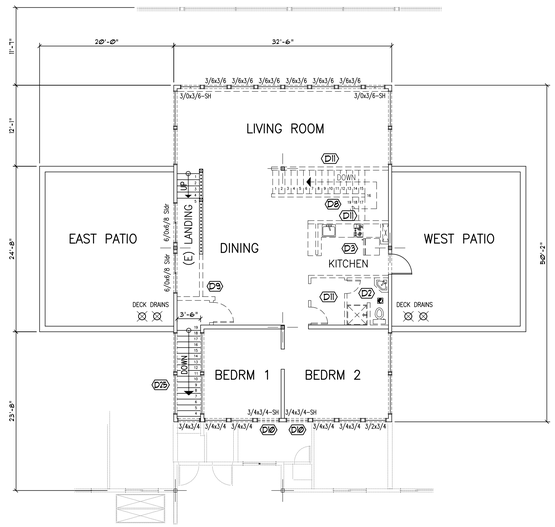
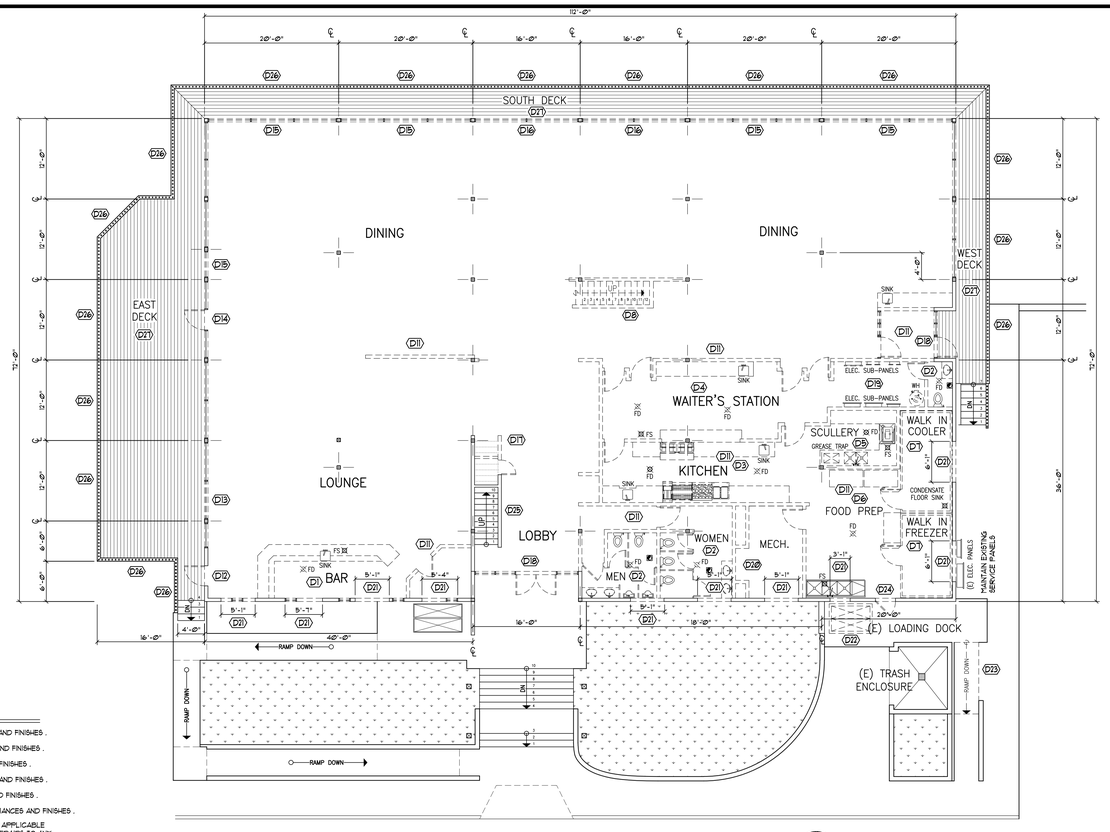
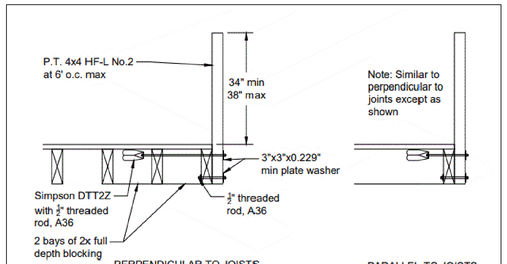


EXISTING/DEMOLITION UPPER LEVEL FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"



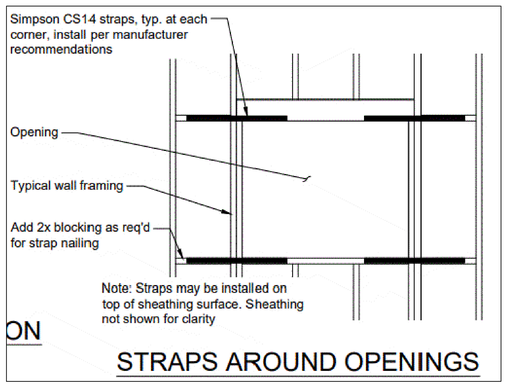
EXISTING/DEMOLITION MAIN LEVEL FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"

DETAIL PER DEAN ENGINEERING LLC



E A2 DECK POST CONNECTION DETAIL
SCALE: Not To Scale

DETAIL PER DEAN ENGINEERING LLC



E A2 PORTAL FRAME DETAIL
SCALE: Not To Scale

DEMOLITION NOTES:

D1 REMOVE EXISTING ENTIRE LOUNGE BAR AND ALL OF THE PLUMBING FIXTURES, CABINETS, COUNTERS, APPLIANCES AND FINISHES.

D2 REMOVE EXISTING ENTIRE RESTROOMS AND ALL OF THE PLUMBING FIXTURES, CABINETS, COUNTERS, APPLIANCES AND FINISHES.

D3 REMOVE EXISTING ENTIRE KITCHEN AND ALL OF THE PLUMBING FIXTURES, CABINETS, COUNTERS, APPLIANCES AND FINISHES.

D4 REMOVE EXISTING ENTIRE WAIT STATION AND ALL OF THE PLUMBING FIXTURES, CABINETS, COUNTERS, APPLIANCES AND FINISHES.

D5 REMOVE EXISTING ENTIRE SCULLERY AND ALL OF THE PLUMBING FIXTURES, CABINETS, COUNTERS, APPLIANCES AND FINISHES.

D6 REMOVE EXISTING ENTIRE FOOD-PREP KITCHEN AND ALL OF THE PLUMBING FIXTURES, CABINETS, COUNTERS, APPLIANCES AND FINISHES.

* AT ALL PLUMBING MODIFICATIONS OR ADJUSTMENTS MAKE NECESSARY REPAIRS TO PLUMBING AND PIPING AS PER APPLICABLE CODE REQUIREMENTS. MAKE NECESSARY REPAIRS TO WALL FINISHES TO MATCH EXISTING. MAKE NECESSARY REPAIRS TO ANY DAMAGED OR DISTURBED AREAS. MATCH THE EXISTING CONSTRUCTION AND FINISHES.

D7 THE WALK-IN COOLER AND WALK-IN FREEZER HAVE ALREADY BEEN REMOVED.

D8 REMOVE STAIRCASE. INSTALL NEW FLOOR FRAMING AND DECKING TO MATCH EXISTING. MAINTAIN EXISTING COLUMN.

D9 REMOVE SECTION OF NON-BEARING WALL AND SECTION OF LANDING FOR RECONFIGURATION OF FRONT ENTRY.

D10 REMOVE EXISTING 3/4x3/4 SINGLE HUNG WINDOWS FOR INSTALLATION OF NEW 3/4x3/4 CASEMENT WINDOW IN ORDER TO MEET EGRESS REQUIREMENTS.

D11 REMOVE INTERIOR 2x6 and 2x4 WOOD FRAMED NON-BEARING WALLS, DOORS, OPENINGS, AND FINISHES.

D12 REMOVE DOOR AND FRAME IN THE OPENING WITH MATCHING CONSTRUCTION AND FINISHES.

D13 REMOVE WINDOW AND FRAME-IN THE OPENING WITH MATCHING CONSTRUCTION AND FINISHES.

D14 REMOVE WINDOW AND DOOR FOR INSTALLATION OF NEW DOOR AND AT NEW LOCATION.

D15 REMOVE WINDOW AND 12'-1" SECTION OF LOWER WALL FOR INSTALLATION OF NEW SLIDING GLASS DOOR AND SIDE WINDOWS.

D16 REMOVE WINDOW AND 6'-1" SECTION OF LOWER WALL FOR INSTALLATION OF NEW SLIDING GLASS DOOR AND SIDE WINDOWS.

D17 REMOVE SECTION OF NON-BEARING WALL. MAINTAIN STAIRS AND STAIR STRINGERS CONNECTIONS TO GLU-LAM BEAM.

D18 REMOVE STORE-FRONT TYPE WINDOWS AND DOORS AND FRAMING IN OPENING WITH NEW DOORS AND MATCHING CONSTRUCTION.

D19 REMOVE ELECTRICAL SUB-PANELS AND ALL WIRING. ELECTRICAL CONTRACTOR TO FIELD VERIFY. MAINTAIN EXISTING SERVICE PANELS.

D20 REMOVE FIRE SPRINKLER RISER AND THE ENTIRE FIRE SPRINKLER SYSTEM. LICENSED FIRE SPRINKLER CONTRACTOR TO FIELD VERIFY.

D21 REMOVE SECTION OF BEARING WALL AND FRAME IN THE OPENING. SEE MAIN LEVEL REMODEL FLOOR PLAN FOR OPENING LOCATIONS.

D22 REMOVE CRAWL SPACE ACCESS HATCH. FILL IN WITH MATCHING CONCRETE SLAB.

D23 REMOVE CONCRETE RAMP AND INSTALL NEW CONCRETE STAIRS WITH HANDRAILS ON BOTH SIDES.

D24 REMOVE EXISTING METAL DOOR AND FRAME IN THE OPENING WITH MATCHING CONSTRUCTION AND FINISHES.

* MAKE NECESSARY REPAIRS TO ANY DAMAGED OR DISTURBED AREAS. MATCH THE EXISTING CONSTRUCTION AND FINISHES.

* AT ALL PLUMBING MODIFICATIONS OR ADJUSTMENTS MAKE NECESSARY REPAIRS TO PLUMBING AND PIPING AS PER APPLICABLE CODE REQUIREMENTS. MAKE NECESSARY REPAIRS TO WALL FINISHES TO MATCH EXISTING.

D25 MAINTAIN EXISTING STAIRCASE AND HANDRAIL.

D26 REMOVE EXISTING FAILING DECK RAILING AND REPLACE DECK POSTS PER DEAN ENGINEERING'S DETAIL ON SHEET D5 AND DETAIL 5/A2.

D27 REPLACE OR REPAIR DECKS IN KIND AS REQUIRED.

EXTERIOR SPECIFICATIONS AND NOTES:

* WINDOW AND DOOR FLASHING: ALL EXTERIOR UNPROTECTED DOORS AND WINDOWS WITH TRIM SURROUNDS TO HAVE "Z" METAL FLASHING ABOVE.
* WINDOWS: TO BE U-0.27, VINYL, LOW-E.
* PROVIDE 26ga. MINIMUM BAKED ON METAL FLASHING FOR WEATHER PROOFING AND MOISTER 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.

WALL AND SYMBOL LEGEND:

EXISTING 2x6 INTERIOR AND EXTERIOR WOOD FRAMED WALLS AND EXTERIOR FINISHES TO REMAIN.

EXISTING 2x WOOD FRAMED WALLS TO BE REMOVED. MAKE NECESSARY REPAIRS TO DAMAGED OR DISTURBED FRAMING AND/OR FINISHES. REPAIRS TO BE OF MATCHING CONSTRUCTION AND FINISHES.

- ALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) UNLESS NOTED OTHERWISE.
- WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF THE DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ANY DISCREPANCIES TO THE GENERAL CONTRACTOR AND/OR ENGINEERING.
- ALL WINDOWS WITHIN 18" OF A FLOOR SURFACE (OSSC SECTION 2406.4.3) AND WITHIN 24" OF THE VERTICAL EDGE OF A DOOR (OSSC SECTION 2406.4.2) SHALL HAVE TEMPERED GLAZING. ALL GLAZING WITHIN A DOOR SHALL BE TEMPERED (OSSC SECTION 2406.4.1). ALL NEW WINDOWS SHALL BE DUAL GLAZED WITH A MAXIMUM U-RATING OF 0.31 AND A MAXIMUM SHGC OF 0.36.

EXISTING EXHAUST FAN THAT IS VENTED DIRECTLY TO THE OUTDOORS AND COMPLIES WITH OMSC TABLE 403.3.2.3. THE EXHAUST FAN AND VENT PIPE SHOULD BE INSTALLED AT LEAST 4'-0" AWAY FROM THE FIRE PARTITION WALL THAT SEPARATES ADJACENT APARTMENT UNITS.

ELECTRIC METER

ELECTRIC SUBPANEL

PLUMBING FIXTURE SCHEDULE

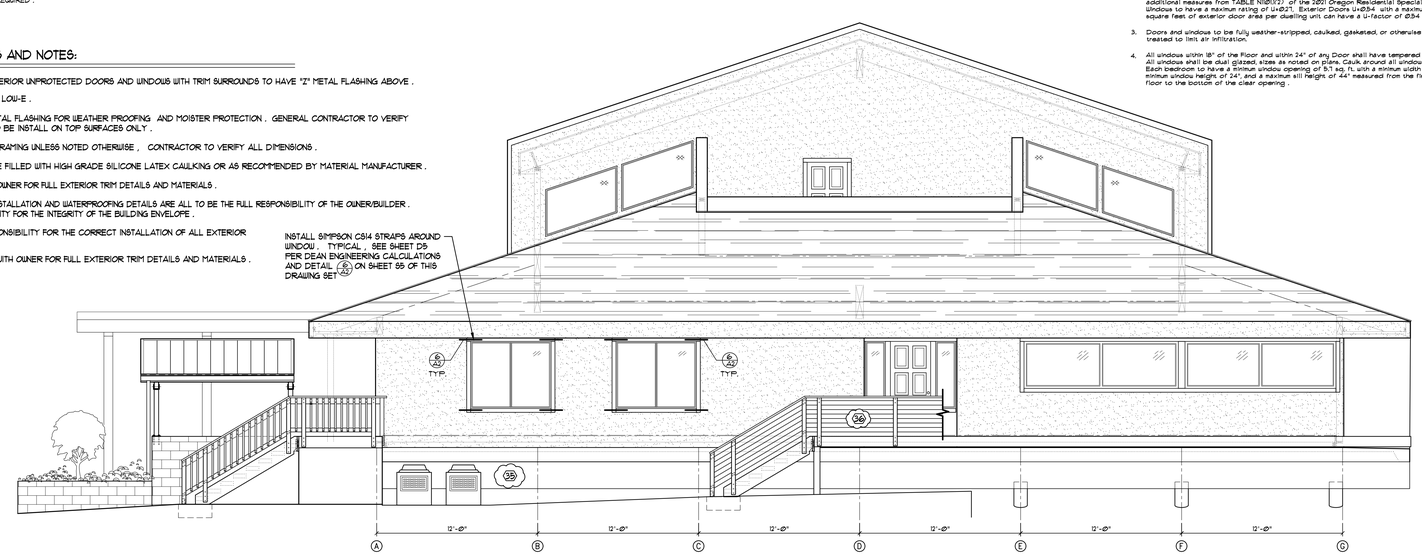
FIXTURE	No.	ACTION	DESCRIPTION
HAND SINK	5	REMOVE	
LAVATORY SINK	5	REMOVE	
WATER CLOSET	6	REMOVE	
URINAL	2	REMOVE	
FLOOR DRAIN	9	REMOVE	
FLOOR SINK	4	REMOVE	
DISH WASHING MACHINE	1	REMOVE	
TWO-BASIN SINK	1	REMOVE	
THREE-BASIN SINK	1	REMOVE	
GREASE TRAP	1	REMOVE	
WATER HEATER	1	REMOVE	
CONDENSATE DRAIN	1	REMOVE	

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 N1102(1) and two additional measures from TABLE N1102(2) of the 2021 Oregon Residential Specialty Code. Windows to have a maximum rating of U=0.27. Exterior Doors U=0.54 with a maximum of 28 square feet of exterior door area per dwelling unit can have a U-factor of 0.54 or less.
3. Doors and windows to be fully weather-stripped, caulked, gasketed, or otherwise treated to limit air infiltration.
4. All windows within 18" of the floor and within 24" of any Door shall have tempered glazing. All windows shall be dual glazed, sizes 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", a minimum window height of 24", and a maximum sill height of 44" measured from the finished floor to the bottom of the clear opening.

INSTALL SIMPSON CS14 STRAPS AROUND WINDOW, TYPICAL, SEE SHEET D5 PER DEAN ENGINEERING CALCULATIONS AND DETAIL 6/A2 ON SHEET S5 OF THIS DRAWING SET



WEST ELEVATION
4/A2 SCALE: 1/4" = 1'-0"

McIntire Design
4222 COMMERCE STR.
Eugene, OR 97402
SUITE - 2K
(541) 284-2126
Cell: (541) 517-4304
mcintiredesign@gmail.com

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:

EXISTING/DEMOLITION FLOOR PLANS

WALL SYMBOLS LEGEND

DEMOLITION NOTES

PLUMBING FIXTURE SCHEDULE

WEST ELEVATION

DATE DRAWN: 2-18-25

NO.	REVISIONS	DATE
1	Construction Note 3B & 5B	9-4-25

JOB NO.
CAD FILE: 24041
DRAWN BY: george

REGISTERED PROFESSIONAL ENGINEER 97190PE Wyatt Dean OREGON MAY 11, 2021 WYATT ORLANDO DEAN
EXPIRES: 12/31/25

SHEET NO. A2