CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

(541) 296-5481 ext. 1125
COMMUNITY DEVELOPMENT DEPARTMENT

SITE TEAM AGENDA

The information contained in this agenda is for preliminary comments/concerns only.

Thursday, August 14, 2025, 1:00 p.m.

Please note: Applicant start time is 2:00 p.m.

Meeting held via Zoom
https://us06web.zoom.us/j/88316496257?pwd=VVdxVm5wQjRialdpOG9TdGFVeWF2QT09
Meeting ID: **883 1649 6257** Passcode: **636603**
Dial: 1-669-900-6833 or 1-253-215-8782

Action Items

These items are for your review and comment. Please comment on or before the scheduled Site Team Meeting.

A. **ST 64-25: Marshal Sunshine 1 Inc**– Site Plan Review: The applicant is seeking to renovate the building (a gas station) to include convenience store and installation of gasoline pumps. The subject property is located at 1700 West 6th Street and further described as 2N 13E 33 C, Tax Lot 1900. The subject property is zoned CG – General Commercial.

B. **ST 65-25: Mid-Columbia Forest Products** –Building Permit: Applicant is seeking to install a 40'x 80' metal building to store lumber. The subject property is located 2150 West 2nd Street and further described as 2N 13E 33 BC, Tax Lot 1200. The subject property is zoned CLI – Commercial / Light Industrial.

C. **ST 66-25: Many Patel, Radhaji LLC** – Minor Partition Plat Review: Applicant requests a Minor Replat Partition to reconfigure the current diagonal property line bifurcating Tax Lots 200 and 300 with a new horizontal property line clearly distinguishing the parking lot on Tax Lot 200 from cinema structure on Tax Lot 300. The subject property is located at 2N 13E 32 A, tax lots 200 and 300. The subject property is zoned CG – General Commercial.

Planner: Sandy Freund, Sr. Planner

Next regularly scheduled meeting: Thursday, August 28, 2025.

City of The Dalles
Community Development Dept.
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
www.thedalles.org

Site Team #: ST 64-25
Received: 07/15/2025
Filing Fee: $100
Receipt #: 875709
Meeting Date: 08/14/2025

Filing fee due with submittal

Site Team / Pre-Application Meeting

- ○ Adjustment
- ○ Building Permit
- ○ Variance
- ○ Subdivision
- ○ Mobile Home Park
- ◉ Site Plan Review
- ○ Vacation (Street)
- ○ Zone Change
- ○ Conditional Use Permit
- ○ Minor Partition/Replat
- ○ Comp Plan Amendment
- ○ Other:
- ○ Property Line Adjustment
- ○ Planned Unit Development
- ○ Comp Plan/Zone Change

Applicant
Name: Marshal Sunhine 1 INC
Address: 16020 Se 144th St Renton WA 98059
Phone #: 206-551-6200
Email: keyinsurance20@outlook.com

Legal Owner (if other than Applicant)
Name: Manjit Singh
Address: 16020 Se 144th St Renton WA 98059
Phone #: 206-551-6200
Email: keyinsurance20@outlook.com

Property Information
Address: 1700 W 6th St The Dalles, OR
Map and Tax Lot: 2N 13E 33C 1900

Project Description / Concept Plan (continue on next page if necessary)

Renovation and addition to the existing building (gas station) and installing gasoline pumps. It is gas station and convenience store.

Application Policy

I certify that I am the applicant or owner identified below. I acknowledge that the final approval by the City of The Dalles, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property. I understand that if the property is owned in part or totality by a trust, partnership, corporation or LLC, I will be required to present legal documentation listing all persons that make-up the entity, as well as proof of my authorization to act on the entity's behalf. I consent and herby authorize City representative(s) to enter upon my property for any purpose of examination or inspection related to this application. I certify that all information provided is true and correct, and consent to the filing of the application, authorized by my original signature below.

The Site Team/Pre-Application meeting does not constitute an approved Land Use Application. The resulting Land Use Application must adhere to all applicable standards in effect at the time of application.

Signature of Applicant

07/15/2025

Date

Signature of Property Owner

Date

Department Use Only

City Limits: ◉ Yes ○ No Zone: _____ Overlay: _____ Airport Zone: ○ Yes ○ No

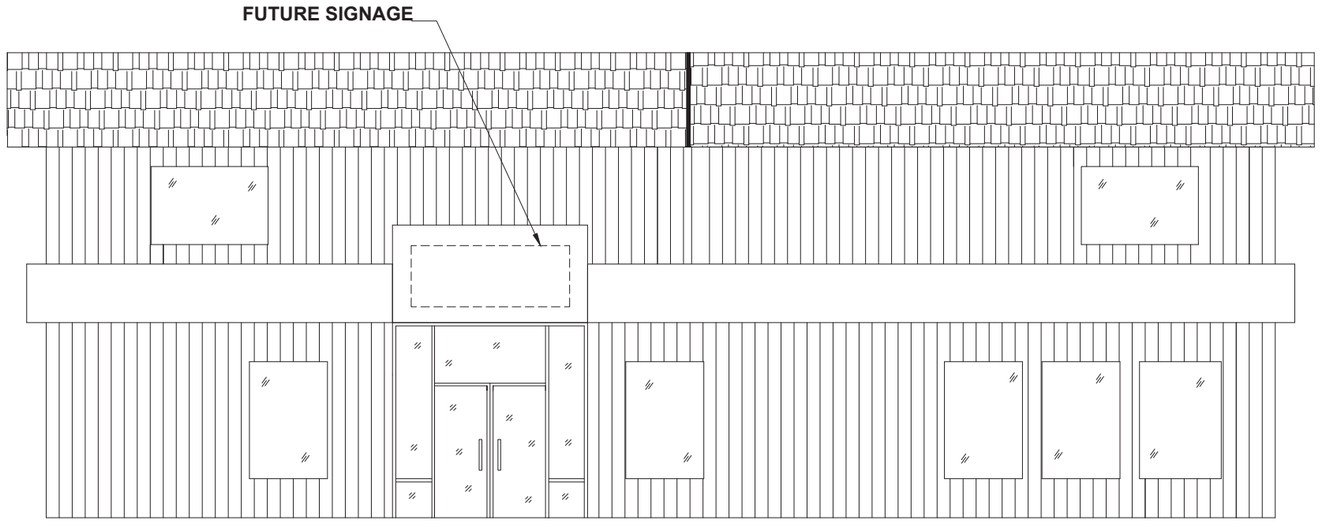
Geohazard Zone: _____ Flood Designation: _____

Historic Structure: ○ Yes ○ No Current Use: _____

Previous Planning Actions:

Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?

GAS STATION EXPANSION PROJECT
1700 W. 6TH STREET
THE DALLES, OR.
97058



HOURS OF OPERATION
(8AM-5PM)

Sheet Index

VICINITY MAP

(ADDITIONAL SQUARE FOOTAGE)

DEFERRED SUBMITTALS

1. MECHANICAL
2. ELECTRICAL
3. PLUMBING
4. RANGE HOOD
5. WALK-IN COOLER

OCCUPANCY LOAD

LOCATION	OCCUPANCY RATIO	ACTUAL S.F.	OCCUPANCY RESULTS
CUSTOMER	1/60 S.F	2,000 S.F.	33
STORAGE	1/300 S.F	1,800 S.F.	6

BUILDING CODE: 2023 O.S.S.C.
OCCUPANCY CLASSIFICATION: M
CONSTRUCTION TYPE: VB
FIRE PROTECTION SYSTEM: NONE

Square Footage

EXISTING BUILDING: 2,000 SF
PROPOSED ADDITION 1,800 SF

OCCUPANCY: 39

General Information

RENOVATION AND ADDITION TO AN EXISTING BUILDING.

PROJECT INFO:
GAS STATION EXPANSION PROJECT
1700 W. 6TH ST.
THE DALLES, OR.
97058

EE DESIGNS
P.O. BOX 3378
CENTRAL POINT, OREGON 97218
PHONE# (541)500-1417

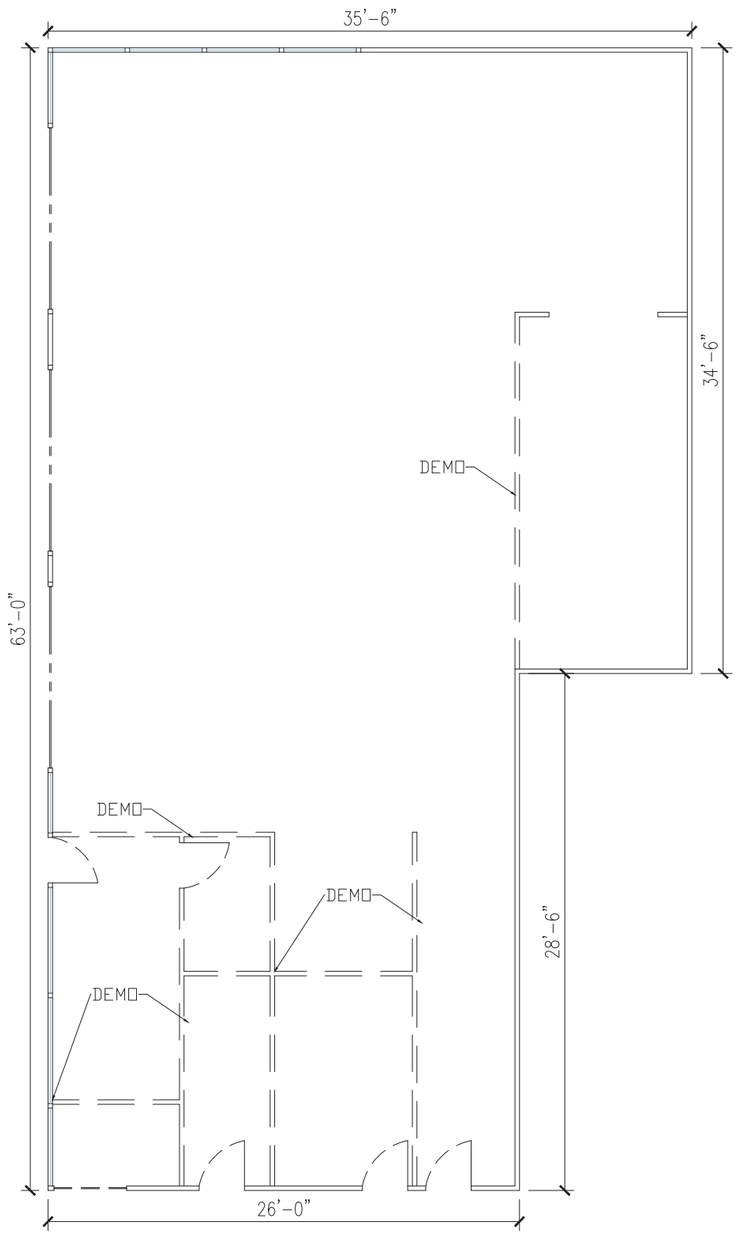
REVISIONS	DATE

PROJECT TITLE: GSEP

DRAWING TITLE: COVER SHEET

PROJECT NO: 2510
DATE: 6/09/2025

DESIGNED:	CHECKED:	REVIEWED:	DRAFTER:	BUILDING NO:	FLOOR NO.:	SHEET NO:
XXX	XXX	XX	MPI			A-0



DEMO PLAN

SCOPE OF WORK

1. Demo all interior non-structural walls as needed for the new floor plan.
2. Demo existing bathroom including fixtures and finishes.
3. Demo all damaged electrical equipment as needed for new floor plan.
4. Saw cut slab and pour back as needed for plumbing.
5. Replace existing man door on the north side of the building.
6. Demo and infill NW door
7. Demo ALL existing finishes through-out.
8. Infill existing storefront entrance with 6'-0-7'-0 double doors with side lights(field fit) (NO STRUCTURAL SCOPE)

LEGEND

DEMO

EXISTING

PROJECT INFO:

GAS STATION EXPANSION PROJECT
1700 W. 6TH ST.
THE DALLES, OR.
97058

EE DESIGNS
P.O. BOX 3378
CENTRAL POINT, OREGON 97218
PHONE# (541)500-1417

REVISIONS	DATE

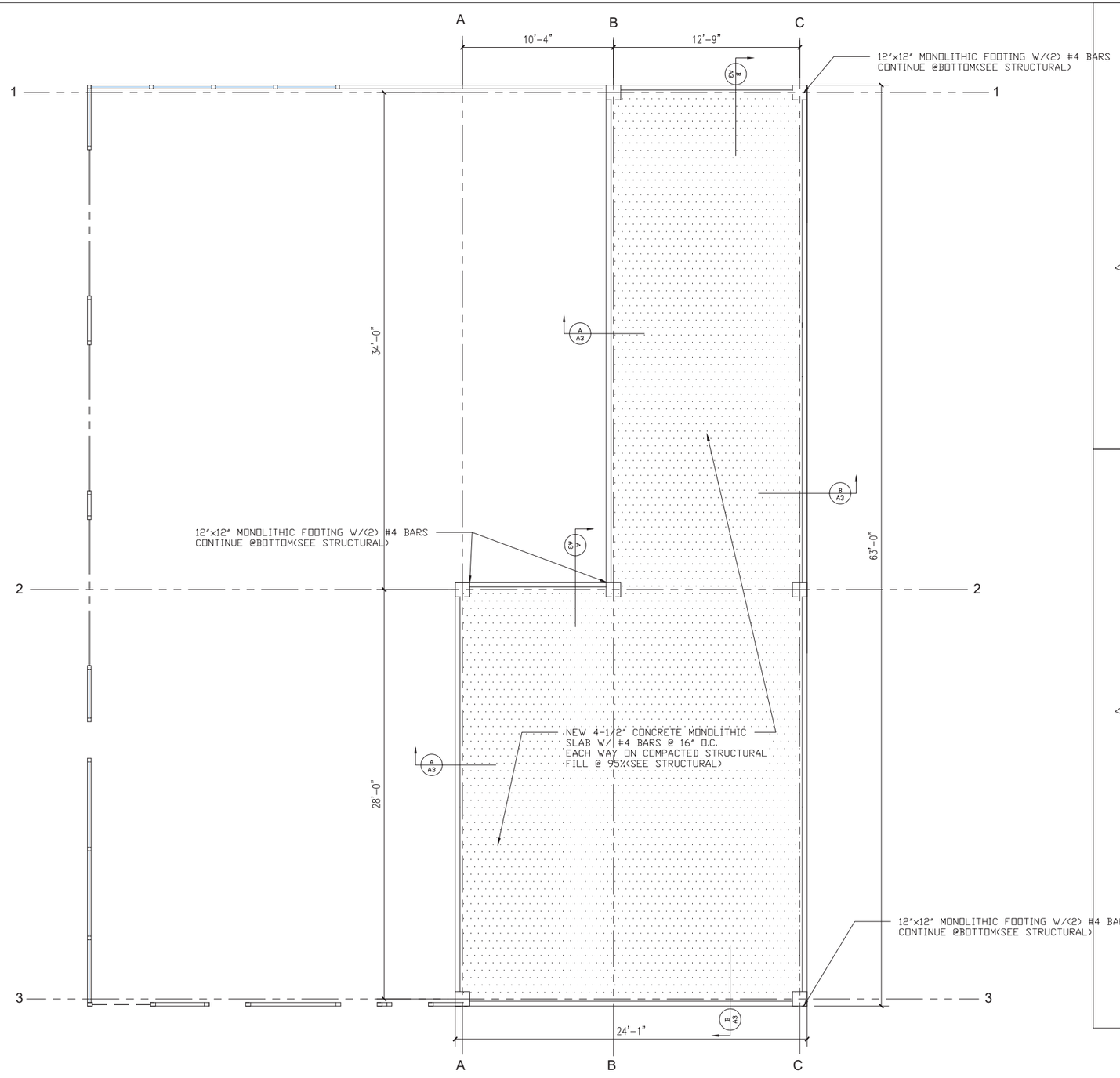
PROJECT TITLE: GSEP

DRAWING TITLE: DEMO PLAN

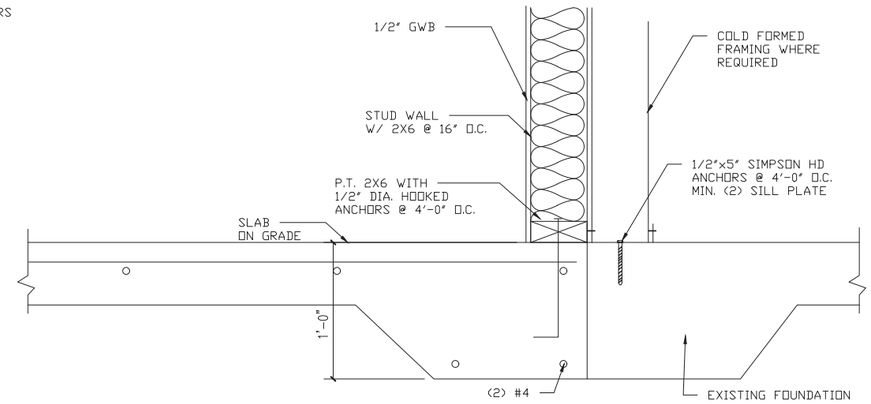
PROJECT NO: 2510

DATE: 6/16/2025

DESIGNED:	CHECKED:	REVIEWED:	DRAFTER:	BUILDING NO:	FLOOR NO.:	SHEET NO:
XXX	XXX	XX	MPI			A-1



FOUNDATION PLAN



A/A3 **FOUNDATION DETAILS**

B/A3 **FOUNDATION DETAILS**

PROJECT INFO:

GAS STATION
EXPANSION PROJECT
1700 W. 6TH ST.
THE DALLES, OR.
97058

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P.O. BOX 3378
CENTRAL POINT, OREGON 97218
PHONE# (541)500-1417

REVISIONS	DATE

PROJECT TITLE: GSEP

DRAWING TITLE: FOUNDATION PLAN

PROJECT NO: 2510

DATE: 6/16/2025

DESIGNED:	CHECKED:	REVIEWED:	DRAFTER:	BUILDING NO:	FLOOR NO.:	SHEET NO:
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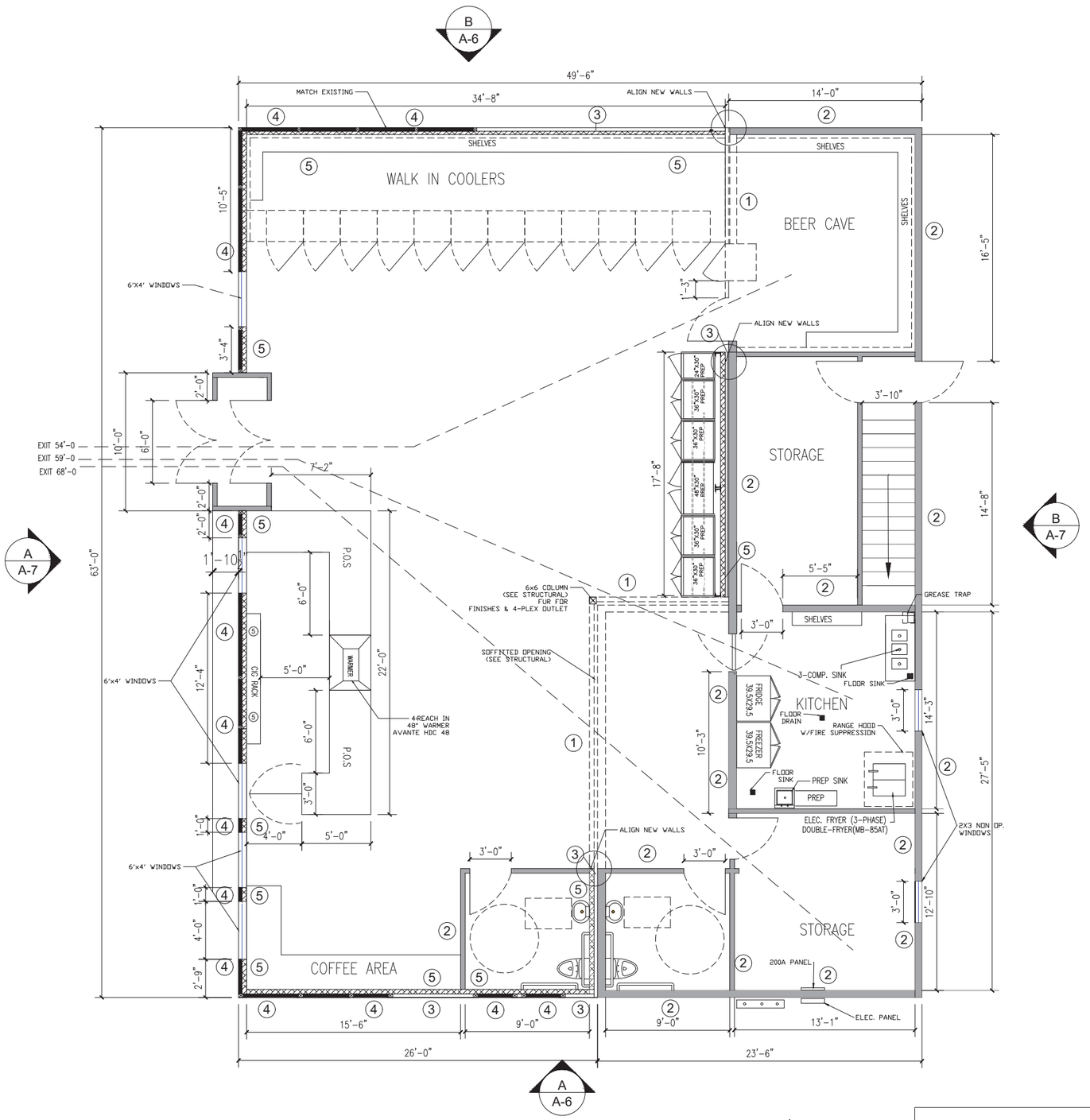

SCALE: 1/4"=1'-0"

1ST FLOOR PLAN

N

LEGEND

1. SOFFIT OPENING
2. NEW
3. EXISTING
4. INFILL
5. FUR (2X4 COLD MTL.)

EGRES PATH

PROJECT INFO:

GAS STATION EXPANSION PROJECT
1700 W. 6TH STREET
THE DALLES, OR.
97058

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P.O. BOX 3378
CENTRAL POINT, OREGON 97218
PHONE# (541)500-1417

REVISIONS	DATE

PROJECT TITLE: GSEP

DRAWING TITLE: 1ST FLOOR PLAN

PROJECT NO: 2510

DATE: 5/10/2025

DESIGNED:	CHECKED:	REVIEWED:	DRAFTER:	BUILDING NO:	FLOOR NO.:	SHEET NO:
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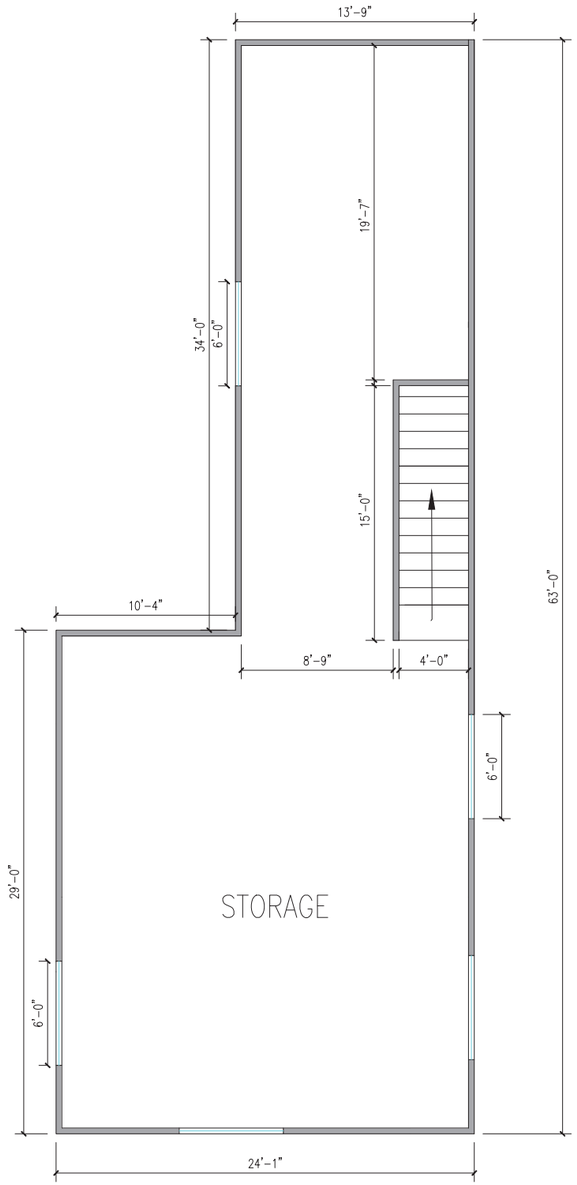

SCALE: 1/4"=1'-0"

SECOND FLOOR PLAN

LEGEND

NEW

EXISTING

PROJECT INFO:

GAS STATION EXPANSION PROJECT
1700 W. 6TH STREET
THE DALLES, OR.
97058

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P.O. BOX 3378
CENTRAL POINT, OREGON 97218
PHONE# (541)500-1417

REVISIONS	DATE

PROJECT TITLE: GSEP

DRAWING TITLE: 2ND FLOOR PLAN

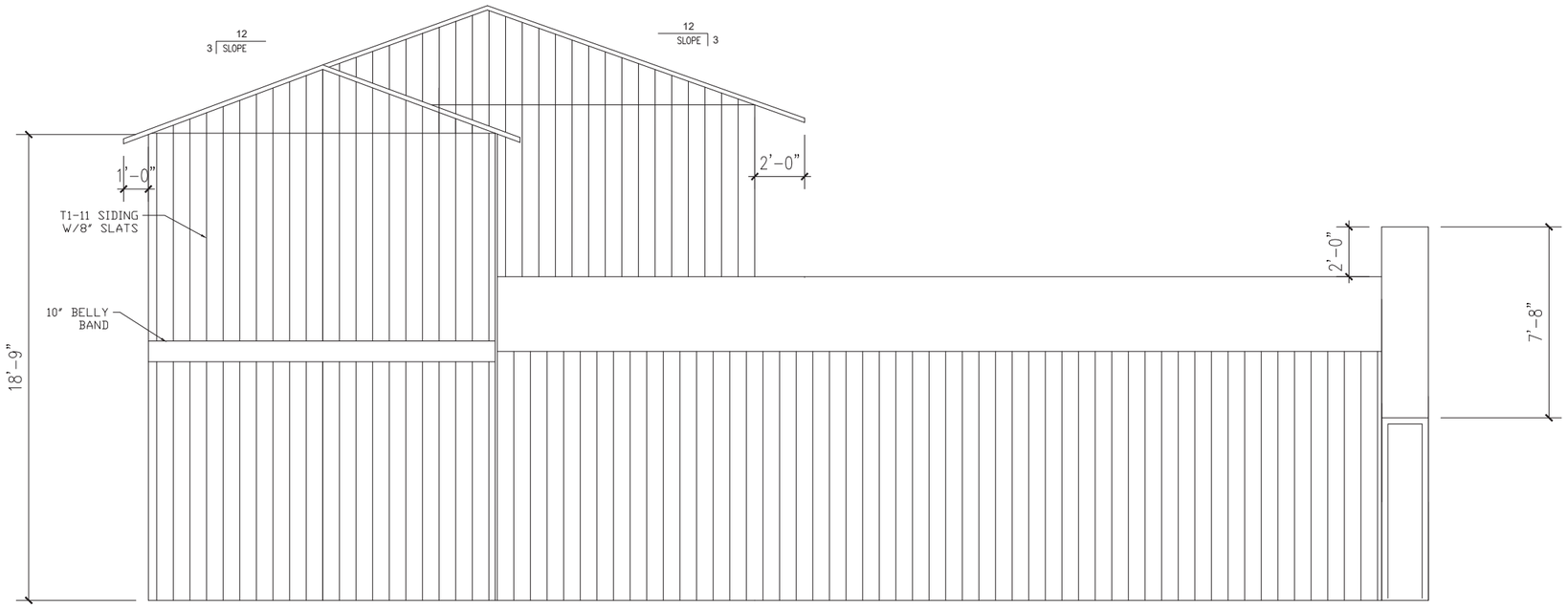
PROJECT NO: 2510

DATE: 06/09/2025

DESIGNED:	CHECKED:	REVIEWED:	DRAFTER:	BUILDING NO:	FLOOR NO.:	SHEET NO:
XXX	XXX	XX	MPI		2ND	A-5

SCOPE OF WORK

1. Paint exterior(color/finish by owner-material to be contractor grade).
2. Install down spouts and gutters as needed.

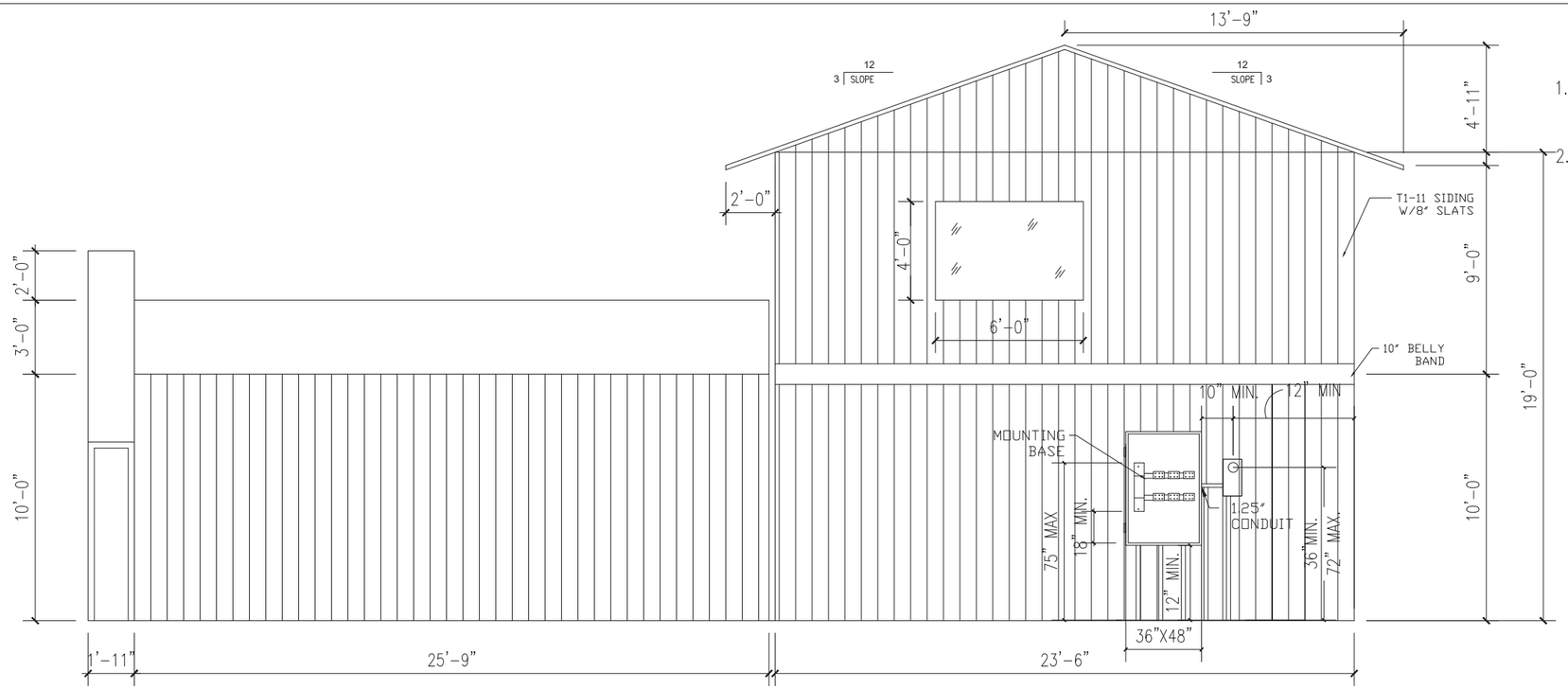


SCALE: 3/8"=1'-0"

EAST ELEVATION

SCOPE OF WORK

1. Paint exterior(color/finish by owner-material to be contractor grade).
2. Install down spouts and gutters as needed.



SCALE: 3/8"=1'-0"

WEST ELEVATION

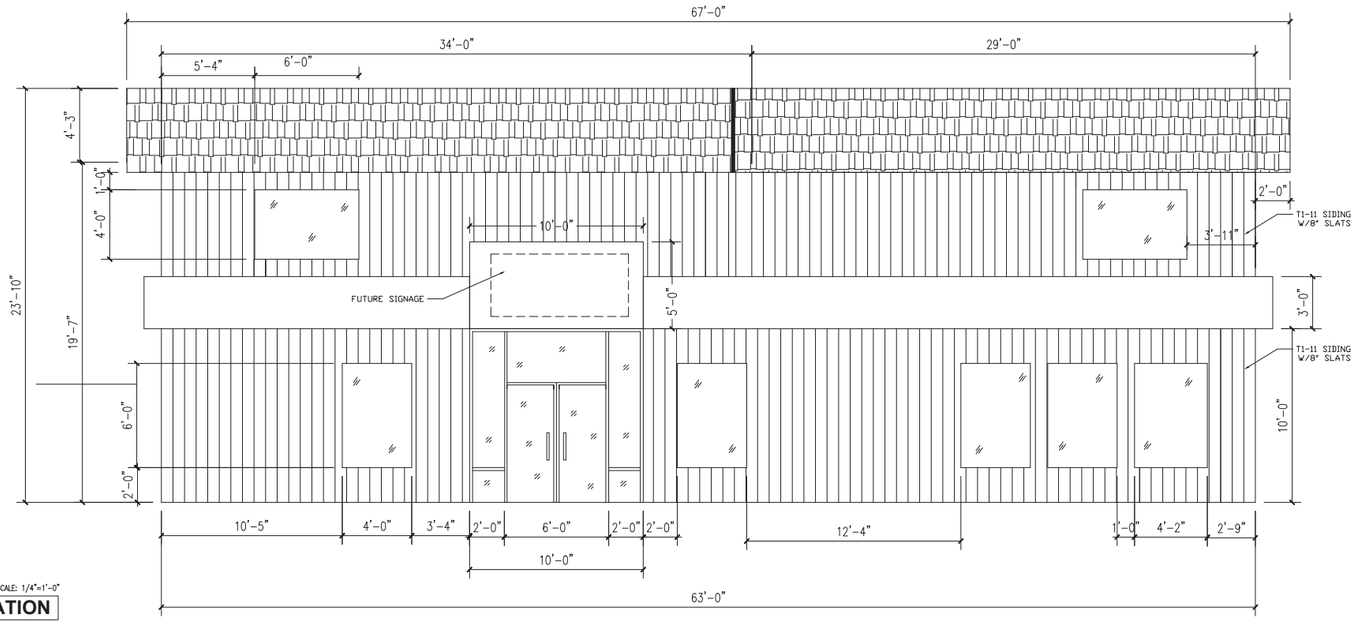
PROJECT INFO:

GAS STATION EXPANSION PROJECT
1700w. 6th St.
THE DALLES, OR.
97058

EE DESIGNS
P.O. BOX 3378
CENTRAL POINT, OREGON 97218
PHONE# (541)500-1417

REVISIONS	DATE

PROJECT TITLE: GSEP				DRAWING TITLE: EAST/WEST ELEVATIONS		PROJECT NO: 2510
						DATE: 5/29/2025
DESIGNED: XXX	CHECKED: XXX	REVIEWED: XX	DRAFTER: MPI	BUILDING NO:	FLOOR NO.:	SHEET NO: A-6



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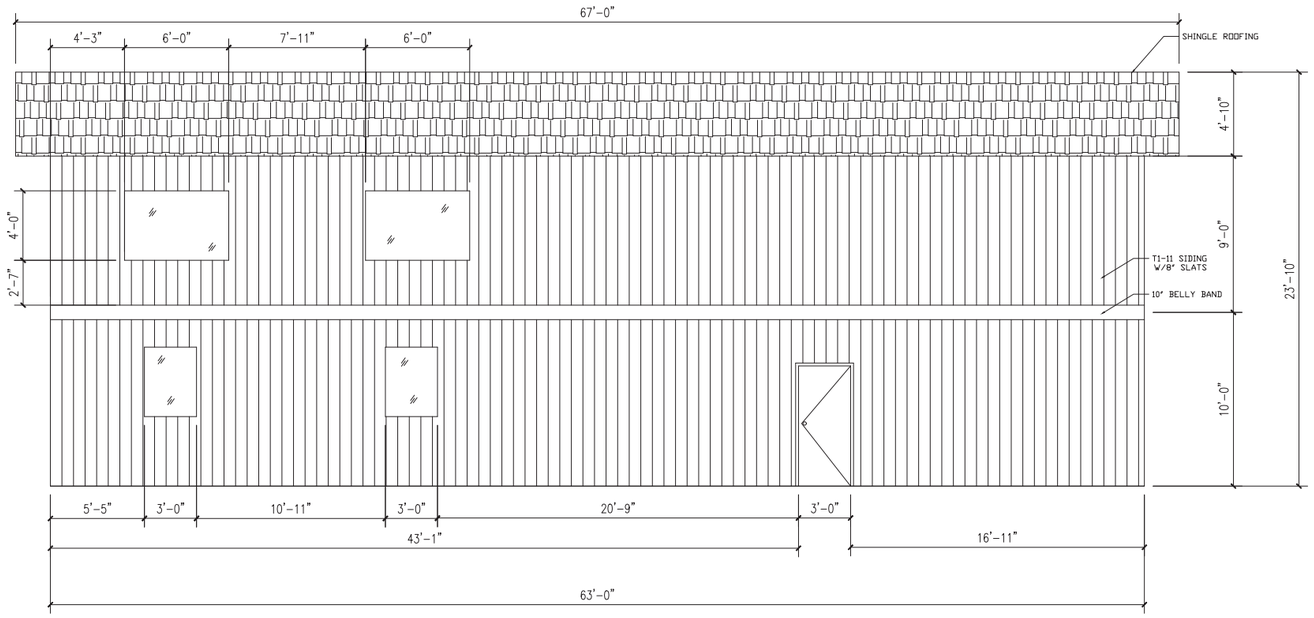
NORTH ELEVATION



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

SOUTH ELEVATION

PROJECT INFO:

GAS STATION EXPANSION PROJECT
1700 W. 6TH STREET
THE DALLES, OR.
97058

EE DESIGNS
P.O. BOX 3378
CENTRAL POINT, OREGON 97218
PHONE# (541)500-1417

REVISIONS	DATE

PROJECT TITLE: GSEP

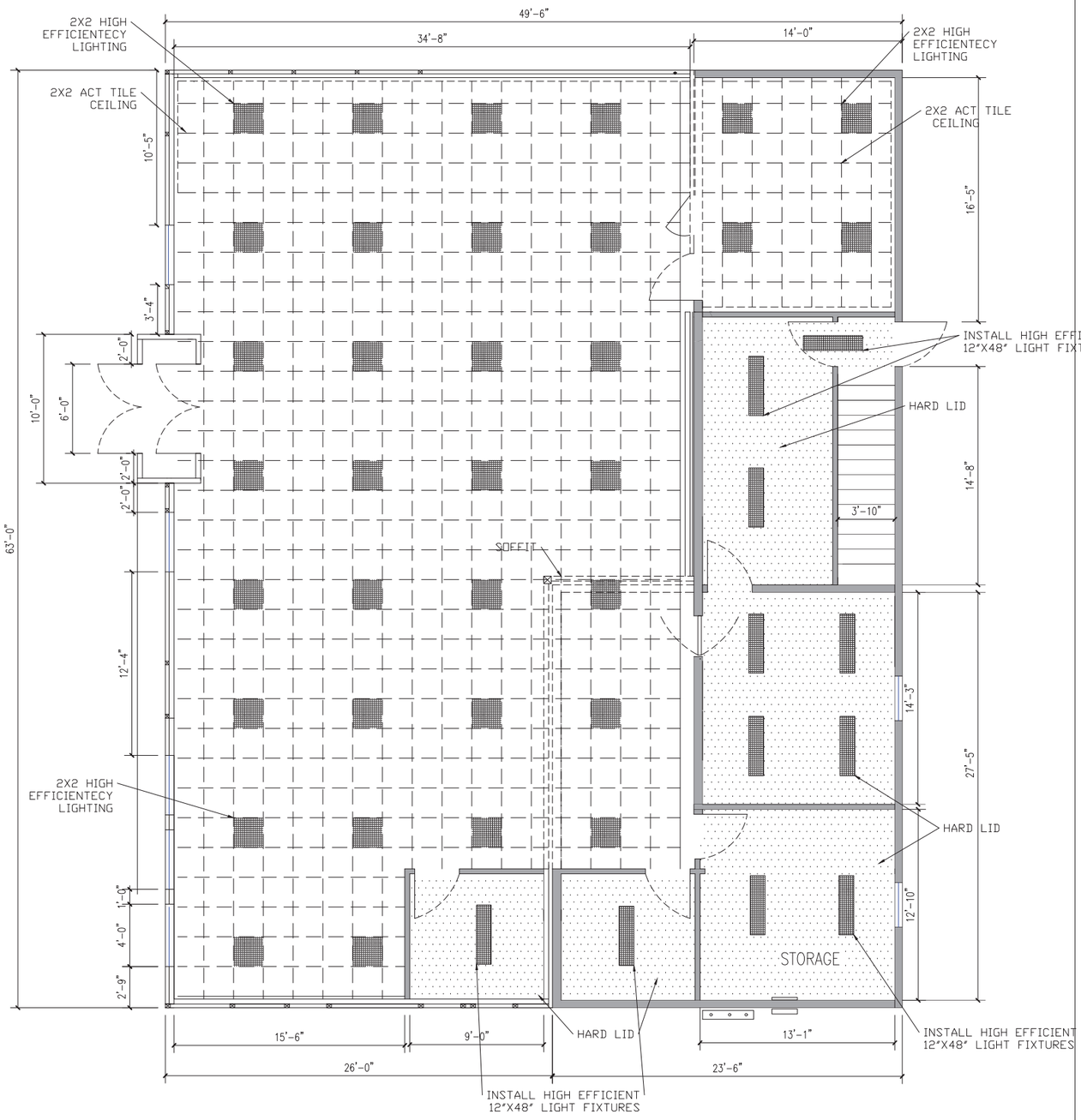
DRAWING TITLE: NORTH/SOUTH ELEVATIONS

DESIGNED:	CHECKED:	REVIEWED:	DRAFTER:	BUILDING NO:	FLOOR NO.:
XXX	XXX	XX	MPI		

PROJECT NO: 2510

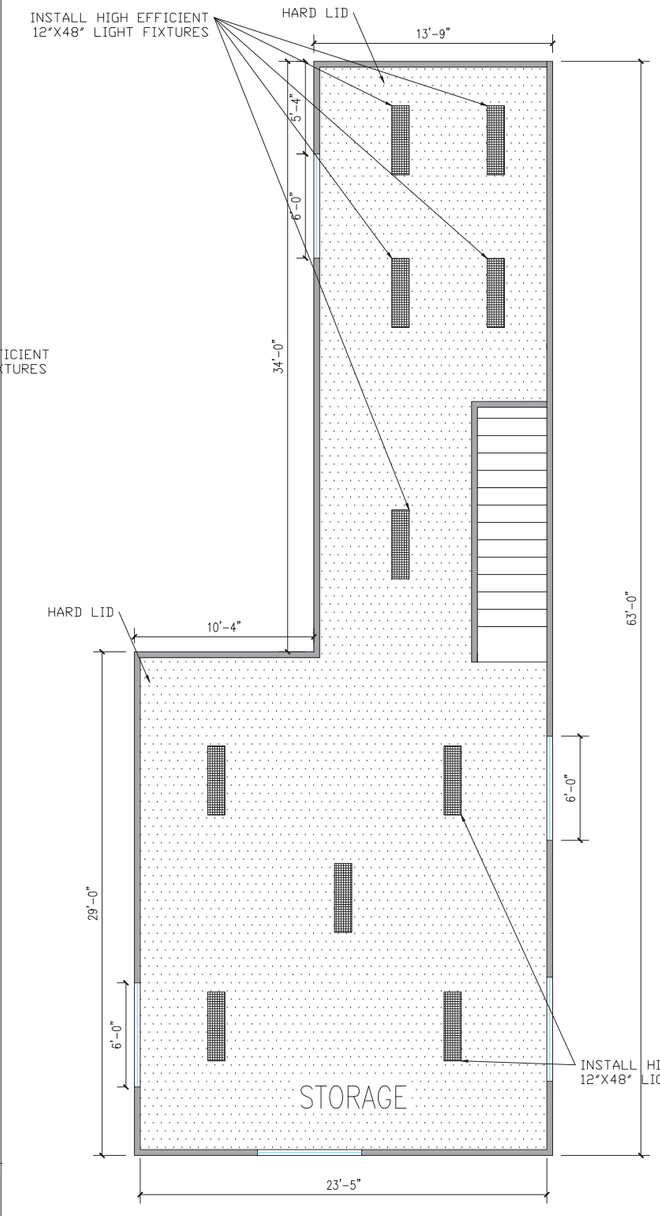
DATE: 5/30/2025

SHEET NO: A-7



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

1ST FLOOR CEILING PLAN



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

2ND FLOOR CEILING PLAN

SCOPE OF WORK

1. Install 2x2 Acoustical Ceiling Tile (ACT) and grids.
2. Install 2x2 interior high efficient LED lighting fixtures. (by owner)
3. Install 12"x48" L.E.D light fixtures(bathroom, kitchen and storage rooms.)(O.F.C.I)

NOTE

CEILING IN ACCORDANCE WITH OSSC, IBC AND LOCAL JURISDICTIONS.

LEGEND

- A.C.T
- HARD LID
- LIGHTING
- SOFFITTED OPENING
- EXISITING WALL

PROJECT INFO:

GAS STATION EXPANSION PROJECT
1700 W. 6TH ST.
THE DALLES, OR.
97058

EE DESIGNS
P.O. BOX 3378
CENTRAL POINT, OREGON 97218
PHONE# (541)500-1417

REVISIONS	DATE

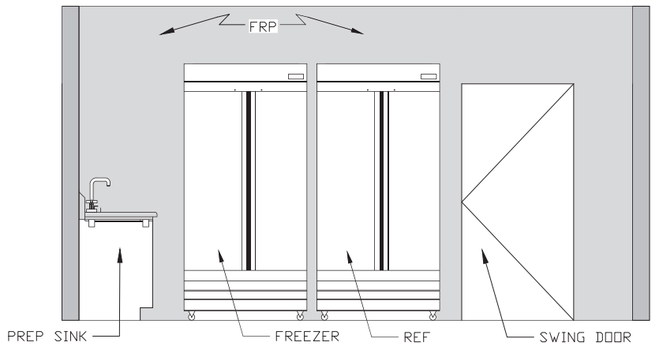
PROJECT TITLE: GSEP

DRAWING TITLE: REFLECTED CEILING PLAN

PROJECT NO:

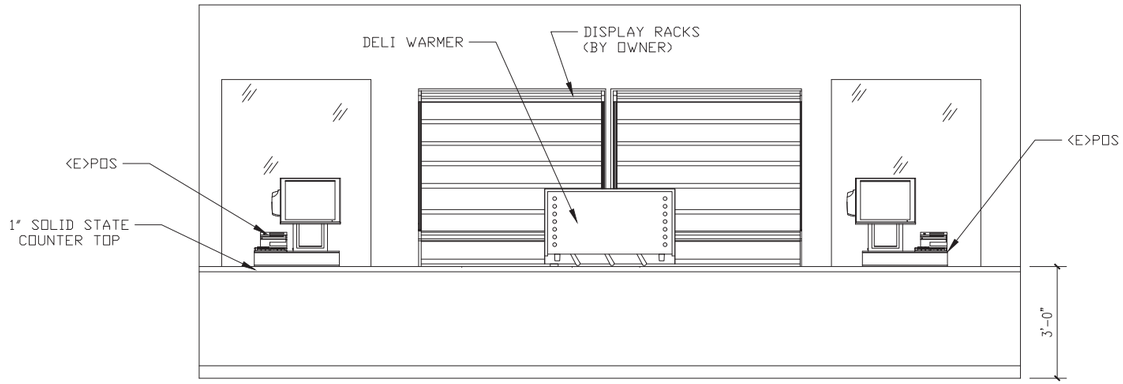
DATE: 6/16/2025

DESIGNED:	CHECKED:	REVIEWED:	DRAFTER:	BUILDING NO:	FLOOR NO.:	SHEET NO:
XXX	XXX	XX	MPI			A-8



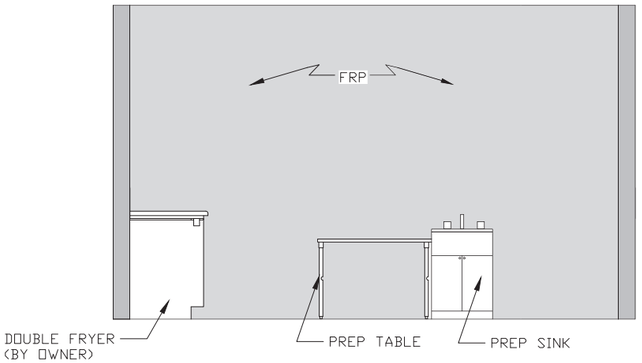
1 A-10 PREP KITCHEN

SCALE: 3/16"=1'-0"



A A-11 POINT OF SALE ELEVATION

SCALE: 3/16"=1'-0"



2 A-10 KITCHEN PREP ELEVATION

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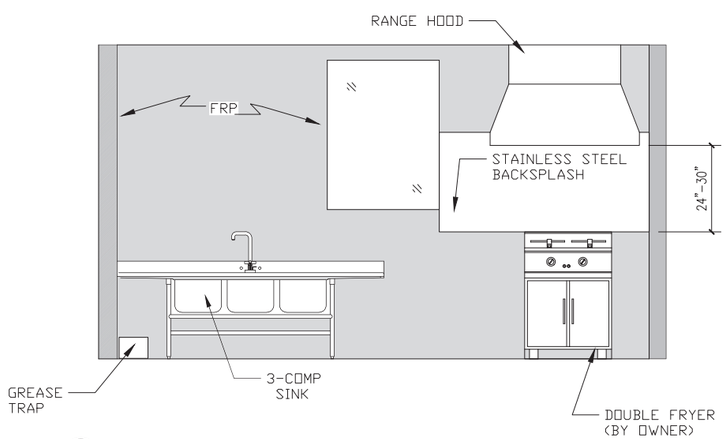
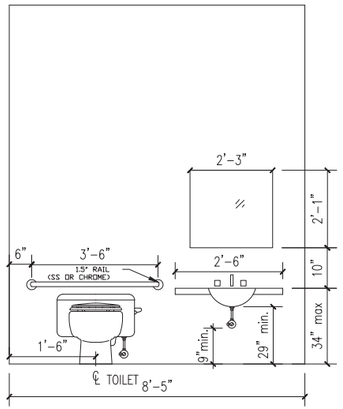


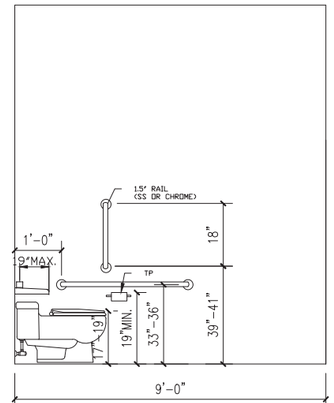
3 A-10 KITCHEN PREP ELEVATION

SCALE: 3/16"=1'-0"



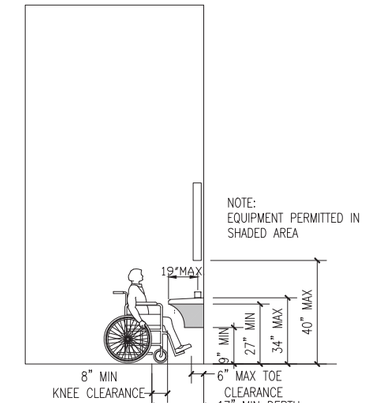
1 A-10 TYPICAL (ADA) BATHROOM

SCALE: 3/16"=1'-0"



2 A-10 TYPICAL (ADA) BATHROOM

SCALE: 3/16"=1'-0"



3 A-10 TYPICAL (ADA) BATHROOM

SCALE: 3/16"=1'-0"

PROJECT INFO:

GAS STATION EXPANSION PROJECT
1700 W. 6TH STREET
THE DALLES, OR.
97058

EE DESIGNS
P.O. BOX 3378
CENTRAL POINT, OREGON 97218
PHONE# (541)500-1417

REVISIONS	DATE

PROJECT TITLE: GSEP

DRAWING TITLE: DETAILS

PROJECT NO: 2510

DATE: 6/17/2025

DESIGNED:	CHECKED:	REVIEWED:	DRAFTER:	BUILDING NO:	FLOOR NO.:	SHEET NO:
XXX	XXX	XX	MPI			A-10

NWCB Technical Document 03/22

SUSPENDED CEILINGS
401

Suspension Systems for Acoustical Lay-in Ceilings Seismic Design Categories D, E & F

This document provides the 2021 IBC referenced standards for the prescriptive design and installation of suspension systems for acoustical lay-in ceilings. Incorporation of this document will provide a more uniform standard for installation and inspection. This document is intended to accomplish the intent of the International Building Code (IBC), including the Oregon Structural Specialty Code and Washington State Building Code, with regard to the requirements for seismic design category D, E and F for suspended ceilings and related items. Prescriptive suspension systems shall be installed per these requirements and those of the referenced documents. Engineered design of suspension systems are outside the scope of this document. Manufacturers' recommendations shall be followed where applicable.

The following are outside the scope of this technical document:

- Suspension systems for acoustical lay-in ceilings in Risk Category IV structures. *Source: ASCE 7 Section 13.1.3, ASTM E580 Section 5.7*
- Suspension systems for acoustical lay-in ceilings assigned a component importance factor of 1.5 in accordance with ASCE 7 Section 13.1.3 by the registered design professional. *Source: ASCE 7 Section 13.1.3, ASTM E580 Section 5.7*
- Suspension systems for acoustical lay-in ceiling designed in accordance with accepted engineering practice by a registered design professional. *Source: ASCE 7 Section 13.5.6.2*

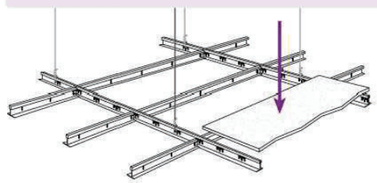


Figure 1

General Requirements

- Referenced sources per hierarchy: 2021 International Building Code (IBC), American Society of Civil Engineers (ASCE-7-16), American Society of Testing Materials (ASTM C635, ASTM C636, ASTM E580).
- Partitions that are tied to the ceiling and all partitions greater than 6 ft in height shall be laterally braced to the structure. Bracing shall be independent of the ceiling splay bracing system. *Source: ASCE 7 Section 13.5.6.1*
- For further information on bracing of non-load bearing partitions, refer to NWCB Technical Document #200-501.
- All main beams are to be Heavy Duty (HD as defined in ASTM C635). *Source: ASTM E580 Section 5.1.1*
- Ceilings less than or equal to 144 ft² and surrounded by walls or soffits that are laterally braced to the structure above are exempt from the seismic design requirements of ASCE 7 and ASTM E580. *Source: ASCE 7 Section 13.5.6 Exception 1*
- All wire ties shall be tightly wrapped around themselves a minimum of three turns within three inches (Figure 1). *Source: ASTM C636 Section 2.3.4*
- Main beams shall be level to within 1/4 in. in 10-ft. *Source: ASTM C636 Section 2.3.1*
- Cross tees shall be level to within 1/8 in. in 12-ft. *Source: ASTM C636 Section 2.2.1*

NWCB NW WALL & CEILING BUREAU
HEADQUARTERS
12437 NE 173rd Pl., Ste 200 | Woodinville, WA 98072
tel 206-524-4243 | email info@nwcb.org
OREGON
tel 503-295-0333
email oregon@nwcb.org

Figure 2
Lateral-Force Bracing *Source: ASTM E580 Figure 5*

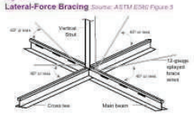


Figure 3
Maximum Recommended Lengths for Vertical Struts

EMT CONDUIT	
½" EMT conduit	up to 5' 10"
¾" EMT conduit	up to 7' 8"
1" EMT conduit	up to 9' 9"
METAL STUDS	
Single 1⅝" metal stud (20-gauge)	up to 12'0"
Back-to-back 1⅝" metal stud (20 gauge)	up to 15'0"
Single 2 ½" metal stud (20-gauge)	up to 13'6"
Back-to-back 2 ½" metal stud (25-gauge)	up to 15'0"

Source: Northwest Wall and Ceiling Bureau
Note: Plenum heights greater than 10'0" will require engineering calculations.

Figure 4a
Attached Wall Molding Requirements

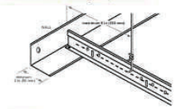
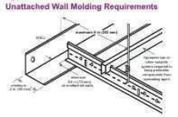


Figure 4b
Unattached Wall Molding Requirements



Lateral-Force Bracing *(Figures 2 and 3)*

- Ceilings constructed of screw- or nail-attached gypsum board on one level that are surrounded by and connected to walls or soffits that are laterally braced to the structure above are exempt from seismic design requirements. *Source: ASCE-7 Section 13.5.6 Exception 2*
- Lateral-force bracing, which is the use of vertical struts (compression posts) and splay wires, is required for all ceiling areas greater than 1000 ft² (see Figure 2). *Source: ASTM E580 Section 5.2.8.1, Section 5.2.8.2*
- Lateral-force bracing shall be 12 ft on center (maximum) and begin no farther than 6 ft from walls. *Source: ASTM E580 Section 5.2.8.2*
- Lateral-force bracing splay wires shall consist of four 12-gauge wires attached to the main beam, arrayed 90° from each other and at an angle not exceeding 45° from the plane of the ceiling. *Source: ASTM E580 Section 5.2.8.2*
- Lateral-force bracing splay wires shall be attached to the grid and to the structure in such a manner that they can support a load of not less than 250 lb when tested per ASTM E3090 (Figure 6b). *Source: ASTM E580 Section 5.2.8.3*
- Power-actuated fasteners in concrete or masonry shall not be used for the attachment of lateral-force bracing splay wires unless tested and approved for seismic loading. *Source: ASCE 7 Section 13.4.5, Oregon Building Codes Division Statewide Code Interpretation No. 11-01 (oregon.gov/bcd/codes-stand/Documents/interp-11-01-pat(listings.pdf)*
- Power-actuated fasteners in steel shall be permitted for the attachment of lateral-force bracing splay wires. *Source: ASCE 7 Section 13.4.5 Exception 2*
- Splay wires are to be within 2 inches of the connection of the vertical strut to suspended ceiling. *Source: ASTM E580 Section 5.2.6.2*
- Rigid bracing may be used in lieu of splay wires. *Source: ASTM E580 Section 5.2.8.4*
- Vertical struts must be positively attached to the suspension systems and the structure above. *Source: ASTM E580 Section 5.2.8.2*
- The vertical strut may be EMT conduit, metal studs or a proprietary compression post (see Figure 3).
- Changes in ceiling plane elevation requires independent lateral force-bracing for each ceiling plane. *Source: ASTM E580 Section 5.2.8.6.*

Wall Moldings *(Figures 4a and 4b)*

- Wall moldings (perimeter closure angles) are required to have a horizontal flange not less than 2 inches wide. Two adjacent ends of the ceiling grid shall be positively attached to the wall molding (pop rivets or approved method), and the opposite ends shall have a ⅞-in clearance from the wall and be free to slide. *Source: ASTM E580 Section 5.2.2, Section 5.2.3*
- Where substantiating documentation has been provided to the local jurisdiction, proprietary perimeter clips may be used to satisfy the requirements for the 2-in closure angle.
- Perimeter supporting clips shall be attached to the supporting closure angle or channel with a minimum of two screws per clip and shall be installed around the entire ceiling perimeter. *Source: ASCE-7 Section 13.5.6.2.2a*

Figure 5a

Figure 5b • Countersloping

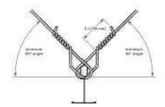
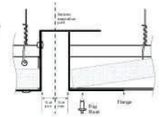


Figure 6a

Figure 6b

Figure 7



Spreader Bars *(Figure 4b)*

- Terminal ends of main runners and cross members shall be tied together or have some other approved means to prevent their spreading. *Source: ASTM E580 Section 5.2.4*
- Spreader bars are not required at perimeters where runners are attached directly to closure angles.
- Where substantiating documentation has been provided to the local jurisdiction for review and approval, proprietary perimeter clips may be used to satisfy the requirements for spreader bars.

Hanger (Suspension) Wires *(Figures 5a and 5b)*

- Hanger and perimeter wires must be plumb within 1:6 unless (Figure 5a) counter sloping wires are provided (Figure 5b). *Source: ASTM C636 Section 2.1.4*
- Hanger wires shall be spaced 4-ft on center, maximum. *Source: ASTM C636 Section 2.1.3*
- Hanger wires shall be No. 12-gauge. *Source: ASTM C636 Section 2.1.6, ASTM E580 Section 5.2.7.1*
- Hanger wires shall not press against ducts or pipes. *Source: ASTM C636 Section 2.1.4*
- Hanger wires shall not have local kinks or bends as a means of leveling main beams or cross tees. *Source: ASTM C636 Section 2.2.3, Section 2.3.3*
- Any connection device at the supporting construction shall be capable of carrying not less than 90 lb. *Source: ASTM E580 Section 5.2.7.2*
- Power Actuated Fasteners (PAFs) are an approved method of attachment for hanger wires where the service load on any individual fastener does not exceed 90 lb in concrete or 250 lb in steel. *Source: ASCE Section 7-16 13.4.5 Exception 1 & 2, Oregon Building Codes Division, Statewide Code Interpretation No. 11-01 (oregon.gov/bcd/codes-stand/Documents/interp-11-01-pat(listings.pdf)*
- Terminal ends of each main beam and cross tee must be supported within 8 inches of each wall with a perimeter wire or approved wall support (see Figures 4a & 5a). *Source: ASTM E580 Section 5.2.6*
- Wires shall not attach to or bend around interfering material or equipment. A trapeze or equivalent device shall be used where obstructions preclude direct suspension. Trapeze suspensions shall be sized to resist the dead load and lateral forces appropriate for the seismic category. *Source: ASTM E580 Section 5.2.7.4*

Electrical Fixtures

- All lighting fixtures shall be positively attached to the suspended ceiling system by mechanical means as specified in the National Electrical Code (NEC), unless independently supported. *Source: ASTM E580 Section 5.3.1*
- Light fixtures weighing less than 10 lb shall have one 12-gauge safety wire connected from the fixture housing to the structure above. This wire may be slack. *Source: ASTM E580 Section 5.3.4*
- Light fixtures weighing more than 10 lb and less than or equal to 56 lb shall be supported directly from the structure above by approved hangers. These wires may be slack. *Source: ASTM E580 Section 5.3.5*

- Light fixtures weighing more than 56 lb shall be supported directly from the structure above by approved hangers. *Source: ASTM E580 Section 5.3.6*
- Pendant-hung fixtures shall be directly supported from the structure above using a 9-gauge minimum wire or an approved alternate support without using the ceiling suspension system for direct support. *Source: ASTM E580 Section 5.3.7*

Mechanical Services

- Terminals or services weighing less than or equal to 20 lb shall be positively attached to the ceiling suspension main runners or to cross runners that have the same carrying capacity as the main runners. *Source: ASTM E580 Section 5.4.1*
- Terminals or services weighing more than 20 lb but less than or equal to 56 lb shall be positively attached to the ceiling suspension main runners or to cross runners that have the same carrying capacity as the main runners, and shall have two 12-gauge safety wires connecting them to the ceiling system hangers or the structure above. These wires may be slack. *Source: ASTM E580 Section 5.4.2*
- Terminals or services weighing more than 56 lb shall be supported directly from the structure above by approved hangers. *Source: ASTM E580 Section 5.4.3*

Seismic Separation Joints *(Figure 7)*

- All continuous ceiling areas exceeding 2500 ft² shall have a seismic separation joint, bulkhead braced to the structure or full-height partition that breaks the ceiling into areas of no more than 2500 ft² and a ratio of the long to short dimension less than or equal to four. Each 2500 ft² maximum area shall be capable of allowing + or – ¾ in (1½ in total) at the joints horizontal movement in the plane of the ceiling. Areas surrounded by bulkheads or full height partitions shall be provided with closure angles. Each area with a seismic separation joint, bulkhead or full-height partition shall have Lateral-Force Bracing as prescribed on page 2. *Source: ASCE-7 Section 13.5.6.2.2b, ASTM E580 Section 5.2.9.1*

Sprinklers

- For ceilings without rigid bracing, sprinkler head penetrations shall have a 2-in oversize ring, sleeve or adapter through the ceiling tile to allow free movement of at least one inch in all horizontal directions. Flexible head design that can accommodate 1 inch free movement shall be permitted as an alternate. *Source: ASTM E580 Section 5.2.8.5*

Glossary for this Document *(regional terminology may vary)*

CROSS TEE The cross member that interlocks with the main beams, also known as a cross runner or cross T-bar.

DIFFUSER A circular or rectangular metal grill used for the passage of air from a ducted system.

GRID The main beams and cross tees of the suspension system.

HANGER WIRE 10- or 12-gauge soft annealed wire used as primary support for the grid system. Also called a suspension wire.

LATERAL-FORCE BRACING The bracing method used to prevent ceiling uplift or restrict lateral movement during a seismic event. Lateral-force bracing consists of vertical struts and splay wires.

MAIN BEAM The primary suspension member supported by hanger wires, also known as the main runner or carrying tee, carrying runner or mains.

MOLDING/CLOSURE ANGLE A light-gauge metal angle or channel fastened to the perimeter wall or partition to support the perimeter ends of an accoustical ceiling grid.

PERIMETER CLIP A proprietary angle bracket attached directly to the wall molding/closure angle which allows for ¾ in movement in the event of seismic activity and interlocks properly with ends of grid system.

PERIMETER WIRE A hanger wire placed within 8 in of the surrounding walls.

PLENUM The space above a suspended ceiling.

SLACK WIRE A 12-gauge wire that is not tight or taut.

SPREADER or SPACER BAR A bar with notches to prevent the suspension system from separating, also called a stabilizer bar.

SPLAY WIRE A wire installed at an angle rather than perpendicular to the grid.

VERTICAL STRUT The rigid vertical member used in lateral-force bracing of the suspension system. Also known as compression post, seismic pod or seismic strut. Common materials are electrical conduit (EMT), metal studs or proprietary products.

The NWCB has been serving the construction industry since 1950. It is recognized as a technical authority, educational body and spokesperson for the wall and ceiling industry. It provides services to architects and the construction community on all matters relating to the diversified wall and ceiling industry. As the industry's development and coordination organization, the NWCB saw the need to establish this document to provide clarification and the intent of NEHRP (National Earthquake Hazards Reduction Program) an agency of FEMA (Federal Emergency Management Agency). It is meant to serve as a set of recommendations and is not intended for any specific construction project. NWCB makes no express or implied warranty or guarantee of the techniques, construction methods or materials identified herein.

PROJECT INFO:

GAS STATION EXPANSION PROJECT
1700 W. 6TH STREET
THE DALLES, OR.
97058

EE DESIGNS
P.O. BOX 3378
CENTRAL POINT, OREGON 97218
PHONE# (541)500-1417

REVISIONS	DATE

PROJECT TITLE: GSEP

DRAWING TITLE: DETAILS

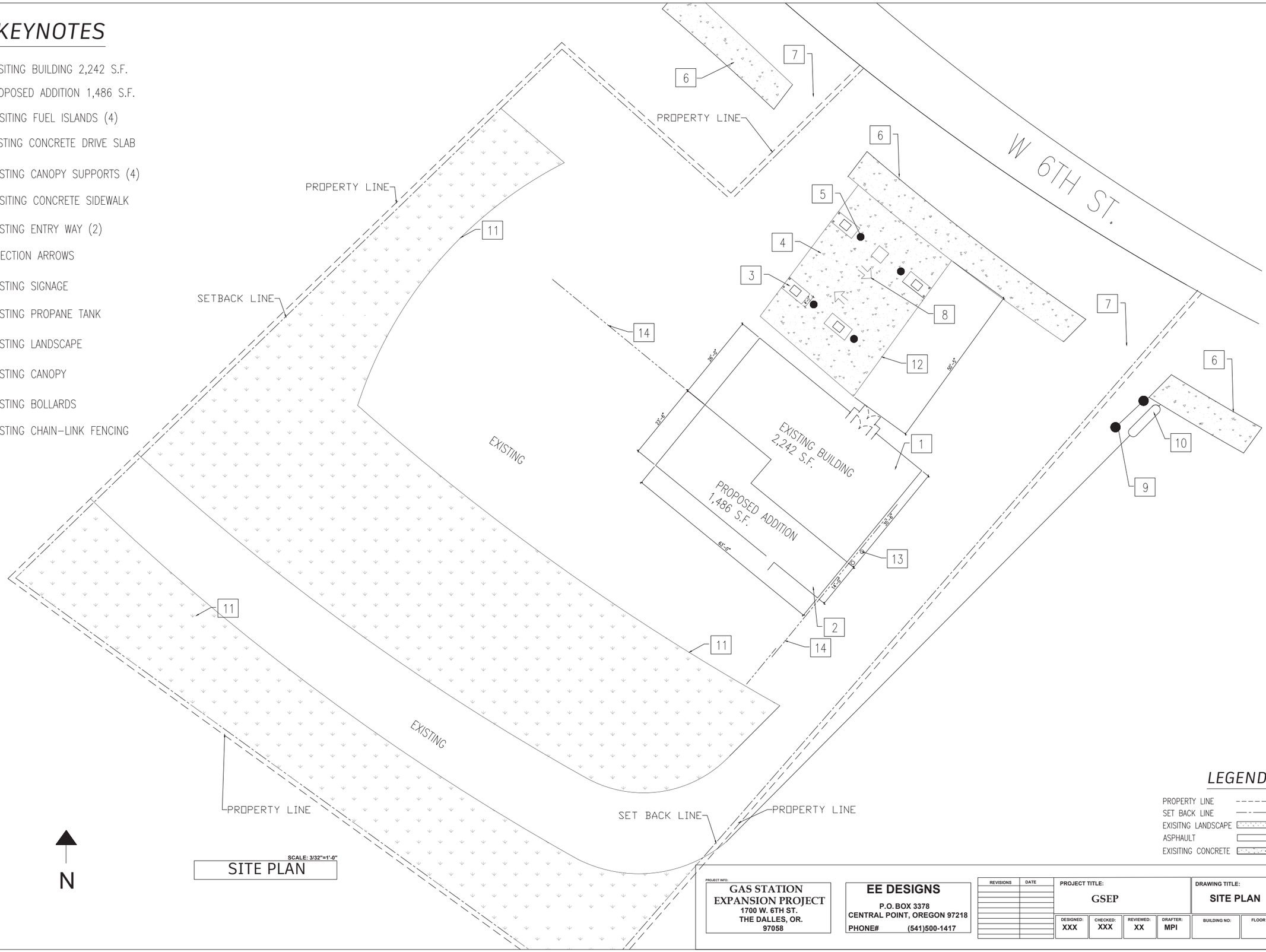
PROJECT NO: 2510

DATE: 6/17/2025

DESIGNED:	CHECKED:	REVIEWED:	DRAFTER:	BUILDING NO:	FLOOR NO.:	SHEET NO:
XXX	XXX	XX	MPI			A-11

KEYNOTES

1. EXISITING BUILDING 2,242 S.F.
2. PROPOSED ADDITION 1,486 S.F.
3. EXISITING FUEL ISLANDS (4)
4. EXISTING CONCRETE DRIVE SLAB
5. EXISTING CANOPY SUPPORTS (4)
6. EXISITING CONCRETE SIDEWALK
7. EXISTING ENTRY WAY (2)
8. DIRECTION ARROWS
9. EXISTING SIGNAGE
10. EXISTING PROPANE TANK
11. EXISTING LANDSCAPE
12. EXISTING CANOPY
13. EXISTING BOLLARDS
14. EXISTING CHAIN-LINK FENCING



SCALE: 3/32"=1'-0"

SITE PLAN

LEGEND

- PROPERTY LINE
- SET BACK LINE
- EXISITNG LANDSCAPE
- ASPHAULT
- EXISITING CONCRETE

PROJECT INFO:

GAS STATION EXPANSION PROJECT
1700 W. 6TH ST.
THE DALLES, OR.
97058

EE DESIGNS
P.O.BOX 3378
CENTRAL POINT, OREGON 97218
PHONE# (541)500-1417

REVISIONS	DATE

PROJECT TITLE: GSEP

DRAWING TITLE: SITE PLAN

PROJECT NO: 2510

DATE: 6/10/2025

DESIGNED:	CHECKED:	REVIEWED:	DRAFTER:	BUILDING NO:	FLOOR NO.:	SHEET NO:
XXX	XXX	XX	MPI			C-1

GAS STATION EXPANSION PROJECT

1700 W. 6TH STREET
THE DALLES, OREGON

PROPOSED EXPANSION TO AN EXISTING STORE/GAS STATION FACILITY.

STRUCTURAL DRAWINGS AND NOTES TAKE PRECEDENCE OVER OTHER DRAWINGS.

OCCUPANCY CLASSIFICATIONS

CLASSIFICATIONS	TYPE
MERCANTILE	M

CONSTRUCTION	TYPE
WOOD FRAMED	V-B

GENERAL

1. The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but not be limited to bracing, shoring for loads due to construction equipment, etc. Observation visits to the site by the structural engineer shall not include inspection of the above items.
2. The Contractor shall verify dimensions and all existing conditions shown on the drawings in the field and notify engineer of any discrepancies for correction or verification prior to construction of the affected work. The cost of additional design work due to errors or omissions in construction shall be borne by the contractor.
3. Options are for the contractor's convenience. He shall be responsible for all changes necessary if he chooses an option and shall coordinate all details. The cost of additional design work necessitated by selection of an option shall be borne by the contractor.
4. Establish and verify all openings and inserts for mechanical, electrical and plumbing with appropriate trades and the drawings.
5. Provide all necessary temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction.
6. Details on the drawings are typical. Verify all dimensions.
7. Dimensions on the structural drawings are exact with the exception of masonry and sawn lumber dimensions which are nominal.
8. See Architectural plans for exact location of windows and doors.
9. Notes and details on drawings shall take precedence over general notes and typical details. Where no details are shown, construction shall conform to similar work on the project.
10. Where reference is made to various test standards for materials, such standards shall be the latest edition and/or addendum.
11. Construction materials shall be spread out if placed on framed floors or roof. Load shall not exceed the design live load per square foot.
12. Drawings and specifications are instruments of service in respect to this specific project and are not intended or represented to be suitable for reuse on extensions of this project or on any other project .Any reuse without written verification or adaptation by Engineer will be at Owner's sole risk and without liability or legal exposure to Engineer. Owner shall indemnify and hold harmless Engineer from any and all claims, damages, losses and expenses including attorney's fees arising out of or resulting from unauthorized reuse.
13. There are no intended third party beneficiaries.
14. No changes from the approved structural plans shall be made in the field unless, prior to making changes, written approval is obtained from the Engineer. If changes are made without written approval such changes shall be the legal and financial responsibility of the contractor or sub-contractors involved and it shall be their responsibility to replace or repair the condition as directed by the Engineer.
15. Engineering design provided by others and submitted for review shall bear the seal and signature of a Professional Engineer registered in Oregon.
16. Use of these plans by the Contractor constitutes acceptance of these Notes and Conditions.

STRUCTURAL NOTES

CODES

16. 2022 Oregon Structural Specialties Code
17. ACI 318-19

18. DESIGN LOADS

Gravity Loads:

a. Roof Dead Load	15 psf
b. Roof Snow Load	25 psf
c. Floor Dead Load	10 psf
d. Office Floor Live Load	50 psf
e. Storage Floor Live Load	125 psf

19. Lateral Loads:
    a. Wind: Speed 99 mph exposure B
    b. Seismic: Sds = 1.43 I = 1.0 Risk Category II Design Category D Site Class D

FOUNDATIONS

22. The foundation has been designed in accordance with the minimum design load listed in the 2019 OSSC. This foundation design is only for the referenced site and structure and shall not be used at any other location or for any other structure without express written consent of the structural engineer.
    Allowable soil bearing pressures:
    a. Dead plus Live Loads : 1500 psf
23. Subsurface peripheral drains shall be placed continuously around the perimeter of the foundation.
24. The Contractor shall place all footings on undisturbed native soil or structural fill. The structural fill shall be moisture conditioned and compacted as specified below;
    a. Structural fill shall be non-expansive material relatively free of organic material with a maximum aggregate size smaller than 2 ½" and at least 75% smaller than 3/4". On site materials are not suitable.
    b. Structural fill shall be compacted to 95 % density per ASTM D 698 at optimum moisture content.10" maximum lifts.
28. Floor slab shall be placed on a minimum of 1" sand over 6" of relatively clean ¾" minus granular fill over a 10 mil vapor barrier. All structural fill shall be moisture conditioned to within 2% of optimum moisture content and compacted to at least 95% of Standard Proctor density.
29. Prior to placing concrete slab on grade, the Contractor shall remove all decomposable materials and exposed surface shall be scarified to a depth of at least 6 inches and then be brought to the proper moisture content and compacted to the density specified below. Interior Slab Preparation:
30. Place foundation concrete only on clean, firm, inspected bearing material.
31. Ground surface shall be sloped to drain away from the structure in all directions at a slope of at least 12 inches in 10 feet and 2% thereafter. Roof downspouts, hose bibs and drains shall discharge well beyond the limits of the backfill. Proper surface drainage must be maintained for continued satisfactory foundation performance.

CONCRETE

1. Concrete has been designed and shall be constructed in accordance with the "Building Code Requirements for Reinforced Concrete", American Concrete Institute Standard 318-19 and Chapter 19 of the OSSC.
2. All excavations shall be free of all loose material and water prior to placement of concrete.
3. The engineer shall be notified at least 24 hours in advance of concrete placement so that he may compare reinforcement location with the intent of the design documents.
4. Concrete work shall be in accordance with all requirements of ACI 301-10 Specifications for Structural Concrete for Buildings, ACI 302.1R-04 Guide for Concrete Floor and Slab Construction and OSSC Chapter 19, except as modified herein.
5. Aggregate size: 1 1/2" maximum for footings, slabs 6 inches or more thick and other mass concrete and 3/4" for other concrete.
6. No admixtures without approval. Admixtures containing chlorides shall no be used. Concrete shall not be in contact with aluminum.
7. Do not place pipes, ducts, reglets or chases in structural concrete without approval of the Structural Engineer.
8. Concrete regular weight 144psf with Type II cement per ASTM C150, aggregate per ASTM C33, and potable water. Except as noted hereinafter, a maximum of 20% by weight of the total cementitous materials may be replaced by fly-ash, providing the fly-ash conforms to ASTM C618, Type F. The maximum proportion of fly ash in exterior concrete from December 1 to April 1 of the following year shall be 8% by
9. Maximum air content shall conform to the following: 3%±1
10. Maximum slump shall conform to the following: 4" to 5"
11. Minimum 28-day compressive strength: 2,500 psi

STRUCTURAL STEEL AND WELDS

1. Latest AISC and AWS Codes and Handbooks shall apply. All structural steel has been designed and shall be fabricated and erected in accordance with the "Manual of Steel Construction", 13th Edition, published by the American Institute of Steel Construction.
1. All steel plates and shapes shall conform to the following American Society for Testing and Materials, material designations:
   a. Wide Flange Beams and Columns: ASTM A572, Fy= 50 ksi
   b. Plates and Shapes: ASTM A36, Fy= 36 ksi
   c. Pipes: ASTM A53, Grade B, Fy = 35 ksi
   d. Structural Tubes: ASTM A500, Grade B, Fy = 46 ksi
3. All welding and testing shall conform to the American Welding Society codes and recommendations. All welding shall be by welders holding current valid certificates and having current experience in type of weld specified. Certificates shall be those issued by an accepted testing agency.
   a. Welding rods shall be low hydrogen E70. E60 when welding metal deck.
   b. All welded splices in material thicker than 5/16" shall be inspected by an independent testing laboratory.

REINFORCING

1. All steel reinforcing bars shall be new billet steel in accordance with ASTM A615, Grade 60. Number 3 bars may be ASTM A615 - S1, Grade 40. Placement shall conform to ACI 301-10.
2. All welded wire fabric shall be lapped one full mesh plus two inches and wired at sides and ends.
3. Weld reinforcing bars in conformance with AWS DI.4-79. Use low hydrogen electrodes.
6. Reinforcing spacings given are maximum on center and all reinforcing is continuous unless otherwise noted.
7. Provide bent corner reinforcing to match and lap with horizontal reinforcing at corners and intersections of walls, beams and footings per ACI Detailing Manual (ACI 315-05).
8. Dowel all vertical reinforcing to foundations. Securely tie all reinforcing and embedded items in position before placing concrete or grout.
9. Place reinforcing per ACI 318-19 and C.R.S.I. Standards.

WOOD

1. General
   a. Each piece of lumber shall be S-DRY and bear the grade stamp of a grading rules agency approved by the American Lumber Standards Committee.
   b. Each piece of lumber in place in the structure shall be of the original grade specified or better when inspected by a grading agency approved by the ALSC, regardless of required stamp and certifications.
   c. Double floor joist under partitions.
   d. Double studs at jambs and under beams.
   e. Provide horizontal blocking at horizontal edges.
   f. All structural timber framing, except pre-engineered manufactured roof trusses have been designed and shall be fabricated and erected in accordance with the "National Design Specification for Wood Construction", published by the National Forest Products Association and IBC Ch. 23.
   g. The Contractor shall take suitable precautions to accommodate drying shrinkage until volume loss is stabalized.
2. Connections:
   a. Any nailing not noted shall be according to Table 2304.9.1 of the International Building Code.
   b. Make framed connections with approved framing anchors on each side or approved joist hangers by Simpson, Teco or K.C.
   c. Pre-drill all holes for nails larger than 20d.
   d. Field drill bolt holes for proper matching and bearings.
   e. Provide cut washers at bolts in wood without steel plates.
   f. Miscellaneous framing anchors shall be as manufactured by Simpson Company or other manufactured with current I.C.B.O. Approval.
   g. Connect each roof truss to top plate with on Simpson H1 or equal. U.N.O.
3. Structural Sawn Lumber shall be Douglas Fir - Larch, graded by either the Western Wood Products Association or the West Coast Lumber Inspection Bureau, having the following grades unless noted otherwise on drawings:

	GRADE	SPECIES
a. Joists:	No. 2	Douglas Fir-Larch
b. Beams: Thickness 4"	No. 2	Douglas Fir-Larch
Thickness 5" +	No. 1	Douglas Fir-Larch
c. Posts: Less than 5"	No. 2	Douglas Fir-Larch
5" x 5" and larger	No. 1	Douglas Fir-Larch
d. Studs: 2" x 4"	No. 2	Douglas Fir-Larch
2" x 6"	No. 2	Douglas Fir-Larch
e. Ledgers & Top Plates	No. 2	Douglas Fir-Larch

4. Glulam Beams:
   a. West Coast Douglas Fir (24F - V4) with Fb = 2,400 psi, Fv = 165 psi and E = 1,600,000 psi
   b. Fabrication and handling per latest AITC Standards. Each beam shall bear AITC stamp with certification.
   c. Fabricate with water resistant glue for interior conditions and waterproof glue for exposed conditions.
   d. See plans for required cambers.

Scope of Special Inspections and Structural Observations

The following requires special inspections.

Excavated surface

Compacted fill if required - Each Lift

Welding - Prior to Painting

DRAWING INDEX

HARVEY ENGINEERING, INC
3000 NW Stewart Parkway, Suite 208
Roseburg, OR 97471
p (541) 236-7126 c (541) 817-9499

REVISIONS

DATE	
-	-
-	-
-	-
-	-
-	-
-	-

GAS STATION EXPANSION PROJECT
1700 W. 6TH STREET
THE DALLES, OREGON
STRUCTURAL NOTES

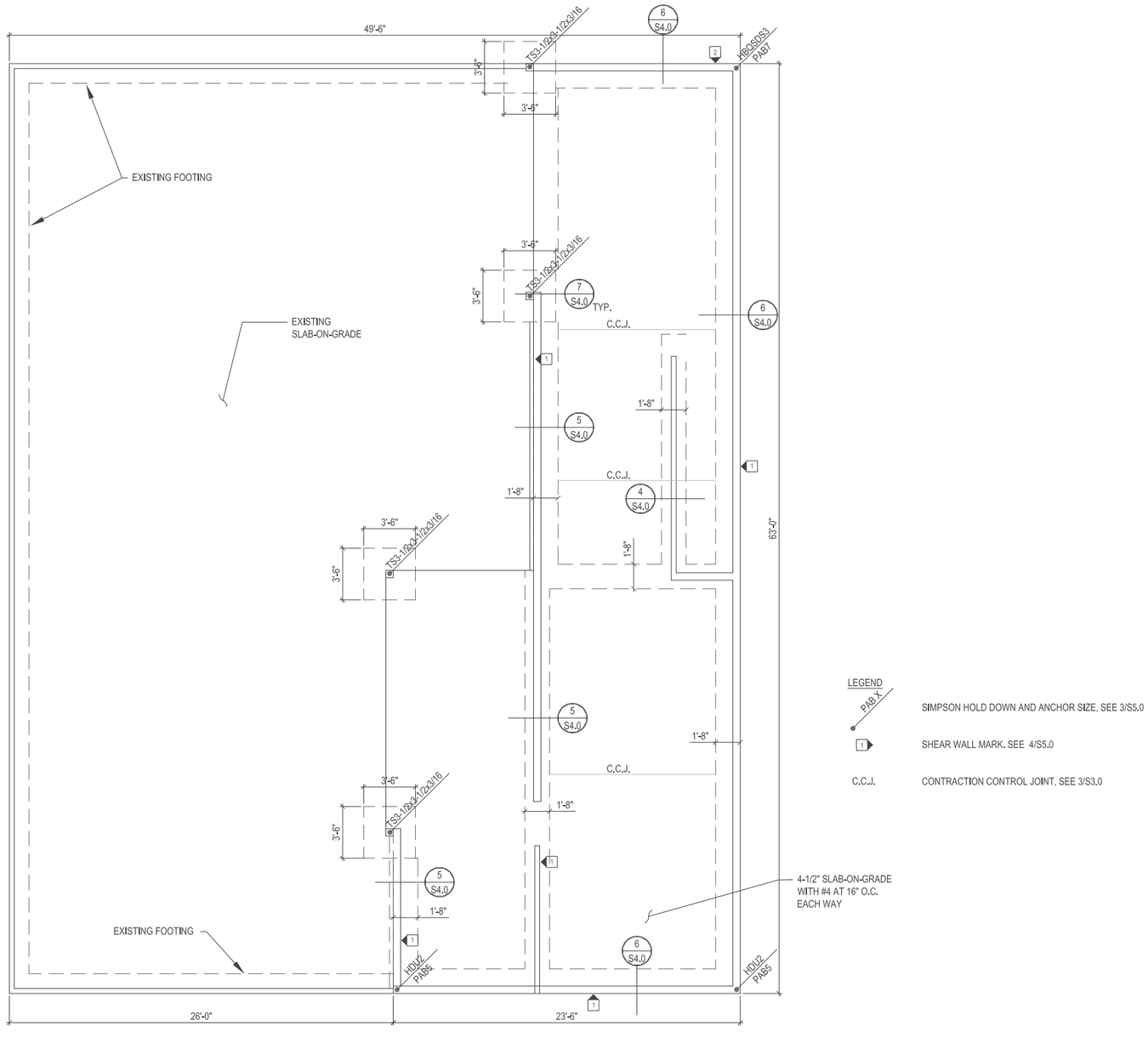
DRAWN: BY: RH DATE: 06/25/2025

CHECKED : BY: SH DATE: 06/25/2025

SCALE: AS SHOWN

PROJECT NO.: 10428

SHEET NO.: S0.1



LEGEND

PAB X — SIMPSON HOLD DOWN AND ANCHOR SIZE, SEE 3/S5.0

1 — SHEAR WALL MARK. SEE 4/S5.0

C.C.J. — CONTRACTION CONTROL JOINT, SEE 3/S3.0

1 S1.0 FOUNDATION PLAN

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

HARVEY ENGINEERING, INC
3000 NW Stewart Parkway, Suite 208
Roseburg, OR 97471
p (541) 236-7126 c (541) 817-9499

	DATE	REVISIONS
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

GAS STATION EXPANSION PROJECT
1700 W. 6TH STREET
THE DALLES, OREGON
FOUNDATION PLAN

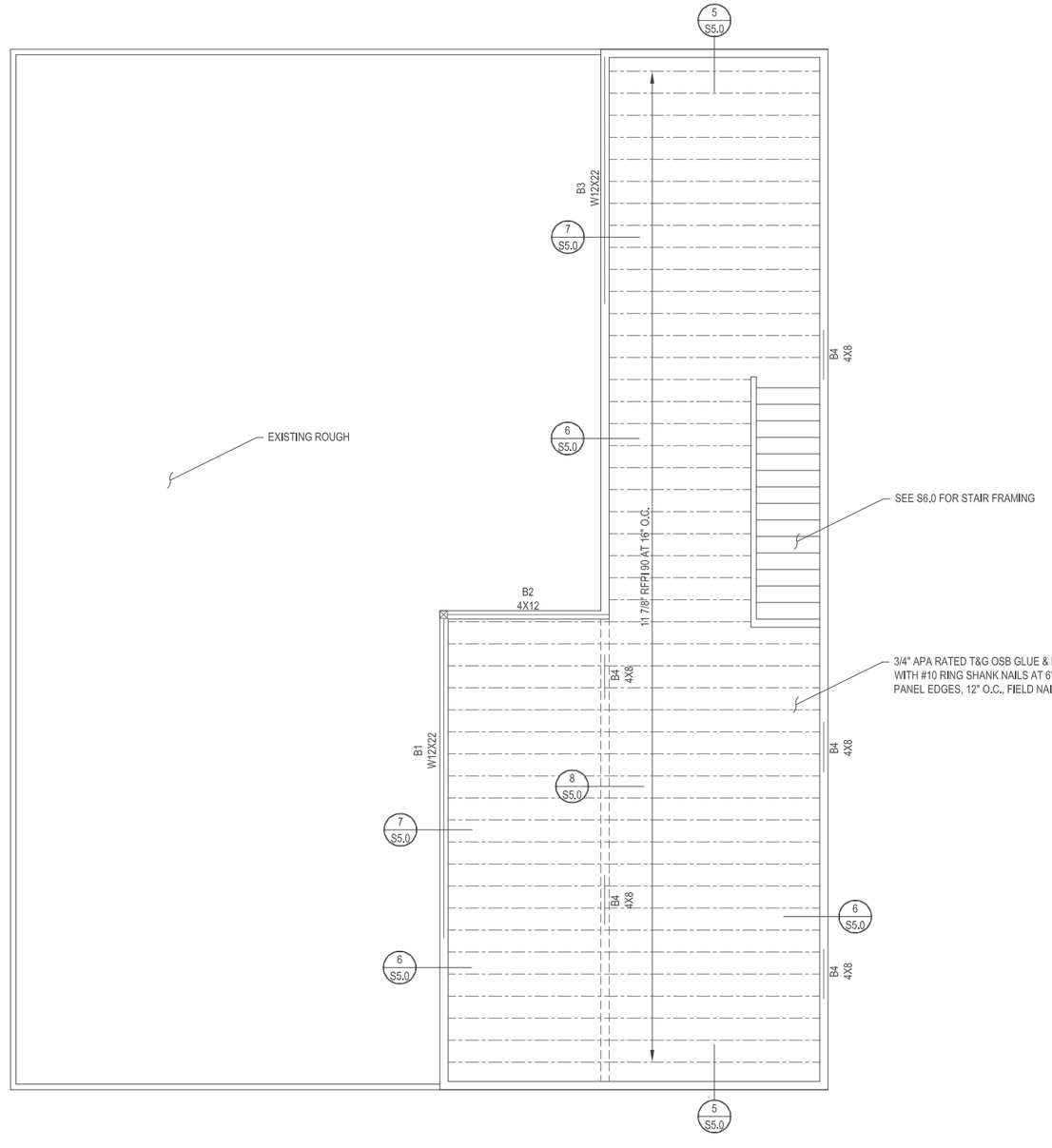
DRAWN:
BY: RH
DATE: 06/25/2025

CHECKED :
BY: SH
DATE: 06/25/2025

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

PROJECT NO.:
10428

SHEET NO.:
S1.0



1 S2.0 FLOOR FRAMING PLAN

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

HARVEY ENGINEERING, INC
3000 NW Stewart Parkway, Suite 208
Roseburg, OR 97471
p (541) 236-7126 c (541) 817-9499

	DATE	REVISIONS
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

GAS STATION EXPANSION PROJECT
1700 W. 6TH STREET
THE DALLES, OREGON
FLOOR FRAMING PLAN

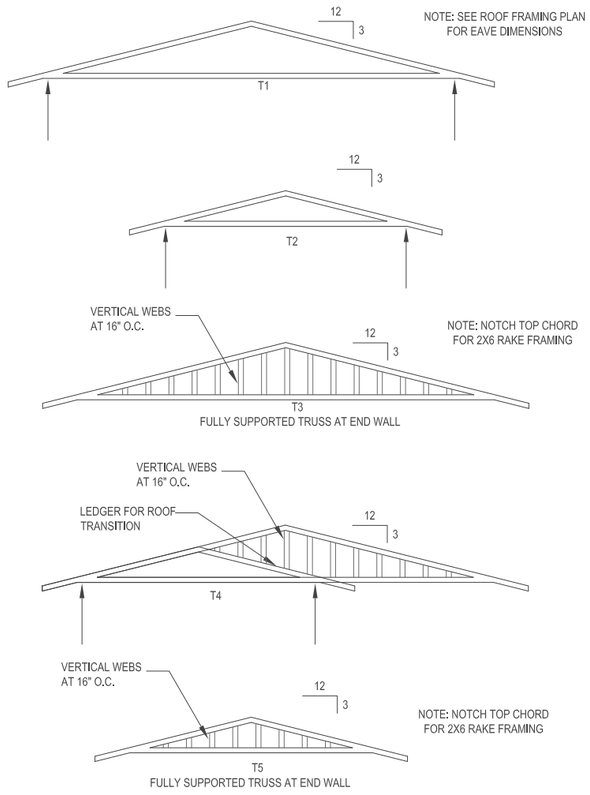
DRAWN:
BY: RH
DATE: 06/25/2025

CHECKED :
BY: SH
DATE: 06/25/2025

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

PROJECT NO.: 10428

SHEET NO.: S2.0

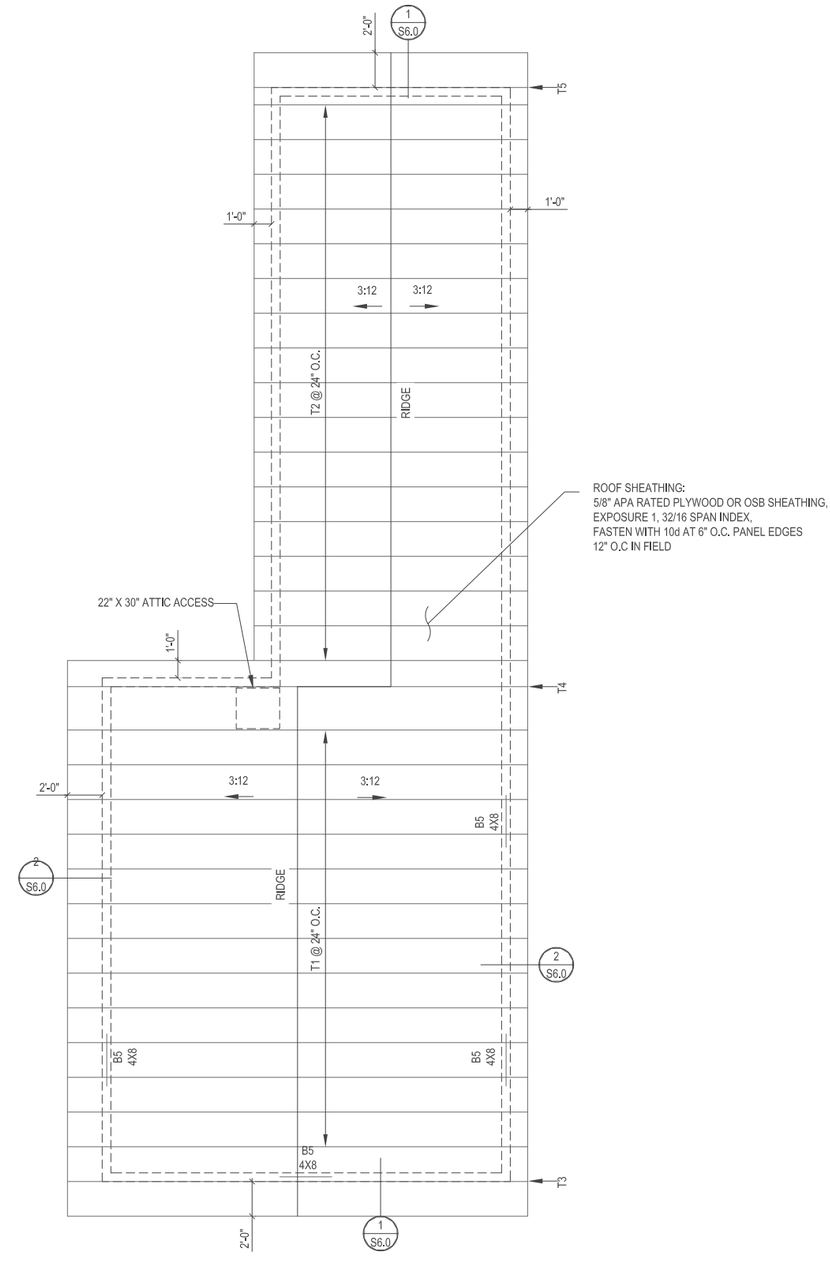


TRUSS NOTES:

1. TRUSS PROFILES ARE PROVIDED FOR GRAPHIC REPRESENTATION ONLY.
2. TRUSS PROFILES ARE TO CONFORM TO ROOF PROFILE AS NOTED ON THE PLANS.
3. TRUSSES ARE SPACED AT 2'-0" UNLESS NOTED OTHERWISE.
4. ALL TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED BY THE TRUSS MANUFACTURER.
5. PROVIDE SEPERATE CAP TRUSS WHERE HEIGHT EXCEEDS TRANSPORT LIMITS.
6. TRUSS LOADS:

DEAD LOAD:	15 PSF	(9 PSF TOP CHORD - 6 PSF BOTTOM CHORD)
SNOW LOAD:	25 PSF	(TOP CHORD)
NET UPLIFT:	5 PSF	(TOP CHORD)

2 S3.0 TRUSS DIAGRAMS AND NOTES
SCALE: 1/4" - 1'-0"



1 S3.0 ROOF FRAMING PLAN
SCALE: 1/4" - 1'-0"

HARVEY ENGINEERING, INC
3000 NW Stewart Parkway, Suite 208
Roseburg, OR 97471
p (541) 236-7126 c (541) 817-9499

DATE	REVISIONS
-	-
-	-
-	-
-	-
-	-
-	-

GAS STATION EXPANSION PROJECT
1700 W. 6TH STREET
THE DALLES, OREGON
ROOF FRAMING PLAN

DRAWN:
BY: RH
DATE: 06/25/2025

CHECKED :
BY: SH
DATE: 06/25/2025

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

PROJECT NO.: 10428

SHEET NO.: S3.0

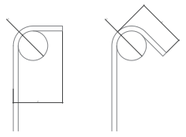
MINIMUM REINFORCING BAR LAP SPLICE LENGTH	
BAR SIZE	LENGTH
#3	12"
#4	20"
#5	26"
#6	33"
#7	45"
#8	59"
#9	74"
#10	95"
#11	116"

MINIMUM REINFORCING BAR LAP SPLICE LENGTH	
CONDITION	COVER
CONCRETE CAST ON EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	
#6 OR LARGER	2"
#5 OR SMALLER	1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER, SLABS, WALLS, OR JOISTS	
#14 OR #18	1 1/2"
#11 OR SMALLER	3/4"
BEAMS OR COLUMNS	1 1/2"

NOTE: SEE DRAWINGS FOR OTHER SPECIFIC COVER REQUIREMENTS

1 / S4.0 STEEEL REINF. LAP AND COVER

SCALE: NA

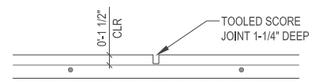


STANDARD STIRRUP AND TIE HOOKS			
BAR SIZE	D (IN.)	90° HOOKS A	135° HOOKS A
# 3	2 1/4"	3 3/4"	3 3/4"
# 4	3"	5"	5"
# 5	3 3/4"	6"	6"
# 6	4 1/2"	1'-0"	7 1/4"
# 7	5 1/4"	1'-2"	8 1/2"
# 8	6"	1'-4"	10"

STANDARD END HOOKS				
BAR SIZE	D (IN.)	180° HOOKS A	180° HOOKS J	90° HOOKS A
# 3	2 1/4"	3"	3"	6"
# 4	3"	4"	4"	8"
# 5	3 3/4"	5"	5"	10"
# 6	4 1/2"	6"	6"	1'-0"
# 7	5 1/4"	7"	7"	1'-2"
# 8	6"	8"	8"	1'-4"
# 9	9"	10 1/8"	11 1/4"	1'-7 1/8"
# 10	10"	11 1/4"	1'-0 1/2"	1'-9 1/4"
# 11	11"	12 3/8"	1'-1 3/4"	1'-11 3/8"
# 14	17 1/2"	1'-7"	1'-9""	2'-7 1/2"
# 18	22 1/2"	2'-0 1/2"	2'-3"	3'-4 1/2"

2 / S4.0 STEEEL REINF. HOOKS AND BENDS

SCALE: NA

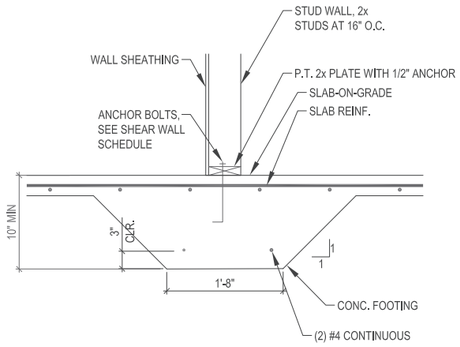


NOTE: CONTRACTION CONTROL JOINTS ARE ONLY REQ'D AT AREAS SPECIFICALLY NOTED ON THE PLANS. JOINTS TO OCCUR AT SPACINGS OF 12' TO 15' ON CENTER EACH WAY.

CONTRACTION CONTROL JOINT

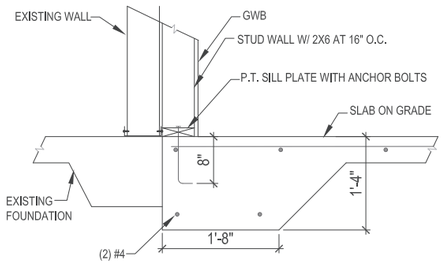
3 / S4.0 CONTRACTION CONTROL JOINT

SCALE: NTS



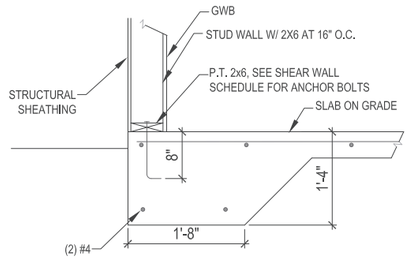
4 / S4.0 INTERIOR FOOTING

SCALE: 1" = 1'-0"



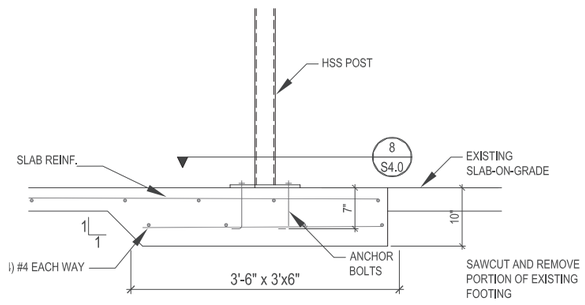
5 / S4.0 FOOTING AT (E) WALL

SCALE: 1" = 1'-0"



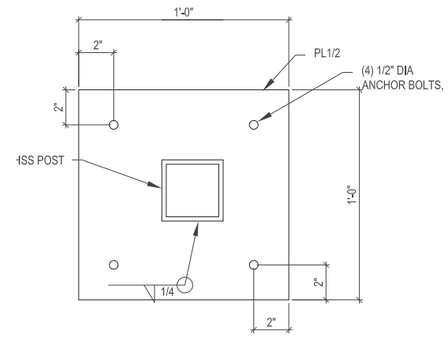
6 / S4.0 EXT FOOTING

SCALE: 1" = 1'-0"



7 / S4.0 SPREAD FOOTING

SCALE: 1" = 1'-0"



8 / S4.0 BASE PLATE

SCALE: 3" = 1'-0"

HARVEY ENGINEERING, INC
3000 NW Stewart Parkway, Suite 208
Roseburg, OR 97471
p.(541) 236-7126 c.(541) 817-4499

DATE	REVISIONS

GAS STATION EXPANSION PROJECT
1700 W. 6TH STREET
THE DALLES, OREGON
FOUNDATION DETAILS

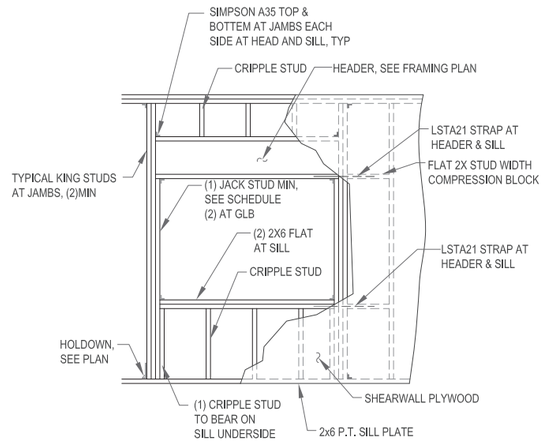
DRAWN:
BY: RH
DATE: 06/25/2025

CHECKED:
BY: SH
DATE: 06/25/2025

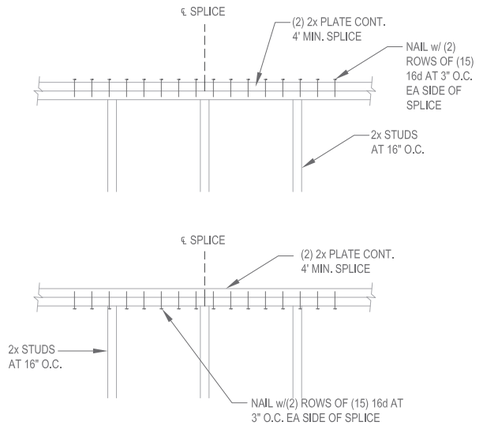
SCALE: AS SHOWN

PROJECT NO.: 10428

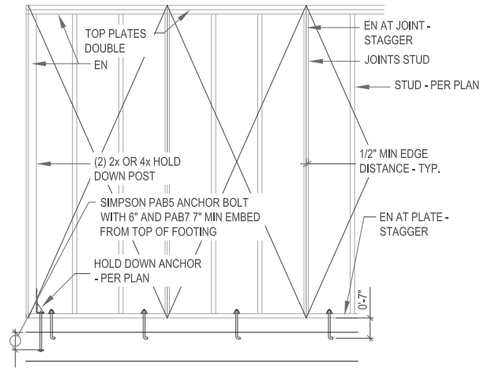
SHEET NO.: S4.0



1 S5.0 TYPICAL HEADER
SCALE: NTS



2 S5.0 TYP. TOP CHORD SPLICE
SCALE: 1" = 1'-0"



NOTE:
1) FOR ITEMS NOT NOTED, SEE PLAN AND SHEAR WALL SCHEDULE
2) MINIMUM PANEL DIMENSION IS 1'-0"
3) USE FULL SIZE PANELS WHERE POSSIBLE
4) FIELD NAILING (FN) AT 12" U.N.O.
5) (2x) SOLID BLOCKING AT HORIZONTAL JOINTS

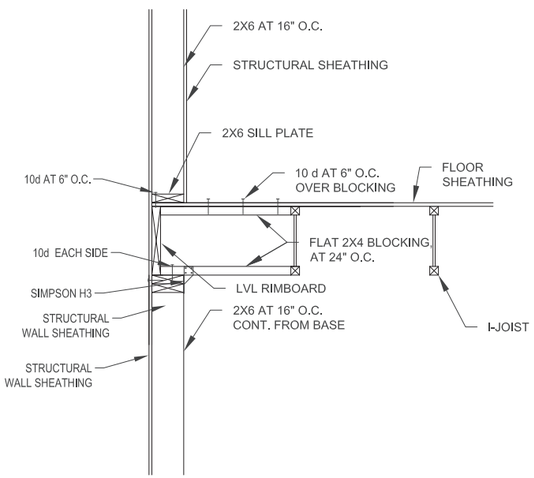
3 S5.0 TYPICAL SHEAR WALL
SCALE: NA

SHEAR WALL SCHEDULE

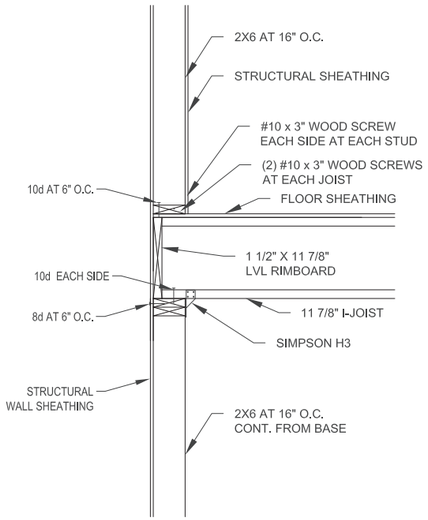
MARK	SHEATHING MATERIAL	THICKNESS	EN (EDGE NAILING)	AB (ANCHOR BOLTS)	SILL PLATE NOMINAL THICKNESS	STUD NOMINAL THICKNESS
1	PLYWOOD OR OSB	7/16"	8d AT 6" O.C.	5/8Ø AT 48"	2x	2x
2	PLYWOOD OR OSB	7/16"	8d AT 4" O.C.	5/8Ø AT 36"	2x	2x

NOTE: 1. 1 - WOOD STRUCTURAL PANEL MARK
2. PROVIDE PLATE WASHERS 1/4" x 3" x 3" AT ANCHOR BOLTS
3. PROVIDE BLOCKING AT HORIZONTAL JOINTS
4. SHEAR WALL MARK APPLYS TO ENTIRE LENGTH OF CONTINUOUS WALL, INCLUDING ABOVE DOORS AND WINDOWS AND BELOW WINDOWS.
5. SEE 3/S5.0 FOR TYP. SHEARWALL.

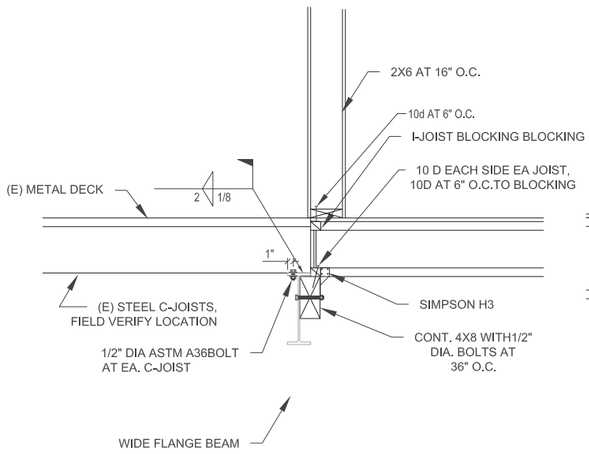
4 S5.0 SHEAR WALL SCHEDULE
SCALE: NA



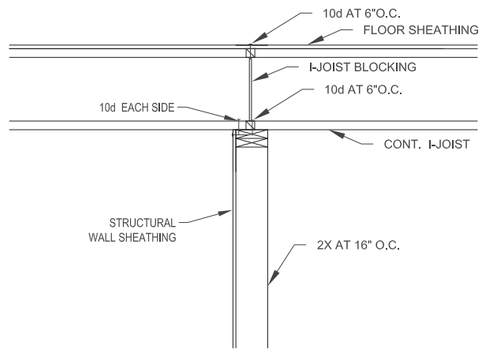
5 S5.0 FLOOR FRAMING CONN
SCALE: 1" = 1'-0"



6 S5.0 FLOOR FRAMING CONN
SCALE: 1" = 1'-0"



7 S5.0 FRAMING CONN AT (E) BUILDING
SCALE: 1" = 1'-0"



8 S5.0 CONTINUOUS FLOOR FRAMING
SCALE: 1" = 1'-0"

HARVEY ENGINEERING, INC
3000 NW Stewart Parkway, Suite 208
Roseburg, OR 97471
p (541) 236-7126 c (541) 817-8499

REVISIONS

DATE	
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GAS STATION EXPANSION PROJECT
1700 W. 6TH STREET
THE DALLES, OREGON
STRUCTURAL FRAMING DETAILS

DRAWN:
BY: RH
DATE: 06/25/2025

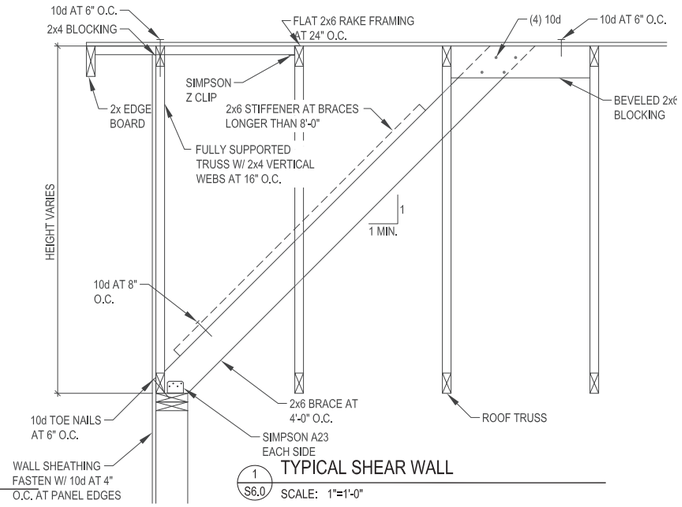
CHECKED:
BY: SH
DATE: 06/25/2025

SCALE: AS SHOWN

PROJECT NO.: 10428

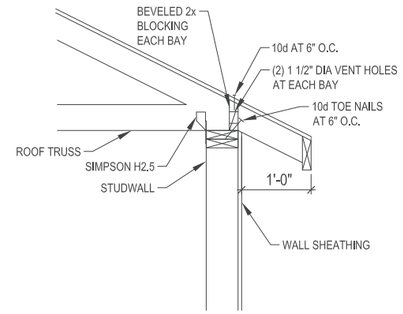
SHEET NO.: S5.0

1 / S5.0 TYPICAL HEADER
SCALE: NTS

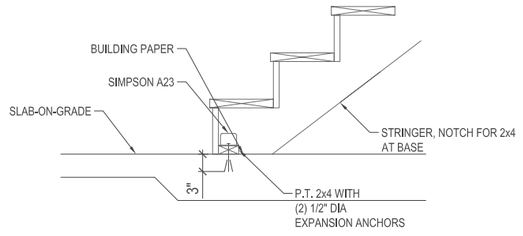


2 / S5.0 TYP. TOP CHORD SPLICE
SCALE: 1" = 1'-0"

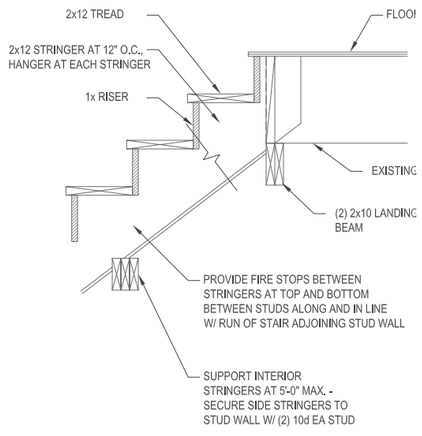
1 / S6.0 TYPICAL SHEAR WALL
SCALE: 1"=1'-0"



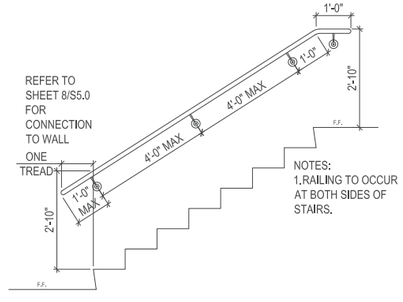
2 / S6.0 SHEAR WALL SCHEDULE
SCALE:



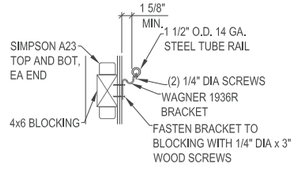
3 / S6.0 STAIR BASE
SCALE: 1" = 1'-0"



4 / S6.0 STAIR HEAD
SCALE: 1" = 1'-0"



5 / S6.0 HAND RAIL
SCALE: 1/2" = 1'-0"



6 / S6.0 HAND RAIL CONNECTION
SCALE: 1" = 1'-0"

HARVEY ENGINEERING, INC
3000 NW Stewart Parkway, Suite 208
Roseburg, OR 97471
p. (541) 236-7126 c (541) 817-8499

DATE	REVISIONS

GAS STATION EXPANSION PROJECT
1700 W. 6TH STREET
THE DALLES, OREGON

ROOF AND STAIR FRAMING DETAILS

DRAWN:
BY: RH
DATE: 06/25/2025

CHECKED:
BY: SH
DATE: 06/25/2025

SCALE: AS SHOWN

PROJECT NO.: 10428

SHEET NO.: S6.0

City of The Dalles
Community Development Dept.
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
www.thedalles.org

Site Team #: ST 65-25
Received: 07/16/2025
Filing Fee: $100
Receipt #: 875711
Meeting Date: 08/14/2025

Site Team/Pre-Application Meeting

- ○ Adjustment
- ○ Mobile Home Park
- ○ Conditional Use Permit
- ○ Property Line Adjustment
- ⊗ Building Permit
- ⊗ Site Plan Review
- ○ Minor Partition/Replat
- ○ Planned Unit Development
- ○ Variance
- ○ Vacation (Street)
- ○ Comp Plan Amendment
- ○ Comp Plan/Zone Change
- ○ Subdivision
- ○ Zone Change
- ○ Other: _____

Applicant
Name: MID COLUMBIA FOREST PRODUCTS
Address: 2100 W 2ND ST
THE DALLES OR
Phone #: 541-993-5961
Email: midcolfp@gmail.com

Legal Owner (if other than Applicant)
Name: GEORGE JOHNSON
Address: 3370 RACHEL WAY
HOOD RIVER 97031
Phone #: 541-806-2212
Email: gsj97031@gmail.com

Property Information
Address: 2150 W. 2ND ST,
Map and Tax Lot: 2N 13E 33 BC 1200

Project Description (continue on next page if necessary)

TO INSTALL 1 - 40' × 80' WEB STEEL BUILDING (3200')
INTENDED TO STORE LUMBER.

Application Policy

I certify that I am the applicant or owner identified below. I acknowledge that the final approval by the City of The Dalles, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property. I understand that if the property is owned in part or totality by a trust, partnership, corporation or LLC, I will be required to present legal documentation listing all persons that make-up the entity, as well as proof of my authorization to act on the entity's behalf. I consent and hereby authorize City representative(s) to enter upon my property for any purpose of examination or inspection related to this application. I certify that all information provided is true and correct, and consent to the filing of the application, authorized by my original signature below.

The Site Team/Pre-Application meeting does not constitute an approved Land Use Application. The resulting Land Use Application must adhere to all applicable standards in effect at the time of application.

Signature of Applicant

Matt McCall 7-7/25
Date

Signature of Property Owner

George S. Johnson 7-7-2
Date

Department Use Only

City Limits: ○ Yes ○ No Zone: _____ Overlay: _____ Airport Zone: ○ Yes ○ No

Geohazard Zone: _____ Flood Designation: _____

Historic Structure: ○ Yes ○ No Current Use: _____

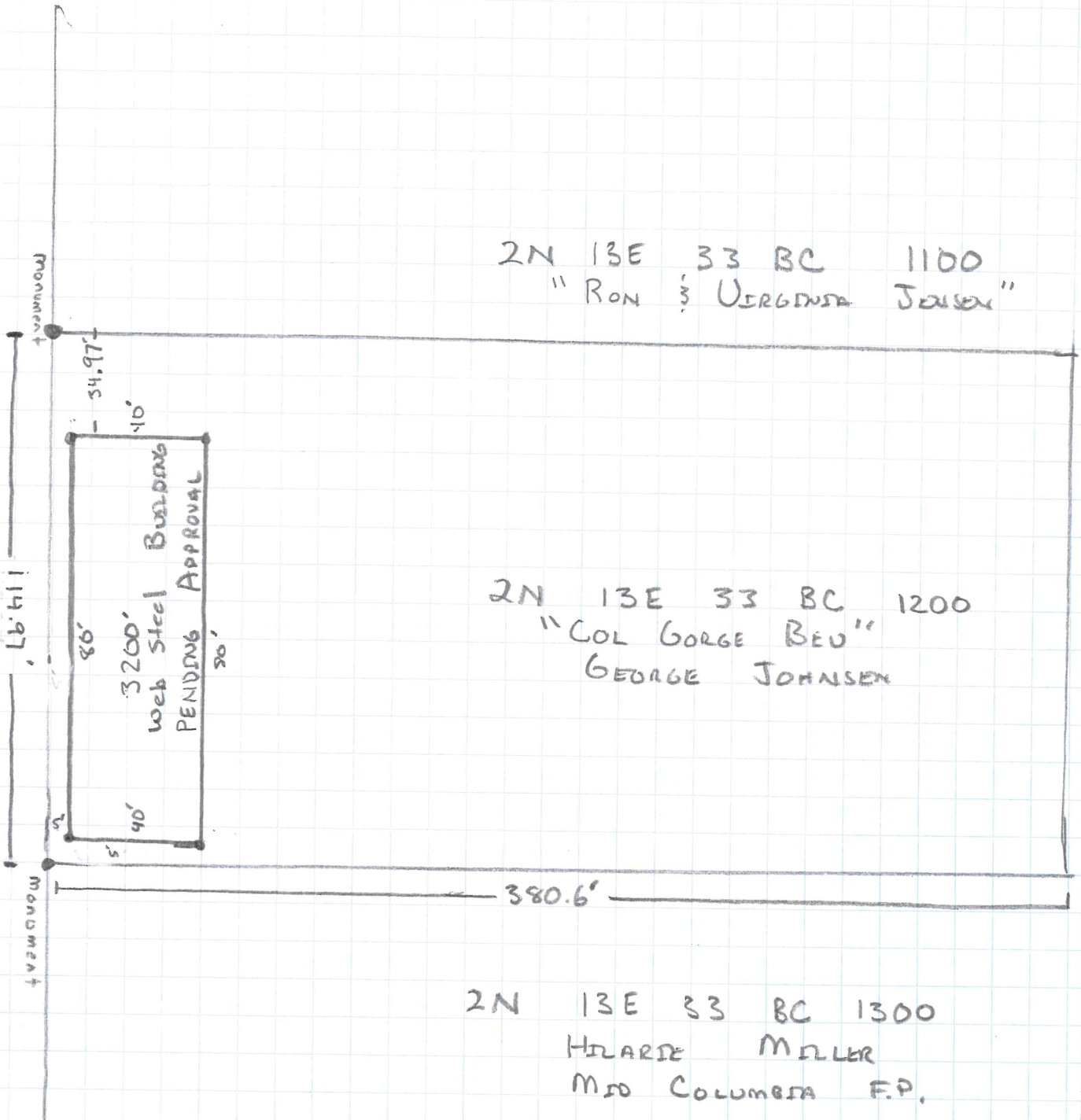
Previous Planning Actions:

Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?

Web Steel Buildings Northwest

60ft

-121.207 45.614 Degrees


2N 13E 33 BC 1100
"Ron & Virginia Johnsen"
2N 13E 33 BC 1200
"Col Gorge Bed"
George Johnsen
2N 13E 33 BC 1300
Hilarie Miller
Mid Columbia F.P.
Monument
Monument
34.97'
10'
86'
3200' Web Steel Building
PENDING Approval
80'
40'
5'
5'
119.41'
380.6'
West 2nd St
Highway 97

City of The Dalles
Community Development Dept.
313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
www.thedalles.org

Site Team #: ST 66-25
Received: 07/17/2025
Filing Fee: $100
Receipt #: 875713
Meeting Date: 08/14/2025

Filing fee due with submittal

Site Team / Pre-Application Meeting

- ○ Adjustment
- ○ Building Permit
- ○ Variance
- ○ Subdivision
- ○ Mobile Home Park
- ○ Site Plan Review
- ○ Vacation (Street)
- ○ Zone Change
- ○ Conditional Use Permit
- ⊘ Minor Partition/Replat
- ○ Comp Plan Amendment
- ○ Other: _____
- ○ Property Line Adjustment ?
- ○ Planned Unit Development
- ○ Comp Plan/Zone Change

Applicant
Name: RADHAJI LLC
Address: 2500 W 6TH ST
THE DALLES OR 97058
Phone #: 5413400664
Email: PINALPLUS@YAHOO.COM

Legal Owner (if other than Applicant)
Name: MANNY PATEL
Address: 2500 W 6TH ST
THE DALLES OR 97058
Phone #: 5413400664
Email: PINALPLUS@YAHOO.COM

Property Information
Address: 2727 W 6TH ST TD
Map and Tax Lot: 02N13E32A 300

Project Description / Concept Plan (continue on next page if necessary)

Application Policy

I certify that I am the applicant or owner identified below. I acknowledge that the final approval by the City of The Dalles, if any, may result in restrictions, limitations, and construction obligations being imposed on this real property. I understand that if the property is owned in part or totality by a trust, partnership, corporation or LLC, I will be required to present legal documentation listing all persons that make-up the entity, as well as proof of my authorization to act on the entity's behalf. I consent and herby authorize City representative(s) to enter upon my property for any purpose of examination or inspection related to this application. I certify that all information provided is true and correct, and consent to the filing of the application, authorized by my original signature below.

The Site Team/Pre-Application meeting does not constitute an approved Land Use Application. The resulting Land Use Application must adhere to all applicable standards in effect at the time of application.

Signature of Applicant

7/9/25
Date

Signature of Property Owner

7/9/25
Date

Department Use Only

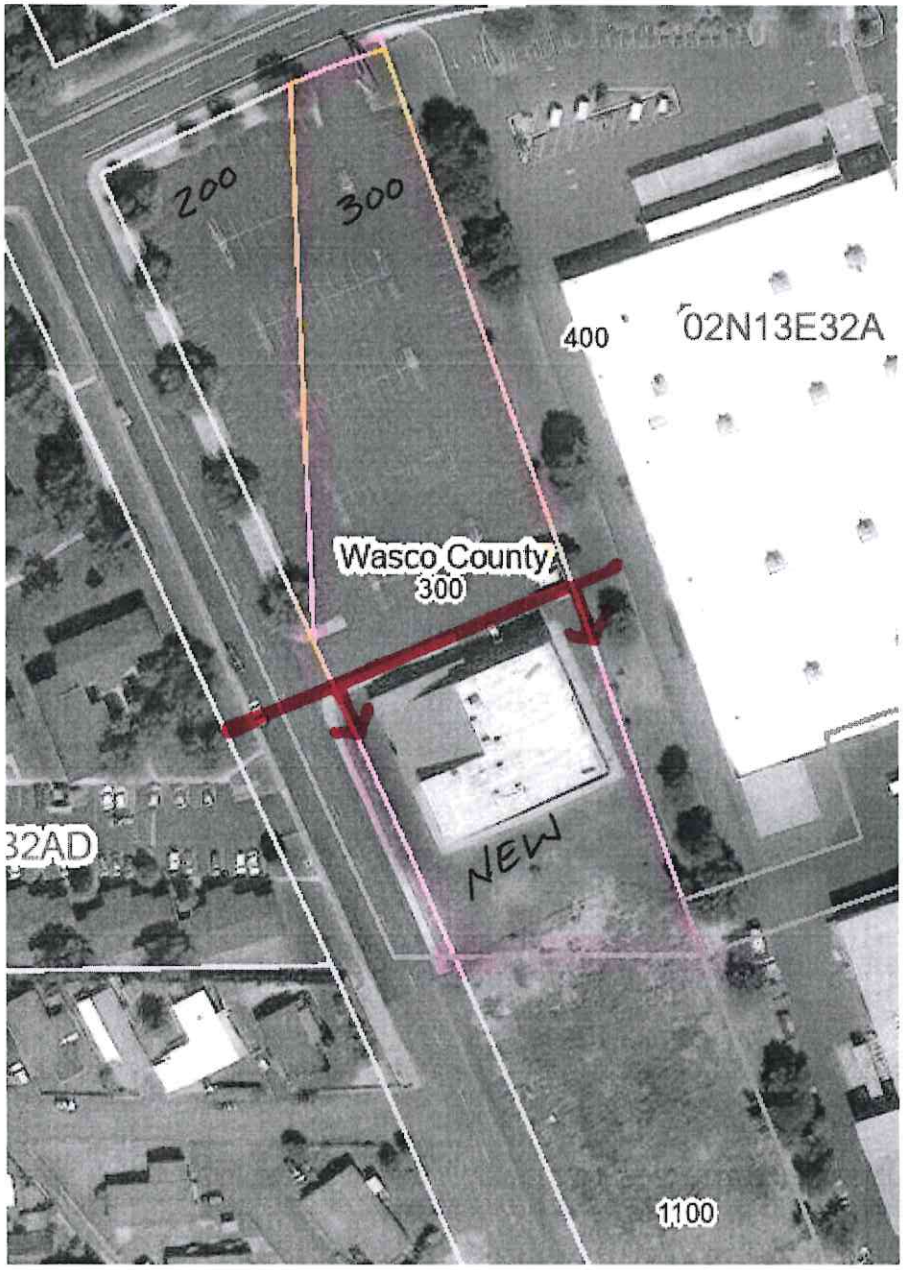
City Limits: ○ Yes ○ No Zone: _____ Overlay: _____ Airport Zone: ○ Yes ○ No

Geohazard Zone: _____ Flood Designation: _____

Historic Structure: ○ Yes ○ No Current Use: _____

Previous Planning Actions:

Erosion Control Issues? Access Issues? Utilities and Public Improvements? Items Needing Attention?


200
300
400
02N13E32A
Wasco County
300
NEW
32AD
1100

To Whom It May Concern,

I am writing to request the division of parcel number 02N13E32A 300 from the curb line to create two distinct parcels:

- 0.94 acres (existing building)
- 1.08 acres (parking lot)

The existing building is currently unoccupied. Should it ever become occupied and require additional parking, we also control the adjacent lot, parcel number 2N13E32AD 1100, which can accommodate future parking needs.

Additionally, we are considering combining parcel number 02N13E32A 200 (0.57 acres) with the separated portion of parcel 300 to optimize the site's development potential.

Please advise on the steps required to process this request and any supporting documentation or maps you may need.

Thank you for your attention to this matter.

Sincerely,
Manny Patel

541 3400664

pinalplus@yhaoo.com