

FOR SALE



## INDUSTRIAL BUILDING

1177 SE 9th Street | Bend OR, 97702

Offered at: \$2,950,000



**Owner/User Industrial property for sale.  
Move-in-ready tasting room/food production/office & warehouse**

- Total RSF = 10,500+/-
- 0.83 Acre (36,154SF) Parcel of land
- Zoned – IL (Industrial Light)
- SDC Credits for Water/Sewer/Trips over \$140,000
- 60% of building approved for brewery/food production (6,300 RSF)
- Pre-engineered steel/metal building
- Monument signage and access on 9<sup>th</sup> Street
- Three Phase, 800 amp, 120/208V electrical service
- Dedicated heat trace snow melt system installed in gutters
- Each suite separately metered for gas and electrical service

Offered at: \$2,950,000

**Brian Fratzke, CCIM, Principal**

brian@fratcommercial.com | C 541.480.2526



963 SW Simpson Ave., Suite 220 | Bend, OR 97702  
541.306.4948 | [www.fratzkecommercial.com](http://www.fratzkecommercial.com)



With You Every Square Foot of the Way.

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**Brian Fratzke, CCIM, Principal Broker**

[brian@fratcommercial.com](mailto:brian@fratcommercial.com)

**Tom Tapia, CCIM, Principal Broker**

[tom@fratcommercial.com](mailto:tom@fratcommercial.com)

**Scott Harman, Broker**

[scott@fratcommercial.com](mailto:scott@fratcommercial.com)

**Emerson Fratzke, Marketing Director**

[emerson@fratcommercial.com](mailto:emerson@fratcommercial.com)

**DISCLAIMER:** This information is from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Fratzke Commercial Real Estate. All measurements are approximate.



Owner-user opportunity located at 1177 SE 9th Street, Bend, Oregon. The property offers convenient access to Highway 97 and is suited for industrial, warehouse, manufacturing, or flex users. Features include 800-amp 3-phase power, flexible single or multi-tenant configuration, LED lighting, and modern telecommunications infrastructure. Existing brewery/food production approved use with infrastructure for water/sewer.

### Building Details:

- Original Date of Construction: 2005
- Total RSF = 10,500
- 0.83-acre (36,154 SF) Parcel of land
- Zoned – IL (Industrial Light)
- Pre-engineered steel/metal building
- Each suite includes its own office and HVAC Systems.
- Total of twenty-four (24) parking stalls, not including parking in front of the roll-up doors.
- Monument signage on 9<sup>th</sup> Street
- Four (4) fourteen-foot (14') glass panel roll-up doors, one (1) fourteen-foot (14') metal door
- Bay spacing measures thirty feet wide (30'), seven feet deep (7')
- Electrical Service
  - Three Phase, 800 amp, 120/208V electrical service
  - Electrical system includes (5) tenant meters and (1) house meter/panel
  - Electrical setup can accommodate either multiple tenants or a single user
    - LED lighting installed throughout the building
    - Gutters include a heat trace snow melt system to reduce snow and ice buildup
    - Building has access to high-speed telecommunications and data infrastructure
    - Each suite separately metered for gas and electrical service



# SDC Credits of \$140,400 which transfer to the new owner



SDC Request: 1

## System Development Charge Estimate: PRSDCE202603497

7-1-25 to 6-30-26 Fee Schedule

Tech: RMA/MB

Property Location: 1177 SE 9TH ST

Applicant: Brian Fratzke

Phone: 0

Email: brian@fratcommercial.com

### Use

Current Warehouse + Wet Industrial + Industrial

Proposed: N/A

### Size

Existing (Sq Ft): 10,500

Proposed (Sq Ft.): N/A

### SDC Calculations

NOTE: Credits are not transferable between categories

Water	\$	-	\$ (27,691.64)	Credit
Sewer	\$	-	\$ (59,600.09)	Credit
Transportation	\$	-	\$ (53,109.00)	Credit
Parks	\$	-	\$ -	

**Total Credits: \$ (140,400.73)**

See attached sheet(s) for summary of calculations

NOTE: The estimate or permit calculations are based upon the submitted information and records retained by the city. The final charges may be different than the estimate due to unforeseen circumstances that arise during the review and permitting process. The estimate is not a final decision of the City of Bend. Please work with Planning, Building and Engineering Divisions for their fees, processes and requirements.

#### COMMENTS:

This estimate is to outline credits only; no new uses have been proposed. This building consists of the following most recent permitted uses:

Suite 101: 2,100 SF of Warehouse per BP-05-5531

Suite 102: 2,100 SF of Warehouse per BP-16-5885

Suite 103/104: 3,150 SF of Wet Industrial (brewery) per BP-17-1932

Suite 105: 3,150 SF of Industrial per BP-06-8509

The Wet Industrial credits for suite 103/104 have been calculated based on a Sewer/Water Analysis done for Spider City Brewing under BP-17-2881SWA. Credits have been calculated based the analysis reporting a water flow rate of 1.38gpm (which calculates to 1,987gpd when multiplied by 1,440 minutes in a day) and a sewer flow rate of 1.11gpm (which calculates to 1,598gpd when multiplied by 1,440 minutes in a day). Please note that System Development Charges typically increase July 1st annually, and sometimes more frequently at City Council's discretion.

### Summary of SDC Calculations

Water SDC Calculations						
	Unit Description	Base Fee	Units Assessed	Units Credited	Cost	Comments
Warehouse / Storage / Dist. Center	Per 1,000 SQ FT	\$ 809.00	0	4200	\$ (3,397.80)	Suites 101 & 102
Industrial Wet Industrial User - WATER	Est GPD water use	\$ 10.37	0	1987	\$ (20,605.19)	Suite 103/104
Industrial	Per 1,000 SQ FT	\$ 1,171.00	0	3150	\$ (3,688.65)	Suite 105
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
<b>Total:</b>					<b>\$ (27,691.64)</b>	

Sewer SDC Calculations						
	Unit Description	Base Fee	Units Assessed	Units Credited	Cost	Comments
Warehouse / Storage / Dist. Center	Per 1,000 SQ FT	\$ 1,145.00	0	4200	\$ (4,809.00)	Suites 101 & 102
Industrial Wet Industrial User - SEWER	Est GPD sewer use	\$ 30.13	0	1598	\$ (48,147.74)	Suite 103/104
Industrial	Per 1,000 SQ FT	\$ 2,109.00	0	3150	\$ (6,643.35)	Suite 105
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
<b>Total:</b>					<b>\$ (59,600.09)</b>	

### Summary of SDC Calculations

Transportation SDC Calculations						
	Unit Description	Base Fee	Units Assessed	Units Credited	Cost	Comments
	Warehouse / Storage / Dist. Center	Per 1,000 SQ FT \$ 1,683.00	0	4200	\$ (7,068.60)	Suites 101 & 102
	Industrial Wet Industrial User	Per 1,000 SQ FT \$ 7,308.00	0	3150	\$ (23,020.20)	Suite 103/104
	Industrial	Per 1,000 SQ FT \$ 7,308.00	0	3150	\$ (23,020.20)	Suite 105
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
<b>Total:</b>					\$ (53,109.00)	

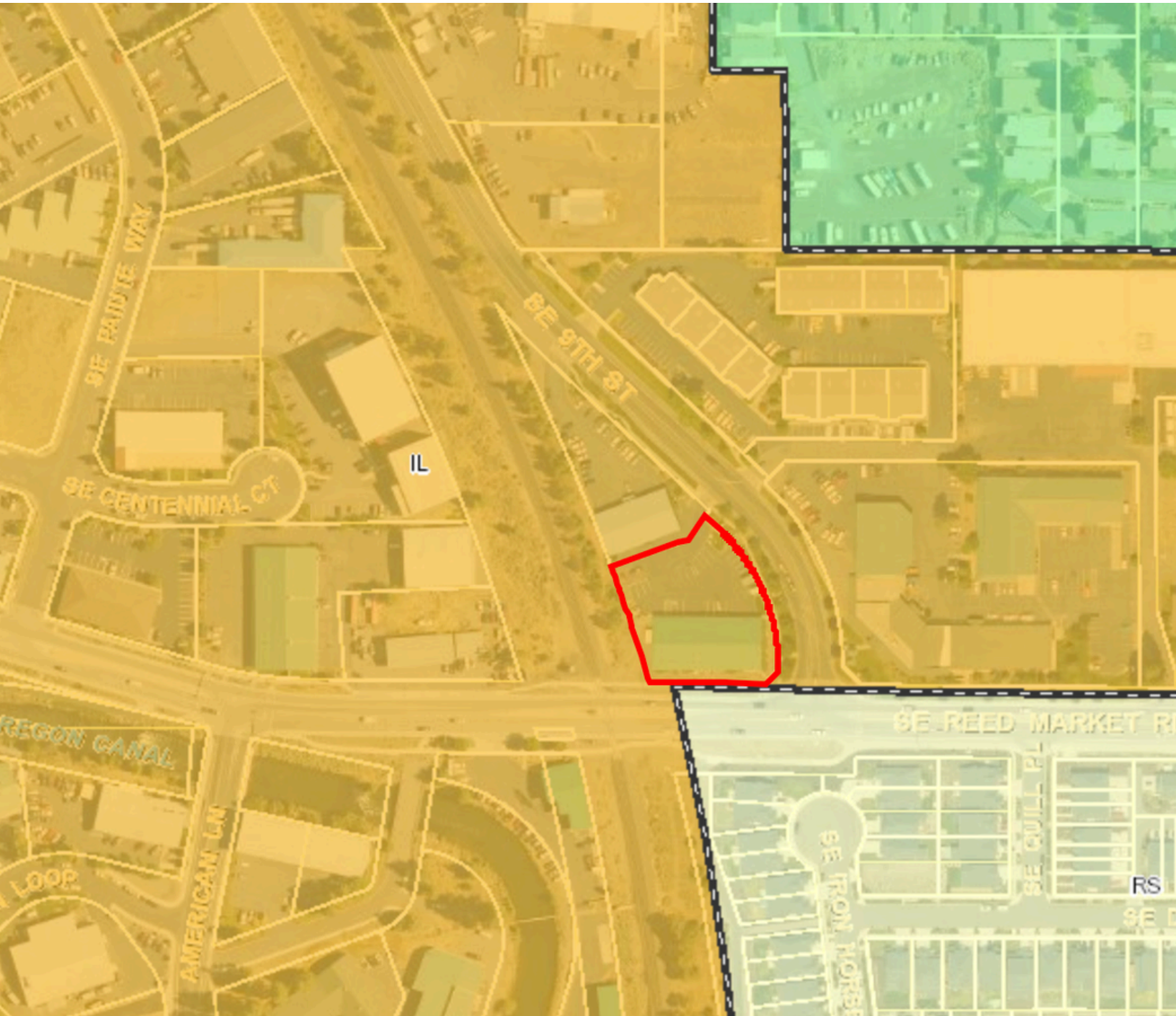
Parks SDC Calculations						
	Unit Description	Total Credits:	Units Assessed	-140400.73	Cost	Comments
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A
<b>Total:</b>					\$ -	



# RENT ROLL

1177 SE NINTH STREET							
Rent Roll							
4/16/26							
Tenant	Suite	Lease Commencement	Lease Expiration	Renewal Options	RSF	Base Rent NNN	Rate/RSF/Mo.
Classic Window Coverings	101	7/1/19	12/31/26	None	2,100	\$2,385.00	\$1.14
Kellcon Inc.	102	2/1/23	1/31/27	One (1) Option to Renew for three (3) years (1/31/2030)	2,100	\$2,677.49	\$1.27
Spider City Brewing	103-104	8/1/16	9/30/26	None	3,150	\$3,015.72	\$0.96
Spider City Brewing	104-105	4/1/19	9/30/26	None	3,150	\$3,307.27	\$1.05
<b>Totals</b>					<b>10,500</b>	<b>\$11,385.48</b>	





# INTERIOR PHOTOS



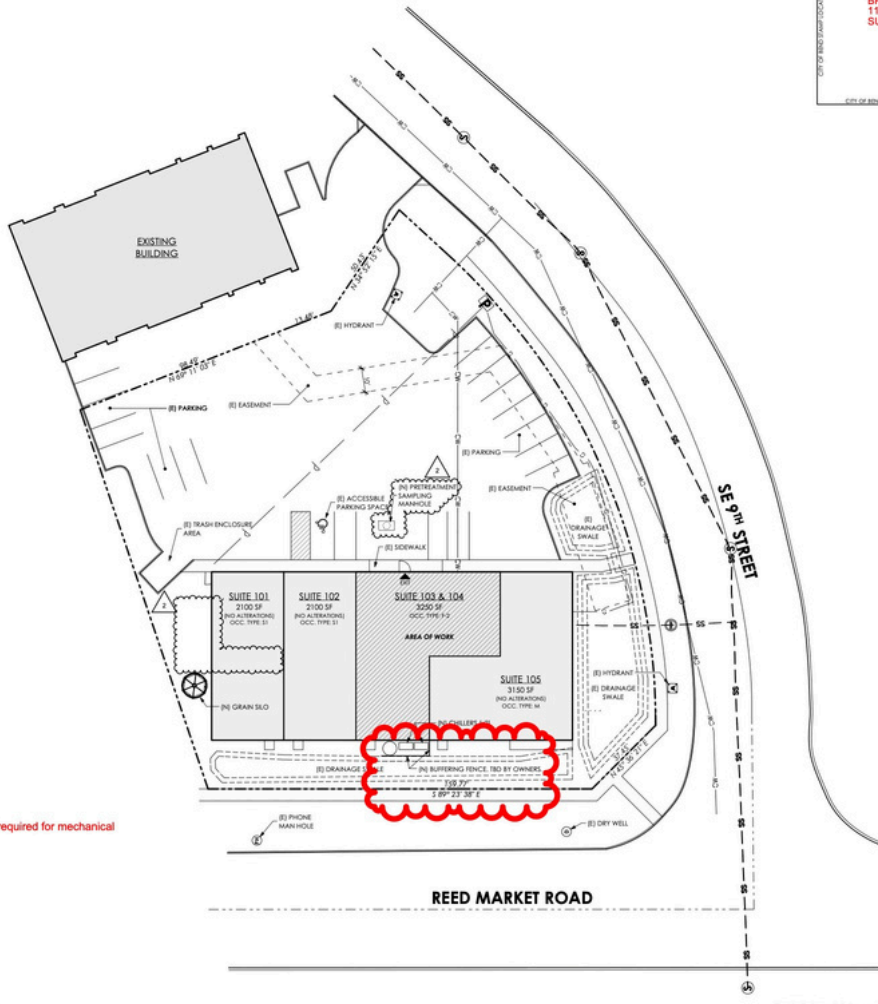
# INTERIOR PHOTOS



# SITE PLAN



**APPROVED**  
 Planning Division  
 BP-17-1932-RIND 1177 SE  
 9TH ST SUITE 103  
 BY: Amy Burt  
 ON: 8/22/2017



CITY OF BEND  
**REVIEWED FOR CODE COMPLIANCE**  
 BP-17-1932-RIND  
 1177 SE 9TH ST  
 SUITE 103  
 8/22/2017

PZ17-0531  
 BP17-1932

- SITE PLAN GENERAL NOTES**
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED TO THE FOLLOWING REQUIREMENTS:
    - MAXIMUM CROSS SLOPE OF SIDEWALKS & LANDINGS: 1:50
    - MAXIMUM SLOPE OF SIDEWALKS: 1:20
    - MAXIMUM SLOPE OF RAMPS: 1:12
    - MAXIMUM SLOPE OF DISABLED PARKING SPACES: 2% IN ANY DIRECTION OF TRAVEL AT ALL BUILDING ENTRANCES
    - 2% MAXIMUM SLOPE FOR 8'-0" IN DIRECTION OF TRAVEL AT ALL BUILDING ENTRANCES
  - LIMITS OF WORK: THE CONTRACTOR SHALL CONFINED OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAWS, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS.
  - GENERAL CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DISRUPT EXISTING UTILITIES INCLUDING GRAVE, WIRE, EXCAVATING OR GRADING DURING CONSTRUCTION. CONFIRM LOCATION OF EXISTING UTILITIES ON ADJACENT PROPERTIES.
  - BEFORE START OF WORK THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE GOVERNING AGENCY IN VERIFYING THE LOCATION, INVERT ELEVATIONS, HORIZONTAL CONTROL, SEGMENTS OF EXISTING SANITARY AND STORM SEWER, WATER, NATURAL GAS, ELECTRICAL, FIBER OPTIC, TELEPHONE, OVERHEAD POWER LINES AND OTHER UTILITY SYSTEMS, BOTH ON-SITE AND OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL INFORMATION WITH THE CONTRACT DOCUMENTS. IF A CONSTRUCTION CONFLICT IS DISCOVERED BETWEEN THE UTILITY INFORMATION OBTAINED AND THE CONTRACT DOCUMENTS, NOTIFY THE ARCHITECT IMMEDIATELY. EMERGENCY VEHICLE ACCESS: THE CONTRACTOR SHALL MAINTAIN FIRE TRUCK ACCESS TO THE SITE THROUGHOUT THE CONSTRUCTION PROCESS UNLESS AN ALTERNATE PLAN IS APPROVED BY THE FIRE DEPARTMENT.

**SITE PLAN LEGEND**

	EXTERIOR LIGHTING
	PROPERTY BOUNDARY
	FENCE
	BUILDING EXIT
	GAS METER
	ELECTRICAL METER

**ASCENT ARCHITECTURE and Interiors**  
 5201  
 100 NW Wood Street  
 Bend, OR 97701  
 503.325.1111  
 www.ascentarch.com

**SITE PLAN & SITE DETAILS**  
 CONSTRUCTION DOCUMENT SET

**SPIDER CITY BREWING**  
 BEND, OR 97702

Project: 13003  
 Date: 8/17/2017  
 Current Revision:

IF THE ARCHITECT/OWNER/OWNER'S REPRESENTATIVE HAS ANY COMMENTS ON THIS DRAWING, THEY MUST BE IN WRITING AND MUST BE RECEIVED BY THE ARCHITECT/OWNER/OWNER'S REPRESENTATIVE BY 4:00 PM ON THE DATE SHOWN.

**A101**



**BREWERY EQUIPMENT GENERAL REQUIREMENTS**

**1) Water Requirements**  
 A) 1/2" water pipe to P-traps and floor drain  
 B) 1/2" pipe to hot/cold water tank (cold water line for brewhouse)  
 C) 1/2" hose bib for CIP filling station  
 D) 1/2" hose bib for brewing area wash down. You may want several.  
 I would suggest you have all these lines roughed in and then the final connections can be made when all the equipment and tanks are set in place.

**2) Drainage Requirements**  
 A) French drain (or center drain) in brewhouse capable of handling run-off and sloping away.  
 B) Washwater drain for next exchanger run-off (can be recycled to H2O for efficiency).

**3) Venting Requirements**  
 A) Gas boiler exhaust vent 4" stock  
 B) Oil/gas main fan 10" tune vent  
 C) Electric main vent through roof on the side of building - 10" stock  
 D) Other requirements per local codes.

**4) Equipment on Wheels**  
 A) CIP Cart

**5) Gas Steam Boiler Installation**  
 A) Heat back  
 B) Heat up in safe fan - per code  
 C) Hot gas line 1" with 1/2" gas pressure (gas meter rated for at least 7000 BTU/hr)  
 D) Other boiler requirements per local and Washington State codes.

**6) Chiller Unit**  
 A) Prepare on outside concrete pad with proper clearance for heat rejection.  
 B) Electrical connections for chiller with shut off box.  
 C) Ground piping lines from chiller to transformer and chiller. Chiller's suction port of this material as part of your installation package. We will need the help of a local licensed plumber/drainage/water installation to cut lines through outside walls, etc.

**7) Mill**  
 A) Mill room or area to keep grain dust from other operation.  
 B) Appropriate fire and vent per local codes to avoid dust explosion risk.

**8) Auger Line**  
 A) Prepare overhead hangers with chain to run the auger line.

**9) Brewhouse Area Floor**  
 A) Seal and concrete and apply anti slip epoxy coating.  
 B) Seal and concrete work as required.

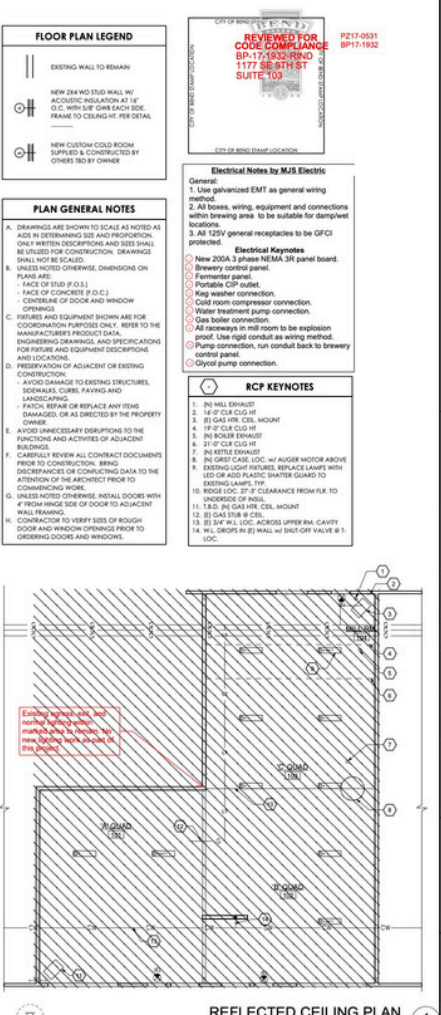
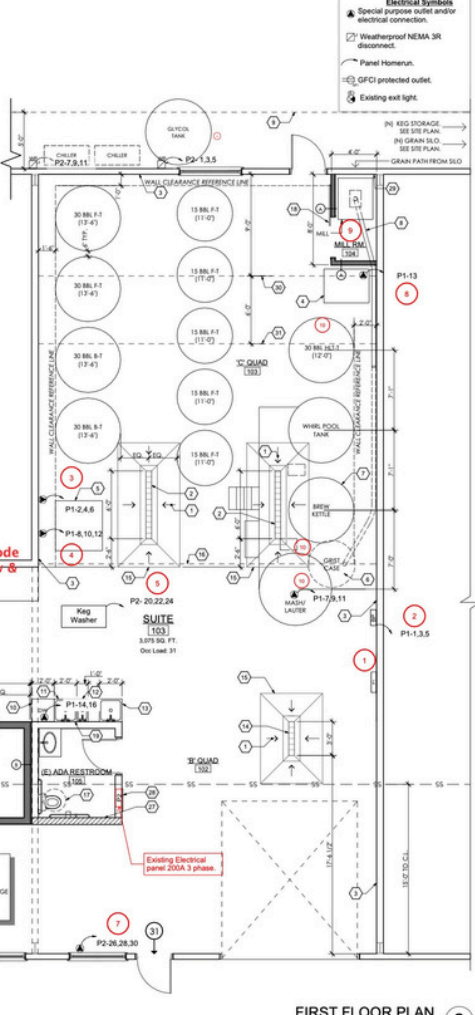
**GENERAL NOTES:**  
 Any work with natural gas, electrical, etc. should only be done by licensed local contractors following all safety procedures.

**BREWERY EQUIPMENT ELECTRICAL REQUIREMENTS**

220V 1-3 Phase Power Chart

No.	Equipment	Volts	Phase	Total Power	Total Phase	Total Phase
01	M&B Machine	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
02	Water Pump	115VAC	1-Phase	30.2 KW	30.2 KW	80 amps
03	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
04	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
05	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
06	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
07	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
08	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
09	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
10	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
11	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
12	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
13	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
14	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
15	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
16	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
17	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
18	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
19	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
20	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
21	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
22	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
23	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
24	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
25	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
26	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
27	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
28	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
29	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
30	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
31	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
32	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
33	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
34	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
35	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
36	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
37	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
38	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
39	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
40	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
41	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
42	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
43	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
44	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
45	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
46	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
47	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
48	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
49	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps
50	Agitator Motor	230VAC	3-Phase	1.5 KW	1.5 KW	17 amps

- FLOOR PLAN KEYNOTES**
1. SLOPE CONC. SLAB TO DRAIN, TYP.
  2. IN FLOOR DRAIN.
  3. IN HOSE BIB.
  4. IN BOILER EXHAUST THROUGH ROOF.
  5. KID W/ASHER ATTACH WATER (IN W/ HOSE FOR MOVABILITY).
  6. AUGER MOTOR ABOVE DRAINAGE TRAP.
  7. AUGER DRIVEN DRAIN DELIVERY PIPING.
  8. IN FLOOR DRAIN DELIVERY PIPING.
  9. IN DISHWASHER.
  10. IN DISHWASHER.
  11. IN DISHWASHER.
  12. IN KITCHEN WALLS.
  13. IN KITCHEN WALLS.
  14. IN R/R DRAIN W/ GLASS TRAP.
  15. IN R/R DRAIN W/ GLASS TRAP FOR (IN DRAIN AND SLOPE TYP).
  16. IN R/R DRAIN W/ GLASS TRAP.
  17. IN R/R LOC. ABOVE (B) BATHROOM CEIL./WALL.
  18. 4" SLOPING BATH DOOR.
  19. IN FLOORING FOR (B) SLOPE SINK.
  20. IN SINK.
  21. IN CROWDER FILL LOCATION.
  22. IN THROUGH DRAIN WALL MENT UNDER TAPS.
  23. IN TAPS (TYP).
  24. IN 2" W/ IF MOVABLE WORK SURFACE.
  25. IN FLOOR SINK DRAIN.
  26. IN FLOOR SINK DRAIN.
  27. IN FLOOR SINK DRAIN.
  28. 20 AMP PANEL.
  29. 1" OF CUR CUR HT.
  30. 1" OF CUR CUR HT.
  31. 2" OF CUR CUR HT.



These plans have NOT been reviewed for Electrical code compliance. Electrical approval subject to field review & inspection by City of Bend Building Inspector.

**MJS Electric**  
 4021 SW Mount Ave  
 Redmond, OR 97756

**Spider City Brewing**  
 1177 SE 9th St.  
 Bend, OR 97702

**Electrical Layout**  
 Date: 7/5/2017  
 scale NTS  
**E1**



PZ17-0531  
BP17-1932



**COLEBREIT**  
ENGINEERING  
1000 N.W. 68th St., Suite 600, Bend, OR 97703  
503.325.3991 | COLEBREIT.COM

**SPIDER CITY BREWING**  
1177 SE 6TH STREET, SUITE 103  
BEND, OREGON

DATE: 07-14-2017  
ISSUED: PHASE 01  
JOB NUMBER: 079-002  
DRAWN BY: PHN  
CHECKED BY: LJB  
SHEET TITLE: PLUMBING SPECIFICATIONS, LEGEND AND DETAILS  
SHEET NUMBER: P0.1

### PLUMBING SPECIFICATIONS:

- PROVIDE A COMPLETE PLUMBING SYSTEM INCLUDING ALL LABORS, EQUIPMENT, MATERIALS AND SERVICES.
- COORDINATE: COORDINATE WITH GENERAL CONTRACTOR AND ALL OTHER TRADES.
- CONFORM: THIS WORK SHALL CONFORM TO ALL LOCAL CODES, OREGON STRUCTURAL SPECIFICITY CODE, OREGON PLUMBING SPECIFICITY CODE, AND OREGON ENERGY CODE.
- CONTRACTOR SHALL PAY ALL FEES IN CONNECTION WITH THIS WORK. CONNECTION CHARGES TO BE PAID BY CONTRACTOR.
- DETAILED: DRAWINGS ARE SCHEMATIC. ALL EQUIPMENT LOCATIONS SHALL BE VERIFIED IN FIELD AND APPROVED BY ARCHITECT.
- CUTTING: REPAIR ALL SURFACES LEFT IN THIS WORK TO MATCH ORIGINAL.
- MAINTENANCE: ALL EQUIPMENT SHALL BE ACCESSIBLE FOR MAINTENANCE.
- GUARANTEE: ALL WORKMANSHIP, EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR ONE (1) YEAR.
- SUBMITTALS: WITHIN 15 DAYS AFTER SIGNING A CONTRACT, PROVIDE SUBMITTALS ON ALL PLUMBING EQUIPMENT.
- STRUCTURAL: CONTRACTOR SHALL CONSULT AND OBTAIN DIRECTION OF STRUCTURAL ENGINEER ON STRUCTURAL SUPPORT OF ALL PLUMBING EQUIPMENT.
- TESTING, ADJUSTING AND CLEANING
- TEST ALL PIPING, VALVES, CLEAN-OUTS, ETC. AS LISTED BELOW AND PROVIDE THE ARCHITECT WITH CERTIFIED COPIES OF TEST RESULTS. THE ARCHITECT AUTHORITY HAVING JURISDICTION AND THE SUPERVISING ARCHITECT SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO PERFORMANCE OF ALL TESTS SO THAT THEY MAY BE WITNESSED.
- ALL WATER PIPING SHALL BE TESTED TO 150 PSIG WITH PORTABLE WATER AND HOLD FOR 4 HOURS WITHOUT DROPPING IN PRESSURE BEFORE IT IS COVERED AND CONCEALED. EQUIPMENT AND PERSONNEL SHALL BE PROTECTED FROM THIS TEST PRESSURE.
- ALL GAS PIPING SHALL BE TESTED AT 25 PSIG FOR 4 HOURS WITHOUT DROPPING IN PRESSURE. EQUIPMENT AND PERSONNEL SHALL BE PROTECTED FROM THIS TEST PRESSURE.
- ALL PARTS OF THE SOIL, WASTE AND DRAINAGE SYSTEM SHALL BE TESTED HYDRAULICALLY BY FLOWING TO THE HIGHEST VENT POINT WITH WATER. PIPING MAY BE TESTED IN SECTIONS BUT SHALL BE SUBJECTED TO A HEAD NOT LESS THAN 30 FEET. TRANSPIRE INSTALLED FOR HEAD TEST SHALL BE A RIGID MATERIAL. TEST PRESSURE SHALL BE HELD FOR 15 MINUTES BEFORE INSPECTION STARTS AND WATER LEVELS SHALL REMAIN STATIONARY FOR NOT LESS THAN 1 HOUR.
- ADJUST AND RECALIBRATE ALL FAUCETS, VALVES, WATER HEATING EQUIPMENT, ETC. AND TURN OVER TO THE OWNER IN PERFECT WORKING ORDER.
- FLOOR DRAIN TRAPERS AND CLEAN-OUT COVERS SHALL BE FREED, CLEANED AND POLISHED.
- UPON COMPLETION OF THE WORK, CLEAN ALL EQUIPMENT AND PIPING INSTALLED UNDER THIS SECTION AND THOROUGHLY WASH AND POLISH ALL PLUMBING FITTINGS, FITTINGS AND TRIM, REMOVING LABELS THEREFROM.

### EXCAVATING AND BACKFILLING

- VERIFICATION OF BEARING CONDITIONS: IT SHALL BE ONE OF THE RESPONSIBILITIES UNDER THIS SECTION TO EXAMINE THE SITE OF WORK AND, AFTER INVESTIGATION, DETERMINE THE CHARACTER OF THE MATERIALS TO BE EXCAVATED AND THE EXISTING CONDITIONS AFFECTING THE WORK.
- EXCAVATION SHALL BE UNCLASSIFIED AND SHALL INCLUDE THE REMOVAL OF ALL BURIED OBSTRUCTIONS WITHIN THE AREAS TO BE EXCAVATED. TRENCH TO REQUIRED DEPTHS. TRENCH TO BE FREE OF WATER.
- TAMP BOTTOM OF TRENCH: DECAKATE BELL HOLES SO PIPES SHALL REST FOR ENTIRE LENGTH ON SOLID GROUND. REMOVE ALL ROCKS AND TRAMP AND CONTACT UP TO 1.5" OF BRICKS, STONE OR SIMILAR SAND OR BOTTOM OF TRENCH BEFORE LAYING PIPE. NOT ALLOWED TO BE TESTED, NOTICED AND APPROVED FOR BACKFILL MATERIAL.
- MATERIAL: UNDESIGNED SHOULDER LAYERS NOT EXCEEDING 8" WIDTHS AND MACHINE TAMP TO ORIGINAL CONDITION. BACKFILL SHALL BE COMPACTED TO A DENSITY OF 90% AS DETERMINED BY THE LABORATORY TEST PROCEDURE IN ASTM D1557.

### STERILIZATION

- BEFORE BEING PLACED IN SERVICE, ALL DOMESTIC WATER DISTRIBUTION SYSTEMS, INCLUDING THOSE FOR COLD WATER, DRINKING WATER, AND THE HOT WATER SYSTEM, SHALL BE TESTED IN ACCORDANCE WITH THE "1" ABOVE GRADE, WITH PROHIBIT COPPER FITTINGS, AND A STANDARD DISINFECTION. THE SYSTEM SHALL BE FLOWED WITH POTABLE WATER UNTIL THE STERILIZATION RESIDUE IS WITHIN THE TOLERABLE LIMITS FOR DOMESTIC WATER.

### MATERIALS

- SOIL, WASTE, DRAIN AND VENT PIPE SHALL BE ABS.
- BREWERY WASTE SHALL BE ABS OR CPVC PIPS STAMPED WITH NSF-CW FOR CHEMICAL WASTE, SP305 LAMINATE OR EQUIVALENT.
- WATER PIPING: 1/2" OR HIGHER COPPER WATER USE CONFORMANCE TO ASTM B88, TYPE "1" ABOVE GRADE, WITH PROHIBIT COPPER FITTINGS.
- PIPE INSULATION: INSULATE ALL DOMESTIC HOT WATER SUPPLY AND RETURN PIPING WITH 1/2" NOMINAL THICKNESS CHEMICAL RESISTING TYPE AS STAPLED IN PLACE WITH VAPOR BARRIER. ALL ELBOWS AND FITTINGS SHALL BE FACTORY PRE-INSULATED PVC COVER. DRINKING HOT WATER DISINFECTION COVER INSULATION WITH PVC COVERING AND 1/2" NOMINAL THICKNESS INSULATION. INSULATE COLD WATER WITH 1/2" NOMINAL THICKNESS INSULATION. COLD WATER PIPE IS NOT REQUIRED TO BE INSULATED.

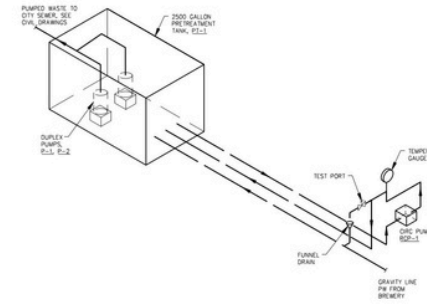
### GENERAL NOTES:

- THIS PROJECT IS A REMODEL. THE PLANS AND SPECIFICATIONS INDICATE THE GENERAL EXTENT OF THE WORK BASED ON OWNER PROVIDED INFORMATION AND WASTEWATER TREATMENT CONTRACTOR SHALL VERIFY ALL TESTS, SETS, AND SYSTEMS CONDITIONS, AND REPORT AND RECOMMENDATION OF MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS NECESSARY TO ACCOMPLISH THE WORK WHETHER OR NOT SPECIFIED AND/OR INDICATED.
- TEMPORARILY CAP ANY (S) SERVICES THAT WILL REMAIN UNTIL CONNECTION TO NEW OR IN PLACE.
- ALL CONTROL WIRING SHALL BE IN CONDUIT. CONDUIT SHALL BE PROVIDED AND INSTALLED BY THE MECHANICAL CONTRACTOR. PROVIDE AND INSTALL RINGS CONDUIT IN AREAS EXPOSED TO THE ELEMENTS.
- SUPPORT PIPES TIGHT BELOW STRUCTURE WHENEVER POSSIBLE.
- FOR ROOF PENETRATIONS WITHOUT CURBLES, PROVIDE WEATHER-PROOF FLASHING PER SANCTA ARCHITECTURAL SHEET METAL MANUAL AND DRAWING NOTES.
- ALL PIPING, FITTINGS, EQUIPMENT, ETC. SHOWN IS NEW UNLESS OTHERWISE NOTED.
- PROVIDE OPERATING AND MAINTENANCE MANUAL TO OWNER UPON SYSTEM COMPLETION.
- BREWERY PIPING BEYOND WHAT IS SHOWN IN THESE PLANS IS OTHERS AND OUT OF THE SCOPE OF THESE DOCUMENTS.

### PLUMBING LEGEND

SYMBOL	ABBREV.	IDENTIFICATION	ABBREV.	IDENTIFICATION
—	CW	COLD WATER (DOMESTIC)	COOND	COORDINATE
—	HW	HOT WATER	CONST	CONSTRUCTION
—	HWB	HOT WATER RETURN	DF	DRINKING FOUNTAIN
—	V	VENT	DN	DOWN
—	TW	TEMPERED WATER	DWS	DRAWINGS
—	TWR	TEMPERED WATER RETURN	EX	EXISTING
—	TP	TRAP PRIMER LINE	EC	ELECTRICAL CONTRACTOR
—	F	FIRE WATER	ELEC	ELECTRICAL
—	SPKR	SPRINKLES	ELEV	ELEVATION
—	SPKR	SPRINKLER	EMBT	EMBEDMENT
—	SPRIN	SPRINKLER	EQSP	EQUIPMENT
—	WSP	WET STAND PIPE	EXT	EXTENDING WATER TEMPERATURE
—	DSP	DRY STAND PIPE	EXT	EXTERIOR
—	G	GAS (1" WC)	FD	FLOOR DRAIN
—	MPS	MEDIUM PRESSURE GAS	FEL	FINISHED FLOOR ELEVATION
—	SOR W	SOIL OR WASTE ABOVE GRADE	FLA	FULL LOAD AMPS
—	SOR W	SOIL OR WASTE BELOW GRADE	FLX	FLEXIBLE
—	GW	GRAVE WASTE (ABOVE GROUND)	FLR	FLOOR
—	GW	GRAVE WASTE (BELOW GROUND)	FS	FLOOR SINK
—	FW	PROCESS WASTE (ABOVE GROUND)	FRM	FEET PER MINUTE
—	FW	PROCESS WASTE (BELOW GROUND)	FT	FEET
—	FWL	RAIN WATER LEADER	FT HD	FEET HEAD
—	RD	ROOF DRAIN	GRM	GAUDES PER MINUTE
—	GD	GENERAL DRAIN	GRV	GALVANIZED
—	ED	CONDENSATE DRAIN	GR	GRADE
—	GP	GENERAL CONTRACTOR	GC	GENERAL CONTRACTOR
—	HP	HORSEPOWER	HP	HORSEPOWER
—	HR	HOUR	HT	HERTZ
—	SOV	SHUT-OFF VALVE	ID	INSIDE DIAMETER
—	GV	GLOBE VALVE	IE	INVERT ELEVATION
—	BV	BUTTERFLY VALVE	IN	INCH
—	BV	BALANCING VALVE	INV	INVERT
—	CB	CHECK VALVE	KW	KILOWATTS
—	CD	CONDENSATE DRAIN	LB	POUNDS
—	SV	SOUNDING VALVE	LG	LONG
—	LV	LOCKED ROTOR AMPS	LKA	LOCKED ROTOR AMPS
—	LV	LEAKING	LVS	LEAKING
—	LWT	LEAVING WATER TEMPERATURE	MAX	MAXIMUM
—	TEMP	TEMP. & PRESS. RELIEF VALVE	MHM	MINIMUM BTU PER HOUR
—	AV	ANGLE VALVE	MC	MECHANICAL CONTRACTOR
—	CV	CHECK VALVE	MCA	MINIMUM CIRCUIT AMPS
—	ST	STRAINER	MCH	MECHANICAL
—	GC	GAS CODE	MAN	MANUFACTURES
—	PRV	PRESSURE REGULATING VALVE	MIN	MINIMUM
—	GR	GAS PRESSURE REGULATOR	MOCP	MAXIMUM OVERCURRENT PROTECTION
—	UNION	FLEXIBLE CONNECTION	NEW	NEW
—	FC	FLEXIBLE CONNECTION	NC	NORMALLY CLOSED
—	WHA	WATER HAMMER ARRESTOR	NIC	NOT IN CONTRACT
—	WB	WATER HAMMER ARRESTOR	NO	NORMALLY OPEN
—	GEOP	GRADE CLEANOUT/FLOOR CLEANOUT	NTS	NOT TO SCALE
—	WCD	WALL CLEANOUT	OC	ON CENTER
—	GR	GRILLATION PUMP (DOMESTIC)	OD	OUTSIDE DIAMETER
—	TH	THERMOMETER	PD	PLUMBING CONTRACTOR
—	GP	PRESSURE GAUGE	PD	PRESSURE DROPP
—	GT	TEMPERATURE GAUGE	PH	PHASE
—	P.O.C.	POINT OF CONNECTION	PH	PHASE NUMBER
—	AD	ACCESS DOOR	PRESS	PRESSURE
—	DIA	DIAMETER	PRV	PRESSURE REGULATING VALVE
—	R	AND	PS	POUNDS PER SQUARE INCH
—	AT	AND	QTY	QUANTITY
—	AGG	AGGREGATE	REQD	REQUIRED
—	AMP	AMPER	REQS	REQUIREMENTS
—	APPRX	APPROXIMATE	R/LA	RATE/LOADING LOAD AMPS
—	AND	ARCHITECT/ARCHITECTURAL	RMD	ROOM
—	BRP	BRASS BRASS	RPM	REVOLUTIONS PER MINUTE
—	BLDG	BUILDING	RV	RELIEF VALVE
—	BTU	BRITISH THERMAL UNIT	SOV	SHUT-OFF VALVE
—	CFM	CUBIC FEET PER HOUR	SPE	SPECIFICATION
—	CME	CONCRETE	STD	STANDARD
—	CONC	CONCRETE	STRUCT	STRUCTURAL
—	CONN	CONNECTION	TOT	TOTAL DYNAMIC HEAD
—			TEMP	TEMPERATURE
—			TRP	TYPICAL
—			UL	UNDERWRITER'S LABORATORIES
—			V	VOID
—			VTR	VENT THROUGH ROOF
—			WT	WITH
—			WC	WATER COLUMN
—			WH	WATER HEATER
—			WT	WEIGHT

All plumbing systems, piping, installation and fixtures shall comply with the 2014 OPSC. JM 08/30/17

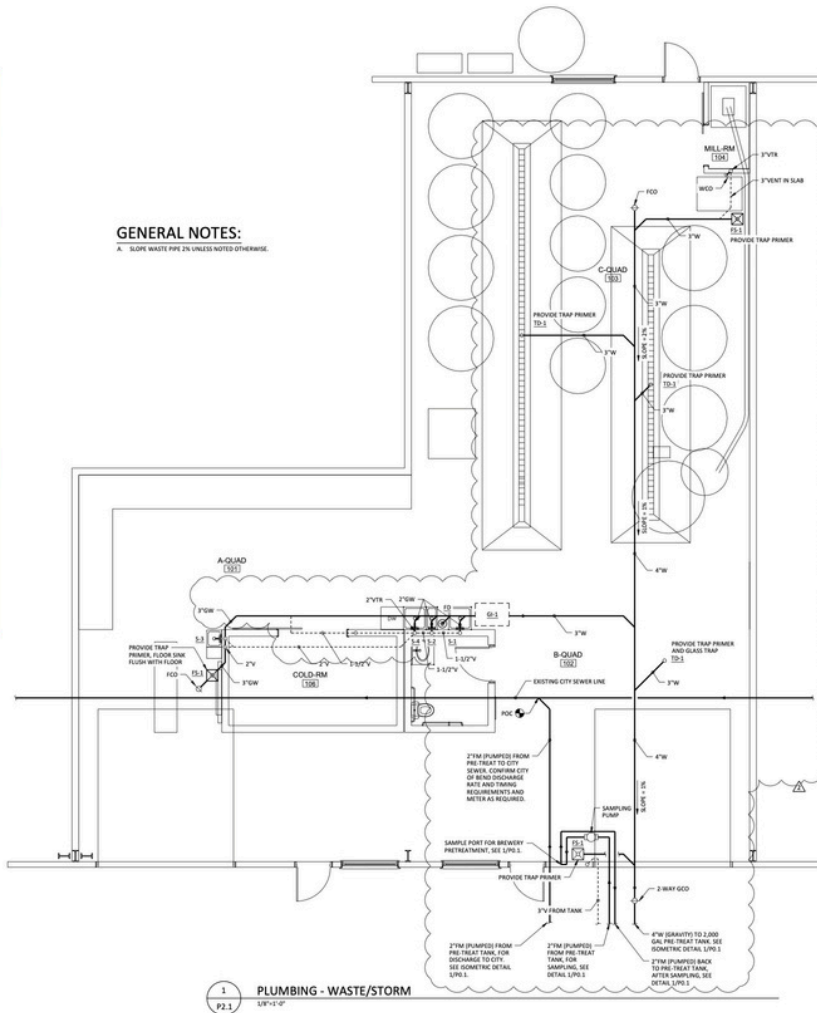


1 ISOMETRIC PLAN - BREWERY PRETREATMENT  
P0.1 NO SCALE

All plumbing systems, piping, installation and fixtures shall comply with the 2014 OPSC.  
 Each Horizontal drainage pipe shall be provided with a cleanout at its upper terminal and at all runs exceeding 100' or 135 degrees of horizontal change of direction per OPSC 707.4.  
 Provide trap seal protection for all fixtures not individually vented per OPSC 1007.0  
 Each indirect waste pipe from food-handling fixtures or equipment shall be separately piped to the indirect waste receptor and shall not combine with other indirect waste pipes per 801.2.3.  
 No water pipe shall be installed or permitted outside of a building or in an exterior wall unless, where necessary, adequate provision is made to protect such pipe from freezing per OPSC 313.5  
 Provide adequate backflow protection per OPSC 602.2. Provide trap and vent for trench drain per OPSC 1001 and 1001.3.  
 Provide trap seal protection for trench drain per OPSC 1007.1.  
 Horizontal drainage piping shall be run in practical alignment and a uniform slope of not less than 1/4" per foot toward the point disposal, piping 4" or larger in diameter shall be permitted to have a slope of not less than 1/8" per foot where first approved by the building official.  
 Indirect waste piping shall discharge into the building drainage system through an air gap or air break as set forth in this code. Where and air gap is required by this code, the minimum vertical distance as measured from the lowest point of the indirect waste pipe or the fixture outlet to the floor level rim of the receptor shall not be less than 1" per OPSC 801.1  
 Provide Premises Isolation per OAR table 42.  
 Provide end of line clean outs on all horizontal branch lines exceeding 5 feet per OPSC 707.4, unless fixture is a sink or urinal, then provide cleanout regardless of length.

JMS 08/30/17

**GENERAL NOTES:**  
 1. SLOPE WASTE PIPE UNLESS NOTED OTHERWISE.



1 PLUMBING - WASTE/STORM  
 1/8\"/>



PZ17-0531  
 BP17-1932  
 1177 SE 9TH ST  
 SUITE 103



**COLEBREIT**  
 ENGINEERING  
 1030 NW BOND ST SUITE 202 BEND OR 97703  
 541.726.3093 COLEBREIT.COM

**SPIDER CITY BREWING**  
 1177 SE 9TH STREET, SUITE 103  
 BEND, OREGON

DATE:	07/14/2017
ISSUED:	PERM SET
REVISIONS:	1. COR COMMENT REVISIONS 08/17/2017

JOB NUMBER: 079-002

DRAWN BY: PWN

CHECKED BY: LJB

SHEET TITLE

PLUMBING WASTE/STORM

SHEET NUMBER

P2.1



EXTERIOR  
PHOTOS



CONTACT



**BRIAN  
FRATZKE**

CCIM, PRINCIPAL

541.480.2526 [ C ]

BRIAN@FRATCOMMERCIAL.COM



963 SW Simpson Ave., Suite 220 | Bend, OR 97702  
541.306.4948 | [www.fratzkecommercial.com](http://www.fratzkecommercial.com)