

1. 10:00 A.M. Agenda

Documents:

[2023-04-13 Library Commison Agenda.pdf](#)

2. 10:00 A.M. Meeting Materials

[2023-02-Financial-Report-General-Fund](#)

Documents:

[2023_0307_YachatsLibrary.pdf](#)

[Construction Budget.pdf](#)

[2023-01-12 Library Meeting Summary.pdf](#)



CITY OF YACHATS
YACHATS LIBRARY COMMISSION MEETING
Thursday, April 13, 2023, at 10:00 am
441 Hwy 101 N Yachats 97498
To Be Held In-Person and Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/88014759852>

Meeting ID: 880 1475 9852

One tap mobile

+12532158782,,88014759852# US (Tacoma)

+13462487799,,88014759852# US (Houston)

AGENDA

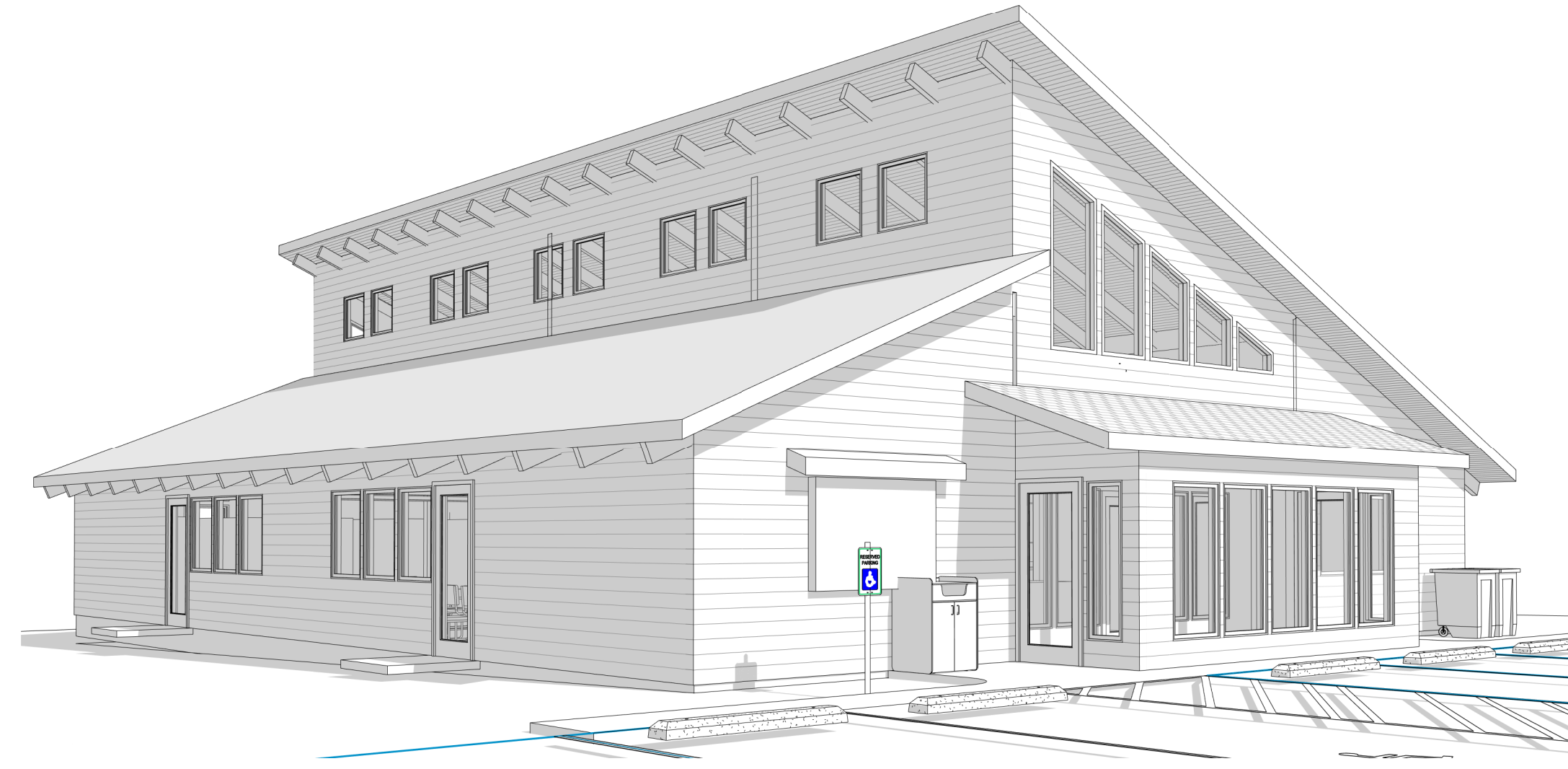
Meeting Called to Order

- I. Announcements and Correspondence
- II. Citizens' Concerns (limited to items not on the agenda, 5-minute limitation per person)
- III. Reports
 - a. Budget report
 - b. Expansion Project
 - i. Floorplan revisions
 - ii. Construction cost estimate
 - iii. Ford Family Foundation Grant status
 - c. From the Library Administrator
 - d. Computers and e-books
 - e. From the Friends of Yachats Library
- VI. Other ongoing business
- VII. New Business

*Library Commission Meeting held Quarterly on the 2nd Thursday at 10:00am
(January-April-July-October 2nd Thursday)*

This meeting is open to the public and all interested persons are invited to attend. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time.; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541- 547-3565 or Oregon Relay 1- 800-735-2900 (TDD) two days in advance. Posted: 3/31/23 By: Kimmie Jackson, Deputy City Recorder

City of Yachats



Library Remodel & Addition 560 W 7th Street, Yachats, Oregon 97498

PROJECT TEAM

OWNER
CITY OF YACHATS
901 HWY 101 N
YACHATS, OREGON 97498
CITY MANAGER: HIEDE LAMBERT

ARCHITECT
M/D ARCHITECT + DESIGN, CO.
CONTACT: MARISSA DOYLE, AIA
PO BOX 8302
COBURG, OREGON 97408
(541) 636-2900 x2
EMAIL: Marissa@mdoylearchitect.com

CONTRACTOR
KING WEST, INC.
CONTACT: GORDON KING
P.O. BOX 2103
SALEM, OR 97308
(503) 561-4710
EMAIL: gordonking@omcast.net
COB# 200610

STRUCTURAL ENGINEER
PIONEER ENGINEERING LLC
CONTACT: PETER DEGENER, PE SE
200 E 11TH AVENUE, SUITE 270
EUGENE, OR 97401
(541) 746-9841
EMAIL: Peter@pioneerengr.com

MECHANICAL/ELECTRICAL/PLUMBING
DESIGN-BUILD

CODE REFERENCES & RECORDS

2022 OSBC OREGON STRUCTURAL SPECIALTY CODE
ASHRAE 90.1 2019
ICC A171 2017
2022 OMSC OREGON MECHANICAL SPECIALTY CODE
2022 OFC OREGON FIRE CODE
2021 OESC OREGON ELECTRICAL SPECIALTY CODE
2021 OFSC OREGON PLUMBING SPECIALTY CODE

PROJECT DESCRIPTION

REMODEL AND 1200 SF EXPANSION OF EXISTING PUBLIC LIBRARY FACILITY TO INCLUDE:

- NEW ADA RESTROOMS
- RECONFIGURATION OF INTERIOR SPACES
- NEW ENTRY VESTIBULE
- NEW HVAC SYSTEM

DEFERRED SUBMITTALS

TBD

BIDDER DESIGN BY SEPARATE PERMIT

THE FOLLOWING WILL BE DESIGN BUILD BY DESIGN/BUILD CONTRACTORS TO BE SELECTED. CONTRACTOR SHALL ISSUE FOR SEPARATE PERMIT AFTER REVIEW & APPROVAL OF DESIGN CONCEPT BY ARCHITECT & OWNER. DESIGN BUILD CONTRACTOR IS RESPONSIBLE FOR DESIGN, DRAWINGS, & CALCULATIONS AS REQUIRED FOR PERMIT & CODE COMPLIANT INSTALLATION / CONSTRUCTION.

FIRE ALARM & FIRE/SMOKE DETECTION SYSTEMS

MECHANICAL

- NEW HEAT PUMP SYSTEM WITH HRV OR DUCTLESS SYSTEM
- RESTROOM VENTILATION

ELECTRICAL

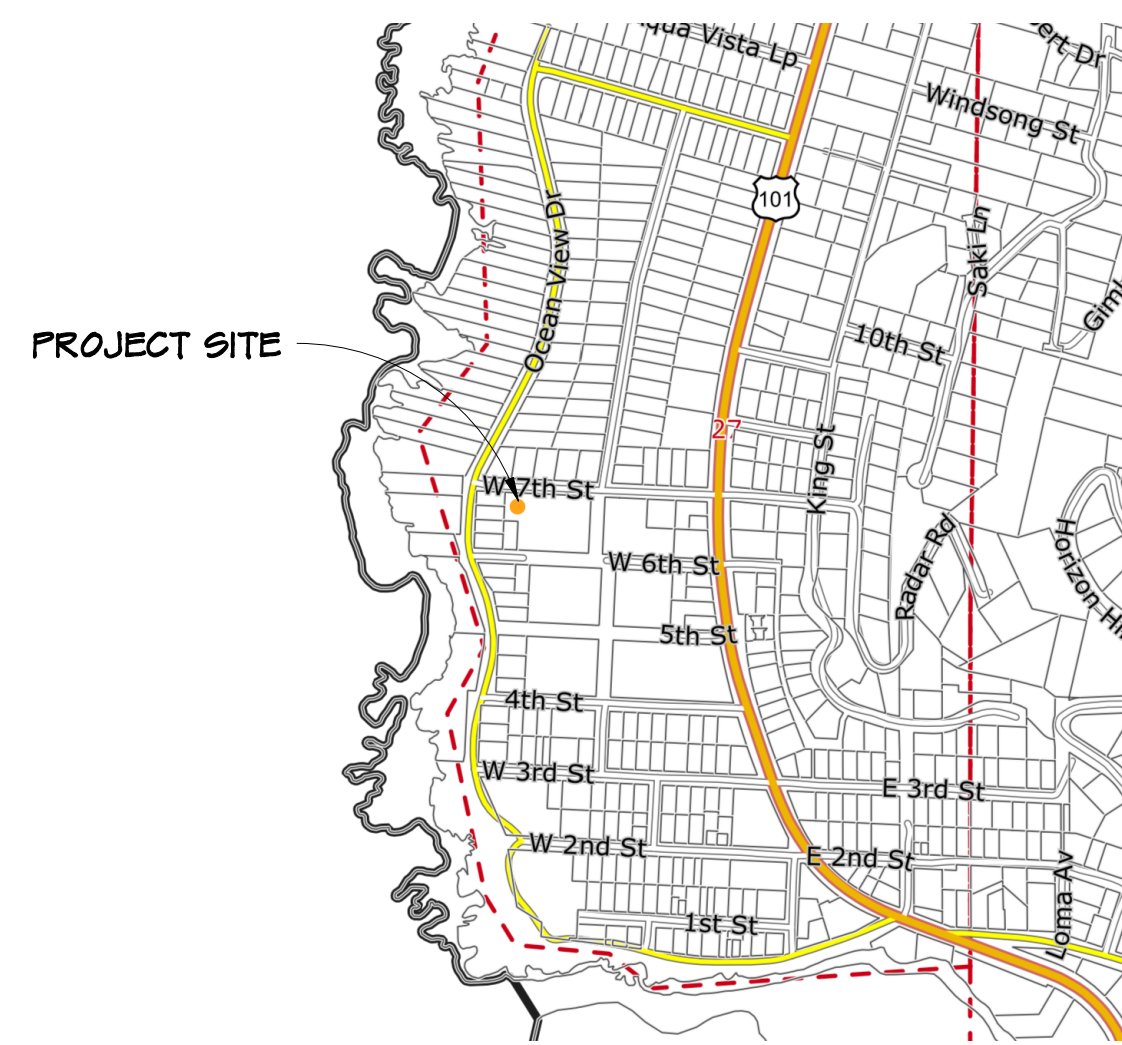
- ELECTRICAL & COMMUNICATION SWITCHES & RECEPTACLES IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PART OF ACCESSIBLE ELEMENTS SHALL BE ACCESSIBLE PER OSBC 1109.2. THE HIGH SIDE REACH SHALL BE 48 INCHES MAX. & THE LOW SIDE REACH SHALL BE 15 INCHES MIN ABOVE THE FLOOR (ANSI A171.300.3);
- MODIFICATION OF ELECTRICAL & LIGHTING, INCLUDING EGRESS LIGHTING & EXIT SIGNAGE
- SOLAR PANELS & INVERTERS

PLUMBING

- WATER SUPPLY & DRAIN PIPES UNDER LAVATORIES & SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES & SINKS (ANSI A171.606.6);

CIVIL ENGINEERING DESIGN

- AS REQUIRED FOR POTENTIAL UTILITY, SITE, AND/OR SIDEWALK/ STREET IMPROVEMENTS



CODE SUMMARY

SITE AND ZONING

ADDRESS:	660 WEST 7TH STREET YACHTS, OR 97149B	BUILDING SETBACKS:	FRONT X SIDE X REAR X
TAX LOT:	14-12-27-AC-05000-00		
ACCOUNT #:	R240961		
ZONING:	PUBLIC FACILITIES	SITE AREA:	X SF
JURISDICTION:	TOWN OF YACHTS	BUILDING AREA X SF GROSS (INSIDE EXT. WALLS)	
FIRE:	YACHTS RFPD	BUILDING FOOTPRINT: X SF	
		SITE COVERAGE: X%	

BUILDING CODE

EXISTING BUILDING: BUILT 197X
TYPE VB CONSTRUCTION
1 STORY

SPRINKLERED: NOT SPRINKLERED

OSCC TABLE 606.2 - ALLOWABLE BUILDING HEIGHTS AND AREAS

OCCUPANCY	AREA DESIGN	ALLOWABLE AREA	RATIO
A-2	X SF	9,800 SF	
B	X SF	19,000 SF	
F-1	X		
M	X	12,800 SF	
TOTAL			<100 = OK

PER 606.4.2 SUM OF RATIOS OF EACH OCC SHALL NOT EXCEED 1

OSCC TABLE 608.4 OCCUPANCY SEPARATION

OSCC TABLE 601 - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS

STRUCTURAL FRAME:	X-HR
BEARING WALLS:	
EXT.	X-HR
INT.	X-HR
NONBEARING WALLS:	X-HR
FLOOR CONSTRUCTION:	X-HR
ROOF CONSTRUCTION:	X-HR

OSCC TABLE 602 - FIRE RESISTANCE RATING REQ. ON EXTERIOR WALLS

X(1) 6	F-1, M / A	2-HR / 1-HR
6 ≤ X < 10	A, B, F-1, M	1-HR
10 ≤ X < 30	A, B, F-1, M	1-HR
X ≥ 30	ALL	0-HR

OSCC TABLE 706 - MINIMUM DISTANCE OF PROJECTION

OSCC TABLE 706.B - MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE

30' or GREATER	UP, NS	NO LIMIT
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OSCC 903 SPRINKLERS

NOT REQ'D FOR M, B, OR F-1 OCC. (12,000 SF)
NOT REQ'D FOR A-2/A-3 OCC. - UNDER 100 OCC. & (300 OCC. IN FIRE AREA)

OSCC 907 FIRE ALARM & DETECTION

(300 OCCUPANTS - NOT REQUIRED)

OSCC TABLE 1004 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

ASSEMBLY UNCONCENTRATED - 15 NET
KITCHENS, COMMERCIAL - 200 GROSS
ACCESSORY STORAGE/MECH - 300 GROSS

OSCC 1008 - MEANS OF EGRESS SIZING

OCCUPANT LOAD = 0.2 INCH/OCCUPANT
MAX LOAD @ DOOR = 26 OCC x 0.2 = 5.2', ALL DOORS TO BE A MIN. OF 34" WIDE CLEAR.

OSCC 1006-1017 - EGRESS & EXITING

5 OCC NS
EXIT ACCESS TRAVEL DISTANCE: 75 FT MAX
MAX OCC LOAD 40 FOR SPACES W/ 1 EXIT

ACCESSIBILITY

ALTERATIONS TO THE TO BE ACCESSIBLE AS REQUIRED BY OSCC CHAPTERS 10 AND 34, COMPLYING WITH ICC A117.1 2009

OSCC 1103.2.0 DINING & DRINKING AREAS

ALL INT. & EXT. FLOOR AREAS SHALL BE ACCESSIBLE EXCEPT EMPLOYEE-ONLY WORK AREAS SHALL COMPLY WITH SECTION 1103.2.3 & 1104.3.1

A MINIMUM OF 8% OF DINING SURFACES FOR SEATING & STANDING SPACES SHALL BE ACCESSIBLE WHERE A BAR OR COUNTER IS PROVIDED FOR CONSUMPTION OF FOOD OR DRINK EXCEEDING 34" IN HEIGHT. A STRUCTURALLY INTEGRATED PORTION OF THE MAIN BAR OR COUNTER SHALL BE PROVIDED, A MIN 60" LONG OR 8% OF LENGTH, WHICHEVER IS GREATER, AND 28 TO 34" HIGH W/ CLEAR FLOOR SPACE FOR FORWARD APPROACH & KNEE AND TOE CLEARANCE.

1101.2.5 POINT OF SALE & SERVICE COUNTERS

AT LEAST ONE OF EACH TYPE OF COUNTER PROVIDED SHALL BE ACCESSIBLE.

OSCC TABLE 2002 PLUMBING FIXTURE CALC

OCCUPANCY	# OCC	W.C. RATIO (M)	W.C. RATIO (F)	LAV PER GENDER	DRINKING FTN.
A-3 (BY USE)		1 PER 125	1 PER 65	1 PER 200	1 PER FLOOR
LIBRARY	100 (90M / 90F)	4	.77	25	1
TOTAL REQ'D (ROUNDED UP)					0
FIXTURES PROVIDED		(2) GENDER-NEUTRAL SINGLE-USER ADA RESTROOMS			2

OSCC 1103.2.3 & 1104.3.1 EMPLOYEE WORK AREAS

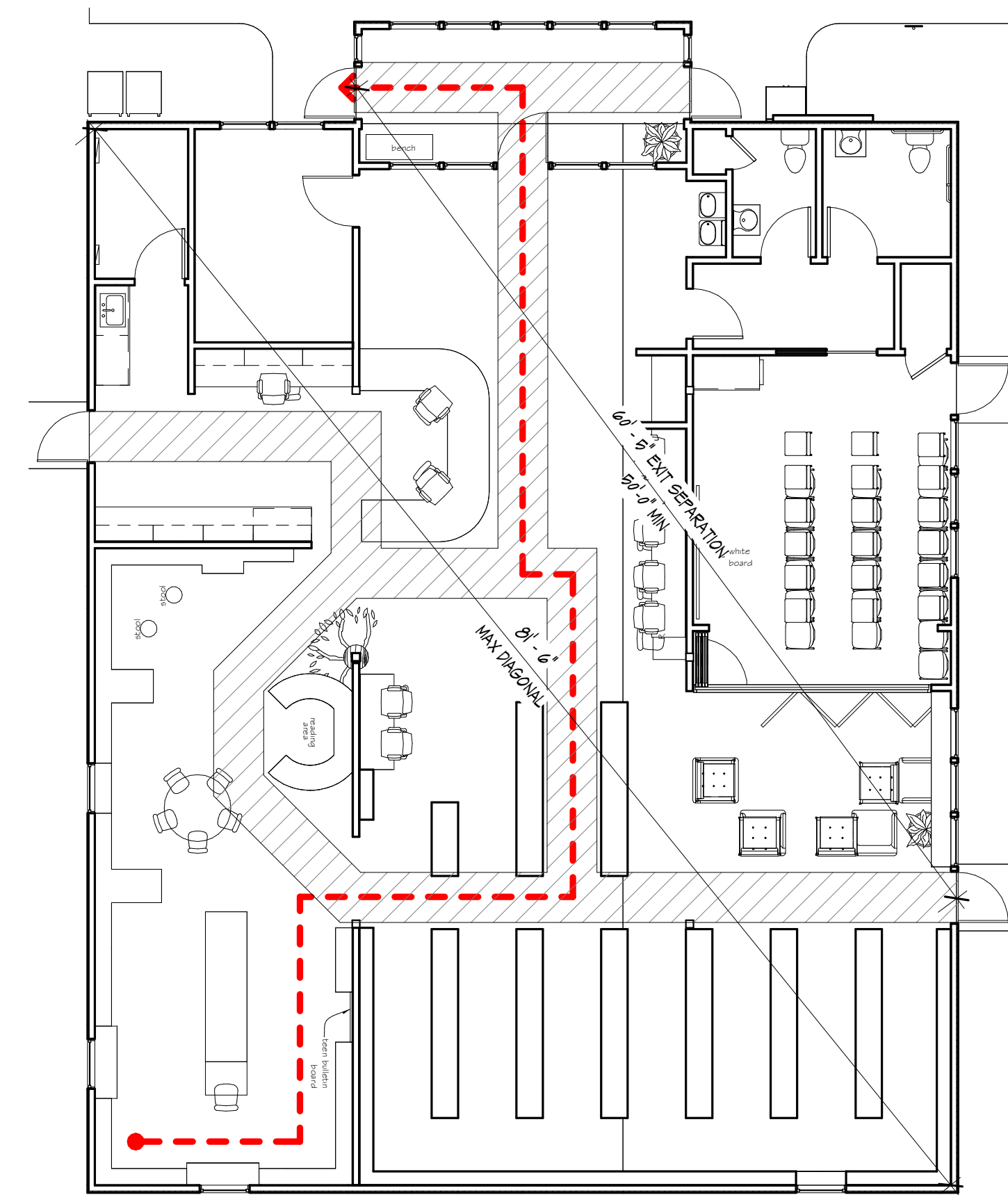
SPACES & ELEMENTS WITHIN EMPLOYEE WORKS AREAS SHALL ONLY BE REQ'D TO COMPLY W/ SECTIONS 907.8.2.3.2, 1007, & 1104.3.1 & SHALL BE DESIGNED & CONSTRUCTED SO THAT INDIVIDUALS W/ DISABILITIES CAN APPROACH, ENTER, & EXIT THE WORK AREA.
EXCEPTION 1 - COMMON USE CIRCULATION PATHS (1000 SF & DEFINED BY PERMANENTLY INSTALLED PARTITIONS, COUNTERS, CASEWORK, OR FURNISHINGS)

ORS 447.241 STDS FOR RENOVATION, ALTERATION OR MODIFICATION OF CERTAIN BLDGS; BARRIER REMOVAL IMPROVEMENT PLAN
NOT MORE THAN 25% OF COSTS OF ALTERATION SHALL BE MADE TOWARD UPGRADING ACCESSIBILITY OF ELEMENTS IN THE FOLLOWING ORDER:

- PARKING
- ACCESSIBLE ENTRANCE
- ACCESSIBLE ROUTE TO ALTERED AREA
- AT LEAST 1 ADA RR FOR EA. SEX OR SINGLE UNISEX RR
- ADA TELEPHONES - NOT APPLICABLE
- ADA DRINKING FOUNTAINS
- ADDT'L ADA ELEMENTS

LIFE SAFETY GENERAL NOTES

- DOORS PROVIDED ALONG EGRESS PATH ARE 36" MIN. WIDE WITH 32" MIN CLEAR OPENING WIDTH, MEASURED BETWEEN THE FACE OF DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES. LATCH SIDE STOP CAN REDUCE CLEAR WIDTH 6/8" MAX. ALL NEW DOORS SHALL HAVE ADA MANUEVERING CLEARANCES AND EGRESS COMPLIANT HARDWARE BETWEEN 34-48" AFF. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQ'D TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 15 SECONDS MINIMUM.
- PER OSCC 1001.3, THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS SHALL NOT EXCEED 5 POUNDS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR PIENAGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. FOR OTHER SWINGING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND FORCE.
- PROVIDE EMERGENCY EGRESS LIGHTING FOR THE EGRESS PATH IN ALL PUBLIC SPACES. MINIMUM INTENSITY SHALL NOT BE LESS THAN 1 FOOTCANDLE AT FLOOR LEVEL ALONG THE ENTIRE LENGTH OF THE PATH. CONNECT TO BUILDING ELECTRICAL SYSTEM.
- PROVIDE EXIT SIGNAGE. EXIT SIGNAGE SHALL BE CONNECTED TO BUILDING POWER SUPPLY WITH BATTERY BACK-UP FOR MIN. 1 1/2 HOUR DURATION.
- EACH ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM POSTED IN A CONSPICUOUS PLACE. SIGNAGE NOTING "MAXIMUM OCCUPANCY OF DINING AND BAR AREAS = ___ PERSONS" TO BE POSTED AT DOORS AS SHOWN IN PLAN.
- NFPA-10 COMPATIBLE FIRE EXTINGUISHER TO BE PROVIDE WITHIN 30' OF COMMERCIAL KITCHEN EQUIPMENT. NON LOCKING CABINET SHALL BE MOUNTED SUCH THAT THE TOP OF THE CABINET IS 6'-0" ABOVE FINISHED FLOOR.



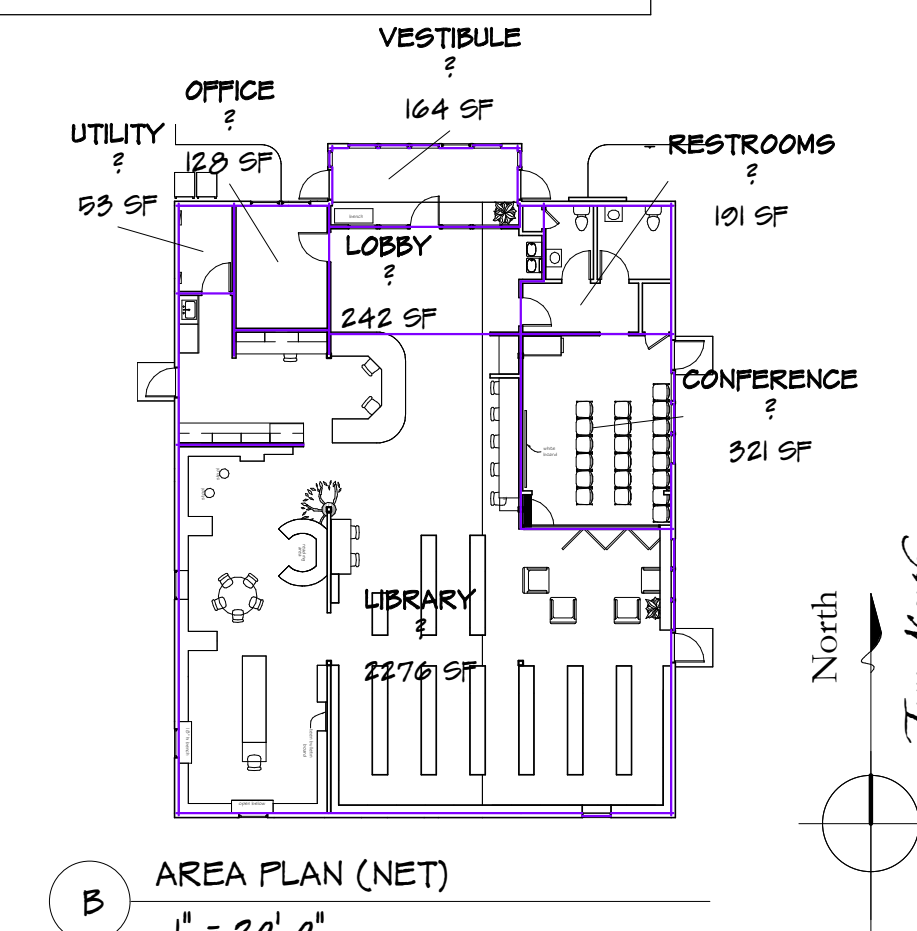
(A) EGRESS & FIRE RATING PLAN
1/8" = 1'-0"

ROOM	OCCUPANCY	AREA
STORAGE/UTILITY		50 SF
RECEPTION		247 SF
TEENS		1351 SF
COMPUTERS		154 SF
COMMUNITY ROOM		310 SF
SEATING		147 SF
CHILDRENS		316 SF
STAFF		35 SF
RESTROOM		30 SF
ACCESSIBLE RESTROOM		50 SF
HALL		62 SF
STORAGE		15 SF
ENTRANCE VESTIBULE		155 SF
LOBBY		222 SF
FOYL OFFICE		121 SF
TOTAL		3202 SF

NAME	AREA	OLF	# OCCUPANTS
VESTIBULE	164 SF	15	11
LOBBY	242 SF	15	17
OFFICE	120 SF	150	1
UTILITY	53 SF	1	1
LIBRARY	2276 SF	50	46
CONFERENCE	321 SF	15	22
RESTROOMS	191 SF	150	2
GRAND TOTAL			100

EGRESS KEY

- TRAVEL DISTANCE
- ⊗ EXIT SIGN
- ⊗ DIRECTIONAL EXIT SIGN
- ▭ EGRESS PATH
- (S) SMOKE DETECTOR DEVICE
- (SKP) SECURITY KEYPAD
- (F.E.) FIRE EXTINGUISHER, CLASS B EXTRA HAZARD CLASS, 50' SPACING, MIN UL RATING 10-A-30-BC OR AS DIRECTED BY FIRE OFFICIAL
- (O.F.E.) FIRE EXTINGUISHER, CLASS B ORDINARY HAZARD CLASS, 50' MIN. SPACING, IN UL RATING 10-BC OR AS DIRECTED BY FIRE OFFICIAL. PROVIDE AND INSTALL IN WALL CABINET.
- (EP) SIGN ON DOOR "ELECTRIC PANEL INSIDE"
- (NE) SIGN ON DOOR "NOT AN EXIT"



(B) AREA PLAN (NET)
1" = 20'-0"

MDOYLE ARCHITECT + Design, co.
P.O. Box 8302
Coburg, Oregon 97408
541.636.2900
www.mdoylearchitect.com

REGISTERED ARCHITECT
MARISSA DOYLE
PRELIMINARY
NOT FOR CONSTRUCTION
STATE OF OREGON

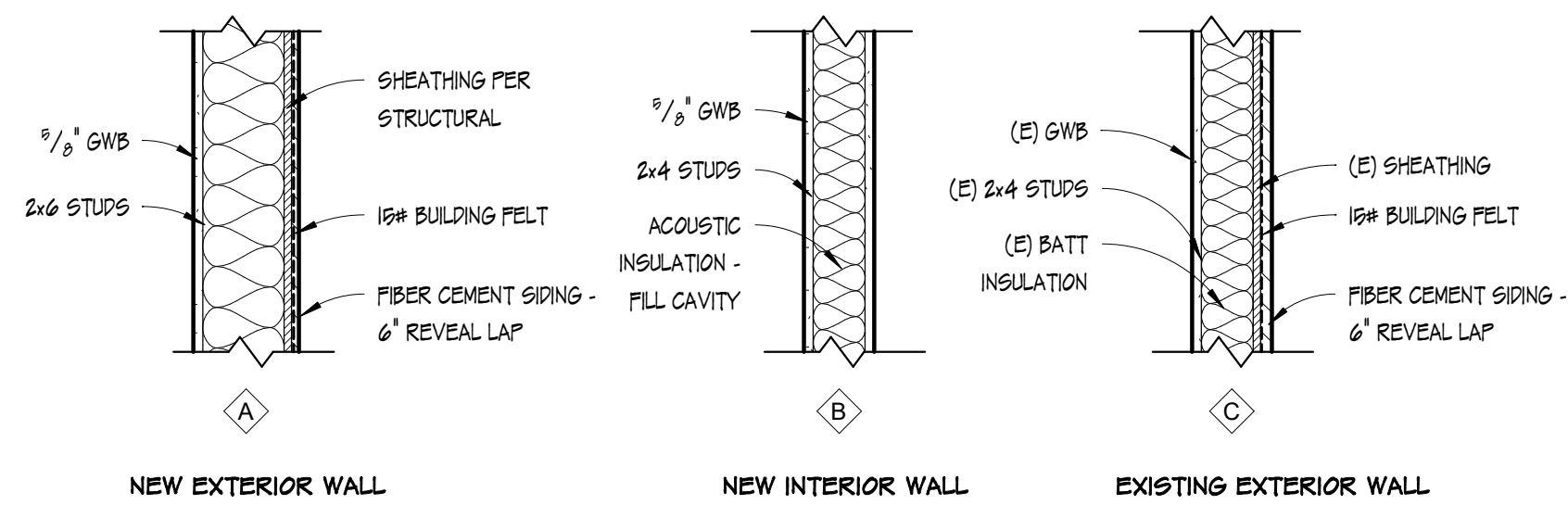
City of Yachats
Library Remodel & Addition
560 W 7th Street, Yachats, Oregon 97498

PROJECT #:
2217

DOCUMENT TYPE
Design Development

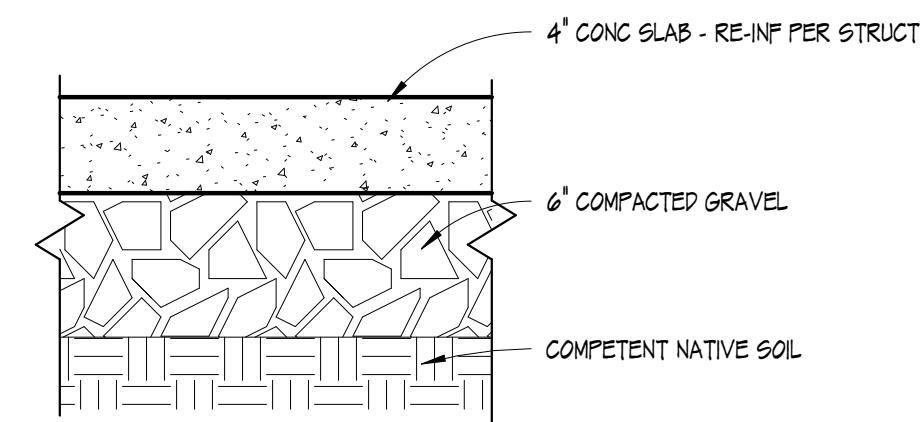
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05.07.2023

LIFE SAFETY
G102



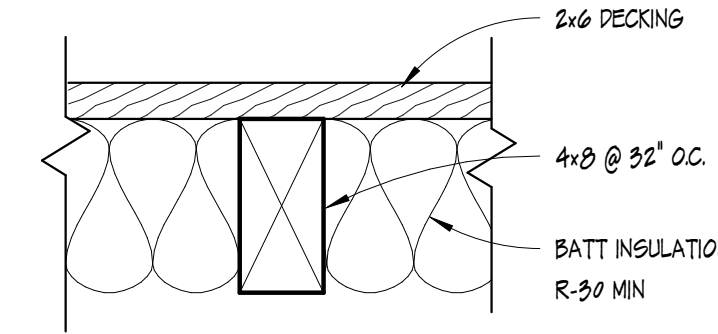
WALL TYPES

1" = 1'-0"



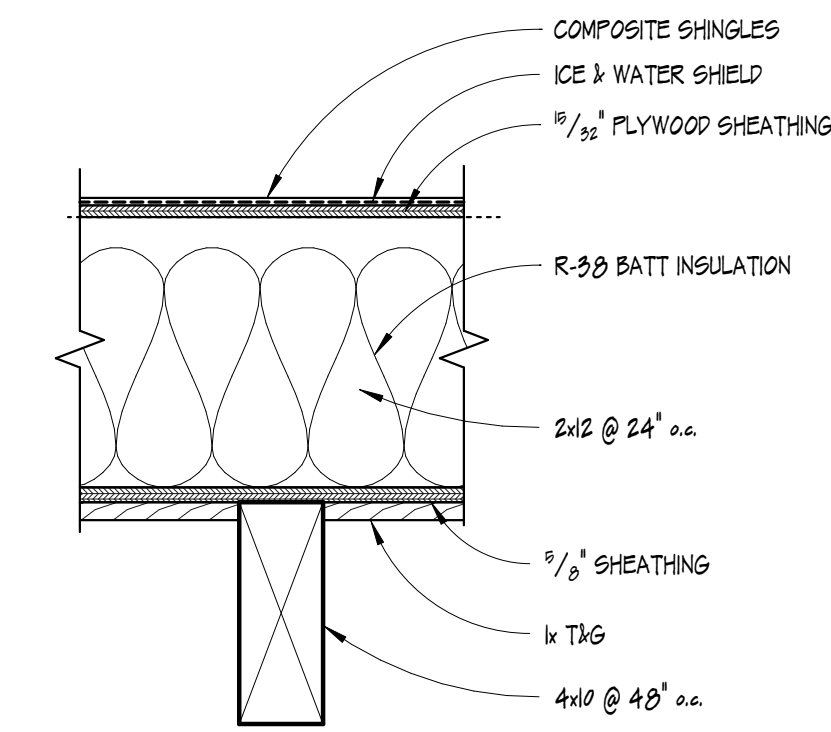
SLAB ON GRADE

1 1/2" = 1'-0"



FRAMED FLOOR

1 1/2" = 1'-0"



ROOF

1 1/2" = 1'-0"

ROOM FINISH SCHEDULE

ID	ROOM	AREA	FLOOR	WALL FINISH				BASE	CLNG	COMMENTS
				NORTH	SOUTH	EAST	WEST			
101	ENTRANCE VESTIBULE	106 SF	WOM						GYP BD	
102	LOBBY	222 SF	LVP						T&G	
103	HALL	62 SF	LVP						GYP BD	
104	RESTROOM	38 SF	SV	PLAM	PLAM	PLAM	PLAM		GYP BD	48" PLAM WITH COVERED BASE/ GYP BD
105	ACCESSIBLE RESTROOM	60 SF	SV	PLAM	PLAM	PLAM	PLAM		GYP BD	48" PLAM WITH COVERED BASE/ GYP BD
106	COMMUNITY ROOM	310 SF	LVP						T&G	
107	STORAGE	15 SF	LVP						GYP BD	
108	SEATING	167 SF	LVP						T&G	
109	COMPUTERS	154 SF	LVP						T&G	
110	TEENS	1581 SF	CPT						T&G	
112	CHILDRENS	315 SF	CPT						T&G	
113	RECEPTION	247 SF	LVP						T&G	
114	STAFF	35 SF	LVP						GYP BD	
115	STORAGE/UTILITY	60 SF	LVP						GYP BD	
116	FOYL OFFICE	121 SF	LVP						GYP BD	

ABBREVIATIONS

AL	ALUMINUM
ANOD	ANODIZED
CC	CLEAR COAT
CR	CARD READER
EXT	EXTERIOR
F	FLUSH
FF	FACTORY FINISH
FG	FULL-GLAZED
FV	FLUSH W/ VISION GLAZING
FH	FLUSH W/ HALF GLAZING
GALV	GALVANIZED
HM	HOLLOW METAL
INSUL	INSULATED
INT	INTERIOR
OHD	OVERHEAD DOOR
OHDG	OVERHEAD DOOR GLAZED
P	PAIN
SC	SOLID CORE
SG	SAFETY GLAZING
SS	STAINLESS STEEL
STL	STEEL
TG	TEMPERED GLASS
WC	WOOD CLAD
WD	WOOD

DOOR SCHEDULE

ID	PANEL SIZE		OPERATION	RATING	DOOR			FRAME		HARDWARE	COMMENTS
	WIDTH	HEIGHT			TYPE	CORE/MAT'L	FINISH	TYPE	FINISH		
1	3'-0"	7'-0"									
2	3'-0"	6'-0"									
3	3'-0"	7'-0"									
4	3'-0"	6'-0"									
5	3'-0"	6'-0"									
6	3'-0"	6'-0"									
7	2'-6"	6'-0"									
8	3'-0"	6'-0"									
9	3'-0"	7'-0"									
10	3'-0"	7'-0"									
11	3'-0"	6'-0"									
12	3'-0"	7'-0"									
13	3'-0"	7'-0"									
14	2'-0"	6'-0"									
15	2'-0"	6'-0"									
16	0"	0"									
17	14'-0"	7'-0"		As Specified							

WINDOW SCHEDULE

TYPE	OPERATION	FRAME SIZE		QTY	MANUFACTURER	MODEL	COMMENTS
		WIDTH	HEIGHT				
A	FIXED	3'-10"	2'-10"	1			
B	FIXED	3'-0"	6'-0"	10			
C	FIXED	3'-0"	3'-0"	10			
D	FIXED	2'-11"	7'-0"	2			
E	FIXED	2'-11"	6'-3 3/4"	2			
F	FIXED	2'-11"	4'-11 1/2"	2			
G	FIXED	2'-11"	3'-7 1/2"	2			
H	FIXED	2'-11"	2'-3"	2			
I	FIXED	3'-0"	4'-0"	12			TEMP PER PLANS
J	FIXED	1'-0"	6'-0"	2			
K	FIXED	3'-0"	2'-0"	2			

WINDOW & DOOR GENERAL NOTES

1. TB = THERMALLY BROKEN
2. STOREFRONT SHALL HAVE A U-FACTOR OF 0.46 (LOW-E) OR BETTER AND SHGC OF 0.40 OR BETTER
3. EXTERIOR PENETRATION W/ >60% GLAZING SHALL HAVE A U-FACTOR OF 0.35 AND SHGC OF 0.40 OR BETTER
4. SAFETY/TEMPERED GLAZING AS REQUIRED BY OSBC 2406
5. INSULATED OPAQUE DOORS SHALL HAVE A U-FACTOR OF 0.70 OR BETTER
6. INSULATED ROLL-UP DOORS SHALL HAVE A U-FACTOR OF 0.50 OR BETTER
7. EXIT DOORS ARE REQUIRED TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT (OSBC 100819)
8. DOOR HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE LEVER-OPERATED AND PUSH-TYPE MECHANISMS AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS (CC 404.2.6)



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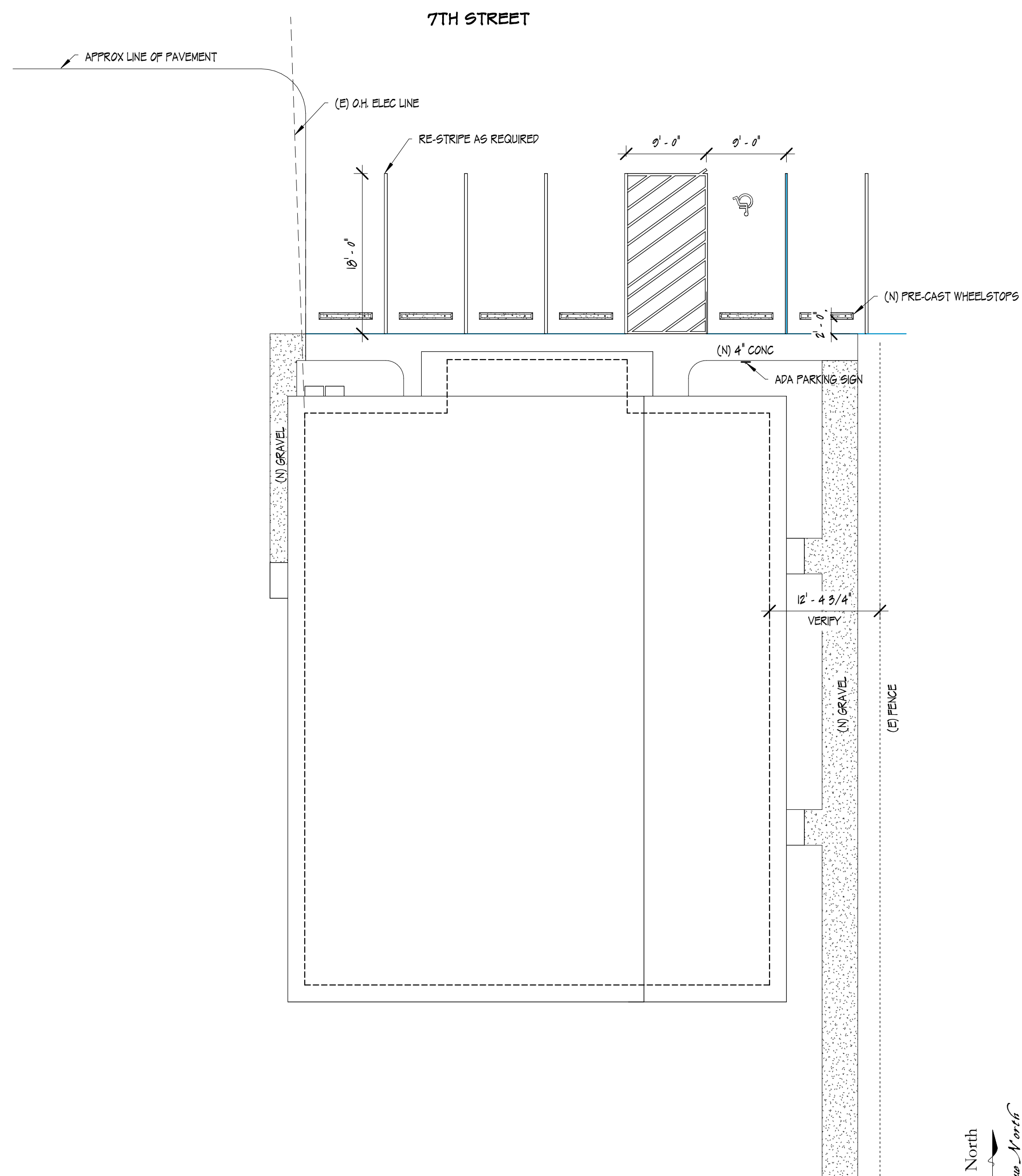
Design Development

DATE:

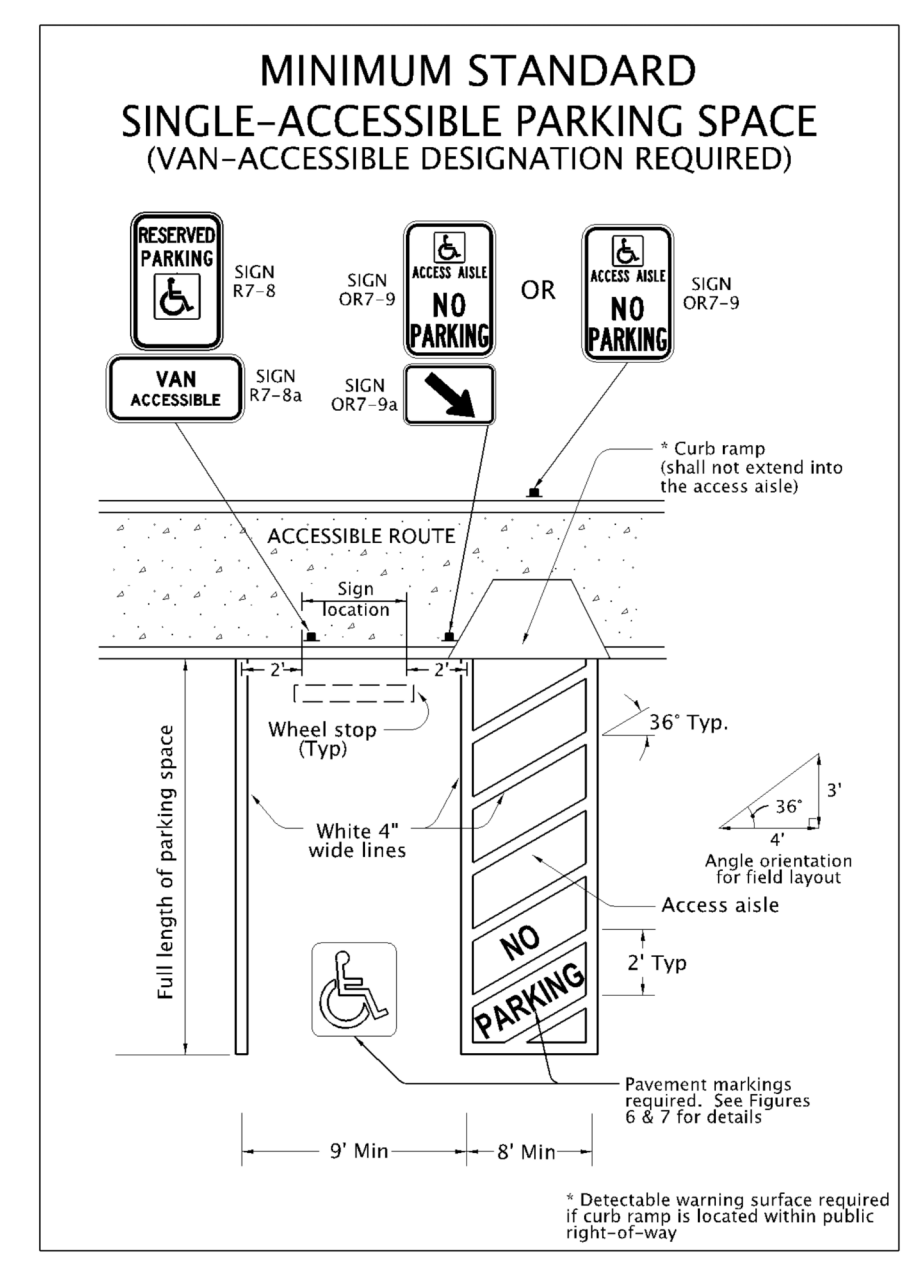
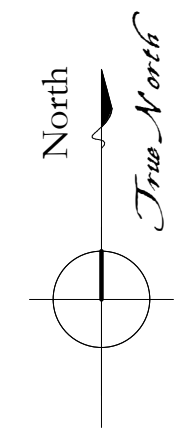
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SCHEDULES, ASSEMBLIES

G103

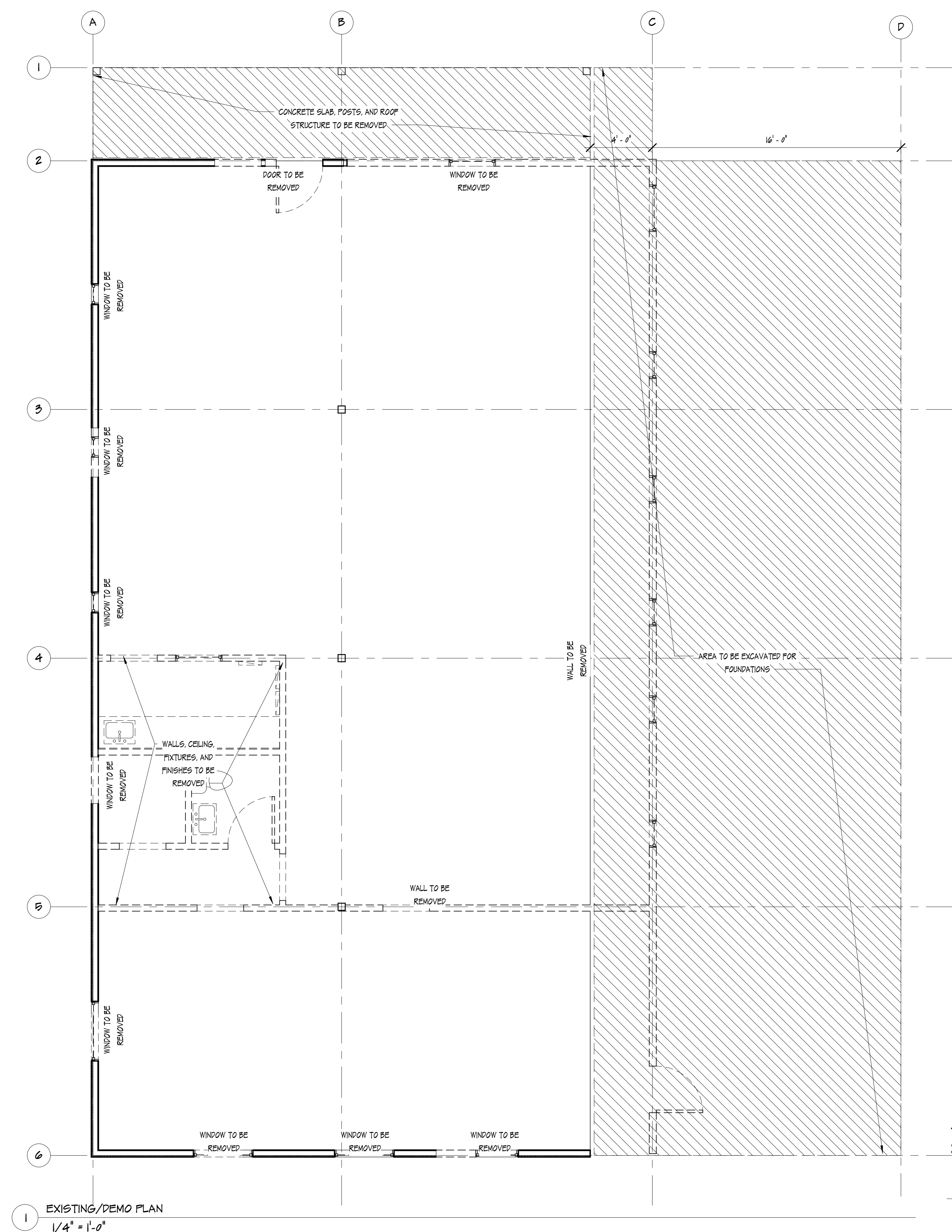


A PROPOSED SITE PLAN
1" = 10'-0"



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SITE PLAN	
G104	



1 EXISTING/DEMO PLAN
1/4" = 1'-0"

DISCLAIMER

THIS DOCUMENT HAS BEEN CREATED TO INCORPORATE INFORMATION SHOWN ON THE RECORD DRAWINGS SUPPLIED BY CITY RECORD. EXISTING AND/OR HIDDEN CONDITIONS SHOULD BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF NEW WORK. ARCHITECT OF RECORD SHALL NOT BE LIABLE NOR RESPONSIBLE FOR PAST & EXISTING CONDITIONS. ARCHITECT OF RECORD HAS MADE REASONABLE ATTEMPT TO REVIEW EXISTING CONDITIONS AND IDENTIFY AREAS WHERE IMPROVEMENTS ARE REQUIRED TO MEET CURRENT CODE.

PLAN LEGEND

- (E) WALL TO REMAIN
- - - DEMO

DEMOLITION GENERAL NOTES

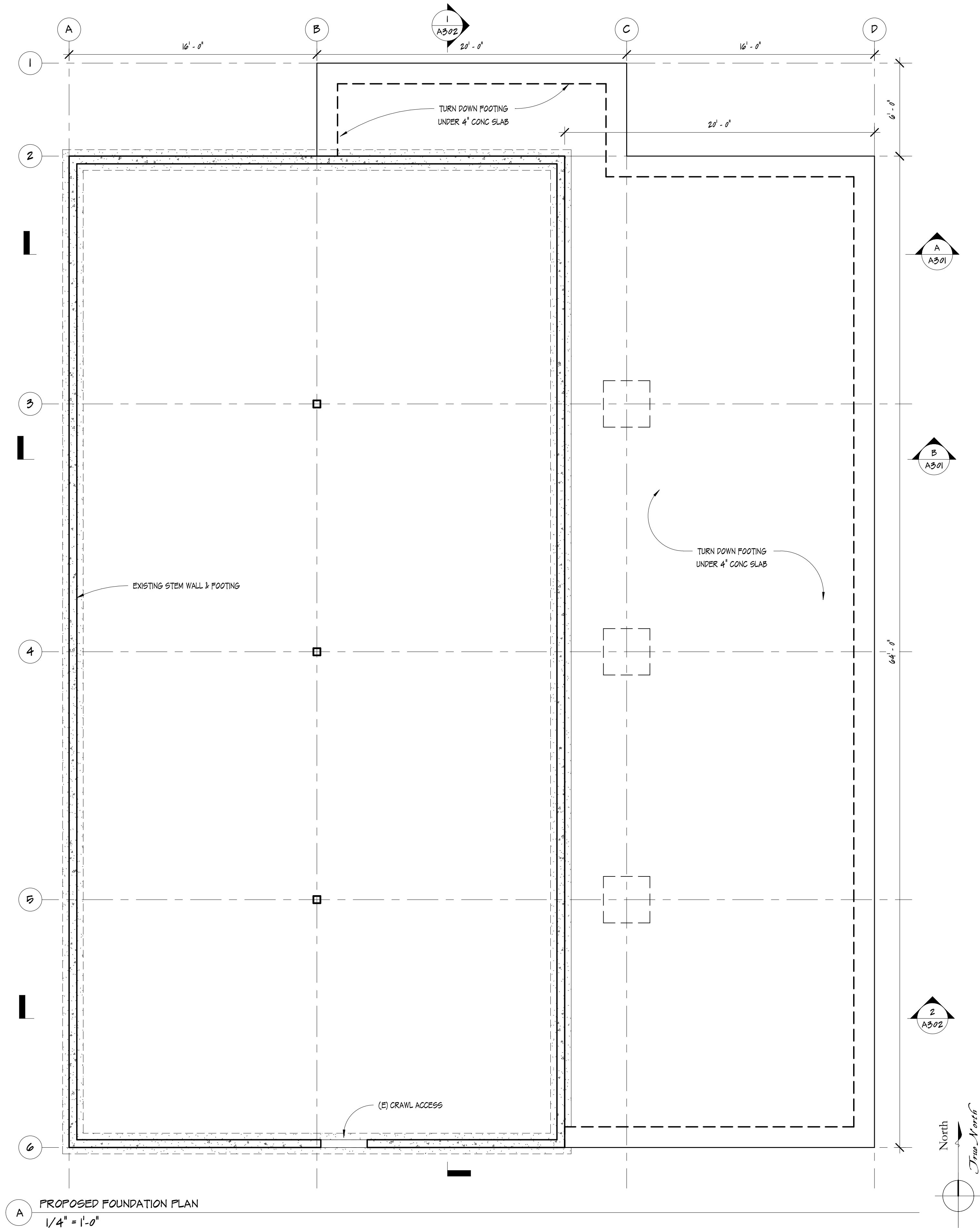
1. COORDINATE BUILDING COMPONENT AND FIXTURE SALVAGE AND PROTECTION WITH OWNER.
2. PROVIDE ADEQUATE TEMPORARY SHORING, BRACING, AND SUPPORT PRIOR TO REMOVING EXISTING STRUCTURAL ELEMENTS.
3. WHEN REMOVING EXISTING FRAMING MEMBERS, USE CARE AND PROTECT FRAMING TO REMAIN.
4. REMOVE ELECTRICAL AND PLUMBING FIXTURES AND LINES AS NEEDED TO ALLOW FOR NEW WORK.
5. REMOVE INTERIOR FLOOR, WALL, AND CEILING FINISHES AS NEEDED TO ALLOW FOR NEW WORK.
6. ALL MATERIALS TO BE REMOVED SHALL BE RECYCLED TO THE GREATEST EXTENT POSSIBLE.



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EXISTING/DEMO FLOOR PLAN
A101

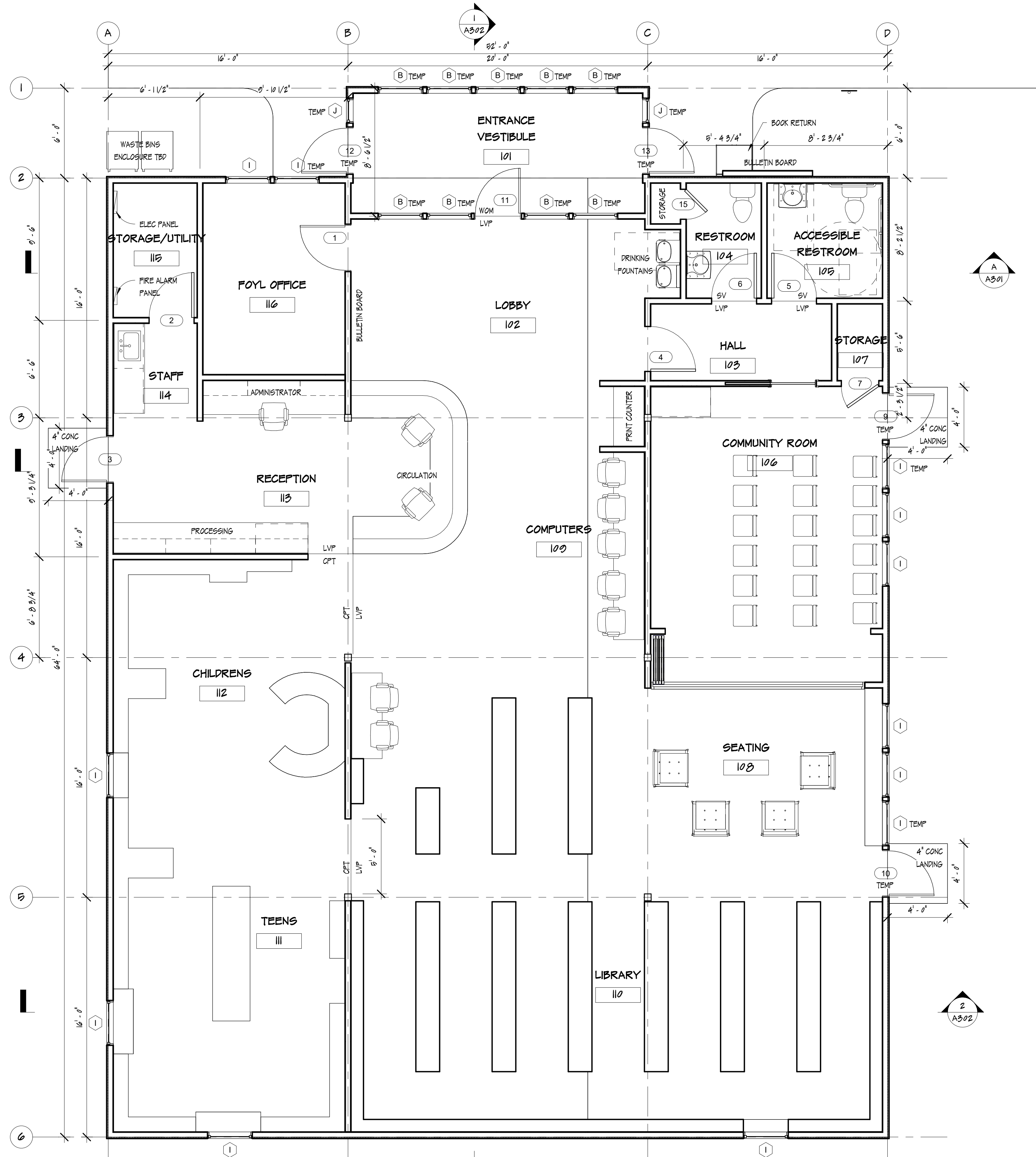


A PROPOSED FOUNDATION PLAN
1/4" = 1'-0"



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BOOK SHELF UNIT COUNT

□ = 1 UNIT

NOT INCLUDING END UNITS, TEENS & CHILDREN'S SECTIONS
 MAIN STACK AREA = 89 UNITS



City of Yachats
Library Remodel & Addition
 560 W 7th Street, Yachats, Oregon 97498

PROJECT #:	2217
DOCUMENT TYPE	Design Development
DATE:	05.07.2023

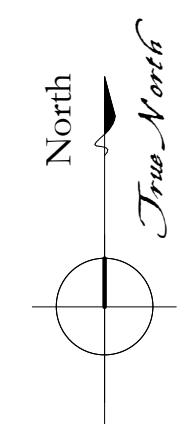
PROPOSED FLOOR PLAN

A103

A PROPOSED FLOOR PLAN
 1/4" = 1'-0"

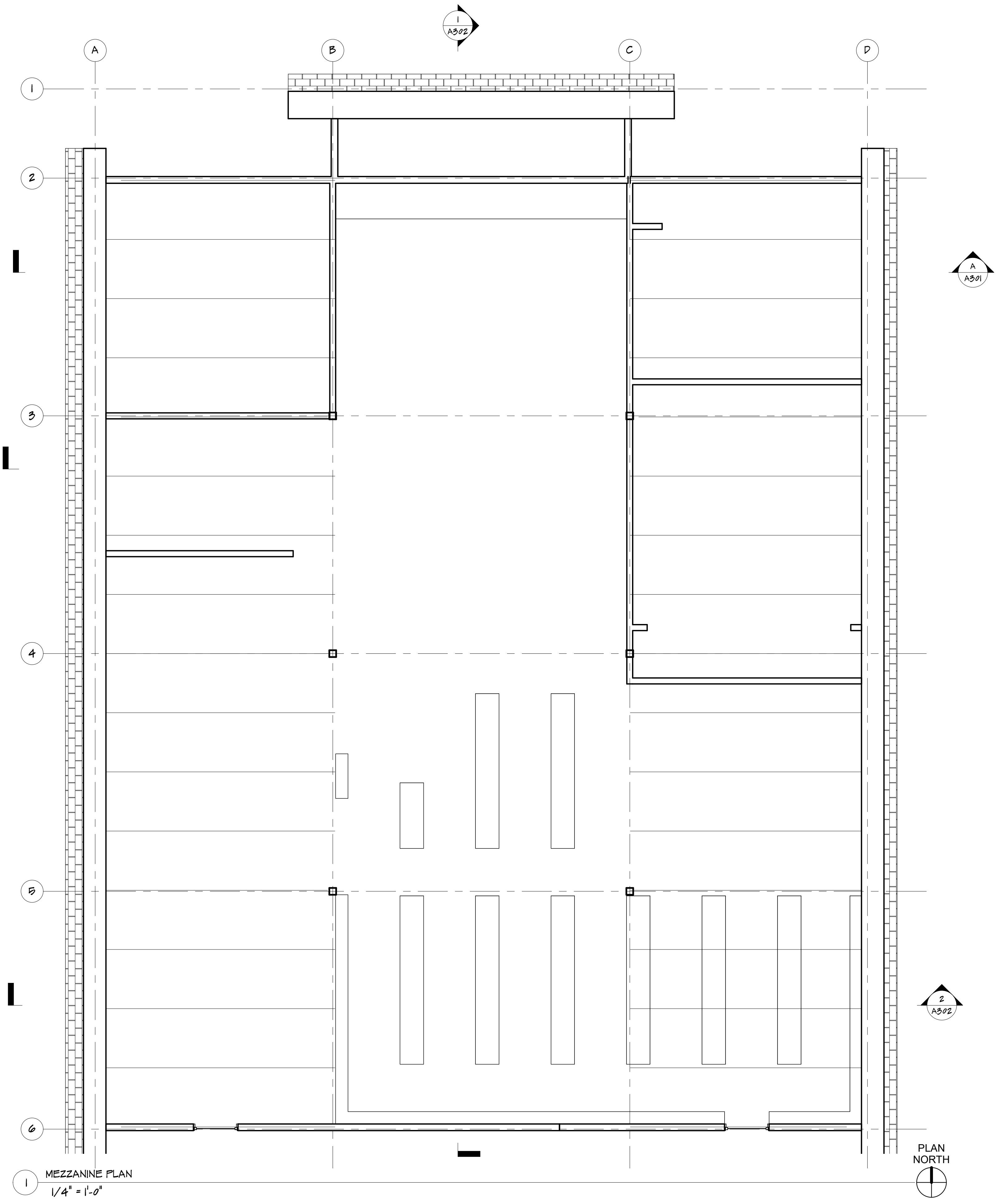


A REFLECTED CEILING PLAN
1/4" = 1'-0"



City of Yachats
Library Remodel & Addition
560 W 7th Street, Yachats, Oregon 97498

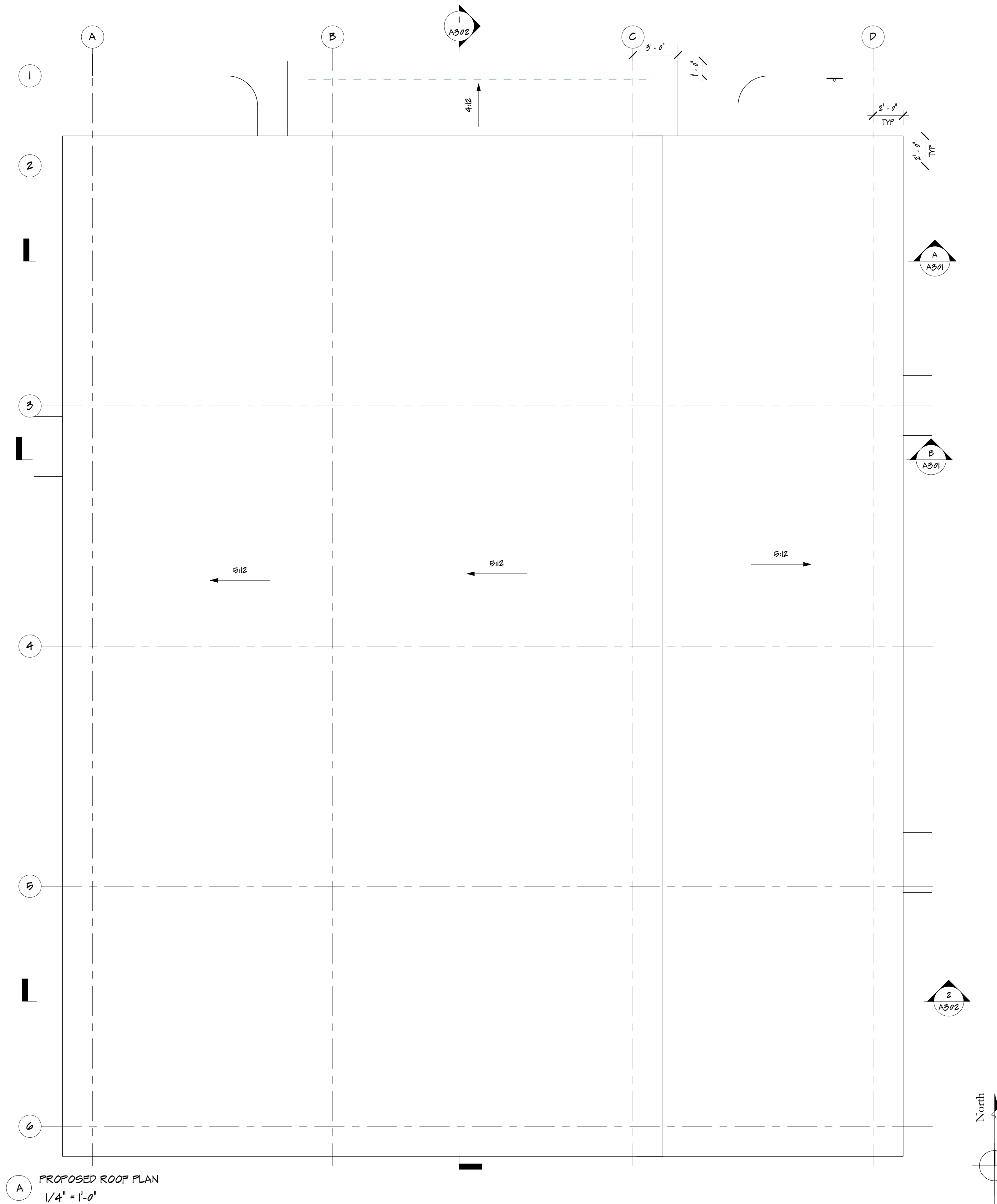
PROJECT #:	2217
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MEZZANINE PLAN
1/4" = 1'-0"

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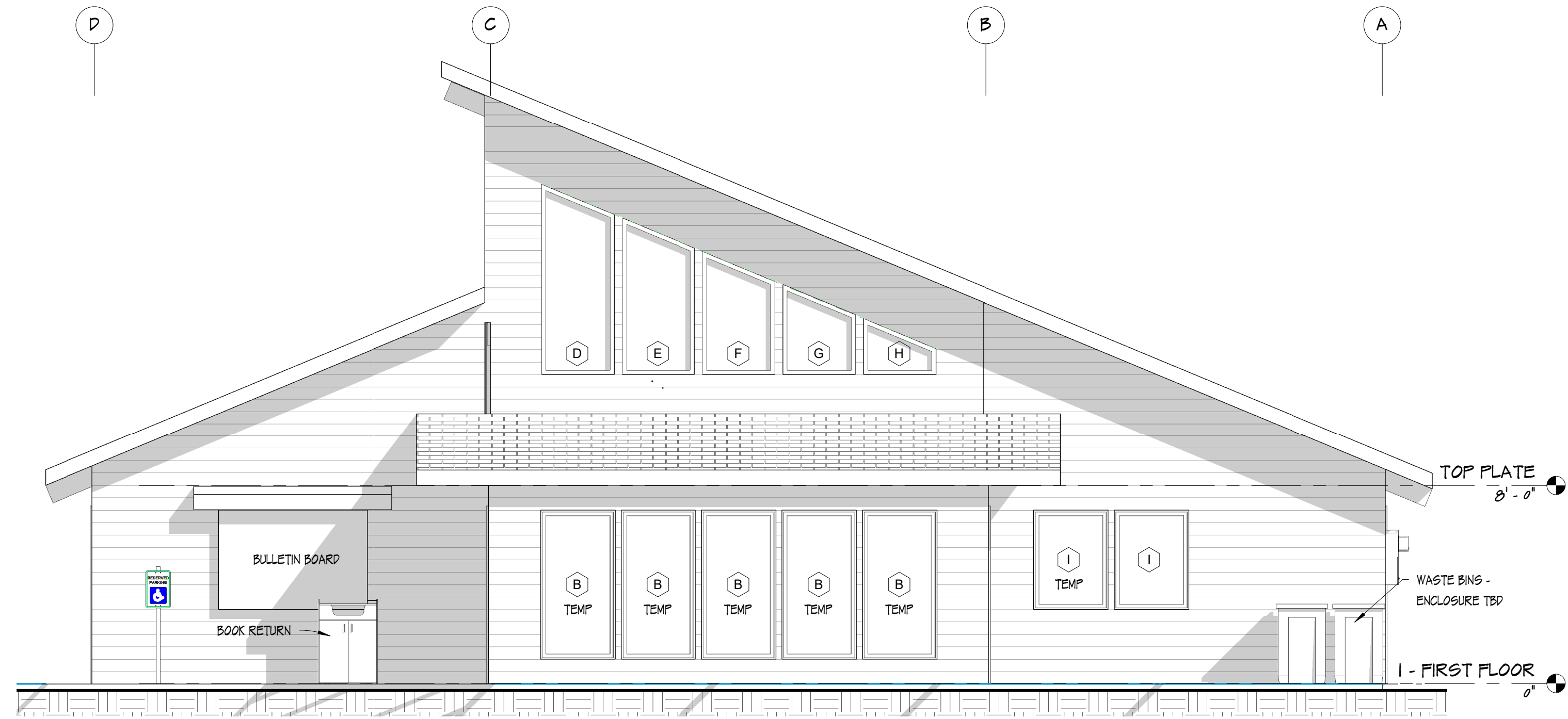


City of Yachats
 Library Remodel & Addition
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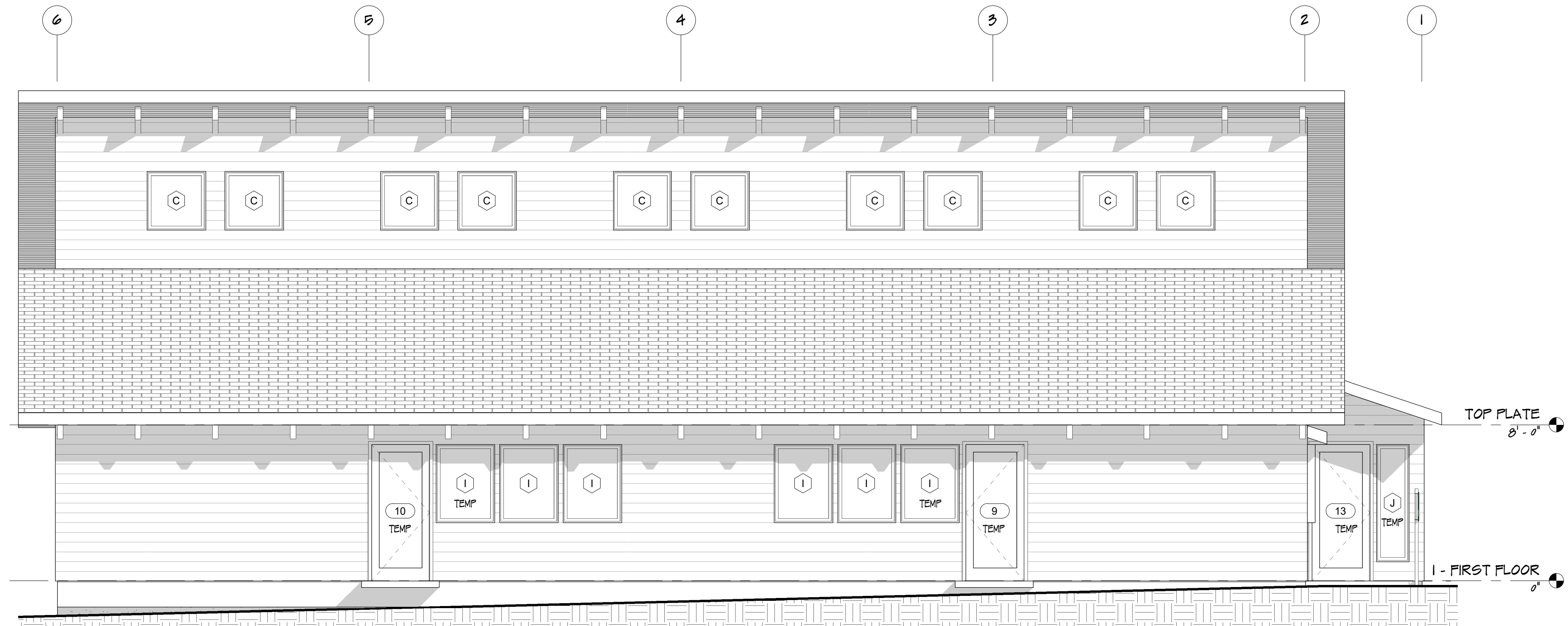
PROJECT #:	2217
DOCUMENT TYPE	Design Development
DATE:	05.07.2023



A EXTERIOR PERSPECTIVE



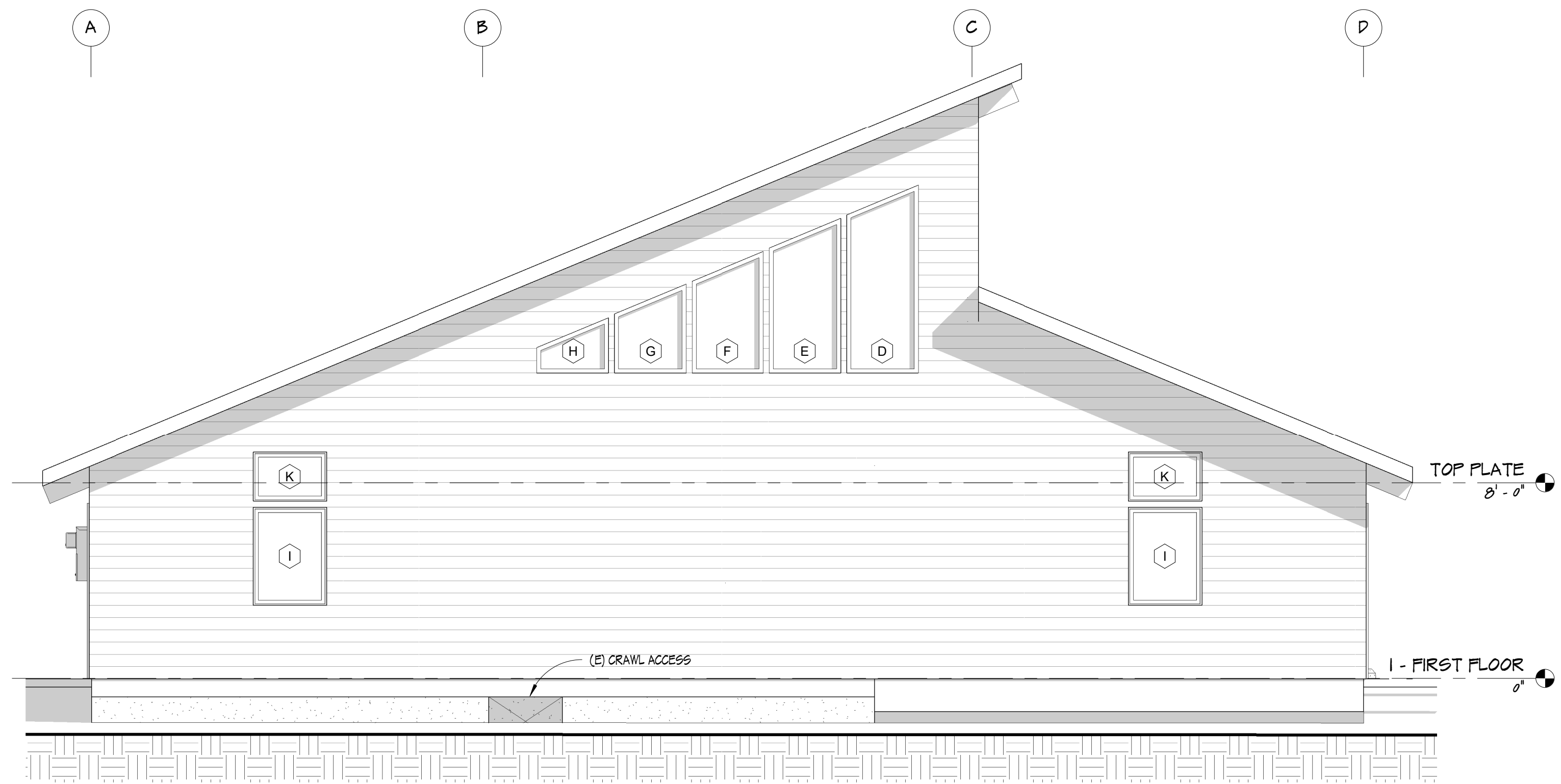
B PROPOSED NORTH ELEVATION
1/4" = 1'-0"



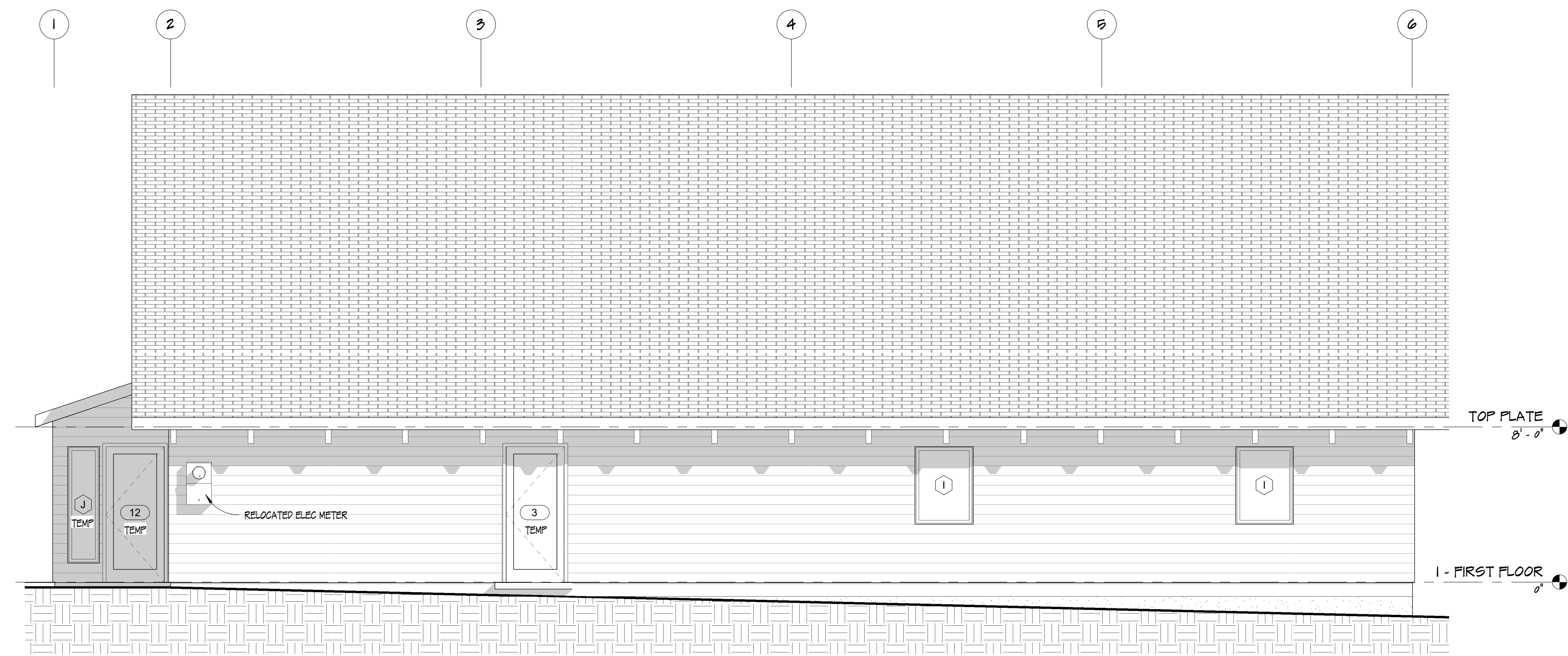
C EAST ELEVATION
1/4" = 1'-0"

City of Yachats
Library Remodel & Addition
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PROJECT #:	2217
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A SOUTH ELEVATION
1/4" = 1'-0"

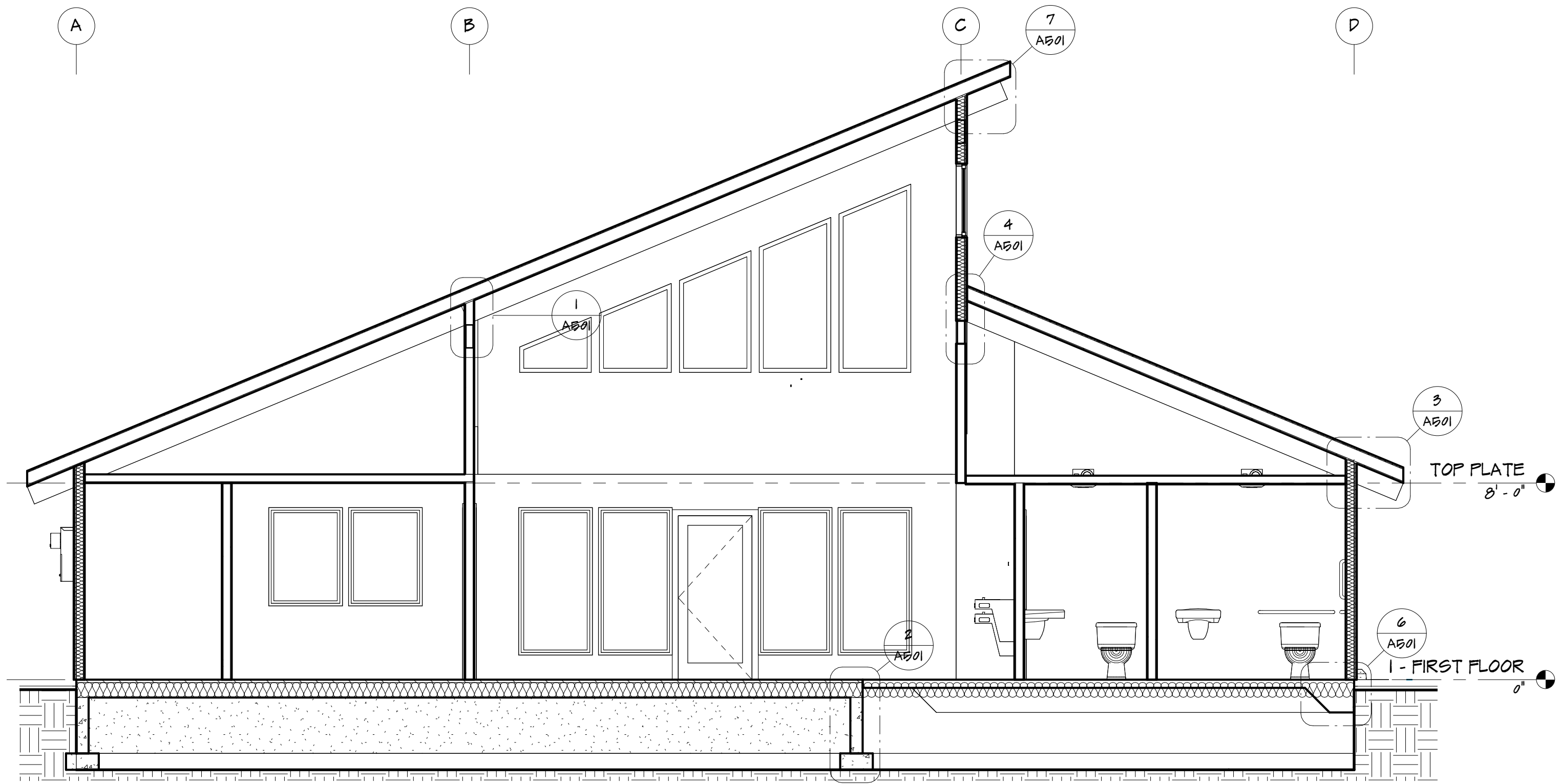


B PROPOSED WEST ELEVATION
1/4" = 1'-0"

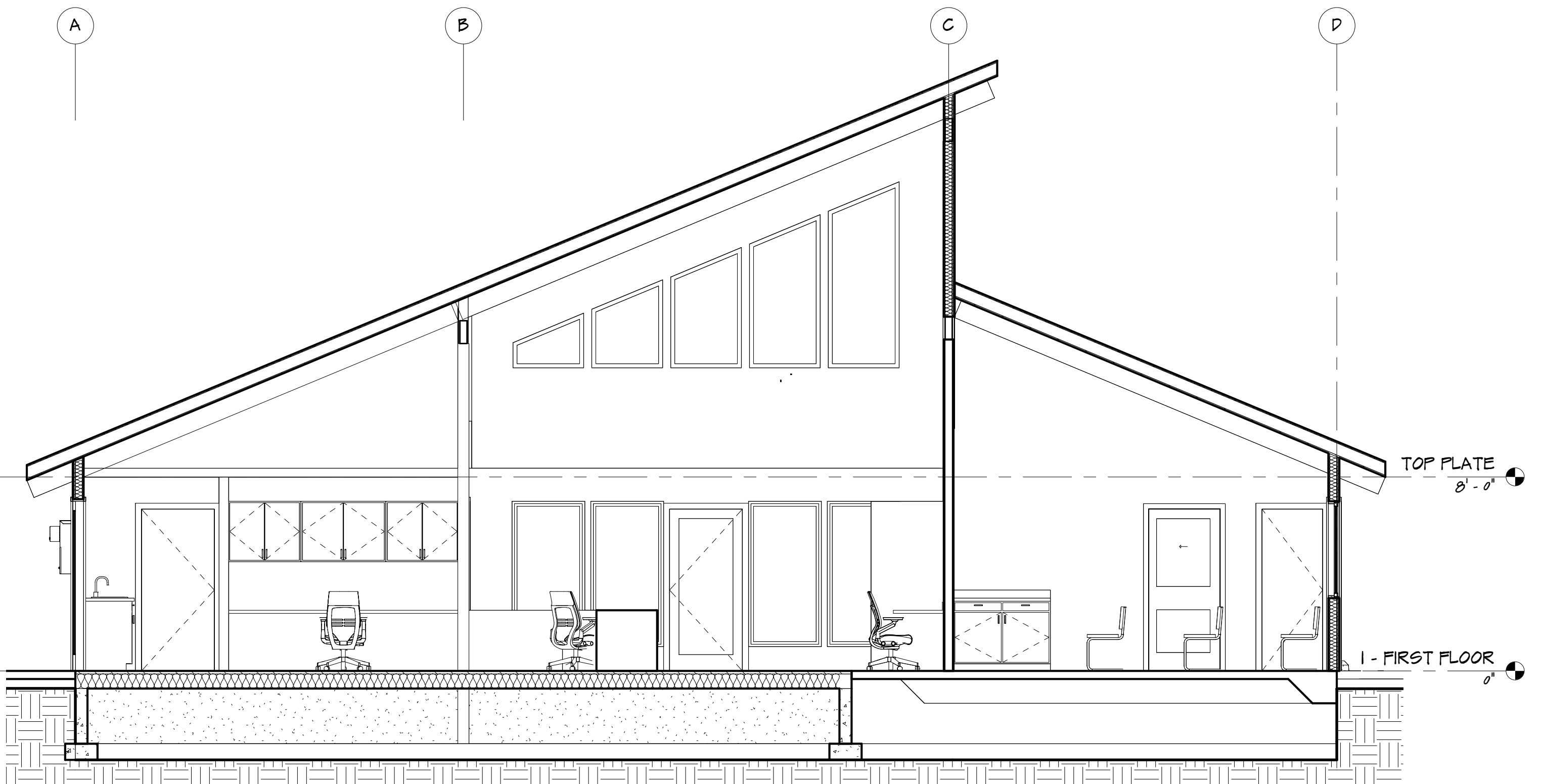
City of Yachats
Library Remodel & Addition
560 W 7th Street, Yachats, Oregon 97498

PROJECT #:	2217
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EXTERIOR ELEVATIONS
A202



A E/W SECTION @ ENTRY
1/4" = 1'-0"



B E/W SECTION @ COMMUNITY ROOM
1/4" = 1'-0"

City of Yachats
Library Remodel & Addition
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PROJECT #:

2217

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05.07.2023

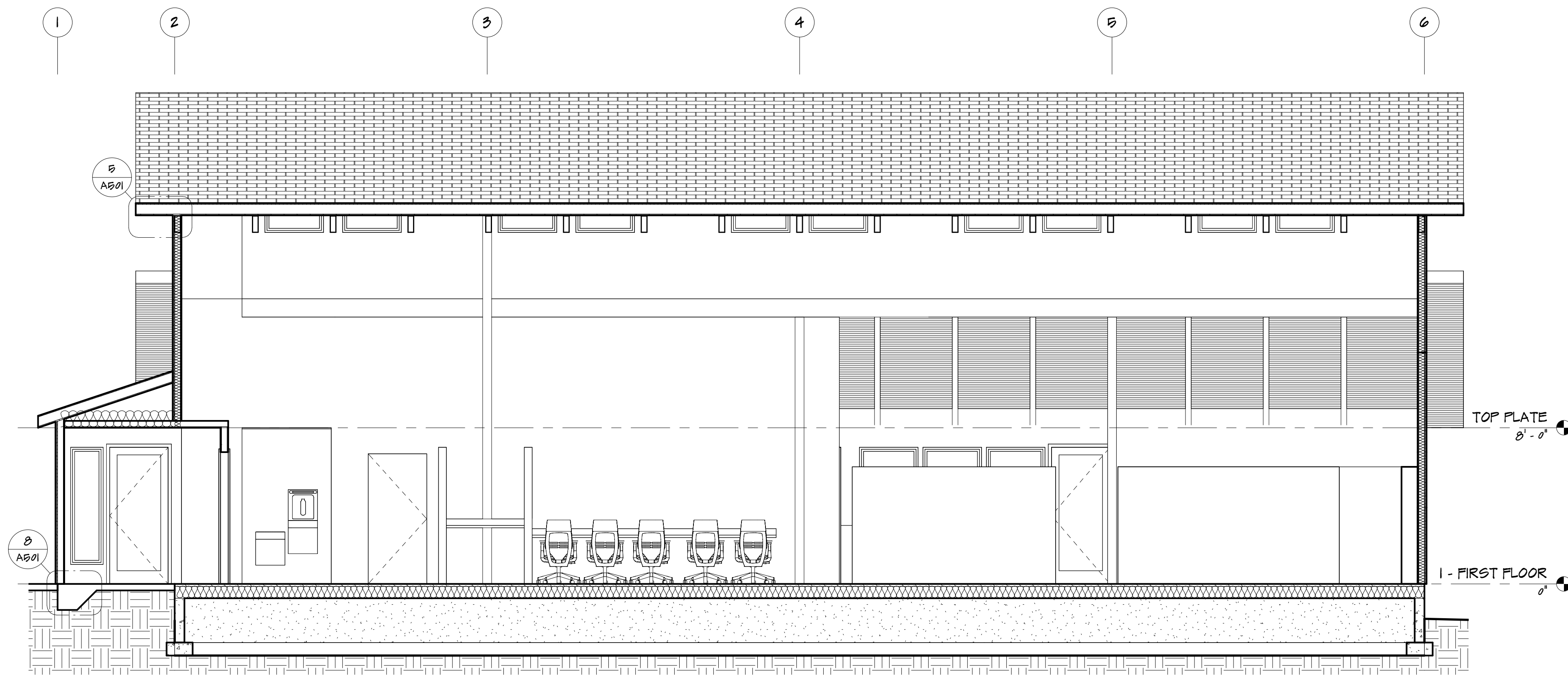
BUILDING
SECTIONS

A301

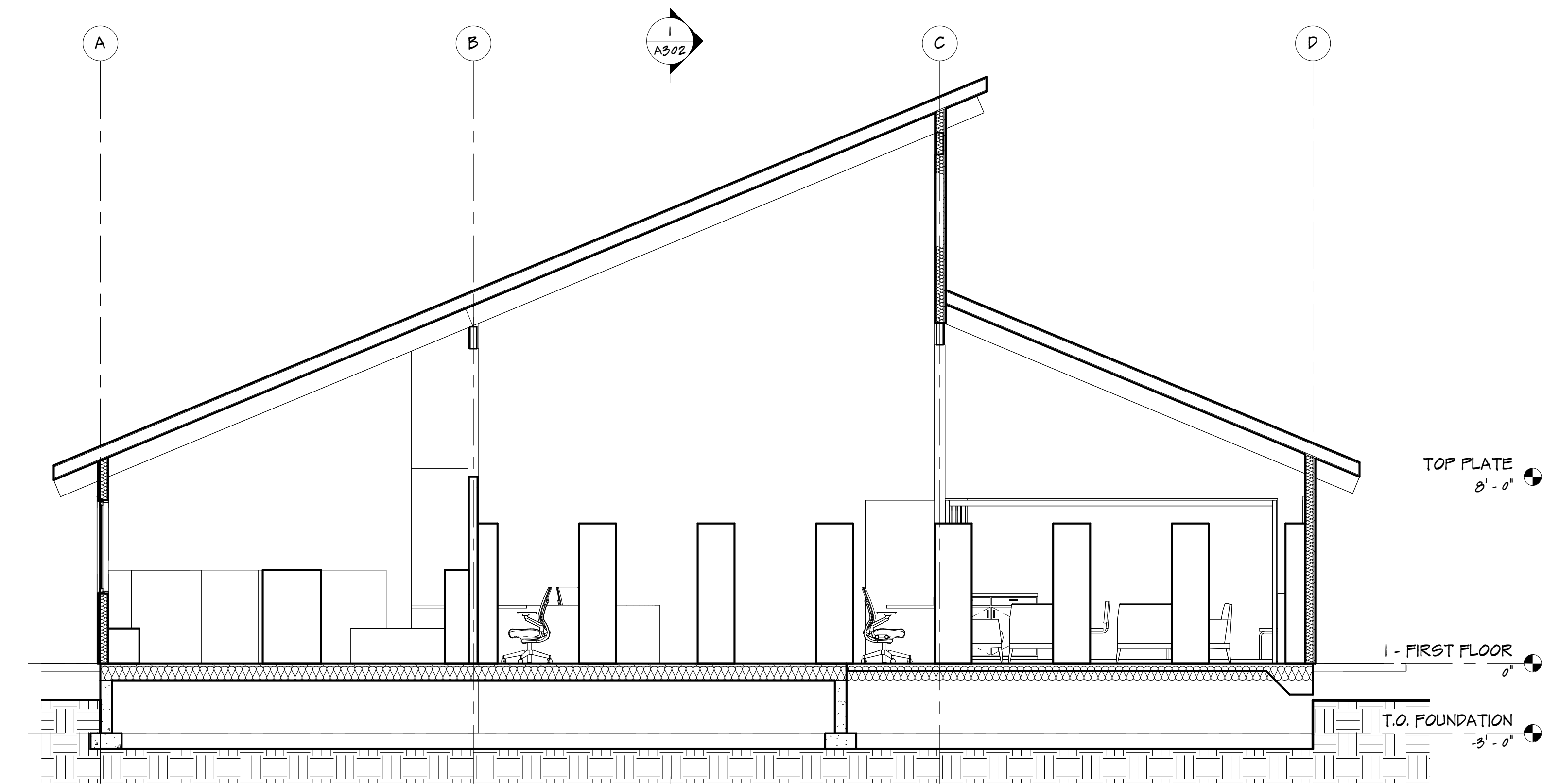
City of Yachats
Library Remodel & Addition
 560 W 7th Street, Yachats, Oregon 97498

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BUILDING SECTIONS	A302
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1 N/S SECTION
 1/4" = 1'-0"



2 E/W SECTION @ STACKS
 1/4" = 1'-0"

MDOYLE
ARCHITECT
+ Design. co.
P.O. Box 8302
Coburg, Oregon 97408
541.636.2900
www.mdoylearchitect.com



City of Yachats
Library Remodel & Addition
560 W 7th Street, Yachats, Oregon 97498

PROJECT #:

2217

**DOCUMENT
TYPE**

Design Development

DATE:

05.07.2023

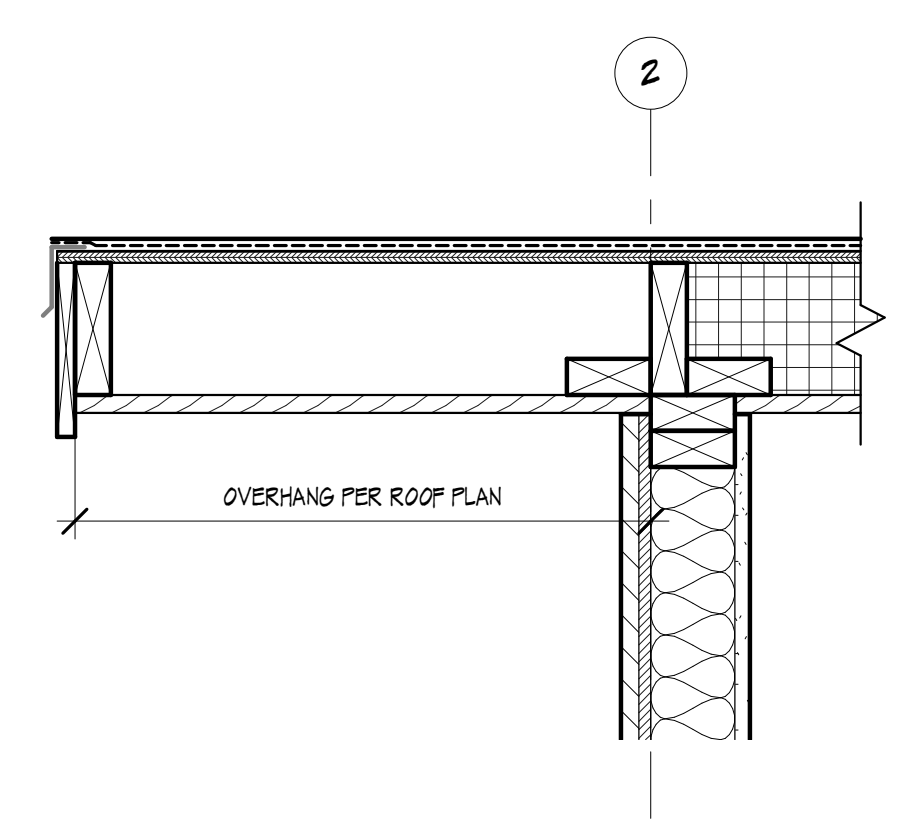


INTERIOR
ELEVATIONS

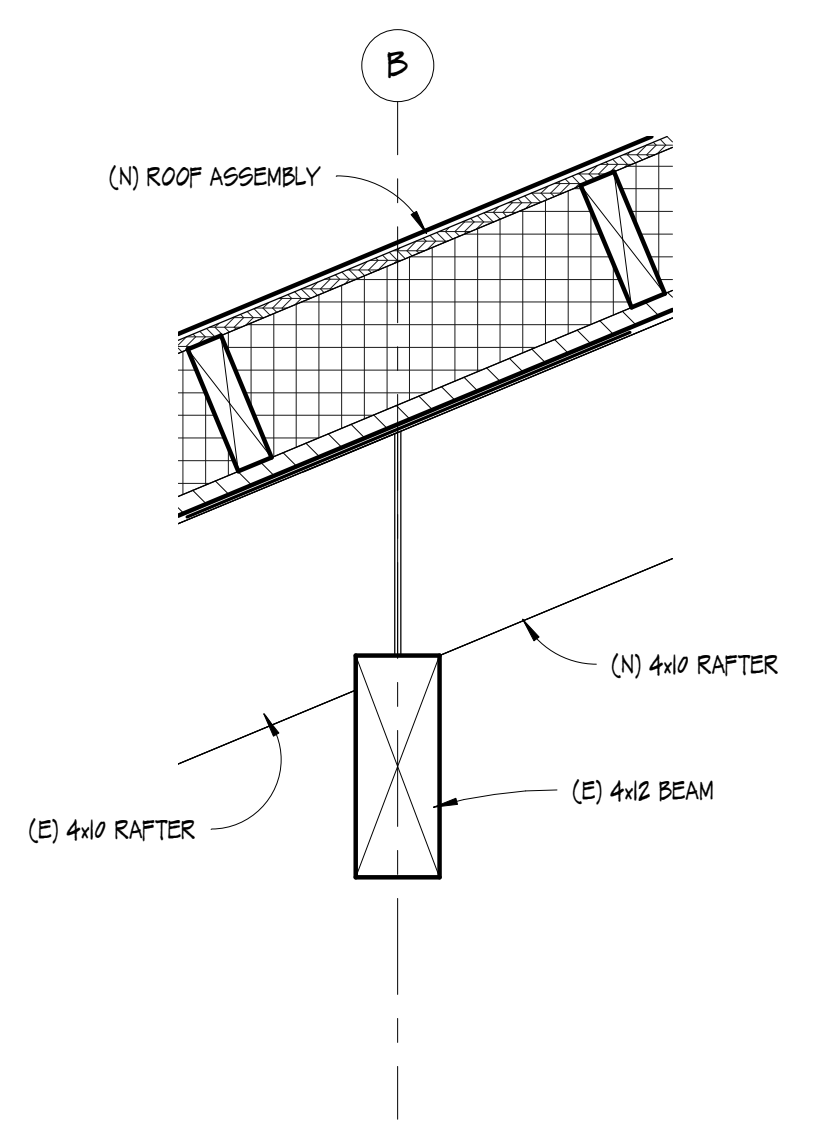
A401

City of Yachats
Library Remodel & Addition
560 W 7th Street, Yachats, Oregon 97498

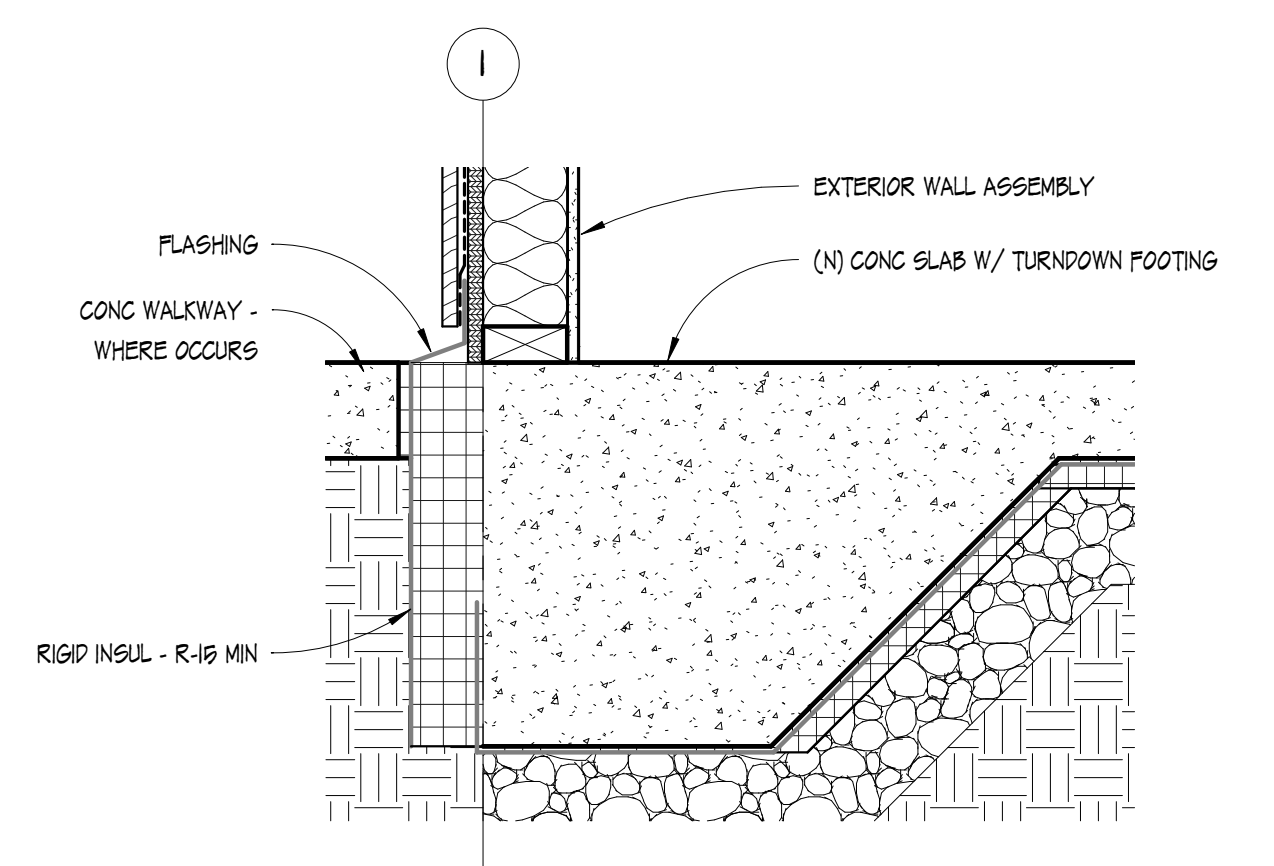
PROJECT #:	2217
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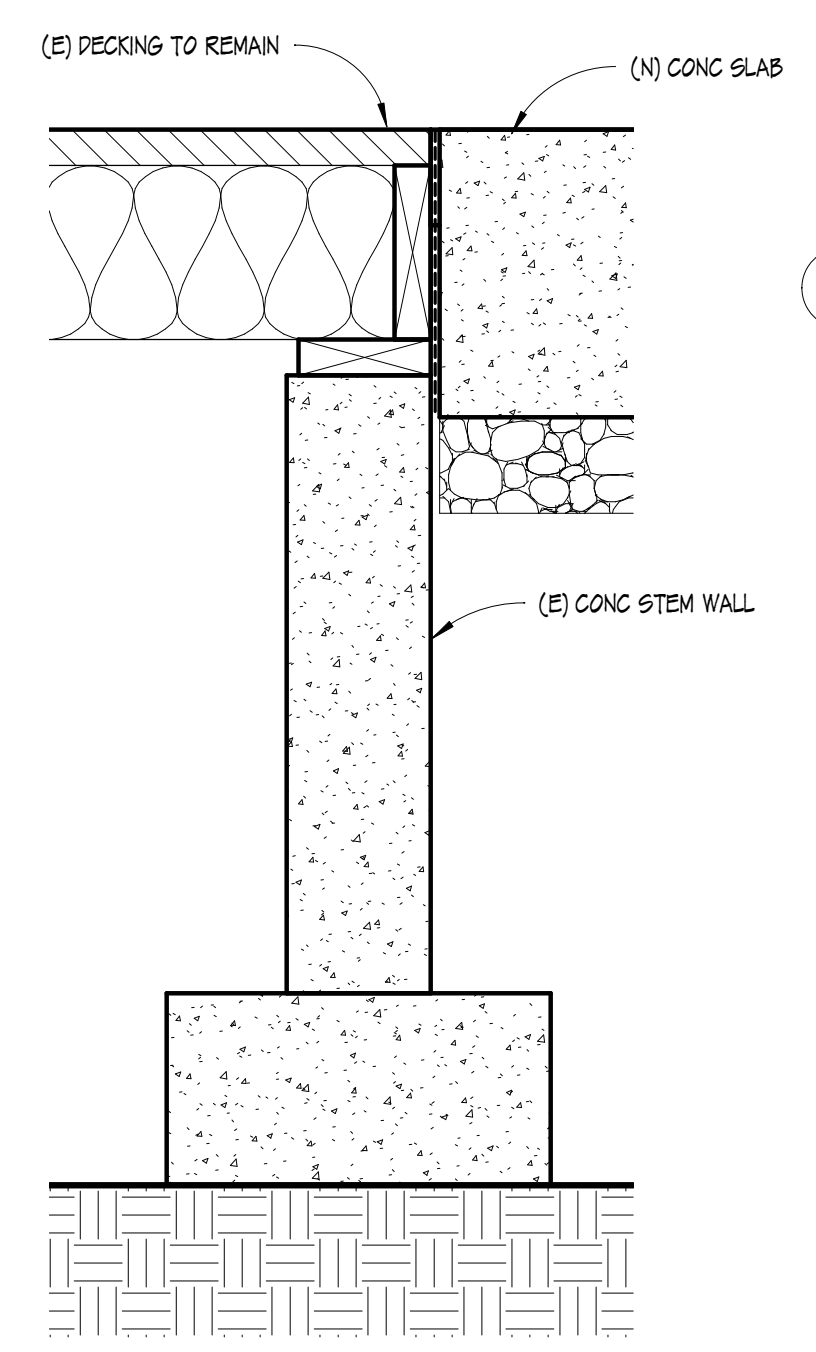
2 NEW ROOF RAKE
1 1/2" = 1'-0"



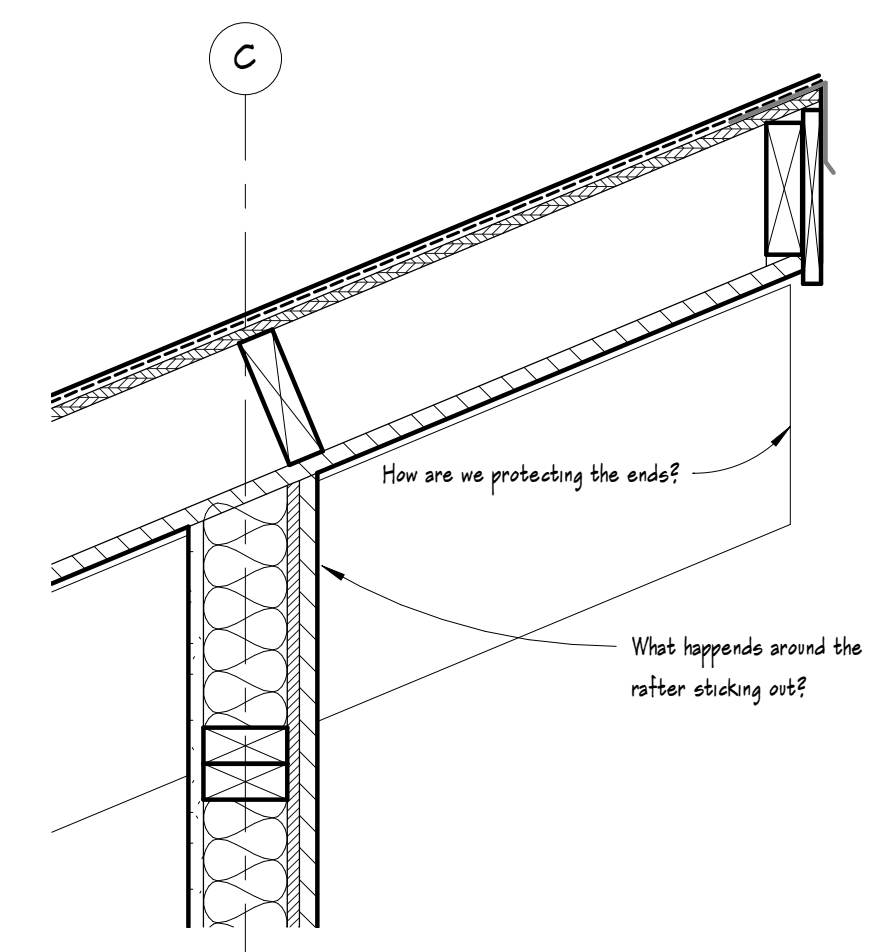
1 ROOF TRANSITION @ OLD ROOF RIDGE
1 1/2" = 1'-0"



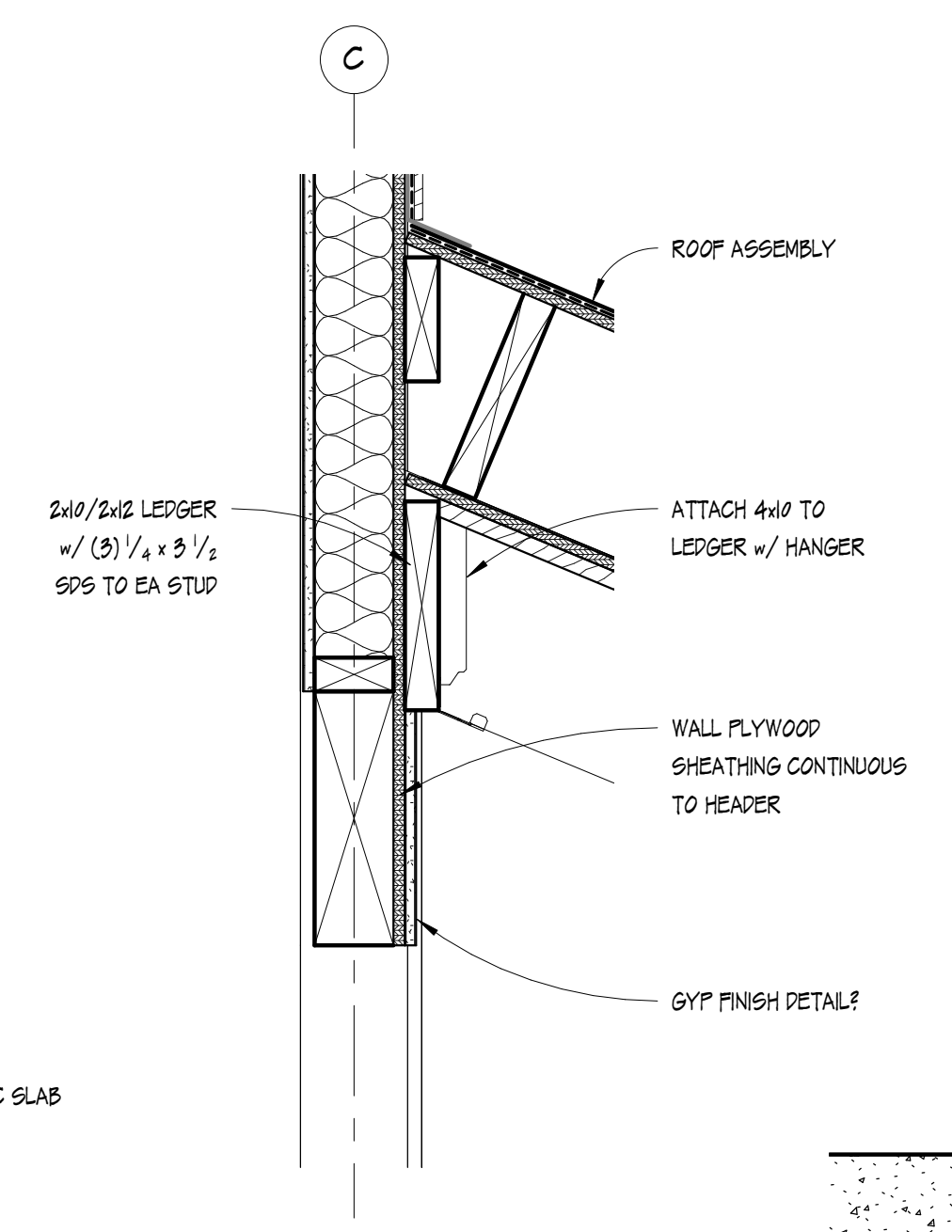
3 SLAB EDGE @ CONCRETE PAVING
1 1/2" = 1'-0"



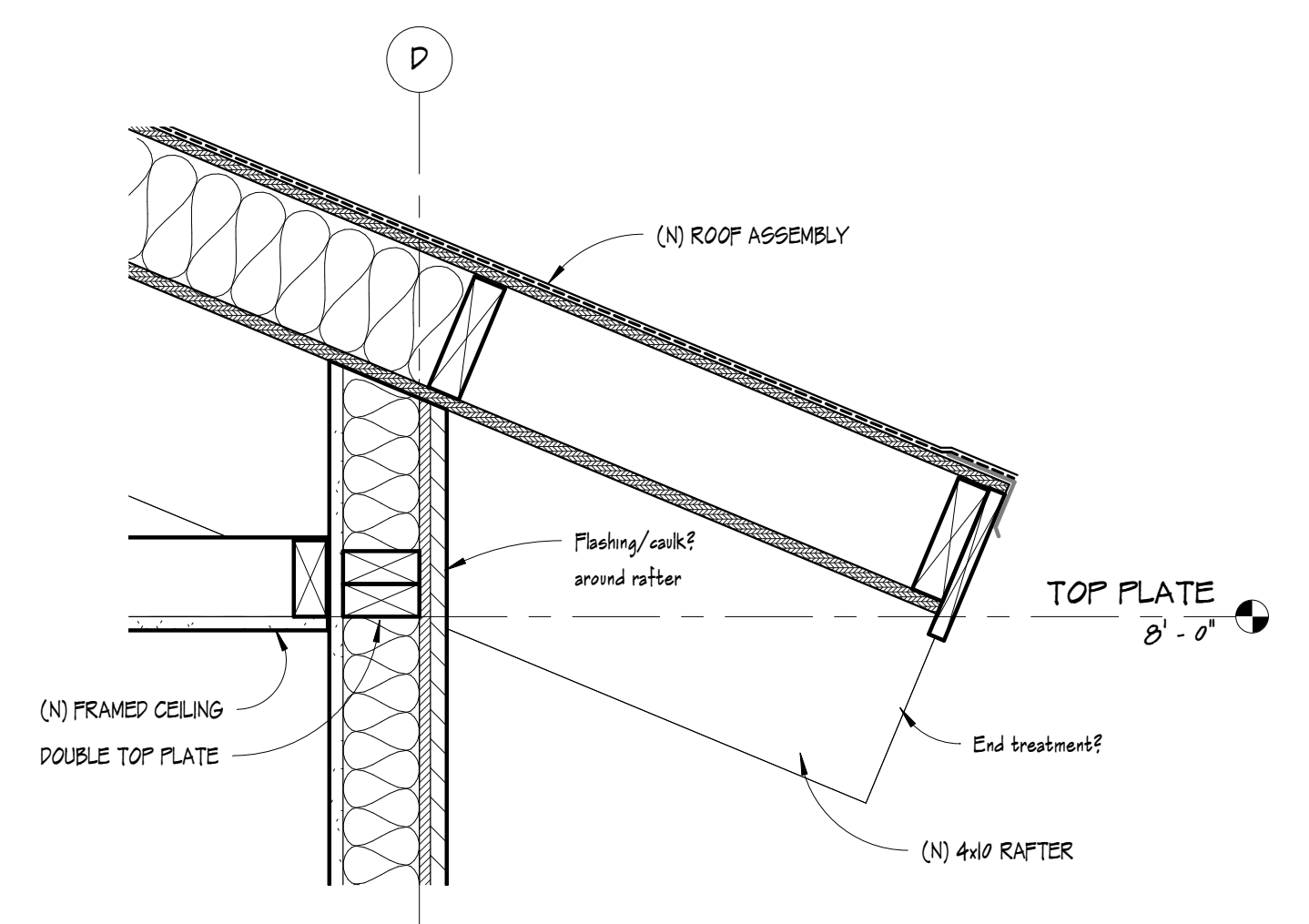
2 NEW FLOOR @ (E) STEMWALL
1 1/2" = 1'-0"



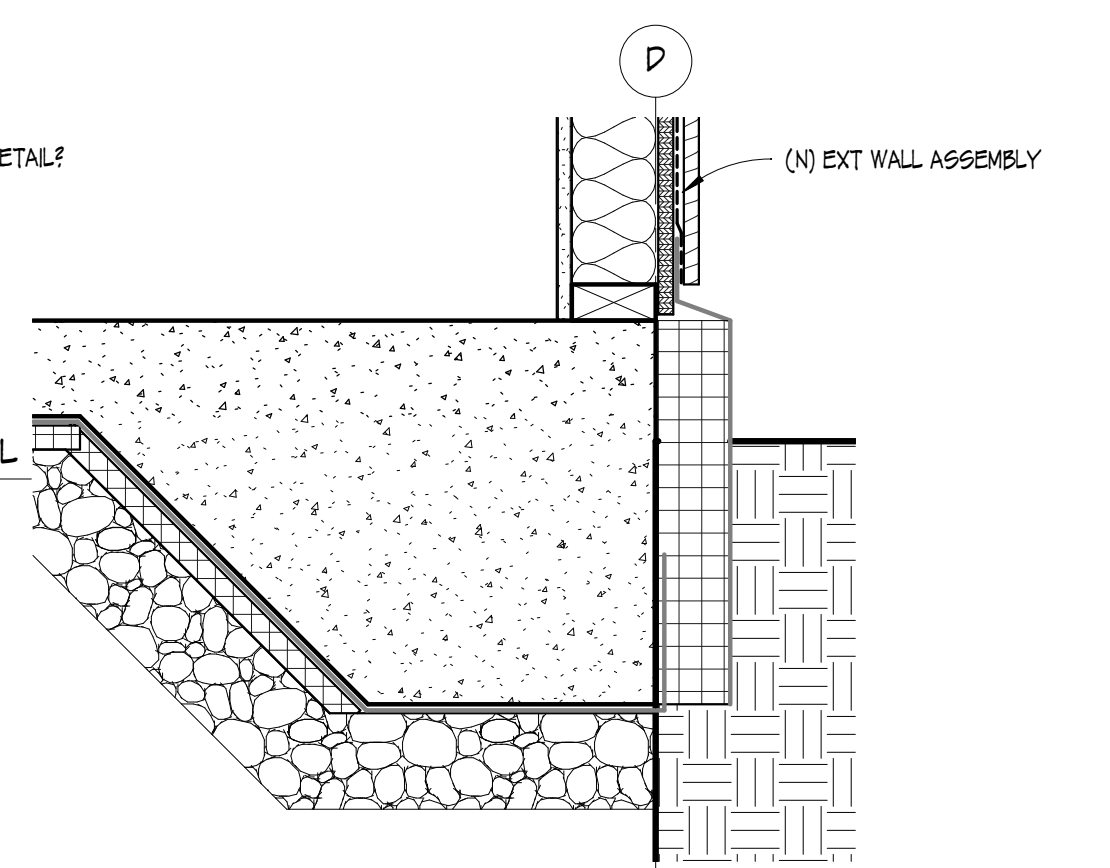
7 UPPER EAVE @ NEW WALLS
1 1/2" = 1'-0"



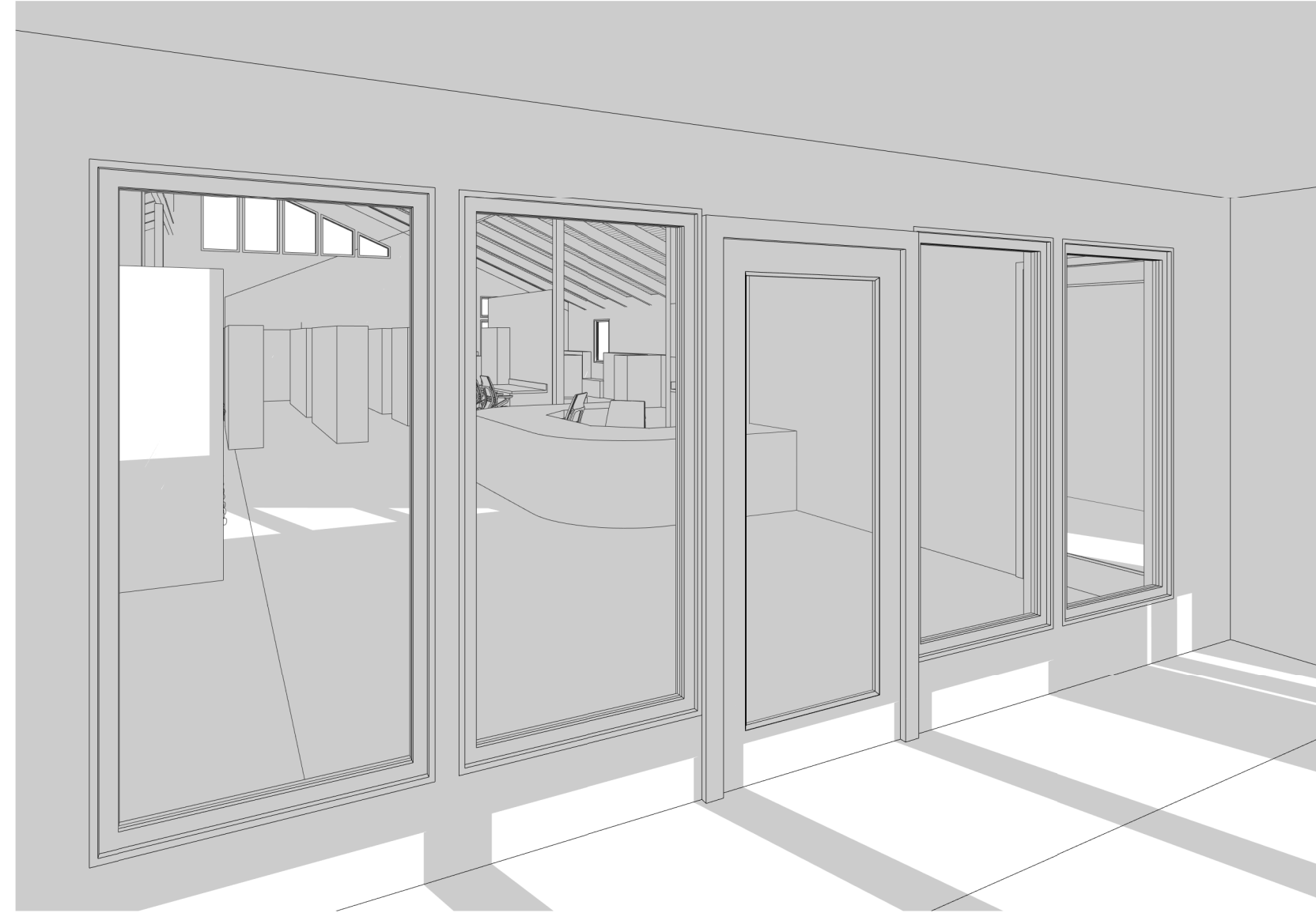
4 LOW ROOF @ UPPER CLERESTORY WALL
1 1/2" = 1'-0"



3 LOWER EAVE @ NEW WALLS
1 1/2" = 1'-0"



6 SLAB EDGE @ GRADE
1 1/2" = 1'-0"



1 VESTIBULE



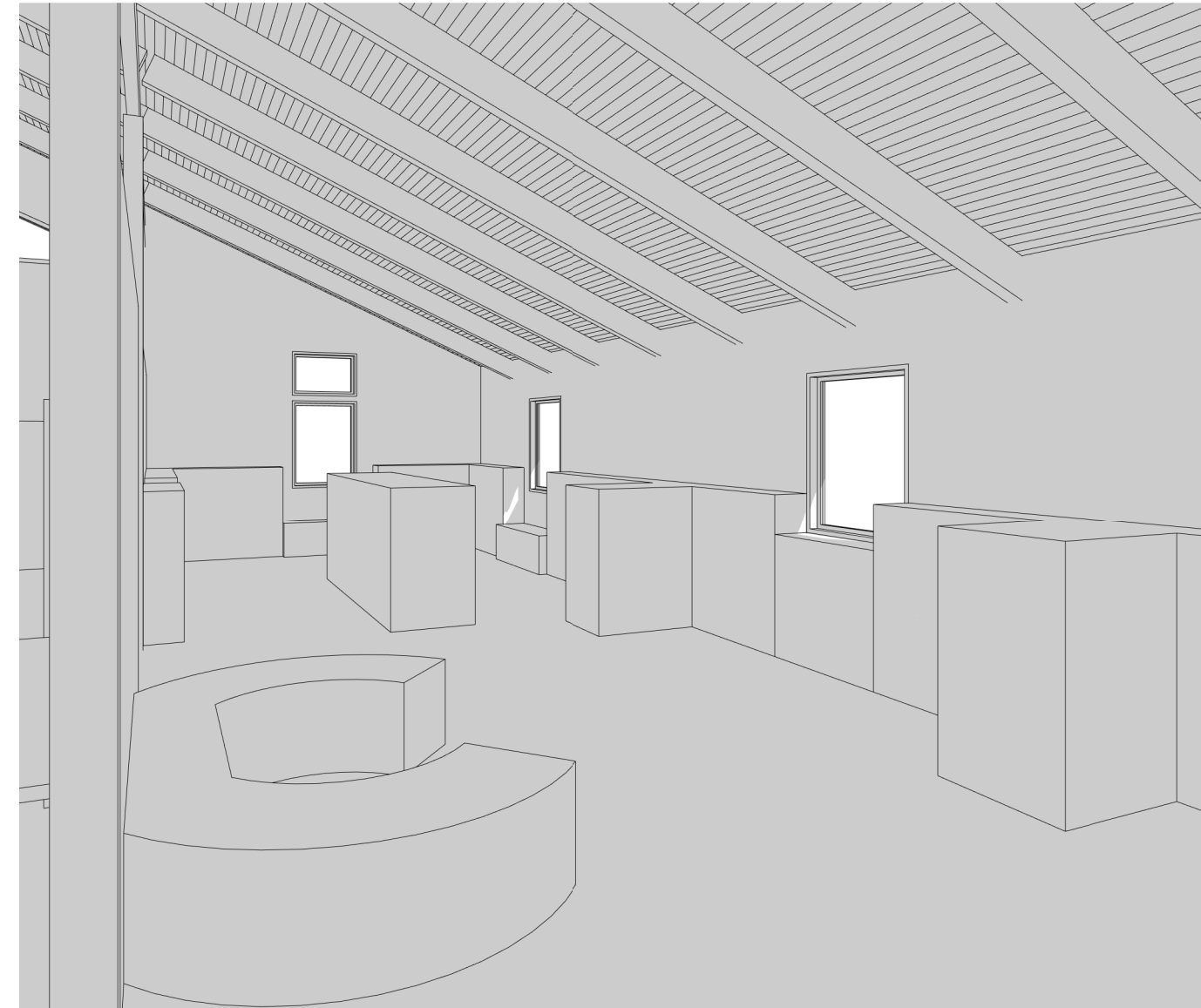
2 CIRCULATION



3 LOBBY



4 WORK AREA



5 CHILDREN & TEENS



6 COMMUNITY ROOM

PROJECT #:

2217

DOCUMENT
TYPE

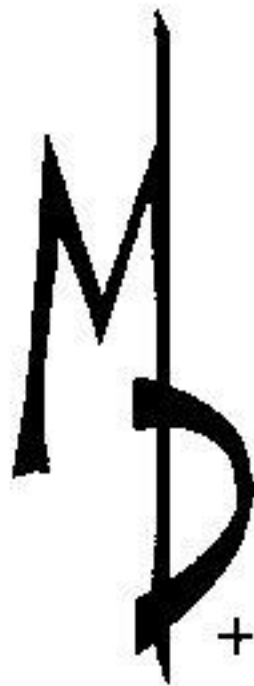
Design Development

DATE:

05.07.2023

RENDERINGS

A601



+ Design, co.

BUDGET & FEES

Based on a very basic understanding of possible project budget is shown below

Construction Costs

Building Remodel 1,327 sf x \$

Building Addition 1,200 sf x \$

Site work/landscaping 2,400* sf x

Total Construction Costs:

Permits



1 **CITY OF YACHATS**

2 **YACHATS LIBRARY COMMISSION**

3 JANUARY 12, 2023

4 **Zoom Meeting Summary**

5 Guests: 9

6 David Rivinus called meeting to order on this 12th day of January 2023 at 10:02 am.
7 Present members: Viki West, Marion Godfrey, Naomi Steenson. Staff: Kimmie Jackson,
8 Recorder

- 9
- 10 1. (0:44) Announcement & Correspondence: None
- 11
- 12 2. (1:23) Public Comment: None
- 13
- 14 3. (10:03) A Motion was made to re-elect Chair David Rivinus to continue on the Library
15 Commission. No discussion was needed, and all members are in favor and the Ayes
16 have it.
- 17
- 18 4. (3:25) A Motion was made to re-elect Co-Chair Naomi Steenson to continue on the
19 Library Commission. No discussion was needed, and all members are in favor and the
20 Ayes have it.
- 21
- 22 5. (4:09) Reports- Budget & Finance: Viki is inaudible at this time.
- 23
- 24 6. (4:41) Expansion Progress: The Commission is satisfied with the model floor plan, then
25 turned over to the architect. Some concerns are structural design, price, consideration of
26 some items the community had not thought of, like taking advantage of the view and
27 refiguring the design to keep the elements the community has in mind. Meeting of the
28 Steering Committee will go over the plans, possible tweaks once there's agreement on
29 the floor plan it will then go to the engineer to cost out. Hopes are to break ground later
30 in the Spring/Summer.
- 31
- 32 7. (13:42) Financial Report attached to the online packet. \$60,000 was given from the City
33 and should be listed in the CIP but is not. The CIP Coordinator will try to locate the funds
34 and will report back. Commissioner West is now on the Finance Committee and will be
35 at the meetings monthly.
- 36
- 37 8. (17:20) Archeology: It is required along the coast; applied and received permission to do
38 some digging. Three holes were dug, nothing was found, and are cleared to do the
39 expansion after we receive the report stating as such.
- 40
- 41 9. (18:35) Solar Panels: there is an issue of efficiency; would it be very feasible; need five
42 hours of continu~~ous~~ sun and overcast should not be a problem. The proposal is included
43 in the online packet. The commission will review and bring back for discussion if the
44 commission wishes to proceed, then will request other proposals. This is still in the



1 discovery phase and will need site visits and recommendations from other facilities that
2 have done this.

3
4 10. (32:43) Library Administrator Report: increase presence on social media and Library to
5 Go; advertised the games and CD sales and What's New at the Library. YYFAP will
6 come to the Library on Thursdays at 4:40 for book check out for the kids. The Library is
7 short volunteers will be putting something out in the newsletter. The Library is sitting at
8 120 patrons that are using it regularly, check outs are around 2,700, and new users are
9 between 1-8 per month, not much increase. Looking into e-Reader Loan, it is like a
10 Kindle and only in the research stages at this point. Oregon State Health and Science
11 Study is putting together a program for walking. They are asking to support the study
12 and volunteer. Each Library can be a leader for the two-year study. They will provide
13 promotional material to explain how this works. The Library will need about 15-20 people
14 to start May. The efforts are to enhance 40-45 minutes of walking in the area, and you
15 will receive a t-shirt, Fitbit, and you will need to complete the survey. The payoff is
16 \$5,000 for the Library and will send out info as soon as received.

17
18 11. (54:28) Friends of Yachats Library: Received a \$500 check from Oregon Community
19 Foundation unsolicited and had already received a grant from them as well; having a
20 book sale the weekend of March 24th & 25th, same weekend as the 52nd Annual Arts &
21 Crafts Show. The basement flooded due to the sump pump failure. There were three
22 inches of water, and some books were destroyed, and a new pump was installed. The
23 Friends have applied for a grant for \$250,000 for the expansion of the Library through
24 the Ford Family Foundation. Sara Moore is in charge of what books can go on eBay to
25 sell, and one sold for \$250. Since October \$900 has come in from eBay. There is a
26 disclaimer on the website for ADA accommodations for the basement.

27
28 12. (1:00:09) Commission discussed continuing members to sit in on council meetings and
29 will put together a sign-up sheet.

30
31 13. (1:01:11) Preliminary discussion regarding the need for additional bookcase units: There
32 are five units that have been removed and taken to the Commons and City Hall. Will
33 consider moving them back if needed. The gondola's cost has been changing, and the
34 minimum is about \$30,000 to purchase 83 units and 19 are for the perimeter.

35
36 David Rivinus adjourned the meeting at 11:10 am.
37 Prepared by Kimmie Jackson on January 13, 2023