

DEVELOPMENT REVIEW BOARD MEETING

MONDAY, SEPTEMBER 25, 2023

6:30 PM

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Public Hearing:

2. **Resolution No. 420. Charbonneau Country Club Tennis Building.** The applicant is requesting approval of a Stage 2 Final Plan and Site Design Review for the addition of a steel frame building over the existing outdoor tennis courts at Charbonneau Country Club.

Case Files:

DB23-0005 Charbonneau Country Club Tennis Building

- Stage 2 Final Plan (STG223-0004)
- Site Design Review (SDR23-0004)

**DEVELOPMENT REVIEW BOARD  
RESOLUTION NO. 420**

**A RESOLUTION ADOPTING FINDINGS AND CONDITIONS OF APPROVAL, APPROVING A STAGE 2 FINAL PLAN AND SITE DESIGN REVIEW FOR THE ADDITION OF A STEEL FRAME BUILDING OVER THE EXISTING OUTDOOR TENNIS COURTS AT CHARBONNEAU COUNTRY CLUB.**

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted by Ben Altman, Pioneer Design Group – Applicant and Gary Newborne, Charbonneau Country Club – Owners in accordance with the procedures set forth in Section 4.008 of the Wilsonville Code, and

WHEREAS, the subject site is located at 32000 SW Charbonneau Drive on Tax Lot 80000, Section 24CD, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon, and

WHEREAS, the Planning Staff has prepared the staff report on the above-captioned subject dated September 18, 2023, and

WHEREAS, said planning exhibits and staff report were duly considered by the Development Review Board Panel B at a scheduled meeting conducted on September 25, 2023, at which time exhibits, together with findings and public testimony were entered into the public record, and

WHEREAS, the Development Review Board considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Development Review Board of the City of Wilsonville does hereby adopt the staff report dated September 18, 2023, attached hereto as Exhibit A1, with findings and recommendations contained therein, and authorizes the Planning Director to issue permits consistent with said recommendations for:

DB23-0005 Charbonneau Country Club Tennis Building: Stage 2 Final Plan (STG223-0004) and Site Design Review (SDR23-0004).

ADOPTED by the Development Review Board of the City of Wilsonville at a regular meeting thereof this 25<sup>th</sup> day of September, 2023, and filed with the Planning Administrative Assistant on \_\_\_\_\_. This resolution is final on the 15<sup>th</sup> calendar day after the postmarked date of the written notice of decision per *WC Sec 4.022(.09)* unless appealed per *WC Sec 4.022(.02)* or called up for review by the Council in accordance with *WC Sec 4.022(.03)*.

\_\_\_\_\_  
Rachelle Barrett, Chair - Panel B  
Wilsonville Development Review Board

Attest:

\_\_\_\_\_  
**Shelley White, Planning Administrative Assistant**



Exhibit A1  
Staff Report  
Wilsonville Planning Division  
Charbonneau Tennis Court Building  
Development Review Board Panel 'B'  
Quasi-Judicial Public Hearing

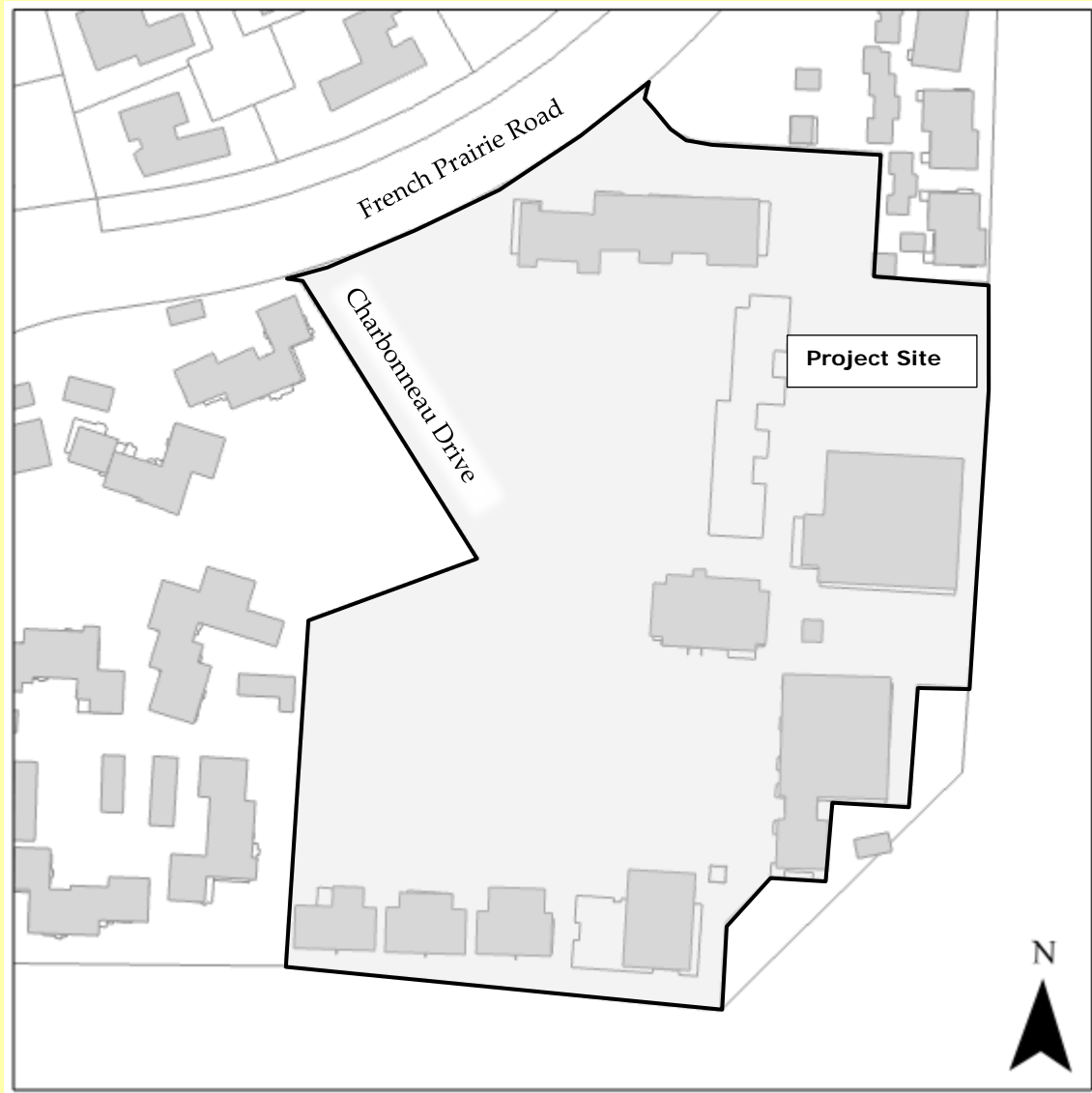
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<b>Hearing Date:</b>	September 25, 2023
<b>Date of Report:</b>	September 18, 2023
<b>Application Nos.:</b>	DB23-0005 Charbonneau Tennis Court Building - Stage 2 Final Plan Modification (STG223-0004) - Site Design Review (SDR23-0004)
<b>Request/Summary:</b>	The requests before the Development Review Board include a Stage 2 Final Plan Modification and Site Design Review for the addition of a 14,440-square-foot steel frame building over the existing outdoor tennis courts at 32000 SW Charbonneau Dr.
<b>Location:</b>	32000 SW Charbonneau Dr. The property is specifically known as Tax Lot 80000, Section 24DC, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon.
<b>Owner/Applicant:</b>	Charbonneau Country Club (Contact: Jim Meierotto and Gary Newbore)
<b>Comprehensive Plan Designation:</b>	Commercial
<b>Zone Map Classification:</b>	Planned Development Commercial (PDC)
<b>Staff Reviewers:</b>	Sarah Pearlman, Assistant Planner Amy Pepper, Development Engineering Manager
<b>Staff Recommendation:</b>	<u>Approve with conditions</u> the requested State 2 Final Plan Modification and Site Design Review request.

## Applicable Review Criteria:

<b><u>Development Code:</u></b>	
Section 4.001	Definitions
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.116	Standards Applying to Commercial Development in All Zones
Section 4.118	Standards Applying to Planned Development Zones
Section 4.140	Planned Development Regulations
Section 4.131	PDC--Planned Development Commercial Zone
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.156.01 through 4.156.11	Signs
Section 4.167	Access, Ingress, and Egress
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Sections 4.199.20 through 4.199.60	Outdoor Lighting
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.440 as applicable	Site Design Review
<b><u>Other Planning Documents:</u></b>	
Wilsonville Comprehensive Plan	
Previous Land Use Approvals	

## Vicinity Map



### Background:

The Charbonneau District was the first major Planned Development in Wilsonville with initial development beginning in the early 1970s. The Village Center was rezoned Planned Commercial and Industrial (PC&I) in 1972. This was changed in 1990 by City legislative action to the current Planned Development Commercial (PDC) zoning. There is an existing, valid Stage I Master Plan for the Charbonneau Village Center that provides for a variety of uses including the tennis courts and tennis buildings.

Two of the existing four tennis courts were covered in 1984 (Case File #84PC08). The proposed improvement include the addition of a 14,440-square-foot building to cover the other two tennis courts.

## Summary:

### Stage 2 Final Plan Revision (STG223-0004)

The Stage 2 Final Plan Revision reviews the function and design of proposed tennis court building, including assuring the proposal meets commercial development standards.

### Site Design Review (SDR23-0004)

The applicant used appropriate professional services to design the proposed building on the site using quality materials and design. No trees will be removed with the proposal. No changes to landscaping are proposed. The proposed building complements the existing tennis building with its design.

## Public Comments and Responses:

One public comment was received during the public comment period expressing concern that the building would look like a big box store based on the drawing and that it would not fit with the character of the Village Center. Staff shared additional information clarifying that the new building is designed to look like the existing tennis building along with photos of the existing building for reference.

## Conclusion and Conditions of Approval:

Staff has reviewed the Applicant's analysis of compliance with the applicable criteria. The Staff report adopts the applicant's responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, Staff recommends that the Development Review Board approve the proposed application (DB23-0005) with the following conditions:

### Planning Division Conditions:

#### Request A: Stage 2 Final Plan (STG223-0004)

<p><b>PDA 1.</b> The approved final plan shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or final development plan may be approved by the Planning Director through the Administrative Review Process outlined in Section 4.030 of Wilsonville Code. All other modifications shall be processed in the same manner as the original application and shall be subject to the same procedural requirements. See Finding A13.</p>
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#### Request B: Site Design Review (SDR23-0004)

<p><b>PDB 1.</b> Construction, site development, and landscaping shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor revisions may be approved by the Planning Director through administrative review pursuant to Section 4.030. See Finding B3.</p>
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<p><b>PDB 2.</b> Lighting shall be reduced one hour after close, but in no case later than 10 p.m., to 50% of the requirements set forth in the Oregon Energy Efficiency Specialty Code. See Finding B18.</p>
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*The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City’s Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.*

**Engineering Division Conditions:**

<p><b>PF 1.</b> Public Works Plans and Public Improvements shall conform to the “Public Works Plan Submittal Requirements and Other Engineering Requirements” in Exhibit C1.</p>
<p><b>PF 2.</b> <u><b>Prior to the Issuance of the any permits:</b></u> Applicant shall apply for City of Wilsonville Erosion Control. The erosion control permit shall be issued and erosion control measures shall be installed, inspected and approved prior to any onsite work occurring.</p>
<p><b>PF 3.</b> It appears that more than 5,000 square feet of impervious area will be redeveloped. <u><b>Prior to the Issuance of Public Works Permit:</b></u> A stormwater report shall be submitted for review and approval if more than 5,000 square feet of impervious area will be redeveloped. The stormwater report shall include information and calculations to demonstrate how the proposed development meets the treatment and flow control requirements. A site plan showing how stormwater will be managed shall be submitted with the Public Works Permit application. <u><b>Prior to Final Approval of the Public Works Permit:</b></u> Storm facilities shall be constructed, inspected and approved by the City. The applicant shall record a Stormwater Access Easement for the storm facility, if a facility is needed.</p>
<p><b>PF 4.</b> <u><b>Prior to the Issuance of the Public Works Permit:</b></u> A site plan shall be submitted showing the proposed connection to the public water main for the new fire service connection.</p>

## **Master Exhibit List:**

The entry of the following exhibits into the public record by the Development Review Board confirms its consideration of the application as submitted. The exhibit list below includes exhibits for Planning Case Files DB23-0005. The exhibit list below reflects the electronic record posted on the City's website and retained as part of the City's permanent electronic record. Any inconsistencies between printed or other electronic versions of the same Exhibits are inadvertent and the version on the City's website and retained as part of the City's permanent electronic record shall be controlling for all purposes.

### Planning Staff Materials

- A1.** Staff report and findings (this document)
- A2.** Staff's Presentation Slides for Public Hearing (to be presented at Public Hearing)

### Materials from Applicant

- B1.** Signed Application From
- B2.** Applicant's Narrative and Submitted Materials
  - Narrative
  - Exhibit A Topographic Survey
  - Exhibit B 1985 Charbonneau Site Plan
  - Exhibit C Lighting Photometric Report
  - Exhibit D Stormwater Report
- B3.** Drawings and Plans
  - Architectural Plans
    - Exhibit A Existing Conditions
    - Exhibit B Site Plan
    - Exhibit C Elevations and Color Board
    - Exhibit D Foundation Plan
    - Exhibit E Building Plans
    - Exhibit F Exterior Lighting Photometric Plan
  - Civil Plans
    - Sheet C1.0 Existing Conditions, Demolition, Erosion Control Plan
    - Sheet C1.1 Post-Development Erosion Control Plan
    - Sheet C1.2 Erosion Control Details and Notes
    - Sheet C2.0 Fire Service Plan
    - Sheet C3.0 Rain Drain Plan

### Development Review Team Correspondence

- C1.** Engineering Conditions and Requirements

### Public Comments



**D1.** M. Ohlson 09.07.2023

Other Correspondence

## Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The application was received on May 8, 2023. Staff conducted a completeness review within the statutorily allowed 30-day review period and found the application incomplete on June 6, 2023. The applicant submitted additional materials on June 20, 2023. Staff conducted a second completeness review within the statutorily allowed 30-day review period and found the application to be complete on July 12, 2023. The City must render a final decision for the request, including any appeals, by November 9, 2023.

2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	PDC	Fairway Village Condominiums
East:	PDC	Charbonneau Golf Putting Green
South:	PDC	Charbonneau Clubhouse
West:	PDC	Village Center Parking Lot

3. Previous Planning Approvals:

72PC10, 72RZ01 – Village Center Rezone

77DR15 – Village Center Site Plan Modification

84DR11 – Country Club Expansion and Indoor Tennis Courts

84PC08 – Tennis Court Building Addition

4. The applicant has complied with Sections 4.008 through 4.011, 4.013-4.031, 4.034 and 4.035 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

## Findings:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

### General Information

#### Application Procedures-In General

Section 4.008

The processing of the application is in accordance with the applicable general procedures of this Section.

#### Initiating Application

Section 4.009

The application has the signature of Gary Newbore, an authorized signer for the property owner Charbonneau Country Club.

#### Pre-Application Conference

Subsection 4.010 (.02)

A pre-application conference was held on December 8, 2022 (PRE22-00027) in accordance with this subsection.

#### Lien Payment before Approval

Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

#### General Submission Requirements

Subsection 4.035 (.04) A.

The applicant has provided all of the applicable general submission requirements.

#### Zoning-Generally

Section 4.110

This proposed development is in conformity with the applicable zoning district and City review uses the general development regulations listed in Sections 4.150 through 4.199.

### Request A: Stage 2 Final Plan Modification (STG223-0004)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

#### Planned Development Regulations-Generally

Planned Development Purpose & Lot Qualifications

Subsection 4.140 (.01) and (.02)

- A1. The proposal is to modify a development previously approved as a planned development meeting the planned development purpose and lot qualifications.

#### Ownership Requirements

Subsection 4.140 (.03)

- A2. The subject parcel is under the ownership of Charbonneau Country Club, for whom an authorized signer, Gary Newbore, signed the application.

#### Professional Design Team

Subsection 4.140 (.04)

- A3. The design was led by credentialed professionals. Ben Altman, Pioneer Design Group, is the planner for the project.

### **Stage 2 Final Plan Submission Requirements and Process**

#### Stage 2 Submission Within 2 Years of Stage 1

Subsection 4.140 (.09) A.

- A4. The Stage 2 Final Plan was approved in the appropriate manner and timeline. The proposed project is a modification to the approved Stage 2 Final Plan.

#### Development Review Board Role

Subsection 4.140 (.09) B.

- A5. The Development Review Board review considers all applicable permit criteria set forth in the Planning and Land Development Code and staff recommends the Development Review Board approve the application with conditions of approval.

#### Stage 1 Conformance, Submission Requirements

Subsection 4.140 (.09) C.

- A6. The Stage 2 plans substantially conforms to the Stage 1 Master plan. The applicant has submitted drawings and other documents show all the additional information required by this subsection.

#### Stage 2 Final Plan Detail

Subsection 4.140 (.09) D.

- A7. The applicant's submitted materials provide sufficiently detailed information to indicate fully the ultimate operation and appearance of the development, including a detailed site plan, landscape plans, and elevation drawings.

#### Submission of Legal Documents

Subsection 4.140 (.09) E.

**A8.** The Development Review Board does not require any additional legal documentation for dedication or reservation of public facilities or for the creation of a homeowner's association.

#### Expiration of Approval

Subsection 4.140 (.09) I. and Section 4.023

**A9.** The Stage 2 Approval, along other associated applications, will expire two (2) years after approval, absent an extension in accordance with these subsections.

#### Consistency with Plans

Subsection 4.140 (.09) J. 1.

**A10.** The site's zoning, Planned Development Commercial, is consistent with the Commercial designation in the Comprehensive Plan. The proposed building serves to cover existing tennis courts that were previously approved.

#### Traffic Concurrency

Subsection 4.140 (.09) J. 2.

**A11.** Because the proposed addition is covering existing tennis courts, the proposal does not impact traffic generation. A traffic report was not required and there is not an expected increase or decrease in traffic related to this proposal.

#### Facilities and Services Concurrency

Subsection 4.140 (.09) J. 3.

**A12.** No new service connections are proposed. The site is within a developed area of the City and adjacent to the existing Charbonneau Tennis Club Building which is connected to services. Facilities and services, including utilities, are available and sufficient to serve the proposed development.

#### Adherence to Approved Plans

Subsection 4.140 (.10) A.

**A13.** Condition of Approval PDA 1 ensures adherence to approved plans except for minor revisions by the Planning Director.

### **Standards Applying to Commercial Developments in any Zone**

#### General Development Standards

Subsection 4.116 (.10)

**A14.** There are no setbacks required for the north, west, and south sides of the proposed building because they abut the commercial zone. The east side abuts the golf course which is zoned Planned Development Residential-3 (PDR-3). The east property line is not straight and the proposed building is setback from the property line at approximately 16 feet at the narrowest point. This is more than the required one and one half times setback (15 feet).

The proposed building is 24 feet in height with the highest point of the pitched roof at 32 feet, below the maximum of 35 feet allowed in this section.

## **Standards Applying in All Planned Development Zones**

### **Underground Utilities**

Subsection 4.118 (.02)

**A15.** No changes to utilities are proposed for this project

### **Waivers**

Subsection 4.118 (.03)

**A16.** The applicant does not request any waivers.

### **Other Requirements or Restrictions**

Subsection 4.118 (.03) E.

**A17.** Staff does not recommend any additional requirements or restrictions pursuant to this subsection.

### **Impact on Development Cost**

Subsection 4.118 (.04)

**A18.** In staff's professional opinion, the determination of compliance or attached conditions of approval do not unnecessarily increase the cost of development and no evidence has been submitted to the contrary.

### **Requiring Tract Dedications or Easements for Recreation Facilities, Open Space, Public Utilities**

Subsection 4.118 (.05)

**A19.** No dedications or easements are proposed or requested.

### **Habitat Friendly Development Practices**

Subsection 4.118 (.09)

**A20.** The site was originally cleared and graded for construction of the tennis courts many years ago. No significant grading will be required to accommodate the proposed tennis building. No significant native vegetation or other features with significant habitat value exist on the site. No trees will be removed with the current application.

## **Planned Development Commercial (PDC) Zone**

### **Typically Permitted Uses**

Subsection 4.131 (.01)

**A21.** The existing uses are consistent with the permitted uses in the PDC zone, including service establishments and retail businesses.

## **Other Development Standards**

### On-site Pedestrian Access and Circulation

Subsection 4.154

**A22.** With no change to the existing use besides providing weather protection, the existing on-site pedestrian access and circulation was not further evaluated as part of this application.

### Parking, Loading, and Bicycle Parking

Section 4.155

**A23.** With no change to the existing use, besides providing weather protection, the existing parking, loading, and bicycle parking was not further evaluated as part of this application..

### Access, Ingress, and Egress

Section 4.167

**A24.** No changes to access are proposed or required.

### Natural Features and Other Resources

Section 4.171

**A25.** The site is existing tennis courts. No significant native vegetation or other resources in need of protection exist on the site. No trees are proposed for removal with this application.

### Outdoor Lighting

Sections 4.199.20 through 4.199.60

**A26.** The proposal is required to meet the Outdoor Lighting Standards. See Request B, Findings B11 through B18.

### Underground Installation of Utilities

Sections 4.300-4.320

**A27.** The applicant proposes no new utility connections; no existing overhead utilities exist requiring undergrounding.

## **Public Safety and Crime Prevention**

### Design for Public Safety, Surveillance and Access

Subsections 4.175 (.01) and (.03)

**A28.** No changes are proposed that would negatively impact surveillance and access for public safety.

### Addressing and Directional Signing

Subsection 4.175 (.02)

**A29.** Addressing will meet public safety standards. The building permit process will ensure conformance.

Lighting to Discourage Crime  
Subsection 4.175 (.04)

A30. Lighting design is in accordance with the City's outdoor lighting standards, which will provide sufficient lighting to discourage crime.

### Landscaping Standards

Landscaping Standards  
Subsection 4.176

A31. The applicant does not propose changes to the landscaping. The existing landscaping in the Village Center is 38% of the site, greater than the 15% minimum requirement in this section.

## Request B: Site Design Review (SDR23-0004)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

### Site Design Review

Excessive Uniformity, Inappropriateness Design  
Subsection 4.400 (.01) and Subsection 4.421 (.03)

B1. Staff summarizes the compliance with this subsection as follows:

**Excessive Uniformity:** The proposed development is unique to the particular development context and does not create excessive uniformity.

**Inappropriate or Poor Design of the Exterior Appearance of Structures:** The applicant used appropriate professional services to design structures on the site using quality materials and design. The design of the building complements and matches the existing tennis court building in architecture and color palette.

**Inappropriate or Poor Design of Signs:** This standard does not apply because no new signs are proposed on the site.

**Lack of Proper Attention to Site Development:** The applicant employed the skills of the appropriate professional services to design the site, demonstrating appropriate attention to site development.

**Lack of Proper Attention to Landscaping:** The applicant proposes no changes to existing landscaping. Proper attention to landscaping has been paid in locating the building. No trees or previously approved landscaping will be altered.

### Purpose and Objectives

Subsection 4.400 (.02) and Subsection 4.421 (.03)

B2. The applicant has provided sufficient information demonstrating compliance with the objectives of this subsection as follows:

- **Pursuant to Objective A** (assure proper functioning of the site and high quality visual environment), the proposed building will provide weather protection of the courts to



increase proper functioning of the site in all weather. The proposed site layout creates a visual environment that is compatible with other surrounding commercial uses.

- **Pursuant to Objective B** (encourage originality, flexibility, and innovation), the proposed building is placed appropriately on site, covering the existing tennis courts.
- **Pursuant to Objective C** (discourage inharmonious development), professional design of the proposed building supports a quality visual environment and thus prevents monotonous, drab, unsightly, and dreary development. The design of the building complements and matches the existing tennis court building in architecture and color palette.
- **Pursuant to Objective D** (conserve natural beauty and visual character), design of the proposed building matches and complements the existing tennis court building in color and architecture. The structure is similarly sized and existing landscaping will continue to provide aesthetic benefits.
- **Pursuant to Objective E** (protect and enhance City's appeal), the addition of the proposed building will allow for more full use of the existing courts in all weather. This amenity could increase the desirability of the surrounding commercial center.
- **Pursuant to Objective F** (stabilize property values/prevent blight), the proposed building will allow for more full use of the existing amenity which may improve property values.
- **Pursuant to Objective G** (insure adequate public facilities), the proposal does not impact the availability of orderly, efficient and economic provision of public services and facilities, which are available and adequate for the subject property.
- **Pursuant to Objective H** (achieve pleasing environments and behavior), covering the existing tennis courts will make the environment more pleasing in all weather conditions. Lighting is added to address concerns for crime.
- **Pursuant to Objective I** (foster civic pride and community spirit), the project will foster civic pride by improving the existing tennis courts and allow for more use of the existing amenity.
- **Pursuant to Objective J** (sustain favorable environment for residents), the project has been designed to protect the peace, health and welfare of the City.

#### Development Review Board Jurisdiction Section 4.420

- B3.** Condition of Approval PDB 1 ensures construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. The City will not issue any building permits prior to DRB approval.

#### Design Standards Subsection 4.421 (.01)

- B4.** The applicant has provided sufficient information demonstrating compliance with the standards of this subsection as follows:
- **Pursuant to Standard A** (Preservation of Landscape), the proposal will not affect significant existing landscaping, including trees or mature groundcover. The area is currently tennis courts.
  - **Pursuant to Standard B** (Relation of Proposed Buildings to Environment), the applicant used appropriate professional services to design the exterior of the building to ensure harmony with the environment. The proposed building encloses the existing tennis courts in conjunction with the existing tennis building. The design of the building complements the existing building.
  - **Pursuant to Standard C** (Drives, Parking, and Circulation), the applicant does not propose changes to vehicular and pedestrian circulation. Existing drives and parking will continue to serve the proposed tennis building.
  - **Pursuant to Standard D** (Surface Water Drainage), the applicant proposes a professionally design stormwater system that connects to an existing private line.
  - **Pursuant to Standard E** (Utility Service), no above ground utility installations or new sanitary sewer connections are proposed.
  - **Pursuant to Standard F** (Advertising Features), no signs are proposed as part of the current application; therefore, this standard does not apply.
  - **Pursuant to Standard G** (Special Features), no special features are proposed for this project.

Design Standards Apply to All Buildings, Structures, Signs, and Features  
Subsection 4.421 (.02)

- B5.** Design standards have been applied to all buildings, structures, and other site features.

Conditions of Approval to Ensure Proper and Efficient Function  
Subsection 4.421 (.05)

- B6.** Staff does not recommend any additional conditions of approval to ensure the proper and efficient functioning of the development.

Color or Materials Requirements  
Subsection 4.421 (.06)

- B7.** The colors and materials proposed by the applicant are appropriate. Staff does not recommend any additional requirements or conditions related to colors and materials.

**Site Design Review Submission Requirements**

Submission Requirements  
Section 4.440

- B8.** The applicant has submitted materials in addition to requirements of Section 4.035, as applicable.

### **Time Limit on Site Design Review Approvals**

Void after 2 Years  
Section 4.442

- B9.** The Applicant plans to develop the proposed project within two years and understands that the approval will expire after two years unless the City grants an extension.

### **Installation of Landscaping**

Landscape Installation  
Subsection 4.450

- B10.** The applicant does not propose new landscaping so this section does not apply.

### **Outdoor Lighting**

Applicability of Outdoor Lighting Standards  
Sections 4.199.20 and 4.199.60

- B11.** The applicant proposes to replace less than 50% of the existing outdoor lighting luminaries around the tennis courts with the current application.

Outdoor Lighting Zones  
Section 4.199.30

- B12.** The subject property is within Lighting Zone 2.

Optional Lighting Compliance Methods  
Subsection 4.199.40 (.01) A.

- B13.** The applicant has the option of the performance or prescriptive method. The applicant has selected to comply with the prescriptive method.

Maximum Lamp Wattage and Shielding  
Subsection 4.199.40 (.01) B. 1. and Table 7

- B14.** The applicant proposes 53.7 watt fully shielded fixtures, less than the maximum 100 watts for shielded fixtures in the Lighting Zone 2.

Oregon Energy Efficiency Code Compliance  
Subsection 4.199.40 (.01) B. 2.

- B15.** The applicant will demonstrate compliance with the Oregon Energy Efficiency Code, Exterior Lighting prior to construction.

Maximum Mounting Height

Subsection 4.199.40 (.01) B. 3.

**B16.** The applicant proposes a mounting height of 22 feet, less than the maximum 40 feet.

Setback from Property Line

Subsection 4.199.40 (.01) B. 4.

**B17.** The subject site and all surrounding properties are the same Lighting Zone 2 not requiring any setback.

Lighting Curfew

Subsection 4.199.40 (.01) D.

**B18.** The applicant proposes auto-dimming and lighting controls consistent with curfew provisions of 10:00 pm in LZ 2. A condition of approval ensures compliance with this section.



29799 SW Town Center Loop E, Wilsonville, OR 97070
Phone: 503.682.4960 Fax: 503.682.7025
Web: www.ci.wilsonville.or.us

Planning Division
Development Permit Application

Final action on development application or zone change is required within 120 days per ORS 227.175 or as otherwise required by state or federal law for specific application types.

A pre application conference may be required.

The City will not accept applications for wireless communication facilities or similar facilities without a completed copy of a Wireless Facility Review Worksheet.

The City will not schedule incomplete applications for public hearing or send administrative public notice until all of the required materials are submitted.

Applicant:

Name: Gary Newborne, CCC President
Company: Charbonneau Country Club
Mailing Address: 32050 SW Charbonneau Drive
City, State, Zip: Wilsonville, OR 97070
Phone: Fax:
E-mail: garynewborne@yahoo.com

Authorized Representative:

Name: Ben Altman, Senior Planner
Company: Pioneer Design Group
Mailing Address: 9020 SW Washington Sq. Rd., Suite 170
City, State, Zip: Portland, OR 97223
Phone: 541-993-9015 Fax:
E-mail: baltman@pd-grp.com

Property Owner:

Name: Same as Applicant
Company:
Mailing Address:
City, State, Zip:
Phone: Fax:
E-mail:

Property Owner's Signature:

Handwritten signature of Gary Newborne
Printed Name: Gary J Newborne Date: 10/27/2022
Applicant's Signature: (if different from Property Owner)
Printed Name: Date:

Site Location and Description:

Project Address if Available: No address assigned to open courts Suite/Unit
Project Location: Open Tennis Courts (LCE 4) north of Tennis Club Unit 4
Tax Map #(s): T3SR1W 24CD Tax Lot #(s): 80004, LCE 4 County: Washington Clackamas

Request:

Site and Building design Review - Structure to cover open tennis courts, Unit 4, LCE Charbonneau Village Center.
Affected Site area is 14,400 square feet, or 33 acres.

Project Type: Class I Class II Class III

Residential Commercial Industrial Other:

Application Type(s):

- Annexation Appeal Comp Plan Map Amend Parks Plan Review
Final Plat Major Partition Minor Partition Request to Modify Conditions
Plan Amendment Planned Development Preliminary Plat Site Design Review
Request for Special Meeting Request for Time Extension Signs Stage II Final Plan
SROZ/SRIR Review Staff Interpretation Stage I Master Plan Variance
Type C Tree Removal Plan Tree Permit (B or C) Temporary Use Other (describe)
Villebois SAP Villebois PDP Villebois FDP
Zone Map Amendment Waiver(s) Conditional Use



29799 SW Town Center Loop East  
 Wilsonville OR 97070  
 Phone: 503.682.4960 Fax: 503.682.7025  
 Web: [www.ci.wilsonville.or.us](http://www.ci.wilsonville.or.us)

**Planning Division  
 Pre-Application Meeting Request**

File No. \_\_\_\_\_

Note: Pre-application meeting will not be scheduled until the Planning Division staff receives the required fee and plans

**Property Owner:**

Name: Gary Newborne, CCC President  
 Company: Charbonneau Country Club  
 Mailing Address: 32050 SW Charbonneau Drive  
 City, State, Zip: Wilsonville, OR 97070  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: garynewborne@yahoo.com

**Authorized Representative:**

Name: Ben Altman, Senior Planner  
 Company: Pioneer Design Group  
 Mailing Address: 9020 SW Washington Sq. Rd., Ste 170  
 City, State, Zip: Portland, OR 97223  
 Phone: 541-993-9015 Fax: \_\_\_\_\_  
 E-mail: baltman@pd-grp.com

**Property Owner's Signature (Required):**

Printed Name: Gary J Newborne Date: 10/27/2022

**Property Description**

Property Address (if available): No address assigned to Open Tennis Courts, Charbonneau Village Center  
 Location Description (if address not available): Open Tennis Courts (LCE 4), north of Tennis Club Building (Unit 4, Tax Lot 80004 Charbonneau Village Center).  
 Legal Description: T3S-R1W Map T3SR1W24CD Tax Lot(s) LCE 4 County:  Clackamas/  Washington

**Project Type:**

Residential  Commercial  Industrial  Other: \_\_\_\_\_

**Project Description:**

Design Review for Structure to cover open tennis courts, portion of LCE 4, Charbonneau Village Center Condominium.  
Jim Meirentto, GM will be the contact for the County Club 503-694-2300  
jim@charbonneaucountryclub.com

**City of Wilsonville  
Land Use Application**

**Design Review  
Charbonneau Country Club  
Charbonneau Tennis Building  
(Unit 4 LCE)**

**May 4, 2023**

**APPLICANT/OWNER:**

Charbonneau Country Club  
Jim Meierotto, General Manager  
32000 SW Charbonneau Drive  
Wilsonville, OR 97070  
503-694-2300  
[Jim@charbonneaucountryclub.com](mailto:Jim@charbonneaucountryclub.com)

**APPLICANT'S REPRESENTATIVE:**

Ben Altman, Senior Planner  
Pioneer Design Group  
9020 SW Washington Sq. Rd., Suite 170  
Portland, OR 97223  
Cell: 541-993-9015  
[baltman@pd-grp.com](mailto:baltman@pd-grp.com)

**LEGAL:**

Michelle Da Rosa  
205 SE Spokane St., Suite 300  
Portland, OR 97202  
503-220-2891  
[mdarosa@landandcondolaw.com](mailto:mdarosa@landandcondolaw.com)



**FACT SHEET:**

**Project Name:** Charbonneau Tennis Building Addition

**Type of Application:** Design Review

**Tax Lot(s):** T3S R1W 24CD, Tax Lot 80000C (LCE 4)

**Lot Size:** LCE 4 14,902 square feet, .33 acres

**Zoning:** PDC, Planned Development Commercial

**Existing Land Use:** Charbonneau Village Center – Open Tennis Courts

**Site Location:** 31860 SW Charbonneau Drive, Unit 4 LCE  
Wilsonville, OR 97070

**DESIGN TEAM**

**Applicant’s Representative:**

Ben Altman, Senior Planner  
Pioneer Design Group  
9020 SW Washington Sq. Rd., Suite 170  
Portland, OR 97223  
Cell: 541-993-9015  
[baltman@pd-grp.com](mailto:baltman@pd-grp.com)

**Surveying:**

Scott Sorenson, PLS  
Pioneer Design Group  
9020 SW Washington Sq. Rd., Suite 170  
Portland, OR 97223  
971-708-6265  
[ssorenson@pd-grp.com](mailto:ssorenson@pd-grp.com)

**Building Contractor:**

Troy Hayworth  
Hayworth Inc.  
13500 SE 99W  
McMinnville, OR 97128  
503-472-2452  
[troy@haywrothinc.net](mailto:troy@haywrothinc.net)

**Building Design:**

Pacific Building Systems PBS  
2100 N. Pacific Hwy.  
Woodburn, OR 97071  
503-981-9581

**Engineering:**

William Wells  
Westech Engineering, Inc.  
3841 Fairview Industrial Dr.; SE, Suite 100  
Salem, OR 97301  
503-585-2474



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## **I. INTRODUCTION – Project Description**

This application is submitted on behalf of Charbonneau Country Club as authorized by the Charbonneau Village Center Condominium Board of Directors. Jim Meierotto, General Manager, is the primary contact for the Country Club. Gary Newbore, President of Charbonneau Country Club, is an authorized signer, see attached letters.

The subject property is in the Charbonneau Village Center, Map T3S R1W 24CD, Tax Lot 80000C, LCE. The street address for the Country Club is 31860 SW Charbonneau Drive, Wilsonville, OR 97070. This property is identified as the Charbonneau Village Condominium Plat LCE 4. The total existing LCE land area is 57,950 square feet; or 1.33 acres, of which 14,440 square feet will be covered by the new building. The existing adjacent Tennis Club Building (Unit 4, 80004) contains 15,798 square feet.

The new building will be constructed over the existing open tennis courts, which are part of Limited Common Area 4 (LEC 4). The building will occupy the same exact area as the current open courts. The open courts are proposed to be covered with a 120' x 120' 14,400 square foot steel frame building. The building height at eaves is 18 feet with the roof ridgeline at 35 feet.

The applicant is requesting Design Review Approval for new building.

Based on legal determination, the applicant argues that the proposed structure will remain part of LCE 4, with no changes to existing boundaries. Therefore, the addition of this structure does not constitute a Condo Plat amendment.

### Existing Development Plan

The Charbonneau District was the first major Planned Development in Wilsonville. Initial development initiated in the early 1970's. The Village Center was initially rezoned to PC & I in 1972 (file #s 72PC10 & 72RZ01). The PC&I zone was replaced in 1990 by City legislative action to the current PDC zoning.

The Charbonneau Village Center Condominium was developed over time and includes 6 Commercial Structures and 6 Residential Units and platted in 1990.

The key relevant files found related to this current application include Case Files: 90AR6, Plat Review; 90PC28, Parking Variance (Golf Cart Adjustment); and 84DR11, Country Club Expansion.

### Preliminary Plat – Separate but Related Application

In November 2015 a Condo Re-Plat was approved and recorded to accurately reflect current conditions and unit ownership boundaries, and to correct previous errors.

This application will be limited to Amending the Village Center Plat to recognize the new building covering the current open tennis courts, which is part of the Limited Common

Element LCE 4. All other aspects of the Village Center Plat will remain as previously approved.

Land Use Area Allocation

Table 1 provides a summary of the existing land area allocation by uses within the Village Center, including the new Activity Center (Unit 8) and the residential Condos, Units 10 A-F.

**Table 1  
Land Area Allocation  
Charbonneau Village Center**

<b>Type or Use</b>	<b>Land Area Square Feet</b>	<b>Percent of Total</b>
Units 1-10	66,353	13
Parking, Paving	190,246	39
Landscaping	236,820	48
<b>Total</b>	<b>493,419</b>	<b>100</b>

The total available parking within the Village Center is 238, consisting of 225 regular spaces, 12 ADA spaces, and 1 loading space. This count does not include spaces available for golf cart parking at and around the Country Club, Pro Shop or New Activity Center.

**Table 2  
Primary Building Coverage  
Proposed Charbonneau New Tennis Building**

<b>Type of Use</b>	<b>Open Courts</b>	<b>Percent of Total Area</b>	<b>New Tennis Building</b>	<b>Percent of Total Area</b>
Building Footprint	14,400 sf	25	14,400 sf	25
LCE, other than courts	43,550 sf	75	43,550 sf	75
Total Site Area LCE 4	57,950 sf		57,950 sf	100

Requested Land Use Approvals

This application involves a Type III Review by the Development Review Board (DRB) for the proposed new building and landscaping, plus Preliminary Plat approval for the Amendment to the Charbonneau Village Center Plat Unit 4.

## Surrounding Development

The site is surrounded by existing development including:

- West – GCE Parking, drives, etc.
- South – Units 1-3, and – Fairway Village Condos
- East – Golf Course Yellow 9
- North – Charbonneau Country Club (Unit 5)

## Existing Utilities

The subject site is currently served by a full range of urban services, although there are no existing service connections associated with the open courts. All existing services are connected to the existing Tennis Club Building (Unit 4, 80004).

No new service connections are proposed with the new building. Therefore, there is not net change in service impacts to existing utility services.

The following sections address compliance with the Comprehensive Plan and Development Code.

## **II. COMPREHENSIVE PLAN COMPLIANCE**

The subject property is designated for Commercial on the Comprehensive Plan Map. The applied zoning is PDC, Planned Development Commercial, applied under the Charbonneau Master Plan, which is consistent with the Plan Map designation.

The applicant is proposing modifications limited to a building covering the existing open tennis courts.

The Village Center properties do not include any protected resources (SROZ) or identified natural hazards, such as steep slopes or flood plain. The Village Center is also not within an Area of Special Concern. It is, however, located within the Charbonneau District and therefore subject to the adopted Charbonneau Master Plan.

The City's commercial planning objectives focus on providing commercial centers. The Charbonneau Village is one of the identified commercial centers.

The Comprehensive Plan also establishes a public facilities concurrency policy, which is implemented through the zoning and Planned Development, Stage II permit process. There are adequate transportation and public facilities available to serve the proposed development, therefore concurrency compliance is maintained.

## **CONCLUSION – Comprehensive Plan**

The applicant is not proposing any changes to the Comprehensive Plan Map or existing PDC zoning. The proposed site and activity improvements are consistent with the established intent and function of the Village Center, and therefore will maintain

consistency with the Comprehensive Plan Map designation. Compliance with the applicable PDC zoning and Design Review requirements, which further implement the Comprehensive Plan, are addressed in the following sections of this narrative.

### III. DEVELOPMENT CODE COMPLIANCE

This section of the narrative demonstrates compliance with the PDC zoning standards; Planned Development regulations; Parking requirements; Signage standards; Landscaping standards; Site Design Review, and Preliminary Plat Review. The following sections have been addressed as applicable:

- 4.131, Planned Development Commercial Zone
- 4.116, Standards Applying to Commercial Development in Any Zone
- 4.118, Standards Applying to all Planned Development Zones
- 4.140, Planned Development Regulations
- 4.155, General Regulations – Parking, Loading, and Bicycle Parking
- 4.176, Landscaping, Screening, and Buffering
- 4.199, Outdoor Lighting
- 4.400, Site Design Review
- 4.200, Land Division

The planned development zoning requires a two-stage review process, including Stage I Master Plan and Stage II Final Development Plan.

However, this application is not amending the Stage I Master Plan or Stage II Development Plan. It only involves Site Design Review for the proposed New Tennis Building, which will cover the existing open courts (portion of LCE 4).

#### A. PDC, Stage I Master Plan, with Phasing Plan

*Section 4.131 Planned Development Commercial Zone. The requirements of a PDC Zone shall be governed by Section 4.140, Planned Development Regulations, and as otherwise set forth in this Code.*

*(.01 The following shall apply to any PDC zone:*

*A. Uses that are typically permitted:*

- 1. Retail business, goods and sales*
- 2. Wholesale showrooms*
- 3. Office and clinics*
- 4. Service establishments*
- 5. Any use in a PDR Zone or PDI Zone, provided the majority of the total ground floor area is commercial...*
- 6. Accessory uses, buildings and structures customarily incidental to any of the aforesaid principal uses*
- 7. Temporary buildings or structures for uses incidental to construction work,...*
- 8. Churches*
- 9. Those uses that are listed as typically permitted in Section 3.131.05(.03), as well as the following uses when conducted entirely within enclosed buildings:*
  - a. Automotive machine shops...*

*(.02) Prohibited Uses...*

*E. Any use that violates the performance standards of Section 4.135(.05), other than 4.135(.05)(M)(3).*

**RESPONSE:** There is an adopted Stage I Master Plan for the Village Center. This application remains generally consistent with the Master Plan relative to building, parking, and open space configuration.

However, the proposed new building will cover the existing open tennis courts, thereby resulting in a minor adjustment of the LCE 4 area, which constitutes a Condo Plat Amendment. The Plat revisions constitute a Re-Plat.

The New Tennis Building, while a structure rather than open courts, will maintain the same general recreational function as the open courts. The covered courts will be designed to accommodate both tennis and pickle ball.

The applicant is not proposing any uses that are listed as Prohibited Uses in the PDC Section, and the Re-Plat does not alter any existing approved uses. The proposed uses will remain in compliance with the performance standards of Section 4.135(.05). There is no unscreened outdoor storage proposed.

No new roads are proposed therefore the block standards under subsection (.03) are not applicable, as there is no change from existing conditions. No changes to access/egress are proposed.

Therefore, the application complies with this section.

*Section 4.116 Standards Applying to Commercial Development in Any Zone. Any commercial use shall be subject to the applicable provisions of this Code and to the following:*

- (.01) Commercial developments shall be planned in the form of centers or complexes as provided in the City's Comprehensive Plan. As noted in the Comprehensive Plan, Wilsonville's focus on centers or complexes is intended to limit strip commercial development.*
- (.05) All businesses, service or processing, shall be conducted wholly within a completely enclosed building; except for:..*
- (.07) Uses shall be limited to those which will meet the performance standards specified in Section 4.135(.05), with the exception of 4.135(.05)(M)(3).*
- (.10) Commercial developments generally.*

**RESPONSE:** The subject property is located within an existing commercial district (Charbonneau Village Center), which is consistent with the zoning objectives of this Section.

The proposed Tennis Building is located north of the Country Club Building (Unit 5) and the existing tennis club building. The existing open courts are within the area designated on the Plat as Limited Common Element Unit 4.

Generally, there are no specific minimum lot size or setback standards for commercial uses. The proposed site modifications will occur within the established boundaries of

Unit 4 LCE, north of the existing Tennis Club building (Unit 4). The two buildings will not be connected. The new building will remain part of LCE 4.

The code simply requires that Commercial lots must be adequately sized to accommodate the proposed uses, together with required parking and landscaping. Within this context, the proposed Tennis Building does not significantly alter these conditions relative to the general allocation of available land for buildings, parking and landscaping.

The requirements for parking are determined based on the proposed square foot of buildings and are unchanged from prior approvals, specifically because the City Code does not specify any amount of parking for recreational uses.

Parking requirements were previously set based on the existing buildings and uses and reduces parking ratios were approved based on the extensive use of golf carts.

Covering the tennis courts will not, in and of themselves, create any new demand for parking over existing conditions. Therefore, no new parking is required.

However, covering the courts will, however, make this area more functional year-round compared to the weather limitations of the existing open courts. Provisions are made for golf cart parking. Further, daily operations within the Village Center, including peak activity periods, have not shown any significant or repetitive parking deficiencies. Therefore, we conclude that parking is adequate under existing and proposed conditions.

#### **4.176 Landscaping**

**RESPONSE:** Section 4.176 of the code requires a minimum of 15% of the gross site area to be landscaped, including 10% of parking areas (4.155.03(B)(1)).

Within the Village Center the existing development provides 38% landscaping. The proposed building covering the open tennis courts does not alter any existing landscaping. Therefore, compliance with landscaping standards is maintained.

#### **4.118 Standards Applying to all Planned Development Zones:**

- (.01) Height Guidelines:** *In “S” overlay zones, the solar access provisions of Section 4.137 shall be used to determine maximum building heights. In cases that are subject to review by the Development Review Board, the Board may further regulate heights as follows:*
- A. Restrict or regulate the height or building design consistent with adequate provision of fire protection and fire-fighting apparatus height limitations.**
  - B. To provide buffering of low-density developments by requiring the placement of three or more story buildings away from the property lines abutting a low-density zone.**
  - C. To regulate building height or design to protect scenic vistas of Mt. Hood or the Willamette River.**

**RESPONSE:** The subject site is not within a solar or “S” Overlay zone. Therefore, this section is not applicable.

*(.02) Underground Utilities shall be governed by Section 4.300 to 4.320. All utilities above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.*

**RESPONSE:** All existing utilities are underground, consistent with Section 4.300 to 4.320. No new utilities will be constructed. Therefore, the application complies with this section.

*(.03) Notwithstanding the provisions of Section 4.140 to the contrary, the Development Review Board, in order to implement to purposes and objectives of Section 4.140, and based on findings of fact supported by the record may:*

- A. Waive the following typical development standards:*
- 1. minimum lot area;*
  - 2. lot width and frontage;*
  - 3. height and yard requirements;*
  - 4. lot coverage;*
  - 5. lot depth;*
  - 6. street widths;*
  - 7. sidewalk requirements;*
  - 8. height of buildings other than signs;*
  - 9. parking space orientation;*
  - 10. minimum number of parking or loading spaces;*
  - 11. shade tree islands in parking lots, provided that alternative shading is provided;*
  - 12. fence height;*
  - 13. architectural design standards;*
  - 14. transit facilities; and*
  - 15. solar access standards, as provided in Section 4.137.*

**RESPONSE:** The applicant is not requesting any waivers from the applicable standards. Therefore, this Section is not applicable.

- B. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways:*
- 1. open space requirements in residential areas;*
  - 2. minimum density standards of residential zones;*
  - 3. minimum landscape, buffering, and screening standards;*

**RESPONSE:** This application does not include any requests to waive open space, density, or landscaping requirements. Therefore, this section does not apply.

- C. The following shall not be waived by the Board, unless there is substantial evidence in the whole record to support a finding that the intent and purpose of the standards will be met in alternative ways, and the action taken will not violate any applicable federal, state, or regional standards:*
- 1. maximum number of parking spaces;*
  - 2. standards for mitigation of trees that are removed;*
  - 3. standards for mitigation of wetlands that are filled or damaged; and*
  - 4. Trails or pathways shown in the Parks and Recreation Master Plan.*
- D. Locate individual building, accessory buildings, off-street parking and loading facilities, open space and landscaping and screening without reference to lot lines;*
- E. Adopt other requirements or restrictions, inclusive of, but not limited to, the following:*



1. *Percent coverage of land by buildings and structures in relationship to property boundaries to provide stepped increases in densities away from low-density development.*
2. *Parking ratios and areas expressed in relation to use of various portions of the property and/or building floor area.*
3. *The locations, width and improvement of vehicular and pedestrian access to various portions of the property, including portions within abutting street.*
4. *Arrangement and spacing of buildings and structures to provide appropriate open spaces around buildings.*
5. *Location and size of off-street loading areas and docks.*
6. *Uses of buildings and structures by general classification, and by specific designation when there are unusual requirements for parking, or when the use involves noise, dust, odor, fumes, smoke, vibration, glare or radiation incompatible with present or potential development of surrounding property. Such incompatible uses may be excluded in the amendment approving the zone change or the approval of requested permits.*
7. *Measures designed to minimize or eliminate noise, dust, odor, fumes, smoke, vibration, glare, or radiation, which would have an adverse effect on the present or potential development on surrounding properties.*
8. *Schedule of time for construction of the proposed buildings and structures and any stage of development thereof to insure consistency with the City's adopted Capital Improvements Plan and other applicable regulations.*
9. *A waiver of the right of remonstrance by the applicant to the formation of a Local Improvement District (LID) for streets, utilities and/or other public purposes.*
10. *Modify the proposed development in order to prevent congestion of streets and/or to facilitate transportation.*
11. *Condition the issuance of an occupancy permit upon the installation of landscaping or upon a reasonable scheduling for completion of the installation of landscaping. In the latter event, a posting of a bond or other security in an amount equal to one hundred ten percent (110%) of the cost of the landscaping and installation may be required.*
12. *A dedication of property for streets, pathways, and bicycle paths in accordance with adopted Facilities Master Plans or such other streets necessary to provide proper development of adjacent properties.*

*(.04) The Planning Director and Development Review Board shall, in making their determination of compliance in attaching conditions, consider the effects of this action on availability and cost. The provisions of this section shall not be used in such a manner that additional conditions, either singularly or cumulatively, have the effect of unnecessarily increasing the cost of development. However, consideration of these factors shall not prevent the Board from imposing conditions of approval necessary to meet the minimum requirements of the Comprehensive Plan and Code.*

**RESPONSE:** This application does not include any requests to waive maximum parking, tree mitigation, wetland mitigation, or trails or pathway requirements.

Therefore, this section is not applicable or is otherwise already met.

There are no limiting setbacks in the commercial zone. The proposed New Tennis Building will cover the same footprint as the existing open courts, and the setback to the existing Tennis Club building will be 5 feet. The building is designed consistent with building code provisions with 2-hour fire wall. Therefore, compliance with code standards is maintained.

#### **4.140 Planned Development Regulations.**

**(.01) Purpose.**

**A. The provisions of Section 4.140 shall be known as the Planned Development Regulations. The purposes of these regulations are to encourage the development of tracts of land sufficiently large to allow comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage a harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working.**

**B. It is the further purpose of the following Section:**

- 1. To take advantage of advances in technology, architectural design, and functional land use design.**
- 2. To recognize the problems of population density, distribution and circulation and to allow deviation from rigid established patterns of land use, but controlled by defined policies and objectives detailed in the comprehensive plan.**
- 3. To produce a comprehensive development equal to or better than that resulting from traditional lot land use development.**
- 4. To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by problems of flood hazard, sever soil limitations, or other hazards.**
- 5. To permit flexibility in the height of buildings while maintaining a ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development.**
- 6. To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities.**
- 7. T permit mixed uses where it can clearly be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan.**
- 8. To allow flexibility and innovation in adapting to changes in the economic and technological climate.**

**(.03) Ownership**

**A. The tract or tracts of land included in a proposed Planned Development must be in one (1) ownership or control of the subject of a joint application by the owners of all the property included. The holder of a written option to purchase, with written authorization by the owner to make applications, shall be deemed the owner of such land for the purposes of Section 4.140.**

**(.04) Professional Design Team**

**A. The applicant for all proposed Planned Developments shall certify that the professional services of the appropriate professionals have been utilized in the planning process for development.**

**B. Appropriate professional shall include, but not be limited to the following to provide the elements of the planning process set out in Section 4.139:**

- 1. An architect licensed by the State of Oregon;**
- 2. A landscape architect registered by the State of Oregon;**
- 3. An urban planner holding full membership in the American Institute of Certified Planners, or a professional**

- planner with prior experience representing clients before the Development Review Board, Planning Commission, or City Council; or*
4. *A registered engineer or a land surveyor licensed by the State of Oregon.*
- C. *One of the professional consultants chosen by the applicant from either 1, 2, or 3, above, shall be designated to the responsible for conferring with the planning staff with respect to the concept and details of the plan.*
- D. *The selection of the professional coordinator of the design team will not limit the owner or the developer in consulting with the planning staff.*

**RESPONSE:** This application has been authorized by the property owners (Charbonneau Country Club Board of Directors) as well as the Charbonneau Village Center Condominium Board of Directors.

The applicant has obtained the services of and will be represented by a professional design team, led by Ben Altman, Pioneer Design Group, the Project Planner. The Design Team includes:

- Pioneer Design Group, Planning and Surveying
- Troy Hayworth, Hayworth Inc.
- Pacific Building Systems, Building Design; and
- Civil Engineering, Westech Engineering

The purposes of the planned development regulations are addressed through compliance with the various subsections. However, there are prior approvals for all existing development within the Charbonneau Village Center.

This application does not significantly alter any of these prior approvals, so there is no change to the adopted Stage I Master Plan, other than a new building to cover the existing open courts. This application is considered an enhancement of common area to better serve the members of the Charbonneau Country Club, by providing all-weather protection of the courts, and enhancing their usability by adding pickle ball.

Based on the Pre-Application Conference summary, this application will require a modified Stage II Development Plan and Design Review for the building.

The building only involves a structure to cover the open courts. However, there is no new or modified landscaping, parking, or other improvements.

- (.05) ***Planned Development Permit Process.***
- A. ***All parcels of land exceeding two (2) acres in size that are to be used for residential, commercial or industrial development, shall prior to the issuance of any building permit:***
1. ***Be zoned for planned development;***
  2. ***Obtain a planned development permit; and***
  3. ***Obtain Development Review Board, or on appeal, City Council approval.***
- B. ***Zone change and amendment to the zoning map...***
- C. ***Development Review Board approval is governed by Section 4.400 to 4.450.***

- D.** *All planned developments require a planned development permit. The planned development permit review and approval process consists of the following multiple stages, the last two or three of which can be combined at the request of the applicant:*
- 1.** *Pre-Application conference with Planning Department;*
  - 2.** *Preliminary (Stage I) review by the Development Review Board. When a zone change is necessary, application for such change shall be made simultaneously with an application for preliminary approval to the Board; and*
  - 3.** *Final (Stage II) review by the Development Review Board*
  - 4.** *In the case of a zone change and zone boundary amendment, City Council approval is required to authorize a Stage I preliminary plan.*

**B.** *PDC, Stage II Final Development Plans*

**(.07)** *Final Approval (Stage Two):*

**A.** *Unless an extension has been granted by the Development Review Board, within two (2) years after the approval or modified approval of a preliminary development plan (Stage I), the applicant shall file with the City Planning Department a final plan for the entire development or when submission is stages has been authorized pursuant to Section 4.035 for the first unit of the development, a public hearing shall beheld on each such application as provided in Section 4.013.*

**RESPONSE:** The properties are already zoned PDC, and no Plan or Zone Map amendments are proposed. The applicant has conducted a Pre-application Conference with the City Planning staff (Pre22-0027 12-8-22).

The purpose of this application is to obtain all required land use approvals, for the proposed tennis building to be constructed on a portion of LCE 4 of the Village Center. Re-Plat for Unit 4.

This application is limited to a modified Stage II Final Development Plan and Design Review for the new building. Compliance with those requirements is addressed later in this narrative under the applicable Code Sections.

The DRB will make the final decision through a Type III public hearing process. Unless appealed, City Council action will not be required.

Tabulations of the land area allocation affected by this application are reflected in Table 1 presented in Section II above.

**Planned Development Permit Criteria**

**(.09)J.** *A planned development permit may be granted by the Development Review Board only if it is found that the development conforms to all the following criteria, as well as the Planned Development Regulations in Section 4.140:*

- i. *The location, design, size and uses, both separately and as a whole, are consistent with the Comprehensive Plan, and with any other applicable plan, development map or Ordinance adopted by the City Council.*
- ii. *The location, design, size and uses are such that traffic generated by the development at the most probable intersections(s) can be accommodated safely and without congestion in excess of Level of Service D, as defined in the Highway Capacity Manual published by the National Highway Research Board, on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets...*
- iii. *That the location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services.*

**RESPONSE:** As demonstrated by prior approvals, and within this compliance narrative, the location, design, size and uses, both separately and, are consistent with the Comprehensive Plan. They are further consistent with other applicable plans, development maps and Ordinances adopted by the City Council, and by the Development Review Board. The proposed site development plan revisions are consistent with the prior approvals and the context of the Charbonneau Village Center.

The proposed building covering the open courts will not alter existing traffic impacts or parking requirements. The improvements are being provided for the benefit of the Charbonneau residents only, and activities currently associated with the open courts. Therefore, the applicant has requested a Waiver of the City’s Traffic Engineer’s Report, based on de minimus impact.

As demonstrated within this narrative, with the proposed tennis building, the location, design, size and uses are such that the establishment to be accommodated will be adequately served by existing or immediately planned facilities and services. No new services are required.

**CONCLUSION – Stage I Master Plan and Stage II Development Plans**

Based on the previous findings, plans, and supporting documents provided the applicant has demonstrated compliance with the applicable Stage I Master Plan and Stage II Final Development Plans.

The applicant is not proposing any changes from the prior approved developments that would alter the previously acknowledged conceptual and quantitatively accurate representations of the entire development. The representations on file remain sufficient to judge the scope, size, and impacts of the proposed minor improvements on the community and surrounding properties.

Cumulative impacts are considered minimal in the context of the existing development. In fact, covering the open courts will constitute both visual and, more specifically, functional enhancements, which will better serve the Charbonneau Community.

**4.155, General Regulations – Parking, Loading, and Bicycle Parking**

**(.01) Purpose:**

- A.** *The design of parking areas is intended to enhance the use of the parking area as it relates to the site development as a whole, while providing efficient parking, vehicle circulation and attractive, safe pedestrian access.*
- B.** *As much as possible, site design of impervious surface parking and loading areas shall address the environmental impacts of air and water pollution, as well as climate change from heat islands.*
- C.** *The view from the public right-of-way and adjoining properties is critical to meet the aesthetic concerns of the community and to ensure that private property rights are met. Where developments are located in key locations such as near or adjacent to the I-5 interchanges, or involve expanses of asphalt, they deserve community concern and attention.*

**(.02) General Provisions:**

- A.** *The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.*
  - 1.** *The Board shall have the authority to grant variances or planned development waivers to these standards in keeping with the purposes and objectives set forth in the Comprehensive Plan and this Code.*
  - 2.** *Waivers to the parking, loading, or bicycle standards shall only be issued upon findings that the resulting development will have no significant adverse impact on the surrounding neighborhood, and the community, and that the development considered as a whole meets the purposes of this section.*
- B.** *No area shall be considered a parking space unless it can be shown that the area is accessible and usable for that purpose, and has maneuvering area for the vehicles, as determined by the Planning Director.*
- C.** *In cases of enlargements of a building or change of use...*
- D.** *In the event of several uses occupying a single structure...*
- E.** *Owners of two (2) or more uses, structures, or parcels of land may utilize jointly the same parking area...*
- F.** *Off-street parking spaces existing prior to the effective date of this Code...*
- G.** *The nearest portion of a parking area may be separated from the use or containing structure it serves by a distance not exceeding one hundred (100) feet.*
- H.** *The conducting of any business activity shall not be permitted on the required parking spaces, unless a temporary permit is approved pursuant to Section 4.163.*
- I.** *Where the boundary of any business activity adjoins or is within a residential district, such parking lot shall be screened by a sight-obscuring fence or planting. The screening shall be continuous along that boundary and shall be at least six (6) feet in height.*
- J.** *Parking spaces along the boundaries of a parking lot shall be provided with a sturdy bumper guard or curb at least six (6) inches high and located far enough within the boundary to prevent any portion of a car within the lot from extending over the property line or interfering with required screening or sidewalks.*
- K.** *All areas used for parking and maneuvering of cars shall be surfaced with asphalt, concrete, or other surface, such as “grasscrete” in lightly-used areas, that is found by the City Engineer to be suitable for the purpose. In all cases, suitable drainage, meeting standards set by the City Engineer, shall be provided.*

- L. *Artificial lighting which may be provided shall be so limited or deflected as not to shine into adjoining structures or into the eyes of passers-by.*
- M. *Off-street parking requirements for types of uses and structure not specifically listed in the Code shall be determined by the Development Review Board if an application is pending before the Board. Otherwise, the requirements shall be specified by the Planning Director, based upon consideration of comparable uses.*
- N. *Up to forty percent (40%) of the off-street spaces may be compact car spaces as identified in Section 4.001 0 Definitions, and shall be appropriately identified.*
- O. *Where off-street parking areas are designed for motor vehicles to overhang beyond curbs, planting areas adjacent to said curbs shall be increased to a minimum of seven (7) feet in depth. This standard shall apply to a double row of parking, the net effect of which shall be to create a planted area that is a minimum of seven (7) feet in depth.*

**RESPONSE:** The City has previously granted a Waiver to the parking requirements for the Country Club, based on the extensive use of golf carts within Charbonneau. The proposed Tennis Building will not alter parking requirements. Therefore, this application maintains compliance with prior approved plans for the Village Center.

#### **4.156 Sign Regulations**

*(.01) Purpose. The general purpose of this Section is to provide one of the principal means of implementing the Wilsonville Comprehensive Plan by promoting public safety, providing locational and directional information, ensuring continued aesthetic improvement of the City's environment, and providing adequate opportunity for signage to meet the needs of individuals, businesses, institutions, and public agencies. These provisions classify and regulate the variety, number, size, location, and type of signs for a site. They do not necessarily assure or provide for a property owner's desired level of sign visibility. Regulations for signs have one or more of the following specific objectives:*

**RESPONSE:** No new signage is proposed as part of this application. Therefore, this Section is not applicable.

#### **4.167 Access, Ingress and Egress**

*(.01) Each access onto streets shall be at defined points as approved by the City and shall be consistent with the public health, safety, and general welfare. Such defined points of access shall be approved at the time of issuance of a building permit if not previously determined in the development permit.*

**RESPONSE:** No changes to existing access or egress is proposed. Therefore, this section is not applicable.

#### **4.171 General Regulations – Protection of Natural Features and Other Resources**

*(.01) Purpose. It is the purpose of this Section to prescribe standards and procedures for the use and development of land to assure the protection of valued natural features and cultural resources. The requirements of this Section are intended to be used in conjunction with those of the Comprehensive Plan and other zoning standards. It is further the purpose of this Section:*

- A. *To protect the natural environment and scenic features of the City of Wilsonville.*

*B. To encourage site planning and development practices which protect and enhance natural features such as riparian corridors, streams, wetlands, swales, ridges, rock outcroppings, views, large trees and wooded areas.  
To provide ample open space and to create a constructed environment capable (et sic) and harmonious with the natural environment.*

**RESPONSE:** The site for the proposed Tennis Building is already being used for a similar purpose to the existing open courts. The building is simply designed to make this area more attractive and functional, thereby enhancing its recreational use.

The site is generally free from any valued natural features such as riparian corridors, streams, wetlands, swales, ridges, rock outcroppings, views, and wooded areas. There are no known natural hazards, such as steep slopes, weak foundation soils or flood plains associated with this site. There are also no identified historic or cultural resources associated with this property. The proposed building will not impact any protected resources and will maintain consistency with the established building and site plan architecture.

The planned improvements will not result in removal of any existing trees or landscaping.

**4.175 Public Safety and Crime Prevention**

- (.01) All developments shall be designed to deter crime and insure public safety.*
- (.02) Addressing and directional signing shall be designed to assure identification of all buildings and structures by emergency response personnel, as well as the general public.*
- (.03) Areas vulnerable to crime shall be designed to allow surveillance. Parking and loading areas shall be designed for access by police in the course of routine patrol duties.*
- (.04) Exterior lighting shall be designed and oriented to discourage crime.*

**RESPONSE:** This development has been designed to deter crime and ensure public safety. It is not only in the public's interest but also the applicant's interest to minimize opportunities for criminal activities on this property. The site has been designed to minimize areas vulnerable to crime.

The amount of outdoor lighting will be slightly reduced by covering the open courts. New lighting will only be provided to ensure safe entry and exit for the building. No change to parking area lighting is proposed.

The site and main buildings are already clearly addressed for easy identification from the access drive. No changes are proposed that affect the identity of the facility.

The parking areas are already designed so they are screened from the street view to ensure maximum visibility and customer safety, as well as easy police surveillance in their course of routine patrol duties.

Therefore, the proposed development plans comply with the applicable elements of this section.

**4.176 Landscaping, Screening, and Buffering**

**(.02) Landscaping and Screening Standards.**

- A. Subsections "C" through "I" below, stat the different landscaping and screening standard to be applied throughout the City. The locations where landscaping and**



screening are required and the depth of the landscaping and screening is stated in various places in the Code.

- B. All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation height limitations are met. Where the standards set a minimum based on square footage or linear footage, they shall be interpreted as applying to each complete or partial increment or area or length.
- C. **General Landscaping Standard.**
1. **Intent.** The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or development and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.
  2. **Required Materials.** Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see Figure 21): General Landscaping). The General Landscaping Standard has two different requirements for trees and shrubs:
    - a. Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.
    - b. Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 feet.

(.03) **Landscape Area.** Not less than fifteen percent (15%) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent (10%) parking area landscaping required by section 4.155.03(B)(1) is included in the fifteen percent (15%) total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable.

**RESPONSE:** Existing landscaping within the Village Center exceeds minimum code standards, at 54% of the immediate surrounding area. The proposed new building does not alter any existing landscaping. There will be no net decrease or increase in landscaping as previously described. Landscaping will remain unchanged.

**4.179 Mixed Waste and Recyclables Storage in New Multi-Unit Residential and Non-Residential Buildings.**

**RESPONSE:** The new building is not expected to significantly alter existing solid waste services provided by Republic Services. Therefore, the proposed design is consistent with this section.

**4.199 OUTDOOR LIGHTING**

**4.199.20. Applicability:**

(.01) **This Ordinance is applicable to:**

- A. **Installation of new exterior lighting systems in public facility, commercial industrial and multi-family housing projects with common areas.**

*B. Major additions or modifications (as defined in this Section) to existing exterior lighting systems in public facility, commercial industrial and multi-family housing projects with common areas.*

*(.02) Exemption. The following luminaires and lighting systems are EXEMPT from these requirements:*

- A. Interior lighting*
- B. Internally illuminated signs*
- F. Building Code required exit path lighting*
- G. Lighting specifically for stairs and ramps*
- K. Code required Signs*
- M. Landscape lighting*

#### *4.199.30 Lighting Overlay Zones.*

*(.01) The designated Lighting Zone as indicated on the Lighting Overlay Zone Map for a commercial, industrial, multi-family, or public facility parcel or project shall determine the limitations for lighting systems and fixtures as specified in this Ordinance.*

*(.02) The Lighting Zones shall be:*

- A. LZ 0. Critical dark environments.*
- B. LZ 1. Developed areas in City and State parks, recreation areas, SROZ wetland and wildlife habitat areas: developed areas in natural settings; sensitive night environments; and rural areas.*
- C. LZ 2. Low-density suburban neighborhoods and suburban commercial districts, industrial parks and districts. This zone is intended to be the default condition for the majority of the City.*
- D. LZ 3. Medium to high-density suburban neighborhoods and districts, major shopping and commercial districts as depicted on the Lighting Overlay Zone Map.*
- E. LZ 4. Reserved for limited applications with special lighting requirements.*

**RESPONSE:** The City has adopted new outdoor lighting standards, Section 4.199. These new regulations set standards for light intensity, and there are also curfew provisions aimed at lower artificial light levels at night.

Section 4.199.30(.02) establishes lighting zones. The Village Center is within LZ 2 zone, as identified on the Lighting Zone Map. This zone applies to medium and high-density commercial districts. The subject site is within a developed commercial district and has been developed as a commercial use in the PDC, Planned Development Commercial.

There are a total of 64 existing outdoor lighting fixtures within the Village Center generally. Immediately surrounding the open tennis courts there are a total of 19 existing fixtures, mostly wall mounted and the lights for the outdoor courts. These 7 accent lights will be removed, as well as the court lighting.

All of the lighting will be photocell controlled but will also have direct on/off adjustable switches to control intensity of lighting. Motion sensors will also be provided for after-hour security. Lighting specifications and a Photometric plan have been provided.

Therefore, the provisions of this section are not applicable or otherwise met by this application.

#### **4.300 UNDERGROUND UTILITIES**

##### **4.310 Exceptions.**

*Section 4.300 of this Code shall not apply to surface-mounted transformers, surface-mounted connection boxes, wireless communication facilities, and meter cabinets and other appurtenances which are reasonably necessary to be placed above ground, or to temporary utility service facilities during construction, or to high capacity electric and communication feeder lines, or to utility transmission lines operating at 50,000 volts or more.*

##### **4.320 Requirements**

*(.01) The developer or subdivider shall be responsible for and make all necessary arrangements with the serving utility to provide the underground services (including cost of rearranging overhead facilities). All such underground facilities as described shall be constructed in compliance with the rules and regulations of the Public Utility Commission of the State of Oregon relating to the installation and safety of underground lines, plant, system, equipment and apparatus.*

*(.02) The location of the buried facilities shall conform to standards supplied to the subdivider by the City. The City also reserves the right to approve location of all surface-mounted transformers.*

*(.03) Interior easements (back lot lines) will only be used for storm or sanitary sewers, and front easements will be used for other utilities unless different locations are approved by the City Engineer. Easements satisfactory to the serving utilities shall be provided by the developer and shall be set forth on the plat.*

**RESPONSE:** The existing development is served by underground utilities, except surface-mounted transformer. The proposed Tennis Building will not require any new sewer or water connections other than the fire FDC. The building will cover the exact same footprint as the existing courts, so there will not be any net change in impervious surface cover. Roof drains will be connected to the existing storm system with no significant increased impact.

Players will utilize the restroom facilities in the existing tennis building, so there will be no significant change in the demand for or installation of these utilities. Appropriate easements exist or will be provided.

Therefore, these criteria will be met.

#### **CONCLUSION – General Code Provisions**

Based on the above findings the applicant has demonstrated compliance with the applicable General Code provisions.

## VI. SITE DESIGN AND ARCHITECTURAL DESIGN REVIEW

### 4.400 Site Design Review

*(.02) Purpose. The Council declares that the purposes and objectives of site development requirements and the site design review procedures are to:*

- A. Assure that Site Development Plans are designed in a manner that insures proper function of the site and maintains a high quality visual environment;*
- B. Encourage originality, flexibility and innovation in site planning and development, including the architecture, landscaping and graphic design of said development;*
- C. Discourage monotonous, drab, unsightly, dreary and inharmonious developments;*
- D. Conserve the City's natural beauty and visual character and charm by assuring that structures, signs and other improvements are properly related to their sites, ad to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention is given to exterior appearances of structures, signs and other improvements;*
- E. Protect and enhance the City's appeal and this support and stimulate business and industry and promote the desirability of investment and occupancy in business, commercial and industrial purposes;*
- F. Stabilize and improve property values and prevent blighted areas and, thus, increase tax revenues;*
- G. Insure that adequate public facilities are available to serve development as it occurs and that proper attention is given to site planning and development so as to not adversely impact the orderly, efficient and economic provision of public facilities and services;*
- H. Achieve the beneficial influence of pleasant environments for living and working on behavioral patterns and, thus, decrease the cost of government services and reduce opportunities for crime through careful consideration of physical design and site layout under defensible space guidelines that clearly define all areas as either public, semi-public, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior—particularly crime;*
- I. Foster civic pride and community spirit so as to improve the quality and quantity of citizen participation in local government and in community growth, change and improvements;'*
- J. Sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment and, thus, to promote and protect the peace, health and welfare of the City.*

**RESPONSE:** The applicant is proposing a new building to cover the existing open courts. This new building will be located immediately north of the existing Tennis Club Building and will cover the same footprint as the open courts.

The purpose of the new building is to provide weather protection of the courts and will also accommodate the addition of pickle ball, thereby enhancing the overall function of the courts.

The building will be a 120' x 120' (14,400 sq. ft.) steel framed structure. The building will be 18 feet high at the eaves with the roof ridge at 35 feet. This is the same footprint as the existing open courts so there will be no net change in impervious cover. Therefore, compliance with detention and water quality requirements is not triggered (increase of 5,000 sq. ft. of impervious cover).

The applicant has provided a detailed site plan with list of Materials & Colors as follows:

Main Building	Grey
Roof	Grays Harbor
Walls	Parchment
Trim	Grays Harbor and Parchment

Therefore, the proposed architectural and site design plans are consistent with the purposes of Site Design Review, as follows:

**4.421 Criteria and Application of Design Standards.**

**(.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)**

- A. Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
- B. Relation of Proposed Buildings to Environment.** Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Section 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.
- C. Drives, Parking and Circulation.** With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.
- D. Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system.
- E. Utility Service.** Any utility installations above ground shall be located so as to have harmonious relation to neighboring properties and site. The proposed method of sanitary sewer and storm drainage from all building shall be indicated.
- F. Advertising Features.** In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures of features shall not detract from the design of proposed buildings and structures and the surrounding properties.
- G. Special Features.** Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176..

**(.02) The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however, related to the major buildings or structures.**

*(.03) The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.*

**RESPONSE:** The site is generally flat being currently developed with open tennis courts. This area has previously been re-contoured so there are no existing natural grades. The building is designed to comply with ADA accessibility requirements.

No significant grading will be required as the foundation consists primarily of concrete footings for the vertical beams.

All utility installations are already underground. The storm drainage for the building will be connected to the existing private line. Other than the fire FDC no new water or sanitary sewer connections will be provided.

No new signage is proposed.

Additionally, this application complies with the purpose and objectives of the Design Review Section as follows:

- The Site Development Plan has been designed in a manner that ensures proper and improved function of the site, while maintaining a high-quality visual environment.
- The design incorporates originality, flexibility, and innovation in site planning to create an attractive and functional recreational area, available for activities associated with the Country Club and Golf Course.
- The proposed design avoids any monotonous, drab, unsightly, dreary, and inharmonious developments.
- The design conserves and enhances the City's natural beauty, visual character, and charm by assuring that structures and other improvements are properly related to their sites, contribute to the surrounding structures and site improvements, with due regard to the aesthetic qualities of the existing terrain and landscaping.
- The design will contribute to stabilized and improved property values and prevent blighted areas.
- The design insures that adequate public facilities are available to serve development as it occurs, and that proper attention is given to site planning and development to not adversely impact the orderly, efficient and economic provision of public facilities and services.
- The design achieves the beneficial influence of pleasant environments for living and working on behavioral patterns, thus decreasing the cost of government services. The design reduces opportunities for crime through careful consideration of physical design, site layout and lighting under defensible space guidelines, providing clearly defined areas as either public, semi-public, or private, provide clear identity of structures and opportunities for easy surveillance of the site that maximize resident control of behavior, particularly crime.
- The design will foster civic pride and community spirit to improve the quality and quantity of local residents utilizing the facility.

- The design will help to sustain the comfort, health, tranquility, and contentment of local residents by providing a more attractive and functional area for group activities.

## **CONCLUSION – Design Review**

Based on the findings presented above, the proposed architectural and site design plans are found to be consistent with the applicable provision of the Site Design Review code.

The grade of the building will match the grade of the existing sidewalk along the west side of the existing open courts and Tennis Club building, providing appropriate ADA accessibility.

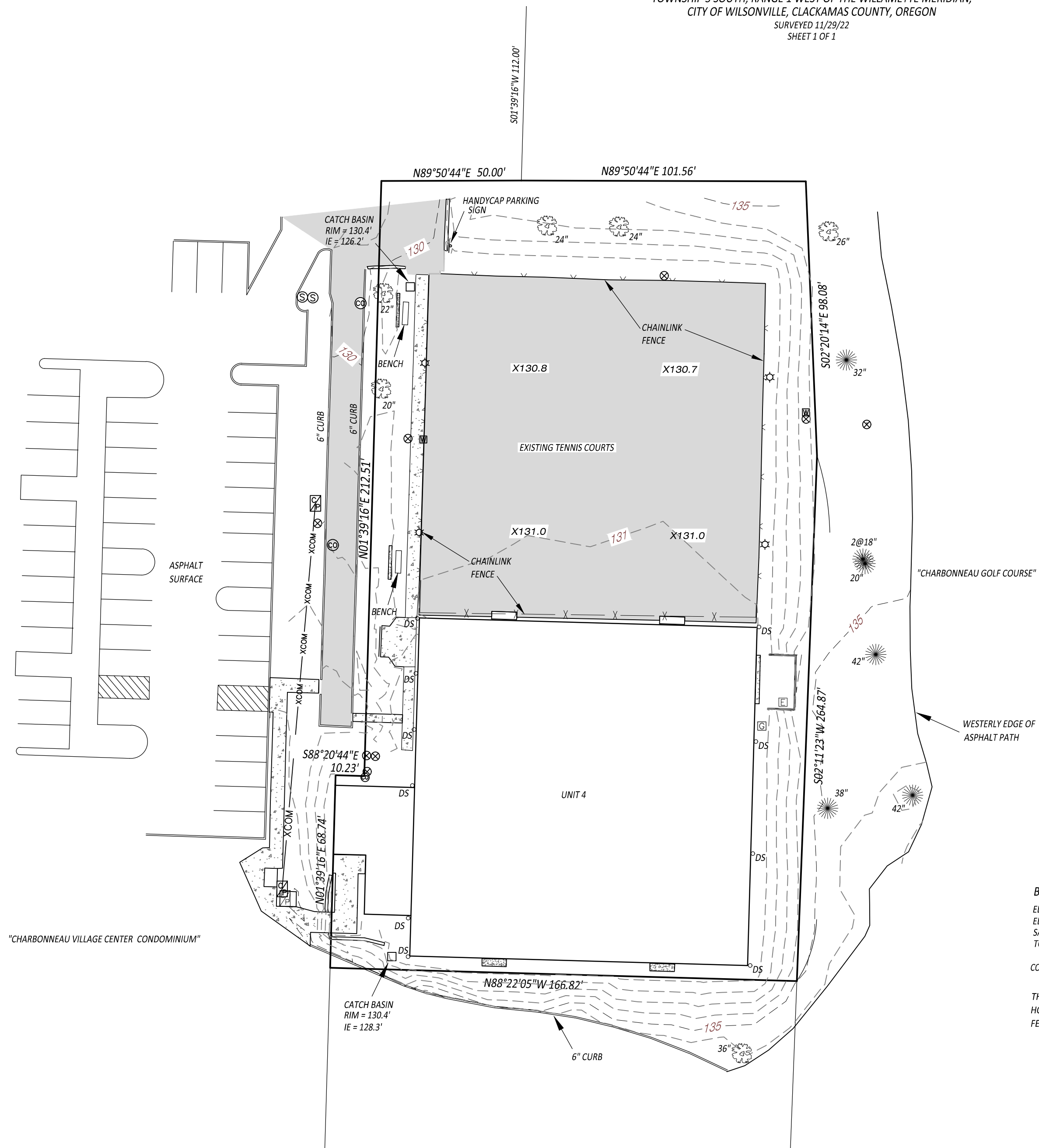
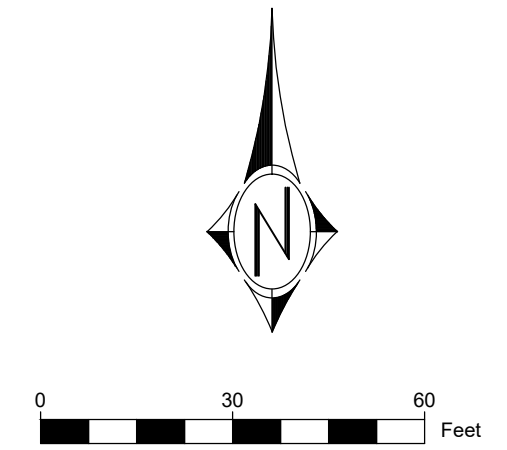
No trees will be removed, and no existing landscaping will be altered.

## **VI. FINAL CONCLUSION**

This Compliance report has provided findings demonstrating compliance with the Comprehensive Plan and applicable PDC zoning, Planned Development Permit standards, and Design Review standards. The proposed Findings demonstrate compliance with the applicable standards and criteria for Site Design Review and Outdoor Lighting

Based on the findings and supporting plans and documents, the development is found to comply with all Planned Development and Site Design Review standards and criteria. Therefore, the applicant respectfully requests approval of this Design Review application.

**TOPOGRAPHIC SURVEY**  
**CHARBONNEAU VILLAGE CENTER UNIT 4**  
 LOCATED IN THE SW 1/4 OF SECTION 24  
 AND IN THE NW 1/4 OF SECTION 25,  
 TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN,  
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON  
 SURVEYED 11/29/22  
 SHEET 1 OF 1



**LEGEND**

- BOUNDARY LINE
- EXISTING LOT LINE
- COMMUNICATION LINE
- FENCE LINE (AS NOTED)
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- CONIFEROUS TREE (DBH)
- DECIDUOUS TREE (DBH)
- SANITARY MANHOLE
- CLEANOUT
- 
- CATCH BASIN/DRAIN INLET
- IRRIGATION VALVE
- WATER METER
- GAS METER
- SIGN
- ELECTRIC METER
- ELECTRIC PEDESTAL
- LIGHT POLE
- TELECOMM PEDESTAL
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- EXISTING BUILDING FOOTPRINT
- SPOT ELEVATION

**BENCHMARK**

ELEVATION DATUM IS BASED ON A 2-1/2" DIAMETER BRASS CAP INSCRIBED RYDELL P.L.S. 1497 ELEVATION 125.72', SET IN THE PLAT OF "FAIRWAY VILLAGE CONDOMINIUM" (PLAT NO. 2655). ELEV.= 125.72'. SAID PLAT STATES THAT IT IS BASED ON U.S.G.S. THE PLAT SHOWS NO DATUM AND SO DETERMINED TO BE UNKNOWN.

CONTOUR INTERVAL = 1.0'

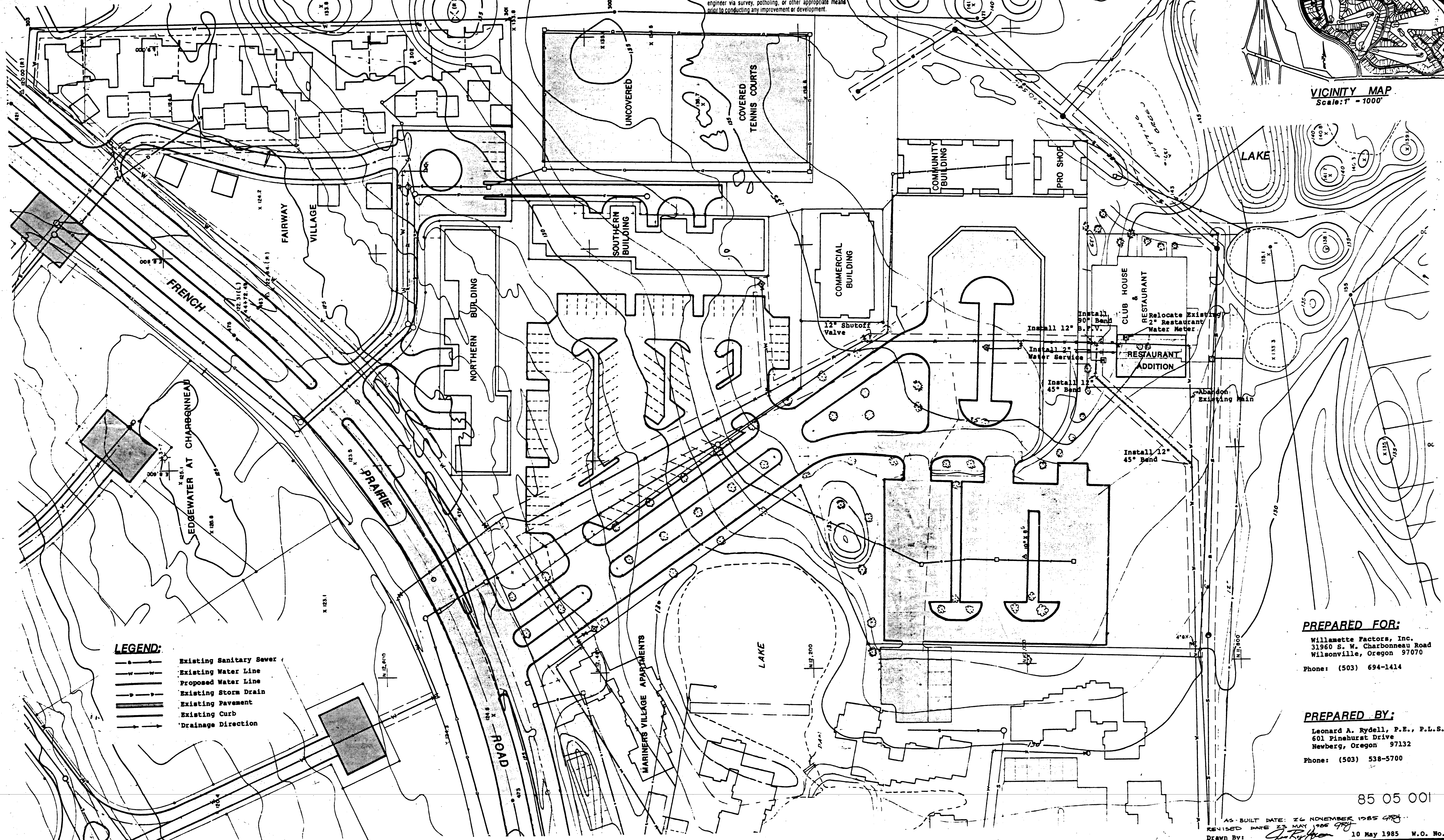
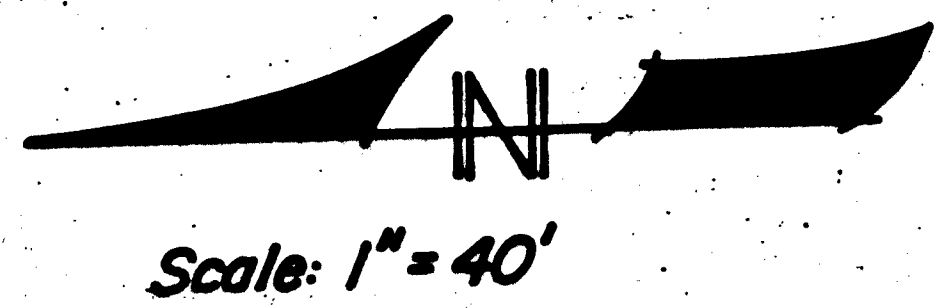
THE UNDERGROUND UTILITY LINES ARE FROM FIELD SURFACE LOCATIONS ONLY, HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.



# VILLAGE CENTER SITE PLAN CHARBONNEAU, THE VILLAGE AT WILSONVILLE City of Wilsonville, Clackamas County, Oregon

Record Drawings, Maps, and Plans Not Guaranteed

Record drawings, maps and plans are provided to the City by the Owner/Developer upon completion of development and/or improvement projects within the City. The City does not guarantee the accuracy of measurements, elevations, locations, or other information on such maps and plans. All information should be independently verified by a registered engineer via survey, photogrammetry, or other appropriate means prior to conducting any improvement or development.



- LEGEND:**
- Existing Sanitary Sewer
  - Existing Water Line
  - Proposed Water Line
  - Existing Storm Drain
  - Existing Pavement
  - Existing Curb
  - Drainage Direction

**PREPARED FOR:**  
 Willamette Factors, Inc.  
 31960 S. W. Charbonneau Road  
 Wilsonville, Oregon 97070  
 Phone: (503) 694-1414

**PREPARED BY:**  
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 Newberg, Oregon 97132  
 Phone: (503) 538-5700

AS-BUILT DATE: 26 NOVEMBER 1985  
 REVISED DATE: 23 MAY 1986  
 Drawn By: *[Signature]* 10 May 1985 W.O. No. 7701  
 PRINTED FEB 11 1987

**OUTDOOR PHOTOMETRIC REPORT**

CATALOG: TWX2 LED ALO 40K

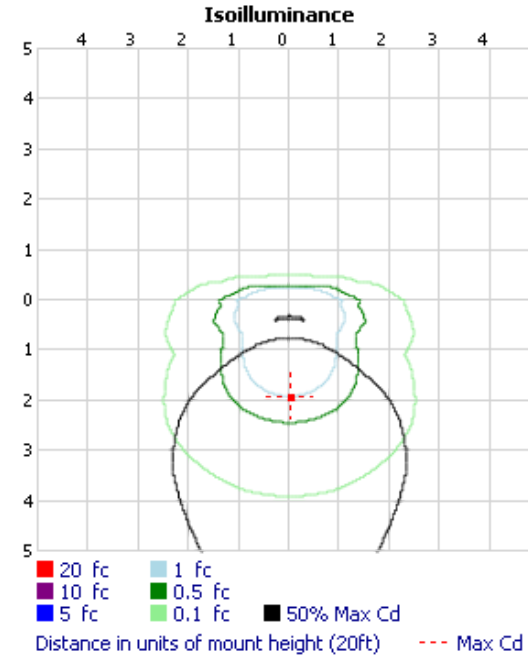
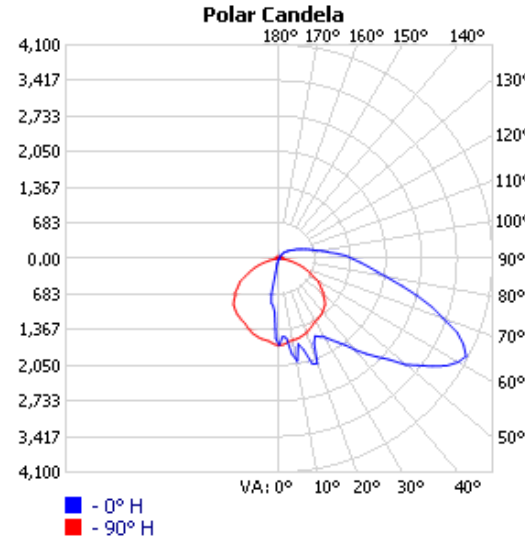
Test #: ISF 21525P13  
Test Lab: SCALED PHOTOMETRY  
Catalog: TWX2 LED ALO 40K  
Description: TWX2 LED WITH ALO - PERFORMANCE PACKAGE, 4000K

Series: TWX LED Glass Wall Packs  
Lamp Output: Total luminaire Lumens: 6841.9, absolute photometry \*

Input Wattage: 53.6584  
Luminous Opening: Rectangle w/Luminous Sides (L: 1.8", W: 11.04", H: 6")

Max Cd: 4,048.9 at Horizontal: 0°, Vertical: 62.5°

Roadway Class: VERY SHORT, TYPE IV



\*Test based on absolute photometry where lamp lumens=lumens total.  
\*Cutoff Classification and efficiency cannot be properly calculated for absolute photometry.

Visual Photometric Tool 1.2.46 copyright 2023, Acuity Brands Lighting.  
This Photometric report has been generated using methods recommended by the IESNA. Calculations are based on Photometric data provided by the manufacturer, and the accuracy of this Photometric report is dependent on the accuracy of the data provided. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual Photometric performance to differ from the performance calculated using the data provided by the manufacturer. This report is provided without warranty as to accuracy, completeness, reliability or otherwise. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this report.

**Zonal Lumen Summary**

Zone	Lumens	% Luminaire
0-30	971.1	14.2%
0-40	1,590.2	23.2%
0-60	3,383.8	49.5%
60-90	2,524.7	36.9%
70-100	1,756.7	25.7%
90-120	730.2	10.7%
0-90	5,908.5	86.4%
90-180	933.5	13.6%
0-180	6,841.9	100%

**Lumens Per Zone**

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	133.4	1.9%	90-100	345.4	5%
10-20	344.1	5.0%	100-110	231.4	3.4%
20-30	493.7	7.2%	110-120	153.4	2.2%
30-40	619.0	9.0%	120-130	97.4	1.4%
40-50	789.5	11.5%	130-140	58.8	0.9%
50-60	1,004.1	14.7%	140-150	30.8	0.4%
60-70	1,113.4	16.3%	150-160	12.2	0.2%
70-80	874.9	12.8%	160-170	3.3	0%
80-90	536.4	7.8%	170-180	0.7	0%

**Roadway Summary**

Distribution: TYPE IV, VERY SHORT

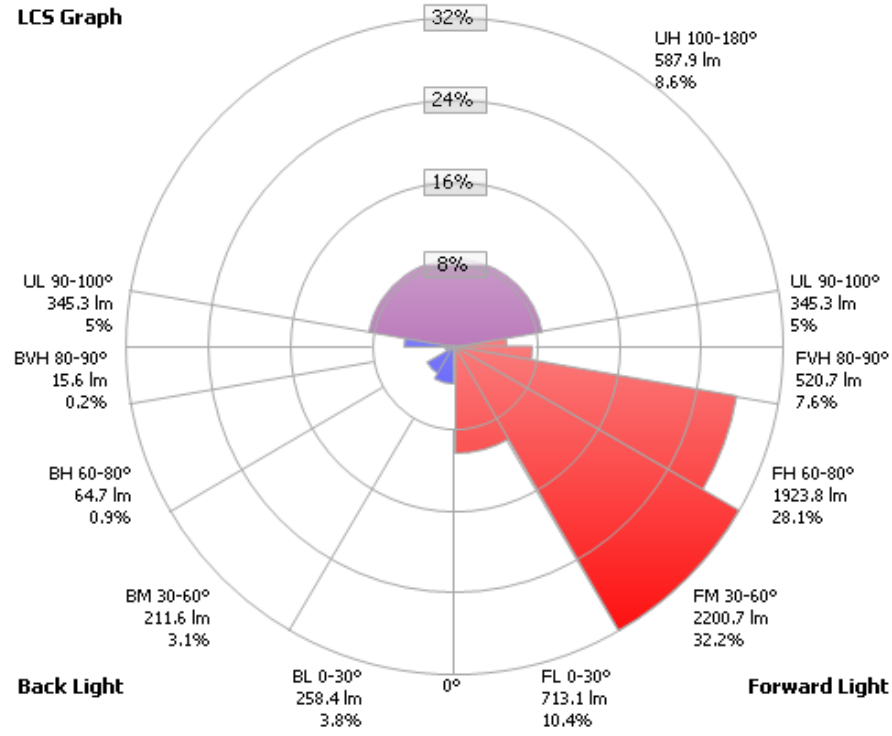
Max Cd, 90 Deg Vert:	1,420.4	
Max Cd, 80 to <90 Deg:	2,136.6	
	Lumens	% Lamp
Downward Street Side:	5,358.3	78.3%
Downward House Side:	550.3	8%
Downward Total:	5,908.6	86.4%
Upward Street Side:	878.5	12.8%
Upward House Side:	54.8	0.8%
Upward Total:	933.2	13.6%
Total Lumens:	6,841.8	100%

**LCS Table**

BUG Rating	B1 - U4 - G4	
Forward Light	Lumens	Lumens %
Low(0-30):	713.1	10.4%
Medium(30-60):	2,200.7	32.2%
High(60-80):	1,923.8	28.1%
Very High(80-90):	520.7	7.6%
<b>Back Light</b>		
Low(0-30):	258.4	3.8%
Medium(30-60):	211.6	3.1%
High(60-80):	64.7	0.9%
Very High(80-90):	15.6	0.2%
<b>Uplight</b>		
Low(90-100):	345.3	5%
High(100-180):	587.9	8.6%
<b>Trapped Light:</b>	0.1	0%



**LCS Graph**



Scale = Max LCS %

Trapped Light: 0.1 lm, 0%



**Candela Table - Type C**

	0	15	25	35	45	55	65	75	85	90	105	115	125	135	145	155	165	175	180		
0	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	1660	
5	1520	1523	1529	1499	1459	1479	1505	1550	1608	1622	1604	1517	1378	1279	1137	1049	1017	993	1026		
10	1997	2010	1991	1873	1655	1475	1401	1417	1547	1583	1363	1014	886	858	855	829	849	849	867		
15	1812	1708	1634	1654	1836	1809	1484	1351	1484	1559	1056	856	834	740	668	506	352	286	278		
20	2141	2161	2122	1890	1604	1803	1676	1327	1396	1520	898	788	671	375	176	149	144	138	138		
25	1634	1667	1777	2073	1935	1682	1804	1381	1348	1450	862	719	313	161	123	93	86	77	78		
30	1733	1679	1664	1673	1961	1842	1780	1452	1300	1390	817	506	176	110	75	54	45	39	41		
35	1961	1884	1762	1607	1596	1894	1750	1487	1256	1351	760	262	128	71	48	30	21	17	17		
40	2289	2149	1983	1754	1509	1750	1657	1493	1195	1306	627	193	90	51	24	8	0	0	0		
45	2666	2532	2281	1959	1610	1481	1550	1450	1134	1246	463	147	65	27	3	0	0	0	0		
50	3164	2931	2582	2191	1730	1426	1435	1395	1053	1107	286	111	50	9	0	0	0	0	0		
55	3602	3372	2957	2425	1875	1414	1178	1348	978	984	202	87	36	2	0	0	0	0	0		
60	3969	3731	3264	2660	1991	1426	1055	1210	871	865	161	77	27	0	0	0	0	0	0		
65	3906	3780	3399	2797	2070	1396	918	993	728	653	135	69	27	0	0	0	0	0	0		
70	3358	3270	3000	2651	2057	1350	782	791	584	494	122	66	27	2	0	0	0	0	0		
75	2743	2627	2410	2146	1780	1183	676	599	403	322	111	66	29	3	0	0	0	0	0		
80	2126	2046	1839	1625	1365	924	521	409	262	187	99	57	26	5	0	0	0	0	0		
85	1715	1631	1438	1214	996	680	385	241	138	96	78	47	24	6	0	0	0	0	0		
90	1411	1348	1178	973	745	509	307	184	87	63	60	39	21	9	0	0	0	0	0		
95	1115	1088	954	791	611	417	262	162	77	57	54	38	21	9	0	0	0	0	0		
100	850	844	761	665	539	367	236	144	72	63	51	36	21	12	3	2	0	0	0		
105	662	665	606	551	471	334	214	131	69	66	51	35	21	12	3	2	2	0	0		
110	537	545	503	451	388	287	196	120	68	65	48	35	21	12	3	3	2	0	0		
115	435	448	417	370	316	244	175	111	63	60	47	33	21	9	3	2	0	0	0		
120	349	354	334	307	263	206	153	99	60	59	45	33	21	9	3	2	0	0	0		
125	286	286	271	253	220	176	129	84	57	56	42	32	21	9	3	3	0	0	0		
130	241	238	221	208	187	149	108	69	54	53	39	30	21	9	5	3	0	0	0		
135	199	194	181	169	150	123	87	56	48	47	36	27	18	9	5	2	0	0	0		
140	162	156	144	134	119	93	68	48	45	42	33	26	17	9	5	3	0	0	0		
145	128	123	111	102	86	66	48	41	39	36	30	23	15	9	5	3	0	0	0		
150	93	90	81	72	60	44	36	36	33	33	27	21	15	9	6	3	0	0	0		
155	60	57	51	44	36	27	29	30	30	27	23	18	12	9	5	3	0	0	0		
160	29	27	24	20	18	18	23	24	24	24	20	15	12	8	5	2	0	0	0		
165	5	6	6	9	12	15	18	20	21	21	18	15	12	8	5	3	0	0	0		
170	0	3	3	6	9	12	15	17	18	18	15	14	9	8	3	2	0	0	0		
175	0	2	3	5	8	9	12	15	15	17	15	12	9	6	3	2	0	0	0		
180	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	







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**Westech Engineering, Inc.**

CONSULTING ENGINEERS &amp; PLANNERS

3841 Fairview Ind. Dr. SE, Suite 100

Salem, OR 97302

(503) 585-2474 FAX: (503) 585-3986

May 30, 2023

City of Wilsonville  
32020 SW Charbonneau Dr.  
Wilsonville, OR 97070

RE: Stormwater Calculations – 32020 SW Charbonneau Dr.: Civil Engineering Improvements  
J.O. 3407.0000.0

To whom it may concern:

Westech Engineering submits this Stormwater Calculations study for the Civil Engineering Improvements project at 32020 SW Charbonneau Dr. in Wilsonville, Oregon.

The remainder of this letter is divided into the following sections:

- Project Overview
- Summary of Methods
- Analysis Results

Short discussions on these items follow.

## Project Overview and Existing Conditions

The proposed project is located on a 1.03-acre lot on Charbonneau Dr SW in Wilsonville, Oregon. The project scope is to install a cover over the existing tennis court and connect rain drains to the existing stormwater system on site. The project will not increase impervious surface from the existing conditions and all runoff will be routed to the existing storm system. The Stormwater Calculations are intended to be viewed in conjunction with the Civil Drawings submitted separately. Refer to the Civil Drawings for a site map of the project area.

## Summary of Methods

### Drainage Basins

The site was analyzed as one basin. The existing basin totals approximately 14,500 SF of impervious area and consists of the existing tennis court. The developed basin totals approximately 14,500 SF of impervious area. Runoff from the new tennis court cover will be routed to the existing storm system via proposed rain drains. Therefore, the developed runoff from the site will not increase from the proposed improvements as the impervious area on site is not being increased.

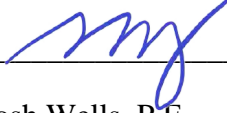
## Analysis Results

The proposed improvements will drain to the same system that the site is draining to for existing conditions. Therefore, the amount of runoff received by the existing storm system will be the same as existing conditions after the proposed improvements are constructed. As mentioned above, the proposed improvements will not increase the amount of existing impervious area on site.

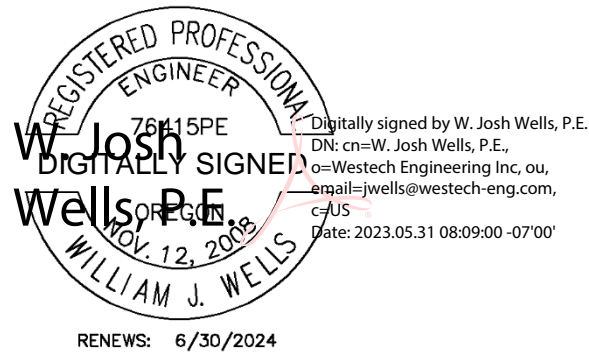
We thank you for the opportunity to offer our services. If you have any questions or need additional information regarding our Stormwater Calculations, please contact us at (503) 585-2474.

Sincerely,

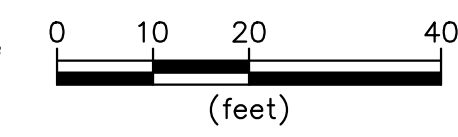
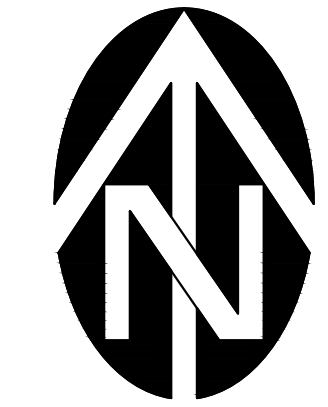
**WESTECH ENGINEERING, INC.**



W. Josh Wells, P.E.



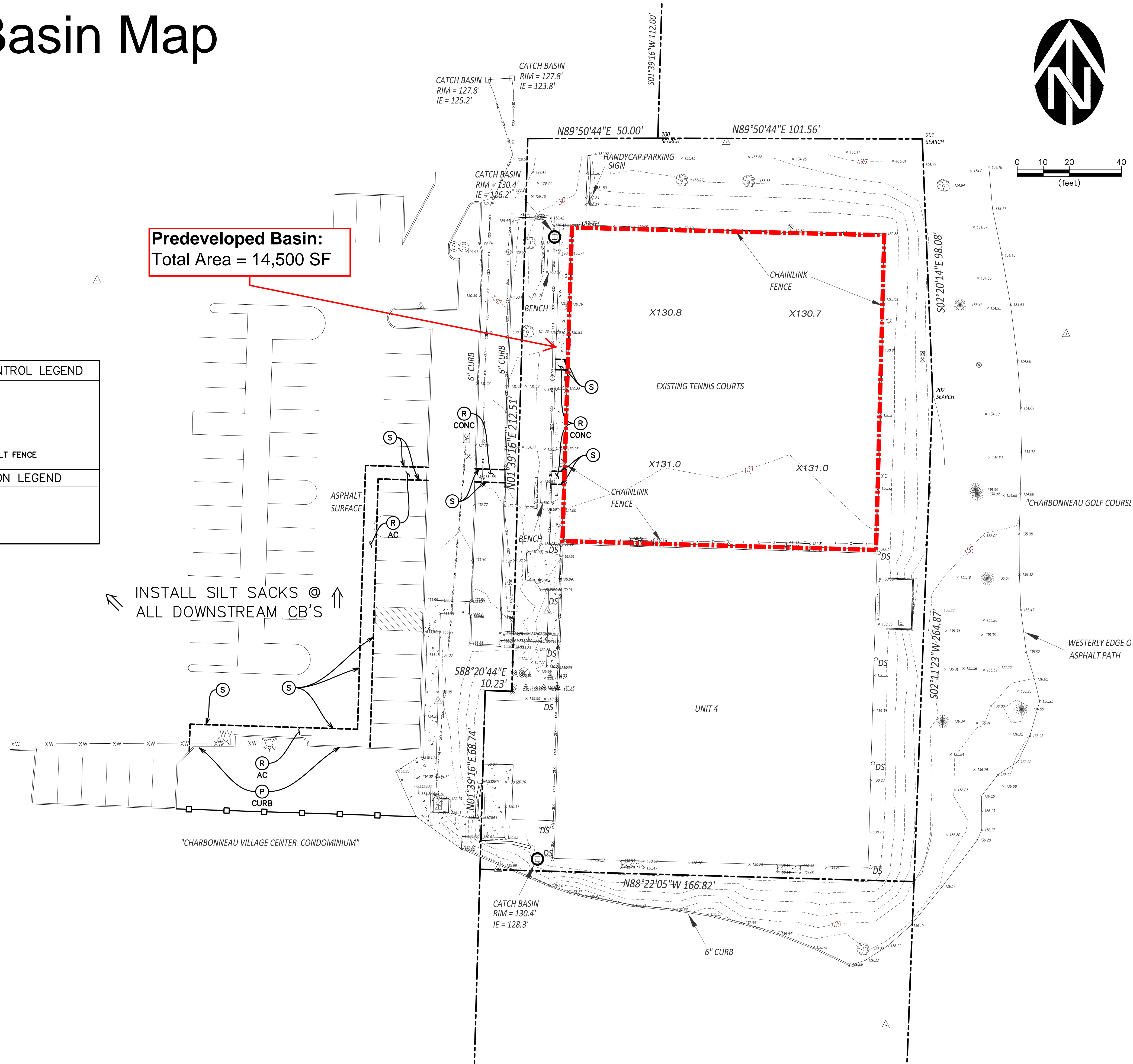
# Predeveloped Basin Map



**Predeveloped Basin:**  
Total Area = 14,500 SF

EROSION CONTROL LEGEND	
	SILT SACK
	BIO-BAGS
	ORANGE SILT FENCE
DEMOLITION LEGEND	
	PROTECT
	SAWCUT
	REMOVE

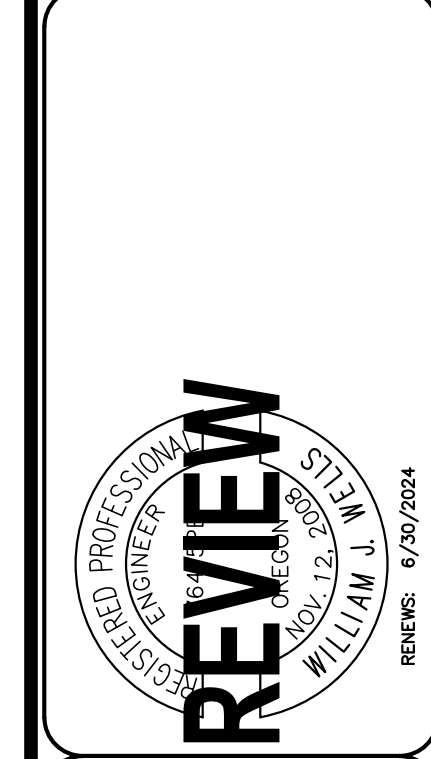
INSTALL SILT SACKS @ ALL DOWNSTREAM CB'S



NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE  
THIS IS ONE INCH ON ORIGINAL DRAWING  
IF NOT ONE INCH ON SCALES ACCORDINGLY

DSN. JW  
DRN. AK  
CKD. JW  
DATE: 03/2023



**WESTTECH ENGINEERING, INC.**  
CONSULTING ENGINEERS AND PLANNERS

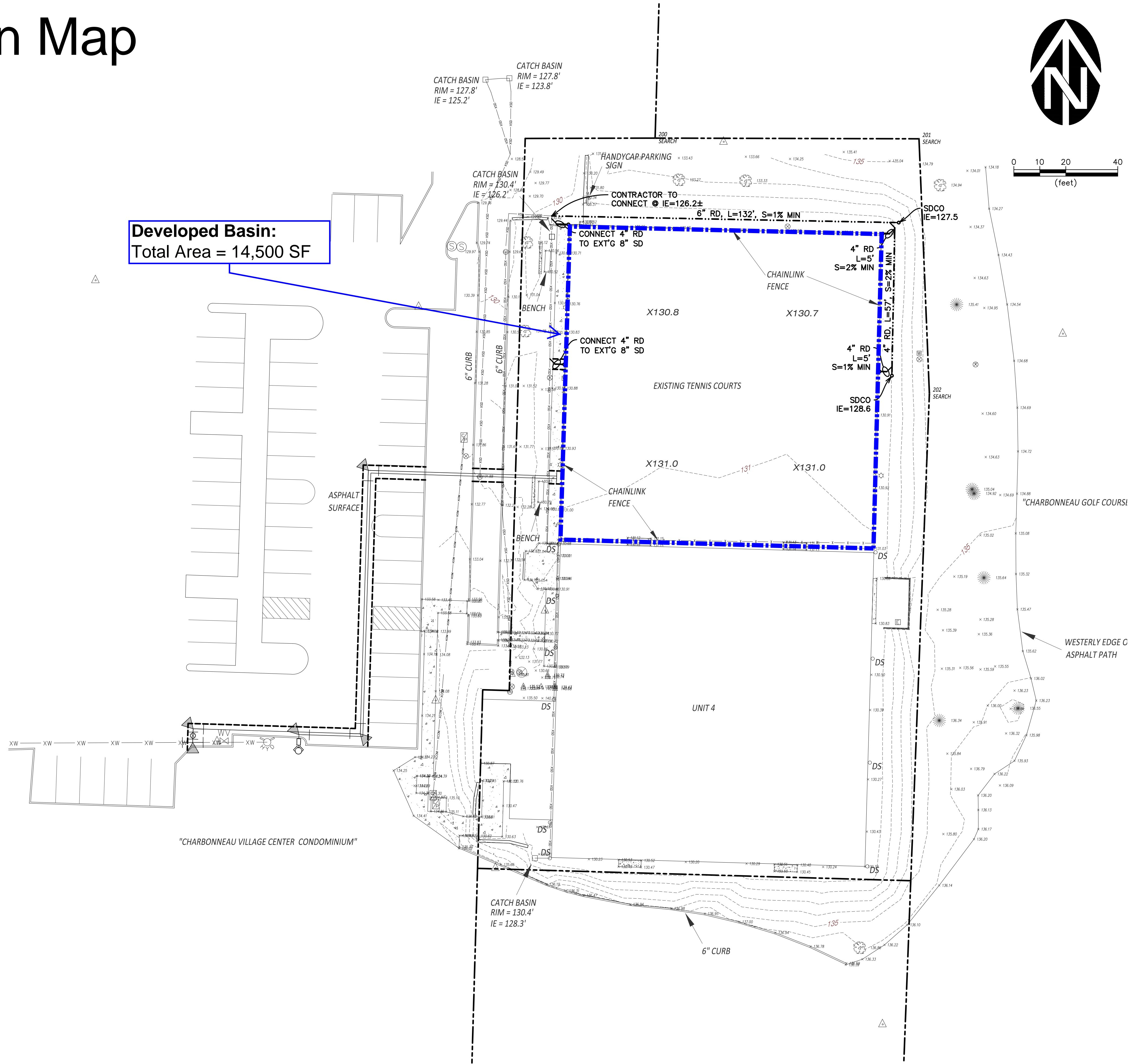
**WE**

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
Phone: (503) 585-2474 Fax: (503) 585-3966  
E-mail: westtech@westtech-eng.com

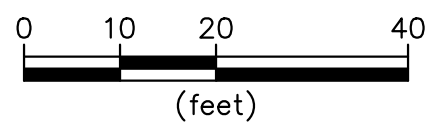
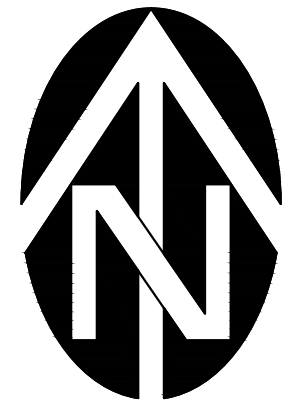
HAWORTH, INC.  
CHARBONNEAU UNIT 4  
EXISTING CONDITIONS,  
DEMOLITION, & EROSION  
CONTROL PLAN

DRAWING  
C1.0  
JOB NUMBER  
3407.0000.0

# Developed Basin Map



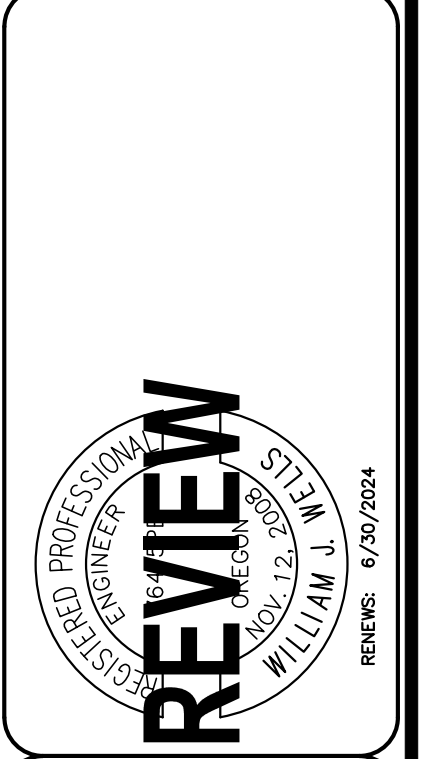
**Developed Basin:**  
Total Area = 14,500 SF



NO.	DATE	DESCRIPTION	BY
1			

VERIFY SCALE  
BAR IS ONE INCH ON  
ORIGINAL DRAWING  
IF NOT ONE INCH ON  
SCALE, ACCURACIES  
VARY

DSN. JW  
DRN. AK  
CKD. JW  
DATE: 03/2023



**WESTTECH ENGINEERING, INC.**  
CONSULTING ENGINEERS AND PLANNERS

**WE**

3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
Phone: (503) 565-2474 Fax: (503) 585-3966  
E-mail: westtech@westtech-eng.com

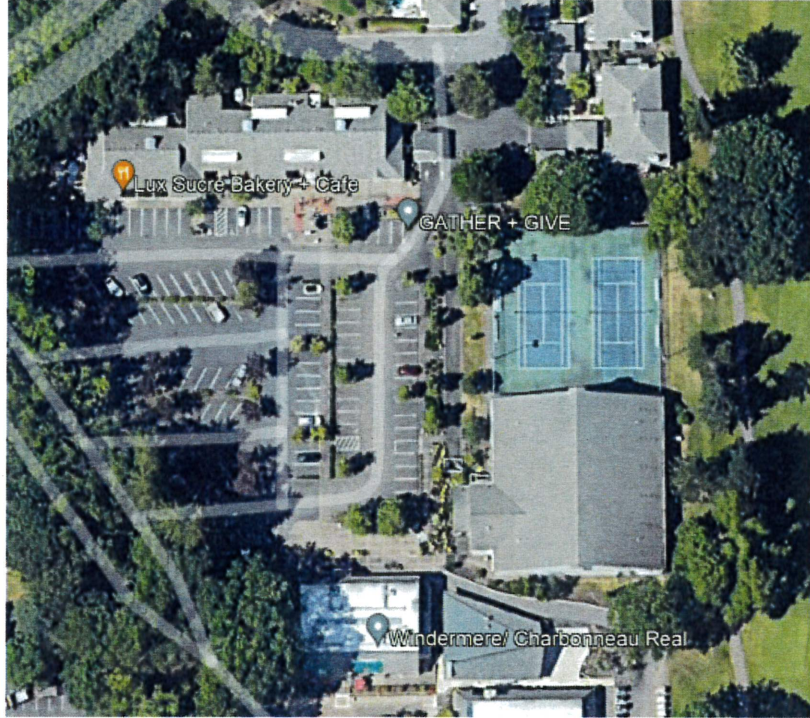
HAWORTH, INC.  
CHARBONNEAU UNIT 4

**RAIN DRAIN PLAN**

DRAWING  
**C3.0**

JOB NUMBER  
3407.0000.0

LUX SUCRE BAKERY+CAFE  
31840 SW Charbonneau Dr, Wilsonville, OR 97070



4/6/2023 2:23:03 PM C:\Users\CAD\Desktop\Work (PC)\Projects\Haworth\_Troy\Charbonneau Unit 4\Civil\Plots\C3.0 - Rain Drain Plan.dwg (C3.0 tab)

VERIFY SCALE	DATE: 03/2023	NO.	DATE	DESCRIPTION	REVISIONS	BY	
0	1	1					
<b>WESTECH ENGINEERING, INC.</b> CONSULTING ENGINEERS AND PLANNERS 3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302 Phone: (503) 985-2474 Fax: (503) 985-9986 E-mail: westech@westech-eng.com							
<b>HAWORTH, INC.</b> CHARBONNEAU UNIT 4				<b>Site Plan</b>			
DRAWING							
JOB NUMBER							
3407.0000.0							

**GENERAL NOTES:**

- PRODUCT CERTIFICATIONS**  
APPROVED FABRICATOR OF PREFABRICATED BUILDINGS. REF. IAS REPORT NO. FA-405
- MATERIALS SPECIFICATION**

ASTM DESIGNATION	YIELD STRENGTH
FLAT BAR..... A-572	FY = 50 KSI MIN
STEEL PLATE..... A-572	FY = 50 KSI MIN
HOT-ROLLED MILL SHAPES..... A-992	FY = 50 KSI MIN
CONNECTION PLATES..... A-572	FY = 50 KSI MIN
BRACE RODS..... A-36	FY = 36 KSI MIN
COLD-FORMED LIGHT GAGE SHAPES..... A-570	FY = 55 KSI
ROOF AND WALL SHEETING (R PANEL)..... A-792-94	FY = 80 KSI (GRADE E)
ROOF SHEETING (STANDING SEAM)..... A-446-76	FY = 50 KSI (GRADE D)
BOLTS TYP..... A-325	
1/2" BOLTS..... GRADE 5	
- SECONDARY STRUCTURAL COATING**  
FORMED FROM GALVANIZED PRODUCTS (G60)
- BUILDER/CONTRACTOR OR A/E FIRM RESPONSIBILITIES**  
PACIFIC BUILDING SYSTEMS STANDARD PRODUCT SPECIFICATIONS FOR DESIGN, FABRICATION, QUALITY CRITERIA, STANDARDS AND TOLERANCES SHALL GOVERN THE WORK, UNLESS STIPULATED OTHERWISE IN THE CONTRACT DOCUMENTS.  
IN CASE OF DISCREPANCIES BETWEEN PACIFIC BUILDING SYSTEMS STRUCTURAL PLANS AND PLANS FOR OTHER TRADES, THE PACIFIC BUILDING SYSTEMS PLANS SHALL GOVERN.  
IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO OBTAIN APPROPRIATE APPROVALS AND NECESSARY PERMITS FROM CITY, COUNTY, STATE, OR FEDERAL AGENCIES, AS REQUIRED.  
ACCEPTANCE OF THE PACIFIC BUILDING SYSTEMS INTERPRETATION OF THE CONTRACT.  
ONCE THE BUILDER/CONTRACTOR OR A/E FIRM HAS SIGNED PACIFIC BUILDING SYSTEMS APPROVAL PACKAGE, CHANGES FROM THE CONTRACT BY THE BUILDER WILL BE BILLED TO THE BUILDER/CONTRACTOR FOR MATERIAL, ENGINEERING, AND HANDLING FEES. SUCH CHANGES MAY CAUSE THE PROJECT TO BE MOVED FROM THE FABRICATION AND/OR SHIPPING SCHEDULE. A PENALTY FEE MAY BE CHARGED IF THE PROJECT MUST BE MOVED FROM THE FABRICATION AND/OR SHIPPING SCHEDULE, AS LONG AS PACIFIC BUILDING SYSTEMS DESIGN AND DETAILING APPROACH COMPLIES WITH THE CONTRACT.  
THE BUILDER/CONTRACTOR OR A/E FIRM IS RESPONSIBLE FOR THE OVERALL PROJECT COORDINATION. ALL INTERFACE AND COMPATIBILITY CONCERNING ANY MATERIALS NOT FURNISHED BY PACIFIC BUILDING SYSTEMS ARE TO BE CONSIDERED AND COORDINATED BY THE BUILDER/CONTRACTOR OR A/E FIRM. THESE PACIFIC BUILDING SYSTEMS ASSUMPTIONS SHALL GOVERN UNLESS SPECIFIC DESIGN CRITERIA CONCERNING THIS INTERFACE BETWEEN MATERIALS IS FURNISHED AS PART OF THE CONTRACT.  
THE BUILDER/CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL OTHER PROJECT PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF ANY GOVERNING BUILDING AUTHORITIES.  
SUPPLYING SEALED ENGINEERING DESIGN DATA AND DRAWINGS FOR THE PACIFIC BUILDING SYSTEMS BUILDING DOES NOT IMPLY OR CONSTITUTE AN AGREEMENT THAT PACIFIC BUILDING SYSTEMS OR ITS DESIGN ENGINEER IS ACTING AS THE ENGINEER OF RECORD OR DESIGN PROFESSIONAL FOR THE CONSTRUCTION PROJECT. THESE DRAWINGS AND DESIGN DATA ARE SEALED AS TO THE STRUCTURAL SYSTEM FURNISHED BY PACIFIC BUILDING SYSTEMS IN COMPLIANCE WITH ALL REQUIREMENTS OF THE CONTRACT.  
THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR SETTING OF ANCHOR BOLTS AND ERECTION OF STEEL BUILDING COMPONENTS IN ACCORDANCE WITH PACIFIC BUILDING SYSTEMS "FOR CONSTRUCTION" DRAWINGS. TEMPORARY SUPPORTS OR BRACING REQUIRED FOR THE BUILDING ERECTION WILL BE THE RESPONSIBILITY OF THE ERECTOR TO DETERMINE, FURNISH, AND INSTALL.
- A-325 BOLT TIGHTENING REQUIREMENTS**  
HIGH STRENGTH A-325 BOLTS SHALL BE TIGHTENED BY THE TURN-OF-THE-NUT METHOD IN ACCORDANCE WITH THE LATEST EDITION, AISC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A-325 OR A-490 BOLTS. WASHERS ARE NOT REQUIRED WHEN A-325 BOLTS ARE TIGHTENED BY THE TURN-OF-THE-NUT METHOD.

**TABLE -NUT ROTATION FROM SNUG-TIGHT CONDITION**

BOLT LENGTH (UNDERSIDE OF HEAD TO EDGE OF BOLT)	DISPOSITION OF OUTER FACE OF BOLTED PARTS		
	BOTH FACES NORMAL TO BOLT AXIS	ONE FACE NORMAL TO BOLT AXIS AND OTHER SLOPED NOT MORE THAN 1:20 (BEVELED WASHER NOT USED)	BOTH FACES SLOPED NOT MORE THAN 1:20 FROM NORMAL TO THE BOLT AXIS (BEVELED WASHER NOT USED)
UP TO AND INCLUDING 4 DIAMETERS	1/3 TURN	1/2 TURN	2/3 TURN
OVER 4 DIAMETERS BUT NOT EXCEEDING 8 DIAMETERS	1/2 TURN	2/3 TURN	5/6 TURN

FOR BOLTS INSTALLED BY 1/2 TURN AND LESS, THE TOLERANCE SHALL BE PLUS OR MINUS 30 DEGREES.  
FOR BOLTS INSTALLED BY 2/3 TURN AND MORE, THE TOLERANCE SHALL BE PLUS OR MINUS 45 DEGREES.

**BUILDING INFORMATION**

JOB NUMBER: 22-8819  
CUSTOMER: Haworth Construction  
PROJECT: New Tennis Building  
LOCATION: Wilsonville, OR 97070

**LOADING INFORMATION**

RISK CATEGORY: II - Standard Occupancy  
BLDG. CODE: OSSC19 (IBC 18)  
CLOSED/OPEN: Closed  
EXPOSURE: C  
WIND SPEED: 98 MPH  
COLLATERAL LOAD: 6.00 PSF  
DEAD LOAD: 2.50 PSF + FRAME WT  
LIVE LOAD: 20.00 PSF  
ROOF SNOW LOAD: 20.00 PSF  
GROUND SNOW LOAD: 9.00 PSF  
SNOW IMPORTANCE (Is): 1.00

**EARTHQUAKE DESIGN DATA**

SEISMIC DESIGN CATEGORY: D  
SEISMIC IMPORTANCE FACTOR: 1.00  
MAPPED SPECTRAL RESPONSE ACCELERATIONS  
S<sub>s</sub> 0.811 %g S<sub>MS</sub> 0.973 %g  
S<sub>1</sub> 0.379 %g S<sub>M1</sub> 0.728 %g  
SPECTRAL RESPONSE COEFFICIENTS  
S<sub>DS</sub> 0.636 %g S<sub>D1</sub> 0.485 %g

**NOTE: IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY ALL THE DESIGN CRITERIA**

**MAIN BUILDING**

DESCRIPTION: 120'-0" x 120'-0" x 18'-0"  
SLOPE: 3.5:12  
STEEL COLOR: GREY  
BASE COND: Base Channel

**SHEETING TYPE AND COLOR**

ROOF: SSQ-275 Standing Seam, Gauge: 24,  
Color: Grays Harbor w/ High Clip  
WALL: PBR, Gauge: 26, Color: Parchment  
EAVE SOFFIT: None  
GABLE SOFFIT: None  
SW LINER: None  
EW LINER: None  
GABLE TRIM: Grays Harbor  
EAVE TRIM: Grays Harbor  
GUTTER TRIM: Grays Harbor  
CORNER TRIM: Parchment  
JAMB TRIM: Grays Harbor  
DOWNSPOUT: Parchment  
BASE TRIM: Parchment

**INSULATION**

ROOF: Banded Liner (R-36) w/ 5/8" Thermal Block  
WALLS: Banded Liner (R-25) w/ Thermal Tape

**ACCESSORIES \* See Contract for Specifics**

Banded Liner Support Kit



REVISION	DATE
A	1/05/23
Issued For Permits Only	NM

PROJ: New Tennis Building  
Wilsonville, OR 97070  
TITLE: Drawing Cover Sheet  
DEALER: Haworth Construction

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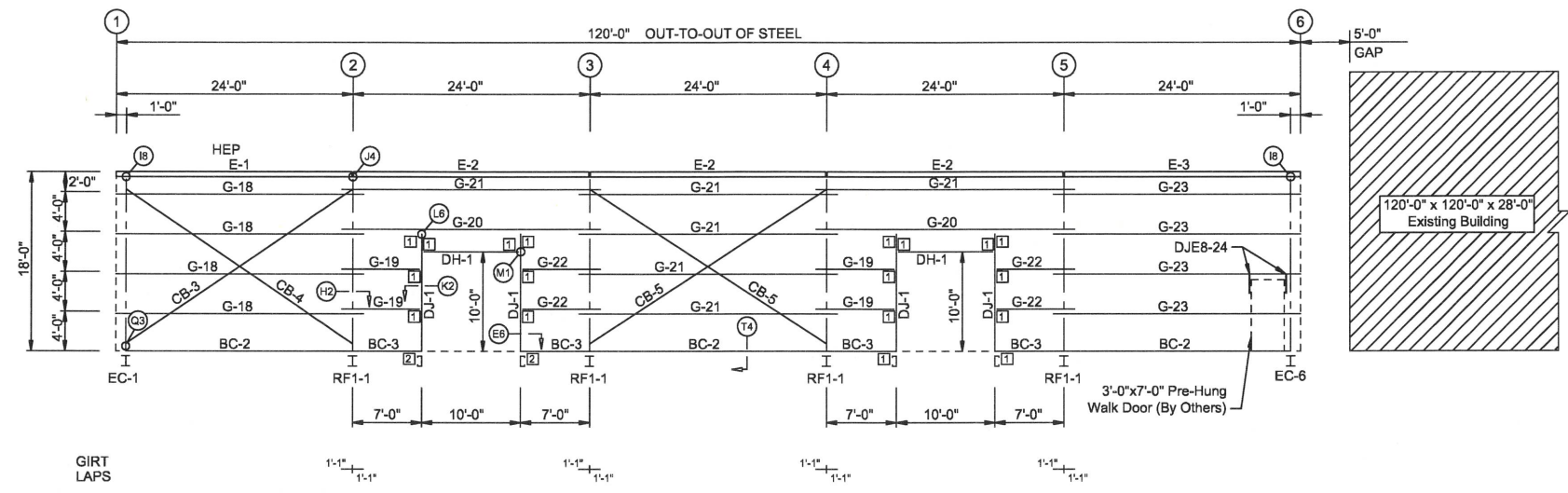


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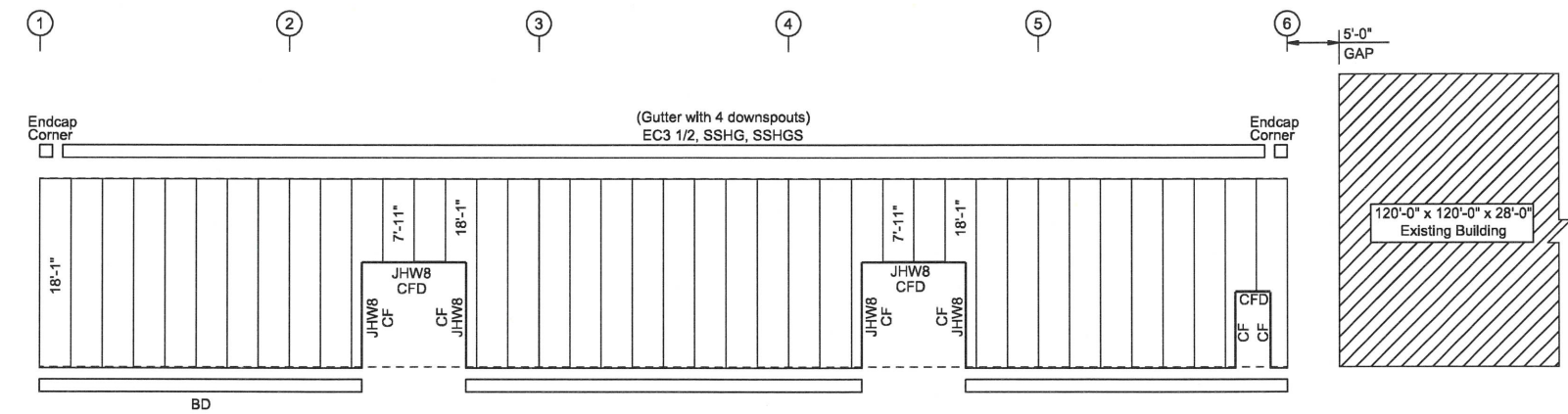
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DWG BY: NM  
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PAGE: CS1 OF CS1  
JOB ID: 22-8819

MEMBER TABLE	
FRAME LINE A	
MARK	PART
DJ-1	8C16
DH-1	8C16
E-1	10GS14-3
E-2	10GS14-3
E-3	10GS14-3
G-18	8Z16
G-19	8Z16
G-20	8Z16
G-21	8Z16
G-22	8Z16
G-23	8Z16
BC-2	8C16
BC-3	8C16
CB-3	1 ROD
CB-4	1 ROD
CB-5	1 ROD

CONNECTION PLATES	
FRAME LINE A	
ID	MARK/PART
1	AL-1



SIDEWALL FRAMING: FRAME LINE A



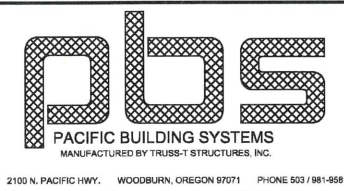
SIDEWALL SHEETING & TRIM: FRAME LINE A

PANELS: 26 Ga. PBR - Parchment

Note:  
1. Liner by others on walls not to exceed 5 psf.



REVISION	DATE	PROJ:
A	1/05/23	New Tennis Building Wilsonville, OR 97070
	NM	TITLE: Sidewall Framing
		DEALER: Haworth Construction

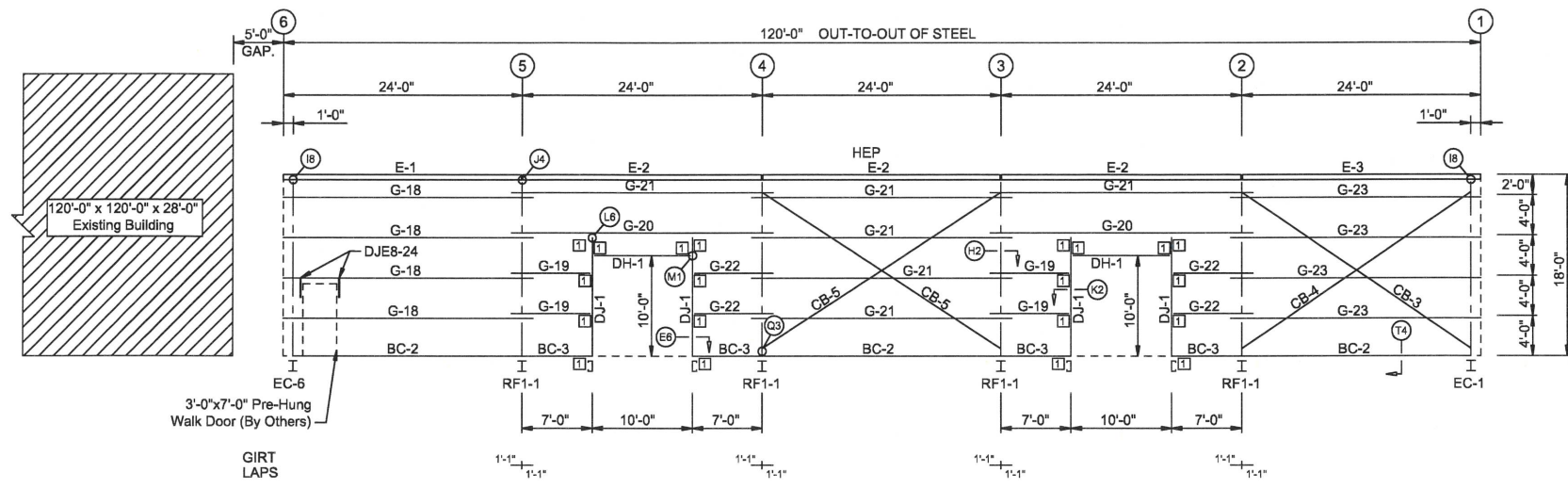


DATE: 12/26/22
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PAGE: E3 OF E7
JOB ID: 22-8819

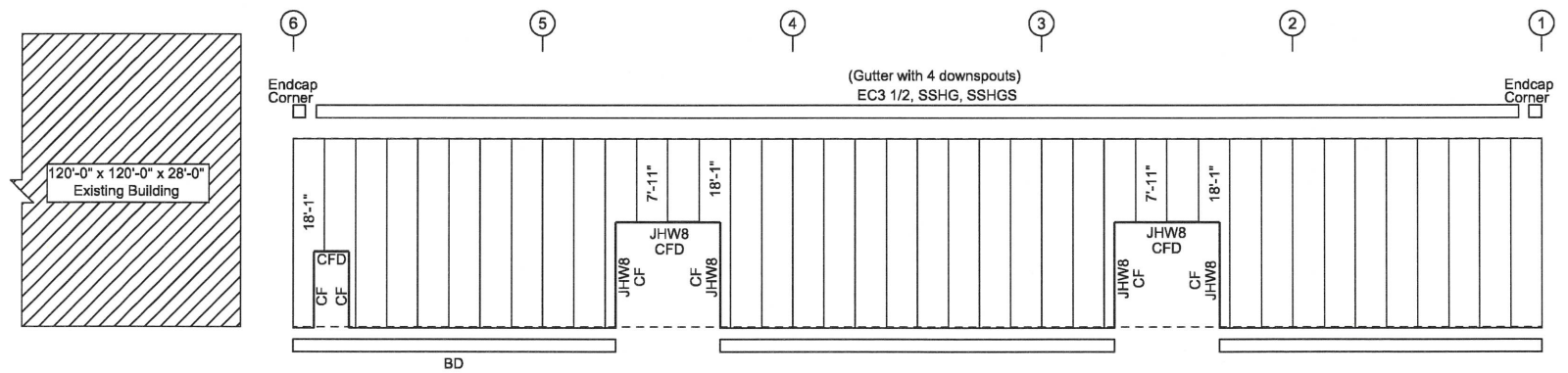


MEMBER TABLE	
FRAME LINE F	
MARK	PART
DJ-1	8C16
DH-1	8C16
E-1	10GS14-3
E-2	10GS14-3
E-3	10GS14-3
G-18	8Z16
G-19	8Z16
G-20	8Z16
G-21	8Z16
G-22	8Z16
G-23	8Z16
BC-2	8C16
BC-3	8C16
CB-3	1 ROD
CB-4	1 ROD
CB-5	1 ROD

CONNECTION PLATES	
FRAME LINE F	
ID	MARK/PART
1	AL-1



SIDEWALL FRAMING: FRAME LINE F



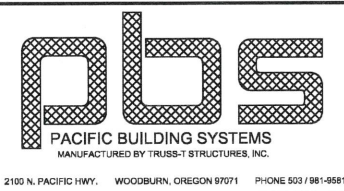
SIDEWALL SHEETING & TRIM: FRAME LINE F

PANELS: 26 Ga. PBR - Parchment

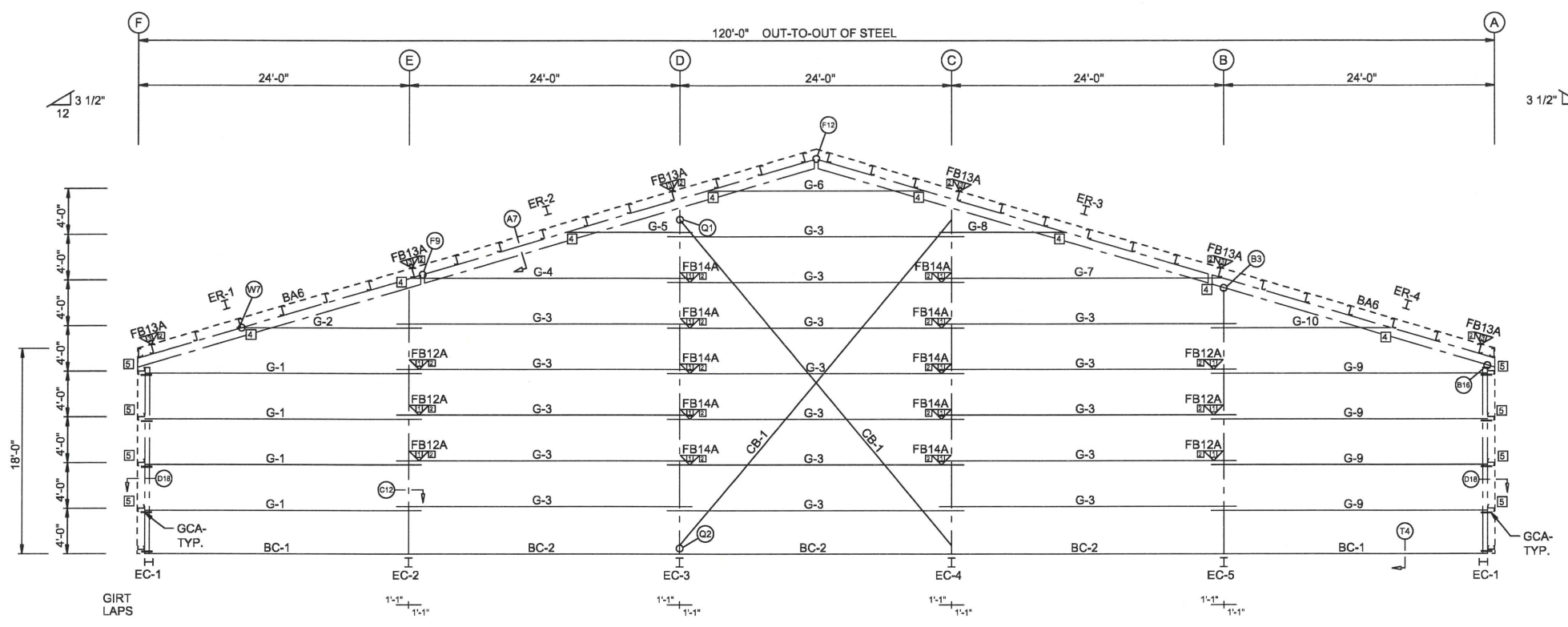
Note:  
1. Liner by others on walls not to exceed 5 psf.



REVISION	DATE	PROJ:
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		TITLE: Sidewall Framing
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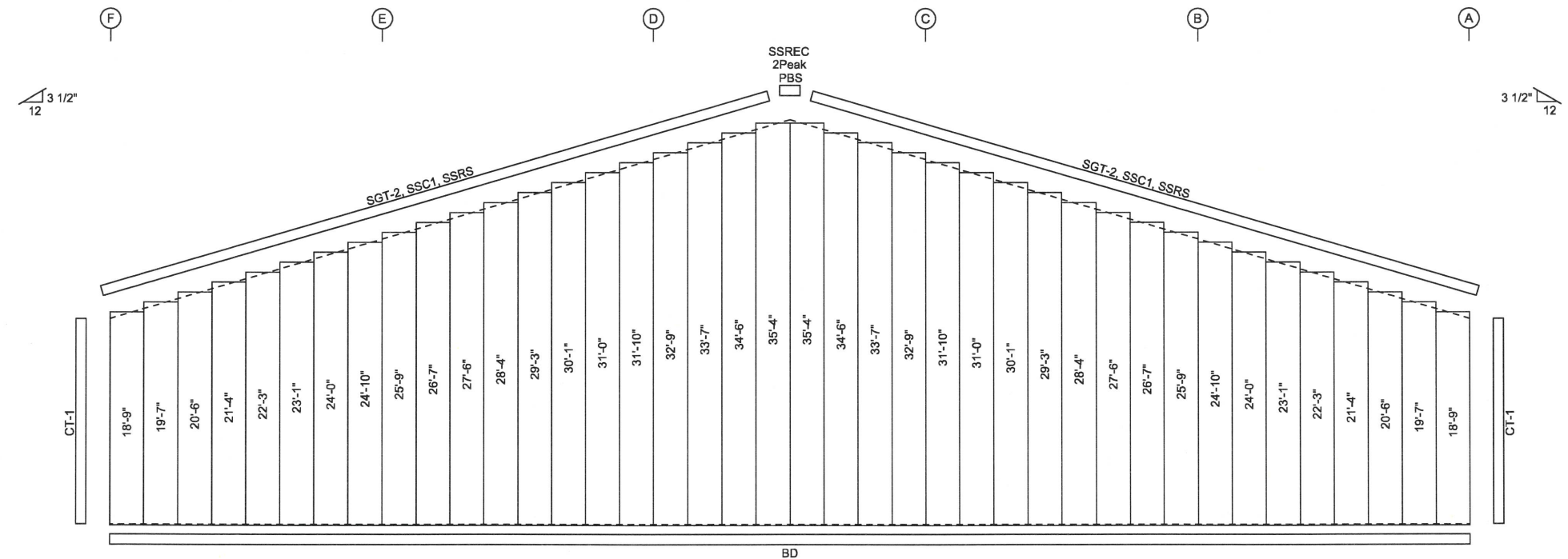
ENDWALL FRAMING: FRAME LINE 1

BOLT TABLE				
FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	8	A325	3/4"	1 3/4"
ER-2/ER-3	4	A325	3/4"	2"
ER-3/ER-4	8	A325	3/4"	1 3/4"
Columns/Raf	4	A325	5/8"	2 1/4"

FLANGE BRACE TABLE		
FRAME LINE 1		
VID	MARK	LENGTH
1	FB13A	1'-1"
2	FB12A	1'-0"
3	FB14A	1'-2"

CONNECTION PLATES	
FRAME LINE 1	
VID	MARK/PART
1	FBP-8S
2	FBP-1
3	FBP-10S
4	AL-8
5	PL-8G

MEMBER TABLE	
FRAME LINE 1	
MARK	PART
EC-1	W8X10
EC-2	W8X10
EC-3	W12X14
EC-4	W12X14
EC-5	W8X10
ER-1	W10X12
ER-2	W10X12
ER-3	W10X12
ER-4	W10X12
G-1	8Z16
G-2	8Z16
G-3	8Z16
G-4	8Z16
G-5	8Z16
G-6	8Z16
G-7	8Z16
G-8	8Z16
G-9	8Z16
G-10	8Z16
BC-1	8C16
BC-2	8C16
CB-1	1/2 Cab



ENDWALL SHEETING & TRIM: FRAME LINE 1

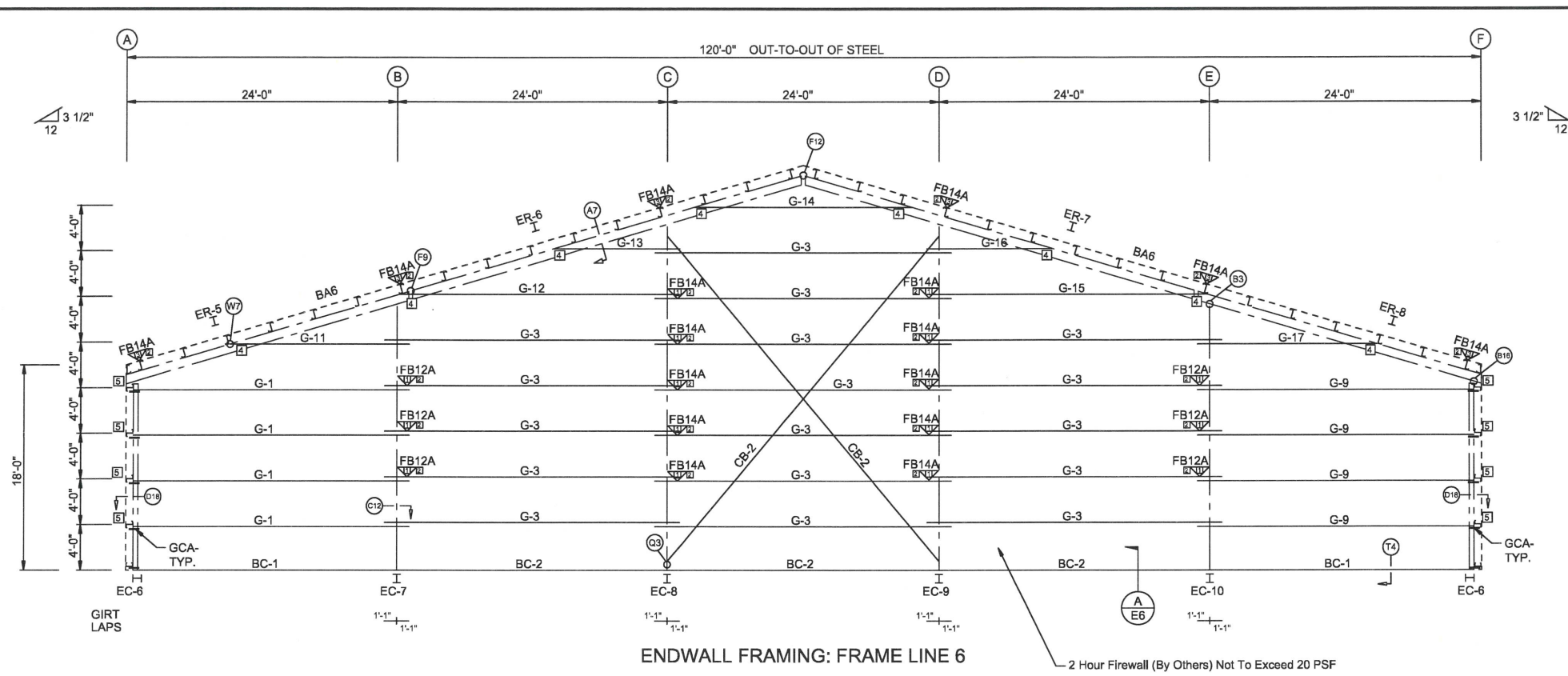
PANELS: 26 Ga. PBR - Parchment



Note:  
1. Liner by others on walls not to exceed 5 psf.

REVISION	DATE	PROJ:
A	1/05/23	New Tennis Building
	NM	Wilsonville, OR 97070
		TITLE: Endwall Framing
		DEALER: Haworth Construction

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BOLT TABLE FRAME LINE 6				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-5/ER-6	8	A325	3/4"	2"
ER-6/ER-7	4	A325	3/4"	2"
ER-7/ER-8	8	A325	3/4"	2"
Columns/Raf	4	A325	5/8"	2 1/4"

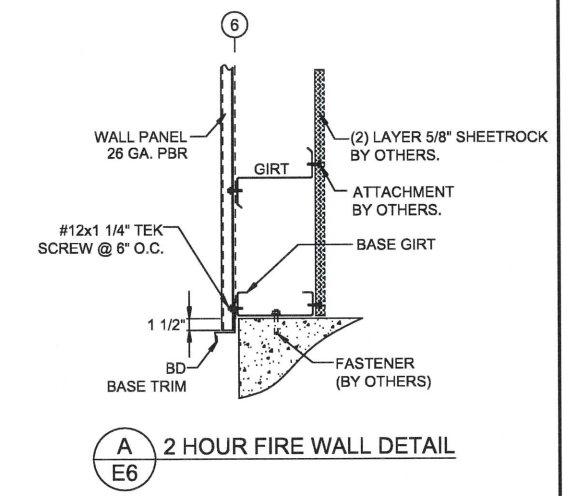
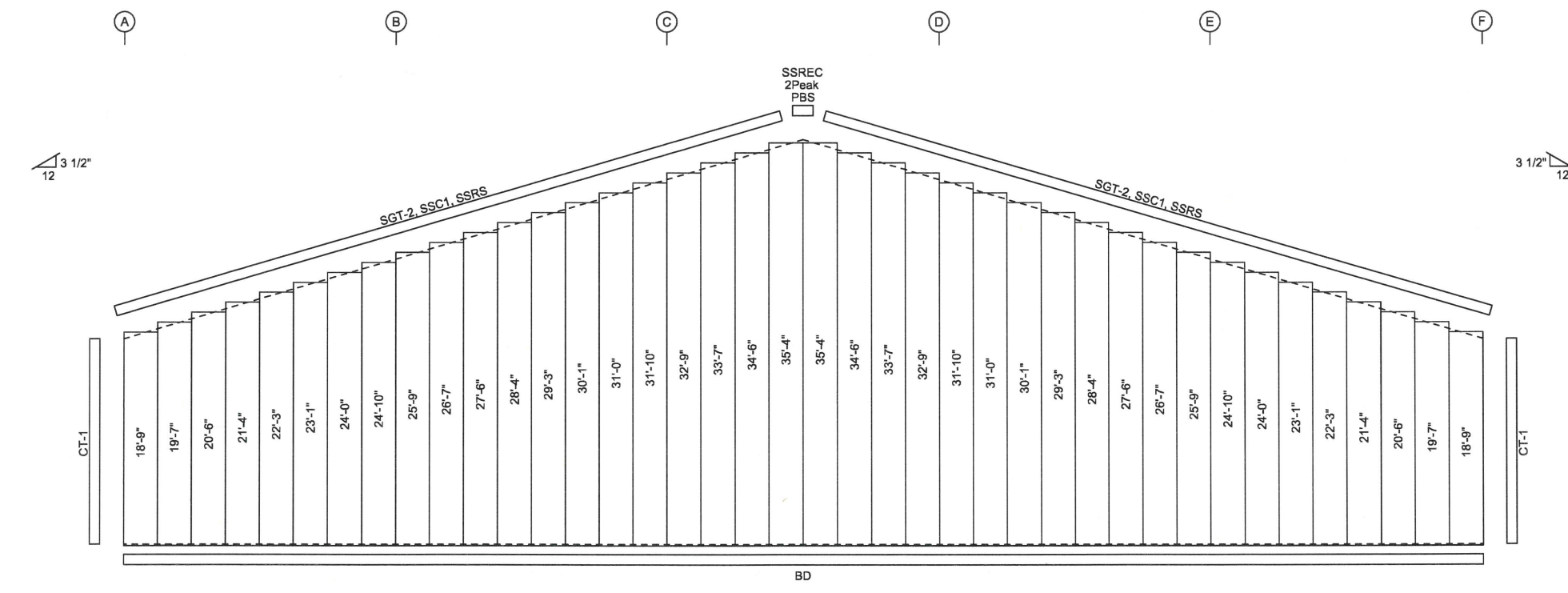
FLANGE BRACE TABLE FRAME LINE 6		
ID	MARK	LENGTH
1	FB14A	1'-2"
2	FB12A	1'-0"
3	FB14A	1'-2"

CONNECTION PLATES FRAME LINE 6	
ID	MARK/PART
1	FBP-8S
2	FBP-1
3	FBP-10S
4	AL-8
5	PL-8G

MEMBER TABLE FRAME LINE 6	
MARK	PART
EC-6	W8X10
EC-7	W8X10
EC-8	W12X14
EC-9	W12X14
EC-10	W8X10
ER-5	W12X14
ER-6	W12X14
ER-7	W12X14
ER-8	W12X14
G-1	8Z16
G-3	8Z16
G-9	8Z16
G-11	8Z16
G-12	8Z16
G-13	8Z16
G-14	8Z16
G-15	8Z16
G-16	8Z16
G-17	8Z16
BC-1	8C16
BC-2	8C16
CB-2	1 1/4" ROD



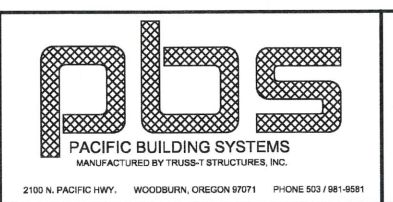
**ENDWALL SHEETING & TRIM: FRAME LINE 6**  
PANELS: 26 Ga. PBR - Parchment



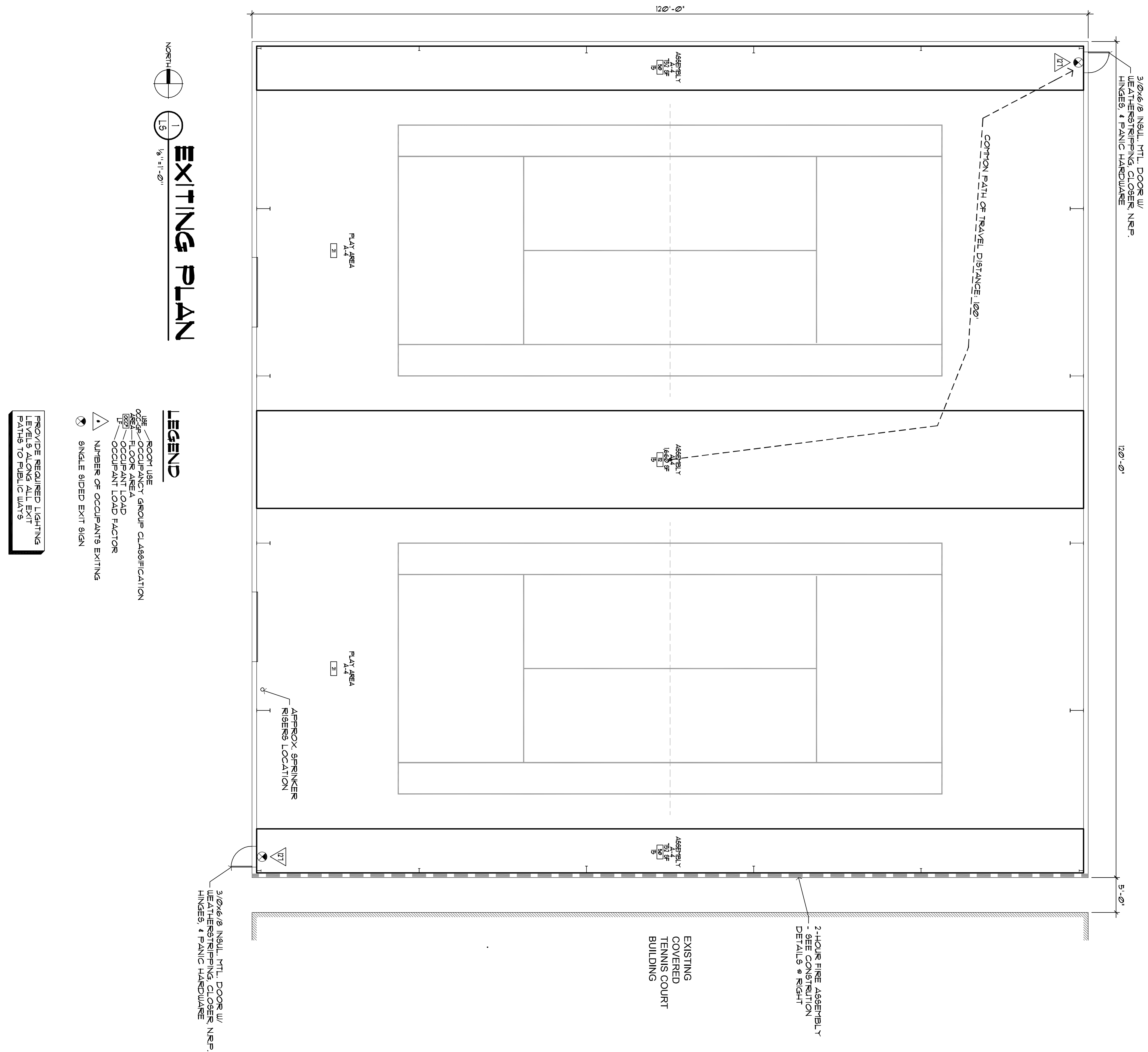
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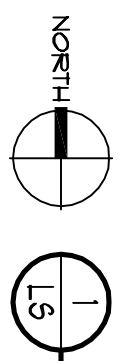
PROJ:	New Tennis Building Wilsonville, OR 97070
TITLE:	Endwall Framing
DEALER:	Haworth Construction



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# EXITING PLAN



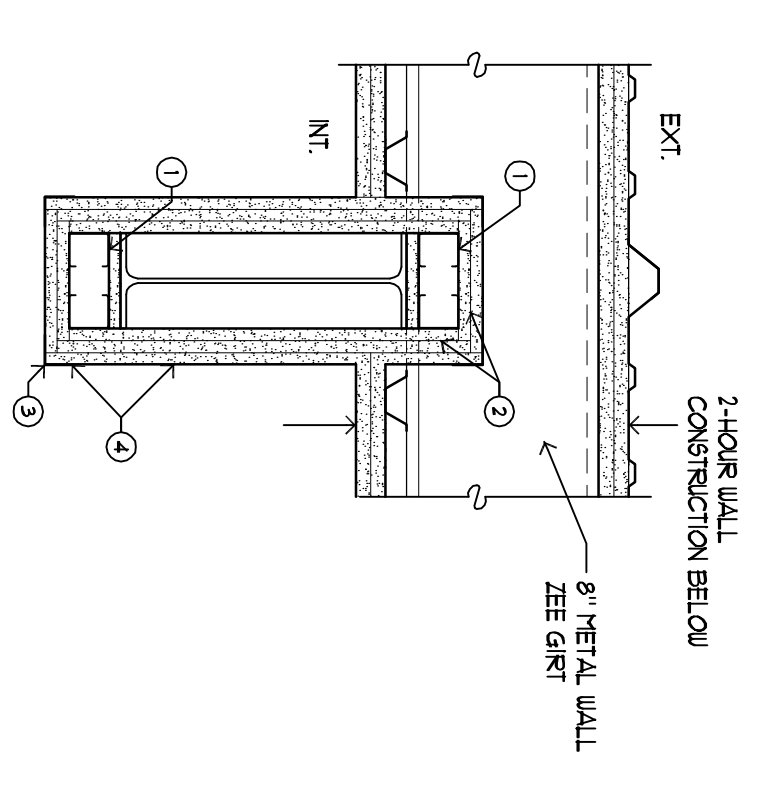
## LEGEND

- ROOM USE
- OCCUPANCY AREA
- OCCUPANT LOAD
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS EXITING
- SINGLE SIDED EXIT SIGN

PROVIDE REQUIRED LIGHTING LEVELS ALONG ALL EXIT PATHS TO PUBLIC WAYS

## CODE SUMMARY

- SECTION I - GOVERNING CODE
- 2022 OREGON STRUCTURAL SPECIALTY CODE
- SECTION II - BUILDING OCCUPANCY DATA
- 1. OCCUPANCY TYPE: A4
- 2. OCCUPANT LOAD: 246 (COURT AREA BASED ON 4 PLAYERS, 11 JUDGES, AND 6 BALL RETRIEVERS)
- SECTION III - BUILDING CONSTRUCTION DATA
- 1. ALLOWABLE BUILDING HEIGHT: 30'
- 2. ALLOWABLE NUMBER OF STORIES: 3; ACTUAL NUMBER OF STORIES: 1
- 3. ALLOWABLE AREA: 38,000 S.F.; ACTUAL AREA: 14,400 S.F.



- ANSI/UL 263 DESIGN NO. X574
1. 3/8 GA. 1/8" DEEP WITH 1/8" LEGS AND 1/4" SPACING F. ANGERS STUDS CUT 1/4" TO 1/8" LESS IN LENGTH THAN COLUMN HEIGHT
  2. INTERIOR SIDE SHALL BE COVERED WITH EACH SIDE OF ATTACHED STUDS AND BEADS AND 3" MIN. OVERLAP OF STUDS AT THE BEAD LAYER OVER THE F. ANGERS AND THE FIRST LAYER OVER THE UEB AREA ATTACHED WITH 8" X 1" LONG TYPE 8 SELF-DRILLING SELF-TAPPING BRIDGE HEAD SCREWS 2" O.C. FOR SECOND LAYER OVER THE UEB AREA USE 1/4" LONG SCREWS FOR THIRD LAYER OVER THE UEB AREA USE 2 1/2" LONG SCREWS
  3. 28 GA. STEEL CORNER BEADS W/ 1/4" LONG LEGS ATTACHED TO WALLBOARDS W/ TYPE 44 GRIPNUT WALLBOARD NAILS SPACED VERTICALLY 2" O.C.
  4. JOINT COMPOUND MINIMUM 1/8" THICK APPLIED OVER CORNER BEADS & JOINTS.

### 2-HOUR SIDE WALL COLUMN PROTECTION

SCALE: 1/2" = 1'-0"

### ANSI/UL 263 DESIGN 2 HOUR FIRE WALL

GYPSUM WALLBOARD, GYPSUM SHEATHING, RIGID FURRING CHANNELS, STEEL GIRTS, STEEL WALL PANELS

**EXTERIOR SIDE:** First layer 5/8" type X gypsum sheathing applied at right angles to girts with 1-1/4" long self-drilling bugle-head sheet steel type gypsum board screws spaced 8" o.c. horizontally. Second layer attached to girts using 1-5/8" long bugle-head sheet steel type gypsum board screws spaced 8" o.c. horizontally. Horizontal or vertical joints of gypsum board are offset 24" if 2 successive layers are applied in the same direction. Face layer minimum 26 gage steel exterior wall panels applied at right angles to girts with 2" (min) long, No. 12-14 self-drilling screws 12" o.c. Joints offset 6" from gypsum sheathing joints. Vertical raised rib profiles of adjacent panels are overlapped approximately 3" and attached to each other with 7/8" long (14-14 (min)) self-drilling screws (slat screws) 24" o.c. (max) along the lap.

**INTERIOR SIDE:** Base layer 5/8" type X gypsum wallboard applied parallel or at right angles to right furring channels 24" o.c. with 1" Type S drywall screws 24" o.c. Hat shaped furring channels, minimum 26 MSG gage, steel, approximately 2-5/8" wide, 7/8" deep, spaced 24" o.c. attached at right angles to girts with two 3/8" long, Type S-12 panhead screws at each girt. Second layer 5/8" type X gypsum wallboard applied parallel or at right angles to channels with 1-5/8" Type S drywall screws 12" o.c. Joints offset 24" from base layer joints. Joints offset 24" from second layer joints.

50% SCALE IF 11 X 17

PROJECT NO. 2376

6 JULY 2023

LS

CHARBONNEAU TENNIS COURT BUILDING  
32020 SW CHARBONNEAU DRIVE, WILSONVILLE, OR 97070

## CODE SUMMARY & EXITING PLAN

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ARCHITECTURE & ENGINEERING, LLC  
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MOBILE: 503-435-9133 architeer@yahoo.com

REGISTERED ARCHITECT  
2008  
DAN W. KENNEDY  
STATE OF OREGON



ARCHITECT  
**ARCHITECTURE & ENGINEERING, LLC**  
9516 NORTH MONMOUTH AVENUE, PORTLAND, OREGON 97205  
MOBILE: 503-435-9133 architectee@yahoo.com

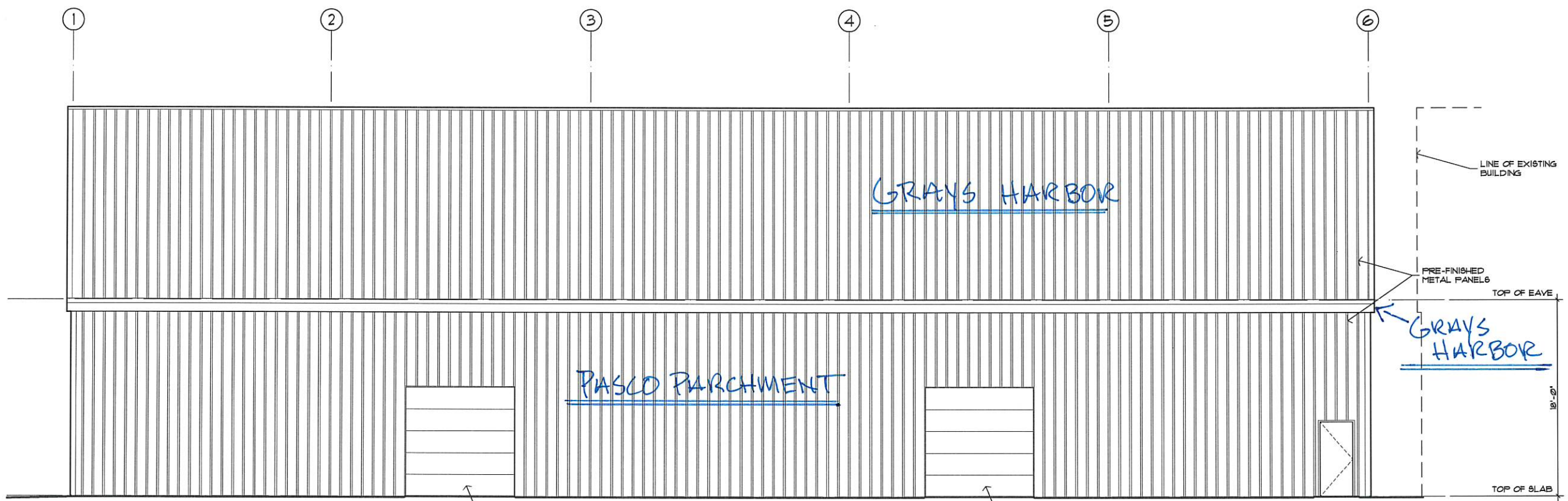
CHARBONNEAU TENNIS COURT BUILDING  
32020 SW CHARBONNEAU DRIVE, WILSONVILLE, OR 97070

**EXTERIOR ELEVATIONS**

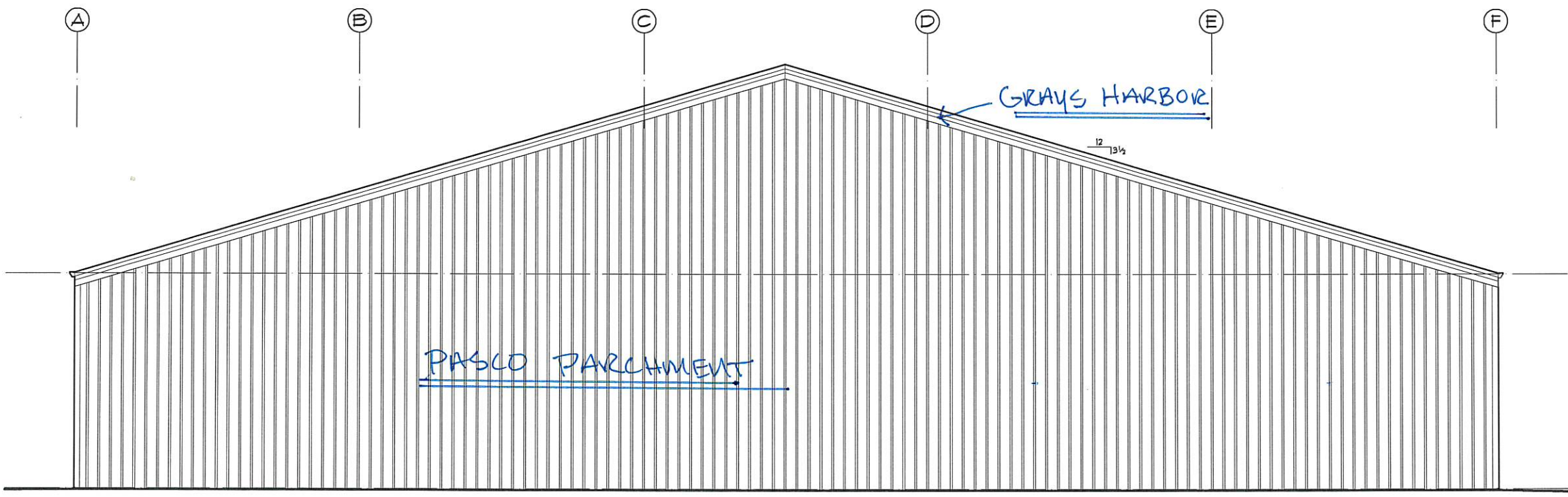
6 JULY 2023



PROJECT NO. 2326



**1 WEST ELEVATION**  
EL 3/16"=1'-0" EAST SIMILAR



**2 NORTH ELEVATION**  
EL 3/16"=1'-0" WEST SIMILAR



*MT. HOOD WHITE	PASCO PARCHMENT	SILVERTON STONE	BENTON BEIGE
SMITH ROCK HICKORY	JACKSON COPPER	OCHOCO BROWN	BAKER BROWN
ASHLAND GRAY	GRAYS HARBOR	GILLIAM GREEN	WILLAMETTE GREEN
WASHINGTON EVERGREEN	DESCHUTES BLUE	REDMOND RED	BLACK

### STANDING SEAM COLORS SOFFIT COLORS\*

SLATE GRAY	DARK BRONZE	MT. HOOD WHITE

### Standard Frame Colors

BLACK	JOHN DEERE GREEN	RED OXIDE	GREY

### IMPORTANT DISCLAIMER

This color chart is for reference only and should not be used for final color matching. Colors and Shades may vary from actual colors due to color settings and resolution of your computer screen and printer output. Contact PBS for actual color charts.





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## Materials

Pacific Building Systems panels are pre-formed from steel conforming to ASTM A-653 Grade 33 or higher for Galvalume™ or ASTM A-924 for Galvanized G90. The Galvalume™ sheet coating consists of an alloy of nominally 55% aluminum, 1.6% silicone and the balance zinc by weight.

## Duratec

A very high quality paint system that combines durability and reflexivity with excellent value.

## Technical Data:

Exterior paint finish includes 0.2 mils of oven-cured epoxy, or equivalent, primer and 0.8 mils of oven-cured specialty formulated silicone protected polyester color finish; totaling a nominal 1.0 mils of cured film thickness. Interior finish consists of 0.15 mil epoxy primer, or equivalent, and 0.35 mils of off-white backer coating.

### 1. Accelerated Weathering Resistance

After 2000 hours exposure per ASTM D-822-89/G-23-93, Method II, the finish coat will not chalk, blister or lose adhesion; color change will not exceed 5 NBS units per ASTM D-2244-93; and finish coat will not chalk in excess of a #8 per ASTM D-659.

### 2. Humidity Resistance

After 1200 hours exposure to 100% humidity at 100°F +/- 5°F, per Federal Test Method Standard 141, Method 6201 or ASTM D-2247-92, test samples show no blistering cracking peeling, loss of gloss or finish softening.

### 3. Salt Spray Resistance

After 1000 hours exposure to 5% Neutral Salt Spray per test procedure ASTM 8-117-90, diagonally scored samples show no blistering and no loss of adhesion greater than 1/8 inch from the score line when taped one hour after removal from the salt spray test cabinet.

### 4. Formability (Flexibility) Test

Factory finished .017 Grade D galvanized or equivalent metal, subjected to a 180 degree bend over a 1/8 inch mandrel, show no adhesion loss when taped with Scotch #610 cellophane tape.

### 5. Hardness

Minimum 'F' finish coat pencil hardness, when tested with Eagle Turquoise pencils per NCCA Technical Bulletin 11-12 or ASTM D-3363-92a.

### 6. Abrasion Resistance

Coating system shall withstand 30 liters of falling sand before appearance of base metal per ASTM D-968.

### 7. Specular Gloss

Determined per ASTM D-523-89 specular gloss shall range between 25 to 40% on a 60 degree gloss meter.

### 8. Acid Resistance

No significant color change after 24 hours exposure to 10% solutions of hydrochloric and sulfuric acids per ASTM D-1308-87 (1993) Procedure 6.2 (spot test).

### 9. Impact Resistance

When tested in accordance with ASTM D-2794-93, no cracking or loss of adhesion after direct and reverse impact of 80" pound and 5/8" steel ball on a Garder Impact Tester.

## Warranty

Warranties regarding chalking, fading and film integrity for Pacific Building Systems finishes are available upon request. Warranty terms, however, can be affected by factors such as environment and particular product application.

It is required, the customer must notify Pacific Building Systems in writing at the time the purchase order is issued. Specific warranty information should be obtained from a Pacific Building Systems representative.

# FOUNDATION NOTES

## 1. Design Information and Loads

- A. Foundation design in accordance with 2019 Oregon Structural Specialty Code using the reactions provided by the metal building manufacturer for the following design criteria.
- B. Ground Snow Load . . . . . 9 psf
- Roof Snow Load . . . . . 20 psf
- C. Roof Collateral Load . . . . . 6 psf
- D. Wind Speed . . . . . 98 mph
- Exposure . . . . . C
- E.  $S_{ps}$  . . . . . 0.636
- F. SDC . . . . . D
- G. Frost Depth . . . . . 1'-6"

## 2. Earthwork

- A. Foundation Design Values (assumed)
  - i. Allowable Soil Bearing Pressure - 1500 psf
  - ii. Coefficient of Friction - 0.25
  - iii. Passive Earth Pressure - 200 psf/ft of depth
- B. The building pad area shall be stripped of all frozen soil, debris, vegetation, and topsoil. All fill soils and any remaining loose natural soils shall be excavated to expose suitable natural soils.
- C. Proof roll the entire building pad area to locate and remove all soft spots. Replace with compacted structural fill.
- D. Place all footings and slabs on undisturbed natural soil or on properly compacted structural fill. Contractor shall verify that soil under footings is suitable to support footings.
- E. Structural Fill: Structural fill should consist of well-graded sandy gravels with a maximum particle size of 3 inches and 5 to 15 percent fines (materials passing the No. 200 sieve). The liquid limit of fines should not exceed 35 and the plasticity index should be below 15. All fill soils should be free from topsoils, highly organic material, frozen soil, and other deleterious materials. Structural fill should be placed in maximum 8-inch thick loose lifts at a moisture content within 2 percent of optimum and compacted to at least 95 percent of modified proctor density (ASTM D1557) under the building and 90 percent under concrete flatwork.
- F. It is the responsibility of the contractor to ensure that the depth of the bottom of the foundation is far enough below the adjacent grade to ensure adequate frost protection.

## 3. Concrete and Reinforcement

- A. Material Standards
  - i. Concrete
    - a. Footings: Exposure Classes F0, S0, W0, C0  
 $f'_c = 3000$  p.s.i., max. w/cm ratio = 0.55
    - b. Exterior Walls: Exposure Classes F1, S0, W0, C1  
 $f'_c = 3500$  p.s.i., max. w/cm ratio = 0.55
    - c. Interior Walls: Exposure Classes F0, S0, W0, C0  
 $f'_c = 3000$  p.s.i., max. w/cm ratio = N.A.
    - d. Interior Slabs: Exposure Classes F0, S0, W0, C0  
 $f'_c = 3500$  p.s.i., max. w/cm ratio = 0.55
    - e. Air content for Exposures F1-F3 must meet the requirements of Table 19.3.3.1 of ACI 318-14. Air-entraining admixtures shall conform to ASTM C260
    - f. The cement type for Exposures S1-S3 must meet the requirements of Table 19.3.2.1 of ACI 318-14. Cement shall conform to ASTM C150
    - g. Calcium Chloride admixture shall not be used in Exposures S2 and S3
    - h. Normal weight aggregates - ASTM C33
  - ii. Reinforcing
    - a. Rebar - ASTM A615 Grade 60 ( $F_y = 60$  ksi)
    - b. Welded wire - ASTM A1064
    - c. Epoxy/Adhesive - Simpson SET-XP (ICC-ES ESR-2508), Hilti RE-500V3 (ICC-ES ELC-3814), or Dewart Pure110+ (ICC-ES ESR-3298) unless noted otherwise in the drawings.
  - iii. Anchor Rods/Bolts
    - a. All anchor rods shall be cast-in-place headed anchor rods. Use of post-installed (epoxy, adhesive, expansion, screw, etc.) anchors is not allowed without written permission from MVE or unless specifically noted in the drawings.
    - b. Steel column anchor rods/bolts - ASTM F1554 Grade 36 with ASTM A563 heavy hex nuts and hardened washers (unless noted otherwise)
    - c. Wood framing anchors - ASTM A307 with A36 plate washers
    - d. Headed stud anchors (HSA) - ASTM A108
    - e. Deformed bar anchors (DBA) - ASTM A496
    - f. Screw Anchors for jamba as indicated in the typical anchor rod schedule - Simpson Titen HD (ICC-ES ESR-2713), Hilti Kwik HUS-TZ (ICC-ES ESR-3027), or Dewart Screwbolt+ (ICC-ES ESR-2526)
    - g. Use of hooked anchor rods/bolts is limited under the ACI and the IBC. Headed anchor rods/bolts must be used where indicated in the details.
    - h. The symbols  $\odot$  A.R./ $\odot$  A.B. as shown in the drawings indicate the center line of the anchor rod/bolt pattern, not the center line of any individual anchor rod/bolt.

## B. Detail reinforcing to comply with ACI 315 "Manual of Standard Practice for Detailing Reinforcing Concrete Structures" and the Concrete Reinforcing Steel Institute (CRSI) recommendations.

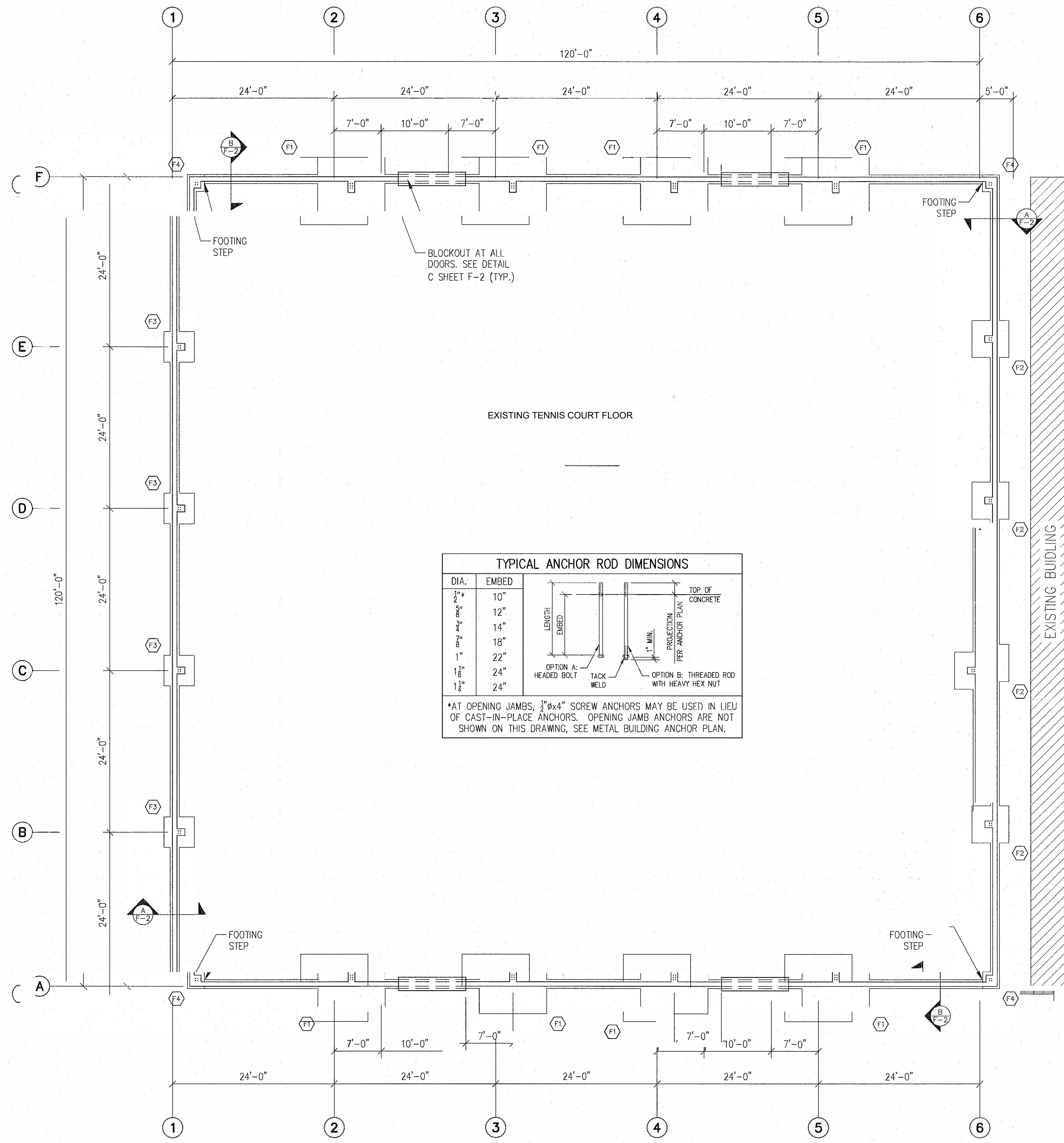
- i. Minimum clear concrete cover for reinforcement shall be as follows unless noted otherwise:
    - a. Concrete cast directly against and permanently exposed to earth - 3"
    - b. Concrete exposed to weather or earth:
      - 1. #5 bars or smaller - 1 1/2"
      - 2. #6 bars or larger - 2"
    - c. Concrete not exposed to weather or in contact with the ground - 3/4"
    - d. Slabs on grade - as shown in details, 3/4" min. from top of slabs not exposed to weather
  - ii. Lap Splice Lengths with 1 1/2" minimum clear cover
    - a.  $f'_c = 2500-3500$  p.s.i.
      - 1. #6 and smaller - 49 bar diameters
      - 2. #7 and larger - 76 bar diameters
    - b.  $f'_c = 4000$  p.s.i. or greater
      - 1. #6 and smaller - 38 bar diameters
      - 2. #7 and larger - 60 bar diameters
    - c. Increase lap splice lengths by 50% where epoxy coated bars are used.
  - iii. Stagger splices in walls so that no two adjacent bars are spliced in the same location, unless shown otherwise.
  - iv. Make all bars continuous around corners or provide corner bars of equal size and spacing.
  - v. Where 12 inches or less of fresh concrete is placed below horizontal reinforcing lap splice length may be reduced by 30%.
  - vi. Vertical bars in walls, grade beams, and piers to terminate in footings with ACI standard hooks (12 bar diameters) to within 4" of the bottom of the footing unless noted otherwise.
  - vii. Horizontal wall reinforcing shall terminate at the ends of walls with a 90 degree hook plus a 6 bar diameter extension, unless shown otherwise.
  - viii. Horizontal wall reinforcing shall be continuous through construction and control joints.
  - ix. Splices in horizontal reinforcement shall be staggered. Splices in two curtains (where used) shall not occur in the same location.
  - x. Use chairs or other support devices as required for proper clearance.
  - xi. Rebar hairpins shall be centered in slabs and shall be wire tied to the slab reinforcing (if any). Rebar hairpins shall be continuous through walls and piers; lap splices in hairpins may only occur in the floor slab unless noted otherwise.
- C. Control joints in slabs on grade are recommended to control cracking. See plans for control joint spacing and details.
- D. Slabs and grade beams shall not have joints in a horizontal plane. All reinforcement shall be continuous through all construction joints.
- E. Floor slab thickness and reinforcing shown in these drawings are adequate to support typical uniform loads only. Mountain View Engineering has not designed the slab for any specific concentrated forces such as those from vehicles, storage racks, or heavy equipment (unless noted otherwise).
- F. Welding of rebar is not allowed unless specifically indicated in the drawings. All embedments, reinforcing, and dowels shall be securely tied to framework or to adjacent reinforcing prior to placement of the concrete. Tack welding of rebar joints in grade beams, walls, or cages is not allowed. Where welding of rebar is shown in the drawings, all rebar to be welded shall be ASTM A706 Grade 60.

## 4. Special Inspections

- A. Concrete
  - i. Spot Footings - Not required (IBC 1705.3 Exception 1)
  - ii. Continuous Ftgs. - Not required (IBC 1705.3 Exception 2.3)
  - iii. Slabs - Not required (IBC 1705.3 Exception 3)
  - iv. Grade Beams - Not required (IBC 1705.3 Exception 4)
  - v. Walls - Not required (IBC 1705.3 Exception 4)
  - vi. Anchor rods/bolts - Required (IBC Table 1705.3) Special inspection may be waived subject to the approval of the building official.
- B. Steel Reinforcement
  - i. Placement - Third party special inspection of reinforcing placement need only be performed where specifically required by the building official.
  - ii. Welding - Special inspection of rebar welding is required (if any is used).

## 5. Miscellaneous

- A. The contractor shall notify engineer of any variations in dimensions.
- B. The engineer is not responsible for any deviations from these plans unless such changes are authorized in writing by the engineer.



$\odot$  F1 INDICATES APPLICABLE FOOTING DETAIL.

**FOUNDATION PLAN**  
SCALE: 1/8" = 1'-0"

NOTE: COORDINATE THIS DRAWING WITH THE PACIFIC BUILDING SYSTEMS ANCHOR BOLT PLAN.

**MOUNTAIN VIEW ENGINEERING, INC.**  
 Consulting  
 Structural Engineering  
 345 North Main Street Ste. A, Bingham City, Utah 84302 (435) 734-9700 Fax (435) 734-9519

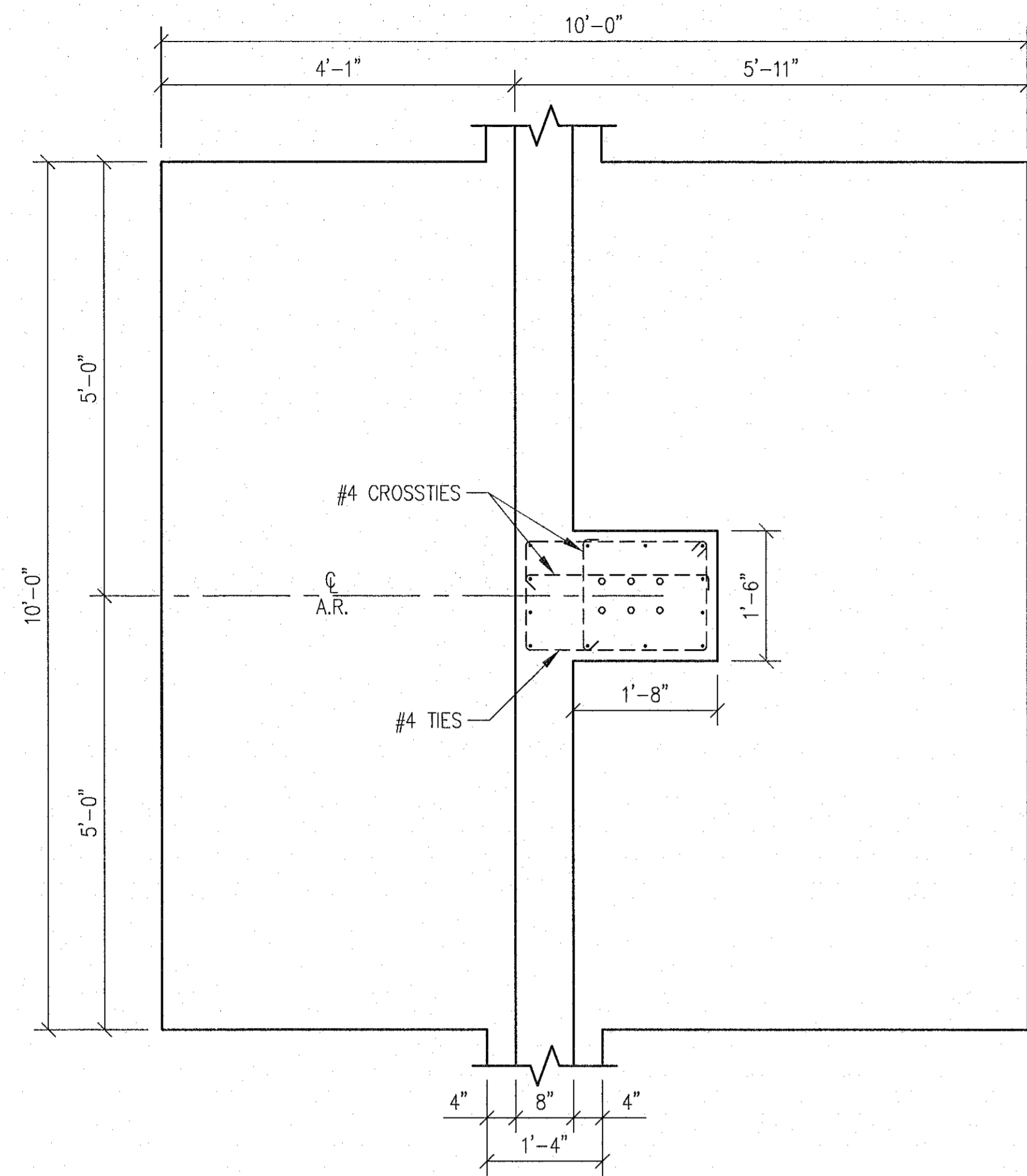
SHEET TITLE: **FOUNDATION PLAN**  
 JOB NAME: **NEW TENNIS BUILDING**  
 LOCATION: **WILSONVILLE, OREGON**  
 CONTRACTOR: -

PLAN ISSUE DATES  
 DATE: 1-18-23  
 BY: J.S.  
 DESCRIPTION: FOR PERMIT

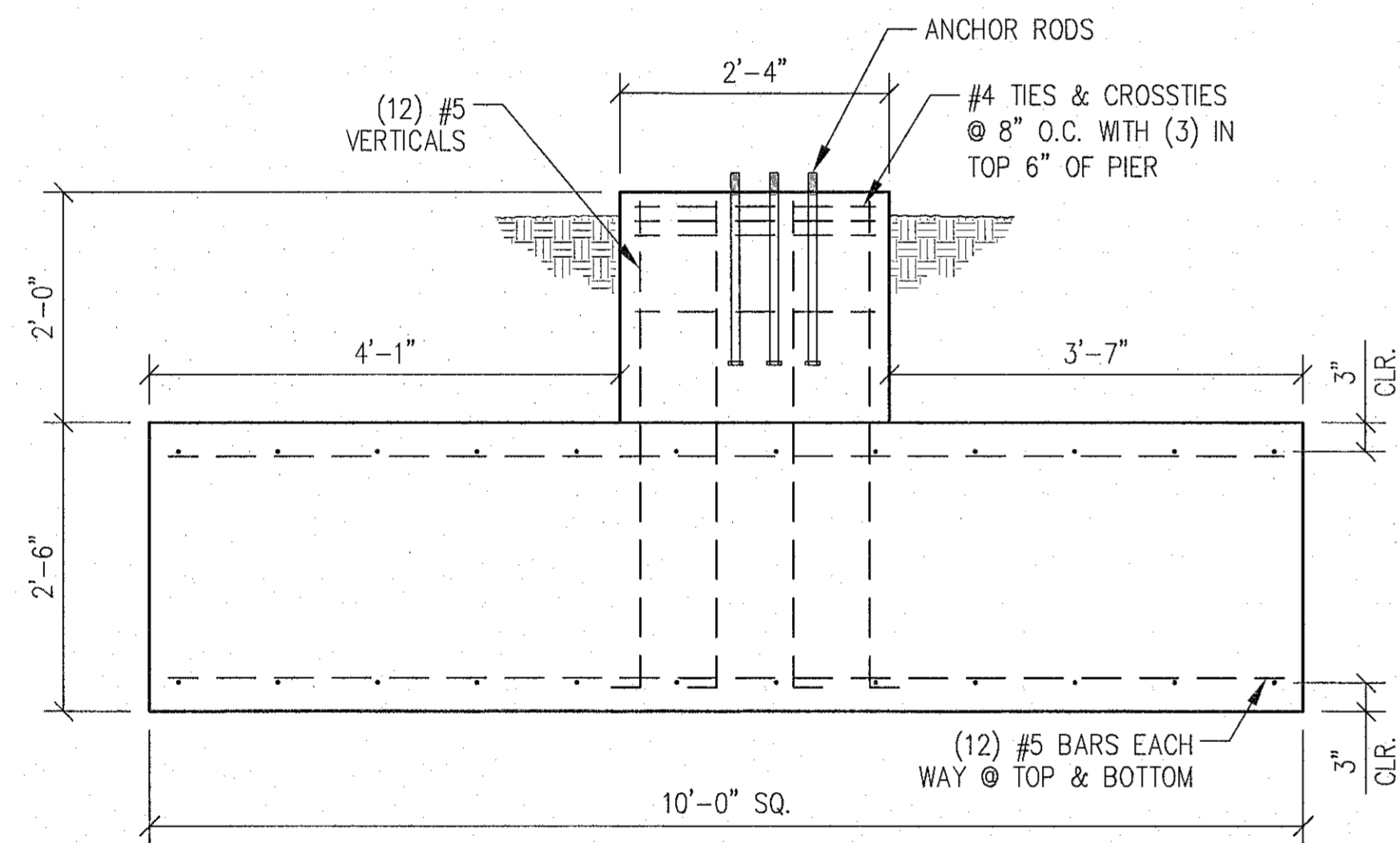
JAN 18 2023  
 REGISTERED PROFESSIONAL ENGINEER  
 BRAD WALLACE  
 EXPIRES: 06-30-2024

SHEET NUMBER:  
**F-1**  
 DRAWN BY: JSCOTT  
 ENGINEER: JLARSEN  
 MVE JOB NUMBER: **23-0054**

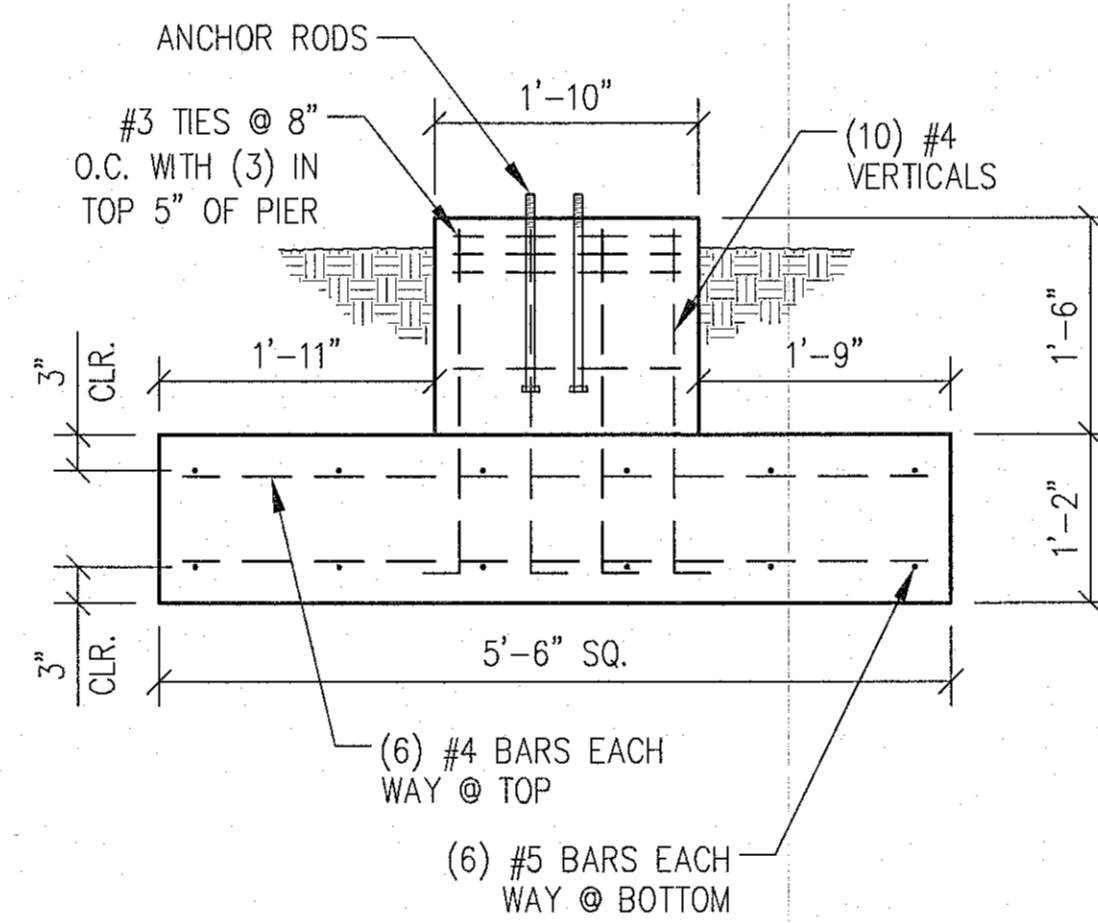




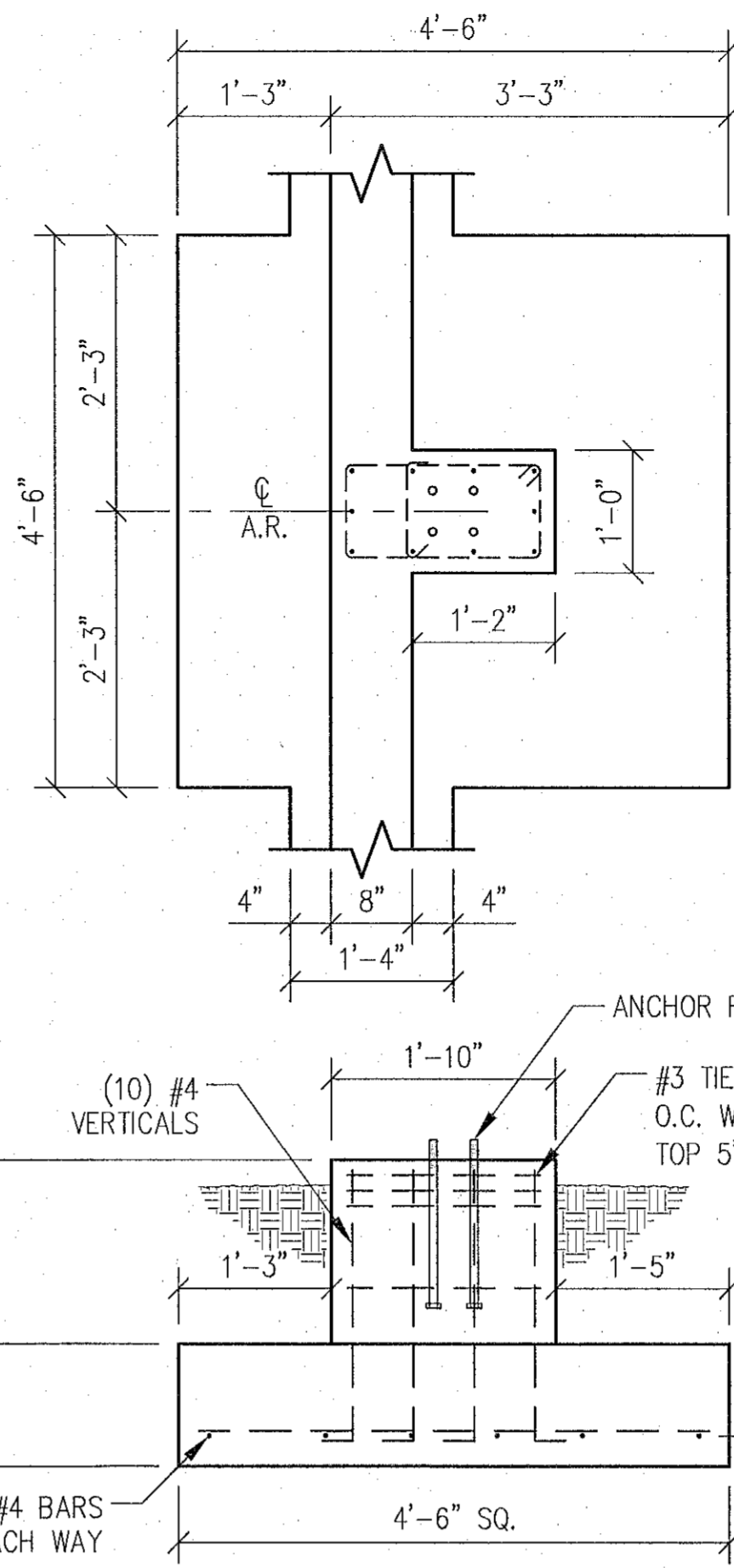
**F1** SIDEWALL FOOTING DETAIL  
3/4"=1'-0"



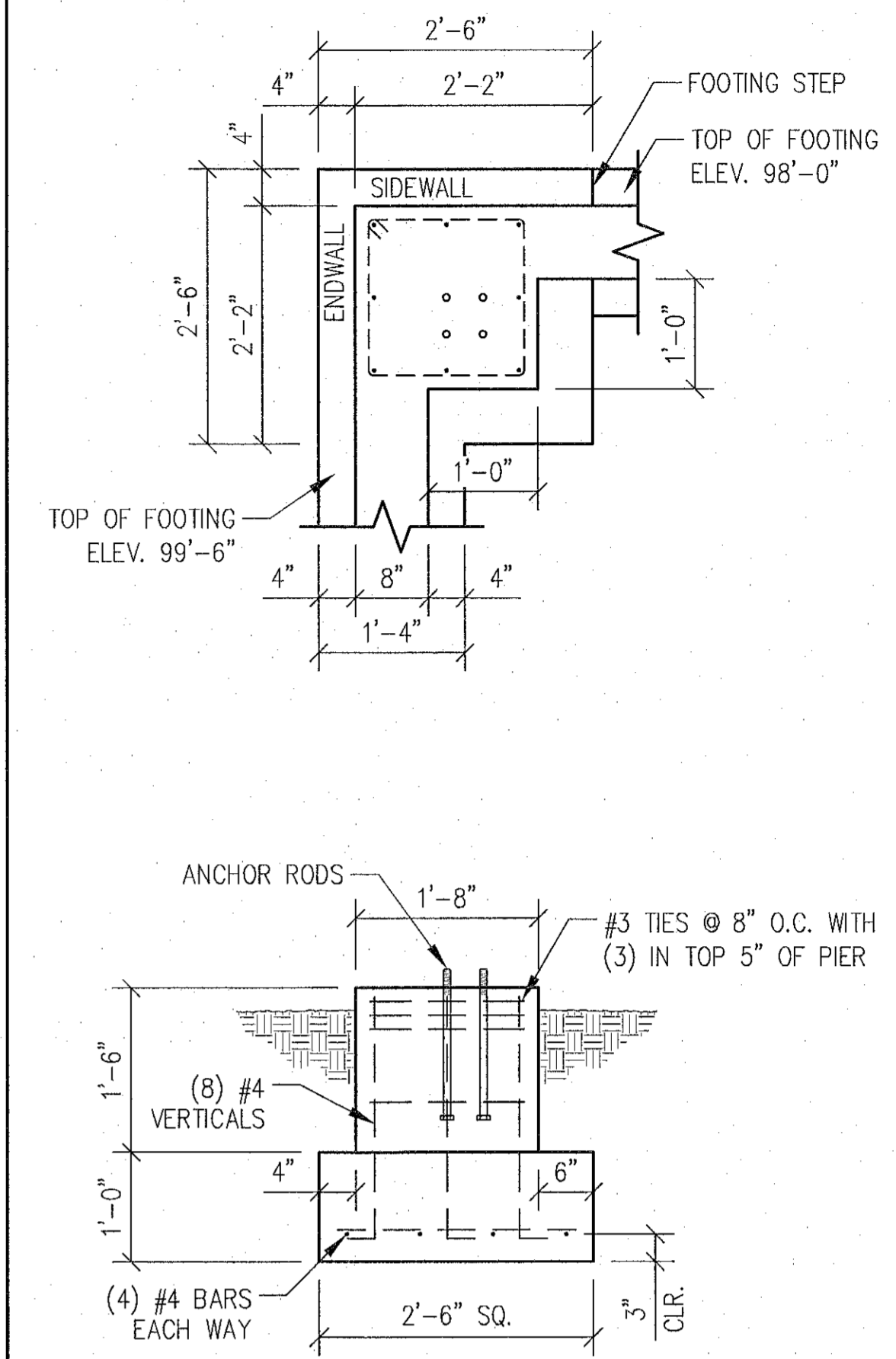
**F2** ENDWALL FOOTING DETAIL  
3/4"=1'-0"



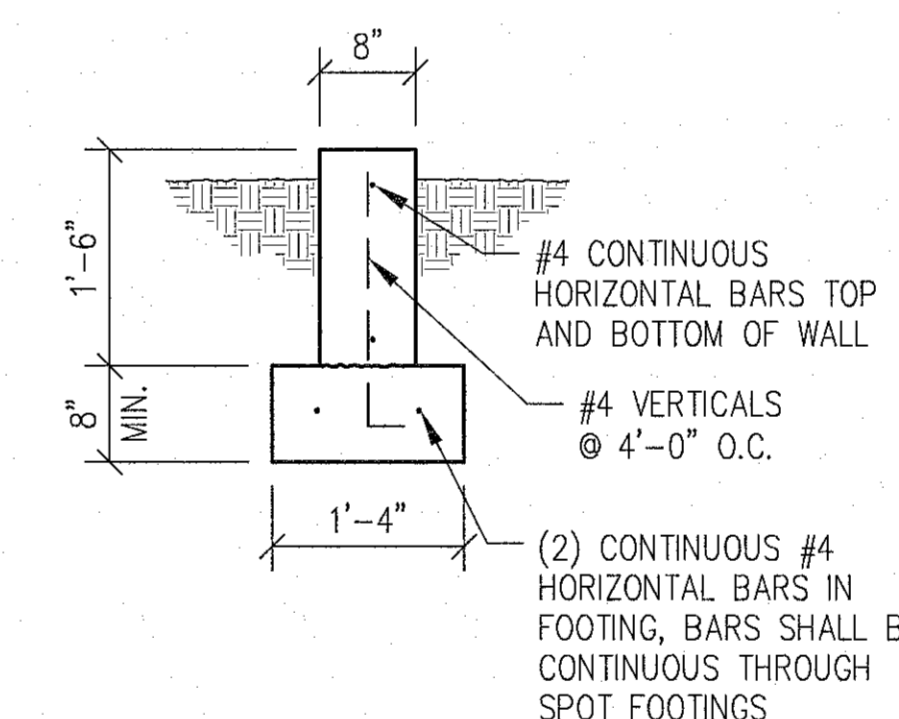
**F3** ENDWALL FOOTING DETAIL  
3/4"=1'-0"



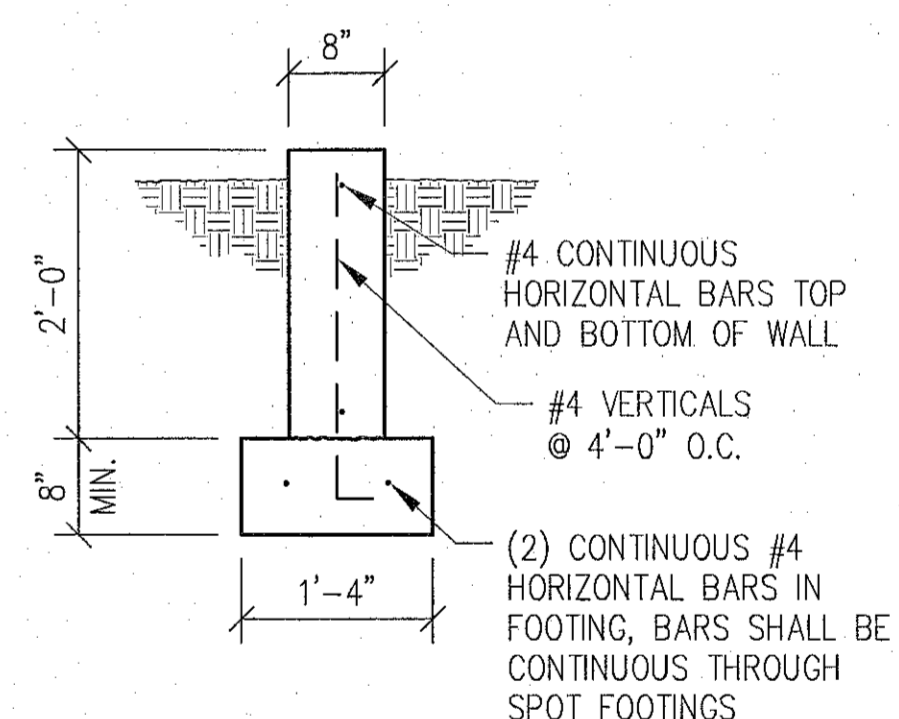
**F4** CORNER FOOTING DETAIL  
3/4"=1'-0"



**A** PERIMETER GRADE BEAM DETAIL  
3/4"=1'-0"



**B** PERIMETER GRADE BEAM DETAIL  
3/4"=1'-0"



**C** BLOCKOUT AT DOORS  
3/4"=1'-0"

**MOUNTAIN VIEW ENGINEERING, INC.**  
Structural Engineering  
345 North Main Street Ste. A, Brigham City, Utah 84302 (435) 734-9700 Fax (435) 734-9519  
Design

SHEET TITLE: **FOUNDATION DETAILS**  
JOB NAME: **NEW TENNIS BUILDING**  
LOCATION: **WILSONVILLE, OREGON**  
CONTRACTOR: -

PLAN	ISSUE DATES	BY:	DESCRIPTION:
1	1-18-23	N.H.	FOR PERMIT

JAN 18 2023  
STRUCTURAL  
REGISTERED PROFESSIONAL  
ENGINEER  
95667PE  
BRAD WALLACE  
EXPIRES: 06-30-2024

SHEET NUMBER:  
**F-2**

DRAWN BY: JSCOTT  
ENGINEER: JLARSEN  
MVE JOB NUMBER: **23-0054**

**GENERAL NOTES:**

- PRODUCT CERTIFICATIONS**  
APPROVED FABRICATOR OF PREFABRICATED BUILDINGS. REF. IAS REPORT NO. FA-405
- MATERIALS SPECIFICATION**  

ASTM DESIGNATION	YIELD STRENGTH
FLAT BAR..... A-572	FY = 50 KSI MIN
STEEL PLATE..... A-572	FY = 50 KSI MIN
HOT-ROLLED MILL SHAPES..... A-992	FY = 50 KSI MIN
CONNECTION PLATES..... A-572	FY = 50 KSI MIN
BRACE RODS..... A-36	FY = 36 KSI MIN
COLD-FORMED LIGHT GAGE SHAPES..... A-570	FY = 55 KSI
ROOF AND WALL SHEETING (R PANEL)..... A-792-94	FY = 80 KSI (GRADE E)
ROOF SHEETING (STANDING SEAM)..... A-446-76	FY = 50 KSI (GRADE D)
BOLTS TYP..... A-325	
1/2" BOLTS..... GRADE 5	
- SECONDARY STRUCTURAL COATING**  
FORMED FROM GALVANIZED PRODUCTS (G60)
- BUILDER/CONTRACTOR OR A/E FIRM RESPONSIBILITIES**  

PACIFIC BUILDING SYSTEMS STANDARD PRODUCT SPECIFICATIONS FOR DESIGN, FABRICATION, QUALITY CRITERIA, STANDARDS AND TOLERANCES SHALL GOVERN THE WORK, UNLESS STIPULATED OTHERWISE IN THE CONTRACT DOCUMENTS.

IN CASE OF DISCREPANCIES BETWEEN PACIFIC BUILDING SYSTEMS STRUCTURAL PLANS AND PLANS FOR OTHER TRADES, THE PACIFIC BUILDING SYSTEMS PLANS SHALL GOVERN.

IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO OBTAIN APPROPRIATE APPROVALS AND NECESSARY PERMITS FROM CITY, COUNTY, STATE, OR FEDERAL AGENCIES, AS REQUIRED.

ACCEPTANCE OF THE PACIFIC BUILDING SYSTEMS INTERPRETATION OF THE CONTRACT.

ONCE THE BUILDER/CONTRACTOR OR A/E FIRM HAS SIGNED PACIFIC BUILDING SYSTEMS APPROVAL PACKAGE, CHANGES FROM THE CONTRACT BY THE BUILDER WILL BE BILLED TO THE BUILDER/ CONTRACTOR FOR MATERIAL, ENGINEERING, AND HANDLING FEES. SUCH CHANGES MAY CAUSE THE PROJECT TO BE MOVED FROM THE FABRICATION AND/OR SHIPPING SCHEDULE. A PENALTY FEE MAY BE CHARGED IF THE PROJECT MUST BE MOVED FROM THE FABRICATION AND/OR SHIPPING SCHEDULE, AS LONG AS PACIFIC BUILDING SYSTEMS DESIGN AND DETAILING APPROACH COMPLIES WITH THE CONTRACT.

THE BUILDER/CONTRACTOR OR A/E FIRM IS RESPONSIBLE FOR THE OVERALL PROJECT COORDINATION. ALL INTERFACE AND COMPATIBILITY CONCERNING ANY MATERIALS NOT FURNISHED BY PACIFIC BUILDING SYSTEMS ARE TO BE CONSIDERED AND COORDINATED BY THE BUILDER/CONTRACTOR OR A/E FIRM. THESE PACIFIC BUILDING SYSTEMS ASSUMPTIONS SHALL GOVERN UNLESS SPECIFIC DESIGN CRITERIA CONCERNING THIS INTERFACE BETWEEN MATERIALS IS FURNISHED AS PART OF THE CONTRACT.

THE BUILDER/CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL OTHER PROJECT PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF ANY GOVERNING BUILDING AUTHORITIES.

SUPPLYING SEALED ENGINEERING DESIGN DATA AND DRAWINGS FOR THE PACIFIC BUILDING SYSTEMS BUILDING DOES NOT IMPLY OR CONSTITUTE AN AGREEMENT THAT PACIFIC BUILDING SYSTEMS OR ITS DESIGN ENGINEER IS ACTING AS THE ENGINEER OF RECORD OR DESIGN PROFESSIONAL FOR THE CONSTRUCTION PROJECT. THESE DRAWINGS AND DESIGN DATA ARE SEALED AS TO THE STRUCTURAL SYSTEM FURNISHED BY PACIFIC BUILDING SYSTEMS IN COMPLIANCE WITH ALL REQUIREMENTS OF THE CONTRACT.

THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR SETTING OF ANCHOR BOLTS AND ERECTION OF STEEL BUILDING COMPONENTS IN ACCORDANCE WITH PACIFIC BUILDING SYSTEMS "FOR CONSTRUCTION" DRAWINGS. TEMPORARY SUPPORTS OR BRACING REQUIRED FOR THE BUILDING ERECTION WILL BE THE RESPONSIBILITY OF THE ERECTOR TO DETERMINE, FURNISH, AND INSTALL.

- A-325 BOLT TIGHTENING REQUIREMENTS**  
HIGH STRENGTH A-325 BOLTS SHALL BE TIGHTENED BY THE TURN-OF-THE-NUT METHOD IN ACCORDANCE WITH THE LATEST EDITION, AISC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A-325 OR A-490 BOLTS. WASHERS ARE NOT REQUIRED WHEN A-325 BOLTS ARE TIGHTENED BY THE TURN-OF-THE-NUT METHOD.

**TABLE -NUT ROTATION FROM SNUG-TIGHT CONDITION**

BOLT LENGTH (UNDERSIDE OF HEAD TO EDGE OF BOLT)	DISPOSITION OF OUTER FACE OF BOLTED PARTS		
	BOTH FACES NORMAL TO BOLT AXIS	ONE FACE NORMAL TO BOLT AXIS AND OTHER SLOPED NOT MORE THAN 1:20 (BEVELED WASHER NOT USED)	BOTH FACES SLOPED NOT MORE THAN 1:20 FROM NORMAL TO THE BOLT AXIS (BEVELED WASHER NOT USED)
UP TO AND INCLUDING 4 DIAMETERS	1/3 TURN	1/2 TURN	2/3 TURN
OVER 4 DIAMETERS BUT NOT EXCEEDING 8 DIAMETERS	1/2 TURN	2/3 TURN	5/6 TURN

FOR BOLTS INSTALLED BY 1/2 TURN AND LESS, THE TOLERANCE SHALL BE PLUS OR MINUS 30 DEGREES.  
FOR BOLTS INSTALLED BY 2/3 TURN AND MORE, THE TOLERANCE SHALL BE PLUS OR MINUS 45 DEGREES.

**BUILDING INFORMATION**

JOB NUMBER: 22-8819  
 CUSTOMER: Haworth Construction  
 PROJECT: New Tennis Building  
 LOCATION: Wilsonville, OR 97070

**LOADING INFORMATION**

RISK CATEGORY: II - Standard Occupancy  
 BLDG. CODE: OSSC19 (IBC 18)  
 CLOSED/OPEN: Closed  
 EXPOSURE: C  
 WIND SPEED: 98 MPH  
 COLLATERAL LOAD: 6.00 PSF  
 DEAD LOAD: 2.50 PSF + FRAME WT  
 LIVE LOAD: 20.00 PSF  
 ROOF SNOW LOAD: 20.00 PSF  
 GROUND SNOW LOAD: 9.00 PSF  
 SNOW IMPORTANCE (Is): 1.00

**EARTHQUAKE DESIGN DATA**

SEISMIC DESIGN CATEGORY: D  
 SEISMIC IMPORTANCE FACTOR: 1.00  
 MAPPED SPECTRAL RESPONSE ACCELERATIONS  

$S_s$ 0.811 %g	$S_{MS}$ 0.973 %g
$S_1$ 0.379 %g	$S_{M1}$ 0.728 %g

 SPECTRAL RESPONSE COEFFICIENTS  

$S_{DS}$ 0.636 %g	$S_{D1}$ 0.485 %g
-------------------	-------------------

**NOTE: IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY ALL THE DESIGN CRITERIA**

**MAIN BUILDING**

DESCRIPTION: 120'-0" x 120'-0" x 18'-0"  
 SLOPE: 3.5:12  
 STEEL COLOR: GREY  
 BASE COND: Base Channel

**SHEETING TYPE AND COLOR**

ROOF: SSQ-275 Standing Seam, Gauge: 24,  
Color: Grays Harbor w/ High Clip  
 WALL: PBR, Gauge: 26, Color: Parchment  
 EAVE SOFFIT: None  
 GABLE SOFFIT: None  
 SW LINER: None  
 EW LINER: None  
 GABLE TRIM: Grays Harbor  
 EAVE TRIM: Grays Harbor  
 GUTTER TRIM: Grays Harbor  
 CORNER TRIM: Parchment  
 JAMB TRIM: Grays Harbor  
 DOWNSPOUT: Parchment  
 BASE TRIM: Parchment

**INSULATION**

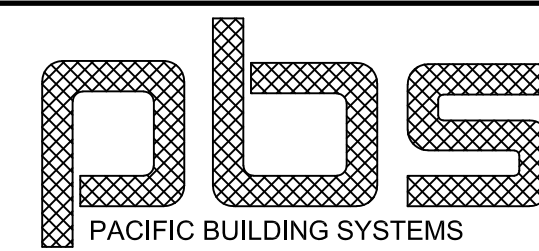
ROOF: Banded Liner (R-36) w/ 5/8" Thermal Block  
 WALLS: Banded Liner (R-25) w/ Thermal Tape

**ACCESSORIES \* See Contract for Specifics**

Banded Liner Support Kit

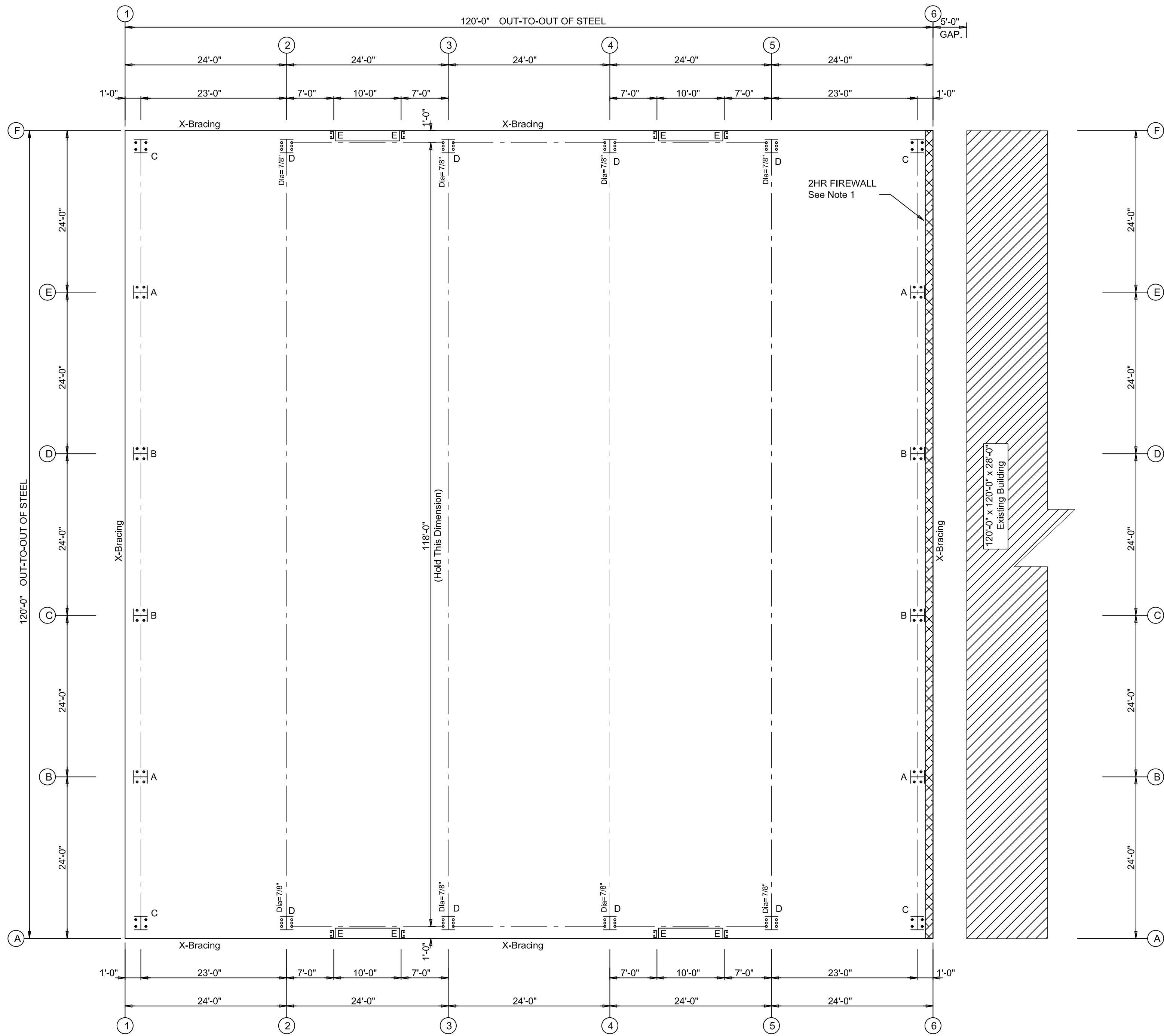


REVISION	DATE	PROJ:	NEW TENNIS BUILDING WILSONVILLE, OR 97070
A	1/05/23 NM	TITLE:	Drawing Cover Sheet
		DEALER:	Haworth Construction
		THIS DRAWING INCLUDING DESIGN PRINCIPLES, IS THE PROPERTY OF TRUSS-T STRUCTURES, INC. AND SHALL NOT BE REPRODUCED, COPIED OR LOANED IN PART OR IN WHOLE WITHOUT WRITTEN PERMISSION. IT IS NOT TO BE USED IN ANY MANNER THAT MAY CONSTITUTE A DETRIMENT DIRECTLY OR INDIRECTLY TO TRUSS-T STRUCTURES, INC.	



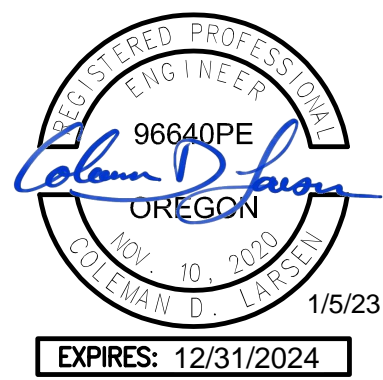
2100 N. PACIFIC HWY. WOODBURN, OREGON 97071 PHONE 503 / 981-9581

DATE: 12/26/22  
 DWG BY: NM  
 CHECKED BY:  
 PAGE: CS1 OF CS1  
 JOB ID: 22-8819



**ANCHOR BOLT PLAN**  
NOTE: All Base Plates @ 100'-0" (U.N.)

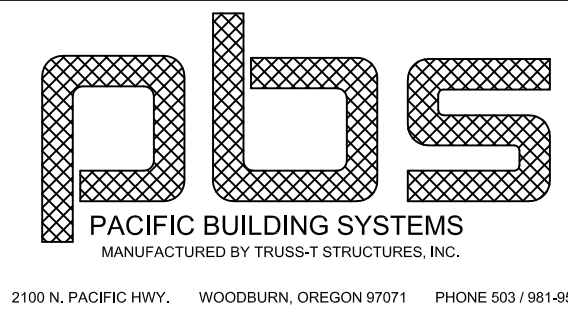
- Notes:
- 2 hour firewall (by others) at the right endwall not to exceed 20 psf. Firewall design and material by others.
  - Pier footing foundation design included in this contract. Foundation design excludes: retaining wall, stem wall, and/or pits..
  - PBS is not responsible for retrofitting / evaluation of the structural integrity of the existing building due to extra loads such as snow drift caused by this building addition.



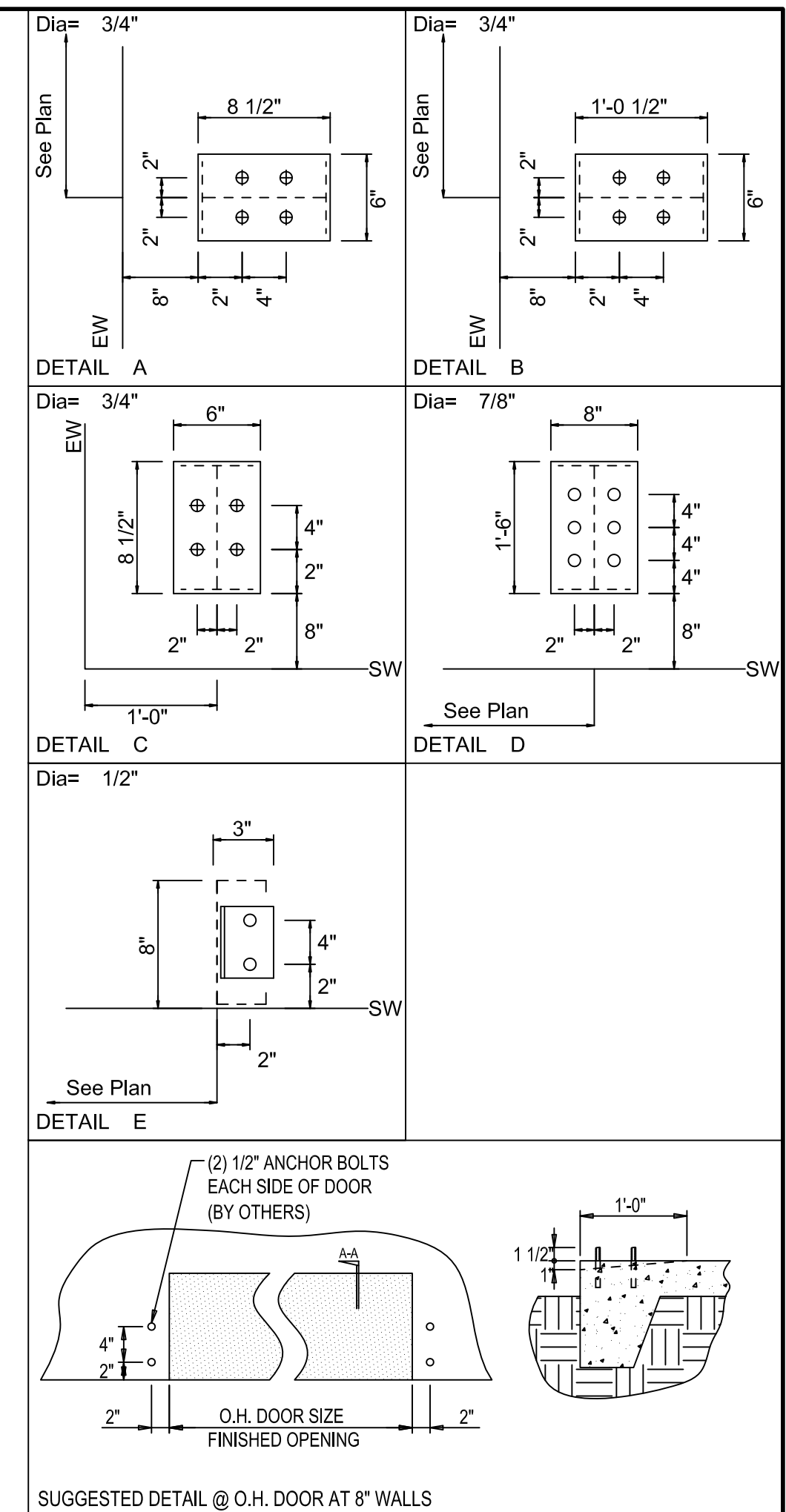
REVISION	DATE
A Issued For Permits Only	1/05/23 NM

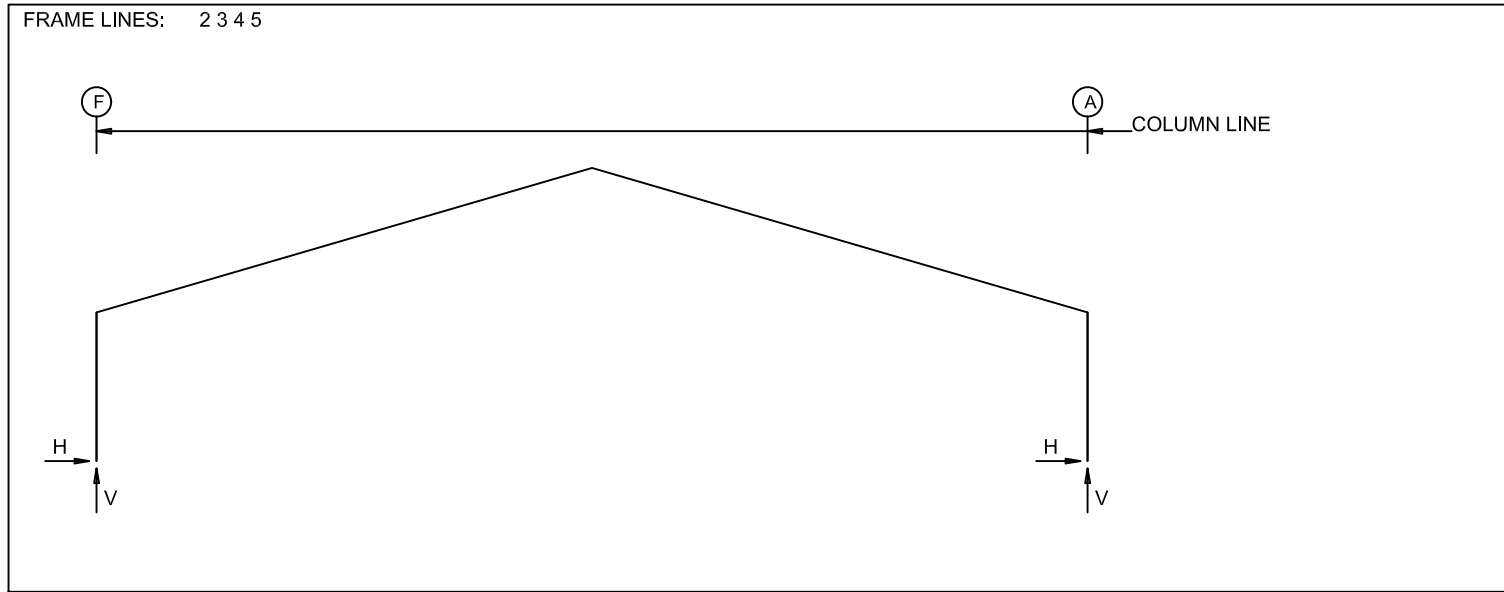
PROJ: New Tennis Building  
Wilsonville, OR 97070  
TITLE: Anchor Bolt Plan  
DEALER: Haworth Construction

THIS DRAWING INCLUDING DESIGN PRINCIPLES, IS THE PROPERTY OF TRUSS-T STRUCTURES, INC. AND SHALL NOT BE REPRODUCED, COPIED OR LOANED IN PART OR IN WHOLE WITHOUT WRITTEN PERMISSION. IT IS NOT TO BE USED IN ANY MANNER THAT MAY CONSTITUTE A DETRIMENT DIRECTLY OR INDIRECTLY TO TRUSS-T STRUCTURES, INC.



DATE: 12/26/22  
DWG BY: NM  
CHECKED BY:  
PAGE: F1 OF F2  
JOB ID: 22-8819





**RIGID FRAME: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frm Line	Col Line	Load Id	Column_Reactions(k)				Bolt(in) Qty	Base_Plate(in) Width	Base_Plate(in) Length	Thick	Grout (in)	
			Hmax	Vmax	Hmin	Vmin						
2*	F	1	39.5	46.5	3	-9.3	6	0.875	8.000	18.00	0.500	0.0
					5	-4.0						
2*	A	4	9.3	-9.7	1	-39.5	6	0.875	8.000	18.00	0.500	0.0
			-39.5	46.5	6	4.0						
2*	Frame lines: 2 3 4 5											

**RIGID FRAME: BASIC COLUMN REACTIONS (k)**

Frame Line	Column Line	---Dead---		---Collateral---		---Live---		---Snow---		---Snow_Drift---		---Wind_Left1---	
		Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert	Horiz	Vert
2*	F	5.1	6.6	7.8	9.0	24.9	28.8	24.9	28.8	1.7	2.0	-20.6	-22.7
2*	A	-5.1	6.6	-7.8	9.0	-24.9	28.8	-24.9	28.8	-1.7	2.0	9.8	-18.2
Frame Line	Column Line	-Wind_Right1-Horiz	-Wind_Left2-Vert	-Wind_Right2-Horiz	-Wind_Right2-Vert	-Wind_Long1-Horiz	-Wind_Long1-Vert	-Wind_Long2-Horiz	-Wind_Long2-Vert	-Seismic_Left-Horiz	-Seismic_Left-Vert		
2*	F	-9.8	-18.2	-15.4	-12.5	-4.6	-7.9	-11.7	-26.3	-14.4	-22.8	-3.9	-1.0
2*	A	20.6	-22.7	4.6	-7.9	15.4	-12.5	14.4	-22.8	11.7	-26.3	-3.9	1.0
Frame Line	Column Line	Seismic_Right-Horiz	-Seismic_Long-Vert	F1UNB_SL_L-Horiz	F1UNB_SL_L-Vert	F1UNB_SL_R-Horiz	F1UNB_SL_R-Vert						
2*	F	3.9	1.0	0.0	-9.1	18.7	25.8	18.7	15.4				
2*	A	3.9	-1.0	0.0	-9.1	-18.7	15.4	-18.7	25.8				
2*	Frame lines: 2 3 4 5												

**ENDWALL COLUMN: BASIC COLUMN REACTIONS (k)**

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Wind_Left1		Wind_Right1		Wind_Left2		Wind_Right2	
						Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1	F	0.6	0.8	2.4	2.4	0.0	-2.5	0.0	-3.0	0.0	-1.2	0.0	-1.7
1	E	1.4	2.1	6.7	6.7	0.0	-9.3	0.0	-6.2	0.0	-6.5	0.0	-3.4
1	D	1.5	1.9	6.0	6.0	-4.1	-10.3	0.0	2.0	-4.1	-9.1	0.0	3.3
1	C	1.5	1.9	6.0	6.0	0.0	2.0	4.1	-10.3	0.0	3.3	4.1	-9.1
1	B	1.4	2.1	6.7	6.7	0.0	-6.2	0.0	-6.2	0.0	-3.4	0.0	-6.5
1	A	0.6	0.8	2.4	2.4	0.0	-3.0	0.0	-2.5	0.0	-1.7	0.0	-1.2

Frm Line	Col Line	Wind_Press		Wind_Suct		Wind_Long1		Wind_Long2		Seis_Left		Seis_Right		Seis_Long	
		Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert
1	F	-8.3	-4.3	2.2	4.3	0.0	-3.6	0.0	-2.2	0.1	0.1	0.1	-0.2	-13.6	-9.1
1	E	-5.2	0.0	5.7	0.0	0.0	-9.3	0.0	-5.4	0.0	0.7	0.0	-0.2	0.4	0.0
1	D	-6.8	0.0	7.6	0.0	0.0	-2.5	-2.3	-6.2	-6.5	-9.0	0.0	8.6	0.5	0.0
1	C	-6.8	0.0	7.6	0.0	2.3	-6.2	0.0	-2.5	0.0	8.6	6.5	-9.0	0.5	0.0
1	B	-5.2	0.0	5.7	0.0	0.0	-5.4	0.0	-9.3	0.0	-0.2	0.0	0.7	0.4	0.0
1	A	-8.3	-4.3	2.2	4.3	0.0	-2.2	0.0	-3.6	0.1	-0.2	0.1	0.1	-13.6	-9.1

Frm Line	Col Line	E1UNB_SL_L		E1UNB_SL_R		Snow Drift	Wind_Left1	Wind_Right1	Wind_Left2	Wind_Right2	Seis_Long	E2UNB_SL_L
		Horz	Vert	Horz	Vert							
1	F	0.0	2.4	0.0	0.8						0.0	2.4
1	E	0.0	6.5	0.0	1.8						0.0	6.5
1	D	0.0	7.2	0.0	2.8						0.0	7.2
1	C	0.0	2.8	0.0	7.2						0.0	2.8
1	B	0.0	1.8	0.0	6.5						0.0	6.5
1	A	0.0	0.8	0.0	2.4						0.0	2.4

Frm Line	Col Line	Wind Press	Wind Suct	Wind_Long1		Wind_Long2		Seis_Left		Seis_Right		Seis_Long	E2UNB_SL_L
				Horz	Vert	Horz	Vert	Horz	Vert	Horz	Vert		
6	A	-1.8	2.2	0.0	-3.6	0.0	-2.2	0.6	0.3	0.6	-0.4	0.0	2.4
6	B	-5.2	5.7	0.0	-9.3	0.0	-5.4	0.0	1.5	0.0	-0.5	1.8	0.0
6	C	-6.8	7.5	0.0	-2.5	-2.3	-6.2	-14.8	-20.4	0.0	19.6	2.3	0.0
6	D	-6.8	7.5	2.3	-6.2	0.0	-2.5	0.0	19.6	14.8	-20.4	2.3	0.0
6	E	-5.2	5.7	0.0	-5.4	0.0	-9.3	0.0	-0.5	0.0	1.5	1.8	0.0
6	F	-1.8	2.2	0.0	-2.2	0.0	-3.6	0.6	-0.4	0.6	0.3	0.0	0.8

**ENDWALL COLUMN: MAXIMUM REACTIONS, ANCHOR BOLTS, & BASE PLATES**

Frm Line	Col Line	Column_Reactions(k)				Bolt(in) Qty	Base_Plate(in) Width	Base_Plate(in) Length	Thick	Grout (in)			
		Load Id	Hmax	Vmax	Hmin								
1	F	13	1.3	0.8	12	-9.5	-6.1	4	0.750	6.000	8.500	0.375	0.0
		9	0.0	7.9									
1	E	13	3.4	-4.7	14	-3.1	-4.7	4	0.750	6.000	8.500	0.375	0.0
		2	0.0	10.2	13	3.4	-4.7						
1	D	15	4.5	-5.3	16	-4.1	-2.8	4	0.750	6.000	12.50	0.375	0.0
		17	0.0	10.6	10	0.0	-5.5						
1	C	18	4.5	-5.3	14	-4.1	-2.8	4	0.750	6.000	12.50	0.375	0.0
		19	0.0	10.6	11	0.0	-5.5						
1	B	20	3.4	-4.7	16	-3.1	-4.7	4	0.750	6.000	8.500	0.375	0.0
		2	0.0	10.2	20	3.4	-4.7						
1	A	20	1.3	0.8	12	-9.5	-6.1	4	0.750	6.000	8.500	0.375	0.0
		9	0.0	7.9									
6	A	13	1.3	-1.8	14	-1.1	-1.8	4	0.750	6.000	8.500	0.375	0.0
		1	0.0	5.9	13	1.3	-1.8						
6	B	13	3.4	-4.7	14	-3.1	-4.7	4	0.750	6.000	8.500	0.375	0.0
		1	0.0	16.2	13	3.4	-4.7						
6	C	15	4.5	-5.3	16	-4.1	-2.8	4	0.750	6.000	12.50	0.500	0.0
		8	0.0	17.6	10	0.0	-13.7						
6	D	18	4.5	-5.3	14	-4.1	-2.8	4	0.750	6.000	12.50	0.500	0.0
		7	0.0	17.6	11	0.0	-13.7						
6	E	20	3.4	-4.7	16	-3.1	-4.7	4	0.750	6.000	8.500	0.375	0.0
		1	0.0	16.2	20	3.4	-4.7						
6	F	20	1.3	-1.8	16	-1.1	-1.8	4	0.750	6.000	8.500	0.375	0.0
		1	0.0	5.9	20	1.3	-1.8						

**NOTES FOR REACTIONS**

- All loading conditions are examined and only maximum/minimum H or V and the corresponding H or V are reported.
- Positive reactions are as shown in the sketch. Foundation loads are in opposite directions.
- Bracing reactions are in the plane of the brace with the H pointing away from the braced bay. The vertical reaction is downward.
- Building reactions are based on the following building data:

Width (ft)	= 120'-0"
Length (ft)	= 120'-0"
Eave Height (ft)	= 18'-0" / 18'-0"
Roof Slope (rise/12)	= 3.5/12
Dead Load (psf)	= 2.50
Collateral Load (psf)	= 6.00
Live Load (psf)	= 20.00
Roof Snow Load (psf)	= 20.00
Ground Snow Load (psf)	= 9.00
Wind Speed (mph)	= 98
Wind Code	= OSSC19 (IBC 18)
Exposure	= C
Closed/Open	= Closed
Importance Seismic	= 1.00
Importance Snow (Is)	= 1.00
Seismic Zone	= D
Seismic Coeff (Fa*Ss)	= 0.973

- Loading conditions are:
  - 1 Dead+Collateral+Snow+Snow\_Drift
  - 2 Dead+Collateral+Snow+Slide\_Snow
  - 3 0.6Dead+0.6Wind\_Left1
  - 4 0.6Dead+0.6Wind\_Right1
  - 5 0.6Dead+0.6Wind\_Long1L
  - 6 0.6Dead+0.6Wind\_Long2L
  - 7 1.09Dead+1.09Collateral+0.7Seismic\_Left
  - 8 1.09Dead+1.09Collateral+0.7Seismic\_Right
  - 9 1.09Dead+1.09Collateral+0.7Seismic\_LongR
  - 10 0.51Dead+0.7Seismic\_Left
  - 11 0.51Dead+0.7Seismic\_Right
  - 12 0.51Dead+0.7Seismic\_LongL
  - 13 0.6Dead+0.6Wind\_Suction+0.6Wind\_Long1L
  - 14 0.6Dead+0.6Wind\_Pressure+0.6Wind\_Long1L
  - 15 0.6Dead+0.6Wind\_Left1+0.6Wind\_Suction
  - 16 0.6Dead+0.6Wind\_Pressure+0.6Wind\_Long2L
  - 17 Dead+Collateral+E1UNB\_SL\_L
  - 18 0.6Dead+0.6Wind\_Right1+0.6Wind\_Suction
  - 19 Dead+Collateral+E1UNB\_SL\_R
  - 20 0.6Dead+0.6Wind\_Suction+0.6Wind\_Long2L
- Reaction values:
  - Seismic: V (Base Shear)

**BUILDING BRACING REACTIONS (See Note 6)**

Loc	Wall Line	Col Line	± Reactions(k)				Panel Shear (lb/ft)	
			Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Wind	Sels
L_EW	1	D,C	4.1	5.1	6.5	8.1		
F_SW	A	1,2	6.4	4.3	13.6	9.1		
		3,4	6.4	4.3	13.6	9.1		
R_EW	6	C,D	4.1	5.1	14.8	18.5		
B_SW	F	4,3	6.4	4.3	13.6	9.1		
		2,1	6.4	4.3	13.6	9.1		

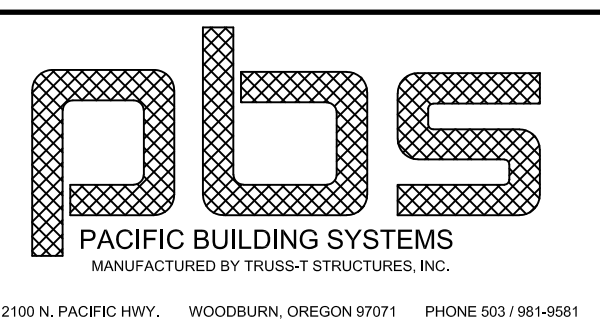
**ANCHOR BOLT SUMMARY**

Qty	Locate	Dia (in)	Type	Proj (in)
○ 16	Jamb	1/2"	A36	1.50
⊕ 48	Endwall	3/4"	A36	2.00
○ 48	Frame	7/8"	A36	2.50



REVISION	DATE
A Issued For Permits Only	1/05/23 NM

PROJ: New Tennis Building  
Wilsonville, OR 97070  
TITLE: Anchor Bolt Reactions  
DEALER: Haworth Construction

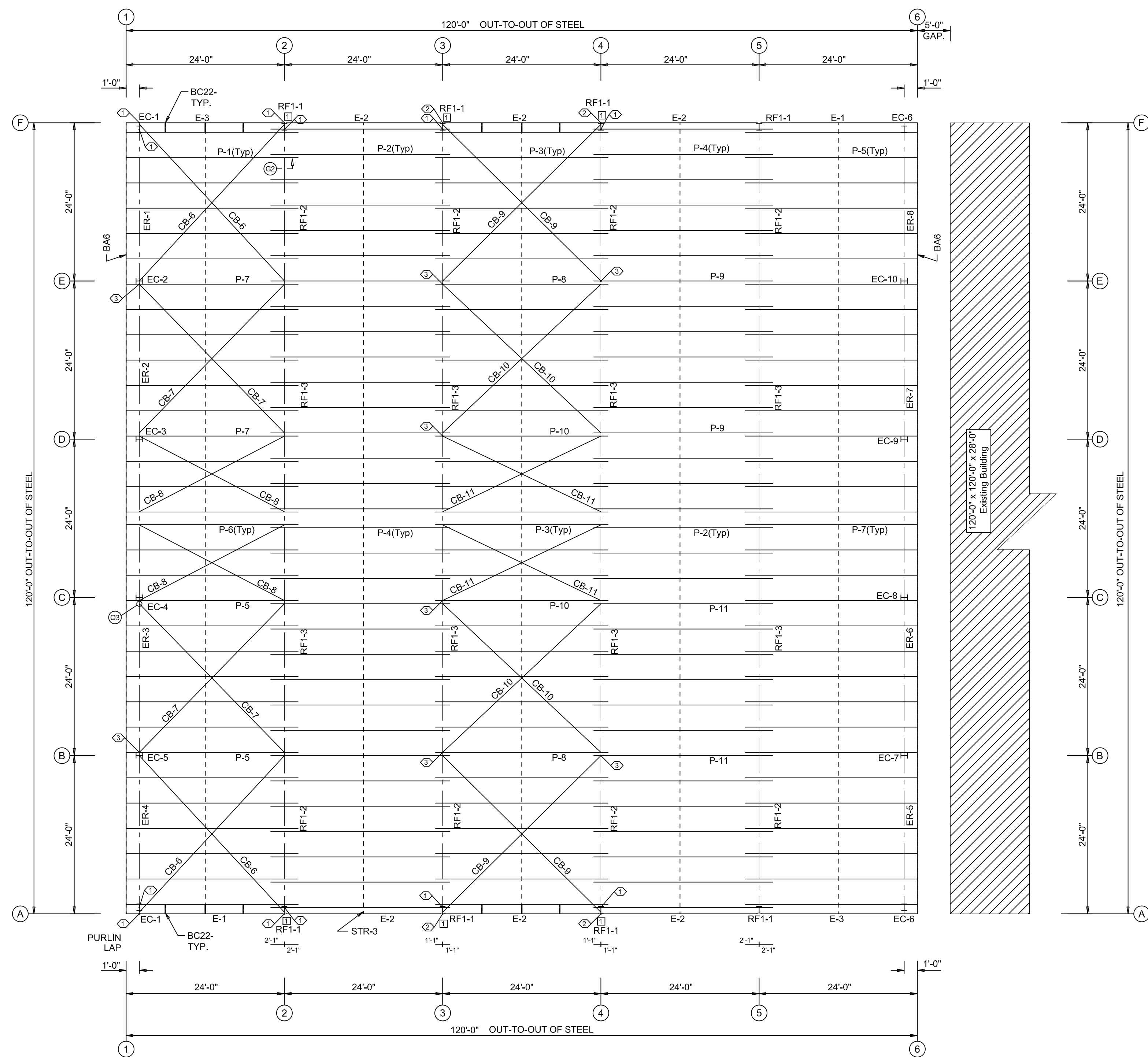


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JOB ID: 22-8819

SPECIAL BOLTS					
ROOF PLAN					
ID	QUAN	TYPE	DIA	LENGTH	WASH
1	4	GR 5	1/2"	1 1/4"	1
2	4	GR 5	1/2"	1 1/4"	2
3	2	GR 5	1/2"	1 1/4"	2

MEMBER TABLE	
ROOF PLAN	
MARK	PART
P-1	10Z14
P-2	10Z16
P-3	10Z16
P-4	10Z16
P-5	10Z12
P-6	10Z14
P-7	10Z12
P-8	10Z12
P-9	10Z14
P-10	10Z14
P-11	10Z14
E-1	10GS14-3
E-2	10GS14-3
E-3	10GS14-3
CB-6	7/8 ROD
CB-7	5/8 ROD
CB-8	1/2 ROD
CB-9	7/8 ROD
CB-10	5/8 ROD
CB-11	1/2 ROD

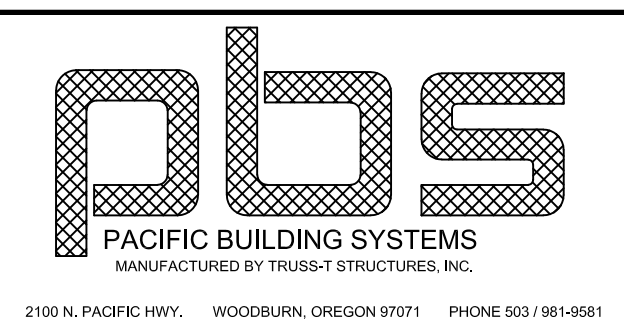
CONNECTION PLATES	
ROOF PLAN	
ID	MARK/PART
1	ESP-3



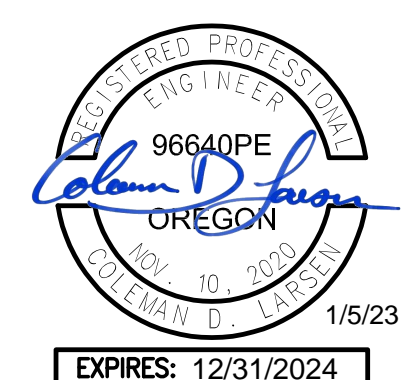
ROOF FRAMING PLAN

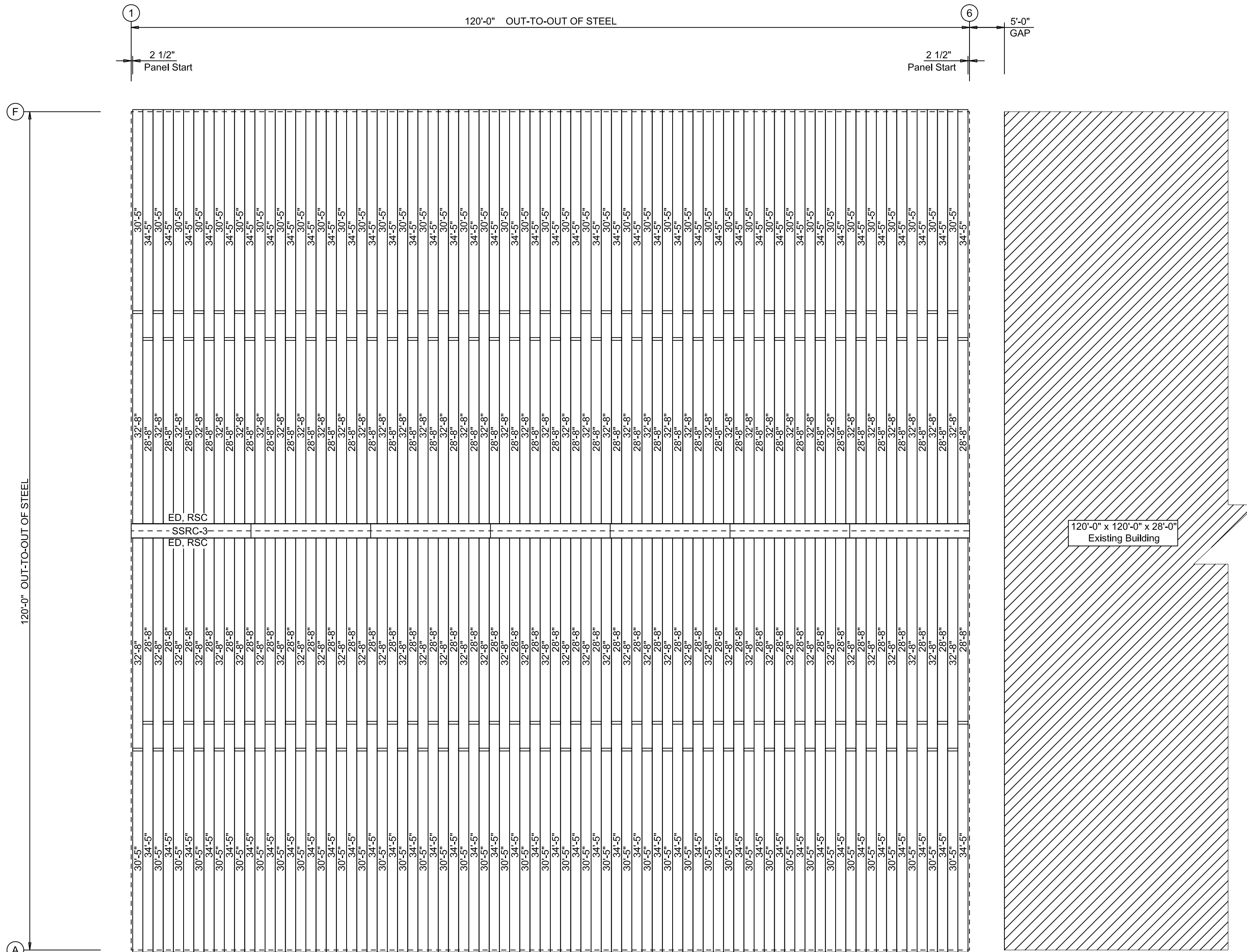
REVISION	DATE
A Issued For Permits Only	1/05/23 NM

PROJ: New Tennis Building  
Wilsonville, OR 97070  
TITLE: Roof Framing  
DEALER: Haworth Construction



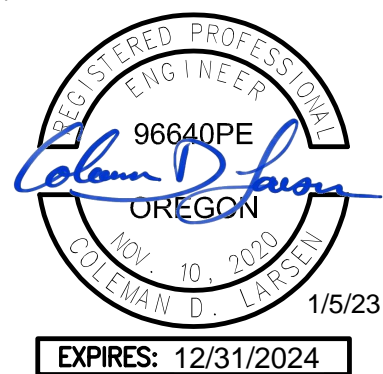
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**ROOF SHEETING PLAN**

PANELS: 24 Ga. SSQ-275 - Grays Harbor



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PROJ:	New Tennis Building Wilsonville, OR 97070
TITLE:	Roof Sheeting
DEALER:	Haworth Construction

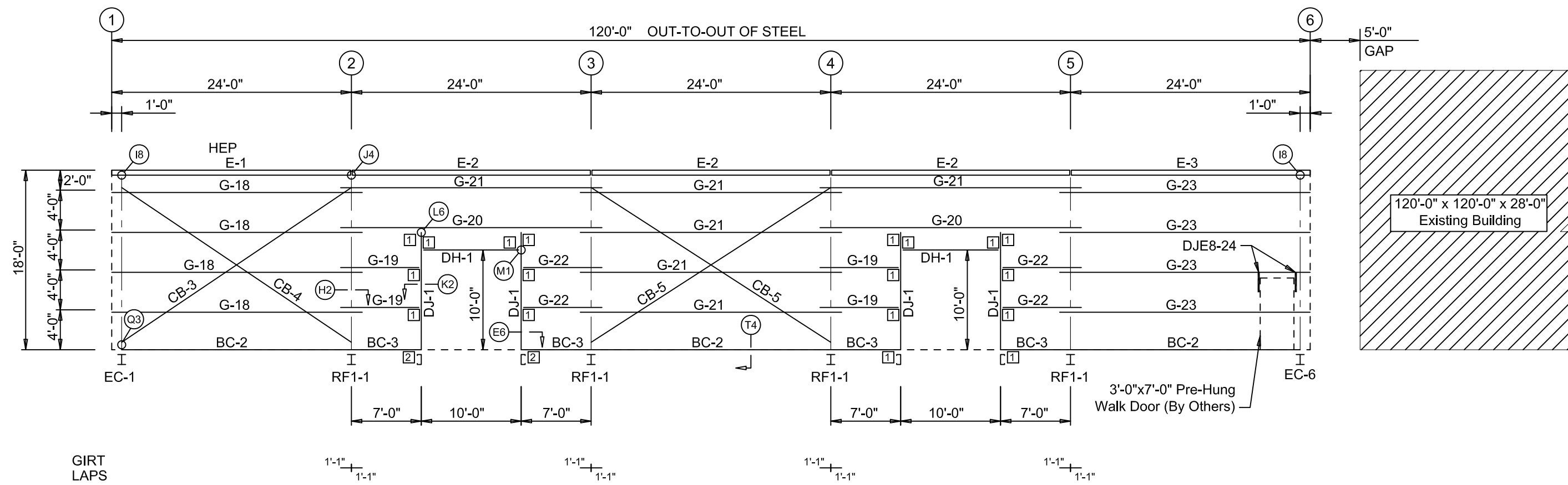
PACIFIC BUILDING SYSTEMS  
MANUFACTURED BY TRUSS-T STRUCTURES, INC.  
2100 N. PACIFIC HWY. WOODBURN, OREGON 97071 PHONE 503/981-9581

DATE:	12/26/22
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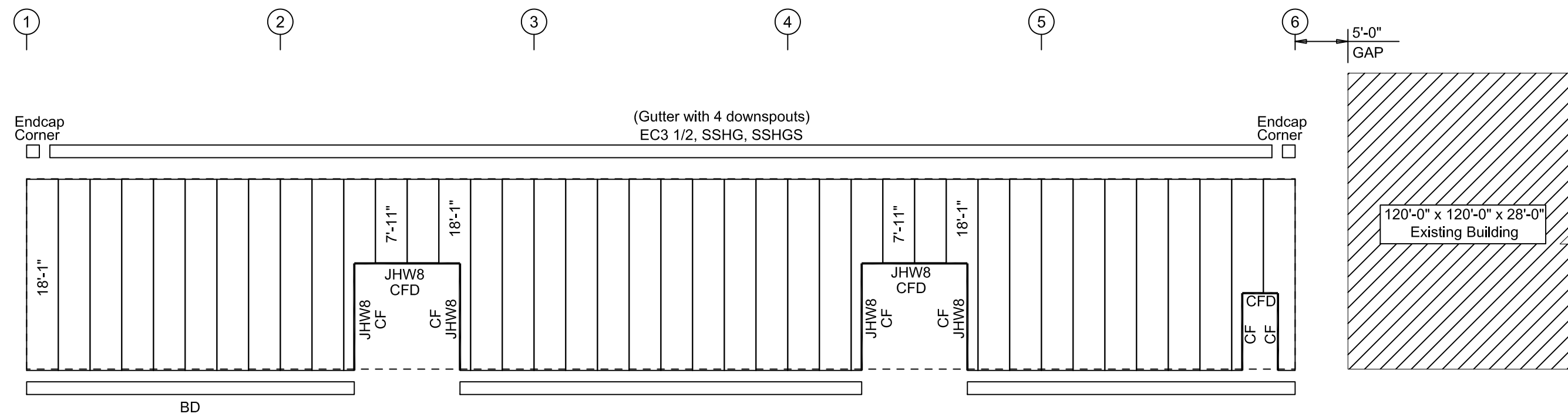
Note:  
1. Weight included in collateral loading for fire sprinklers by others.

MEMBER TABLE	
FRAME LINE A	
MARK	PART
DJ-1	8C16
DH-1	8C16
E-1	10GS14-3
E-2	10GS14-3
E-3	10GS14-3
G-18	8Z16
G-19	8Z16
G-20	8Z16
G-21	8Z16
G-22	8Z16
G-23	8Z16
BC-2	8C16
BC-3	8C16
CB-3	1 ROD
CB-4	1 ROD
CB-5	1 ROD

CONNECTION PLATES	
FRAME LINE A	
ID	MARK/PART
1	AL-1



SIDEWALL FRAMING: FRAME LINE A



SIDEWALL SHEETING & TRIM: FRAME LINE A

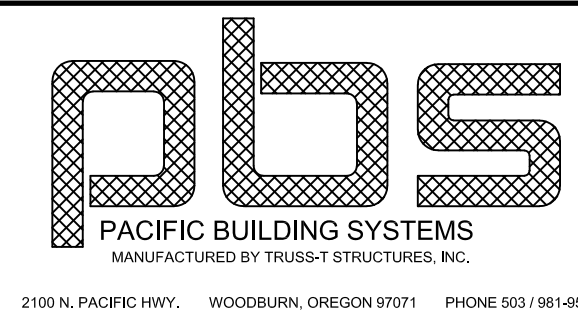
PANELS: 26 Ga. PBR - Parchment

Note:  
1. Liner by others on walls not to exceed 5 psf.



REVISION	DATE	PROJ:
A	1/05/23	New Tennis Building Wilsonville, OR 97070
	NM	TITLE: Sidewall Framing
		DEALER: Haworth Construction

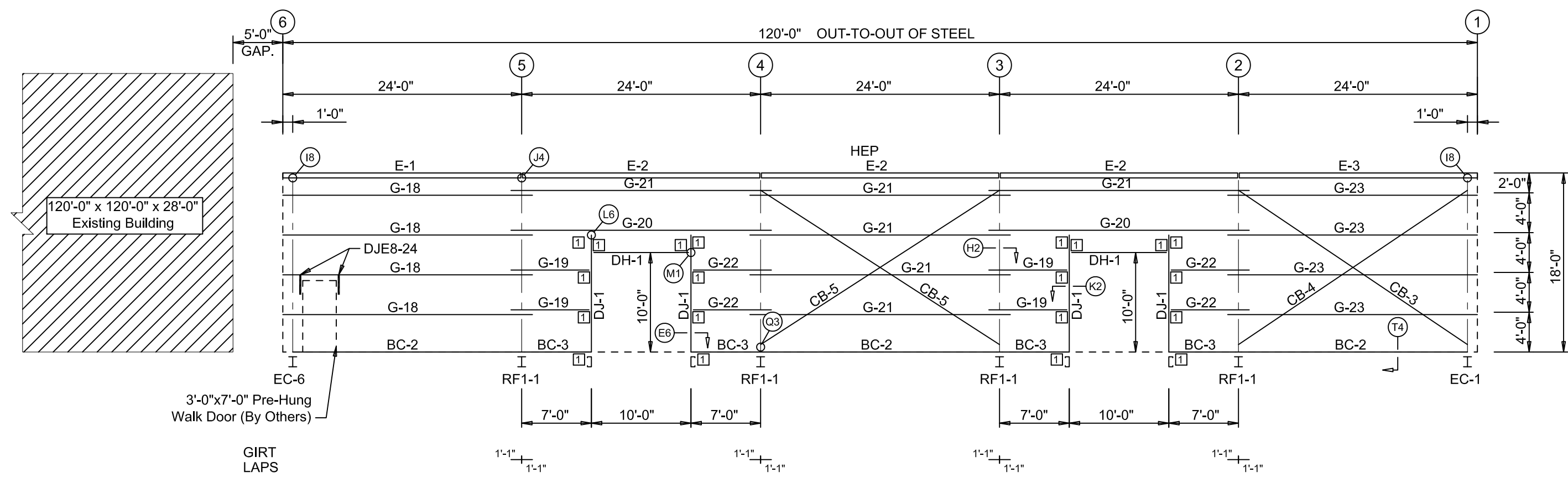
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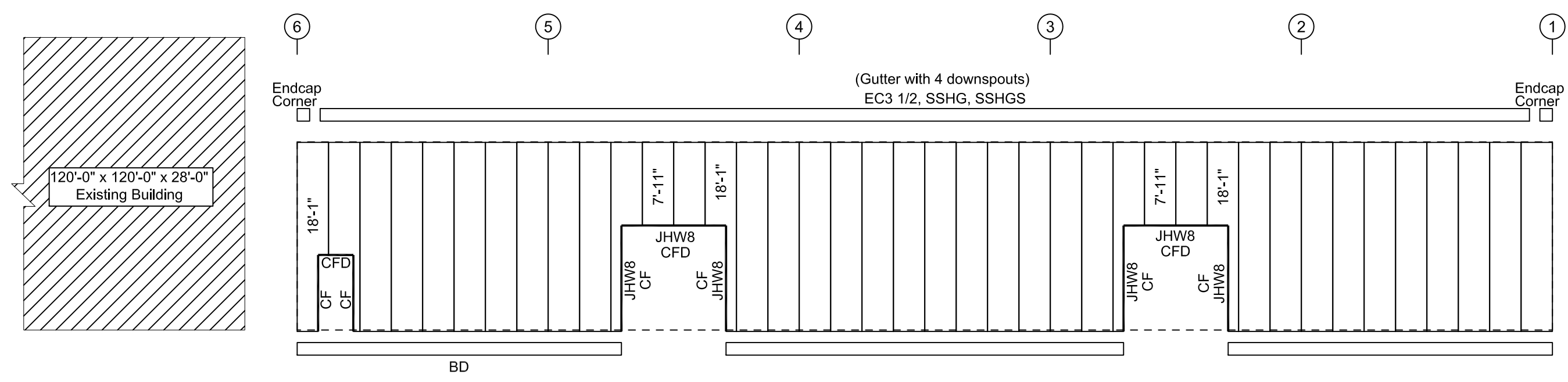
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MEMBER TABLE FRAME LINE F	
MARK	PART
DJ-1	8C16
DH-1	8C16
E-1	10GS14-3
E-2	10GS14-3
E-3	10GS14-3
G-18	8Z16
G-19	8Z16
G-20	8Z16
G-21	8Z16
G-22	8Z16
G-23	8Z16
BC-2	8C16
BC-3	8C16
CB-3	1 ROD
CB-4	1 ROD
CB-5	1 ROD

CONNECTION PLATES FRAME LINE F	
ID	MARK/PART
1	AL-1



SIDEWALL FRAMING: FRAME LINE F



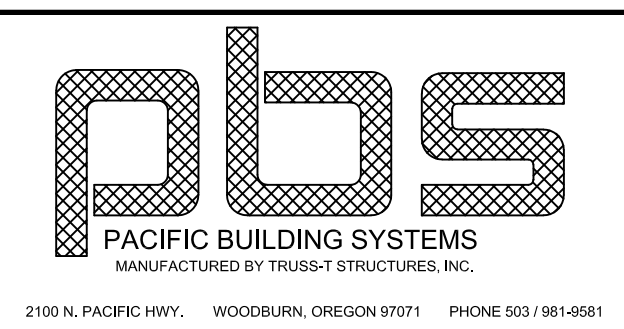
SIDEWALL SHEETING & TRIM: FRAME LINE F

PANELS: 26 Ga. PBR - Parchment

Note:  
1. Liner by others on walls not to exceed 5 psf.



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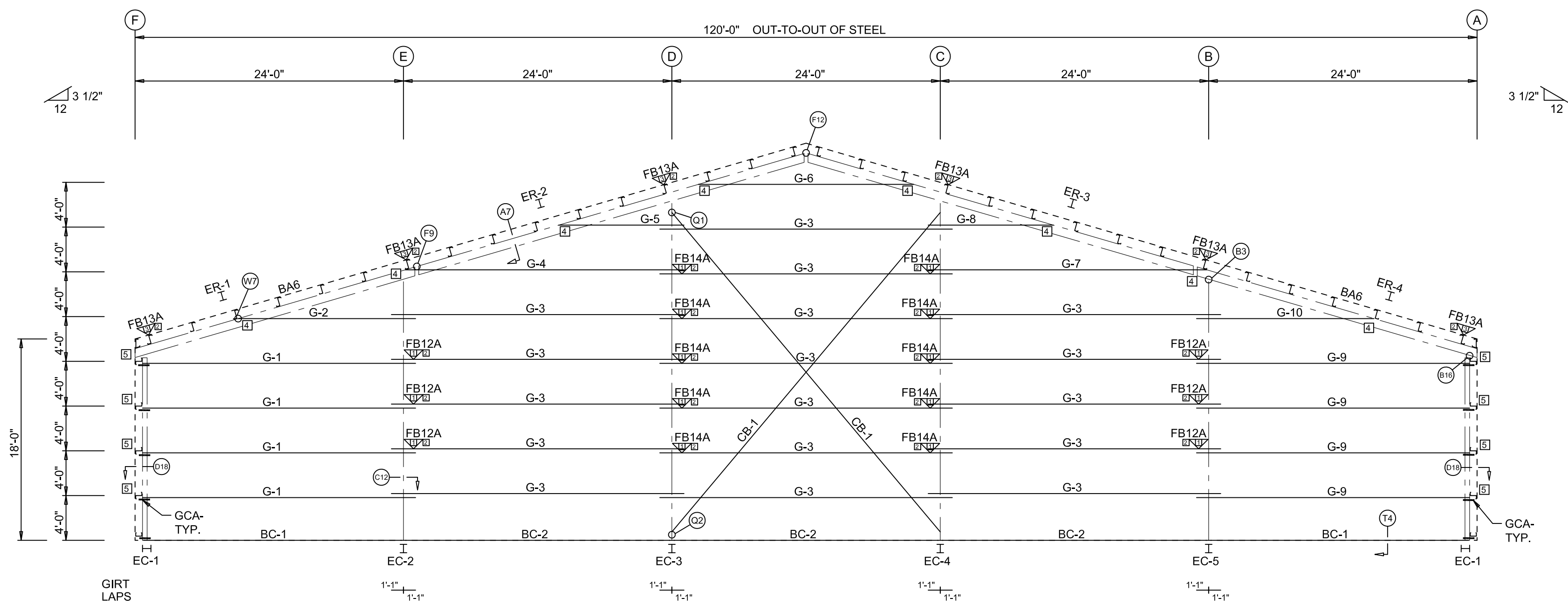


BOLT TABLE				
FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	8	A325	3/4"	1 3/4"
ER-2/ER-3	4	A325	3/4"	2"
ER-3/ER-4	8	A325	3/4"	1 3/4"
Columns/Raf	4	A325	5/8"	2 1/4"

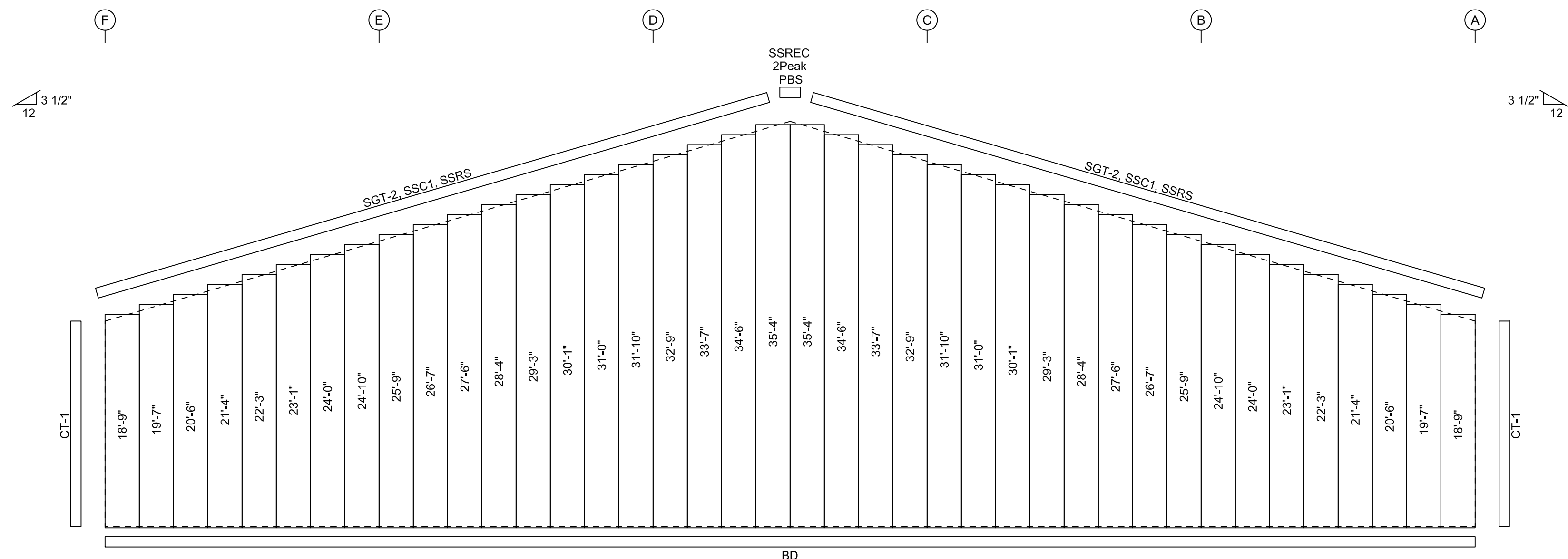
FLANGE BRACE TABLE		
FRAME LINE 1		
ID	MARK	LENGTH
1	FB13A	1'-1"
2	FB12A	1'-0"
3	FB14A	1'-2"

CONNECTION PLATES	
FRAME LINE 1	
ID	MARK/PART
1	FBP-8S
2	FBP-1
3	FBP-10S
4	AL-8
5	PL-8G

MEMBER TABLE	
FRAME LINE 1	
MARK	PART
EC-1	W8X10
EC-2	W8X10
EC-3	W12X14
EC-4	W12X14
EC-5	W8X10
ER-1	W10X12
ER-2	W10X12
ER-3	W10X12
ER-4	W10X12
G-1	8Z16
G-2	8Z16
G-3	8Z16
G-4	8Z16
G-5	8Z16
G-6	8Z16
G-7	8Z16
G-8	8Z16
G-9	8Z16
G-10	8Z16
BC-1	8C16
BC-2	8C16
CB-1	1/2 Cab

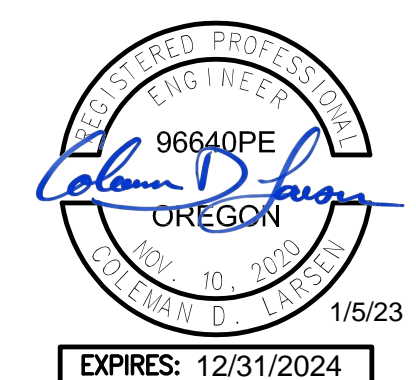


ENDWALL FRAMING: FRAME LINE 1



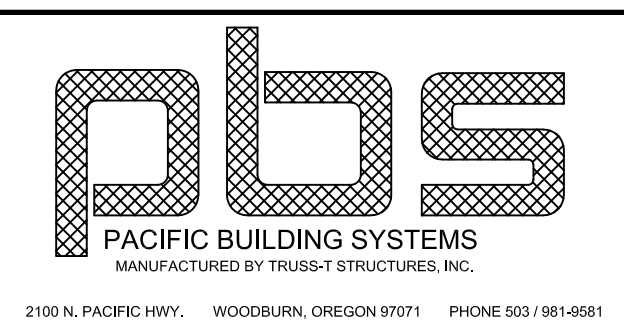
ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Ga. PBR - Parchment

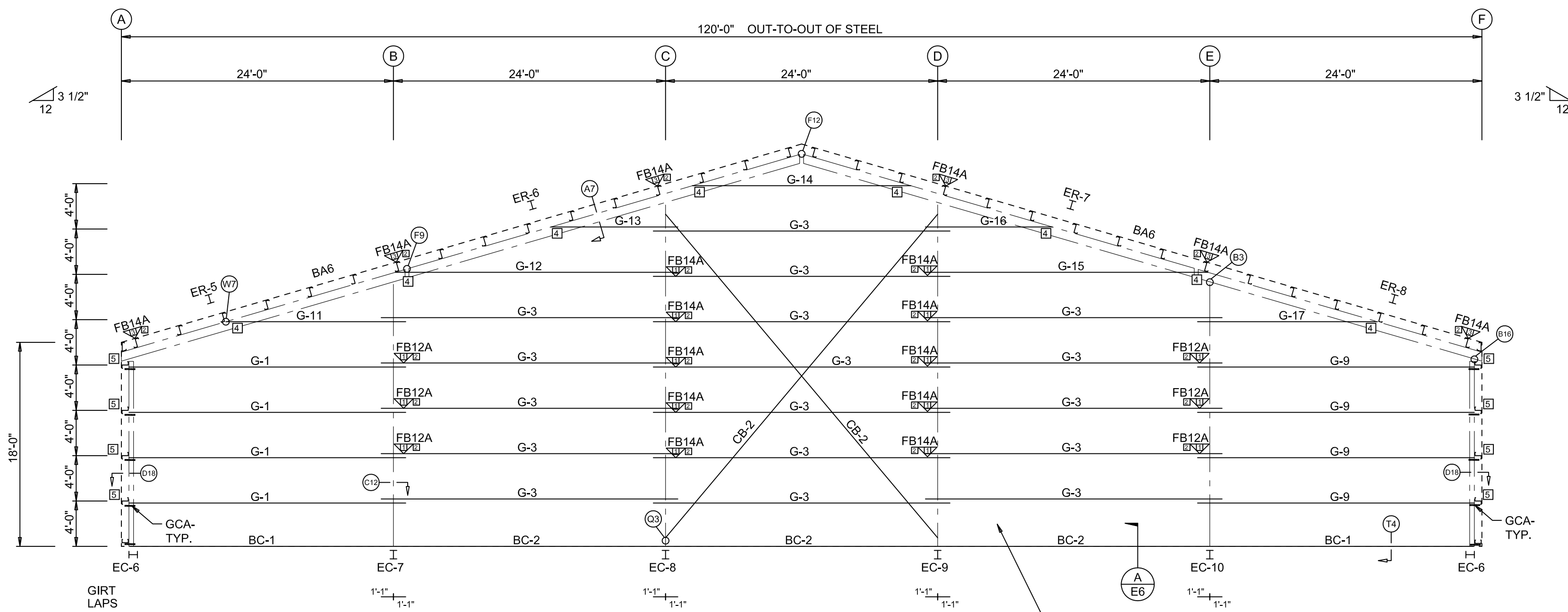


Note:  
1. Liner by others on walls not to exceed 5 psf.

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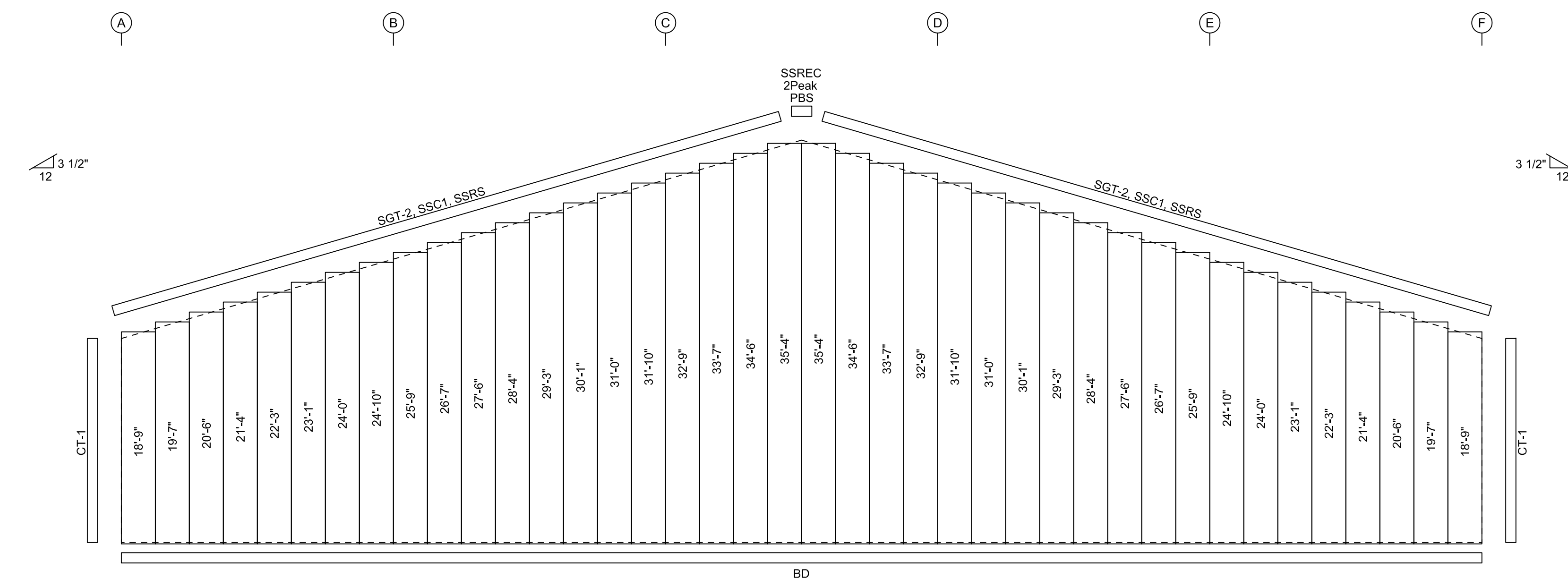
ENDWALL FRAMING: FRAME LINE 6  
2 Hour Firewall (By Others) Not To Exceed 20 PSF

BOLT TABLE FRAME LINE 6				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-5/ER-6	8	A325	3/4"	2"
ER-6/ER-7	4	A325	3/4"	2"
ER-7/ER-8	8	A325	3/4"	2"
Columns/Raf	4	A325	5/8"	2 1/4"

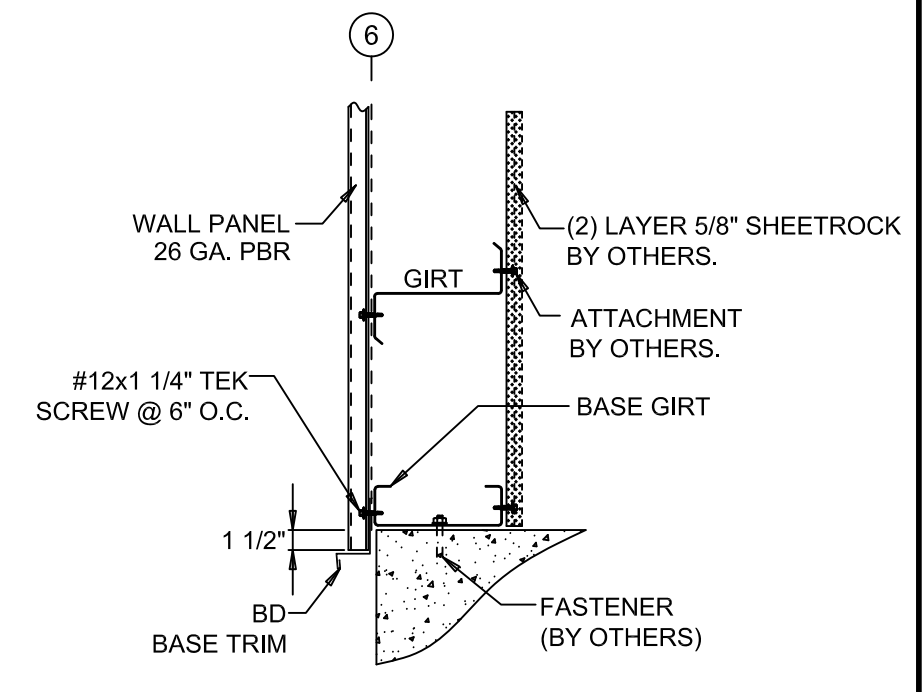
FLANGE BRACE TABLE FRAME LINE 6		
ID	MARK	LENGTH
1	FB14A	1'-2"
2	FB12A	1'-0"
3	FB14A	1'-2"

CONNECTION PLATES FRAME LINE 6	
ID	MARK/PART
1	FBP-8S
2	FBP-1
3	FBP-10S
4	AL-8
5	PL-8G

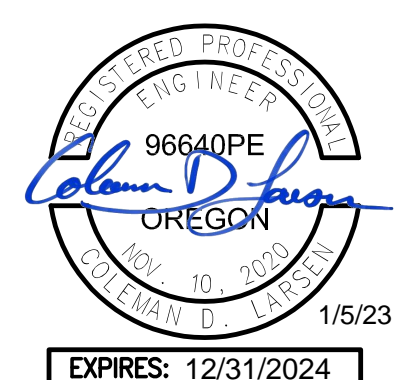
MEMBER TABLE FRAME LINE 6	
MARK	PART
EC-6	W8X10
EC-7	W8X10
EC-8	W12X14
EC-9	W12X14
EC-10	W8X10
ER-5	W12X14
ER-6	W12X14
ER-7	W12X14
ER-8	W12X14
G-1	8Z16
G-3	8Z16
G-9	8Z16
G-11	8Z16
G-12	8Z16
G-13	8Z16
G-14	8Z16
G-15	8Z16
G-16	8Z16
G-17	8Z16
BC-1	8C16
BC-2	8C16
CB-2	1 1/4" ROD



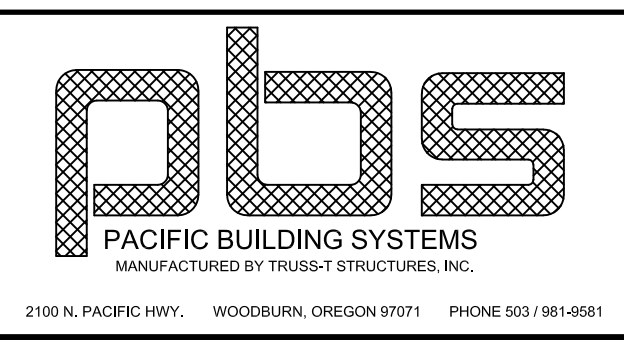
ENDWALL SHEETING & TRIM: FRAME LINE 6  
PANELS: 26 Ga. PBR - Parchment



A  
E6  
2 HOUR FIRE WALL DETAIL



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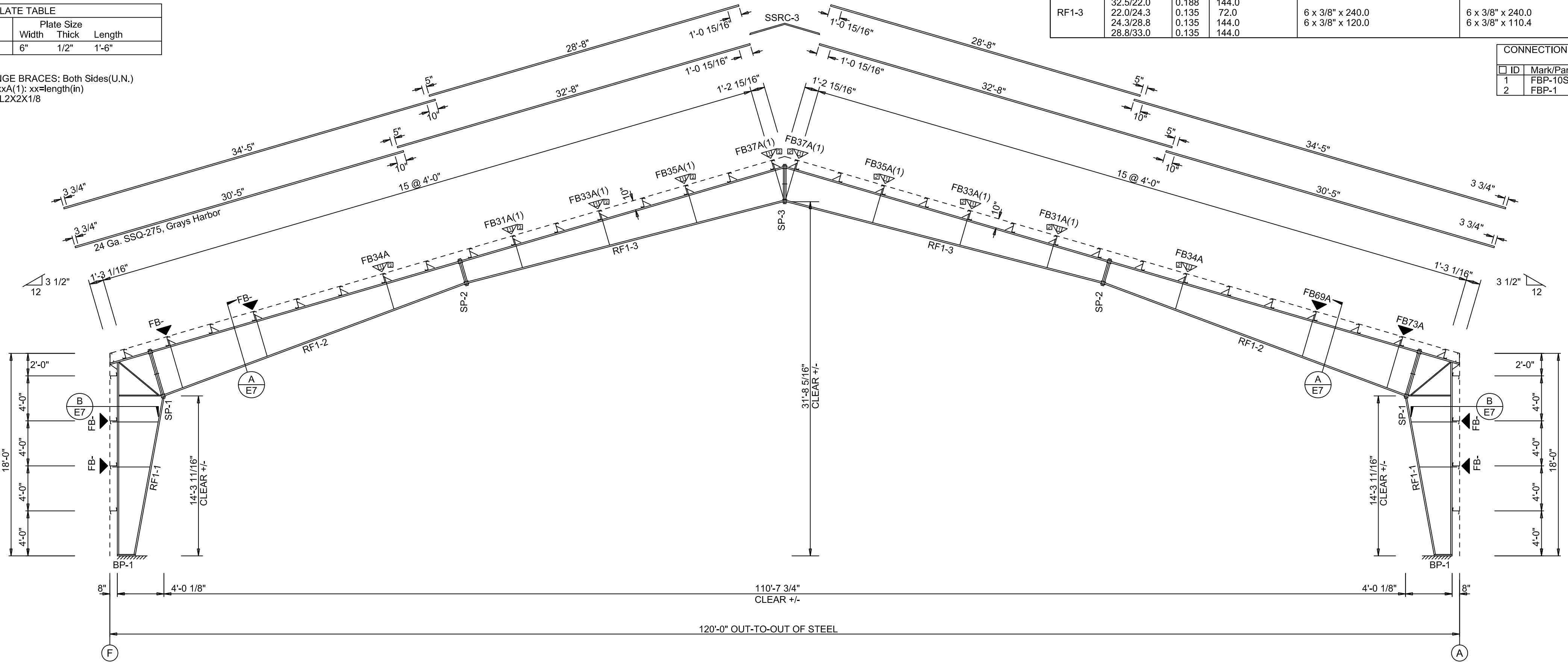
SPLICE PLATE & BOLT TABLE										
Mark	Qty	Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
SP-1	4	4	2	0	A325	1"	2 3/4"	6"	3/4"	4'-8 1/2"
SP-2	4	4	0	0	A325	3/4"	1 3/4"	6"	3/8"	2'-5 3/4"
SP-3	4	4	2	0	A325	3/4"	1 3/4"	6"	3/8"	3'-6"

BASE PLATE TABLE			
Col Mark	Plate Size	Width	Length
BP-1	6" x 1/2"	1'-6"	

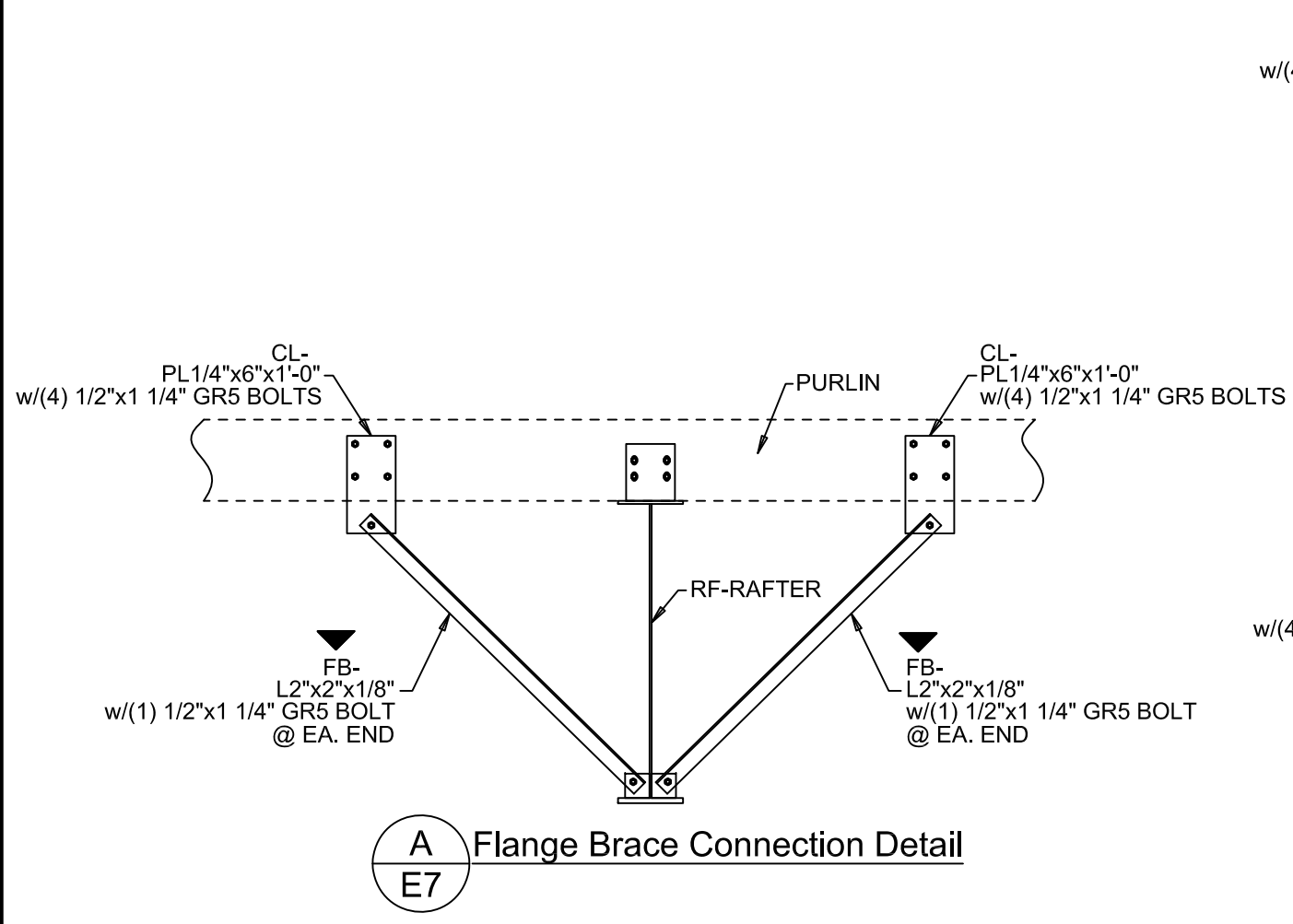
FLANGE BRACES: Both Sides(U.N.)  
 FBxA(1): xx=length(in)  
 A - L2X2X1/8

MEMBER TABLE						
Mark	Web Depth		Web Plate		Outside Flange W x Thk x Length	Inside Flange W x Thk x Length
	Start	End	Thick	Length		
RF1-1	16.0	29.5	0.188	72.6	6 x 3/8" x 207.0	6 x 3/4" x 169.0
	29.5	47.0	0.188	144.0	6 x 3/8" x 41.9	
RF1-2	47.0	42.9	0.188	57.0	6 x 3/8" x 240.0	6 x 3/4" x 240.0
	42.9	32.5	0.188	144.0	6 x 3/8" x 105.0	6 x 3/4" x 105.8
RF1-3	32.5	22.0	0.188	144.0		
	22.0	24.3	0.135	72.0	6 x 3/8" x 240.0	6 x 3/8" x 240.0
	24.3	28.8	0.135	144.0	6 x 3/8" x 120.0	6 x 3/8" x 110.4
	28.8	33.0	0.135	144.0		

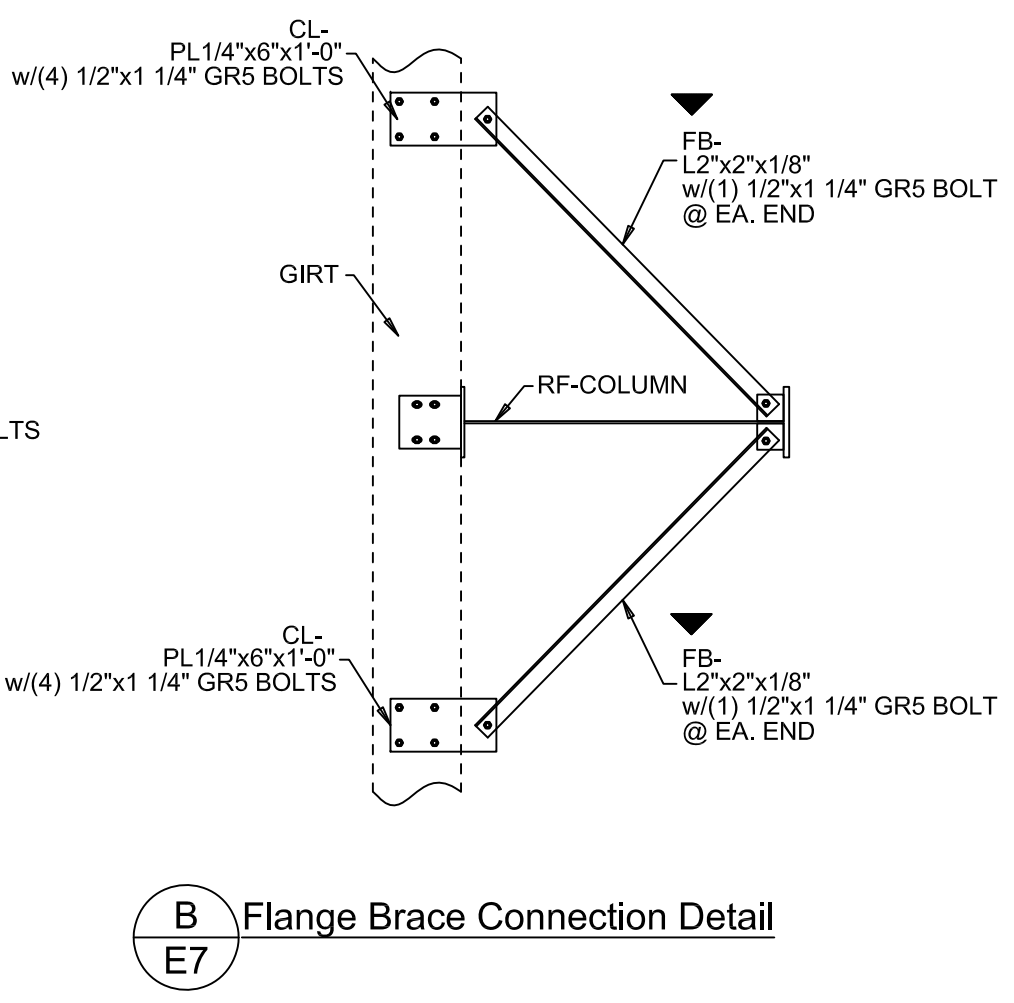
CONNECTION PLATES	
ID	Mark/Part
1	FBP-10S
2	FBP-1



RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5



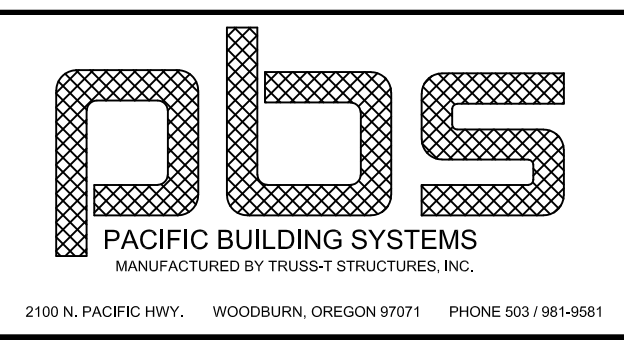
A Flange Brace Connection Detail



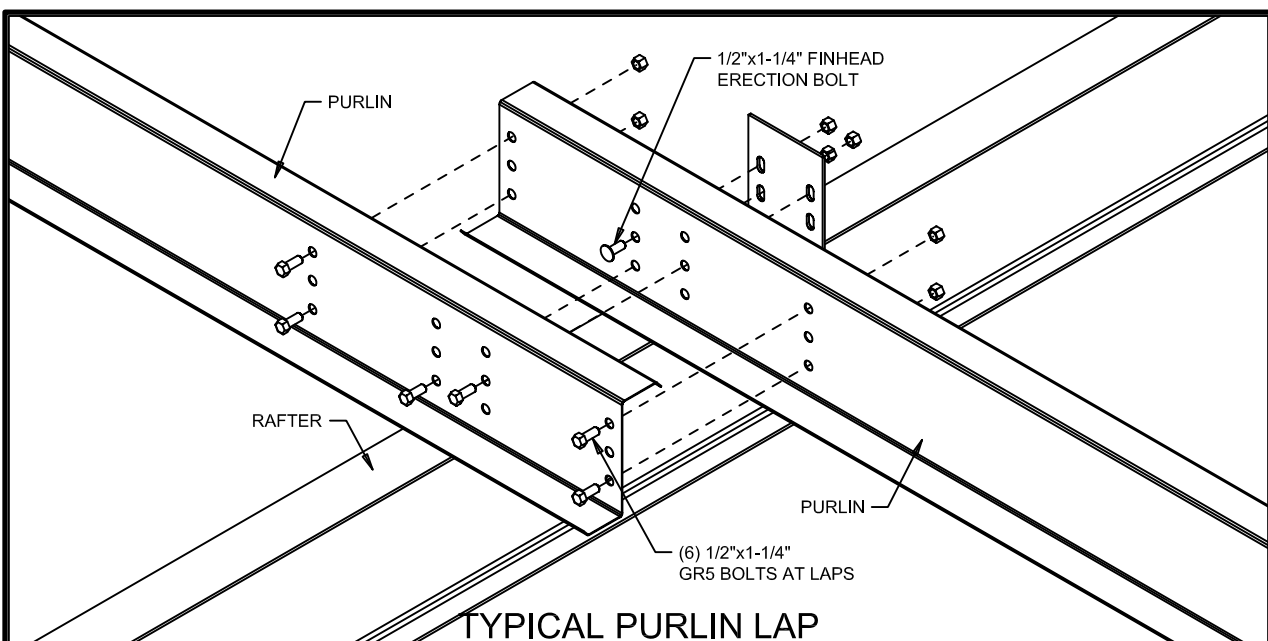
B Flange Brace Connection Detail



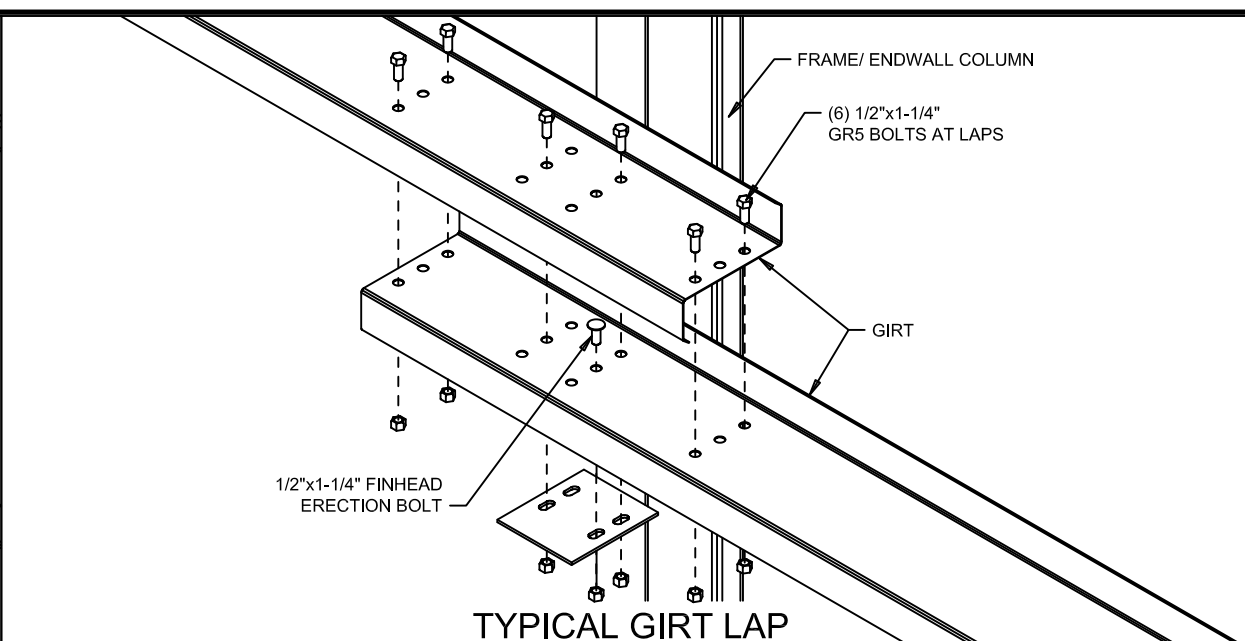
REVISION	DATE	PROJ:	DATE:
A	1/05/23	New Tennis Building Wilsonville, OR 97070	1/05/23
		Rigid Frame Elevation	NM
		Haworth Construction	



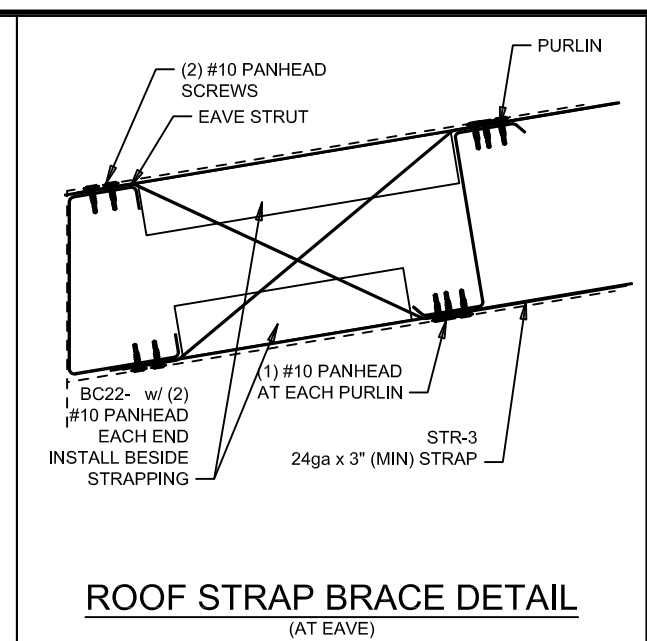
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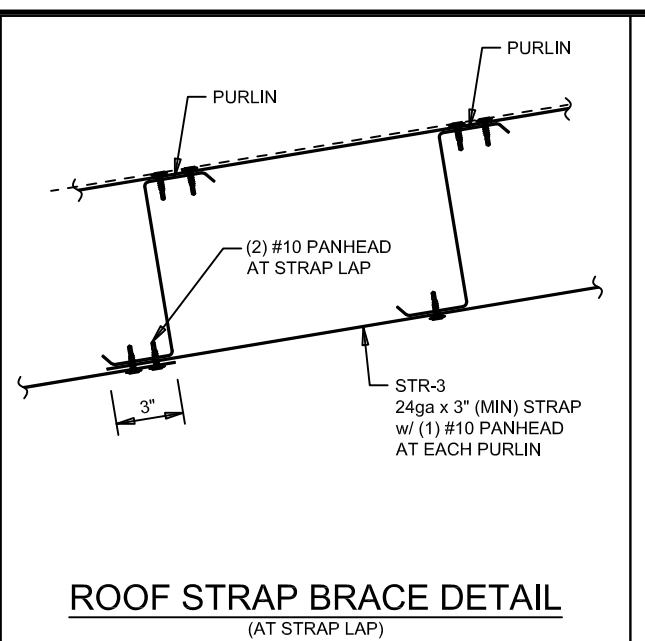
TYPICAL PURLIN LAP



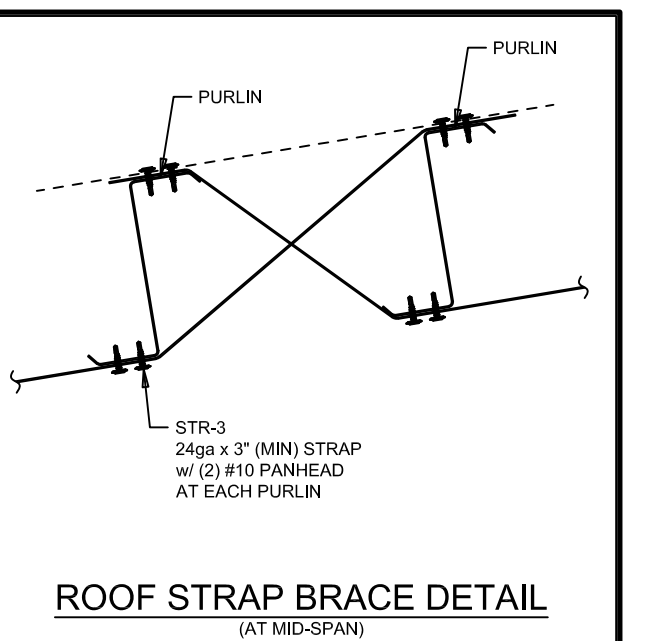
TYPICAL GIRT LAP



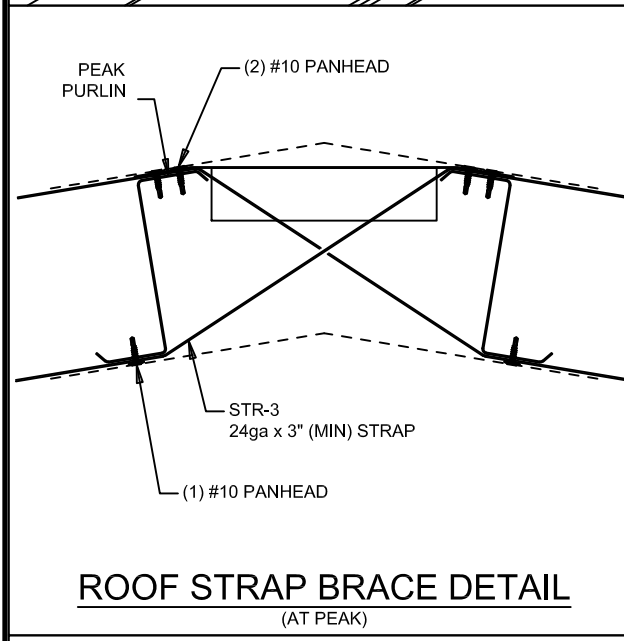
ROOF STRAP BRACE DETAIL (AT EAVE)



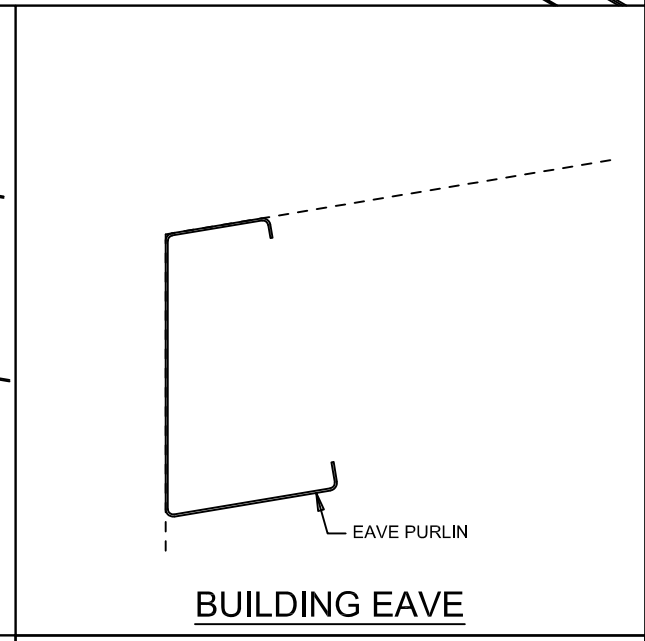
ROOF STRAP BRACE DETAIL (AT STRAP LAP)



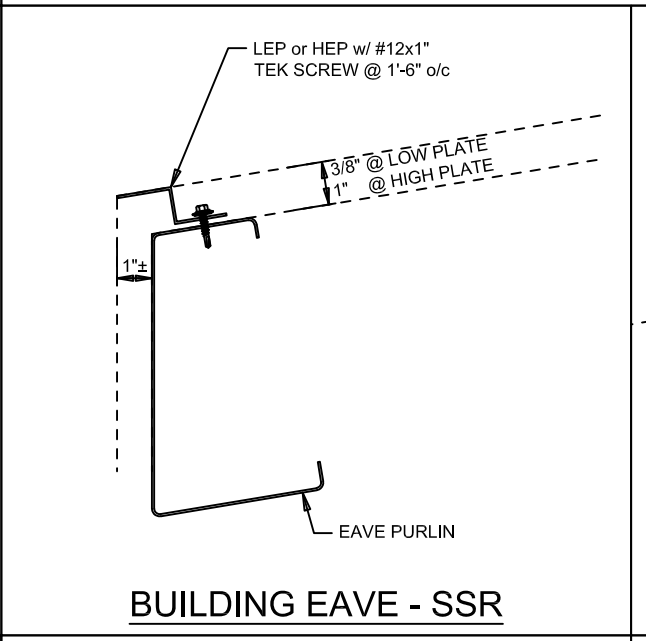
ROOF STRAP BRACE DETAIL (AT MID-SPAN)



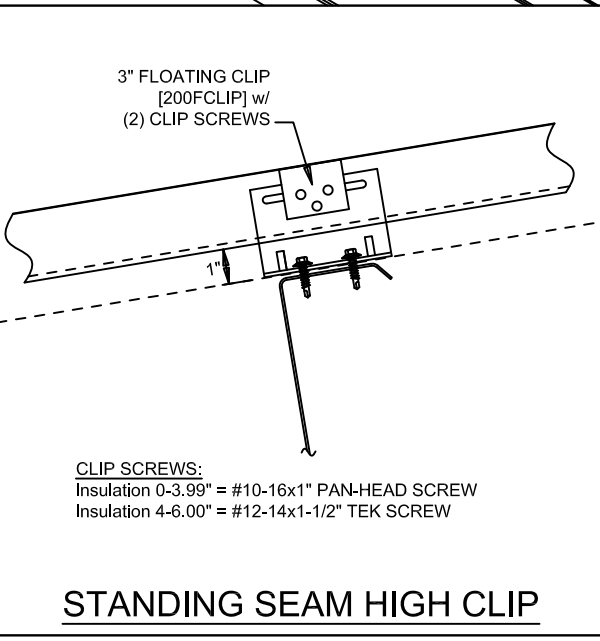
ROOF STRAP BRACE DETAIL (AT PEAK)



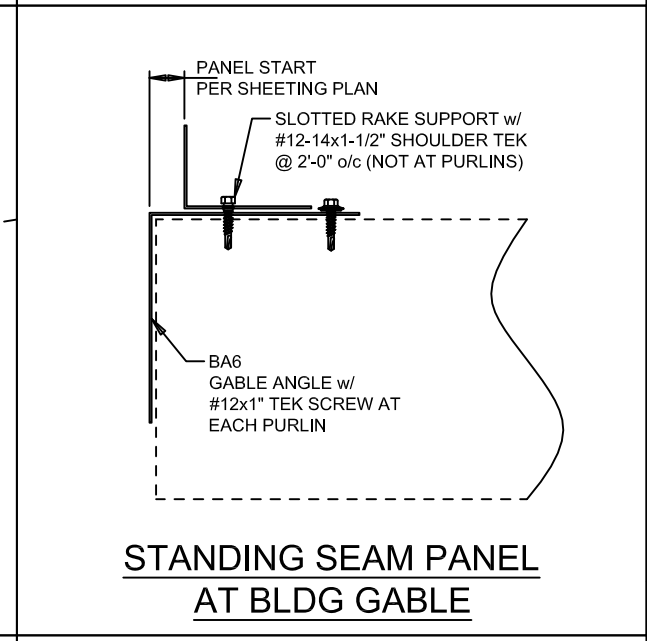
BUILDING EAVE



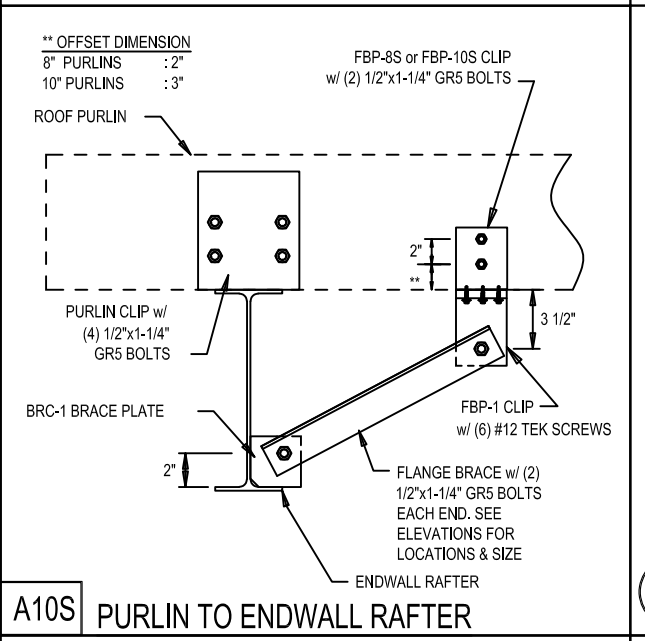
BUILDING EAVE - SSR



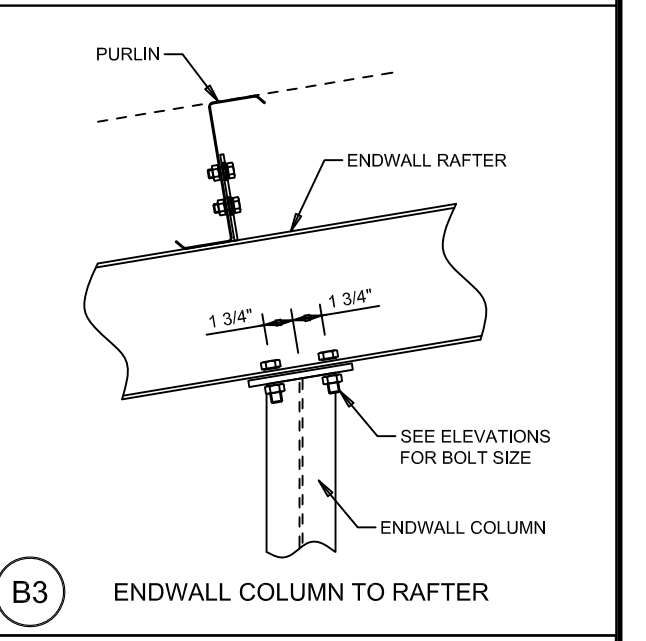
STANDING SEAM HIGH CLIP



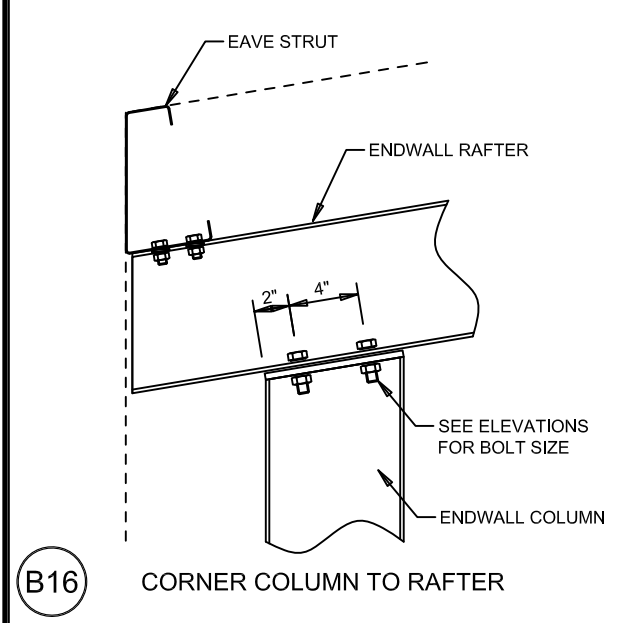
STANDING SEAM PANEL AT BLDG GABLE



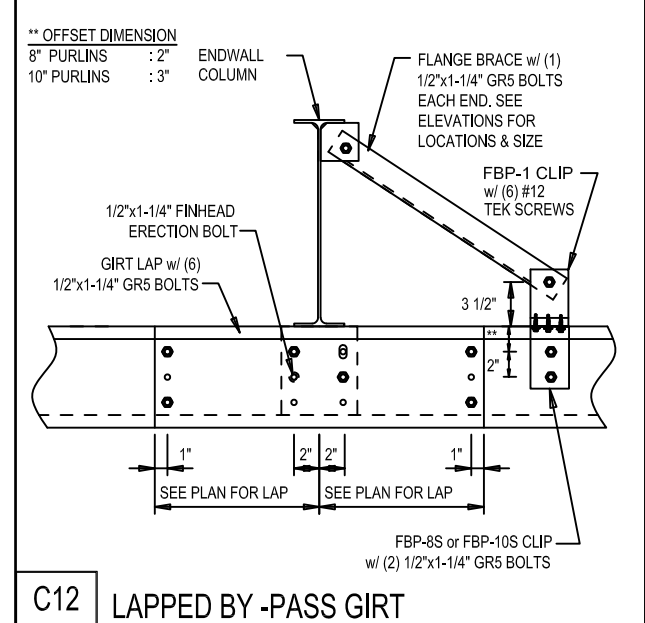
A10S PURLIN TO ENDWALL RAFTER



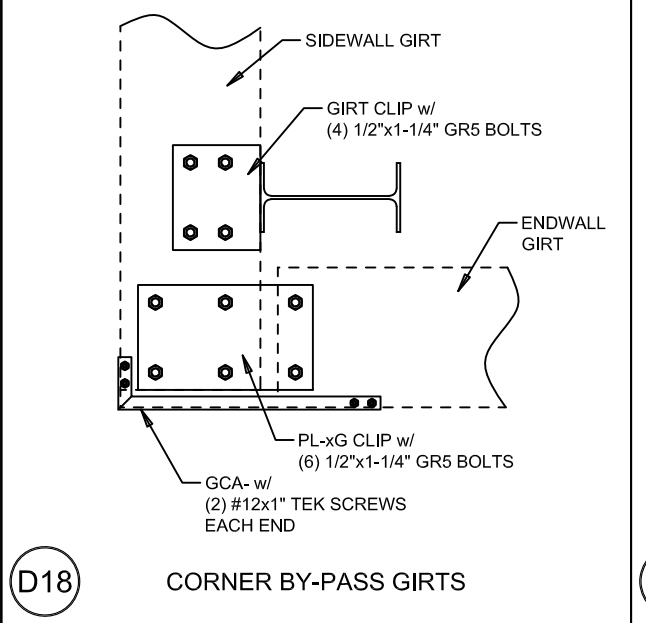
B3 ENDWALL COLUMN TO RAFTER



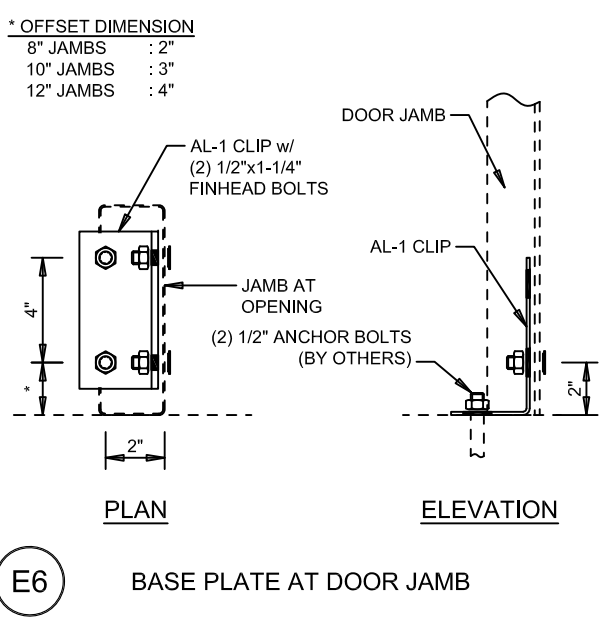
B16 CORNER COLUMN TO RAFTER



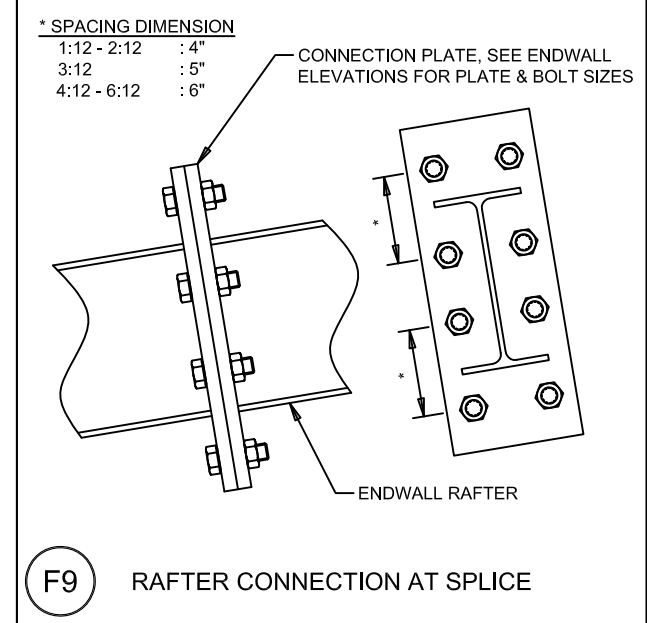
C12 LAPPED BY-PASS GIRT



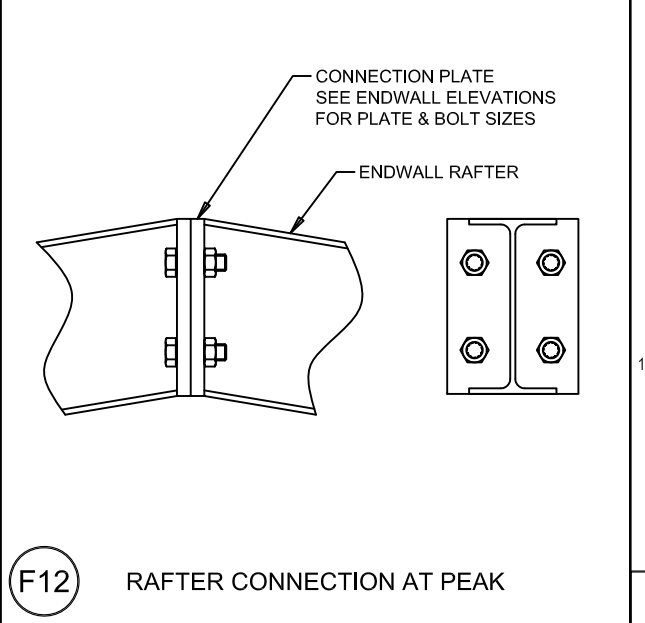
D18 CORNER BY-PASS GIRTS



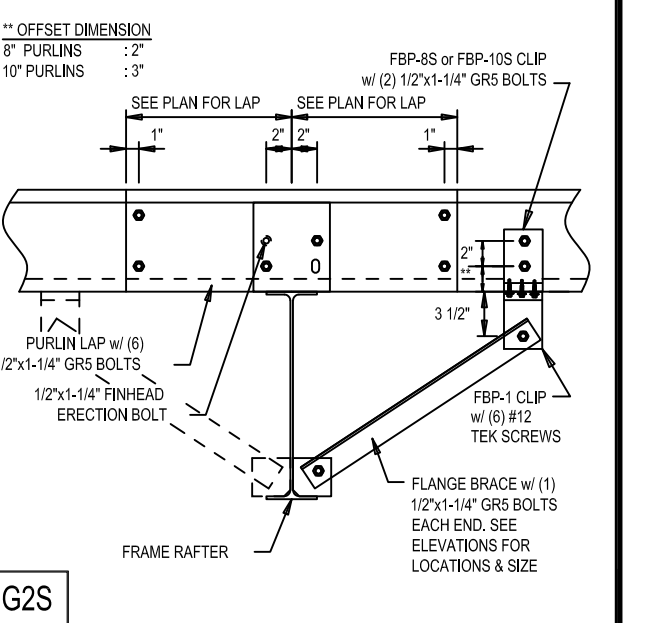
E6 BASE PLATE AT DOOR JAMB



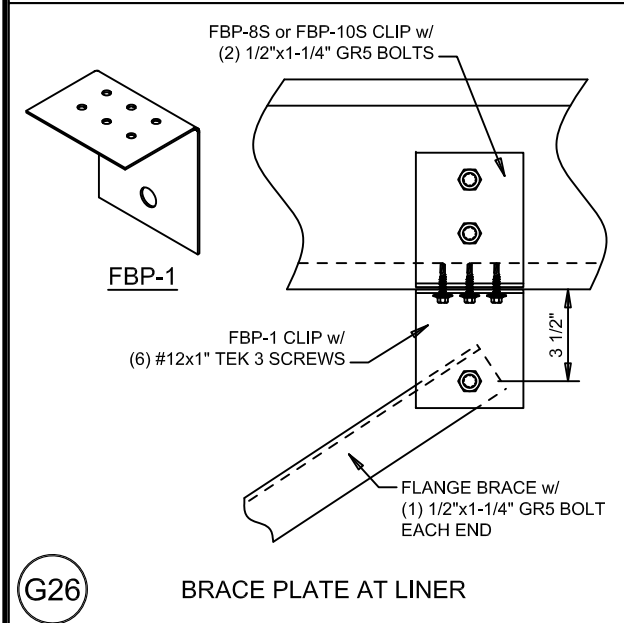
F9 RAFTER CONNECTION AT SPLICE



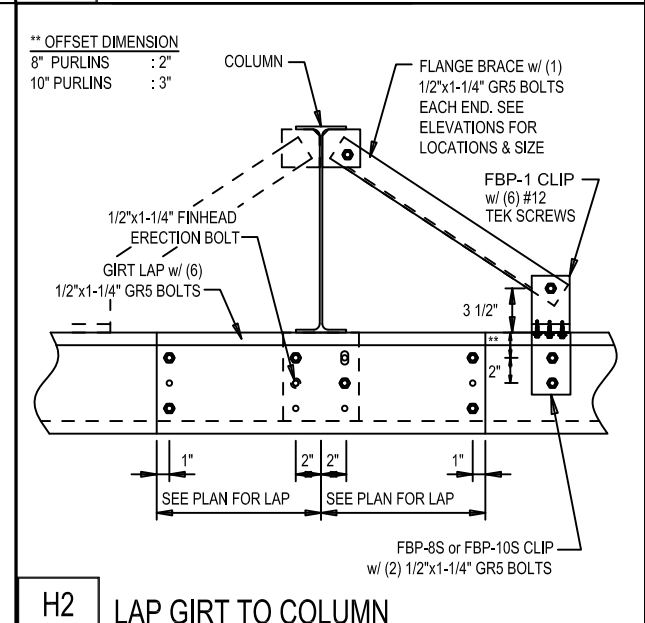
F12 RAFTER CONNECTION AT PEAK



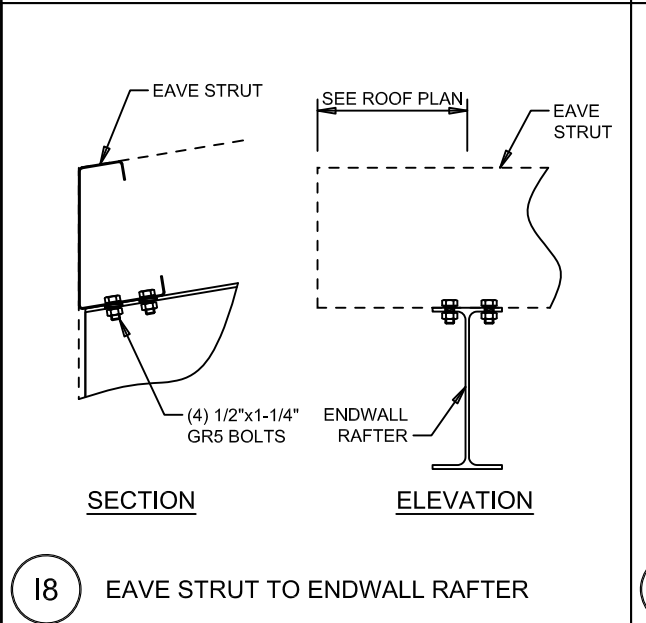
G2S



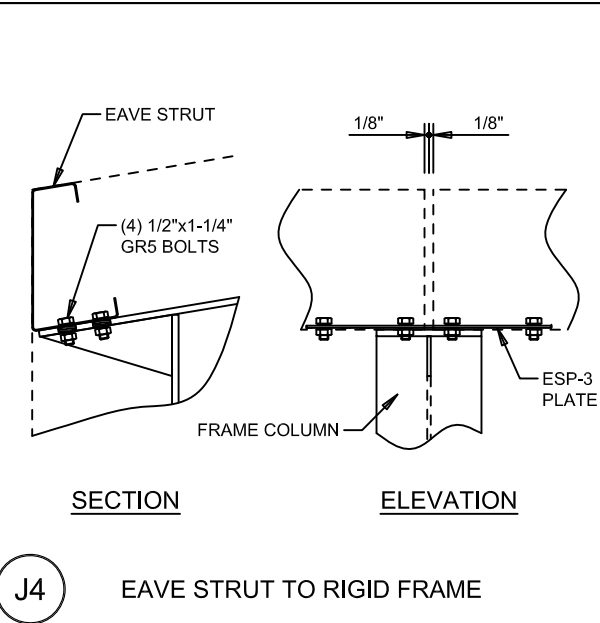
G26 BRACE PLATE AT LINER



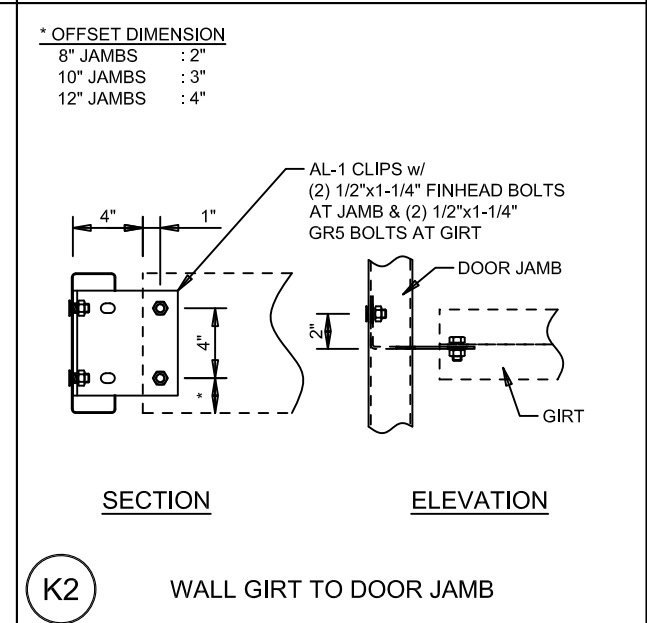
H2 LAP GIRT TO COLUMN



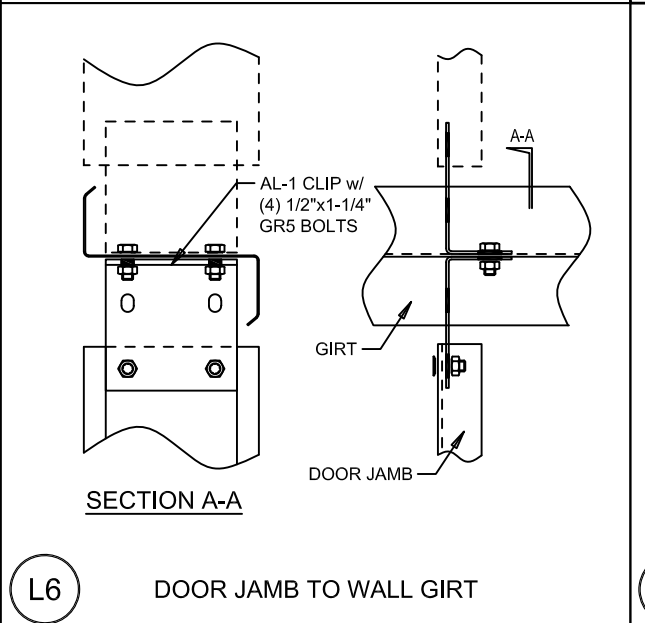
I8 EAVE STRUT TO ENDWALL RAFTER



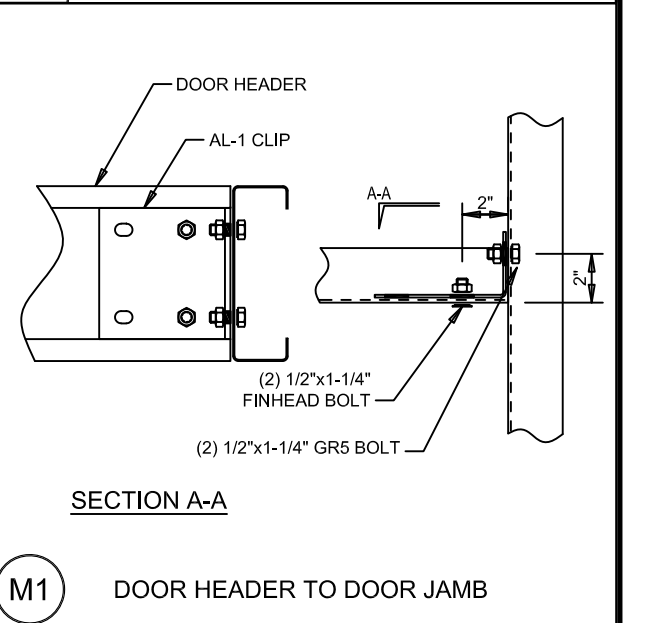
J4 EAVE STRUT TO RIGID FRAME



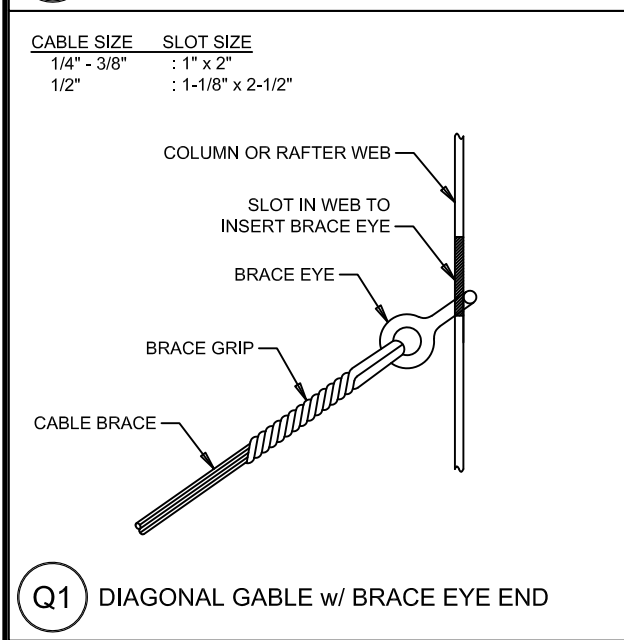
K2 WALL GIRT TO DOOR JAMB



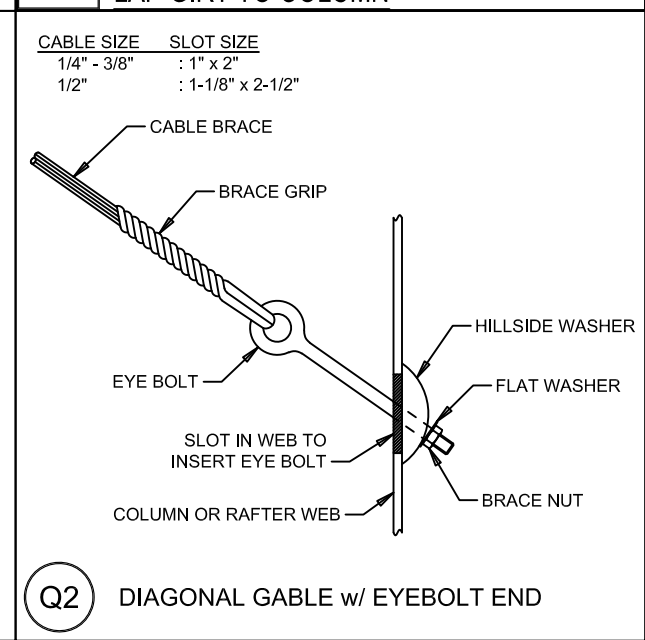
L6 DOOR JAMB TO WALL GIRT



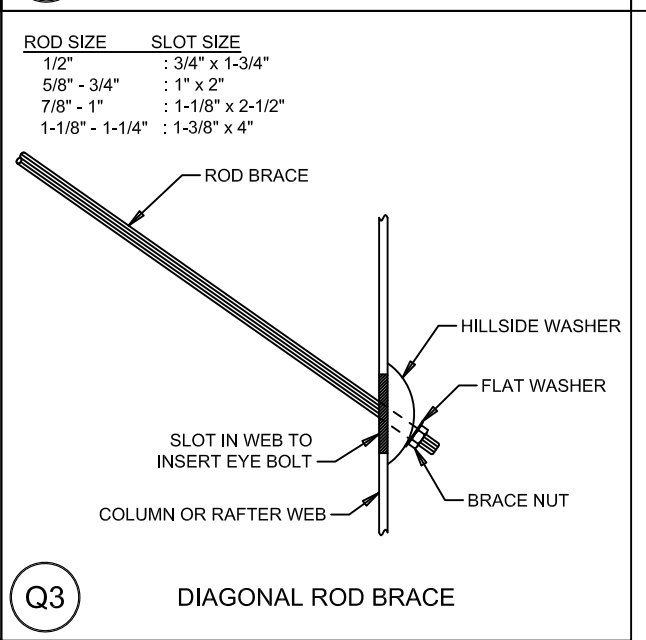
M1 DOOR HEADER TO DOOR JAMB



Q1 DIAGONAL GABLE w/ BRACE EYE END



Q2 DIAGONAL GABLE w/ EYEBOLT END

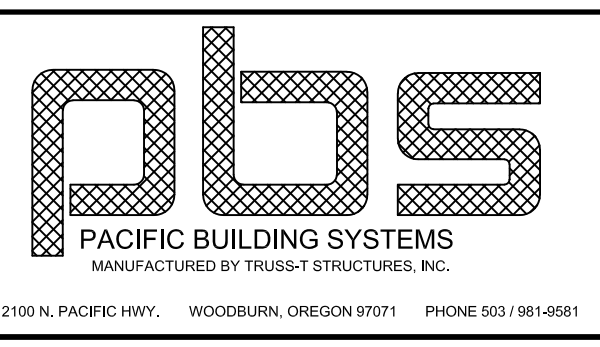


Q3 DIAGONAL ROD BRACE

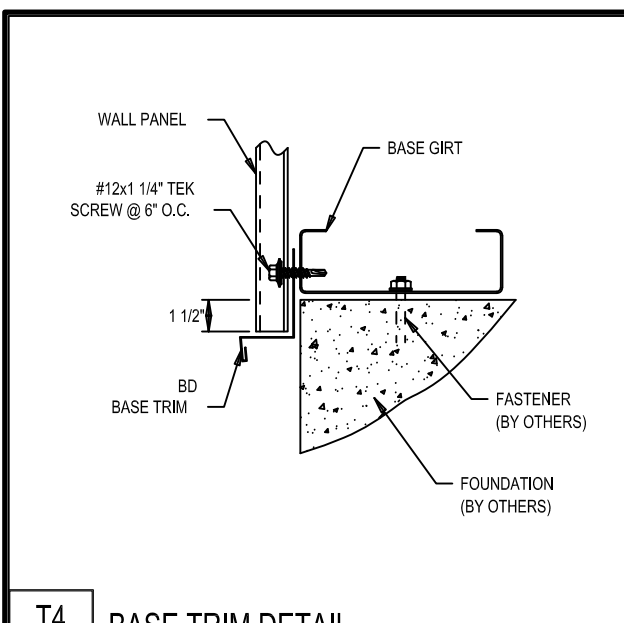


REVISION	DATE
A Issued For Permits Only	1/05/23 NM

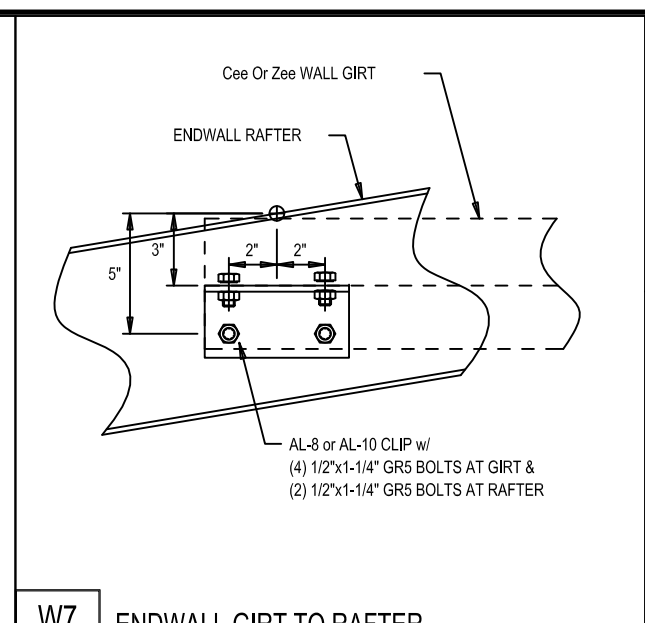
PROJ: New Tennis Building  
Wilsonville, OR 97070  
TITLE: Detail Drawings  
DEALER: Haworth Construction



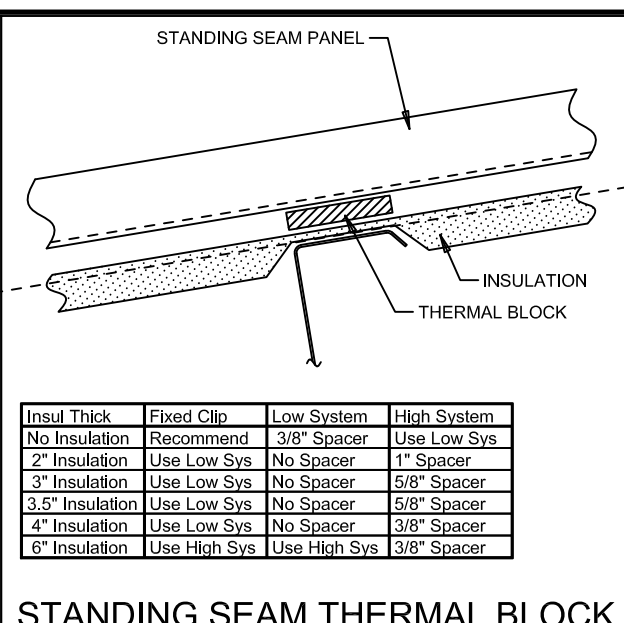
DATE: 12/26/22  
DWG BY: NM  
CHECKED BY:  
PAGE: D1 OF D2  
JOB ID: 22-8819



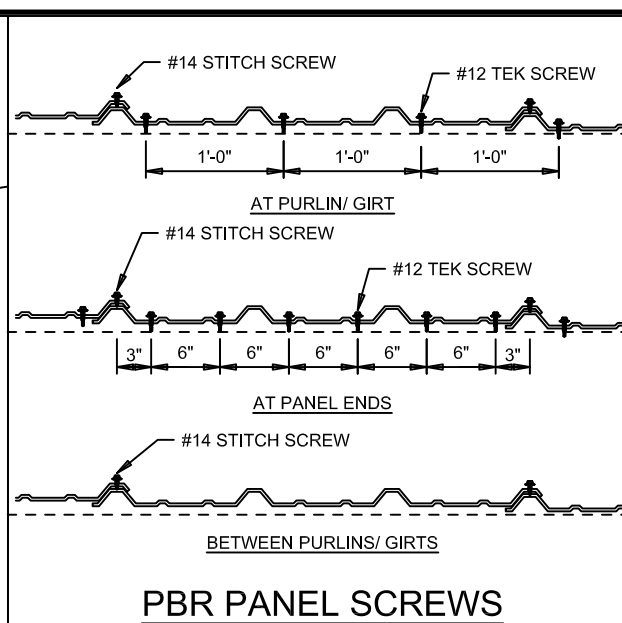
T4 BASE TRIM DETAIL



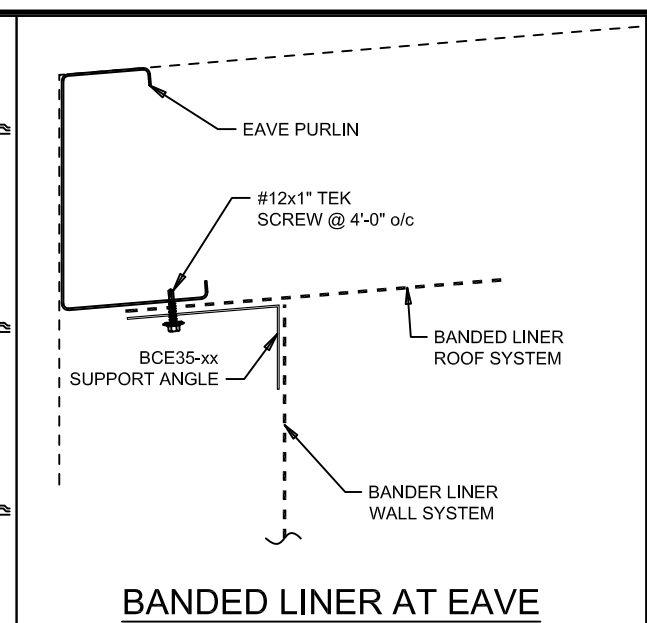
W7 ENDWALL GIRTS TO RAFTER



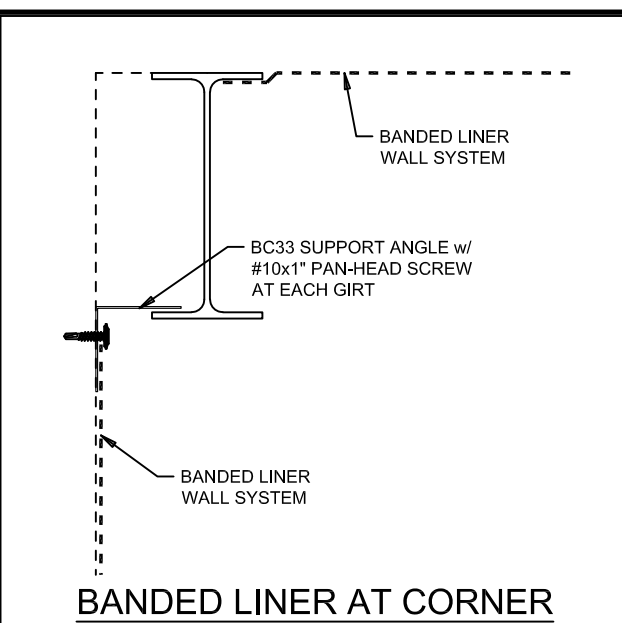
STANDING SEAM THERMAL BLOCK



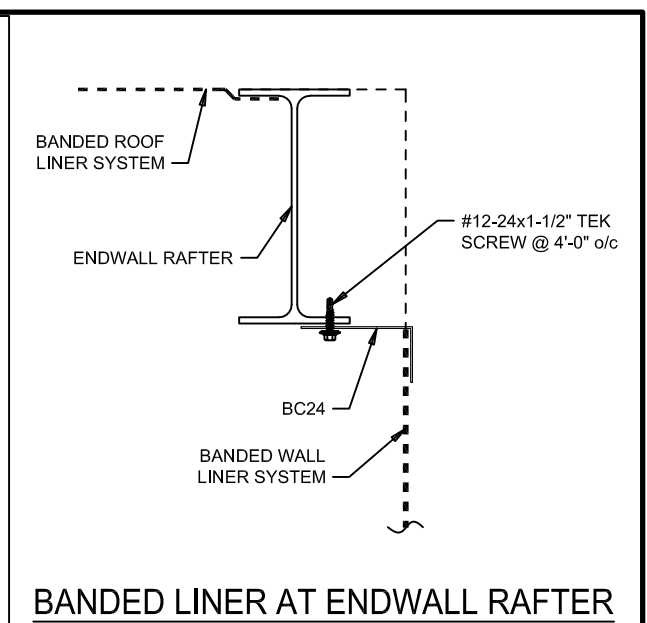
PBR PANEL SCREWS



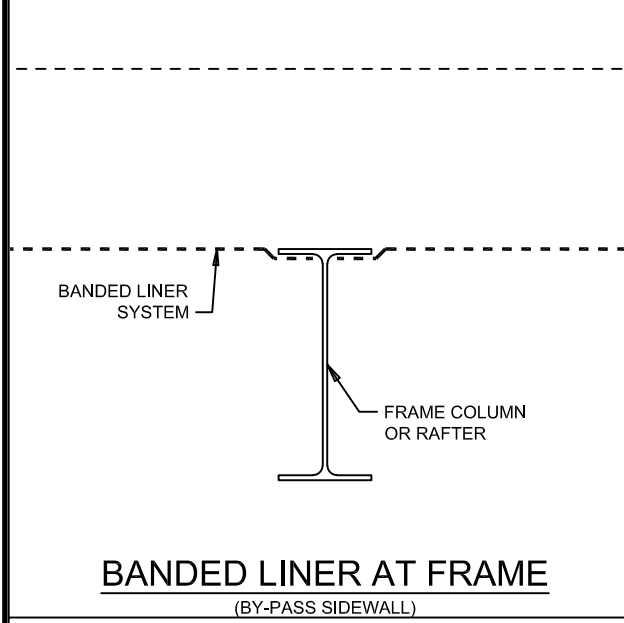
BANDED LINER AT EAVE  
(1:12 - 4:12 8\"/>



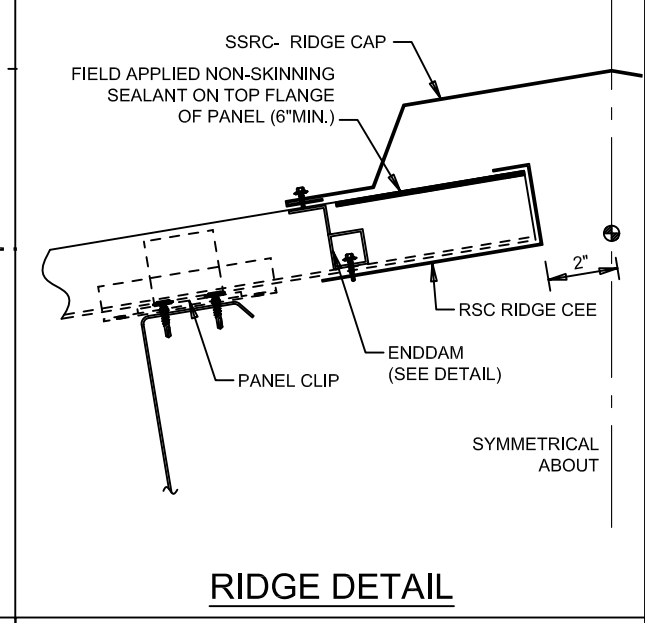
BANDED LINER AT CORNER  
(BY-PASS GIRTS)



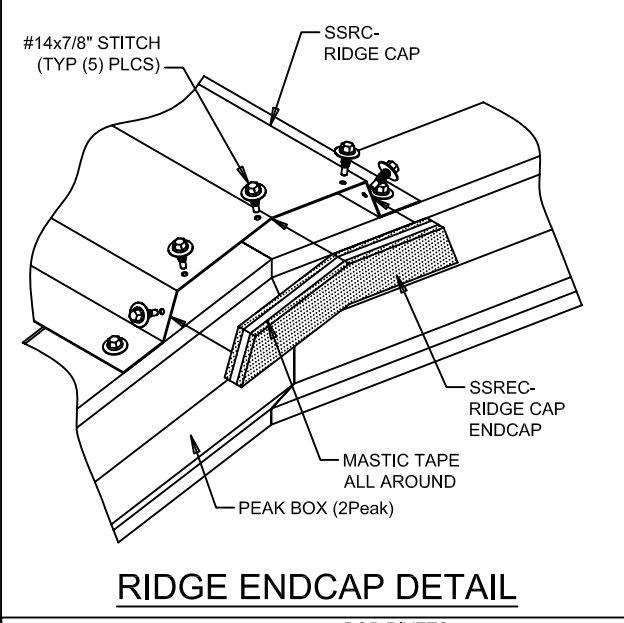
BANDED LINER AT ENDWALL RAFTER  
(BY-PASS ENDWALL)



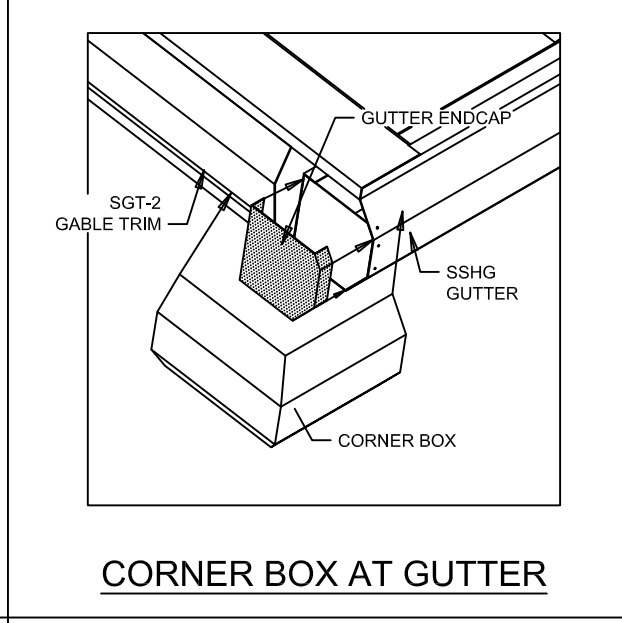
BANDED LINER AT FRAME  
(BY-PASS SIDEWALL)



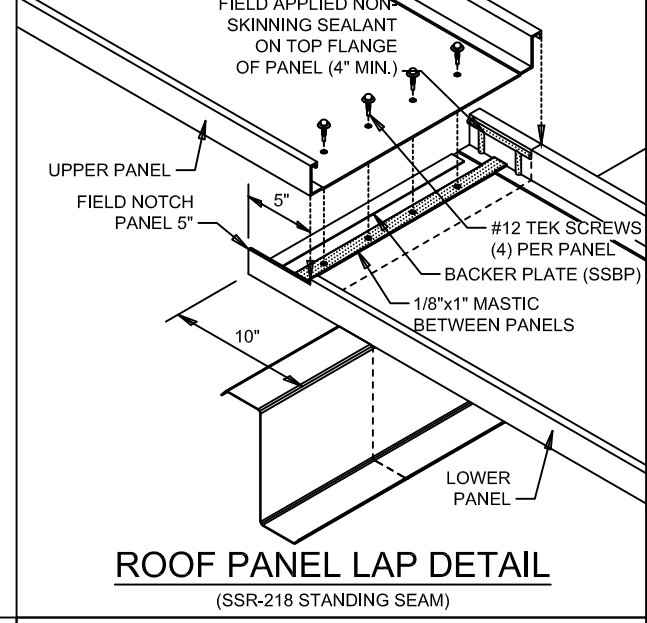
RIDGE DETAIL



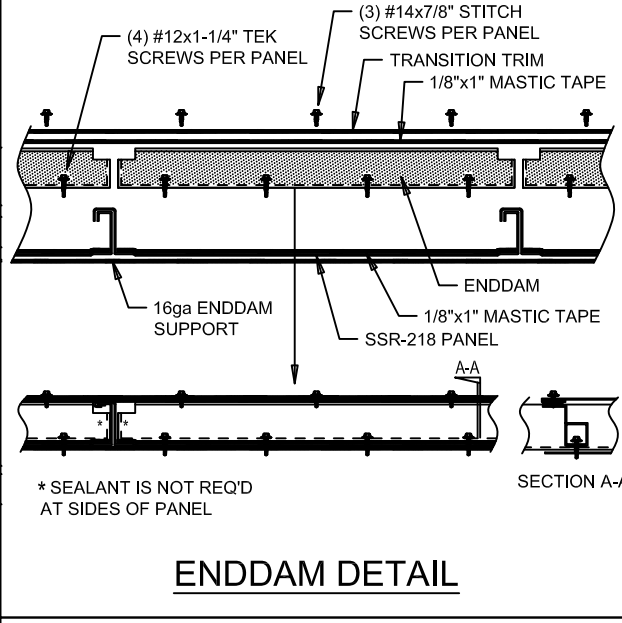
RIDGE ENDCAP DETAIL



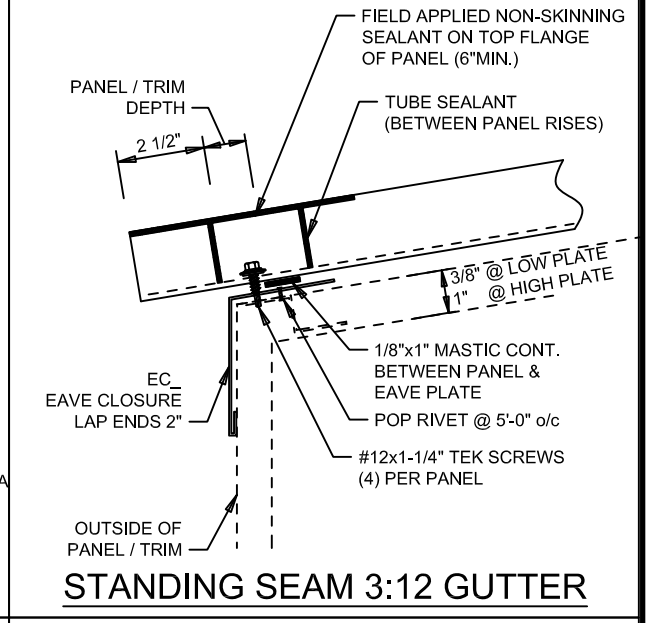
CORNER BOX AT GUTTER



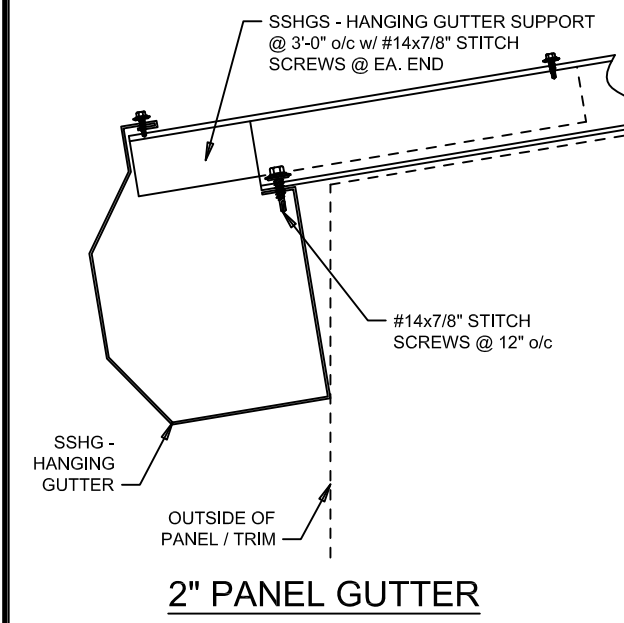
ROOF PANEL LAP DETAIL  
(SSR-218 STANDING SEAM)



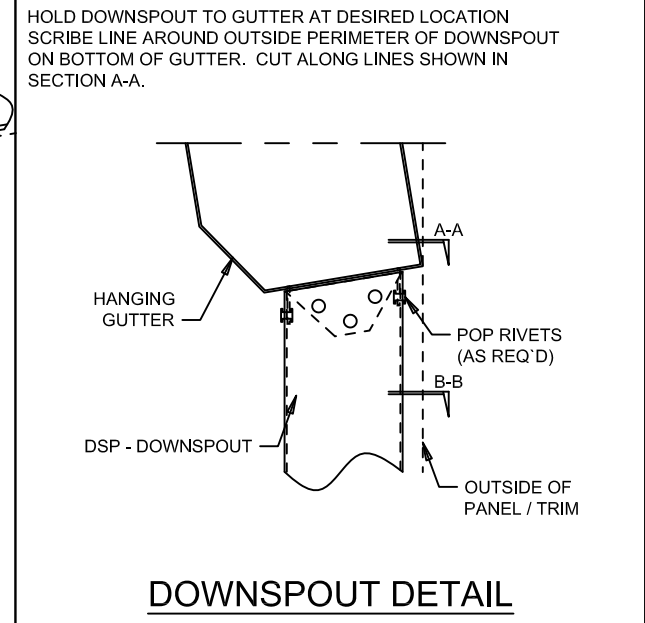
ENDDAM DETAIL



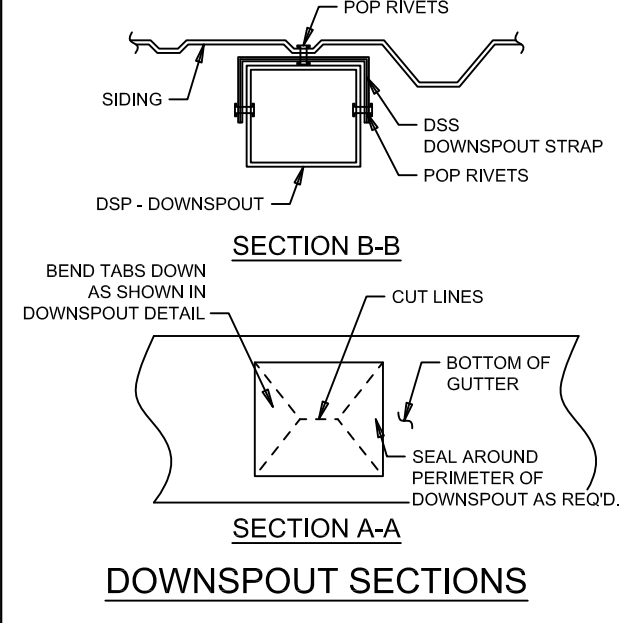
STANDING SEAM 3:12 GUTTER



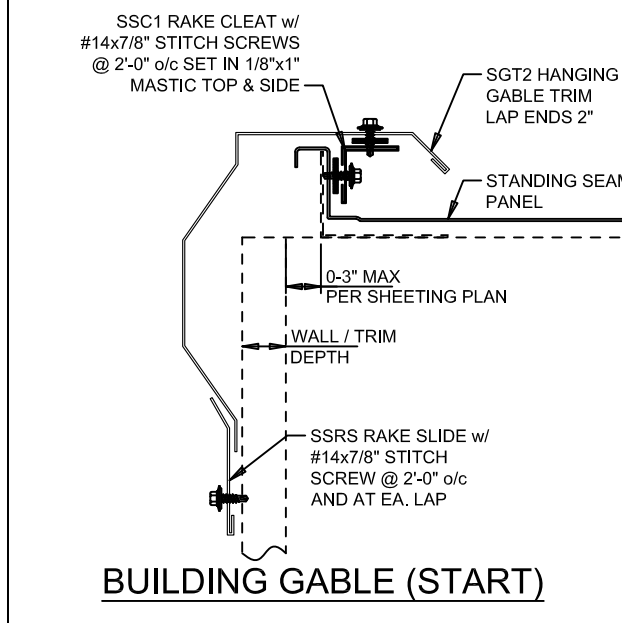
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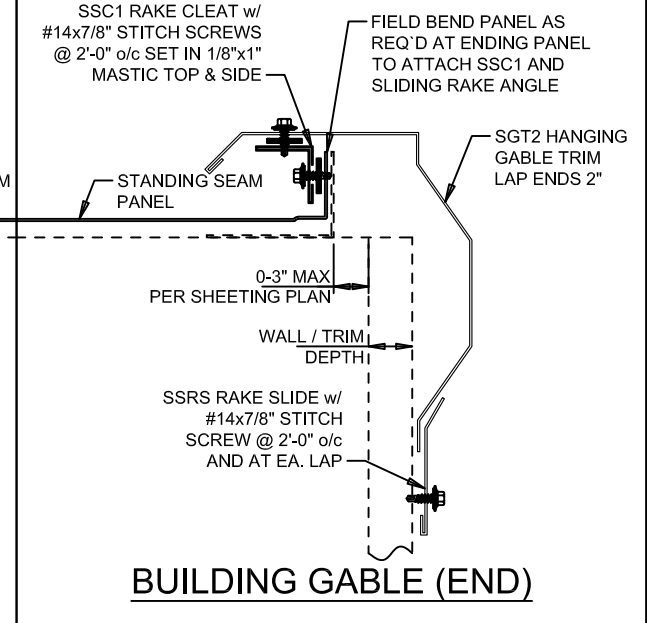
DOWNSPOUT DETAIL



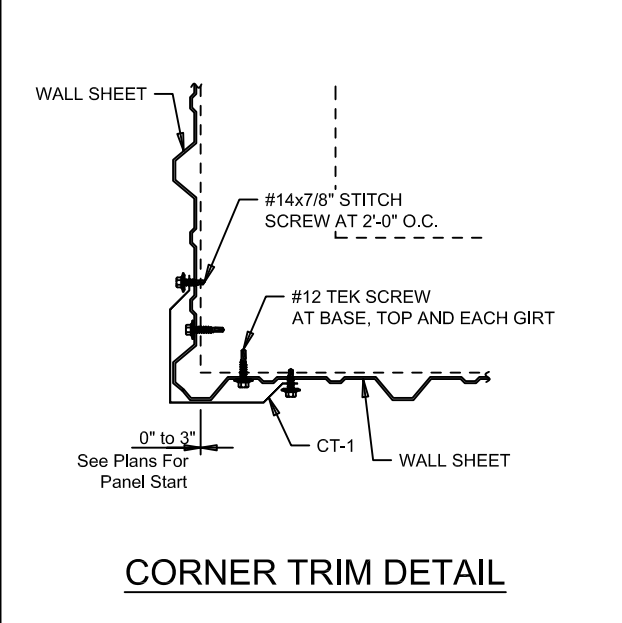
DOWNSPOUT SECTIONS



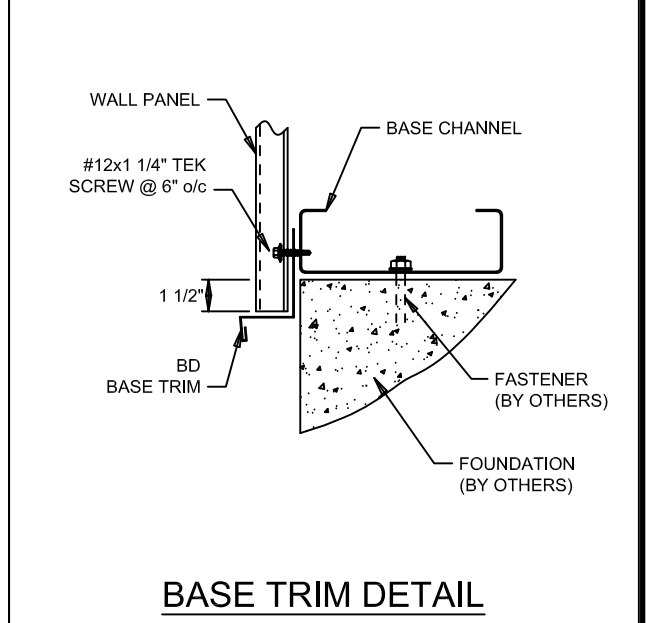
BUILDING GABLE (START)



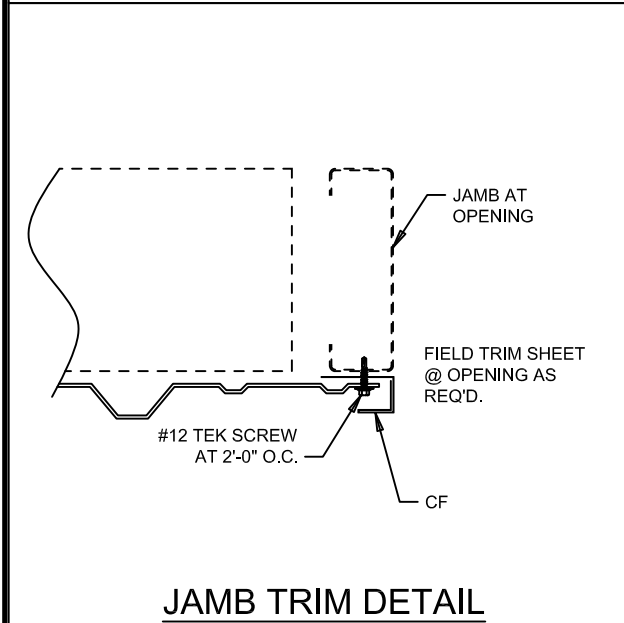
BUILDING GABLE (END)



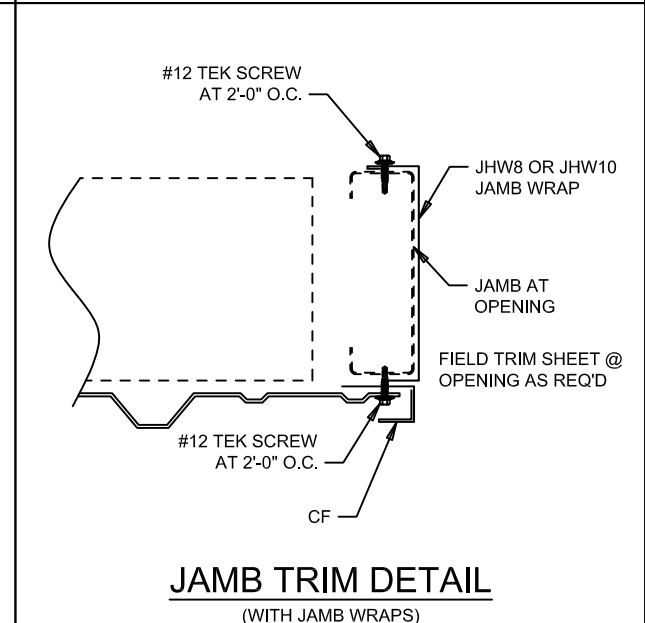
CORNER TRIM DETAIL



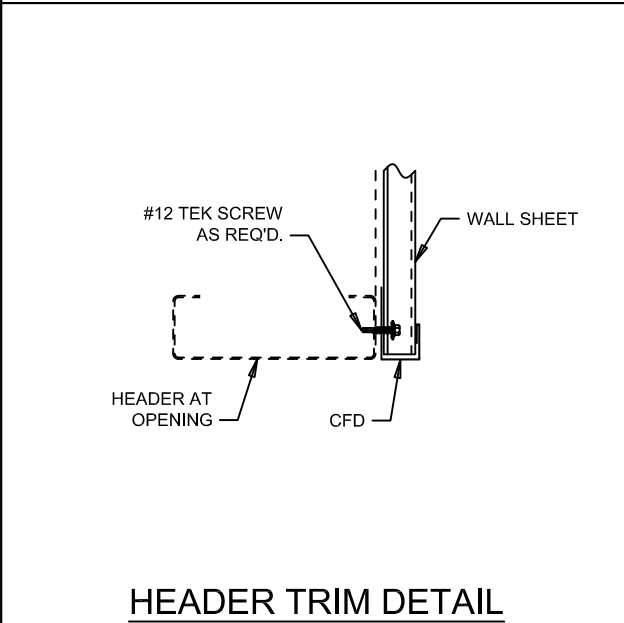
BASE TRIM DETAIL



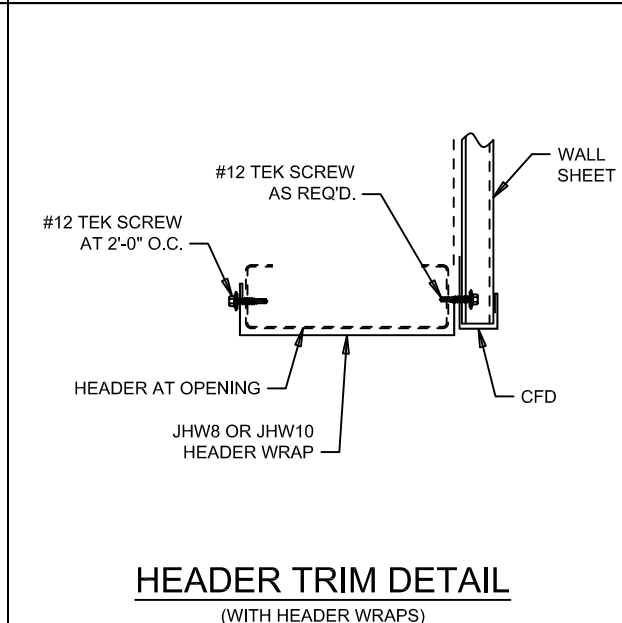
JAMB TRIM DETAIL



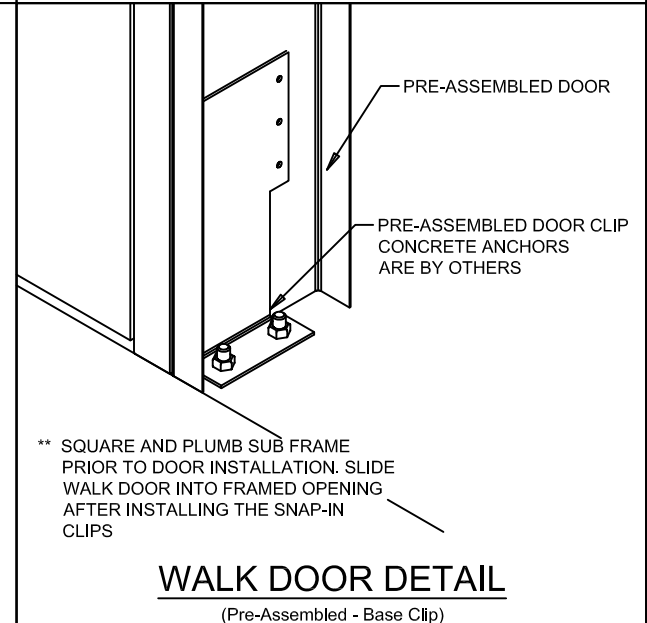
JAMB TRIM DETAIL  
(WITH JAMB WRAPS)



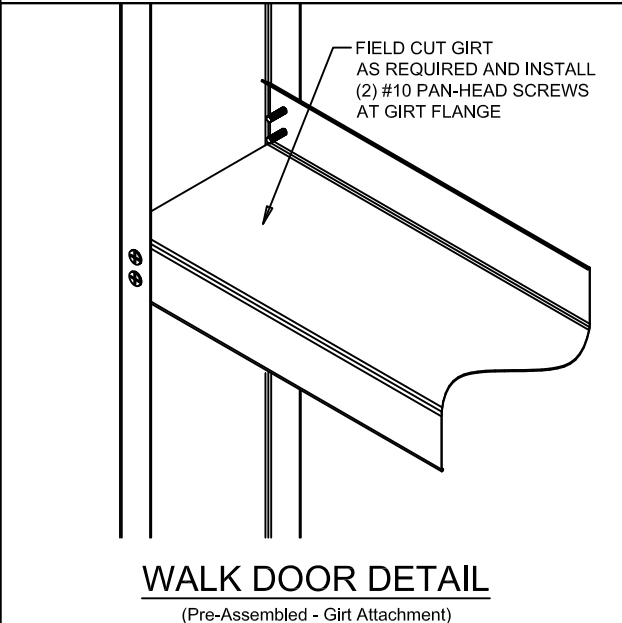
HEADER TRIM DETAIL



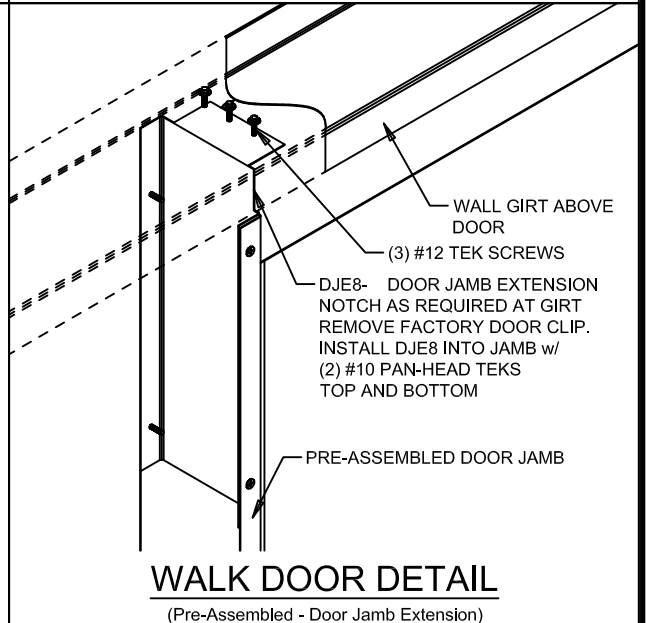
HEADER TRIM DETAIL  
(WITH HEADER WRAPS)



WALK DOOR DETAIL  
(Pre-Assembled - Base Clip)



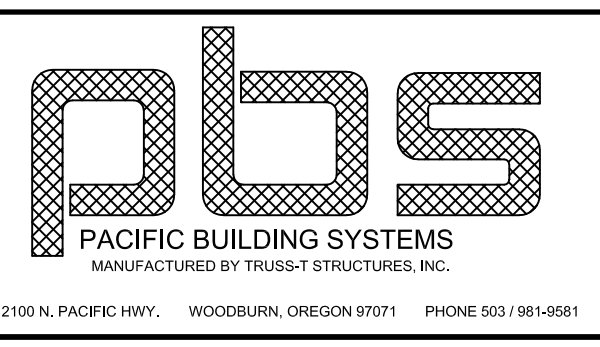
WALK DOOR DETAIL  
(Pre-Assembled - Girt Attachment)



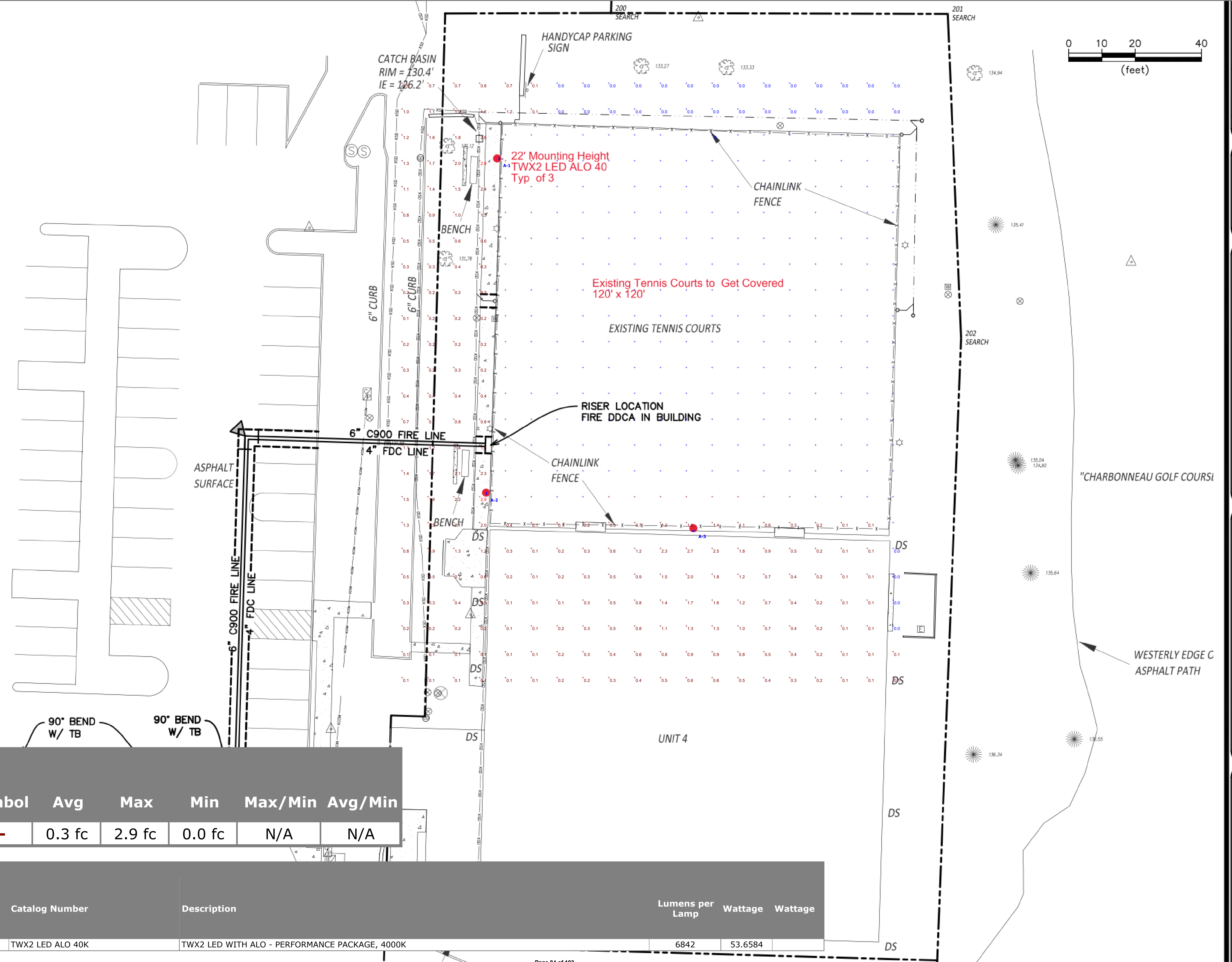
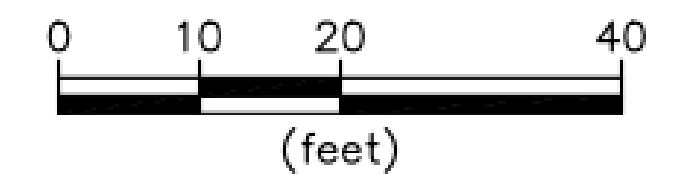
WALK DOOR DETAIL  
(Pre-Assembled - Door Jamb Extension)



REVISION	DATE	PROJ:	DATE:
A	Issued For Permits Only	New Tennis Building Wilsonville, OR 97070	1/05/23
		DEALER: Haworth Construction	NM



DATE: 12/26/22  
 DWG BY: NM  
 CHECKED BY:  
 PAGE: D2 OF D2  
 JOB ID: 22-8819



### Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.3 fc	2.9 fc	0.0 fc	N/A	N/A

### Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	Wattage	Wattage
	A	3	Lithonia Lighting	TWX2 LED ALO 40K	TWX2 LED WITH ALO - PERFORMANCE PACKAGE, 4000K	6842	53.6584	

DRAWINGS FOR:

# CHARBONNEAU UNIT 4 32020 SW CHARBONNEAU DR WILSONVILLE, OR 97070

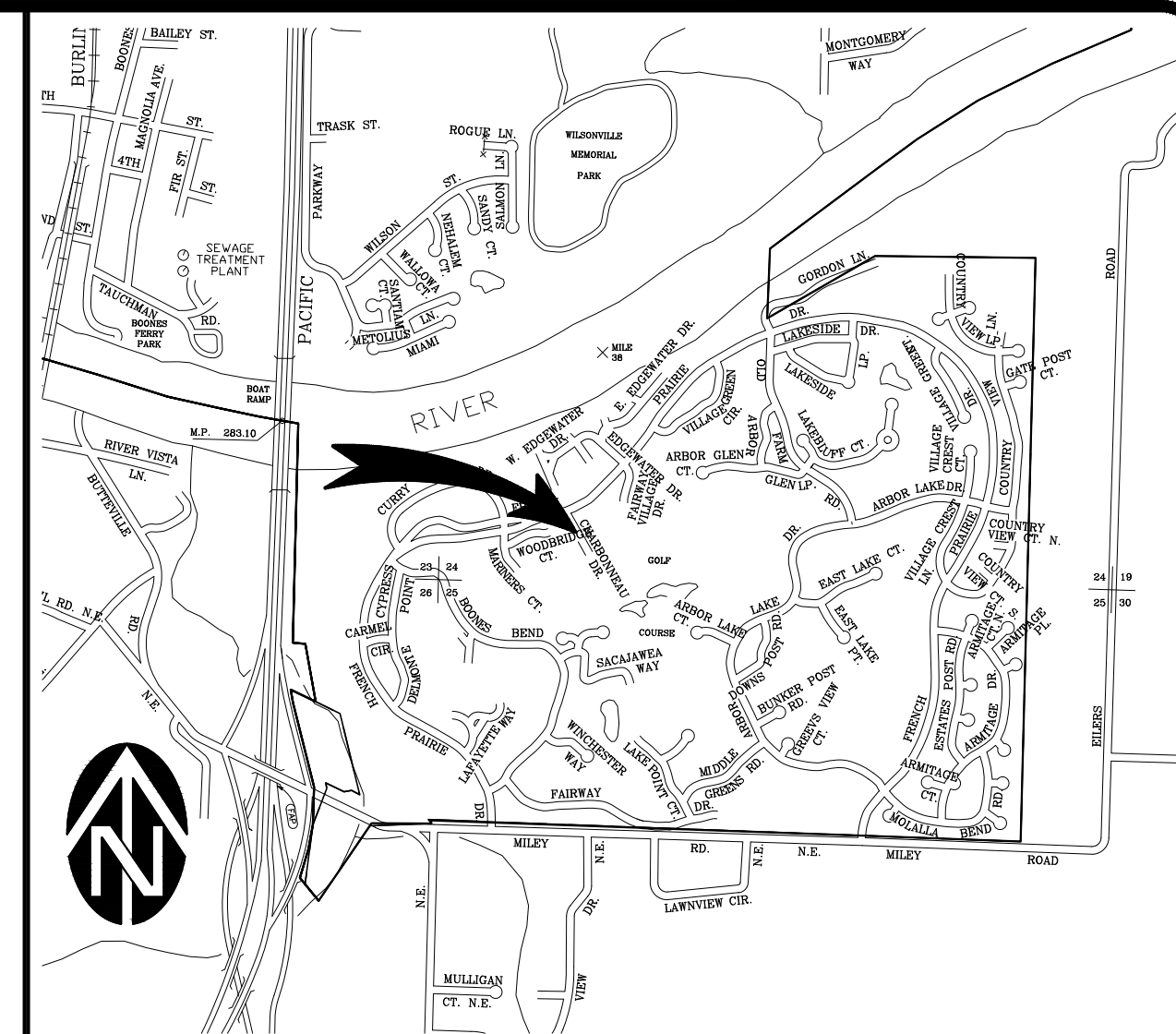
FOR:

# HAWORTH, INC. 13500 OR-99W MCMINNVILLE, OR 97128

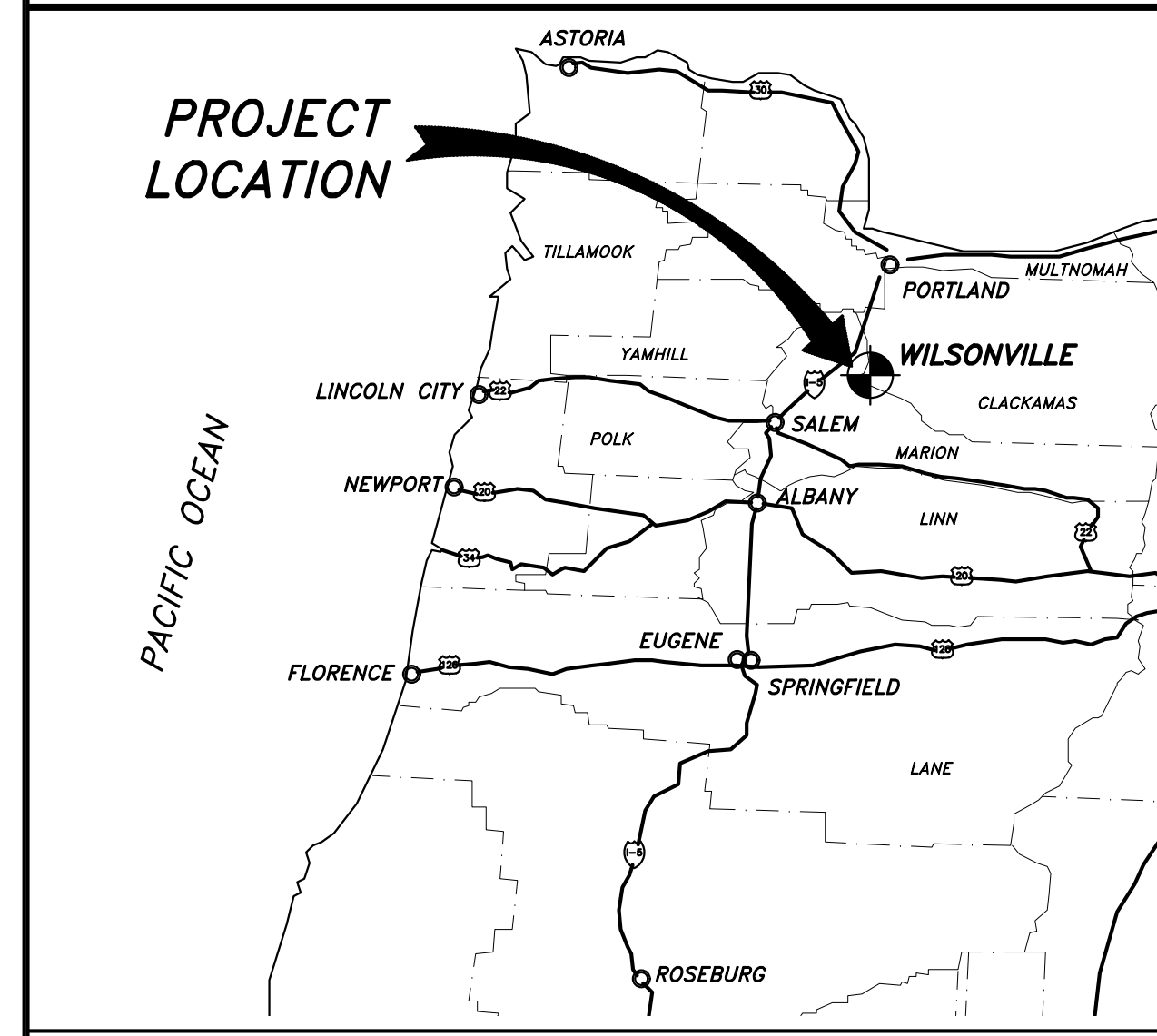
PROJECT LOCATION  
TAX LOT #31W24CD80000,  
SECTION #24, T3S, R.1W, W.M.



Know what's below.  
Call before you dig.



VICINITY MAP



LOCATION MAP

SHEET INDEX

#	TITLE
C0.0	COVER, INDEX, & VICINITY MAPS
C1.0	EXISTING CONDITIONS, DEMOLITION, & EROSION CONTROL PLAN
C1.1	POST-DEVELOPMENT EROSION CONTROL PLAN
C1.2	EROSION CONTROL NOTES
C1.3	EROSION CONTROL NOTES
C1.4	EROSION CONTROL DETAILS
C2.0	FIRE SERVICE PLAN
C3.0	RAIN DRAIN PLAN
C4.0	CONSTRUCTION NOTES
C5.0	CONSTRUCTION DETAILS
C5.1	CONSTRUCTION DETAILS

**BENCHMARK**

ELEVATION DATUM IS BASED ON A 2-1/2" DIAMETER BRASS CAP INSCRIBED RYDELL P.L.S. 1497  
ELEVATION 125.72', SET IN THE PLAT OF "FAIRWAY VILLAGE CONDOMINIUM" (PLAT NO. 2655). ELEV. = 125.72'.  
SAID PLAT STATES THAT IT IS BASED ON U.S.G.S. THE PLAT SHOWS NO DATUM AND SO DETERMINED  
TO BE UNKNOWN.

CONTOUR INTERVAL = 1.0'

THE UNDERGROUND UTILITY LINES ARE FROM FIELD SURFACE LOCATIONS ONLY,  
HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND  
FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

THE UNDERGROUND STORM LINES AND WATER LINE WERE LOCATED BY RUSH  
LOCATES, LLC

GENERAL LEGEND

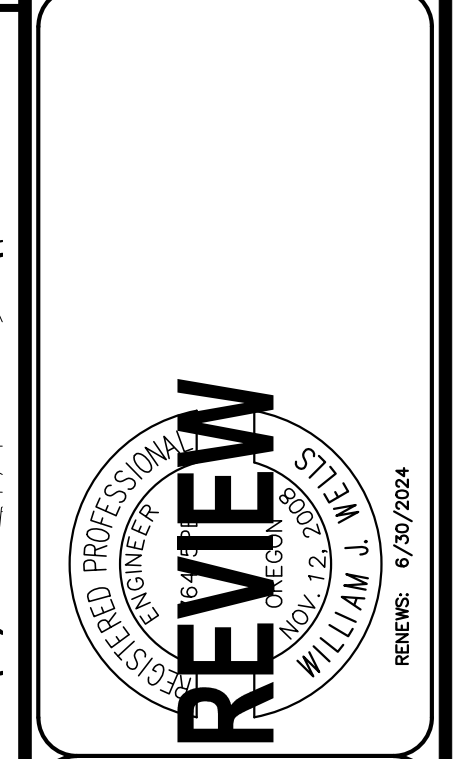
ITEM	PROPOSED	EXISTING	ITEM	PROPOSED	EXISTING
SANITARY SEWER	—SS—	—SS—	POWER POLE	○	○
STORM DRAIN	—SD—	—SD—	POWER POLE W/ANCHOR	○→	○→
WATER	—W—	—W—	POLE W/LUMINARE	○*	○*
GAS	—G—	—G—	LIGHT POLE	⊙	⊙
TELEPHONE	—T—	—T—	SIGN POST	⊥	⊥
POWER	—P—	—P—	MAILBOX	⊥	⊥
FENCE	—X—X—	—X—X—	HEDGE OR BRUSH	☁	☁
BARRICADE	☐	☐	TREES	🌳	🌳
TELEPHONE MANHOLE	⊙	⊙	STREET OR ALLEY RIGHT OF WAY	—R/W—	—R/W—
TELEPHONE PEDESTAL	⊙	⊙	PLATTED LOT LINE	—	—
SANITARY SEWER MANHOLE	⊙	⊙	OWNERSHIP LINE	—	—
STORM DRAIN MANHOLE	⊙	⊙	EASEMENT OR TEMPORARY RIGHT OF WAY	—	—
CATCH BASIN	☐	☐	PROJECT CENTERLINE AND	—	—
FIRE HYDRANT AND VALVE	⊙	⊙			
WATER METER	⊙	⊙			
WATER VALVE	⊙	⊙			

LEGEND

- — — — — BOUNDARY LINE
- — — — — EXISTING LOT LINE
- — — — — COMMUNICATION LINE
- X — X — X — X — FENCE LINE (AS NOTED)
- 131 — — — — — EXISTING 1' CONTOUR
- 130 — — — — — EXISTING 5' CONTOUR
- ☀ # CONIFEROUS TREE (DBH)
- 🌳 # DECIDUOUS TREE (DBH)
- ⊙ SANITARY MANHOLE
- ⊙ CLEANOUT
- ⊙ DOWNSPOUT TO PIPE
- ⊙ CATCH BASIN/DRAIN INLET
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT ASSEMBLY
- ⊙ IRRIGATION VALVE
- ⊙ WATER METER
- ⊙ GAS METER
- ⊙ SIGN
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC PEDESTAL
- ⊙ LIGHT POLE
- ⊙ TELECOMM PEDESTAL
- ☐ EXISTING CONCRETE
- ☐ EXISTING ASPHALT PAVEMENT
- ☐ EXISTING BUILDING FOOTPRINT
- ⊙ SPOT ELEVATION

X131.0

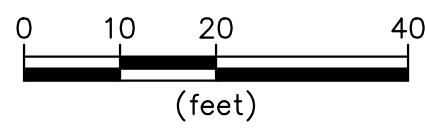
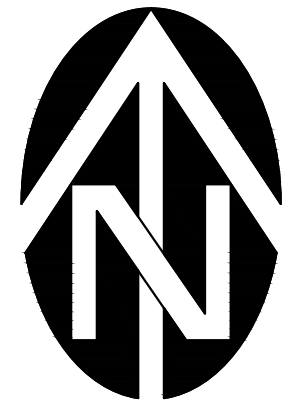
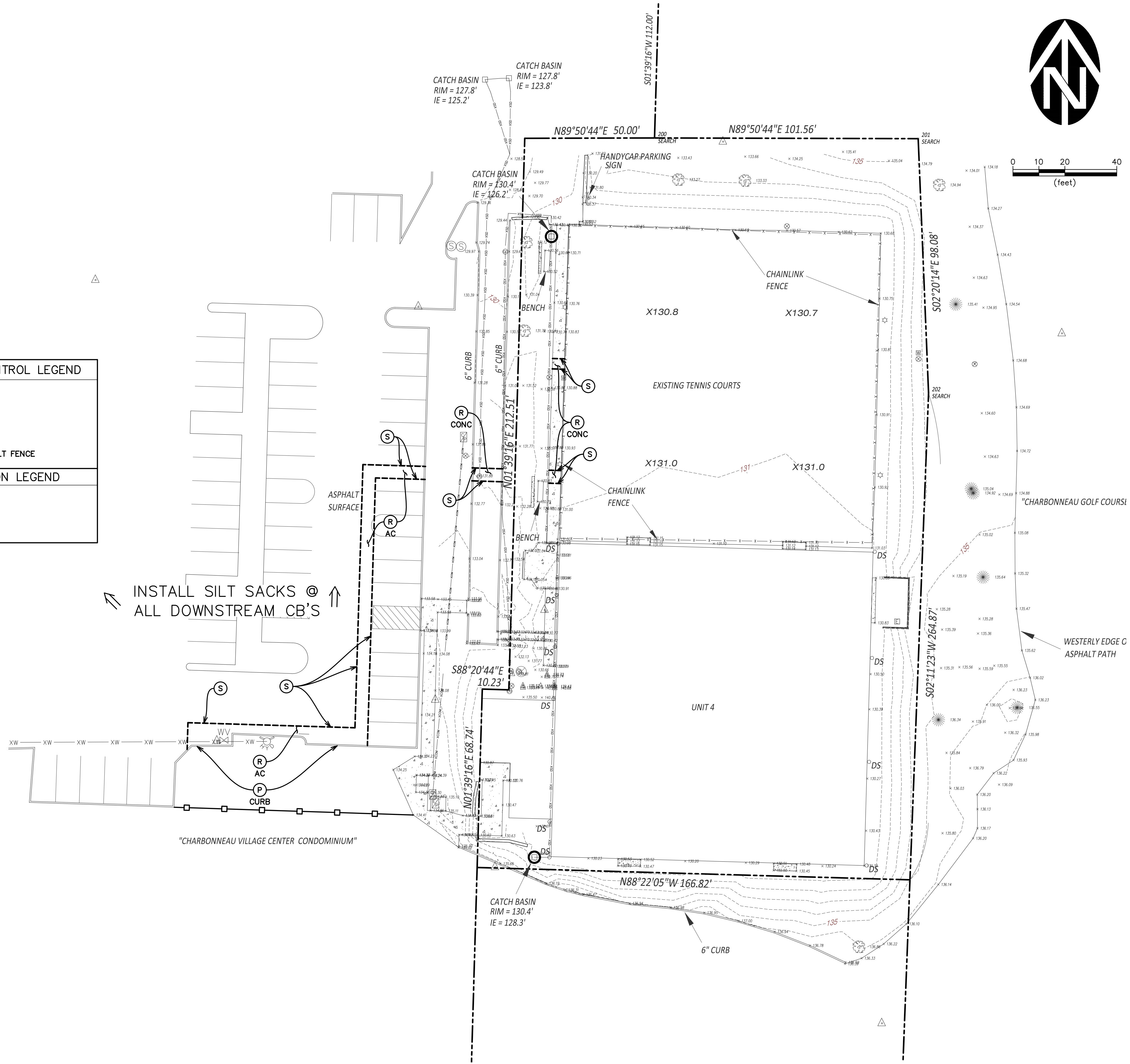
NO.	DATE	DESCRIPTION	BY
1	03/2023		



**WESTTECH ENGINEERING, INC.**  
CONSULTING ENGINEERS AND PLANNERS  
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
Phone: (503) 585-2474 Fax: (503) 585-3966  
E-mail: westtech@westtech-eng.com

HAWORTH, INC.  
CHARBONNEAU UNIT 4  
COVER, INDEX, & VICINITY MAPS  
DRAWING CO.0  
JOB NUMBER 3407.0000.0

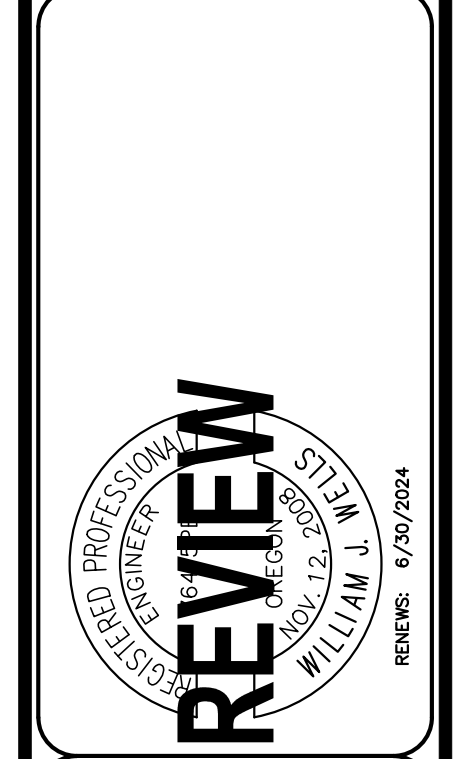
EROSION CONTROL LEGEND	
	SILT SACK
	BIO-BAGS
	ORANGE SILT FENCE
DEMOLITION LEGEND	
	PROTECT
	SAWCUT
	REMOVE



NO.	DATE	DESCRIPTION	BY
1	03/20/2023		

VERIFY SCALE  
 BAR IS ONE INCH ON  
 ORIGINAL DRAWING  
 IF NOT ONE INCH ON  
 SCALES ACCORDINGLY

DSN. JW  
 DRN. AK  
 CKD. JW  
 DATE: 03/20/2023



**WESTTECH ENGINEERING, INC.**  
 CONSULTING ENGINEERS AND PLANNERS

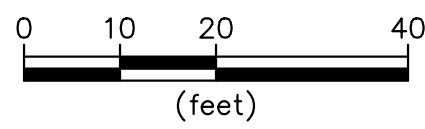
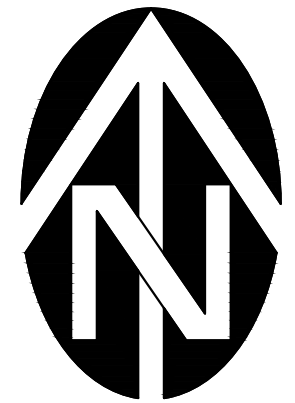
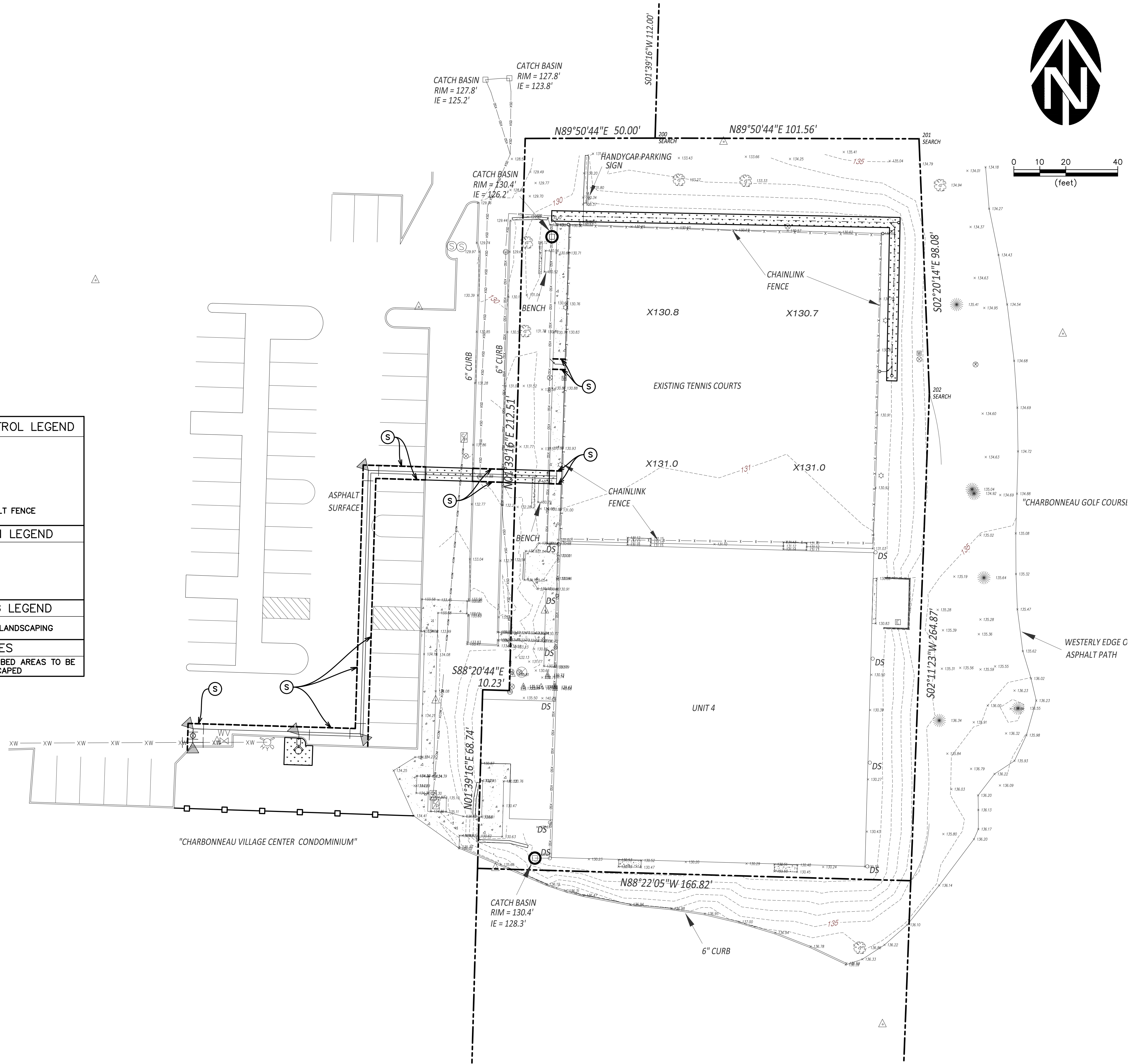
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302  
 Phone: (503) 585-2474 Fax: (503) 585-3966  
 E-mail: westtech@westtech-eng.com

HAWORTH, INC.  
 CHARBONNEAU UNIT 4  
**EXISTING CONDITIONS,  
 DEMOLITION, & EROSION  
 CONTROL PLAN**

DRAWING  
**C1.0**  
 JOB NUMBER  
 3407.0000.0



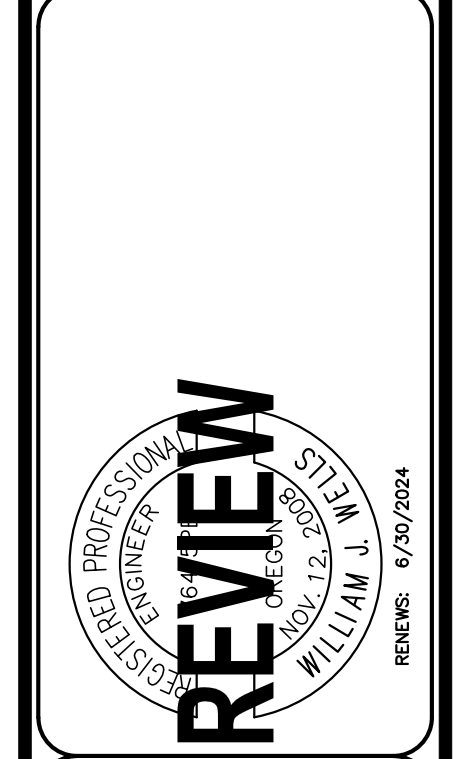
EROSION CONTROL LEGEND	
	SILT SACK
	BIO-BAGS
	ORANGE SILT FENCE
DEMOLITION LEGEND	
	PROTECT
	SAWCUT
	REMOVE
SURFACING LEGEND	
	REPLACED LANDSCAPING
NOTES	
1. ALL DISTURBED AREAS TO BE RE-LANDSCAPED	



NO.	DATE	DESCRIPTION	BY
1	03/20/2023		

VERIFY SCALE  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON SCALES ACCORDINGLY

DSN. JW  
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 DATE: 03/20/2023



**WESTTECH ENGINEERING, INC.**  
 CONSULTING ENGINEERS AND PLANNERS

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HAWORTH, INC.  
 CHARBONNEAU UNIT 4  
**POST-DEVELOPMENT EROSION CONTROL PLAN**

DRAWING  
**C1.1**

JOB NUMBER  
 3407.0000.0

DEQ EROSION CONTROL STANDARD NOTES:

1. Include a list of all personnel (by name and position) that are responsible for the design, installation and maintenance of stormwater control measures (e.g. ESCP developer, BMP installer (see Section 4.10), as well as their individual responsibilities. (Section 4.4.c.ii)
2. Visual monitoring inspection reports must be made in accordance with DEQ 1200-C permit requirements. (Section 6.5)
3. Inspection logs must be kept in accordance with DEQ's 1200-C permit requirements. (Section 6.5.g)
4. Retain a copy of the ESCP and all revisions on site and make it available on request to DEQ, Agent, or the local municipality. (Section 4.7)
5. The permit registrant must implement the ESCP. Failure to implement any of the control measures or practices described in the ESCP is a violation of the permit. (Sections 4 and 4.11)
6. The ESCP must be accurate and reflect site conditions. (Section 4.8)
7. Submission of all ESCP revisions is not required. Submittal of the ESCP revisions is only under specific conditions. Submit all necessary revision to DEQ or Agent within 10 days. (Section 4.9)
8. Sequence clearing and grading to the maximum extent practical to prevent exposed inactive areas from becoming a source of erosion. (Section 2.2.2)
9. Create smooth surfaces between soil surface and erosion and sediment controls to prevent stormwater from bypassing controls and ponding. (Section 2.2.3)
10. Identify, mark, and protect (by construction fencing or other means) critical riparian areas and vegetation including important trees and associated rooting zones, and vegetation areas to be preserved. Identify vegetative buffer zones between the site and sensitive areas (e.g., wetlands), and other areas to be preserved, especially in perimeter areas. (Section 2.2.1)
11. Preserve existing vegetation when practical and re-vegetate open areas. Re-vegetate open areas when practicable before and after grading or construction. Identify the type of vegetative seed mix used. (Section 2.2.5)
12. Maintain and delineate any existing natural buffer within the 50-foot of waters of the state. (Section 2.2.4)
13. Install perimeter sediment control, including storm drain inlet protection as well as all sediment basins, traps, and barriers prior to land disturbance. (Sections 2.1.3)
14. Control both peak flow rates and total stormwater volume, to minimize erosion at outlets and downstream channels and streambanks. (Sections 2.1.1. and 2.2.16)
15. Control sediment as needed along the site perimeter and at all operational internal storm drain inlets at all times during construction, both internally and at the site boundary. (Sections 2.2.6 and 2.2.13)
16. Establish concrete truck and other concrete equipment washout areas before beginning concrete work. (Section 2.2.14)
17. Apply temporary and/or permanent soil stabilization measures immediately on all disturbed areas as grading progresses. Temporary or permanent stabilizations measures are not required for areas that are intended to be left unvegetated, such as dirt access roads or utility pole pads. (Sections 2.2.20 and 2.2.21)
18. Establish material and waste storage areas, and other non-stormwater controls. (Section 2.3.7)
19. Keep waste container lids closed when not in use and close lids at the end of the business day for those containers that are actively used throughout the day. For waste containers that do not have lids, provide either (1) cover (e.g., a tarp, plastic sheeting, temporary roof) to prevent exposure of wastes to precipitation, or (2) a similarly effective means designed to prevent the discharge of pollutants (e.g., secondary containment). (Section 2.3.7)
20. Prevent tracking of sediment onto public or private roads using BMPs such as: construction entrance, graveled (or paved) exits and parking areas, gravel all unpaved roads located onsite, or use an exit tire wash. These BMPs must be in place prior to land-disturbing activities. (Section 2.2.7)
21. When trucking saturated soils from the site, either use water-tight trucks or drain loads on site. (Section 2.2.7.f)
22. Control prohibited discharges from leaving the construction site, i.e., concrete wash-out, wastewater from cleanout of stucco, paint and curing compounds. (Sections 1.5 and 2.3.9)
23. Ensure that steep slope areas where construction activities are not occurring are not disturbed. (Section 2.2.10)
24. Prevent soil compaction in areas where post-construction infiltration facilities are to be installed. (Section 2.2.12)
25. Use BMPs to prevent or minimize stormwater exposure to pollutants from spills; vehicle and equipment fueling, maintenance, and storage; other cleaning and maintenance activities; and waste handling activities. These pollutants include fuel, hydraulic fluid, and other oils from vehicles and machinery, as well as debris, fertilizer, pesticides and herbicides, paints, solvents, curing compounds and adhesives from construction operations. (Sections 2.2.15 and 2.3)
26. Provide plans for sedimentation basins that have been designed per Section 2.2.17 and stamped by an Oregon Professional Engineer. (See Section 2.2.17.a)
27. If engineered soils are used on site, a sedimentation basin/impoundment must be installed. (See Sections 2.2.17 and 2.2.18)
28. Provide a dewatering plan for accumulated water from precipitation and uncontaminated groundwater seepage due to shallow excavation activities. (See Section 2.4)
29. Implement the following BMPs when applicable: written spill prevention and response procedures, employee training on spill prevention and proper disposal procedures, spill kits in all vehicles, regular maintenance schedule for vehicles and machinery, material delivery and storage controls, training and signage, and covered storage areas for waste and supplies. (Section 2.3)
30. Use water, soil-binding agent or other dust control technique as needed to avoid wind-blown soil. (Section 2.2.9)
31. The application rate of fertilizers used to reestablish vegetation must follow manufacturer's recommendations to minimize nutrient releases to surface waters. Exercise caution when using time-release fertilizers within any waterway riparian zone. (Section 2.3.5)
32. If an active treatment system (for example, electro-coagulation, flocculation, filtration, etc.) for sediment or other pollutant removal is employed, submit an operation and maintenance plan (including system schematic, location of system, location of inlet, location of discharge, discharge dispersion device design, and a sampling plan and frequency) before operating the treatment system. Obtain Environmental Management Plan approval from DEQ before operating the treatment system. Operate and maintain the treatment system according to manufacturer's specifications. (Section 1.2.9)
33. Temporarily stabilize soils at the end of the shift before holidays and weekends, if needed. The registrant is responsible for ensuring that soils are stable during rain events at all times of the year. (Section 2.2)
34. As needed based on weather conditions, at the end of each workday soil stockpiles must be stabilized or covered, or other BMPs must be implemented to prevent discharges to surface waters or conveyance systems leading to surface waters. (Section 2.2.8)
35. Sediment fence: remove trapped sediment before it reaches one third of the above ground fence height and before fence removal. (Section 2.1.5.b)
36. Other sediment barriers (such as biobags): remove sediment before it reaches two inches depth above ground height and before BMP removal. (Section 2.1.5.c)
37. Catch basins: clean before retention capacity has been reduced by fifty percent. Sediment basins and sediment traps: remove trapped sediments before design capacity has been reduced by fifty percent and at completion of project. (Section 2.1.5.d)
38. Within 24 hours, significant sediment that has left the construction site, must be remediated. Investigate the cause of the sediment release and implement steps to prevent a recurrence of the discharge within the same 24 hours. Any in-stream clean-up of sediment shall be performed according to the Oregon Department of State Lands required timeframe. (Section 2.2.19.a)
39. The intentional washing of sediment into storm sewers or drainage ways must not occur. Vacuuming or dry sweeping and material pickup must be used to cleanup released sediments. (Section 2.2.19)
40. Document any portion(s) of the site where land disturbing activities have permanently ceased or will be temporarily inactive for 14 or more calendar days. (Section 6.5.f.)
41. Provide temporary stabilization for that portion of the site where construction activities cease for 14 days or more with a covering of blown straw and a tackifier, loose straw, or an adequate covering of compost mulch until work resumes on that portion of the site. (Section 2.2.20)
42. Do not remove temporary sediment control practices until permanent vegetation or other cover of exposed areas is established. Once construction is complete and the site is stabilized, all temporary erosion controls and retained soils must be removed and disposed of properly, unless needed for long term use following termination of permit coverage. (Section 2.2.21)

Rev. 12/15/20  
By: Blair Edwards

YEAR: MONTH:	'23 06	'23 07	'23 08	'23 09	'23 10	'23 11	'23 12	'24 01	'24 02	'24 03	'24 04	'24 05
CLEARING	X	X										
EXCAVATION	X	X										
GRADING	X	X	X	X	X							
CONSTRUCTION	X	X	X	X	X	X	X	X				
<b>SEDIMENT CONTROLS:</b>												
Silt Fencing	X	X	X	X	X	X	X	X				
Sediment Traps	X	X	X	X	X	X	X	X				
Sediment Basins												
Storm Inlet Protection												
Drainage Swales												
Check Dams												
Contour Furrows												
Terracing												
Pipe Slope Drains												
Rock Outlet Protection												
Gravel Construction Entrance	X	X	X	X	X	X	X	X				
Grass-lined Channel (Turf Reinforcement Mats)												
Protection of trees with construction fences												
Temporary Seeding and Planting												
Permanent Seeding and Planting												
Other:												

CONTROL MEASURE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
Silt Fencing	X	X	X	X	
Construction Entrance	X	X			
Sediment Traps			X	X	
Storm Inlet Protection			X	X	
Concrete Washout					
Rock Outlet Protection			X	X	X
Permanent Seeding and Planting					X

Phase 1: Prior to Ground Disturbance  
Phase 2: After Completion of Rough Grading  
Phase 3: After Installation of Storm Facilities  
Phase 4: After Paving & Construction  
Phase 5: After Project Completion and Cleanup

**BMP Rationale**  
A comprehensive list of available Best Management Practices (BMP) options based on DEQ's 1200-C Permit Application and ESCP Guidance Document has been reviewed to complete this Erosion and Sediment Control Plan. Some of the above listed BMPs were not chosen because they were determined to not effectively manage erosion prevention and sediment control for this project based on specific site conditions, including soil conditions, topographic constraints, accessibility to the site, and other related conditions. As the project progresses and there is a need to revise the ESCP, an Action Plan will be submitted.

SOIL TYPE(S): PER CLACKAMAS CO. SOIL SURVEY THE SITE SOILS INCLUDE "QUATAMA LOAM, 0-3% SLOPES".  
EROSION HAZARD: PER CLACKAMAS CO. SOIL SURVEY EROSION HAZARD IS "SLIGHT".  
SITE AREA: 1.03 Ac  
DISTURBANCE AREA: 0.05 Ac

INSPECTION FREQUENCY FOR BMP

Site Condition	Minimum Frequency
1. Active period	On initial date that land disturbance activities commence.  Within 24 hours of any storm event, including runoff from snow melt, that results in discharge from the site.  At least once every 14 days, regardless of whether stormwater runoff is occurring.
2. Inactive periods greater than fourteen (14) consecutive calendar days	The Inspector may reduce the frequency of inspections in any area of the site where the stabilization steps in Section 2.2.20 have been completed to twice per month for the first month, no less than 14 calendar days apart, then once per month.
3. Periods during which the site is inaccessible due to inclement weather	If safe, accessible and practical, inspections must occur daily at a relevant discharge point or downstream location of the receiving waterbody.
4. Periods during which construction activities are suspended and runoff is unlikely due to frozen conditions.	Visual monitoring inspections may be temporarily suspended. Immediately resume monitoring upon thawing, or when weather conditions make discharges likely.
5. Periods during which construction activities are conducted and runoff is unlikely during frozen conditions.	Visual monitoring inspections may be reduced to once a month. Immediately resume monitoring upon thawing, or when weather conditions make discharges likely.

Spill Prevention Procedures and Response

- Spill prevention is an important factor in the successful operation of a storm water injection management system. All contractor employees will be trained on this plan so that they are certain of the location of materials, who to notify in case of a spill, and how to initially contain the spill of hazardous materials. Contractor employees shall never dispose waste materials into the storm water collection/treatment system. Contractor employees will be observant of other potential contamination occurrences. All contractor employees will review this plan especially with regards to the detailed spill response steps.
- This data will be posted in an accessible area at the site.

What to do in case of a spill

1. Spill kit to be located near the job trailer or another conspicuous location and clearly marked.
2. Get the spill kit.
  - a. If possible, determine visually what types of fluids have been spilled.
  - b. Put on gloves and glasses or any other necessary Personal Protective Equipment (PPE).
  - c. Get the absorbent material provided in the kit and the drain block cover.
  - d. Place the absorbent materials in the path of the spill.
  - e. Remove any debris from the vicinity of the inlet where the spill is draining.
  - f. Unroll the drain block cover and place it snugly over the inlet.
  - g. Verify that the cover has full contact with the rim of the inlet.
  - h. Use snakes, pillow or pigs to completely contain the area.
3. Notify the following personnel immediately.
  - a. Owner's Representative: Troy Croft, Phone: 503-375-7168.
  - b. When a spill includes any of the below, notify the Oregon Emergency Response System as soon as the Owner's Representative has knowledge of the release. Oregon Emergency Response System Phone: 1-800-452-0311
  - i. Any amount of oil to waters of the state;
  - ii. Oil spills on land in excess of 42 gallons;
  - iii. Hazardous materials that are equal to, or greater than, the quantity listed in the Code of Federal Regulations, 40 CFR Part 302 (List of Hazardous Substances and Reportable Quantities), and amendments adopted before July 1, 2002

NOTE: Only dry cleanup methods will be employed to clean up spills (i.e., no use of water to wash spilled materials from pavement will be conducted). All spill cleanups shall be conducted in accordance with applicable regulations.

Responsible Personnel

In case of spill contact the General Contractor and Owner's Representative immediately. The General Contractor will be responsible for either managing the spill clean up for minor spills or contacting/retaining a company for the cleanup of major spills.

Waste Management Procedures

Activities performed onsite shall implement the following to eliminate the discharge of waste:

1. Locate activities that include waste products away from waters of the state and stormwater inlets or conveyances so that stormwater coming into contact with these activities cannot reach waters of the state;
2. Ensure adequate supplies are available at all times to handle spills, leaks, and disposal of liquids, and provide secondary containment (e.g. spill berms, decks, spill containment pallets);
3. Have a spill kit available on site and ensure personnel are available to respond expeditiously in the event of a leak or spill;
4. Clean up spills or contaminated surfaces immediately using dry clean up measures (do not clean contaminated surfaces by hosing the area down), and eliminate the source of the spill to prevent a discharge or a continuation of an ongoing discharge; and
5. Store materials in a covered area (e.g., plastic sheeting, temporary roofs), or in secondary containment to prevent the exposure of these containers to precipitation or stormwater runoff, or a similarly effective means designed to prevent the discharge of pollutants from these areas.
6. Building Materials & Building Products: Minimize material exposure in cases where the exposure to precipitation or to stormwater will result in a discharge of pollutants (e.g. elevate materials from soil to prevent leaching of pollutants).

Fertilizers, pesticides, herbicides, & insecticides

Comply with all application and disposal requirements included on the registered pesticide, herbicide, insecticide, and fertilizer label. When applying fertilizers, registrants must:

1. Apply at a rate and in amounts consistent with manufacturer's specifications;
2. Apply at the appropriate time of year for the location, and preferably timed to coincide as closely as possible to the period of maximum vegetation uptake and growth;
3. Avoid applying before heavy rains that could cause excess nutrients to be discharged;
4. Never apply to frozen ground;
5. Never apply to stormwater conveyance channels; and
6. Follow all other federal, state, and local requirements regarding fertilizer application.

Authorized non-stormwater discharges anticipated for the proposed project:

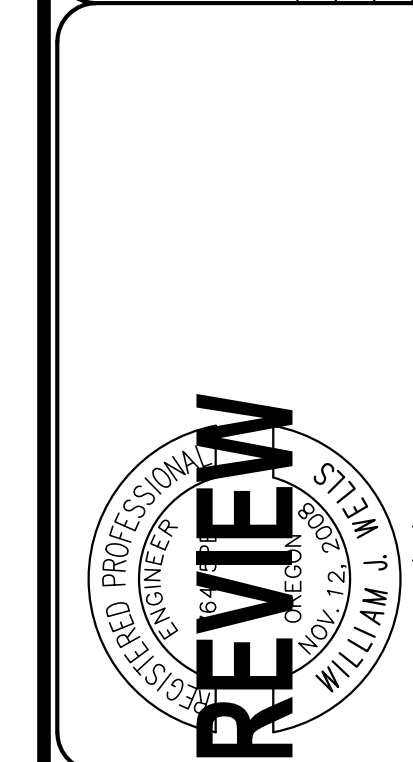
1. Landscape irrigation
2. Dust control water
3. Water line flushing (potable)

Potential pollutant-generating activities anticipated for the proposed project including an inventory of pollutants for each activity:

1. Mass Grading, Street & Utility Construction
  - a. Sediment
  - b. Vehicle and machinery related pollutants (Fuels, hydraulic fluid, oils)
2. Vertical Construction
  - a. Paints, caulks, sealants, solvents
  - b. Fluorescent light ballasts
  - c. Sediment
  - d. Vehicle and machinery related pollutants (Fuels, hydraulic fluid, oils)
3. Landscaping & Irrigation
  - a. Fertilizers
  - b. Pesticides, Herbicides, Insecticides

NO.	DATE	DESCRIPTION	BY
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DATE: 03/2023



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REVISIONS: 6/20/2024

HAWORTH, INC.

CHARBONNEAU UNIT 4

**EROSION CONTROL NOTES**

DRAWING  
**C1.2**

JOB NUMBER  
**3407.0000.0**

SUPPLEMENTAL WESTECH NOTES:

1. Erosion control measures shall be maintained in such a manner as to ensure that sediment and sediment-laden water does not enter the drainage system, roadways, or violate applicable water quality standards.
2. The erosion control construction, maintenance, replacement and upgrading of the erosion control facilities is the responsibility of the Contractor until all construction is completed and approved, and permanent erosion control (i.e. vegetation/landscaping) is established on all disturbed areas.
3. All recommended erosion control procedures are dependent on construction methods, staging, site conditions, weather and scheduling. During the construction period, erosion control facilities shall be upgraded as necessary due to unexpected storm events and to ensure that sediment and sediment laden water does not leave the site.
4. The Contractor is responsible for control of sediment transport within project limits. If an installed erosion control system does not adequately contain sediment on site, then the erosion control measures shall be adjusted or supplemented by the Contractor as necessary to ensure that sediment laden water does not leave the site. Additional measures shall be provided as required to ensure that all paved areas are kept clean for the duration of the project. Additional interim measures will include, at a minimum, installation of silt fences in accordance with the details shown on the drawings. These measures shall be installed along all exposed embankments and cut slopes to prevent sediment transport.
5. All existing and newly constructed storm inlets and drains shall be protected until pavement surfaces are completed and/or vegetation is established.
6. Erosion control facilities and sediment fences on active sites shall be inspected by the Contractor at least daily during any period with measurable precipitation. Any required repairs or maintenance shall be completed immediately. The erosion control facilities on inactive sites shall be inspected and maintained by the Contractor a minimum of once a month or within 24 hours following the start of a storm event.
7. All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment-laden water into the downstream system. The Contractor shall remove all accumulated sediment from all impacted catch basins and storm pipes prior to acceptance by the Owner.
8. The Contractor is solely responsible for protection of all adjacent property and downstream facilities from erosion and siltation during project construction. Any damage resulting from such erosion and siltation shall be corrected at the sole expense of the Contractor.
9. Locate any portable toilets away from waters of the state and stormwater inlets or conveyances. Position portable toilets so they are secure and will not be tipped or knocked over.
10. The Contractor shall provide site watering as necessary to prevent wind erosion of fine-grained soils.
11. Unless otherwise indicated on the drawings, all temporary erosion control facilities, including sediment fences, silt sacks, bio-bags, etc. shall be removed by the Contractor within 30 days after permanent landscaping/vegetation is established.
12. Sediment fences shall be constructed of continuous filter fabric to avoid use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6-inch overlap, and both ends securely fastened to a post.
13. Sediment fence shall be installed per drawing details. Sediment fences shall have adequate support to contain all silt and sediment captured.
14. The standard strength filter fabric shall be fastened securely to stitched loops installed on the upslope side of the posts, and 6 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
15. Bio-filter bags shall be clean 100 percent wood product waste. Bags shall be 18-inch x 18-inch x 30-inch, weigh approximately 45 lbs., and be contained in a bag made of 1/2-inch plastic mesh.
16. Sediment barriers shall be maintained until the up-slope area has been permanently stabilized. At no time shall more than 10-inches of sediment be allowed to accumulate behind sediment fences. No more than 2 inches of sediment shall be allowed to accumulate behind bio-filter bags. Sediment shall be removed prior to reaching the above stated depths. New sediment barriers shall be installed uphill as required to control sediment transport.
17. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to ensure that all paved areas are kept clean for the duration of the project.
18. The Contractor shall verify that all trucks are well sealed when transporting saturated soils from the site. Water drippage from trucks transporting saturated soils must be reduced to less than 1 gallon per hour prior to leaving the site.
19. The entrance shall be maintained in a condition that will prevent tracking or flow of mud onto the public right-of-way or approved access point. The entrance may require periodic top dressing as conditions demand, and repair and/or cleanout of any structures used to trap sediment.
20. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately, and the Contractor shall provide protection of downstream inlets and catch basins to ensure sediment laden water does not enter the storm drain system.
21. Temporary grass cover measures must be fully established by October 15th, or other cover measures (ie. erosion control blankets with anchors, 3-inches minimum of straw mulch, 6 mil HDPE plastic sheet, etc.) shall be in place over all disturbed soil areas until April 30th. To establish an adequate grass stand for controlling erosion by October 15th, it is recommended that seeding and mulching occur by September 1st. Straw mulch, if used, shall not leave any bare ground visible through the straw.
22. Minimum wet weather slope protection. For slopes steeper than 3H:1V but less than 2H:1V, use Tensor/North American Green Type S150 erosion control blanket. For slopes 2H:1V or steeper, use Tensor/North American Green Type SC150 erosion control blanket. Use a minimum of 2-inches straw mulch or Tensor/North American Green Type S150 for slopes flatter than 3H:1V. Slope protection shall be placed on all disturbed areas immediately after completion of each section of construction activity, until the erosion control seeding has been established. As an option during temporary or seasonal work stoppages, a 6-mil HDPE plastic sheet may be placed on exposed slopes. The plastic sheet shall be provided with an anchor trench at the top and bottom of the slope, and shall be sandbagged on the slopes as required to prevent damage or displacement by wind.
23. Permanent erosion control vegetation on all embankments and disturbed areas shall be re-established as soon as construction is completed.
24. Soil preparation. Topsoil should be prepared according to landscape plans, if available, or recommendations of grass seed supplier. It is recommended that slopes be textured before seeding by rack walking (ie. driving a crawling tractor up and down the slopes to leave a pattern of cleat imprints parallel to slope contours) or other method to provide stable areas for seeds to rest.
25. When used, hydromulch shall be applied with grass seed at a rate of 2000 lbs. per acre between April 30 and June 10, or between September 1 and October 1. On slopes steeper than 10 percent, hydroseed and mulch shall be applied with a bonding agent (tackifier). Application rate and methodology to be in accordance with seed supplier recommendations.
26. When used in lieu of hydromulch, dry, loose, weed free straw used as mulch shall be applied at a rate of 4000 lbs. per acre (double the hydromulch application requirement). Anchor straw by working in by hand or with equipment (rollers, cleat trackers, etc.). Mulch shall be spread uniformly immediately following seeding.
27. When conditions are not favorable to germination and establishment of the grass seed, the Contractor shall irrigate the seeded and mulched areas as required to establish the grass cover.
28. Seeding. Recommended erosion control grass seed mix is as follows. Dwarf grass mix (low height, low maintenance) consisting of dwarf perennial ryegrass (80 % by weight), creeping red fescue (20 % by weight). Application rate shall be 100 lbs. per acre minimum.
29. Grass seed shall be fertilized at a rate of 10 lbs. per 1000 S.F with 16-16-16 slow release type fertilizer. Development areas within 50 feet of water bodies and wetlands must use a non-phosphorous fertilizer.
30. Prior to starting construction contractor shall acquire the services of a DEQ Certified Erosion and Sediment Control Inspector and shall submit an "Action Plan" to DEQ identifying their names, contact information, training and experience as required in Schedule A.6.b.i-ii of the 1200-C Permit
31. Contractor shall submit "Notice of Termination" to DEQ to end the 1200-C permit coverage once all soil disturbance activities have been completed and final stabilization of exposed soils has occurred.

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 IF NOT ONE INCH ON SCALES ACCURACELY

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DSN. JW DRN. AK CKD. JW DATE: 03/2023

REVIEW

WILLIAM J. WELLS  
 PROFESSIONAL ENGINEER  
 REGISTERED  
 STATE OF OREGON  
 NO. 12,208,858  
 EXP. 12/31/2024

REVISIONS: 6/30/2024

WESTECH ENGINEERING, INC.  
 CONSULTING ENGINEERS AND PLANNERS

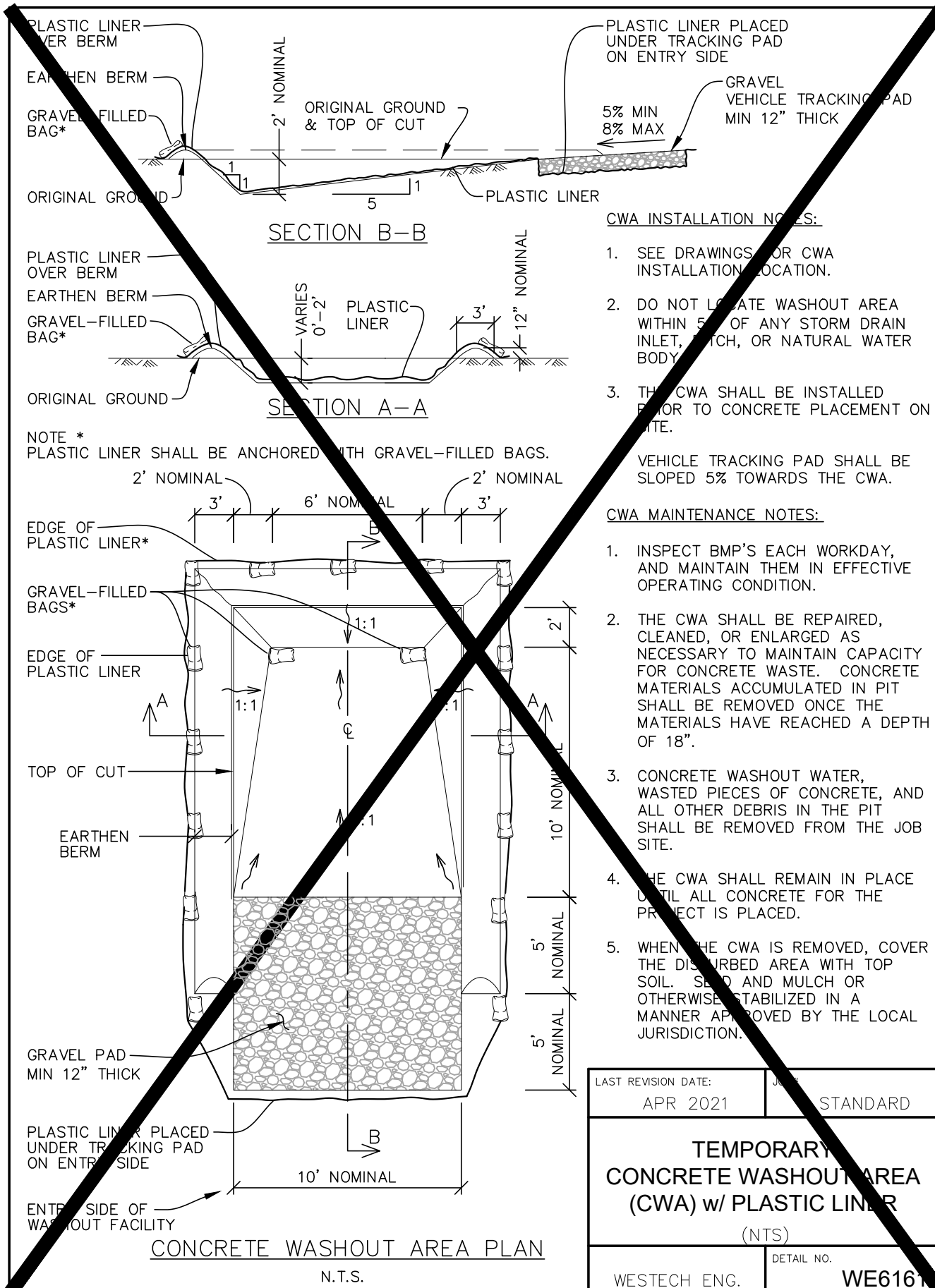
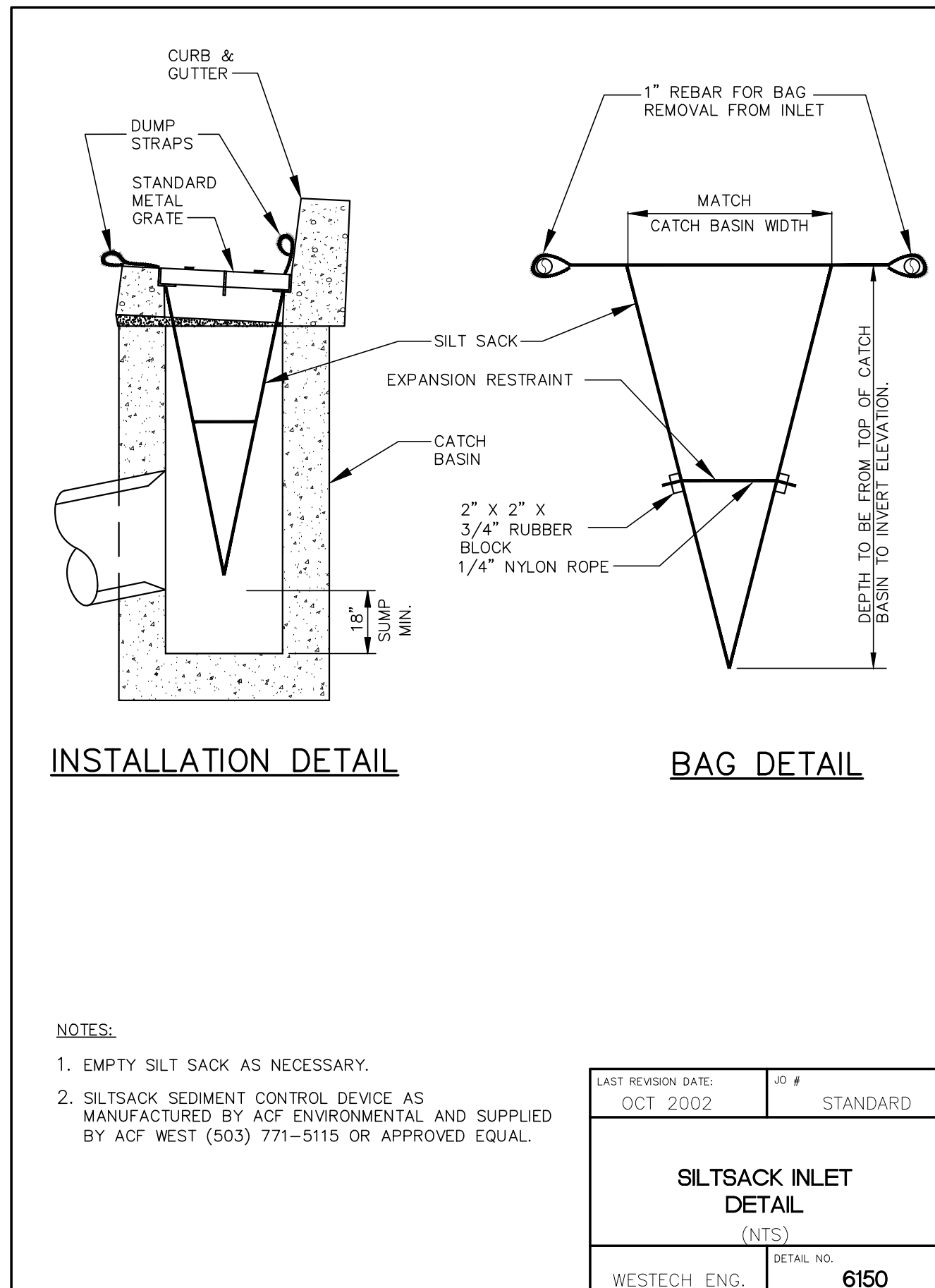
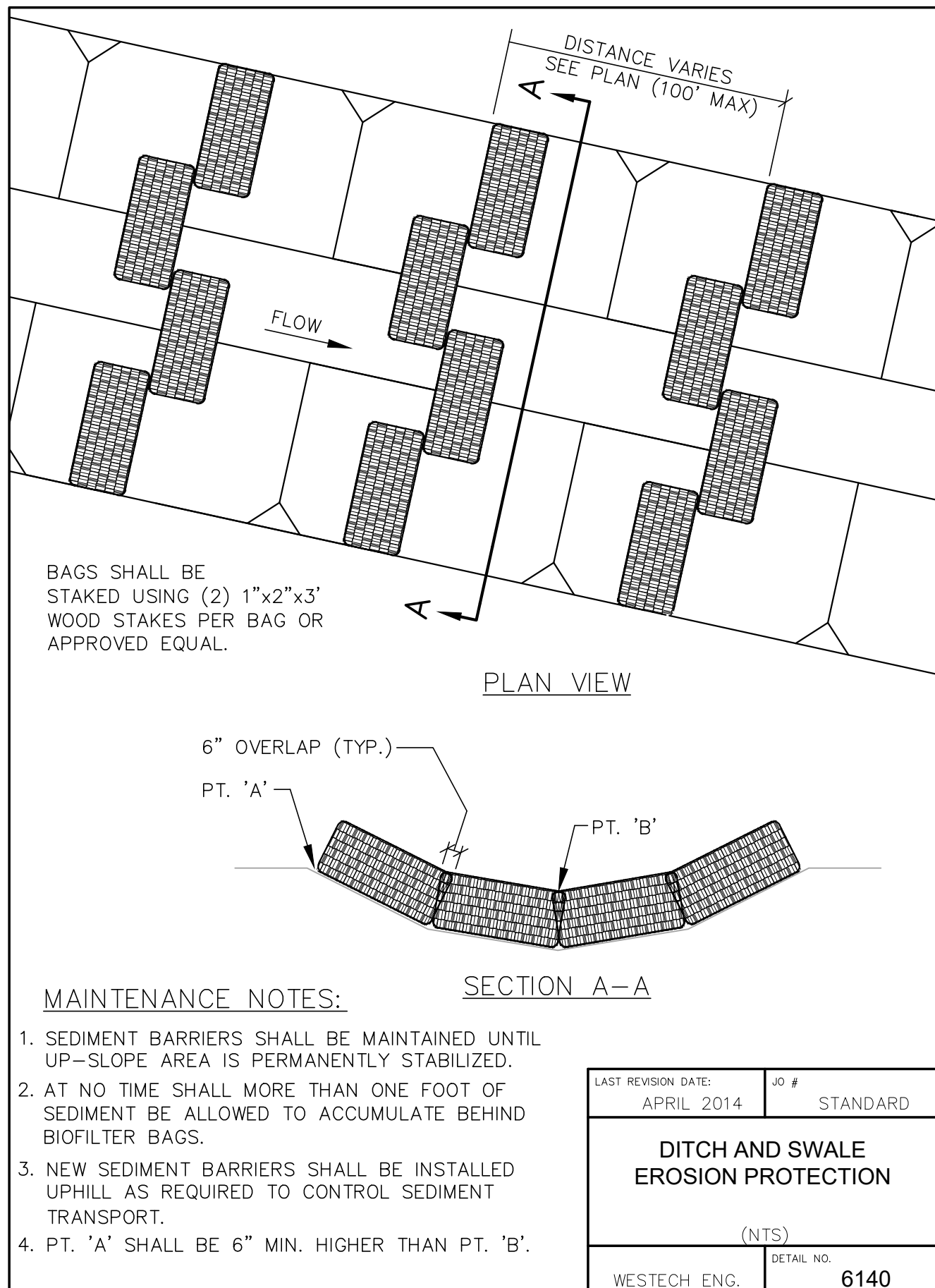
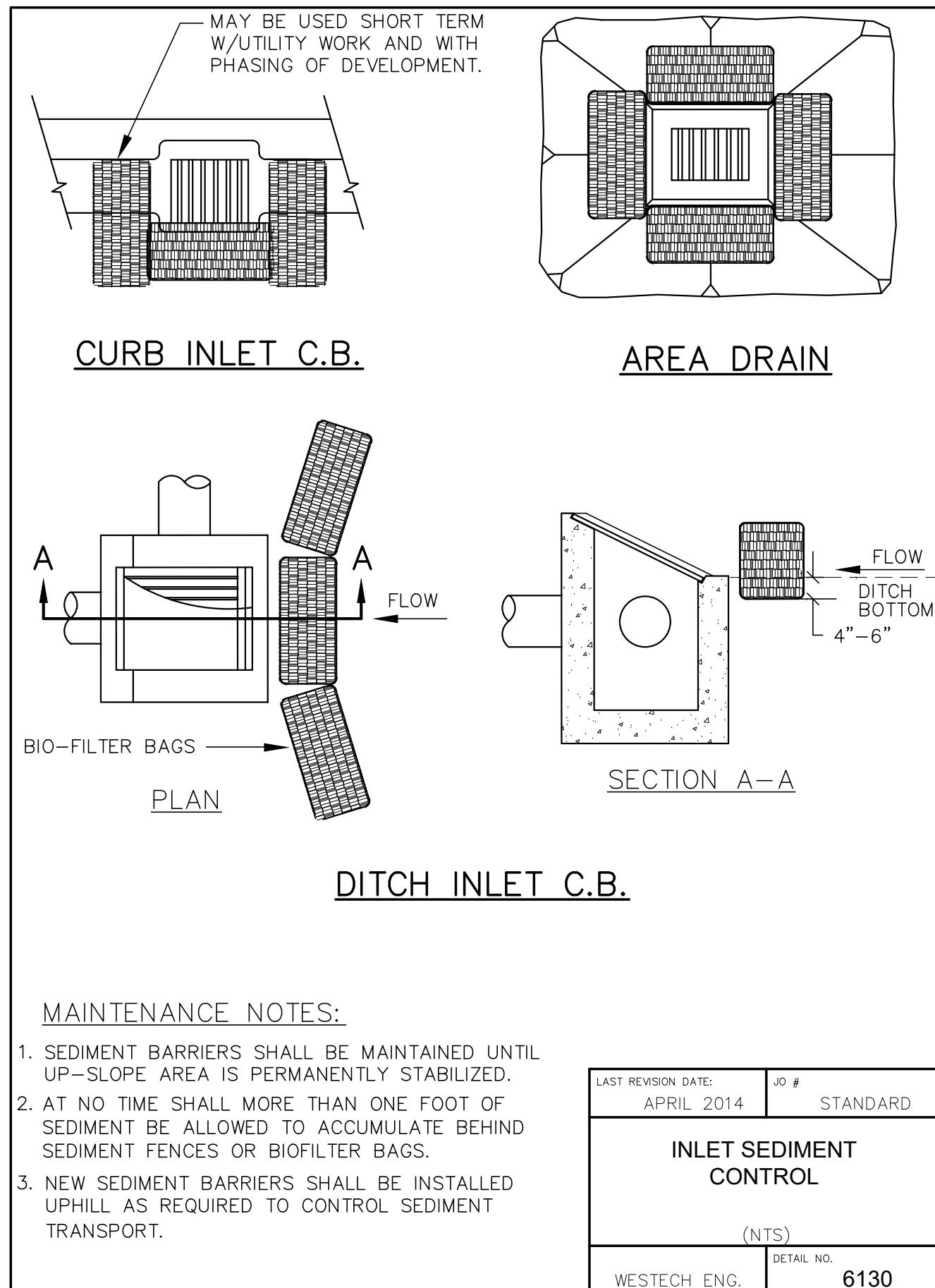
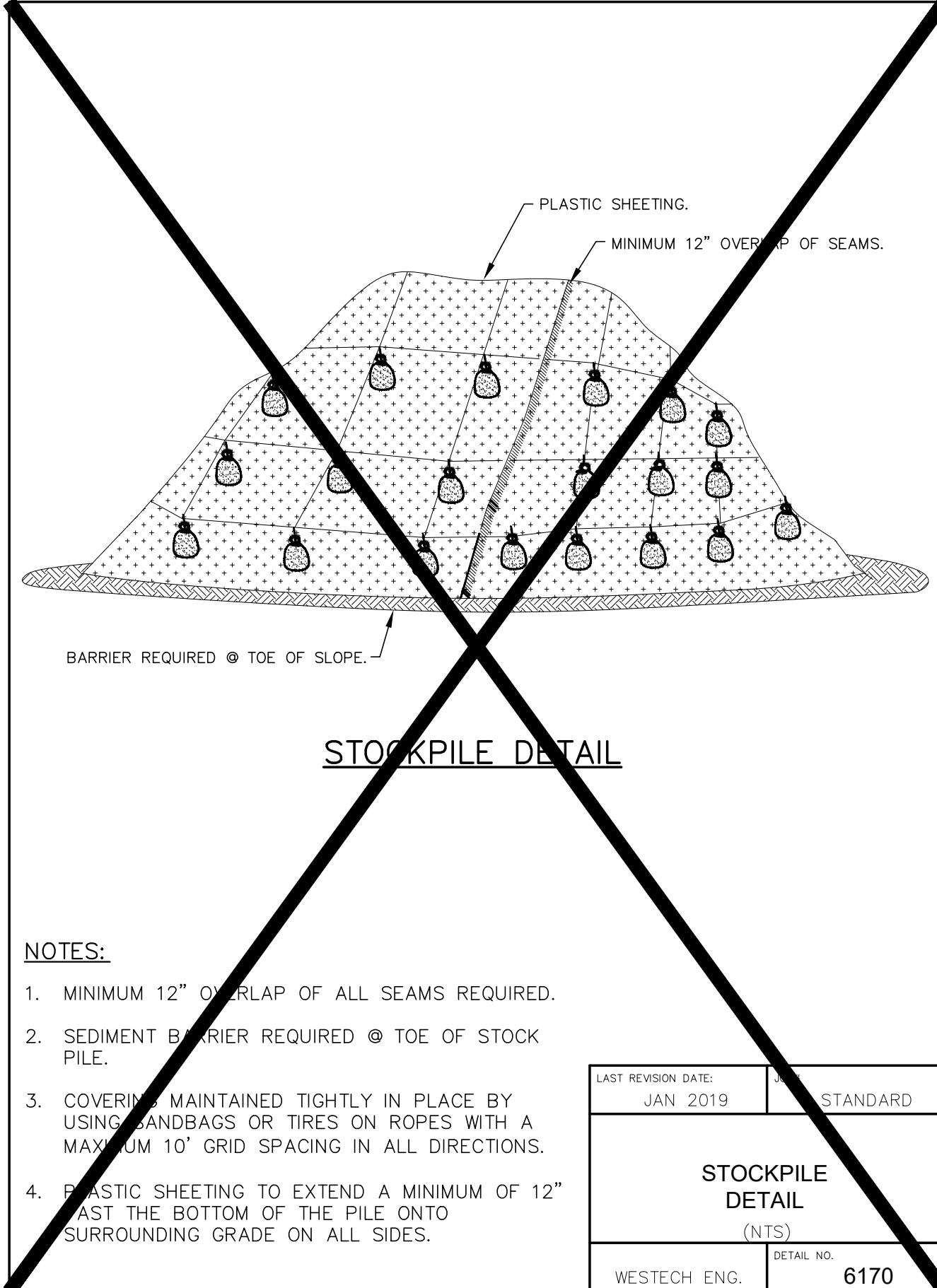
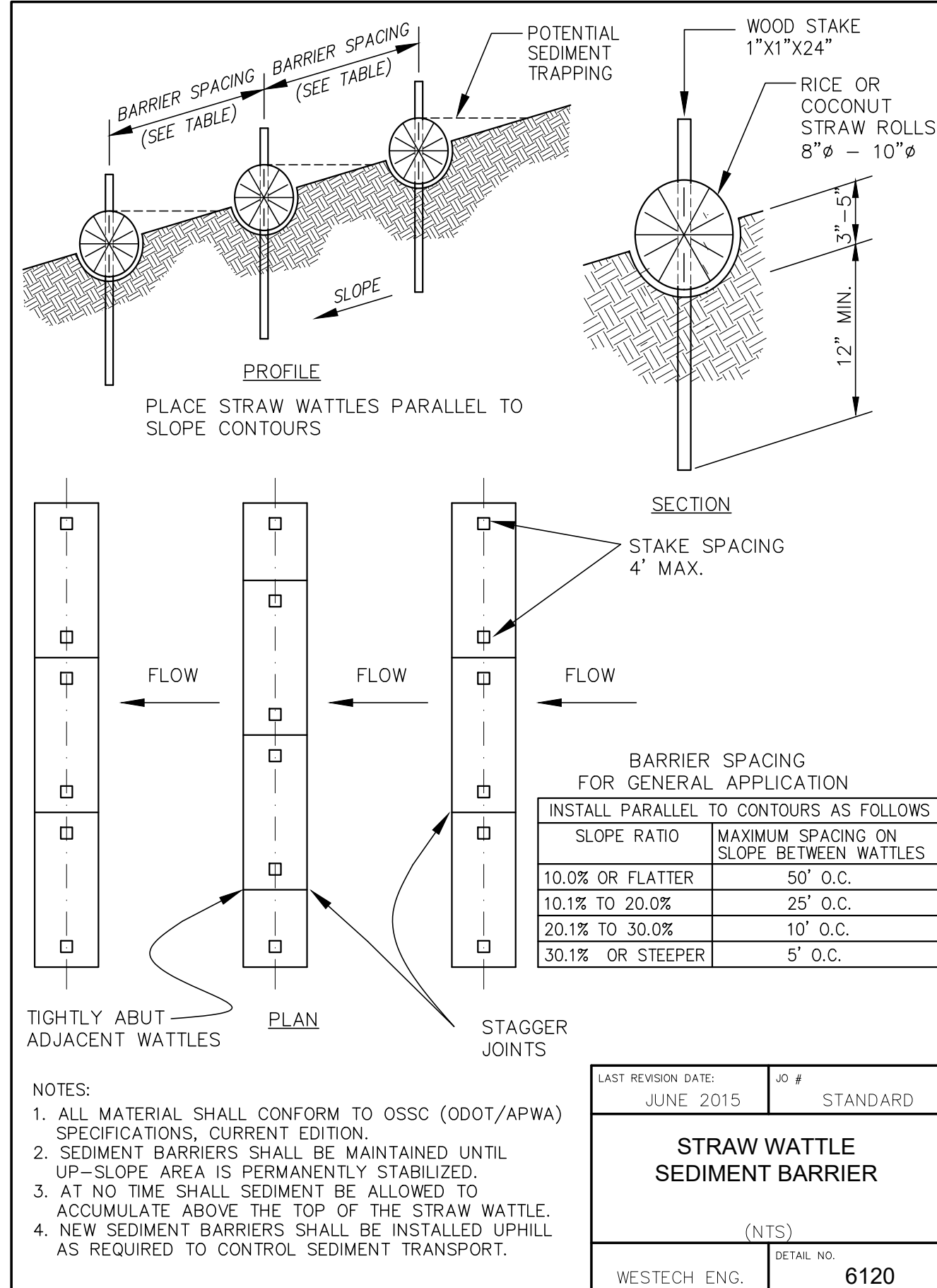
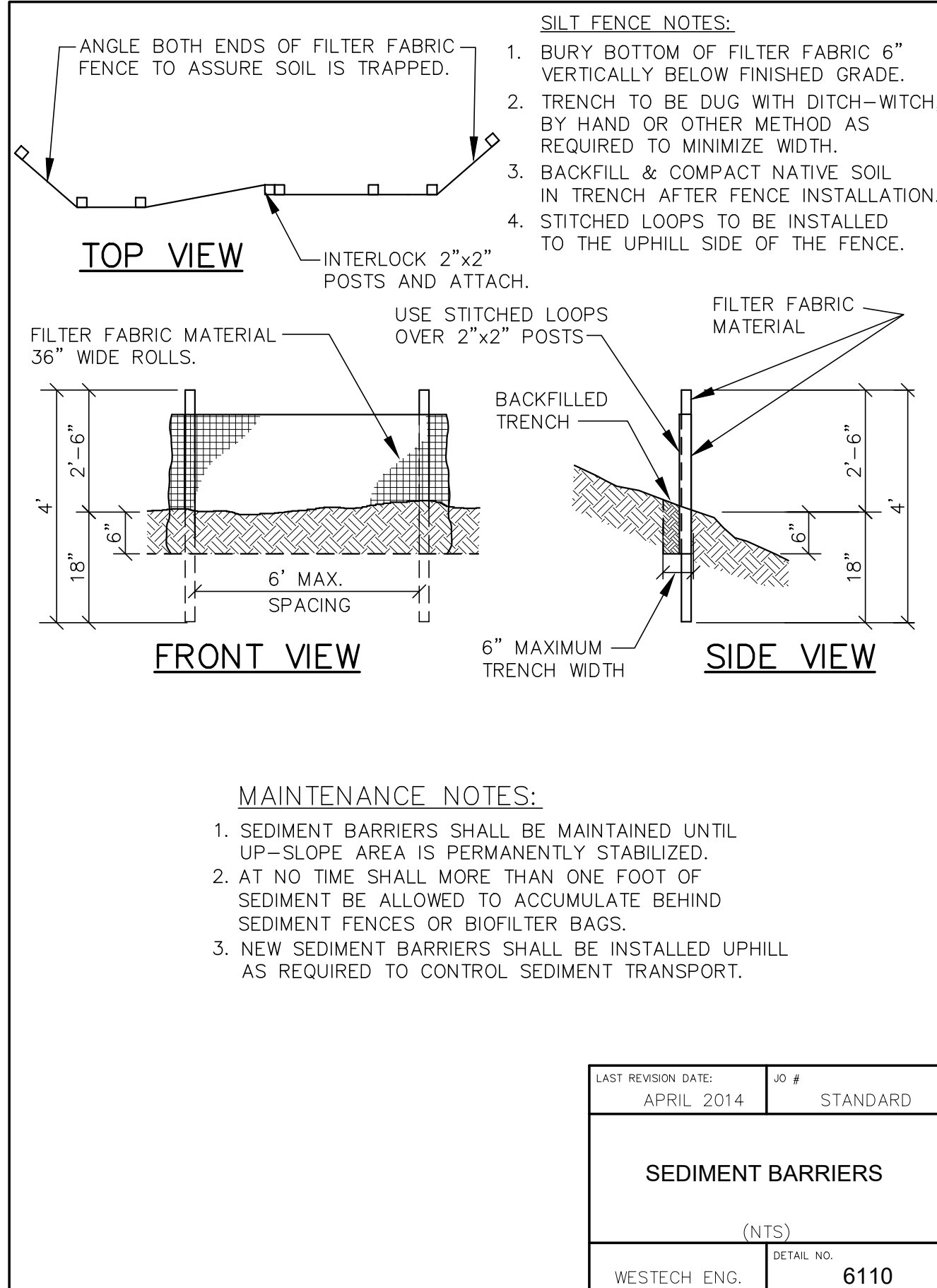
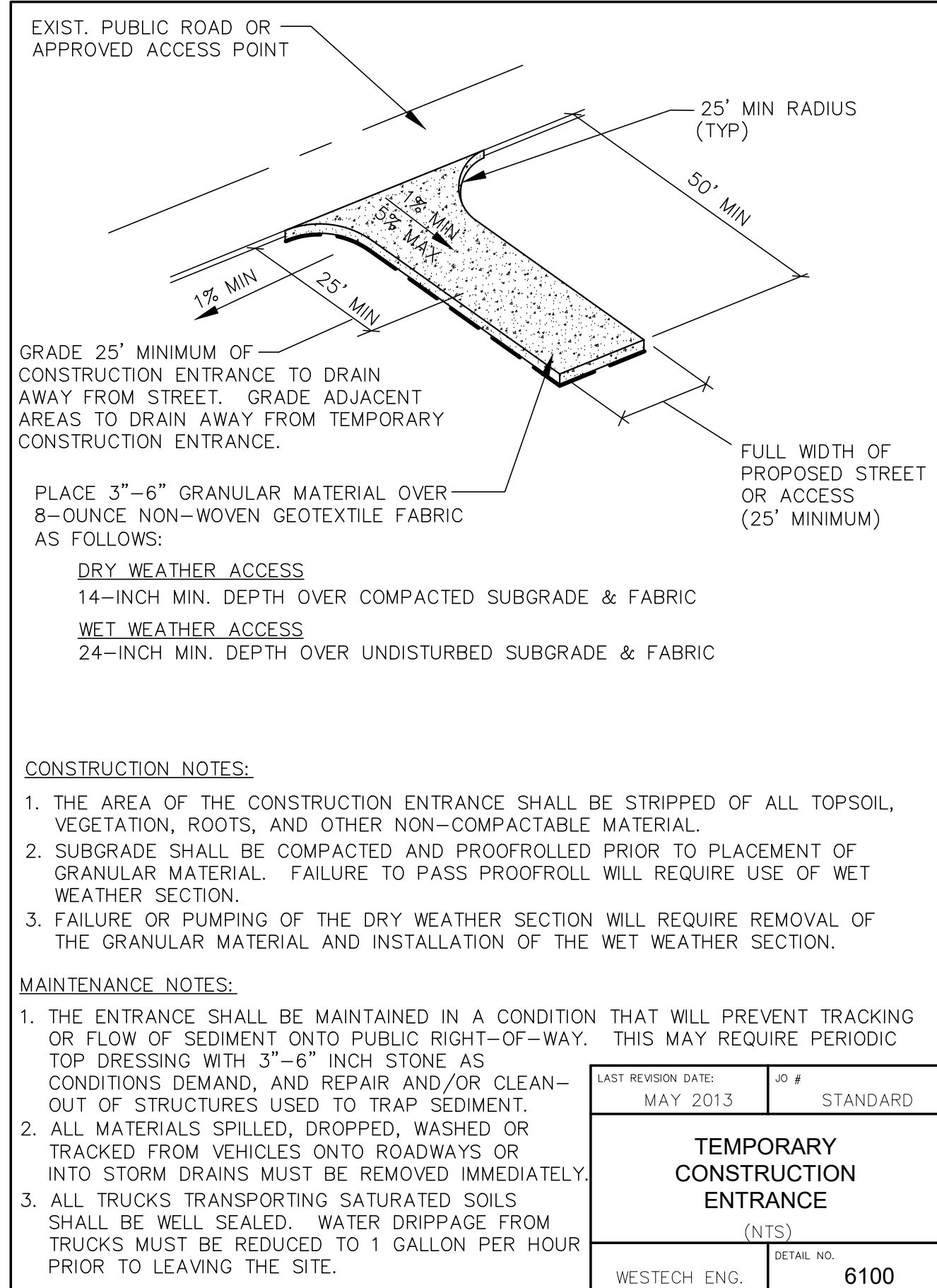
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 E-mail: westech@westech-eng.com

HAWORTH, INC.  
 CHARBONNEAU UNIT 4

EROSION CONTROL NOTES

DRAWING  
 C1.3

JOB NUMBER  
 3407.0000.0



VERIFY SCALE			
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DSN.	JW	DRN.	AK
CKD.	JW	DATE	03/2023
NO.	1	DESCRIPTION	REVISIONS
BY			

**REVIEW**

WILLIAM J. WELLS  
REG. 12/31/2024

**WESTECH ENGINEERING, INC.**  
CONSULTING ENGINEERS AND PLANNERS

3841 Fairview Industrial Dr., S.E., Suite 100, Salem, OR 97302  
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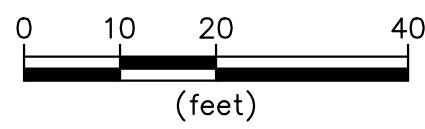
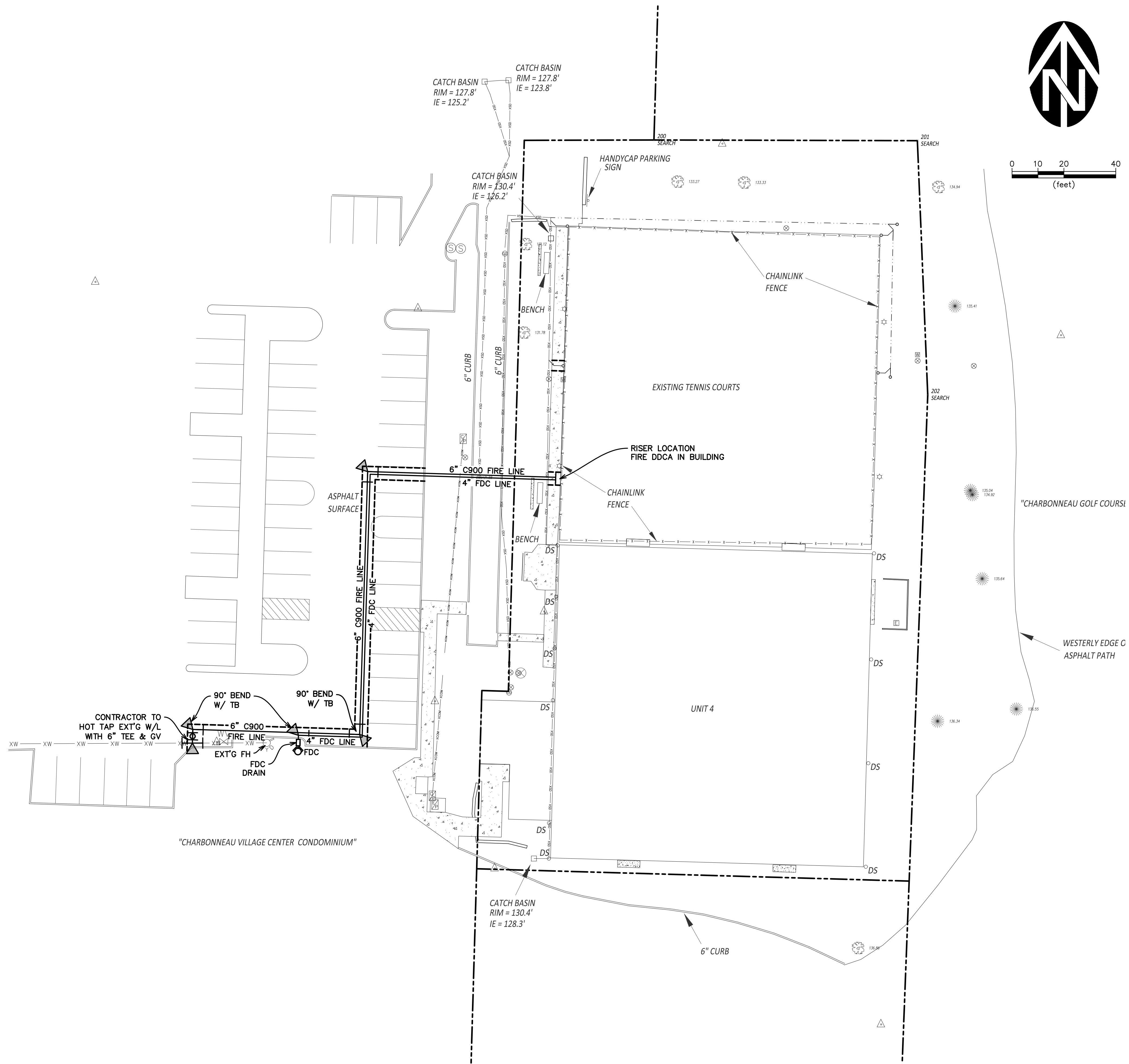
**CHARBONNEAU UNIT 4**

**EROSION CONTROL DETAILS**

**DRAWING C1.4**

**JOB NUMBER 3407.0000.0**

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DSN. JW  
 DRN. AK  
 CKD. JW

DATE: 03/2023

**WE**  
 WESTTECH ENGINEERING, INC.  
 CONSULTING ENGINEERS AND PLANNERS

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REVIEW  
 WILLIAM J. WELLS  
 REGISTERED PROFESSIONAL ENGINEER  
 OREGON REG. NO. 12,388

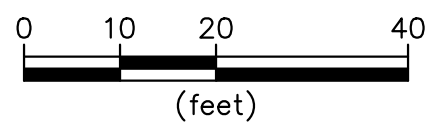
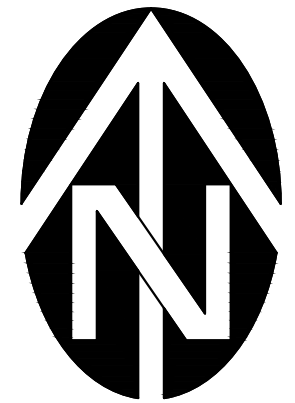
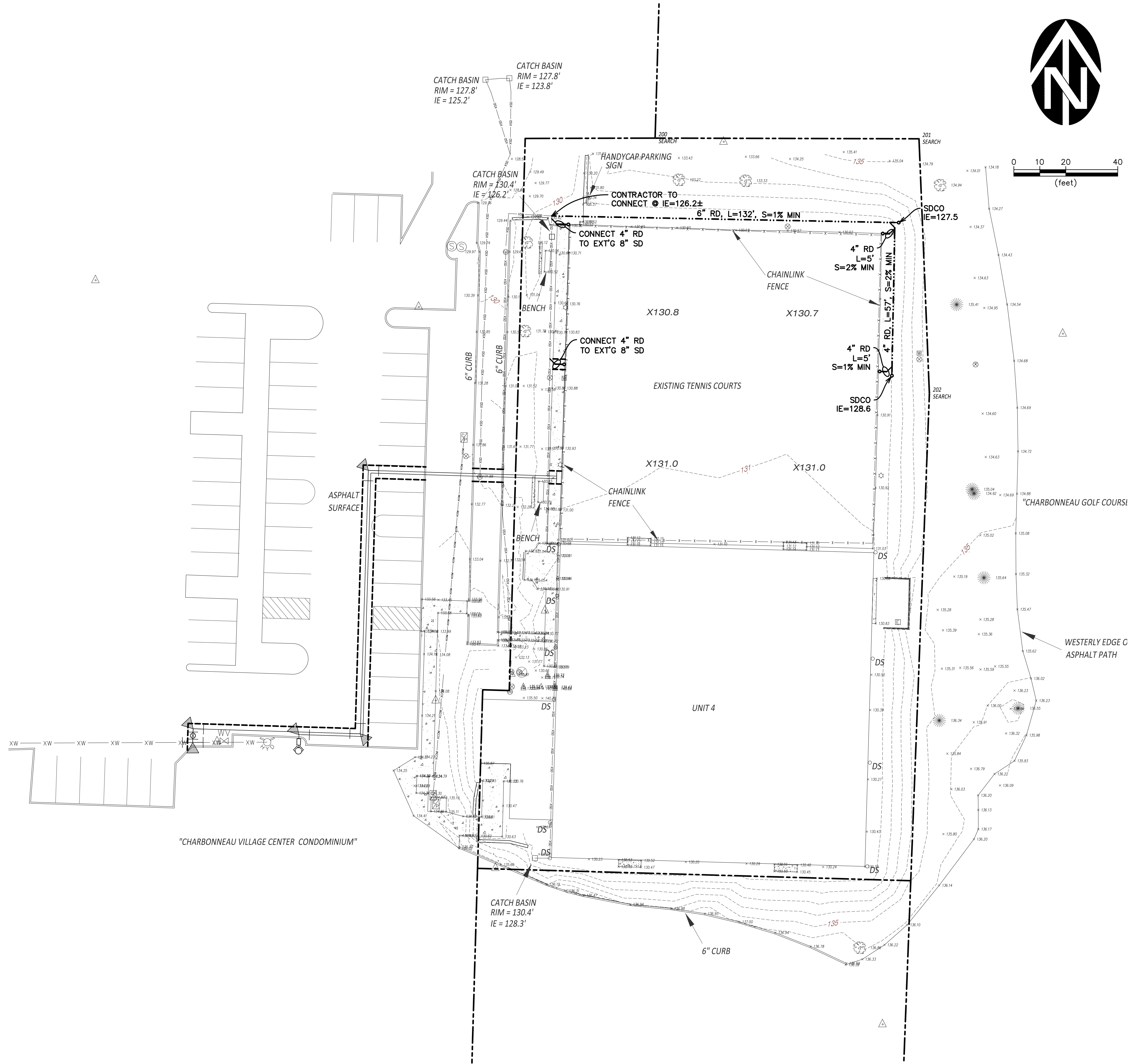
REVISIONS: 6/20/2024

HAWORTH, INC.  
 CHARBONNEAU UNIT 4

**FIRE SERVICE PLAN**

DRAWING  
**C2.0**

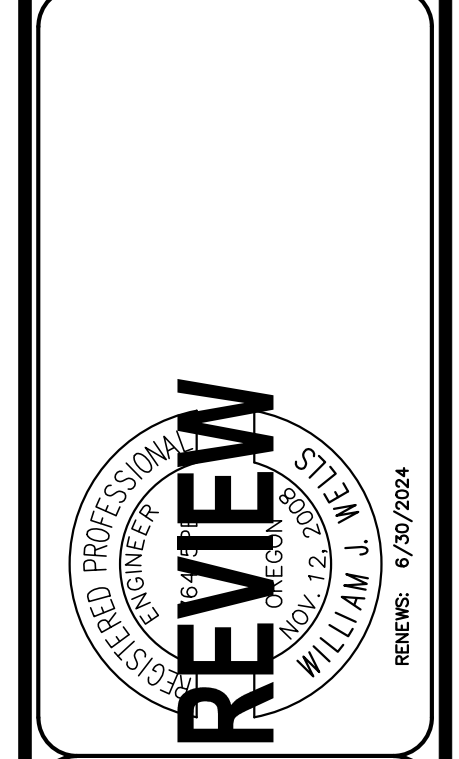
JOB NUMBER  
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DSN. JW  
 DRN. AK  
 CKD. JW  
 DATE: 03/20/2023



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HAWORTH, INC.  
 CHARBONNEAU UNIT 4

**RAIN DRAIN PLAN**

DRAWING  
**C3.0**

JOB NUMBER  
 3407.0000.0

GENERAL NOTES

- 1. Contractor shall procure and conform to all construction permits required by the City and County.
2. Owner to pay all project permit costs, including but not limited to utility tapping, TV, and chlorination costs.
3. Oregon law requires the Contractor to follow rules adopted by the Oregon Utility Notification Center.
4. Contractor to notify City, County and all utility companies a minimum of 48 business hours (2 business days) prior to start of construction and comply with all other notification requirements of the Approving Agency with jurisdiction over the work.
5. Contractor shall provide all bonds and insurance required by public and/or private agencies having jurisdiction.
6. Unless otherwise approved by the Public Works Director, construction of all public facilities shall be done between 7:00 a.m. and 6:00 p.m., Monday through Saturday.
7. The Contractor shall perform all work necessary to complete the project in accordance with the approved construction drawings including such incidentals as may be necessary to meet the Approving Agencies' requirements and provide a completed project.
8. Any inspection by the City or other Approving Agency shall not, in any way, relieve the Contractor from any obligation to perform the work in strict compliance with the contract documents, applicable codes, and Approving Agency requirements.
9. Contractor shall maintain one complete set of approved drawings on the construction site at all times whereon he will record all approved deviations in construction from the approved drawings, as well as the station locations and depths of all existing utilities encountered.
10. Upon completion of construction of all new facilities, Contractor shall submit a clean set of field record drawings containing all as-built information to the Engineer.
11. The contractor shall retain and pay for the services of a registered Civil Engineer and/or Land Surveyor licensed in the State of Oregon to establish construction control and perform initial construction surveys to establish the lines and grades of improvements as indicated on the drawings.
12. See architectural drawings for site lighting, site dimensioning, and continuation of all utilities.
13. Contractor shall erect and maintain barricades, warning signs, traffic cones (and all other traffic control devices required) per City requirements in accordance with the current MUTCD (including Oregon amendments).
14. For public and private improvements, the Contractor shall be responsible to ensure that all required or necessary inspections are completed by authorized inspectors prior to proceeding with work which covers or that is dependent on the work to be inspected.
15. Unless otherwise specified, the attached "Required Testing and Frequency" table outlines the minimum testing schedule for private improvements on the project.
16. The location and descriptions of existing utilities shown on the drawings are compiled from available records and/or field surveys.
17. Contractor shall field verify location and depth of all existing utilities where new facilities cross.
18. The Contractor shall be responsible for locating and marking all existing survey monuments of record (including but not limited to property and street monuments) prior to construction.
19. All facilities shall be maintained in-place by the Contractor unless otherwise shown or directed by the Engineer.
20. Utilities or interfering portions of utilities that are abandoned in place shall be removed by the Contractor to the extent necessary to accomplish the work.
21. Contractor shall remove all existing signs, mailboxes, fences, landscaping, etc., as required to avoid damage during construction and replace them to existing or better condition.
22. The Contractor shall be responsible for managing construction activities to ensure that public streets and right-of-ways are kept clean of mud, dust or debris.
23. Unless otherwise noted, all grading, rock and paving to conform to Oregon Standard Specifications for Construction (OSSC/ODOT/APWA), 2021 edition.
24. Granular base rock shall conform to the requirements of OSSC (ODOT/APWA) 02630.10 (Dense Graded Base Aggregate), with no more than 10% passing the #40 sieve and no more than 5% passing the #200 sieve.

- 25. Compact granular base rock to 92% of the maximum dry density per AASHTO T-180 test method (Modified Proctor).
26. A.C. pavement shall conform to OSSC (ODOT/APWA) 00745 (Hot Mixed Asphalt Concrete Pavement) for standard duty mix.
27. Pavement surface shall be a smooth, well-sealed, tight mat without depressions or bird baths.
28. HMA mixtures shall be placed only when the surface is dry and weather conditions are such that proper handling, finishing and compaction can be accomplished.
29. Contractor shall protect new pavement against traffic as required, until it has cooled sufficiently to avoid tracking.
30. For parking lots or private access drives, the final lift of AC pavement shall not be placed until after the building is fully enclosed and weatherproof.
31. Unless otherwise shown on the drawings or details, straight grades shall be run between all finish grade elevations and/or finish contour lines shown.
32. Finish pavement grades at transition to existing pavement shall match existing pavement grades or be feathered past joints with existing pavement as required to provide a smooth, free draining surface.
33. All existing or constructed manholes, cleanouts, monument boxes, gas valves, water valves and similar structures shall be adjusted to match finish grade of the pavement, sidewalk, landscaped area or median strip wherein they lie.
34. Unless otherwise shown on the drawings, no cut or fill slopes shall be constructed steeper than 3H:1V.
35. Unless otherwise shown on the landscape plans, all planter areas, shall be backfilled with approved topsoil minimum 8" thick.
36. Contractor shall seed and mulch (uniformly by hand or hydroseeded) all exposed slopes and disturbed areas which are not scheduled to be landscaped.
37. Unless otherwise shown or indicated on the drawings, 6-inches nominal curb exposure used for design of all parking lot and street grades.
38. Where new curbing connects to existing curbing or is installed along existing streets or pavement, the gutter grade shall match the existing street grades so as to allow drainage from the street to the gutter and through any transitions.
39. Sidewalks shall be a minimum of 4-inches thick.
40. Curb & sidewalk concrete shall be placed only during periods when it will not be damaged by rain.
41. Concrete joints shall be installed directly over any pipes that cross under the sidewalk.
42. All sidewalks shall be ADA compliant.
43. Where trench excavation requires removal of PCC curbs and/or sidewalks, the curbs and/or sidewalks shall be sawcut and removed at a tooled joint unless otherwise authorized in writing by the Approving Agency.
44. Unless otherwise shown on the drawings, areas along curbs and sidewalks shall be backfilled with approved topsoil, as well as being seeded and mulched.
45. All tapping of existing sanitary sewer, storm drain mains, and manholes must be done by Contractor forces.
46. The Contractor shall have appropriate equipment on site to produce a firm, smooth, undisturbed subgrade at the trench bottom, true to grade.
47. All pipes shall be bedded with minimum 6-inches of 3/4"-0 crushed rock bedding and backfilled with compacted 3/4"-0 crushed rock in the pipe zone.
48. Granular trench bedding and backfill shall conform to the requirements of OSSC (ODOT/APWA) 02630.10 (Dense Graded Base Aggregate), 3/4"-0.
49. Contractor shall arrange to abandon existing sewer and water services not scheduled to remain in service in accordance with approving agency requirements.
50. All piped utilities abandoned in place shall have all openings closed with concrete plugs with a minimum length equal to 2 times the diameter of the abandoned pipe.
51. The end of all utility service lines shall be marked with a 2-x-4 painted white and wired to pipe stub.
52. All non-metallic water, sanitary and storm sewer piping shall have an electrically conductive insulated 12 gauge solid core copper tracer wire the full length of the installed pipe.

- 53. No trenches in sidewalks, roads, or driveways shall be left in an open condition overnight.
54. Normal mandrel testing, or final acceptance of gravity pipelines, all trench compaction shall be completed and all sewers and storm drains flushed & cleaned to remove all mud, debris & foreign material from the pipelines, manholes and/or catch basins.
55. Where future extensions are shown upstream of new manholes (sewer or storm), catch basins or junction boxes, pipe stubs (with gasketed caps) shall be installed at design grades to a point 2' minimum outside of the structure.
56. City forces to operate all valves, including fire hydrants, on existing public mains.
57. All water mains shall be Class 52 ductile iron or C-900 PVC (DR 18).
58. All fittings 4-inches through 24-inches in diameter shall be ductile iron fittings in conformance with AWWA C-153 or AWWA C-110.
59. All water mains to be installed with a minimum 36 inch cover to finish grade unless otherwise noted or directed.
60. Unless otherwise shown or approved by the Engineer, all valves shall be flame connected to adjacent tees or crosses.
61. Thrust restraint shall be provided on all bends, tees and other direction changes per Approving Agency requirements and as specified or shown on the drawings.
62. Domestic and fire backflow prevention devices and vaults shall conform to requirements of public and/or private agencies having jurisdiction.
63. Contractor shall provide all necessary equipment and materials (including plugs, blowoffs, valves, service taps, etc.) required to flush, test and disinfect waterlines per the Approving Agency requirements.
64. The work shall be performed in a manner designated to maintain water service to buildings supplied from the existing waterlines.
65. Where new waterlines cross below or within 18-inches vertical separation above a sewer main or sewer service lateral, center one full length of waterline pipe at point of crossing the sewer line or sewer lateral.
66. All waterlines, services and appurtenances shall be pressure tested for leakage.
67. After the pressure test and prior to disinfecting, the water lines shall be thoroughly flushed through hydrants, blow offs or by other approved means.
68. Disinfection & Bacteriological Testing.
69. Disinfection of Connections.
70. Storm drain system: Storm sewer pipe materials shall conform to the construction drawings and Approving Agency's requirements.
71. Contractor shall designate the pipe material actually installed on the field record drawings and provide this information for inclusion on the as-built drawings.
72. Catch basins and junction boxes shall be set square with buildings or with the edge of the parking lot or street wherein they lie.
73. Unless otherwise approved by the Engineer, all storm drain connections shall be by manufactured tees or saddles.
74. Unless otherwise shown on the drawings, all storm pipe inlets & outfalls shall be beveled flush to match the slope wherein they lie.
75. Sweep (deflect) storm sewer pipe into catch basins and manholes as required.
76. Unless otherwise shown or directed, install storm sewer pipe in accordance with manufacturer installation guidelines.
77. After manhole channeling and prior to mandrel testing or final acceptance, flush and clean all sewers, and remove all foreign material from the mainlines, manholes and catch basins.
78. Mandrel Testing. Contractor shall conduct deflection test of flexible storm sewer pipes by pulling an approved mandrel through the completed pipeline following trench compaction.

- 79. Prior to acceptance, the Owner's Representative may lamp storm lines upstream & downstream of structures to verify that the pipes are clean and there is no grout or concrete in the mainlines, and that there are no observable bellies in the line.
80. Unless otherwise shown on the drawings or approved by jurisdiction having authority, all new franchise and private utilities (power, cable TV, telephone, gas, data, communication, control, alarms, etc.) shall be installed underground.
81. Contractor shall coordinate with gas, power, telephone, and cable TV Company for location of conduits in common trenches, as well as location or relocation of vaults, pedestals, etc.
82. Unless otherwise approved by the Approving Agency, installation of private utilities (including either franchise utilities or private water, sewer or storm services) in a common trench with or within 3 feet horizontally of and paralleling public water, sanitary sewer or storm drains is prohibited.
83. Power, telephone and TV trenching and conduits shall be installed per utility company requirements with pull wire.
84. Contractor shall notify and coordinate with franchise utilities for removal or relocation of power poles, vaults, pedestals, manholes, etc.

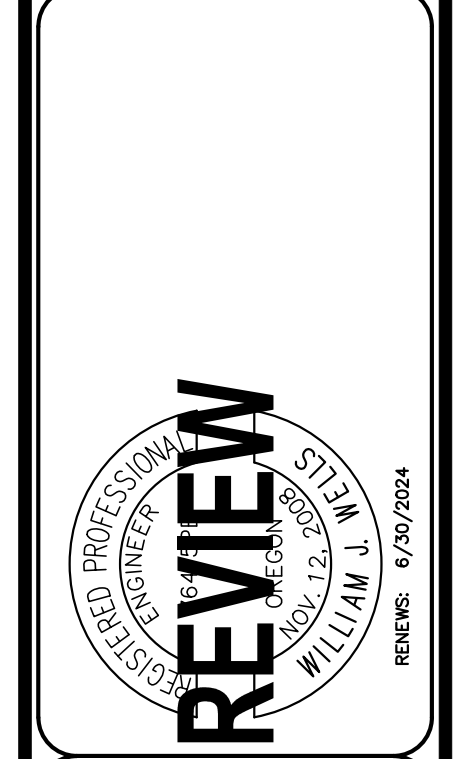
STORM PIPE TABLE
Cover Depth 6" - 18" Diameter
Less than 2' Cover Class 50 ductile iron pipe with bell and spigot joints and rubber gasket.
2' to 2-1/2' Cover Pipe specified for lesser cover depths -or- Class 3, ASTM C-14 non-reinforced concrete pipe with bell and spigot joints & rubber gaskets.
2-1/2' to 15' Cover Pipe specified for lesser cover depths -or- PVC pipe conforming to ASTM D-3034 PVC SDR 35 (6"-15") or ASTM F-679 PVC solid wall SDR 35 (18") with bell and spigot joints and rubber gasket.

REQUIRED TESTING AND FREQUENCY TABLE
Party Responsible for payment
Contractor to notify Owner's Representative prior to all testing, to allow Owner's Representative to be present if desired.
Streets, Fire Lanes, Common Driveways, Parking Lots, Pads, Fills, etc.
Subgrade 1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency (typically alternate sides of road or access aisles)
Engineered Fills 1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency
Baseroack 1 Test/4000 S.F./Lift (4 min), locations acceptable to approving agency (typically alternate sides of road or access aisles)
Asphalt 1 Test/6000 S.F./Lift (4 min), locations acceptable to AA (typ. alternate as above)
Piped Utilities, All
Trench Backfill 1 Test/200 Foot Trench/Lift (4 min)
Trench AC Restoration 1 Test/300 Foot Trench (4 min)

Storm
Mandrel 95% of actual inside diameter
Concrete, Block, etc.
Slump, Air & Cylinders for structural & reinforced concrete, equipment slabs, curbs, sidewalks & PCC pavements.
Note 1: "Others" refers to Owner's authorized Representative or Approving Agency as applicable.
Note 2: Testing must be performed by an approved independent testing laboratory.
Note 3: In addition to in-place density testing, the subgrade and base rock shall be proof-rolled with a loaded 10 yard dump truck provided by the Contractor.
Note 4: To be witnessed by the Owner's Representative or approving agency.

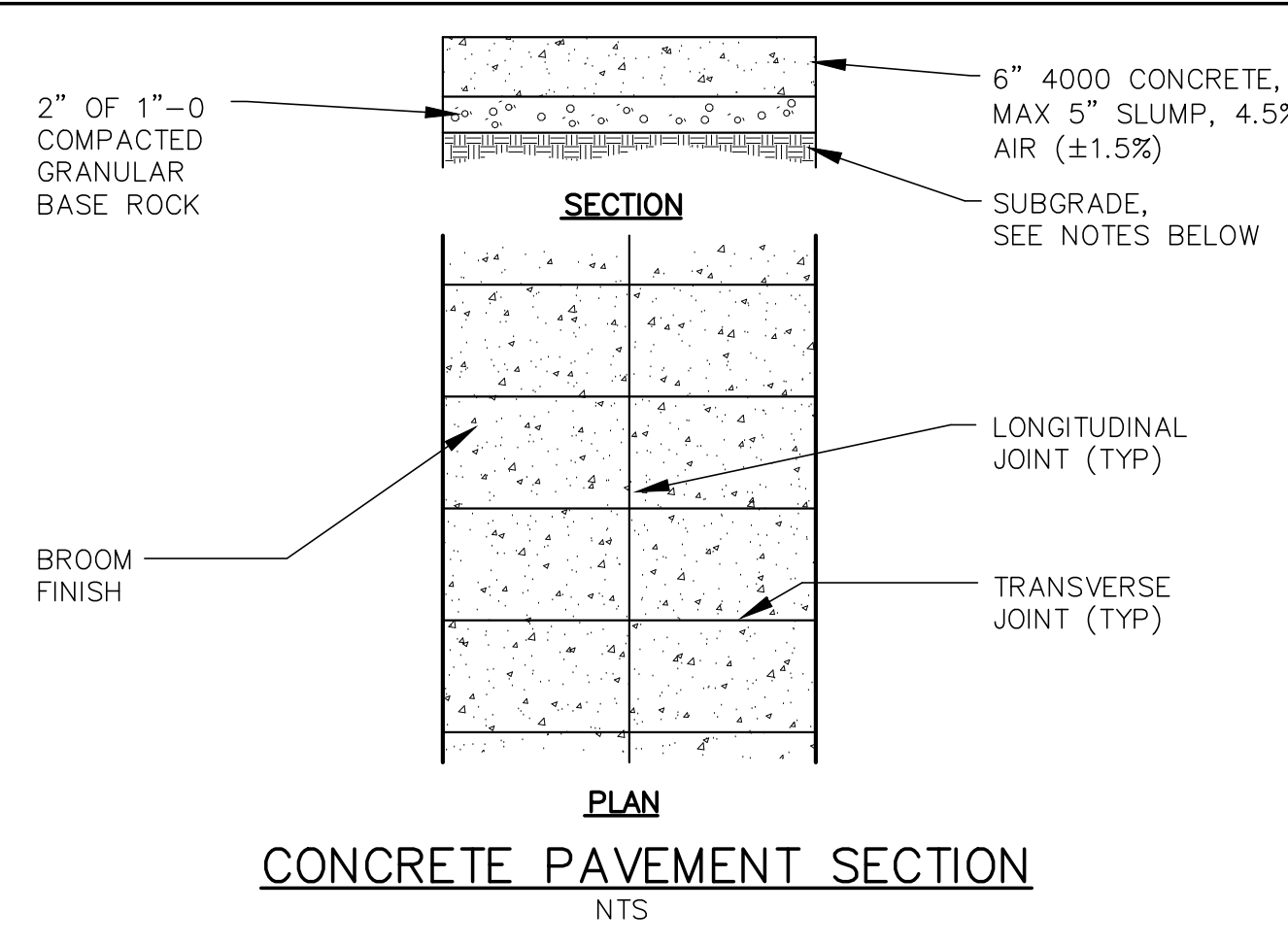
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DATE: 03/20/23
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DATE
DESCRIPTION



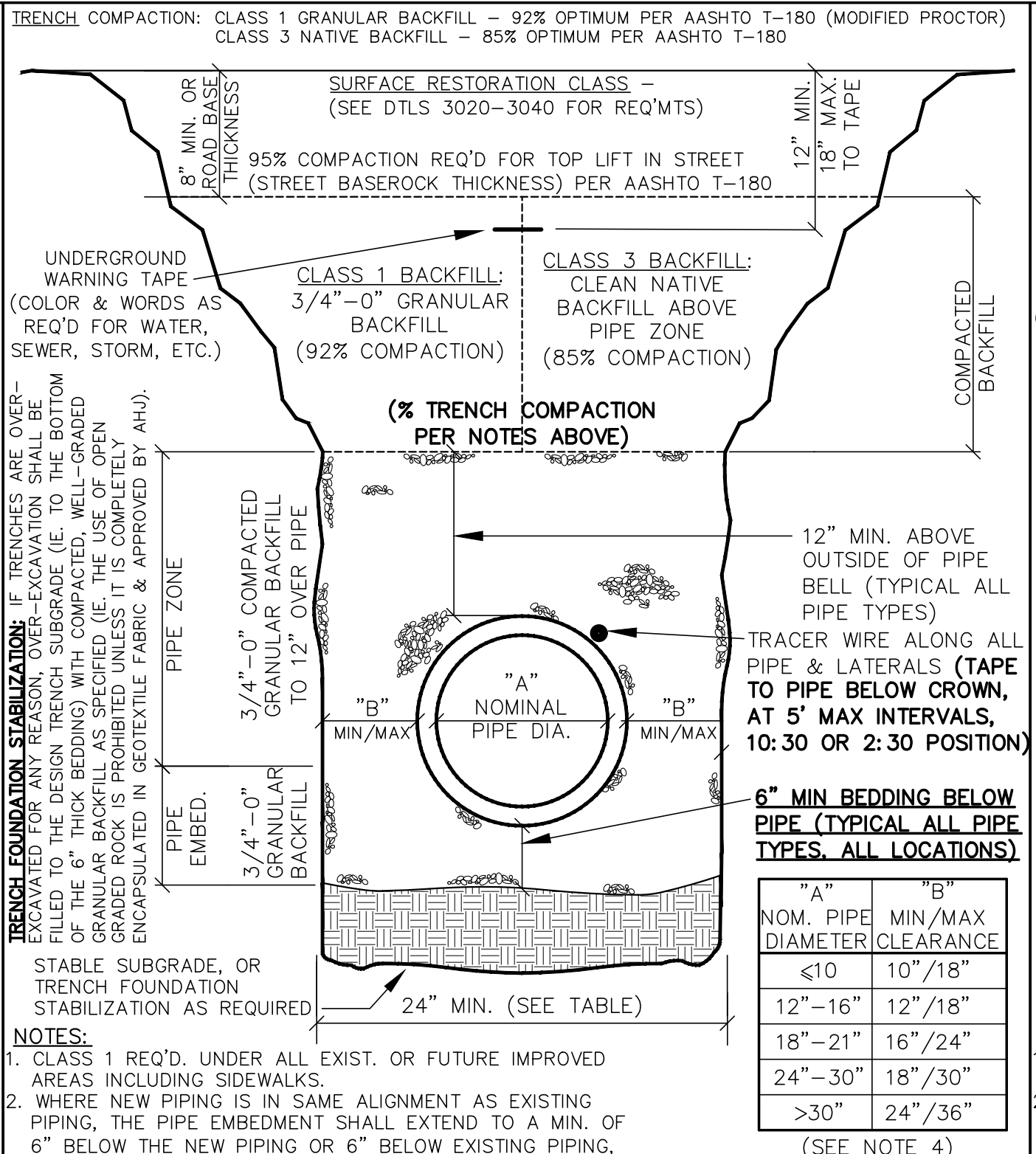
WESTTECH ENGINEERING, INC. CONSULTING ENGINEERS AND PLANNERS
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HAWORTH, INC. CHARBONNEAU UNIT 4
CONSTRUCTION NOTES
DRAWING C4.0
JOB NUMBER 3407.0000.0

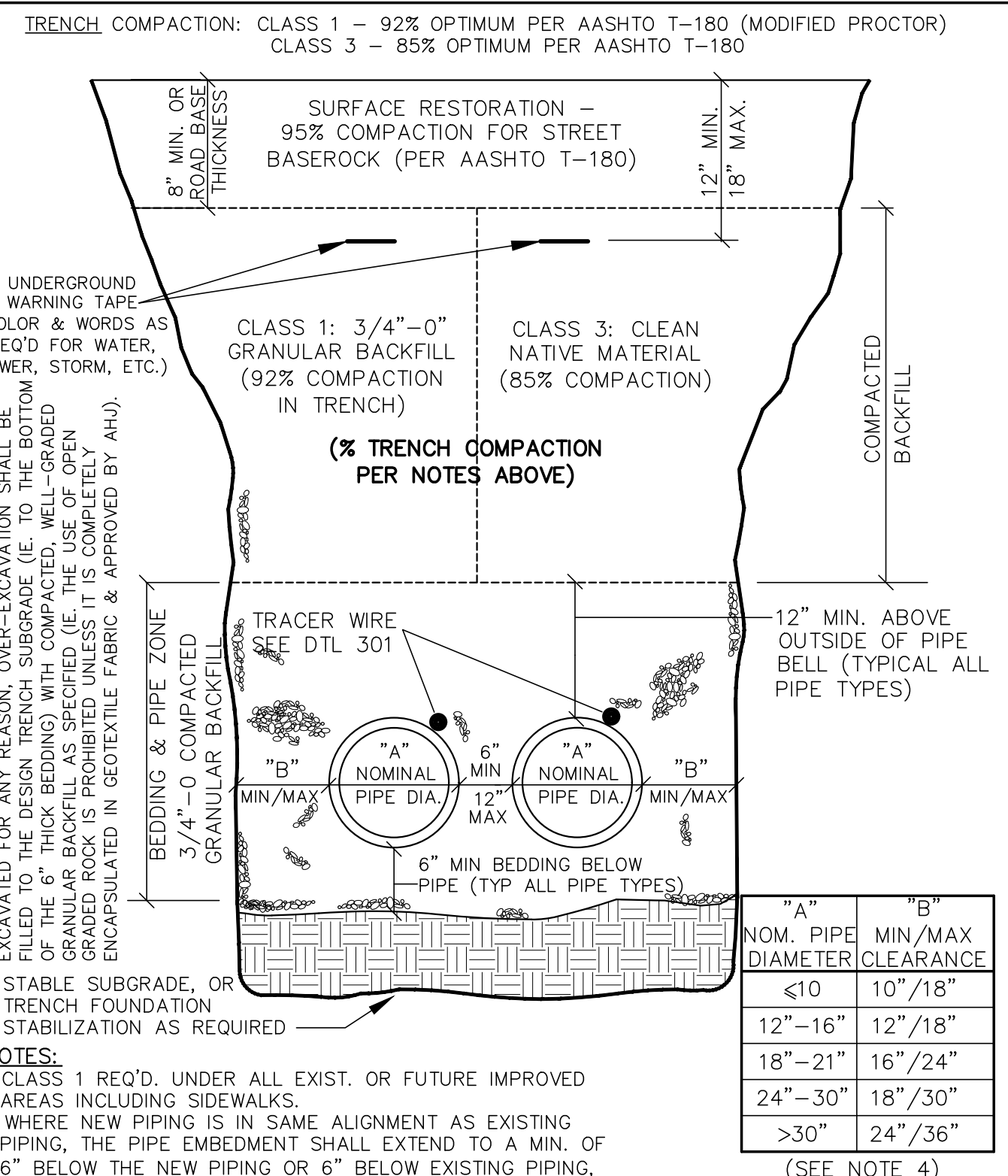


- NOTES:**
- PCC CONSTRUCTION SHALL CONFORM TO PORTLAND CEMENT ASSOCIATION (PCA) SPECIFICATIONS.
  - MAXIMUM LONGITUDINAL JOINT SPACING IS 15 FEET. TRANSVERSE JOINTS REQUIRED AT ALL CURB JOINTS OR A MAXIMUM OF 15 FEET.
  - JOINT PATTERN TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO POURING PCC.
  - DEPTH OF JOINTS SHALL BE MINIMUM OF 1/3 TO MAXIMUM 1/2 THE PAVEMENT THICKNESS.
  - ALL DESIGN SUBGRADES SHALL BE COMPACTED AND PROOF-ROLLED PRIOR TO PLACEMENT OF BASEROCK.
  - IF SUBGRADE FAILS THE PROOF-ROLL, SUBGRADE SHALL BE OVEREXCAVATED TO UNDISTURBED SOIL AND BACKFILLED WITH BASEROCK OVER MINIMUM 8.0-OZ. NONWOVEN FABRIC AS REQUIRED TO ALLOW COMPACTION OF UPPER (DESIGN) BASEROCK SECTION AND TO MAINTAIN STRUCTURAL INTEGRITY OF NATIVE SUBGRADE SOILS. TYPICAL MINIMUM OVEREXCAVATION REQUIRED IS 18-INCHES. NO RUBBER TIED EQUIPMENT ALLOWED ON SUBGRADE FOLLOWING OVEREXCAVATION.

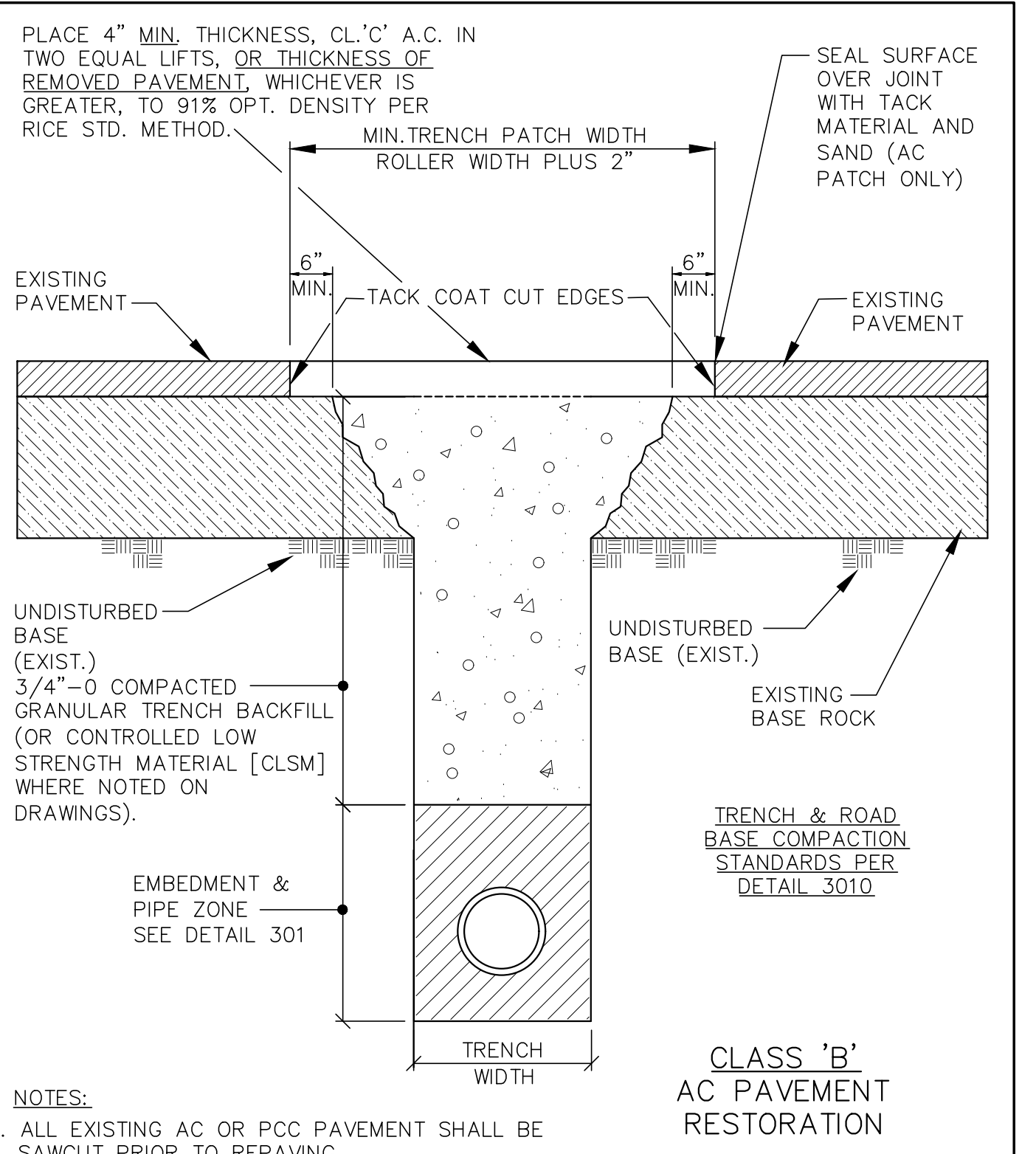
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AUG 2020	STANDARD
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(NTS)	
WESTTECH ENG.	DETAIL NO. 2392



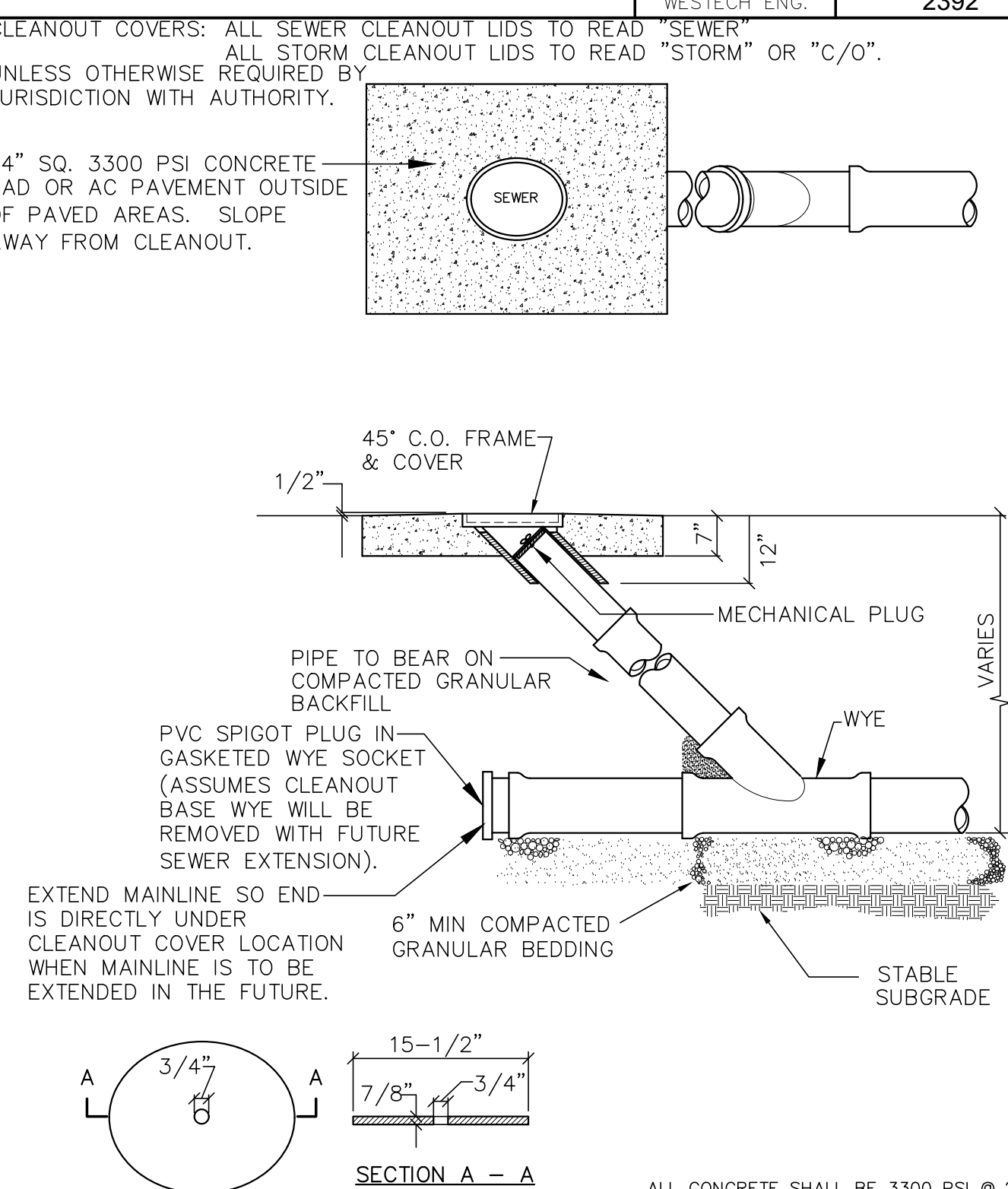
LAST REVISION DATE:	JOB #
FEB 2020	STANDARD
<b>TRENCH BACKFILL, BEDDING, AND PIPE ZONE</b>	
(NTS)	
WESTTECH ENG.	DETAIL NO. 3010



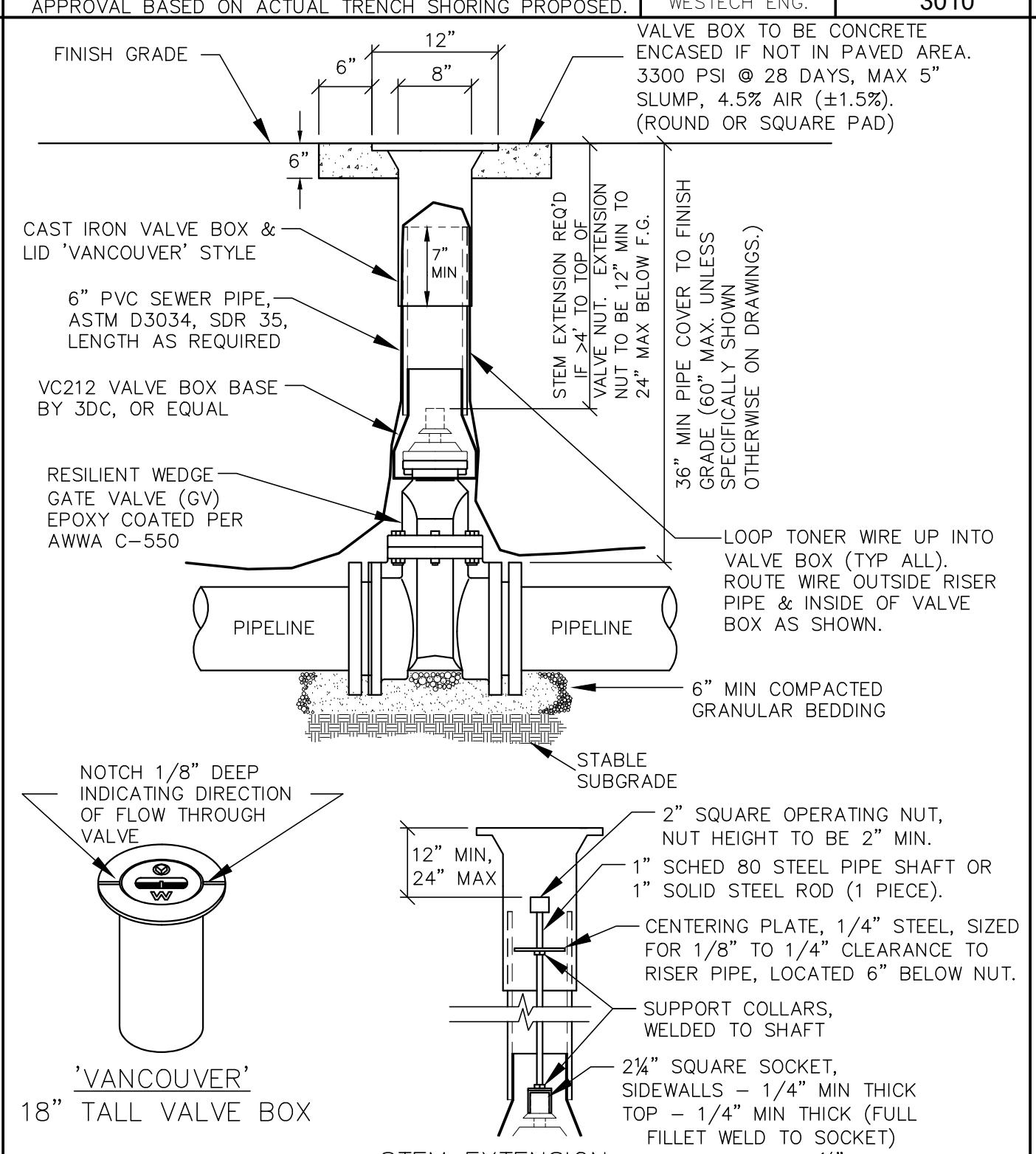
LAST REVISION DATE:	JOB #
JAN 2020	STANDARD
<b>MULTIPLE PIPE, TRENCH BEDDING, PIPE ZONE &amp; BACKFILL</b>	
(NTS)	
WESTTECH ENG.	DETAIL NO. 3011



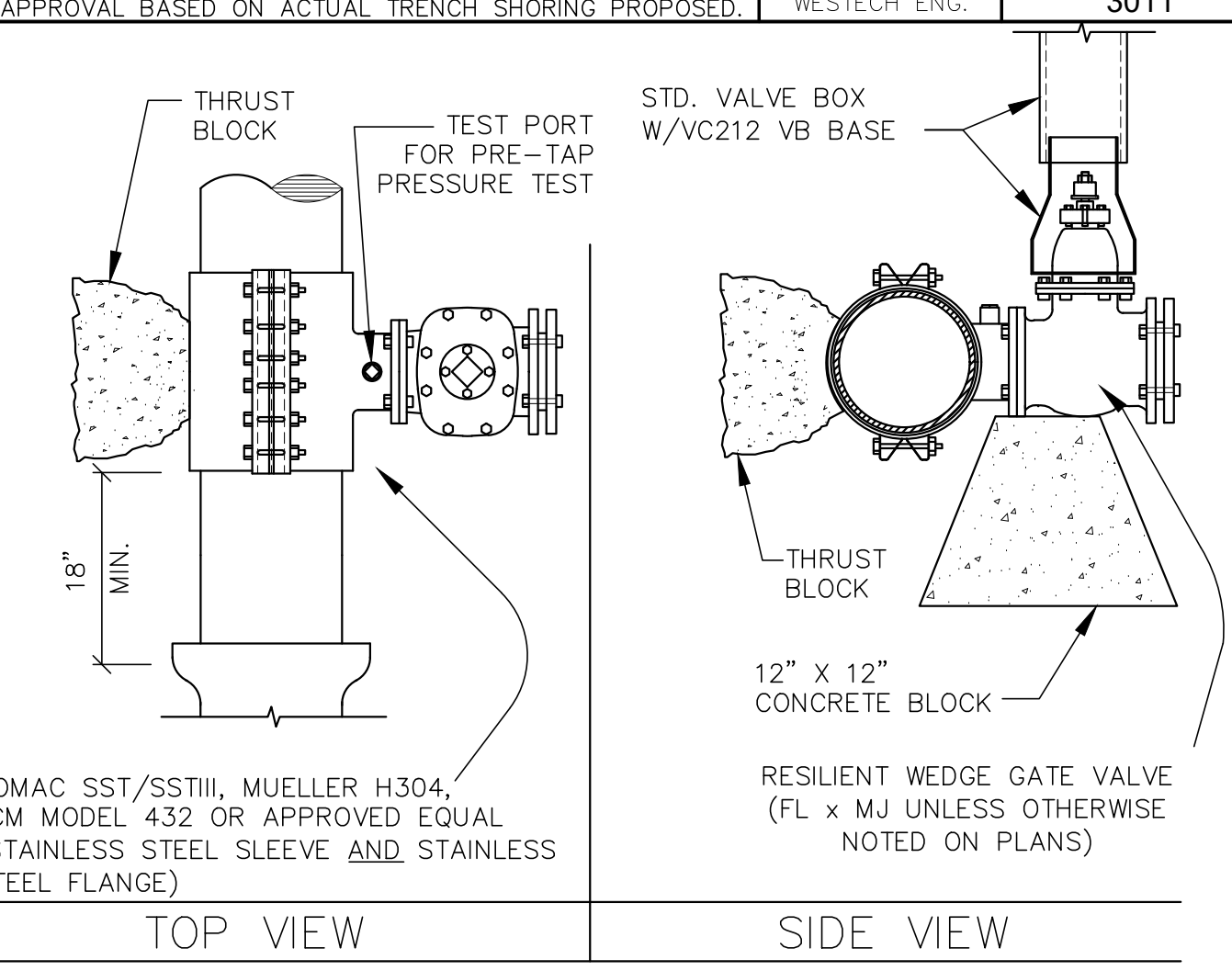
LAST REVISION DATE:	JOB #
DEC 2015	STANDARD
<b>STREET CUT SURFACE RESTORATION</b>	
(NTS)	
WESTTECH ENG.	DETAIL NO. 3020



LAST REVISION DATE:	JOB #
AUG 2020	STANDARD
<b>MAINLINE CLEANOUT</b>	
(NTS)	
WESTTECH ENG.	DETAIL NO. 4100



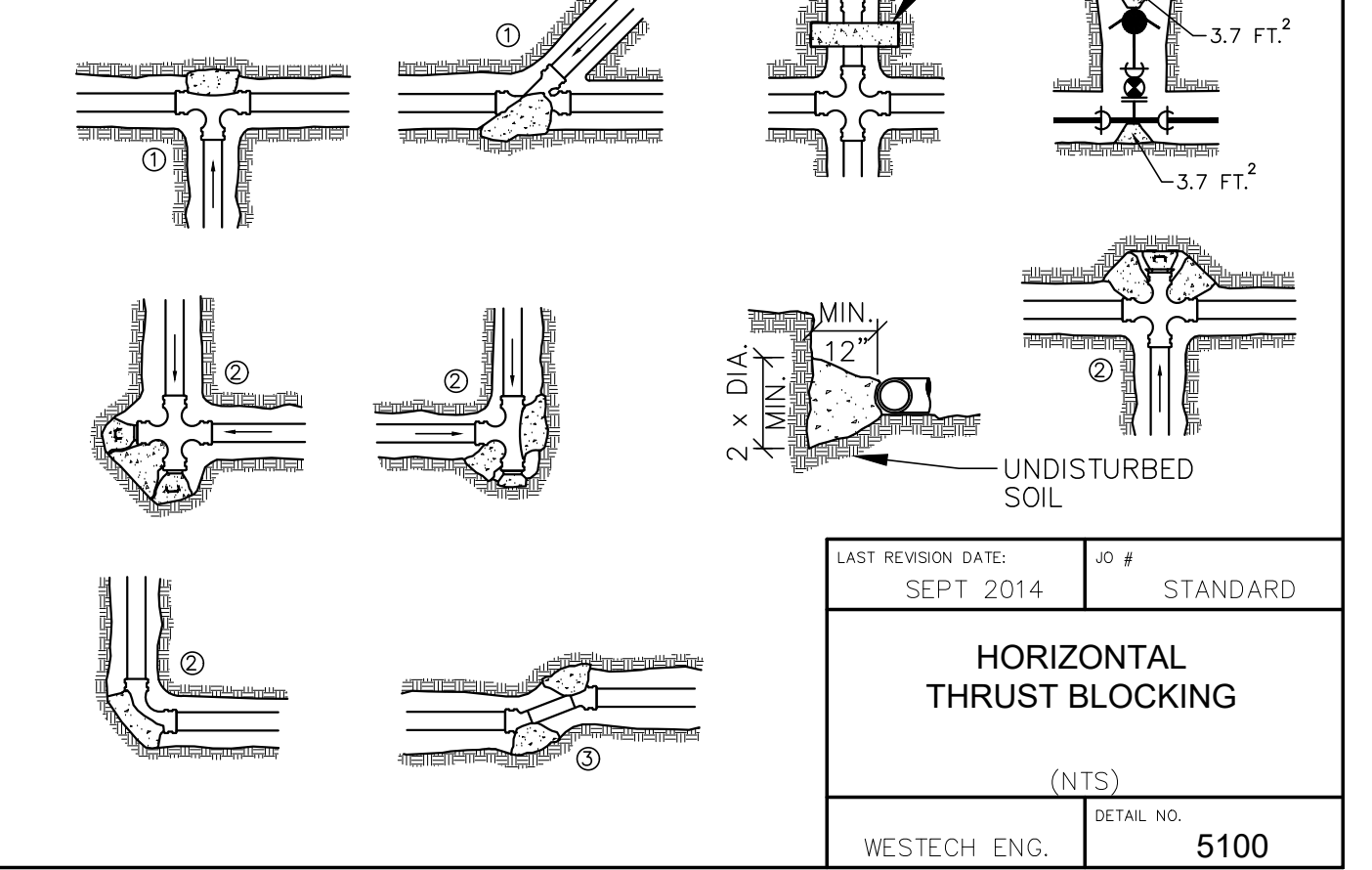
LAST REVISION DATE:	JOB #
AUG 2020	STANDARD
<b>GATE VALVE AND VALVE BOX DETAIL</b>	
(NTS)	
WESTTECH ENG.	DETAIL NO. 5010



LAST REVISION DATE:	JOB #
SEPT 2018	STANDARD
<b>TAPPING TEE AND VALVE</b>	
(NTS)	
WESTTECH ENG.	DETAIL NO. 5050

FITTING SIZE (Inches)	TEE, WYE, & HYDRANTS	90° BEND PLUGGED CROSS TEE PLUGGED-RUNS	45° BEND	22 1/2° BEND	11 1/4° BEND
2	*	2.4	*	*	*
4	1.7	3.3	1.3	1.5	*
6	3.7	5.3	2.9	2.7	1.3
8	6.7	9.5	5.1	2.7	1.3
10	10.5	14.8	8	4.1	2
12	15.1	21.3	11.6	5.9	2.9
16	26.8	37.9	20.5	10.4	5.2
18	33.9	47.9	25.9	12.8	6.7
LARGER	**	**	**	**	**

BEARING AREA OF THRUST BLOCKS (sq. ft.)



LAST REVISION DATE:	JOB #
SEPT 2014	STANDARD
<b>HORIZONTAL THRUST BLOCKING</b>	
(NTS)	
WESTTECH ENG.	DETAIL NO. 5100

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VERIFY SCALE BASE IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON SCALES ACCURACIES	DATE: 03/2023	NO. 1	DATE	DESCRIPTION	BY
DSN. JW	DRN. AK	CKD. JW			

**REVIEW**

WESTTECH ENGINEERING, INC.  
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HAWORTH, INC.

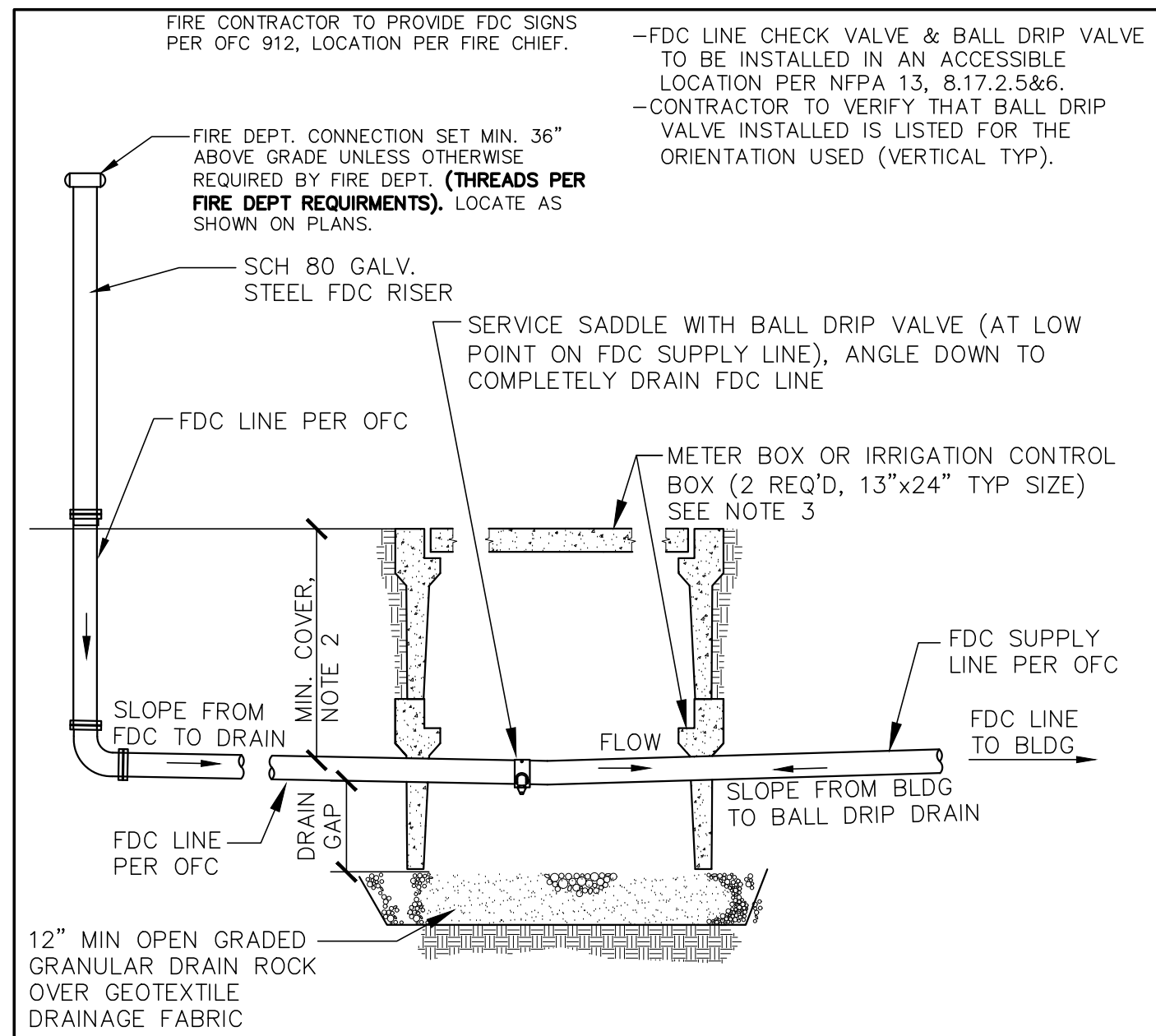
CHARBONNEAU UNIT 4

**CONSTRUCTION DETAILS**

**DRAWING C5.0**

JOB NUMBER 3407.0000.0





- NOTES:**
1. INSTALL BALL-DRIP DRAIN VALVE & BOX AT LOW POINT IN FDC LINE PROFILE (IE. BALL DRIP VALVE SHALL BE CONFIGURED TO DRAIN ENTIRE FDC PIPE BETWEEN FDC RISER & BUILDING WHEN FDC IS NOT IN USE).
  2. CONFIGURATION SHOWN IS BASED ON FDC LINE CHECK VALVE INSIDE BUILDING (IE. FDC LINE "DRY" WHEN NOT IN USE).
  3. UNLESS OTHERWISE REQUIRED TO ADDRESS UTILITY CONFLICTS OR OTHER ISSUES, COVER DEPTH FOR "DRY" FDC LINE SHALL BE 12" MIN AT ALL LOCATIONS.
  4. BALL DRIP VALVE SHALL BE ACCESSIBLE IN BOX FOR INSPECTION & MAINTENANCE AS SHOWN (PROVIDE LARGER BOXES AS NECESSARY TO ACCOMPLISH THIS).
  5. THIS DETAIL DOES NOT SUPERCEDE REQUIREMENTS UNDER THE OREGON FIRE CODE, NFPA STANDARDS OR DIRECTION FROM FIRE CHIEF.

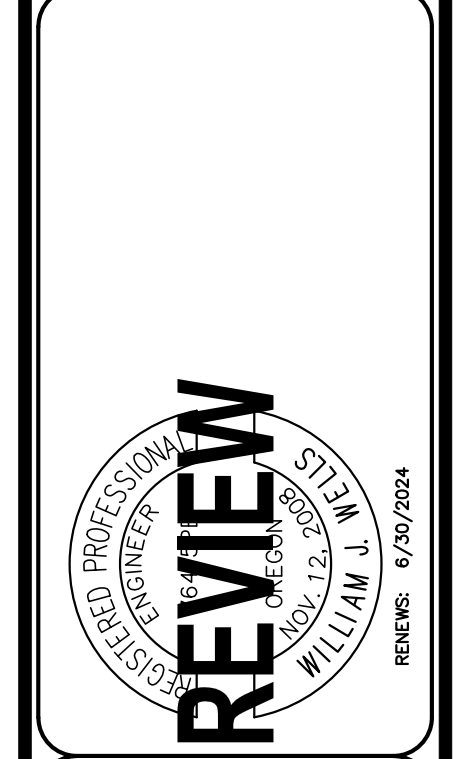
LAST REVISION DATE:	JO #
FEB 2020	STANDARD
<b>FDC LINE BALL DRIP DRAIN VALVE (CHECK VALVE IN BLDG) OPEN BOTTOM DRAIN STRUCT</b>	
(NTS)	
WESTECH ENG.	DETAIL NO. 5620

FIRE CONTRACTOR TO PROVIDE FDC SIGNS PER OFC 912, LOCATION PER FIRE CHIEF.  
 -FDC LINE CHECK VALVE & BALL DRIP VALVE TO BE INSTALLED IN AN ACCESSIBLE LOCATION PER NFPA 13, 8.17.2.5&6.  
 -CONTRACTOR TO VERIFY THAT BALL DRIP VALVE INSTALLED IS LISTED FOR THE ORIENTATION USED (VERTICAL TYP).

NO.	DATE	DESCRIPTION	BY
1	03/2023		JW

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 BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON SCALES ACCORDINGLY

DSN. JW  
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HAWORTH, INC.  
 CHARBONNEAU UNIT 4

**CONSTRUCTION DETAILS**

DRAWING  
**C5.1**

JOB NUMBER  
 3407.0000.0

## Engineering Conditions and Requirements for Proposed Development

**From:** Amy Pepper, PE Development Engineering Manager

**To:** Sarah Pearlman, Assistant Planner

**Date:** August 30, 2023

**Proposal:** Charbonneau Tennis Court Buildings for the Charbonneau Country Club

### Engineering Division Conditions:

Request: DB23-0005 Preliminary Development Plan

<b>PFA 1.</b>	Public Works Plans and Public Improvements shall conform to the "Public Works Plan Submittal Requirements and Other Engineering Requirements" in Exhibit C1.
<b>PFA 2.</b>	<b><u>Prior to the Issuance of the any permits:</u></b> Applicant shall apply for City of Wilsonville Erosion Control. The erosion control permit shall be issued and erosion control measures shall be installed, inspected and approved prior to any onsite work occurring.
<b>PFA 3.</b>	It appears that more than 5,000 square feet of impervious area will be redeveloped. <b><u>Prior to the Issuance of Public Works Permit:</u></b> A stormwater report shall be submitted for review and approval if more than 5,000 square feet of impervious area will be redeveloped. The stormwater report shall include information and calculations to demonstrate how the proposed development meets the treatment and flow control requirements. A site plan showing how stormwater will be managed shall be submitted with the Public Works Permit application. <b><u>Prior to Final Approval of the Public Works Permit:</u></b> Storm facilities shall be constructed, inspected and approved by the City. The applicant shall record a Stormwater Access Easement for the storm facility, if a facility is needed.
<b>PFA 4.</b>	<b><u>Prior to the Issuance of the Public Works Permit:</u></b> A site plan shall be submitted showing the proposed connection to the public water main for the new fire service connection.



Exhibit C1  
Public Works Plan Submittal Requirements  
and Other Engineering Requirements

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1. All construction or improvements to public works facilities shall be in conformance to the City of Wilsonville Public Works Standards - 2017.
2. Applicant shall submit insurance requirements to the City of Wilsonville in the following amounts:

<b>Coverage</b> ( <i>Aggregate, accept where noted</i> )	<b>Limit</b>
<b><u>Commercial General Liability:</u></b>	
▪ General Aggregate (per project)	\$3,000,000
▪ General Aggregate (per occurrence)	\$2,000,000
▪ Fire Damage (any one fire)	\$50,000
▪ Medical Expense (any one person)	\$10,000
<b><u>Business Automobile Liability Insurance:</u></b>	
▪ Each Occurrence	\$1,000,000
▪ Aggregate	\$2,000,000
<b><u>Workers Compensation Insurance</u></b>	\$500,000

3. No construction of, or connection to, any existing or proposed public utility/improvements will be permitted until all plans are approved by Staff, all fees have been paid, all necessary permits, right-of-way and easements have been obtained and Staff is notified a minimum of 24 hours in advance.
4. All public utility/improvement plans submitted for review shall be based upon a 22" x 34" format and shall be prepared in accordance with the City of Wilsonville Public Work's Standards.
5. Plans submitted for review shall meet the following general criteria:
  - a. Utility improvements that shall be maintained by the public and are not contained within a public right-of-way shall be provided a maintenance access acceptable to the City. The public utility improvements shall be centered in a minimum 15-ft. wide public easement for single utilities and a minimum 20-ft wide public easement for two parallel utilities and shall be conveyed to the City on its dedication forms.
  - b. Design of any public utility improvements shall be approved at the time of the issuance of a Public Works Permit. Private utility improvements are subject to review and approval by the City Building Department.
  - c. In the plan set for the PW Permit, existing utilities and features, and proposed new private utilities shall be shown in a lighter, grey print. Proposed public improvements shall be shown in bolder, black print.

- d. All elevations on design plans and record drawings shall be based on NAVD 88 Datum.
  - e. All proposed on and off-site public/private utility improvements shall comply with the State of Oregon and the City of Wilsonville requirements and any other applicable codes.
  - f. Design plans shall identify locations for street lighting, gas service, power lines, telephone poles, cable television, mailboxes and any other public or private utility within the general construction area.
  - g. As per City of Wilsonville Ordinance No. 615, all new gas, telephone, cable, fiber-optic and electric improvements etc. shall be installed underground. Existing overhead utilities shall be undergrounded wherever reasonably possible.
  - h. Any final site landscaping and signing shall not impede any proposed or existing driveway or interior maneuvering sight distance.
  - i. Erosion Control Plan that conforms to City of Wilsonville City Code Section 8.317.
  - j. Existing/proposed right-of-way, easements and adjacent driveways shall be identified.
  - k. All engineering plans shall be printed to PDF, combined to a single file, stamped and digitally signed by a Professional Engineer registered in the State of Oregon.
  - l. All plans submitted for review shall be in sets of a digitally signed PDF and three printed sets.
6. Submit plans in the following general format and order for all public works construction to be maintained by the City:
- a. Cover sheet
  - b. City of Wilsonville construction note sheet
  - c. Land Use Conditions of Approval sheet
  - d. General construction note sheet
  - e. Existing conditions plan.
  - f. Erosion control and tree protection plan.
  - g. Site plan. Include property line boundaries, water quality pond boundaries, sidewalk improvements, right-of-way (existing/proposed), easements (existing/proposed), and sidewalk and road connections to adjoining properties.
  - h. Grading plan, with 1-foot contours.
  - i. Composite utility plan; identify storm, sanitary, and water lines; identify storm and sanitary manholes.
  - j. Detailed plans; show plan view and either profile view or provide i.e.'s at all utility crossings; include laterals in profile view or provide table with i.e.'s at crossings; vertical scale 1"= 5', horizontal scale 1"= 20' or 1"= 30'.
  - k. Street plans.
  - l. Storm sewer/drainage plans; number all lines, manholes, catch basins, and cleanouts for easier reference.
  - m. Stormwater LID facilities (Low Impact Development): provide plan and profile views of all LID facilities.
  - n. Water and sanitary sewer plans; plan; number all lines, manholes, and cleanouts for easier reference.

- o. Where depth of water mains are designed deeper than the 3-foot minimum (to clear other pipe lines or obstructions), the design engineer shall add the required depth information to the plan sheets.
  - p. Detailed plan for water quality facility (both plan and profile views), including water quality orifice diameter and manhole rim elevations. Provide detail of inlet structure and energy dissipation device. Provide details of drain inlets, structures, and piping for outfall structure. Note that although storm water facilities are typically privately maintained they will be inspected by engineering, and the plans must be part of the Public Works Permit set.
  - q. Composite franchise utility plan.
  - r. City of Wilsonville detail drawings.
  - s. Illumination plan.
  - t. Striping and signage plan.
  - u. Landscape plan.
7. Design engineer shall coordinate with the City in numbering the sanitary and stormwater sewer systems to reflect the City's numbering system. Video testing and sanitary manhole testing will refer to City's numbering system.
  8. The applicant shall install, operate and maintain adequate erosion control measures in conformance with City Code Section 8.317 during the construction of any public/private utility and building improvements until such time as approved permanent vegetative materials have been installed.
  9. Applicant shall work with City Engineering before disturbing any soil on the respective site. If 5 or more acres of the site will be disturbed applicant shall obtain a 1200-C permit from the Oregon Department of Environmental Quality. If 1 to less than 5 acres of the site will be disturbed a 1200-CN permit from the City of Wilsonville is required.
  10. The applicant shall be in conformance with all stormwater and flow control requirements for the proposed development per the Public Works Standards.
  11. A storm water analysis prepared by a Professional Engineer registered in the State of Oregon shall be submitted for review and approval by the City.
  12. The applicant shall be in conformance with all water quality requirements for the proposed development per the Public Works Standards. If a mechanical water quality system is used, prior to City acceptance of the project the applicant shall provide a letter from the system manufacturer stating that the system was installed per specifications and is functioning as designed.
  13. Storm water quality facilities shall have approved landscape planted and approved by the City of Wilsonville prior to paving.

14. The applicant shall contact the Oregon Water Resources Department and inform them of any existing wells located on the subject site. Any existing well shall be limited to irrigation purposes only. Proper separation, in conformance with applicable State standards, shall be maintained between irrigation systems, public water systems, and public sanitary systems. Should the project abandon any existing wells, they shall be properly abandoned in conformance with State standards.
15. All survey monuments on the subject site, or that may be subject to disturbance within the construction area, or the construction of any off-site improvements shall be adequately referenced and protected prior to commencement of any construction activity. If the survey monuments are disturbed, moved, relocated or destroyed as a result of any construction, the project shall, at its cost, retain the services of a registered professional land surveyor in the State of Oregon to restore the monument to its original condition and file the necessary surveys as required by Oregon State law. A copy of any recorded survey shall be submitted to Staff.
16. Streetlights shall be in compliance with City dark sky, LED, and PGE Option C requirements.
17. Sidewalks, crosswalks and pedestrian linkages in the public right-of-way shall be in compliance with the requirements of the U.S. Access Board.
18. No surcharging of sanitary or storm water manholes is allowed.
19. The project shall connect to an existing manhole or install a manhole at each connection point to the public storm system and sanitary sewer system.
20. A City approved energy dissipation device shall be installed at all proposed storm system outfalls. Storm outfall facilities shall be designed and constructed in conformance with the Public Works Standards.
21. The applicant shall provide a 'stamped' engineering plan and supporting information that shows the proposed street light locations meet the appropriate AASHTO lighting standards for all proposed streets and pedestrian alleyways.
22. All required pavement markings, in conformance with the Transportation Systems Plan and the Bike and Pedestrian Master Plan, shall be completed in conjunction with any conditioned street improvements.
23. Street and traffic signs shall have a hi-intensity prismatic finish meeting ASTM 4956 Spec Type 4 standards.
24. The applicant shall provide adequate sight distance at all project driveways by driveway placement or vegetation control. Specific designs to be submitted and approved by the City Engineer. Coordinate and align proposed driveways with driveways on the opposite side of the proposed project site.

25. The applicant shall provide adequate sight distance at all project street intersections, alley intersections and commercial driveways by properly designing intersection alignments, establishing set-backs, driveway placement and/or vegetation control. Coordinate and align proposed streets, alleys and commercial driveways with existing streets, alleys and commercial driveways located on the opposite side of the proposed project site existing roadways. Specific designs shall be approved by a Professional Engineer registered in the State of Oregon. As part of project acceptance by the City the Applicant shall have the sight distance at all project intersections, alley intersections and commercial driveways verified and approved by a Professional Engineer registered in the State of Oregon, with the approval(s) submitted to the City (on City approved forms).
26. Access requirements, including sight distance, shall conform to the City's Transportation Systems Plan (TSP) or as approved by the City Engineer. Landscaping plantings shall be low enough to provide adequate sight distance at all street intersections and alley/street intersections.
27. Applicant shall design interior streets and alleys to meet specifications of Tualatin Valley Fire & Rescue and Allied Waste Management (United Disposal) for access and use of their vehicles.
28. The applicant shall provide the City with a Stormwater Maintenance and Access Easement Agreement (on City approved forms) for City inspection of those portions of the storm system to be privately maintained. Applicant shall provide City with a map exhibit showing the location of all stormwater facilities which will be maintained by the Applicant or designee. Stormwater LID facilities may be located within the public right-of-way upon approval of the City Engineer. Applicant shall maintain all LID storm water components and private conventional storm water facilities; maintenance shall transfer to the respective homeowners association when it is formed.
29. The applicant shall "loop" proposed waterlines by connecting to the existing City waterlines where applicable.
30. Applicant shall provide a minimum 6-foot Public Utility Easement on lot frontages to all public right-of-ways. An 8-foot PUE shall be provided along Collectors. A 10-ft PUE shall be provided along Minor and Major Arterials.
31. For any new public easements created with the project the Applicant shall be required to produce the specific survey exhibits establishing the easement and shall provide the City with the appropriate Easement document (on City approved forms).
32. Mylar Record Drawings:

At the completion of the installation of any required public improvements, and before a 'punch list' inspection is scheduled, the Engineer shall perform a record survey. Said survey

shall be the basis for the preparation of 'record drawings' which will serve as the physical record of those changes made to the plans and/or specifications, originally approved by Staff, that occurred during construction. Using the record survey as a guide, the appropriate changes will be made to the construction plans and/or specifications and a complete revised 'set' shall be submitted. The 'set' shall consist of drawings on 3 mil. Mylar and an electronic copy in AutoCAD, current version, and a digitally signed PDF.



**From:** [MARK OHLSON](#)  
**To:** [Pearlman, Sarah](#)  
**Subject:** New tennis building  
**Date:** Thursday, September 7, 2023 1:41:14 PM

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**[This email originated outside of the City of Wilsonville]**

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Please accept my comment for the cancellation of the proposed design. From the west elevation, where it will be mostly seen it looks like a box devoid of any exterior trim or features to improve the plain box design. It looks like the side view of a big box retail store, NOT AT ALL IN KEEPING WITH THE VILLAGE FEEL. I object to the proposed design.  
Mark Ohlson  
32070 SW Charbonneau Drive  
503 694 8234

