



Community Development Department  
 PO Box 2460  
 16345 Sixth Street  
 La Pine, Oregon 97739  
 Phone: (541) 536-1432, Fax: (541) 536-1462  
 Email: info@ci.la-pine.or.us

## Site Plan Application

File Number # \_\_\_\_\_

Fee: Less than 1,000 sq ft	Fee: \$ 1,100.00
Fee: 1,001 to 5,000 sq ft	Fee: \$ 2,000.00
Fee: 5,001 to 10,000 sq ft	Fee: \$ 3,500.00
Fee: More than 10,000 sq ft	Fee: \$ 4,000.00

### PROPERTY OWNER AND APPLICANT INFORMATION

Applicant Name ENCOMPASS Storage of La Pine Phone 541-316-9540 Fax \_\_\_\_\_  
 Address P.O. Box 941 City Redmond State OR Zip Code 97756  
 Email ENCOMPASS.Storage@gmail.com  
 Property Owner Joseph + Molly Hogrefe Phone 541-408-2045 Fax \_\_\_\_\_  
 Address P.O. Box 941 City Redmond State OR Zip Code 97756  
 Email AMANVINBLACK@YAHOO.COM

### PROPERTY DESCRIPTION

Property Location (address, intersection of cross street, general area) 11665 D. Box Way, La Pine and also identified as Tax Lot 130 on County Assessor's Map 22-10-14 AB.  
 Tax lot number: T-15 R-13 Section 14 Tax Lot(s) 22-10-14 AB 00130  
 Zoning LPIND Total Land Area 18,769 (Square Ft.) \_\_\_\_\_ (Acres)  
 Present Land Use Self Storage Facility

Describe Project (i.e. type of use, hours of operation, other project characteristics):

CONSTRUCTION OF 1 ADDITIONAL STORAGE BUILDING FOR SELF SERVICE STORAGE USE WITHIN THE LA PINE INDUSTRIAL (I) ZONE. HOURS OF OPERATION 10am-9pm 7 DAYS A WEEK.

### PROJECT DESCRIPTION

Please give a brief description of the project: Looking to build one additional self storage building approx. 1500 sq. ft. in the middle of existing self storage buildings on the lot. (See Attachments.)



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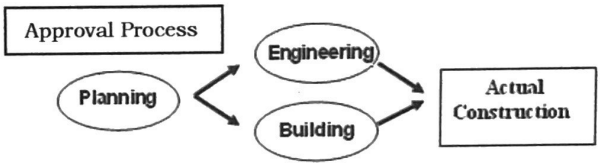
**PROFESSIONAL SERVICES**

Architect/Designer/Engineer Sun County Phone 541 382-8882 Fax 1  
 Address 920 SE Armour Dr. City Burns State OR Zip Code 97702  
 Email David@SunCountyEngineering.com

**FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_

Rec'd By: \_\_\_\_\_



**CHECKLIST**

**REQUIRED ITEMS TO BE SUBMITTED FOR SITE AND DESIGN REVIEW.**

**Note: additional information may be required depending on the actual project.**

- Complete Application. The application *must be signed by the property owner and the applicant.*
- Burden of proof statement, three (3) copies addressing approval criteria.
- Title Report or Subdivision Guarantee verifying ownership, *including legal description of land.*
- Fee Schedule (please see attached).
- Site and Landscape plan; Building Elevations; seven (7) full sized copies of each which must be folded individually, or in sets to 8 ½" X 11" in size and 1 reduced (8 ½ by 11 or 11 by 17) copy.
- Floor plans, three copies for each building which must be folded individually, or in sets to 8 ½" X 11" in size, plus 1 reduced (8 ½ by 11 or 11 by 17). Include the class of construction.
- Vicinity map.
- Trip Generation statement prepared by a professional transportation planner or equivalent. 5 copies, Note: if more than 200 ADT result (or at the discretion of the City Engineer), a Traffic Impact Study may be required.
- Preliminary Grading and Storm Drainage Plan. 3 copies (11" x 17")
- Fire Flow Analysis
- CD or electronic version of submittal items (Word, Jpeg or PDF)



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- Tree and plant sizes (new only).
- All trees having a six-inch trunk diameter 3' above grade or greater shall be shown on the landscape plan.
- Location/placement of existing and proposed vegetation to be retained, planted or removed.
- Approximate location of irrigation lines, and type of irrigation system to be used.

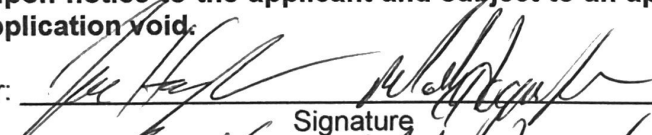
**FLOOR PLAN**


- All significant rooms within each structure; label or number rooms, including square footage for each room.
- Electrical / mechanical equipment areas.

**LIGHTING PLAN**

- All exterior light locations.
- Brochure, illustration, cut sheet or photo for each light fixture type to be used.

**By signing this application, the undersigned certifies that he / she has read and understands the submittal requirements stated above. Note: if the applicant makes a misstatement of fact on the application regarding ownership, authority to submit the application, acreage, or any other fact material relied upon in making a decision, the City may upon notice to the applicant and subject to an applicant's right to a hearing declare the application void.**

Owner:  Date: 3/25/2024  
Signature

Applicant:  Date: 3/25/2024  
Signature

**IN A MATTER BEFORE THE CITY OF LA PINE PLANNING DIVISION  
BURDEN OF PROOF STATEMENT**

**APPLICANT:** Encompass Storage of La Pine, LLC  
PO Box 941  
Redmond, OR 97756

**PROPERTY/  
OWNERS:** Joseph & Molly Hogrefe  
PO Box 941  
Redmond, OR 97756

**APPLICANT'S  
ENGINEER/  
SURVEYOR:** Sun Country Engineering, Inc.  
Tim Weishaupt, PE  
920 SE Armour Road  
Bend, OR 97702

**APPLICANT'S  
LAND USE  
PLANNER:** Schmoyer Land Use Consulting, LLC  
Chris Schmoyer, Principal Planner  
60939 Zircon Drive  
Bend, OR 97702

**REQUEST:** Approval of a Site Plan Review for the construction of one (1) additional self-service storage building on a lot within the La Pine Industrial (I) Zone.

**LOCATION:** The subject property is at 16650 Box Way, La Pine and is also identified as Tax Lot 130 on County Assessor's Map 22-10-14AB.

**I. APPLICABLE CRITERIA, STANDARDS AND PROCEDURES:**

**La Pine Development Code**

**PART III – CITY OF LA PINE DEVELOPMENT CODE  
ARTICLE 3 - ZONING DISTRICTS**

**CHAPTER 15.24. - INDUSTRIAL AND PUBLIC FACILITY ZONES**

- Sec. 15.24.100. - Purpose.
- Sec. 15.24.200. - Characteristics.
- Sec. 15.24.300. - Use regulations.
- Sec. 15.24.400. - Development standards.
- Sec. 15.24.500. - Additional standards.

**ARTICLE 5 - DEVELOPMENT STANDARDS**

**CHAPTER 15.82. - LANDSCAPING, BUFFERING AND FENCES**

- Sec. 15.82.010. - Landscaping and buffering requirements.



Sec. 15.82.020. - Fences and walls.

**CHAPTER 15.86. - PARKING AND LOADING**

- Sec. 15.86.020. - Off-street loading.
- Sec. 15.86.030. - Off-street parking - required.
- Sec. 15.86.050. - Bicycle parking.
- Sec. 15.86.060. - Snow storage areas.

**CHAPTER 15.88. - ACCESS AND CIRCULATION CHAPTER 15.90. - PUBLIC FACILITIES**

- Sec. 15.90.010. - Public facilities improvement.

**CHAPTER 15.94. - IMPROVEMENT PROCEDURES AND GUARANTEES**

- Sec. 15.94.010. - Improvement procedures.
- Sec. 15.94.020. - Completion or assurance of improvements.
- Sec. 15.94.030. - Building and occupancy permits.
- Sec. 15.94.040. - Maintenance surety bond.
- Sec. 15.94.050. - Engineering/special services for review.

**ARTICLE 7 - PROCEDURES**

**CHAPTER 15.204. - APPLICATION PROCEDURES**

- Sec. 15.204.020. - Type II procedure (administrative review with notice).

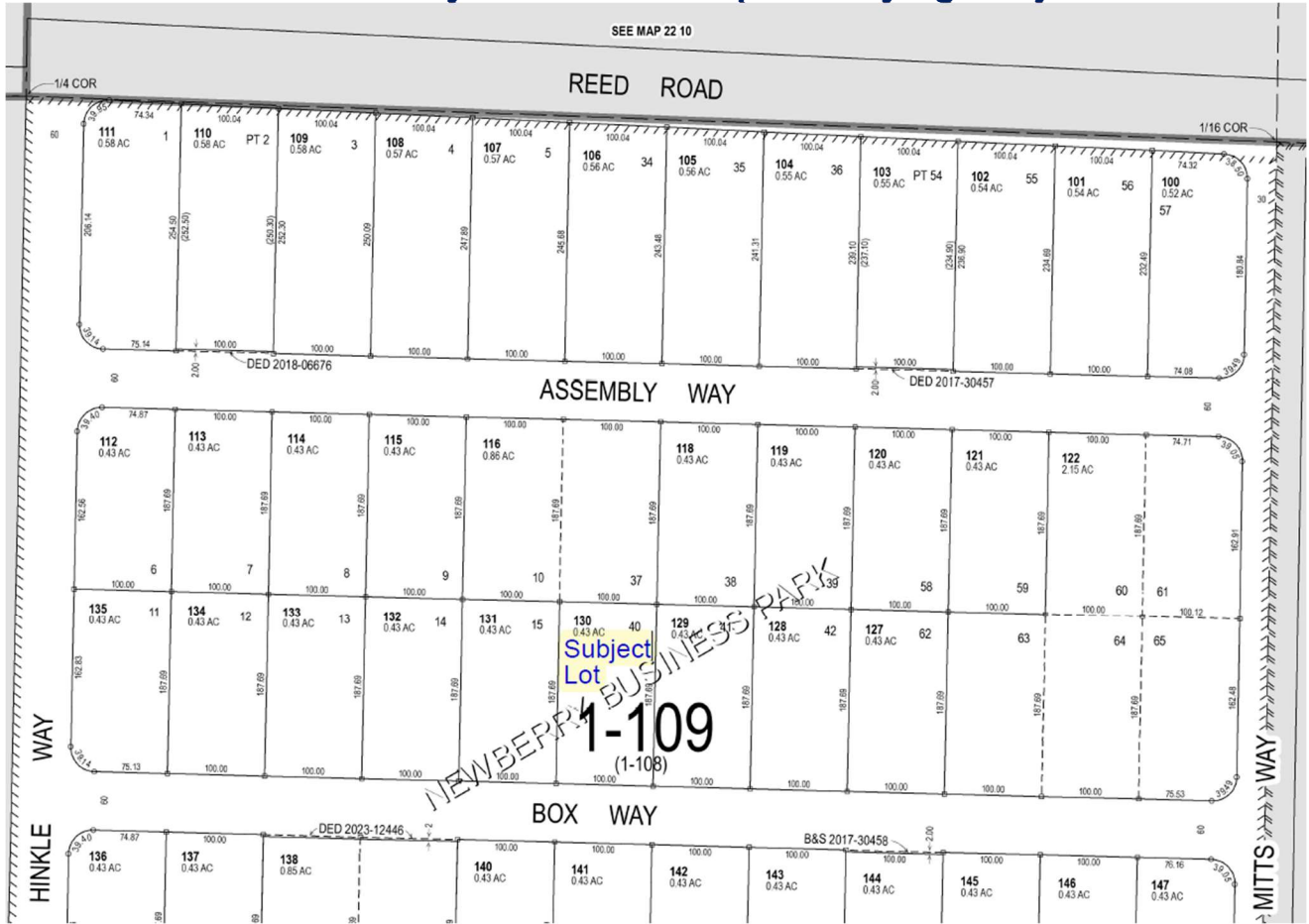
**ARTICLE 8 - APPLICATIONS AND REVIEWS CHAPTER 15.312. - SITE PLAN REVIEW**

- Sec. 15.312.010. - Purpose.
- Sec. 15.312.020. - Applicability.
- Sec. 15.312.025. - Site plan approval required.
- Sec. 15.312.030. - Procedure type.
- Sec. 15.312.040. - Submittal requirements.
- Sec. 15.312.050. - Approval criteria - all residential and nonresidential.
- Sec. 15.312.060. - Additional approval criteria - nonresidential development.
- Sec. 15.312.070. - Conditions of approval.
- Sec. 15.312.080. - Revision of plans.
- Sec. 15.312.090. - Performance assurance.

**II. FINDINGS OF FACT:**

- 1. LOCATION:** The subject property is at 16650 Box Way and is also identified as Tax Lot 130 on County Assessor's Map 22-10-14AB.

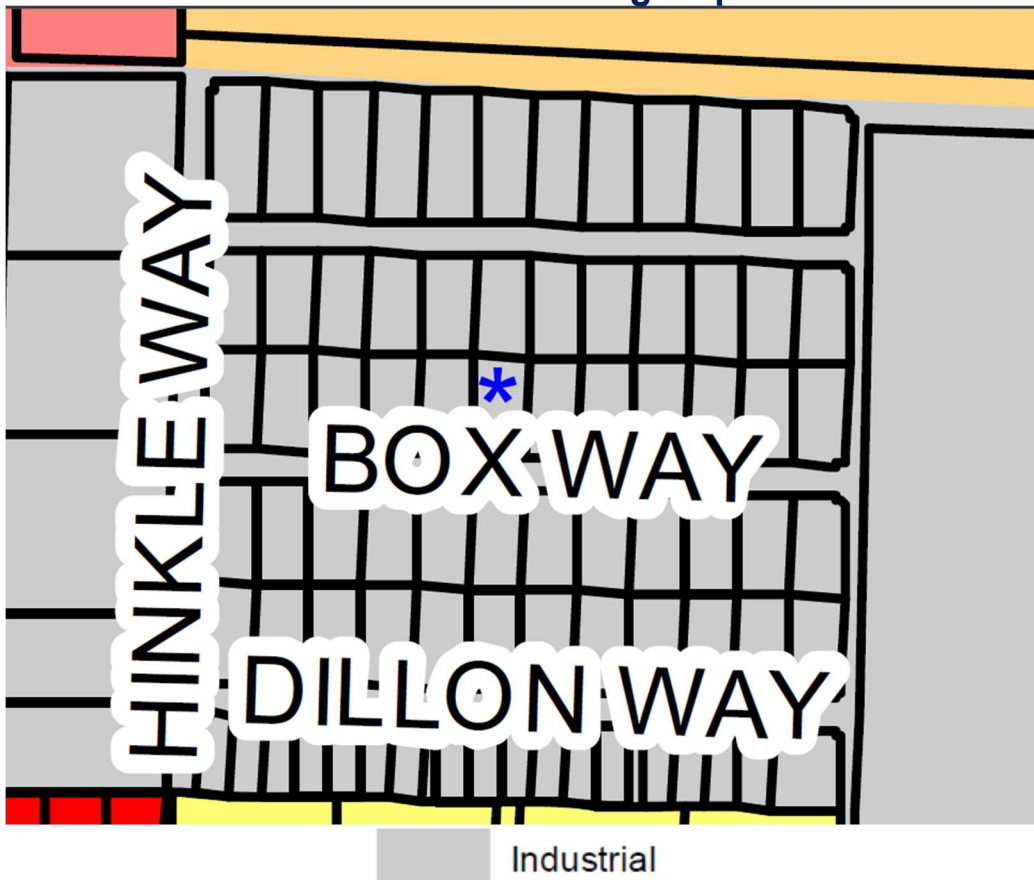
**FIGURE 1 – County Assessor's Map Identifying Subject Lot**



Source: Deschutes County Assessor's Map 22-10-14AB (excerpt)

- 2. EXISTING ZONING & COMPREHENSIVE PLAN DESIGNATION:** The subject property is zoned Industrial (I) on the City of La Pine Zoning Map and is also designated Industrial on the City of La Pine Comprehensive Plan Map. The subject property is inside the City Limits and Urban Growth Boundary of La Pine. There are no mapped wetlands on the subject property, and it is located outside of any FEMA designated floodplain or floodway hazard areas.

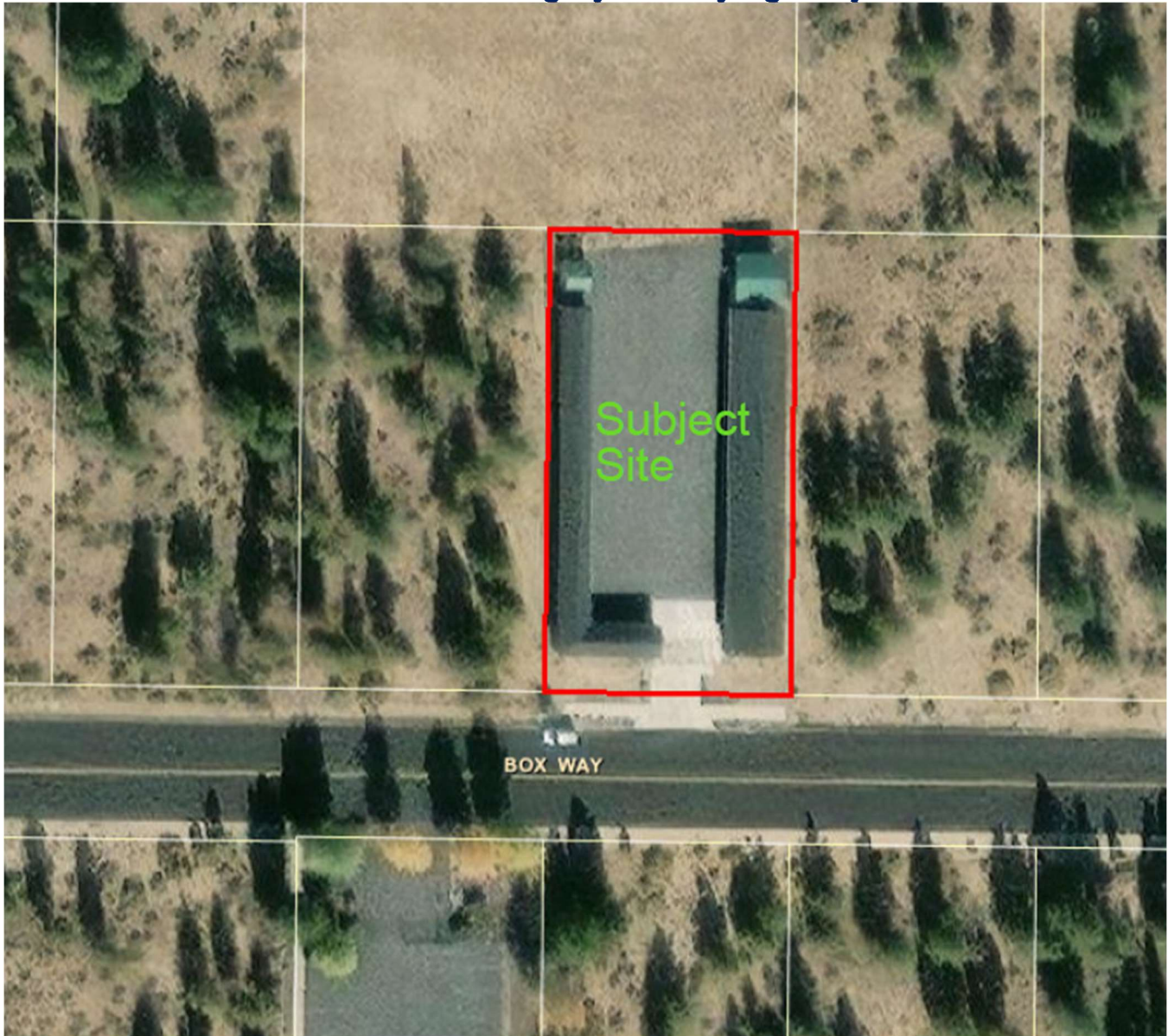
FIGURE 2 – Zoning Map



Source: City of La Pine Zoning Map, March 7, 2023

- 3. SITE DESCRIPTION:** The subject property is approximately .43 acres in size and rectangular in configuration. The subject site is inside the City limits of La Pine and within the La Pine Industrial Park. The subject property is located on the north side of Box Way, a paved City Local Street with a 60-foot-wide, public right-of-way, and is approximately 520 feet east of Hinkle Way. The subject site currently supports two (2) buildings housing self-service storage units and two (2) small accessory structures, a large, graveled maneuvering area with areas of landscaping. One of the small accessory structures is a carport that is to be removed; an ADA parking space and access will be constructed in the location. The site is accessed from Box Way via a graveled apron and has a cyclone fenced security gate. A sidewalk exists along the subject lot's frontage on Box Way. The subject property abuts other Industrial zoned parcels to the west, east and north, as well as to the south, across Box Way.

**FIGURE 3 – Aerial Imagery Identifying Subject Lot**



**Source:** Deschutes County Interactive Mapping (DIAL); Aerial Imagery

- 4. SURROUNDING LAND USES:** The area surrounding the subject property consists of industrial-zoned lots within the Newberry Business Park Subdivision. Abutting lots are vacant except to the southwest, across Box Way, of which Tax Lot 140, 22-10-14AB, a fully developed site, supporting a 4,000 square foot office building. Three lots to the east of the subject property is Tax Lot 127, 22-10-14AB that is developed with four (4) self-service storage buildings, containing several dozen units, totaling 5,200 square feet. Multiple lots to the east, within the La Pine Business Park, are developed with a variety of uses, including additional self-service storage structures.



**FIGURE 4 – Aerial Imagery Identifying Subject Lot & Surrounding Area**



**Source:** Deschutes County Interactive Mapping (DIAL); Aerial Imagery

- 5. PROPOSAL:** Approval of a Site Plan Review for the construction of one (1) additional self-service storage building on a developed lot within the La Pine Industrial (I) Zone. Applicant desires to construct an approximate 1,500 square foot rectangular building (100 feet x 15 feet), oriented north-south, in the approximate center of the lot, containing sixteen (12) individual storage units. The existing self-service storage facility on-site was authorized under Land Use File No. SPR 2016-02-SP.



6. **LEGAL LOT OF RECORD:** The subject property consists of a legal lot of record as it was created as Lot 40 of Newberry Business Park, a lawfully platted Subdivision recorded with the Deschutes County Clerk as Official Record (OR) 2002-04875.

### III. RESPONSE TO APPLICABLE STANDARDS AND CRITERIA:

#### CONFORMANCE WITH CITY OF LA PINE ZONING ORDINANCE

#### PART III – CITY OF LA PINE DEVELOPMENT

### Article 3. Zoning Districts

- **Chapter 15.24 Industrial and Public Facility Zones**

#### 15.24.100 Purpose

*Chapter 15.24 regulates allowed land uses (“uses”) and sets forth lot and development standards, including without limitation minimum dimensions, area, density, coverage, structure height, and other provisions that control the intensity, scale, and location of development in the industrial and public facility zones. The regulations of this chapter are intended to implement the City of La Pine Comprehensive Plan.*

#### 15.24.200 Characteristics of the Industrial and Public Facility Zones

*Industrial and Public Facility zones accommodate a mix of intensive and less intensive uses engaged in manufacturing, processing, warehousing, distribution, and similar activities. Two industrial zoning districts, one for light industrial uses and one for general industrial uses, provide for the full range of planned industrial land uses within the city. Both districts are intended to provide for efficient use of land and public services, provide a high-quality environment for business, offer a range of parcel sizes and locations for industrial site selection, avoid encroachment by incompatible uses, provide transportation options for employees and customers, and facilitate compatibility between dissimilar uses.*

- A. Light Industrial Zone (LI).** *The LI zone is intended to allow for a mix of industrial and manufacturing businesses alongside industrial services, research and development, and small-scale retail and professional services.*
- B. Industrial Zone (I).** *The I zone allows for the same uses as the LI zone, but also provides suitable locations for more intensive industrial uses, such as those with processing, manufacturing, assembly, packaging, distribution, or other activities*
- C. Public Facility Zone (PF).** *The PF zone is intended to provide areas for large-scale public facility and utility uses that require separation from residential and commercial uses. Additionally, the PF zone accommodates industrial uses that are compatible with large-scale public facilities.*

**RESPONSE:** The proposal is for one (1) new self-service storage building to be located on the subject property, currently developed with two (2) self-service storage buildings, in the Industrial (I) zone. The new use is compatible with the area, thus, complies with the purpose of the Industrial Zone.

**15.24.300 Use Regulations**

*Uses may be designated as Permitted, Limited, Conditional, or Prohibited in the industrial and public facility zones. As noted in Table 15.24-1, a use may also be subject to Special Use Standards of Article 6.*

**A. Permitted Uses (P).** *Uses allowed outright in the industrial and public facility zones are listed in Table 15.24- 1 with a “P”.*

...

**Table 15.24-1 — Use Regulations in the Industrial and Public Facility Zones**

Use Category	LI	I	PF	Special Use Standards
<b>Commercial Use Categories</b>				
Self-Service Storage	CU	P	P	--

**RESPONSE:** The proposed use is identified as self-service storage in Table 15.24-1 and is permitted outright.

**15.24.400 Development Standards**

**A. Purpose.** *The development standards for industrial and public facility zones allow development flexibility, within parameters, that supports the intended characteristics of the specific zone. In addition, the regulations provide guidance to property owners, developers, and neighbors about the limits of what is allowed.*

**B. Development Standards.** *The development standards for industrial and public facility zones are presented in Table 15.24-2. Development standards may be modified as provided by Chapter 15.320, Variances. Additional standards may apply to specific zones or uses, see Section 15.24.500.*

**Table 15.24-2 — Development Standards in the Industrial and Public Facility Zones**

Standard	LI	I	PF
Minimum setbacks	--	--	--
- Front or street-side yard	20 feet	None	None
- Side yard	10 feet	None	None
- Rear yard	10 feet	None	None

<b>Standard</b>	<b>LI</b>	<b>I</b>	<b>PF</b>
Maximum building height	45 feet	75 feet	75 feet
Maximum lot coverage	60%	80%	80%
Minimum landscaped area	See 15.24.500.A and Chapter 15.82		

**RESPONSE:** As evident from submitted plans, the proposed elevation drawings show that the proposed building is well below the 75-foot-high maximum building height requirements of the Industrial (I) zone. There are no minimum setbacks required of the zone. As shown on the submitted Site Plan Map, considering existing buildings and the proposed building, lot coverage will be approximately 32.6%, well below the 80% maximum. The landscaped area as indicated on the Site Plan Map is approximately 3,238 square feet (17%), well above the minimum 10% lot coverage standard, thus, is in compliance with the landscaping coverage for industrially-zoned properties.

**15.24.500 Additional Standards**

**A. Landscaping Standard.** Any portion of a lot developed for industrial uses which are not used for buildings, other structures, parking or loading spaces, or aisles, driveways, sidewalks, and designated storage areas shall be planted and maintained with grass or other all-season groundcover vegetation. Grass shall be kept neatly mowed. Landscaping with trees and shrubs is permitted and encouraged. See additional landscaping standards in Article 5.

**RESPONSE:** Though the subject property is zoned Industrial, the proposed use is defined as Commercial, therefore, this standard is not applicable.

**B. Screening Requirements.** All accessory storage of junk, waste, discarded or salvaged material, machinery, or equipment shall not be permitted except within a completely enclosed structure. Or if the lot area devoted to such use is over two-hundred (200) square feet in area, the owner may have the alternative of enclosing it on all sides, except for an exit and entrance not over twenty-five (25) feet in width, by a solid fence or wall at least six (6) feet in height and maintained in good condition or by a cyclone or equal-wire fence at least six (6) feet in height and surrounded, except for an exit and entrance not over twenty-five feet in width, by evergreens at least six (6) feet in height and planted not further apart than six (6) feet so as to form a solid screen. See also Chapter 15.82 for additional screening requirements. See additional buffering and fence standards in Article 5.

**RESPONSE:** The proposed expansion of the existing self-service storage facility will not be including any of these items, thus, this standard is not applicable.

**C. Vehicle Access.** Access driveways and entrances shall be permitted in a number and locations in which sight distance is adequate to allow safe movement of traffic in or out of the

*driveway or entrance, the free movement of normal highway traffic is not impaired, and the driveway or entrance will not create a hazard or an area of undue traffic congestion on highways to which it has access. The City may require the permit applicant to submit engineering data and/or traffic analyses to support its proposed plan of access driveways and entrances. See additional access and circulation standards in Article 5.*

**RESPONSE:** As shown on the submitted site plan, a paved apron exists to the site with gated access from Box Way from the south. Additionally, the maneuvering areas on site are currently graveled. Access to the site is existing and adequate for the existing use and proposed expansion and allows for safe movement in and out of the driveway with minimal impact on traffic.

Additionally, the proposed use will generate an *additional* four (4) new weekday trips per day, at the ITE trip rate of 2.5 trips per 1,000 square feet of “Mini-warehouse”, thus, does not meet the threshold required for a traffic study to be submitted (200 or more weekday trips or 20 p.m. peak hour trips) Therefore, a traffic analysis is not required. This standard is met.

**D. Emissions.** *Industrial uses shall comply with all applicable pollution control regulations enacted by the federal and state government and other governmental authorities.*

**RESPONSE:** The proposed self-service storage building, and its associated use as proposed, will not generate emissions.

**E. Noise.** *Industrial uses shall provide necessary shielding or other protective measures against interference caused by mechanical and nuclear equipment, or uses or processes with electrical apparatus, to nearby residences.*

**RESPONSE:** The proposed building and its use will not produce noise pollution as is typical with this type of use.

**F. Lighting.** *All exterior lighting shall be so placed and shielded so as not to create a nuisance for adjacent properties.*

**RESPONSE:** Any new lighting associated with the proposed building can be designed to comply with this standard.

## **ARTICLE 5. DEVELOPMENT STANDARDS**

### **Chapter 15.82 Landscaping, Buffering and Fences**

*The following minimum landscape requirements are established for all developments subject to site plan approval, unless approved otherwise by the reviewing authority.*

**A. Exemption.** *The provisions of this section may be exempted for uses existing on or before the effective date of this Code that are a permitted use in a specific zone in an existing*

*building or buildings on a lot or parcel of land of the scale that there is no remaining room for landscaping; this exemption shall also apply to the exterior remodeling and/or expansion of not more than 25% of the total square footage of all enclosed structures on a lot or parcel existing under a unit ownership on or before the effective date of this Code.*

**RESPONSE:** An exception is not proposed by the Applicant for this project.

**B. Area required.** *Except as approved otherwise by the City, the following minimum percent of a parcel area shall be landscaped for the following uses.*

- 1. Duplexes and triplexes: 25%.*
- 2. Multi-family dwelling complexes containing four or more units and commercial residential mixed uses (CRMX): 20%.*
- 3. Commercial uses including mixed use commercial (CMX): 15%.*
- 4. Industrial uses. A minimum five-foot landscaped buffer along any adjoining public right-of-way of a collector or arterial street or highway, which may be computed toward an overall requirement of 10%.*
- 5. Minimum area requirements may include landscaping around buildings, in parking and loading areas, outdoor recreational use areas, screening and buffering areas, and surface water drainage areas.*

**RESPONSE:** The landscaped area as indicated on the site plan is approximately 17% (3,238 square feet) lot coverage, in compliance with this section. The is landscaped and includes landscaping exceeding five (5) feet from the abutting road right-of-way for Box Way, which serves to satisfy the required minimum five-foot landscaped buffer.

**C. Landscaping defined.** *Required landscaping may include, but is not limited to, a combination of any of the following materials: living plant material such as trees, shrubs, groundcover, flowers and lawn (including native vegetation); and nonliving materials such as benches, walkways and courtyards, consisting of brick, decorative rock or other decorative materials. The total amount of nonliving materials (including bark dust, chips, aggregate, or other non-plant ground covers) shall not exceed more than 50 percent of the required landscape area.*

**RESPONSE:** The submitted Site Plan includes proposed landscaped swales along the west and east perimeters of the subject property, as well as on the south end on each side of the driveway, that will contain select elements of listed in this criterion. This criterion can be met.

**D. Existing vegetation.** *Existing site vegetation may be utilized to the maximum extent possible consistent with building placement and the applicable proposed landscape plan.*

**RESPONSE:** Existing vegetation on site is being utilized. This standard is met.



**E. Parking lots.** *Parking lots with space for ten or more vehicles must be landscaped in accordance with the following minimum requirements.*

- 1. In commercial and residential developments, parking areas shall be divided into bays, and between or at the end of each parking bay a curbed planter containing at least 16 square feet may be required.*
- 2. If required, each planter shall contain at least one tree or shrub and ground cover.*
- 3. The areas shall be designed to be protected from being damaged by vehicles using the parking area.*
- 4. Unless sidewalks are provided adjacent to a structure, customer or resident parking areas should be separated from the exterior wall of a commercial or residential structure by a minimum five-foot strip of landscaping.*
- 5. Where a parking, loading or driveway area serving a multi-family, commercial, industrial or government use abuts a public right-of-way of a collector or arterial street or a local street across from a residential zone, or abuts a residential zone, a screen planting or other approved landscaped planter strip may be required between the parking area and the right-of-way without encroaching into a clear vision area or sidewalk.*

**RESPONSE:** The proposal does not include or require ten or more parking spaces, thus, these standards do not apply.

**F. Buffering and screening.**

- 1. Purpose. The purpose of buffering and screening requirements are to reduce the impacts of a proposed use on adjacent uses and zones which provide for different types of uses. The City may waive or reduce the requirements where existing topography or vegetation is appropriate or otherwise negates the effectiveness or intended purpose or benefits of the buffering and screening.*
- 2. Where any permitted principal and/or accessory use in a Commercial or Industrial zone abuts any land zoned RSF, RMF, RMP, or TA the following buffer and screening shall be required. These requirements shall apply in instances where such use is being newly developed on vacant land, expanded in floor area by 50% or greater, or removed and a new use developed.*
- ...*
- 4. Within Industrial Zones. A buffer strip at least 30 feet wide shall be provided and maintained along the entire length of a side or rear yard where it abuts any RSF, RMF, RMP, or TA zoned land. Buffer strips shall not be used for parking, storage of vehicles, equipment, or materials, nor for any other use incompatible with their purpose as a visual, noise, dust, and pollution barrier. The buffer shall meet the following standards.*

- a. *The buffer shall be planted with evergreens capable of obtaining and maintaining a dense growth to a full height and a full canopy diameter of no less than 12 feet. The minimum height at the time of planting shall be 6 feet. Plants shall be situated in two rows within the buffer strip, each row being located at least 10 feet from the edge of the buffer strip. Plants in each row shall be spaced no more than 20 feet center-to-center and the two rows shall be situated in an alternating pattern so that the trees in one row are located centrally between the trees in the other row. Plants shall be allowed to obtain a minimum height of 12 feet and shall not be trimmed below that height thereafter.*
- b. *Installation and maintenance of the buffer and screening shall be the responsibility of the owner of the property on which the industrial use is located. Installation must be completed prior to issuance of a Certificate of Use and Occupancy by the City. Dead or diseased plants shall be removed and replaced in a timely manner. Xeriscape methods and use of native species is highly encouraged.*
- c. *A property owner may not sell, lease, or otherwise transfer property if such action results in a reduction of a separation distance for a commercial or light manufacturing use below the minimum required in this section. Likewise, a property owner may not remove or alter natural vegetation or landforms serving upon a waiver from the City as buffer and screening for a commercial or light manufacturing use if such action results in the natural buffer and screening being less effective than as required in this and other sections of this Code.*

**RESPONSE:** The subject property does not abut RSF, RMF, RMP or TA zones. As such, these criteria do not apply.

- 5. *A buffer or screening area may only be occupied by screening utilities and landscaping materials, but the same may be located within the required yard or setback requirements provided vision clearance requirements are complied with.*
- 6. *In lieu of the foregoing requirements, an applicant may provide for landscaping and screening, including plantings, fences, walls, walks and other features designed to afford the same degree of buffering as the standards above. A plan and specifications for an alternative shall be reviewed and approved by the review authority.*

**RESPONSE:** The subject property only abuts Industrial zoned land, thus, these standards do not apply.

**G. Plant material installation standards.** *Except as otherwise approved by the city, the following standards shall apply to plant materials and the installation thereof as provided in accordance with the provisions of this section.*

*1. Landscape plant materials shall be properly guyed and staked, and shall not interfere with vehicular or pedestrian traffic or parking and loading.*

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2. *Trees shall be a minimum size of six feet in height and be fully branched at the time of planting.*
3. *Shrubs shall be supplied in one-gallon containers or six-inch burlap balls with a minimum spread of 12 inches.*
4. *Rows of plants should be staggered to provide for more effective coverage.*

**RESPONSE:** A detailed planting schedule can be provided and reviewed for compliance during the building permit review process.

**H. Maintenance and plant survival.** *All landscaping approved or required as a part of a development plan shall be continuously maintained, including necessary watering, weeding, pruning and replacement of plant materials. Except where the applicant proposes landscaping consisting of drought-resistant plantings and materials that can be maintained and can survive without irrigation, landscaped areas shall be irrigated. If plantings fail to survive, it is the responsibility of the property owner to replace them.*

**RESPONSE:** Landscaping will be watered and maintained as appropriate.

#### **15.82.020 Fences and Walls**

**The yard and setback requirements of this Code shall not be deemed to restrict any otherwise lawful fence, wall, or sign, provided that no fence, wall, or sign shall be located on any right of way of a public road.**

**RESPONSE:** As shown on the Submitted Site Plan, all fencing is existing and within the subject property lines.

**A. Materials.** *Fences and walls shall not be constructed of nor contain any material that could cause bodily harm, such as barbed wire, broken glass, spikes, or any other hazardous or dangerous materials, except as provided below.*

1. *Barbed wire fences intended to contain or restrict cattle, sheep, horses or other livestock, are permitted in any zone where the keeping of livestock is permitted.*
2. *Electric fences are permitted in any zone where the keeping of livestock is permitted provided the following standards are met:*
  - a. *The fence product shall be listed by a State of Oregon approved testing laboratory.*
  - b. *The fence shall be installed and used in accordance with the testing laboratory listing.*
  - c. *Electrical permits and inspections shall be required for the installation.*

- d. *Warning signs which notify individuals of a dangerous fence shall be posted on the fence, at intervals not to exceed 50 feet. The statement, DANGER - Electrified Fence, or an equivalent statement, shall be on the warning signs.*
- e. *The fence must be located outside any front yard setback and required landscaping, buffering or screening areas.*

**RESPONSE:** No new fencing is proposed.

**B. Standards.**

- 1. *Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair including noticeable leaning, missing sections, broken supports, non-uniform height, and uncontrolled growth of vegetation.*
- 2. *All required swimming pool and hot tub fencing shall be a minimum of four (4) feet in height and be equipped with a self-locking gate that closes automatically.*
- 3. *Fences within a front or street side yard shall also conform to the clear vision requirements at intersections, which further restrict the use or height of sight-obscuring fences;*

**RESPONSE:** No new fencing is proposed. Existing fencing complies with clear vision requirements.

- 4. *In no instance shall a fence extend beyond the property line including into a public right-of-way. It is the responsibility of the property owner to determine the property line.*

**RESPONSE:** No new fencing is proposed. Existing fencing complies with clear vision requirements.

- 5. *Within residential and commercial zones, fences within the required front yard setback may not exceed four feet in height except that one incidental garden structure (e.g., arbor or gate) not exceeding eight feet in height and six feet in width is allowed within the required front yard provided it does not encroach into a required clear vision area. All other fences in all zones shall not exceed seven (7) feet in height.*

**RESPONSE:** The property is zoned Industrial, therefore, this standard is not applicable.

- 6. *Other provisions of this Code, or the requirements of the roadway authority, may limit allowable height of a fence or wall below the height limits of this section.*

**RESPONSE:** Fencing on-site is existing and no new fencing is proposed.

### **15.86.010 Applicability**

*Off-street loading and vehicle and bicycle parking spaces shall be provided in accordance with the specifications of this Chapter in all zones whenever any new use is established, an existing use is enlarged, or an existing use of land or structure is changed to a new use. Such new, enlarged, or changed use shall fully comply with the specifications of this Chapter prior to being given a certificate of use and occupancy.*

### **15.86.020 Off-Street Loading**

- A. Every commercial and industrial use which requires the receipt or distribution of material or merchandise by trucks with a 40-foot or longer wheelbase at a frequency of one or more vehicles per week shall provide off-street loading spaces in sufficient number to adequately serve the number and frequency of vehicle shipping and receiving projected for the use. The applicant shall provide supporting evidence of the projected shipping and receiving and how the number of spaces to be provided will be adequate.*
- B. Where an off-street loading space is required, it shall be large enough to accommodate the largest vehicle that is expected to serve the use without obstructing vehicles or pedestrian traffic on adjacent streets and driveways. Each off-street loading space shall not be less than 12 feet wide by 55 feet long unless otherwise approved by the City through Site Design Review.*
- C. Off-street loading space(s) shall also have adequate adjacent area for vehicle maneuvering so that vehicles using the space(s) are not required to back-up onto or back-up from a public street or alley to use the space. Where parking areas are prohibited between a building and the street, loading areas are also prohibited.*
- D. **Exceptions and Adjustments.** The City, through Site Design Review, may approve a loading area adjacent to or within a street right-of-way where it finds that loading and unloading operations are short in duration (i.e., less than one hour), infrequent, do not obstruct traffic during peak traffic hours, do not interfere with emergency response services, and are acceptable to the applicable roadway authority.*

**RESPONSE:** Off-street loading is not needed for the proposed use, thus, this standard is not applicable.

### **15.86.030 Off-Street Parking - Required**

- A. **Location of off-street loading and parking spaces.** Except as otherwise permitted by this Code, required off-street loading and parking spaces shall be located on the same lot with the principal use they are intended to serve. In no case shall a required loading space be part of the area used to satisfy the parking requirements and vice versa. Also, in no case shall the required loading or parking space(s) of one use be used to satisfy the loading or parking space requirements of another use.*



**B. Encroachment or reduction.** *A required loading or parking space shall not be encroached upon by a structure, storage, or other use, nor shall the number of spaces be reduced without replacement of a commensurate number of spaces in accordance with this section unless a special exception or variance has been approved.*

**RESPONSE:** Applicant is not requesting an encroachment or reduction. These criteria do not apply.

**C. Calculations of Amounts of Required and Allowed Parking.**

- 1. When computing parking spaces based on floor area, parking structures and non-leasable floor spaces, such as storage closets, mechanical equipment rooms, and similar spaces, are not counted.*
- 2. The number of parking spaces is computed based on the primary uses on the site except as stated in subsection 3, below. When there are two or more separate primary uses on a site, the minimum and maximum parking for the site is the sum of the required or allowed parking for the individual primary uses. For shared parking, see subsection (I) below.*
- 3. When more than 20 percent of the floor area on a site is in an accessory use, the required or allowed parking is calculated separately for the accessory use. An example would be a 10,000 square foot building with a 7,000 square foot warehouse and a 3,000 square foot accessory retail area. The minimum and maximum parking would be computed separately for the retail and warehouse uses.*

**D. Use of Required Parking Spaces.** *Except as otherwise provided by this section, required parking spaces must be available for residents, customers, or employees of the use. Fees may be charged for the use of required parking spaces. Required parking spaces may not be assigned in any way to a use on another site, except for shared parking pursuant to subsection (I).*

**E. Improvement of Parking Areas.** *Motorized vehicle parking is allowed only on streets with an improved shoulder of sufficient width; within garages, carports, and other approved structures; and on driveways or parking lots that have been developed in conformance with this Code.*

**F. Minimum Number of Off-Street Automobile Parking Spaces.** *Except as required for Americans with Disabilities Act compliance under subsection (L), off-street parking shall be provided pursuant to one of the following three standards:*

- 1. The standards in Table 15.86-1;*

2. A standard from Table 15.86-1 for a use that the Planning Official determines is similar to the proposed use. For uses not specified in the table, the City shall determine parking based on submission of technical data from applicant or City sources; or

3. Subsection (H), Parking Exceptions, which includes a Parking Demand Analysis option

**Table 15.86-1. Automobile Parking Spaces by Use**

Use Categories	Minimum Parking per Land Use (Fractions are rounded down to the closest whole number.)
Commercial Categories	
Self-Service Storage	Two spaces, plus adequate space for loading and unloading

**RESPONSE:** Per Table 15.86-1, the proposed use of self-service storage, requires a minimum of two (2) parking spaces, plus adequate space for loading and unloading. The site contains one (1) existing ADA vehicular parking space that will be removed and relocated to the northeast corner of the lot in the location of the existing carport that is to be removed. Additionally, there is adequate area for loading and unloading next to each individual storage unit. These standards are met.

**G. Maximum Number of Off-Street Automobile Parking Spaces.** The following standards for maximum number of automobile parking spaces promote efficient use of land and compact development patterns.

**1. Applicability.** Developments subject to Site Plan Review must conform to the maximum parking standards.

**2. Standards.** Unless otherwise approved by the City through Site Plan Review, the maximum number of off-street automobile parking spaces allowed per for a commercial development equals the minimum number of required spaces, pursuant to Table 15.86-1 times a factor of 2.0. Parking spaces that are located in snow storage areas do not count toward the maximum parking space requirements.

**RESPONSE:** Other than the one (1) relocated ADA parking space, Applicant does not propose any parking stalls, therefore, these criteria do not apply.

**H. Exceptions and Reductions to Off-Street Parking.** An applicant may propose a parking standard that is different than the standards under subsections (F) or (G), for review and action by the Planning Official through a Type II procedure. The applicant’s proposal shall consist of a written request and a parking analysis prepared by a qualified professional. The parking analysis, at a minimum, shall assess the average parking demand and available supply for existing and proposed uses on the subject site; opportunities for shared parking with other uses in the vicinity; existing public parking in the vicinity; transportation options existing or

planned near the site, such as frequent bus service, carpools, or private shuttles; and other relevant factors. The number of required off-street parking spaces may also be reduced through the provision of shared parking, pursuant to subsection (I).

**I. Shared parking.** Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlap (e.g., uses primarily of a daytime versus nighttime nature; weekday uses versus weekend uses), and provided that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use. Shared parking requests shall be subject to review and approval through Site Plan Review.

**RESPONSE:** An exception or reduction to Off-Street Parking is not proposed. Shared Parking is not proposed. Therefore, these criteria are not applicable.

**J. Parking Stall Design and Minimum Dimensions.** Where a new off-street parking area is proposed, or an existing off-street parking area is proposed for expansion, the entire parking area shall be improved in conformance with this Code. At a minimum the parking spaces and drive aisles shall be paved with asphalt, concrete, or other City-approved materials, provided the Americans with Disabilities Act requirements are met, and shall conform to the minimum dimensions in Table 15-86-2 and the figures below. All off-street parking areas shall contain wheel stops, perimeter curbing, bollards, or other edging as required to prevent vehicles from damaging buildings or encroaching into walkways, landscapes, or the public right-of-way. Parking areas shall also provide for surface water management.

Table 15.86-2 - Parking Stall Dimensions

Parking Angle	Stall Width	20' Stall	Aisle Width (*one way)	Curb Length	Bay Width
0°	9'-0"	9.0	12.0	22.0	30.0
	9'-6"	9.5	12.0	22.0	31.0
	10'-0"	10.0	12.0	22.0	32.0
45°	9'-0"	19.8	13.0	12.7	52.5
	9'-6"	20.1	13.0	13.4	53.3
	10'-0"	20.5	13.0	14.1	54.0
60°	9'-0"	21.0	18.0	10.4	60.0
	9'-6"	21.2	18.0	11.0	60.4
	10'-0"	21.5	18.0	11.9	61.0
70°	9'-0"	21.0	19.0	9.6	61.0

Parking Angle	Stall Width	20' Stall	Aisle Width (*one way)	Curb Length	Bay Width
	9'-6"	21.2	18.5	10.1	60.9
	10'-0"	21.2	18.0	10.6	60.4
90°	9'-0"	20.0	24.0	9.0	64.0
	9'-6"	20.0	24.0	9.5	64.0
	10'-0"	20.0	24.0	10.0	64.0
24' minimum for two-way traffic					

**K. Adjustments to Parking Area Dimensions.** *The dimensions in subsection (J) are minimum standards. The City Planning Official, through a Type II procedure, may adjust the dimensions based on evidence that a particular use will require more or less maneuvering area.*

**L. Americans with Disabilities Act (ADA).** *Parking shall be provided consistent with ADA requirements, including, but not limited to, the minimum number of spaces for automobiles, van-accessible spaces, location of spaces relative to building entrances, accessible routes between parking areas and building entrances, identification signs, lighting, and other design and construction requirements.*

**RESPONSE:** As depicted on the submitted Site Plan, an ADA parking space exists but will be relocated to the area of the existing carport (to be removed) and is to contain these required elements, thus, satisfies dimensional requirement in Table 15.86-2 above.

...

### 15.86.050 Bicycle Parking

**A. Exemptions.** *This section does not apply to single-family and duplex housing, home occupations, and agricultural uses. The Planning Official may exempt other uses upon finding that, due to the nature of the use or its location, it is unlikely to have any patrons or employees arriving by bicycle.*

**B. Standards.** *Bicycle parking spaces shall be provided with new development and, where a change of use occurs, at a minimum, shall follow the standards in Table 15.86-3. Where an application is subject to Conditional Use Permit approval or the applicant has requested a reduction to an automobile-parking standard, the City may require bicycle parking spaces in addition to those in Table 15.86-3*

**Table 15.86-3 Minimum Required Bicycle Parking Spaces**

Use	Minimum Number of Spaces
<b>Multi-Family Residential</b> (not required for parcels with fewer than 4 dwelling units)	<b>2 bike spaces per 4 dwelling units</b>
<b>Commercial</b>	<b>2 bike spaces per primary use or 1 per 5 vehicle spaces, whichever is greater</b>
<b>Industrial</b>	<b>2 bike spaces per primary use or 1 per 10 vehicle spaces, whichever is greater</b>
<b>Community Service</b>	<b>2 bike spaces</b>
<b>Parks (active recreation areas only)</b>	<b>4 bike spaces</b>
<b>Schools (all types)</b>	<b>2 bike spaces per classroom</b>
<b>Institutional Uses and Places of Worship</b>	<b>2 bike spaces per primary use or 1 per 10 vehicle spaces, whichever is greater</b>
<b>Other Uses</b>	<b>2 bike spaces per primary use or 1 per 10 vehicle spaces, whichever is greater</b>

**C. Design.** *Bicycle parking shall consist of staple-design steel racks or other City-approved racks, lockers, or storage lids providing a safe and secure means of storing a bicycle. At a minimum, bicycle parking facilities shall be consistent with the following design guidelines:*

- 1. All bicycle parking shall be within one hundred (100) feet from a building entrance and located within a well-lit and clearly visible area;*
- 2. Bicycle parking shall be convenient and easy to find. Where necessary, a sign shall be used to direct users to the parking facility;*
- 3. Each bicycle parking space shall be at least two (2) feet by six (6) feet with a vertical clearance of six (6) feet;*
- 4. An access aisle of at least five (5) feet shall be provided in each bicycle parking facility;*
- 5. Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle can be stored or a stationary object, i.e., a "rack," upon which the bicycle can be locked. Structures that require a user-supplied lock shall accommodate both cables and U-shaped locks and shall permit the frame and both wheels to be secured (removing the front wheel may be necessary.) Note: businesses may provide long-term, employee parking by allowing access to a secure room within a building.*

**D. Hazards.** *Bicycle parking shall not impede or create a hazard to pedestrians or vehicles, and shall be located so as to not conflict with the vision clearance standards of Section 15.88.040.*



**RESPONSE:** The use does not require specific bicycle parking areas or structures. The use has no public spaces or office area, no employees and it is unlikely that any patron would arrive via bicycle. However, customers rent storage units, which could be used to securely park a bicycle should the need arise. In previous decisions for self-service storage site plan review, City Staff has found this acceptable for other self-service storage uses approved in the La Pine Business Park.

In the decision authorizing the existing use, File No. SPR 2016-02-SP, in response to criterion (f) on page 5 of the decision, Staff provided a finding regarding bicycle parking as follows (excerpted):

*The proposed use within the site is vehicle-centric and internal pedestrian/bicycle orientation is not necessary, ...*

Based on this, Applicant requests that this use be exempt from the requirements of this section.

#### **15.86.060 Snow Storage Areas**

- A. Purpose. The purpose of these standards is to ensure that adequate space is provided within a development for storage of snow in winter months in order to accommodate space needed for access, circulation, and off-street parking.*
- B. Applicability. Snow storage standards apply to all subdivisions and to developments subject to Site Plan review.*
- C. Standards.*
  - 1. Minimum Area. Snow storage areas must be designated on a site plan. The areas must total a minimum of 15% of the area to be cleared, including all access drives, parking areas, and walkways.*
  - 2. Location. Snow storage is not permitted on landscaped areas, except where these areas are limited to grass or rock cover. Snow storage may be permitted in parking areas provided that the site can still accommodate enough parking spaces to meet minimum off-street parking requirements in winter months. Parking spaces that are located in snow storage areas do not count toward the maximum parking space requirements. It is encouraged that snow storage areas be located away from public view and that additional impervious surface areas are not created for the sole purpose of snow storage.*
  - 3. Exceptions and Adjustments. The City may reduce or eliminate the required snow storage areas if a snow removal plan is presented which provides a continuous guarantee of removal.*

**RESPONSE:** The swales and adjacent portions of the drive aisles can be utilized for snow storage. In previous decisions for self-service storage site plan review, City Staff has found this acceptable for this self-service storage use.

## **Article 5. Development Standards**

### **Chapter 15.88 Access and Circulation**

#### **15.88.010 Purpose**

Chapter 15.88 contains standards for vehicular and pedestrian access, circulation, and connectivity. The standards promote safe, reasonably direct, and convenient options for walking and bicycling, while accommodating vehicle access to individual properties, as needed.

#### **15.88.020 Applicability**

Chapter 15.88 applies to new development and changes in land use necessitating a new or modified street or highway connection. Except where the standards of a roadway authority other than the City supersede City standards, Chapter 15.88 applies to all connections to a street or highway, and to driveways and walkways.

#### **15.88.030 Vehicular Access and Circulation**

**A. Purpose and Intent.** *Section 15.88.030 implements the street access guidelines of the City of La Pine Transportation System Plan. It is intended to promote safe vehicle access and egress to properties, while maintaining traffic operations in conformance with adopted standards. "Safety," for the purposes of this chapter, extends to all modes of transportation.*

**B. Permit Required.** *Vehicular access to a public street (e.g., a new or modified driveway connection to a street or highway) requires an approach permit approved by the applicable roadway authority.*

**RESPONSE:** Access to the site is existing and no additional access is proposed. This criterion is inapplicable.

**C. Traffic Study Requirements.** *The City, in reviewing a development proposal or other action requiring an approach permit, may require a traffic impact analysis, pursuant to Section 15.90.080, to determine compliance with this Code.*

**RESPONSE:** The proposed use will generate an additional approximate four (4) new trips per day, at the ITE trip rate of 2.5 trips per 1,000 square feet of "Mini-warehouse", thus, does not meet the threshold required for a traffic study to be submitted. Therefore, this criterion does not apply.

**D. Approach and Driveway Development Standards.** *Access management restrictions and limitations consist of provisions managing the number of access points and/or providing traffic and facility improvements that are designed to maximize the intended function of a*

*particular street, road or highway. The intent is to achieve a balanced, comprehensive program which provides reasonable access as new development occurs while maintaining the safety and efficiency of traffic movement. Intersections, approaches and driveways shall conform to access spacing guidelines in the City of La Pine Transportation System Plan and the roadway authority's engineering standards. In the review of all new development, the reviewing authority shall consider the following techniques or considerations in providing for or restricting access to certain transportation facilities.*

*1. Access points to arterials and collectors may be restricted through the use of the following techniques.*

- a) Restricting spacing between access points based on the type of development and the speed along the serving collector or arterial.*
- b) Sharing of access points between adjacent properties and developments.*
- c) Providing access via a local order of street; for example, using a collector for access to an arterial, and using a local street for access to a collector.*
- d) Constructing frontage or marginal access roads to separate local traffic from through traffic.*
- e) Providing service drives to prevent overflow of vehicle queues onto adjoining roadways.*

*2. Consideration of the following traffic and facility improvements for access management.*

- a) Providing of acceleration, deceleration and right-turn-only lanes.*
- b) Offsetting driveways to produce T-intersections to minimize the number of conflict points between traffic using the driveways and through traffic.*
- c) Installation of median barriers to control conflicts associated with left turn movements.*
- d) Installing side barriers to the property along the serving arterial or collector to restrict access width to a minimum.*

**RESPONSE:** As previously discussed above, access to the subject site is existing from Box Way and no additional or new access is proposed. These criteria are inapplicable.

**E. ODOT Approval.** *Where a new approach onto a state highway or a change of use adjacent to a state highway requires ODOT approval, the applicant is responsible for obtaining ODOT approval. The City may approve a development conditionally, requiring the applicant first obtain required ODOT permit(s) before commencing development, in which case the City will work cooperatively with the applicant and ODOT to avoid unnecessary delays.*

**RESPONSE:** The subject property is accessed via existing local streets, therefore, this criterion does not apply.

**F. Other Agency Approval.** *Where an approach or driveway crosses a drainage ditch, canal, railroad, or other feature that is under the jurisdiction of another agency, the applicant is responsible for obtaining all required approvals and permits from that agency prior to commencing development.*

**RESPONSE:** The subject property does not cross a drainage ditch, canal, railroad, or other feature that is under the jurisdiction of another agency. This criterion does not apply.

**G. Exceptions and Adjustments.** *The City may approve adjustments to the spacing standards of subsections above, where an existing connection to a City street does not meet the standards of the roadway authority and the proposed development moves in the direction of code compliance.*

**RESPONSE:** Applicant is not requesting an exception to spacing standards of the above subsections, therefore, this criterion does not apply.

**H. Joint Use Access Easement and Maintenance Agreement.** *Where the City approves a joint use driveway, the property owners shall record an easement with the deed allowing joint use of and cross access between adjacent properties. The owners of the properties agreeing to joint use of the driveway shall record a joint maintenance agreement with the deed, defining maintenance responsibilities of property owners. The applicant shall provide a fully executed copy of the agreement to the City for its records, but the City is not responsible for maintaining the driveway or resolving any dispute between property owners.*

**RESPONSE:** The proposed addition will utilize the existing access to Box Way, Joint use access is not proposed.

### **15.88.040 Clear Vision Areas (Visibility at Intersections)**

**A.** *In all zones, a clear vision area shall be maintained on the corners of all property at the intersection of two streets or a street and a railroad. A clear vision area shall contain no planting, wall, structure, private signage, or temporary or permanent obstruction exceeding three and one-half feet in height, measured from the top of the curb or, where no curb exists, from the established street centerline grade, except that trees exceeding this height may be located in this area provided all branches and foliage are removed to a height of eight feet above the grade.*

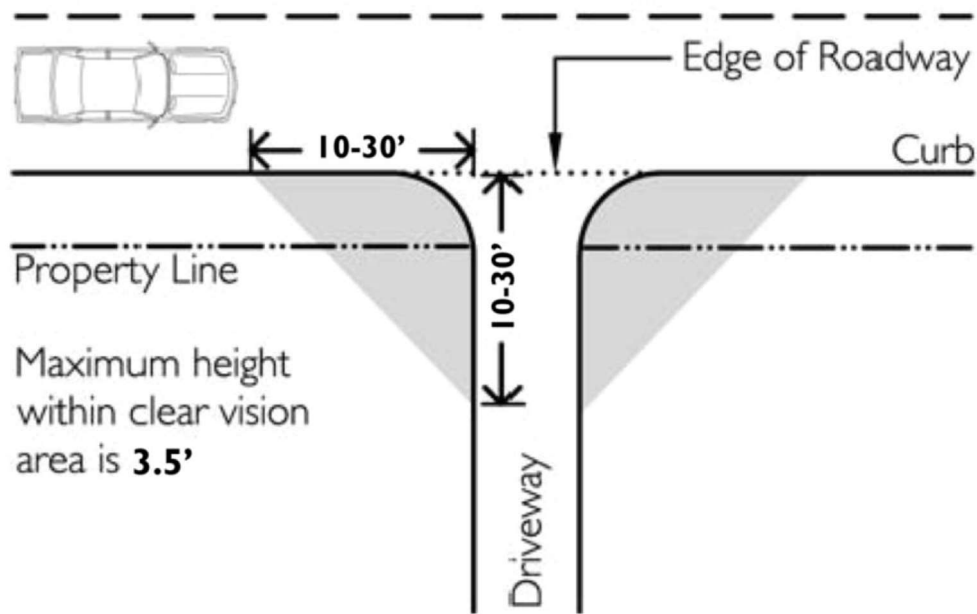
**B.** *A clear vision area shall consist of a triangular area on the corner of a lot at the intersection of two streets or a street and a railroad (see Figure 18.88-1). Where lot lines have rounded corners, the specified distance is measured from a point determined by the extension of the lot lines to a point of intersection. The third side of the triangle is the line connecting the*

ends of the measured sections of the street lot lines. The following measurements shall establish clear vision areas within the City.

1. In an agricultural, forestry or industrial zone, the minimum distance shall be 30 feet; or at intersections including an alley, 10 feet.
2. In all other zones, the minimum distance shall be in relationship to street and road right of way widths as follows:

Right of way Width	Clear vision
80 feet or more	20 feet
Less than 80 feet	30 feet

Figure 15.88-1. Clear Vision Areas



**RESPONSE:** The subject property is not a corner lot, thus, these standards do not apply.

### 15.88.050 Pedestrian Access and Circulation

*A. Purpose and Intent. This section implements the pedestrian access and connectivity policies of City of La Pine Transportation System Plan and the requirements of the Transportation Planning Rule (OAR 660-012). It is intended to provide for safe, reasonably direct, and convenient pedestrian access and circulation.*



*B. Standards. New subdivisions, multi-family developments, planned developments, commercial developments and institutional developments shall conform to all of the following standards for pedestrian access and circulation:*

*1. Continuous Walkway System. A pedestrian walkway system shall extend throughout the development site and connect to adjacent sidewalks, if any, and to all future phases of the development, as applicable.*

*2. Safe, Direct, and Convenient. Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas, playgrounds, and public rights-of-way conforming to the following standards:*

- a) The walkway is reasonably direct. A walkway is reasonably direct when it follows a route that does not deviate unnecessarily from a straight line or it does not involve a significant amount of out-of- direction travel.*
- b) The walkway is designed primarily for pedestrian safety and convenience, meaning it is reasonably free from hazards and provides a reasonably smooth and consistent surface and direct route of travel between destinations. The City may require landscape buffering between walkways and adjacent parking lots or driveways to mitigate safety concerns.*
- c) Vehicle/Walkway Separation. Except as required for crosswalks, per subsection 4, below, where a walkway abuts a driveway or street it shall be raised six inches and curbed along the edge of the driveway or street. Alternatively, the City may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is physically separated from all vehicle-maneuvering areas. An example of such separation is a row of bollards (designed for use in parking areas) with adequate minimum spacing between them to prevent vehicles from entering the walkway.*
- d) Crosswalks. Where a walkway crosses a parking area or driveway (“crosswalk”), it shall be clearly marked with contrasting paving materials (e.g., pavers, light-color concrete inlay between asphalt, or similar contrasting material). The crosswalk may be part of a speed table to improve driver- visibility of pedestrians.*
- e) Walkway Construction. Walkway surfaces may be concrete, asphalt, brick or masonry pavers, or other City-approved durable surface meeting ADA requirements. Walkways shall be not less than four feet in width, except that the City may require five- foot wide, or wider, sidewalks in developments where pedestrian traffic warrants walkways wider than four feet.*
- f) Multi-Use Pathways. Multi-use pathways, where approved, shall be 10 feet wide and constructed of asphalt, concrete or other City-approved durable surface meeting ADA requirements consistent with the applicable City engineering standards.*

**RESPONSE:** A property-tight, 6-foot-wide concrete sidewalk exists along the lot's frontage within Box Way right-of-way. This intent of the applicable criteria above is satisfied.

## **Article 5. Development Standards**

### **Chapter 15.90 Public Facilities**

#### **15.90.010 Public Facilities Improvement**

*Minor betterment, improvements, replacement or reconstruction of existing public facilities such as sewer and water lines, storm water drainage facilities, sidewalks and other pedestrian ways or facilities, bikeways and similar public facilities within rights-of-ways and easements for the purposes existing on or before the effective date of this ordinance, or on contiguous publicly-owned property designated, intended or utilized to support the facilities, or the facilities that are set forth within an adopted public facilities plan or other capital improvement plan duly adopted on or before the effective date of this ordinance, are exempt from permit requirements, unless specifically set forth otherwise.*

#### **15.90.020 Developer Responsibility for Streets and Other Public Facilities**

**A. Duties of developer.** *It shall be the responsibility of the developer to construct all streets, curbs, sidewalks, sanitary sewers, storm sewers, water mains, electric, telephone and cable television lines necessary to serve the use or development in accordance with the specifications of the city and/or the serving entity.*

**RESPONSE:** No construction of, or connection to, sewer services are proposed, thus, are not required. The site is currently served by the City of La Pine Water. The site currently has existing curbs, driveway apron, sidewalks, and utility services. All elements of any required additional construction can be conducted in a manner which complies with this criterion.

**B. Over-Sizing.** *The City may require as a condition of development approval that sewer, water, or storm drainage systems serving new development be sized to accommodate future development within the area as projected by the applicable facility master plan, and the City may authorize other cost-recovery or cost-sharing methods as provided under state law.*

**RESPONSE:** Sewer service is not proposed for the use. Water service is stubbed to the subject property. The City has not required oversizing of water, sewer or storm drainage systems for projects in the area of this type (See Decision for File No. 03-SPR-20). Accordingly, oversizing is not applicable for this proposal.

**C. Inadequate existing streets.** *Whenever existing streets, adjacent to, within a tract or providing access to and/or from a tract, are of inadequate width and/or improvement standards, additional right-of-way and/or improvements to the existing streets may be required.*

**RESPONSE:** The local industrial roadway network was constructed to City Standards with the development of the Newberry Business Park subdivision. There is an existing property-tight, 6-foot wide sidewalk where abutting the subject lot.

**D. Half streets.** *Half streets, while generally not acceptable, may be approved where essential to the reasonable development of a proposed land development, and when the City finds it will be practical to require dedication and improvement of the other half of the street when the adjoining property is developed. Whenever a half street exists adjacent to a tract of land proposed for development, the other half of the street shall be dedicated and improved.*

**RESPONSE:** Half streets are not proposed.

### **15.90.030 Sewer and Water**

**A. Sewer and Water Plan Approval.** *Development permits for sewer and water improvements shall not be issued until the Public Works Director has approved all sanitary sewer and water plans in conformance with City standards.*

**RESPONSE:** No new public improvements are proposed, nor are they warranted, with this development. An existing water service line is stubbed to the subject property for irrigation of landscaping and maintenance.

**B. Inadequate Facilities.** *Development permits may be restricted or rationed by the City where a deficiency exists in the existing water or sewer system that cannot be rectified by the development and which, if not rectified, will result in a threat to public health or safety, surcharging of existing mains, or violations of state or federal standards pertaining to operation of domestic water and sewerage treatment systems. The City may require water booster pumps, sanitary sewer lift stations, and other critical facilities be installed with backup power.*

**RESPONSE:** Sewer connection is not proposed nor required for the proposed self-service storage use. Water lines are existing and currently serve the Site; usage is limited to irrigation of landscaping and maintenance. Applicant believes adequate capacity is available for the proposed expansion of the use, thus, this criterion is satisfied.

### **15.90.040 Stormwater**

**A. Accommodation of Upstream Drainage.** *Culverts and other drainage facilities shall be large enough to accommodate existing and potential future runoff from the entire upstream drainage area, whether inside or outside the development. Such facilities shall be subject to review and approval by the City Engineer.*

**B. Effect on Downstream Drainage.** *Where it is anticipated by the City Engineer that the additional runoff resulting from the development will overload an existing drainage facility, the City shall withhold approval of the development until provisions have been made for improvement of the potential condition or until provisions have been made for storage of additional runoff caused by the development in accordance with City standards.*

**RESPONSE:** As shown on the submitted site plan, site storage and disposal area for the storm water generated on-site is proposed via landscaped swales along the perimeter of the development (west, east and south), assuming no discharge downstream. No water courses traverse the site, and no upstream source is present requiring provisions for additional flows. The proposed grading and drainage plan is provided on the submitted site plan, including stormwater calculations meeting COSM requirements ensuring compliance with this criterion.

#### **15.90.050 Utilities**

**A. General Provision.** *The developer of a property is responsible for coordinating the development plan with the applicable utility providers and paying for the extension and installation of utilities not otherwise available to the subject property.*

**B Underground Utilities.** *All new electrical, telephone or other utility lines shall be underground unless otherwise approved by the city.*

**RESPONSE:** Any extension of service lines can conform to the standards set forth in 15.90.050.

**C. Subdivisions.** *In order to facilitate underground placement of utilities, the following additional standards apply to all new subdivisions:*

- 1. The developer shall make all necessary arrangements with the serving utility to provide the underground services. Care shall be taken to ensure that no above ground equipment obstructs vision clearance areas for vehicular traffic.*
- 2. The City reserves the right to approve the location of all surface-mounted facilities.*
- 3. All underground utilities installed in streets must be constructed and approved by the applicable utility provider prior to the surfacing of the streets.*
- 4. Stubs for service connections shall be long enough to avoid disturbing the street improvements when service connections are made.*

**RESPONSE:** Applicant is not proposing a subdivision, thus, these criteria do not apply.

**D. Exception to Undergrounding Requirement.** *The City may grant exceptions to the undergrounding standard where existing physical constraints, such as geologic conditions, streams, or existing development conditions make underground placement impractical.*

**RESPONSE:** Applicant is not requesting an exception to Undergrounding Requirements, thus, this criterion does not apply.

## 15.90.070 Design of Streets and Other Public Facilities

**A. Traffic circulation system.** *The overall street system shall assure an adequate traffic circulation system with intersection angles, grades, tangents and curves appropriate for the traffic to be carried considering the terrain of the development and the area. An analysis of the proposed traffic circulation system within the land division, and as such system and traffic generated there from affects the overall City of La Pine transportation, will be required to be submitted with the initial land division review application. The location, width and grade of streets shall be considered in their relationship to existing and planned streets, to topographical conditions, to public convenience and safety and to the proposed use or development to be served thereby.*

**RESPONSE:** New streets are not proposed as part of this development, nor warranted, thus, this criterion does not apply.

**B. Street location and pattern.** *The proposed street location and pattern shall be shown on the development plan, and the arrangement of streets shall:*

- 1. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or*
- 2. Conform to a plan for the general area of the development approved by the City to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical; and conform to the adopted La Pine Transportation System Plan as may be amended.*

**RESPONSE:** New streets are not proposed as part of this development, nor warranted, thus, this criterion does not apply.

**C. Access Ways.** *The City, in approving a land use application with conditions, may require a developer to provide an access way where the creation of a cul-de-sac or dead-end street is unavoidable, and the access way connects the end of the street to another street, a park, or a public access way. Where an access way is required, it shall be not less than 10 feet wide and shall contain a minimum six-foot-wide paved surface or other all-weather surface approved by the City. Access ways shall be contained within a public right-of-way or public access easement, as required by the City.*

**RESPONSE:** Applicant does not anticipate any need for access ways. This criterion is inapplicable.

**D. Future street extensions.** *Where necessary to give access to or permit future subdivision or development of adjoining land, streets shall be extended to the boundary of the proposed development or subdivision. Where a subdivision is proposed adjacent to other developable land, a future street plan shall be filed by the applicant in conjunction with an application for a subdivision in order to facilitate orderly development of the street system. The plan shall show the pattern of existing and proposed future streets from the boundaries of the proposed land*



*division and shall include other divisible parcels within 600 feet surrounding and adjacent to the proposed subdivision. The street plan is not binding, but is intended to show potential future street extensions with future development. The plan must demonstrate, pursuant to City standards, that the proposed development does not preclude future street connections to adjacent development land. Wherever appropriate, street stubs shall be provided to allow access to future abutting subdivisions and to logically extend the street system into the surrounding area. Street ends shall contain turnarounds constructed to Uniform Fire Code standards, as the City deems applicable, and shall be designed to facilitate future extension in terms of grading, width, and temporary barricades.*

**RESPONSE:** The abutting right-of-way, Box Way, logically connects to the existing transportation grid, thus there is no need for future street extensions. This criterion does not apply.

**E. Minimum right-of-way and roadway widths.** *Unless otherwise approved in the tentative development plan, street, sidewalk and bike rights-of-way and surfacing widths shall not be less than the minimum widths in feet set forth in the La Pine Transportation System Plan, and shall be constructed in conformance with applicable standards and specifications set forth by the city.*

**RESPONSE:** The subject parcel has frontage on Box Way, a City Local Street having a 60-foot wide right-of-way. This abutting right-of-way has a width of 60 feet and is developed with 40 feet of paved width that is curbed with catch basins, thus, is adequate.

**F. Sidewalks.** *Unless otherwise required in this chapter or other city ordinances or other regulations, or as otherwise approved by the Commission, sidewalks shall be required as specified in the La Pine Transportation System Plan. In lieu of these requirements, however, the City may approve a development without sidewalks if alternative pedestrian routes and facilities are provided.*

**RESPONSE:** A property-tight, 6-foot wide sidewalk exists along the subject lot's frontage on Box Way.

**G. Bike lanes.** *Unless otherwise required in this chapter or other city ordinances or other regulations, bike lanes shall be required as specified in the La Pine Transportation System Plan, except that the Planning Commission may approve a development without bike lanes if it is found that the requirement is not appropriate to or necessary for the extension of bicycle routes, existing or planned, and may also approve a development without bike lanes in the streets if alternative bicycle routes and facilities are provided.*

**RESPONSE:** Abutting streets do not currently have bike lanes, but share the roadway with motorists. Roadway improvements are not being proposed, nor are they warranted.

**H. Cul-de-sacs.** *A cul-de-sac street shall only be used where the City determines that environmental or topographical constraints, existing development patterns, or compliance with*

other applicable City requirements preclude a street extension. Where the City determines that a cul-de-sac is allowed, all of the following standards shall be met:

...

**RESPONSE:** The Applicant does not propose a new cul-de-sac, thus, this criterion does not apply.

**I. Marginal access streets.** Where a land development abuts or contains an existing or proposed arterial street, the city may require marginal access streets, reverse frontage lots with suitable depth, screen- plantings contained in a non-access reservation strip along the rear or side property line or other treatments deemed necessary for adequate protection of residential properties and the intended functions of the bordering street, and to afford separation of through and local traffic.

**RESPONSE:** The proposed development does not abut nor contain an existing arterial street. Criterion does not apply.

**J. Streets adjacent to railroad right-of-way.** Whenever a proposed land development contains or is adjacent to a railroad right-of-way, provisions may be required for a street approximately parallel to the ROW at a distance suitable for the appropriate use of land between the street and the ROW. The distance shall be determined with consideration at cross streets of the minimum distance required for approach grades to a future grade separation and to provide sufficient depth to allow screen planting or other separation requirements along the ROW.

**RESPONSE:** The proposed development does not contain nor is adjacent to a railroad right-of-way. Criterion does not apply.

**K. Reserve Strips.** Reserve strips or street plugs controlling access to streets will not be approved unless deemed necessary for the protection of public safety and welfare and may be used in the case of a dead-end street planned for future extension, and in the case of a half street planned for future development as a standard, full street.

**RESPONSE:** Applicant does not propose to control access to any streets, thus, this criterion does not apply.

**L. Alignment.** All streets, as far as practicable, shall be in alignment with existing streets by continuations of the center lines thereof. Necessary staggered street alignment resulting in intersections shall, wherever possible, leave a minimum distance of 200 feet between the center lines of streets of approximately the same direction, and in no case shall the off-set be less than 100 feet.

**RESPONSE:** Applicant does not propose new streets, thus, this criterion is not applicable.

**M. Intersection angles.** Streets shall be laid out to intersect at angles as near to right angles as practicable, and in no case shall an acute angle be less than 80 degrees unless

*there is a special intersection design approved by the City Engineer or other duly designated City representative as applicable. Other streets, except alleys, shall have at least 50 feet of tangent adjacent to the intersection, and the intersection of more than two streets at any one point will not be approved.*

**RESPONSE:** Applicant does not propose new streets, thus, this criterion is not applicable.

**N. Curves.** *Centerline radii of curves should not be less than 500 feet on major arterials, 300 feet on minor arterials, 200 feet on collectors or 100 feet on other streets and shall be on an even ten feet. Where existing conditions, particularly topography, make it otherwise impractical to provide building sites, the City may accept steeper grades and sharper curves than provided for herein in this subsection.*

**RESPONSE:** Applicant does not propose new streets, thus, this criterion is not applicable.

**O. Street grades.** *Street grades shall not exceed 8% on arterials, 10% on collectors and 12% on all other streets including private driveways entering upon a public street or highway; however, for streets at intersections, and for driveways entering upon a public street or highway, there should be a distance of three or more car lengths (approximately 50 feet) where the grade should not exceed 6% to provide for proper stopping distance during inclement weather conditions.*

**RESPONSE:** Applicant does not propose new streets, thus, this criterion is not applicable.

**P. Street names.** *Except for the extension of existing streets, no street names shall be used which will duplicate or be confused with the name of an existing street in the city or within a radius of six miles of the city or within the boundaries of a special service district such as fire or ambulance. Such street names shall be approved by the Deschutes County street name coordinator.*

**RESPONSE:** Applicant does not propose new streets, thus, this criterion is not applicable.

**Q. Street name signs.** *Street name signs shall be installed at all street intersections by the developer in accordance with applicable city, county or state requirements. One street sign shall be provided at the intersection of each street, and two street signs shall be provided at four-way intersections.*

**RESPONSE:** Applicant does not propose new streets, thus, this criterion is not applicable.

**R. Traffic control signs.** *Traffic control signs shall be provided for and installed by the developer as required and approved by the appropriate city, county and/or state agency or department.*

**RESPONSE:** Applicant does not propose new streets that would require traffic control signs and the proposed use does not warrant new traffic control signs. This criterion does not apply.

**S. Alleys.** *Alleys are not necessary in residential developments, but may be required in commercial and industrial developments unless other permanent provisions for access to off-street parking and loading facilities are approved by the city.*

**RESPONSE:** Applicant does not propose new alleys. This criterion does not apply.

**T. Curbs.** *Curbs shall be required on all streets in all developments, and shall be installed by the developer in accordance with standards set forth by the city unless otherwise approved by the city. Approval of streets without curbs shall be at the discretion of the City Engineer, and shall be so determined during the tentative plan land division review process on the basis of special circumstances to the development.*

**RESPONSE:** Applicant is not proposing any new streets that would require curbs. This criterion does not apply.

**U. Street lights.** *Street lights may be required and, if so required, shall be installed by the developer in accordance with standards set forth by the city and the serving utility company. Streets lights, if required, shall include one (1) fixture and be located at the intersection of streets.*

**RESPONSE:** Applicant does not propose any new streets that would require street lights, thus, this criterion is not applicable.

**V. Utilities.** *The developer shall make necessary arrangements with the serving utility companies for the installation of all proposed or required utilities, which may include electrical power, natural gas, telephone, cable television and the like.*

**RESPONSE:** Service lines are existing to the Site and no new lines are proposed. Any installation of future service lines can conform to the standards set forth in 15.90.050. This criterion is satisfied.

**W. Drainage facilities.** *Drainage facilities shall be provided as required by the City in accordance with all applicable City and Oregon Department of Environmental Quality standards.*

**RESPONSE:** As depicted on the submitted Site Plan, site storage and disposal area (Swales) for the storm water generated on-site are proposed within landscaped areas with no discharge downstream. No water courses traverse the site, and no upstream source is present requiring provisions for additional flows. Applicant does not anticipate any additional runoff resulting from the development. This criterion is satisfied.

**X. Gates.** *Except where approved as part of a Master Planned Development, private streets and gated drives serving more than two dwellings (i.e., where a gate limits access to a development from a public street), are prohibited.*

**RESPONSE:** Applicant is not proposing any new private streets that would require gates. Criterion does not apply.

### **15.90.080 Traffic Impact Analysis**

**A. Purpose.** *The purpose of this subsection is coordinate the review of land use applications with roadway authorities and to implement Section 660-012-0045(2)(e) of the state Transportation Planning Rule, which requires the City to adopt a process to apply conditions to development proposals in order to minimize impacts and protect transportation facilities. The following provisions also establish when a proposal must be reviewed for potential traffic impacts; when a Traffic Impact Analysis must be submitted with a development application in order to determine whether conditions are needed to minimize impacts to and protect transportation facilities; the required contents of a Traffic Impact Analysis; and who is qualified to prepare the analysis.*

**B. When a Traffic Impact Analysis is Required.** *The City or other road authority with jurisdiction may require a Traffic Impact Analysis (TIA) as part of an application for development, a change in use, or a change in access. A TIA shall be required where a change of use or a development would involve one or more of the following:*

- 1. A change in zoning or a plan amendment designation;*
- 2. Operational or safety concerns documented in writing by a road authority;*
- 3. An increase in site traffic volume generation by [300] Average Daily Trips (ADT) or more;*
- 4. An increase in peak hour volume of a particular movement to and from a street or highway by [20] percent or more;*
- 5. An increase in the use of adjacent streets by vehicles exceeding the 20,000 pound gross vehicle weights by 10 vehicles or more per day;*
- 6. Existing or proposed approaches or access connections that do not meet minimum spacing or sight distance requirements or are located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, creating a safety hazard;*
- 7. A change in internal traffic patterns that may cause safety concerns; or*
- 8. A TIA required by ODOT pursuant to OAR 734-051.*

**C. Traffic Impact Analysis Preparation.** *A professional engineer registered by the State of Oregon, in accordance with the requirements of the road authority, shall prepare the Traffic Impact Analysis.*



**D. Waiver or Deferral.** *The City may waive or allow deferral of standard street improvements, including sidewalk, roadway, bicycle lane, undergrounding of utilities, and landscaping, as applicable, where one or more of the following conditions in (1) through (4) is met. Where the City agrees to defer a street improvement, it shall do so only where the property owner agrees not to remonstrate against the formation of a local improvement district in the future.*

- 1. The standard improvement conflicts with an adopted capital improvement plan.*
- 2. The standard improvement would create a safety hazard.*
- 3. It is unlikely due to the developed condition of adjacent property that the subject improvement would be extended in the foreseeable future, and the improvement under consideration does not by itself significantly improve transportation operations or safety.*
- 4. The improvement under consideration is part of an approved partition in the [RL or RM] and the proposed partition does not create any new street.*

**RESPONSE:** As previously stated above, the proposed use, a new 1,500 square foot structure for sixteen (16) individual self-service storage units, will generate approximately four (4) new trips per day, at the ITE trip rate of 2.5 trips per 1,000 square feet of “Mini-warehouse”, thus, does not meet the threshold required for a traffic study to be submitted. Therefore, these criteria do not apply.

## **Article 5. Development Standards**

### **Chapter 15.94 Improvement Procedures and Guarantees**

#### **15.94.010 Improvement Procedures**

*Improvements to be installed by the developer, either as a requirement of this chapter, conditions of approval or at the developer's option as proposed as a part of the subject development proposal, shall conform to the following requirements.*

- A. Plan review and approval.** *Improvement work shall not be commenced until plans therefore have been reviewed and approved by the City or a designated representative thereof. The review and approval shall be at the expense of the developer.*
- B. Modification.** *Improvement work shall not commence until after the City has been notified and approval therefore has been granted, and if work is discontinued for any reason, it shall not be resumed until after the City is notified and approval thereof granted.*
- C. Improvements as platted.** *Improvements shall be designed, installed and constructed as platted and approved, and plans therefore shall be filed with the final plat at the time of recordation or as otherwise required by the City.*

**D. Inspection.** *Improvement work shall be constructed under the inspection and approval of an inspector designated by the City, and the expenses incurred therefore shall be borne by the developer. Fees established by the City Council for such review and inspection may be established in lieu of actual expenses. The city, through the inspector, may require changes in typical sections and details of improvements if unusual or special conditions arise during construction to warrant such changes in the public interest.*

**E. Utilities.** *Underground utilities, including, but not limited to electric power, telephone, water mains, water service crossings, sanitary sewers and storm drains, to be installed in streets shall be constructed by the developer prior to the surfacing of the streets.*

**F. As built plans.** *As built plans for all public improvements shall be prepared and completed by a licensed engineer and filed with the City upon the completion of all such improvements. A copy of the as built plans shall be filed with the final plat of a subdivision or other development by and at the cost of the developer. The plans shall be completed and duly filed within 30 days of the completion of the improvements.*

**RESPONSE:** The amount of required improvements for this small-scale project are relatively small. No construction within the right-of-way is proposed. These standards are not applicable.

#### **15.94.020 Completion or Assurance of Improvements**

**A. Agreement for improvements.** *Prior to final plat approval for a subdivision, partition, PUD or other land development, or the final approval of a land use or development pursuant to applicable zoning provisions, where public improvements are required, the owner and/or developer shall either install required improvements and repair existing streets and other public facilities damaged in the development of the property, or shall execute and file with the City an agreement between him/herself and the City specifying the period in which improvements and repairs shall be completed and providing that, if the work is not completed within the period specified, that the City may complete the work and recover the full costs thereof, together with court costs and attorney costs necessary to collect the amounts from the developer. The agreement shall also provide for payment to the City for the cost of inspection and other engineer services directly attributed to the project.*

**B. Bond or other performance assurance.** *The developer shall file with the agreement, to assure his/her full and faithful performance thereof, one of the following, pursuant to approval of the City Attorney and City Manager, and approval and acceptance by the City Council.*

- 1. A surety bond executed by a surety company authorized to transact business in the State of Oregon in a form approved by the City Attorney.*
- 2. A personal bond co-signed by at least one additional person together with evidence of financial responsibility and resources of those signing the bond sufficient to provide reasonable assurance of the ability to proceed in accordance with the agreement.*

3. *Cash deposit.*

4. *Such other security as may be approved and deemed necessary by the City Council to adequately assure completion of the required improvements.*

**C. Amount of security required.** *The assurance of full and faithful performance shall be for a sum approved by the City as sufficient to cover the cost of the improvements and repairs, including related engineering, inspection and other incidental expenses, plus an additional 20% for contingencies.*

**D. Default status.** *If a developer fails to carry out provisions of the agreement, and the city has unreimbursed costs or expenses resulting from the failure, the City shall call on the bond or other assurance for reimbursement of the costs or expenses. If the amount of the bond or other assurance deposit exceeds costs and expenses incurred by the City, it shall release the remainder. If the amount of the bond or other assurance is less than the costs or expenses incurred by the city, the developer shall be liable to the city for the difference plus any attorney fees and costs incurred.*

**RESPONSE:** The amount of required improvements for this project are relatively small with no improvements within the right-of-way being proposed. These standards are not applicable.

#### **15.94.030 Building and Occupancy Permits**

**A. Building permits.** *No building permits shall be issued upon lots to receive and be served by sanitary sewer and water service and streets as improvements required pursuant to this chapter unless the improvements are in place, serviceable and approved by the City, with the service connections fees paid, and accepted by the City.*

**B. Sale or occupancy.** *All improvements required pursuant to this chapter and other applicable regulations or approval conditions shall be completed, in service and approved by the City, and accepted by the City Council, prior to sale or occupancy of any lot, parcel or building unit erected upon a lot within the subdivision, partitioning, PUD or other development.*

**RESPONSE:** The subject property is stubbed with water and sewer services. Water service is connected to the site. Sewer service is not connected as it is not needed for the use. Improvements to the street system, sidewalks, apron and landscaping, have already been completed as part of the original Site Plan Development (SPR 2016-02-SP) for this property. This standard is met.

#### **15.94.040 Maintenance Surety Bond**

*Prior to sale and occupancy of any lot, parcel or building unit erected upon a lot within a subdivision, partitioning, PUD or other development, and as a condition of acceptance of improvements, the City will require a one-year maintenance surety bond in an amount not to exceed 20% of the value of all improvements, to guarantee maintenance and performance for a period of not less than one year from the date of acceptance.*

**RESPONSE:** No additional public improvements are proposed with this application which require a Maintenance or warranty bond.

**15.94.050 Engineering/Special Services for Review**

*With regard to any development proposal for which the City deems it necessary to contract for engineering and/or other special technical services for the review thereof or for the design of facility expansions to serve the development, the developer may be required to pay all or part of the special services. In such cases, the choice of the contract service provider shall be at the discretion of the City, and the service provider shall perform the necessary services at the direction of the City. The costs for the services shall be determined reasonable, and an estimate of the costs shall be provided to the developer prior to contracting therefore.*

**RESPONSE:** This section is not applicable as contracting should not be necessary as the water, sewer and traffic impacts of the proposed development are minimal with no impacts to sewer.

**Article 7. Procedures**

**Chapter 15.204 Application Procedures**

**15.204.020 Type II Procedure (Administrative Review with Notice)**

*The Planning Official performs Administrative Staff Reviews through the Type II procedure. Type II decisions are made by the Planning Official with public notice and an opportunity for appeal to the Planning Commission. Alternatively, the Planning Official may refer a Type II application to the Planning Commission for its review and decision in a public meeting.*

**A. Application Requirements.**

**1. Application Forms.** *Applications for projects requiring Administrative Review shall be made on forms provided by the Planning Official.*

**2. Submittal Information.** *The Planning Official shall advise the applicant on application submittal requirements. At a minimum, the application shall include all of the following information:*

- a) The information requested on the application form;*
- b) Plans and exhibits required for the specific approval(s) being sought;*
- c) A written statement or letter explaining how the application satisfies each and all of the relevant criteria and standards in sufficient detail;*
- d) Information demonstrating compliance with prior decision(s) and conditions of approval for the subject site, as applicable; and*
- e) The required fee.*

**RESPONSE:** Applicant has submitted an application, site plan, fee and supporting materials for Type II review for a Site Plan Review.

**B. Notice of Pending Administrative Decision (Notice of Application).**

1. *The purpose of the Notice of Pending Administrative Decision is to give nearby property owners and other interested people and agencies the opportunity to submit written comments on the application before the Planning Official issues the decision. Within 10-days of receipt of a complete application for a Type II land use action, the Planning Official shall mail notice of a pending Type II decision to the following individuals and agencies.*

**RESPONSE:** The City is required to mail notice of a pending administrative decision to nearby property owners and the standard agency list, providing the opportunity to submit written comments on the application.

2. *The comment period shall be at least 14 days duration from the date notice was mailed or a longer as specified in the notice. The deadline for submitting written comments must be at least 14 days prior to the scheduled decision date or, as applicable, the scheduled Planning Commission meeting date where an application is referred to the Commission for review.*
3. *All of the following individuals and agencies shall be notified. However, the failure of a property owner to receive mailed notice shall not invalidate any land use approval if the Planning Official can show by affidavit that such notice was given.*
  - a) *The applicant;*
  - b) *Owners of record of property as shown on the most recent property tax assessment roll of property located within 100 feet of the property that is the subject of the notice where any part of the subject property is within an urban growth boundary;*
  - c) *The owner of a public use airport if the airport is located within 10,000 feet of the subject property;*
  - d) *The Planning Commission;*
  - e) *Any neighborhood or community organization formally recognized by the City Council, whose boundaries include the site;*
  - f) *Any person who submits a written request to receive a notice; and*
  - g) *Any governmental agency that is entitled to notice under an intergovernmental agreement entered into with the City and any other affected agencies. At a minimum, the City Planning Official shall notify the road authority if different than the City of La*



*Pine. The failure of another agency to respond with written comments on a pending application shall not invalidate an action or permit approval made by the City under this Code.*

**RESPONSE:** The City will need to provide notice to all parties entitled to notice, as noted above.

3. *The notice of pending Administrative Decision, at a minimum, shall contain all of the following information:*

- a) *The deadline for submitting written comments, which must be at least 14 days prior to the scheduled decision date or, as applicable, the scheduled Planning Commission meeting date where an application is referred to the Commission for review;*
- b) *A summary of the proposal and the relevant approval criteria in sufficient detail to help the public identify and locate applicable code requirements;*
- c) *The address and City contact person for submitting written comments; and the date, time, and location the City Planning Official or Planning Commission, as applicable, is scheduled to make a decision on the application;*
- d) *The street address or other easily understandable reference to the location of the proposed use or development;*
- e) *Disclosure statement indicating that if any person fails to address the relevant approval criteria with enough detail, he or she may not be able to appeal to the Land Use Board of Appeals or Circuit Court on that issue, and that only comments on the relevant approval criteria are considered relevant evidence;*
- f) *Statement that all evidence relied upon by the City Planning Official or Planning Commission, as applicable, to make its decision is in the record and is available for public review. Copies of this evidence can be obtained at a reasonable cost from the City; and*
- g) *Statement that after the comment period closes, the City will issue its decision and the decision shall be mailed to the applicant and to anyone else who submitted written comments or who is otherwise legally entitled to notice.*

**RESPONSE:** The notice to be provided by the City will need to include this minimum required information, in compliance with this procedure.

## **Article 8. Applications and Reviews**

### **Chapter 15.312 Site Plan Review**

#### **15.312.010 Purpose**

**A.** *The purpose of the site plan review provisions of this section is to ensure that development within the City complies with standards and limitations set forth within the applicable zone, by other city standards and requirements and by applicable county, state and federal regulations.*

**B.** *This broad purpose is furthered by the following specific purposes of site plan review.*

- 1. To implement the goals and policies of the Comprehensive Plan.*
- 2. To foster development that is designed, arranged and constructed in a manner that provides a safe, efficient and aesthetically pleasing community asset.*
- 3. To encourage originality and creativity in site design, architecture and landscape design.*
- 4. To ensure that the arrangement of all functions, uses and improvements of a development reflect the natural amenities, capabilities and limitations of its site and adjacent areas.*
- 5. To encourage development where the various structures, use areas and site elements are integrated in a manner that is visually harmonious within the development and the surrounding area.*
- 6. To encourage development and landscape design that complements the natural landscape and setting, improves the general appearance of the community and enhances specific elements of the manmade environment, both presently and historically.*

#### **15.312.020 Applicability**

**The following uses and development shall be subject to the provisions of this section.**

- A.** *All new construction or new development except for single-family residences (including manufactured dwellings, mobile homes, modular homes), duplexes, accessory dwelling units and related accessory structures unless provided otherwise in this chapter.*
- B.** *An exterior alteration or modification to an existing nonresidential use or structure, which is subject to site plan review and/or is subject to regulation under the provisions of this chapter, except for painting, replacement of roofing and siding, and other normal maintenance and upkeep requirements which are not subject to regulation under the provisions of this chapter or any other applicable city, county, state and/or federal regulations.*
- C.** *Any alteration or modification of site improvements, such as the landscaping, parking and/or loading facilities and areas, in conjunction with an existing nonresidential use*

*which is subject to site plan review and/or is subject to regulation under the provisions of this chapter.*

**RESPONSE:** The proposal is for the construction of one (1) additional new structure on developed property located within the City of La Pine, which requires site plan review for compliance with the La Pine Development Code, reviewed herein.

#### **15.312.025 Site Plan approval required**

Site Plan review and approval, as specified by this chapter, shall be required prior to the following:

- A. Site clearance activities such as grading, excavation or filling for any use or development requiring a permit pursuant to this Code.*
- B. The issuance of a building or development permit for any use or development requiring City approval pursuant to this Code.*

**RESPONSE:** This site plan approval decision shall be effective prior to site clearing and issuance of a building permit.

#### **15.312.030 Procedure Type**

- A. Site Plan Review applications are subject to Type II Review in accordance with the procedures in Article 7 unless elevated to a Type III review at the discretion of the Planning Official.*
- B. Pre-application conference. Prior to applying for site plan approval, applicants should and may meet with the City Planning Official, Building Official and Public Works Director, or designees thereof, and present a preliminary plan which shall contain, in an approximate manner, the information required on a site plan review application.*
  - 1. The purpose of the preliminary site plan review is to enable the applicant to obtain advice from the City as to the intent, standards, criteria and provisions of this Chapter, this Code, other city ordinances, standards and regulations, and state and federal rules and regulations which may be pertinent to the proposal.*
  - 2. Information presented for preliminary discussion shall be considered confidential if so requested by the applicant.*

**RESPONSE:** Applicant discussed the project with City staff at an on-line pre-application meeting, via Microsoft Teams Video Conferencing, on February 12, 2024.

#### **15.312.040 Submittal Requirements**

*A property owner or authorized representative thereof may initiate a request for site plan review by filing an application with the City using forms prescribed by the City together with the required filing fee in accordance with the Type II application requirements in Article 7. In addition to the information required for a Type II review (see Article 7), the applicant shall submit that which is listed below.*

**A. Requirements for information to be submitted.** *Information provided on the site plan shall conform to the following. The number of copies required shall be as specified on the application form.*

- 1. Drawings depicting the proposal shall be presented on sheets not larger than 24 inches by 36 inches in the number of copies directed by the City.*
- 2. To facilitate public reviews and notice, at least one copy of the proposal shall be provided on a sheet of paper not larger than 11 inches by 17 inches.*
- 3. Drawings shall be at a scale sufficiently large enough to enable all features of the design to be clearly discerned and shall include a north arrow and scale.*
- 4. The City may require that the drawing, development plan or other information be provided to the City on computer disk in a format adaptable to the city's computer systems.*

**B. Site analysis diagram.** *If required by the City Planning Official, this element of the site plan, which may be in schematic or free hand form to scale, shall indicate the following site characteristics.*

...

**C. Site photographs.** *Photographs depicting the site and its relationship to adjoining sites and the general area are extremely valuable, should be provided, and may be required by the City Planning Official.*

...

**D. Site development plan.** *The site plan shall indicate the following.*

...

**E. Accompanying written summary.** *In addition to the foregoing site development plan requirements, a written summary of the proposal should be provided and may be required showing the following, (unless such is shown on the site development plan).*

...

**F. Landscape plan.** *If required by the City Planning Official, a landscape plan shall be submitted and shall indicate the following.*

...

**G. Architectural drawings.** This element of the site plan review, if required by the City Planning Official, shall indicate the following.

...

**H. Property survey.** A survey of the property by a licensed land surveyor may be required, and if required the survey shall clearly delineate property boundaries, and show the location of the corners of proposed buildings and other significant features proposed for the site. The requirement for a survey of the exterior boundaries of a site may be waived where it is found that there is a recent survey that can be used to clearly establish the applicant's property boundaries.

**I. Deed restrictions.** Copies of all existing and proposed restrictions or covenants, including those for roadway access control.

**J. Narrative.** A written narrative addressing the applicable criteria listed Section 15.312.050 for residential development and Sections 15.312.050 and 15.312.060 for non-residential development.

**K. Other information as determined by the City Planning Official.** The City Planning Official may require studies or exhibits prepared by qualified professionals to address specific site features or project impacts (e.g., traffic, noise, environmental features, natural hazards, etc.), as necessary to determine a proposal's conformance with this Code.

**RESPONSE:** Applicant has submitted an application, site plan, fee, and supporting materials required, along with this burden of proof statement, for Type II review for a Site Plan Review.

### **15.312.050 Approval Criteria – All Residential and Non-Residential**

*To ensure that the stated purposes of the site plan review process are met, the review authority shall be governed by the criteria below as they evaluate and render a decision on a proposal.*

#### **A. Statement of intent.**

- 1. The site plan review criteria are intended to provide a frame of reference for the applicant in the development of a site, building and landscape plans, as well as providing the City with a means of reviewing proposed plans.*
- 2. These criteria provide a clear and objective means of evaluating residential development (and the residential components of a mixed use development) in accordance with ORS 197.*
- 3. The review authority is not authorized as a part of the site plan review process to approve projects which exceed specific development standards set forth by the applicable zone*



*unless the exceptions are approved in accordance with specific variance or other provisions set forth in this Code.*

**B. Site Plan Evaluation Criteria.** The following criteria shall be used in evaluating all site development plans.

*1. The application is complete, in accordance with the applicable procedures in Article 7;*

**RESPONSE:** Applicant has submitted all necessary application forms, documents and materials for the requested Site Plan. City Staff will review the application for completeness accordingly.

*2. The application complies with all applicable provisions of the underlying Zoning District in Article 3, including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards;*

**RESPONSE:** The setbacks, lot dimensions, density, lot coverage, building height and other applicable standards are reviewed above in the burden of proof statement and compliance has been effectively demonstrated.

*3. The application complies with the provisions of the any applicable Overlay Zones in Article 4;*

**RESPONSE:** The subject property is not included in any Overlay Zones in Article 4.

*4. The proposal complies with all applicable Development and Design Standards of Article 5;*

**RESPONSE:** The standards of Article 5 are reviewed above, and compliance is demonstrated.

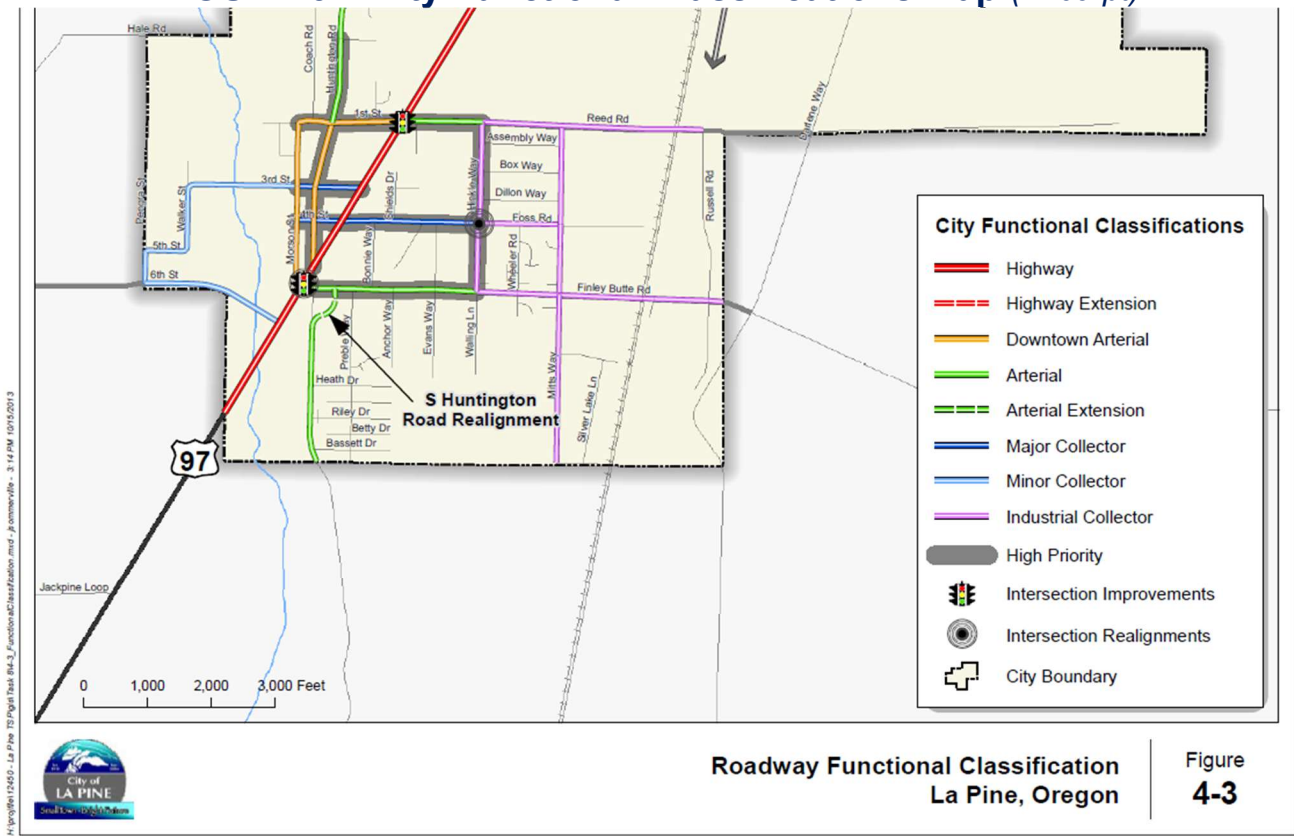
*5. The application complies with all applicable Special Use standards in Article 6;*

**RESPONSE:** No applicable Special Use standards are identified for this proposed application.

*6. Adequate public facilities and utilities are available or can be made prior to occupancy to serve the proposed development;*

**RESPONSE:** As noted herein, this property is serviced by existing water and transportation services. Applicant has an existing service connection to the water main, which will be used for the maintenance and irrigation.

**FIGURE 5 – City Functional Classifications Map (Excerpt)**



**Source:** City of La Pine Transportation System Plan (TSP); October 2013

Applicant proposes landscape strips in the form of drainage swales. Additionally, as depicted from the submitted Site Plan, a 6-foot-wide, property-tight, sidewalk exists along the street frontage for Box Way, where abutting the subject lot. This criterion can be met.

7. *The proposed Site Plan conforms to the standards within the adopted La Pine Transportation System Plan (TSP), as may be amended from time to time, unless other design standards are specifically approved by the City.*

**RESPONSE:** No dedications are proposed, nor are they warranted. This criterion is inapplicable.

8. *The proposed Site Plan conforms to the La Pine sewer and water standards, as may be amended from time to time, unless other design standards are specifically approved by the City. All sewer improvements must comply with Oregon Administrative Rules Chapter 340 Division 52 requirements, including Appendix A - Sewer Pipelines.*

**RESPONSE:** Water and sewer lines exist in abutting right-of-way. The proposed site plan does not include an office or other facility that would require sewer. The site does, however, propose

landscaped swales, on the subject property that also serves as part of the landscaped strips around the perimeter (west, east and south). A water service exists, and an irrigation system will be utilized for the survival and maintenance of the landscaping. Fire hydrants exist near the subject property. Any required water service for fire response/fire hydrants can be reviewed by Deschutes County at time of building permit.

9. *The proposed Site Plan conforms to the Central Oregon Stormwater Manual (COSM), as may be amended from time to time, unless other design standards are specifically approved by the City.*

**RESPONSE:** As illustrated on the submitted site plan, site storage and disposal area for the storm water generated on site is proposed with no discharge downstream. No water courses traverse the site, and no upstream source is present requiring provisions for additional flows. Additional runoff resulting from the development is not anticipated. This criterion is satisfied.

10. *All utilities shall be installed underground, unless otherwise specifically approved by the City.*

**RESPONSE:** Although not all these items will be utilized for the use, all electrical, telephone and other new utility lines will be underground and have been stubbed to the property line and all extension of service lines will conform to the standards set forth in 15.90.050.

11. *The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.*

**RESPONSE:** The proposal complies with all existing conditions of the previous land use decision issued for the property SPR 2016-02-SP.

### **15.312.060 Additional Approval Criteria – Non-Residential Development**

*In addition to the approval criteria in Section 15.312.050, to ensure that the stated purposes of the site plan review process are met, the review authority shall also be governed by the criteria below as they evaluate and render a decision on a non-residential development proposal.*

#### **A. Statement of intent.**

1. *The site plan review criteria for non-residential development are intended to provide a frame of reference for the applicant in the development of a site, building and landscape plans, as well as providing the city with a means of reviewing proposed plans.*
2. *These criteria are not intended to be inflexible requirements, nor are they intended to discourage creativity. The specification of one or more architectural styles is not intended by these criteria.*
3. *The review authority is not authorized as a part of the design review process to approve projects which exceed specific development standards set forth by the applicable zone*

*unless the exceptions are approved in accordance with specific variance or other provisions set forth in this chapter.*

**B. Site Plan evaluation criteria.** *In addition to the approval criteria in Section 15.312.050, the following criteria shall be used in evaluating non-residential site development plans.*

*1. The arrangement of all functions, uses and improvements has been designed so as to reflect and harmonize with the natural characteristics and limitations of the site and adjacent sites.*

*2. In terms of setback from streets or sidewalks, the design creates a visually interesting and compatible relationship between the proposed structures and/or adjacent structures.*

**RESPONSE:** There are little to no natural characteristics and limitations on the subject property and adjacent sites, as the site has been partially developed and is flat. The proposed use is for the expansion of the existing use, Self-service storage, that was authorized under the approval for File No. SPR 2016-02-SP. The majority of the lots within the business park are still undeveloped. However, the existing and proposed self-service storage structures are similar in use and design to the self-service storage units on the neighboring properties to the east and northeast. Therefore, the proposed project is in harmony with its surroundings.

*3. The design incorporates existing features, such as streams, rocks, slopes, vegetation and the like, as part of the overall design.*

**RESPONSE:** The subject property does not include streams, rocks, slopes or vegetation. As such, this criterion does not apply.

*4. Where appropriate, the design relates or integrates the proposed landscaping/open space to the adjoining landscape/open space in order to create a pedestrian/bike pathway and/or open system that connects several properties or uses.*

**RESPONSE:** As depicted on the submitted site plan an existing 6-foot wide, property tight, sidewalk exists along the Box Way right-of-way, where abutting the subject property.

*5. The arrangement of the improvements on the site do not unreasonably degrade the scenic values of the community and the surrounding area in particular.*

**RESPONSE:** As stated above, the proposed structure is of the same use and design to the existing structures on site (self-service storage) and neighboring properties to the east and northeast, which support multiple existing self-service storage facilities, thus, the project is in harmony with its surroundings.

*6. Where appropriate, the design includes a parking and circulation system that encourages a pedestrian and/or bicycle rather than vehicular orientation, including a separate service area for delivery of goods.*

**RESPONSE:** The proposed expansion of the self-service storage facility is vehicle-centric, therefore, internal pedestrian/bicycle orientation is not necessary. However, as previously stated, A 6-foot-wide sidewalk exists along the subject site, where abutting the right-of-way of Box Way, which provides safe travel facilities along the property frontage for pedestrians and bicyclists.

*7. The design gives attention to the placement of storage, mechanical equipment, utilities or waste collection facilities so as to screen such from view, both from within and from outside the site.*

**RESPONSE:** Applicant does not propose outside storage, that is, items that would be stored outside of the proposed buildings.

**C. *Landscape design evaluation criteria.*** *The following criteria shall be used in evaluating landscape plans.*

- 1. The overall design substantially complements the natural environment of the city and the character of the site and the surrounding area.*
- 2. The design acknowledges the growing conditions for this climatic zone, and the unique requirements that its specific site location makes upon plant selection.*
- 3. Provision has been made for the survival and continuous maintenance of the landscape and its vegetation.*
- 4. The design contributes to the stabilization of slopes and the protection of other natural features and resources where applicable.*

**RESPONSE:** Proposed landscaping is based on native and local vegetation and is designed for low maintenance and minimal water usage.

### **15.312.090 Performance Assurance**

- A.** *Landscaping and other site improvements required pursuant to an approved design review plan shall be installed prior to the issuance of a certificate of occupancy or final inspection, unless the property-owner and/or applicant submits a performance assurance device that is approved by the city committing the installation of landscaping and other site improvements within one year.*
- B.** *In no case shall the performance be delayed beyond the one-year period for more than six months unless approved otherwise by the City. Acceptable performance assurances shall be in compliance with the provisions of this chapter or as otherwise approved by the City.*
- C.** *Performance Guarantee Required for Infrastructure Improvements. The City at its discretion may allow a developer to delay installation of required public infrastructure*



*improvements provided such infrastructure improvements must be complete and accepted by the City prior to the issuance of a certificate of occupancy, and provided that the applicant provides assurance for said improvements acceptable to the City. The applicant shall provide a bond issued by a surety authorized to do business in the state of Oregon, irrevocable letter of credit from a surety or financial institution acceptable to the City, cash, or other form of security acceptable to the City.*

**RESPONSE:** Any warranted public improvements can be installed prior to occupancy. Bonding is not proposed.

#### **IV. CONCLUSION:**

For the reasons set forth herein, coupled with the supporting application and materials submitted, all applicable criteria and standards have been met, thus, the proposed Site Plan Review for the construction of one (1) additional self-service storage building on the subject property, located in the Industrial (I) zone, qualifies for approval.



51515 Huntington Road, La Pine, OR 97739  
Phone: 541-876-6990 Fax: 541-876-2740

**Agent for Westcor Land Title Insurance Company**  
**SECOND**  
**PRELIMINARY REPORT**  
**Schedule A**

Escrow Officer: **Evie Henderson**

Title Officer: **Jud Klinger**

Title Order: **DE19664**

Re Your: **N/A**

Property Address:

**16650 Box Way**  
**La Pine, OR 97739**

Dated as of **May 22, 2023** at 8:00 a.m.

**POLICY OR POLICIES TO BE ISSUED:**

	<u>Amount</u>	<u>Premium</u>
a <b>ALTA Owner's Policy (2021) - Owner's Standard Rate</b>	\$375,000.00	\$1,100.00

Proposed Insured:

**Joseph Hogrefe and Molly Hogrefe**

**Local Government Lien Search (for 1 search)** \$30.00

The estate or interest in the land described herein and which is covered by this report is:

**FEE SIMPLE**

The estate or interest referred to herein is at date of report vested in:

[Dennis J. Collins](#)

The land referred to in the report is situated in the County of Deschutes, State of Oregon, and is more fully described as follows:

**Lot 40 of NEWBERRY BUSINESS PARK, as recorded in Cabinet F of Plats, Page 6, records of Deschutes County, Oregon.**

\_\_\_\_\_  
Authorized Signature

## SCHEDULE B

### GENERAL EXCEPTIONS:

- A. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- B. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
- C. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
- D. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
- E. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

### SPECIAL EXCEPTIONS:

- 1. Real Property Taxes levied by Deschutes County, including interest, penalty and statutory foreclosure costs and special assessments, if any, after delinquency:

Year: **2022-2023**  
Full Amount: **\$2,977.03**  
Amount Owing: **\$0.00 - PAID IN FULL**

Account No.: **205435**  
Map and Tax Lot No.: **221014AB00130**

Note: Inquiries may be directed to: Deschutes County Treasurer--541-388-6540  
For further information please visit <https://www.deschutes.org/finance/page/property-tax-collection>

- 2. Any unpaid assessments or charges, and liability for future assessments or charges, by the **CITY OF LA PINE**. No inquiry has been made as to the status of said charges or assessments, if any.
- 3. Reservations and other matters and the terms and conditions thereof:  
Recorded: September 11, 1981  
Book - Page: [347-396](#)
- 4. Easement and the terms and conditions thereof:  
Grantee: County of Deschutes  
Purpose: Right-of-way  
Recorded: October 30, 1985  
Book - Page: [108-1411](#)  
Area affected: Affects a portion of said premises and other property
- 5. Easement and the terms and conditions thereof:  
Grantee: Midstate Electric Cooperative, Inc.  
Purpose: Electric transmission and distribution line  
Recorded: May 17, 1988  
Book - Page: [163-2497](#)  
Area affected: Affects a portion of said premises and other property

6. Covenants, Conditions and Restrictions imposed by instrument:

Recorded: October 06, 1994  
Book - Page: [354-607](#)

Omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

7. All covenants, conditions, restrictions, easements, or other servitudes, if any, as disclosed by the recorded plat of [LA PINE INDUSTRIAL SITE](#).

8. All covenants, conditions, restrictions, easements, or other servitudes, if any, as disclosed by the recorded plat of [NEWBERRY BUSINESS PARK](#)

9. Exception has been removed.

10. Covenants, Conditions and Restrictions imposed by instrument:

Recorded: February 01, 2002  
Book - Page: [2002-8641](#)

Said covenants, conditions and restrictions have been modified by instrument:

Recorded: September 18, 2017  
Book - Page: [2017-37409](#)

Omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

11. Easement and the terms and conditions thereof:

Purpose: Public Utility  
Recorded: July 3, 2003  
Book - Page: [2003-45055](#)  
Area affected: Affects a portion of said premises

12. Unrecorded Leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon the land; and rights of tenants to remove trade fixtures at the expiration of the term.

13. Unrecorded leases and/or tenancies, if any.

**END OF SPECIAL EXCEPTIONS**

**NOTES:**

- a. To view documents mentioned in this report, you can click on the blue hyperlink and the image of that document will appear. To view our Underwriter's Privacy Policy, please click on this link:  
<http://www.deschutescountytitle.com/privacy-policy-2/>

If for some reason the image is not available, or you do not have access to a computer, please request a copy from the Title Officer identified on the top left of the first page of this report.

- b. According to the County Tax Assessor's records, the address of said property is:

**16650 Box Way  
La Pine, OR 97739**

- c. We find no pertinent matters of record against **Joseph Hogrefe and Molly Hogrefe**, the forthcoming borrower(s)/buyer(s).
- d. We find no conveyances affecting said property recorded within 24 months of the effective date of this report.
- e. Our preliminary title report has been updated to include the following changes:
- Exception #9 has been removed.

**END OF SCHEDULE B**

JK/JK



## PRELIMINARY REPORT

### SCHEDULE C

The following matters will not be listed as Special Exceptions in Schedule "B" of the Policy to be issued pursuant to this report. Notwithstanding the absence of a Special Exception in Schedule "B" of the Policy to be issued, there will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted from coverage under the General Exceptions section of Schedule "B", excluded from coverage under the Exclusions from Coverage or are not matters for which coverage is afforded under the insuring clauses of the Policy.

#### **NOTES TO CLOSER:**

1. Requirements: Payment of cancellation fee in accordance with our filed Rate Schedule, to be imposed if this transaction is canceled for any reason.
2. This Report shall not obligate the Company to issue any Endorsement. All Endorsements to be issued must be agreed to by the Company and appropriate for the estate insured.
3. Any sketch or map enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason of reliance thereon.
4. Deschutes County recording charges are as follows:
  1. \$93.00 for the first page of the document
  2. \$5.00 for each additional page
  3. \$5.00 e-recording fee per document.

Additional fees will be imposed by the County Clerk if a document presented for recording fails to meet the requirements imposed by ORS Chapter. 205.

5. The above captioned description may be incorrect, because the application for title insurance contained only an address and/or parcel no. Prior to closing, all parties to the transaction must verify the legal description. If further changes are necessary, notify the company well before closing so that those changes can be reviewed. Closing instructions must indicate that the legal description has been reviewed and approved by all parties.

**END OF SCHEDULE C**

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Scan the QR Code below for how to read a Preliminary Title Report or use this link:

<https://deschutescountytile.com/how-to-read-a-prelim/>





## **Notice of Privacy Policy of Westcor Land Title Insurance Company**

Westcor Land Title Insurance Company ("WLTIC") values its customers and is committed to protecting the privacy of personal information. In keeping with that philosophy, we have developed a Privacy Policy, set out below, that will ensure the continued protection of your nonpublic personal information and inform you about the measures WLTIC takes to safeguard that information.

### **Who is Covered**

We provide our Policy Privacy to each customer when they purchase an WLTIC title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

### **Information Collected**

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agents, lenders, appraisers, surveyors or other similar entities.

### **Access to Information**

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as legal, underwriting, claims administration and accounting.

### **Information Sharing**

Generally, WLTIC does not share nonpublic personal information that it collects with anyone other than its policy issuing agents as needed to complete the real estate settlement services and issue its title insurance policy as requested by the consumer. WLTIC may share nonpublic personal information as permitted by law with entities with whom WLTIC has a joint marketing agreement. Entities with whom WLTIC has a joint marketing agreement have agreed to protect the privacy of our customer's nonpublic personal information by utilizing similar precautions and security measures as WLTIC uses to protect this information and to use the information for lawful purposes. WLTIC, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

### **Information Security**

WLTIC, at all times, strives to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

*The WLTIC Privacy Policy can also be found on WLTIC's website at [www.wltic.com](http://www.wltic.com).*

# PRELIMINARY SITE PLAN FOR ENCOMPASS STORAGE OF LA PINE, LLC

LOT 40, NEWBERRY BUSINESS PARK, IN THE NE 1/4 OF SECTION  
14, TOWNSHIP 22 SOUTH, RANGE 10 EAST, W.M.,  
CITY OF LA PINE, DESCHUTES COUNTY, OREGON

### PROPERTY DATA

SITE ADDRESS:	16650 BOX WAY, LA PINE, OREGON 97739
TAX LOT:	221014AB00130
ZONING:	INDUSTRIAL
GROSS AREA:	18,769 SF (0.43 AC)
GENERAL PLAN:	LPIND
WATER:	LA PINE WATER
SEWER:	LA PINE SEWER
POWER:	MID-STATE COOP
PHONE:	CENTURYLINK
GAS:	CASCADE NATURAL GAS
SCHOOL:	BEND-LAPINE DISTRICT
FIRE:	LA PINE RFD

### DEVELOPMENT DATA

PROPOSED USE:	STORAGE
SITE AREA (NET):	18,769 SF
ZONING:	INDUSTRIAL
LANDSCAPE AREA:	3,238 SF (1,877 SF=10% REQ.)
ACCESS:	(1) 20' WIDE DRIVEWAY APRON (EXISTING)
DRIVE AISLES:	COMPACTED GRAVEL (EXISTING)
PARKING:	(1) ACCESSIBLE
ACCESSIBLE UNITS:	5% x 43 UNITS = 3 UNITS

### BUILDING DATA

PROPOSED SF:	1,500 SF
PROPOSED UNITS	12
B-5	1,500 SF
EXISTING SF	4,624 SF
EX-EAST BLDG.	2,853 SF
EX-WEST BLDG.	1,771 SF
LOT COVERAGE:	6,124 / 18,769 = 32.6%

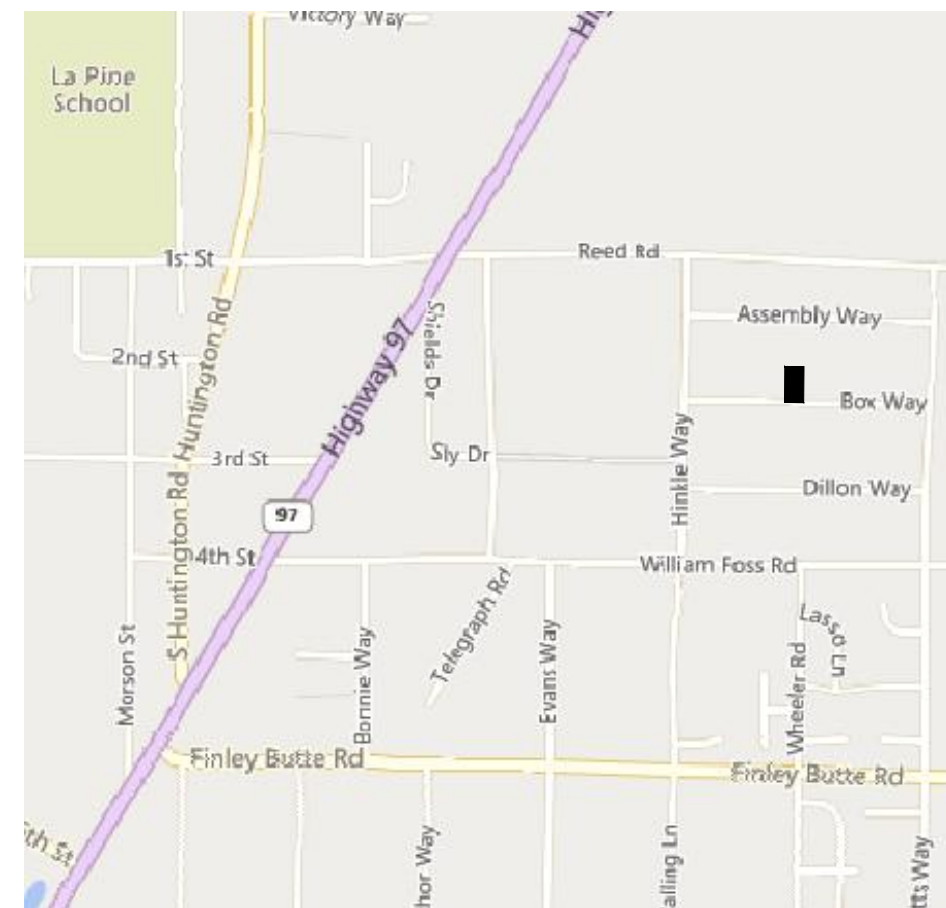
STORMWATER DATA:	
IMPERVIOUS SURFACES:	7,665 SF
PERVIOUS SURFACE:	11,103 SF
6-MONTH STORM:	1.1' / SF
6-MONTH STORM- IMPERVIOUS:	C=1.00; 702 CU. FT.
6-MONTH STORM- PERVIOUS:	C=0.5; 509 CU. FT.
TOTAL STORM:	1,211 CU. FT.

INFILTRATION:	
SOIL GROUP:	115A Shanahan Loamy Course Sand
RATE:	198-595'/hr (use 3.0')
VOLUME/PERIOD:	(330'x3')x(630sfx0.25'x12 HR= 4,860 CF
TOTAL 12 HR CAPACITY:	248 + 4860 = 5,560 CF

25 YEAR STORM:	2.6' / SF
25 YEAR STORM- IMPERVIOUS:	C=1.00; 1,660 CU. FT.
25 YEAR STORM- PERVIOUS:	C=0.5; 1,203 CU. FT.
TOTAL STORM:	2,864 CU. FT.

SWALE VOLUME (SIDELINE 2 EA)	0.75 CU. FT. / LIN. FT. 165 LIN. FT.= 124 CU. FT. V= 124 CU. FT. Vt= 248 CU. FT.
SWALE VOLUME (FRONT 2 EA)	A1= 180 SF; A2=450 SF; DMAX 1.0' V=(A1+A2)/2 * DEPTH V1= 121 CU. FT.; V2= 331 CU. FT. Vt= 452 CU. FT.

TOTAL FREE STORAGE: 700 CU. FT.



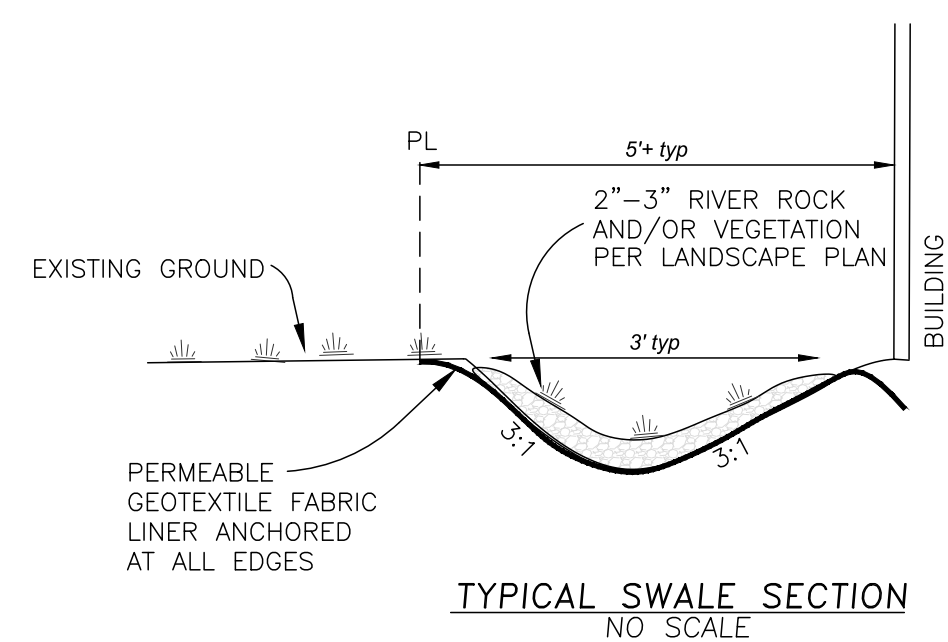
VICINITY MAP  
SCALE: 1"=1000'

OWNER/APPLICANT:  
ENCOMPASS STORAGE OF LA PINE, LLC  
PO BOX 941  
REDMOND, OR 97756

SURVEYORS/ENGINEERS:  
SUN COUNTRY ENGINEERING  
AND SURVEYING  
920 SE ARMOUR RD.  
BEND, OREGON 97702  
(541) 382-8882

### LEGEND

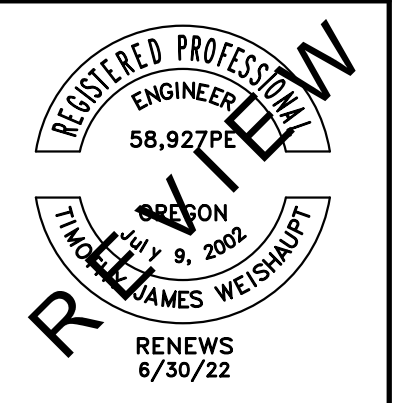
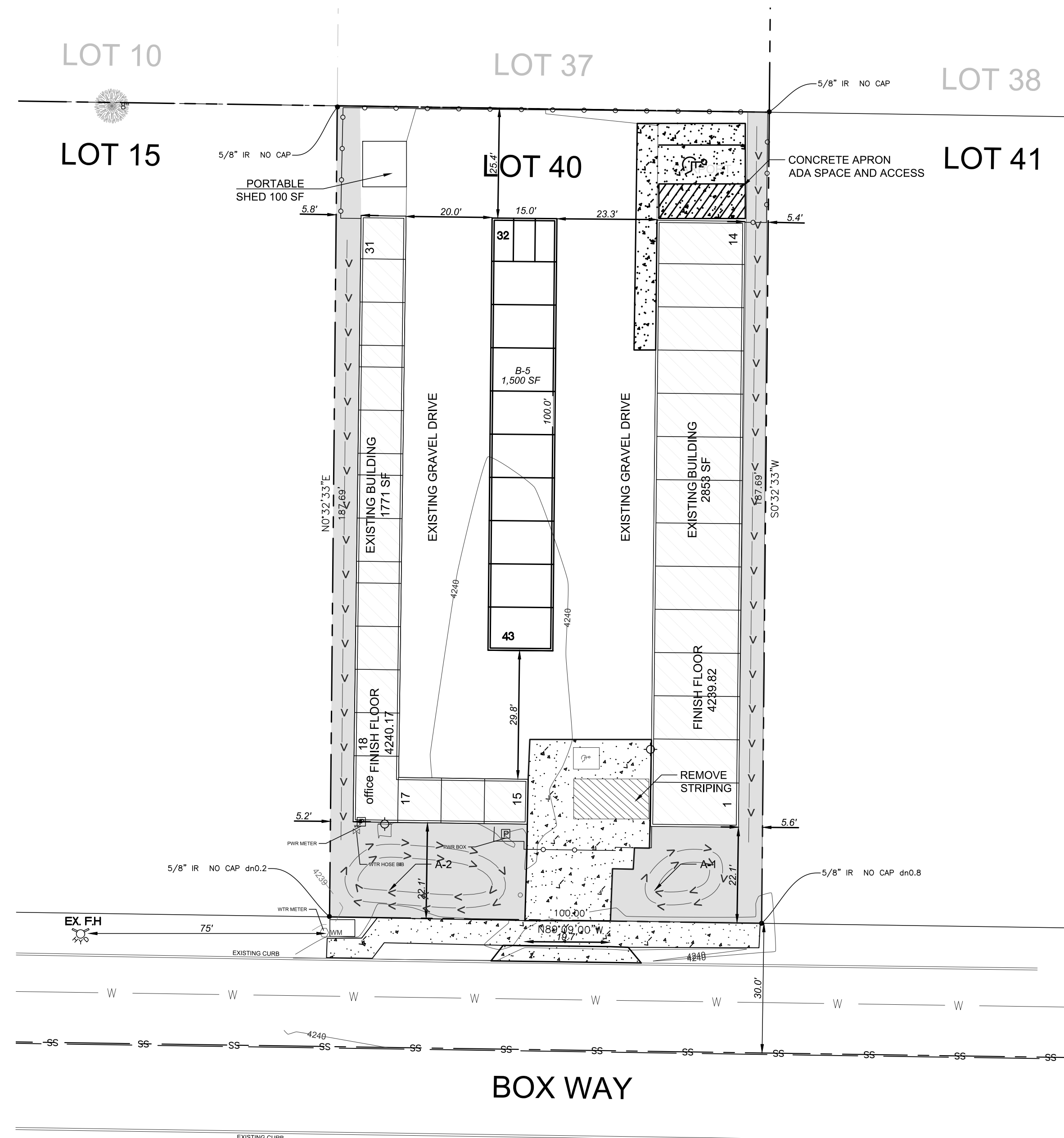
EXISTING	PROPOSED	
[Pattern]	[Pattern]	BUILDINGS
[Pattern]	[Pattern]	LANDSCAPE
[Pattern]	[Pattern]	CONCRETE
[Pattern]	[Pattern]	ASPHALT



- NOTES:
- 1) MAXIMUM BUILDING HEIGHT NOT TO EXCEED 75'.
  - 2) ALL UTILITIES TO BE INSTALLED UNDERGROUND.
  - 3) ACCESS GATE SHALL BE EQUIPPED WITH A 'KNOX BOX' FOR FIRE OR OTHER EMERGENCY ACCESS.

### SITE PLAN

SCALE: 1"=20'



SUN COUNTRY  
ENGINEERING & SURVEYING, INC.  
ESTABLISHED 1976  
920 SE ARMOUR DRIVE BEND, OR 97702 541-382-8882

REVISIONS:
1.
2.
3.

LOT 40, NEWBERRY  
BUSINESS PARK  
16650 BOX WAY,  
LA PINE, OREGON 97739  
SITE PLAN

DESIGNED BY: SCE	DATE: 3/21/24
DRAWN BY: DJM	
SCALE: AS SHOWN	
FILE: 10267	

VERIFY SCALES  
0 1"  
BAR EQUALS ONE INCH  
ON ORIGINAL DRAWING

SHEET:  
C 1.0  
00000



# ENCOMPASS STORAGE

16650 BOX WAY  
LAPINE, OREGON

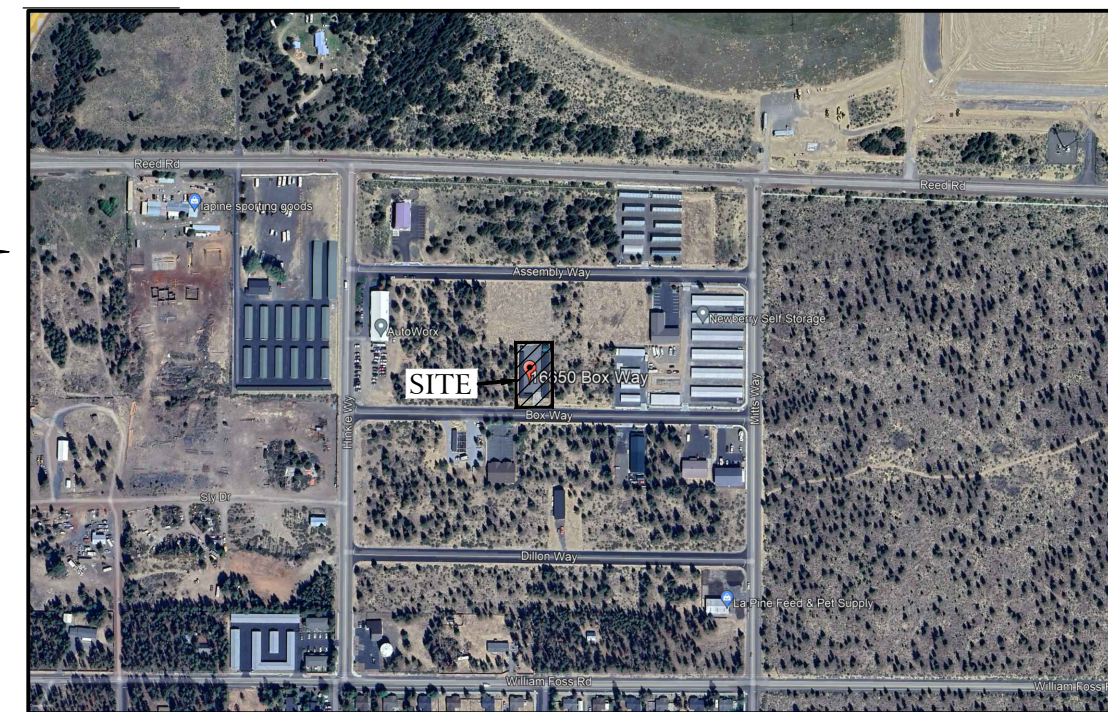
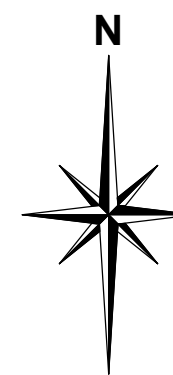
## LEGAL DESCRIPTION

LOT 40, NEWBERRY BUSINESS PARK

## APPLICABLE BUILDING CODES

2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)  
2022 OREGON MECHANICAL SPECIALTY CODE (OSMC)  
2021 OREGON PLUMBING SPECIALTY CODE (OPSC)  
2023 OREGON ELECTRICAL SPECIALTY CODE (OESC)  
2022 OREGON FIRE CODE (OFC)  
2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE  
ASHRAE 90.1-2019 ENERGY STANDARD TO BUILDINGS  
2017 ICC/ANSI A117.1 ACCESSIBILITY CODE

## AERIAL



## SHEET INDEX

CS - COVER SHEET  
C1 - GRADING PLAN  
A1 - FLOOR PLAN  
A2 - BUILDING ELEVATIONS  
SD1 - STRUCTURAL SPECIFICATIONS  
S1 - FOUNDATION PLAN  
S2 - FOUNDATION DETAILS  
S3 - ROOF FRAMING PLAN  
S4 - FRAMING DETAILS

## PROJECT DATA

PROJECT NAME: EXPRESS STORAGE  
OWNER/APPLICANT: HDGREFE, JOSEPH & MOLLY  
PO BOX 941  
REDMOND, OR 97756  
PROJECT ADDRESS: 16650 BOX WAY  
LAPINE, OR 97739  
TAX LOT: 221014B00130  
BUILDING AGENCY/JURISDICTION: CITY OF LAPINE / DESCHUTES COUNTY  
DESIGN CRITERIA: PROJECT LOCATED IN SEISMIC DESIGN CATEGORY D  
110 MPH WIND (3 SEC. GUST)  
45 PSF SNOW LOAD  
BUILDING OCCUPANCY: S1 NON-SEPARATED OCCUPANCY  
CURRENT ZONING: I - INDUSTRIAL  
LOT SIZE: 0.43 ACRES

## BUILDING DATA

CONSTRUCTION TYPE: TYPE V-B  
BUILDING AREA: 1,500 SQ.FT.  
ALLOWABLE AREA: 9,000 S.F., TABLE 506.2  
TESTED FIRE FLOW: XX GPM  
MAXIMUM BUILDING AREA BASED ON AVAILABLE FIRE FLOW PER TABLE "B" 105.1(2); DTL A/C'S  
TYPE V-B: MAXIMUM BUILDING AREA - 3,600 SQ. FT.  
FIRE EXTINGUISHERS TO BE PLACED AT 75' INTERVALS MAXIMUM (MINIMUM 2A-10B-C RATING)  
ADA UNITS REQUIRED: 1 - 200 UNITS: 5% BUT NO FEWER THAN 1 UNIT  
200 OR MORE UNITS: 10, PLUS 2 PERCENT OF TOTAL NUMBER OF UNITS OVER 200  
EXISTING UNITS = 31 UNITS  
PROPOSED UNITS = 12 UNITS  
TOTAL UNITS = 43 UNITS X 0.05 = 2 MINIMUM ADA UNITS REQUIRED  
1 ADA UNIT EXISTING  
1 ADA UNIT PROPOSED

## ACCESSIBILITY NOTES:

DOORS: REACH ISSUES - DOOR HARDWARE (I.E., HANDLES, PULLS, LATCHES, LOCKS) MAY NOT BE LOWER THAN 34 INCHES OR HIGHER THAN 48 INCHES.  
OPERATION: MUST BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING PINCHING OR TWISTING OF THE WRIST.  
THRESHOLDS: MAXIMUM 1/4 INCH (13MM)  
DOOR OPENING FORCE: 5.0 POUNDS MAXIMUM

## BUILDING OCCUPANCY NOTE

THE BUILDINGS SHALL NOT TO BE OCCUPIED UNTIL FINAL OCCUPANCY HAS DETERMINED FROM DESCHUTES COUNTY. ALL WORK SHALL CONFORM TO THE APPLICATIONS REQUIREMENTS OF THE CODE AND EDITIONS LISTED ABOVE.

## DISCLOSURE NOTE

THESE DRAWINGS ARE BASED ON DESIGN BUILD WITH A SELECTED CONTRACTOR. DESIGN IS BASED ON INFORMATION AND DIMENSIONS SUPPLIED TO LB ENGINEERING, INC. EXISTING CONDITIONS MAY VARY, THEREFORE, CHANGES MAY BE REQUIRED BY USERS (OWNER, CONTRACTOR AND SUB CONTRACTORS, ENGINEERS, ETC.) OF THESE DRAWINGS.

LB ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ADDITIONAL COST DUE TO CHANGES OF ENGINEERING REQUIRED. LB ENGINEERING, INC. SHALL BE GIVEN ADEQUATE TIME TO RESPOND TO ALTERNATE DESIGN NEEDS.

LB ENGINEERING, INC. HAS APPRAISED OWNER OF POSSIBLE CHANGES. CONTRACTOR SHALL NEGOTIATE WITH OWNER, PRIOR TO CONSTRUCTION, OF THE POSSIBLE CHANGES AND INVESTIGATE REQUIREMENTS FOR THIS PROJECT.

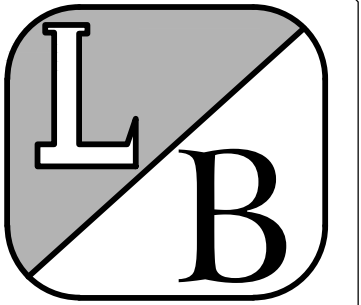
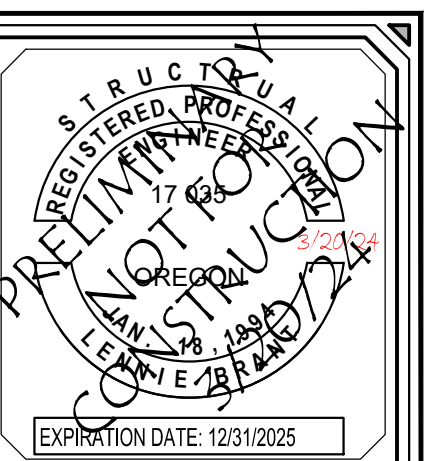
PLUMBING, MECHANICAL, AND ELECTRICAL DESIGNS ARE BY OTHERS. THEY SHALL BE INTEGRATED INTO THE OVERALL DESIGN INTENT OF THESE DRAWINGS AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

## LB ENGINEERING, INC. SCOPE OF WORK

THESE DRAWINGS ARE INTENDED TO PROVIDE THE DESIGN AND STRUCTURAL ENGINEERING FOR THE PROPOSED OFFICE BUILDING AS INDICATED ON THESE DRAWINGS. ALL INTERIOR DEVELOPMENT NOT NOTED ON THESE PLANS, FINISHES, FINISH MATERIAL, DOORS, ELECTRICAL, MECHANICAL AND PLUMBING, FIRE SPRINKLER ITEMS ARE NOT THE RESPONSIBILITY OF LB ENGINEERING, INC. REVIEW OR DESIGN.

## GENERAL NOTES

- STRUCTURAL DETAILING AND REQUIREMENTS WILL HAVE PRECEDENCE OVER THE DESIGN DRAWINGS. SEE STRUCTURAL DRAWINGS FOR DIMENSIONS, CONNECTORS, ETC.
- BUILDING DIMENSIONS ARE TAKEN TO FACE OF STUD, GRIDLINES, FACE OF MASONRY, AND FINISH FLOOR LEVELS UNLESS OTHERWISE NOTED.
- SEE MECHANICAL DRAWINGS FOR LAYOUT, PLACEMENT, AND MOUNTING OF EQUIPMENT AND ASSOCIATED PARTS. VERIFY LOCATION OF FIRE RATED WALLS AND DAMPERS AND DAMPER TYPES REQUIRED.
- ALL WORK TO BE IN STRICT COMPLIANCE WITH PERTINENT CODES.
- DIMENSIONS AND CONDITIONS TO BE VERIFIED BY CONTRACTOR AND DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF LB ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION OR PORTION THEREOF.
- SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE DEVELOPMENT. (NOT BY LB ENGINEERING. COORDINATE WITH DEVELOPER)
- SEE ELECTRICAL FOR PANEL LOCATION, LIGHTING REQUIREMENTS AND ELECTRICAL LOADS.
- SEE MECHANICAL DRAWINGS FOR EQUIPMENT DESIGN AND LAYOUT
- SEAL, CAULK, GASKET, AND WEATHERSTRIP BUILDING EXTERIOR FOR A WEATHER-TIGHT STRUCTURE AS REQUIRED BY THESE DRAWINGS
- WORK AT THE SITE SHALL COMMENCE WITHIN 180 DAYS AFTER BUILDING PERMIT IS ISSUED OR BUILDING PERMIT WILL BECOME NULL AND VOID. ANY CITY FEES THAT BECOME EFFECTIVE DURING THAT 180 DAYS MUST BE PAID WHEN BUILDING PERMIT IS RENEWED.
- A COMPLETE SET OF STAMPED APPROVED CONSTRUCTION DOCUMENTS (E.G., DRAWINGS, SPECIFICATIONS, ENERGY COMPLIANCE CERTIFICATES, CALCULATIONS AND ATTACHMENTS) MUST BE ON THE JOB SITE.
- CHANGES TO, OR DEVIATIONS FROM, THE APPROVED CONSTRUCTION DOCUMENTS, SHALL BE SUBMITTED TO THE BUILDING DIVISION FOR APPROVAL BEFORE SUCH CHANGES ARE INCORPORATED IN THE WORK. SUCH CHANGES OR DEVIATIONS MADE WITHOUT WRITTEN APPROVAL FROM THE BUILDING DIVISION SHALL BE REJECTED AND MAY CAUSE ASSESSMENT OF ADDITIONAL FEES, REQUIRE REMOVAL FROM THE WORK OR DELAY FINAL APPROVAL OF THE PROJECT.
- BEFORE REQUESTING FINAL INSPECTION FROM THE BUILDING DEPT., EACH TESTING AGENCY, OR APPROVED FABRICATOR IF APPLICABLE, SHALL SUBMIT A FINAL SIGNED REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE TESTING AGENCY'S OR APPROVED FABRICATOR'S KNOWLEDGE, IN CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE OSSC.
- ALL UTILITIES FOR THIS BUILDING ARE EXISTING BOTH ON SITE AND WITHIN THE BUILDING. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING UTILITY LOCATION PRIOR TO CONSTRUCTION. LB ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE LOCATION EXISTING UTILITY LOCATIONS NOR HAVE LOCATION BEEN VERIFIED BY LB ENGINEERING, INC.



ENGINEERING, INC.

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ENCOMPASS STORAGE

16650 BOX WAY  
LAPINE OREGON

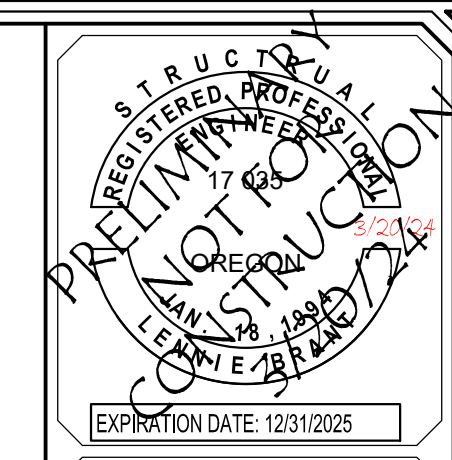
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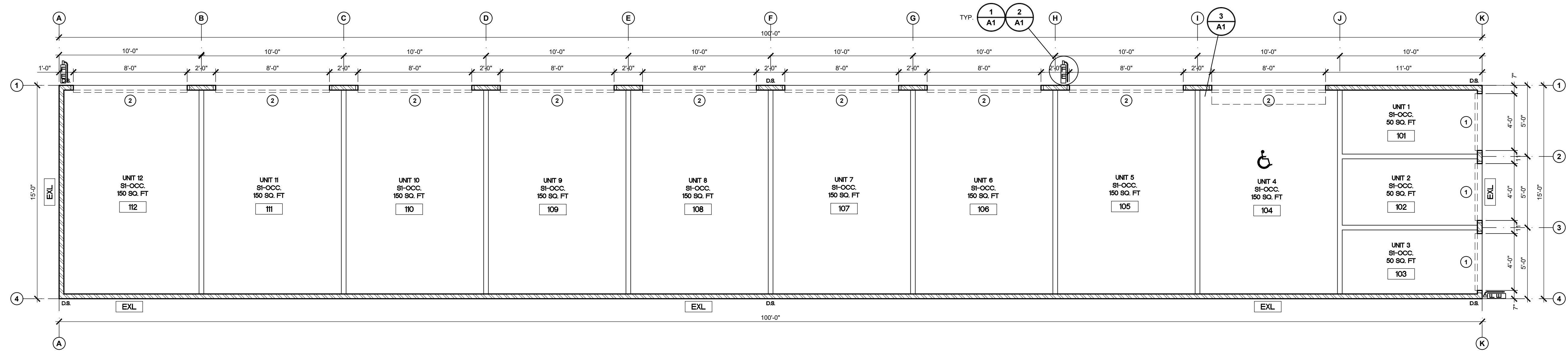
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FLOOR PLAN

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**A1**



**north FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**PLAN LEGEND**

- EXTERIOR STUD WALL: 2x6 #2 D.F. STUDS (FULL HT.) AT MAX. 16" O.C. FINISH PER SCHEDULES. EXTERIOR SIDING PER ELEVATIONS AND DETAILS. FLASH AND SEAL FOR A WEATHERTIGHT SYSTEM
- INTERIOR STUD WALL: 2x4 #2 D.F. STUD WALL AT 16" O.C. 5/8" GYPSUM EA. VERIFY ALL FINISHES AND REQUIREMENTS.

**PLAN LEGEND**

- INDICATES ROOM NUMBER W/ FINISHES PER SCHEDULE
- EXTERIOR EGRESS LIGHTING TO MEET CURRENT CODE AND COMPLY WITH CURRENT ELECTRICAL CODE. COORDINATED LOCATIONS WITH ELECTRICAL DRAWING.
- INDICATES DOOR PER DOOR SCHEDULE
- FIRE EXTINGUISHER MINIMUM 2A-10B.C RATING. VERIFY LOCATIONS AND TYPE WITH FIRE DEPARTMENT, PRIOR TO BIDDING.
- DETAIL NUMBER
- SHEET WHERE DRAWN
- DIMENSION TO FACE OF STRUCTURE EXCEPT BATHROOM FIXTURES AND CASEWORK TO GYP. OR STRUCTURE
- DOWN SPOUTS BY OTHERS. COORDINATE W/ DRAINAGE SYSTEM. VERIFY DISPOSAL

**NOTES:**

GENERAL:  
CONTRACTOR SHALL COORDINATE LOCATIONS OF MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION EQUIPMENT W/ ENGINEER PRIOR TO CONSTRUCTION. ADDITIONAL BLOCKING MAY BE REQUIRED DEPENDING ON WEIGHT OF EQUIPMENT.

VENTILATION:  
CONTRACTOR SHALL COORDINATE LOCATIONS OF MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION EQUIPMENT W/ ENGINEER PRIOR TO CONSTRUCTION. ADDITIONAL BLOCKING MAY BE REQUIRED DEPENDING ON WEIGHT OF EQUIPMENT.

INSULATION:  
ALL EXPOSED INSULATION SHALL HAVE A MIN. OF 1-PERM MOISTURE BARRIER AND A FLAME SPREAD INDEX NOT MORE THAN 25 AND SMOKE DEVELOPED INDEX NOT MORE THAN 450 PER 2019 OSSC SECT. 720.3.

WALLS AND CEILING FINISHES:  
FLAME SPREAD CLASS OR FINISH MATERIALS USED ON INTERIOR WALL AND CEILING SHALL HAVE A MAXIMUM FLAME SPREAD AND SMOKE DEVELOPED INDEX PER 2019 OSSC SECTION 803.1.2 AND TABLE 803.1.3 - INTERIOR FINISH AND CEILINGS REQUIRED = CLASS "C"

GENERAL:  
VERIFY ALL DOOR TYPES, FINISHES, PAINT, AND WINDOW TYPES W/ OWNER PRIOR TO PURCHASING MATERIALS. ALL DOORS ARE TO BE PLACED 6" FROM STUD WALLS (U.N.O.) DIMENSIONS SHOWN ARE BASED ON DWGS. SUPPLIED TO LB ENGINEERING, INC.

ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO BIDDING.

ANY ALTERATIONS OR DEVIATIONS FROM THE PLANS SHALL BE COORDINATED WITH ENGINEER PRIOR TO ANY MODIFICATION CONSTRUCTION.

ALL ALARMS AND MONITORING SYSTEMS BY OTHERS.

MEANS OF EGRESS ILLUMINATION:  
APPROVAL BY LOCAL JURISDICTION. DESIGN SHALL COMPLY WITH 2019 OSSC SECTION 1008.

ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE PER 2014 OSSC 1008.2 WITH ALL EQUIPMENT AND INTERIOR FURNISHINGS INSTALLED.

ILLUMINATION EMERGENCY POWER SUPPLY SHALL BE PROVIDED PER 2019 OSSC 1008.2.

IN THE EVENT OF EMERGENCY POWER SUPPLY FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:

- AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
- CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVELS OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- INTERIOR EXIT DISCHARGE ELEMENTS AS PERMITTED IN SECTION 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- EXTERIOR LANDINGS AS REQUIRED IN SECTION 1010.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

FIRE BLOCKING:  
IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTION 718.2.2-718.2.7

CONCEALED WALL SPACES:  
IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIRE BLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTION 718.2.2-718.2.7

**1 FIRE EXTINGUISHER CABINET**  
SCALE: N.T.S.

**2 TYPICAL ACCESSIBLE REACH RANGES**  
SCALE: NOT TO SCALE

**3 ADA ACCESSIBLE SIGNAGE**  
SCALE: NOT TO SCALE

**NOTES:**

INSTALL APPROPRIATE ACCESSIBLE SIGNS WHERE REQUIRED BY LOCAL JURISDICTION. VERIFY ALL NOTES AND DIMENSIONS AND FIXTURE LAYOUT MEET CURRENT LOCAL CODES PRIOR TO BIDDING AND CONSTRUCTION.

APPLICABLE CODES: CURRENT ICC/ANSI A117.1-2009

703.2 VISUAL CHARACTERS:  
FONTS SHALL HAVE CHARACTERS COMPLYING WITH SECTIONS 703.2.1 THROUGH 703.2.10. VISUAL CHARACTERS COMPLYING WITH SECTION 703.3 SHALL NOT BE REQ. TO COMPLY WITH SECTION 703.2

703.3 TACTILE CHARACTERS:  
FONTS SHALL HAVE CHARACTERS COMPLYING WITH SECTIONS 703.3.1 THROUGH 703.3.12

703.3.10 AND MOUNTING HEIGHT AND LOCATION:  
703.3.11 SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. TACTILE CHARACTERS SHALL BE 48" MIN. A.F.F., MEASURED TO THE BASELINE OF THE LOWEST TACTILE CHARACTER, AND 60" MAX. A.F.F., MEASURED TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER.

703.3.12 FINISH AND CONTRAST:  
CHARACTERS AND THEIR BACKGROUND SHALL HAVE NONGLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

703.4 BRAILLE CHARACTERS:  
WHERE TACTILE CHARACTERS AND SEPARATE TACTILE AND VISUAL CHARACTERS ARE REQUIRED THEY SHALL BE DUPLICATED IN BRAILLE. BRAILLE SHALL BE 48" MIN. AND 60" MAX. A.F.F., MEASURED TO THE BASELINE OF THE BRAILLE CELLS.

2:0024 JOB FILES\16650 BOX WAY STORAGE ADDITION JOB\HGR\BFD\17-24\HLE\DWG\A1-FLOOR PLAN-16650 BOX WAY.DWG 3/20/2024 5:31 AM

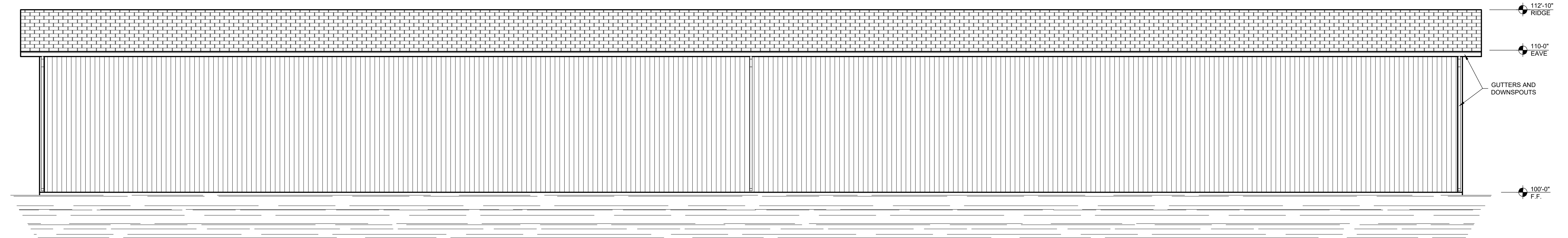


2:0224 JOB FILES\16650 BOX WAY STORAGE ADDITION JOB\HGR\REF\17-24\16650 BOX WAY.DWG 3/20/2024 1:31 AM



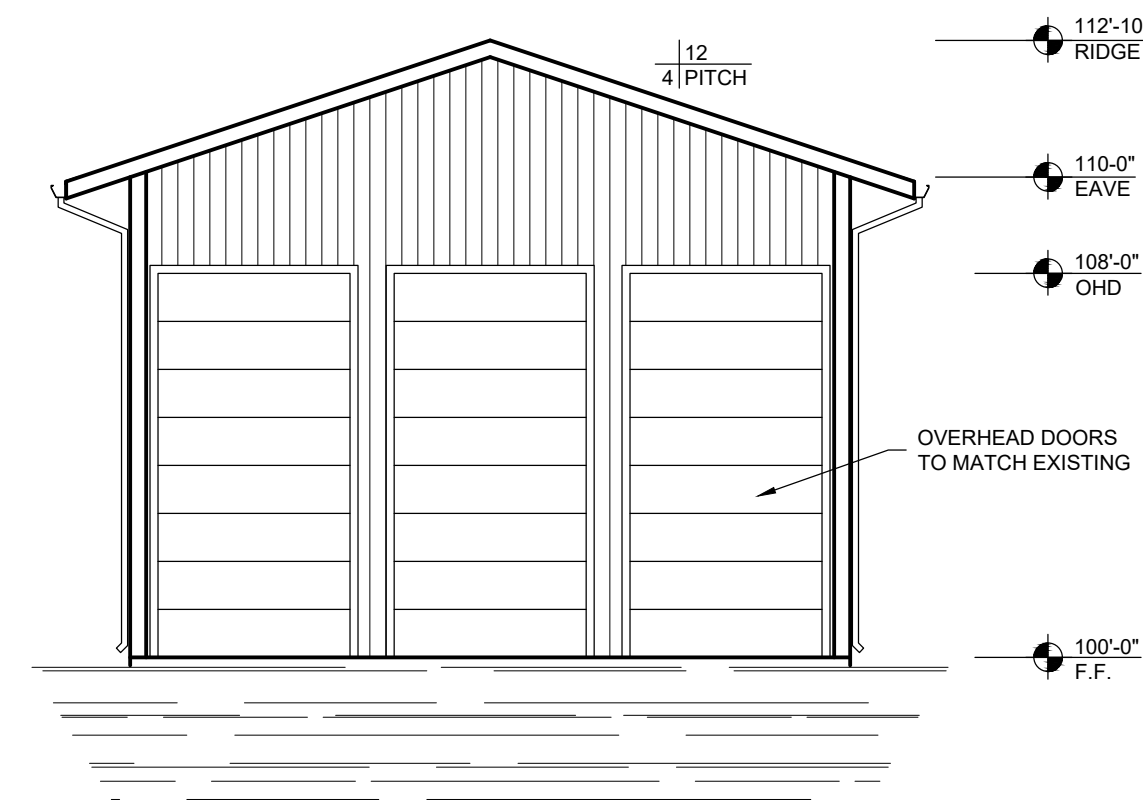
### WEST ELEVATION

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



### EAST ELEVATION

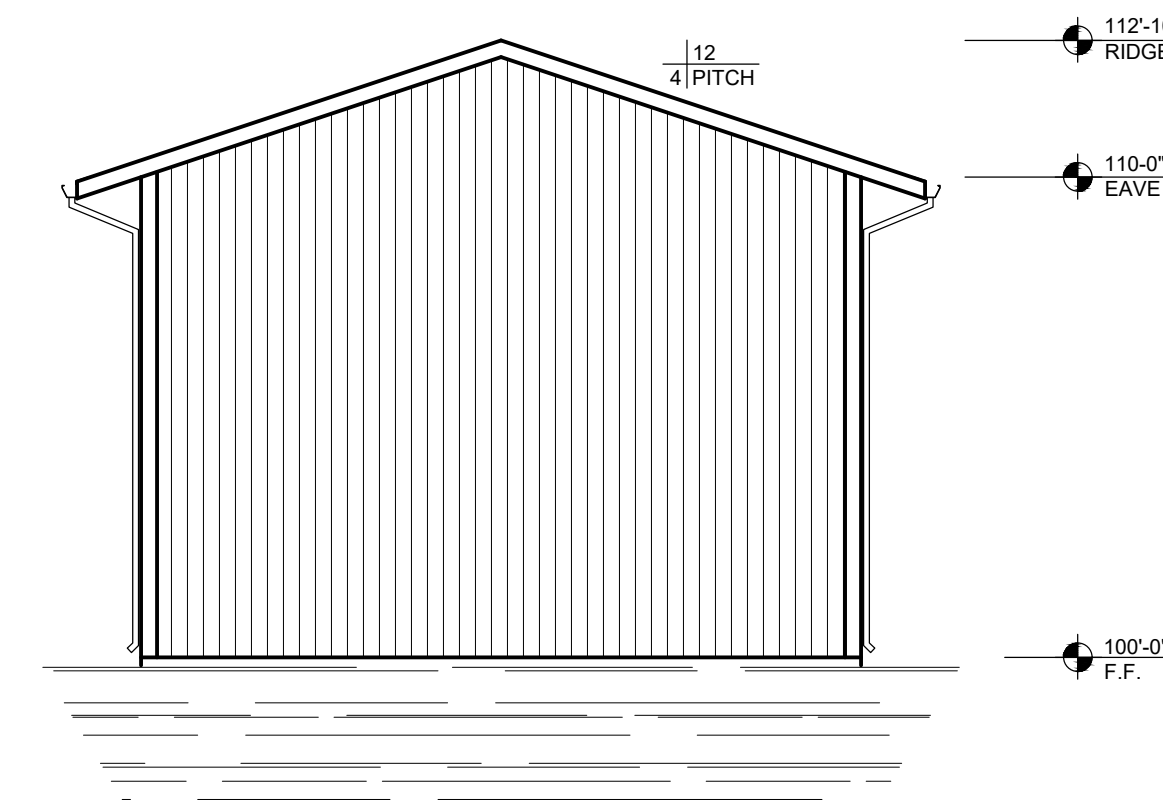
SCALE: 1/4" = 1'-0"



### NORTH ELEVATION

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

MATERIAL LEGEND	
	COMPOSITION ROOFING TO MATCH EXISTING. (BLACK)
	METAL SIDING TO MATCH EXISTING. (GREEN)
	DOWNSPOUT TO MATCH EXISTING COORD. WITH SITE DRAINAGE BY OTHERS.

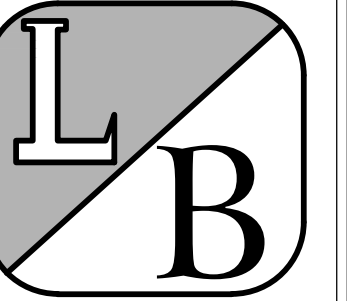


### SOUTH ELEVATION

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



EXPIRATION DATE: 12/31/2025



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ENCOMPASS STORAGE  
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LAPINE OREGON

ELEVATIONS

DATE	BY	REVISIONS

# A2



**GENERAL:**

ALL METHODS, MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE PLANS, THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND CURRENT IBC STANDARDS, AS AMENDED AND ADOPTED BY THE LOCAL GOVERNING BUILDING CODE AUTHORITY.

VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS AND ELEVATIONS PRIOR TO STARTING WORK. CALL DISCREPANCIES TO THE ATTENTION OF THE OWNER AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

DETAILS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO DETAILS SHOWN FOR RESPECTIVE MATERIALS AND SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER.

SUBMIT SHOP DRAWINGS OF ALL FABRICATED STRUCTURAL ITEMS FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION, INCLUDING: REINFORCING STEEL, STRUCTURAL AND MISCELLANEOUS STEEL, PREFABRICATED TRUSSES, GLUE LAMINATED MEMBERS, DOORS, AND WINDOWS. TRUSS AND STEEL BUILDING MANUFACTURERS SHALL SUBMIT 1 SET OF DRAWINGS AND CALCULATIONS SEALED BY A STRUCTURAL OR CIVIL ENGINEER REGISTERED IN THE STATE IN WHICH THE BUILDING IS TO BE CONSTRUCTED.

**DESIGN CRITERIA:**

Table with columns for Building Code Risk Category, Dead Loads, Wind Exposure Category, Seismic, etc. Includes values for 2022 OSSC II, ACTUAL 50 PSF, and various design parameters.

**EARTHWORK:**

ASSUMED ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF

ALL SOILS SHALL COMPLY WITH CURRENT IBC RECOMMENDATIONS. A GEOTECHNICAL ENGINEER SHALL REVIEW AND PROVIDE WRITTEN RECOMMENDATIONS FOR ALL FOUNDATION DESIGNS AND SOILS PREPARATIONS PRIOR TO CONSTRUCTION WHERE QUESTIONABLE SOILS OCCUR.

ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH. IF FILL IS REQUIRED, SEE STRUCTURAL FILL NOTE ON THIS SHEET. CONTRACTOR SHALL EXERCISE EXTREME CARE DURING EXCAVATION TO AVOID DAMAGE TO BURIED LINES, TANKS, AND OTHER CONCEALED ITEMS.

GRADING AND PAVEMENT: ALL FINAL GRADES SHALL BE WITHIN +/- 0.1 FOOT OF THAT SPECIFIED

SITE DRAINAGE DESIGN IS BY OTHERS, AND HAS NOT BEEN REVIEWED OR APPROVED BY LB ENGINEERING, INC.

**STRUCTURAL FILL:**

FOR FILL MATERIAL UNDER 12" TOTAL DEPTH, VERIFY IN-PLACE DRY DENSITY OF FILL. MATERIAL IS NOT LESS THAN 92% OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D1557.

GEOTECHNICAL ENGINEER SHALL SUPERVISE FOUNDATION EXCAVATION, FOOTING DEPTHS, BACKFILL, DRAINAGE, AND PLACEMENT OF CONCRETE TO INSURE MINIMAL SETTLEMENT. IF GEOTECHNICAL ENGINEER'S RECOMMENDATIONS ARE NOT FOLLOWED, THE STRUCTURAL ENGINEERING BECOMES NULL AND VOID.

GEOTECHNICAL ENGINEER SHALL PROVIDE INSPECTION REPORTS TO ENGINEER OF RECORD.

**CONCRETE:**

THE SELECTION OF MATERIALS FOR, AND THE MIXING AND PLACING OF ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT I.B.C. MAXIMUM SIZE OF AGGREGATE SHALL BE 1 1/2".

THE CEMENT CONTENT AND MAXIMUM SLUMP SHALL BE AS SHOWN BELOW FOR INDICATED CONCRETE STRENGTHS (f'c) UNLESS ALTERNATE MIX DESIGNS ARE SUBMITTED BY THE CONCRETE SUPPLIER AND APPROVED BY THE ENGINEER.

Table with columns: LOCATION, MINIMUM 28-DAY STRENGTH, f'c, CEMENT PER CUBIC YARD OF CONCRETE, WATER/CEM. RATIO, MAXIMUM SLUMP. Lists values for vertical walls, interior slabs, footings, curbs & sidewalks, and exterior slabs.

ALL CONCRETE EXPOSED TO EARTH OR WEATHER SHALL CONTAIN AN ACCEPTABLE AIR ENTRAINING AGENT, CONFORMING TO ASTM SPECIFICATION C-260, TO ATTAIN NOT LESS THAN 5% OR MORE THAN 7% ENTRAINMENT BY VOLUME.

PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES FOR AT LEAST 7 DAYS, IN ACCORDANCE WITH ACI 301. NO ALUMINUM (CONDUIT, MISCELLANEOUS ITEMS, ETC.) SHALL BE EMBEDDED IN ANY CONCRETE.

PROVIDE CONTROL JOINTS IN ALL CONCRETE SLABS WITH SPACING NOT EXCEED 10' O.C. FOR UNEXPOSED SLABS, OR 10' O.C. FOR EXPOSED SLABS, UNLESS OTHER JOINT SPACINGS ARE SHOWN ON THE PLANS.

COLD WEATHER PLACING: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH WHICH COULD BE CAUSED BY FROST, FREEZING ACTIONS, OR LOW TEMPERATURES, IN COMPLIANCE WITH ACI 308. DO NOT USE FROZEN MATERIALS OR MATERIALS CONTAINING ICE OR SNOW.

HOT WEATHER PLACING: WHEN HOT WEATHER CONDITIONS EXIST (90 DEGREES FAHRENHEIT AND ABOVE) WHICH WOULD SERIOUSLY IMPAIR THE QUALITY AND STRENGTH OF CONCRETE, PLACE THE CONCRETE IN ACCORDANCE WITH ACI 305R.

NONSHRINK GROUT: GROUT SHALL BE MASTER BUILDERS "MASTERFLOW 928" OR "MASTERFLOW 712". Sika CORPORATION'S "SIKAGROUT 212". BURKE COMPANY'S "NONFERROUS NONSHRINK GROUT" OR APPROVED EQUAL. GROUT SHALL BE MIXED, APPLIED, AND CURED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS.

**METALS:**

REINFORCING STEEL (BLOCK AND CONCRETE): REINFORCEMENT SHALL CONFORM TO ASTM A-615, GRADE 60 EXCEPT WELDED REBAR (ASTM A706). DETAIL, FABRICATE AND PLACE PER ACI 315 AND ACI 318. SPLICES SHALL BE 48 BAR DIAMETERS, 24" MINIMUM FOR COORDINATE AND MASONRY SUPPORT ALL REINFORCEMENT WITH APPROVED CHAIRS, SPACERS, OR TIES.

WELDED WIRE FABRIC: CONFORM TO ASTM A-92 AND A-185, LAP ONE FULL MESH ON SIDES AND ENDS. PLACE AT MID-DEPTH OF SLAB UNLESS SHOWN OTHERWISE.

STRUCTURAL STEEL: CONFORM TO THE LATEST EDITION OF THE "AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS". SHOP PAINT AFTER FABRICATIONS WITH AN APPROVED PRIMER (SEE PAINTING SPECIFICATION). GALVANIZE AFTER FABRICATION WITH ALL MISCELLANEOUS STEEL SPECIFICALLY CALLED TO BE GALVANIZED ON PLANS.

Table with columns: Item, Specification. Lists requirements for Wide Flange Beams, Angles, Channels, Plates, Steel Tubing, Steel Pipes, and Bolts.

DRILLED IN CONCRETE ANCHORS OR EXPANSION BOLTS: "SIMPSON" FASTENERS OR APPROVED EQUAL UNLESS NOTED OTHERWISE. EMBED BOLT INTO CONCRETE OR GROUDED MASONRY SEVEN DIAMETERS MINIMUM, UNLESS SHOWN OTHERWISE.

WELDING: ALL WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARDS FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION. ALL WELDS SHALL BE DONE BY CERTIFIED WELDERS, USING E70 ELECTRODES, AND 3/16" MINIMUM SIZE UNLESS NOTED OTHERWISE.

EACH SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL SHOW COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL. FOR THE PARTICULAR OPERATION ALL INSPECTION REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT WITH THE PROJECT NAME AND ADDRESS (PER CURRENT I.B.C.).

**WOOD:**

GENERAL REQUIREMENTS: PROVIDE MINIMUM NAILING PER CURRENT IBC, EXCEPT AS NOTED ON PLANS. PRESSURE TREAT ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY OR WITHIN 6 INCHES OF EARTH.

FRAMING LUMBER: ALL LUMBER SHALL BE VISUALLY GRADED IN ACCORDANCE WITH THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB), WESTERN WOOD PRODUCTS ASSOCIATION (WWPA), EACH PIECE SHALL BEAR THE WCLIB OR WWPA GRADE TRADEMARK. ALL LUMBER SHALL BE USED AT A MAXIMUM MOISTURE CONTENT OF 19 PERCENT.

3x OR LARGER MEMBERS: DOUGLAS FIR LARCH NO. 1

POSTS OR COLUMNS: DOUGLAS FIR LARCH NO. 1

JOISTS, PURLINS: K.D. DOUGLAS FIR LARCH NO.2

FRAMING EXPOSED TO EARTH OR WEATHER: P.T. HEM. FIR NO.2

GLULAM BEAMS: 24F-V4 DF

GLULAM COLUMNS: EWS5 DF L2D

STUD WALLS, BLOCKING, AND MISC. FRAMING: K.D. DOUGLAS FIR LARCH NO.2 OR BETTER

FRAMING CONNECTORS SHALL HAVE ICBO APPROVAL AND BE MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUAL. PROVIDE MAXIMUM SIZE AND QUANTITY ON NAILS OR BOLTS PER MANUFACTURER, UNLESS NOTED OTHERWISE.

PLYWOOD: PLYWOOD PANELS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF U.S. PRODUCT STANDARD PS-1 FOR PLYWOOD. APPROVED APA RATED SHEATHING MAY BE SUBSTITUTED FOR PLYWOOD, PROVIDED IT HAS THE SAME THICKNESS, GRADE, SPAN RATING, AND NAILING, AND MEETS THE REQUIREMENTS OF THE LATEST PERFORMANCE STANDARDS AND POLICIES FOR STRUCTURAL USE PANELS.

PREFABRICATED TRUSSES: SHALL BE MANUFACTURED ONLY IN A TRUSS MANUFACTURERS PLANT UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER RESIDENT AT THE PLANT IN ACCORDANCE WITH APPROVED SHOP DRAWINGS.

LOADS HUNG FROM TRUSSES SHALL NOT EXCEED 30 POUNDS AT ANY ONE POINT, UNLESS APPROVED BY MANUFACTURER. ATTACHMENT OF LOADS EXCEEDING 100 POUNDS SHALL BE APPROVED PRIOR TO INSTALLATION.

STRUCTURAL COMPOSITE LUMBER MATERIALS: MEMBERS OF LSL, LVL, PSL, AND RIM BOARD TYPES, SHALL MEET OR EXCEED THE REQUIREMENTS OF TRUS JOIST, INC. MANUFACTURERS FOR THESE MEMBERS AND LIMITATIONS PER ESR-1387 EVALUATION REPORT.

ALL NON-STRUCTURAL FINISHES ARE BY OTHERS, AND SHALL BE DESIGNED AND INSTALLED TO ALLOW FOR WOOD SHRINKAGE AND SETTLING. (NOT THE RESPONSIBILITY OF L.B. ENGINEERING, INC.)

PER ORSC SECTION R109.1.4.1, THE CONTRACTOR SHALL NOTIFY THE BUILDING OFFICIAL IN WRITING THAT ALL MOISTURE-SENSITIVE WOOD FRAMING MEMBERS USED IN CONSTRUCTION HAVE A MOISTURE CONTENT OF NOT MORE THAN 15 PERCENT OF THE WEIGHT OF DRY WOOD FRAMING MEMBERS.

PRESERVATIVE-TREATED WOOD SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE AWPA STANDARD U1 AND M4 FOR THE SPECIES, PRODUCT, PRESERVATIVE, AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

**STANDARD NAIL DIMENSIONS:**

ALL NAILS SPECIFIED ON THE PLANS OR DETAILS SHALL BE "COMMON" UNLESS NOTED OTHERWISE. NAILS SHALL HAVE THE FOLLOWING DIMENSIONS AS SPECIFIED:

- 16d COMMON - 3.5"x0.162"
16d SINKER - 3.25"x0.148"
16d BOX - 3.5"x0.135"
10d COMMON - 3"x0.148"
10d SINKER - 2.875"x0.12"
10d BOX - 3"x0.128"
8d COMMON - 2.5"x0.131"
8d SINKER - 2.375"x0.113"
8d BOX - 2.5"x0.113"

**FOUNDATION AND FLOOR FRAMING NOTES:**

- 1. BOTTOM OF ALL EXTERIOR FOOTINGS MIN. 24" BELOW FINISHED GRADE.
2. VERIFY ALL DIMENSIONS, MECHANICAL, AND ELECTRICAL LOCATIONS PRIOR TO CONSTRUCTION.
3. CENTER FOOTING ON STRUCTURAL WALL, U.N.O.
4. PROVIDE FULL BEARING BELOW ALL BEAMS TO FOUNDATION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PLACE PROPER CONTROL JOINTS AND UNDERLAYMENT TO ALLOW FOR PROPER EXPANSION AND CONTRACTION OF THE FLOOR.
6. PLACE LAP STUD EACH SIDE OF BEAMS ON POSTS AND NAIL WITH (3)-16d COMMON TO BEAM IF POST CAP OS NOT SPECIFIED.
7. E.N.P. INDICATES TO NAIL SHEATHING TO FULL LENGTH OF MEMBER WITH SPACING REQUIRED AT PANEL EDGES.
8. FLOOR JOISTS SHALL BE BLOCKED, BRACED, AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

**FRAMING NOTES:**

- 1. FLOOR JOISTS SHALL BE BLOCKED, BRACED, AND INSTALLED PER MFR'S RECOMMENDATIONS.
2. FLOOR SHEATHING SHALL BE AS NOTED ON PLAN. COORDINATE FINAL FLOOR FINISHES FOR FLOOR ASSEMBLY AND MAXIMUM DEFLECTIONS WITH ENGINEER.
3. PROVIDE FULL BEARING BELOW ALL BEAMS TO FOUNDATION.
4. TYPICAL BEARING SUPPORT - (1) 2x TRIMMER STUD AND (1) 2x KING STUD U.N.O. PER PLAN OR DETAILS.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PLACE PROPER CONTROL JOINTS AND UNDERLAYMENT TO ALLOW FOR PROPER EXPANSION AND CONTRACTION OF THE FLOOR SYSTEM.
6. POSTS: MATCH WALL AND BEAM WIDTHS U.N.O.
7. PLACE LAP STUD EACH SIDE OF BEAMS ON POSTS AND NAIL WITH (3)-16d COMMON TO BEAM IF POST CAP IS NOT SPECIFIED.
8. VERIFY ALL DIMENSIONS AND MECHANICAL AND ELECTRICAL LOCATIONS PRIOR TO CONSTRUCTION.
9. ALL EXISTING AND NEW CONDITIONS SHALL BE VERIFIED PRIOR TO BIDDING AND CONSTRUCTION. ALLOW TIME FOR ENGINEER TO REVISE DRAWINGS AND DETAILS FOR EXISTING CONDITIONS.
10. FIRE BLOCKING MATERIALS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVEL.
B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT 10'-0" INTERVALS ALONG THE LENGTH OF THE WALL.
C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS THEY OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
11. ALL SIMPSON OR OTHER BRAND PARTS AND CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS USING THE MAXIMUM NUMBER AND SIZE OF FASTENERS SPECIFIED BY THE MANUFACTURER LITERATURE U.N.O.
12. ALL EXTERIOR WALL STUDS SHALL BE 2x6 DF#2 AT 16" O.C. UNLESS NOTED OTHERWISE.
13. EXTERIOR WALLS SHALL BE SHEATHED AND FASTENED PER SHEAR WALL TYPE "WSP" UNLESS NOTED OTHERWISE. SEE SHEAR WALL SCHEDULE.

**ROOF TRUSS NOTES:**

- 1. PRE-MANUFACTURED TRUSSES SHALL BE DESIGNED FOR:
ROOF SNOW LOAD = 50 PSF (SNOW) + DRIFT AND UNBALANCED LOADS
ROOF DEAD LOAD = 10 PSF TOP CHORD
7 PSF BOTTOM CHORD
MECHANICAL AND OTHER LOADS PER PLAN AND DETAILS

DEFLECTION FOR LIVE LOAD = L/360; TOTAL LOAD = L/240 (TOTAL DEFLECTION NOT TO EXCEED 1/2")

WIND SPEED = 110MPH EXPOSURE C

- 2. VERIFY MECH. AND ELECT. LOADS IN ADDITION TO ABOVE LOADS. DESIGN OF TRUSSES TO ACCOMMODATE PLACING OF MECHANICAL UNITS AT ANY LOCATION ALONG JOIST. TRUSS MANUFACTURER SHALL SUPPLY PERMANENT AND TEMPORARY BRACING PLANS AND 1 SET OF TRUSS DRAWINGS AND CALCULATIONS SEALED BY A LICENSED ENGINEER IN THE STATE OF OREGON PRIOR TO FABRICATION FOR APPROVAL FROM CONTRACTOR AND PROJECT ENGINEER PRIOR TO CONSTRUCTION.

- 3. TRUSS SPACING IS 2'-0" O.C. UNLESS NOTED OTHERWISE.

**GENERAL NOTES:**

- 1. ALL DRAWINGS SHALL BE REVIEWED BY THE BUILDING AGENCY, GENERAL CONTRACTOR, DESIGNER, AND OWNER PRIOR TO BIDDING. CONTRACTOR AND GENERAL CONTRACTORS SHALL VERIFY SITE CONDITIONS AND COORDINATE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS PRIOR TO BIDDING. ALL ISSUES SHALL BE RESOLVED PRIOR TO CONSTRUCTION. IF CHANGES ARE REQUIRED, THEY SHALL BE PART OF THE CONTRACTOR'S BID.
2. STRUCTURAL ENGINEER SHALL BE SUPPLIED WITH SHOP DRAWINGS OF THE BEAMS, TRUSSES AND REINFORCEMENT PRIOR TO BEGINNING OF PROJECT TO VERIFY DESIGN LOADS AND CONNECTIONS. IF CHANGES ARE REQUIRED, TIME SHALL BE ALLOWED TO REVISE DRAWINGS TO REFLECT ALTERATIONS. ALTERATIONS TO DRAWINGS AND DETAILS DURING AND PRIOR TO CONSTRUCTION REQUIRING ADDITIONAL WORK SHALL NOT BE AT THE EXPENSE OF THE ENGINEER.
3. STRUCTURAL DETAILING DIMENSIONS AND REQUIREMENTS SHALL HAVE PRECEDENCE OVER THE DESIGN DRAWINGS. COORDINATE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. BUILDING DIMENSIONS ARE TAKEN TO FACE OF STUD, GRIDLINES, FACE OF MASONRY, AND FINISH FLOOR LEVELS UNLESS OTHERWISE NOTED.
5. DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR, AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF CONSTRUCTION OR THE PORTION THEREOF.
6. SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE DEVELOPMENT (WHERE APPLICABLE).
7. SEE ELECTRICAL DRAWINGS FOR PANEL LOCATION, LIGHTING REQUIREMENTS, AND ELECTRICAL LOADS.
8. SEE MECHANICAL DRAWINGS FOR EQUIPMENT AND DESIGN LAAYOUT.
9. SEAL, CAULK, GASKET, AND WEATHERSTRIP BUILDING EXTERIOR FOR A WEATHER-TIGHT STRUCTURE AS REQUIRED BY THE ARCHITECTURAL DRAWINGS.

**DISCLOSURE NOTE:**

THESE DRAWINGS ARE BASED ON DESIGN BUILT WITH A SELECTED CONTRACTOR. DESIGN IS BASED ON INFORMATION AND DIMENSIONS SUPPLIED TO LB ENGINEERING, INC. EXISTING CONDITIONS MAY VARY. THEREFORE, CHANGES MAY BE REQUIRED BY USERS (OWNER, CONTRACTOR AND SUB CONTRACTORS, ENGINEERS, ETC.) OF THESE DRAWINGS.

LB ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ADDITIONAL COST DUE TO CHANGES OF ENGINEERING REQUIRED. LB ENGINEERING, INC. SHALL BE GIVEN ADEQUATE TIME TO RESPOND TO ALTERNATE DESIGN NEEDS.

LB ENGINEERING, INC. HAS APPRAISED OWNER OF POSSIBLE CHANGES. CONTRACTOR SHALL NEGOTIATE WITH OWNER PRIOR TO CONSTRUCTION OF THE POSSIBLE CHANGES AND INVESTIGATE REQUIREMENTS FOR THIS PROJECT. SPRINKLER, PLUMBING, MECHANICAL AND ELECTRICAL DESIGNS ARE BY OTHERS. THEY SHALL BE INTEGRATED INTO THE OVERALL DESIGN INTENT OF THESE DRAWINGS AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

**SPECIAL INSPECTIONS GENERAL INFORMATION:**

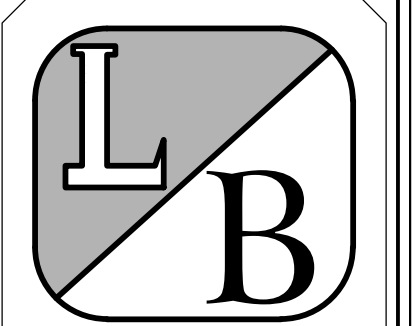
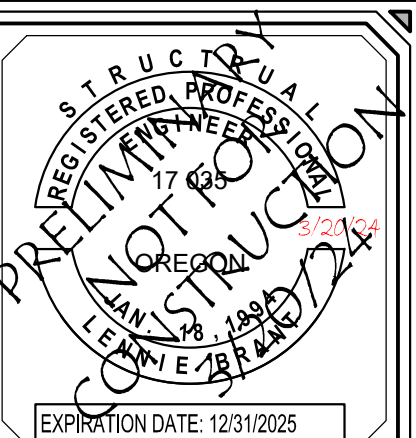
THE CONTRACTOR SHALL MAKE AVAILABLE ALL MEANS AND METHODS NECESSARY FOR THE SPECIAL INSPECTOR TO PERFORM THE REQUIRED INSPECTIONS. IN ADDITION, THE CONTRACTOR SHALL NOTIFY THE OWNER A MINIMUM OF 48 HOURS BEFORE THE TIME AT WHICH THE SPECIFIED SPECIAL INSPECTIONS MAY BE PERFORMED.

EACH SPECIAL INSPECTION AND MATERIAL TESTING REPORT SHALL BE DISTRIBUTED TO THE OWNER, CONTRACTOR, BUILDING OFFICIAL, AND LB ENGINEERING, INC. IN A TIMELY FASHION.

AN INDEPENDENT TESTING LABORATORY, SELECTED AND ENGAGED BY THE OWNER, SHALL PROVIDE INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF THE 2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC) AND OF THE TYPE AND FREQUENCY OUTLINED IN THE QUALITY CONTROL SECTION OF THESE GENERAL NOTES FOR THE FOLLOWING AREAS OF WORK (PER TABLES BELOW):

Table with columns: VERIFICATION AND INSPECTION, CONTINUOUS, PERIODIC, REFERENCED STANDARD, OSSC REFERENCE. Lists inspection items like reinforcing steel, welding, anchors, concrete placement, etc.

(a) WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE
(b) SPECIFIC REQUIREMENTS FOR SPECIAL INSPECTION SHALL BE INCLUDED IN THE RESEARCH REPORT FOR THE ANCHOR ISSUED BY AN APPROVED SOURCE IN ACCORDANCE WITH 17.8.2 IN ACI 318 OR OTHER QUALIFICATION PROCESS. WHERE SPECIFIC REQUIREMENTS ARE NOT PROVIDED, SPECIAL INSPECTION REQUIREMENTS SHALL BE SPECIFIED BY THE REGISTERED DESIGN PROFESSIONAL AND SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO COMMENCEMENT OF WORK.



ENGINEERING, INC.
1902 NE 4TH ST.
BEND, OREGON 97701
(541) 317-2939 FAX. 317-2940

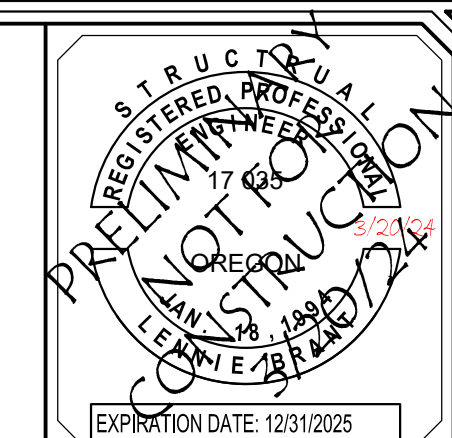
ENCOMPASS STORAGE
16650 BOX WAY
LAPINE OREGON

STRUCTURAL SPECIFICATIONS /
SPECIAL INSPECTIONS

Table with columns: DRAWN BY, ISSUE DATE, MARK, REVISIONS.

SD1





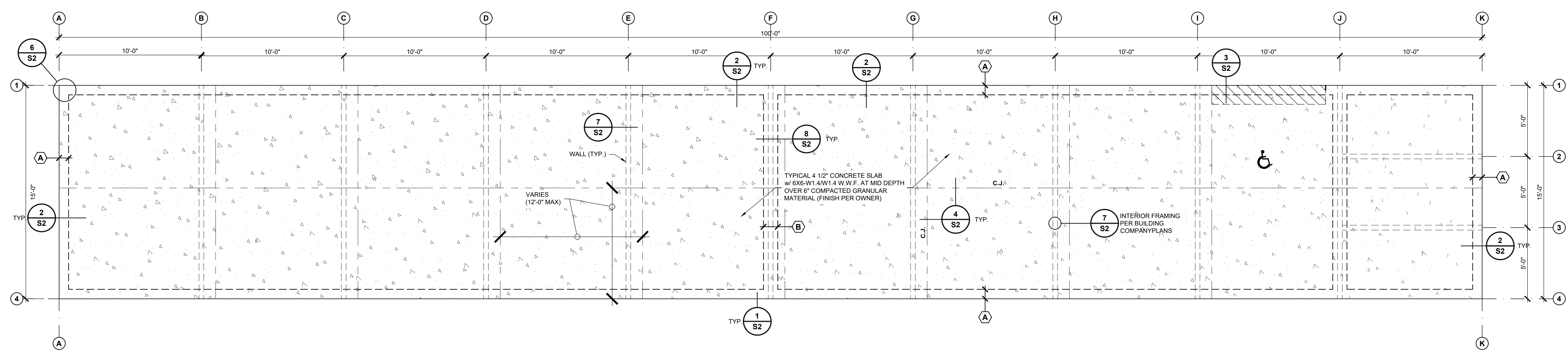
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ENCOMPASS STORAGE  
16650 BOX WAY  
LAPINE OREGON

FOUNDATION PLAN

DRAWN BY	
ISSUE DATE	
MARK	REVISIONS

**S1**  
67-24



north **FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**WALL LEGEND**

	INDICATES CONCRETE SLAB PER PLAN
	INDICATES FOOTING PER SCHEDULE THIS SHEET
	INDICATES CONCRETE CONTROL JOINT.
	DIMENSION TO EXTERIOR FACE OF CONCRETE. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL AND BLDG. MFR.
	DETAIL NUMBER SHEET WHERE DRAWN

**NOTE:**  
IF FILL IS TO BE USED OR BUILDING PLACED ON FILL, THEN A SOILS ENGINEER SHALL BE OBTAINED TO SUPERVISE FOUNDATION EXCAVATION, FOOTING DEPTHS, BACKFILL, DRAINAGE AND PLACEMENT OF CONCRETE TO INSURE MINIMAL SETTLEMENT. IF SOILS ENGINEER'S RECOMMENDATIONS ARE NOT FOLLOWED THE STRUCTURAL ENGINEERING BECOMES NULL AND VOID.  
SOILS ENGINEER SHALL PROVIDE INSPECTION REPORTS TO ENGINEER OF RECORD.

**FOOTING SCHEDULE**

MARK	WIDTH	THICKNESS	REINFORCEMENT	REMARKS
(A)	8" THICKENED EDGE	AS DETAILED	#4 CONT. TOP & BOTTOM	
(B)	12" THICKENED EDGE	AS DETAILED	(2) #4 CONT.	

**NOTES:**  
1 - ALL REINFORCEMENTS 3" CLEAR FROM BOTTOM AND SIDES U.N.O.  
2 - VERIFY ALL DIMENSIONS w/ FLOOR PLAN, PLUMBING PLAN, ELECTRICAL AND METAL BUILDING DESIGN DRAWINGS PRIOR TO EXCAVATION.  
3 - REFER TO BUILDING MFR'S DRAWINGS FOR ANCHOR BOLT PLACEMENT

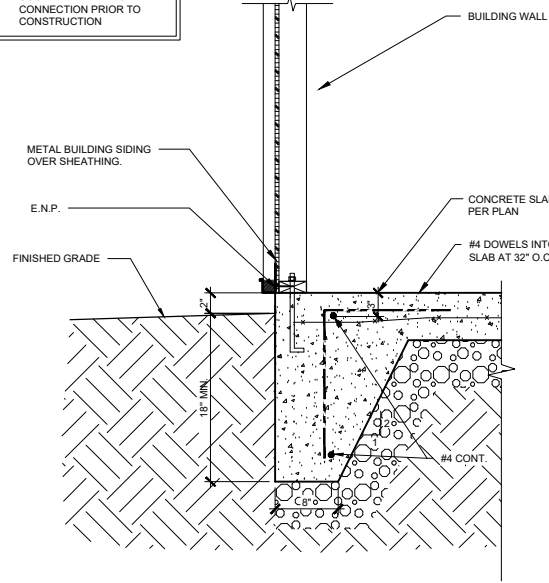
**FOUNDATION NOTES**

1. ALL REINFORCEMENT TO BE 3" CLEAR FROM TOP, BOTTOM AND SIDES OF FOOTINGS.
2. VERIFY ALL DIMENSIONS AND ANCHOR BOLT LAYOUT WITH STEEL DRAWINGS, FLOOR PLAN, PLUMBING PLAN AND ALL ELECTRICAL DRAWINGS PRIOR TO EXCAVATION.
3. REFER TO BUILDING MANUFACTURER'S DRAWINGS FOR ANCHOR BOLT LAYOUT.
4. VERIFY ALL FINISH FLOOR, EXTERIOR ELEVATIONS AND PROPOSED BUILDING STEPS WITH CODE ACCEPTED ACCESSIBILITY PRIOR TO CONSTRUCTION.
5. THE BOTTOM OF ALL FOOTINGS SHALL BE A MIN. OF 18" BELOW FINISH GRADE UNLESS OTHERWISE NOTED.

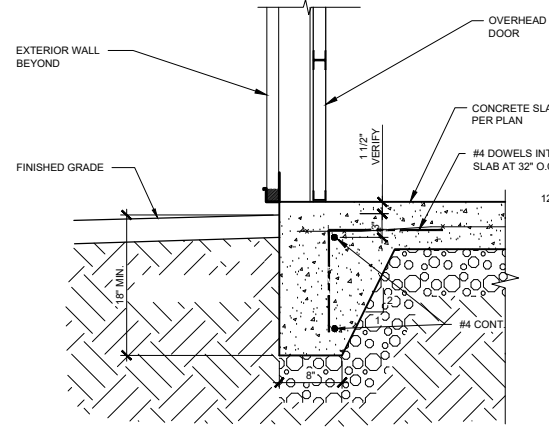
**LB Engineering, Inc. Scope Of Work**  
THESE DRAWINGS ARE INTENDED TO PROVIDE THE DESIGN AND STRUCTURAL ENGINEERING FOR THE PROPOSED FOUNDATION ONLY, AS INDICATED ON DRAWINGS. ALL INTERIOR DEVELOPMENT NOT NOTED ON THESE PLANS, FINISHES, FINISH MATERIAL, DOORS, ELECTRICAL, MECHANICAL AND PLUMBING, AND FIRE SPRINKLER ITEMS ARE NOT THE RESPONSIBILITY OF L.B. ENGINEERING, INC. REVIEW OR DESIGN.

2/2024 JOB FILES 16650 BOX WAY STORAGE ADDITION JOB HGRREFEJ 67-24-11-LE DWG(S) FOUNDATION-16650 BOX WAY DWG 3/20/2024 9:31 AM

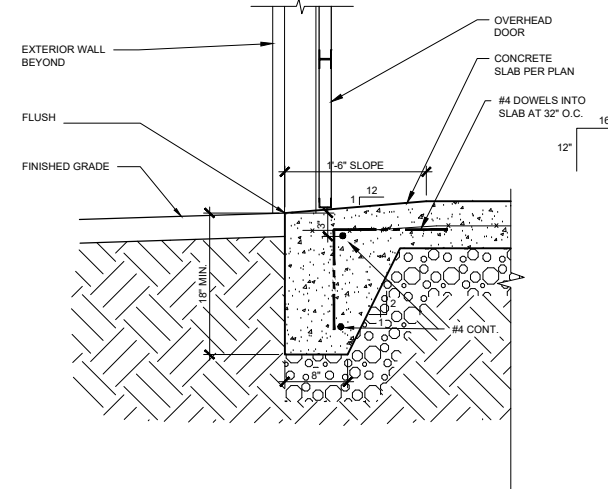
NOTE:  
COORDINATE SIDING AND  
CONNECTION PRIOR TO  
CONSTRUCTION



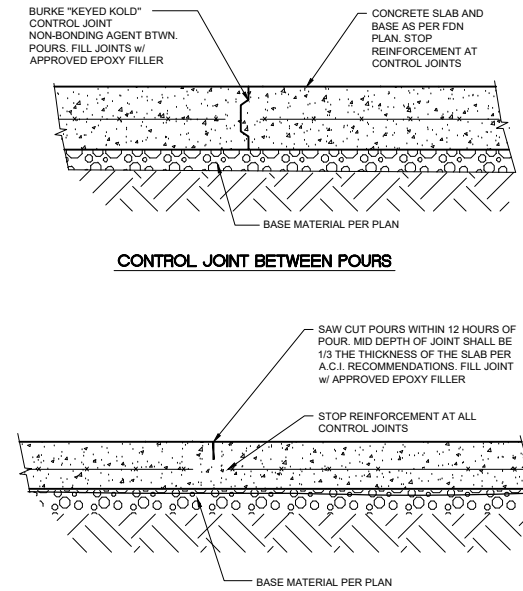
**1** EXTERIOR WALL AND FOUNDATION  
SCALE: N.T.S.



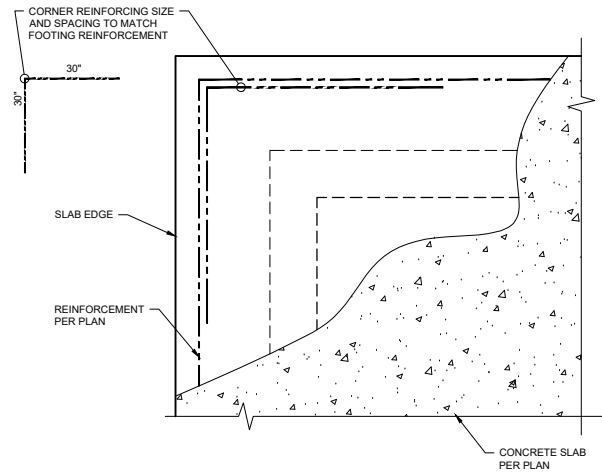
**2** FOUNDATION AT OVERHEAD DOOR  
SCALE: N.T.S.



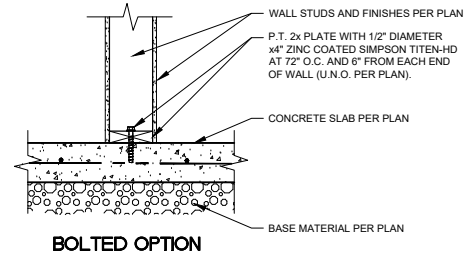
**3** FOUNDATION AT ADA OVERHEAD DOOR  
SCALE: N.T.S.



**4** SLAB CONTROL JOINTS  
SCALE: N.T.S.

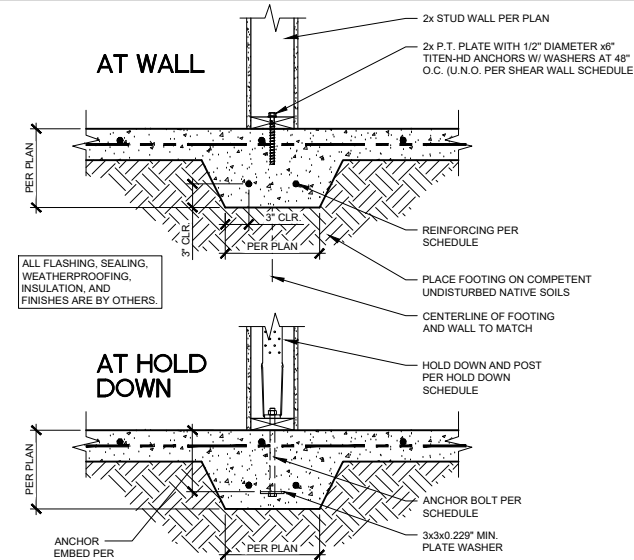


**6** TYPICAL FOUNDATION CORNER  
SCALE: N.T.S.

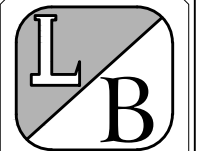
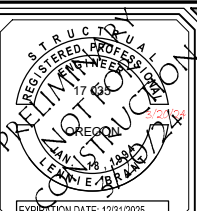


ALL FLASHING, SEALING,  
WEATHERPROOFING,  
INSULATION, AND  
FINISHES ARE BY OTHERS.

**7** INTERIOR WALL AT SLAB  
SCALE: N.T.S.



**8** INTERIOR SHEARWALL / FOOTING  
SCALE: N.T.S.



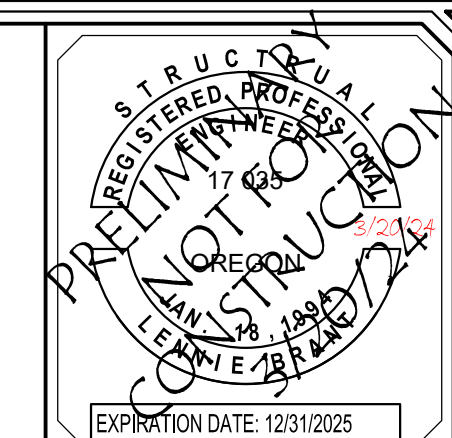
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ENCOMPASS STORAGE  
16650 BOX WAY  
LAPINE OREGON

FOUNDATION DETAILS

MARK	REVISIONS

**S2**



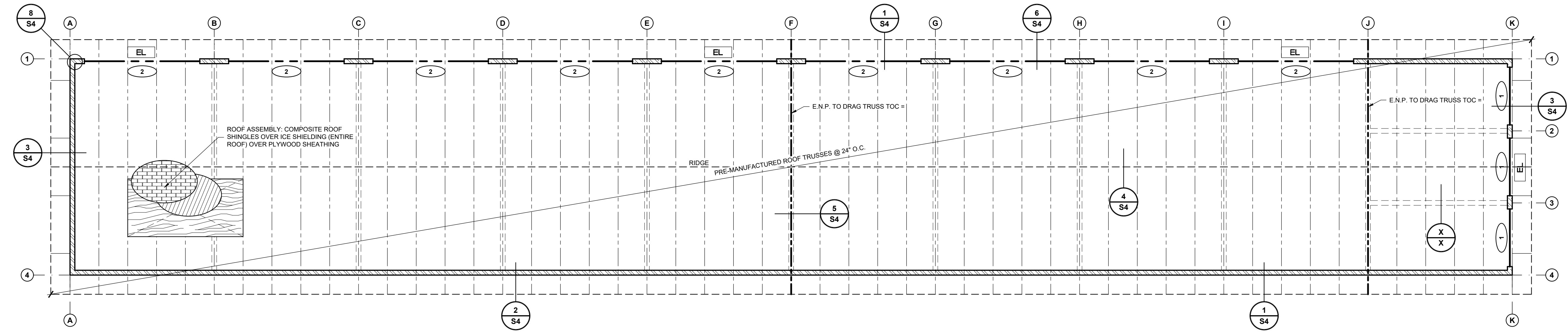
**L.B. ENGINEERING, INC.**  
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**ENCOMPASS STORAGE**  
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 LAPINE OREGON

**ROOF FRAMING PLAN**

DRAWN BY	
ISSUE DATE	
MARK	REVISIONS

S3



**ROOF FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"

SHEAR WALL SCHEDULE			
MARK	PANEL NAILING	SILL FASTENERS	RIM / BLOCK FASTENERS
1	7/16" P.A. RATED SHEATHING NAILED WITH 8d COMMON (2.5"x0.131") AT 6" O.C. AT EDGES AND 12" O.C. AT FIELD (ONE FACE FULL HEIGHT)	TYPICAL ANCHOR BOLTS AT 48" O.C. INTO CONCRETE. 16d COMMON (3.5"x0.162") SILL NAILS AT 8" O.C.	16d COMMON (3.5"x0.162") TOE NAILS AT 8" O.C.
2	5/8" GYPSUM BOARD WITH 1-1/4" LONG #6 TYPE "W" OR "S" SCREWS AT 6" O.C. AT EDGES AND 8" O.C. AT FIELD (ONE FACE FULL HEIGHT)	TYPICAL ANCHOR BOLTS AT 48" O.C. INTO CONCRETE. 16d COMMON (3.5"x0.162") SILL NAILS AT 8" O.C.	16d COMMON (3.5"x0.162") TOE NAILS AT 8" O.C.

**NOTES:**

- APA RATED PLYWOOD OR O.S.B. SHEATHING OF SAME OR GREATER THICKNESS MAY BE USED FOR SHEATHING. NAIL AS SPECIFIED. DO NOT SUBSTITUTE STAPLES.
- ALL STUDS ARE SPACED A MAXIMUM OF 16" O.C.
- ALL SILL BOLTS SHALL BE 1/2" DIAMETER 4" SIMPSON TITEN-HD ANCHORS SPACED PER SCHEDULE IN P.T. PLATE U.N.O. WITH MIN. (2) - ANCHORS PER WALL. PROVIDE STANDARD CUT WASHER TYPICAL U.N.O. BELOW
- USE HOT-DIPPED GALVANIZED OR STAINLESS STEEL FASTENERS FOR PRESERVATIVE TREATED WOOD. (NOT REQUIRED FOR 1/2" DIAMETER OR LARGER SILL BOLTS)

PROVIDE MIN. 3x3x0.229 PLATE WASHERS AT ALL SHEAR WALL SILL ANCHOR BOLTS AS DETAILED BELOW.

SILL BOLT OPTIONS FOR 2x WALL SHEATHED ON ONE OR BOTH SIDES

HOLD DOWN SCHEDULE	
MARK	DESCRIPTION
HT	SIMPSON D1T22 TO DOUBLE STUD POST WITH (8)-1/4x1.5" SDS SCREWS AND 1/2" DIAMETER THREADED ROD EMBEDDED 4" INTO SLAB WITH SIMPSON SET-3G EPOXY. SPECIAL INSPECTION REQUIRED DURING EPOXY INSTALLATION. SEE DETAIL 12/S2.1

**NOTES:**

- LAMINATE ALL DOUBLE AND TRIPLE STUDS PER DETAIL 9/S4.
- EDGE NAIL SHEAR WALL SHEATHING TO HOLD DOWN POSTS (FULL HEIGHT).
- HOLD DOWN POSTS ARE TO BE FULL HEIGHT FROM SILL TO TOP PLATE (U.N.O.). (TRIMMERS DO NOT COUNT TOWARDS HOLD DOWN POST REQUIREMENTS U.N.O.)
- HOLD DOWN MARKER LOCATIONS ARE SCHEMATIC ONLY. COORDINATE EXACT ANCHOR LOCATION WITH FRAMING PLANS AND POST REQUIREMENTS.

ALL NAILS SIZES ARE AS FOLLOWS U.N.O.  
 16d COMMON - 3.5"x0.162"    16d COMMON - 3"x0.148"  
 16d SINKER - 3.25"x0.148"    8d COMMON - 2.5"x0.131"

PLAN LEGEND	
	EXTERIOR STUD WALL: 2x6 #2 D.F. STUDS (FULL HT.) AT MAX. 16" O.C. FINISH PER SCHEDULES. EXTERIOR SIDING PER ELEVATIONS AND DETAILS. FLASH AND SEAL FOR A WEATHERTIGHT SYSTEM
	INTERIOR STUD WALL: 2x4 #2 D.F. STUD WALL AT 16" O.C. 5/8" GYPSUM EA. VERIFY ALL FINISHES AND REQUIREMENTS.

PLAN LEGEND	
	DETAIL NUMBER
	SHEET NUMBER
	HOLD DOWN ANCHOR PER SCHEDULE ON THIS SHEET
	SHEAR WALL FRAMING PER SCHEDULE ON THIS SHEET

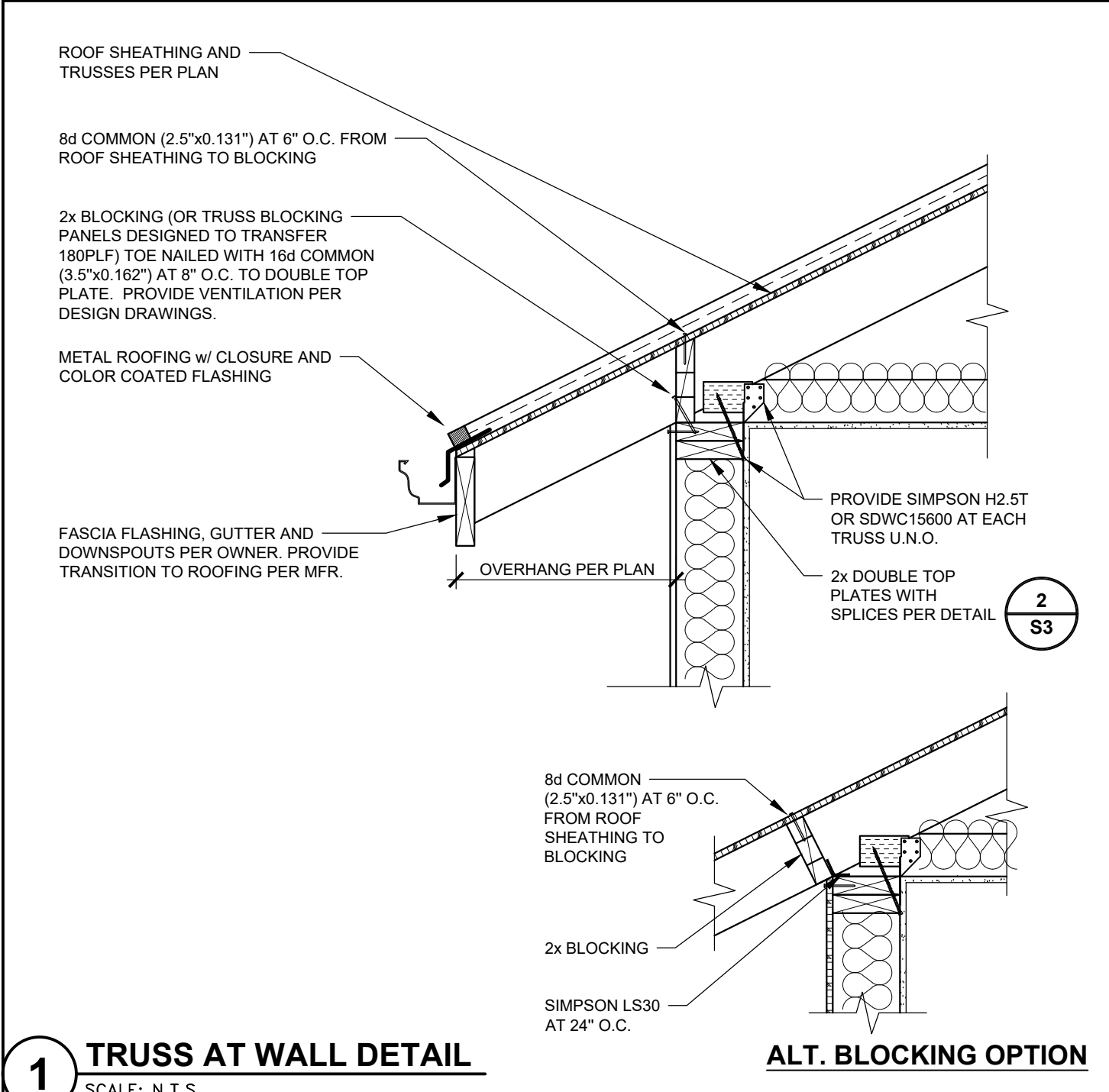
- FRAMING NOTES:**
- PROVIDE FULL BEARING BELOW ALL BEAMS TO FOUNDATION.
  - TYPICAL BEARING SUPPORT - (1) 2x TRIMMER STUD AND (1) 2x KING STUD U.N.O. PER PLAN OR DETAILS.
  - POSTS: MATCH WALL AND BEAM WIDTHS U.N.O. FOR BUILT-UP STUD POSTS. SEE DETAIL 9/S4 FOR CONNECTION REQUIREMENTS.
  - PLACE LAP STUD EACH SIDE OF BEAMS ON POSTS AND NAIL WITH (3)-16d COMMON TO BEAM IF POST CAP IS NOT SPECIFIED.
  - VERIFY ALL DIMENSIONS AND MECHANICAL AND ELECTRICAL LOCATIONS PRIOR TO CONSTRUCTION.
  - ALL EXISTING AND NEW CONDITIONS SHALL BE VERIFIED PRIOR TO BIDDING AND CONSTRUCTION. ALLOW TIME FOR ENGINEER TO REVISE DRAWINGS AND DETAILS FOR EXISTING CONDITIONS.
  - FIRE BLOCKING MATERIALS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
    - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVEL.
    - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT 10'-0" INTERVALS ALONG THE LENGTH OF THE WALL.
    - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS THEY OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.

**FRAMING CONNECTORS:**

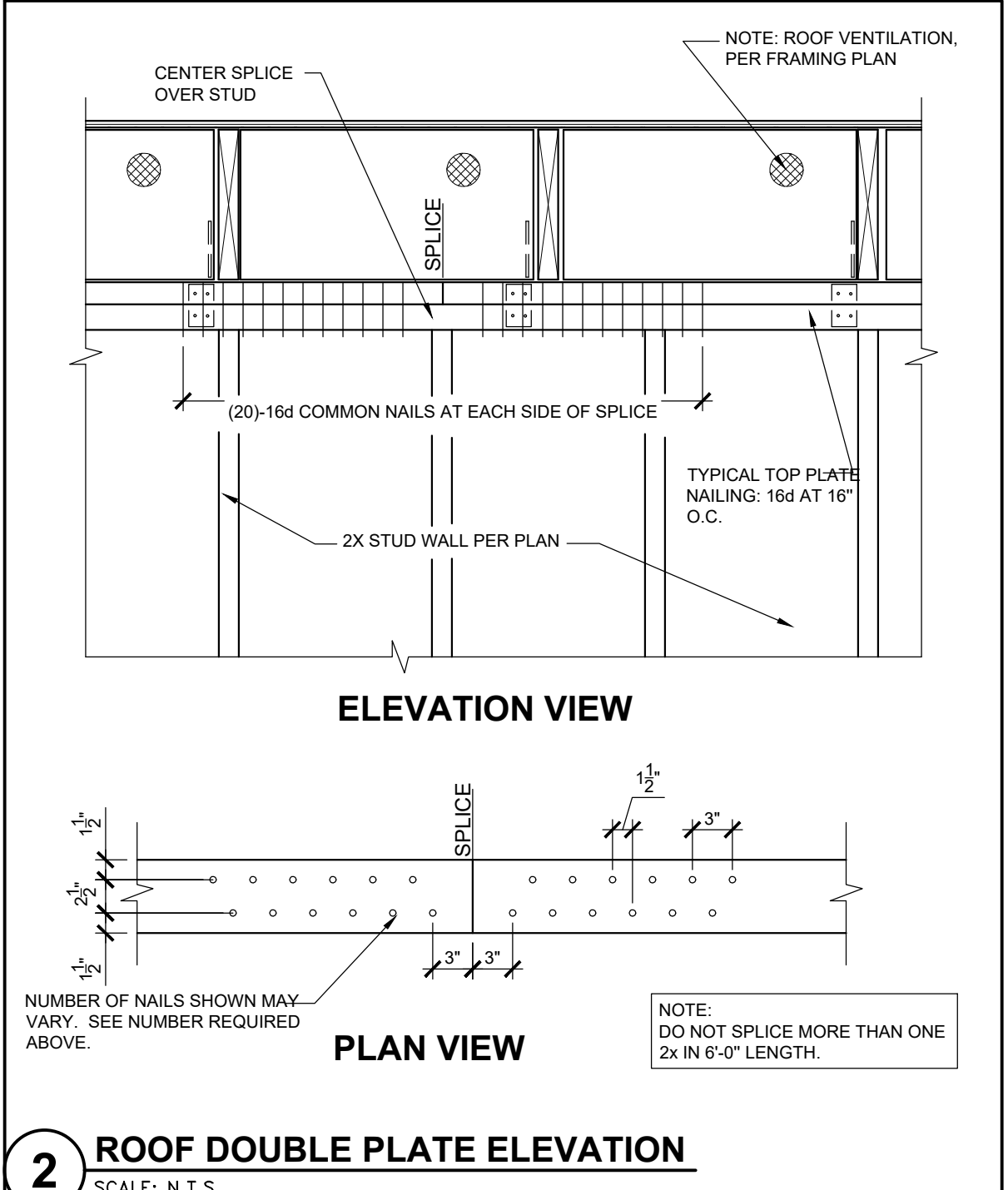
ALL SIMPSON OR OTHER BRAND PARTS AND CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS USING THE MAXIMUM NUMBER AND SIZE OF FASTENERS SPECIFIED BY THE MANUFACTURER LITERATURE UNLESS NOTED OTHERWISE. SEE THE STANDARD NAIL DIMENSIONS ON THIS SHEET.

- CEILING JOIST NOTES:**
- CEILING JOISTS SHALL BE DESIGNED FOR:
    - LIVE LOAD = 125 PSF
    - DEAD LOAD = 20 PSF
    - DEFLECTION FOR LIVE LOAD = L/480; TOTAL LOAD = L/360
    - VERIFY MECH., ELEC., IN ADDITION TO ABOVE LOADS.

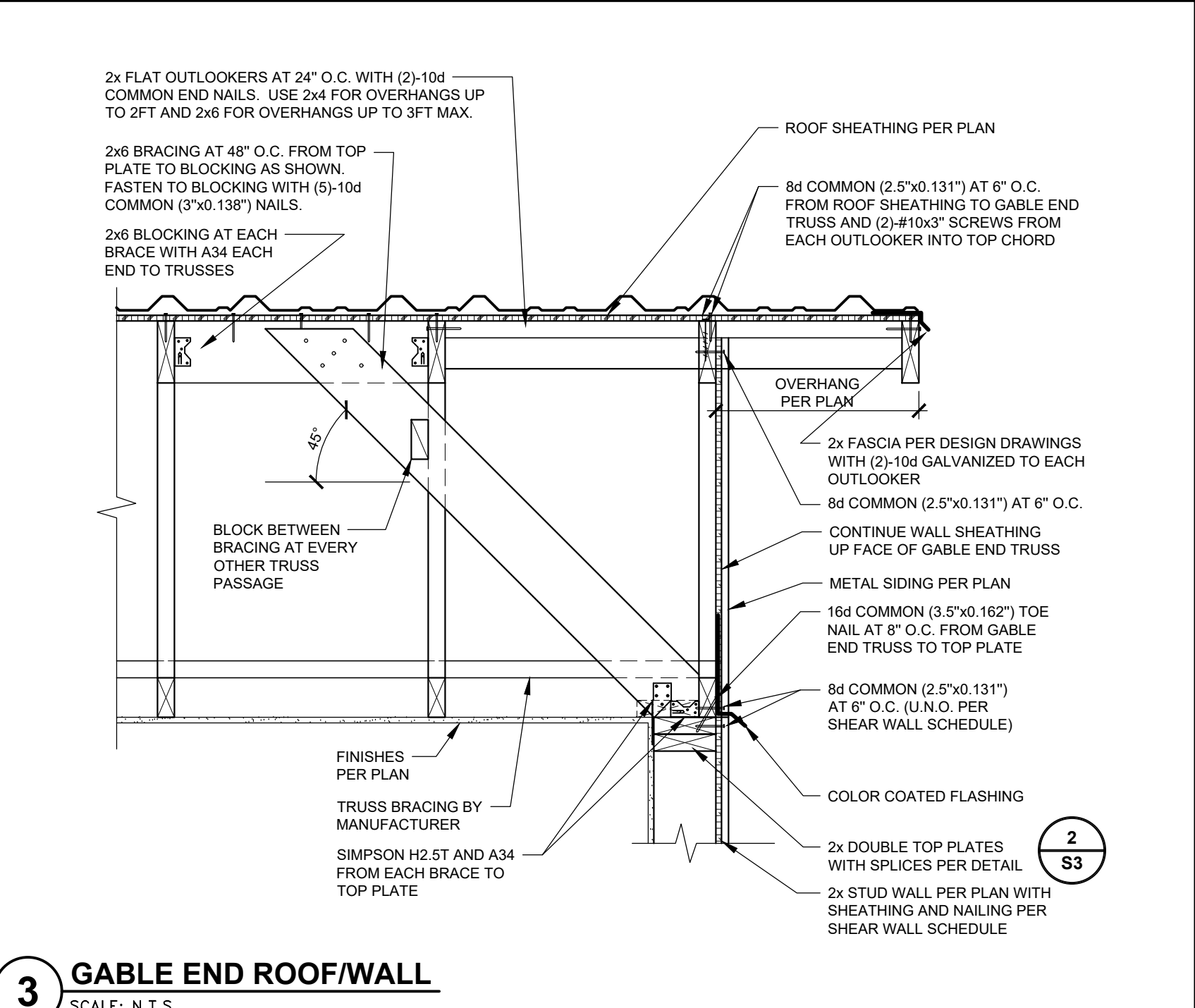




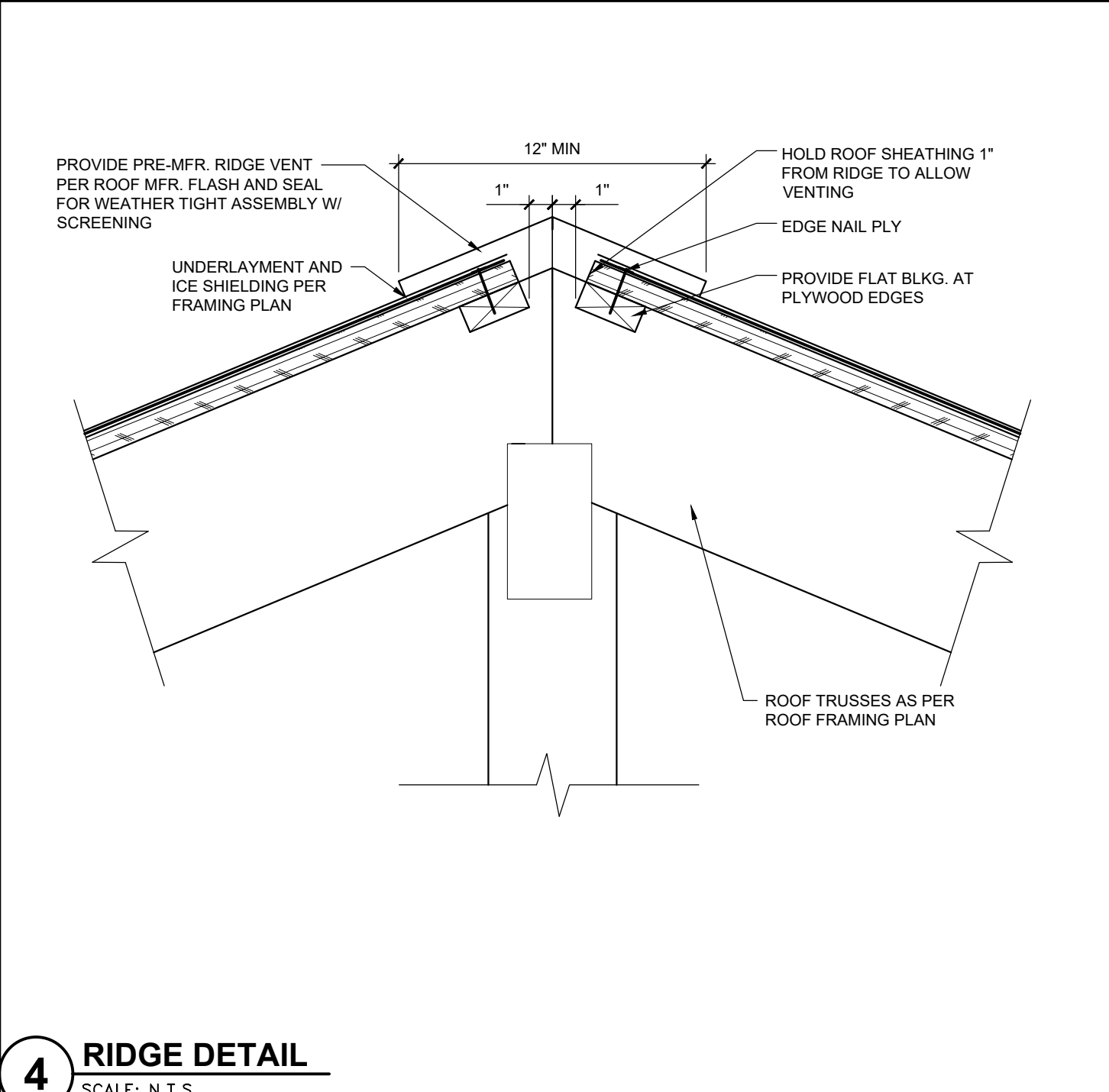
**1 TRUSS AT WALL DETAIL**  
SCALE: N.T.S.



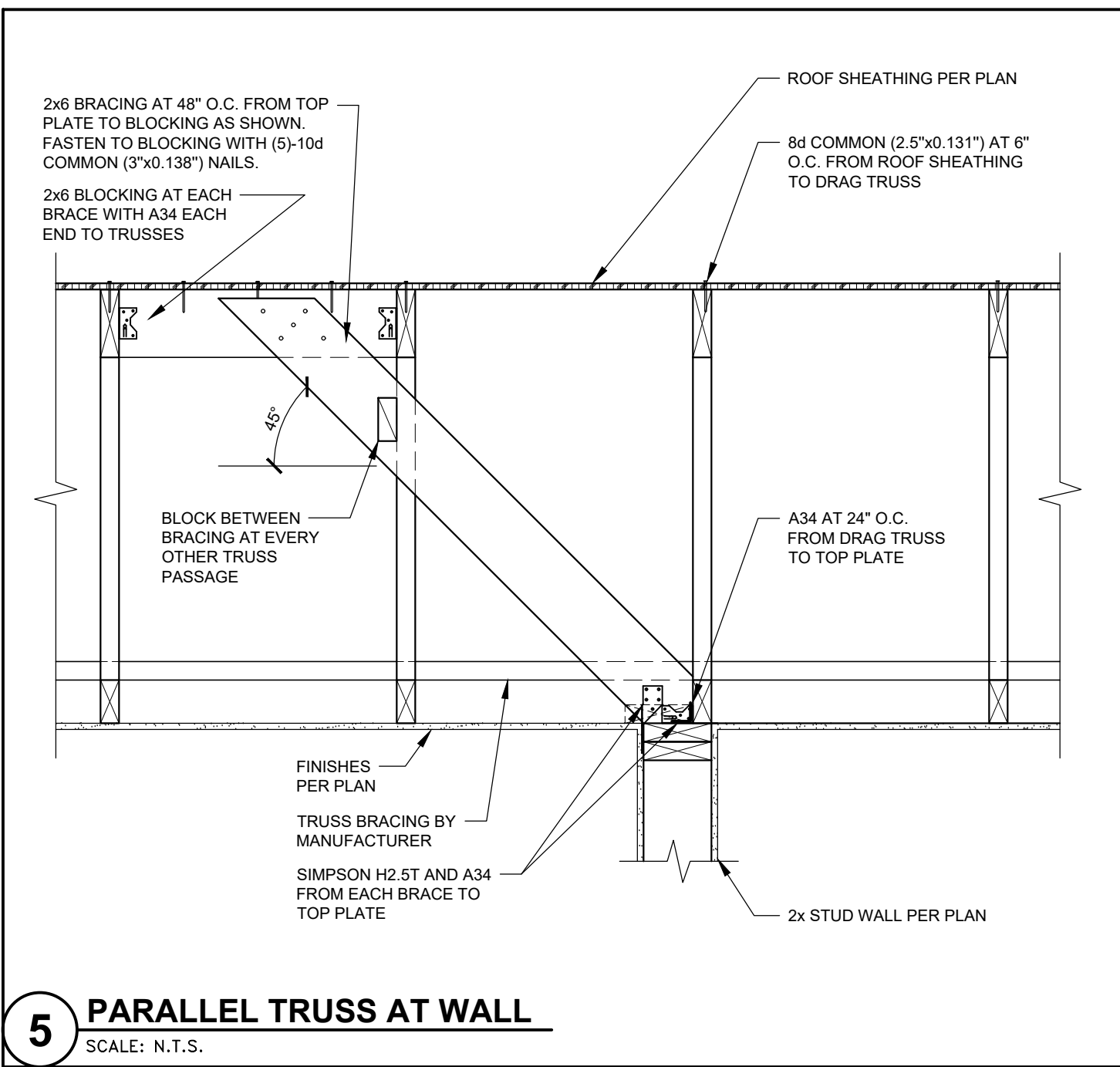
**2 ROOF DOUBLE PLATE ELEVATION**  
SCALE: N.T.S.



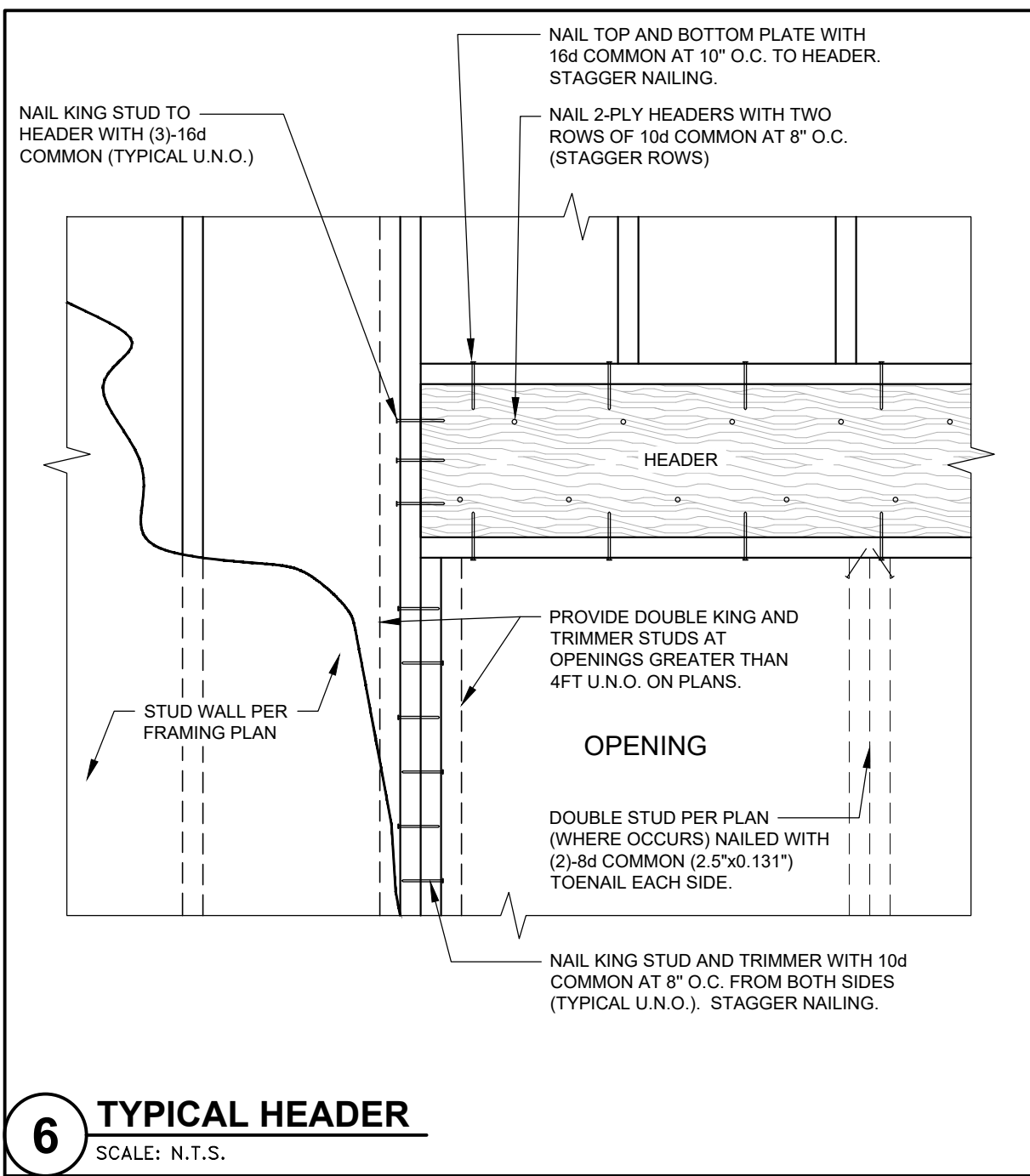
**3 GABLE END ROOF/WALL**  
SCALE: N.T.S.



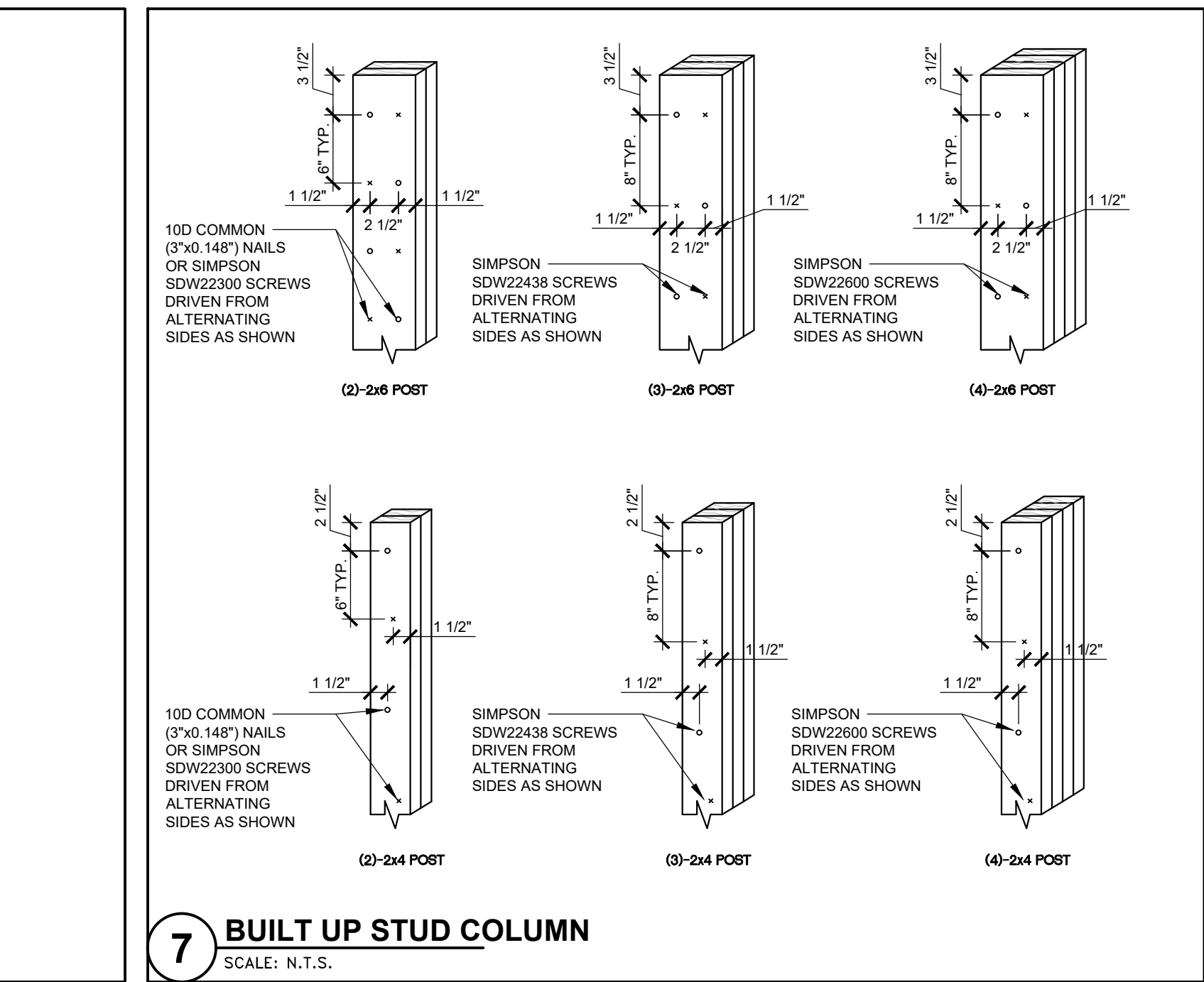
**4 RIDGE DETAIL**  
SCALE: N.T.S.



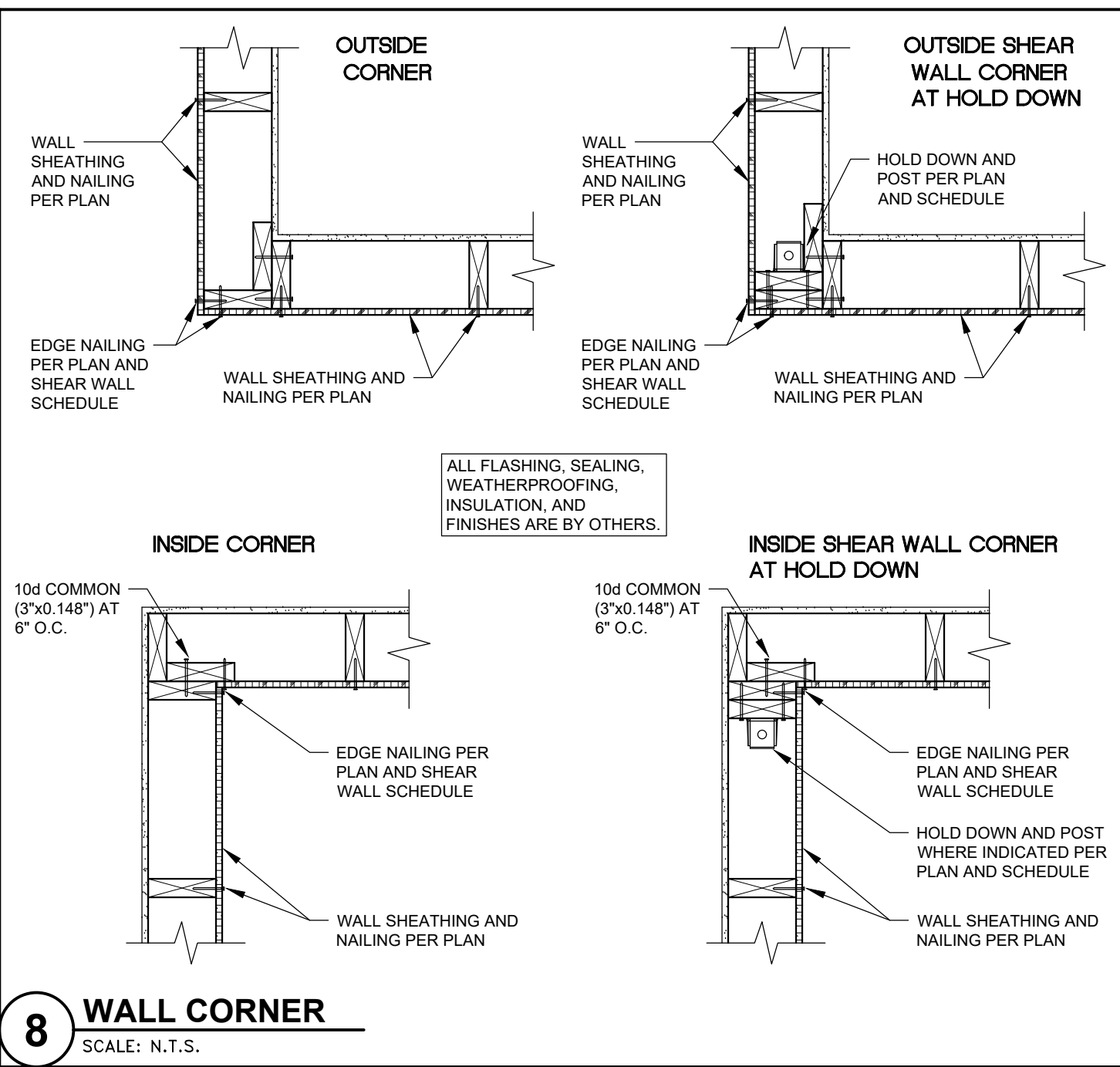
**5 PARALLEL TRUSS AT WALL**  
SCALE: N.T.S.



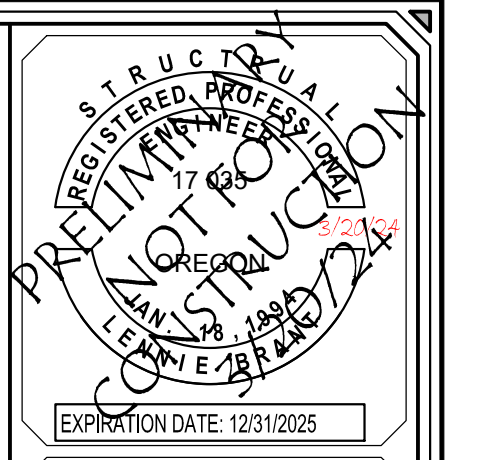
**6 TYPICAL HEADER**  
SCALE: N.T.S.



**7 BUILT UP STUD COLUMN**  
SCALE: N.T.S.



**8 WALL CORNER**  
SCALE: N.T.S.



**L B**

ENGINEERING, INC.

1982 NE 4TH ST.  
BEND, OREGON 97701  
(541) 317-2939 FAX: 317-2940

ENCOMPASS STORAGE

16650 BOX WAY

LAPINE OREGON

FRAMING DETAILS

DRAWN BY	
ISSUE DATE	
MARK	REVISIONS

**S4**

67-24



**TRIP GENERATION LETTER**

for

**Encompass Storage Addition**

**16650 Box Way,**

**1,500 sf Addition to Self Storage in the City of La Pine, Deschutes County, OR**

Trip generation estimates are prepared using the standard reference *Trip Generation, 10<sup>th</sup> Edition*, published by the Institute of Transportation Engineers (ITE). The land use category that best describes the proposed use is ITE Land Use Category 151: Mini-warehouse, described within the ITE manual as;

*Mini-warehouses are buildings in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "Self Storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.*

Trip generation estimates based on the application of this category are summarized here.

**Estimated Trip Generation (ITE 10<sup>th</sup> Edition)**

Land Use	ITE Code	Size (Sq. Ft.)	Weekday Trips	Weekday PM Peak Hour		
				Total	In	Out
Mini-Warehouse, Existing	151	4624	12 <i>2.5/1k sf</i>	1.34 <i>0.29/1k sf</i>	0.71 <i>53%</i>	0.63 <i>47%</i>

**Estimated Trip Generation (ITE 10<sup>th</sup> Edition)**

Land Use	ITE Code	Size (Sq. Ft.)	Weekday Trips	Weekday PM Peak Hour		
				Total	In	Out
Mini-Warehouse, Addition	151	1,500	4 <i>2.5/1k sf</i>	0.43 <i>0.29/1k sf</i>	0.23 <i>53%</i>	0.20 <i>47%</i>

Trip generation estimates for the proposed addition add approximately 4 weekday daily trips. The total combined site weekday p.m. peak hour trips is 2. The La Pine Transportation System Plan requires a Transportation Impact Analysis (TIA) for new developments expected to generate 200 or more weekday daily trips, or 20 or more weekday p.m. peak hour trips. Therefore, a TIA is not required for this application.

Sincerely,



Tim Weishaupt, P.E.  
OR 58,927





NEWBERRY BUSINESS

**1-109**  
(1-108)



**DESCHUTES**  
TITLE

**ParcelID: 205435**  
**Tax Account #: 221014AB00130**  
**16650 Box Way, La Pine OR 97739**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.