

PROJECT SUBMITTAL · PERMIT DRAWINGS

Restaurant Patio Cover 24x24 (freestanding)

Construction of a new 24'x24' freestanding wood-framed patio cover (pergola) on the existing concrete patio at the south side of the Von Ebert Brewing taproom. Structure consists of 16 pressure-treated DF-L #2 posts in a 4x4 grid bearing on cast-in-place concrete pier footings, with 4x10 beams, 2x8 rafters at 24 in o.c., and corrugated translucent polycarbonate panels on a 1:12 slope. Project includes four overhead 6 kW electric infrared heaters served by a new dedicated 240 V circuit from the existing building subpanel, plus a gutter / downspout system at the low-side eave. No new impervious surface — entire footprint is existing concrete patio.

PROPERTY DETAILS

ADDRESS	825 N Cook St, Portland, OR 97227
PARCEL / TAX LOT	1N1E27BA 3600
PROPERTY RECORD	R176600050
ZONING	EX (Central Employment)
NEIGHBORHOOD	Boise
JURISDICTION	Portland, OR · Multnomah County
WATERSHED	Willamette River
SUBWATERSHED	Lower Willamette
ELEVATION	51 ft (approx)
LOT AREA	28,856 sf
EXISTING BUILDING FOOTPRINT	4,500 sf
PROPOSED PERGOLA FOOTPRINT	576 sf
NEW IMPERVIOUS SURFACE	0 sf
PERGOLA SIZE	24' x 24' freestanding
PERGOLA USE CATEGORY	commercial assembly
LOAD PROFILE	commercial_patio_cover
FRAMING SPECIES	Douglas Fir-Larch (N)
ROOF	polycarbonate · 1.0:1

PROJECT TEAM

OWNER	FOTEFF, JAMES A 10846 SE 93rd Ct, Happy Valley, OR 97086
CONTRACTOR	Boss PDX LLC CCB# 232383 · info@bosspdx.com · 844-BOSS-PDX
APPLICANT	Boss PDX LLC lucas@bosspdx.com · (503) 244-5566

DEFERRED SUBMITTALS

- Electrical trade permit — heater branch

ABBREVIATIONS

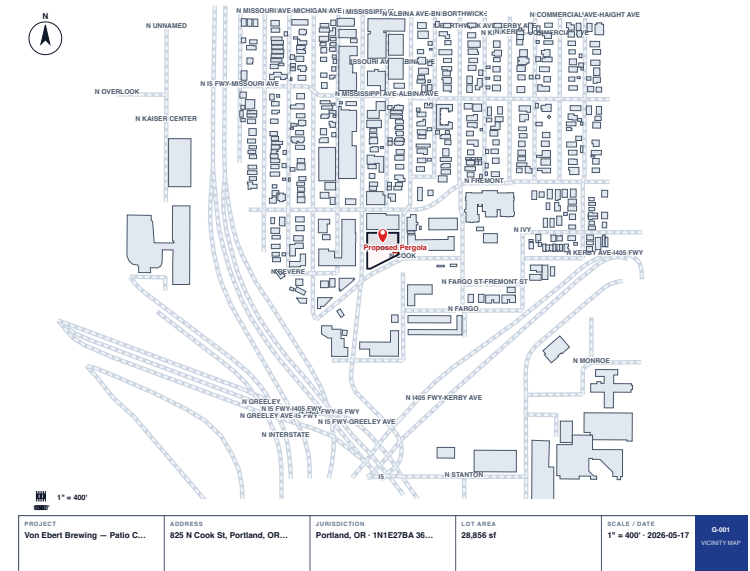
A	Area	CIP	Cast-in-Place	DWG	Drawing
AB	Anchor Bolt	CLR	Clear	EA	Each
AC	Air Conditioning	CMU	Concrete Masonry Unit	EGC	Equipment Grounding Conductor
ADA	Americans with Disabilities Act	CONC	Concrete	ELEC	Electrical
AFF	Above Finished Floor	CONT	Continuous	ELEV	Elevation
ALT	Alternate	CW	Cold Water	EOR	Engineer of Record
ARCH	Architect / Architectural	DBL	Double	EPDM	Ethylene Propylene Diene Monomer (gasket)
ASCE	American Society of Civil Engineers	DCR	Demand / Capacity Ratio	EQ	Equal
BLDG	Building	DIA	Detail	EXIST	Existing
BLKG	Blocking	DIM	Dimension	EXT	Exterior
BM	Beam	DN	Down	FBO	Furnished By Others
BOT	Bottom	DO	Door Opening	FF	Finished Floor
BSMT	Basement	DTL	Detail		
CFM	Cubic Feet per Minute				

Full abbreviation list continues on G-004 Legends sheet.

DIMENSIONS

1. Dimensions are indicated in the documents. The drawings shall govern over general notes to the extent shown. Do not scale the drawings; noted dimensions shall govern.
2. In many instances, the actual dimensions may be less important than if elements are to be EQUAL. In these cases, the notation 'EQ' is used.
3. Details shall govern all dimensions not shown on plans. Reference detail dimension points.
4. Concrete and masonry walls are dimensioned to face of brick / face of masonry.
5. Exterior grid lines correspond to exterior face of framing veneer or face of concrete unless noted otherwise.
6. Wood-framed walls are dimensioned to face of stud (FOS) unless noted otherwise.

VICINITY MAP



PROJECT Restaurant Patio Cover 24x24 (freestanding) 24 x 24 ft · OSSC_2022 · commercial assembly	DRAWN BY Framing Engine v0.5 CHECKED BY (engineer of record)	DATE 2026-05-17 SCALE N.T.S.	REV 0 SHEET G-001 of 13	GENERAL G-001
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24 x 24 ft · OSSC_2022 · commercial assembly

DRAWING SET INDEX

SHEET	DISCIPLINE	TITLE
G-001	GENERAL	Cover Sheet
G-002	GENERAL	Drawing Set Index
G-003	GENERAL	Code Schedule & General Notes
G-005	GENERAL	Egress & Life Safety
G-006	GENERAL	Accessibility
A-100	ARCHITECTURAL	Site Plan
A-101	ARCHITECTURAL	Plan View
A-201	ARCHITECTURAL	Section
A-202	ARCHITECTURAL	Elevations (4 sides)
A-301	ARCHITECTURAL	Isometric 3D
A-601	ARCHITECTURAL	Finish & Material Schedule
G-901	GENERAL	Design Notes
G-902	GENERAL	Assumptions & Limits

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GENERAL

Code Schedule & General Notes

CODE SCHEDULE & GENERAL NOTES

APPLICABLE CODES

BUILDING CODE	OSSC_2022 (concurrent with IBC 2021)
STRUCTURAL WOOD	NDS 2018 (AWC) + NDS Supplement
WIND / SNOW / LOADS	ASCE 7-22
ELECTRICAL	NEC 2023 (NFPA 70) + state amendments
MECHANICAL	IMC / OMSC / state amendments as adopted
ROOF MFR	Polycarb install per mfr (≥ 1:12 slope, EPDM gaskets)
STORMWATER	Jurisdiction storm-drainage standard

PROJECT DESIGN SCHEDULE

USE CATEGORY (IBC §302)	commercial_assembly · 50 occupants
RISK CATEGORY	II (ASCE 7 Table 1.5-1)
LOAD PROFILE	commercial_patio_cover_polycarb
DEAD LOAD	16.0 psf
ROOF LIVE	20.0 psf (IBC Table 1607.1)
GROUND SNOW PG	20.0 psf
WIND V	97 mph · Exp B · obstructed
LATERAL / ATTACHMENT	knee_brace · freestanding

PROJECT-SPECIFIC NOTES

- Lumber to be Douglas Fir-Larch #2 or better, S4S, wet-service factor C_M applied where exposed.
- Connections via Simpson Strong-Tie (or approved equivalent) per S-301. Demand values are nominal; EOR to select listed hardware with adequate capacity.
- Footings bear on undisturbed native soil; min bearing pressure 2000 psf presumptive; verify on site before pour.
- Polycarbonate roof: mfr-supplied closures, foam fillers, EPDM-bonded fasteners at every rib over a purlin. Min 1:12 slope.
- Drainage: 5"+ K-style aluminum gutter at low-side eave with downspout(s) to splash pad at grade. Confirm with civil/site grading.
- Electrical: All MEP per NEC. Heater branch circuits sized at 125% of nameplate continuous load (NEC 424.3(B)); dedicated weather-proof J-box at each drop with bonded EGC.
- Design presented on prescriptive path under engineer-of-record concurrence assumption.

GENERAL CONTRACTOR NOTES

- These construction documents set minimum standards. The drawings shall govern over general notes to the extent shown. Do not scale the drawings; noted dimensions shall govern.
- All work performed, including materials furnished, workmanship means and methods of construction shall conform to the applicable and latest requirements of statutes, as well as local building codes, all laws and regulations, ordinances of local authorities having jurisdiction, utility company requirements and general conditions of applicable owner / contractor agreement.
- Before commencing work, the Contractor shall file all required certificates of insurance with the Owner and the Building Department, obtain all required permits, and pay all fees required by the governmental agencies. Failure to do this may be a cause for termination for cause. Also, notify the Owner and the Architect and their agents 48 hours in advance.
- Drawings indicate location, dimensions, reference and typical details for construction. Information shown shall apply even where details are not repeated. For other details not shown, but of work specified, the necessity for proper construction of any part of the work shall be included as if they were indicated in the drawings. For conditions not illustrated, notify Architect for clarification and / or submit details.
- Contractor shall be responsible to insure number of schedules contained herein coordinate with requirements of the work. Verify that all items are properly furnished and referenced in the necessary sections and notes needed to complete the work.
- These drawings are divided into sections for convenience only. Do not scale from drawings. Do not order fabrication materials or do work from scale dimensions. Dimensions shown for walls shall refer to the face of studs or concrete masonry work required except where otherwise indicated.
- Contractor shall be responsible to verify the work of all trades and suppliers who shall be responsible to report to the Owner or the Architect prior to submission of their shop drawings and prior to their work if the conditions encountered are not correct to permit the proper work to be completed when required. Verify conditions with Owner or Architect for dimensions for items.
- Contractor shall provide structural backing / looking for all wall mounted equipment, fixtures, and other equipment, and for all hanging fixtures (heaters, fans, lights).
- Contractor shall install all materials and equipment as per

DIMENSIONING CONVENTIONS

- Dimensions are indicated in the documents. The drawings shall govern over general notes to the extent shown. Do not scale the drawings; noted dimensions shall govern.
- In many instances, the actual dimensions may be less important than if elements are to be EQUAL. In these cases, the notation 'EQ' is used.
- Details shall govern all dimensions not shown on plans. Reference detail dimension points.
- Concrete and masonry walls are dimensioned to face of brick / face of masonry.
- Exterior grid lines correspond to exterior face of framing veneer or face of concrete unless noted otherwise.
- Wood-framed walls are dimensioned to face of stud (FOS) unless noted otherwise.
- Members which are equally spaced are dimensioned to centerline (CL).
- Posts are dimensioned to centerline. Footings are dimensioned to face of concrete (FOC).

PLAN SYMBOLS

	Corner post
	Edge post
	Interior post (max tributary)
	Beam line
	Rafter spacing

SECTION SYMBOLS

	Heater glow strip
	Polycarbonate panel
	Gutter / downspout
	Concrete (footing / splash pad)
	Roof slope direction

Full abbreviations list on G-001 cover sheet.

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EGRESS & LIFE SAFETY

This sheet documents that the proposed pergola does **not** change the occupancy classification, occupant load, exit count, or travel distances of the existing facility.

OCCUPANCY & OCCUPANT LOAD

EXISTING OCCUPANCY CLASSIFICATION	A-2 Assembly (restaurant / drinking establishment)
EXISTING OCCUPANT LOAD	50 (declared)
NEW SEATS ADDED BY THIS SCOPE	0
PROPOSED OCCUPANT LOAD	50 (no change)
OCCUPANCY THRESHOLD CROSSED?	No — already > 50 occupants under existing operation
CHANGE-OF-OCCUPANCY PERMIT?	Not required

OSSC Table 1004.5 — Maximum Floor Area Allowance per Occupant. A-2 assembly unconcentrated dining tables and chairs: 15 sf/person net. The pergola covers existing outdoor patio dining at 576 sf, with no new seating added.

EXITS & TRAVEL DISTANCE

EXISTING EXIT COUNT	Per existing taproom plan (no change)
MAXIMUM TRAVEL DISTANCE (A-2, SPRINKLERED)	≤ 250 ft per OSSC Table 1017.2
TRAVEL DISTANCE FROM FARTHEST PERGOLA SEAT TO NEAREST EXIT	Within existing exit path; ≤ 100 ft estimated (verify on existing taproom plan)
COMMON PATH OF EGRESS TRAVEL	Unchanged from existing
NEW EXITS REQUIRED BY THIS SCOPE	None

OSSC Table 1006.3.3 — Number of Exits. For an A-2 occupant load of 50–500: 2 exits required. Already satisfied by the existing taproom configuration.

SUMMARY STATEMENT

The pergola is a roof + heater installation above an **existing** outdoor patio dining surface. It does not add seats, does not change the food/drink service area boundaries, does not modify any required exit path, and does not change the occupancy classification of the facility. The existing egress strategy of the commercial assembly occupancy remains in place unaltered. No exit signs, emergency lighting, or egress hardware modifications are required by this scope.

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ACCESSIBILITY

This sheet documents that the proposed pergola does **not** alter the existing accessible route, accessible seating count, or any other ADA / ICC A117.1 features of the facility.

ACCESSIBLE ROUTE TO PATIO

PUBLIC WAY ACCESS	From N Cook St + N Mississippi Ave (existing sidewalks)
ROUTE TO EXISTING PATIO DINING	Existing — no change by this scope
ROUTE RUNNING SLOPE	Existing concrete patio is level; verify ≤ 1:20 (5%)
ROUTE CROSS SLOPE	Verify ≤ 1:48 (2%) per ICC A117.1 §403
CLEAR WIDTH	≥ 36" maintained between pergola posts (8' bay spacing >> minimum)
SURFACE	Existing concrete: firm, stable, slip-resistant per ICC A117.1 §302
DOOR/THRESHOLD TRANSITIONS	None added; existing taproom doors unchanged

ACCESSIBLE SEATING

TOTAL DINING SEATS (EXISTING)	per existing taproom seating plan
REQUIRED ACCESSIBLE SEATS	5% of fixed dining seats, minimum 1 per OSSC 1108.2.9
NEW SEATS ADDED BY PERGOLA SCOPE	0
ACCESSIBLE SEATING PROVIDED	Existing — distributed within the dining area; no change required
APPROACH + MANEUVERING CLEARANCE	30" x 48" min at each accessible space — verify against existing layout

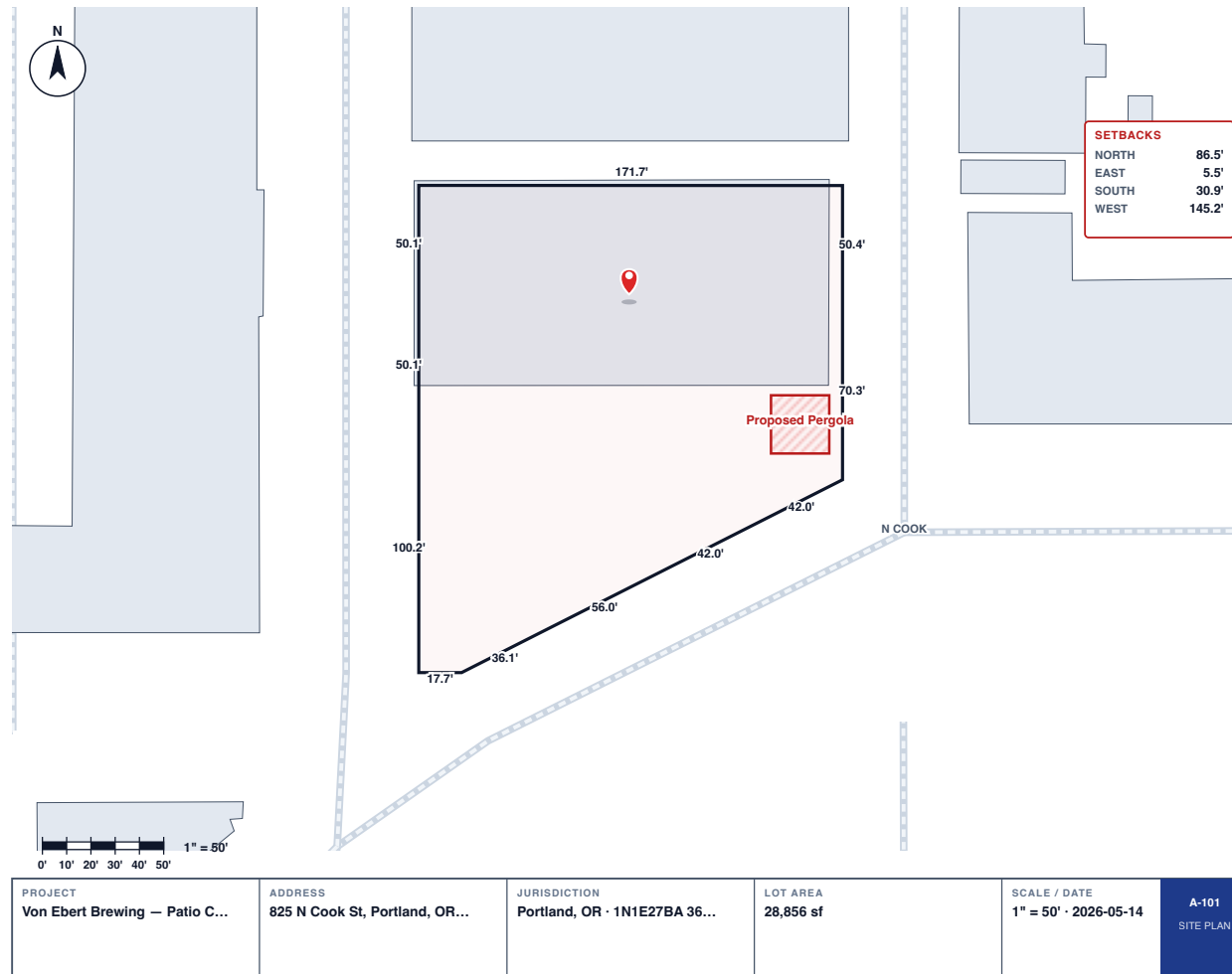
OSSC 1108.2.9 — Dining Surfaces. At least 5% of dining surfaces, including at least one of each type, shall be accessible. Existing layout already complies.

ICC A117.1 §302 — Floor and Ground Surfaces. Existing concrete patio surface complies (firm, stable, slip-resistant).

BARRIER REMOVAL (OSSC CH. 11)

Project valuation is approximately \$26,661. Per OSSC Ch. 11 priority order, 25% of accessibility-related project cost may be applied to barrier removal if existing facility is non-compliant. **Existing facility is already operating as a licensed A-2 assembly and is presumed compliant with the prior occupancy of record;** field-verify accessible route from public way before construction. If any segment is found non-compliant, allocate ~\$6,650 budget priority to barrier removal (parking → entry → routes → other).

SITE PLAN



SETBACKS (proposed pergola → property line)

NORTH	86.5 ft
EAST	5.5 ft
SOUTH	30.9 ft
WEST	145.2 ft

AREAS

LOT AREA	28,856 sf
EXISTING BUILDING FOOTPRINT	4,500 sf
EXISTING CONCRETE PATIO (IMPERVIOUS)	576 sf
PROPOSED PERGOLA FOOTPRINT	576 sf
NEW IMPERVIOUS SURFACE	0 sf

METERS

ELECTRIC	Existing meter on south face of building, sub-feeds new pergola circuit
GAS	Existing gas meter on building — N/A for this project (all-electric heaters)
WATER	Existing 1-inch water main from N Cook St ROW — no new connection
SEWER	Existing sanitary sewer to N Cook St main — no new connection

UTILITY NOTES

EXISTING SANITARY SEWER MAIN	N Cook St ROW — verify depth before any pier excavation
EXISTING STORM DRAIN	Curb inlet at N Cook ROW — gutter downspout daylight here

TREE & ENVIRONMENTAL STATUS

No protected trees impacted. No environmental overlay zones apply.

Full tree & environmental statement would normally appear on A-102. Auto-collapsed here because `trees: []` and `env_overlays: []` in the project YAML.

Site plan generated by the `generate-siteplan` skill from PortlandMaps ArcGIS REST endpoints (parcel polygon, building footprints, street centerlines). Verify all dimensions in the field before any concrete pour

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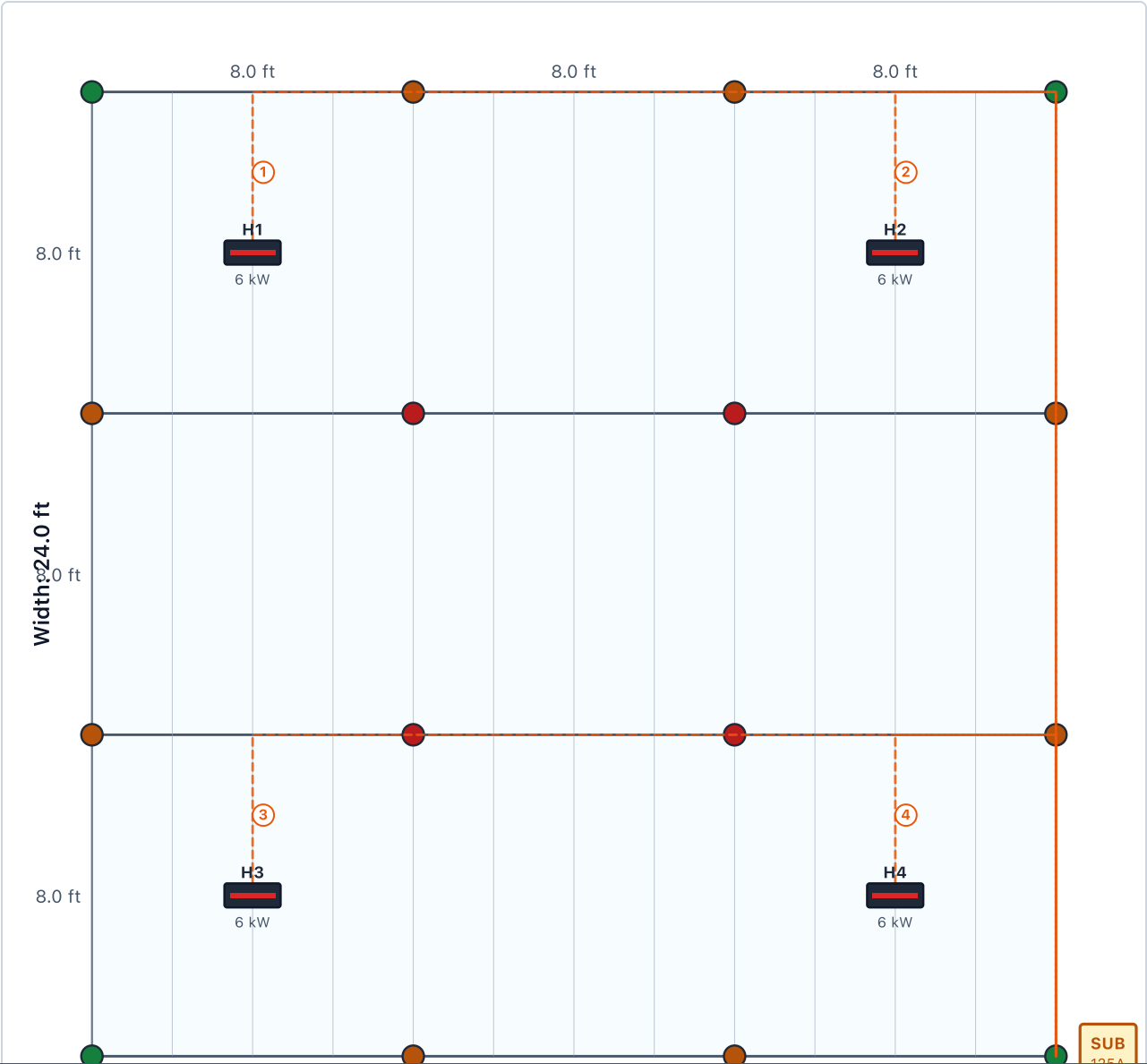
24 x 24 ft · OSSC_2022 · commercial assembly

ARCHITECTURAL

Plan View

PLAN VIEW — POST GRID + HEATER LAYOUT + BRANCH CIRCUITS

4x4 post grid · bays at 8.0 x 8.0 ft. Heaters H1–H4 mounted under beam soffits per quadrant; dashed orange lines = dedicated 240 V branch circuits to subpanel.



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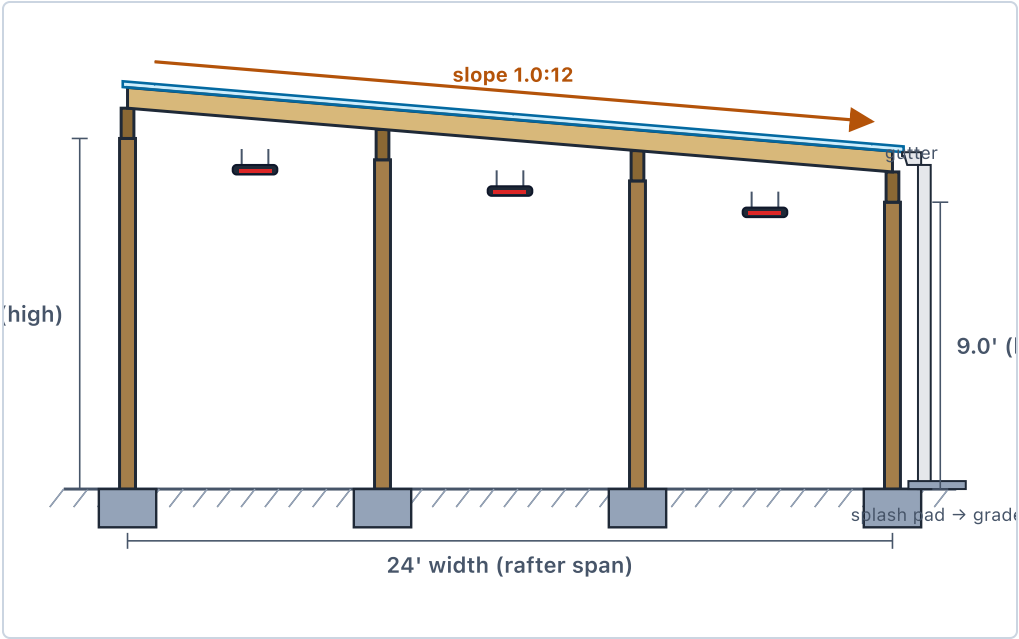
24 x 24 ft · OSSC_2022 · commercial assembly

ARCHITECTURAL

Section

SECTION — LOOKING DOWN THE LENGTH AXIS

Slope shown 1.0:12. Section also shows representative overhead heater + gutter / downspout / splash pad.



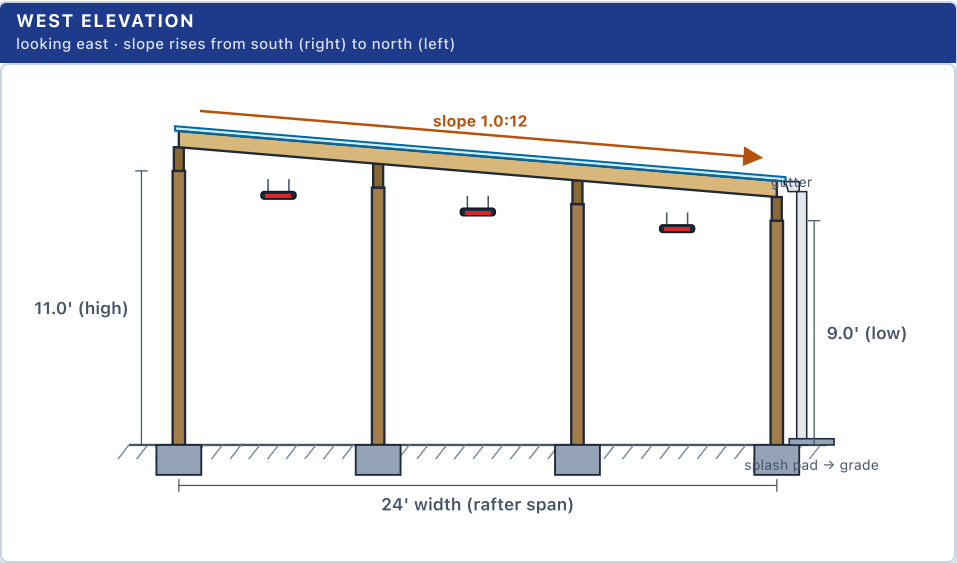
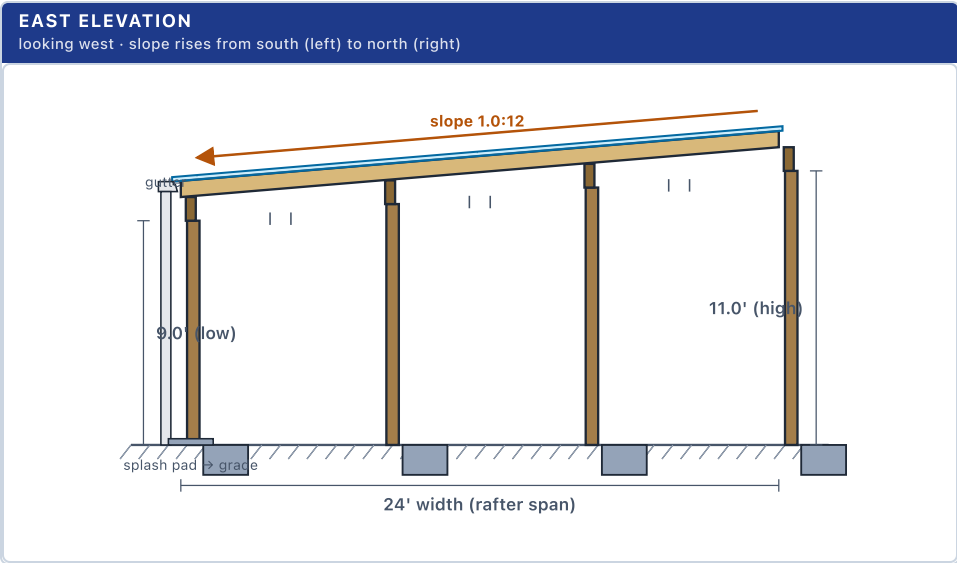
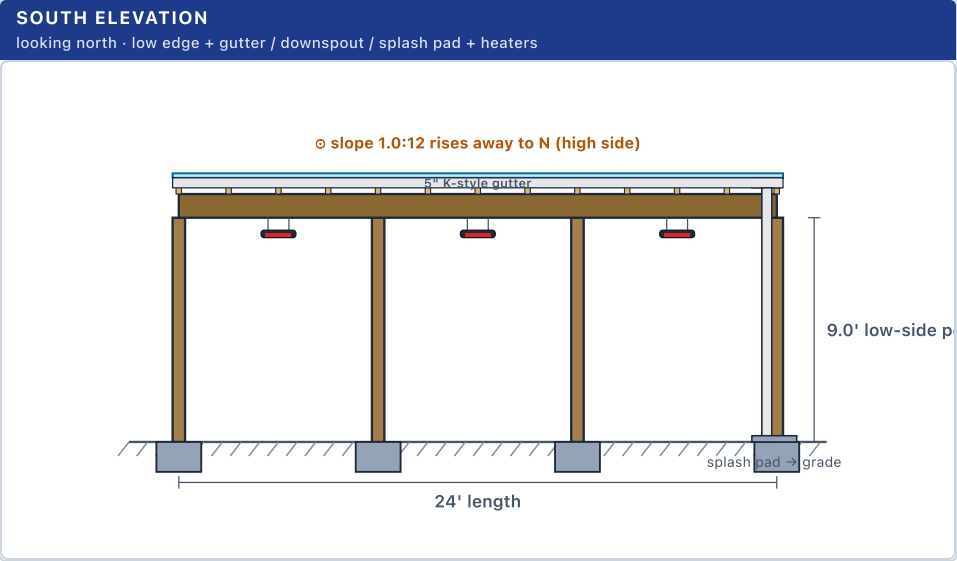
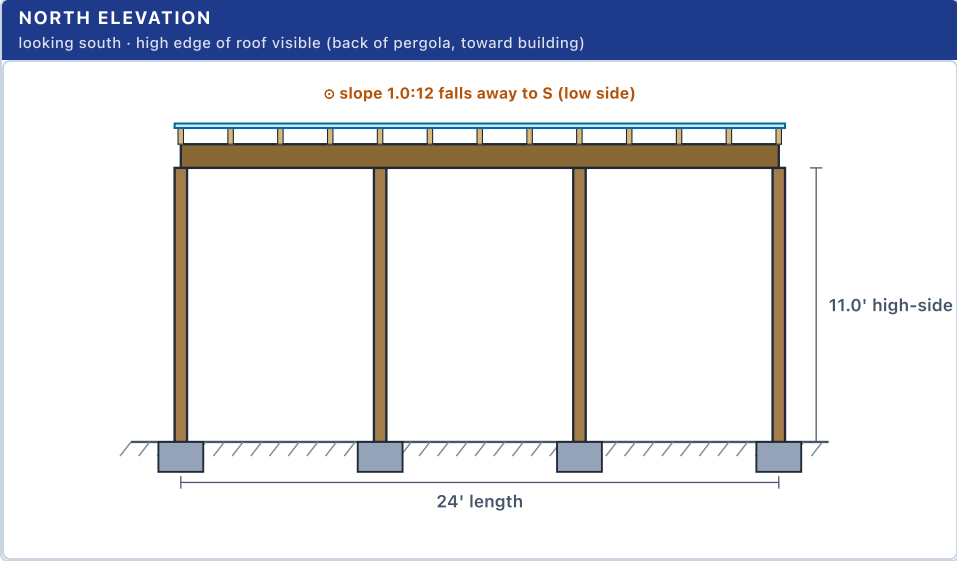
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ELEVATIONS (4 SIDES)

Freestanding 24' x 24' pergola, 9' tall posts at low side (11.0' at high side with 1.0:12 slope). All members PT DF-L #2 per S-001 schedule. Roof: corrugated polycarbonate panels, semi-transparent, 1.3 psf. Finish: TBD with operator.



Restaurant Patio Cover 24x24 (freestanding)

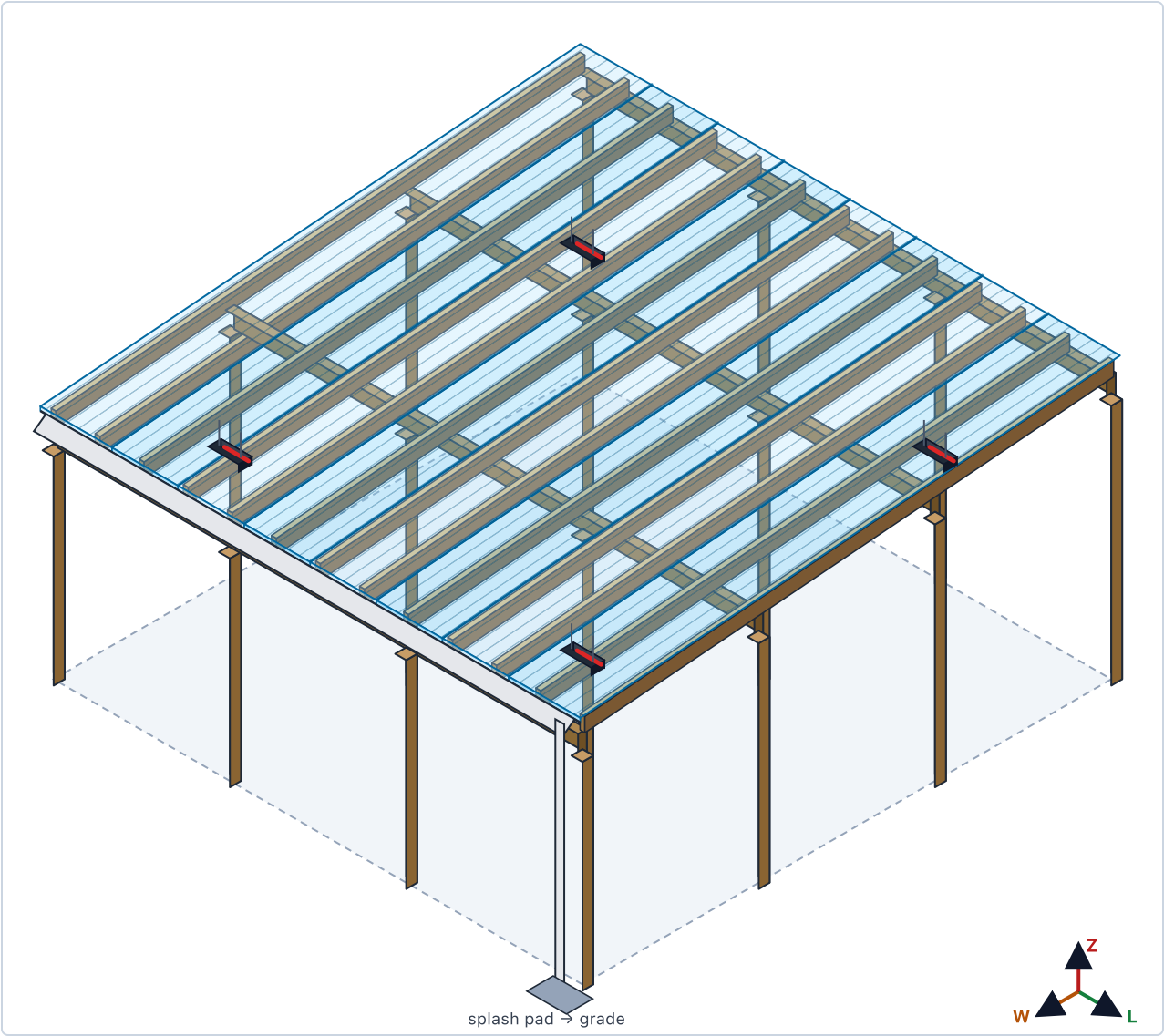
24 x 24 ft · OSSC_2022 · commercial assembly

ARCHITECTURAL

Isometric 3D

ISOMETRIC 3D VIEW

Chunky axonometric (30° iso). Translucent panels show framing beneath. Heaters at each quadrant.



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ARCHITECTURAL

Finish & Material Schedule

FINISH & MATERIAL SCHEDULE

All exterior structure exposed to weather. Specify exact paint/stain product with operator at submittal review; allow 14 days for material lead time.

MARK	ELEMENT	MATERIAL	GRADE / SPEC	TREATMENT	COLOR / FINISH	MFR / NOTES
P-1	Post (vertical)	Douglas Fir-Larch	No. 2, 6x6 nominal	Pressure-treated UC4B (ground contact, ACQ or copper azole)	Semi-transparent stain, color TBD with operator	Cabot, Sikkens, or equivalent. Re-coat at 3-yr intervals.
B-1	Beam (horizontal)	Douglas Fir-Larch	No. 2, 4x10 nominal	Pressure-treated UC3B (above-grade exterior)	Same as P-1 (continuous color)	—
R-1	Rafter	Douglas Fir-Larch	No. 2, 2x8 nominal @ 24" o.c.	Pressure-treated UC3B	Same as P-1	—
X-1	Purlin / nailer	DF-L #2 PT	2x4 nominal	Pressure-treated UC3B	Match rafter finish	—
RF-1	Roof panel	Polycarbonate, corrugated	0.8 mm min, UV-coated one face	—	Semi-transparent / smoke tint	SunTuf (Palram) or Tuftex Polycarb. ≥ 1:12 slope. Install per mfr.
FL-1	Drip edge / flashing	Aluminum	0.024" min, factory-finished	—	Color to match polycarb (dark bronze)	—
G-1	Gutter	Aluminum K-style	5" min, seamless	—	Color to match drip edge	Field-formed, 1/4"/10' slope to downspout
D-1	Downspout	Aluminum, rectangular	3"×4" min	—	Color to match gutter	Daylight to splash pad at grade per civil
H-1..4	Infrared heater	Aluminum housing + UL-listed quartz element	6 kW, 240 V, single-phase	—	Factory black or bronze	Infratech / Bromic / Schwank. Mfr cut-sheet — deferred submittal.

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DESIGN NOTES

- Wind: V=97 mph, Exp B, flow=obstructed → qz=11.7 psf, design uplift 21.0 psf.
- Use category: commercial_assembly (occupant load: 50). Designed on the prescriptive path — engineer of record to concur on this sizing and stamp the final drawings.
- Prescriptive guardrail overages (engineer of record to concur on each): Footprint: actual 576.0 sf vs limit 200 sf
- Lateral system declared: knee_brace.
- Roof: corrugated polycarbonate (translucent), 1.00:12 slope. Closure strips, foam fillers, and EPDM gaskets at every fastener per panel manufacturer.
- Overhead heaters: 4 x 80 lb hung from beams/rafters (total 320 lb). Electrical: 24,000 W → 100.0 A nameplate at 240 V. Provide a 125 A feeder and 4 x 35 A dedicated branch circuits.
- Drainage: 5" K-style gutter at low side, 1 x 3"x4" downspout → concrete splash pad discharging to grade (street/curb).

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ASSUMPTIONS & LIMITS

- Simply-supported members under uniform distributed load. No continuous-span reduction.
- Lateral stability factor CL = 1.0 — assumes adequate lateral bracing (sheathing, blocking, or beam connection).
- Load duration factor CD = 1.15 (based on governing case).
- Repetitive member factor Cr = 1.15 applied to rafters @ ≤ 24" o.c.
- Wet service factors CM per NDS Supplement Table 4A footnote when project is flagged wet_service.
- Deflection limits: L/360 live, L/240 total.
- Post effective-length factor Ke = 1.0 — top assumed braced by beam connection. Free-top geometry would require Ke ≈ 2.0.
- Footing sized from presumptive soil bearing only; no overturning, sliding, or uplift check at footing.
- Wind net uplift checked against connection demands; full pressure-zone analysis (corner / edge / interior) is the engineer-of-record's responsibility.
- Snow drift modeled only when ledger-attached to a taller building.
- MEP point loads (heaters) excluded from distributed dead load; treated as point loads on the supporting beam/rafter.
- Drainage rules-of-thumb (SMACNA) only — not in lieu of jurisdiction stormwater civil review.

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