

FOR SALE



INDUSTRIAL BUILDING

1177 SE 9th Street | Bend OR, 97702

Offered at: \$2,950,000



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

- Total RSF = 10,500+/-
- 0.83 Acre (36,154SF) Parcel of land
- Zoned – IL (Industrial Light)
- SDC Credits for Water/Sewer/Trips over \$140,000
- 60% of building approved for brewery/food production (6,300 RSF)
- Pre-engineered steel/metal building
- Monument signage and access on 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.

963 SW Simpson Ave Suite 220 | Bend, OR 97702

541-306-4948 | www.fratzkecommercial.com

Brian Fratzke, CCIM, Principal Broker
brian@fratcommercial.com

Tom Tapia, CCIM, Principal Broker
tom@fratcommercial.com

Scott Harman, Broker
scott@fratcommercial.com

Emerson Fratzke, Marketing Director
emerson@fratcommercial.com

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



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

Building Details:

- Original Date of Construction: 2005
- Total RSF = 10,500
- 0.83-acre (36,154 SF) Parcel of land
- Zoned – IL (Industrial Light)
- Pre-engineered steel/metal building
- Each suite includes its own office and HVAC Systems.
- Total of twenty-four (24) parking stalls, not including parking in front of the roll-up doors.
- Monument signage on 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'), seventy feet deep (70')
- Electrical Service
 - Three Phase, 800 amp, 120/208V electrical service
 - Electrical system includes (5) tenant meters and (1) house meter/panel
 - Electrical setup can accommodate either multiple tenants or a single user
 - LED lighting installed throughout the building
 - Gutters include a heat trace snow melt system to reduce snow and ice buildup
 - Building has access to high-speed telecommunications and data infrastructure
 - Each suite separately metered for gas and electrical service



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



CITY OF BEND
COMMUNITY DEVELOPMENT

SDC Request: 1

System Development Charge Estimate: PRSDCE202603497

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

Tech: RMA/MB

Property Location: 1177 SE 9TH ST

Applicant: Brian Fratzke

Phone: 0

Email: brian@fratcommercial.com

Use

Current Warehouse + Wet Industrial + Industrial

Proposed: N/A

Size

Existing (Sq Ft): 10,500

Proposed (Sq Ft.): N/A

SDC Calculations

NOTE: Credits are not transferable between categories

Water	\$	-	\$ (27,691.64)	Credit
Sewer	\$	-	\$ (59,600.09)	Credit
Transportation	\$	-	\$ (53,109.00)	Credit
Parks	\$	-	\$ -	
Total Credits:	\$		(140,400.73)	

See attached sheet(s) for summary of calculations

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

COMMENTS:

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

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

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

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

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

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

Summary of SDC Calculations

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

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

Summary of SDC Calculations

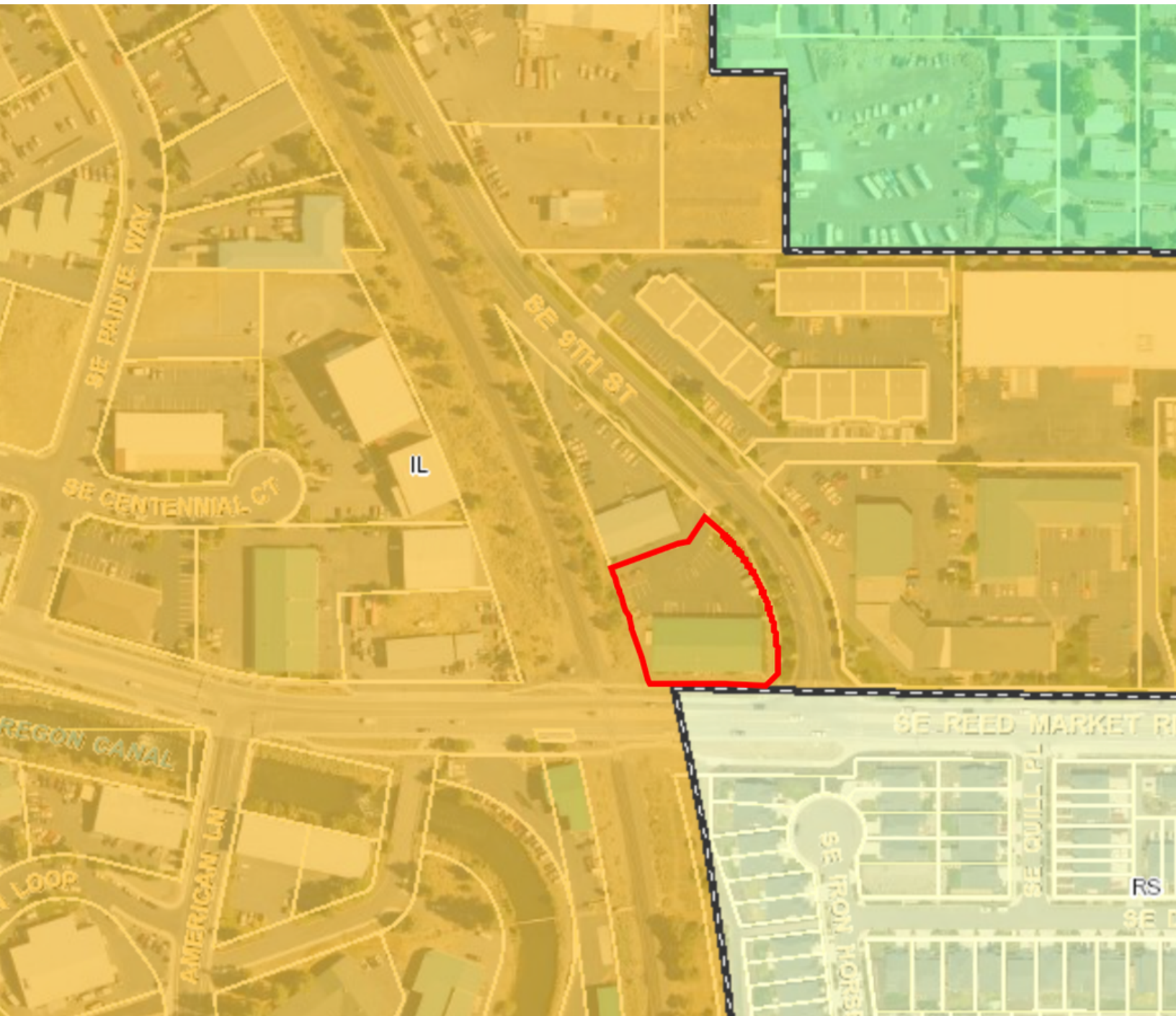
Transportation SDC Calculations						
	Unit Description	Base Fee	Units Assessed	Units Credited	Cost	Comments
Warehouse / Storage / Dist. Center	Per 1,000 SQ FT	\$ 1,683.00	0	4200	\$ (7,068.60)	Suites 101 & 102
Industrial Wet Industrial User	Per 1,000 SQ FT	\$ 7,308.00	0	3150	\$ (23,020.20)	Suite 103/104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

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

RENT ROLL

			1177 SE NINTH STREET				
			Rent Roll				
			4/16/26				
<u>Tenant</u>	<u>Suite</u>	<u>Lease Commencement</u>	<u>Lease Expiration</u>	<u>Renewal Options</u>	<u>RSF</u>	<u>Base Rent NNN</u>	<u>Rate/RSF/Mo.</u>
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



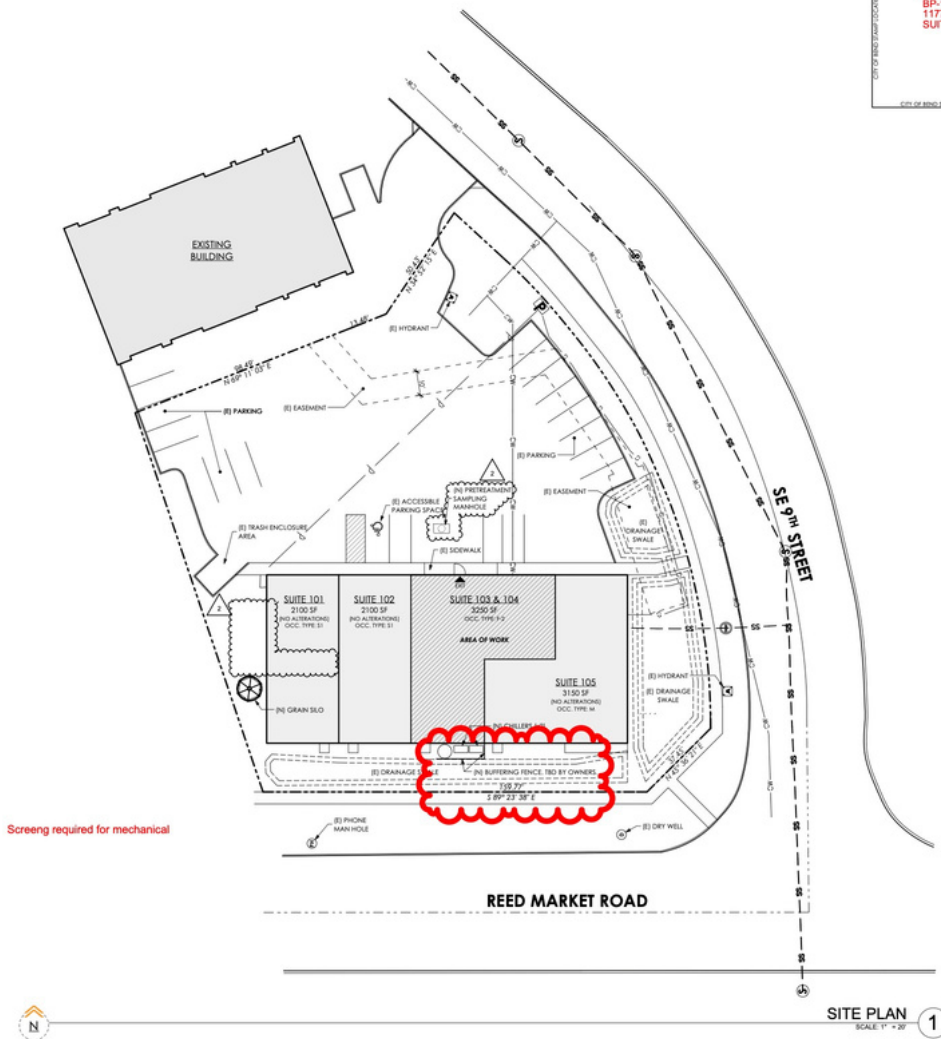
INTERIOR PHOTOS



SITE PLAN



APPROVED
Planning Division
BP-17-1932-RIND 1177 SE
9TH ST SUITE 103
By Amy Bury
On 8/22/2017



CITY OF BEND
REVIEWED FOR
CODE COMPLIANCE
BP-17-1932-RIND
1177 SE 9TH ST
SUITE 103
CITY OF BEND STAFF LOCATION

PZ17-0531
BP17-1932

- SITE PLAN GENERAL NOTES**
- A. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED TO THE FOLLOWING REQUIREMENTS:
 - 1. MAXIMUM CROSS SLOPE OF SIDEWALKS & RAMPS: 1:50
 - 2. MAXIMUM SLOPE OF SIDEWALKS: 1:20
 - 3. MAXIMUM SLOPE OF RAMPS: 1:12
 - 4. MAXIMUM SLOPE OF DISABLED PARKING SPACES: 2% IN ANY DIRECTION
 - 5. 2% MAXIMUM SLOPE FOR 8'-0" IN DIRECTION OF TRAVEL AT ALL BUILDING ENTRANCES
 - B. UNITS OF WORK: THE CONTRACTOR SHALL CONFINED OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS.
 - C. GENERAL: CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DISRUPT EXISTING UTILITIES INCLUDING GRAVE, WHILE EXCAVATING OR GRADING DURING CONSTRUCTION. CONFIRM LOCATION OF EXISTING UTILITIES ON ADJACENT PROPERTIES.
 - D. PRIOR TO START OF WORK THE CONTRACTOR SHALL COORDINATE WITH EACH RESPECTIVE GOVERNING AGENCY IN VERIFYING THE LOCATION (INVERT ELEVATIONS, HORIZONTAL CONTROL, EASEMENTS 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 UTILITY 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
	BUILDING EXIT
	GAS METER
	ELECTRICAL METER

ASCENT
ARCHITECTURE
and Interiors
520 N. AVENUE
BEND, OREGON 97703
Phone: 503.675.1111
Fax: 503.675.1112
www.ascentarchitect.com

SITE PLAN & SITE DETAILS
CONSTRUCTION DOCUMENT SET

SPIDER CITY BREWING
1177 SE 9TH ST
BEND, OR 97702

Project: 137003
Date: 8/17/2017
Current Revision:

IF THE ARCHITECT/DESIGNER/OWNER HAS REVIEWED THIS SET OF DRAWINGS AND HAS NOT REVISIONED ANY PARTS, THE ARCHITECT/DESIGNER/OWNER HAS REVIEWED AND APPROVED THIS SET OF DRAWINGS.

A101

BREWERY EQUIPMENT GENERAL REQUIREMENTS

- 1) **Water Requirements**
 - A) 2" water pipe to Potts and Home Heat Exchanger
 - B) 3/4" pipe to Hot/Cold Water Tank (cold water line for brewhouse)
 - C) 1" hose bib for CIP/Wing station
 - D) 1/2" hose bib for brewing area wash down. You may want several.
- 2) **Drainage Requirements**
 - A) Trench drain (or center drain) in brewhouse capable of handling run-off and clearing water
 - B) Slope drain to heat exchanger run off (can be recycled to H2O for efficiency)
- 3) **Venting Requirements**
 - A) Gas boiler vented out 4" stack
 - B) Optional main fan - 10" tune very
 - C) Main fan vent through roof to the side of building - 10" stack
 - D) Other equipment vents per local codes
- 4) **Equipment on Wheels**
 - A) CIP Cart
- 5) **Gas Steam Boiler Installation**
 - A) Vent stack
 - B) Heat up in side fan - per code
 - C) Natural gas line - 1" with 7" 4" gas pressure (gas meter rated for at least 75000 BTU)
 - D) Other boiler equipment per local and Washington State codes
- 6) **Chiller Unit(s)**
 - A) Prepare on outside concrete pad with proper clearance for heat rejection
 - B) Electrical connections for chiller with shut off box
 - C) Ground piping line from chiller to basement and stairs. Chiller's supporting part of the material is part of your installation package. We will need the help of a local crane brawler during installation to cut lines through outside walls, etc
- 7) **M&B**
 - A) Mill room to brew to keep grain dust from other operation
 - B) Appropriate air filter and vents per local codes to avoid dust explosion risk
- 8) **Auger Line**
 - A) Prepare overhead hangers with chain to run the auger line
- 9) **Brewhouse Area Floor**
 - A) Seal any concrete and apply anti slip epoxy coating
 - B) Seal and coat with as required

GENERAL NOTES:

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

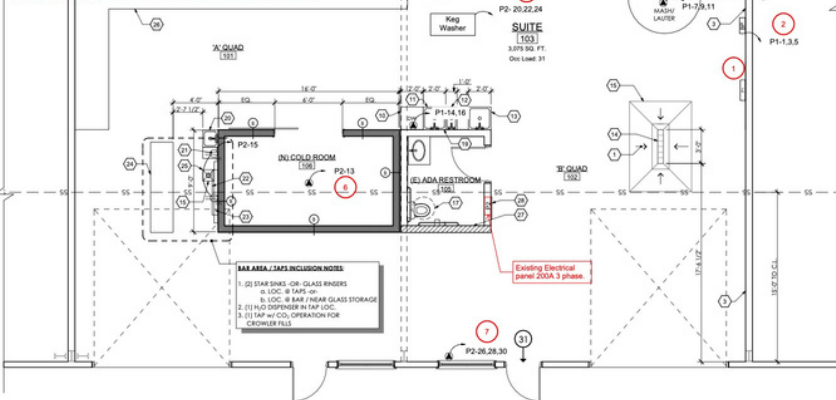
BREWERY EQUIPMENT ELECTRICAL REQUIREMENTS

200-100-3 Phase Power Chart					
No.	System	Size	Power	Total Power	Total Phase
1	M&B Section	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
2	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
3	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
4	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
5	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
6	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
7	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
8	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
9	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
10	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
11	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
12	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
13	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
14	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
15	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
16	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
17	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
18	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
19	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
20	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
21	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
22	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
23	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
24	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
25	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
26	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
27	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
28	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
29	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
30	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
31	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
32	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
33	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
34	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
35	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
36	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
37	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
38	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
39	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
40	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
41	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
42	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
43	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
44	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
45	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
46	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
47	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
48	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
49	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
50	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
51	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
52	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
53	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
54	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
55	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
56	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
57	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
58	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
59	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
60	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
61	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
62	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
63	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
64	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
65	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
66	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
67	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
68	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
69	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
70	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
71	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
72	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
73	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
74	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
75	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
76	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
77	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
78	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
79	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
80	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
81	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
82	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
83	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
84	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
85	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
86	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
87	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
88	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
89	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
90	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
91	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
92	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
93	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
94	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
95	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
96	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
97	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
98	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
99	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps
100	Water Pump	1/2" 3/4"	1.5 KW	1.5 KW	17 amps

FLOOR PLAN KEYNOTES

1. SLOPE CONC. SLAB TO DRAIN TYP.
2. IN FLOOR DRAIN
3. IN FLOOR DRAIN
4. IN FLOOR DRAIN
5. IN FLOOR DRAIN
6. IN FLOOR DRAIN
7. IN FLOOR DRAIN
8. IN FLOOR DRAIN
9. IN FLOOR DRAIN
10. IN FLOOR DRAIN
11. IN FLOOR DRAIN
12. IN FLOOR DRAIN
13. IN FLOOR DRAIN
14. IN FLOOR DRAIN
15. IN FLOOR DRAIN
16. IN FLOOR DRAIN
17. IN FLOOR DRAIN
18. IN FLOOR DRAIN
19. IN FLOOR DRAIN
20. IN FLOOR DRAIN
21. IN FLOOR DRAIN
22. IN FLOOR DRAIN
23. IN FLOOR DRAIN
24. IN FLOOR DRAIN
25. IN FLOOR DRAIN
26. IN FLOOR DRAIN
27. IN FLOOR DRAIN
28. IN FLOOR DRAIN
29. IN FLOOR DRAIN
30. IN FLOOR DRAIN
31. IN FLOOR DRAIN
32. IN FLOOR DRAIN
33. IN FLOOR DRAIN
34. IN FLOOR DRAIN
35. IN FLOOR DRAIN
36. IN FLOOR DRAIN
37. IN FLOOR DRAIN
38. IN FLOOR DRAIN
39. IN FLOOR DRAIN
40. IN FLOOR DRAIN
41. IN FLOOR DRAIN
42. IN FLOOR DRAIN
43. IN FLOOR DRAIN
44. IN FLOOR DRAIN
45. IN FLOOR DRAIN
46. IN FLOOR DRAIN
47. IN FLOOR DRAIN
48. IN FLOOR DRAIN
49. IN FLOOR DRAIN
50. IN FLOOR DRAIN
51. IN FLOOR DRAIN
52. IN FLOOR DRAIN
53. IN FLOOR DRAIN
54. IN FLOOR DRAIN
55. IN FLOOR DRAIN
56. IN FLOOR DRAIN
57. IN FLOOR DRAIN
58. IN FLOOR DRAIN
59. IN FLOOR DRAIN
60. IN FLOOR DRAIN
61. IN FLOOR DRAIN
62. IN FLOOR DRAIN
63. IN FLOOR DRAIN
64. IN FLOOR DRAIN
65. IN FLOOR DRAIN
66. IN FLOOR DRAIN
67. IN FLOOR DRAIN
68. IN FLOOR DRAIN
69. IN FLOOR DRAIN
70. IN FLOOR DRAIN
71. IN FLOOR DRAIN
72. IN FLOOR DRAIN
73. IN FLOOR DRAIN
74. IN FLOOR DRAIN
75. IN FLOOR DRAIN
76. IN FLOOR DRAIN
77. IN FLOOR DRAIN
78. IN FLOOR DRAIN
79. IN FLOOR DRAIN
80. IN FLOOR DRAIN
81. IN FLOOR DRAIN
82. IN FLOOR DRAIN
83. IN FLOOR DRAIN
84. IN FLOOR DRAIN
85. IN FLOOR DRAIN
86. IN FLOOR DRAIN
87. IN FLOOR DRAIN
88. IN FLOOR DRAIN
89. IN FLOOR DRAIN
90. IN FLOOR DRAIN
91. IN FLOOR DRAIN
92. IN FLOOR DRAIN
93. IN FLOOR DRAIN
94. IN FLOOR DRAIN
95. IN FLOOR DRAIN
96. IN FLOOR DRAIN
97. IN FLOOR DRAIN
98. IN FLOOR DRAIN
99. IN FLOOR DRAIN
100. IN FLOOR DRAIN

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



FIRST FLOOR PLAN SCALE 1/8" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW 2X4 W/ STUD WALL W/ ACoustic INSULATION AT 1" E.C. WITH 1/2" GIB EACH SIDE, FRAME TO CEILING 4" PER DETAIL
- NEW CUSTOM COLD ROOM SUPPLIED & CONTROLLED BY OTHERS TO BY OWNER

PLAN GENERAL NOTES

- A. DRAWINGS ARE SHOWN TO SCALE AS NOTED AS TO DETERMINING SIZE AND PROPORTION. ONLY WRITTEN DESCRIPTIONS AND SIZES SHALL BE UTILIZED FOR CONSTRUCTION. DRAWINGS SHALL NOT BE SCALED.
- B. UNLESS NOTED OTHERWISE, DIMENSIONS ON PLANS ARE:
 - FACE OF STUD (F.O.S.)
 - FACE OF CONCRETE (F.O.C.)
 - CENTERLINE OF DOOR AND WINDOW OPENINGS
- C. FEATURES AND EQUIPMENT SHOWN ARE FOR COORDINATION PURPOSES ONLY. REFER TO THE MANUFACTURER'S PRODUCT DATA, ENGINEERING DRAWINGS, AND SPECIFICATIONS FOR FEATURES AND EQUIPMENT DESCRIPTIONS AND LOCATIONS.
- D. PRESERVATION OF ADJACENT OR EXISTING CONSTRUCTION:
 - AVOID DAMAGE TO EXISTING STRUCTURES, INTERIORS, CURBS, PAVING AND LANDSCAPING.
 - PATCH, REPAIR OR REPLACE ANY ITEMS DAMAGED, OR AS DIRECTED BY THE PROPERTY OWNER.
- E. AVOID UNNECESSARY DISRUPTIONS TO THE FUNCTIONS AND ACTIVITIES OF ADJACENT BUILDINGS.
- F. CAREFULLY REVIEW ALL CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION. BEING DISCREPANCIES OF CONFLICTING DATA TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING WORK.
- G. UNLESS NOTED OTHERWISE, INSTALL DOORS WITH 4" FROM HINGE SIDE OF DOOR TO ADJACENT WALLS.
- H. CONTRACTOR TO VERIFY SIZES OF ROUGH DOOR AND WINDOW OPENINGS PRIOR TO ORDERING DOORS AND WINDOWS.

ELECTRICAL SYMBOLS

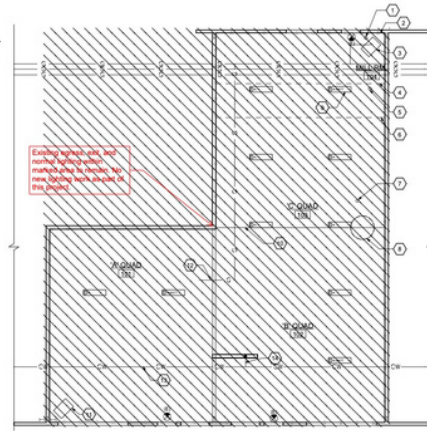
- Special purpose outlet and/or electrical connection.
- Weatherproof NEMA 3R disconnect.
- Panel Hanger.
- GFCI protected outlet.
- Existing exit light.

ELECTRICAL NOTES BY MJS Electric

1. Use galvanneal EMT as general wiring method.
 2. All boxes, wiring, equipment and connections within wiring area to be suitable for damp/wet locations.
 3. All 120V general receptacles to be GFCI protected.
- Electrical Keynotes**
- New 200A 3 phase NEMA 3R panel board.
 - Brewery control panel.
 - Farmstead panel.
 - Portable CIP outlet.
 - Key washer connection.
 - Cold room compressor connection.
 - Water treatment pump connection.
 - Gas boiler connection.
 - All raceways in mill room to be explosion proof. Use rigid conduit as wiring method.
 - Pump connection, run conduit back to brewery control panel.
 - Oxyd pump connection.

RCP KEYNOTES

1. IN MILL EXHAUST
2. 14" OF CIP CUL-H
3. 8" GAS VTR. CUL. MOUNT
4. 14" OF CIP CUL-H
5. IN BOILER EXHAUST
6. 21" OF CIP CUL-H
7. IN KETTLE EXHAUST
8. IN GREASE CUL. LOC. W/ AUGER MOTOR ABOVE EXISTING LIGHT FIXTURES. REPLACE LAMP WITH LED OR LED PLASTIC SHATTER GUARD TO EXISTING LAMP. THE UNDERSIDE OF MILL
9. IN KETTLE EXHAUST
10. IN KETTLE EXHAUST
11. T.O. IN GAS VTR. CUL. MOUNT
12. IN GAS VTR. CUL. MOUNT
13. IN GAS VTR. CUL. MOUNT
14. IN GAS VTR. CUL. MOUNT
15. IN GAS VTR. CUL. MOUNT
16. IN GAS VTR. CUL. MOUNT
17. IN GAS VTR. CUL. MOUNT
18. IN GAS VTR. CUL. MOUNT
19. IN GAS VTR. CUL. MOUNT
20. IN GAS VTR. CUL. MOUNT
21. IN GAS VTR. CUL. MOUNT
22. IN GAS VTR. CUL. MOUNT
23. IN GAS VTR. CUL. MOUNT
24. IN GAS VTR. CUL. MOUNT
25. IN GAS VTR. CUL. MOUNT
26. IN GAS VTR. CUL. MOUNT
27. IN GAS VTR. CUL. MOUNT
28. IN GAS VTR. CUL. MOUNT
29. IN GAS VTR. CUL. MOUNT
30. IN GAS VTR. CUL. MOUNT
31. IN GAS VTR. CUL. MOUNT
32. IN GAS VTR. CUL. MOUNT
33. IN GAS VTR. CUL. MOUNT
34. IN GAS VTR. CUL. MOUNT
35. IN GAS VTR. CUL. MOUNT
36. IN GAS VTR. CUL. MOUNT
37. IN GAS VTR. CUL. MOUNT
38. IN GAS VTR. CUL. MOUNT
39. IN GAS VTR. CUL. MOUNT
40. IN GAS VTR. CUL. MOUNT
41. IN GAS VTR. CUL. MOUNT
42. IN GAS VTR. CUL. MOUNT
43. IN GAS VTR. CUL. MOUNT
44. IN GAS VTR. CUL. MOUNT
45. IN GAS VTR. CUL. MOUNT
46. IN GAS VTR. CUL. MOUNT
47. IN GAS VTR. CUL. MOUNT
48. IN GAS VTR. CUL. MOUNT
49. IN GAS VTR. CUL. MOUNT
50. IN GAS VTR. CUL. MOUNT
51. IN GAS VTR. CUL. MOUNT
52. IN GAS VTR. CUL. MOUNT
53. IN GAS VTR. CUL. MOUNT
54. IN GAS VTR. CUL. MOUNT
55. IN GAS VTR. CUL. MOUNT
56. IN GAS VTR. CUL. MOUNT
57. IN GAS VTR. CUL. MOUNT
58. IN GAS VTR. CUL. MOUNT
59. IN GAS VTR. CUL. MOUNT
60. IN GAS VTR. CUL. MOUNT
61. IN GAS VTR. CUL. MOUNT
62. IN GAS VTR. CUL. MOUNT
63. IN GAS VTR. CUL. MOUNT
64. IN GAS VTR. CUL. MOUNT
65. IN GAS VTR. CUL. MOUNT
66. IN GAS VTR. CUL. MOUNT
67. IN GAS VTR. CUL. MOUNT
68. IN GAS VTR. CUL. MOUNT
69. IN GAS VTR. CUL. MOUNT
70. IN GAS VTR. CUL. MOUNT
71. IN GAS VTR. CUL. MOUNT
72. IN GAS VTR. CUL. MOUNT
73. IN GAS VTR. CUL. MOUNT
74. IN GAS VTR. CUL. MOUNT
75. IN GAS VTR. CUL. MOUNT
76. IN GAS VTR. CUL. MOUNT
77. IN GAS VTR. CUL. MOUNT
78. IN GAS VTR. CUL. MOUNT
79. IN GAS VTR. CUL. MOUNT
80. IN GAS VTR. CUL. MOUNT
81. IN GAS VTR. CUL. MOUNT
82. IN GAS VTR. CUL. MOUNT
83. IN GAS VTR. CUL. MOUNT
84. IN GAS VTR. CUL. MOUNT
85. IN GAS VTR. CUL. MOUNT
86. IN GAS VTR. CUL. MOUNT
87. IN GAS VTR. CUL. MOUNT
88. IN GAS VTR. CUL. MOUNT
89. IN GAS VTR. CUL. MOUNT
90. IN GAS VTR. CUL. MOUNT
91. IN GAS VTR. CUL. MOUNT
92. IN GAS VTR. CUL. MOUNT
93. IN GAS VTR. CUL. MOUNT
94. IN GAS VTR. CUL. MOUNT
95. IN GAS VTR. CUL. MOUNT
96. IN GAS VTR. CUL. MOUNT
97. IN GAS VTR. CUL. MOUNT
98. IN GAS VTR. CUL. MOUNT
99. IN GAS VTR. CUL. MOUNT
100. IN GAS VTR. CUL. MOUNT



REFLECTED CEILING PLAN SCALE 1/8" = 1'-0"

PLUMBING SPECIFICATIONS:

- SECTION:** PROVIDE A COMPLETE PLUMBING SYSTEM INCLUDING ALL LABORS, EQUIPMENT, MATERIALS AND SERVICES.
- COORDINATIONS:** COORDINATE WITH GENERAL CONTRACTOR AND ALL OTHER TRADES.
- CODES:** THIS WORK SHALL CONFORM TO ALL LOCAL CODES, OREGON STRUCTURAL SPECIFIC CODE, OREGON MECHANICAL SPECIFIC CODE, OREGON PLUMBING SPECIFIC CODE, AND OREGON ENERGY CODE.
- TESTS:** CONTRACTOR SHALL PAY ALL FEES IN CONNECTION WITH THIS WORK. CONNECTION CHARGES TO BE PAID BY CONTRACTOR.
- DRAINING:** 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.
- GUARANTEES:** ALL WORKMANSHIP, EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR ONE (1) YEAR.
- SUBMITTALS:** WITHIN 15 DAYS AFTER SIGNING A CONTRACT, PROVIDE SUBMITTALS ON ALL PLUMBING EQUIPMENT.
- STRUCTURAL:** CONTRACTOR SHALL CONSULT AND OBTAIN DIRECTION OF STRUCTURAL ENGINEER ON STRUCTURAL SUPPORT OF ALL PLUMBING EQUIPMENT.
- TESTING, ADJUSTING AND CLEANING**
- TEST ALL PIPING, VALVES, CLEAN-OUTS, ETC. AS LISTED BELOW AND PROVIDE THE ARCHITECT WITH CERTIFIED COPIES OF TEST RESULTS. THE ARCHITECT AUTHORITY HAVING JURISDICTION AND THE SUPERVISING ARCHITECT SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO PERFORMANCE OF ALL TESTS SO THAT THEY MAY BE WITNESSED.
 - ALL WATER PIPING SHALL BE TESTED TO 150 PSI WITH POTABLE WATER AND HELD FOR 4 HOURS WITHOUT DROP IN PRESSURE BEFORE IT IS COVERED AND CONCEALED. EQUIPMENT AND PERSONNEL SHALL BE PROTECTED FROM THIS TEST PRESSURE.
 - ALL GAS PIPING SHALL BE TESTED AT 25 PSI FOR 4 HOURS WITHOUT DROP IN PRESSURE. EQUIPMENT AND PERSONNEL SHALL BE PROTECTED FROM THIS TEST PRESSURE.
 - ALL PARTS OF THE SOIL, WASTE AND DRAINAGE SYSTEM SHALL BE TESTED HYDRAULICALLY BY FILING 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. TEMPERATURE INSTALLED FOR HEAD TEST SHALL BE 60°C MINIMUM. TEST PRESSURE SHALL BE HELD FOR 15 MINUTES BEFORE INSPECTION. EMPTY AND WATER LEVEL SHALL REMAIN STATIONARY FOR NOT LESS THAN 1 HOUR.
 - ADJUST AND REEVALUATE ALL FAUCETS, VALVES, WATER HEATING EQUIPMENT, ETC. AND TURN OVER TO THE OWNER IN PERFECT WORKING ORDER.
 - FLOOR DRAIN (PANS) AND CLEAN-OUT COVERS SHALL BE FINED, CLEANED, AND POLISHED.
 - UPON COMPLETION OF THE WORK, CLEAN ALL EQUIPMENT AND PIPING INSTALLED UNDER THIS SECTION AND THOROUGHLY WASH AND POLISH ALL PLUMBING FITTINGS, FITTINGS AND TRIM, REMOVING LABELS THEREFROM.

EXCAVATING AND BACKFILLING

- VERIFICATION OF EXISTING CONDITIONS: IT SHALL BE ONE OF THE RESPONSIBILITIES UNDER THIS SECTION TO EXAMINE THE SITE OF WORK AND, AFTER INVESTIGATION, DETERMINE THE CHARACTER OF THE MATERIALS TO BE ENCOUNTERED AND THE EXISTING CONDITIONS AFFECTING THE WORK.
- EXCAVATION SHALL BE UNCLASSIFIED AND SHALL INCLUDE THE REMOVAL OF ALL BARRIERS OBSTRUCTIONS WITHIN THE AREAS TO BE EXCAVATED. TRENCH TO REQUIRED DEPTHS. TRENCH TO BE FREE OF WATER.
- TAMP BOTTOM OF TRENCH. DECAVATE BELL HOLES TO PIPE SHALL REST FOR ENTIRE LENGTH ON SOLID GROUND. REMOVE ALL ROCKS AND TAMP AND COMPACT TOP TO 1.5" OF BROWN TON OR SMALL SAND ON BOTTOM OF TRENCH BEFORE LAYING PIPE. INSTALLED PIPING TO BE TESTED, INSPECTED AND APPROVED FOR BACKFILL MATERIAL.

NATURAL UNPUMPED SAND SOIL IN LAYERS NOT EXCEEDING 8" THICKNESS AND MACHINE TAMP TO ORIGINAL CONDITION. BACKFILL SHALL BE COMPACTED TO A DENSITY OF 95% 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 THERMALLY DECONTAMINATED WITH THE FOLLOWING STANDARD DISINFECTION: THE SYSTEM SHALL BE FLOWED WITH POTABLE WATER UNTIL THE STERILIZATION RESIDUE IS WITHIN THE TOLERABLE LIMITS FOR DOMESTIC WATER.

MATERIALS

- SOIL, WASTE, DRAIN AND VENT PIPE SHALL BE ABS.
- BREWERY WASTE SHALL BE ABS OR CPVC PIPE TAMPED WITH NSF-CW FOR CHEMICAL, WASTE, SPILLS, LABWASTE OR EQUIVALENT.
- WATER PIPING: 1/2" OR HIGHER CORNER WATER USE CONFORMANCE TO ASTM B82, TYPE "1" ANGLE BRASS, WITH PROOF-TEST COPPER FITTINGS.
- PIPE INSULATION: INSULATE ALL DOMESTIC HOT WATER SUPPLY AND RETURN PIPING WITH 1" HIGH-DENSITY POLYURETHANE FOAM CORING TUBE AS STAPLED IN PLACE WITH VAPOR BARRIER. ALL ELBOWS AND FITTINGS SHALL BE FACTORY PRE-INSULATED PVC COVER. ON ALL EXPOSED HOT WATER DRAIN, COVER INSULATION WITH PVC COVERING AND SEAL PER MANUFACTURER'S RECOMMENDATIONS. INSULATE COLD WATER WITH 1/2" NOMINAL THICKNESS INSULATION. COLD WATER PIPE IS NOT REQUIRED TO BE INSULATED.

GENERAL NOTES:

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

PLUMBING LEGEND			
SYMBOL	ABBRV.	IDENTIFICATION	ABBRV.
	CW	COLD WATER (DOMESTIC)	COND
	HW	HOT WATER	CONST
	FWR	HOT WATER RETURN	DF
	V	VENT	DN
	TW	TEMPERED WATER	DWS
	TWR	TEMPERED WATER RETURN	EX
	TF	TRAP FINDER LINE	EC
	F	FIRE WATER	ELE
	SPR	SPRINKLER	ELEV
	SPR	SPRINKLER	EMBT
	SPR	SPRINKLER	EQ-OP
	WSP	WET STAND PIPE	EXT
	OSP	DRY STAND PIPE	EXT
	G	GAS (1" WC)	FD
	MPS	MEDIUM PRESSURE GAS	FE
	S OR W	SOIL OR WASTE ABOVE GRADE	FLA
	S OR W	SOIL OR WASTE BELOW GRADE	FLX
	GW	GREASE WASTE (ABOVE GROUND)	FLR
	GW	GREASE WASTE (BELOW GROUND)	FS
	PW	PROCESS WASTE (ABOVE GROUND)	FRM
	PW	PROCESS WASTE (BELOW GROUND)	FT
	RWL	RAIN WATER LEADER	FT HD
	RD	ROOF DRAIN	FRM
	ID	INDIRECT DRAIN	GAUV
	CD	CONDENSATE DRAIN	GA
	E	CAP	GC
	CONT	CONTRIBUTION	HP
	GATE VALVE	HOSE	HS
	SHUT-OFF VALVE	INCH	INCH
	GLUE VALVE	INCH	INCH
	BUTTERFLY VALVE	INCH	INCH
	BALL VALVE	INCH	INCH
	BALANCING VALVE	INCH	INCH
	CIRCUIT BREAKER	INCH	INCH
	SOUNDING VALVE	INCH	INCH
	PRESSURE REDUCING VALVE	INCH	INCH
	TEMP. & PRESS. RELIEF VALVE	INCH	INCH
	ANGLE VALVE	INCH	INCH
	CHECK VALVE	INCH	INCH
	STRAINER	INCH	INCH
	GAS COCK	INCH	INCH
	PRESSURE REGULATING VALVE	INCH	INCH
	GAS PRESSURE REGULATOR	INCH	INCH
	UNION	INCH	INCH
	FLEXIBLE CONNECTION	INCH	INCH
	PRESSURE/TEMPERATURE FUSE	INCH	INCH
	WHA	WATER HAMMER ARRESTOR	INCH
	H	HOSE BIBB	INCH
	GEOFO	GRADE CLEANOUT/FLOOR CLEANOUT	INCH
	W	WALL CLEANOUT	INCH
	CIRCULATION PUMP (DOMESTIC)	INCH	INCH
	THERMOMETER	INCH	INCH
	TEMP. GAUGE	INCH	INCH
	TEMP. GAUGE	INCH	INCH
	P.O.C.	POINT OF CONNECTION	INCH
	CENTRIFUGAL	INCH	INCH
	AD	ACCESS DOOR	INCH
	DA	DIAMETER	INCH
	S	AND	INCH
	AT	AT	INCH
	T	DEGREES FAHRENHEIT	INCH
	AGG	AGGREGATE	INCH
	AMP	AMPER	INCH
	APPROX	APPROXIMATE	INCH
	ARCH	ARCHITECT/ARCHITECTURAL	INCH
	BSP	BRASS HORSPOWERS	INCH
	BLDG	BUILDING	INCH
	BTU	BRITISH THERMAL UNIT	INCH
	CFM	CUBIC FEET PER HOUR	INCH
	CIRC	CIRCULATING	INCH
	CONC	CONCRETE	INCH
	CONN	CONNECTION	INCH

All plumbing systems, piping, installation and fixtures shall comply with the 2014 OPSC.



PZ17-0531
BP17-1932



COLEBREIT
ENGINEERING
1033 N.W. 20th St., Suite 103, Bend, OR 97703
503.755.3590 | COLEBREIT.COM

SPIDER CITY BREWING
1177 SE 8TH STREET, SUITE 103
BEND, OREGON

DATE: 07-14-2017
DESIGNED: PHN
PROJECT SET: PHN
JOB NUMBER: 079.002
DRAWN BY: PHN

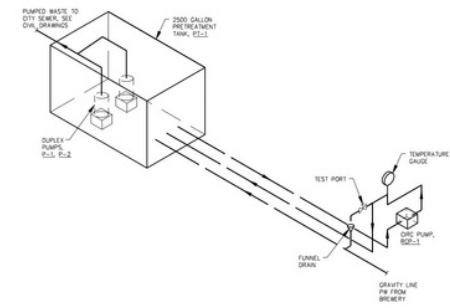
CHECKED BY: LJB

SHEET TITLE

PLUMBING SPECIFICATIONS, LEGEND AND DETAILS

SHEET NUMBER

P0.1



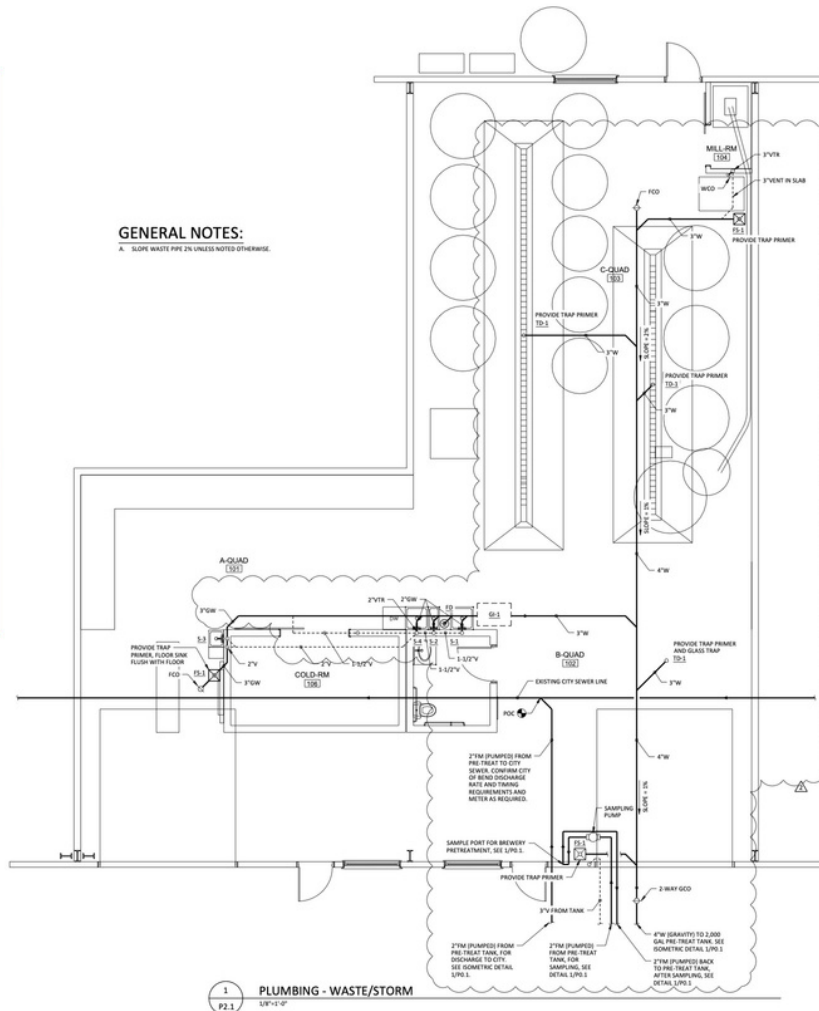
1 ISOMETRIC PLAN - BREWERY PRETREATMENT
P0.1 NO SCALE

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 flood 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 2% UNLESS NOTED OTHERWISE.



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



P217-0531
BP17-1932



COLEBREIT
ENGINEERING
1030 NW BOND ST SUITE 202 BEND OR 97703
541.728.3093 COLEBREIT.COM

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

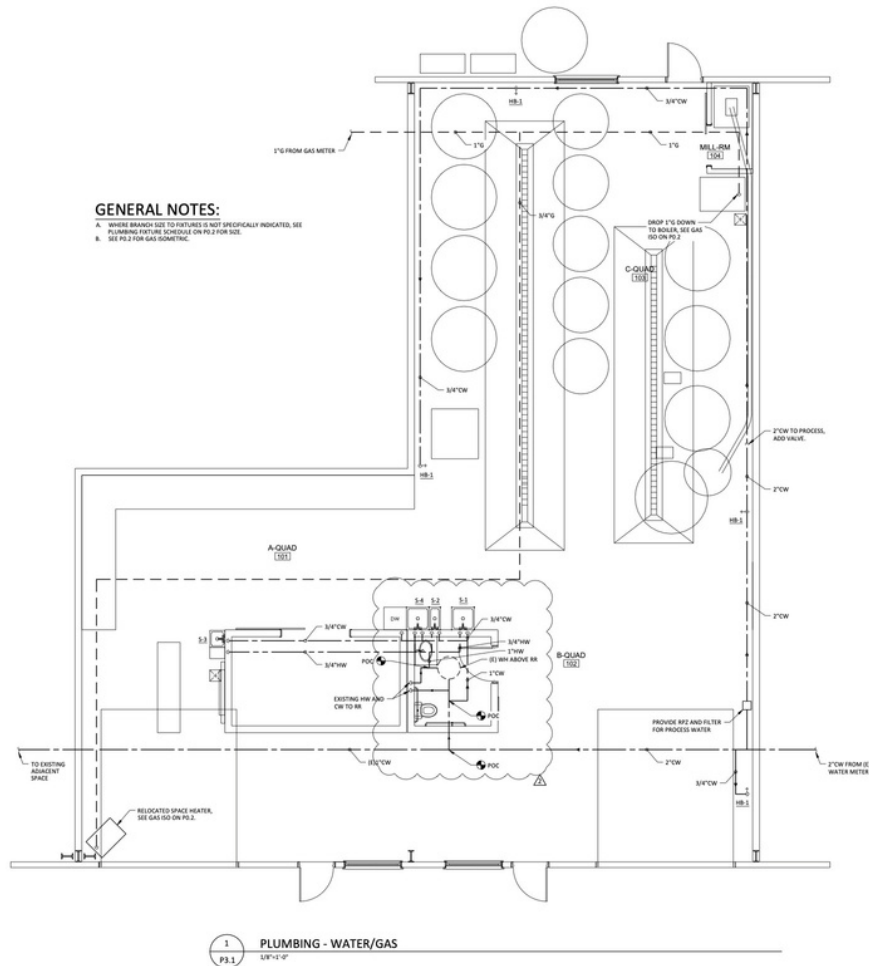
DATE:	07.14.2017
ISSUED:	PRELIM SET
REVISIONS:	08.17.2017
JOB NUMBER:	079-002
DRAWN BY:	PYN
CHECKED BY:	LJB
SHEET TITLE:	PLUMBING WASTE/STORM
SHEET NUMBER:	P2.1

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.

JAB 09/05/17

GENERAL NOTES:

- A. WHOLE BRANCH SIZE TO FIXTURES IS NOT SPECIFICALLY INDICATED, SEE PLUMBING FIXTURE SCHEDULE ON PG.2 FOR SIZE.
 B. SEE PG.2 FOR GAS SOMETING.



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



PZ17-0531
 BP17-1932



COLEBREIT
 ENGINEERING
 1030 NW BEND ST | SUITE 103 | BEND, OR 97703
 541.728.3093 | COLEBREIT.COM

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

DATE:	07-14-2017
ISSUED:	08-17-2017
PERMIT SET	
COM COMMENT REVISIONS	

JOB NUMBER: 079-002

DRAWN BY: PWN

CHECKED BY: LJB

SHEET TITLE

PLUMBING WATER/GAS

SHEET NUMBER

P3.1

EXTERIOR
PHOTOS



CONTACT



BRIAN FRATZKE

CCIM, PRINCIPAL

541.480.2526 [C]

BRIAN@FRATCOMMERCIAL.COM



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