



PROJECT NARRATIVE

<i>Project Name:</i>	Caruso Produce	<i>Applicant:</i>	VLMK Engineering + Design
<i>Project Address:</i>	SE 4 th Avenue Canby, OR 97013	<i>Contact:</i>	503.222.4453 Jason Sahlin, VLMK
		<i>Developer:</i>	Caruso Produce

OVERVIEW:

Caruso Produce is a distributor of fresh produce to local stores and vendors. The existing building is approximately 90,000sf containing a combination of cooler storage, conditioned warehouse staging and loading areas along with an accessory office space.

The site is located within the Sequoia Industrial Park, bordered by SE 4th Ave. to the South and access to S. Walnut to the Northwest.

Caruso proposes the addition of an approximately 6,706 sqft free standing, exterior freezer and fenced mechanical area. This new freezer will provide additional storage capacity for the Caruso produce distribution operations. The freezer will be accessed by the addition of a new overhead door to be located on the south end of the east wall of the existing warehouse. Forklift traffic will enter and exit through this new door to provide direct access to the new freezer space.

Daily operations will not be modified with the addition of the proposed freezer. The existing 70 Employees divided among the three shifts will remain with no new additions. Employee numbers will not change, this new space will only expand the storage capacity to be accessed by a single forklift at a given time.

Construction of the new addition will consist of insulated architecturally ribbed metal panels supported by metal z-girts and purlins on a structural framework provided by the racking system. The unique structural racking system will serve as the building's structural gravity and lateral system which will then will be supported on a conventional shallow concrete foundation with a thermally isolated concrete slab on grade.

TRAFFIC

No new trips are to be added with the addition of the new cooler space. Existing truck and pedestrian traffic numbers will remain the same.

PARKING

The onsite parking is designed to accommodate the needs of Caruso Produce. The existing parking area is sufficient and requires no modifications.

CARUSO PRODUCE

FREEZER ADDITION

VLMK
ENGINEERING + DESIGN

3933 S Kelly Avenue
Portland, Oregon 97239
503.222.4453
VLMK.COM

2100 SE 4TH AVENUE
CANBY, OR 97013

PROJECT DIRECTORY

Owner:
BOTT LLC
31394 SW Olympic
Wilsonville Oregon 97070
Contact: Sam Caruso, Matt Weber
Phone: 503.691.2626

Engineer:
VLMK Engineering + Design
3933 SW Kelley Ave.
Portland, Oregon 97239
Contact: Ben Hagerman
Phone: 503.222.4453
Email: benh@vlmk.com

Jurisdiction:
City of Canby - Planning
Phone: 503.266.7001

Geo Engineer:
Geotech Solutions, Inc.
1112 7th Street
Oregon City, OR 97045
Contact: Don Rondema, MS, PE...
Phone: 503.657.3487

Site Surveyor:
Northwest Surveying, Inc.
1815 NW 169th Place
Beaverton, OR 97006
Contact: Clint Stubbs
Phone: 503.848.2127
Email: nwsurveying@nwsrvy.com

CURRENT CODES (OREGON)

- 1) BUILDING 2022 Oregon Structural Specialty Code (OSSC)
- 2) MECHANICAL 2022 Oregon Mechanical Specialty Code (OMSC)
- 3) ELECTRICAL 2021 Oregon Electrical Specialty Code (OESC)
- 4) PLUMBING 2021 Oregon Plumbing Specialty Code (OPSC)
- 5) FIRE 2022 Oregon Fire Code (OFC)
- 6) ENERGY 2021 Oregon Zero Energy Ready Commercial Code (OZERCC)
- 7) ADA 2017 Standards for Accessible Design
- 8) N.F.P.A. (NATIONAL FIRE PROTECTION AGENCY)

SCHEDULE OF DRAWINGS

CURRENT REVISION		DATE	DESCRIPTION OF SET	ADDITION PERMIT SUBMITTAL
SHEET	DRAWING NAME	DATE		
COVER				
G0.0	COVER SHEET			N
GENERAL				
A1.0	PLANS AND SECTIONS			N
A1.1	ENLARGED PLANS			N
A1.2	ELEVATION			N
LEGEND				
N	FIRST RELEASE DRAWING			
	NOT ISSUED WITH SET			
C	RE-ISSUED WITH NO CHANGES			
R	REVISED DRAWING			
D	DELETED DRAWING (NOT SHOWN)			
PROGRESS SET				
	PRICING SET			
	DESIGN REVIEW INTAKE SET			
	PERMIT INTAKE SET			X
	CONSTRUCTION SET			

AREA SUMMARY:

Description	Area	
Overall Site	442,135 sqft	10.15 Acres
ROW Dedication	24,569 sqft	0.56 Acres
Landscaping	5,181 sqft	21.09%
Sidewalks	5,539 sqft	22.54%
Concrete Aprons	2,993 sqft	12.18%
AC Paving	10,856 sqft	44.19%
(ROW) Total Impervious	19,388 sqft	78.91%
Site After Dedication	417,566 sqft	9.59 Acres
Development Area	348,152 sqft	7.99 Acres
Building Footprint	92,436 sqft	26.55%
Total Landscaping	52,674 sqft	15.13%
Sidewalks & Curbs	9,300 sqft	2.67%
Concrete Aprons	15,603 sqft	4.48%
Freezer	6,708 sqft	1.93%
AC Paving	171,429 sqft	49.24%
(Onsite) Total Impervious	295,478 sqft	84.87%
Parking Spaces	85 SP	

USE/OCCUPANCY SUMMARY:

Name	Area	Zoning Use	Occupancy Classification
WAREHOUSE	83,679 sqft	FOOD STORAGE	S-1 Moderate Hazard Storage
OFFICE	6,953 sqft	OFFICE	B Business
Total Ground Floor Area	90,632 sqft	2.08	21.70%
LEVEL 2 - STORAGE	5,040 sqft	STORAGE	S-1 Moderate Hazard Storage
Total Building Area	95,672 sqft		
CANOPIES	1,806 sqft		
Total Fire Area	97,478 sqft	2.24	
FREEZER	6708 sqft	FOOD STORAGE	S-1 Moderate Hazard Storage

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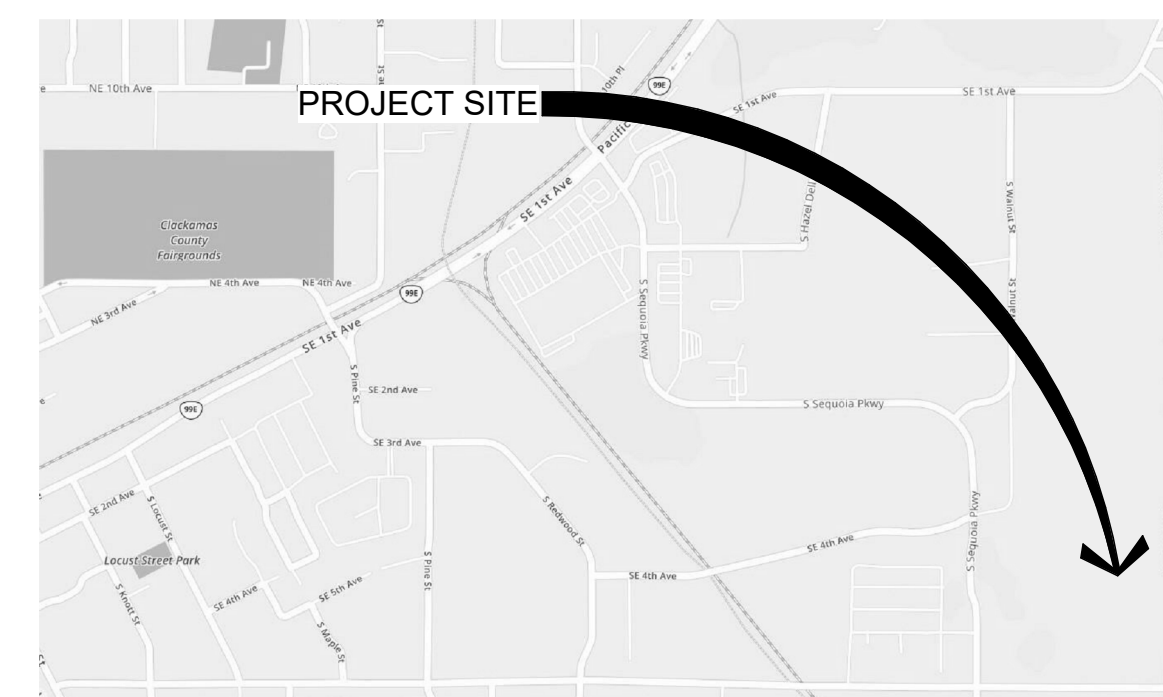
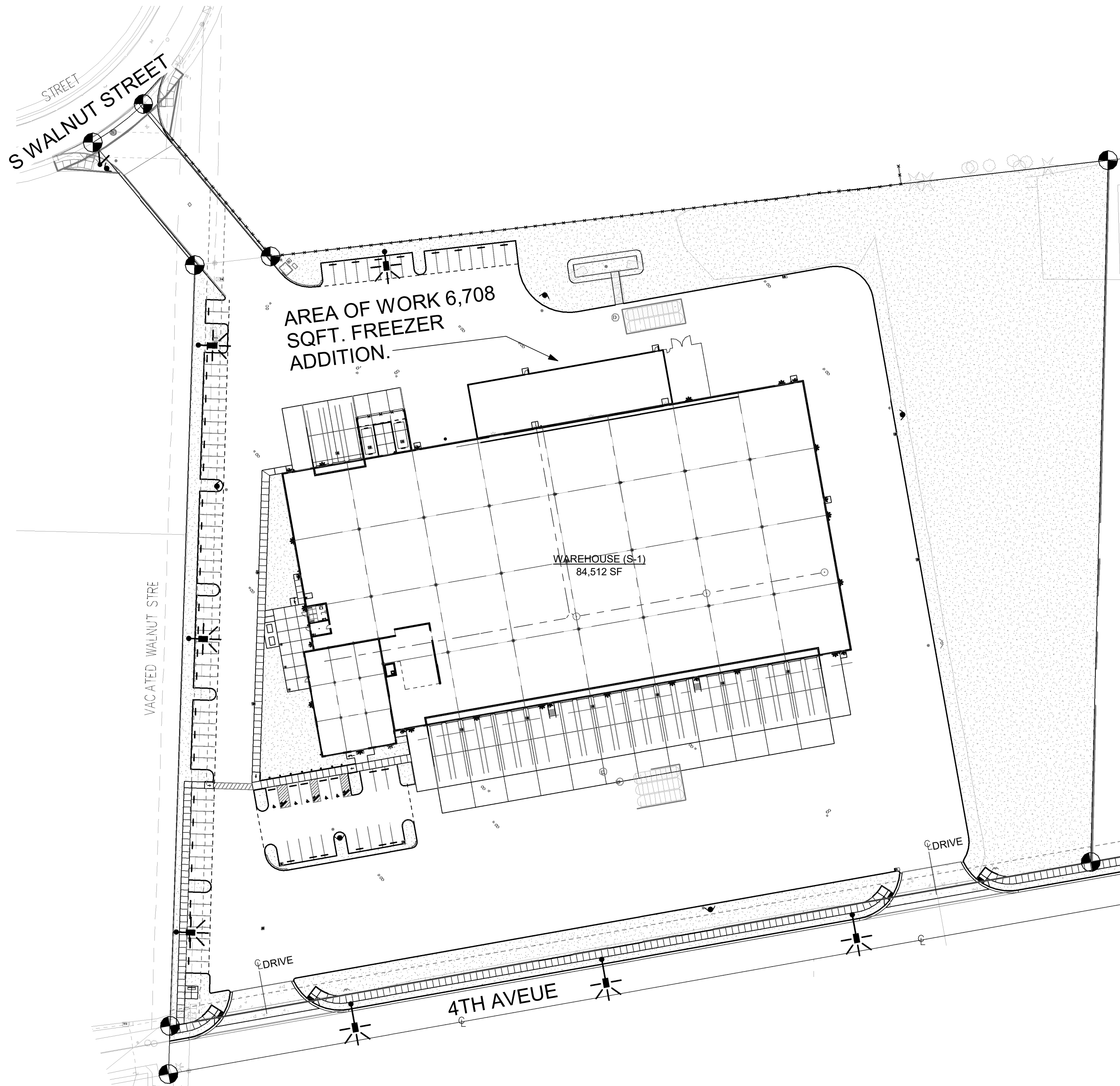
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PLANNING AND ZONING SUMMARY

JURISDICTION: CITY OF CANBY, OREGON
 LAND USE ZONE: M-1 (LIGHT INDUSTRIAL) (I O) OVERLAY
 CONSTRUCTION TYPE: III-B
 NEIGHBORHOOD: SEQUOIA INDUSTRIAL PARK
 LEGAL DESCRIPTION:
 TAX ACCOUNT/PARCEL NUMBER: 31E34 02400
 STREET ADDRESS AND CROSS STREETS: 4th & Sequoia
 SITE AREA: 9.50 Acres
 WETLANDS: N/A
 FLOODPLAIN: N/A
 OTHER:



VICINITY MAP

2 EXISTING SITE PLAN - PROPOSED FREEZER ADDITION SHOWN
 G 0.0 1" = 60'-0" G_SITE PLAN 2

PROJECT NAME

CARUSO PRODUCE FREEZER ADDITION

2100 SE 4TH AVENUE
CANBY, OR 97013

REVISIONS

NO.	DATE	DESCRIPTION
1	04/29/20	COORD./CNTY RESPONSE
3	7/27/20	OWNER COORDINATION
4	9/23/20	COORDINATION REVIEW
6	01/28/21	COORDINATION REVIEW
10	5/7/21	BIKE PARKING
11	7/1/21	ASBUILTS

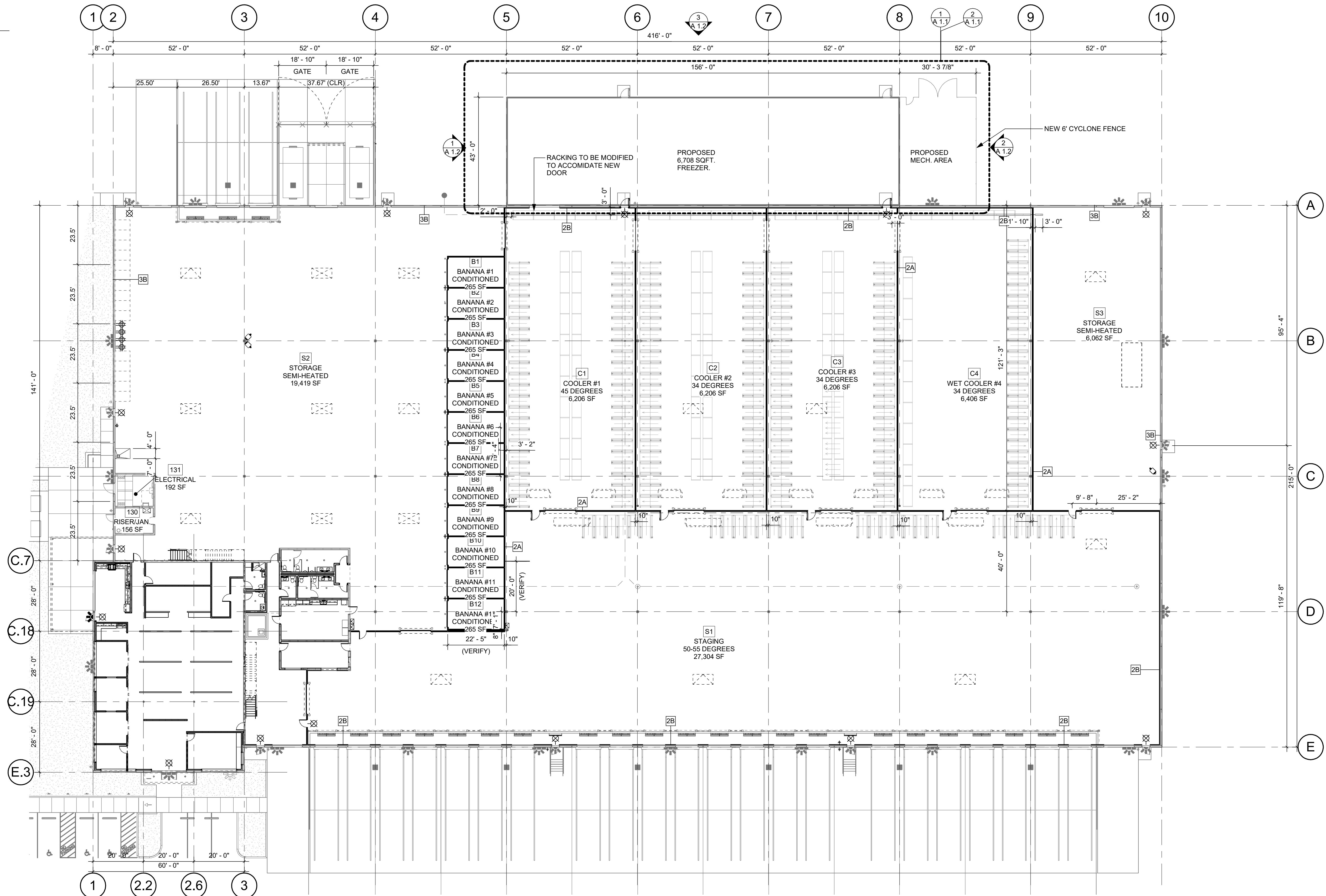
DATE FEBRUARY, 2020

SCALE	PROJ. NO.
AS NOTED	20230011
DRAWN	CHECKED
NJRM	Checker

Cover Sheet



KEYNOTE LEGEND



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CARUSO PRODUCE FREEZER ADDITION

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 CANBY, OR 97013

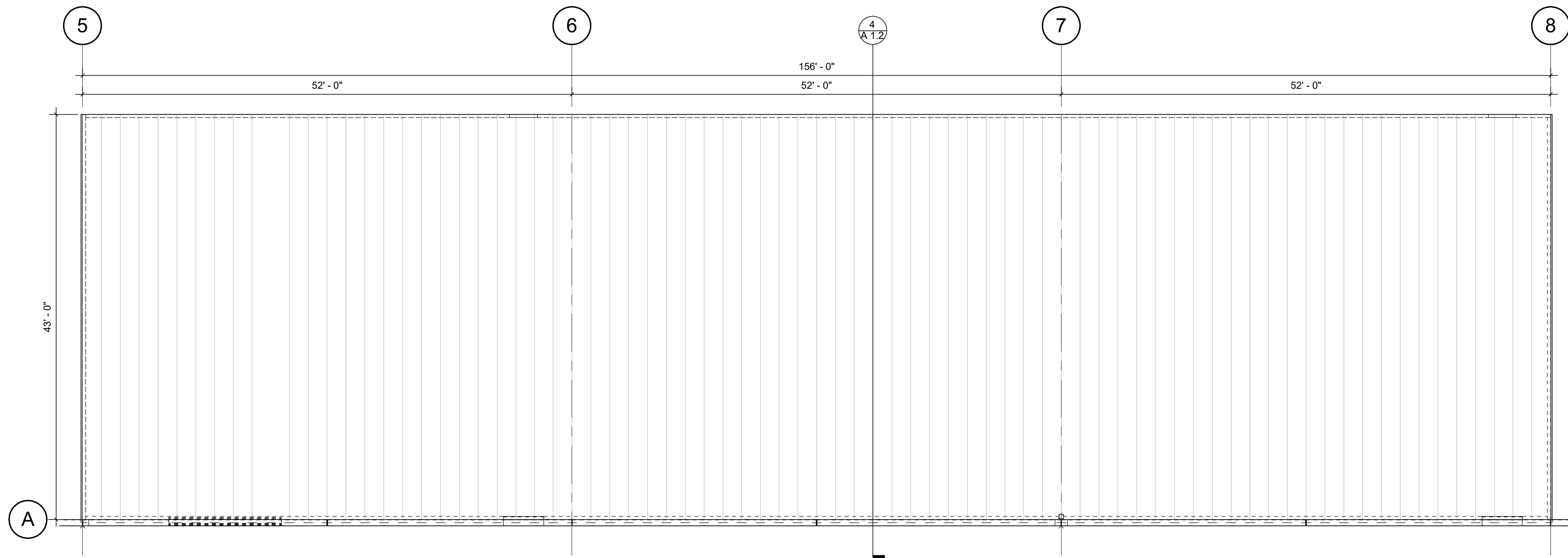
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7	2/12/21	OWNER COORDINATION

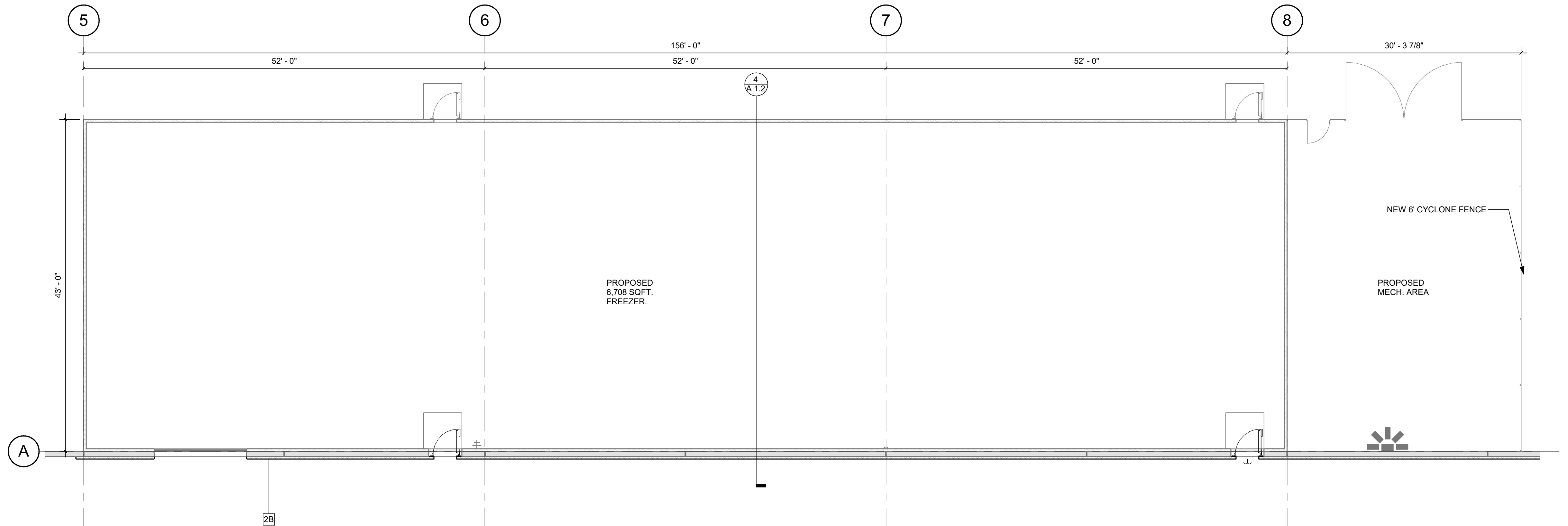
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Plans and Sections

3 EXSITING OVERALL BUILDING FLOOR PLAN - PROPOSED FREEZER ADDITION SHOWN
 A 1.0 1" = 20'-0" A_FLOOR PLAN Copy 1



1 ROOF PLAN
A 1.1 1/8" = 1'-0" T.O. WALL



2 ENLARGED FLOOR PLAN
A 1.1 1/8" = 1'-0" ENLARGED FREEZER_FLOOR PLAN

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ENLARGED PLANS



