

URBAN RENEWAL AGENCY BOARD MEETING MINUTES DECEMBER 9, 2019

DATE COUNCIL CHAMBERS, CITY HALL, CITY OF WOODBURN, COUNTY OF MARION, STATE OF OREGON, DECEMBER 9, 2019

CONVENED The meeting convened at 6:41 p.m. with Chair Swenson presiding.

ROLL CALL

Chair Swenson	Present
Member Schaub	Present
Member Cornwell	Present
Member Carney	Present
Member Morris	Present – 6:45 p.m
Member Ellsworth	Present

Staff Present: City Administrator Derickson, City Attorney Shields, Economic Development Director Johnk, Deputy Police Chief Pilcher, Community Development Director Kerr, Public Works Director Liljequist, Finance Director Montoya, Operations Director Stultz, Assistant City Attorney Granum, Parks and Recreation Manager Cuomo, City Recorder Pierson

CONSENT AGENDA

A. Urban Renewal Agency minutes of November 12, 2019

Carney/Ellsworth... adopt the Consent Agenda. The motion passed unanimously.

PRESENTATION

Audit Report - Chuck Swank representing Grove, Mueller & Swank, P.C., presented the Urban Renewal Agency Audit report.

WOODBURN PUBLIC ART PROGRAM

Economic Development Director Johnk provided a staff report. **Carney/Schaub...** approve the expenditure of URA funds in the amount of up to \$25,000 for a mural of the historic PIX Theater on the building wall of its former location at 461 N. First Street. The motion passed unanimously.

URG 2019.04: 425 N. FIRST STREET (MONTE ALBAN) – NEW SIGNAGE

Carney/Ellsworth... approve grant funds for the Building Improvements Program Grant Application (Program) from Tienda Monte Alban (Applicant) for \$6,527; 50% of the overall cost of \$13,054 for installation of signage on their business location at 425 N. First Street. The motion passed unanimously.

Economic Development Director Johnk stated that the bronze statues have been placed in the Plaza and she acknowledged Frank Lonergan's efforts on this project.

ADJOURNMENT

Ellsworth/Morris... meeting be adjourned. The motion passed unanimously. The meeting adjourned at 6:58 p.m.

**URBAN RENEWAL AGENCY BOARD MEETING MINUTES
DECEMBER 9, 2019**

APPROVED _____

ERIC SWENSON, CHAIR

ATTEST _____

Heather Pierson, City Recorder
City of Woodburn, Oregon



Agenda Item

January 27, 2020

TO: Urban Renewal Agency

FROM: Downtown Advisory Review Subcommittee (DARS)
Jamie Johnk, Economic Development Director

SUBJECT: **URG 2019.05: 430 N. First Street (Trapala Restaurant)**

RECOMMENDATION:

Approve the Building Improvements Program Grant Application (Program) from Severo Trapala/Trapala Restaurant (Applicant) for \$50,000 (URG 2019.05) as recommended by the Downtown Advisory Review Subcommittee (DARS).

BACKGROUND:

The Applicant owns and operates the restaurant at 430 N. First and has discussed his expansion plans with staff for more than two years. The current footprint of the restaurant is small and the goal is to enclose the exterior seating area to create a much larger dining area. The plans will also remodel the existing interior and upgrade the restrooms. These proposed changes will greatly enhance this very popular downtown restaurant and provide for a more enjoyable dining experience.

PROPOSAL:

The scope of the project is to remodel and expand the existing restaurant. The Applicant has provided three construction estimates as well as the proposed plans, which are in the process of submitting to the City's Planning Department.

The overall cost of the remodel/expansion project for Trapala's Restaurant located at 430 N. First Street:

Building Improvements Program Grant	<u>\$ 50,000</u>
Estimated cost of all improvements	\$215,985
Percentage of grant	23%

FINANCIAL IMPACT:

Agenda Item Review: City Administrator ____x____ City Attorney ____x____ Finance ____x____

For FY 2019-20 the budget for the Urban Renewal Building Improvements Program was \$150,000. Sufficient funds remain in the budget to fund this grant request.

PROGRAM CRITERIA:

- The property is located at 430 N. First Street and within the Urban Renewal District.
- The proposal complies with the downtown architectural design standards and signage standards. *Plans will be submitted and reviewed by the City Planning Department.*
- The project encourages greater marketability of the Urban Renewal District. *Increased dining space in this popular restaurant will bring more patrons to downtown.*
- The proposal will complement the existing and surrounding community. *The exterior expansion design will be complimentary to the existing building as well as the surrounding buildings.*
- The project design works toward restoring the building as closely to its original design as possible. *Not applicable*
- That building interiors are improved with a focus on addressing code- related improvements. *Not applicable*
- The project is in the public interest. *The Urban Renewal Program specifically identifies signage as an eligible improvements within Woodburn's Urban Renewal District.*

SUMMARY AND CONCLUSION:

The Program is intended to encourage and assist business and property owners to invest in the Urban Renewal District. This Application reflects the intent of the program by making improvements to the property and maintaining the useful life of the building.

CONDITIONS OF APPROVAL:

1. Based on the bids submitted, there is a match requirement required (up to 77%) for interior and exterior improvements through the Program. Invoices must be submitted for reimbursement. No grant money will be disbursed until the project is completed and is approved by the Agency.
2. Grant funds may be used for materials and services provided by licensed contractors.

3. Projects shall be completed within one year of approval in order to be eligible for reimbursement. Grants provide for a single payment after receipts are provided and all completed work is accepted by the City.
4. Licensed contractors will complete all work.



DARS Agenda Item

To: Downtown Advisory Review Subcommittee (DARS)
From: Jamie Johnk, Economic Development Director
Re: **URG 2019.05: 430 N. First Street (Trapala Restaurant)**

Recommendation:

Staff is requesting Downtown Advisory Renewal Subcommittee (DARS) consideration of approval for the Building Improvements Program Grant Application (Program) from Severo Trapala/Trapala Restaurant (Applicant) for \$50,000; 23% of the overall cost of remodel and expansion of the restaurant of \$215,985 on the property located at 430 N. First Street.

Background:

The Applicant owns and operates the restaurant at 430 N. First and has discussed his expansion plans with staff for more than two years. The current footprint of the restaurant is small and the goal is to enclose the exterior seating area to create a much larger dining area. The plans will also remodel the existing interior and upgrade the restrooms. These proposed changes will greatly enhance this very popular downtown restaurant and provide for a more enjoyable dining experience.

Proposal:

The scope of the project is to remodel and expand the existing restaurant. The Applicant has provided three construction estimates as well as the proposed plans which are in the process of submitting to the City's Planning Department.

The overall cost of the remodel/expansion project for Trapala's Restaurant located at 430 N. First Street:

Building Improvements Program Grant	<u>\$ 50,000</u>
Estimated cost of all improvements	\$215,985
Percentage of grant	23%

Program Criteria:

- The property is located at 430 N. First Street and within the Urban Renewal District.
- The proposal complies with the downtown architectural design standards and signage standards. *Plans will be submitted and reviewed by the City Planning Department.*

- The project encourages greater marketability of the Urban Renewal District. *Increased dining space in this popular restaurant will bring more patrons to downtown.*
- The proposal will complement the existing and surrounding community. *The exterior expansion design will be complimentary to the existing building as well as the surrounding buildings.*
- The project design works toward restoring the building as closely to its original design as possible. *Not applicable*
- That building interiors are improved with a focus on addressing code- related improvements. *Not applicable*
- The project is in the public interest. *The Urban Renewal Program specifically identifies signage as an eligible improvements within Woodburn's Urban Renewal District.*

Summary and Conclusion:

The Program is intended to encourage and assist business and property owners to invest in the Urban Renewal District. This Application reflects the intent of the program by making improvements to the property and maintaining the useful life of the building.

Conditions of Approval:

1. Based on the bids submitted, there is a match requirement required (up to 77%) for interior and exterior improvements through the Program. Invoices must be submitted for reimbursement. No grant money will be disbursed until the project is completed and is approved by the Agency.
2. Grant funds may be used for materials and services provided by licensed contractors.
3. Projects shall be completed within one year of approval in order to be eligible for reimbursement. Grants provide for a single payment after receipts are provided and all completed work is accepted by the City.
4. Licensed contractors will complete all work.

Attachments:

- Building Improvements Application

URG 2019.05

City of Woodburn

Building Improvements Program

APPLICATION ☐ EXTERIOR GRANT ☐ INTERIOR GRANT ☐ Loan (Fee \$150) ☐ Design Services (Fee \$50)

APPLICANT INFORMATION

Name: Severo Trapala M
Phone: 541 2707613
Tax ID number: 842544796

FOR OFFICE USE ONLY

Application Date:
Approval Date:
Amount Awarded:

PROPERTY OWNER INFORMATION

Property Address: 430 N 1st st Woodburn Or 97071
Name: Severo Trapala M Phone/Email: 541 2707613
Address: 110 E Cleveland st City: Woodburn St: 02 Zip: 97071
Owner's Signature: Severo Trapala M Date: 1/3/20

BUSINESS AND / OR PROJECT INFORMATION

Name of Business: Trapala Restaurant	Business Owner's Name: Severo Trapala M
Address: 430 N 1st st	Phone: 503 981 3000
City: Woodburn State: Or	Zip: 97071
Type of Business: Restaurant	Upper Floor Use: N/A

PROPOSED IMPROVEMENTS

Improvements Type: <input checked="" type="checkbox"/> Interior Improvements <input checked="" type="checkbox"/> Exterior Improvements <input type="checkbox"/> Other
Description:
1096 + total Are to be Remodelled.
Trapala Restaurant Addition and Remodel
Plan Attached.
Estimated Cost of Improvements: \$ 215,984.88



Application Fee
Collected By: _____
Receipt #: _____
Date: _____

CERTIFICATION BY APPLICANT

The Applicant certifies that all information provided in this application is true and complete to the best of the Applicant's knowledge and belief. The Applicant represents to the City that this Agreement has been duly authorized by all necessary action on the part of the Applicant and no other corporate or other action on the part of the Applicant is legally required. If the Applicant is not the owner of the property to be rehabilitated, the Applicant certifies that it has the legal authority to sign and enter into an agreement to perform the proposed work on the building. Evidence of this legal authority must be attached.

Applicant acknowledges and agrees the Agency shall have no obligation to pay any persons providing materials or performing labor or to cause the release of any mechanics or other liens that may be recorded against the above property in connection with the proposed improvements.

Severo Trapala m
Applicant's Signature

01/3/20
Date

ACKNOWLEDGMENT BY PROPERTY OWNER (if different than Applicant)

The Property Owner hereby acknowledges all the above terms of this application and agrees that the Agency shall have no obligation to pay any persons providing materials or performing labor or to cause the release of any mechanics or other liens that may be recorded against the above property in connection with the proposed improvements.

Severo Trapala m
Property Owner's Signature

1/3/20
Date



Affordable Northwest Contractors Inc.
 12055 NE Glenn Widing Dr, Unit 204
 Portland, Oregon 97220
 Tel: (503) 423-7754 | Email: rgil71@yahoo.com
 CCB# 198757

Project Name

Trapala Restaurant Remodel		
1,096 TOTAL AREA TO BE REMODELLED		
Item	Comments	Budget Amount
501 Plans-Arch/Survey/Engr	Structural Engineering, Permitting and Project Management	\$ 9,950.00 ✓
502 Permits/with no SDC	(mechanical only to run ducts from existing unit to new area) only General building permit	\$ 8,000.00 ✓
503 Temp Power/Excavation		\$ -
504 Footings and Foundation		\$ -
505 Framing Material	Includes wall repair	\$ 11,867.70
506 Roof Repair / Roofing and Underlayment		\$ 14,341.37
507 Framing Labor	Includes wall repair	\$ 8,442.92
509 Windows and Sliders		\$ 8,004.34
510 Plumbing (Rough)	(Includes finish)	\$ 6,556.00
511 Electrical (Rough)		\$ 5,877.80
515 Finish Floor		\$ 1,767.95
516 Siding	Replace Exterior Siding	\$ 8,985.45
517 Heating/Air Conditioning		\$ 7,686.20
518 Insulation		\$ 3,035.63
519 Drywall/Tape/Texture		\$ 5,606.51
520 N/A		\$ -
522 N/A		\$ -
523 Downspouts & Gutters		\$ 1,175.56
524 Exterior Painting		\$ 2,170.11
525 Interior Painting		\$ 3,157.05
527 N/A		
528 Lino./Tile/Vinyl		\$ 979.66
529 Plumbing (Finish)	(Commercial restroom with ADA stalls)	\$ 1,019.97
530 N/A		\$ -
531 Electrical (finish)		\$ 1,085.13
532 N/A		\$ -
534 Interior Doors/Trim	(Includes exterior doors)	\$ 2,817.06
535 Finish Labor		\$ 4,521.38
536 Finish Hardware	(Miscellaneous items)	\$ -
537 N/A		\$ -
539 Concrete Repair, Patch and leveling		\$ 2,817.06
540 Clean Up		\$ 1,214.25
541 N/A		\$ -
542 N/A		\$ -
543 Utilities		\$ 808.16
544 Misc	Lead paint / Asbestos Abatement - TBD	\$ 350.00
Subtotal	Hard Cost	\$ 122,237.26
	Cost per Sq. Ft.	\$ 111.53
	Overhead & Profit	2.50% \$ 3,055.93
	Builders Risk Insurance	1.00% \$ 1,222.37
	Contingency	3.00% \$ 3,667.12
Subtotal		\$ 7,945.42
TOTAL COST + PROFIT		\$ 130,182.68
	Cost per Sq. Ft.	\$ 118.78

Project Name

Trapala		
TOTAL BUILDING Sq. Ft.		
Item	Comments	Budget Amount
501 Plans-Arch/Survey/Engr		
502 Permits		\$ 2,000.00
503 Temp Power/Excavation		
504 Footings and Foundation		
505 Framing Material	#1 and #2 grade	\$ 20,276.00
506 Trusses		
507 Framing Labor		\$ 14,184.00
508 Roofing and Underlayment		\$ 33,460.00
509 Windows and Sliders		\$ 20,276.00
510 Plumbing (Rough)		\$ 4,964.00
511 Electrical (Rough)		\$ 21,276.00
512 Fireplace		
513 Masonry/Veneer		\$ 21,726.00
514 Prefab. Fireplace		
515 Concrete Floor	Includes footings and exterior patching	\$ 14,000.00
516 Siding		
517 Heating/Air Conditioning		
518 Insulation		
519 Drywall/Tape/Texture		\$ 5,673.00
520 Septic/Sewer		
521 Water Hookup		
522 Well		
523 Downspouts & Gutters		
524 Exterior Painting		
525 Interior Painting/stain		\$ 7,195.00
526 Wallpaper/Paneling		
527 Cabinets/Hardware		
528 Lino/Tile/Vinyl		
529 Plumbing (Finish)	(Bath hardware)	\$ 2,350.00
530 Ext. & Garage Doors	Allowance (Main garage door plus second garage door)	
531 Electrical (finish)	Allowance for electrical fixtures	\$ 7,092.00
532 Carpets		
533 Hardwood Floors		
534 Interior Doors/Trim	(Includes exterior doors)	
535 Finish Labor		
536 Finish Hardware	Bathroom Stalls	\$ 7,092.00
537 Appliances		
538 Decks/Labor & Material		
539 Concrete Steps/Drive/Patio		
540 Demo		\$ 6,500.00
541 Landscaping		
542 Sales Tax		
543 Utilities		
544 Misc	Not Used	
545 Project Management		\$ 5,000.00
Subtotal	Hard Cost	\$ 193,064.00
	Cost per Sq. Ft.	#DIV/0!
	Builders Risk Insurance	1.00% \$ 1,930.64
	Contingency	2.50% \$ 4,826.60
Subtotal		\$ 6,757.24
TOTAL COST + PROFIT		\$ 199,821.24
	Cost per Sq. Ft.	#DIV/0!



flow design studios, llc
618 NW Gilsan St. / Suite 400
Portland, OR 97209
Phone: (971) 238-0911

Trapala Restaurant Addition

Woodburn, OR		
1,217 TOTAL REMODEL Sq. Ft.		
Item	Comments	Budget Amount
501 Plans-Arch/Survey/Engr		
502 Permits/with no SDC		\$ 3,000.00
503 Temp Power/Excavation		\$ 4,000.00
504 Footings and Foundation		\$ 7,100.00
505 Framing Material	#1 and #2 grade	\$ 20,100.00
506 Trusses		
507 Framing Labor		\$ 1,304.00
508 Roofing and Underlayment		\$ 33,250.00
509 Windows and Sliders		\$ 19,300.00
510 Plumbing (Rough)	(Includes finish)	\$ 5,000.00
511 Electrical (Rough)	(Finish plus vacuum rough)	\$ 20,186.00
512 Fireplace		
513 Masonry/Veneer/Stucco		\$ 21,726.00
514 Prefab. Fireplace		\$ -
515 Concrete Floor		\$ 8,000.00
516 Siding		\$ -
517 Heating/Air Conditioning		\$ -
518 Insulation		\$ 3,250.00
519 Drywall/Tape/Texture		\$ 5,553.00
520 Septic/Sewer		\$ 3,850.00
521 Water Hookup		\$ 3,776.00
522 Well		\$ -
523 Downspouts & Gutters		\$ 2,400.00
524 Exterior Painting		\$ 5,800.00
525 Interior Painting		\$ 6,188.00
526 Wallpaper/Paneling		\$ -
527 Cabinets/Hardware		\$ -
528 Lino./Tile/Vinyl		\$ -
529 Plumbing (Finish)	(hardware)	\$ 2,800.00
530 Ext. & Garage Doors		\$ -
531 Electrical (finish)	Allowance for electrical fixtures	\$ 6,850.00
532 Carpets		\$ -
533 Hardwood Floors		\$ -
534 Interior Doors/Trim	(Includes exterior doors)	\$ 4,600.00
535 Finish Labor		\$ 6,200.00
536 Finish Hardware	(Miscellaneous items)	\$ 7,092.00
537 Appliances		\$ -
538 Decks/Labor & Material		\$ -
539 Concrete Steps/Drive/Patio		\$ -
540 Clean Up/Demo		\$ 2,500.00
541 Landscaping		\$ -
542 Sales Tax		
543 Utilities		\$ 900.00
544 Misc	Not Used	
Subtotal	Hard Cost	\$ 204,725.00
	Cost per Sq. Ft.	\$ 168.22
	Overhead & Profit	2.50% \$ 5,118.13
	Builders Risk Insurance	1.00% \$ 2,047.25
	Contingency	2.00% \$ 4,094.50
Subtotal		\$ 11,259.88
TOTAL COST + PROFIT		\$ 215,984.88
	Cost per Sq. Ft.	\$ 177.47

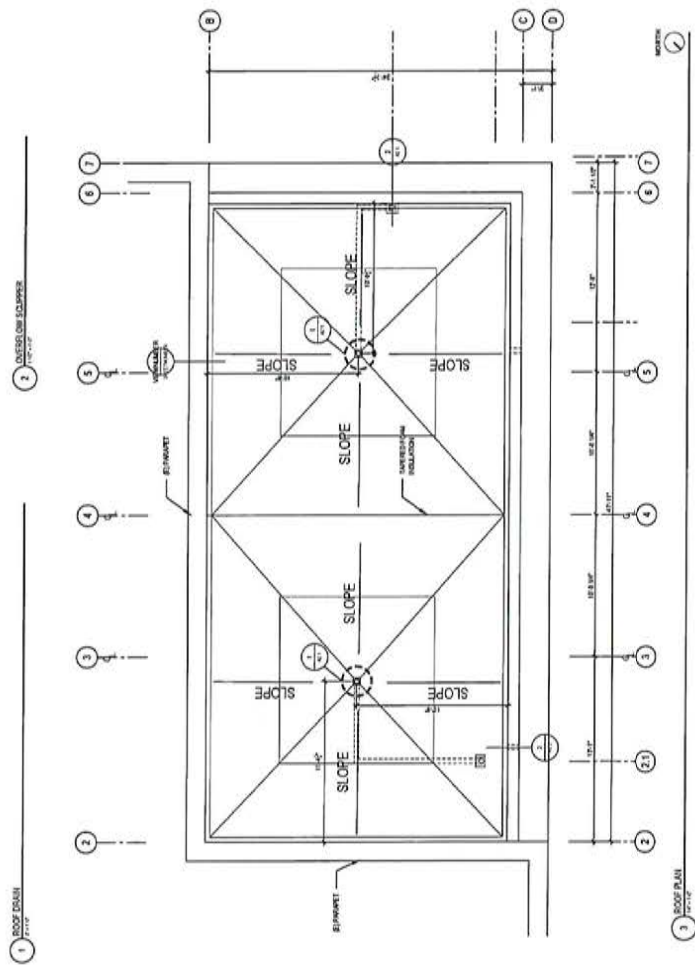
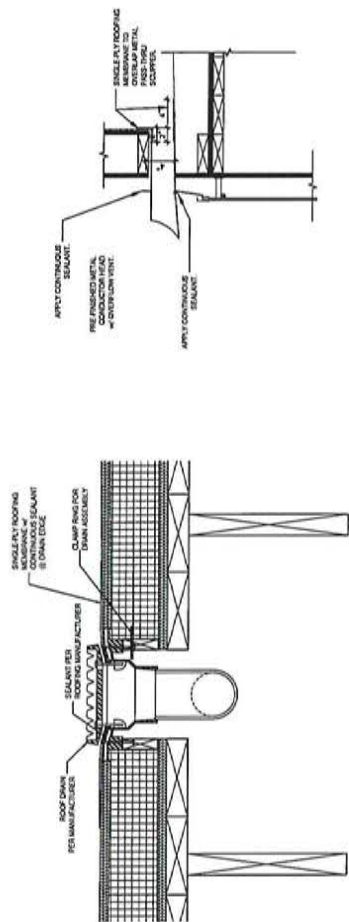
ELCON
 CONSULTING, LLC
 400 N. 1ST ST. SUITE 400
 WOODBURN, OR 97071
 TEL: 503.221.1111 / FAX: 503.221.1112
 WEB: WWW.ELCON-OR.COM

BIDSET

REVENO MANQUEZ TRAPALA
 430 N. 1ST ST.
 WOODBURN, OR 97071
 TRAPALA RESTAURANT ADDITION AND REMODEL

PROJECT NO.
 100318C
 DRAWN
 KSC / EDI
 CHECK
 BNC
 DATE
 5/24/2019
 SHEET NO.
 ROOF PLAN
 DETAILS
 A21

ROOF NOTES



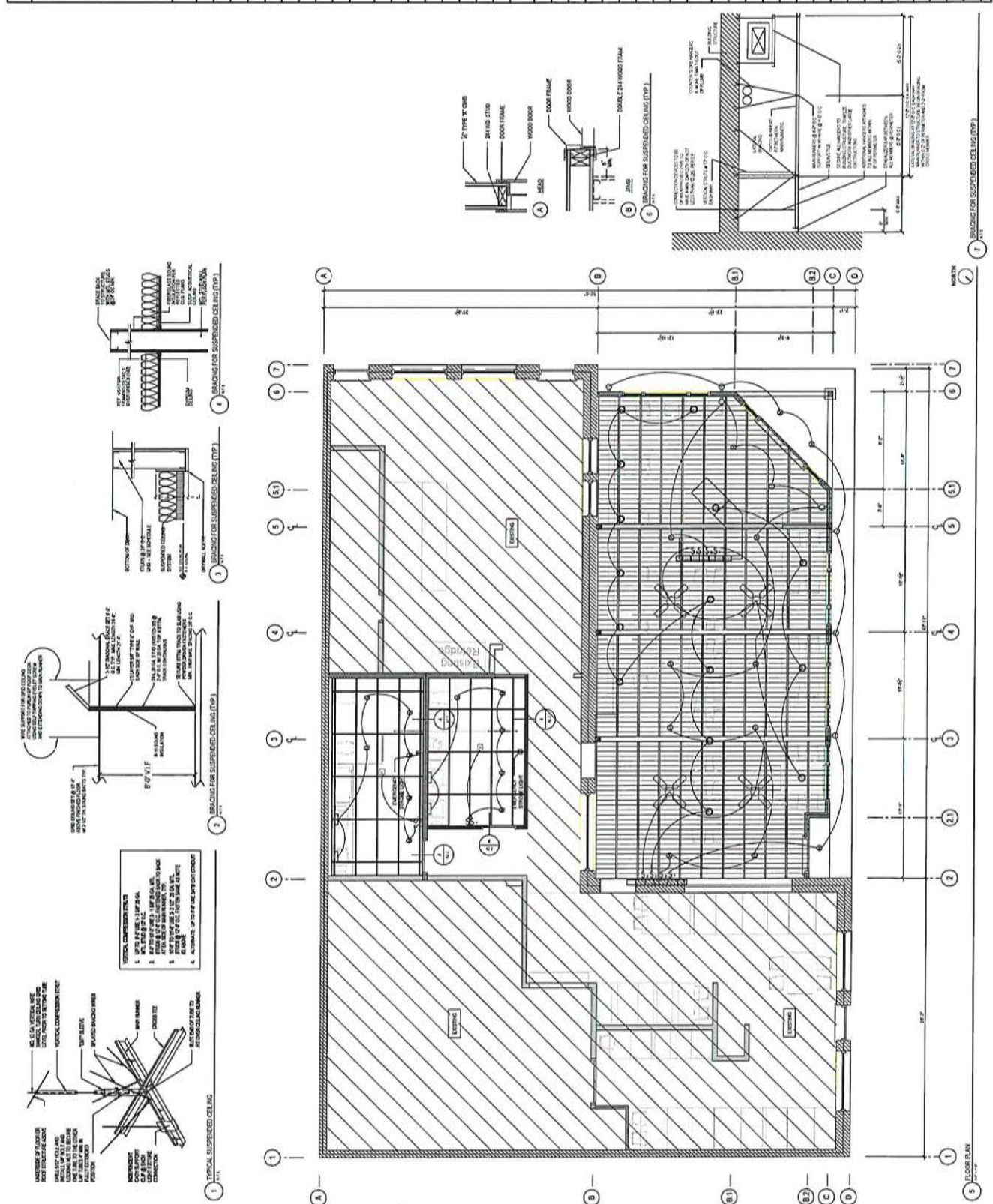
GENERAL NOTES	
1.	THE GENERAL CONTRACTOR SHALL OBTAIN AND VERIFY ALL NECESSARY PERMITS AND APPROVALS FOR ALL WORKS TO BE PERFORMED IN ACCORDANCE WITH THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
2.	ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
3.	DO NOT SCALE DIMENSIONS.
4.	EMBEDDINGS ARE TO BE MADE OF LIGHT WEIGHT CONCRETE.
5.	CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
6.	DOUBLE JOISTS AT ALL LOCATIONS BEHIND COLUMNS.

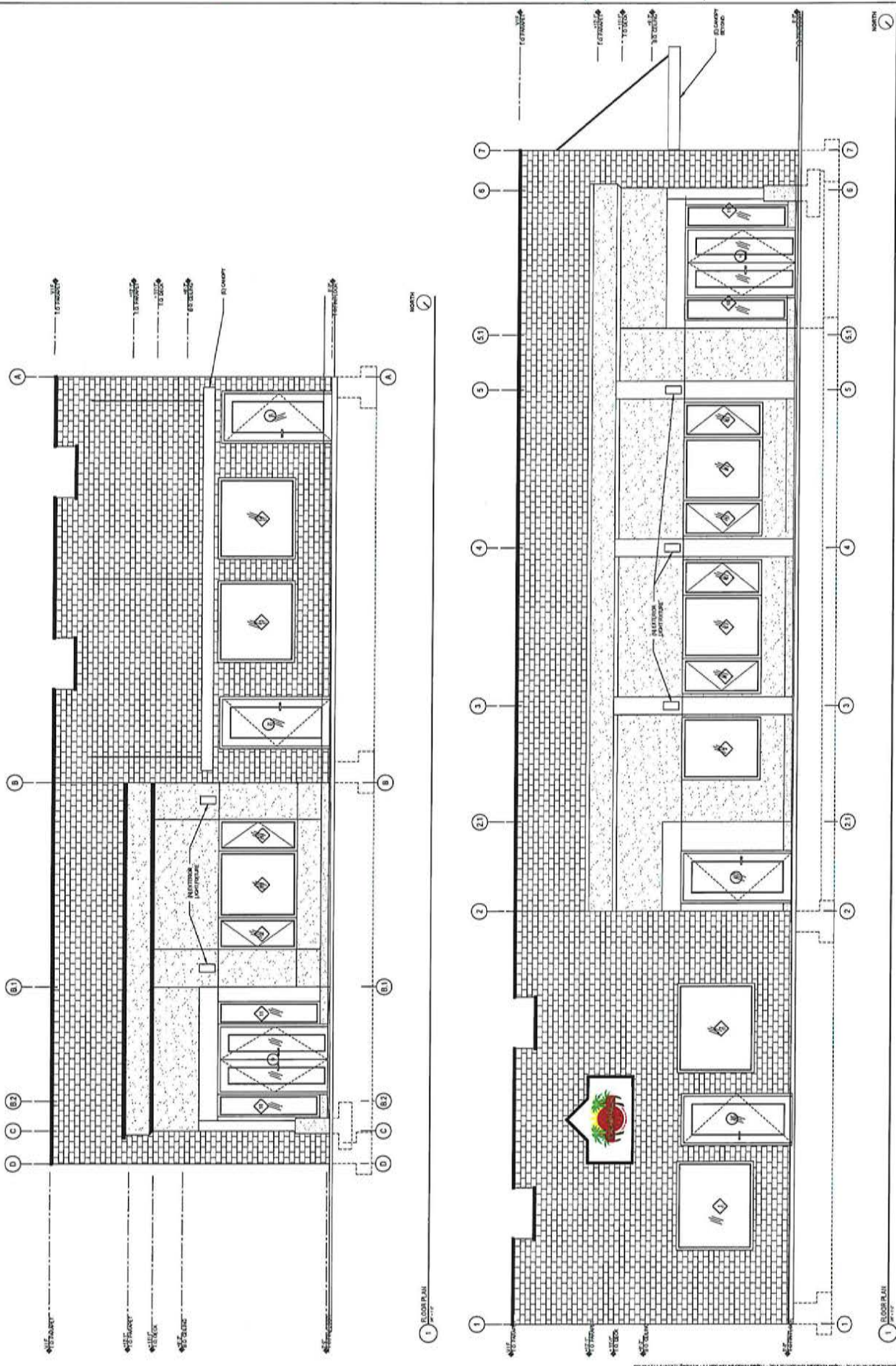
ELECTRICAL OUTLET LEGEND	
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ELECTRICAL SWITCH LEGEND	
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MISCELLANEOUS ELECTRICAL SYMBOLS LEGEND	
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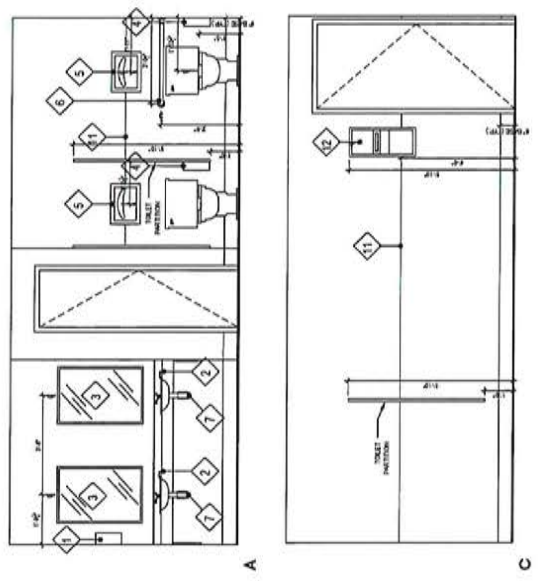
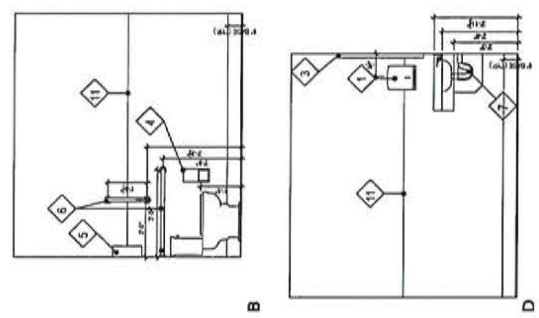


ELCOM
 1029 16th Street, Suite 100
 San Francisco, CA 94103
 Tel: 415.774.2881 / Fax: 415.774.2006
 Web: www.elcom.com

BIDSET
 TRAPAL A RESTAURANT ADDITION AND REMODEL
 430 N. 1ST ST.
 WOODBURN, OR 97071

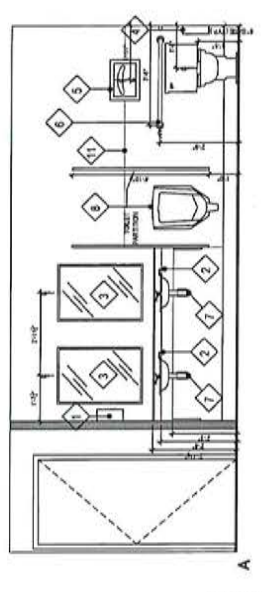
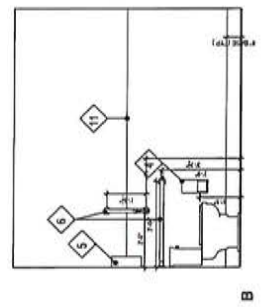
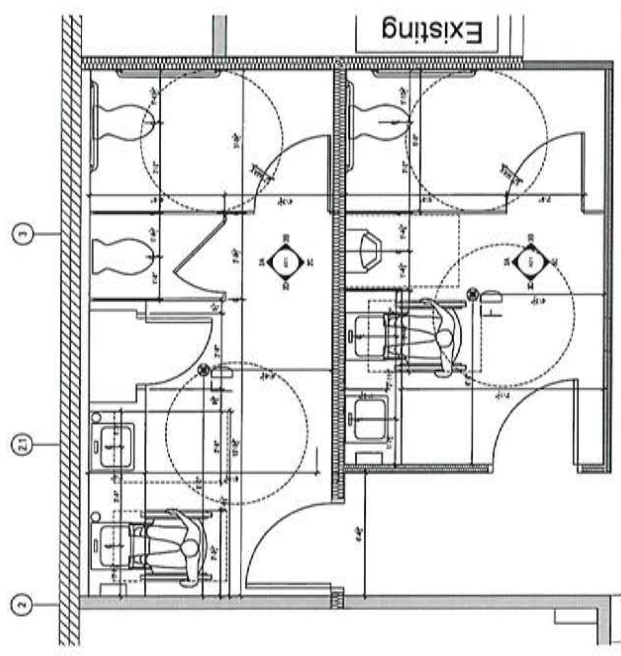
PROJECT NO:
 1029 16th
 ARCHITECT:
 KSC / EDI
 DATE:
 7/3/2019
 SHEET NO:
 ENLARGED
 RESTROOM PLAN
 RESTROOM ELEV.
 A31

- RESTROOM KEY NOTES**
- 1 SURFACE MOUNTED HANDED TOWEL DISPENSER
 - 2 SOAP DISPENSER
 - 3 SPACED MIRROR - CENTER OVER LANDSCAPY
 - 4 TOILET TANK DISPENSER - SURFACE MOUNT
 - 5 TOILET TANK DISPENSER - SURFACE MOUNT
 - 6 ACCESSIBLE GRAB BAR
 - 7 PREHUNG WARDrobe IN LINE WITH 10" WIDE PARTITION
 - 8 COLD WATER AND DRAIN PIPES
 - 9 FLOOR SCHEDULE
 - 10 COME UP TO LIGHTING STEP
 - 11 4" X 8" MIRROR - CENTER OVER LANDSCAPY
 - 12 4" X 8" MIRROR - CENTER OVER LANDSCAPY
 - 13 RECESSED HANDED TOWEL HOLDER AND TOWEL RACK



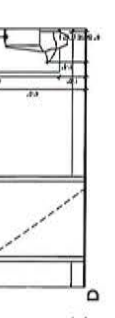
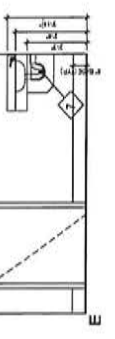
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1 ENLARGED RESTROOM FLOOR PLAN



2 ENLARGED MEN'S RESTROOM ELEVATIONS

2 ENLARGED WOMEN'S RESTROOM ELEVATIONS



3 ENLARGED MEN'S RESTROOM ELEVATIONS

3 ENLARGED WOMEN'S RESTROOM ELEVATIONS

TRAPALA RESTAURANT
430 N. 1ST ST.
WOODBRIDGE, ONT. L7Y 1Z1

Flow
 CONSULTING ENGINEERS
 10000 W. 10TH AVE. SUITE 400
 DENVER, CO 80202
 TEL: 773.251.1111 / FAX: 773.251.1100
 WWW.FLOWENGINEERS.COM

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DATE: 7/2/2019
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 APPROVED BY: J. B. BROWN

BID SET

BERNARD MANUEZ TRAPALA
 430 N. 1ST ST.
 WOODBURN, CO 87071

PROJECT NO: 1005918C
 DATE: 7/2/2019
 EVS / KSC / EBI
 FOUNDATION
 FRAMING
 PLANS
 SHEET NO: S20

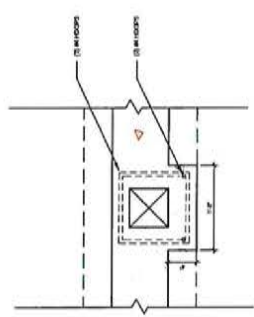
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2	50% REINFORCED CONCRETE
3	20% REINFORCED CONCRETE
4	10% REINFORCED CONCRETE
5	5% REINFORCED CONCRETE
6	2% REINFORCED CONCRETE
7	1% REINFORCED CONCRETE
8	0% REINFORCED CONCRETE
9	100% REINFORCED CONCRETE
10	50% REINFORCED CONCRETE
11	20% REINFORCED CONCRETE
12	10% REINFORCED CONCRETE
13	5% REINFORCED CONCRETE
14	2% REINFORCED CONCRETE
15	1% REINFORCED CONCRETE

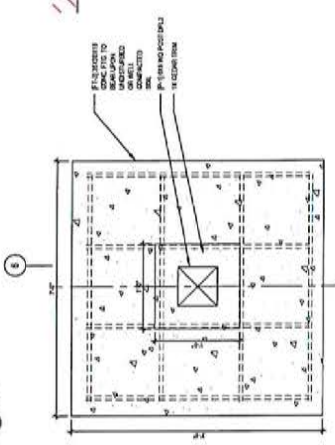
FRAMING LEGEND

1	100% REINFORCED CONCRETE
2	50% REINFORCED CONCRETE
3	20% REINFORCED CONCRETE
4	10% REINFORCED CONCRETE
5	5% REINFORCED CONCRETE
6	2% REINFORCED CONCRETE
7	1% REINFORCED CONCRETE
8	0% REINFORCED CONCRETE
9	100% REINFORCED CONCRETE
10	50% REINFORCED CONCRETE
11	20% REINFORCED CONCRETE
12	10% REINFORCED CONCRETE
13	5% REINFORCED CONCRETE
14	2% REINFORCED CONCRETE
15	1% REINFORCED CONCRETE

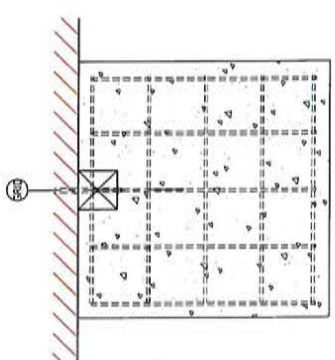
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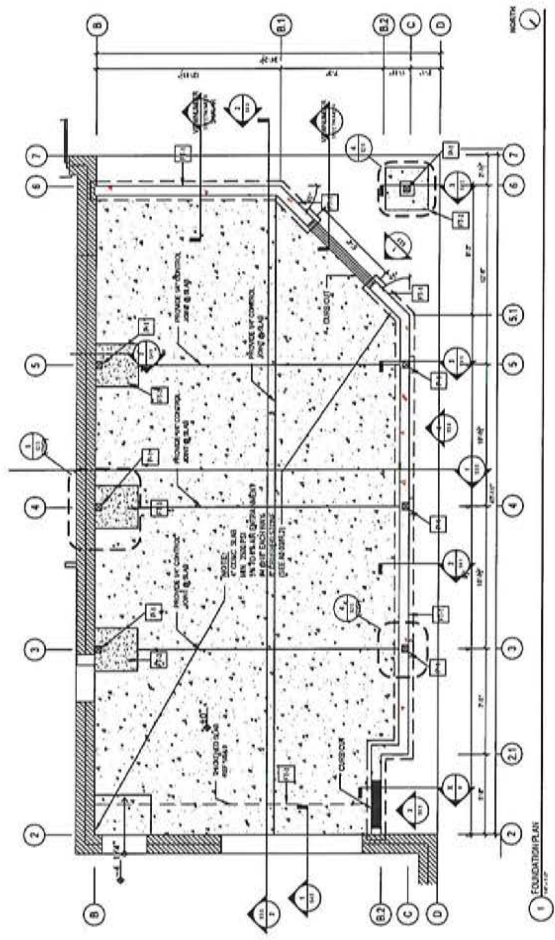
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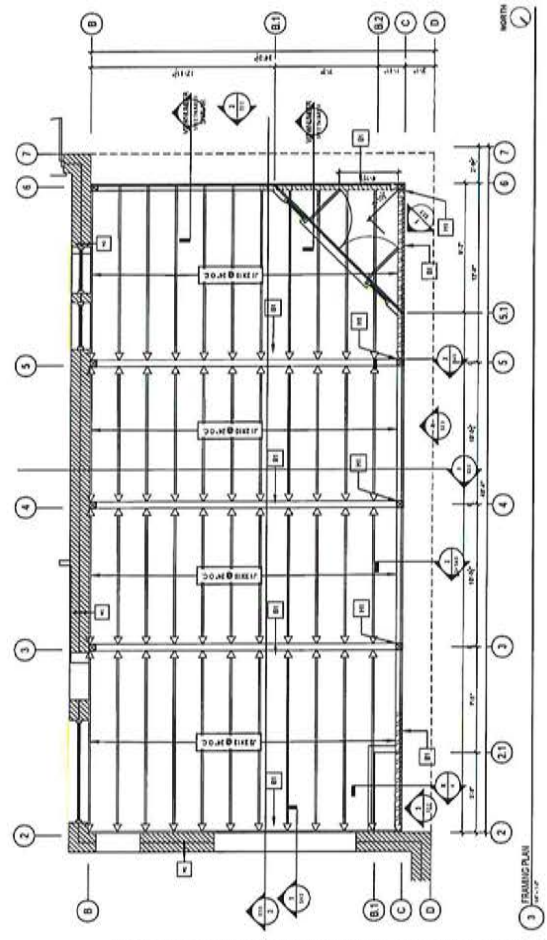
1 FOOTING PLAN



1 FOOTING PLAN



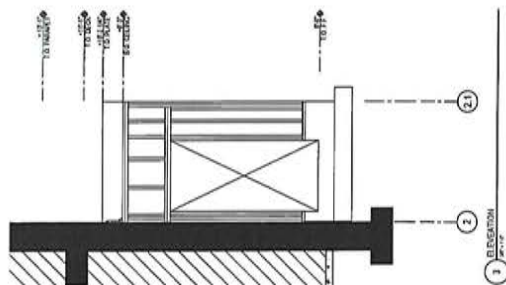
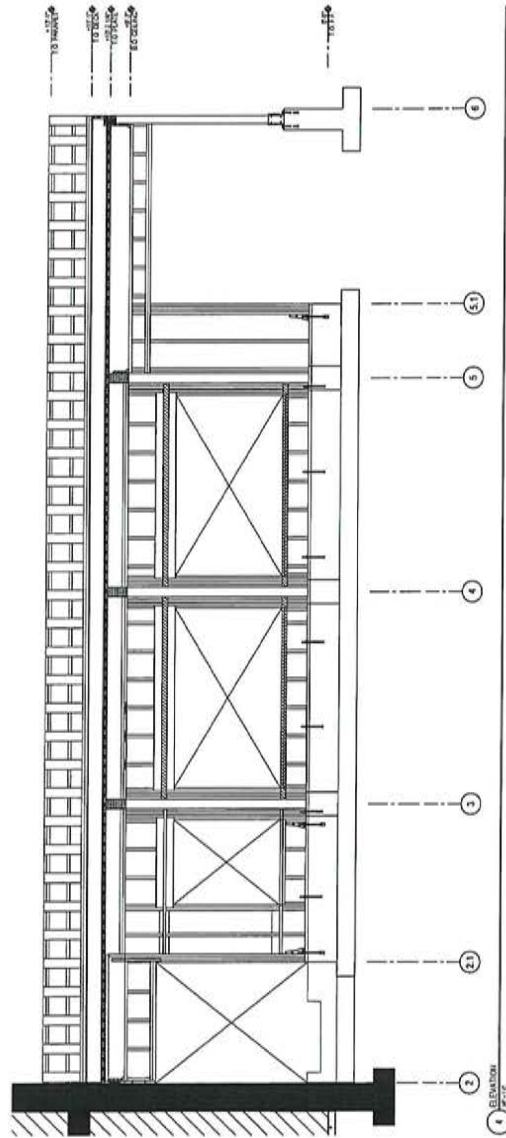
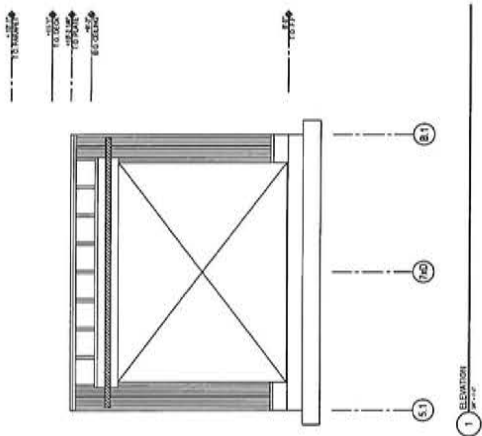
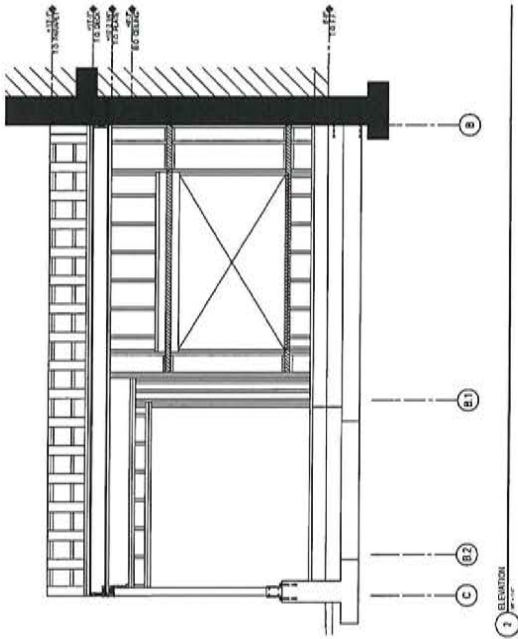
1 FOUNDATION PLAN



1 FRAMING PLAN

BID SET

STRUCTURAL LEGEND	
	100% REINFORCED CONCRETE
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	25% REINFORCED CONCRETE
	10% REINFORCED CONCRETE
	5% REINFORCED CONCRETE
	2% REINFORCED CONCRETE
	1% REINFORCED CONCRETE
	0.5% REINFORCED CONCRETE
	0.25% REINFORCED CONCRETE
	0.125% REINFORCED CONCRETE
	0.0625% REINFORCED CONCRETE
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flow
 418 MC BLAIN STREET / SUITE 400
 LOS ANGELES, CA 90013
 TEL: 213.228.8811 / FAX: 213.228.8800
 WWW.FLOWCONCRETE.COM

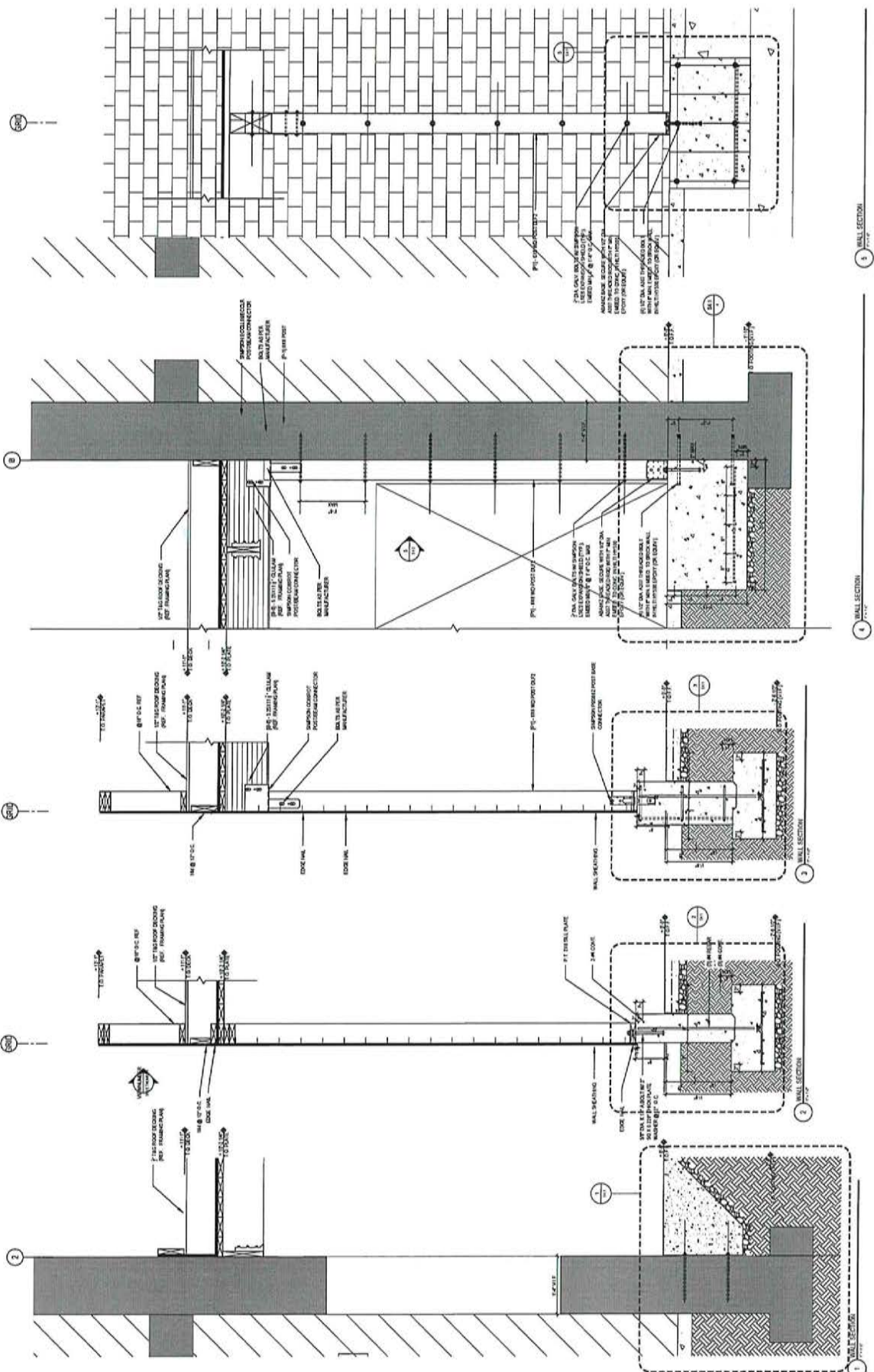
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BID SET

BEVERLY MARQUEZ TRAPALA
 430 N. 1ST ST.
 WOODBURN, OR 97071

PROJECT NO:
 102918C
 RSC / EDC
 DATE:
 7/3/2019

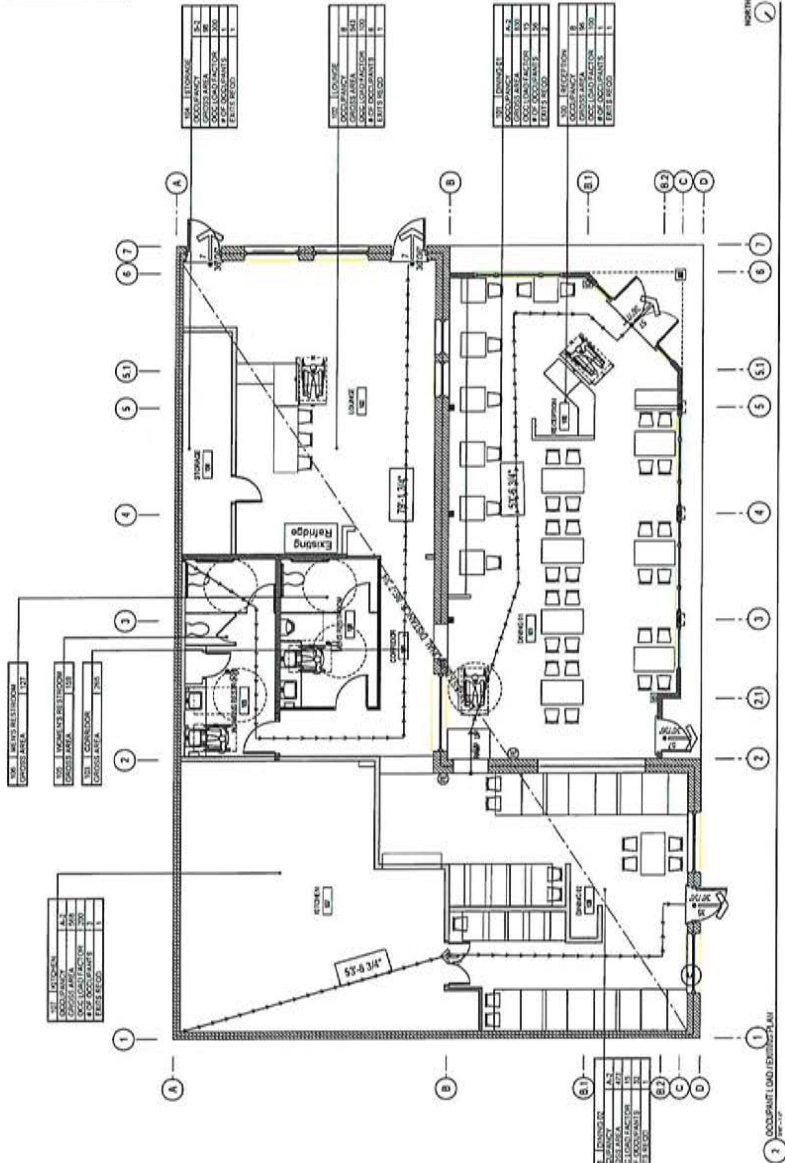
SHEET NO:
**STRUCTURAL
 DETAILS**
 \$40



[illegible]

OCCUPANT SUMMARY				
PROPOSED	EXISTING	NET	OCCUPANT TYPE	NET AREA - SQ. FT.
100 - RESTAURANT	100	8	100	1
101 - LOBBY	101	1	101	1
102 - LOBBY	102	1	102	1
103 - LOBBY	103	1	103	1
104 - LOBBY	104	1	104	1
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1 OCCUPANT LOAD SUMMARY



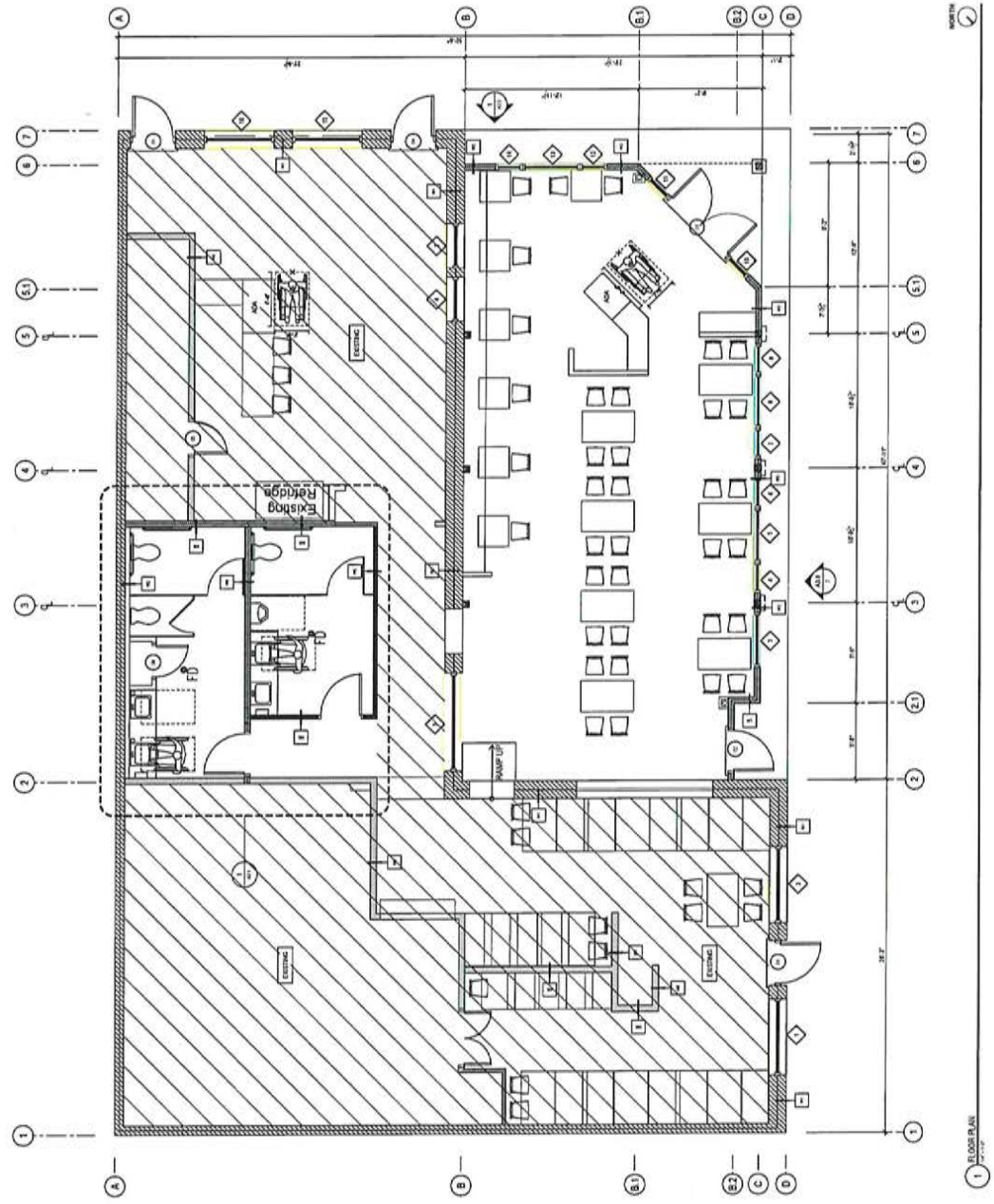
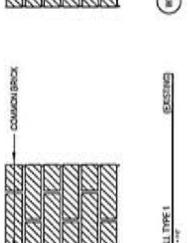
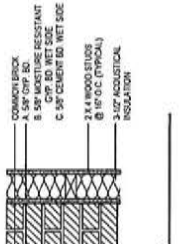
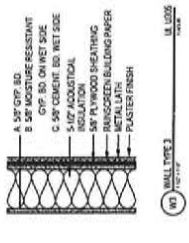
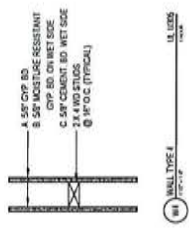
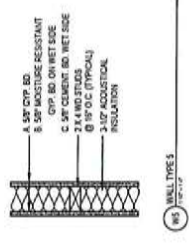
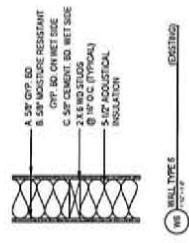
ELCOM
 1000 N. GARDEN STREET / SUITE 400
 TULSA, OK 74103
 TEL: 918.258.2811 / FAX: 918.258.2812
 WWW.ELCOM.COM

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BID SET

BEVERLY MARQUEZ TRAPALA
 430 N. 1ST ST.
 WOODBRIDGE, OK 73071

PROJECT NO.: 102918RE
 OWNER: KSCC
 DATE: 7/3/2019
 DRAWN BY: A20
 FLOOR PLAN



WALL AND FLOOR TYPE UL COMPONENTS

WALL TYPE	FLOOR TYPE
WALL TYPE 1	FLOOR TYPE 1
WALL TYPE 2	FLOOR TYPE 2
WALL TYPE 3	FLOOR TYPE 3
WALL TYPE 4	FLOOR TYPE 4
WALL TYPE 5	FLOOR TYPE 5
WALL TYPE 6	FLOOR TYPE 6