



PROJECT INFORMATION

PROJECT TYPE: INTERIOR & EXTERIOR REMODEL
 PROJECT ADDRESS: 545 MONROE ST, EUGENE OREGON
 TOTAL AREA, (INTERIOR): 4,432 SF
 CONTRACTOR: DAVID PARTLOW (STONEWOOD CONSTRUCTION)
 STRUCTURAL ENGINEER: MORTIER ANG ENGINEERING
 PHOTOGRAPHY: DRAWN

THIS WAS A CHALLENGING REMODEL OF AN EXISTING NON-COMPLYING BUILDING. FLOOR TO CEILING HEIGHTS WERE NOT CODE COMPLIANT AT THE MEZZANINE AND MINIMALLY CODE COMPLIANT ON THE GROUND FLOOR. THE BUILDING IS LOCATED ON RESIDENTIALLY ZONED PROPERTY AND BUILT-OUT TO THE PROPERTY LINES. WITHOUT THE VISION OF THE DRAWN TEAM AND THE ASSISTANCE OF THE CITY OF EUGENE, THIS BUILDING WOULD HAVE BEEN DEMOLISHED AND REPLACED WITH YET ANOTHER RESIDENTIAL APARTMENT BUILDING.

THE MODIFICATIONS TO THIS BUILDING INVOLVED THE CONSTRUCTION OF A CLERESTORY ROOF AT THE MEZZANINE LEVEL TO ACCOMMODATE APPROPRIATE ABOVE-HEAD HEIGHT AND TO ALLOW DIFFUSED NORTH LIGHT INTO THE DESIGN SPACES. THE EXISTING SLAB WAS PARTIALLY REMOVED AND SUBGRADE EXCAVATED TO ALLOW A PROPERLY PROPORTIONED SEMI-RECESSED CONFERENCE ROOM. THE FRONT OF THE BUILDING WAS OPENED-UP TO ACCOMMODATE STOREFRONT WINDOWS AND DOORS, AND A CANOPY WAS ADDED VIA A REVOCABLE PERMIT.

