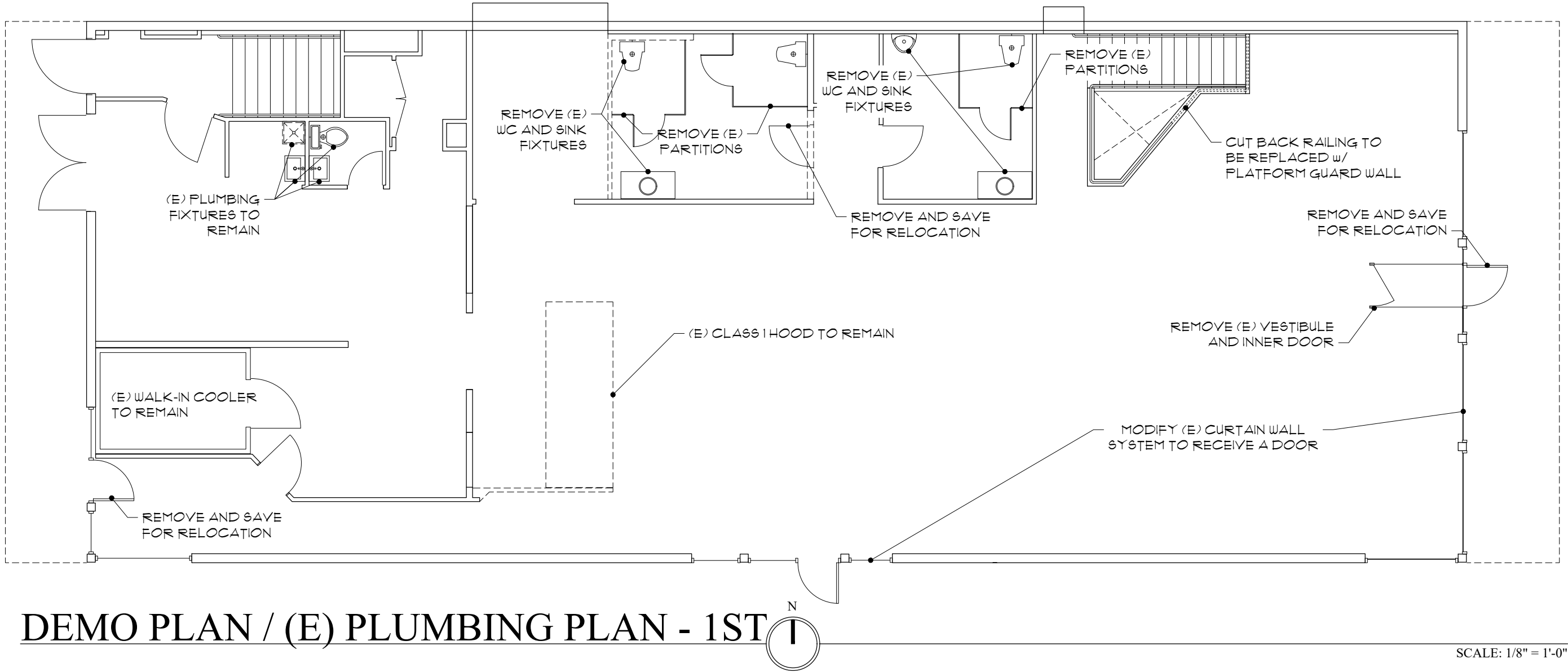
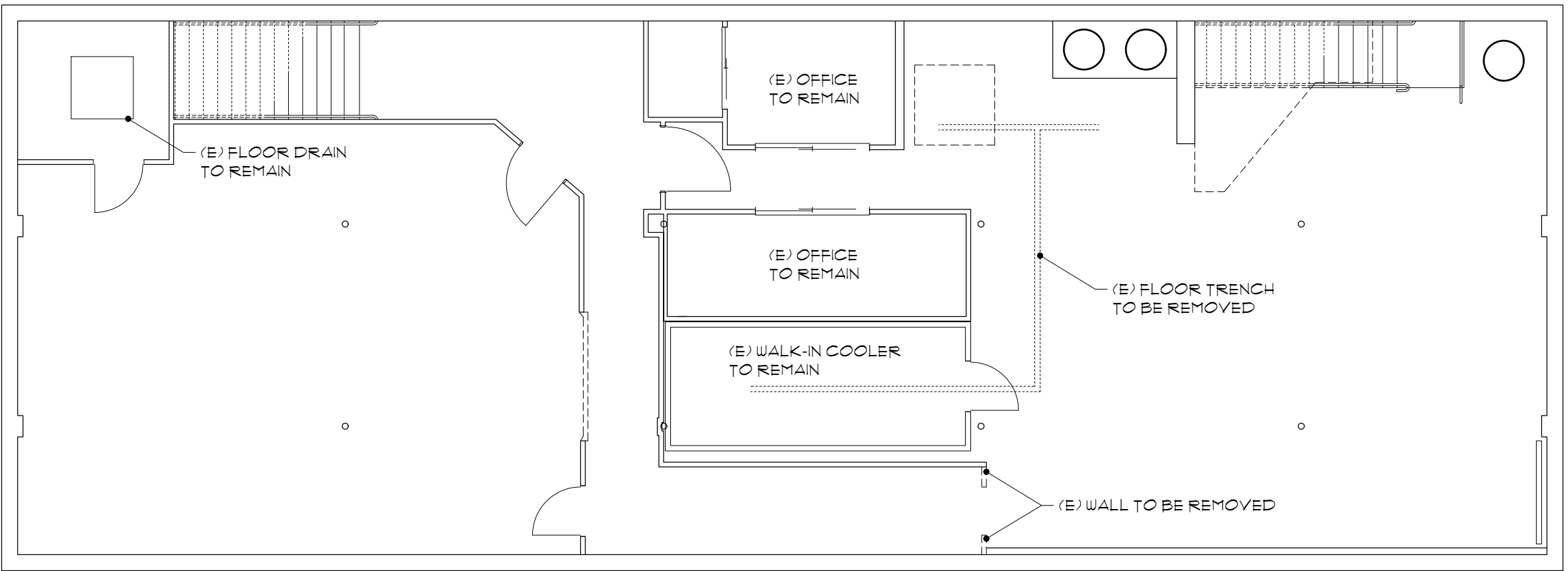


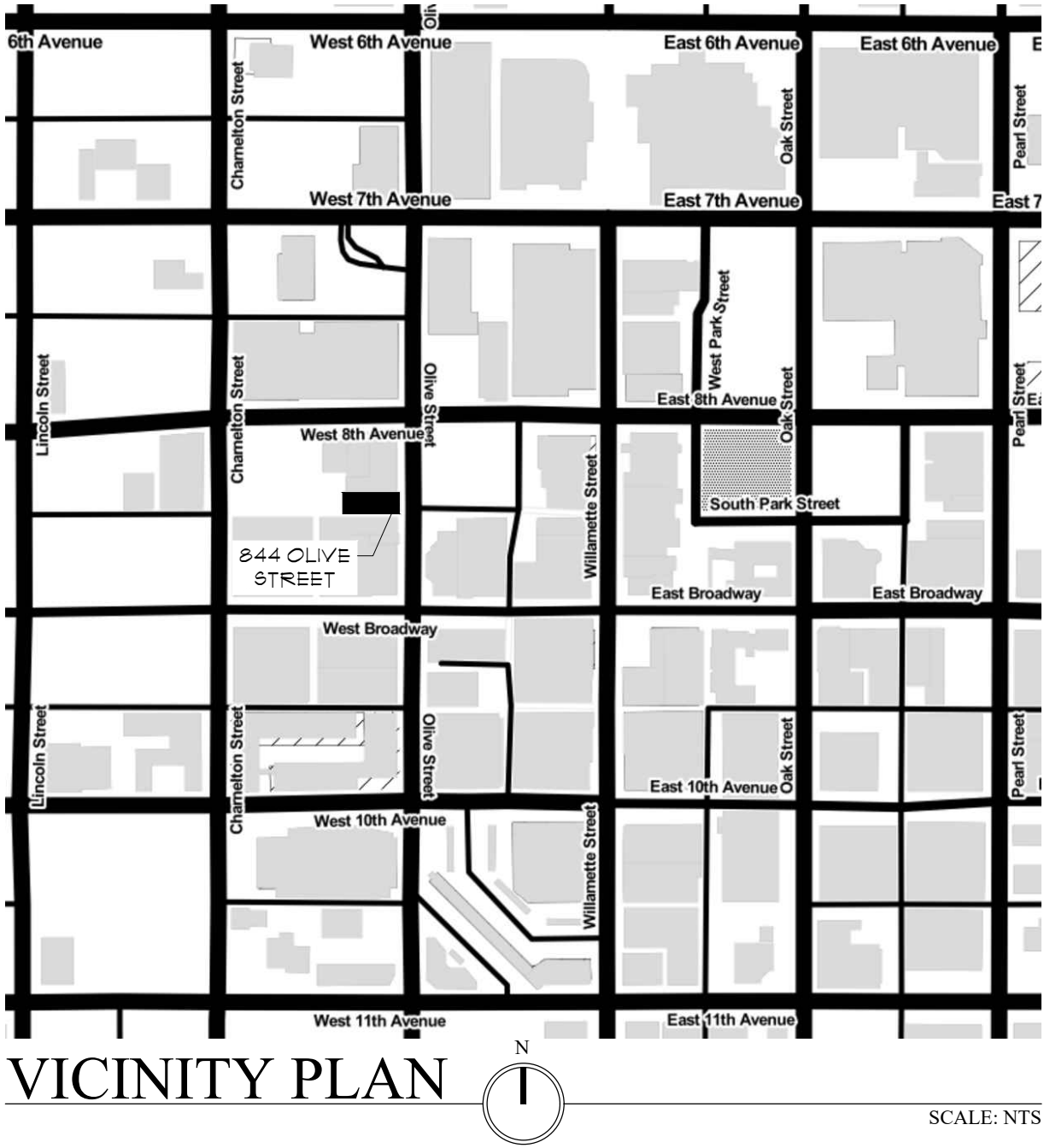
SITE PLAN



DEMO PLAN / (E) PLUMBING PLAN - 1ST



DEMO PLAN / (E) PLUMBING PLAN - B



VICINITY PLAN

SHEET LIST

- A1 - SITE PLAN & CODE SUMMARY
- A2 - EGRESS, OCCUPANCY, ADA DETAILS
- A3 - FLOOR PLANS
- A4 - ENLARGED FLOOR PLANS
- A5 - FRAMING PLANS
- A6 - REFLECTED CEILING PLANS

CODE SUMMARY

SCOPE OF WORK:

(E) 1215# TENANT IMPROVEMENT
BAR/RESTAURANT w/ A2 OCCUPANCY TO REMAIN AS A
BAR/RESTAURANT w/ A2 OCCUPANCY
PLATFORM COAT ROOM AND EXTRA TOILETS ADDED TO
ACCOMMODATE GREATER OCCUPANT LOAD
EXITING ADJUSTED PER GREATER OCCUPANT LOAD

LAND-USE & ZONING:

MAP # TAXLOT: 1103313-04400
2016 C-2 MAJOR COMMERCIAL
OVERLAY ZONE TD TRANSIT ORIENTED DEVELOPMENT

APPLICABLE CODES:

2019 OREGON STRUCTURAL SPECIALITY CODE
2019 OREGON MECHANICAL SPECIALITY CODE
2019 OREGON ZERO ENERGY READY COMMERCIAL CODE
EUGENE CODE, CHAPTER 9

CONSTRUCTION TYPE:

TYPE V-B SPRINKLED

TENANT SPACE OCCUPANCY TYPE & LOAD:

OCCUPANCY = A2
(2) EXITS REQUIRED
TWO STORIES
TOTAL BUILDING AREA = 1215#
TENANT SPACE = 1215 #

OCCUPANCY:

SEE OCCUPANCY CALCULATIONS ON PAGE A2

PARKING ANALYSIS:

NO ON-SITE PARKING REQUIRED

BIKE PARKING ANALYSIS:

EATING/DRINKING = $\frac{2661}{600} = 4.435$
OFFICES = $\frac{200}{3000} = 0.066$
STORAGE = $0.0 / 1111 = 0$
TOTAL = 4.501 BIKE SPACES
25% LONG TERM BIKE PARKING
15% SHORT TERM BIKE PARKING
MINIMUM REQUIRED BIKE SPACES = 5
LONG TERM SPACES = 2
SHORT TERM SPACES = 4

PLUMBING FIXTURES REQUIRED:

SEE PLUMBING FIXTURE CALCULATIONS ON PAGE A2

PROPOSED PLUMBING FIXTURES:

(26) EXISTING PLUMBING FIXTURES
(36) PROPOSED PLUMBING FIXTURES
(10) TOTAL ADDITIONAL PLUMBING FIXTURES

GENERAL NOTES:

WOMEN'S RESTROOM CEILING FRAMING TO REMAIN. NEW
ARRANGEMENT OF NON-BEARING PARTITION WALLS TO
BE ATTACHED TO (E) FRAMING. BOTTOM PLATES
ATTACH TO FLOOR w/ (2) 3" SDS SCREWS @ 24" OC
FULL HEIGHT WALLS FROM FLOOR TO CEILING HAVE (2) 3"
SDS SCREWS @ 24" OC FOR THE BOTTOM PLATE AND
ARE ANCHORED AT THE TOP WITH A SIMPSON STC ROOF
CLIP (SEE ATTACHED SIMPSON PAGES)
ANY DIRECT CONTACT BETWEEN NEW FRAMING AND (E)
CONCRETE STRUCTURE WILL BE SEPARATED BY 1/2" FELT

DEFERRED SUBMITTALS

- SPRINKLERS

ALBRECHT ARCHITECTURE, LLC
1710 WILLAMETTE STREET, EUGENE, OREGON 97401
541-485-5315 Kurt or Chasophe@albrechtarchitecture.com

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NO.	DESCRIPTION	DATE

SHEET INDEX:

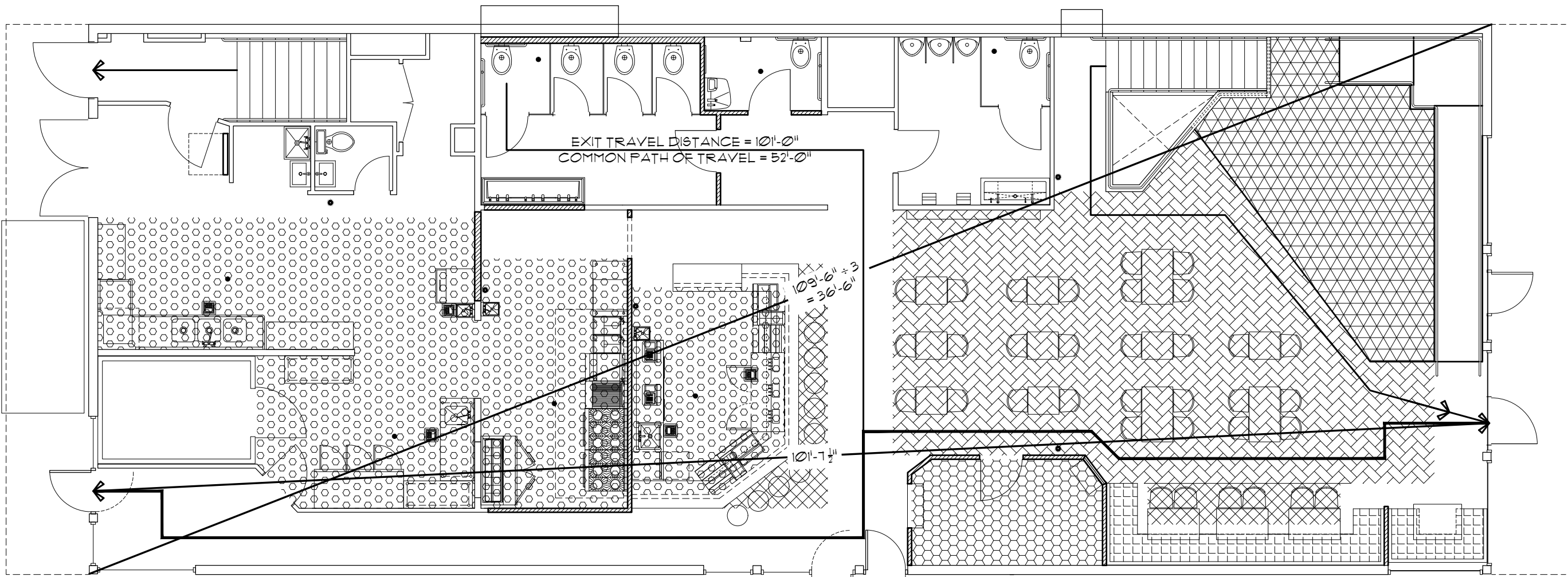
VICINITY PLAN
SITE PLAN
CODE SUMMARY
SHEET LIST

THE CONTRACTOR AND OWNER
SHALL EXAMINE THE
CONSTRUCTION DOCUMENTS FOR
INCONSISTENCIES AND CONTACT
THE ARCHITECT FOR
RESOLUTION.

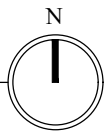
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THE BIG DIRTY
844 OLIVE STREET
EUGENE, OREGON 97401

A1
6



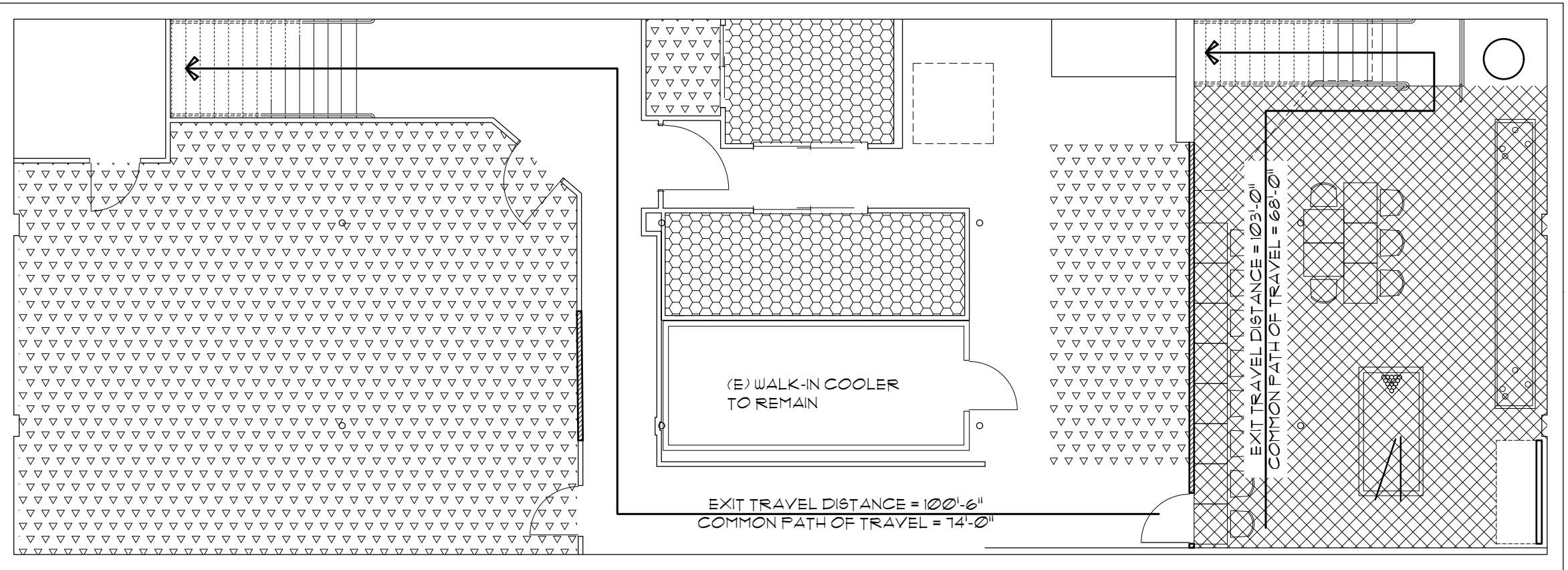
OCCUPANCY PLAN - FIRST FLOOR



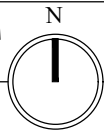
SCALE: 1/8" = 1'-0"

ASSEMBLY (FIXED)	20 OCCUPANTS 40 OCCUPANTS / WC MINIMUM REQUIRED WC = 0.5		= ASSEMBLY (FIXED SEATING - BOOTHS) OCCUPANCY LOAD FACTOR = 1 OCCUPANT/24" BACKREST 40" BACKREST/24" = 10 OCCUPANTS
ASSEMBLY (UNCONC.)	46.33 OCCUPANTS 40 OCCUPANTS / WC MINIMUM REQUIRED WC = 1.17		= ASSEMBLY (UNCONCENTRATED TABLES & CHAIRS) OCCUPANCY LOAD FACTOR = 15 SF 104 SF = 46.33 OCCUPANTS
ASSEMBLY (STANDING)	128 OCCUPANTS 40 OCCUPANTS / WC MINIMUM REQUIRED WC = 3.45		= ASSEMBLY (STANDING SPACE) OCCUPANCY LOAD FACTOR = 5.9 SF 690 SF = 128 OCCUPANTS
BUSINESS AREA	2.03 OCCUPANTS 25 OCCUPANTS / WC (FOR FIRST 50) MINIMUM REQUIRED WC = 0.08		= BUSINESS AREAS OCCUPANCY LOAD FACTOR = 150 SF 305 SF = 2.03 OCCUPANTS
KITCHENS COMMERCIAL	3.96 OCCUPANTS 40 OCCUPANTS / WC MINIMUM REQUIRED WC = 0.1		= KITCHENS COMMERCIAL OCCUPANCY LOAD FACTOR = 100 SF 182 SF = 3.96 OCCUPANTS
PLATFORM	16.67 OCCUPANTS 40 OCCUPANTS / WC MINIMUM REQUIRED WC = 0.42		= PLATFORM OCCUPANCY LOAD FACTOR = 15 SF 250 SF = 16.67 OCCUPANTS
ACCESSORY STORAGE AREA	3.71 OCCUPANTS 100 OCCUPANTS / WC MINIMUM REQUIRED WC = 0.04		= ACCESSORY STORAGE AREA OCCUPANCY LOAD FACTOR = 300 SF 111 SF = 3.71 OCCUPANTS
MINIMUM REQUIRED WC = 5.16		TOTAL OCCUPANT LOAD = 264.16	
MINIMUM REQUIRED WC PER GENDER = 2.88		TOTAL OCCUPANTS = 265	
TOTAL REQUIRED WC PER GENDER = 3			

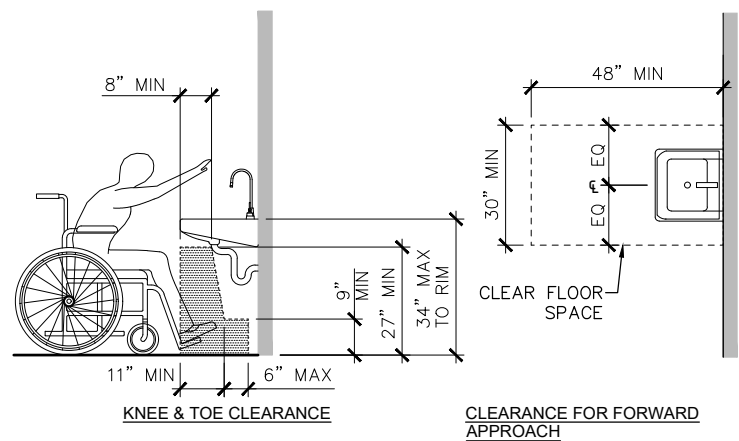
PLUMBING FIXTURE / OCCUPANCY CALCS



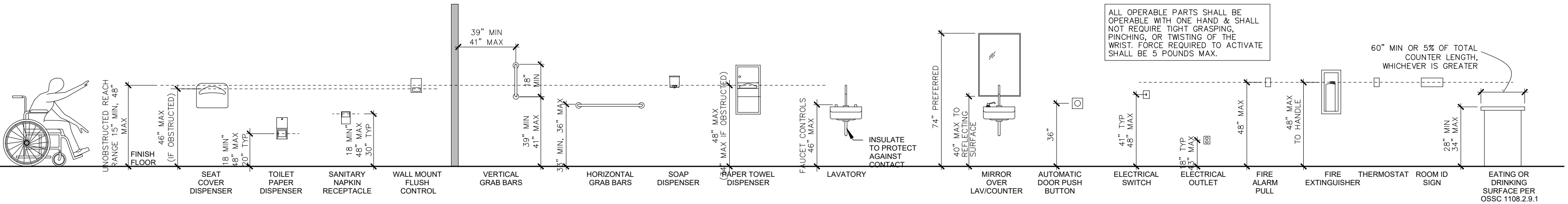
OCCUPANCY PLAN - BASEMENT



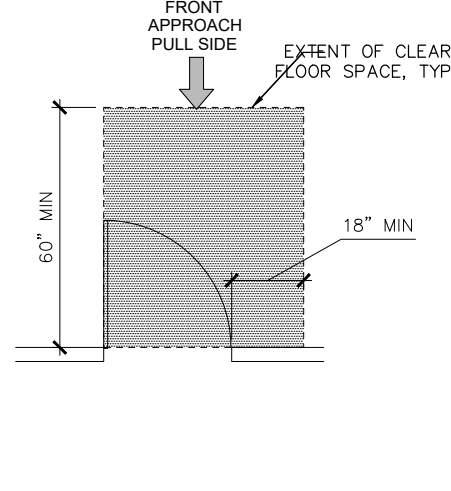
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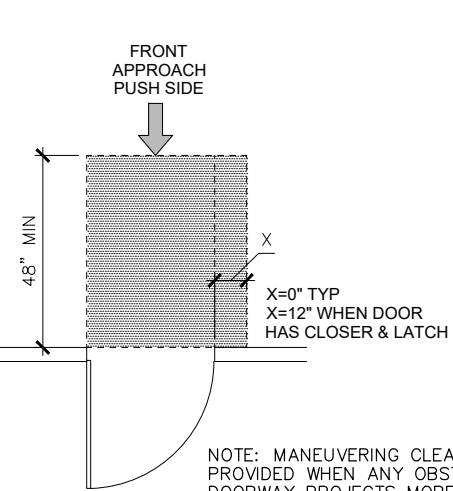
CLEARANCE AT LAVATORY



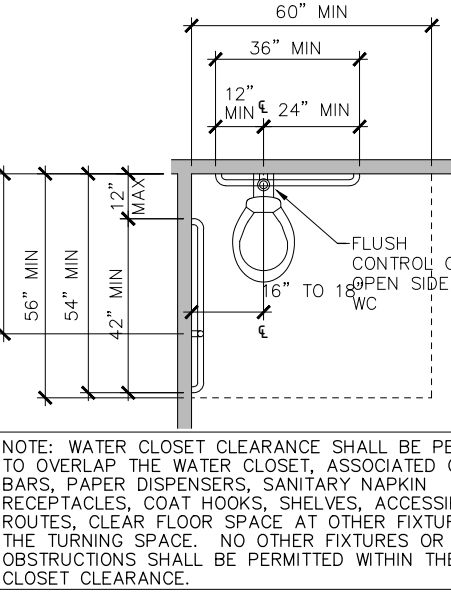
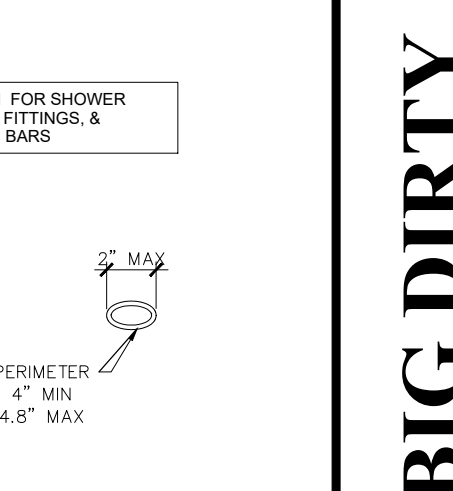
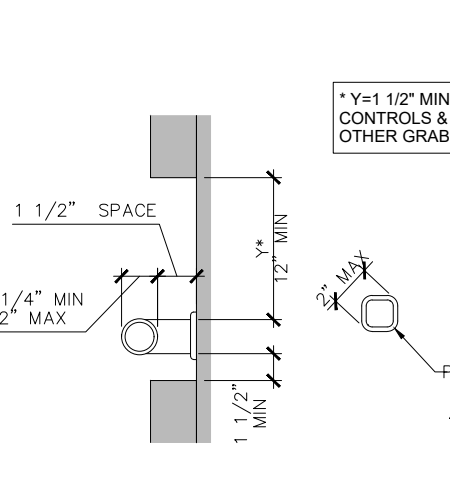
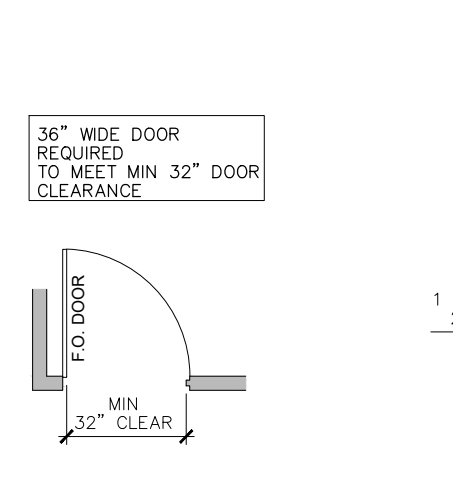
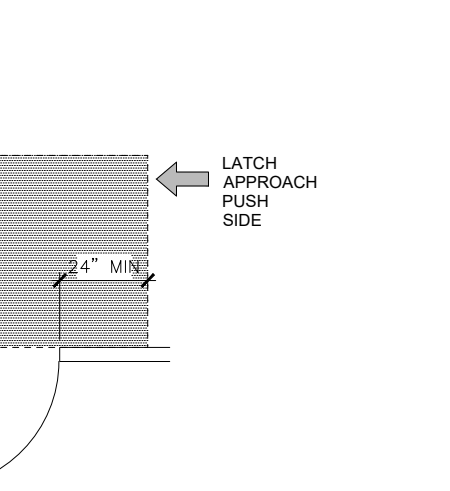
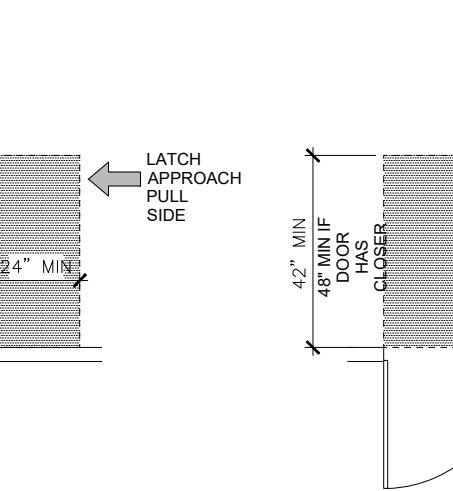
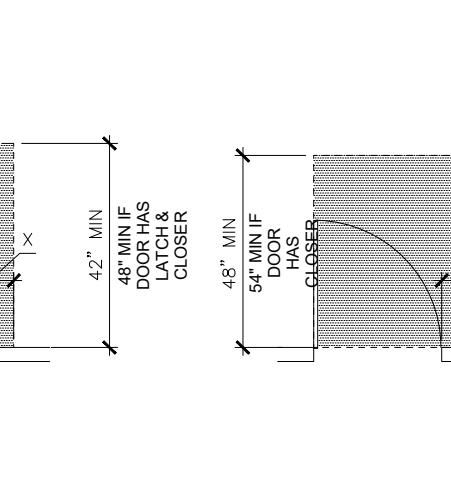
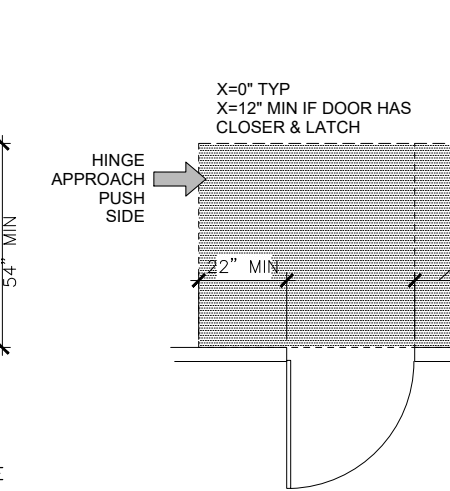
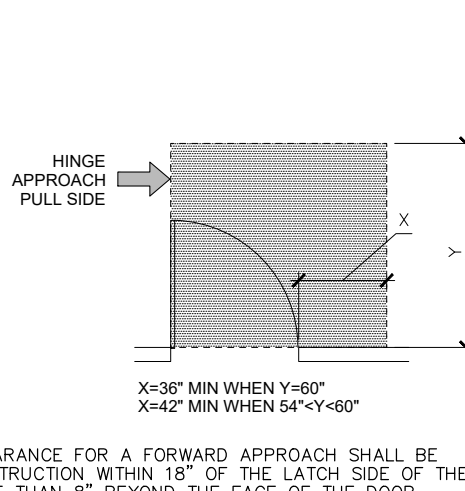
ACCESSIBLE MOUNTING HEIGHT DIAGRAM - PROVIDE ALL CONTROLS FOR BUILDING OCCUPANTS WITHIN THE REACH RANGE.



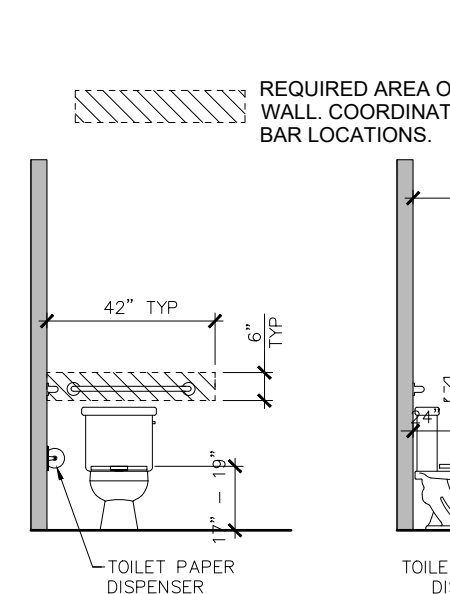
MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS



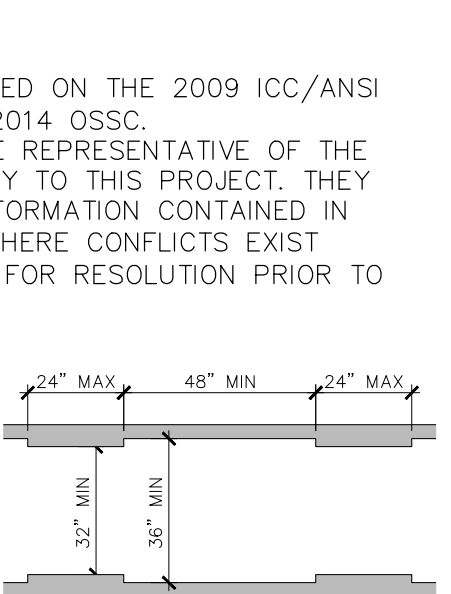
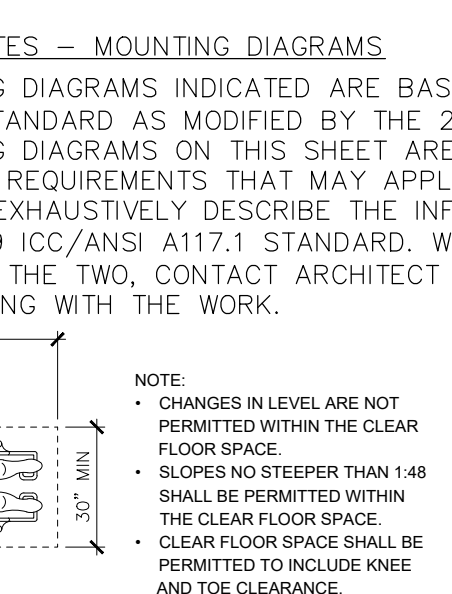
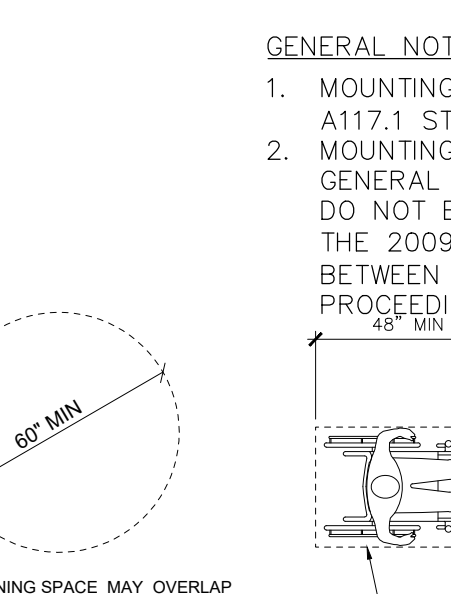
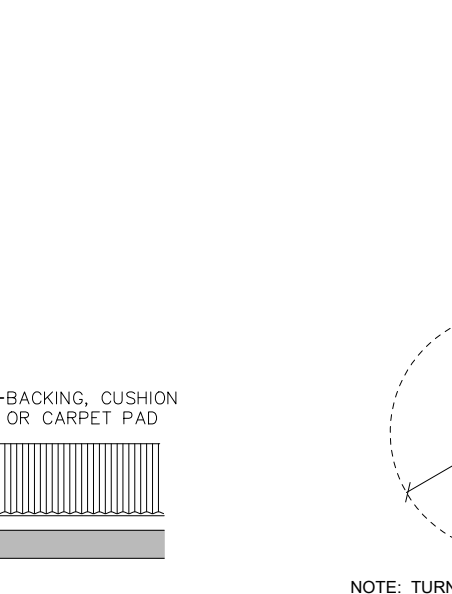
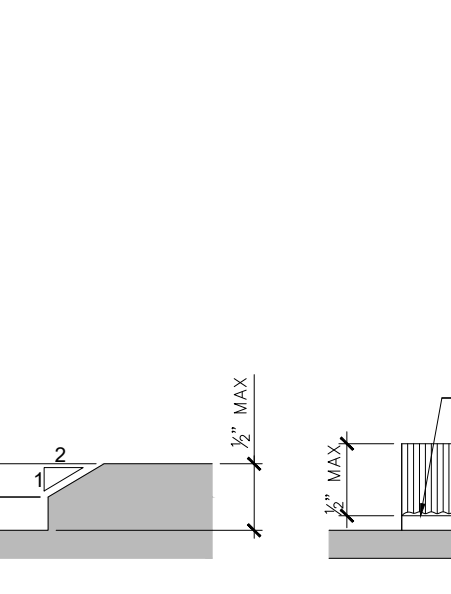
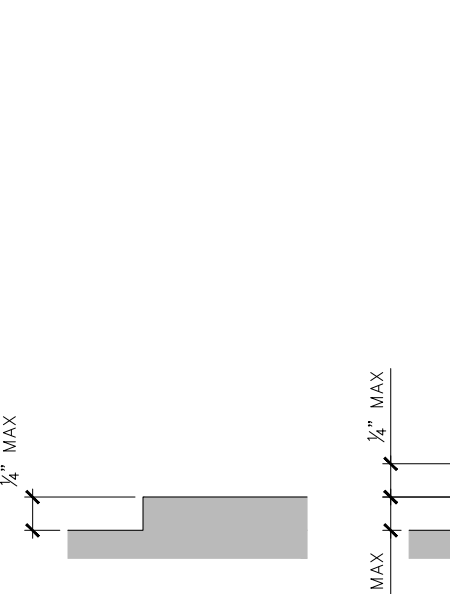
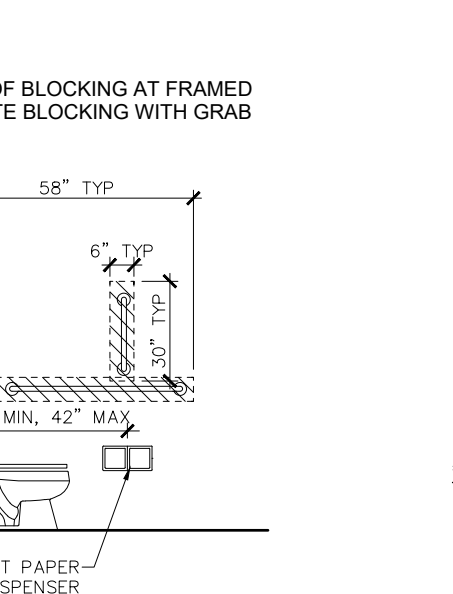
NOTE: MANEUVERING CLEARANCE FOR A FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18" OF THE LATCH SIDE OF THE DOORWAY PROJECTS MORE THAN 8" BEYOND THE FACE OF THE DOOR.



WATER CLOSET CLEARANCE, GRAB BAR



GRAB BAR BLOCKING, WATER CLOSET, & TOILET PAPER DISPENSER

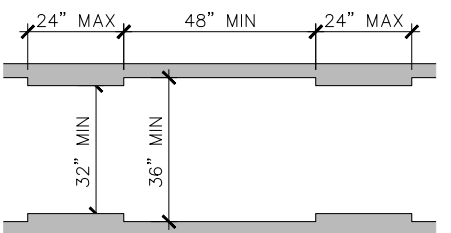


ADA / MOUNTING HEIGHTS DIAGRAMS

GENERAL NOTES - MOUNTING DIAGRAMS

1. MOUNTING DIAGRAMS INDICATED ARE BASED ON THE 2009 ICC/ANSI A117.1 STANDARD AS MODIFIED BY THE 2014 OSSC.
2. MOUNTING DIAGRAMS ON THIS SHEET ARE REPRESENTATIVE OF THE GENERAL REQUIREMENTS THAT MAY APPLY TO THIS PROJECT. THEY DO NOT EXHAUSTIVELY DESCRIBE THE INFORMATION CONTAINED IN THE 2009 ICC/ANSI A117.1 STANDARD. WHERE CONFLICTS EXIST BETWEEN THE TWO, CONTACT ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.

NOTE:
• CHANGES IN LEVEL ARE NOT PERMITTED WITHIN THE CLEAR FLOOR SPACE.
• SLOPES NO STEEPER THAN 1:48 SHALL BE PERMITTED WITHIN THE CLEAR FLOOR SPACE.
• CLEAR FLOOR SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE.



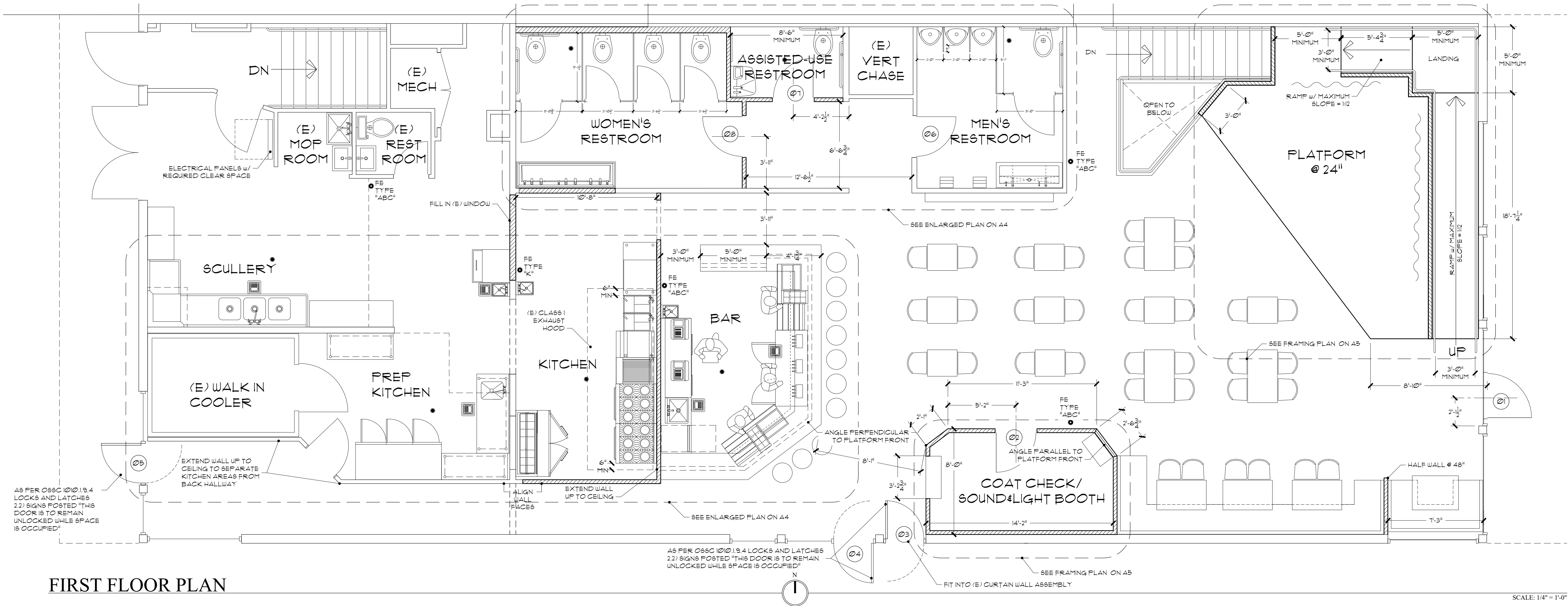
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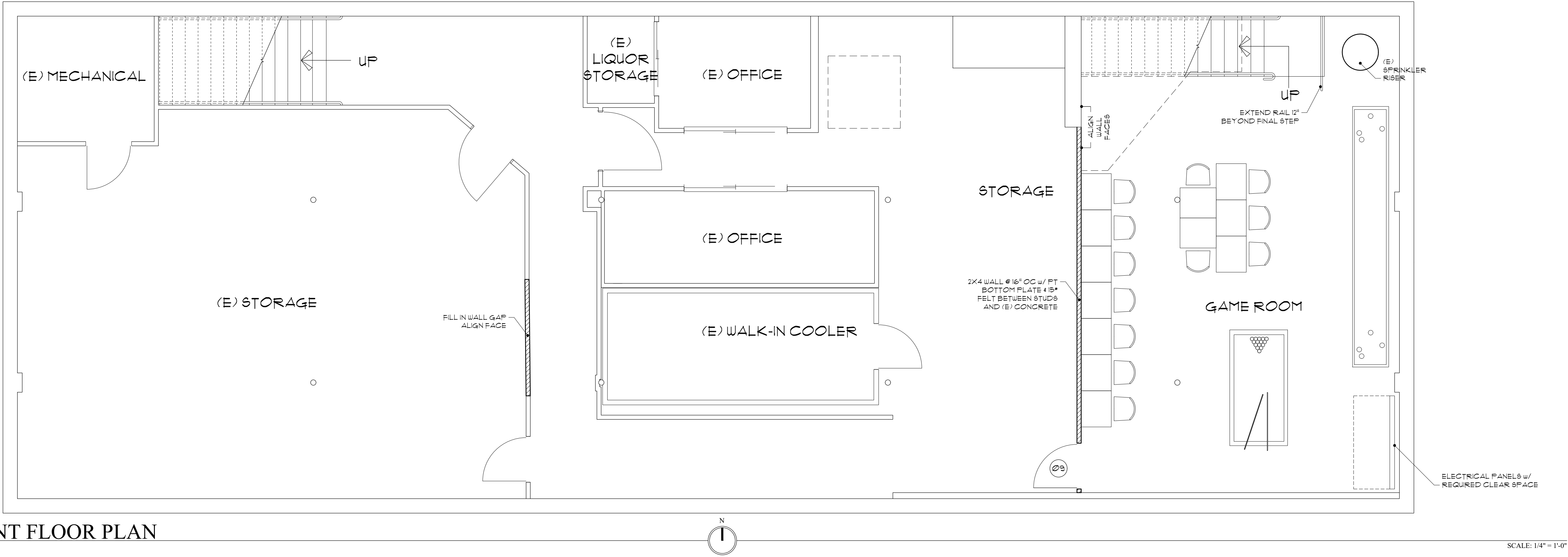
SHEET INDEX:
OCCUPANCY PLAN
OCCUPANCY LOAD CALCULATIONS
EGRESS PLAN
ADA MOUNTING HEIGHTS DIAGRAM

THE CONTRACTOR AND OWNER SHALL EXAMINE THE CONSTRUCTION DOCUMENTS FOR INCONSISTENCIES AND CONTACT THE ARCHITECT FOR RESOLUTION.

ALBRECHT-01-CBA Office Day 2020.04.01c (Rev. 04/01/2020)



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

ALBRECHT ARCHITECTURE, LLC
1710 WILLAMETTE STREET, EUGENE, OREGON 97401
541-485-5315 Kurt or Christopher@albrechtarchitecture.com

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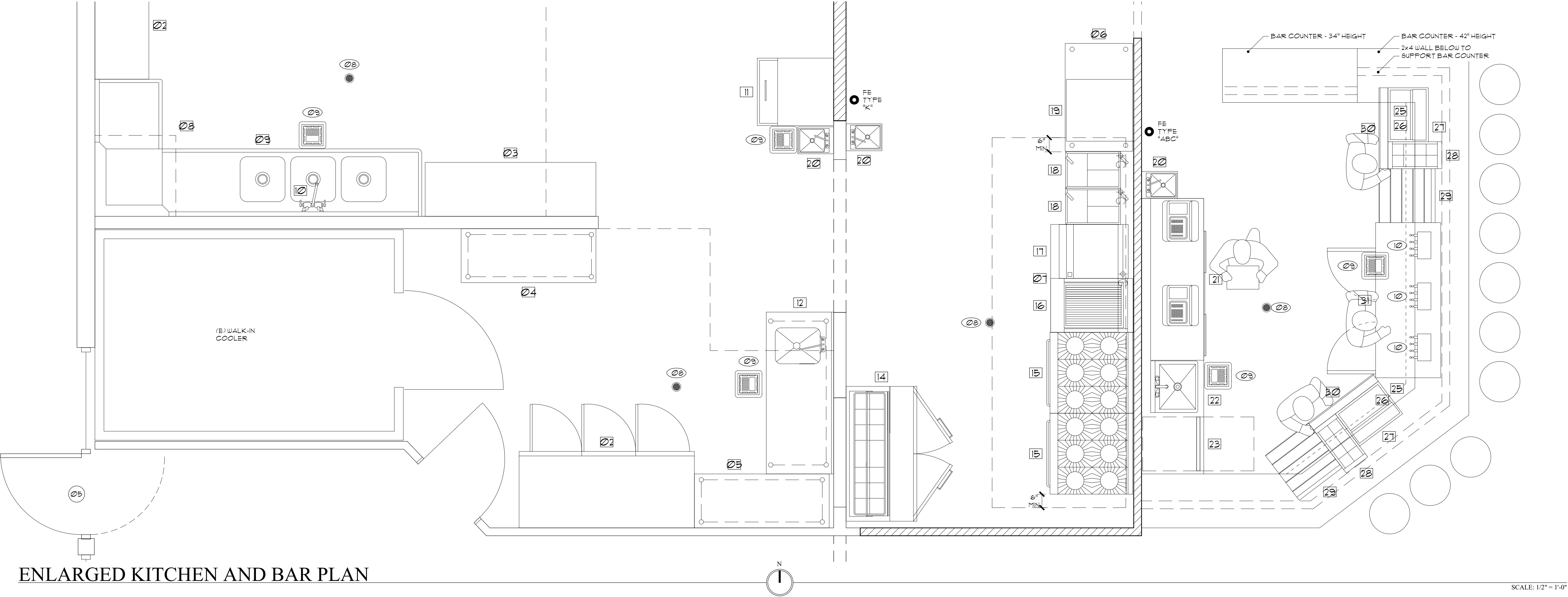
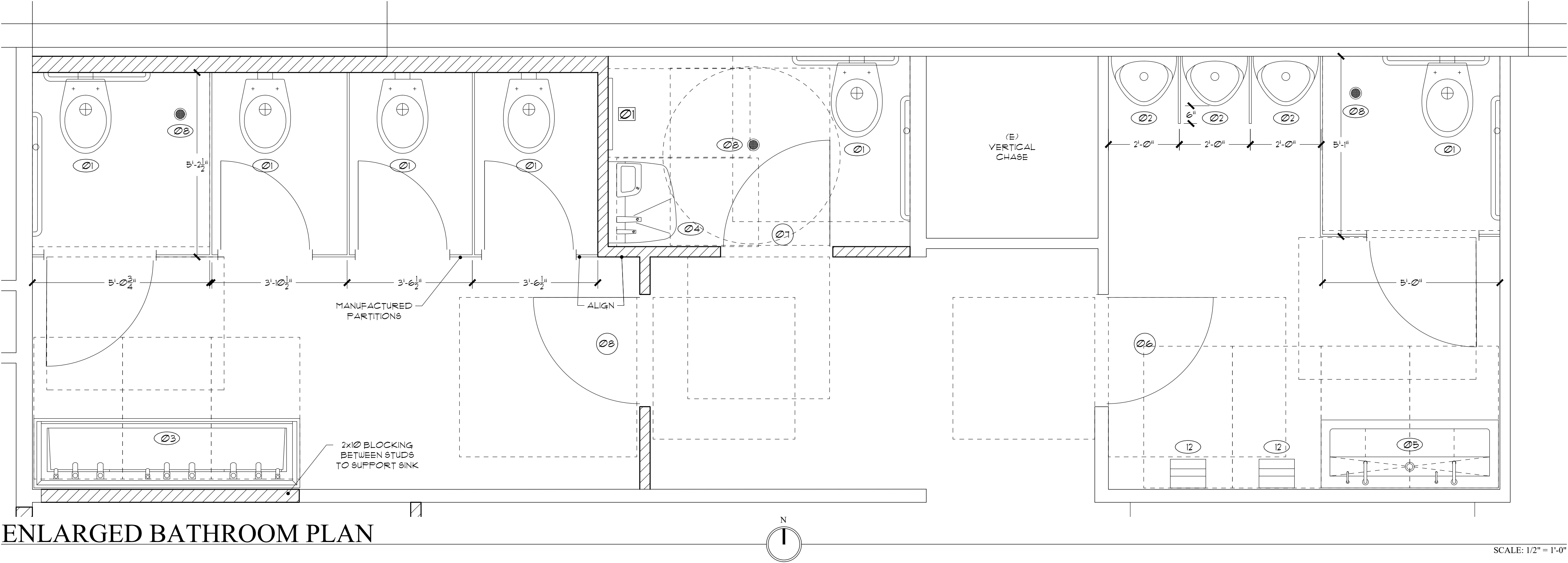
SHEET INDEX:
FIRST FLOOR PLAN
BASEMENT FLOOR PLAN

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RESOLUTION.

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THE BIG DIRTY
844 OLIVE STREET
EUGENE, OREGON 97401

A3
6



ALBRECHT ARCHITECTURE, LLC

1710 WILLAMETTE STREET, EUGENE, OREGON 97401

541-485-3315 Kurt or Chasophe@albrechtarchitecture.com

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SHEET INDEX:

ENLARGED BATHROOM PLAN
ENLARGED KITCHEN AND BAR PLAN

THE CONTRACTOR AND OWNER SHALL EXAMINE THE CONSTRUCTION DOCUMENTS FOR INCONSISTENCIES AND CONTACT THE ARCHITECT FOR RESOLUTION.

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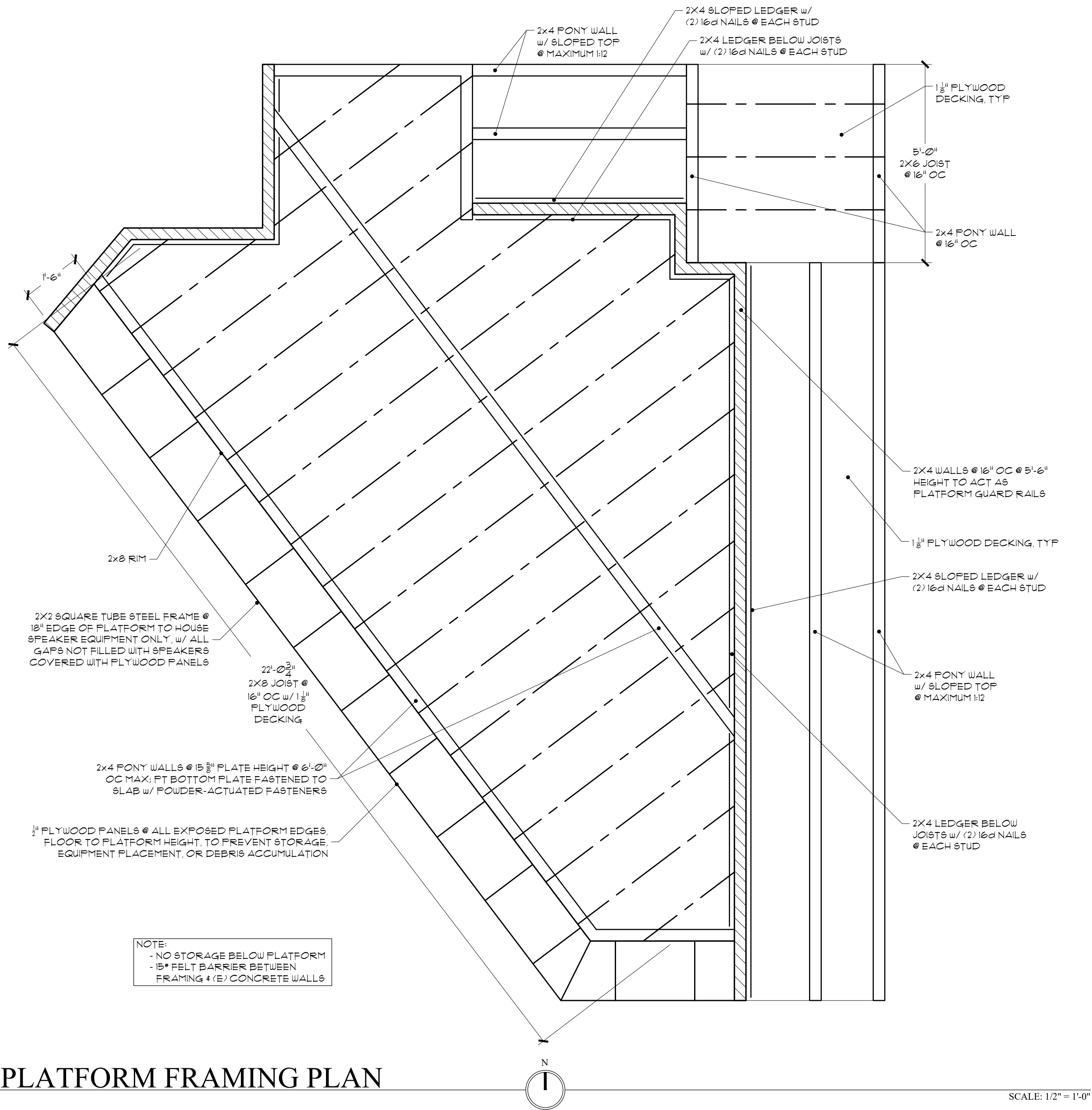
THE BIG DIRTY

844 OLIVE STREET

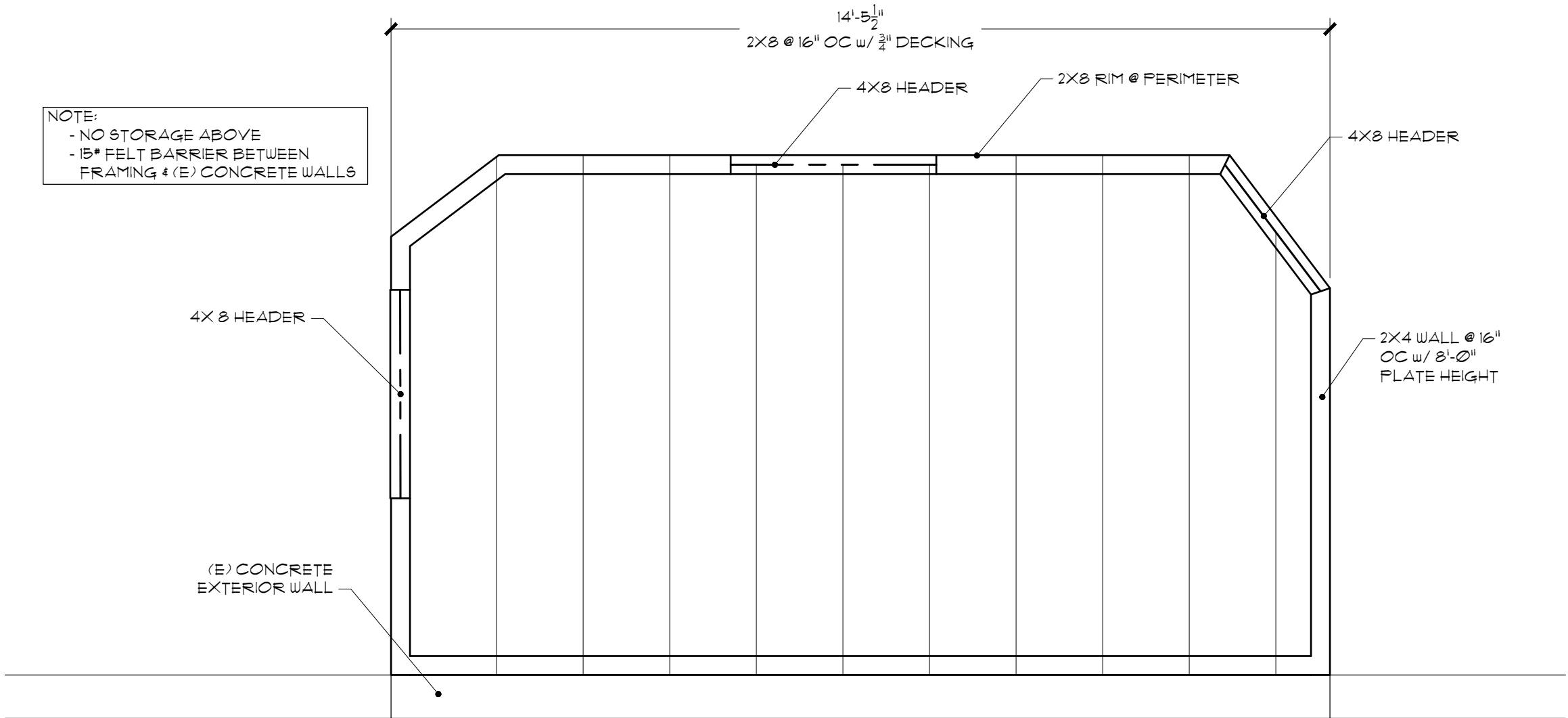
EUGENE, OREGON 97401

A4

6



PLATFORM FRAMING PLAN



COAT CHECK FRAMING PLAN

GENERAL NOTES

- FULL HEIGHT WALLS FROM FLOOR TO CEILING HAVE (2) 3" SDS SCREWS @ 24" OC FOR THE BOTTOM PLATE AND ARE ANCHORED AT THE TOP WITH A SIMPSON STC ROOF CLIP (SEE ATTACHED SIMPSON PAGE)
- ANY DIRECT CONTACT BETWEEN NEW FRAMING AND (E) CONCRETE STRUCTURE WILL BE SEPARATED BY #15 FELT

PLUMBING SCHEDULE

01	LOCATION	WOMEN'S, MEN'S, & ASSISTED USE RESTROOM	QTY
	DESCRIPTION	TOILET	6
02	LOCATION	MEN'S RESTROOM	QTY
	DESCRIPTION	URINAL	3
03	LOCATION	WOMEN'S RESTROOM	QTY
	DESCRIPTION	3 PERSON SINK w/ FAUCETS, SOAP, & DRYER	1
04	LOCATION	ASSISTED USE RESTROOM	QTY
	DESCRIPTION	SINGLE USER SINK w/ FAUCETS, SOAP, & DRYER	1
05	LOCATION	MEN'S RESTROOM	QTY
	DESCRIPTION	2 PERSON SINK w/ FAUCETS & SOAP DISPENSER	1
06	LOCATION	*UNUSED	QTY
	DESCRIPTION	*UNUSED	0
07	LOCATION	*UNUSED	QTY
	DESCRIPTION	*UNUSED	0
08	LOCATION	VARIOUS	QTY
	DESCRIPTION	FLOOR DRAIN	1
09	LOCATION	SCULLERY, PREP KITCHEN, KITCHEN BAR	QTY
	DESCRIPTION	FLOOR SINK	5
10	LOCATION	BAR	QTY
	DESCRIPTION	DRAFT BEER TOWER w/ 4 FAUCETS	3
11	LOCATION	*UNUSED	QTY
	DESCRIPTION	*UNUSED	0
12	LOCATION	MEN'S RESTROOM	QTY
	DESCRIPTION	HAND DRYER - DYSON AIRBLADE dB	2

DOOR SCHEDULE

	SIZE	TYPE	FRAME	GLAZING	HARDWARE
01	3'-6"	FL	ML/W/S	LE/T/DG	FB C
[NOTES] RELOCATE (E) DOOR - HODDY STOREFRONT SYSTEM AS REQUIRED					
02	3'-0"	SP	WD	NONE	LK C
03	3'-0"	FL	ML/W/S	LE/T/DG	DB FP
[NOTES] FIT INTO (E) CURTAIN WALL ASSEMBLY DUAL SING ACTION - CONFIRM HARDWARE w/ ARCHITECT					
04	3'-0"	FL	ML/W/S	LE/T/DG	DB FP
[NOTES] (E) DOOR TO REMAIN DUAL SING ACTION - CONFIRM HARDWARE w/ ARCHITECT					
05	3'-0"	FL	ML/W/S	LE/T/DG	DB FP
[NOTES] RELOCATE (E) DOOR - CHANGE STRIKE/HINGE SIDE DUAL SING ACTION - CONFIRM HARDWARE w/ ARCHITECT					
06	3'-0"	SC	ML	NONE	KP C FP
[NOTES] (E) DOOR TO REMAIN					
07	3'-0"	SC	ML	NONE	KP C FP
[NOTES] MATCH (E) MEN'S RESTROOM DOOR (06)					
08	3'-0"	SC	ML	NONE	KP C FP
[NOTES] REUSE (E) WOMEN'S RESTROOM DOOR OR MATCH (E) MEN'S RESTROOM DOOR (06)					
09	3'-0"	SP	WD	NONE	C LK
[NOTES]					

TYPE	FRAME	GLAZING	HARDWARE	
FL - FULL LITE	UD - WOOD	T = TEMPERED GLASS	C = CLOSER	FP = PUSH/PULL PLATES/HANDLES
NL - NARROW LITE	UL - METAL	LE = LOW E GLASS	L = LATCH SET	
HL - HALF LIGHT	UB - WEATHER STRIPPING	DG = DOUBLE GLAZING	LK = LOCK SET	FB = PIANO BAR
SC - SOLID CORE	AL - ALUMINUM	SG = SINGLE GLAZING	DB = DEAD BOLT	
HC - HOLLOW CORE	PC - METAL CLAD	FG = FIBERGLASS	PI = PRIVACY LOCK w/ INDICATOR	
SP - SINGLE PANEL			KP = KICK PLATE	
FP - PANELS				

NOTE: THE DOOR SIZES INDICATE FEET AND INCHES
- VERIFY ALL R/O SIZES & ALL JAMB WIDTHS

NOTE: THE DOOR SIZES INDICATE FEET AND INCHES - VERIFY ALL R/O SIZES & ALL JAMB WIDTHS

EQUIPMENT SCHEDULE

01	LOCATION	ASSISTED USE RESTROOM	QTY
	DESCRIPTION	BABY CHANGING STATION	1
02	LOCATION	SCULLERY	QTY
	DESCRIPTION	DRYING RACK	1
03	LOCATION	SCULLERY	QTY
	DESCRIPTION	DISHWARE STORAGE SHELF	1
04	LOCATION	PREP KITCHEN	QTY
	DESCRIPTION	PREP AREA SHELVING (24X60)	1
05	LOCATION	PREP KITCHEN	QTY
	DESCRIPTION	PREP AREA SIDE TABLE	1
06	LOCATION	KITCHEN	QTY
	DESCRIPTION	TABLE AT END OF COOKLINE	1
07	LOCATION	KITCHEN	QTY
	DESCRIPTION	EQUIPMENT TABLE FOR GRILLS	1
08	LOCATION	SCULLERY	QTY
	DESCRIPTION	MAIN CORNER DISHWASHER	1
09	LOCATION	SCULLERY	QTY
	DESCRIPTION	TRIPLE SINKS	1
10	LOCATION	SCULLERY	QTY
	DESCRIPTION	FAUCET FOR TRIPLE SINKS	1
11	LOCATION	PREP KITCHEN	QTY
	DESCRIPTION	ICE MACHINE BASE AND TOP	1
12	LOCATION	PREP KITCHEN	QTY
	DESCRIPTION	PRODUCE SINK AND PREP TABLE	1
13	LOCATION	PREP KITCHEN	QTY
	DESCRIPTION	3 DOOR FREEZER	1
14	LOCATION	KITCHEN	QTY
	DESCRIPTION	PREP FRIDGE AND MAKE TABLE	1
15	LOCATION	KITCHEN	QTY
	DESCRIPTION	6 BURNER RANGE AND OVEN	2
16	LOCATION	KITCHEN	QTY
	DESCRIPTION	CHARBROILER	1
17	LOCATION	KITCHEN	QTY
	DESCRIPTION	FLAT TOP GRILL	1
18	LOCATION	KITCHEN	QTY
	DESCRIPTION	FRYER	2
19	LOCATION	KITCHEN	QTY
	DESCRIPTION	UNDER COUNTER FREEZER	1
20	LOCATION	PREP KITCHEN, KITCHEN BAR	QTY
	DESCRIPTION	HAND WASH SINK	3
21	LOCATION	BAR	QTY
	DESCRIPTION	BACK BAR FRIDGE	1
22	LOCATION	BAR	QTY
	DESCRIPTION	DUMP/SLOP SINK	1
23	LOCATION	BAR	QTY
	DESCRIPTION	UNDER COUNTER DISHWASHER	1
24	LOCATION	*UNUSED	QTY
	DESCRIPTION	*UNUSED	0
25	LOCATION	BAR	QTY
	DESCRIPTION	RAIL DRIP TRAY	2
26	LOCATION	BAR	QTY
	DESCRIPTION	RAIL GLASS RINSER	2
27	LOCATION	BAR	QTY
	DESCRIPTION	ICE BIN	2
28	LOCATION	BAR	QTY
	DESCRIPTION	JUICE STORAGE	2
29	LOCATION	BAR	QTY
	DESCRIPTION	BOTTLE STORAGE	2
30	LOCATION	BAR	QTY
	DESCRIPTION	SPEED WELL RAIL	2
31	LOCATION	BAR	QTY
	DESCRIPTION	GLASS COOLER	1

ALBRECHT ARCHITECTURE, LLC
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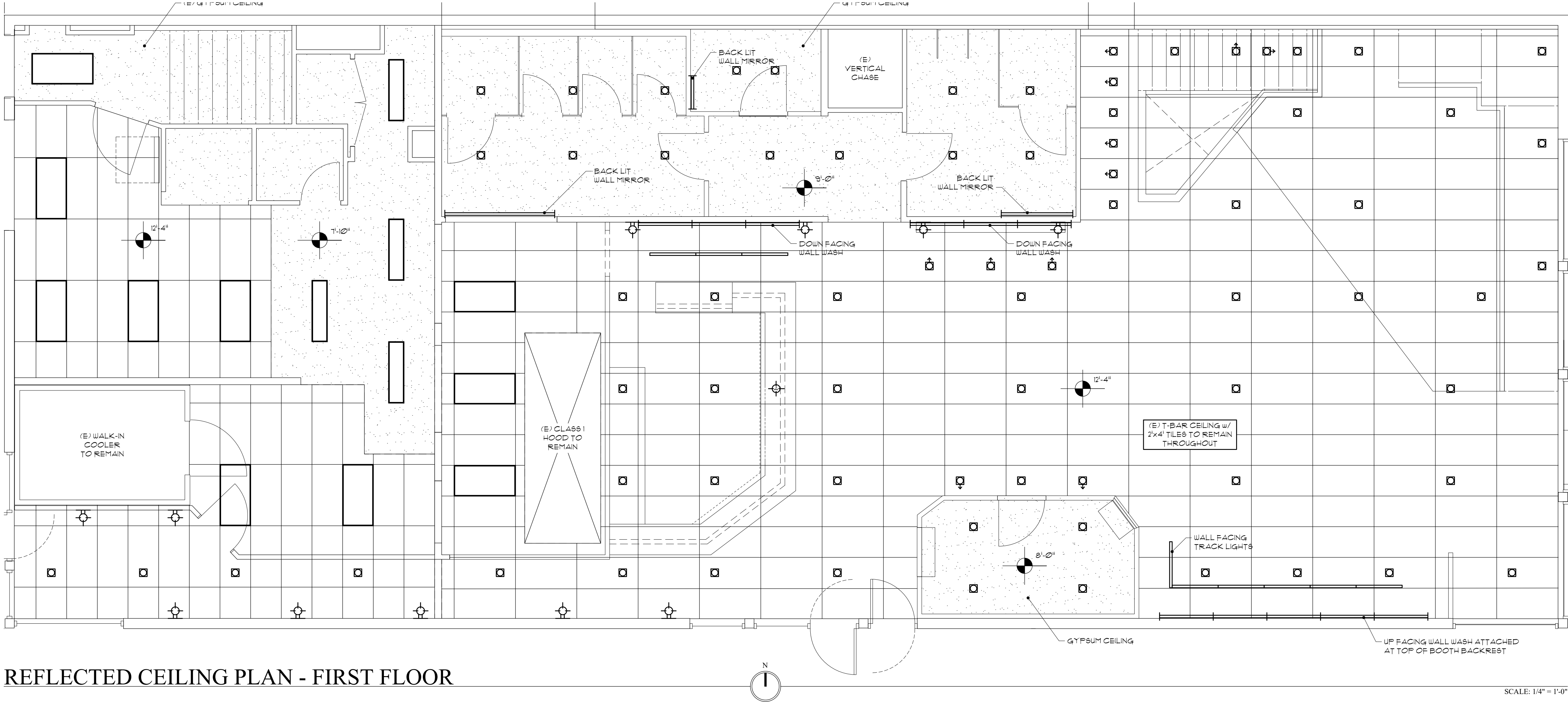
SHEET INDEX:
FRAMING PLANS
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THE ARCHITECT FOR
RESOLUTION.

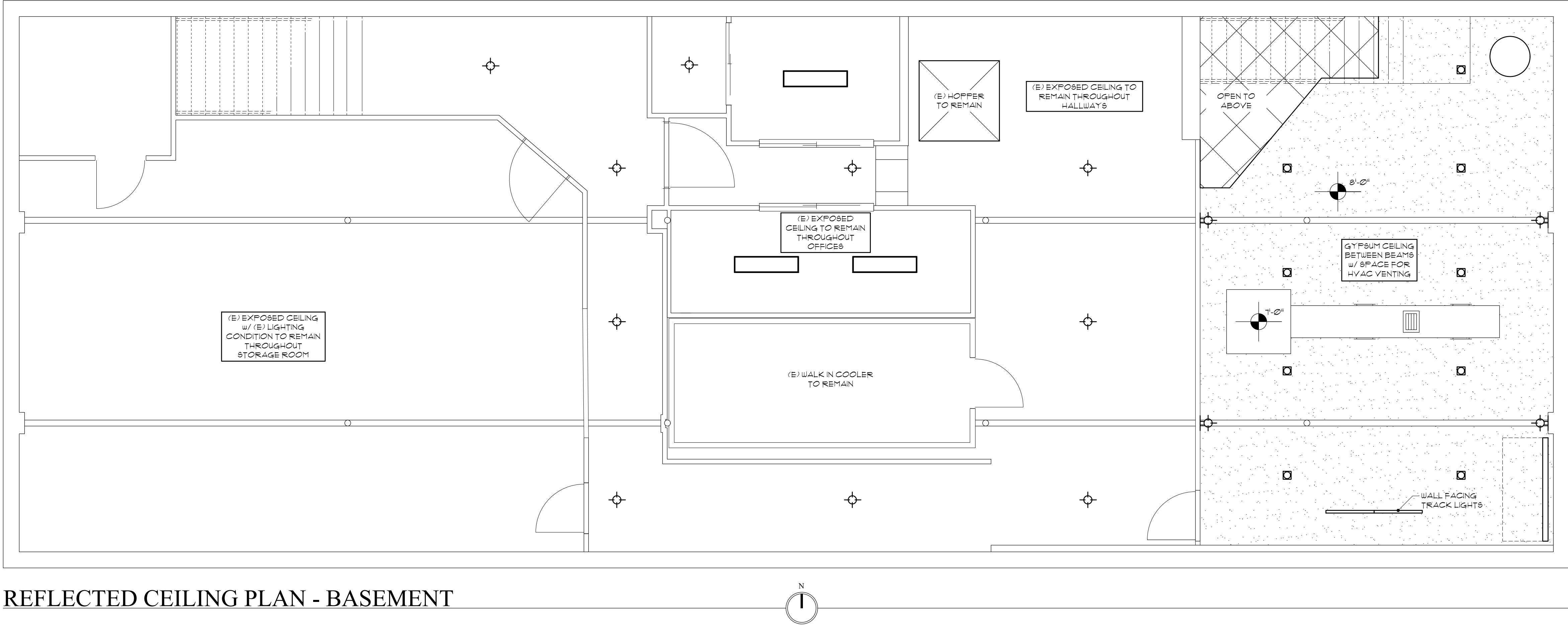
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THE BIG DIRTY
844 OLIVE STREET
EUGENE, OREGON 97401

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REFLECTED CEILING PLAN - FIRST FLOOR



REFLECTED CEILING PLAN - BASEMENT

SYMBOL	DESCRIPTION	QTY	WATTS
	2x4 FLUSH-MOUNT LED PANEL LIGHTS (4000K)	10	10
	1x4 FLUSH-MOUNT LED PANEL - w/ SUSPENDED OPTIONAL LIGHTS (4000K)	1	40
	10' BULB SUSPENDED 10' UNDER	1	100 *
	SUSPENDED CYLINDER LIGHT FIXTURE (4000K)	5	14
	WALL SCONCE	5	10
	LED CAN LIGHT	60	10
	SINGLE-POINT SPOT LIGHT	1	10 *
	WALL-MOUNT LED FIXTURE w/ ADJUSTABLE COLOR	10	40
	4' LINEAR LENGTH	10	40
	BACKLIT MIRROR LED LIGHTS	10	100 *
	TRACK LIGHTS	10	100 *

* = VERIFY NUMBER w/ OWNER AS BULBS ARE SEPERATE

LIGHTING KEY

ALBRECHT ARCHITECTURE, LLC
1710 WILLAMETTE STREET, EUGENE, OREGON 97401
541-485-5315 Kurt or Chas@albrechtarchitecture.com

PRELIM.
NOT FOR CONSTRUCTION
ONLY

02/25/2020 SH

REVISIONS	

SHEET INDEX:
REFLECTED CEILING PLANS

THE CONTRACTOR AND OWNER SHALL EXAMINE THE CONSTRUCTION DOCUMENTS FOR INCONSISTENCIES AND CONTACT THE ARCHITECT FOR RESOLUTION.

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