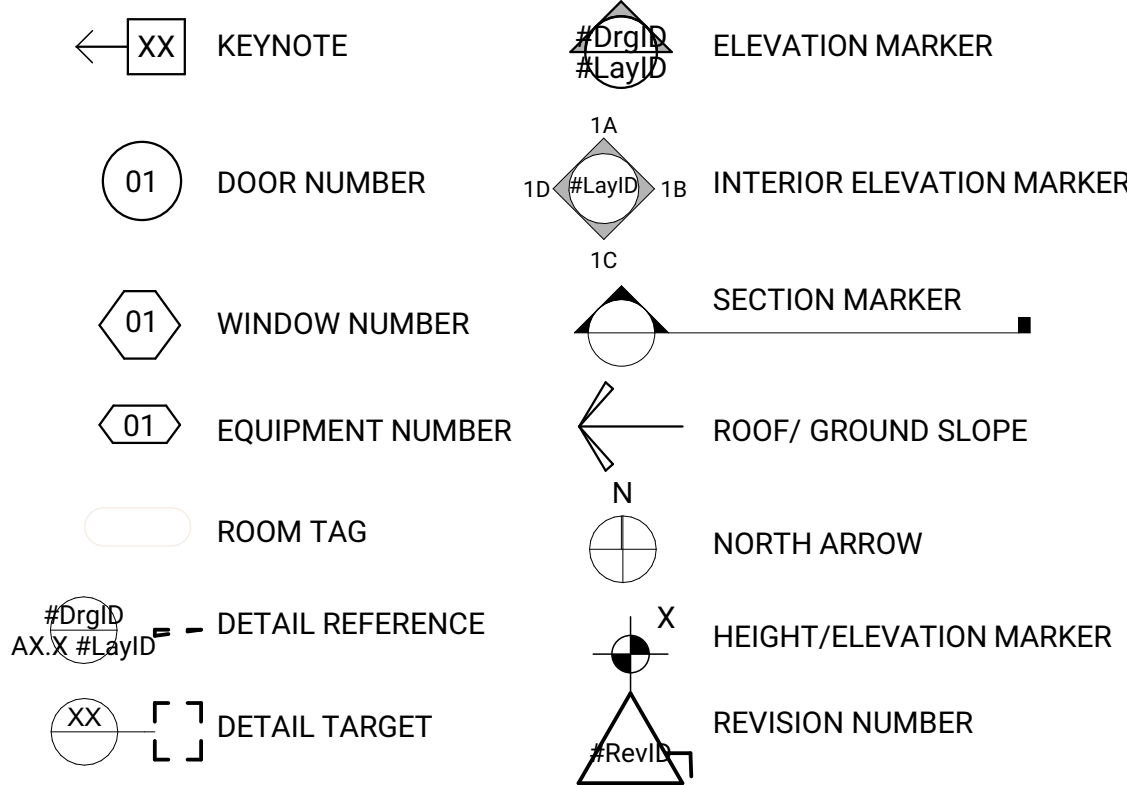


DRAWING SYMBOLS



ABBREVIATIONS

AC	AIR CONDITIONER	INSUL	INSULATION
ADJ	ADJACENT	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	JAN	JANITOR
AL	ALUMINUM	KIT	KITCHEN
APPROX	APPROXIMATELY	MAX	MAXIMUM
AVG	AVERAGE	MECH	MECHANICAL
BD	BOARD	MFR	MANUFACTURER
BLDG	BUILDING	MIN	MINIMUM
BOT	BOTTOM	MTL	METAL
CL	CENTERLINE	NTS	NOT TO SCALE
CLR	CLEAR	OC	ON CENTER
CLG	CEILING	OS	OCCUPANCY SENSOR
CMU	CONCRETE MASONRY UNIT	PL	PROPERTY LINE
COL	COLUMN	PLYWD	PLYWOOD
CONC	CONCRETE	R	RISER
CY	CUBIC YARD	REF	REFRIGERATOR
DIA	DIAMETER	ROW	RIGHT OF WAY
DIM	DIMENSION	SF	SQUARE FOOT
DS	DOWN SPOUT	SHTG	SHEATHING
DW	DISHWASHER	SIM	SIMILAR
EA	EACH	STD	STANDARD
ELEC	ELECTRICAL	STL	STEEL
EXT	EXTERIOR	T&G	TONGUE & GROOVE
EXIST	EXISTING	TOC	TOP OF CURB
F.O.C	FACE OF CURB	TOW	TOP OF WALL
F.O.F	FACE OF FINISH	TOS	TOP OF SLAB
F.O.S	FACE OF STUD	TYP	TYPICAL
FD	FLOOR DRAIN	V.I.F.	VERIFY IN FIELD
FE	FIRE EXTINGUISHER	WC	WATER CLOSET
FF	FINISH FLOOR	WD	WOOD
FP	FIREPLACE	W.I.C.	WALK IN CLOSET
HB	HOSE BIB	WT	WEIGHT
HT	HEIGHT		
INCL	INCLUDE		

GENERAL NOTES

- THE INTENT OF THESE CONSTRUCTION DOCUMENTS IS TO ACCOMPLISH A COMPLETE PROJECT. ANYTHING REASONABLY IMPLIED OR INTENDED SHALL BE INCLUDED. THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT CONSIST OF THESE ARCHITECTURAL DRAWINGS AS WELL AS SEPARATE STRUCTURAL ENGINEERING DRAWINGS. REVIEW ALL DOCUMENTS THOROUGHLY AND CLARIFY ALL AMBIGUITIES OR DISCREPANCIES WITH OWNER AND ARCHITECT PRIOR TO SUBMITTING A BID OR COMMENCING CONSTRUCTION.
- ARCHITECTURAL DIMENSIONS, DETAILS AND NOTES TAKE PRECEDENCE. CONTACT ARCHITECT FOR CLARIFICATION IN CASE OF DISCREPANCY AND DO NOT PERFORM ANY WORK THAT DOES NOT CONFORM TO THESE ARCHITECTURAL DOCUMENTS WITHOUT PRIOR APPROVAL.
- THE CONTRACTOR SHALL MAINTAIN GENERAL LIABILITY AND WORKERS' COMPENSATION INSURANCE, AND SHALL BE RESPONSIBLE FOR JOB SITE SAFETY.
- PROTECT ALL EXISTING CONSTRUCTION TO REMAIN, INCLUDING PUBLIC IMPROVEMENTS AND ADJACENT STRUCTURES. DO NOT ALLOW PROJECT SITE TO BECOME AN ATTRACTIVE NUISANCE - SECURE SITE TO PREVENT UNAUTHORIZED ACCESS.
- ALL WORKMANSHIP IN ALL TRADES SHALL BE OF HIGHEST QUALITY, BY PERSONS ESPECIALLY SKILLED AT ASSIGNED TASKS, AND SHALL RESULT IN A NEAT AND CLEAN INSTALLATION.
- ALL WORK SHALL BE INSTALLED TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT. CORRECT EXISTING FRAMING TO REMAIN AS REQUIRED.
- INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER THEIR MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS.
- DETAILS AND NOTES ARE TYPICAL. SIMILAR DETAILS AND NOTES APPLY IN SIMILAR CONDITIONS.
- VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. PRIOR TO ORDERING COMPONENTS OR COMMENCING WORK.
- ALL WALL AND CEILING FRAMING SHALL BE FINISHED WITH ONE LAYER 5/8" GYP. BD. WITH LEVEL 5 FINISH UNLESS OTHERWISE NOTED. SEE SEPARATE INTERIOR DESIGN DRAWINGS FOR ALL INTERIOR FINISHES.
- DIMENSIONS: UNLESS OTHERWISE NOTED PLAN DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF FINISH, CENTERLINE OF DOOR, CENTERLINE OF WINDOW AND CENTERLINE OF FIXTURE. SECTION DIMENSIONS ARE TO TOP OF CONCRETE AND TO FRAMING WORK POINTS: TOP OF SUB FLOOR, BOTTOM OF HEADER, TOP OF BEAM AND TOP OF TOP PLATES.
- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL ALWAYS GOVERN. CONTACT ARCHITECT FOR ANY DIMENSIONS THAT ARE NOT NOTED PRIOR TO PROCEEDING WITH ANY WORK RELATED TO THOSE DIMENSIONS.
- PROVIDE ALL NECESSARY BLOCKING, BACKING, HANGERS, AND/OR OTHER SUPPORTS FOR ALL EQUIPMENT, FIXTURES, MILLWORK, ETC.
- INSTALL APPROPRIATE SEPARATION BARRIERS TO PREVENT DISSIMILAR METALS FROM COMING IN CONTACT WITH EACH OTHER.
- CONSTRUCTION AREA SHALL BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY FASHION.
- FINAL CLEANING AND TESTING: THOROUGHLY CLEAN ENTIRE BUILDING AND SITE UPON COMPLETION. FINAL CLEANING SHALL INCLUDE REMOVAL OF ALL DEBRIS, TRASH, UNUSED AND UNWANTED MATERIALS, TOOLS, ETC. AS WELL AS THOROUGH CLEANING OF ALL SURFACES, FIXTURES, EQUIPMENT AND APPLIANCES. REMOVE ALL TEMPORARY STICKERS ON GLASS AND CLEAN BOTH SIDES OF ALL PANES. ALL EQUIPMENT, FIXTURES, APPLIANCES, DEVICES, DOORS, WINDOWS, HARDWARE, ETC. SHALL BE TESTED TO ENSURE THAT THEY ARE IN PROPER WORKING ORDER.

AGENCIES & UTILITIES

CITY OF CULVER - SEWER 200 1ST AVENUE CULVER, OREGON 97734 PHONE: 541.546.6494	PACIFIC POWER-CENTRAL OREGON 745 NW MT. WASHINGTON RD BEND, OR 97701 PHONE: 541.385.0221
DESCHUTES VALLEY WATER DISTRICT 881 SW CULVER HIGHWAY MADRAS, OREGON 97703 PHONE: 541.475.3849	NORTH UNIT IRRIGATION DISTRICT 2024 NW BEECH STREET MADRAS, OR 97741 PHONE: 541.475.3652

CODE REFERENCES

THIS PROJECT SHALL COMPLY WITH THE CURRENT APPLICABLE CODES & ORDINANCES

2019 OREGON STRUCTURAL SPECIALTY CODE
2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE
2019 OREGON MECHANICAL SPECIALTY CODE
2021 OREGON ELECTRICAL SPECIALTY CODE
2021 OREGON PLUMBING SPECIALTY CODE
CULVER MUNICIPAL CODE

RELATED PERMITS

ELECTRICAL PERMIT	SEE ELECTRICAL PERMIT APPLICATIONS
MECHANICAL PERMIT	SEE MECHANICAL PERMIT APPLICATIONS
PLUMBING PERMIT	SEE PLUMBING PERMIT APPLICATIONS

SHORTY'S TAP HOUSE

CULVER, OR

PROJECT DATA

PROJECT DESCRIPTION:
SITE TO INCLUDE A PREFABRICATED SHIPPING CONTAINER TAPHOUSE W/ DETACHED RESTROOMS & 6 FOOD TRUCK PADS AS WELL AS ASSOCIATED PARKING AND OUTDOOR GATHERING AREAS.

SITE STATISTICS: PROJECT ADDRESS:	8477 SW ELBE DR CULVER, OR 97734
MAP & TAXLOT ZONING	121317CC05900 C-1
CURRENT USE	VACANT LOT
PROPOSED USE	TAP HOUSE W/ 6 FOOD CARTS [RETAIL TRADE ESTABLISHMENT AT WHICH SOME BUSINESS ACTIVITIES TAKE PLACE OUTSIDE OF AN ENCLOSED STRUCTURE]
LOT SIZE: SETBACKS:	0.66 ACRES FRONT: 0'-0" REAR: 5'-0" SIDE: 0'-0"

BUILDING STATISTICS:
PROPOSED TAP HOUSE: 640 SF
PROPOSED RESTROOMS: 160 SF
+ 6 FOOD TRUCK PADS

TOTAL	800 SF
OCCUPANCY GROUP: CONSTRUCTION TYPE: NUMBER OF STORIES: FIRE SPRINKLERS REQ'D:	A-3 TYPE V-B 1 NO
BLDG LOT COVERAGE: BUILDING HEIGHT:	10.7% 10'-0"

PROJECT DIRECTORY

OWNER:
HEATHER KENYON
2046 NE FULL MOON DR
BEND, OR 97701

PHONE: 541-787-5537
EMAIL: Candycane25.hk@gmail.com

GENERAL CONTRACTOR:
SUPERIOR FINISH
4024 NW LA MESA LN
REDMOND, OR 97756
CONTACT: NEIL THOMPSON

PHONE: (541)
EMAIL: superiorfinishneil@gmail.com

CIVIL ENGINEER:
ASHLEY & VANCE ENGINEERING
33 NW FRANKLIN AVE
BEND, OR 97703
CONTACT: JIM LORD

PHONE: 541.647.1445 X 179
EMAIL: jim@ashleyvance.com

MECHANICAL ENGINEER:
SAZAN GROUP, INC
111 SW 5TH AVE #3210
PORTLAND, OR 97204
CONTACT: MICHAEL NELSON

PHONE: 541.229.2840
EMAIL: mnelson@sazan.com

ARCHITECT:
CRABTREE ARCHITECTURE & DESIGN
1001 SW EMKAY
BEND, OR 97702
CONTACT: GREG CRABTREE

PHONE: 541.480.9909
EMAIL: greg@crabtreearch.com

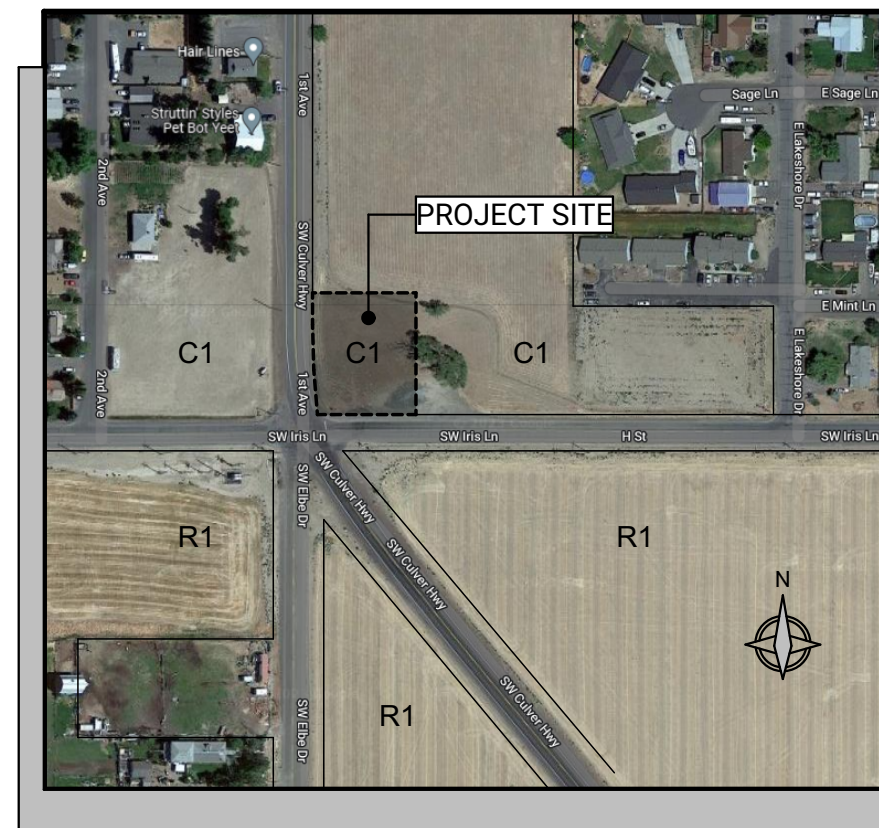
LANDSCAPE DESIGNER:
CAUDELL LANDSCAPES LLC.
3700 NW MONTGOMERY AVE.
REDMOND OR 97756

PHONE: 541.420.7223

SHEET INDEX

TITLE/CODE	
T1.0	TITLE SHEET
T1.1	CODE PLAN
ARCHITECTURAL	
A1.0	SITE PLAN
A1.1	SITE DETAILS
A2.0	FIRST FLOOR PLAN
A2.1	EQUIPMENT PLAN
A3.0	REFLECTED CEILING PLAN
A5.0	EXTERIOR ELEVATIONS
CIVIL	
C-0.0	TITLE SHEET
C-0.1	NOTES SHEET
C-1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C-2.0	CIVIL SITE AND UTILITY PLAN
C-2.1	SANITARY SEWER PLAN AND PROFILE SHEET
C-3.0	GRADING AND DRAINAGE PLAN
C-4.0	DETAIL SHEET
C-4.1	DETAIL SHEET
LANDSCAPE	
L1.0	LANDSCAPE PLAN

VICINITY MAP



FOOD TRUCK LOT

SHORTY'S TAP HOUSE

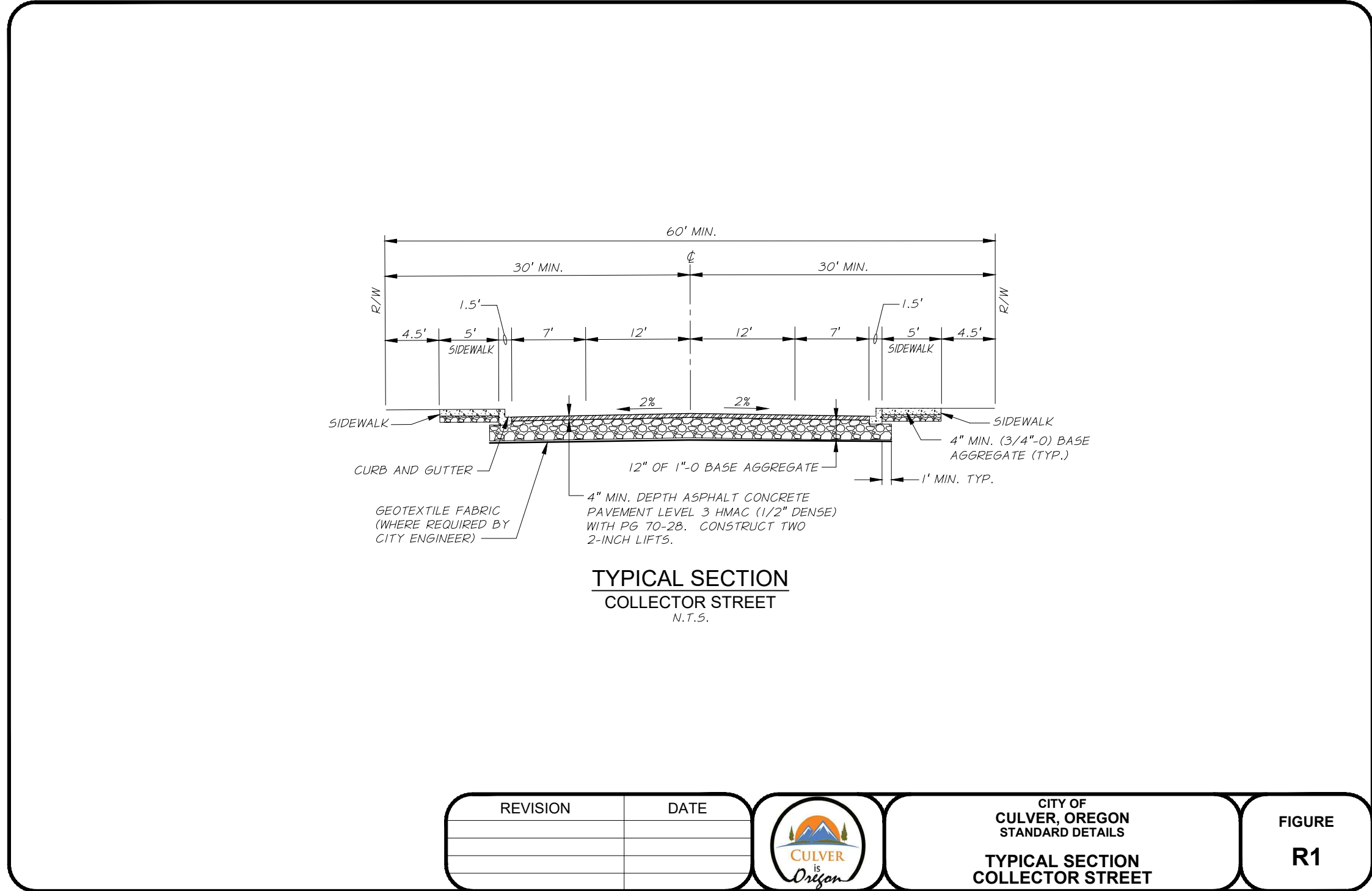
8477 SW ELBE DR CULVER OR 97734

Date	Revision
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04/11/23	2ND PLANNING SUBMITTAL

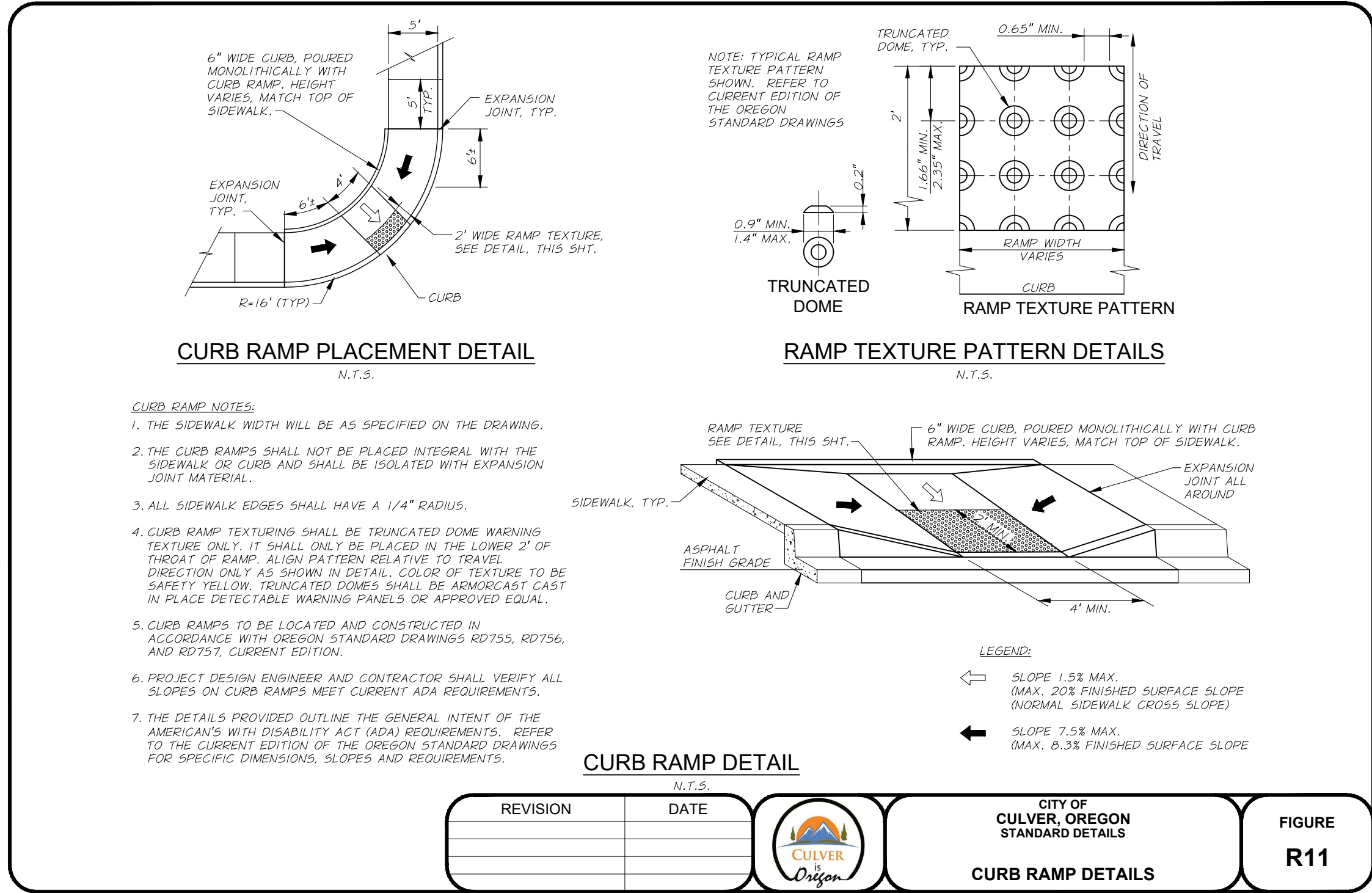
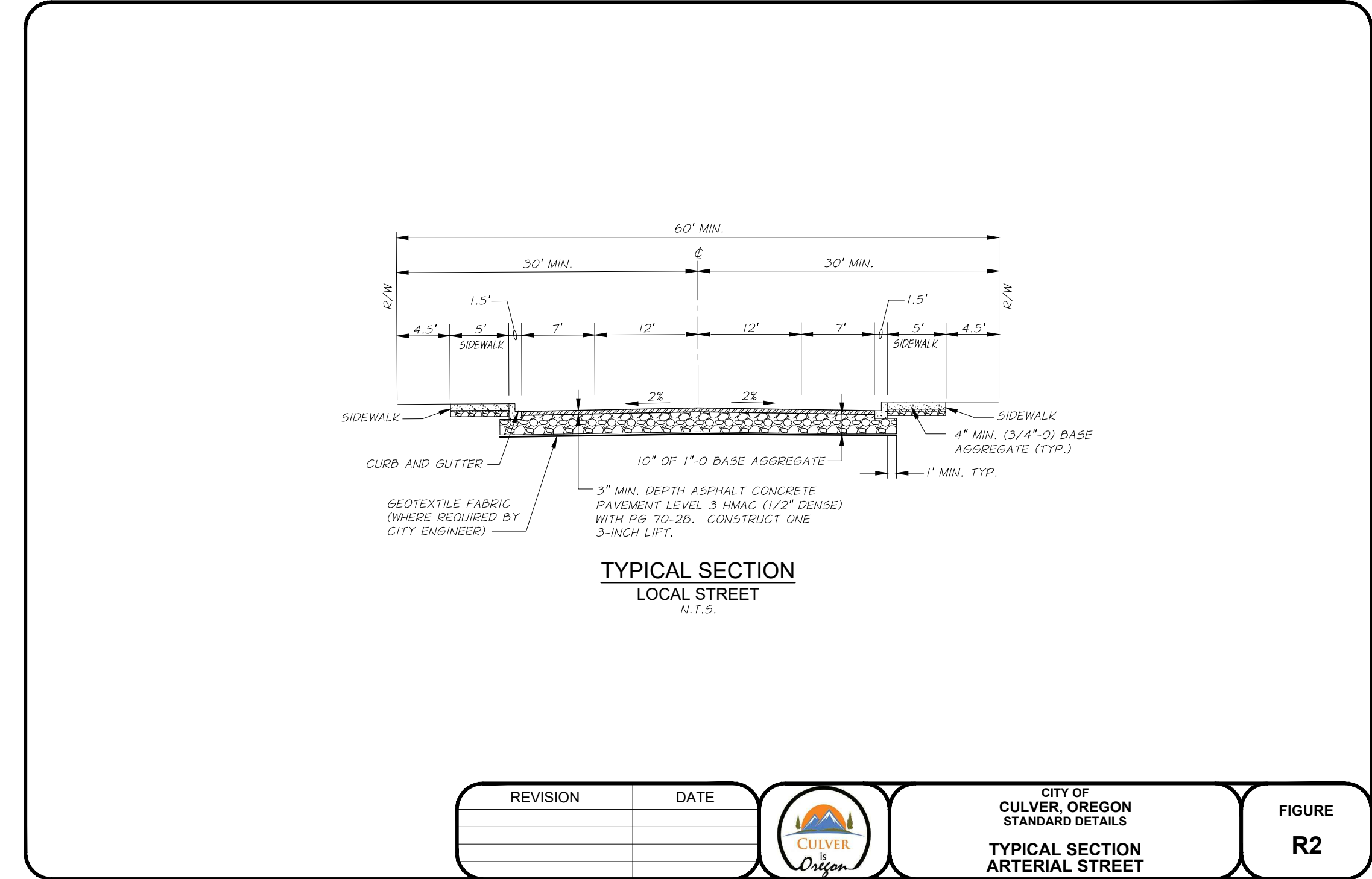
TITLE SHEET

T1.0

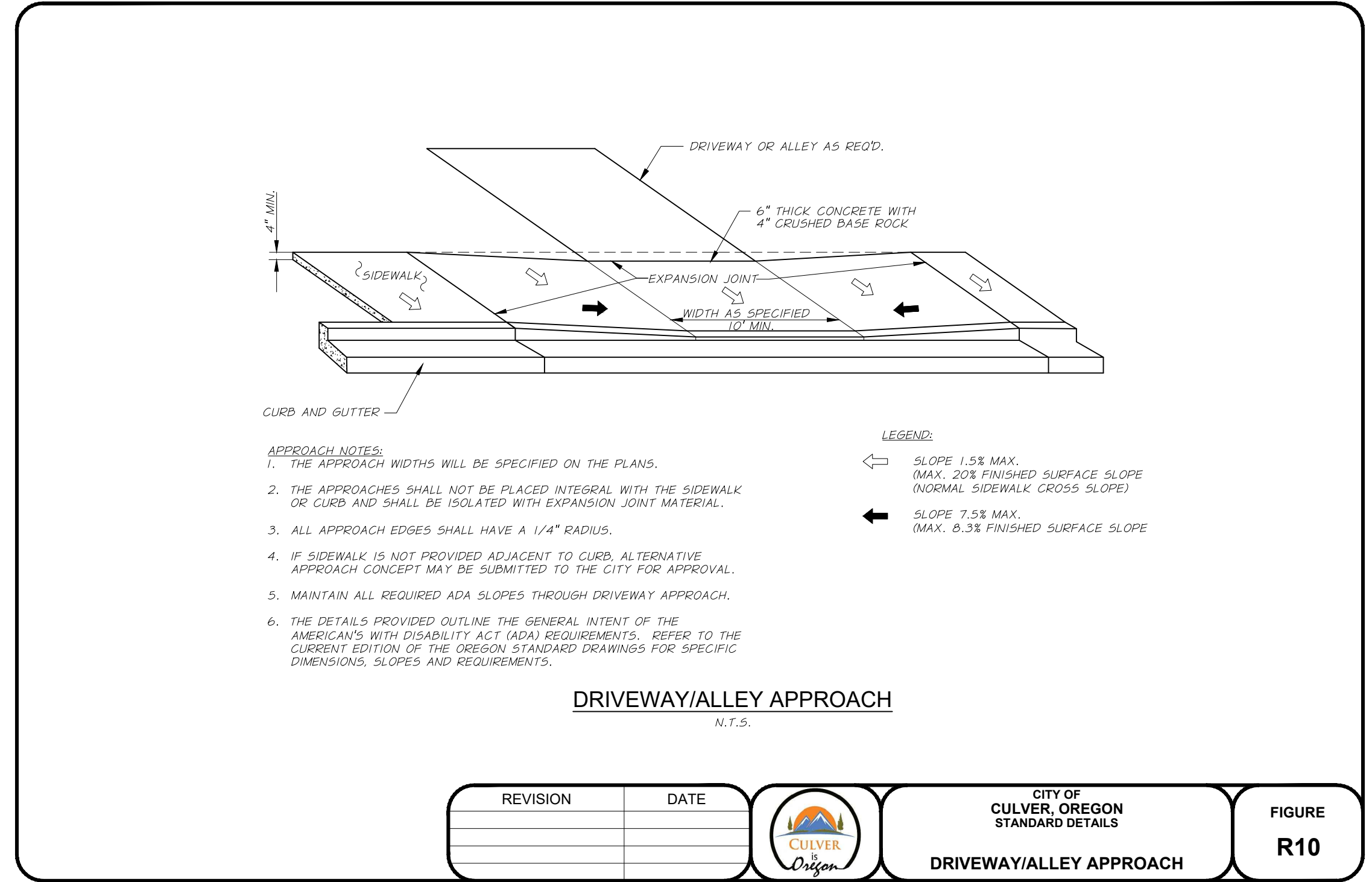
14 ARTERIAL STREET



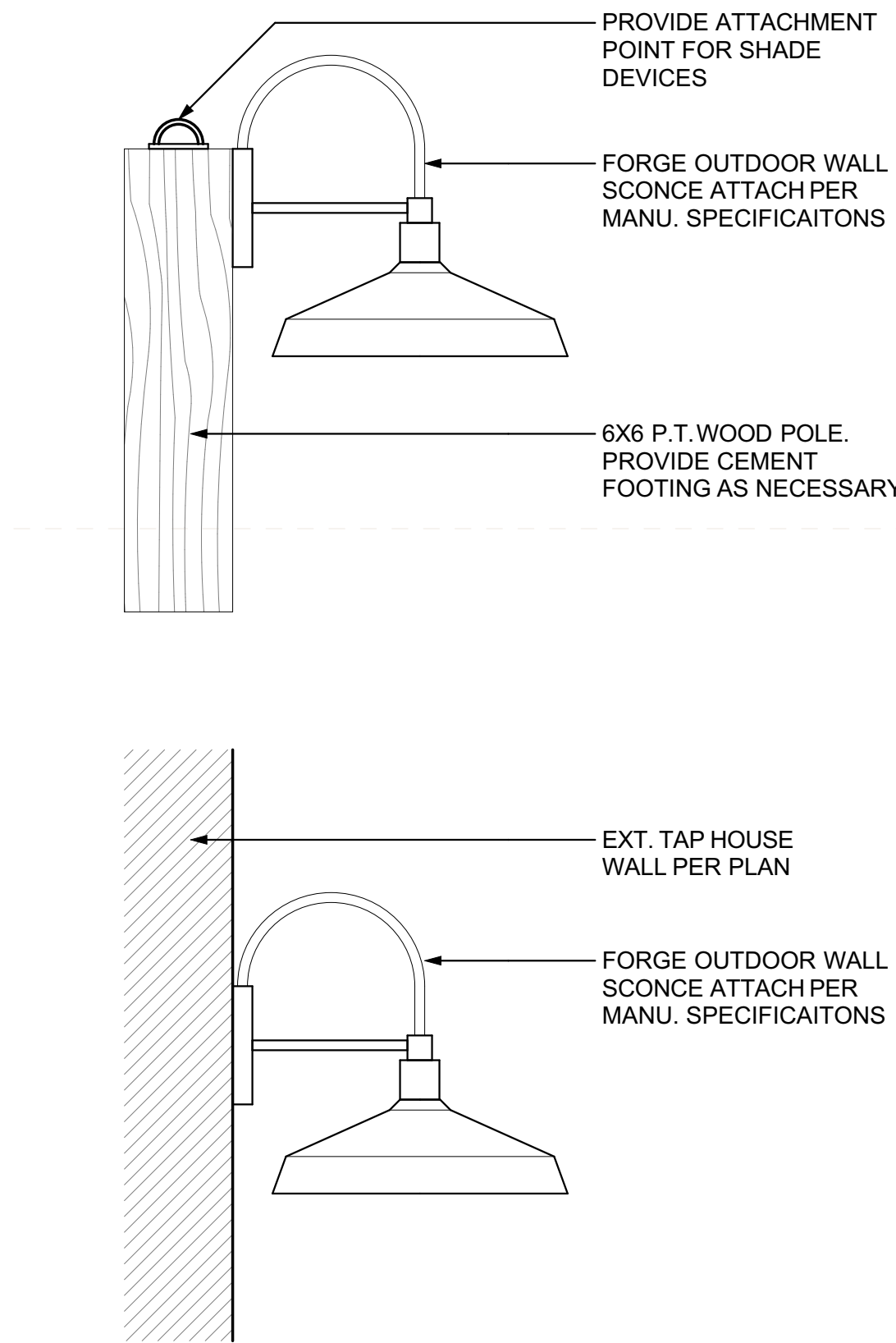
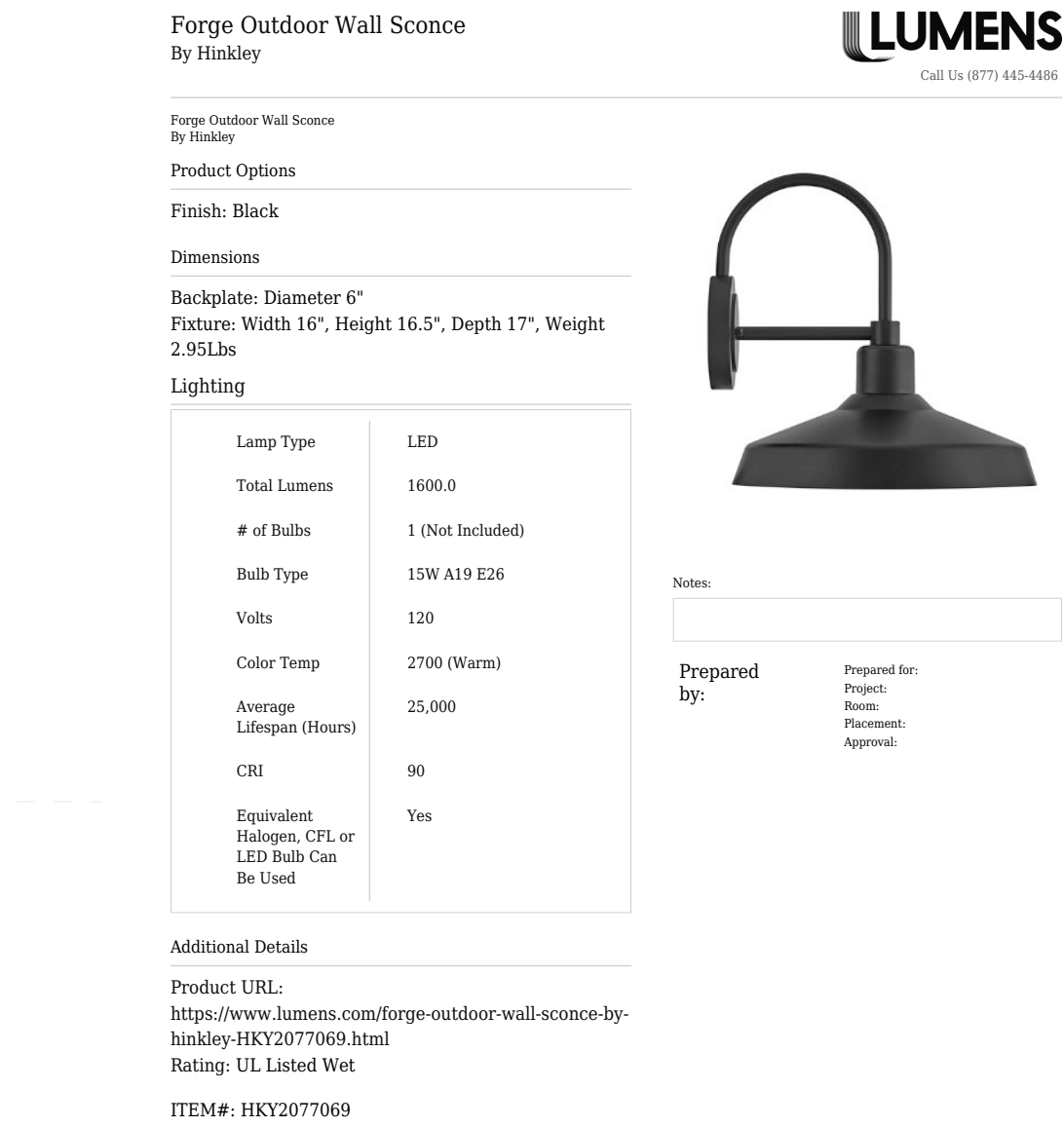
6 ARTERIAL STREET



16 CURB RAMP



8 DRIVEWAY / ALLEY APPROACH



4 SITE LIGHTING

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

NOT FOR CONSTRUCTION

CRABTREE
ARCHITECTURE + DESIGN

FOOD TRUCK LOT

SHORTY'S TAP HOUSE

8477 SW ELBE DR CULVER OR 97734

Date	Revision
02/14/23	PLANNING SUBMITTAL
04/11/23	2ND PLANNING SUBMITTAL

SITE DETAILS

A1.1

GENERAL NOTES

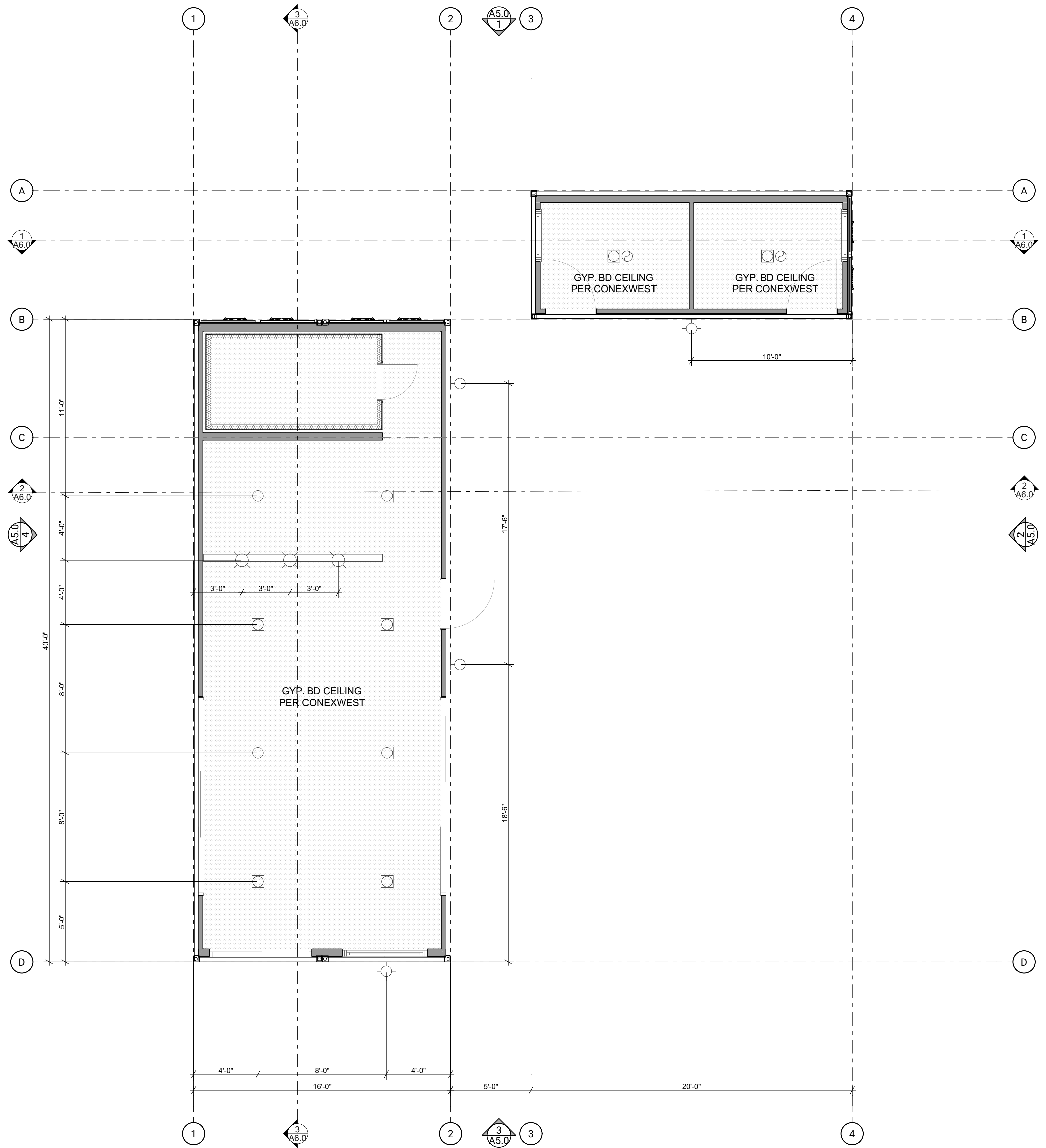
1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT NOTIFY ARCHITECT. THE ARCHITECTURAL FLOOR PLAN TAKES PRECEDENCE OVER ALL OTHER PLANS.
2. ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE UNLESS NOTED OTHERWISE. CONTACT ARCHITECT FOR ANY REQUIRED CLARIFICATIONS.
3. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES, U.N.O.
4. ALL DIMENSIONS MARKED "ALIGN" SHALL ACCURATELY LOCATE FINISHED MATERIAL FACES IN THE SAME PLANE.
5. DIMENSIONS MARKED \pm MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.N.O.
6. DIMENSIONS LOCATING DOORS ARE TO THE CENTER OF DOOR, U.N.O.
7. PROVIDE SOUND INSULATION AT PLUMBING WALLS
8. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, FEATURES & CEILING HEIGHTS.
9. ALL CABINETS, TRIM, AND INTERIOR FINISHES TO BE OWNER SELECTED.
10. ALL DOORS AND WINDOWS TO BE PROVIDED BY SHIPPING CONTAINER MANUFACTURER
- 11.
12. ALL APPLIANCES, PLUMBING FIXTURES & ACCESSORIES TO BE OWNER SELECTED AND CONTRACTOR INSTALLED U.N.O.
13. PRIMARY HVAC SYSTEM IS EXISTING TO REMAIN.
14. PLUMBING, ELECTRICAL, & HVAC MODIFICATIONS SHALL BE UNDER SEPARATE PERMIT.
15. PROVIDE EXHAUST FAN AT FOOD PREP ROOM ADEQUATE TO REMOVE POTENTIAL HEAT AND STEAM PRODUCED BY LOW TEMP DISHWASHER. SEE VENTILATION NOTES THIS PAGE.
16. BAR HAS NO BARTOP SEATING, NO ADA BAR SECTION REQUIRED. AN ACCESSIBLE SERVICE COUNTER HAS BEEN PROVIDED FOR ORDERING.

DRAIN ELECTRIC OUTLET & DATA BOX W/ PULL STRING FOR
 AUDIO/VISUAL DISPLAY. INSTALL OUTLET @ 72" A.F.F. &
 AS REQ FOR A TV MOUNT. OWNER TO PROVIDE TV.
 BR BLOCK BACK OF BAR COUNTER @ 3'-6" A.F.F.
 COUNTER W/ 2" BUTCHER BLOCK COUNTER TOP @ 3'-6"
 DETAIL X A9.0 FOR OVERHANGS AND MATERIALS
 LE SERVICE COUNTER @ 3'-0" A.F.F. SEE DETAIL X A9.0
 SUPLEX OUTLETS PER ELECTRICAL DRAWINGS. LOW TO
 BE 12" A.F.F. & HIGH OUTLETS TO BE 84" A.F.F.
 SEATING PER OWNER.
 LE LAVATORY. SEE DETAIL X A9.0 OWNER / CONEXWEST
 FIXTURE & FINISH.
 LE TOILET W/ ASSOCIATED GRAB BARS AND TOILET
 SPENDER. SEE A9.0 FOR DETAILS. OWNER / CONEXWEST
 FINISHES.
 LOCKING AS NECESSARY TO SUPPORT GRAB BARS IN
 PARTITION WALL.
 OUTDOOR RATED OUTLET @ 84" A.F.F. FOR FUTURE STRING
 HANG OUTDOOR RATED OUTLET @ 12" A.F.F. TO SUPPORT
 LAGE EQUIPMENT
 LE PATH PER CIVIL
 UNDER FLOOR ACCESS HATCH PER OSSC

- | | |
|----|--|
| 01 | INSTALL QUAD ELECTRIC OUTLET & DATA BOX W/ PULL STRING FOR
INTERIOR AUDIO/VISUAL DISPLAY. INSTALL OUTLET @ 72" A.F.F. &
BLOCKING AS REQ FOR A TV MOUNT. OWNER TO PROVIDE TV. |
| 02 | 2" BUTCHER BLOCK BACK OF BAR COUNTER @ 3'-6" A.F.F. |
| 03 | SERVICE COUNTER W/ 2" BUTCHER BLOCK COUNTER TOP @ 3'-6"
A.F.F. SEE DETAIL X A9.0 FOR OVERHANGS AND MATERIALS |
| 04 | ACCESSIBLE SERVICE COUNTER @ 3'-0" A.F.F. SEE DETAIL X A9.0 |
| 05 | INSTALL DUPLEX OUTLETS PER ELECTRICAL DRAWINGS. LOW
OUTLETS TO BE 12" A.F.F. & HIGH OUTLETS TO BE 84" A.F.F. |
| 06 | FLEXIBLE SEATING PER OWNER. |
| 07 | ACCESSIBLE LAVATORY. SEE DETAIL X A9.0 OWNER / CONEXWEST
TO SELECT FIXTURE & FINISH. |
| 08 | ACCESSIBLE TOILET W/ ASSOCIATED GRAB BARS AND TOILET
PAPER DISPENSER. SEE A9.0 FOR DETAILS. OWNER / CONEXWEST
TO SELECT FINISHES. |
| 09 | INSTALL BLOCKING AS NECESSARY TO SUPPORT GRAB BARS IN
RESTROOM PARTITION WALL. |
| 10 | INSTALL OUTDOOR RATED OUTLET @ 84" A.F.F. FOR FUTURE STRING
LIGHTS |
| 11 | INSTALL QUAD OUTDOOR RATED OUTLET @ 12" A.F.F. TO SUPPORT
FUTURE STAGE EQUIPMENT |
| 12 | ACCESSIBLE PATH PER CIVIL |
| 13 | 24" X 18" UNDER FLOOR ACCESS HATCH PER OSSC |

☐ 2X6 WOOD FRAMED WALL @ 3'-6" A.F.F.

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



1 FIRST FLOOR RCP

RCP LEGEND

- GYP. BD. CEILING PREFABRICATED BY CONEXWEST
- RECESSED CAN LIGHT PER CONEXWEST
- L-01 OUTDOOR WALL SCONCE
- L-02 PENDANT LAMP
- RESTROOM EXHUAUST FAN

RCP KEYNOTES

RCP NOTES

- COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO ENSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC. NECESSARY TO MAINTAIN FINISHED CEILING HEIGHTS INDICATED ON ARCHITECT'S DRAWINGS
- FURNISH AND INSTALL ALL ASSOCIATED TRIM AND SEISMIC BRACING AS REQUIRED
- ALL SOFFITS AND CEILING HEIGHTS ARE DIMENSIONED FROM TOP OF FINISHED FLOOR TO BOTTOM OF FINISHED GYPUM BOARD OR CEILING TILE AND SHALL ALLOW FOR THICKNESS OF ALL FLOOR FINISHES.
- THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT TYPES, LIGHT FIXTURES, AND ASSOCIATED ITEMS.
- LIGHTING FIXTURES ARE DIMENSIONED TO CENTER OF FIXTURE, UNLESS OTHERWISE NOTED
- INSTALL LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LOUVER, LENS, BAFFLE, ETC. TO AVOID FIXTURE SOILING OR DAMAGE. FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW. ALL LAMPS SHALL BE NEW AT PROJECT COMPLETION.
- ALL SMOKE DAMPERS SHALL BE INSTALLED IN ACCORDANCE WITH SMC/SBC OR SUPERCEDING CODE. ALL FIRE DAMPERS SHALL BE INSTALLED IN ACCORDANCE WITH IMC/IBC OR SUPERCEDING CODE.
- GANG SWITCHES UNDER A SINGLE COVERPLATE. SWITCHES THAT CANNOT BE GANGED TOGETHER SHALL BE LOCATED AS CLOSE TOGETHER AS POSSIBLE AND MOUNTED AT THE SAME HEIGHT.
- ALL POWER CORDS AND CABLE SUPPORTS FOR PENDANT HUNG LIGHT FIXTURES SHALL BE PLUMB AND TIGHT.
- LIGHTING AND ELECTRICAL FIXTURES SHOWN ARE FOR GENERAL LAYOUT PURPOSES. ELECTRICAL WORK SHALL BE ACCOMPLISHED THROUGH SEPARATE PERMIT.
- EXISTING CEILING & EXPOSED MEP ELEMENTS TO BE PAINTED / FINISHED PER OWNER SPECIFICATION
- ALL ABOVE DOOR EXIT SIGNS TO BE INTERNALLY ILLUMINATED AND CONNECTED TO A BACK-UP SYSTEM OF EITHER BATTERIES, UNIT EQUIPMENT, OR AN ON-SITE GENERATOR
- EMERGENCY ILLUMINATION TO BE PROVIDED IN VESTIBULES USED FOR EXIT DISCHARGE

Forge Outdoor Wall Sconce
By Hinkley

Forge Outdoor Wall Sconce
By Hinkley

Product Options

Finish: Black

Dimensions

Backplate: Diameter 6"
Fixture: Width 16", Height 16.5", Depth 17", Weight 2.95Lbs

Lighting

Lamp Type	LED
Total Lumens	1600.0
# of Bulbs	1 (Not Included)
Bulb Type	15W A19 E26
Volts	120
Color Temp	2700 (Warm)
Average Lifespan (Hours)	25,000
CRI	90
Equivalent Halogen, CFL, or LED Bulb Can Be Used	Yes

Additional Details

Product URL:
<https://www.lumens.com/forge-outdoor-wall-sconce-by-hinkley-HKY2077069.html>
Rating: UL Listed Wet

ITEM#: HKY2077069

LUMENS
Call Us (877) 445-4486



Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approved:



DL DestinationLighting

Customer Service: 1-800-653-6556 or cs@destinationlighting.com
M-F: 7am-5pm & Sunday: 11am-4pm (PST)

Farmhouse Industrial Black Mini-Pendant 7.38-Inch Wide



Product Number:	656059	Bulb Color:	Frosted
Manufacturer:	Design Classics Lighting	Bulb Dimmable:	Yes
Model Number:	1763-07 SH1775-07 81775-07	Width Top:	3.25 in.
Collection:	Heritage Market	Width Bottom:	7.38 in.
Manufacturer Finish:	Matte Black	Slope/Slant:	4.88 in.
Manufacturer Shade Color:	Matte Black	EnergyStar Compliant:	No
Shade Shape:	Bowl / Dome	Shade Material:	Metal
Total Wattage:	60 w.	Mix And Match:	No
Voltage Type:	Line Voltage	Shipping:	UPS Regular
Voltage Input:	120 v.	Canopy Dimension:	4.5
Height:	12 in.	Wire Length:	6.67 ft.
Minimum Hanging Height:	18 in.	Downrods:	1 6-inch, 3 12-inch
Maximum Hanging Height:	54 in.	Damp Location:	No
Width:	7.38 in.	Shade Direction:	Down
Wattage:	60	Hanging Method:	Stem Hung
Bulb Type:	Incandescent	Weight:	5 lbs
Bulb Shape:	A19	Made In America:	No
Base Type:	Medium Screw (E26)	Title 24:	No
Number Of Bulbs:	1		
Bulb Included:	No		

2 L-01 WALL SCONCE

3 L-02 MINI PENDANT



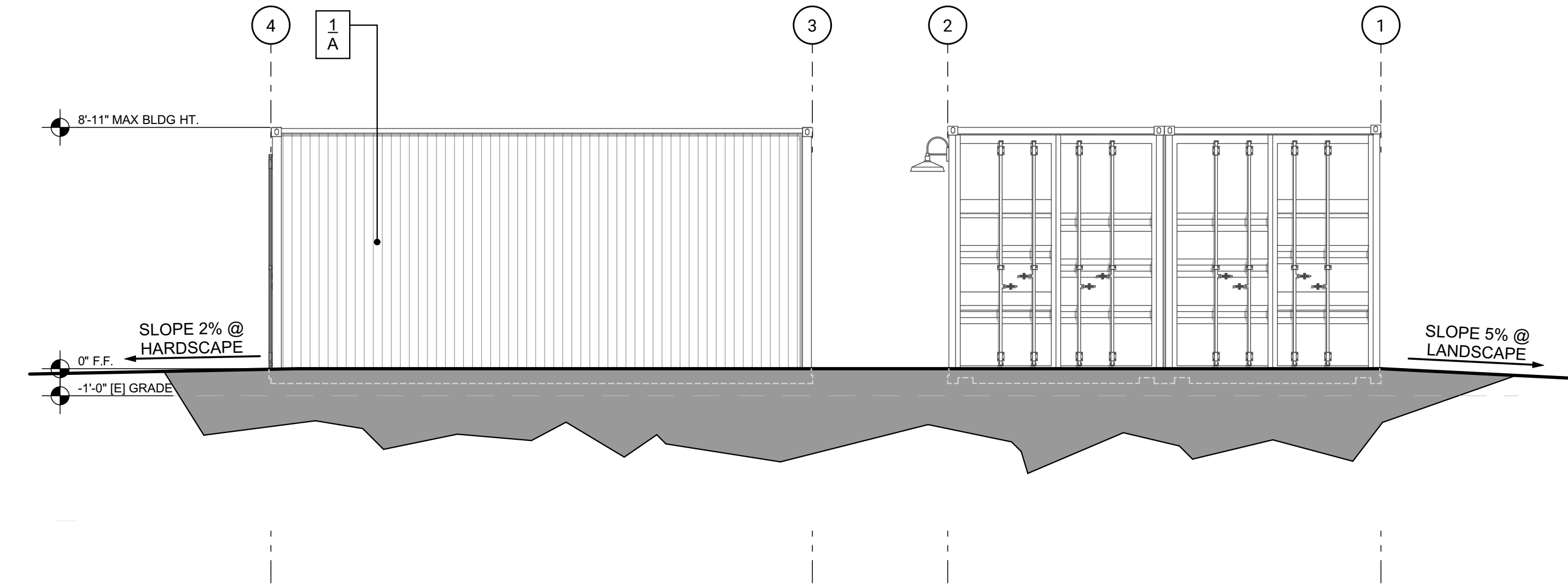
FOOD TRUCK LOT

SHORTY'S TAP HOUSE
8477 SW ELBE DR CULVER OR 97734

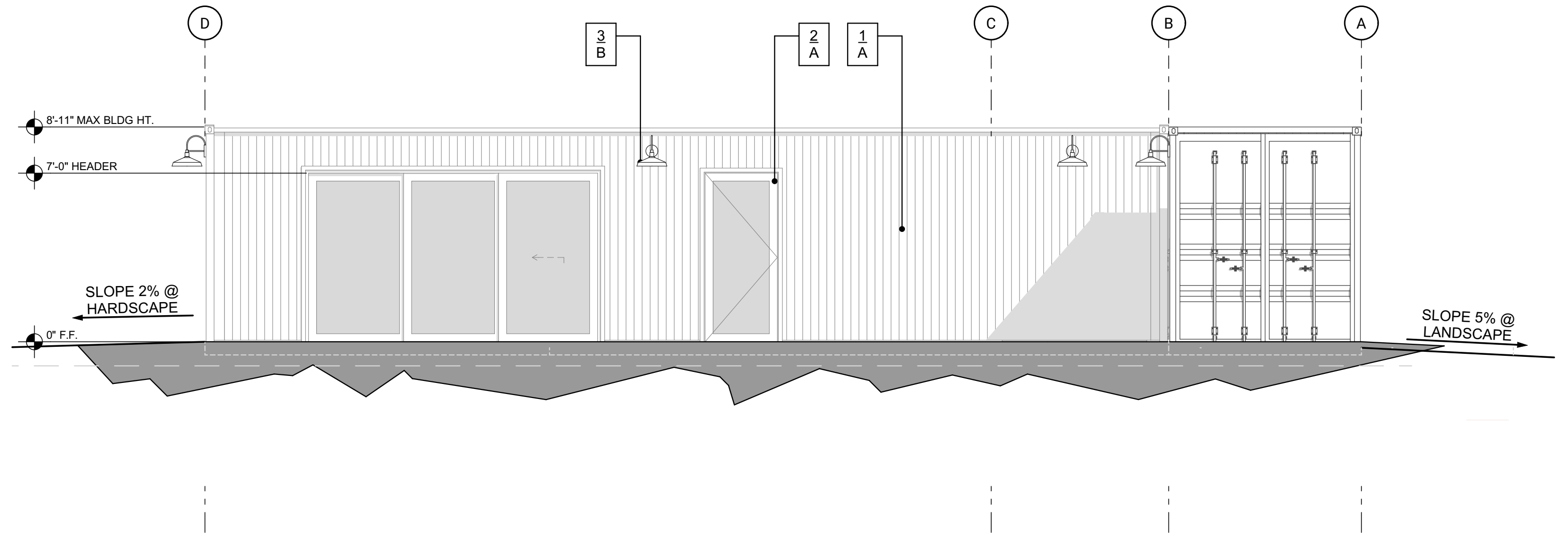
Date	Revision
02/14/23	PLANNING SUBMITTAL
04/11/23	2ND PLANNING SUBMITTAL

REFLECTED CEILING PLAN
A3.0

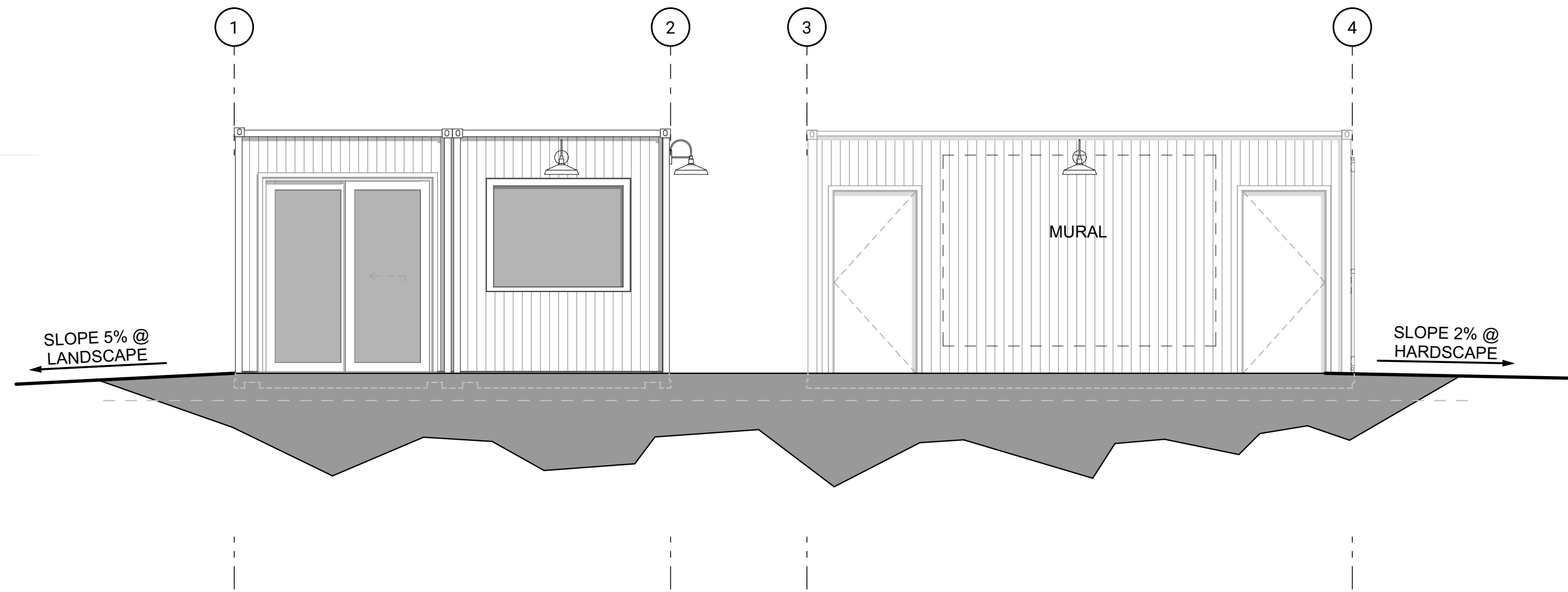
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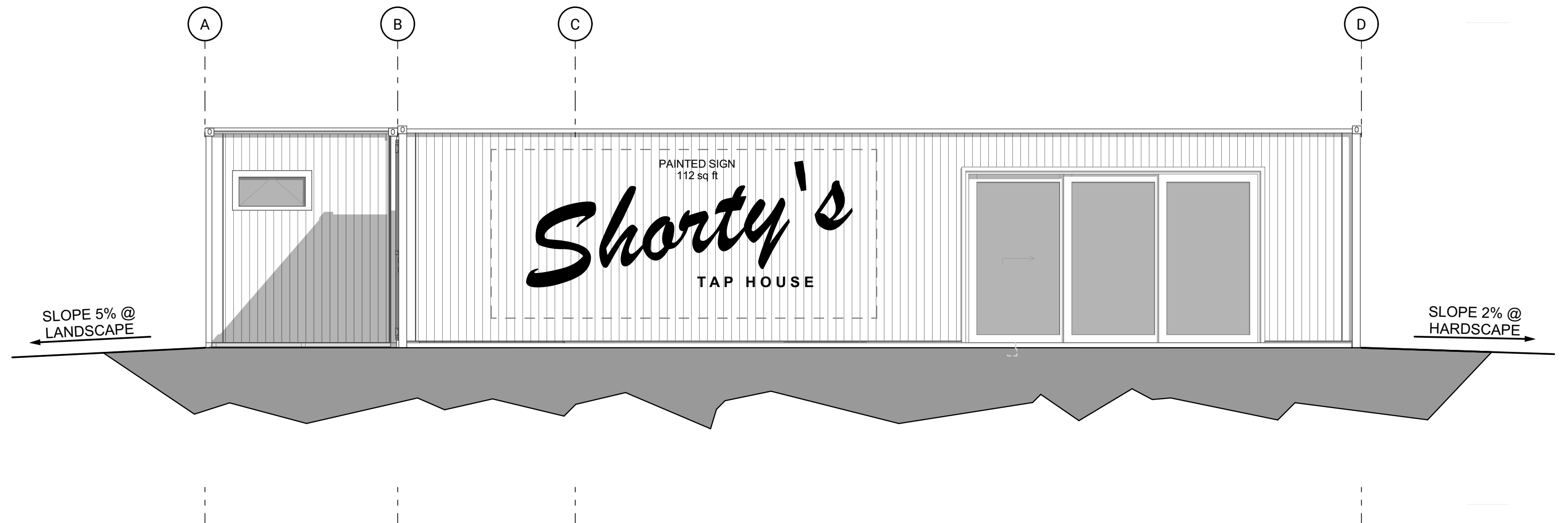
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

COLORS & MATERIALS

MATERIAL LEGEND	
1	CONEXWEST PREFABRICATED MTL SIDING
2	DOOR & WINDOW TRIM
3	DOOR LEAF
4	EXTERIOR WALL SCONCE
5	
6	
7	
8	
9	

COLOR
MATERIAL

COLOR LEGEND	
A	OWNER TO SELECT
B	FOREST GREEN
C	-
D	-
E	-
F	-
G	-
H	-

GENERAL NOTES

- REFER TO FLOOR PLANS FOR ADDITIONAL INFORMATION.
- SEE STRUCTURAL PLANS FOR ADDITIONAL STRUCTURAL INFO.
- SEE CIVIL PLANS FOR ADJACENT GRADE INFORMATION.
- SEE SITE PLANS AND/OR LANDSCAPE PLANS FOR PLANTER LOCATIONS
- SEE DOOR AND WINDOW SCHEDULE FOR TYPES AND SIZES.
- APPROVED BUILDING ADDRESS NUMBERING SHALL BE PLACED UPON STRUCTURE AS REQUIRED BY ORDINANCE. THE INDIVIDUAL NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE AT LEAST 6" IN HEIGHT AND 1/2" IN STROKE IN ALL AREAS ZONED RESIDENTIAL.
- VERIFY ALL FINISH FLOOR HEIGHTS PER CIVIL.



FOOD TRUCK LOT
SHORTY'S TAP HOUSE
8477 SW ELBE DR CULVER OR 97734

Date	Revision
02/14/23	PLANNING SUBMITTAL
04/11/23	2ND PLANNING SUBMITTAL

EXTERIOR
ELEVATIONS
A5.0

SHORTY'S TAP HOUSE

CIVIL SITE IMPROVEMENT PLANS

TAX LOT: 121317CC05900

CULVER, OR, 97734

VICINITY MAP



SURVEY NOTES

EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON PER SURVEY BY HAYES MCCOY DATED 1/06/2023

VERTICAL DATUM: ELEVATIONS ARE NAVD88 BASED ON GPS OBSERVATIONS FROM ORIGIN. ELEVATION: 2644.05'

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE AUTHORITY HAVING JURISDICTION, PURSUANT TO ALL APPLICABLE BUSINESS AND PROFESSIONAL CODES.

STANDARD ABBREVIATIONS

AC	ASPHALTIC CONCRETE	IE	INVERT ELEVATION
BLDG	BUILDING	INV	INVERT
BCR	BEGIN CURB RETURN	LA	LANDSCAPE AREA
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GRADE
BW	BOTTOM OF WALL	PA	PLANTER AREA
CB	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE
C/L	CENTERLINE	P/L	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	POC	POINT OF CONNECTION
CONC	CONCRETE	PS	PARKING STRIPE
DW	DRIVEWAY	PVC	POLYVINYL CHLORIDE
ECR	END CURB RETURN	RW	RIGHT OF WAY
EG	EXISTING GRADE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SG	SUB-GRADE ELEVATION
EVC	END VERTICAL CURVE	SS	SANITARY SEWER
FF	FINISHED FLOOR	TC	TOP OF CURB, CONCRETE
FG	FINISHED GRADE	TF	TOP OF FOOTING
FH	FIRE HYDRANT	TG	TOP OF GRATE
FL	FLOW LINE	TW	TOP OF WALL
FS	FINISHED SURFACE	VC	VERTICAL CURVE
GB	GRADE BREAK		

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UTILITY PURVEYORS

ELECTRICITY:	PACIFIC POWER 328 NE WEBSTER AVE BEND, OR 97701 (888) 221-7070
SEWER:	CITY OF CULVER OREGON 200 FIRST AVE CULVER, OR 97734 (541) 317-3000
WATER:	DESCHUTES VALLEY WATER DISTRICT 7675 SOUTHWEST LASALLE LANE CULVER, OREGON, 97734 (541)-546-6141

PROJECT INFORMATION

CLIENT:	CHERYL ICKLER 8477 SW ELBE DR CULVER, OR, 97732-9708
ARCHITECT:	CRABTREE ARCHITECTURE + DESIGN 616 NW ARIZONA AVE STE 2 BEND, OR, 97701
SURVEYOR:	H.A. MCCOY 1180 SW LAKE ROAD, SUITE 201 BEND, OR, 97756
TAX LOT:	121317CC05900
SITE AREA:	0.66 AC

SHEET INDEX

SHEET	SHEET TITLE
C-0.0	TITLE SHEET
C-0.1	NOTES SHEET
C-1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C-2.0	CIVIL SITE AND UTILITY PLAN
C-2.1	SANITARY SEWER PLAN AND PROFILE SHEET
C-3.0	GRADING AND DRAINAGE PLAN
C-4.0	DETAIL SHEET
C-4.1	DETAIL SHEET
C-4.2	DETAIL SHEET

Plan Prepared By:



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Engineer of Record:



EXPIRES:12/31/24

SHORTY'S TAP HOUSE

TITLE SHEET

TAX LOT: 121317CC05900
CULVER, OR, 97734

Revisions:

1	.
2	.
3	.
4	.
5	.

Project Engineer: MFH Ext: 200

Project Manager: JML

Date: 01.20.2023 Scale: PER PLAN

AV Job No: 221712 Sheet Size: 22" x 34"

C-0.0

S:\All Jobs\2022 all jobs\221712 - shorty's tap house - crb\sheet\02_working drawings\22x34\03_ONSITE-C-0 TITLE SHEET.dwg, Co-1, Apr 10, 2023, 4:39pm, Marc

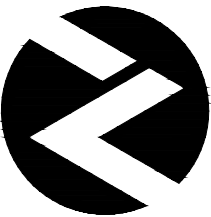
<div>GENERAL NOTES:</div> <div><div><div>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CULVER AND THE CURRENT EDITION OF THE OREGON STATE BUILDING CODE.</div><div>2. IN THE EVENT OF A CONFLICT BETWEEN ANY REFERENCED STANDARD, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.</div><div>3. STORMWATER POLLUTION PREVENTION REQUIREMENTS PER CITY OF CULVER.</div><div>4. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.</div><div>5. BEFORE BEGINNING WORK, CONTRACTOR SHALL CONFIRM WITH AGENCIES HAVING JURISDICTION THAT ALL REQUIRED PERMITS AND LICENSES HAVE BEEN OBTAINED AND ALL REQUIRED NOTICES GIVEN.</div><div>6. UNDERGROUND AND OVERHEAD CONSTRUCTION IN ADDITION TO WHAT IS SHOWN ON THESE PLANS MAY BE PART OF THIS PROJECT, INCLUDING ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL IMPROVEMENTS. ADDITIONAL PERMITS MAY BE REQUIRED.</div><div>A. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AND INTERFACING IMPROVEMENTS WITH WORK BY OTHER CONTRACTORS AT THIS JOB SITE AND WITH IMPROVEMENTS REQUIRED BY PLANS BY OTHERS.</div><div>B. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR BUILDING AND SITE LAYOUT DIMENSIONING.</div><div>C. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR SITE DEVELOPMENT CONSTRUCTION DETAILS AND DIMENSIONING, INCLUDING THOSE FOR BUILDINGS, PATIOS, WALKWAYS, DRIVEWAYS, WALLS/FENCES, PLUMBING, ELECTRICAL, UTILITIES, LANDSCAPING, AND IRRIGATION.</div><div>7. ALL SITE WORK AND TESTING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS CONTAINED IN THE FOLLOWING GEOTECHNICAL ENGINEERING REPORT FOR THIS PROJECT:</div><div>A. PREPARED BY: EARTH SYSTEMS PACIFIC, FILE NUMBER: SL-17242-SB, DATE: MARCH 31, 2015.</div><div>B. THIS REPORT AND ANY ADDENDA SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT IN THEIR ENTIRETY HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE APPLICABLE GEOTECHNICAL REPORTS. CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO OBTAIN OR REVIEW COPIES OF THESE REPORTS AND ADDENDA.</div><div>C. PRIOR TO BIDDING, CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO DETERMINE THE LOCATION AND DEPTH OF ALL TEST BORINGS AND EXPLORATORY PITS AND EXCAVATIONS. CONTRACTOR SHALL DETERMINE FROM THE GEOTECHNICAL ENGINEER WHAT REMEDIAL WORK IS RECOMMENDED TO MAKE THESE DISTURBED LOCATIONS SUITABLE FOR THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL INCLUDE IN HIS BID ALL COSTS FOR THE RECOMMENDED REMEDIAL WORK AND SHALL ADJUST HIS OPERATIONS TO PROPERLY SEQUENCE THE WORK TO ACCOMMODATE REMEDIAL WORK WITH CONSTRUCTION OF PROPOSED IMPROVEMENTS.</div><div>8. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS OF OREGON OSHA AND OSHA.</div><div>9. ALL UNSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE, TRANSPORTED TO A SUITABLE LOCATION, AND DISPOSED OF IN A PROPER AND LEGAL MANNER.</div><div>10. ALL WORK INVOLVING EXCAVATION, INCLUDING THAT FOR WATER, SEWER, STORM DRAIN AND UTILITY CONDUITS AND ALL SERVICE CONNECTIONS AND METER BOXES (NOT PERMITTED IN DRIVEWAYS) SHALL BE COMPLETED AND OBSERVED AND APPROVED BY THE AGENCY HAVING JURISDICTION AND THE STRUCTURAL BACKFILL OBSERVED AND TESTED FOR COMPACTION AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE AGGREGATE BASE, PAVING AND OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.</div><div>11. BEFORE COMMENCING EXCAVATION, CONTRACTOR SHALL CONTACT PUBLIC WORKS AND UTILITY COMPANIES OR OTHER OWNERS OF SUBSURFACE FACILITIES WITHIN THE WORK SITE AND SHALL VERIFY WHETHER OR NOT A REPRESENTATIVE WILL BE PRESENT BEFORE AND/OR DURING EXCAVATION, AND SHALL DETERMINE SITE SPECIFIC REQUIREMENTS FOR EXCAVATION.</div><div>12. CONTRACTOR SHALL NOTIFY PUBLIC WORKS, BUILDING AND SAFETY, UTILITY COMPANIES, GEOTECHNICAL ENGINEER, AND ENGINEER OF RECORD, AT LEAST 48 HOURS BEFORE START OF ANY CONSTRUCTION AND OF THE TIME AND LOCATION OF PRE-CONSTRUCTION CONFERENCE, AND SHALL DETERMINE FROM EACH PARTY THEIR SCOPE OF WORK TO BE OBSERVED AND BY WHOM, AND SCOPE OF TESTING. DURING THE COURSE OF WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION.</div><div>13. CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN SUCH SHEETING, SHORING, BRACING, AND/OR OTHER PROTECTION AS IS NECESSARY TO PREVENT FAILURE OF TEMPORARY EXCAVATIONS AND EMBANKMENTS AND TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TEMPORARY IMPROVEMENTS, AND PARTIALLY COMPLETED PORTIONS OF THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SUFFICIENCY OF SUCH SUPPORTS AND/OR OTHER PROTECTION PER ALL REQUIREMENTS OF OREGON OSHA AND OSHA.</div><div>14. CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION BY TELEPHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS.</div><div>15. CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN ON THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION OF RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO ENGINEER ALONG WITH A LETTER WHICH DECLARES THAT, OTHER THAN THESE NOTED CHANGES, THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.* *WARNING: ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY PREPARER.</div><div>16. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT AND ACCEPTS LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.</div><div>17. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY.</div><div>18. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY AT OR IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.</div></div></div> <div><div>GENERAL GRADING NOTES:</div><div><div><div>1. GRADING SHALL BE IN CONFORMANCE WITH RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEER DURING OBSERVATION AND TESTING OF SITE DEMOLITION, PREPARATION, GRADING, AND DEVELOPMENT WORK. FOR ANY CONFLICT BETWEEN THESE PLANS AND THE RECOMMENDATIONS AND/OR SPECIFICATIONS OF THE GEOTECHNICAL ENGINEER, THE MORE STRINGENT PROVISION SHALL GOVERN.</div><div>2. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION (EXCEPT TREES INDICATED TO REMAIN), INCLUDING ROOTS AND ROOT STRUCTURES, OTHER ORGANIC MATERIAL, DEBRIS, NON-COMPLYING FILL, AND OTHER MATERIAL UNSUITABLE FOR SUPPORT OF FILL AND/OR PROPOSED IMPROVEMENTS, AS RECOMMENDED BY AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER. CALL THE INSPECTOR FOR INITIAL INSPECTION.</div><div>3. ALL UNSUITABLE SOIL, MATERIALS AND RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE, TRANSPORTED TO A SUITABLE LOCATION AND DISPOSED OF IN A PROPER AND LEGAL MANNER.</div><div>4. AREAS TO RECEIVE FILL MATERIAL AND AREAS TO RECEIVE BUILDINGS, EXTERIOR SLABS, WALKWAYS, WALLS, PAVEMENT AND OTHER STRUCTURAL IMPROVEMENTS SHALL BE PREPARED AS RECOMMENDED BY AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER. RECOMMENDATIONS FOR OVER EXCAVATION, ADDITIONAL SCARIFICATION, BACKFILL AND RECOMPACTION ARE CONTAINED IN THE PROJECT GEOTECHNICAL REPORT REFERENCED IN THE GENERAL NOTES ON THESE PLANS.</div><div>5. PRIOR TO PLACEMENT OF FILL AND BACKFILL MATERIAL, THE PREPARED AREA SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR. THE GEOTECHNICAL ENGINEER SHALL ALSO OBSERVE THE AREAS TO BE FILLED. ALLOW A MINIMUM 48-HOUR NOTICE. FILL AND BACKFILL PLACED ON THE PREPARED AREA WITHOUT THE REQUIRED OBSERVATION SHALL BE REMOVED.</div><div>6. ALL FILL MATERIAL, WHETHER EXCAVATED ON-SITE OR IMPORTED FROM OFF-SITE, SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. IMPORTED FILL MATERIAL SHALL BE EQUAL TO OR BETTER IN QUALITY THAN THE ON-SITE SOILS AND SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR STRUCTURAL FILL PRIOR TO IMPORTATION TO THE SITE. THE LANDSCAPE ARCHITECT AND THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR LANDSCAPE AREA SURFACE MATERIAL PRIOR TO IMPORTATION TO THE SITE.</div><div>7. CONTRACTOR SHALL REFER TO THE FOLLOWING AS APPLICABLE: - ARCHITECT'S PLANS FOR ADDITIONAL GRADING REQUIREMENTS IN BUILDING AREAS. - LANDSCAPE ARCHITECT'S PLANS FOR TREE PRESERVATION REQUIREMENTS AND FOR SUBGRADE ALLOWANCES IN LANDSCAPE AREAS. - PUBLIC IMPROVEMENT PLANS FOR INTERFACING WITH PUBLIC GRADING, PAVING, STORM DRAINAGE AND UTILITY IMPROVEMENTS.</div><div>8. WHERE PLANTER AREAS ARE SHOWN ON THE PLANS ADJACENT TO BUILDINGS AND ARE CONTAINED BY WALKS / PLATWORK LESS THAN 8" BELOW BOTTOM OF SILL PLATE OR WHERE ADJACENT FINISH GRADE OUTSIDE A BUILDING IS SHOWN TO BE LESS THAN 8" BELOW BOTTOM OF SILL PLATE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE EXISTING FINISH GRADE. ANY DEMOLITION WORK DONE DAMPROOF OR WATERPROOF CONSTRUCTION AND IS CONSTRUCTED IN ACCORDANCE WITH ALL BUILDING APPLICABLE CODE REQUIREMENTS.</div><div>9. PLAN ELEVATIONS SHOWN ON SOIL, AND LANDSCAPED AREAS ARE FINISH GRADE (FINISH SURFACE) ELEVATIONS INTENDED TO ESTABLISH SURFACE DRAINAGE CONTROL FOR THESE AREAS. DURING GRADING OPERATIONS, THICKNESSES (SUBGRADE ALLOWANCES) SPECIFIED BY LANDSCAPE ARCHITECT FOR TURF, WOOD CHIPS, MULCH, ETC. SHALL BE SUBTRACTED FROM THESE ELEVATIONS TO ESTABLISH FINISH SUBGRADE.</div><div>10. BEFORE PLACEMENT OF AGGREGATE BASE OR SUBBASE MATERIAL IN PAVEMENT AREAS, THE SUBGRADE SOIL SHALL BE REVIEWED AND TESTED BY THE GEOTECHNICAL ENGINEER. DURING PAVING OPERATIONS, STRUCTURAL SECTION COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER.</div><div>11. QUALITY REVIEW AND REPORTING REQUIREMENTS.</div><div>A. GRADING AND IMPROVEMENTS FOUND NOT IN CONFORMANCE WITH APPROVED PLANS AND DESIGN INTENT SHALL BE CORRECTED BY CONTRACTOR AT CONTRACTOR'S EXPENSE. ADDITIONAL SURVEYING TO CONFIRM ELEVATIONS AFTER CORRECTIVE MEASURES SHALL ALSO BE AT CONTRACTOR'S EXPENSE.</div><div>REQUIREMENTS FOR VARIOUS SURFACING CONDITIONS ARE AS FOLLOWS: - DIRT: NOT LESS THAN 2% (1/4" PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.10 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION - A.C. PAVEMENT: NOT LESS THAN 1% (1/8 INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.04 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION - CONCRETE: NOT LESS THAN 0.5% (1/16 INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.02 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION UNLESS NOTED OTHERWISE ON PLANS.</div></div></div><div><div>TRENCHING AND BACKFILL NOTES:</div><div><div><div>1. ALL TRENCHING, BEDDING AND BACKFILL MATERIAL AND CONSTRUCTION, SHALL BE IN ACCORDANCE WITH THESE PLANS INCLUDING THE PIPE TRENCH DETAIL.</div><div>2. TRENCH OR STRUCTURE EXCAVATION SUBGRADE SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BEDDING MATERIAL OR FORMS. WET OR UNSTABLE SOIL ENCOUNTERED IN THE BOTTOM OF THE EXCAVATION AND DEEMED BY THE GEOTECHNICAL ENGINEER TO BE INCAPABLE OF PROPERLY SUPPORTING THE PIPE OR STRUCTURE BEING CONSTRUCTED, SHALL BE REMOVED TO THE DEPTH RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE EXCAVATION BACKFILLED TO THE BOTTOM OF THE PIPE OR STRUCTURE GRADE WITH SUITABLE MATERIAL RECOMMENDED BY THE GEOTECHNICAL ENGINEER.</div><div>3. WATER ENCOUNTERED IN TRENCH OR STRUCTURE EXCAVATION SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO PROVIDE DRY CONDITIONS DURING CONSTRUCTION OF PIPE OR STRUCTURE.</div><div>4. BEDDING AND BACKFILL MATERIAL AND COMPACTED DENSITY, SHALL BE TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY THE GEOTECHNICAL ENGINEER.</div><div>5. BEDDING AND PIPE ZONE BACKFILL MATERIAL, SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY. TRENCH BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY. THE UPPER 12" BELOW THE BASE OR SUB-BASE COURSE IN PAVED AND OTHER TRAFFIC AREAS AND BELOW THE CONCRETE OR SAND COURSE IN WALKWAY AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY. BACKFILL COMPACTION SHALL BE TESTED FOR COMPLIANCE WITH THESE REQUIREMENTS IN ACCORDANCE WITH ASTM D-1557, LATEST REVISION, AND REPORTED BY THE GEOTECHNICAL ENGINEER.</div><div>6. CLASS I OR CLASS II (TRENCH) BACKFILL SHALL NOT BE PLACED UNTIL BEDDING AND INITIAL (PIPE ZONE) BACKFILL HAVE BEEN OBSERVED, TESTED AND APPROVED.</div><div>7. COMPACTION BY FLOODING OR JETTING IS NOT PERMITTED.</div><div>8. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT(S), THE PROJECT WORK AREA AND VICINITY, AND SHALL FAMILIARIZE HIMSELF WITH THE WORK AREA CONDITIONS. CONTRACTOR SHALL MAKE HIS OWN DEDUCTIONS AND CONCLUSIONS AS TO HOW EXISTING SURFACE AND SUB-SURFACE CONDITIONS WILL AFFECT OR BE AFFECTED BY HIS CONSTRUCTION OPERATIONS, INCLUDING THE NATURE OF MATERIALS TO BE EXCAVATED. THE DEGREE OF DIFFICULTY ASSOCIATED WITH MAKING AND MAINTAINING THE REQUIRED EXCAVATIONS, AND THE DEGREE OF DIFFICULTY WHICH MAY ARISE FROM SUBSURFACE CONDITIONS INCLUDING GROUNDWATER, AND SHALL ACCEPT FULL RESPONSIBILITY THEREOF.</div><div>9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE INTEGRITY OF EXISTING PAVEMENT ALONG AND BEHIND THE TRENCH SAWCUT LINES DURING CONSTRUCTION. IF THIS PAVEMENT IS BROKEN-OFF OR OTHERWISE DAMAGED BEFORE NEW PAVEMENT IS PLACED, CONTRACTOR SHALL SAWCUT A NEW CONFORM LINE PARALLEL WITH, FULL LENGTH OF, AND SUFFICIENT DISTANCE (1-FOOT MINIMUM) BEHIND ORIGINAL SAWCUT SO AS TO REMOVE DAMAGED PAVEMENT AND / OR IRREGULARITY ALONG THE CONFORM LINE.</div></div></div></div><div><div>DEMOLITION NOTES:</div><div><div><div>1. THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY THE AVAILABLE RECORDS PROVIDED. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES, NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO WORK OR POT HOLE TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR PROTECTION OF ALL EXISTING UTILITY LINES.</div><div>2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND DISPOSE OF ALL STRUCTURES ABOVE AND OR BELOW GROUND UNLESS NOTED OTHERWISE. ANY HAZARDOUS MATERIALS ENCOUNTERED SHALL BE HANDLED AND REMOVED AS REQUIRED BY LOCAL AND/OR STATE LAWS AT NO COST TO THE OWNER.</div><div>3. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING HARDSCAPE IMPROVEMENTS, UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY THESE PLANS.</div><div>4. ALL JOIN LINES SHALL BE SAWCUT ON A NEAT, STRAIGHT LINE PARALLEL WITH THE JOIN. THE CUT EDGE SHALL BE PROTECTED FROM CRUSHING, AND ALL BROKEN EDGES SHALL BE RE-CUT PRIOR TO JOINING.</div><div>5. ALL EXISTING OBJECTIONABLE MATERIALS THAT CONFLICT WITH PROPOSED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, UTILITIES, APPURTENANCES, TREES, SIGNS, STRUCTURES, ETC. SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AT NO COST TO THE OWNER, UNLESS NOTED OTHERWISE HEREIN, OR AS DIRECTED BY THE CONSTRUCTION MANAGER.</div><div>6. THE CONTRACTOR SHALL PROTECT ALL EXISTING STREETS FROM DAMAGES CAUSED BY HIS OPERATIONS, ANY CURBS DAMAGED DURING HIS OPERATIONS SHALL BE SAWCUT AND REPLACED AT NO COST TO THE OWNER. ANY EXISTING PAVING IDENTIFIED AS POTENTIALLY NEEDING TO BE REPLACED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.</div><div>7. THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION AND DISPOSAL OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS.</div></div></div><div><div>CITY OF CULVER GENERAL NOTES:</div><div><div><div>1. NO CONSTRUCTION SHALL BE STARTED WITHOUT A NOTICE TO PROCEED BY THE CITY ENGINEERING DEPARTMENT. THE CITY ENGINEERING DEPARTMENT AND THE DESIGN ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY CONSTRUCTION WORK DONE PRIOR TO NOTICE TO PROCEED BEING ISSUED OR WITHOUT INSPECTION WILL BE REJECTED.</div><div>2. CONTRACTOR SHALL VERIFY ALL CONDITIONS ON THE JOB SITE INCLUDING BUT NOT LIMITED TO, ALL DIMENSIONS, GRADES, ELEVATIONS, EXTENT AND COMPACTED TO THE EXISTING SITE CONDITIONS, AND WITH THE WORK DESCRIBED ON THE ENGINEER'S DRAWINGS. ANY DISCREPANCIES OR UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. CONTRACTOR SHALL NOT PROCEED WITH ANY OF THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, THEN IT IS UNDERSTOOD THAT THE CONTRACTOR IS CHOOSING TO PROCEED AT THE CONTRACTOR'S OWN RISK AND SHALL INCUR ALL COSTS, IF ANY TO RESOLVE THE ISSUES TO THE SATISFACTION OF THE ENGINEER.</div><div>3. A CITY INSPECTOR ACTING ON BEHALF OF THE CITY MAY REQUIRE REVISIONS IN PLANS TO SOLVE UNFORESEEN PROBLEMS THAT MAY ARISE IN THE FIELD.</div><div>4. ALL CONSTRUCTION WORK AND INSTALLATIONS SHALL CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS, AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY.</div><div>5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT "UNDERGROUND LOCATE SERVICE" AT 1-800-332-2344 AT LEAST 48 BUSINESS-DAY HOURS PRIOR TO THE START OF CONSTRUCTION FOR THE LOCATION OF POWER, GAS, CABLE TV AND TELEPHONE UNDERGROUND FACILITIES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE PUBLIC AGENCY FOR THE LOCATION OF UNDERGROUND FACILITIES.</div><div>6. ALL UTILITIES SHOWN ARE ACCURATE TO THE EXTENT OF AVAILABLE RECORDS AND KNOWLEDGE. NO POT HOLING TO VERIFY LOCATIONS AND ELEVATIONS WAS AUTHORIZED BY THE OWNER. THE CONTRACTOR HAS THE TOTAL RESPONSIBILITY TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND TO NOTIFY THE UTILITY COMPANIES WHEN WORKING IN THEIR PROXIMITY. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER, THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)232-2987.</div><div>7. ALL GRADING SHALL BE IN CONFORMANCE WITH THE CURRENT CITY STANDARDS AND SPECIFICATIONS AND CURRENT GRADING ORDINANCE. ALL SUBGRADE MATERIAL SHALL BE CONSIDERED CLASS A AND COMPACTED TO 95% OF OPTIMUM DENSITY, AS SPECIFIED IN THESE PLANS. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% RELATIVE COMPACTION PER THE CITY TESTING REQUIREMENTS.</div><div>8. ALL FINAL CUT SLOPES SHALL NOT EXCEED A GRADE OF 2 TO 1 VERTICAL UNLESS OTHERWISE APPROVED. FILL SLOPES SHALL NOT EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE APPROVED BY THE ENGINEER.</div><div>9. ALL UNSUITABLE SOILS MATERIALS, RUBBISH AND DEBRIS RESULTING FROM GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE AND DISPOSED OF PROPERLY.</div><div>10. THE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT, AND METHODS REQUIRED TO PREVENT DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM CONSTRUCTION.</div><div>11. THE CONTRACTOR SHALL FOLLOW ALL APPLICABLE INDUSTRIAL SAFETY REGULATIONS, THE CITY AND DESCHUTES COUNTY AND THEIR OFFICIALS, THE ENGINEER, AND THE OWNER SHALL NOT BE RESPONSIBLE FOR ENFORCING SAFETY REGULATIONS.</div><div>12. MATERIAL QUANTITIES USED, NOTED, OR PROVIDED IN A SEPARATE ITEMIZED QUANTITY TAKE-OFF ARE AN ENGINEER'S OPINION OF PROBABLE MATERIAL REQUIREMENTS, AND IS AN ESTIMATE ONLY. CONTRACTOR'S HAVE THE SOLE RESPONSIBILITY OF MAKING THEIR OWN QUANTITY TAKE-OFF AND COST ESTIMATE.</div><div>13. ALL WORK SHALL BE PERFORMED BY A CITY APPROVED CONTRACTOR.</div><div>14. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS (PUE) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN SERVING THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITH IN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES AND FACILITIES IN THE PUE.</div><div>15. CITY ENGINEER'S SIGNATURE DOES NOT CONSTITUTE APPROVAL OF FACILITIES PROPOSED ON PRIVATE PROPERTY. SEPARATE PERMITS ISSUED BY THE BUILDING DEPARTMENT ARE REQUIRED AND SHALL BE OBTAINED BY THE DEVELOPER FOR FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.</div><div>16. ANY WORK WITHIN EXISTING PUBLIC RIGHT-OF-WAY OR DEDICATED CITY EASEMENTS REQUIRES A SEPARATE RIGHT-OF-WAY EXCAVATION PERMIT OBTAINED FROM THE CITY ENGINEERING DIVISION.</div></div></div></div><div><div>USE OF PLANS:</div><div><div><div>THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY, IF REQUESTED BY THE USER. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED HARD COPY PREPARED FOR THE PROJECT CONSTITUTES OUR PROFESSIONAL WORK PRODUCT AND THE HARD COPY MUST BE REFERRED TO FOR THE CORRECT DESIGN INFORMATION. THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE. USER AGREES TO INDEMNIFY AND HOLD HARMLESS ASHLEY & VANCE FOR ALL COSTS AND DAMAGES IF USED.</div><div>USE OF ELECTRONIC INFORMATION:</div><div>ELECTRONIC INFORMATION MAY BE PROVIDED BY THE ENGINEER FOR CONVENIENCE. UNDER NO CIRCUMSTANCES SHALL DELIVERY OF ELECTRONIC FILES FOR USE BY OTHERS BE DEEMED A SALE BY THE ENGINEER AND THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL THE ENGINEER BE LIABLE FOR INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF THE USE OR REUSE OF THE ELECTRONIC FILES BY OTHERS.</div><div>ELECTRONIC INFORMATION IS INTENDED TO PROVIDE INFORMATION SUPPLEMENTAL AND SUBORDINATE TO THE CONSTRUCTION CONTRACT DOCUMENTS. LAYOUT AND CONSTRUCTION OF PROJECT ELEMENTS SHALL BE BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS WHICH SHALL CONTROL OVER ELECTRONIC INFORMATION. USER IS RESPONSIBLE FOR CONFIRMING LOCATION OF PROPOSED IMPROVEMENTS BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE CONSTRUCTION CONTRACT DOCUMENTS. INCONSISTENCIES BETWEEN THE ELECTRONIC INFORMATION AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.</div><div>PROJECT ELEMENTS SUCH AS MANHOLES, CATCH BASINS, UTILITY VAULTS, VALVE ASSEMBLIES, STAIRS, RAMPS, WALLS, ETC. ARE SHOWN SCHEMATICALLY IN THE ELECTRONIC INFORMATION AND CONSTRUCTION OF THESE ELEMENTS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND DETAILS PRESENTED OR REFERENCED IN THE SIGNED AND SEALED CONSTRUCTION CONTACT DOCUMENTS. IMPROVEMENTS CONSTRUCTED BASED ON ELECTRONIC INFORMATION AND IN CONFLICT WITH THE DRAWING DIMENSIONS DETAILS, AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE REMOVED AND CONSTRUCTED IN THE PROPER LOCATION AND DIMENSIONS AT CONTRACTOR'S SOLE EXPENSE.</div><div>DIGITAL DRAWINGS ARE TYPICALLY A COMPILATION OF DRAWINGS FROM A NUMBER OF SOURCES AND, AS SUCH, THERE IS INFORMATION IN THE ELECTRONIC FILE ISSUED BY THE ENGINEER THAT WAS NOT DEVELOPED BY THE ENGINEER AND IS NOT AUTHORIZED BY THE ENGINEER FOR USE BY OTHERS. ELECTRONIC INFORMATION PROVIDED BY THE ENGINEER SHALL ONLY BE APPLICABLE FOR IMPROVEMENTS DESIGNED BY THE ENGINEER AND WHICH ARE SPECIFICALLY DESIGNATED BY CONSTRUCTION NOTES AND/OR DETAILS ON THE SIGNED AND SEALED CONTRACT DOCUMENTS.</div><div>IF DIGITAL FILES ARE OBTAINED WITH THE INTENT TO USE THEM FOR PROJECT STAKING, THEY SHALL ONLY BE USED BY A QUALIFIED ENGINEER OR LAND SURVEYOR. DIGITAL INFORMATION SHALL ONLY BE USED FOR STAKING HORIZONTAL LOCATION OF PROPOSED IMPROVEMENTS AFTER IT HAS BEEN CONFIRMED WITH THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS.</div><div>THE DIGITAL DRAWINGS ARE NOT INTENDED TO BE USED DIRECTLY FOR CONTROL OF CONTRACTOR'S GRADING OPERATIONS WITHOUT STAKING BY ENGINEER OR LAND SURVEYOR. THE INTERSECTION OF PROPOSED CUT AND FILL SLOPES WITH EXISTING GRADE IS APPROXIMATE WHERE SHOWN ON THE DRAWINGS AND SHALL BE CONFIRMED BY FIELD STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT SLOPES IN CONFORMANCE WITH THE SPECIFIED AND DETAILED REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS.</div></div></div></div></div><div><div>Engineer of Record:</div><div><div><div><div>EXP. DATE: 12/31/24</div><div>EXP. DATE: 12/31/24</div></div></div></div></div><div><div>SHORTY'S TAP HOUSE</div><div>NOTES SHEET</div><div>TAX LOT: 121317CC05900 CULVER, OR, 97734</div></div><div><div>Revisions:</div><div><div><div>1</div><div>2</div><div>3</div><div>4</div><div>5</div><div>6</div></div><div><div>.</div><div>.</div><div>.</div><div>.</div><div>.</div><div>.</div></div></div></div><div><div>Project Engineer: MFH</div><div>Ext: 200</div></div><div><div>Project Manager: JML</div><div>Date: 01.20.2023</div><div>Scale: PER PLAN</div><div>AV Job No: 221712</div><div>Sheet Size: 22" x 34"</div></div><div><div>C-0.1</div></div></div>
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ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST KNOWLEDGE AVAILABLE. CONTRACTOR TO POTHOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY.

1. EXISTING WATER METER AND VALVE TO BE REMOVED AND REPLACED.
2. EXISTING CITY LIMITS AND POPULATION SIGN TO BE RELOCATED.
3. EXISTING IRRIGATION DITCH TO REMAIN.
4. EXISTING STOP SIGN TO BE RELOCATED.
5. EXISTING 4" WATER MAIN TO REMAIN
6. EXISTING SANITARY SEWER LINE TO REMAIN
7. EXISTING SANITARY SEWER MANHOLE TO REMAIN

— W —	W	EXISTING WATER LINE
— SS —	SS	EXISTING SANITARY SEWER LINE
— SD —	SD	EXISTING STORM DRAIN LINE
— — — — —		EDGE OF FEMA FLOOD ZONE AO
— — — — —		ADJACENT PROPERTY LINE
— — — — —		PROJECT PROPERTY LINE
— 3690 —		MAJOR CONTOUR (5' INTERVAL)
— 3691 —		MINOR CONTOUR (1' INTERVAL)
		EXISTING AC PAVEMENT

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EXPIRES:12/31/24

SHORTY'S TAP HOUSE

EXISTING CONDITIONS AND DEMOLITION PLAN

TAX LOT: 121317CC05900
CULVER, OR, 97734

Revisions:

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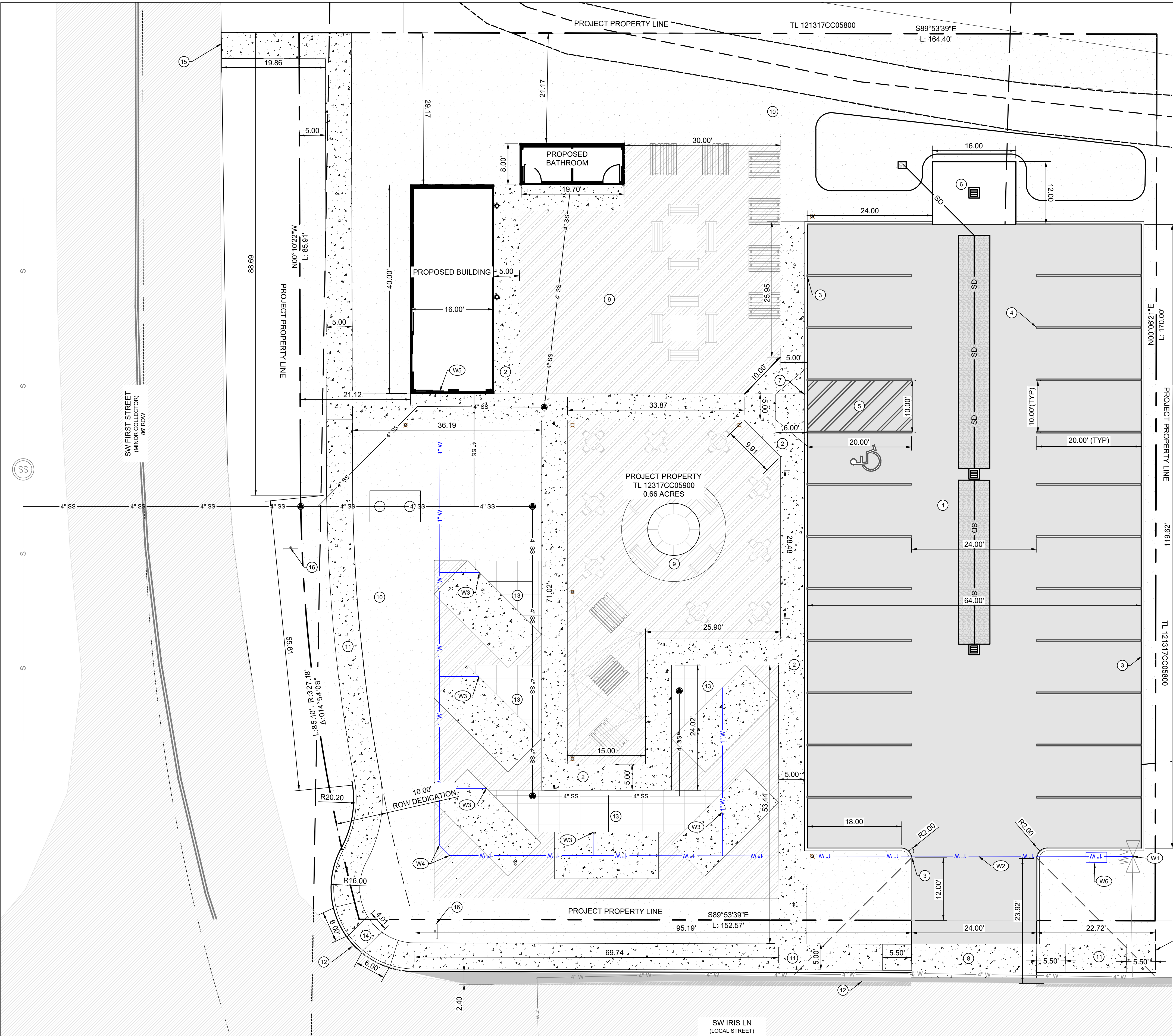
Project Engineer: MFH Ext: 200

Project Manager: JML

Date:	01.20.2023	Scale: PER PLAN
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AV Job No: 221712	Sheet Size: 22" x 34"
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GENERAL NOTES:

SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR FURTHER DETAILS.

SITE CONSTRUCTION NOTES:

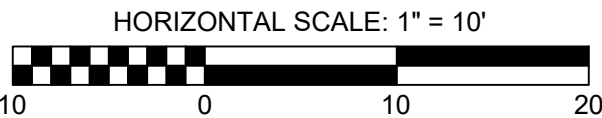
1. INSTALL AC PAVEMENT PER DETAIL 2 ON C-4.0.
2. INSTALL CONCRETE WALKWAY PER DETAIL 3 ON C-4.0.
3. INSTALL 12" CURB WITH 6" REVEAL PER DETAIL 1 ON C-4.0.
4. INSTALL PARKING STALL STRIPING (TYP.). SEE ARCHITECTURAL PLANS FOR DETAILS.
5. INSTALL ADA PARKING STALL AND ACCESS AISLE.
6. INSTALL TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
7. INSTALL ADA CURB RAMP. SEE GRADING AND DRAINAGE PLAN FOR DETAILS.
8. INSTALL CONCRETE DRIVEWAY APRON PER CITY OF CULVER STD. DWG. R10.
9. INSTALL DECOMPOSED GRANITE PER ARCH PLAN.
10. INSTALL GRASS/BARK. PER ARCH PLAN
11. INSTALL SIDEWALK AND CURB IN CITY OF CULVER ROW PER CITY OF CULVER STD. DWG. R8
12. WIDEN SW IRIS LANE TO MEET CITY OF CULVER STANDARDS TO 19' LANE. SAWCUT PER STANDARD DETAIL R2. INSTALL CURB AND GUTTER PER DETAIL R5.
13. INSTALL ACCESSIBLE PAVERS. SEE ARCH PLAN FOR DETAIL.
14. INSTALL CURB RAMP PER CITY OF CULVER STD. DWG. R11.
15. INSTALL END OF SIDEWALK RAMP PER CITY OF CULVER STD. DETAIL R8
16. RELOCATE SIGN OUTSIDE OF PROPERTY LINE.

WATER CONSTRUCTION NOTES:

- (W1) TIE INTO EXISTING WATER VALVE. CONTRACTOR TO VERIFY SIZE OF EXITING WATER LINE. INSTALL 1" WATER METER PER CITY OF CULVER STD. DWG. R4.
- (W2) INSTALL ± 231 LF OF 1" WATER LINE.
- (W3) INSTALL 1" WATER SERVICE FOR FOOD CARTS.
- (W4) INSTALL 2 1" 45° ELBOWS.
- (W5) POINT OF CONNECTION AT BUILDING. SEE PLUMBING PLAN FOR DETAILS.
- (W6) INSTALL 1" BACK FLOW PREVENTOR PER 2021 OREGON SPECIALITY PLUMBING CODE.

SITE PLAN LEGEND

	PROPERTY LINE
	CENTERLINE
	BUILDING
	CONCRETE SIDEWALK
	AC PAVEMENT
	EXISTING AC PAVEMENT
	6" CONCRETE CURB
	STRIPING
	1" WATER LINE
	4" SEWER LINE



SHORTY'S TAP HOUSE
CIVIL SITE AND UTILITY PLAN
TAX LOT: 121317CC05900
CULVER, OR, 97734

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Project Engineer: MFH Ext: 200

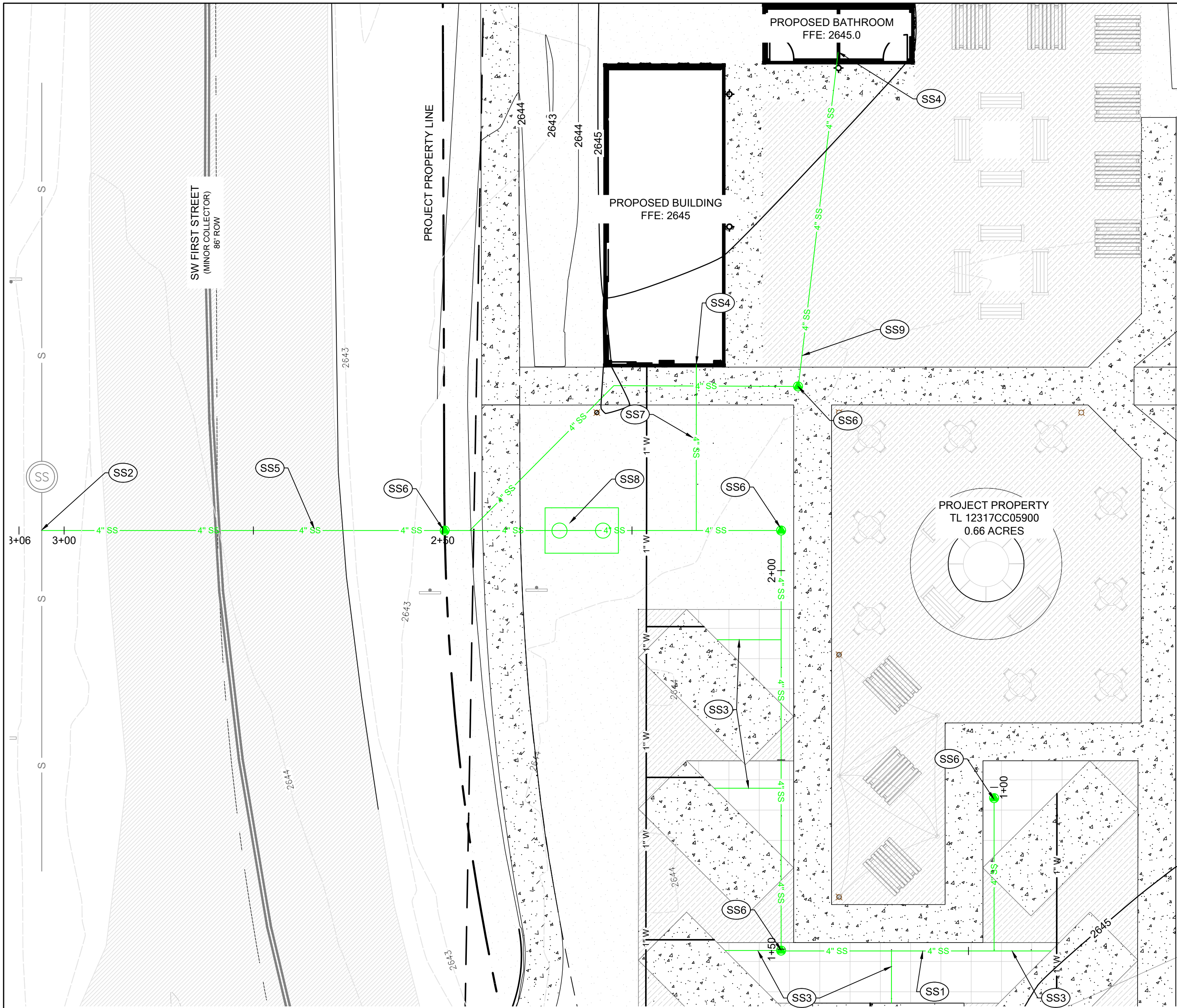
Project Manager: JML

Date: 01.20.2023 Scale: PER PLAN

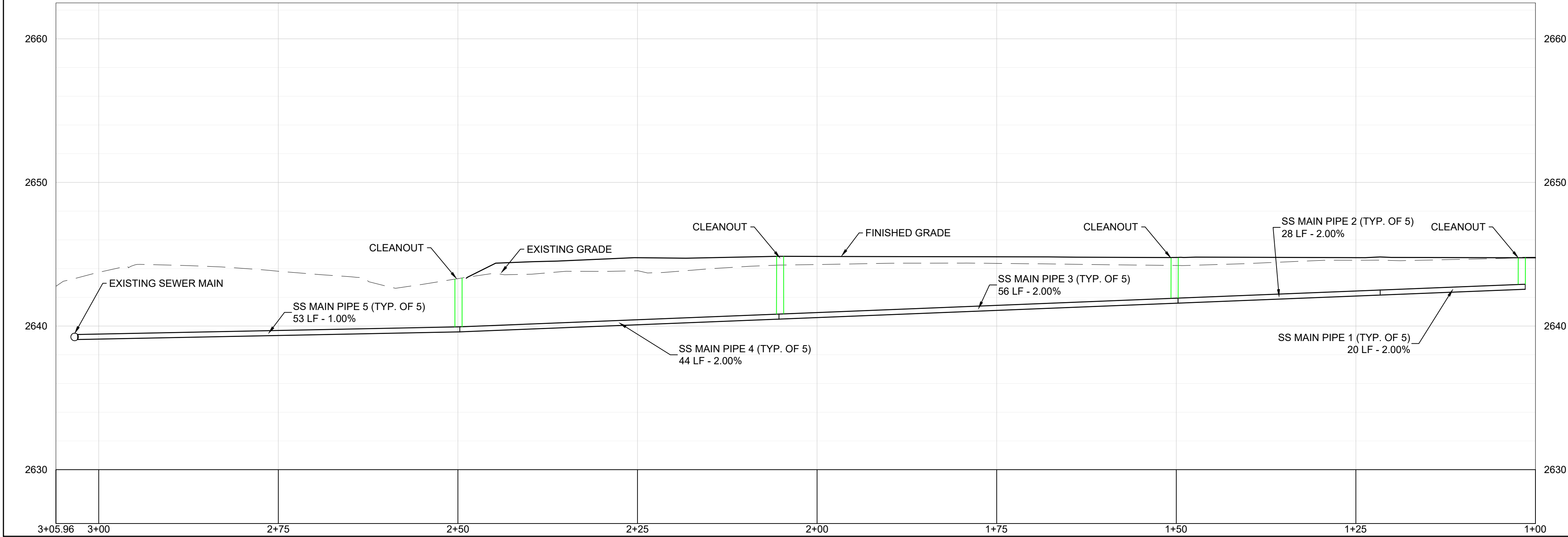
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SANITARY SEWER - PLAN
SCALE: 1" = 10'

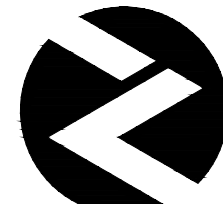


SANITARY SEWER - PROFILE
(STA 3+05.96 - 1+00)
SCALE: 1" = 10' HORIZONTAL 1" = 5' VERTICAL

UTILITY LEGEND	
	PROJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK
	4" SANITARY SEWER SERVICE
	48" SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	PROPOSED MAJOR CONTOUR (5' INTERVAL)
	PROPOSED MINOR CONTOUR (1' INTERVAL)
	MAJOR CONTOUR (5' INTERVAL)
	MINOR CONTOUR (1' INTERVAL)

- SANITARY SEWER CONSTRUCTION NOTES:**
- SS1 INSTALL ±250 ASTM D3034 4" PVC SANITARY SEWER @ MIN 2%
 - SS2 INSTALL CITY OF CULVER APPROVED TEE OR WYE INTO EXISTING SANITARY SEWER MAIN PER ODOT STD. DWG RD310 CONTRACTOR TO VERIFY DEPTH.
 - SS3 INSTALL 4" GRAVITY SEWER SERVICE TO FOOD CART.
 - SS4 SEWER POINT OF CONNECTION AT BUILDING. SEE MECHANICAL AND PLUMBING PLANS.
 - SS5 INSTALL ±53 ASTM D3034 4" PVC SANITARY SEWER @ MIN 1%
 - SS6 INSTALL SANITARY SEWER CLEANOUT PER CITY OF CULVER STD DWG S4
 - SS7 INSTALL 4" GRAVITY SEWER SERVICE TO PROPOSED BUILDING.
 - SS8 INSTALL GREASE INTERCEPTOR. SEE MEP PLAN FOR DETAIL.
 - SS9 INSTALL 4" GRAVITY SEWER SERVICE TO PROPOSED BATHROOM. SEE PLUMBING PLAN FOR DETAIL.

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SHORTY'S TAP HOUSE
SANITARY SEWER PLAN AND PROFILE SHEET
TAX LOT: 121317CC05900
CULVER, OR, 97734

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Project Engineer: MFH Ext: 200

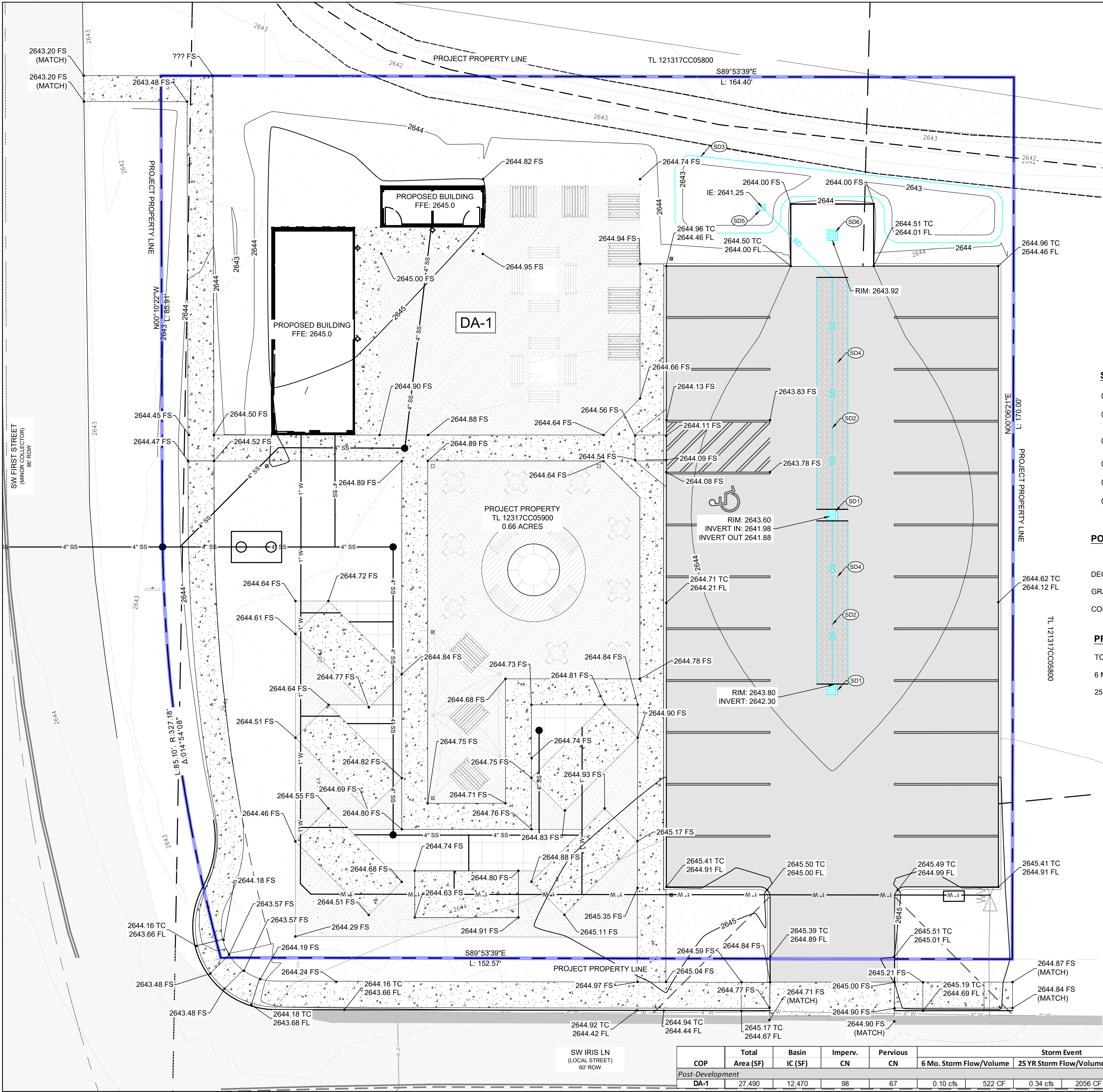
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Date: 01.20.2023 Scale: PER PLAN

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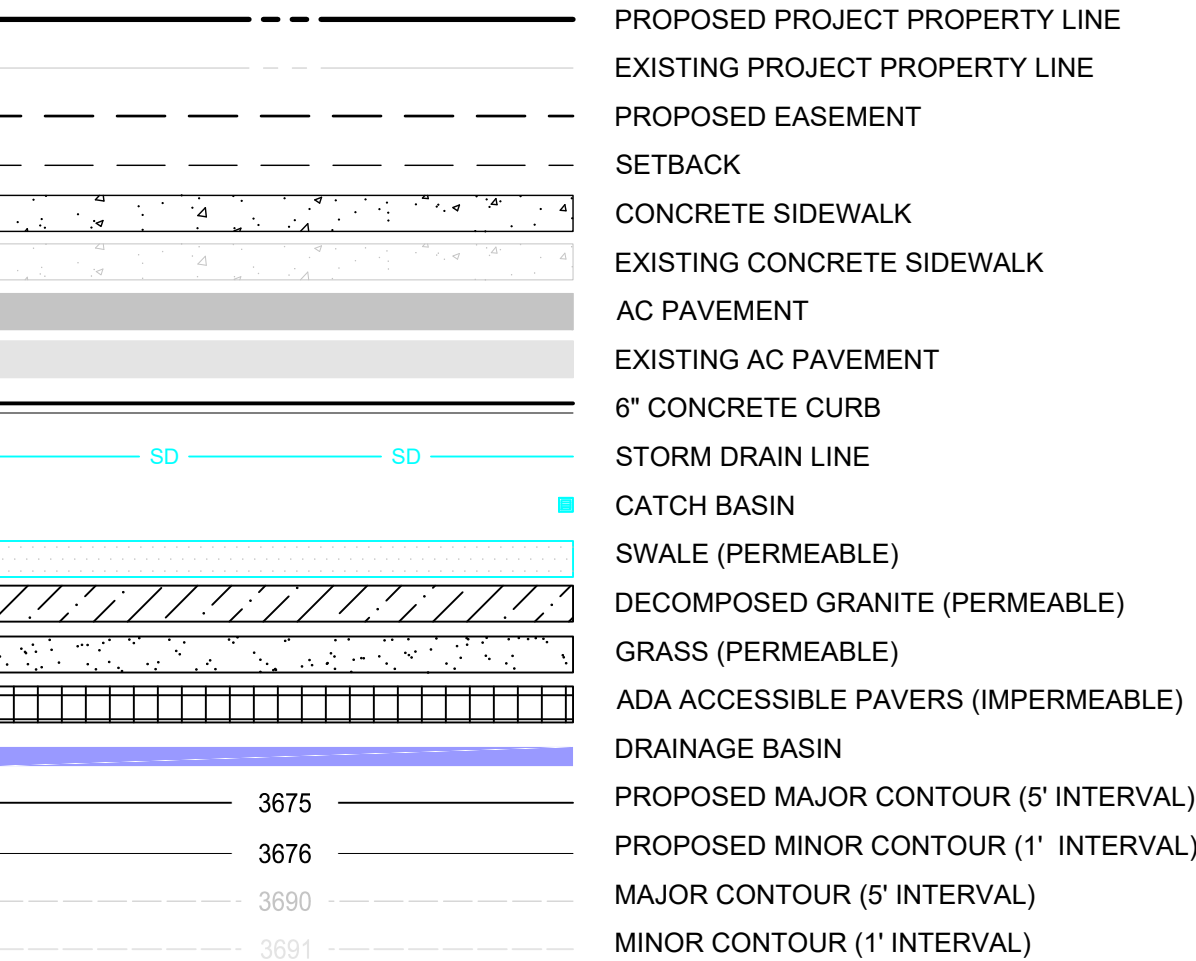
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GENERAL NOTES:

SEE DEMOLITION AND PROTECTION PLAN FOR ADDITIONAL INFORMATION.

GRADING AND DRAINAGE LEGEND



STORM DRAIN CONSTRUCTION NOTES:

- (SD1) INSTALL STANDARD GIBSON STYLE CATCH BASIN PER DETAIL ON C-4.0
- (SD2) INSTALL PERFORATED STORM DRAIN PIPE @ MIN 1% SLOPE. CONTRACTOR TO VERIFY SLOPES IN FIELD.
- (SD3) INSTALL SWALE. SWALE TO HAVE MAX OF 3:1 SLOPE. TOP OF SWALE 2645.5 BOTTOM OF SWALE 2644.5
- (SD4) INSTALL INFILTRATION TRENCH PER DETAIL 1.
- (SD5) INSTALL INFILTRATION BUBBLER PER DETAIL 1 ON C-4.1.
- (SD6) INSTALL CATCH BASIN WITH PRECAST PIT. SEE ARCH PLANS FOR DETAIL.

POST-DEVELOPMENT CONDITIONS:

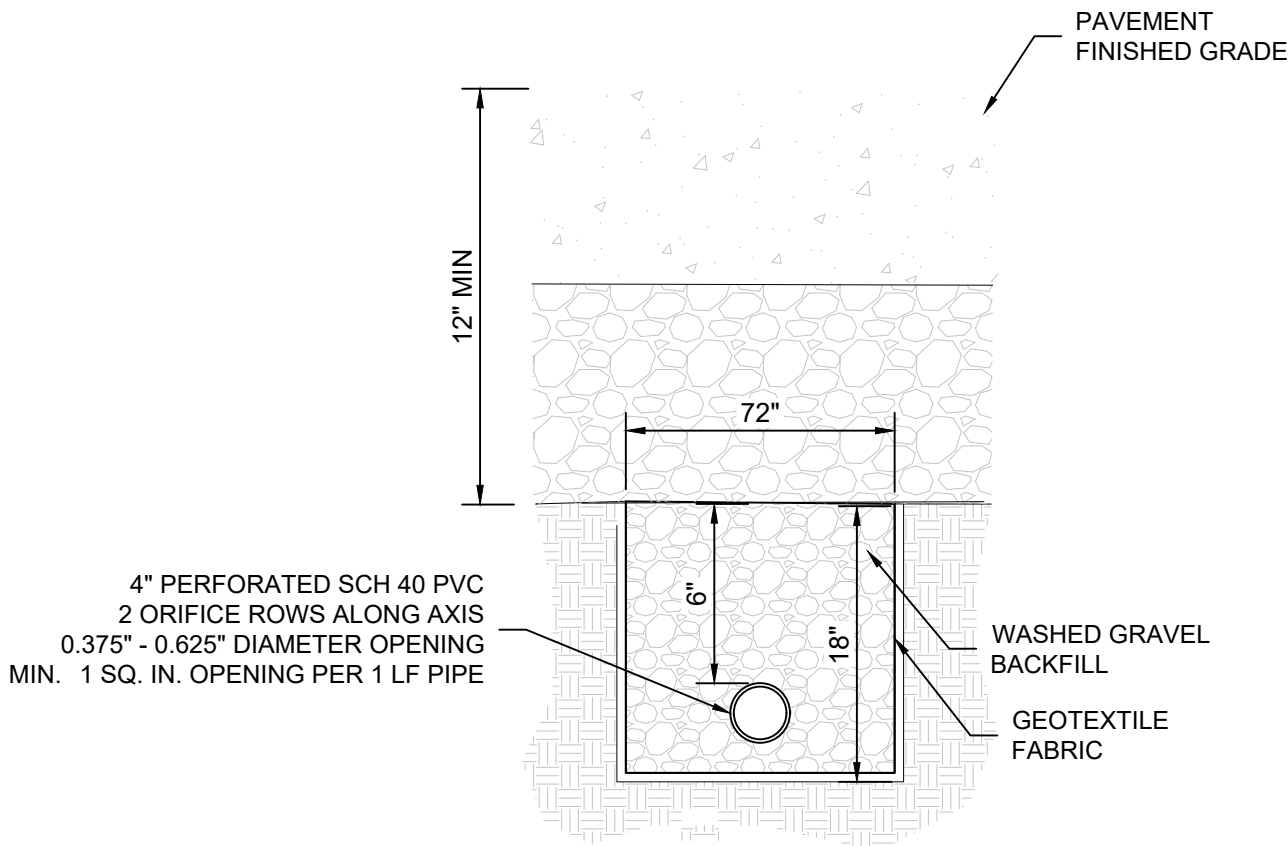
	CN	AREA
DECOMPOSED GRANITE:	89	4208 SF
GRASS:	61	12,190 SF
CONCRETE/PAVEMENT	98	12,470 SF

PRE-DEVELOPMENT CONDITIONS:

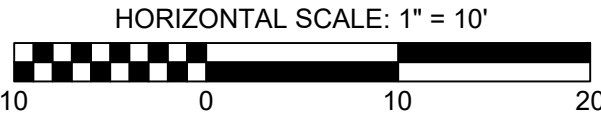
TOTAL AREA:	28,826 SF
6 MO. STORM FLOW/VOLUME:	0.00 CFS / 0 CF
25 YR STORM FLOW/VOLUME:	0.01 CFS / 295 CF

STORMWATER CALCS:

TOTAL VOLUME FOR DRAINAGE TRENCH: 280 CF
TOTAL VOLUME OF SWALE: 244 CF
* INFILTRATION RATE USED 1.8 IN/HR
** INFILTRATION RATE DETERMINED FROM WEBSOIL SURVEY AND HAS A FACTOR OF SAFETY OF 2.5 APPLIED



1 INFILTRATION TRENCH DETAIL



COP	Total	Basin	Imperv.	Pervious	Storm Event					Required Storage Volume for Storm Event			Swale Information			
	Area (SF)	IC (SF)	CN	CN	6 Mo. Storm Flow/Volume	25 YR Storm Flow/Volume	100 YR Storm Flow/Volume	6 Mo. Peak	25 YR Peak	100 YR Peak	Designation	Area (sf)	Volume (cf)			
Post-Development																
DA-1	27,490	12,470	98	67	0.10 cfs	522 CF	0.34 cfs	2056 CF	0.38 cfs	2345 CF	522 CF	523 CF	655 CF	Swale 1	803	245

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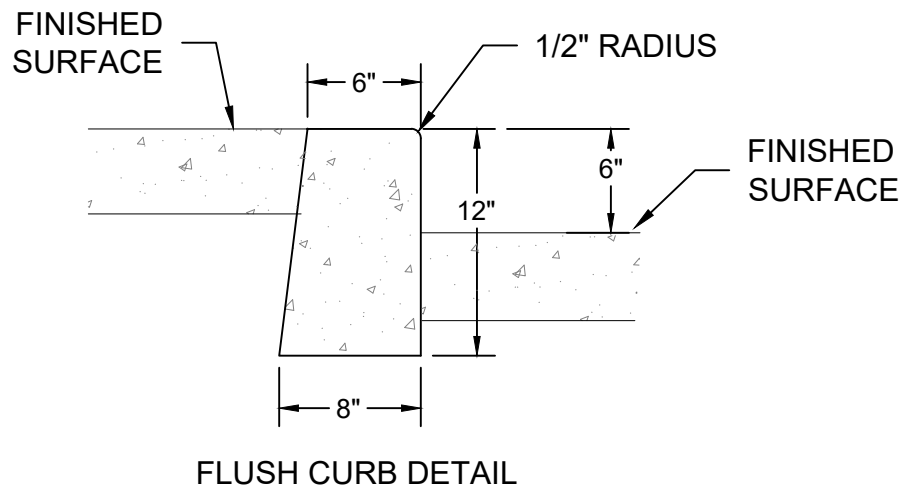
SHORTY'S TAP HOUSE
GRADING AND DRAINAGE PLAN
TAX LOT: 121317CC05900
CULVER, OR, 97734

Revisions:

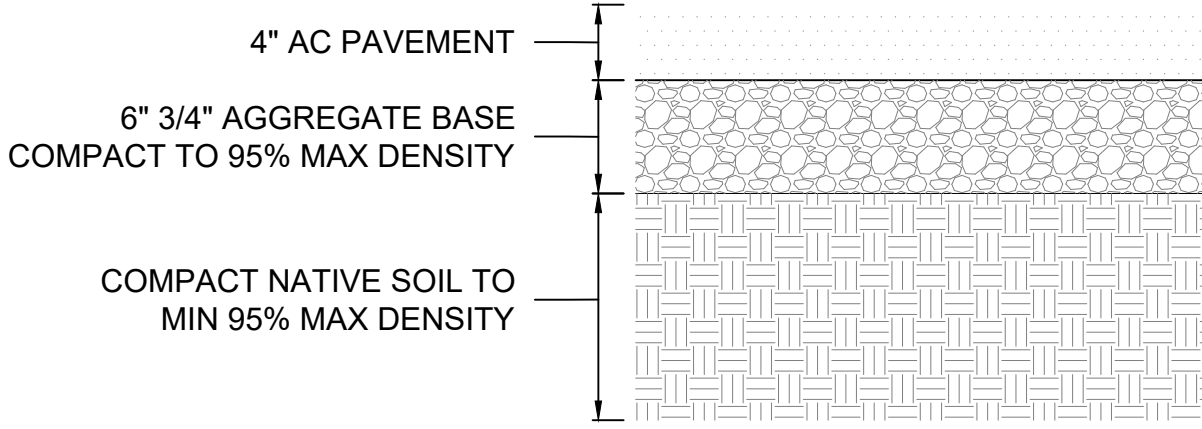
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Project Engineer: MFH Ext: 200
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Date: 01.20.2023 Scale: PER PLAN
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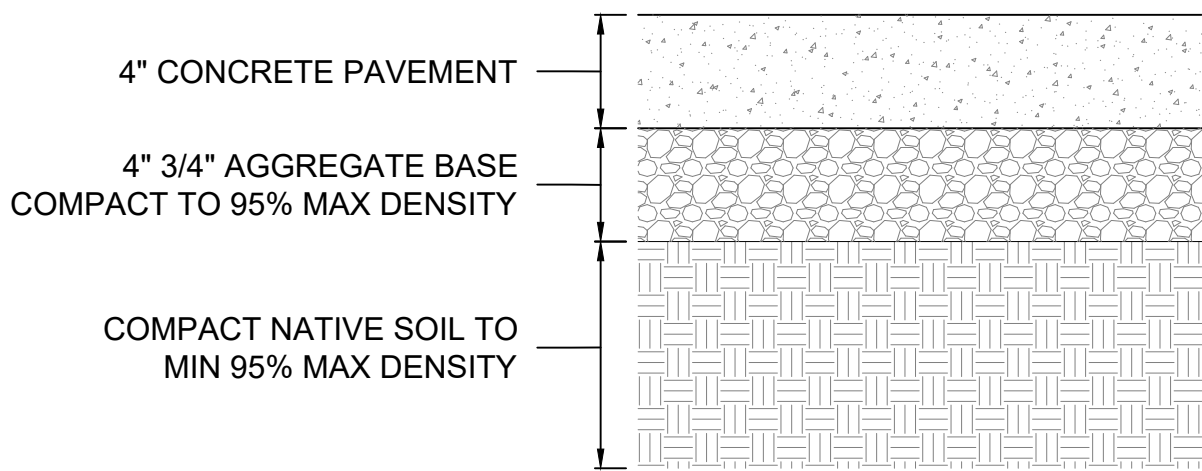
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1 CONCRETE CURB DETAIL NTS

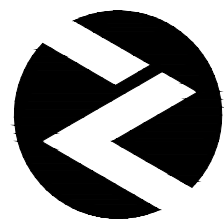


2 TYPICAL ASPHALT DRIVEWAY SECTION NTS



3 TYPICAL CONCRETE WALKWAY SECTION NTS

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SHORTY'S TAP HOUSE

DETAIL SHEET

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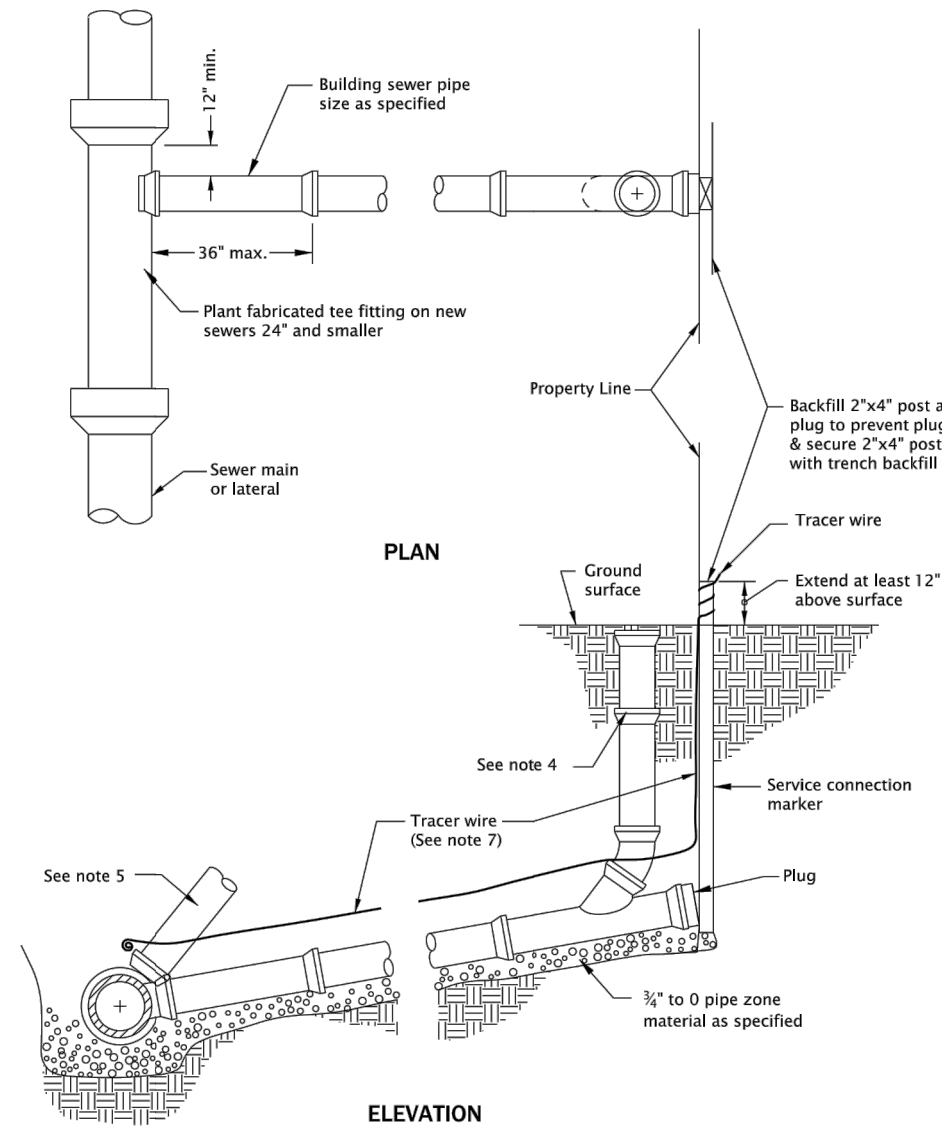
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Project Manager: JML

Date: 01.20.2023 Scale: PER PLAN

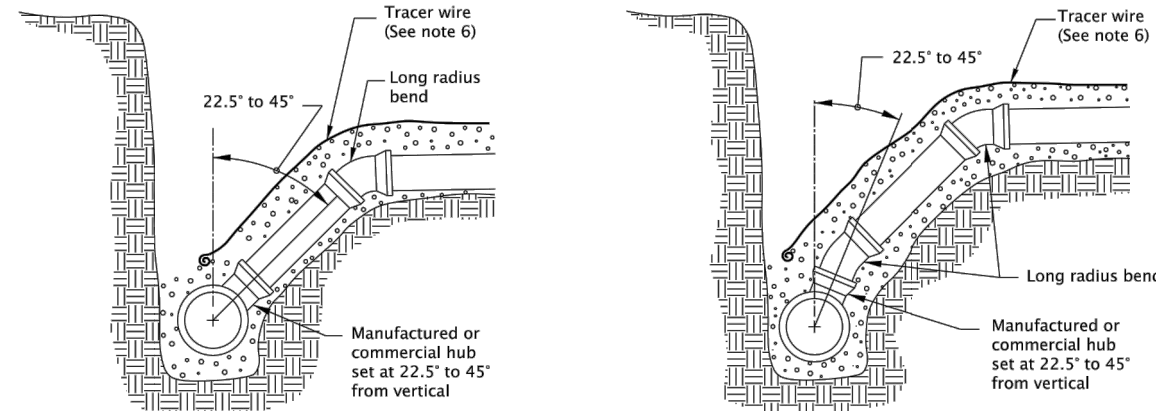
AV Job No: 221712 Sheet Size: 22" x 34"

C-4.0



NOTES:

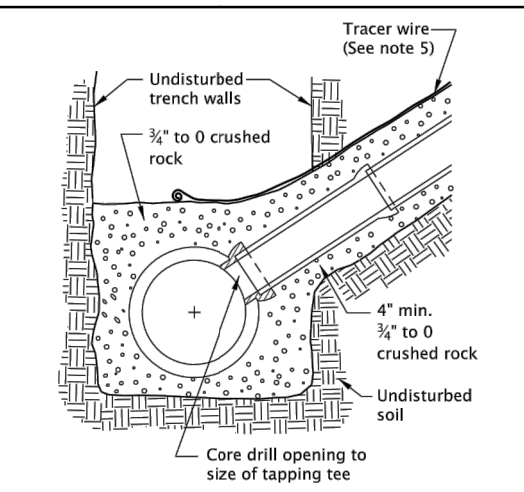
- Pipe and fittings shall be compatible. Only manufactured fittings shall be used.
- Minimum depth at right of way or easement line shall be 4'.
- Marker posts and blocking shall be treated wood. Post shall be 2"x4" fir. Post to extend 12" minimum above finish grade and exposed area shall be painted green.
- When required, a cleanout shall be installed where directed.
- Lay building sewer at max. 45° from horizontal to achieve required depth at property line when minimum slope results in excessive depth.
- For bedding and backfill see Std. Dwg. RD300.
- See Std. Dwg. RD336 for tracer wire details.



DEEP TRENCH SERVICE

NOTES:

- Pipe and fittings shall be compatible. Only manufactured fittings shall be used.
- For details not shown see shallow trench service connection drawing.
- Vertical trench walls are required. If it is not possible to maintain vertical trench walls, use alternate connection method to maintain 6" maximum distance between riser pipe and trench walls. Replace all excavated or disturbed material with full depth granular backfill compacted to 95% relative density.
- Where deep connection is at an angle less than 45° from vertical, ductile iron pipe and fittings should be used.
- For bedding and backfill, see Std. Dwg. RD300.
- See Std. Dwg. RD336 for tracer wire details.



WASTEWATER SERVICE TAP

NOTES:

- Seat tee in place to fit outside surface of carrier pipe and to form watertight seal.
- Type of tapping tee shall be watertight and conform to standard specification requirements.
- Tapping tee shall not protrude into pipe except as approved by the engineer.
- For bedding and backfill, see Std. Dwg. RD300.
- See Std. Dwg. RD336 for tracer wire details.

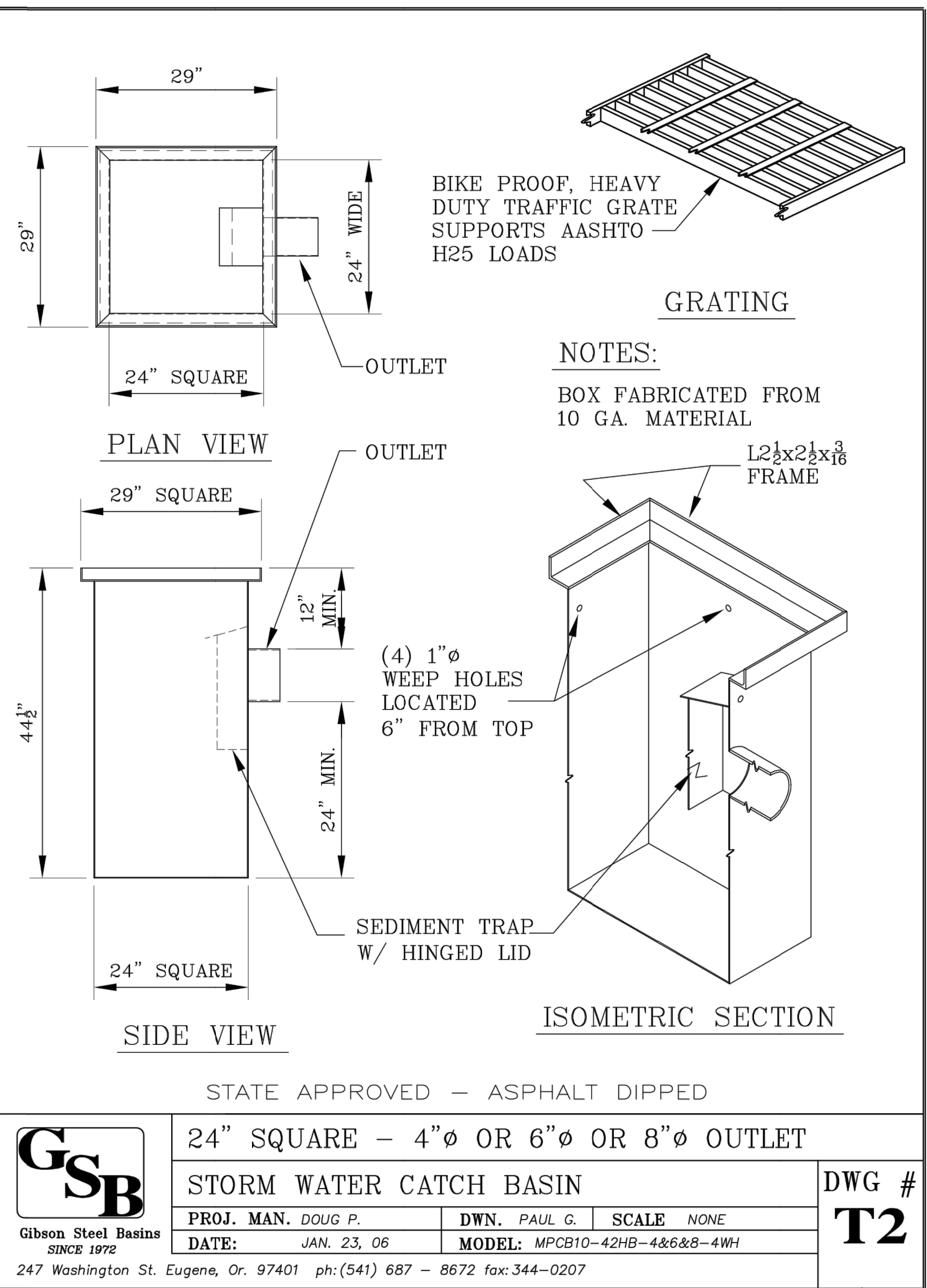
CALC. BOOK NO. N/A

DATE	2021
REVISION DESCRIPTION	

The selection and use of this Standard Drawing, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

Effective Date: December 1, 2022 – May 31, 2023

RD310



STATE APPROVED — ASPHALT DIPPED

24" SQUARE — 4"Ø OR 6"Ø OR 8"Ø OUTLET

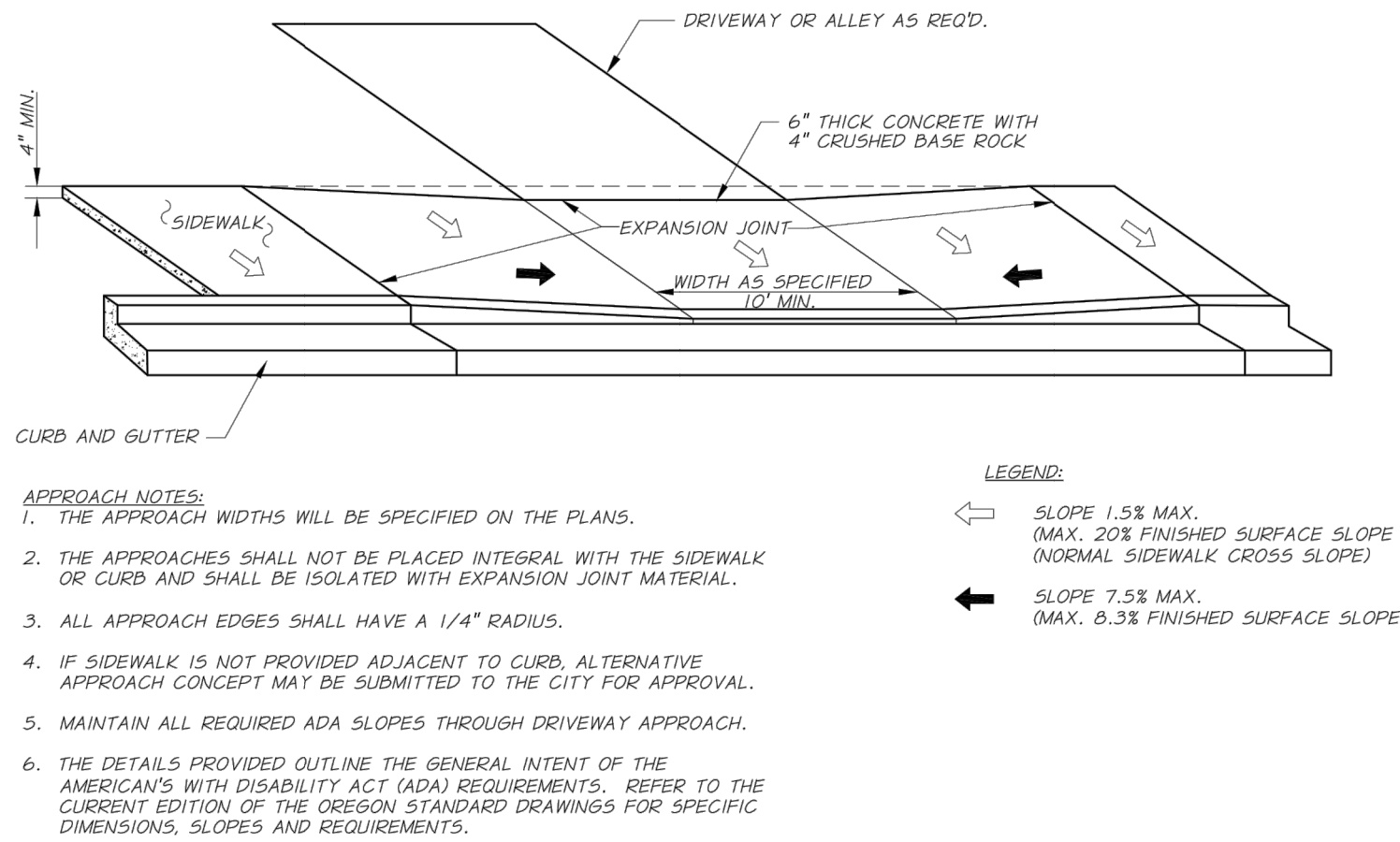
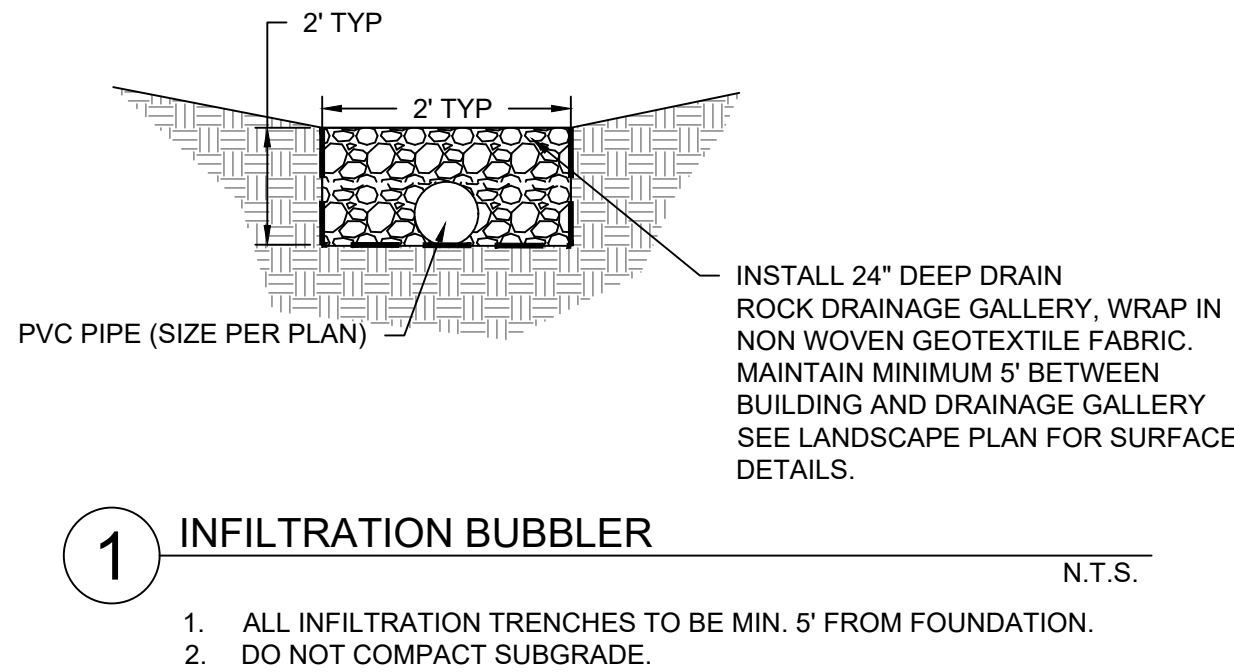



PROJ. MAN. DOUG P. DWN. PAUL G. SCALE NONE
DATE: JAN. 23, 06 MODEL: MPCB10-42HB-4&6&8-4WH

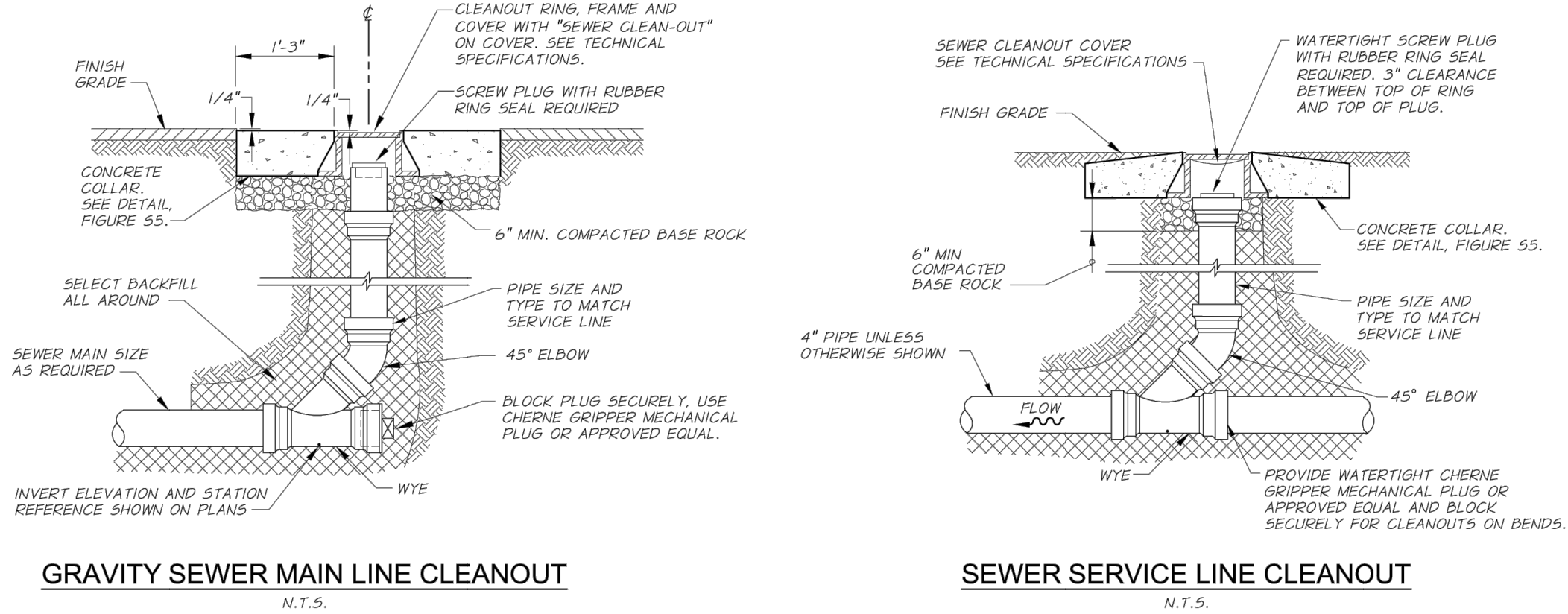
DWG #
T2


247 Washington St. Eugene, Or. 97401 ph:(541) 687 - 8672 fax:344-0207

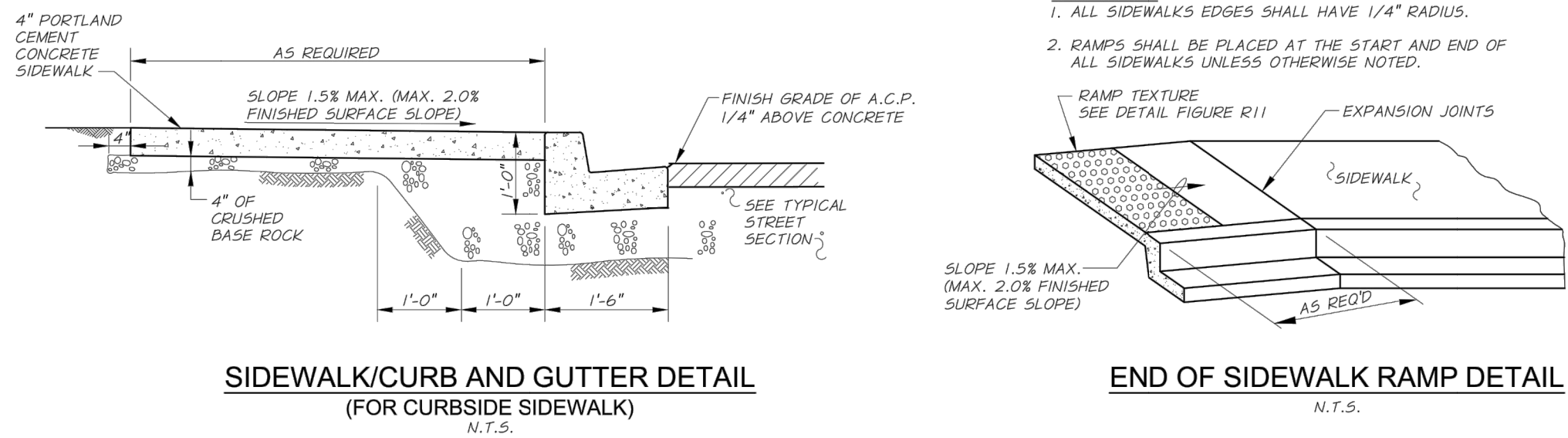
S:\All Jobs\2022 all jobs\221712 - shorty's tap house - crabbree\02_working drawings\22034303_ONSITE\6 DETAIL.S.dwg, C-4.0 (2), Apr 10, 2023 4:40pm, Marc




REVISION	DATE		CITY OF CULVER, OREGON STANDARD DETAILS	FIGURE R10
			DRIVEWAY/ALLEY APPROACH	



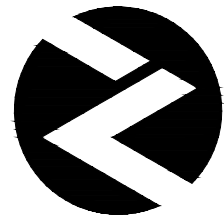
REVISION	DATE		CITY OF CULVER, OREGON STANDARD DETAILS	FIGURE S4
			SEWER CLEANOUTS	



RAMP NOTES:
THE DETAILS PROVIDED OUTLINE THE GENERAL INTENT OF THE AMERICAN'S WITH DISABILITY ACT (ADA) REQUIREMENTS. REFER TO THE CURRENT EDITION OF THE OREGON STANDARD DRAWINGS FOR SPECIFIC DIMENSIONS, SLOPES AND REQUIREMENTS.

REVISION	DATE		CITY OF CULVER, OREGON STANDARD DETAILS	FIGURE R8
			SIDEWALK AND CURB AND GUTTER AND RAMP DETAILS	

Plan Prepared By:



33 NW Franklin Ave, Suite 110
Bend, OR 97703
(541) 647-1445
www.ashleyvance.com

CIVIL • STRUCTURAL

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Engineer of Record:



SHORTY'S TAP HOUSE
DETAIL SHEET

TAX LOT: 121317CC05900
CULVER, OR, 97734

Revisions:

1	
2	
3	
4	
5	

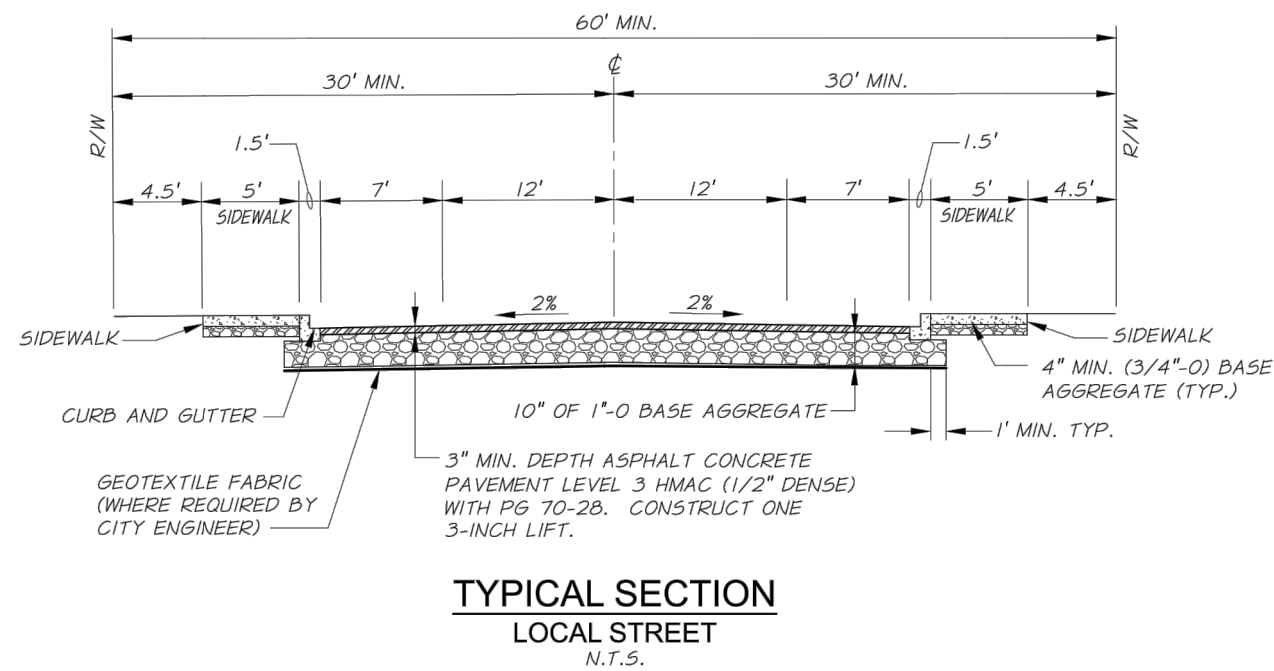
Project Engineer: MFH Ext: 200


Project Manager: JML

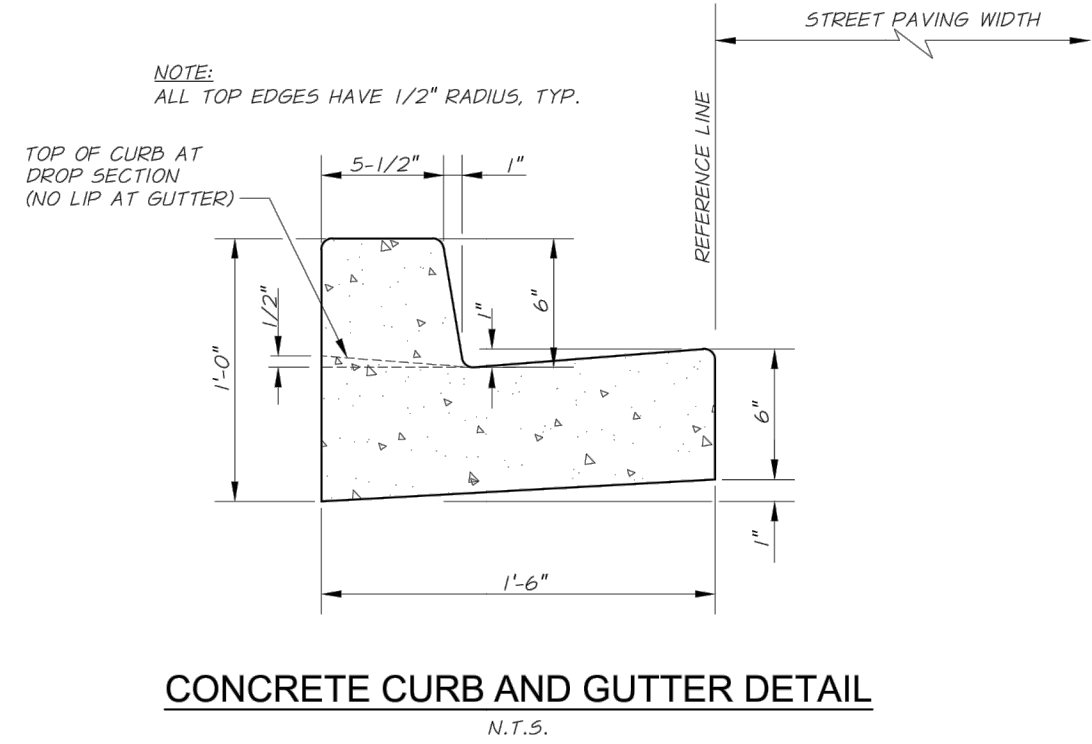
Date: 01.20.2023 Scale: PER PLAN


AV Job No: 221712 Sheet Size: 22" x 34"

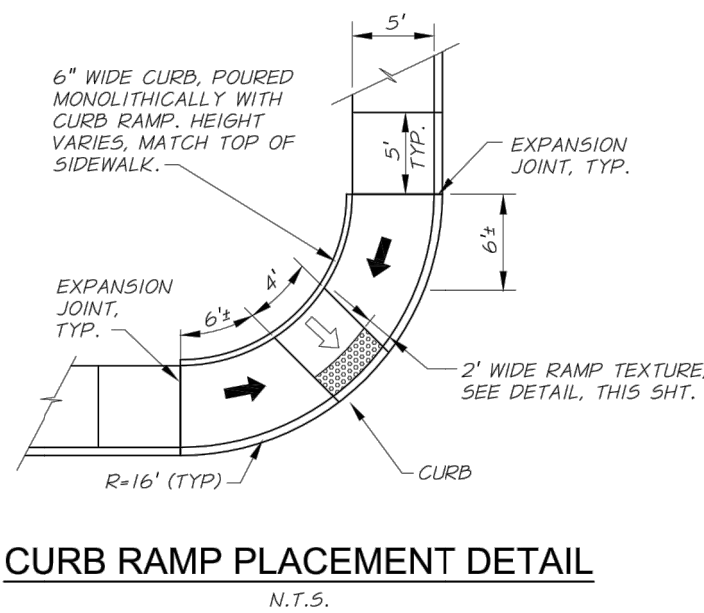
C-4.1



REVISION	DATE		CITY OF CULVER, OREGON STANDARD DETAILS	FIGURE
			TYPICAL SECTION ARTERIAL STREET	R2




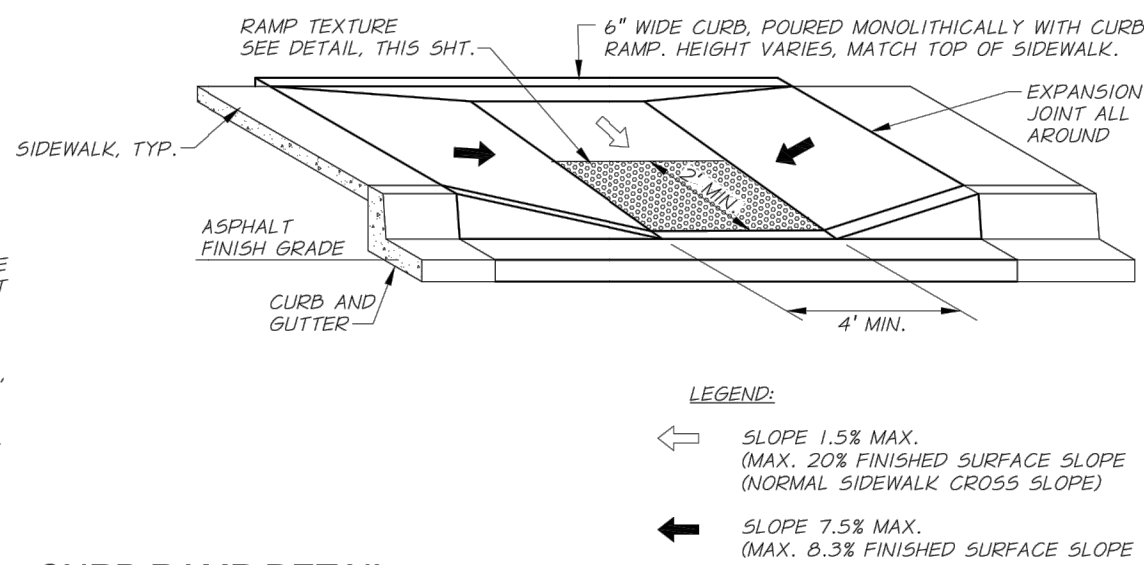
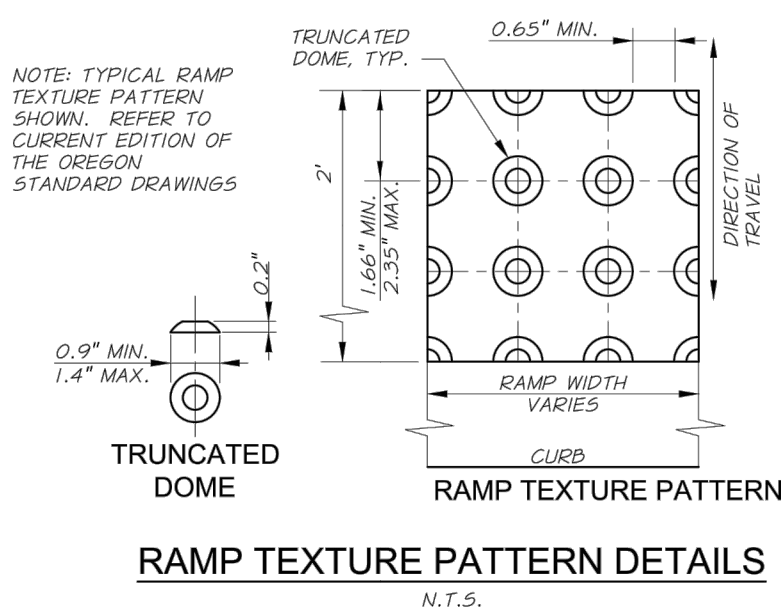
REVISION	DATE		CITY OF CULVER, OREGON STANDARD DETAILS	FIGURE
			CONCRETE CURB AND GUTTER DETAIL	R5



- CURB RAMP NOTES:**
1. THE SIDEWALK WIDTH WILL BE AS SPECIFIED ON THE DRAWING.
 2. THE CURB RAMPS SHALL NOT BE PLACED INTEGRAL WITH THE SIDEWALK OR CURB AND SHALL BE ISOLATED WITH EXPANSION JOINT MATERIAL.
 3. ALL SIDEWALK EDGES SHALL HAVE A 1/4" RADIUS.
 4. CURB RAMP TEXTURING SHALL BE TRUNCATED DOME TEXTURE ONLY. IT SHALL ONLY BE PLACED IN THE LOWER 2' OF THROAT OF RAMP. ALIGN PATTERN RELATIVE TO TRAVEL DIRECTION ONLY AS SHOWN IN DETAIL. COLOR OF TEXTURE TO BE SAFETY YELLOW. TRUNCATED DOMES SHALL BE ARMORCAST CAST IN PLACE DETECTABLE WARNING PANELS OR APPROVED EQUAL.
 5. CURB RAMPS TO BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH OREGON STANDARD DRAWINGS RD755, RD756, AND RD757, CURRENT EDITION.
 6. PROJECT DESIGN ENGINEER AND CONTRACTOR SHALL VERIFY ALL SLOPES ON CURB RAMPS MEET CURRENT ADA REQUIREMENTS.
 7. THE DETAILS PROVIDED OUTLINE THE GENERAL INTENT OF THE AMERICAN'S WITH DISABILITY ACT (ADA) REQUIREMENTS. REFER TO THE CURRENT EDITION OF THE OREGON STANDARD DRAWINGS FOR SPECIFIC DIMENSIONS, SLOPES AND REQUIREMENTS.

CURB RAMP DETAIL
N.T.S.

REVISION	DATE		CITY OF CULVER, OREGON STANDARD DETAILS	FIGURE
			CURB RAMP DETAILS	R11



Plan Prepared By:



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Engineer of Record:



SHORTY'S TAP HOUSE DETAIL SHEET

TAX LOT: 121317CC05900
CULVER, OR, 97734

Revisions:

1	.
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4	.
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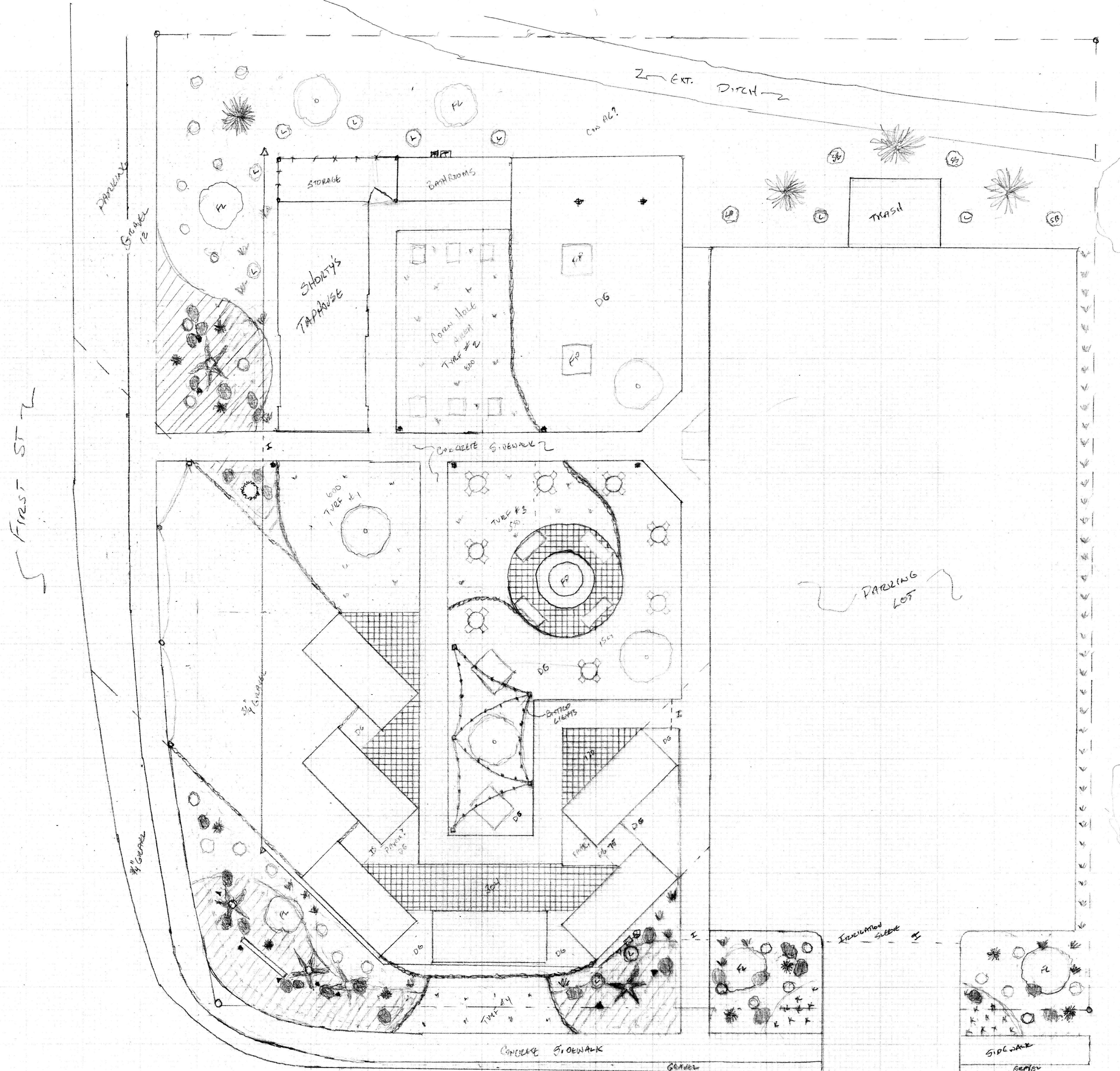
Project Engineer: MFH Ext: 200

Project Manager: JML

Date: 01.20.2023 Scale: PER PLAN

AV Job No: 221712 Sheet Size: 22" x 34"

C-4.2

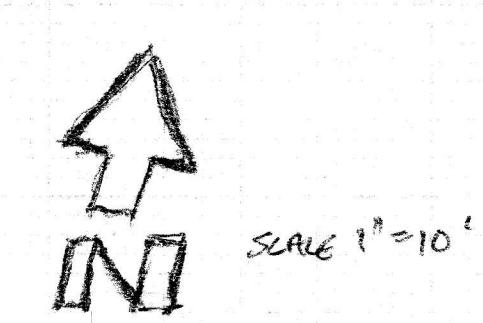


LANDSCAPE PLAN

- TREES**
- (4) RED SUNSET/ROTON BLAZE MAPLE 2" cal
 - (4) BLACK HILLS SPRUCE 4 1/2'
 - (5) FLOWER CARR/PALM 1 1/2-2" cal
 - (5) GLOBE JUMPER SPRIGS 10-15'
 - (4) MULTI TRUNK SERVICE BERRY 5-6'
 - (1) DWY SPURCE MONTGOMERY
- SHRUBS**
- (10) LG. DEC. SHRUB - MONTGOMERY
 - (10) DWY EVERGREEN - PUMILA NORWAY
 - (27) MEDIUM DEC. SHRUBS - SHIRAZ/SPRUCEDAY
 - (55) DRYN. GRASSES
 - (100) PERENNIALS + CROCKED CORAL 1 gal.
 - (50) 2 1/3' BOLLARDS

* 2000 SF ARTIFICIAL TURF - EPS PET TURF
 XXXX - GORSTONE
 LOW VOLTAGE LIGHTING
 ▲ (4) LED UPLIGHTS
 TTS TRANSFORMER BOX

- IRRIGATION -**
- ⊗ - 700 1" BRASS BALL VALVE
 - - 3/4" DRAINAGE W/ BUDGET ASSEMBLY
 - ▷ - (3) 3/4" DRIP ASSEMBLY VALVES
 - 200' 1" SH NO MAINLINE
 - S- IRRIGATION SLEEVE
 - ESTIM OUTDOOR TIMER



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 REDMOND OR 97756
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 LCB# 9226