100% Schematic Design May 09, 2025



Owner: Tillamook Estuaries

Project Directory

Partnership 613 Commercial St Garibaldi, OR 97118 (503) 322-2222

Architect: Bearing

Architecture LLC 215 SE 9th Avenue - Unit 303 Portland, OR 97214 (503) 487-0211

Landcape Walker | Macy Architect: 111 SW Oak St., Suite 200 Portland, OR 97204 (503) 228-3122

Interpretive TBD & Visitor XXXX Experience:

Structural Miller Consulting Engineers: Engineers

Portland, OR 97223 (503) 246-1250

MEP PAE Consulting Engineers: Engineers
522 SW 5th Ave., Suite 1500 Portland, OR 97204 (503) 226-2921

> Lighting TBD Design: Xxxx

Stormwater Group, Inc.

Civil and Humber Design Engineers: 110 SE Main Street, Suite 200 Portland, OR 97214

(503) 946-6690

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Tillamook Estuary **Partnership**

7845 Warren St Bay City, OR 97107

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Consultant

PRELIMINARY: NOT FOR CONSTRUCTION

05.09.2025 100% Schematic Design

Revisions and Description Date

COVER

Vicinity Map Steve's Fishing Reel Repair & Maintenance Tillamook Country
 Smoker Factory Outlet Woods St Woods St Clam St **Project Location**

Symbols **General Notes** Do not scale drawings. If unable to locate dimensions for any item of work, consult architect for direction before proceeding. Verify all dimensions before proceeding with the work. If a discrepancy exists between drawings, between drawings and specifications, or within the specifications, such discrepancy shall be brought to the attention of the architect prior to installation North Arrow of the work. Do not proceed with affected work until the variation or discrepancy is Grid Line: Unless otherwise noted, plan dimensions are to: face of concrete Structural face of stud face of door jambs (see dimension point on details) **Work Point** 4) Heights shown or noted AFF (Above Finish Floor) are to be measured from top of 5) If drawing is less than 30" x 42", it has been reduced from original. Name Elevation Details shown on drawings shall be incorporated into the project at all appropriate locations whether specifically referenced at each location or not. Install necessary blocking, backing, framing, hangers, and other support for fixtures, equipment, shelving and casework. Room name -─Room Name 101 Room Number Room Tag The contractor shall be responsible for and shall supervise all cutting and patching of finished work already installed if made necessary by errors, changes, or other 150 SF- ─Square Footage reasons. All replacement work shall match adjoining surfaces with no visible markings of redo/repair work. —Drawing Number Elevation Tag Sheet Number —Drawing Number -Sheet Number —Drawing Number —Sheet Number —Drawing Number Interior Elevation Tag -Sheet Number —Drawing Number Detail Tag \A1.01/-Sheet Number 101) -—Door Number -Window Number -Window Type Window Tag

Revision Area

Revision Number

—Partition Number

—Assembly Extent

Partition Tag

Assembly Tag (Exterior Walls, Roofs, Floors)

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12" = 1'-0"

AB Bearing Job Number

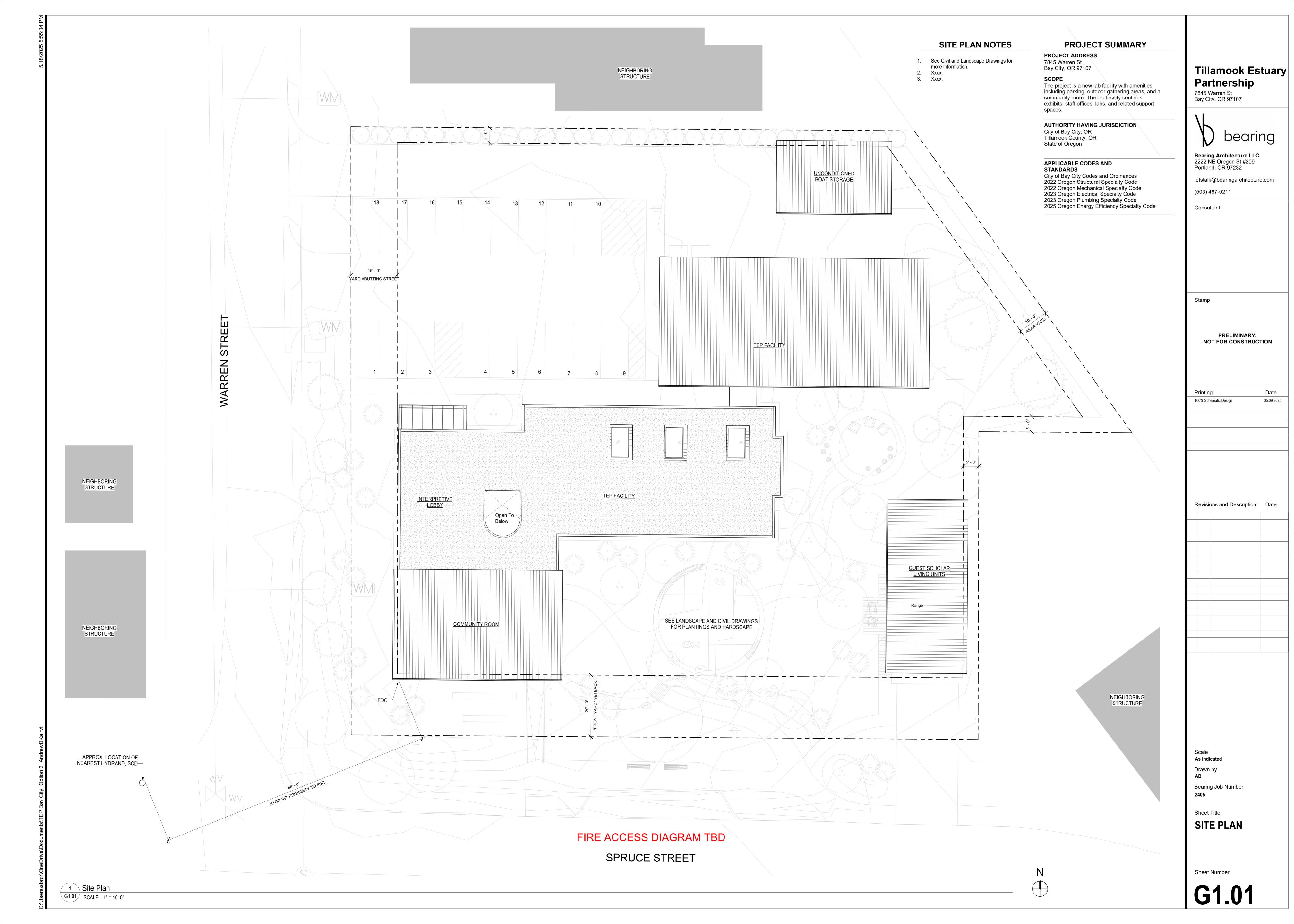
Sheet Title **PROJECT INFORMATION**

Sheet Number

Abbreviations

A.B.	ANCHOR BOLT	DIAG.	DIAGONAL	FURR.	FURRING/FURRED	M.L.	METAL LATH	REQ./REQ'D	REQUIRED	T.O.C.	TOP OF CONCRETE/TOP OF CURB
ABV.	ABOVE	DIFF.	DIFFUSER	FUT.	FUTURE	MLDG.	MOLDING	RESIL.	RESILIENT	T.O.F.	TOP OF FOOTING
		DIM./DIM'D	DIMENSION(ED)	F.V.C.	FIRE VALVE CABINET	M.O.	MASONRY OPENING	RET.	RETURN	TOIL.	TOILET
A.C.	ASPHALTIC CONCRETE	DISP.	DISPENSER/DISPOSAL			M.R.	MOISTURE RESISTANT	RETG.	RETAINING	T.O.P.	TOP OF PAVEMENT
CC.	ACCESSIBLE	DIV.	DIVISION	G	GAS	MTG.	MOUNTING/MEETING	REV.	REVISED/REVISION/REVERSED	T.O.S.	TOP OF STEEL
TC	ACOUSTIC TILE CEILING	DN.	DOWN	GA	GAUGE/GAGE	MUL.	MULLION	RF.	ROOF/RESILIENT FLOORING	T.O.T.S.	TOP OF TUBE STEEL
DA	AMERICANS WITH DISABILITIES ACT	D.O.	DOOR OPENING	GALV.	GALVANIZED	MUN.	MUNTIN	RGTR/REG.	REGISTER	T.S.	TUBE STEEL
.D.	AREA DRAIN	DR.	DOOR	GB	GRAB BAR	WIUN.	WIONTIN		RIGHT HAND	TRANS.	TRANSFORMER
DD'L	ADDITIONAL	D.S.	DOWNSPOUT	GC	GENERAL CONTRACTOR			R.H.		T.V.	TELEVISION
NDD L	ADDITIONAL	D.W.	DISHWASHER	GEN	GENERAL	(N)	NEW	R.J.	RIGHT OF JOINT	T.W./T.O.W.	TOP OF WALL
NDJ.	ADJUSTABLE/ADJACENT			G.F.I.	GROUND FAULT INTERRUPT	N/C	NONCOMBUSTIBLE	RLG.	RAILING		
AES/AESS	ARCHITECTURALLY EXPOSED	DWG./DWGS.	DRAWING(S)	G.I.	GALVANIZED IRON	NAT.	NATURAL	RM.	ROOM	TYP.	TYPICAL
	STRUCTURAL STEEL			GL.	GLASS/GLAZED	N.G.	NATURAL GAS	RND.	ROUND		
AFD.	AUTOMATIC FIRE DAMPER	(E)	EXISTING	GND.	GROUND	N.I.C.	NOT IN CONTRACT	R.O.	ROUGH OPENING	UC	UNDERCUT
A.F.F.	ABOVE FINISHED FLOOR	E.	EAST	GR.	GRADE	NO./#	NUMBER	RWD./RDWD.	REDWOOD	U/C	UNDERCOUNTER
AGGR.	AGGREGATE	EA.	EACH	G.S.M.	GALVANIZED SHEET METAL	NOM.	NOMINAL	RWL	RAIN WATER LEADER	U.G.	UNDERGROUND
A.H.U.	AIR HANDLING UNIT	E.B.	EXPANSION BOLT	GWB/GYP. BD.	GYPSUM BOARD	N.T.S.	NOT TO SCALE			U.L.	UNDERWRITER'S LABORATORY
ALT.	ALTERNATE	E.H.D.	ELECTRIC HAND DRYER					S.	SOUTH/SINK	UNF.	UNFINISHED
LUM. OR AL	ALUMINUM	E.J.	EXPANSION JOINT			0/	0)/50	S.A.	SUPPLY AIR/SINGLE ACTING	U.N.O.	UNLESS NOTED OTHERWISE
NOD.	ANODIZED	EL.	ELEVATION	HAZ MAT	HAZARDOUS MATERIALS	0/	OVER			U.O.N.	UNLESS OTHERWISE NOTED
Р.	ACCESS PANEL	ELEC.	ELECTRICAL	НВ	HOSE BIBB	O.A.	OVERALL	S.A.C.T. S.A.M.	SUSPENDED ACOUSTIC CEILING TILE SELF-ADHERED MEMBRANE FLASHING		
 PPROX.	APPROXIMATE	ELEV.	ELEVATOR	HC	HOLLOW CORE	OBS.	OBSCURE			VAC	VACUUM
	ARCHITECTURAL			H/C	HOT/COLD	O.C.	ON CENTER	S.C.	SOLID CORE/SELF COVE/SCALE	VAR.	VARIES
RCH.		EMER.	EMERGENCY	HCP/HDCP/HC		OCC	OCCUPANACY	SCHED.	SCHEDULE	V.C.T.	VINYL COMPOSITE TILE
V	AUDIO VISUAL	ENCL.	ENCLOSURE	HDW	HARDWARE	O.D.	OUTSIDE DIAMETER	SCP.	SCUPPER	VENT.	VENTILATION
		ENGR.	ENGINEER	HDVV HM	HOLLOW METAL	O.F.C.I.	OWNER FURNISHED	SCR.	SCREEN	VERT.	VERTICAL
BD.	BOARD	E.O.S.	EDGE OF SLAB	HORIZ	HORIZONTAL		CONTRACTOR INSTALLED	SCWD	SOLID CORE WOOD	VEST.	VESTIBULE
BITUM.	BITUMINOUS	E.P.	ELECTRICAL PANELBOARD			O.F.D.	OVERFLOW DRAIN	SDS	SELF-DRILLING SCREWS		VESTIBULE VERIFY IN FIELD
BKNG	BACKING	EQ.	EQUAL	HP	HIGH POINT	OFF.	OFFICE	SECT.	SECTION	V.I.F.	
		EQUIP., EQPT.	EQUIPMENT	HR	HOUR	O.F.O.I.	OWNER FURNISHED/	SED	SEE ELECTRICAL DRAWINGS	VOL.	VOLUME
BLDG.	BUILDING	E.R.	EPOXY RESIN	HT	HEIGHT		OWNER INSTALLED	S.F.	SPECIAL FINISH/SQUARE FOOT	V.P.	VISION PANEL/VENEER PLASTER
BLKG.	BLOCKING	EVAC.	EVACUATION	HVAC	HEATING, VENTILATION	OH.	OVERHANG	SH.	SHELF	V.T.R.	VENT THROUGH ROOF
BM.	BEAM	E.W.	EACH WAY		& AIR CONDITIONING	OPNG.	OPENING	SHR./SHWR.	SHOWER		
3.O.	BOTTOM OF	EW/ES	EYEWASH/EMERGENCY SHOWER	HW	HOT WATER	OPP.	OPPOSITE	SHT.	SHEET	W.	WEST/WIDE/WIDTH
3.S.	BOTH SIDES	E.W.C.	ELECTRIC WATER COOLER			OPP. HAND/O	.H. OPPOSITE HAND	SHTG.	SHEATHING	W/	WITH
TWN.	BETWEEN	EXH.	EXHAUST			UON/UNO	UNLESS OTHERWISE NOTED	SIM.	SIMILAR	W.C.	WATER CLOSET/WALL COVERING
BUR.	BUILT-UP ROOFING	EXIST.	EXISTING	I.D.	INSIDE DIAMETER (DIM.)	OVHD.	OVERHEAD	SKD	SEE KITCHEN DRAWINGS	W/C	WHEELCHAIR
BW.	BOTH WAYS	EXP.	EXPANSION	INCL.	INCLUSIVE/INCLUDED			SL.	SLOPE	WD.	WOOD
		EXPO.	EXPOSED	INSUL.	INSULATION			S.L.	SCORE LINE	WD. WDW.	WINDOW
CA	COMPRESSED AIR	EXT.	EXTERIOR	INT.	INTERIOR	P/PTD.	PAINT(ED)	SLDG.	SLIDING	W/GL.	WIRE GLASS
	CABINET	LXI.	EXTERIOR	INTERM.	INTERMEDIATE	PASS.	PASSENGER/PASSAGE	SLNT.	SEALANT		
CAB.					INVERT	PAV.	PAVING	SLSSD	SEE LIFE SUPPORT DRAWINGS	W.H.	WATER HEATER
C.B.	CATCH BASIN			INV.	INVERT	P.B.X.	TELEPHONE SWITCHBOARD			W.I.	WROUGHT IRON
C.B.C.	CALIFORNIA BUILDING CODE	F.A.	FIRE ALARM	1001	IANUTOD	P.D.	PLANTER DRAIN	S.M.	SHEET METAL	W.I.C.	WOODWORK INSTITUTE OF CALIFORNIA
C.C.	CENTER TO CENTER	FAB.	FABRICATE	JAN.	JANITOR	PERF.	PERFORATED	SMD	SEE MECHANICAL DRAWINGS	W/O	WITHOUT
CEM.	CEMENT/CEMENTITIOUS	FB	FLAT BAR	J.B.	JUNCTION BOX	PERIM.	PERIMETER	S.M.S.	SHEET METAL SCREW	W.O.	WHERE OCCURS
CER.	CERAMIC	F.C.	FINISHED CONCRETE	JST.	JOIST	PERP.	PERPENDICULAR	SPEC.	SPECIFICATION	WOL	WORLD OF LIFE
C.G.	CORNER GUARD	F.C.O.	FLOOR CLEAN OUT	JT.	JOINT	PH.	PENTHOUSE/PANIC HARDWARE	SPKR.	SPEAKER	W.P.	WATERPROOFING OR WORK POINT
CHAN.	CHANNEL	F.C.U.	FAN COIL UNIT			PL.	PLATE/PROPERTY LINE	SPRK.	SPRINKLER	W.R.	WATER RESISTANT/WASTER RECEPTACLE
CHW.	CHILLED WATER	F.D.	FLOOR DRAIN/FIRE DAMPER	K.S.	KNEE SPACE	PLAM.	PLASTIC LAMINATE	SQ.	SQUARE	W.S.	WEATHERSTRIPPING
C.I.	CAST IRON	FDN.	FOUNDATION	KIT.	KITCHEN	PLAS.	PLASTER	S.SK.	SERVICE SINK	WSCT.	WAINSCOT
C.I.P.	CAST IN PLACE	FDC	FIRE DEPARTMENT CONNECTION	KO.	KNOCK OUT	PLBG.	PLUMBING		STAINLESS STEEL	WT./WGT.	WEIGHT
C.J.	CONTROL JOINT	FE	FIRE EXTINGUISHER	K.P.	KICK PLATE	PLYWD	PLYWOOD	SSD	SEE STRUCTURAL DRAWINGS	W.W.	WINDOW WASHING
CL.	CENTER LINE	FEC	FIRE EXTINGUISHER CABINET			PNL.	PANEL	ST.	STEAM/STAIN/STONE	W.W.F.	WELDED WIRE FABRIC
CLG.	CEILING	F.F.	FINISH FLOOR			P.O.C.	POINT OF CONNECTION	STA.	STATION		
CLO.	CLOSET	F.G.	FINISH GRADE	L	LENGTH/LONG	PR.	PAIR	S.T.C.	SOUND TRANSMISSION CLASS	YD	YARD
CLR.	CLEAR	FHC	FIRE HOSE CABINET	LAM.	LAMINATED/LAMINATE	PREFAB	PREFABRICATED	STAG.	STAGGERED		
C.M.U.	CONCRETE MASONRY UNIT	FIN.	FINISHED	LAV.	LAVATORY	PREFAB PREP.	PREPARATION	STD.	STANDARD		
CNTR.	COUNTER	FIXT.	FIXTURE	LB.	POUND			STL.	STEEL		
C.O.	CASED OPENING/CLEAN OUT	F.L.	FLOW LINE	LDG.	LANDING	PROJ.	PROJECTION/PROJECT	STN.	STAIN		
OL.	COLUMN	F.L. FL./FLR.	FLOOR	L.F.	LINEAL FOOT	PROP.	PROPERTY	STOR.	STORAGE		
CONC.	CONCRETE	FL./FLR. FLASH.	FLOOR FLASHING	LGT.	LIGHT	PSF	POUNDS PER SQUARE FOOT	STRUCT./STR.			
COND.	CONDITION			L.H.	LEFT HAND	PT	POINT OR PAINT	SURR.	SURROUND		
COND. CONN.	CONNECTION	FLDG.	FOLDING	L.n. LKR.	LOCKER	PTD	PAINTED	SUSP.	SUSPENDED		
CONSTR.	CONSTRUCTION	FLEX.	FLEXIBLE		LOCATION	PTN./PART.	PARTITION	S.V.	SHEET VINYL		
		FLG.	FLOORING	LOC.				SVC.	SERVICE		
CONTR	CONTRACTOR	FLUOR.	FLUORESCENT	L.P.	LOW POINT	Q.T.	QUARRY TILE	SW.	SWITCH, SALT WATER		
CONTR.	CONTRACTOR	F.O.	FINISHED OPENING/FACE OF	L.S.S.	LIFE SUPPORT SYSTEMS	QTY.	QUANTITY	SYM.	SYMMETRICAL		
COORD.	COORDINATE	F.O.B.	FACE OF BUILDING	LVR.	LOUVER	٠		SYS.	SYSTEM		
CORR.	CORRIDOR	F.O.C.	FACE OF CONCRETE					313.	STSTEIM		
CPT.	CARPET	F.O.F.	FACE OF FINISH	MACH.	MACHINE	R.	RISER/RADIUS				
C.T.	CERAMIC TILE	F.O.M	FACE OF MASONRY	MAINT.	MAINTENANCE	(R)	REMOVE	T./TRD.	TREAD		
CTR.	CENTER	F.O.S.	FACE OF STUD/SLAB	MAS.	MASONRY	R.A.	RETURN AIR	T&G	TONGUE AND GROOVE		
C.W.	COLD WATER	F.O.W.	FACE OF WALL	MAT'L	MATERIAL	RCP	REFLECTED CEILING PLAN	T.D.	TRENCH DRAIN		
		FPRF.	FIREPROOF	MAX.	MAXIMUM	R.B.	RESILIENT BASE		TELEPHONE		
NDI	DOLIBLE	FR.	FRAME	M.B.	MORTAR BED/MACHINE BOLT	R.D.	ROOF DRAIN	TEL.			
BL.	DOUBLE DECK DRAIN	F.R.P.	FIBERGLASS REINFORCED PLASTIC	MECH.	MECHANICAL	R.D.L.	ROOF DRAIN LEADER	TEMP.	TEMPERED/TEMPORARY		
).D.	DECK DRAIN	F.R.T.	FIRE RETARDANT TREATED	MEMB.	MEMBRANE	RECPT.	RECEPTACLE	TERR./TZ.	TERRAZO		
DEMO	DEMOLITION	FRZ.	FREEZER					TFW	TREATED FRESH WATER		
EPT.	DEPARTMENT	F.S.	FLOOR SINK	MET./MTL.	METAL	RECT.	RECTANGUALR	TK, THK.	THICK/THICKNESS		
DET.	DETAIL			MFCR	MANUFACTURER	REF./RE:	REFERENCE	THR./THRES.	THRESHOLD		
D.F.	DRINKING FOUNTAIN	FT.	FEET/FOOT	MH.	MANHOLE	REFL.	REFLECTED	T.J.	TOP OF JOINT		
D.I.	DEIONIZED	FTG.	FOOTING	MIN.	MINIMUM/MINUTE	REFR.	REFRIGERATOR	T.M.A.	TO MATCH ADJACENT		
DIA.	DIAMETER	FURN.	FURNISHED	MISC.	MISCELLANEOUS	REINF.	REINFORCING/REINFORCED REINFORCEMENT	T.O.	TOP OF		

REINFORCEMENT



BUILDING ENVELOPE REQUIREMENTS FOR **NEW CONSTRUCTION 1**

CLIMATE ZONE: 4C

AUTHORITY HAVING JURISDICTION City of Bay City, OR Tillamook County, OR State of Oregon APPLICABLE CODES AND **STANDARDS** City of Bay City Codes and Ordinances 2022 Oregon Structural Specialty Code 2022 Oregon Mechanical Specialty Code 2023 Oregon Electrical Specialty Code 2023 Oregon Plumbing Specialty Code 2025 Oregon Energy Efficiency Specialty Code 2022 Oregon Fire Code

CODE SUMMARY

OCCUPANCY The building occupancies are **B, S-1, and F-1**, considered non-separated per OSSC 508.3. The most restrictive allowances are used. Existing separations do exist and are maintained.

CONSTRUCTION TYPE

Type IIIB Fully Sprinklered (New)

BUILDING HEIGHT AND AREA Provided: 2 Stories

27'-0" Feet High* 29,417 Square Feet

Allowed**: 3 Stories Above Grade (F-1) 75 Feet High (B, F-1, S-1) 36,000 SF Allowable Area Factor (F-1, SM)

*Height is further limited by AHJ, see **Zoning** below. **Per OSSC Tables 504.3, 504.4, and 506.2, most restrictive occupancies applied.

HAZARDOUS MATERIALS

Building may contain quantities of hazardous materials in amounts not to exceed the maximum allowable quantity limits listed in Ch. 50 of the Fire code. Industry best practice and safe handling and storage techniques shall be followed.

SEPARATE PERMITS*

SEPARATE PERMITS FROM FIRE MARSHALL'S OFFICE* Fire Sprinklers Fire Alarm System Underground Fire Line Fixed Extinguishing System

¹The *fire code official* has approved the "KnoxBox" as the access key box for use in the state of Oregon. Please note that KnoxBox should be flush mounted to building to provide resistance to vandalism. See KnoxBox location at GXXX, AXXX.

DEFERRED SUBMITTALS*

Fire Sprinklers Structural Supports for Mechanical Systems Prefabricated Stairs, Hand Rails, and Guards

*The general contractor shall be responsible for hiring licensed professionals to design and build the system. This includes the preparation of drawings for review by the architect and for permit as needed. The separate permit documents and deferred submittal items shall not be installed until these documents have been reviewed and accepted by the architect and the AHJ.

ZONING

See G1.01 for Bay City Zoning Analysis.

CLIMATE ZONE: 4C							
BUILDING ELEMENT	REQUIRED, 1	YPICAL ²					
Roofs Attic & Other	R-49 R-30 (Semihe	ated)					
Walls Above Grade Mass Steel Framed Steel Framed Bordering	R-9.5ci NR (Semiheated) R-13 + R-7.5 c.i.						
Semi-Heated Space	R-13						
Slab-on-Grade Floors (Unheated)	R-15 for 24"						
Opaque Doors Swinging Non-swinging	U-0.37 U-0.31						
Fenestration Quantity Vertical	40% Max. Wall Area						
Vertical Fenestration ³ Fixed Operable Entrance Doors	Max U-value U-0.36 U-0.45 U-0.63	Max SHGC 0.36 0.33 0.33	Min VT/SHGC 1.10 1.10 1.10				
Skylights³ All Types	Max U-value U-0.50	Max SHGC 0.40	Min VT/SHGC NR				

Per ASHRAE Standard 90.1-2022.

Minimum R-value. Maximum U-values. Required values are for the full glazing assemblies.

FIRE-RESISTANCE RATINGS FOR BUILDING FLEMENTS*

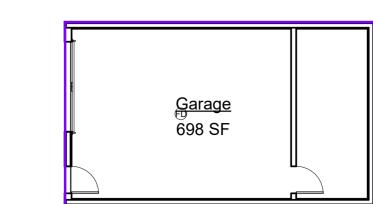
FOR BUILDING ELEMEN 19"						
BUILDING ELEMENT	RATING (In Hours)					
Primary Structural Frame	0					
Bearing Walls						
Exterior	2+					
Interior	0					
Nonbearing Walls & Partitions						
Exterior	See					
	Separation Distance					
Nonbearing Walls & Partitions						
Interior	0					
Floor Construction &						
Associated Secondary Members	s 0					
Roof Construction &						
Associated Secondary Members	s 0					

*Per OSSC Table 601

FIRE-RESISTANCE RATINGS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE*

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	REQUIRED HOURLY RATING AT OCCUPANCIES: S-1, F-1	PROVIDED HOURLY RATING:
10 ≤ X < 30 (SEE SITE PLAN, G1.01)	IIIB	1	3 (EXISTING TILT-UP ASSEMBLY, 6" THICK, CARBONATE AGGREGATE ASSUMED)

*Per OSSC Table 705.5





FIRST FLOOR PLUMBING SYSTEMS

		Occupant	Water Closets					Lavatories				
Occupancy	Description	Occupant Load	Male)	Female		Male		Femal	le	Drinking Fountains	Showers
		2544	Load Factor	Fixture	Load Factor	Fixture	Load Factor	Fixture	Load Factor	Fixture		
					First Floor							
A-2	Community Room w/ Associated Kitchen	67	1 per 75	.45	1 per 75	.45	1 per 200	.17	1 per 200	.17	1 per floor	-
A-3	Exhibit Space	85	1 per 125	.34	1 per 65	.66	1 per 200	.22	1 per 200	.22	1 per floor	-
В	Offices	2	1 per 25 for the first 50 and 1 per 50 for the remainer exceeding 50	.04	1 per 25 for the first 50 and 1 per 50 for the remainer exceeding	.04	1 per 40 for the first 80 and 1 per 80 for the remainer exceeding 80	.03	1 per 40 for the first 80 and 1 per 80 for the remainer exceeding 80	.03	-	
В	Commercial Labs	10	1 per 25 for the first 50 and 1 per 50 for the remainer exceeding 50	.2	1 r 1 per 50 for the remainer exceeding 50	.2	1 per 40 for the first 80 and 1 per 80 for the remainer exceeding 80	.13	1 per 40 for the first 80 and 1 per 80 for the remainer exceeding 80	.13	-	
S-1	Storage	4	1 per 100	.02	1 per 100	.02	1 per 100	.02	1 per 100	.02	-	-
U	Mechanical & Garage	6									-	-
Subtotal				1.05		1.37		.57		.54	1 per floor	0
Non-gendere	d Fixtures Required			[1.05+1	3 .37=2.42]			[.57+.5	2 57=1.14]		1 per floor	0
TOTAL NON-	GENDERED FIXTURES	S			5				5		2 per floor	1

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Stamp

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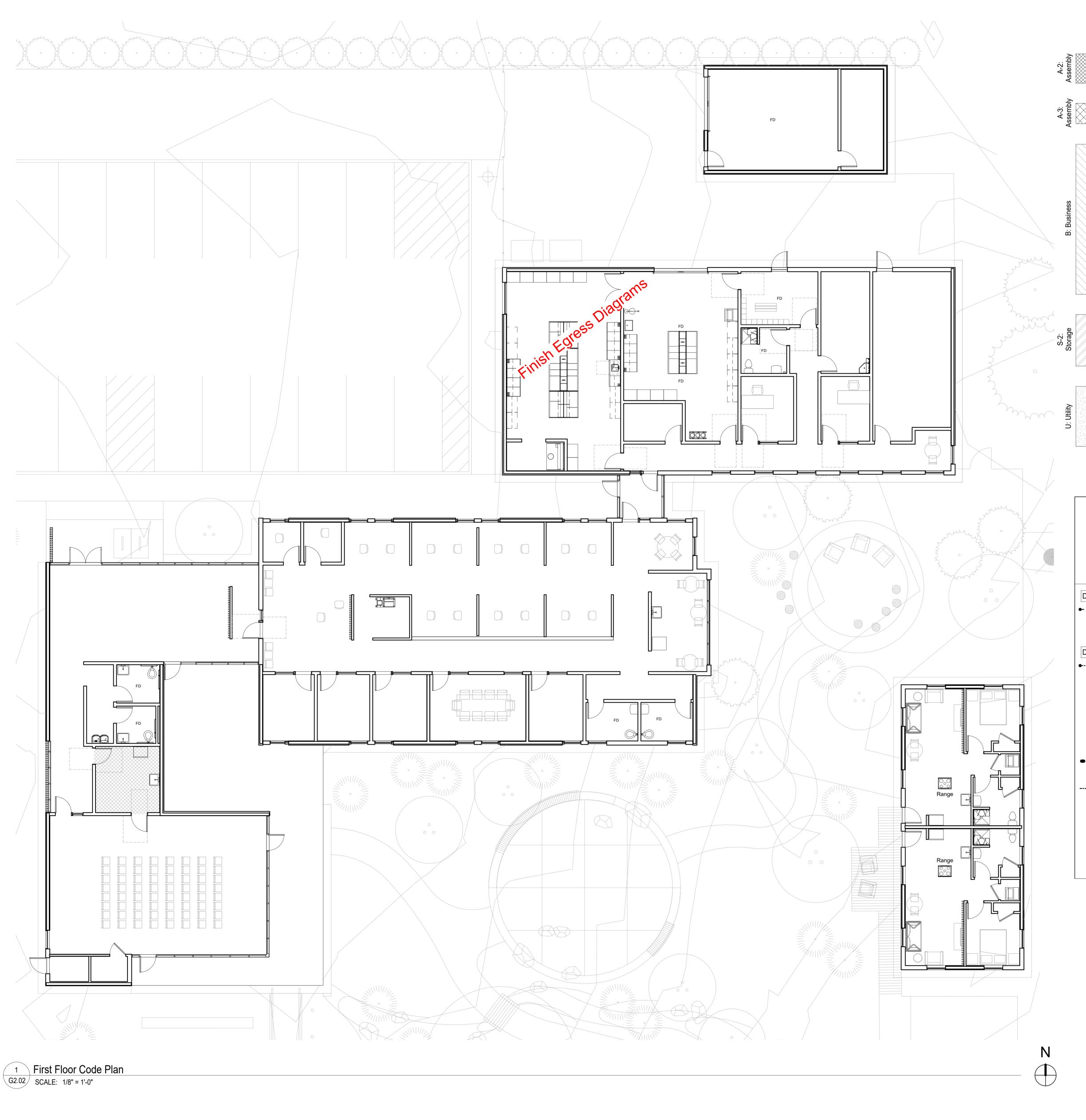
Printing	Date
100% Schematic Design	05.09.2025

Revisions and Description Date

As indicated

Bearing Job Number

Sheet Title **CODE ANALYSIS**



OCCUPANCY CALCULATIONS

	Occupancy	Level	Room Number	Room Name	Function Of Space (OSSC Table 1004.5)	Area	Load Factor	Occupant Load	Occ Load MANUAL
≥ ‱		First Floor	101	ANALYTICAL LAB		797 SF			
A-2: Assembly		First Floor		FIELD WORK LAB		595 SF		0	
A SSE		First Floor				145 SF		0	
∢ ‱				MUD ROOM				0	
		First Floor		MEON / FLEC		78 SF		0	
∵ <u>5</u> ⊠	j 	First Floor		MECH / ELEC		450 SF		0	
A-3: Assembly		First Floor		STORAGE		176 SF		0	+
As,		First Floor		LAB TOILET ROOM		72 SF		0	+
		First Floor		LAB OFFICE 1		120 SF		0	+
		First Floor		LAB OFFICE 2		111 SF		0	
		First Floor	110	CORRIDOR		426 SF		0	+
		First Floor		ENTRY VESTIBULE		71 SF		0	
		First Floor		SEGMENTED OPEN OFFICE		1837 SF		0	<i>⊢"9</i> 61
		First Floor		BREAK ROOM		198 SF		0	Hide
		First Floor		OFFICE 4		126 SF		0	+
SSS		First Floor	117	CONFERENCE ROOM		224 SF		0	1
sine		First Floor		OFFICE 3		126 SF		0	
B: Business		First Floor		OFFICE 2		122 SF		0	
ä		First Floor		OFFICE 1		121 SF		0	
		First Floor		ZOOM ROOM		54 SF		0	
		First Floor		ZOOM ROOM		53 SF		0	
		First Floor		PRINTER/STORAGE		83 SF		0	
		First Floor	124	INTERIOR LOBBY AND EXHIBITS		709 SF		0	
		First Floor	128	COMMUNITY ROOM		1067 SF		0	
		First Floor	129	RISER ROOM		36 SF		0	
		First Floor	130	CORRIDOR		279 SF		0	
S-2: Storage		First Floor	G101	UNCONDITIONED BOAT GARAGE		467 SF		0	
5-7 tora		First Floor	G102	UNCONDITIONED STORAGE		154 SF		0	1
ο //		First Floor	R101	UNIT 1 LIVING SPACE		320 SF		0	
		First Floor	R102	UNIT 1 BEDROOM		109 SF		0	
		First Floor	R103	UNIT 1 RESTROOM		70 SF		0	
		First Floor	R104	UNIT 2 LIVING SPACE		320 SF		0	
		First Floor	R105	UNIT 2 BEDROOM		109 SF		0	
> 223		First Floor	R106	UNIT 2 RESTROOM		70 SF		0	
		First Floor	Х	Open Outdoor Courtyard		496 SF		0	
U: Utility								0	
	A-2	First Floor	127	CATERING KITCHEN	Accessory Catering Kitchen	150 SF	200	1	1

Total Occupant Load

CODE DI ANTI ECEND

COD	E PLAN LEGEND
	GENERAL
LEGEND	
Room Tag	Room name 101 FunctionOfSpace ### Occupancy Load
Distance	EGRESS
• - 4	Common Path of Egress Travel (CPET)
Distance	100' Maximum per OSSC 1006.2.1
•	Exit Access Travel Distance (EATD)
	250' Maximum for S-1, F-1 per OSSC 1017.2
	75' Maximum for B on 1 Story Above Grade Plane w/ 1 Exit per OSSC 3408.4.4.1.1(2)
• (1)•••	Major Path of Travel
	——Occupancy Load on Path
(1)	➤ Path of Travel
⊗ ↑-	Exit sign - Ceiling Mounted Illuminated Surface (Solid) Direction of Arrow(s)
↑ • •••••••••••••••••••••••••••••••••••	Exit sign - Wall Mounted ——Direction of Arrow Illuminated Surface (Solid)

Tillamook Estuary **Partnership**

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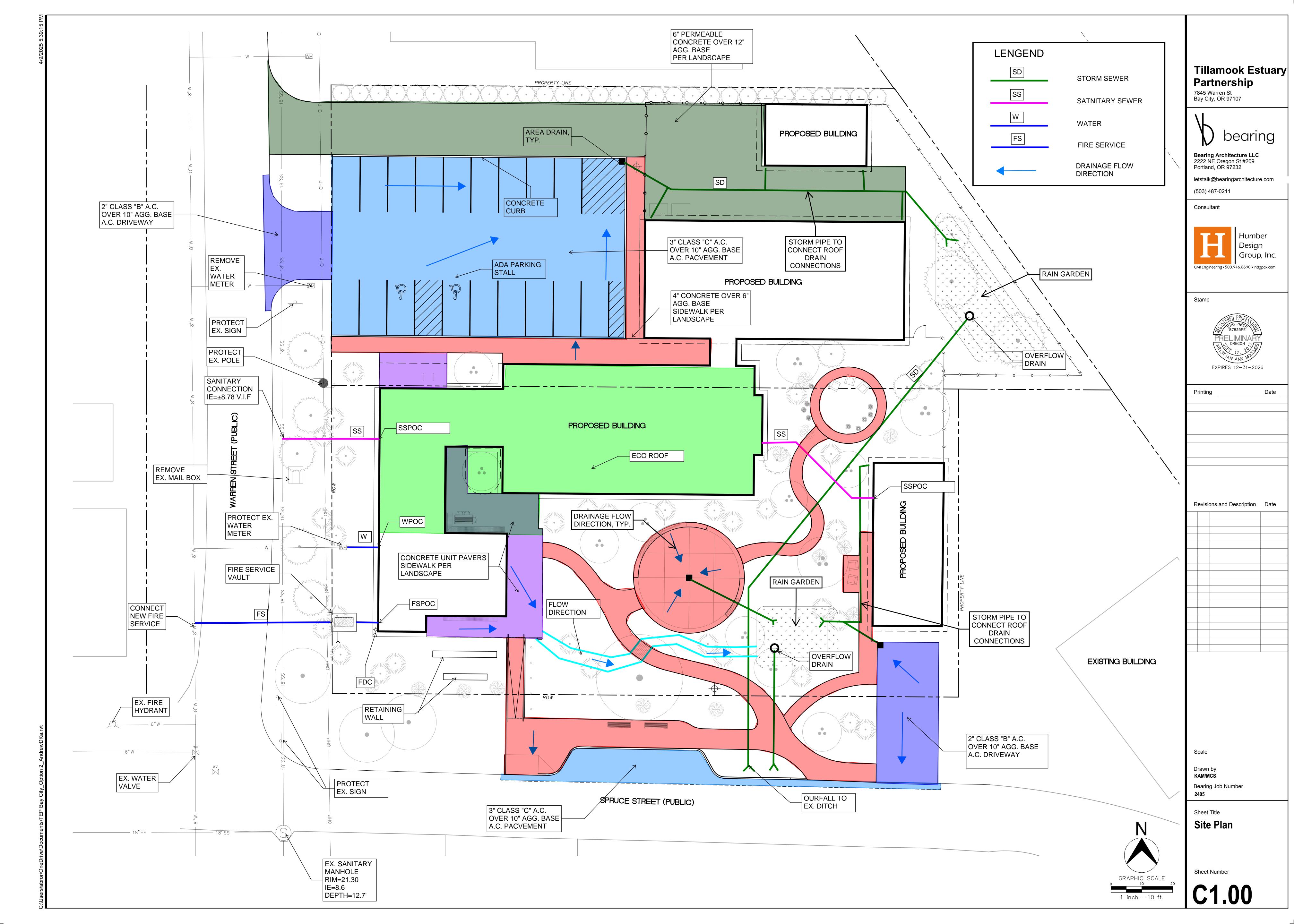
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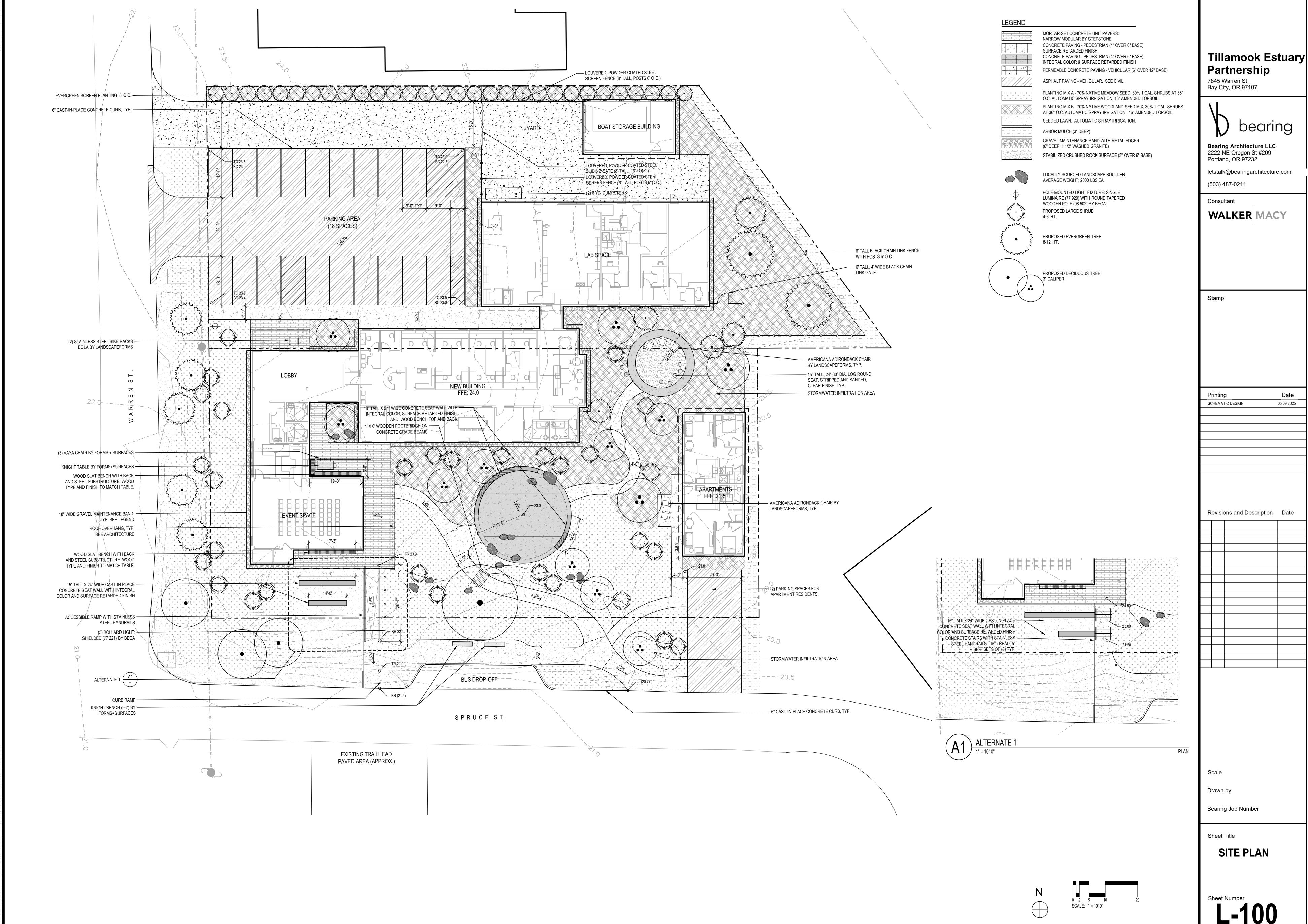
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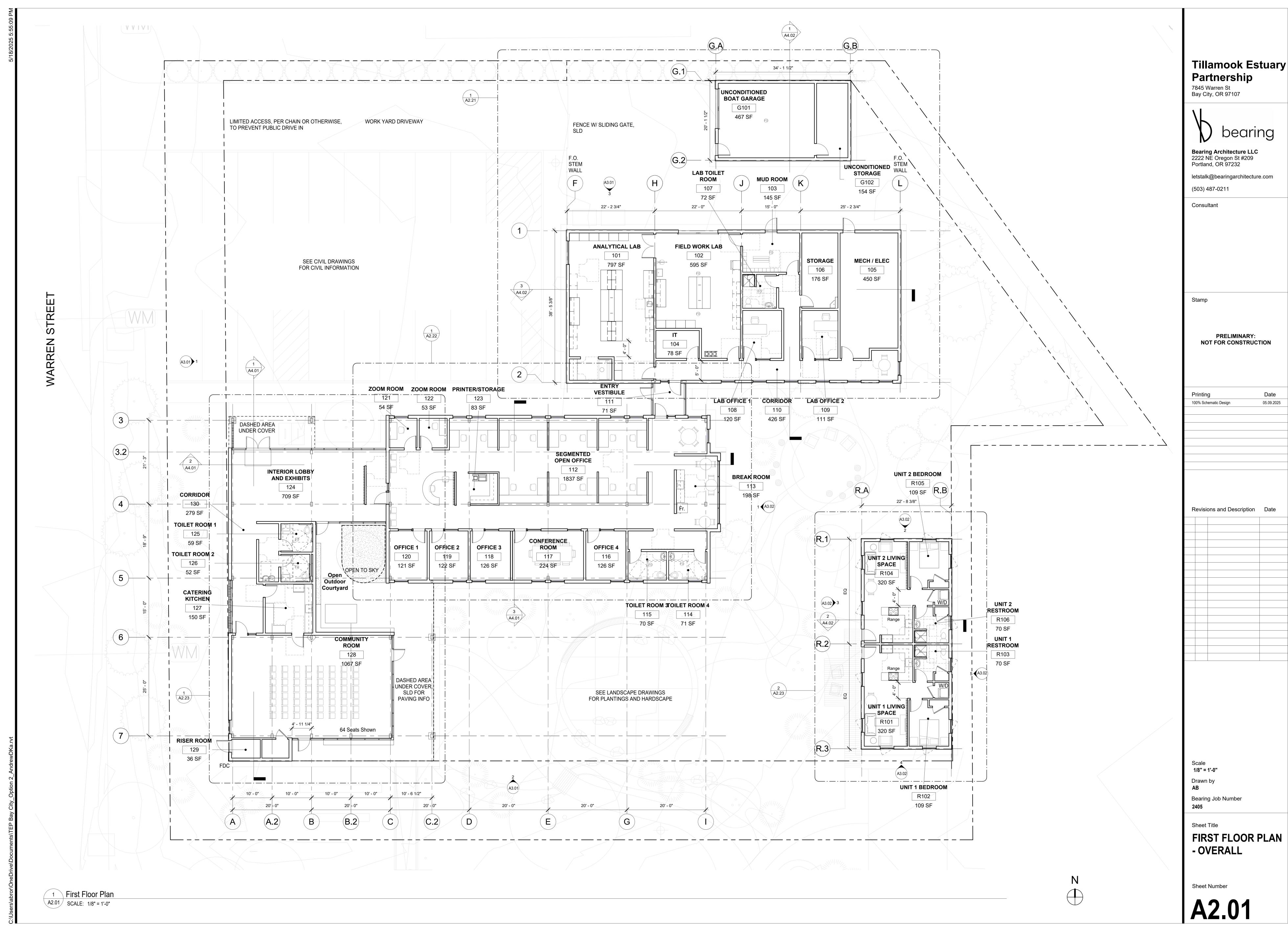
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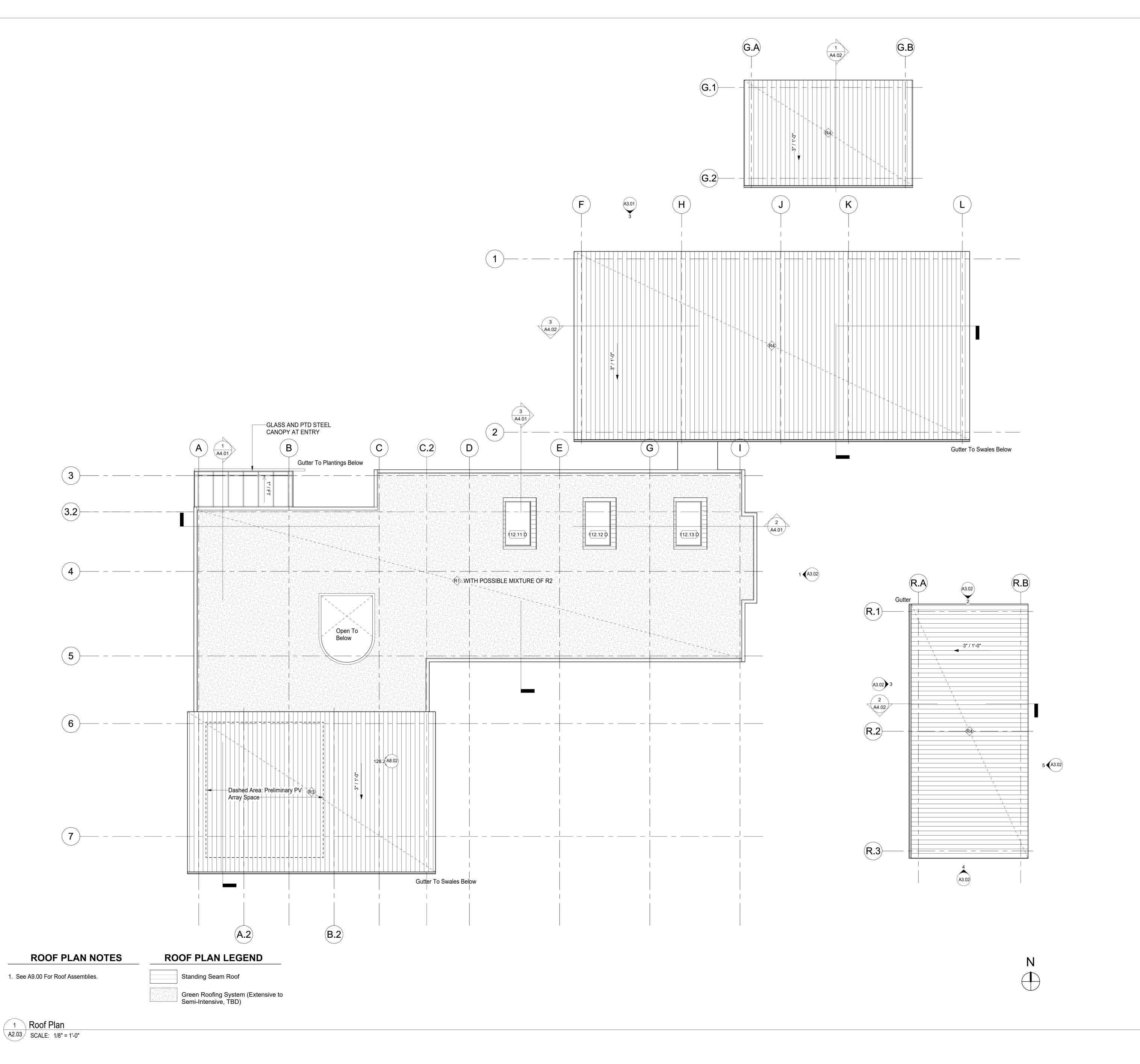
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Sheet Title **CODE ANALYSIS 2**









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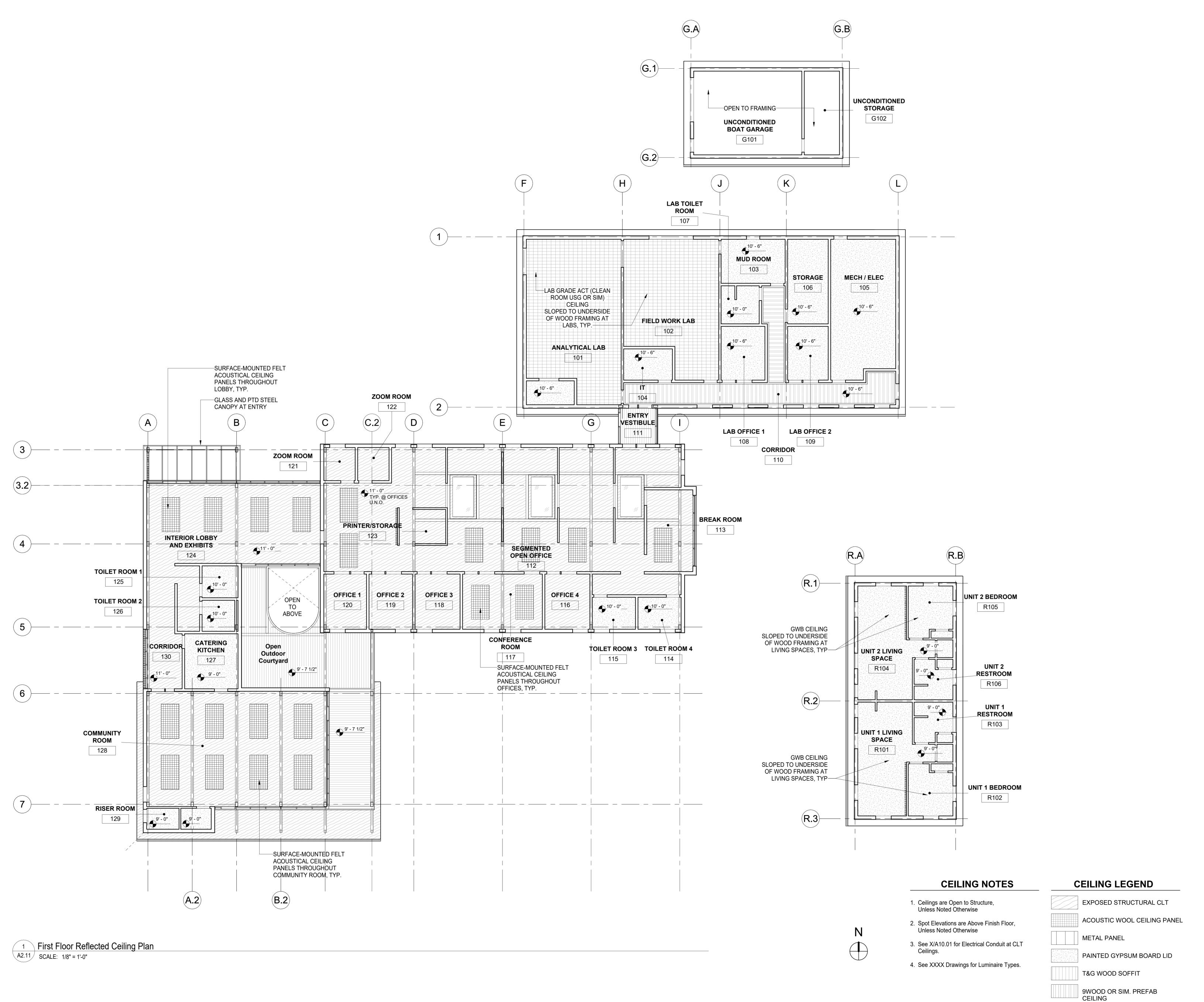
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Sheet Title
ROOF PLAN

Sheet Number



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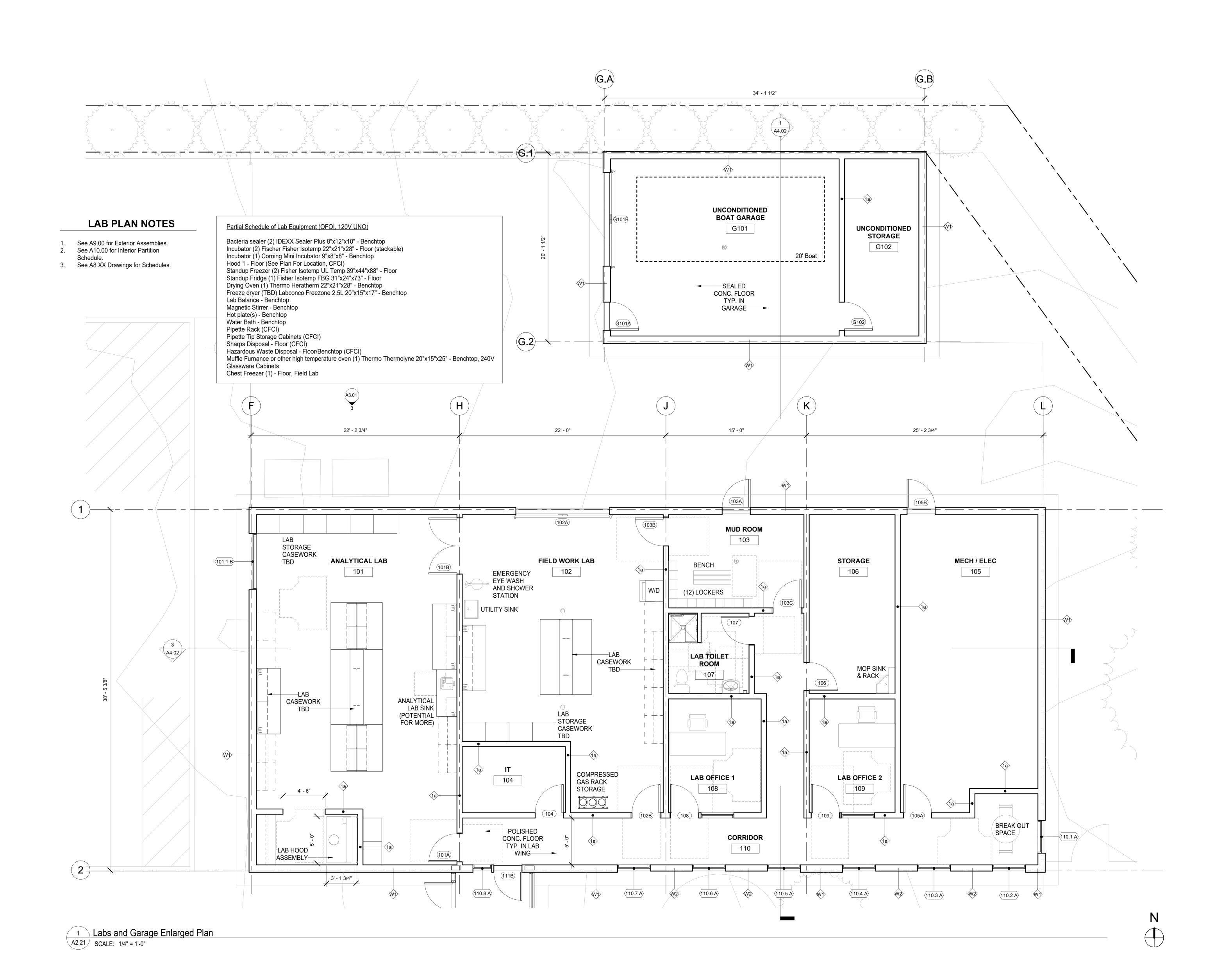
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As indicated
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AB

AB
Bearing Job Number
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Sheet Title

FIRST FLOOR REFLECTED CEILING PLAN

Sheet Number



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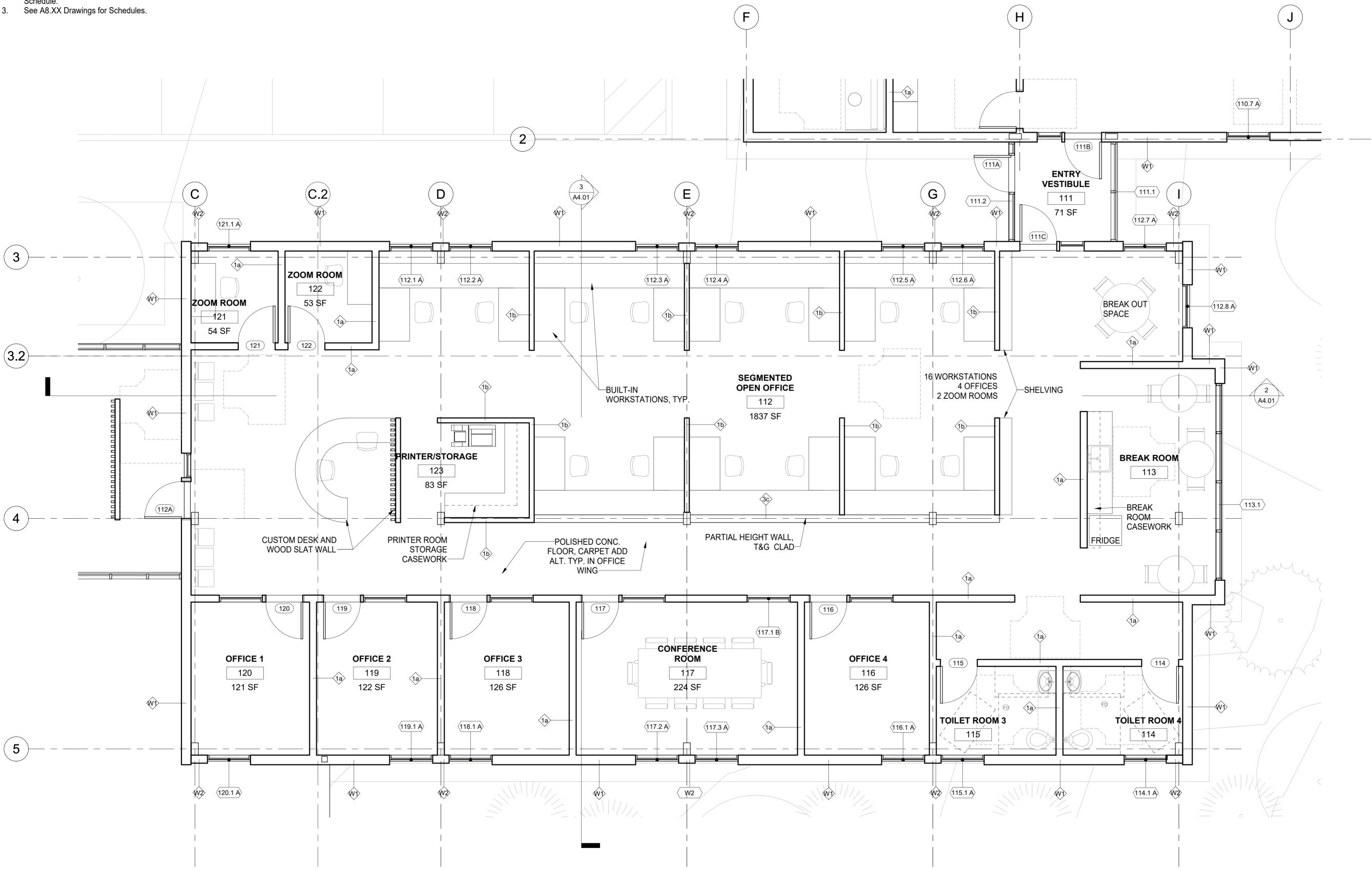
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LABS AND
GARAGE
ENLARGED PLAN

Sheet Number

OFFICES PLAN NOTES

See A9.00 for Exterior Assemblies. See A10.00 for Interior Partition Schedule.
3. See A8.XX Drawings for Schedules.



Offices Enlarged Plan

A2.22 SCALE: 1/4" = 1'-0"

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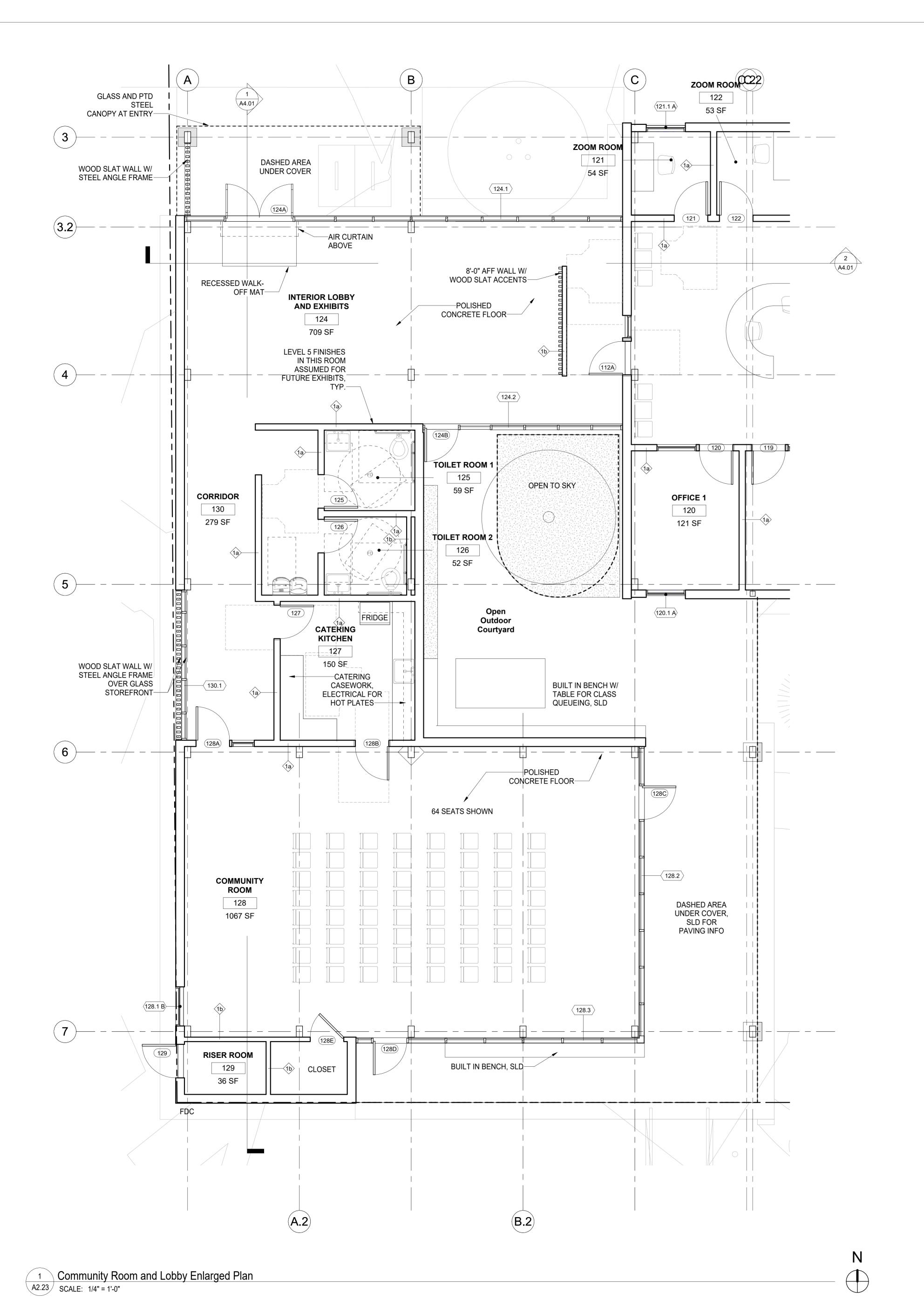
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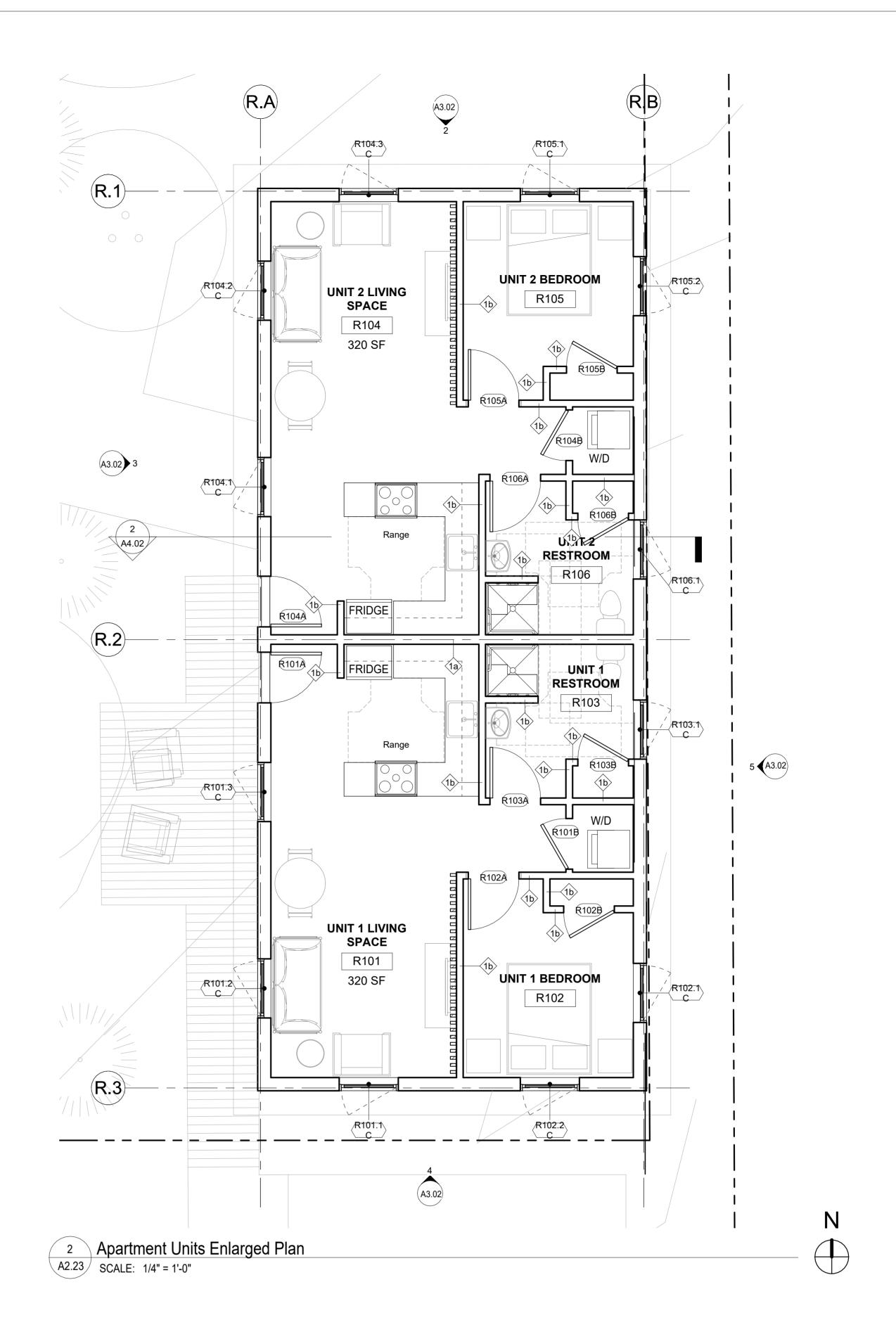
Revisions and Description Date

As indicated

Bearing Job Number

Sheet Title **OFFICES ENLARGED PLAN**





ENLARGED PUBLIC WING AND RESIDENCES NOTES

- See A9.00 for Exterior Assemblies. See A10.00 for Interior Partition
- Schedule.
 3. See A8.XX Drawings for Schedules.

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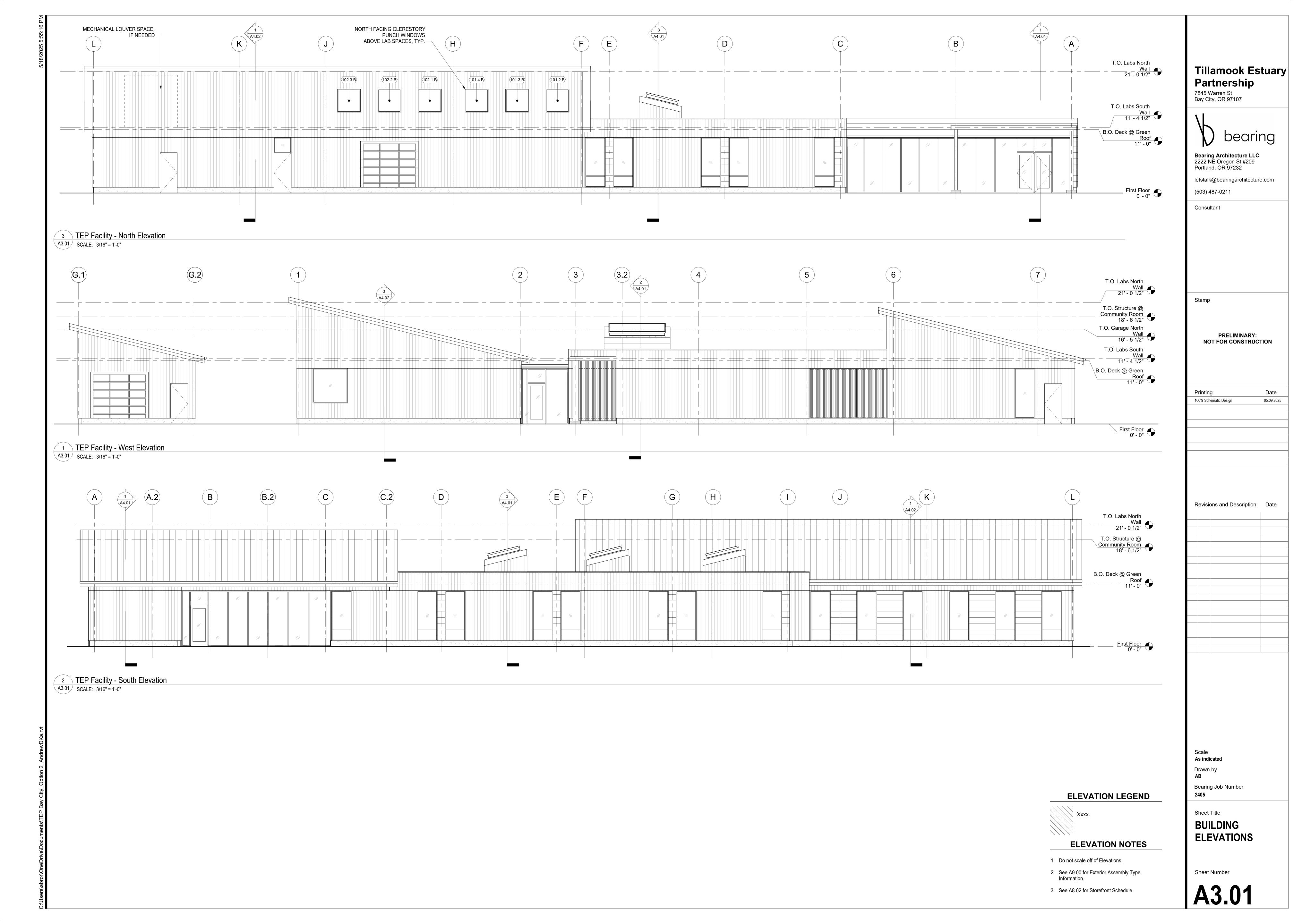
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100% Schematic Design	05.09.2025

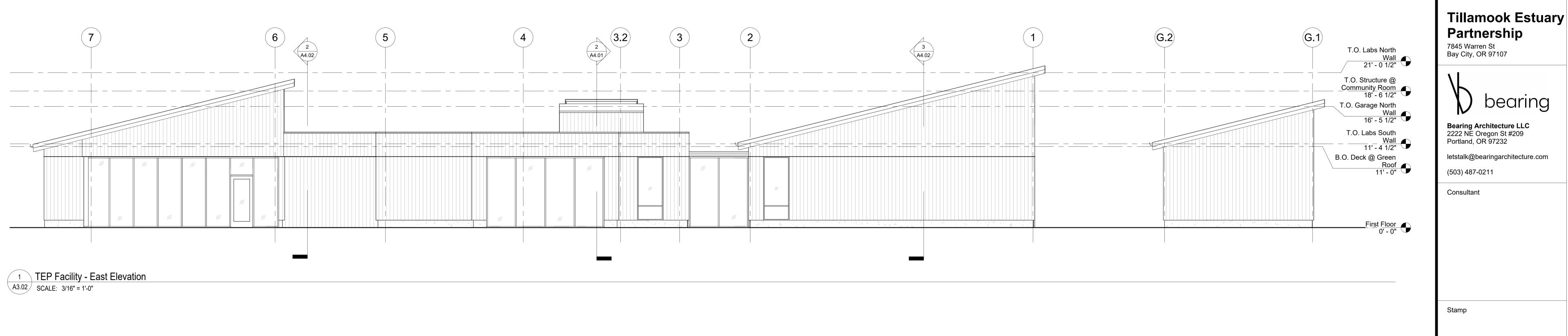
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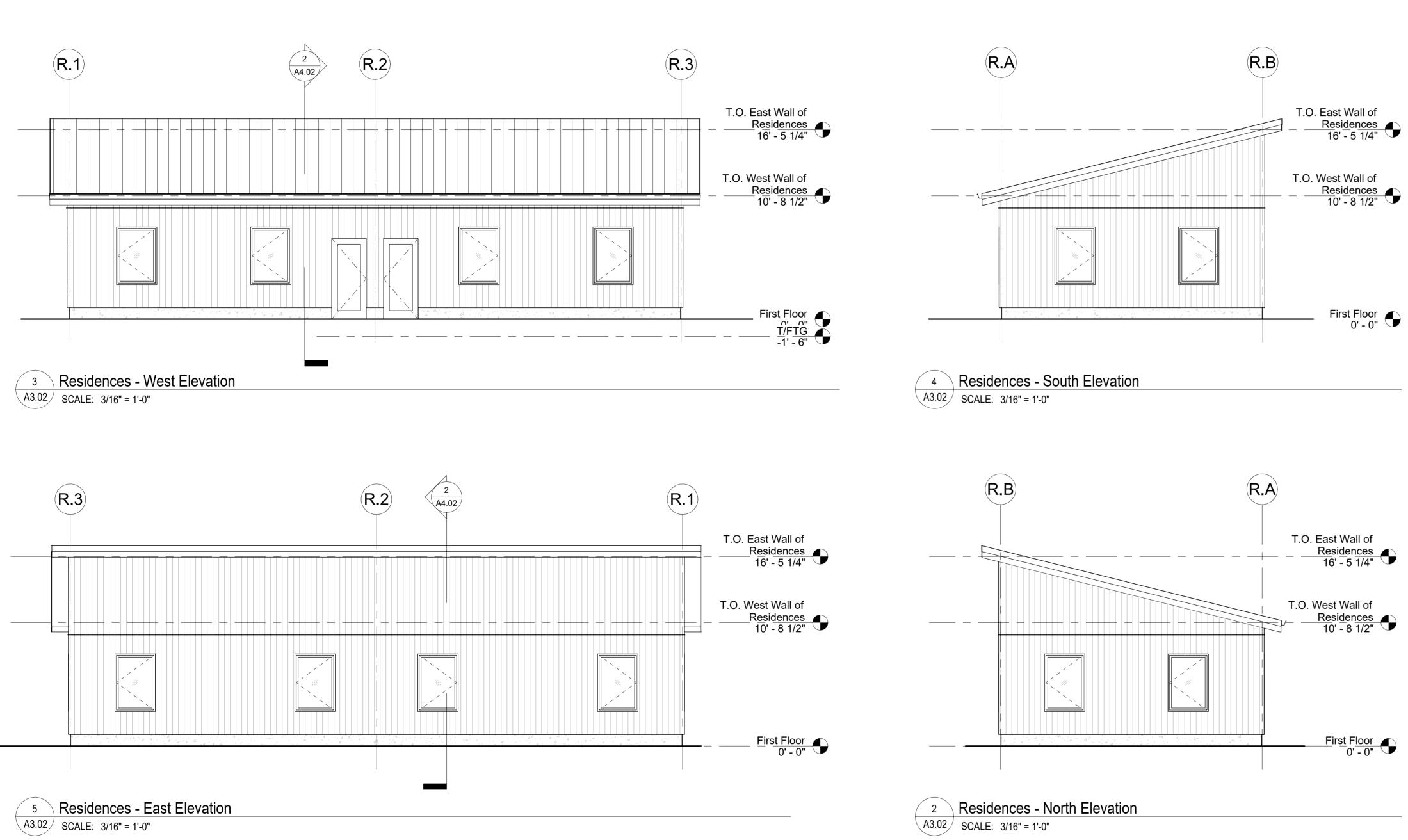
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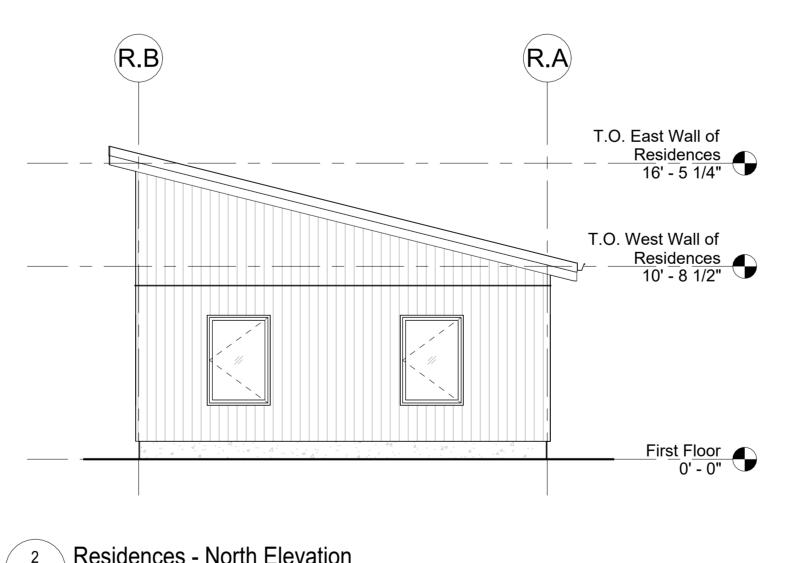
Bearing Job Number

Sheet Title **PUBLIC WING AND RESIDENCES ENLARGED PLANS**









ELEVATION LEGEND ELEVATION NOTES

1. Do not scale off of Elevations.

See A9.00 for Exterior Assembly Type Information.

3. See A8.02 for Storefront Schedule.

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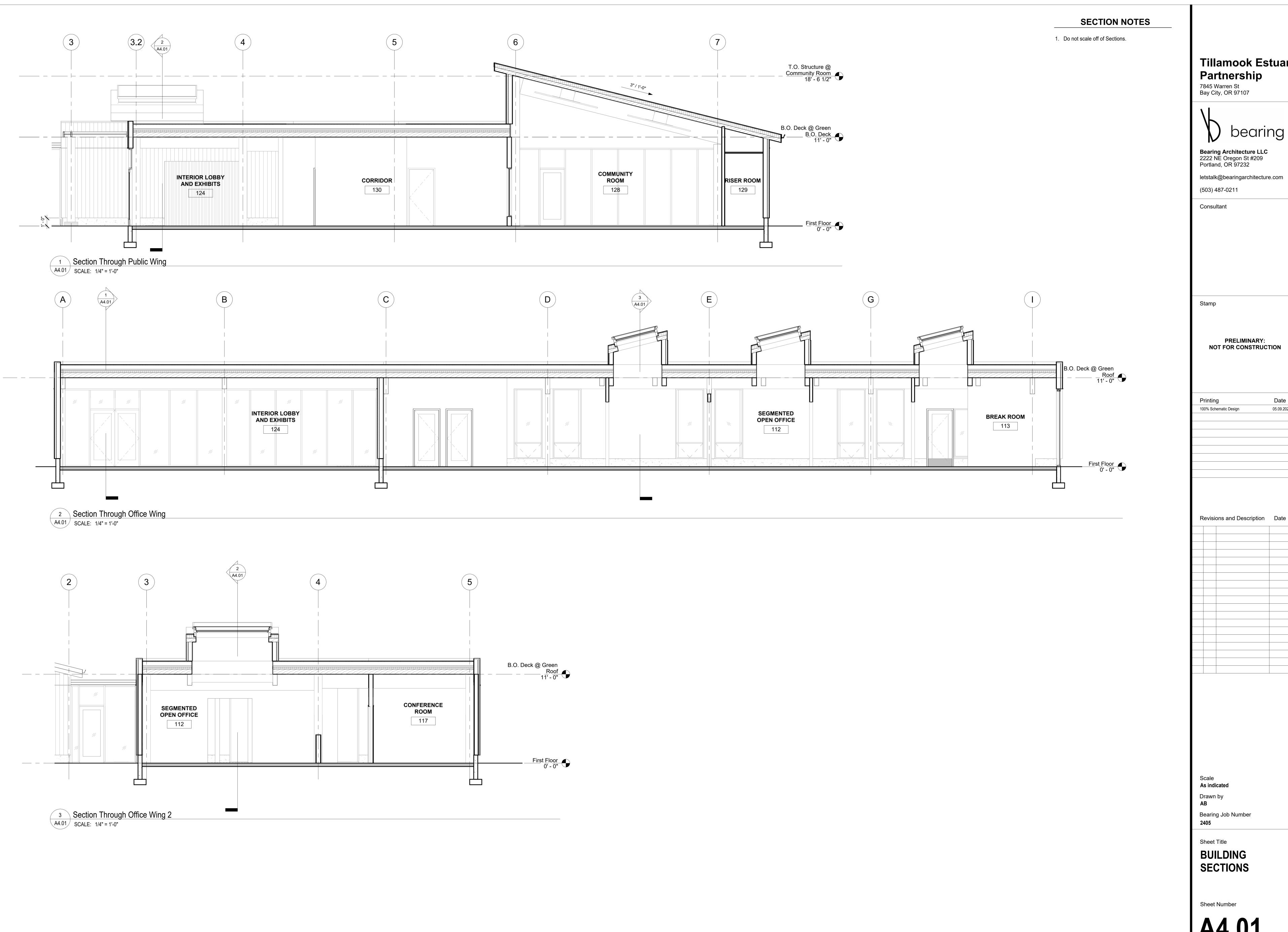
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Scale
As indicated

Sheet Title BUILDING **ELEVATIONS**

Bearing Job Number



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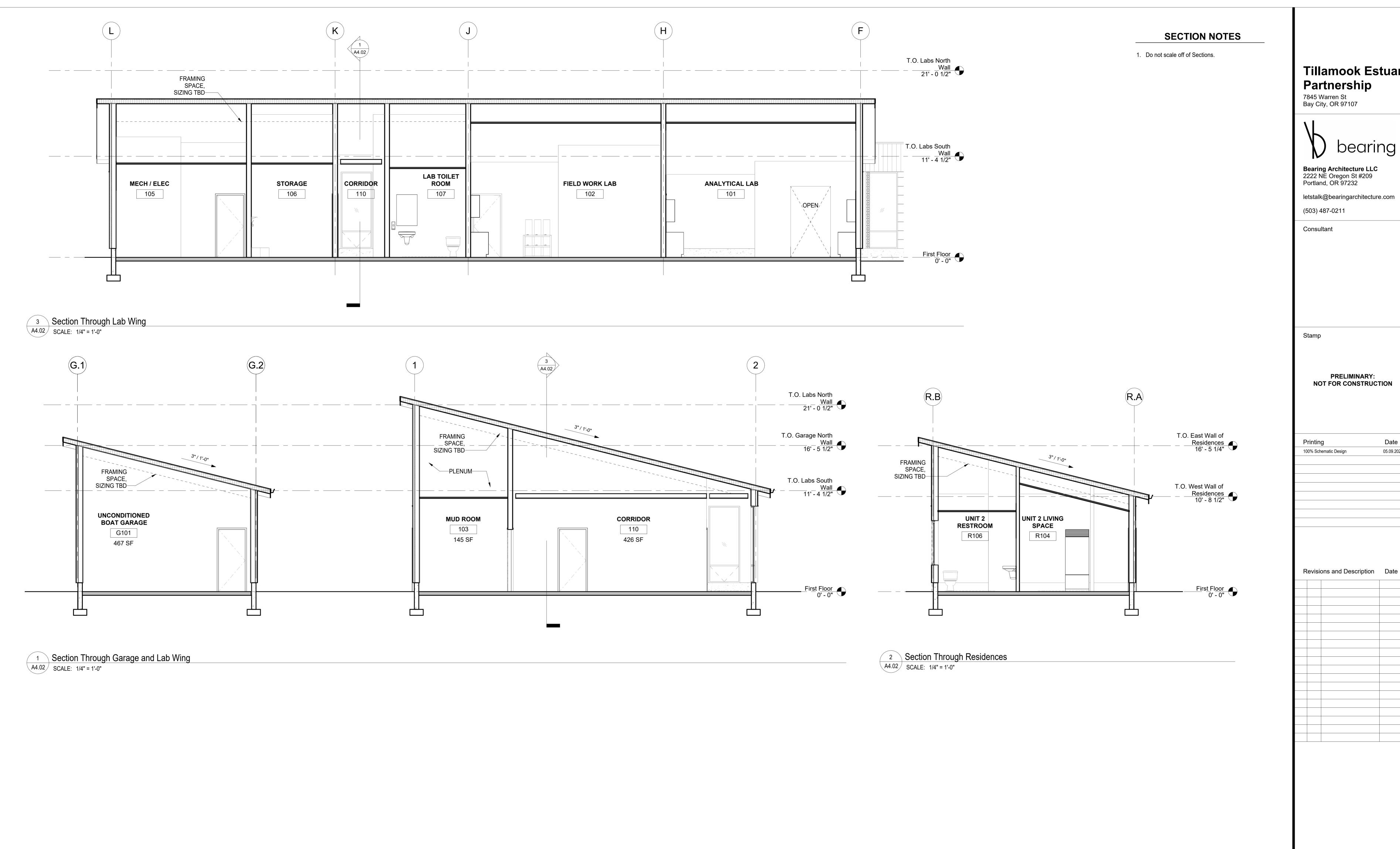
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Bearing Job Number

BUILDING



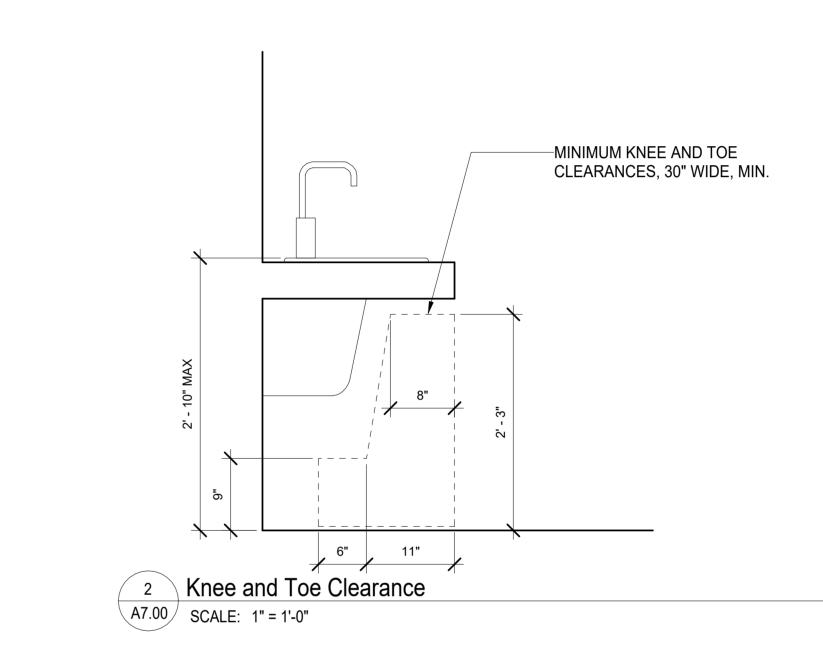
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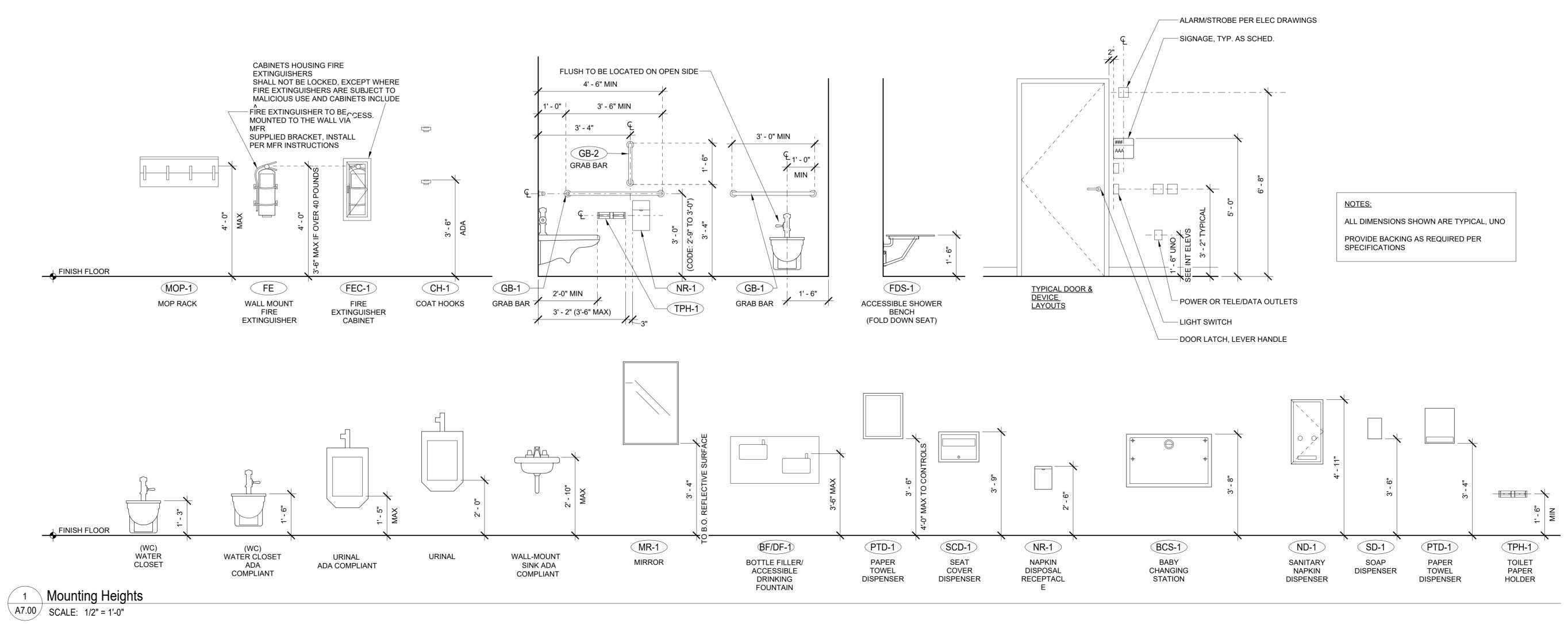
Date 05.09.2025

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Bearing Job Number

Sheet Title **BUILDING SECTIONS**





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Bearing Job Number 2405

Sheet Title

MOUNTING

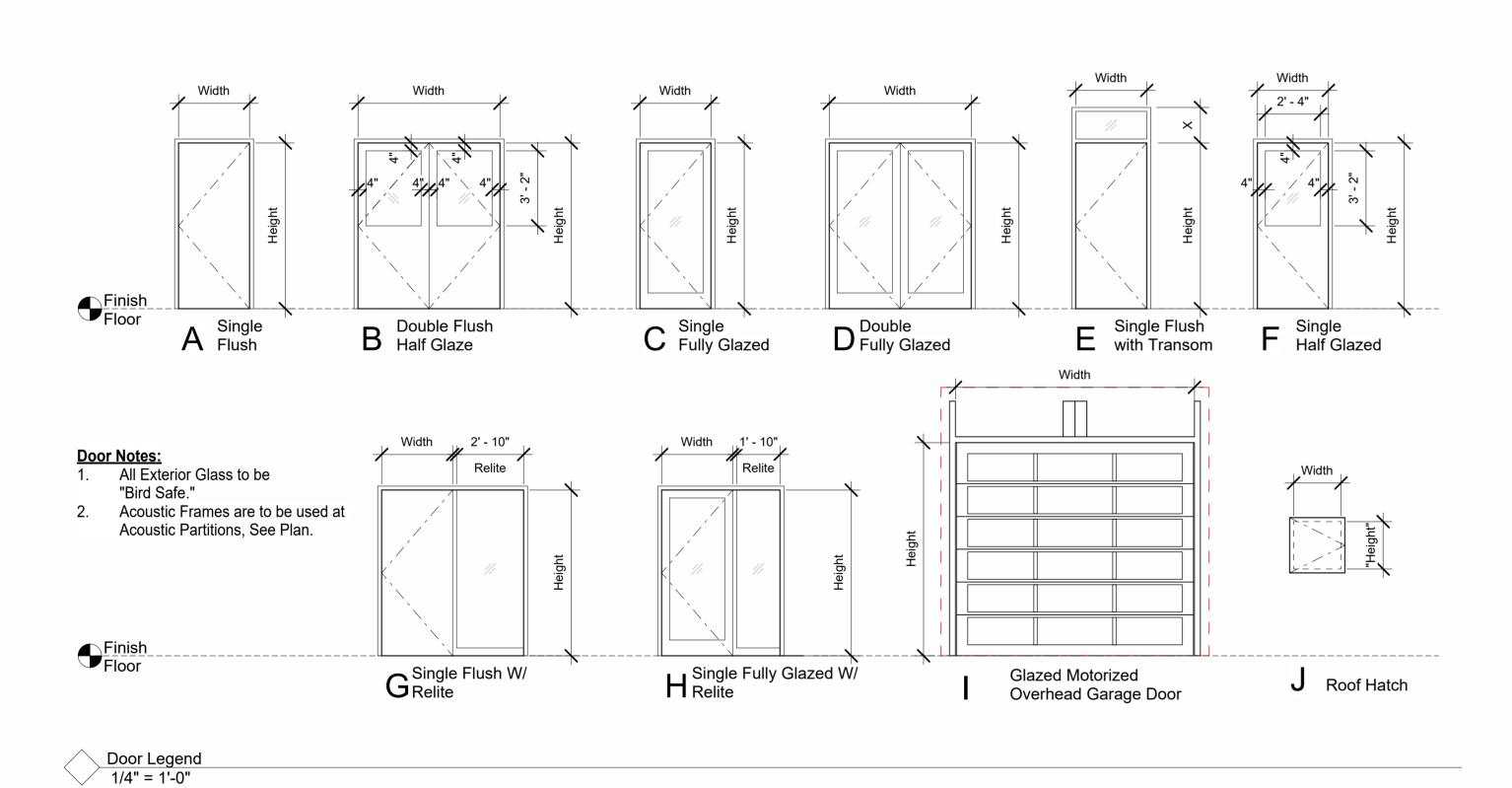
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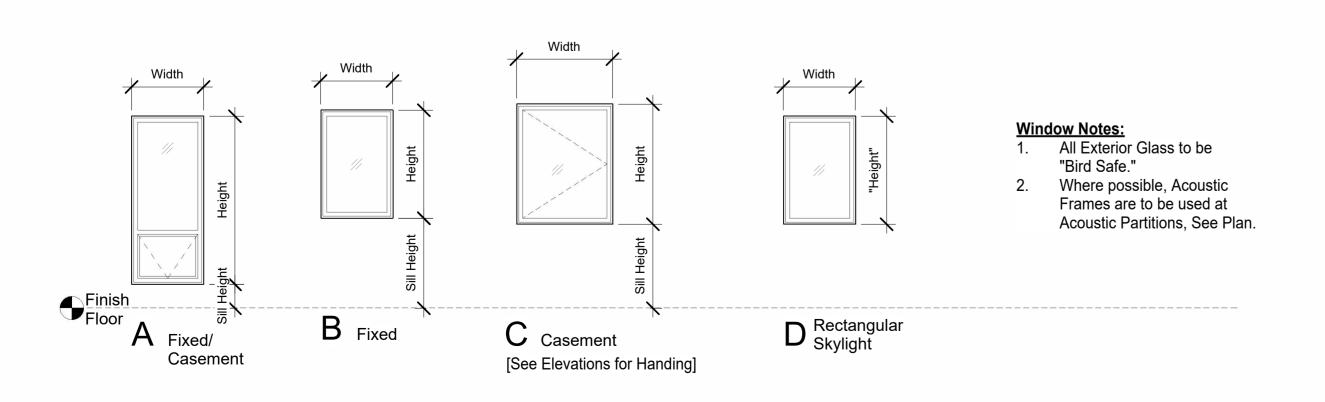
Sheet Number

A7.00

							Do	or Schedu	ıle					
	_	- ··		Dimensions		Door		Frame)	Hardware		Details		2 .
Number	Type	Function	Thickness	Width	Height	Material	Finish	Material	Finish	Group	Head	Jamb	Threshold	Comments
101A	F	Interior	1 3/4"	3' - 0"	7' - 0"	WD	CLR	HM	PTD	TBD				
101B	В	Interior	1 3/4"	6' - 0" 10' - 0"	7' - 0" 9' - 0"	HM	PTD	HM STL	PTD	TBD				
102A 102B	H F	Exterior Interior	1 3/4"	3' - 0"	7' - 0"	ALUM WD	PTD CLR	HM	PTD PTD	TBD TBD				
102B	E	Exterior	2"	3' - 0"	7' - 0"	HM	PTD	HM	PTD	TBD				
103B	F	Interior	1 3/4"	3' - 0"	7' - 0"	HM	PTD	HM	PTD	TBD				
103C	 F	Interior	1 3/4"	3' - 0"	7' - 0"	WD	CLR	HM	PTD	TBD				
104	Α	Interior	2"	3' - 0"	7' - 0"	НМ	PTD	HM	PTD	TBD				
105A	Α	Interior	2"	3' - 0"	7' - 0"	НМ	PTD	HM	PTD	TBD				
105B	Α	Exterior	2"	3' - 0"	7' - 0"	HM	PTD	HM	PTD	TBD				
106	Α	Interior	2"	3' - 0"	7' - 0"	HM	PTD	HM	PTD	TBD				
107	Α	Interior	1 3/4"	3' - 0"	7' - 0"	WD	CLR	HM	PTD	TBD				
108	G	Interior	1 3/4"	3' - 0"	7' - 0"	WD	CLR	HM	PTD	TBD				
109	G	Interior	1 3/4"	3' - 0"	7' - 0"	WD	CLR	HM	PTD	TBD				
111A	С	Exterior		3' - 0"	7' - 0"	STOREFRONT	PTD	STOREFRONT	PTD	TBD				
111B	H	Interior	2"	3' - 0"	7' - 0"	WD	CLR	HM	PTD	TBD				
111C	H	Interior	2"	3' - 0"	7' - 0"	WD	CLR	HM	PTD	TBD				
112A	G	Interior	1 3/4"	3' - 0"	7' - 0"	WD	CLR CLR	HM	PTD	TBD				
114 115	A	Interior Interior	2" 2"	3' - 0" 3' - 0"	7' - 0" 7' - 0"	WD WD	CLR	HM HM	PTD PTD	TBD TBD				
116	G	Interior	1 3/4"	3' - 0"	7' - 0"	WD	CLR	HM	PTD	TBD				
117	G	Interior	1 3/4"	3' - 0"	7' - 0"	WD	CLR	HM	PTD	TBD				
118	G	Interior	1 3/4"	3' - 0"	7' - 0"	WD	CLR	HM	PTD	TBD				
119	G	Interior	1 3/4"	3' - 0"	7' - 0"	WD	CLR	HM	PTD	TBD				
120	G	Interior	1 3/4"	3' - 0"	7' - 0"	WD	CLR	HM	PTD	TBD				
121	С	Interior	2"	3' - 0"	7' - 0"	WD	CLR	HM	PTD	TBD				
122	С	Interior	2"	3' - 0"	7' - 0"	WD	CLR	HM	PTD	TBD				
124A	D	Exterior		6' - 0"	7' - 0"	STOREFRONT	PTD	STOREFRONT	PTD	TBD				
124B	С	Exterior		3' - 0"	7' - 0"	STOREFRONT	PTD	STOREFRONT	PTD	TBD				
125	A	Interior	2"	3' - 0"	7' - 0"	WD	CLR	HM	PTD	TBD				
126	A	Interior	2"	3' - 0"	7' - 0"	WD	CLR	HM	PTD	TBD				
127	A	Interior	1 3/4"	3' - 0"	7' - 0"	WD	CLR	WD	CLR	TBD				
128A	H	Interior	2"	3' - 0"	7' - 0"	WD	CLR	WD	CLR	TBD				
128B 128C	A 	Interior Exterior	1 3/4"	3' - 0" 3' - 0"	7' - 0" 7' - 0"	WD STOREFRONT	CLR PTD	WD STOREFRONT	CLR PTD	TBD TBD				
128D	C	Exterior		3' - 0"	7' - 0"	STOREFRONT	PTD	STOREFRONT	PTD	TBD				
128E	A	Interior	2"	3' - 0"	7' - 0"	WD	CLR	WD	CLR	TBD				
129	A	Exterior	2"	3' - 0"	7' - 0"	WD	CLR	WD	CLR	TBD				
G101A	A	Exterior	2"	3' - 0"	7' - 0"	HM	PTD	HM	PTD	TBD				
G101B	Н	Exterior		10' - 0"	9' - 0"	ALUM	PTD	STL	PTD	TBD				
G102	Α	Exterior	2"	3' - 0"	7' - 0"	HM	PTD	HM	PTD	TBD				
R101A	С	Exterior	2"	3' - 0"	7' - 0"	WD	CLR	WD	CLR	TBD				
R101B	Α	Interior	2"	3' - 0"	7' - 0"	WD	CLR	WD	CLR	TBD				
R102A	Α	Interior	1 3/4"	3' - 0"	7' - 0"	WD	CLR	WD	CLR	TBD				
R102B	Α	Interior	2"	3' - 0"	7' - 0"	WD	CLR	WD	CLR	TBD				
R103A	Α	Interior	2"	3' - 0"	7' - 0"	WD	CLR	WD	CLR	TBD				
R103B	A	Interior	2"	3' - 0"	7' - 0"	WD	CLR	WD	CLR	TBD				
R104A	C	Exterior	2"	3' - 0"	7' - 0"	WD	CLR	WD	CLR	TBD				
R104B	A	Interior	2"	3' - 0"	7' - 0"	WD	CLR	WD	CLR	TBD				
R105A R105B	A	Interior Interior	1 3/4" 2"	3' - 0" 3' - 0"	7' - 0" 7' - 0"	WD WD	CLR CLR	WD WD	CLR CLR	TBD TBD				
R106A	A 	Interior	2"	3' - 0"	7 - 0"	WD	CLR	WD	CLR	TBD				
R106B	A	Interior	2"	3' - 0"	7 - 0"	WD	CLR	WD	CLR	TBD				
171000		michol		<u> </u>	7 - 0	V V D	OLIN	V V D	OLIV	100				

							Window	w Sched	lule					
	Dimensions			F	rame	Glazi	ng			Details				
Number	Туре	Operation	Width	Height	Sill Height	Material	Finish	Thickness	Туре	Window Coverings	Head	Jamb	Sill	Comments
101.1	В	Fixed	6' - 0"	6' - 0"	3' - 7 1/2"	MTL	PTD							
101.2	В	Fixed	4' - 0"	4' - 0"	14' - 0"	MTL	PTD							
101.3	В	Fixed	4' - 0"	4' - 0"	14' - 0"	MTL	PTD							
101.4	В	Fixed	4' - 0"	4' - 0"	14' - 0"	MTL	PTD							
102.1	В	Fixed	4' - 0"	4' - 0"	14' - 0"	MTL	PTD							
102.2	В	Fixed	4' - 0"	4' - 0"	14' - 0"	MTL	PTD							
102.3	В	Fixed	4' - 0"	4' - 0"	14' - 0"	MTL	PTD							
110.1	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
110.2	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
110.3	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
110.4	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
110.5	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
110.6	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
110.7	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
112.1	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
112.2	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
112.3	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
112.4	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
112.5	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
112.6	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
112.7	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
112.8	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
112.11	D		9' - 6 5/16"	5' - 6 5/16"		MTL	PTD							
112.12	D		9' - 6 5/16"	5' - 6 5/16"		MTL	PTD							
112.13	D		9' - 6 5/16"	5' - 6 5/16"		MTL	PTD							
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115.1	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD	F	ROSTED					
116.1	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
117.1	В	Fixed	3' - 6"	5' - 2"	3' - 0"	MTL	PTD							
117.2	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
117.3	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
118.1	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
119.1	Α	Casement	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
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128.1	В	Fixed	3' - 6"	8' - 7 1/2"	1' - 0"	MTL	PTD							
R101.1	С	Casement	3' - 6"	5' - 0"	3' - 0"	WD	CLR							
R101.2	С	Casement	3' - 6"	5' - 0"	3' - 0"	WD	CLR							
R101.3	С	Casement	3' - 6"	5' - 0"	3' - 0"	WD	CLR							
R102.1	С	Casement	3' - 6"	5' - 0"	3' - 0"	WD	CLR							
R102.2	С	Casement	3' - 6"	5' - 0"	3' - 0"	WD	CLR							
R103.1	С	Casement	3' - 6"	5' - 0"	3' - 0"	WD	CLR							
R104.1	С	Casement	3' - 6"	5' - 0"	3' - 0"	WD	CLR							
R104.2	С	Casement	3' - 6"	5' - 0"	3' - 0"	WD	CLR							
R104.3	С	Casement	3' - 6"	5' - 0"	3' - 0"	WD	CLR							
R105.1	С	Casement	3' - 6"	5' - 0"	3' - 0"	WD	CLR							
1 (100. 1					01 01	14/5								
R105.2	С	Casement	3' - 6"	5' - 0"	3' - 0"	WD	CLR							





Window Legend
1/4" = 1'-0"

Tillamook Estuary Partnership

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Consultant

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Printing

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100% Schematic Design 05.09.2025

Revisions and Description Date

Scale 1/4" = 1'-0" Drawn by AH

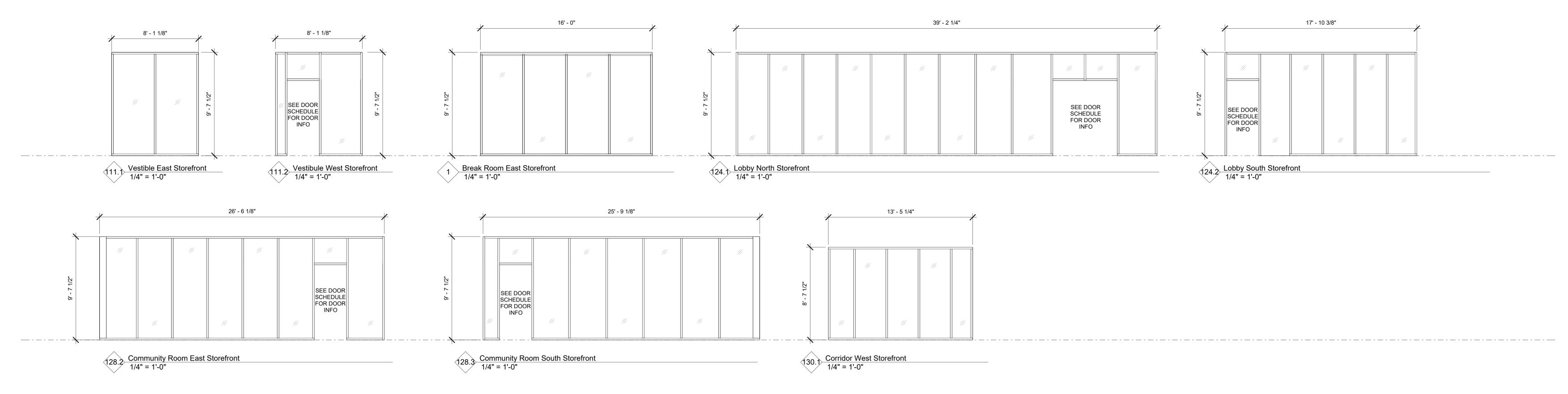
Bearing Job Number
2405

Sheet Title

SCHEDULES

Sheet Number

A8.01



Storefronts

1/4" = 1'-0"

Material and Finish Legend

Color, Size, Pattern, Finish Description Manufacturer Model Abbreviation Notes 6" Vinyl Base Charcoal 6" Wood Base Clear Finish 6" Tile Base USG or similar brand. Suspended Gypsum Ceiling Suspended Lab Grade ACT USG or similar brand. CG-3 Exposed Heavy Timber Deck and Beams Clear Finish 9Wood or Sim. Engineered Wood Cloud Product CG-5 Clear Finish 6" T&G Cedar Polished Cast In Place Concrete CONC-1 CPT-1 New Carpet 5/8" Thick, Painted UNO. Finish Level 4 UNO. Gypsum Wall Board SF-1 Storefront System Trifab Versaglaze 451, Basis of Design New Restroom Floor Tile TILE-2 New Restroom Wall Tile Exposed Heavy Timber Deck and Beams Composite Wood Flooring Residential Wood Flooring Interior Sheet Wood Wall Finish Clear Finish

Material and Finish Legend Notes:See Xxxx for more information.

See Partitions on Sheet A10.00

Finish Schedule

Room	Room Name	Floor	Page		Wa	all		Cailing Finish	Commente
Number	Room Name	Floor	Base	North	East	South	West	Ceiling Finish	Comments
101	ANALYTICAL LAB	CONC-1	BASE-1	GWB-1	GWB-1	GWB-1	GWB-1	CG-2	
102	FIELD WORK LAB	CONC-1	BASE-1	GWB-1	GWB-1	GWB-1	GWB-1	CG-2	
103	MUD ROOM	CONC-1	BASE-1	GWB-1	GWB-1	GWB-1	GWB-1	CG-1	
104	IT	CONC-1	BASE-1	GWB-1	GWB-1	GWB-1	GWB-1	CG-1	
105	MECH / ELEC	CONC-1	BASE-1	GWB-1	GWB-1	GWB-1	GWB-1	CG-1	
106	STORAGE	CONC-1	BASE-1	GWB-1	GWB-1	GWB-1	GWB-1	CG-1	
107	LAB TOILET ROOM	TILE-1	BASE-3	GWB-1/TILE-2	GWB-1/TILE-2	GWB-1/TILE-2	GWB-1/TILE-2	CG-1	
108	LAB OFFICE 1	CONC-1	BASE-1	GWB-1	GWB-1	GWB-1	GWB-1	CG-1	
109	LAB OFFICE 2	CONC-1	BASE-1	GWB-1	GWB-1	GWB-1	GWB-1	CG-1	
110	CORRIDOR	CONC-1	BASE-1	GWB-1	GWB-1	GWB-1	GWB-1	CG-4	
111	ENTRY VESTIBULE	CONC-1	BASE-2	GWB-1	SF-1	GWB-1	SF-1	CG-5	
	SEGMENTED OPEN OFFICE	CONC-1	BASE-2	GWB-1	GWB-1	GWB-1	GWB-1	CG-3	
113	BREAK ROOM	CONC-1	BASE-2	GWB-1	GWB-1/SF-1	GWB-1	GWB-1	CG-3	
114	TOILET ROOM 4	TILE-1	BASE-3	GWB-1/TILE-2	GWB-1/TILE-2	GWB-1/TILE-2	GWB-1/TILE-2	CG-1	
115	TOILET ROOM 3	TILE-1	BASE-3	GWB-1/TILE-2	GWB-1/TILE-2	GWB-1/TILE-2	GWB-1/TILE-2	CG-1	
116	OFFICE 4	CPT-1	BASE-2	GWB-1	GWB-1	GWB-1	GWB-1	CG-3	
117	CONFERENCE ROOM	CPT-1	BASE-2	GWB-1	GWB-1	GWB-1	GWB-1	CG-3	
118	OFFICE 3	CPT-1	BASE-2	GWB-1	GWB-1	GWB-1	GWB-1	CG-3	
119	OFFICE 2	CPT-1	BASE-2	GWB-1	GWB-1	GWB-1	GWB-1	CG-3	
120	OFFICE 1	CPT-1	BASE-2	GWB-1	GWB-1	GWB-1	GWB-1	CG-3	
121	ZOOM ROOM	CPT-1	BASE-2	GWB-1	GWB-1	GWB-1	GWB-1	CG-3	

Finish Schedule									
Room	Room Name	Floor	Base			Coiling Finish	Comments		
Number	Nooni Name	Fiooi	Dase	North	East	South	West	Ceiling Finish	Comments
100	70011 00011	ODT 4	DA05.0	011/5 4	OMD 4	OWD 4	0)4/5.4		
122	ZOOM ROOM	CPT-1	BASE-2	GWB-1	GWB-1	GWB-1	GWB-1	CG-3	
123	PRINTER/STORAGE	CONC-1	BASE-2	GWB-1	GWB-1	GWB-1	GWB-1	CG-3	
124	INTERIOR LOBBY AND EXHIBITS	CONC-1	BASE-2	GWB-1/WD-3/SF-1	GWB-1/WD-3	GWB-1/WD-3/SF-1	GWB-1/WD-3	CG-3	
125	TOILET ROOM 1	TILE-1	TILE	TILE/GYP-1	TILE/GYP-1	TILE/GYP-1	TILE/GYP-1	CG-1	
126	TOILET ROOM 2	TILE-1	TILE	TILE/GYP-1	TILE/GYP-1	TILE/GYP-1	TILE/GYP-1-1	CG-1	
127	CATERING KITCHEN	CONC-1	BASE-1	GWB-1	GYP-1	GYP-1	GYP-1	CG-1	
128	COMMUNITY ROOM	CONC-1	BASE-2	GWB-1/WD-3	GWB-1/WD-3/SF-1	GWB-1/WD-3/SF-1	GWB-1/WD-3	CG-3	
129	RISER ROOM	CONC-1	BASE-1	GWB-1	GWB-1	GWB-1	GWB-1	CG-1	
130	CORRIDOR	CONC-1	BASE-2	GWB-1/WD-3	GWB-1/WD-3	GWB-1/WD-3	GWB-1/WD-3/SF-1	CG-3	
G101	UNCONDITIONED BOAT GARAGE	CONC-1	BASE-1	GWB-1	GWB-1	GWB-1	GWB-1	CG-1	
G102	UNCONDITIONED STORAGE	CONC-1	BASE-1	GWB-1	GWB-1	GWB-1	GWB-1	CG-1	
R101	UNIT 1 LIVING SPACE	CPT-1/WD-2	BASE-2	GWB-1	GWB-1	GWB-1	GWB-1	CG-1	
R102	UNIT 1 BEDROOM	CPT-1	BASE-2	GWB-1	GWB-1	GWB-1	GWB-1	CG-1	
R103	UNIT 1 RESTROOM	TILE-1	BASE-3	GWB-1/TILE-2	GWB-1/TILE-2	GWB-1/TILE-2	GWB-1/TILE-2	CG-1	
R104	UNIT 2 LIVING SPACE	CPT-1/WD-2	BASE-2	GWB-1	GWB-1	GWB-1	GWB-1	CG-1	
R105	UNIT 2 BEDROOM	CPT-1	BASE-2	GWB-1	GWB-1	GWB-1	GWB-1	CG-1	
R106	UNIT 2 RESTROOM	TILE-1	BASE-3	GWB-1/TILE-2	GWB-1/TILE-2	GWB-1/TILE-2	GWB-1/TILE-2	CG-1	

Finish Schedule Notes:1. See XXXX for more information.2. Satin Finish Paint, UNO.

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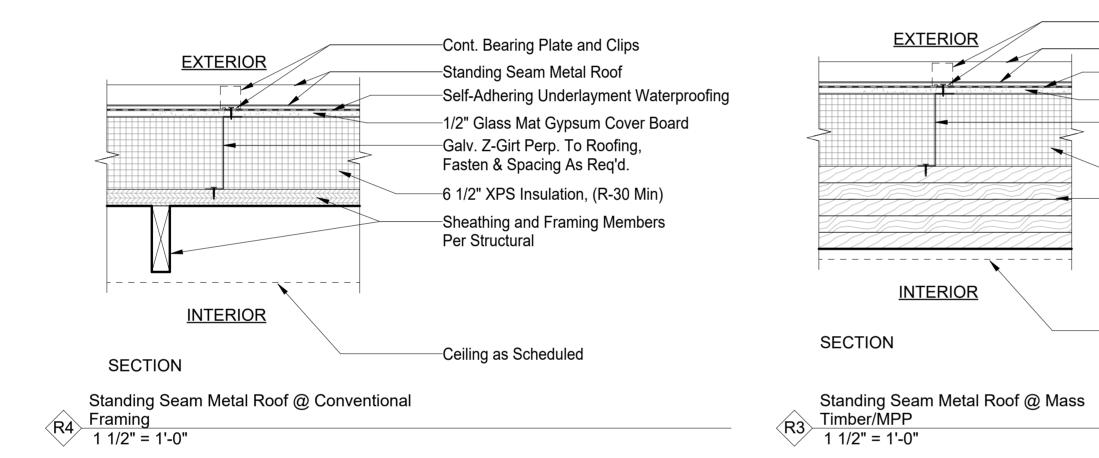
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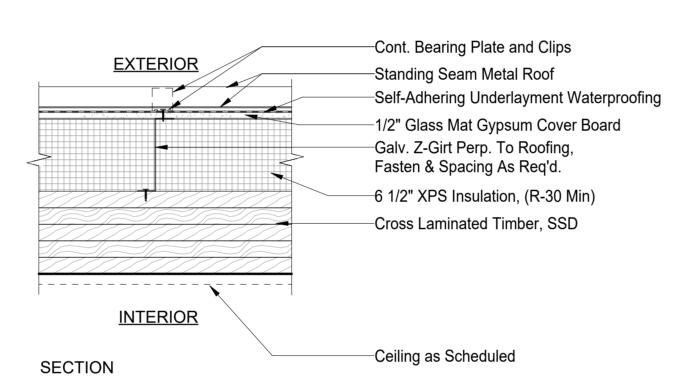
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Sheet Title

SCHEDULES, **GLAZING SYSTEM ELEVATIONS**

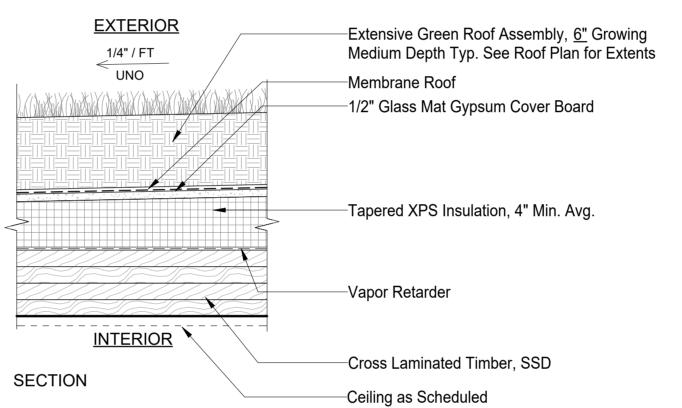




EXTERIOR —Semi-Intensive Green Roof Assembly, <u>6"-10"</u> 1/4" / FT Growing Medium Depth. < UNO See Roof Plan for Extents

-Membrane Roof −1/2" Glass Mat Gypsum Cover Board -Tapered XPS Insulation, 4" Min. Avg. ─Vapor Retarder INTERIOR Cross Laminated Timber, SSD SECTION Ceiling as Scheduled

Offices Wing Semi-Intensive Green Roof (If R2 Needed for Nursery Plants)
1 1/2" = 1'-0"



R1 Office Wing Extensive Green Roof
1 1/2" = 1'-0" Concrete Topping Slab Hydronic Tubing, SMD -Welded Wire Mesh <u>INTERIOR</u> First Floor -Structural Slab, SSD -4" XPS Insulation (R-20 Min For Heated), See Xxxx For Min. Compressive Strength -Vapor Barrier -Gravel or Base Rock Per Geotech Report Compacted Soil Per Geotech Report SECTION TYPE COMMENTS F1a As Drawn F1b Floor Sloped Per Plan. Eliminate hydronic tubing. F1 Floor Assembly at Grade

1 1/2" = 1'-0"

FRAMING DEPTH-

-12" Horizontal Concealed Fastener Metal Panel Siding -Fasteners: Stainless Steel, Typical —Pressure Treated Wood Furring Strips, Sloped and Staggered for Drainage **EXTERIOR** —Water Resistant Barrier ─1/2" Plywood Sheathing, SSD —Sealant Joint, See Elevation for Locations, Match Panel Color Wood Framing with Batt Insulation (R-20 Min) Interior Finish as Scheduled -Vapor Retarder SECTION FRAMING FURRING
DEPTH DEPTH COMMENTS TYPE DEPTH **W2** x6 (5 1/2") 1/2" Horizontal Hidden Fastener Metal Panel on W2 Wood Framing 1 1/2" = 1'-0" FRAMING DEPTH FURRING DEPTH ─Vertical Clear Finished T&G Siding -Fasteners: Stainless Steel, Typical Pressure Treated Wood Furring Strips, Sloped and Staggered for Drainage **EXTERIOR** ─Water Resistant Barrier ─1/2" Plywood Sheathing, SSD —1 1/2" XPS Insulation (R-7.5) —Non-Conductive 1 1/2" Z-Girts -Wood Framing with Batt Insulation (R-20 Min) Interior Finish as Scheduled –Vapor Retarder SECTION FRAMING FURRING
DEPTH DEPTH COMMENTS TYPE DEPTH **W1** x6 (5 1/2") 2" Vertical T&G Wood Siding on Wood W1 Framing
1 1/2" = 1'-0"

EXTERIOR

PLAN: 6" T&G WOOD SIDING

1 Wood Cladding Types
A9.00 SCALE: 1 1/2" = 1'-0"

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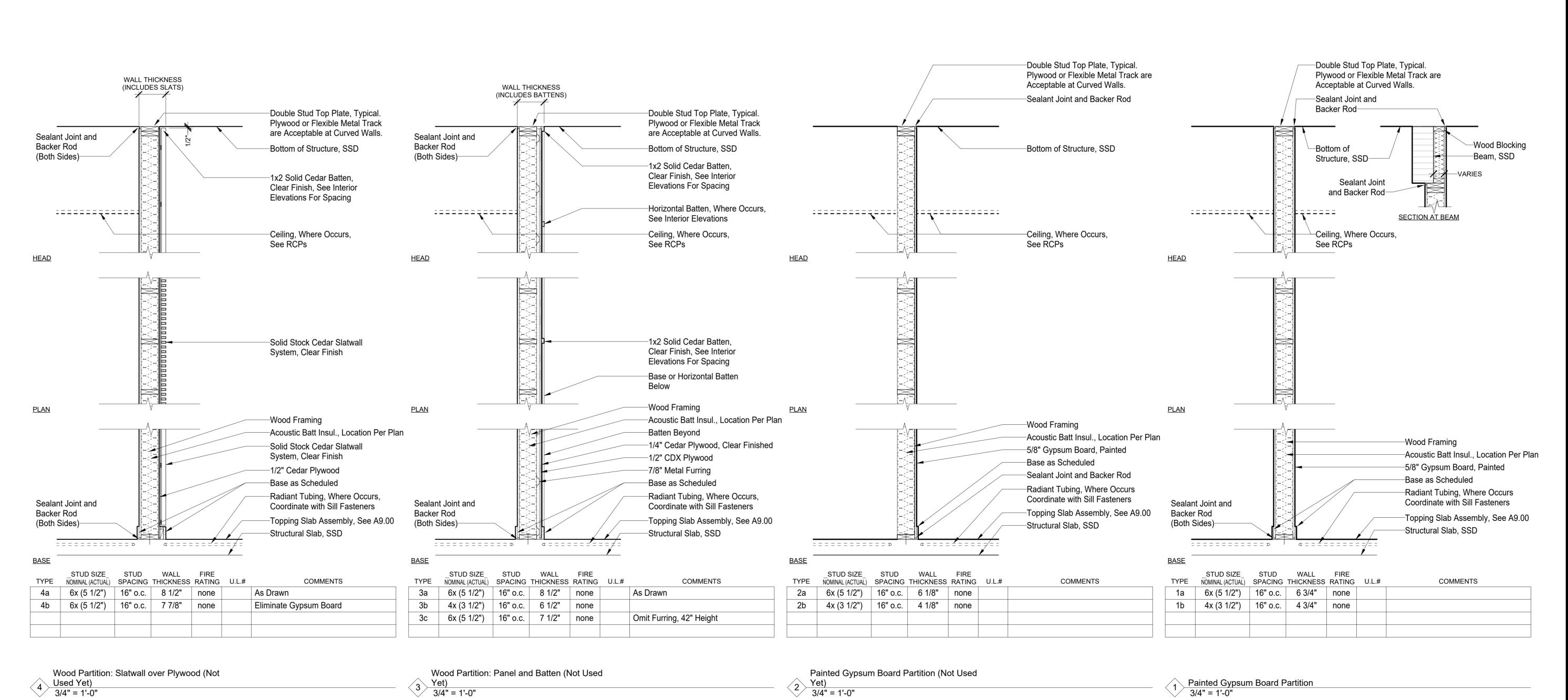
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See Individual Assemblies for More Information

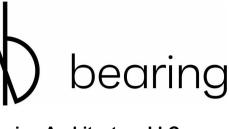
Fasten per <u>seacoast climate</u> recommendations w/ toe-nails and an extra nail per width.

—3/4" Clear Finished T&G Cedar Siding, Vertical, Even Spacing.

Sheet Title **EXTERIOR ASSEMBLIES**



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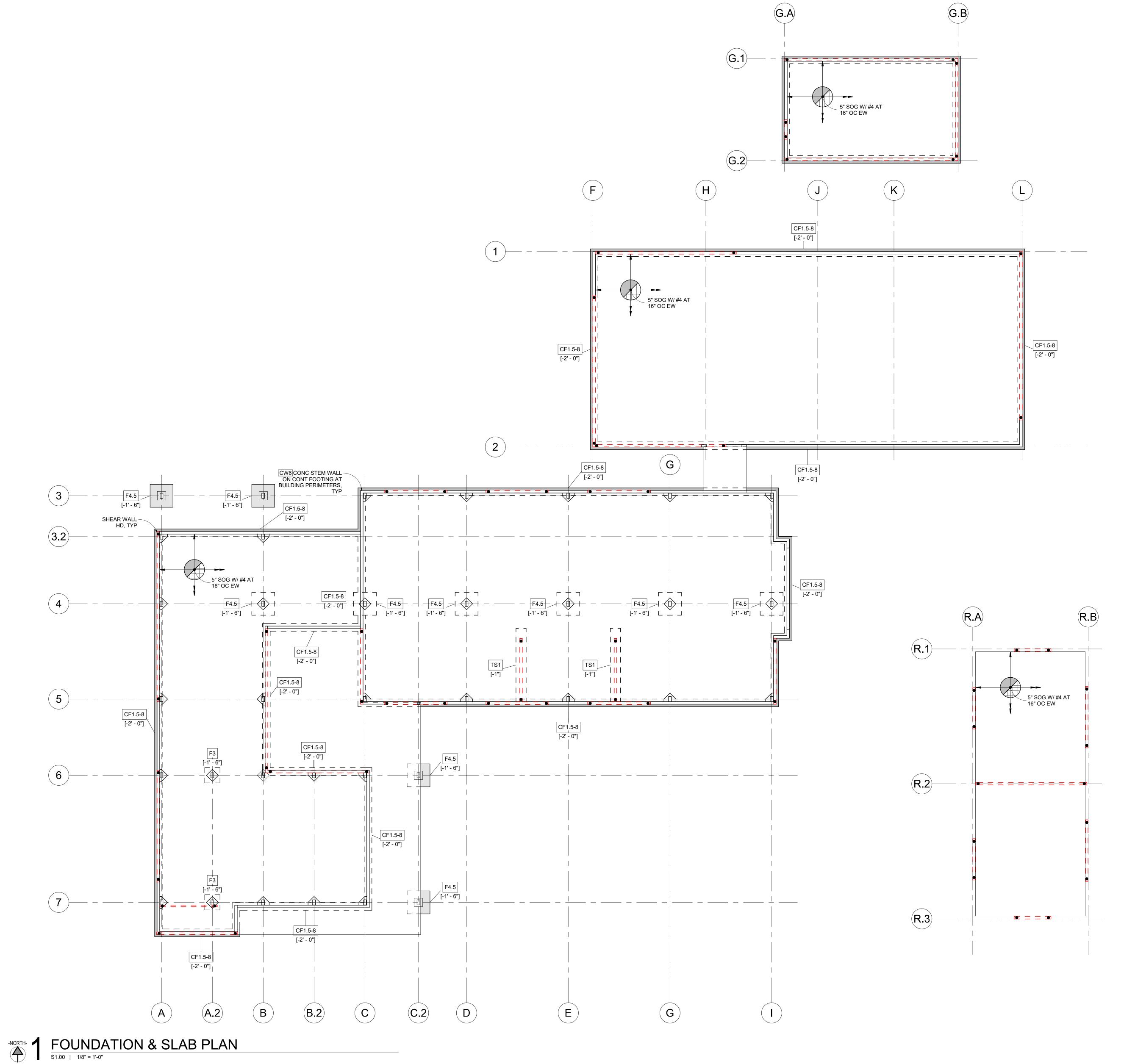
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Sheet Title

PARTITION SCHEDULE

Sheet Number

A10.00



Narrative:

All sizes preliminary

2. Alternate framing - switch to MPL beams and columns would result in no change in column size but ~20% depth increase from GLB sizes shown.

3. All exterior and interior walls to be 2x wood studs

 SPREAD FOOTING SCHEDULE

 TYPE MARK
 PLAN SIZE
 THICKNESS
 REINFORCING
 NOTES

 F3
 3'-0" SQ
 TOP - BOT

 F4.5
 4'-6" SQ
 TOP BOT

 TOP - CONTACT

 BOT - CONTACT

	CONTINUOUS FOOTING SCHEDULE									
TYPE	WIDTH	THICKNESS		REINF	ORCING	NOTES				
MARK	חוטוייי	ITICKNESS		LONG	TRANSVERSE	NOTES				
CF1.5-8	1'-6"	41.61	41.61	41.6"		TOP	-	-		
CF 1.5-6	1-0	-	BOT	-	-	_				
TS1	01.011	01.011	01.011	01.011		TOP				
131	2'-0"		BOT							
			TOP							
			BOT							

	CC	NCRETE	FOUNDATION WALL S	SCHEDULE
TYPE MARK	THICKNESS	R	EINFORCING	NOTES
CME	0'-6"	VERT	-	
CW6	0-6	HORIZ	-	_
		VERT		
		HORIZ		
		VERT		
		HORIZ		

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Sheet Title
FOUNDATION PLAN

Sheet Number

S1.00

1. All sizes preliminary G.B **G.1**) G.2 000 STRONGBACK COLS TO TIE ROOFS TOGETHER SHEAR WALL — LOCATION, TYP FIRST FLOOR PLAN - WALLS & COLUMNS

| S1.01 | 1/8" = 1'-0"

Narrative:

2. Alternate framing - switch to MPL beams and columns would result in no change in column size but ~20% depth increase from GLB sizes shown.

3. All exterior and interior walls to be 2x wood studs

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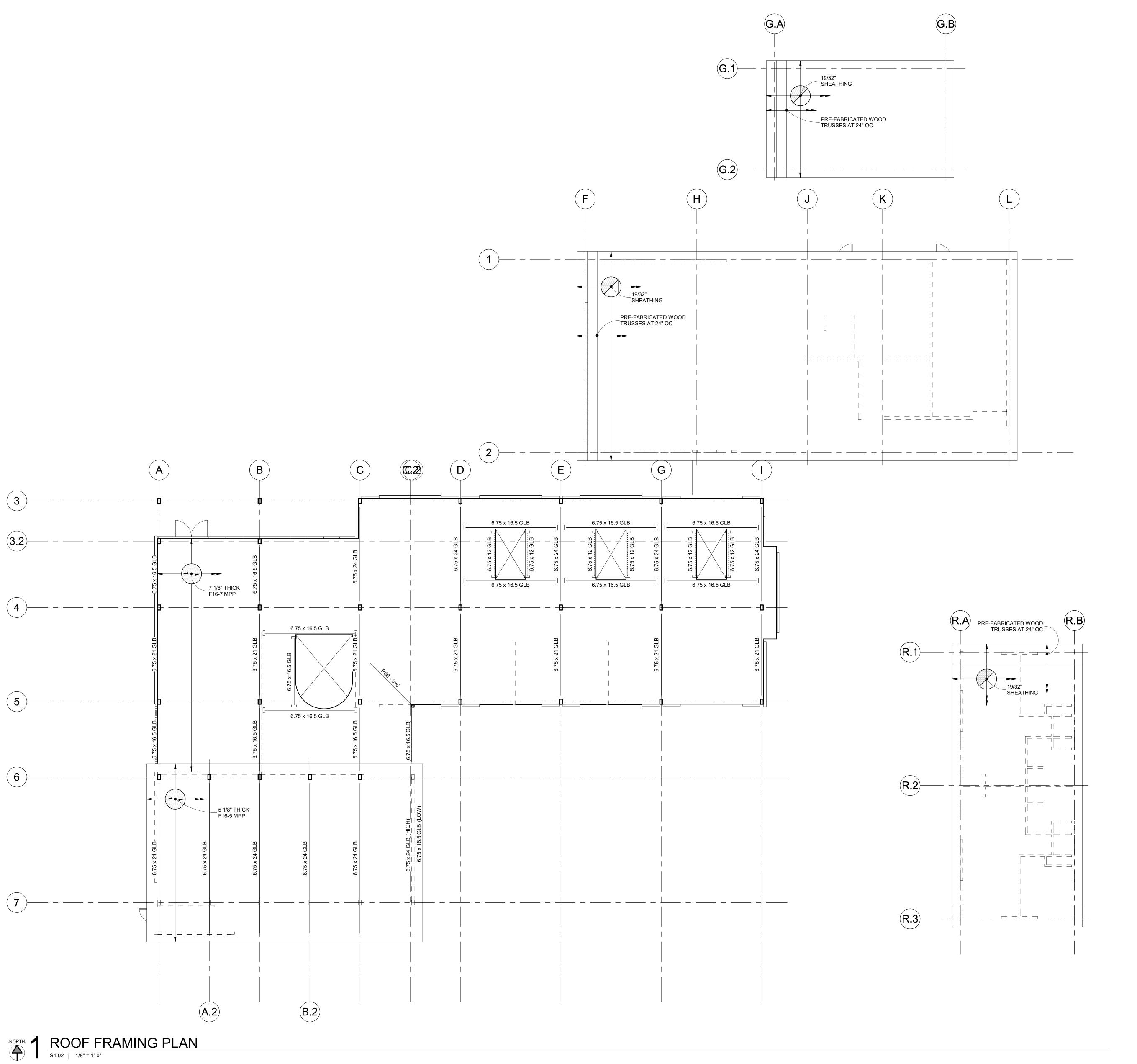
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MCE Job Number

FIRST FLOOR PLAN



Narrative:

All sizes preliminary

2. Alternate framing - switch to MPL beams and columns would result in no change in column size but ~20% depth increase from GLB sizes shown.

3. All exterior and interior walls to be 2x wood studs

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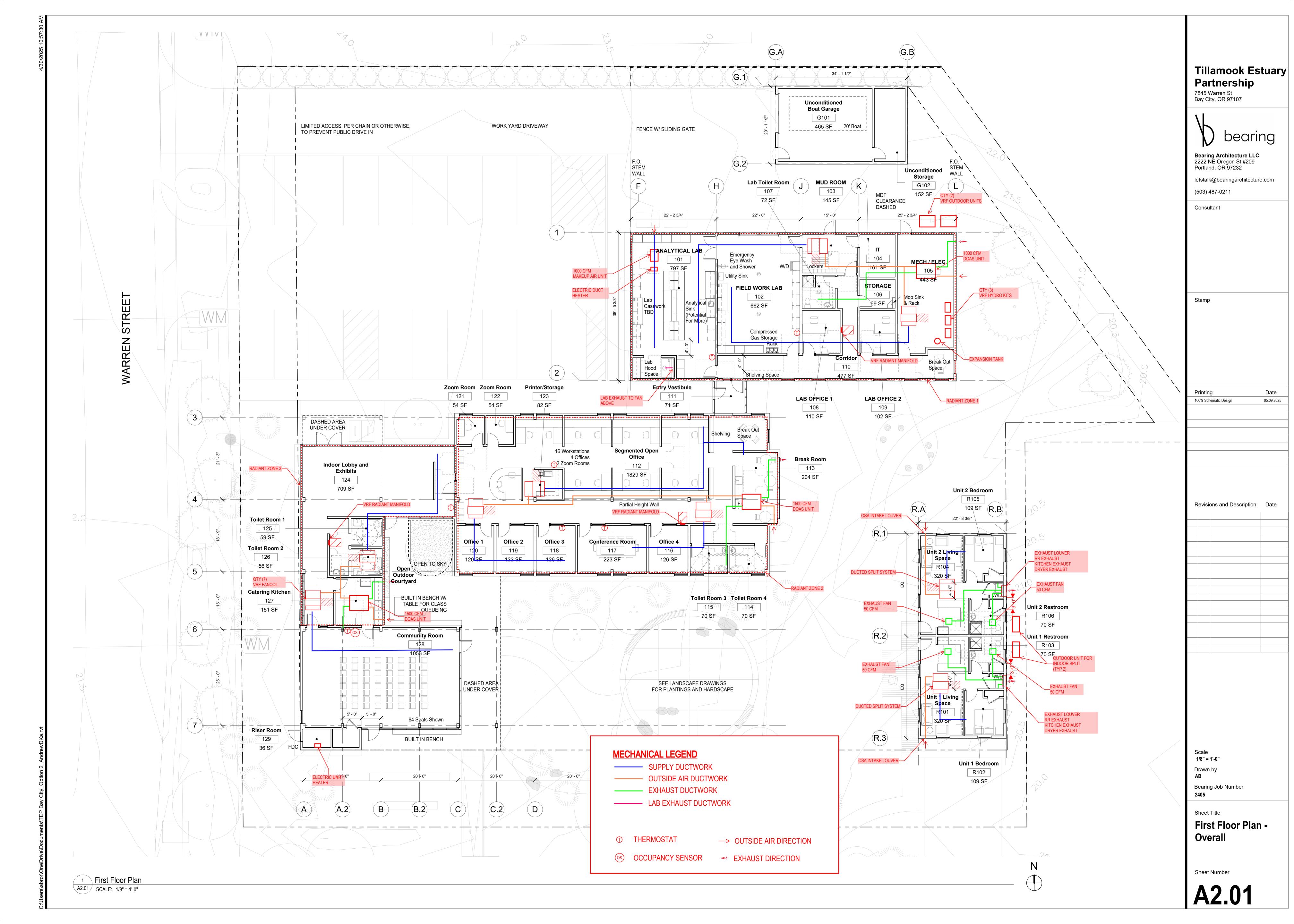
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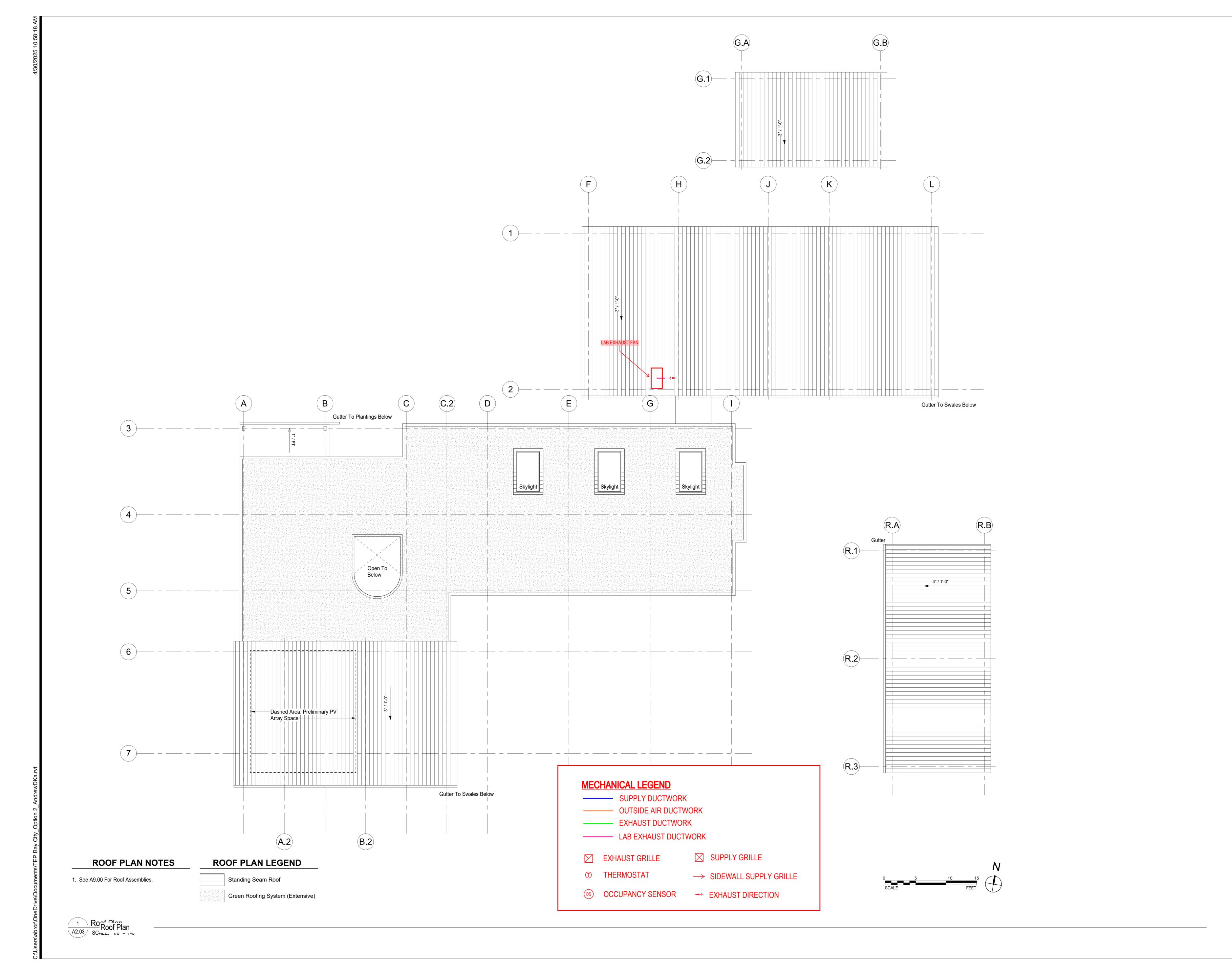
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ROOF FRAMING

Sheet Number

PLAN

S1.02





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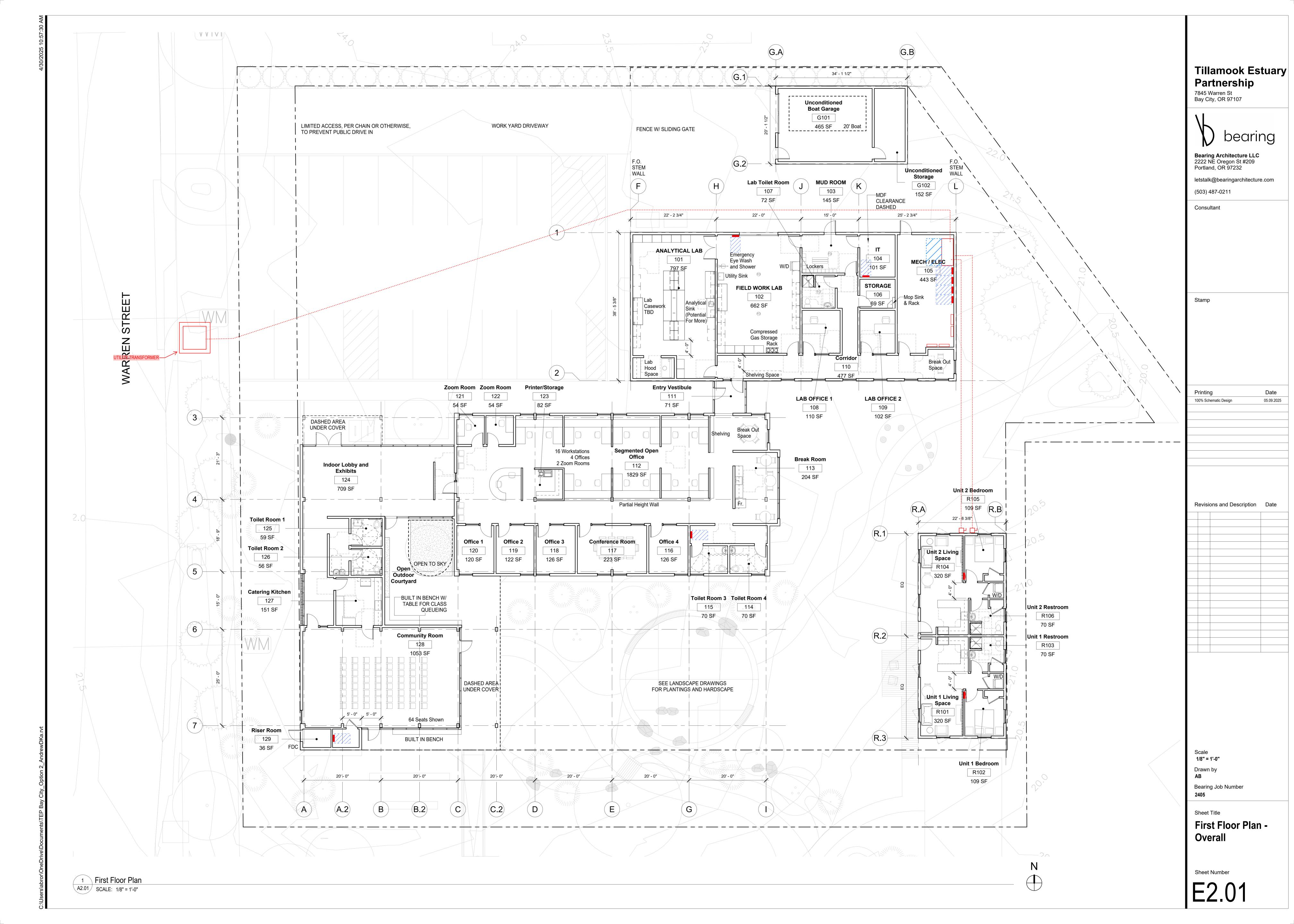
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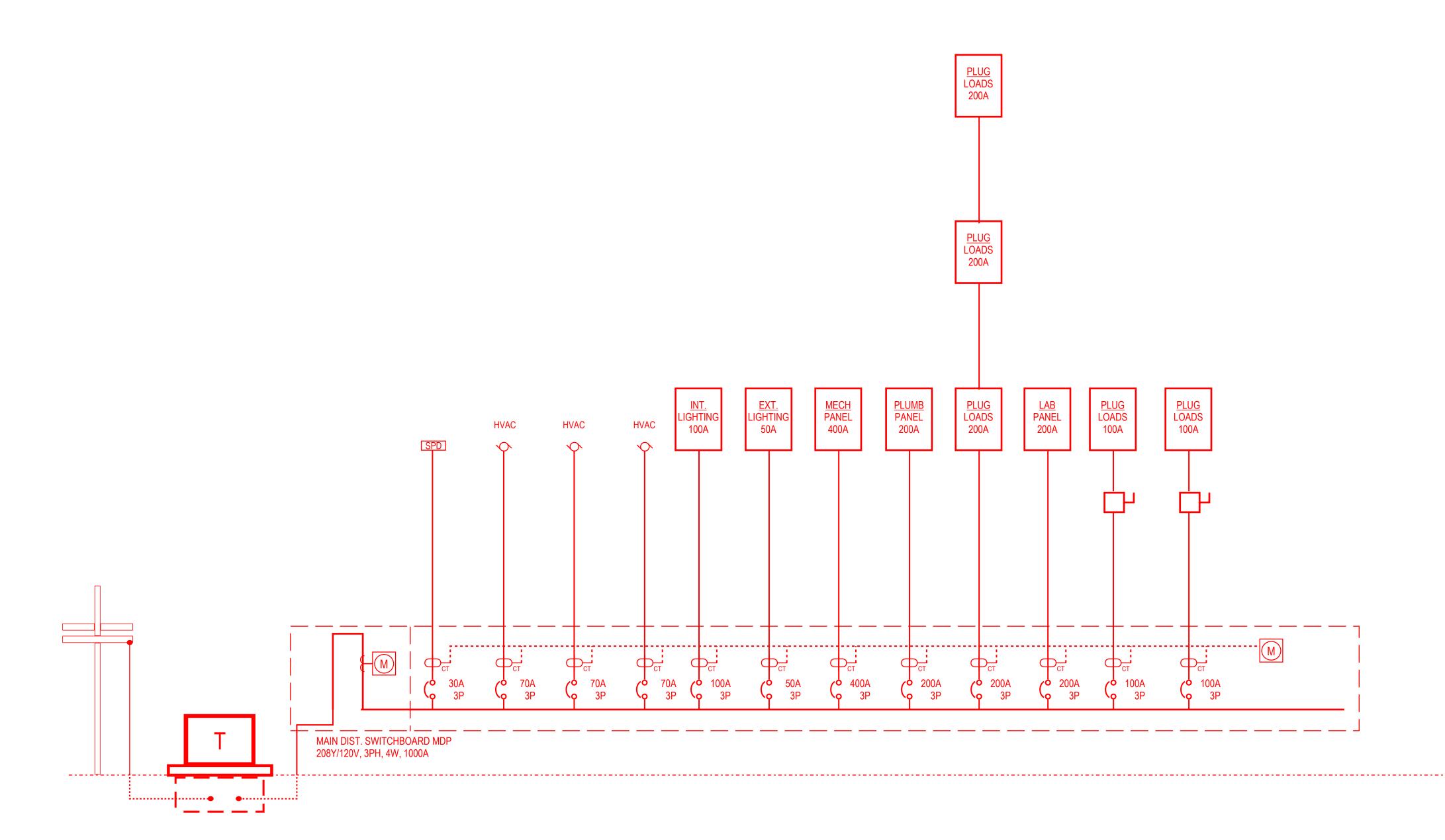
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Bearing Job Number 2405

Sheet Title
ROOF PLAN

Sheet Number





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Sheet Title
One Line Diagram

Sheet Numbe

E3.01

