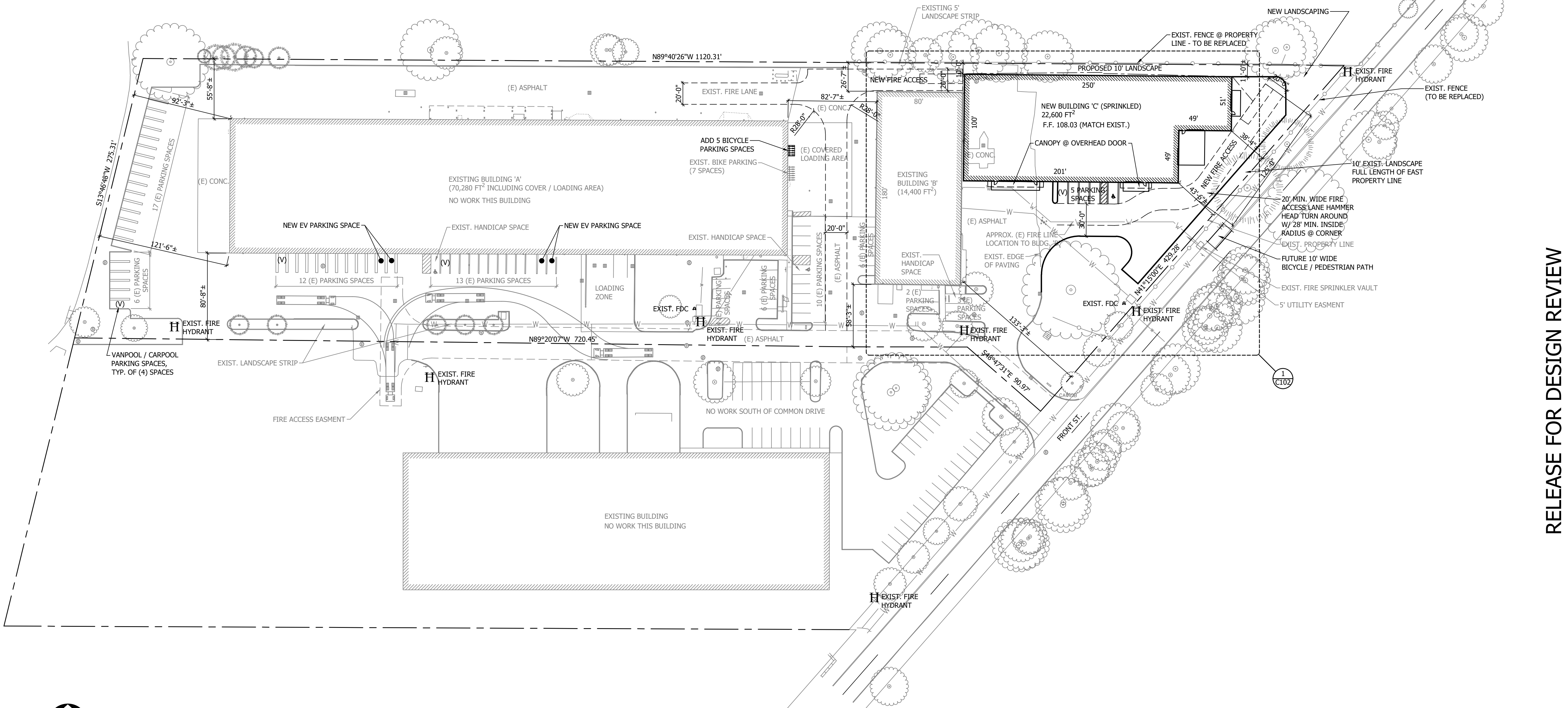
TYPE V-B, FULLY FIRE SPRINKLERED  
GROSS FOOTPRINT AREA:  
EXISTING = 14,400 FT<sup>2</sup>  
PROPOSED = 22,600 FT<sup>2</sup>  
TOTAL = 37,000 FT<sup>2</sup>  
(NET = 36,055 FT<sup>2</sup>)

MIXED OCCUPANCY (NO SEPARATION REQUIRED)  
B OCCUPANCY = 36,000 FT<sup>2</sup>  
F-1 OCCUPANCY = 34,000 FT<sup>2</sup>  
S-1 OCCUPANCY = 36,000 FT<sup>2</sup>  
75% OF PERIMETER HAS OPEN SPACE > 30'  
• ALLOWABLE AREA INCREASE = 50%

ALLOWABLE AREA = 34,000+17000 = 51,000 FT<sup>2</sup>

FIRE REQUIREMENTS

EXISTING BUILDING NET AREA = 14,055 FT<sup>2</sup>  
PROPOSED BUILDING NET AREA = 22,000 FT<sup>2</sup> NET  
TOTAL NET AREA = 36,055 FT<sup>2</sup> NET  
CONSTRUCTION TYPE V-B (DUE TO EXISTING MEZZANINE)  
TABLE B 105.1(2) - REQUIRED FIRE FLOW 5,250 gpm FOR 4 HOURS  
WITH 25% REDUCTION FOR FIRE SPRINKLERS  
FIRE FLOW = 3,937.5 gpm FOR 4 HOURS  
TABLE C102.1 REQUIRED HYDRANTS = 4  
MAX SPACING 350' : MAX DISTANCE = 250'



DRAWING HALF SCALE  
WHEN ON 11x17 SHEET

RELEASE FOR DESIGN REVIEW

ARCHITECTURAL SITE PLAN

GRATING PACIFIC BUILDING C  
2775 N. FRONT ST.  
WOODBURN, OR 97071  
FOR: GRATING PACIFIC

PRELIMINARY  
NOT FOR  
CONSTRUCTION

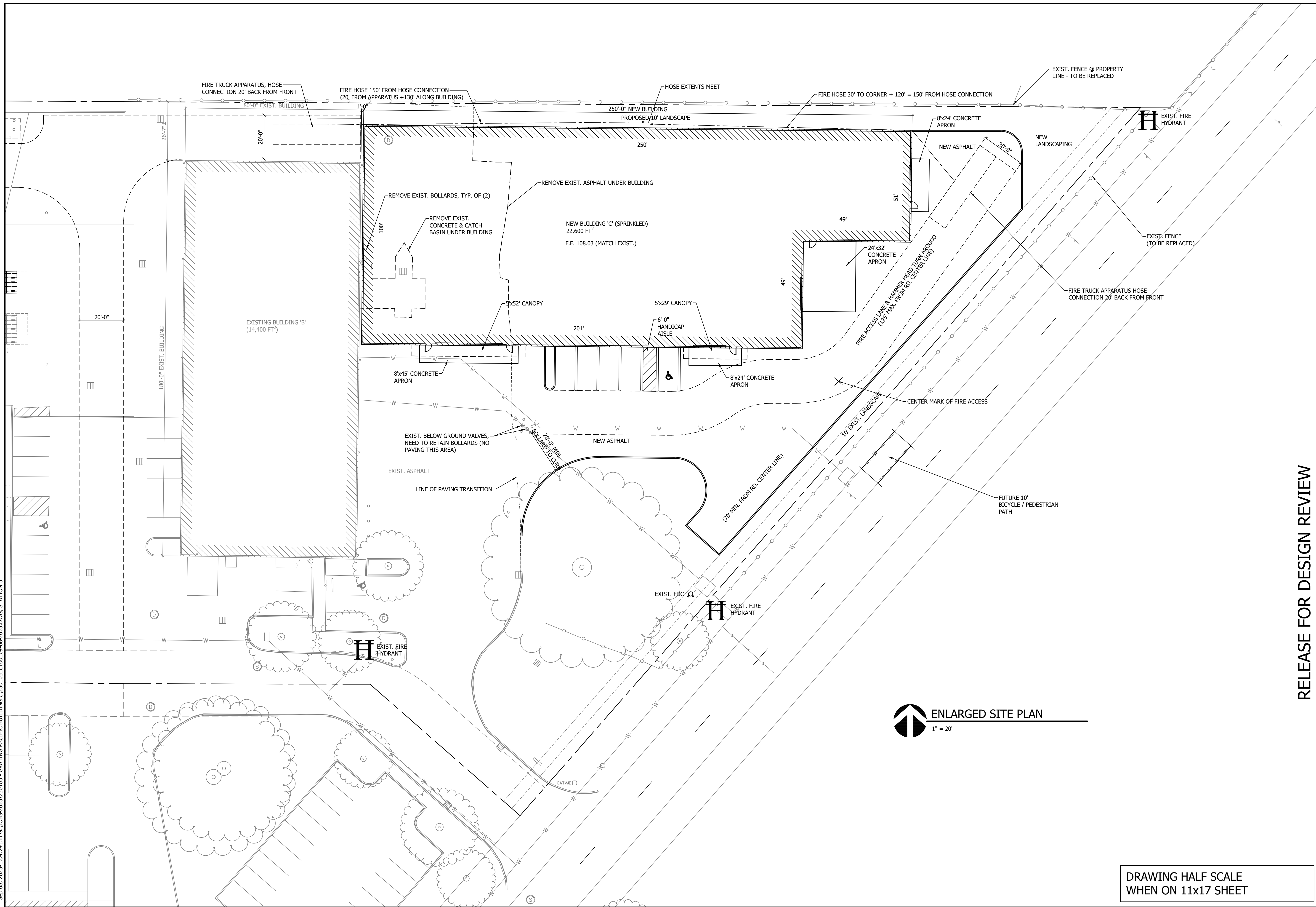
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C101  
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**ENLARGED SITE PLAN**  
1" = 20'

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ENLARGED SITE PLAN

GRATING PACIFIC BUILDING C  
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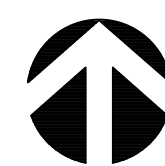
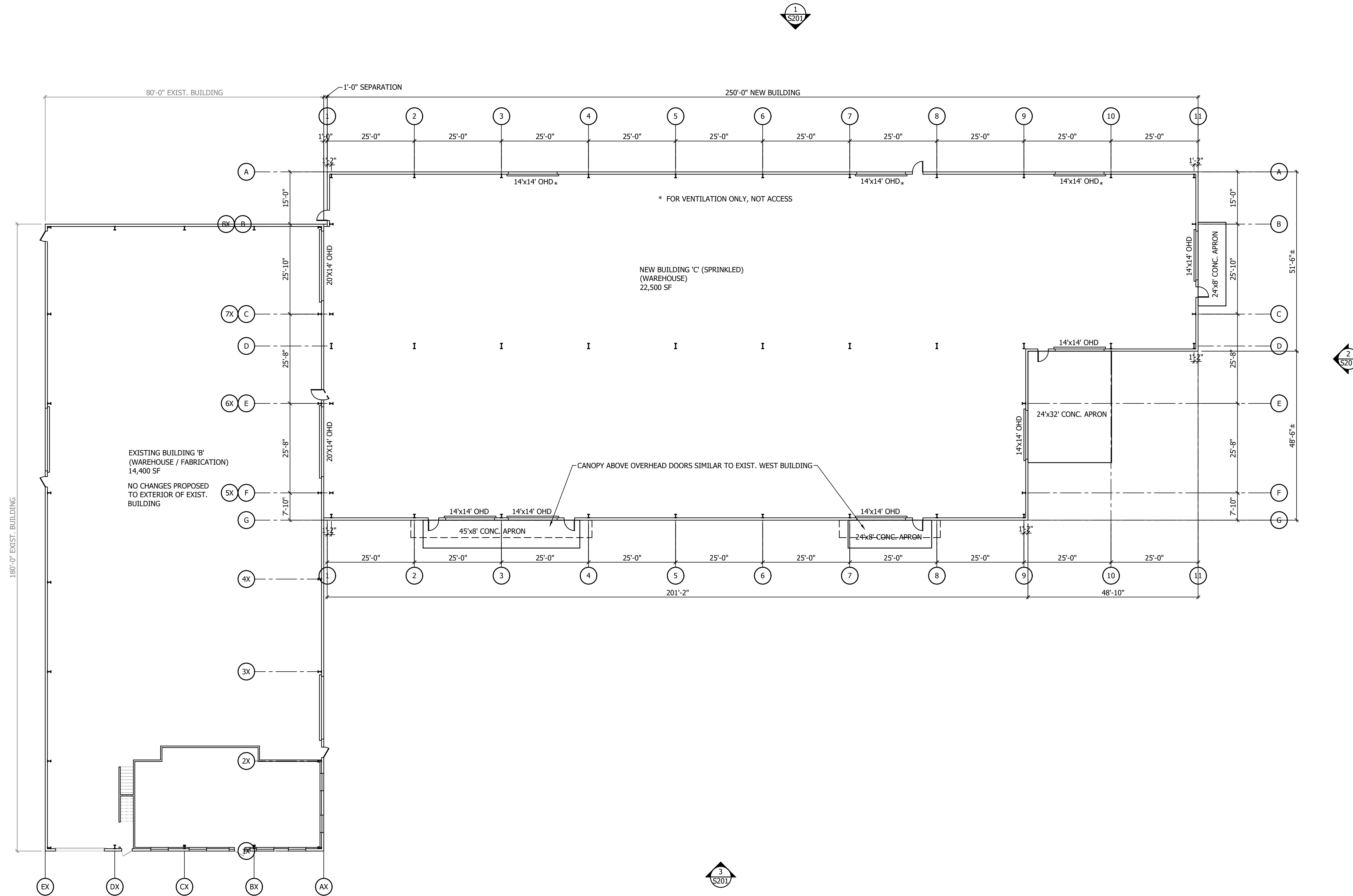
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OVERALL FLOOR PLAN - BUILDINGS "B" & "C"

1/16" = 1'-0"

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OVERALL FLOOR PLAN

GRATING PACIFIC BUILDING C  
2775 N. FRONT ST.  
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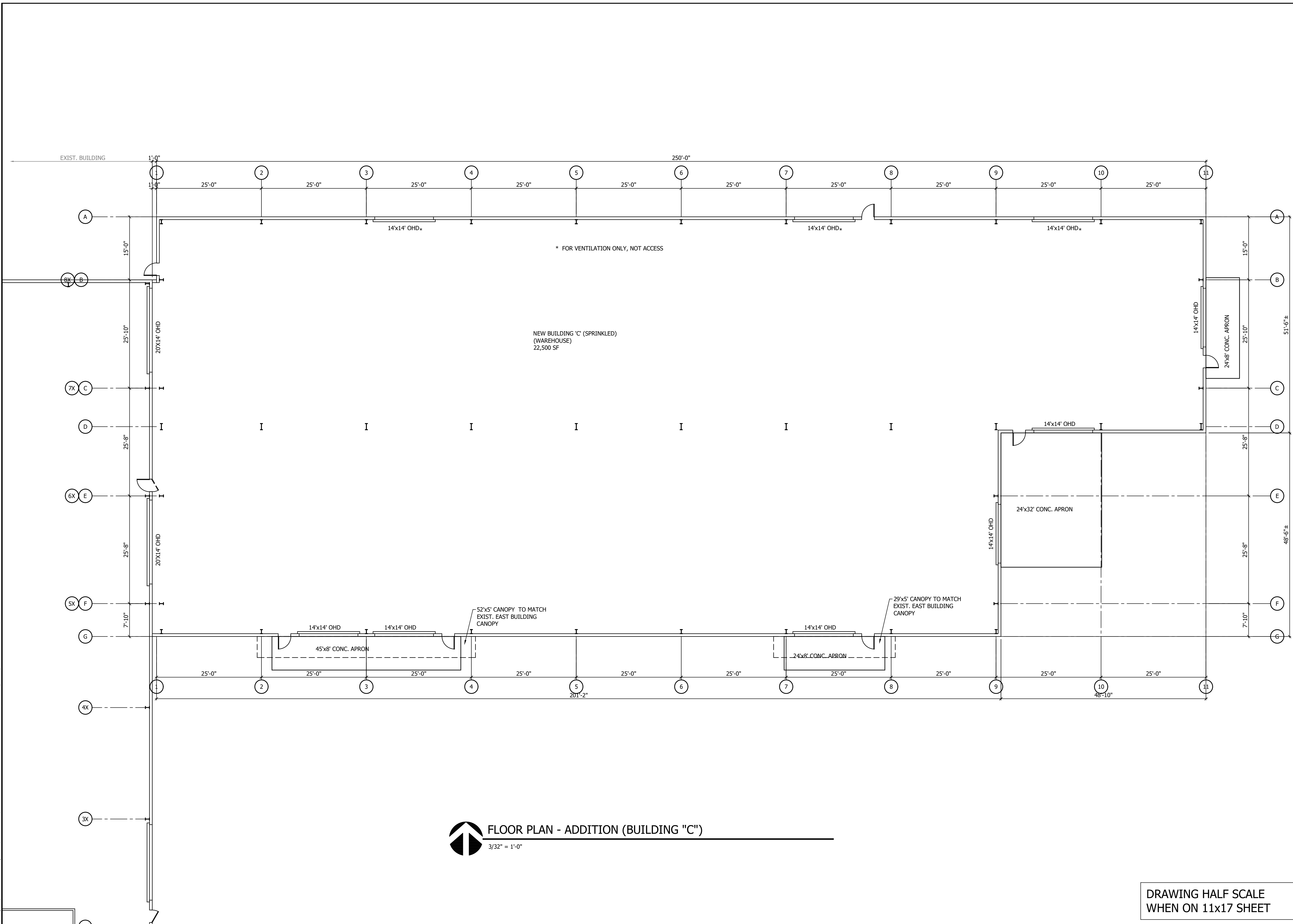
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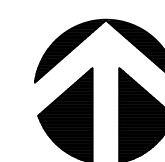
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 FLOOR PLAN - ADDITION (BUILDING "C")  
3/32" = 1'-0"

DRAWING HALF SCALE  
WHEN ON 11x17 SHEET

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FLOOR PLAN

GRATING PACIFIC BUILDING C  
2775 N. FRONT ST.  
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FOR: GRATING PACIFIC

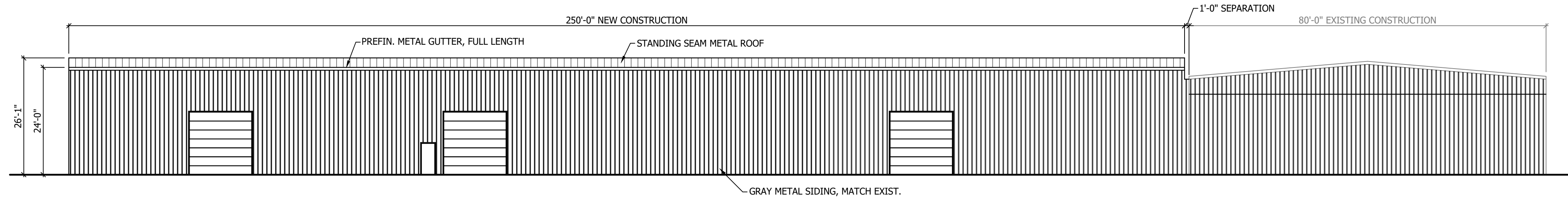
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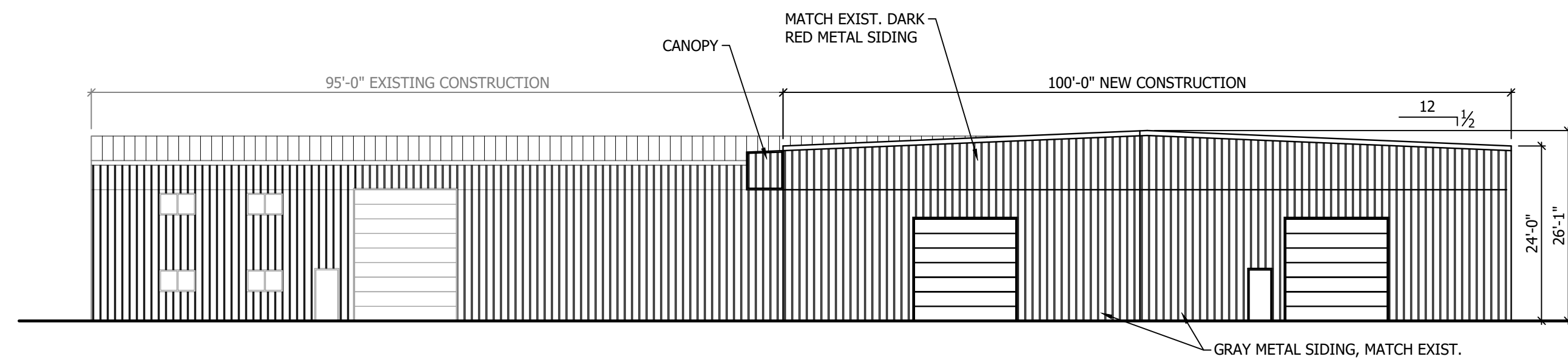
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**NORTH ELEVATION**

1/16" = 1'-0"

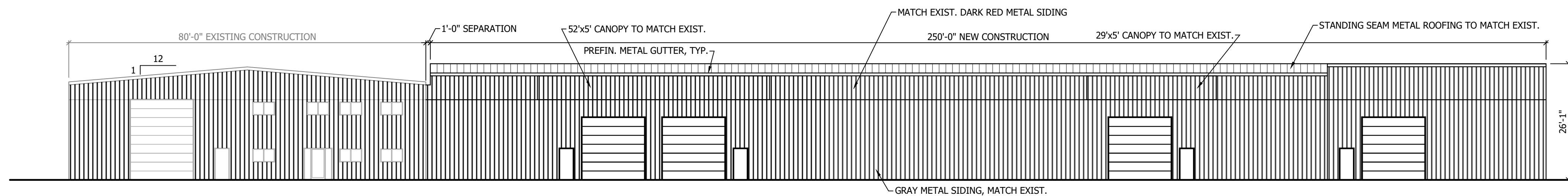
1  
A201



**EAST ELEVATION**

1/16" = 1'-0"

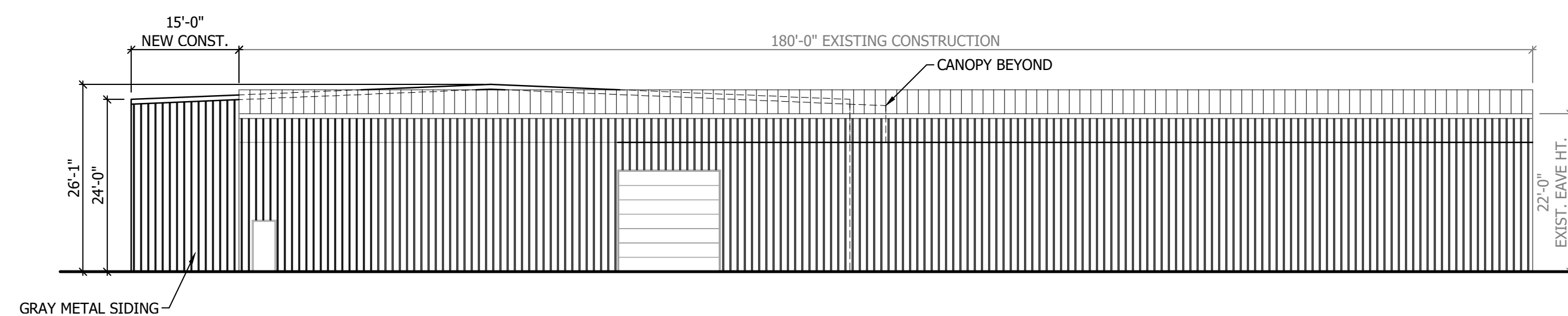
2  
S201



**SOUTH ELEVATION**

1/16" = 1'-0"

3  
S201



**WEST ELEVATION**

1/16" = 1'-0"

4  
S201

DRAWING HALF SCALE  
WHEN ON 11x17 SHEET

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ELEVATIONS

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