



Planning Division
Development Permit Application

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

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

Pre-Application Meeting Date: _____

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

Applicant:

Name: Tim Woodley
Company: West Linn-Wilsonville Sch. Dist.
Mailing Address: 2755 SW Borland Road
City, State, Zip: Tualatin, OR 97062
Phone: 503.6723.7976 Fax: 503.638.9360
E-mail: woodleyt@wlwv.k12.or.us

Authorized Representative:

Name: Keith Liden
Company: Bainbridge
Mailing Address: 1000 SW Broadway, Su. 1700
City, State, Zip: Portland, OR 97205
Phone: 503.757.5501 Fax: NA
E-mail: keith.liden@gmail.com

Property Owner:

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

Property Owner's Signature:

Handwritten signature of Tim K. Woodley
Printed Name: Tim K. Woodley Date: 4.23.19
Director of Operations
Applicant's Signature: (if different from Property Owner)
Handwritten: SAME
Printed Name: Date:

Site Location and Description:

Project Address if Available: 6700 SW Wilsonville Rd. Suite/Unit
Project Location:
Tax Map #(s): 3S 1W 13 Tax Lot #(s): 100 County: Washington Clackamas

Request:

To install one modular building containing 4 classrooms until June 30, 2024 to provide necessary educational space for Boeckman Cr. Primary School.

Project Type: Class I Class II Class III

Residential Commercial Industrial Other: School

Application Type(s):

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

BOECKMAN CREEK PRIMARY SCHOOL
Temporary Structure Permit
April 23, 2019

APPLICATION SUMMARY

For Temporary Use approval to place one portable classroom building at Boeckman Creek Primary School until June 30, 2024. The school is located on a 60.52-acre property, which includes Wilsonville High School to the south.

GENERAL INFORMATION

Location

The site is located immediately north of Wilsonville High School on the east side of Wilsonville Road. Its location is shown in Figure 1.

Comprehensive Plan and Zoning Designation

The plan designation is Public, and the zoning is PF - Public Facilities.

Applicant and Owner

Tim Woodley, Director of Operations
West Linn-Wilsonville School District
P. O. Box 35
West Linn, OR 97068
Phone: 503-673-7976
Fax: 503-638-9360
E-mail: woodleyt@wlwv.k12.or.us

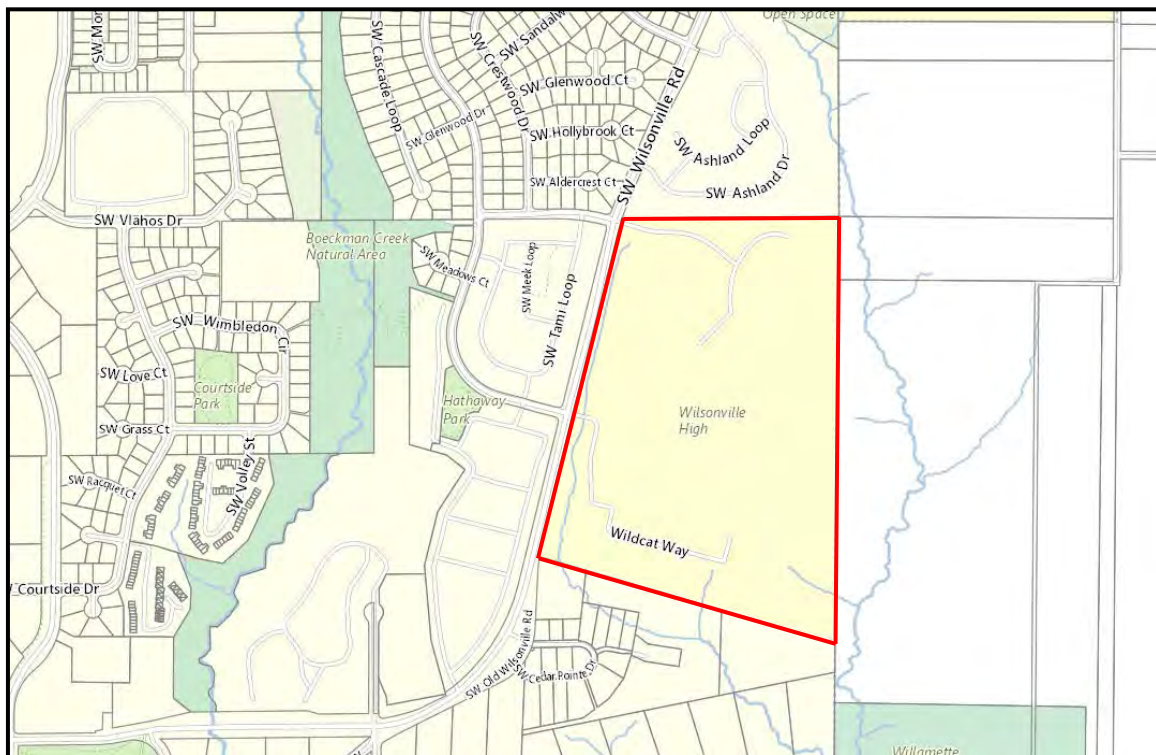
Applicant's Representatives

Keith Liden, AICP
Bainbridge
1000 SW Broadway, Suite 1700
Portland, OR 97205
Phone: 503-478-2348
E-mail: keith.liden@gmail.com

Attachments and Plan Sheets

- | | |
|-----------------|----------------------|
| 1. Attachment 1 | DOWA-IBI |
| a. BC-A1.00 | Site Plan |
| b. BC-C1 | Site/Utilities Plan |
| c. BC-E1.1 | Electrical Site Plan |
| 2. Attachment 2 | MODERN BUILDINGS |
| a. A0.0 | Cover Sheet |
| b. A1.0 | Floor Plan |
| c. A2.0 | Exterior Elevations |
| d. A3.0 | Finish Schedule |
| e. A4.0 | Interior Elevations |
| 3. Attachment 3 | OWNER SELECTION |
| a. 1 Sht | Exterior Colors |

Figure 1 - Vicinity Map



BACKGROUND INFORMATION

Site Description

The site is developed with Boeckman Creek Primary School, including a 65,000± square foot building, driveway, parking, and play fields as shown on Sheet BC-A1.0 and Figure 2. The entire site is 60.52 acres, including the adjacent Wilsonville High School land and facilities.

Figure 2 – Aerial Photo



Source: Metro

Surrounding Area Description

The plan and zoning designations and current land use of the surrounding area are summarized in Table 1.

**Table 1
Land Use Summary**

<i>Properties in the Vicinity</i>	<i>In City?</i>	<i>Plan Designation</i>	<i>Zone Designation</i>	<i>Land Use</i>
<u>Subject Property</u> 3S 1W 13, TL 100 (60.52 acre school site owned by school district)	Yes	Public	PF – Public Facility	Boeckman Creek Primary Wilsonville High and Schools
<u>Surrounding Properties</u>				
North	Yes	Residential	PDR-4/PDR-5	Single and multi-family residences
East	No	Clackamas Co. - Agriculture	County EFU	Woodland and agriculture
South	Yes	Residential	RA-H/PDR-2	Single family residences
West	Yes	Residential	PDR-5	Multi-family residences

PRIMARY SCHOOL BUILDING AND RELATED IMPROVEMENTS

School Capacity

Boeckman Creek Primary School was originally conceived as having a capacity of approximately 574 students. For this calculation, the district based its school capacity on the desired number of students per class times the number of teaching stations. A district-wide re-evaluations of school capacity were conducted in 2006 and 2018, to ensure that school capacity is really based on current teaching methods and programs. Because of how school curriculum has evolved, the additional space needs related to special education programs, preschool programs, and all-day kindergarten, the school’s ability to accommodate students has changed. The district concludes that the optimal learning space capacity is now 550 students instead of 574. The enrollment as of September 30, 2018 was 550 students. With the residential development occurring in the eastern portion of Wilsonville, the district anticipates increased enrollment in the coming years.

Proposed Temporary Classroom Building

The district proposes to install one portable classroom building containing 4 classrooms and 3 restrooms with a floor area of approximately 4760 square feet. The building is proposed to be located where the district has previously had two portable classroom buildings with a total of four classrooms. The two modular buildings were removed after additional primary school capacity was provided with the opening of Lowrie Primary School. Access is provided via sidewalks, which

connect with the covered area on the east end of the building. The utility lines installed to serve the previous modular buildings are still in place and readily available to serve the new building.

As Wilsonville residents are aware, the city has been growing rapidly, and its three primary schools (Boeckman Creek, Boones Ferry and Lowrie) have enrollments that are approaching or have reached capacity. The portable classrooms are viewed as only a temporary solution until more permanent school capacity is created. The district is considering placing a school bond before the voters to provide facility improvements, including a new primary school in Frog Pond. A school board decision regarding a ballot measure will be made in the coming months.

**Table 2
Project Summary**

<i>Improvements</i>	<i>Existing</i>	<i>With Portables</i>
Floor Area	64,965± sq. ft. total	69,725± sq. ft. total
Teaching Stations	28	4 new classrooms for a total of 32
Enrollment	Capacity of 550 students 9/30/18 enrollment of 550 students	Capacity of 650 w/portable student enrollment for 2022 estimate at 654
Staff	56	60 total
Vehicle Parking	201 spaces, including 5 handicapped spaces	Same
Bicycle Parking	20 bike parking spaces Bike racks are primarily located near the main front entrance.	Same
Landscaped Areas	Landscaping consistent with city standards.	Other than using some existing grass area, the landscaping has remained.
Hours of Operation	Weekday classes from 8:20 a.m. to 2:40 p.m. with some enrichment classes extending to 3:30 p.m. and evening and weekend use of the school and athletic fields.	No change

Access and Parking

All vehicle and bus access will continue to be directed through the one driveway on Meadows Parkway. The Meadows Parkway frontage is fully improved.

A parking lot is located between the Boeckman Creek Elementary School and Wilsonville High School, and a second is located west of the primary school. The two lots have a total of 201 parking spaces, including five designated handicapped spaces. The parking is shared between the two schools. The existing bicycle parking is provided near the front building entrance.

Landscaping

The existing landscaping will continue to be retained except for the area used to accommodate the portable building.

Utilities

On-site utilities are serving the existing school, and no new utility lines or service capacity increases are necessary. Underground utilities are available to the modular building site.

Lighting

The existing exterior lighting will be retained, and the portable building will be equipped with exterior wall mounted lighting. No other additional site lighting is proposed.

Solid Waste

The waste and recycling collection facilities will not be changed.

CONSISTENCY WITH THE WILSONVILLE PLANNING AND LAND DEVELOPMENT ORDINANCE

The *Wilsonville Planning and Land Development Ordinance* contains the relevant review criteria for the proposed temporary classrooms. A temporary use application review is governed primarily by Sections 4.163 and 4.035 (.03) C 3. These and other relevant criteria are listed followed by findings, which demonstrate that the application is consistent with the ordinance.

4.163 General Regulations – Temporary Structures and Uses.

(.01) The Development Review Board may permit the temporary use of a structure or premises in any zone for the purpose or use that does not conform to the regulations prescribed elsewhere in this Code for the zone in which it is located, provided that such use be of a temporary nature and does not involve the erection of a substantial structure. A permit for such use may be granted in the form of a temporary and revocable permit, up to a five (5) year period, subject to showing good cause....

(.03) Factors and consideration for “good cause” include, but are not limited to:

- A. Availability of appropriately zoned land for the proposed use in the city.*
- B. Availability of and need for the subject property for allowed uses.*
- C. Market conditions, construction costs and other obstructions to the location of the use on appropriately zoned land.*
- D. Due diligence of the applicant to site the use on appropriately zoned land.*
- E. Circumstances of the applicant bearing on the need for the temporary use permit.*

As noted in the findings, which follow, the proposed portable classrooms are in substantial compliance with the relevant ordinance standards for permanent development. While the proposed portable building will be installed to meet building code requirements for a permanent building, it is not “substantial” because: (1) it is relatively small compared to the other permanent school facilities on the site; and (2) unlike a truly permanent structure, the modular construction allows for efficient removal and reuse.

The temporary portable classrooms are appropriately located because the PF Zone allows school use, and the modular building must be close to the main school building in order to be properly integrated with all school activities. They cannot realistically be located anywhere else.

4.035 Site Development Permits.

(.03) C 3. If the proposed use is to be temporary, the length of time for which it is permitted shall be reasonable in terms of the purpose and nature of the use that is proposed.

As mentioned above, the district is seriously considering placing a bond measure before the voters in part to fund a new primary school in Frog Pond. While this action is not yet assured, the district has historically demonstrated its commitment to only using modular classrooms for relative short periods. The district would like to request this temporary use permit to be valid until June 30, 2024 to allow a reasonable amount of time to pass a bond measure and construct a new primary school in Frog Pond.

Regarding the portable classrooms as temporary for this period is “reasonable” because the buildings are consistent with the relevant site development review criteria as described below.

4.136 PF – Public Facility Zone.

(.02) K. Uses Permitted Outright. Schools are listed as a permitted use in the PF Zone.

(.04) Dimensional Standards. The school currently meets the applicable standards in this section, and the proposed temporary classrooms will not affect this level of compliance for the following criteria:

- The property is over 60 acres, exceeding the minimum 1-acre lot size.
- The front yard setback is currently over 900 feet to the center of Wilsonville Road and the rear yard setback is over 270 feet, both of which exceed the 30-foot minimum, and the temporary portable buildings will not reduce these setbacks.
- The side yard setback is over 688 feet to northern property line, exceeding the 10-foot minimum, and the temporary portable classrooms will be located southeast of the existing building. All setback requirements are exceeded.
- The minimum street frontage far exceeds the 75-foot minimum standard.
- The temporary portable building is less than 20 feet in height.

Requirements in sections (.05) through (.08) pertaining to off-street parking, signs, landscaping, corner vision, and special regulations for site design review are addressed later in this section of the application.

4.154 On-site Pedestrian Access and Circulation.

(.01) *On-site Pedestrian Access and Circulation.* This section contains a number of requirements for safe, convenient and functional pedestrian access on the site. The Boeckman Creek Primary School and Wilsonville High School site was designed and approved to satisfy these requirements. A part of the previous modular classrooms, a sidewalk connection was constructed between the modular buildings and the main building. This sidewalk will again be used to provide a direct connection.

4.155 General Regulations – Parking, Loading and Bicycle Parking.

(.02) *General provisions.* This section includes several applicable subsections, which are addressed below:

C. In case of enlarging a building, the additional parking required will be based upon what is required only for the addition.

See 4.155.03 and 4.191 [Note: When portable classrooms were approved in 2008 it was determined parking, as it exists, was adequate.]

(.03) *Minimum and Maximum Off-Street Parking Requirements.* This code section contains a number of standards, which apply to the application. These requirements are met as described below:

- When the original building addition was approved by the city prior to construction in 1990, the criteria of this section were successfully addressed. The parking and loading areas along with the associated landscaping will continue to be in their presently approved locations.
- Except for well-marked crosswalks, pedestrian and vehicular traffic will continue to be completely separated for the safety of students and visitors.
- When the school was originally approved with 201 parking spaces (196 standard and 5 handicapped) to be shared between the two schools. The standard of 0.2 to 0.3 vehicle parking spaces per student and staff would require between 114 and 171 spaces for Boeckman Creek Elementary. This is discussed under the Section 4.191 Non-Conforming Site Conditions.

4.156 Sign Regulations.

No signs are proposed.

4.167 General Regulations – Access, Ingress and Egress.

This is satisfied because the existing, approved driveway on Meadows Parkway will not be modified in any way.

4.171 General Regulations – Protection of Natural Features and Other Resources.

(.02) General terrain preparation. The criteria in this section are satisfied because the project only involved a minimal amount of soil disturbance on land that is flat and has been used to accommodate modular classrooms in the past. Accepted building practices and UBC requirements will be followed.

4.176 Landscaping, Screening and Buffering.

(.02) Landscaping and Screening Standards. Because the portable building is well within the 60+ acre site, the general landscaping standards are required. The existing landscaping will continue to meet the standards in this section because only a very minor amount of the existing landscaping was affected by the two portable buildings, and the disturbed areas were appropriately replanted to meet the standards of this section.

(.03) Landscaped Area. The school site will continue to have well over a minimum of 15% of the area devoted to landscaping.

(.06) Plant Materials. This section specifies the minimum sizes and coverage for new landscaping. The proposed building will cover approximately 4760 square feet of this 60+ acre property, and these standards will continue to be met or exceeded.

(.07) Installation and Maintenance. Upon removal of the buildings, the disturbed area will be re-landscaped.

4.177 Street Improvement Standards.

This section is not applicable because all necessary street improvements have been constructed along the Wilsonville Road frontage and clear vision (Section (.01) E.) will not be affected because driveway or landscaping changes are not proposed for the school entrance.

4.191 Non-Conforming Site Conditions.

(.05) Expansion on a non-conforming site. This section of the code allows expansion on a non-conforming site as long as there is a comparable decrease in the level of non-conformity. When Boeckman Creek Elementary School was first approved by the city, the parking requirements allowed the applicant and city to exercise judgment in determining the required number of spaces for schools. The 201 spaces were considered appropriate for a student enrollment of approximately 574. The portable classrooms will help the school accommodate the anticipated enrollment for 2019-2024, and the parking remains consistent with the original land use approval for the school. In addition, the portable classrooms shall be removed once expanded primary school capacity is available in the Wilsonville area.

4.421 Criteria and Application of Design Standards.

(.01) Evaluation Standards. The standards of this section are addressed below:

- A. *Preservation of landscape.* Grading was kept to a minimum around the portable buildings, and the general appearance of the landscape was retained.

- B. *Relation of proposed building to the environment.* The portable buildings are next to the school, and nearby environmental areas were not affected in any way.
- C. *Drives, parking and circulation.* Pedestrian, bicycle, vehicle, bus, and emergency access were successfully accommodated through the provision of separate and convenient routes, which will continue to be available for pedestrians and bicyclists on site and to surrounding neighborhoods. This system was modified with a new sidewalk linking the portables with the southeast part of the building. All other essential elements of the circulation system will be retained.
- D. *Surface water drainage.* The small amount of storm water resulting from the new buildings was connected with the existing storm water system
- E. *Utility service.* All on-site utilities were placed underground.
- F. *Advertising features.* No advertising features are proposed.
- G. *Special features.* The existing storage, loading, and solid waste/recycling area were not changed by the portable buildings.

(.03) *Guidance by the purpose statement.* The purpose statement in Section 4.400 is also used to evaluate development proposals. The purpose statement and related objectives are addressed below.

4.400 Purpose – Site Design Review.

(.01) *Discourage poor design and maintenance.* The school property has proven to be a significant community asset. The design of the building and site improvements were recently approved by the city, and the proposed portable building will have a color and design that is consistent with the existing buildings.

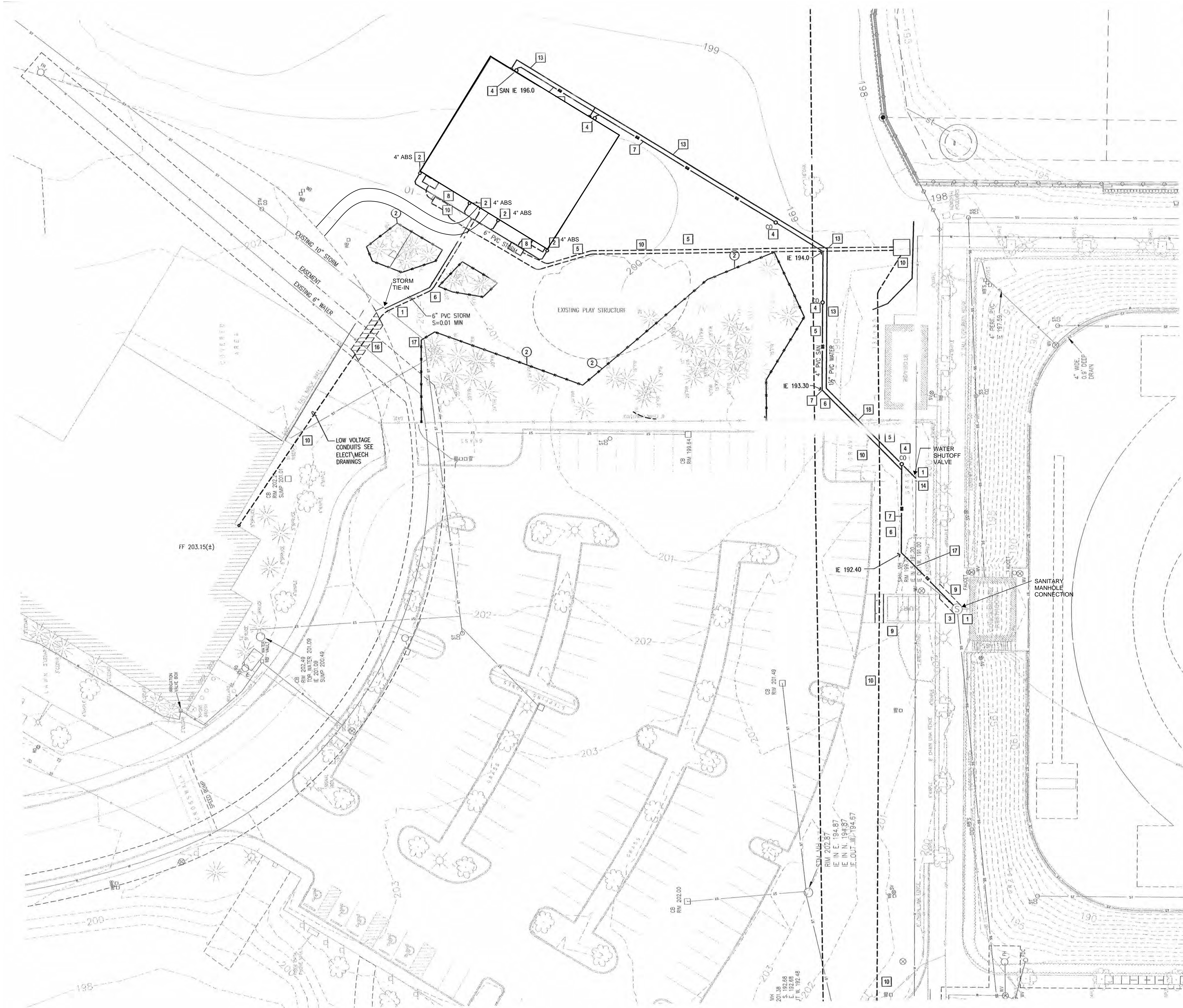
(.02) *A number of objectives are noted in the purpose section.* These are addressed below:

- A. *Proper function.* As noted above, the current site plan was approved by the city because of its proper design. The proposal simply builds upon this design, retaining all of its current functionality.
- B. *Encourage originality, flexibility, and innovation.* The design of the school, which creates a campus including a high school and a primary school, is larger than the norm. This demonstrates the district’s commitment to innovation that leads to efficiencies and quality education.
- C. *Discourage drab, inharmonious developments.* The existing facility was approved by the city, and it has proven to be an excellent design. The portable building will be removed as soon as the district can provide additional primary school capacity in Wilsonville.

- D. *Conserve the city's beauty.* The architectural integrity of the facility will not be compromised by the addition, and the open space on the site will be retained.
- E. *Promote businesses and industry.* A quality education program is the cornerstone for attracting business and industry to a community. The portable building demonstrates the district's commitment to providing quality education opportunities.
- F. *Property values.* The portable building is well within the property and should not have any negative impact on surrounding properties or their value.
- G. *Adequate public facilities.* Facilities are currently provided and sufficient capacity is available for this relatively small addition.
- H. *Pleasant environments.* The existing open space on the site will be retained along with the visual appeal for the neighborhood.
- I. *Foster civic pride.* In addition to education, the school serves as a community center, fostering civic pride.
- J. *Sustain comfort, health, tranquility and contentment of residents.* Quality educational facilities are certainly a contributing factor to achieving this objective.

CONCLUSION

The installation of the new temporary portable classrooms satisfies all of the relevant criteria as demonstrated above.



GENERAL SITE NOTES

- CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THAT NEW FEATURES TIE INTO EXISTING SITE DEVELOPMENT, PAVEMENT JOINTS MATCH CORRECTLY, AND THAT GENERAL DESIGN ELEVATIONS FOR NEW CONSTRUCTION PROVIDE PROPER PAVEMENT AND DRAINAGE SLOPES FROM EXISTING TIE IN POINTS. REPORT DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- UPON COMPLETION OF THE CONSTRUCTION PROJECT, THE CONTRACTOR SHALL LEAVE THE PROJECT AREA FREE OF DEBRIS AND UNUSED MATERIAL. ALL DAMAGE CAUSED BY THE CONTRACTOR SHALL BE RESTORED TO AN "AS GOOD OR BETTER" CONDITION.
- DEMOLITION REQUIREMENTS ARE NOT SHOWN ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING SCOPE OF DEMOLITION WORK FROM OWNER AND FOR EXAMINATION OF EXISTING SITE CONDITIONS. CONTRACTOR SHALL SUBMIT A DEMOLITION PLAN PRIOR TO CONSTRUCTION OUTLINING ITEMS TO BE REMOVED.
- ALL EXISTING LANDSCAPED AND UNPAVED AREAS WHICH ARE DISTURBED BY CONSTRUCTION OR EARTHWORK OPERATIONS SHALL BE HAND RAKED SMOOTH AND RETURNED TO ORIGINAL EXISTING CONDITIONS. DISTURBED LANDSCAPED AREAS SHALL RECEIVE BARK DUST AND REPLACEMENT PLANTINGS. DISTURBED NATURAL AREAS SHALL BE HYDROSEDED TO REPLACE NATIVE COVER. DISTURBED GRAVEL AREAS SHALL RECEIVE REPLACEMENT GRAVEL OR CRUSHED ROCK SURFACING.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE PLOTTED FROM RECORD DRAWINGS AND INTERPOLATION OF PHYSICAL EVIDENCE ON THE SITE AND ARE SUBJECT TO FIELD VERIFICATION BY THE CONTRACTOR.
- ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION.
- THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, OR FITTING REQUIRED TO COMPLETE THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE AND WORKING SYSTEM.
- CONTRACTOR SHALL COORDINATE A UTILITY LOCATE 48 HOURS PRIOR TO BEGINNING ANY UTILITY CONSTRUCTION FOR LOCATION MARK-UP OF ALL EXISTING UTILITIES BOTH IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY. CONTRACTOR SHALL COORDINATE THE UTILITY LOCAL WITH MUNICIPALITY HAVING JURISDICTION FOR ALL UTILITY WORK WITHIN A PUBLIC RIGHT-OF-WAY. INFORM ENGINEER IMMEDIATELY IF LOCATE INDICATES THAT EXISTING UTILITIES ARE DIFFERENT THAN SHOWN ON DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES, FEATURES, AND STRUCTURES LOCATED ON THE SITE. LOCATE, PROTECT, AND AVOID DISRUPTION OF ALL ABOVE AND BELOW GRADE UTILITIES DURING CONSTRUCTION.
- ALL UTILITY CONSTRUCTION ON PRIVATE PROPERTY SHALL CONFORM TO THE LATEST EDITION OF THE UNIFORM PLUMBING CODE (UPC). ALL UTILITY CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE STANDARD REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION.
- ALL BURIED LINES TO HAVE 2 FEET MINIMUM COVER, UNLESS NOTED OTHERWISE.

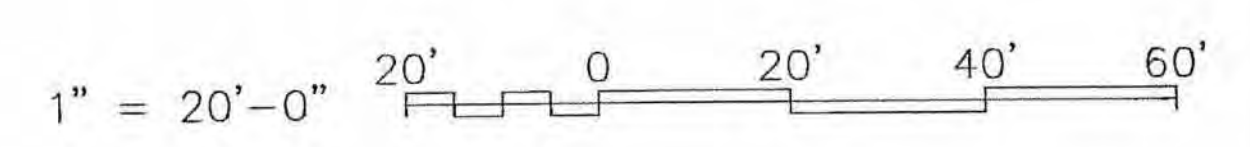
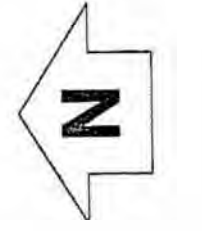
UTILITY NOTES

- CONNECT TO EXISTING. CONTRACTOR TO FIELD VERIFY INVERT ELEVATION PRIOR TO CONSTRUCTION.
- THE NEW STORM LINE FROM ROOF DRAINS DOWN INTO EXISTING STORM LINE. REMOVE EXISTING CATCH BASIN.
- THE NEW SAN LINE INTO EXISTING SAN MH IE 192.0
- PROVIDE NEW CLEANOUT.
- PROVIDE STANDARD TRENCH SECTION MAINTAIN MINIMUM SEPARATION BETWEEN LINES PER OREGON PLUMBING CODE.
- REROUTE IRRIGATION LINES AS NEEDED.
- PROVIDE NEW 4" PVC SAN L=375', S=0.01
- INSTALL SAN, STORM & WATER LINES TO PLUMBED CONNECTIONS TO BLDG.
- REPAIR CONCRETE SIDEWALK.
- SEE ELECTRICAL DRAWINGS FOR POWER AND DATA UTILITIES.
- NOT USED
- NOT USED
- PROVIDE NEW 1/2" PVC WATER LINE. MAINTAIN SEPARATION TO SANITARY PER OREGON PLUMBING SPECIALTIES CODE.
- TIE INTO EXISTING 2" PVC WATER LINE.
- NOT USED
- PROVIDE AC TRENCH PATCH.
- SAVE & PROTECT EXISTING UTILITIES.
- REPAIR EXISTING CHAIN LINK FENCE.
- NOT USED

SITE NOTES

- NOT USED
- TEMPORARY 6' HIGH CHAIN LINK TREE PROTECTION FENCE DURING CONSTRUCTION.

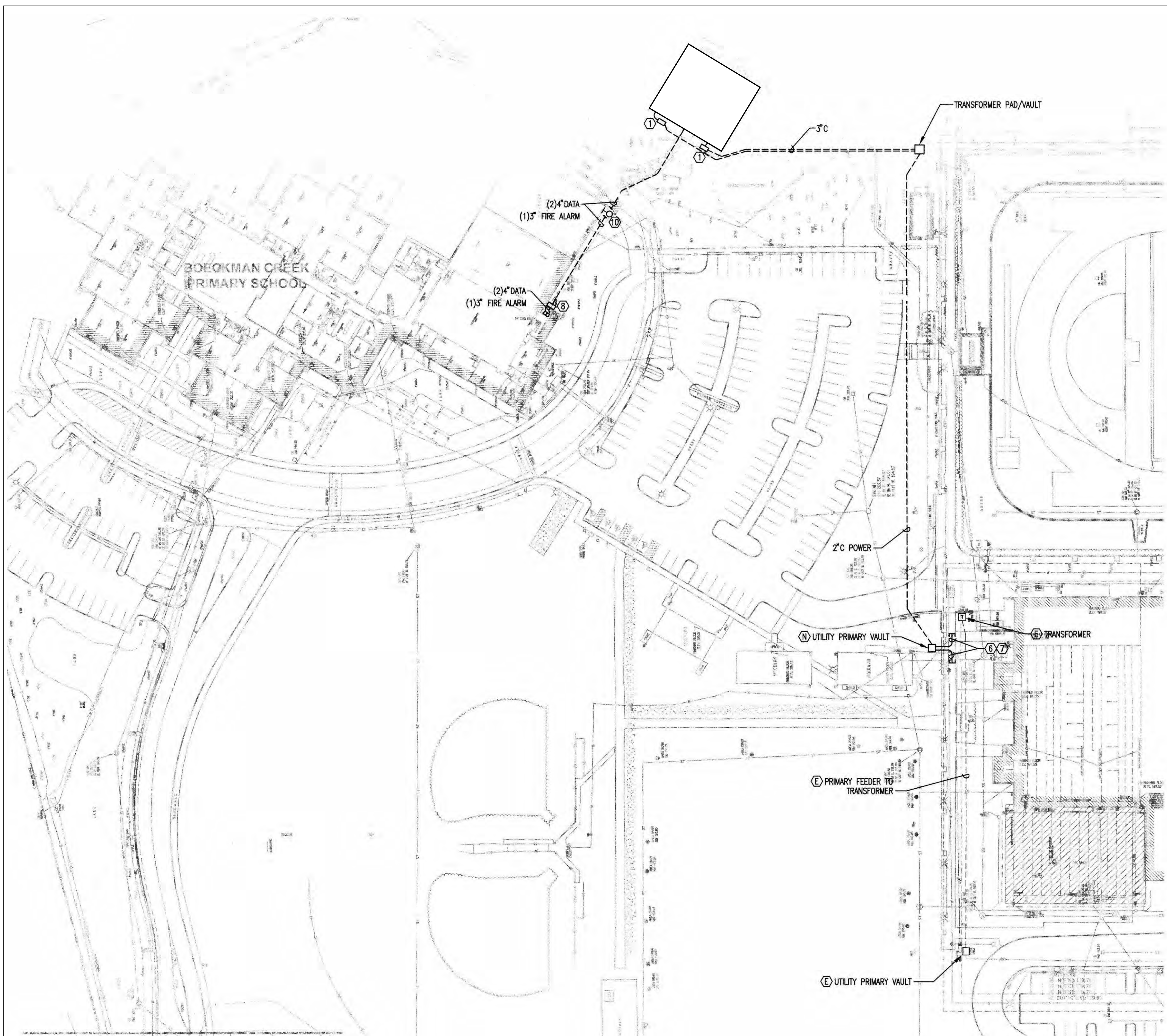
1 SITE & UTILITY PLAN
SCALE: 1"=20'-0"



NOT FOR CONSTRUCTION

phase	
date	March 21, 2019
revisions	
project #	

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GENERAL NOTES:

1. ELECTRIC UTILITY CONTACT:
RAYMOND LAMBERT, PGE - 503.570.4413
2. LOCATES OF EXISTING UNDERGROUND UTILITIES PRIOR TO TRENCHING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. INSTALL UNDERGROUND CONDUITS TO DEPTH AS REQUIRED BY NEC.
4. SEE TELECOM/DATA DRAWINGS FOR ADDITIONAL ELECTRICAL WORK.
5. COORDINATE ALL TRENCHING WITH CIVIL.

NOTES:

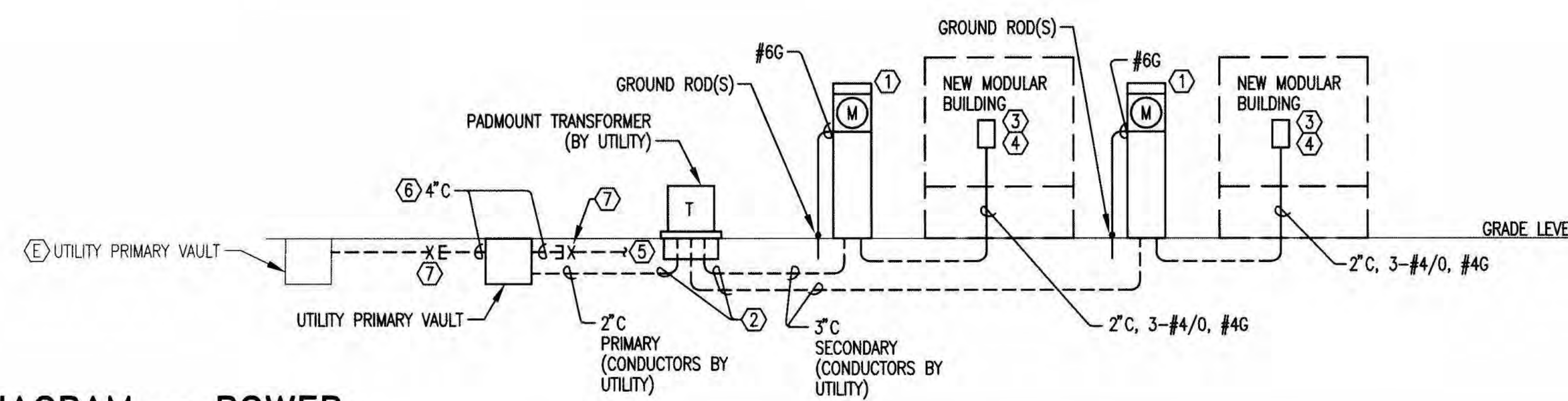
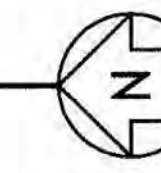
- ① 320A METER PEDESTAL WITH 225A MAIN BREAKER, NEMA 3R RATED, 240/120VAC, 1 PHASE, 3 WIRE. COORDINATE EXACT REQUIREMENTS WITH UTILITY PRIOR TO ROUGH-IN.
- ② SERVICE RESPONSIBILITIES AS LISTED BELOW. VERIFY REQUIREMENTS WITH UTILITY.

CONTRACTOR RESPONSIBILITIES:
1. PRIMARY CONDUIT.
2. TRANSFORMER PAD/VAULT.
3. METER PEDESTAL.
4. SECONDARY CONDUIT FROM TRANSFORMER TO METER PEDESTAL.
5. SECONDARY CONDUIT AND CONDUCTORS FROM METER PEDESTAL TO PANELBOARD.

UTILITY RESPONSIBILITIES:
1. PRIMARY CONDUCTOR AND TERMINATIONS.
2. PADMOUNT TRANSFORMER.
3. SECONDARY CONDUCTOR FROM TRANSFORMER TO METER PEDESTAL.
- ③ PANEL SUPPLIED WITH MODULAR BUILDING.
- ④ VOLTAGE: 240/120V, 1 ϕ , 3W
LOAD: 202.9A
SEE MANUFACTURER DRAWINGS FOR DETAILED LOAD CALCULATIONS.
- ⑤ TO HIGH SCHOOL TRANSFORMER.
- ⑥ STUB OUT (2) 4" CONDUITS FOR UTILITY TO REROUTE EXISTING FEEDER ONTO VAULT. COORDINATE EXACT REQUIREMENTS WITH UTILITY.
- ⑦ UTILITY TO CUT IN EXISTING RACEWAY, CONDUCTORS AND REROUTE INTO NEW VAULT. COORDINATE OUTAGE WITH OWNER.
- ⑧ PROVIDE 12"X12"X6" JUNCTION BOX ON EXTERIOR WALL.
- ⑨ INSTALL CONDUITS ON UNDERSIDE OF DECK.

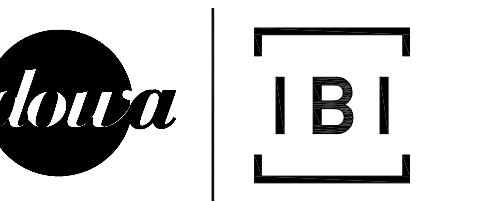
1 SITE PLAN - ELECTRICAL

WD-E1.1 SCALE: 1"=40'-0"



2 ONE-LINE DIAGRAM - POWER

WD-E1.1 SCALE: NONE



Dull Olson Weekes - IBI Group Architects, Inc.

907 SW Harvey Milk Street Portland OR 97205
tel: 503 226 6950 fax: 503 273 9192
www.dow-ibi.com www.ibigroup.com

BOECKMAN CREEK PRIMARY SCHOOL PORTABLE

West Linn - Wilsonville School District
2755 SW Portland Road
Tualatin, Oregon 97062
t: (503) 673-7995

NOT FOR CONSTRUCTION

phase	
date	March 21, 2019
revisions	
project #	

BOECKMAN CREEK site plan - electrical

BC-E1.1

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WEST LINN/WILSONVILLE SD IV

BOECKMAN PRIMARY SCHOOL 70' x 68' MODULAR CLASSROOM



SHEET INDEX			
SHT. NO.	SHEET NAME	Current Rev.	Rev Issued By
A 0.0	COVER SHEET		
A 1.0	FLOOR PLAN		
A 2.0	EXTERIOR ELEVATIONS		
A 3.0	FINISH NOTES & SCHEDULES		
A 4.0	INTERIOR ELEVATIONS		
E 0.1	ELEC. PANEL & LOAD CALC.		
E 1.0	ELECTRICAL PLAN & NOTES		
E 2.0	LIGHTING PLAN & SCHEDULES		

CUSTOMER APPROVAL

APPROVED
 APPROVED EXCEPT AS NOTED
 REVISE AS NOTED & RESUBMIT

BY: _____
 DATE: _____

PLEASE REVIEW AND COMMENT ON THESE DOCUMENTS. PLEASE RETURN APPROVED SET OR COMMENTS BY 2:14:19. FAILURE TO RESPOND BY THIS DATE COULD CAUSE DELAYS, INCREASED COSTS, INABILITY TO INCORPORATE YOUR CHANGES OR ALL OF THE ABOVE.

GENERAL NOTES

1. THE TERM IBC SHALL APPLY TO THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AS AMENDED BY THE STATES OF OREGON AND WASHINGTON. FOR PROJECTS IN ALL OTHER STATES IT SHALL APPLY TO THE CURRENT EDITION OF THE UBC OR IBC AS ADOPTED BY THAT STATE.
2. ALL CONTROLS AND HARDWARE SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES.
3. LOCAL JURISDICTION TO DETERMINE COMPLIANCE WITH IBC CHAPTER 29 (WITH REGARD TO ADJACENT FACILITIES) IN ACCORDANCE WITH THEIR CURRENTLY ADOPTED EDITION OF THE IBC.
4. WHERE REQUIRED, PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH 2015 IFC SECTION 909.
5. PER WAC 296-150F-6005 TOILET FACILITIES LOCATED IN AN ADJACENT FACILITY TO BE NOTED ON THE PLAN SUBMITTAL AND THAT THE REQUIREMENTS OF IBC CHAPTER 29, SECTION 2902, TABLE 2902.1 OF THE STATE BUILDING CODE MUST BE VERIFIED BY THE LOCAL JURISDICTION BUILDING OFFICIAL AND SHOWN ON THE NLEA.
6. IF APPLICABLE, FIRE ALARM SYSTEM TO BE FIELD INSTALLED (BY OTHERS) PER 2015 IBC SECTION 907.2.3, GROUP E. SEE ELECTRICAL PLAN FOR DEVICE LOCATIONS, FIRE ALARM INSPECTION AND APPROVAL PER LOCAL AUTHORITY HAVING JURISDICTION.
7. IF APPLICABLE, FIRE SAFETY AND EVACUATION PLANS SHALL BE PROVIDED BY OWNER PRIOR TO CERTIFICATE OF OCCUPANCY PER 2015 IFC SECTION 403.
8. AN ACCESSIBLE ROUTE SHALL BE PROVIDED TO THE BUILDING AREA AS REQUIRED IN 2015 IBC SECTION 1104.

ENERGY CODE NOTES

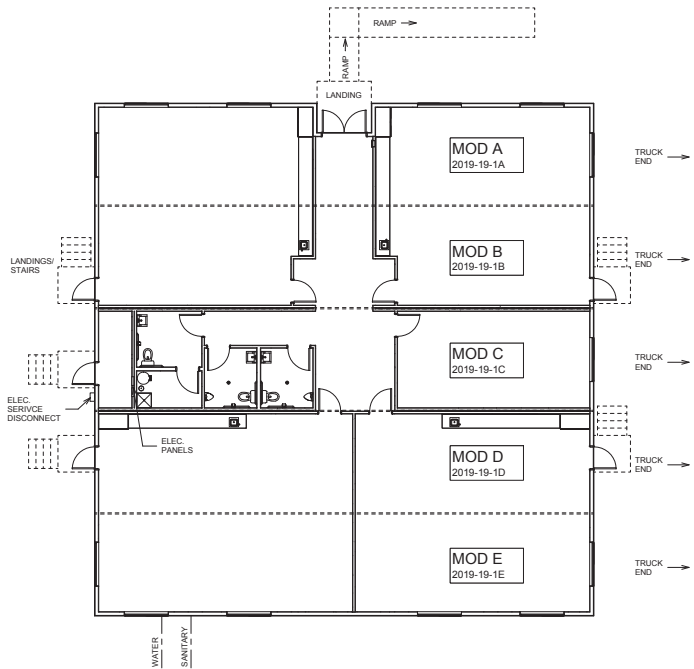
1. ALL BUILDING THERMAL ENVELOPE INSULATION SHALL BE MARKED IN ACCORDANCE WITH OEESC 303.1.1 AND INSTALLED PER OEESC 303.1.2.
2. BLOWN-IN INSULATION SHALL BE INSTALLED AND CERTIFIED PER OEESC 303.1.1.1.
3. ALL AIR BARRIER MATERIALS SHALL BE ASTM E2178 RATED OR AS LISTED IN OEESC 502.4.1.2.1.
4. CONTINUOUS AIR BARRIER FOR THE OPAQUE BUILDING ENVELOPE SHALL COMPLY WITH OEESC 502.4.1.2.1.
5. PENETRATIONS OF THE AIR BARRIER SHALL BE CAULKED, GASKETED OR SEALED PER OEESC 502.4.2.
6. ALL FENESTRATION ASSEMBLIES SHALL BE LABELED BY THE MANUFACTURER PER OEESC 502.4.1.2.1.
7. AIR ECONOMIZER SHALL BE CAPABLE OF PROVIDING 100% OUTSIDE AIR PER OEESC 503.3.1.
8. MECHANICAL VENTILATION SYSTEM SHALL HAVE THE CAPABILITY TO REDUCE THE OUTSIDE AIR SUPPLY TO THE MINIMUM REQUIRED PER OEESC 503.2.5.
9. OUTSIDE AIR AND EXHAUST AIR DAMPERS SHALL BE RATED PER OEESC 502.4.4 AND 503.2.4.5.

ABBREVIATIONS

A.B.	ANCHOR BOLT	LH	LEFT HAND
ADJ.	ADJACENT	LHOS	LEFT HAND OUT SWING
A.F.F.	ABOVE FINISH FLOOR	LVL	LAMINATED VENEER LUMBER
AL	ALUMINUM	MAX.	MAXIMUM
BA	BRONZE ANODIZED	MECH.	MECHANICAL
BD.	BORND	MFR.	MANUFACTURER
BLK.	BLOCK	MIN.	MINIMUM
B.O.	BOTTOM OF	MISC	MISCELLANEOUS
BOT.	BOTTOM	MOUL.	MOULDE
BRCH	BIRCH	MPL	MAPLE
BY.	BOTTOM VENT	MOD	MODULE
CDR.	CEDAR	N.L.C.	NOT IN CONTRACT
CJ.	CONTROL JOINT	NV	MIXING VALVE
CL	CENTERLINE	NTS	NOT TO SCALE
CLG.	CEILING	NRW	NARROW (LITE)
CLR.	CLEAR	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	OB	OBSCURE
C.O.	CLEAN OUT	O.C.	ON CENTER
CONC.	CONCRETE	OF CI	OWNER FURNISHED CONTRACTOR INSTALLED
CONT.	CONTINUOUS	OP	OWNER FURNISHED OWNER INSTALLED
CPT	CARPET	OPP.	OPPOSITE
DBL.	DOUBLE	O.S.B.	ORIENTED STRAND BOARD
DF	DRINKING FOUNTAIN	PS	PUNCH & DIMPLE
DIA.	DIAMETER	PF	PREFINISHED
DM.	DIMENSION	PLAM	PLASTIC LAMINATE
DS	DOWNSPOUT	PLCS	PLACES
DTL	DETAIL	PLYWD	PLYWOOD
DW.	DISHWASHER	PNT	PAINT
E.A.	EACH	P.T.	PRESSURE TREATED
ELEC.	ELECTRICAL	REFRIG.	REFRIGERATOR
ELEV.	ELEVATIONS	REQD.	REQUIRED
EQUIP.	EQUIPMENT	RH	RIGHT HAND
EXIST.	EXISTING	RHOS	RIGHT HAND OUT SWING
EXT.	EXTERIOR	R.O.	ROUGH OPENING
E.W.	EACH WAY	SC	SOLID CORE
FD.	FLOOR DRAIN	SF	STOREFRONT
FDN.	FOUNDATION	SH	SINGLE HANG
F.E.	FIRE EXTINGUISHER	SHT.	SHEET
F.E.C.	FIRE EXTINGUISHER CABINET	SHTG.	SHOOTING
FGL.	FIBERGLASS	SIM.	SIMILAR
FLR.	FLOOR	SIMP.	SIMPLE
FIN.	FINISH	SQ	SQUARE
F.O.FIN.	FACE OF FINISH	S.S.	STAINLESS STEEL
F.O.FRM.	FACE OF FORM	STAIN	STAIN
FS	FLOOR SINK	STRUCT.	STRUCTURAL
GAL.	GALVANIZED	TIMEL.	TEMPERED SAFETY GLAZING
GLB.	GULLUM BEAM	T.D.	TOP OF
GYP.	GYP-SUM	TYP.	TYPICAL
HB	HOSE BIB	U.N.O.	UNLESS NOTED OTHERWISE
HC.	HOLLOW CORE	UR	URINAL
HF	HEM FIR	VCT	VINYL COMPOSITION TILE
HM	HOLLOW METAL	V.C.	VINYL COATED
HSS	HOLLOW STRUCTURAL SECTION	WVS	VINYL WRAP SURROUND
IND.	INFORMATION	WTH	WITH
INSUL.	INSULATION	WC	WATER CLOSET
INT.	INTERIOR	WD.	WOOD
KD	KNOCK-DOWN	WH	WATER HEATER
L	LONG		
LAV	LAVATORY		

TYPICAL SYMBOLS LEGEND

	NORTH ARROW
	ELEVATION BUBBLE
	SECTION BUBBLE
	DETAIL BUBBLE
	DETAIL CALLOUT
	GRID BUBBLE
	ELEVATION LEVEL
	MODULE TAG
	WALL TAG
	DOOR TAG
	WINDOW TAG
	REVISION TAG
	CENTERLINE
	KEYNOTE



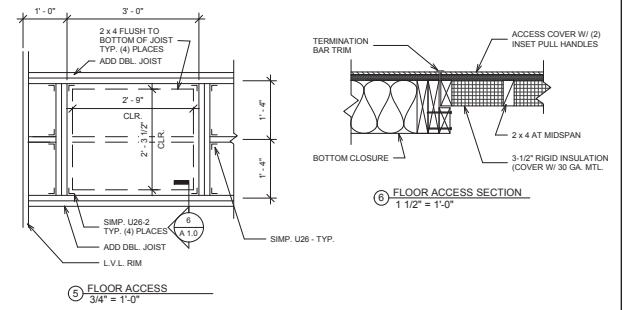
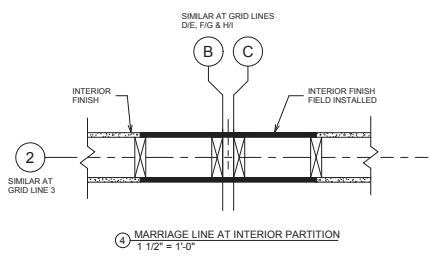
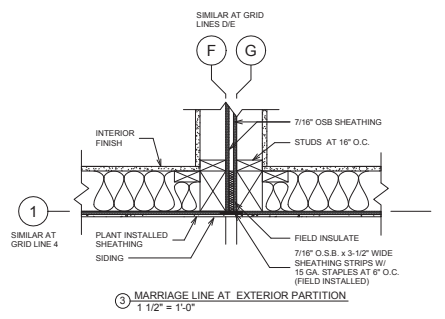
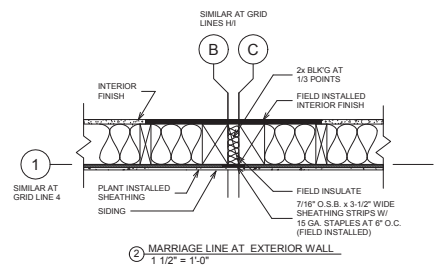
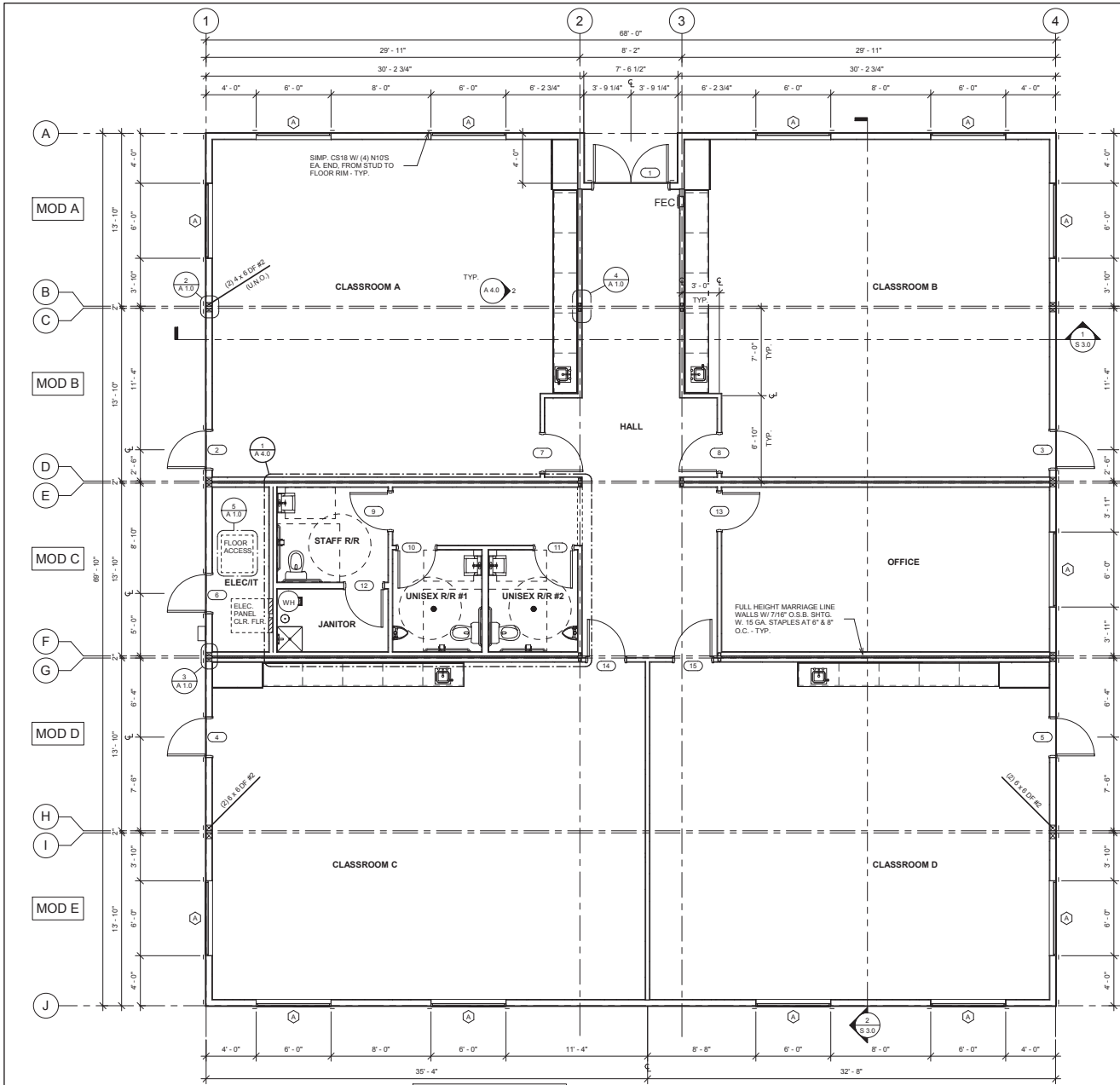
SITE LAYOUT
1/8" = 1'-0"

REV.	DESCRIPTION	DATE	BY

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MODERN BUILDING SYSTEMS
 10000 W. WILSONVILLE RD., SUITE 100
 WILSONVILLE, OR 97150
 TEL: 503.670.8800 FAX: 503.670.8801
 WWW.MBSYSTEMS.COM

SHEET **COVER SHEET** JOB# 2019-AR-19
 PROJ. 70' x 68' MODULAR CLASSROOM SHEET # **A 0.0**
WEST LINN/WILSONVILLE SD IV
 ADDRESS 6700 SW WILSONVILLE RD, WILSONVILLE, OR 97170 DWG TSD DATE 2/8/19 PRELIM.



NOTE:
FIRE EXTINGUISHER TO BE 8LB. 2A:10B:C
FIRE EXTINGUISHER CABINET AT ENTRY
TO BE SEMI-RECESSED WITH NO MORE
THAN 4\"/>

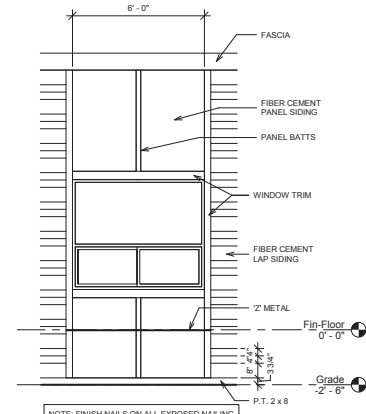
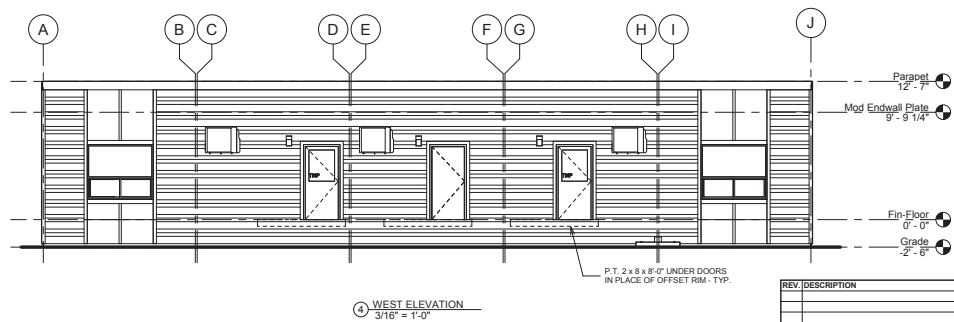
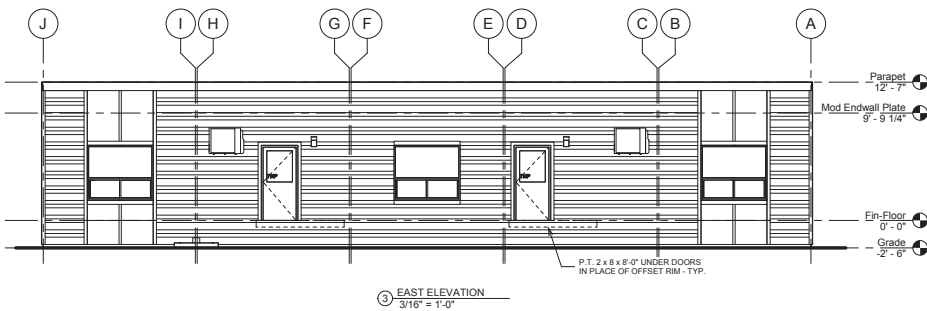
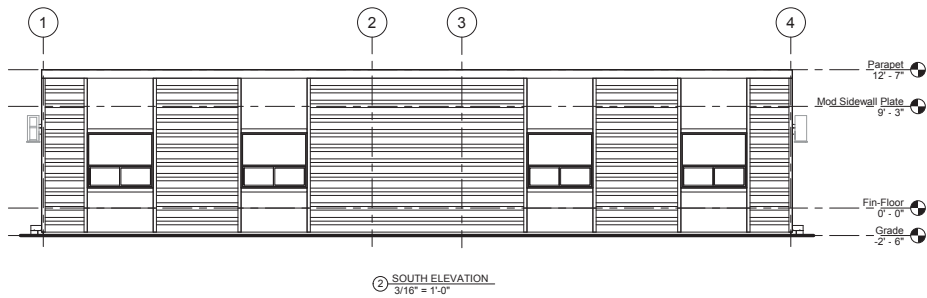
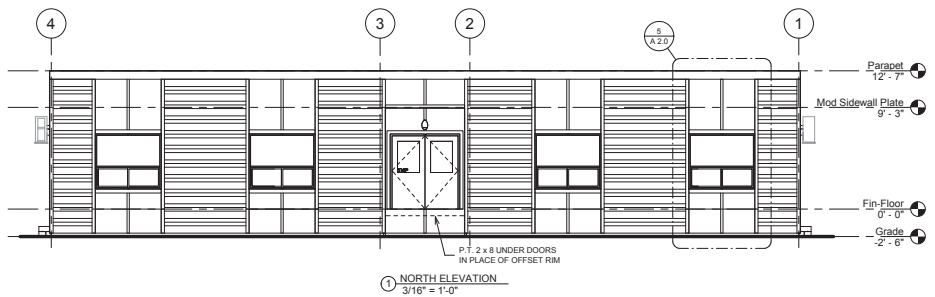
FLOOR PLAN
1/4\"/>

REV.	DESCRIPTION	DATE	BY

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SHEET	FLOOR PLAN	JOB#	2019-AR-19
PROJ.	70' x 68' MODULAR CLASSROOM	SHEET #	A.1.0
WEST LINN/WILSONVILLE SD IV		DATE	2/8/19 PRELIM.
ADDRESS 6700 SW WILSONVILLE RD, WILSONVILLE, OR 97070		DRW	



⑤ EXTERIOR SIDING
3/8" = 1'-0"

REV	DESCRIPTION	DATE	BY

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SHEET	EXTERIOR ELEVATIONS	JOB#	2019-AR-19
PROJ.	70' x 88' MODULAR CLASSROOM	SHEET #	A 2.0
WEST LINN/WILSONVILLE SD IV		DATE	2/8/19 PRELIM.
ADDRESS 6700 SW WILSONVILLE RD, WILSONVILLE, OR 97070			

FLOOR CONSTRUCTION

FINISH SHEET VINYL AT RESTROOMS, BALANCE (BY OTHERS)

BASE: 4" VINYL AT RESTROOMS, BALANCE (BY OTHERS)

UNDERLAYMENT: 11/32" CCP THRU OUT

SUBFLOOR: 23/32" APA RATED SHEATHING (24)
(ACTS AS 1 PERM MAX VAPOR BARRIER)
(ACTS AS AIR BARRIER)

JOISTS: 2 x 8 DF #2 AT 16" O.C.

RM JOISTS: MURPHY LIVL 3100 Fb - 2 OE, 1 1/2" W x 7 1/4" D,
DEL. LVL'S AT MARRIAGE LINES (ESR-1387 AND ESR-2913)

OFFSET RIMS: 2 x 4

INSULATION: R-30 U (FIBERGLASS BATTS)

BOTTOM CLOSURE: FS-25

CEILING NOTES

CEILING HEIGHT: NOMINAL 9'-0" (U.N.O.) AT SUSPENDED ACOUSTIC TILE

CEILING: SUSPENDED T-GRID W/ ACOUSTIC TILE
(REF: ESR-1308), 5/8" GYPSUM BOARD AT ELEC/TIM ROOM.

INSTALL ARMSTRONG 7301 HEAVY DUTY MAIN W/ 7/8" ANGLE & BERC CLIPS

SPECIAL INSPECTION REQUIRED IN SEISMIC DESIGN CATEGORIES C, D, E & F

ROOF CONSTRUCTION

ROOFING: 45 MIL SURE-WELD TPO FULLY ADHERED OVER (1) LAYER OF MN. 1/4" DENSECK OR USG SECUROCK, CLASS 'A' (ESR-1483)

SHEATHING: 19/32" O.S.B. (ACTS AS AIR BARRIER) (4020)

FRAMING: 2 x 10 DF #2 AT 24" O.C.

BEAMS: TAPERED MURPHY LIVL 3100 Fb 2 OE, 1-1/2" W x 24" D, SEE SHEET S-2.0 FOR DIMENSIONS (ESR-1387 AND ESR-2913)

24FV4 DFDF GLULAM 5-1/2" x 36", C = 2-3/8"

INSULATION: R-38 RIGID (APPROX. 6 INCHES) POLYISOCYANURATE, ASTM C 1289, TYPE II OR III

OVERHANG: NONE

ROOF PITCH: 0.25 IN 12

ROOF FINISH: 0.25 IN 12

CORNER BATTS: FIBER CEMENT TRIM 5/4 SMOOTH (1" x 3-1/2')

FASCIA: FIBER CEMENT TRIM 5/4 SMOOTH (1" x 9-1/4')

WINDOW/DOOR TRIM: FIBER CEMENT TRIM 5/4 SMOOTH (1" x 3-1/2')

PANEL BATTS: FIBER CEMENT TRIM SMOOTH BATTEN BOARDS (3/4" x 2-1/2')

DOWNSPOUTS: 3" PVC

EXTERIOR WALL CONSTRUCTION

MOD SIDEWALL PLATE HEIGHT: 9'-3"

MOD ENDWALL PLATE HEIGHT: 9'-9 1/4"

SIDING: FIBER CEMENT LAP SIDING (CEDAR/MILL) AND FIBER CEMENT PANEL SIDING (SMOOTH) OVER BARRIER WRAP

SHEATHING: 7/16" O.S.B. (2416)

STUDS: 2 x 6 DF STUD GRADE AT 16" O.C.

INSULATION: R-21 K (FIBERGLASS BATTS) HEADERS TO BE (2) 2x4 W/ MIN. R-10 INSULATION BETWEEN. SEE DOOR AND WINDOW SCHEDULE FOR SIZE

INTERIOR FINISH: 5/8" GYPSUM BOARD WITH TAPE, TEXTURE & PAINT (T/P), 19/32" PLYWOOD AT ELEC/TIM

(ACTS AS 1 PERM MAX VAPOR BARRIER)

(ACTS AS AIR BARRIER)

SKIRT: MATCH SIDING

INTERIOR WALL CONSTRUCTION

PLATE HEIGHT: 9'-1 1/8" (U.N.O.)

STUDS: 2 x 4 HF STUD GRADE AT 16" O.C. (U.N.O.)

INTERIOR FINISH: 5/8" GYPSUM BOARD WITH TAPE, TEXTURE & PAINT (T/P), 19/32" PLYWOOD AT ELEC/TIM

(ACTS AS 1 PERM MAX VAPOR BARRIER)

(ACTS AS AIR BARRIER)

F.P.P. OVER WATER RESISTANT GYPSUM BOARD AT RESTROOMS AND 4-1/2" O.C. EACH SIDE OF MOP SINK

FASTENERS/SCHEDULE
MINIMUM NUMBER OF NAILS FOR WOOD MEMBERS (EXCEPT AS NOTED ON DRAWINGS)

CONNECTION	NO. / SPACING
RM JOIST TO FLOOR JOIST	3 PER JOIST
JOIST TO JOIST	2 ROWS AT 12" O.C.
BLOCKING	2 EACH END
STUDS TO PLATES - END NAIL	2 EACH END AT 2 x 4
STUDS TO PLATES - END NAIL	3 EACH END AT 2 x 6
JAMB STUD TO 4x HEADER	MIN. 4 EACH END
JAMB STUD TO 2x HEADER	MIN. 2 EACH END
STUD TO STUD (CRIPPLE, ETC.)	8" O.C.
UPPER TOP PLATE TO LOWER TOP PLATE	2 EACH SIDE OF STUD
BOTTOM PLATE TO FLOOR	2 EACH SIDE OF STUD
RM JOIST TO RAFTER	3 PER RAFTER
RM JOIST TO TRUSS	MIN. 2 PER TRUSS
RAFTER TO RAFTER	2 ROWS AT 12" O.C.
BLOCKING	2 ROWS AT 8" O.C.
2 x 4 LEDGER	2 ROWS AT 6" O.C.
2x BRACE TO RAFTER	4 AT RAFTER

NOTE: ALL FASTENERS ARE 12d (13d), USE HDG FASTENERS OR EQUAL AT P.T. MEMBERS

STANDARD SHEATHING FASTENING - U.N.O.
FROM ESR-1539 JULY 2018

AREA SCHEDULE (Gross Building)		
AREA TYPE	NO. MODS	AREA
Gross Building Area	5	4707 SF

ROOF SCHEDULE	
DESCRIPTION	AREA
ROOF SHEATHING	4676 SF
ROOFING	4587 SF

WALL SCHEDULE	
DESCRIPTION	LENGTH
EXTERIOR 2x6	289'-0"
EXTERIOR 2x SKIRT WALL T-111	283'-0"
INTERIOR 2x4	677'-0"
INTERIOR 2x6	177'-6"

FLOOR SHEATHING (UNLOCKED)	SPACING	TYPE	MIN. LENGTH
23/32" CDX OR O.S.B. OR STURDI - FLOOR TAG	8" EDGE 8" FIELD	8d (.113) RING SHANK	2-3/8"
FLOOR UNDERLAYMENT (GLUE AND STAGGER JOINTS)	11/32" CCP	#7 SCREWS	1-5/8"
SHEATHING (ALL EDGES SUPPORTED)	7/16" O.S.B.	8" EDGE 12" FIELD	15 GA. STAPLE MIN. 7/16" CROWN
ROOF SHEATHING (UNLOCKED)	19/32" O.S.B. TAG	8d (.113) 8" FIELD	GALVANIZED

DOOR ROUGH OPENING SCHEDULE

EXTERIOR DOORS	
A	METAL DOOR W/ HOLLOW METAL FRAME (WELDED) R.O. WIDTH CALL SIZE + 4-1/2" R.O. HEIGHT CALL SIZE + 2-1/8"
B	DBL. METAL DOORS W/ HOLLOW METAL FRAME (WELDED) R.O. WIDTH CALL SIZE + 4-1/2" R.O. HEIGHT CALL SIZE + 2-1/8"
C	STOREFRONT DOOR R.O. WIDTH CALL SIZE + 4-1/2" R.O. HEIGHT CALL SIZE + 2-1/8"
D	TIMELY SPLIT MEDIA DOOR R.O. WIDTH CALL SIZE + 1-1/4" R.O. HEIGHT CALL SIZE + 1"
E1	METAL DOOR W/ WOOD FRAME (PEASE & STANLEY) (INSWING) R.O. WIDTH CALL SIZE + 2" R.O. HEIGHT CALL SIZE + 2"
E2	METAL DOOR W/ WOOD FRAME (PEASE & STANLEY) (OUTSWING) R.O. WIDTH CALL SIZE + 2" R.O. HEIGHT CALL SIZE + 1-9/16"
F	STOCKER DOOR R.O. WIDTH CALL SIZE + 2-1/4" R.O. HEIGHT CALL SIZE + 1-3/8"
G	METAL DOOR W/ HOLLOW METAL FRAME (W/OCK DOWN) R.O. WIDTH CALL SIZE + 2" R.O. HEIGHT CALL SIZE + 1"

INTERIOR DOORS	
1	HOLLOW / SOLID WOOD DOOR W/ WOOD FRAME R.O. WIDTH CALL SIZE + 2" R.O. HEIGHT CALL SIZE + 2-1/8"
2	SOLID WOOD DOOR W/ TIMELY FRAME R.O. WIDTH CALL SIZE + 1-1/4" R.O. HEIGHT CALL SIZE + 1"
3	POCKET DOOR R.O. WIDTH 2 x CALL SIZE + 2" R.O. HEIGHT CALL SIZE + 4"
4	BI-PASS DOOR R.O. WIDTH CALL SIZE + 2-1/8" R.O. HEIGHT CALL SIZE + 2-1/8"
5	BI-FOLD DOOR R.O. WIDTH CALL SIZE + 5/8" R.O. HEIGHT CALL SIZE + 5/8"
6	SOLID WOOD DOOR W/ HOLLOW METAL FRAME (WELDED) R.O. WIDTH CALL SIZE + 4-1/2" R.O. HEIGHT CALL SIZE + 2-1/8"

NOTE: ALL TRIMMER HEIGHTS = R.O. CALL SIZE MINUS 1-1/2"

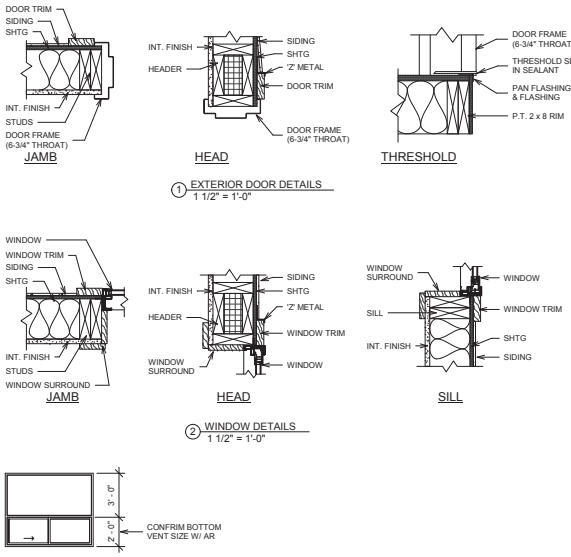
DOOR SCHEDULE																		
Mark	Width	Height	Thickness	Door Swing	Core	Lite Size	Lite Glass	Face	Door Finish	Frame Type	Frame Finish	Threshold	R.O. Type	Hdw Group	Fire Rating	Door Header	U-Value	Remarks
1	6'-0"	6'-6"	1-3/4"	PAIR OUT	HM	HALF	CLR / TMP	HM	PT	HM / PD	PT	6-3/4"	A	1	-	(2) 2 x 6 DF #2		
2	3'-0"	6'-6"	1-3/4"	LHOS	HM	HALF	CLR / TMP	HM	PT	HM / PD	PT	6-3/4"	A	2	-	(2) 2 x 6 DF #2		
3	3'-0"	6'-6"	1-3/4"	RHOS	HM	HALF	CLR / TMP	HM	PT	HM / PD	PT	6-3/4"	A	2	-	(2) 2 x 6 DF #2		
4	3'-0"	6'-6"	1-3/4"	LHOS	HM	HALF	CLR / TMP	HM	PT	HM / PD	PT	6-3/4"	A	2	-	(2) 2 x 6 DF #2		
5	3'-0"	6'-6"	1-3/4"	RHOS	HM	HALF	CLR / TMP	HM	PT	HM / PD	PT	6-3/4"	A	2	-	(2) 2 x 6 DF #2		
6	3'-0"	6'-6"	1-3/4"	LHOS	HM	-	-	HM	PT	HM / PD	PT	6-3/4"	A	3	-	(2) 2 x 6 DF #2		
7	3'-0"	6'-6"	1-3/4"	RH	SC	-	-	BRCH	PF	HM	PF	4-3/4"	2	4	-			
8	3'-0"	6'-6"	1-3/4"	LH	SC	-	-	BRCH	PF	HM	PF	4-3/4"	2	4	-			
9	3'-0"	6'-6"	1-3/4"	RH	SC	-	-	BRCH	PF	HM	PF	4-3/4"	2	5	-			
10	3'-0"	6'-6"	1-3/4"	RH	SC	-	-	BRCH	PF	HM	PF	4-3/4"	2	5	-			
11	3'-0"	6'-6"	1-3/4"	LH	SC	-	-	BRCH	PF	HM	PF	4-3/4"	2	5	-			
12	3'-0"	6'-6"	1-3/4"	LH	SC	-	-	BRCH	PF	HM	PF	4-3/4"	2	6	-			
13	3'-0"	6'-6"	1-3/4"	LH	SC	-	-	BRCH	PF	HM	PF	4-3/4"	2	7	-			
14	3'-0"	6'-6"	1-3/4"	LH	SC	-	-	BRCH	PF	HM	PF	4-3/4"	2	4	-			
15	3'-0"	6'-6"	1-3/4"	RH	SC	-	-	BRCH	PF	HM	PF	4-3/4"	2	4	-			

- NOTES:
- CAULK AND SEAL ALL EXTERIOR DOORS
 - ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (U.N.O.)
 - ALL DOOR LEADS 4-1/2" U.N.O.
 - ALL DOORS TO HAVE A OPENING FORCE NOT EXCEED 5 POUNDS

DOOR HARDWARE SCHEDULE						
GROUP #1	GROUP #2	GROUP #3	GROUP #4	GROUP #5	GROUP #6	GROUP #7
3 PAIR BUTTS PANGLOSS (ENTRANCE) INTERCHANGEABLE CORE CLOSER REMOVABLE MULLION WEATHER-STRIP DOOR SWEEP 1/2" MAX ADA THRESHOLD DOOR STOP	1-1/2 PAIR BUTTS LEVER/LEVER (ENTRANCE) INTERCHANGEABLE CORE CLOSER WEATHER-STRIP DOOR SWEEP 1/2" MAX ADA THRESHOLD DOOR STOP	1-1/2 PAIR BUTTS LEVER/LEVER (STOREROOM) INTERCHANGEABLE CORE CLOSER WEATHER-STRIP DOOR SWEEP 1/2" MAX ADA THRESHOLD DOOR STOP	1-1/2 PAIR BUTTS LEVER/LEVER (CLASSROOM) INTERCHANGEABLE CORE CLOSER WALL STOP	1-1/2 PAIR BUTTS LEVER/LEVER (PRIVACY) MORTISE INT. CORE W/ INDICATOR CLOSER DOOR STOP	1-1/2 PAIR BUTTS LEVER/LEVER (STOREROOM) INTERCHANGEABLE CORE CLOSER DOOR STOP	1-1/2 PAIR BUTTS LEVER/LEVER (ENTRANCE) INTERCHANGEABLE CORE CLOSER DOOR STOP

WINDOW SCHEDULE													
Mark	Count	Width	Height	Type	Frame	Glass	SHGC	U-VAL	Air Leakage	Ext. Trim	Int. Trim	Window Header	Comments
A	13	6'-0"	5'-0"	FIXED / XO	VINYL		0.00	0.00	18 CFMSF	1x4	SEE NOTE #2	(2) 2 x 6 DF #2	

- NOTES:
- CAULK AND SEAL ALL EXTERIOR WINDOWS
 - INTERIOR TRIM TO BE PAINT GRADE WOOD SURROUND AND CASINGS (#130)

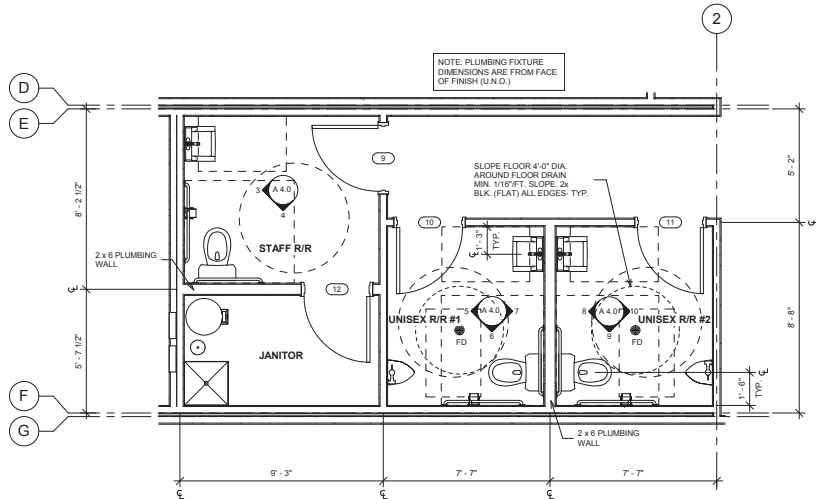


REV	DESCRIPTION	DATE	BY

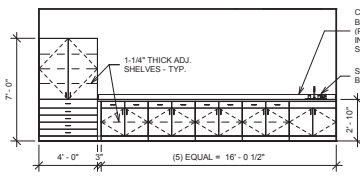
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MODERN BUILDING SYSTEMS, INC.
11500 W. WILSONVILLE RD., SUITE 100
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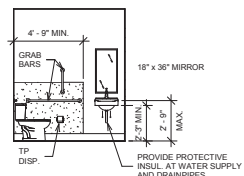
SHEET **FINISH NOTES & SCHEDULES** JOB# 2019-AR-19
PROJ. 70' x 68' MODULAR CLASSROOM SHEET # **A.3.0**
WEST LINN/WILSONVILLE SD IV
ADDRESS 6700 SW WILSONVILLE RD, WILSONVILLE, OR 97170 DWN TS DATE 2/8/19 PRELIM.



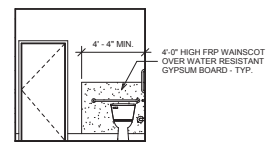
1 ENLARGED R/R PLAN
3/8" = 1'-0"



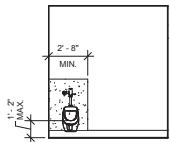
2 TYP. CLASSROOM
1/4" = 1'-0"



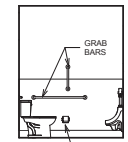
3 STAFF R/R - WEST
1/4" = 1'-0"



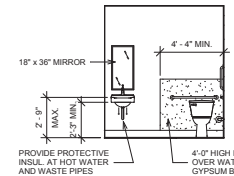
4 STAFF R/R - SOUTH
1/4" = 1'-0"



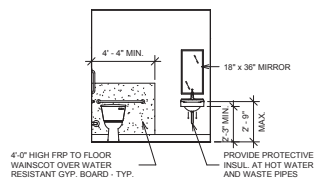
5 UNISEX R/R #1 - WEST
1/4" = 1'-0"



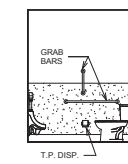
6 UNISEX R/R #1 - SOUTH
1/4" = 1'-0"



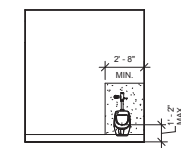
7 UNISEX R/R #1 - EAST
1/4" = 1'-0"



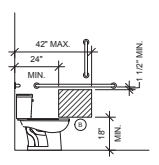
8 UNISEX R/R #2 - WEST
1/4" = 1'-0"



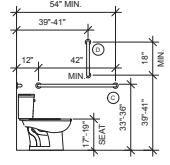
9 UNISEX R/R #2 - SOUTH
1/4" = 1'-0"



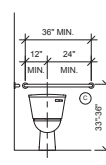
10 UNISEX R/R #2 - EAST
1/4" = 1'-0"



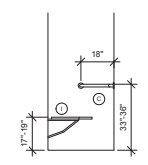
TOILET PAPER HOLDER



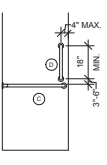
SIDE & VERTICAL GRAB BAR



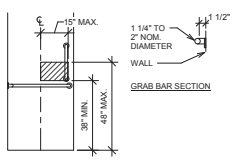
BACK GRAB BAR



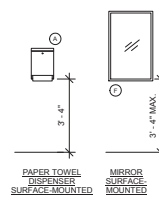
BACK GRAB BAR/SEAT



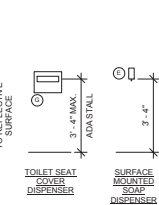
SIDE GRAB BAR



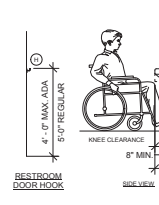
CONTROLS



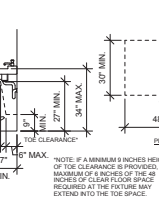
PAPER TOWEL DISPENSER SURFACE-MOUNTED



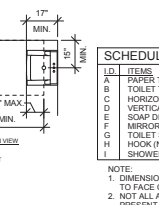
MIRROR SURFACE-MOUNTED



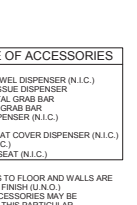
TOILET SEAT DOOR DISPENSER



SURFACE MOUNTED SOAP DISPENSER



RESTROOM DOOR HOOK



LAVATORY KNEE CLEARANCE

SCHEDULE OF ACCESSORIES

ID	ITEMS
1	PAPER TOWEL DISPENSER (N.I.C.)
2	TOILET TISSUE DISPENSER
3	HORIZONTAL GRAB BAR
4	VERTICAL GRAB BAR
5	SOAP DISPENSER (N.I.C.)
6	MIRROR
7	TOILET SEAT COVER DISPENSER (N.I.C.)
8	HOOK (N.I.C.)
9	SHOWER SEAT (N.I.C.)

- NOTE:
- DIMENSIONS TO FLOOR AND WALLS ARE TO FACE OF FINISH (U.N.O.)
 - NOT ALL ACCESSORIES MAY BE PRESENT IN THIS PARTICULAR BUILDING.

11 ADA MOUNTING HEIGHTS
3/8" = 1'-0"

REV.	DESCRIPTION	DATE	BY

MODERN BUILDING SYSTEMS, INC.

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SHEET **INTERIOR ELEVATIONS** JOB# 2019-AR-19

PROJ. **70' x 88' MODULAR CLASSROOM** SHEET # **A 4.0**

WEST LINN/WILSONVILLE SD IV

ADDRESS 6700 SW WILSONVILLE RD, WILSONVILLE, OR 97170 DATE 2/8/19 PRELIM.

WEST LINN/WILSONVILLE SD

BOECKMAN PRIMARY SCHOOL 70' x 68' MODULAR CLASSROOM



Field (TYP)

Window Panels (TYP)

SKirting (TYP)

SW 9163
Tin Lizzie

236-C4

SW 7064
Passive

236-C1

3.a. Exterior Colors