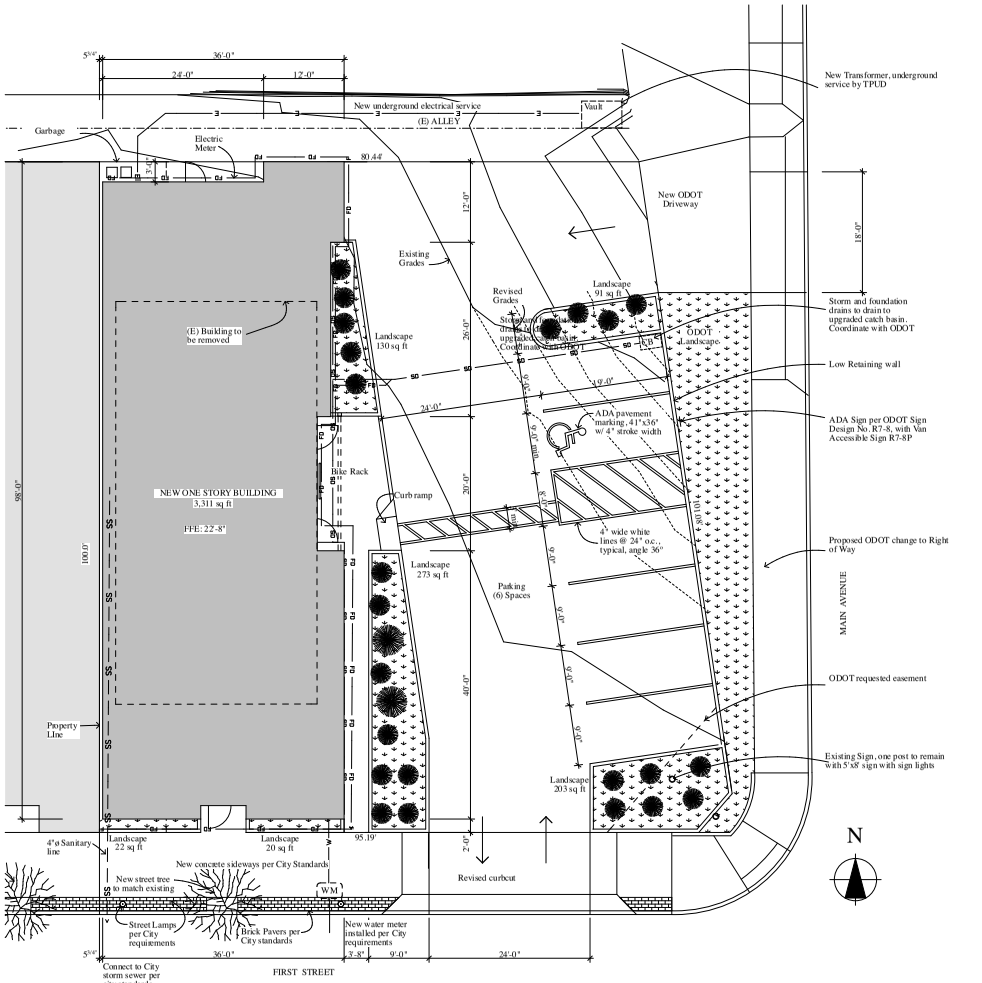
UTILITY NOTIFICATION NOTE:

1.) ATTENTION CONTRACTORS: Oregon Law requires you to follow rules adopted but the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center (Note: The telephone number for the Oregon Utility Notification Center is (503) 232-1897 or 1-800-332-2344) at least (2) business days prior to construction. The Contractor shall notify the Oregon Utility Notification Center of the date and location of the proposed construction, and the type of work to be performed.



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

SITE CONSTRUCTION NOTES:
1. Construct perpendicular ADA Ramp per ODOT Standard Drawings RD 755.

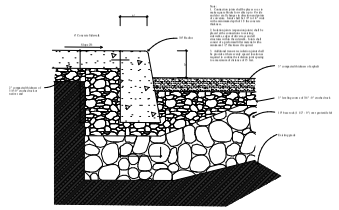
2. Install Bio filter bags and/or silt fence as necessary around property boundary, per City Standards.

3. Construct sidewalks with curb per Detail 2/A1.0 Planters similar.

4. Slope parking grade to existing catch basin, which should be replaced. Coordinate with ODOT.

5. Landscaping: See Landscape plan provided by Owner.

6. City sidewalk to be built to City Standards and match existing sidewalk to the west.



2 CURB DETAIL
SCALE: 3" = 1'-0"

LEGEND:
— S — = Sanitary Sewer
— SD — = Storm Drain
— FD — = Foundation Drain
— W — = Water Line
— E — = Electrical Line
— G — = Gas Line
— P — = Power Line
— T — = Telephone Line

GENERAL NOTES:

1) Provide new sewer, water, electrical service, cable, and telephone hookups. Follow all City and Utility Company specifications.

2.) Not all water, gas, electricity, and cable TV shown for the sake of clarity. All service lines to be provided through underground services within the right-of-way or approved easements.

3) Before proceeding with any portion of the Work, the Contractor shall verify dimensions and configurations on the Drawings, the Specifications, and the Site. The Contractor shall coordinate with the appropriate Subcontractors. The Contractor shall notify the Architect of any discrepancies before work progresses.

4) Details as shown are typical; for special conditions, conflicts, and unusual conditions consult the Architect.

5) Framing and foundation dimensions are largely given on plans and details. All framing and foundation dimensions are to face of stud, unless noted otherwise. Dimensions on interior elevations are to face of finish.

6) Written dimensions on plans govern over dimensions scaled from drawings

LEGAL DESCRIPTION:

Tax Lot: Lot 7, Block 1, Tide Lots Tillamook
Subdivision, Map 1 0 3 9W 24AD

PLANNING:

Zoning	Central Commercial District (C-C)
Lot Size	8,732 sf
Lot Coverage	3,311 sf
Setbacks:	
First St.	2'
Hwy 101	varies
Alley	0'
Max Building Height allowed	100'
Proposed building height	25.5'
Parking (approved):	6 spaces
Landscaping	
Required:	10%
Proposed (includes two street trees:	10.3%

CODE ANALYSIS:

1. Governing Codes: 2014 Oregon Structural Specialty Code
2. Building Data:

Type of Construction:	V-B
Max allowable area:	9,000 sf per story
Number of Stories:	One story
Basement:	None
3. Building Occupancy:	M-Retail
Occupant Load (3,130 sf)	104
4. Building Exiting:	
Number of exits on first story	
Req. number of exits	2
5. Building fire detection and suppression	
Automatic sprinkler system:	not required
Fire extinguishers:	per Fire marshal
7) Plumbing (Table 2902.1)	
Occupants Group M (104/500)	1
WC required and provided: Men	1
WC required and provided: Women	1
Lavs: Men required and provided	1
Lavs: Women required and provided	1

COMMERCIAL ENERGY CODE COMPLIANCE:

Insulation above deck (R-20ci min.)	R-25
Wood Framed (2x6 wall)	R-21
Unheated Slab-on-Grade Floor	NR
Opaque Swinging Doors	U-0.70
Roll-up door:	U-0.70
Vertical Fenestration	
Wall area	31,364 sf
Window area	919 sf
% fenestration	2.9%
U-Factor of Fenestration	U-0.28
Storefront	U-0.45
SHGC	0.29

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HVAC: Design-Build, deferred submittal
ELECTRICAL: Design-Build, deferred submittal

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COMMERCIAL BUILDING

1910 FIRST STREET
TILLAMOOK Oregon 97141

OWNER: OBB PARTNERS V, LLC Todd Bouchard 205 SW Spokane Street Portland Oregon 97202 503) 730-0112

Revised

SITE PLAN

Project No.: 1513
Date: April 8, 2016

A1.0

DRAFT CD