

# 120 W Hollister St Stayton, OR 97383

## PROJECT DATA

LOT NO: 091W10BD-06801  
LOT SIZE: 0.35 ACRES (15246 SQ FT)  
ZONING: CG (GENERAL COMMERCIAL)  
FLOOD RISK: x  
OWNER:  
SONI SINGH, HOLLISTER ST LLC  
1420 17TH STREET NE  
SALEM, OR 97301

## SCOPE OF WORK

REMODEL OF EXISTING RETAIL  
(AUTO PARTS STORE) TO NEW  
RETAIL (CONVENIENCE STORE)

## CODE COMPLIANCE

### BUILDING INFORMATION

GROSS AREA: EXISTING- 4091 SQ FT, PROPOSED 4657 SQ FT  
BUILDING HEIGHT: 17 FT  
CONSTRUCTION TYPE: III-B  
OCCUPANCY: M (COMMERCIAL RETAIL)  
OCCUPANT LOAD: OSSC 1004

### BUILDING OCCUPANCY CALCULATIONS

USE	AREA	OCCUPANT LOAD FACTOR (TABLE 1004.5)	OCCUPANCY
RETAIL/MERCH	2421 SQ FT	60 SQFT/PP	40.35
KITCHEN	337 SQ FT	200 SQFT/PP	1.69
OFFICE/BUSINESS	173 SQ FT	150 SQFT/PP	1.15
STORAGE/STOCK	1116 SQ FT	300 SQFT/PP	5.58
	TOTAL LOAD		48.77

EGRESS REQUIREMENTS  
COMMON PATH OF EGRESS < 75 FT, 1 EXIT REQUIRED PER OSSC TABLE 1006.2.1.

FIRE/SMOKE PROTECT COMPLIANCE  
AUTOMATIC SPRINKLERS: NONE- OSSC 903.2.7  
EXTERIOR WALL FIRE RATING- OSSC 705

### EXTERIOR WALL FIRE RATING ANALYSIS

DIRECTION	FIRE SEPARATION DISTANCE	POINT OF MEASUREMENT	WALL RATING	% OPENINGS ALLOWED (TABLE 705.8)
NORTH	30 FT	CENTER OF HOLLISTER ROW	N/A	0.0%
EAST	123 FT	CENTER OF FIRST ROW	N/A	0.0%
SOUTH	6 FT	PROPERTY LINE	1 HOUR	0.0%
WEST	2.75 FT	PROPERTY LINE	2 HOUR	0.0%

### GENERAL CODES USED FOR DESIGN

2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)  
2022 OREGON MECHANICAL SPECIALTY CODE (OMSC)  
2022 OREGON PLUMBING SPECIALTY CODE (OPSC)

## GENERAL NOTES

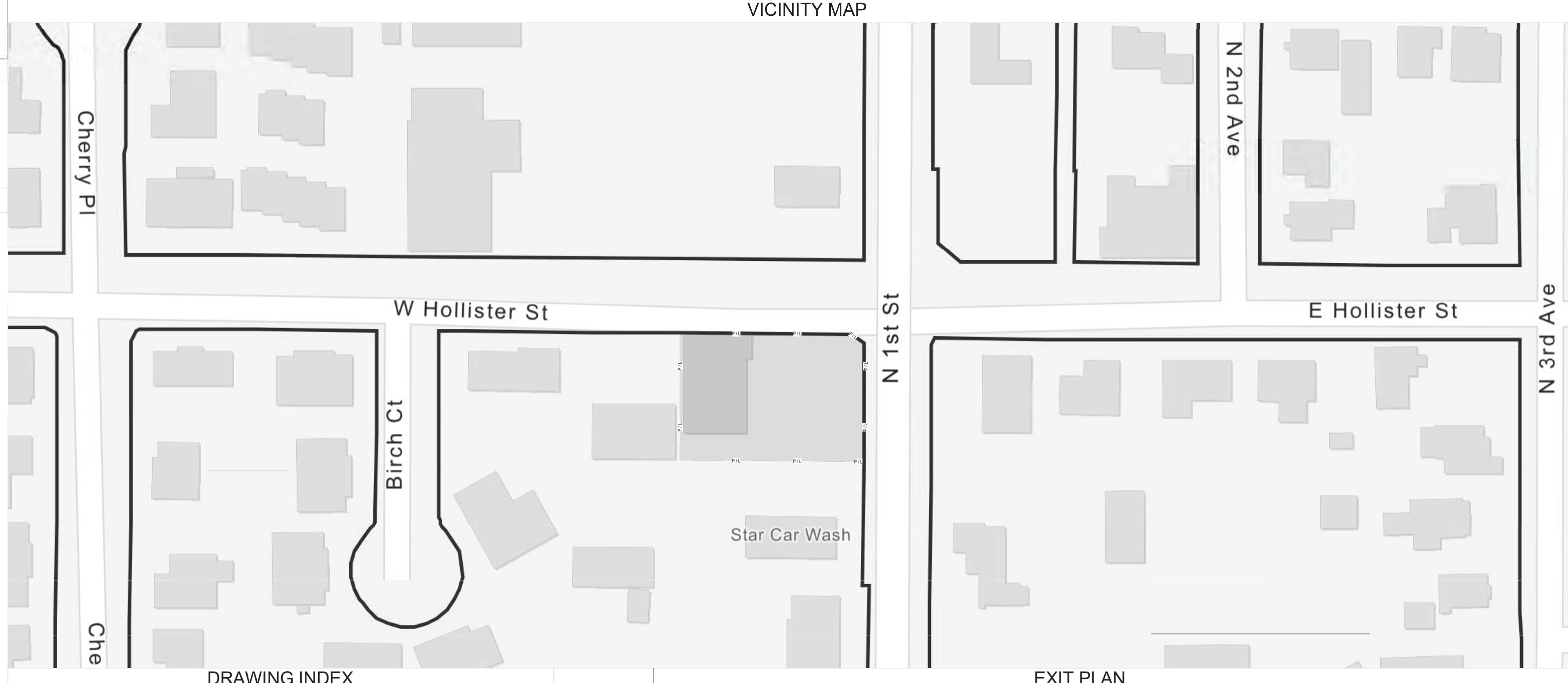
\*Mechanical, Electrical and Plumbing permits to be pulled separately

BUILDING CONTRACTOR/HOME OWNER  
TO REVIEW AND VERIFY ALL DIMENSIONS,  
SPECS, AND CONNECTIONS BEFORE  
CONSTRUCTION BEGINS.

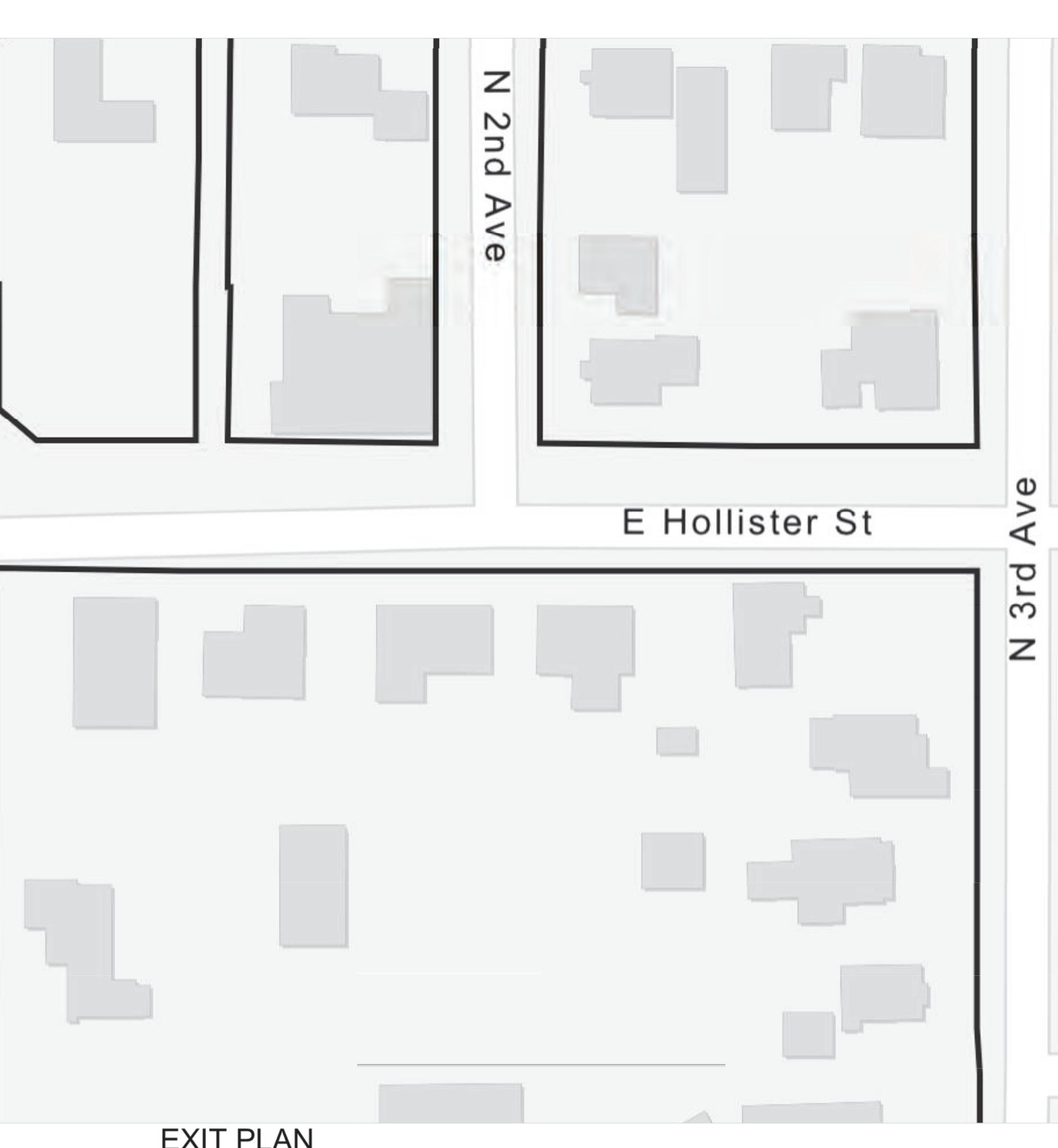
ELECTRICAL SYSTEM CODE- SEC 2701  
MECHANICAL SYSTEM CODE- SEC 2801  
PLUMBING SYSTEM CODE- SEC 2901

CONTRACTOR SHALL VERIFY ALL  
CONSTRUCTION DIMENSIONS AT THE  
JOB SITE AND NOTIFY THE ARCHITECT OF  
ANY DIMENSIONAL ERRORS, OMISSIONS  
OR DISCREPANCIES BEFORE BEGINNING  
OR FABRICATING ANY WORK.

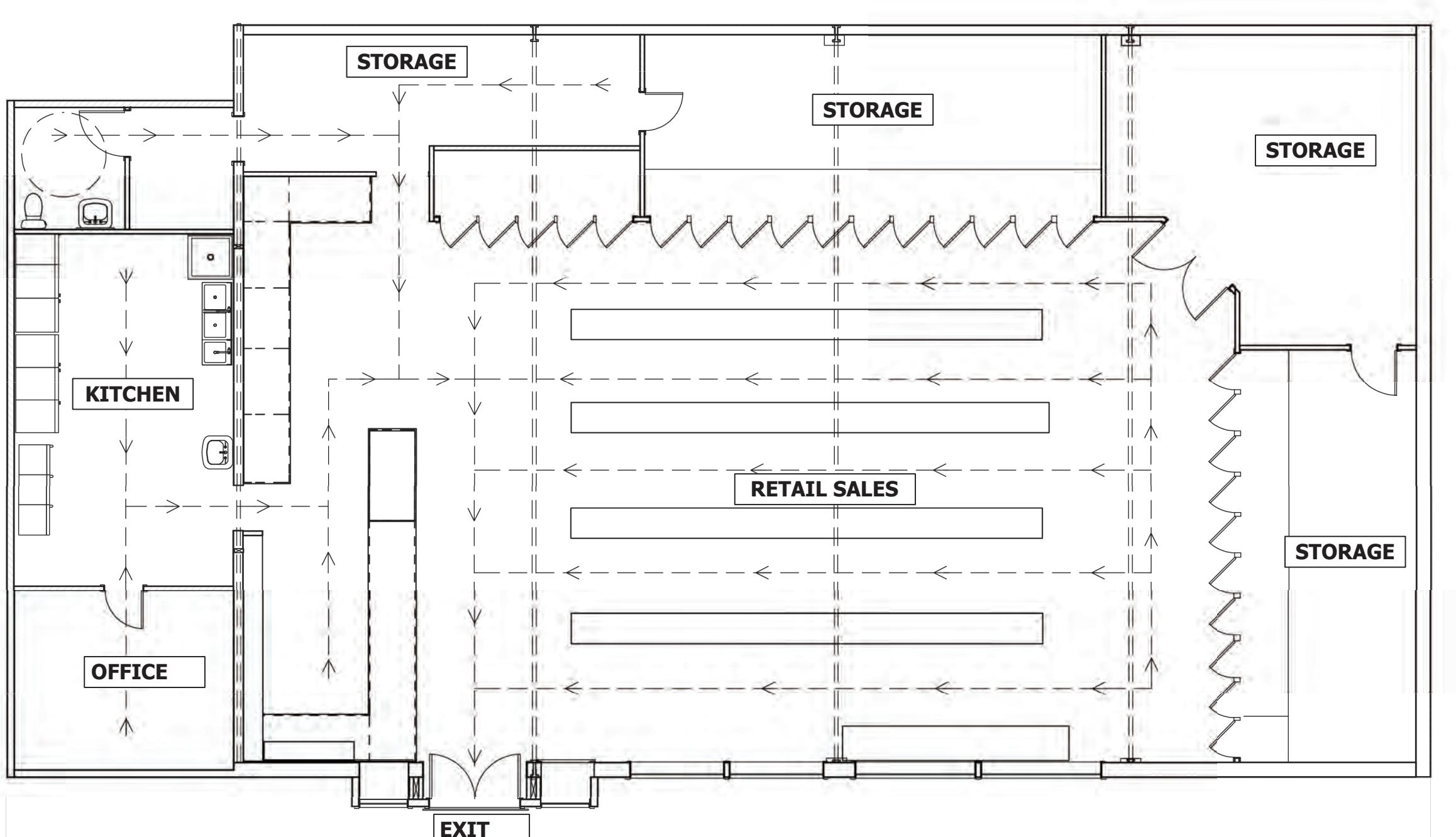
1. MATERIALS AND WORKMANSHIP TO CONFORM TO THE CURRENT EDITION OF THE OREGON STRUCTURAL SPECIALTY BUILDING CODE AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
2. REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES IS TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT IS SHOWN.
3. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN. USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.
5. DRAWINGS TO SCALE ON 24x36 PAPER.
6. PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION. VISITS TO THE SITE BY THE DESIGNER/ENGINEER WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.
7. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE DESIGNER OR ENGINEER. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE DESIGNER OR ARCHITECT.
8. COORDINATE THE SIZE AND LOCATION OF FLOOR, ROOF, AND/OR WALL OPENINGS ASSOCIATED WITH, BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL AND PLUMBING TRADES.
9. THE DRAWINGS INDICATE THE STRUCTURE IN ITS FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING, SHORING, AND SEQUENCING TO MAINTAIN STABILITY.
10. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING A SAFE PLACE TO WORK AND MEETING THE REQUIREMENTS OF ALL APPLICABLE JURISDICTIONS. EXECUTE WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY AGAINST DAMAGE BY FALLING DEBRIS AND OTHER HAZARDS IN CONNECTION WITH THIS WORK.
11. ASSUMPTIONS HAVE BEEN MADE CONCERNING THE SOUNDNESS OF EXISTING STRUCTURAL COMPONENTS TO REMAIN WITHIN THE BUILDING. IT IS FURTHER ASSUMED THAT THESE EXISTING STRUCTURAL COMPONENTS WERE ORIGINALLY DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AT THAT TIME. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES CONCERNING THE PRESERVATION OF THE EXISTING STRUCTURAL COMPONENTS TO REMAIN, UNDAMAGED.



DRAWING INDEX



EXIT PLAN



1 Egress Plan

1/8" = 1'-0"

MIRANDA CHRISTINE  
DESIGN

DESIGNER:  
Miranda Mueller  
400 NW Market Way  
Vancouver, WA 98665  
541-870-3586

STRUCTURAL:  
William Cole Lathrop  
WCL Engineering, Inc.  
3120 Northwest Hwy  
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PROPERTY  
OWNER:  
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centermarket36@gmail.com  
503-409-7694



PROPERTY OWNER:  
Sonu Singh  
120 W Hollister St  
Stayton, OR 97383

DATE: 11/10/2025

REV:

REV:

DRAWING:

Cover Sheet

SHEET #

CS

**DESIGNER:**  
**Miranda Mueller**  
6421 NW McKinley Dr  
Vancouver, WA 98665  
541-870-3586

---

**ENGINEER:**  
**William Cole Lathrop**  
WCL Engineering, LLC.  
1120 Northridge Way  
Eugene, Oregon 97408  
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[www.wcl-engr.com](http://www.wcl-engr.com)

PROPERTY  
OWNER:  
Soni Singh  
centermarket36@gmail.com  
503-409-7664

RENNEWS · 12/31/2026

RENEWED: 12/31/2020

PROPERTY OWNER:  
Sonj Singh  
120 W Hollister Street  
Stayton, OR

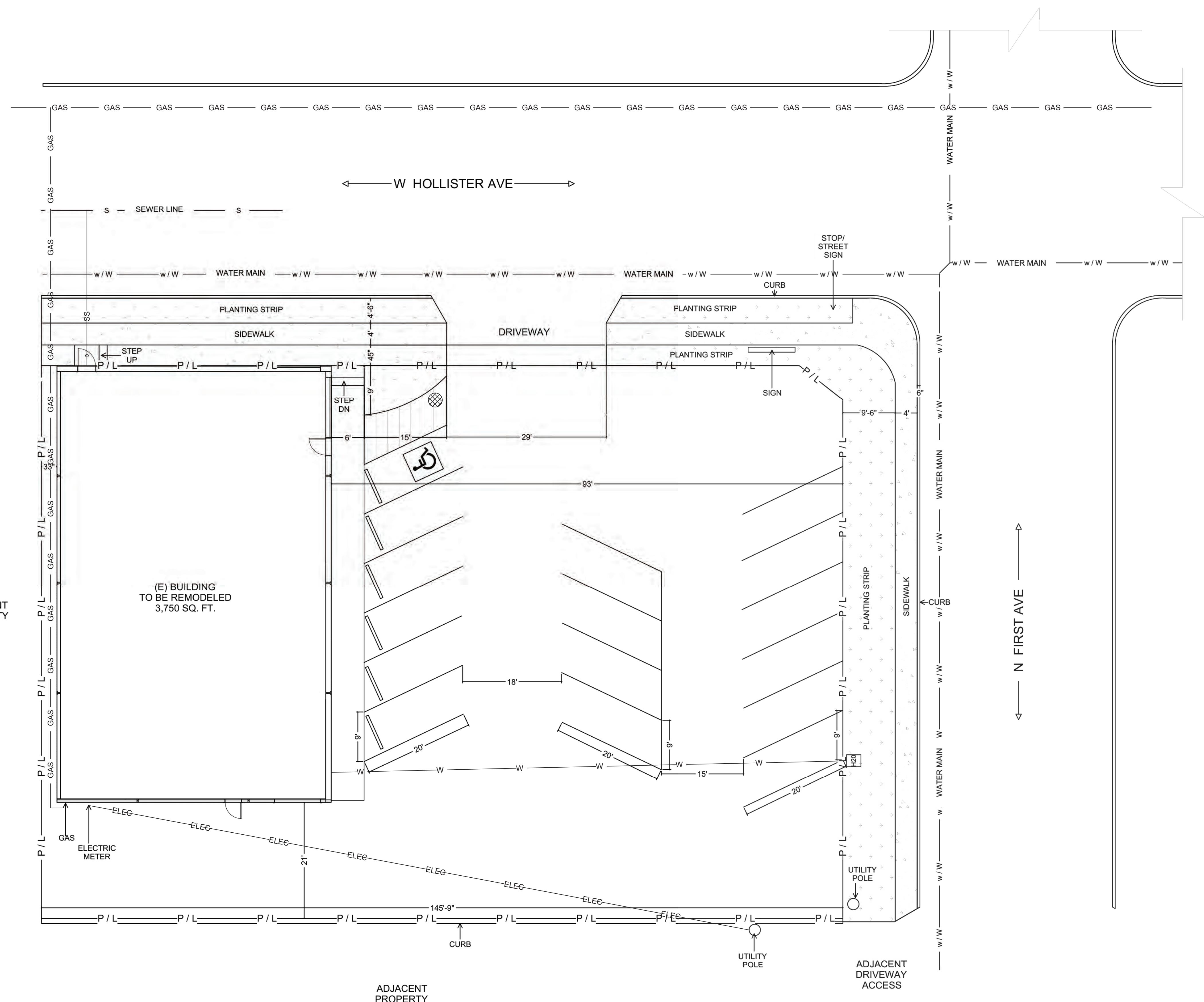
DATE 11/10/2020

## DRAWINGS:

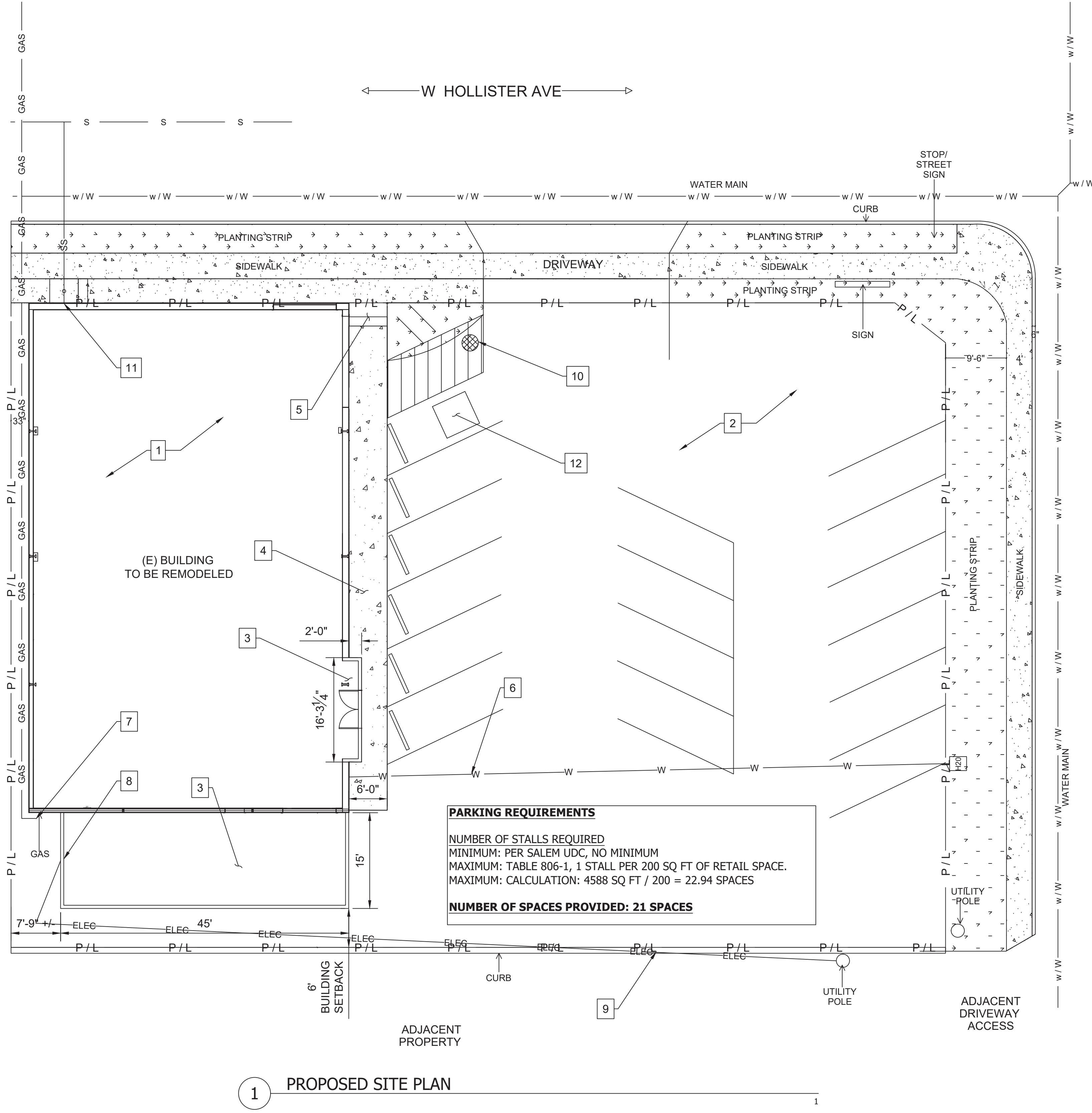
# EXISTING SITE PLAN

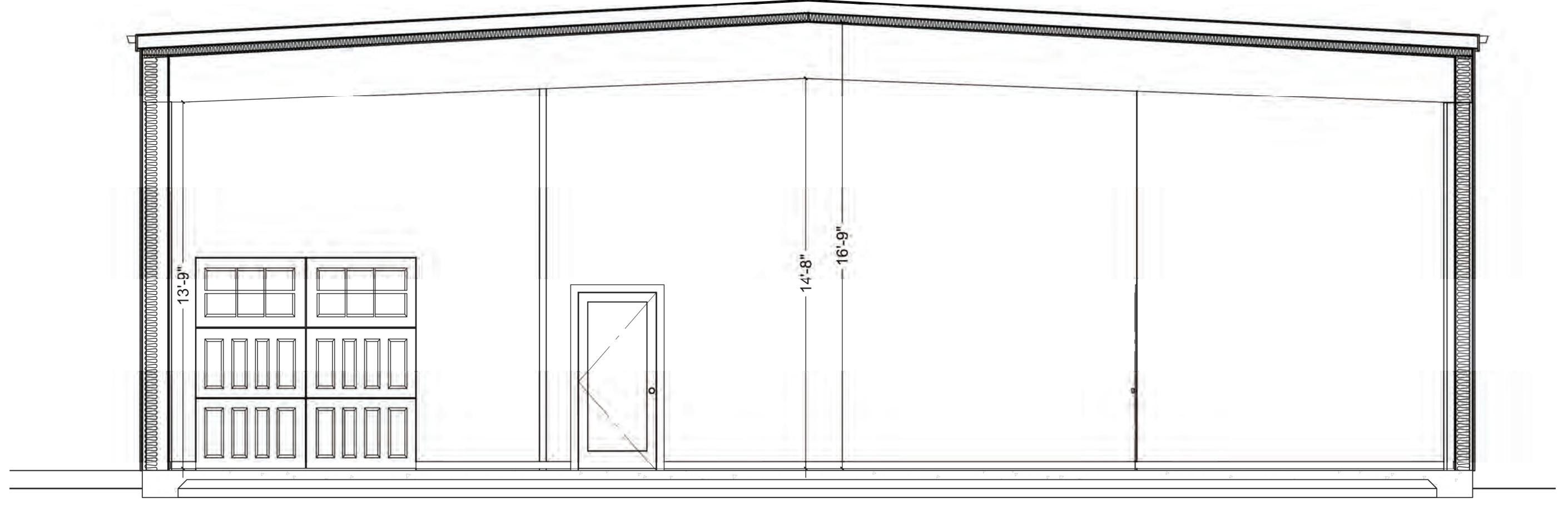
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# SP-0



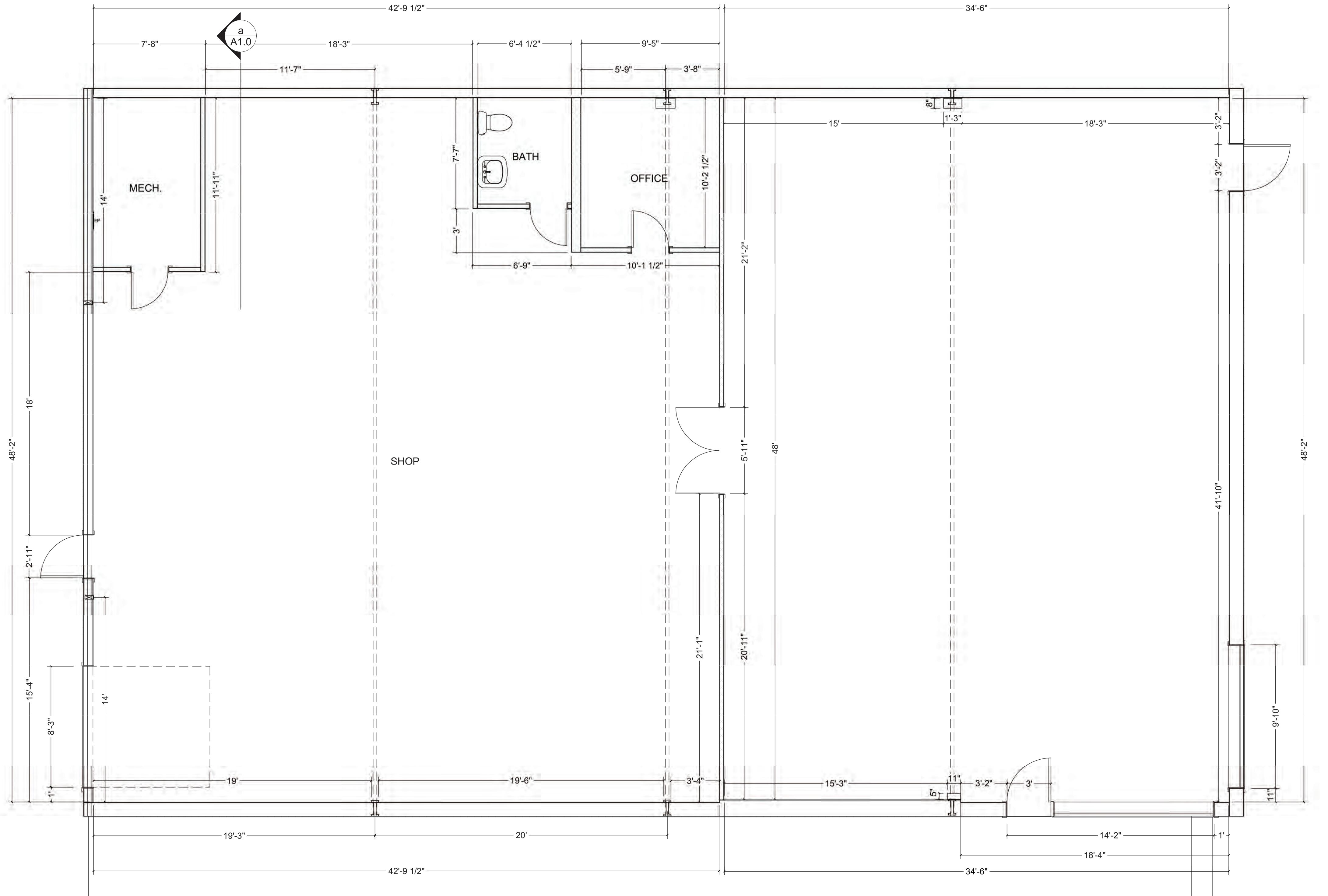
## Existing Site Plan





South Section Elevation

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



N

wall legend:	
(E)	CONCRETE WALL
(E)	2X6 INTERIOR
(N)	2X6 INTERIOR
	DEMO WALL
	PARTIAL HEIGHT WALL
(1)	HOUR FIRE WALL

general notes

GENERAL:  
-CONTRACTOR TO VERIFY EXISTING LOCATIONS OF ALL UTILITIES WHETHER SHOWN HEREIN OR NOT AND PROTECT THEM FROM DAMAGE.  
-CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS A CONTRACTOR USES TO MAINTAIN STRUCTURAL INTEGRITY OF ANY CONSTRUCTION UNTIL ALL FINAL LATERAL AND VERTICAL LOAD CARRYING SYSTEMS ARE COMPLETED.  
CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE IN A BROOD CLEAN CONDITION AT ALL TIMES DURING THE PROJECT

DIMENSIONS ARE FINISH TO FINISH.  
UNO: CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND IS TO REPORT ANY DISCREPANCIES TO DESIGNER BEFORE PROCEEDING.

DESIGNER:  
Miranda Mueller  
4000 15th Avenue NW  
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541-870-3586  
mirmu@wcl-eng.com  
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503-409-7664



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Stayton, OR 97383

DATE: 11/10/2025

REV:

REV:

DRAWING:  
Existing  
Floor Plan

SHEET #

A1.0

Fixture Schedule				
Number	Label	Qty	Description	
1	HANDWASH SINK	2	321026.02	
2	ADA TOILET	1	215AA104.020	
3	3 COMPARTMENT SINK	1	600S316201GR	
4	MOP SINK	1	Z1996-36--AW	

Fixture Schedule				
Number	Label	Qty	Description	
5	AUTOFRY	1	AUTOFRY® MTI-10X/10XL/XL3	
6	3 DOOR FREEZER	2	CFD-3FF-E-HC	
7	COOLER	1	Atosa MGF8403GR	

WINDOW SCHEDULE						
MBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
01	2	1	33711	39 "	95 "	MULLED UNIT
02	2	1	6392	75 "	110 "	MULLED UNIT
03	2	1	8092	96 "	110 "	MULLED UNIT

DOOR SCHEDULE						
MBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
1	1	1	60112	72 "	134 "	MULLED UNIT
2	2	1	2668 L IN	30 "	80 "	HINGED-PANEL
3	1	1	3068 R IN	36 "	80 "	HINGED-PANEL
4	1	1	6068 L/R IN	72 "	80 "	DOUBLE HINGED-GLASS
5	1	1	3068 L IN	36 "	80 "	HINGED-PANEL

Door hardware to comply with 1008.1.9 Door operations. Door handles shall be installed 34" - 48" max above finished floor.

Legend: (scale: 1'-0" = 1/4")

- (E) CONCRETE WALL
- (E) 2X6 INTERIOR
- (N) 2X6 INTERIOR
- DEMO WALL
- PARTIAL HEIGHT WALL

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DESIGN**

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541-870-3586

**STRUCTURAL:**  
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**PROPERTY  
OWNER:**  
**Soni Singh**  
[centermarket36@gmail.com](mailto:centermarket36@gmail.com)  
503-409-7664

RENEWS: 12/31/2026

PROPERTY OWNER:  
Soni Singh  
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REV:

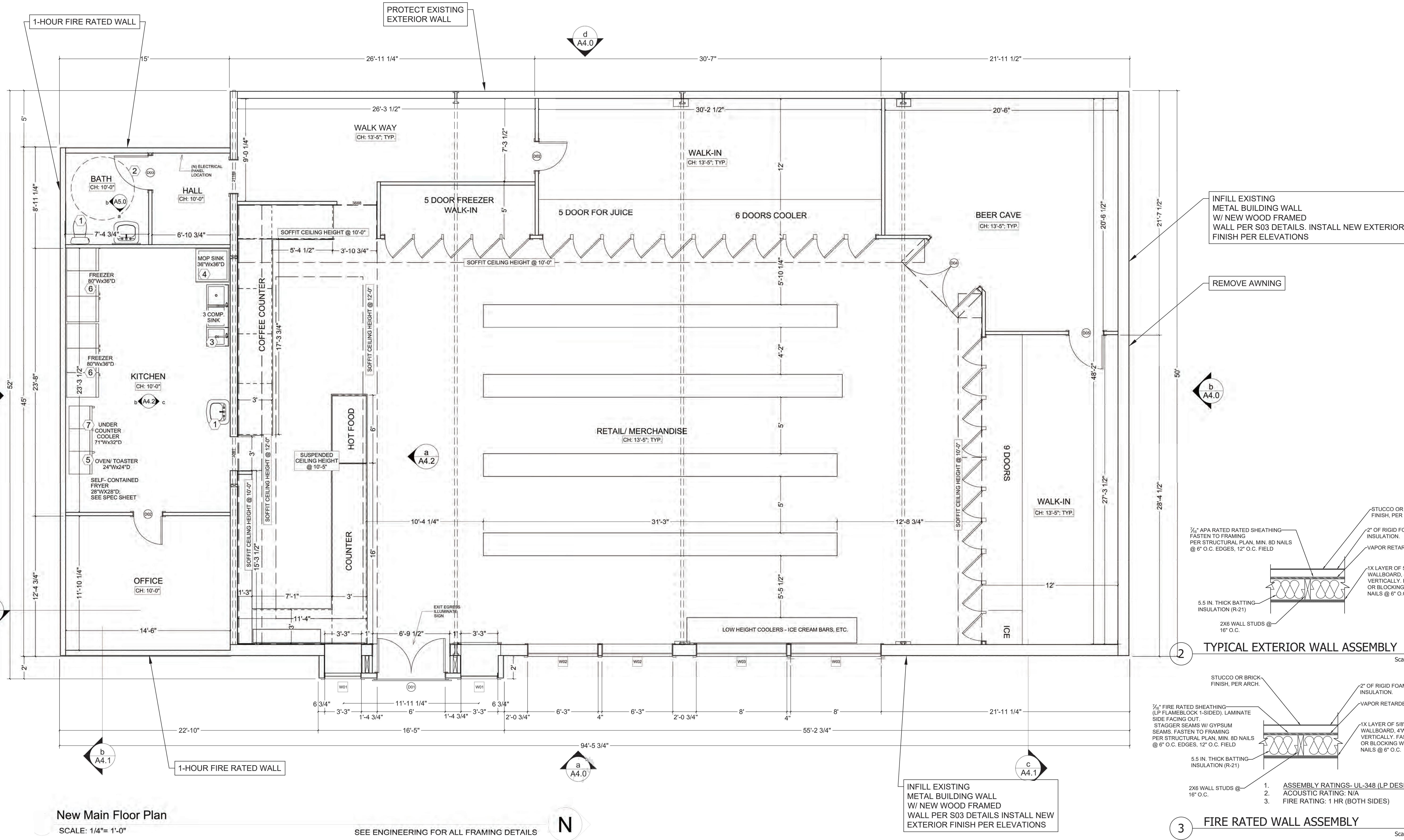
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REV:

# DRAWING:

SHEET #

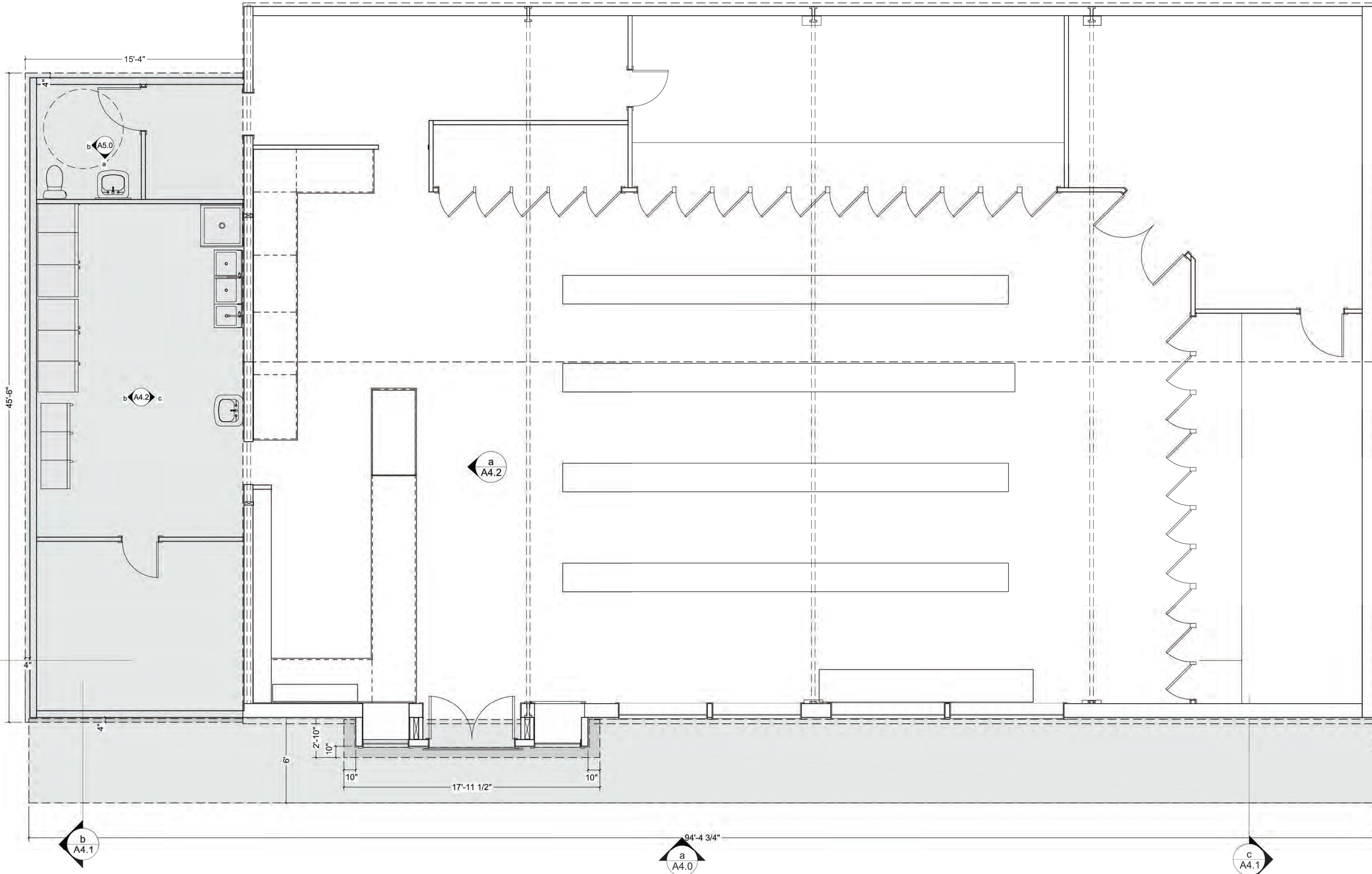
## A2.1



SAFETY GLAZING  
GLAZING SHALL COMPLY WITH OSSC SECTION 2406, SPECIFICALLY  
GLAZED PANELS SHALL BE CPSC 16 CFR PART 1201 CATEGORY II OR  
ANSI Z97.1 CATEGORY A IMPACT RESISTANT.

ENERGY EFFICIENCY  
DOORS & WINDOWS SHALL HAVE A U-FACTOR OF U-0.29 AND SHGC  
OF 0.30 OR BETTER.

ENTRY DOORWAY  
ENTRY DOORWAYS SHALL HAVE A SELF CLOSING DEVICE



## New Roof Plan

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

SEE ENGINEERING FOR ALL FRAMING DETAIL

N

## A2.2

lighting legend	
wall sconce	
exhaust fan with light	1 SOFFIT CEILING HEIGHT @12'-0"
wall switch	2 SOFFIT CEILING HEIGHT @10'-0"
3 way switch	
110v duplex outlet	3 SUSPENDED CEILING HEIGHT @10'-5"
220+v duplex outlet	
hood vent outlet	
R refrigerator outlet	
smoke and carbon monoxide detector	
electrical panel	
EP wall register	
wall register	
8 ft linear led- interior	
4 ft linear led- interior	

SOFFIT LEGEND	
1	SOFFIT CEILING HEIGHT @12'-0"
2	SOFFIT CEILING HEIGHT @10'-0"
3	SUSPENDED CEILING HEIGHT @10'-5"

MIRANDA CHRISTINE  
DESIGN

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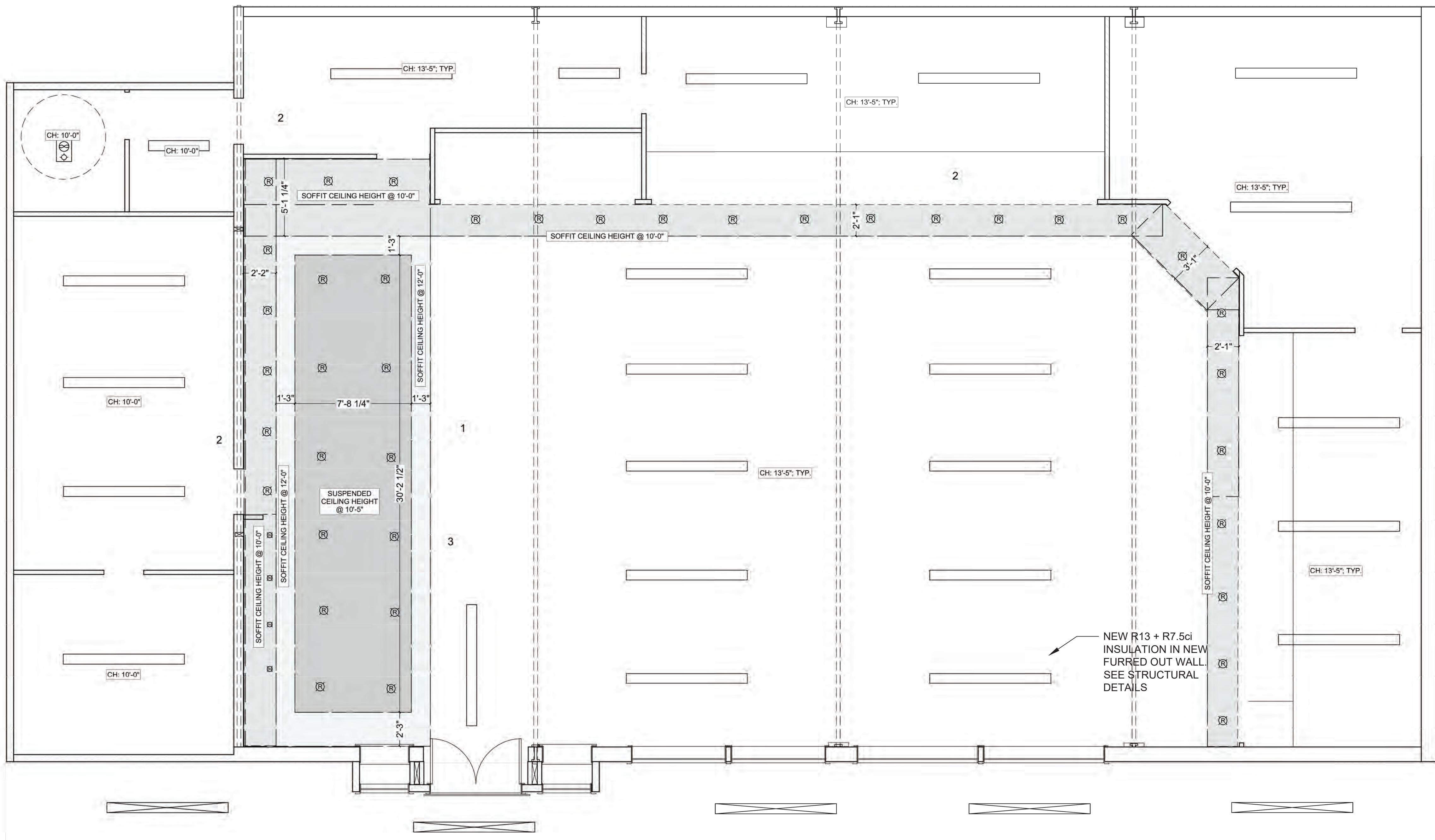
REV:

REV:

DRAWING:  
New  
Exterior  
Canopy &  
Reflected  
Ceiling  
Plan

SHEET #

A3.0



DESIGNER:  
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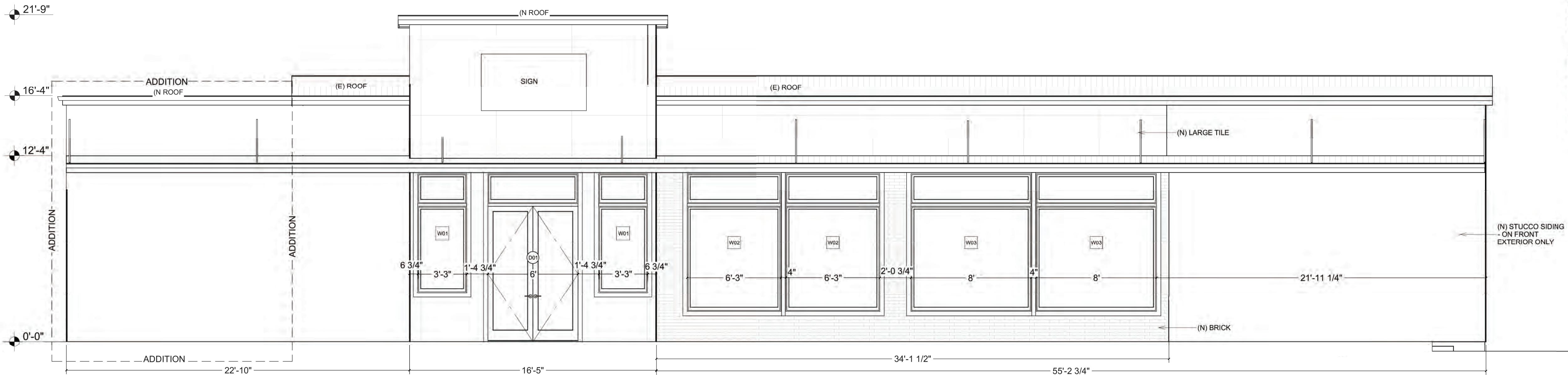
WINDOW SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION
W01	2	1	33711	39"	95"	MULLED UNIT
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W03	2	1	8092	96"	110"	MULLED UNIT

DOOR SCHEDULE						
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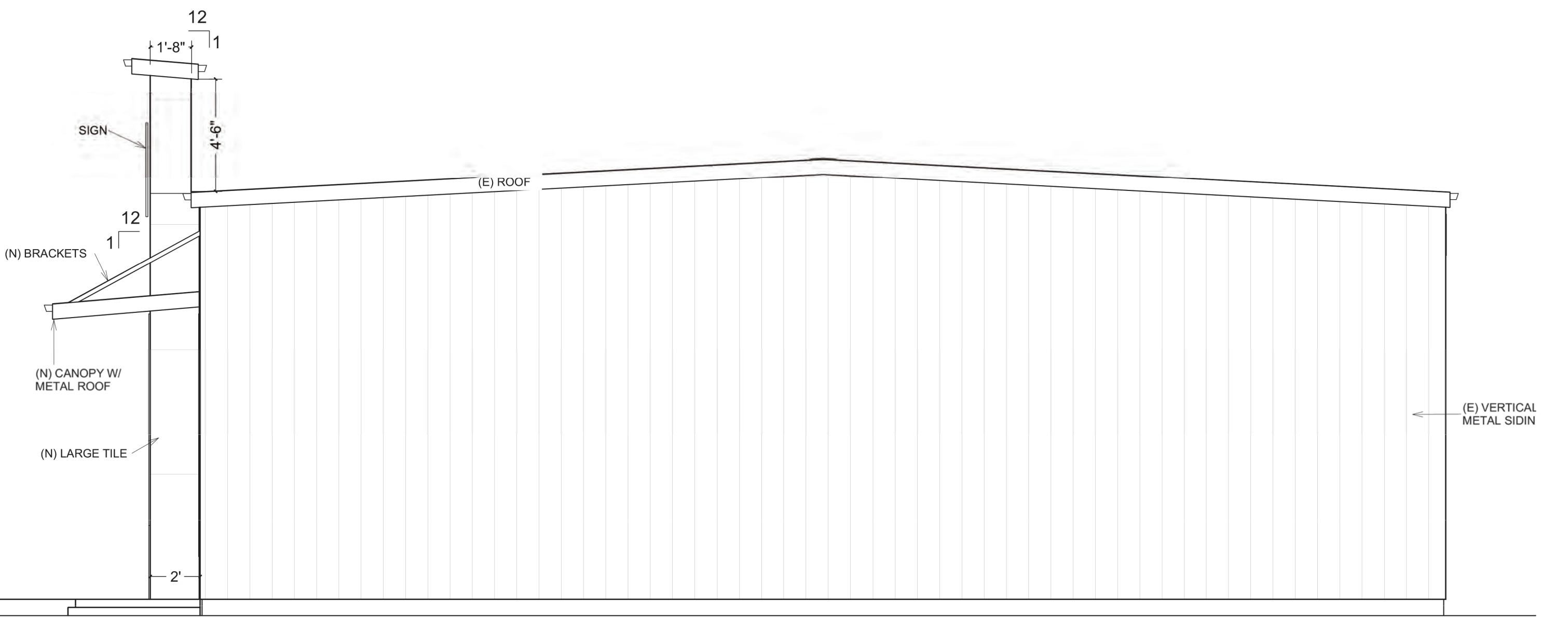
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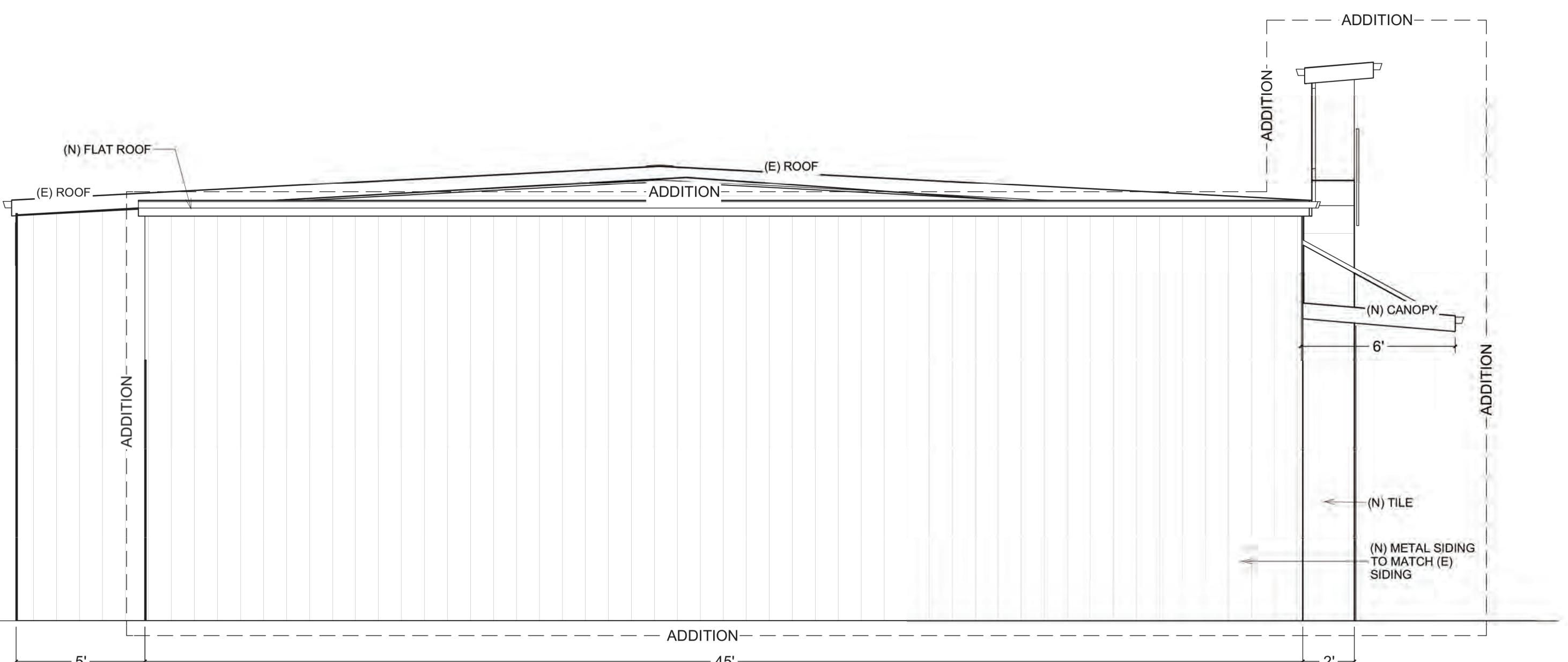
a East Exterior Elevation

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



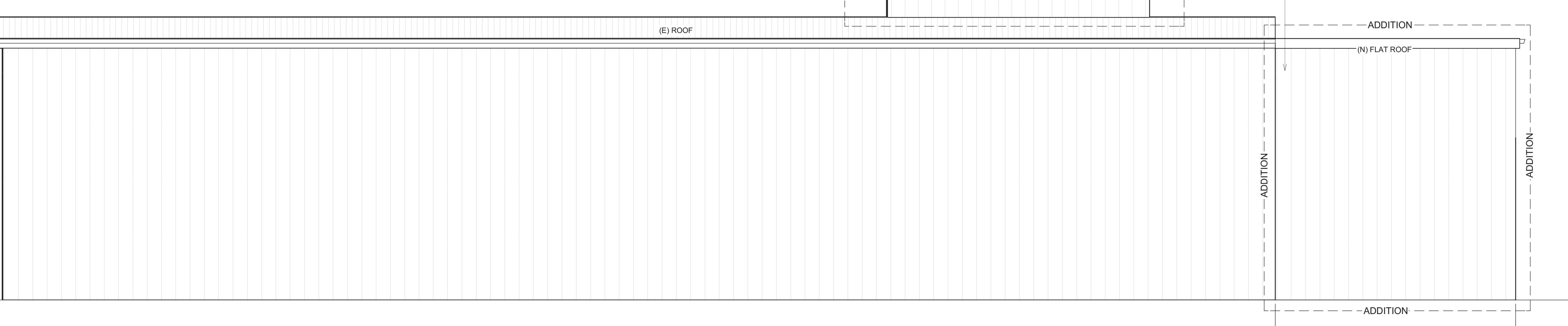
b North Exterior Elevation

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



c South Exterior Elevation

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



d West Exterior Elevation

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

DATE: 11/10/2025

REV:

REV:

DRAWING:  
Exterior  
Elevations

SHEET #

A4.0

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DESIGNER:  
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PROPERTY  
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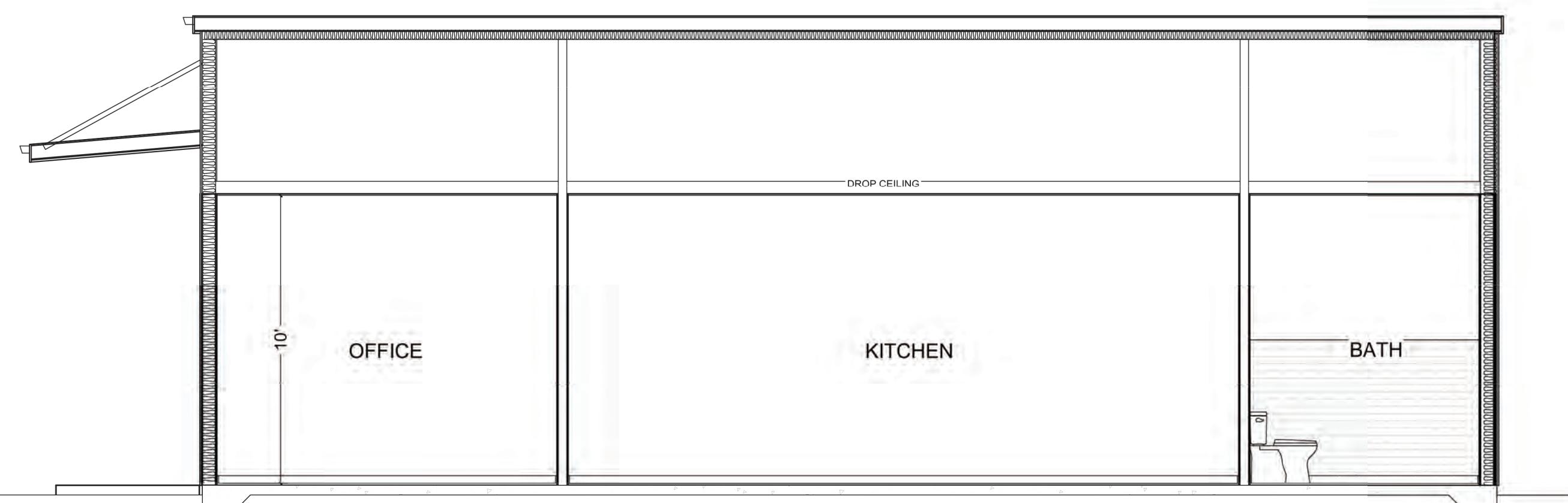


a East Exterior Elevation

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

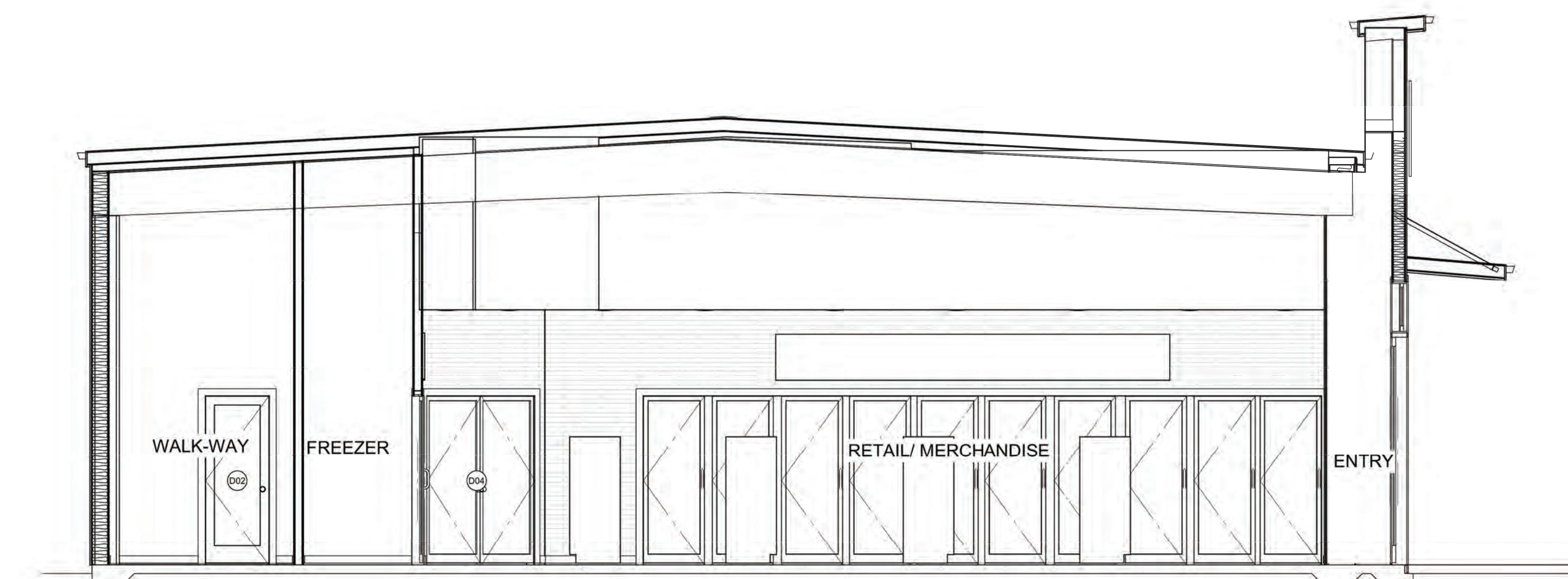


RENEWES: 12/31/2026



b South Exterior Elevation

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



c North Section-Elevation

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

PROPERTY OWNER:  
Soni Singh  
120 W Hollister St  
Stayton, OR 97383

DATE: 11/10/2025

REV:

REV:

DRAWING:  
Exterior  
Elevations &  
Section -  
Elevations

SHEET #

A4.1



Fixture Schedule			
NUMBER	LABEL	QTY	DESCRIPTION
1	HANDWASH SINK	2	321026.02
2	ADA TOILET	1	215AA104.020
3	3 COMPARTMENT SINK	1	600S316201GR
4	MOP SINK	1	Z1996-36-AW

Fixture Schedule			
NUMBER	LABEL	QTY	DESCRIPTION
5	AUTOFRY	1	AUTOFRY® MTI-10X/10XL/XL3
6	3 DOOR FREEZER	2	CFD-3FF-E-HC
7	COOLER	1	Atosa MGF8403GR

MIRANDA CHRISTINE  
DESIGN

DESIGNER:  
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PROPERTY  
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RENEWES: 12/31/2026

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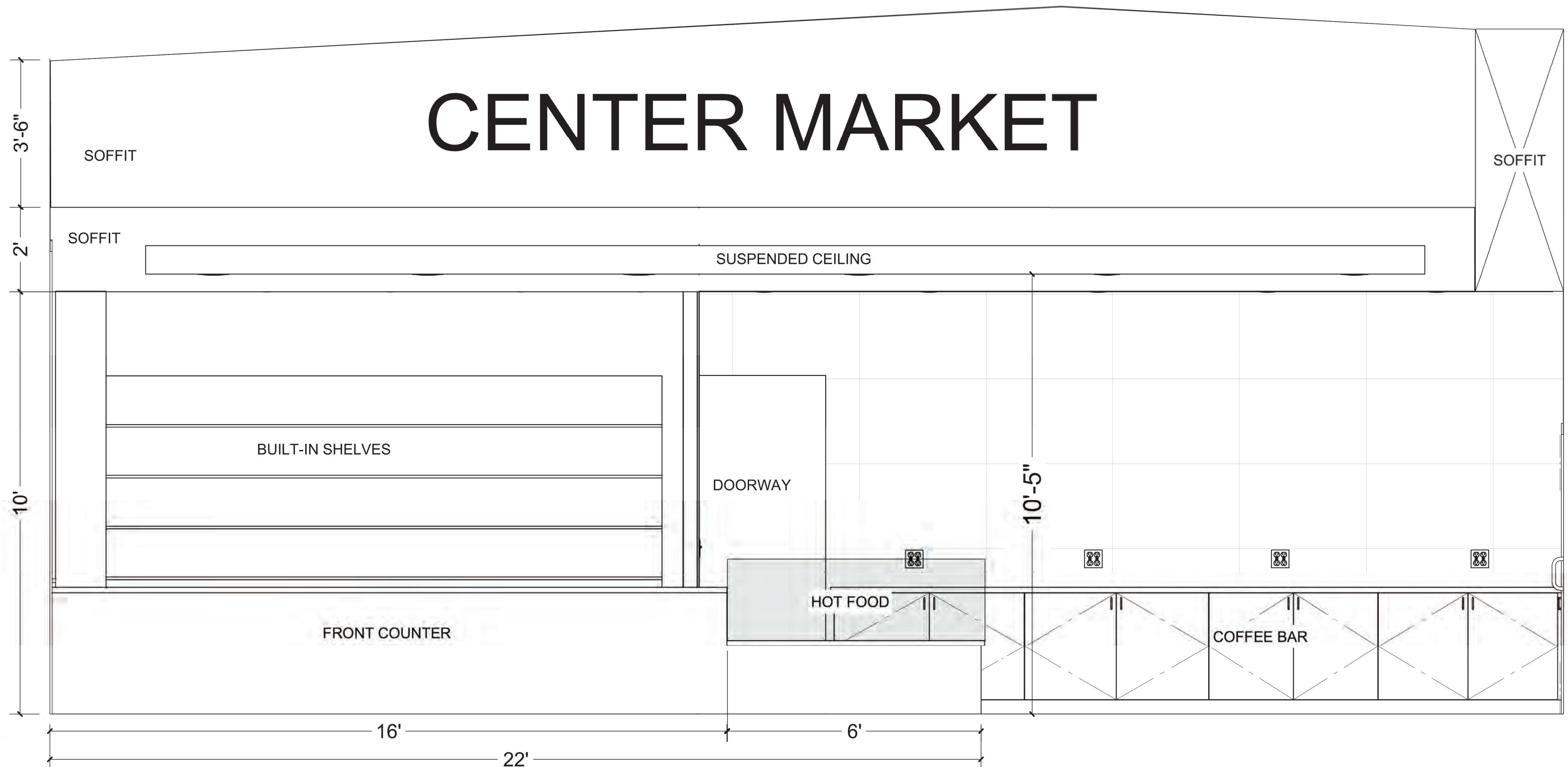
REV:

REV:

DRAWING:  
Interior  
Elevation &  
Soffit  
Heights

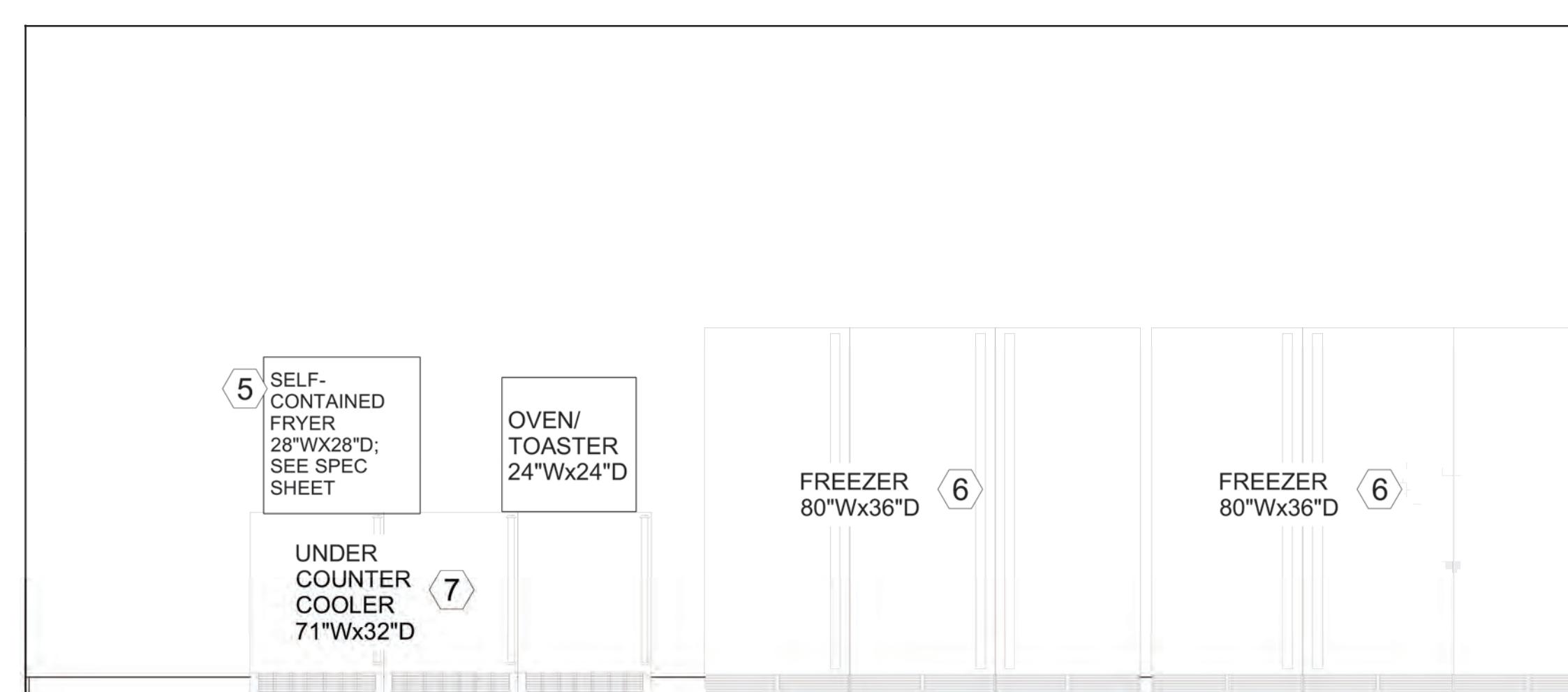
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A4.2



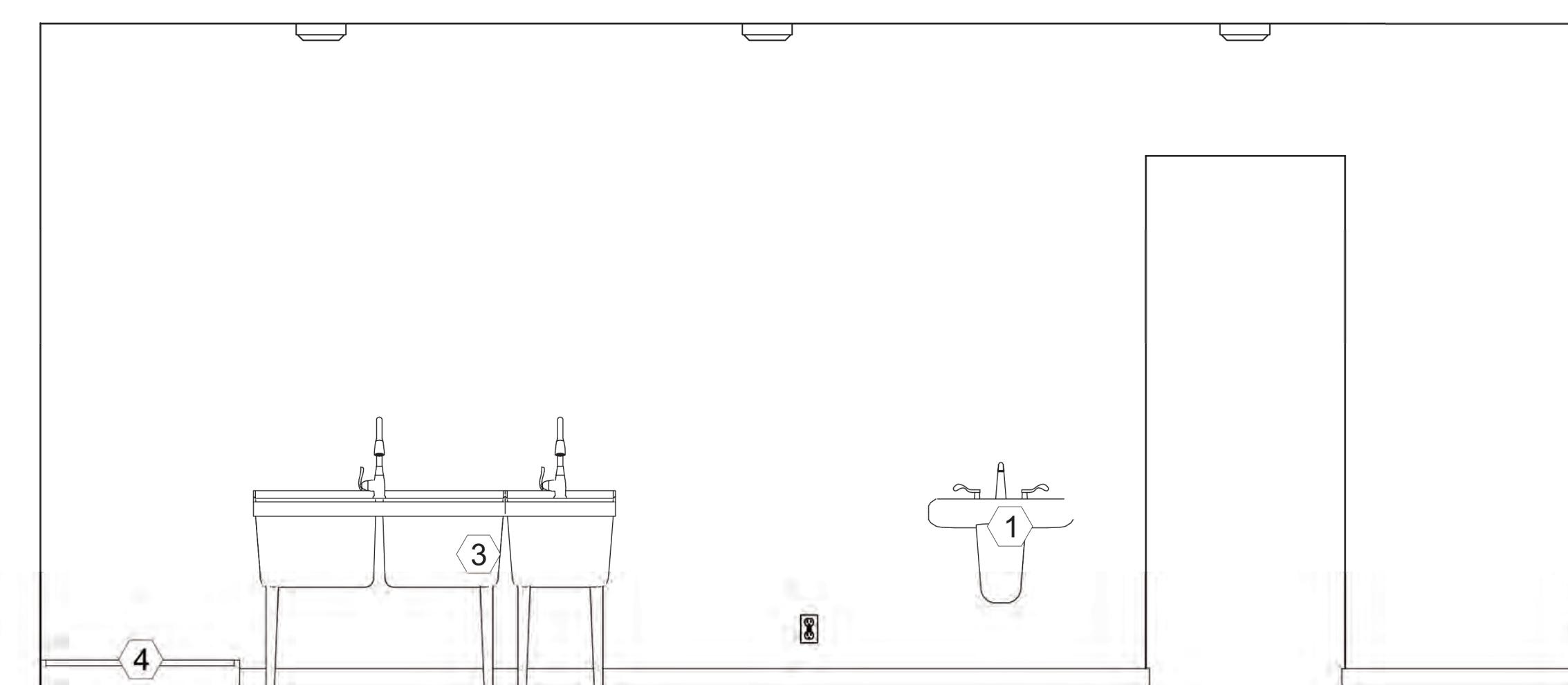
a Interior Front Counter Elevation

SCALE: 1/2"= 1'-0"



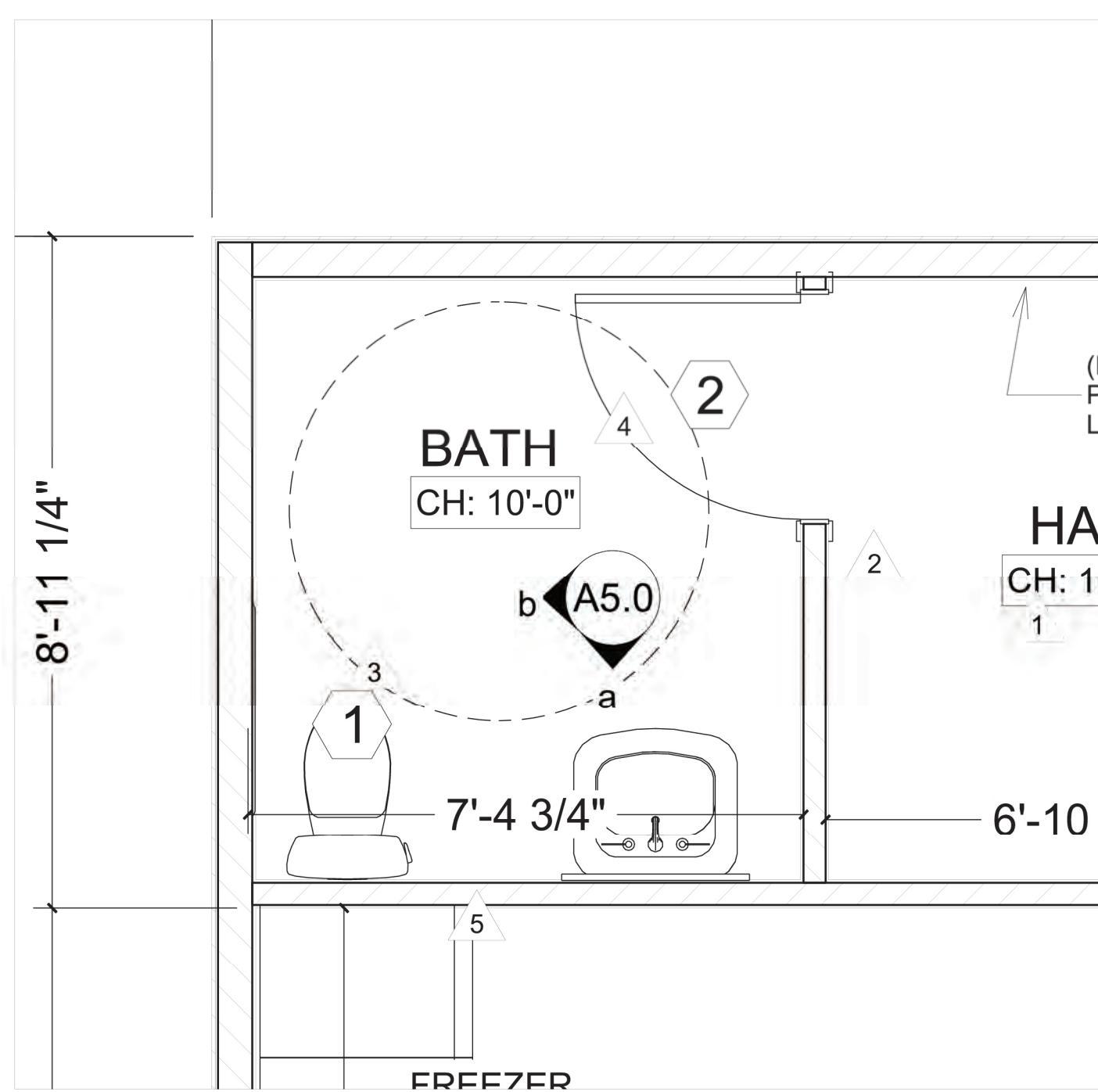
b Kitchen Elevation

SCALE: 1/2"= 1'-0"



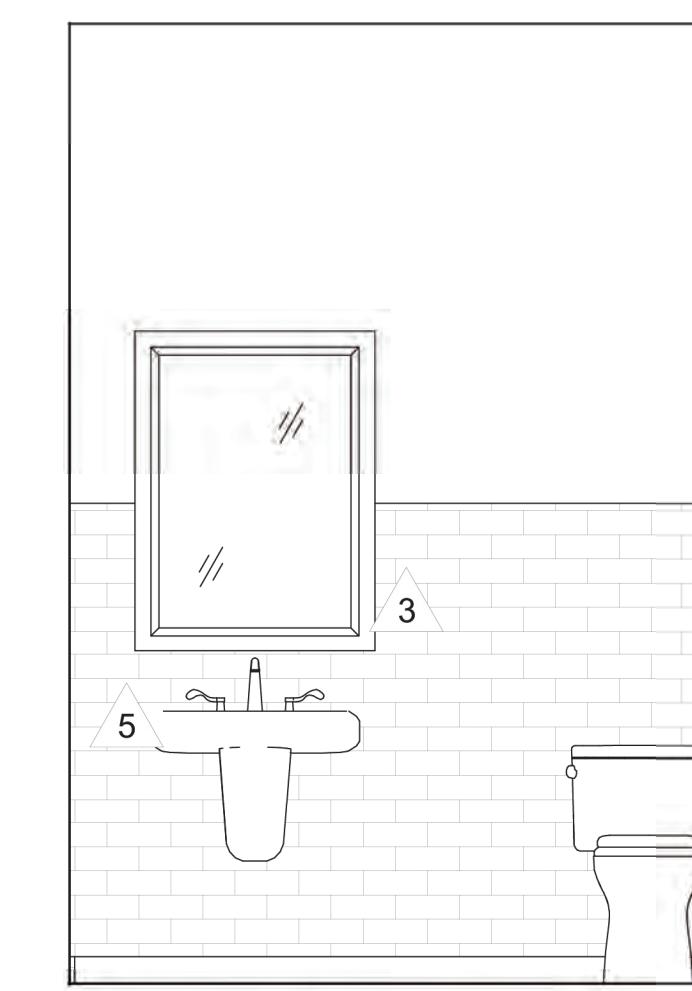
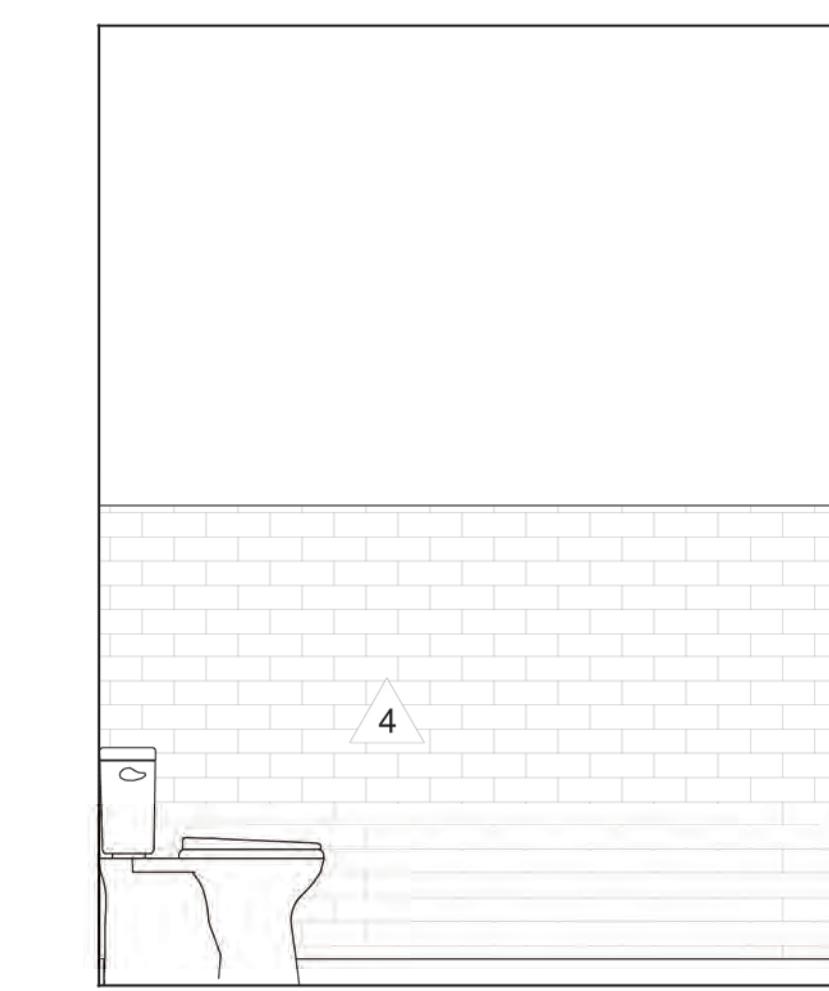
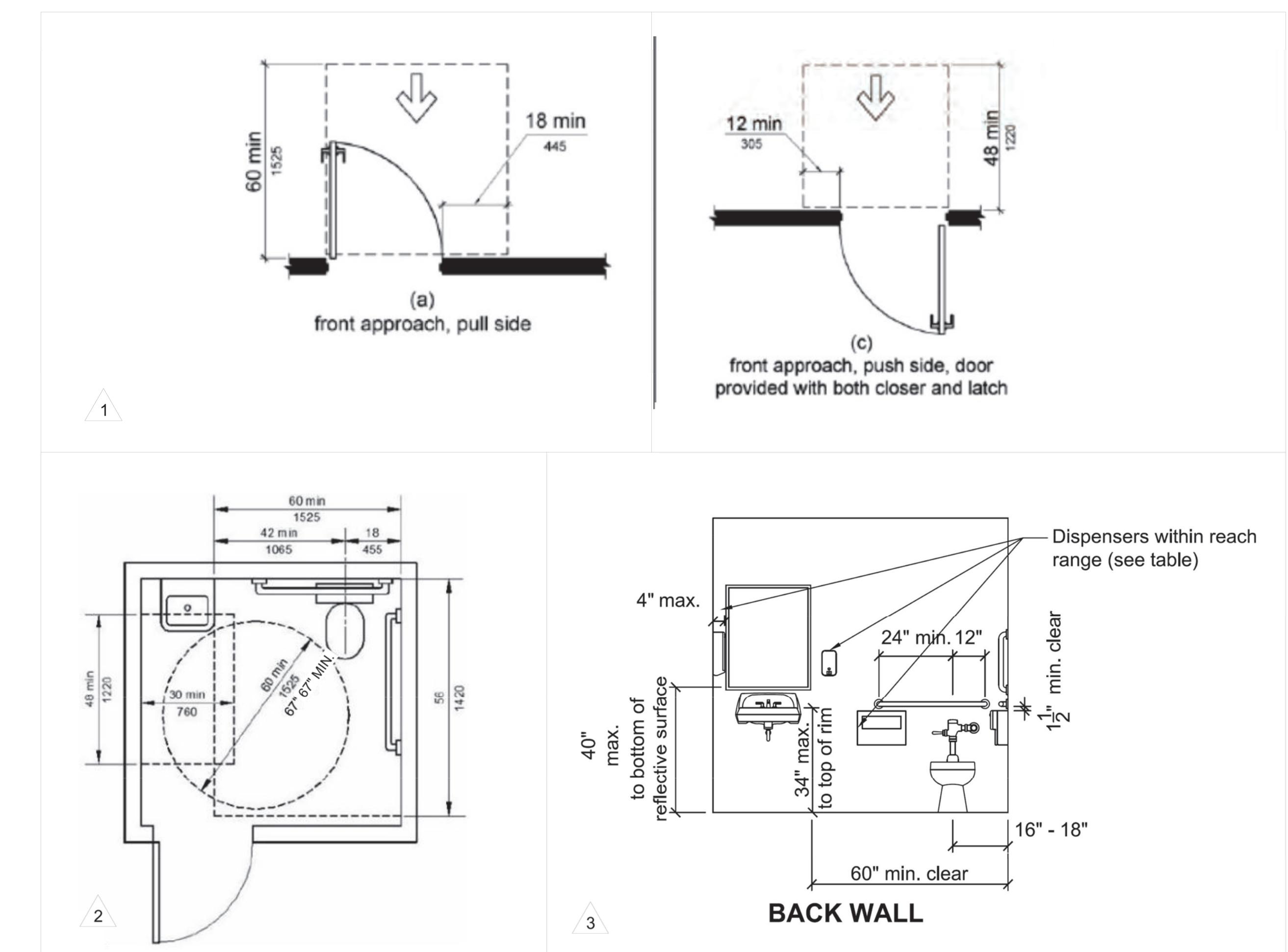
c Kitchen Elevation

SCALE: 1/2"= 1'-0"



ADA Bathroom

SCALE: 1/2"= 1'-0"

a Sink Elevation  
SCALE: 1/2"= 1'-0"b Toilet Elevation  
SCALE: 1/2"= 1'-0"

OBSTRUCTION DEPTH, MAX	DISPENSER REACH HT. MAX.
0.5 IN	48 IN
2 IN	46 IN
5 IN	42 IN
6 IN	40 IN
9 IN	36 IN
11 IN	34 IN

### REACH RANGE TABLE 603.6

Where dispensers, outlets, or controls are installed above obstructions (lavatories, etc), ensure max. depth and height in accordance with ICC/ANSI A117.1 Table 603.6

TABLE 604.9.3.1—DOOR OPENING LOCATION		
Door Opening Location	Measured From	Dimension
Front Wall or Partition	From the side wall or partition closest to the water closet	56 inches (1420 mm) minimum or
	From the side wall or partition farthest from the water closet	4 inches (100 mm) maximum
Side Wall or Partition Wall-Hung Water Closet	From the rear wall	52 inches (1320 mm) minimum or
	From the front wall or partition	4 inches (100 mm) maximum
Side Wall or Partition Floor-Mounted Water Closet	From the rear wall	55 inches (1395 mm) minimum or
	From the front wall or partition	4 inches (100 mm) maximum

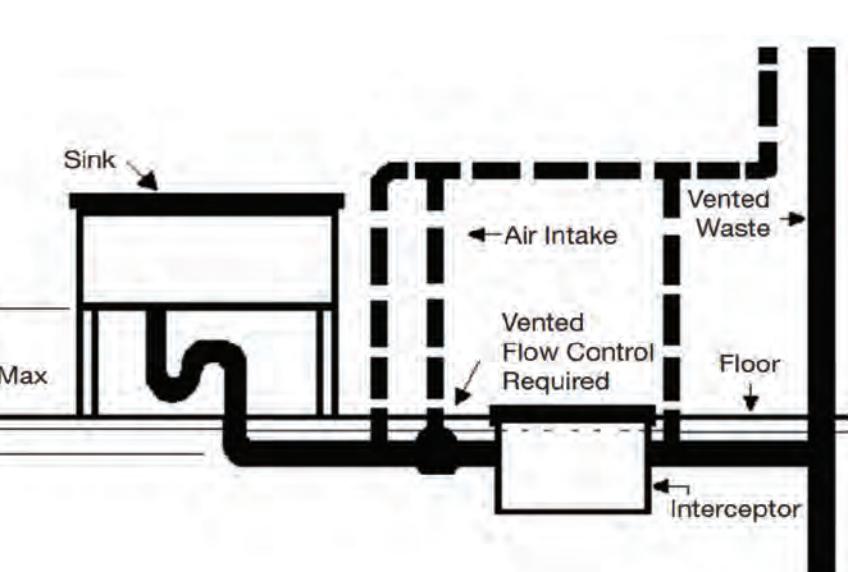
## PLUMBING FIXTURE SCHEDULE

Symbol	Type	Manufacturer	Model	Notes
	Water Closet	American Standard	215AA104.020	1.28 gpf / ada compliant
	Handwash Sink	American Standard	321026.02	w/ American Standard 5500170.002 Faucet
	3-Compartment Sink	Regency	600S316201GR	W/ T&S B-0133-ADF12-B Faucet
	Mop Sink	Zurn Elkay	Z1996-36-AW	w/ Regency 600FMS86 Faucet
	Grease Trap	Watts	GI-75-K 150	150 lbs / 75 gpm
	Floor Sink	Zurn Elkay	FD2375-NH3-T	N/A
	Water Heater	AO Smith	LTE-120 250	See

KITCHEN EQUIPMENT SCHEDULE			
NUMBER	LABEL	QTY	DESCRIPTION
①	AUTOFRY	1	AUTOFRY@MTI-10X/10XL/XL3
②	3 DOOR FREEZER	2	CFD-3FF-E-HC
③	COOLER	1	Atosa MGF8403GR

EXHAUST FAN INFORMATION  
BATHROOM FAN- MINIMUM EXHAUST= 70 CFM/WC = 70 CFM  
USE BROAN A80 OR EQUAL  
KITCHEN FAN- MINIMUM EXHAUST= 0.7 CFM/SQFT = 244 CFM  
USE BROAN L250E OR EQUAL

AUTOFRY INFORMATION  
AUTOFRY TO HAVE SELF CONTAINED FIRE SUPPRESSION SYSTEM. SEE PRODUCT SPECIFICATION SHEET FOR MORE INFORMATION.

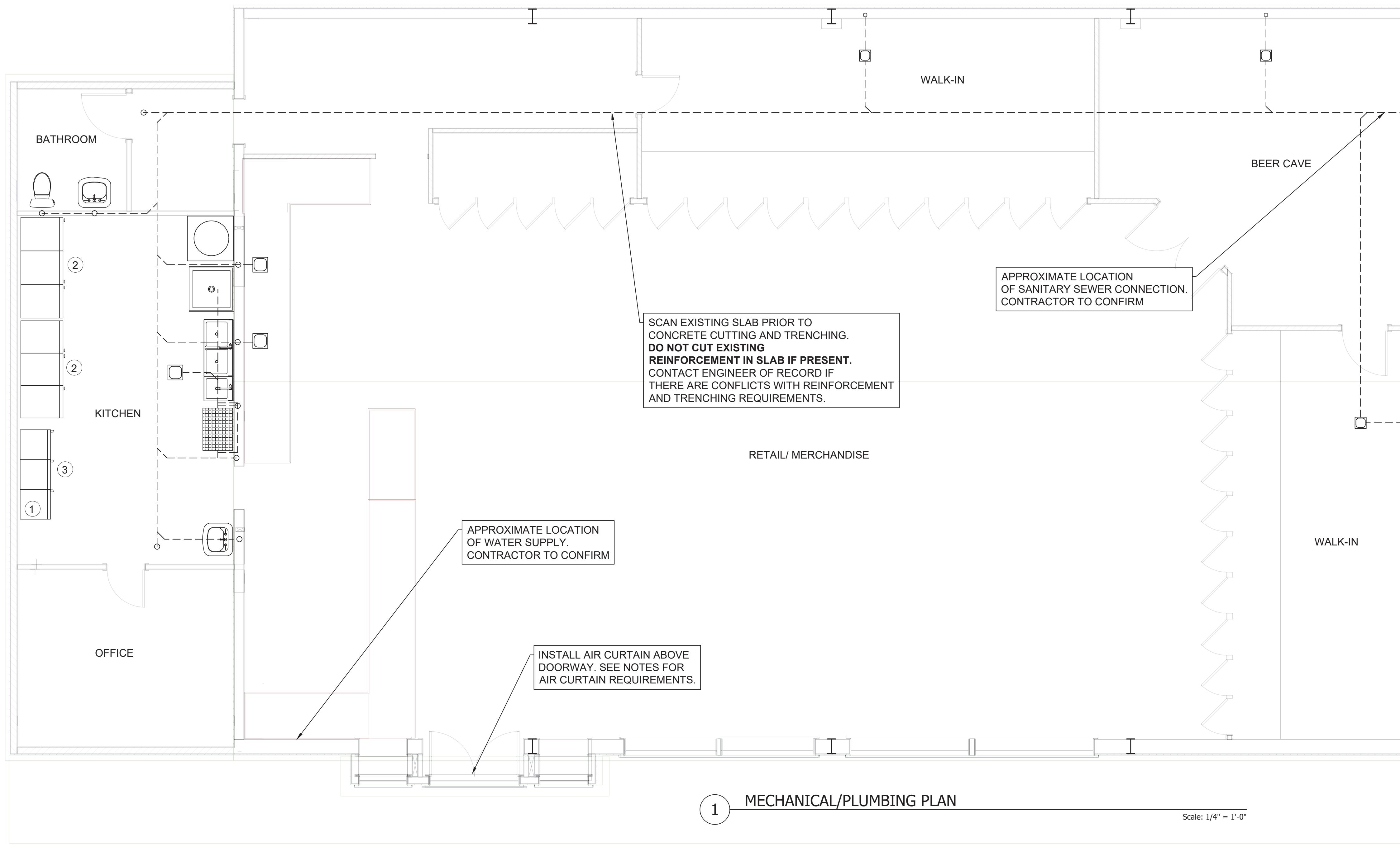


GREASETRAP LOAD CALCULATIONS		3-COMP. SINK	MOP SINK	FLOOR SINK	
SINK WIDTH (IN)	16	36	12		
SINK LENGTH (IN)	20	24	12		
SINK DEPTH (IN)	12	10	6		
VOLUME	16.62	37.40	3.74		
FILL FACTOR (UPC1014.2)	0.75	0.75	0.75		
LOAD PER SINK (GPM)	12.47	28.05	2.81		
TOTAL LOAD PER FIXTURE (GPM)	37.40	28.05	2.81		
TOTAL LOAD (GPM)	68.226				

SEE MANUFACTURE'S INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT INSTALLATION.

### 2 GREASE INTERCEPTOR INSTALLATION

Scale: NTS



## GENERAL NOTES

THESE PLANS ARE THE BASE OF DESIGN FOR REFERENCE ONLY. ALL COMPONENTS TO BE INSTALLED PER THE FOLLOWING CODES:

- 2022 OREGON MECHANICAL SPECIALTY CODE
- 2023 OREGON PLUMBING SPECIALTY CODE
- 2025 OREGON ENERGY EFFICIENCY SPECIALTY CODE
- 2023 NEC AND 2023 OREGON ELECTRICAL SPECIALTY CODE
- 2022 OREGON STRUCTURAL SPECIALTY CODE
- 2022 OREGON FIRE CODE

CONTRACTOR TO COORDINATE FINAL INSTALLATION AND OBTAIN ALL REQUIRED APPROVALS, PERMITS AND INSPECTIONS.

PROVIDE DISCONNECTS FOR ALL EQUIPMENT PER NEC.

VENTILATION  
BUILDING TO BE MECHANICALLY VENTILATED. CONTRACTOR TO INSTALL NEW ROOFTOP AIR HANDLER TO SATISFY REQUIREMENTS OF OSSC 1202. CONTRACTOR TO PROVIDE DESIGN/BUILD SERVICES.

TEMPERATURE CONTROL  
CONTRACTOR TO CONFIRM MECHANICAL SYSTEM MEETS TEMPERATURE CONTROL REQUIREMENTS PER OSSC 1203. CONTRACTOR TO PROVIDE DESIGN/BUILD SERVICES.

AIR CURTAIN  
AIR CURTAINS SHALL BE TESTED IN ACCORDANCE WITH ANSI/AMCA 220 OR ISO 23727-1 AND SHALL HAVE A JET SPEED OF NOT LESS THAN 2.0 M/S AT 15 CM ABOVE THE FINISH FLOOR. AUTOMATIC CONTROLS SHALL BE PROVIDED THAT WILL OPERATE THE AIR CURTAIN UNIT WITH THE OPENING AND CLOSING OF THE DOOR. AIR CURTAINS SHALL NOT HAVE INTEGRATED HEATING OR COOLING. EACH AIR CURTAIN SHALL BE COMMISSIONED IN ACCORDANCE WITH THE MANUFACTURE'S INSTRUCTIONS, INCLUDING AIRSTREAM SPLIT LOCATION AND DIRECTION.

EXHAUST FANS  
VENT EXHAUST FANS VERTICAL TO ROOF. PROVIDE VENT HOOD AND ROOF FLASHING AS REQUIRED.

DUCTS  
ALL DUCTS TO BE LOW PRESSURE DUCTS  
ALL DUCTWORK TO BE CONSTRUCTED AND SEALED PER OMSC.  
ALL METAL DUCTS TO BE 24 GAUGE  
CONTRACTOR TO INSTALL MANUAL BALANCING DAMPERS AS REQUIRED TO BALANCE SYSTEM FOR DESIGN FLOWS ON PLAN. DESIGN FLOWS ARE BASED ON MAXIMUM AIRFLOW FROM SYSTEM.

WALK-IN COOLERS (WIC)  
WALK IN COOLERS TO BE REMOTE CONDENSING AIR COOLED SYSTEMS (BOHN BCH OR EQUAL) WITH COOLER HEADS (BOHN BEL OR EQUAL). CONTRACTOR TO COORDINATE WITH OWNER ON OVERALL SIZE AND DEMAND REQUIREMENTS.  
WALK IN COOLERS TO HAVE A TOTAL MAXIMUM ENERGY USAGE OF 0.82XTDA+4.07 kWh PER DAY. CONTRACTOR TO VERIFY FULL ASSEMBLY.  
CONTRACTOR TO ENSURE REFRIGERANT COMPLIANCE WITH ALL STATE AND LOCAL REQUIREMENTS PRIOR TO ORDERING.  
CONDENSING HEADS TO BE 120V/60HZ MAX. PROVIDE 20A DEDICATED CIRCUIT FOR EACH COOLER. REF INLET SIZE: 1/2", SUCTION SIZE: 1/2"  
ALL REFRIGERANT PIPING TO BE INSULATED PER MANUFACTURE'S REQUIREMENTS.

REGISTERED PROFESSIONAL ENGINEER  
87276PE  
JANUARY 01 2026  
OREGON  
WILLIAM COLE LATHROP

RENEWES: 12/31/2026  
PROPERTY OWNER:  
Soni Singh  
120 W Holister Street  
Stayton, OR

DATE: 11/10/2025

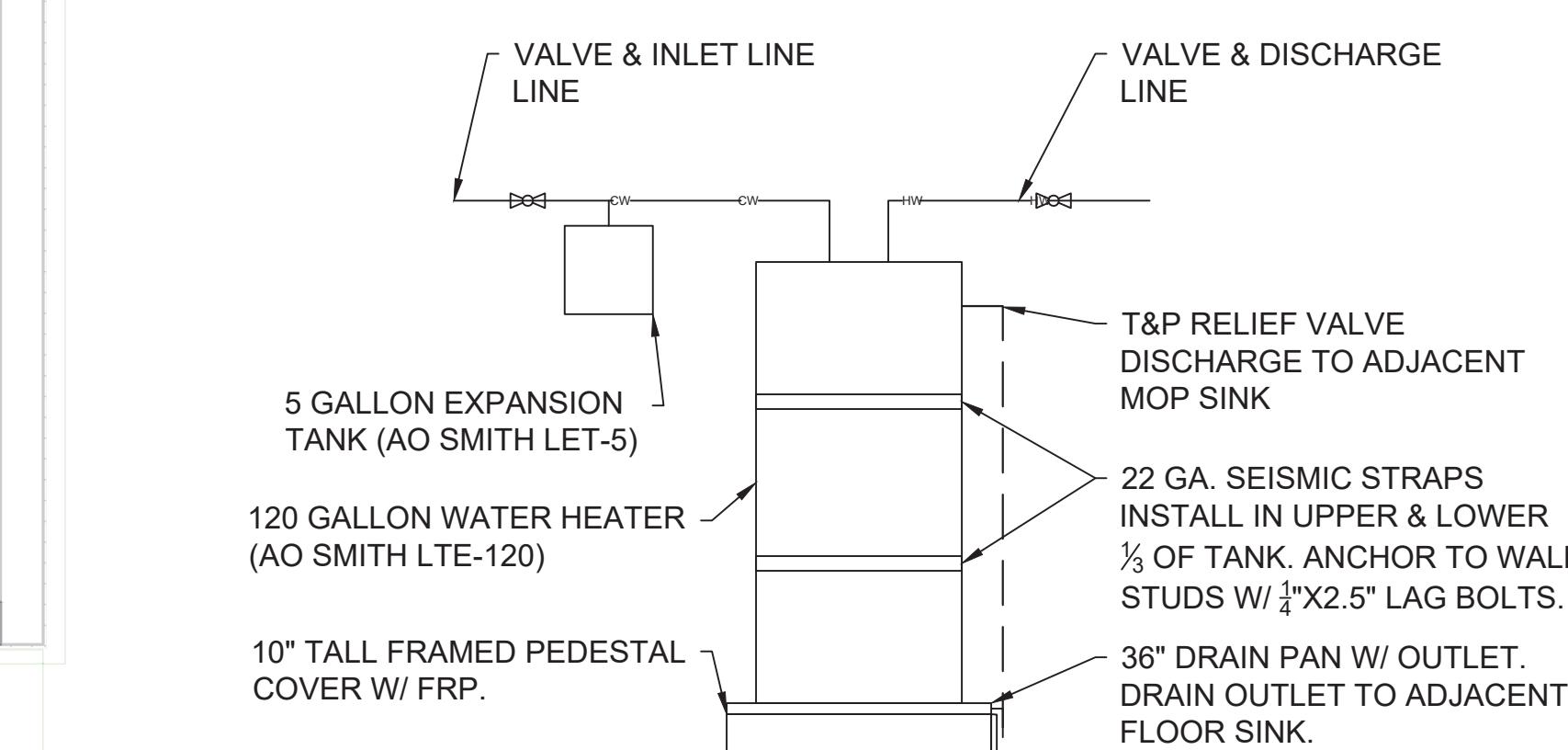
REV:

REV:

DRAWING:  
Mechanical & Plumbing Plan

SHEET #

MP.01



### 3 HOT WATER HEATER INSTALLATION

NTS

legend	
	wall sconce
	exhaust fan with light
	wall switch
	3 way switch
	110v duplex outlet
	220+v duplex outlet
	hood vent outlet
	refrigerator outlet
	smoke and carbon monoxide detector
	electrical panel
	wall register
	8 ft linear led- interior
	8 ft linear led- exterior

Symbol	Type	Manufacturer	Model	Lumens	Volts	Watts/fixture	Color	Total number
	8 ft linear LED- Interior	Lithonia	CSS-L96-8000LM-MVOLT-40K-80CRI	8596	120	72	4000K	32
	8 ft linear LED- Exterior	Lithonia	CLX-L96-6000LB-SEF-FDL-MVOLT-GZ10-40K-80CRI	8596	120	35	4000K	12
	6" Can LED Light	Juno	WF6 ALO20 SWW5 90CRI CP6 MW M2	1050	120	16	4000K	20
	Carbon Monoxide/Smoke Detector	Universal Security Instruments	AMIC1510SB	N/A	120	N/A	N/A	8
	Exit Sign	Lithonia	LQMSW3GELN	N/A	120	N/A	N/A	2
	Emergency Lighting	Lithonia	EU2C M6	N/A	120	2	5000K	4

## GENERAL NOTES

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- 2023 OREGON PLUMBING SPECIALTY CODE
- 2025 OREGON ENERGY EFFICIENCY SPECIALTY CODE
- 2023 NEC AND 2023 OREGON ELECTRICAL SPECIALTY CODE
- 2022 OREGON STRUCTURAL SPECIALTY CODE
- 2022 OREGON FIRE CODE

CONTRACTOR TO COORDINATE FINAL INSTALLATION AND OBTAIN ALL REQUIRED APPROVALS, PERMITS AND INSPECTIONS.

EMERGENCY EXIT SIGNS TO BE POWERED BY LIGHTING CIRCUITS. ALL EXIT SIGNS TO HAVE BATTERY BACKUP. PROVIDE LITHONIA LQMSW3GELN OR EQUAL.

CONTRACTOR TO CONFIRM ALL RECEPTACLE CIRCUIT REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION.

PROVIDE DISCONNECTS FOR ALL EQUIPMENT PER NEC.

LABEL ALL RECEPTACLES, EQUIPMENT DISCONNECTS, LIGHTING SWITCHES, ETC. WITH PANEL AND CIRCUIT ID.

CONTRACTOR TO CONFIRM ALL REQUIRE CONDUCTOR SIZES. MAXIMUM VOLTAGE DROP <5%

ALL PENETRATIONS IN FIREWALL TO COMPLY WITH 2021 WSCB 714.4.2. SPECIFICALLY:

BOXES TO BE STEEL RATED BOXES NOT EXCEEDING 16 SQ. IN. AGGREGATE AREA OF OPENINGS NOT TO EXCEED 100 SQ IN. IN ANY 100 SQ FT OF WALL AREA

BOXES TO BE MINIMUM OF 24" APART, REGARDLESS OF SIDE OF WALL

LIGHTING CONTROLS  
BATHROOMS AND OFFICES TO HAVE OCCUPANCY SENSING SWITCHES THAT TURN LUMINARES 100% OFF WHEN UNOCCUPIED.  
HALLWAY, KITCHENS AND WALK IN COOLERS TO HAVE OCCUPANCY SENSING SWITCHES THAT TURN LUMINARES TO 50% WHEN UNOCCUPIED.

RETAIL, STORAGE AND EXTERIOR LIGHTING TO HAVE TIME SWITCH CONTROLS COMPLYING WITH THE FOLLOWING:

- HAVE A MINIMUM 7-DAY CLOCK
- BE CAPABLE OF BEING SET FOR SEVEN DIFFERENT DAY TYPES PER WEEK
- INCORPORATE AN AUTOMATIC HOLIDAY "SHUTOFF" FEATURE, WHICH TURNS OFF ALL CONTROLLED LIGHTING LOADS FOR NOT FEWER THAN 24 HOURS AND THEN RESUMES NORMALLY SCHEDULED OPERATIONS
- HAVE PROGRAM BACKUP CAPABILITIES WHICH PREVENT THE LOSS OF PROGRAM AND TIME SETTINGS FOR NOT FEWER THAN 10 HOURS, IF POWER IS INTERRUPTED.
- INCLUDE AN OVERRIDE SWITCH THAT COMPLIES WITH THE FOLLOWING:
  - THE OVERRIDE SWITCH SHALL BE A MANUAL CONTROL
  - WHEN INITIATED, OVERRIDE SWITCH SHALL PERMIT THE CONTROLLED LIGHTING TO REMAIN ON FOR NO MORE THAN 2 HOURS.

EXTERIOR LIGHTING TO HAVE DAYLIGHT SENSING THAT TURNS LUMINARES 100% OFF WHEN LIGHTING LEVELS ARE MET.



RENEWES: 12/31/2026

PROPERTY OWNER:  
Sonu Singh  
120 W Hollister Street  
Stayton, OR

DATE: 11/10/2025

REV:

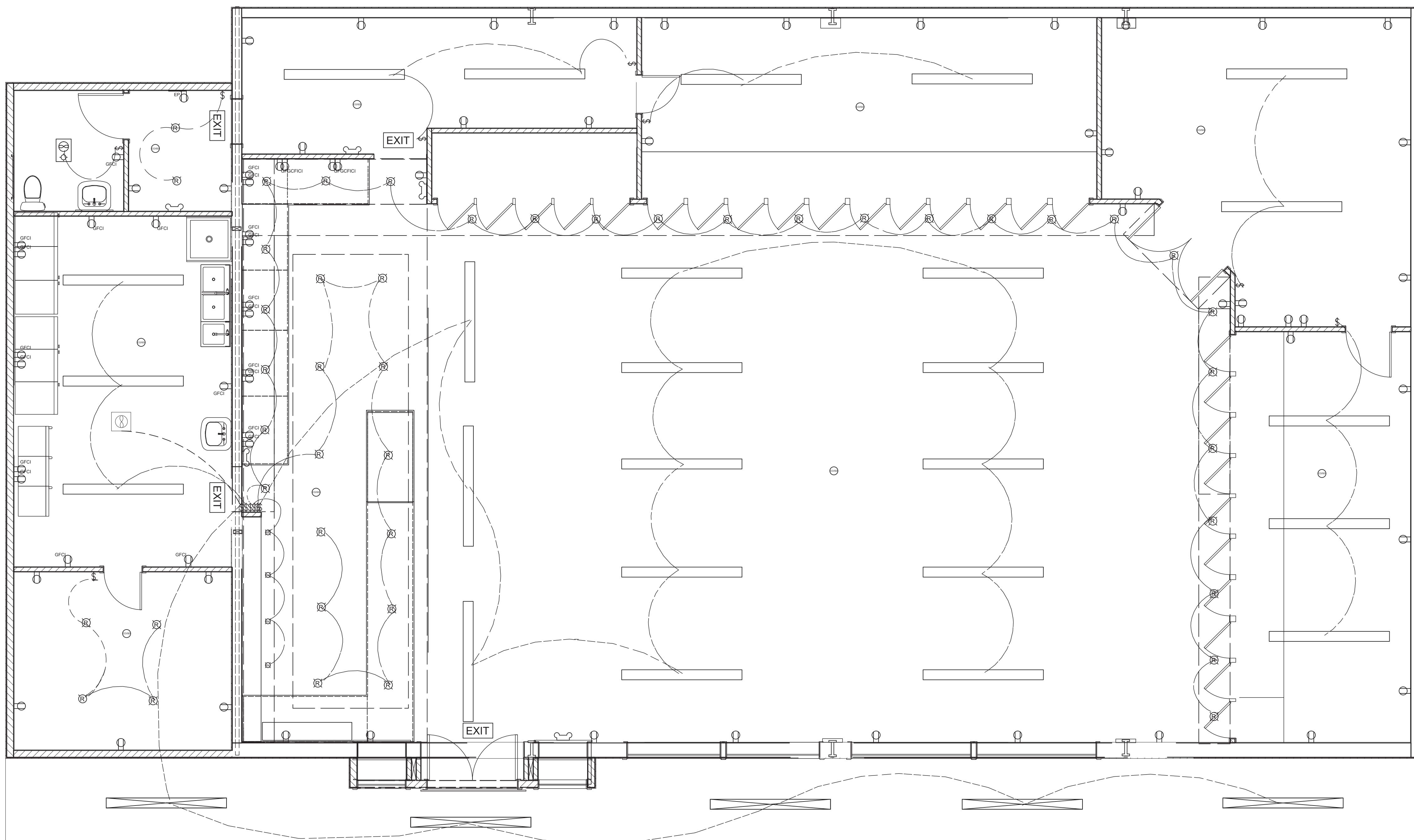
REV:

DRAWING:

Electrical & Lighting Plan

SHEET #

E.01



1

ELECTRICAL/LIGHTING PLAN

Scale: 1/4" = 1'-0"

**GENERAL STRUCTURAL NOTES**

STRUCTURAL DRAWINGS ARE A PORTION OF THE CONTRACT DOCUMENTS AND ARE INTENDED TO BE USED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND CIVIL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HTE REQUIREMENTS FROM THESE DRAWINGS INTO THEIR SHOP DRAWINGS AND WORK.

THESE GENERAL NOTES SUPPLEMENT THE PROJECT DRAWINGS AND SPECIFIC NOTES. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.

**CODE REQUIREMENTS**

CONFORM TO THE 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC), BASED ON THE 2021 INTERNATIONAL BUILDING CODE (IBC)

**TEMPORARY CONDITIONS**

THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SHORING THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION MEANS AND METHODS.

CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.

**EXISTING CONDITIONS:**

ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS SHALL BE FIELD VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER OF ANY SIGNIFICANT DISCREPANCIES FROM CONDITIONS SHOWN ON THE DRAWINGS.

**DESIGN CRITERIA**

DESIGN WAS BASED ON THE STRENGTH AND DEFLECTION CRITERIA OF THE OSSC. IN ADDITION TO THE DEAD LOADS, LOADS AND OTHER DESIGN CRITERIA WERE USED FOR DESIGN PER OSSC/ASCE-7 CAN BE FOUND IN THE DESIGN CRITERIA TABLE ON THIS SHEET.

**STRUCTURAL STEEL**

STRUCTURAL STEEL SHALL BE:

WIDE FLANGE SHAPES: ASTM A992, GRADE 50  
CHANNELS, PLATES AND ANGLES: ASTM A36  
HOLLOW STRUCTURAL SECTIONS: ASTM A500, GRADE B Fy=46KSI

DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE "AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS WITH "COMMENTARY" AND THE "CODE OF STANDARD PRACTICE", WITH EXCEPTIONS NOTED IN THE CONTRACT DOCUMENTS.

BOLTS SHALL CONFORM TO THE ASTM AND RCSC FOR JOINTS USING A325 OR A490 HIGH STRENGTH BOLTS. BOLTS SHALL BE SNUG-TIGHT UNLESS NOTED OTHERWISE. HIGH STRENGTH BOLTS USED AS PART OF THE SEISMIC LOAD RESISTING SYSTEM (SLRS) NOTED ON THE DRAWINGS AND DETAILS SHALL BE FULLY TENSIONED AND ALL FAYING SURFACES SHALL BE PREPARED AS REQUIRED FOR CLASS A OR BETTER SLIP-CRITICAL JOINTS.

WELDING SHALL CONFORM TO THE AWS CODES FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH A WELD PROCEDURE SPECIFICATION (WPS) AS REQUIRED IN AWS D1.1 AND APPROVED BY THE STRUCTURAL ENGINEER. THE WPS VARIABLES SHALL BE WITHIN THE PARAMETERS ESTABLISHED BY THE FILLER-MATERIAL MANUFACTURER. FOR MEMBERS INCLUDED IN THE SEISMIC LOAD RESISTING SYSTEM (SLRS), REQUIREMENT OF AWS D.18 SHALL APPLY.

ALL WELDS USED IN MEMBERS AND CONNECTIONS THAT ARE PART OF THE SEISMIC LOAD RESISTING SYSTEM (SLRS) SHALL BE MADE WITH A FILLER METAL THAT HAS A MINIMUM CHARPY V-NOT (CVN) TOUGHNESS OF 20 FT-LBS AT 0 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION. ALL COMPLETE JOINT PENETRATION WELDS DESIGNATED AS DEMAND CRITICAL SHALL BE MADE WITH FILLER METAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT MINUS 20 DEGREES F AND 40 FT-LBS AT 70 DEGREES F. FOR COMPLETE JOINT PENETRATION WELDS ASSOCIATED WITH MEMBER SPLICES AND CONNECTIONS NOT PART OF THE SLRS, WELDS SHALL BE MADE WITH FILLER METAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT 40 DEGREES F.

FOR MEMBERS AND CONNECTIONS THAT ARE PART OF THE SEISMIC LOAD RESISTING SYSTEM, DISCONTINUITIES CREATED BY ERRORS OR BY FABRICATION OR ERECTION OPERATIONS, SUCH AS TACK WELDS, ERECTION AIDS, AIR-ARC GOUGING, AND FLAME CUTTING, SHALL BE REPAIRED.

WELDS SHALL BE MADE USING E70XX ELECTRODES AND SHALL BE  $\frac{3}{16}$ " MINIMUM, UNLESS OTHERWISE NOTED. WELDING SHALL BE BY AWS CERTIFIED WELDERS MEETING CITY OF PORTLAND STANDARDS.

PROVIDE WEEP HOLES AT EXTERIOR CLOSED SECTIONS WHERE MOISTURE MAY ACCUMULATE.

**SAWN LUMBER**

SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. UNLESS OTHERWISE NOTED, LUMBER SHALL BE KILN DRIED AND BE THE SPECIES AND GRADE NOTED BELOW:

DIMENSIONAL LUMBER 2" TO 4" THICK: DOUGLAS FIR LARCH NO. 2  
BEAMS/HEADERS, 5" AND GREATER: DOUGLAS FIR LARCH NO. 2  
POSTS: DOUGLAS FIR LARCH NO. 2

ALL LUMBER EXPOSED TO EXTERIOR, IN CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED, UNLESS AN APPROVED MOISTURE BARRIER IS PROVIDED.

FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE (OR APPROVED EQUAL) AND OF THE SIZE AND TYP SHOWN ON THE DRAWINGS. ALL NAIL HOLES SHALL BE FILLED WITH STRUCTURAL FASTENERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS AND FASTENERS SHALL BE INSTALLED FOLLOWING ALL MANUFACTURES REQUIREMENTS.

ALL FRAMING NAILS SHALL BE OF THE SIZE AND NUMBER INDICATED ON THE DRAWINGS AND CONFORM TO ASTM F 1667, "STANDARD SPECIFICATION OF DRIVEN FASTENERS: NAILS, SPIKES AND STAPLES" AND NER-272 "POWER DRIVEN STAPLES AND NAILS FOR USE IN ALL TYPES OF BUILDING CONSTRUCTION." NAILS SHALL BE IDENTIFIED BY LABELS (ATTACHED TO THEIR CONTAINERS) THAT SHOW THE MANUFACTURER'S NAME AND NES REPORT NUMBER, NAIL SHANK DIAMETER, AND LENGTH. NAILING NOT SHOWN SHALL BE AS INDICATED ON OSSC TABLE 2304.10.2

BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1-1981. ALL BOLTS AND LAG SCREWS SHALL BE INSTALLED WITH STANDARD CUT WASHERS. ALL A307 BOLTS SHALL HAVE CUT THREADS.

CUTTING AND NOTCHING OF JOISTS AND STUDS SHALL CONFORM TO OSSC SECTION 2308.4.3,

2308.5.9 AND 2308.7.4.

SAVAGED LUMBER SHALL BE GRADED BY AN APPROVED GRADING AGENCY PRIOR TO USE AND SHALL MEET MINIMUM BENDING STRESSES AS OUTLINED BY THE AMERICAN WOOD COUNCIL NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS-2015) TABLES 4A AND 4D FOR DOUGLAS FIR LARCH NO.2 OR BETTER.

**WOOD STRUCTURAL PANELS:**

WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARDS PS1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD", "U.S. PRODUCT STANDARDS PS 2 PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS", OR "APA PRP-108 PERFORMANCE STANDARDS". UNLESS NOTED, PANELS SHALL BE RATED APAP RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS.

WOOD STRUCTURAL PANEL INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW  $\frac{1}{8}$ " SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE DRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS.

ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SEE THE LATERAL PLANS FOR ADDITIONAL BLOCKING REQUIREMENTS. WHEN ROOF SHEATHING IS NAILED TO BLOCKING, BLOCKING TO BE NAILED TO SUPPORT MEMBERS WITH A MINIMUM OF 8D NAILS AT 6" O.C., OR PER LATERAL PLAN.

SCREW WALL SHEATHING SHALL BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY AND, SEE LATERAL PLAN FOR BLOCKING REQUIREMENTS AT PANEL EDGES. NAILING NOT SHOWN SHALL BE AS INDICATED ON OSSC TABLE 2304.10.2. ALL NAILS SHALL BE COMMON NAILS EXCEPT USE RING SHANK FOR ROOF SHEATHING.

**SPECIAL INSPECTION AND TESTING**

SPECIAL INSPECTION WILL BE PROVIDED BY THE CONTRACTOR BASED ON THE REQUIREMENTS OF THE OSSC AS SUMMARIZED IN THE SPECIAL INSPECTION AND TESTING PROGRAM LISTED BELOW. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INSPECTIONS AND PROVIDING SUFFICIENT ACCESS FOR INSPECTOR TO PERFORM THESE INSPECTIONS.

SEE THE SPECIAL INSPECTION TABLE ON THIS SHEET FOR REQUIRED SPECIAL INSPECTIONS ON THIS PROJECT.

**Special inspections**

Continuous Periodic Reference Standards IBC Reference

— X AQ 318: 17.2.5 —

Special inspection Type	Continuous	Periodic	Reference Standards	IBC Reference
Inspect anchors cast in concrete	—	X	AQ 318: 17.2.5	—
Inspect anchors post-installed in hardened concrete members.	—	X	AQ 318: 17.2.5	—
a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.	X	—	AQ 318: 17.2.5	—
b. Mechanical anchors and adhesive anchors not defined in a.	—	X	AQ 318: 17.2.5	—
Nailing, bolting, anchoring and other fastening of elements of the seismic force-resisting system, including wood shear walls, wood diaphragms, drag struts, braces, shear panels and hold-downs.	—	X	N/A	—

**DESIGN CRITERIA****GRAVITY SYSTEM CRITERIA**

LIVE LOADS- PER OSSC 1603.1.1 DISTRIBUTED CONCENTRATED

ROOF 20 PSF 300 LBS

RESIDENTIAL FLOOR 40 PSF -

DECKS/BALCONIES SERVING RESIDENTIAL 60 PSF -

CORRIDORS 100 PSF -

VERTICAL FLOOR DEFLECTION L/360

VERTICAL ROOF DEFLECTION L/240

**SNOW LOAD CRITERIA**

DESIGN ROOF SNOW LOAD 25 PSF (PER OSSC)

GROUND SNOW LOAD Pg= 10 PSF

SNOW EXPOSURE FACTOR Ce= 1.0

SNOW LOAD IMPORTANCE FACTOR I = 1.0

Thermal Factor Ct= 1.0

**SOLAR READY ROOF AREAS**

ADDED DEAD LOAD (OSSC 311.4.7) 5 PSF -

**GEOTECHNICAL CRITERIA**

ALLOWABLE BEARING PRESSURE 1500 PSF

LATERAL EARTH PRESSURE 100 PSF/FT

**WIND CRITERIA**

RISK CATEGORY II

BASIC DESIGN WIND SPEED V= 97 MPH

EXPOSURE CATEGORY B

IMPORTANCE FACTOR Ie= 1.0

GUST/INTERNAL PRESSURE Gcpi= +/- 0.18

**SEISMIC CRITERIA**

RISK CATEGORY II

SEISMIC DESIGN CATEGORY D

SITE CLASS D

IMPORTANCE FACTOR Ie= 1.0

MCE SPECTRAL ACCELERATION Ss= 0.888 S1= 0.427

SITE COEFFICIENT Fa= 1.20 Fv= N/A

DESIGN SPECTRAL ACCELERATION SDS = 0.710 SD1= N/A

**ANALYSIS PROCEDURE (EQUIVALENT LATERAL FORCE PER ASCE 7-22 12.8)**

X DIRECTION Y DIRECTION

LIGHT FRAMED WALLS LIGHT FRAMED WALLS

SHEATHED WITH WOOD SHEATHED WITH WOOD

STRUCTURAL PANELS STRUCTURAL PANELS

RATED FOR SHEAR RESISTANCE OR STEEL SHEETS

RESISTANCE OR STEEL SHEETS

R= 6.5 R= 6.5

SEISMIC RESPONSE COEFFICIENT Cs= 0.108 Cs= 0.108

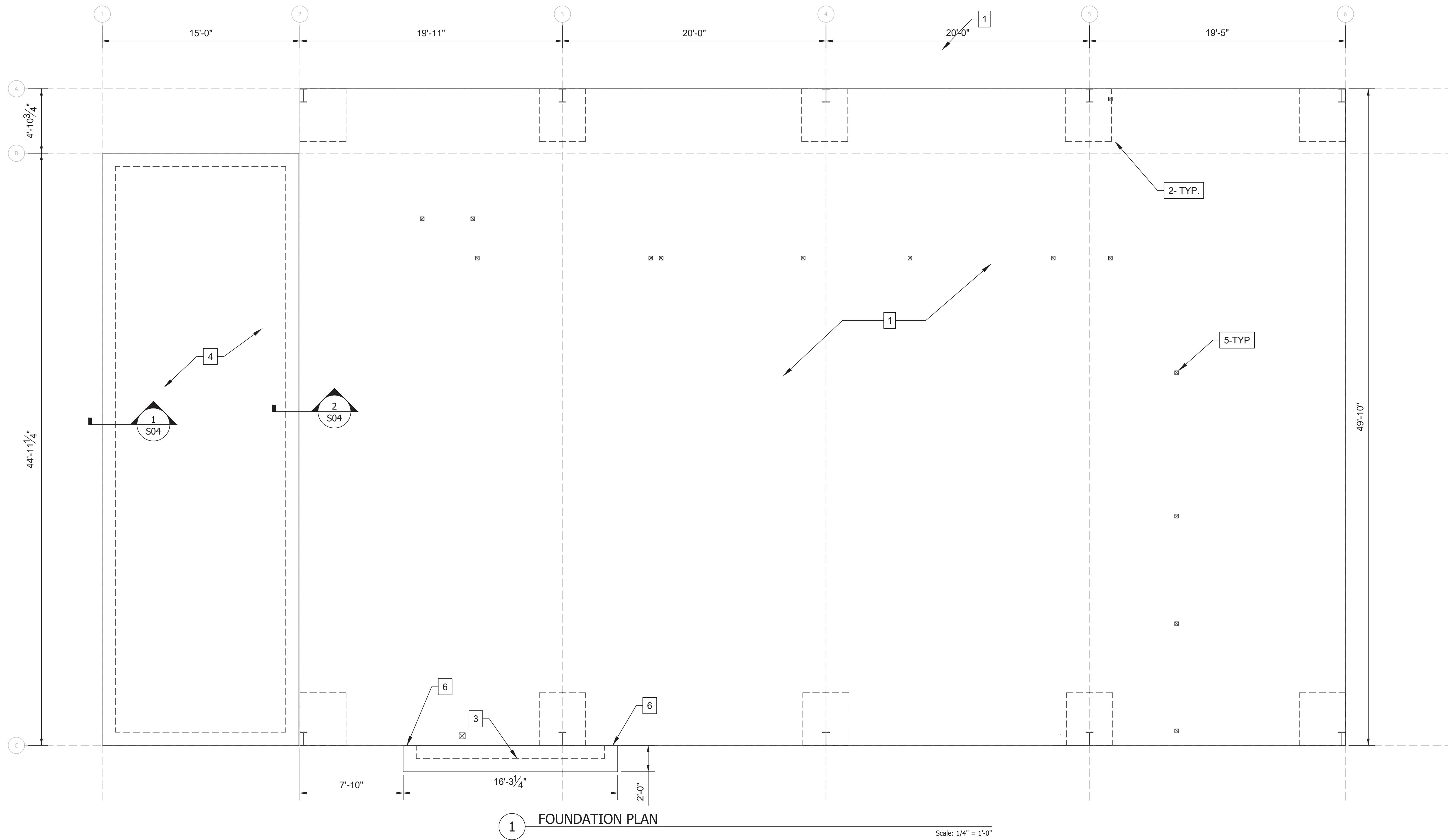
DESIGN BASE SHEAR 20.9 KIPS 20.9 KIPS

TOTAL DESIGN STORY DRIFT  $\Delta$ = 0.08"  $\Delta$ = 0.04"

**SHEET INDEX**

S00	STRUCTURAL NOTES
S01	FOUNDATION PLAN
S02	FRAMING PLAN
S03	FRAMING PLAN- EAST ELEVATION
S04	STRUCTURAL DETAILS
S05	STRUCTURAL DETAILS

2-3" x 0.131" nails; or 2-3" 14 gage staples, $\frac{7}{16}$ " crown	
3-8d box (2 $\frac{1}{2}$ " x 0.113"); or 2-8d box (2 $\frac{1}{2}$ " x 0.131"); or 3-10d box (3 $\frac{1}{2}$ " x 0.128"); or 2-17 $\frac{1}{2}$ " 16 gage staples, 1" crown	Face nail
3-8d common (2 $\frac{1}{2}$ " x 0.131"); or 3-8d box (2 $\frac{1}{2}$ " x 0.131"); or 3-10d box (3 $\frac{1}{2}$ " x 0.128"); or 2-17 $\frac{1}{2}$ " 16 gage staples, 1" crown	Face nail
3-8d box (2 $\frac{1}{2}$ " x 0.131"); or 3-8d common (2 $\frac{1}{2}$ " x 0.131"); or 3-10d box (3 $\frac{1}{2}$ " x 0.128"); or 2-17 $\frac{1}{2}$ " 16 gage staples, 1" crown	Face nail
4-8d box (2 $\frac{1}{2}$ " x 0.113"); or 4-8d box (2 $\frac{1}{2}$ " x 0.131"); or 5-10d box (3 $\frac{1}{2}$ " x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, $\frac{7}{16}$ " crown	Toenail
4-8d box (2 $\frac{1}{2}$ " x 0.113"); or 4-8d box (2 $\frac{1}{2}$ " x 0.131"); or 5-10d box (3 $\frac{1}{2}$ " x 0.128"); or 3-3" x	

**SHEET NOTES**

1. PROTECT EXISTING 8" SLAB ON GRADE W/ REINFORCEMENT
  - 1.1. SCAN SLAB FOR REINFORCEMENT PRIOR TO ANY PENETRATIONS OR CUTS (FOR PLUMBING TRENCHING) PRIOR TO CONSTRUCTION. NO CUTTING OF REINFORCEMENT ALLOWED. CONTRACTOR TO NOTIFY ENGINEER IF REINFORCEMENT TO BE EXPOSED DURING CONSTRUCTION.
2. PROTECT EXISTING MOMENT FRAME FOOTINGS (TYPICAL).
3. INSTALL NEW 6" SLAB ON GRADE W/ TURN DOWN FOOTING IN ENTRY. SEE DETAIL 1/S04.
4. INSTALL NEW 6" SLAB ON GRADE W/ TURN DOWN FOOTING FOR ADDITION. SEE DETAILS 1/S04 FOR EDGE FOOTING & DETAIL 2/S04 FOR FOOTING AT EXISTING BUILDING.
5. BEAR NEW POST ON EXISTING CONCRETE SLAB. FASTEN TO SLAB W/ ABA POST BASE & 1/2"ØX4" TITEN HD SCREWS.
6. DRILL & EPOXY (SET-3G) 2X #4'S AT END OF FOOTING IN EXISTING SLAB. PROVIDE 4" MINIMUM EMBEDMENT IN EXISTING CONCRETE & 24" LAP SPLICE IN NEW FOOTING.



RENEWS: 12/31/2026

ENGINEER: WCL Engineering, LLC  
3120 Northridge Way  
Eugene, Oregon 97408  
541-954-3691  
clathrop@wcl-engr.com  
www.wcl-engr.com

OWNER: CENTER MARKET

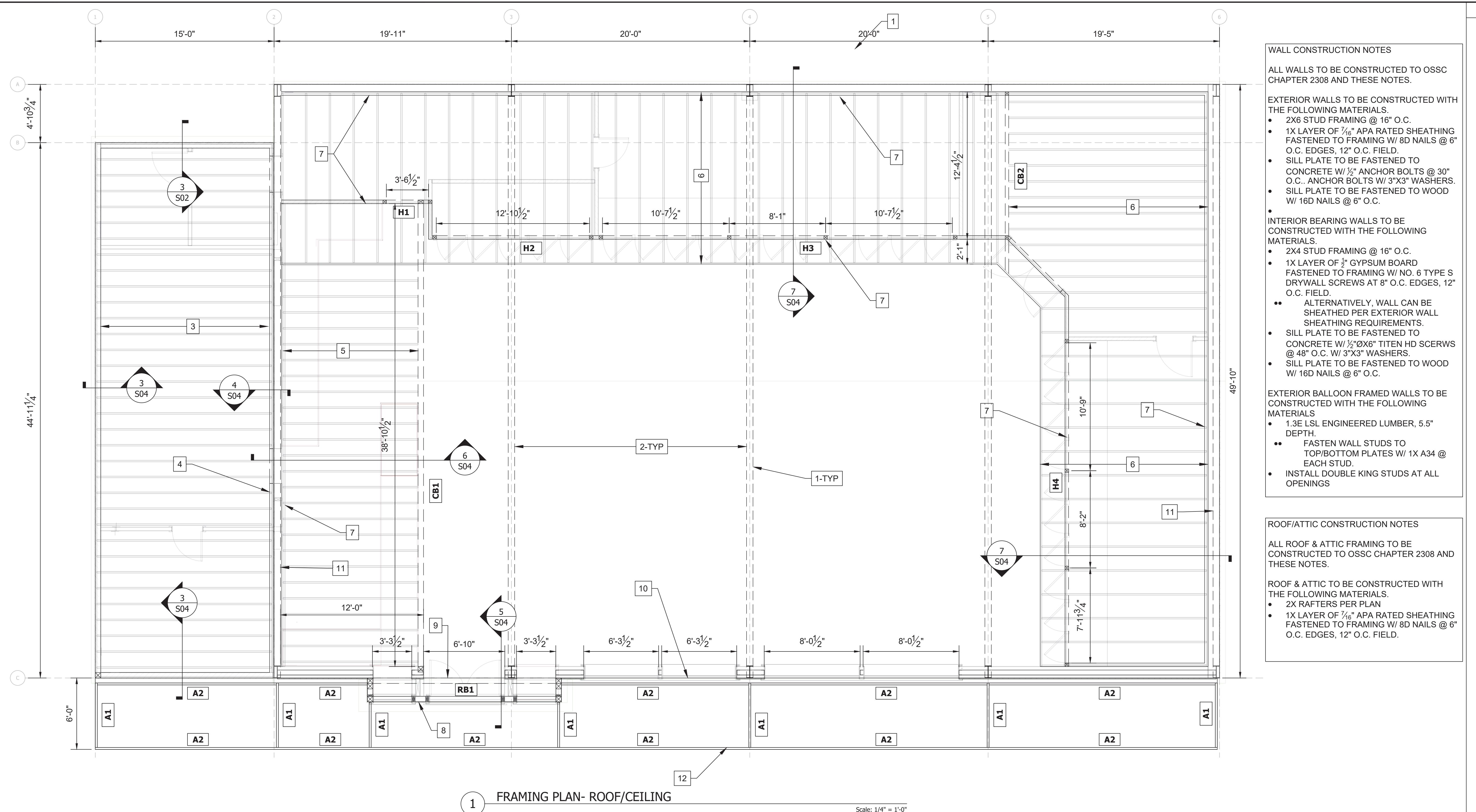
ARCHITECT: MIRANDA MUELLER  
DESIGNER: 6421 NW McKinley Drive  
Vancouver, WA 98665  
541-870-3586

SITE: 120 W Holister Street  
Stayton, OR

TITLE:

Foundation Plan

SCALE: N/A	DATE: 11/10/2026	DRAWING PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)
PROJECT NO: N/A	DRAWING NO: S01	REVISION: N/A



## SHEET NOTES

1. PROTECT EXISTING METAL BUILDING MOMENT FRAME.
2. PROTECT EXISTING 8X3.5C PURLINS (NOT SHOWN) & CORRUGATED METAL ROOF.
3. INSTALL NEW 2X12 DF #2 RAFTERS @ 16" O.C.
  - 3.1. INSTALL BUILT UP ROOF OVER RAFTERS FOR ROOF DRAINAGE.
  - 3.2. RAFTERS SIZED TO SUPPORT ADDITIONAL 15PSF FOR HVAC EQUIPMENT.
4. INSTALL NEW BEARING WALL @ EXTERIOR SIDE OF EXISTING METAL BUILDING WALL FOR ADDITION. PROVIDE 1" MINIMUM SEPARATION FROM EXISTING BUILDING WALL.
  - 4.1. CONSTRUCT BEARING WALL PER TYPICAL EXTERIOR WALL NOTES. INSTALL SHEATHING ON INTERIOR SIDE OF WALL (ADDITION SIDE).
5. INSTALL NEW SOFFIT FRAMING OVER COUNTER AREA PER DETAIL 6/S04.
  - 5.1. SOFFIT JOISTS TO BE 2X6 DF #2'S @ 16" O.C.
6. INSTALL NEW SOFFIT/ATTIC FRAMING OVER WALK IN COOLERS (WIC) PER DETAIL 7/S04.
  - 6.1. SOFFIT JOISTS TO BE 2X10 DF #2'S @ 24" O.C.
    - 6.1.1. REDUCE SPACING TO 16" O.C. OVER BEER COOLER, HANG JOISTS TO CB2 W/ LUS28
7. INSTALL NEW INTERIOR BEARING WALL.
  - 7.1. CONSTRUCT BERING WALL PER TYPICAL INTERIOR BEARING WALL NOTES ON THIS SHEET.
8. INSTALL NEW EXTERIOR BALLOON FRAMED WALL AT ENTRY.
  - 8.1. CONSTRUCT WALL PER BALLOON FRAMED WALL NOTES ON THIS SHEET.
  - 8.2. INSTALL 6X6 EQUIVELANT AT CORNERS FOR AWNING CONNECTION
  - 8.3. INSTALL 6X6 EQUIVELANT AT A2 CONNECTION.
    - 8.3.1. FASTEN A2 ANGLES TO 6X6 W/ 2X 1/2" LAG SCREWS
9. INSTALL EXTERIOR WALL ABOVE RB1.
  - 9.1. CONSTRUCT WALL PER EXTERIOR WALL NOTES ON THIS SHEET.
10. MODIFY EXISTING METAL BUILDING WALL ALONG BUILDING LINE C PER SHEET S03
11. INFILL EXISTING METAL BUILDING WALL PER DETAILS 3, 4 & 5 ON SHEET S03.
12. INSTALL NEW METAL AWNING ON FRONT OF BUILDING.
  - 12.1. INSTALL BRACES AT A1 LOCATIONS PER DETAILS ON SHEET S05.
  - 12.2. METAL ROOFING PER ARCHITECT. CONTRACTOR TO CONFIRM.

## 1 FRAMING PLAN- ROOF/CEILING

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Scale: 1/4" = 1' 0"

## BEAM/HEADER TABLE

BEAM HANGER TABLE						
LABEL	TYPE	SIZE	POST TYPE/SIZE	POST/BEAM CONNECTOR	BEAM HANGER	JOIST HANGERS (FASTENED TO BEAM)
RB1	DF #1	6X10	6X6	LCE6	N/A	LUS26
CB1	24F-V4 GLULAM	5.5X18	6x6	CC66	N/A	LUS26
CB2	DF #1	4X10	4X4	PCE44	N/A	LUS28
H1	DF #1	4X10	4X4	TYPICAL HEADER	N/A	N/A
H2	DF #1	4X12	4X4	TYPICAL HEADER	N/A	N/A
H3	DF #1	4X10	4X4	TYPICAL HEADER	N/A	N/A
H4	DF #1	4X10	4X4	TYPICAL HEADER	N/A	N/A

GINEER:  
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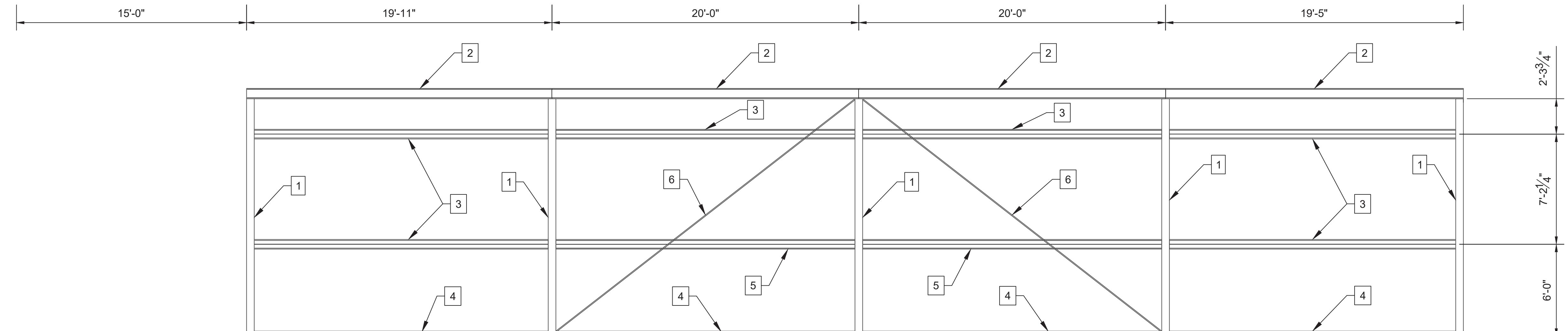
CHTECT MIRANDA MUELLER  
SIGNER: 6421 NW Mckinley Drive  
Vancouver, WA 98665

541-870-3586

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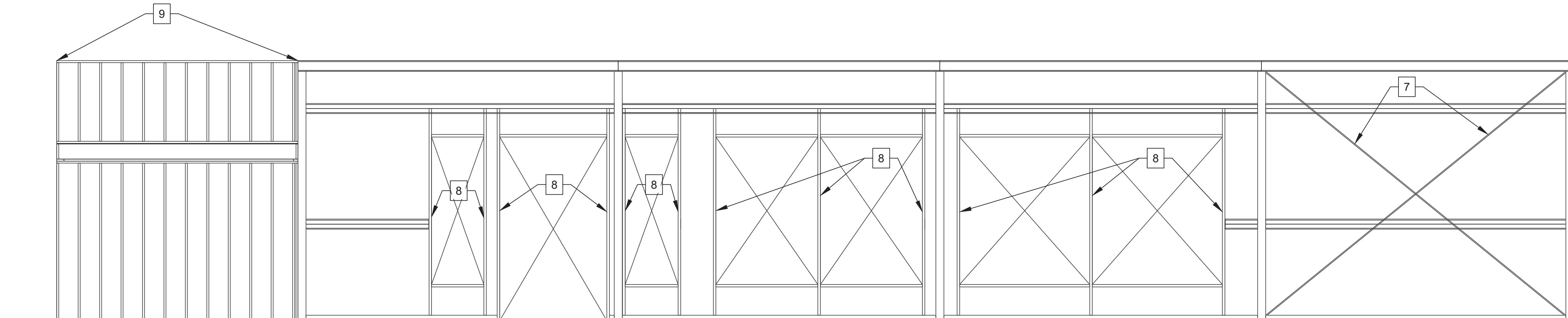
# Stayton, OR

Framing Plan			
ALE:	DATE:	DRAWING PLOT SIZE	
N/A	11/10/2025	ARCH FULL BLEED D (36.0 INCHES)	
OBJECT NO:	DRAWING NO:	RE	
N/A	S02		



1 EXISTING WALL FRAMING- EAST ELEVATION

Scale: 1/4" = 1'-0"

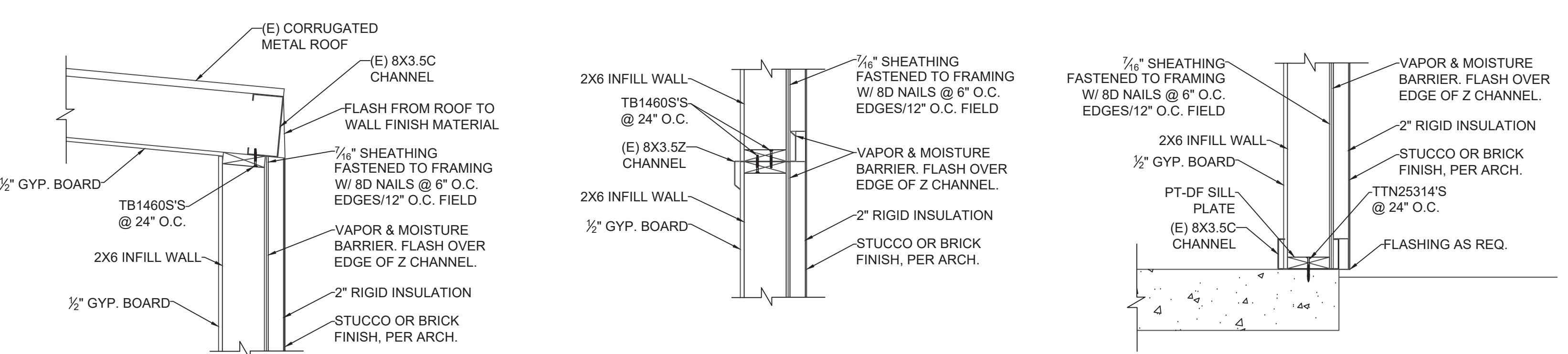


2 NEW WALL FRAMING- EAST ELEVATION

Scale: 1/4" = 1'-0"

## SHEET NOTES

1. PROTECT EXISTING METAL BUILDING MOMENT FRAMES
2. PROTECT EXISTING 8X3.5C TOP CHANNEL
3. PROTECT EXISTING INTERMEDIATE 8X3.5Z CHANNELS
4. PROTECT EXISTING 8X3.5C BOTTOM CHANNEL
  - 4.1. CUT CHANNEL @ NEW DOOR OPENING
5. CUT EXISTING INTERMEDIATE 8X3.5Z CHANNELS @ OPENING. FASTEN TO NEW OPENING FRAMING W/ MFCB45.5 CLIPS W/ #12-24 SIMPSON X AND XL SELF DRILLING METAL SCREWS.
6. RELOCATE EXISTING DIAGONAL ROD BRACING.
7. INSTALL NEW  $\frac{3}{4}$ " Ø ROD CROSS BRACES. FASTEN TO TOP/BOTTOM OF ADJACENT MOMENT FRAMES.
  - 7.1. DRILL NEW 1" Ø HOLE IN CENTER OF MOMENT FRAME POST BEAM, LOCATED 3" BELOW TOP OF POST AND 3" ABOVE BOTTOM OF POST.
  - 7.2. FASTEN ROD TO MOMENT FRAME W/ HILLSIDE WASHERS.
8. INSTALL NEW C5X9 FRAMING AROUND NEW OPENING.
  - 8.1. FASTEN TO EXISTING 8X3.5Z INTERMEDIATE CHANNEL W/ MFCB45.5 CLIPS W/ #12-24 SIMPSON X AND XL SELF DRILLING METAL SCREWS. AT TOP OF VERTICAL FRAMING
  - 8.2. FASTEN TO CONCRETE W/ 4" OF 4"X4"X0.25 ANGLES & 1X  $\frac{1}{2}$ " Ø THROUGH BOLTS IN FRAMING & 1X  $\frac{1}{2}$ " ØX4" TITEN HD SCREW INTO CONCRETE AT BOTTOM OF VERTICAL FRAMING
  - 8.3. FASTEN HORIZONTAL FRAMING TO VERTICAL W/ 4" OF 4"X4"X0.25 ANGLES & 1X  $\frac{1}{2}$ " Ø THROUGH BOLTS IN FRAMING MEMBERS (2X BOLTS TOTAL).
9. CONSTRUCT NEW WOOD FRAMED ADDITION PER PLAN.



3 INFILL WALL @ TOP CHANNEL

Scale: NTS

4 INFILL WALL @ INTERMEDIATE CHANNEL

Scale: NTS

5 INFILL WALL @ BOTTOM CHANNEL

Scale: NTS



RENEWS: 12/31/2026

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OWNER: CENTER MARKET

ARCHITECT OR DESIGNER: MIRANDA MUELLER  
6421 NW McKinley Drive  
Vancouver, WA 98665  
541-870-3586

SITE: 120 W Holister Street  
Stayton, OR

TITLE: Framing Plan- East Elevation  
SCALE: N/A  
DATE: 11/10/2020  
DRAWING PLOT SIZE: ARCH D (36.00 X 24.00 INCHES)

PROJECT NO: N/A  
DRAWING NO: N/A  
REVISION: S03  
N/A



