CALLISON

April 12, 2012

Mr. Peter Spir
Associate Planner
City of West Linn
22500 Salamo Rd.
West Linn, OR 97068

Re: Chase – Cedar Oak & Willamette, 19080 Willamette Drive, West Linn, OR
210461.89
Class II Design Review Application (DR-12-08 et al) – Completeness Review Response

Dear Mr. Peter Spir:

Unless noted please find 3 copies of the following materials attached in support of our response to your Completeness Review comment letter dated March 22, 2012. Plans include full size and 11" x 17".

3-copies	Architectural Drawings (Site Plan, A0.1; Floor Plan, A1.1; & Elevations, A4.1, A4.2, & A4.3
3-copies	Preliminary Development Plan (Civil, Utilities & Grading), 1 of 1
3-copies	ALTA Survey (Existing Conditions), 1 of 1, dated 04/06/12
3-copies	Landscape Plan (L-1) & Irrigation Plan (L-2)
3-copies	Site Electrical Plan (Lighting), SE1.0
3-copies	Site Photometric Plan (Lighting), SP1.0
3-copies	Bicycle Rack Detail (8 ½" x 11")
3-copies	Preliminary Drainage Analysis (updated with revised building SF)
1-PDF	Plat Reservations & Restrictions re: 60' Building Setback from Willamette Drive. (only on CD). Also submitted PDF via e-mail direct to Peter Spir.
1-CD	PDF's of Completeness Response Documents & Drawings

Below we will respond to your comments in the order they appear in your letter. Our responses will be in **bold** text to differentiate comments from our responses:

55.100(A) (7) Parking. (Chapter 46) Bike parking must be show detail of racks.

We have included 3 copies of an 8 ½" x 11" bicycle rack detail with this response. The bicycle rack will be offset from the building 3' and aligned parallel with the building so that bicycles can be parked parallel to the building on either side of the rack. This configuration will keep bicycles from projecting out into the adjacent walkway and will allow bicycles to remaining protect by the storefront canopy. Details will be added to our construction drawings following design review approval.

*CDC chapter 19.070(A) (7) requires that 25% of the area of the front setback comprise landscaping. The applicant has 19.5% devoted to landscaping. Exceptions as proposed by the applicant require the preservation of a significant natural feature. None exist at the site. The only way to seek relief is by a

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Class II variance; however, the likelihood of approval is not high given that the solution of simply adding more landscaping is available.

Minor adjustments have been made to the plaza area located between the public sidewalk and building setback line, thus we have recalculated landscaping areas and percentages required. The area between the back of the required 12' sidewalk and 20' building setback line is 1,782 SF. 25% of this area is required to be landscaped which equates to 445 SF. There are landscape areas located to the north and south of the proposed plaza area between the back of public sidewalk and the building. The northerly landscape area equates to 123 SF, the southerly landscape area equates to 172 SF. In order to meet the minimum 25% landscape percentage, 150 SF of additional landscape area is required.

In order to meet the requirement we have added two raised planter areas to the front of the building. The planters will be constructed of similar materials to the bank branch. They will be 20" tall and incorporate a 1' wide informal seating area around the perimeter of the planters. Each planter area has an internal dimension of 19' x 4' equating to 76 SF of planting area per planter. Together the planters provide an additional 152 SF of landscaping, allowing the project to meet the minimum front setback landscaping requirement.

55.100(B) (2) (b) requires a tree inventory and review by City Arborist. None are provided.

Existing trees have been added to the ALTA survey drawing.

The landscape plan also includes the location of the existing trees, as well as a tree inventory.

55.100(B) (2) (d) requires that both for "*non-residential and residential development, the layout shall achieve at least 70 percent of maximum density for the developable net area...*" The CDC uses 'dwelling units per net acre' as its measure of density. Staff finds that this standard was written in response to Metro's 70 percent density rule for housing and that "non-residential" development was added to the criterion in error. There are no density standards for non-residential development. Staff went through the exercise of trying to apply the 70% rule to non-residential development and found that the standard was unworkable, inapplicable and serves no public purpose. The applicant should ask for a waiver of this criterion through CDC 99.035(B) (2). Staff will support the waiver request.

As discussed above, non-residential development was added to the criteria of 55.100(B) (2) (d) in error, and we therefore request a waiver from the criteria as allowed for by CDC 99.035(B) (2).

55.100(B) (3) requires that the topography and natural drainage shall be preserved to the greatest degree possible. The applicant needs to discuss the ten foot difference in grade at the rear of the site and what kind of grading will take place in this sloped area.

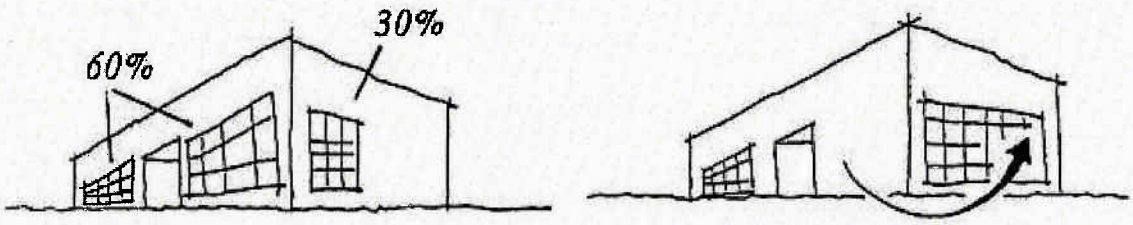
This requirement appears to have been created in order to limit impact of development on undeveloped lands and their drainage patters. The site was home to a nursery and the majority of this site has already been impacted by previous development. The front half of the site slopes gently away from Beaverton-Hillsdale Hwy and then slopes downhill more steeply along the north and south sides of the existing Kasch's Nursery building. The existing building itself is stepped to

match the slope. There is a lower flat area behind the Kasch's Nursery building that is 20'-30' wide before sloping downhill again toward the rear property line.

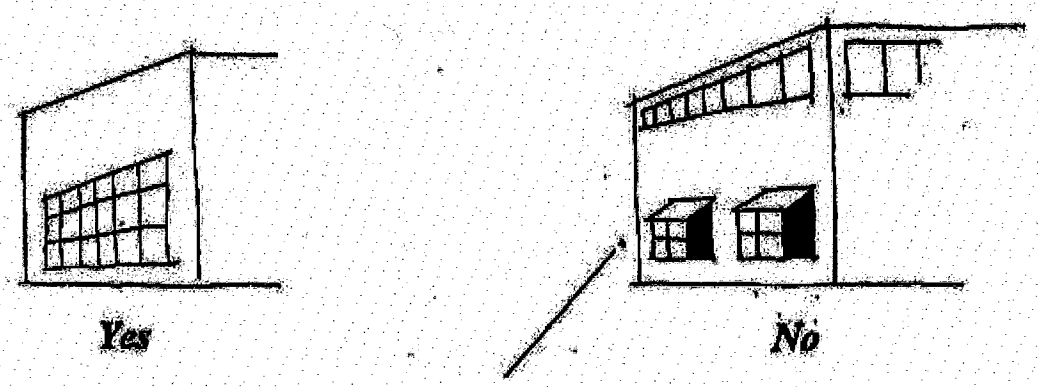
Grading proposed is to the minimum extent necessary to develop the site. Proposed grading will not alter existing drainage patterns as the site will still slope downhill and away from Beaverton-Hillsdale Hwy toward the rear property line. Beyond the drive-thru bypass lane the site grading has been adjusted to provide for a relatively flat area approximately 3' wide (typically). The flat area was created to allow for 4' tall solid wood screen fence to be located near the edge of the drive-thru lanes for the purposes of screening the drive-thru, as requested by the City. Beyond the fence line the site will be graded at a 3:1 slope until the grading matches the natural grade. The 3:1 slope area will have trees and shrubs planted on near the fence to provide additional vegetative screening once landscaping matures. Beyond the fence the slope will also be landscaped with salal which will provide slope stability and will eventually grow to blanket the slope and the remainder of the rear of the site.

*55.100(B) (6) (f) Transparency. This section requires that 60 percent of the lineal frontage of the street facing elevation comprise pedestrian level windows. The applicant contends that transparency is measured in terms of square footage, and not in lineal feet. The applicable section is as follows:

> *f. The main front elevation of commercial and office buildings shall provide at least 60 percent windows or transparency at the pedestrian level to create more interesting streetscape and window shopping opportunities. One side elevation shall provide at least 30 percent transparency. Any additional side or rear elevation, which is visible from a collector road or greater classification, shall also have at least 30 percent transparency. Transparency on other elevations is optional. The transparency is measured in lineal fashion. For example, a 100-foot-long building elevation shall have at least 60 feet (60 percent of 100 feet) in length of windows. The window height shall be, at minimum, three feet tall. The exception to transparency would be cases where demonstrated functional constraints or topography restrict that elevation from being used. When this exemption is applied to the main front elevation, the square footage of transparency that would ordinarily be required by the above formula shall be installed on the remaining elevations at pedestrian level in addition to any transparency required by a side elevation, and vice versa. The rear of the building is not required to include transparency. The transparency must be flush with the building elevation.*



60 percent of lineal street facing or main elevation is windows. 30 percent of one side elevation is windows. You may transfer windows from the side to front, or vice versa.



(Windows not at eye level and/or not flush with building.)

The City of West Linn has interpreted this section to mean that transparency is measured in lineal fashion only and not in terms of square feet. The front and rear elevations show pedestrian level transparency amounts of 41% only. That is below the requisite 60%. The two side elevations that need 30% transparency per code provide 0% each. Staff recognizes the functional requirements of a bank and that certain areas must be secure. Even if some additional windows were added, the bank is so far from the required amount that a Class II Variance should be applied for.

The front façade is 102' long which would require 61'-2" of transparency. Side elevations both are visible from the highway. The side elevations are each 43' long, which would require 12'-11" of transparency per elevation for a total of 25'-10". Overall the project is required to provide 87 lineal feet of transparency.

The proposed front façade has four 6' wide pedestrian scale windows and a 19'-4" storefront window/door system at the entry; providing 43'-4" of transparency. The two clerestory windows provided on each side elevation do not meet the definition of pedestrian scale windows and therefore do not count toward the transparency requirement.

We believe there is a conflict in the code regarding the transparency requirements for rear elevations. On one hand the code states that the rear elevation is not required to provide transparency. But on the other hand, if the rear elevation is visible from adjacent roadways of a collector classification or higher (highlighted above), then 30% glazing is required to be provided on the rear elevation. Because of this it cannot be definitively stated that the rear is exempt from the requirement to provide transparency.

Because code does not fully exempt rear elevations from the requirement to provide transparency we believe the rear elevation should be allowed to be considered as a qualifying elevation for the purpose of transparency transference in the same manner as front and side elevations are considered. The rear elevation is not visible from Willamette Drive. Therefore, 100% of the transparency provided on the rear of the bank should be transferable for the purpose of meeting the transparency requirements for the two side elevations and the front elevation. The rear elevation has four 6' wide pedestrian scale windows and a 15'-9" storefront window/door system at the rear entry; providing 39'-9" of transparency.

If considering glazing transference as allowed by code, the qualifying transparency provided at the front and rear elevations, combined, provide 83'-1" of transparency for the project as a whole, which is only 4'-11" (5.6%) shy of meeting the requirement of 87'.

The project provides 94.4% of the required transparency. Site layout and the resultant building design, combined with functional and security requirements of the bank precludes providing the required amount of transparency. In consideration of the transparency provided and the functional and security requirements of the Bank we request a variance from the standard. Following responses to the remainder of the staff completeness review comments, please see Transparency Variance section for full responses to the variance approval criteria of CDC section 75.060.

*55.100(B) (6) (h) discusses awnings. Although it does not spell out the dimension required, staff indicated to the applicant at the pre-app stage the importance of awnings projecting at least 4-6 feet out from the building so as to provide realistic protection from the weather similar to awnings on the commercial structures to the north on Willamette Drive. (Staff provided examples of awnings at nearby buildings as examples at the pre-application conference.). The applicant proposes 3-4'4" awnings that are 10 feet 8 inches above grade. Awnings that narrow and that high above grade do not provide any significant or functional protection from the elements. Also, they do not meet the contextual design requirements of (6) (b) and the human scale requirements of (6) (e) to the extent that awnings that were six feet wide or more.

The proposed canopy at the front entry projects 6' from the storefront window system. The two flanking canopies located on either side of the entry tower element have been revised to project from the building to align with the projection of the center entry canopy. Canopy depth varies along flanking canopies from 6'-3" to 4'-11".

*55.100(B) (7) (c) requires "*commercial, office, and multi-family projects shall be built as close to the adjacent main right-of-way as practical to facilitate safe pedestrian and transit access. Reduced frontages by buildings on public rights-of-way may be allowed due to extreme topographic (e.g., slope, creek, wetlands, etc.) conditions or compelling functional limitations, not just inconveniences or design challenges.*" The applicant states that CCRs prohibit positioning the building closer to the ROW. The applicant has provided no evidence of the CCR from a title company or its current applicability.

We have forwarded a copy of the language from the plat Cedar Oak Park Reservations & Restrictions that spell out the 60' building setback measured from the centerline (CL) of the Hwy (Willamette Drive). This language is applicable and runs with the land and has not been revoked by any other documents. Due to the original document's poor quality we have only submitted the document electronically in PDF format. You will find the document on the CD of documents & drawings submitted. Additionally we have e-mailed you a copy of the document for your review.

55.100(B)(7)(d) requires that "*accessways, parking lots, and internal driveways shall accommodate pedestrian circulation and access by specially textured, colored, or clearly defined footpaths at least six feet wide. Paths shall be eight feet wide when abutting parking areas or travel lanes*". The applicant should show a pedestrian walkway from the rear parking stalls to the rear entrance and further

accommodate that by shifting the ADA spaces two spaces north so the ADA aisle serves double function as a pedestrian access way.

We have added a cross-walk style striped pedestrian walkway connecting from the four compact stalls across the drive-aisle to the accessible aisle between the two ADA spaces. Please note that as discussed we were not able to shift the ADA access stalls and aisle closer to the entry due to the landing area required for the accessible ramp serving the accessible stalls.

Staff also notes a lack of pedestrian facilities that would allow pedestrian access between the bank and the properties to the north and south and between the rear parking area and Willamette Drive as required per 55.100(B)(7)(e). With the current design pedestrians at the rear of the bank (customers, employees) will be forced to walk in the travel lanes/driveways or across landscaping if they want to access neighboring businesses or Willamette Drive.

As we have reviewed over the phone and via sketches sent via e-mail, we have revised the walkways at the rear of the building to extend to the north property line and to the edge of the shared access drive at the south side of the site. Note that where adjacent to parking stalls the walkway measures 8' in width in consideration of possible vehicle overhang. Where not adjacent to parking the walkways are 6' in width.

As discussed we have added a less formal walkway along the south edge of the building to allow connectivity from the public sidewalk at Willamette Drive to the walkways at the rear of the site. This walkway is 4' wide and will be constructed of compacted crushed limestone, compacted decomposed granite, or concrete; depending on Chase's preference. Note the plan represents a concrete walk; however, final materials will be selected when construction plans are prepared.

*55.100(C) (D) requires consideration of the glare and noise. The applicant's acoustic engineer has already discussed noise in his report. Although the noise levels should meet DEQ standards, the noise level is close enough to the allowable limit to consider some mitigation as the acoustic engineer proposes.

Glare has not been discussed. Staff is concerned about glare from vehicles approaching the drive through tellers/ATM and the impact on residences to the east. Mitigation may be required in the form of a solid four foot high wood fence or CMU wall at the east edge of the drive through lanes to block glare and also diminish noise levels to meet DEQ standards. Relying solely on vegetation for noise/glare mitigation is impractical since the trees selected will take years before they provide even a modicum of screening.

As requested the site plan has been adjusted to provide a 4' solid wood fence for screening the drive-thru area to mitigate glare from vehicles approaching drive through tellers/ATM. Note: As discussed in the description of site grading earlier in this response letter, grading adjacent to the drive-thru lanes has been adjusted to provide a relatively flat (max slope 4:1) area for the fence to be constructed on before the slope breaks away downhill from the fence line.

55.100(G) Delineation of the rear of the site by a fence is needed to identify that area as a private space.

A chainlink fence has been called out on the site plan along the rear property line. Final details for fence material will be included in Final Site Development plans. Final fence line location will need to be field verified due to several trees being located along or on the rear property line.

*55.100(J) (6) The lighting plan shows metal halide fixtures. Low or high pressure sodium fixtures are required per the CDC. The City will consider LED lighting substitution. All fixtures must be physically shielded especially from the housing to the east.

Parking light lighting poles been updated to Low Pressure Sodium. LED lighting fixtures are proposed for the under canopy lighting for the drive-thru canopy. Compact Fluorescent Light (CFL) fixtures are proposed for building mounted site lighting.

19.070(A) (7) requires that 25% of the area of the front setback be landscaped. The applicant provides 19.5%. The applicant requests an exception. The CDC does not offer exceptions for this unless it is for a shortfall of 10% and a significant natural feature (e.g. heritage tree) is saved. Those conditions do not exist here. A Class II Variance is the only option apart from adding more landscaping.

As discussed earlier in this response letter. Two raised planter beds were added between to the building plaza located between the 12' sidewalk and building setback line to meet the 25% landscape requirements. See updated Site Plan, Development Plan and Landscape Plan

55.110 (B) (3) A slope analysis which identifies portions of the site according to the slope ranges as follows:

a. Zero to 15 percent;
b. 16 to 25 percent;
c. 26 to 35 percent;
d. 36 to 50 percent;
e. Greater than 50 percent.

Alternately, the applicant could ask for a waiver of this criterion through CDC 99.035(B). Staff will support the waiver request.

Per CDC 99.035(B) we request the requirement to provide a slope category map be waived. The site is a pre-developed site that is proposed to be redeveloped. Adequate information necessary for the review of the proposed project has been provided in the form of an ALTA survey showing existing site conditions and a Preliminary Development Plan showing the proposed grading of the site.

55.110 (B) (10) show location of trees with 6-inch caliper at five feet.

The ALTA survey has been updated to show trees as specified above. The Landscape Plan and Preliminary Development plan have been updated to show the existing tree locations as well.

55.110 (B) (13) Identify Type I and II lands in map form. Provide a table which identifies square footage of Type I and II lands also as percentage of total site square footage. (Type I lands have slopes over 35% while Type II lands have slopes 25-35%) If no part of the site falls into those categories then please state

as such. Alternately, the applicant could ask for a waiver of this criterion through CDC 99.035(B). Staff will support the waiver request.

Per CDC 99.035(B) we request the requirement to provide a slope category map be waived. The site is a pre-developed site that is proposed to be redeveloped. Adequate information necessary for the review of the proposed project has been provided in the form of an ALTA survey showing existing site conditions and a Preliminary Development Plan showing the proposed grading of the site.

55.130 Grading Plan. No grading plan is provided. The only information on grading is shown on the Preliminary Development Plan. Erosion Control measures should be shown too (also required by 55.150(B) (1).)

Grading information was provided on the Preliminary Development Plan provided as part of the original application. Erosion control notes were included on the original Preliminary Development Plan.

The Preliminary Development Plan has been updated to provide more clear grading information. Erosion control measures have also been added to the Preliminary Development Plan in response to the comment above.

55.140 Architectural Plans. No rooftop drawings provided to show location and dimensions (height) of HVAC. HVAC is supposed to be visually screened.

Building Sections have been provided to show location and dimensions of rooftop HVAC equipment.

Chapter 54: Landscaping. Discuss plans to remove non-native plant/invasives at the rear of the property and replace with approved natives or allowed alternative material.

A note has been added to the Landscape plan regarding the non-native plant/invasive at the rear of the site. The note states the following:

"Remove all invasive and non-native plant material. Replace with Salal as shown."

Engineering Comments:

In the course of reviewing the traffic report and the storm drainage report a disparity in the building square footages was noted which may have affected the calculations in one or both of those reports.

Traffic Report

- Existing Nursery Garden Center = 9,400 sq ft
- Proposed Building = 4,324 sq ft

Storm Drainage Report

- Existing Nursery Garden Center = 5,630 sq ft
- Proposed Building = 4,120 sq ft

At least one or both of these reports need to be modified to reflect the correct building square footage.

The Storm Drainage Report has been updated to reflect a building footprint area of 4,324 SF.

TRANSPARENCY VARIANCE:

On behalf of the bank we request the City of West Linn grant variance from the transparency requirements of CDC section 55.100(B) (6) (f) Transparency. We request the transference of transparency allowed by the code be considered as part of this variance request in order to demonstrate that the bank is requesting the minimum variance necessary to meet the code.

As discussed earlier in this response letter, there are transparency provisions in the code that would require the rear elevation of a project to provide 30% transparency if, similar to side elevations, it is visible from adjacent roads of a collector classification or higher. Furthermore, nowhere in the code section does it state that an elevation used for transference must itself be an elevation that is required to provide transparency.

Therefore, we request that the City allow the rear elevation to also be considered a qualifying elevation for the purposes of applying the provision in the code section that allows for the transference of transparency; thereby accepting transparency calculations provided earlier in this response letter.

Below we will respond to the variance approval criteria in **bold** text.

75.060 APPROVAL CRITERIA
The appropriate approval authority shall approve a variance request if all the following criteria are met and corresponding findings of fact prepared. The approval authority may impose appropriate conditions to ensure compliance with the criteria. The approval authority shall deny the variance if any of the criteria are not met.

A. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this code, topography, or other circumstances over which the applicant has no control.

The proposed project is a bank. To meet code the building has been aligned with the street frontage along Willamette Drive and is sited to provide as much building frontage on Willamette Drive as feasible. Customer parking is located to the rear of the building. Additionally, walkways interior to the site provide for connections to adjacent retail development to the north and south of the site.

Providing dual entries is important to the function of the site and the bank. The dual entry provides strong connectivity to the adjacent retain developments via vehicular and pedestrian

connections interior to the site, as well as to the public via the entry from the public sidewalk along Willamette Drive.

The sacrifice that results from having a dual entry is there is effectively no "rear" to the building and as a result no place to locate "back of house" functions/uses and security sensitive uses. In this particular instance the dual entries are aligned on the center of the building requiring "back of house" and security sensitive areas to be located in the flanks of the building. The building has been designed and sited to meet code requirements. We believe providing the dual entry building provides the best building layout for this site, however functional and security requirements of the bank preclude the addition of more transparency to the building.

B. The variance is necessary for the preservation of a property right of the applicant, which is substantially the same as a right possessed by owners of other property in the same zone or vicinity.

Banks are permitted uses allowed by code. The site layout and building location proposed meet the Community Development Code requirements for this site. Additionally, the building design and materials are of high quality and meet the design intent of the code. When considering the transparency requirements, the impact of functional & security requirements should be considered as a limiting factor and not be counted as a strike against the design of the bank.

C. The authorization of the variance will not be materially detrimental to the purposes and standards of this code, will not be inconsistent with all other regulatory requirements, and will not conflict with the goals and policies of the West Linn Comprehensive Plan.

With the exception of meeting transparency requirements, we believe the project and building are of a high quality design; and for all intents and purposes meet the purposes and standards of the Community Development Code. Authorization of the variance will not be detrimental to the purposes and standards of this code, will not be inconsistent with all other regulatory requirements, and will not conflict with the goals and policies of the West Linn Comprehensive Plan.

D. The variance request is the minimum variance which would alleviate the exceptional and extraordinary circumstance.

Assuming the rear elevation can be considered for the purposes of allowing for the transference of transparency from one facade to another; our calculations have demonstrated the project provides 83'-1" of transparency. The transparency proposed to be provided is only 4'-11" (5.6 %) shy of the 87' of transparency required for the project as a whole. We believe this percentage of deficiency to be minor and is the minimum variance required to alleviate the circumstances of the bank. For a full discussion of transparency calculations please see pages 4 & 5 of this response letter.

E. The exceptional and extraordinary circumstance does not arise from the violation of this code.

The circumstances of the bank do not arise from the violation of this code.

F. The variance will not impose physical limitations on other properties or uses in the area, and will not impose physical limitations on future use of neighboring vacant or underdeveloped properties as authorized by the underlying zoning classification. (Ord. 1442, 1999)

This variance does not relate to setbacks, height, building size, or siting of the building. Therefore the granting of this variance will not impose physical limitations on the other properties or uses in the area, and will not impose physical limitations on future use of neighboring vacant or underdeveloped properties.

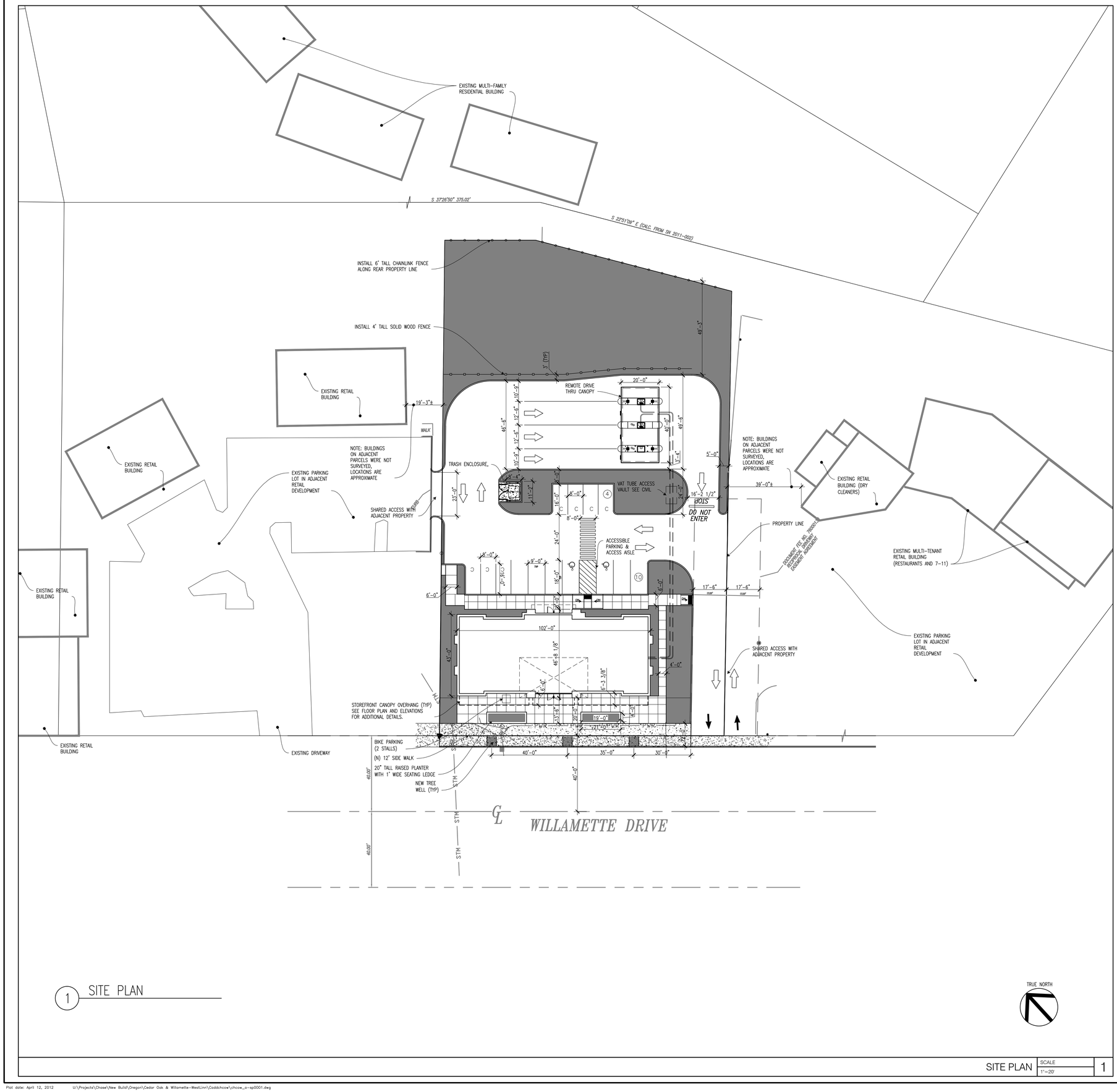
We look forward to approval of the requested variance as well as the approval of the project. If you require any additional information please do not hesitate to contact me.

Sincerely,

Hans Christiansen
Associate

Enclosure

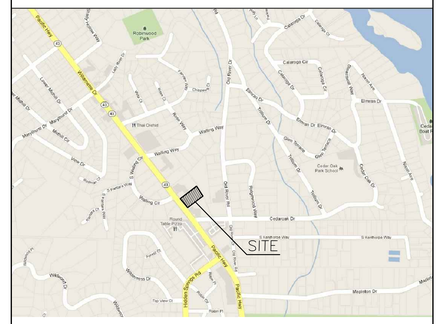
c: Callison file: 210461.89



1 SITE PLAN

TRUE NORTH

VICINITY PARCEL MAP



GENERAL PROJECT INFORMATION

APPLICANT:
CALLISON ARCHITECTS, P.C.
1420 5TH AVE. SUITE 2400
SEATTLE, WA 98101
CONTACT: HANS CHRISTIANSEN
EMAIL: HANS.CHRISTIANSEN@CALLISON.COM

TAX IDENTIFICATION NO:
00360656 & 00360674

ZONING CLASSIFICATION:
GC - GENERAL COMMERCIAL

ENTIRE SITE AREA:
38,059 SF

BULIDING AREA:
4,335 SF (11.4%)

IMPERVIOUS AREA:
19,660 SF (51.7%)

LANDSCAPE AREA:
14,064 SF (36.9 %)

TOTAL # PARKING STALLS:
14 PARKING STALLS: 7 STANDARD, 7 COMPACT.
(INCLUDES 1 VAN ACCESSIBLE AND 1 STANDARD ACCESSIBLE STALL)
REQ. = 12, MAX = 14

BULIDING HEIGHT:
26'-6"/ONE STORY

ESTIMATED PROJECT VALUATION:
$885,000

PRE-APPLICATION MEETING DATE:
JUNE 2, 2011

LANDSCAPING

PLAN NORTH

SITE PLAN | SCALE 1"=20' | 1

CHASE

SIGNED: XX/XX/XX

CALLISON ARCHITECTS, P.C.
CALLISON
www.callison.com

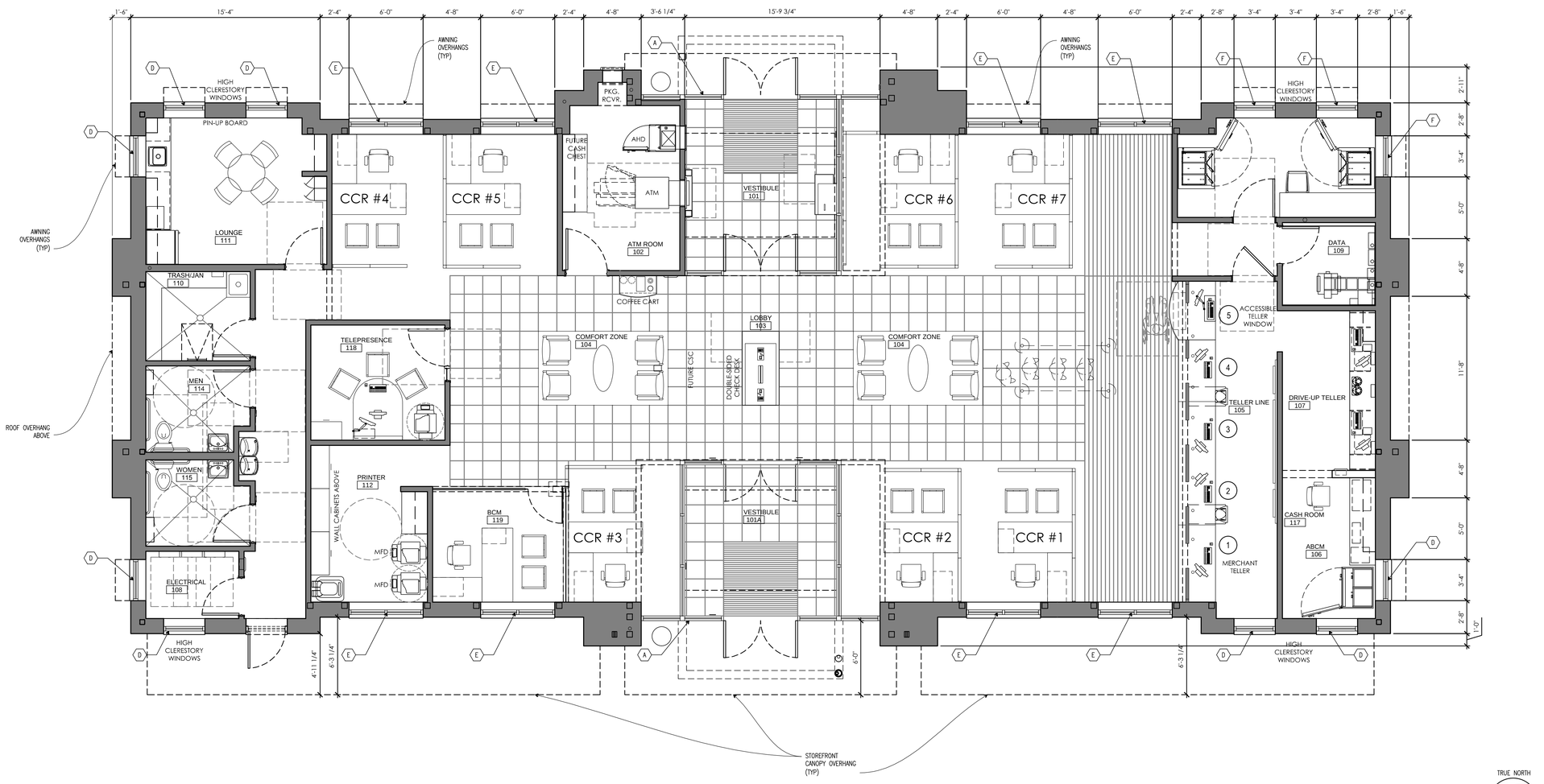
CHASE
NEW BUILD
CEDAR OAK & WILLAMETTE
1908O Willamette Dr
West Linn, OR 97068
PROJECT #210461.89

ISSUED / REVISED	DATE
PLANNING SUBMITTAL	02/23/12
PLANNING ADD. INFO.	02/29/12
COMPLETENESS REV.	04/11/12

SITE PLAN

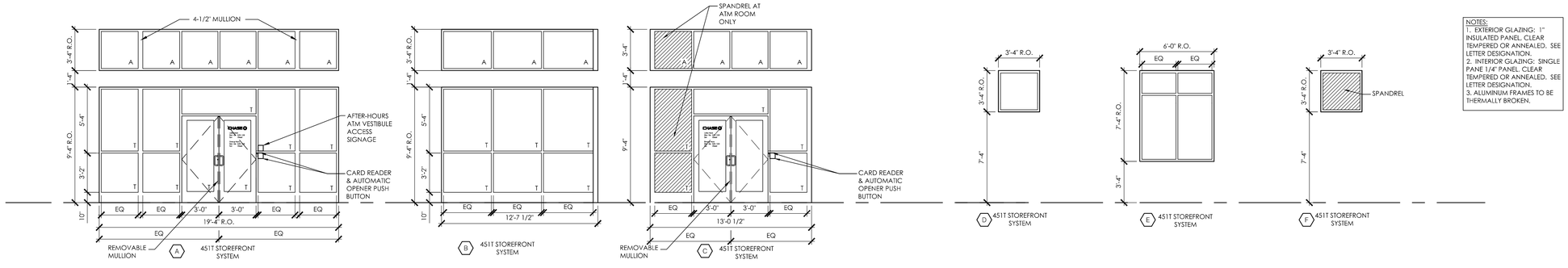
A0.1

Plot date: April 12, 2012 U:\Projects\Chase\New Build\Oregon\Cedar Oak & Willamette-WestLinn\Caddchcow\chcow_a-sp0001.dwg



1 FLOOR PLAN

1/4"=1'-0"



2 WINDOW TYPE

1/4"=1'-0"

SHEET NOTES

SHEET SYMBOLS

FEC — LOCATE TOP OF CABINET AT 4'-6" AFF (FEC HANDLE TO BE AT 48" AFF MAX). PROVIDE 2A-10BC EXTINGUISHER FIRE EXTINGUISHER CABINET

5' CLEAR TURN AROUND

SCALE: 1/4" = 1'-0"

PLAN NORTH

CHASE

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SIGNED: XX/XX/XX

CHASE
NEW BUILD
CEDAR OAK & WILLAMETTE
19080 Willamette Dr
West Linn, OR 97068

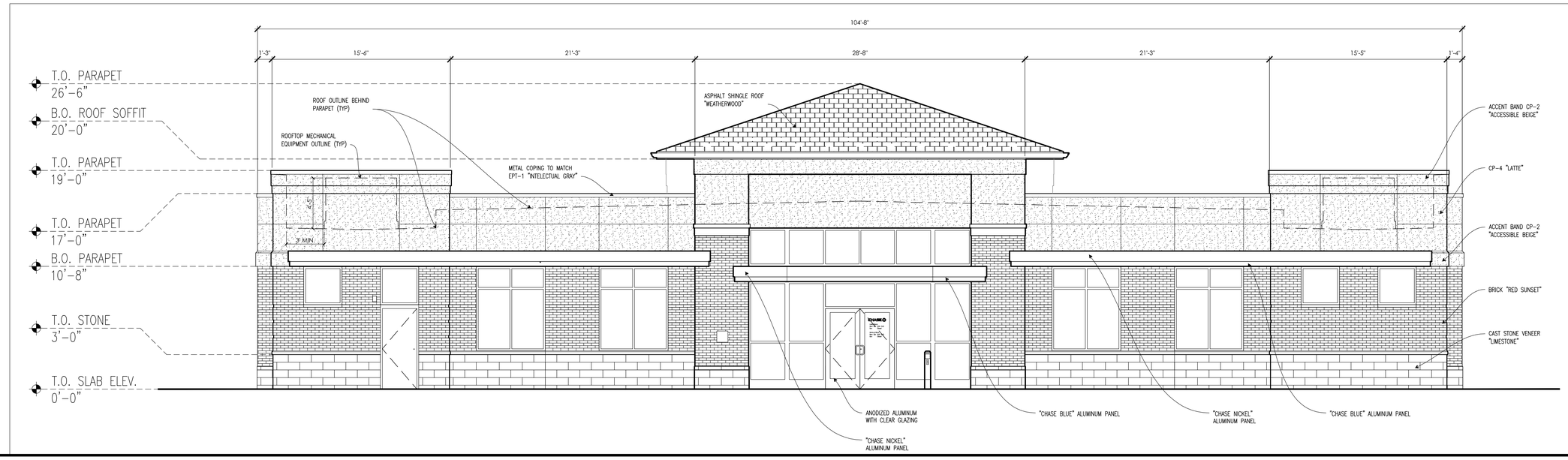
PROJECT #210461.89

ISSUED / REVISED	DATE
PLANNING SUBMITTAL	02/23/12
PLANNING ADD. INFO.	02/29/12
COMPLETENESS REV.	04/11/12

Floor Plan

A1.1

Plot date: April 10, 2012 U:\Projects\Chase\New Build\Oregon\Cedar Oak & Willamette-WestLinn\Caddchase\chase_a_fp0001.dwg



SOUTH ELEVATION | SCALE 1/4"=1'-0" | 1

EXTERIOR FINISH LEGEND

PAINTS:

EPT-1 APPLICATION: EXTERIOR ALUMINUM / GALVANIZED METAL SURFACES
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: METALATEX ACRYLIC SEMI-GLOSS
PRODUCT NO.: B42 SERIES
COLOR: SW 7045 (INTELLECTUAL GRAY)
FINISH: SEMI-GLOSS

EPT-2 APPLICATION: EXTERIOR ALUMINUM / GALVANIZED METAL SURFACES (CORRESPONDS W/EIFS-2)
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: METALATEX ACRYLIC SEMI-GLOSS
PRODUCT NO.: B42 SERIES
COLOR: SW 7036 (ACCESSIBLE BEIGE)
FINISH: SEMI-GLOSS

EPT-3 APPLICATION: EXTERIOR ALUMINUM / GALVANIZED METAL SURFACES (CORRESPONDS W/EIFS-4)
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: METALATEX ACRYLIC SEMI-GLOSS
PRODUCT NO.: B42 SERIES
COLOR: SW 6108 (LATTE)
FINISH: SEMI-GLOSS

EPT-4 APPLICATION: EXTERIOR ACCENTS
MANUFACTURER: MATTHEWS PAINT
PRODUCT:
PRODUCT NO.:
COLOR: MP 00366 (CHASE BLUE)
FINISH: SEMI-GLOSS

EPT-5 APPLICATION: EXTERIOR ACCENTS
MANUFACTURER: MATTHEWS PAINT
PRODUCT:
PRODUCT NO.:
COLOR: MP 19891 (CHASE NICKEL)
FINISH: SEMI-GLOSS

EPT-6 APPLICATION: EXTERIOR ACCENTS
MANUFACTURER: MATTHEWS PAINT
PRODUCT:
PRODUCT NO.:
COLOR: MP 18248 (CHASE DARK NICKEL)
FINISH: SEMI-GLOSS

CEMENT PLASTER:

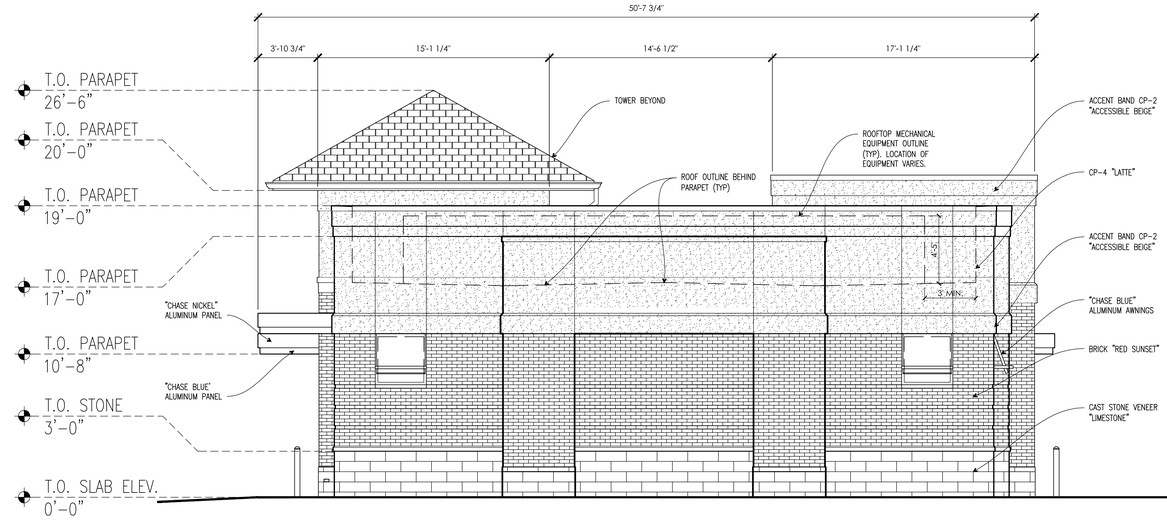
CP-1 CEMENT PLASTER: EXTERIOR CEMENT PLASTER SURFACES (REAR WALLS & SOFFIT SURFACES OF ENTRY TOWER)
MANUFACTURER: REFER TO SPECIFICATIONS
PRODUCT: REFER TO SPECIFICATIONS
COLOR: TO MATCH SHERWIN WILLIAMS #SW 7045 (INTELLECTUAL GRAY)
FINISH: STO SILICO LIT 1.0 (FINE)

CP-2 CEMENT PLASTER: EXTERIOR CEMENT PLASTER SURFACES (EIFS ACCENT BANDS)
MANUFACTURER: REFER TO SPECIFICATIONS
PRODUCT: REFER TO SPECIFICATIONS
COLOR: TO MATCH SHERWIN WILLIAMS #SW 7036 (ACCESSIBLE BEIGE)
FINISH: STO SILICO LIT 1.0 (FINE)

CP-3 CEMENT PLASTER: EXTERIOR CEMENT PLASTER SURFACES (EIFS PARAPET)
MANUFACTURER: REFER TO SPECIFICATIONS
PRODUCT: REFER TO SPECIFICATIONS
COLOR: TO MATCH SHERWIN WILLIAMS #SW 6108 (LATTE)
FINISH: STO SILICO LIT 1.0 (FINE)

METAL:

MT-1 ALUMINUM: FLASHING, COPING, GUTTERS, DOWNSPOUTS
MANUFACTURER: AEP SPAN OR EQUAL
PRODUCT: REFER TO SPECIFICATIONS
COLOR: COOL PARCHMENT



EAST ELEVATION | SCALE 1/4"=1'-0" | 2

ELEVATION KEYNOTES

E1 CONCRETE FOOTINGS/FOUNDATIONS: REFER TO STRUCT DWGS FOR ADDL INFO

E2 CONCRETE CURB & ISLANDS

E3 CAST STONE STARTER COURSE: AS MANUFACTURED BY SAVANNA STONE (OR APPROVED EQUAL). NOMINAL SIZE: 24" WIDE x 4" HIGH x 4" DEEP (U.N.O.) TEXTURE: SMOOTH COLOR: "LIMESTONE #3"

E4 CAST STONE VENEER: AS MANUFACTURED BY SAVANNA STONE (OR APPROVED EQUAL). NOMINAL SIZE: 24" WIDE x 8" HIGH x 4" DEEP (U.N.O.) TEXTURE: ROCKFACE COLOR: "LIMESTONE #3"

E5 CAST STONE TRIM: AS MANUFACTURED BY SAVANNA STONE (OR APPROVED EQUAL). SEE REFERENCED DETAILS FOR PROFILES AND DIMENSIONS TEXTURE: SMOOTH COLOR: "LIMESTONE #3"

E6 BRICK VENEER: DENTON 150, "RED SUNSET" AS MANUFACTURED BY ACME BRICK COMPANY (OR APPROVED EQUAL). MORTAR COLOR TO BE NATURAL (NO COLOR ADDED).

E7 BRICK REVEAL: 3/4" DEEP REVEAL. REVEAL TO STOP 4" FROM TELLER WINDOW AND BANK EQUIPMENT OPENINGS (SEE DETAIL 5/A6.6). FIELD CUT BRICK TO MAINTAIN AIRSPACE.

E8 "V"-GROOVE: 3/4" METAL PLASTER CONTROL JOINT

E9 EXPANSION JOINT: CONTINUOUS VERTICAL CONTROL JOINT. REFER TO DETAIL 4/A6.6 FOR ADDL INFO

E10 COPING: PRE-FINISHED METAL COPING. FINISH: MT-1

E11 ROOFING SHINGLES: ARCHITECTURAL ASPHALT ROOF SHINGLES. "INDEPENDENCE SHANGLE" AS MANUFACTURED BY CERTAINTEED. COLOR: "WEATHERWOOD"

E12 GUTTERS & DOWNSPOUTS: 6" WIDE x 4 3/4" DEEP PRE-FINISHED ALUMINUM "K-STYLE" GUTTERS w/ 4" WIDE x 2 1/4" DEEP CORRUGATED RECTANGULAR DOWNSPOUTS. FINISH: MT-1

E13 SCUPPER: PREFINISHED ALUMINUM OVERFLOW SCUPPER, MT-2. REFER TO DETAIL 13/A6.5 FOR ADDL INFO

E14 CANOPY FLASHING: PRE-FINISHED ALUMINUM FLASHING TO SPAN GAP BETWEEN CANOPY AND BUILDING. REFER TO DETAIL 19/A6.5 FOR ADDL INFO. FINISH: MT-2. VERIFY FINAL FLASHING LENGTH AND CONFIGURATION WITH APPROVED CANOPY SHOP DWGS

E15 FASCIA PANEL - "LATTE": PRE-FINISHED ALUMINUM FASCIA PANEL TO MATCH EPT-3 (SUBMIT SHOP DRAWINGS AND COLOR SAMPLES FOR APPROVAL)

E16 FASCIA PANEL - "CHASE NICKEL": PRE-FINISHED ALUMINUM FASCIA PANEL TO MATCH EPT-5 (SUBMIT SHOP DRAWINGS AND COLOR SAMPLES FOR APPROVAL)

E17 FASCIA PANEL - "CHASE BLUE": PRE-FINISHED ALUMINUM FASCIA PANEL TO MATCH EPT-4 (SUBMIT SHOP DRAWINGS AND COLOR SAMPLES FOR APPROVAL)

E18 CANOPY SUPPORT COLUMN: PAINT EPT-6.

E19 GUARDRAIL: 1 1/2" DIAMETER PRE-FINISHED ALUMINUM RAIL TO MATCH EPT-1. CORE DRILL & EPOXY GROUT INTO CONCRETE MIN. 8" DEPTH.

E20 STOREFRONT SYSTEM: CLEAR ANODIZED ALUMINUM FRAMES. SEE SHEET A8.1 FOR ADDL INFO

E21 HOLLOW METAL DOOR & FRAME: PAINT TO EPT-1. SEE DOOR SCHEDULE FOR ADDL INFO

E22 PROVIDE WEATHER TIGHT SHEET ALUM BOX OVER CONDUIT STUB OPENING IN ISLAND.

E23 BOLLARD: PROVIDED AND INSTALLED BY G.C. REFER TO DETAILS ON SHEET A5 FOR ADDL INFO

E24 KNOX BOX: MOUNTED FLUSH WITH SURROUNDING WALL SURFACE. INSTALL AT FRONT ENTRY OR REAR EXTI (ONE LOACTION ONLY) VERIFY LOCATION WITH LOCAL MUNICIPALITY TO INSURE COMPLIANCE.

E25 BANK EQUIPMENT: TO BE PROVIDED AND INSTALLED BY OWNER'S EQUIPMENT VENDOR. G.C. TO PROVIDE OPENINGS AND ELECTRICAL REQUIREMENTS IN ACCORDANCE WITH FINAL APPROVED BANK EQUIPMENT SHOP DRAWINGS.

E26 ELECTRICAL SERVICE EQUIPMENT. PAINT COLOR EPT-3, LATTE

E27 HOSE BIB

E28 SIGNAGE BACKING: G.C. TO PROVIDE 5/8" THICK 'EXPOSURE 1' PLYWOOD SHEATHING FOR SIGN MOUNTING.

E29 ADDRESS NUMBER: 6" TALL WHITE VINYL ADDRESS NUMBER WITH 1/2" THICK STROKE MOUNTED ON INTERIOR FACE OF GLASS TRANSOM

E30 LIGHT FIXTURE: REFER TO ELEC DWGS FOR ADDL INFO

E31 CARD READER & OVERRIDE SWITCH: REFER TO SECURITY DWGS FOR ADDL INFO

E32 VAT TUBE OPENINGS, SEE DETAIL 17/A6.5.

E33 CAST ALUMINUM DUCT VENT, PRE-FINISHED TO MATCH ADJACENT WALL

E34 OFF-RIDGE ROOF VENT PREFINISHED TO MATCH ROOFING

E36 MECHANICAL EQUIPMENT BEYOND IN ROOF WELL, SCREENED BEHIND PARAPET.

E37 LINE OF ROOF SURFACE BEYOND.

E38 PROVIDE RECESSED FIRE KNOX BOXES AS REQUIRED.

CHASE

SIGNED: XX/XX/XX

CALLISON ARCHITECTS, P.C.
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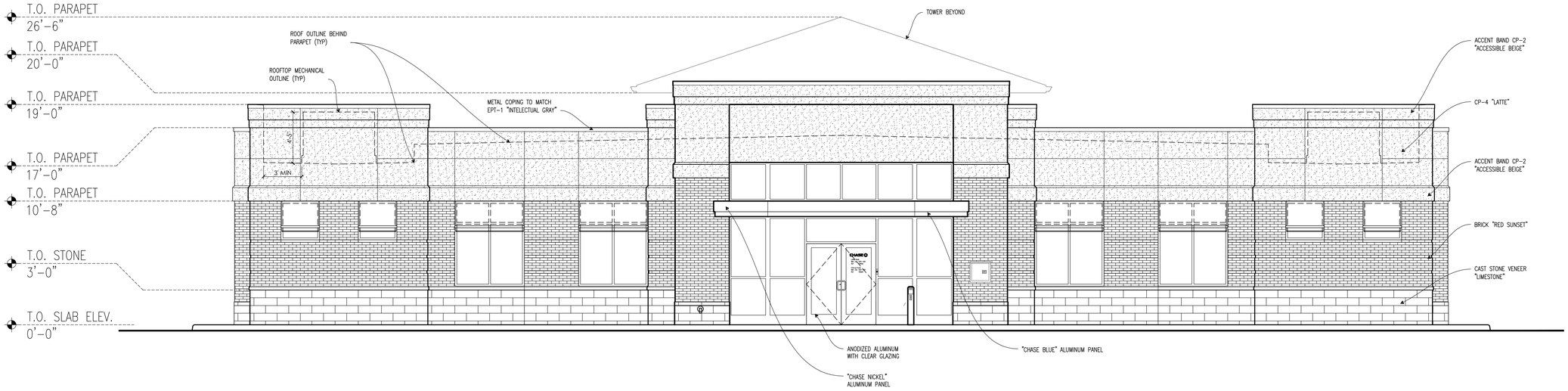
www.callison.com

CHASE
NEW BUILD
CEDAR OAK & WILLAMETTE
19080 Willamette Dr
West Linn, OR 97068
PROJECT #210461.89

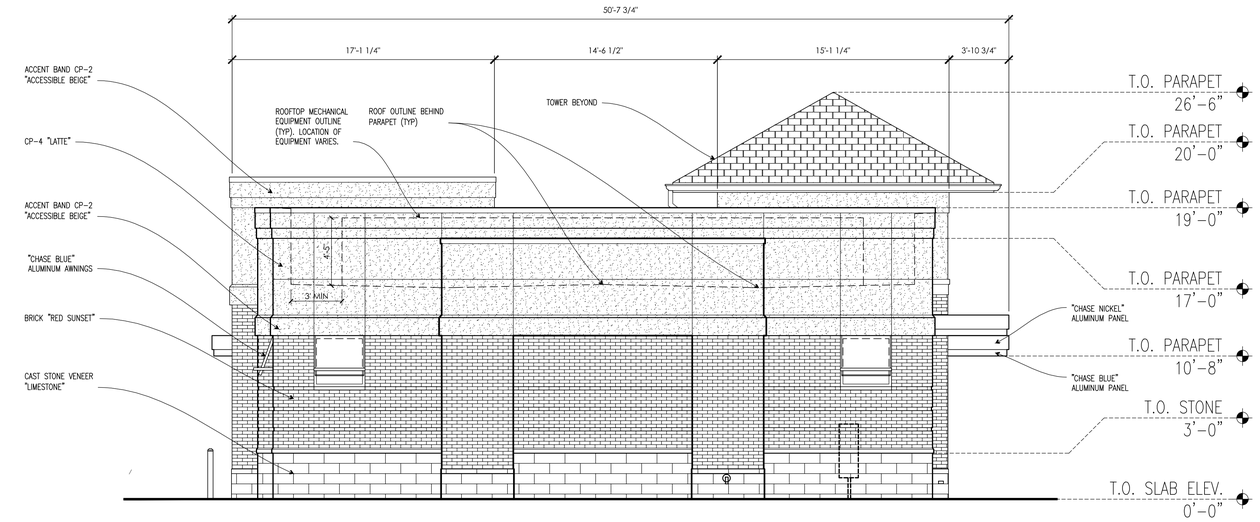
ISSUED / REVISED	DATE
PLANNING SUBMITTAL	02/23/12
PLANNING ADD. INFO.	02/29/12
COMPLETENESS REV.	04/11/12

Exterior Elevations

A4.1



NORTH ELEVATION | SCALE 1/4"=1'-0" | 1



WEST ELEVATION | SCALE 1/4"=1'-0" | 2

ELEVATION KEYNOTES

- E1 CONCRETE FOOTINGS/FOUNDATIONS: REFER TO STRUCT DWGS FOR ADDL INFO
- E2 CONCRETE CURB & ISLANDS
- E3 CAST STONE STARTER COURSE: AS MANUFACTURED BY SAVANNA STONE (OR APPROVED EQUAL). NOMINAL SIZE: 24" WIDE x 4" HIGH x 4" DEEP (U.N.O.) TEXTURE: SMOOTH COLOR: "LIMESTONE #3"
- E4 CAST STONE VENEER: AS MANUFACTURED BY SAVANNA STONE (OR APPROVED EQUAL). NOMINAL SIZE: 24" WIDE x 8" HIGH x 4" DEEP (U.N.O.) TEXTURE: ROCKFACE COLOR: "LIMESTONE #3"
- E5 CAST STONE TRIM: AS MANUFACTURED BY SAVANNA STONE (OR APPROVED EQUAL). SEE REFERENCED DETAILS FOR PROFILES AND DIMENSIONS TEXTURE: SMOOTH COLOR: "LIMESTONE #3"
- E6 BRICK VENEER: DENTON 150, "RED SUNSET" AS MANUFACTURED BY ACME BRICK COMPANY (OR APPROVED EQUAL). MORTAR COLOR TO BE NATURAL (NO COLOR ADDED).
- E7 BRICK REVEAL: 3/4" DEEP REVEAL. REVEAL TO STOP 4" FROM TELLER WINDOW AND BANK EQUIPMENT OPENINGS (SEE DETAIL 5/A6.6). FIELD CUT BRICK TO MAINTAIN AIRSPACE.
- E8 "V"-GROOVE: 3/4" METAL PLASTER CONTROL JOINT
- E9 EXPANSION JOINT: CONTINUOUS VERTICAL CONTROL JOINT. REFER TO DETAIL 4/A6.6 FOR ADDL INFO
- E10 COPING: PRE-FINISHED METAL COPING. FINISH: MT-1
- E11 ROOFING SHINGLES: ARCHITECTURAL ASPHALT ROOF SHINGLES. 'INDEPENDENCE SHANGLE' AS MANUFACTURED BY CERTAINTEED. COLOR: 'WEATHERWOOD'
- E12 GUTTERS & DOWNSPOUTS: 6" WIDE x 4 3/4" DEEP PRE-FINISHED ALUMINUM 'K-STYLE' GUTTERS w/ 4" WIDE x 2 1/4" DEEP CORRUGATED RECTANGULAR DOWNSPOUTS. FINISH: MT-1
- E13 SCUPPER: PREFINISHED ALUMINUM OVERFLOW SCUPPER, MT-2. REFER TO DETAIL 13/A6.5 FOR ADDL INFO
- E14 CANOPY FLASHING: PRE-FINISHED ALUMINUM FLASHING TO SPAN GAP BETWEEN CANOPY AND BUILDING. REFER TO DETAIL 19/A6.5 FOR ADDL INFO. FINISH: MT-2. VERIFY FINAL FLASHING LENGTH AND CONFIGURATION WITH APPROVED CANOPY SHOP DWGS
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- E17 FASCIA PANEL - 'CHASE BLUE': PRE-FINISHED ALUMINUM FASCIA PANEL TO MATCH EPT-4 (SUBMIT SHOP DRAWINGS AND COLOR SAMPLES FOR APPROVAL)
- E18 CANOPY SUPPORT COLUMN: PAINT EPT-6.
- E19 GUARDRAIL: 1 1/2" DIAMETER PRE-FINISHED ALUMINUM RAIL TO MATCH EPT-1. CORE DRILL & EPOXY GROUT INTO CONCRETE MIN. 8" DEPTH.
- E20 STOREFRONT SYSTEM: CLEAR ANODIZED ALUMINUM FRAMES. SEE SHEET A8.1 FOR ADDL INFO
- E21 HOLLOW METAL DOOR & FRAME: PAINT TO EPT-1. SEE DOOR SCHEDULE FOR ADDL INFO
- E22 PROVIDE WEATHER TIGHT SHEET ALUM BOX OVER CONDUIT STUB OPENING IN ISLAND.
- E23 BOLLARD: PROVIDED AND INSTALLED BY G.C. REFER TO DETAILS ON SHEET A5 FOR ADDL INFO
- E24 KNOX BOX: MOUNTED FLUSH WITH SURROUNDING WALL SURFACE. INSTALL AT FRONT ENTRY OR REAR EXTI (ONE LOACTION ONLY) VERIFY LOCATION WITH LOCAL MUNICIPALITY TO INSURE COMPLIANCE.
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- E30 LIGHT FIXTURE: REFER TO ELEC DWGS FOR ADDL INFO
- E31 CARD READER & OVERRIDE SWITCH: REFER TO SECURITY DWGS FOR ADDL INFO
- E32 VAT TUBE OPENINGS, SEE DETAIL 17/A6.5.
- E33 CAST ALUMINUM DUCT VENT, PRE-FINISHED TO MATCH ADJACENT WALL
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- E36 MECHANICAL EQUIPMENT BEYOND IN ROOF WELL, SCREENED BEHIND PARAPET.
- E37 LINE OF ROOF SURFACE BEYOND.
- E38 PROVIDE RECESSED FIRE KNOX BOXES AS REQUIRED.

CHASE

SIGNED: XX/XX/XX

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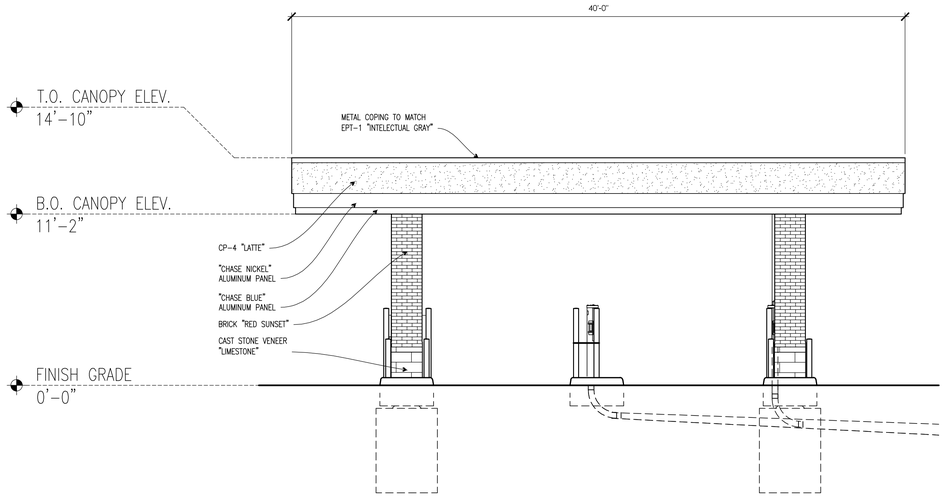
CHASE
NEW BUILD
CEDAR OAK & WILLAMETTE
19080 Willamette Dr
West Linn, OR 97068

PROJECT #210461.89

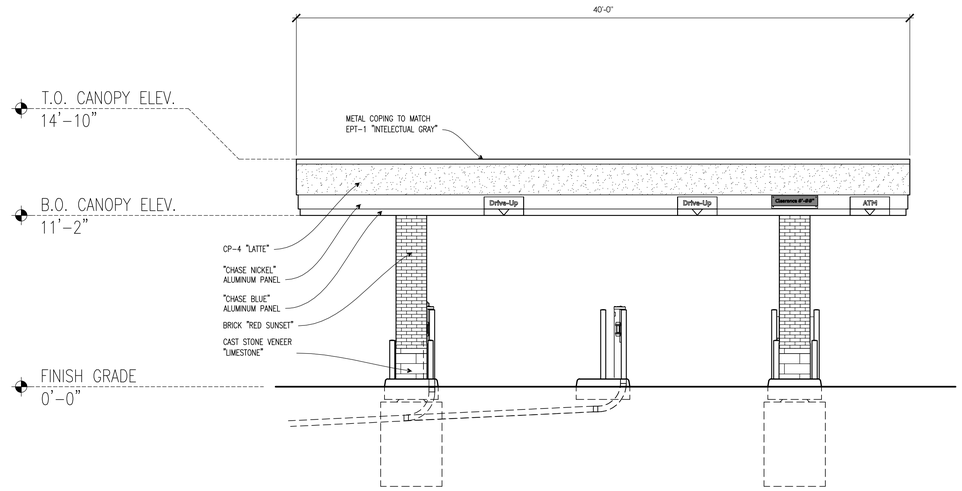
ISSUED / REVISED	DATE
PLANNING SUBMITTAL	02/23/12
PLANNING ADD. INFO.	02/29/12
COMPLETENESS REV.	04/11/12

Exterior Elevations

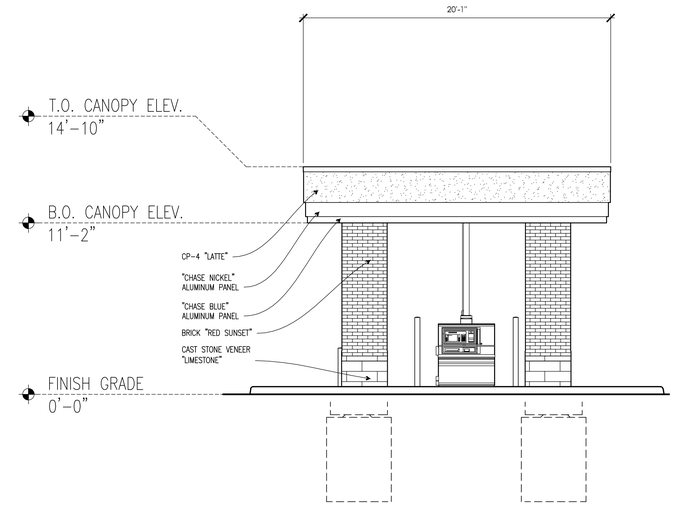
A4.2



1 EAST ELEVATION
1/4"=1'-0"



2 WEST ELEVATION
1/4"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION KEYNOTES

E1 CONCRETE FOOTINGS/FOUNDATIONS:
REFER TO STRUCT DWGS FOR ADDL INFO

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E3 CAST STONE STARTER COURSE:
AS MANUFACTURED BY SAVANNA STONE (OR APPROVED EQUAL).
NOMINAL SIZE: 24" WIDE x 4" HIGH x 4" DEEP (U.N.O.)
TEXTURE: SMOOTH
COLOR: "LIMESTONE #3"

E4 CAST STONE VENEER:
AS MANUFACTURED BY SAVANNA STONE (OR APPROVED EQUAL).
NOMINAL SIZE: 24" WIDE x 8" HIGH x 4" DEEP (U.N.O.)
TEXTURE: ROCKFACE
COLOR: 'LIMESTONE #3'

E5 CAST STONE TRIM:
AS MANUFACTURED BY SAVANNA STONE (OR APPROVED EQUAL).
SEE REFERENCED DETAILS FOR PROFILES AND DIMENSIONS
TEXTURE: SMOOTH
COLOR: 'LIMESTONE #3'

E6 BRICK VENEER:
DENTON 150, "RED SUNSET" AS MANUFACTURED BY ACME BRICK COMPANY (OR APPROVED EQUAL). MORTAR COLOR TO BE NATURAL (NO COLOR ADDED).

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3/4" DEEP REVEAL. REVEAL TO STOP 4" FROM TELLER WINDOW AND BANK EQUIPMENT OPENINGS (SEE DETAIL 5/A6.6). FIELD CUT BRICK TO MAINTAIN AIRSPACE.

E8 "V"-GROOVE:
3/4" METAL PLASTER CONTROL JOINT

E9 EXPANSION JOINT:
CONTINUOUS VERTICAL CONTROL JOINT. REFER TO DETAIL 4/A6.6 FOR ADDL INFO

E10 COPING:
PRE-FINISHED METAL COPING. FINISH: MT-1

E11 ROOFING SHINGLES:
ARCHITECTURAL ASPHALT ROOF SHINGLES. 'INDEPENDENCE SHANGLE' AS MANUFACTURED BY CERTAINTEED. COLOR: 'WEATHERWOOD'

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PRE-FINISHED ALUMINUM FLASHING TO SPAN GAP BETWEEN CANOPY AND BUILDING. REFER TO DETAIL 19/A6.5 FOR ADDL INFO. FINISH: MT-2. VERIFY FINAL FLASHING LENGTH AND CONFIGURATION WITH APPROVED CANOPY SHOP DWGS

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PRE-FINISHED ALUMINUM FASCIA PANEL TO MATCH EPT-5 (SUBMIT SHOP DRAWINGS AND COLOR SAMPLES FOR APPROVAL)

E17 FASCIA PANEL - 'CHASE BLUE':
PRE-FINISHED ALUMINUM FASCIA PANEL TO MATCH EPT-4 (SUBMIT SHOP DRAWINGS AND COLOR SAMPLES FOR APPROVAL)

E18 CANOPY SUPPORT COLUMN:
PAINT EPT-6.

E19 GUARDRAIL:
1 1/2" DIAMETER PRE-FINISHED ALUMINUM RAIL TO MATCH EPT-1. CORE DRILL & EPOXY GROUT INTO CONCRETE MIN. 8" DEPTH.

E20 STOREFRONT SYSTEM:
CLEAR ANODIZED ALUMINUM FRAMES. SEE SHEET A8.1 FOR ADDL INFO

E21 HOLLOW METAL DOOR & FRAME:
PAINT TO EPT-1. SEE DOOR SCHEDULE FOR ADDL INFO

E22 PROVIDE WEATHER TIGHT SHEET ALUM BOX OVER CONDUIT STUB OPENING IN ISLAND.

E23 BOLLARD:
PROVIDED AND INSTALLED BY G.C. REFER TO DETAILS ON SHEET A5 FOR ADDL INFO

E24 KNOX BOX:
MOUNTED FLUSH WITH SURROUNDING WALL SURFACE. INSTALL AT FRONT ENTRY OR REAR EXTI (ONE LOACTION ONLY) VERIFY LOCATION WITH LOCAL MUNICIPALITY TO INSURE COMPLIANCE.

E25 BANK EQUIPMENT:
TO BE PROVIDED AND INSTALLED BY OWNER'S EQUIPMENT VENDOR. G.C. TO PROVIDE OPENINGS AND ELECTRICAL REQUIREMENTS IN ACCORDANCE WITH FINAL APPROVED BANK EQUIPMENT SHOP DRAWINGS.

E26 ELECTRICAL SERVICE EQUIPMENT. PAINT COLOR EPT-3, LATTE

E27 HOSE BIB

E28 SIGNAGE BACKING:
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6" TALL WHITE VINYL ADDRESS NUMBER WITH 1/2" THICK STROKE MOUNTED ON INTERIOR FACE OF GLASS TRANSOM

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REFER TO ELEC DWGS FOR ADDL INFO

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E37 LINE OF ROOF SURFACE BEYOND.

E38 PROVIDE RECESSED FIRE KNOX BOXES AS REQUIRED.

CHASE

SIGNED: XX/XX/XX

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PROJECT #210461.89

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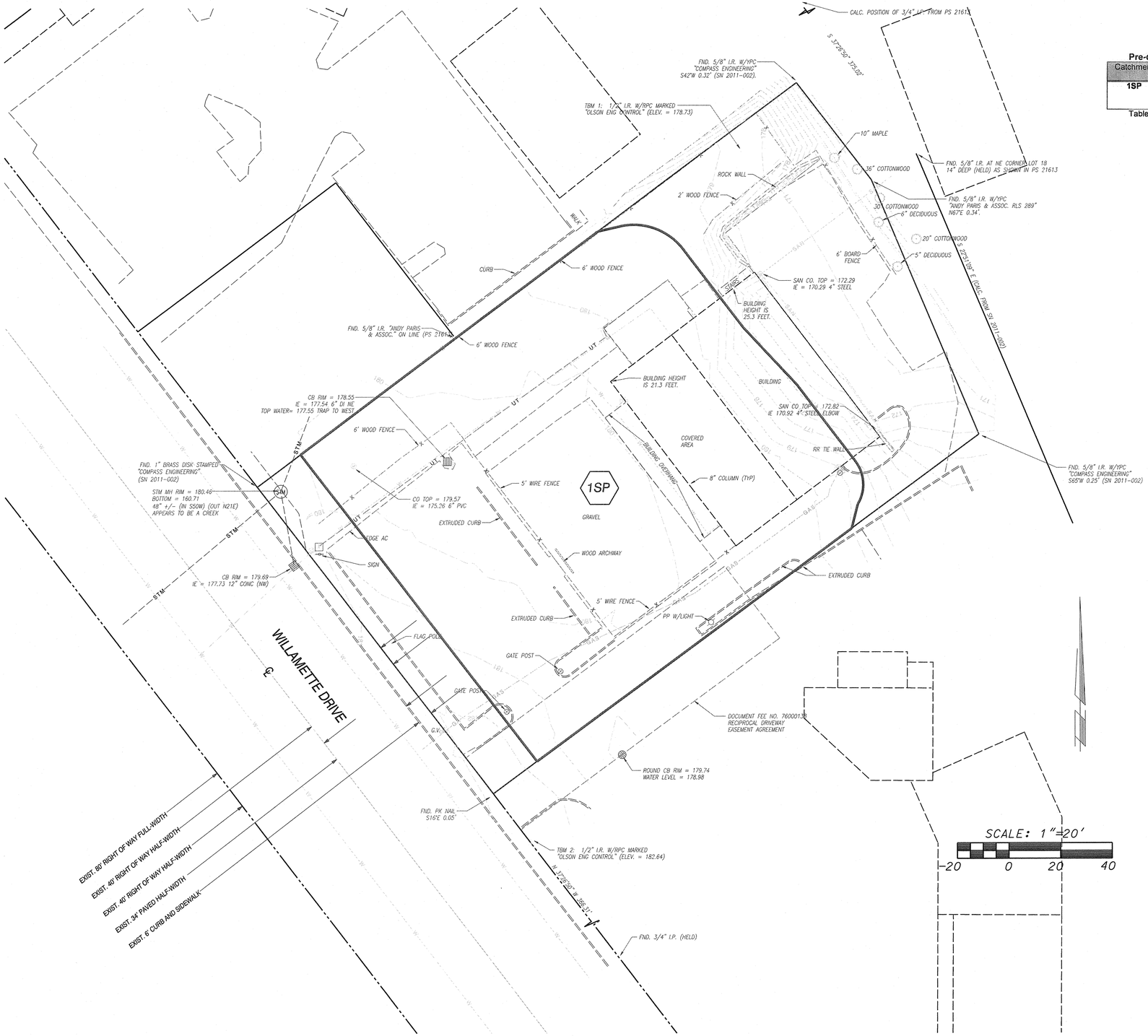
Exterior Elevations

A4.3

Plot date: April 12, 2012 U:\Projects\Chase\New Build\Oregon\Cedar Oak & Willamette-WestLinn\Caddchcow\A 4.3 .dwg



Pre-developed Catchment Area:

Catchment	Area (AC)	CN*	Description	Type of Flow	Length (Ft.)	Slope (%)
1SP	0.573	70	Woods, Good, HSG "C"	Sheet Flow	167	1.1
				Shallow Conc. Flow	30	11.0

Table 1: Hydrologic parameters used in stormwater analysis.

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M:\MicroStation V8\pen tables\OCE table setup\oce catch dev.tbl

CHASE

CEDAR OAK & WILLAMETTE
RETAIL BANKING CENTER
19080 WILLAMETTE DRIVE
WEST LINN, OR 97068
PROJECT #: 21046.89

ARCHITECT OF RECORD
CALLISON
CALLISON ARCHITECTS, P.C.
www.callison.com

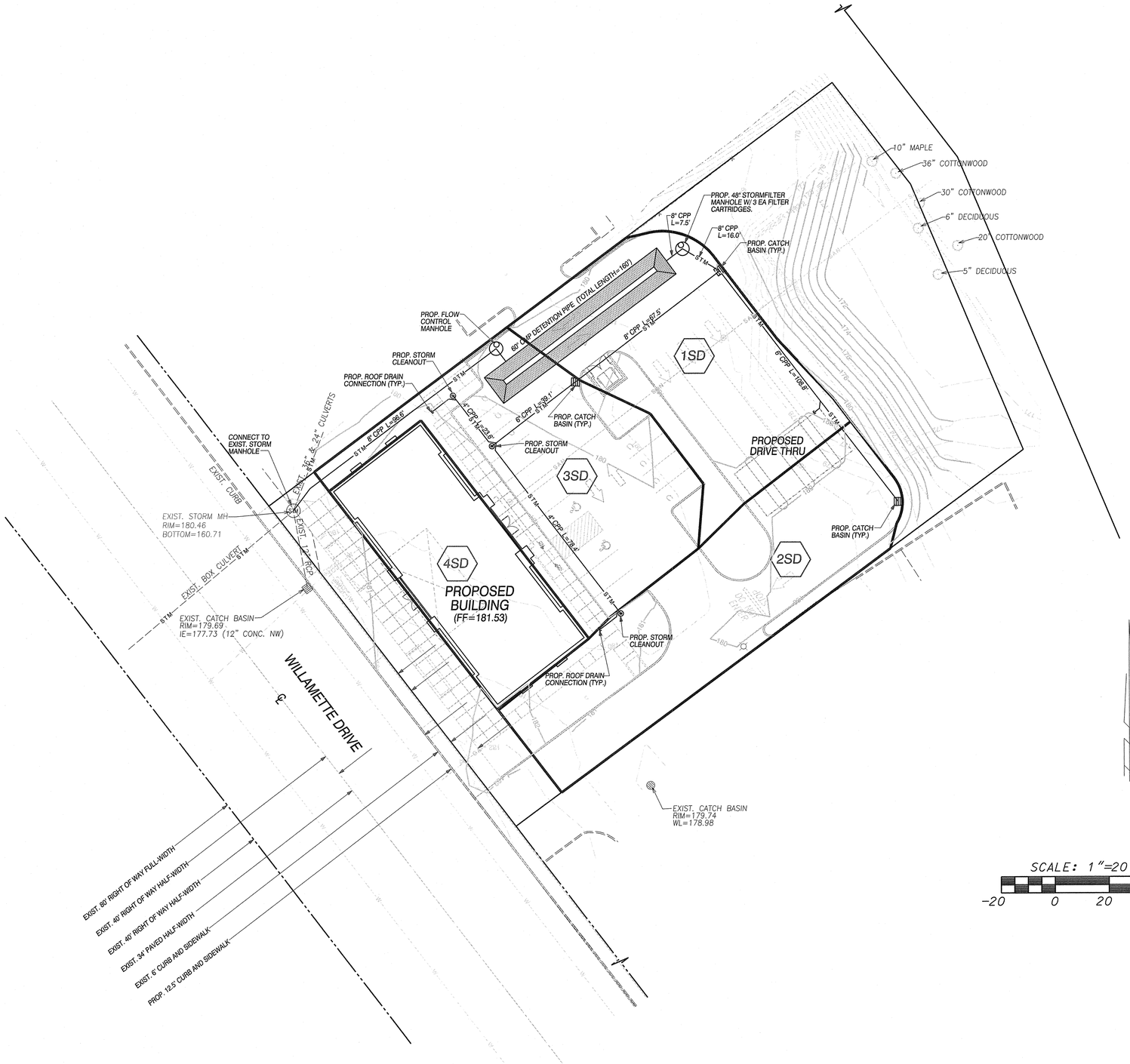
ENGINEER OF RECORD
OLSON ENGINEERING INC. LAND SURVEYORS ENGINEERS
1111 BROADWAY, VANCOUVER, WA 98660

SEAL
REGISTERED PROFESSIONAL ENGINEER
60764PE
OREGON
MAY 17, 1968
CHRIS R. WONDERS
EXPIRES: 6/30/12
2/17/12

ISSUE	DATE	DESCRIPTION
	2/23/2012	DESIGN REVIEW APPLICATION
	4/11/2012	COMPLETENESS REVISIONS

SHEET TITLE
PRELIMINARY PRE-DEVELOPED CATCHMENT PLAN

SHEET NUMBER
1 OF 2



Developed Catchment Areas:

Catchment	Area (AC)	CN*	Description	Type of Flow	Length (Ft.)	Slope (%)
1SD	0.127	98	Paved parking	Direct entry (5.0 Min.)	-	-
	0.022	74	>75% Grass cover, Good, HSG C			
2SD	0.105	98	Paved parking	Direct entry (5.0 Min.)	-	-
	0.058	74	>75% Grass cover, Good, HSG C			
3SD	0.110	98	Paved parking	Direct entry (5.0 Min.)	-	-
	0.016	98	Sidewalk			
	0.034	74	>75% Grass cover, Good, HSG C			
4SD	0.101	98	Roof	Direct entry (5.0 Min.)	-	-
					-	-

Table 2: Hydrologic parameters used in stormwater analysis.

J:\data\8000\8700\8701\Engineering\8701.e.Border.catch dev.dgn
M:\MicroStation V8\pen tables\OCE table setup\oce catch dev.tbl

CHASE

CEDAR OAK & WILLAMETTE
RETAIL BANKING CENTER
19080 WILLAMETTE DRIVE
WEST LINN, OR 97068
PROJECT #: 210461.89

ARCHITECT OF RECORD

CALLISON

CALLISON ARCHITECTS, P.C.
www.callison.com

ENGINEER OF RECORD

OLSON ENGINEERING INC. LAND SURVEYORS ENGINEERS
1111 BROADWAY, VANCOUVER, WA 98660

SEAL

REGISTERED PROFESSIONAL ENGINEER
60784PE
OREGON
JULY 17, 1998
CHERYL R. WONDERLY

EXPIRES: 6/30/12
2/17/12

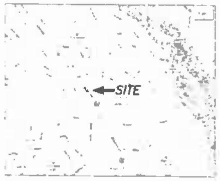
ISSUE	DATE	DESCRIPTION
	2/23/2012	DESIGN REVIEW APPLICATION
	4/11/2012	COMPLETENESS REVISIONS

SHEET TITLE

PRELIMINARY DEVELOPED CATCHMENT PLAN

SHEET NUMBER

2 OF 2



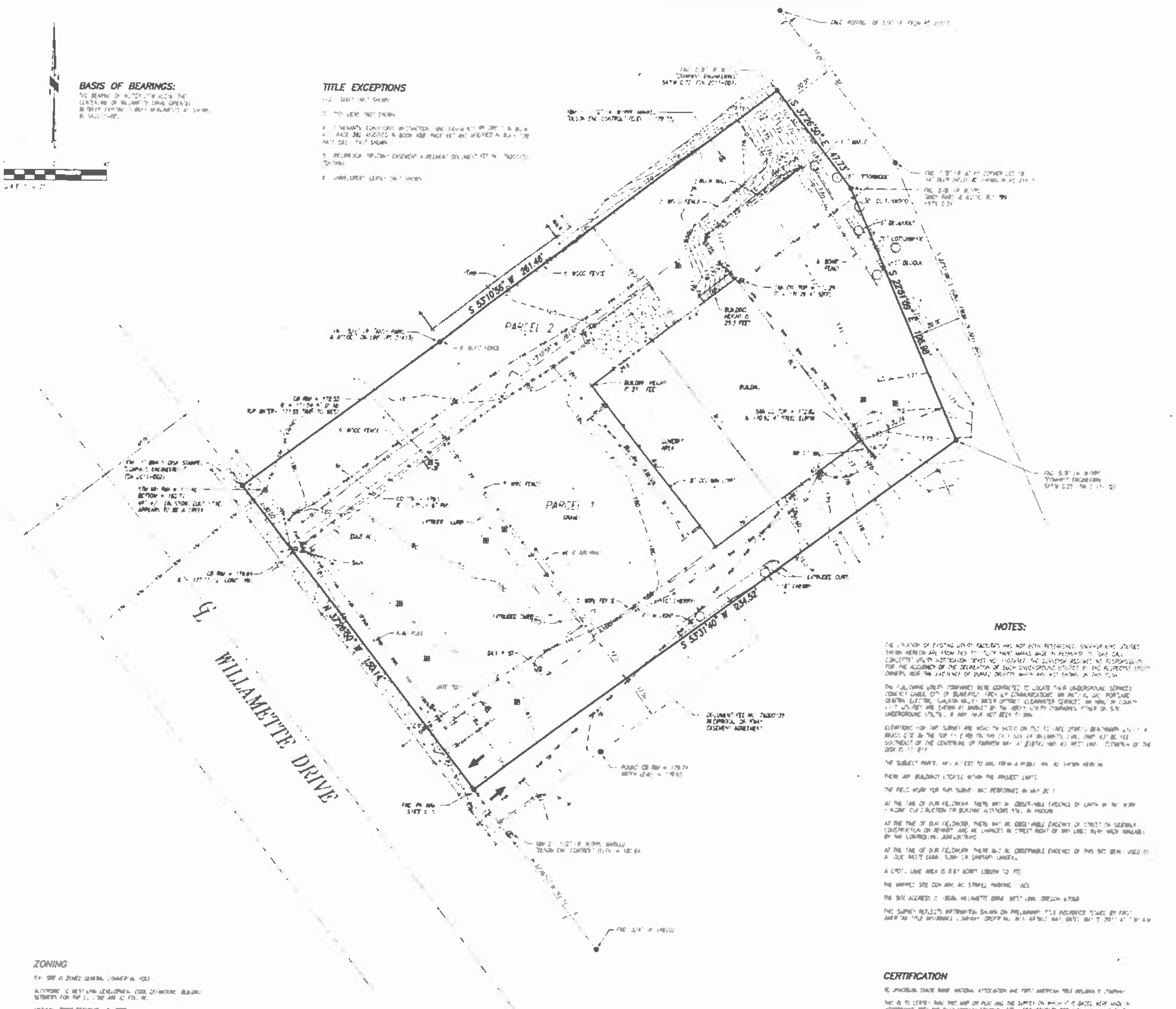
VICINITY MAP

NO SCALE

BASIS OF BEARINGS:

TITLE EXCEPTIONS

LEGEND



LEGAL DESCRIPTION

ZONING

NOTES:

CERTIFICATION

CLIENT:

CALLISON
1420 FIFTH AVENUE #220
SEATTLE, WA 98101
(206) 623-4646

ALTA / ACSM LAND TITLE SURVEY FOR:

CHASE - WILLAMETTE & CEDAROAK

OLSON ENGINEERING INC.
ENGINEERS
LAND SURVEYORS
1111 BROADWAY, VANCOUVER, WA 98660

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
FEBRUARY 3, 1983
BRUCE D. TOWLE
2030

RENEWAL DATE 6/30/12

CHANGES / REVISIONS

DESCRIPTION	DATE
ADDED PARCEL LINE	6/14/11
CERTIFICATION EDITS	6/27/11
ADDED TREE PICS	4/04/12

DESIGNED
DRAWN B.D.T.
CHECKED B.D.T.
DATE MAY 2011
SCALE 1" = 20'

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JOB NO. 8701.01.01

SHEET 1 of 1

STORM SEWER NOTES:

1) STORMWATER FROM THE PROPOSED DEVELOPMENT WILL BE CAPTURED BY CATCH BASINS, TREATED IN A CARTRIDGE FILTER MANHOLE, DETAINED IN THE 60" CMP DETENTION PIPE, RELEASED AT PREDEVELOPED RATES VIA A FLOW CONTROL MANHOLE, AND THEN CONVEYED VIA PIPE TO THE EXISTING STORM SYSTEM LOCATED AT THE NORTHWEST CORNER OF THE SITE.

2) STORMWATER TREATMENT IS PROVIDED BY A 48" STORMFILTER MANHOLE WITH 3 CARTRIDGE FILTERS.

3) STORMWATER DETENTION IS PROVIDED BY 160 LF OF 60" CMP PIPE WITH A FLOW CONTROL MANHOLE TO RESTRICT FLOWS TO PREDEVELOPED RATES.

4) EXISTING CATCH BASINS AND SERVICE LATERALS NOT BEING UTILIZED AS PART OF THE NEW DEVELOPMENT WILL BE COMPLETELY REMOVED.

SANITARY SEWER NOTES:

1) SANITARY SEWER SERVICE FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY CONNECTING TO AN EXISTING SANITARY LATERAL LOCATED NEAR THE EAST END OF THE SITE AND EXTENDING A NEW SANITARY LATERAL TO THE PROPOSED BUILDING.

2) EXISTING SERVICE LATERALS AND CLEANOUTS NOT BEING UTILIZED AS PART OF THE NEW DEVELOPMENT WILL BE COMPLETELY REMOVED.

WATER NOTES:

1) THE EXISTING 1" DOMESTIC WATER SERVICE LOCATED ON WILLAMETTE DRIVE IS TO REMAIN IN PLACE AND PROVIDE SERVICE TO THE PROPOSED DEVELOPMENT. A BACKFLOW PREVENTION DEVICE IS TO BE INSTALLED BETWEEN THE METER AND THE PROPOSED BUILDING.

2) THERE ARE TWO EXISTING FIRE HYDRANTS LOCATED ON THE NORTH SIDE OF WILLAMETTE DRIVE THAT ARE TO PROVIDE FIRE SUPPRESSION FOR THE PROPOSED DEVELOPMENT. ONE HYDRANT IS LOCATED APPROXIMATELY 145 LF NORTH OF THE SITE AND THE OTHER IS LOCATED APPROXIMATELY 160 LF SOUTH OF THE SITE.

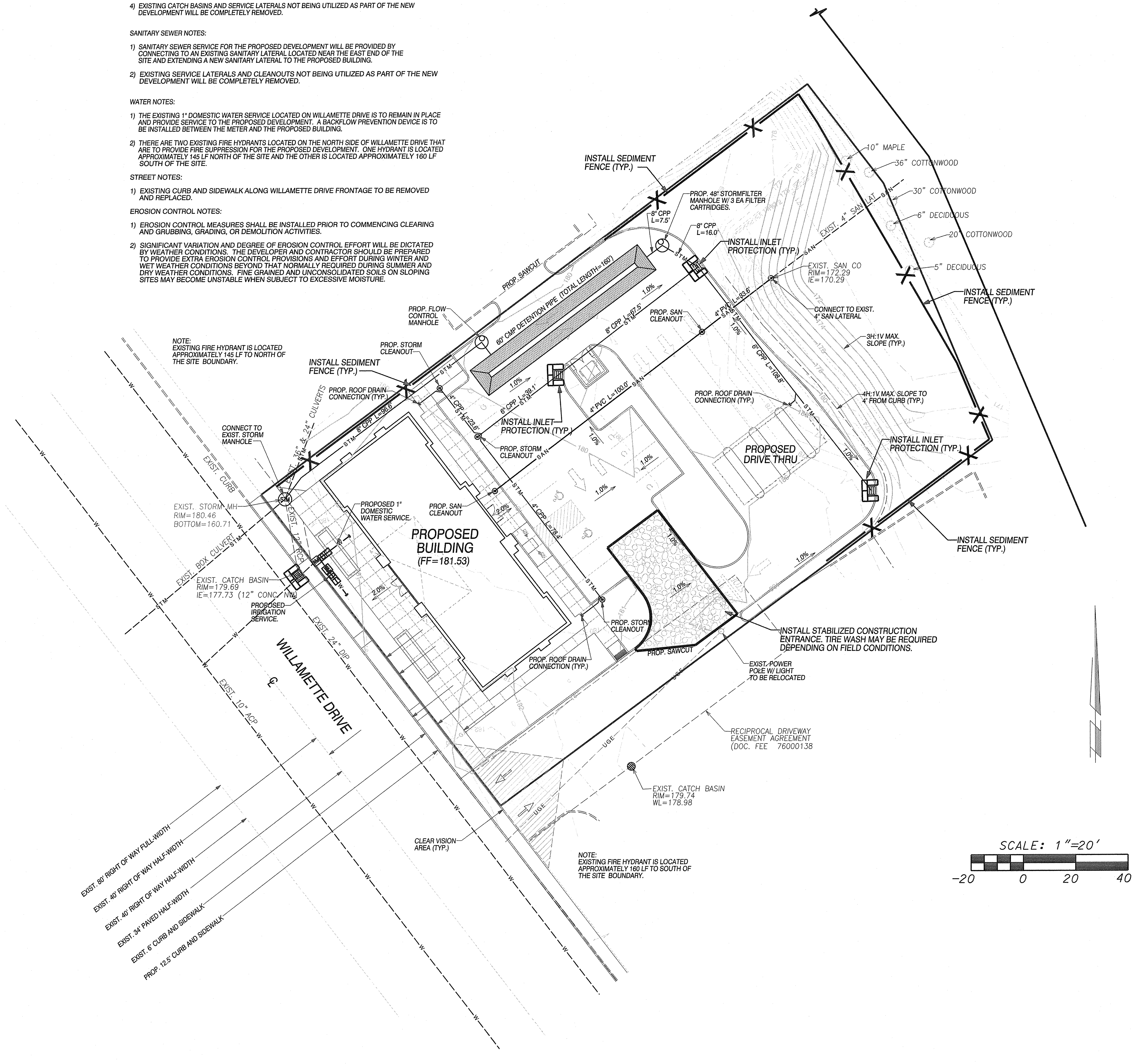
STREET NOTES:

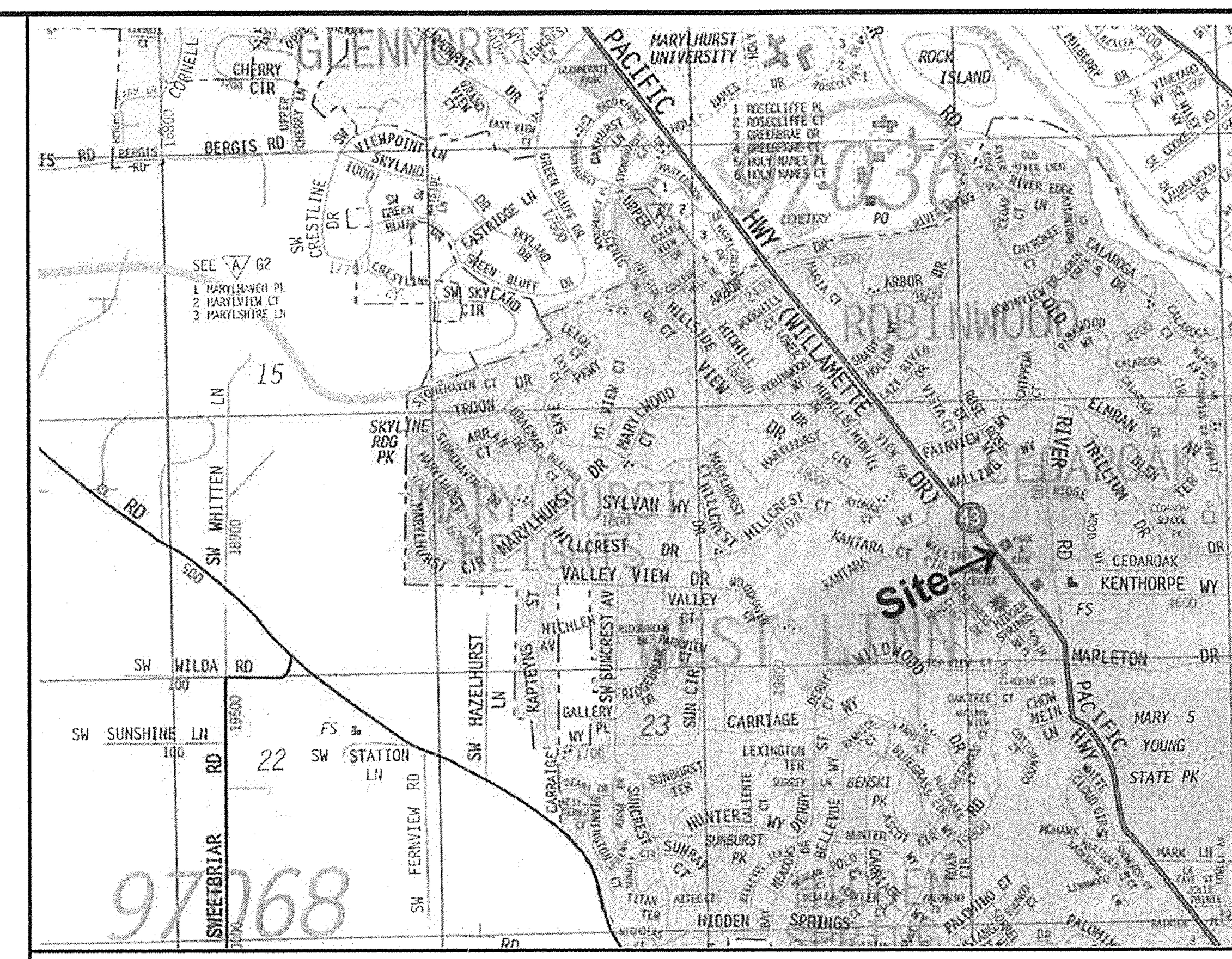
1) EXISTING CURB AND SIDEWALK ALONG WILLAMETTE DRIVE FRONTAGE TO BE REMOVED AND REPLACED.

EROSION CONTROL NOTES:

1) EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING CLEARING AND GRUBBING, GRADING, OR DEMOLITION ACTIVITIES.

2) SIGNIFICANT VARIATION AND DEGREE OF EROSION CONTROL EFFORT WILL BE DICTATED BY WEATHER CONDITIONS. THE DEVELOPER AND CONTRACTOR SHOULD BE PREPARED TO PROVIDE EXTRA EROSION CONTROL PROVISIONS AND EFFORT DURING WINTER AND WET WEATHER CONDITIONS BEYOND THAT NORMALLY REQUIRED DURING SUMMER AND DRY WEATHER CONDITIONS. FINE GRAINED AND UNCONSOLIDATED SOILS ON SLOPING SITES MAY BECOME UNSTABLE WHEN SUBJECT TO EXCESSIVE MOISTURE.





VICINITY MAP

SOILS MAP

LEGEND

——— - - - ———	PERIMETER OF SITE
——— - - ———	RIGHT-OF-WAY LINE
——— - ——— - ———	CENTERLINE OF ROAD
———————	FACE OF CURB
———————	LOT LINE
— — — — — — — —	EASEMENT LINE
——— STM ———	STORM SEWER LINE
— — — STM — — —	EXIST STORM SEWER
——— SAN ———	SANITARY SEWER LINE
— — — SAN — — —	EXIST SANITARY SEWER
——— W ———	WATER SERVICE LINE
— — — W — — —	EXIST WATER LINE
○ MANHOLE	[W] WATER SERVICE METER
○ CLEAN OUT	[T] TELEPHONE RISER
CATCH BASIN	[G] GAS RISER
FIRE HYDRANT ASSEMBLY	[E] ELECTRIC RISER
⊗ WATER VALVE AND BOX	UTILITY POLE
⊗⊗ BLOWOFF ASSEMBLY	UTILITY POLE W/ LIGHT
△ THRUST BLOCK	SIGN POST
——— 123 ———	GRADED CONTOUR LINE
— — — 123 — — —	EXIST CONTOUR LINE
———X———	SEDIMENT FENCE
	CONSTRUCTION ENTRANCE
	INLET PROTECTION

J:\data\8000\8700\8701\Engineering\8701.e.Border.prelim dev.dgn
M:\MicroStation V8\pen tables\OCE table setup\oce utilities.tbl

CHASE

CEDAR OAK & WILLAMETTE RETAIL BANKING CENTER

19080 WILLAMETTE DRIVE
WEST LINN, OR 97068
PROJECT #: 210461.89

ARCHITECT OF RECORD

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ENGINEER OF RECORD

OLSON ENGINEERING INC. LAND SURVEYORS ENGINEERS
1111 BROADWAY, VANCOUVER, WA 98660

SEAL

REGISTERED PROFESSIONAL ENGINEER
60784PE
OREGON
MAY 17, 1999
CHRIS R. WONDERLY
EXPIRES: 6/30/
2/17/12

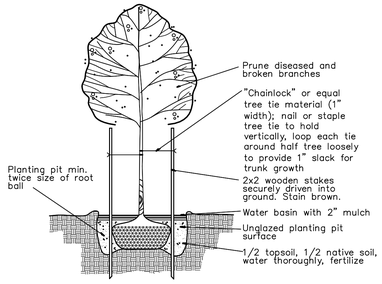
ISSUE	DATE	DESCRIPTION
	2/23/2012	DESIGN REVIEW APPLICATION
	4/10/2012	REVISIONS PER CITY'S
		COMPLETENESS REVIEW

SHEET TITLE

PRELIMINARY DEVELOPMENT PLAN

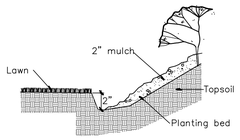
SHEET NUMBER

1 OF 1



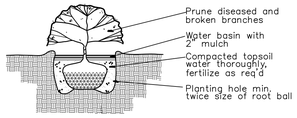
DECIDUOUS TREE PLANTING DETAIL

No Scale



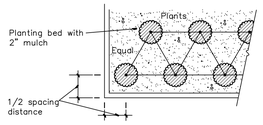
LAWN / PLANTING BED DETAIL

No Scale



SHRUB PLANTING DETAIL

No Scale



GROUND COVER SPACING DETAIL

No Scale– Triangular Spacing

NOTES

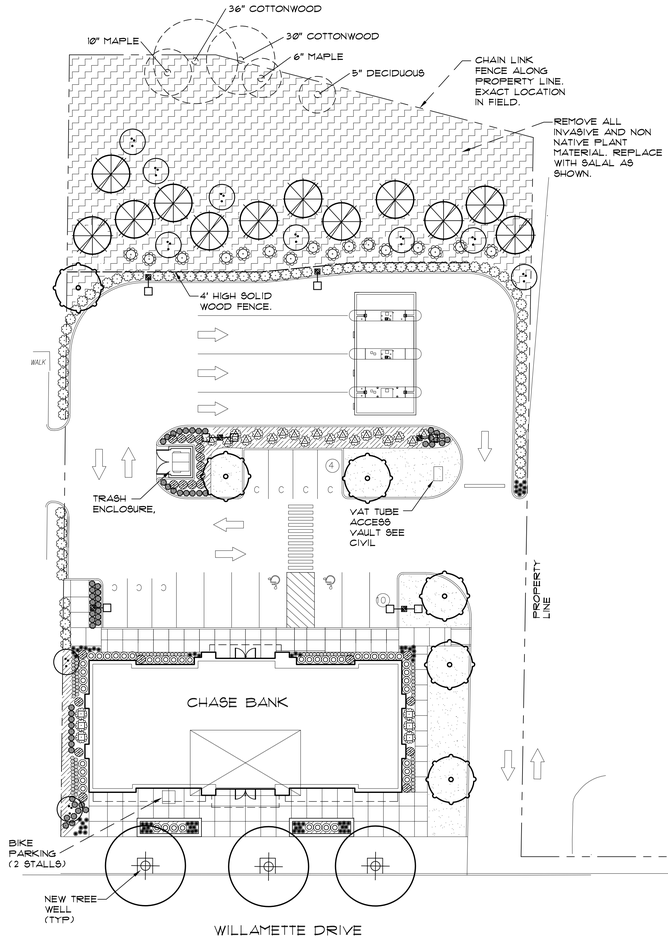
1. Subgrades, including berms, to within 1 1/10th foot provided by General Contractor unless otherwise noted.
2. Subgrade shall be scarified or rototilled if conditions require.
3. 6" depth 3-way topsoil or equal in all planting areas.
4. 2" depth shredded cedar bark mulch in all planting beds.
5. All plant material shall be healthy, full and conform to USA standard nursery stock, latest edition.
6. Plant material or size or kind not available may be substituted only with approval of Landscape Architect or Owner.
7. All mass plantings shall have triangular spacing.
8. All tree pits shall be inspected to insure proper drainage.
9. Positive drainage shall be maintained. Mound planting areas minimum 6".
10. Landscape Contractor shall maintain site until final inspection and acceptance by Owner. Irrigation system shall be fully operational and turned on.

PLANT LIST

SYMBOL	BOTANICAL / COMMON	QUANTITY*	SIZE	SPACING	CONDITION
	Acer rubrum 'Scarsen'/ Scarlet Sentinel Maple,	3	2" Caliper	35' o.c.	B&B
	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	6	2" Caliper	per plan	B&B
	Thuja plicata 'Excelsa' / Excelsa Red Cedar	12	6'-7'	per plan	B&B
	Acer circinatum / Vine Maple	10	6'-7'	per plan	B&B
	Euonymus alata 'Compacta' / Compact Burning Bush	16	5 gallon	per plan	full & bushy
	Berberis thunbergii atro. / Red Barberry	25	5 gallon	per plan	full & bushy
	Rhododendron Unique / Unique Rhododendron	6	5 gallon	per plan	full & bushy
	Viburnum tinus'Spring Bouquet'/ Spring Bouquet Viburnum	82	5 gallon	4' o.c.	full & bushy
	Thuja O. 'Emerald Green' / Emerald green arborvitae	22	6'	3' o.c.	B&B
	Prunus L. 'Otto Luyken' / Otto Luyken Laurel	42	2'	3' o.c.	full & bushy
	Erica Carnea Kramers Red' / Heather	54	2 gallon	2.5'	B&B
	Hemerocallis 'Stella de Oro' / Daylily,	71	1 gallon	per plan	full
	Festuca cinerea 'Blausilber' / Blue-Silver Fescue	96	1 gallon	per plan	full
	Galtheria shallon / Salal		1 gallon	36"	full
	Arctostaphylos uva-ursi / kinnickinnik		4" pots	18"	full
	Sodded lawn - locally grown				

* CONFIRM ALL QUANTITIES

Existing trees - all existing trees to remain: 10" Maple
6" Maple
5" deciduous
36" Cottonwood
30" Cottonwood



LANDSCAPE PLAN

SCALE: 1"=20'

0 10' 20' 40'

CHASE

CEDAR OAK & WILLAMETTE
RETAIL BANKING CENTER
19080 WILLAMETTE DRIVE
WEST LINN, OR 97068
PROJECT #: 210461.89

ARCHITECT OF RECORD

CALLISON

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www.callison.com

ENGINEER OF RECORD

MAIN STREET DESIGN
LANDSCAPE ARCHITECTURE
9402 Tidal Court (206) 842-7886
Bainbridge Is., WA 98110

SEAL

REGISTERED 1444 Kenneth E. Loney OREGON LANDSCAPE ARCHITECT

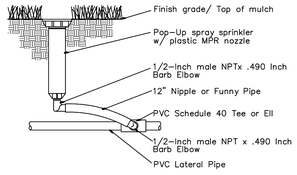
ISSUE	DATE	DESCRIPTION
	2/23/2012	DESIGN REVIEW APPLICATION
	4/23/2012	COMPLETENESS REVISIONS

SHEET TITLE

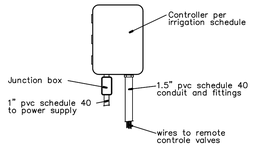
LANDSCAPE PLAN

SHEET NUMBER

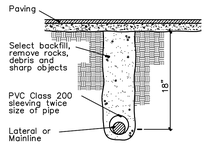
L-1



POP-UP SPRAY SPRINKLER
No Scale



WALL MOUNT CONTROLLER
No Scale



SLEEVING DETAIL
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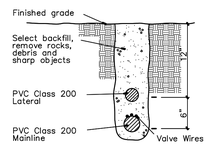

TRENCHING DETAIL
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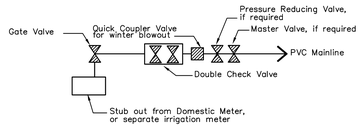


POINT OF CONNECTION
No Scale

IRRIGATION SCHEDULE

SYMBOL F 3Q H Q	DESCRIPTION	RADIUS	GPM	PSI
	RAINBIRD 3500 SERIES POP-UP, 2.0 NOZZLE	27'	1.69H	35
	RAINBIRD 1800 MPR 15' SERIES POP-UP, 4" LAWN, 6" G.C.	15'	1.85H	30
	RAINBIRD 1800 MPR 12' SERIES POP-UP, 4" LAWN, 6" G.C.	12'	1.30H	30
	RAINBIRD 1800 MPR 10' SERIES POP-UP, 4" LAWN, 6" G.C.	10'	0.79H	30
	RAINBIRD 1800 MPR 8' SERIES POP-UP, 4" LAWN, 6" G.C.	8'	0.52H	30
	RAINBIRD 1800 MPR 5' SERIES POP-UP, 4" LAWN, 6" G.C.	5'	0.2H	30
	RAINBIRD 1800 MPR SIDE STRIP POP-UP, 4" LAWN, 6" G.C.	9'X18'	1.73	30
	RAINBIRD 1800 MPR SIDE STRIP POP-UP, 4" LAWN, 6" G.C.	4'X30'	1.21	30
	RAINBIRD 1800 MPR END STRIP POP-UP, 4" LAWN, 6" G.C.	4'X15'	0.61	30
	RAINBIRD PEB SERIES PLASTIC VALVES			
C	RAINBIRD ESP-LX MODULAR SERIES 12 STATION CONTROLLER			
	POINT OF CONNECTION: 3/4" IRRIGATION METER 3/4" FEBCO 850 DOUBLE CHECK VALVE 1" QUICK COUPLER VALVE			

1 STATION
27 GPM

1-1/4" MAINLINE, PVC SCHEDULE 40
LATERAL LINE, PVC CLASS 200
SLEEVING, PVC CLASS 200

IRRIGATION SCHEDULE—DRIP

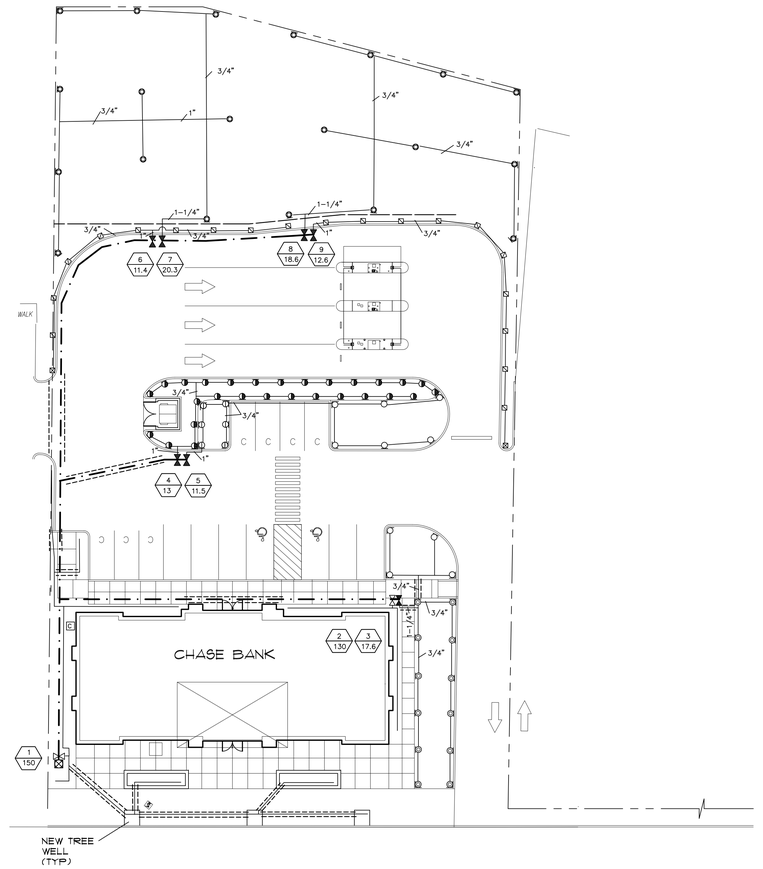
RAINBIRD LOW FLOW VALVE 1", VALVE #2
INLINE WYE FILTER & INLINE PRESSURE REGULATOR.

RAINBIRD BLACK STRIP TUBING - COIL LENGTH AS NEEDED.
TIE DOWN STAKES EVERY 24"

XERI-BUG EMITTERS - XB-10PC BARB INLET, 1.0 GPH
ONE PER SMALL SHRUB, TWO PER LARGE SHRUB, 8 PER TREE
NUMBER MAY BE ADJUSTED IN FIELD.

1 STATION
27 GPH

- CONFIRM EXACT LOCATION OF P.O.C., CONTROLLER, AND WATER PRESSURE AT P.O.C.
- ALL VALVES IN 'AMETEK', OR 'CARSON', BOXE, OR EQUAL, SET AT FINISHED GRADE.
- ALL WORK PER PLANS, LOCAL CODES AND MANUFACTURER'S SPECS.
- PRESSURE TEST BEFORE BACKFILLING.
- PLAN IS DIAGRAMMATIC. ADJUST LINE AND HEAD LOCATIONS AS NECESSARY TO ASSURE PROPER COVERAGE AND CONFORM WITH ACCEPTED CONSTRUCTION PRACTICES.



NORTH

IRRIGATION PLAN
SCALE: 1"= 20'

0 10' 20' 40'

CHASE

CEDAR OAK & WILLAMETTE
RETAIL BANKING CENTER
19080 WILLAMETTE DRIVE
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ARCHITECT OF RECORD
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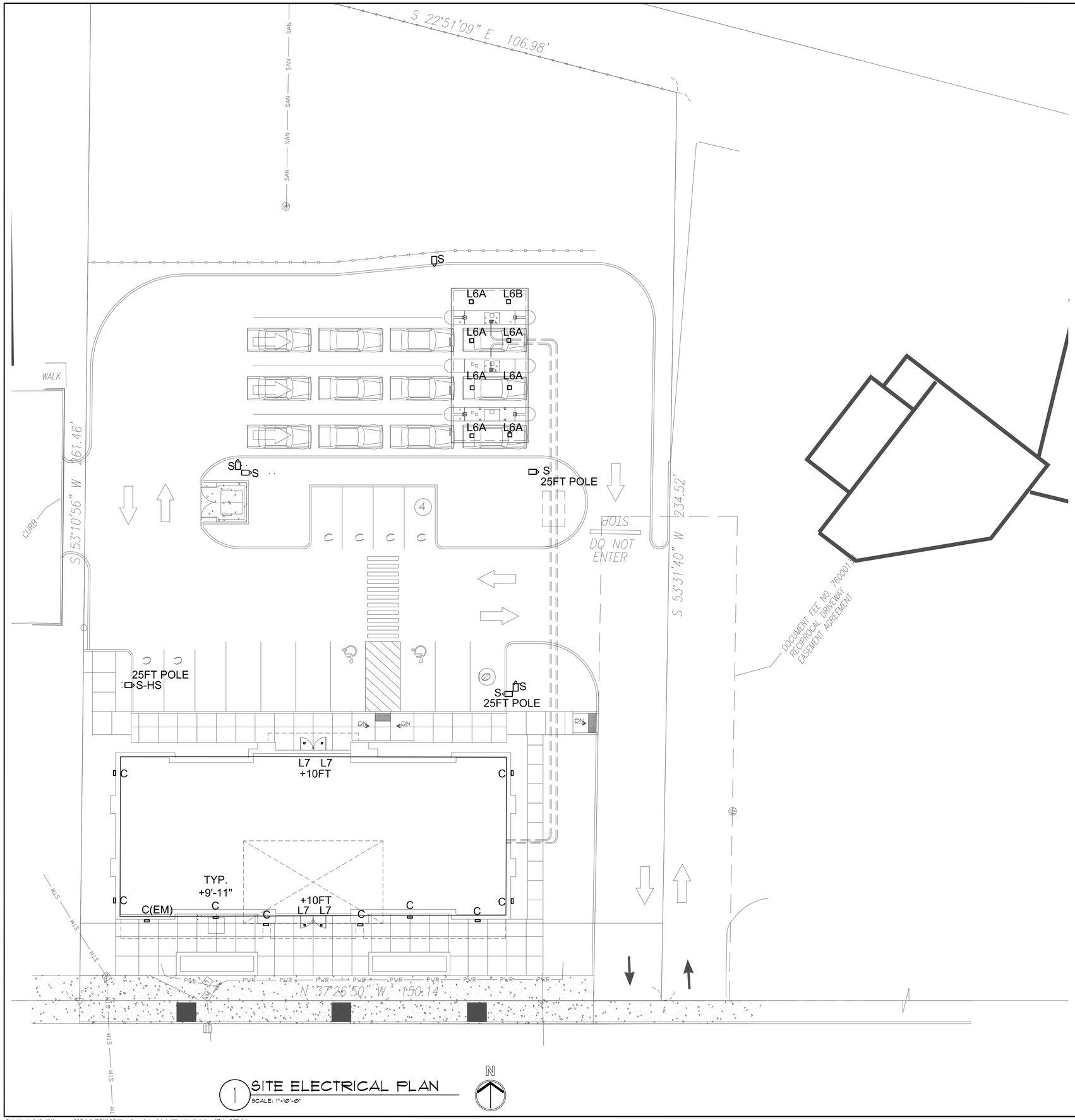
ENGINEER OF RECORD
MAIN STREET DESIGN
LANDSCAPE ARCHITECTURE
9402 Tidal Court
Bainbridge Is., WA 98110
(206) 842-7886

SEAL
REGISTERED
744
Kenneth E. Loney
OREGON
LANDSCAPE ARCHITECT

ISSUE	DATE	DESCRIPTION
	2/23/2012	DESIGN REVIEW APPLICATION
	4/11 /2012	COMPLETENESS REVISIONS

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
L-2



1 SITE ELECTRICAL PLAN
SCALE: 1"=10'-0"

N

PLAN NOTES

1. ELECTRICAL CONTRACTOR TO COORDINATE UTILITY SERVICE (FROM UTILITY TRANSFORMER) IN ACCORDANCE WITH THE UTILITY COMPANY SPECIFICATIONS.
2. PROVIDE CONDUIT/ FEEDER FROM UTILITY SERVICE BOX TO SERVICE METER. COORDINATE AND PROVIDE AS REQUIRED BY UTILITY.
3. (1) 4" CONDUITS, EACH WITH 4#600MCM FROM UTILITY SERVICE BOX TO 400AMP 120/208V, 3 PH, 4 W C/T CABINET ON EXTERIOR WALL.
4. 400AMP C/T, AND METER CABINET MOUNTED ON FACE OF BUILDING. REFER TO ELECTRICAL SERVICE DIAGRAM ON SHEET #E5.0 FOR ADDITIONAL INFORMATION.
5. SITE SIGN: FIELD VERIFY EXACT LOCATION. PROVIDE DISCONNECT AS REQUIRED AND ROUTE THROUGH CONTACTOR C1-(B).
6. PROVIDE 2-4"C.O. WITH PULL WIRE FOR TELEPHONE /COMMUNICATION UTILITY SERVICE. COORDINATE WITH UTILITY AND PROVIDE REQUIREMENTS PER UTILITY STANDARDS.

SITE LIGHTING FIXTURE SCHEDULE

S (S-HS)	(1) SPAULDING #OK3-ARM-L13-H4-F-Q-DB-PR2, 135 WATT LOW PRESSURE SODIUM LUMINAIRE, WITH FLAT POLYCARBONATE LENS AND HORIZONTAL TYPE IV DISTRIBUTION OPTICS, FIXTURES MOUNTED AT 90' ON A 22'-6" HIGH, 5" SQUARE STRAIGHT STEEL POLE #SSS-22.5-50-3-BX-DB WITH 6" RIGID ARM, FINISH TO BE DARK BRONZE, VERIFY COLOR SELECTION W/ARCHITECT PRIOR TO ORDERING. LUMINAIRES TO HAVE MULTI-TAP BALLAST WIRED FOR 208V. PROVIDE POLE BASE COVER. NOTE: "-HS" INDICATES HOUSE SHIELD.
A	KIM LIGHTING #WD18 WALL DIRECTOR, DIE CAST ALUMINUM AND LENS FRAME FABRICATED ALZAK REFLECTOR, WALL MOUNTED, 250 WATT, MH BT-28. MOUNT AT 16.5' CENTERLINE OF FIXTURE.
B	KIM LIGHTING #WD18 WALL DIRECTOR, DIE CAST ALUMINUM AND LENS FRAME FABRICATED ALZAK REFLECTOR, WALL MOUNTED, 400 WATT, SMH ED-28. MOUNT AT 16.5' CENTERLINE OF FIXTURE.
C	LITHONIA LIGHTING #WSR-2/42-MD-120-ELDWR-LP1 FULL CUTOFF WALL MOUNTED FIXTURE W/(2)42W CFL LAMP. PROVIDE FIXTURE WITH BODINE B30 BATTERY PACK.
L6A	#CRO2-S-LED-50-CW-UE, FABRICATED WHITE PAINTED METAL HOUSING,ONE CIRCUIT BOARD WITH 50 LEDS, FORMED WHITE PAINTED METAL PLATE BETWEEN REFLECTOR AND CIRCUIT BOARD, FORMED PREMIUM SPECULAR METAL REFLECTOR WITH OEN CONICAL APERTURE BELOW EACH LED, CLEAR FLAT GLASS LENS IN FABRICATED WHITE PAINTED METAL LENS FRAME.
L6B	SIMILAR TO "L6A" CRO-FO-LED-30-CW-UE. CROSSOVER FOCUS, NICHIA.
L7	LIGTHOLIER C4X4L10DL-CL-*-EM LED WITH LENS FIXTURE, INTEGRAL EMERGENCY BATTERY (90 MIN.) PACK.

NOTE: POLE AND POLE BASES ARE TO BE FINISHED WITH NON- REFLECTIVE, BLACK POWDER COATING.

CHASE LIGHTING STANDARDS

STANDARDS FOR CHASE ATM AND ND LOCATIONS ARE DETAILED IN THE CHASE CORPORATION PHYSICAL SECURITY STANDARDS, WHICH HAVE BEEN ADOPTED BY EACH STATE'S BOARD OF DIRECTORS.

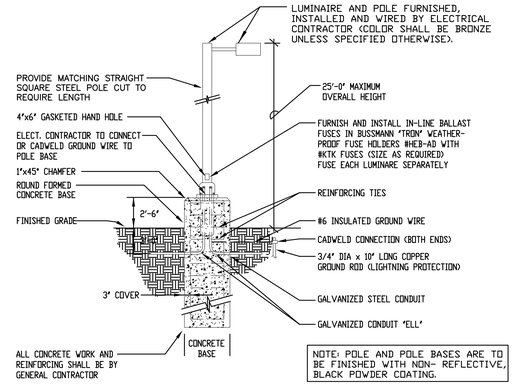
LIGHTING STANDARDS ARE SUMMARIZED AS FOLLOWS:

- CHASE WILL MEET ALL COUNTY/PARISH, CITY AND STATE REGULATIONS FOR ATM AND ND LOCATIONS.
- IN THOSE LOCATIONS WHERE STANDARDS ARE NOT MANDATED BY LOCAL OR STATE LEGISLATION, CHASE HAS ESTABLISHED THE FOLLOWING LIGHTING STANDARDS DURING THE HOURS OF DARKNESS (30 MINUTES AFTER SUNSET AND 30 MINUTES BEFORE SUNRISE):

SITE LOCATION	REQUIRED LIGHTING (IN FOOT-CANDLES)
AT THE FACE OF THE ATM AND ND, EXTENDING OUTWARD 5 FEET	10
WITHIN 50 FEET OF THE ATM AND ND	2
WITHIN THE ACCESS AREA	1
ALL PARKING AREAS WITHIN 50 FEET OF THE WALK-UP ATM AND THE WALK-UP ND	1
ALONG THE FIRST 40 UNOBSTRUCTTED FEET OF THE ADJACENT SIDE OF THE BUILDING (IF THE ATM OR ND IS WITHIN 10 FEET OF THE CORNER OF THE BUILDING AND THE ATM OR ND IS GENERALLY ACCESSIBLE FROM THE ADJACENT SIDE)	1

VISIBILITY AND ACCESS STANDARDS ARE SUMMARIZED AS FOLLOWS:

- CHASE WILL MEET ALL COUNTY/PARISH, CITY AND STATE REGULATIONS FOR ATM AND ND LOCATIONS.
- IN THOSE LOCATIONS WHERE STANDARDS ARE NOT MANDATED BY LOCAL OR STATE LEGISLATION, CHASE HAS ESTABLISHED THE FOLLOWING STANDARDS AS THEY PERTAIN TO VISIBILITY AND ACCESS:
  - ATMS AND NDS MUST BE LOCATED IN AREAS WITH HIGH VISIBILITY.
  - LANDSCAPING, LIGHTING, VEGETATION, AND OTHER OBSTRUCTIONS MUST BE CONSIDERED.



2 POLE DETAIL
SCALE: 1"=10'-0"

CHASE

ENCON
ENERGY ■ CONSERVATION ■ COMPANY
4940 El Camino Real
Los Altos, California, 94022
tel ∮ (650) 961-8095
fax ∮ (650) 964-3754
email info@encon.com

ENCON Project ∮: CE7408.00

DATE:
Apr 10, 2012

REGISTERED PROFESSIONAL ENGINEER
10663
OREGON
MECHANICAL
ROBERT P. TRIFUNOVIC
EXP. DATE: 06/30/12

CALLISON ARCHITECTURE, INC.
CALLISON ARCHITECTS, P.C.
www.callison.com

CHASE
NEW BUILD
CEDAR OAK & WILLAMETTE
19080 Willamette Dr
West Linn, OR 97068

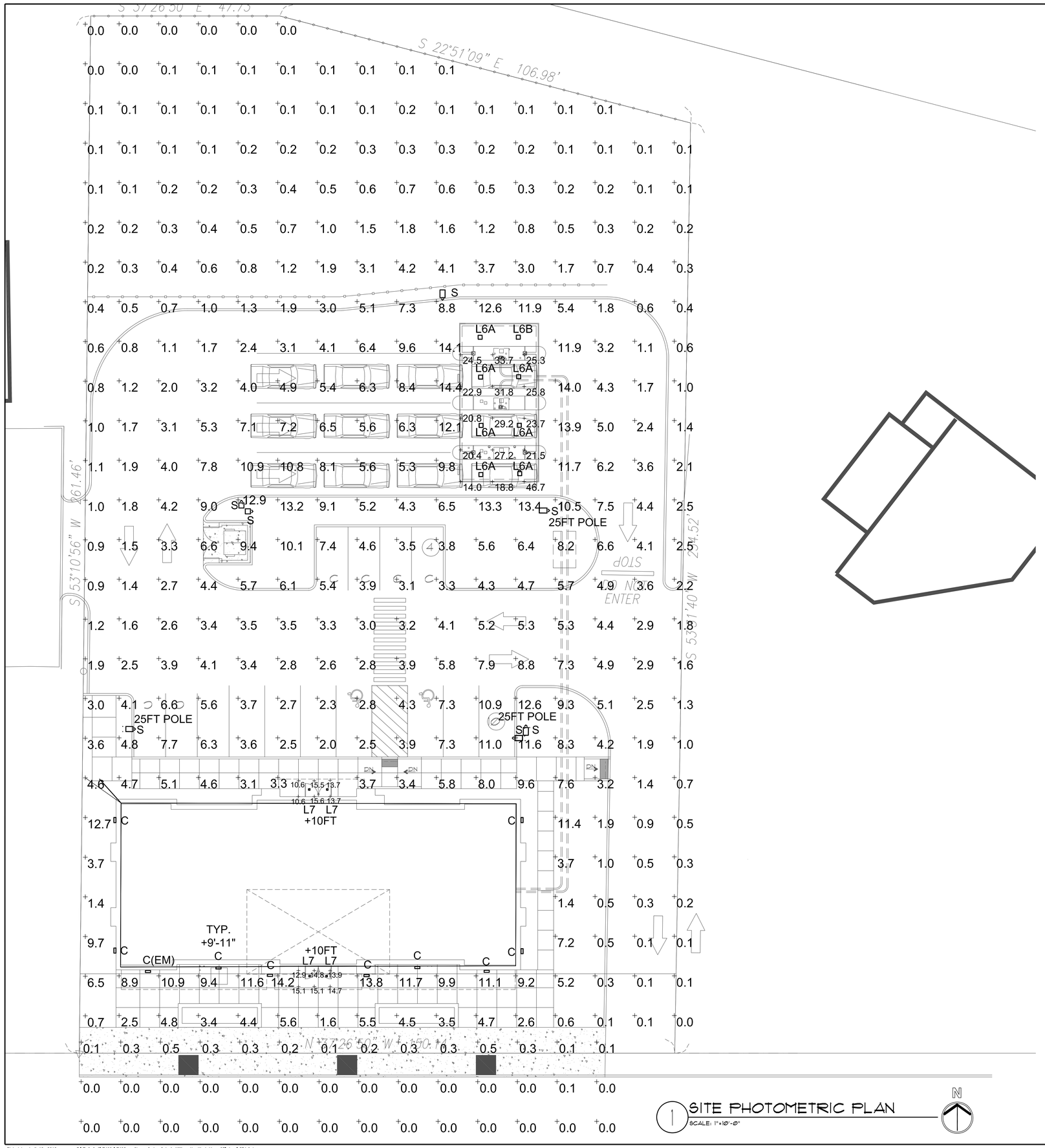
PROJECT #210461.89

ISSUED / REVISED	DATE
Completeness Revisions	04-11-12

SITE ELECTRICAL PLAN

SE1.0

Plot date: April 10, 2012 P:\7 0 0 0\7400s\7408 - Chase Cedar Oak & Willamette-West Linn, OR\dwgs\SE1.0.dwg



STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ATM Drive-Thru	+	25.8 fc	46.7 fc	14.0 fc	3.3:1	1.8:1
Entry Canopy Lighting	+	14.4 fc	15.1 fc	12.9 fc	1.2:1	1.1:1
North Entry CAnopy	+	13.3 fc	15.6 fc	10.6 fc	1.5:1	1.3:1
Site Lighting	+	3.8 fc	15.3 fc	0.5 fc	30.6:1	7.6:1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	C	10	WSR 42TRT MD	ARCHITECTURAL SCONCE WITH MEDIUM THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS.	TWO 42-WATT TRIPLE TUBE COMPACT FLUORESCENT, HORIZONTAL POSITION.	LI111979.ies	6400	0.95	96
	L7	4	C4X4L10DL30KCL W	LED 20 W DOWNLIGHT 4.5" SQUARE 3000K CL FINISH	LED LUMEN RATING = 1049 LMS	C4X4L10DL30 KCLW.IES	1049	1.00	19.6
	L6A	7	CRO2-S-LED-50-CW-UE	FABRICATED WHITE PAINTED METAL HOUSING, ONE WHITE CIRCUIT BOARD WITH 50 LEDS, FORMED WHITE PAINTED METAL PLATE BETWEEN REFLECTOR AND CIRCUIT BOARD, FORMED PREMIUM SPECULAR METAL REFLECTOR WITH ONE CONICAL APERTURE BELOW EACH LED, CLEAR FLAT GLASS LENS IN FABRICATED WHITE PAINTED METAL LENS FRAME.	FIFTY WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDS), VERTICAL BASE--UP POSITION.	CRO2-S-LED-50-CW-UE.IES	4957	0.95	60
	L6B	1	CRO-FO-LED-30-CW-UE	CROSSOVER FOCUS	NICHIA	CRO-FO-LED-30-CW-UE.IES	2400	0.95	50
	L21	0	WD14x3/070MHxx x/xx	WALL DIRECTOR 14 WALL MOUNTED LUMINAIRE DIE-CAST ALUM HOUSING & LENS FRAME FABRICATED ALZAK REFLECTOR	70 WATT MH CLEAR ED-17 MED BASE HORZ.	WD3-070M.ies	5040	0.81	70
	S	7	OK3-L18-H4-F	OAKLAND 3-LPS RECTANGULAR AREA LIGHT TYPE IV REFLECTOR CLEAR FLAT PLASTIC LENS	135W CLEAR T16 LOW PRESSURE SODIUM, HORIZONTAL POSITION	L4306OK.ies	25000	0.81	165

SITE PHOTOMETRIC PLAN
SCALE: 1"=10'-0"

N

Plot date: April 10, 2012 P:\7 0 0 0\7400a\7408 – Chase Cedar Oak & Willamette–West Linn, OR\dwgs\SP1.0.dwg

CHASE

ENCON
ENERGY ■ CONSERVATION ■ COMPANY
4940 El Camino Real
Los Altos, California, 94022
tel ∮ (650) 961-8905
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ENCON Project ∮: CE7408.00

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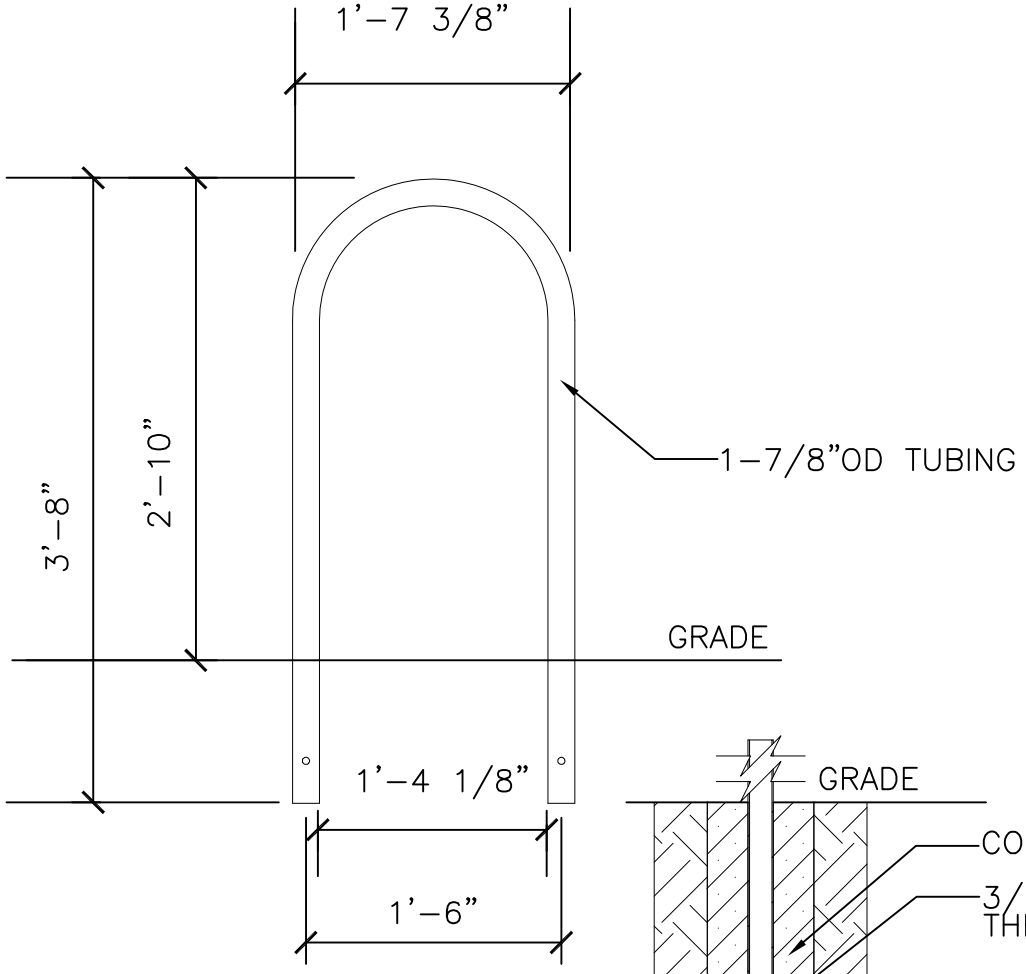
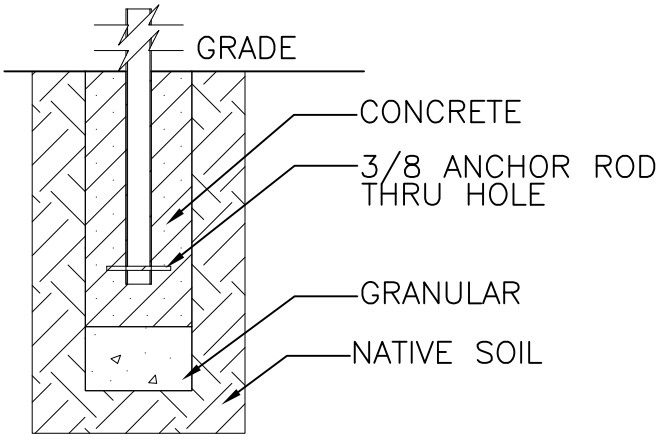
Completeness Revisions	04-11-12

SITE PHOTOMETRIC PLAN

SP1.0



ELEVATION VIEW



IN GROUND MOUNT

SEE SITE PLAN FOR
LOCATION

12 BICYCLE RACK

NTS

Chase Bank Drainage Analysis

Project Overview:

The proposed Chase Bank development consists of a 4,324 SF commercial building, associated concrete sidewalk, paved parking area, and landscape. Frontage improvements are proposed along Willamette Drive (Highway 43). These improvements include new concrete vertical curb with a 12' wide attached concrete sidewalk. The site is approximately 0.873 acres in size and located in West Linn, OR at 19080 Willamette Drive (NE quarter of Section 23, Township 2 South, Range 1 East of the Willamette Meridian). The site is bounded on the west by Willamette Drive (Highway 43), on the north by tax parcels #700 and 702, on the south by tax parcel #704, and on the east by the Cedar Oak Apartment Complex.

All stormwater runoff from Willamette Drive and the associated sidewalk area will continue to drain to the existing storm sewer system located within that road. Stormwater runoff from the new building roof, parking lot, and sidewalks is to be collected and treated in a StormFilter manhole and then detained in a subsurface detention structure prior to being conveyed via pipe to the existing storm sewer system located at the northwest corner of the site. The existing storm system currently conveys stormwater runoff in the northeast direction from Willamette Drive to an existing stream located north of the commercial site on tax parcel #700. This existing storm sewer system is comprised of a 5' x 5' box culvert located under Willamette Drive which transitions into 24" and 36" culverts beneath the existing commercial site on tax parcel #700. This transition is made at an existing vault located at the northwest corner of the Chase Bank site. It is proposed that the connection to the existing storm sewer system be made at this vault. The proposed storm sewer system has been designed per the requirements set forth in the 2010 City of West Linn Public Works Design Standards and the 2008 City of Portland Stormwater Management Manual.

Existing Conditions:

The site was previously occupied by Kasch's Nursery which included a 5,630 SF (footprint area) building, a 14,630 SF parking lot, grass landscape areas, and an existing retaining wall, which are all to be completely removed as part of the proposed development. The existing topography falls generally from southwest to northeast with slopes ranging from 1% to 20%. Stormwater runoff from the site either drains to the existing storm system or flows overland off the site in the northeast direction.

For purposes of the stormwater calculations, the site was assumed to be in its undeveloped condition (forested), as required in Section 1.3.2 in the 2008 City of Portland Stormwater Management Manual.

The following table is a summary of the pre-developed catchment area:

Pre-developed Catchment Area:

Catchment	Area (AC)	CN*	Description	Type of Flow	Length (Ft.)	Slope (%)
1SP	0.573	70	Woods, Good, HSG "C"	Sheet Flow Shallow Conc. Flow	167 30	1.1 11.0

Table 1: Hydrologic parameters used in stormwater analysis.

- **See Appendix A for Table C-2 Runoff Curve Numbers from C.O.P. Stormwater Management Manual.**
- **See Appendix L for the Pre-developed Catchment Plan.**

Proposed Land Use:

With Hydrologic Group "C", the following CN values were used:

Description	Group "C"
Roofs	CN=98
Paved parking	CN=98
Sidewalk	CN=98
>75% Grass cover, Good, HSG C	CN=74

Approximately 0.573 AC of the 0.873 AC site is to be disturbed for construction of the proposed building, parking area, sidewalks, and landscape areas. This development will result in a total of 0.523 AC of new impervious surface. This includes 0.101 AC of new building roof area, 0.351 AC of new pavement, and 0.071 AC of new sidewalk. In addition, there is 0.113 AC of new grass/landscape. The following table is a summary of the developed catchments:

Developed Catchment Areas:

Catchment	Area (AC)	CN*	Description	Type of Flow	Length (Ft.)	Slope (%)
1SD	0.127 0.022	98 74	Paved parking >75% Grass cover, Good, HSG C	Direct entry (5.0 Min.)	-	-
2SD	0.105 0.058	98 74	Paved parking >75% Grass cover, Good, HSG C	Direct entry (5.0 Min.)	-	-
3SD	0.110 0.016 0.034	98 98 74	Paved parking Sidewalk >75% Grass cover, Good, HSG C	Direct entry (5.0 Min.)	-	-
4SD	0.101	98	Roof	Direct entry (5.0 Min.)	- -	- -

Table 2: Hydrologic parameters used in stormwater analysis.

- **See Appendix A for Table C-2 Runoff Curve Numbers from City of Portland Stormwater Management Manual.**
- **See Appendix L for Developed Catchment Plan.**

Stormwater Design:

All stormwater runoff from Willamette Drive and the associated sidewalk area will continue to drain to the existing storm sewer system located within that road. Stormwater runoff from the new building roof, parking lot, and sidewalks is to be collected and treated in a StormFilter manhole and then detained in a subsurface detention structure prior to being conveyed via pipe to the existing storm sewer system located at the northwest corner of the site. The proposed storm sewer system has been designed per the requirements set forth in the 2010 City of West Linn Public Works Design Standards and the 2008 City of Portland Stormwater Management Manual.

According to the USDA Soil Survey of Clackamas County, the soil within the proposed development area is classified as:

1. Cascade Silt Loam (13C).

2. Permeability (from Table 12):

   Cascade Silt Loam (13C) –
   0-11 inch depth 0.6-2.0 inches/hour
   11-21 inch depth 0.6-2.0 inches/hour
   21-60 inch depth 0.06-0.2 inches/hour

3. Soil hydrologic groups:

   Cascade Silt Loam (13C) –
   Soil group C

- **See Appendix B for Soils Map and associated data.**
- **See Appendix C for Geotechnical Engineering Report by Terracon.**

The water quality design storm for this project was determined per Section 1.3.3 of the 2008 City of Portland Stormwater Management Manual. The 2-year through 100-year design storms were taken from the 24-Hour Rainfall Depths Table provided Appendix A of this report. The design storms are tabulated as follows:

Water Quality	0.83 in / 24 hrs
2-year	2.40 in / 24 hrs
5-year	2.90 in / 24 hrs
10-year	3.40 in / 24 hrs
25-year	3.90 in / 24 hrs
100-year	4.40 in / 24 hrs

- **See Appendix A for Table C-1 Design Storms from City of Portland Stormwater Management Manual.**

Quantity Control:

Section 2.0013 of the 2010 City of West Linn Public Works Design Standards and Section 1.3.2 of the 2008 City of Portland Stormwater Management Manual both specify that release rates for the developed sites shall not exceed the respective runoff rates from the pre-developed site in the 2-year, 5-year, 10-year, and 25-year storms. In addition, the stormwater facility must provide safe overflow conveyance for the 100-year storm if it exceeds the pre-developed 100-year rate. A subsurface detention facility with flow control manhole is proposed to provide sufficient detention storage for the development and maintain the allowed developed discharge rates. More specifically, the detention facility is to be comprised of 160 LF of 60" diameter corrugated metal pipe. For the purpose of the calculations, the base elevation of the detention facility is assumed to be at 0 FT elevation and, therefore, the top of the storage facility is at an elevation of 5 FT. The following table summarizes the pre-developed and developed flows from the Chase Bank site:

Design Storms	Pre-developed Flow From Site (Reach 1SP) (CFS)	Allowable Flow From Site (CFS)	Developed Flow From Site (Reach 1RD) (CFS)
2-yr (2.40")	0.02	0.02	0.04
5-yr (2.90")	0.03	0.03	0.05
10-yr (3.40")	0.05	0.05	0.05
25-yr (3.90")	0.07	0.07	0.07
100-yr (4.40")	0.10	0.10	0.09

Table 3: Pre-developed and developed flows from the site.

It can be seen from the table above that the developed flows for each of the design storms meets the specified requirements, with the exception of the 2-year and 5-year storms. The developed flows for these two storms slightly exceed the pre-developed flows from the site because Section 2.0013 of the 2010 City of West Linn Public Works Design Standards prohibits the use of any flow control orifice smaller than 1 inch in diameter and states that the allowable rate provided by a 1 inch orifice will be considered adequate as approved by the City Engineer. A summary of the developed flows and stormwater facility storage volumes and stage elevations is shown in the following table:

Design Storms	Developed Flow From The Site (Reach 1RD) (CFS)	Detention Volume (Pond 1P) (CF)	Detention Stage Elevation (Pond 1P) (CF)
2-yr (2.40")	0.04	1,425	2.32
5-yr (2.90")	0.05	1,963	2.99
10-yr (3.40")	0.05	2,541	3.77
25-yr (3.90")	0.07	2,755	4.10
100-yr (4.40")	0.09	3,018	4.59

Table 4: Developed flows and stormwater facility storage volumes.

It can be seen from the table above that the detention facility has sufficient detention volume to meet the specified quantity control requirements.

- **See Appendices F, G, H, I, & J for a detailed analysis for the 2, 5, 10, 25, and 100-year design storms.**

Water Quality:

Water quality treatment for stormwater runoff from the proposed site is to be provided by a 48 inch diameter StormFilter manhole with 3 replaceable filter cartridges. The StormFilter manhole was sized to treat the water quality storm which was determined to be 0.83 inches per Section 1.3.3 of the 2008 City of Portland Stormwater Management Manual. The StormFilter manhole was sized according to Stormwater Management specifications using the following equation:

$$\text{Number of Cartridges} = \frac{\text{Qtreat X 449 gpm/cfs}}{\text{15gpm/cartridge}}$$

The following table summarizes the flow that will be treated by the stormwater treatment facility for the water quality design storm of 0.83 inches. It also indicates the number of cartridge filters that are required to treat the flow and the model of StormFilter required:

Design Storm	Node Number	Flow to Stormfilter (CFS)	Filter Cartridges Required (EA)	Stormfilter Model Required
WQ (0.83")	2RD	0.07	3	48" StormFilter manhole-3 Cart.

Table 5: Stormwater treatment facility sizing.

From the table above, it can be seen that 3 filter cartridges are required to treat the water quality flow from the proposed development. Maintenance for the Stormfilter manhole will be performed by the property owner.

- **See Appendix D for stormwater facility details, specifications, and operations and maintenance guidelines.**
- **See Appendix E for a detailed analysis of the water quality storm.**

Conveyance System Analysis:

The behavior of the conveyance system was analyzed using HydroCAD to verify capacity requirements. The capacities of the pipes were determined using nomographs provided by the manufacturer. The table below summarizes the characteristics of the conveyance system for the 100-year design storm:

Reach	Description	Diameter (in.)	Length (ft.)	Slope (%)	Capacity (cfs)	Peak Q (cfs)	Peak Depth (ft.)	Peak Velocity (fps)
1RD	Pipe (CPP)	8	96.6	1.00	1.21	0.09	0.13	2.06
2RD	StormFilter	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3RD	Pipe (CPP)	8	16.0	1.00	1.21	0.53	0.31	3.33
4RD	Pipe (CPP)	6	108.2	1.00	0.56	0.13	0.17	2.33
5RD	Pipe (CPP)	8	67.5	1.00	1.21	0.25	0.20	2.73
6RD	Pipe (CPP)	6	39.1	1.00	0.56	0.10	0.15	2.18

Table 6: Characteristics of the conveyance system for the 100-year design storm.

- **See Appendix J for a detailed analysis of the 100-year design storm.**

Downstream Capacity Analysis:

All developed stormwater flows from the site will be less than or equal to the pre-developed rates and, therefore, a downstream analysis should not be required.

BOOK 411 PAGE 392

RESERVATIONS AND RESTRICTIONS IN CEDAROAK PARK
and CEDAROAK PARK Plat 2.

KNOW ALL MEN BY THESE PRESENTS, That L.A.Henderson and Edna C. Henderson, his wife; and Willard G. Deardorff and Betty Jane Deardorff, his wife, do hereby certify and declare that the following reservations, conditions, covenants and agreements shall become and hereby are made a part of all conveyances of property owned by the parties herein, within the plats of CEDAROAK PARK and CEDAROAK PARK Plat 2, as the same appear in Plats recorded in book 16 at page 8, and book 25 at page 1, record of Town Plats of Clackamas County, Oregon, of which conveyances the following reservations, conditions, covenants and agreements shall become a part by reference hereto and to which they shall thereupon apply as fully and with the same effect as if set forth at large therein, during the period of twenty-five years from date thereof.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until the end of said term, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

1. All parcels of land therein shall be used exclusively for residential purposes, except, those parcels fronting on the Pacific Highway; and on the West side of the Oswego County road from the South line of the plat to Walling Road, which said parcels fronting the Pacific Highway aforesaid and that part of the County road aforesaid may be used for business purposes.

2. No residential buildings including dwelling houses and apartment houses shall exceed two and one-half stories in height; they may have family garages attached or detached.

3. Minimum set back lines as follows:

Fronting Pacific Highway 60 feet from center line, all other roads 45 feet from center lines; 20 feet from side lines of the old Southern Pacific Right of way; and 10 feet from side lot lines.

4. All out buildings shall be in the rear of the main buildings and no detached garage shall be in front of any building. No out buildings or other structures shall be obnoxious or offensive in character and exterior thereof shall be so constructed and decorated to conform with the general plan of the other buildings, except that said out buildings need not be of concrete or masonry construction. Play houses or family green houses shall be permitted along the same general plan in the rear of the main buildings.

5. No obnoxious or offensive trade or pursuit shall be carried on upon any tract therein, nor shall anything be done thereon which may be an annoyance or a nuisance to the neighborhood.

6. No trailer, basement, tent, shack, garage, barn or other out buildings shall be at any time used for residential purposes, either temporarily or otherwise.

7. Business structures shall not be of wood walls or foundations, it shall be of concrete, masonry, or other fire proof material, only as regards walls and foundations.

8. No buildings of any kind shall be placed upon an area of less than 75 feet front by 100 feet in depth, as the same applies to dwellings and business structures.

9. No dwellings costing less than $7500.00 shall be erected on any part of the land West of the West side of the Oswego County Road. And no dwellings costing less than $10,000.00 shall be erected on any part of the land east of the East line of the Oswego County Road. (The said Oswego County Road being designated as that certain 60 foot County Road running North and South through the center part of said plat); and no business structure shall be erected at a cost of less than $5000.00

10. No fence or wall shall be erected to a greater height than four feet, except that suitable fences may be erected on the rear portion of Tracts for confining pets or poultry. All hedges shall be kept pruned back to reasonable heights not exceeding four feet.

11. No persons of other than the Caucasian race shall use or occupy any buildings therein, except that persons of other races may be employed by the owner or tenant as domestic servants.

12. No cows, horses, colts, pigs, rabbits or any other animals except household pets shall be kept on any parcel hereof, except that poultry may be kept in the back of each of said parcels in reasonable numbers for family uses. And except that not to exceed three riding horses per family may be kept for family use in suitable quarters on any tract therein lying East of said Oswego County Road.

13. Until such time as a sanitary sewer system has been installed, all sewage disposal shall be by means of septic tanks of a type and in structure, constructions and outlets in accordance with recommendations of the Oregon State Board of Health; and if and when a sanitary sewer has been installed, that means of sewage disposal shall be used exclusively. In no event shall any overflow or drainage from such be permitted to appear above ground or drain onto any street or road or any adjoining property.

14. Any restrictions covering that part of Cedarcok Park lying West of the said Oswego County Road, may be changed or modified by the signed petition or agreement of 75% of the owners therein, and any restrictions covering that part of Cedarcok Park lying east of said Oswego County Road may be changed or modified by the signed petition or agreement of 75% of the owners therein, duly placed of record in the deed records of Clackamas County, Oregon.

15. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provision which shall remain in full force and effect.

16. Any breach of any covenant herein shall not work a forfeiture of the land conveyed in fee simple, but such breach shall give the grantor any owner of land in said plat the right to compel performance of these covenants, and to abate or remove any structure erected in violation thereof, or any other violation through any court having jurisdiction thereof.

DATED at Oregon City, Oregon, this 7th day of October, 1948.

WITNESS our hands and seals the date above mentioned.

Harland C. Dunsdale

Betty Jane Dunsdale

Edward E. Henderson

BOOK 411 PAGE 394

State of Oregon)
: ss
County of Clackamas)

BE IT REMEMBERED, That on this 7th day of [illegible], 1968, before me the undersigned, A Notary Public in and for said County and State, personally appeared the within named L.A. Henderson and Erma O. Henderson, his wife; and Willard G. Dearduff and Betty Jane Dearduff, his wife, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

Kenneth R. Lehmann
NOTARY PUBLIC FOR OREGON
My Commission Expires: [illegible]

DEED

1968 SEP 20 AM 10 35

STATE OF OREGON
County of Clackamas } ss

I, Guy B. Page, County Clerk, Ex Officio Recorder of Conveyances and Ex Officio Clerk of the Circuit Court of the State of Oregon for the County of Clackamas, do hereby certify that the within instrument of writing was received for record and recorded in the records of

Guy B. Page, County Clerk

By [illegible] Deputy

Recording Certificate

Witness my hand and seal of said court affixed.

GUY B. PAGE, County Clerk

By [illegible] Deputy