



CODE SUMMARY

Project Name: Remodel and Change of Use
Address: 1150 Bay St. Florence, OR 97439
Owner: Chris Leturno
Designer: McIntire Design
Code Summary: Dean Engineering

Project Description: Remodel of existing structure and change of use from restaurant to 6-unit condo

Applicable Codes:
2022 Oregon Structural Specialty Code (OSSC)
2021 Oregon Energy Efficiency Specialty Code (OEESC)
2023 Oregon Electrical Specialty Code (OESC)
2022 Oregon Mechanical Specialty Code (OMSC)
2023 Oregon Plumbing Specialty Code (OPSC)
2021 Oregon Fire Code (OFC)
2017 ICC A117.1 Accessible and Usable Buildings and Facilities

Zoning: Mixed Use: Old Town Area A

Construction Type: V-A

Height and Area: The existing two-story building has an approximate height of 38' and is 9,583 square feet

Existing Occupancy Classification: A-2

Proposed Occupancy Classification: R-2
Primary Use: 9,583 sqft. condos (6 units)
Incidental/Accessory Use: 2,580 sqft. patio (each condo has it's own private patio use)

Occupant Load: 61
Condos: $9,583/200 = 48$
Patios: $2,580/200 = 13$
Total Occupancy Load: $48 + 13 = 61$

Egress:
Number of exits (2 required): 5 provided (Units A, B, E, & F each have their own exterior exit. Units C & D exit into a shared entry hall and have a shared exterior exit.)
Maximum egress path (125' allowed):
Unit A: 85' from primary suite to primary exit (downstairs).
Unit B: 85' from bedroom 2 to primary exit.
Unit C: 85' from great room to primary exit.
Unit D: 85' from primary suite to primary exit.
Unit E: 85' from great room to primary exit.
Unit F: 55' from bedroom 2 to primary exit.
Corridors are 40' wide minimum.
Egress doors are 36" wide minimum.

Fire protection: NFPA 13R sprinkler system

Accessibility:

Total number of parking spaces provided: 68
Accessible parking spaces provided: 1
ADA restrooms: 1

Energy: Building to comply with OEESC

Plumbing fixture count:
Water closets: 10
Lavatories: 10
Showers: 9
Sinks: 6
Dishwasher: 6
Refrigerator: 6

Structural Design Criteria

Wind Speed: 120 mph
Exposure: C
Seismic Zone: D2
SDS: 1.131
Ground Snow Load: 2 psf
Design Roof Snow Load: 25 psf
Floor Live Load: 40 psf

Special Inspection and Observation Plan

Special Inspection

Special inspection and verification shall be in accordance with the requirements of Chapter 17 of the 2022 OSSC with local amendments. Notify the party responsible for inspection at least 48 hours prior to the beginning of the work to be covered. Special inspections shall be conducted by a certified inspector and testing will be performed by an approved independent agency. The Owner will contract separately for all necessary inspection and testing.

The inspector will observe the indicated work for compliance with the approved contract documents and will submit records of inspection. Any discrepancies will be brought to the immediate attention of the Owner and Contractor for correction.

Special inspection and associated testing reports will be submitted within one week of completion. At the conclusion of construction, a final report documenting required special inspections and correction of previously noted discrepancies will be submitted.

Note: Periodic inspection shall occur during placement and/or upon completion of the work. The inspection shall in all cases be performed so that the work can be corrected prior to the beginning of related work.

Required special inspections:

1. Material verification of structural steel (periodic)
2. Material verification of weld filler materials (periodic)
3. Inspection of welding (periodic)
4. Post-installed anchors (periodic)

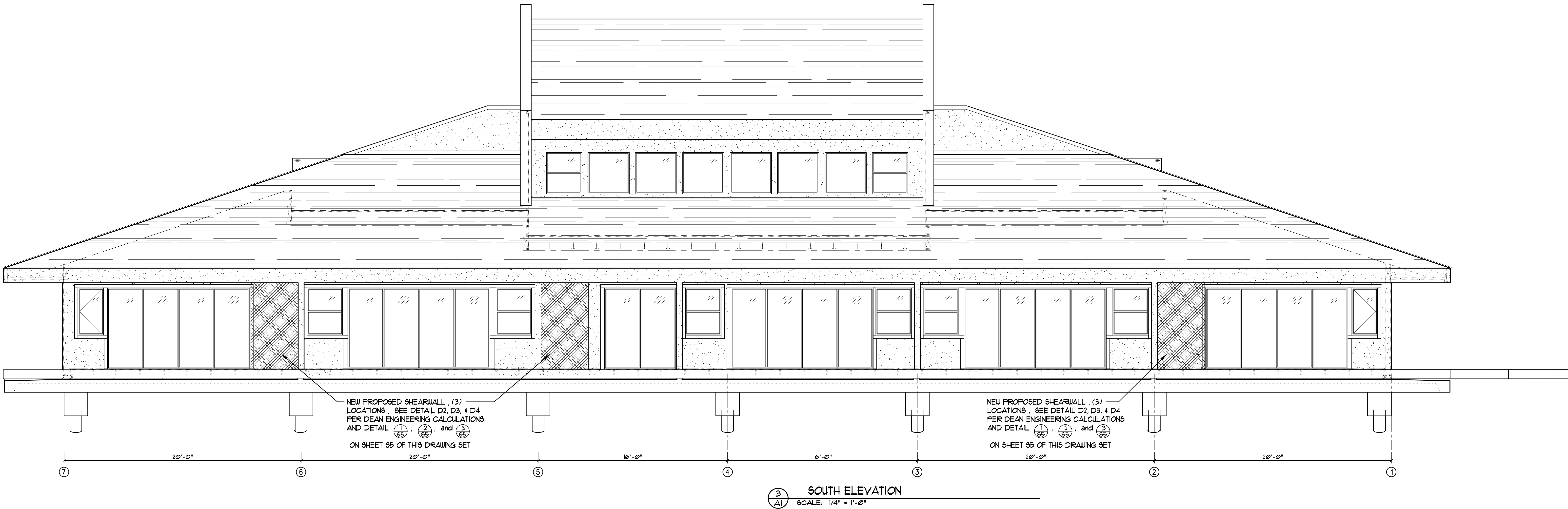
Structural Observation

None required

Deferred Submittals

1. Steel shop drawings
2. Fire sprinkler system
3. HVAC duct layout and equipment
4. Cold formed steel garbage cover

Comply with Oregon Dig Law, "Call 811 before you dig".



EXTERIOR SPECIFICATIONS AND NOTES:

- * WINDOW AND DOOR FLASHING: ALL EXTERIOR UNPROTECTED DOORS AND WINDOWS WITH TRIM SURROUNDS TO HAVE "2" METAL FLASHING ABOVE.
- * WINDOWS : TO BE U-0.21, VINTL, LOW-E.
- * PROVIDE 26ga MINIMUM BAKED ON METAL FLASHING FOR WEATHER PROOFING AND MOISTURE PROTECTION. GENERAL CONTRACTOR TO VERIFY WITH OWNER FOR COLOR. FLASHING TO BE INSTALL ON TOP SURFACES ONLY.
- * ALL DIMENSIONS ARE TO BE FACE OF FRAMING UNLESS NOTED OTHERWISE, CONTRACTOR TO VERIFY ALL DIMENSIONS.
- * ALL EXPOSED JOINTS AND GAPS TO BE FILLED WITH HIGH GRADE SILICONE LATEX CAULKING OR AS RECOMMENDED BY MATERIAL MANUFACTURER.
- * OTHER CONTRACTORS TO CONSULT WITH OWNER FOR FULL EXTERIOR TRIM DETAILS AND MATERIALS.
- * THE TYPE OF EXTERIOR FINISHES, THE INSTALLATION AND WATERPROOFING DETAILS ARE ALL TO BE THE FULL RESPONSIBILITY OF THE OWNER/BUILDER. THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE INTEGRITY OF THE BUILDING ENVELOPE.
- * THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.
- * OTHER : CONTRACTORS TO CONSULT WITH OWNER FOR FULL EXTERIOR TRIM DETAILS AND MATERIALS.

General Requirements and Material Specifications

- DOORS AND WINDOWS

1. Windows and Doors to be installed as per manufactures instructions and specifications
2. Windows and doors must meet the requirements of Chapter 11 and TABLE N1001.1 and also additional measures from TABLE N1001.2.1 of the 2021 Oregon Residential Specialty Code. Windows to have a maximum rating of U-0.21. Exterior Doors U-0.34 with a maximum of 28 square feet of exterior door area per dwelling unit can have a correction of 0.04 or less.
3. Doors and windows to be fully weather-stripped, caulked, gasketed, or otherwise treated to limit air infiltration.
4. All windows within 36" of the floor and within 24" of any door shall have tempered glazing. All windows shall be dual glazed unless as noted on plans. Caulk around all windows typical. Each bedroom to have a minimum window opening of 5.7 sq. ft. with a minimum width of 20" and a minimum window height of 24" and a minimum sill height of 44" measured from the finished floor to the bottom of the clear opening.

McIntire Design

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CONSTRUCTION DOCUMENTS FOR:

REMODEL and CHANGE OF USE

1150 BAY STREET
FLORENCE, OREGON

CLIENT:
**LETURNO GENERAL
CONTRACTING llc**
P.O. BOX 1059
VENETA, OR 97487
(541) 556-4913

SHEET DESCRIPTION:

EXTERIOR ELEVATIONS

CODE SUMMARY

DATE DRAWN: 2-18-25

NO.	REVISIONS	DATE

JOB NO.
CAD FILE: 24041
DRAWN BY: george



SHEET NO.

A1