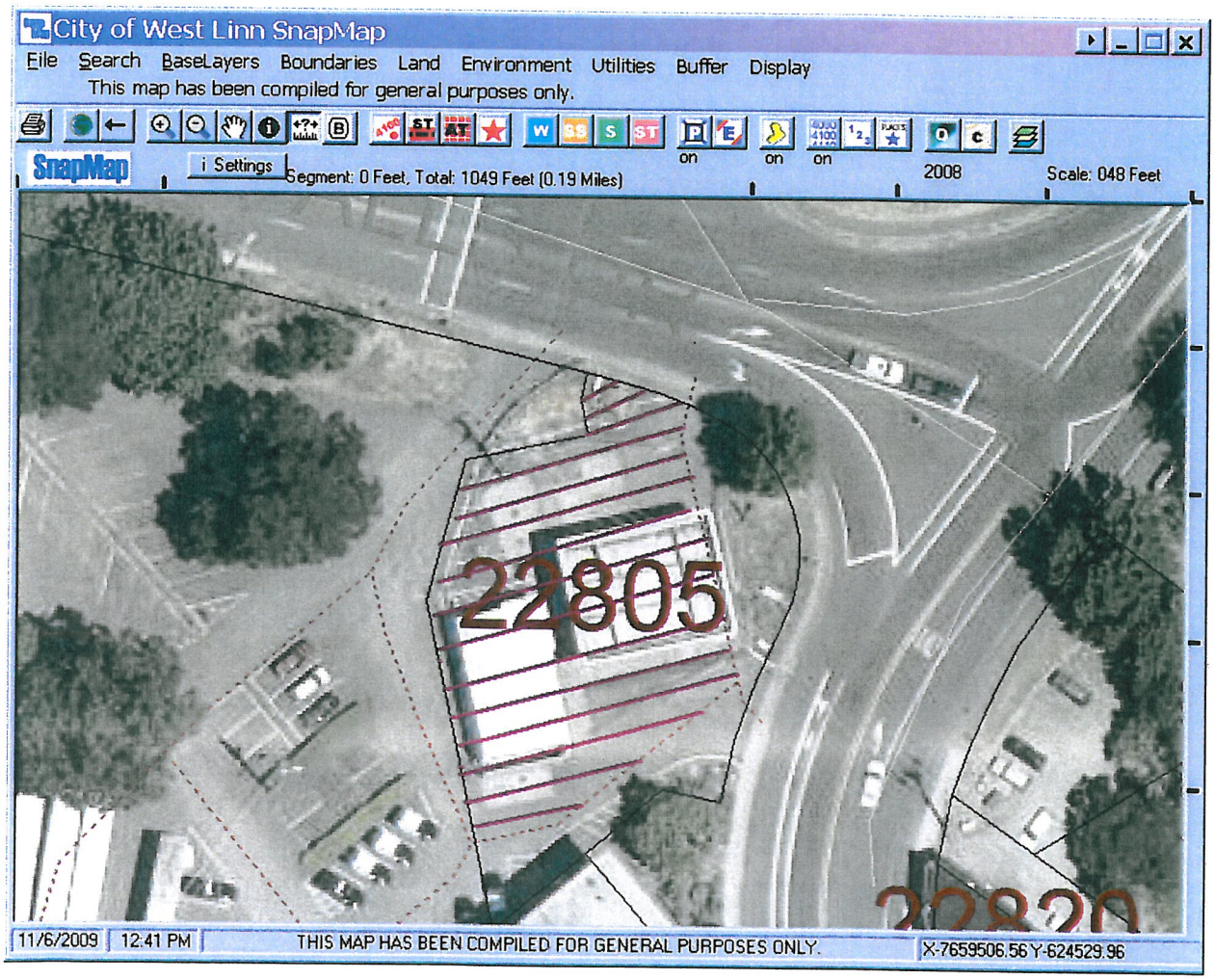
CITY OF WEST LINN
LAND USE PRE-APP CONFERENCE MEETINGS
THURSDAY, NOVEMBER 19, 2009
CITY HALL
22500 SALAMO RD
WILLAMETTE CONFERENCE ROOM

10:00 a.m. **Design Review-Remodel of service bays to convenience store and alteration of existing signs**
Applicant: **West Coast Oil**
Address: **22805 Willamette Drive**
(Bolton Neighborhood Assoc.)

PA-09-21 Planner: T. Soppe



PRE-APP RESPONSE SHEET

You are requested to attend and/or comment on the following Pre-Application

PA-09-21 Address: 22805 Willamette Drive
Description: **Annexation of both parcels into the jurisdiction of the City of West Linn**
Meeting Date/Willamette Room: November 16, 2009

Please check the following appropriate box if you will not be attending:

☐ Please check this box and return to Pre-App Administrator if you do not have any comments and /or information regarding the Pre-App.

☐ Please check this box and complete questions, attach all comments and/or information regarding this Pre-App and then, **return to T Soppe**, Planner.

1. Are there existing codes, standards, policies, system deficiencies, SDC eligibility, new plans or code amendments on the horizon that could impact this proposal?

2. Are there any issues that come to mind? (we would also need copies or citations of any document(s) that they reference)

3. Have there been any prior discussions with the applicant that staff needs to know about?

_____
Department

_____
Signature

PLEASE RETURN THIS RESPONSE FORM BY: November 16, 2009

C. Jordan___	K. Le ___	D. Wright___	G. Green___	M. Perkins___
K. Worcester___	D. Davies	S. Foxworthy___	M. Cardwell___	J. Whynot___
Planner_____	T. Zak ____	J. Sonnen _____		

CITY OF WEST LINN
PRE-APPLICATION CONFERENCE

DATE OF CONFERENCE 11/19-09 TIME OF CONFERENCE 10 AM
FEE 350- PROJECT # PA-09-21 STAFF CONTACT _____
(This section to be filled in by staff)

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four-hour notice is required to reschedule.

APPLICANT'S NAME West Coast Oil LLC PHONE NO. 503-358-6555
ADDRESS (or map/tax lot) OF SUBJECT PROPERTY 22805 Willamette Drive
APPLICANT'S MAILING ADDRESS 15786 SW Upper Boones Ferry Rd, Lake Oswego OR 97033
APPLICANT'S E-MAIL ADDRESS 76PETROLUM@GMAIL.COM
BRIEF DESCRIPTION OF PROPOSAL:
Remodel of Service Bays to Convenience Store
Alteration of existing signs

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Access to and from the site, if applicable
- General location of existing trees
- Location of creeks and/or wetlands
- Location of existing utilities (water, sewer, etc.)
- Easements (access, utility, all others)

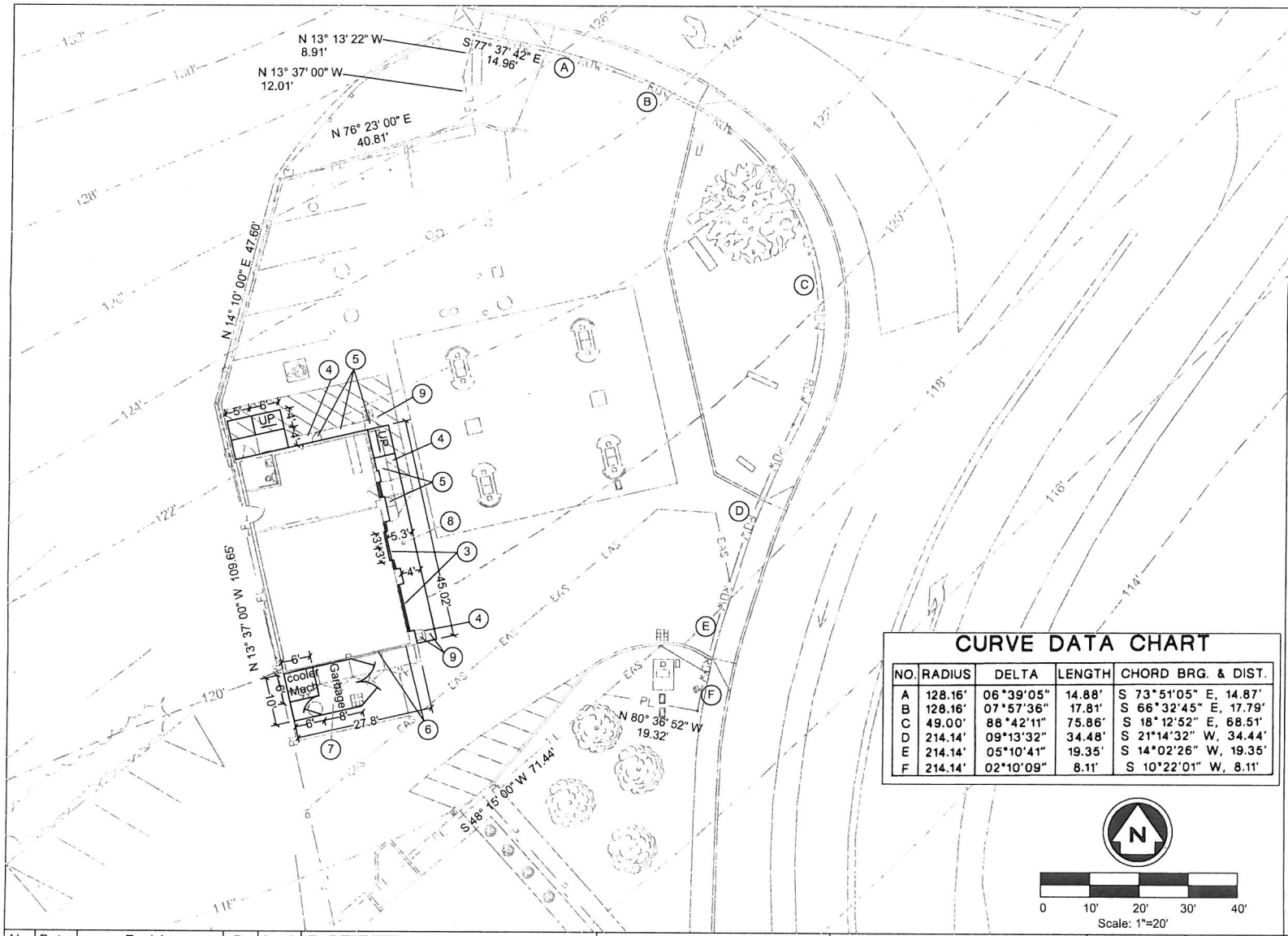
Please list any questions or issues that you may have for city staff regarding your proposal:

_____
_____
_____
_____

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

_____ 10/05/09
Property owner's signature Date

_____
Property owner's mailing address (if different from above)



CURVE DATA CHART

NO.	RADIUS	DELTA	LENGTH	CHORD BRG. & DIST.
A	128.16'	06°39'05"	14.88'	S 73°51'05" E, 14.87'
B	128.16'	07°57'36"	17.81'	S 66°32'45" E, 17.79'
C	49.00'	88°42'11"	75.86'	S 18°12'52" E, 68.51'
D	214.14'	09°13'32"	34.48'	S 21°14'32" W, 34.44'
E	214.14'	05°10'41"	19.35'	S 14°02'26" W, 19.35'
F	214.14'	02°10'09"	8.11'	S 10°22'01" W, 8.11'

Construction Notes

1. Property lines based on Clackamas County Survey No. PS-23275. Site map based on site measurments and West Linn GIS data. The relationship of existing buildings to fences, street and other existing features was measured and is accurate. ROW and Property Lines are close but approximate only. ROW & PL shown are located based on best fit to found survey pins, existing building, and sidewalk locations. No property survey was performed. Where exacting dimesions are required to, or from, a property line, a survey should be obtained.
2. ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center at 1-503-232-1987. You are required to call for locates 2 business days before digging. The Oregon one call number for Locates is: 1-800-332-2344.
3. Install new commercial glass front and include new electric 3 ft sliding doors as shown.
4. Remove Existing Sidewalk and install new sidewalk as shown. Install wheel chair ramps as shown, Max Slope 8.3%.
5. Remove sheet metal canopy and sheet metal quarter circle verticles flush to building. Place matching flat sheet metal siding on building face where sheet metal canopy and verticle quater circles were removed.
6. Cover exterior of windows and wall with sheet metal siding matching the front of building.
7. Remove existing metal bins and install new metal area for cooler mechanical and garbage storage area.
8. Raise clean out box lid to surface of new sidewalk.
9. Remove existing bollards and compressed air.

Site, Building, & Fire Code Summary

Comp Plan: Commercial
Zone: GC - General Commercial
Lot Area = 14,214 SF = 0.33 Ac
Landscape Provided: 2,232 SF = 0.051 Ac = 15.7%
Bldg Foot Print: Exist. 1,251 SF
Parking Provided = 6 Standard and 1 Disabled
Required Parking: General Retial 1,251 SF / 240 = 6
Occupancy Classification: M
Type of Construction: VB
Fire Resistance Rating Required: 0 hours
Number of Stories: One
Building Height: ~15.75 Feet
Energy Compliance: Perscriptive
Plumbing Occupant Load: 1251 sf / 200 = 7
Required Plumbing Fixtures: 1
Egress Occupant Load: 951sf/30 + 607sf/300 = 34
Common Egress length: 32 ft <75' For Occupancy M
Egress Doors Required: One
Outside Air Required: 1.5 cfm/ft^2
Landslide Hazard: No
Seismic: Occupancy Cat. = II, Site Class = D
Allowable Soil Bearing = 1500 psf
Snow Load = 25 psf
Wind: Speed = 94.5 mph, Exposure Factor = B

No.	Date	Revision	By	Apvd

HTE Hightower Engineering
Cell: (541) 619-8325 1520 SE 2nd Ave., No. 1
Fax: (541) 924-1033 Albany, OR 97321
Bus: (541) 924-3834 Email:phightower@comcast.net
Web:home.comcast.net/~phightower

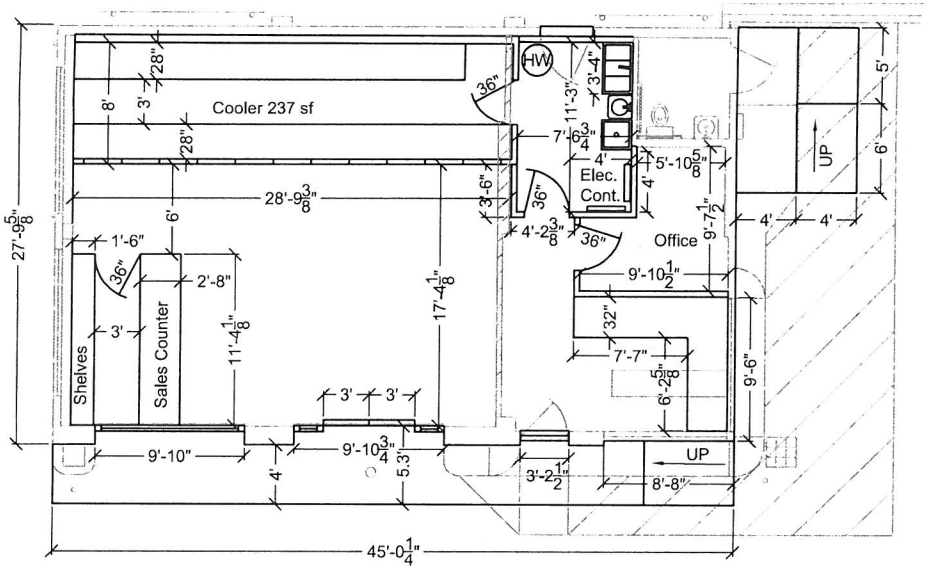
Prepared for: Ray Batra
Pacific NW Petroleum, Inc.
30085 SW Parkway Ave
Wilsonville, OR 97070
Ph. 1-503-358-6555

Site Plan
76 Station Remodel
22805 Willamette Dr.
West Linn, OR 97068
T2S R2E S31BA TL300

REGISTERED PROFESSIONAL ENGINEER 14028 OREGON JULY 29, 1983 PAUL S. HIGHTOWER
RENEWAL 6-30-11

DESIGN	Paul Hightower	SHEET	1
DRAWN	Paul Hightower	DWG	Site Plan.dwg
CHECKED	Paul Hightower	DATE	11-3-09
APPROVED	Paul Hightower	PROJ. NO.	09-031

Special Accesibility Note: All countertop space accessible to the public shall be at least 36 inches in length and not more than 36 inches above the finish floor. All isle widths between floor shelving and display stands shall be 42" wide. The automatic electric door shall have a feature where it can be manualy opened and set to remain open in case of power outtage.



Total Building Area = 1,251 sf

Building Perimeter = 146 ft
Building Wall Height = ~11.5 ft
Length of Glazing = 41 ft
Glazing Height = ~11.2 ft

4' 8' 12' 16'

Scale: 1/8" = 1' same as 1" = 8'
Plotted on 11" x 17" (Tabloid) Paper

Drawing Notes

1. Install Coolers as shown.
2. Remove existing interior walls indicated by hash marks.
3. Remove existing check out counter and relocate associated power & communication wireing to new counter.
4. Remove existing service bay doors.
5. Remove existing HVAC and AC Units, and replace with new 5 ton unit. Locate HVAC above the bathroom. Install new HVAC ducts.
6. Install new 2x4 walls and 36" commercial doors as shown.
7. Insall new sales counter with associated power and communication cables.
8. Install new commercial glass front. New front to have aluminum bottom pannels 18 in. high. Manufacturer to feild verify dimensions before building windows.
9. Pour new sidewalk as shown to match existing concrete sidewalk.
10. Insall two new electric sliding commercial 36 in. glass doors. Glass doors to comply with note 20.
11. Install drop ceiling throughout approximately 10' 11-3/4" above floor per City of Portland Code Guide for Wall & Ceiling Construction - IBC/25/#2 Rev. 2-1-06, Reference Section 803.9.1 - Structural Specialty Code
12. Insall concrete skim coat as necessary to bring all floor areas level with each other.
13. Install new display counter.
14. Install floor tiling in main store area approx. 1,029 SF. Check with owner on tile pattern selection.
15. Install sheet rock interior wall finish. Wall finishes to meet applicable fire rating. Finish & paint new walls.
16. Electrician to provide power outlets, communication wires, data wires, lighting, and service panel improvements as needed to adequately serve lighting needs and perimeter wall typical equipment and for future rearranging of equipment. Each room shall have a switch to turn on/off room lights.
17. Install commercial stainless steel 3 tub sink, water heater, & new hand wash sink.
18. Remove exist. concrete where new walk will go. Remove exist. rock siding.
19. Seal all existing vents that would allow any conditioned air to excape.
20. New Windows to have a maximum U-Value of 0.37 and a maximum Shading Coefficient of 0.35 -OR- Prescriptive MA (Minimum Assembly) - For **Fixed Windows:** double-glazed window with a 0.5 inch argon filled space, low-e coating (e<= 0.05) and thermal break frame. For **Operable Windows or Curtainwall:** only use Max U-Factor. MA shading coefficient description is a 0.25-inch thick glass with low-e coating (e<= 0.05) with a tinted outboard pane.

No.	Date	Revision	By	Apvd

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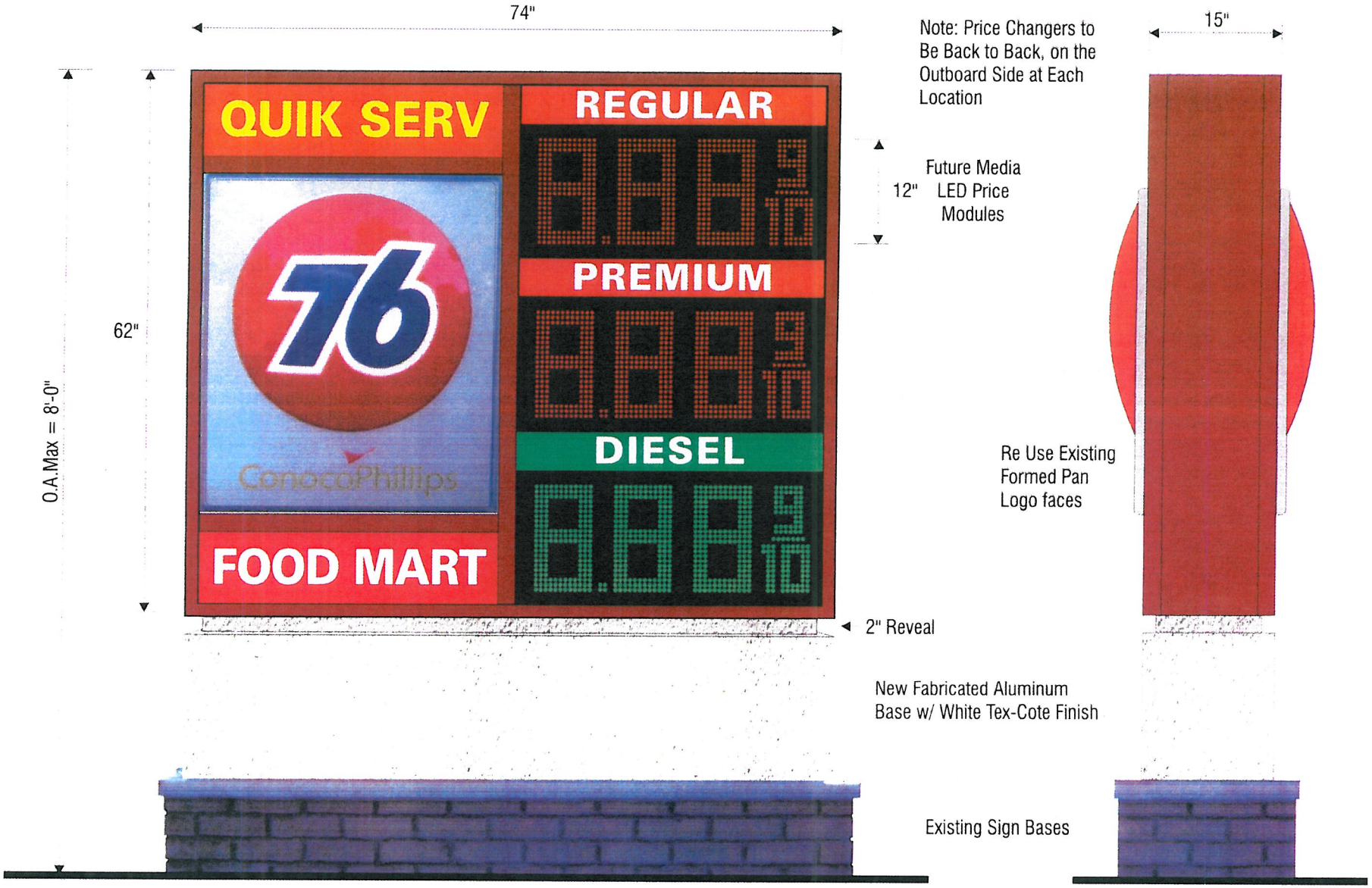
Web:home.comcast.net/~phightower

Prepared for: Ray Batra
Pacific NW Petroleum, Inc.
30085 SW Parkway Ave
Wilsonville, OR 97070
Ph. 1-503-358-6555

Proposed Floor Plan
76 Station Remodel
22805 Willamette Dr.
West Linn, OR 97068
T2S R2E S31BA TL300

REGISTERED PROFESSIONAL ENGINEER 14028 OREGON JULY 25, 1989 PAUL S. HIGHTOWER
RENEWAL 6-30-11

DESIGN	Paul Hightower	SHEET	2
DRAWN	Paul Hightower	DWG	Proposed Floor Plan.dwg
CHECKED	Paul Hightower	DATE	11-5-09
APPROVED	Paul Hightower	PROJ. NO.	09-031



New Double Face Illuminated Replacement Monument Price Changer Displays Two(2) Required Scale 3/4"= 1'-0"

Custom Fabricated Aluminum Cabinets & Dividers New Clear Lexan Face w/ SS Vinyl Graphics & Reuse Existing Pan Logo Faces Colors and Finishes to Match Established Standards

EDS
ELECTRONIC DISPLAY SYSTEMS
www.edsnw.com
503-582-8400 503-582-8411 fax
10965 SW COMMERCE CIRCLE POB 2376 WILSONVILLE OR. 97070-2376 CCB 178522

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Colors on print may vary slightly from actual specified callouts for finished sign/s

30409
DESIGN NUMBER

11.4.09
DATE

David Jones
DRAWN BY

REVISIONS

CUSTOMER NAME
30409 76 West Linn.cdr
FILE NAME

Darrell Niemeyer
SALESPERSON

[ ] Approved
[ ] Approved with changes noted

CUSTOMER SIGNATURE

DATE

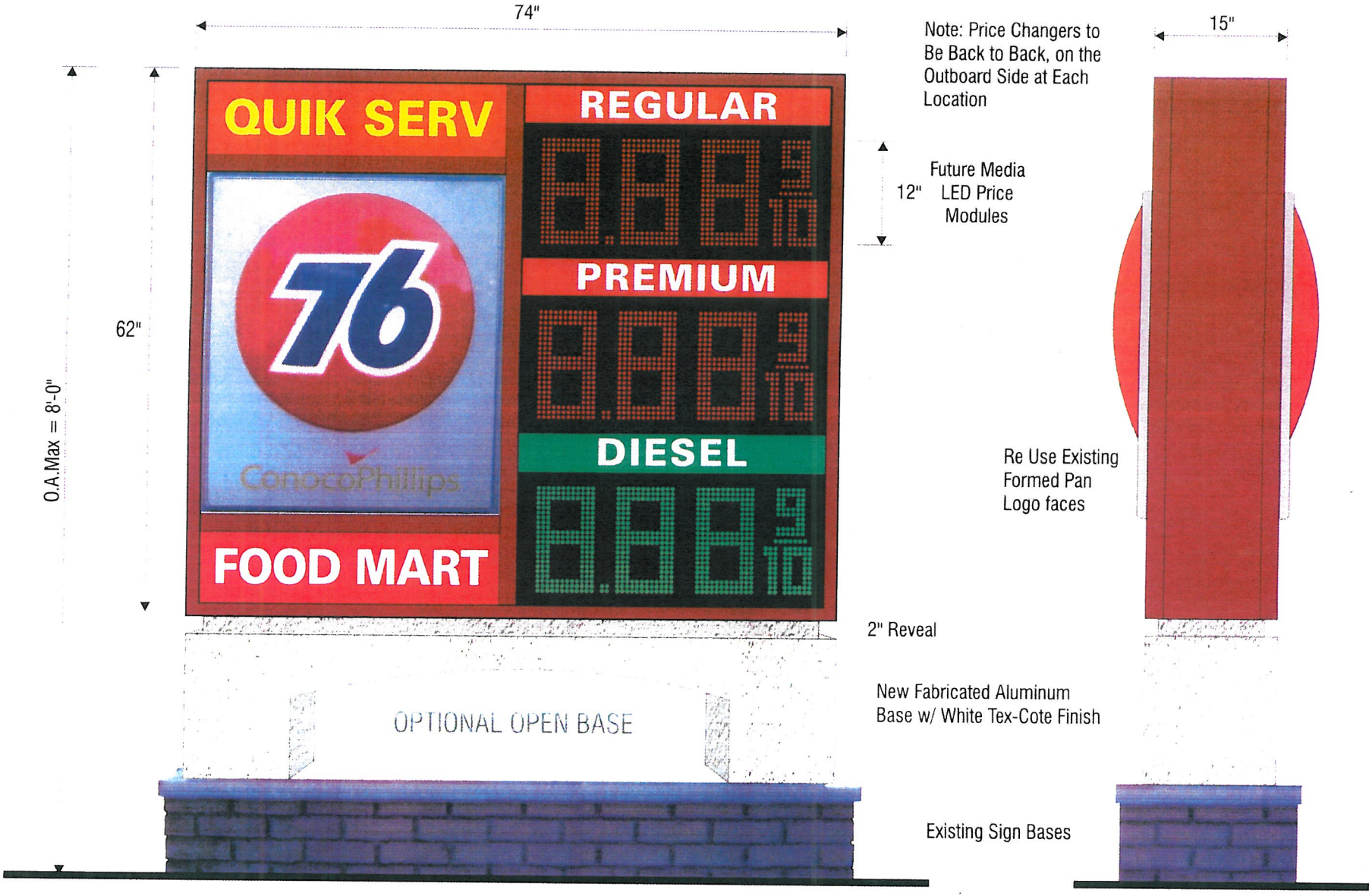
LANDLORD SIGNATURE

DATE

Business Name:

West Linn Oregon

Sheet 1



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CUSTOMER SIGNATURE

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LANDLORD SIGNATURE

DATE

Business Name;

West Linn Oregon

Sheet 2

EXISTING EAST LOCATION

EXISTING SOUTH LOCATION

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SALESPERSON

30409 76 West Linn.cdr
FILE NAME

[ ] Approved
[ ] Approved with changes noted

CUSTOMER SIGNATURE

DATE

LANDLORD SIGNATURE

DATE

Business Name:

West Linn Oregon

76

Sheet 3

NEW EAST LOCATION

NEW SOUTH LOCATION

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SALESPERSON

David Jones
DRAWN BY

REVISIONS

[ ] Approved
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CUSTOMER SIGNATURE

DATE

LANDLORD SIGNATURE

DATE

Business Name;

West Linn
Oregon

Sheet 4

NEW EAST LOCATION - OPEN BASE

NEW SOUTH LOCATION - OPEN BASE

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www.edsnw.com
503-582-8400 503-582-8411 fax
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Business Name:

West Linn
Oregon

Sheet 5