

PROJECT OVERVIEW · VON EBERT BREWING

CUSTOMER

BRAND	Von Ebert Brewing
ADDRESS	825 N Cook St, Portland, OR 97227
MANAGEMENT	Anchor Point Management Group
CONTACT	Joe Janaszek Jr — Senior Director of Brand Strategy and Profit
EMAIL	jjanaszekjr@anchorpointmg.com
PHONE	(661) 350-2677

PROPERTY (FROM PORTLANDMAPS BDS)

PROPERTY ID	R139435 / MultCo 96314
TAXLOT	1N1E27BA 3600
BUILDING OWNER	FOTEFF, JAMES A
OWNER MAILING	10846 SE 93rd Ct, Happy Valley, OR 97086
ZONE	IG1 — Industrial -- General Industrial 1
PLAN DISTRICT	Albina Community
COUNCIL DISTRICT	2
LOT SIZE	28630 sf (0.657 acres)
HAZARDS	steep slope >20%: yes · flood: no · historic: no

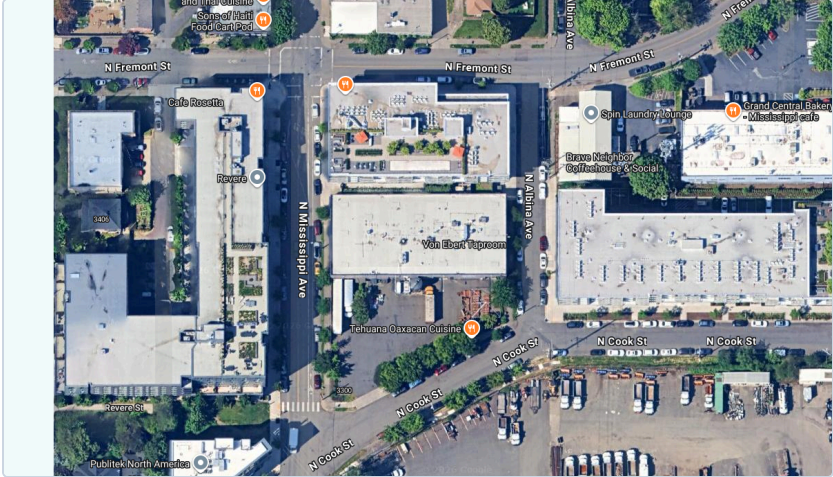
SCOPE

TYPE	Freestanding pergola, 24 × 24 ft
FOOTPRINT	576 sf
HEIGHT	11 ft (high side, 1:12 slope)
POSTS	16 (6x6 DF-L #2 pressure-treated)
BEAMS	4x10 DF-L #2 pressure-treated
RAFTERS	2x8 DF-L #2 pressure-treated @ 24" o.c.
ROOF	corrugated polycarbonate semi-transparent
MEP	4 × 6 kW electric radiant heaters, 4 dedicated 35 A 240 V circuits + 125 A feeder
DRAINAGE	5" K-style gutter low-side, 1 × 3"x4" downspout, discharge to existing area drain

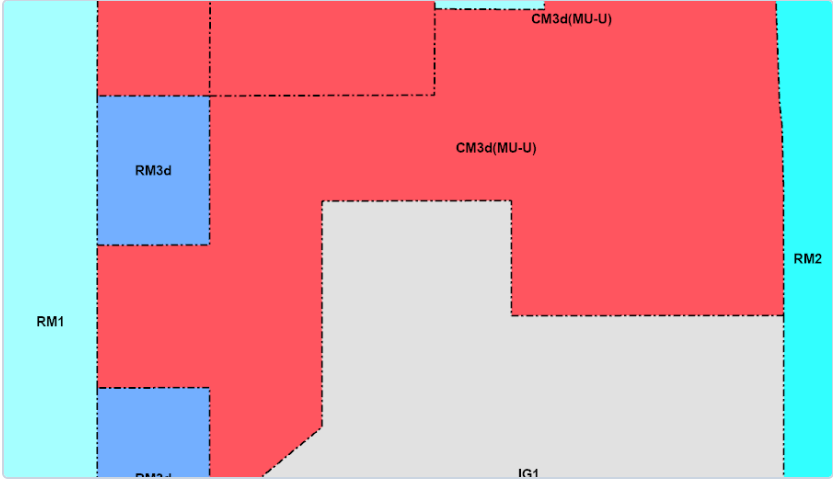
PROJECT Von Ebert Brewing 825 N Cook St, Portland, OR 97227

DRAWN BY Boss PDX CUSTOMER Joe Janaszek Jr

SATELLITE (GOOGLE MAPS)



ZONING MAP (PORTLANDMAPS ARCGIS EXPORT)



Parcel sits squarely in IG1.

DATE 2026-05-17 SCALE N.T.S.

REV 0 SHEET 1 of 7

GENERAL G-001

PERMIT MATRIX

Every permit the project could trigger, with current status and rationale. Items marked **NA** are explicitly suppressed by operator-confirmed caveats below.

CODE	PERMIT / AGENCY	STATUS	RATIONALE						
PPD_BUILDING	PP&D Commercial Building Permit (Alteration / TI) PP&D · DevHub	REQUIRED	Commercial structural addition to existing A-2 occupancy.						
MULTCO_RESTAURANT_PLAN_REVIEW	Multnomah County Restaurant Plan Review Multnomah County Environmental Health · eh.front.office@multco.us	NA	MultCo trigger language (EHS-0025 + FIELDS doc): "Pergola scope that adds outdoor dining seats, changes food/drink service area, or modifies the licensed seating count triggers a Remodel plan review." This project satisfies none of the three: zero seats added (proposed.added_seat_count = 0), the 576 sf footprint is already outdoor dining surface in current operation, and the licensed seating count is unchanged. Surface is already concrete (cleanable per FDA Food Code), pest plan unchanged, food handler unchanged, license bracket unchanged. The scope is a structural envelope change (roof + heaters), not a food-service-area change -- pure building permit jurisdiction via PP&D, not Environmental Health. Note: courtesy notification email being sent to MultCo to confirm interpretation and create a paper trail (see forms.multco_courtesy_notification).						
OLCC_EXTENSION_OF_PREMISES	OLCC Extension of Premises OLCC · CAMP	NA	Caveat olcc_premises_already_covers_footprint -- the patio is already part of the licensed premises; alcohol is already served here.						
BES_STORMWATER	BES Stormwater Management (Simplified Approach) BES · Routed through PP&D	NA	Caveat existing_impervious_surface -- new impervious area = 0 sf, below the 1,000 sf SWMM trigger.						
SDC_IMPERVIOUS	System Development Charges (impervious area) PP&D / BES · Auto-assessed	NA	Caveat existing_impervious_surface -- new impervious area = 0 sf, below the 500 sf SDC trigger.						
PFR_TENT_PERMIT	Portland Fire & Rescue Outdoor Tent/Membrane Permit Portland Fire & Rescue · pfrpc@portlandoregon.gov	NA	Roof is corrugated polycarbonate (rigid) -- not fabric/membrane. Open-perimeter freestanding cover.						
PFR_OPEN_FLAME	PF&R Outdoor Fire Pit / Open Flame Permit Portland Fire & Rescue · pfrpc@portlandoregon.gov	NA	All heaters are electric radiant (Infratech-style). No open flame, no gas line.						
ELECTRICAL_TRADE	Electrical Trade Permit PP&D · DevHub	REQUIRED	4 x 6 kW overhead heaters -- dedicated 35 A 240 V circuits each, 125 A feeder to new NEMA 3R subpanel. Sub-electrician (Boss PDX engages).						
MECHANICAL_TRADE	Mechanical Trade Permit PP&D · DevHub	NA	All MEP gear is electric radiant heaters -- no mechanical equipment (no exhaust, no ducted system, no gas appliance).						
PLUMBING_TRADE	Plumbing Trade Permit PP&D · DevHub	NA	No new water supply, no new drains, no gas line. Gutter discharges to existing area drain at grade.						
ZONING_DESIGN_REVIEW	Design Review (Type II/III)	NA	Property is in IG1 base zone with no Design or Historic overlay per PortlandMaps BDS_Property record.						
PROJECT Von Ebert Brewing 825 N Cook St, Portland, OR 97227		DRAWN BY Boss PDX CUSTOMER Joe Janaszek Jr		DATE 2026-05-17 SCALE N.T.S.		REV 0 SHEET 2 of 7		GENERAL G-002	

FORMS CHECKLIST

ID	FIELD GUIDE	BLANK PDF	FILLED PDF	STATUS	NOTES
ppd_building_permit_app	PPD_Building_Permit_Application_FIELDS.md	forms/PPD/01_Building_Permit_Application.pdf	—	TODO	Pre-fill from project.yaml. Ty Addition. Category = Comme Business/Industrial.
multco_restaurant_plan_review	MultCo_Restaurant_Plan_Review_FIELDS.md	forms/MultCo/01_Restaurant_Plan_Review_Application.pdf	—	SKIP	Not triggered -- see permits.MULTCO_RESTAURA rationale. Replaced by court email.
multco_courtesy_notification	drafts/multco_courtesy_email.md	--	--	DRAFT	Short courtesy heads-up to eh.front.office@multco.us gi written notice of the pergola paper trail that we determine trigger; invites them to flag a PP&D submittal.
olcc_extension_of_premises	OLCC_Extension_of_Premises_FIELDS.md	forms/OLCC/01_Extension_of_Premises_Packet.pdf	—	SKIP	Caveat -- premises already c footprint. No OLCC paperwo
erosion_control_plan	—		—	TODO	Minimal -- silt protection at f only. No surface disturbance impervious.

OUTSIDE-AGENCY CONTACTS

AGENCY	PHONE	EMAIL / NOTES
PP&D General	503-823-7300	via portland.gov/ppd/contact
PP&D Zoning Info	503-823-7526	—
PP&D Building Code	503-823-1456	—
PP&D Commercial Inspections	503-823-7303	—
BES Stormwater / SDC	503-823-7761	bescoderule@portlandoregon.gov
BES Grease Interceptor	503-823-7122	—
Multnomah Co Environmental Health	503-988-3400	eh.front.office@multco.us
Portland Fire & Rescue	503-823-3712	pfrpc@portlandoregon.gov
OLCC Licensing	503-872-5000	OLCC.LiquorLicenseApplication@Oregon.Gov

PP&D submittal flow: DevHub Single PDF Process (≤35 pages). Single combined drawings PDF + separate application / calcs / stormwater / MultCo stamp / SDC form PDFs. Permit Technician prescreen → checksheet rounds (Building, Structural, Life Safety, Zoning, BES, Fire) → pre-issuance → stamped plans returned via HCP Anywhere.

REALISTIC SCHEDULE

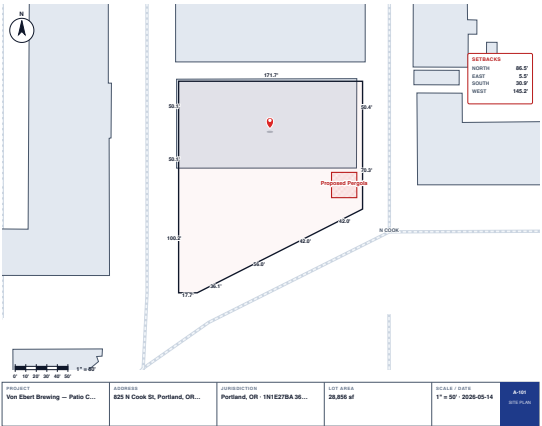
Total: ~148 days (clean path). Add 3-6 months if Design Review triggers (it doesn't here - IG1 no overlays).

PHASE	DAYS	END	BAR	NOTES
Property research + 15-min appointment	7 d	Day 7		DONE - PortlandMaps data pulled via address-lookup skill
Design / drawings / structural calcs	28 d	Day 35		In progress - Framing Engine output + Pergola Joe permit package
Multnomah County Health plan review	21 d	Day 56		Pending - confirm trigger first (call 503-988-3400)
DevHub submittal	1 d	Day 57		Single PDF Process upload
PP&D first review	42 d	Day 99		6-8 weeks typical for commercial alteration
Corrections round 1	21 d	Day 120		1-2 wk on us + 2-4 wk re-review
Permit issuance	7 d	Day 127		Pay final fees + stamped plans via HCP
Construction (framing + electrical + gutter)	14 d	Day 141		On-site once permit issued
Final inspections + open	7 d	Day 148		PP&D final + MultCo pre-opening if applicable

MILESTONES TO DATE

INVOICE ISSUED	2025-12-23
CONTRACT SIGNED	2026-01-27 (Zoho Sign)
DEPOSIT PAID	2026-03-25 (\$7,998.43 of \$26,661.44)
CURRENT PHASE	Engineering / permitting

SITE PLAN (A-101)



PARCEL ID	1N1E27BA 3600
LOT AREA	28,856 sf · 15 vertices
PERIMETER	691 ft
OWNER	FOTEFF,JAMES A

PROPOSED PERGOLA SETBACKS

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

Generated from PortlandMaps ArcGIS REST. Pergola location is approximate (anchored relative to existing building #232885) — confirm exact on-site placement before final permit submittal.

PERMIT SUBMITTAL PACKAGE

 **DOWNLOAD PERMIT SUBMITTAL PDF →**

— · 4,600 KB · single combined PDF

Assembled 2026-05-17 · hash 270918ec (sha1[:8])

DEVHUB SUBMITTAL WORKFLOW

This PDF is sized under the **35-page Single PDF Process cap** and ready for upload at devhub.portlandoregon.gov. Application form, structural calcs (optional separate PDF), erosion control, and SDC form upload as separate PDFs.

PACKAGE CONTENTS (IN ORDER)

#	SHEET	TITLE	SOURCE
1	G-001	Project Overview	Project meta
2	G-002	Permit Matrix	Project meta
3	G-003	Forms & Agencies	Project meta
4	G-004	Realistic Schedule	Project meta
5	A-101	Site Plan	Project meta
6	X-001	Permit Submittal Package	Project meta
7	X-002	Engineering Set Link	Project meta
8	G-001	Cover Sheet	Engineering set
9	G-002	Drawing Set Index	Engineering set
10	G-003	Code Schedule & General Notes	Engineering set
11	G-005	Egress & Life Safety	Engineering set
12	G-006	Accessibility	Engineering set
13	A-100	Site Plan	Engineering set
14	A-101	Plan View	Engineering set
15	A-201	Section	Engineering set
16	A-202	Elevations (4 sides)	Engineering set
17	A-501	Connection & Assembly Details	Engineering set
18	A-601	Finish & Material Schedule	Engineering set
19	S-001	Structural Summary	Engineering set
PROJECT Von Ebert Brewing 825 N Cook St, Portland, OR 97227		DRAWN BY Boss PDX CUSTOMER Joe Janaszek Jr	DATE 2026-05-17 SCALE N.T.S.
		REV 0 SHEET 6 of 7	SUBMITTAL X-001

ARCHITECTURAL & ENGINEERING SETS

Boss PDX treats **architecture** and **engineering** as two distinct deliverables. Some projects need only one; large jobs need both. Both are generated by the **Framing Engine** from a single YAML source of truth and emitted as separate sheet sets.



ARCHITECTURAL SET →

13 sheets · visuals only: cover, plan view, four elevations (N/S/E/W), section, finishes.

[architectural.html](#) ·

[PDF](#)



ENGINEERING SET →

21 sheets · structural calcs (S-001..S-501), wind / drift, hardware, MEP (M-101 heaters), drainage (P-101), takeoff.

[engineering.html](#) ·

[PDF](#)

Both sets share the general sheets (G-* cover, code summary). Permit submittals filter out internal-only sheets (`S-401` Material Takeoff, `S-501` Conservative Alternate). The Framing Engine is product code at `~/code/Boss_PDX/Engineering_Tool/framing_engine/`. The YAML input for this project is at `../Engineering_Tool/framing_engine/examples/ pergola_restaurant_24x24_freestanding.yaml`.

PROJECT
Von Ebert Brewing
825 N Cook St, Portland, OR 97227

DRAWN BY
Boss PDX
CUSTOMER
Joe Janaszek Jr

DATE
2026-05-17
SCALE
N.T.S.

REV
0
SHEET
7 of 7

REFERENCE
X-002

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

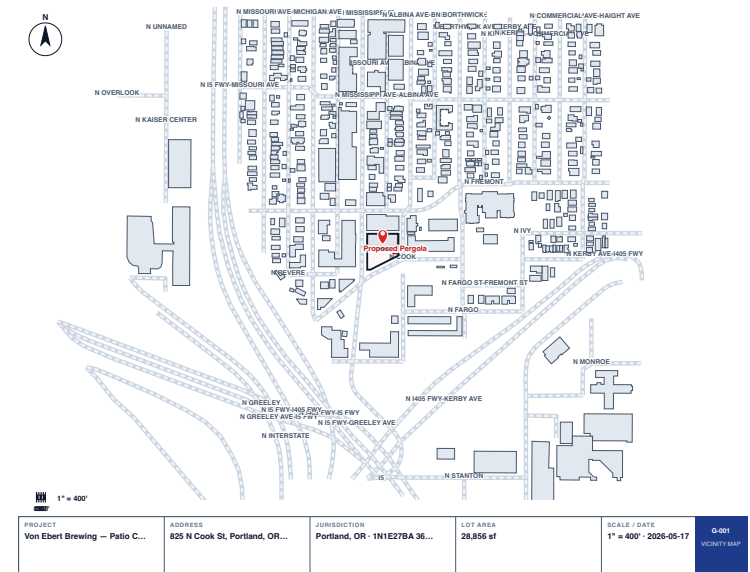
A	Area	CIP	Cast-in-Place	DWG	Drawing
AB	Anchor Bolt	CLR	Clear	EA	Each
AC	Air Conditioning	CMU	Concrete Masonry Unit	EGC	Equipment Grounding Conductor
ADA	Americans with Disabilities Act	CONC	Concrete	ELEC	Electrical
AFF	Above Finished Floor	CONT	Continuous	ELEV	Elevation
ALT	Alternate	CW	Cold Water	EOR	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	Diameter	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 21	GENERAL G-001
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Restaurant Patio Cover 24x24 (freestanding)

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-501	ARCHITECTURAL	Connection & Assembly Details
A-601	ARCHITECTURAL	Finish & Material Schedule
S-001	STRUCTURAL	Structural Summary
S-101	STRUCTURAL	Design Loads
S-102	STRUCTURAL	Member Checks
S-103	STRUCTURAL	Footings
S-104	STRUCTURAL	Foundation Plan
S-105	STRUCTURAL	Framing Plan
E-101	ELECTRICAL	Electrical Plan
E-201	ELECTRICAL	Outlets & Switches
M-101	MECHANICAL/ELEC	Overhead Heater Schedule
P-101	PLUMBING	Drainage

Restaurant Patio Cover 24x24 (freestanding)

24 x 24 ft · OSSC_2022 · commercial assembly

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.

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-003 of 21	GENERAL G-003
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Restaurant Patio Cover 24x24 (freestanding)

24 x 24 ft · OSSC_2022 · commercial assembly

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.

Restaurant Patio Cover 24x24 (freestanding)

24 x 24 ft · OSSC_2022 · commercial assembly

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).

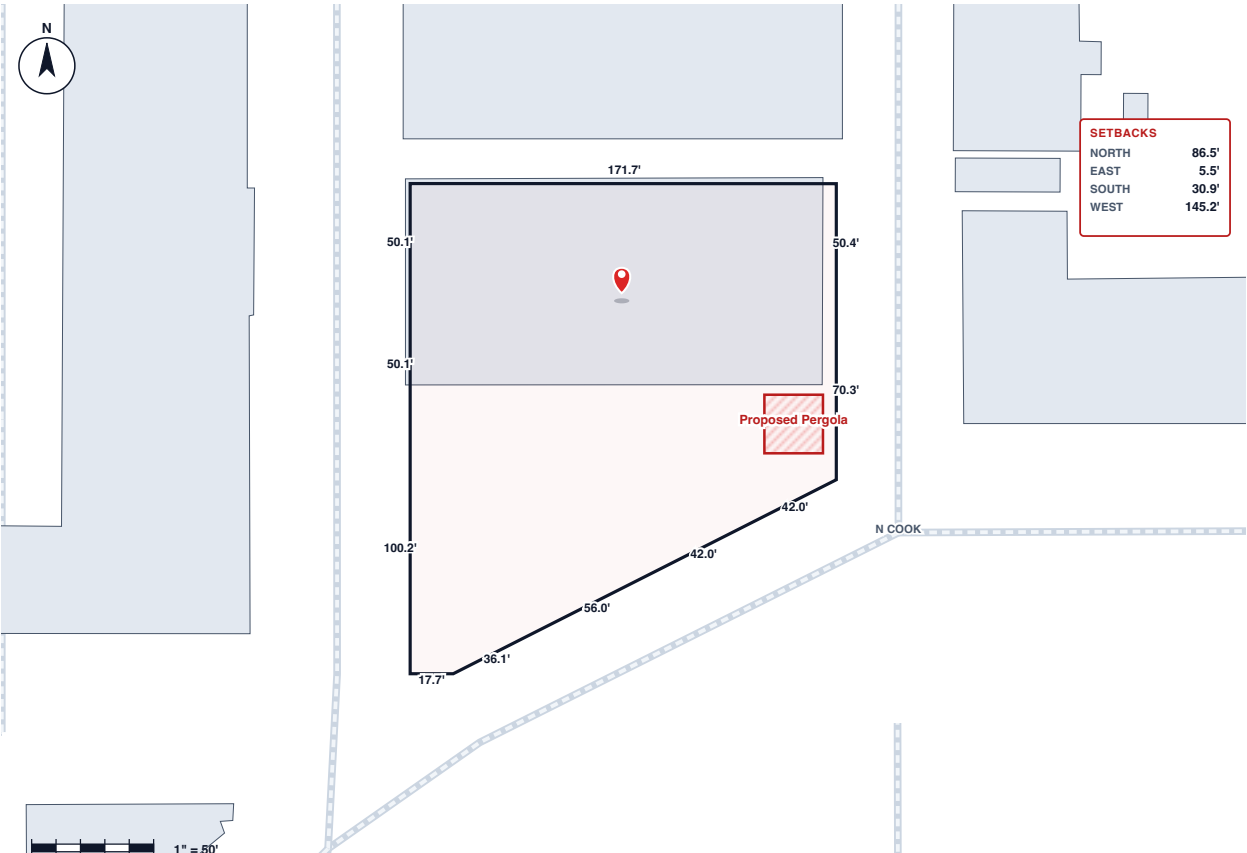
Restaurant Patio Cover 24x24 (freestanding)

24 x 24 ft · OSSC_2022 · commercial assembly

ARCHITECTURAL

Site Plan

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 daylights 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.

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 A-100 of 21	ARCHITECTURAL A-100
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Restaurant Patio Cover 24x24 (freestanding)

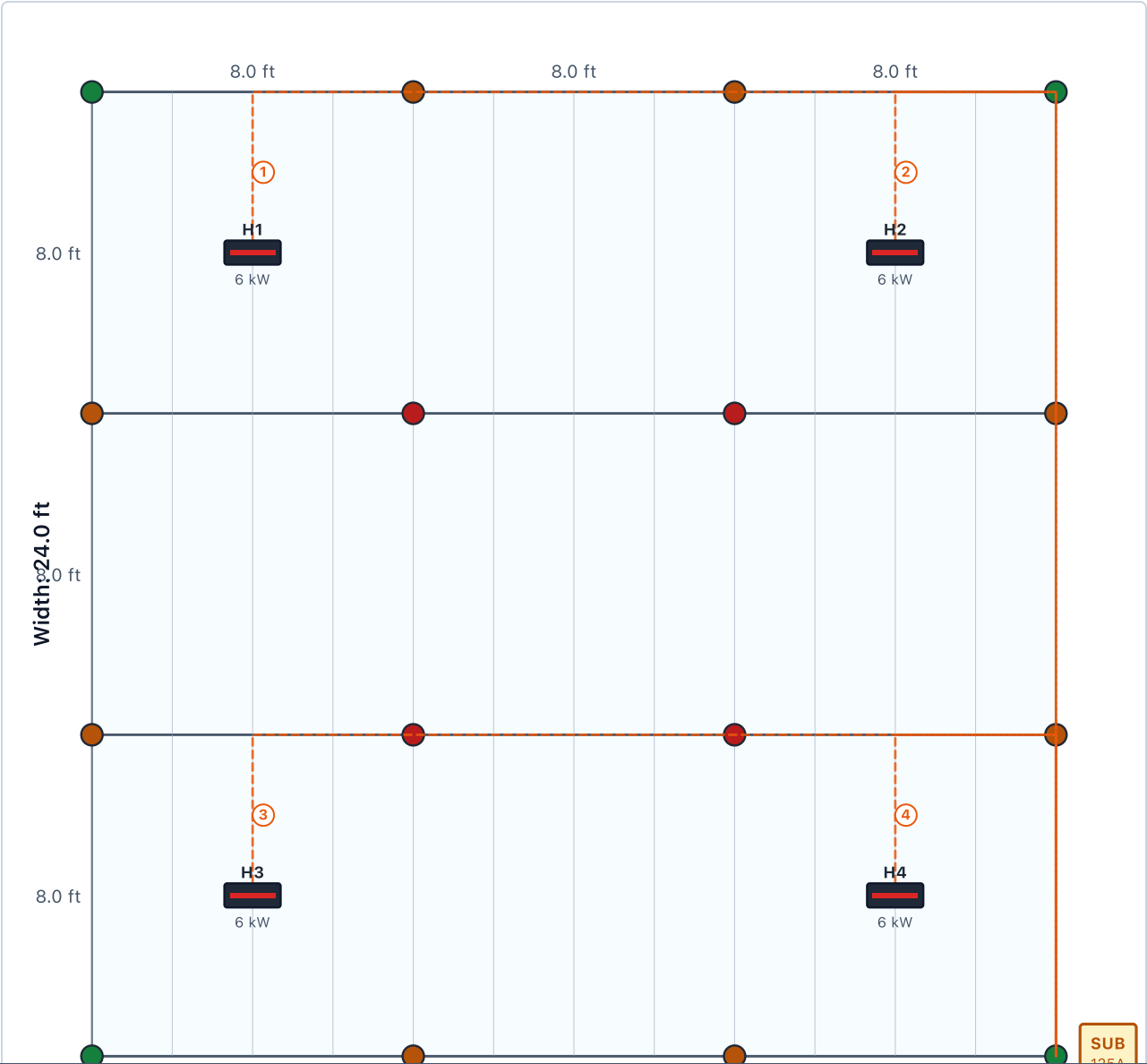
24 x 24 ft · OSSC_2022 · commercial assembly

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.



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 A-101 of 21	ARCHITECTURAL A-101
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Restaurant Patio Cover 24x24 (freestanding)

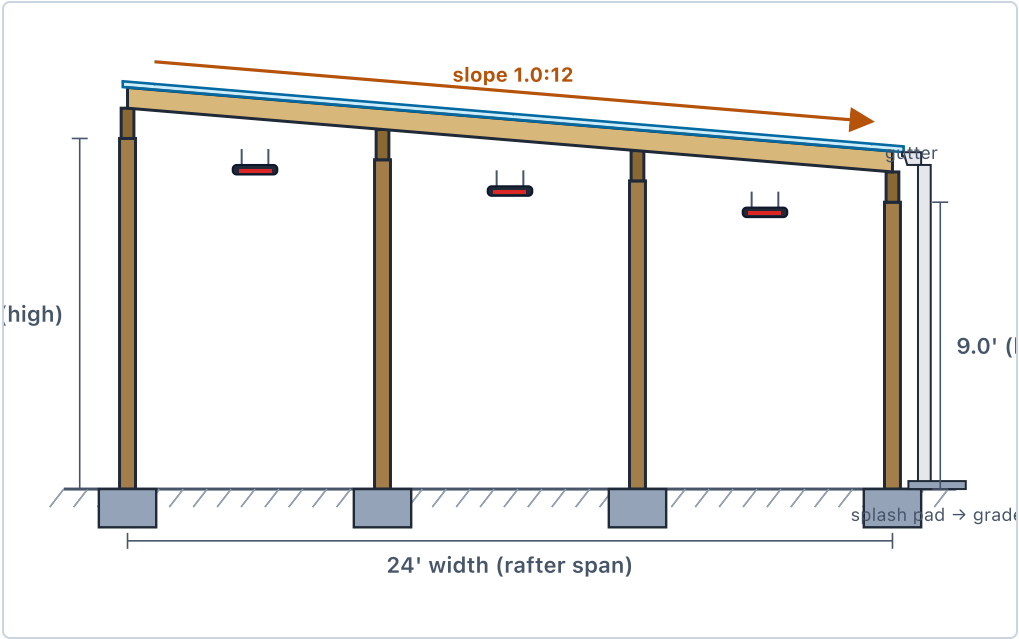
24 x 24 ft · OSSC_2022 · commercial assembly

ARCHITECTURAL

Section

SECTION — LOOKING DOWN THE LENGTH AXIS

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



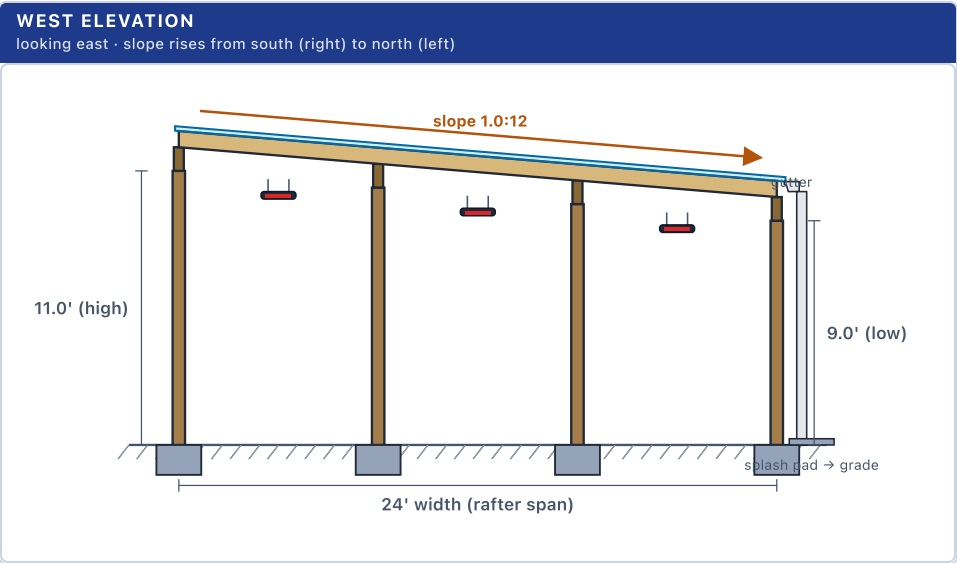
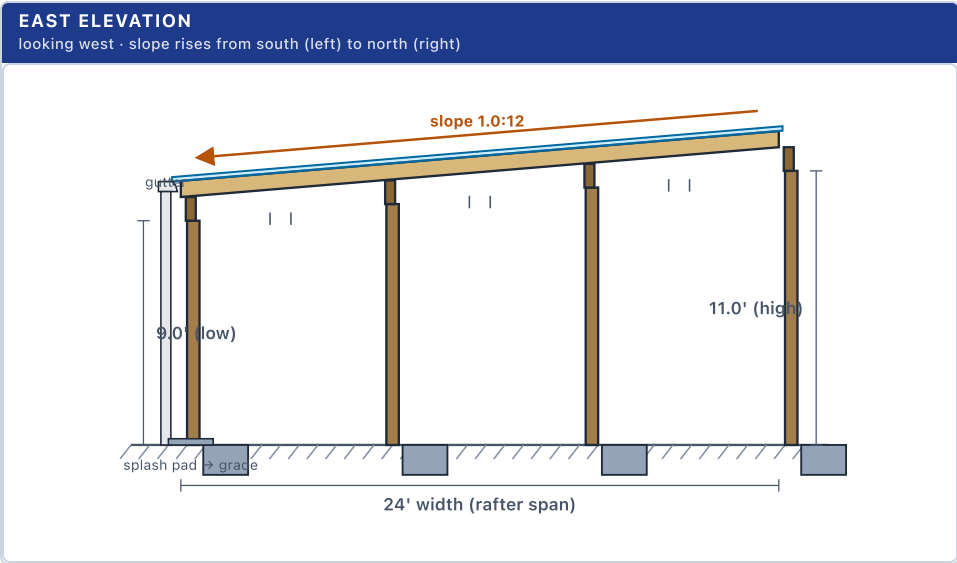
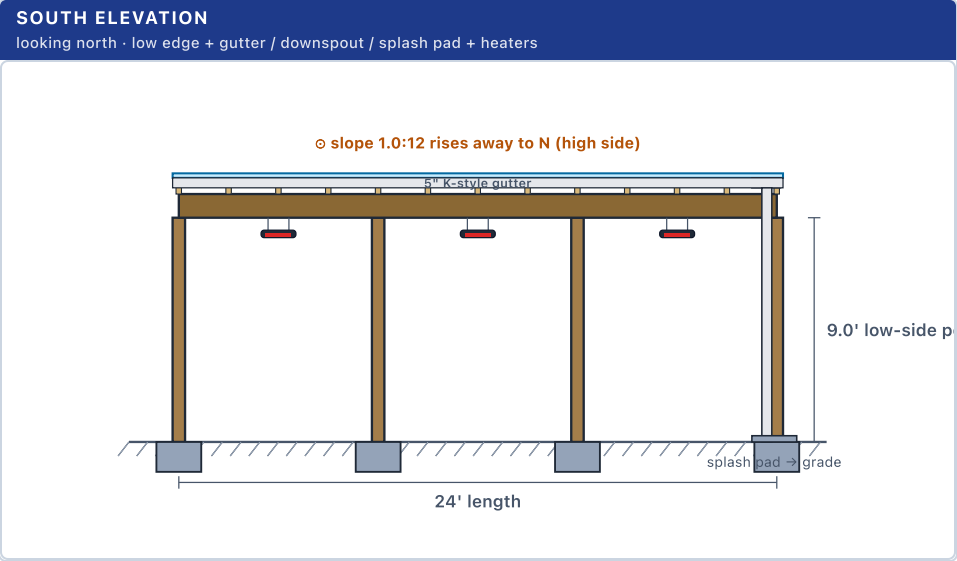
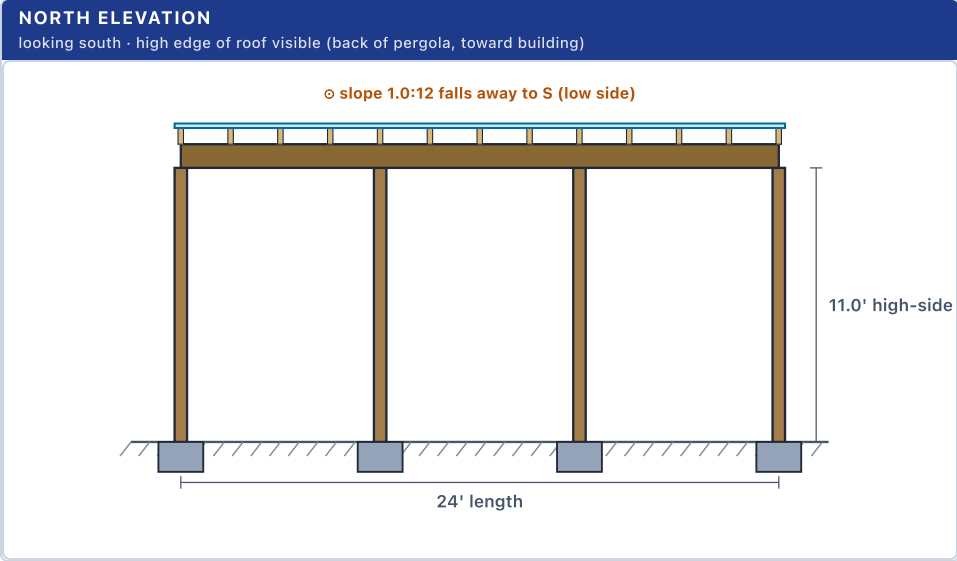
PROJECT Restaurant Patio Cover 24x24 (freestanding) 24 x 24 ft · OSSC_2022 · commercial assembly	DRAWN BY Framing Engine v0.5 CHECKED BY (engineer of record)	DATE 2026-05-17 SCALE N.T.S.	REV 0 SHEET A-201 of 21	ARCHITECTURAL A-201
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Restaurant Patio Cover 24x24 (freestanding)

24 x 24 ft · OSSC_2022 · commercial assembly

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

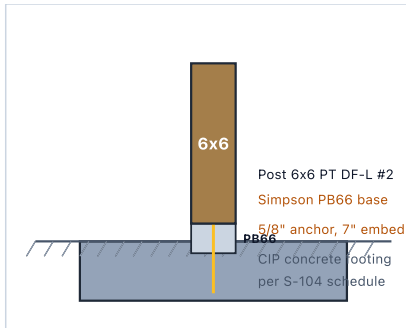
Connection & Assembly Details

CONNECTION & ASSEMBLY DETAILS

Typical structural connections (top row) and layered assembly cutaways (bottom row) — not to scale. Simpson Strong-Tie hardware specified throughout; approved equivalents acceptable subject to engineer-of-record review. Capacities to satisfy demands listed on S-301 Hardware Demands.

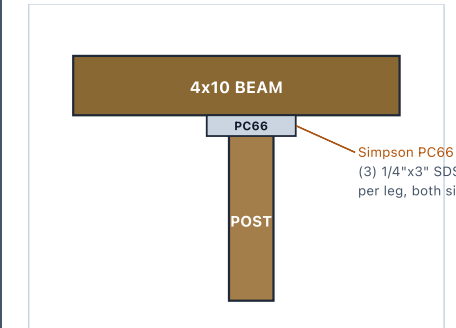
POST → FOOTING

D-1



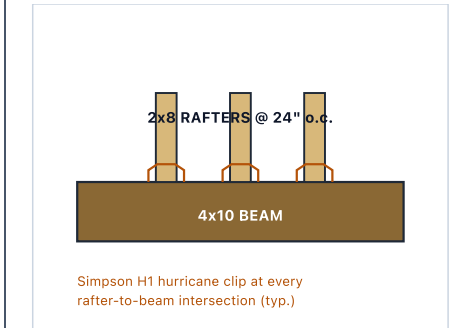
BEAM → POST

D-2



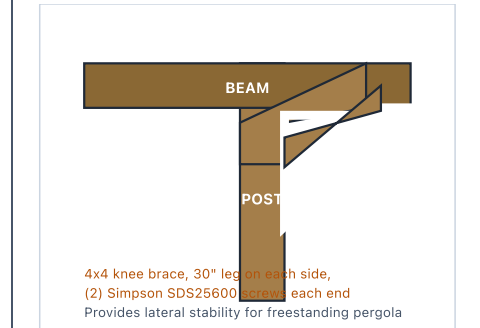
RAFTER → BEAM

D-3



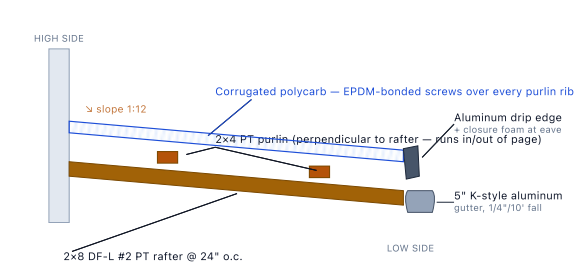
KNEE BRACE (LATERAL)

D-4



ROOF ASSEMBLY

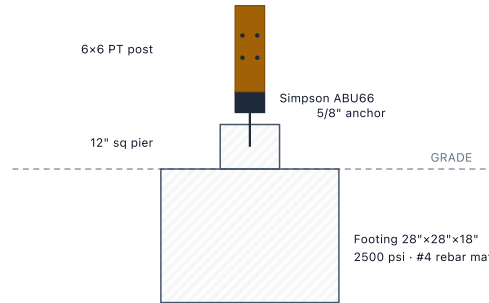
A-1



- Corrugated polycarbonate panel ≥ 1:12 slope, EPDM-bonded screws over every rib
- 2x4 PT purlin between rafters at panel laps
- 2x8 DF-L #2 PT rafter @ 24" o.c.
- Drip edge + closure foam at eave; 5" gutter at low side

POST BASE ASSEMBLY

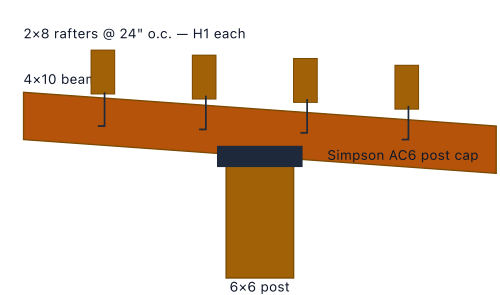
A-2



- 6x6 DF-L PT post (UC4B ground-contact)
- Simpson ABU66 post base, hot-dip galv.
- (2) 5/8" thru-bolts post → ABU saddle
- 1x 5/8" L-anchor bolt, 7" embed into pier
- Pier: 12" sq x 30" tall, 28"x28"x18" pad, 2500 psi conc.

BEAM-RAFTER ASSEMBLY

A-3



- 4x10 DF-L #2 PT beam continuous over interior post lines
- Simpson AC6 post cap w/ (8) 1/4" SDS screws
- H1 hurricane tie at each rafter bearing

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

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ARCHITECTURAL

A-501

Restaurant Patio Cover 24x24 (freestanding)

24 x 24 ft · OSSC_2022 · commercial assembly

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.

STRUCTURAL SUMMARY

DESIGN OK (prescriptive path) — engineer of record to concur on this sizing.

Warnings

- Prescriptive limits exceeded — sizing carried on the prescriptive path under engineer-concurrence assumption. Engineer of record must confirm the design for these overages.
- Layout:** 4x4 post grid — 16 posts, 3x3 bays at 8.0x8.0 ft
- Rafters:** 2x8 Douglas Fir-Larch @ 24" o.c. spanning 8.0 ft between beam lines
- Beams:** 4x10 Douglas Fir-Larch — segment span 8.0 ft (3 segments per beam line)
- Posts:** 6x6 Douglas Fir-Larch, 9.0 ft tall (sized for interior post — worst case)
- Footings:** 16" square x 8" thick, bottom at 12" below grade

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 S-001 of 21	STRUCTURAL S-001
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Restaurant Patio Cover 24x24 (freestanding)

24 × 24 ft · OSSC_2022 · commercial assembly

DESIGN LOADS

GRAVITY

LOAD	VALUE	SOURCE
Dead	16.0 psf	Profile commercial_patio_cover_polycarb
Roof Live	20.0 psf	IBC Table 1607.1 (ordinary roofs)
Snow (Pg)	20.0 psf	Project override
Total design pressure	56.0 psf	D + L _r + S (envelope)

IBC 1607.1 — Roof live loads. Ordinary roofs (not used for assembly) = 20 psf. Reduces with tributary per IBC 1607.13.1; not applied here (conservative).

OSSC 2022 / ASCE 7-22 ground snow — Portland metro. Pg default = 20 psf per OSSC jurisdiction table.

LATERAL

BASIC WIND SPEED V	97 mph
EXPOSURE / FLOW	B / obstructed
RISK CATEGORY	II
IMPORTANCE I	1.0
LATERAL SYSTEM	knee_brace

ASCE 7-22 Figure 26.5-1B — Basic Wind Speed. Portland metro = 97 mph for Risk Category II.

NDS Table 2.3.2 — Load Duration Factor CD. Snow: CD = 1.15 (≤ 2 mo). Wind/seismic: CD = 1.6. Dead-only: 0.9. Selected per governing load combination.

Restaurant Patio Cover 24x24 (freestanding)

24 x 24 ft · OSSC_2022 · commercial assembly

STRUCTURAL

Member Checks

MEMBER CHECKS

REFERENCE DESIGN VALUES · NDS SUPPLEMENT TABLE 4A

SPECIES	GRADE	FB	FV	FC⊥	FC	FT	E	EMIN
Douglas Fir-Larch	No. 2	900 psi	180 psi	625 psi	1350 psi	575 psi	1,600,000 psi	580,000 psi

NDS Supplement Table 4A — Reference Design Values (visually graded dimension lumber). Values are reference (Tabular); adjust per applicable NDS factors below.

SECTION PROPERTIES · NDS SUPPLEMENT (SECTIONS USED)

SECTION	B	D	A (IN²)	SX (IN³)	IX (IN⁴)
2x8	1.50 in	7.25 in	10.88	13.14	47.63
4x10	3.50 in	9.25 in	32.38	49.91	230.84
6x6	5.50 in	5.50 in	30.25	27.73	76.25

NDS Supplement — Section Properties of Standard Dressed (S4S) Lumber. b = thickness, d = depth, A = area, Sx = section modulus, Ix = moment of inertia.

ADJUSTMENT FACTORS APPLIED (GOVERNING LOAD CASE)

FACTOR	DESCRIPTION	VALUE USED
CD	Load duration (NDS 2.3.2)	1.15
CM	Wet service (NDS 4A footnote)	$1.00 \cdot F_b / 0.97 \cdot F_v$
CF	Size factor (NDS 4A) on F_b	1.20
Cr	Repetitive member (NDS 4.3.9)	1.15
CL	Beam stability (NDS 3.3.3)	1.00 (assumes adequate lateral bracing)

FINAL MEMBER SELECTIONS (GOVERNING CHECK)

MEMBER	SECTION	SPECIES	SPAN	SPACING	W (PLF)	M DCR	V DCR	Δ LIVE/TOTAL	GOVERNING	STATUS
Rafter	2x8	DF-L	8.00 ft	24" oc	112.0 plf	0.57	0.31	0.40 / 0.38	bending	PASS · DCR 0.57
Beam	4x10	DF-L	8.00 ft	—	448.0 plf	0.83	0.41	0.33 / 0.31	bending	PASS (tight) · DCR 0.83

POST (AXIAL COMPRESSION · NDS CHAPTER 3.7)

SECTION	6x6	SPECIES	DF-L	HEIGHT (UNBRACED)	9 ft
SLENDERNESS LE/D	19.6	CP (STABILITY)	0.652	FC'	810 psi
AXIAL LOAD	3584 lb	CAPACITY	24491 lb	DCR / STATUS	0.15 PASS · DCR 0.15

RAFTER — ALL SECTIONS TRIED

SECTION	M DCR	V DCR	ΔLIVE DCR	ΔTOTAL DCR	GOVERNING	STATUS
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 S-102 of 21	STRUCTURAL S-102

Restaurant Patio Cover 24x24 (freestanding)

24 x 24 ft · OSSC_2022 · commercial assembly

FOOTING DESIGN

PER-POSITION TRIBUTARY

POSITION	COUNT	TRIBUTARY	AXIAL
corner	4	16.0 sf	896 lb
edge (length)	4	32.0 sf	1792 lb
edge (width)	4	32.0 sf	1792 lb
interior	4	64.0 sf	3584 lb

Footing sized for the worst-case (largest tributary) position. Corner / edge footings may be downsized during detailed design.

Soil 'sand_silt_clay' @ 2000 psf. Footing must extend ≥12" below grade (frost depth).

FOOTING SIZING (GOVERNING POST)

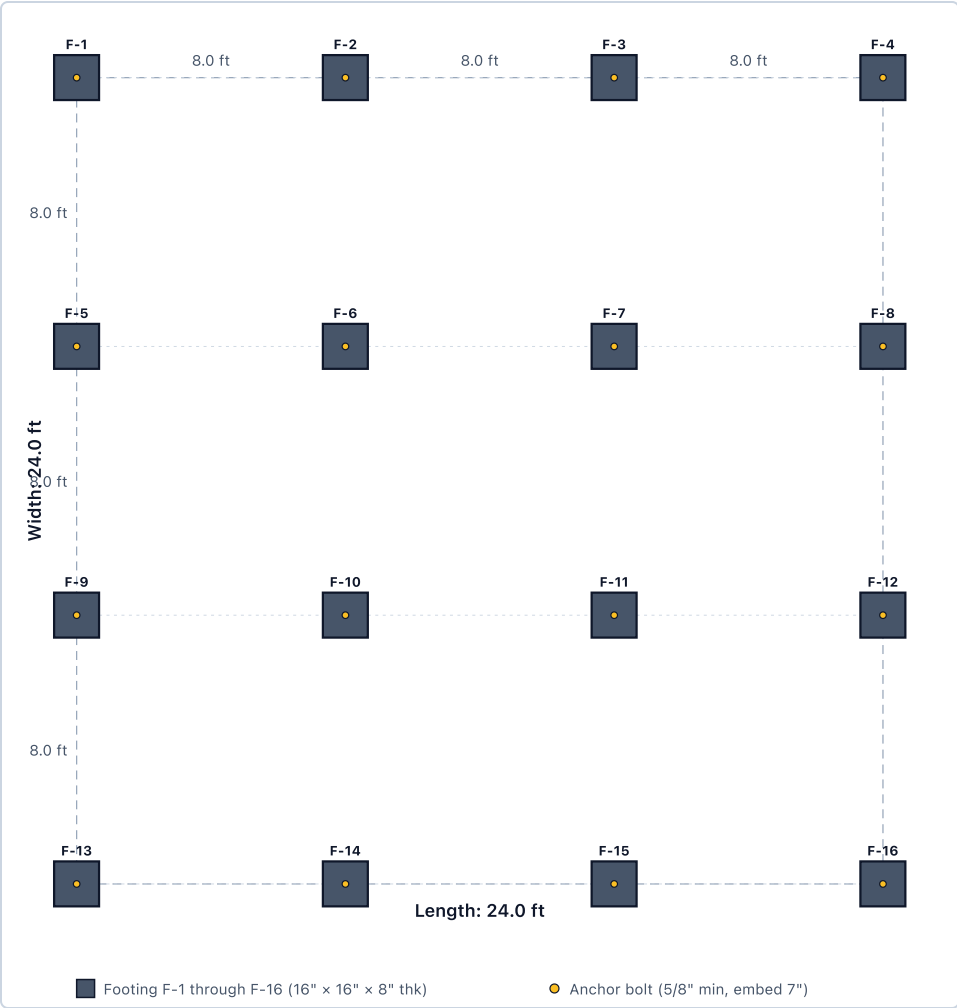
AXIAL LOAD PER POST	3584 lb
SOIL BEARING (PRESUMPTIVE)	2000 psf · sand_silt_clay
REQUIRED AREA	1.79 sf
SQUARE FOOTING	16.1" x 16.1"
ROUND FOOTING DIAMETER	18.1"
MINIMUM THICKNESS	8"
MINIMUM DEPTH BELOW GRADE	12" (frost depth)

Presumptive Soil Bearing — IBC Table 1806.2 (sandy silt-clay). Used 2000 psf allowable. Confirm with site classification before pour.

Restaurant Patio Cover 24x24 (freestanding)

24 x 24 ft · OSSC_2022 · commercial assembly

FOUNDATION PLAN



FOOTING SCHEDULE

TYPE	F-1 through F-16 (typical)
SIZE	16" x 16" square
THICKNESS	8" min
DEPTH BELOW GRADE	12" (frost depth)
SOIL BEARING	2,000 psf presumptive
CONCRETE	3,000 psi @ 28 days, CIP
REINFORCING	#4 @ 12" o.c. each way, 3" clear bottom

ANCHOR BOLT SCHEDULE

TYPE	5/8" Ø galvanized J-bolt or Simpson Strong-Tie SSTB
EMBED DEPTH	7" minimum
PROJECTION	2.5" above top of footing
QUANTITY	1 per footing (centered, accepts Simpson PB66 post base)

IBC 1806.2 — Presumptive Load-Bearing Values. 2,000 psf for sand_silt_clay. Verify with site classification before pour.

OSSC 1809.5 — Frost Protection. 12" minimum depth below finish grade.

Field-verify soil conditions before pour. If bearing capacity lower than 2,000 psf presumed, upsize footing per soils engineer recommendation.

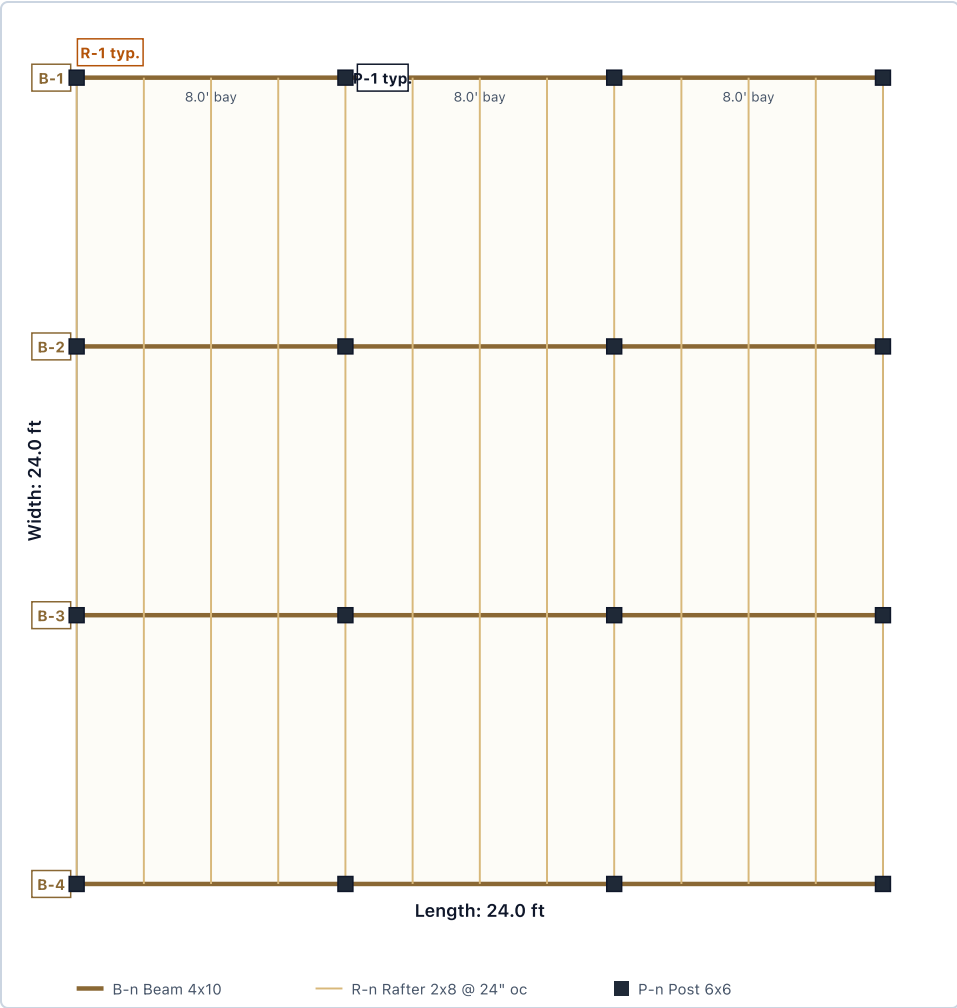
Restaurant Patio Cover 24x24 (freestanding)

24 × 24 ft · OSSC_2022 · commercial assembly

STRUCTURAL

Framing Plan

FRAMING PLAN



MEMBER SCHEDULE

TAG	MEMBER	SECTION	SPECIES/GRADE	SPAN
R-1 (typ.)	Rafter	2x8	Douglas Fir-Larch #2	8.0 ft
B-1..B-4	Beam	4x10	Douglas Fir-Larch #2	8.0 ft (segment)
P-1..P-16	Post	6x6	Douglas Fir-Larch #2 PT	9.0 ft tall

DIAPHRAGM / LATERAL SYSTEM

This is a **freestanding** pergola. No roof diaphragm. Lateral load resistance provided by **4x4 knee braces** at every post-to-beam intersection (see Detail D-4 on A-501). Brace legs: 30" each side, fastened with (2) Simpson SDS25600 screws per end.

CONNECTIONS (KEYED TO A-501)

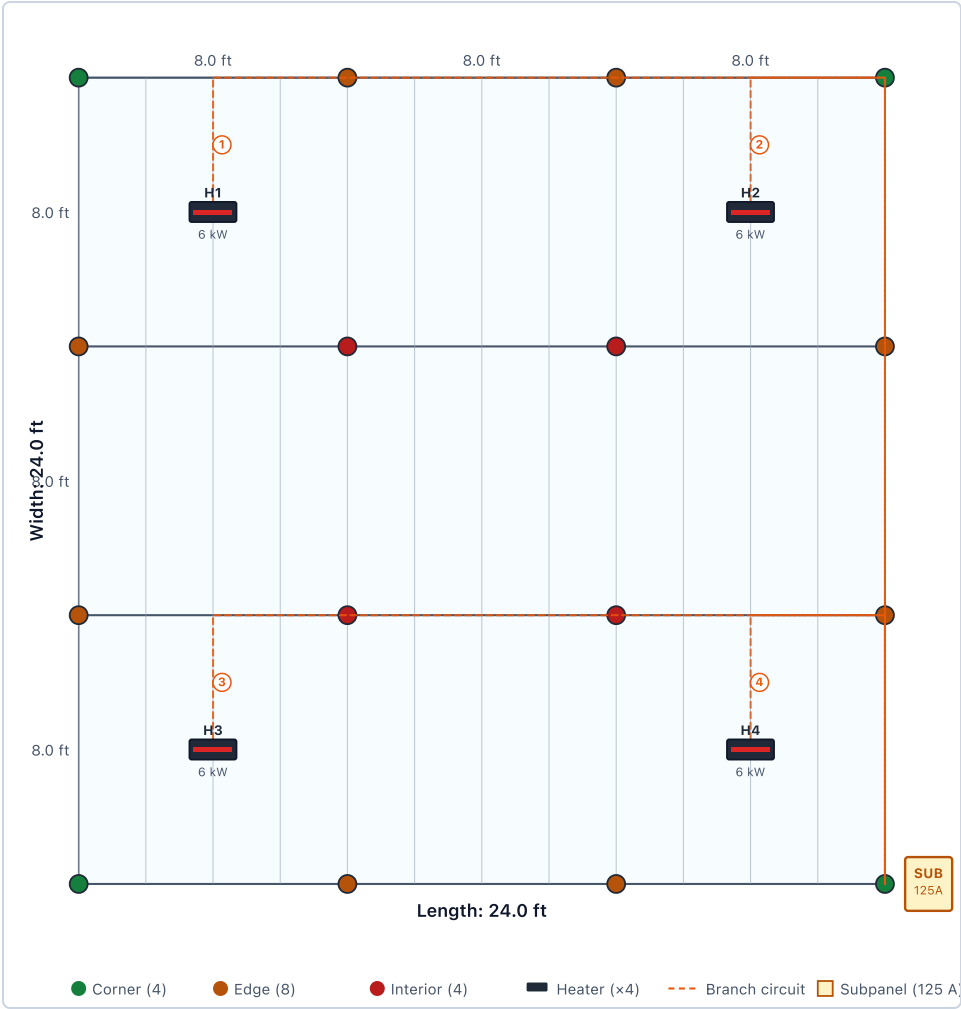
POST → FOOTING	Detail D-1 — Simpson PB66 + 5/8" anchor bolt
BEAM → POST	Detail D-2 — Simpson PC66 post cap, (3) 1/4"x3" SDS each leg
RAFTER → BEAM	Detail D-3 — Simpson H1 hurricane clip, every rafter
KNEE BRACE	Detail D-4 — 4x4 brace, (2) SDS25600 each end

All hardware Simpson Strong-Tie or approved equivalent. Verify against ICC-ES report capacities for the applied uplift, lateral, and gravity demands listed on S-301 Hardware Demands.

Restaurant Patio Cover 24x24 (freestanding)

24 x 24 ft · OSSC_2022 · commercial assembly

ELECTRICAL PLAN



SERVICE RECOMMENDATION

SOURCE	Tap from existing taproom main service panel (capacity verified by EOR)
FEEDER TO NEW SUBPANEL	125 A · 240 V 1Ø · 1" EMT · #1 Cu THHN feeder, #6 EGC
SUBPANEL	NEMA 3R outdoor enclosure, 125 A main breaker, mounted on SE corner post per plan
BRANCH CIRCUITS	4 x 35 A 240 V dedicated (one per heater)
DISCONNECT	Heater-rated disconnect within sight of each heater (NEC 422.31(B))
CONTROL	Line-voltage thermostat or 0-10 V dimmer per zone, mounted at host station
BONDING	EGC continuous to subpanel and main service ground
GFCI	Required for all 125 V 15/20 A receptacles in outdoor + wet locations per NEC 210.8(B)
WEATHER RATING	All boxes WR-rated; all receptacles WR + in-use covers

- NEC 424.3(B) — Continuous Loads.** Branch-circuit conductors and OCPD sized for $\geq 125\%$ of nameplate amps. Applied to each heater branch.
- NEC 215.2(A)(1) — Feeder Conductor Ampacity.** Feeder sized for sum of branch continuous loads. 125 A rounds up from 125.0 A continuous total.
- NEC 422.31(B) — Disconnecting Means for Permanently Connected Appliances.** Heater-rated disconnect required within sight, or capable of being locked, for each unit > 300 VA.

FIXTURE SCHEDULE

TAG	DESCRIPTION	WATTAGE	VOLTAGE	AMPS	MOUNTING / NOTES
H1	Overhead electric radiant heater	6,000 W	240 V 1Ø	25.0 A nameplate · 31.2 A continuous	Ceiling/beam mount, GFCI
H2	Overhead electric radiant heater	6,000 W	240 V 1Ø	25.0 A nameplate · 31.2 A continuous	Ceiling/beam mount, GFCI
H3	Overhead electric radiant heater	6,000 W	240 V 1Ø	25.0 A nameplate · 31.2 A continuous	Ceiling/beam mount, GFCI
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OUTLETS & SWITCHES

Open-air structure — no interior wall outlets. All electrical visible and accessible. All boxes weather-proof (NEMA 3R or 4X), GFCI-protected per NEC 210.8. Heater branch circuits sized to NEC 424.3(B).

MOUNTING HEIGHTS & PROTECTION

- **Heater feeds:** drop from beam soffit through weatherproof junction box, supplied 240 V × 30 A dedicated branch circuit each. Disconnect within sight per NEC 422.31(B).
- **Convenience outlets (if added):** 18" above slab AFF, GFCI breaker at panel, weather-resistant in-use cover.
- **Switches (if added):** 48" AFF, weather-resistant.
- **Subpanel:** sub-fed from existing building service, mounted on south face of building under 12" cover or NEMA 3R enclosure. Working clearance 30" min.
- **Bonding:** all metal components (gutter, downspout, post bases) bonded per NEC 250 where any energized circuit is within 6 ft.

OUTLET & DEVICE SCHEDULE

MARK	DEVICE	QTY	MOUNT HEIGHT	PROTECTION	NOTES
H1..H4	Overhead infrared heater	4	Soffit-mount under beam	NEMA 3R weatherproof J-box; dedicated 240V/30A branch ckt	Disconnect within sight
SP-1	Pergola subpanel	1	72" AFF on building wall	NEMA 3R enclosure	200 A bus, fed from existing main
R-1	Convenience receptacle (opt.)	1–2	18" AFF	WR, in-use cover, GFCI	Per operator request — coordinate
SW-1	Heater control switch (opt.)	1 per zone	48" AFF	WR cover, in-use	Or relay-controlled by operator at POS

OVERHEAD HEATERS & ELECTRICAL SERVICE

EQUIPMENT SCHEDULE

TYPE	Overhead electric radiant heater (Infratech-style)
QUANTITY	4
WATTAGE (EACH)	6,000 W
TOTAL CONNECTED LOAD	24,000 W
VOLTAGE	240 V single-phase
NAMEPLATE AMPS (EACH)	25.0 A
CONTINUOUS AMPS (EACH ×1.25)	31.2 A
LAYOUT	one over each roof quadrant (centered on each 12 ft x 12 ft tributary)
WEIGHT (EACH)	80 lb hung
TOTAL HUNG DEAD LOAD	320 lb

NEC 424.3(B) — Continuous Loads. Branch-circuit conductors and overcurrent device must be sized for ≥ 125% of nameplate amps. Applied per heater.

MOUNTING NOTE

Each heater = 80 lb hung from underside of beam/rafter at a designated location. Use manufacturer-supplied mounting bracket lagged into solid blocking. Provide simple span point-load capacity in member design (covered below).

Each heater = 80 lb hung point load at a beam underside. With 2x8 rafters @ 24" o.c., confirm rafter at each location carries the point load on top of uniform demand, or mount the bracket to a beam. Solid blocking required between paired rafters at bracket locations.

ELECTRICAL SERVICE RECOMMENDATION

BRANCH CIRCUITS	4 x 35 A 240 V dedicated (one per heater), ≈ 31.2 A continuous each
FEEDER TO SUBPANEL	125 A 240 V from main service
SUBPANEL	NEMA 3R enclosure post-mounted at exterior, with heater-rated disconnect within sight (NEC 422.31(B))
CONDUIT	EMT or RMC concealed within beam soffit; weatherproof J-box at each drop
CONTROL	Line-voltage thermostat or 0–10V dimmer per zone; engraved pilot light at host station
BONDING	EGC continuous to subpanel and main service ground

NEC 215.2(A)(1) — Feeder Conductor Ampacity. Feeder sized for sum of branch continuous + 25% on largest continuous load. Round up to standard breaker step (next listed ≥ continuous total).

Restaurant Patio Cover 24x24 (freestanding)

24 x 24 ft · OSSC_2022 · commercial assembly

DRAINAGE (GUTTER & DOWNSPOUT)

ITEM	VALUE
ROOF AREA	576 sf
DESIGN RAINFALL	1.2 in/hr · Portland 100-yr, 1-hr
PEAK FLOW	7.2 gpm
GUTTER	5" K-style aluminum, low-side eave
DOWNSPOUTS	1 x 3"x4" rectangular
DISCHARGE	concrete splash pad discharging to grade (street/curb)

SMACNA Architectural Sheet Metal Manual — Gutter Sizing. 5" K-style handles $\leq 2,400$ sf·in/hr; 6" handles $\leq 7,960$. Our $576\text{ sf} \times 1.2\text{ in/hr} = 691 \rightarrow 5"$ sufficient.

SMACNA — Downspout Sizing. One 3"x4" outlet handles $\approx 1,200$ sf·in/hr. One downspout adequate for this footprint.

Sizing per SMACNA rules of thumb at 1.2 in/hr design intensity (Portland 100-yr, 1-hr). Engineer of record to confirm against jurisdiction stormwater requirements; some sites require infiltration testing before discharge-to-grade is allowed.