

City of Florence
Community Development Department

Community Development Department 250 Highway 101 Florence, OR 97439

Phone: (541) 997 – 8237 Fax: (541) 997 – 4109

www.ci.florence.or.us

7	_	www.ci.norence.or.us				
	Type of Request					
☐ Type I ☐ Type II ☐ Type III ☐ Ty	THIS SECTION FOR OFFICE USE ONLY					
	Applicant Information					
Name: Oregon Coast Humane S	Society Phone	1: 5419158619 (Elizabeth)				
exec.director@oregoncoa	asthumanesociety.org	Phone 2: 5419974277				
Address: 2840 Rhododen	dron Dr., Florence	OR 97439				
Signature:	zabeth Thompson,	Executive Director				
	Property Owner Information					
Name: Lane County	Phone	_{1:} 541-682-3859				
Name: Lane County E-mail Address: Kellie.J.HANCOCK@lanecountyor.gov Phone 1: 541-682-3859 Phone 2: 541-228-2980						
Address: 125 E. 8th Ave.,						
Signature:		Date: 1-8-24				
Applicant's Representative (if any):						
NOTE: If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.						
For Office Use Only:						
Received	Approved	Exhibit				
Form Revised 11/29/16						

Property Description
Site Address: 2840 Rhododendron Dr., Florence OR 97439
General Description: 10'x42' Office unit to be placed on the East side of the shelter building.
Unit will serve as additional office and meeting space for OCHS.
Assessor's Map No.: \frac{1812}{22} - \frac{00}{00} \tag{Tax lot(s): \frac{702}{00}}
Zoning District:
Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of
the site that is less than an acre OR add this information to the off-site conditions map
(FCC 10-1-1-4-B-3):
Project Description
Square feet of new: 420 Square feet of existing: 4560
Hours of operation: 10am-4pm 7 days/wk Existing parking spaces: 17 including some curb spots
Is any project phasing anticipated? (Check One): Yes \blacksquare No \square
Timetable of proposed improvements: office unit can be delivered as soon as permit is approved, or early February
Will there be impacts such as noise, dust, or outdoor storage? Yes ■No □
If yes, please describe: There will be moderate noise and dust during electrical installation and the
office unit ground prep and placement required to house the modular unit.
Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is
desired by the project. Attach additional sheets as necessary) As OCHS has grown in the number of animals and people served, our need for more administrative space is at a critical point.
The additional office space will feature a wheelchair-accessible ramp and stairs and a covered
pedestrian entrance. Meeting space and three additional offices will be housed there.
Shelter animals who are struggling in the main kennels or cattery will also be housed
there while they wait for their families.
Plans for the unit are attached.
For Office Use Only:
Paid
Date Submitted: Fee:
Received by:

Blazer Industries, Inc. SPEC SHEET

Date:	07/21/95		Size:	10x42	DESIGN	LOAD
Customer:			Description:	Office w/crosswall	Floor:	50
Location:	Portland STOCKER			Mobile	Wind:	16.76
Project:			Tag(s):	OR; WA GOLD	Roof:_	30
1			•	CLIMATE ZONE 2		4-
A. FRAME	Size/type:	10x42	1 ea . '	Transverse		,
	Main rail:	10" Jr I-beam		`;		1
	Axles:	2 -Brake	0 -ldler			* .
	Tires:	8:00 14.5				
	Hitch:	Detach	/			
B. FLOOR	Joists:	2x6	@ 16" oc	DF #1 or select		
	Rims:	Single	2x6	Microlam		
	Bottom board:	Тураг				-1
	Insulation:	R11				
	Decking (1st):	5/8" comply	T&G			
C. WALLS	Framing (EXT):	2x4	@ 16" oc	HT = 90"		
	Framing (INT):	2x4	@ 16" oc			
	Insul-Exterior:	R11				
	Sheathing:	3/8" waferwood u	ınder siding @ HV	'AC end		
	Siding:	Hardboard T1-11	w/grooves 8" oc			
	Trims-Corners:	1x4 Prime Trim				
	Fascia:	5/8" RS Plywood	W	*		
	Windows	1x4 Prime Trim				
	Belt rail:	1x4 Prime Trim				
D. ROOF	Framing:	Bow truss	@ 16" oc			
	Insulation:	R19				
	Sheathing:	3/8" waferboard	w/blocking			
	Cover:	Galvanized w/J-	rail			
	Venting:	Gable end:	Size: 16x8	Qty: 4		

E. DOORS

	EXT/INT	QTY	SIZE	TYPE	<u>HINGES</u>	<u>FINISH</u>	<u>LOCK</u>		
1.	EXT	2	3'x6'8"	Philips	STD	Paint	S51L		
2.	INT	2.	3'x6'8"	PW/HV	STD	vwco	200FL		

EXTERIOR

INTERIOR

SG = Sliding Glass

PW = Prehung Wood

<u>FINISH</u>

VWCO = VW Colonial

SG = Silding Glass
GS = Glass Storefront
MC/W = LT Comm Steel w/Wood Jamb BP = Bi-Pass
PK = Pocket

HV = Hollowcore Vinylwrap SV = Solidcore Vinylwrap HB = Hollowcore Birch

Oak

SB = Solidcore Birch

HM = Hollow Metal Steel w/Steel Jamb ACC = Accordion

TM = Timely Jamb

F. WINDOWS

	EXT/INT	QTY	SIZE	BRAND	<u>HS</u>		GLAZING	<u>FINISH</u>		
1,	EXT	6	46x39	Philips	×		Dual	Bronze		

07/21/95 S SS1042OX

G. INTERIOR FINISHES 3/32" VCT Floors: Entire bldg: "Shelter White" Walls: Enfire bldg: 1/4" panel "McKenzie Mayfair" Shoe Base: Entire bldg: Trims: Window: Paneling VWCO Door: Ceiling: Entire bldg: Modulux 7'6" Ceiling ht: Entire bldg: K. HVAC Comb heat/AC: Wall hung Heat Pump 1.5 ton 8 kw Overhead Ducting: Insulated Flex Diffuser: Round Programmable Thermostat: Bard #8403-034 Return air: Thru Room and RAG over door M. ELECTRICAL Single phase Service: Under (1) 100 amp Panel: Raceway: Romex Receptacles: Duplex (9) 15 amp WP (1) @ HVAC Switches: SP (2) 3-way (2) Wire for: 20 amp Dedicated sign circuit Light: Diffused 8'-4 tube (3) w/34 watt tubes

08/14/95

(1) Kenall 3663 on Photo cell

Porch light:

S SS1042OX

SOIL ANCHOR DETAIL B1/DS1, TYP. EA. END (TYP.) PADS & PIERS, NO. REQUIRED PER TABLE A - SEE DETAIL A1/DS1 SPACED EQUALLY SOIL ANCHORS PER SCHEDULE -SEE DETAIL B2/DS1 SPACED EQUALLY-TYPICAL BOTH SIDES Ж Ж ENGTH OF UNIT-図 × 幽 図 囟 囟

FOUNDATION PLAN 10'-0" WIDE MOBII SCALE: 1/8" = 1'-0" " WIDE MOBILE OFFICE UNIT

MOBILE MODULE RAIL PIER/PAD & LATERAL RESISTING ASSEMBLY SPACING

-INSTALL PIER/PADS UNDER EACH CHASSIS SUPPORT RAIL, SPACED EQUALLY BETWEEN END PIERS. SEE DETAILS SHEET D1S
-INSTALL LATERAL RESISTING ASSEMBLIES ON EACH OF FOUR WALLS, SPACED EQUALLY BETWEEN END ASSEMBLIES. SEE DETAILS SHEET D1S

44'-0"	40'-0"	32'-0"	30'-0"	24'-0"				LENGTH OF
9 10	8	7 7	6 7	ហ	30 PSF 40PSF	ROOF LOAD	EACH SUPPORT RAIL	UNIT # PADS & PIERS
W	S	2	2	2 2	EA. SIDE	100	SEISMIC	
2	2	2	2	2	EA. END	MPH.	SDS=0.6 V	#AUGER /
4	ы	И	U	2		110	IND, C EX	NCHORS
2	2	2	2	2	EA.END	MPH	POSURE	

24,-0, 30,-0, 40,-0,

STRUCTURAL NOTES:

DESIGN INFORMATION & LOADING: BUILDING CODE VERIFY MODULAR BUILDING DIMENSIONS PRIOR TO PREPARATION FOR FOUNDATION INSTALLATION

FLOOR LIVE LOAD 100/110 MPH, EXP C, Kzt=1.0 5D5=0.6, Ie=1.0, SEI5MIC CATEGORY D 1,500 PSF, SOIL CLASS D IBC 2018; ASCE 7-16; OSSC-2019; WBC 30/40 PSF, SNOW 50 PSF OR 2,000# CONC.

2:12 OR FLATTER

REINFORCING STEEL YIELD DESIGN COMP.STRENGTH

CONCRETE: ROOF SLOPE

SEISMIC CRITERION ASSUMED SOIL BEARING WALL PLATE HEIGHT

WIND CRITERION

ROOF LIVE LOAD

MASONRY: 2,500 PSI 60 KSI

ASTM C-90, GRADE N

ASTM C

ANCHORS FER ANCHORS SHOWN ON TABLE.

HOLD-DOWNS SET IN STABLE ASPHALT SHALL BE (2) MMA-35 DRIVEN ANCHORS FER ANCHORS SHOWN ON TABLE WY AN ALLOWABLE DESIGN LOAD CAPACITY OF 1800# FOR EACH ANCHOR. TIE-DOWNS TO STABLE CONCRETE SHALL BE EITHER A MMA-21 ANCHOR FOR PRE-POURED CONCRETE OR MMA-18 ANCHOR SET FRIOR TO INSTALLING POURED IN PLACE CONCRETE. NUMBER OF ANCHORS TO BE DOUBLE SHOWN ON TABLE. ABLE, ALTERNATE: (2) MMA-35 DRIVEN ANCHORS W/ MMASD2 STABILIZER PLATE OR AZTEX

NSTALL GROUND PORTION OF THE ANCHOR PRIOR TO SETTING THE BUILDING. CONNECT ANCHOR TIES TO BUILDING ONLY AFTER BUILDING IS FULLY BLOCKED AND LEVELED. INSTALL ALL SPECIALTY ITEMS PER THE MANUFACTURER'S RECOMMENDATIONS. SEE

MANUFACTURER'S INSTALLATION INSTRUCTION MANUAL ON THE WEB SITE.

VENTING: PROVIDE UNDER FLOOR VENTILATION PER IBC CODE AND LOCAL REQUIREMENTS AT $\,$ I NET SF OF VENTILATION PER $\,$ I 50 SF OF FLOOR AREA.

6.2 . IF A CLASS I VAPOR RETARDER IS INSTALLED THE RATIO MAY BE INCREASED TO $\chi_{500.}$

7.1. F 7.2. F 7.3. F 8. SITE PROVIDE ACCESS TO THE UNDER FLOOR AREA PER THE CODE.
PROVIDE 1.8" MIN. CLEARANCE FROM SOIL TO UNDERSIDE OF ANY UNTREATED WOOD MEMBER.
PROVIDE 1.2" MIN. CLEARANCE FROM SOIL TO UNDERSIDE OF ALL BUILDING MEMBERS.

E CONDITIONS:
FOUNDATION SUBGRADE TO BE UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY PER ASTM D-698; ASPHALT OVER COMPACTED ROADMIX GRAVEL BASE; OR CONCRETE ALL WORK, SHALL CONFORM TO LOCAL, STATE, AND FEDERAL CONSTRUCTION, ENVIRONMENTAL

AND SAFETY STANDARDS.

2023

SHEET :

1 OF 2

REVISION DATE: 12/31/2021

F10

STANDARD MOBILE OFFICE **# PIER FOUNDATION**

> PLANS AND NOTES STD. OFFICE UNITS

10'-0" DWG DATE: OCTOBER 2021 рwg но. 202101.19.2-F10-1

SCALE: AS SHOWN

Mobile & Modular Buildings

DEAN W. BRIGGS, PE

BRIGGS SERVING THE WESTERN UNITES STATES 1999 W STATE ST. 'A', GARDEN CITY, ID 83703 - (208) 344-97



