

FOR SALE



INDUSTRIAL BUILDING

1177 SE 9th Street | Bend OR, 97702

Offered at: \$2,950,000



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

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

Offered at: \$2,950,000

Brian Fratzke, CCIM, Principal

brian@fratcommercial.com | C 541.480.2526



963 SW Simpson Ave., Suite 220 | Bend, OR 97702
541.306.4948 | www.fratzkecommercial.com



With You Every Square Foot of the Way.

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



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

Building Details:

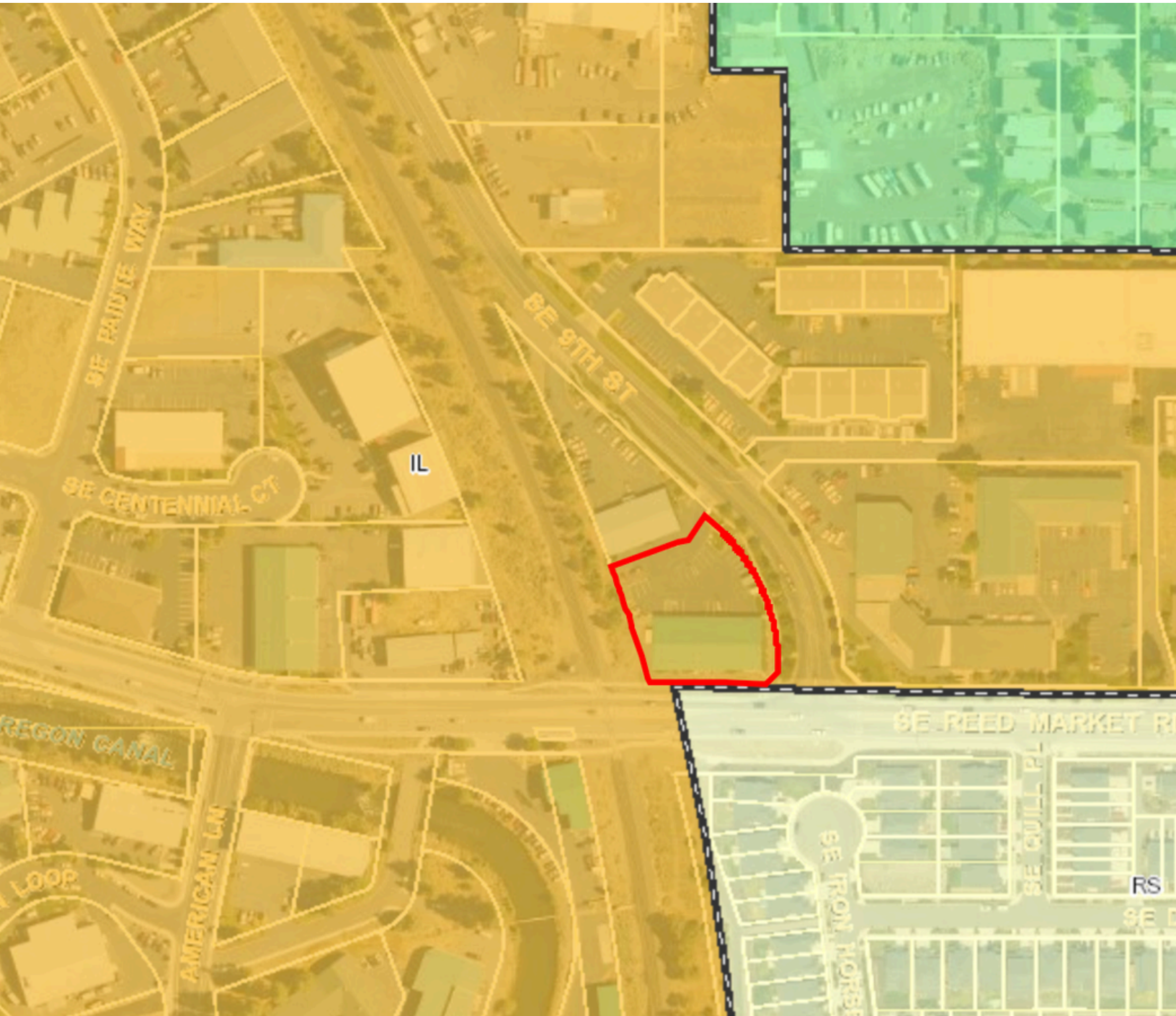
- Original Date of Construction: 2005
- Total RSF = 10,500
- 0.83-acre (36,154 SF) Parcel of land
- Zoned – IL (Industrial Light)
- Pre-engineered steel/metal building
- Each suite includes its own office and HVAC Systems.
- Total of twenty-four (24) parking stalls, not including parking in front of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



RENT ROLL

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





INTERIOR PHOTOS



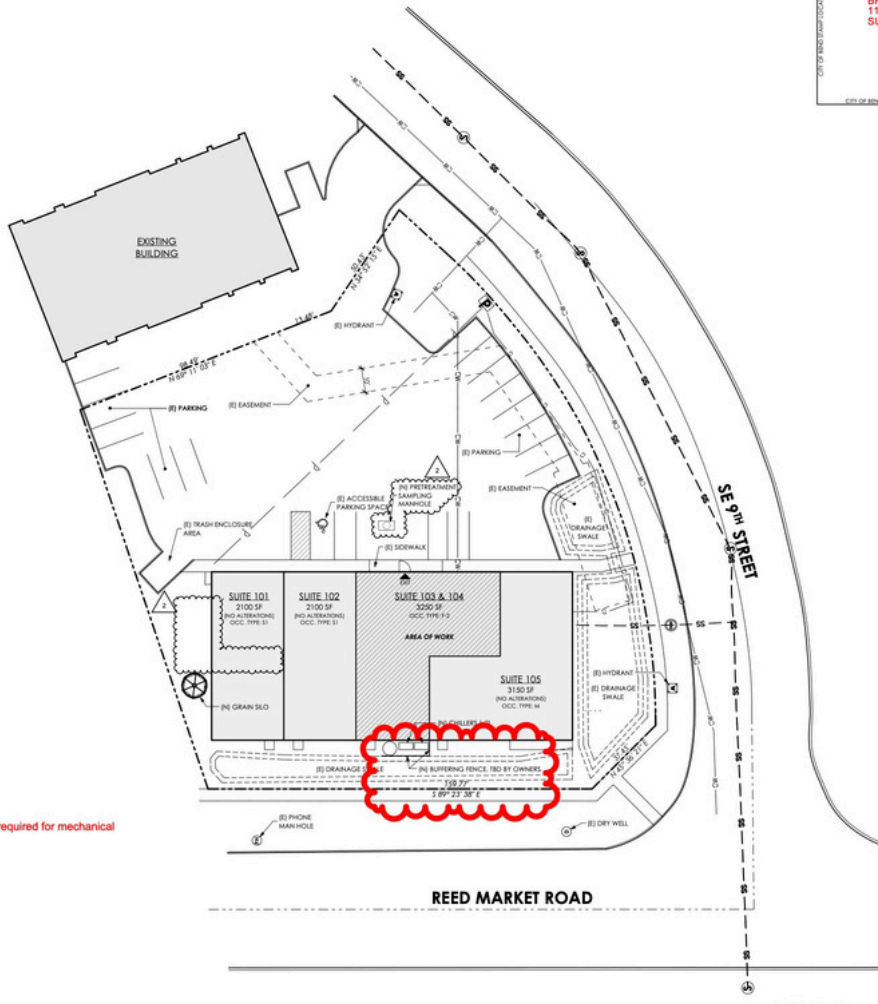
INTERIOR PHOTOS



SITE PLAN



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



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

PZ17-0531
 BP17-1932

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

SITE PLAN LEGEND

	EXTERIOR LIGHTING
	PROPERTY BOUNDARY
	FENCE
	BUILDING EXIT
	GAS METER
	ELECTRICAL METER

ASCENT ARCHITECTURE and Interiors
 520
 100 NW Wood Street
 Bend, OR 97701
 503.325.1111
 www.ascentarch.com

SITE PLAN & SITE DETAILS
 CONSTRUCTION DOCUMENT SET

SPIDER CITY BREWING
 BEND, OR 97702

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

A101



SITE PLAN
 SCALE: 1" = 20'
 1



PZ17-0531
BP17-1932



COLEBREIT
ENGINEERING
1000 N.W. 60th St., Suite 600, Bend, OR 97703
503.325.3930 | COLEBREIT.COM

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

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

PLUMBING SPECIFICATIONS:

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

EXCAVATING AND BACKFILLING

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

STERILIZATION

BEFORE BEING PLACED IN SERVICE, ALL DOMESTIC WATER DISTRIBUTION SYSTEMS, INCLUDING THOSE FOR COLD WATER, DRINKING WATER, AND THE HOT WATER SYSTEM, SHALL BE TESTED IN ACCORDANCE WITH THE ABOVE STANDARD SPECIFICATION. THE SYSTEM SHALL BE FLOWED WITH POTABLE WATER UNTIL THE STERILIZATION RESOLVE IS WITHIN THE TOLERABLE LIMITS FOR DOMESTIC WATER.

MATERIALS

- A. SOIL, WASTE, DRAIN AND VENT PIPE SHALL BE ABS.
- B. BREWERY WASTE SHALL BE ABS OR CPVC PIPS STAMPED WITH NSF-CW FOR CHEMICAL WASTE, SP305 LAMINATE OR EQUIVALENT.
- C. WATER PIPING: 1/2" OR HIGHER COPPER WATER USE CONFORMING TO ASTM B16, TYPE "1" ABOVE GRADE, WITH PRO-DROPT COPPER FITTINGS.
- D. PIPE INSULATION: INSULATE ALL DOMESTIC HOT WATER SUPPLY AND RETURN PIPING WITH 1/2" NOMINAL THICKNESS CHEMICAL RESISTING TYPE AS STAPLED IN PLACE WITH VAPOR BARRIER. ALL ELBOWS AND FITTINGS SHALL BE FACTORY PRE-INSULATED PVC COVER. DRINKING HOT WATER DISH, COVER INSULATION WITH PVC COVERING AND 1/2" NOMINAL THICKNESS INSULATION. INSULATE COLD WATER WITH 1/2" NOMINAL THICKNESS INSULATION. COLD WATER PIPE IS NOT REQUIRED TO BE INSULATED.

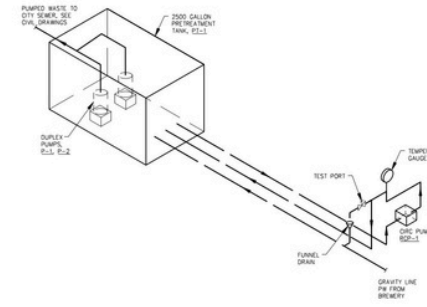
GENERAL NOTES:

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

PLUMBING LEGEND

SYMBOL	ABBREV.	IDENTIFICATION	ABBREV.	IDENTIFICATION
—	CW	COLD WATER (DOMESTIC)	COOND	COORDINATOR
—	HW	HOT WATER	CONST	CONSTRUCTION
—	HWB	HOT WATER RETURN	DF	DRINKING FOUNTAIN
—	V	VENT	DN	DOWN
—	TW	TEMPERED WATER	DWS	DRAWINGS
—	TWR	TEMPERED WATER RETURN	EX	EXISTING
—	TP	TRAP PRIMER LINE	EC	ELECTRICAL CONTRACTOR
—	F	FIRE WATER	ELEC	ELECTRICAL
—	SPKR	SPRINKLER	ELEV	ELEVATION
—	SPKR	DRY SPRINKLER	EMBT	EMBEDMENT
—	SPRIN	DELUGE SPRINKLER	EQPM	EQUIPMENT
—	WSP	WET STAND PIPE	EWI	ENTERING WATER TEMPERATURE
—	DSP	DRY STAND PIPE	EXT	EXTERIOR
—	G	GAS (1" WC)	FD	FLOOR DRAIN
—	MPS	MEDIUM PRESSURE GAS	FEL	FINISHED FLOOR ELEVATION
—	SOR W	SOIL OR WASTE ABOVE GRADE	FLA	FULL LOAD AMPS
—	SOR W	SOIL OR WASTE BELOW GRADE	FLX	FLEXIBLE
—	GW	GRAVE WASTE (ABOVE GROUND)	FIB	FIBER
—	GW	GRAVE WASTE (BELOW GROUND)	FS	FLOOR SINK
—	PW	PROCESS WASTE (ABOVE GROUND)	FRM	FEET PER MINUTE
—	PW	PROCESS WASTE (BELOW GROUND)	FT	FEET
—	REL	RAIN WATER LEADER	FT HD	FEET HEAD
—	RDR	ROOF DRAIN	GRM	GAUDES PER MINUTE
—	RD	ROOF DRAIN	GRV	GALVANIZED
—	ED	CONDENSATE DRAIN	GR	GRADE
—	GP	GENERAL CONTRACTOR	GC	GENERAL CONTRACTOR
—	HP	HORSEPOWER	HP	HORSEPOWER
—	HR	HOUR	HR	HOUR
—	HZ	HERTZ	HZ	HERTZ
—	ID	INSIDE DIAMETER	ID	INSIDE DIAMETER
—	IE	INVERT ELEVATION	IE	INVERT ELEVATION
—	IN	INCH	IN	INCH
—	INV	INVERT	INV	INVERT
—	KW	KILOWATTS	KW	KILOWATTS
—	LAB	LOADS	LAB	LOADS
—	LG	LONG	LG	LONG
—	LRA	LOCKED ROTOR AMPS	LRA	LOCKED ROTOR AMPS
—	LVS	LEAKING	LVS	LEAKING
—	LWT	LEAVING WATER TEMPERATURE	LWT	LEAVING WATER TEMPERATURE
—	MAX	MAXIMUM	MAX	MAXIMUM
—	MHM	1000 BTU PER HOUR	MHM	1000 BTU PER HOUR
—	MCC	MECHANICAL CONTRACTOR	MCC	MECHANICAL CONTRACTOR
—	MCA	MINIMUM CIRCUIT AMPS	MCA	MINIMUM CIRCUIT AMPS
—	MCH	MECHANICAL	MCH	MECHANICAL
—	MFA	MANUFACTURES	MFA	MANUFACTURES
—	MIN	MINIMUM	MIN	MINIMUM
—	MOCP	MAXIMUM OVERCURRENT PROTECTION	MOCP	MAXIMUM OVERCURRENT PROTECTION
—	NEW	NEW	NEW	NEW
—	NC	NORMALLY CLOSED	NC	NORMALLY CLOSED
—	NIC	NOT IN CONTRACT	NIC	NOT IN CONTRACT
—	NO	NORMALLY OPEN	NO	NORMALLY OPEN
—	NTS	NOT TO SCALE	NTS	NOT TO SCALE
—	OC	ON CENTER	OC	ON CENTER
—	OD	OUTSIDE DIAMETER	OD	OUTSIDE DIAMETER
—	PD	PLUMBING CONTRACTOR	PD	PLUMBING CONTRACTOR
—	PD	PLUMBING DROPP	PD	PLUMBING DROPP
—	PH	PHASE	PH	PHASE
—	PH	PHASE NUMBER	PH	PHASE NUMBER
—	PRESS	PRESSURE	PRESS	PRESSURE
—	PRV	PRESSURE REGULATING VALVE	PRV	PRESSURE REGULATING VALVE
—	PS	POUNDS PER SQUARE INCH	PS	POUNDS PER SQUARE INCH
—	QTY	QUANTITY	QTY	QUANTITY
—	REQD	REQUIRED	REQD	REQUIRED
—	REQS	REQUIREMENTS	REQS	REQUIREMENTS
—	R/A	RATE/RUNNING LOAD AMPS	R/A	RATE/RUNNING LOAD AMPS
—	RNC	ROOM	RNC	ROOM
—	RPM	REVOLUTIONS PER MINUTE	RPM	REVOLUTIONS PER MINUTE
—	RV	RELIEF VALVE	RV	RELIEF VALVE
—	SHV	SHUT OFF VALVE	SHV	SHUT OFF VALVE
—	SPEC	SPECIFICATION	SPEC	SPECIFICATION
—	STD	STANDARD	STD	STANDARD
—	STRUCT	STRUCTURAL	STRUCT	STRUCTURAL
—	TDH	TOTAL DYNAMIC HEAD	TDH	TOTAL DYNAMIC HEAD
—	TEMP	TEMPERATURE	TEMP	TEMPERATURE
—	TRP	TYPICAL	TRP	TYPICAL
—	UL	UNDERWRITER'S LABORATORIES	UL	UNDERWRITER'S LABORATORIES
—	V	VOID	V	VOID
—	VTR	VENT THROUGH ROOF	VTR	VENT THROUGH ROOF
—	WT	WITH	WT	WITH
—	WC	WATER COLUMN	WC	WATER COLUMN
—	WH	WATER HEATER	WH	WATER HEATER
—	WT	WEIGHT	WT	WEIGHT

All plumbing systems, piping, installation and fixtures shall comply with the 2014 OPSC. JM 06/30/17

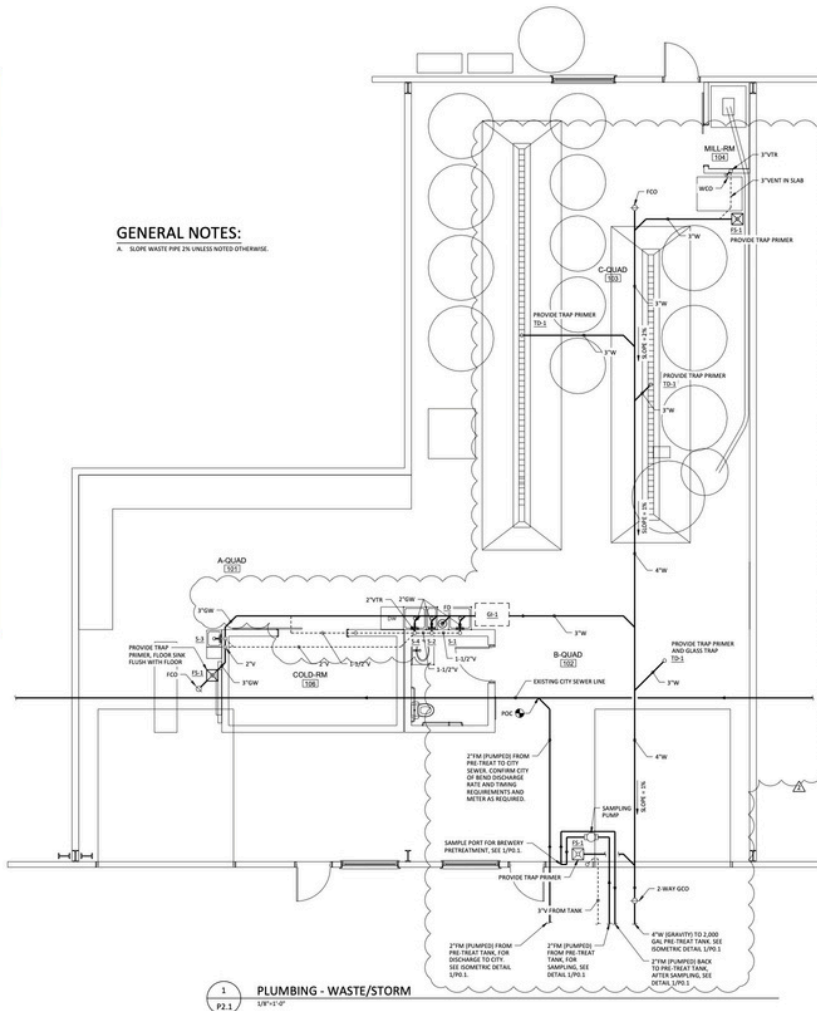


1 ISOMETRIC PLAN - BREWERY PRETREATMENT
P0.1 NO SCALE

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

JMS 08/30/17

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



1 PLUMBING - WASTE/STORM
 1/8"=1'-0"



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



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 541.726.3093 COLEBREIT.COM

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

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

JOB NUMBER: 079-002

DRAWN BY: PWN

CHECKED BY: LJB

SHEET TITLE
 PLUMBING WASTE/STORM

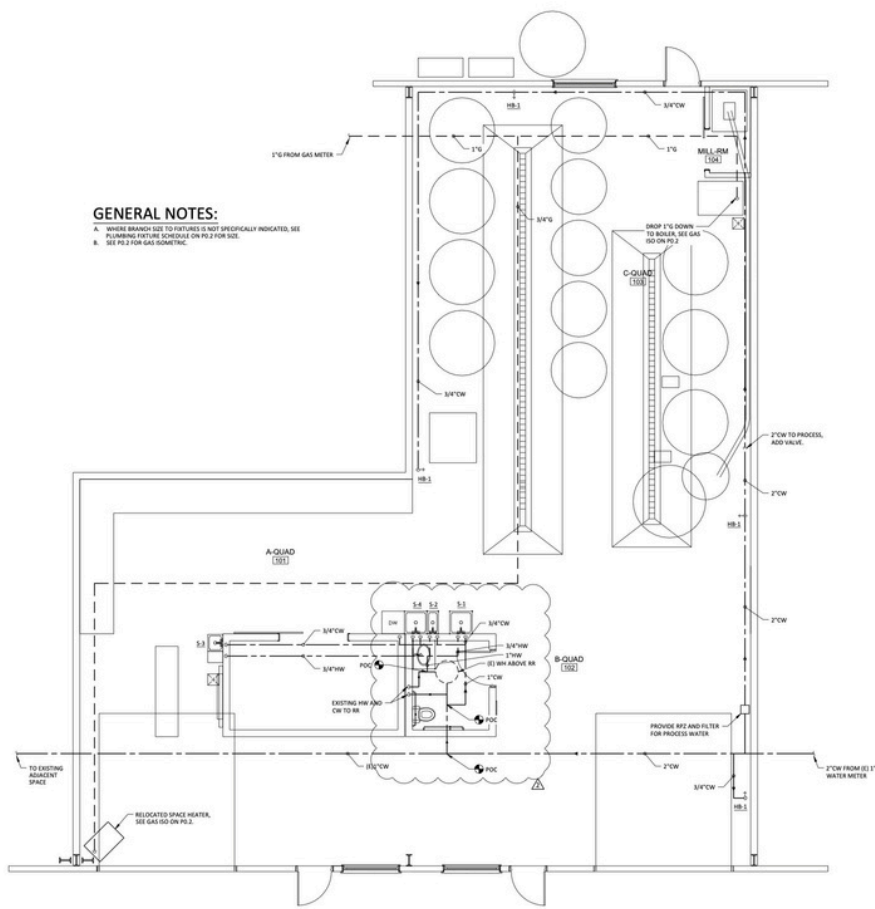
SHEET NUMBER
P2.1



PZ17-0531
BP17-1932

All plumbing systems, piping, installation and fixtures shall comply with the 2014 OPSC. No water pipe shall be installed or permitted outside of a building or in an exterior wall unless, where necessary, adequate provision is made to protect such pipe from freezing per OPSC 313.5 Provide Premises Isolation per OAR table 42 and City of Bend Water District requirements. RP device can be installed in Hot Box behind the meter, or just inside the building ahead of any Tee's or downstream fixtures.

GENERAL NOTES:
 A. WOODS BRANCH USE TO FIXTURES IS NOT SPECIFICALLY INDICATED, SEE PLUMBING FIXTURE SCHEDULE ON PLO.2 FOR SIZE.
 B. SEE PLO.2 FOR GAS SIZING.



1 PLUMBING - WATER/GAS
1/8"=1'-0"

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 1030 NW BOND ST | SUITE 202 BEND, OREGON 97703
 541.728.3093 | COLEBREIT.COM

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

DATE:	07-14-2017
ISSUED:	PERM SET
ISSUED:	FOR COMMENT REVISIONS
ISSUED:	08-17-2017
JOB NUMBER:	079-002
DRAWN BY:	PHN
CHECKED BY:	LJB
SHEET TITLE:	PLUMBING WATER/GAS
SHEET NUMBER:	P3.1

EXTERIOR
PHOTOS



CONTACT



**BRIAN
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