



**City of Molalla**  
**Site Plan Review: Checklist**  
**Worksheet No. \_\_\_\_\_**

**Construction Type:**

- Commercial
- Industrial
- Single Family
- Duplex
- Multifamily (Number \_\_\_\_\_)
- Manufactured Home
- Remodel
- Demolition
- Accessory structure (see Zone for regulations)
- Other \_\_\_\_\_

**Attach Site Plan With All of the Following:**

- Lot area
- Building area
- Total impervious surface area (driveways, patios, buildings, etc.)
- Building height
- Parking area
- All easements
- Streets
- Erosion Control plan
- Stormwater drainage plans
- Setbacks/show building footprint
- Lot Coverage
- Existing & proposed screening/fencing
- Existing & proposed lighting
- Existing & proposed landscaping
- Elevation Plans and/or narrative showing conformance with Chapter(s):  
17.08.090 for Residential Proposals  
17.12.070 for Commercial Proposals  
17.16.040 for Industrial Proposals

**Please provide (If Applicable):**

- Planning File #(s): \_\_\_\_\_
- Subdivision name/date approved: \_\_\_\_\_
- Special Planning Permits: Condition Use Variance Other: \_\_\_\_\_
- Planning Conditions of Approval: \_\_\_\_\_



# City of Molalla

## Site Plan Review Application

### Worksheet No. \_\_\_\_\_

**Check All That Apply:**

- |  |   |
|--|---|
| <input type="radio"/> New Construction   | <input type="radio"/> Demolition                |
| <input type="radio"/> Manufactured Home  | <input type="radio"/> Manufactured Home in Park |
| <input type="radio"/> Sign Permit        | <input type="radio"/> Other                     |
| <input checked="" type="radio"/> Remodel | Zoning Checklist                                |

Date Stamp

**Step 1 - Information Provided By Applicant:**

*Please Print or Type:*

Business License # \_\_\_\_\_

Property Owner HSP PROPERTIES Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Contractor's Name HTD CONST, LLC CCB No. 228750 Phone 503-830-8693

Mailing Address 7224 SE 156<sup>th</sup> AVE, PORTLAND OR 97236

City PORTLAND State OR Zip 97236

Address of Building Site 1585 W MAIN ST Parcel Size 14.08 ACRES

Tax Account Number(s) \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ S \_\_\_\_\_ Tax Lot # 52E07A 02200

Proposed Improvement INTERIOR REMODEL

Intended Use RETAIL

Describe all buildings or structures currently on property (number and type) MOLALLA MARKET CENTER  
(5) BLDG

Distance of building site from river, creek or stream bank \_\_\_\_\_

City Utilities Required:  Water  Sewer  None

This application represents:  New Development  Re-development  Change of Use

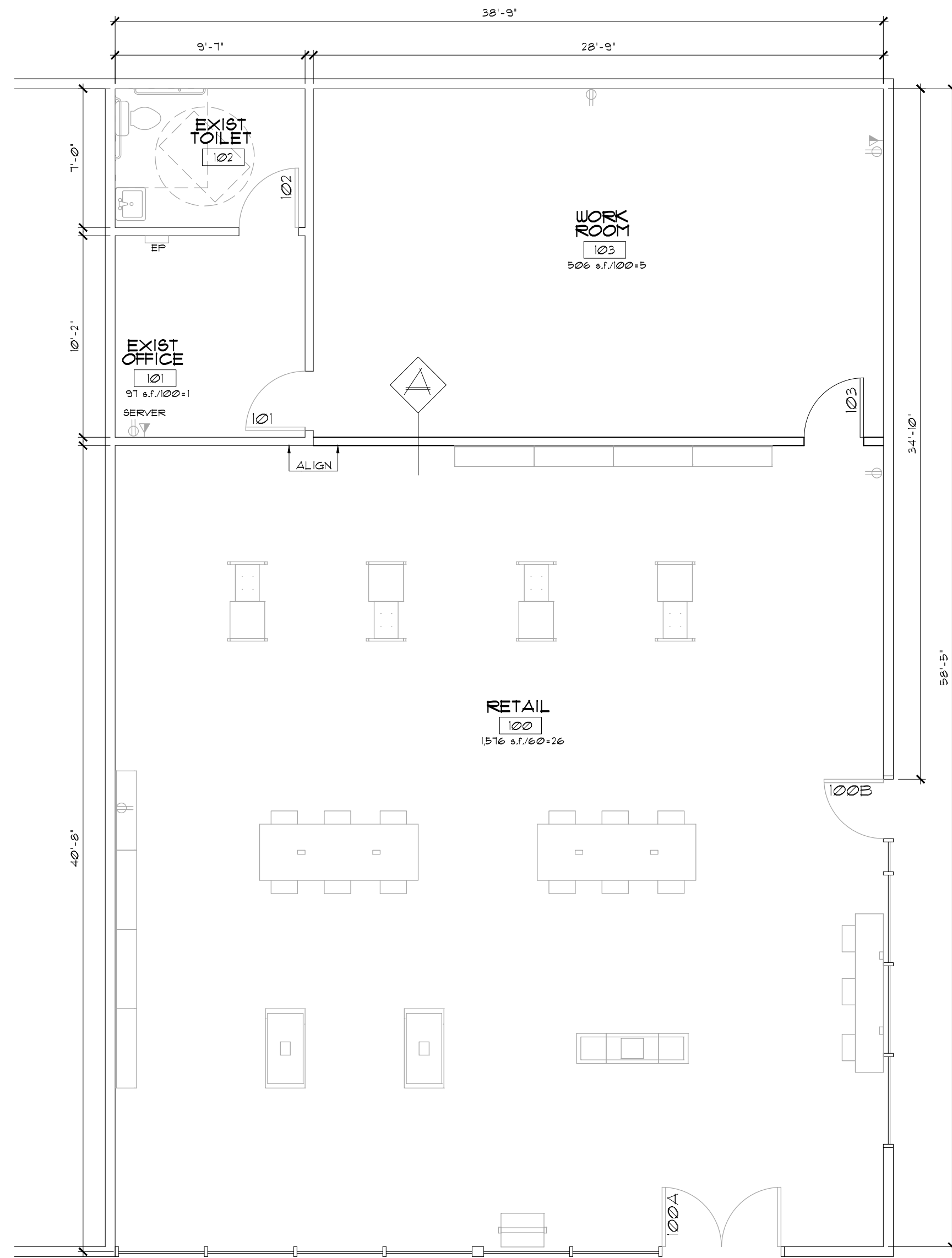
Other INTERIOR REMODEL OF TENANT SPACE

Applicant's Signature [Signature] Date: 1/9/2020

**For Official Use Only**

City File # \_\_\_\_\_ Date Received \_\_\_\_\_ Received By \_\_\_\_\_ Receipt # \_\_\_\_\_ Date App Complete \_\_\_\_\_ SDC's Paid \_\_\_\_\_

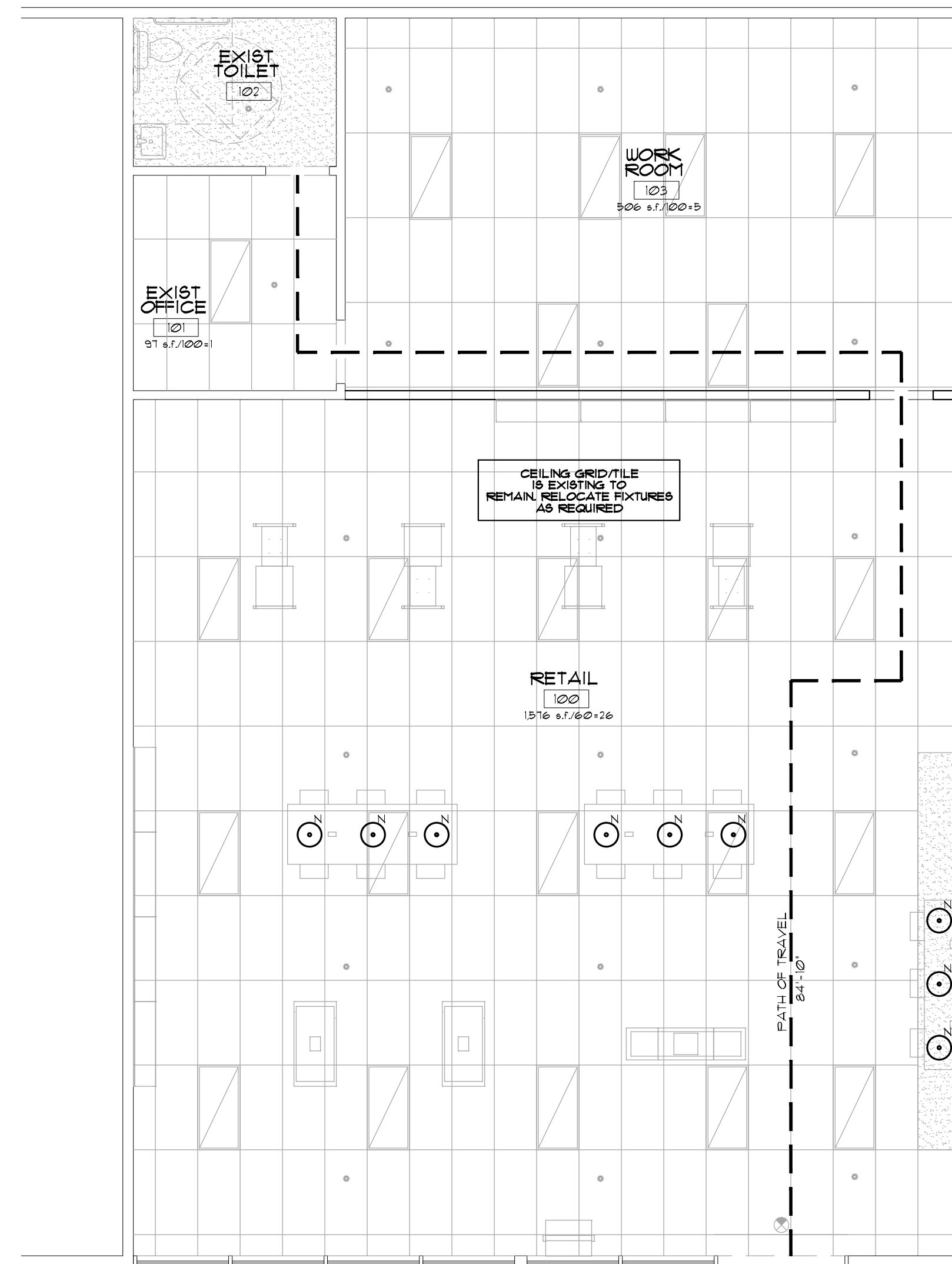
City Approval \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_



**1. FLOOR PLAN**

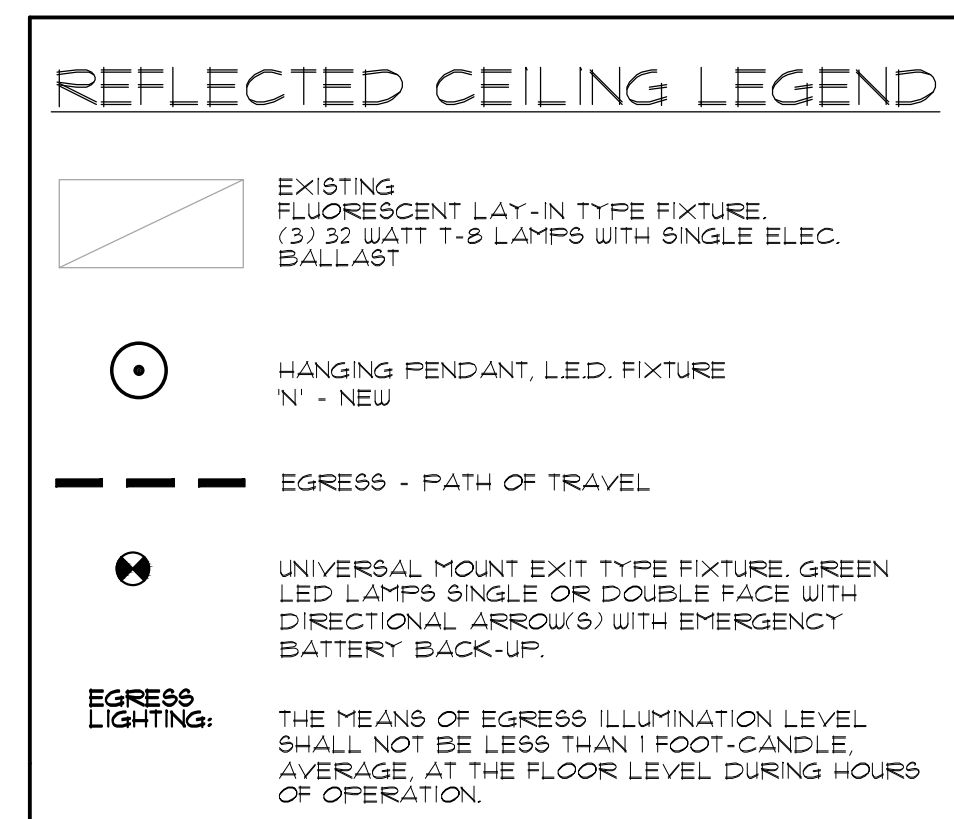
SCALE: 3/16"=1'-0"

NOTE: THERE IS NO PUBLIC CASHIER'S COUNTER. ALL SALES ARE DONE DIRECTLY TO CUSTOMER.



**2. REFLECTED CEILING PLAN**

SCALE: 3/16"=1'-0"



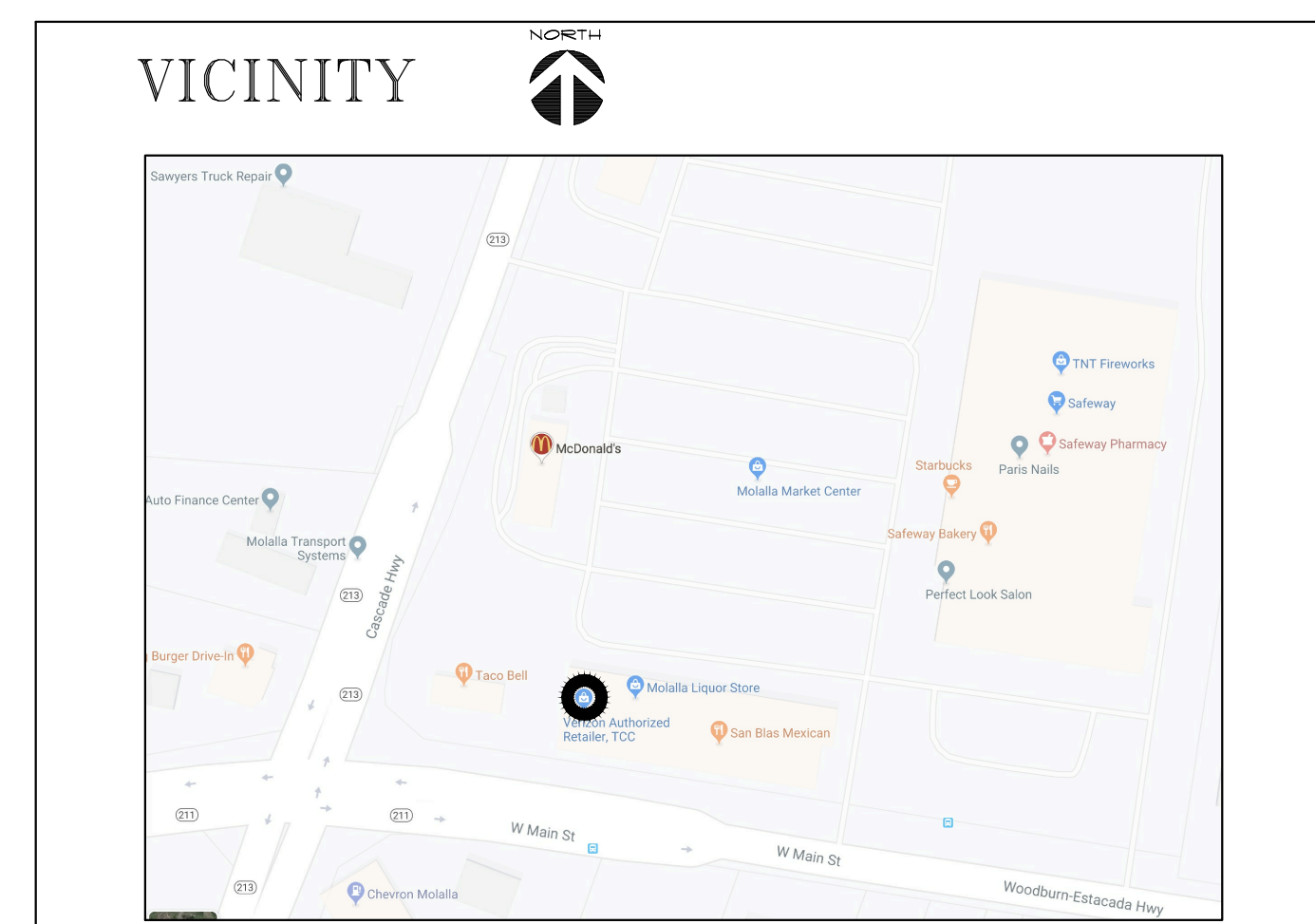
**BUILDING CODE SUMMARY**  
 2019 EDITION STATE OF OREGON STRUCTURAL SPECIALTY CODE (OSSC)  
 2014 EDITION STATE OF OREGON MECHANICAL SPECIALTY CODE (OMSC)  
 2017 EDITION STATE OF OREGON PLUMBING SPECIALTY CODE (OSPC)  
 2017 EDITION STATE OF OREGON ELECTRICAL SPECIALTY CODE (OSEC)  
 2014 EDITION STATE OF OREGON FIRE CODE (OFC)

CONSTRUCTION TYPE : VB (FULLY SPRINKLED)  
 SINGLE STORY  
 BLDG. AREA: = 14,400 S.F.  
 T.I. AREA: = 2,264 S.F. (USABLE)

OCCUPANCY TYPE: 'M' MERCANTILE (VERIZON)  
 OCCUPANCY LOAD: 'M' MERCANTILE 2,264 S.F. = 32 (SEE FLOOR PLAN)

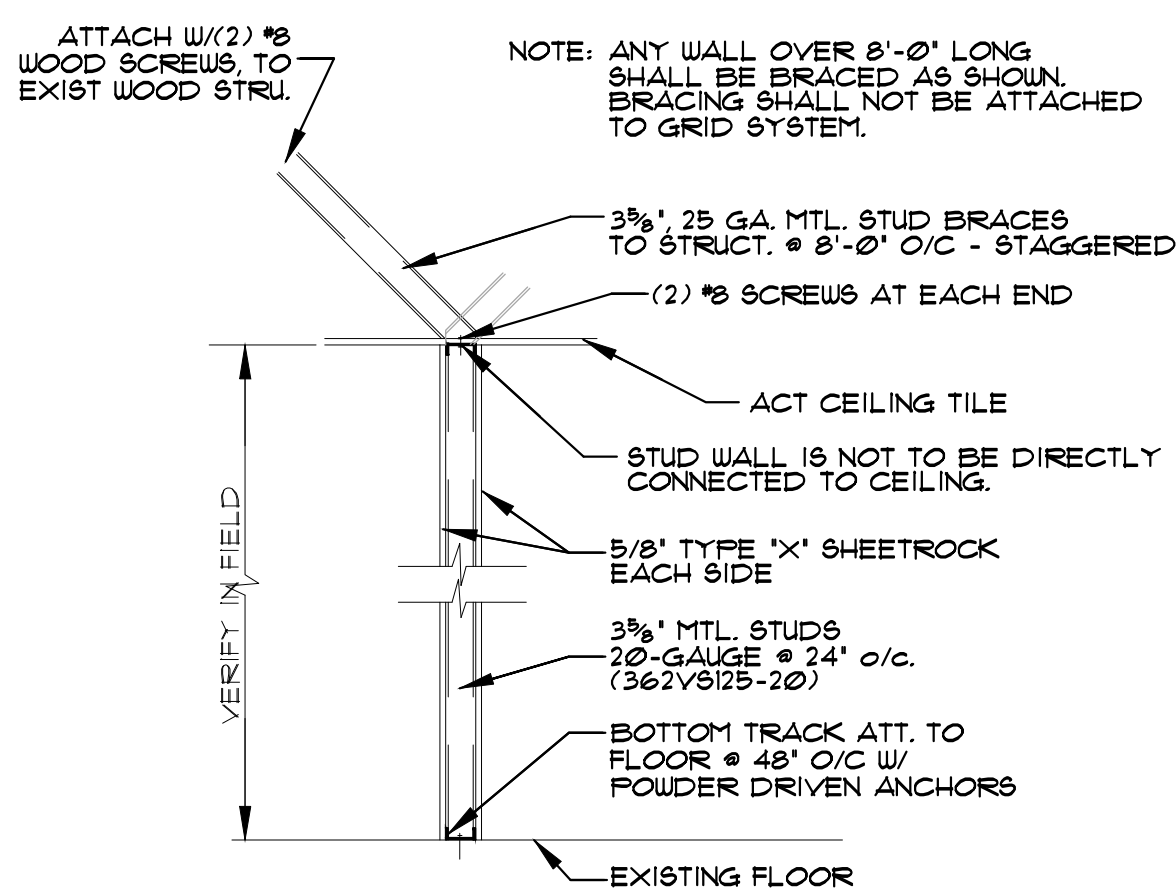
PLUMBING FIXTURES: (1) UNISEX TOILET ROOM REQUIRED

**SCOPE DESCRIPTION**  
 ALTERATION TO AN EXISTING TENANT  
 ADD NEW PRODUCT FIXTURES  
 ADD NEW PARTITION WALL  
 NO CHANGE IN SQUARE FOOTAGE  
 NO CHANGE IN 'USE' OR 'OCCUPANCY'

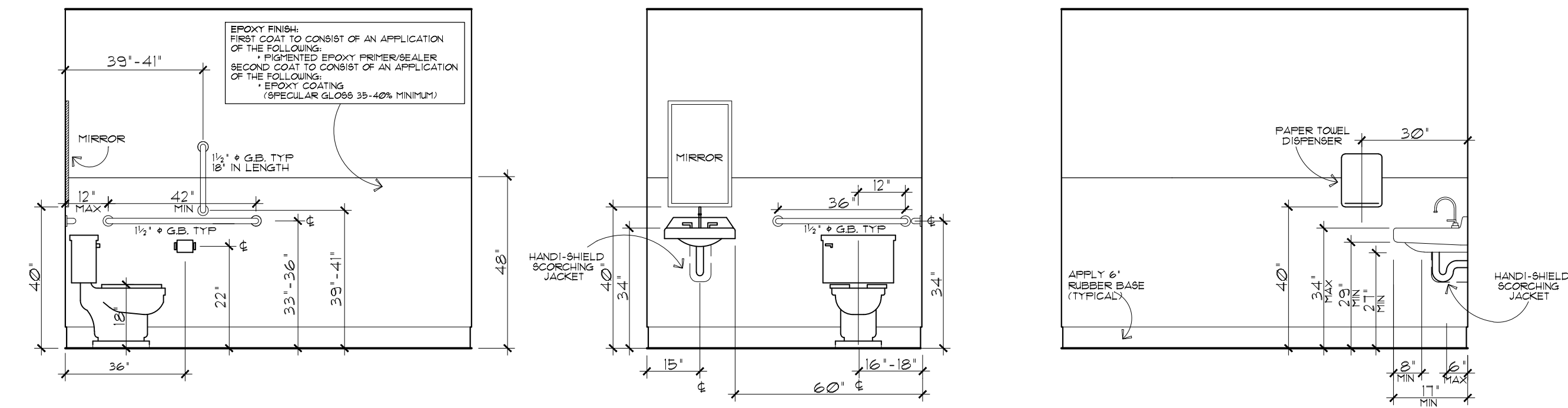


DOOR SCHEDULE									
ROOM NO.	DOORS			FRAMES/RELITES			REMARKS		
	SIZE	DESCRIPTION	DESC.	EXISTING	REMARKS				
100A	15'-6" x 7'-6"	ALUMINUM	PUSH/PULL (DOOR TO REMAIN OPEN) SIGN						
100B	15'-6" x 7'-6"	ALUMINUM	PUSH/PULL						
101	15'-6" x 7'-6"	ALUMINUM	LOCK SET						
102	15'-6" x 7'-6"	ALUMINUM	PASSAGE SET W/INDICATOR BOLT						
103	15'-6" x 7'-6"	ALUMINUM	PASSAGE SET						

NOTE: DOOR HARDWARE TO BE GRADE 1, DORMA CL200-LG OR APPROVED SUBSTITUTE  
 ALL DOOR HARDWARE TO BE LEVER AND ADA, APPROVED, 626 FINISH



**ELECTRICAL**  
 SEE 'INFINITY RETAIL SERVICES' DRAWINGS, FOR ALL ELECTRICAL. FIXTURE PLACEMENT  
 SEE 'INFINITY RETAIL SERVICES' DRAWINGS, FOR ALL ELECTRICAL.



**ACCESSIBLE TOILET ROOM - ELEV (EXISTING)**

SCALE 3/8" = 1'-0"

**NW PRECISION DESIGN**  
 17407 SW Inkster Drive  
 Sherwood, OR 97140  
 Phone (503) 680-6444, Email: Darrin@NW-Precision.com

**Verizon Wireless**  
 1585 W Main St Suite A, Molalla, OR 97038

Revisions:


Project Number:  
 File Number: XXXX401A  
 Date: 11/18/2019

DRAWING SET NO.

**A4.1**