



1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamook.or.us](http://www.tillamook.or.us)  
Building (503) 842-3407  
Planning (503) 842-3408  
Sanitation (503) 842-3409  
FAX (503) 842-1819  
Toll Free 1(800) 488-8280

*Land of Cheese, Trees and Ocean Breeze*

**CONDITIONAL USE REVIEW REQUEST #851-23-000001-PLNG:  
SMITH/CHESTERS REAL ESTATE, LLC**

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:  
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,  
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

**NOTICE OF ADMINISTRATIVE REVIEW**

**Date of Notice: April 4, 2023**

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

**#851-23-000001-PLNG:** A Conditional Use request to establish a warehouse operation for Chester's Grocery Store on a property within Unincorporated Community of Pacific City located at 6504 Shade Street, a County road, and designated as Tax Lot 3500 in Section 19CD of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Pacific City/Woods Commercial One (PCW-C1). The applicant is Ian Smith. The property owner is Chesters Real Estate, LLC/Robert Cowan Thompson.

Written comments received by the Department of Community Development prior to 4:00p.m. on April 18, 2023, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, April 19, 2023.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject property for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x3412 or [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us).

Sincerely,

A handwritten signature in blue ink that reads "Melissa Jenck". The signature is fluid and cursive.

Melissa Jenck, CFM, Senior Planner

Sarah Absher, Director, CFM  
Enc. Applicable Ordinance Criteria, Maps

## **REVIEW CRITERIA**

### **TCLUO ARTICLE VI:**

#### **SECTION 6.040: REVIEW CRITERIA**

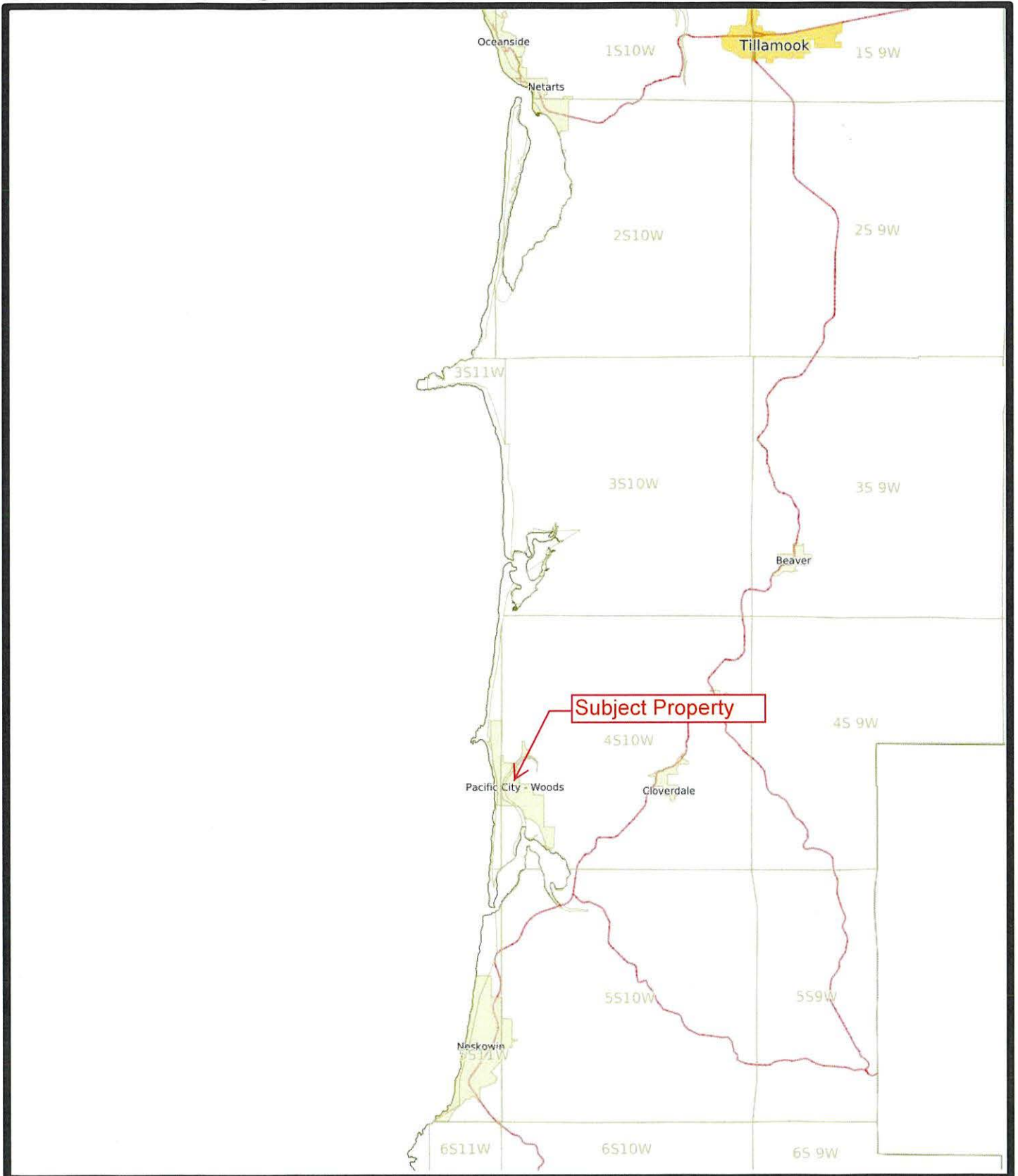
Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use

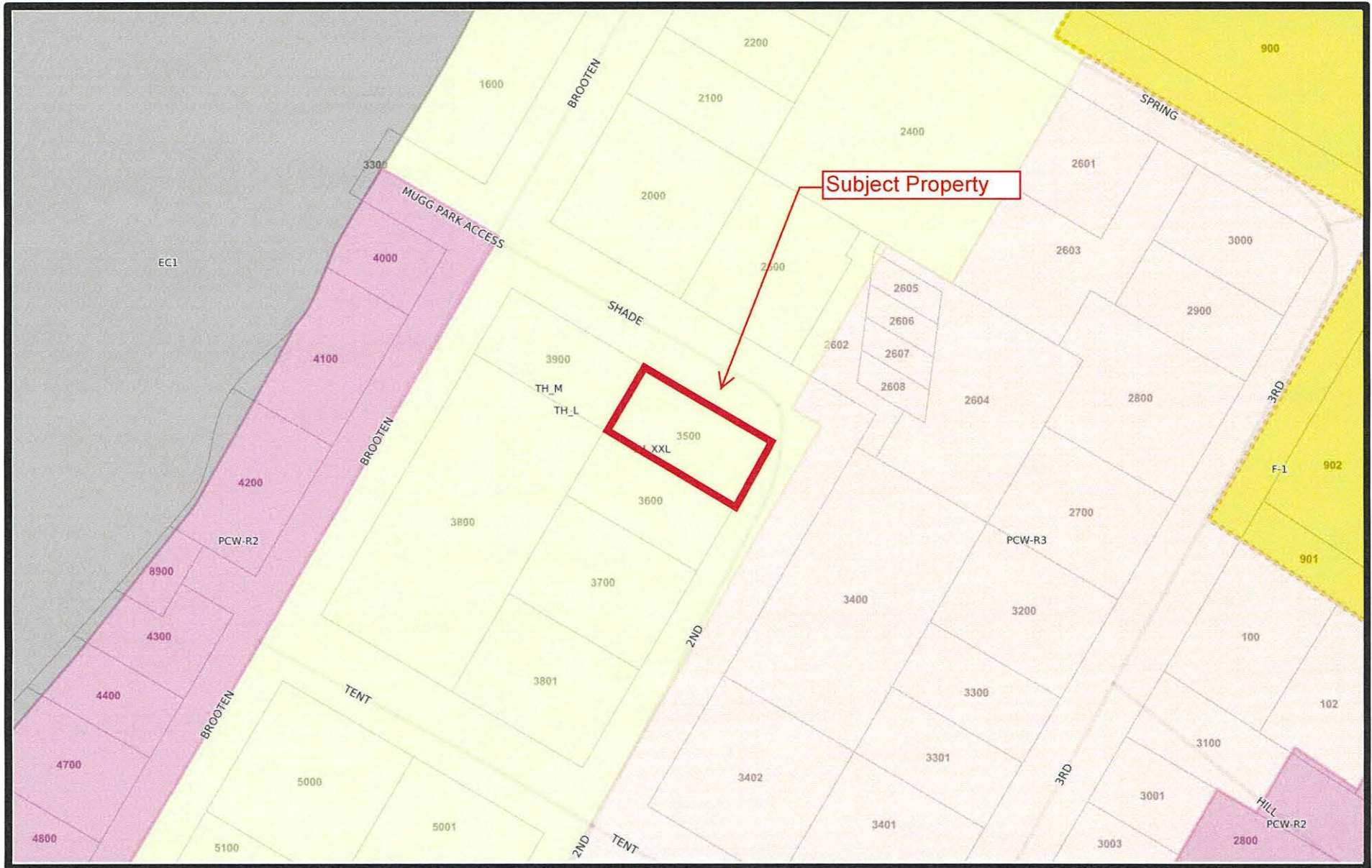
# EXHIBIT A



# Vicinity Map



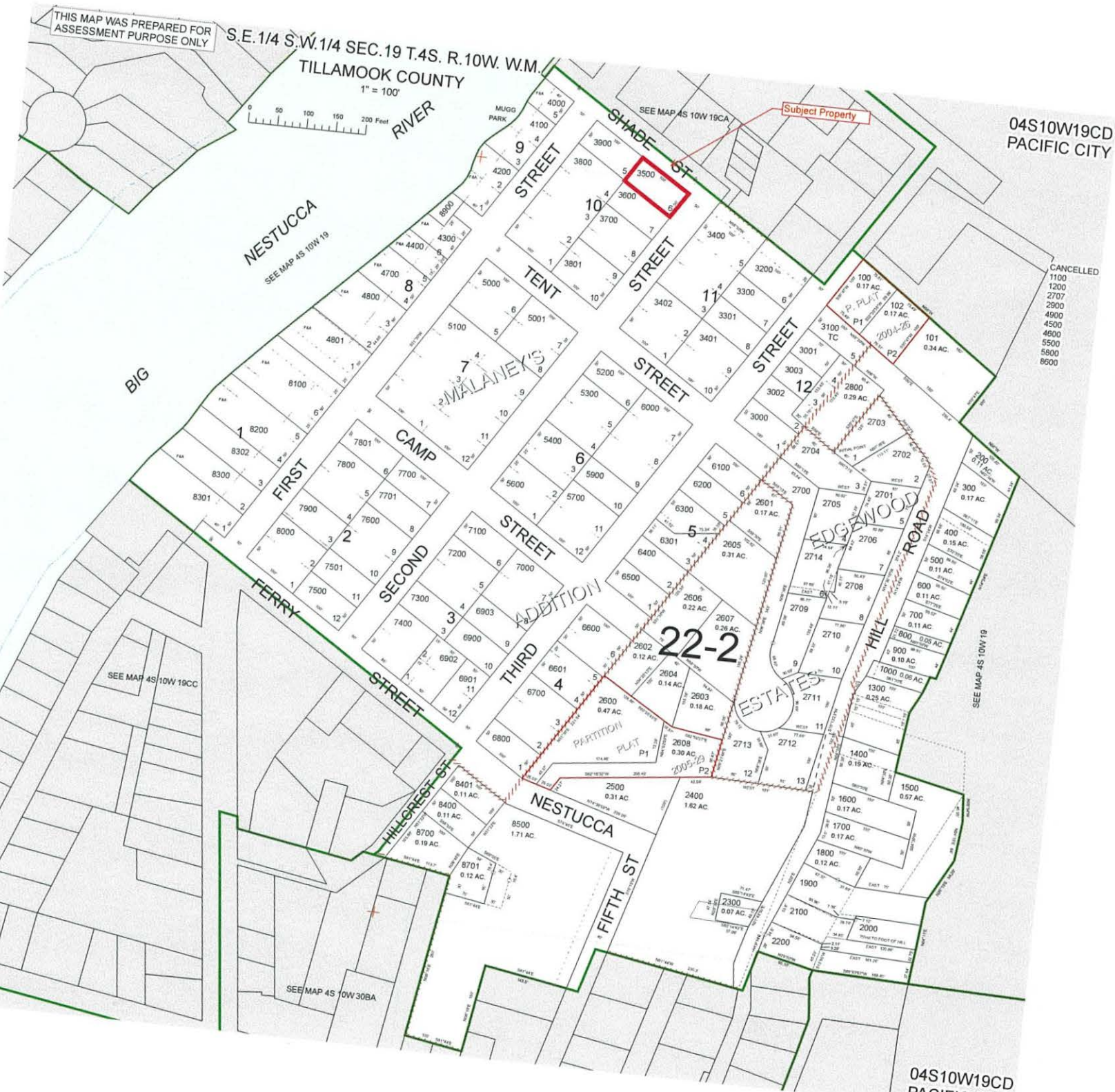
# Zoning Map





THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.E. 1/4 S.W. 1/4 SEC. 19 T.4S. R. 10W. W.M.  
TILLAMOOK COUNTY  
1" = 100'



04S10W19CD  
PACIFIC CITY

CANCELLED  
1100  
1200  
2707  
2900  
4900  
4500  
4600  
5500  
5800  
8600

22-2

ESTATES

BIG

NESTUCA  
SEE MAP AS 10W 19

SEE MAP AS 10W 19CC

SEE MAP AS 10W 30BA

SEE MAP AS 10W 19

04S10W19CD  
PACIFIC CITY

# TILLAMOOK County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

March 31, 2023 6:46:12 pm

<b>Account #</b> 233358 <b>Map #</b> 4S1019CD03500 <b>Code - Tax #</b> 2202-233358  <b>Legal Descr</b> MALANEY'S ADD TO OCEAN PARK Block - 10 Lot - 6  <b>Mailing Name</b> CHESTERS REAL ESTATE, LLC <b>Agent</b> <b>In Care Of</b> <b>Mailing Address</b> 429 W MAIN ST JOHN DAY, OR 97845	<b>Tax Status</b> ASSESSABLE <b>Acct Status</b> ACTIVE <b>Subtype</b> NORMAL  <b>Deed Reference #</b> 2020-9298 <b>Sales Date/Price</b> 12-24-2020 / \$90,000.00 <b>Appraiser</b> RANDY WILSON
--	--

<b>Prop Class</b>	101	<b>MA</b>	<b>SA</b>	<b>NH</b>	<b>Unit</b>
<b>RMV Class</b>	101	09	ST	901	19947-1

<b>Situs Address(s)</b>	<b>Situs City</b>
ID# 1 6405 SHADE ST	COUNTY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
2202	Land 66,380 Impr. 4,200			Land 0 Impr. 0	
<b>Code Area Total</b>	<b>70,580</b>	<b>52,720</b>	<b>52,720</b>	<b>0</b>	
<b>Grand Total</b>	<b>70,580</b>	<b>52,720</b>	<b>52,720</b>	<b>0</b>	

Land Breakdown										
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
2202	1	<input checked="" type="checkbox"/>		PCW-C 1	Market	104	A	0.12		37,880
2202					OSD - AVERAGE	100				28,500
<b>Grand Total</b>								<b>0.12</b>		<b>66,380</b>

Improvement Breakdown									
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV	
2202	1	1970	110	Residential Other Improvements		123	0	4,200	
<b>Grand Total</b>							<b>0</b>	<b>4,200</b>	

Exemptions / Special Assessments / Potential Liability									
<b>Code Area 2202</b>									
<b>SPECIAL ASSESSMENTS:</b>									
■ SOLID WASTE					<b>Amount</b>	12.00	<b>Acres</b>	0	<b>Year 2021</b>
<b>NOTATIONS:</b>									
■ DEMOLISHED PROPERTY RMV & MAV ADJUSTED 308.146 ADDED 2015									

**Comments:** 3/3/03 M0870 now exempt from title. dv. 3/16/06 Zoning change only. We showed R-2 and the zoning is Neighborhood Commercial. dv. 3/10/14 Reappraised land, tabled values. GB 1/09/2015 M.S. has been dest./removed from property/Existing imps. appear to be in need of maint. and repair/Value of imps. are reflective. RCW



# Statewide Wetlands Inventory



**Townships**

- Townships (Red dashed line)

**LWM Study Area**

- LWM Study Area (Blue horizontal lines)

**NHD Springs/Seeps**

- NHD Springs/Seeps (Blue dot)

**NHD Streams and Rivers**

- Perennial (Solid blue line)
- Intermittent (Dashed blue line)
- Ephemeral (Dotted blue line)
- Unknown (Dash-dot blue line)
- Canal/Ditch (Dash-dot-dot blue line)

**NHD Area**

- NHD Area (Light blue)
- NHD Waterbody (Lighter blue)

**Wetlands**

- Estuarine and Marine Deepwater (Dark teal)
- Estuarine and Marine Wetland (Medium teal)
- Freshwater Emergent Wetland (Light green)
- Freshwater Forested/Shrub Wetland (Dark green)
- Freshwater Pond (Purple)
- Lake (Dark blue)
- Riverine (Blue)
- SWI Predominantly Hydric Soil Map Units (Light brown)
- SWI Agate-Winlo Soils (Dark brown)

R. Sounth, Department of State Lands, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, R. Sounth 2018



Date: 3/31/2023



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.



# National Flood Hazard Layer FIRMette



123°57'54"W 45°12'35"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D

OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

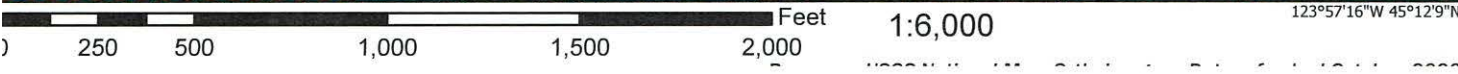
MAP PANELS	Digital Data Available
	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/31/2023 at 9:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





# EXHIBIT B



42 minutes 4-20-23 plan + parking



Tillamook County Department of Community Development  
1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819  
www.co.tillamook.or.us

### PLANNING APPLICATION

OFFICE USE ONLY

**RECEIVED**

JAN 04 2023

BY: .....

Approved  Denied

Received by: SS

Receipt #: 129803

Fees: 1500.00

Permit No: 851-22-000001 -PLNG

**Applicant**  (Check Box if Same as Property Owner)

Name: Law Spalk Phone: 503 758 3124

Address: PO Box 1087

City: Pacific City State: OR Zip: 97135

Email: law@pacificcityhomes.com

**Property Owner**

Name: Robert Cowan Thompson Phone: 541-575-2141

Address: 429 West Main

City: John Day State: OR Zip: 97845

Email: Bob@chestersstore.com

Request: Build ware house for Chesters grocery store

- |  |  |   |
|--|--|---|
| <b>Type II</b>   | <b>Type III</b>  | <b>Type IV</b>  |
| <input type="checkbox"/> Farm/Forest Review                                | <input type="checkbox"/> Appeal of Director's Decision           |   |
| <input checked="" type="checkbox"/> Conditional Use Review                 | <input type="checkbox"/> Extension of Time                       | <input type="checkbox"/> Appeal of Planning Commission Decision |
| <input type="checkbox"/> Variance  | <input type="checkbox"/> Detailed Hazard Report                  | <input type="checkbox"/> Ordinance Amendment                    |
| <input type="checkbox"/> Exception to Resource or Riparian Setback         | <input type="checkbox"/> Conditional Use (As deemed by Director) | <input type="checkbox"/> Large-Scale Zoning Map Amendment       |
| <input type="checkbox"/> Nonconforming Review (Major or Minor)             | <input type="checkbox"/> Ordinance Amendment                     | <input type="checkbox"/> Plan and/or Code Text Amendment        |
| <input type="checkbox"/> Development Permit Review for Estuary Development | <input type="checkbox"/> Map Amendment                           |   |
| <input type="checkbox"/> Non-farm dwelling in Farm Zone                    | <input type="checkbox"/> Goal Exception                          |   |
| <input type="checkbox"/> Fore-dune Grading Permit Review                   |  |   |
| <input type="checkbox"/> Neskowin Coastal Hazards Area                     |  |   |

**Location:**

Site Address: 6405 Shade St Pacific City OR 97135

Map Number: 45 10W 19CD 3500

Township Range Section Tax Lots

Clerk's Instrument #: \_\_\_\_\_

**Authorization**

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Property Owner Signature (Required) [Signature] Date 1-3-23

Applicant Signature [Signature] Date 1/3/23

## Conditional use criteria

1. Yes
2. Yes
3. The lot is level with no vegetation on it, its size is suitable for the building size.
4. No, the new building will be used as a warehouse for the current grocery store, there is adequate parking for trucks to unload. The grocery store is currently unloading trucks across the street from the proposed building. There will be no change in current traffic on the street.
5. There is no wind or solar in the area
6. The property is served by Pacific City Joint Water and Sewer, there is garbage service provided by Nestucca sanitary, Tillamook PUD provides power. There is a street already in (shade st)



**PROPOSED WAREHOUSE FOR  
CHESTER'S REAL ESTATE, LLC**

IN TAX LOT 3500, 4S-10-19-CD,  
TILLAMOOK COUNTY, OREGON  
LOT 6, BLK. 10, "MALANEY'S ADD."

CONTRACTOR: PACIFIC CITY HOMES  
P.O. BOX 1087  
PACIFIC CITY, OR 97135  
503-758-3124

DATE: DECEMBER 30, 2022

**FEMA INFORMATION:**

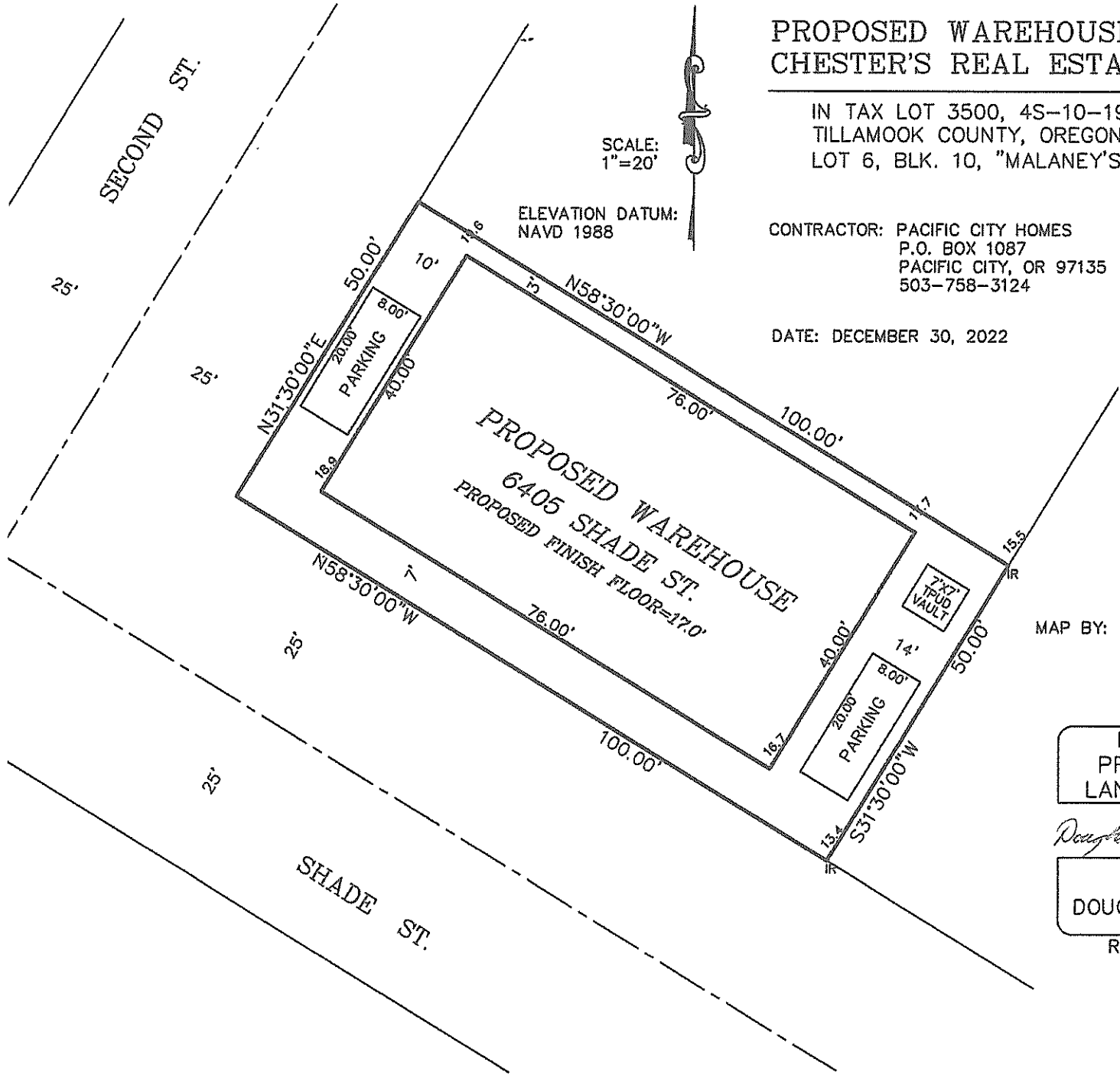
MAP: 41057C0855  
BFE=18.3' NAVD1988

MAP BY: KELLOW LAND SURVEYING  
P.O. BOX 335  
PACIFIC CITY, OR 97135  
503-801-3537

**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Douglas H. Kellow*

OREGON  
February 3, 1983  
**DOUGLAS H. KELLOW**  
2027  
Renewal: 06/30/23



SCALE:  
1"=20'

ELEVATION DATUM:  
NAVD 1988

SECOND ST.

PROPOSED WAREHOUSE  
6405 SHADE ST.  
PROPOSED FINISH FLOOR=17.0'

SHADE ST.

**GENERAL NOTES:**

**A. CONSTRUCTION DOCUMENTS:**

- THE CONTRACTOR SHALL REVIEW THE APPROVED CONSTRUCTION DOCUMENTS AND NOTIFY THE ENGINEER OF ANY ERRORS OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR USING QUALIFIED SUB CONTRACTORS EXPERIENCED IN THIS TYPE OF CONSTRUCTION.
- THE CONTRACTOR SHALL FURNISH AND INSTALL EVERYTHING REQUIRED TO PROVIDE A COMPLETE STRUCTURE AS SHOWN HEREIN. IF THERE IS AN OMISSION ON THE PLANS, SUCH OMISSION SHALL NOT BE CONSTRUED TO MEAN THAT THE CONTRACTOR IS NOT REQUIRED TO FURNISH OR PROVIDE EVERYTHING THAT IS NECESSARY TO COMPLETE THE PROJECT TO THE MINIMUM REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE AND ALL OTHER SPECIFICATIONS, CODES AND STANDARDS NOTED ON THE APPROVED CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF ANY UNIDENTIFIED EXISTING UNDERGROUND UTILITIES ARE DISCOVERED. THE ENGINEER IS NOT RESPONSIBLE FOR THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE DRAWINGS.
- THE APPROVED STRUCTURAL DRAWINGS ARE PART OF THE OVERALL CONSTRUCTION DOCUMENT SET AND SHALL BE REFERENCED IN CONJUNCTION WITH OTHER APPROVED CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO, CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE AND GEOTECHNICAL DOCUMENTS.
  - SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING: HORIZONTAL AND VERTICAL DIMENSIONS NOT SHOWN ON THE STRUCTURAL PLANS. SIZE AND LOCATIONS OF DOOR AND WINDOW OPENINGS, SIZE AND LOCATIONS OF ROOF AND FLOOR OPENINGS, SIZE AND LOCATIONS OF INTERIOR NON-BEARING AND NON STRUCTURAL WALLS, CEILING ASSEMBLIES; WALL, FLOOR AND ROOF FINISHES; AND HANDRAILS.
  - SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR THE FOLLOWING: SIZE AND LOCATION OF PIPES, SLEEVES, AND DUCT PENETRATIONS, EQUIPMENT SIZES AND LOCATION, EQUIPMENT CURBS AND MOUNTING BRACKETS OR ANCHORS.
  - SEE CIVIL, GEOTECHNICAL, OR LANDSCAPE DRAWINGS AND REPORTS FOR THE FOLLOWING: SITE TOPOGRAPHY, EXCAVATION AND COMPACTION REQUIREMENTS, FINISH GRADE SLOPE AND DRAINAGE, AND SITE ELEVATION.
- THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, BRACING AND/OR SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. CONTRACTOR AT HIS/HER OWN EXPENSE SHALL ENGAGE PROPERLY QUALIFIED PERSONS TO DESIGN BRACING, SHORING, ETC. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.
- UNDER NO CIRCUMSTANCES CAN STRUCTURAL COMPONENTS BE SUBSTITUTED, OMITTED, SPLICED, OR ALTERED FROM THE APPROVED SET OF CONSTRUCTION DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.

**B. DIMENSIONS AND NOTATIONS:**

- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
  - FOR ANY MISSING DIMENSIONS REFER TO THE ARCHITECTURAL DRAWINGS OR THE DRAWINGS OF APPLICABLE TRADE.
  - ABBREVIATIONS USED ON THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE CONSIDERED TYPICAL ABBREVIATIONS FOR THE INDUSTRY. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY ABBREVIATIONS THAT ARE UNKNOWN TO THE CONTRACTOR.
- C. TYPICAL NOTES AND DETAILS:**
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER STANDARD TYPICAL NOTES AND DETAILS.
  - STANDARD TYPICAL NOTES AND DETAILS ARE TO BE USED WHEN REFERRED TO OR WHEN NO OTHER MORE RESTRICTIVE OR DIFFERENT DETAILS ARE SHOWN ON THE DRAWINGS.
  - WORK NOT PARTICULARLY SHOWN OR SPECIFIED SHALL BE THE SAME AS SIMILAR PARTS THAT ARE SHOWN OR SPECIFIED.
- D. SHOP DRAWINGS:**
- SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER IN A TIMELY FASHION PRIOR TO FABRICATION AND CONSTRUCTION, UNLESS OTHERWISE STATED, A MINIMUM OF 5 WORKING DAYS AFTER RECEIPT OF SHOP DRAWINGS SHALL BE CONSIDERED AN ACCEPTABLE TIME PERIOD FOR THE STRUCTURAL ENGINEER REVIEW PROCESS.
  - A MINIMUM OF (2) HARD COPY SETS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW. THE STRUCTURAL ENGINEER WILL MAINTAIN (1) SET FOR REFERENCE PURPOSES. THE CONTRACTOR SHALL MAINTAIN (1) SET AT THE JOB SITE DURING THE DURATION OF CONSTRUCTION.
  - CONTRACTOR SHALL REVIEW AND STAMP SHOP DRAWINGS PRIOR TO SUBMISSION TO THE STRUCTURAL ENGINEER. CONTRACTOR SHALL REVIEW FOR COMPLETENESS AND COMPLIANCE WITH CONTRACT DOCUMENTS.
  - SHOP DRAWINGS ARE NOT A PART OF THE CONSTRUCTION DOCUMENTS. THE STRUCTURAL ENGINEER REVIEW DOES NOT GIVE PERMISSION TO DEVIATE FROM THE APPROVED CONSTRUCTION DOCUMENTS, WHERE THE SHOP DRAWINGS AND THE CONSTRUCTION DOCUMENTS DIFFER, THE MORE STRICT OF THE TWO SHALL GOVERN UNLESS WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER PERMITS OTHERWISE.

- E. INSPECTIONS, SPECIAL INSPECTIONS, AND SITE VISITS (STRUCTURAL OBSERVATIONS):**
- INSPECTIONS BY THE BUILDING OFFICIAL ARE REQUIRED FOR CONSTRUCTION WORK FOR WHICH A PERMIT IS REQUIRED PER SECTION 110 OF THE IBC. CONTRACTOR IS REQUIRED TO COORDINATE AND SCHEDULE ALL REQUIRED INSPECTIONS WITH THE BUILDING OFFICIAL. INSPECTIONS PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL PROVISIONS OF THE IBC OR OF OTHER ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID.
  - SPECIAL INSPECTIONS ARE IN ADDITION TO, AND DO NOT REPLACE, THE INSPECTIONS BY THE BUILDING OFFICIAL PER CHAPTER 17 OF THE IBC. SPECIAL INSPECTIONS SHALL BE PERFORMED BY A QUALIFIED PERSON TO INSPECT AS REQUIRED ON THESE DOCUMENTS THE MATERIALS, INSTALLATION, FABRICATION, ERECTION OR PLACEMENT OF COMPONENTS AND CONNECTIONS REQUIRING SPECIAL EXPERTISE TO ENSURE COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
  - SITE VISITS OR STRUCTURAL OBSERVATIONS BY THE STRUCTURAL ENGINEER DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY OF INSPECTIONS OR SPECIAL INSPECTIONS PER SECTION 110 AND CHAPTER 17 OF THE IBC. SITE VISITS ARE NOT CONTINUOUS OR DETAILED. SITE VISITS DO NOT VALIDATE CONTRACTORS PERFORMANCE, MEANS, OR METHODS. SITE VISITS ARE FOR VISUAL OBSERVATION FOR GENERAL CONFORMANCE TO THE APPROVED CONSTRUCTION DOCUMENTS.
- F. CODE REQUIREMENTS:**
- ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES:
- 2018 INTERNATIONAL BUILDING CODE (IBC)
  - BUILDING THERMAL PERFORMANCE TO MEET THE FOLLOWING: OREGON RESIDENTIAL - CHAPTER 11 OF ORSC, OREGON COMMERCIAL - OEESC, ALL OTHER REGIONS TO COMPLY WITH GOVERNING JURISDICTIONS.
  - ANY OTHER REGULATING AGENCIES WHICH MAY HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF OREGON.
  - SPECIFICATIONS, CODES AND STANDARDS NOTED SHALL BE OF THE LATEST APPROVED ISSUE, INCLUDING SUPPLEMENTS, UNLESS NOTED OTHERWISE.
  - CONTRACTOR SHALL BE PROPERLY REGISTERED IN THE STATE OF OREGON PER OREGON STATE LAW.

6. ALL STRUCTURAL MATERIAL MUST HAVE CURRENT ICC-ES REPORTS AVAILABLE UPON REQUEST TO PROVE CODE APPROVAL & INDUSTRY TOLERANCES.

**DESIGN CRITERIA:**

- A. 2018 INTERNATIONAL BUILDING CODE (IBC).**
- RISK CATEGORY: II
  - NATURE OF OCCUPANCY: WAREHOUSE STORAGE
- B. DESIGN LOADS:**
- ROOF:
    - LIVE LOAD = 20 PSF or 300 LB POINT LOAD
    - DEAD LOAD = 15 PSF
    - SNOW LOAD = 25 PSF (MIN ROOF SNOW)
  - FLOOR - LIVE LOADS:
    - 125 PSF (LIGHT WAREHOUSE)
- C. IBC SEISMIC DESIGN:**
- SEISMIC DESIGN CATEGORY: D
  - IMPORTANCE FACTOR I<sub>e</sub> = 1.0
  - SOIL SITE CLASS: D
  - SEISMIC COEFFICIENTS:
- $S_{D5} = 1.024$   
 $S_{D1} = 0.746$
- D. IBC WIND LOAD:**
- BASIC DESIGN WIND SPEED = 135 MPH
  - EXPOSURE = C

**FOUNDATIONS:**

- A. MAXIMUM ALLOWABLE FOUNDATION SOIL BEARING PRESSURE:**
- 1500 PSF (DEAD + LIVE LOAD)
  - 2000 PSF (GRAVITY + LATERAL LOAD)
- B. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 12 INCHES MINIMUM BELOW ADJACENT FINISHED GRADE.**
- C. THE INTERIOR FOOTINGS SHALL BE 12 INCHES MINIMUM BELOW FINISH FLOOR, U.N.O.**
- D. STRUCTURAL BACKFILL SHALL BE COMPACTED TO 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D1557. BRACE WALLS AND PIERS AS REQUIRED DURING BACKFILLING OPERATIONS.**
- E. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DOCUMENTS, INCLUDING THE STRUCTURAL DRAWINGS, WITH THE GEOTECHNICAL REPORT. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE STRUCTURAL ENGINEER.**
- F. DEFINITIONS:**
- STRUCTURAL WALLS - ANY LOAD BEARING WALL, SHEAR WALL, AND ANY WALL THAT REQUIRES A FOOTING.

**CONCRETE:**

- A. REFERENCE STANDARDS:**
- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF ACI 301
  - ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE
  - CONCRETE MIX DESIGN SHALL BE ESTABLISHED IN ACCORDANCE WITH CHAPTER 5 OF ACI 318
  - USE LATEST EDITION OF ACI 306R WHEN CONCRETING DURING COLD WEATHER
- B. SUBMITTALS:**
- SUPPLY PRODUCT DATA FOR PROPRIETARY MATERIALS AND ITEMS, INCLUDING REINFORCEMENT AND FORMING ACCESSORIES, ADMIXTURES, PATCHING COMPOUNDS, JOINT SYSTEMS, CURING COMPOUNDS AND OTHERS.
  - SHOP DRAWINGS FOR REINFORCEMENT DETAILING, FABRICATING, FOR BENDING, AND PLACING OF CONCRETE REINFORCEMENT SHALL COMPLY WITH ACI 315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, BAR SCHEDULES, STIRRUP SPACING, BENT BAR DIAGRAMS, AND ARRANGEMENT OF CONCRETE REINFORCEMENT SHALL BE SHOWN, INCLUDE SPECIAL REINFORCING REQUIRED FOR OPENINGS THROUGH CONCRETE STRUCTURES.
- C. FORMWORK AND FINISHES:**
- FORMWORK: DESIGN, ERECT, SUPPORT, BRACE AND MAINTAIN FORMWORK TO SUPPORT VERTICAL, LATERAL, STATIC AND DYNAMIC LOADS THAT MIGHT BE APPLIED UNTIL STRUCTURE CAN SUPPORT SUCH LOADS.
  - FINAL SLAB SURFACES SHALL RECEIVE A MACHINED STEEL TROWEL FINISH.
  - ANY PROJECTING CORNERS OF COLUMNS, BEAMS, WALLS, PEDESTALS, ETC SHALL BE FORMED WITH A 3/4 INCH CHAMFER.
  - DRY PACK, OR USE NON-SHRINK GROUT, UNDER BASE PLATES, BEARING PLATES, OR SILL PLATES AS REQUIRED FOR A LEVEL AND UNIFORM BEARING SURFACE. MINIMUM GROUT STRENGTH SHALL BE f<sub>c</sub> = 7000 PSI, U.N.O.
  - SEPARATE SLABS-ON-GRADE FROM VERTICAL SURFACES WITH JOINT FILLER.
- D. MIX DESIGN, STRENGTH, AND ADMIXTURES:**
- 28-DAY COMPRESSIVE STRENGTHS (f<sub>c</sub>):
    - FOUNDATION STEM WALLS = 3000 PSI
    - FOOTINGS = 3000 PSI
    - INTERIOR SLABS-ON-GRADE = 3000 PSI
  - CEMENT II OR III PER ASTM C-150
  - MAXIMUM SLUMP:
    - PRIOR TO ADDITION OF WATER-REDUCING ADMIXTURE = 4"
    - WITH ADDITION OF WATER-REDUCING ADMIXTURE= 10"
  - MAXIMUM SIZE COARSE AGGREGATE: 3/4 INCHES (PER ASTM C-33)
  - APPROVED ADMIXTURES:
    - FLYASH PER ASTM C-618
    - AIR ENTRAINING PER ASTM C-260
    - WATER REDUCING PER ASTM C-494
- E. REINFORCEMENT:**
- REINFORCEMENT FOR CONCRETE:
    - ALL REINFORCING SHALL BE SUPPORTED IN FORMS SPACED WITH NECESSARY ACCESSORIES AND SHALL BE SECURELY WIRED TOGETHER IN ACCORDANCE WITH THE LATEST EDITION OF THE CRSI "MANUAL OF STANDARD PRACTICE"
    - DEFORMED BARS - ASTM A615, GRADE 60
    - WELDED WIRE REINFORCEMENT (WWR):
      - SMOOTH WIRE - ASTM A185
      - DEFORMED WIRE - ASTM A497
      - USE FLAT MATS ONLY. NO ROLLED WWR IS PERMITTED.
  - MINIMUM REINFORCEMENT LAP = 40 BAR DIAMETERS
  - MINIMUM WWR LAP = GRID SPACING PLUS 2 INCHES
  - MINIMUM CONCRETE COVER OVER REINFORCEMENT:
    - CONCRETE CAST AGAINST EARTH = 3"
    - CONCRETE EXPOSED TO EARTH OR WEATHER = 1 1/2"
    - CONCRETE NOT EXPOSED TO EARTH OR WEATHER = 3/4"
  - SLAB-ON-GRADE REINFORCEMENT SHALL BE PLACED AT THE MID-DEPTH OF THE SLAB.

**F. COORDINATION:**

- COORDINATE ALL UNDER-SLAB MATERIAL SUCH AS VAPOR BARRIER, INSULATION, AND SUB-BASE WITH ARCHITECTURAL AND GEOTECHNICAL CONSTRUCTION DOCUMENTS.
  - COORDINATE CONCRETE SURFACE FINISHING WITH ARCHITECTURAL FINISH MATERIALS.
  - REPAIR OR REPLACE DEFECTIVE CONCRETE AS DIRECTED BY THE ARCHITECT, ENGINEER, OR TESTING AGENCY.
  - COORDINATE ALL JOINT SPACING, LAYOUT, FILLER AND SEALANTS.
  - COORDINATE WITH ARCHITECTURAL ANY FINISH SURFACES THAT REQUIRE MUCK-UPS AND ACCEPTANCE PRIOR TO CONSTRUCTION.
  - COORDINATE WITH REQUIRED INSPECTORS, SPECIAL INSPECTORS, AND STRUCTURAL OBSERVERS FOR FIELD QUALITY CONTROL ITEMS AND SCHEDULE NOTIFICATIONS IN A TIMELY FASHION.
- G. DEFINITIONS:**
- PERFORMANCE DESIGN - A SET OF INSTRUCTIONS THAT OUTLINES THE FUNCTIONAL REQUIREMENTS FOR HARDENED CONCRETE DEPENDING ON THE APPLICATION. PERFORMANCE DESIGN DOES NOT INCLUDE REQUIREMENTS FOR MEANS AND METHODS AND DOES NOT PROVIDE LIMITATIONS ON THE INGREDIENTS OR PROPORTIONS OF THE CONCRETE MIXTURE. SUBMITTALS FOR PERFORMANCE DESIGN WOULD NOT BE A DETAILS LIST OF MIXTURE INGREDIENTS BUT RATHER A CERTIFICATION THAT THE MIX WILL MEET THE SPECIFICATION REQUIREMENTS, INCLUDING PRE-QUALIFICATION TEST RESULTS.
  - DURABILITY DESIGN - DURABILITY IS THE ABILITY OF CONCRETE TO RESIST WEATHERING ACTION, CHEMICAL ATTACK, AND ABRASION WHILE MAINTAINING ITS DESIRED ENGINEERING PROPERTIES.
  - STRENGTH DESIGN- BASED ON THE ULTIMATE COMPRESSIVE STRENGTH OF THE CONCRETE NEEDED TO RESIST THE CALCULATED DESIGN LOADS. ANY ADDITIONAL STRENGTH THAT MAY BE PRESENT DUE TO STEEL REINFORCING IS NOT PERMITTED TO BE INCLUDED IN THE CONCRETE STRENGTH DESIGN.

**SPECIAL INSPECTION PROGRAM:**

- A. THE OWNER SHALL EMPLOY AN APPROVED AGENCY FOR SPECIAL INSPECTION SERVICES TO PERFORM SPECIAL INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF THE IBC.**
- B. AN APPROVED AGENCY SHALL BE AN ESTABLISHED AND RECOGNIZED AGENCY REGULARLY ENGAGED IN CONDUCTING TESTS OR FURNISHING INSPECTION SERVICES.**
- C. A SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL SHOW COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR THE INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. A SPECIAL INSPECTOR SHALL ALSO DEMONSTRATE A THOROUGH WORKING KNOWLEDGE OF CHAPTER 17 OF THE IBC AND CBC AS SUMMARIZED BELOW. IF THERE IS ANY OMISSION ON THE SUMMARIZED LIST BELOW, SUCH OMISSION SHALL NOT BE CONSTRUED TO MEAN THAT THE SPECIAL INSPECTOR IS NOT REQUIRED TO INSPECT EVERYTHING THAT IS NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF THE IBC AND CBC.**
- D. SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL SUBMIT INSPECTION REPORTS TO THE BUILDING OFFICIAL AND THE ENGINEER IN A TIMELY FASHION.**
- E. SPECIAL INSPECTION REPORTS SHALL INDICATE THAT WORK INSPECTED WAS DONE IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE BUILDING OFFICIAL AND THE ENGINEER.**

**SPECIAL INSPECTION:**

- A. SPECIAL INSPECTION AS HEREIN REQUIRED OF THE FOLLOWING MATERIALS, INSTALLATION, FABRICATION, ERECTION OR PLACEMENT OF COMPONENTS AND CONNECTIONS REQUIRING SPECIAL EXPERTISE TO ENSURE COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS.**
- B. STRUCTURAL OBSERVATION OF THE STRUCTURAL SYSTEM BY THE ENGINEER OR RECORD DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE SPECIAL INSPECTION REQUIRED BY SECTION 110, 1705, OR OTHER SECTIONS OF THE INTERNATIONAL BUILDING CODE.**
- C. THE SPECIAL INSPECTION STATEMENT ON THIS SHEET LISTS THE ITEMS THAT REQUIRE SPECIAL INSPECTION AND VERIFICATION. THE CODE SECTION-REFERENCE FOR ADDITIONAL INFORMATION, AND THE REQUIRED FREQUENCY OF INSPECTION.**

**POST INSTALLED ANCHORS IN CONCRETE:**

- A. POST INSTALLED EXPANSION ANCHORS SHALL BE PREAPPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION UNLESS SPECIFICALLY DETAILED ON THE DRAWINGS.**
- B. HOLES MUST BE DRILLED AND CLEANED PER MANUFACTURER'S INSTRUCTIONS. ANCHORS MUST BE INSTALLED AND SPECIAL INSPECTED PER MANUFACTURER'S INSTRUCTIONS.**
- C. UNDER NO CIRCUMSTANCES WILL AN EXPANSION BOLT SYSTEM BE APPROVED WITHOUT A CURRENT ICC ES REPORT THAT MEETS THE REQUIREMENTS OF THE GOVERNING JURISDICTION AND IS IN ACCORDANCE WITH ACI 318 APPENDIX D AS ADOPTED BY THE IBC.**

**SPECIAL INSPECTION STATEMENT:**

SPECIAL CASES: 1705.1.1	
INSPECTION OF MECHANICAL ANCHORS IN CONCRETE :	
REQUIRED VERIFICATION & INSPECTION	FREQUENCY
1. THE SPECIAL INSPECTOR MUST BE ON THE JOB SITE CONTINUOUSLY DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, CONCRETE TYPE, CONCRETE INTEGRITY, HOLE DIMENSIONS, HOLE CLEANING PROCEDURES, ANCHOR SPACING, EDGE DISTANCES, CONCRETE THICKNESS, ANCHOR EMBEDMENT AND TIGHTENING TORQUE.	N/A
2. VERIFICATION OF CONCRETE STRENGTH BY OBTAINING AND TESTING DRILLED CORES BY ASTM C42 METHODS	N/A

**\*\*\*DISCLAIMER**

IT IS IMPORTANT FOR THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO BE SURE THIS PROJECT IS CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. THE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES AND ORDINANCES. THIS FACT DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL MINIMUM STANDARDS. NO OMISSION FROM THESE PLANS GIVES PERMISSION FOR VIOLATION OF ANY CODE OR ORDINANCE. NO APPROVAL EVER GRANTS PERMISSION TO VIOLATED ANY CODE OR CITY ORDINANCE.

THE GREATEST EFFORT HAS BEEN MADE TO DRAFT THESE PLANS WITHOUT ERROR. HOWEVER, THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR. THE ARCHITECT, DRAFTSMAN & ENGINEER ARE TO BE HELD HARMLESS OF ANY FINANCIAL LIABILITY RESULTING FROM ERRORS IN THESE PLANS. ANYONE USING THESE PLANS FOR CONSTRUCTION OF THIS BUILDING ACCEPT FULL RESPONSIBILITY. CHECK PLANS CAREFULLY BEFORE AND DURING CONSTRUCTION

**WOOD:**

**A. REFERENCE STANDARDS AND GOVERNING AGENCIES:**

- NDS FOR WOOD CONSTRUCTION
- APA PANEL DESIGN SPECIFICATION
- AWPA U1 - USE CATEGORY SYSTEM: USER SPECIFICATION FOR TREATED WOOD
- TP1 NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION
- WWPA - WESTERN WOOD PRODUCTS ASSOCIATION

**B. SUBMITTALS:**

- ENGINEERED WOOD PRODUCTS:
  - ANY ALTERNATE PROPRIETARY FRAMING SYSTEM(S) SHALL BE OF THE SAME DEPTH AND LOAD CARRYING CAPACITY AS THE TRUS-JOIST SYSTEM(S) SHOWN ON THE DRAWINGS. ICC REPORTS FOR THE ALTERNATE PROPRIETARY FRAMING SYSTEM(S) SHALL BE SUBMITTED SHOWING TESTING APPROVAL AND MATERIAL STRENGTH EQUIVALENCE.
  - ALL SUBMITTED ENGINEERED WOOD PRODUCTS CALCULATIONS SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF JURISDICTION.
- FABRICATED WOOD TRUSSES:
  - ALL ROOF TRUSSES SHALL BE DESIGNED, STAMPED, AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF JURISDICTION.
  - TRUSS MANUFACTURERE SHALL PROVIDE PROOF OF APPROVED THIRD PARTY INSPECTION AS REQUIRED BY THE 2018 IBC, SECTION 1704.2.5.
  - SUBMIT SHOP DRAWINGS OF PRE MANUFACTURED WOOD TRUSS LAYOUT FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION. TRUSS DESIGN DRAWINGS AND CALCULATIONS SHALL CONFORM TO THE REQUIREMENTS FROM SECTION 2303.4 OF THE IBC.

**C. CARPENTRY**

- WOOD FRAMING MEMBERS SHALL HAVE THE FOLLOWING GRADES, OR BETTER UNLESS NOTED OTHERWISE (U.N.O.):
    - BLOCKING: DOUGLAS FIR LARCH NO. 2, OR BETTER
    - BRIDGING: DOUGLAS FIR LARCH NO. 2, OR BETTER
    - STUD FRAMING: DOUGLAS FIR LARCH NO. 2, OR BETTER
    - BEAMS/HEADERS/JOISTS: DOUGLAS FIR LARCH NO. 2, OR BETTER
    - POSTS/BUILT-UP COLUMNS: DOUGLAS FIR LARCH NO. 2, OR BETTER
    - TOP AND BOTTOM PLATES: DOUGLAS FIR LARCH NO. 2, OR BETTER
  - MAXIMUM MOISTURE CONTENT OF ALL LUMBER AT THE TIME OF CLOSURE SHALL BE 19%.
  - SPLICING OF WOOD MEMBERS, UNLESS SHOWN ON THE DRAWINGS IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE PROJECT ENGINEER.
  - HOLES MAY BE DRILLED IN JOIST/BEAM IF SPECIFICALLY INDICATED ON THESE DRAWINGS. ANY OTHER HOLES OR NOTCHES ARE NOT ALLOWED.
  - ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR REDWOOD.
- D. ENGINEERED OR COMPOSITE WOOD PRODUCTS**
- ALL ENGINEERED WOOD PRODUCTS SHALL BE TRUS-JOIST PRODUCTS OR APPROVED EQUAL.
  - ALL ENGINEERED WOOD PRODUCTS SHALL BE DESIGNED FOR THE LOADS SPECIFIED AND SHALL CONFORM TO THE LATEST SPECIFICATIONS.
  - ALL ENGINEERED WOOD PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
  - SPLICING OF ENGINEERED WOOD MEMBERS, UNLESS SHOWN ON THE DRAWINGS, IS PROHIBITED WITHOUT WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- E. MANUFACTURED OR FABRICATED WOOD TRUSSES**
- ALL TRUSS LOADING SHALL SATISFY DEAD AND LIVE LOADS SHOWN UNDER DESIGN LOADS IN THE DESIGN CRITERIA, ABOVE.
  - MEMBER PROPERTIES: NO EXCEPTIONS OR SUBSTITUTIONS WITHOUT A WRITTEN REQUEST PRIOR TO FABRICATION.
    - CHORDS: DOUGLAS FIR LARCH NO. 2, OR BETTER
    - WEBS: DOUGLAS FIR LARCH NO. 2, OR BETTER, OR STUO GRADE
  - UTILITY, CONSTRUCTION, OR #3 GRADE WOOD IS NOT ACCEPTABLE FOR ANY TRUSS MEMBER
- F. EACH TRUSS SHALL BE MARKED WITH THE FOLLOWING INFORMATION:**
- MANUFACTURER'S IDENTIFICATION
  - DESIGN LOAD(S)
  - TRUSS SPACING AND CONFIGURATION

- MAXIMUM DISTANCE BETWEEN SUPPORT MEMBERS: 24"
- 4. WALL SHEATHING SHALL BE, U.N.O.:**
- THICKNESS: 5/8"
  - SPAN RATING: WALL-16
  - GRADE: PS-1/EXP-1
  - NAILING: PER PLAN
  - MAXIMUM DISTANCE BETWEEN SUPPORT MEMBERS: 16"
- 5. FLOOR SHEATHING SHALL BE, U.N.O.:**
- THICKNESS: 3/4"
  - SPAN RATED: FLOOR - 24
  - GRADE

**G. ACCESSORIES AND FASTENERS:**

- ALL WOOD CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
  - POST TO CONCRETE CONNECTIONS SHALL BE SIMPSON 'AB' POST BASES, U.N.O.
  - POST TO BEAM CONNECTIONS SHALL BE SIMPSON 'LPCZ' POST CAPS, U.N.O.
  - SAWN LUMBER JOIST HANGERS SHALL BE SIMPSON 'LU' HANDERS, U.N.O.
  - I-JOIST HANGERS SHALL BE SIMPSON ITS' HANGERS, U.N.O.
- NAILING SHALL BE IN ACCORDANCE WITH THE 2018 IBC TABLE 2304.10.1, UNLESS NOTED OTHERWISE.
- NAILS SHALL BE COMMON WIRE NAILS (EXCEPT 16d NAILS MAY BE BOX WIRE NAILS).
- METAL FINISH MATERIAL:
  - HIGH HUMIDITY AND PRESERVATION TREATED WOOD LOCATIONS: HOT DIPPED GALVANIZED STEEL PER ASTM A 153.
  - INTERIOR AND DRY LOCATIONS: STANDARD PAINTED OR ZINC GALVANIZED COATING.

**I. DEFINITIONS:**


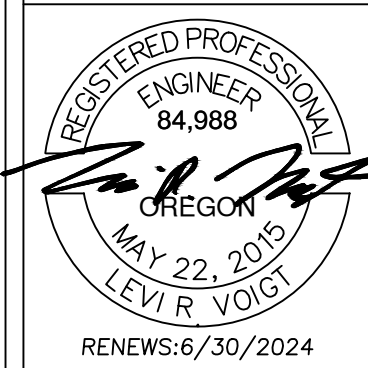
- APA RATED SHEATHING: A COMMON TRADE NAME THAT APPLIES TO A GRADE OR PANEL FOR USE AS SUBLOORING, WALL SHEATHING, AND ROOF SHEATHING. PANELS ARE MADE WITH RESIN ADHESIVES THAT PROVIDE A MOISTURE RESISTANT BOND AND ARE DESIGNATED AS: EXPOSURE 1. PANELS CAN BE MANUFACTURED AS EITHER: PLYWOOD OR OSB.
- APA STRUCTURAL 1 RATED SHEATHING: A SPECIAL SHEATHING GRADE DESIGNED FOR USE WHERE SHEAR AND/OR CROSS PANEL STRENGTH PROPERTIES ARE OF MAXIMUM IMPORTANCE. PANELS ARE MADE WITH RESIN ADHESIVES THAT PROVIDE A MOISTURE RESISTANT BOND AND ARE DESIGNATED AS: EXPOSURE 1. PANELS CAN BE MANUFACTURED AS EITHER: PLYWOOD OR OSB.

**ABBREVIATIONS**

AB.	ANCHOR BOLT	EXIST	EXISTING	PLY	PLYWOOD
ADD'L	ADDITIONAL			PSI	PARALLEL STRAND LUMBER
ALT	ALTERNATE	FDN	FOUNDATION	PSL	POUNDS PER SQUARE INCH
APPROX	APPROXIMATE	FLR	FLOOR FINISH	P.T.	PRESSURE TREATED
ARCH.	ARCHITECT	FRM	FRAMING	REF	REFERENCE
ARCH'L	ARCHITECTURAL	FTG	FOOTING	REINF	REINFORCEMENT
B	BOTTOM	F.V.	FIELD VERIFY	REQD	REQUIRED
BLDG.	BUILDING	GA	GAUGE	REV	REVISION
BM	BEAM	GALV	GALVANIZE	SCHED	SCHEDULE
BOT	BOTTOM	GLB	GLU-LAM BEAM	SHTG	SHEATHING
BRT.	BEARING	GYP	GYPSUM BOARD	SIM	SIMILAR
C	CHANNEL			SK	SKETCH
CL	CENTER LINE	H.A.S.	HEADED ANCHOR STUD	S.O.G.	SLAB ON GRADE
		H.D	HOLD DOWN	SPECS	SPECIFICATIONS
CL.G	CEILING	HDR	HEADER	STAG	STAGGERED
CMU	CONCRETE MASONRY UNITS	HORIZ	HORIZONTAL	STD	STANDARD
COM	COMMON			STRUCT	STRUCTURAL
CONC.	CONCRETE	IN	INCHES		
COND.	CONDITION	LB	POUND	T.A.S.	THEADED ANCHOR STUD
CONN.	CONNECTION	LLH	LONG LEG HORIZONTAL	T&G	TONGUE AND GROOVE
COORD.	COORDINATE	LLV	LONG LEG VERTICAL	T&B	TOP AND BOTTOM
DET	DETAIL			THRU	THROUGH
D.F.	DOUGLAS FIR	MANUF	MANUFACTURER	TJ1	TRUS JOIST I-JOIST
D.F.L	DOUGLAS FIR- LARCH	MAX	MAXIMUM	TO	TOP OF
DIAG	DIAGONAL	MIN	MINIMUM	TRANSV	TRANSFER
DIAM	DIAMETER	MISC	MISCELLANEOUS	TYP	TYPICAL
DIMS	DIMENSION	NO	NUMBER	UNO	UNLESS OTHERWISE NOTED
DWG	DRAWING	N.T.S.	NOT TO SCALE	V.I.F.	VERIFY IN FIELD
(E)	EXISTING	O.C.	ON CENTER	VERT	VERTICAL
EA.	EACH	O.H	OPPOSITE HAND		
E.J.	EXPANSION JOINT	OPNG	OPENING	W	WIDE FLANGE
ELEV	ELEVATION	OPP	OPPOSITE	WD	WOOD
E.N.	EDGE NAIL	OSB	ORIENTED STRAND BOARD	W.P.	WORK POINT
EQ	EQUAL	OWSJ	OPEN WEB STEEL JOIST	WT	WEIGHT
EQUIP	EQUIPMENT	PERP	PERPENDICULAR	WFW	WELDED WIRE FABRIC
		PL	PLATE	WWR	WELDED WIRE REINFORCEMENT

**SHEET INDEX**

S0.0	COVER PAGE & NOTES
S1.0	FOUNDATION PLAN
S2.0	WALL FRAMING PLAN
S3.0	ROOF & CEILING FRAMING PLANS
S4.0	STRUCTURAL DETAILS
S4.1	STRUCTURAL DETAILS
A1.0	FLOOR PLAN
A2.0	TYPICAL CROSS SECTIONS
A3.0	EXTERIOR ELEVATIONS

THIS PLAN AND/OR DESIGN ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN CONSENT AND PROPER CREDIT TO THE DESIGNER. THE USER OF THESE PLANS SHALL BE RESTRICTED TO THE USE FOR WHICH THEY WERE DESIGNED. THE USER SHALL BE RESPONSIBLE TO VERIFY THE ACCURACY OF ALL DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE DESIGNER AND ALL DESIGNERS TO BE CONSULTED WITH RESPECT TO THIS PROJECT. THE DESIGNER AND THE DESIGNER'S CONSULTANTS SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER AND THE DESIGNER'S CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING COPYRIGHTS, ARISING FROM THE USE OF THESE PLANS.

**PACIFIC CITY WAREHOUSE CHESTER'S MARKET**

**PACIFIC CITY, OREGON**

DATE	DESCRIPTION	COMMENTS
DATE:	12-22-2023	
DRAWN BY:	KB	
CHECKED BY:	LV	
JOB NUMBER:	1034.21	



**FOUNDATION PLAN NOTES:**

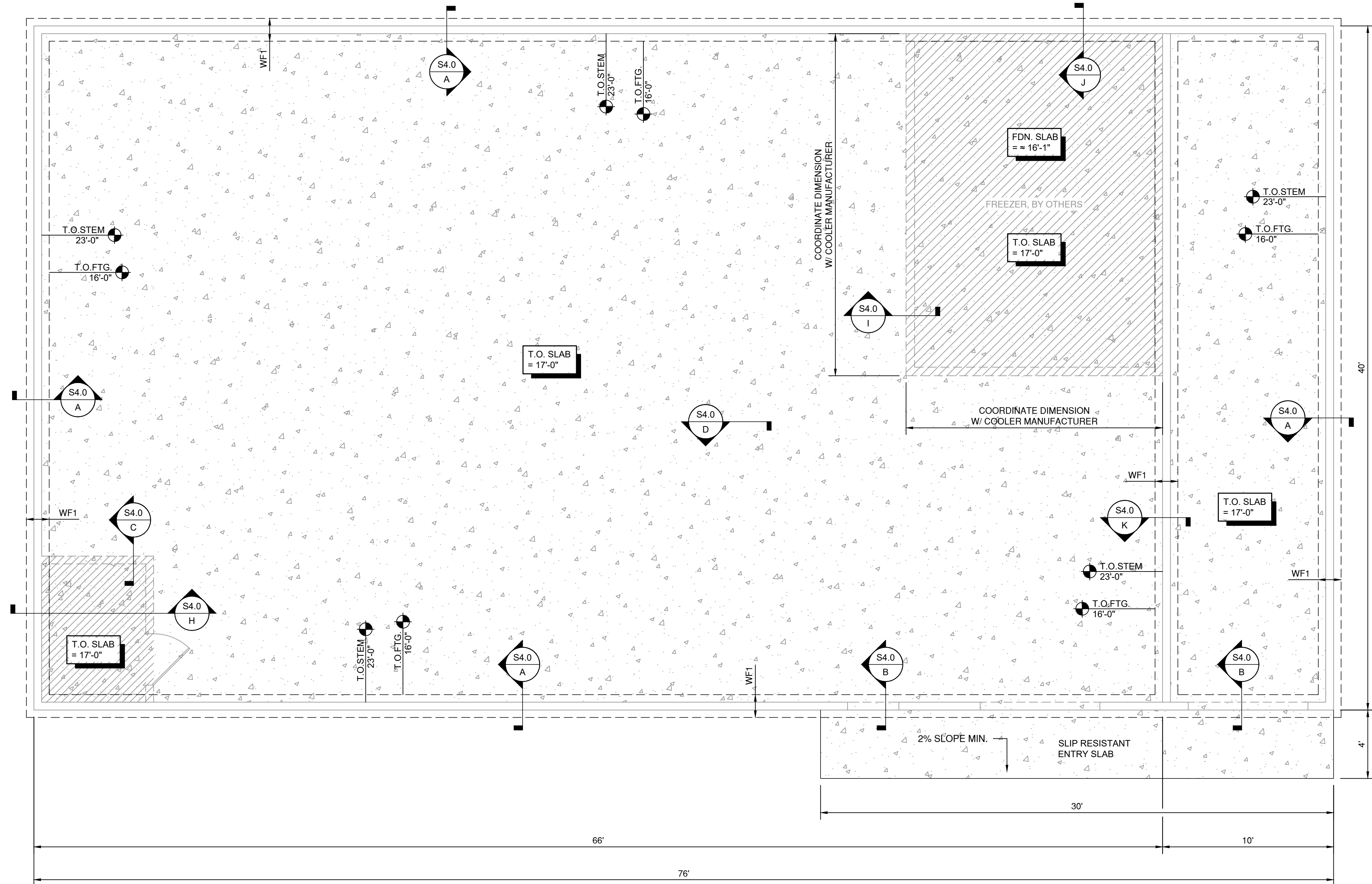
- FOR ANY ADDITIONAL DIMENSIONS NOT SHOWN, SEE ARCH PLANS. NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- FOR ANY DIMENSION DISCREPANCIES FOUND BETWEEN THE ARCH. PLANS AND THESE PLANS USE THE DIMENSIONS FROM THE ARCH. PLANS. NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY.
- STRUCTURAL WALLS ARE CONSIDERED TO BE ALL LOAD BEARING WALLS, SHEAR WALLS AND ANY WALL THAT REQUIRES A FOOTING.
- FOR GENERAL STRUCTURAL NOTES SEE SHEET S0.0.
- FOR TYPICAL FOUNDATION DETAILS SEE SHEETS S4.0.
- T.O.FTG. = TOP OF FOOTING ELEVATION.
- T.O.STEM = TOP OF CONCRETE STEM WALL.
- T.O.SLAB = TOP OF FLOOR SLAB ELEVATION.
- CORNER REINF. IS REQ'D PER E/S4.0.
- THE FOUNDATION HAS BEEN DESIGNED TO BE FLOODPROOFED SO THAT THE PORTION OF THE STRUCTURE THAT LIES BELOW THE PORTION THAT IS THREE FEET OR MORE ABOVE THE BASE FLOOD LEVEL IS WATERTIGHT WITH WALLS SUBSTANTIALLY IMPERMEABLE TO THE PASSAGE OF WATER.**
- THE STRUCTURAL COMPONENTS HAVE BEEN DESIGNED TO RESIST HYDROSTATIC AND HYDRODYNAMIC LOADS AND EFFECTS OF BUOYANCY.**

**FOUNDATION PLAN LEGEND:**

- INDICATES NON STRUCTURAL WALLS
- INDICATES CONCRETE STEMWALL UNDER 2x EXTERIOR WALLS
- INDICATES CONCRETE FOOTINGS PER SCHEDULE
- INDICATES 12" CONCRETE SLAB ON GRADE OVER 6" OF PROPERLY COMPACTED GRANULAR FILL CONSISTING OF CLEAN DAMP SAND & 3/4" MINUS GRAVEL.
- USE (2) MATS OF #4 BAR AT 18" O.C. EA. WAY
- INDICATES INSULATED CONCRETE SLAB ON GRADE. SEE DETAILS

WALL FOOTING SCHEDULE			
MARK	WIDTH (W)	DEPTH (D)	REINFORCEMENT
WF1	3'-0"	12"	(3) #5 (L) & #5 AT 12" O.C. (T). VERTICAL BARS SHALL BE HOOKED

- NOTES:**
- FOR ANY WOOD WALL FOOTING NOT MARKED, USE FOOTING TYPE WF1.
  - ALL FOOTINGS ARE CENTERED UNDER WALLS UNLESS NOTED OR DETAILED OTHERWISE.
  - (H) = HORIZONTAL BARS IN STEM WALL - WHERE OCCURS  
(L) = LONGITUDINAL BARS IN FOOTING  
(V) = VERTICAL BARS IN STEM WALL - WHERE OCCURS  
(T) = TRANSVERSE BARS IN FOOTING  
E.F. = EACH FACE  
T&B = TOP AND BOTTOM  
(V) VERTICAL BARS IN STEM WALL MAY BE BENT (IN ALTERNATE DIRECTIONS) @ THE FOOTING AND USED IN LIEU OF (T) TRANSVERSE BARS - SEE DETAILS.



**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"

**PACIFIC CITY WAREHOUSE  
CHESTER'S MARKET**  
PACIFIC CITY, OREGON

DATE	DESCRIPTION/COMMENTS

DATE:	12-22-2023
DRAWN BY:	KB
CHECKED BY:	LV
JOB NUMBER:	1034.21

SHEET TITLE

**FOUNDATION PLAN**

SHEET NUMBER

**S1.0**

SHEET

**FRAMING PLAN NOTES:**

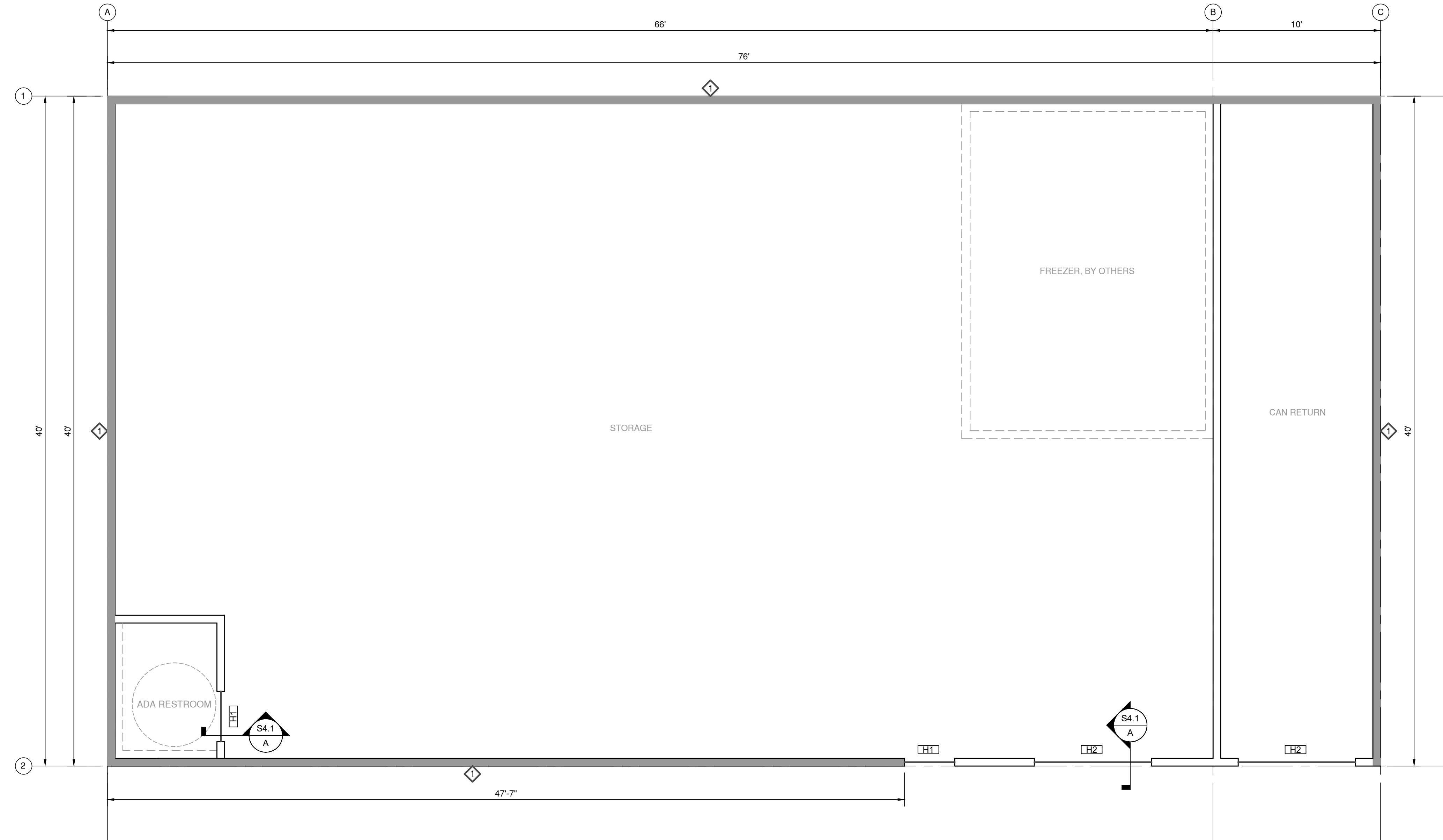
- FOR ANY ADDITIONAL DIMENSIONS NOT SHOWN, SEE ARCH PLANS, NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- SEE SHEET S0.0 FOR INFORMATION NOT SHOWN.
- STUDS IN GABLE WALLS SHALL BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE UNDER ROOF FRAMING.

**FRAMING PLAN LEGEND:**

- INDICATES 2X WOOD STUD WALL IN NEW ADDITION
- INDICATES WOOD SHEAR WALL ABOVE. SEE DETAIL E/S4.0 FOR DETAIL AND F/S4.0 FOR SCHEDULE. SHEAR WALL LENGTH SHALL BE FULL LENGTH BETWEEN WINDOWS/DOORS OR WALL CORNERS PER SHEAR WALL DETAILS, U.N.O.
- INDICATES HEADER BELOW. SEE SCHEDULE

WOOD HEADER SCHEDULE				
MARK	NOMINAL/REAL DIMENSION (IN)	SPECIES/GRADE	# OF JACK STUDS	NOTES
H1	(2) 2x8	DF-L #2	1	
H2	(2) 2x12	DF-L #2	2	

\*\*ANY INTERIOR DOOR HEADERS NOT SHOWN WITH A HEADER MARK ARE CONSIDERED TO BE NON-STRUCTURAL AND MAY BE A 2X WALL MEMBER LAID FLAT.



1 WALL FRAMING PLAN  
SCALE: 1/4"=1'-0"

DATE	DESCRIPTION/COMMENTS

DATE:	12-22-2022
DRAWN BY:	KB
CHECKED BY:	LV
JOB NUMBER:	1034.21

SHEET TITLE  
**WALL FRAMING PLAN**

SHEET NUMBER  
**S2.0**


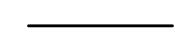
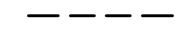
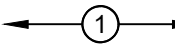
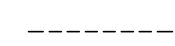
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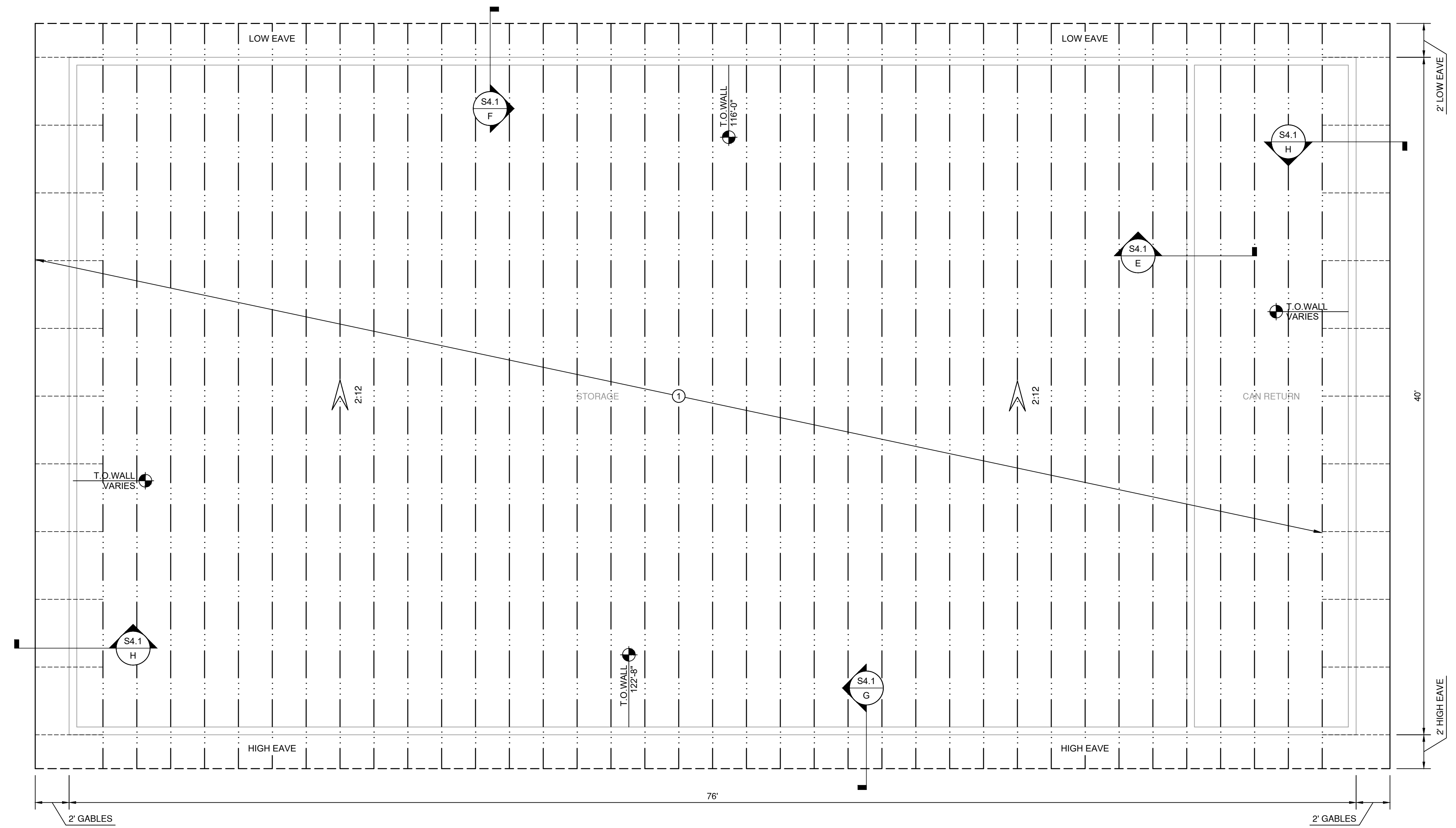


**ROOF FRAMING PLAN NOTES:**

- FOR ANY ADDITIONAL DIMENSIONS NOT SHOWN, SEE ARCH PLANS. NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- STRUCTURAL WALLS ARE CONSIDERED TO BE ALL LOAD BEARING WALLS, SHEAR WALLS AND ANY WALL THAT REQUIRES A FOOTING.
- FOR GENERAL STRUCTURAL NOTES SEE SHEET S0.0.
- FOR TYPICAL FRAMING DETAILS SEE SHEETS S4.0-4.1.
- T.O. WALL = TOP OF WALL ELEVATION
- T.O. BEAM = TOP OF BEAM ELEVATION
- ROOF SHEATHING: SHEATHING PER S0.0 NOTES. FASTEN w/ 8d EDGE NAIL (EN) @ 6" O.C. & w/ 8d FIELD NAIL (FN) @ 12" O.C..
- 2x FASCIA BOARD SHALL BE PROVIDED @ ALL ROOF EDGE CORNERS FOR A CONT. SPAN OF 8'-0" (MIN.) w/ (4) 16d NAILS INTO EA. TRUSS OR RAFTER END. METAL FASCIA ATTACHED OVER 2x MEMBER PER ARCH.

**ROOF FRAMING LEGEND:**

-  INDICATES BEARING WALL OR BEAM BELOW
-  2x DF-L BARGE RAFTER
-  2x DF-L FASCIA
-  PRE ENGINEERED PARALLEL CORD TRUSSES BY OTHERS. 40'-0" CLEAR SPAN. 2:12 PITCH. SIMPSON H2.5A AT EACH END.
-  2x6 DF-L OUTRIGGER @ 48" O.C.



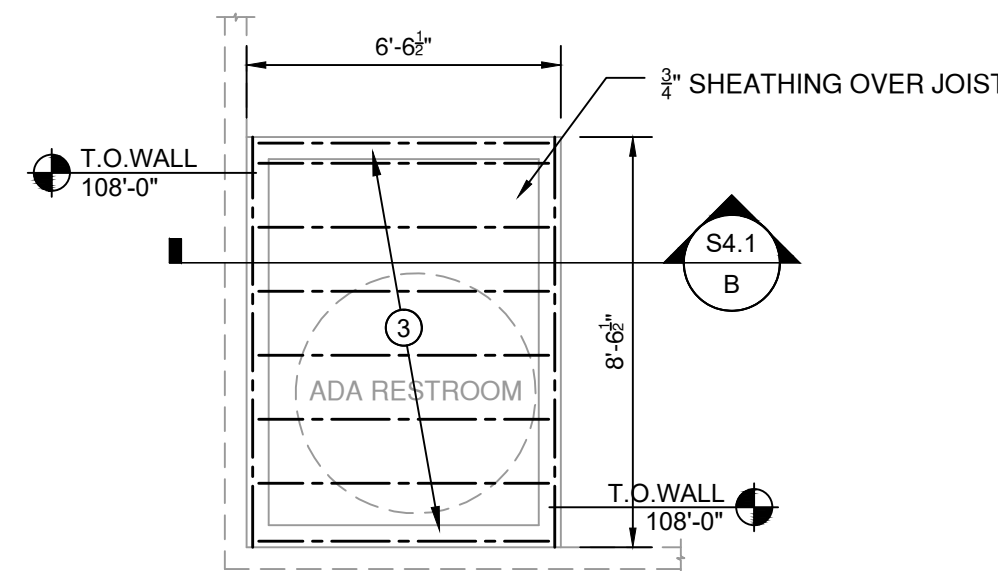
**1 ROOF FRAMING PLAN**  
SCALE: 1/4"=1'-0"

**CEILING FRAMING PLAN NOTES:**

- FOR ANY ADDITIONAL DIMENSIONS NOT SHOWN, SEE ARCH PLANS. NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- STRUCTURAL WALLS ARE CONSIDERED TO BE ALL LOAD BEARING WALLS, SHEAR WALLS AND ANY WALL THAT REQUIRES A FOOTING.
- FOR GENERAL STRUCTURAL NOTES SEE SHEET S0.0.
- FOR TYPICAL FRAMING DETAILS SEE SHEET S4.0-4.1.
- T.O. WALL = TOP OF WALL ELEVATION
- "FLOOR/CEILING" SHEATHING: SHEATHING PER S0.0 NOTES. FASTEN w/ 8d EDGE NAIL (EN) @ 6" O.C. & 8d FIELD NAIL (FN) @ 12" O.C..

**CEILING FRAMING LEGEND:**

-  2x12 DF-L #2 FLOOR JOIST AT 24" O.C. w/ 2x RIM JOIST.



**2 CEILING FRAMING PLAN**  
SCALE: 1/4"=1'-0"

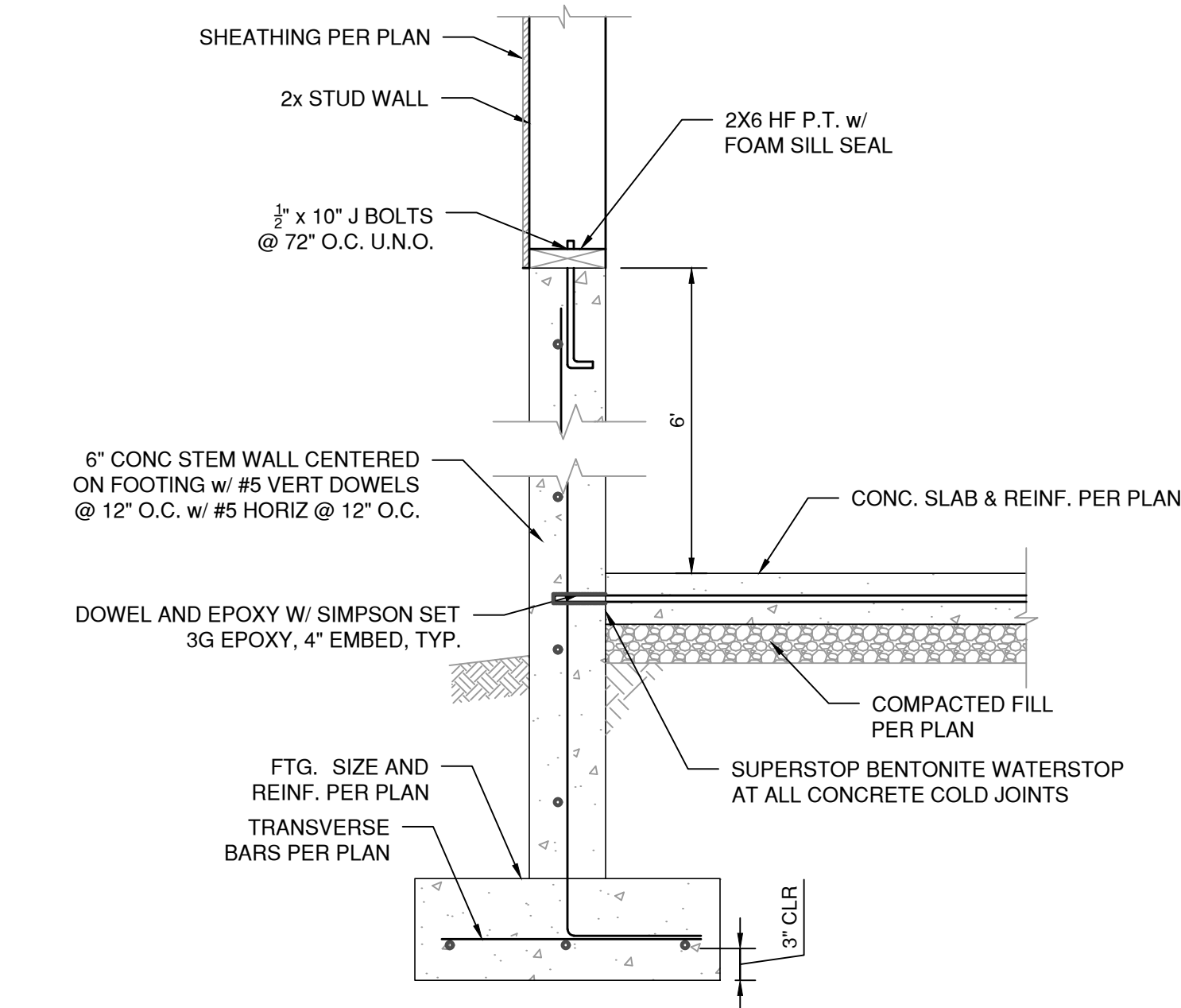
DATE	DESCRIPTION/COMMENTS

DATE:	12-22-2022
DRAWN BY:	KB
CHECKED BY:	LV
JOB NUMBER:	1034.21

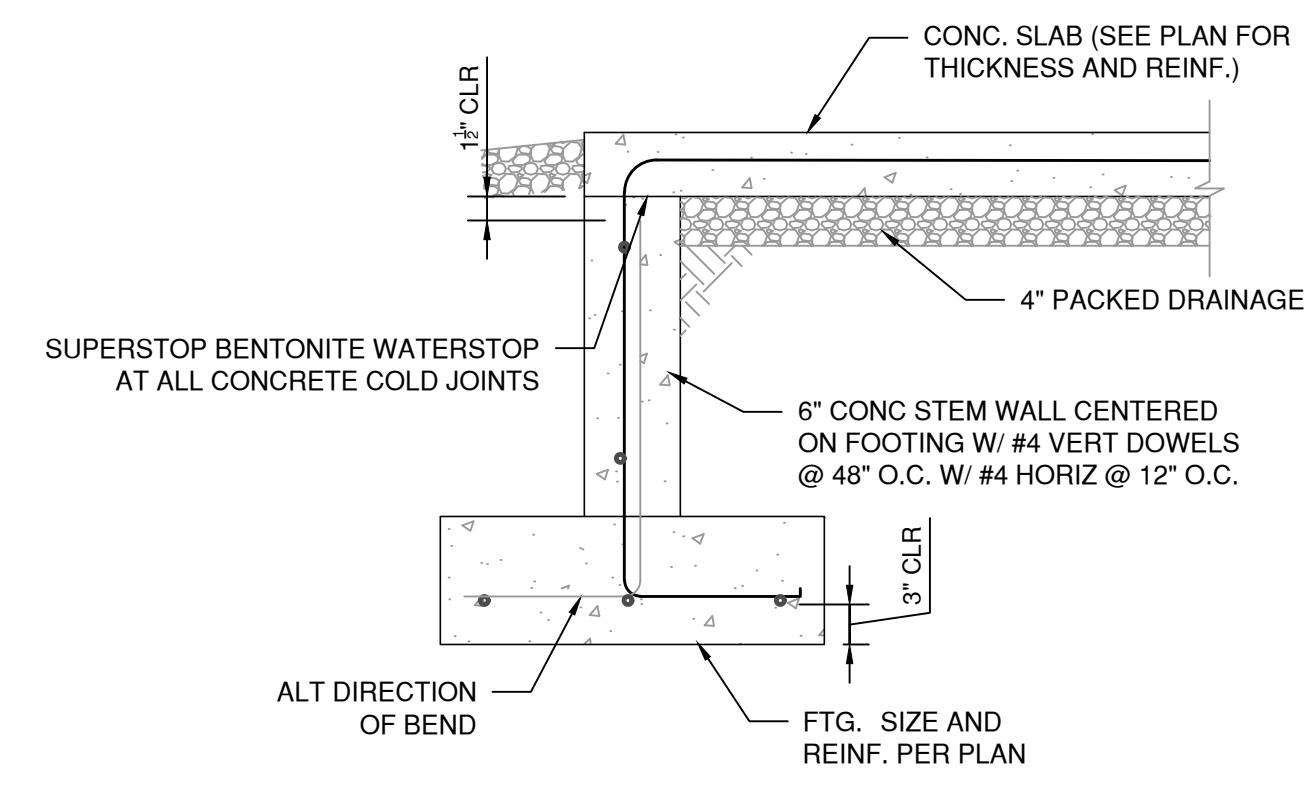
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**ROOF & CEILING FRAMING PLANS**

SHEET NUMBER  
**S3.0**

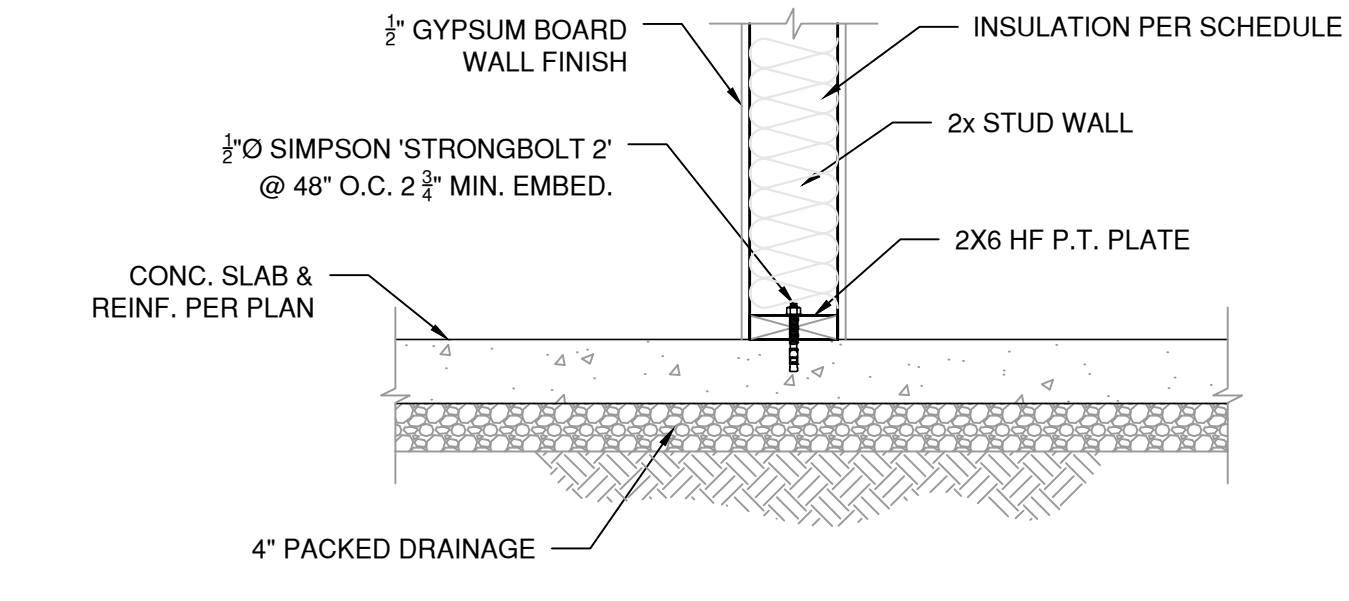
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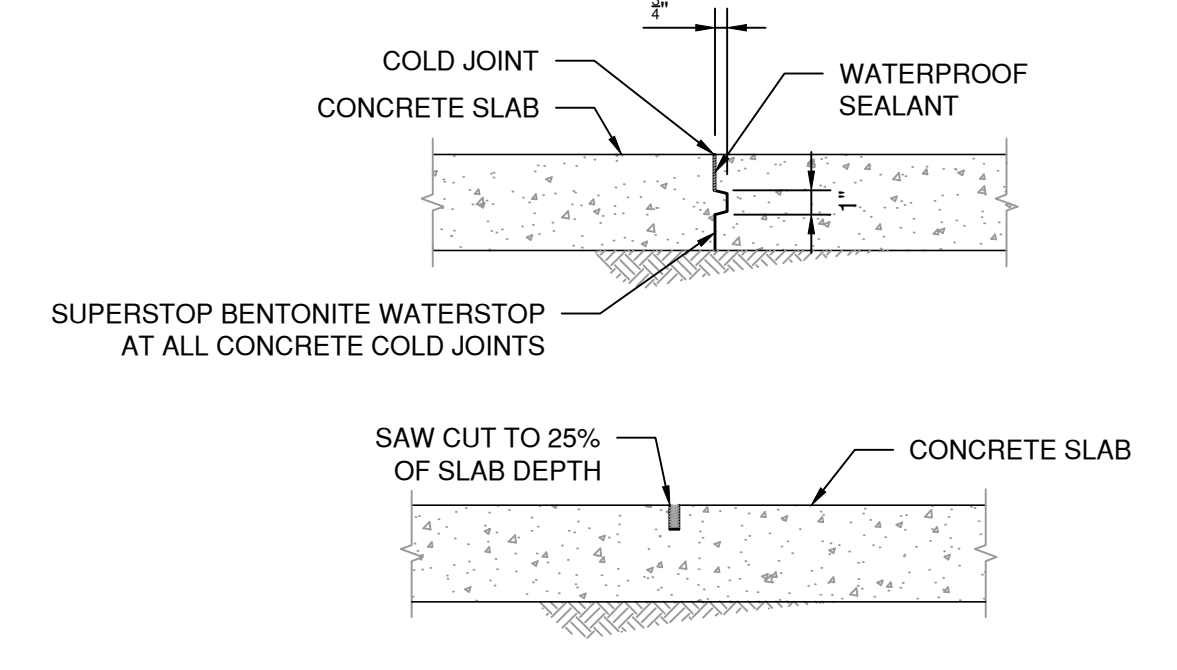
**A EXTERIOR FOOTING, STEMWALL, & SLAB (TYP.)**  
SCALE: 1"=1'-0"



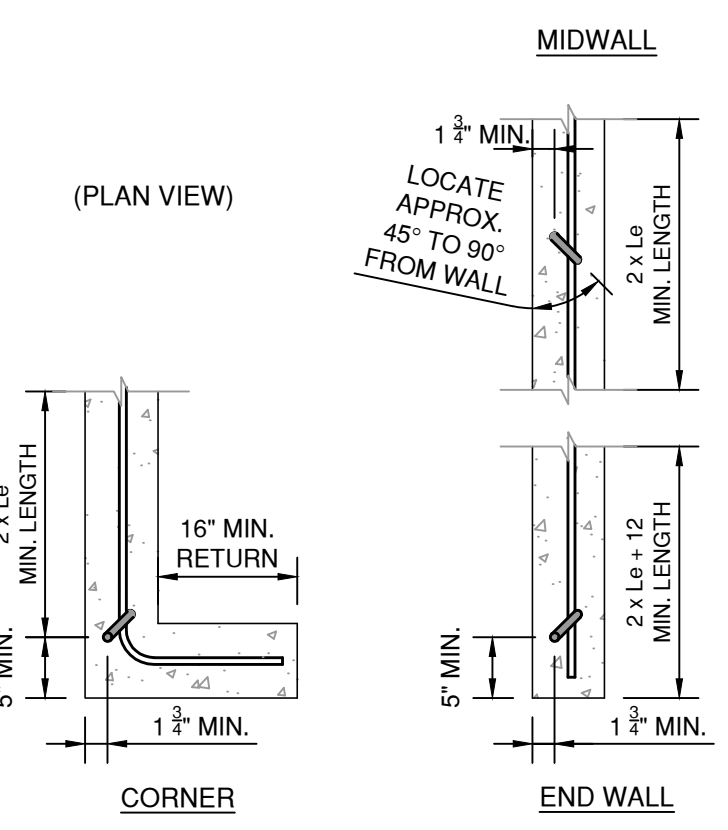
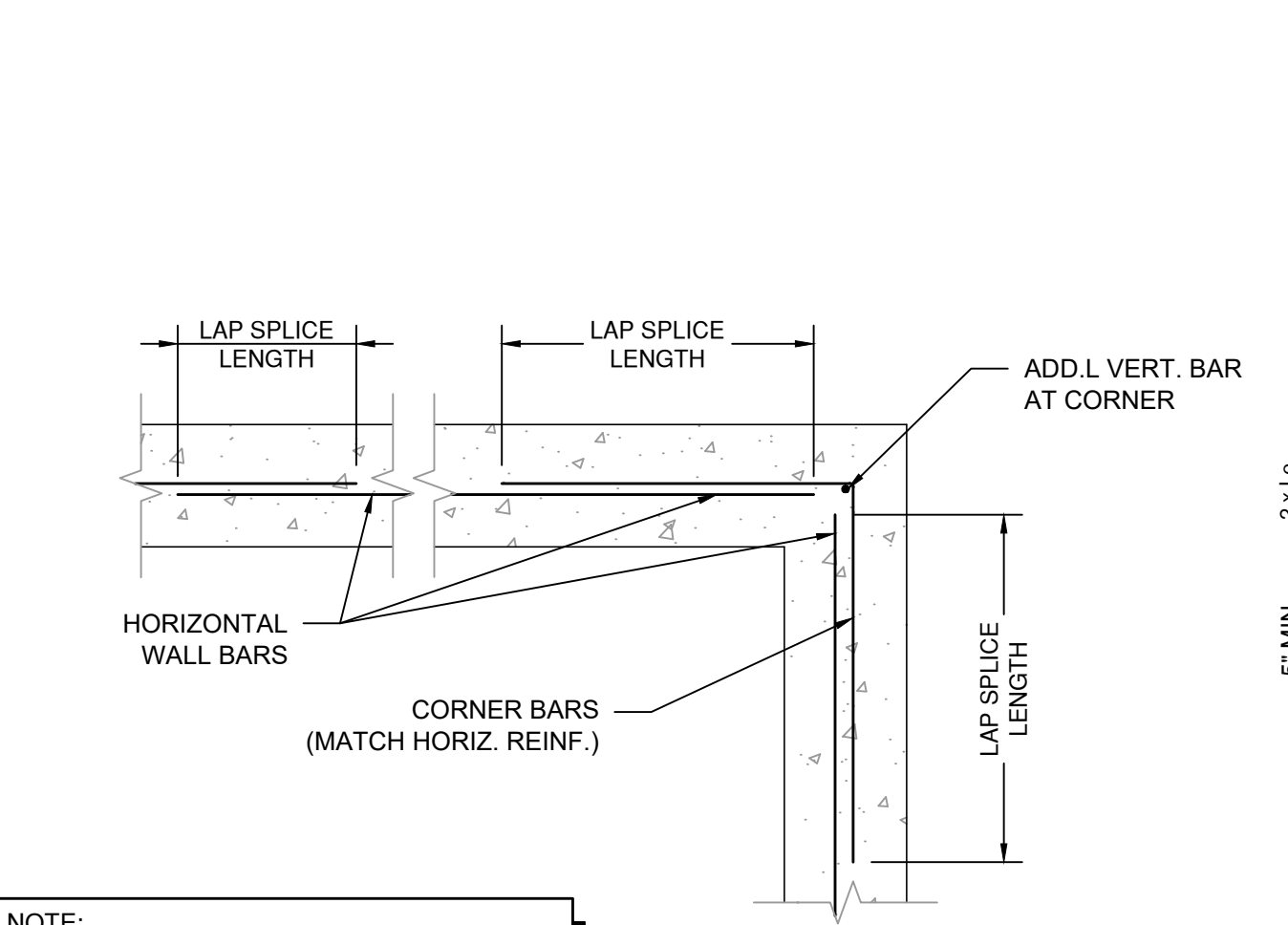
**B FOOTING & STEMWALL DETAIL AT BLOCKOUT (TYP.)**  
SCALE: 1"=1'-0"



**C INTERIOR WALL NO FOOTING (TYP.)**  
SCALE: 1"=1'-0"

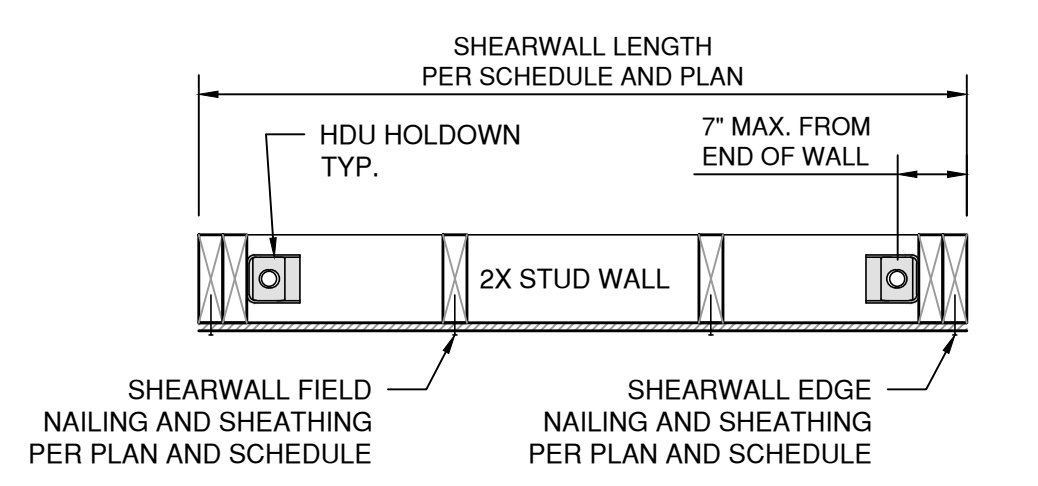
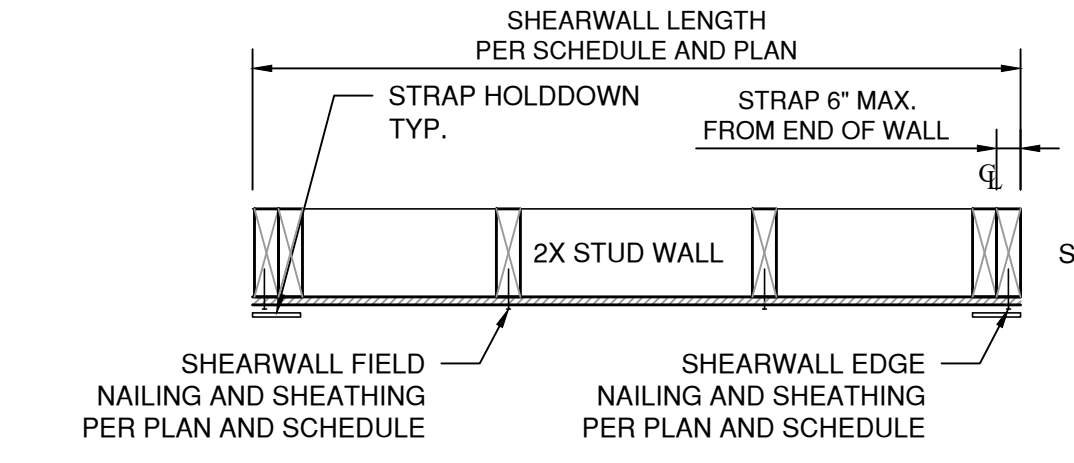


**D CONSTRUCTION & CONTROL JOINT**  
SCALE: 1"=1'-0"



- NOTES:**
- REBAR IS REQUIRED AT TOP OF STEMWALL FOUNDATIONS.
  - INSTALL SSTB/SB BOLTS BEFORE CONCRETE POUR USING ANCHORMATES.
  - MIN. CONCRETE STRENGTH IS 2500 PSI.
  - ORDER SSTBL MODELS FOR LONGER THREAD LENGTHS.

**E FOOTING CORNER**  
SCALE: 1"=1'-0"



**F HOLD DOWN AND ANCHOR INSTALLATION DETAIL**  
SCALE: 1"=1'-0"

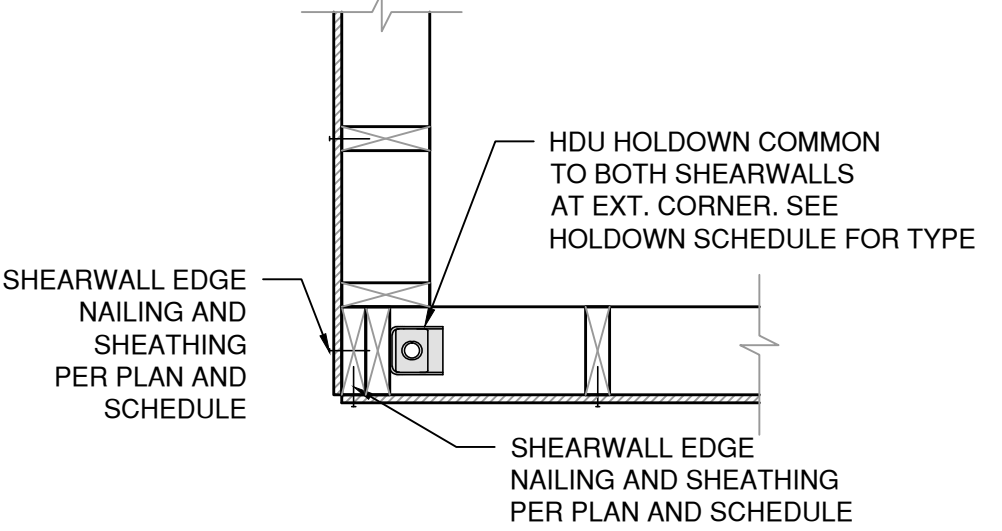
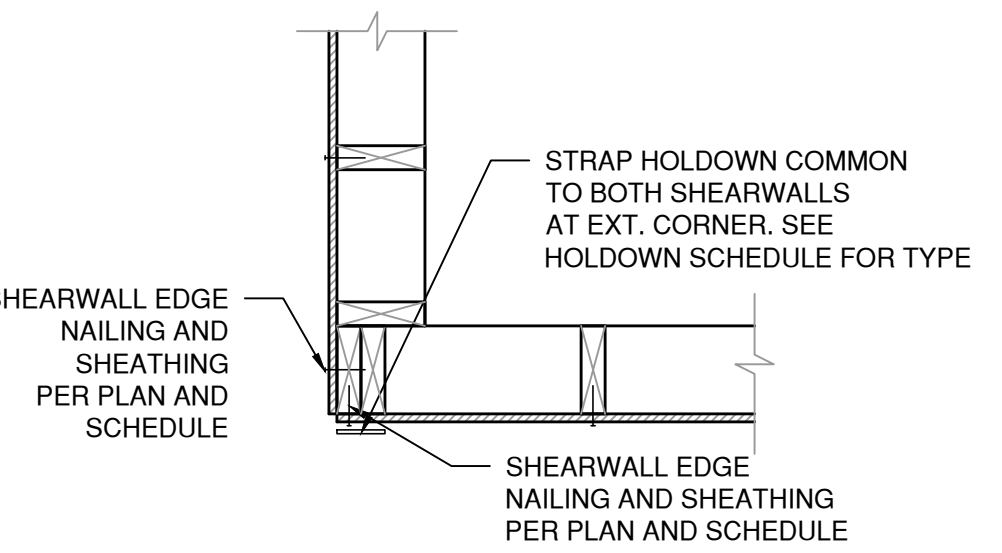
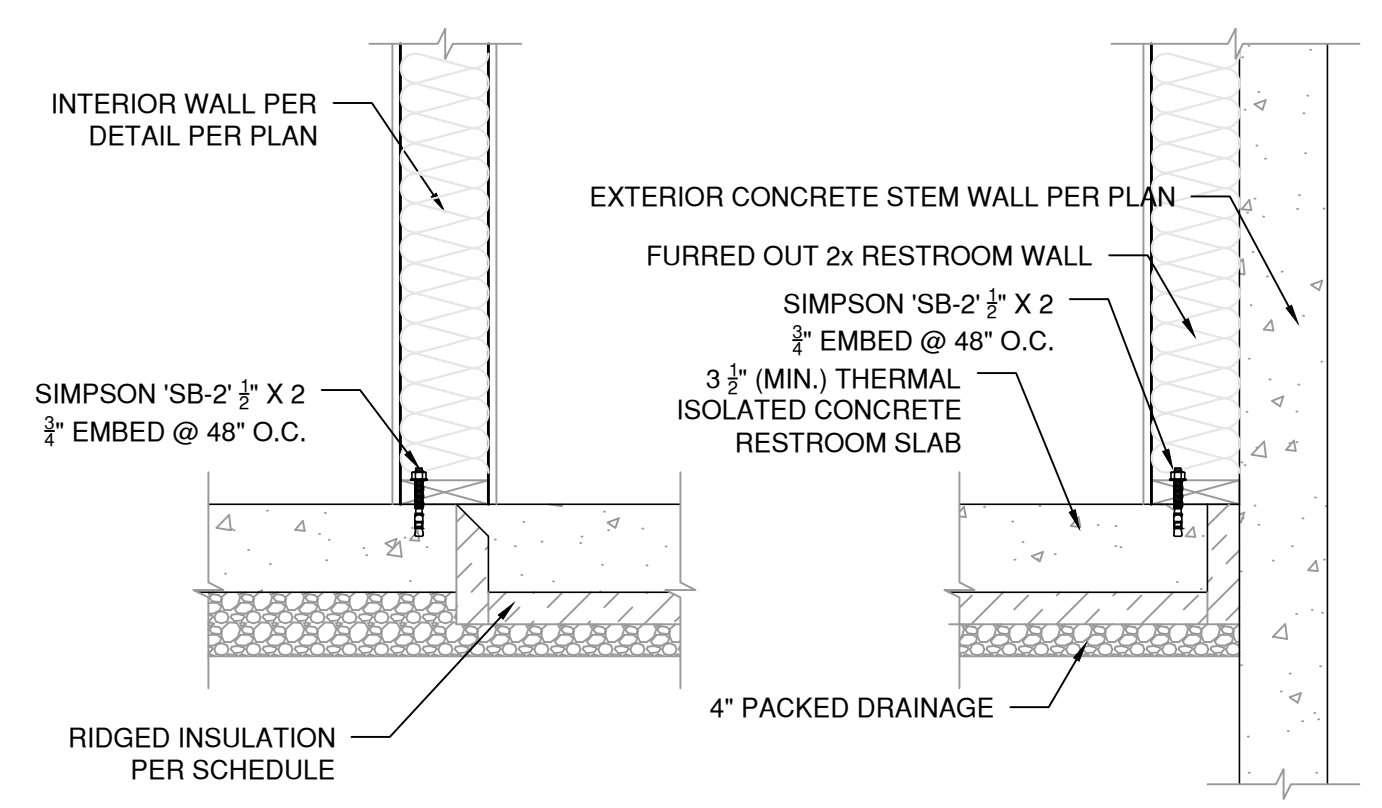


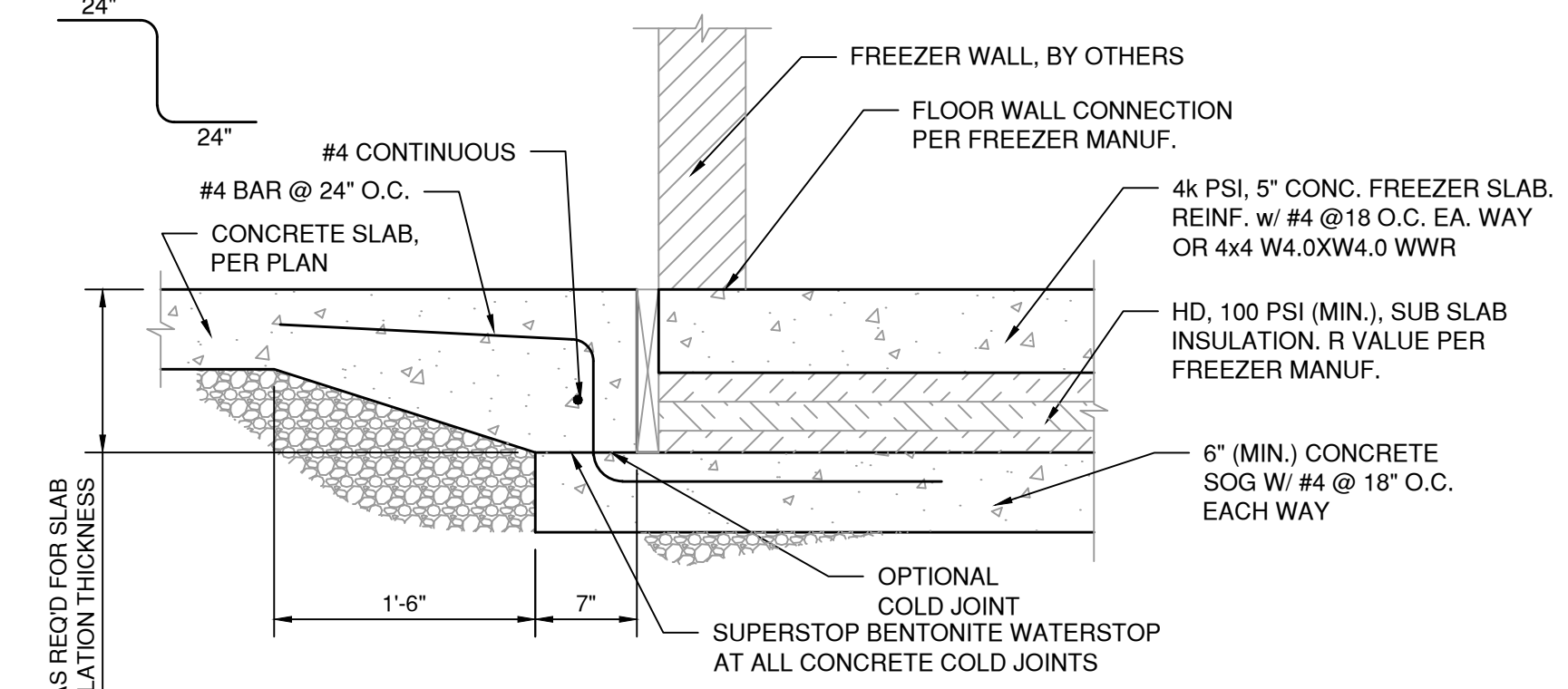
TABLE 1: HOLD DOWN SCHEDULE, FIRST FLOOR TO FOUNDATION

LABEL	MIN. STEMWALL THICK. (IN)	OPTION 1: EMBEDDED STRAP			OPTION 2: SCREW HD			Tallow	
		STRAP HD SIZE	STUD NAILS	EMBED LENGTH	SCREW HD SIZE	STUD SCREWS	ANCHOR BOLT		
A1	6	STHD10	(24) 16d	10	HDU-SDS2.5	(6) SDS 1/2"x2 1/2"	3/8" F1554 GR. 36 THREADED ROD W/ SIMPSON SET-3G EPOXY, 6" EMBED, MIN.	(2) 2x	2640

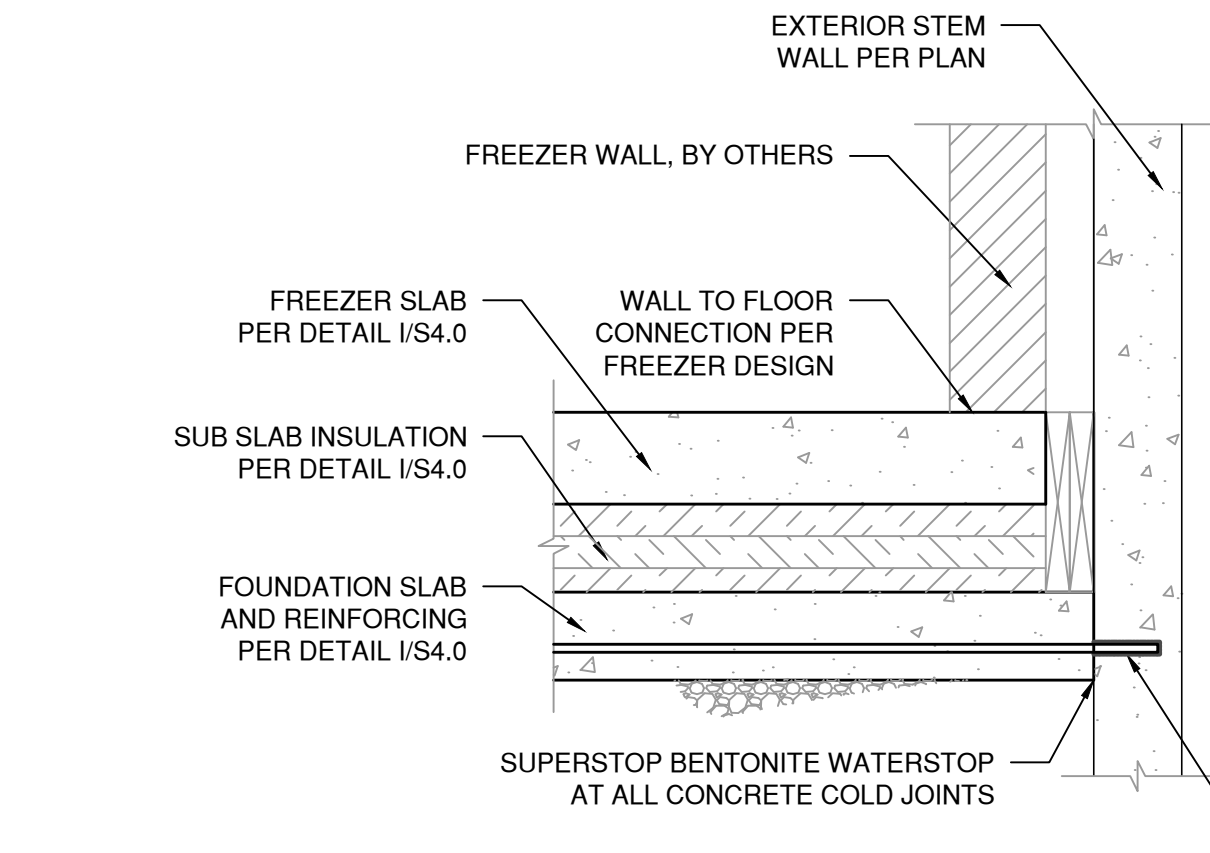
**G HOLD DOWN AND ANCHOR SCHEDULE**  
SCALE: N/A



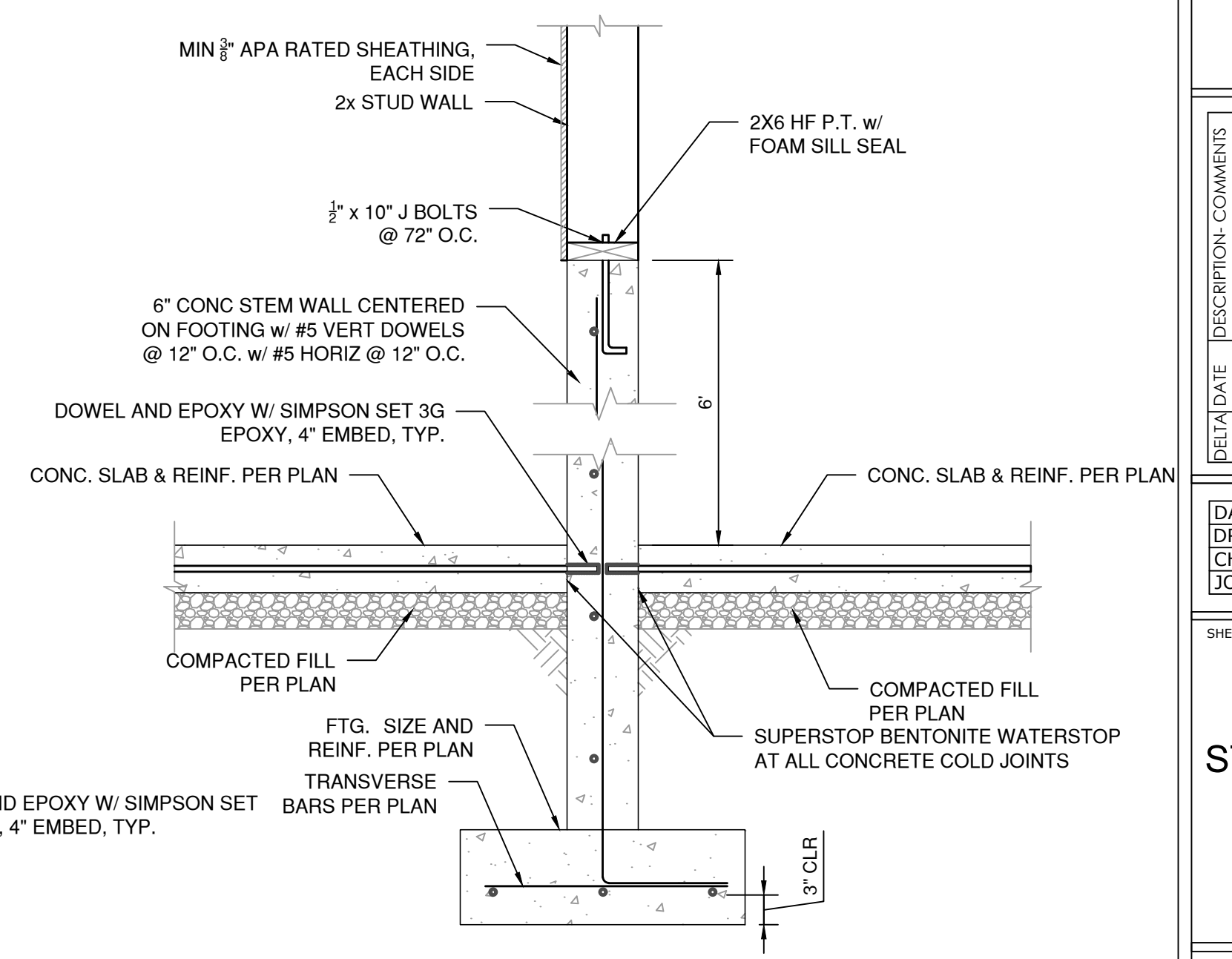
**H RESTROOM FLOOR**  
SCALE: 1"=1'-0"



**I FREEZER SLAB & FOUNDATION SLAB & INTERIOR**  
SCALE: 1"=1'-0"



**J FREEZER SLAB & FOUNDATION SLAB @ EXTERIOR**  
SCALE: 1"=1'-0"



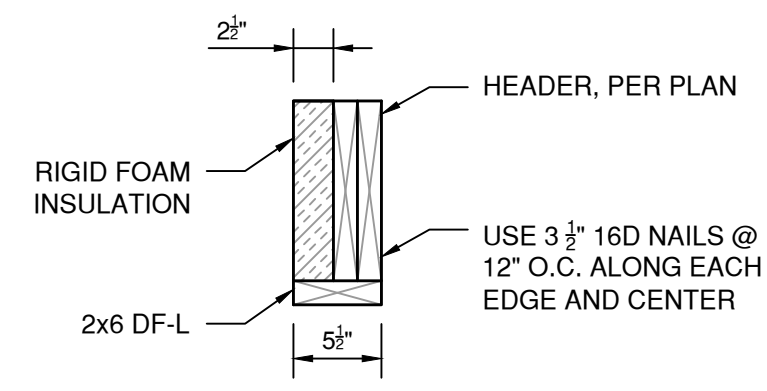
**K EXTERIOR FOOTING, STEMWALL, & SLAB (TYP.)**  
SCALE: 1"=1'-0"

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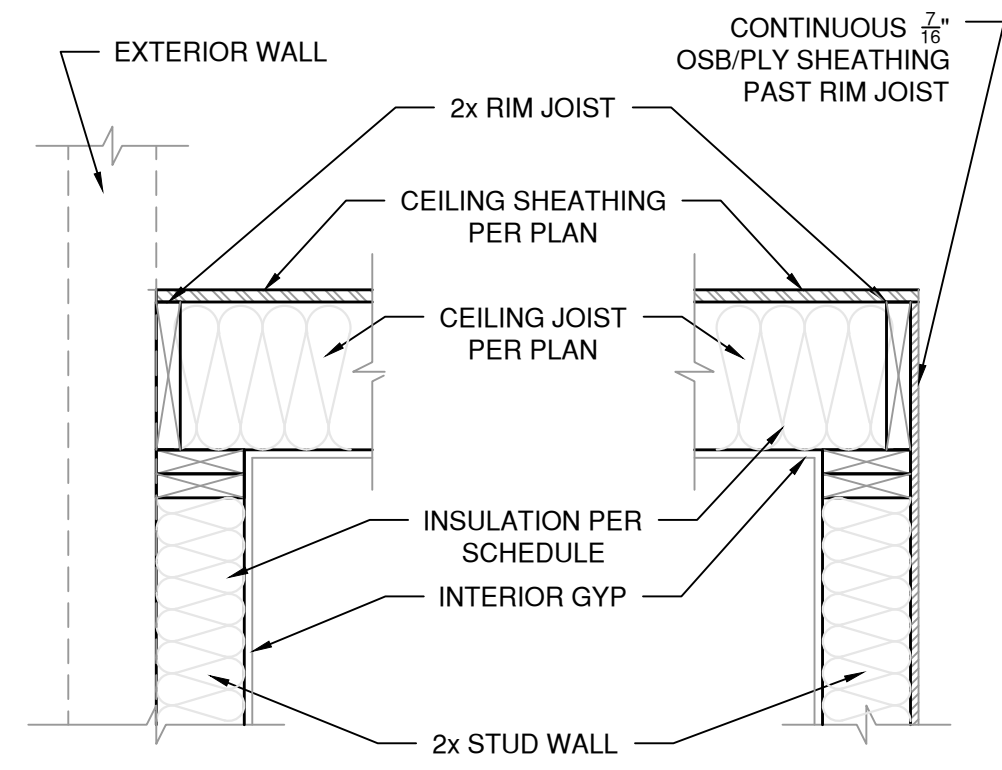
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DRAWN BY: KB  
CHECKED BY: LV  
JOB NUMBER: 1034.21

**STRUCTURAL DETAILS**

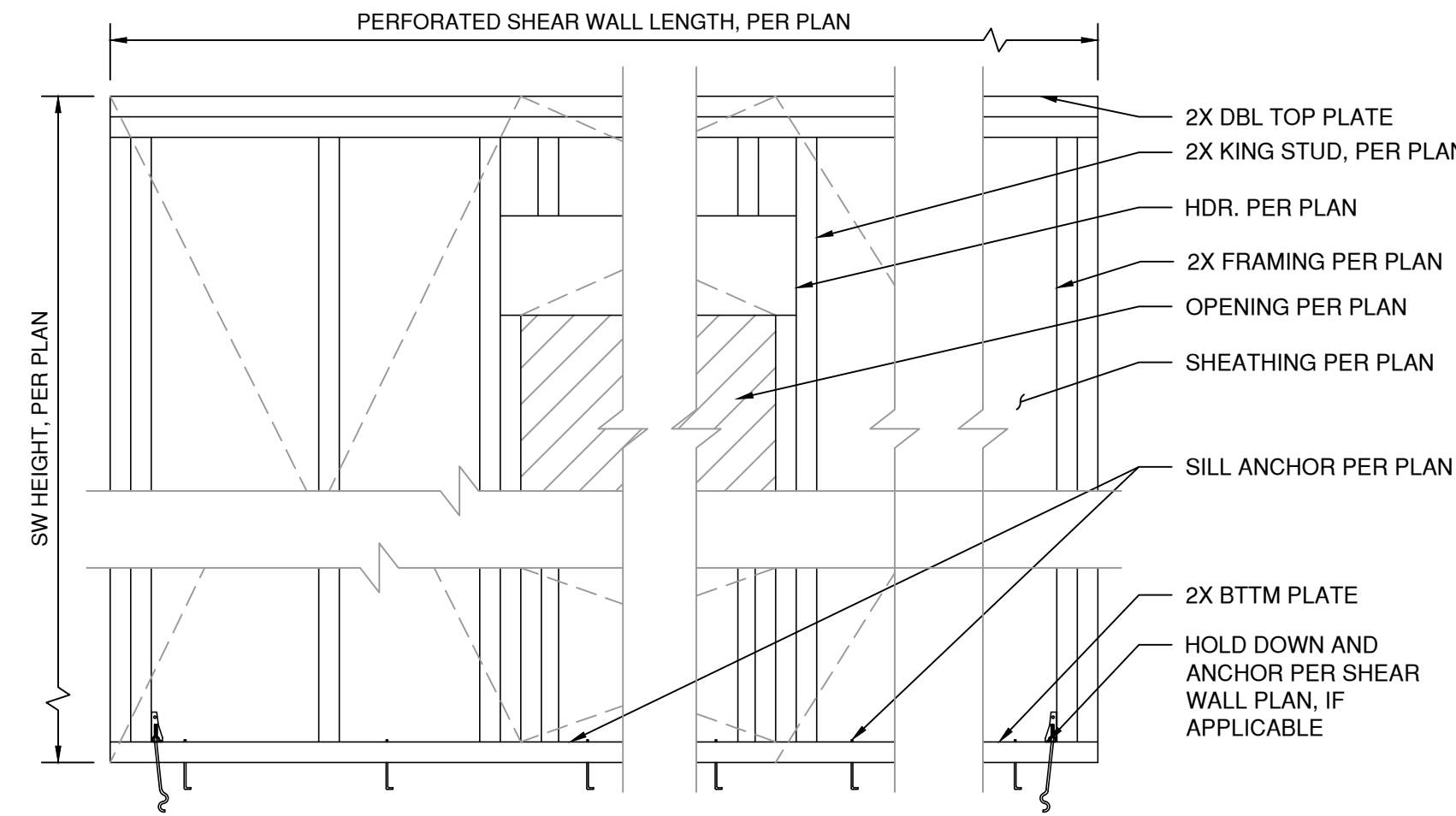




**A** INSULATED HEADER DETAIL (TYP.)  
SCALE: 1"=1'-0"



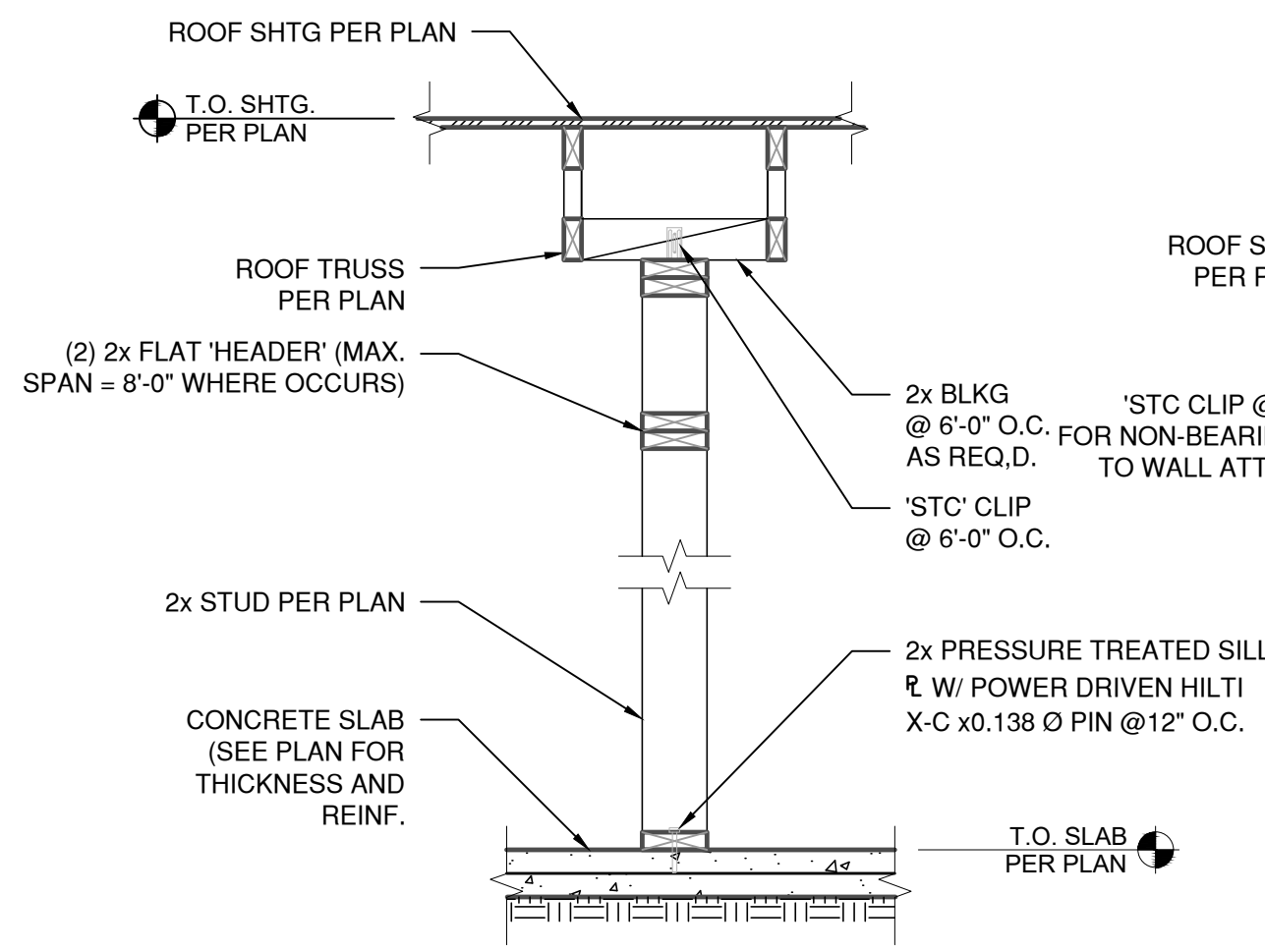
**B** RESTROOM CEILING JOIST  
SCALE: 1"=1'-0"



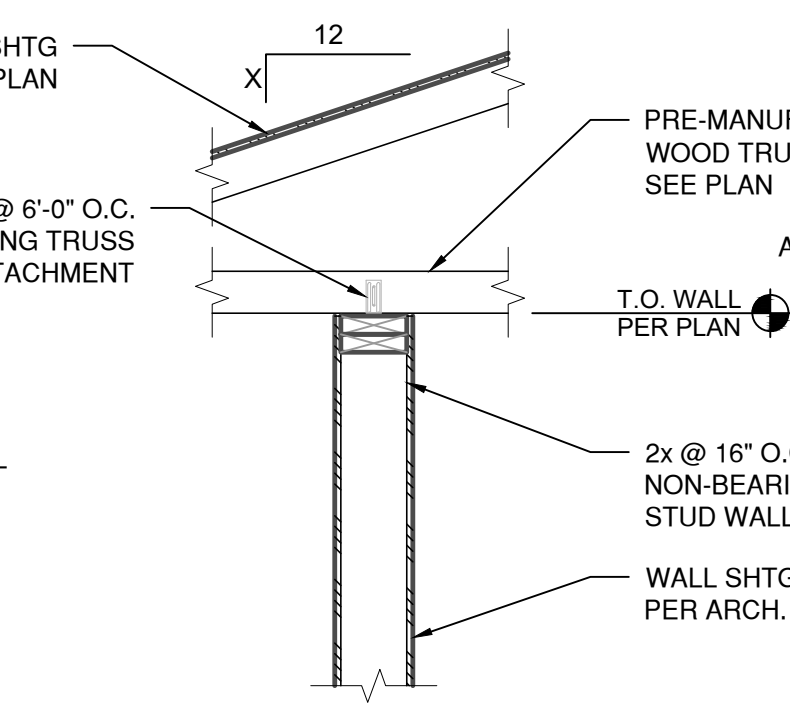
**C** PERFORATED SHEAR WALL DETAIL  
SCALE: 1"=1'-0"

SHEAR WALL SCHEDULE								
LABEL	PANEL EDGE NAILING	PANEL FIELD NAILING	PANEL EDGE FRAMING	APA RATED SHEATHING	FOUNDATION SILL PLATE FASTENERS	BLOCKING CLIP	ALLOWABLE SHEAR (SEISMIC)	ALLOWABLE SHEAR (WIND)
1	8d @ 6" O.C.	8d @ 12" O.C.	2x	3/4" MIN (1) SIDE	2" x 7" EMBED A.B. @ 48" O.C.	A35 @ 24" O.C.	260 PLF	365 PLF
2	8d @ 4" O.C.	8d @ 12" O.C.	2x	3/4" MIN (1) SIDE	2" x 7" EMBED A.B. @ 48" O.C.	A35 @ 16" O.C.	380 PLF	532 PLF
3	8d @ 3" O.C.	8d @ 12" O.C.	2x	3/4" MIN (1) SIDE	2" x 7" EMBED A.B. @ 48" O.C.	A35 @ 16" O.C.	490 PLF	685 PLF
4	8d @ 2" O.C.	8d @ 12" O.C.	2x	3/4" MIN (1) SIDE	2" x 7" EMBED A.B. @ 48" O.C.	A35 @ 12" O.C.	640 PLF	895 PLF
5	8d @ 6" O.C.	8d @ 12" O.C.	2x	3/4" MIN (2) SIDES	2" x 7" EMBED A.B. @ 48" O.C.	A35 @ 12" O.C.	520 PLF	730 PLF
6	8d @ 4" O.C.	8d @ 12" O.C.	2x	3/4" MIN (2) SIDES	2" x 7" EMBED A.B. @ 32" O.C.	A35 @ 8" O.C.	760 PLF	1065 PLF
7	8d @ 3" O.C.	8d @ 12" O.C.	2x	3/4" MIN (2) SIDES	2" x 7" EMBED A.B. @ 24" O.C.	A35 @ 8" O.C.	980 PLF	1370 PLF
8	8d @ 2" O.C.	8d @ 12" O.C.	2x	3/4" MIN (2) SIDES	2" x 7" EMBED A.B. @ 24" O.C.	A35 @ 8" O.C.	1280 PLF	1790 PLF
9	#6 TYPE S OR W 1 1/2" SCREWS @ 4" O.C.	#6 TYPE S OR W 1 1/2" SCREWS @ 16" O.C.	2X	1/2" GWB	2" x 7" EMBED A.B. @ 48" O.C.	A35 @ 48" O.C.	320 PLF	320 PLF

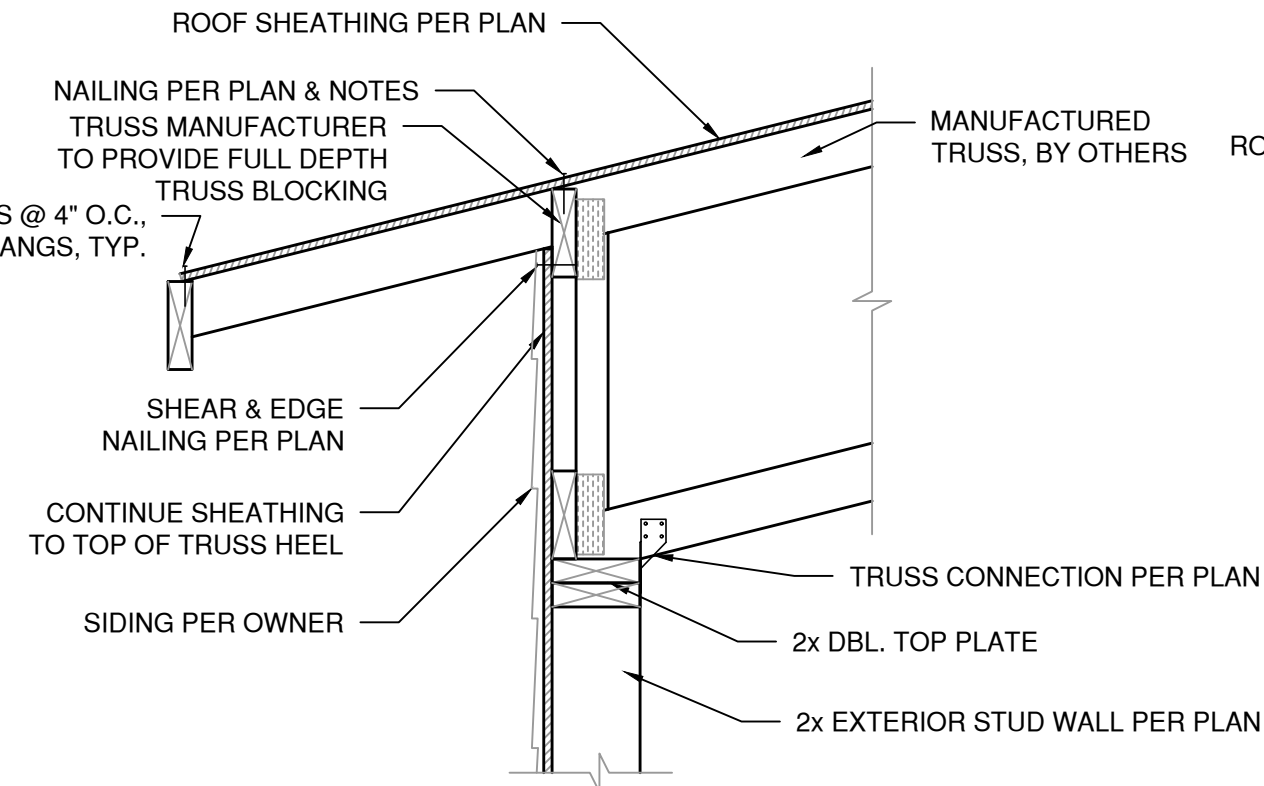
**D** SHEAR WALL SCHEDULE  
SCALE: N/A



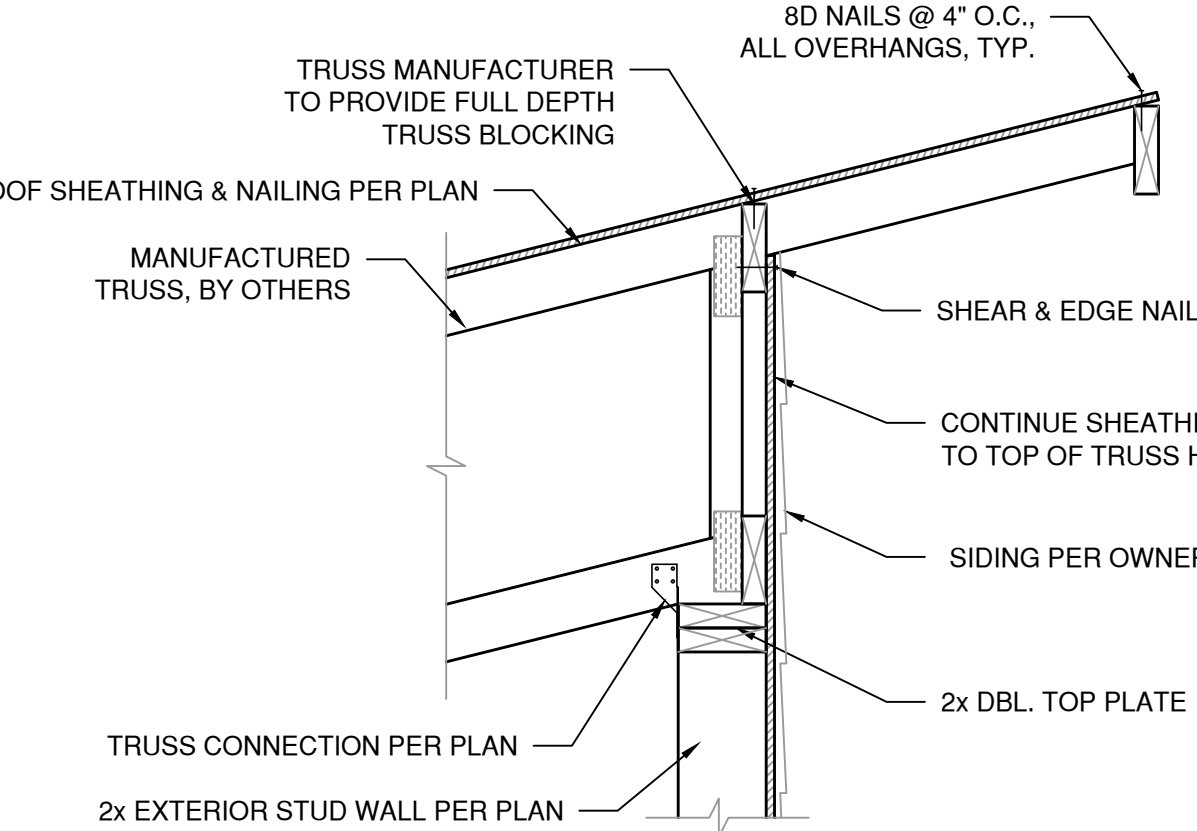
**E** ROOF FRAMING PARALLEL TO WALL



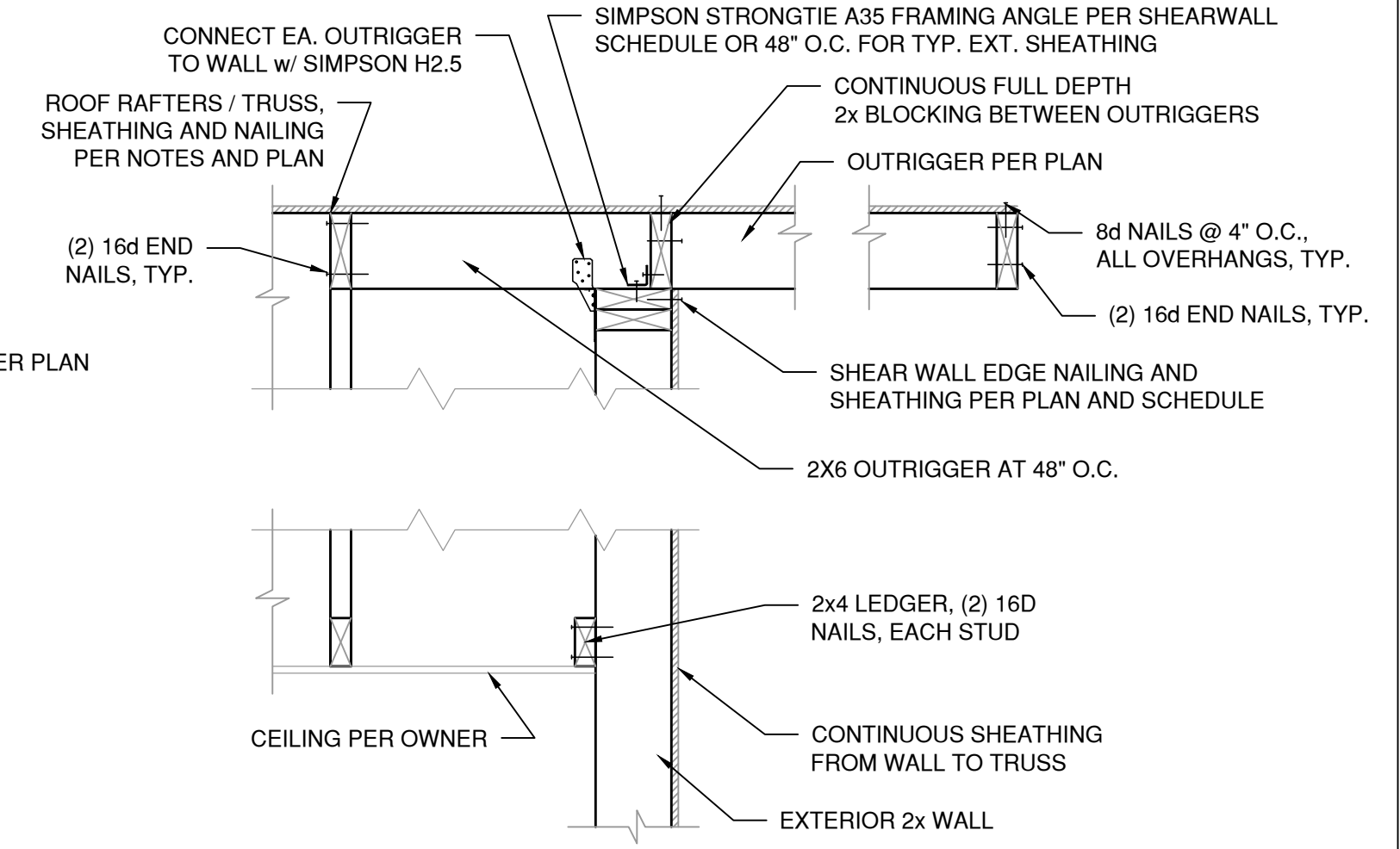
**F** ROOF FRAMING PERPENDICULAR TO WALL



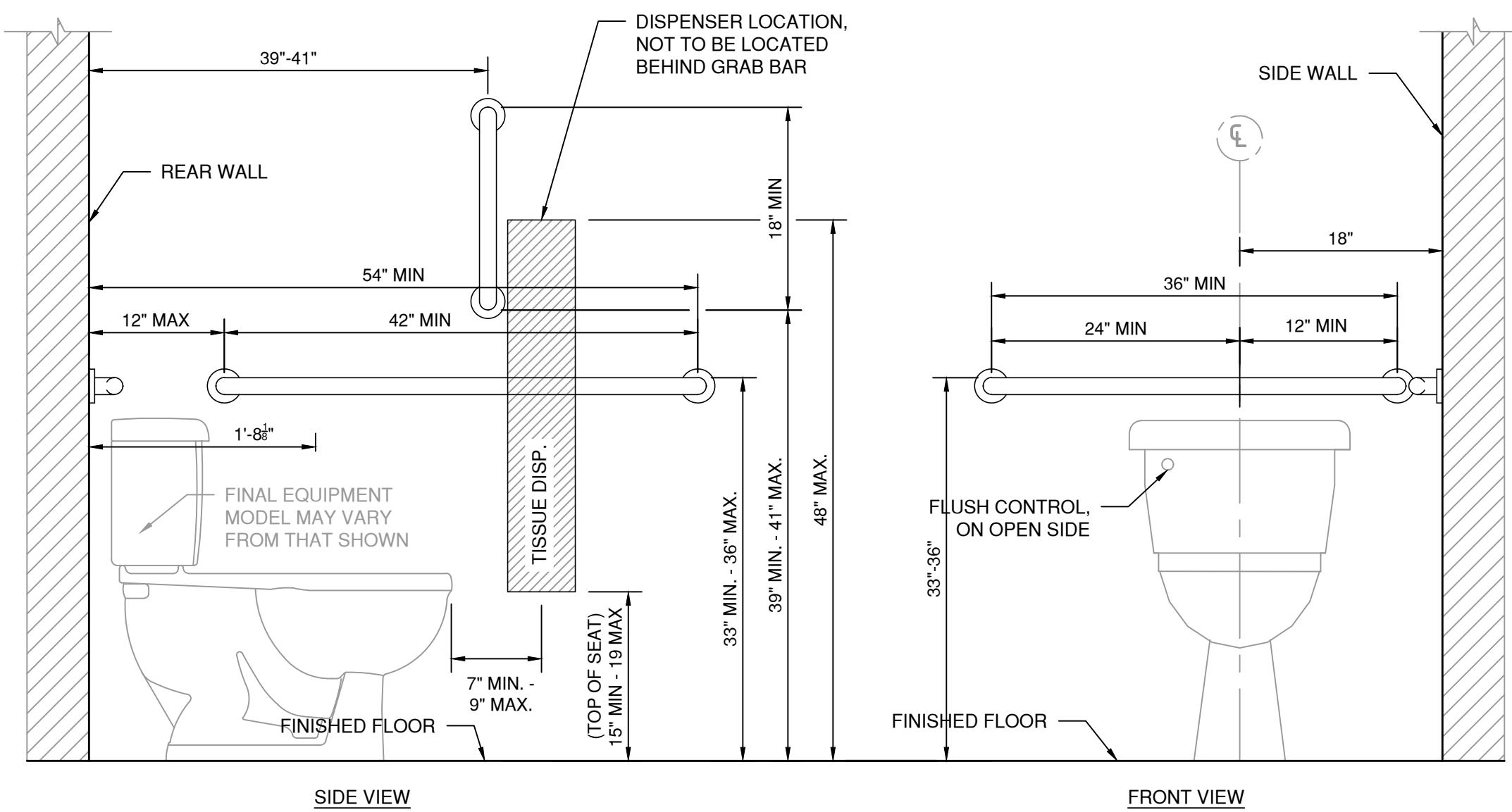
**G** LOW EAVE WALL DETAIL  
SCALE: 1"=1'-0"



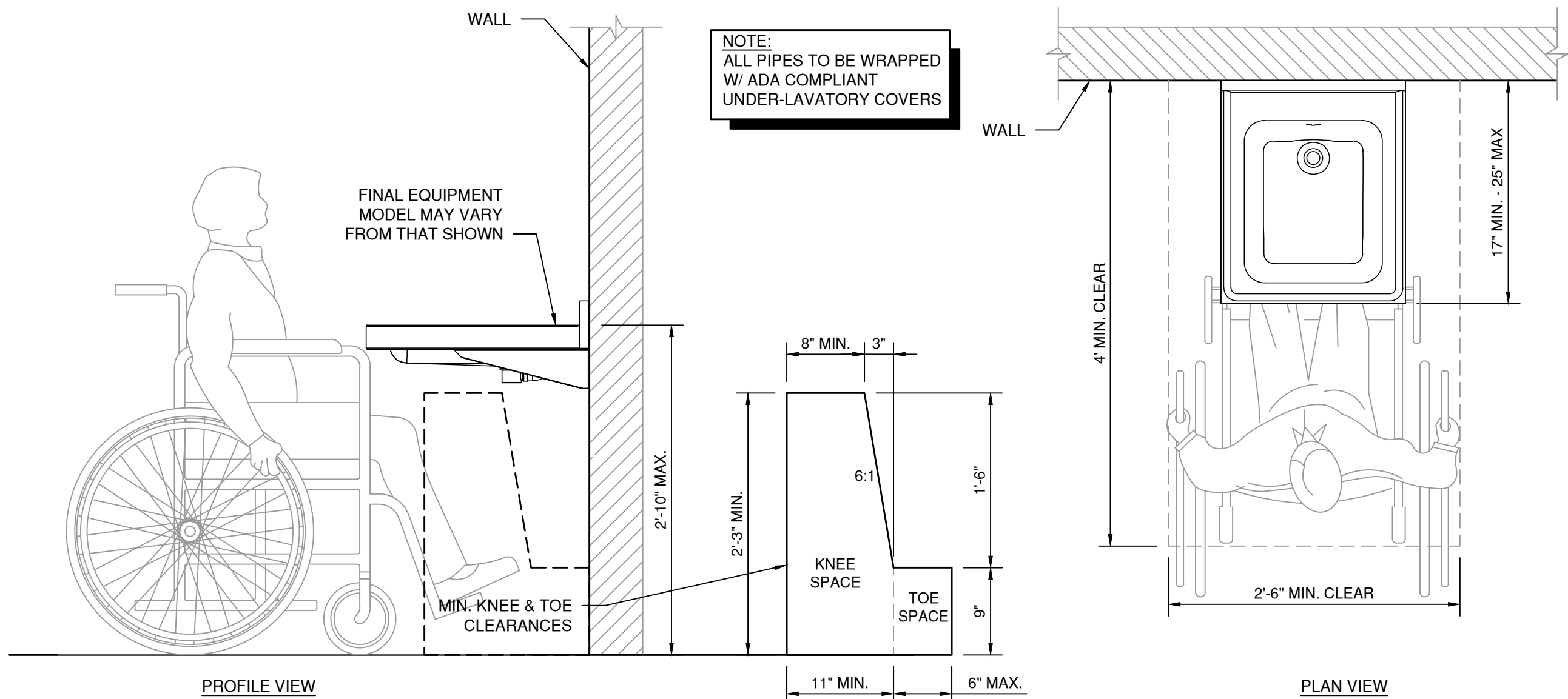
**H** HIGH EAVE WALL DETAIL  
SCALE: 1"=1'-0"



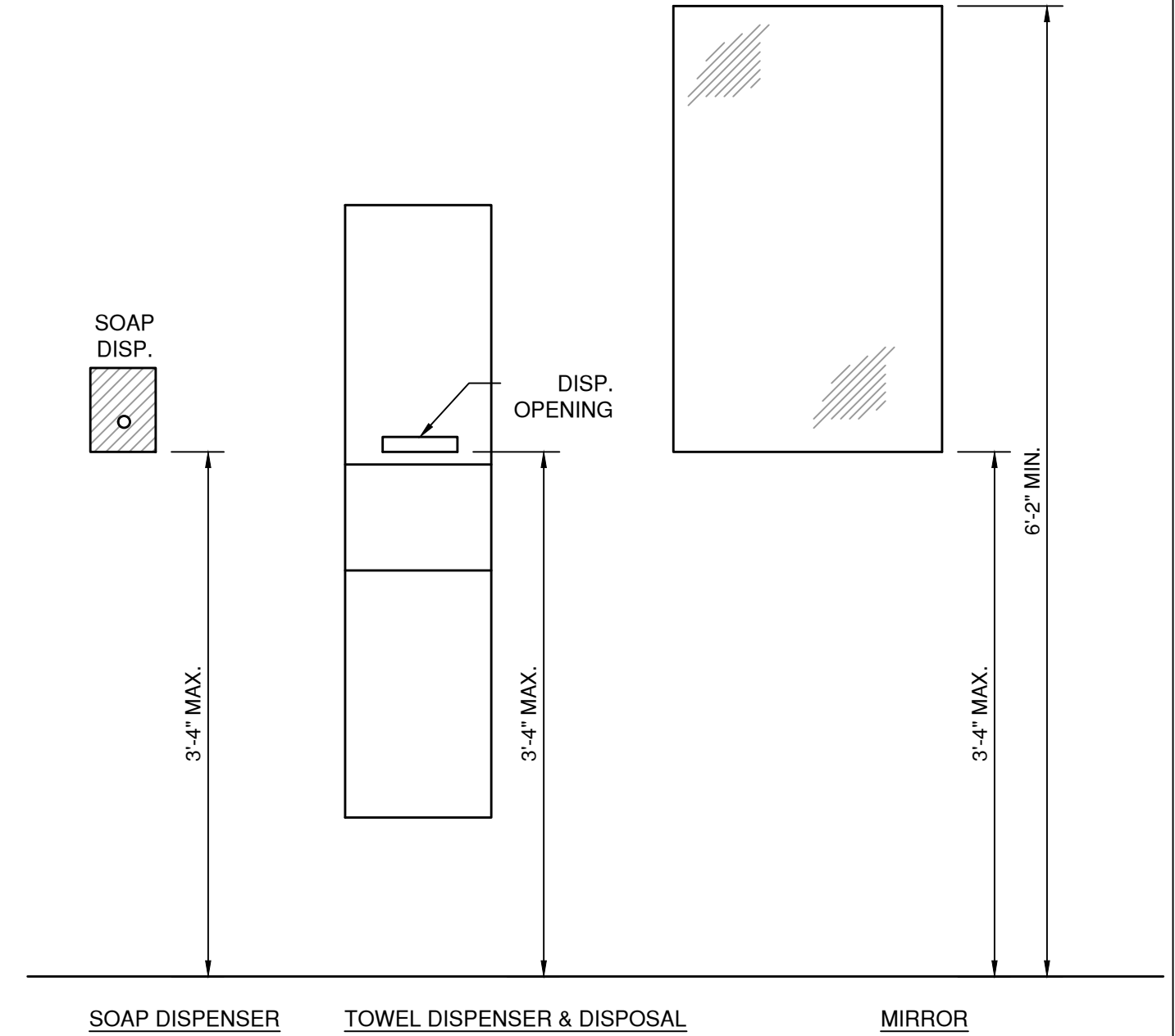
**I** GABLE END SHEAR TRANSFER & OUTRIGGER (TYP.)  
SCALE: 1"=1'-0"



**J** WATER CLOSET DETAILS  
SCALE: 1"=1'-0"



**K** LAVATORY DETAILS  
SCALE: 1"=1'-0"



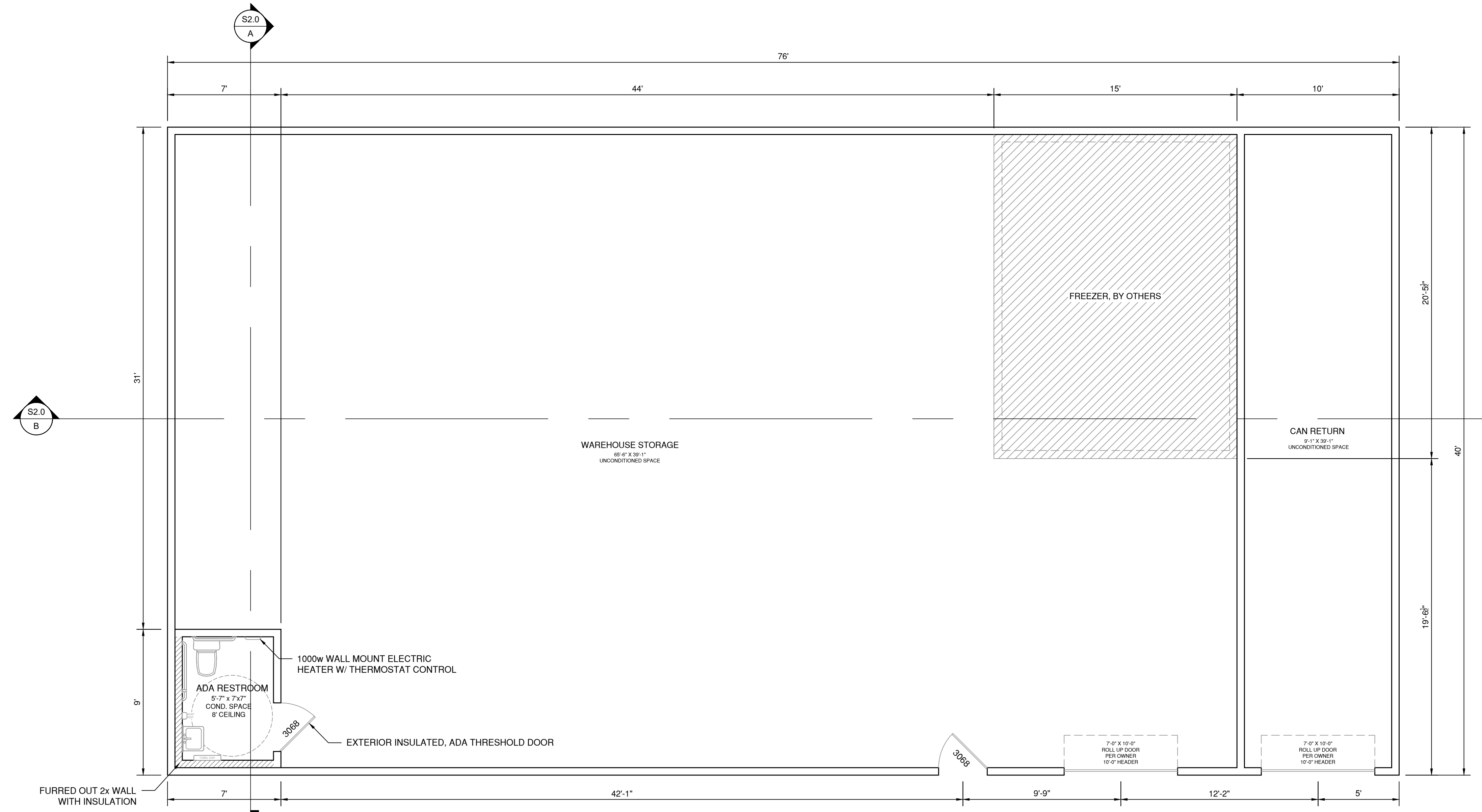
**L** ACCESSORY HEIGHT DETAILS  
SCALE: 1"=1'-0"

**FLOOR PLAN NOTES:**

1. ALL DIMENSIONS SHOWN ARE MEASURED TO THE FACE OF FRAMING OR TO THE CENTER OF THE ROUGH OPENING.
2. ROUGH OPENING DIMENSIONS SHALL BE COORDINATED WITH THE ACTUAL FURNISHINGS IN WHICH THEY HOUSE.
3. OPENING HEADER HEIGHT SHALL BE 6'-8" U.N.O.
4. ORIENTATION AND LOCATION OF ALL FIXTURES SHALL MEET THOSE REQUIREMENTS PUT FORTH IN THE ORSC.

**FLOOR PLAN LEGEND:**

- INDICATES 2x6 DF-L AT 16" O.C. WOOD FRAMED WALL
- DRIVE IN FREEZER/COOLER BY OTHERS



1 FLOOR PLAN  
SCALE: 1/4"=1'-0"

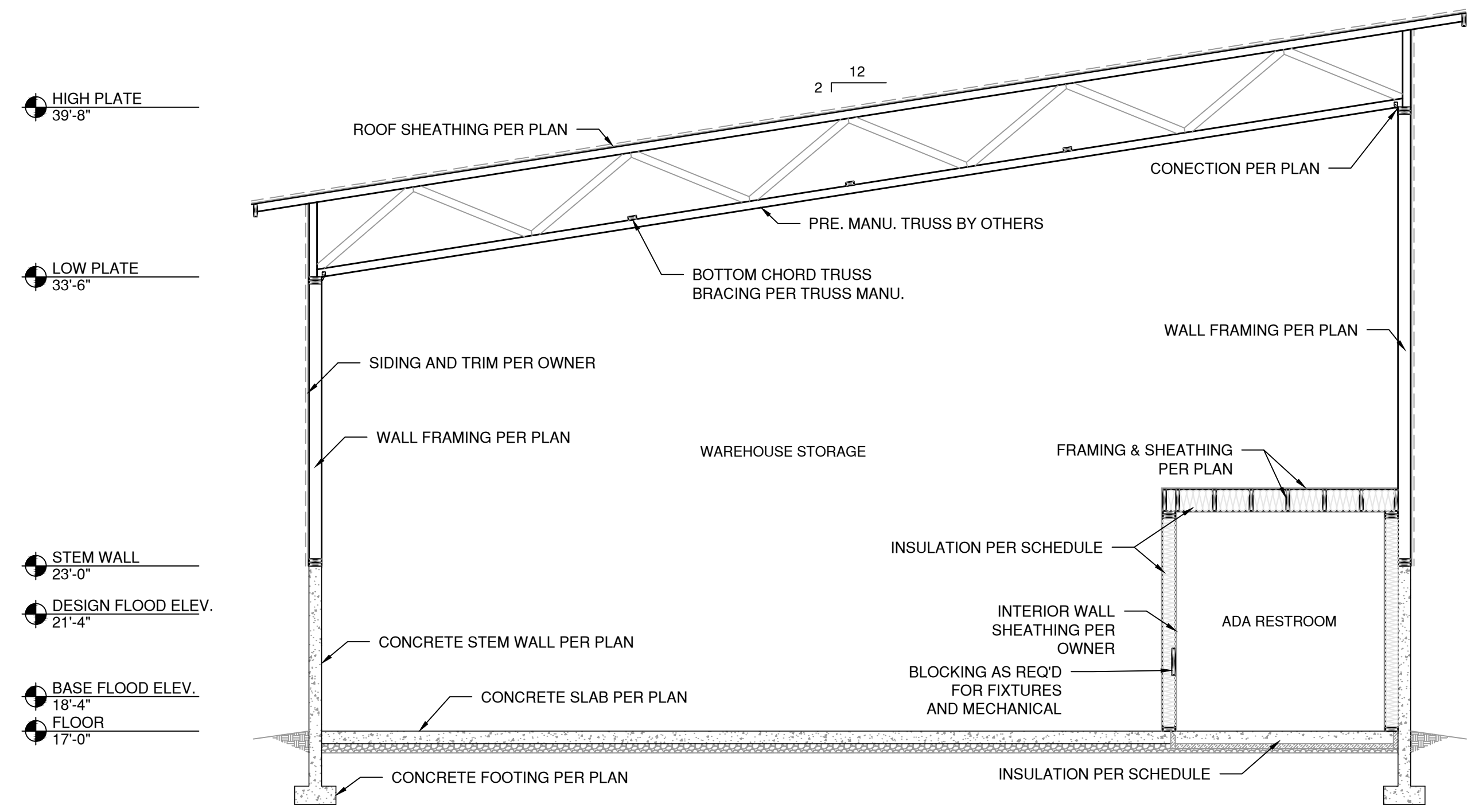
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SHEET TITLE  
**FLOOR PLAN**

SHEET NUMBER  
**A1.0**  
SHEET

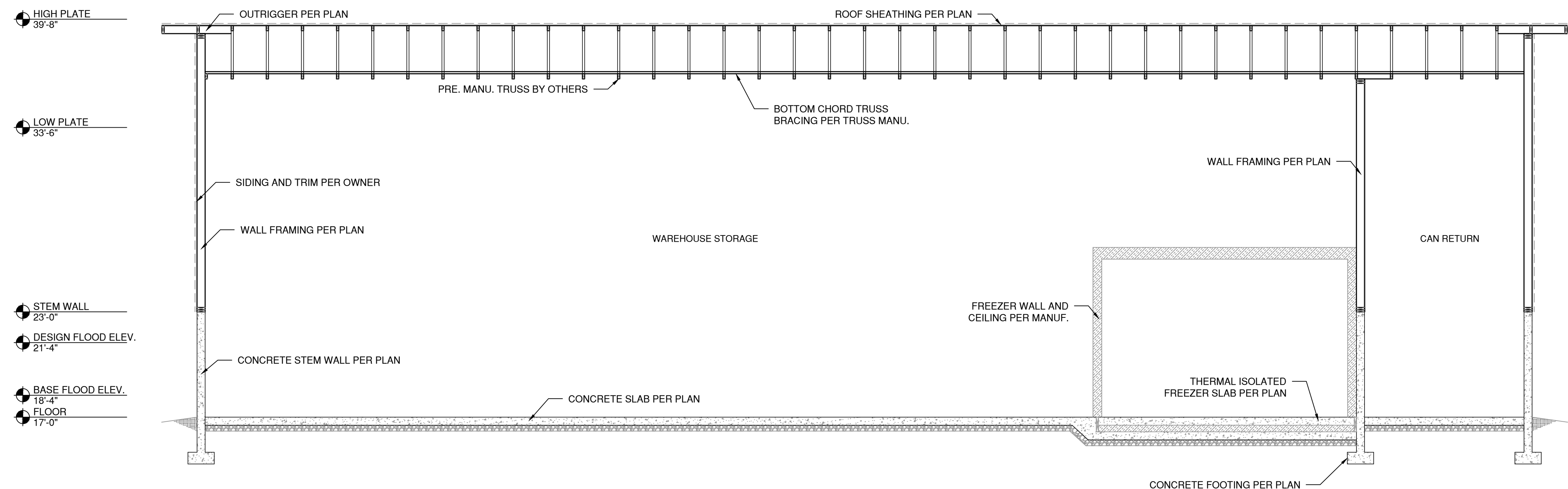




**A** TRANSVERSAL SECTION  
SCALE: 1/4"=1'-0"

INSULATION SCHEDULE [0]		
SITE INFORMATION - CLIMATE ZONE 4C		
LOCATION	MIN. R / MAX. U VALUES	NOTES
ATTIC	R49	
MASS WALL	R9.5ci	ABOVE GRADE
WOOD WALL	R13 + 7.5ci OR R20	ABOVE GRADE
SLAB-ON-GRADE FLOOR [1]	R15ci [2]	2' AT PERIMETER [3]
WINDOWS	U0.36	FIXED
WINDOWS	U0.45	OPERABLE
OPAQUE DOOR	U0.37	SWINGING
OPAQUE DOOR	U0.31	NONSWINGING

NOTES: [0] SEE OEESC (2021) TABLE 5.5.4 FOR FURTHER INFORMATION. [1] UNHEATED FLOOR. [2] TYPICAL FLOOR U.N.O. [3] INSTALL CONTINUOUS INSULATION UNDER RESTROOM FLOOR.

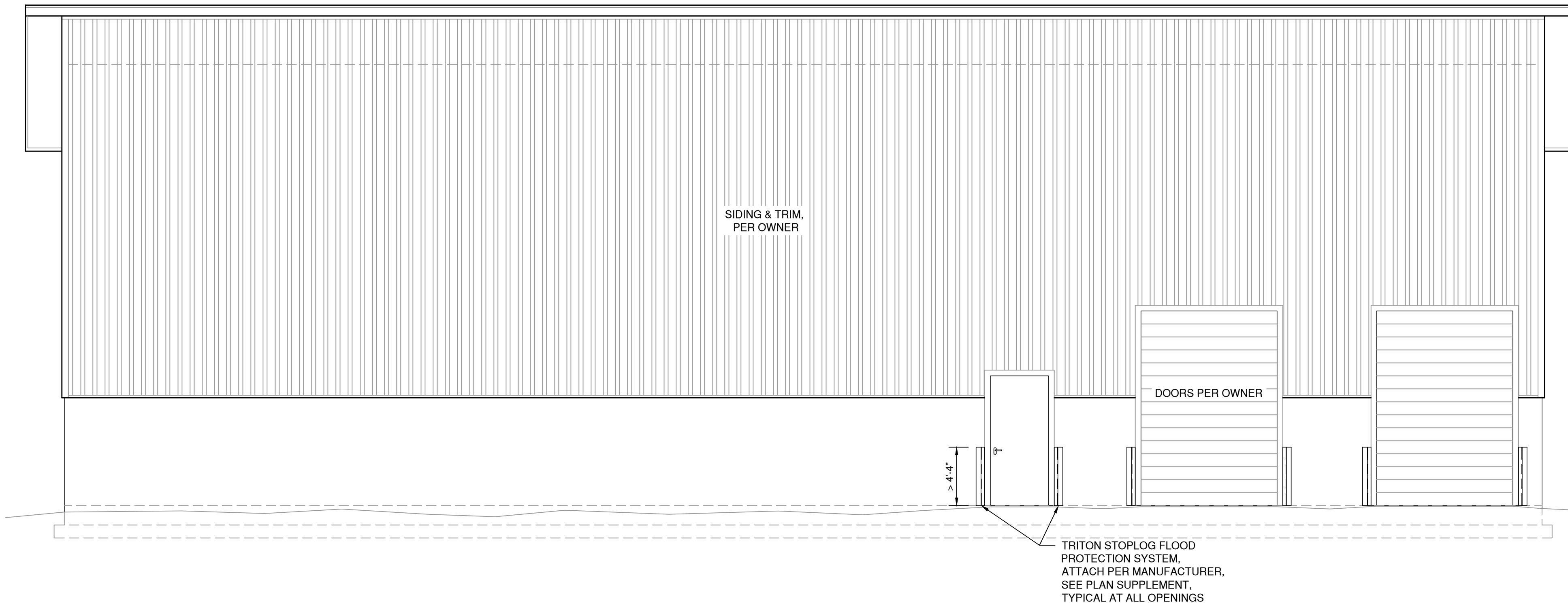


**B** LONGITUDINAL SECTION  
SCALE: 1/4"=1'-0"

DATE	DESCRIPTION	COMMENTS

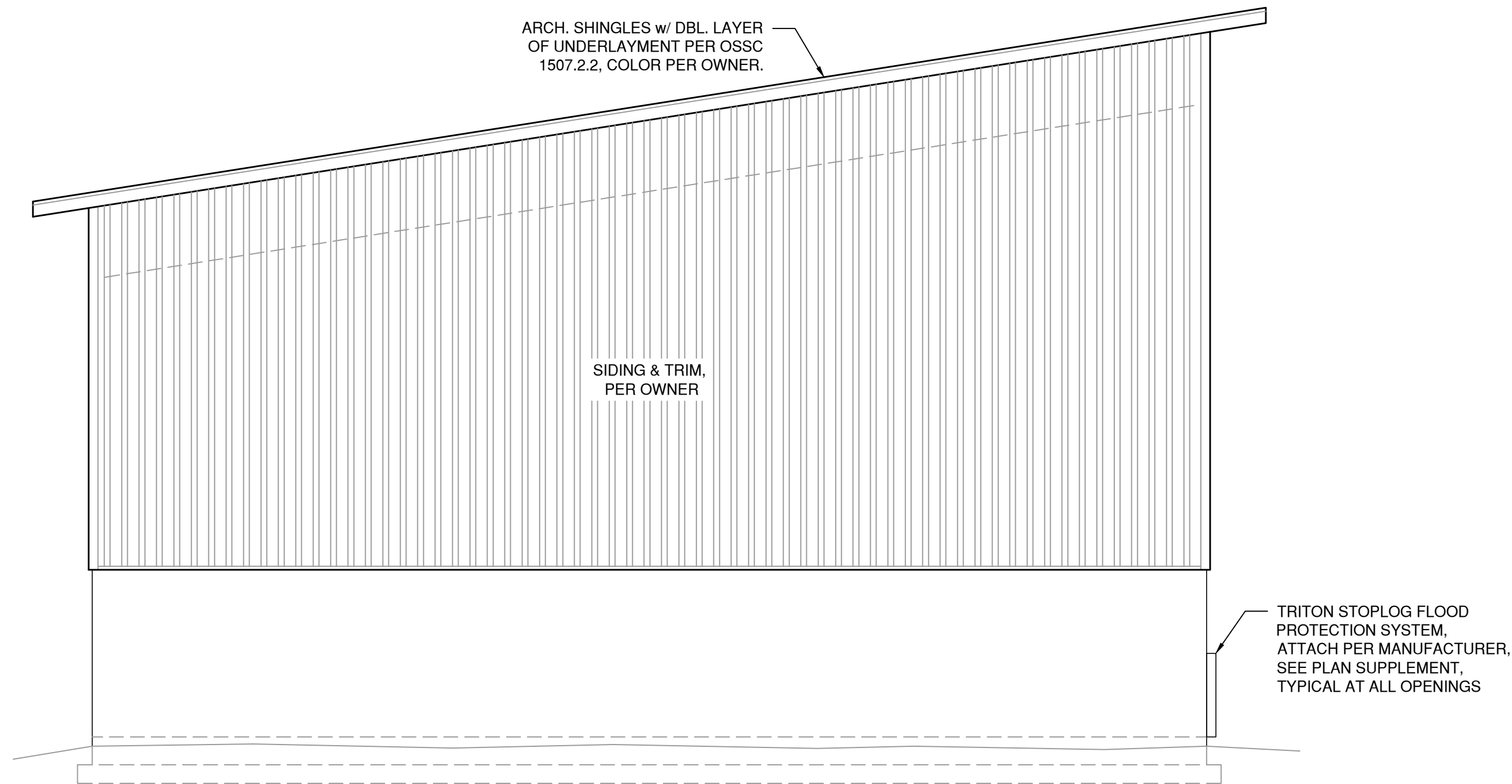
DATE:	12-22-2022
DRAWN BY:	KB
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JOB NUMBER:	1034.21

- HIGH PLATE  
39'-8"
- LOW PLATE  
33'-6"
- STEM WALL  
23'-0"
- DESIGN FLOOD ELEV.  
21'-4"
- BASE FLOOD ELEV.  
18'-4"
- FLOOR  
17'-0"



① FRONT ELEVATION  
SCALE: 1/4"=1'-0"

- HIGH PLATE  
39'-8"
- LOW PLATE  
33'-6"
- STEM WALL  
23'-0"
- DESIGN FLOOD ELEV.  
21'-4"
- BASE FLOOD ELEV.  
18'-4"
- FLOOR  
17'-0"



② SIDE ELEVATION (TYP.)  
SCALE: 1/4"=1'-0"

DATE	DESCRIPTION/COMMENTS

DATE:	12-22-2022
DRAWN BY:	KB
CHECKED BY:	LV
JOB NUMBER:	1034.21

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET NUMBER  
**A3.0**  
SHEET