

1. 10:00 A.M. Agenda

Documents:

[2024-10-10 Library Commmison Agenda.pdf](#)

2. Meeting Material

Documents:

[2024-07-11 Library Action Summary.pdf](#)  
[2024-08 Financial Report General Fund.pdf](#)  
[Std\\_BuildingApplication\\_Pr\\_20241002\\_155607.Pdf](#)  
[Architectural\\_Drawings\\_Yachats\\_Library.pdf](#)  
[Interior\\_Drawings\\_Yachats\\_Library.pdf](#)  
[MD Contract - Library.pdf](#)  
[RFQ Des Bld Team--Final.pdf](#)  
[Structural\\_Calculations\\_Yachats\\_Library.pdf](#)  
[Structural\\_Drwgs\\_Yachats\\_Library.pdf](#)  
[LIBRARY CIP Spending - All Years, All PM Codes - By Date.pdf](#)  
[LIBRARY CIP Spending - All Years, All PM Codes - By Vendor.pdf](#)  
[LIBRARY CIP Spending - All Years, All PM Codes.pdf](#)  
[Library Patron Confidentiality Policy.pdf](#)

3. Additional Documents Added After Meeting

Documents:

[Library Statistical Info..Pdf](#)



CITY OF YACHATS  
YACHATS LIBRARY COMMISSION MEETING  
Thursday, October 10, 2024, at 10:00 am  
To Be Held Via Zoom & In Person Located at:  
Commons Bldg., Civic Meeting Room 1  
441 Hwy 101 N., Yachats OR 97498

Join Zoom Meeting  
<https://us02web.zoom.us/j/83990524948>  
Meeting ID: 839 9052 4948

**AGENDA**

- I. Meeting called to Order
- II. Announcements and Correspondence
- III. Reports
  - a. Budget Report
  - b. Meeting Summary of July 2024
  - c. Library Rebuild
    - i. Permits
    - ii. Contract and bid set
    - iii. Financial tracking
    - iv. Possible other news
  - d. From the library administrator
  - e. From Friends of Yachats Library
- IV. Other ongoing business
- V. New business
- VI. Adjournment

*The Library Commission Meeting is held quarterly on the 2<sup>nd</sup> Thursday at 10:00 am  
(January-April-July-October)*

This meeting is open to the public and all interested persons are invited to attend. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time.; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541- 547-3565 or Oregon Relay 1- 800-735-2900 (TDD) two days in advance. Posted 10/04/2024 By: Kimmie Jackson, Recorder

**CITY OF YACHATS PUBLIC LIBRARY COMMISSION REGULAR & WORK  
SESSION MEETING**

## ACTION SUMMARY

Date:	July 11, 2024
Time:	10:00 a.m.
Place:	441 Hwy 101 N., Civic Meeting Room 1
Attending:	Chair David Rivinus, Marion Godfrey, Street Schellhase, and Viki West
Absent	Naomi Steenson, Co-Chair

**CALL MEETING TO ORDER:**

<b>1. Agenda Item - Announcements or Correspondence</b>	
Topic	
	Book order amount was cut, and they have found that they are doing more e-Book ordering at this point. Is requesting a supplemental budget if necessary.
<b>2. Agenda Item Citizens Concerns</b>	
	None
<b>3. Agenda Item Work Session</b>	
	Interview Layne Morrill to sit on the Library Commission for Seat D, set to expire 12/2026.
<b>4. Agenda Item Regular Meeting</b>	
	After commission discussion on the volunteer application, the motion was called for.
Action Items:	Motion was made to accept Layne Morrill to Seat D and forward to City Council for their acceptance. The vote was taken and passed unanimously.
<b>5. Agenda Item Reports</b>	
	The library move and transition went well; used Angle Job Corps.

# CITY OF YACHATS PUBLIC LIBRARY COMMISSION REGULAR & WORK SESSION MEETING

	<p>The library rebuild is underway; the hazmat report is attached to the online packet. The building will be demolished soon.</p> <p>The engineering work has gone from calculations to the drawing stages, and onto bidding, and then staff can sign and approve to move forward.</p> <p>The rebuild discussion regarding interior design; Member Godfrey will meet with the group regarding the acoustic, ceiling, what will work, bookcase design and child room design. Will come back to commission with a fuller design.</p> <p>The Library Director is out and no report this month.</p> <p>Friends of the Library book sale earned around \$3,667 from two book sales; \$520 of eBay sales over the last three months; Paid for National Geo Kids; gave money to the summer reading program supplies and for a banner flag. Also working on the Oregon Community Ford Foundation, they needed to get information back to Ford Foundation, as the grant had nearly expired. as of yesterday, they were able to get the information to the group and received a response from them this morning.</p>		
Action Items:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="height: 20px;"></td> </tr> <tr> <td style="height: 20px;"></td> </tr> </table>		

Adjournment:	10:45 a.m.
Prepared By:	Kimmie Jackson, Recorder

**City Hall 100-1010**  
**Monthly Financial Detail Report**  
**AUGUST 2024**

Printed: 9/9/2024  
 Period 2  
 Fiscal Year 2024

<b>Fund</b>	<b>Dept</b>	<b>Account Number</b>	<b>Description</b>	<b>Budget for Year</b>	<b>Prior Mo Bal</b>	<b>Current Activity</b>	<b>Actual to Date</b>	<b>% of Budget</b>	<b>Notes</b>
100	1010	300101	Beginning Balance	\$ 828,125.89	\$ -	\$ -	\$ -	0.00%	Beginning Balance not posted
100	1010	304235	Fines or Liens	\$ 1,000.00	\$ -	\$ -	\$ -	0.00%	
100	1010	304221	Franchise Cable	\$ 23,000.00	\$ -	\$ 5,441.46	\$ 5,441.46	23.66%	Received Quarterly
100	1010	304223	Franchise Disposal Services	\$ 17,000.00	\$ 4,508.91	\$ -	\$ 4,508.91	26.52%	Received Quarterly
100	1010	304224	Franchise Electricity	\$ 52,000.00	\$ 3,851.91	\$ 3,549.52	\$ 7,401.43	14.23%	Received Monthly
100	1010	304222	Franchise Telephone	\$ 17,000.00	\$ -	\$ -	\$ -	0.00%	Received Annually
100	1010	304481	Grants	\$ -	\$ 81,760.00	\$ -	\$ 81,760.00	0.00%	ODOE Renewable Energy Grant \$70,000 & Corona Virus Relief Fund \$11,760.
100	1010	301500	Interest Earned	\$ 175,000.00	\$ 20,041.13	\$ 20,127.13	\$ 40,168.26	22.95%	
100	1010	304210	License Business	\$ 10,000.00	\$ 160.00	\$ 40.00	\$ 200.00	2.00%	
100	1010	304211	License Vacation Rental	\$ 30,000.00	\$ 125.00	\$ -	\$ 125.00	0.42%	
100	1010	304491	Other Local Resources	\$ 7,000.00	\$ -	\$ -	\$ -	0.00%	
100	1010	304230	Permits/Filing Fee	\$ 12,000.00	\$ 75.00	\$ 300.00	\$ 375.00	3.13%	
100	1010	304110	Property Tax - Current	\$ 50,000.00	\$ -	\$ 108.78	\$ 108.78	0.22%	
100	1010	304120	Property Tax - Past Due	\$ 1,000.00	\$ -	\$ 83.02	\$ 83.02	8.30%	
100	1010	304630	State Revenue Share	\$ 23,000.00	\$ -	\$ 5,364.66	\$ 5,364.66	23.32%	
100	1010	304622	Tax - Marijuana	\$ 23,000.00	\$ -	\$ -	\$ -	0.00%	
100	1010	304620	Tax - State OLCC	\$ 18,000.00	\$ -	\$ 1,872.81	\$ 1,872.81	10.40%	
100	1010	304610	Tax - State Tobacco	\$ 700.00	\$ -	\$ 50.38	\$ 50.38	7.20%	
100	1010	304240	Tax - Transient Lodging	\$ 840,000.00	\$ -	\$ -	\$ -	0.00%	
100	1010	304810	Transfer in URD Admin Reimb	\$ 36,000.00	\$ -	\$ -	\$ -	0.00%	Quarterly transfer from 900-9000
			<b>REVENUE</b>	<b>\$ 2,163,825.89</b>	<b>\$ 110,521.95</b>	<b>\$ 36,937.76</b>	<b>\$ 147,459.71</b>	<b>6.81%</b>	
100	1010	105101	City Manager	\$ 60,100.00	\$ 5,443.00	\$ 5,443.00	\$ 10,886.00	18.11%	
100	1010	105102	Deputy Recorder	\$ 73,800.00	\$ 4,121.24	\$ 3,854.40	\$ 7,975.64	10.81%	
100	1010	105103	Bookkeeping/Accounting	\$ 30,200.00	\$ 2,990.18	\$ 3,045.05	\$ 6,035.23	19.98%	
100	1010	105104	CIP Coordinator	\$ 17,000.00	\$ 1,535.82	\$ 1,535.82	\$ 3,071.64	18.07%	
100	1010	105105	Community Services Coordinator	\$ -	\$ 883.20	\$ 883.20	\$ 1,766.40	0.00%	
100	1010	105108	Planner	\$ 45,200.00	\$ 4,974.72	\$ 4,554.43	\$ 9,529.15	21.08%	
100	1010	105109	Administrative Assistant	\$ 46,800.00	\$ 4,254.52	\$ 4,200.00	\$ 8,454.52	18.07%	
100	1010	105110	Water Lead	\$ 9,000.00	\$ 1,214.45	\$ 1,021.36	\$ 2,235.81	24.84%	
100	1010	105111	Wastewater Lead	\$ 2,500.00	\$ 296.90	\$ 261.41	\$ 558.31	22.33%	
100	1010	105113	Field Utility 1	\$ 100.00	\$ -	\$ -	\$ -	0.00%	

Fund	Dept	Account Number	Description	Budget for Year	Prior Mo Bal	Current Activity	Actual to Date	% of Budget	Notes
100	1010	105114	Field Utility A	\$ -	\$ 392.10	\$ 284.39	\$ 676.49	0.00%	
100	1010	105118	Succession Planning w/License	\$ -	\$ 144.98	\$ 277.70	\$ 422.68	0.00%	
100	1010	105119	Succession Planning EntryLevel	\$ -	\$ -	\$ 755.28	\$ 755.28	0.00%	
100	1010	105120	Code Enforcement	\$ 12,600.00	\$ -	\$ -	\$ -	0.00%	
100	1010	105121	Field Utility Journeyman	\$ 1,000.00	\$ 260.49	\$ 84.74	\$ 345.23	34.52%	
100	1010	105122	Field Utility B	\$ 1,000.00	\$ 263.90	\$ 598.13	\$ 862.03	86.20%	
100	1010	105140	Fringe Benefits	\$ 32,000.00	\$ 1,950.14	\$ 1,955.70	\$ 3,905.84	12.21%	
100	1010	105141	Insurance Benefits	\$ 60,000.00	\$ 5,283.74	\$ 5,313.38	\$ 10,597.12	17.66%	
100	1010	105142	Regular PERS System	\$ 66,000.00	\$ 4,098.23	\$ 4,037.63	\$ 8,135.86	12.33%	
			<b>PERSONNEL</b>	<b>\$ 457,300.00</b>	<b>\$ 38,107.61</b>	<b>\$ 38,105.62</b>	<b>\$ 76,213.23</b>	<b>16.67%</b>	
100	1010	205209	Emergency Prep & Public Safety	\$ 3,000.00	\$ 97.52	\$ 3,466.62	\$ 3,564.14	118.80%	
100	1010	205210	Dues & Memberships	\$ 5,000.00	\$ 1,285.07	\$ 80.00	\$ 1,365.07	27.30%	
100	1010	205213	Board/Comm/Meeting Education, Travel, & Expense	\$ 1,000.00	\$ -	\$ -	\$ -	0.00%	
100	1010	205222	Insurance	\$ 24,400.00	\$ 23,222.07	\$ -	\$ 23,222.07	95.17%	Annual Property/Liability Renewal FY25
100	1010	205240	Office Materials & Supplies	\$ 17,000.00	\$ 1,804.84	\$ 1,643.59	\$ 3,448.43	20.28%	
100	1010	205241	Computer Equipment and Maint.	\$ 10,000.00	\$ 222.74	\$ 746.74	\$ 969.48	9.69%	
100	1010	205251	Telephones/Cell Phones/DSL	\$ 7,500.00	\$ 823.94	\$ 706.55	\$ 1,530.49	20.41%	
100	1010	205252	Utilities	\$ 5,000.00	\$ 315.83	\$ 286.02	\$ 601.85	12.04%	
100	1010	205253	Postage	\$ 6,000.00	\$ 18.40	\$ 541.95	\$ 560.35	9.34%	
100	1010	205255	Education and Training	\$ 10,000.00	\$ 2,612.27	\$ 1,089.00	\$ 3,701.27	37.01%	
100	1010	205260	Contract Expense (all Professional, IGA & Personal Svcs)	\$ 65,000.00	\$ 1,655.00	\$ 5,655.00	\$ 7,310.00	11.25%	Aug - Cambria Design \$3950, Jcline Finance \$890, General Code \$815
100	1010	205261	Auditor	\$ 5,000.00	\$ -	\$ -	\$ -	0.00%	
100	1010	205262	Legal Expense	\$ 10,000.00	\$ -	\$ 1,317.34	\$ 1,317.34	13.17%	
100	1010	205263	Bank Charges/Credit Card Fees	\$ 12,000.00	\$ 456.88	\$ 351.07	\$ 807.95	6.73%	
100	1010	205270	Travel	\$ 1,500.00	\$ 73.37	\$ -	\$ 73.37	4.89%	
100	1010	205282	Software	\$ 26,000.00	\$ 703.57	\$ 922.37	\$ 1,625.94	6.25%	
100	1010	205311	Equipment Lease and Rental	\$ 2,000.00	\$ 142.34	\$ 142.34	\$ 284.68	14.23%	
100	1010	205325	Yard Debris Dumpster	\$ 6,000.00	\$ 881.97	\$ -	\$ 881.97	14.70%	
100	1010	205330	Building and Land Maintenance	\$ 15,000.00	\$ 435.00	\$ 916.88	\$ 1,351.88	9.01%	
100	1010	205335	Custodial Support/Supplies	\$ 7,200.00	\$ 1,036.31	\$ 673.20	\$ 1,709.51	23.74%	
100	1010	205421	Parks/Grounds Maintenance	\$ 5,000.00	\$ 730.00	\$ 720.00	\$ 1,450.00	29.00%	
100	1010	205422	Advertising/Legal Notice	\$ 2,000.00	\$ -	\$ -	\$ -	0.00%	
100	1010	205438	Lincoln County Program Support	\$ 155,000.00	\$ -	\$ 75.00	\$ 75.00	0.05%	
100	1010	205439	Comm Support/Beautification	\$ 75,000.00	\$ 942.25	\$ 758.26	\$ 1,700.51	2.27%	
100	1010	205440	Equipment & Furniture	\$ 2,000.00	\$ 608.66	\$ -	\$ 608.66	30.43%	
100	1010	205470	Equipment Repair Maint	\$ 200.00	\$ 119.46	\$ 119.46	\$ 238.92	119.46%	
100	1010	205474	Mowing	\$ 600.00	\$ 138.00	\$ 138.00	\$ 276.00	46.00%	
100	1010	205490	Material and Services	\$ 1,500.00	\$ -	\$ -	\$ -	0.00%	
100	1010	208000	Operating Contingency	\$ 60,000.00	\$ -	\$ -	\$ -	0.00%	
			<b>MATERIALS AND SERVICES</b>	<b>\$ 539,900.00</b>	<b>\$ 38,325.49</b>	<b>\$ 20,349.39</b>	<b>\$ 58,674.88</b>	<b>10.87%</b>	

Fund	Dept	Account Number	Description	Budget for Year	Prior Mo Bal	Current Activity	Actual to Date	% of Budget	Notes
100	1010	217122	Transfer out Library Op/Proj	\$ 25,000.00	\$ -	\$ -	\$ -	0.00%	Quarterly transfer to 100-1030
100	1010	217123	Transfer out LLCM	\$ 2,500.00	\$ -	\$ -	\$ -	0.00%	Quarterly transfer to 100-1025
100	1010	217124	Transfer out Commons	\$ 347,000.00	\$ -	\$ -	\$ -	0.00%	Quarterly transfer to 100-1020
100	1010	217131	Interfund Transfer Street Proj	\$ 115,000.00	\$ -	\$ -	\$ -	0.00%	Quarterly transfer to 150-1040
100	1010	217133	Transfer out Storm Drains	\$ 30,000.00	\$ -	\$ -	\$ -	0.00%	Quarterly transfer to 660-1705
			<b>TRANSFERS</b>	<b>\$ 519,500.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
			<b>EXPENSE</b>	<b>\$ 1,516,700.00</b>	<b>\$ 76,433.10</b>	<b>\$ 58,455.01</b>	<b>\$ 134,888.11</b>	<b>8.89%</b>	
			<b>Revenue Total</b>	<b>\$ 2,163,825.89</b>	<b>\$ 110,521.95</b>	<b>\$ 36,937.76</b>	<b>\$ 147,459.71</b>	<b>6.81%</b>	
			<b>Expense Total</b>	<b>\$ 1,516,700.00</b>	<b>\$ 76,433.10</b>	<b>\$ 58,455.01</b>	<b>\$ 134,888.11</b>	<b>8.89%</b>	
			<b>NET GAIN/(LOSS)</b>	<b>\$ 647,125.89</b>	<b>\$ 34,088.85</b>	<b>\$ (21,517.25)</b>	<b>\$ 12,571.60</b>		

# City Hall Reserve 150-1010

## Monthly Financial Detail Report

AUGUST 2024

Printed: 9/9/2024

Period 2

Fiscal Year 2023

<b>Fund</b>	<b>Dept</b>	<b>Account Nun</b>	<b>Description</b>	<b>Budget for Year</b>	<b>Prior Mo Bal</b>	<b>Current Activity</b>	<b>Actual to Date</b>	<b>% of Budget</b>	<b>Notes</b>
150	1010	300101	Beginning Balance	\$ 217,780.36	\$ -	\$ -	\$ -	0.00%	Beginning Balance not posted
150	1010	301500	Interest Earned	\$ 63,000.00	\$ 5,965.49	\$ 6,425.43	\$ 12,390.92	19.67%	LGIP Interest
			<b>REVENUE</b>	<b>\$ 280,780.36</b>	<b>\$ 5,965.49</b>	<b>\$ 6,425.43</b>	<b>\$ 12,390.92</b>	<b>4.41%</b>	
150	1010	407941	Capital Outlay - Equipment	\$ 5,000.00	\$ -	\$ -	\$ -	0.00%	
150	1010	407942	Capital Outlay - Buildings	\$ 150,000.00	\$ -	\$ -	\$ -	0.00%	
			<b>CAPITAL OUTLAY</b>	<b>\$ 155,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
			<b>EXPENSE</b>	<b>\$ 155,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
			<b>Revenue Total</b>	<b>\$ 280,780.36</b>	<b>\$ 5,965.49</b>	<b>\$ 6,425.43</b>	<b>\$ 12,390.92</b>	<b>4.41%</b>	
			<b>Expense Total</b>	<b>\$ 155,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
			<b>NET GAIN/(LOSS)</b>	<b>\$ 125,780.36</b>	<b>\$ 5,965.49</b>	<b>\$ 6,425.43</b>	<b>\$ 12,390.92</b>		

**Commons 100-1020**  
**Monthly Financial Detail Report**  
**AUGUST 2024**

Printed: 9/9/2024  
 Period 2  
 Fiscal Year 2023

<b>Fund</b>	<b>Dept</b>	<b>Account Number</b>	<b>Description</b>	<b>Budget for Year</b>	<b>Prior Mo Bal</b>	<b>Current Activity</b>	<b>Actual to Date</b>	<b>% of Budget</b>	<b>Notes</b>
100	1020	300101	Beginning Balance	\$ 47,350.93	\$ -	\$ -	\$ -	0.00%	Beginning Balance not posted
100	1020	304335	Rents or Fees	\$ 25,000.00	\$ 2,293.00	\$ 3,712.50	\$ 6,005.50	24.02%	
100	1020	304480	Gifts/Donations	\$ -	\$ 442.50	\$ 858.00	\$ 1,300.50	0.00%	
100	1020	314861	Transfer in General Fund	\$ 175,000.00	\$ -	\$ -	\$ -	0.00%	Quarterly transfer from 100-1010
100	1020	314863	Transfer in Visitor Amenity	\$ 75,000.00	\$ -	\$ -	\$ -	0.00%	Quarterly transfer from 100-1045
			<b>REVENUE</b>	<b>\$ 322,350.93</b>	<b>\$ 2,735.50</b>	<b>\$ 4,570.50</b>	<b>\$ 7,306.00</b>	<b>2.27%</b>	
100	1020	105110	Water Lead	\$ 1,000.00	\$ -	\$ -	\$ -	0.00%	
100	1020	105111	Wastewater Lead	\$ 500.00	\$ 362.60	\$ 113.31	\$ 475.91	95.18%	
100	1020	105113	Field Utility 1	\$ 250.00	\$ -	\$ -	\$ -	0.00%	
100	1020	105114	Field Utility A	\$ -	\$ 653.96	\$ 145.32	\$ 799.28	0.00%	
100	1020	105115	Commons Coordinator	\$ 50,300.00	\$ -	\$ -	\$ -	0.00%	
100	1020	105118	Succession Planning w/License	\$ -	\$ 86.99	\$ 354.96	\$ 441.95	0.00%	
100	1020	105119	Succession Planning EntryLevel	\$ -	\$ -	\$ 175.03	\$ 175.03	0.00%	
100	1020	105121	Field Utility Journeyman	\$ 1,500.00	\$ 878.78	\$ 31.39	\$ 910.17	60.68%	
100	1020	105122	Field Utility B	\$ 750.00	\$ 160.01	\$ 320.03	\$ 480.04	64.01%	
100	1020	105140	Fringe Benefits	\$ 5,800.00	\$ 155.66	\$ 83.94	\$ 239.60	4.13%	
100	1020	105141	Insurance Benefits	\$ 10,900.00	\$ 475.80	\$ 206.53	\$ 682.33	6.26%	
100	1020	105142	Regular PERS System	\$ 12,000.00	\$ 337.55	\$ 170.23	\$ 507.78	4.23%	
			<b>PERSONNEL</b>	<b>\$ 83,000.00</b>	<b>\$ 3,111.35</b>	<b>\$ 1,600.74</b>	<b>\$ 4,712.09</b>	<b>5.68%</b>	
100	1020	205222	Insurance	\$ 6,700.00	\$ 6,376.55	\$ -	\$ 6,376.55	95.17%	Annual Property/Liability Renewal FY25
100	1020	205240	Office Materials & Supplies	\$ 600.00	\$ -	\$ -	\$ -	0.00%	
100	1020	205251	Telephones/Cell Phones/DSL	\$ 1,800.00	\$ 152.01	\$ 152.06	\$ 304.07	16.89%	
100	1020	205252	Utilities	\$ 7,500.00	\$ 560.92	\$ 481.43	\$ 1,042.35	13.90%	
100	1020	205260	Contract Expense (all Professional, IGA & Personal Svcs)	\$ 20,000.00	\$ -	\$ -	\$ -	0.00%	
100	1020	205317	Tools and Small Equipment	\$ 3,000.00	\$ -	\$ -	\$ -	0.00%	
100	1020	205330	Building and Land Maintenance	\$ 45,000.00	\$ 2,098.84	\$ 5,355.27	\$ 7,454.11	16.56%	
100	1020	205335	Custodial Support/Supplies	\$ 15,000.00	\$ 1,452.67	\$ 1,751.85	\$ 3,204.52	21.36%	
100	1020	205421	Parks/Grounds Maintenance	\$ 5,000.00	\$ 730.00	\$ 730.00	\$ 1,460.00	29.20%	

<b>Fund</b>	<b>Dept</b>	<b>Account Number</b>	<b>Description</b>	<b>Budget for Year</b>	<b>Prior Mo Bal</b>	<b>Current Activity</b>	<b>Actual to Date</b>	<b>% of Budget</b>	<b>Notes</b>
100	1020	205439	Comm Support/Beautification	\$ 40,000.00	\$ 8,035.00	\$ 535.00	\$ 8,570.00	21.43%	
100	1020	205474	Mowing	\$ 600.00	\$ 840.00	\$ 140.00	\$ 980.00	163.33%	
100	1020	205475	Tree Removal/Trimming	\$ 2,000.00	\$ -	\$ -	\$ -	0.00%	
100	1020	205490	Material and Services	\$ 2,000.00	\$ 139.77	\$ -	\$ 139.77	6.99%	
100	1020	208000	Operating Contingency	\$ 15,000.00	\$ -	\$ -	\$ -	0.00%	
			<b>MATERIALS AND SERVICES</b>	<b>\$ 164,200.00</b>	<b>\$ 20,385.76</b>	<b>\$ 9,145.61</b>	<b>\$ 29,531.37</b>	<b>17.99%</b>	
100	1020	217126	Transfer out Cap Res	\$ 10,000.00	\$ -	\$ -	\$ -	0.00%	Quarterly transfer to 150-1020
			<b>TRANSFERS</b>	<b>\$ 10,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
			<b>EXPENSE</b>	<b>\$ 257,200.00</b>	<b>\$ 23,497.11</b>	<b>\$ 10,746.35</b>	<b>\$ 34,243.46</b>	<b>13.31%</b>	
			<b>Revenue Total</b>	<b>\$ 322,350.93</b>	<b>\$ 2,735.50</b>	<b>\$ 4,570.50</b>	<b>\$ 7,306.00</b>	<b>2.27%</b>	
			<b>Expense Total</b>	<b>\$ 257,200.00</b>	<b>\$ 23,497.11</b>	<b>\$ 10,746.35</b>	<b>\$ 34,243.46</b>	<b>13.31%</b>	
			<b>NET GAIN/(LOSS)</b>	<b>\$ 65,150.93</b>	<b>\$ (20,761.61)</b>	<b>\$ (6,175.85)</b>	<b>\$ (26,937.46)</b>		

**Commons Reserve 150-1020**  
**Monthly Financial Detail Report**  
**AUGUST 2024**

Printed: 9/9/2024

Period 2

Fiscal Year 2023

<b>Fund</b>	<b>Dept</b>	<b>Account Number</b>	<b>Description</b>	<b>Budget for Year</b>	<b>Prior Mo Bal</b>	<b>Current Activity</b>	<b>Actual to Date</b>	<b>% of Budget</b>	<b>Notes</b>
150	1020	300101	Beginning Balance	\$ 238,880.40	\$ -	\$ -	\$ -	0.00%	Beginning Balance not posted
150	1020	314861	Transfer in General Fund	\$ 172,000.00	\$ -	\$ -	\$ -	0.00%	Quarterly Transfer from 100-1010
150	1020	314863	Transfer in Visitor Amenity	\$ 73,000.00	\$ -	\$ -	\$ -	0.00%	Quarterly Transfer from 100-1045
150	1020	314869	Transfer in Commons Operations	\$ 10,000.00	\$ -	\$ -	\$ -	0.00%	Quarterly Transfer from 100-1020
			<b>RESOURCE</b>	<b>\$ 493,880.40</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
150	1020	407922	Capital Outlay - Improvement	\$ 239,500.00	\$ 24,684.98	\$ 5,169.34	\$ 29,854.32	12.47%	Aug- Open Concept Architecture \$7395. YYFAP <\$2225.66> this is a reimbursemnt for a portion of Basketball Hoop.
150	1020	407942	Capital Outlay - Buildings	\$ 120,000.00	\$ -	\$ -	\$ -	0.00%	
			<b>CAPITAL OUTLAY</b>	<b>\$ 359,500.00</b>	<b>\$ 24,684.98</b>	<b>\$ 5,169.34</b>	<b>\$ 29,854.32</b>	<b>8.30%</b>	
			<b>EXPENSES</b>	<b>\$ 359,500.00</b>	<b>\$ 24,684.98</b>	<b>\$ 5,169.34</b>	<b>\$ 29,854.32</b>	<b>8.30%</b>	
			<b>Resource Total</b>	<b>\$ 493,880.40</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
			<b>Expense Total</b>	<b>\$ 359,500.00</b>	<b>\$ 24,684.98</b>	<b>\$ 5,169.34</b>	<b>\$ 29,854.32</b>	<b>8.30%</b>	
			<b>NET GAIN/(LOSS)</b>	<b>\$ 134,380.40</b>	<b>\$ (24,684.98)</b>	<b>\$ (5,169.34)</b>	<b>\$ (29,854.32)</b>	<b>-0.22%</b>	

**Little Log Church & Museum 100-1025**  
**Monthly Financial Detail Report**  
**AUGUST 2024**

Printed: 9/9/2024

Period 2

Fiscal Year 2023

<b>Fund</b>	<b>Dept</b>	<b>Account Number</b>	<b>Description</b>	<b>Budget for Year</b>	<b>Prior Mo Bal</b>	<b>Current Activity</b>	<b>Actual to Date</b>	<b>% of Budget</b>	<b>Notes</b>
100	1025	300101	Beginning Balance	\$ 18,621.62	\$ -	\$ -	\$ -	0.00%	Beginning Balance not posted
100	1025	314861	Transfer in General Fund	\$ 2,500.00	\$ -	\$ -	\$ -	0.00%	Quarterly transfer from 100-1010
100	1025	314863	Transfer in Visitor Amenity	\$ 7,500.00	\$ -	\$ -	\$ -	0.00%	Quarterly transfer from 100-1045
			<b>RESOURCE</b>	<b>\$ 28,621.62</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
100	1025	105114	Field Utility A	\$ -	\$ 29.07	\$ -	\$ 29.07	0.00%	
100	1025	105121	Field Utility Journeyman	\$ -	\$ 31.39	\$ -	\$ 31.39	0.00%	
100	1025	105140	Fringe Benefits	\$ -	\$ 4.39	\$ -	\$ 4.39	0.00%	
100	1025	105141	Insurance Benefits	\$ -	\$ 13.64	\$ -	\$ 13.64	0.00%	
100	1025	105142	Regular PERS System	\$ -	\$ 9.38	\$ -	\$ 9.38	0.00%	
			<b>PERSONNEL</b>	<b>\$ -</b>	<b>\$ 87.87</b>	<b>\$ -</b>	<b>\$ 87.87</b>	<b>0.00%</b>	
100	1025	205220	Marketing/Road Sign	\$ 200.00	\$ -	\$ -	\$ -	0.00%	
100	1025	205222	Insurance	\$ 3,900.00	\$ 3,711.72	\$ -	\$ 3,711.72	95.17%	Annual Property/Liability Renewal FY25
100	1025	205251	Telephones/Cell Phones/DSL	\$ 100.00	\$ 2.12	\$ 2.12	\$ 4.24	4.24%	
100	1025	205252	Utilities	\$ 1,000.00	\$ 38.62	\$ 33.82	\$ 72.44	7.24%	
100	1025	205330	Building and Land Maintenance	\$ 8,000.00	\$ -	\$ -	\$ -	0.00%	
100	1025	205421	Parks/Grounds Maintenance	\$ 700.00	\$ 730.00	\$ 730.00	\$ 1,460.00	208.57%	
100	1025	205474	Mowing	\$ 500.00	\$ 85.00	\$ 43.00	\$ 128.00	25.60%	
100	1025	205475	Tree Removal/Trimming	\$ 500.00	\$ -	\$ -	\$ -	0.00%	
100	1025	205490	Material and Services	\$ 500.00	\$ -	\$ -	\$ -	0.00%	
			<b>MATERIALS AND SERVICES</b>	<b>\$ 15,400.00</b>	<b>\$ 4,567.46</b>	<b>\$ 808.94</b>	<b>\$ 5,376.40</b>	<b>34.91%</b>	
			<b>EXPENSE</b>	<b>\$ 15,400.00</b>	<b>\$ 4,655.33</b>	<b>\$ 808.94</b>	<b>\$ 5,464.27</b>	<b>35.48%</b>	
			<b>Resource Total</b>	<b>\$ 28,621.62</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
			<b>Expense Total</b>	<b>\$ 15,400.00</b>	<b>\$ 4,655.33</b>	<b>\$ 808.94</b>	<b>\$ 5,464.27</b>	<b>35.48%</b>	
			<b>NET GAIN/(LOSS)</b>	<b>\$ 13,221.62</b>	<b>\$ (4,655.33)</b>	<b>\$ (808.94)</b>	<b>\$ (5,464.27)</b>		

**Little Log Church & Museum Reserve 150-1025**  
**Monthly Financial Detail Report**  
**AUGUST 2024**

Printed: 9/9/2024  
 Period 2  
 Fiscal Year 2023

<b>Fund</b>	<b>Dept</b>	<b>Account Number</b>	<b>Description</b>	<b>Budget for Year</b>	<b>Prior Mo Bal</b>	<b>Current Activity</b>	<b>Actual to Date</b>	<b>% of Budget</b>	
150	1025	300101	Beginning Balance	\$ 185,077.12	\$ -	\$ -	\$ -	0.00%	Beginning Balance not posted
			<b>RESOURCE</b>	<b>\$ 185,077.12</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
150	1025	407942	Capital Outlay - Buildings	\$ 100,000.00	\$ 298.20	\$ 298.20	\$ 596.40	0.60%	Aug-Caroline Bauman Storage \$298.20
			<b>CAPITAL OUTLAY</b>	<b>\$ 100,000.00</b>	<b>\$ 298.20</b>	<b>\$ 298.20</b>	<b>\$ 596.40</b>	<b>0.60%</b>	
			<b>EXPENSE</b>	<b>\$ 100,000.00</b>	<b>\$ 298.20</b>	<b>\$ 298.20</b>	<b>\$ 596.40</b>	<b>0.60%</b>	
			<b>Resource Total</b>	<b>\$ 185,077.12</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
			<b>Expense Total</b>	<b>\$ 100,000.00</b>	<b>\$ 298.20</b>	<b>\$ 298.20</b>	<b>\$ 596.40</b>	<b>0.60%</b>	
			<b>NET GAIN/(LOSS)</b>	<b>\$ 85,077.12</b>	<b>\$ (298.20)</b>	<b>\$ (298.20)</b>	<b>\$ (596.40)</b>		

**Library 100-1030**  
**Monthly Financial Detail Report**  
**AUGUST 2024**

Printed: 9/9/2024

Period 2

Fiscal Year 2023

<b>Fund</b>	<b>Dept</b>	<b>Account Number</b>	<b>Description</b>	<b>Budget for Year</b>	<b>Prior Mo Bal</b>	<b>Current Activity</b>	<b>Actual to Date</b>	<b>% of Budget</b>	<b>Notes</b>
100	1030	300101	Beginning Balance	\$ 16,099.10	\$ -	\$ -	\$ -	0.00%	Beginning Balance not posted
100	1030	314861	Transfer in General Fund	\$ 25,000.00	\$ -	\$ -	\$ -	0.00%	Quarterly transfer from 100-1010
			<b>RESOURCE</b>	<b>\$ 41,099.10</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
100	1030	105114	Field Utility A	\$ -	\$ 116.27	\$ -	\$ 116.27	0.00%	
100	1030	105116	Librarian Part Time	\$ 15,000.00	\$ 1,027.67	\$ 1,606.60	\$ 2,634.27	17.56%	
100	1030	105140	Fringe Benefits	\$ 1,500.00	\$ 83.92	\$ 118.08	\$ 202.00	13.47%	
100	1030	105141	Insurance Benefits	\$ 300.00	\$ 28.51	\$ 3.43	\$ 31.94	10.65%	
100	1030	105142	Regular PERS System	\$ 3,000.00	\$ 177.40	\$ 249.19	\$ 426.59	14.22%	
			<b>PERSONNEL</b>	<b>\$ 19,800.00</b>	<b>\$ 1,433.77</b>	<b>\$ 1,977.30</b>	<b>\$ 3,411.07</b>	<b>17.23%</b>	
100	1030	205222	Insurance	\$ 4,400.00	\$ 4,187.59	\$ -	\$ 4,187.59	95.17%	Annual Property/Liability Renewal FY25
100	1030	205240	Office Materials & Supplies	\$ 500.00	\$ 9.99	\$ 92.97	\$ 102.96	20.59%	
100	1030	205251	Telephones/Cell Phones/DSL	\$ 1,300.00	\$ 102.95	\$ 103.19	\$ 206.14	15.86%	
100	1030	205252	Utilities	\$ -	\$ 53.36	\$ 41.85	\$ 95.21	0.00%	
100	1030	205260	Contract Expense (Prof Svc)	\$ 500.00	\$ -	\$ -	\$ -	0.00%	
100	1030	205282	Software	\$ 500.00	\$ -	\$ -	\$ -	0.00%	
100	1030	205330	Building and Land Maintenance	\$ -	\$ -	\$ 110.00	\$ 110.00	0.00%	
100	1030	205345	Books and Periodicals\Children's Books/Programs	\$ 3,000.00	\$ 289.69	\$ 965.86	\$ 1,255.55	41.85%	
100	1030	205474	Mowing	\$ 100.00	\$ -	\$ 19.00	\$ 19.00	19.00%	
			<b>MATERIALS AND SERVICES</b>	<b>\$ 10,300.00</b>	<b>\$ 4,643.58</b>	<b>\$ 1,332.87</b>	<b>\$ 5,976.45</b>	<b>58.02%</b>	
			<b>EXPENSE</b>	<b>\$ 30,100.00</b>	<b>\$ 6,077.35</b>	<b>\$ 3,310.17</b>	<b>\$ 9,387.52</b>	<b>31.19%</b>	
			<b>Resource Total</b>	<b>\$ 41,099.10</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
			<b>Expense Total</b>	<b>\$ 30,100.00</b>	<b>\$ 6,077.35</b>	<b>\$ 3,310.17</b>	<b>\$ 9,387.52</b>	<b>31.19%</b>	
			<b>NET GAIN/(LOSS)</b>	<b>\$ 10,999.10</b>	<b>\$ (6,077.35)</b>	<b>\$ (3,310.17)</b>	<b>\$ (9,387.52)</b>		

**Library Reserve 150-1030**  
**Monthly Financial Detail Report**  
**AUGUST 2024**

Printed: 9/9/2024

Period 2

Fiscal Year 2023

<b>Fund</b>	<b>Dept</b>	<b>Account Number</b>	<b>Description</b>	<b>Budget for Year</b>	<b>Prior Mo Bal</b>	<b>Current Activity</b>	<b>Actual to Date</b>	<b>% of Budget</b>	<b>Notes</b>
150	1030	300101	Beginning Balance	\$ 343,085.16	\$ -	\$ -	\$ -	0.00%	Beginning Balance not posted
150	1030	300105	Beginning Balance-Hall Bequest	\$ 150,000.00	\$ -	\$ -	\$ -	0.00%	Beginning Balance not posted
150	1030	304481	Grants	\$ 400,000.00	\$ -	\$ -	\$ -	0.00%	
150	1030	314883	Transfer in Urban Renewal	\$ 600,000.00	\$ -	\$ -	\$ -	0.00%	
			<b>REVENUE</b>	<b>\$ 1,493,085.16</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
150	1030	407942	Capital Outlay - Buildings	\$ 595,000.00	\$ 8,901.00	\$ 33,452.75	\$ 42,353.75	7.12%	Aug-MD Architech \$25,401.50, Caroline Bauman \$630, Barker Surveying \$1090, Pellieier & Pelletier \$6331.25
			<b>CAPITAL OUTLAY</b>	<b>\$ 595,000.00</b>	<b>\$ 8,901.00</b>	<b>\$ 33,452.75</b>	<b>\$ 42,353.75</b>	<b>7.12%</b>	
			<b>EXPENSE</b>	<b>\$ 595,000.00</b>	<b>\$ 8,901.00</b>	<b>\$ 33,452.75</b>	<b>\$ 42,353.75</b>	<b>7.12%</b>	
			<b>Revenue Total</b>	<b>\$ 1,493,085.16</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
			<b>Expense Total</b>	<b>\$ 595,000.00</b>	<b>\$ 8,901.00</b>	<b>\$ 33,452.75</b>	<b>\$ 42,353.75</b>	<b>7.12%</b>	
			<b>NET GAIN/(LOSS)</b>	<b>\$ 898,085.16</b>	<b>\$ (8,901.00)</b>	<b>\$ (33,452.75)</b>	<b>\$ (42,353.75)</b>		

**Parks & Trails 100-1035**  
 Monthly Financial Detail Report  
 AUGUST 2024

Printed: 9/9/2024  
 Period 2  
 Fiscal Year 2023

Fund	Dept	Account Number	Description	Budget for Year	Prior Mo Bal	Current Activity	Actual to Date	% of Budget	Notes
100	1035	300101	Beginning Balance	\$ 10,556.35	\$ -	\$ -	\$ -	0.00%	Beginning Balance not posted
100	1035	314863	Transfer in Visitor Amenity	\$ 35,000.00	\$ -	\$ -	\$ -	0.00%	Quarterly transfer from 100-1045
			<b>RESOURCE</b>	<b>\$ 45,556.35</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
100	1035	105110	Water Lead	\$ 2,000.00	\$ -	\$ -	\$ -	0.00%	
100	1035	105111	Wastewater Lead	\$ 500.00	\$ 90.66	\$ 90.65	\$ 181.31	36.26%	
100	1035	105113	Field Utility I	\$ 500.00	\$ -	\$ -	\$ -	0.00%	
100	1035	105114	Field Utility A	\$ -	\$ 145.33	\$ 319.71	\$ 465.04	0.00%	
100	1035	105118	Succession Planning w/License	\$ -	\$ 318.96	\$ -	\$ 318.96	0.00%	
100	1035	105119	Succession Planning EntryLevel	\$ -	\$ -	\$ 226.69	\$ 226.69	0.00%	
100	1035	105121	Field Utility Journeyman	\$ -	\$ 345.24	\$ 329.54	\$ 674.78	0.00%	
100	1035	105122	Field Utility B	\$ 600.00	\$ 21.34	\$ 373.37	\$ 394.71	65.79%	
100	1035	105140	Fringe Benefits	\$ 300.00	\$ 67.19	\$ 98.63	\$ 165.82	55.27%	
100	1035	105141	Insurance Benefits	\$ 900.00	\$ 137.51	\$ 262.47	\$ 399.98	44.44%	
100	1035	105142	Regular PERS System	\$ 600.00	\$ 162.27	\$ 193.65	\$ 355.92	59.32%	
			<b>PERSONNEL</b>	<b>\$ 5,400.00</b>	<b>\$ 1,288.50</b>	<b>\$ 1,894.71</b>	<b>\$ 3,183.21</b>	<b>58.95%</b>	
100	1035	205222	Insurance	\$ 2,000.00	\$ 1,903.45	\$ -	\$ 1,903.45	95.17%	Annual Property/Liability Renewal FY25
100	1035	205224	Trails Maintenance/Supplies/Services	\$ 6,000.00	\$ 213.67	\$ 238.83	\$ 452.50	7.54%	
100	1035	205230	Printing (Maps & Signs)	\$ 3,000.00	\$ -	\$ 1,277.22	\$ 1,277.22	42.57%	
100	1035	205252	Utilities	\$ 200.00	\$ -	\$ 46.48	\$ 46.48	23.24%	
100	1035	205255	Education and Training	\$ 600.00	\$ -	\$ -	\$ -	0.00%	
100	1035	205260	Contract Expense (Prof Svc)	\$ 2,000.00	\$ -	\$ -	\$ -	0.00%	
100	1035	205317	Tools and Small Equipment	\$ -	\$ -	\$ 25.78	\$ 25.78	0.00%	
100	1035	205330	Building and Land Maintenance	\$ -	\$ 206.38	\$ -	\$ 206.38	0.00%	
100	1035	205421	Parks/Grounds Maintenance	\$ 2,000.00	\$ 49.40	\$ 234.07	\$ 283.47	14.17%	
100	1035	205474	Mowing	\$ 3,000.00	\$ 507.00	\$ 558.00	\$ 1,065.00	35.50%	
100	1035	205475	Tree Removal/Trimming	\$ 1,000.00	\$ -	\$ -	\$ -	0.00%	
100	1035	208000	Operating Contingency	\$ 3,000.00	\$ -	\$ -	\$ -	0.00%	
			<b>MATERIALS AND SERVICES</b>	<b>\$ 22,800.00</b>	<b>\$ 2,879.90</b>	<b>\$ 2,380.38</b>	<b>\$ 5,260.28</b>	<b>23.07%</b>	
			<b>EXPENSE</b>	<b>\$ 28,200.00</b>	<b>\$ 4,168.40</b>	<b>\$ 4,275.09</b>	<b>\$ 8,443.49</b>	<b>29.94%</b>	
			<b>Resource Total</b>	<b>\$ 45,556.35</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
			<b>Expense Total</b>	<b>\$ 28,200.00</b>	<b>\$ 4,168.40</b>	<b>\$ 4,275.09</b>	<b>\$ 8,443.49</b>	<b>29.94%</b>	
			<b>NET GAIN/(LOSS)</b>	<b>\$ 17,356.35</b>	<b>\$ (4,168.40)</b>	<b>\$ (4,275.09)</b>	<b>\$ (8,443.49)</b>		

# Parks & Trails Reserve 150-1035

## Monthly Financial Detail Report

AUGUST 2024

Printed: 9/9/2024

Period 2

Fiscal Year 2023

<b>Fund</b>	<b>Dept</b>	<b>Account Number</b>	<b>Description</b>	<b>Budget for Year</b>	<b>Prior Mo Bal</b>	<b>Current Activity</b>	<b>Actual to Date</b>	<b>% of Budget</b>	
150	1035	300101	Beginning Balance	\$ 407,451.07	\$ -	\$ -	\$ -	0.00%	Beginning Balance not posted
			<b>RESOURCE</b>	<b>\$ 407,451.07</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
150	1035	105110	Water Lead	\$ 1,200.00	\$ -	\$ -	\$ -	0.00%	
150	1035	105140	Fringe Benefits	\$ 80.00	\$ -	\$ -	\$ -	0.00%	
150	1035	105141	Insurance Benefits	\$ 200.00	\$ -	\$ -	\$ -	0.00%	
150	1035	105142	Regular PERS System	\$ 200.00	\$ -	\$ -	\$ -	0.00%	
			<b>PERSONNEL</b>	<b>\$ 1,680.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
150	1035	407942	Capital Outlay-Infrastructure	\$ 185,000.00	\$ -	\$ -	\$ -	0.00%	
			<b>CAPITAL OUTLAY</b>	<b>\$ 185,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
			<b>EXPENSE</b>	<b>\$ 186,680.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
			<b>Resource Total</b>	<b>\$ 407,451.07</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
			<b>Expense Total</b>	<b>\$ 186,680.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
			<b>NET GAIN/(LOSS)</b>	<b>\$ 220,771.07</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		

**Visitor Amenity 100-1045**  
**Monthly Financial Detail Report**  
**AUGUST 2024**

Printed: 9/9/2024

Period 2

Fiscal Year 2023

<b>Fund</b>	<b>Dept</b>	<b>Account Number</b>	<b>Description</b>	<b>Budget for Year</b>	<b>Prior Mo Bal</b>	<b>Current Activity</b>	<b>Actual to Date</b>	<b>% of Budget</b>	<b>Notes</b>
100	1045	300101	Beginning Balance	\$ 1,542,944.98	\$ -	\$ -	\$ -	0.00%	Beginning Balance not posted
100	1045	301500	Interest Earned	\$ -	\$ 2,226.79	\$ 2,236.35	\$ 4,463.14	0.00%	LGIP Interest
100	1045	304240	Tax - Transient Lodging	\$ 537,000.00	\$ -	\$ -	\$ -	0.00%	
			<b>REVENUE</b>	<b>\$ 2,079,944.98</b>	<b>\$ 2,226.79</b>	<b>\$ 2,236.35</b>	<b>\$ 4,463.14</b>	<b>0.21%</b>	
100	1045	105111	Wastewater Lead	\$ -	\$ 135.98	\$ -	\$ 135.98	0.00%	
100	1045	105113	Field Utility 1	\$ 600.00	\$ -	\$ -	\$ -	0.00%	
100	1045	105118	Succession Planning w/License	\$ -	\$ 86.99	\$ 62.77	\$ 149.76	0.00%	
100	1045	105119	Succession Planning EntryLevel	\$ -	\$ -	\$ 278.71	\$ 278.71	0.00%	
100	1045	105121	Field Utility Journeyman	\$ -	\$ 313.85	\$ -	\$ 313.85	0.00%	
100	1045	105122	Field Utility B	\$ -	\$ 96.01	\$ 85.34	\$ 181.35	0.00%	
100	1045	105140	Fringe Benefits	\$ 60.00	\$ 46.12	\$ 32.63	\$ 78.75	131.25%	
100	1045	105141	Insurance Benefits	\$ 100.00	\$ 126.05	\$ 35.19	\$ 161.24	161.24%	
100	1045	105142	Regular PERS System	\$ 100.00	\$ 103.42	\$ 48.73	\$ 152.15	152.15%	
			<b>PERSONNEL</b>	<b>\$ 860.00</b>	<b>\$ 908.42</b>	<b>\$ 543.37</b>	<b>\$ 1,451.79</b>	<b>168.81%</b>	
100	1045	205202	Visitor Center Operations	\$ 45,000.00	\$ 11,250.00	\$ -	\$ 11,250.00	25.00%	
100	1045	205214	Marketing (Grants/Prgm/Events)	\$ 245,000.00	\$ 46,250.00	\$ -	\$ 46,250.00	18.88%	
100	1045	205439	Comm Support/Beautification	\$ 70,000.00	\$ 110.00	\$ 110.00	\$ 220.00	0.31%	
100	1045	205490	Material and Services	\$ 2,000.00	\$ 34.48	\$ 34.56	\$ 69.04	3.45%	
			<b>MATERIALS AND SERVICES</b>	<b>\$ 362,000.00</b>	<b>\$ 57,644.48</b>	<b>\$ 144.56</b>	<b>\$ 57,789.04</b>	<b>15.96%</b>	
100	1045	217123	Transfer out LLCM	\$ 7,500.00	\$ -	\$ -	\$ -	0.00%	Quarterly Transfers to 100-1025
100	1045	217124	Transfer out Commons	\$ 148,000.00	\$ -	\$ -	\$ -	0.00%	Quarterly Transfers to 100-1020
100	1045	217127	OP Transfer - Parks & Trails Operations	\$ 35,000.00	\$ -	\$ -	\$ -	0.00%	Quarterly Transfers to 100-1035
			<b>TRANSFERS</b>	<b>\$ 190,500.00</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.00%</b>	
			<b>EXPENSE</b>	<b>\$ 553,360.00</b>	<b>\$ 58,552.90</b>	<b>\$ 687.93</b>	<b>\$ 59,240.83</b>	<b>10.71%</b>	
			<b>Revenue Total</b>	<b>\$ 2,079,944.98</b>	<b>\$ 2,226.79</b>	<b>\$ 2,236.35</b>	<b>\$ 4,463.14</b>	<b>0.21%</b>	
			<b>Expense Total</b>	<b>\$ 553,360.00</b>	<b>\$ 58,552.90</b>	<b>\$ 687.93</b>	<b>\$ 59,240.83</b>	<b>10.71%</b>	
			<b>NET GAIN/(LOSS)</b>	<b>\$ 1,526,584.98</b>	<b>\$ (56,326.11)</b>	<b>\$ 1,548.42</b>	<b>\$ (54,777.69)</b>		



# Building Application

## Commercial Structural

LINCOLN COUNTY  
210 SW 2nd St  
Planning & Development  
Newport, OR 97365  
541-265-4192  
FAX: 541-265-6945

519-24-002184-STR

www.co.lincoln.or.us/planning

lincolncountybldgdiv@co.lincoln.or.us

\*\*\*\*\* PERMIT HAS NOT BEEN ISSUED \*\*\*\*\*

**Applicant:** Linn West  
Linn West, Architect  
PO Box 349  
Yachats, OR 97498

### TYPE OF WORK

**Structural Specialty Code Edition:** 2022

<b>Type of Work:</b> Replacement	<b>Category of Construction:</b> Commercial	<b>Valuation:</b> \$985,000.00
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**Description of Work:** Replace existing Library building with new one

### JOB SITE INFORMATION

<b>Property Address:</b> 501 Hwy 101 N, Yachats, OR 97498	<b>Parcel:</b> 14-12-27-AD-12801-00 - Prima	<b>Owner:</b> CITY OF YACHATS <b>Address:</b> PO BOX 345 YACHATS OR 97498
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### LICENSED PROFESSIONAL INFORMATION

Business Name	License	Address	Phone
WEST, LINNARD T	Architect ARI-2105	ONLY DATA PROVIDED BY THE ARCHITECT BOARD IS DISPLAYED. PLEASE CONTACT OSBAE FOR ADDITIONAL INFORMATION. YACHATS OR 97498	

### PERMIT FEES

Fee Description	Quantity	Amount
Structural plan review fee	1.00 Ea	\$5,040.26
Structural building permit fee	1.00 Ea	\$7,754.25
State of Oregon Surcharge - Bldg (12% of applicable fees)	1.00 Ea	\$930.51
Local Technology Fee - Lincoln County	1.00 Automatic	\$1,279.45
Local Administrative fee - Lincoln County	1.00 Automatic	\$639.73
<b>Total Fees:</b>		<b>\$15,644.20</b>

Note: This may not include all the fees required for this project.

**This application will expire if application acceptance cannot be achieved within 180 days.**

**All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not.**

**All persons or entities performing work under this application are required to be licensed unless exempted by ORS 701.010.**

# City of Yachats

## PROJECT TEAM

**OWNER**  
CITY OF YACHATS  
601 HWY 101 N  
YACHATS, OREGON 97498  
CITY MANAGER:

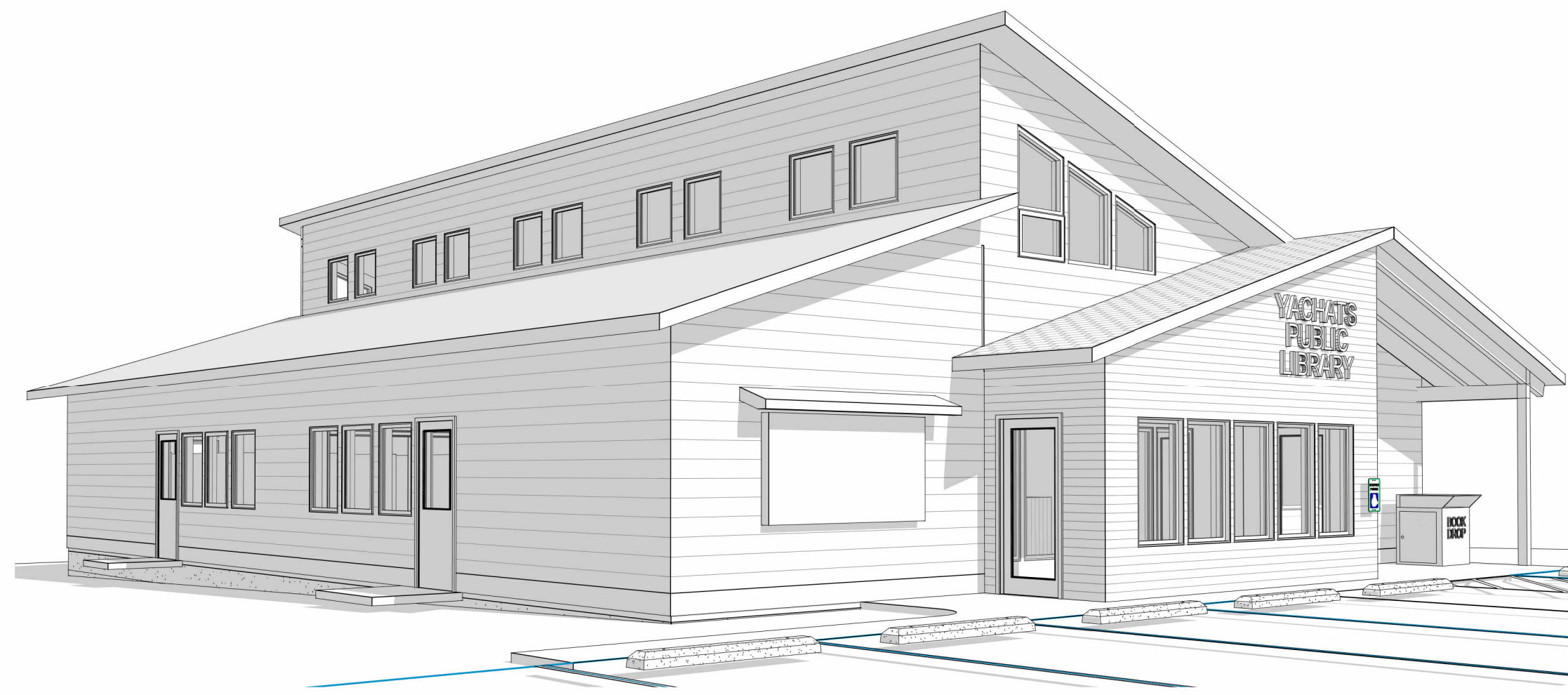
**ARCHITECT**  
MJD ARCHITECT + DESIGN, CO.  
CONTACT: MARISSA DOYLE, AIA  
PO BOX 8302  
COBURG, OREGON 97408  
(541) 636-2900 x2  
EMAIL: Marissa@mdoylearchitect.com

**CONTRACTOR**  
KING WEST, INC.  
CONTACT: GORDON KING  
P.O. BOX 2109  
SALEM, OREGON 97308  
(503) 561-1710  
EMAIL: gordonking@kwestnet.com  
CCB# 200610

**STRUCTURAL ENGINEER**  
PIONEER ENGINEERING LLC  
CONTACT: PETER DEGENER, PE SE  
200 E IITH AVENUE, SUITE 270  
EUGENE, OREGON 97401  
(841) 746-9841  
EMAIL: Peter@pioneereng.com

**GEOTECHNICAL ENGINEER**  
FOUNDATION ENGINEERING  
CONTACT: MEL MACRACKEN, PE GE  
820 NW CORNELL AVE  
CORVALLIS, OREGON 97330-4917  
(841) 787-7649  
EMAIL: Mjm@foundstonengr.com

**MECHANICAL/ELECTRICAL/PLUMBING**  
DESIGN-BUILD



## New Library

560 W 7th Street, Yachats, Oregon 97498

## CODE REFERENCES & RECORDS

2022 OSECC OREGON STRUCTURAL SPECIALTY CODE  
ASHRAE 90.1 2010  
ICC A171 2017  
2022 OMSC OREGON MECHANICAL SPECIALTY CODE  
2022 OFC OREGON FIRE CODE  
2023 OESC OREGON ELECTRICAL SPECIALTY CODE  
2023 OFSC OREGON PLUMBING SPECIALTY CODE

## PROJECT DESCRIPTION

DEMO EXISTING LIBRARY, REPLACE WITH NEW 3,440 SF PUBLIC LIBRARY IN SAME LOCATION AS EXISTING.

## DEFERRED SUBMITTALS

SEISMIC ANCHORAGE OF LIBRARY RACKING.

## BIDDER DESIGN BY SEPARATE PERMIT

THE FOLLOWING WILL BE DESIGN BUILD BY DESIGN/BUILD CONTRACTORS TO BE SELECTED. CONTRACTOR SHALL ISSUE FOR SEPARATE PERMIT AFTER REVIEW & APPROVAL OF DESIGN CONCEPT BY ARCHITECT & OWNER. DESIGN BUILD CONTRACTOR IS RESPONSIBLE FOR DESIGN, DRAWINGS, & CALCULATIONS AS REQUIRED FOR PERMIT & CODE COMPLIANT INSTALLATION / CONSTRUCTION.

## FIRE ALARM & FIRE/SMOKE DETECTION SYSTEMS

- MECHANICAL
- NEW HEAT PUMP SYSTEM WITH HRV OR DUCTLESS SYSTEM
- RESTROOM VENTILATION

## ELECTRICAL

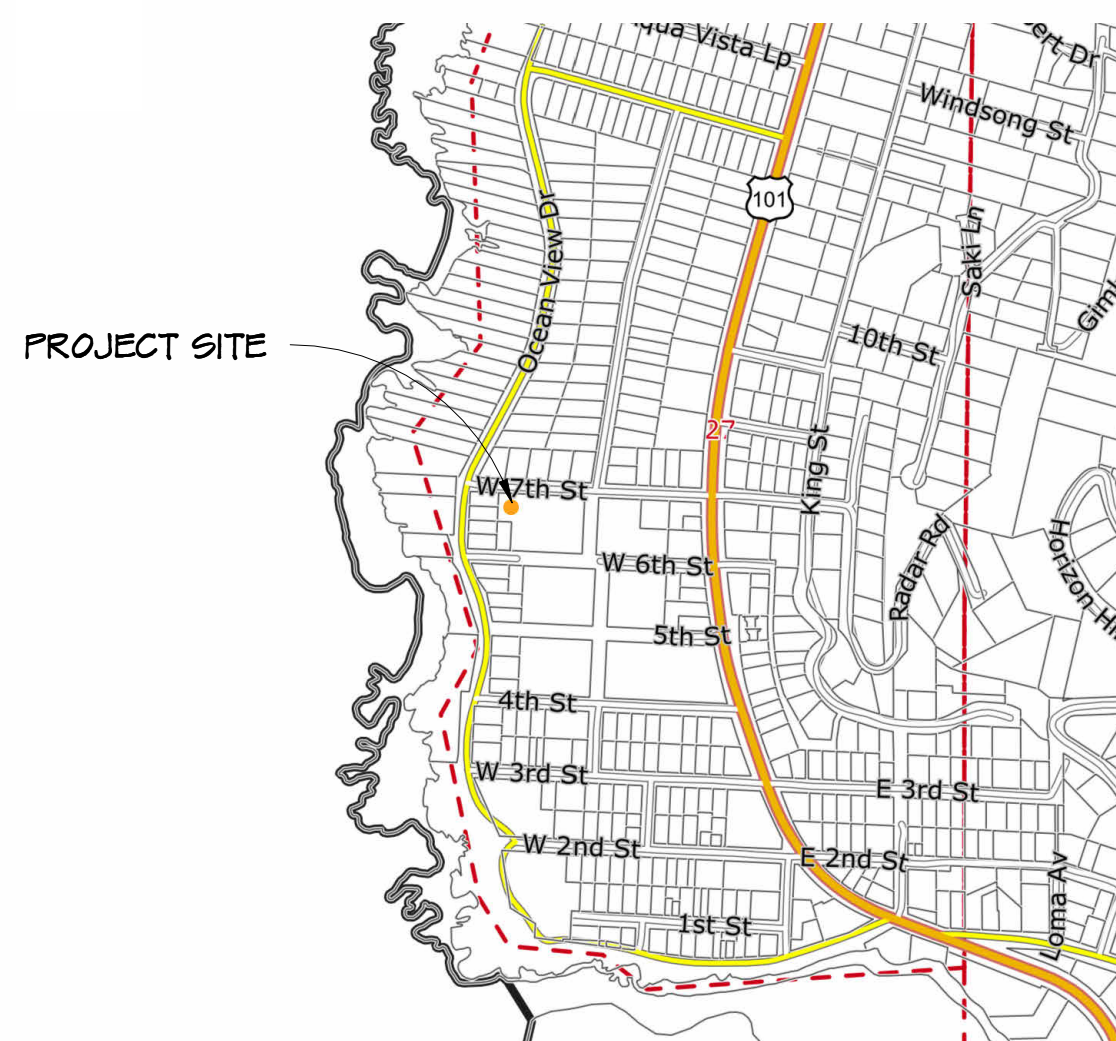
- ELECTRICAL & COMMUNICATION SWITCHES & RECEPTACLES IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PART OF ACCESSIBLE ELEMENTS SHALL BE ACCESSIBLE PER OSGC 100.2. THE HIGH SIDE REACH SHALL BE 48 INCHES MAX. & THE LOW SIDE REACH SHALL BE 15 INCHES MIN ABOVE THE FLOOR (ANSI A171.300.5.1);
- MODIFICATION OF ELECTRICAL & LIGHTING, INCLUDING EGRESS LIGHTING & EXIT SIGNAGE
- SOLAR PANELS & INVERTERS

## PLUMBING

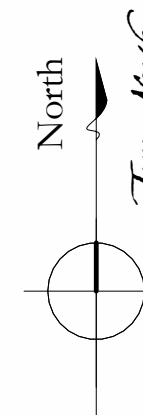
- WATER SUPPLY & DRAIN PIPES UNDER LAVATORIES & SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES & SINKS (ANSI A171.600.6);

## CIVIL ENGINEERING DESIGN

- AS REQUIRED FOR POTENTIAL UTILITY, SITE, AND/OR SIDEWALK / STREET IMPROVEMENTS



1 VICINITY PLAN  
N.T.S.



## GENERAL NOTES

- BEFORE CONSTRUCTION IS TO BEGIN, THE CONTRACTOR IS TO VERIFY THAT ALL REQUIRED APPROVALS & PERMITS HAVE BEEN OBTAINED. THE CONSTRUCTION OR FABRICATION OF ANY BUILDING COMPONENT MAY BEGIN ONLY AFTER THE CONTRACTOR HAS RECEIVED PLANS & ANY ADDITIONAL DOCUMENTS FROM THE PERMITTING & OTHER REGULATORY AGENCY. IF THE CONTRACTOR FAILS TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RESULTING MODIFICATION OF WORK REQUIRED BY ANY REGULATORY AGENCY.
- IF DISCREPANCIES OR INCONSISTENCIES ARE FOUND WITHIN THE DOCUMENTS, THEY SHALL BE REPORTED TO THE ARCHITECT & RESOLVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY IN THE FIELD ALL DIMENSIONS, ELEVATIONS, & EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, ORDERING OR FABRICATION OF ANY MATERIALS. IF DISCREPANCIES ARE FOUND BETWEEN THE CONSTRUCTION DOCUMENTS & EXISTING CONDITIONS, THEY SHALL BE REPORTED TO THE ARCHITECT & RESOLVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.
- OVERALL DIMENSIONS ARE TO FACE OF STRUCTURAL OR FRAMING MEMBERS, UNLESS OTHERWISE NOTED.
- WHERE IT IS CLEAR THAT A DRAWING REPRESENTS ONE ITEM OF A NUMBER, OR ONLY A PART OF AN ASSEMBLY, THE OTHER WORK SHALL BE CONSTRUCTED REPEATIVELY.

## ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	FD	FLOOR DRAIN	PTD	PAINTED
ALUM	ALUMINUM	FDN	FOUNDATION	RB	RUBBER BASE
ANDP	ANODIZED	FIXT	FIXTURE	RCP	REFLECTED CEILING PLAN
BOT	BOTTOM	FLR	FLOOR	RD	ROOF DRAIN
BO	BOTTOM OF	FO	FACE OF	REQD	REQUIRED
CB	CATCH BASIN	FOC	FACE OF CONCRETE	RM	ROOM
CJ	CONTROL JOINT	POS	FACE OF STUD	SF	SQUARE FOOT/FEET
CLNG	CEILING	GA	GAUGE	SIM	SIMILAR
CLR	CLEAR	GALV	GALVANIZED	SPEC	SPECIFIED OR SPECIFICATION
COL	COLUMN	GI	GREASE INTERCEPTOR	SS	STAINLESS STEEL
CONC	CONCRETE	GWB/GYP BD	GYP SUM WALL BOARD	STL	STEEL
DBL	DOUBLE	INSUL	INSULATION	STRUCT	STRUCTURE OR STRUCTURAL
DIA	DIAMETER	INT	INTERIOR	T&G	TONGUE AND GROOVE
DM	DIMENSION	MAX	MAXIMUM	TB	THERMALLY BROKEN
DN	DOWN	MECH	MECHANICAL	TO	TOP OF
DWG	DRAWING	MEMBR	MEMBRANE	TOC	TOP OF CONCRETE
EA	EACH	MIN	MINIMUM	TOS	TOP OF STEEL
EJ	EXPANSION JOINT	NIC	NOT IN CONTRACT	TYP	TYPICAL
EL	ELEVATION	NO	NUMBER	UNO	UNLESS NOTED OTHERWISE
ELEC	ELECTRICAL	NOM	NOMINAL	VIF	VERIFY IN FIELD
EP	ELECTRICAL PANEL	NS	NONSPRINKLERED	W/	WITH
EQ	EQUAL	OC	ON CENTER	WD	WOOD
EXIST OR (E)	EXISTING	PL	PROPERTY LINE		
EXT	EXTERIOR	PT	PRESSURE TREATED		

## SHEET INDEX

GENERAL	
G101	COVER
G102	LIFE SAFETY
G103	OUTLINE SPECIFICATIONS
G104	OUTLINE SPECIFICATIONS
G105	SCHEDULES, ASSEMBLIES

## ARCHITECTURE

A201	SITE PLAN
A202	UTILITY PLAN
A203	GRADING PLAN
A102	FLOOR PLAN
A103	REFLECTED CEILING PLAN
A104	MECH/CLERESTORY
A105	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A401	ENLARGED AREAS
A501	DETAILS
A502	DETAILS
A601	RENDERINGS
A701	POWER DATA PLAN

## STRUCTURAL

S100	STRUCTURAL INFORMATION
S101	STRUCTURAL INFORMATION
S102	FOUNDATION PLAN
S103	FLOOR FRAMING PLAN
S104	SHEARWALL PLAN
S105	STRUCTURAL DETAILS



City of Yachats  
New Library

560 W 7th Street, Yachats, Oregon 97498

## PROJECT #:

2217

## DOCUMENT TYPE

Permit/CDs

## DATE:

09.27.2024

## COVER

G101

**CODE SUMMARY**

**SITE AND ZONING**

ADDRESS:	560 WEST 7TH STREET YACHTS, OR 97408	SITE AREA:	9,900 SF
TAX LOT:	14-12-27-AC-09000-00	BUILDING AREA:	3,372 SF GROSS (INSIDE EXT. WALLS)
ACCOUNT #:	R240091	BUILDING FOOTPRINT:	3,448 SF
ZONING:	PUBLIC FACILITIES	SITE COVERAGE:	34.6%
JURISDICTION:	TOWN OF YACHTS		
FIRE:	YACHTS RFPD		

**BUILDING CODE**

BUILDING CONSTRUCTION TYPE:	TYPE VB CONSTRUCTION 1 STORY
OCCUPANCY TYPE:	A-3 (LIBRARY), B (OFFICE) NONSEPARATED OCCUPANCIES
FIRE SPRINKLERS:	NOT SPRINKLERED

**OSBC TABLE 906.2 - ALLOWABLE BUILDING HEIGHTS AND AREAS**

OCCUPANCY	AREA DESIGN	ALLOWABLE AREA	RATIO
A-3	3,129 SF	6,000 SF	0.53
B	127 SF	9,000 SF	0.01
U	66 SF	8,800 SF	0.01
TOTAL			0.00 + OK

PER 908.4.2 SUM OF RATIOS OF EACH OCC SHALL NOT EXCEED 1

**OSBC TABLE 601 - FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS**

STRUCTURAL FRAME:	0-HR
BEARING WALLS:	
EXT.	0-HR
INT.	0-HR
NONBEARING WALLS:	0-HR
FLOOR CONSTRUCTION:	0-HR
ROOF CONSTRUCTION:	0-HR

**OSBC 909 SPRINKLERS**

NOT REQ'D FOR M OR B OCC (12,000 SF)  
NOT REQ'D FOR A-3 OCC (300 OCC)

**OSBC 907 FIRE ALARM & DETECTION**

AN APPROVED FIRE ALARM SYSTEM SHALL BE INSTALLED AND PROVIDE OCCUPANT NOTIFICATION  
MANUAL FIRE ALARM SYSTEM NOT REQUIRED (< 300 OCC)

**OSBC TABLE 1004 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT**

ASSEMBLY UNCONCENTRATED	16 NET
ASSEMBLY CONCENTRATED	7 NET
LIBRARY	100 GROSS (STACK)
BUSINESS	160 GROSS
ACCESSORY STORAGE/MECH	300 GROSS

**OSBC 1009 - MEANS OF EGRESS SIZING**

OCCUPANT LOAD X 0.2 INCH/OCCUPANT  
MAX LOAD @ DOOR = 123 OCC X 0.2 = 24". ALL DOORS TO BE A MIN OF 34" WIDE CLEAR.

**OSBC 1010-1017 - EGRESS & EXITING**

B OCC NS (NO FIXED SEATING)  
COMMON PATH OF EXIT ACCESS TRAVEL DISTANCE W/ I EXIT: 75 FT MAX  
MAX OCC LOAD FOR SPACES W/ I EXIT: 40  
EXIT ACCESS TRAVEL DISTANCE: 200 FT

**ACCESSIBILITY**

OSBC 109.2.2 & 104.3.1 EMPLOYEE WORK AREAS  
SPACES & ELEMENTS WITHIN EMPLOYEE WORKS AREAS SHALL ONLY BE REQ'D TO COMPLY W/ SECTIONS 907.6.2.3.2, 1007, & 104.3.1 & SHALL BE DESIGNED & CONSTRUCTED SO THAT INDIVIDUALS W/ DISABILITIES CAN APPROACH, ENTER, & EXIT THE WORK AREA.  
EXCEPTION 1 - COMMON USE CIRCULATION PATHS (<1000 SF & DEFINED BY PERMANENTLY INSTALLED PARTITIONS, COUNTERS, CASEWORK, OR FURNISHINGS)

**110912.3 POINT OF SALE & SERVICE COUNTERS**

AT LEAST ONE OF EACH TYPE OF COUNTER PROVIDED SHALL BE ACCESSIBLE.

**OSCC TABLE 2902 PLUMBING FIXTURE CALC**

OCCUPANCY	# OCC	WC RATIO (M)	WC RATIO (F)	LAV PER GENDER	DRINKING FTN
A-3 (BY USE)		1 PER 125	1 PER 60	1 PER 200	1 PER FLOOR
LIBRARY	121 (50M / 80F)	5	93	30	1

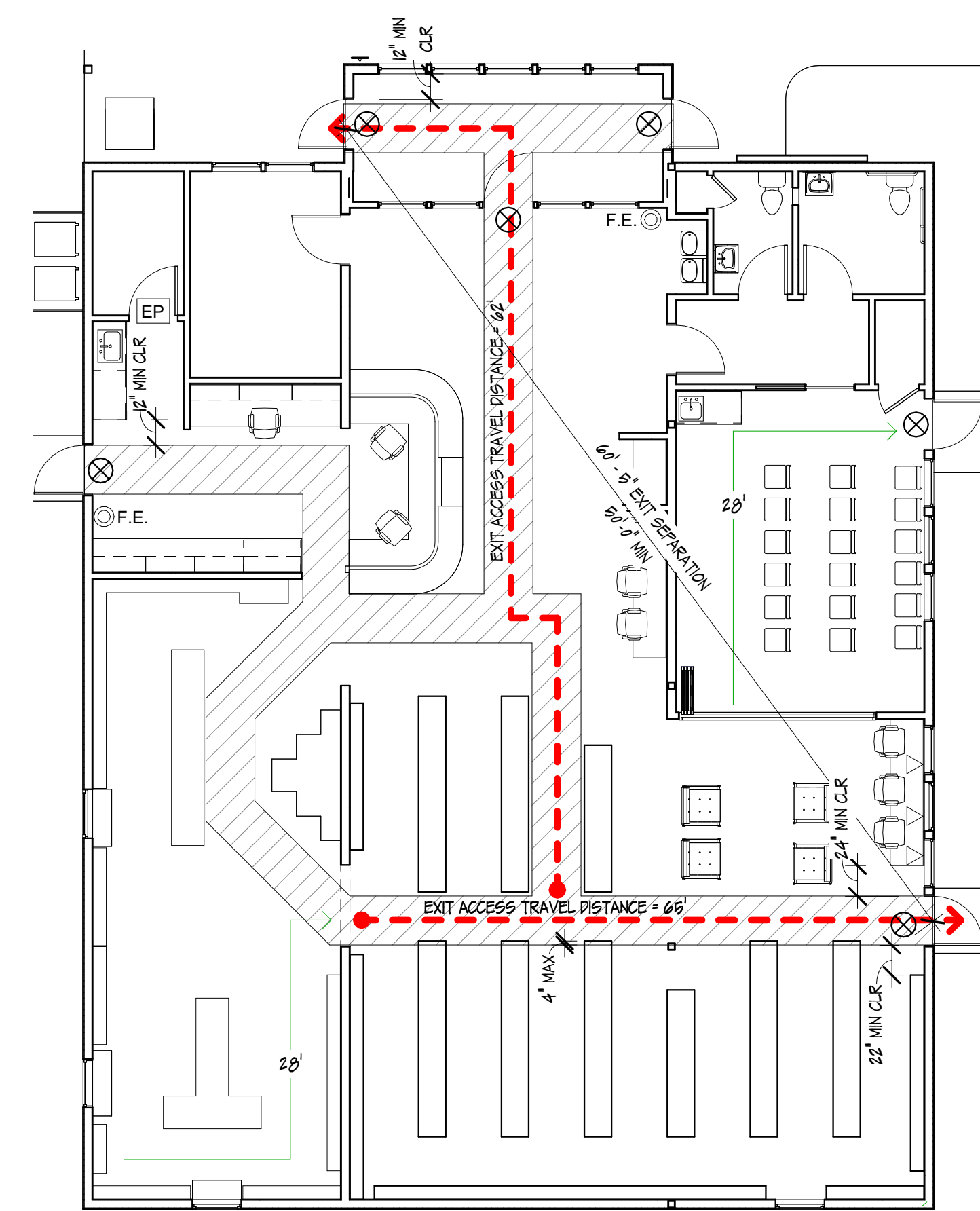
TOTAL REQ'D (ROUNDED UP) | | | 0  
FIXTURES PROVIDED (2) GENDER-NEUTRAL SINGLE-USER RESTROOMS | | | 2

**LIFE SAFETY GENERAL NOTES**

- DOORS PROVIDED ALONG EGRESS PATH ARE 36" MIN WIDE WITH 32" MIN CLEAR OPENING WIDTH, MEASURED BETWEEN THE FACE OF DOOR AND STOP. WITH THE DOOR OPEN 90 DEGREES, LATCH SIDE STOP CAN REDUCE CLEAR WIDTH 6/8" MAX. ALL NEW DOORS SHALL HAVE ADA MANEUVERING CLEARANCES AND EGRESS COMPLIANT HARDWARE BETWEEN 34-48" AFF. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQ'D TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM. DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 15 SECONDS MINIMUM.
- PER OSBC 1010.13, THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS SHALL NOT EXCEED 8 POUNDS. THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. FOR OTHER SWINGING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND FORCE. THE DOOR SHALL SWING TO A FULL-OPEN POSITION WHEN SUBJECTED TO A 15-POUND FORCE.
- PROVIDE EMERGENCY EGRESS LIGHTING FOR THE EGRESS PATH IN ALL PUBLIC SPACES. MINIMUM INTENSITY SHALL NOT BE LESS THAN 1 FOOTCANDLE AT FLOOR LEVEL ALONG THE ENTIRE LENGTH OF THE PATH. CONNECT TO BUILDING ELECTRICAL SYSTEM.
- ILLUMINATION SHALL BE PROVIDED ALONG THE PATH OF TRAVEL FOR THE EXIT DISCHARGE FROM EACH EXIT TO THE PUBLIC WAY. OSBC 1008.2.3. EMERGENCY POWER SHALL AUTOMATICALLY ILLUMINATE THE EXTERIOR LANDINGS FOR EXIT DISCHARGE DOORWAYS.
- PROVIDE EXIT SIGNAGE. EXIT SIGNAGE SHALL BE ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO BUILDING POWER SUPPLY WITH BATTERY BACK-UP FOR MINIMUM 90 MINUTES DURATION. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. INTERNALLY ILLUMINATED EXIT SIGNS, ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTOLUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND OSBC CHAPTER 27. EXTERNALLY ILLUMINATED SIGNS SHALL BE ILLUMINATED FROM AN EXTERNAL SOURCE WITH AN INTENSITY OF NOT LESS THAN 5-FOOTCANDLES.
- EACH ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE THE OCCUPANT LOAD OF THE ROOM POSTED IN A CONSPICUOUS PLACE. SIGNAGE NOTING 'MAXIMUM OCCUPANCY OF DINING AND BAR AREAS = \_\_\_ PERSONS' TO BE POSTED AT DOORS AS SHOWN IN PLAN.

**FIRE EXTINGUISHERS (TO COMPLY WITH OREGON FIRE CODE, SECTION 906.3)**

- PROVIDE NFPA/UL APPROVED MIN. SIZE 2A10BC; LOCATE TO ALLOW 75' MAX. TRAVEL DISTANCE TO AN EXTINGUISHER AT BUILDING INTERIOR SPACES. (1) PER 3,000 SF. (2) REQUIRED
- MOUNT 4" AFF MAX. TO HANDLE ON EXTINGUISHER (LOCATE AS NEAR DOORS AS POSSIBLE) NOT IN MIDDLE OF WALLS.
- FIRE EXTINGUISHERS TO BE LOCATED IN A SEMI-RECESSED CABINET. MAXIMUM PROTRUSION OF 4" FROM WALL.
- PROVIDE 20BC IN MECH./ELEC. ROOMS & IN ATTIC STORAGE ROOMS.
- FINAL LOCATIONS SUBJECT TO FIRE DEPARTMENT APPROVAL.



**A EGRESS & FIRE RATING PLAN**  
1/8" = 1'-0"

**AREAS & OCCUPANCIES (Room Based)**

ROOM	OCCUPANCY	AREA
STORAGE/UTILITY	U	49 SF
RECEPTION	LIBRARY	163 SF
TEENS	LIBRARY	270 SF
COMPUTERS	LIBRARY	11 SF
COMMUNITY ROOM	ASSEMBLY	306 SF
SEATING	LIBRARY	166 SF
CHILDRENS	LIBRARY	310 SF
LIBRARY	LIBRARY	1063 SF
STAFF	BUSINESS	37 SF
RESTROOM	--	36 SF
ACCESSIBLE RESTROOM	--	38 SF
HALL	--	60 SF
STORAGE	--	19 SF
ENTRANCE VESTIBULE	LIBRARY	149 SF
LOBBY	LIBRARY	242 SF
FOYL OFFICE	BUSINESS	116 SF
CIRCULATION	LIBRARY	56 SF
STORAGE	--	8 SF
		3210 SF

**EGRESS SCHEDULE**

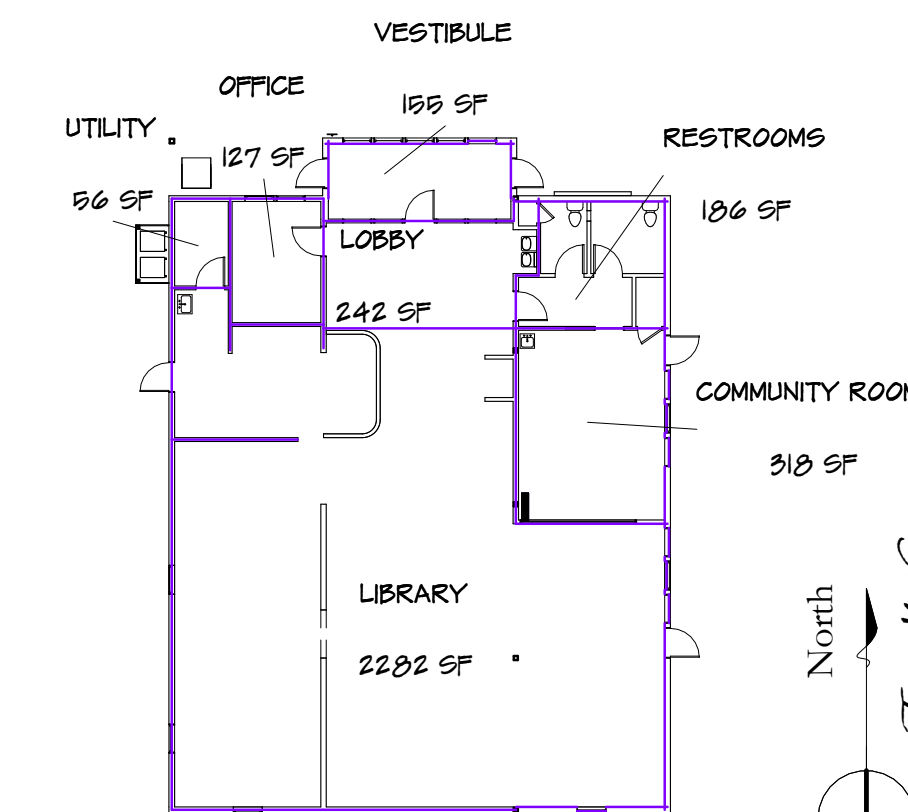
PATH	EXIT ACCESS TRAVEL DISTANCE (EATD)
MAX EGRESS PATH	97 - 3 6/8"

**AREAS & OCCUPANCIES**

NAME	AREA	OLF	# OCCUPANTS
VESTIBULE	158 SF	15	11
LOBBY	242 SF	15	17
OFFICE	127 SF	150	1
UTILITY	56 SF	1	1
LIBRARY	2282 SF	80	46
COMMUNITY ROOM	318 SF	7	45
GRAND TOTAL			121

**EGRESS KEY**

- TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL
- EXIT SIGN
- EGRESS PATH
- FIRE EXTINGUISHER, CLASS A ORDINARY HAZARD CLASS, PROVIDE AND INSTALL IN WALL CABINET.
- SIGN ON DOOR "ELECTRIC PANEL INSIDE"



**B AREA PLAN (NET)**  
1" = 20'-0"

**M D ARCHITECT**  
+ Design, co.  
P.O. Box 8302  
Coburg, Oregon 97408  
541.636.2900  
www.mdoylearchitect.com

REGISTERED ARCHITECT  
MARISSA DOYLE  
1987  
COBURG, OR  
STATE OF OREGON

**City of Yachats**  
**New Library**  
560 W 7th Street, Yachats, Oregon 97498

PROJECT #:	2217
DOCUMENT TYPE	Permit/CDs
DATE:	09.27.2024

LIFE SAFETY  
**G102**

DIVISION I - GENERAL REQUIREMENTS

1. CONTRACTORS RESPONSIBILITIES

- Coordinate the Execution of the Work.
- Verify Existing Site Conditions and Dimensions Prior to Starting Construction.
- Notify Architect of Discrepancies in Plans and Specifications Prior to Executing the Work.
- Obtain and Comply with Manufacturers' Documentation for Handling, Storing and Installing Materials.
- Design and Construct Temporary Shoring and Bracing as Required by the Work.
- Coordinate Scheduling and Routing of Submittals, Special Inspections, Inspections, Testing and Test Reports.
- Required Special Inspection Costs are to be Paid by the Owner

2. SUBMITTALS

GENERAL

- Provide Scheduled Submittals as Indicated.
- Accompany Each Submittal with a Transmittal Letter Detailing Project Name, Submittal Date, List of Scheduled Materials Submitted, and the Number of Copies of Each.
- Procedures Indicated Provide Only for the Minimum Requirements of the Owner, Architect, and Authority Having Jurisdiction
- Incomplete or Unscheduled Submittals Will not be Accepted or Reviewed.

SUBMITTAL TYPES

M	Material Samples - 12" x 12" Max Size or As Approved, Clearly Keyed to Proposed Intended Use
D	Paint Drawdowns (Finish Coats Only) - 8" x 10" Size or As Approved, Clearly Keyed to Proposed Intended Use
F	Finish or Color Samples - 12" x 12" Max Size or As Approved, Clearly Keyed to Proposed Intended Use
MU	Mockup - 4' x 6' Max Size or As Approved
S	Detailed Production Shop Drawings and/or Manufacturer's Product Data, Clearly Keyed to Each Other and to Contract Documents
ES	Engineered Shop Drawings to Professional Standards Bearing Seal required by Oregon State Law Including Design and Supporting Calculations. Key Clearly to Each Other and to Contract Documents
MX	Mix Designs Clearly Keyed to Proposed Intended Use
MC	Manufacturer's Certification of Specification Compliance

SUBMITTAL PROCEDURES

	Procedure Type	Furnish To Architect or Others as Noted	Architect and Others as Noted to Return
1	Documents for Record	PDF Prior to Order	N/A
2	Samples For Selection or Review from Manf. Standard Options	(2) cc On Supplier Selection	30 Days
3	Documents for Review	PDF	15 Days
4	Documents for Consultant Review	PDF	15 Days
5	Deferred Submittals for Jurisdiction Review	PDF to Jurisdiction Having Authority	PDF From Jurisdiction Having Authority
6	Samples For Selection from Manf. Standard Options and Pricing Proposal	(2) cc	

SUBMITTAL PROCEDURE SCHEDULE

Specification Item	Submittal Type								
	M	F	D	MU	S	ES	MX	MC	
Base Aggregate Fill					4		4		
Geotextile					4				
Helical Pier					5, 4	5, 4			
Foundation Elements									
Concrete Mix							4		
Casework & Finishes	2				3				
Hollow Metal Doors and Frames					3				
Hardware	2				3				
Coating Systems			3						
Wall Covering	2								
Carpet, Resilient FL	2, 3								
Porcelain & Ceramic Tile	2, 3								
Plumbing Fixtures	2				3				
HVAC Equipment	2				3				
Electrical Fixtures	2				3				
Roofing	2				3				
Toilet Accessories	2				3				

3. QUALITY CONTROL TESTING & INSPECTION

GENERAL

- See Statement of Special Inspections, Structural Sheet S100 for Steel, Concrete Grade Beams, Soils, & Structural Wood Shear Walls.
- Perform and Write Reports of the Following Tests and Inspections. (Submit Reports to the Architect or as Otherwise Indicated)
  - Documentation of Subgrade
  - Filed Density Tests of Fill Compaction
- Coordinate Performance of Scheduled Tests and Inspections with Qualified Agency Engaged by Owner.

- Detail in Each Report the Client (Property Owner), Project Name, Testing Performed, and Date Performed.
- See Individual Specification Sections for Test Methods to be Used.
- Comply with Inspection and Reporting Requirements of the Authority Having Jurisdiction for Special Inspections.

DIVISION 2 - EXISTING CONDITIONS

- DEMOLITION: Remove Trash, Rubbish and Other Obstructions from the Site Prior to Starting of Earthwork.
- SOIL STABILIZATION: see Foundation Engineering Geotechnical Investigation report dated August 20, 2023

DIVISION 3 - CONCRETE

SEE STRUCTURAL SHEET S100 FOR INFORMATION

DIVISION 5 - METALS

SEE STRUCTURAL SHEET S100 FOR INFORMATION

DIVISION 6 - WOOD & PLASTICS

- SOLID SAWN LUMBER: See Structural Sheet S100 for Information
- LAMINATED LUMBER: See Structural Sheet S100 for Information
- TRUSSES: See Structural Sheet S100 for Information
- SHEATHING: See Structural Sheet S100 for Information
- PRESURE TREATED LUMBER: See Structural Sheet S100 for Information
- EXTERIOR WALLS, FASCIA, & SOFFIT FINISH

VERTICAL PANEL SIDING

MANF/MATL: James Hardie (Fiber-Cement Siding) / Smooth (or CedarMill) Hardie Panel with Trim Batten Boards  
 INSTALLATION: Per Manf Documentation  
 COLOR: Owner Selected from Contractor Provided Samples

HORIZONTAL PANEL SIDING

MANF/MATL: James Hardie/Artisan Siding ShipLap, 8 1/4" (7" Exposure)  
 INSTALLATION: Per Manf Documentation  
 COLOR: Owner Selected from Contractor Provided Samples

BASE BAND

MANF/MATL: James Hardie / HardiTrim 3/4" Smooth trim x 11.25"

AWNING BAND

MANF/MATL: James Hardie / HardiTrim 3/4" Smooth trim x 7.25"

CORNER TRIM

MANF/MATL: James Hardie / HardiTrim 1" Smooth trim x 3.5"

SOFFIT PANELS

MANF/MATL: James Hardie / Hardisoffit Vented, 12" Cedarmill

FASCIA

MANF/MATL: Solid Sawn Lumber

UNDER-DECK CEILING

MANF/MATL: Owner Selected from Contractor Provided Samples  
 COLOR: Owner Selected from Contractor Provided Samples

• CASEWORK

DESIGNED BY OWNER'S CONSULTANT

• [WD] INTERIOR WOOD

[WD] = WOOD CASING

MANF/MATL: Hemlock

FINISH: Natural Satin Finish

DIVISION 7 - THERMAL & MOISTURE PROTECTION

• VAPOR RETARDER

MANF/MATL: 1-Perm Max. Vinyl, Foil, Visqueen, or FSK Paper  
 INSTALLATION: Per Manf Documentation

• BATT INSULATION

ACOUSTICAL INSULATION:

MANF/MATL: Contractor Selected/Fiberglass Batt Insulation

FACING: Unfaced

R-VALUE: ..

INSTALLATION: Per Manf Documentation

WALL INSULATION:

MANF/MATL: Contractor Selected/Fiberglass Batt Insulation

FACING: Flame Spread less than 25; Smoke Density less than 450, and Permeability less than 10 perms

R-VALUE: ..

INSTALLATION: Per Manf Documentation with Facing to Warm Side

ROOF INSULATION:

MANF/MATL: Contractor Selected/Fiberglass Batt Insulation

FACING: Flame Spread less than 25; Smoke Density less than 450, and Permeability less than 10 perms

R-VALUE: ..

INSTALLATION: Per Manf Documentation with Facing to Warm Side

CEILING INSULATION:

MANF/MATL: Contractor Selected/Fiberglass Batt Insulation

FACING: Unfaced

R-VALUE: ..

INSTALLATION: Per Manf Documentation with Facing to Warm Side

• FLEXIBLE FLASHINGS

WALL FLASHING:

MANF/MATL: Contractor Selected Wall Flashing

INSTALLATION: Per Manf Documentation

[WRAP-1] (TYPICAL WALL OPENING WRAP):

MANF/MATL: Contractor Selected

INSTALLATION: Per Manf Documentation

[WRAP-2] (FORMING WALL OPENING WRAP):

MANF/MATL: Contractor Selected

INSTALLATION: Per Manf Documentation

• WEATHER RESISTIVE BARRIER

MANF/MATL: Vapor Permeable Drainable Weather-Resistive Barrier/Contractor Selected Commercial Wrap for 100-150 mph wind

INSTALLATION: Per Manf Documentation

• MOISTURE BARRIER

MANF/MATL: Contractor Selected for 100-150 mph wind

INSTALLATION: Per Manf Documentation

• COMPOSITION ROOFING

MANF/MATL: Architectural Comp Series for 100-150 mph wind

COLOR: Owner Selected from Contractor Provided Samples

• STAINLESS STEEL FLASHING (use stainless-steel fasteners, connectors, and flashings at the exterior)

MANF/MATL: Contractor Select/Material as Noted Below

TYPE: 304

TEMPER: Contractor Select

FINISH: Mill-rolled #2B At Gutters, Horizontal Banding, And Other Exposed Surfaces

THICKNESS: 26 Gauge (.018 Inch) At Gutters, 24 Gauge (.025 Inch) At Horizontal Banding and Other Exposed Surfaces

INSTALLATION: Material Handling, Solder, Flux, Mechanical Fasteners and Clips, Seams and Joints, Expansion Joint Spacing, Inside Corners, Hemmed Exposed Edges, Final Cleaning, and all Other Related Practices as Defined by the Specialty Steel Industry of North America.

• SEALANT

MANF/MATL: Contractor Selected Appropriate to Application.

INSTALLATION: Apply As Adjacent Materials are Installed, Per Manf Documentation at Envelope Penetrations to Preclude Infiltration or Moisture Passage.

DIVISION 8 - OPENINGS

• [DFG] = FIBERGLASS DOOR & FRAMES

MANF/MATL: Contractor Selected, U-Value per Window & Door General Notes, Sheet G105.

COLOR: Owner selected from Contractor Provided Color Swatches.

INSTALLATION: At Exterior. Per Manf Documentation. Square, Plumb, Weather-tight And Infiltration-tight. Operation Should Be Smooth Without Sticking or Rattling

• [PMA] = DOOR METAL ACCESS (@ MECHANICAL LOFT)

[PMA-1] (HORIZONTAL APPLICATION)

MANF/MATL: Milcor / Style "M" w/ Cylinder Lock

FINISH: Factory Prime & Field Paint Per Door Schedule

INSTALLATION: Per Manf Documentation. Square, Plumb, And Securely Anchored to Adjacent Construction

[PMA-2] (HORIZONTAL APPLICATION)

MANF/MATL: Milcor / Style "M" w/ Allen Screw Cam Latches

FINISH: Factory Prime & Field Paint Per Door Schedule

INSTALLATION: Per Manf Documentation. Square, Plumb, And Securely Anchored to Adjacent Construction

[PHM] = HOLLOW METAL FRAME

MANF/MATL: 16 Gauge Welded

FINISH: Factory Primed & Field Painted Per Door or Window Schedule.

INSTALLATION: Per Manf Documentation. Square, Plumb, Weather-tight And Securely Anchored to Adjacent Construction

• [WD] = WOOD DOOR

[DWD-1] (WOOD DOOR - PRE-FINISHED)

MANF/MATL: Contractor Selected / Birch-Flush Panel Solid Core Interior

STANDARD: AWI 1300 "PC-5", Custom Grade

FINISH: Custom Grade, Prefinished Clear

INSTALLATION: Per Manf Documentation. Square, Plumb, And Smooth. Operation with No Sticking or Rattling

[DWD-2] (WOOD DOOR - PAINT GRADE)

MANF/MATL: Contractor Selected / Primed Hardboard-Flush Panel Solid Core Interior

STANDARD: AWI 1300 Particle Core

FINISH: Factory Primed - Paint per Owner Selection from Contractor Provided Color Swatches

INSTALLATION: Per Manf Documentation. Square, Plumb, And Smooth. Operation With No Sticking or Rattling

[DWD-3] (WOOD DOOR - PRE-FINISHED W/ LITE)

MANF/MATL: Contractor Selected / Birch Veneer/ LSL Core Exterior

STANDARD: AWI "SHC", Custom Grade

FINISH: Custom Grade, Prefinished Clear

INSTALLATION: Per Manf Documentation. Square, Plumb, And Smooth. Operation with no Sticking or Rattling

• [FGD] = FOLDING GLASS DOOR

MANF/MATL: V2 Folding Glass Door by ThermoTru / Model 3LIRDA, Top Load, 4 Panels

FINISH: Factory Finish (White)

INSTALLATION: Per Manf Documentation. Square, Plumb, And Securely Anchored to Adjacent Construction

• GLAZING SYSTEMS

[G] = GLASS

MANF/MATL: Contractor Selected / 1/4" Glass, Gray Tint only at South Windows

[IG] = INSULATED GLASS

MANF/MATL: Contractor Selected

- Interior Lite: 1/4" - Clear with Soft Coat Low E

- Exterior Lite: 1/4" - Gray Tint only at South Windows

[ISG] = INSULATED SAFETY GLASS (Typical)

MANF/MATL: Contractor Selected

- Interior Lite: 1/4" Tempered - Clear with Soft Coat Low E

- Exterior Lite: 1/4" Tempered - Gray Tint only at South Windows

[SG] = SAFETY GLASS (at Interior Vestibule Assembly)

MANF/MATL: Contractor Selected - 1/4" Tempered Glass

• HARDWARE

MANF/MATL: Contractor Selected/Commercial Grade

FINISH: Owner Selected from Contractor Provided Material. Match Finish of Hardware and Fasteners at Each Opening. Stainless Steel at All Exterior Doors.

INSTALLATION: Per Manf Documentation.

LOCKS & LATCHES:

FUNCTION: See Door Schedule and Floor Plan Notes, Provide Matching Strike and Backbox.

HINGES:

SIZE/TYPE: Contractor Selected Unless Otherwise Indicated

• [WVC] = VINYL CLAD WINDOW

MANF/MATL: Milgard Windows V250

SIZE: See Window Schedule on Sheet G105 and Exterior Elevations on Sheets A201 & A202

FINISH: Ext. White / Int. White

INSTALLATION: Per Manufacturers Documentation.

GLAZING: Insulated Glass

- Glass: 1/8" Low E over 1/8" Clear w/ Gray EdgeGuard MAX spacer

- U-Factor: 0.29 per Manf. Documentation

- SHGC: 0.33 per Manf. Documentation

REP: Nate Lunman, Withers Building Specialties, nstelnman@witherslumber.com

DIVISION 9 - FINISHES

• [DW] = DRYWALL SYSTEMS

GYPSUM BOARD:

MANF/MATL: Contractor Selected/ 5/8" Type "X" Gypsum Panel

INSTALLATION: Attach in Accordance with Gypsum Association Standards. Finish as Scheduled.

MOLD & MOISTURE RESISTANT GYPSUM BOARD:

MANF/MATL: Contractor Selected/ 5/8" Mold & Moisture Resistant Gypsum Board

INSTALLATION: Place in Accordance with Gypsum Association Standards. Attach in Accordance with Gypsum Association Standards. Finish as Scheduled.

Extend 2' Beyond Plumbing Fixtures.

FINISHES:

[DW] Finish Level 4 Light Orange Peel (Light Texture)

- Finish Levels per Gypsum Association Publication GA 214-06.

• [T] = TILE

MANF/MATL: Dal-Tile/ 12"x24"

SERIES: Industrial Park

COLOR: Light Gray

GROUT COLOR: Owner selected by Contractor provided samples

INSTALLATION: Per Manf Documentation

• [TB] = TILE BASE

MANF/MATL: Dal-Tile/ 3"x12" Bullnose

SERIES: Industrial Park

COLOR: Light Gray

GROUT COLOR: Owner selected by Contractor provided samples

INSTALLATION: Per Manf Documentation

• [AT] = ACOUSTICAL CEILING SYSTEMS

MANF/MATL: Armstrong Cells #2824/ 24"x24" / Smooth/ Prelude XL Suspension

System

EDGE: Square Tegular

COLOR: White

INSTALLATION: Per Mant Documentation  
 [CB-2] (MODULAR)  
 MANF/MATL: Milliken/ 9.85" x 39.4" / Low Country  
 PATTERN: Estuary  
 COLOR: 80% Indigo Plant (EST 106-13) / 20% Angel Oak (EST 118-13)  
 WEIGHT: 15 oz/yd<sup>2</sup>  
 INSTALLATION: Per Mant Documentation  
 [CB-3] (MODULAR)  
 MANF/MATL: Milliken/ 9.85" x 39.4" / Low Country  
 PATTERN: Estuary  
 COLOR: 80% Tidal (EST 201-13) / 20% Angel Oak (EST 118-13)  
 WEIGHT: 15 oz/yd<sup>2</sup>  
 INSTALLATION: Per Mant Documentation  
 [CB-4] (MODULAR)  
 MANF/MATL: Milliken/ 9.85" x 39.4" / Low Country  
 PATTERN: Estuary  
 COLOR: Sweet Grass (EST 141-3)  
 WEIGHT: 15 oz/yd<sup>2</sup>  
 INSTALLATION: Per Mant Documentation  
 [WOM] (WALK-OFF MAT)  
 MANF/MATL: Milliken/OBEX Tile: Cutx/Thread, 19.7" x 19.7"  
 WEIGHT: 24 oz/yd<sup>2</sup>  
 COLOR: TDX9-27 Grey  
 INSTALLATION: Per Mant Documentation

- FLOOR FINISH ACCESSORIES  
 FLOOR TRANSITION  
 MANF/MATL: Contractor selected
- [RB] = RUBBER BASE  
 MANF/MATL: Johnsonite/ Perceptions/ Flex 425" (RWDC-48-F)  
 COLOR: Grey - 48  
 INSTALLATION: Per Mant Documentation
- [PT] = COATING SYSTEMS  
 INSTALLATION: Substrate Preparation and Selection of Appropriate Primer Per Mant Documentation  
 [PT-1] (GEN. INT. WALLS)  
 MANF/MATL: Contractor Selected/Satin Finish  
 COLOR: Match Sherwin Williams Gossamer Veil (SW 9165)  
 APPLICATION: (1) Coat Primer & (2) Coats Finish  
 [PT-2] (RESTROOMS)  
 MANF/MATL: Contractor Selected / Epoxy Finish  
 COLOR: Match Sherwin Williams Gossamer Veil (SW 9165)  
 APPLICATION: (1) Coat Primer & (2) Coats Finish  
 [PT-3] (OUTSIDE CIRCULATION DESK)  
 MANF/MATL: Contractor Selected / Satin Finish  
 COLOR: Match Sherwin Williams Steely Gray (SW 7664)  
 APPLICATION: (1) Coat Primer & (2) Coats Finish
- ACOUSTIC FINISHES  
 [WF] = WALL FELT  
 MANF/MATL: Filfelt / Wool Design Felt  
 COLOR: 75% Stein (427), 25% Gletscher (613)  
 APPLICATION: Per Mant Documentation

DIVISION 10 - SPECIALTIES

- EXTERIOR SIGNAGE  
 BULLETIN BOARD: Barco Products, Large Wall Mounted Horizontal Message Center, Owner Provided, Contractor installed.
- TOILET ACCESSORIES:  
 INSTALLATION: Surface Mounted Per Mant Documentation  
 MIRRORS: Contractor Selected  
 GRAB BARS: Contractor Selected  
 COAT HOOKS: Contractor Selected  
 DISPENSERS: Contractor Selected  
 TOWEL: Contractor Selected  
 NAPKIN: Contractor Selected  
 SOAP: Contractor Selected  
 T.P.: Contractor Selected  
 SEAT COVER: Contractor Selected
- FIRE EXTINGUISHERS  
 FIRE EXTINGUISHER & CABINET:  
 MANF/MATL: (Cabinet) JL Industries / "Ambassador" Series #1017, Semi-Recessed, Fire-FX Option, Full Door Style w/ Sat-T-Lok Glass, DS (Double Strength) Glass  
 TYPE: 2A-10B-C  
 SIZE: 5#  
 INSTALLATION: Per Mant Documentation  
 ELECTRICAL FIRE EXTINGUISHER:  
 MANF/MATL: Contractor Selected  
 TYPE: C, UFC Standard 10-1 E-5  
 SIZE: 5#  
 INSTALLATION: Per Mant Documentation

- EXTERIOR SPECIALTIES  
 SIGNAGE:  
 MANF/MATL: Design-Build Owner Consultant

DIVISION 11 - EQUIPMENT

BY OWNER

DIVISION 12 - FURNISHINGS

BY OWNER

DIVISION 22 - PLUMBING

- Contractor Design & Build

DIVISION 23 - HVAC

- Contractor Design & Build

DIVISION 26 - ELECTRICAL

- Contractor Design & Build

DIVISION 27 - COMMUNICATIONS

- Contractor Design & Build

DIVISION 28 - ELECTRONIC SAFETY & SECURITY

- DETECTION & ALARM:  
 MANF/MATL: By Owner
- SECURITY:  
 MANF/MATL: By Owner

DIVISION 31 - EARTHWORK

- EARTHWORK & BUILDING PAD  
 SEE STRUCTURAL SHEET S100 FOR ADDITIONAL INFORMATION  
 MANF/MATL: Satisfactory Materials are Project Specific and are Defined by the Owner's Geotechnical Engineer - see Foundation Engineering Geotechnical Investigation report dated August 20, 2023  
 INSTALLATION: Requirements as Recommended by Owner's Geotechnical Engineer
- EROSION & SEDIMENTATION CONTROLS  
 Contractor Design & Build
- HELICAL FOUNDATION PILES  
 Contractor Design & Build

DIVISION 32 - EXTERIOR IMPROVEMENTS

- PAVING  
 ASPHALT PAVING: By Owner  
 CONCRETE WALKS  
 MANF/MATL: Constructed in accordance with the City of Yachats Standard Details,  
 INSTALLATION: Minimum Concrete Thickness of 4", 3A-0 Compacted Crushed Rock, Compacted Subgrade, Coordinate with City of Yachats.
- IRRIGATION: Design-Build by Subcontractor
- PLANTING: By Owner

DIVISION 33 - UTILITIES

- WATER UTILITIES: Owner Supplied
- SANITARY SEWER UTILITIES: Owner Supplied
- STORMWATER UTILITIES: Owner Supplied
- ELECTRICAL UTILITIES: Owner Supplied

DIVISION 48 - ELECTRICAL POWER GENERATION

- SOLAR ENERGY ELECTRICAL POWER GENERATION EQUIPMENT  
 BY OWNER'S CONSULTANT DESIGN & BUILD



City of Yachats  
 New Library

560 W 7th Street, Yachats, Oregon 97498

PROJECT #:

2217

DOCUMENT  
 TYPE

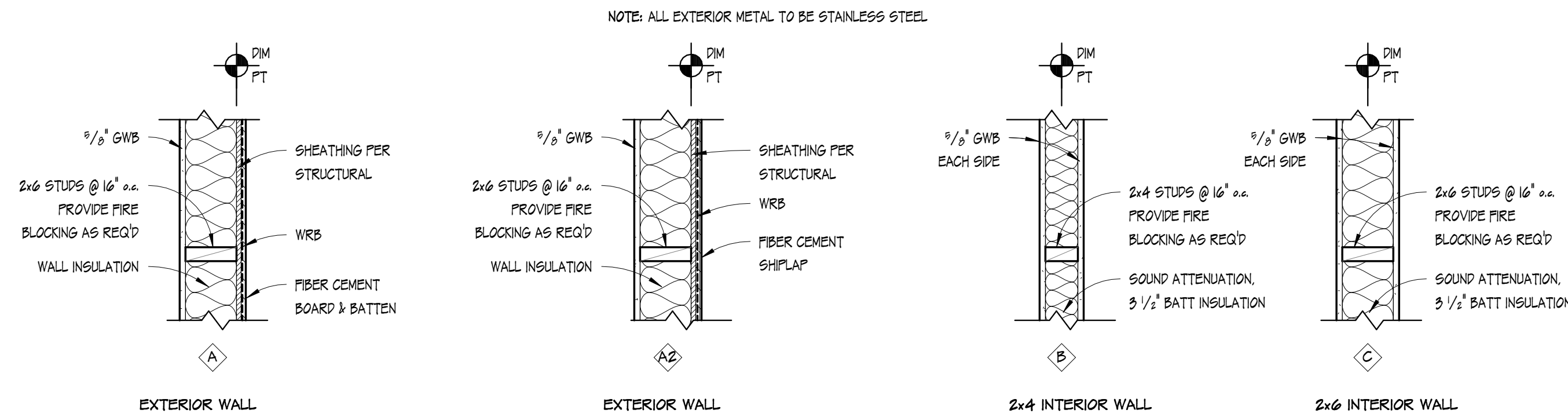
Permit/CDs

DATE:

09.27.2024

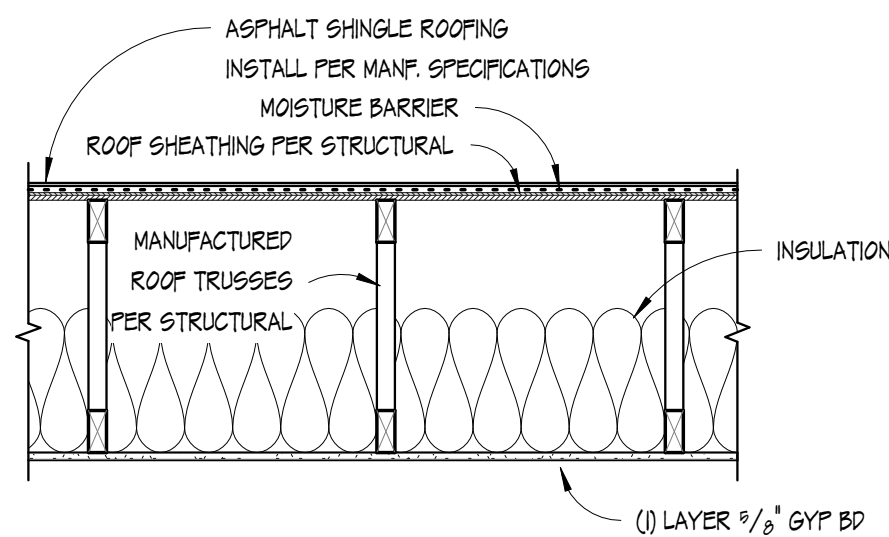
OUTLINE  
 SPECIFICATIONS

G104

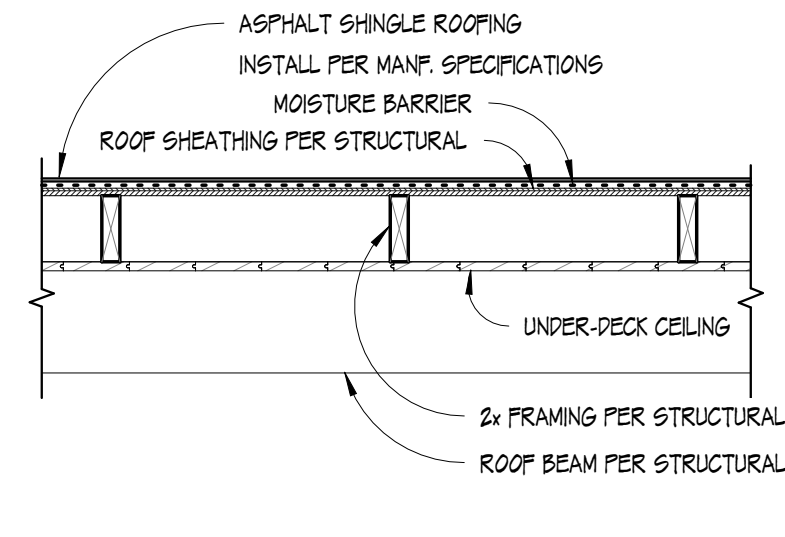


1 WALL TYPES  
1" = 1'-0"

DOOR SCHEDULE										
ID	PANEL SIZE		DOOR			FRAME		HARDWARE	COMMENTS	
	WIDTH	HEIGHT	TYPE	CORE/MAT'L	FINISH	TYPE	FINISH			
1	3'-0"	7'-0"	A	WC/WD	CC	HM	FF	3	FOYL OFFICE	
2	3'-0"	6'-8"	A	HM	FF	HM	FF	6	UTILITY	
4	3'-0"	6'-8"	A	WC/WD	CC	HM			HALL	
5	3'-0"	6'-8"	A	WC/WD	CC	HM		5	ADA RESTROOM	
6	3'-0"	6'-8"	A	WC/WD	CC	HM		5	RESTROOM	
7	2'-6"	6'-8"	A	WC/WD	CC	HM		6	STORAGE	
8	3'-0"	6'-8"	E	WP	CC				COMMUNITY POCKET DOOR	
9	3'-0"	7'-0"	C					4	COMMUNITY EXTERIOR DOOR	
10	3'-0"	7'-0"	C					7	SEATING EXTERIOR DOOR	
11	3'-0"	6'-8"	B	SG				2	LOBBY DOOR	
12	3'-0"	7'-0"	B	SG				1	LOBBY ENTRANCE	
13	3'-0"	7'-0"	B	SG				1	LOBBY ENTRANCE	
15	2'-0"	6'-8"	A	WC/WD	CC	HM		6	STORAGE	
17	3'-0"	7'-0"	C					4	STAFF EXTERIOR DOOR	
19	11'-10"	7'-0"	D	SG	FF		FF		V2 BY THERMATRU - MODEL 3URDA	



2 ROOF-CEILING ASSEMBLY  
3/4" = 1'-0"



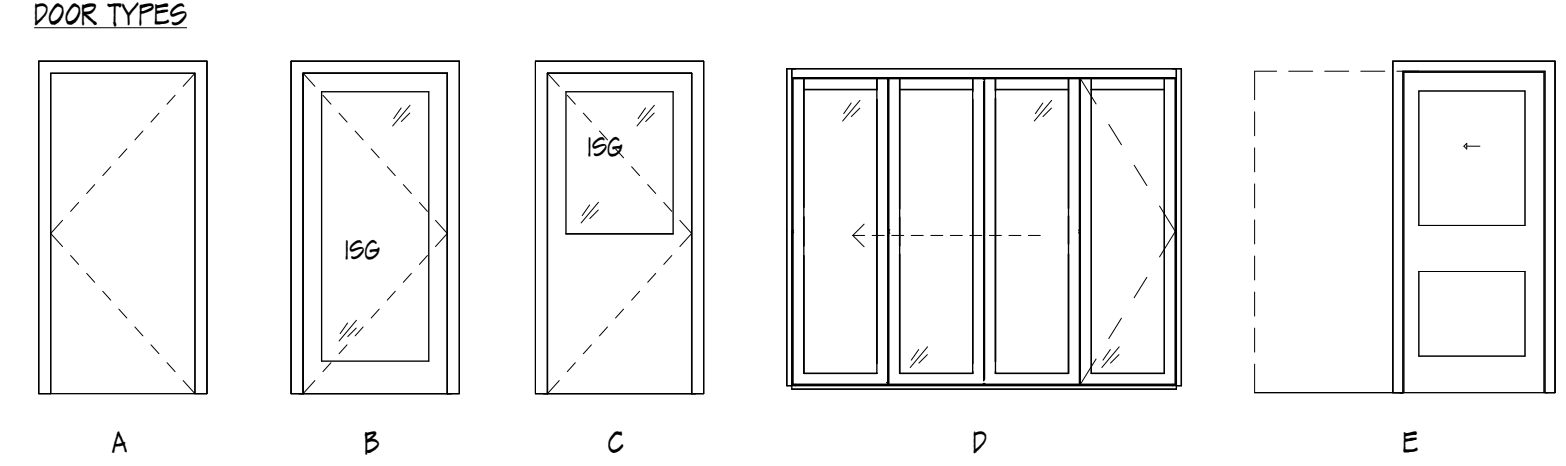
3 ROOF-CEILING @ NW ENTRY  
3/4" = 1'-0"

WINDOW SCHEDULE							
TYPE	OPERATION	FRAME SIZE		QTY	MANUFACTURER	MODEL	COMMENTS
		WIDTH	HEIGHT				
A	FIXED	3'-0"	6'-0"	5			
B	FIXED	3'-0"	6'-0"	5			
C	FIXED	3'-0"	3'-0"	10			
D	FIXED	3'-0"	5'-5 7/8"	1			
E	FIXED	3'-0"	6'-7"	1			
F	FIXED	3'-0"	4'-4 3/4"	2			
G	FIXED	3'-0"	3'-3 5/8"	2			
H	FIXED	3'-0"	3'-6"	1			
I	FIXED	3'-0"	4'-0"	6			TEMP PER PLANS
K	FIXED	3'-0"	2'-0"	2			
M	AWNING	3'-0"	4'-0"	6			
N	AWNING	3'-0"	2'-0"	1			

- WINDOW & DOOR GENERAL NOTES**
- TB = THERMALLY BROKEN
  - STOREFRONT SHALL HAVE A U-FACTOR OF 0.20 (LOW-E) OR BETTER AND SHGC OF 0.33 OR BETTER
  - EXTERIOR PENETRATION W/ 70% GLAZING SHALL HAVE A U-FACTOR OF 0.30 AND SHGC OF 0.40 OR BETTER
  - SAFETY/TEMPERED GLAZING AS REQUIRED BY OSGC 2406
  - INSULATED OPAQUE DOORS SHALL HAVE A U-FACTOR OF 0.37 OR BETTER
  - EXIT DOORS ARE REQUIRED TO BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT (OSGC 1009.10)
  - DOOR HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT FINCHING, OR TWISTING OF THE WRIST TO OPERATE LEVER-OPERATED AND PUSH-TYPE MECHANISMS AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS (CC 404.2.6)

**DOOR & WINDOW ABBREVIATIONS**

AND	ANODIZED	INSUL	INSULATED
CC	CLEAR COAT	INT	INTERIOR
CR	CARD READER	F	FANT
EXT	EXTERIOR	SC	SOLID CORE
F	FLUSH	SG	SAFETY GLAZING
FF	FACTORY FINISH	SS	STAINLESS STEEL
FG	FULL-GLAZED	STL	STEEL
FV	FLUSH W/ VISION GLAZING	TG	TEMPERED GLASS
FH	FLUSH W/ HALF GLAZING	WC	WOOD CLAD
GALV	GALVANIZED	WP	WOOD
HM	HOLLOW METAL		



**ENVELOPE ASSEMBLIES**

WALL INSULATION:	R-21
FLAT CEILINGS:	R-40
VAULTED CEILINGS:	R-60
UNDERFLOOR:	R-30
WINDOWS:	SHGC = 0.33, U-FACTOR = 0.20
EXTERIOR DOORS:	SEE WINDOW & DOOR GENERAL NOTES
EXTERIOR DOORS W/ 2 1/2 HF GLAZING	SEE WINDOW & DOOR GENERAL NOTES

- INSULATION**
- Install Roof Insulation per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the ceiling slope is < 3:12.
  - Building Envelope insulation shall be labeled with R-value or provide insulation certificate with R-value and other relevant data and extend over the full area of the component at the proposed R or U value.
  - Install Above-Grade Wall Insulation per manufacturer's instructions.
  - Protect Exterior Insulation against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.
  - Protect exterior insulation from damage with a protective material. Ventilation for exposed foundation insulation may need to occur during foundation inspection.
  - Insulation in contact with the ground has <= 0.2% water absorption rate per ASTM C872.
  - Install Floor Insulation per Manufacturer's instructions.
  - Deflect Air to above the insulation w/ Inlets at Eaves.
  - Install Insulation in substantial contact with the inside surface separating conditioned space from unconditioned space.
  - Do Not Compress the adjacent insulation installed in the building envelope with recessed equipment.
  - Protect insulation in Attics and Mechanical rooms adjacent to attic or equipment access.
  - Verify that foundation vents do not interfere with insulation.

- AIR LEAKAGE**
- All sources of air leakage in the building are to be sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor-permeable wrapping material to minimize air leakage.
  - The building envelope contains a continuous air barrier that shall be wrapped, sealed/gasketed, and/or taped in an approved manner (except in embedded spaces) and have material permeability less than or equal to 0.004 dflm/ft<sup>2</sup>. Air barrier penetrations shall also be sealed in an approved manner.
  - Factory-built fenestration and doors shall be labeled as meeting air leakage requirements.

- FENESTRATION**
- Fenestration products rated (U-factor, SHGC, and VT) in accordance with NFRC or energy code defaults are used.
  - Fenestration and door products are labeled, or a signed and dated certificate listing the U-factor, SHGC, VT, and air leakage rate has been provided by the manufacturer.

ROOM FINISH SCHEDULE										
ID	ROOM	AREA	FLOOR	BASE	WALL FINISH				CEILING	COMMENTS
					NORTH	EAST	SOUTH	WEST		
101	ENTRANCE VESTIBULE	140 SF	WOM	RB	P-1	P-1	P-1	P-1	P-1	
102	LOBBY	242 SF	CB-1	RB	P-1	P-1	P-1	P-1	P-1	
103	HALL	60 SF	CB-1	RB	P-1	P-1	P-1	P-1	P-1	
104A	RESTROOM	36 SF	T	TB	P-2	P-2	P-2	P-2	P-2	
104B	STORAGE	5 SF	T	TB	P-2	P-2	P-2	P-2	AT	
105	ACCESSIBLE RESTROOM	50 SF	T	TB	P-2	P-2	P-2	P-2	AT	
106	COMMUNITY ROOM	306 SF	CB-4	RB	P-1	P-1	P-1	P-1/WF	P-1	100 sf WF
107	STORAGE	15 SF	CB-4	RB	P-1	P-1	P-1	P-1	P-1	
108	SEATING	165 SF	CB-1	RB	P-1	P-1	P-1	P-1	P-1	
109	COMPUTERS	11 SF	CB-1	RB	P-1	P-1/WF	P-1	P-1	P-1	30 sf WF
110	LIBRARY	1003 SF	CB-4	RB	-	P-1/WF	P-1/WF	P-1/WF	P-1	
111	TEENS	270 SF	CB-3	RB	-	P-1/WF	P-1/WF	P-1/WF	P-1	150 sf WF
112	CHILDRENS	310 SF	CB-2	RB	P-1/WF	P-1	P-1/WF	P-1/WF	P-1	120 sf WF
113	RECEPTION	163 SF	CB-1	RB	P-1	P-1	P-1	P-1	AT	
113A	CIRCULATION	56 SF	CB-1	RB	-	-	-	-	-	
114	STAFF	37 SF	CB-1	RB	P-1	P-1	P-1	P-1	AT	
115	STORAGE/UTILITY	40 SF	CB-1	RB	P-1	P-1	P-1	P-1	AT	
116	FOYL OFFICE	116 SF	CB-1	RB	P-1	P-1	P-1	P-1	AT	

**ROOM FINISH ABBREVIATIONS**

AT	ACOUSTIC CEILING TILE
CB	CARPET BLEND
PL	PLASTIC LAMINATE
P	PAINT
QZ	QUARTZ
RB	RUBBERBASE
SF	STORE FRONT
T	TILE
TB	TILE BASE
WD	WOOD
WF	WALL FELT
WOM	WALK OFF MAT
WSS	WOOD SLAT SYSTEM

DOOR HARDWARE SCHEDULE					
ITEM	QUANTITY	NOTES	ITEM	QUANTITY	NOTES
<b>GROUP 1</b>					
HINGES	3	TYP. LOCATION: FRONT ENTRY	HINGES	3	TYP. LOCATION: PRIVATE BATHROOMS
ENTRANCE LOCKSET	1		PRIVACY LOCKSET	1	
ELECTRIC STRIKE	1		PRIVACY INDICATOR	1	
DOOR BOTTOM	1		SILENCER	1	
SMOKE SEAL/GASKET	1		PROTECTION PLATE	1	
THRESHOLD	1		CLOSER	1	
CUSH-N-STOP CLOSER	1		GROUP 6		
RIM CYLINDER	1		HINGES	3	TYP. LOCATION: STORAGE ROOMS
EXIT DEVICE	1		STORAGE ROOM LOCKSET	1	PROTECTION PLATE ON CIRCULATION SIDE.
<b>GROUP 2</b>					
HINGES	3	TYP. LOCATION: LOBBY	WALL BUMPER	1	
ENTRANCE LOCKSET	1		PROTECTION PLATE	1	
ELECTRIC STRIKE	1		GROUP 7		
CUSH-N-STOP CLOSER	1		HINGES	3	TYP. LOCATION: EMERGENCY EXIT
RIM CYLINDER	1		EXIT NON-KEYED LOCKSET	1	
EXIT DEVICE	1		CUSH-N-STOP CLOSER	1	
<b>GROUP 3</b>					
HINGES	3	TYP. LOCATION: OFFICE	DOOR BOTTOM	1	
OFFICE FUNCTION LOCKSET	1		SMOKE SEAL/GASKET	1	
WALL BUMPER	1		THRESHOLD	1	
SILENCER	1		RIM CYLINDER	1	
<b>GROUP 4</b>					
HINGES	3	TYP. LOCATION: SIDE EXIT	EXIT DEVICE	1	
ENTRANCE LOCKSET	1				
CUSH-N-STOP CLOSER	1				
DOOR BOTTOM	1				
SMOKE SEAL/GASKET	1				
THRESHOLD	1				
RIM CYLINDER	1				
PROTECTION PLATE	1				
EXIT DEVICE	1				

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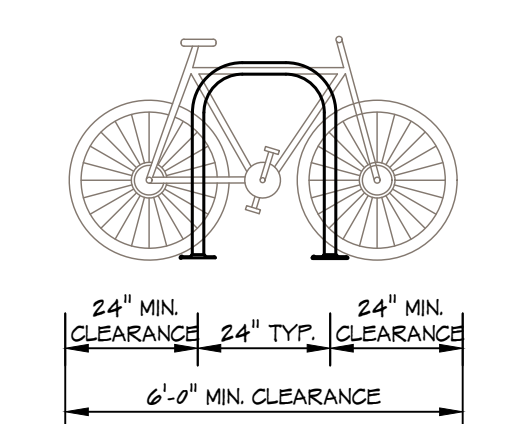
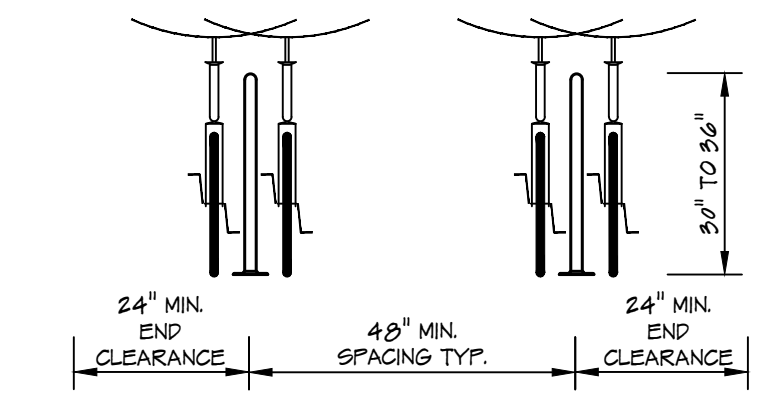
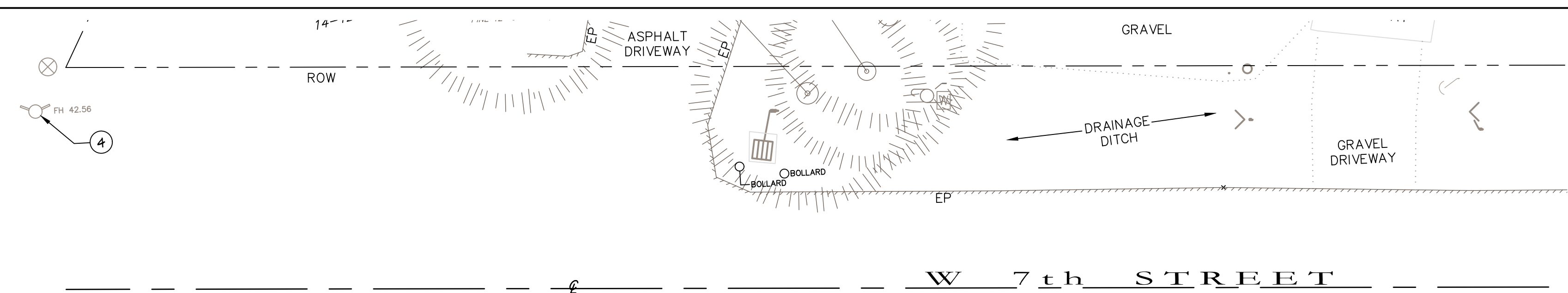
**City of Yachats**  
New Library  
560 W 7th Street, Yachats, Oregon 97498

PROJECT #:  
2217

DOCUMENT TYPE  
Permit/CDs

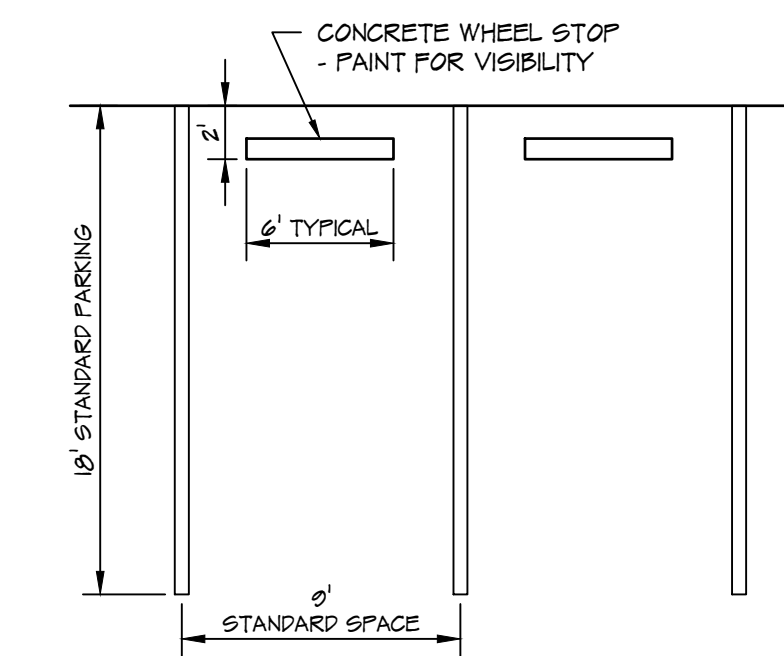
DATE:  
09.27.2024

SCHEDULES, ASSEMBLIES  
**G105**



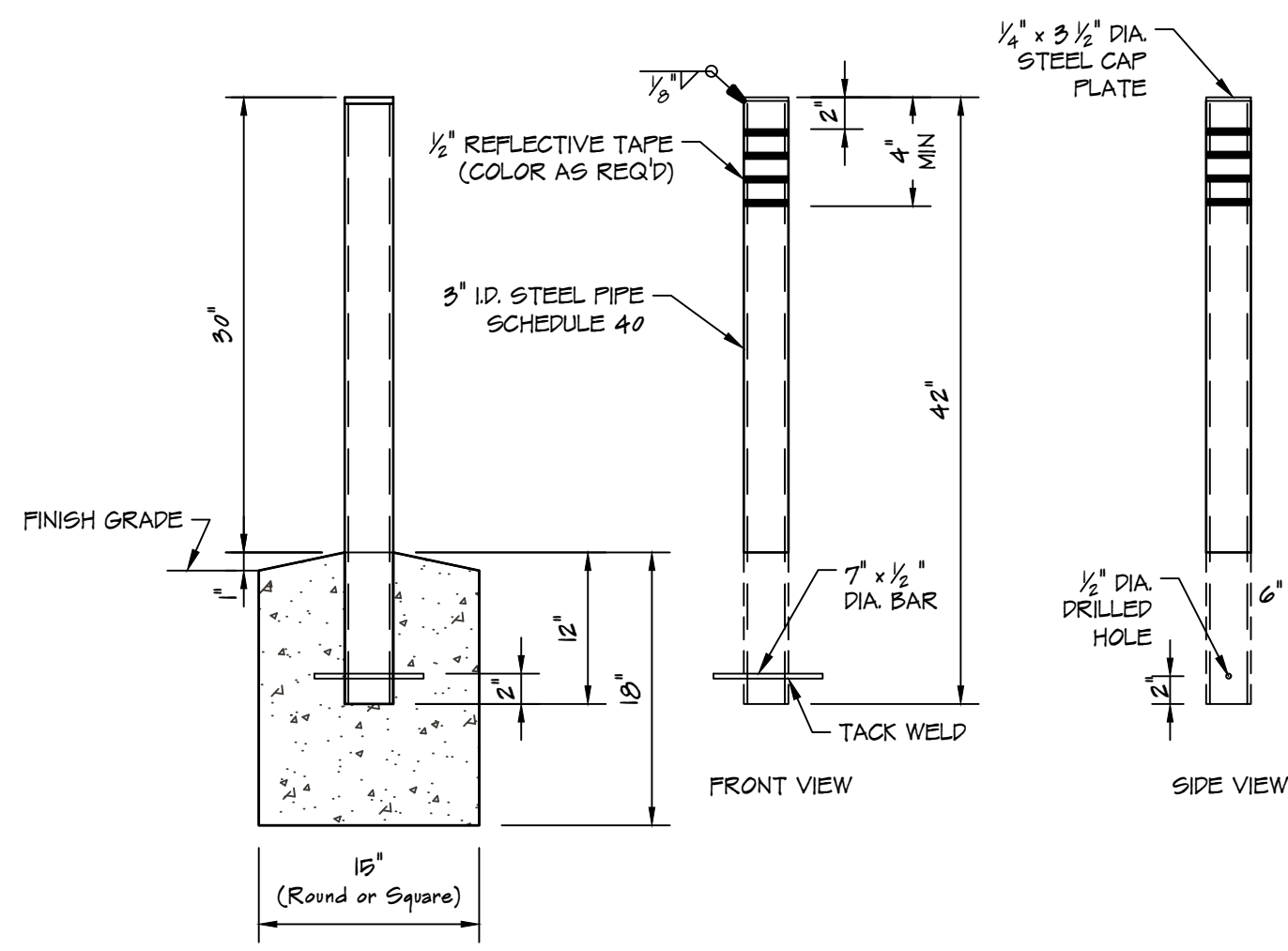
NOTE: MOUNT IN CONCRETE SLAB SECTION PER MANUFACTURER'S RECOMMENDATIONS.

**BICYCLE RACK**  
NOT TO SCALE

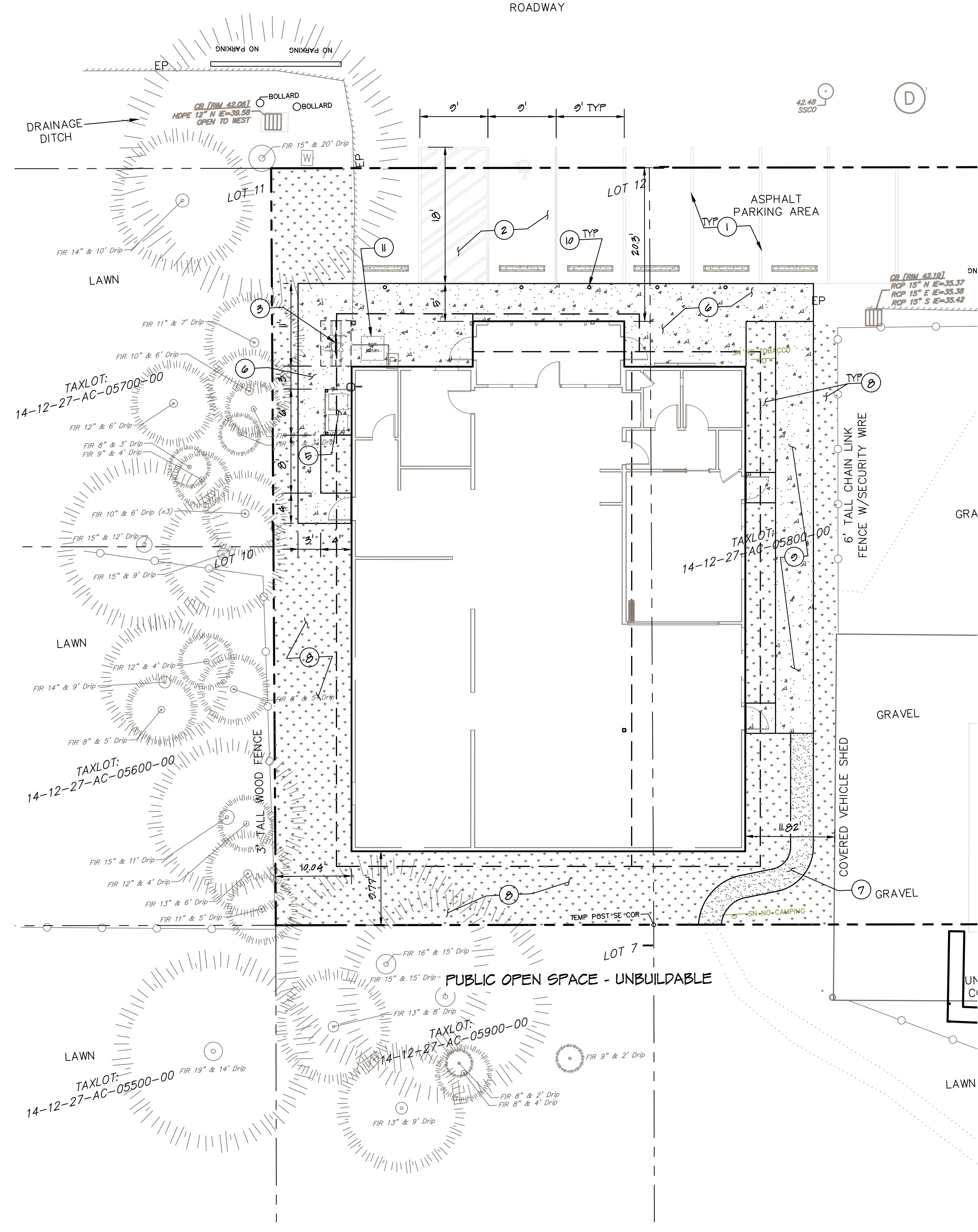


NOTE: VERIFY STRIPING & PAINT TYPE W/ CITY PUBLIC WORKS

**STANDARD PARKING SPACE**  
NOT TO SCALE



**BOLLARD**  
NOT TO SCALE



**NOTE**

- \*\* EXISTING CONDITIONS SURVEY PROVIDED BY BARKER SURVEYING. SEE TOPOGRAPHIC SURVEY DATE 7/26/2024 (NAVD83)
- 1. PROVIDE CONCRETE WALKS WITH CONTROL & EXPANSION JOINTS. VERIFY JOINT LAYOUT PRIOR TO FORMING. JOINTS ARE TO CAULKED, NO WOOD STRIPS ALLOWED. ALL NEW CONCRETE WALKS SHALL NOT EXCEED A SLOPE OF 6% (1/2" IN 10') WITH A CROSS-SLOPE OF 10%
- 2. WHERE NEW SITE WORK JOINS EXISTING CONDITIONS, EXISTING CONDITIONS SHALL CONTROL. IF MAJOR DISCREPANCIES ARE APPARENT, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- 4. SAW CUT PAVING AS REQUIRED TO PROVIDE A CLEAN BREAK FROM PAVING/WALK TO REMAIN FROM PAVING/WALK TO BE REMOVED.
- 5. VERIFY EXISTING VEGETATION, SHRUBS, AND TREES TO REMAIN, IF ANY, WITH OWNER. PROTECT AS REQUIRED TO PREVENT DAMAGE FROM CONSTRUCTION ACTIVITIES.

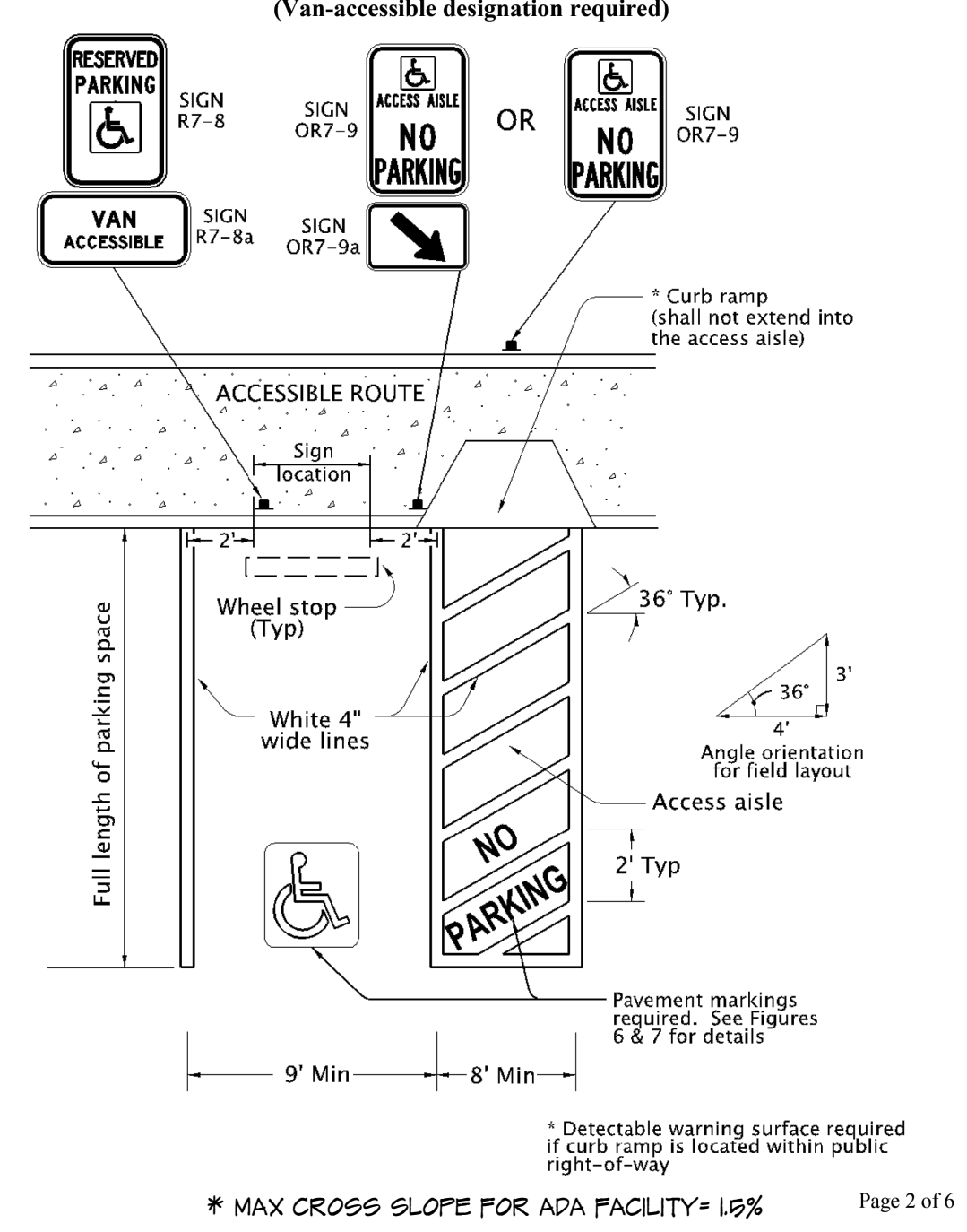
**SITE LEGEND**

	PROPERTY LINE
	CONCRETE PAVING
	GRAVEL
	LANDSCAPING - BY OTHERS

**CONSTRUCTION NOTES**

- 1. CONSTRUCT STANDARD PARKING SPACE, PER DETAIL THIS SHEET.
- 2. CONSTRUCT ADA PARKING DETAIL PER DETAIL PER DETAIL THIS SHEET.
- 3. CONSTRUCT BICYCLE PARKING PER DETAIL THIS SHEET.
- 4. EXISTING FIRE HYDRANT LOCATION.
- 5. 4' HIGH TRASH ENCLOSURE.
- 6. CONSTRUCT 4" CONCRETE PAVING.
- 7. CONSTRUCT NEW GRAVEL PATH.
- 8. LANDSCAPING - BY OWNER.
- 9. EGRESS PATH BY OWNER.
- 10. CONSTRUCT BOLLARD PER DETAIL THIS SHEET, TYPICAL IN FRONT OF EACH PARKING SPACE.
- 11. BOOK RETURN BY OWNER.

**Minimum Standard Single-Accessible Parking Space**  
(Van-accessible designation required)



\* Detectable warning surface required if curb ramp is located within public right-of-way  
\* MAX CROSS SLOPE FOR ADA FACILITY = 10%  
Page 2 of 6

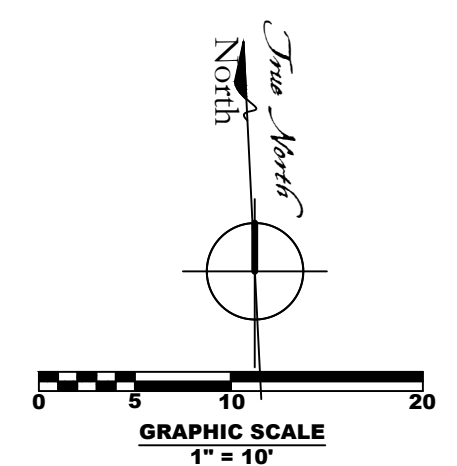
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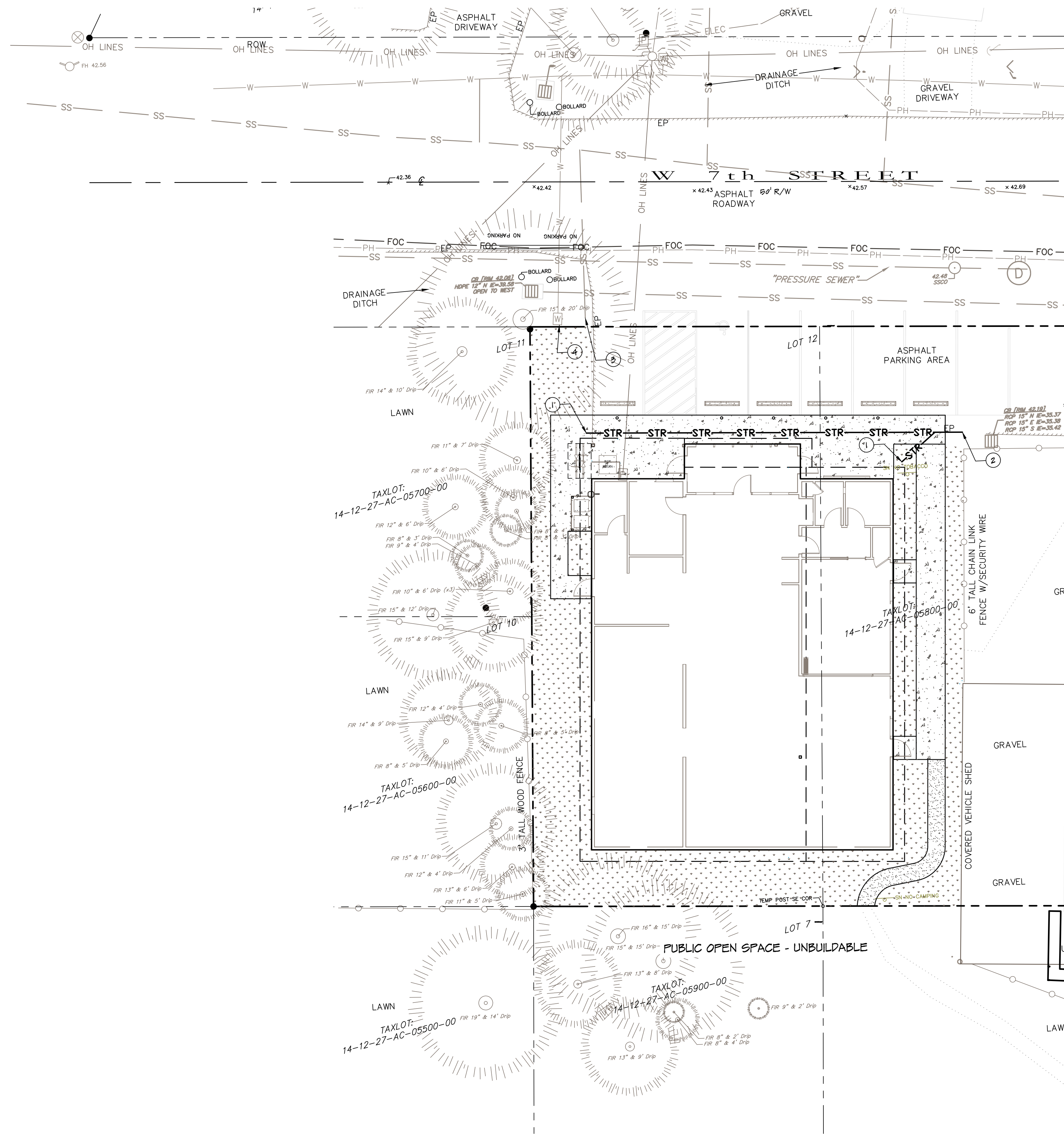
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<b>PROJECT #:</b>	2217
<b>DOCUMENT TYPE</b>	Permit/CDs
<b>DATE:</b>	09.27.2024
<b>SITE PLAN</b>	<b>A001</b>

Know what's below.  
Call before you dig.  
Dial 811 or 800-332-2344





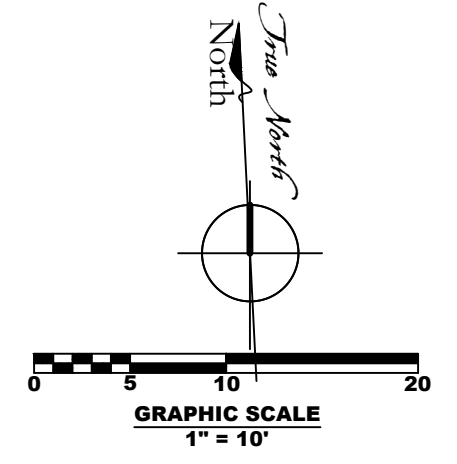
**UTILITY NOTES**

- \*\* EXISTING CONDITIONS SURVEY PROVIDED BY BARKER SURVEYING. SEE TOPOGRAPHIC SURVEY DATE 7/25/2024 (NAV/D/S)
- 1. THE CONTRACTOR SHALL CONTACT OREGON UTILITY NOTIFICATION CENTER AT (503) 552-2344 (OR 24) TO INDICATE EXISTING UTILITIES AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- 2. PUBLIC WORKS SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE CONTRACTOR COMMENCES WORK & AGREES TO BE RESPONSIBLE FOR ANY & ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE FAILURE TO EXACTLY LOCATE & PRESERVE ANY & ALL UNDERGROUND UTILITIES.
- 3. THE CONTRACTOR SHALL DO NO EXCAVATION UNTIL ALL UTILITY AGENCIES & THE CITY HAVE BEEN NOTIFIED & HAVE BEEN GIVEN THE OPPORTUNITY TO MARK THEIR FACILITIES IN THE FIELD.
- 4. AT THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY LOCATION, MATERIAL & DEPTH OF ALL EXISTING UTILITIES ON SITE, ACROSS THE SITE & AT INDICATED POINTS OF CONNECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL CONFLICTS.
- 5. THE PLUMBING SHALL CONFORM TO THE OREGON PLUMBING SPECIALITY CODE AND MANUFACTURER'S SPECIFICATIONS.
- 6. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER CITY OF YACHTS PUBLIC WORKS REQUIREMENTS. THE CITY OF YACHTS SHALL BE RESPONSIBLE FOR WORK DONE WITHIN THE RIGHT-OF-WAY.
- 7. CONTRACTOR TO COORDINATE WITH GAS, POWER, AND COMMUNICATIONS COMPANY FOR LOCATION OF CONDUITS IN COMMON TRENCHES, AS WELL AS, LOCATION OF VAULTS, PEDESTALS, ETC.
- 8. GAS, POWER, AND COMMUNICATION TRENCHING & CONDUITS SHALL BE INSTALLED PER UTILITY COMPANY REQUIREMENTS W/ PULL WIRE. CONTRACTOR TO VERIFY W/ UTILITY COMPANY FOR SIZE LOCATION, AND TYPE OF CONDUIT PRIOR TO CONSTRUCTION, AND SHALL ENSURE THAT TRENCHES ARE ADEQUATELY PREPARED FOR INSTALLATION PER UTILITY COMPANY REQUIREMENTS.

**CONSTRUCTION NOTES**

- ① CONSTRUCT DOWNSPOUT CONNECTION & CLEANOUT PER CITY OF YACHTS REQUIREMENTS.
- ② COORDINATE W/ CITY OF YACHTS FOR CONNECTION TO EXISTING STORMWATER SYSTEM. PIPE @ 2% SLOPE MINIMUM.
- ③ COORDINATE BUILDING CONNECTION TO EXISTING WASTEWATER LATERAL W/ CITY OF YACHTS & WASTEWATER CLEANOUT AS REQ'D PER CODE.
- ④ EXISTING WATER METER. COORDINATE W/ CITY OF YACHTS FOR WATER SUPPLY & FOR WATER IRRIGATION & IRRIGATION BACKFLOW DEVICE AS REQ'D

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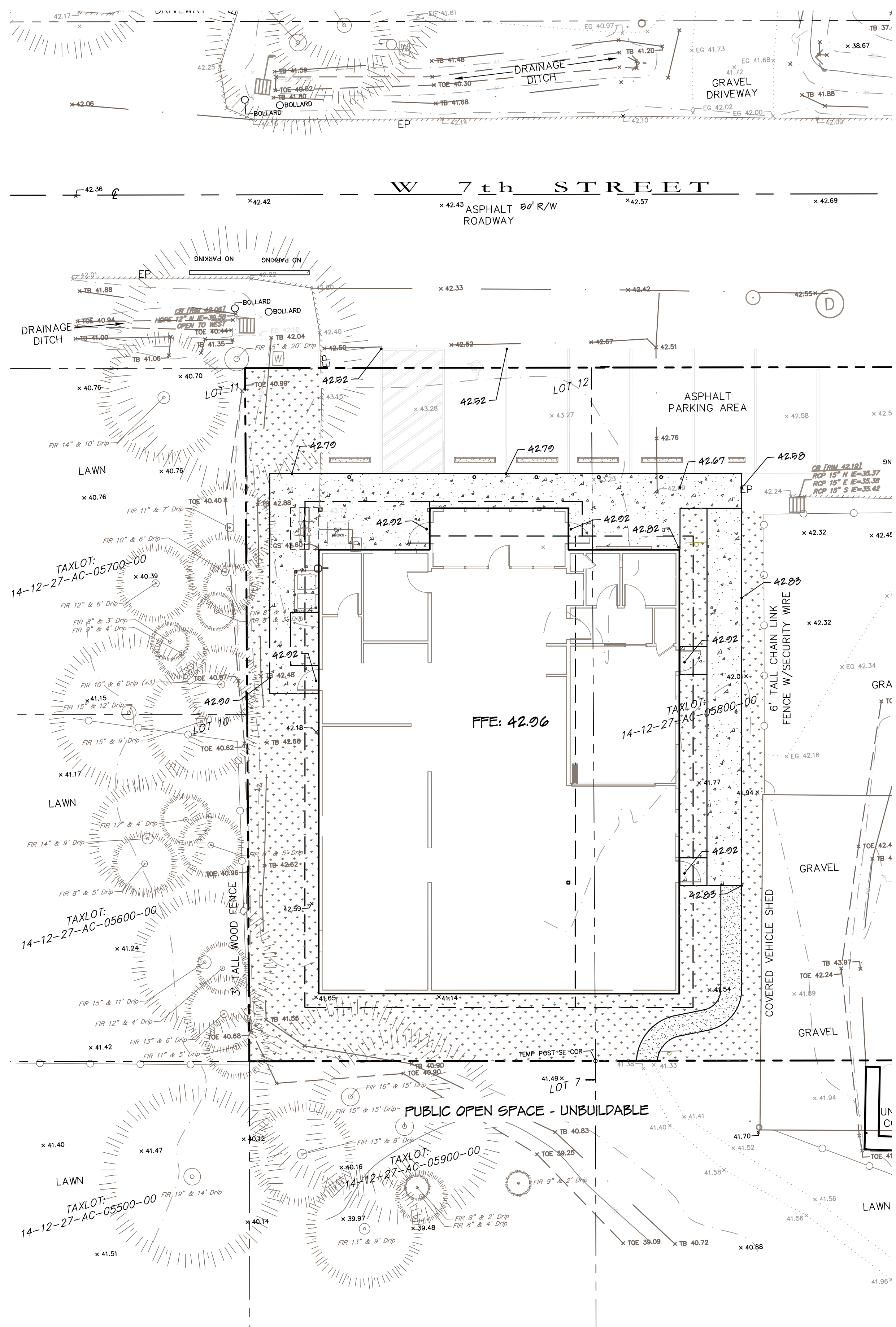
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UTILITY PLAN  
**A002**



**NOTE**

- \*\* EXISTING CONDITIONS SURVEY PROVIDED BY BARKER SURVEYING. SEE TOPOGRAPHIC SURVEY DATE 7/26/2024 (NAVD83)
- 1. PROVIDE CONCRETE WALKS WITH CONTROL & EXPANSION JOINTS. VERIFY JOINT LAYOUT PRIOR TO FORMING. JOINTS ARE TO CAULKED, NO WOOD STRIPS ALLOWED. ALL NEW CONCRETE WALKS SHALL NOT EXCEED A SLOPE OF 2% (2" IN 10') WITH A CROSS-SLOPE OF 1.5%
- 2. WHERE NEW SITE WORK JOINS EXISTING CONDITIONS, EXISTING CONDITIONS SHALL CONTROL. IF MAJOR DISCREPANCIES ARE APPARENT, NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK.
- 4. SAW CUT PAVING AS REQUIRED TO PROVIDE A CLEAN BREAK FROM PAVING/WALK TO REMAIN FROM PAVING/WALK TO BE REMOVED.
- 5. VERIFY EXISTING VEGETATION, SHRUBS, AND TREES TO REMAIN, IF ANY, WITH OWNER. PROTECT AS REQUIRED TO PREVENT DAMAGE FROM CONSTRUCTION ACTIVITIES.

**SITE LEGEND**

	PROPERTY LINE
	CONCRETE PAVING
	GRAVEL
	LANDSCAPING - BY OTHERS

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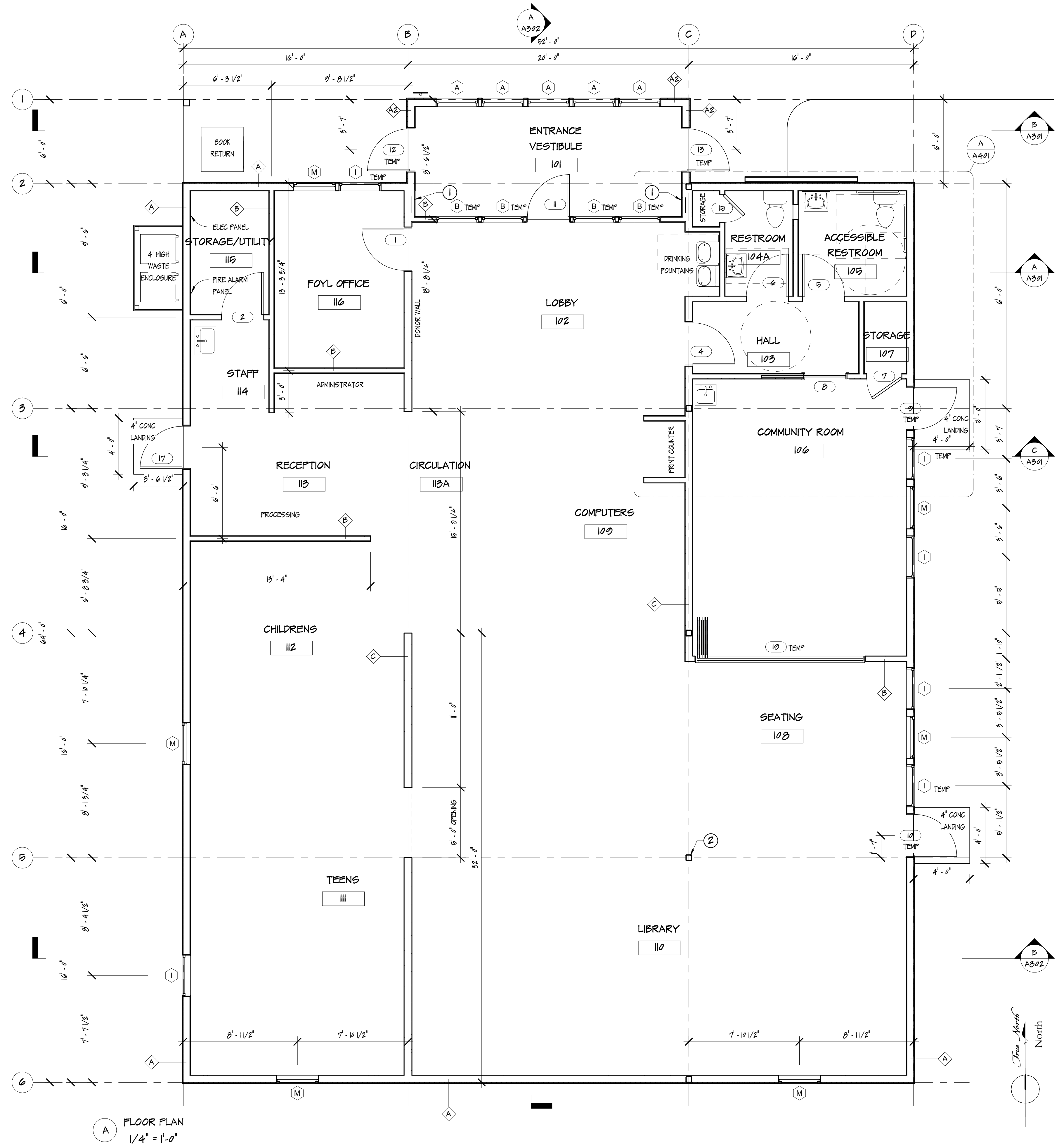
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GRADING PLAN  
**A003**

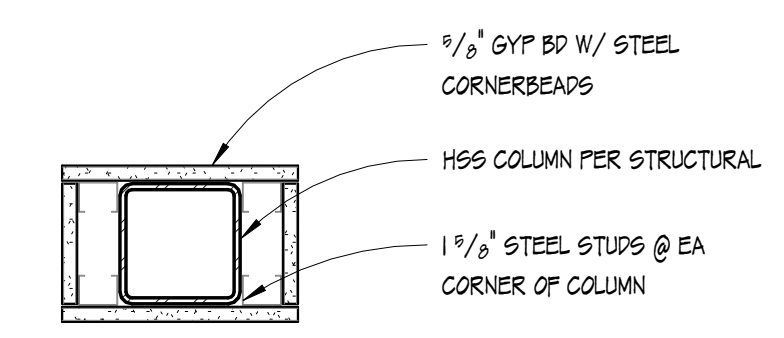


**A FLOOR PLAN**  
1/4" = 1'-0"

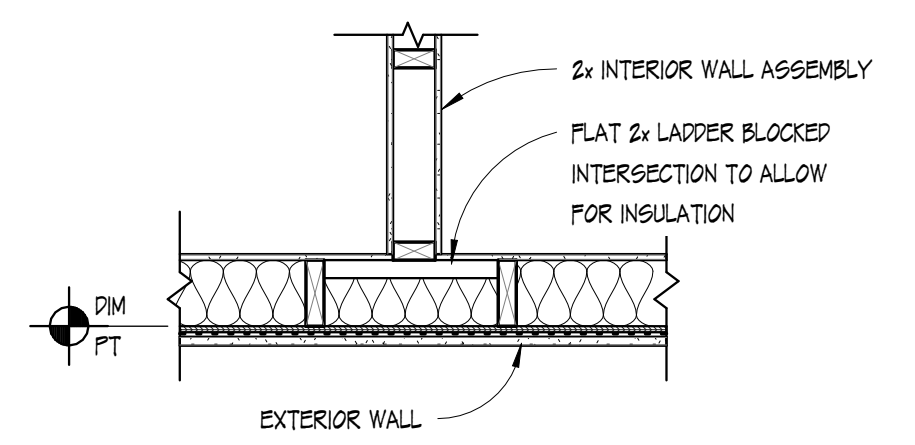
**FLOOR PLAN NOTES**

1. OVERALL DIMENSIONS ARE SHOWN TO FACE OF STUD/CONCRETE OR CENTER OF FRAMING. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION (FF = FACE OF FRAMING).
2. DIMENSIONS MARKED CLEAR ARE FROM FINISH FACE TO FINISH FACE; DO NOT ADJUST WITHOUT WRITTEN DIRECTION FROM ARCHITECT.
3. REFER TO WALL ASSEMBLY INFORMATION FOR WALL CONSTRUCTION & THICKNESS.
4. BALLOON FRAME EXTERIOR GABLE END WALLS UP TO BOTTOM OF 2X OUTLOOKERS, SEE STRUCTURAL DRAWINGS.
5. WINDOWS ARE DIMENSIONED TO CENTER OF FRAME.
6. PROVIDE FIRE BLOCKING PER CODE.
7. PROVIDE BLOCKING FOR ALL CABINETS, PLUMBING FIXTURES, GRAB BARS, ETC.
8. PROVIDE TEMPERED GLASS IN ALL DOOR LITES & WITHIN 24" OF DOOR PER CODE.
9. CASEWORK DESIGN & INSTALLATION - BY OTHERS.

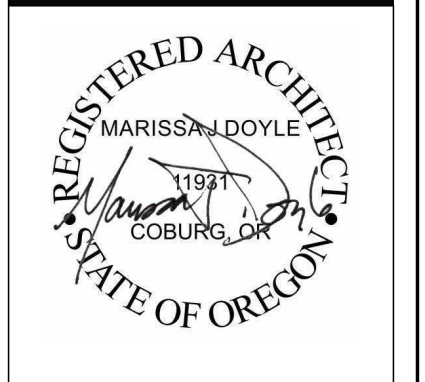
- ① FIR WALL TO ALIGN.
- ② WRAP COLUMN PER DETAIL **A102**



① COLUMN WRAP  
1 1/2" = 1'-0"



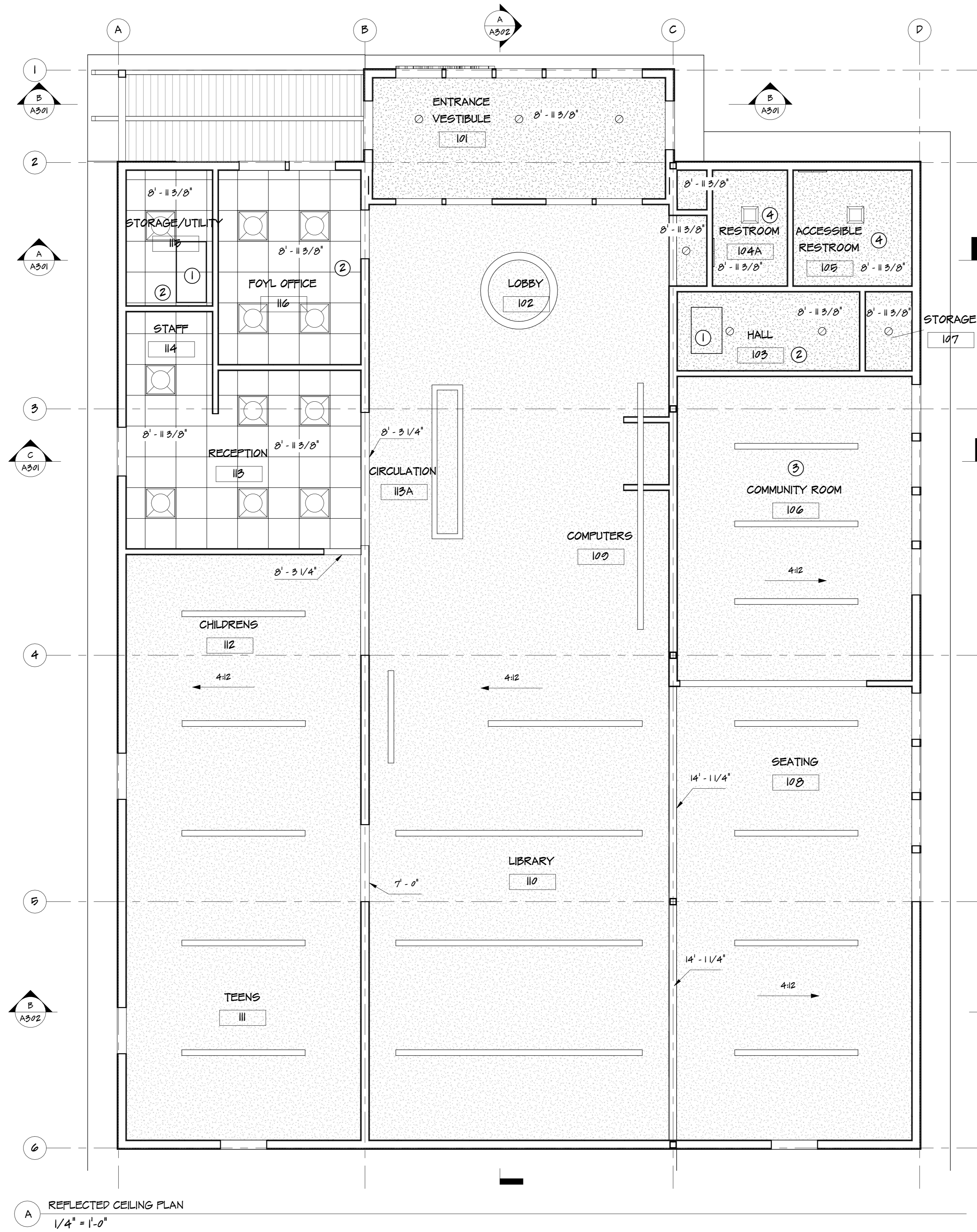
② INT. WALL INTERSECTION @ EXT. WALL  
3/4" = 1'-0"



**City of Yachats  
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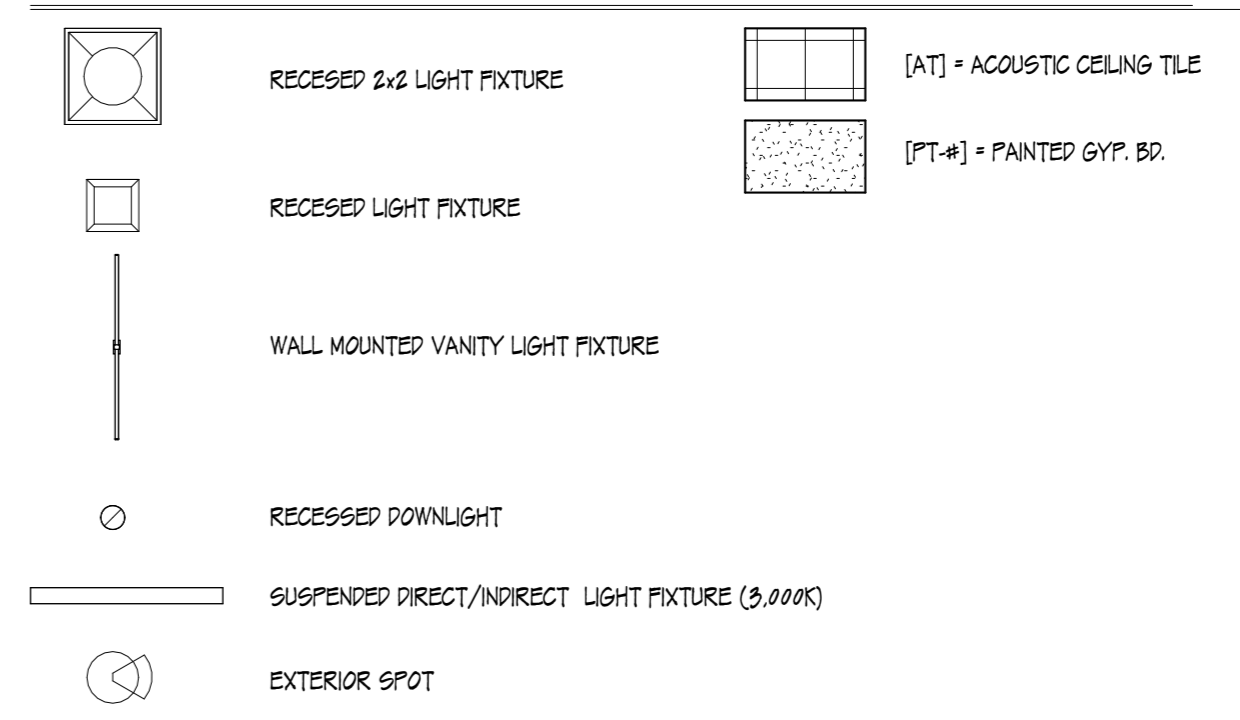
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**GENERAL REFLECTED CEILING PLAN NOTES**

1. GENERAL CONTRACTOR TO COORDINATE DIMENSIONS IN FIELD & VERIFY LAYOUT W/ ARCHITECT PRIOR TO INSTALLATION. COORDINATE VERIFICATION OF SUSPENSION LENGTHS OF PENDANT LIGHT FIXTURES PRIOR TO INSTALLATION.
2. GENERAL CONTRACTOR TO CONFIRM OCCUPANCY SENSOR & DAYLIGHT HARVESTING NEEDS W/ OWNER & ARCHITECT.
3. WHERE POSSIBLE ALIGN CEILING MOUNTED FIXTURES W/ CENTERS OF CEILING TILE.
4. EXIT SIGNS TO BE LOCATED VERTICALLY ABOVE FINISH FLOOR. VERIFY CLEAR LINE OF SIGHT TO EXIT SIGN.

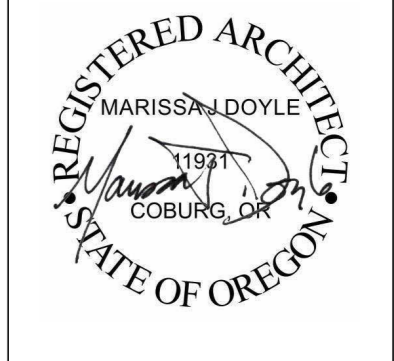
**LIGHTING LEGEND**



**NOTES**

- ① FIXED LADDER ACCESS TO MECHANICAL LOFT
- ② LED COMPATIBLE OCCUPANCY SENSOR
- ③ DUAL TECHNOLOGY OCCUPANCY SENSORS W/ DIMMING CAPABILITY
- ④ LED COMPATIBLE OCCUPANCY SENSOR FIXTURES, PROVIDE BATHROOM EXHAUST FAN W/ OCCUPANCY SENSOR & TIMER.

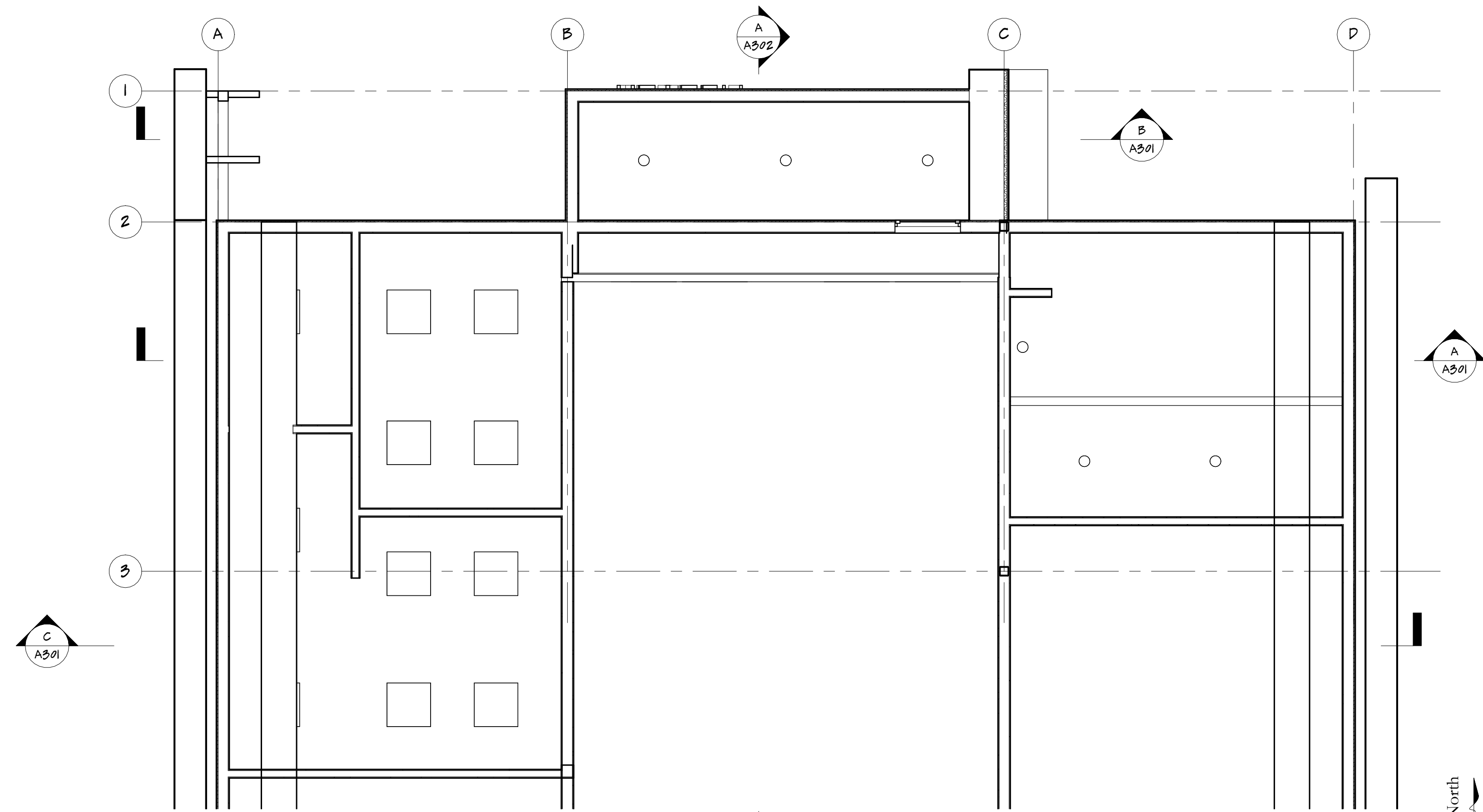
**A REFLECTED CEILING PLAN**  
1/4" = 1'-0"



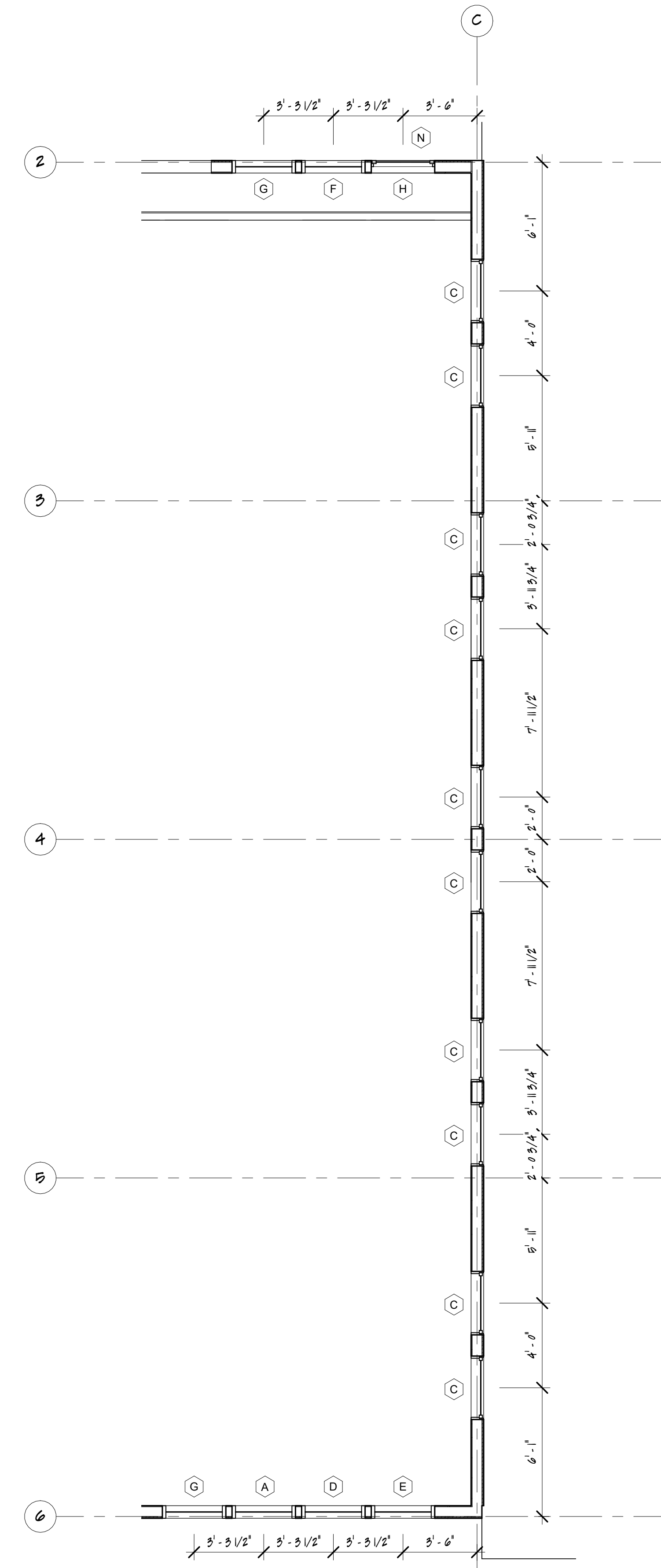
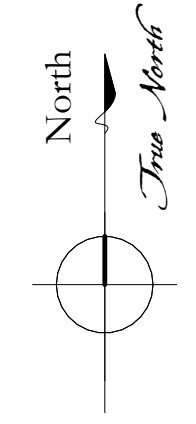
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REFLECTED CEILING PLAN  
**A103**

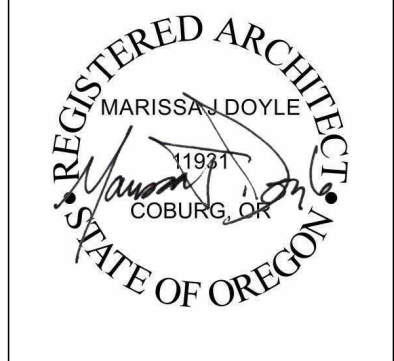


A MECHANICAL LOFT PLAN  
 1/4" = 1'-0"



B CLERESTORY WINDOWS  
 1/4" = 1'-0"

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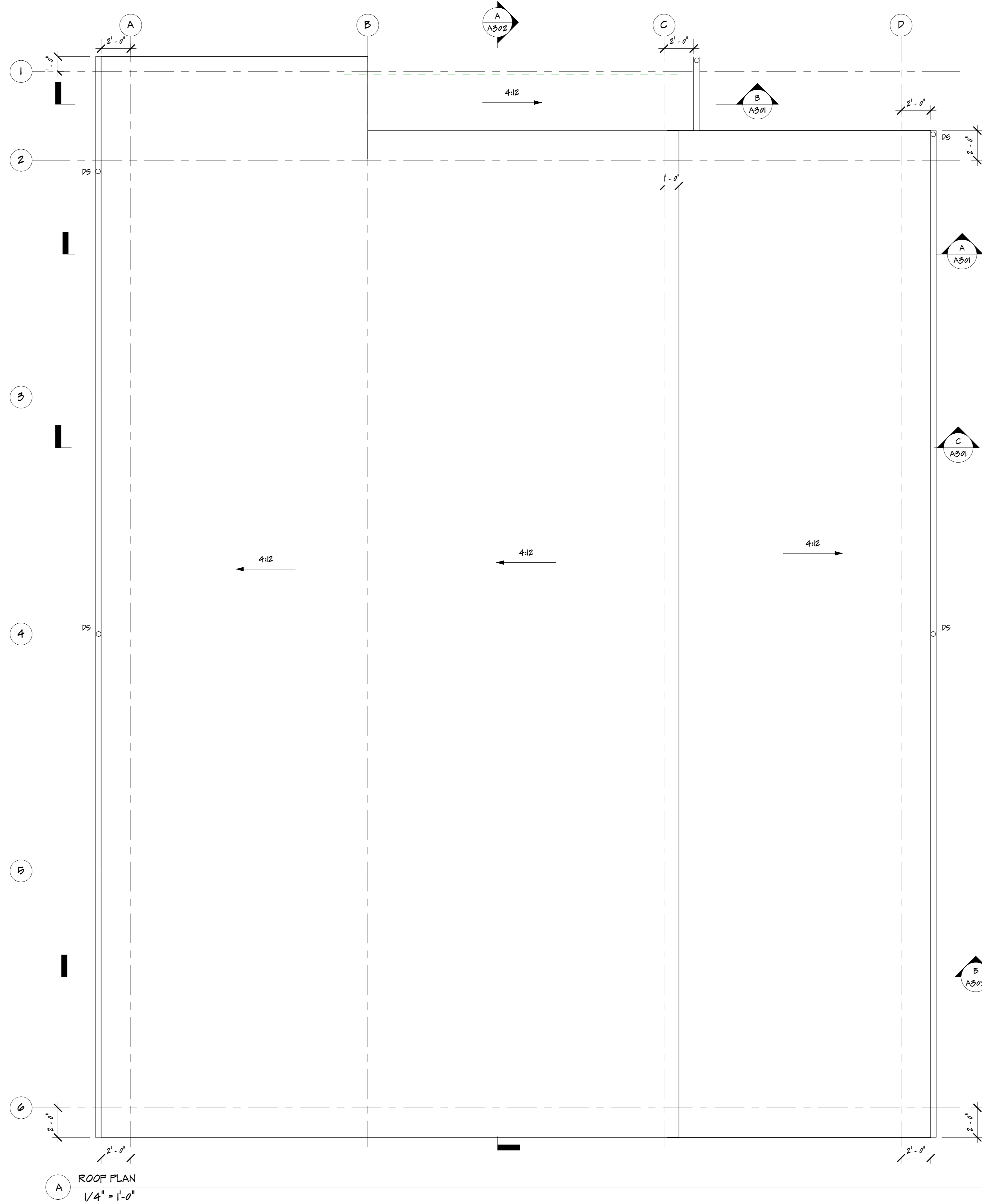


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MECH/CLERESTORY

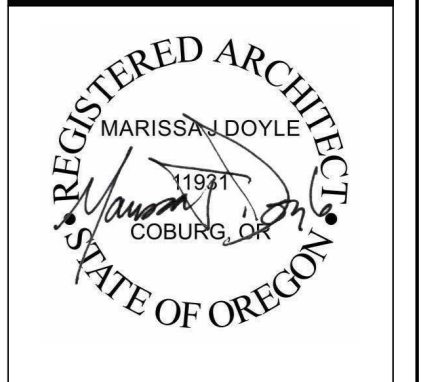
**A104**



**A** ROOF PLAN  
 1/4" = 1'-0"

- FLOOR PLAN NOTES**
1. ROOF MATERIAL TO BE COMPOSITION SHINGLE ROOFING. COLOR TO BE SELECTED FROM CONTRACTOR PROVIDED SAMPLES. INSTALL PER MAUF. INSTRUCTIONS. SEE ROOF ASSEMBLY.
  2. VENTILATION AT ATTIC SPACE TO BE COMPLIANT WITH OSBC (2022); THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150th OF THE AREA OF THE SPACE VENTILATED.

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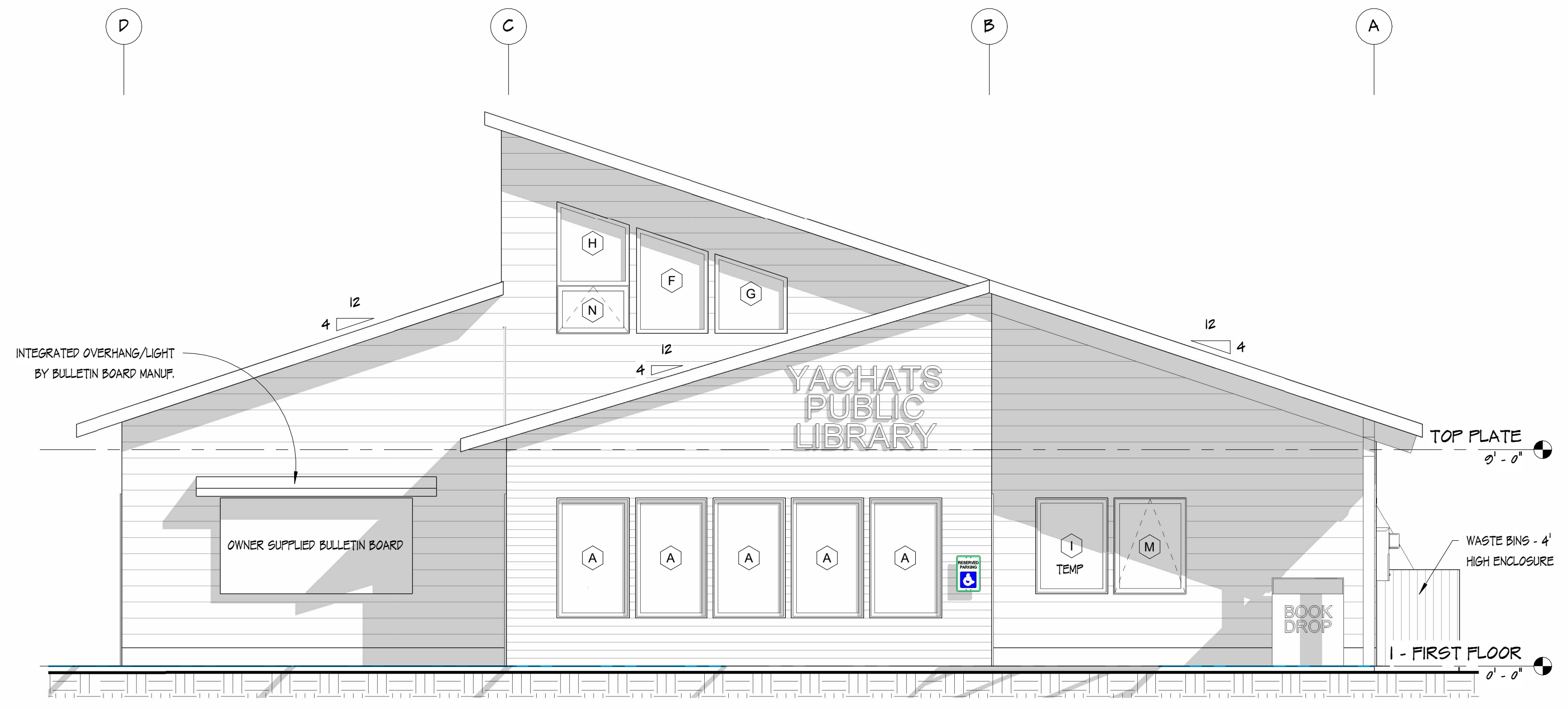
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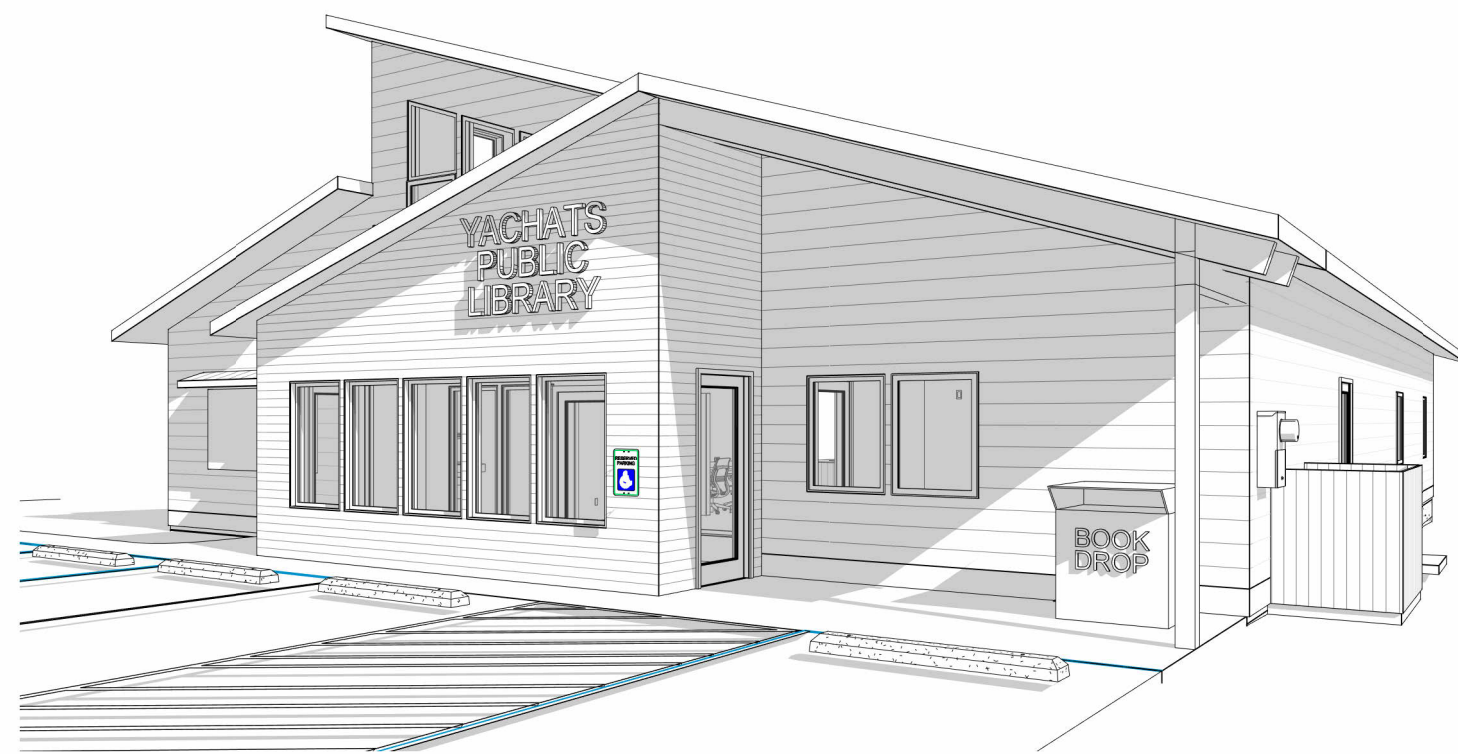
ROOF PLAN  
**A105**



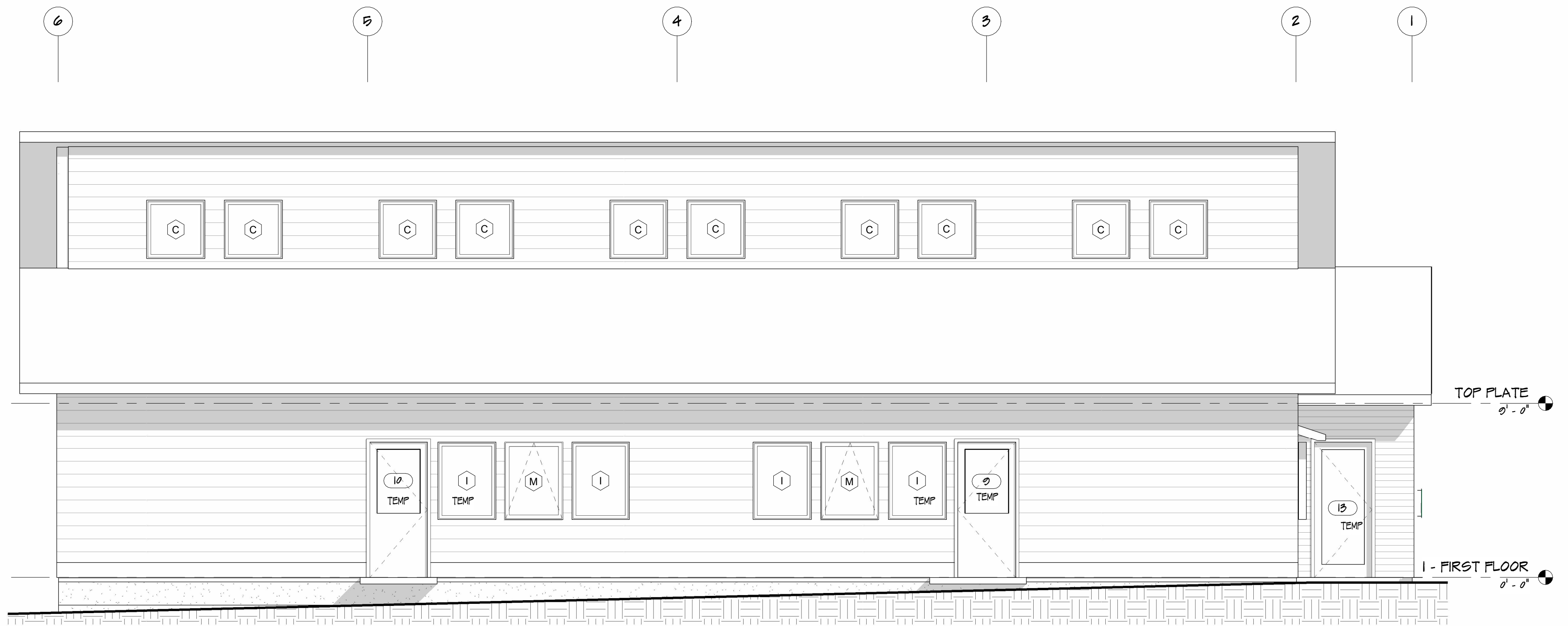
A EXTERIOR PERSPECTIVE FROM NORTHEAST



B PROPOSED NORTH ELEVATION  
1/4" = 1'-0"

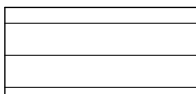
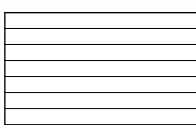


C EXTERIOR PERSPECTIVE FROM NORTHWEST



D EAST ELEVATION  
1/4" = 1'-0"

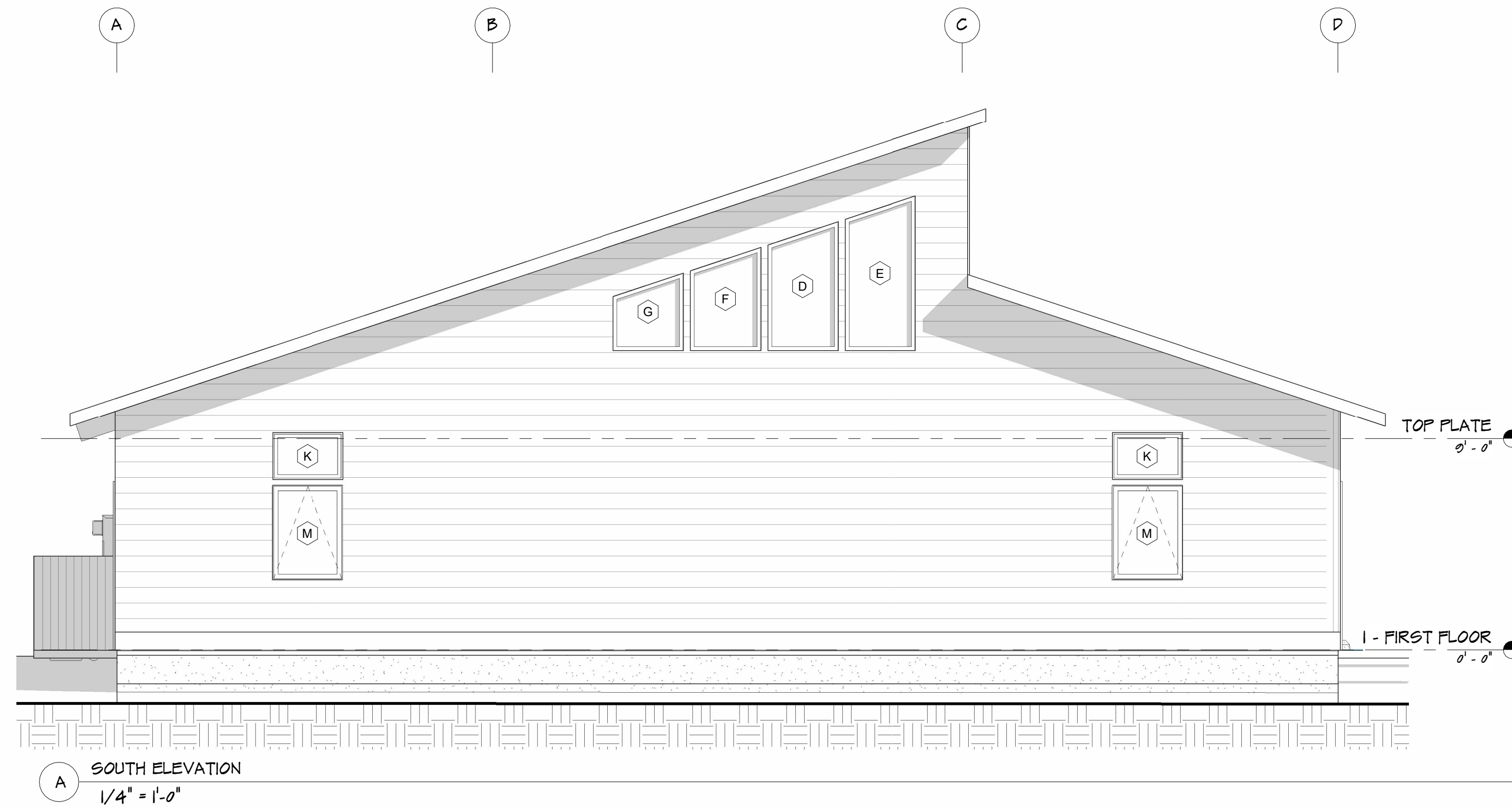
EXTERIOR FINISH LEGEND

-  FIBER CEMENT SIDING - 8" REVEAL
-  FIBER CEMENT SHIPLAP CLADDING

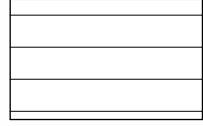

**City of Yachats**  
New Library

560 W 7th Street, Yachats, Oregon 97498

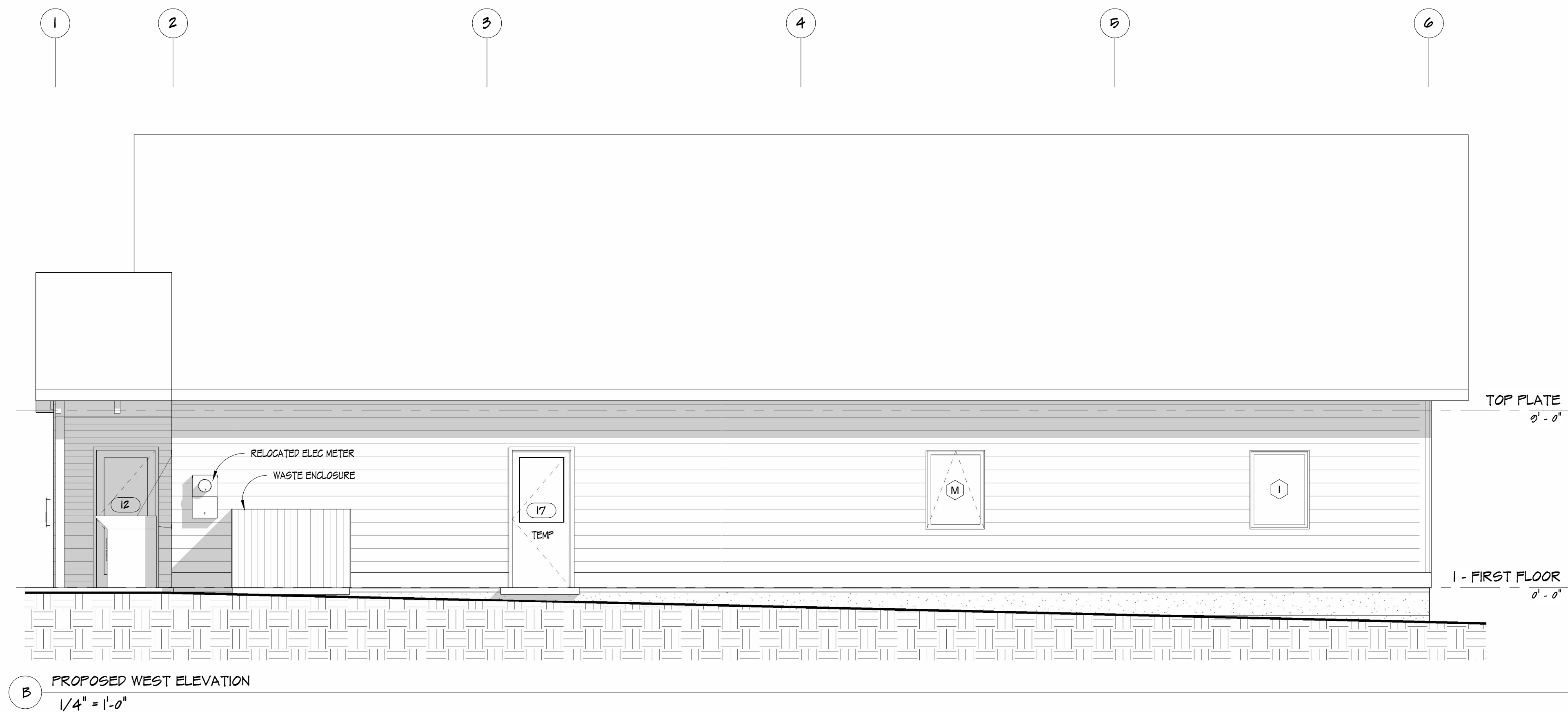
PROJECT #:	2217
DOCUMENT TYPE	Permit/CDs
DATE:	09.27.2024



EXTERIOR FINISH LEGEND

-  FIBER CEMENT SIDING - 8" REVEAL
-  FIBER CEMENT SHIPLAP CLADDING

A SOUTH ELEVATION  
1/4" = 1'-0"



B PROPOSED WEST ELEVATION  
1/4" = 1'-0"



**City of Yachats**  
**New Library**  
560 W 7th Street, Yachats, Oregon 97498

PROJECT #:

2217

DOCUMENT  
TYPE

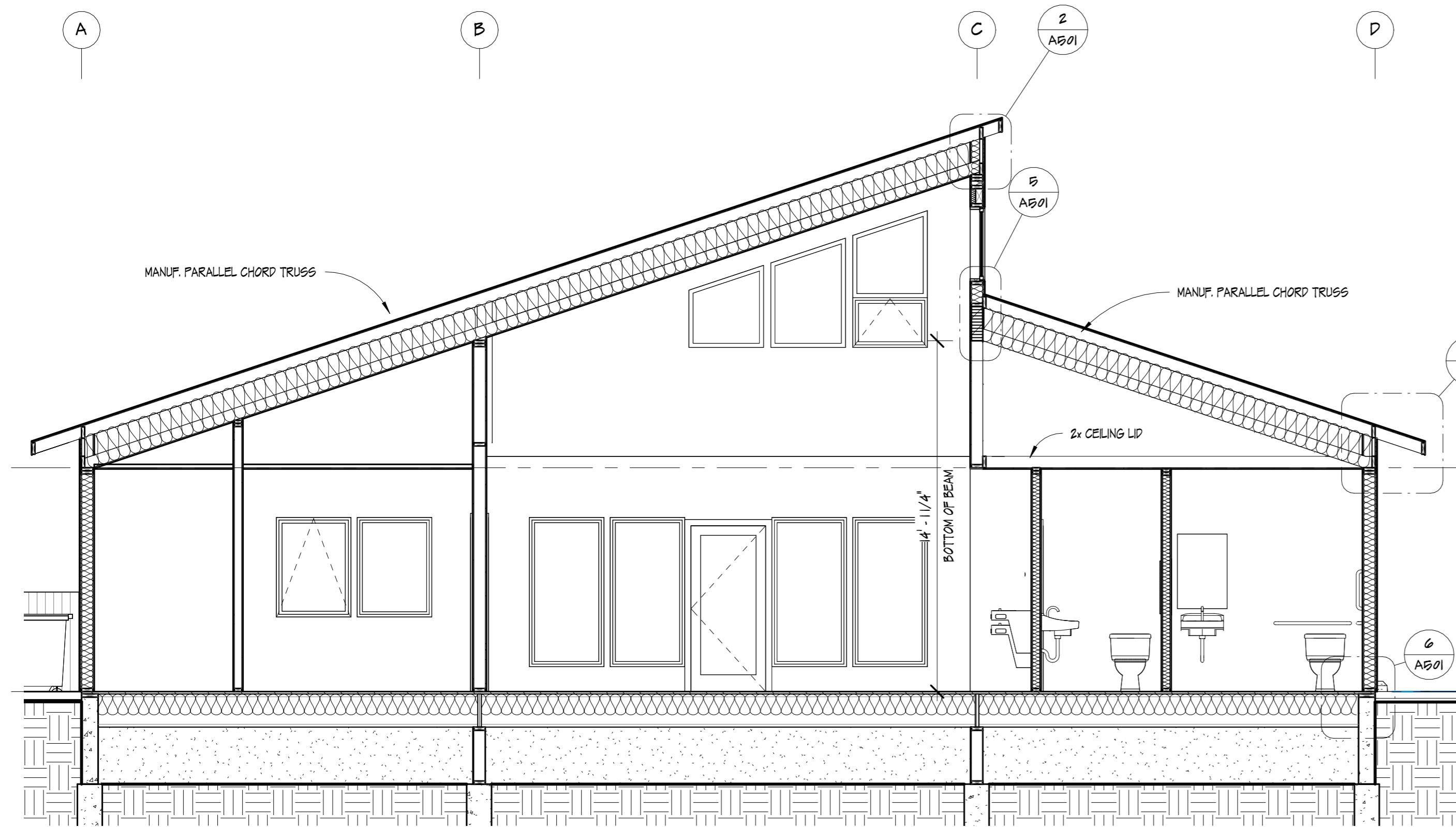
Permit/CDs

DATE:

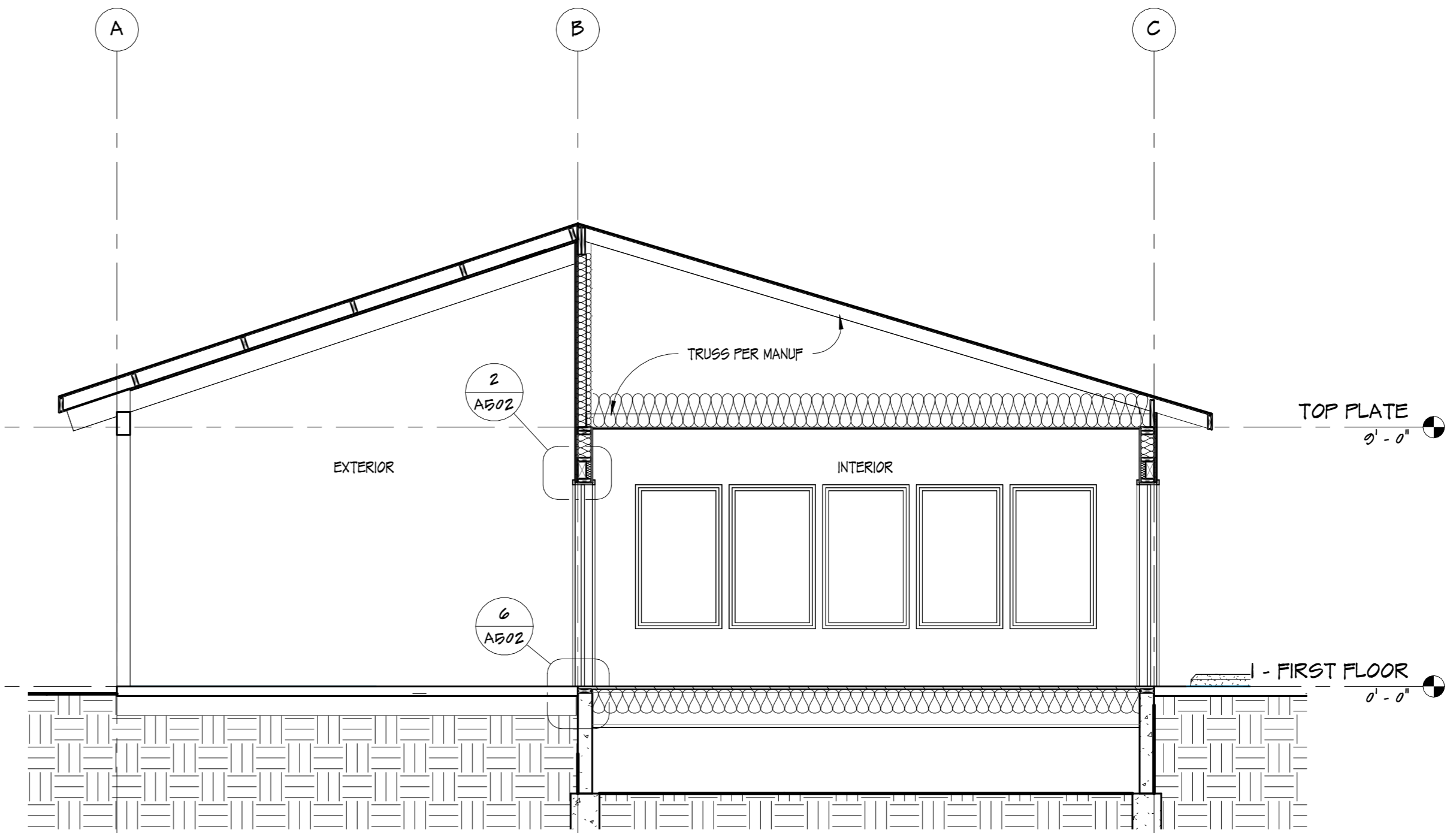
09.27.2024

EXTERIOR  
ELEVATIONS

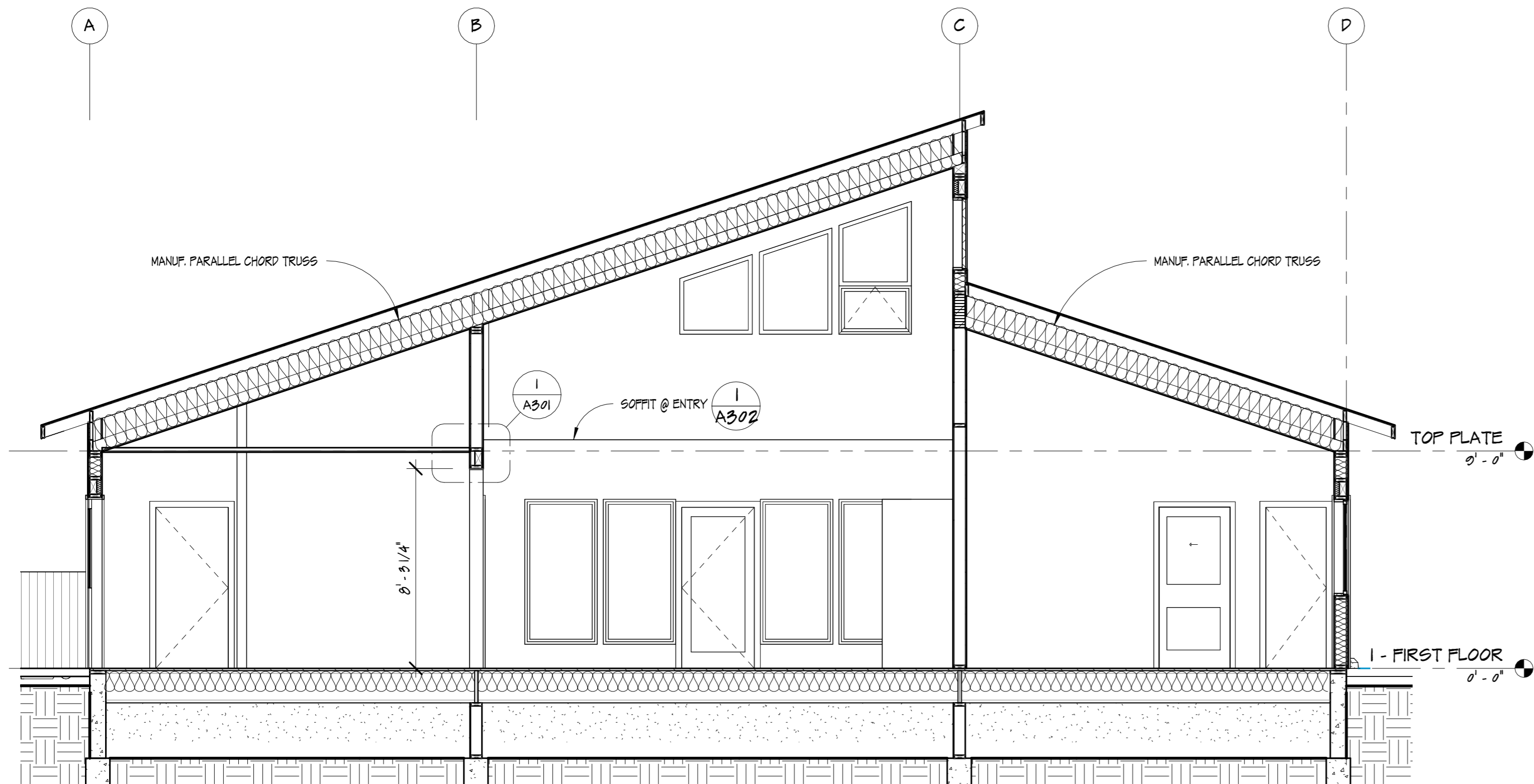
**A202**



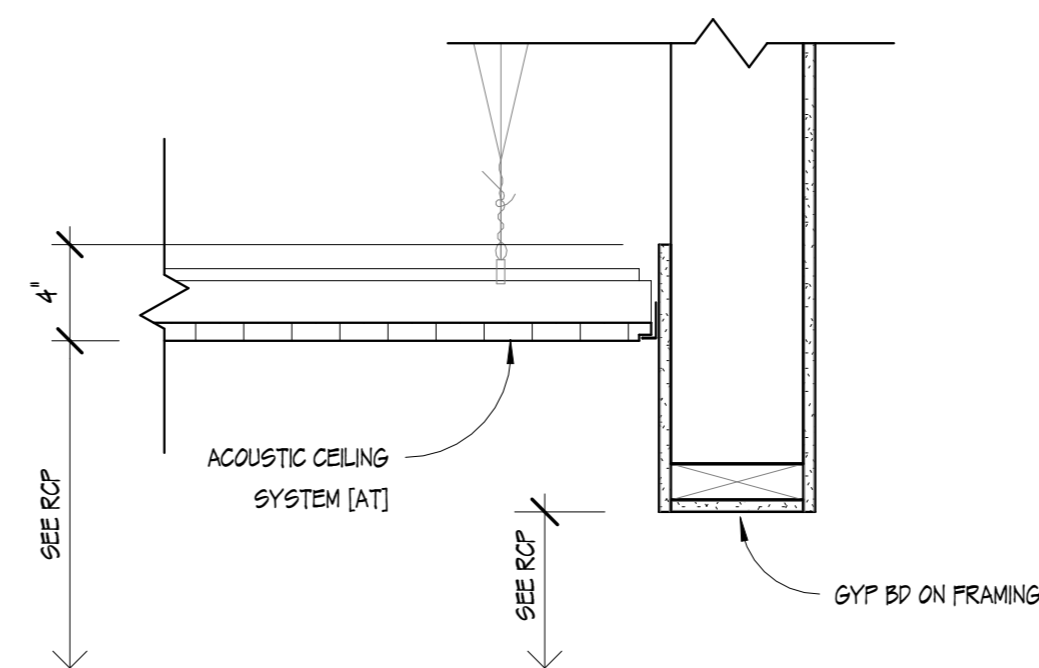
A E/W SECTION @ ENTRY  
1/4" = 1'-0"



B E/W SECTION @ VESTIBULE  
1/4" = 1'-0"



C E/W SECTION @ COMMUNITY ROOM  
1/4" = 1'-0"



I CEILING TRANSITION  
1/2" = 1'-0"

PROJECT #:

2217

DOCUMENT  
TYPE

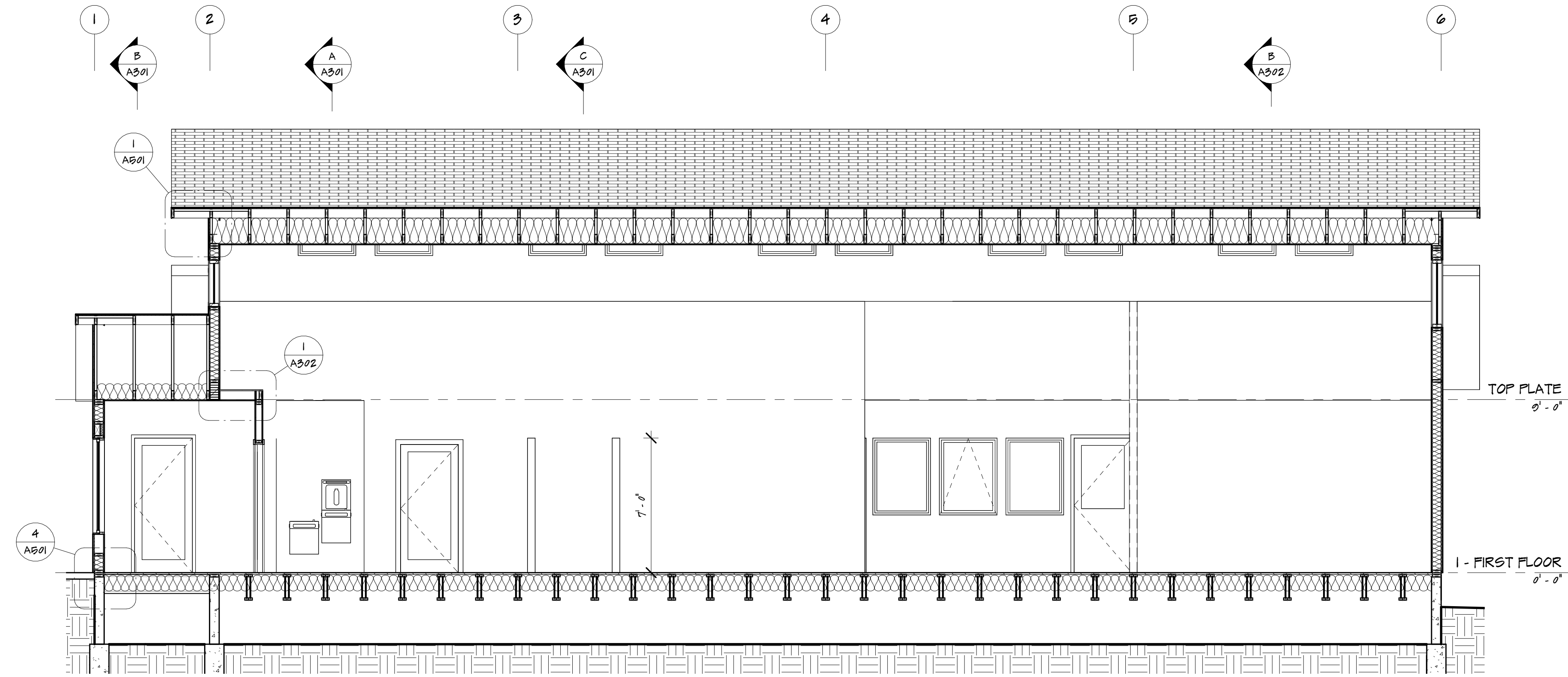
Permit/CDs

DATE:

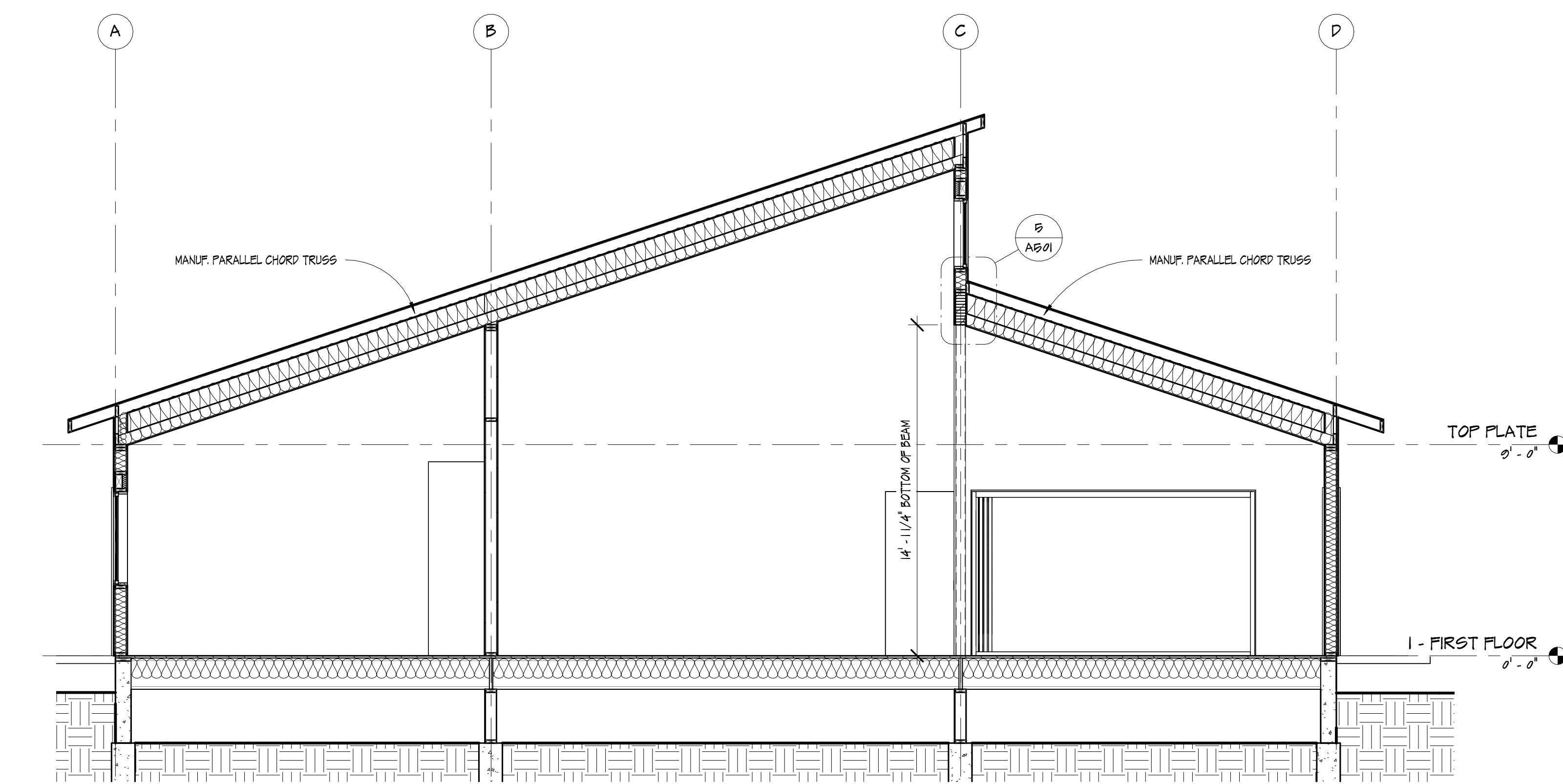
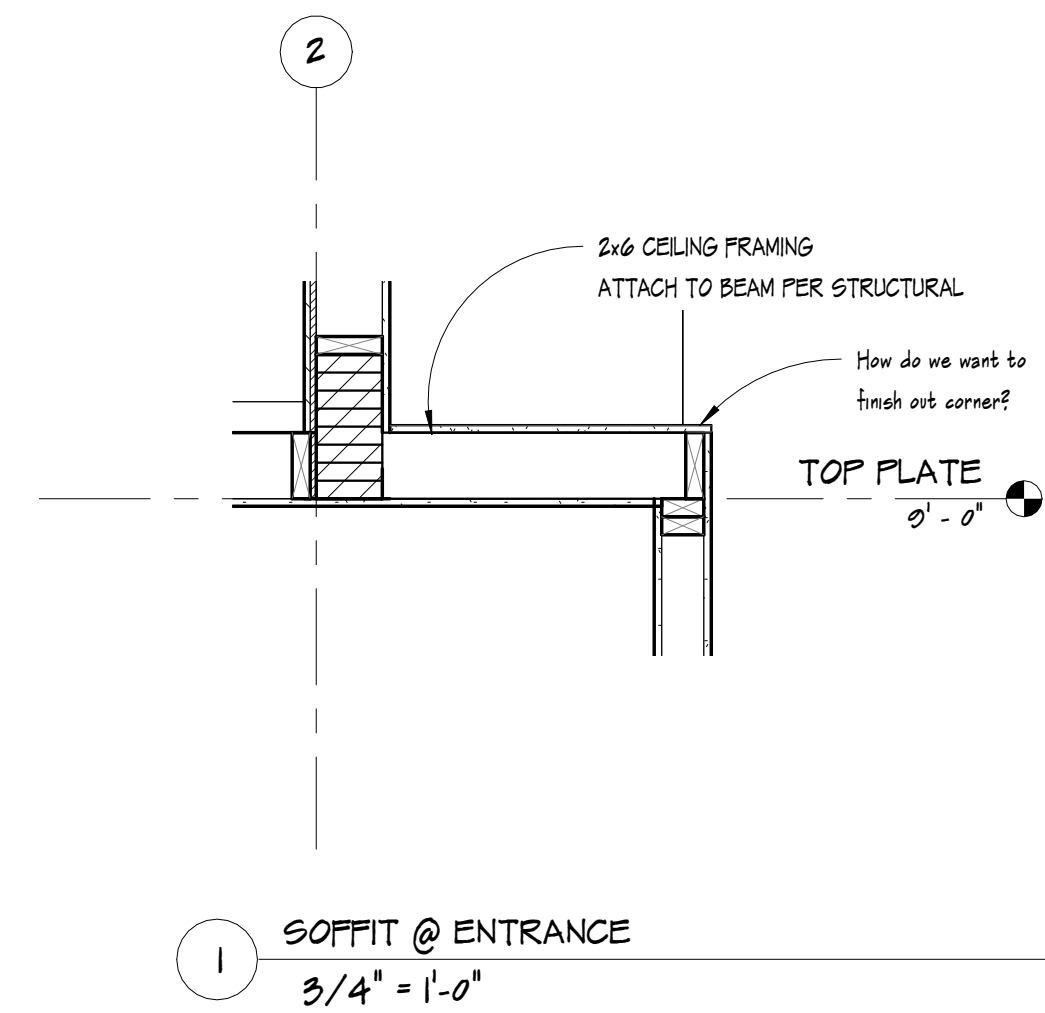
09.27.2024

BUILDING  
SECTIONS

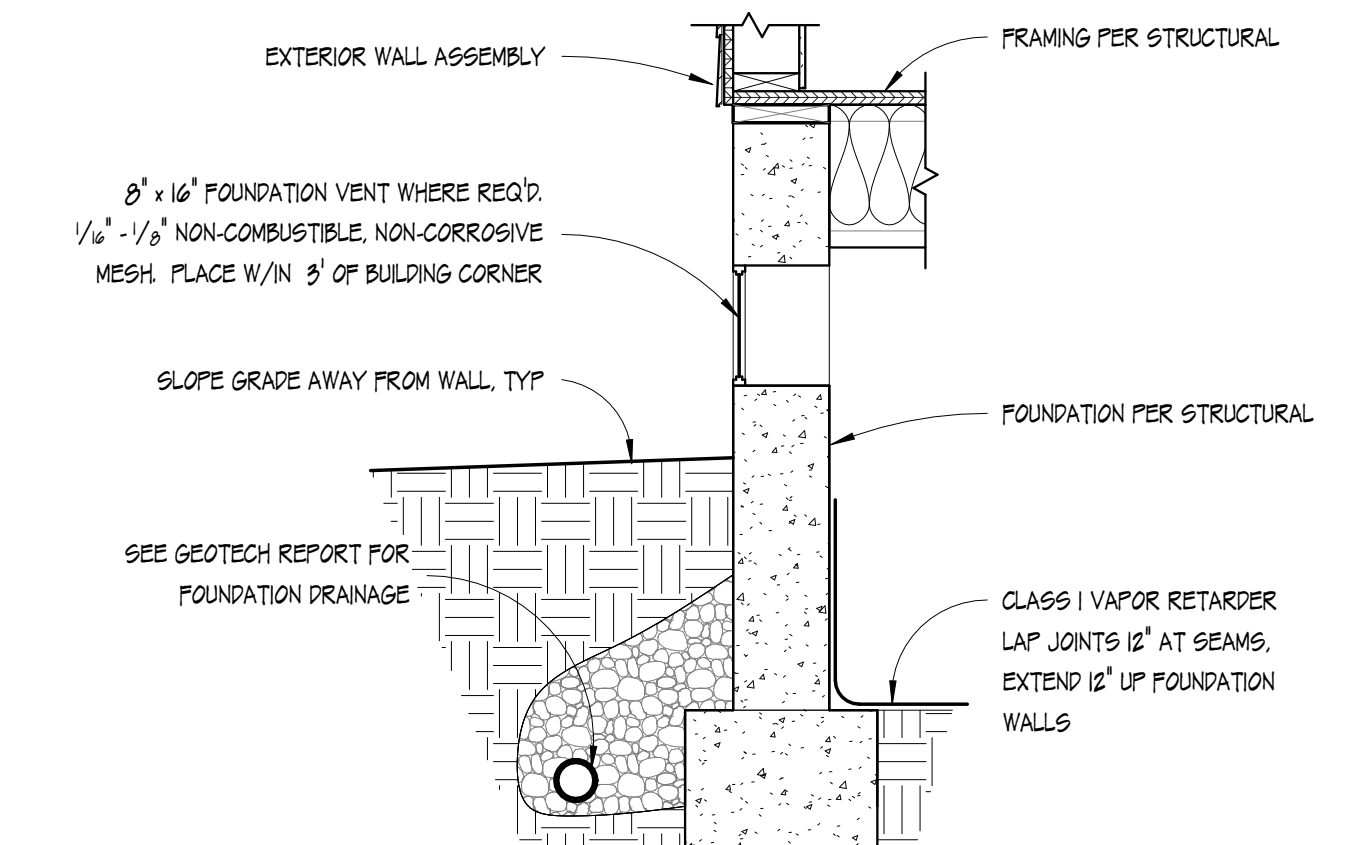
**A301**



**A** N/S SECTION  
1/4" = 1'-0"



**B** E/W SECTION @ STACKS  
1/4" = 1'-0"

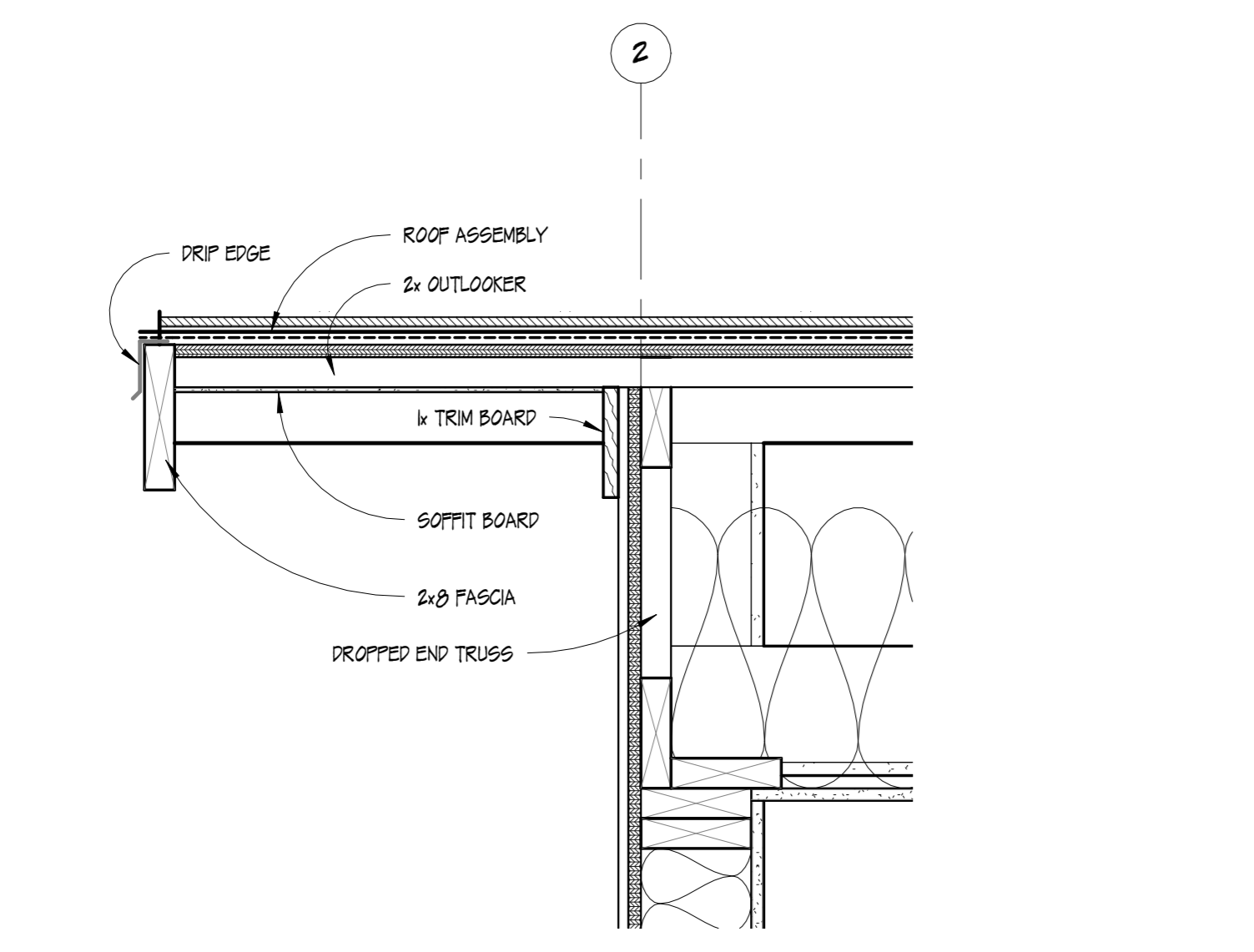


**2** TYPICAL FOUNDATION WALL  
3/4" = 1'-0"

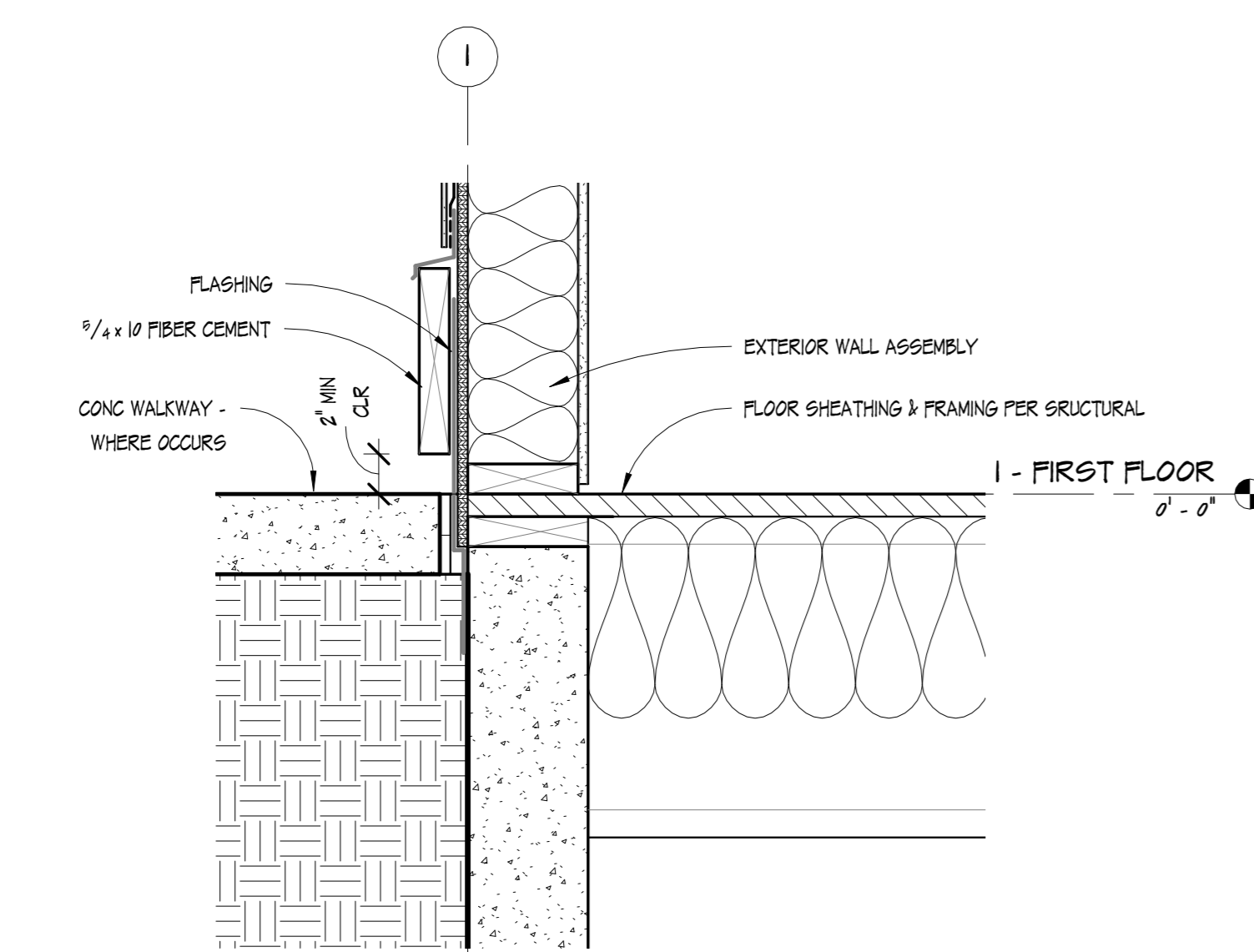
PROJECT #:	2217
DOCUMENT TYPE	Permit/CDs
DATE:	09.27.2024



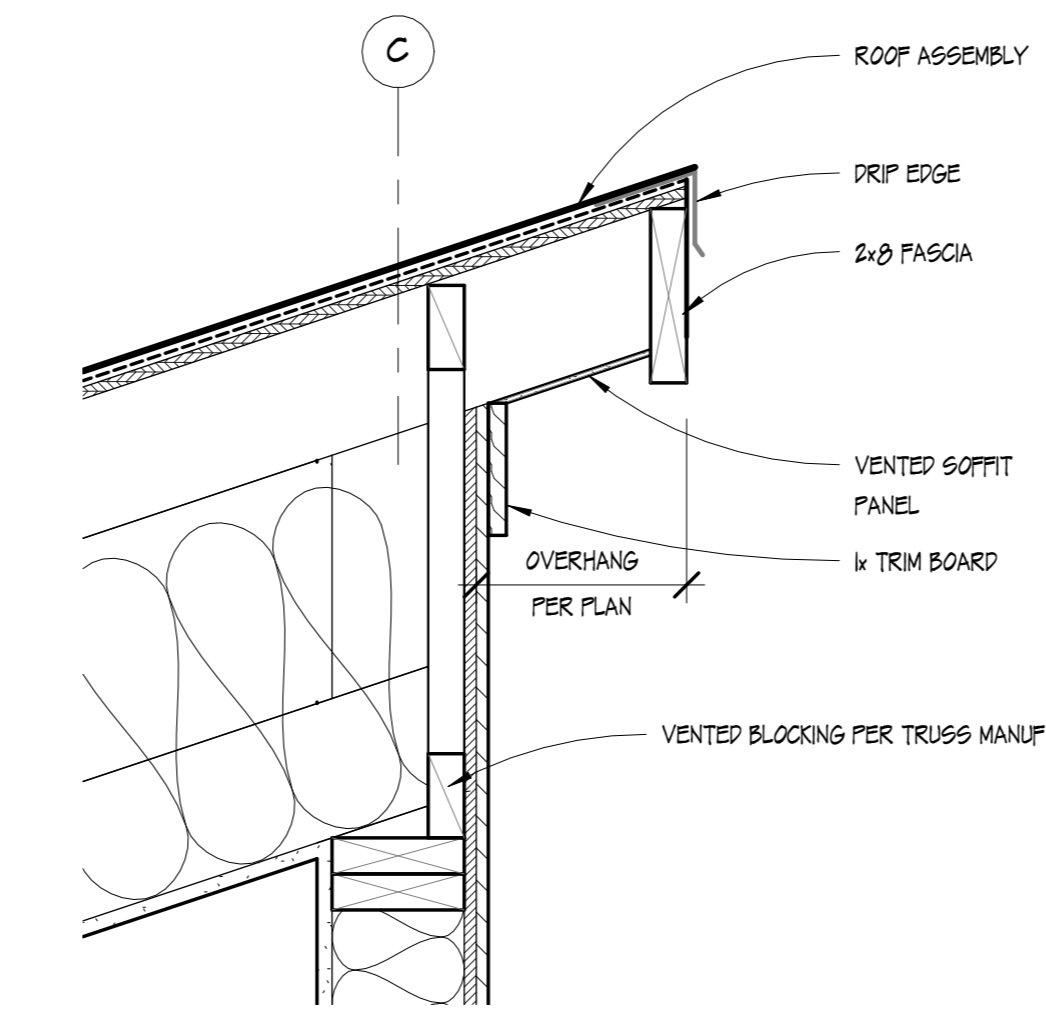
PROJECT #:	2217
DOCUMENT TYPE	Permit/CDs
DATE:	09.27.2024



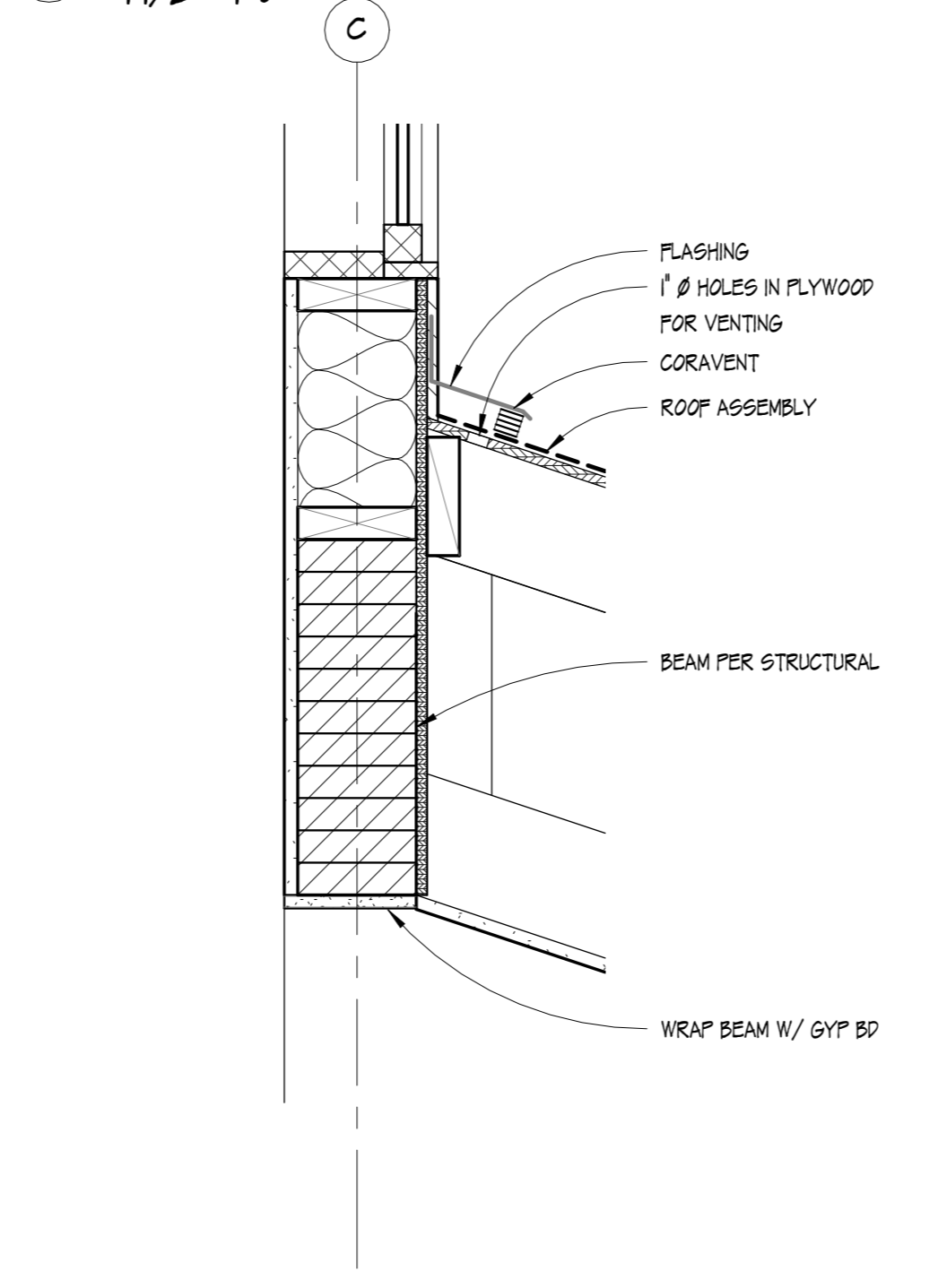
1 ROOF RAKE  
1 1/2" = 1'-0"



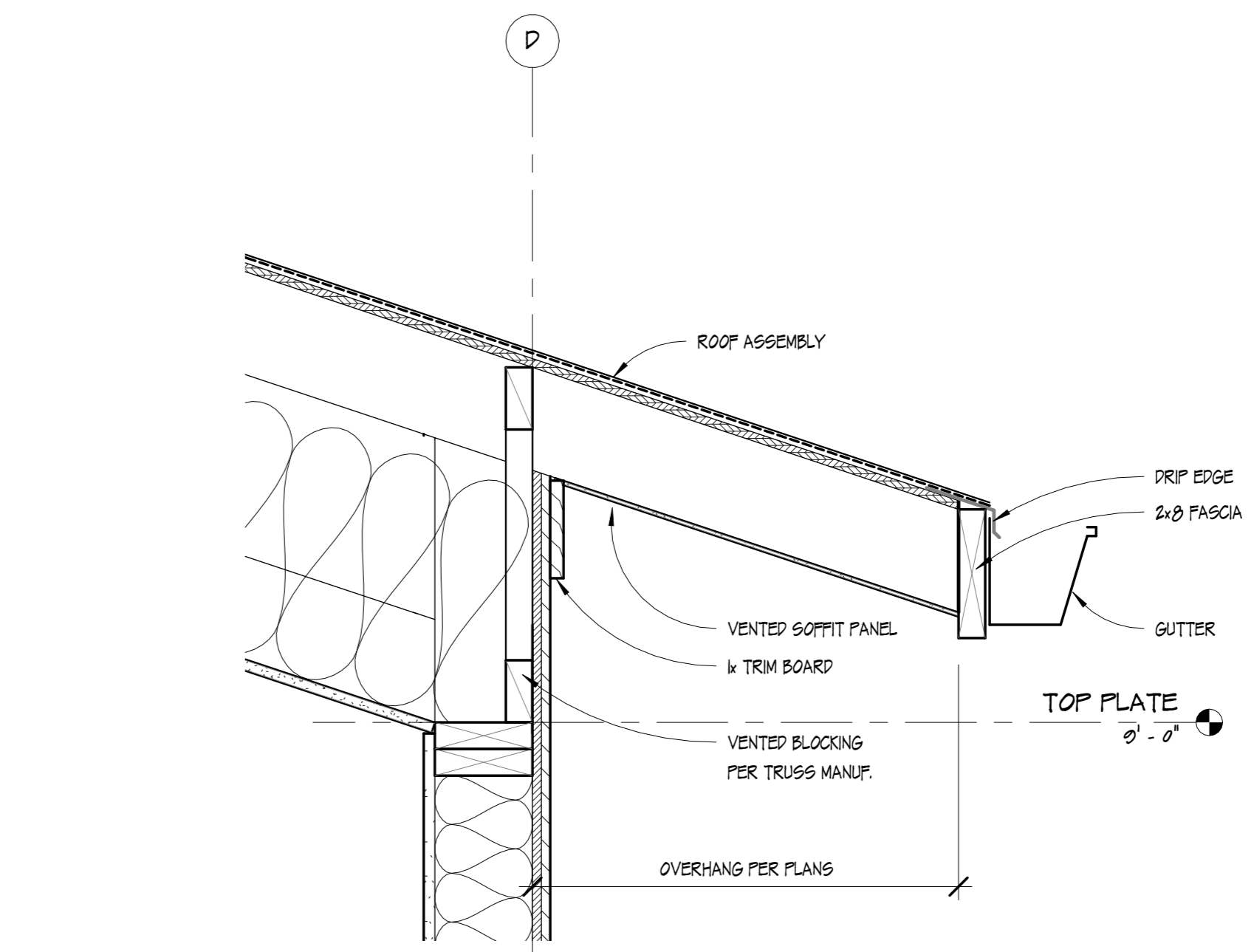
4 EXTERIOR WALL @ SLAB EDGE  
1 1/2" = 1'-0"



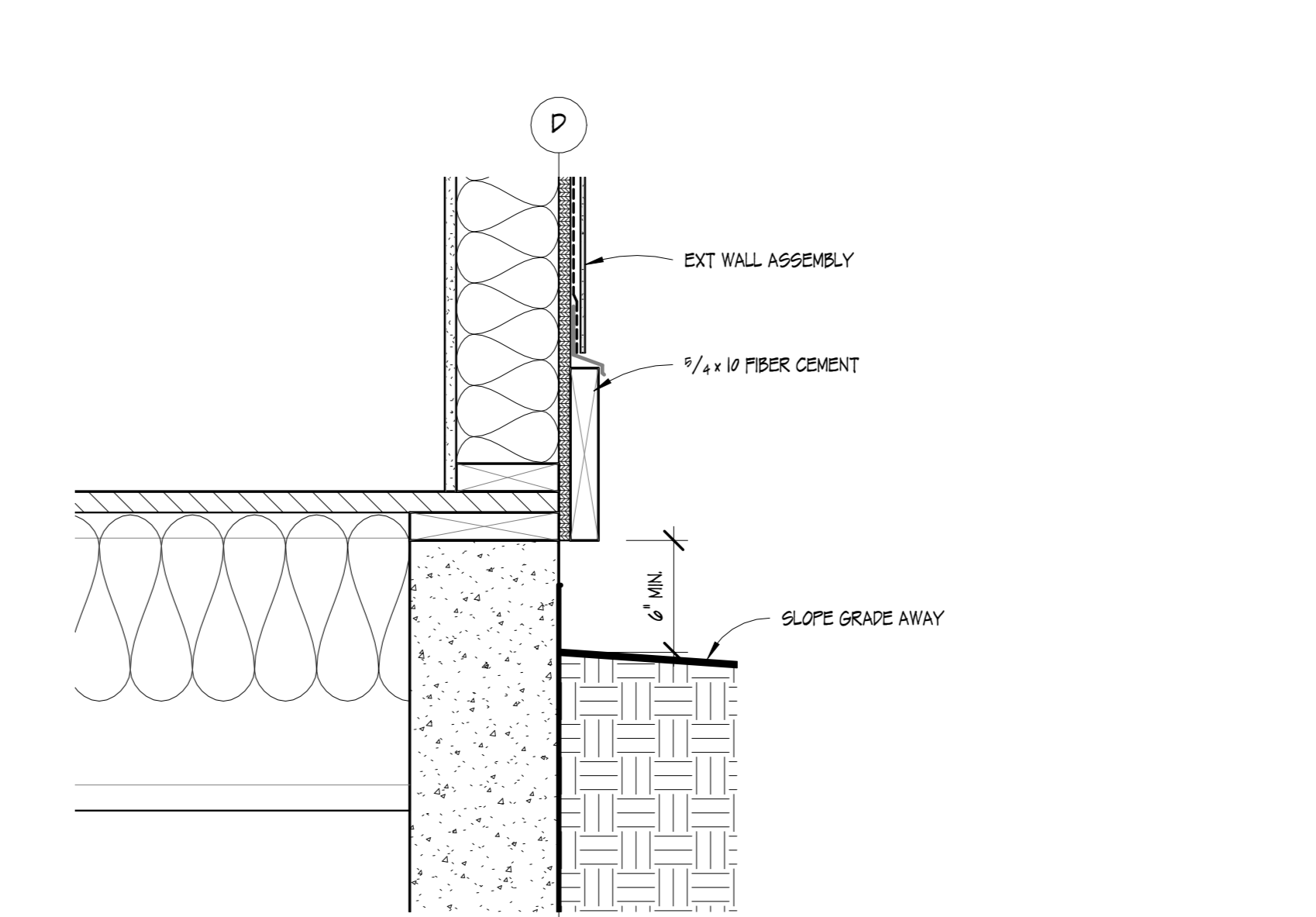
2 UPPER EAVE  
1 1/2" = 1'-0"



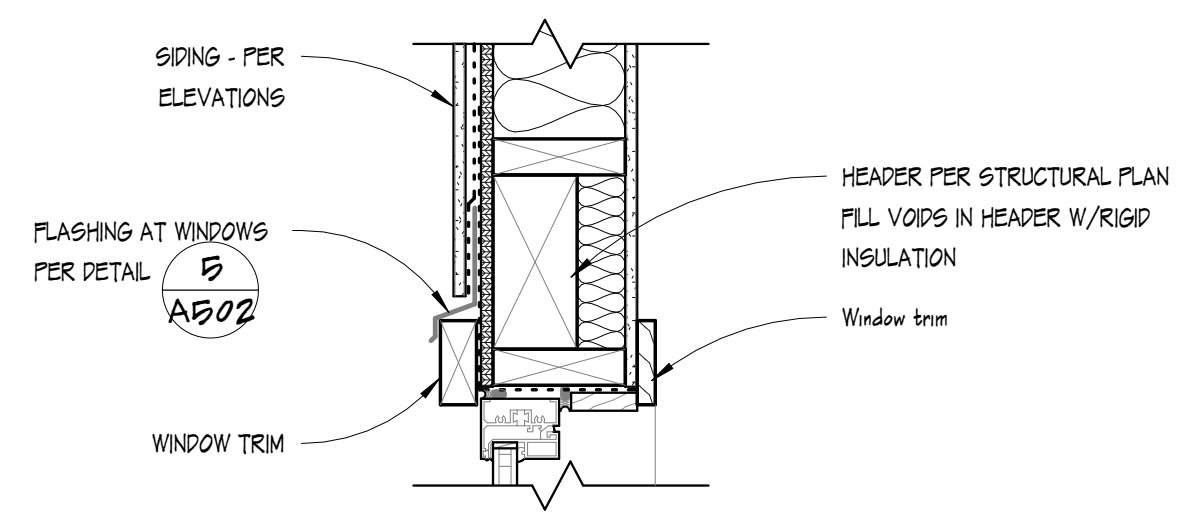
5 LOW ROOF @ UPPER CLERESTORY WALL  
1 1/2" = 1'-0"



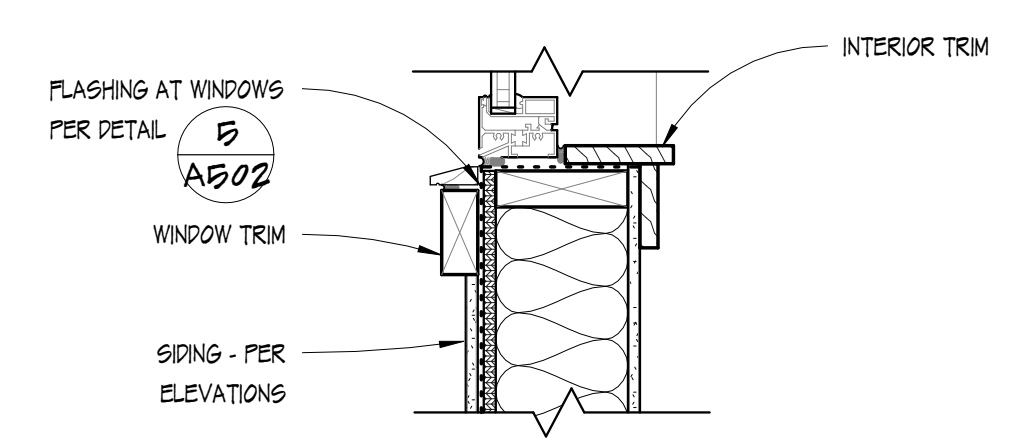
3 LOWER EAVE  
1 1/2" = 1'-0"



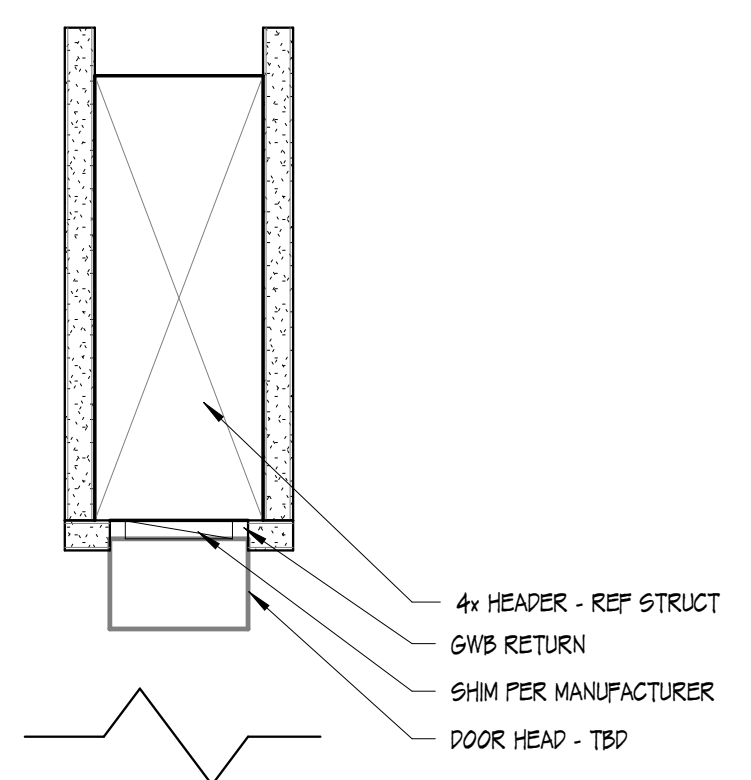
6 EXTERIOR WALL @ GRADE  
1 1/2" = 1'-0"



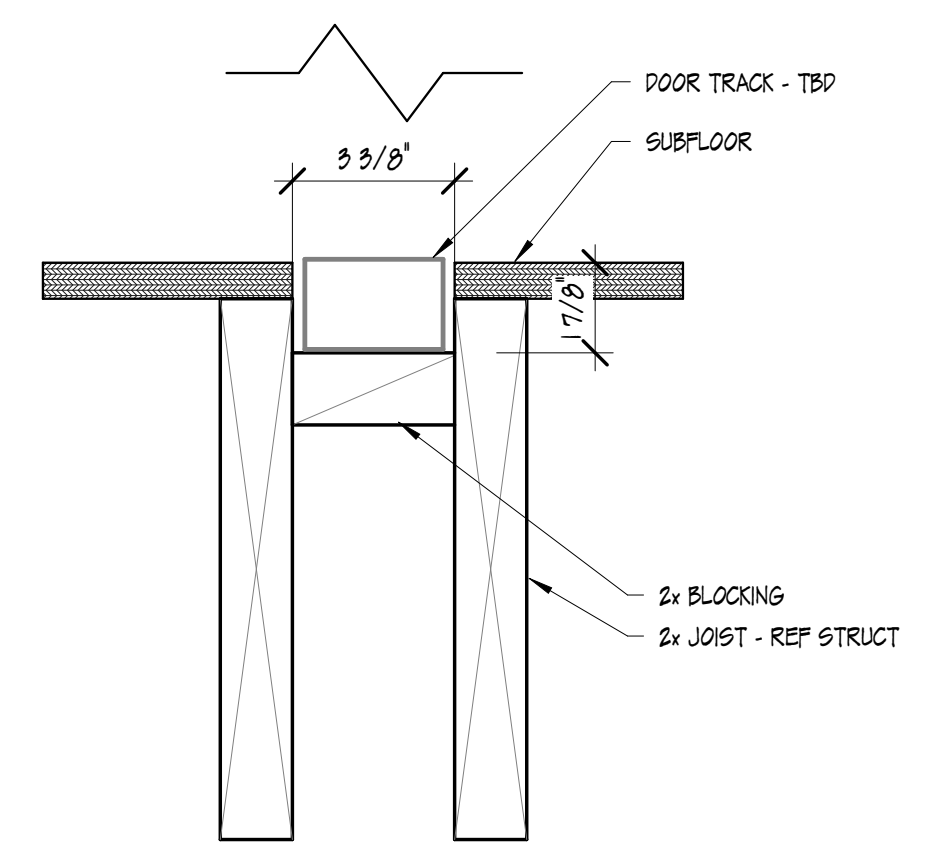
2 HEADER @ WINDOW (DOOR SIMILAR)  
1 1/2" = 1'-0"



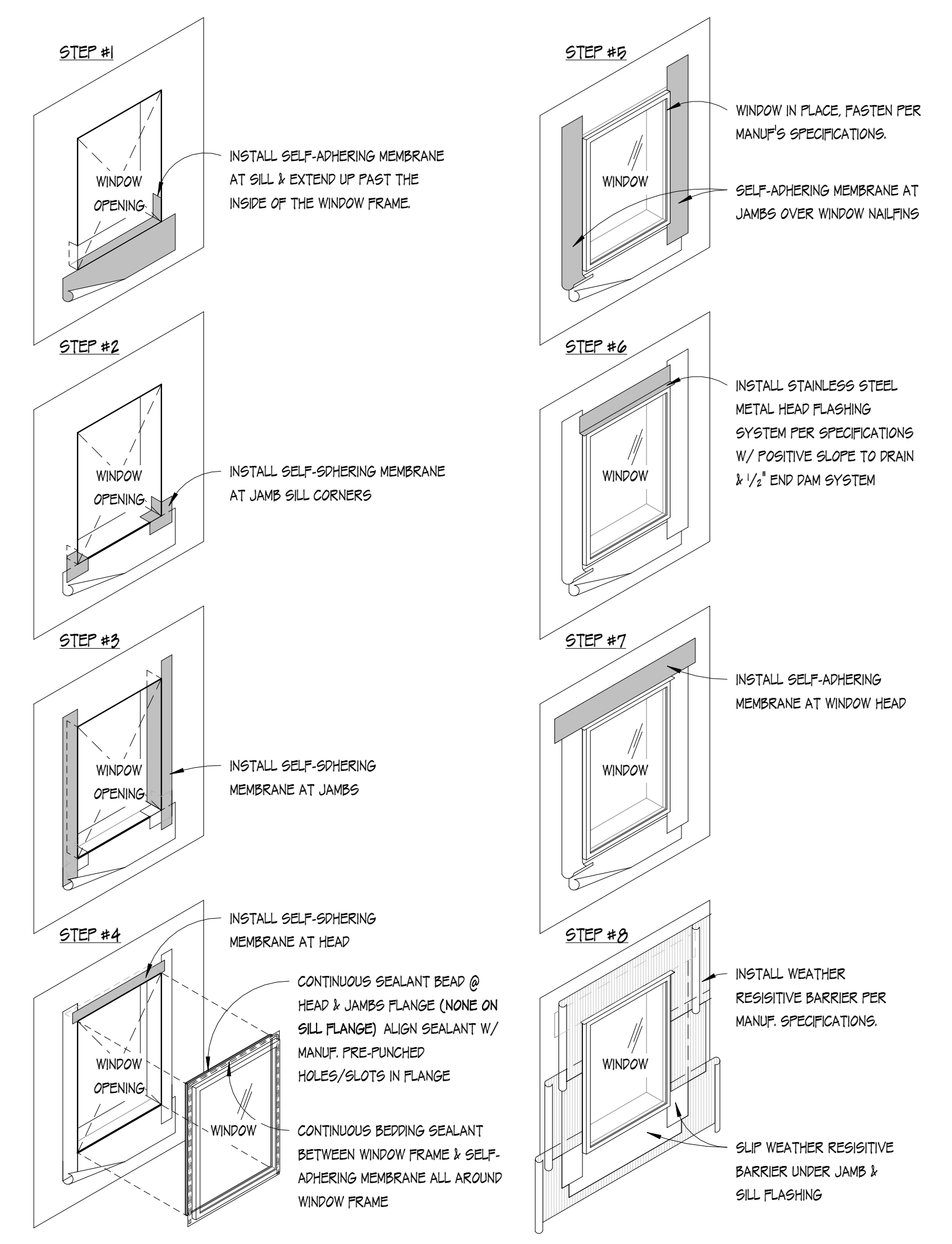
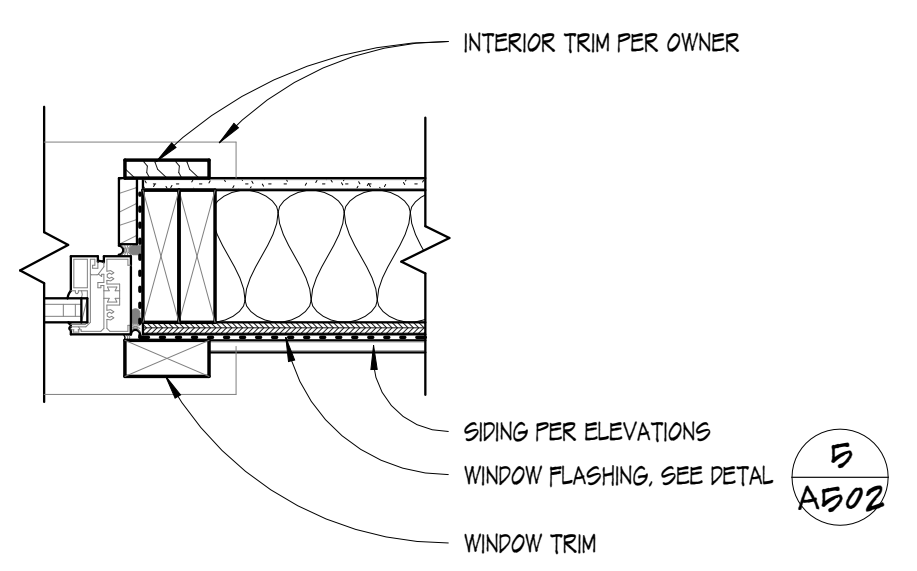
3 WINDOW SILL  
1 1/2" = 1'-0"



4 WINDOW JAMB (DOOR SIMILAR)  
1 1/2" = 1'-0"

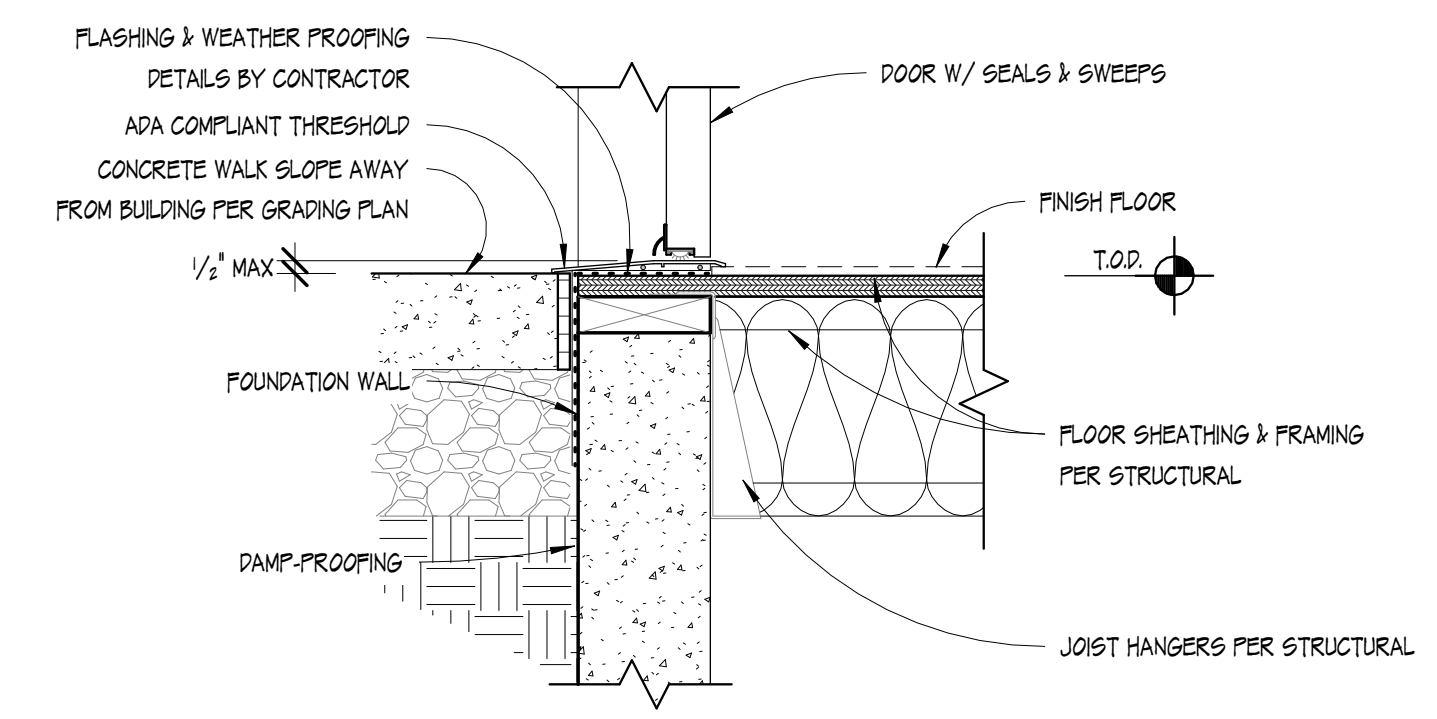


1 FOLDING DOOR  
3" = 1'-0"

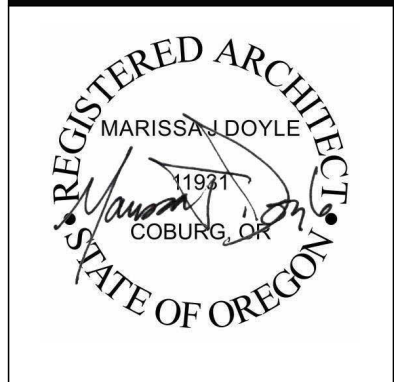


- NOTES:
1. INSTALL WINDOW PER MANUF'S INSTRUCTIONS.
  2. VERIFY ALL WINDOW FLASHING DIMENSIONS W/ MANUF'S INSTRUCTIONS.
  3. VERIFY ALL WEATHER RESISTIVE BARRIER & SELF-ADHERING MEMBRANE SPECIFIC DETAILS PER MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS.
  4. THESE DRAWINGS ARE FOR GENERAL SEQUENCE. SEE MANUF'S INSTRUCTIONS FOR SPECIFIC STEPS.

5 TYPICAL FLASHING @ WINDOWS  
N.T.S.



6 DOOR SILL  
1 1/2" = 1'-0"



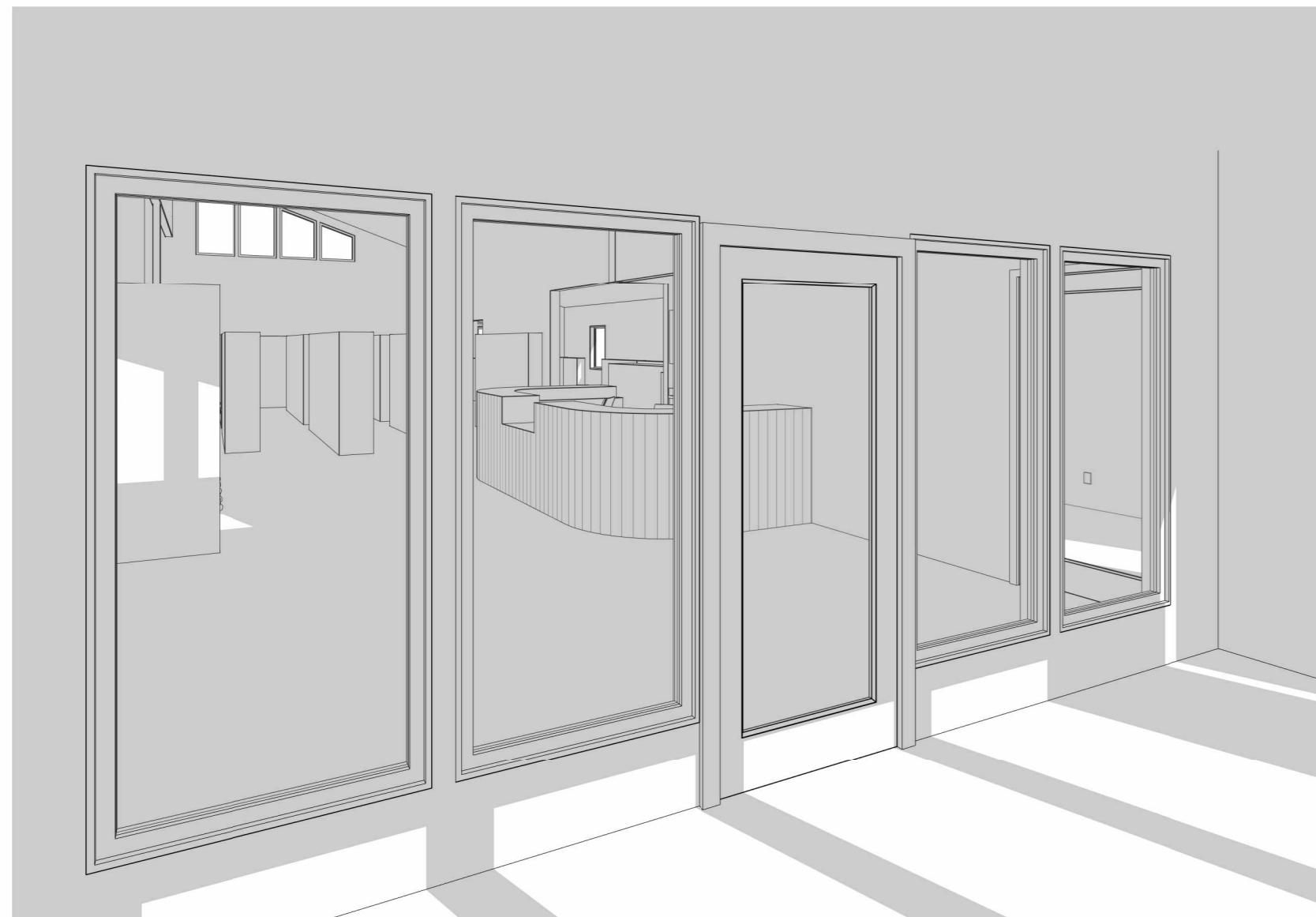
**City of Yachats**  
**New Library**  
560 W 7th Street, Yachats, Oregon 97498

PROJECT #:	2217
DOCUMENT TYPE	Permit/CDs
DATE:	09.27.2024

DETAILS  
**A502**



1 CIRCULATION DESK



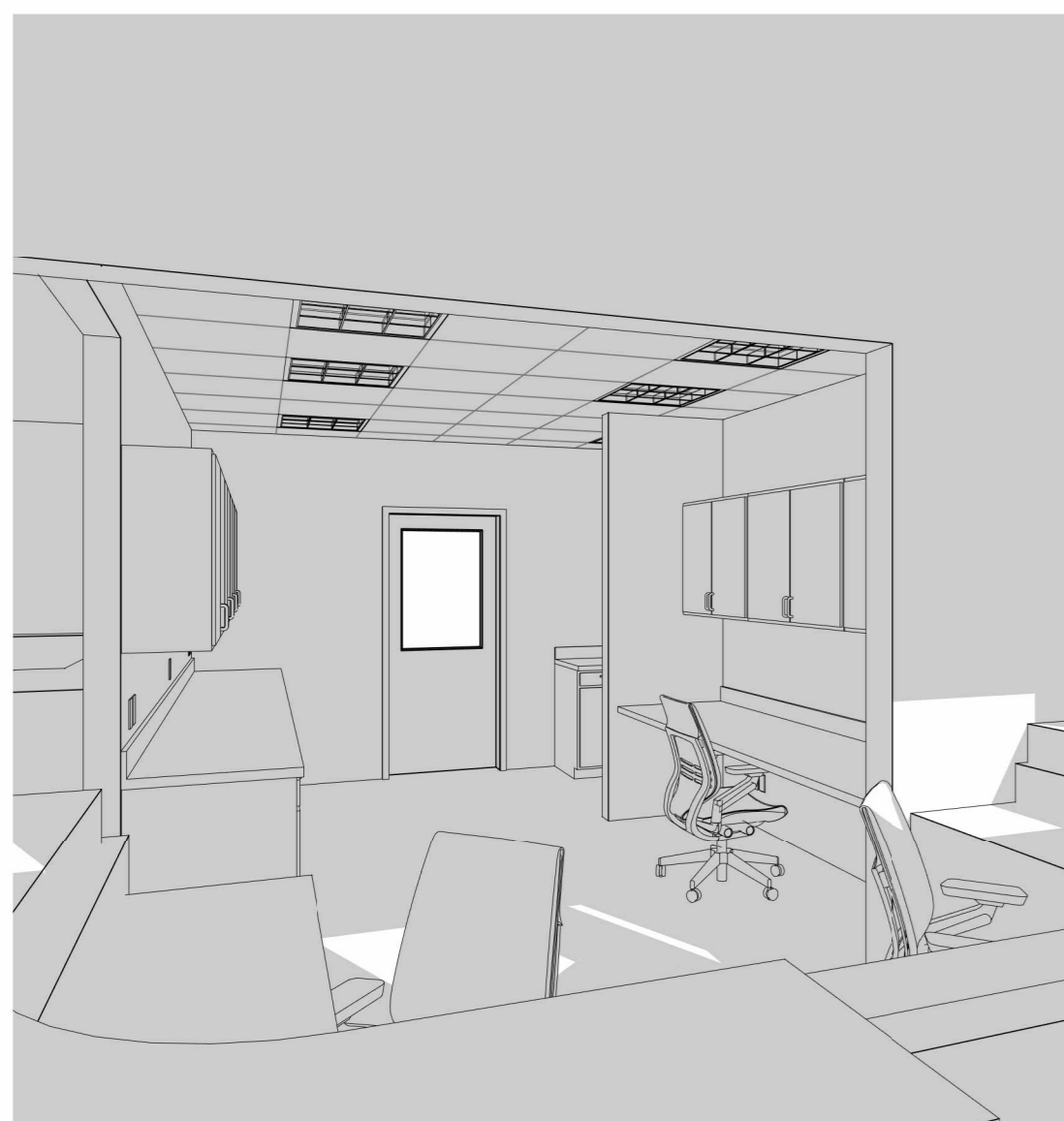
2 VESTIBULE



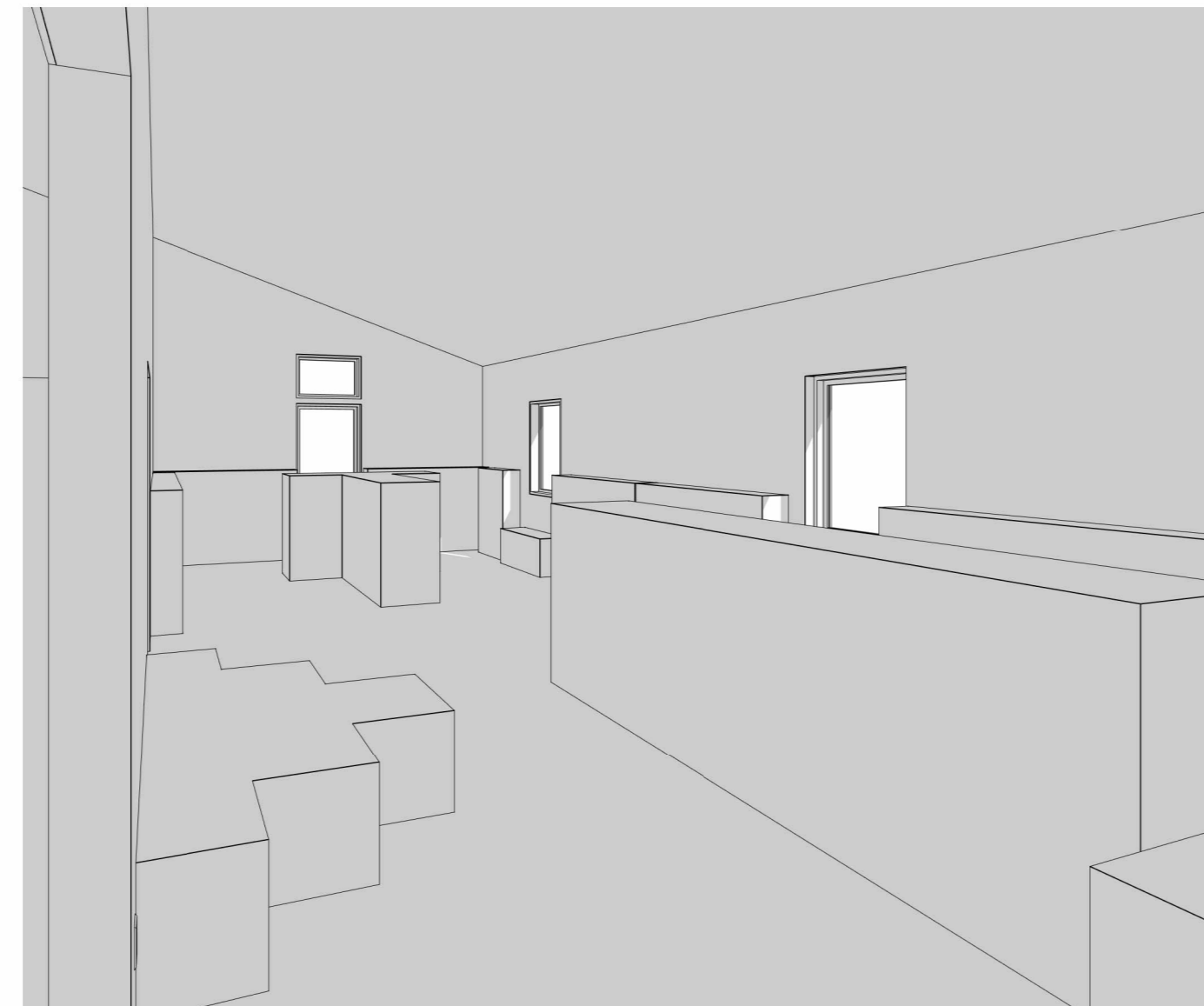
3 CIRCULATION



4 LOBBY



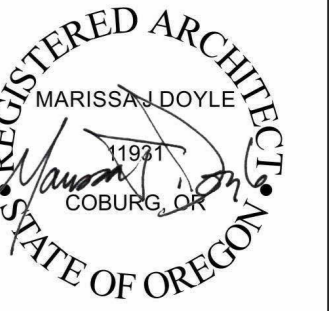
5 WORK AREA



6 CHILDREN & TEENS



7 COMMUNITY ROOM



**City of Yachats**  
**New Library**  
560 W 7th Street, Yachats, Oregon 97498

PROJECT #:

2217

DOCUMENT  
TYPE

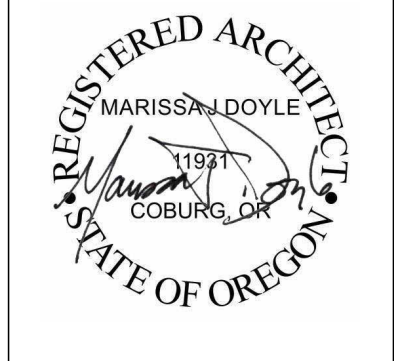
Permit/CDs

DATE:

09.27.2024

RENDERINGS

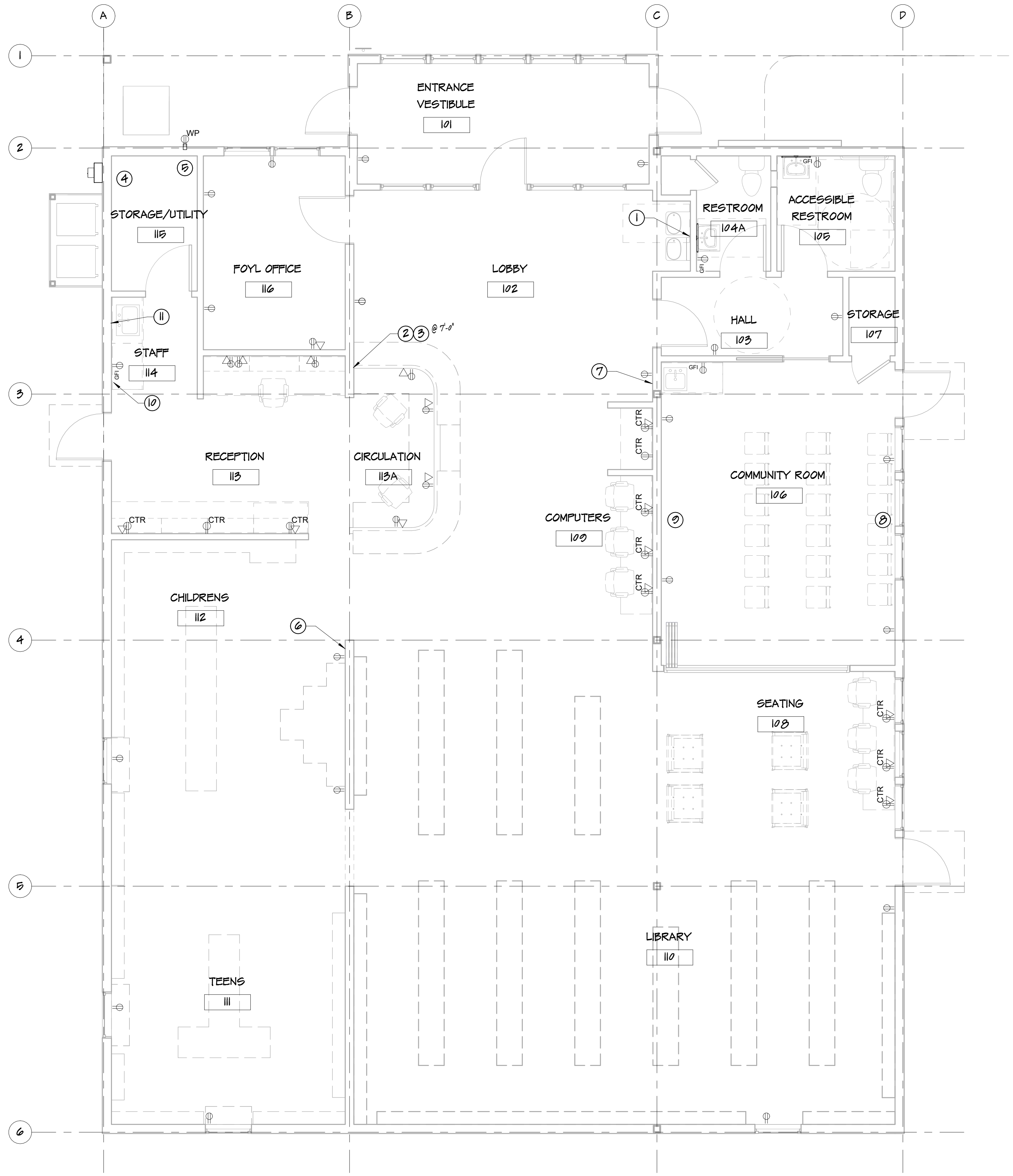
**A601**



**City of Yachats  
 New Library**  
 560 W 7th Street, Yachats, Oregon 97498

PROJECT #:  
2217  
 DOCUMENT TYPE  
Permit/CDs  
 DATE:  
09.27.2024

POWER DATA PLAN  
**A701**



**GENERAL POWER DATA NOTES**

- POWER/DATA LOCATIONS ARE SCHEMATIC & REFLECT DESIGN INTENT & POWER/DATA NEEDS. GENERAL CONTRACTOR TO COORDINATE LOCATIONS IN FIELD & SUBMIT TO OWNER/ARCHITECT FOR APPROVAL OF FINAL LAYOUT.
- FURNITURE SHOWN FOR REFERENCE PURPOSES. VERIFY FINAL POWER & DATA LOCATIONS & REQUIREMENTS W/ VENDOR. OWNER & ARCHITECT. ALL COVER PLATES, SWITCHES, PLUGS, ETC. TO BE "WHITE".
- USB DUAL TYPE-C POWER WALL OUTLETS ARE PREFERABLE AT COMPUTERS, SEATING AREA AND WORK STATIONS.
- KEYLESS ACCESS AT DOORS. VERIFY W/ OWNER.

**ANNOTATIONS**

GFI GROUND FAULT INTERRUPTOR  
 USB USB & ELECTRICAL OUTLET COMBO  
 HDMI HDMI & ELECTRICAL OUTLET COMBO

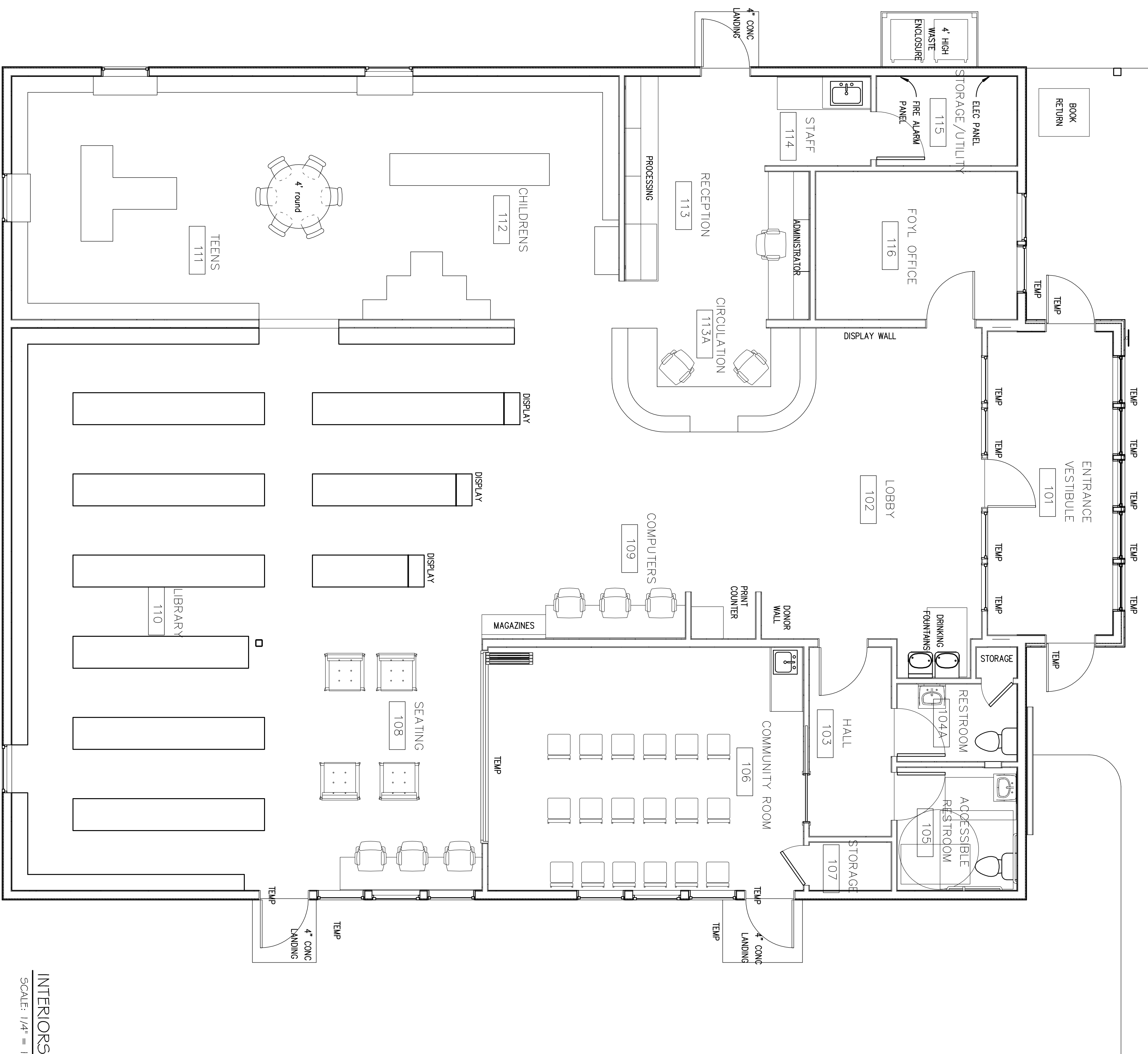
**POWER DATA LEGEND**

⊕ WALL MOUNTED DUPLEX OUTLET  
 ▢ WALL MOUNTED PHONE/DATA OUTLET

**NOTES**

- PROVIDE POWER & WATER LINE TO WATER FILL STATION. COORDINATE W/ PLUMBING & ELECTRICAL.
- WALL MOUNTED POWER/DATA/AV OUTLETS FOR WALL MOUNTED DISPLAY.
- HDMI PROVIDED FOR LAPTOPS/TABLETS/MISC. CONNECTED DEVICES TO HAVE SCREEN MIRRORRED AT MAIN DISPLAY.
- APPROXIMATE LOCATION OF ELECTRICAL PANEL. FINAL LOCATION TO BE DETERMINED BY ELECTRICAL CONTRACTOR.
- APPROXIMATE LOCATION OF NETWORK RACK.
- PROVIDE POWER FOR LED TWINKLE LIGHTS AT CHILDREN'S ROOM TREE.
- PROVIDE POWER FOR LED BACKLIT FROSTED GLASS DONOR WALL FEATURE.
- PROVIDE POWER/DATA FOR CEILING MOUNTED PROJECTOR.
- PROVIDE POWER/DATA FOR FUTURE SMART BOARD.
- PROVIDE POWER FOR UNDER COUNTER REFRIGERATOR.
- PROVIDE POWER FOR FUTURE MICROWAVE ON SHELF ABOVE.

**A POWER DATA PLAN**  
 1/4" = 1'-0"

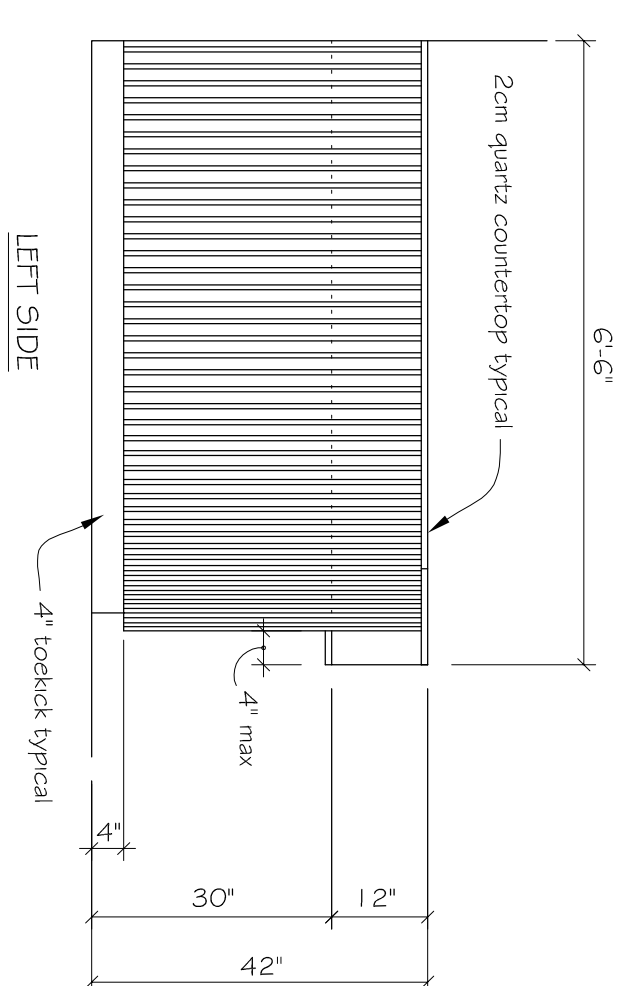
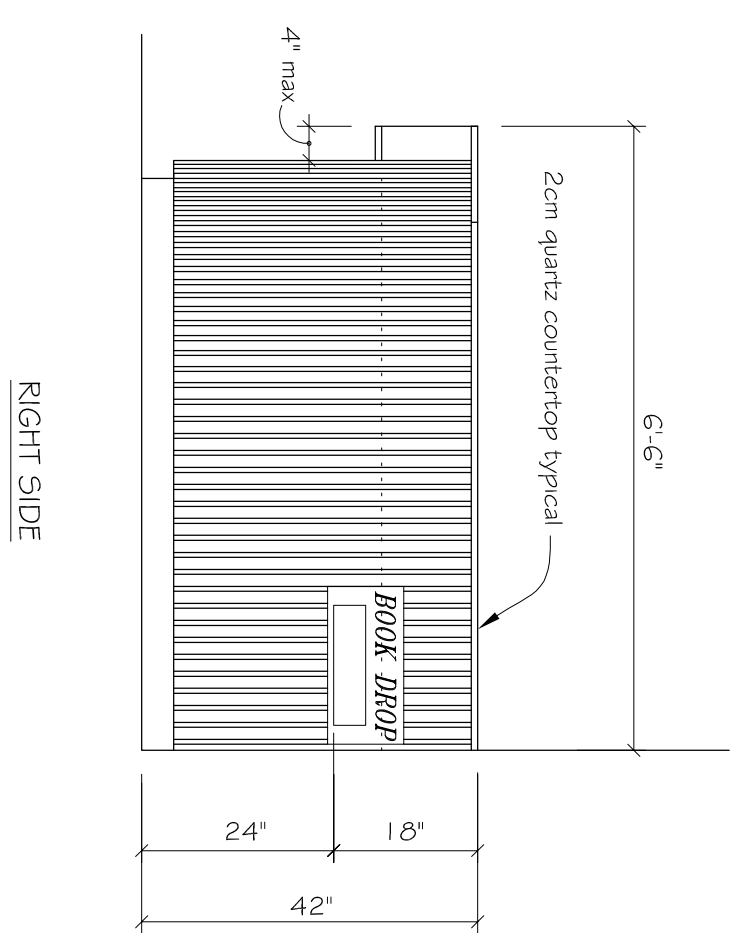
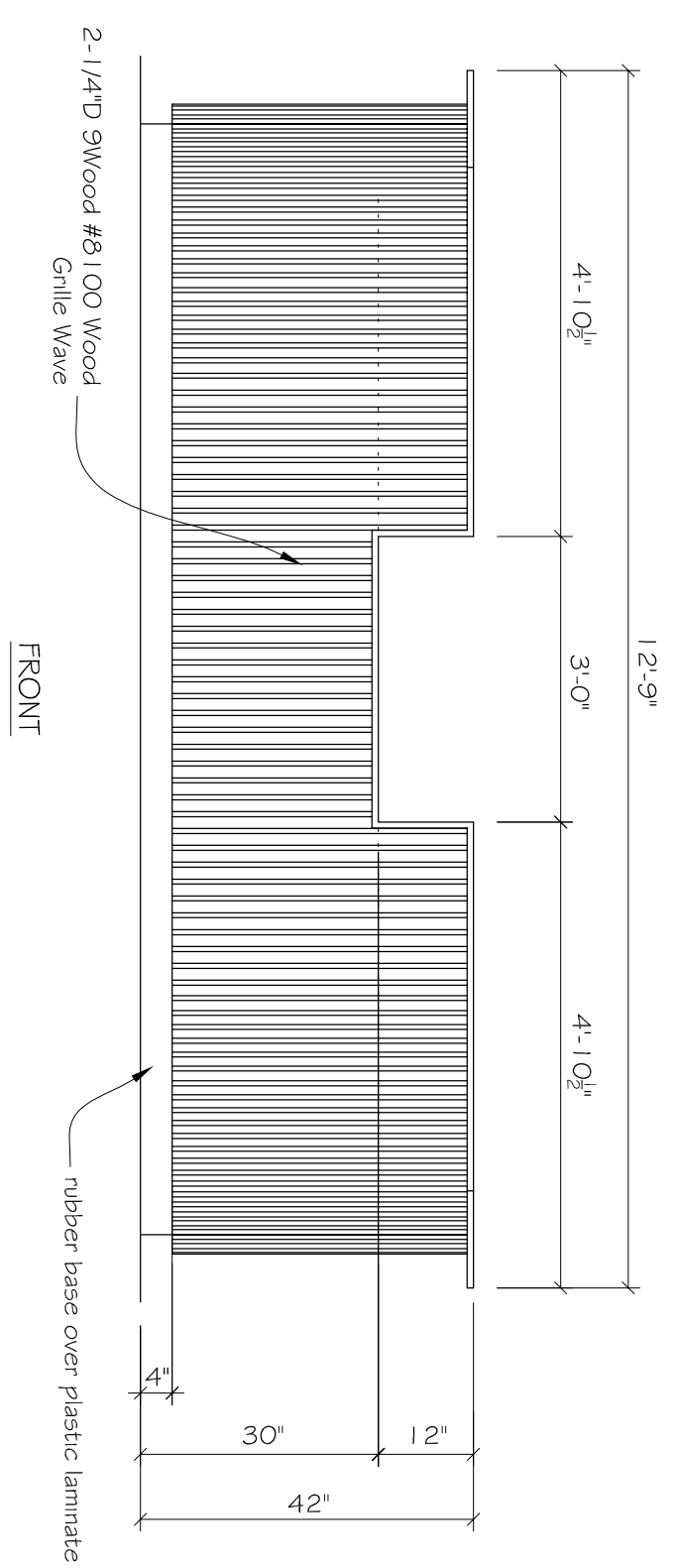


INTERIORS REFERENCE PLAN  
SCALE: 1/4" = 1'-0"

Pelletier & Pelletier  
10-1-2024  
SHEET - 1  
OF - 4

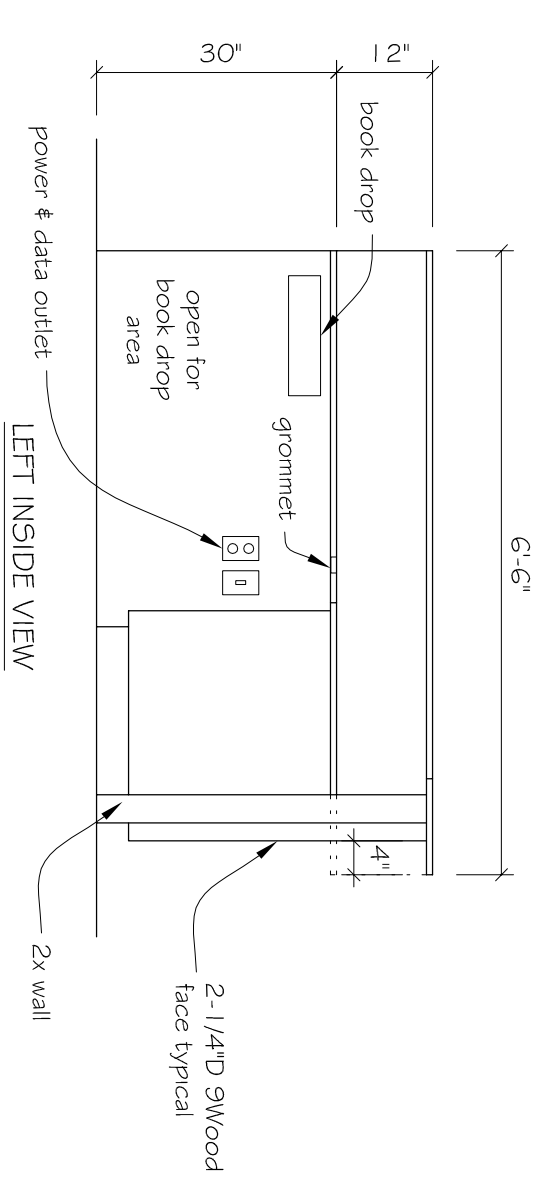
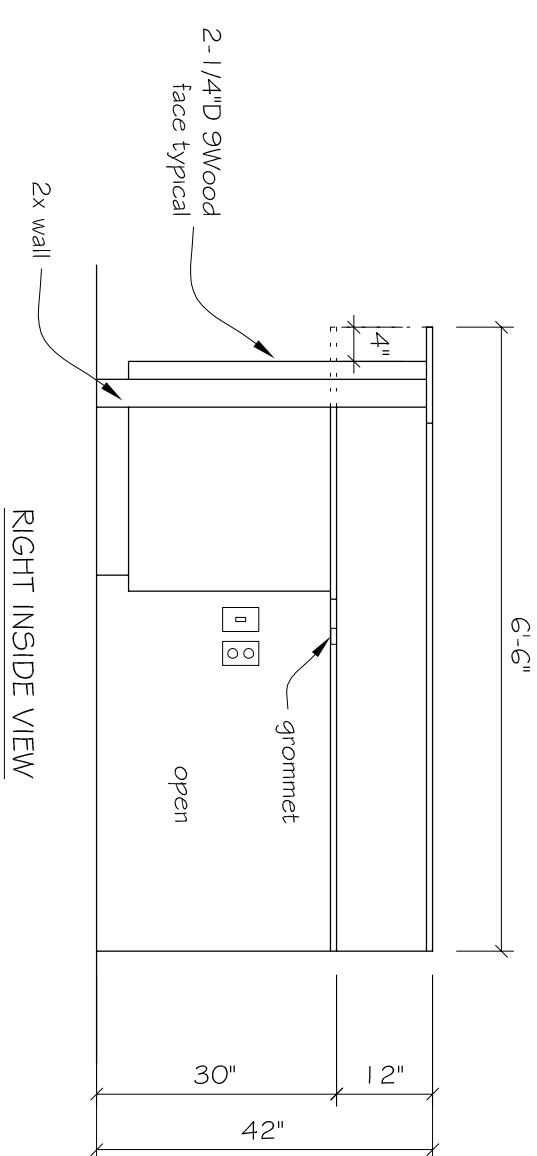
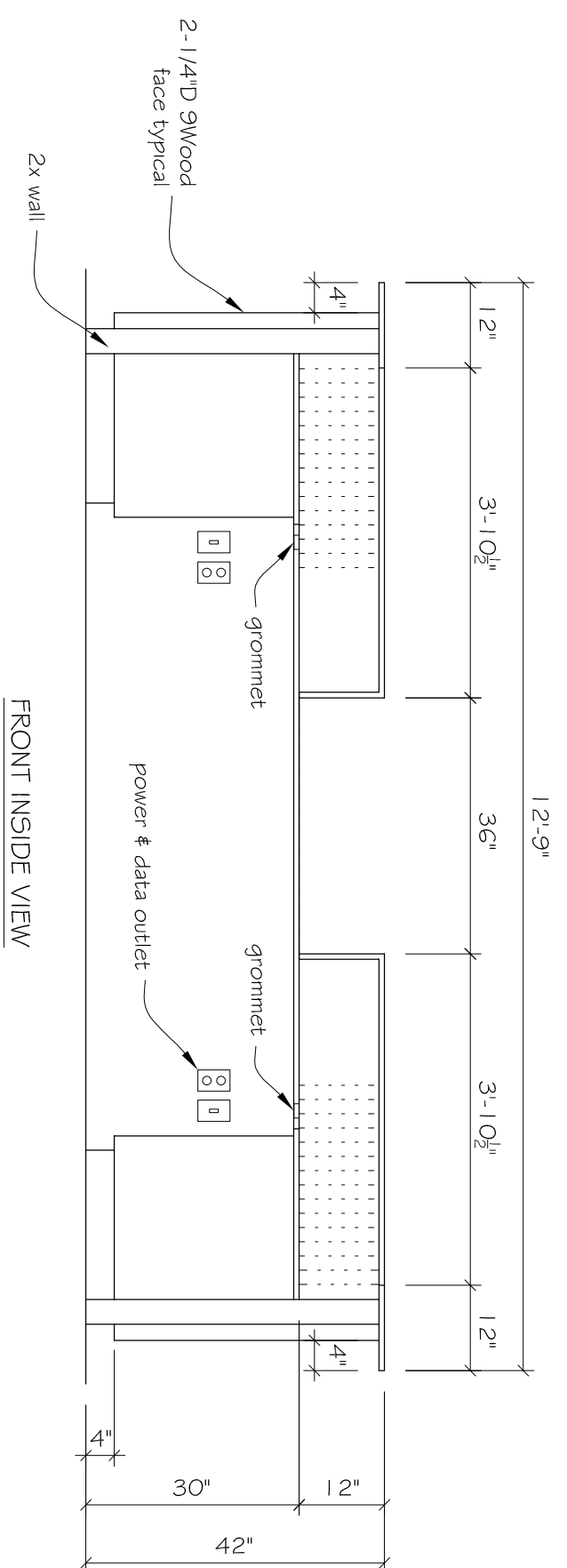
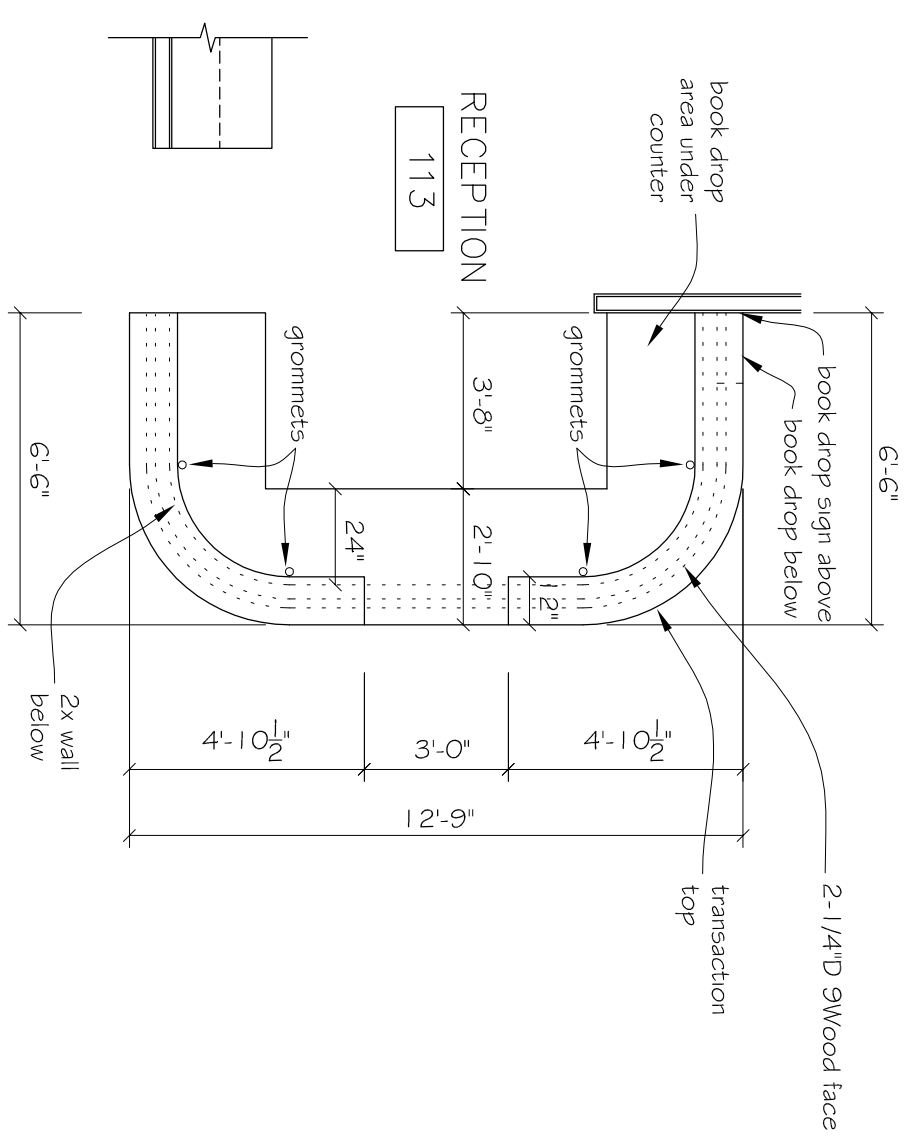
PELLITIER & PELLITIER  
2476 PORTLAND ST  
EUGENE, OR 97405  
PHONE (541) 484-2045  
FAX (541) 484-0518

PROJECT #:	
DOCUMENT TYPE:	
DATE:	



RECEPTION I 13 CIRCULATION DESK ELEVATION

SCALE: 1/2" = 1'-0"



RECEPTION I 13 CIRCULATION DESK ELEVATION

SCALE: 1/2" = 1'-0"

PELLITIER & PELLITIER  
2476 PORTLAND ST  
EUGENE, OR 97405  
PHONE (541) 484-2045  
FAX (541) 484-0518

PROJECT #:

DOCUMENT TYPE:

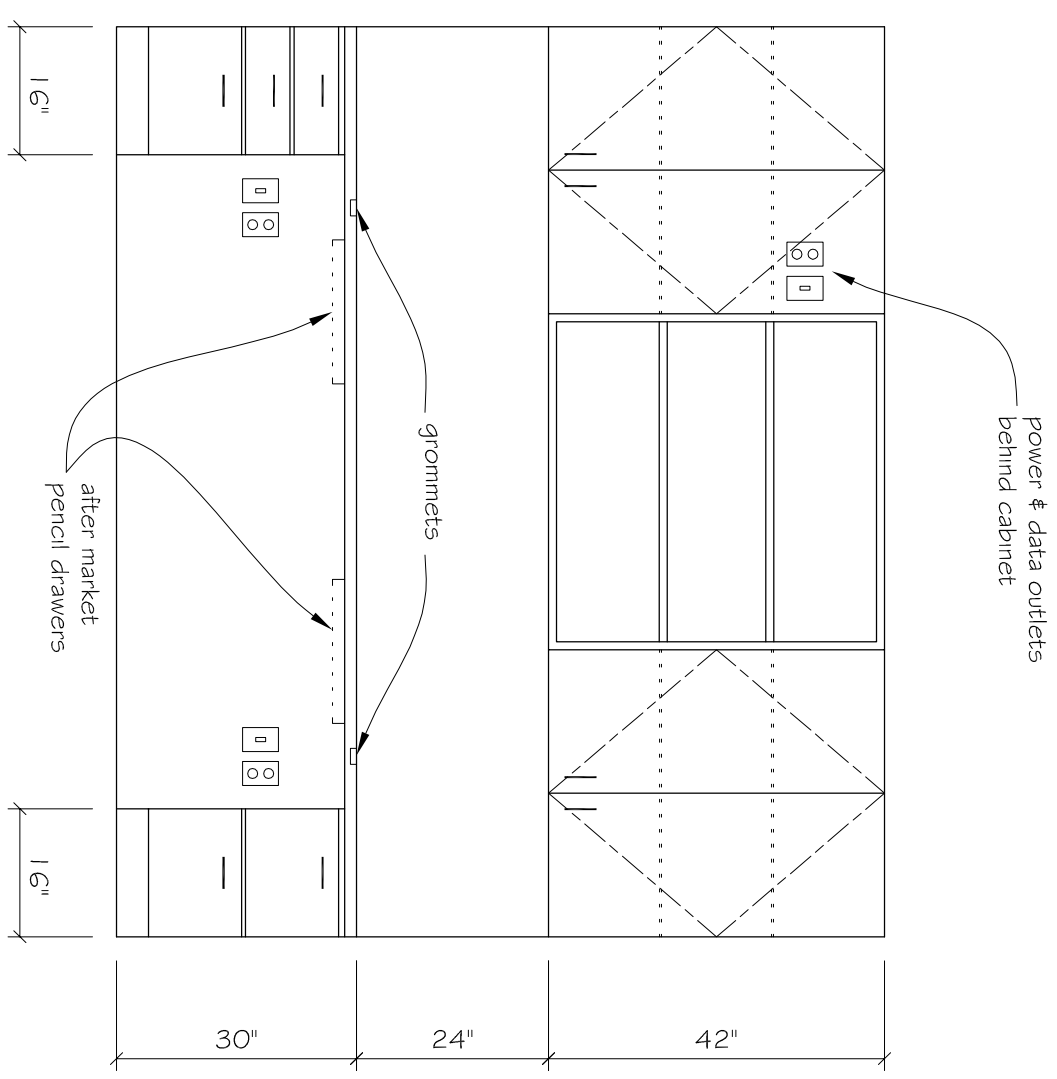
DATE:

Pellitier & Pellitier

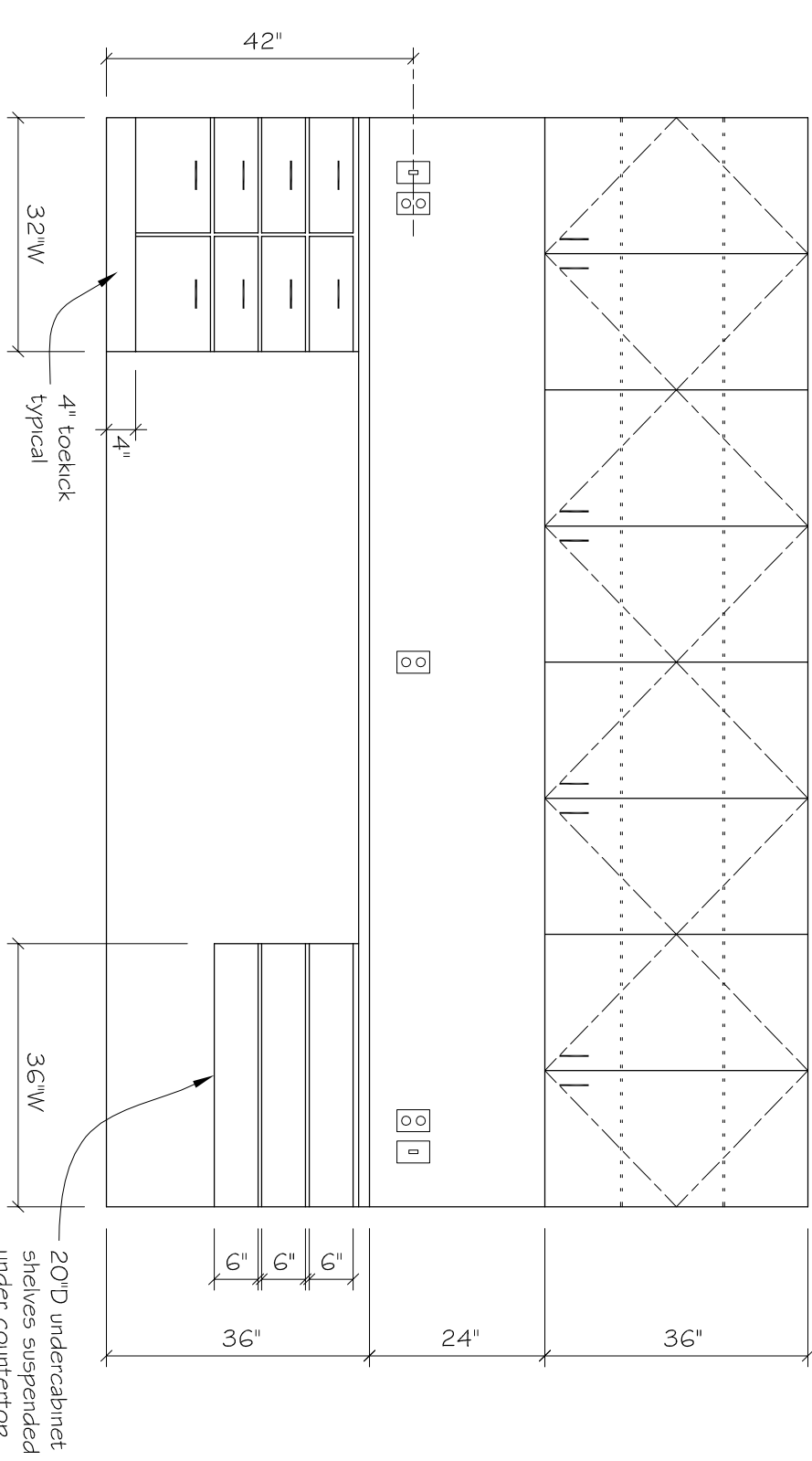
10-1-2024

SHEET - 2

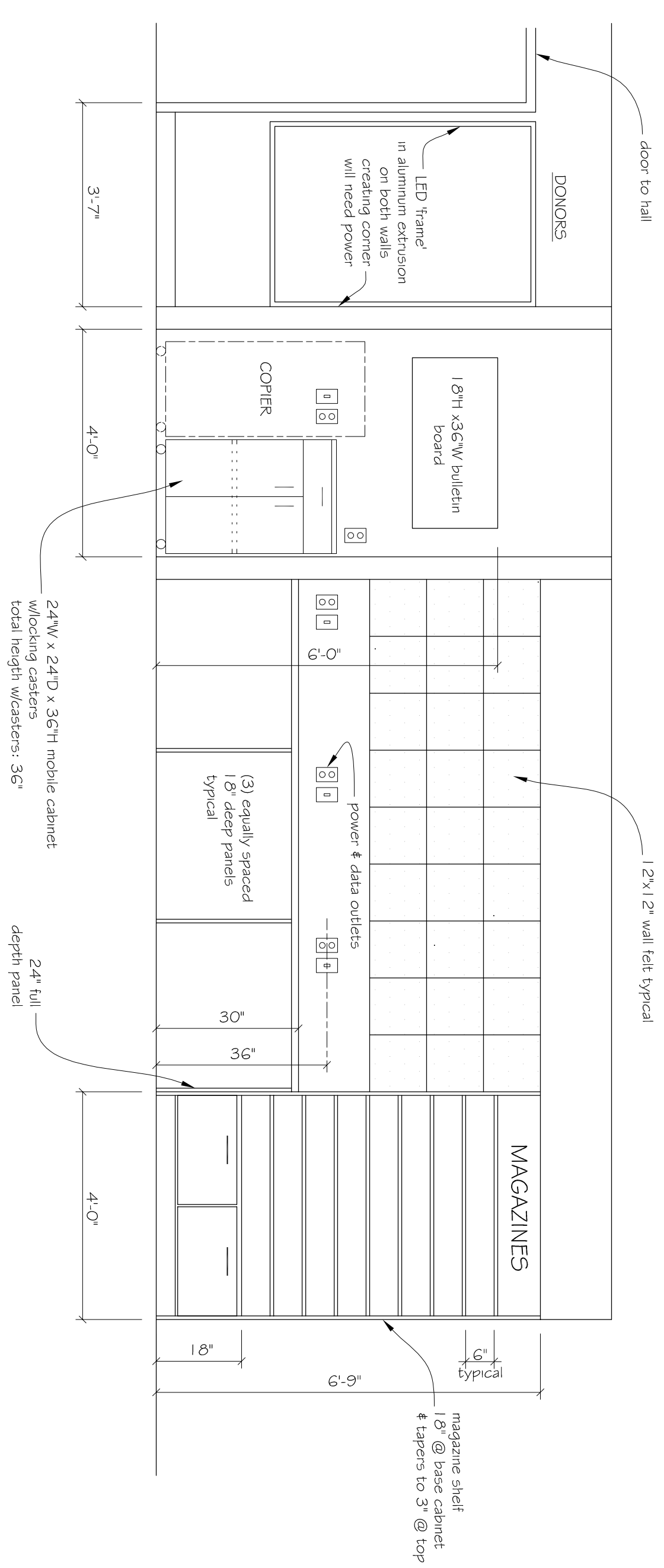
OF - 4



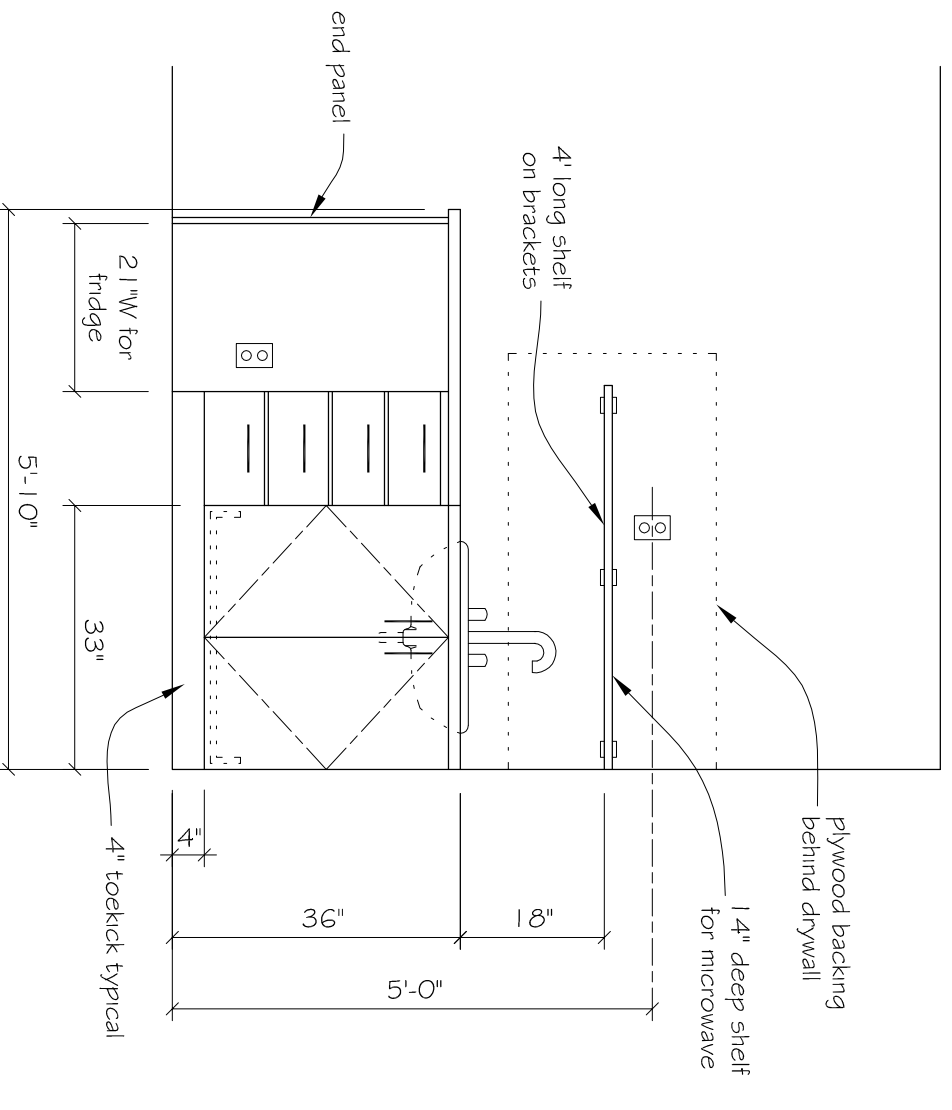
RECEIPT 113 ADMINISTRATOR ELEVATION  
SCALE: 1/2" = 1'-0"



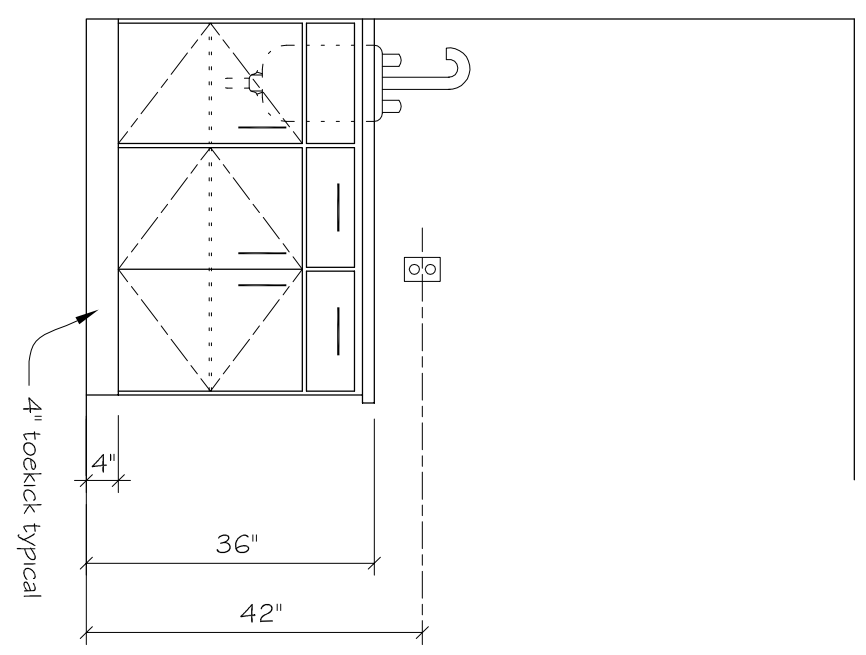
RECEIPT 113 PROCESSING ELEVATION  
SCALE: 1/2" = 1'-0"



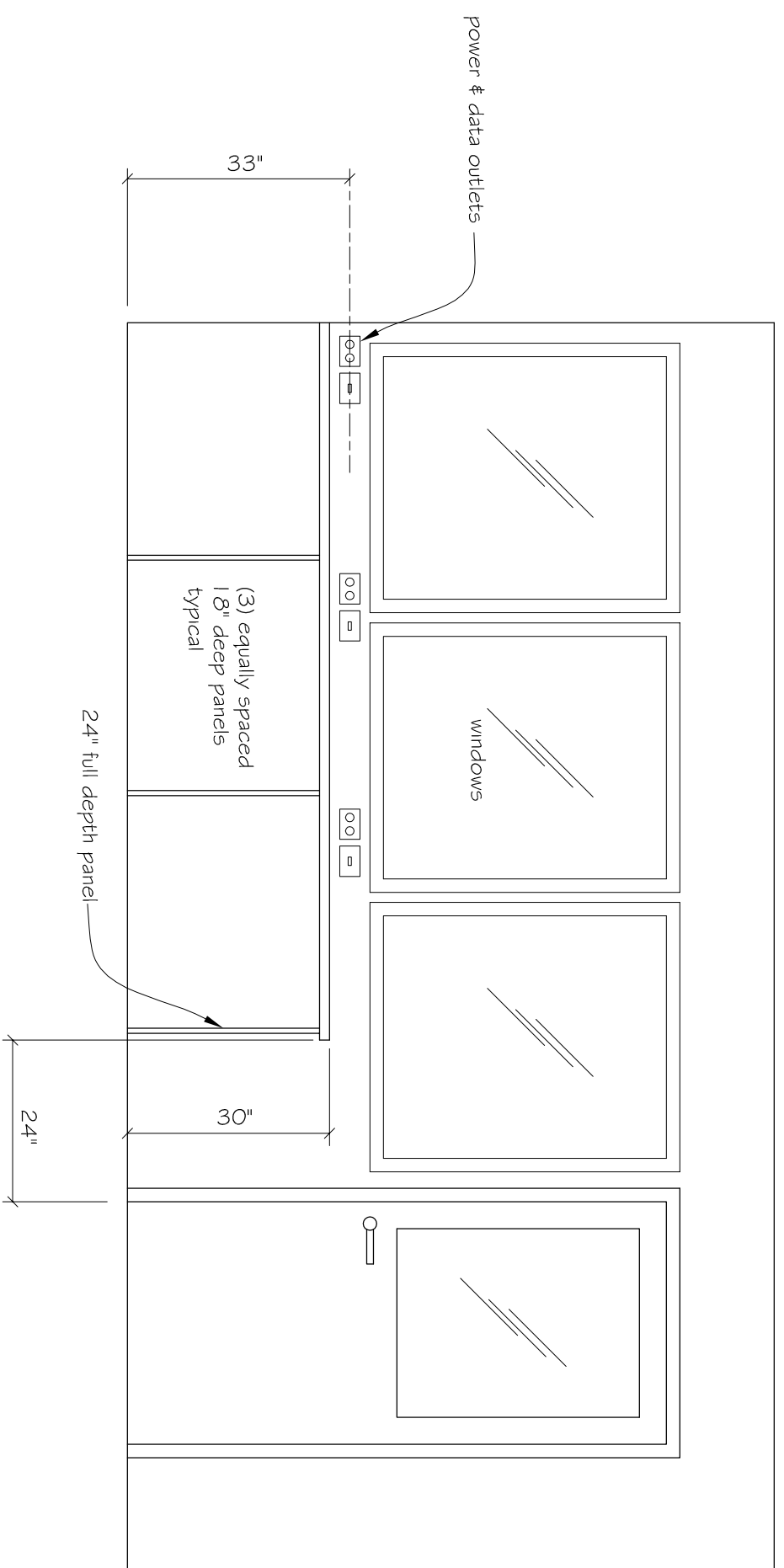
COMP. 109 ELEVATION  
SCALE: 1/2" = 1'-0"



STAFF 114 ELEVATION  
SCALE: 1/2" = 1'-0"



COMMUNITY RM 106 ELEVATION  
SCALE: 1/2" = 1'-0"

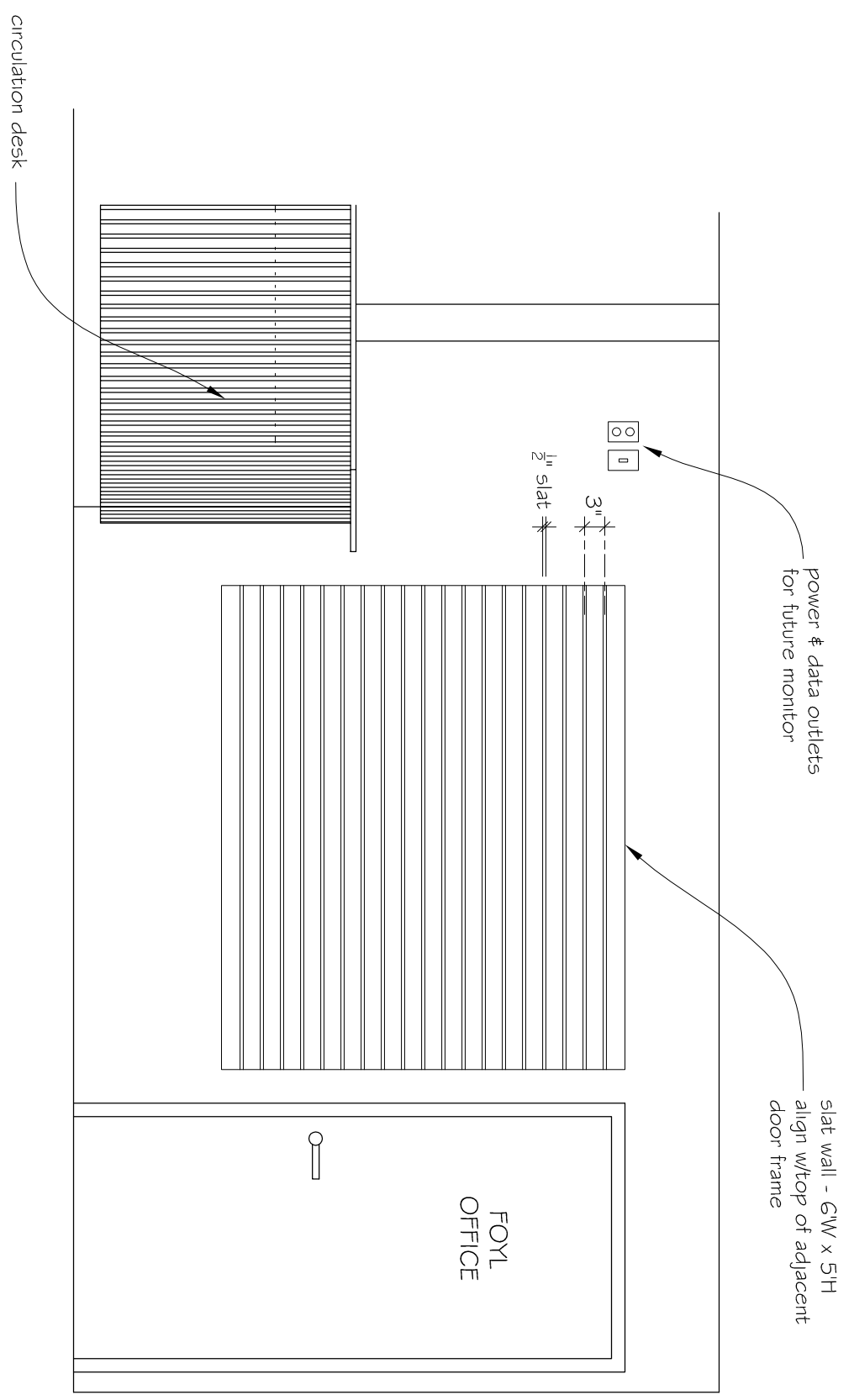


COMPUTER DESKS NEAR SEATING 108  
SCALE: 1/2" = 1'-0"

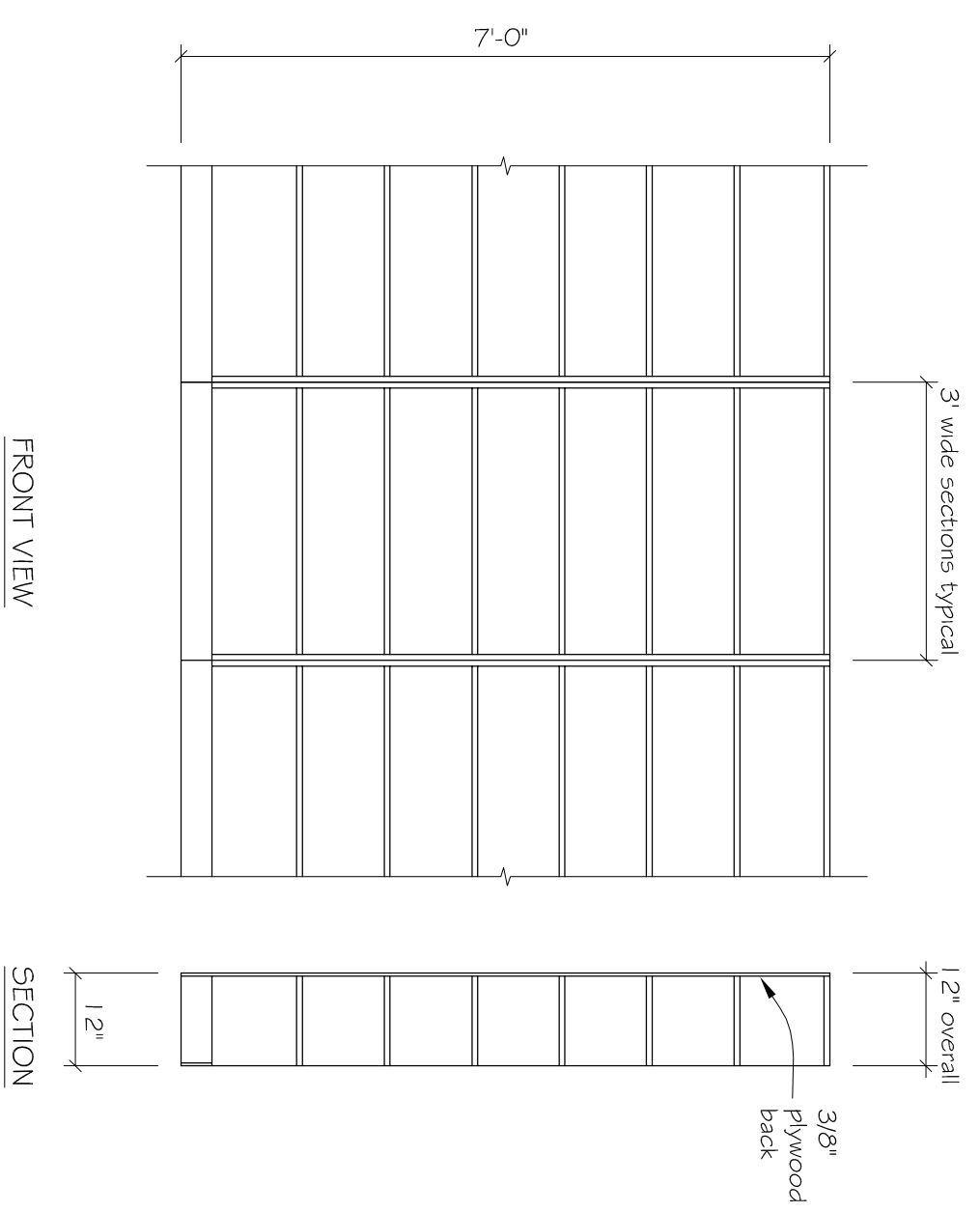
Pellitier & Pellitier
10-1-2024
SHEET - 3
OF - 4

PELLITIER & PELLITIER  
2476 PORTLAND ST  
EUGENE, OR 97405  
PHONE (541) 484-2045  
FAX (541) 484-0518

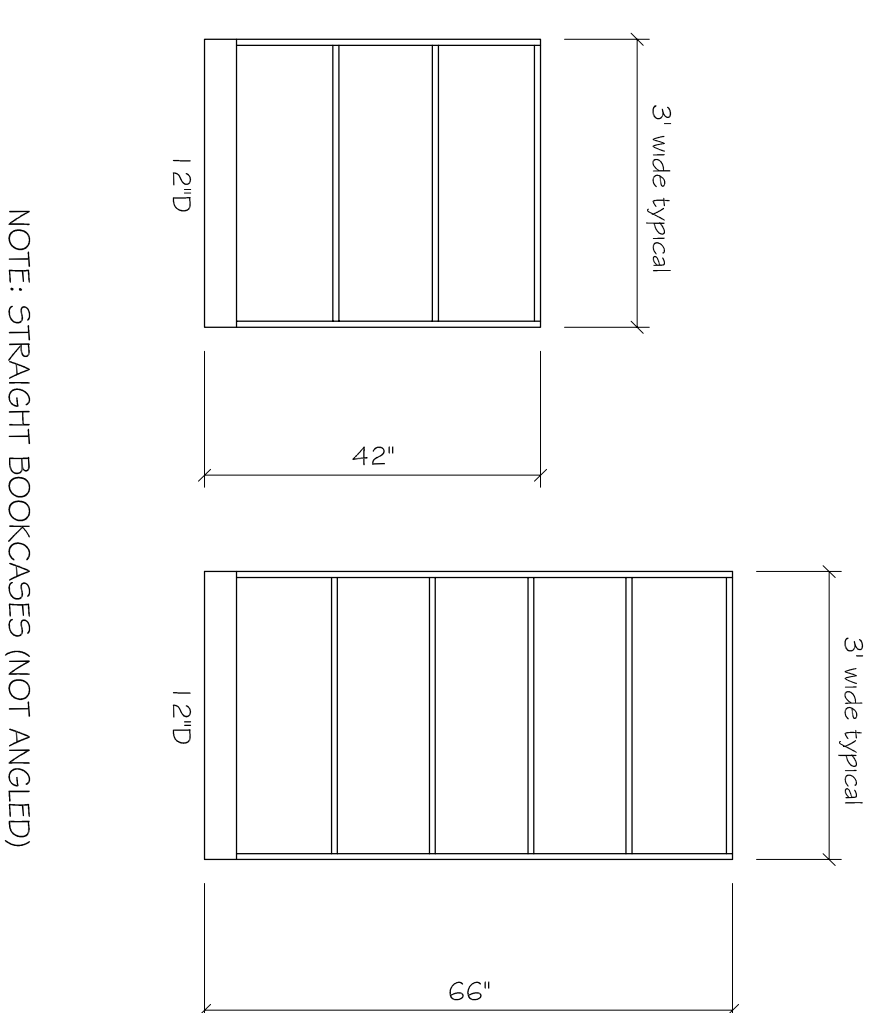
PROJECT #:	
DOCUMENT TYPE:	
DATE:	



**LOBBY 102 SLAT WALL**  
SCALE: 1/2" = 1'-0"



**TYPICAL PERIMETER BOOKCASES**  
SCALE: 1/2" = 1'-0"



NOTE: STRAIGHT BOOKCASES (NOT ANGLED)

**TYPICAL BOOKCASES @ CHILDREN/TEEN AREAS**  
SCALE: 1/2" = 1'-0"

Pelletier & Pelletier  
10-1-2024  
SHEET - 4  
OF - 4

**PELLITIER & PELLITIER**  
2476 PORTLAND ST  
EUGENE, OR 97405  
PHONE (541) 484-2045  
FAX (541) 484-0518

PROJECT #:

DOCUMENT TYPE:

DATE:



# AIA<sup>®</sup> Document B104<sup>™</sup> – 2017

## Standard Abbreviated Form of Agreement Between Owner and Architect

AGREEMENT made as of the **Fourth** day of **NOVEMBER**  
in the year **Two-Thousand Twenty-Two**  
(In words, indicate day, month and year.)

**BETWEEN** the Architect's client identified as the Owner:  
(Name, legal status, address and other information)

**City of Yachats**  
**501 Hwy 101 N**  
**Yachats, Oregon 97498**  
**City Manager: Heide Lambert**

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

and the Architect:  
(Name, legal status, address and other information)

**MJD Architect + Design, Co.**  
**PO Box 8302**  
**Coburg, OR 97408**  
**Contact: Marissa Doyle, AIA**

for the following Project:  
(Name, location and detailed description)  
**City of Yachats Library Remodel & Addition**  
**560 W 7th Street, Yachats, Oregon 97498**

The Owner and Architect agree as follows.

## TABLE OF ARTICLES

1	INITIAL INFORMATION
2	ARCHITECT'S RESPONSIBILITIES
3	SCOPE OF ARCHITECT'S BASIC SERVICES
4	SUPPLEMENTAL AND ADDITIONAL SERVICES
5	OWNER'S RESPONSIBILITIES
6	COST OF THE WORK
7	COPYRIGHTS AND LICENSES
8	CLAIMS AND DISPUTES
9	TERMINATION OR SUSPENSION
10	MISCELLANEOUS PROVISIONS
11	COMPENSATION
12	SPECIAL TERMS AND CONDITIONS
13	SCOPE OF THE AGREEMENT

### ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth below:

*(State below details of the Project's site and program, Owner's contractors and consultants, Architect's consultants, Owner's budget for the Cost of the Work, and other information relevant to the Project.)*

Working in conjunction with Owner's consultant, Pellitier & Pellitier, the project's program includes the renovation of the existing 1,327 sf building, located at 560 W 7th Street, and a 1,200 sf addition to the East side of the building using Pellitier & Pellitier's design concept as the "wish list" of features. Communication between the Owner and Architect will be through the Owner's representative, David Rivinus of the Advisory Committee.

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the schedule, the Architect's services and the Architect's compensation. The Owner shall adjust the Owner's budget for the Cost of the Work and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 1.3.1 Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

## ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide the professional services set forth in this Agreement consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 2.2 The Architect shall maintain the following insurance until termination of this Agreement. If any of the requirements set forth below are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect as set forth in Section 11.8:

*(Identify types and limits of insurance coverage, and other insurance requirements applicable to the Agreement, if any.)*

.1 General Liability

**\$2 million**

.2 Automobile Liability

.3 Workers' Compensation

.4 Professional Liability

**\$2 million**

## ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in this Article 3 and include usual and customary structural, mechanical, and electrical engineering services. Services not set forth in this Article 3 are Supplemental or Additional Services.

§ 3.1.1 The Architect shall coordinate its services with those services provided by the Owner and the Owner's consultants. The Architect shall be entitled to rely on (1) the accuracy and completeness of the services and information furnished by the Owner and (2) the Owner's approvals. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

§ 3.1.2 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

§ 3.1.3 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

### § 3.2 Design Phase Services

§ 3.2.1 The Architect shall review the program and other information furnished by the Owner, and shall review laws, codes, and regulations applicable to the Architect's services.

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§ 3.2.2 The Architect shall discuss with the Owner the Owner's program, schedule, budget for the Cost of the Work, Project site, and alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the Project requirements.

§ 3.2.3 The Architect shall consider the relative value of alternative materials, building systems and equipment, together with other considerations based on program, aesthetics, and any sustainable objectives, in developing a design for the Project that is consistent with the Owner's schedule and budget for the Cost of the Work.

§ 3.2.4 Based on the Project requirements, the Architect shall prepare Design Documents for the Owner's approval consisting of drawings and other documents appropriate for the Project and the Architect shall prepare and submit to the Owner an estimate of the Cost of the Work prepared in accordance with Section 6.3.

§ 3.2.5 The Architect shall submit the Design Documents to the Owner, and request the Owner's approval.

### § 3.3 Construction Documents Phase Services

§ 3.3.1 Based on the Owner's approval of the Design Documents, the Architect shall prepare for the Owner's approval Construction Documents consisting of Drawings and Specifications setting forth in detail the requirements for the construction of the Work. The Owner and Architect acknowledge that in order to construct the Work the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.4.4.

§ 3.3.2 The Architect shall incorporate the design requirements of governmental authorities having jurisdiction over the Project into the Construction Documents.

§ 3.3.3 The Architect shall submit the Construction Documents to the Owner, update the estimate for the Cost of the Work and advise the Owner of any adjustments to the estimate of the Cost of the Work, take any action required under Section 6.5, and request the Owner's approval.

§ 3.3.4 The Architect, following the Owner's approval of the Construction Documents and of the latest estimate of the Cost of the Work, shall assist the Owner in obtaining bids or proposals and awarding and preparing contracts for construction.

### § 3.4 Construction Phase Services

#### § 3.4.1 General

§ 3.4.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A104™-2017, Standard Abbreviated Form of Agreement Between Owner and Contractor. If the Owner and Contractor modify AIA Document A104-2017, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement.

§ 3.4.1.2 The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.

§ 3.4.1.3 Subject to Section 4.2, the Architect's responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment.

#### § 3.4.2 Evaluations of the Work

§ 3.4.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.2.2, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the

Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work.

**§ 3.4.2.2** The Architect has the authority to reject Work that does not conform to the Contract Documents and has the authority to require inspection or testing of the Work.

**§ 3.4.2.3** The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

**§ 3.4.2.4** When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith.

**§ 3.4.2.5** The Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents.

### **§ 3.4.3 Certificates for Payment to Contractor**

**§ 3.4.3.1** The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.4.2 and on the data comprising the Contractor's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified.

**§ 3.4.3.2** The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

### **§ 3.4.4 Submittals**

**§ 3.4.4.1** The Architect shall review and approve, or take other appropriate action, upon the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or any construction means, methods, techniques, sequences or procedures.

**§ 3.4.4.2** If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review and take appropriate action on Shop Drawings and other submittals related to the Work designed or certified by the Contractor's design professional, provided the submittals bear such professional's seal and signature when submitted to the Architect. The review shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect shall be entitled to rely upon, and shall not be responsible for, the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals.

**§ 3.4.4.3** The Architect shall review and respond to written requests for information about the Contract Documents. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness.

### **§ 3.4.5 Changes in the Work**

The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to Section 4.2.3, the

Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

#### § 3.4.6 Project Completion

The Architect shall conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion; forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and received from the Contractor; and issue a final Certificate for Payment based upon a final inspection indicating that, to the best of the Architect's knowledge, information, and belief, the Work complies with the requirements of the Contract Documents.

### ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 4.1 Supplemental Services are not included in Basic Services but may be required for the Project. The Architect shall provide the Supplemental Services indicated below, and the Owner shall compensate the Architect as provided in Section 11.2. Supplemental Services may include programming, site evaluation and planning, environmental studies, civil engineering, landscape design, telecommunications/data, security, measured drawings of existing conditions, coordination of separate contractors or independent consultants, detailed cost estimates, on-site project representation beyond requirements of Section 4.2.2, value analysis, interior architectural design, tenant related services, preparation of record drawings, commissioning, sustainable project services, and any other services not otherwise included in this Agreement.

*(Identify below the Supplemental Services that the Architect is required to provide and insert a description of each Supplemental Service, if not further described in an exhibit attached to this document.)*

§ 4.2 The Architect may provide Additional Services after execution of this Agreement without invalidating the Agreement. Upon recognizing the need to perform Additional Services, the Architect shall notify the Owner. The Architect shall not provide the Additional Services until the Architect receives the Owner's written authorization. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 4.2 shall entitle the Architect to compensation pursuant to Section 11.3.

§ 4.2.1 The Architect shall provide services necessitated by a change in the Initial Information, changes in previous instructions or approvals given by the Owner, or a material change in the Project including size; quality; complexity; the Owner's schedule or budget for Cost of the Work; or procurement or delivery method as an Additional Service

§ 4.2.2 The Architect has included in Basic Services five to ten (5-10) visits to the site by the Architect during construction. The Architect shall conduct site visits in excess of that amount as an Additional Service.

§ 4.2.3 The Architect shall, as an Additional Service, provide services made necessary by a Contractor's proposed change in the Work. The Architect shall prepare revisions to the Architect's Instruments of Service necessitated by Change Orders and Construction Change Directives as an Additional Service.

§ 4.2.4 If the services covered by this Agreement have not been completed within Twelve (12) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

### ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, schedule, constraints and criteria, including space requirements and relationships, flexibility, expandability, special equipment, systems and site requirements.

§ 5.2 The Owner shall establish the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. The Owner shall update the Owner's budget for the Project as necessary throughout the duration of the Project until final completion. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project's scope and quality.

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§ 5.3 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project; a written legal description of the site; and services of geotechnical engineers or other consultants, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project.

§ 5.4 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 5.5 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests; tests for air and water pollution; and tests for hazardous materials.

§ 5.6 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.7 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

§ 5.8 The Owner shall endeavor to communicate with the Contractor through the Architect about matters arising out of or relating to the Contract Documents.

§ 5.9 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Architect access to the Work wherever it is in preparation or progress.

§ 5.10 Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.

#### **ARTICLE 6 COST OF THE WORK**

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. The Cost of the Work also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by, the Owner. The Cost of the Work does not include the compensation of the Architect; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and shall be adjusted throughout the Project as required under Sections 5.2, 6.4 and 6.5. Evaluations of the Owner's budget for the Cost of the Work, and the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work prepared by the Architect, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work, or from any estimate of the Cost of the Work, or evaluation, prepared or agreed to by the Architect.

§ 6.3 In preparing estimates of the Cost of Work, the Architect shall be permitted to include contingencies for design, bidding and price escalation; to determine what materials, equipment, component systems and types of construction are to be included in the Contract Documents; to recommend reasonable adjustments in the program and scope of the Project; and to include design alternates as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. If the Owner requires a detailed estimate of the Cost of the Work, the Architect shall provide such an estimate, if identified as the Architect's responsibility in Section 4.1, as a Supplemental Service.

§ 6.4 If, through no fault of the Architect, construction procurement activities have not commenced within 90 days after the Architect submits the Construction Documents to the Owner the Owner's budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.

§ 6.5 If at any time the Architect's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect shall make appropriate recommendations to the Owner to adjust the Project's size, quality or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.

§ 6.6 If the Owner's current budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid or negotiated proposal, the Owner shall

- .1 give written approval of an increase in the budget for the Cost of the Work;
- .2 authorize rebidding or renegotiating of the Project within a reasonable time;
- .3 terminate in accordance with Section 9.5;
- .4 in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or
- .5 implement any other mutually acceptable alternative.

§ 6.7 If the Owner chooses to proceed under Section 6.6.4, the Architect shall modify the Construction Documents as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 6.6.1. If the Owner requires the Architect to modify the Construction Documents because the lowest bona fide bid or negotiated proposal exceeds the Owner's budget for the Cost of the Work due to market conditions the Architect could not reasonably anticipate, the Owner shall compensate the Architect for the modifications as an Additional Service pursuant to Section 11.3; otherwise the Architect's services shall be without additional compensation. In any event, the Architect's modification of the Construction Documents shall be the limit of the Architect's responsibility under this Article 6.

## ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 7.3 The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums when due pursuant to Article 9 and Article 11. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service, subject to any protocols established pursuant to Section 1.3, solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 9.4, the license granted in this Section 7.3 shall terminate.

§ 7.3.1 In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 7.3.1. The terms of this Section 7.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 9.4.

§ 7.4 Except for the licenses granted in this Article 7, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

§ 7.5 Except as otherwise stated in Section 7.3, the provisions of this Article 7 shall survive the termination of this Agreement.

## ARTICLE 8 CLAIMS AND DISPUTES

### § 8.1 General

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents, and employees of the other, for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A104–2017, Standard Abbreviated Form of Agreement Between Owner and Contractor. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Architect and Owner waive consequential damages for claims, disputes or other matters in question, arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 9.6.

### § 8.2 Mediation

§ 8.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 8.2.2 Mediation, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.3 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:

*(Check the appropriate box.)*

- Arbitration pursuant to Section 8.3 of this Agreement
- Litigation in a court of competent jurisdiction
- Other: *(Specify)*

If the Owner and Architect do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.

### § 8.3 Arbitration

§ 8.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement.

§ 8.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim,

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dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

§ 8.3.2 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement, shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

#### § 8.3.4 Consolidation or Joinder

§ 8.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 8.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 8.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 8.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.

§ 8.4 The provisions of this Article 8 shall survive the termination of this Agreement.

### ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, Reimbursable Expenses incurred, and all costs attributable to termination, including the costs attributable to the Architect's termination of consultant agreements.

§ 9.7 In addition to any amounts paid under Section 9.6, if the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall pay to the Architect the following fees:

*(Set forth below the amount of any termination or licensing fee, or the method for determining any termination or licensing fee.)*

.1 Termination Fee:

None

.2 Licensing Fee if the Owner intends to continue using the Architect's Instruments of Service:

None

§ 9.8 Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

#### ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the place where the Project is located excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A104–2017, Standard Abbreviated Form of Agreement Between Owner and Contractor.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

§ 10.4 If the Owner requests the Architect to execute certificates or consents, the proposed language of such certificates or consents shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Architect.

§ 10.6 The Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. However, the Architect's materials shall not include information the Owner has identified in writing as confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project. This Section 10.7 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 9.4.

§ 10.8 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.

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§ 11.6.1 When compensation is on a percentage basis and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on those portions. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.

§ 11.7 The hourly billing rates for services of the Architect and the Architect's consultants, if any, are set forth below. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' normal review practices. (If applicable, attach an exhibit of hourly billing rates or insert them below.)

Employee or Category	Rate
Principal Architect (Marissa Doyle)	\$115/hour
Architect (Dan Bramske)	\$100/hour
Drafter	\$70/hour

### § 11.8 Compensation for Reimbursable Expenses

§ 11.8.1 Reimbursable Expenses are in addition to compensation for Basic, Supplemental, and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

- .1 Transportation and authorized out-of-town travel and subsistence;
- .2 Long distance services, dedicated data and communication services, teleconferences, Project web sites, and extranets;
- .3 Permitting and other fees required by authorities having jurisdiction over the Project;
- .4 Printing, reproductions, plots, and standard form documents;
- .5 Postage, handling, and delivery;
- .6 Expense of overtime work requiring higher than regular rates if authorized in advance by the Owner;
- .7 Renderings, physical models, mock-ups, professional photography, and presentation materials requested by the Owner or required for the Project;
- .8 Expense of professional liability insurance dedicated exclusively to this Project or the expense of additional insurance coverage or limits requested by the Owner in excess of that normally maintained by the Architect and the Architect's consultants;
- .9 All taxes levied on professional services and on reimbursable expenses;
- .10 Site office expenses; and
- .11 Other similar Project-related expenditures.

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus 0 percent ( 0 %) of the expenses incurred.

### § 11.9 Payments to the Architect

#### § 11.9.1 Initial Payment

An initial payment of

Four-thousand and zero dollars

( \$ 4,000.00 ) shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

#### § 11.9.2 Progress Payments

§ 11.9.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed.

Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid Thirty ( 30 ) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.

(Insert rate of monthly or annual interest agreed upon.)

1.5 %

Init.

§ 11.9.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 11.9.2.3 Records of Reimbursable Expenses, expenses pertaining to Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

#### ARTICLE 12 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:

*(Include other terms and conditions applicable to this Agreement.)*

AIA Document A101 will be used between the Contractor and Owner and will be between the Owner and Contractor to negotiate. We will still perform our services consistent with the professional skill and care ordinarily provided by architects during the Construction process. AIA Document E302 will not be used. An electronic transfer agreement will be used in its place between Architect's Consultants and Architect.

#### ARTICLE 13 SCOPE OF THE AGREEMENT

§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents identified below:

- 1 AIA Document B104™-2017, Standard Abbreviated Form of Agreement Between Owner and Architect
- 2 AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:

*(Insert the date of the E203-2013 incorporated into this agreement.)*

- 3 Exhibits:

*(Clearly identify any other exhibits incorporated into this Agreement, including any exhibits identified in Section 4.1.)*

Concept design by Pellitier & Pellitier dated 8/26/22  
Certificate of Liability Insurance dated 9/27/2022

- 4 Other documents:

*(List other documents, if any, including additional scopes of service forming part of the Agreement.)*

MJD Architect + Design, Co. qualifications response for the Design/Build Team dated May 24, 2022

This Agreement entered into as of the day and year first written above.

  
OWNER (Signature)

Heidi Lambert  
(Printed name and title)

  
ARCHITECT (Signature)

Marissa Doyle, Principal Architect, ARI-11931

(Printed name, title, and license number, if required)

init.

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**REQUEST FOR QUALIFICATIONS  
FOR  
DESIGN / BUILD TEAM**

**2.0 PURPOSE, BACKGROUND AND SCOPE OF WORK**

**2.01 PURPOSE**

The City of Yachats is requesting submittal of Qualifications for a Design / Build Team based on the scope of work described herein to attain an Addition to and Renovation of the existing Library.

**2.02 BACKGROUND**

The Yachats public Library is a rectangular building of 2,048 sq. ft. built in 1973. This was, of course, prior to the advent of computers and their library-related services. The building is no longer adequate for the needs of this small, but growing community of approximately 950 permanent residents. The scope of work for the current expansion project includes the addition of **approximately 1,200 sq. ft. plus the remodeling of approximately 1,327 sq. ft. of existing space**. The library has had a Library Assessment Study completed and recently hired an Interior Designer to begin the programming effort.

Pellitier & Pellitier  
Michelle Pellitier, Interior Design  
Eugene, Oregon  
(541) 484-2045

The Interior Designer is under contract and working directly for the City of Yachats but will be part of the Overall Team in developing the best possible scenario for expansion and renovation. It is assumed that the funds raised to date will not be adequate for the Project. Once the Design is completed and a budget established, the library will begin fundraising for the additional expected dollars while Construction Documents are being assembled. The overall budget for the entire project is based on the Yachats community's estimated fundraising capabilities, with a goal of having \$500,000 or slightly more to spend.

**2.03 SCOPE OF WORK**

The Services of an Interior Designer are determined and include:

- 2.03.1 Program and Schematic Design of the interior of the Addition and renovation to the existing library.
- 2.03.2 Assist in further development of the Plan with the Design / Build Team.
- 2.03.3 Work with the Library Design Team in identifying, ordering/bidding appropriate Fixtures, Furnishings & Equipment for the new Library.

The Services of the Design / Build Team are to include:

- 1. Further development of the Schematic Design floor plan considering current building codes, accessibility and sustainability:
  - a. Work with the Interior Designer and the Library Design Team.
  - b. Present to the Library Commission for review and comments
- 2. Develop the building shell design: responding to site conditions, sustainability, local weather consideration, appropriate materials and building codes.
  - a. Working with the Interior Designer and the Library Design Team
  - b. Presenting to the Library Commission for review and comments

## **2.03 SCOPE OF WORK (Cont)**

3. Develop the site: respond to Planning Code and accessibility
4. Present the Project at completion of Design Development to the Community in a Public meeting.
  - a. Consider the comments as directed by the Library Design Team from the Public meeting
  - b. Redesign as appropriate for final presentation
  - c. Present to City Manager and City Council
5. Provide budget estimates at the end of Preliminary Design, Design Development and at 75% Construction Documents.
6. Develop Construction Documents for sub-bidding, submit to City of Yachats and Lincoln County for Building Permit.
7. Finalize construction cost through sub-bidding considering local contractors.

The selected Proposer will be free to suggest changes and improvements to the Statement of Work that will benefit the library.

## **2.04 ESTIMATED SCHEDULE**

The interior designer's work has begun. As soon as selection of the Design / Build Team is made and Contract signed, the Design / Build Team is to begin with Scope of Work.

Estimated time is to be illustrated in Proposal Submittal item 'C'.

1. Schematic Design Completed and SF cost estimate for the Project
  - o Approval to proceed given by Library Design Team
2. Design Development with an estimated Budget created with approval to proceed given by Library Design Team, Library Commission, and the City Manager.
3. Construction Documents with Approval to proceed given by Library Design Team, Library Commission and the City Manager.
4. Sub-Bidding with Actual cost identified with Approval to proceed given by Library Design Team, Library Commission, City Manager and City Council.
5. Construction
6. Substantial Completion of Construction
  - o Warranty Period Complete: 1 year
7. Final Completion

## **3.0 PROCUREMENT REQUIREMENTS**

### **3.01 QUALIFICATION SUBMISSION**

The Design / Build Team shall be composed of a Design Professional (Architect or Engineer, licensed in the State of Oregon) and a General Contractor registered with State of Oregon Construction Contractors Board. The contractual relationship within the Design / Build Team does not need to be identified. A single contract will be signed between the Design / Build Team and the City of Yachats.

### 3.01 QUALIFICATION SUBMISSION (Cont)

Those interested in submitting a Qualification should contact:

Neal Morphis via email at  
[citycoordinator@yachatsmail.org](mailto:citycoordinator@yachatsmail.org)

and leave Company Name, Individual Contact name, email and phone number. Intent is to be able to provide additional information as may occur to those interested.

### 3.02 PROPOSERS MUST SUBMIT:

One (1) electronic copy, formatted as the original hard copy, and submitted to:

Neal Morphis via email at  
[citycoordinator@yachatsmail.org](mailto:citycoordinator@yachatsmail.org)

and

One (1) original hard copy on white 8 ½ "x11" recycled paper and six (6) copies  
Only one Proposal per Proposer shall be allowed. Proposals must be submitted in sealed envelopes either by hand or postal delivery.  
To ensure proper identification and handling, all envelopes shall be clearly marked as follows:

RFQ: Design / Build Team Services for Yachats Library Addition  
Attn: Neal Morphis—City Coordinator  
Yachats City Hall  
PO Box 345 Yachats, OR 97498

**PROPOSALS MUST BE DATE AND TIME-STAMPED AS RECEIVED BY THE STATED DEADLINE.**

Proposals will not be accepted after the Closing date/time as stated. Failure to comply with this requirement shall result in rejection of the Proposal as non-responsive.

Electronic Submittal shall arrive no later than: **Wednesday, May 18, 2022**

Hard copies shall arrive no later than **Wednesday, May 25, 2022**

### 3.03 RFQ PROTEST AND REQUEST FOR CHANGE

Prospective Proposers may submit a written protest of anything contained in the RFQ and may request a change to any provision, specification or Contract term contained in the RFQ, no later than **ten (10) calendar days prior** to the Submittal **deadline** set in the RFQ. Protest or request for change that is submitted after the submission deadline will not be accepted.

Protests shall be sent to the designated contact for protest of proposer selection at the Addenda that will be emailed to those who registered and listed as interested.

All Addenda shall have the same binding effect as though contained in the main body of this RFQ. Oral instructions or information concerning the specifications of the Project from an individual shall not bind the City of Yachats.

### **3.04 PROTEST OF PROPOSER SELECTION**

City of Yachats will send a notice of Intent to Award to the highest-ranked Proposer or Interview Schedule for the top 2-3 Proposers.

A Proposer who claims to have been adversely affected or aggrieved by the selection of the highest ranked Proposer may submit a **written** protest of the selection to the City of Yachats no later than four (4) calendar days after receiving the copy of Intent to Award Notice.

Address protests to:

RFQ: Design / Build Team Services for Yachats Library Addition  
Attn: Neal Morphis—City Coordinator  
Yachats City Hall  
PO Box 345 Yachats, OR 97498

### **3.05 COST OF PREPARATION OF RESPONSE**

Each Proposer is responsible for all costs incurred in Proposal preparation and participation in the Proposal evaluation, Award and Contract negotiation processes.

### **3.06 PROPOSAL REJECTION AND SOLICITATION CANCELLATION**

The City of Yachats may reject any and all Proposals prior to Contract execution and may cancel or postpone this RFQ at any time.

### **3.07 MINOR INFORMALITIES**

The City of Yachats and the Library Commission may waive minor informalities in Proposals, evidencing an intent.

### **3.08 INITIAL NEGOTIATIONS**

Once the Library Design Team (LDT) has scored and ranked each Proposer, LDT and City Manager has the right to negotiate a final Contract and will begin negotiating a Contract with the highest ranked Proposer.

### **3.09 DISPUTES**

In case of any doubt or differences of opinion as to the items or Service to be furnished hereunder, or the interpretation of the provisions of the RFQ, the RFQ on file with City of Yachats shall govern along with the decision of LDT with approval from City Manager and City Council.

### **3.10 CLARIFICATION OF RESPONSES**

LDT reserves the right to request clarification of any item in a Proposal or to request additional information necessary to properly evaluate a particular Proposal. All requests for clarification and responses shall be in writing.

### **3.11 REFERENCES**

LDT reserves the right to investigate references including clients other than those listed in the Proposal if known. Investigation may include past performance of any Proposer with respect to its performance of similar projects, compliance with specifications and contractual obligations, its completion or delivery of a project on schedule, and its lawful payment of employees and workers. Supportive references are required.

### **3.12 COLLUSION**

A Proposer submitting a Proposal hereby certifies that no officer, agent or employee of the City of Yachats has a pecuniary interest in this Proposal; that the Proposal is made in good faith without fraud, collusion or connection of any kind with any other Proposer and that the Proposer is competing solely in its own behalf without connection with, or obligation to, any undisclosed person or firm.

### **3.13 PUBLIC RECORDS**

All Proposals and protests are public information after the Proposals have been opened and after the protest period ends. However, copies of Proposals will not be provided until the evaluation process has been completely closed and a Contract has been executed with the selected Proposer. Copies of public information may be requested by any person. Therefore, if the Proposer considers any part of its Proposal or protest a trade secret, or otherwise exempt from disclosure under the Oregon Public Records Law, ORS192.311 through 192.338, the Proposer shall clearly designate that portion as confidential in order to obtain protection, if any, from disclosure at the time of submission. See Oregon Revised Statutes 192.311 through 192.338, and 646.461 to 646.475. Application of the Oregon Public Records Law shall determine if the confidential information claimed to be exempt is in fact exempt from disclosure.

### **3.14 CERTIFICATION OF COMPLIANCE WITH DISCRIMINATION LAWS**

Each Proposer, by submitting a Proposal in response to this RFQ, thereby certifies that it has not discriminated against minority, women or emerging small business enterprises, or a business enterprise that is owned or controlled by or that employs a disabled veteran, as that term is defined in ORS 408.225, in obtaining any subcontracts, and that the Proposer is not in violation of any discrimination laws.

As a condition of receiving the award of a Contract under this RFQ, the successful Proposer shall certify, in accordance with ORS 279A.112 that it has in place a policy and practice of preventing sexual harassment, sexual assault, and discrimination against employees who are members of a protected class.

### **3.15 PROPOSAL VALIDITY**

Proposals shall remain valid for a period of sixty (60) days following the deadline set for receiving Proposals.

## **4.0 PROPOSAL FORMAT, EVALUATION, AND SELECTION**

### **4.01 PROPOSAL FORMAT**

The Proposal must be limited in format and length. All Proposals shall be typed and single-spaced, with font size no smaller than 11 point. Proposal pages shall be numbered consecutively. Format will be 8-1/2" x 11" with foldout sheets allowed up to maximum 11" x 17" in size. These sheets will be counted as two pages and shall be labeled as such. Length of the Proposal must be limited to a **maximum of 24 numbered pages** (printed sheet faces). If there is any question as to format requirements, contact the City of Yachats for clarification prior to submittal of the Proposal. **Any pages that exceed the maximum number of pages shall not be evaluated.**

The Proposals must be arranged in separate sections according to the Proposal content

requirements described below.

#### **4.01 PROPOSAL FORMAT (Cont)**

**NOTE:** Material with the “\*\*\*” notation is excluded from the **24**-page maximum count. Cover Letter is included in the maximum page count.

- Divider pages\*\* (only if blank and necessary for copying back-to-back)
- Title page – optional (one page maximum) \*\*
- Resumes\*\* (maximum 1 page per person)
- Graphic examples of Projects\*\* but limited to 4 pages

#### **4.02 EVALUATION AND SELECTION PROCESS**

An evaluation committee:

- Two Library Commission members will do the initial fielding of responses from whoever replies to our advertising. If those two commissioners can narrow the choices down to two candidates, or three in the event of numerous Proposers, then the finalists will be presented to the Library Design Team.
- The Library Design Team will consist of two commissioners, one librarian, library volunteer and one other member of the Yachats community. It will be determined at this point if Interviews will be necessary. The Library Design Team will make the final decision and recommendation to the City Manager and in turn the City Council, which will give final approval for contract ratification.

#### **4.03 PROPOSAL ELEMENTS and EVALUATION CRITERIA**

Each Proposal must include responses covering the specific information requested below for each of the categories. Responses shall be presented by category in the order listed below and will be scored by the Evaluators using the number of points available for that category. Note: ‘Proposer’ is to include both the Design Firm and the Construction Firm.

##### **A. Cover Letter/Background (0 - 5 points available)**

Each Proposal shall include a cover letter with the following:

- a) A brief summary of Proposer’s experience in the programming and design phases for projects similar to the Project (which will be covered in more detail by Proposer’s response to Proposal Element E below);
- b) A statement that the Proposal is valid for at least sixty (60) calendar days following the Proposal Submission Deadline; and
- c) A statement certifying that no one has a pecuniary interest in the Proposal; that the Proposal is made in good faith without fraud, collusion, or connection of any kind with any other Proposer and that the Proposer is competing solely on its own behalf without connection with, or obligation to, any undisclosed person or firm.

##### **B. Proposer History/Philosophy (0 – 10 points available)**

Each Proposal must provide a brief history of the Proposer’s Firm as well as Proposer’s philosophy for approaching projects similar to this Project. Each Proposal must include the following information:

- a) A description of Proposer’s size, business structure, and hourly rates;
- b) Indicate previous experience of the Proposer: Design Firm & Construction Firm, working together.
- c) Indicate if either Design Professional or Contractor has any previous work with Pellitier & Pellitier and:

- d) Provide a summary of project types including any experience with the coastal environment.

#### **4.03 PROPOSAL ELEMENTS and EVALUATION CRITERIA (Cont)**

##### **C. Project Approach / Schedule / Fee (0 - 40 points available)**

Proposals must demonstrate an understanding of Project requirements and the steps necessary to successfully meet the Project goals. Each Proposal must include the following:

- a) A step-by-step detailed description of how the Proposer would approach the Project in order to minimize Project costs, provide Services in a timely manner, and ensure Project quality.

- b) An outline of the elements of the Services to be performed, in the stages and a schedule for the performance of the Service elements;

- c) An indication of how the Proposer will meet Project objectives in a preliminary schedule:

- d) A description of how the Proposer will interact effectively with the Library Design Team, the Interior Designer and with all other Project affiliates.

- e) Fee Estimate: Provide a fee breakdown for each component Design Firm and Construction Firm.

- 1. Design Firm:

- Thru Design Development
  - Construction Documents
  - Construction Administration

- 2. Construction Firm:

- Thru Design Development
  - Construction Documents
  - Construction

##### **D. Experience of Assigned Project Team Members (0 - 20 points available)**

Each Proposal shall identify each individual intended to be involved in the Project Services and include the following for each individual:

- a) Diagram of Team composition and responsibilities

- b) Names and titles of all staff and other Design / Build Team members to be assigned to Project (ie Mech./ Elec./ Plumbing/ etc;

- c) Resumes for key staff assigned to the Project that include a summary of the staff professional qualifications and relevant experience, including but not limited to: education, years of experience in design field, any related projects to coastal environment, years in proposed Project capacity, industry licenses, and certification and projects similar in scope, listing the dollar amount, size and short description of the projects.

##### **E. Proposer's Experience (0 – 25 points available)**

Each Proposal shall include the following:

- a) A list and brief project description of up to five (5) similar types and sizes of projects, with client name and contact information. List to be of combined efforts OR up to 4 for each of the two components of the Proposer.

- b) 5 References Total: may be some but not all listed in a) above.

Include Project name, contact information (email and phone), size of project, and your involvement in the project.

Total available for all categories together is **100 points**.

#### **4.03 PROPOSAL ELEMENTS and EVALUATION CRITERIA (Cont)**

##### **F. Evaluation**

Each Evaluator will review and assign a score to each relevant section of the Proposal. Each Evaluator will then add up the scores from the relevant sections and determine the total score out of 100 possible points. The Proposal with the most points will be chosen by that Evaluator. Then, all the Evaluators will compare results, and the Proposal with the overall highest number of points will be offered the contract.

##### **G. Oral Interviews (optional) 50 points**

An in-person oral interview may be scheduled if it is determined by the LDT in its sole discretion, to be in the best interests of the Library and the City. The Proposers with the highest final ranking of the written evaluation scores, but not more than three (3), will be invited to an oral interview with the LDT either via Zoom or in person, the choice to be mutually agreed on. Questions used to evaluate the finalists during the oral evaluations will be provided 24 hours prior to the interview. No additions, deletions or substitutions, other than clarifications, may be made to Proposals during the oral evaluations.

After the oral interview evaluations, each Evaluator will assign a score to each oral interview evaluation criterion and the criteria scores for the oral interview evaluation will be summed for each Proposal. After scoring each Proposal in this manner, each Evaluator will add the score for the oral interview evaluation to the previous score for the Proposal for each Proposer. Each Evaluator will add the scores and determine the total score out of 150 possible points for the combination of oral interview and evaluation of the response to the RFQ.

#### **5.0 PROFESSIONAL SERVICES CONTRACT**

City of Yachats and the Successful Proposer shall execute the standard Services Contract used by the City of Yachats or an appropriate AIA Contract. Contract will be with the lead firm of the Design – Build Team.

##### **5.01 INSURANCE REQUIREMENTS**

Minimum insurance requirements for the Proposer for the Contract are:

- a. Workers Compensation; as required by State Law.
- b. General Liability and Employer's Liability; \$1,000,000.(Minimum)
- c. Professional Liability Insurance, \$1,000,000. (Minimum)
  
- d. Provide certificates when requested

Cost for insurance shall be included in proposed fees and/or as part of Contractor's overhead and profit, not as an expense item for the project.

##### **5.02 LEGAL COMPLIANCE**

Proposer shall comply with all applicable requirements of federal and state civil rights laws and rehabilitation statutes including the Americans with Disabilities Act.

### 5.03 RECYCLABLE PRODUCTS

The State of Oregon encourages use of recyclable products to the maximum extent economically feasible. The City of Yachats prefers an attempt be made to recycle construction waste as much as is feasible. Construction Documents are to address this in the performance of the Services described in this RFQ.

### 5.04 EQUAL OPPORTUNITIES

Participation By Disadvantaged Business Enterprises (“DBE”), Minority-Owned Businesses-Woman-Owned Businesses, Businesses Owned by Service-Disabled Veterans (“SDV”) and Emerging Small Businesses (“ESB”).

Any Oregon firm that is certified as a disadvantaged business enterprise, minority-owned business, woman-owned business, business owned by a service-disabled veteran or emerging small business, as defined in ORS 200.005 and pursuant to ORS 200.055 (a “Certified Business Firm”), has an equal opportunity to participate in the performance of contracts.

Proposal, Proposer certifies that it will make good faith efforts to ensure that Certified Business Firms are provided an equal opportunity to compete for and participate in the performance of any subcontracts.

The information submitted in response to this clause will not be considered in any scored evaluation and no evaluative points will be assigned to the information.

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**NOTE:** If any Proposer wishes to access the November 25, 2020 *Library Assessment Report*, that is being used by the Interior Designer, log onto:

- [www.yachatsoregon.org](http://www.yachatsoregon.org)
- Click on “Document Center”
- In the Document Center, click on “Departments”
- Then click on “Library”
- The Assessment report is the last PDF at the very bottom. It is entitled “Yachats Public Library Assessment 12.10.20.” (The December 10 date in this title was when the report was formally presented.



23-047

**PIONEER ENGINEERING LLC**

P.O. Box 232  
Springfield, OR 97477

Phone (541) 746-5841

**Vertical and Lateral Engineering for  
City of Yachats Library**

**Location:**

560 W 7th St

Yachats

Oregon



**EXPIRES: 12/31/2025**

**DATE: 9/4/2024**

**Design Criteria:**

2022 OSSC

Seismic Design Category D

Wind Speed = 120 mph

Wind Exposure D

Roof Loads: DL = 25 psf. / SL = 20 psf.

Floor Loads (Stack room): DL = 20 psf. / LL = 150 psf.

Floor Loads (Corridor): DL = 20 psf. / LL = 100 psf.

**Sheet Index:**

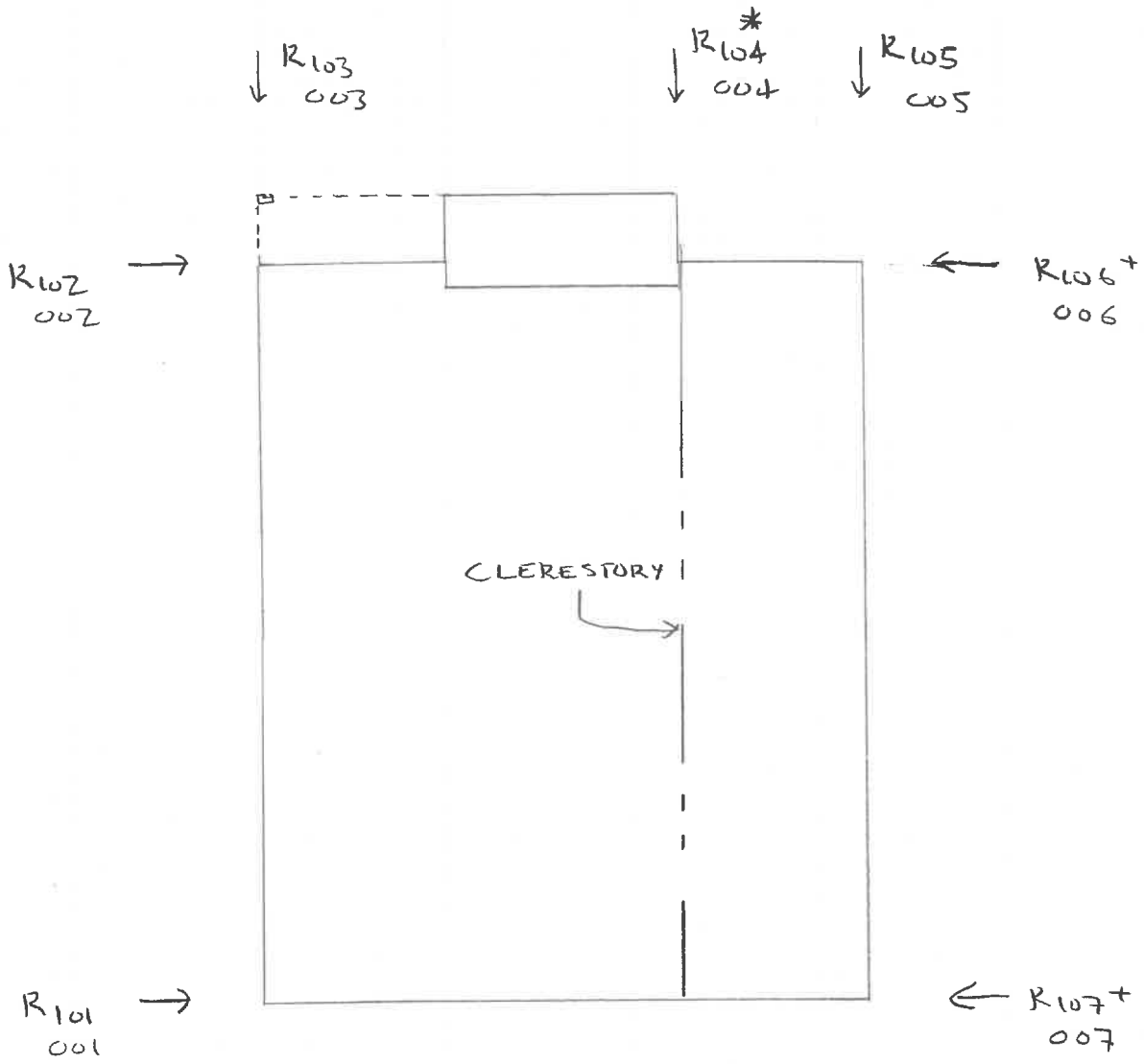
1 Cover

L1-L14 Lateral Calculations

V1-V8 Vertical Calculations

-Computer Printouts/Supplemental Information

200 E 11th Ave Ste 270 Phone: 541-746-5841  
 Eugene, OR 97402 pioneerengr.com



LEGEND :

- \* FOR ANALYSIS ONLY , NOT SHEAR WALL BELOW, CLERESTORY
- + WINDWARD / LEEWARD WINDS ONLY

Wind Pressures (2021 IBC)

V 120 mph  
 Kd 0.85  
 Kzt 1.00  
 Ke 1

$P = q_z K_z C_{net}$

$q_z = 31.3 \text{ psf.}$

Exposure: **D**       $\alpha$  11.5       $z_g$  700      Minimum 1.03

**Roof:**      Up to 12:12 Slope       $C_{net}$  0.14 0.66 or 0.44 0.35      Total

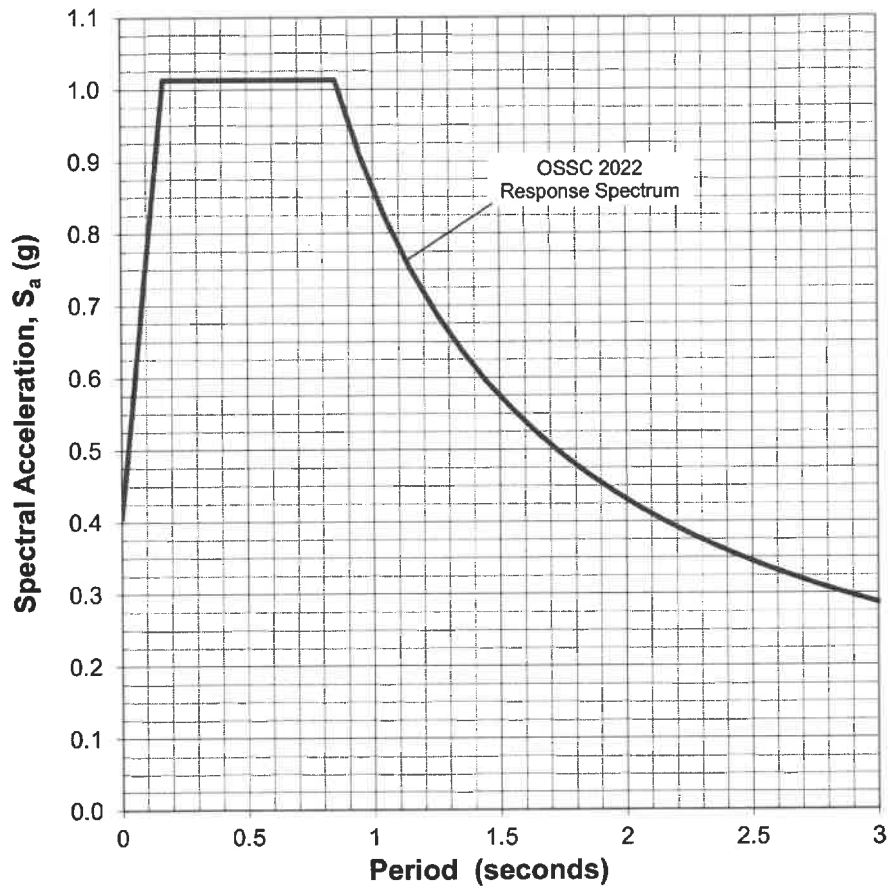
	<u>Location</u>	<u>Height</u>	<u>K<sub>z</sub></u>					LRFD	ASD
Height @ Mean Roof	At Lower	14	1.03	4.5	21.3	14.2	11.3	25.8	15.5 psf.
Height @ Mean Roof	At Upper	18	1.06	4.7	22.0	14.7	11.7	26.7	16.0 psf.

**Wall:**       $C_{net}$  0.43 0.51 or 0.73 0.21

	<u>Location</u>	<u>Height</u>	<u>K<sub>z</sub></u>					LRFD	ASD
Height @ Mean Roof	Leeward	22	1.10						
Height @ Diaphragm	1st floor	10	1.03	13.9	17.6	23.6	7.2	31.5	18.9 psf.
Height @ Diaphragm	2nd floor	22	1.10	14.8	17.6	25.2	7.2	32.4	19.5 psf.

	<u>Location</u>	<u>Height</u>	<u>K<sub>z</sub></u>	<u>GC<sub>pi</sub></u>	<u>GC<sub>p</sub></u>			LRFD	ASD
						10sf			
Zone 4 C&C outward	Worst Case	22	1.10	0.18	1.1			44.1	26.5 psf.
Zone 4 C&C inward	Worst Case	22	1.10	0.18	1.1			31.7	19.0 psf.
Zone 5 C&C outward	Worst Case	22	1.10	0.18	1.4			56.2	33.7 psf.
Zone 5 C&C inward	Worst Case	22	1.10	0.18	1.4			40.4	24.2 psf.

a= 5.5ft



**Notes:**

- The Design Response Spectrum is based on OSSC 2022 Section 1613.2 which is based on ASCE 7-16 Section 11.4.
- The following parameters are based on the modified USGS 2014 maps provided in OSSC 2022:  
 Site Class= D      Damping = 5%  
 $S_S = 1.52$        $F_a = 1.00$        $S_{MS} = 1.52$        $S_{DS} = 1.01$   
 $S_1 = 0.76$        $F_v = 1.70$        $S_{M1} = 1.29$        $S_{D1} = 0.86$
- $S_S$  and  $S_1$  values indicated in Note 2 are the mapped, risk-targeted maximum considered earthquake spectral accelerations for 2% probability of exceedence in 50 years.
- $F_a$  and  $F_v$  were established based on OSSC 2022 Tables 1613.2.3(1) and 1613.2.3(2) using the selected  $S_S$  and  $S_1$  values.  $S_{DS}$  and  $S_{D1}$  values include a 2/3 reduction on  $S_{MS}$  and  $S_{M1}$  as discussed in OSSC 2022 Section 1613.2.4.
- Site location is: Latitude 44.3143, Longitude -124.1074.

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			<b>OSSC 2022 SITE RESPONSE SPECTRUM</b>		FIGURE NO.  <h1>3A</h1>
PROJECT NO. 2231072	DATE: Nov. 1, 2023	DRAWN BY: EJG	YACHATS LIBRARY ADDITION YACHATS, OREGON		


**PIONEER ENGINEERING LLC**
200 E 11th Ave. Suite 270  
Eugene, OR 97401Phone: 541-746-5841  
pioneerengr.com

WIND:

$$F'_{101102} = \left[ 7' (19.5 \text{ psf}) + 7' (15.5 \text{ psf}) + \left( \frac{9'}{2} + 1' \right) (18.9 \text{ psf}) \right] (64') = 22,333 \text{ lb}$$

$$F'_{102} = \left[ 7' (19.5 \text{ psf}) + \left( \frac{9'}{2} + 1' \right) (18.9 \text{ psf}) \right] (6') = 1,443 \text{ lb}$$

$$F'_{103104} = \left( \frac{22' + 9'}{4} \right) (36') (19.5 \text{ psf}) = 5,441 \text{ lb}$$

$$F'_{104105} = \left( \frac{16' + 9'}{4} \right) (16') (19.5 \text{ psf}) = 1,950 \text{ lb}$$

$$F'_{106107} = \left[ 6' (15.5 \text{ psf}) + \left( \frac{9'}{2} + 1' \right) (18.9 \text{ psf}) \right] (64') = 12,605 \text{ lb}$$

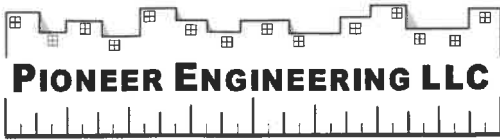
$$F'_{001002} = \frac{9'}{2} (18.9 \text{ psf}) (64') = 5,444 \text{ lb}$$

$$F'_{002} = \frac{9'}{2} (18.9 \text{ psf}) (6') = 511 \text{ lb}$$

$$F'_{003004} = \left( \frac{22' + 9'}{4} \right) (36') (19.5 \text{ psf}) = 5,441 \text{ lb}$$

$$F'_{004005} = \left( \frac{16' + 9'}{4} \right) (16') (19.5 \text{ psf}) = 1,950 \text{ lb}$$

$$F'_{006007} = \frac{9'}{2} (18.9 \text{ psf}) (64') = 5,444 \text{ lb}$$



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Job Number: 23-047 Sht L5

$$\text{SEISMIC} = V' = \frac{0.70 \left( \frac{S_{DS}}{1.01} \right)}{6.5 / 1.0} W = 0.11 W$$
$$V'_{101102} = 0.11 (20 \text{ psf}) (64') (36') = 5,070 \text{ lb}$$
$$V'_{102} = 0.11 (20 \text{ psf}) (6') (36') = 480 \text{ lb}$$
$$V'_{103104} = 0.11 (20 \text{ psf}) (70') (36') = 5,540 \text{ lb}$$
$$V'_{104105} = 0.11 (20 \text{ psf}) (16') (64') = 2,250 \text{ lb}$$
$$V'_{106107} = 0.11 (20 \text{ psf}) (64') (16') = 2,250 \text{ lb}$$
$$V'_{0011002} = 0.11 (57.5 \text{ psf}) (64') (36') = 14,570 \text{ lb}$$
$$V'_{002} = 0.11 (57.5 \text{ psf}) (6') (36') = 1,370 \text{ lb}$$
$$V'_{003004} = 0.11 (57.5 \text{ psf}) (70') (36') = 15,940 \text{ lb}$$
$$V'_{004005} = 0.11 (57.5 \text{ psf}) (16') (64') = 6,480 \text{ lb}$$
$$V'_{006007} = 0.11 (57.5 \text{ psf}) (64') (16') = 6,480 \text{ lb}$$

$$W_{\text{roof}} = 20 \text{ psf}$$

$$W_{\text{floor}} = 20 \text{ psf} + 25\% (150) = 57.5 \text{ psf}$$

23-047

		C	D
	Mark	Wind (ASD)	Seismic (ASD)
4	101	$=22333/2$	$=5070/2$
5	102	$=22333/2+1443$	$=5070/2+480$
6	103	$=(5441+1950)/2$	$=(5540+2250)/2$
7	104	$=5441/2$	$=5540/2$
8	105	$=(5441+1950)/2$	$=(5540+2250)/2$
9	106	$=12605/2$	$=2250/2$
10	107	$=12605/2$	$=2250/2$
11	001	$=5444/2+C4$	$=14570/2+D4$
12	002	$=5444/2+511+C5$	$=14570/2+1370+D5$
13	003	$=5441/2+C6$	$=15940/2+D6$
14	004	$=(5441+1950)/2$	$=(15940+6480)/2$
15	005	$=1950/2+C8$	$=6480/2$
16	006	$=5444/2+C9$	$=6480/2+D9$
17	007	$=5444/2+C10$	$=6480/2+D10$

23-047

L7

Mark	Wind (ASD) lb	Seismic (ASD) lb	
101	11167	2535	Wind Controls
102	12610	3015	Wind Controls
103	3696	3895	Seismic Controls
104	2721	2770	Seismic Controls
105	3696	3895	Seismic Controls
106	6303	1125	Wind Controls
107	6303	1125	Wind Controls
001	13889	9820	Wind Controls
002	15843	11670	Wind Controls
003	6417	11865	Seismic Controls
004	3696	11210	Seismic Controls
005	4671	3240	Wind Controls
006	9025	4365	Wind Controls
007	9025	4365	Wind Controls

NOTE: WINDWARD / LEEWARD ONLY FOR 102

$$75\% (12610) = 9,458 \text{ lb}$$

$$75\% (3015) = 2,260 \text{ lb}$$

23-047

Design of Shearwalls

SW: 101, 107 Find: Max. Adjusted Shear: 472 LB/FT Wind Design: 7/16" OSB  
 Fw: 11,167 LB Max. Adjusted Shear: 107 LB/FT Seismic Sheathing: 8d 3"o.c. Edges, Blocked 490 LB/FT  
 Fe: 2,536 LB Max. Height:Width Ratio 2.5 Nailing: 1/2" ANCHOR W/ 3"X3"X1/4" W ASHER SPACING: 16 INCHES O.C.  
 HL: 18 FT

	Wall Lengths	Length	Open Ht.	Dead Load	% Full Height	Open Ratio	Co	Overturning	Resisting	Uplift Wind	Uplift Seismic	Holdown	Anchor
1	6.5, 11.5, 8.0	52.0	7.0	94 LB/FT	63	0.44	0.90	245,674 LB*FT	76,253 LB*FT	3,258 LB	NONE	HTT5 4670 LB	SB 5/8x24
2	6.5			94 LB/FT	#DIV/0!	0.00	1.00	LB*FT	LB*FT	#DIV/0!	#DIV/0!	N/A	N/A

Fdn. Line Length: 52 Sill. Line Shear: 215 LB/FT

---

SW: 102 Find: Max. Adjusted Shear: 946 LB/FT Wind Design: 19/32" PLY Sheathing: CM3TC16 Strap, Len=24", (25)16d Pier Strap: 10d 2"o.c. Edges, blocked, 4x,870(E)/1218 (W) pif Nailing: 1/2" ANCHOR W/ 3"X3"X1/4" W ASHER SPACING: 16 INCHES O.C.  
 Fw: 9,458 LB Max. Adjusted Shear: 226 LB/FT Seismic Sheathing: 19/32" PLY Pier Strap: CM3TC16 Strap, Len=24", (25)16d  
 Fe: 2,280 LB Max. Height:Width Ratio 2.0 Nailing: 10d 2"o.c. Edges, blocked, 4x,870(E)/1218 (W) pif  
 HL: 16 FT

	Wall Lengths	Length	Open Ht.	Open Length	Header Dist.	Dead Load	Pier Force	Overturning	Resisting	Uplift Wind	Uplift Seismic	Holdown	Anchor
1	8.0, 2.0	16.0	4.0 FT	7.0 FT	1.33 FT	94 LB/FT	3,014 LB	151,328 LB*FT	7,219 LB*FT	9,007 LB	1,809 LB	HDU11 11275 LB	SB1x30, 13.110lb
2					1.33 FT	94 LB/FT	#DIV/0!	LB*FT	LB*FT	#DIV/0!	#DIV/0!	N/A	N/A

Fdn. Line Length: 16 Sill. Line Shear: 591 LB/FT

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SW: 103 Find: Max. Adjusted Shear: 83 LB/FT Wind Design: 7/16" OSB Sheathing: 8d 6"o.c. Edges, Unblocked 156 LB/FT Nailing: 1/2" ANCHOR W/ 3"X3"X1/4" W ASHER SPACING: 48 INCHES O.C.  
 Fw: 3,696 LB Max. Adjusted Shear: 87 LB/FT Seismic Sheathing: 7/16" OSB  
 Fe: 3,696 LB Max. Height:Width Ratio 1.5 Nailing: 8d 6"o.c. Edges, Unblocked 156 LB/FT  
 HL: 9 FT

	Wall Lengths	Length	Open Ht.	Dead Load	% Full Height	Open Ratio	Co	Overturning	Resisting	Uplift Wind	Uplift Seismic	Holdown	Anchor
1	17.0, 18.0, 13.0, 6.0	64.0	7.0	94 LB/FT	84	0.78	0.83	40,194 LB*FT	115,507 LB*FT	NONE	NONE	WASHER 1200 LI	1/2"X10" 1450 LB
2				94 LB/FT	#DIV/0!	0.00	1.00	LB*FT	LB*FT	#DIV/0!	#DIV/0!	N/A	N/A

Fdn. Line Length: 54 Sill. Line Shear: 72 LB/FT

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SW: 104 Find: Max. Adjusted Shear: 113 LB/FT Wind Design: 7/16" OSB Sheathing: 8d 6"o.c. Edges, Unblocked 156 LB/FT Nailing: 1/2" ANCHOR W/ 3"X3"X1/4" W ASHER SPACING: 16 INCHES O.C.  
 Fw: 2,721 LB Max. Adjusted Shear: 115 LB/FT Seismic Sheathing: 7/16" OSB  
 Fe: 2,770 LB Max. Height:Width Ratio 1.6 Nailing: 8d 6"o.c. Edges, Unblocked 156 LB/FT  
 HL: 7 FT

	Wall Lengths	Length	Open Ht.	Dead Load	% Full Height	Open Ratio	Co	Overturning	Resisting	Uplift Wind	Uplift Seismic	Holdown	Anchor
1	4.5, 5.0, 4.5, 5.0	64.0	3.0	94 LB/FT	44	0.43	0.88	22,108 LB*FT	115,507 LB*FT	NONE	NONE	N/A	N/A
2	4.5, 4.5			94 LB/FT	#DIV/0!	0.00	1.00	LB*FT	LB*FT	#DIV/0!	#DIV/0!	N/A	N/A

Fdn. Line Length: 64 Sill. Line Shear: 43 LB/FT

---

SW: 105 Find: Max. Adjusted Shear: 169 LB/FT Wind Design: 7/16" OSB Sheathing: 8d 6"o.c. Edges, Blocked 260 LB/FT Nailing: 1/2" ANCHOR W/ 3"X3"X1/4" W ASHER SPACING: 48 INCHES O.C.  
 Fw: 3,696 LB Max. Adjusted Shear: 179 LB/FT Seismic Sheathing: 7/16" OSB  
 Fe: 3,696 LB Max. Height:Width Ratio 1.5 Nailing: 8d 6"o.c. Edges, Blocked 260 LB/FT  
 HL: 9 FT

	Wall Lengths	Length	Open Ht.	Dead Load	% Full Height	Open Ratio	Co	Overturning	Resisting	Uplift Wind	Uplift Seismic	Holdown	Anchor
1	15.0, 6.0, 14.0	64.0	7.0	94 LB/FT	55	0.78	0.62	53,361 LB*FT	115,507 LB*FT	NONE	NONE	WASHER 1200 LI	1/2"X10" 1450 LB
2				94 LB/FT	#DIV/0!	0.00	1.00	LB*FT	LB*FT	#DIV/0!	#DIV/0!	N/A	N/A

Fdn. Line Length: 58 Sill. Line Shear: 67 LB/FT

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SW: 106 Find: Max. Adjusted Shear: 394 LB/FT Wind Design: 19/32" PLY Sheathing: Shear Wall 102 Control sheathing and nailing Nailing: 1/2" ANCHOR W/ 3"X3"X1/4" W ASHER SPACING: 16 INCHES O.C.  
 Fw: 6,303 LB Max. Adjusted Shear: 70 LB/FT Seismic Sheathing: 19/32" PLY  
 Fe: 1,125 LB Max. Height:Width Ratio 1.0 Nailing: 10d 2"o.c. Edges, blocked, 4x,870(E)/1218 (W) pif  
 HL: 18 FT

	Wall Lengths	Length	Open Ht.	Dead Load	% Full Height	Open Ratio	Co	Overturning	Resisting	Uplift Wind	Uplift Seismic	Holdown	Anchor
1	18.0	16.0	0.0	94 LB/FT	100	0.00	1.00	100,848 LB*FT	7,219 LB*FT	5,852 LB	674 LB	HDU8 7870 LB	SB7/8x24
2				94 LB/FT	#DIV/0!	0.00	1.00	LB*FT	LB*FT	#DIV/0!	#DIV/0!	N/A	N/A

Fdn. Line Length: 16 Sill. Line Shear: 364 LB/FT

DIAPHRAGM / DRAG / COLLECTOR

LOW ROOF CHORDS ALONG (104/105 LINES ~ 64' LONG)

$$T=C = \frac{12605 (64')}{8 (16')} = 6,300 \text{ lb @ MID-POINT (32')}$$

$$\text{RATIO} = \frac{64}{16} = 4:1 \quad \therefore \text{BLOCKED DIAPHRAGM}$$

$$V = \frac{6,300}{16} = 394 \text{ plf}$$

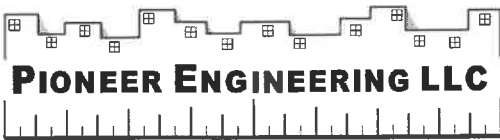
$$V_{\text{allow}} = \frac{1010}{2} = 505 \text{ plf}$$

$\therefore$  15/32 PLYWOOD, BLOCKED  
DIAPHRAGM, w/  
8d @ 4" O.C. AT BOUNDARY  
8d @ 6" O.C. ALL EDGES  
8d @ 12" O.C. IN FIELD

$$T=C @ 12' = \frac{\left(\frac{12605}{64}\right) (16) (48)}{16} \\ = 4,725 \text{ lb}$$

$\therefore$  CHORDS :

6x6 BLOCKING BTWN EACH  
TRUSS w/ CMSTIZ STRAP  
OVER SHEATHING  
w/ (2) 10d @ 6" O.C. &  
(43) 10d EA END  
FILL ALL HOLES AT STRAP  
SPICES & SPLICE w/  
(30) 10d



200 E 11th Ave Ste 270  
Eugene, OR 97402

Phone: 541-746-5841  
pioneerengr.com

DIAPHRAGM / DRAG / COLLECTOR

UPPER ROOF CHORDS ALONG SHEAR LINES 103/104 64' LONG

$$T=C = \frac{22333(64')}{8(36)} = 4,960 \text{ lb @ } 32' \therefore \boxed{\text{STRAP PER BELOW}}$$

$$T=C = (@ 6', 58') = \frac{350 \text{ plf}(6')(58')/2}{36'} = 1690 \text{ lb} \quad \therefore \boxed{\text{DBL TOP YL OKAY}}$$

$$\text{RATIO} = \frac{64}{36} = 1.8:1 < 3:1$$

- ∴ CHORDS:
- CMST14 STRAP w/ (2) 10d @ 6" o.c.
  - (33) 10d EA END
  - 6x6 BLOCKING BTW TRUSSES
  - START STRAP 6'-0" FROM END & INSTALL OVER SHEATHING

- ∴ DBL TOP YL SPLICES: 24" LONG  
w/ (12) 10d COMMON

$$V = \frac{22333}{2(32)} = 350 \text{ plf} < 505 \text{ plf}$$

- ∴ 15/32 PLYWOOD SHEATHING  
BLOCKED DIAPHRAGM
- w/ 8d @ 4" o.c. BOUNDARY
  - 8d @ 6" o.c. EDGES
  - 8d @ 12" o.c. FIELD

DRAW / COLLECTOR

$$\frac{107}{F} = 6303 - (6.5 + 6.5) \left( \frac{472}{2.5/2.0} \right) = 1,400 \text{ lb}$$

$$\frac{1}{2} L = \frac{F}{300 \text{plf}} = 5.8'$$

∴ CS14 STRAP, L=16',  
CENTERED OVER GRID  
Ⓢ w/ (2) 10d @ 6" o.c.  
& (15) 10d EA END,  
STRAP OVER SHEATHING

106 (CONTROLLED BY 102 DRAGGING INTO 106)

$$F = 25\% (2,610) = 3,150 \text{ lb}$$

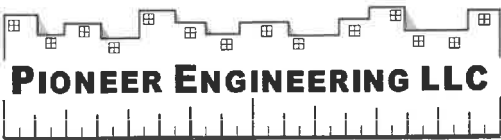
$$\frac{1}{2} L = \frac{F}{1000} = 6.3'$$

∴ 4x BLOCKING BTWN STUDS  
w/ CMSTC16 STRAP OVER  
SHEATHING w/ (25) 16d EA END  
& (2) 16d @ 6" o.c.  
• 16'-0" LONG STRAP UNDER  
CLERESTORY WINDOWS OVER  
ENTRY  
• 14'-0" STRAP CENTERED  
OVER GRIDLINE Ⓢ

004

$$V = \frac{15940 + 6480}{(2)(64)} = 175 \text{ plf}$$

∴ A35 CLIPS @  
24" o.c., 125" WIDE  
FULL HEIGHT LSL  
BLOCKING TO SILL



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DIAPHRAGM / DRAG / COLLECTORS

$$V_{001} = \frac{13889}{36} = 385 \text{ plf}$$

$$V_{002} = \frac{15843}{36} = 440 \text{ plf}$$

$$V_{003} = \frac{11865}{64} = 185 \text{ plf}$$

$$V_{004} = \frac{11210}{64} = 175 \text{ plf}$$

$$V_{005} = \frac{4671}{64} = 73 \text{ plf}$$

$$V_{006} = \frac{9025}{16} = 560 \text{ plf}$$

$$V_{007} = \frac{9025}{16} = 560 \text{ plf}$$

1/2" DIA x 10" J-BOLTS  
@ 24" C.C. w/ 3" SQ x 0.229"  
WASHER

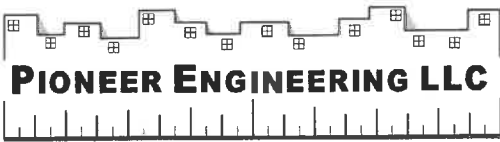
1/2" DIA x 10" J-BOLTS  
@ 48" O.S. w/ 3" SQ x 0.229"  
WASHER

1/2" DIA x 10" J-BOLTS  
@ 16" O.S. w/ 3" SQ x 0.229"  
WASHERS

Worst Case J-BOLT SPACING

$$V_{004} = 175 \text{ plf} (4') = 700 \text{ lb}$$

LSTA30 STRAP  
TOP PL TO TOP PL  
AT COLUMN BREAKS



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BATTERED PILES

$$R_{001} = \sqrt{2} \cdot 13,889/4 = 4,911 \text{ lb}$$

$$R_{002} = \sqrt{2} \cdot 15,843/4 = 5,602 \text{ lb}$$

$$R_{003} = \sqrt{2} \cdot 11,865/2 = 8,390 \text{ lb}$$

$$R_{004} = \sqrt{2} \cdot 11,210/2 = 7,927 \text{ lb}$$

$$R_{005} = \sqrt{2} \cdot 4,671/2 = 3,303 \text{ lb}$$

$$R_{006} = \sqrt{2} \cdot 9,025/2 = 6,382 \text{ lb}$$

$$R_{007} = \sqrt{2} \cdot 9,025/2 = 6,382 \text{ lb}$$

= BATTER HELICAL @ 45°  
(4) HELICAL PIERS PER  
RXN LINE IN ADDITION  
TO VERTICAL HELICAL

= BATTERED HELICAL  
PIER @ 45°  
(2) HELICAL PIERS  
PER RXN LINE IN  
ADDITION TO VERTICAL  
HELICAL


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pioneerengr.comOUT-OF-PLANE

$$\begin{array}{lll} \text{ASD WIND} = 26.5 \text{ psf} & \Rightarrow \text{LRFD} = 44.2 \text{ psf} & \text{ZONE 4} \\ \text{ASD WIND} = 33.7 \text{ psf} & \Rightarrow \text{LRFD} = 56.2 \text{ psf} & \text{ZONE 5} \end{array}$$

a) @ SOUTH WALL WINDOWS

$$h = 20'-0'' \quad \text{STRESS} \begin{cases} W = 1.33' (44.2) = 59 \text{ plf} \\ P @ 13.25' \pm (3 - 1.33) \left( \frac{18.75}{2} \right) (44.2) = 692 \text{ lb} \end{cases}$$

$$\Delta_{\text{CHECK}} \begin{cases} W_A = 0.70 (59) = 41.2 \text{ plf} \\ P_{\Delta} @ 13.25' = 0.70 (692) = 484 \text{ lb} \end{cases}$$

\* [SEE FORTE PRINTOUT]

b) @ South wall  $\leq 14'-0''$  high studs

$$h = 14'-0'' \text{ MAX} \quad \text{STRESS} \begin{cases} W = 1.33 (44.2 \text{ psf}) = 59 \text{ plf} \end{cases}$$

$$\Delta_{\text{CHECK}} W = 0.70 (59) = 41.3 \text{ plf}$$

\* [SEE FORTE PRINTOUT]

c) @ SOUTH WALL 20'-0'' TYP STUD

$$h = 22' \quad \text{STRESS} (W = 1.0 (56.2)) = 56.2 \text{ plf}$$

$$\Delta_{\text{CHECK}} (W = 0.7 (56.2)) = 39.3 \text{ plf}$$

\* [SEE FORTE PRINTOUT]

d) @ FRONT ENTRY

$$h = 13'-11'' \quad W = 3' (44.2 \text{ psf}) = 133 \text{ plf}$$

$$\Delta_{\text{CHECK}} W = 0.7 (133) = 93 \text{ plf}$$

\* [SEE FORTE PRINTOUT]

H101

$$L = 3'$$

$$W_D = 20 \text{ psf} (10') = 200 \text{ plf}$$

$$W_S = 20 \text{ psf} (10') = 200 \text{ plf}$$

$$M = 450 \text{ lb-ft}$$

$$R = 600 \text{ lb}$$

$$\therefore \left[ \begin{array}{l} 4 \times 8 \text{ DF} = 2 \text{ HEADER} \\ W/2 \times 6 \text{ DF} = 2 \text{ TRIMMER} \end{array} \right]$$

H102

$$L = 3'$$

$$W_D = 25 \text{ psf} (10') = 250 \text{ plf}$$

$$W_S = 20 \text{ psf} (10') = 200 \text{ plf}$$

$$M = 507 \text{ lb-ft}$$

$$R = 675 \text{ lb}$$

$$\therefore \left[ \begin{array}{l} 4 \times 8 \text{ DF} = 2 \text{ HEADER} \\ W/2 \times 6 \text{ DF} = 2 \text{ TRIMMER} \end{array} \right]$$

RB101

$$L = 16.5'$$

$$W_D = 20 \text{ psf} (26') + 5 \text{ psf} (26') = 650 \text{ plf w/solar panels}$$

$$W_S = 20 \text{ psf} (26') = 520 \text{ plf}$$

$$M = 39817 \text{ lb-ft}$$

$$R = 9653 \text{ lb}$$

$$\therefore \left[ \begin{array}{l} 5'1/2" \times 16'1/2" \text{ 24F-V4 DF GLULAM} \\ W/5'1/4" \times 5'1/4" \text{ 1.8E PSL POST} \end{array} \right]$$

RB102

$$L = 16.5'$$

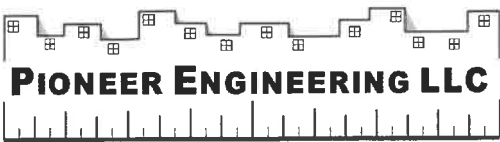
$$W_D = 20 \text{ psf} (26') + 5 \text{ psf} (26') = 650 \text{ plf w/solar panels}$$

$$W_S = 20 \text{ psf} (26') = 520 \text{ plf}$$

$$M = 39817 \text{ lb-ft}$$

$$R = 9653 \text{ lb}$$

$$\therefore \left[ \begin{array}{l} 5'1/2" \times 16'1/2" \text{ 24F-V4 DF GLULAM} \\ W/5'1/4" \times 5'1/4" \text{ 1.8E PSL POST} \end{array} \right]$$



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200 E 11th Ave. Suite 270  
Eugene, OR 97401

Phone: 541-746-5841  
pioneerengr.com

FJ101A

$l = 15'$

$w_D = 20 \text{ psf} (14/12) = 27 \text{ plf}$

$w_L = 150 \text{ psf} (14/12) = 200 \text{ plf}$

$M = 6385 \text{ lb-ft}$

$R = 1703 \text{ lb}$

$\therefore \left[ (2) 16" \text{ TJI } 230 @ 16" \text{ O.C.} \right]$   
 $w / \text{MIT } 4.75 / 16 \text{ HANGER}$

FJ101B

$l = 15'$

$w_D = 20 \text{ psf} (14/12) = 27 \text{ plf}$

$PL = 16/30 (1000 \text{ lbs}) = 534 \text{ lbs @ } 7.5'$

$M = 2665 \text{ lb-ft}$

$R = 467 \text{ lb}$

$\therefore \left[ \text{SEE CONTROLLING LOAD CASE "FJ101A"} \right]$

FJ102A [CONTROLS]

$l = 19'$

$w_D = 20 \text{ psf} (14/12) = 27 \text{ plf}$

$w_L = 150 \text{ psf} (14/12) = 200 \text{ plf}$

$M = 10244 \text{ lb-ft}$

$R = 2157 \text{ lb}$

$\therefore \left[ (2) 16" \text{ TJI } 230 @ 16" \text{ O.C.} \right]$   
 $w / \text{MIT } 4.75 / 16 \text{ HANGER}$

FJ102B

$l = 19'$

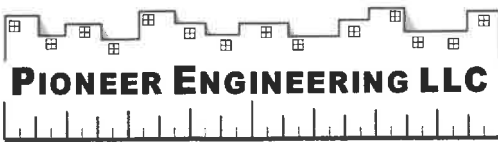
$w_D = 20 \text{ psf} (14/12) = 27 \text{ plf}$

$PL = 16/30 (1000 \text{ lbs}) = 534 \text{ lbs @ } 9.5'$

$M = 3646 \text{ lb-ft}$

$R = 521 \text{ lb}$

$\therefore \left[ \text{SEE CONTROLLING LOAD CASE "FJ102A"} \right]$



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Eugene, OR 97401

Phone: 541-746-5841  
pioneerengr.com

Job Number: 23-047 Sht V3

### FJ103A

$$L = 15'$$

$$W_D = 20 \text{ psf} (16/12') = 27 \text{ plf}$$

$$W_L = 100 \text{ psf} (16/12') = 134 \text{ plf}$$

$$M = 4529 \text{ lb-ft}$$

$$R = 1208 \text{ lb}$$

∴ [16" TJI 230 @ 16" O.C.  
w/MIT 3516 HANGER]

### FJ103B

$$L = 15'$$

$$W_D = 20 \text{ psf} (16/12') = 27 \text{ plf}$$

$$P_L = 16/30 (1000 \text{ lbs}) = 534 \text{ lbs @ } 7.5'$$

$$M = 2665 \text{ lb-ft}$$

$$R = 467 \text{ lb}$$

∴ [SEE CONTROLLING CASE "FJ103A"]

### FJ104A

$$L = 19'$$

$$W_D = 20 \text{ psf} (16/12') = 27 \text{ plf}$$

$$W_L = 100 \text{ psf} (16/12') = 134 \text{ plf}$$

$$M = 7266 \text{ lb-ft}$$

$$R = 1530 \text{ lb}$$

∴ [(2) 16" TJI 230 @ 16" O.C.  
w/MIT 4.75/16 HANGER]

### FJ104B

$$L = 19'$$

$$W_D = 20 \text{ psf} (16/12') = 27 \text{ plf}$$

$$P_L = 16/30 (1000 \text{ lbs}) = 534 \text{ lbs @ } 9.5'$$

$$M = 3646 \text{ lb-ft}$$

$$R = 521 \text{ lb}$$

∴ [SEE CONTROLLING CASE "FJ104A"]

### H103

$$L = 3'$$

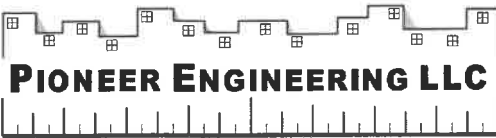
$$W_D = 20 \text{ psf} (18') = 360$$

$$W_S = 20 \text{ psf} (18') = 360$$

$$M = 810 \text{ lb-ft}$$

$$R = 1080 \text{ lb}$$

∴ [4x8 DF \* 2 HEADER  
w/2x6 DF \* 2 TRIMMER]



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Phone: 541-746-5841  
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Job Number: 23-047 Sht V4

### GRADE BEAM (C)

$$W_{D1} (\text{ROOF}) = (52'/2) (20 \text{ psf}) = 520 \text{ plf}$$

$$W_{D2} (\text{WALL}) = 22' (8 \text{ psf}) = 180 \text{ plf}$$

$$W_S (\text{ROOF}) = (52'/2) (20 \text{ psf}) = 520 \text{ plf}$$

$$W_{D3} (\text{FLR}) = (36'/2) (20 \text{ psf}) = 360 \text{ plf}$$

$$W_L (\text{FLR}) = (36'/2) (150 \text{ psf}) = 2700 \text{ plf}$$

$$W_{D4} (\text{CONC}) = [8'' (42'') + (12'') (24'')] 150 \text{ pcf} = 650 \text{ plf}$$

$$LC = L + D = 4410 \text{ plf}$$

SPACE PIERS 40" O.C.  
NEED REP FOR REVIEW OF  
CAPACITY OF PIERS

$$M_U = [1.2(W_{D1} + W_{D2} + W_{D3} + W_{D4}) + 1.6(W_L)] \frac{3.33^2}{8} = 8.8 \text{ kip-ft}$$

$$V_U = \frac{3.33'}{2} (1.2(1710) + 1.6(2700)) = 10.6 \text{ kip}$$

\* SEE PAGE VS FOR GRADE BEAM CALCS

### GRADE BEAM (A)/(D) ((A) CONTROLS OVER GRID (D))

$$W_{D1} (\text{ROOF}) = \frac{38'}{2} (20 \text{ psf}) = 380 \text{ plf}$$

$$W_{D2} (\text{WALL}) = 10' (8 \text{ psf}) = 80 \text{ plf}$$

$$W_S (\text{ROOF}) = \frac{38'}{2} (20 \text{ psf}) = 380 \text{ plf}$$

$$W_{D3} (\text{FLR}) = \frac{16'}{2} (20 \text{ psf}) = 160 \text{ plf}$$

$$W_L (\text{FLR}) = \frac{16'}{2} (150 \text{ psf}) = 1200 \text{ plf}$$

$$W_{D4} (\text{CONC}) = 650 \text{ plf}$$

$$LC = L + D = 2120 \text{ plf}$$

SPACE PIERS AT 7'-0"  
w/ REP ON SITE TO REVIEW  
PIER CAPACITY

$$M_U = [1.2(1270) + 1.6(1200)] \frac{7^2}{8} = 21.1 \text{ kip-ft}$$

$$V_U = \frac{7'}{2} (1.2(1270) + 1.6(1200)) = 12 \text{ kip}$$

GRADE BEAM @ GRID (2) / (6)

$$W_{D1} \text{ (ROOF)} = 3' (20 \text{ psf}) = 60 \text{ plf}$$

$$W_{D2} \text{ (Wall)} = 22' (8 \text{ psf}) = 180 \text{ plf}$$

$$W_{S1} \text{ (ROOF)} = 3' (20 \text{ psf}) = 60 \text{ plf}$$

$$W_{D3} \text{ (FLR)} = 3' (20 \text{ psf}) = 60 \text{ plf}$$

$$W_{L1} \text{ (FLR)} = 3' (150 \text{ psf}) = 450 \text{ plf}$$

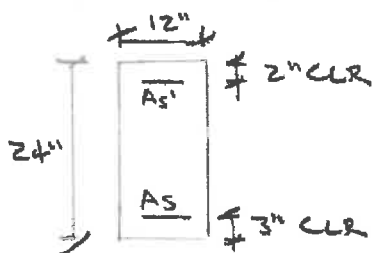
$$W_{D4} \text{ (CONC)} = 650 \text{ plf}$$

$$L_C = L + D = 450 + 950 = 1400 \text{ plf}, \text{ SPACE PIERS @ } 10' \\ \text{w/ REP PRESENT TO REVIEW CAPACITY}$$

$$M_U = [1.2(950) + 1.6(450)] (L)^2 / 8 = 23.3 \text{ kip}\cdot\text{ft}$$

$$V_U = \frac{L}{2} (1.2(950) + 1.6(450)) = 9.3 \text{ kip}$$

GRADE BEAM CAPACITY =



$$A_{S \text{ MIN}} = \frac{3 \sqrt{3500}}{60 \text{ ksi}} b d = 0.73''$$

$$d = 20.5''$$

$$S_{\text{max}} = \frac{d}{2} = 10.25'' \Rightarrow S_{\text{MAX}} = 10'' \text{ O.C. STIRRUPS/HOOPS}$$

$$\phi V_c = \left[ 2 (12'') (20.5'') \sqrt{3500} + \frac{0.2 (60 \text{ ksi}) (20.5'')}{10''} \right] 0.75 = 40 \text{ kip} \quad \text{OK}$$

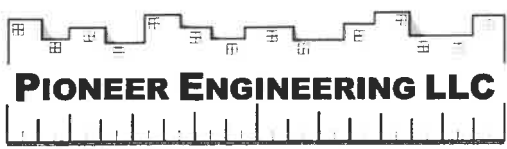
$$T = C = A_s F_y = 0.85 (3500) (12) a$$

$$a = 2.08 \text{ in}, \quad x = a / 0.85 = 2.45 \text{ in}, \quad \epsilon_s = \frac{d-x}{x} (0.003) = 0.022 \quad \text{OK}$$

$$\phi M_n = 0.9 (A_s F_y) (d - \frac{a}{2}) = 63.9 \text{ kip}\cdot\text{ft} \quad \text{OK}$$

$\therefore$  (4) #5 TOP & BTM LONG BARS  
w/ #4 HOOPS w/ 135° SEISMIC HOOKS @ 10" O.C.

$\therefore$  PIER & PIER CONNECTIONS TO BE DESIGNED BY OTHERS AND FOR 15,000 lb (ASD) LOADING, REVIEW BY FOUNDATION ENGINEERING REQ PRIOR TO SELECTION & DESIGN



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RB103

$L = 20'$

$w_{D1} = 15 \text{ psf} (3') = 45 \text{ plf}$

$w_{D2} = 10 \text{ psf} (10') = 100 \text{ plf}$

$w_s = 20 \text{ psf} (3') = 60 \text{ plf}$

\* [SEE FORTH PRINTOUT]

RB104

$L = 16'$

$w_D = 15 \text{ psf} (2') = 30 \text{ plf}$

$w_s = 20 \text{ psf} (2') = 40 \text{ plf}$

$M = 2240 \text{ lb-ft}$        $\therefore$  [4x10 DF #2 @ 24" O.C. w/ S.S. HUC410]

$R = 560 \text{ lb}$

$F_{up} = 10 \text{ psf} (2')(8') = 160 \text{ lb}$        $\therefore$  [A34 w/ SD #9 x 1.5 SCREWS STAINLESS STEEL @ BEAM]

RB105

$L = 6.5'$

$w_D = 20 \left( \frac{16'}{2} + 2 \right) = 200 \text{ plf}$

$w_s = 20 \left( \frac{16'}{2} + 2 \right) = 200 \text{ plf}$

$M = 2110 \text{ lb-ft}$        $\therefore$  [6x10 DF #2]

$R = 1300 \text{ lb}$        $\therefore$  [6x6 CEDAR POST WESTERN CEDAR #2]

$F_{up} = 10' \left( \frac{6.5}{2} \right) (10 \text{ psf}) = 330 \text{ lb}$        $\therefore$  [w/ - CPT66Z STAINLESS BASE]

$\therefore$  [2'-0" SQ x 12" PAD]      [CBT #2 CAP]

[w/ #4 @ 8" O.C. CA WAY, 3" CLR]

[w/ (1) HELICAL PIER]

OUTRIGGER

$L = 2'$

$L_c = 2'$

$w_D = 20 \text{ psf} (2') = 40 \text{ plf}$

$w_s = 20 \text{ psf} (2') = 40 \text{ plf}$

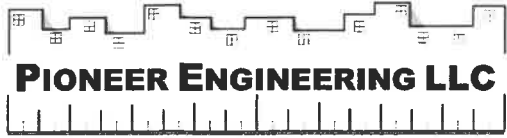
$M = 40 \text{ lb-ft}$

$M_c = 160 \text{ lb-ft}$

$R_1 = -80 \text{ lb}$

$R_2 = 320 \text{ lb}$

$\therefore$  [2x6 @ 24" O.C. w/ LUS24 HANGER TO TRUSS & A34 w/ #9 x 1.5" SD SCREWS @ WALL]



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RJ101  
L = 2'

$$w_D \ 20 \ (2') = 40 \text{ plf}$$

$$w_S = 20 \ (2') = 40 \text{ plf}$$

$$\leq 80 \text{ plf}$$

M = 40 ll-ft  
R = 80 ll

= [ 2x6 DF #2 @ 24" o.c.  
w/ A345S w/ #9x1.5" SD SS. SCREWS  
TO TOP OF BEAM ]

GRADE BEAM (B)

$$w_{D1} \text{ (FLR)} = (36/2) (20 \text{ pcf}) = 360 \text{ plf}$$

$$w_{L1} \text{ (FLR)} = 36/2 (150 \text{ pcf}) = 2700 \text{ plf}$$

$$w_{D2} \text{ (CONC)} = [8" (42") + 12" (24")] (150 \text{ pcf}) = 650 \text{ plf}$$

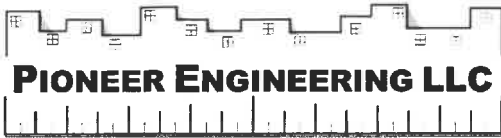
LC = L + D = 3710 plf

[ SPACE PIERS 48" o.c.  
NEED REP FOR REVIEW  
OF CAPACITY OF PIERS ]

$$M_U = [1.2 (w_{D1} + w_{D2}) + 1.6 (w_L)] 42/8 = 11,060 \text{ ll-ft}$$

$$V_U = \frac{4'}{2} [1.2 (w_{D1} + w_{D2}) + 1.6 (w_L)] = 11,064 \text{ ll}$$

\* [ SEE PAGE 5 FOR GRADE BEAM CALLS ]



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COL FOR RB101 / RB102

EXTERIOR:  
R = 9650 lb

INTERIOR =  
R = 2(9650) = 19,300 lb CONTROLS

h = 14' ,  $P_u/\Omega = 71.2$  kip-ft  $\Rightarrow$  [ HSS 5 x 5 x 1/4 ]

$\Rightarrow$  CAP: - INTERIOR = CCOQ 6 S D S 2.5  
- EXTERIOR = ECCOQ 6 S D S 2.5  
- 1/4" FILLET ALL-AROUND

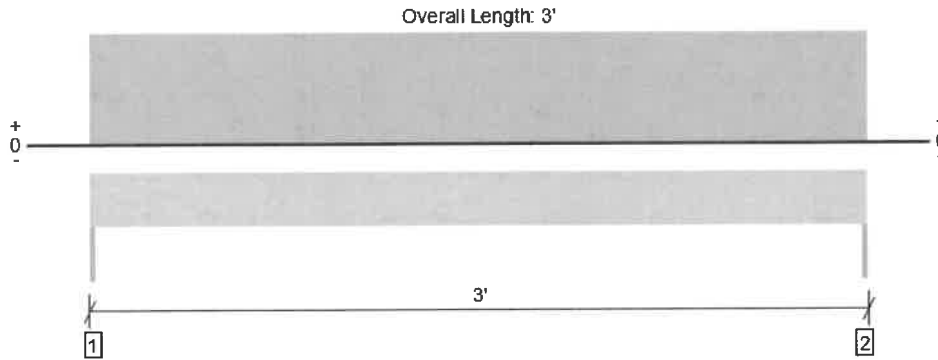
**BASE PLATE DESIGN**

CONCRETE STRENGTH	2.5 KSI
AXIAL LOAD Pa	19.3 KIPS
YIELD STRENGTH Fy	36 KSI
PLATE DIMENSION 'N'	6 INCHES
COLUMN DIMENSION 'd'	5 INCHES
PLATE DIMENSION 'B'	12 INCHES
COLUMN DIMENSION 'bf'	5 INCHES
L'	4

REQUIRED THICKNESS 0.63 INCHES  
REQUIRED AREA (B\*N) OKAY

INTERIOR / EXTERIOR:  
 $\Rightarrow$  PL 3/4" x 6" x 1'-0" LONG  
w/ (2) 5/8" DIA x 8" LONG  
TITEN-HD INTO GRADE  
BEAM, SI REQ  
- 1/4" FILLET ALL-AROUND

Level, H101  
**1 piece(s) 4 x 8 DF No.2**



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	IDF	Load: Combination (Pattern)
Member Reaction (lbs)	610 @ 0	3281 (1.50")	Passed (19%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	313 @ 8 3/4"	3502	Passed (9%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	457 @ 1' 6"	3438	Passed (13%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.002 @ 1' 6"	0.100	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.004 @ 1' 6"	0.150	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)

Member Length : 3'  
 System : Wall  
 Member Type : Header  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	310	300	610	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	310	300	610	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	3' o/c	
Bottom Edge (Lu)	3' o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 3'	N/A	6.4	--	
1 - Uniform (PLF)	0 to 3'	N/A	200.0	200.0	Default Load

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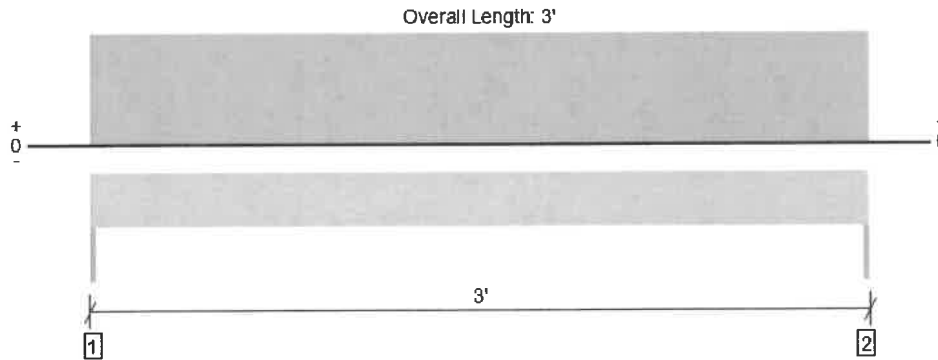
The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Britten Johnson Pioneer Engineering LLC (541) 915-4094 britten@pioneerengr.com	



7/18/2024 5:53:49 PM UTC  
 ForteWEB v3.8, Engine: V8.4.1.22, Data: V8.1.6.2  
 File Name: 23-047 Yachats Library

Level, H102  
**1 piece(s) 4 x 8 DF No.2**



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDf	Load: Combination (Pattern)
Member Reaction (lbs)	685 @ 0	3281 (1.50")	Passed (21%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	352 @ 8 3/4"	3502	Passed (10%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	513 @ 1' 6"	3438	Passed (15%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.002 @ 1' 6"	0.100	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.005 @ 1' 6"	0.150	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)

Member Length : 3'  
 System : Wall  
 Member Type : Header  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	385	300	685	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	385	300	685	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	3' o/c	
Bottom Edge (Lu)	3' o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 3'	N/A	6.4	--	
1 - Uniform (PLF)	0 to 3'	N/A	250.0	200.0	Default Load

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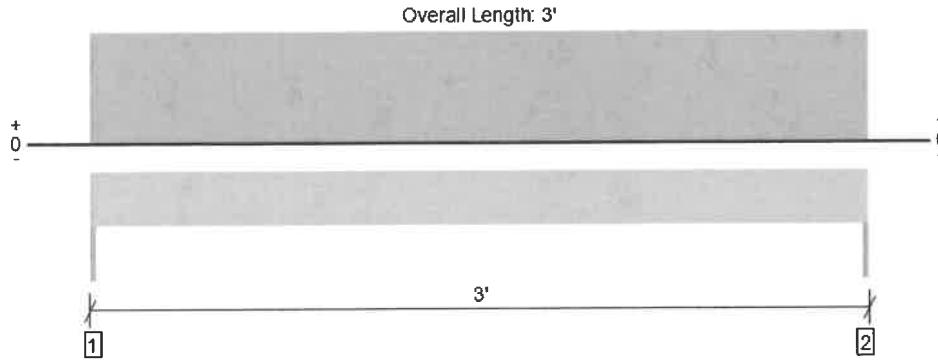
The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Britten Johnson Pioneer Engineering LLC (541) 915-4094 britten@pioneerengr.com	



7/18/2024 5:53:49 PM UTC  
 ForteWEB v3.8, Engine: V8.4.1.22, Data: V8.1.6.2  
 File Name: 23-047 Yachats Library

Level, H103  
**1 piece(s) 4 x 8 DF No.2**



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDf	Load: Combination (Pattern)
Member Reaction (lbs)	1090 @ 0	3281 (1.50")	Passed (33%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	560 @ 8 3/4"	3502	Passed (16%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	817 @ 1' 6"	3438	Passed (24%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.004 @ 1' 6"	0.100	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.007 @ 1' 6"	0.150	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)

Member Length : 3'  
 System : Wall  
 Member Type : Header  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Trimmer - DF	1.50"	1.50"	1.50"	550	540	1090	None
2 - Trimmer - DF	1.50"	1.50"	1.50"	550	540	1090	None

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	3' o/c	
Bottom Edge (Lu)	3' o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 3'	N/A	6.4	--	
1 - Uniform (PLF)	0 to 3'	N/A	360.0	360.0	Default Load

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

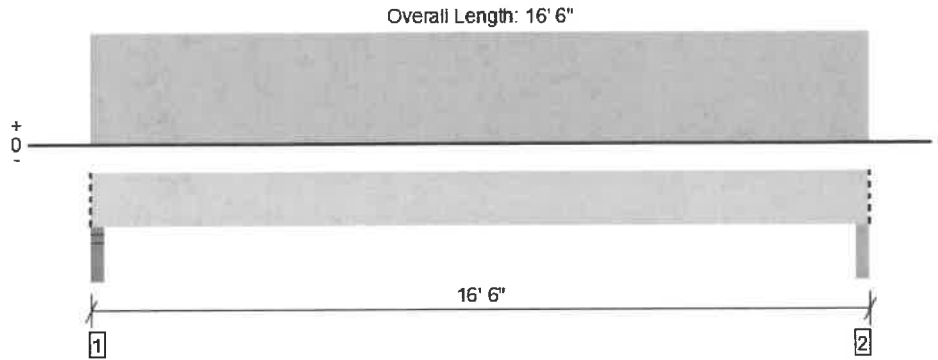
ForteWEB Software Operator	Job Notes
Britten Johnson Pioneer Engineering LLC (541) 915-4094 britten@pioneerengr.com	



7/23/2024 6:48:59 PM UTC  
 ForteWEB v3.8, Engine: V8.4.1.22, Data: V8.1.6.2  
 File Name: 23-047 Yachats Library

Level, RB101

**1 piece(s) 5 1/2" x 16 1/2" 24F-V4 DF Glulam**



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDf	Load: Combination (Pattern)
Member Reaction (lbs)	9834 @ 2"	12031 (3.50")	Passed (82%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	7848 @ 1' 8"	18437	Passed (43%)	1.15	1.0 D + 1.0 S (All Spans)
Pos Moment (Ft-lbs)	38945 @ 8' 3"	56672	Passed (69%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.216 @ 8' 3"	0.808	Passed (L/900)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.494 @ 8' 3"	1.078	Passed (L/392)	--	1.0 D + 1.0 S (All Spans)

Member Length : 16' 6"  
 System : Roof  
 Member Type : Drop Beam  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD  
 Member Pitch : 0/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Critical positive moment adjusted by a volume/size factor of 0.99 that was calculated using length L = 16' 2".
- The effects of positive or negative camber have not been accounted for when calculating deflection.
- The specified glulam is assumed to have its strong laminations at the bottom of the beam. Install with proper side up as indicated by the manufacturer.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Stud wall - DF	3.50"	3.50"	2.86"	5544	4290	9834	Blocking
2 - Column - steel	3.50"	3.50"	2.75"	5544	4290	9834	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	16' 6" o/c	
Bottom Edge (Lu)	16' 6" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 16' 6"	N/A	22.1	--	
1 - Uniform (PLF)	0 to 16' 6" (Front)	N/A	650.0	520.0	Default Load

• Side loads are assumed to not induce cross-grain tension.

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Britten Johnson Pioneer Engineering LLC (541) 915-4094 britten@pioneerengr.com	

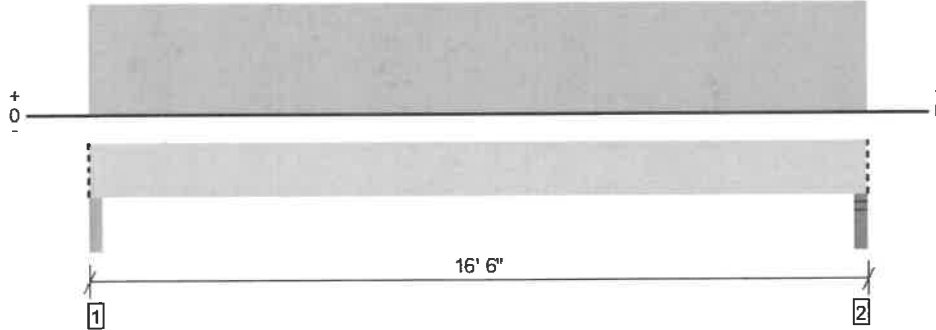


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 ForteWEB v3.8, Engine: V8.4.1.22, Data: V8.1.6.2  
 File Name: 23-047 Yachats Library

Level, RB102

**1 piece(s) 5 1/2" x 16 1/2" 24F-V4 DF Glulam**

Overall Length: 16' 6"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	9834 @ 16' 4"	12031 (3.50")	Passed (82%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	7848 @ 1' 8"	18437	Passed (43%)	1.15	1.0 D + 1.0 S (All Spans)
Pos Moment (Ft-lbs)	38945 @ 8' 3"	56672	Passed (69%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.216 @ 8' 3"	0.808	Passed (L/900)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.494 @ 8' 3"	1.078	Passed (L/392)	--	1.0 D + 1.0 S (All Spans)

Member Length : 16' 6"  
 System : Roof  
 Member Type : Drop Beam  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD  
 Member Pitch : 0/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Critical positive moment adjusted by a volume/size factor of 0.99 that was calculated using length L = 16' 2".
- The effects of positive or negative camber have not been accounted for when calculating deflection.
- The specified glulam is assumed to have its strong laminations at the bottom of the beam. Install with proper side up as indicated by the manufacturer.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Column - steel	3.50"	3.50"	2.75"	5544	4290	9834	Blocking
2 - Stud wall - DF	3.50"	3.50"	2.86"	5544	4290	9834	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	16' 6" o/c	
Bottom Edge (Lu)	16' 6" o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 16' 6"	N/A	22.1	--	
1 - Uniform (PLF)	0 to 16' 6" (Front)	N/A	650.0	520.0	Default Load

- Side loads are assumed to not induce cross-grain tension.

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 File Name: 23-047 Yachats Library

Level, PRB101  
**1 piece(s) 5 1/4" x 5 1/4" 1.8E Parallam® PSL**

Post Height: 14'



Design Results	Actual	Allowed	Result	LDF	Load: Combination
Slenderness	32	50	Passed (64%)	--	--
Compression (lbs)	9834	19598	Passed (50%)	1.15	1.0 D + 1.0 S
Base Bearing (lbs)	9834	17227	Passed (57%)	--	1.0 D + 1.0 S
Bending/Compression	0.51	1	Passed (51%)	1.15	1.0 D + 1.0 S

- Input axial load eccentricity for this design is 16.67% of applicable member side dimension.
- Applicable calculations are based on NDS.

Supports	Type	Material
Base	Beam	Douglas Fir-Larch

Member Type : Free Standing Post  
 Building Code : IBC 2021  
 Design Methodology : ASD

Max Unbraced Length	Comments
Full Member Length	No bracing assumed.

Drawing is Conceptual

Vertical Load	Dead (0.90)	Snow (1.15)	Comments
1 - Point (lb)	5544	4290	Linked from: RB101, Support 1

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ForteWEB Software Operator	Job Notes
Britten Johnson Pioneer Engineering LLC (541) 915-4094 britten@pioneerengr.com	



Level, PRB102

**1 piece(s) 5 1/4" x 5 1/4" 1.8E Parallam® PSL**

Post Height: 14'



Design Results	Actual	Allowed	Result	LDF	Load: Combination
Slenderness	32	50	Passed (64%)	--	--
Compression (lbs)	9834	19598	Passed (50%)	1.15	1.0 D + 1.0 S
Base Bearing (lbs)	9834	17227	Passed (57%)	--	1.0 D + 1.0 S
Bending/Compression	0.51	1	Passed (51%)	1.15	1.0 D + 1.0 S

- Input axial load eccentricity for this design is 16.67% of applicable member side dimension.
- Applicable calculations are based on NDS.

Supports	Type	Material
Base	Plate	Douglas Fir-Larch

Member Type : Free Standing Post  
 Building Code : IBC 2021  
 Design Methodology : ASD

Max Unbraced Length	Comments
Full Member Length	No bracing assumed.

Drawing is Conceptual

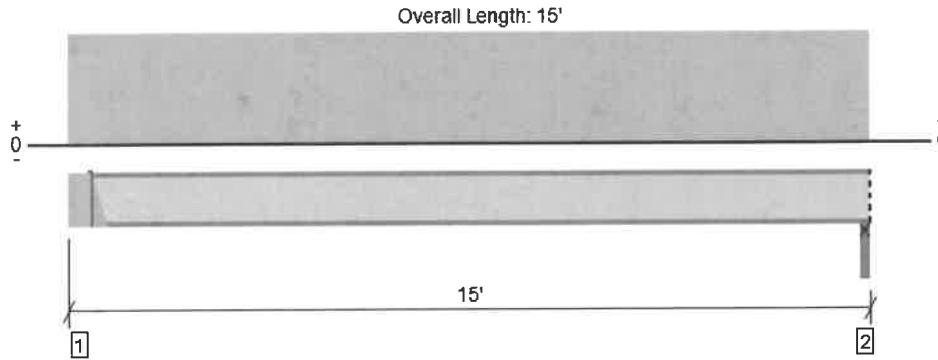
Vertical Load	Dead (0.90)	Snow (1.15)	Comments
1 - Point (lb)	5544	4290	Linked from: RB102, Support 2

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ForteWEB Software Operator	Job Notes
Britten Johnson Pioneer Engineering LLC (541) 915-4094 britten@pioneerengr.com	



Level, FJ101A  
**2 piece(s) 16" TJI® 230 @ 16" OC**



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	1636 @ 5 1/2"	2120 (1.75")	Passed (77%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	1636 @ 5 1/2"	4380	Passed (37%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	5897 @ 7' 8"	11420	Passed (52%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.154 @ 7' 8"	0.360	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.175 @ 7' 8"	0.721	Passed (L/987)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	67	50	Passed	--	--

Member Length : 14' 6 1/2"  
 System : Floor  
 Member Type : Joist  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 1 1/8" Weyerhaeuser Edge Gold™ Panel (48" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Hanger on 16" DF beam	5.50"	Hanger <sup>1</sup>	1.75" / - <sup>2</sup>	207	1533	1740	See note <sup>1</sup>
2 - Plate on concrete - HF	2.50"	2.50"	1.75"	198	1467	1665	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- <sup>1</sup> See Connector grid below for additional information and/or requirements.
- <sup>2</sup> Required Bearing Length / Required Bearing Length with Web Stiffeners

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	5' 10" o/c	
Bottom Edge (Lu)	14' 7" o/c	

- TJI joists are only analyzed using Maximum Allowable bracing solutions.
- Maximum allowable bracing intervals based on applied load.

Connector: Simpson Strong-Tie							
Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories	
1 - Top Mount Hanger	MIT4.75/16	2.50"	4-10dx1.5	4-10dx1.5	2-10dx1.5		

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

Vertical Load	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PLF)	0 to 15'	N/A	27.0	200.0	Default Load

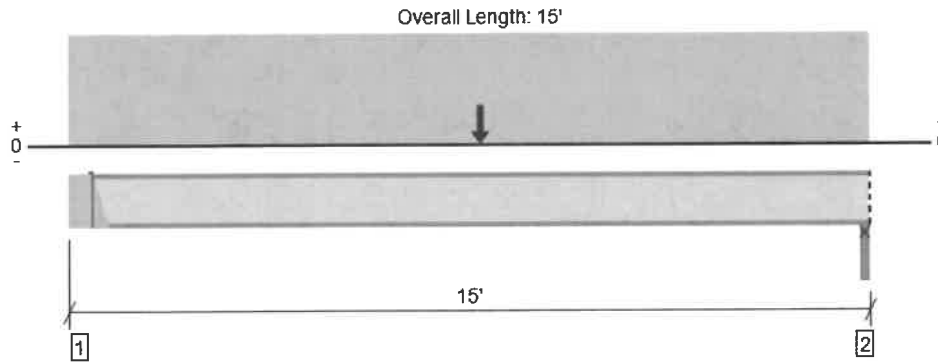
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 File Name: 23-047 Yachats Library

Level, FJ101B  
**1 piece(s) 16" TJI@ 230 @ 16" OC**



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDf	Load: Combination (Pattern)
Member Reaction (lbs)	468 @ 5 1/2"	1060 (1.75")	Passed (44%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	468 @ 5 1/2"	2190	Passed (21%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	2625 @ 7' 6"	5710	Passed (46%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.091 @ 7' 6"	0.360	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.130 @ 7' 6"	0.721	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	63	50	Passed	--	--

Member Length : 14' 6 1/2"  
 System : Floor  
 Member Type : Joist  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 1 1/8" Weyerhaeuser Edge Gold™ Panel (48" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Hanger on 16" DF beam	5.50"	Hanger <sup>1</sup>	1.75" / - <sup>2</sup>	207	273	480	See note <sup>1</sup>
2 - Plate on concrete - HF	2.50"	2.50"	1.75"	198	261	459	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- <sup>1</sup> See Connector grid below for additional information and/or requirements.
- <sup>2</sup> Required Bearing Length / Required Bearing Length with Web Stiffeners

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	6' 3" o/c	
Bottom Edge (Lu)	14' 7" o/c	

- TJI joists are only analyzed using Maximum Allowable bracing solutions.
- Maximum allowable bracing intervals based on applied load.

Connector: Simpson Strong-Tie							
Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories	
1 - Top Mount Hanger	ITS2.37/16	2.00"	4-10dx1.5	2-10dx1.5	2-Strong-Grip		

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

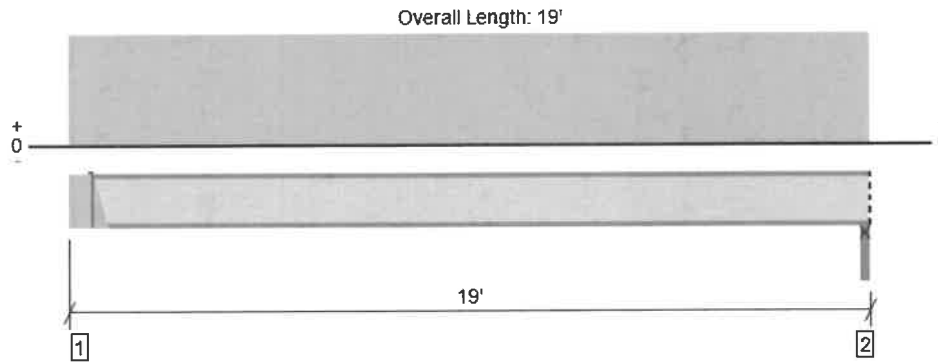
Vertical Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PLF)	0 to 15'	N/A	27.0	-	Default Load
2 - Point (lb)	7' 6"	N/A	-	534	

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 File Name: 23-047 Yachats Library

Level, FJ102A  
**2 piece(s) 16" TJI® 230 @ 16" OC**



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDf	Load: Combination (Pattern)
Member Reaction (lbs)	2090 @ 5 1/2"	2120 (1.75")	Passed (99%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	2090 @ 5 1/2"	4380	Passed (48%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	9624 @ 9' 8"	11420	Passed (84%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.375 @ 9' 8"	0.460	Passed (L/589)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.426 @ 9' 8"	0.921	Passed (L/519)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	64	50	Passed	--	--

Member Length : 18' 6 1/2"  
 System : Floor  
 Member Type : Joist  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 1 1/8" Weyerhaeuser Edge Gold™ Panel (48" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Hanger on 16" DF beam	5.50"	Hanger <sup>1</sup>	1.75" / - <sup>2</sup>	261	1933	2194	See note <sup>1</sup>
2 - Plate on concrete - HF	2.50"	2.50"	1.75"	252	1867	2119	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- <sup>1</sup> See Connector grid below for additional information and/or requirements.
- <sup>2</sup> Required Bearing Length / Required Bearing Length with Web Stiffeners

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	4' 6" o/c	
Bottom Edge (Lu)	18' 7" o/c	

- TJI joists are only analyzed using Maximum Allowable bracing solutions.
- Maximum allowable bracing intervals based on applied load.

Connector: Simpson Strong-Tie						
Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
1 - Top Mount Hanger	MIT4.75/16	2.50"	4-10dx1.5	4-10dx1.5	2-10dx1.5	

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

Vertical Load	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PLF)	0 to 19'	N/A	27.0	200.0	Default Load

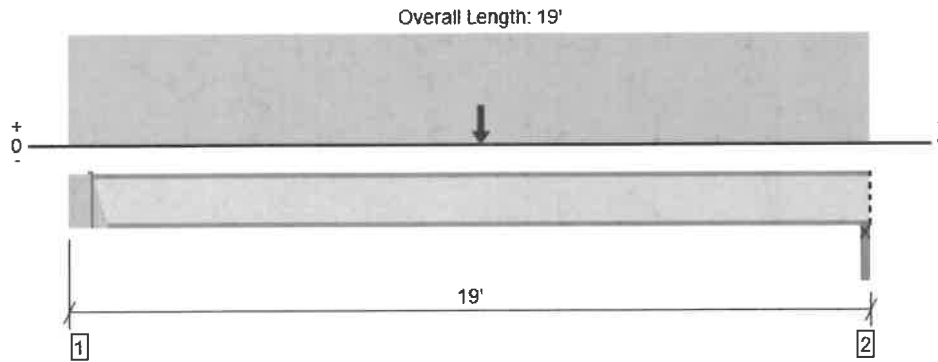
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 File Name: 23-047 Yachats Library

Level, FJ102B  
**2 piece(s) 16" TJI® 230 @ 16" OC**



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDf	Load: Combination (Pattern)
Member Reaction (lbs)	520 @ 5 1/2"	2120 (1.75")	Passed (25%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	520 @ 5 1/2"	4380	Passed (12%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	3602 @ 9' 6"	11420	Passed (32%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.090 @ 9' 6"	0.460	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.141 @ 9' 6"	0.921	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	64	50	Passed	--	--

Member Length : 18' 6 1/2"  
 System : Floor  
 Member Type : Joist  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 1 1/8" Weyerhaeuser Edge Gold™ Panel (48" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Hanger on 16" DF beam	5.50"	Hanger <sup>1</sup>	1.75" / - <sup>2</sup>	261	272	533	See note <sup>1</sup>
2 - Plate on concrete - HF	2.50"	2.50"	1.75"	252	262	514	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- <sup>1</sup> See Connector grid below for additional information and/or requirements.
- <sup>2</sup> Required Bearing Length / Required Bearing Length with Web Stiffeners

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	7' 7" o/c	
Bottom Edge (Lu)	18' 7" o/c	

- TJI joists are only analyzed using Maximum Allowable bracing solutions.
- Maximum allowable bracing intervals based on applied load.

**Connector: Simpson Strong-Tie**

Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
1 - Top Mount Hanger	MIT4.75/16	2.50"	4-10dx1.5	4-10dx1.5	2-10dx1.5	

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

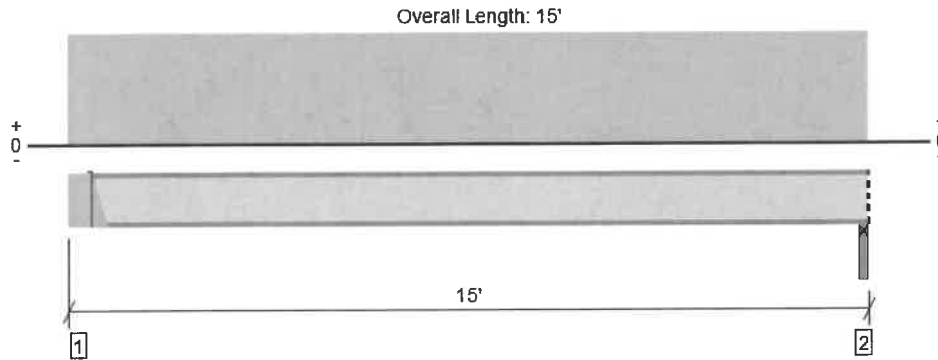
Vertical Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PLF)	0 to 19'	N/A	27.0	-	Default Load
2 - Point (lb)	9' 6"	N/A	-	534	

ForteWEB Software Operator	Job Notes
Britten Johnson Pioneer Engineering LLC (541) 915-4094 britten@pioneerengr.com	



7/23/2024 8:11:35 PM UTC  
 ForteWEB v3.8, Engine: V8.4.1.22, Data: V8.1.6.2  
 File Name: 23-047 Yachats Library

Level, FJ103A  
**1 piece(s) 16" TJI® 230 @ 16" OC**



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDf	Load: Combination (Pattern)
Member Reaction (lbs)	1161 @ 5 1/2"	1161 (2.16")	Passed (100%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	1161 @ 5 1/2"	2190	Passed (53%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	4183 @ 7' 8"	5710	Passed (73%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.194 @ 7' 8"	0.360	Passed (L/893)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.233 @ 7' 8"	0.721	Passed (L/743)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	63	50	Passed	--	--

Member Length : 14' 6 1/2"  
 System : Floor  
 Member Type : Joist  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 1 1/8" Weyerhaeuser Edge Gold™ Panel (48" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating Include: None.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Hanger on 16" DF beam	5.50"	Hanger <sup>1</sup>	2.16" / - <sup>2</sup>	207	1027	1234	See note <sup>1</sup>
2 - Plate on concrete - HF	2.50"	2.50"	2.24"	198	983	1181	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- <sup>1</sup> See Connector grid below for additional information and/or requirements.
- <sup>2</sup> Required Bearing Length / Required Bearing Length with Web Stiffeners

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	4' 10" o/c	
Bottom Edge (Lu)	14' 7" o/c	

- TJI joists are only analyzed using Maximum Allowable bracing solutions.
- Maximum allowable bracing intervals based on applied load.

**Connector: Simpson Strong-Tie**

Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
1 - Top Mount Hanger	MIT3516	2.50"	4-10dx1.5	4-10dx1.5	2-10dx1.5	

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

Vertical Load	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PLF)	0 to 15'	N/A	27.0	134.0	Default Load

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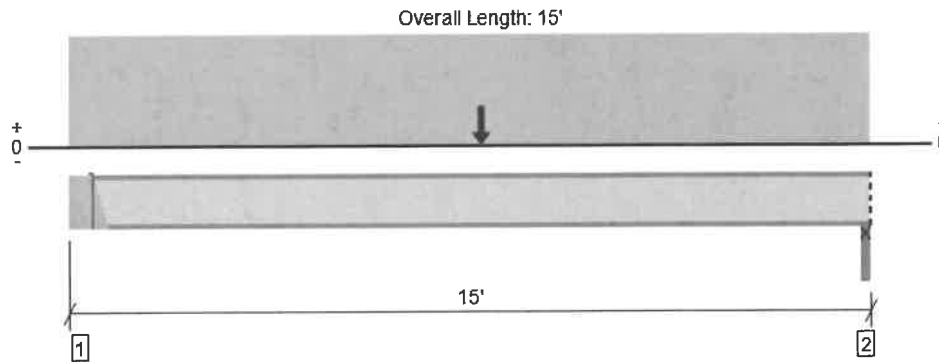
The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Britten Johnson Pioneer Engineering LLC (541) 915-4094 britten@pioneerengr.com	



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 File Name: 23-047 Yachats Library

Level, FJ103B  
**1 piece(s) 16" TJI® 230 @ 16" OC**



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDf	Load: Combination (Pattern)
Member Reaction (lbs)	468 @ 5 1/2"	1060 (1.75")	Passed (44%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	468 @ 5 1/2"	2190	Passed (21%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	2625 @ 7' 6"	5710	Passed (46%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.091 @ 7' 6"	0.360	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.130 @ 7' 6"	0.721	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	63	50	Passed	--	--

Member Length : 14' 6 1/2"  
 System : Floor  
 Member Type : Joist  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 1 1/8" Weyerhaeuser Edge Gold™ Panel (48" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Hanger on 16" DF beam	5.50"	Hanger <sup>1</sup>	1.75" / - <sup>2</sup>	207	273	480	See note <sup>1</sup>
2 - Plate on concrete - HF	2.50"	2.50"	1.75"	198	261	459	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- <sup>1</sup> See Connector grid below for additional information and/or requirements.
- <sup>2</sup> Required Bearing Length / Required Bearing Length with Web Stiffeners

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	6' 3" o/c	
Bottom Edge (Lu)	14' 7" o/c	

- TJI joists are only analyzed using Maximum Allowable bracing solutions.
- Maximum allowable bracing intervals based on applied load.

Connector: Simpson Strong-Tie						
Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
1 - Top Mount Hanger	ITS2.37/16	2.00"	4-10dx1.5	2-10dx1.5	2-Strong-Grip	

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

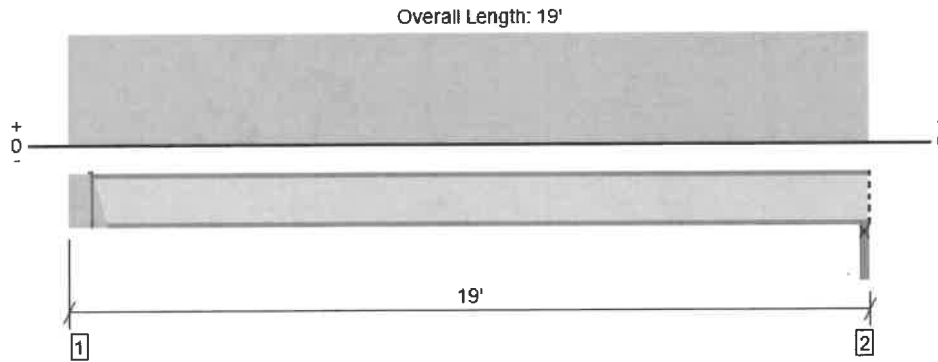
Vertical Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PLF)	0 to 15'	N/A	27.0	-	Default Load
2 - Point (lb)	7' 6"	N/A	-	534	

ForteWEB Software Operator	Job Notes
Britten Johnson Pioneer Engineering LLC (541) 915-4094 britten@pioneerengr.com	



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 File Name: 23-047 Yachats Library

Level, FJ104A  
**2 piece(s) 16" TJI® 230 @ 16" OC**



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDf	Load: Combination (Pattern)
Member Reaction (lbs)	1483 @ 5 1/2"	2120 (1.75")	Passed (70%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	1483 @ 5 1/2"	4380	Passed (34%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	6826 @ 9' 8"	11420	Passed (60%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.252 @ 9' 8"	0.460	Passed (L/878)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.302 @ 9' 8"	0.921	Passed (L/731)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	64	50	Passed	--	--

Member Length : 18' 6 1/2"  
 System : Floor  
 Member Type : Joist  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 1 1/8" Weyerhaeuser Edge Gold™ Panel (48" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Hanger on 16" DF beam	5.50"	Hanger <sup>1</sup>	1.75" / - <sup>2</sup>	261	1295	1556	See note <sup>1</sup>
2 - Plate on concrete - HF	2.50"	2.50"	1.75"	252	1251	1503	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- <sup>1</sup> See Connector grid below for additional information and/or requirements.
- <sup>2</sup> Required Bearing Length / Required Bearing Length with Web Stiffeners

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	5' 5" o/c	
Bottom Edge (Lu)	18' 7" o/c	

- TJI joists are only analyzed using Maximum Allowable bracing solutions.
- Maximum allowable bracing intervals based on applied load.

**Connector: Simpson Strong-Tie**

Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
1 - Top Mount Hanger	MIT4.75/16	2.50"	4-10dx1.5	4-10dx1.5	2-10dx1.5	

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

Vertical Load	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PLF)	0 to 19'	N/A	27.0	134.0	Default Load

**Weyerhaeuser Notes**

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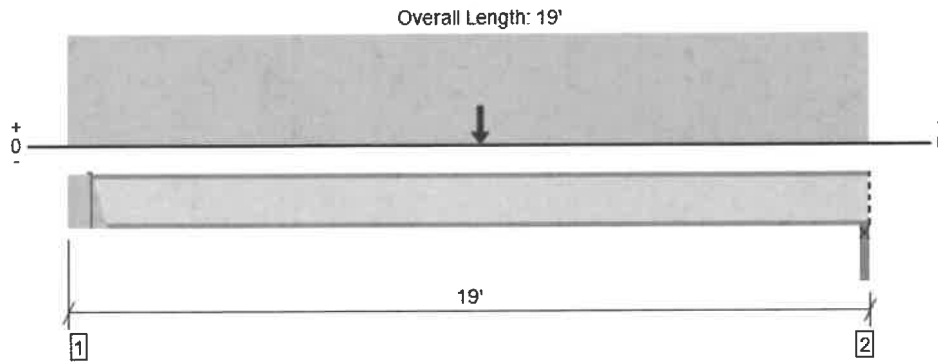
The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Britten Johnson Pioneer Engineering LLC (541) 915-4094 britten@pioneerengr.com	



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 File Name: 23-047 Yachats Library

Level, FJ104B  
**1 piece(s) 16" TJI® 230 @ 16" OC**



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	520 @ 5 1/2"	1060 (1.75")	Passed (49%)	1.00	1.0 D + 1.0 L (All Spans)
Shear (lbs)	520 @ 5 1/2"	2190	Passed (24%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	3602 @ 9' 6"	5710	Passed (63%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.169 @ 9' 6"	0.460	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.263 @ 9' 6"	0.921	Passed (L/841)	--	1.0 D + 1.0 L (All Spans)
TJ-Pro™ Rating	58	50	Passed	--	--

Member Length : 18' 6 1/2"  
 System : Floor  
 Member Type : Joist  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A structural analysis of the deck has not been performed.
- Deflection analysis is based on composite action with a single layer of 1 1/8" Weyerhaeuser Edge Gold™ Panel (48" Span Rating) that is glued and nailed down.
- Additional considerations for the TJ-Pro™ Rating include: None.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Factored	
1 - Hanger on 16" DF beam	5.50"	Hanger <sup>1</sup>	1.75" / - <sup>2</sup>	261	272	533	See note <sup>1</sup>
2 - Plate on concrete - HF	2.50"	2.50"	1.75"	252	262	514	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.
- At hanger supports, the Total Bearing dimension is equal to the width of the material that is supporting the hanger
- <sup>1</sup> See Connector grid below for additional information and/or requirements.
- <sup>2</sup> Required Bearing Length / Required Bearing Length with Web Stiffeners

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	5' 3" o/c	
Bottom Edge (Lu)	18' 7" o/c	

- TJI joists are only analyzed using Maximum Allowable bracing solutions.
- Maximum allowable bracing intervals based on applied load.

**Connector: Simpson Strong-Tie**

Support	Model	Seat Length	Top Fasteners	Face Fasteners	Member Fasteners	Accessories
1 - Top Mount Hanger	ITS2.37/16	2.00"	4-10dX1.5	2-10dX1.5	2-Strong-Grip	

- Refer to manufacturer notes and instructions for proper installation and use of all connectors.

Vertical Loads	Location	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PLF)	0 to 19'	N/A	27.0	-	Default Load
2 - Point (lb)	9' 6"	N/A	-	534	

FORTEWEB Software Operator	Job Notes
Britten Johnson Pioneer Engineering LLC (541) 915-4094 britten@pioneerengr.com	



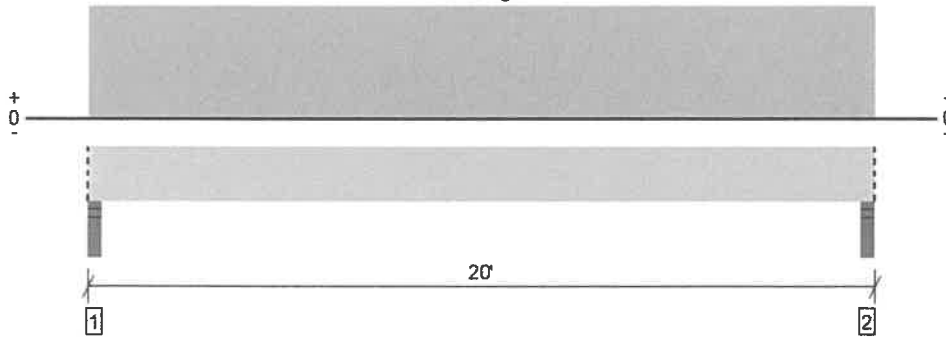
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Level, RB103

23-047

**1 piece(s) 5 1/2" x 12" 24F-V4 DF Glulam**

Overall Length: 20'



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	2210 @ 2"	12031 (3.50")	Passed (18%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	1925 @ 1' 3 1/2"	13409	Passed (14%)	1.15	1.0 D + 1.0 S (All Spans)
Pos Moment (Ft-lbs)	10687 @ 10'	30345	Passed (35%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.142 @ 10'	0.656	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.522 @ 10'	0.983	Passed (L/452)	--	1.0 D + 1.0 S (All Spans)

Member Length : 20'  
 System : Floor  
 Member Type : Drop Beam  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Critical positive moment adjusted by a volume/size factor of 1.00 that was calculated using length L = 19' 8".
- The effects of positive or negative camber have not been accounted for when calculating deflection.
- The specified glulam is assumed to have its strong laminations at the bottom of the beam. Install with proper side up as indicated by the manufacturer.
- Applicable calculations are based on NDS.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Snow	Factored	
1 - Stud wall - DF	3.50"	3.50"	1.50"	1610	600	2210	Blocking
2 - Stud wall - DF	3.50"	3.50"	1.50"	1610	600	2210	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	20' o/c	
Bottom Edge (Lu)	20' o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 20'	N/A	16.0	--	
1 - Uniform (PLF)	0 to 20' (Front)	N/A	145.0	60.0	Default Load

• Side loads are assumed to not induce cross-grain tension.

**Weyerhaeuser Notes**

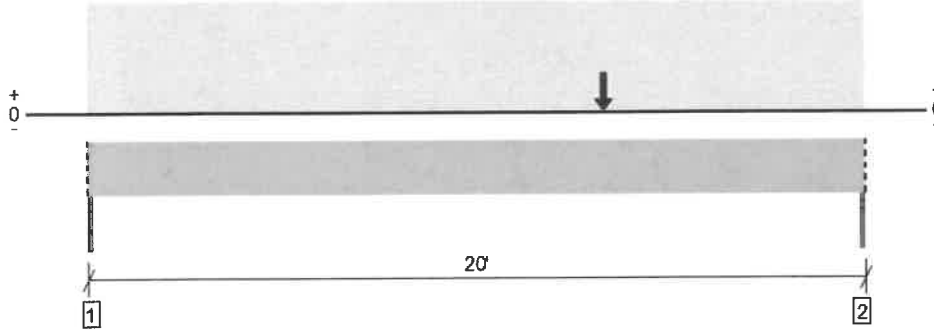
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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Peter Degner Pioneer Engineering LLC (541) 746-5841 peter@pioneerengr.com	



Overall Length: 20'



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	724 @ 20'	4922 (1.50")	Passed (15%)	--	1.0 D + 0.6 W (All Spans)
Shear (lbs)	698 @ 19' 5"	8778	Passed (8%)	1.60	1.0 D + 0.6 W (All Spans)
Moment (Ft-lbs)	3866 @ 13' 1 5/8"	10203	Passed (38%)	1.60	1.0 D + 0.6 W (All Spans)
Live Load Defl. (in)	1.597 @ 10' 4 5/8"	0.500	Failed (L/150)	--	1.0 D + 0.6 W (All Spans)
Total Load Defl. (in)	1.833 @ 10' 4 1/16"	1.000	Failed (L/131)	--	1.0 D + 0.6 W (All Spans)

Member Length : 20'  
System : Floor  
Member Type : Flush Beam  
Building Use : Residential  
Building Code : IBC 2021  
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.

\*CHECK STRESS ONLY

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Wind	Factored	
1 - Stud wall - DF	1.50"	1.50"	1.50"	95	824	589	Blocking
2 - Stud wall - DF	1.50"	1.50"	1.50"	95	1048	724	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	20' o/c	
Bottom Edge (Lu)	20' o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Wind (1.60)	Comments
0 - Self Weight (PLF)	0 to 20'	N/A	8.4	--	
1 - Uniform (PLF)	0 to 20' (Front)	N/A	1.0	59.0	Default Load
2 - Point (lb)	13' 3" (Front)	N/A	1	692	

- Side loads are assumed to not induce cross-grain tension.

**Weyerhaeuser Notes**

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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

1) & 2) (Z) ASS CLIPS DBL TOP PL & SILL PL

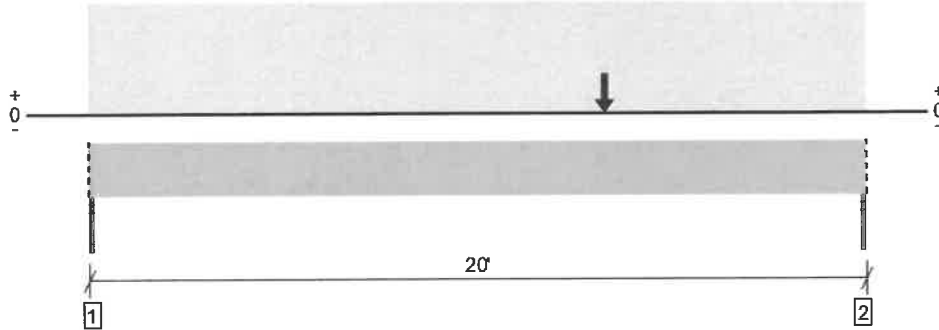
ForteWEB Software Operator	Job Notes
Peter Degner Pioneer Engineering LLC (541) 746-5841 peter@pioneerengr.com	



**MEMBER REPORT**

Level, @S Wall Window OOP Delta **23-047**  
**3 piece(s) 1 3/4" x 6" 2.0E Microllam® LVL**

↑ **ADDED #1/4" THICKNESS FOR Δ CHECK**  
 Overall Length: 20'



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDf	Load: Combination (Pattern)
Member Reaction (lbs)	531 @ 20'	4922 (1.50")	Passed (11%)	--	1.0 D + 0.6 W (All Spans)
Shear (lbs)	510 @ 19' 4 1/2"	9576	Passed (5%)	1.60	1.0 D + 0.6 W (All Spans)
Moment (Ft-lbs)	2817 @ 12' 10 11/16"	11999	Passed (23%)	1.60	1.0 D + 0.6 W (All Spans)
Live Load Defl. (in)	0.861 @ 10' 4 5/8"	0.500	Failed (L/279)	--	1.0 D + 0.6 W (All Spans)
Total Load Defl. (in)	1.037 @ 10' 3 7/8"	1.000	Failed (L/231)	--	1.0 D + 0.6 W (All Spans)

Member Length : 20'  
 System : Floor  
 Member Type : Flush Beam  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Resawn products must maintain manufacturing stamps.

WALL L/240 LIMIT ✓OK

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Wind	Factored	
1 - Stud wall - DF	1.50"	1.50"	1.50"	92	575	437	Blocking
2 - Stud wall - DF	1.50"	1.50"	1.50"	92	733	531	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	20' o/c	
Bottom Edge (Lu)	20' o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Wind (1.60)	Comments
0 - Self Weight (PLF)	0 to 20'	N/A	9.2	--	
1 - Uniform (PLF)	0 to 20' (Front)	N/A	-	41.2	Default Load
2 - Point (lb)	13' 3" (Front)	N/A	-	484	

• Side loads are assumed to not induce cross-grain tension.

**Weyerhaeuser Notes**

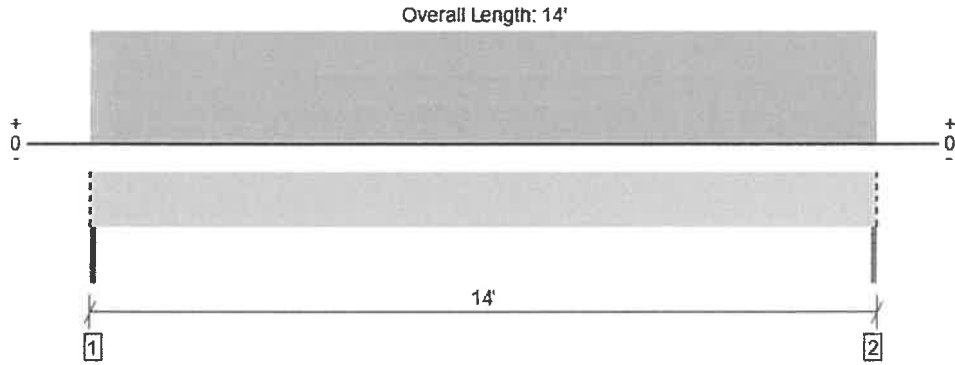
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The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Peter Degner Pioneer Engineering LLC (541) 746-5841 peter@pioneerengr.com	



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 File Name: 23-047



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	262 @ 0	1406 (1.50")	Passed (19%)	--	1.0 D + 0.6 W (All Spans)
Shear (lbs)	241 @ 7"	1584	Passed (15%)	1.60	1.0 D + 0.6 W (All Spans)
Moment (Ft-lbs)	919 @ 7'	1180	Passed (78%)	1.60	1.0 D + 0.6 W (All Spans)
Live Load Defl. (in)	0.920 @ 7'	0.350	Failed (L/183)	--	1.0 D + 0.6 W (All Spans)
Total Load Defl. (in)	0.974 @ 7'	0.700	Failed (L/173)	--	1.0 D + 0.6 W (All Spans)

Member Length : 14'  
 System : Floor  
 Member Type : Flush Beam  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

\* CHECK STRESS ONLY

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Wind	Factored	
1 - Stud wall - DF	1.50"	1.50"	1.50"	15	413	262	Blocking
2 - Stud wall - DF	1.50"	1.50"	1.50"	15	413	262	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	7' 6" o/c	
Bottom Edge (Lu)	14' o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Wind (1.60)	Comments
0 - Self Weight (PLF)	0 to 14'	N/A	2.1	--	
1 - Uniform (PLF)	0 to 14' (Front)	N/A	-	59.0	Default Load

• Side loads are assumed to not induce cross-grain tension.

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1) & 2) TYP TOE-NAILED CONNECTION (3) 16D BOX MIN @ SILL & DBL TOP PL

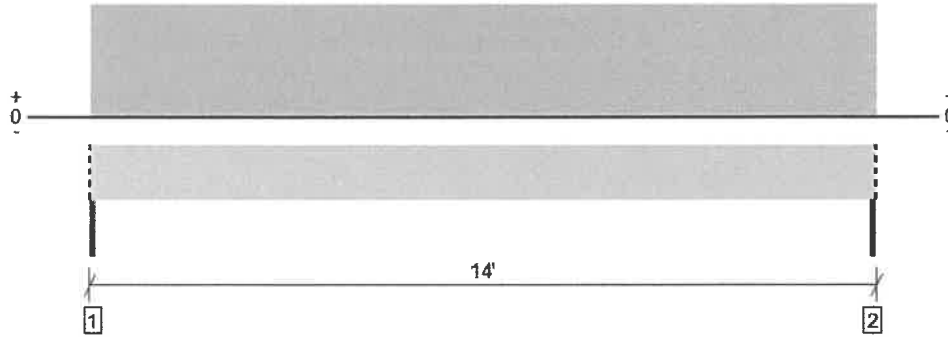
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Peter Degner Pioneer Engineering LLC (541) 746-5841 peter@pioneerengr.com	



Level, @S Wall <14ft Stud OPP Delta

**1 piece(s) 2 x 6 DF No.2**

Overall Length: 14'



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	188 @ 0	1406 (1.50")	Passed (13%)	--	1.0 D + 0.6 W (All Spans)
Shear (lbs)	172 @ 7"	1584	Passed (11%)	1.60	1.0 D + 0.6 W (All Spans)
Moment (Ft-lbs)	658 @ 7'	1180	Passed (56%)	1.60	1.0 D + 0.6 W (All Spans)
Live Load Defl. (in)	0.644 @ 7'	0.467	Failed (L/261)	--	1.0 D + 0.6 W (All Spans)
Total Load Defl. (in)	0.698 @ 7'	0.700	Passed (L/241)	--	1.0 D + 0.6 W (All Spans)

Member Length : 14'  
 System : Floor  
 Member Type : Flush Beam  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

**Δ LIMIT FOR WALL L/240**  
 VOK

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Wind	Factored	
1 - Stud wall - DF	1.50"	1.50"	1.50"	15	289	188	Blocking
2 - Stud wall - DF	1.50"	1.50"	1.50"	15	289	188	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	11' 7" o/c	
Bottom Edge (Lu)	14' o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Wind (1.60)	Comments
0 - Self Weight (PLF)	0 to 14'	N/A	2.1	--	
1 - Uniform (PLF)	0 to 14' (Front)	N/A	-	41.3	Default Load

• Side loads are assumed to not induce cross-grain tension.

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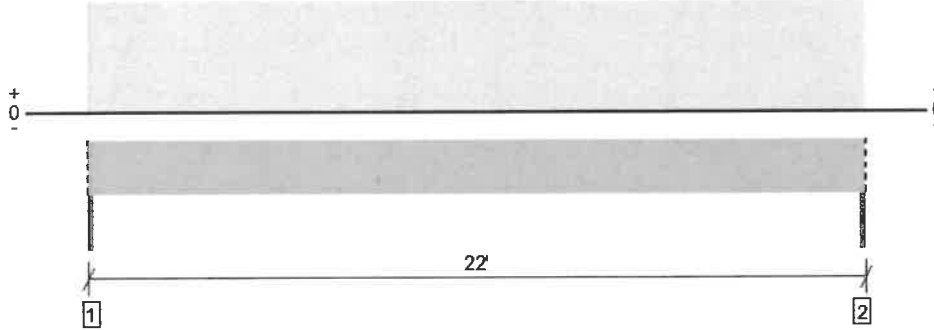
ForteWEB Software Operator	Job Notes
Peter Degner Pioneer Engineering LLC (541) 746-5841 peter@pioneerengr.com	



**MEMBER REPORT**

Level, @S Wall 22' stud OOP  
**2 piece(s) 1 3/4" x 5 1/2" 2.0E Microllam® LVL**

Overall Length: 22'



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDf	Load: Combination (Pattern)
Member Reaction (lbs)	433 @ 0	3281 (1.50")	Passed (13%)	--	1.0 D + 0.6 W (All Spans)
Shear (lbs)	410 @ 7"	5852	Passed (7%)	1.60	1.0 D + 0.6 W (All Spans)
Moment (FT-lbs)	2380 @ 11'	6802	Passed (35%)	1.60	1.0 D + 0.6 W (All Spans)
Live Load Defl. (in)	1.843 @ 11'	0.550	Failed (L/143)	--	1.0 D + 0.6 W (All Spans)
Total Load Defl. (in)	2.150 @ 11'	1.100	Failed (L/123)	--	1.0 D + 0.6 W (All Spans)

Member Length : 22'  
 System : Floor  
 Member Type : Flush Beam  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.

*\* CHECK STRESS ONLY*

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Wind	Factored	
1 - Stud wall - DF	1.50"	1.50"	1.50"	62	618	433	Blocking
2 - Stud wall - DF	1.50"	1.50"	1.50"	62	618	433	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	22' o/c	
Bottom Edge (Lu)	22' o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Wind (1.60)	Comments
0 - Self Weight (PLF)	0 to 22'	N/A	5.6	--	
1 - Uniform (PLF)	0 to 22' (Front)	N/A	-	56.2	Default Load

• Side loads are assumed to not induce cross-grain tension.

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*1) & 2) A35 CLIP TO DBL TOP PL & SILL PL*

ForteWEB Software Operator	Job Notes
Peter Degner Pioneer Engineering LLC (541) 746-5841 peter@pioneereng.com	



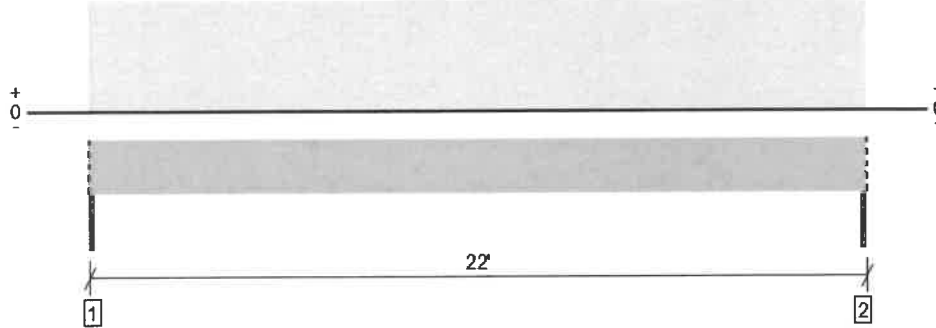
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**MEMBER REPORT**

23-047

Level, @S Wall 22' stud OPP Delta  
 2 piece(s) 1 3/4" x 6" 2.0E Microllam® LVL

↑ ADDED PLYWOOD FOR DEFLECTION  
 Overall Length: 22'



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDf	Load: Combination (Pattern)
Member Reaction (lbs)	327 @ 0	3281 (1.50")	Passed (10%)	--	1.0 D + 0.6 W (All Spans)
Shear (lbs)	308 @ 7 1/2"	6384	Passed (5%)	1.60	1.0 D + 0.6 W (All Spans)
Moment (Ft-lbs)	1797 @ 11'	8000	Passed (22%)	1.60	1.0 D + 0.6 W (All Spans)
Live Load Defl. (in)	0.994 @ 11'	0.550	Failed (L/266)	--	1.0 D + 0.6 W (All Spans)
Total Load Defl. (in)	1.252 @ 11'	1.100	Failed (L/211)	--	1.0 D + 0.6 W (All Spans)

Member Length : 22'  
 System : Floor  
 Member Type : Flush Beam  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Resawn products must maintain manufacturing stamps.

△ LIMIT FOR WALL L/240  
 ✓ok

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Wind	Factored	
1 - Stud wall - DF	1.50"	1.50"	1.50"	67	432	327	Blocking
2 - Stud wall - DF	1.50"	1.50"	1.50"	67	432	327	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	22' o/c	
Bottom Edge (Lu)	22' o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Wind (1.60)	Comments
0 - Self Weight (PLF)	0 to 22'	N/A	6.1	--	
1 - Uniform (PLF)	0 to 22' (Front)	N/A	-	39.3	Default Load

• Side loads are assumed to not induce cross-grain tension.

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ForteWEB Software Operator	Job Notes
Peter Degner Pioneer Engineering LLC (541) 746-5841 peter@pioneerengr.com	



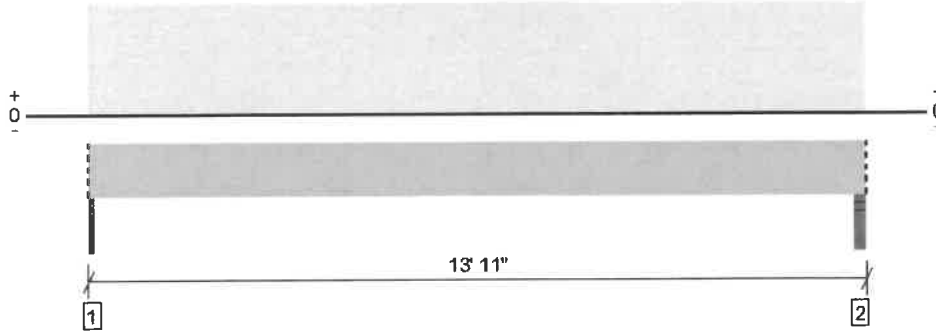
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**MEMBER REPORT**

Level, @N Wall 13'-11" stud OPP  
**2 piece(s) 2 x 6 DF No.2**

23-047

Overall Length: 13' 11"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDf	Load: Combination (Pattern)
Member Reaction (lbs)	579 @ 0	2813 (1.50")	Passed (21%)	--	1.0 D + 0.6 W (All Spans)
Shear (lbs)	530 @ 7"	3168	Passed (17%)	1.60	1.0 D + 0.6 W (All Spans)
Moment (Ft-lbs)	1997 @ 6' 10 3/4"	2360	Passed (85%)	1.60	1.0 D + 0.6 W (All Spans)
Live Load Defl. (in)	0.976 @ 6' 10 3/4"	0.345	Failed (L/170)	--	1.0 D + 0.6 W (All Spans)
Total Load Defl. (in)	1.027 @ 6' 10 3/4"	0.690	Failed (L/161)	--	1.0 D + 0.6 W (All Spans)

Member Length : 13' 11"  
 System : Floor  
 Member Type : Flush Beam  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

**\* CHECK STRESS ONLY**

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Wind	Factored	
1 - Stud wall - DF	1.50"	1.50"	1.50"	29	917	579	Blocking
2 - Stud wall - DF	3.00"	3.00"	1.50"	29	934	590	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	10' 2" o/c	
Bottom Edge (Lu)	13' 11" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Wind (1.60)	Comments
0 - Self Weight (PLF)	0 to 13' 11"	N/A	4.2	-	
1 - Uniform (PLF)	0 to 13' 11" (Front)	N/A	-	133.0	Default Load

• Side loads are assumed to not induce cross-grain tension.

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1) & 2) A35 CLIP TO DBL TOP PL & SILL PL

ForteWEB Software Operator	Job Notes
Peter Degner Pioneer Engineering LLC (541) 746-5841 peter@pioneerengr.com	



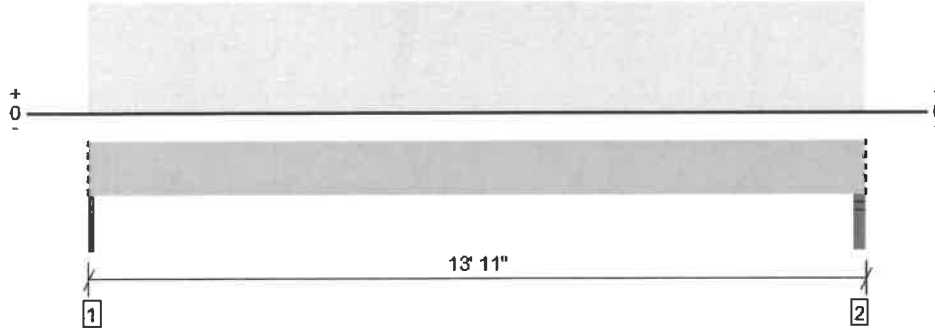
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 File Name: 23-047

**MEMBER REPORT**

Level, @N Wall 13'-11" stud OPP Delta  
 2 piece(s) 2 x 6 DF No.2

23-047

Overall Length: 13' 11"



Drawing is Conceptual. All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal (typ.).

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	414 @ 0	2813 (1.50")	Passed (15%)	--	1.0 D + 0.6 W (All Spans)
Shear (lbs)	379 @ 7"	3168	Passed (12%)	1.60	1.0 D + 0.6 W (All Spans)
Moment (Ft-lbs)	1426 @ 6' 10 3/4"	2360	Passed (60%)	1.60	1.0 D + 0.6 W (All Spans)
Live Load Defl. (in)	0.683 @ 6' 10 3/4"	0.345	Failed (L/242)	--	1.0 D + 0.6 W (All Spans)
Total Load Defl. (in)	0.734 @ 6' 10 3/4"	0.690	Failed (L/226)	--	1.0 D + 0.6 W (All Spans)

Member Length : 13' 11"  
 System : Floor  
 Member Type : Flush Beam  
 Building Use : Residential  
 Building Code : IBC 2021  
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Allowed moment does not reflect the adjustment for the beam stability factor.
- Applicable calculations are based on NDS.

△ LIMIT FOR WALL L/240  
 ✓OK

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Wind	Factored	
1 - Stud wall - DF	1.50"	1.50"	1.50"	29	641	414	Blocking
2 - Stud wall - DF	3.00"	3.00"	1.50"	29	653	421	Blocking

• Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	13' 11" o/c	
Bottom Edge (Lu)	13' 11" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Wind (1.60)	Comments
0 - Self Weight (PLF)	0 to 13' 11"	N/A	4.2	--	
1 - Uniform (PLF)	0 to 13' 11" (Front)	N/A	-	93.0	Default Load

• Side loads are assumed to not induce cross-grain tension.

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Peter Degner Pioneer Engineering LLC (541) 746-5841 peter@pioneerengr.com	



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# City of Yachats Library

## Project Location

Address: 560 W 7th Street., Yachats, Oregon 97498

### Project Contacts

#### Structural Engineer

Peter Degner, P.E., S.E.  
Pioneer Engineering LLC.  
200 E. 11th Ave. #270  
Eugene, OR 97401  
541-746-5841

#### Structural Criteria

<b>GENERAL:</b>
RISK CATEGORY: II
<b>WIND:</b>
BASIC DESIGN SPEED = 120 MPH
ALLOWABLE STRESS DESIGN SPEED = 93 MPH
EXPOSURE = D
INTERNAL PRESSURE COEFFICIENT = +/- 0.18
<b>SEISMIC:</b>
IMPORTANCE FACTOR = 1.0
SS = 1.52
SI = 0.76
<b>SITE CLASS: D</b>
SDS = 1.01
SDI = 0.86
SEISMIC DESIGN CATEGORY: 'D'
SEISMIC FORCE-RESISTING SYSTEM(S)
LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE
DESIGN BASE SHEAR = 30 K (ASD LEVEL)
CS = 0.16
R = 6.5
METHOD = EQUIVALENT LATERAL FORCE RESISTANCE
<b>VERTICAL</b>
<b>ROOF:</b>
DEAD = 20 PSF
SNOW = 20 PSF
<b>FLOOR:</b>
<b>STACK ROOM</b>
DEAD LOAD = 20 PSF
LIVE LOAD = 150 PSF -or- 1,000 LB
<b>OFFICE</b>
DEAD LOAD = 20 PSF
LIVE LOAD = 100 PSF -or- 1,000 LB
<b>CORRIDOR</b>
DEAD LOAD = 20 PSF
LIVE LOAD = 100 PSF -or- 1,000 LB
<b>CONFERENCE ROOM</b>
DEAD LOAD = 20 PSF
LIVE LOAD = 100 PSF -or- 1,000 LB
<b>SOILS:</b>
SEE GEOTECHNICAL REPORT BY FOUNDATION ENGINEERING DATED AUGUST 29, 2023

#### Statement of Special Inspections

##### Sprinklers:

- Minimum 3" clearance from all permanently attached equipment and other distribution systems, including their structural supports and bracing. (periodic)
- Where sprinkler drops and sprigs are installed with flexible hose, special inspection to be waived per ossc 1705.12.6, item 6

**Steel: Fabrication Not Performed In Shop Approved Per 2022 OSSC Section 1704.2.5.1 Shall Require Special Inspection Per 2022 OSSC Section 1705.2 (UNO on approved plans)**

- Material verification of structural steel (Periodic)
- Material verification of weld filler materials (Periodic)
- Welding: Single pass fillet welds & V Groove CJP Welds (Periodic)
- Reinforcing steel in walls (Periodic)
- High Strength Bolts (Periodic)

##### Concrete: Grade Beams

- Anchors cast in concrete (Periodic)
- Anchors installed in hardened concrete (Periodic)
- Verify use of required design mix (Periodic)
- Sample fresh concrete, test for strength, slump, air content, and temperature (Continuous)
- Proper application techniques (Continuous)
- Maintenance of specified curing temperature (Periodic)
- Erection of precast members (Periodic)
- Formwork: Shape, location, and dimensions (Periodic)

##### Soils:

- Verify materials below foundation are adequate to achieve the design bearing (Periodic)
- Verify excavations are extended to proper depth and have reached proper material (Periodic)
- Perform classification and testing of compacted fill materials (Periodic)
- Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill (Continuous)
- Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly (Periodic)

##### Structural Wood Shear Walls: (1705.13.2.2)

- Shear walls w/ edge nailing at ≤ 4" o.c.
  - Nailing (Periodic)
  - Holdowns (Periodic)
  - Anchors (Periodic)

#### List of Abbreviations

A	D	F	I	P	T
ACT Acoustic Ceiling Tile	DBL Double	FD Floor Drain or Fire Department	ILO In Lieu Of	PCC Pre-Cast Concrete	T&G Tongue And Groove
AD Area Drain	DEMO Demolish or Demolition	FEC Fire Extinguisher Cabinet	INSUL Insulated or Insulation	PLUMB Plumbing	TBD To Be Determined
AFF Above Finished Floor	DIA Diameter	FXIT Fixture	INT Interior	PLYD Plywood	TELE Telephone
ALUM Aluminum	DIM Dimension	FLR Floor	L Low	PT Pressure Treated	TLT Toilet
ANOD Anodized	DIMS Dimensions	FT Feet	LO Low	PNT Paint or Painted	TO Top Of
ARCH Architect	DN Down	FTG Footing	M Maximum	PVC Polyvinyl Chloride	TOC Top Of Concrete
<b>B</b>	DR Door	FND Foundation	MAX Maximum	<b>R</b>	TOS Top Of Steel
BSMT Basement	DWG Drawing	FFE Finish Floor Elevation	MO Masonry Opening	RBR Rubber	TPD Toilet Paper Dispenser
BRG Bearing	<b>E</b>	<b>G</b>	MECH Mechanical	RCP Reflected Ceiling Plan	T/D Telephone/Data
BYND Beyond	EA Each	GA Gauge	MEMBR Membrane	RD Roof Drain	TYP Typical
BOTT Bottom	EJ Expansion Joint	GALV Galvanized	MIN Minimum	REINF Reinforcement	<b>U</b>
BLDG Building	EL Elevation	GLB Glulam Beam	MTL Metal	REQD Required	UNO Unless Noted Otherwise
<b>C</b>	ELEC Electrical	GWB Gypsum Wall Board	<b>N</b>	RM Room	UIS Underside
CIP Cast In Place	ELEV Elevator or Elevation	<b>H</b>	NIC Not In Contract	<b>S</b>	<b>V</b>
CHNL Channel	EQ Equal	HC Hollow Core	NO Number	SCHED Schedule	VIF Verify In Field
CJ Control Joint	EXIST Existing	HI High	NOM Nominal	SIM Similar	VP Vision Panel
CLG Ceiling	(E) Existing	HM Hollow Metal	(N) New	SPEC Specified OR Specification	<b>W</b>
CLR Clear	EXP JT Expansion Joint	HP High Point	N.T.S. Not To Scale	SF Square Foot	W/ With
CMU Concrete Masonry Unit	EXT Exterior	HR Hour	<b>O</b>	SSTL Stainless Steel	WD Wood
COL Column	EW Each Way	HVAC Heating, Ventilating, And Air Conditioning	OC On Center	STC Sound Transmission Coefficient	
COMPR Compressible			OH Opposite Hand	STL Steel	
CONC Concrete			OZ Ounce	STRUCT Structure or Structural	
CONT Continuous					
CPT Carpet					
CT Ceramic Tile					
CTYD Courtyard					

## Building Specifications

### Division 0100 – General

- 101 Code - All work to comply with all local and state codes, including:  
- 2022 Oregon Structural Specialty Code
- 102 Permits and Fees:  
A. The owner will provide and pay for all permits and fees except where provided by contract.
- 103 Coordination:  
A. The contractor is responsible for the coordination of all sub contractors and trades.

### Division 0200 – Site Work

- 201 Earthwork:  
A. Excavation or fills shall be so constructed or protected that they do not endanger life or property.  
B. Remove trash, rubbish and other obstructions from the site prior to starting of earthwork.  
C. Excavate to provide for the indicated construction and conform to the finish grades. Remove excess materials from the site.

### Division 0300 – Concrete

- 301 General Requirements:  
A. Concrete design, components, storage, mixture, placement and reinforcement shall conform to chapter 19 of the building code.  
B. Protect all concrete from damage and use special care on all exposed concrete to prevent staining or discoloration.  
C. Concrete is to be ready mixed, air entrained ASTM C-94 & ASTM C-260. The minimum 28 day strength is to be 3000 psi. Special inspection as required. Do not air entrain interior slabs which are to be smooth, dense, and hardtroweled finished.
- 302 Formwork:  
A. Forms shall be substantial, sufficiently tight, and properly braced to prevent leakage and maintain position and shape.  
B. Forms and shoring shall not be removed until the structure has sufficient strength to support safely its weight and all loads placed thereon.
- 303 Reinforcement:  
A. Grade 40 minimum for #3 bars and smaller. Grade 60 for all others unless noted otherwise.  
ASTM A615. Place per ACI code and standards. Lap continuous bars 30" minimum unless noted otherwise.
- 304 Cast-in-Place Concrete:  
A. Exterior slabs and walkways are to have a light broom finish. Slope a minimum of 1/4" per ft. away from structure for drainage.

### Division 0500 – Metal

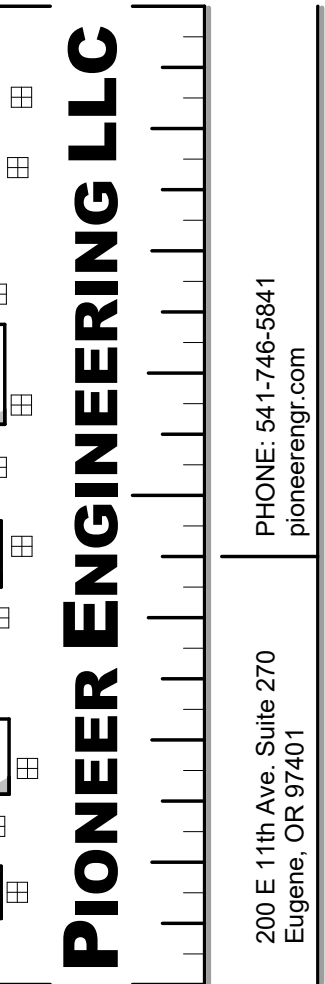
- 501 Bolts:  
A. A307 Unless Noted Otherwise  
B. High Strength Bolts: ASTM F3125 GR A325 or GR A490 as specified on plans.  
C. Blind Bolts: Henry Venables Products, LTD.; ICC-ES ESR-3617
- 502 Welding: E70 (FEXX = 70 ksi)
- 503 Hot Rolled Steel: C, MC, L sections – ASTM A36; W sections – ASTM A992; HSS sections – ASTM A500 GR. C; Steel Pipe – ASTM A53 GR. B Plates, Bars - ASTM A36
- 504 Cold Formed Steel: To conform with AISI S100 and the sizes specified on the plans.  
A. ASTM A653: 43 mil (18 ga) or less = GR 33, 54 mil (16 ga) or thicker = GR 50  
B. ASTM A1003: 43 mil (18 ga) or less = ST33H, 54 mil (16 ga) or thicker = ST50H
- 506 Fasteners:  
A. Nails: ASTM F1667; Use ASTM A153 if in contact with pressure treated wood or exposed to weather.  
8d: 131"x2 1/2"; 10d: 148"x3"; 16d: 162"x3 1/2"  
B. Wood Screws: Simpson Strong-Tie SD or SDS (or equivalent); Screws are to be in compliance with ASTM B695 Class 55 if in contact with pressure treated wood or exposed to weather.  
C. Lag Bolts (or Lag Screws): ANSI/ASME Standard B18.2.1; hot dip galvanize if exposed to weather.  
D. Structural Screws: ASTM C1513
- 507 Anchors:  
A. Prefabricated anchors are to be Simpson Strong-Tie or equal.  
B. 1/2" or 5/8" anchors per ASTM A307; 3/4" or larger per ASTM F1554  
C. Threaded rods: ASTM A36  
D. Expansion Bolts: Concrete: Simpson Strong-Tie Strong Bolt 2 (or equal for cracked and uncracked concrete); Masonry: Simpson Strong-Tie Wedge Anchors or equal. Install per ICC report.  
E. PAF's (Power Actuated Fasteners): ITW Ramset 1500 Series (ICC ESR-1799) or equal; 1/45" diameter minimum  
F. Epoxy Concrete: Simpson Strong-Tie SET-XP Epoxy (or equal for cracked or uncracked concrete); Masonry: Simpson Strong-Tie SET Epoxy. Install per ICC report  
G. Titen HD: Simpson Strong-Tie, Install per ICC-ES ESR-2713 (Concrete), ESR-1056 (CMU)

### Division 0600 – Wood, Plastics, and Composites

- 602 Solid Sawn Lumber:  
A. Evidence of grade: Grade mark of an approved grading organization having jurisdiction must appear on each piece of material.  
B. Framing Lumber: DF-L, S4S, to standard dimensions  
2x4 Stud: Stud Grade (or better)  
2x6 Stud: #2 (or better)  
2x Framing: #2 (or better)  
4x Framing: #2 (or better)  
6x Framing: #1 (or better)  
Furring or Blocking: #3 (or better)
- 603 Laminated Lumber:  
A. Evidence of grade: Grade mark of an approved grading organization having jurisdiction must appear on each piece of material.  
B. Beams: DF/DF, to specified dimensions  
Supported at each end: 24F-V4  
More than two supports, or cantilevered: 24F-V8  
C. Columns: DF/DF, to specified dimensions: 24F-V4
- 605 Trusses:  
A. Pre-Fabricated Trusses: Design by fabricator to fit dimensions indicated on plans. Design is to comply with TPI-85. Fabricator is responsible for designing necessary bridging and bracing. Contractor responsible for bracing required during erection. Submit shop drawings signed and sealed by a licensed engineer to project engineer.
- 606 Sheathing:  
A. Roof Sheathing: APA rated sheathing, exposure 1. Minimum panel span rating of 32/16 with a minimum thickness of 7/16". Grade mark by APA or other approved agency. Minimum attachment to supporting members: #8 screws, 6" o.c. at panel edges, 12" o.c. at interior of panel.  
B. Floor Sheathing: APA rated sheathing. Minimum panel span rating 48/24 with a minimum thickness of 3/4". Grade mark by APA or other approved agency. Minimum attachment to supporting members: 10d nails, 6" o.c. at panel edges, 12" o.c. at interior of panel.  
C. Wall Sheathing: APA rated sheathing, exposure 1. Minimum panel span rating of 24/0 with a minimum thickness of 7/16". Grade mark of APA or other approved agency. Minimum attachment to supporting members: #8 screws, 6" o.c. at panel edges, 12" o.c. at interior of panel.
- 607 Pressure Treated Lumber:  
A. Sill plates and foundation plates in contact with concrete - #3 Hem, PT to comply with AWPB LP-2 Stamp .25#/ft.^3 specifications and conform to ICC standards.  
B. All purpose construction lumber and timbers - #2 & BTR Hem, PT to comply with with AWPB LP-22 Stamp 40#/ft.^3 specifications and conform to ICC standards.

#### Pioneer Sheet Index

S100	Structural Information
S101	Structural Information
S102	Foundation Plan
S103	Roof Framing Plan
S104	Shear Wall Plan
S501	Structural Details
S502	Structural Details



City of Yachats Library

560 W 7th Street  
Yachats, Oregon 97498

#### Structural Information

DESIGNED BY: PKD	CHKD
DRAWN BY: DKC	DWN
CHKD BY: PKD	REVISION
SCALE: AS NOTED	DATE
DATE: 08/04/24	REV #
W.O. NUMBER: 23-047	

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# S100

Minimum Fastening Requirements Per 2022 OSSC Table 2304.10.2

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER*	SPACING AND LOCATION
<b>Roof</b>		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 1/2" crown	Each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (2 1/2" x 0.131"); 2-3" x 0.131" nails; or 2-3" 14 gage staples, 1/2" crown	Each end, toenail
Flat blocking to truss and web filler	16d common (3 1/2" x 0.162") @ 6" o.c. 3" x 0.131" nails @ 6" o.c. 3" x 14 gage staples @ 6" o.c.	Face nail
2. Ceiling joists to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 1/2" crown	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, laps over partitions (no thru)	16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 1/2" crown	Face nail
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common (3" x 0.128"); or 3-16d box (3" x 0.135"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 1/2" crown	Face nail
6. Rafter or roof truss to top plate (See Section 2308.7.5, Table 2308.7.5)	2 toenails on one side and 1 toenail on opposite side of rafter or truss	
7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	3-10d common (3 1/2" x 0.148"); or 3-16d box (3" x 0.135"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 1/2" crown	End nail
<b>Wall</b>		
8. Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162"); 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 1/2" crown	24" o.c. face nail

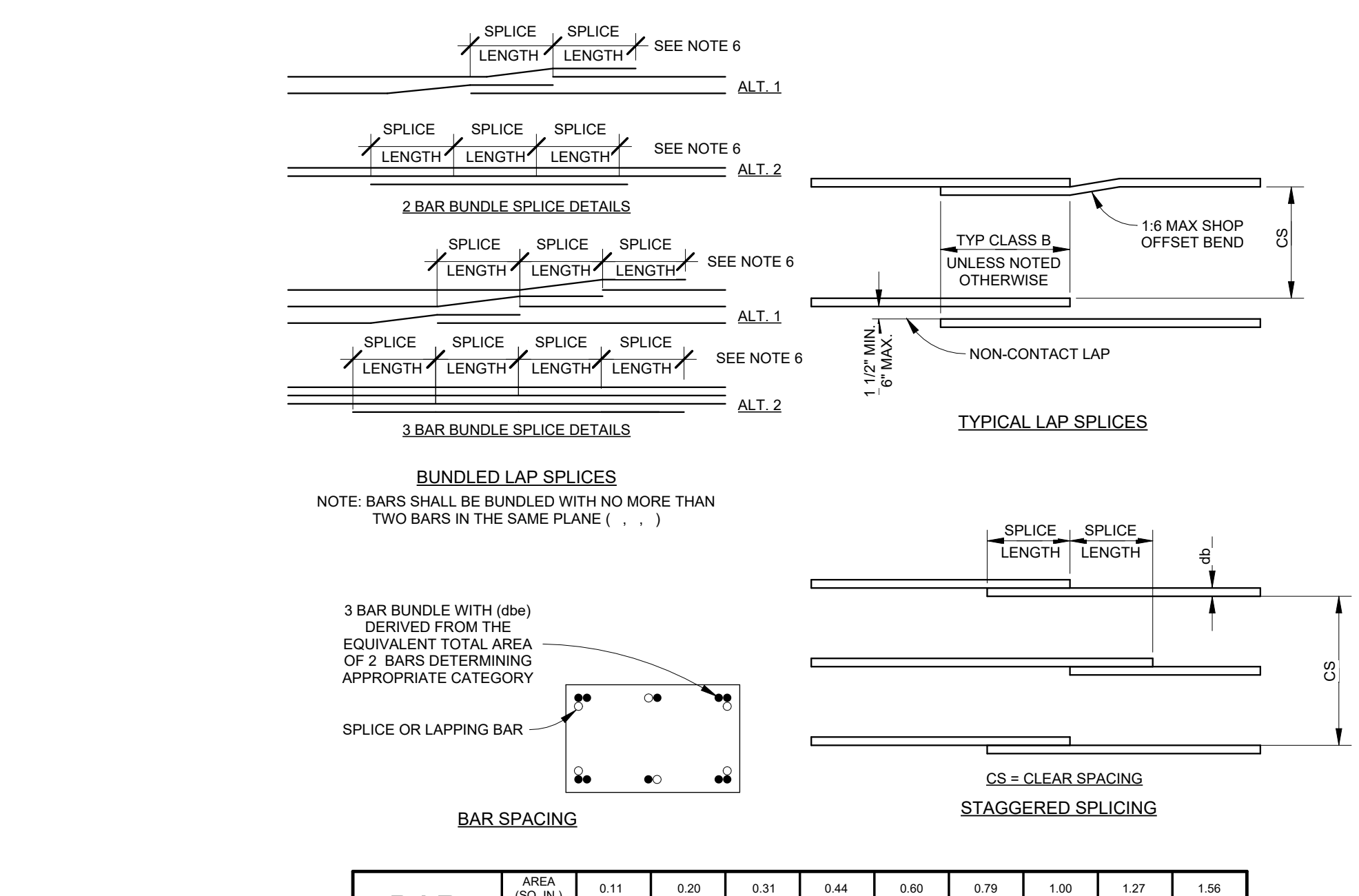
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER*	SPACING AND LOCATION
<b>Wall</b>		
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3 1/2" x 0.162"); 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 1/2" crown	16" o.c. face nail
10. Built-up header (2" to 2" header)	16d common (3 1/2" x 0.162"); 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 1/2" crown	12" o.c. each edge, face nail
11. Continuous header to stud	16d common (3 1/2" x 0.162"); 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 1/2" crown	Toenail
12. Top plate to top plate	16d common (3 1/2" x 0.162"); 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 1/2" crown	12" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common (3 1/2" x 0.162"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails; or 12-3" 14 gage staples, 1/2" crown	Each side of end joint, face nail (minimum 24" lap-splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joint or blocking (at braced wall panels)	16d common (3 1/2" x 0.162"); 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3-3" 14 gage staples, 1/2" crown	12" o.c. face nail
15. Bottom plate to joist, rim joist, band joint or blocking at braced wall panels	2-16d common (3 1/2" x 0.162"); or 3-16d box (3" x 0.135"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 1/2" crown	16" o.c. face nail
16. Stud to top or bottom plate	2-16d common (3 1/2" x 0.162"); or 3-16d box (3" x 0.135"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 1/2" crown	End nail
17. Top plates, laps at corners and intersections	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 1/2" crown	Face nail
18. 1" brace to each stud and plate	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 1/2" crown	Face nail
19. 1" x 6" sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2-1 1/2" 16 gage staples, 1" crown	Face nail

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER*	SPACING AND LOCATION
<b>Wall</b>		
20. 1" x 8" and wider sheathing to each bearing	3-8d common (2 1/2" x 0.131"); or 3-8d box (2 1/2" x 0.113"); or 3-10d box (3" x 0.128"); or 3-1 1/2" 16 gage staples, 1" crown	Face nail
<b>Floor</b>		
21. Joist to sill, top plate, or girder	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or floor 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 1/2" crown	Toenail
22. Rim joist, band joint, or blocking to top plate, sill or other framing below	8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 1/2" crown	4" o.c., toenail
23. 1" x 6" subfloor or less to each joist	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2-1 1/2" 16 gage staples, 1" crown	Face nail
24. 2" subfloor to joist or girder	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162")	Blind and face nail
25. 2" planks (plank & beam - floor & roof)	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162")	Each bearing, face nail
26. Built-up girders and beams, 2" lumber layers	20d common (4" x 0.192"); 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 1/2" crown	24" o.c. face nail at top and bottom staggered on opposite sides
27. Ledger strip supporting joists or rafters	3-16d common (3 1/2" x 0.162"); or 4-16d box (3" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 1/2" crown	Each joist or rafter, face nail
28. Joist to band joint or rim joist	3-16d common (3 1/2" x 0.162"); or 4-16d box (3" x 0.135"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 1/2" crown	End nail
29. Bridging or blocking to joist, rafter or truss	2-8d common (2 1/2" x 0.131"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 1/2" crown	Each end, toenail

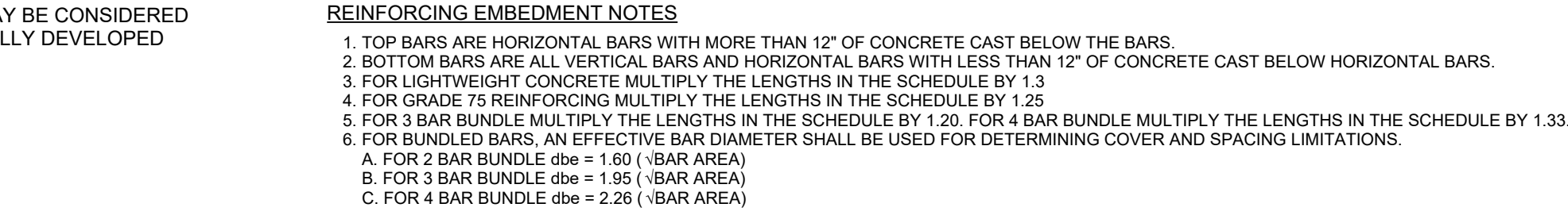
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER*	SPACING AND LOCATION
<b>Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particulateboard wall sheathing to framing</b>		
30. 1/2" - 1 1/4"	6d common or deformed (2" x 0.113"); or 2 1/2" x 0.113" nail (subfloor and wall) or RRSRS-01 (2 1/2" x 0.113") nail (roof)	6" 6"
31. 1 1/2" - 1 3/4"	17 1/2" 16 gage staple, 1/2" crown (subfloor and wall) 2 1/2" x 0.113" x 0.266" head nail (roof) 17 1/2" 16 gage staple, 1/2" crown (roof)	4" 8" 3" 3"
32. 1 3/4" - 1 1/2"	16d common (3 1/2" x 0.162"); or deformed (2" x 0.113") (subfloor and wall)	6" 12"
<b>Other exterior wall sheathing</b>		
33. 1/2" fiberboard sheathing	1 1/2" x 0.120" galvanized roofing nail (1/2" head diameter); or 1 1/2" 16 gage staple with 1/2" or 1" crown	3" 6"
34. 3/8" fiberboard sheathing	1 1/2" x 0.120" galvanized roofing nail (1/2" head diameter); or 1 1/2" 16 gage staple with 1/2" or 1" crown	3" 6"
<b>Wood structural panels, combination subfloor/underlayment to framing</b>		
35. 1/2" and less	8d common (2 1/2" x 0.131"); or deformed (2" x 0.113"); or deformed (2" x 0.120")	6" 12"
36. 3/8" - 1"	8d common (2 1/2" x 0.131"); or deformed (2 1/2" x 0.120")	6" 12"
37. 1 1/4" - 1 1/2"	10d common (3" x 0.148"); or deformed (2 1/2" x 0.131"); or deformed (2 1/2" x 0.120")	6" 12"
38. 1 1/2" or less	6d corrosion-resistant siding (1 1/2" x 0.090"); or 6d corrosion-resistant casing (2" x 0.099")	6" 12"
39. 1 3/4"	8d corrosion-resistant siding (2 1/2" x 0.128"); or 8d corrosion-resistant casing (2 1/2" x 0.113")	6" 12"

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER*	SPACING AND LOCATION
<b>Wood structural panels (WSP), subfloor, roof and interior wall sheathing to framing and particulateboard wall sheathing to framing</b>		
40. 1/2"	4d casing (1 1/2" x 0.089"); or 4d finish (2 1/2" x 0.072")	6" 12"
41. 1/4"	6d casing (2" x 0.099"); or 6d finish (2" x 0.092") (Panel supports at 24 inches)	6" 12"

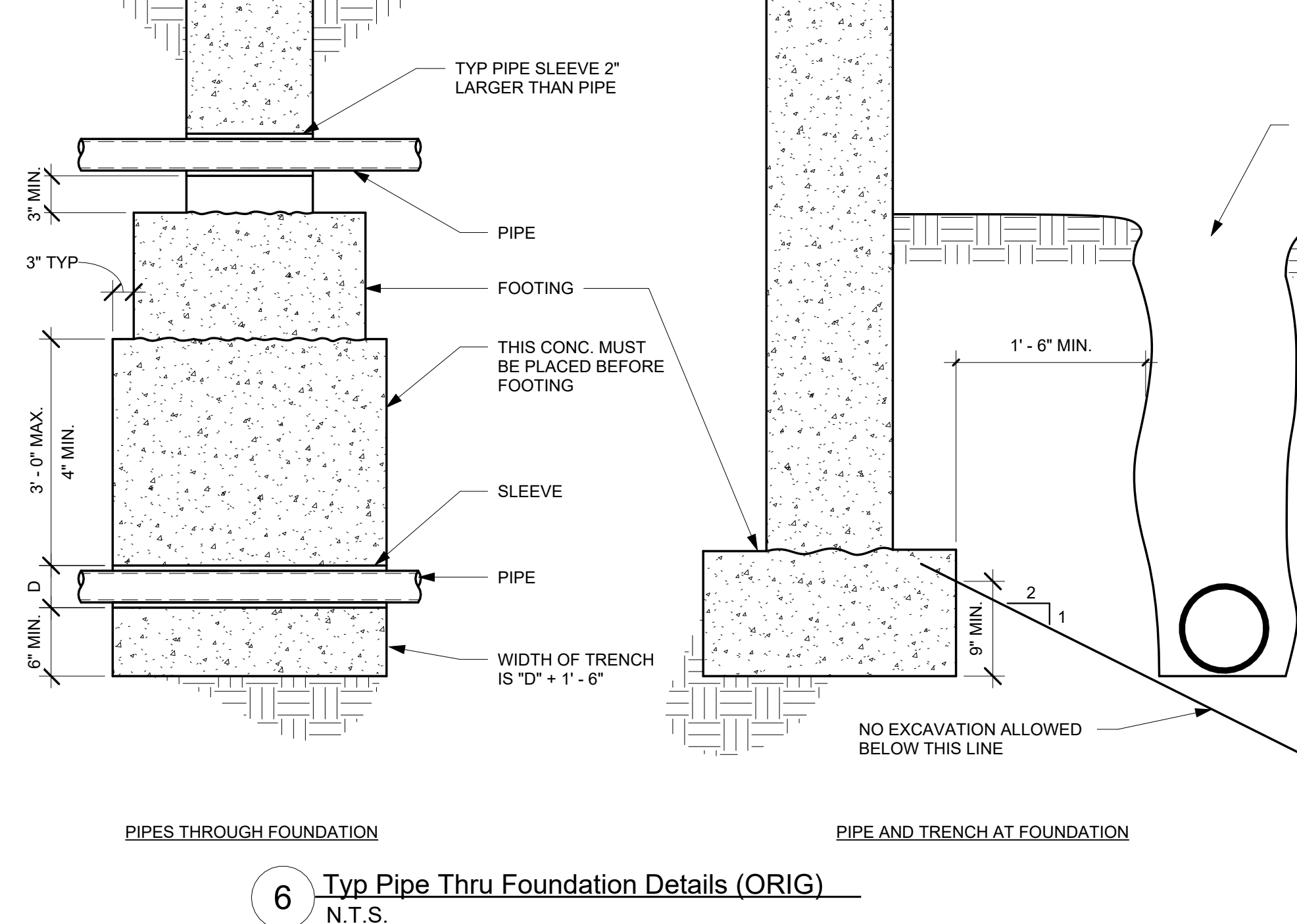
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER*	SPACING AND LOCATION
<b>Wall</b>		
20. 1" x 8" and wider sheathing to each bearing	3-8d common (2 1/2" x 0.131"); or 3-8d box (2 1/2" x 0.113"); or 3-10d box (3" x 0.128"); or 3-1 1/2" 16 gage staples, 1" crown	Face nail
<b>Floor</b>		
21. Joist to sill, top plate, or girder	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or floor 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 1/2" crown	Toenail
22. Rim joist, band joint, or blocking to top plate, sill or other framing below	8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 1/2" crown	4" o.c., toenail
23. 1" x 6" subfloor or less to each joist	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2-1 1/2" 16 gage staples, 1" crown	Face nail
24. 2" subfloor to joist or girder	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162")	Blind and face nail
25. 2" planks (plank & beam - floor & roof)	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162")	Each bearing, face nail
26. Built-up girders and beams, 2" lumber layers	20d common (4" x 0.192"); 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 1/2" crown	24" o.c. face nail at top and bottom staggered on opposite sides
27. Ledger strip supporting joists or rafters	3-16d common (3 1/2" x 0.162"); or 4-16d box (3" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 1/2" crown	Each joist or rafter, face nail
28. Joist to band joint or rim joist	3-16d common (3 1/2" x 0.162"); or 4-16d box (3" x 0.135"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 1/2" crown	End nail
29. Bridging or blocking to joist, rafter or truss	2-8d common (2 1/2" x 0.131"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 1/2" crown	Each end, toenail



BAR	AREA (SQ. IN.)	DIAMETER																		
		0.11	0.20	0.31	0.44	0.60	0.79	1.00	1.27	1.56										
LAP CLASS CATEGORY	DESCRIPTION	NORMAL WEIGHT CONCRETE (150 PCF)	TOP BOT																	
			#3	#4	#5	#6	#7	#8	#9	#10	#11									
CLASS B	COVER ≥ 2db AND CLEAR SPACING ≥ 4db	3000	21	16	23	18	28	22	34	26	49	38	56	43	63	49	71	55	79	61
		4000	21	16	21	16	25	19	29	23	43	33	49	37	55	42	7	47	66	53
		5000	21	16	21	16	22	17	26	20	38	29	44	34	49	38	55	43	61	47
		6000	21	16	21	16	21	16	24	19	35	27	40	31	45	34	50	39	56	43
CLASS 2	ALL OTHERS	3000	28	22	38	29	47	36	56	43	81	63	93	72	105	49	118	91	131	101
		4000	25	19	33	25	41	31	49	37	71	54	81	62	91	42	102	79	114	87
		5000	22	17	29	23	36	28	44	34	63	49	72	56	81	38	92	71	102	78
		6000	21	16	27	21	33	26	40	31	58	45	68	51	74	34	84	64	93	71
CLASS 3	COVER ≤ db OR CLEAR SPACING ≥ 2db	3000																		
		4000																		
		5000																		
		6000																		

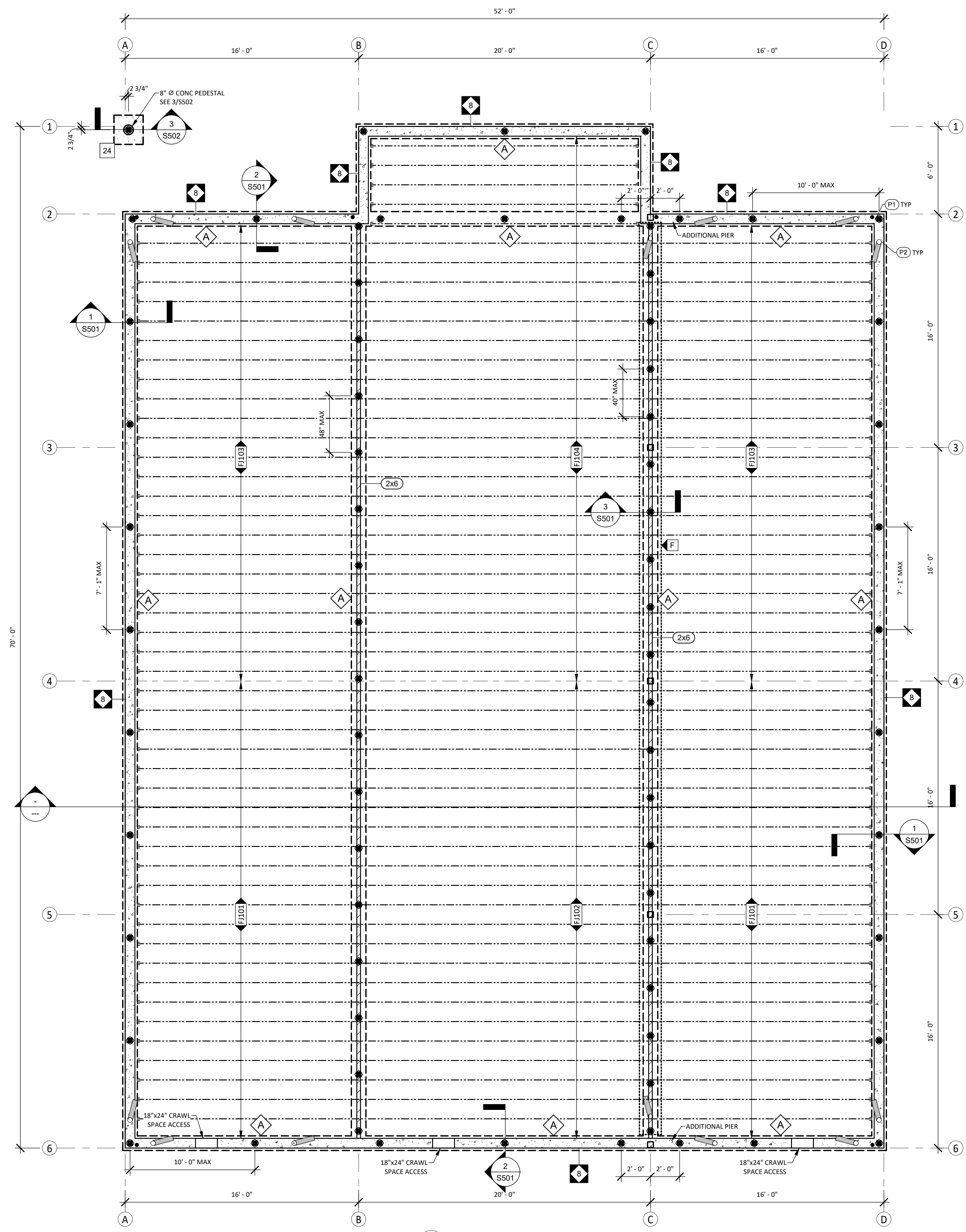


BAR	AREA (SQ. IN.)	DIAMETER																		
		0.11	0.20	0.31	0.44	0.60	0.79	1.00	1.27	1.56										
LAP CLASS CATEGORY	DESCRIPTION	NORMAL WEIGHT CONCRETE (150 PCF)	TOP BOT																	
			#3	#4	#5	#6	#7	#8	#9	#10	#11									
CLASS B	COVER ≥ 2db AND CLEAR SPACING ≥ 4db	3000	21	16	23	18	28	22	34	26	49	38	56	43	63	49	71	55	79	61
		4000	21	16	21	16	25	19	29	23	43	33	49	37	55	42	7	47	66	53
		5000	21	16	21	16	22	17	26	20	38	29	44	34	49	38	55	43	61	47
		6000	21	16	21	16	21	16	24	19	35	27	40	31	45	34	50	39	56	43
CLASS 2	ALL OTHERS	3000	28	22	38	29	47	36	56	43	81	63	93	72	105	49	118	91	131	101
		4000	25	19	33	25	41	31	49	37	71	54	81	62	91	42	102	79	114	87
		5000	22	17	29	23	36	28	44	34	63	49	72	56	81	38	92	71	102	78
		6000	21	16	27	21	33	26	40	31	58	45	68	51	74	34	84	64	93	71
CLASS 3	COVER ≤ db OR CLEAR SPACING ≥ 2db	3000																		
		4000																		
		5000																		
		6000																		



BOLT DIAMETER "D"	MINIMUM EMBEDMENT	
	VERTICAL ANCHOR BOLTS	

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1 Foundation Plan  
1/4" = 1'-0"

PILE FOOTING SCHEDULE		
MARK	TYPE	DEPTH
P1	HELICAL PIER	PER GEOTECH. *
P2	HELICAL PIER	PER GEOTECH. **, INSTALLED AT A 45° ANGLE
GENERAL NOTES:		
* = ACTUAL HELICAL PIERS SIZE AND DEPTH TBD BY GEOTECH TO ENSURE WE GET 15 KIPS ALLOWABLE BEARING CAPACITY PER PILE		
** = ANGLED HELICAL PIERS TO BE SITE VERIFIED AND APPROVED BY GEOTECH TO AVOID CONFLICT WITH OTHER VERTICAL HELICAL PIERS		

STEM WALL SCHEDULE					
MARK	WIDTH	HEIGHT	DETAILS	HORIZONTAL REINF	VERT REINF
B	8"	42" MAX	SEE SHT S501	#4 AT 12" o.c.	#4 DOWEL 48" o.c. W/ STANDARD HOOK
GENERAL NOTES:					
• REINFORCEMENT TYPICAL UNLESS NOTED OTHERWISE					

GRADE BEAM SCHEDULE				
MARK	WIDTH	DEPTH	TOP REINFORCEMENT	BOTT REINFORCEMENT
A	12"	24"	(4) #5 CONT.	(4) #5 CONT.
GENERAL NOTES:				
• TOP & BOTTOM REINFORCEMENT TYPICAL - SEE FOUNDATION DETAIL FOR ADDITIONAL REQ.				

- SOIL AND FILL NOTES**
- FOUNDATION SYSTEM SUPPORTED ON HELICAL PIERS PER FOUNDATION ENGINEERING INC'S REPORT.
  - SEE GEOTECHNICAL REPORT FOR GENERAL GUIDELINES.
  - BASE OF EXTERIOR FOOTINGS IS TO BE 12" MIN BELOW FINISHED GRADE.

- FOUNDATION LEGEND**
- CONC STEM WALL PER SCHEDULE
  - APPROX. HOLD-DOWN ANCHOR; SEE SHT S105
  - PILE FOOTING (SEE SCHEDULE)
  - PILE FOOTING (SEE SCHEDULE)
  - GRADE BEAM (SEE SCHEDULE)

DIAPHRAGM NOTES		
MARK	DESCRIPTION	Detail
A	6x6 blocking between each truss with CMST12 Strap over sheathing w/ (2)10d at 6" o.c. and (4)310d each end, fill all holes at strap splices @ splice w/ (30)10d	N/A
B	6x6 blocking between each truss with CMST14 Strap over sheathing w/ (2)10d at 6" o.c., strap to start 6'-0" from end walls	N/A
C	4x6 blocking CS14 Strap, L=16'-0" centered over gridline C w/ (2)10d @ 6" o.c. & (15)10d Each End, Strap over Sheathing	N/A
D	4x6 blocking btwn studs w/ CMSTC16 Strap over sheathing w/ (25)10d Each End and (2)16d at 6" o.c., 16'-0" long strap under clerestory windows	N/A
E	4x6 blocking btwn studs w/ CMSTC16 Strap over sheathing w/ (25)10d Each End and (2)16d at 6" o.c., 14'-0" long strap centered over gridline C	N/A
F	A35 clip at 24" o.c. full height 1.5" wide lsl blocking to sill pl	N/A
SYMBOL		
X		

FLOOR FRAMING SCHEDULE											
MARK	TYPE	SIZE	FLOOR JOIST			SUBFLOOR	NAILING & BLOCKING				NOTES
			(QTY)SPACING	HANGER	DETAILS		NAILS	EDGE	FIELD	EDGE BLOCKING	
FJ101	TJI 230 SERIES	16"	(2) AT16" o.c.	MIT4.75/16	1 & 3 / S501	1 1/8" PLYWOOD	8d	6" o.c.	12" o.c.	NONE	
FJ102	TJI 230 SERIES	16"	(2) AT16" o.c.	MIT4.75/16	1 & 3 / S501	1 1/8" PLYWOOD	8d	6" o.c.	12" o.c.	NONE	
FJ103	TJI 230 SERIES	16"	(1) AT16" o.c.	MIT3.5/16	1 & 3 / S501	1 1/8" PLYWOOD	8d	6" o.c.	12" o.c.	NONE	
FJ104	TJI 230 SERIES	16"	(2) AT16" o.c.	MIT4.75/16	1 & 3 / S501	1 1/8" PLYWOOD	8d	6" o.c.	12" o.c.	NONE	
GENERAL NOTES:											
• HANGER; SEE FRAMING PLAN FOR LOCATIONS; HANGERS AT FLUSH BEAMS AND LEDGERS - TYPICAL											
• 8d NAILS: 0.131" x 2 1/2"											

PONY WALL SCHEDULE											
MARK	TYPE	SIZE	FRAMING			WALL SHTG	NAILING & BLOCKING				NOTES
			SPACING	DETAILS	NAILS		EDGE	FIELD	EDGE BLKG		
2x6	#2-D.F.	(2)2x6	16" o.c.	3/S501	1/2" P.T. PLY	8d	6" o.c.	12" o.c.	2x	18"x24" ACCESS OPENING AT 20" o.c. MIN OPENINGS 10" MIN FROM EA END	
GENERAL NOTES:											
• LSTA30 STRAP; TOP PL TO TOP PL OVER WALL SHTG WHERE STEEL COLUMN EXTENDS THROUGH WALL; SEE 4/S501											
• 8d NAILS: 0.131" x 2 1/2"; 1 3/8" MIN. PENETRATION											
• 3" x 3" x 0.229" WASHERS											
• 1/2" ANCHOR BOLTS W/ 7" MIN. EMBEDMENT, 48" o.c. MAX (TYP, U.N.O.)											

- FOUNDATION NOTES:**
- DIMENSIONS SHOULD BE VERIFIED W/ ARCHITECTURAL DRAWINGS; DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO WORK BEING PERFORMED
  - PROVIDE UNDER-FLOOR VENTILATION PER 2022 OSSC 1202.4 - SEE ARCH PLANS
  - PROVIDE 18"x24" UNDER FLOOR ACCESS THROUGH EXTERIOR STEM WALL PER 2022 OSSC SECTION 1209.1

COLUMN FOOTING SCHEDULE					
MARK	WIDTH	LENGTH	DEPTH	TOP REINFORCEMENT	BOTTOM REINFORCEMENT
24	2'-0"	2'-0"	18"	#4 8" o.c. EA WAY	#4 8" o.c. EA WAY
GENERAL NOTES:					
• TOP & BOTTOM REINFORCEMENT TYPICAL UNO					
• 3" CLEAR DIM FROM SOIL TO FTG REINF - TYPICAL					



**PIONEER ENGINEERING LLC**  
 200 E 11th Ave. Suite 270  
 Eugene, OR 97401  
 PHONE: 541-746-5841  
 pioneerengr.com

**City of Yachats Library**  
 560 W 7th Street  
 Yachats, Oregon 97498

**Foundation Plan**

REV # DATE REVISION

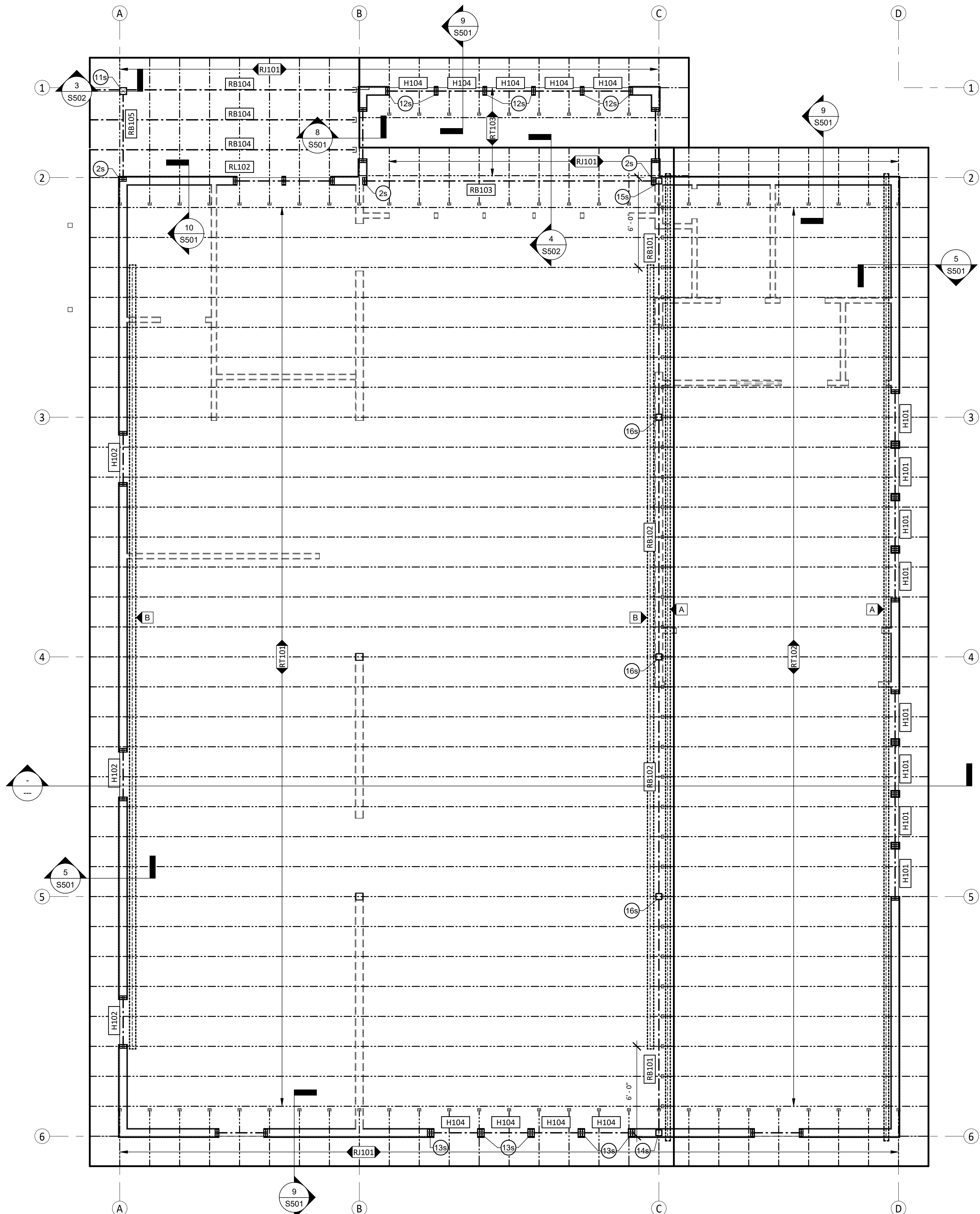
DWN CHKD

DESIGNED BY: PKD  
 DRAWN BY: DKC  
 CHKD BY: PKD  
 SCALE: AS NOTED  
 DATE: 08/04/24  
 W.O. NUMBER: 23-047

**S102**

9/4/2024 11:14:10 AM Drawing File: C:\Users\David\OneDrive - Pioneer Engineering\2023 Jobs\047 Yachats Library Dam and Mainssadrawings\23-047 Structural Plans 07 28 24.rvt

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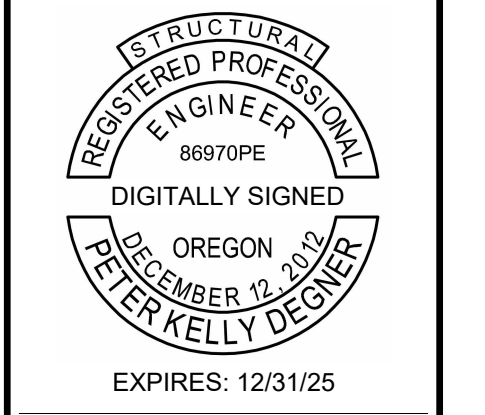
1 Roof Framing Plan  
1/4" = 1'-0"

ROOF FRAMING SCHEDULE												
MARK	ROOF TRUSSES					ROOF SHEATHING	NAILING & BLOCKING					NOTES
	TYPE	SIZE	SPACING	HANGER	DETAIL		NAILS	BOUNDARY	EDGE	FIELD	EDGE BLKG	
RT101	PRE-MANUF TRUSS	N/A	24"o.c.	N/A	4 & 7/S501	15/32" PLY	8d	4"o.c.	6"o.c.	12"	2x	SEE 6/5501 FOR DIAPHRAGM BLOCKING
RT102	PRE-MANUF TRUSS	N/A	24"o.c.	U210 SLOPED	4 & 7/S501	15/32" PLY	8d	4"o.c.	6"o.c.	12"	2x	SEE 6/5501 FOR DIAPHRAGM BLOCKING BOTTOM OF HANGER 3" MAX BELOW BOTTOM OF BEAM
RT103	PRE-MANUF TRUSS	N/A	24"o.c.	N/A	4 & 7/S501	15/32" PLY	8d	4"o.c.	6"o.c.	12"	2x	SEE 6/5501 FOR DIAPHRAGM BLOCKING
RJ101	#2-D.F.	2x6	24"o.c.	LUS26	9/S501	15/32" PLY	8d	4"o.c.	6"o.c.	12"	2x	SEE 6/5501 FOR DIAPHRAGM BLOCKING A34 W/ #9x1.5" SCREWS OR SDWC15600 TO EA BEAM/DLB TO PL
SYMBOL: ◀X###▶ GENERAL NOTES: • (1) SIMPSON H2.5A OR EQUIVALENT EA. END OF EA. TRUSS TO WALL/BEAM, UNLESS NOTED OTHERWISE • ◻ = HANGER; SEE FRAMING PLAN FOR LOCATIONS; HANGERS AT FLUSH BEAMS AND LEDGERS - TYPICAL • 8d NAILS: 0.131" x 2.5", 1 1/4" MIN EMBEDMENT												

ROOF BEAM SCHEDULE						
MARK	TYPE	SIZE	HANGER	LOCATION	DETAIL	NOTES
RB101	24F-V4 GLB	5 1/2"x16 1/2"	N/A	FLUSH	7/S501 1 & 2/S502	BEAM FLUSH WITH LOWER TRUSSES
RB102	24F-V4 GLB	5 1/2"x16 1/2"	N/A	FLUSH	7/S501 1 & 2/S502	BEAM FLUSH WITH LOWER TRUSSES
RB103	24F-V4 GLB	5 1/2"x12"	N/A	FLUSH		
RB104	#2-D.F.	4x10	CJT3Z	ENTRY COVER	8/S501 3/S502	SPACE 24"o.c. SEE ROOF FRAMING PLAN
RB105	#2-D.F.	6x10	N/A	ENTRY COVER	3/S502	
H101	#2-D.F.	4x8	N/A	HEADER	N/A	
H102	#2-D.F.	4x8	N/A	HEADER	N/A	
H103	#2-D.F.	4x8	N/A	HEADER	N/A	
H104	#2-D.F.	4x8	HH6	HEADER	N/A	TRIMMERS FULL HT TO DBL TOP PL
SYMBOL: X### GENERAL NOTES: • HEADERS 4x8 #2-D.F. - U.N.O. • HEADERS AT CLEAR STORY 4x8 #2-D.F. - SEE ARCH PLANS FOR LOCATIONS • (3) 10d BOX NAILS TOE NAIL BEAM/HEADER TO DBL TOP PL/POST - U.N.O.						

DIAPHRAGM NOTES		
MARK	DESCRIPTION	Detail
A	6x6 blocking between each truss with CMST12 Strap over sheathing w/ (2)10d at 6" o.c. and (4)310d each end, fill all holes at strap splices @ splice w/ (3)10d	N/A
B	6x6 blocking between each truss with CMST14 Strap over sheathing w/ (2)10d at 6" o.c., strap to start 6'-0" from end walls	N/A
C	4x6 blocking CS14 Stgrip, L=16'-0" centered over gridline C w/ (2)10d @6" o.c. & (15)10d Each End, Strap over Sheathing	N/A
D	4x6 blocking btwn studs w/ CMSTC16 Strap over sheathing w/ (25)10d Each End and (2)16d at 6" o.c., 16'-0" long strap under clerestory windows	N/A
E	4x6 blocking btwn studs w/ CMSTC16 Strap over sheathing w/ (25)10d Each End and (2)16d at 6" o.c., 14'-0" long strap centered over gridline C	N/A
F	A35 clip at 24" o.c. full height 1.5" wide lsl blocking to sill pl	N/A
SYMBOL: X▶		

COLUMN SCHEDULE							
MARK	TYPE	SIZE	BASE		CAP		NOTES
			BASE	DTL	TYPE	DTL	
2s	#2-D.F.	(2) 2 x 6	N/A	N/A	N/A	N/A	
11s	#2-W.C.	6 x 6	CPT66Z	3/S502	CBT42	3/S502	
12s	#2-D.F.	(2) 2 x 6	A35	N/A	A35	N/A	
13s	2.OE LVL	(3) 1 3/4"x5 1/2"	(2)A35	N/A	(2)A35	N/A	
14s	HSS	5x5x1/4	PL3/4x6x1'-0"	2/S502	ECCOQ6-SDS2.5	2/S502	POST BASE AT TOP OF STEM WALL
15s	HSS	5x5x1/4	PL3/4x6x1'-0"	2/S502	ECCOQ6-SDS2.5	2/S502	POST BASE AT TOP OF STEM WALL
16s	HSS	5x5x1/4	PL3/4x6x1'-0"	1/S502	CCO6	1/S502	POST BASE AT TOP OF GRADE BEAM
SYMBOL: #s							GENERAL NOTES: • (2) 2x #2-D.F. MIN. AT ALL BEAMS & 2-PLY OR LARGER TRUSSES, UNLESS NOTED OTHERWISE • HEADER SUPPORT: 2x TRIMMER W/ 2x KING STUD - TYPICAL, UNLESS NOTED OTHERWISE • CAP & BASE NOT REQUIRED WHERE COLUMN OCCURS WITHIN A FRAMED STUD WALL • CAP & BASE INDICATED IN SCHEDULE ARE TYPICAL - UNO ELSEWHERE ON PLANS



**PIONEER ENGINEERING LLC**  
 200 E 11th Ave, Suite 270  
 Eugene, OR 97401  
 PHONE: 541-746-5841  
 pioneerengr.com

City of Yachats Library  
 560 W 7th Street  
 Yachats, Oregon 97498

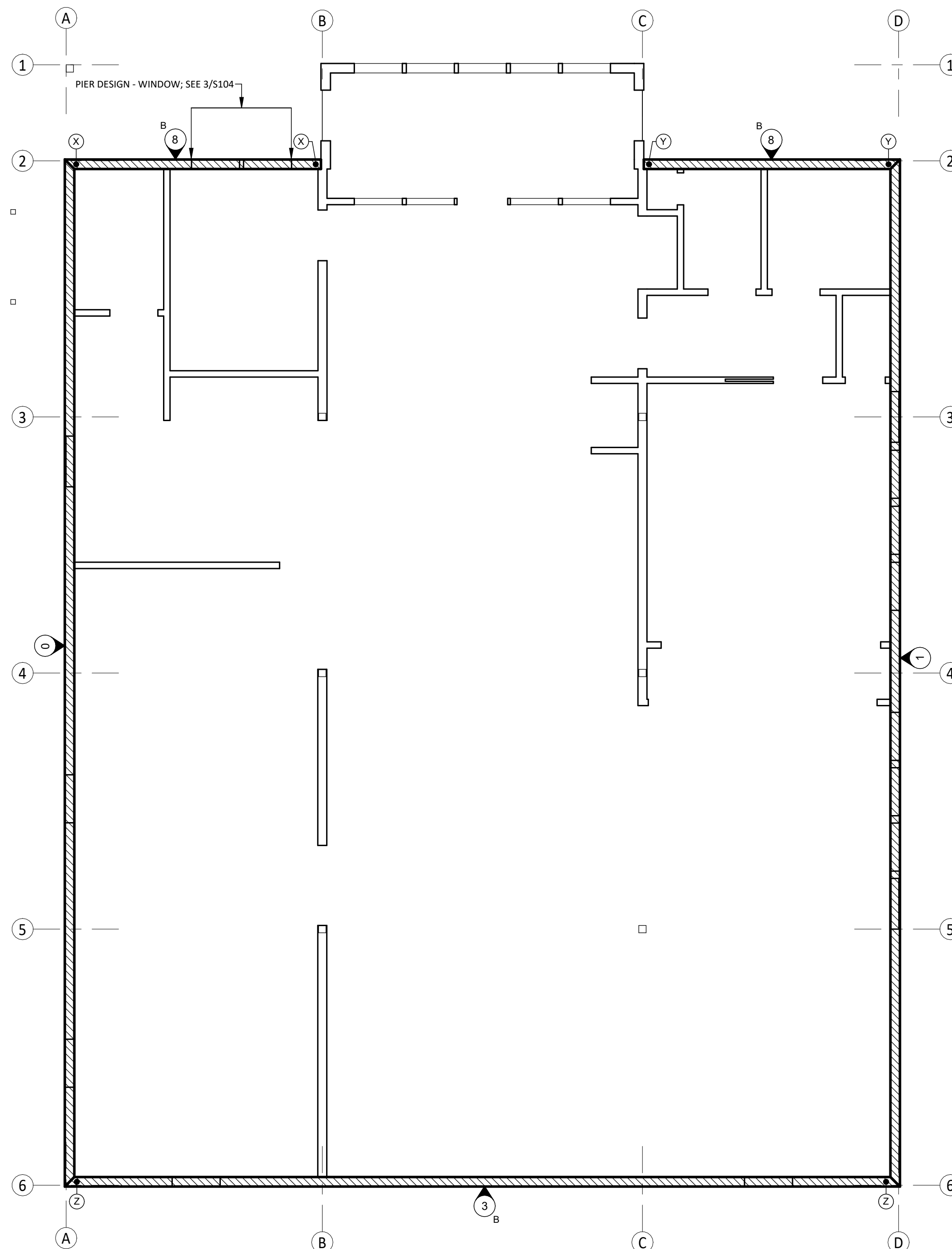
REV #	DATE	REVISION	DWN	CHKD

DESIGNED BY: PKD  
 DRAWN BY: DKC  
 CHKD BY: PKD  
 SCALE: AS NOTED  
 DATE: 08/04/24  
 W.O. NUMBER: 23-047

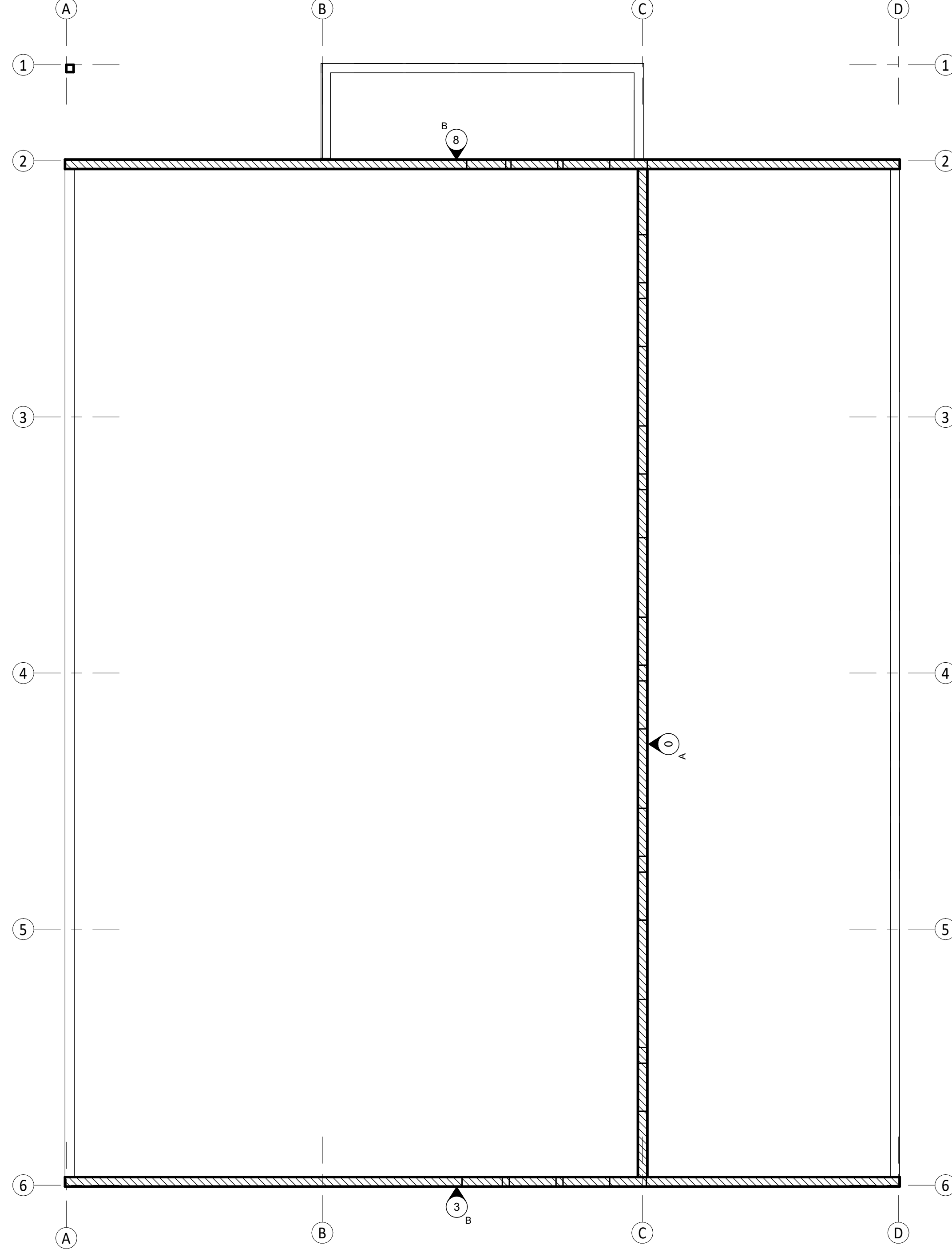
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9/4/2024 11:14:10 AM Drawing File: C:\Users\David\OneDrive - Pioneer Engineering\2023 Jobs\047 Yachats Library Dam and Main\Drawings\23-047 Structural\Plans 07 28 24.rvt

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1 Shear Wall Plan  
3/16" = 1'-0"



2 Clear Story Shear Wall Plan  
3/16" = 1'-0"

NOTE	WALL SHEATHING	NAILING			STUDS AT ABUTTING PANEL EDGES	EDGE BLOCKING
		NAILS	EDGE	FIELD		
0			6"o.c.		2x	None
1	1/2" PLYWOOD	8d	6"o.c.		2x	2x (FLAT)
2	OR		4"o.c.		(2) 2x	2x (FLAT)
3	7/16" OSB		3"o.c.		(2) 2x	2x (FLAT)
4			2"o.c., STAGGERED	12"o.c.	4x	2x (FLAT)
5			6"o.c.		(2) 2x	4x
6	19/32" PLYWOOD	10d	4"o.c.		4x	4x
7			3"o.c.		4x	4x
8			2"o.c., STAGGERED		4x	4x

SUB NOTES:  
 A: 1/4"x5" TITEN HD AT 16"o.c.  
 B: 1/2" ANCHOR BOLTS W/ 7" MIN. EMBEDMENT, 16"o.c. MAX

SYMBOL:

GENERAL NOTES:  
 • STUDS @ 16"o.c. (TYP, U.N.O.)  
 • STUD HEIGHT < 14" #2-D.F. 2x6 STUDS  
 • STUD HEIGHT > 14" 2.0E LVL 1 3/4"x5 1/2"  
 • STUD HEIGHT > 17" 2.0E LVL (2) 1 3/4"x5 1/2" W/ A35 CLIP TO DBL TOP PL AND SILL PL  
 • 8d NAILS: 0.131" x 2 1/2", 1 3/8" MIN. PENETRATION  
 • 10d NAILS: 0.148" x 3", 1 1/2" MIN. PENETRATION  
 • 3" x 3" x 0.229" WASHERS  
 • 1/2" ANCHOR BOLTS W/ 7" MIN. EMBEDMENT, 48"o.c. MAX (TYP, U.N.O.)  
 • (2) 2x @ PANEL EDGES NAILED TOGETHER W/ (2) 16d @ 6"o.c.

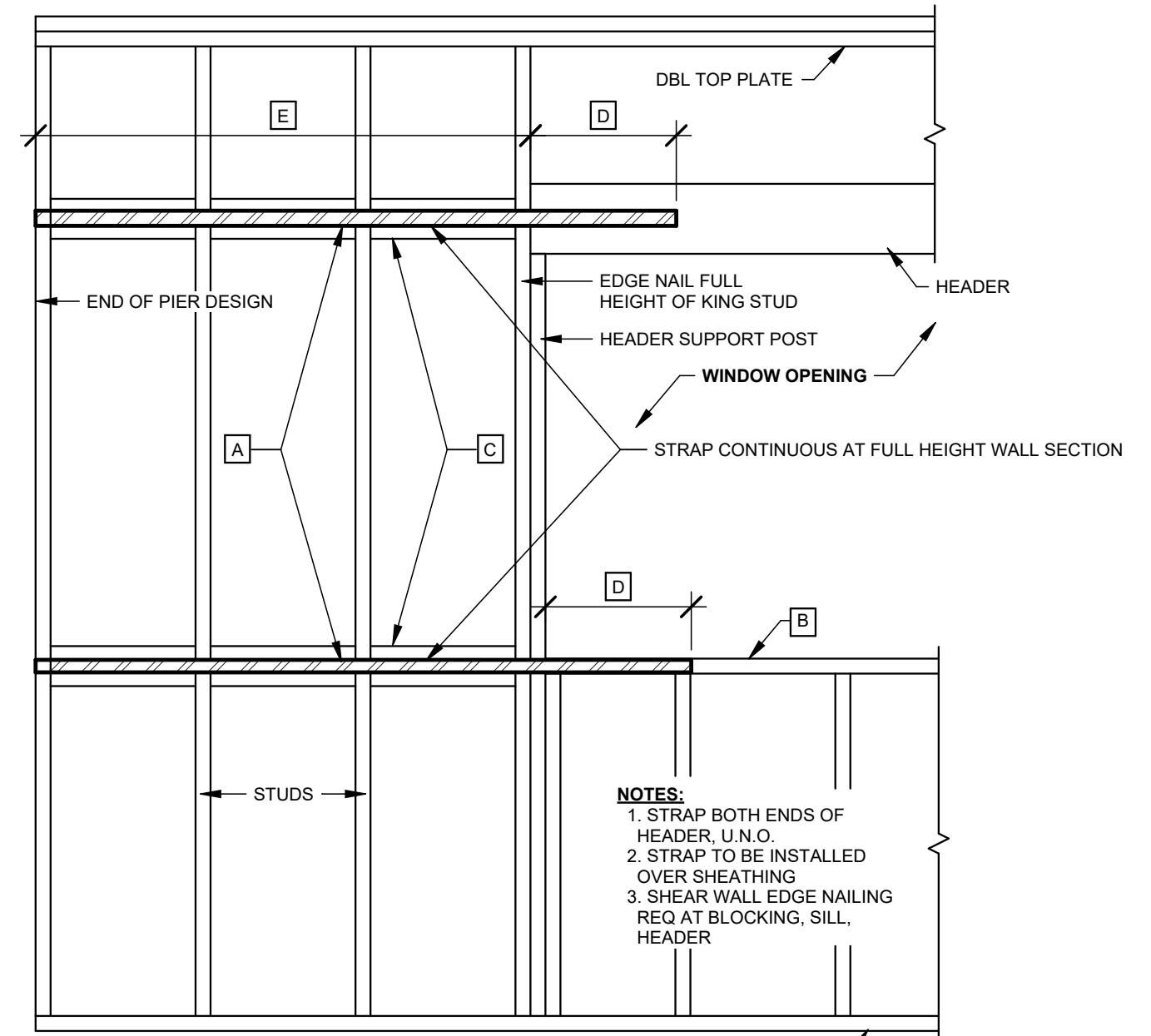
MARK	HOLDOWN	ANCHOR	DETAIL	POST*	ANCHOR ATTACHMENT
Z	HTTS	S85/8X24	N/A	(2)2x	WOOD POST TO STEM WALL
Y	HDU8	S87/8X24	N/A	6x6	WOOD POST TO STEM WALL
X	HDU11	S81X30	N/A	6x6	WOOD POST TO STEM WALL

SYMBOL:

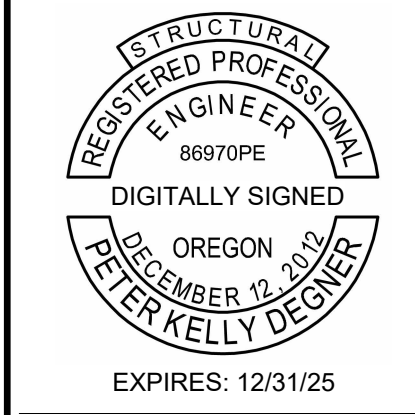
GENERAL NOTES:  
 \* POST SIZE IS MINIMUM FOR ANCHOR BASED ON SIMPSON SPECIFICATIONS FOR LOAD RATING REQ.  
 • HOLDOWNS ABOVE TO ALIGN WITH HOLDOWNS BELOW - UNLESS NOTED OTHERWISE

MARK	8d COMMON	10d COMMON	16d COMMON	16d SINKER
L (LENGTH)	2-1/2"	3"	3-1/2"	3-1/4"
D (DIAMETER)	0.131"	0.148"	0.162"	0.148"
H (HEAD DIA.)	0.281"	0.312"	0.344"	0.344"

MARK	STRAP	NAIL SIZE	NAIL QTY	LENGTH
A	(STRAP): CMSTC16	D	16d	FILL ALL HOLES
B	(WINDOW SILL): 4x6	E	16d	MIN (2x) EQUALLY SPACED AND STAGGERED
C	(BLOCKING): 4x6	E	16d	FULL LENGTH OF PIER DESIGN



3 Pier Design (Window)  
N.T.S.



**PIONEER ENGINEERING LLC**  
 200 E 11th Ave, Suite 270  
 Eugene, OR 97401  
 PHONE: 541-746-5841  
 pioneerengr.com

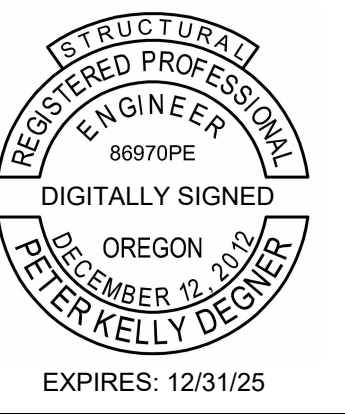
**City of Yachats Library**  
 560 W 7th Street  
 Yachats, Oregon 97498

DESIGNED BY:	DRAWN BY:	CHKD BY:	SCALE:	DATE:	W.O. NUMBER:
PKO	DKC	PKO	AS NOTED	08/04/24	23-047

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**S104**

9/4/2024 11:14:11 AM Drawing File: C:\Users\David\OneDrive - Pioneer Engineering\2023 Jobs\047 Yachats Library Dam and Mainssadrawings\23-047 Structural Plans 07 28 24.rvt



**PIONEER ENGINEERING LLC**  
 200 E 11th Ave, Suite 270  
 Eugene, OR 97401  
 PHONE: 541-746-5841  
 pioneerengr.com

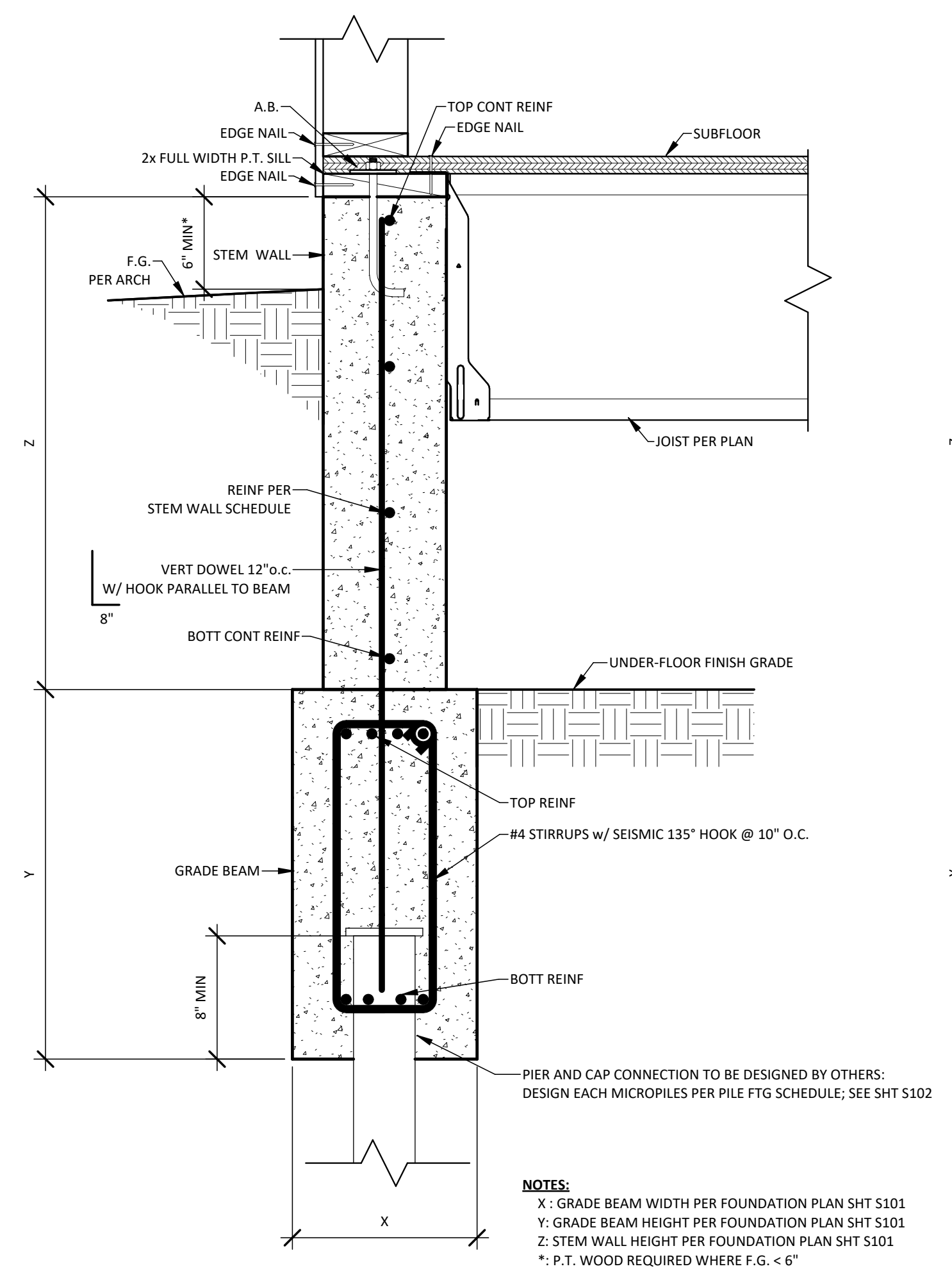
**City of Yachats Library**  
 560 W 7th Street  
 Yachats, Oregon 97498

**Structural Details**

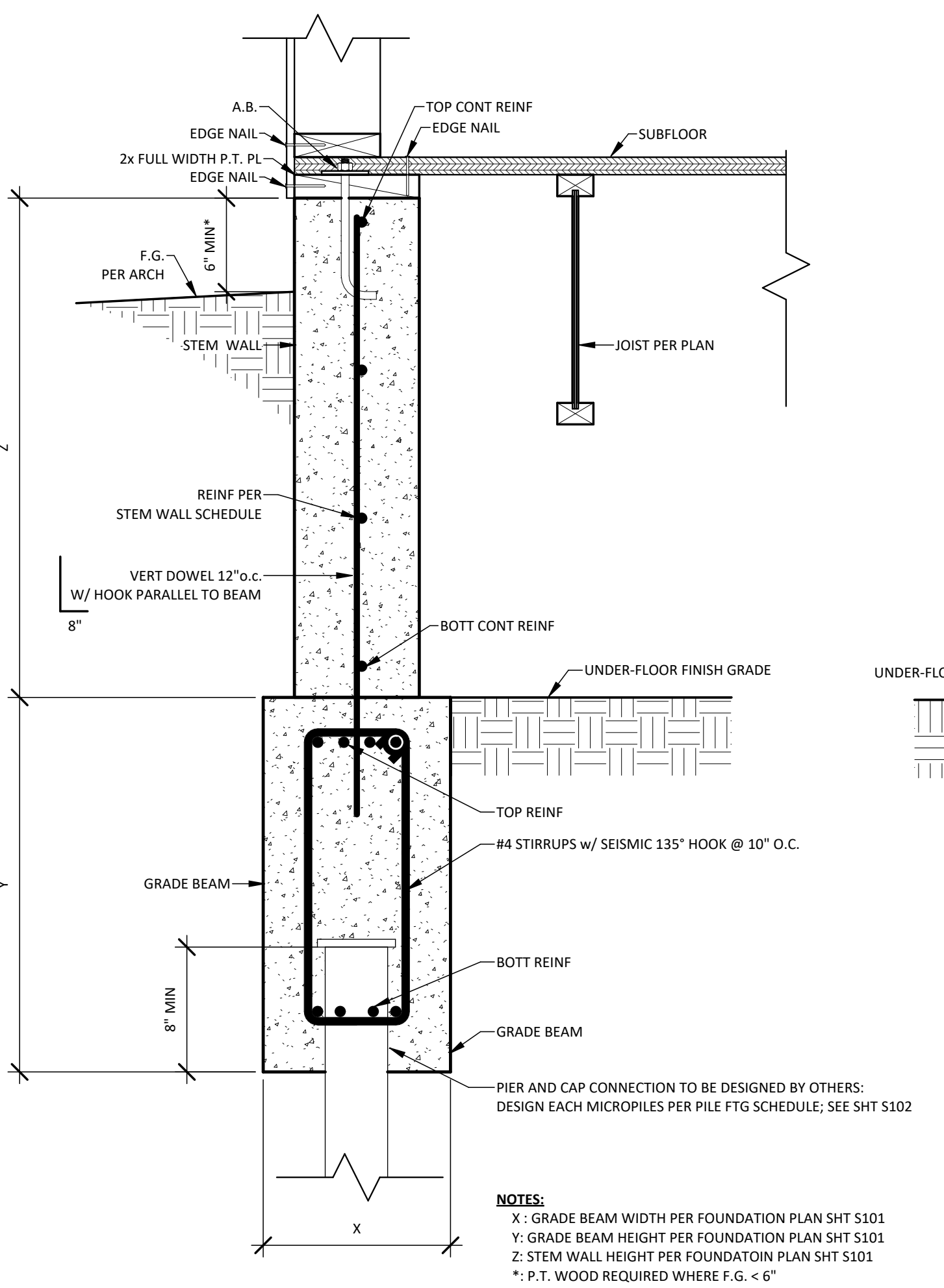
REV #	DATE	REVISION	DWN	CHKD

DESIGNED BY: PKD  
 DRAWN BY: DKC  
 CHKD BY: PKD  
 SCALE: AS NOTED  
 DATE: 08/04/24  
 W.O. NUMBER: 23-047

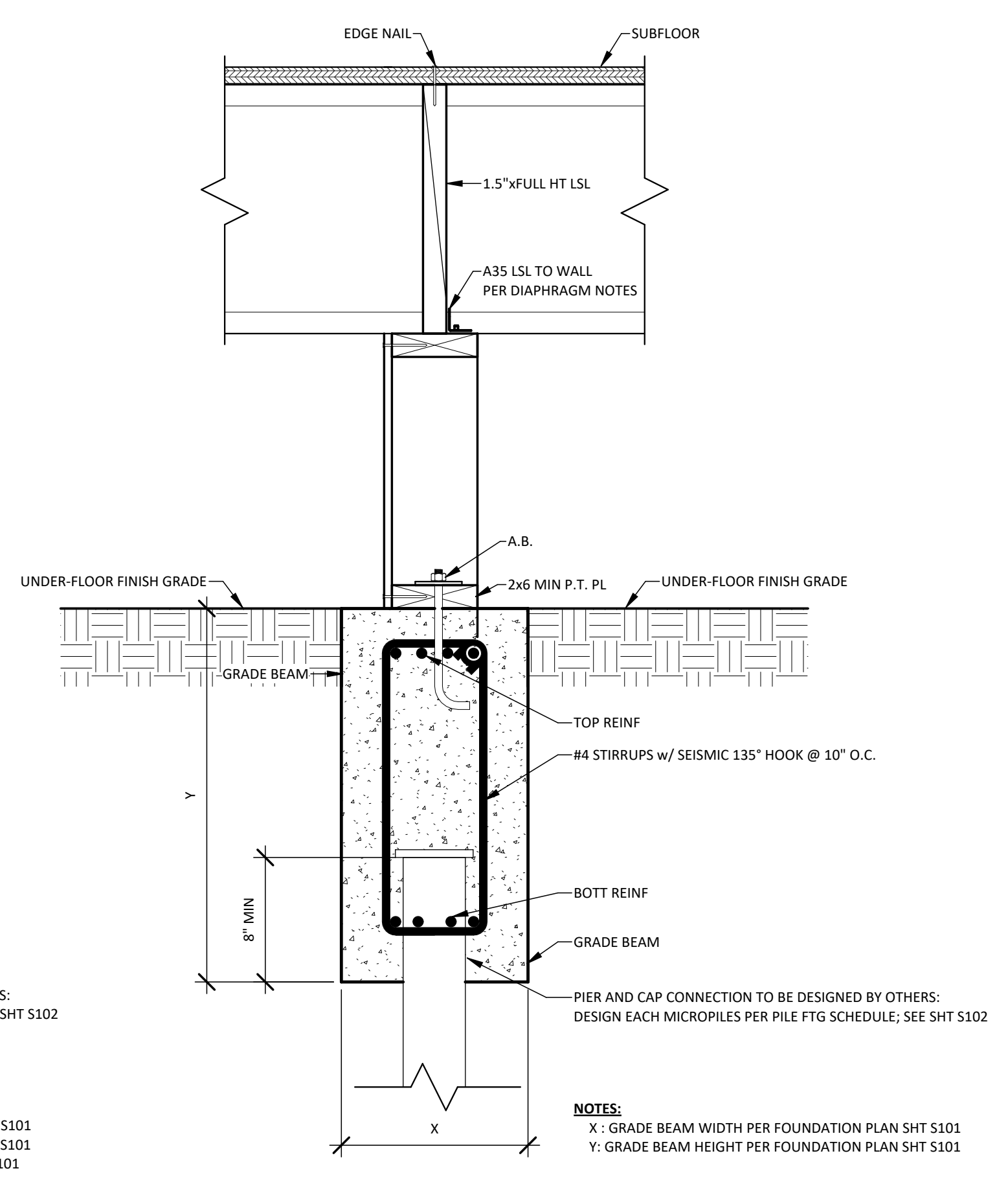
**S501**



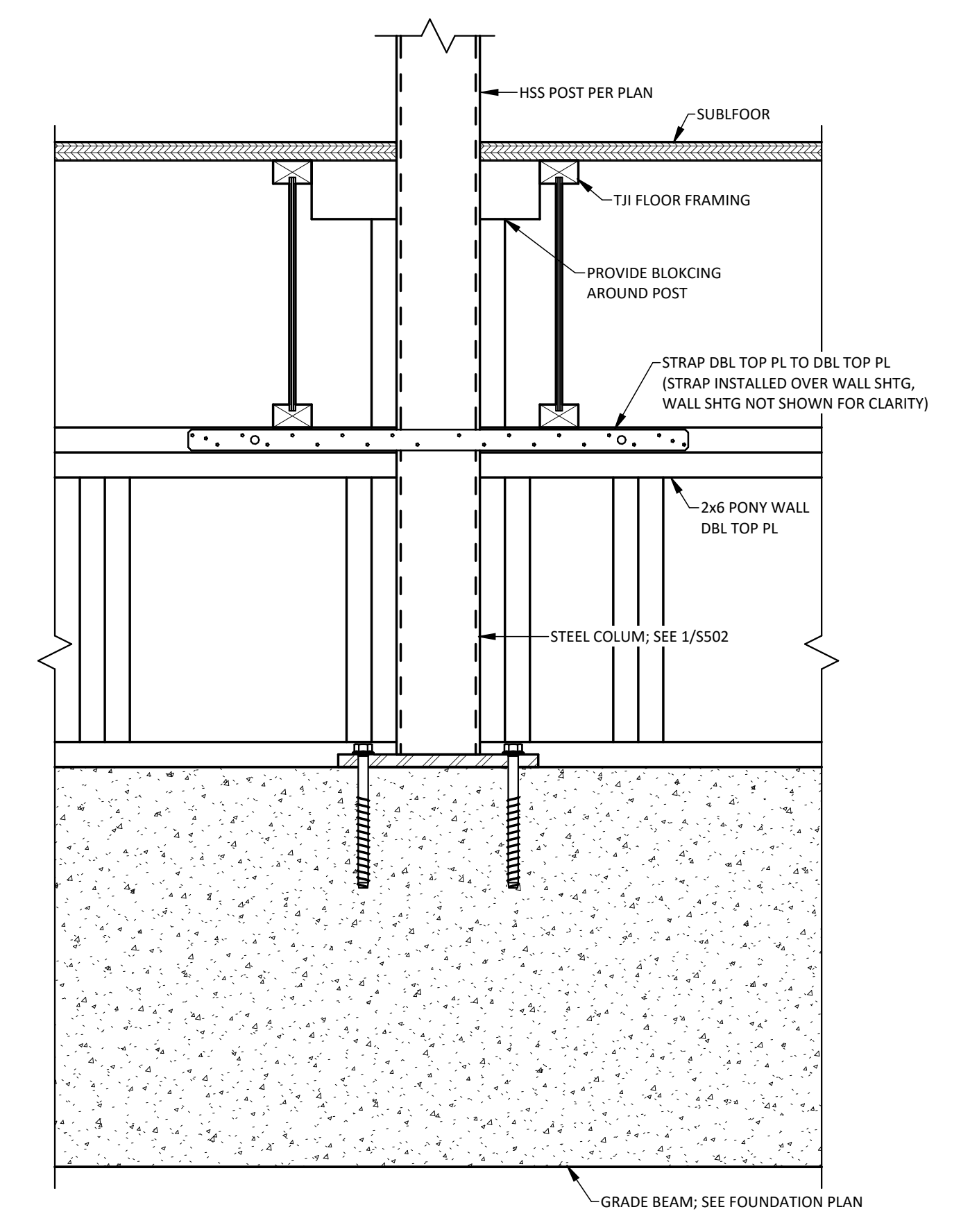
**1** Grade Beam - Flush Stem Wall/Joist Perp  
 N.T.S.



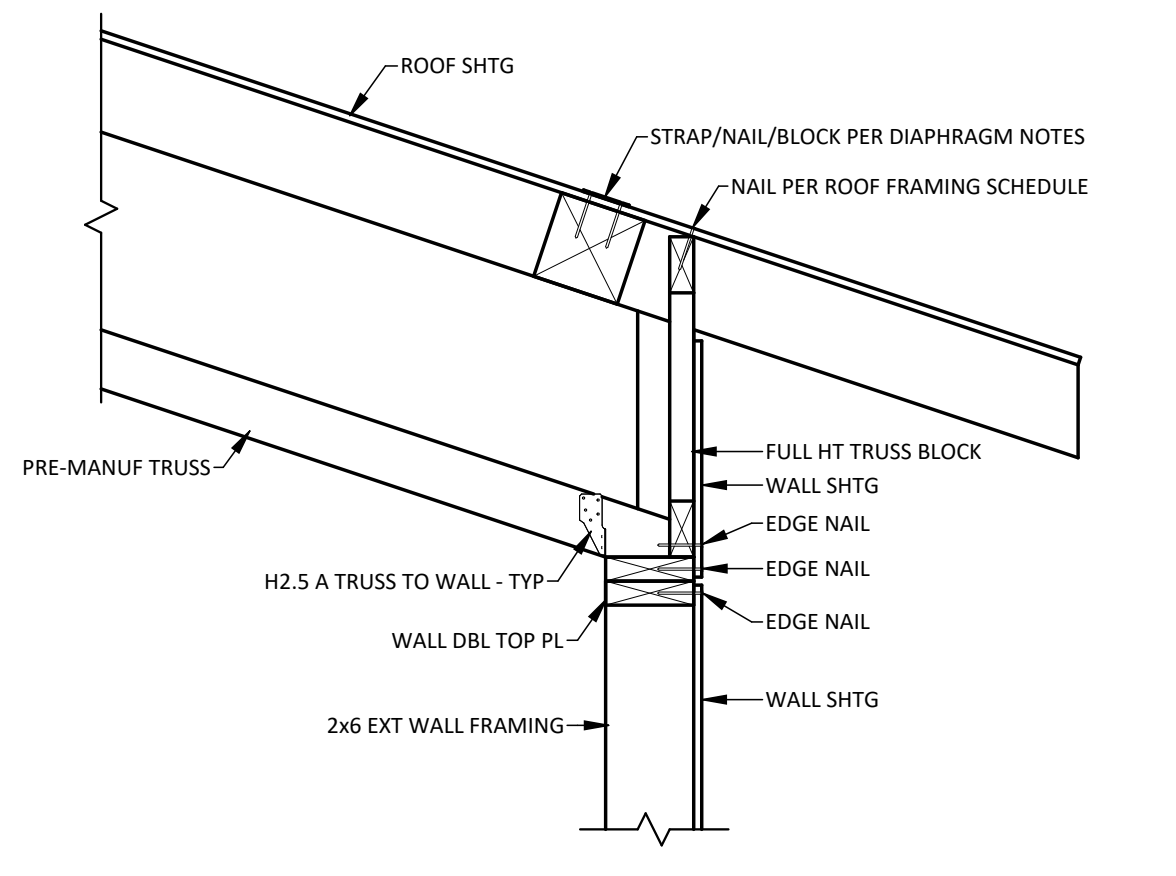
**2** Grade Beam - Flush Stem Wall/Joist Parallel  
 N.T.S.



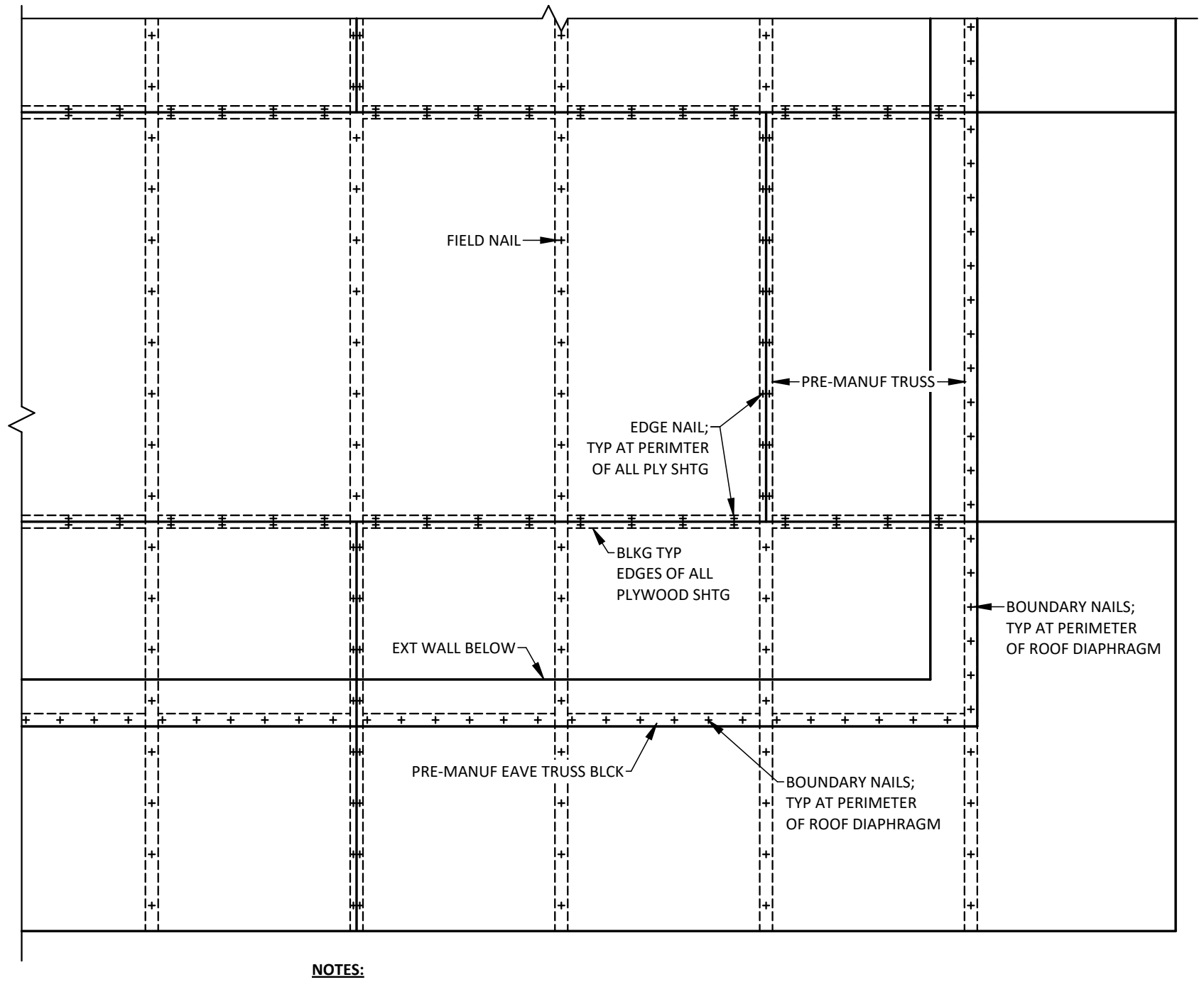
**3** Grade Beam - Interior  
 N.T.S.



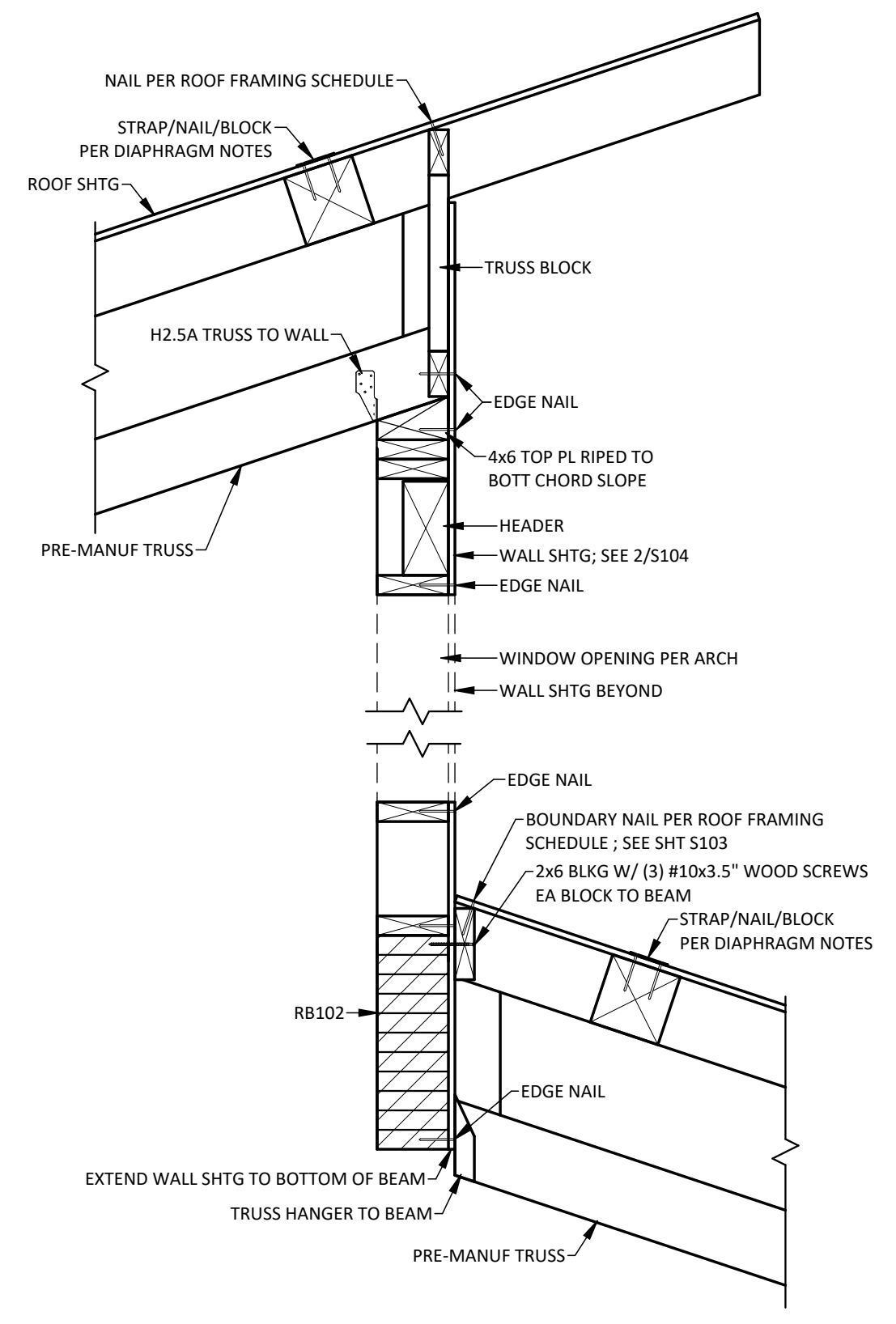
**4** Interior Steel Post to Grade Beam  
 N.T.S.



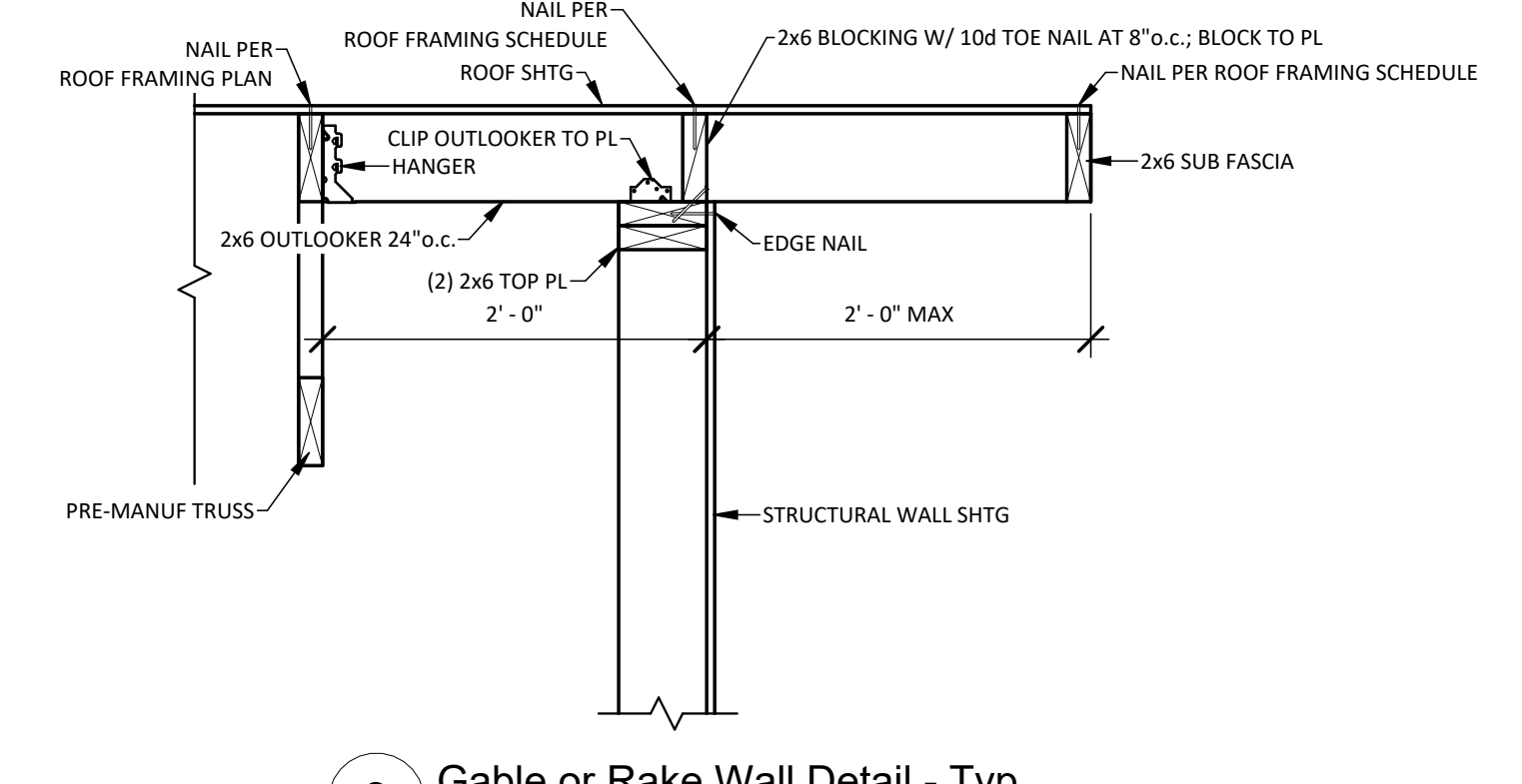
**5** Roof Truss To Wall  
 N.T.S.



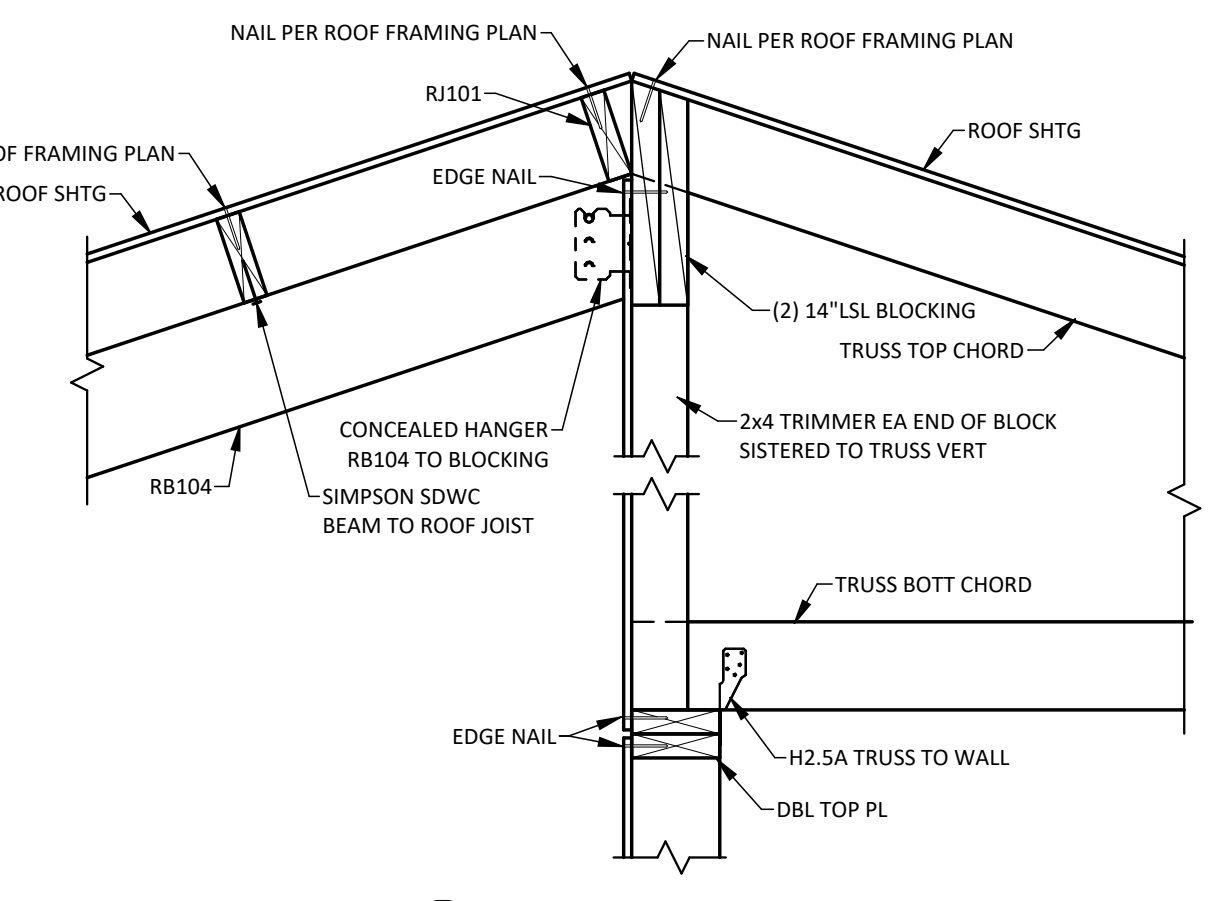
**6** Roof Diaphragm Detail - Typ  
 N.T.S.



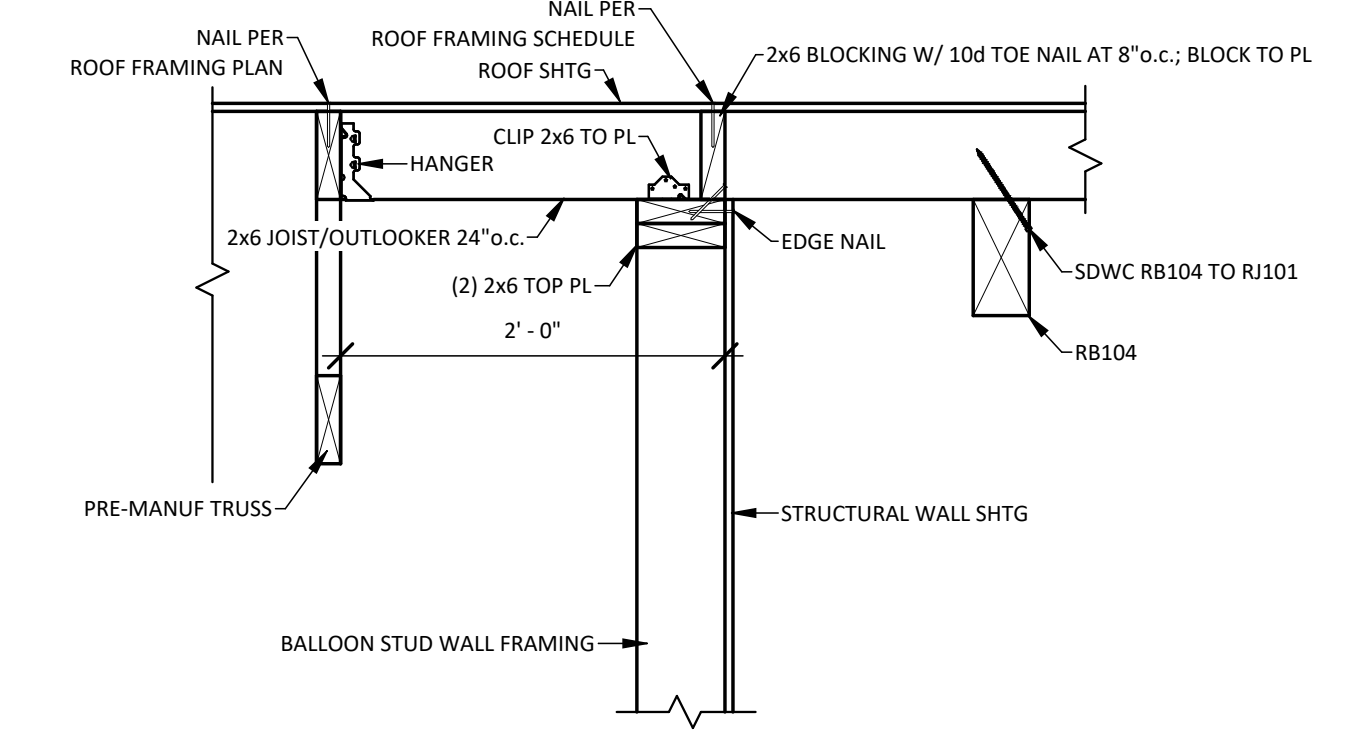
**7** Clearstory Detail  
 N.T.S.



**9** Gable or Rake Wall Detail - Typ  
 N.T.S.



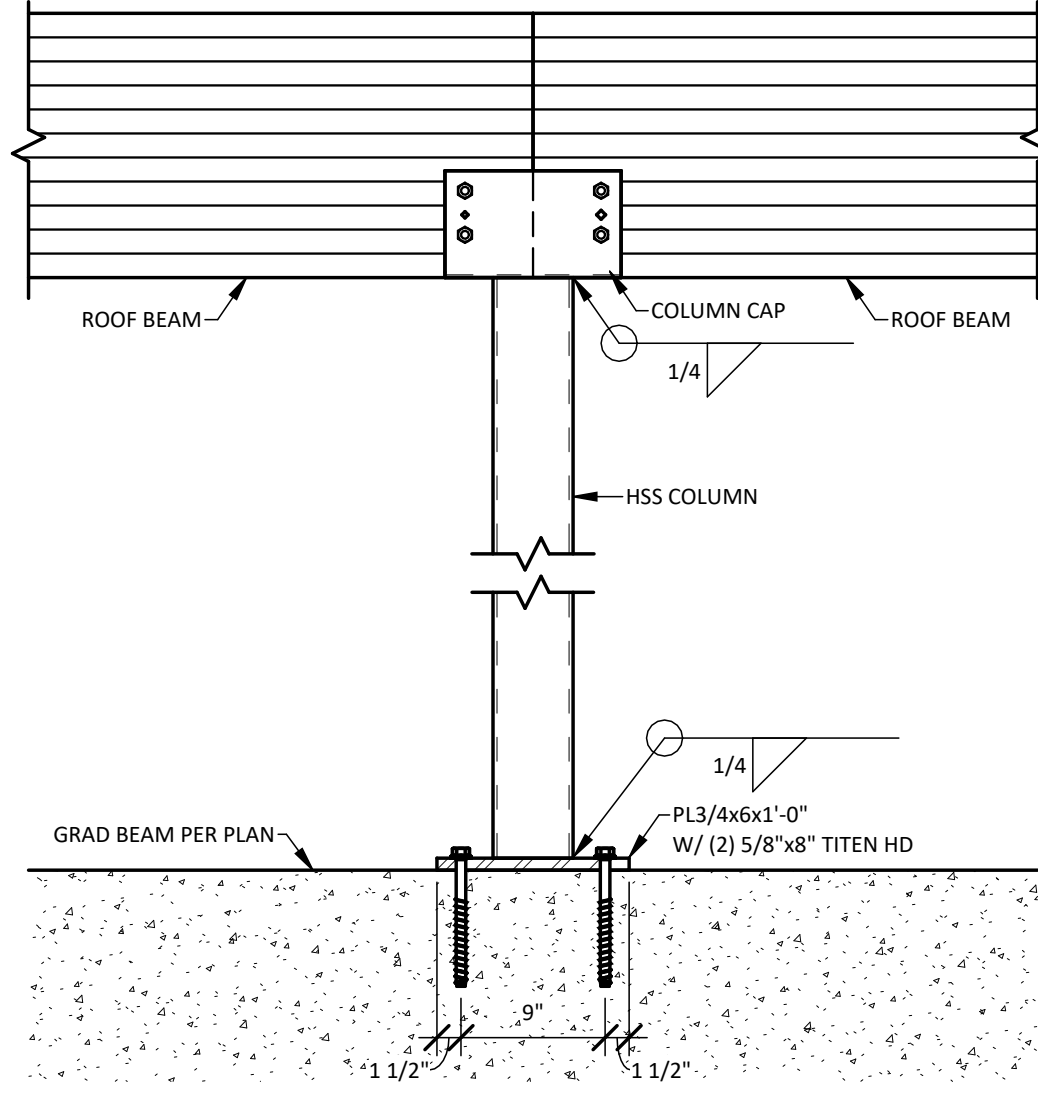
**8** RB104 to Wall  
 N.T.S.



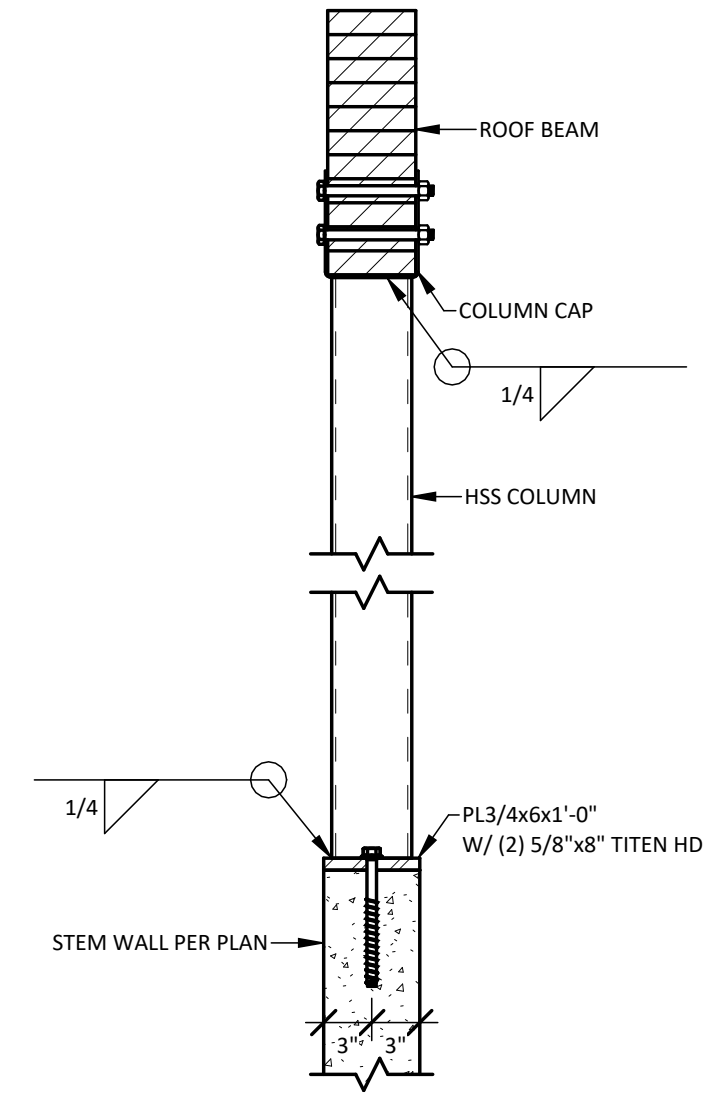
**10** Gable or Rake Wall Detail - at Entry Cover  
 N.T.S.

THESE DRAWINGS ARE THE PROPERTY OF PIONEER ENGINEERING, LLC AND ARE NOT TO BE USED, OR REPRODUCED IN ANY MANNER EXCEPT WITH THE PROPER WRITTEN PERMISSION OF PIONEER ENGINEERING, LLC.

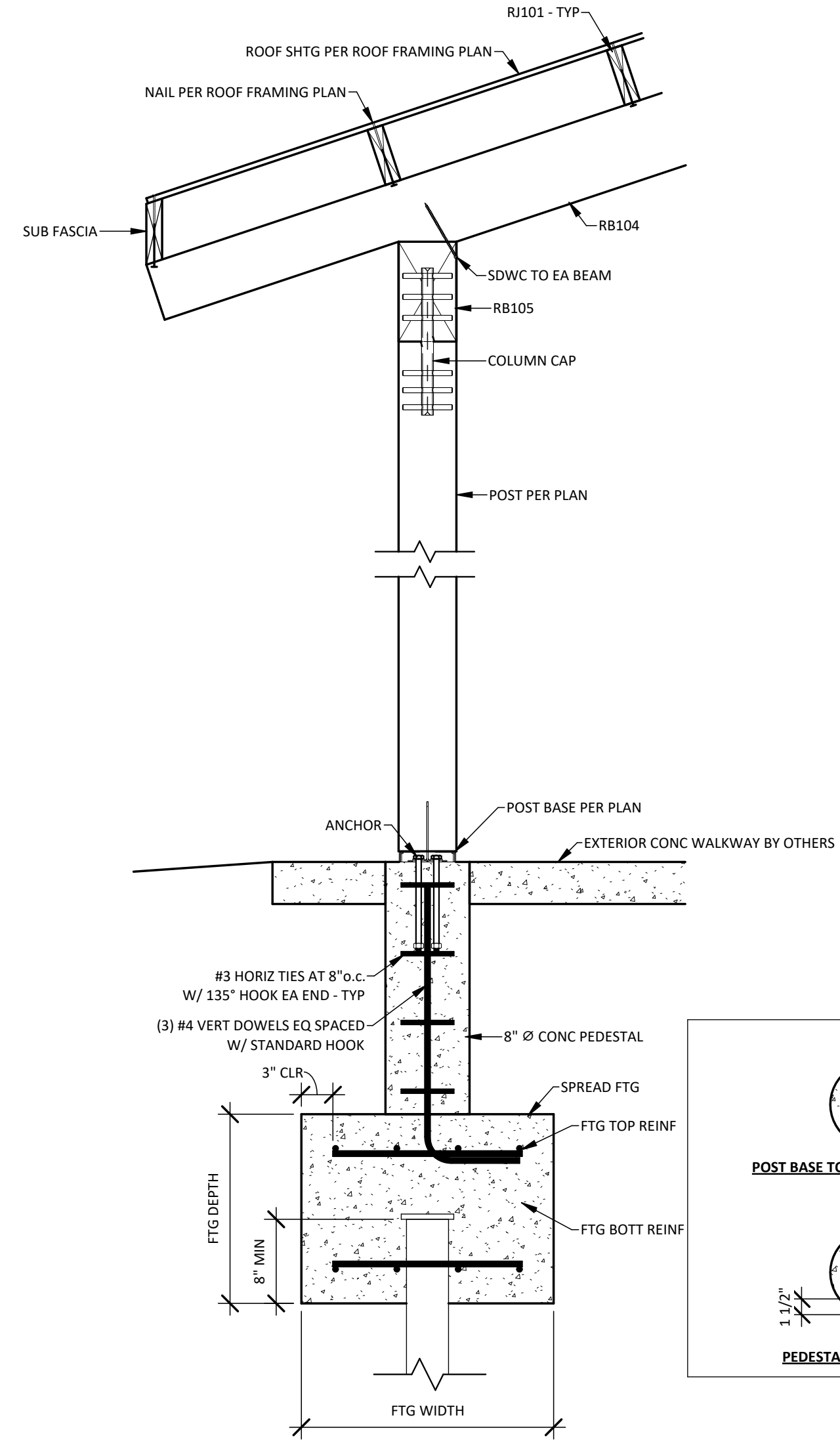
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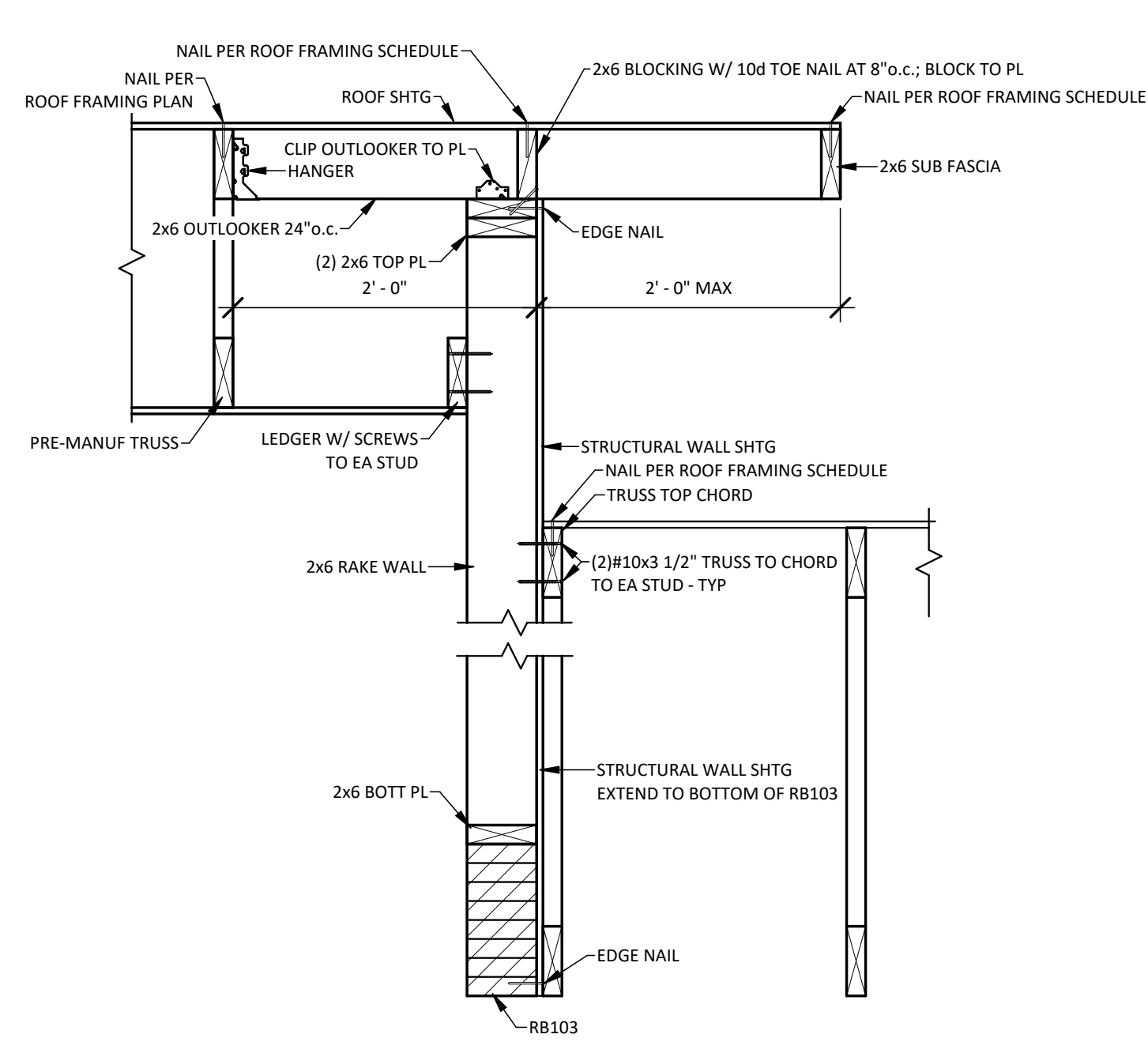
1 Steel Column Detail - Interior Condition  
N.T.S.



2 Steel Column Detail - End Condition  
N.T.S.

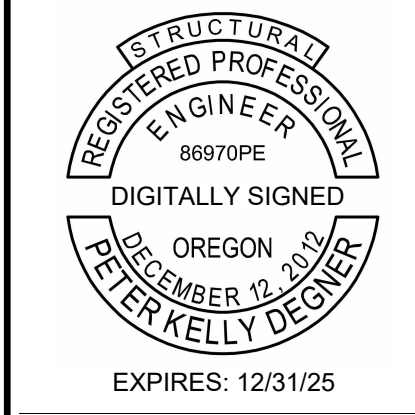


3 Ext Column Detail  
N.T.S.



4 Gable or Rake Wall Detail at RB103  
N.T.S.

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**City of Yachats Library**  
 560 W 7th Street  
 Yachats, Oregon 97498

REV #	DATE	REVISION	DWN	CHKD

DESIGNED BY: PKO  
 DRAWN BY: DKC  
 CHKD BY: PKO  
 SCALE: AS NOTED  
 DATE: 08/04/24  
 W.O. NUMBER: 23-047

**S502**

**LIBRARY CIP TRANSACTIONS****Fiscal Year 2025 - Periods 01 to 12**

Tran Date	Total Amt	Vendor	Invoice #	PM Code	GL Code	Description	Chk #
7/9/2024	630.00	CAROLINE BAUMAN	204	LIBRARY1-Prepare1	150-1030-407942	Storage for liobrary during pre-construction	24403
7/25/2024	300.00	WESTERN TITLE & ESCROW COMPANY	WT0264956-1	LIBRARY1-Prepare1	150-1030-407942	Title search preliminary to contrukction	24433
7/30/2024	4,200.00	BARKER SURVEYING	17383	LIBRARY1-Prepare1	150-1030-407942	Surveying of monuments, benchmarks, topo, partition, etc.	24428
7/31/2024	(1,112.10)	U-LINE	Credit Memo	LIBRARY1-Prepare1	150-1030-407942	Returned product - Refund from Vendor Uline Box Refund	ACH
8/1/2024	3,771.00	M D ARCHITECH + DESIGN, COM.	2437	LIBRARY1-DesignWk	150-1030-407942	Constuction Documents, Project Management	ACH
8/5/2024	12,688.00	M D ARCHITECH + DESIGN, COM.	2438	LIBRARY1-Prepare1	150-1030-407942	Pioneer Engineering Bill 8453, engineering for Library	ACH
8/9/2024	630.00	CAROLINE BAUMAN	205	LIBRARY1-Prepare1	150-1030-407942	Storage - Library	24470
8/29/2024	1,090.00	BARKER SURVEYING	18381	LIBRARY1-Prepare1	150-1030-407942	Survey work for Library construction project	24480
9/2/2024	6,331.25	PELLITIER & PELLITIER	5705	LIBRARY1-DesignWk	150-1030-407942	Library project, design work	24485
9/4/2024	12,713.50	M D ARCHITECH + DESIGN, COM.	2444	LIBRARY1-DesignWk	150-1030-407942	Library design, inc. Bramske, Pioneer Eng. work	ACH
9/4/2024	630.00	CAROLINE BAUMAN	206	LIBRARY1-Prepare1	150-1030-407942	Library storage rent	24500
<b>TOTAL</b>	<b>41,871.65</b>						

**Fiscal Year 2024 - Periods 01 to 12**

Tran Date	Total Amt	Vendor	Invoice #	PM Code	GL Code	Description	Chk #
8/8/2023	219.75	M D ARCHITECH + DESIGN, COM.	2275	LIBRYEXP	150-1030-407942	Library design services	ACH
8/15/2023	5,089.59	FOUNDATION ENGINEERING, INC.	20885	LIBRYEXP	150-1030-407942	Geotechnical engineering, Library expansion	23820
8/16/2023	4,071.25	PELLITIER & PELLITIER	5632	LIBRYEXP	150-1030-407942	design services, June and July 2023	23730
9/1/2023	400.00	CAROLINE BAUMAN	108	LIBRYEXP	150-1030-407942	deposit on storage space for library	23784
9/5/2023	1,009.75	M D ARCHITECH + DESIGN, COM.	2283	LIBRYEXP	150-1030-407942	design services	ACH
9/13/2023	3,333.50	FOUNDATION ENGINEERING, INC.	20936	LIBRYEXP	150-1030-407942	Geotechnical engineering, Library expansion	23820
10/3/2023	897.25	M D ARCHITECH + DESIGN, COM.	2289	LIBRYCIP	150-1030-407942	Design services, library expansion	ACH
11/13/2023	7,323.90	M D ARCHITECH + DESIGN, COM.	2291	LIBRYCIP	150-1030-407942	Library expansion design and geotechnical work	ACH
4/24/2024	419.02	ULINE	177310616	LIBRYEXP	150-1030-407942	storage boxes for library move	24274
4/26/2024	50.99	AMAZON	ELAN cc MAY 24	LIBRYCIP	150-1030-407942	packing supplies	2024058
4/30/2024	1,723.03	ULINE	177539831	LIBRYEXP	150-1030-407942	boxes for library move to storage	24286
4/30/2024	1,717.20	ULINE	177539832	LIBRYEXP	150-1030-407942	boxes for library move to storage	24286
5/2/2024	1,268.50	M D ARCHITECH + DESIGN, COM.	2418	LIBRYCIP	150-1030-407942	Library design - architectural fees	ACH
5/14/2024	30.00	TOWNE PUMP	ELAN cc JUN 24	LIBRARY1-Prepare1	150-1030-407942	gas for moving day	2024063
5/14/2024	59.34	U-HAUL	ELAN cc JUN 24	LIBRARY1-Prepare1	150-1030-407942	Moving truck	2024063
5/20/2024	377.20	CAROLINE BAUMAN	201	LIBRARY1-Prepare1	150-1030-407942	Storage for library during rebuild process	24306
5/31/2024	50.00	TOWNE PUMP	ELAN cc JUN 24	LIBRARY1-Prepare1	150-1030-407942	gas for moving day	2024063
5/31/2024	113.38	U-HAUL	ELAN cc JUN 24	LIBRARY1-Prepare1	150-1030-407942	Moving truck	2024063
6/13/2024	630.00	CAROLINE BAUMAN	203	LIBRARY1-Prepare1	150-1030-407942	Storage for Library	24352
6/17/2024	975.00	ATEZ, INC.	240504	LIBRARY1-Demolitm	150-1030-407942	Pre-demolition asbestos inspection	24357
<b>TOTAL</b>	<b>29,758.65</b>						

**LIBRARY CIP TRANSACTIONS****Fiscal Year 2023 - Periods 01 to 12**

Tran Date	Total Amt	Vendor	Invoice #	PM Code	GL Code	Description	Chk #
8/2/2022	988.75	PELLITIER & PELLITIER	5563	LIBRYCIP	150-1030-407942	Library expansion	23054
10/9/2022	1,582.50	PELLITIER & PELLITIER	5579	LIBRYCIP	150-1030-407942	Library expansion design services	23155
10/31/2022	3,000.00	10/28/22RACHAEL CRISTINE CONSULTING LL	1079	LIBRYCIP	150-1030-407942	Library design services	23199
10/31/2022	4,000.00	M D ARCHITECH + DESIGN, COM.	2206	LIBRYCIP	150-1030-407942	Architectural services, Library	23200
12/1/2022	3,362.19	M D ARCHITECH + DESIGN, COM.	2217	LIBRYCIP	150-1030-407942	Library expansion	23248
1/4/2023	1,759.75	M D ARCHITECH + DESIGN, COM.	2220	LIBRYEXP	150-1030-407942	Library expansion design services	23312
1/4/2023	675.00	PELLITIER & PELLITIER	5590	LIBRYEXP	150-1030-407942	Library expansion design services	23311
2/9/2023	1,861.25	M D ARCHITECH + DESIGN, COM.	2231	LIBRYEXP	150-1030-407942	Library expansion design services	23416
3/2/2023	2,827.25	M D ARCHITECH + DESIGN, COM.	2232	LIBRYEXP	150-1030-407942	Library expansion design services	23416
4/3/2023	3,138.50	M D ARCHITECH + DESIGN, COM.	2245	LIBRYEXP	150-1030-407942	Library design services	23473
6/2/2023	1,997.25	M D ARCHITECH + DESIGN, COM.	2255	LIBRYEXP	150-1030-407942	Library expansion design	23587
<b>TOTAL</b>	<b>25,192.44</b>						

**Fiscal Year 2022 - Periods 01 to 12**

Tran Date	Total Amt	Vendor	Invoice #	PM Code	GL Code	Description	Chk #
5/10/2022	6,322.50	PELLITIER & PELLITIER	5540	LIBRYCIP	150-1030-407942	Yachats library - interior design	22896
6/10/2022	1,082.50	PELLITIER & PELLITIER	5549	LIBRYCIP	150-1030-407942	library design	22943
<b>TOTAL</b>	<b>7,405.00</b>						

**Fiscal Year 2021 - Periods 01 to 12***no transactions for CIP project***Description****Fiscal Year 2020 - Periods 01 to 12**

Tran Date	Total Amt	Vendor	Invoice #	PM Code	GL Code	Description	Chk #
8/13/2019	133.00	LOCAL GOVERNMENT LAW GROUP, PC	52603	LIBRYCIP	100-1030-205260	LEGAL	21115
<b>TOTAL</b>	<b>133.00</b>						

**LIBRARY CIP TRANSACTIONS***by Vendor*

<b>Tran Date</b>	<b>Total Amt</b>	<b>Vendor</b>	<b>Invoice #</b>	<b>PM Code</b>	<b>GL Code</b>	<b>Description</b>	<b>Chk #</b>
10/28/2022	3,000.00	RACHAEL CRISTINE CONSULTING LLC	1079	LIBRYCIP	150-1030-407942	Library design services	23199
<b>TOTAL</b>	<b>3,000.00</b>						
4/26/2024	50.99	AMAZON	ELAN cc MAY 24	LIBRYCIP	150-1030-407942	packing supplies	2024058
<b>TOTAL</b>	<b>50.99</b>						
6/17/2024	975.00	ATEZ, INC.	240504	LIBRARY1-Demolitn	150-1030-407942	Pre-demolition asbestos inspection	24357
<b>TOTAL</b>	<b>975.00</b>						
7/30/2024	4,200.00	BARKER SURVEYING	17383	LIBRARY1-Prepare1	150-1030-407942	Surveying of monuments, benchmarks, topo, partition, etc.	24428
8/29/2024	1,090.00	BARKER SURVEYING	18381	LIBRARY1-Prepare1	150-1030-407942	Survey work for Library construction project	24480
<b>TOTAL</b>	<b>5,290.00</b>						
9/1/2023	400.00	CAROLINE BAUMAN	108	LIBRYEXP	150-1030-407942	deposit on storage space for library	23784
5/20/2024	377.20	CAROLINE BAUMAN	201	LIBRARY1-Prepare1	150-1030-407942	Storage for library during rebuild process	24306
6/13/2024	630.00	CAROLINE BAUMAN	203	LIBRARY1-Prepare1	150-1030-407942	Storage for Library	24352
7/9/2024	630.00	CAROLINE BAUMAN	204	LIBRARY1-Prepare1	150-1030-407942	Storage for liobrary during pre-construction	24403
8/9/2024	630.00	CAROLINE BAUMAN	205	LIBRARY1-Prepare1	150-1030-407942	Storage - Library	24470
9/4/2024	630.00	CAROLINE BAUMAN	206	LIBRARY1-Prepare1	150-1030-407942	Library storage rent	24500
<b>TOTAL</b>	<b>3,297.20</b>						
8/15/2023	5,089.59	FOUNDATION ENGINEERING, INC.	20885	LIBRYEXP	150-1030-407942	Geotechnical engineering, Library expansion	23820
9/13/2023	3,333.50	FOUNDATION ENGINEERING, INC.	20936	LIBRYEXP	150-1030-407942	Geotechnical engineering, Library expansion	23820
<b>TOTAL</b>	<b>8,423.09</b>						
8/13/2019	133.00	LOCAL GOVERNMENT LAW GROUP, PC	52603	LIBRYCIP	100-1030-205260	LEGAL	21115
<b>TOTAL</b>	<b>133.00</b>						
10/31/2022	4,000.00	M D ARCHITECH + DESIGN, COM.	2206	LIBRYCIP	150-1030-407942	Architectural services, Library	23200
12/1/2022	3,362.19	M D ARCHITECH + DESIGN, COM.	2217	LIBRYCIP	150-1030-407942	Library expansion	23248
1/4/2023	1,759.75	M D ARCHITECH + DESIGN, COM.	2220	LIBRYEXP	150-1030-407942	Library expansion design services	23312
2/9/2023	1,861.25	M D ARCHITECH + DESIGN, COM.	2231	LIBRYEXP	150-1030-407942	Library expansion design services	23416
3/2/2023	2,827.25	M D ARCHITECH + DESIGN, COM.	2232	LIBRYEXP	150-1030-407942	Library expansion design services	23416
4/3/2023	3,138.50	M D ARCHITECH + DESIGN, COM.	2245	LIBRYEXP	150-1030-407942	Library design services	23473
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8/8/2023	219.75	M D ARCHITECH + DESIGN, COM.	2275	LIBRYEXP	150-1030-407942	Library design services	ACH
9/5/2023	1,009.75	M D ARCHITECH + DESIGN, COM.	2283	LIBRYEXP	150-1030-407942	design services	ACH
10/3/2023	897.25	M D ARCHITECH + DESIGN, COM.	2289	LIBRYCIP	150-1030-407942	Design services, library expansion	ACH

**LIBRARY CIP TRANSACTIONS***by Vendor*

11/13/2023	7,323.90	M D ARCHITECH + DESIGN, COM.	2291	LIBRYCIP	150-1030-407942	Library expansion design and geotechnical work	ACH
5/2/2024	1,268.50	M D ARCHITECH + DESIGN, COM.	2418	LIBRYCIP	150-1030-407942	Library design - architectural fees	ACH
8/1/2024	3,771.00	M D ARCHITECH + DESIGN, COM.	2437	LIBRARY1-DesignWk	150-1030-407942	Constuction Documents, Project Management	ACH
8/5/2024	12,688.00	M D ARCHITECH + DESIGN, COM.	2438	LIBRARY1-Prepare1	150-1030-407942	Pioneer Engineering Bill 8453, engineering for Library	ACH
9/4/2024	12,713.50	M D ARCHITECH + DESIGN, COM.	2444	LIBRARY1-DesignWk	150-1030-407942	Library design, inc. Bramske, Pioneer Eng. work	ACH
<b>TOTAL</b>	<b>58,837.84</b>						
5/10/2022	6,322.50	PELLITIER & PELLITIER	5540	LIBRYCIP	150-1030-407942	Yachats library - interior design	22896
6/10/2022	1,082.50	PELLITIER & PELLITIER	5549	LIBRYCIP	150-1030-407942	library design	22943
8/2/2022	988.75	PELLITIER & PELLITIER	5563	LIBRYCIP	150-1030-407942	Library expansion	23054
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9/2/2024	6,331.25	PELLITIER & PELLITIER	5705	LIBRARY1-DesignWk	150-1030-407942	Library project, design work	24485
<b>TOTAL</b>	<b>21,053.75</b>						
5/14/2024	30.00	TOWNE PUMP	ELAN cc JUN 24	LIBRARY1-Prepare1	150-1030-407942	gas for moving day	2024063
5/31/2024	50.00	TOWNE PUMP	ELAN cc JUN 24	LIBRARY1-Prepare1	150-1030-407942	gas for moving day	2024063
<b>TOTAL</b>	<b>80.00</b>						
5/14/2024	59.34	U-HAUL	ELAN cc JUN 24	LIBRARY1-Prepare1	150-1030-407942	Moving truck	2024063
5/31/2024	113.38	U-HAUL	ELAN cc JUN 24	LIBRARY1-Prepare1	150-1030-407942	Moving truck	2024063
<b>TOTAL</b>	<b>172.72</b>						
4/24/2024	419.02	ULINE	177310616	LIBRYEXP	150-1030-407942	storage boxes for library move	24274
4/30/2024	1,723.03	ULINE	177539831	LIBRYEXP	150-1030-407942	boxes for library move to storage	24286
4/30/2024	1,717.20	ULINE	177539832	LIBRYEXP	150-1030-407942	boxes for library move to storage	24286
7/31/2024	(1,112.10)	U-LINE	Credit Memo	LIBRARY1-Prepare1	150-1030-407942	Returned product - Refund from Vendor Uline Box Refund	ACH
<b>TOTAL</b>	<b>2,747.15</b>						
7/25/2024	300.00	WESTERN TITLE & ESCROW COMPANY	WT0264956-1	LIBRARY1-Prepare1	150-1030-407942	Title search preliminary to contrucdtion	24433
<b>TOTAL</b>	<b>300.00</b>						

**LIBRARY CIP TRANSACTIONS**

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7/25/2024	300.00	WESTERN TITLE & ESCROW COMPANY	WT0264956-1	LIBRARY1-Prepare1	150-1030-407942	Title search preliminary to contruction	24433
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7/31/2024	(1,112.10)	U-LINE	Credit Memo	LIBRARY1-Prepare1	150-1030-407942	Returned product - Refund from Vendor Uline Box Refund	ACH
8/1/2024	3,771.00	M D ARCHITECH + DESIGN, COM.	2437	LIBRARY1-DesignWk	150-1030-407942	Constuction Documents, Project Management	ACH
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8/9/2024	630.00	CAROLINE BAUMAN	205	LIBRARY1-Prepare1	150-1030-407942	Storage - Library	24470
8/29/2024	1,090.00	BARKER SURVEYING	18381	LIBRARY1-Prepare1	150-1030-407942	Survey work for Library construction project	24480
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<b>TOTAL</b>	<b>41,871.65</b>						

**Fiscal Year 2024 - Periods 01 to 12**

Tran Date	Total Amt	Vendor	Invoice #	PM Code	GL Code	Description	Chk #
8/8/2023	219.75	M D ARCHITECH + DESIGN, COM.	2275	LIBRYEXP	150-1030-407942	Library design services	ACH
8/15/2023	5,089.59	FOUNDATION ENGINEERING, INC.	20885	LIBRYEXP	150-1030-407942	Geotechnical engineering, Library expansion	23820
8/16/2023	4,071.25	PELLITIER & PELLITIER	5632	LIBRYEXP	150-1030-407942	design services, June and July 2023	23730
9/1/2023	400.00	CAROLINE BAUMAN	108	LIBRYEXP	150-1030-407942	deposit on storage space for library	23784
9/5/2023	1,009.75	M D ARCHITECH + DESIGN, COM.	2283	LIBRYEXP	150-1030-407942	design services	ACH
9/13/2023	3,333.50	FOUNDATION ENGINEERING, INC.	20936	LIBRYEXP	150-1030-407942	Geotechnical engineering, Library expansion	23820
10/3/2023	897.25	M D ARCHITECH + DESIGN, COM.	2289	LIBRYCIP	150-1030-407942	Design services, library expansion	ACH
11/13/2023	7,323.90	M D ARCHITECH + DESIGN, COM.	2291	LIBRYCIP	150-1030-407942	Library expansion design and geotechnical work	ACH
4/24/2024	419.02	ULINE	177310616	LIBRYEXP	150-1030-407942	storage boxes for library move	24274
4/26/2024	50.99	AMAZON	ELAN cc MAY 24	LIBRYCIP	150-1030-407942	packing supplies	2024058
4/30/2024	1,723.03	ULINE	177539831	LIBRYEXP	150-1030-407942	boxes for library move to storage	24286
4/30/2024	1,717.20	ULINE	177539832	LIBRYEXP	150-1030-407942	boxes for library move to storage	24286
5/2/2024	1,268.50	M D ARCHITECH + DESIGN, COM.	2418	LIBRYCIP	150-1030-407942	Library design - architectural fees	ACH
5/14/2024	30.00	TOWNE PUMP	ELAN cc JUN 24	LIBRARY1-Prepare1	150-1030-407942	gas for moving day	2024063
5/14/2024	59.34	U-HAUL	ELAN cc JUN 24	LIBRARY1-Prepare1	150-1030-407942	Moving truck	2024063
5/20/2024	377.20	CAROLINE BAUMAN	201	LIBRARY1-Prepare1	150-1030-407942	Storage for library during rebuild process	24306
5/31/2024	50.00	TOWNE PUMP	ELAN cc JUN 24	LIBRARY1-Prepare1	150-1030-407942	gas for moving day	2024063
5/31/2024	113.38	U-HAUL	ELAN cc JUN 24	LIBRARY1-Prepare1	150-1030-407942	Moving truck	2024063
6/13/2024	630.00	CAROLINE BAUMAN	203	LIBRARY1-Prepare1	150-1030-407942	Storage for Library	24352
6/17/2024	975.00	ATEZ, INC.	240504	LIBRARY1-Demolitn	150-1030-407942	Pre-demolition asbestos inspection	24357
<b>TOTAL</b>	<b>29,758.65</b>						

**LIBRARY CIP TRANSACTIONS****Fiscal Year 2023 - Periods 01 to 12**

<b>Tran Date</b>	<b>Total Amt</b>	<b>Vendor</b>	<b>Invoice #</b>	<b>PM Code</b>	<b>GL Code</b>	<b>Description</b>	<b>Chk #</b>
8/2/2022	988.75	PELLITIER & PELLITIER	5563	LIBRYCIP	150-1030-407942	Library expansion	23054
10/9/2022	1,582.50	PELLITIER & PELLITIER	5579	LIBRYCIP	150-1030-407942	Library expansion design services	23155
10/31/2022	3,000.00	10/28/22RACHAEL CRISTINE CONSULTING LLC	1079	LIBRYCIP	150-1030-407942	Library design services	23199
10/31/2022	4,000.00	M D ARCHITECH + DESIGN, COM.	2206	LIBRYCIP	150-1030-407942	Architectural services, Library	23200
12/1/2022	3,362.19	M D ARCHITECH + DESIGN, COM.	2217	LIBRYCIP	150-1030-407942	Library expansion	23248
1/4/2023	1,759.75	M D ARCHITECH + DESIGN, COM.	2220	LIBRYEXP	150-1030-407942	Library expansion design services	23312
1/4/2023	675.00	PELLITIER & PELLITIER	5590	LIBRYEXP	150-1030-407942	Library expansion design services	23311
2/9/2023	1,861.25	M D ARCHITECH + DESIGN, COM.	2231	LIBRYEXP	150-1030-407942	Library expansion design services	23416
3/2/2023	2,827.25	M D ARCHITECH + DESIGN, COM.	2232	LIBRYEXP	150-1030-407942	Library expansion design services	23416
4/3/2023	3,138.50	M D ARCHITECH + DESIGN, COM.	2245	LIBRYEXP	150-1030-407942	Library design services	23473
6/2/2023	1,997.25	M D ARCHITECH + DESIGN, COM.	2255	LIBRYEXP	150-1030-407942	Library expansion design	23587
<b>TOTAL</b>	<b>25,192.44</b>						

**Fiscal Year 2022 - Periods 01 to 12**

<b>Tran Date</b>	<b>Total Amt</b>	<b>Vendor</b>	<b>Invoice #</b>	<b>PM Code</b>	<b>GL Code</b>	<b>Description</b>	<b>Chk #</b>
5/10/2022	6,322.50	PELLITIER & PELLITIER	5540	LIBRYCIP	150-1030-407942	Yachats library - interior design	22896
6/10/2022	1,082.50	PELLITIER & PELLITIER	5549	LIBRYCIP	150-1030-407942	library design	22943
<b>TOTAL</b>	<b>7,405.00</b>						

**Fiscal Year 2021 - Periods 01 to 12***no transactions for CIP project***Description****Fiscal Year 2020 - Periods 01 to 12**

<b>Tran Date</b>	<b>Total Amt</b>	<b>Vendor</b>	<b>Invoice #</b>	<b>PM Code</b>	<b>GL Code</b>	<b>Description</b>	<b>Chk #</b>
8/13/2019	133.00	LOCAL GOVERNMENT LAW GROUP, PC	52603	LIBRYCIP	100-1030-205260	LEGAL	21115
<b>TOTAL</b>	<b>133.00</b>						

**LIBRARY CIP TRANSACTIONS**

by Vendor

Tran Date	Total Amt	Vendor	Invoice #	PM Code	GL Code	Description	Chk #
10/28/2022	3,000.00	RACHAEL CRISTINE CONSULTING LLC	1079	LIBRYCIP	150-1030-407942	Library design services	23199
<b>TOTAL</b>	<b>3,000.00</b>						
4/26/2024	50.99	AMAZON	ELAN cc MAY 24	LIBRYCIP	150-1030-407942	packing supplies	2024058
<b>TOTAL</b>	<b>50.99</b>						
6/17/2024	975.00	ATEZ, INC.	240504	LIBRARY1-Demolitn	150-1030-407942	Pre-demolition asbestos inspection	24357
<b>TOTAL</b>	<b>975.00</b>						
7/30/2024	4,200.00	BARKER SURVEYING	17383	LIBRARY1-Prepare1	150-1030-407942	Surveying of monuments, benchmarks, topo, partition, etc.	24428
8/29/2024	1,090.00	BARKER SURVEYING	18381	LIBRARY1-Prepare1	150-1030-407942	Survey work for Library construction project	24480
<b>TOTAL</b>	<b>5,290.00</b>						
9/1/2023	400.00	CAROLINE BAUMAN	108	LIBRYEXP	150-1030-407942	deposit on storage space for library	23784
5/20/2024	377.20	CAROLINE BAUMAN	201	LIBRARY1-Prepare1	150-1030-407942	Storage for library during rebuild process	24306
6/13/2024	630.00	CAROLINE BAUMAN	203	LIBRARY1-Prepare1	150-1030-407942	Storage for Library	24352
7/9/2024	630.00	CAROLINE BAUMAN	204	LIBRARY1-Prepare1	150-1030-407942	Storage for liobrary during pre-construction	24403
8/9/2024	630.00	CAROLINE BAUMAN	205	LIBRARY1-Prepare1	150-1030-407942	Storage - Library	24470
9/4/2024	630.00	CAROLINE BAUMAN	206	LIBRARY1-Prepare1	150-1030-407942	Library storage rent	24500
<b>TOTAL</b>	<b>3,297.20</b>						
8/15/2023	5,089.59	FOUNDATION ENGINEERING, INC.	20885	LIBRYEXP	150-1030-407942	Geotechnical engineering, Library expansion	23820
9/13/2023	3,333.50	FOUNDATION ENGINEERING, INC.	20936	LIBRYEXP	150-1030-407942	Geotechnical engineering, Library expansion	23820
<b>TOTAL</b>	<b>8,423.09</b>						
8/13/2019	133.00	LOCAL GOVERNMENT LAW GROUP, PC	52603	LIBRYCIP	100-1030-205260	LEGAL	21115
<b>TOTAL</b>	<b>133.00</b>						
10/31/2022	4,000.00	M D ARCHITECH + DESIGN, COM.	2206	LIBRYCIP	150-1030-407942	Architectural services, Library	23200
12/1/2022	3,362.19	M D ARCHITECH + DESIGN, COM.	2217	LIBRYCIP	150-1030-407942	Library expansion	23248
1/4/2023	1,759.75	M D ARCHITECH + DESIGN, COM.	2220	LIBRYEXP	150-1030-407942	Library expansion design services	23312
2/9/2023	1,861.25	M D ARCHITECH + DESIGN, COM.	2231	LIBRYEXP	150-1030-407942	Library expansion design services	23416
3/2/2023	2,827.25	M D ARCHITECH + DESIGN, COM.	2232	LIBRYEXP	150-1030-407942	Library expansion design services	23416
4/3/2023	3,138.50	M D ARCHITECH + DESIGN, COM.	2245	LIBRYEXP	150-1030-407942	Library design services	23473
6/2/2023	1,997.25	M D ARCHITECH + DESIGN, COM.	2255	LIBRYEXP	150-1030-407942	Library expansion design	23587
8/8/2023	219.75	M D ARCHITECH + DESIGN, COM.	2275	LIBRYEXP	150-1030-407942	Library design services	ACH
9/5/2023	1,009.75	M D ARCHITECH + DESIGN, COM.	2283	LIBRYEXP	150-1030-407942	design services	ACH
10/3/2023	897.25	M D ARCHITECH + DESIGN, COM.	2289	LIBRYCIP	150-1030-407942	Design services, library expansion	ACH
11/13/2023	7,323.90	M D ARCHITECH + DESIGN, COM.	2291	LIBRYCIP	150-1030-407942	Library expansion design and geotechnical work	ACH
5/2/2024	1,268.50	M D ARCHITECH + DESIGN, COM.	2418	LIBRYCIP	150-1030-407942	Library design - architectural fees	ACH
8/1/2024	3,771.00	M D ARCHITECH + DESIGN, COM.	2437	LIBRARY1-DesignWk	150-1030-407942	Constuction Documents, Project Management	ACH

**LIBRARY CIP TRANSACTIONS****by Vendor**

8/5/2024	12,688.00	M D ARCHITECH + DESIGN, COM.	2438	LIBRARY1-Prepare1	150-1030-407942	Pioneer Engineering Bill 8453, engineering for Library	ACH
9/4/2024	12,713.50	M D ARCHITECH + DESIGN, COM.	2444	LIBRARY1-DesignWk	150-1030-407942	Library design, inc. Bramske, Pioneer Eng. work	ACH
<b>TOTAL</b>	<b>58,837.84</b>						
5/10/2022	6,322.50	PELLITIER & PELLITIER	5540	LIBRYCIP	150-1030-407942	Yachats library - interior design	22896
6/10/2022	1,082.50	PELLITIER & PELLITIER	5549	LIBRYCIP	150-1030-407942	library design	22943
8/2/2022	988.75	PELLITIER & PELLITIER	5563	LIBRYCIP	150-1030-407942	Library expansion	23054
10/9/2022	1,582.50	PELLITIER & PELLITIER	5579	LIBRYCIP	150-1030-407942	Library expansion design services	23155
1/4/2023	675.00	PELLITIER & PELLITIER	5590	LIBRYEXP	150-1030-407942	Library expansion design services	23311
8/16/2023	4,071.25	PELLITIER & PELLITIER	5632	LIBRYEXP	150-1030-407942	design services, June and July 2023	23730
9/2/2024	6,331.25	PELLITIER & PELLITIER	5705	LIBRARY1-DesignWk	150-1030-407942	Library project, design work	24485
<b>TOTAL</b>	<b>21,053.75</b>						
5/14/2024	30.00	TOWNE PUMP	ELAN cc JUN 24	LIBRARY1-Prepare1	150-1030-407942	gas for moving day	2024063
5/31/2024	50.00	TOWNE PUMP	ELAN cc JUN 24	LIBRARY1-Prepare1	150-1030-407942	gas for moving day	2024063
<b>TOTAL</b>	<b>80.00</b>						
5/14/2024	59.34	U-HAUL	ELAN cc JUN 24	LIBRARY1-Prepare1	150-1030-407942	Moving truck	2024063
5/31/2024	113.38	U-HAUL	ELAN cc JUN 24	LIBRARY1-Prepare1	150-1030-407942	Moving truck	2024063
<b>TOTAL</b>	<b>172.72</b>						
4/24/2024	419.02	ULINE	177310616	LIBRYEXP	150-1030-407942	storage boxes for library move	24274
4/30/2024	1,723.03	ULINE	177539831	LIBRYEXP	150-1030-407942	boxes for library move to storage	24286
4/30/2024	1,717.20	ULINE	177539832	LIBRYEXP	150-1030-407942	boxes for library move to storage	24286
7/31/2024	(1,112.10)	U-LINE	Credit Memo	LIBRARY1-Prepare1	150-1030-407942	Returned product - Refund from Vendor Uline Box Refund	ACH
<b>TOTAL</b>	<b>2,747.15</b>						
7/25/2024	300.00	WESTERN TITLE & ESCROW COMPANY	WT0264956-1	LIBRARY1-Prepare1	150-1030-407942	Title search preliminary to contrucdtion	24433
<b>TOTAL</b>	<b>300.00</b>						

## **Yachats Library Patron Confidentiality Policy**

The Yachats Public Library is committed to protecting the privacy and confidentiality of all Library patrons. This policy outlines the ways in which the Library safeguards patron information and ensures compliance with applicable laws.

### **Scope of Confidentiality**

Patron confidentiality applies to all information and records concerning individual Library users, including but not limited to:

- Personal information (name, address, phone number, email, etc.)
- Circulation records (borrowed materials, holds)
- Library card numbers and account information
- Reference or informational questions asked by patrons
- Attendance at Library programs or use of Library services (e.g., computers, meeting rooms)

### **Legal Protections**

In compliance with state and federal laws, Yachats Public Library treats all patron information as confidential. This includes, but is not limited to, protections as follows:

In accord with Oregon Revised Statute 192.502 (23) the Library will not disclose:

- Circulation records or use of specific Library material by a named person or
- Name of a Library patron together with the address, telephone number, or e-mail address of that patron

### **Access to Information**

Only Library staff members or authorized personnel are permitted to access patron records for legitimate Library business purposes. No information about a patron's Library use, including the materials they borrow or the services they use, will be shared with any third party without the patron's consent, unless required by law.

### **Disclosure of Information**

Library records will only be disclosed to:

- The patron themselves (with proper identification)
- Law enforcement or other third parties when presented with a court order, subpoena, or other legal mandate. In such cases, the Library administrator or Yachats City Manager will consult with legal counsel to ensure compliance with applicable laws.

### **Library Staff Responsibilities**

Library staff are required to:

- Refrain from discussing or sharing patron information with unauthorized individuals
- Secure patron information from unauthorized access, whether the information is in digital or physical form
- Immediately report any potential or actual breach of patron confidentiality to the Library administrator

**Data Retention and Security**

The Library will maintain patron records only as long as necessary to perform Library services or as required by law. Digital and physical records will be stored securely, with access limited to authorized personnel. Records that are no longer needed will be disposed of in a secure manner.

**Online Privacy**

When patrons access the Library's digital services (e.g., online catalogs, databases, or Wi-Fi), the Library ensures that the patron's activities and data are kept private. While the Library strives to protect online privacy, patrons are advised to use caution when sharing personal information over public networks. All patron information is purged after each use on the Library's public computers.

**Patron Awareness**

A copy of this policy will be made available to all patrons upon request. The Library will inform patrons of their privacy rights and encourage them to report any concerns about their confidentiality.

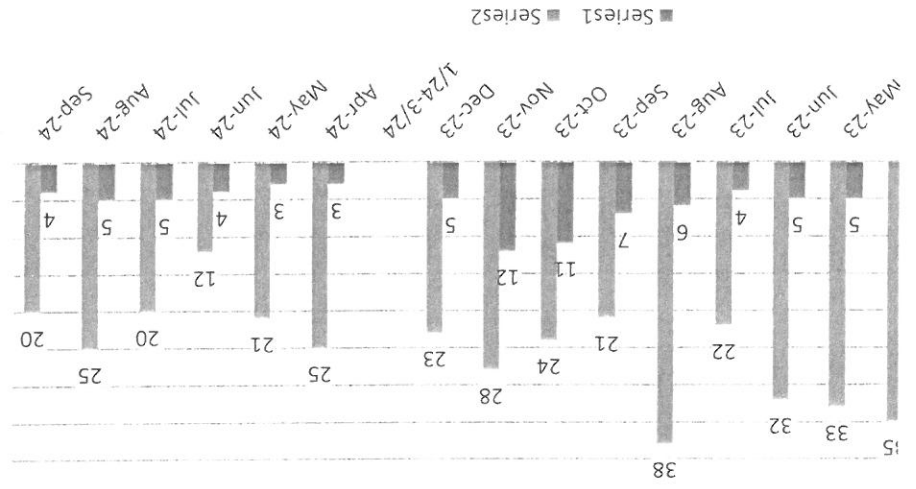
**Policy Review**

This policy will be reviewed periodically by the Library administrator and commission to ensure compliance with current legal standards and best practices in Library services.

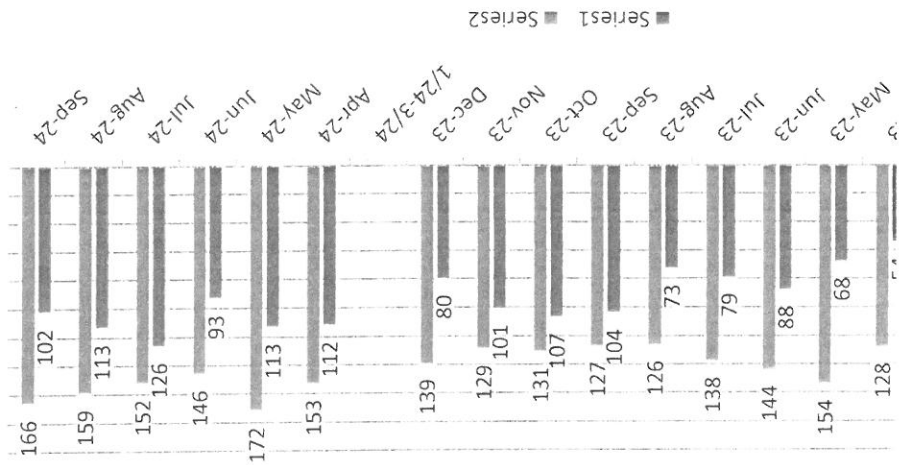
\*\*Adopted on:\*\* [Date]

\*\*Approved by:\*\* [Library Commission]

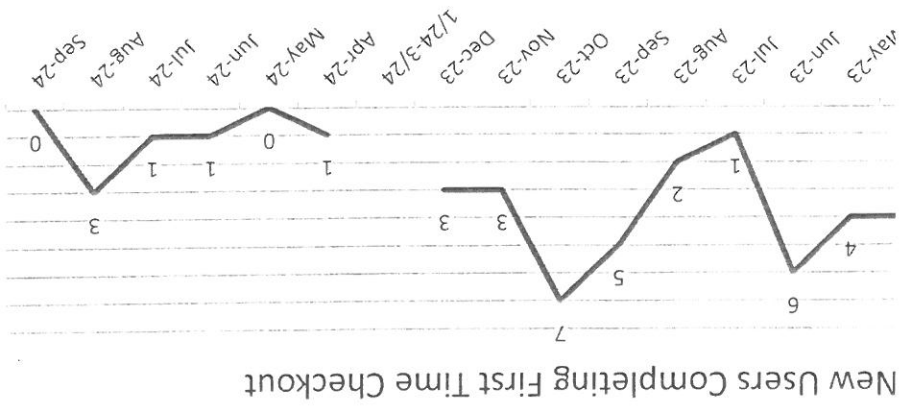




Advantage Plus Checkouts by Month



Checkouts by Month



New Users Completing First Time Checkout