

City of Bandon

PLANNING COMMISSION AGENDA DOCUMENTATION

DATE: 4/28/16

SUBJECT:

**PUBLIC HEARING: CONDITIONAL USE PERMIT FOR MINI-STORAGE
AND ACCESSORY RESIDENCE ON HIGHWAY 101 - BILL CLARK**

ITEM NO:

4.4

BACKGROUND:

On February 9, 2016, Bill Clark submitted the attached Application for a Conditional Use Permit to construct a proposed mini-storage facility and accessory residence on South Highway 101. The subject property is zoned General Commercial (C-2).

This matter is scheduled for public hearing at this meeting. To provide time for the applicant to adequately address various issues raised since submission of the Conditional Use Permit application, the applicant has requested that the hearing be continued to May 26, 2016. Staff concurs with that request.

FISCAL IMPACT:

Undetermined.

RECOMMENDATION:

1. Call Public Hearing to order.
2. Read Opening Statement.
3. Staff Report.
4. Call for public testimony from the applicant, proponents, opponents, etc. (if any).
5. **MOTION: Continue the public hearing on the Conditional Use Permit application for construction of a mini-storage facility and accessory residence and keep the record open to the May 26, 2016, Regular Planning Commission Meeting.**

SUBMITTED BY:



MATT WINKEL, INTERIM CITY MANAGER/PLANNING DIRECTOR

Matt Winkel

From: Russ Dodge
Sent: Thursday, April 21, 2016 1:48 PM
To: citymanager@cityofbandon.org
Cc: Michelle Hampton; publicworks@ci.bandon.or.us
Subject: Clark Properties

Matt and Michelle;

We are working through some issues on Bill's Projects. We ask the City for a Continuance on all four (4) pending Applications.

1. SETBACK VARIANCE TM 29 15 01 BA TAX LOTS 2800 & 2700
2. CU APPLICATION FAIRWAY CT (DUPLEX)
3. RE-PLAT A PORTION OF PLAT OF FAIRWAY HOMES
4. CU APPLICATION FOR STORAGE UNITS ON PARCELS PER TM 28 14 31 BB / TAX LOTS 5000 / 4900 / 4800 / 4500 / 4700 / 5100 / & 4600

THERE ARE A NUMBER OF ISSUES WE NEED TO RESOLVE, I WILL BE SUBMITTING SOME REVISIONS IN THE NEXT WEEK.

THE MAJOR HURDLES ARE THE ISSUES WITH FAIRWAY CT AND THE WETLANDS ON THE HWY 101 PROPERTY.

MICHELLE: IM NOT SURE ABOUT MATTS' EMAIL, CAN YOU MAKE SURE HE AND RICHARD GET A COPY OF THIS.

THANKS - RUSS

Russ Dodge - LS

Dodge Surveying & Planning | hge Inc

375 Park Avenue / Coos Bay, Oregon 97420
Tele: (541) 269-1166 Ext 238 / Cell: (541) 404-3799

 please consider the environment before printing this email

SUBJECT PROPERTY:

TAX MAP 28 14 31 BB TAX LOT 4500
TA# 2627200 NO SITE ADDRESS ASSIGNED - VACANT PROPERTY

TAX MAP 28 14 31 BB TAX LOT 4600
TA# 2628800 NO SITE ADDRESS ASSIGNED - VACANT PROPERTY

TAX MAP 28 14 31 BB TAX LOT 4700
TA# 2628301 NO SITE ADDRESS ASSIGNED - VACANT PROPERTY

TAX MAP 28 14 31 BB TAX LOT 4800
TA# 2627600 NO SITE ADDRESS ASSIGNED - VACANT PROPERTY

TAX MAP 28 14 31 BB TAX LOT 4900
TA# 2628100 NO SITE ADDRESS ASSIGNED - VACANT PROPERTY

TAX MAP 28 14 31 BB TAX LOT 5000
TA# 1029000 NO SITE ADDRESS ASSIGNED - VACANT PROPERTY

TAX MAP 28 14 31 BB TAX LOT 5100
TA# 2628300 NO SITE ADDRESS ASSIGNED - VACANT PROPERTY

ZONING: C – 2 GENERAL COMMERCIAL
OWNER: WILLIAM F. CLARK
1283 SEACREST DRIVE / BANDON, OREGON 97411

Parcel Size: AGGREGATE – 1.83 ACRES

ENCLOSURES:

CUP Application
Written Narrative (Judgment Criteria)
Copies of the Legal Descriptions
Instrument 2000-2292 & Access Easement 1999-5899
ODOT DRIVEWAY APPROACH PERMIT 27936
Reduced Copy of Assessor Map 28 14 31 BB
SITE PLAN (12 COPIES) 11" x 17"
Reduced Copy of SITE PLAN (12 Copies)
(Signed) Authorization to Act As Agent
CITY OF BANDING ZONING MAP
SAMPLE CONSTRUCTION DWGS AND PICTURES (TYPICAL)

CITY OF BANDON

CONDITIONAL USE PERMIT APPLICATION

DATE RECEIVED: _____

FEE PAID: _____

RECEIPT #: _____

APPLICATION COMPLETE: _____

INITIALS: _____

Current Ownership		Application #:	
Property Address:			
Property Owner: BILL CLARK		Daytime Phone: (341) 914-2280	
Mailing Address: 1283 SEACREST DR		Fax/e-mail:	
City: BANDON	State: OR	Zip Code: 97411	
Attach proof of Ownership and Legal Description. INST # 2009-2292		Lot size: 1.83 ACRES	Map: 23 14 31 BB Tax Lot: 4500 / 4600 4700 / 4800 / 4900 / 5000 / 5100

NOTE: IF APPLICANT IS DIFFERENT FROM PROPERTY OWNER, THE ATTACHED AUTHORIZATION STATEMENTS, MUST BE INCLUDED WITH THIS APPLICATION.

Applicant: SAVEDS ABOVE		Daytime Phone:
Mailing Address:	Fax/e-mail:	
City	State:	Zip:

DESCRIBE WORK PROPOSED:

THE OWNER/DEVELOPER WISHES TO CONSTRUCT A MINI-STORAGE FACILITY ON PROPERTY ZONED C-2 IN THE CITY OF BANDON.

DATE: _____

SIGNATURE of Applicant or Property Owner

I CERTIFY THAT THE INFORMATION PROVIDED IN THIS APPLICATION, INCLUDING ALL SUBMITTALS AND ATTACHMENTS, IS TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE.

<p>Describe the Conditional Use Permit Request</p> <p style="text-align: center;">IN ORDER TO SECURE APPROVAL BY THE CITY OF BANDON WE ARE SUBMITTING THIS CONDITIONAL USE APPLICATION IN ORDER TO SHOW AND GIVE EVIDENCE THAT THE PROPOSED INSTALLATION CONFORMS TO THE DEVELOPMENT STANDARD FOR THE C-2 ZONE. (GENERAL COMMERCIAL)</p>	
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THE CUP APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING

FINDINGS OF FACT:

APPROVAL STANDARD FOR CONDITIONAL USES.

THE APPROVAL OF ALL CONDITIONAL USES SHALL BE CONSISTENT WITH:

- A. THE COMPREHENSIVE PLAN; HOW IS THE PROPERTY DESIGNATED BY THE COMPREHENSIVE PLAN (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, CONTROLLED DEVELOPMENT)? IS THE PROPOSED USE THE SAME AS THE COMPREHENSIVE PLAN DESIGNATION? DOES THE PROPOSAL MEET THE REQUIREMENTS OF APPLICABLE POLICIES OF THE COMPREHENSIVE PLAN?

THE SUBJECT PARCEL CONSISTS OF SEVEN (7) SEPARATE TAX LOTS WHICH ARE ALL ZONED C-2, GENERAL COMMERCIAL. THE PROPOSED USE [COMMERCIAL] IS THE SAME AS THE COMPREHENSIVE PLAN DESIGNATION. THE PROPOSED USE MEETS THE REQUIREMENTS OF APPLICABLE POLICIES OF THE COMPREHENSIVE PLAN BY CLOSELY RESEMBLING OTHER TYPES OF BUSINESSES LISTED AS AN OUTRIGHT APPROVED USE. THE PROPERTY IS LOCATED DIRECTLY ADJACENT TO US HIGHWAY 101 FOCUSING THE USE OF A COMMERCIAL DEVELOPMENT IN AN ESTABLISHED AREA OF GENERAL COMMERCIAL DEVELOPMENT.

THE SUBJECT PROPERTY IS LOCATED IN THE WOODLAND HEIGHTS BUSINESS DISTRICT AREA. THE PROPOSED USE WILL SUPPORT AND IMPROVE OTHER COMMERCIAL ESTABLISHMENTS LOCATED IN THE AREA. WE ALSO FEEL IT WILL DIRECTLY HELP THE TOURISM INDUSTRY AND RECREATIONAL PARTICIPANTS BY PROVIDING RETURNING TOURISTS AND SECOND HOME OWNERS A PLACE TO KEEP EQUIPMENT WITHOUT REQUIRING CONSTANT TRANSPORT.

- B. THE PURPOSE AND DIMENSIONAL STANDARDS OF THE ZONE EXCEPT AS THOSE DIMENSIONAL STANDARDS HAVE BEEN MODIFIED IN AUTHORIZING THE CONDITIONAL USE PERMIT; IS THE PROPOSED USE CONSISTENT WITH THE PURPOSE OF THE ZONE? WHY? DOES THE PROPERTY MEET THE MINIMUM SIZE REQUIRED FOR THE USE IN THE ZONE, (SQUARE FOOTAGE, WIDTH, AND DEPTH)?

THE SUBJECT PARCEL IS ADEQUATE IN SIZE AND SHAPE TO ACCOMMODATE THE PROPOSED USE, THAT USE BEING COMMERCIAL STORAGE BUILDINGS. (MINI STORAGE UNITS) THIS INCLUDES ALL DRIVE SPACE, WALLS, FENCES, PARKING, LOADING, LANDSCAPING, AND OTHER FEATURES AS REQUIRED. THE USE AS PROPOSED WILL COMPLY WITH ALL STATED NUMERICAL DIMENSIONS WITH RESPECT TO BUILDING HEIGHT, SETBACKS, LOT COVERAGE, AND ANY YARD REQUIREMENTS IF NECESSARY.

THE PROPOSED USE IS CONSISTENT WITH THE PURPOSE OF THE COMMERCIAL ZONE. THE USE AS PROPOSED WILL PROVIDE A STORAGE FACILITY FOR THE RESIDENTS OF THE COMMUNITY AND LOCAL BUSINESSES. THE INSTALLATION OF THE FACILITY WILL PROMOTE ECONOMIC DEVELOPMENT BY PROVIDING INDIVIDUALS AND BUSINESSES

OPTIONS RELATING TO TEMPORARY INVENTORY ISSUES AND EQUIPMENT STORAGE AS AN EXAMPLE.

THE PROPERTY COMPRISES APPROXIMATELY 79,757 SQUARE FEET, WITH A PROPOSED BUILDING COVERAGE OF 31,165 SQUARE FEET. (39%). THE WIDTH AND DEPTH STANDARDS ARE MET AS WELL, (SEE ATTACHED SITE PLAN).

THE C-2 ZONE DOES NOT HAVE SIZE OF PARCEL REQUIREMENTS.

- C. THAT THE SIZE AND DIMENSIONS PROVIDE ADEQUATE AREA FOR THE NEEDS OF THE PROPOSED USE; IS THE PROPERTY LARGE ENOUGH TO ACCOMMODATE THE PROPOSED USE, ADEQUATE AREA FOR REQUIRED PARKING, MINIMUM LOT SIZE, IF REQUIRED?

THE SIZE AND DIMENSIONS DO PROVIDE ADEQUATE AREAS FOR THE NEEDS OF THE PROPOSED STORAGE FACILITY, INCLUDING ALL SUPPORTING INSTALLATIONS NECESSARY FOR THE OPERATION OF THE MINI-STORAGE FACILITY. (SEE SITE PLAN). THE FACILITY WILL NOT HOUSE ANY RESIDENTS; ALL CUSTOMERS WILL ONLY UTILIZE THE UNITS FOR RELATIVELY SHORT PERIODS OF TIME. THE ACTIVITY CONSISTING OF UNLOADING AND OR LOADING ITEMS FOR STORAGE. TYPICALLY THE CUSTOMER PARKS DIRECTLY IN FRONT OF THEIR RENTAL UNIT AND PERFORMS THEIR TASK AND THEN LEAVES. THERE WILL BE A SMALL OFFICE TO SERVICE CUSTOMERS AS SHOWN ON THE SITE PLAN, WITH ADEQUATE PARKING FOR STAFF AND AN ADDITIONAL OVERFLOW PARKING AREA AS SHOWN.

THE OWNER WILL INCLUDE IN THE FACILITY A 600 SQUARE FOOT STUDIO APARTMENT FOR A RESIDENT MANAGER/SECURITY PERSONNEL. THE UNIT WILL CONSIST OF A 1 BEDROOM UNIT WITH ONE BATH AND KITCHENETTE. THE UTILITY DEMAND IS STATED IN ITEM (F) [BELOW].

THE C-2 ZONE DOES NOT HAVE SIZE OF PARCEL REQUIREMENTS.

- D. THAT THE SITE SIZE AND DIMENSIONS PROVIDE ADEQUATE AREA FOR AESTHETIC DESIGN TREATMENT TO MITIGATE POSSIBLE ADVERSE EFFECT FROM THE USE OF SURROUNDING PROPERTIES AND USES. IF THE USE YOU ARE PROPOSING WILL BE NEGATIVELY AFFECTED BY A CURRENT USE ON A NEIGHBORING PROPERTY YOU WILL NEED TO ADDRESS THE EFFECT BY PROVIDING SCREENING OR LANDSCAPING OR OTHER METHODS OF LESSENING THE IMPACT.

THERE ARE NO MEASURABLE ADVERSE EFFECTS FROM THE EXISTING ADJACENT PARCELS USE, IN TERMS OF VISIBILITY, GENERAL CONDITION, OR TYPE'S OF USE. THE AREA IS CHARACTERIZED BY OTHER BUSINESSES BOTH OPERATIONAL AND VACANT IN THE IMMEDIATE AREA AND COMPATIBILITY WILL NOT BE AN ISSUE AS THERE IS NO EXISTING SINGULAR TYPE OF BUILDINGS OR BUSINESSES IN THE AREA.

THE PROPOSED USE WILL CONSIST OF OPERATING A MINI-STORAGE FACILITY. THE LONGITUDINAL BUILDINGS WILL BE LAYED OUT SO AS TO CREATE A FENCE OR WALL

EFFECT WITH THE NORTH AND EAST PROPERTY OR BOUNDARY LINES. THE VISUAL EFFECT WILL CONSIST OF THE BACK OF A UNIT HAVING NO DOORS NOR WINDOWS. THE UNITS ARE TO BE SET BACK FROM HIGHWAY 101 A SIGNIFICANT DISTANCE AND WILL NOT BE OBTRUSIVE IN ANY WAY.

- E. THE CHARACTERISTICS OF THE SITE ARE SUITABLE FOR THE PROPOSED USE CONSIDERING SIZE, SHAPE, LOCATION, TOPOGRAPHY, AND NATURAL FEATURES; IS THE PROPERTY LARGE ENOUGH TO ACCOMMODATE THE BUILDING OR ADDITION POROPSED? WILL THE TOPOGRAPHY REQUIRE EXTENSIVE ALTERATIONS TO SUPPORT THE USE, GRADING, CUTTING, ENGINEERED FOUNDATIONS TO THE HAZARDOUS CONDITIONS.

THE SITE IS CHARACTERIZED BY A RELATIVELY FLAT TOPOGRAPHY COVERED IN NATIVE GRASSES. THE WESTERLY SIDE OF THE PROPERTY INCLUDES A HISTORICAL DRAIN WAY (GROSS CREEK). THIS DRAINAGE AREA WAS IMPROVED BY THE STATE HIGHWAY DEPARTMENT DURING THE HIGHWAY 101 WIDENING PROJECT COMPLETED IN 2009. THAT PROJECT INVOLVED THE CONSTRUCTION OF A STORM WATER FACILITY, (DETENTION POND) ALONG THE WESTERLY BOUNDARY LINE OF THE APPLICANT'S PARCEL. IT IS A FENCED AREA DIRECTLY ADJACENT TO THE HIGHWAY, (SEE SITE PLAN).

THE TOPOGRAPHY WILL REQUIRE MINIMAL GRADING TO CONSTRUCT THE STORAGE UNITS. NO ALTERATIONS TO THE SURFACE WILL BE REQUIRED, NO TREE REMOVAL OR CUTTING OF ANY BRUSH WILL BE REQUIRED.

- F. ALL REQUIRED PUBLIC FACILITIES AND SERVICES HAVE ADEQUATE CAPACITY TO SERVE THE PROPOSAL, AND ARE AVAILABLE OR CAN BE MADE AVAILABLE BY THE APPLICANT; IS THE SITE ADEQUATELY SERVED BY PUBLIC UTILITIES, OR OTHER CITY SERVICES? IS THE PROPERTY SITE ADEQUATELY SERVED BY PUBLIC UTILITIES, OR OTHER SERVICES? IS THE PROPERTY AN ADEQUATE SIZE FOR SEPTIC SYSTEMS, WELLS OR OTHER SERVICES WHICH MAY BE REQUIRED FOR THE PROPOSED USE IF CITY SERVICES ARE NOT AVAILABLE? WILL THE PROPOSED USE PLACE EXCESSIVE DEMANDS ON THE CURRENT CITY INFRASTRUCTURE? IF SO, WHAT MEASURES WILL BE TAKEN TO LESSEN THE DEMAND OR TO ACCOMMODATE THE SERVICES THE CITY DOES NOT PRESENTLY PROVIDE?

THE PROPOSED FACILITY WILL INVOLVE THE CONSTRUCTION OF A SMALL OFFICE AT THE END OF THE MOST NORTHERLY TIER OF UNITS. IT WILL BE 400 SQUARE FEET AND INCLUDE A REST ROOM FACILITY. THE FACILITY WILL ALSO INCLUDE A 600 SQUARE FOOT STUDIO APARTMENT. ALL FIXTURES TO BE INSTALLED WILL BE ENERGY EFFICIENT, INCLUDING DOORS, WINDOWS, LIGHTING FIXTURES, AND WATER CONSUMING ITEMS. THIS WILL INCLUDE WATER SENSE FAUCETS AND SHOWER HEADS AND TWO BUTTON DUAL FLUSH TOILETS.

THE DEMAND ON THE SEWER AND WATER MUNICIPAL SYSTEM WILL BE MINIMAL ESTIMATED TO BE APPROXIMATELY 400 GALLONS OF FLOW DAILY.

ALL REQUIRED UTILITY SERVICES ARE AVAILABLE DIRECTLY ADJACENT TO THE SUBJECT PROPERTY, POWER, WATER, SEWER, AND COMMUNICATION LINES ARE LOCATED IN 15TH STREET OR ALONG THE EASTERLY SIDE OF HIGHWAY 101.

THE DEMAND REQUIREMENTS ARE MINIMAL FOR THE PROJECT SO WE DO NOT ANTICIPATE HAVING TO TAKE ALTERNATE MEASURES IN ORDER TO OBTAIN SEWER DISPOSAL OR A POTABLE WATER SOURCE.

- G. THE PROPOSED USE WILL NOT ALTER THE CHARACTER OF THE SURROUNDING AREA IN A MANNER WHICH SUBSTANTIALLY LIMITS, IMPAIRS, OR PRECLUDES THE USE OF SURROUNDING PROPERTIES FOR THE PERMITTED USES LISTED IN THE UNDERLYING ZONING DISTRICT; WILL THE PROPOSED USE AFFECT SURROUNDING PROPERTIES TO THE EXTENT THAT THEY WOULD NO LONGER BE CAPABLE OF SUPPORTING A PERMITTED USE IN THE ZONE? IS THE PROPOSED USE COMPATIBLE WITH OTHER ALLOWED USES IN THE AREA? ARE THERE OTHER USES IN THE ARA SIMILAR TO THE PROPOSED USE?

FACTORING IN THE TYPES OF EXISTING BUSINESS IN THE IMMEDIATE AREA WE ARE CERTAIN THIS PROPOSED INSTALLATION WILL HAVE NO MEASUREABLE NEGATIVE EFFECT ON ANY OF THE ADJACENT COMMERCIAL OR RESEDINTIAL AREAS. WE HAVE DESIGNED OUR LAYOUT TO CREATE A NATURAL PRIVATE BORDER ENCIRCLING THE PROJECT ON THE NORTH AND EAST SIDES.

THIS PARCEL IS NOT USED OR DEPENDENT UPON ANY OTHER PARTIES FOR ACCESS, UTILITY CONNECTIONS, OR ANY OTHER RESOURCE.

- H. ALL OTHER REQUIREMENTS OF THIS TITLE THAT APPLY:

THE SITE WILL BE GRADED TO CONVEY ALL SURFACE RAINFLOW TO THE WEST EDGE OF THE IMPROVEMENTS, FROM THAT CENTRAL POINT WE WILL EITHER DRAIN THE SURFACE FLOW TO THE EXISTING STORM WATER IMPOUNDMENT OR COLLECT THE FLOWS INTO A SEDIMENTATION POND TO BE LOCATED EAST OF GROSS CREEK. WITH PROPER APPROVAL WE WOULD THEN CONSTRUCT AN OUTFALL TO GROSS CREEK FOR STORM EVENTS. THIS AREA OF GROSS CREEK WILL BE PRESERVED AND ENHANCED IN ORDER TO PROTECT THIS HISTORICAL DRAINWAY. ALL CONSTRUCTION WILL BE SETBACK A SIGNIFICANT DISTANCE FROM THIS AREA. THIS AREA WILL BE PROTECTED BY CONSIDERING IT A NATURAL RESOURCE AREA.

AN APPROVED CONDITIONAL USE WILL RESULT IN AN APPLICATION OF THE BEST USE FOR THIS SUBJECT PARCEL. WE FEEL THAT THIS BEST USE CLOSELY RESEMBLES TWO PERMITTED USES IN THE C-2 ZONE. SPECIFICALLY 17.44.020 (D) & (M). THE LIST OF OUTRIGHT APPROVED USES FOR THE C-2 ZONE, WHILE COMPREHENSIVE, PROBABLY DOES NOT INCLUDE MANY SIMILAR TYPES AND KINDS OF BUISNESS THAT OPERATE TODAY. PROGRESS HAS CHANGED THE WAY WE OPERATE BUSINESSES NOW AND MANY SMALL BUSINESSES AND INDIVIDUALS NEED TEMPORARTY AND OR ADDITIONAL STORAGE SPACE FROM TIME TO TIME. BUSINESSES FROM TIME TO TIME MAY NEED TO STORE INVENTORIES OF GOODS AND FAMILIES WOULD UTILIZE STORAGES FOR BOATS, AND SPORTING EQUIPMENT.

WE FEEL THIS CONDITIONAL USE REQUEST IS CONSISTENT WITH THE COMPREHENSIVE PLAN, COMPATIBLE WITH THE SURROUNDING BUSINESSES AND LAND USES. THE LAND IS VERY SUITABLE FOR THIS PROPOSED USE WITH NO LAND CONSTRAINTS AND OFFERS THE OWNER/DEVELOPER A PROPERTY WITH PREDICTABLE CONSTRUCTION COSTS, DUE TO ITS LOCATION, TOPOGRAPHY, SHAPE, AND ITS CLOSE PROXIMITY TO UTILITY CONNECTION POINTS. THE SUBJECT PROPERTY IS CLOSE TO THE CENTRAL BUSINESS CORE, THE SMALL BOAT BASIN, AND RESIDENTIAL AREAS.

THE SUBJECT PROPERTY DOES NOT PRESENT ANY POTENTIAL ENVIRONMENTAL PROBLEMS SO MITIGATING ANY ISSUES WILL BE UNNECESSARY.

THE MAIN ENTRANCE AND ACCESS POINT WILL BE ALONG U.S. HIGHWAY 101 AT THE NORTHWEST CORNER OF THE FACILITY. THERE IS AN EXISTING CURB CUT AT THIS LOCATION AND WE HAVE ATTACHED ODOT'S ACCESS PERMIT # 27936.

VEHICULAR ACCESS NORTH BOUND WILL SIMPLY MAKE A RIGHT TURN INTO THE FACILITY WITHOUT CROSSING ONCOMING TRAFFIC OR ANYOTHER CONFLICTS RELATED TO TRAFFIC FLOW. SOUTH BOUND VEHICULAR ACCESS WILL BE ACCOMPLISHED BY THE VEHICLE ENTERING INTO AN EXISTING CENTER LAND TURN REFUGE, AND THEN TURNING LEFT INTO THE FACILITY.

THE ENTIRE FACILITY IS SETBACK FROM HIGHWAY 101, DUE MAINLY TO THE LOCATION OF GROSS CREEK WHICH RUNS DIAGONALLY ACROSS THE PROPERTY. THE DEVELOPER PROPOSES TO REHAB THE BORDERING VEGETATION ALONG THE BANKS OF THE SMALL CREEK AND INCORPORATE ADDITIONAL NATIVE GRASSES AND LOW LEVEL SHRUBERY TO THE CREEK AREA. THIS WILL MATCH THE OTHER TWO SMALLER AREAS TO BE LANDSCAPED. (SEE SITE PLAN).

SIGNAGE IS PROPOSED TO BE A LOW LEVEL SIGN TO BE LOCATED AT THE ENTRANCE AREA AND ON THE OWNERS PROPERTY.

THE PROPOSED USE FOR THIS PROJECT IS IN LINE WITH THE CITIES GOAL TO REDUCE COMMERCIAL SPRAWL BY FOCUSING AND LOCATING THE BUSINESS WITHIN AN AREA OF ESTABLISHED GENERAL COMMERCIAL AREA.

ADDITIONALLY, WE FEEL THIS PROJECT WILL MEET AND SUPPORT GOAL 9 IN TERMS OF ECONOMIC DEVELOPMENT LOCALLY AND REGIONALLY.

Typical Storage Unit Pictures



City of
SANDON



AUTHORIZATION TO ACT AS AGENT

APPLICATION #: _____

Please complete the following information in BLUE INK

I, BILL CLARK the undersigned, give authorization to RUSS DODGE
to act as my agent in regard to the attached application, on the subject property,
described as Map 234 31 33 Tax Lot 5, in the current Coos County
Assessor's records.

4500 / 4600 / 4700 / 4800 / 4900 / 5000 / 5100

Property Owner

NOTE:

A FAXed copy of this form is acceptable for the purpose of filing an application.
However, the original will be required prior to final approval.

**THIS FORM TO BE COMPLETED, SIGNED AND INCLUDED WITH THE APPLICATION
OR THE APPLICATION WILL BE CONSIDERED INCOMPLETE**



CITY OF BANDON
AUTHORIZATION FOR ACCESS

APPLICATION #: _____

I, BILL CLARK the undersigned, give authorization to the planning Commission and/or City staff to enter onto the subject property, described as

Map 281431BB Tax Lot _____, in the current Coos County Assessor's records.

Property Owner: Bill Clark Date: 2-4-16

NOTE:

A FAXed copy of this form is acceptable for the purpose of filing an application.

However, the original will be required prior to final approval.

COMPLETED

Change 35809



HIGHWAY DIVISION

APPLICATION AND PERMIT TO CONSTRUCT APPROACH ROAD

Approach Permit No.

27936

Name and Address of Applicant

Joe Bolduc
Route 1, Box 2029
Bandon, OR 97411

Applicant hereby applies to the Department and State Highway Engineer for permission to construct an approach road connection to the easterly side of the Oregon Coast Highway No. 9, Coos County, at Milepoint 274.70, Highway Engineers Station 9+00 as described herein.

Special Provisions

Map Reference 2B9-5

1. Current Rules and Regulations governing Approach Road Permits as adopted by the State of Oregon, Department of Transportation, Highway Division, are by this reference made a part of this permit. Copies of said Rules and Regulations may be obtained from the District Engineer.
2. The approach(es) shall be constructed in accordance with the Type 2 Approach Road Sketch attached hereto and by this reference made a part hereof.
3. The following additional drawings are attached hereto and by this reference made a part hereof
4. Facility served by approach(es) commercial - Joe's Burgers
5. Construction of the approach(es) shall commence on or after September 2, 1982, and will be completed on or before January 1, 1983.
6. Applicant or his contractor shall notify the District Engineer at 1155 S 5th - Coos Bay, phone 269-9121 prior to commencing work and after completing construction of the approach(es) covered by this permit.

DISTRICT 7
MAINTENANCE OFFICE
RECEIVED

NOV 18 1982

DE ADE DO

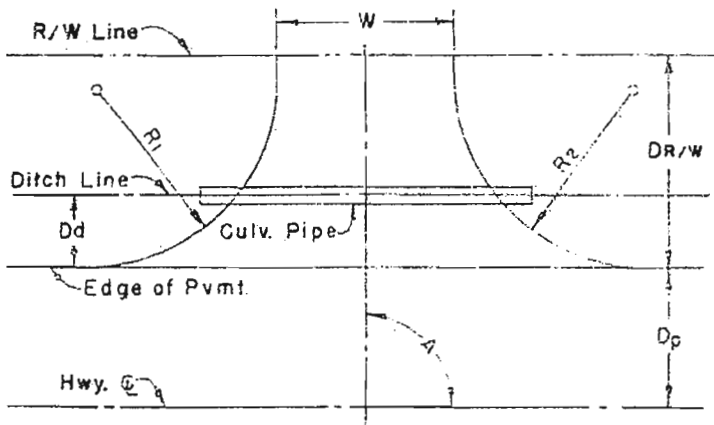
Recommended for approval: [Signature]
District Engineer

ORIGINAL SIGNED BY [Signature]
Regional Engineer

Applicant declares he is the owner or lessee of the real property abutting the above described highway and has the lawful authority to apply for this permit. This permit is issued subject to the terms and provisions contained herein and attached hereto; this permit is accepted and approved by the applicant subject to said terms and provisions.

Applicant [Signature] DEPARTMENT OF TRANSPORTATION
By [Signature] ORIGINAL SIGNED BY GARELD INLOES UTILITY PERMIT SUPERVISOR

NOV 17 1982



The approach covered by this permit shall be constructed in accordance with the following dimensions and specifications.

W = 35 R₁ = 15 R₂ = 15 A = 90°
 D_p = 16 D_d = 6 DR/W = 14

Culvert Pipe Required Not Required

If required: Type Metal

Diameter 12" inches

Length 60' feet

Stone base: Size & Type 1 1/2-0

Comp. Thkn. 6" inches

Stone levelling Course: Size & Type 3/4-0

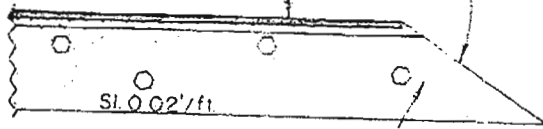
Comp. Thkn. 2" inches

A.C. Pvmt.: Glass B or C

Comp. Thkn. 2" inches

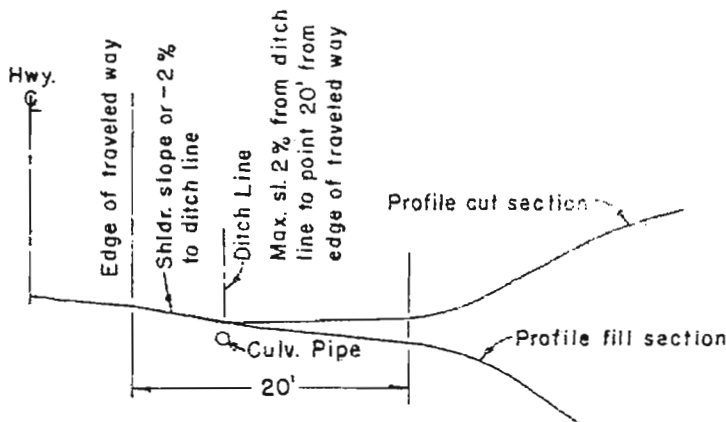
Slope to conform to adjoining hwy.

Asph. Conc. Pvmt



Stone Base & Levelling Course

APPROACH TYPICAL SECTION



PROFILE

NOTE

All material and workmanship shall be in accordance with the current State of Oregon Standard Specification for Highway Construction.



HIGHWAY DIVISION

TYPE 2 APPROACH ROAD

PAVED

APPLICANT Joe Bolduc
 Route 1, Box 2029
 Bandon, OR 97411

HWY. Oregon Coast NO. 9

SIDE OF HWY. easterly

MILEPOINT 274.77 ENGRS. STA. 9+00

PERMIT NO. 27936

28S 14W 31BB
BANDON

NW1/4 NW1/4 SEC. 31 T28S R14W W.M.
COOS COUNTY

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSES ONLY.

CANCELLED NO.
1500
1600
1700
1800
1900
2000
2100
2200
2300
2400
2500
2600
2700
2800
2900
3000

1" = 100'

SEE MAP 28S 14W 30CC



12-31-2010
28S 14W 31BB
BANDON

SEE MAP 28S 14W 31CC

SEE MAP 28S 15W 36AA

AGREEMENT FOR EASEMENT

THIS AGREEMENT, Made and entered into this 12th day of May, 1999, by and between Paula S. Lively hereinafter called the first party, and Lively Family Trust hereinafter called the second party;

WITNESSETH:

WHEREAS: The first party is the record owner of the following described real estate in _____ County, State of Oregon, to-wit:

PARCEL II: Beginning 300 feet South of a point of the Section line, 60 feet South 89° 55' East of the corner of Section 30 and 31 on the West boundary of Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; and running thence South 27° East 300 feet and 6 inches; thence West 196 feet and 6 inches to the range line; thence North 267 feet and 4 inches; thence East 60 feet to the place of beginning, excepting the West 30 feet of said premises for highway purposes and the South 30 feet for ingress and egress. Account #10291.00

and has the unrestricted right to grant the easement hereinafter described relative to the real estate;

NOW, THEREFORE, in view of the premises and in consideration of One Dollar (\$1) by the second party to the first party paid and other valuable considerations, the receipt of all of which hereby is acknowledged by the first party, they agree as follows:

The first party does hereby grant, assign and set over to the second party The right of way for ingress and egress for the parcel described below.

PARCEL VIII: Beginning 567.25 feet South of the Northwest corner of Section 31, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence East 196.5 feet; thence South 05° 00' East 150.00 feet; thence South 20° 00' East 64.0 feet; thence West 231.5 feet to the range line; thence North 209.5 feet to the point of beginning; being in Section 31, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon. EXCEPTING any portion embraced in the highway.

(Insert here a full description of the nature and type of the easement granted to the second party.)

— OVER —

PAGE #: 0001 OF 0002 INST#: 5899

05/17/1999 09:52 REC FEE: \$38.00 COOS COUNTY, OR, TERRI TURI - COUNTY CLERK

AGREEMENT FOR EASEMENT

BETWEEN

Paula S. Lively

AND

Lively Family Trust

After recording return to (Name, Address, Zip):

Lively Family Trust

P.O. Box 1260

: Lake Havasu City, Arizona 86405-1260

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of _____ of said county.

Witness by hand and seal of County affixed.

By _____, Deputy

SPACE RESERVED FOR RECORDER'S USE

PAGE #: 0002 OF 0002
INST#: 1999 5899

05/17/1999 09:52 REC FEE: \$38.00
COUNTY CLERK
COUNTY, OR, TERRI TURI - COUNTY CLERK

The second party shall have all rights of ingress and egress to and from the real estate (including the right from time to time, except as hereinafter provided, to cut, trim and remove trees, brush, overhanging branches and other obstructions) necessary for the second party's use, enjoyment, operation and maintenance of the easement hereby granted and all rights and privileges incident thereto.

Except as to the rights herein granted, the first party shall have the full use and control of the above described real estate.

The second party hereby agrees to hold and save the first party harmless from any and all claims of third parties arising from second party's use of the rights herein granted.

The easement described above shall continue for a period of Perpetuity, always subject, however, to the following specific conditions, restrictions and considerations:

If this easement is for a right of way over or across the real estate, the center line of the easement is described as follows:

and second party's right of way shall be parallel with the center line and not more than _____ feet distant from either side thereof.

During the existence of this easement, maintenance of the easement and costs of repair of the easement damaged by natural disasters or other events for which all holders of an interest in the easement are blameless shall be the responsibility of (check one): the first party; the second party; both parties, share and share alike; both parties, with the first party being responsible for _____ 50 _____ % and the second party being responsible for _____ 50 _____ %. (If the last alternative is selected, the percentages allocated to each party should total 100.)

During the existence of this easement, those holders of an interest in the easement that are responsible for damage to the easement because of negligence or abnormal use shall repair the damage at their sole expense.

This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the immediate parties hereto but also their respective heirs, executors, administrators and successors in interest.

In construing this agreement, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this agreement shall apply equally to individuals and to corporations. If the undersigned is a corporation, it has caused its name to be signed and its seal (if any) affixed by an officer or other person duly authorized to do so by its board of directors.

IN WITNESS WHEREOF, the parties have hereunto set their hands in duplicate on this, the day and year first hereinabove written.

Paula S. Lively
X Paula S. Lively

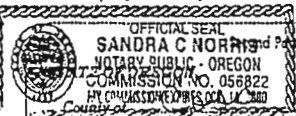
*Lively Family Trust by
Walter A. Lively Trustee*
X Lively Family Trust

STATE OF Ohio First Party
County of Hamilton

This instrument was acknowledged before me on May 13 1999 by Paula S. Lively

[Signature]
Notary Public for Oregon

My commission expires _____
My Commission Expires
September 4, 2002



This instrument was acknowledged before me on May 17, 1999 by Walter A. Lively as Trustee of Lively Family Trust

Sandra C. Norris
Notary Public for Oregon

My commission expires 10/14/00



THIS SPACE RESERVED FOR RECORDER'S USE

PAGE #: 0001 OF 0002
INST#: 2000 2292 **

After recording return to:
Bill Clark
3225 Beach Loop Rd
Bandon, OR 97411

Until a change is requested all tax statements shall be sent to the following address:
Bill Clark
3225 Beach Loop Rd
Bandon, OR 97411

Escrow No. 256996LO
Title No. 256996

RETURN TO: F.A.T.CO.

STATUTORY WARRANTY DEED

Walter A. Lively, Trustee of the Lively Family Trust, UTD dated July 11, 1979, Grantor, conveys and warrants to Bill Clark, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A"

This property is free of liens and encumbrances, EXCEPT: See Attached Exhibit "B"
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$122,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 23 day of February, 2000.

Walter A. Lively Trustee
Walter A. Lively, Trustee and Individually

STATE OF Florida
County of St Johns } ss.

This instrument was acknowledged before me on this 23rd day of February, 2000 by Walter A. Lively, Trustee and Individually

Oregon OV as ID.



L Schermann
Notary Public for
2/13/04

03/09/2000 10:22 REC FEE: \$31.00
COOS COUNTY, OR, TERRI TURI - COUNTY CLERK

EXHIBIT "A"

Lots 1 through 20 inclusive, Block 15, PORTLAND ADDITION TO THE TOWN OF BANDON, Coos County, Oregon.

Also: Together with the following described property:

Beginning 567.25 feet South of the Northwest corner of Section 31, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence East 196.5 feet; thence South 5° 00' East 150.00 feet; thence South 20° 00' East 64.0 feet; thence West 211.5 feet to the range line; thence North 209.5 feet to the point of beginning; being in Section 31, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon. EXCEPTING any portion embraced in the highway.

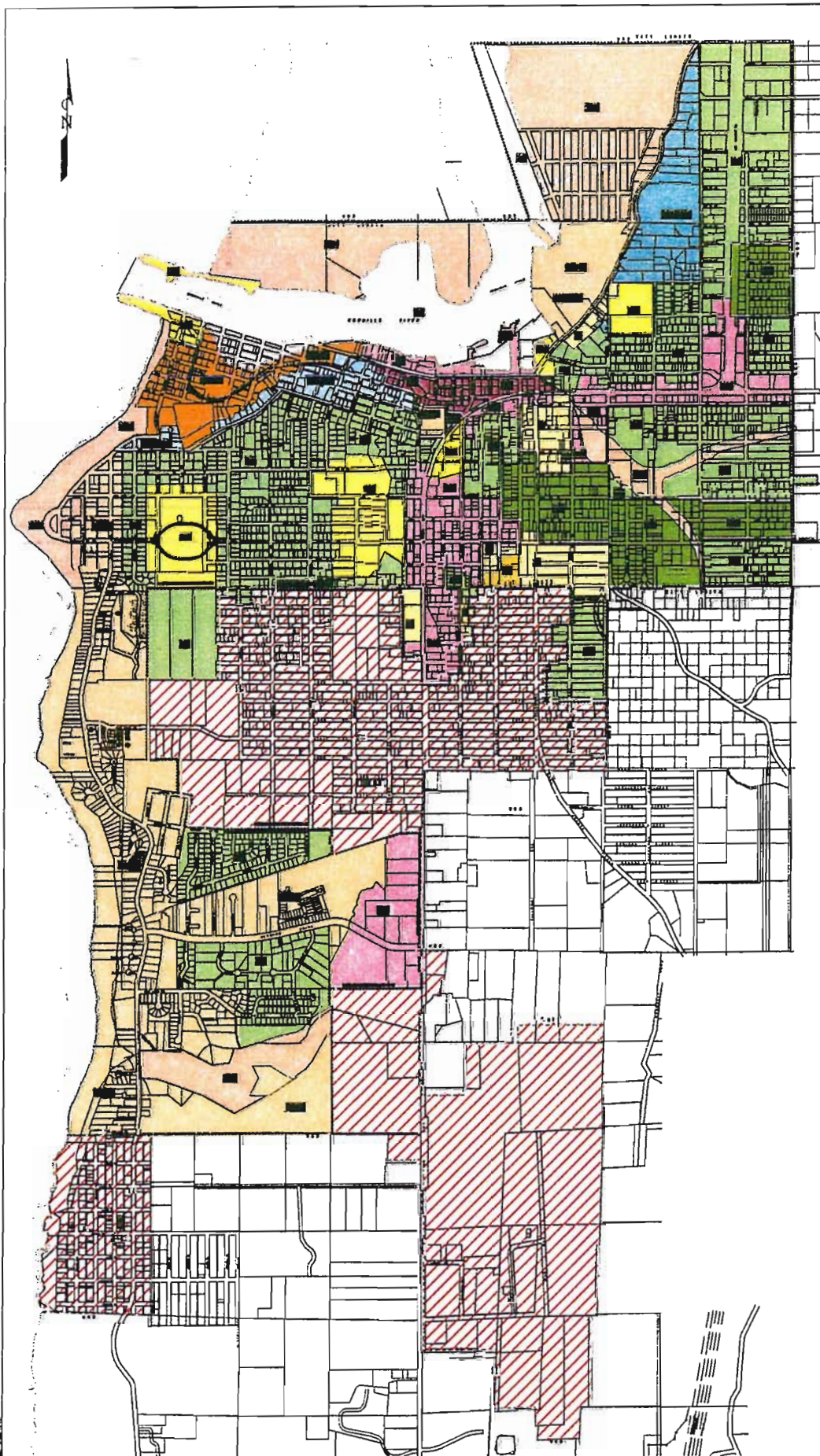
"Together with an easement for right of way purposes, as set forth in instrument recorded May 17, 1999 as instrument No. 1999-5899, Deed Records of Coos County, Oregon".

EXHIBIT "B"

1. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads and roadways, if any, and/or rights of private parties over any portion lying within existing roadways or driveways not disclosed by public records.
2. Reservation of minerals, mineral rights and related rights of way including the terms and provisions thereof, reserved by Coos County in instrument recorded March 12, 1955 in Volume 240, page 303, Deed records of Coos County Oregon.

PAGE #: 0002 OF 0002
INST#: 2000 2292

03/09/2000 10:22 REC FEE: \$31.00
COOS COUNTY, OR, TERRI TURI - COUNTY CLERK

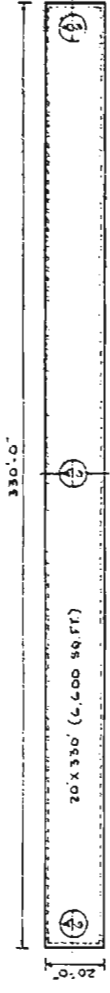


ZONING MAP LEGEND

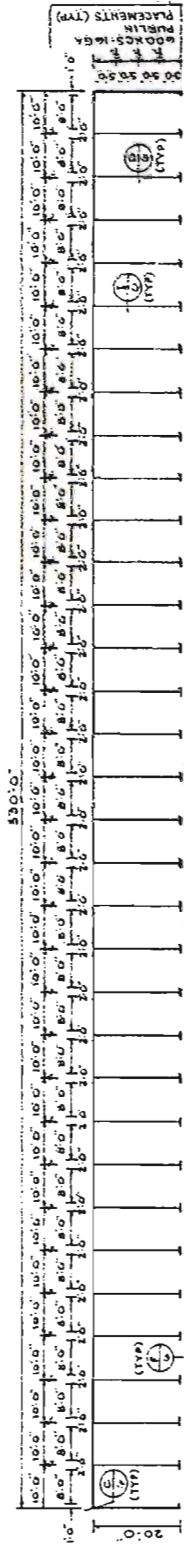
	RESIDENTIAL 1		CONTROLLED DEVELOPMENT ZONE 1		CONTROLLED DEVELOPMENT RESIDENTIAL 2		URBAN GROWTH BOUNDARY
	RESIDENTIAL 2		CONTROLLED DEVELOPMENT ZONE 2		PUBLIC FACILITY		CITY LIMITS
	OLD TOWN COMMERCIAL		CONTROLLED DEVELOPMENT ZONE 3		WATER ZONE		
	GENERAL COMMERCIAL		CONTROLLED DEVELOPMENT RESIDENTIAL 1		NATURAL RESOURCES OPEN SPACES		
	MARINE COMMERCIAL						
	LIGHT INDUSTRIAL						
	HEAVY INDUSTRIAL						

CITY OF BANDON
 ZONING MAP
 2009



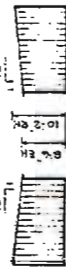


FOUNDATION PLAN BLDG. NO. 1

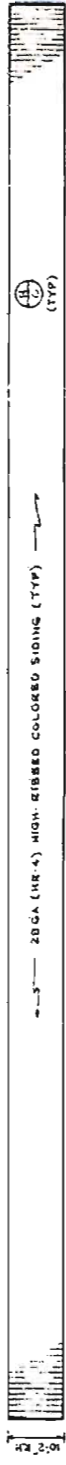


FLOOR PLAN BLDG. NO. 1

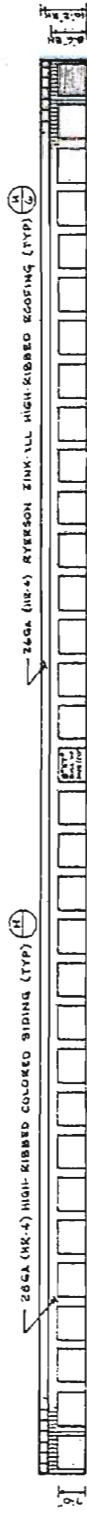
UNIT COUNT:
10 X 20 = 33



SOUTH NORTH
END ELEVATIONS BLDG. NO. 1

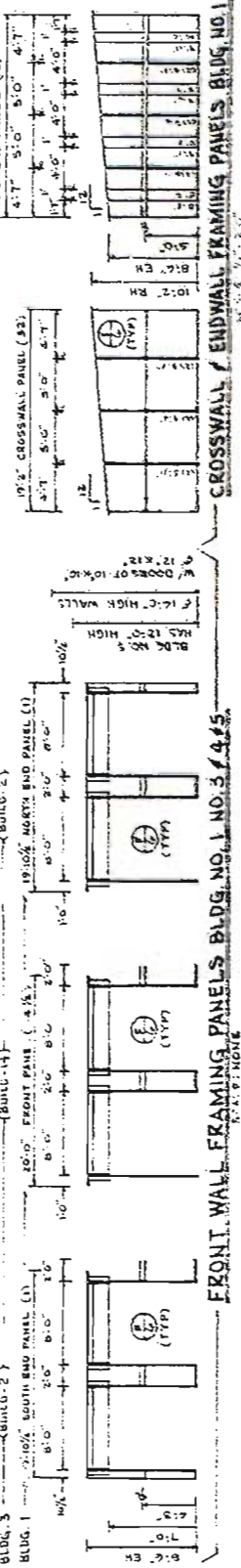


BACK WEST ELEVATION BLDG. NO. 1

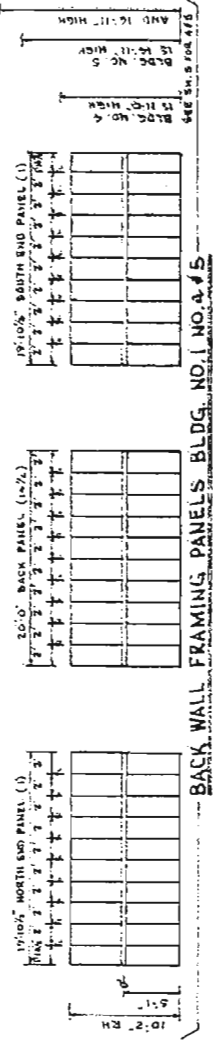


FRONT EAST ELEVATION BLDG. NO. 1

BLDG. 4 - (SEE 54 FOR SOUTH END PANEL) (BUILD-26)
BLDG. 3 - (BUILD-2)
BLDG. 1 - (BUILD-14)



FRONT WALL FRAMING PANELS BLDG. NO. 1 NO. 3 & 4 & 5



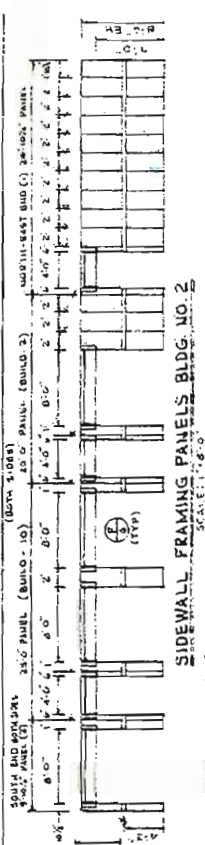
BACK WALL FRAMING PANELS BLDG. NO. 1 NO. 4 & 5



CROSSWALL / ENDWALL FRAMING PANELS BLDG. NO. 1

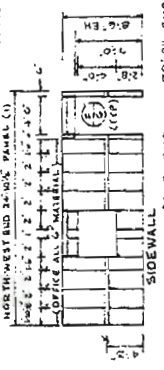
NOTE: SEE SHEET 6 "FRAMING DETAILS" FOR MATERIALS USED IN EACH PANEL.

TITLE: FOUNDATION FLOOR PLAN ELEVATIONS # FRAMING PANELS FOR BLDG. NO. 1			
SCALE: NOTED	APPROVED BY:	SHEET: DRAWN BY: JM	2
DATE: 7/7/2007	REVISED:		
FOR: PAUL SCHAFFER BIG Y STORAGE 1234 HIGH ST. EUGENE, OR 97401 PH: 345-4324			
LENGTH: 330'-0"	WIDTH: 20'-0"	BASE HEIGHT: 50'-0"	DRAWING NUMBER: PS-2007

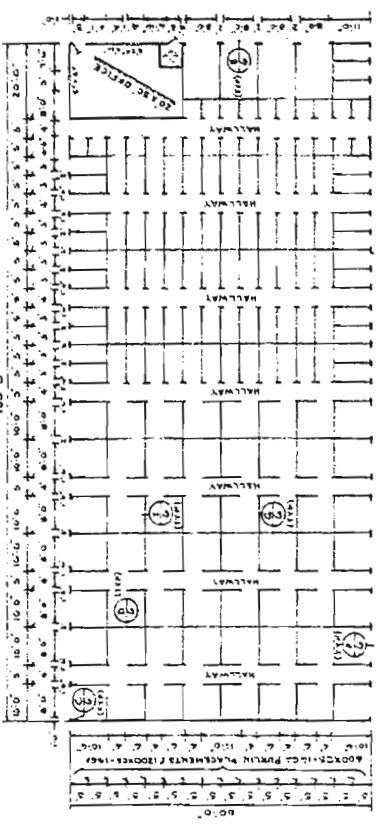


SIDEWALL FRAMING PANELS BLDG. NO. 2
SCALE: 1/8" = 1'-0"

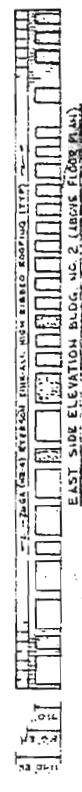
NOTE:
SEE SHEET 6, FRAMING DETAILS FOR MATERIALS USED IN ALL FRAMING PANELS & END & CROSSWALLS.



SIDEWALL FRAMING PANELS BLDG. NO. 2
SCALE: 1/8" = 1'-0"



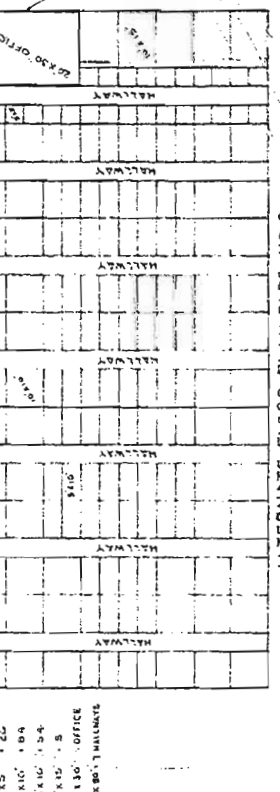
FLOOR PLAN BLDG. NO. 2
SCALE: 1/8" = 1'-0"



EAST SIDE ELEVATION BLDG. NO. 2 (WORK FLOOR PLAN)



WEST SIDE ELEVATION BLDG. NO. 2 (BELOW FLOOR PLAN)

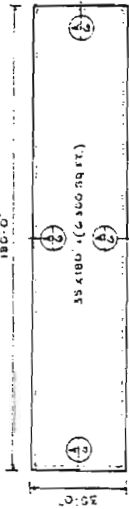


ALTERNATE FLOOR PLAN BLDG. NO. 2

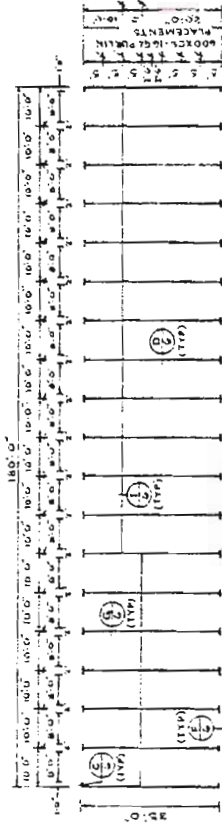
UNIT	COMMIT.
510	1-20
510	1-24
510	1-28
510	1-32
510	1-36
510	1-40
510	1-44
510	1-48
510	1-52
510	1-56
510	1-60
510	1-64
510	1-68
510	1-72
510	1-76
510	1-80
510	1-84
510	1-88
510	1-92
510	1-96
510	1-100
510	1-104
510	1-108
510	1-112
510	1-116
510	1-120
510	1-124
510	1-128
510	1-132
510	1-136
510	1-140
510	1-144
510	1-148
510	1-152
510	1-156
510	1-160
510	1-164
510	1-168
510	1-172
510	1-176
510	1-180
510	1-184
510	1-188
510	1-192
510	1-196
510	1-200

NOTE:
SEE SHEET 6, FRAMING DETAILS FOR MATERIALS USED IN ALL FRAMING PANELS & END & CROSSWALLS.

TITLE: FOUNDATION FLOOR PLAN ELEVATIONS / FRAMING PANELS & WALLS FOR BLDG. NO. 2	
SCALE: NOTED	DATE: 7/10/2007
APPROVED BY: [Signature]	REVISION: 3
DESIGNED BY: PAUL SCHAFER	BY: Y. STORAG
12345 1234 ST. BUREAU, OK. 73101	PH. 505-432-4324
PROJECT NO. 12345	DATE: 7/10/2007
BY: [Signature]	SCALE: 1/8" = 1'-0"
DATE: 7/10/2007	PROJECT: PS 2007



FOUNDATION PLAN BLDG. NO. 3



FLOOR PLAN BLDG. NO. 3



EAST & WEST SIDE ELEVATIONS BLDG. NO. 3

UNIT COUNT

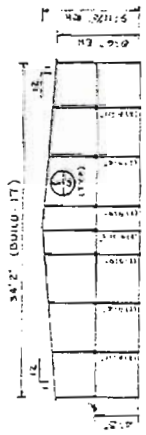
10'x12' = 12
10'x15' = 6
10'x10' = 6
10'x15' = 12

NORTH & SOUTH END ELEVATIONS BLDG. NO. 3

NOTE: SEE SH. 2 FOR EAST & WEST SIDE WALLS FRAMING PANEL LAYOUTS.

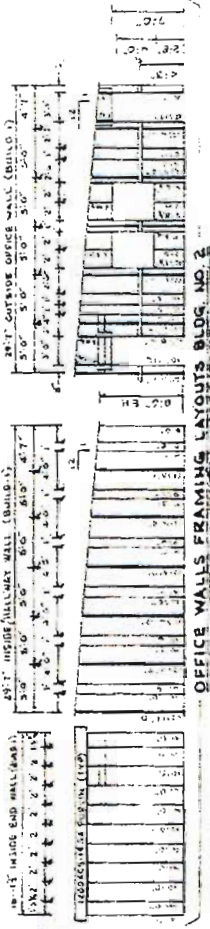


NORTH & SOUTH END FRAMING LAYOUT BLDG. NO. 3

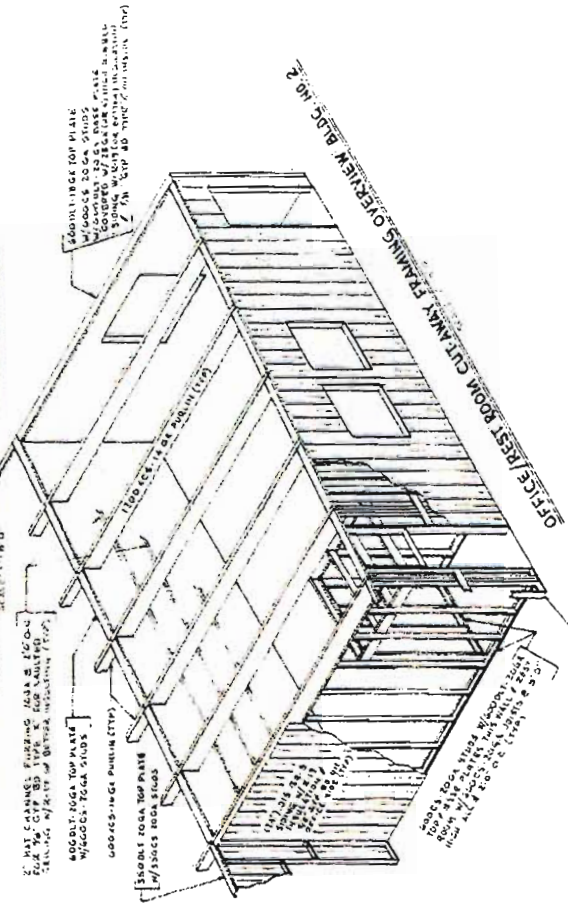


CROSS-WALL FRAMING LAYOUT BLDG. NO. 5

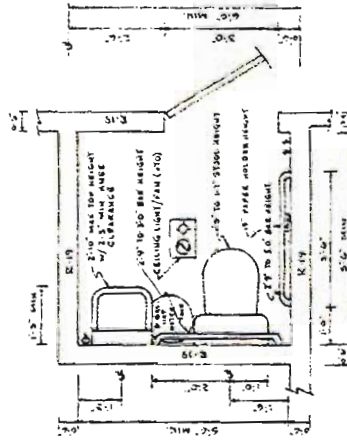
NOTE: SEE SH. 6 FOR ALL FRAMING PANELS END / CROSS-WALLS LAYOUT FOR MATERIALS USED.



OFFICE WALLS FRAMING LAYOUTS BLDG. NO. 2



OFFICE REST ROOM CEILING FRAMING BLDG. NO. 2



HANDICAP REST ROOM FLOOR PLAN (IN OFFICE)

NOTE: INTERIOR CEILING & WALLS W/ 2" x 4" W/ 1/2" x 1/2" JOISTS. FLOOR COVERED W/ LINOLEUM. CEILING IS 8'0" HIGH W/ 4'0" x 8'0" JOISTS @ 3'0" o.c. (TYP). THE NOT WATER CAN BE PUT ON TOP OF 8" x 8" CEILING.

DATE: 10/17/77

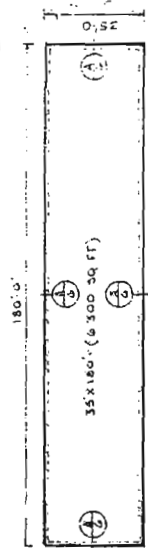
SCALE: AS SHOWN

APPROVED BY: PAUL SCHAEFER, BIC

DATE: 10/17/77

SCALE: AS SHOWN

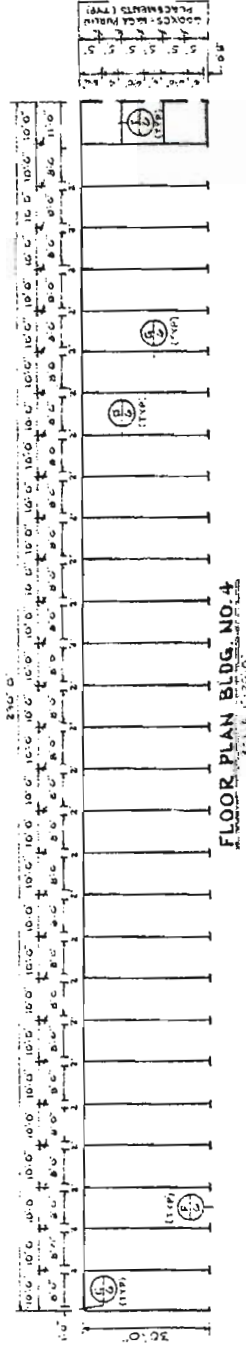
DATE: 10/17/77



FOUNDATION PLAN BLDG. NO. 4
SCALE: 1/4" = 1'-0"



NORTH END SOUTH END
END ELEVATIONS BLDG. NO. 4
SCALE: 1/4" = 1'-0"



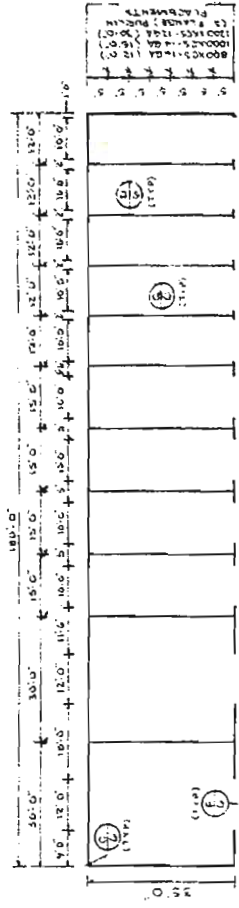
FLOOR PLAN BLDG. NO. 4
SCALE: 1/4" = 1'-0"



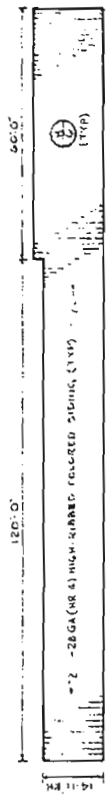
EAST BACK SIDE ELEVATION BLDG. NO. 4
SCALE: 1/4" = 1'-0"



WEST FRONT SIDE ELEVATION BLDG. NO. 4
SCALE: 1/4" = 1'-0"



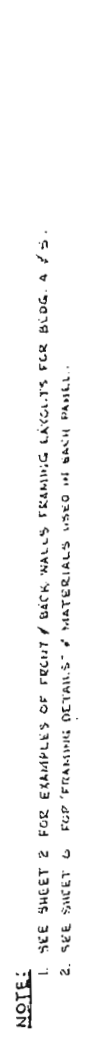
NORTH BACK SIDE ELEVATION BLDG. NO. 4
SCALE: 1/4" = 1'-0"



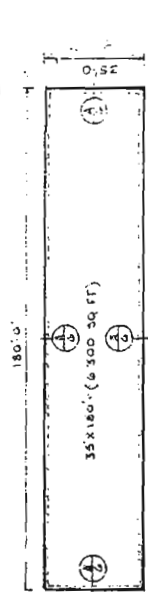
SOUTH FRONT SIDE ELEVATION BLDG. NO. 4
SCALE: 1/4" = 1'-0"



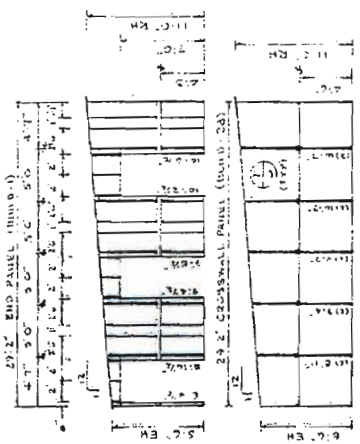
WEST END NO. 4



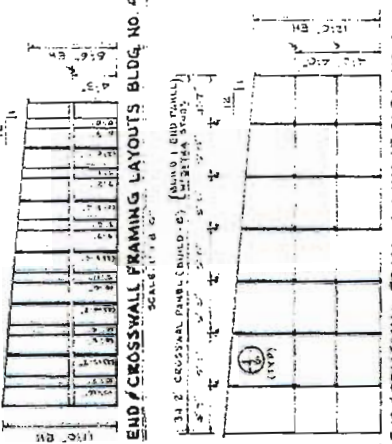
EAST END NO. 4



FOUNDATION PLAN BLDG. NO. 5
SCALE: 1/4" = 1'-0"



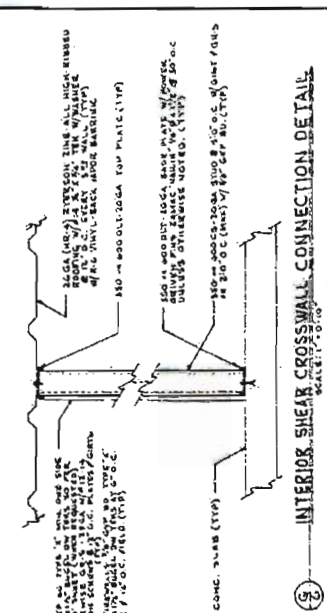
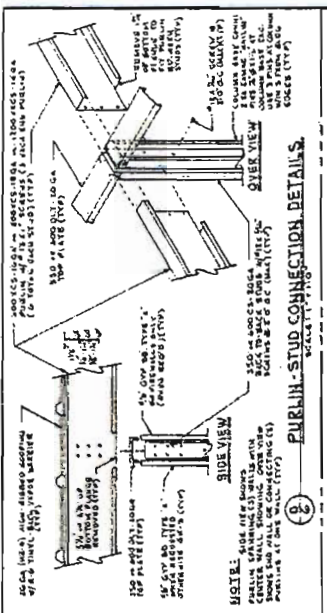
END / CROSSWALL FRAMING LAYOUTS BLDG. NO. 4
SCALE: 1/4" = 1'-0"



END / CROSSWALL FRAMING LAYOUT BLDG. NO. 5
SCALE: 1/4" = 1'-0"

TITLE FOUNDATION FLOOR PLANS ELEVATIONS & FRAMING PANELS FOR BLDG. NO. 4 / NO. 5		SHEET 5	DATE 7/14/2007	APPROVED: [Signature]	DESIGNED BY: JJA
FOR: PAUL SCHAFFER BIG Y STORAGE		1234 HIGH ST. EUGENE, OR 97401		PH. 345-4224	
CONTRACT NO. 200 / 100	DATE 30 / 7 / 05	PROJECT NO. 02-120 / 100	AREA 19,000 sq ft	DRAWING NUMBER: PS-2007	

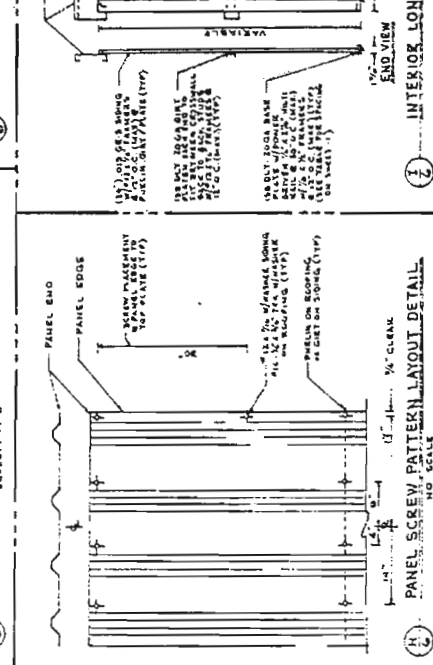
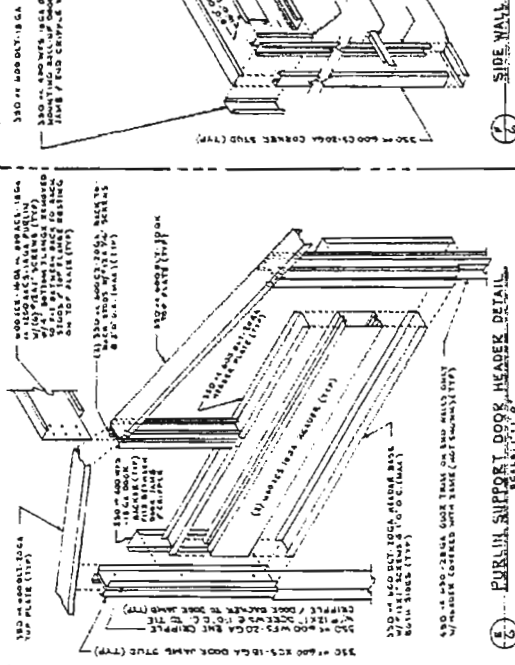
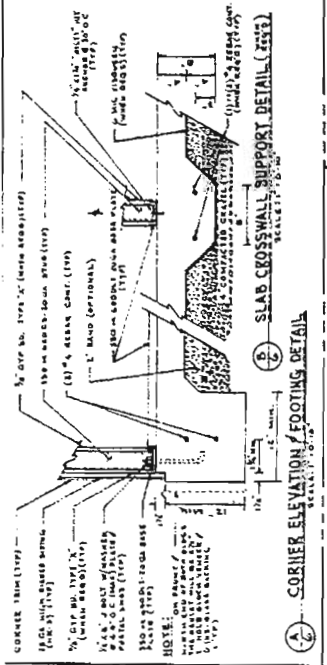
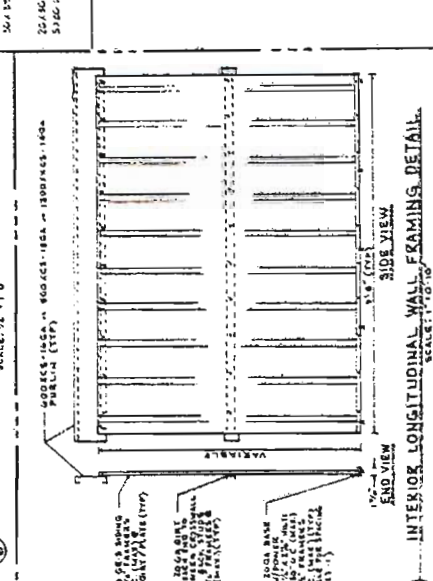
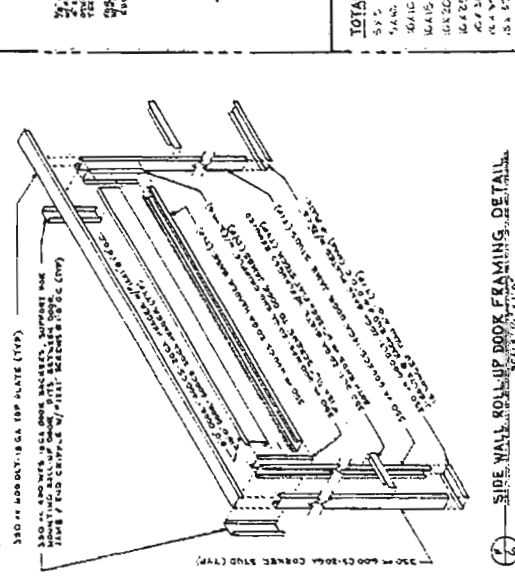
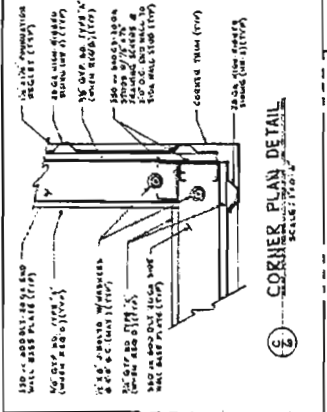
NOTE:
1. SEE SHEET 2 FOR EXAMPLES OF FRONT / BACK WALLS FRAMING LAYOUTS FOR BLDG. 4 / 5.
2. SEE SHEET 6 FOR FRAMING DETAILS & MATERIALS USED IN EACH PANEL.



TOTAL UNIT COUNT:

5' x 5'	24	4,500 #
5' x 6'	84	14,700 #
6' x 6'	64	11,520 #
6' x 8'	11	1,980 #
8' x 8'	34	6,120 #
8' x 10'	12	3,120 #
10' x 10'	3	540 #
10' x 12'	4	720 #
12' x 12'	2	360 #
TOTAL	280	48,960 #

20' x 10' STUDS: 18,000 #
 20' x 12' STUDS: 2,160 #
 20' x 14' STUDS: 2,700 #
 20' x 16' STUDS: 3,600 #



TITLE: FRAMING DETAILS

SCALE: NOTED	APPROVED BY:	SHEET: 6	DRAWN BY: JA
DATE: 7/11/2007	REVISIONS: 6		
FOR: PAUL SCHAFFER BIG Y STORAGE			
1214 HIGH ST. BIGBEND, OR 97140 TEL: 343-4323			
DESIGNED BY: JA	CHECKED BY: JA	DATE: 7/11/2007	PROJECT NUMBER: PS-2007
DATE: 7/11/2007	SCALE: 1/8" = 1'-0"		

18-214 AMERICAN STRUCTURAL STEEL