

PDG Planning Design Group
1335 SW 66th Ave. #201
Portland, Oregon 97225
PH: 503-329-5399
Fax: 503-327-8456
Email: pdgplanning@comcast.net

May 15, 2013

City of West Linn
Planning Department
22500 Salamo Rd.
West Linn, OR 97068

Class II Design Review

Site Information:

22250 Willamette Dr,
West Linn, OR
Zoning: GC General Commercial
Convert existing service bay to convenience store
Tax Map: 2S2E30C TL6700
PA-13-04 March 7, 2013
The site is located at the NE intersection of Willamette Dr. and Hollowell St.
Neighborhood Association: Bolton

Background

The applicant for the proposed project is WSCO stations. The applicant leases the property from the owner Cliff Forbes, whose signature is on the application. PDG is WSCO stations agent for the application and materials needed to be submitted to the City and the associated processing, including public hearings.

The existing service bay building is 1,494 square feet with an attached storage building of 252 square feet for a total of 1,746 square feet. The applicant is proposing to remove the existing storage building and remodel the existing service bay building to a convenience store. The applicant will also adding a new cooler to the north wall and a cooler/storage building to the east wall for a total of 2,521 square feet. Total expansion of the building footprint is 775 square feet. Additionally, the applicant will be adding 3,753 square feet of new landscaping and upgrading much of the existing landscaping. The applicant is not proposing any changes to the existing fuel sales, islands, dispensers, canopy or tanks and piping.

The applicant has attempted to address all applicable criteria in this narrative.

CDC Chapter 19.030 Permitted Uses and 19.060 Conditional Uses in the GC zone.

19.030 provides for a convenience store as a permitted use under either 19.030 (9) Convenience sales and personal services or 19.030 (13) Food and beverage retail sales.

19.060 (9) Vehicle fuel sales is a conditional use. However, the applicant is not proposing any changes to the existing fueling facilities and therefore a conditional use application is not necessary.

19.070 Dimensional Requirements

Minimum Front Lot Line Length - 35'. Actual front lot line 170.78'

The average minimum lot width of 50' is exceeded.

Average Minimum Lot depth of 90' is exceeded as the lot depth is 135'.

Maximum lot coverage is 50%. The applicant is proposing 10% building coverage.

Maximum building height is 35'. The applicant is proposing 14.5'

The existing canopy is setback approximately 5' from the front property line.

Rear yard setback. The subject property is zoned GC and the property to the rear is zoned residential. This requires a 7.5' setback and the applicant is proposing that the rear addition be setback at least 15'.

Chapter 33 Storm Water Quality and Detention

33.040 Approval Criteria

The applicant is proposing to modify the existing structure to convert the service station bays to a convenience store by remodeling the interior and adding cooler and storage buildings. The remodel allows a site plan modification to provide rain gardens to capture roof drain run-off and detain heavy storm water and infiltrate lesser rain amounts. The applicant is proposing to reduce existing impervious surfaces by 2,887 square feet to meet the storm water quality and detention requirements.

Chapter 34 Accessory Structures, Accessory Dwelling Units, and Accessory Uses.

Chapter 34 does not apply to this application as no accessory structures or uses are proposed.

Chapter 35 Temporary Structures and Uses

Chapter 35 does not apply to this application as no temporary structures or uses are proposed.

Chapter 38 Additional Yard are required.

38.020 The applicant is proposing to meet the yard areas as required by the underlying zone.

38.030 The existing right-of-way is adequate and exceeds 50', so an additional setback from the centerline is not required.

38.040 No exceptions to the yard requirements are necessary.

38.050 The applicant is not proposing any storage in the front yard.

38.060 The applicant is not proposing any projections into the front yard or other required yards.

Chapter 41 Building Height

The applicant is proposing to add two cooler/storage additions to the existing building. **41.005 (A) (1)** applies to this site as there is less than a 10' difference between the front and rear of the building. The building height is 14' 6" which is well below the 45' height limitation. The applicant is not requesting any exceptions.

Chapter 42 Clear Vision Areas

The subject property is located at the intersection of Willamette Dr. and Hollowell St. As such the clear vision area applies to the property. The subject property is landscaped in the clear vision area and the landscaping does not exceed three feet in height, hence meeting this requirement.

44.020 Sight-Obscuring Fence

The existing facility has a 25' high retaining wall along much of the developed area at the rear of the property. There is an existing 6' fence built on the retaining wall. The applicant is not proposing to make any alterations to the fence or the retaining wall. The applicant believes that this is a pre-existing non-conforming design that should be allowed to remain. With the height of the retaining wall a six foot fence is needed to provide a safety factor for anyone at the rear of the building.

46.030 The applicant has submitted the required parking and design requirements along with the other plans for the Class II Design Review approval.

46.050 Joint Parking does not apply as there is no shared parking.

46.060 No storage in the parking and loading areas is proposed.

46.070 Maximum distance to any parking stall is less than 200' from the front entrance, and the ADA stall is the closest to the front entry.

46.090 Minimum parking requirements. A general retail store requires on space for every 240 square feet of gross floor area. The applicant is proposing a 2,521 square foot retail store, therefore the minimum parking requirements are 10.45 spaces. The applicant is proposing to re-stripe the lot along with the landscape modifications and will have a total of 13 spaces including on ADA accessible stall. The new parking stalls will all be 9' X 18' to accommodate customer and employee parking.

48 Access, Egress and Circulation

This property is located adjacent to state highway 43 and as such access permits are issued by ODOT. The applicant has submitted access permits to ODOT to retain the existing driveways as needed to maintain the vehicle fueling aspect of the development.

In addition the applicant is responding the City criteria as appropriate.

48.025 Access Control (7) Access points shall be minimized to protect the safety and operation of the streets and sidewalks. The site has two existing access points and must retain both access points to provide adequate customer circulation and to provide access for the fuel delivery truck. The adjacent street Hollowell has a significant grade change from the existing property rendering it unsuitable for vehicular access. Shared access with adjacent properties are also unsuitable due to grade changes and existing development on those parcels.

48.080 Bicycle and Pedestrian Circulation

A Pedestrian/bicycle path from the sidewalk to the building front has been provided. This path is located on the existing pavement and will be striped to clearly identify the path from vehicular areas.

Chapter 52 Signs

The applicant is not proposing any new signage with this application, so these items were not addressed.

Chapter 54 Landscaping

The existing development has 7,430 square feet of landscaping or 29.6% of the site in landscaped areas. The applicant is proposing to add additional landscaping area in the amount of 3,753 square feet for a total of 44.6% of the site area. Existing landscaped areas will be improved as a part of the project and will also reduce the amount of impervious area on the site by 2,375 square feet. New landscape plans are provided as a part of the Design Review submittal

Chapter 55 Design Review

55.100 (B) Relationship to the natural and physical environment. There are no heritage trees located on the site, but as shown on the applicants landscape plan no trees are proposed to be removed. The applicant is requesting a waiver to this section as no work will be conducted within the natural areas and no trees are to be removed from any portion of the existing development.

55.100 (3) The topography and natural drainage of this site will be preserved as everything is already fully developed. A portion of the additional landscaped area will be used to absorb storm run-off and act as a partial storm water treatment area.

55.100 (4) The proposed additions are not located in an area subject to slumping or in areas shown on the Hazard Map.

55.100 (5) The existing development and the proposed modifications provide adequate distance between on-site and off-site buildings to provide adequate light and air circulation and for fire protection.

55.100 (6) Architecture

The existing structure is a steel building with service bay doors and a metal fascia. The applicant is proposing to modify the existing steel building by replacing the roll up doors and building front with store front windows and add a stucco finish to the walls. The fascia will be replaced with painted flat metal panels.

The proposed modifications will be compatible with the existing canopy and the size and contextual design will remain essentially the same. The addition of the stucco finish will modernize this 1960's - 70's building design to be more in conformance with current West Linn architecture in the area.

This remodel does not constitute a transition in terms of massing and bulking and is not contrasting architecture. Human scale is met to the extent possible by a single story building with a full store front that provides visual interaction between the inside and the outside patrons.

55.100 (6) (f) This section provides that the main front of a commercial building be at least 60% windows. It also requires that at least one side have at least 30% transparency and any other side with a street view also have 30% transparency. The proposed modifications will meet this requirement by exceeding the 60% on the front of the building and the south side of the building. The north side which is cooler will be less than the 30%, but as provided for in this section the applicant is transferring the excess square footage from the West and South elevations to meet this requirement.

Building Front (west side) 67.25 lineal feet. Glazing proposed 46.25 SF. or 69%.

South Side of building 27.0 lineal feet. Glazing proposed 16.25 SF or 60% North side of building 35.66 lineal feet is visible from the public right-of-way, which would require 11 lineal feet of glazing a minimum of 3' in height. The applicant is proposing to install 7.0 lineal feet of glazing and transfer the additional required glazing from the East and South Elevations.

- g. Variations in depth and roof line are encouraged for all elevations. The applicant has a variation in the depth and roof line of the building on the front and side elevations with a mansard style roof and with store front windows, and additional windows on both sides. The rear of the building has a roof line variation due to different elevations of the new addition and the existing building. Additionally, the building is less than a 100' and is hidden from view by landscaping.
- h. Consideration of the micro-climate are made to the extent possible. The fuel island canopy is located within 10' of the store entrance and reduces the sun angles and provides some shading.
- i. The vision statement identified a strong commitment to developing safe and attractive pedestrian environments. This is an existing development that is not devoted to primarily pedestrian activities. However, the applicant realizes that some of its customers are pedestrians and has provided a pedestrian pathway, out of the vehicular drives, from the sidewalk to the store entrance.
- j. Sidewalks cafes, kiosks, vendors and street furniture are encouraged. the existing and proposed developments are unable to provide any of the uses.

7. Transportation Planning Rule (TPR) compliance.

- a. Commercial development shall be oriented to the street. The proposed remodel to a convenience store has the main public entrance oriented to the street. The parking is located to the sides of the building and not adjacent to the street.
- b. This does not apply as it is not a multi-family project.
- c. Commercial projects shall be built as close to the adjacent main right-of-way as practical to facilitate safe pedestrian and transit access. The applicant is proposing to remodel an existing structure that cannot be located any closer to the public right-of-way due to the existing fueling islands, that are not being changed. The applicant is proposing a 6' wide pedestrian pathway from the public right-of-way that is out of the vehicular movement areas to provide safe access for pedestrians.
- d. Accessways and parking lots shall accommodate pedestrian circulation. The applicant is proposing to add a 6' wide striped pathway from the sidewalk to the main store entrance.

- e. The proposed pathway is the most direct and safe access that can be provided for this proposal.
- f. The entrance is clearly identified as the main entrance and is oriented to the main street.
- g. The entrance is located as close as reasonably possible to the nearest transit stop.
- h. The applicant is not proposing to relocate the existing structures and cannot bring the building closer to the street because the facility is a gas station and the fueling islands are located between the building and the street.
- i. This is not a public facility, so this does not apply.
- j. The proposal is not a parking facility at a trailhead so this does not apply.

C. Compatibility between adjoining uses.

1. The proposal is to remodel of an existing service station. The adjacent properties are commercial to the north that is screened with landscaping. The residential property to the east is screened by a 25' tall retaining wall and landscaping along the south property lines adjacent to the residential street.
2. All on site service areas and parking are screened with landscaping or in the case of the solid waste a structure to contain the dumpster.
3. No roof top systems are proposed.

D. Privacy and Noise.

The proposed modifications will reduce noise that may impact adjacent properties as the facility will no longer be providing vehicular services and repairs. The adjoining residential use is buffered by both landscaping and a large retaining wall.

- E. This section only applies to multi-family projects.
- F. This section only applies to multi-family projects.

G. Demarcation of public, semi-public and private spaces is clearly identified as the only public space is the sidewalk.

H. Willamette Drive is already a public transit route and no changes are proposed for this remodel of an existing development.

I. Public facilities are currently provided to the subject property including water, sanitary sewer, storm sewer, electrical, natural gas and access from a public street.

Solid waste and recycling storage has been upgraded to the facility with a new screened enclosure meeting Metro standards.

- J. Crime prevention and safety/defensible spaces. The proposed development has windows along the entire store front so that the police or private citizens can view the property to identify potential criminal activities. Additionally, the fueling islands are open and an attendant is present at all times that can monitor activity in the store and the store attendant can monitor activities on the fuel islands. The site is adequately lit to provide clear visibility at all times.
- K. Provisions for persons with disabilities. The new modifications to the building will provide a new ADA access, restroom and parking area. Additionally, the store layout will accommodate persons with disabilities as required by Federal, State and Local building codes.
- L. The applicant is not proposing any new signs at this time and the existing signs meet the current codes. The building will have the address clearly noted with appropriate sized numerals above the main entrance.
- M. Utilities. The existing facility is fully served all necessary public utilities and no changes are requested or required.
- N. Wireless Communication facilities. This section does not apply as this is not a portion to project to add wireless communication facilities.
- O. Refuse and recycling standards. The applicant is proposing to build a new refuse and recycling area that is fully screened by the use of a new metal structure to screen the container from view. This area is fully accessible to the service provider to meet the needs of both the owner and the provider. The applicant will also be providing litter receptacles for customer use.

The applicant believes that this proposed modification meets the intent of the West Linn Community Development Code and that as demonstrated by the plans submitted should be approved.

Chapter 32 Water Resource Area Protection.

During the pre-application process the City identified this property as being in a Water Resource protection zone and that drainage along the north property line is designated as a significant riparian corridor. The applicant has obtained a copy of the research conducted on the adjacent properties to the north that finds there is not a stream or significant riparian corridor in this area. A copy of this report is included with the application materials. A site visit and view of the adjacent properties indicate this report applies to all of the surrounding properties. The only indication of a stream corridor (McLean Creek) is located where Hollowell dead ends, which is over 200' from the subject property, therefore the site would not be located in a significant

riparian area. The applicant believes that this is an area that needs to be corrected on the City maps as all of the surrounding properties are fully developed and the stream and riparian corridor does not exist as shown. However, the applicant is responding to all relevant criteria in the event that City needs the response to approve the proposed modifications.

The existing development was filled during the original construction phase and the rear of the property is contained by a significant retaining wall. If the riparian area ever existed, this retaining wall and the adjacent developments have removed any stream corridor. Additionally, because of the retaining wall all work as proposed would have limited to no impact on any existing drainage area. The applicant is proposing to landscape this area with native plants, reducing existing impacts to this area.

32.050 Approval Criteria

- A. The applicant is requesting that the City Engineer field verify the existence of any stream adjacent to the subject property. Looking at the existing City maps a stream is delineated as running across the adjacent properties to the north and east of the subject site. However a field investigation by the applicant cannot identify any stream either at the surface or underground.
- B. The proposed alterations have been designed to maintain the existing drainage ways. The existing site is fully developed with no natural drainage ways identifiable on the site. The applicant is proposing to remove some of the asphalt along the east and south property lines and add native vegetated landscaped areas.
- C. Because the existing site is fully developed and all work is in areas that have existing paving, the development will have minimal adverse impact on any water resource area that may exist.
- D. The water resource area cannot not be identified by the applicant and if it exists it would be located on adjacent properties. Therefore, neither a dedication nor easement would be appropriate.
- E. The applicant cannot identify a stream, and prior research indicates the stream may never have existed. A starting point for the riparian corridor is edge of bankful flow or 2-year storm level. The only stream near the property is McLean Creek and it is over 100' from the closest edge of the property line. The applicant is not proposing any development in this area.
- F. No roads, driveways, utilities or passive use recreation facilities are proposed. This item does not apply.
- G. Prior to construction the water resource area is to be protected from construction run-off. As stated earlier the site has a significant retaining wall along the east side of the property that does protect the area identified on the map.
- H. No paving is proposed in any of the areas mapped out as a water resource area.
- I. This proposal will not have any downstream impacts.
- J. Appropriate erosion control measures will be installed during construction, regardless of the area under review.

- K. The vegetative improvements within the area under question will be native plant materials. The applicant will maintain these landscaped beds in a appropriate manner to sustain them and remove invasive species that may attempt to get established.
- L. As stated previously the applicant does not believe that a water resource area exists as shown on the map and therefore does not believe that a setback would be required.
- M. The proposed storm water treatment area does not encroach into the water resource area.
- N. No covered or piped drainage ways appear to exist.
- O. The applicant is not proposing a reduction in front or side yard setbacks.
- P. No new storm drainage channels have been identified.

The applicant does not believe any of the other requirements of this section apply, because a waterway cannot be identified as shown on the current City maps that would impact this property or the proposed project. Furthermore the applicant believes that once the City Engineer reviews the documentation submitted and approved for the adjacent property, and conducts a field investigation the City will determine that a stream does not exist as shown on the current map.

The applicant respectfully requests that the City review the plans and all accompanying material and approve the project as proposed.

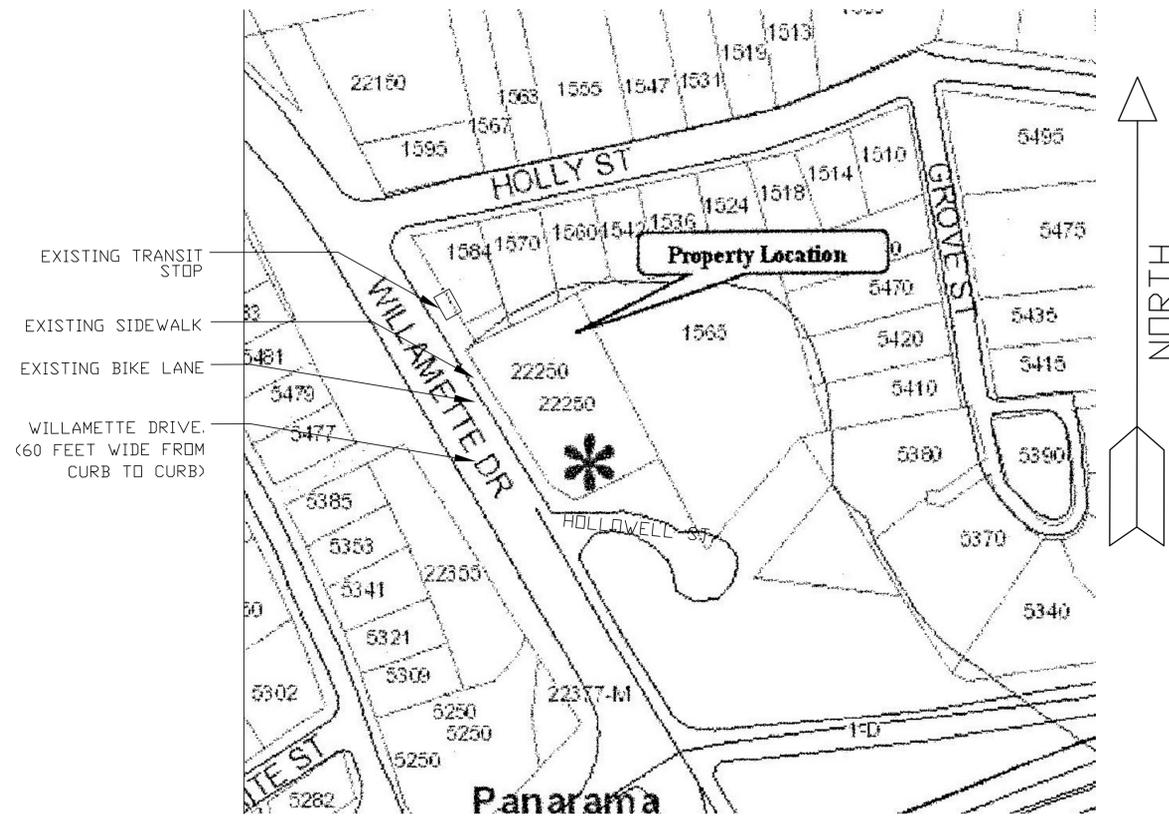
Sincerely,

David P. Kimmel

WEST LINN WSCO

22250 WILLAMETTE DRIVE
WEST LINN, OREGON 97068

VICINITY MAP



PROJECT DESCRIPTION

Remodel existing service bays to retail space.
New cooler, Gondolas, and Plumbing fixtures.
Change of occupancy from S1 to M

LEGAL DESCRIPTION

Legal Description Property ID: C157346
State ID: 22E30DB06700
Clackamas County, Oregon.

Site Address: 22250 Willamette Drive
West Linn, Oregon 97068

Zone: COMMERCIAL

CODE SUMMARY

CONSTRUCTION CODE:

2010 OSSC
Current local city and county codes

BUILDING CONSTRUCTION TYPE:

Type 5-B

BUILDING OCCUPANCY:

Group Mercantile: 30 per 1 occupant.
Existing Building sq.ft. = 1,494 sq.ft.
Existing storage to be removed sq.ft. = 252 sq.ft.
Addition sq.ft. = 1027 sq.ft.
Total sq.ft.: 2521 sq.ft.

EXISTING BUILDING USE:

S1 (AUTO SERVICE)

PROPOSED BUILDING USE:

M (RETAIL)

BUILDING SIZE:

Tenant Improvement area 2521 Sq. Ft. (Gross), Approximate
Total Building: 2521 Sq. Ft. (Gross)

PROJECT DIRECTORY

OWNER: Cliff Forbes
PO Box 11110
Bainbridge Island, WA. 98110

TENANT: WSCO
2929 NW 29th
Portland, Oregon

DESIGNER: Montgomery Development CO.
PO Box 1315
Oregon City, Oregon 97009
Cell: 503-784-8157
Office: 503-668-4847
Contacts: Bob Montgomery
Email: rmontgomery@hotmail.com

Consultant: PDG Planning/Design Group
1335 SW 66th Ave.
Ste. 201
Portland, Oregon 97225
(503) 329-5399
Contacts: David Kimmel
Email: pdgplanning@comcast.net

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A6 Elevations
A7 Elevation and ADA details
A8 Stormwater planter detail

M/D

MONTGOMERY DEVELOPMENT CO.
P.O. BOX 1315
BORING, OREGON 97009
CELL: 503-784-8157
OFFICE: 503-668-4847
EMAIL: rgmontgomery@hotmail.com

West Linn WSCO
22250 WILLAMETTE DRIVE
West Linn, Oregon 97068

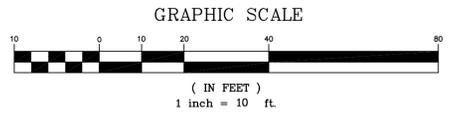
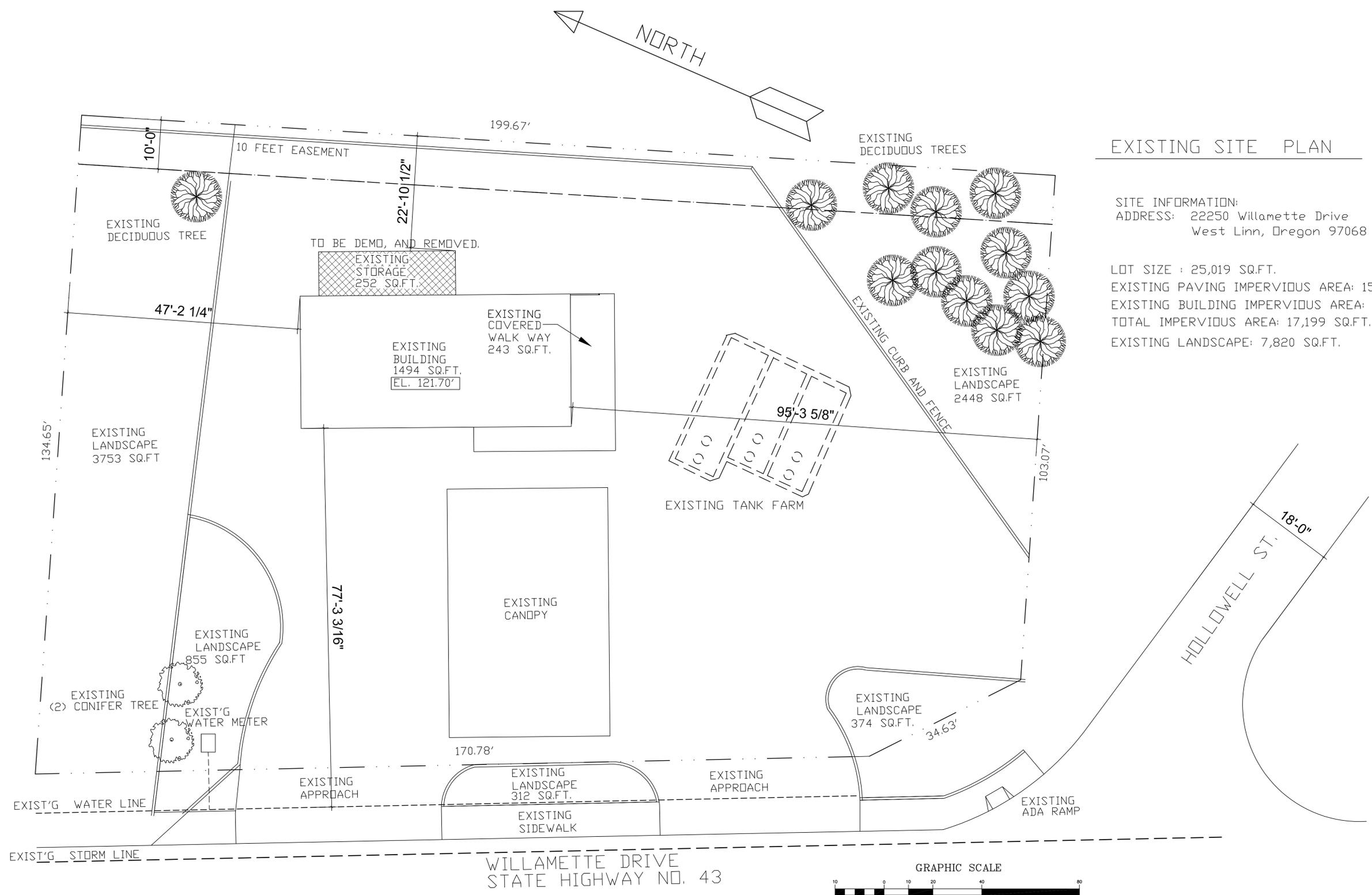
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DWG BY: JTC
6/14/13

SHEET

A0



GRADING PLAN

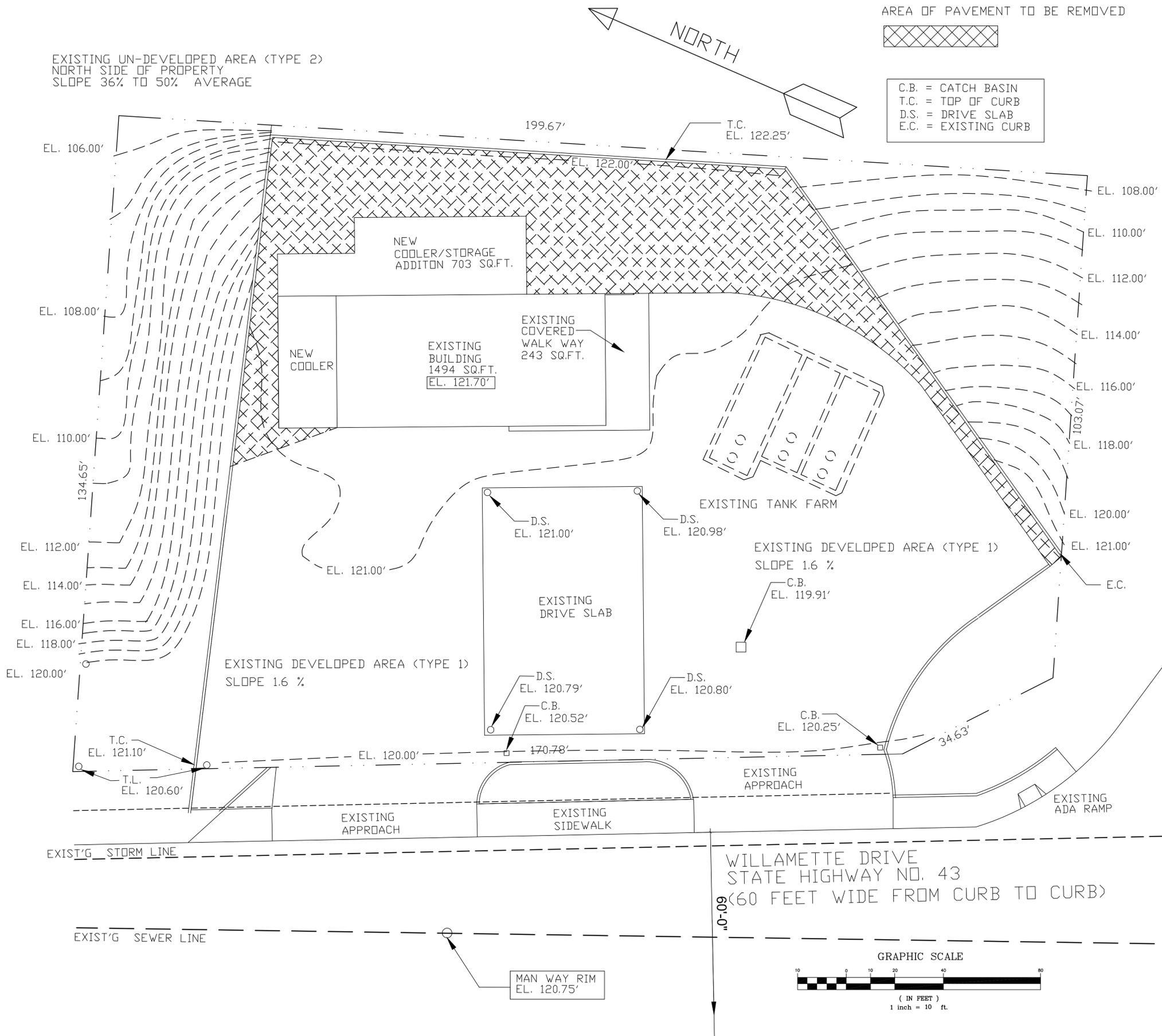
SCALE: 1" = 10'-0"

SITE INFORMATION:
 ADDRESS: 22250 Willamette Drive
 West Linn, Oregon 97068

GROSS AREA LOT SIZE : 25,019 SQ.FT.

REMOVE PAVEMENT AREA: 4,312 SQ.FT.
 VOLUME = 1078 CUBIC FEET OR 120 CUBIC YARDS
 EXCAVATE APPROX. 90 CUBIC YARD OF SOIL.

EXISTING UN-DEVELOPED AREA (TYPE 2)
 S.E. SIDE OF PROPERTY
 SLOPE 33%



STORM WATER SITE PLAN

SCALE: 1" = 10'-0"

SITE INFORMATION:
 ADDRESS: 22250 Willamette Drive
 West Linn, Oregon 97068

LOT SIZE : 25,019 SQ.FT.

EXISTING IMPERVIOUS SURFACE: 17,199 SQ.FT.
 EXISTING LANDSCAPE = 7,820 SQ.FT.

PROPOSED IMPERVIOUS SURFACE : 14,312 SQ.FT.
 PROPOSED LANDSCAPE : 10,707 SQ.FT.

TOTAL STORE ROOF SURFACE SQ.FT.: 2,764 SQ.FT.
 ROOF AREA 2,764 SQ.FT. TO STORMWATER MANAGEMENT PLANTER.
 SEE STORMWATER PLANTER DETAIL ON SHEET A8

MONTGOMERY DEVELOPMENT CO.
 P.O. BOX 1315
 BORING, OREGON 97009
 CELL: 503-784-8157
 OFFICE: 503-668-4847
 EMAIL: rgmontgomery@hotmail.com

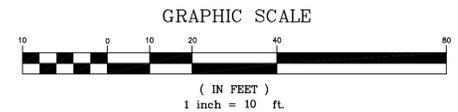
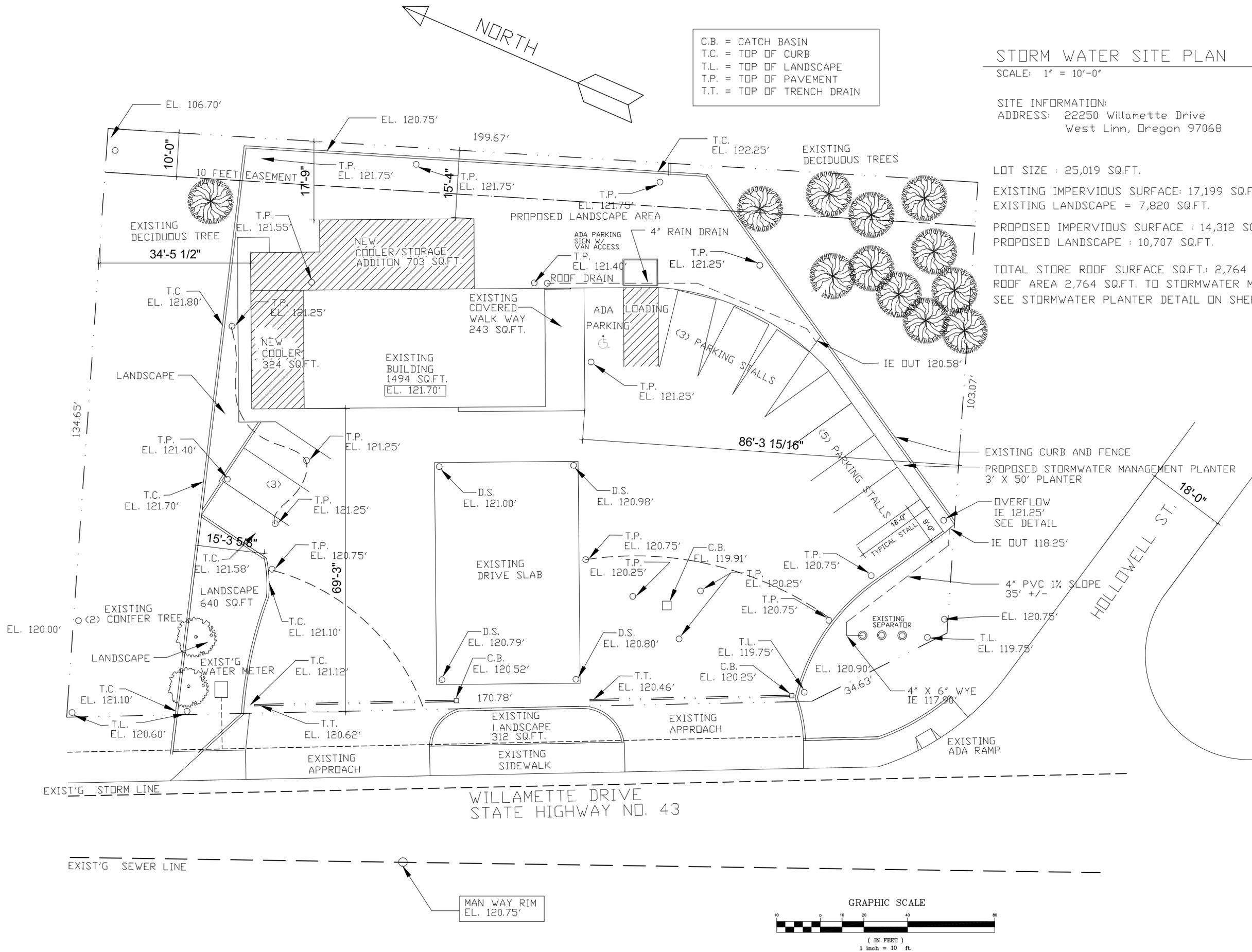
West Linn WSCO
 22250 WILLAMETTE DRIVE
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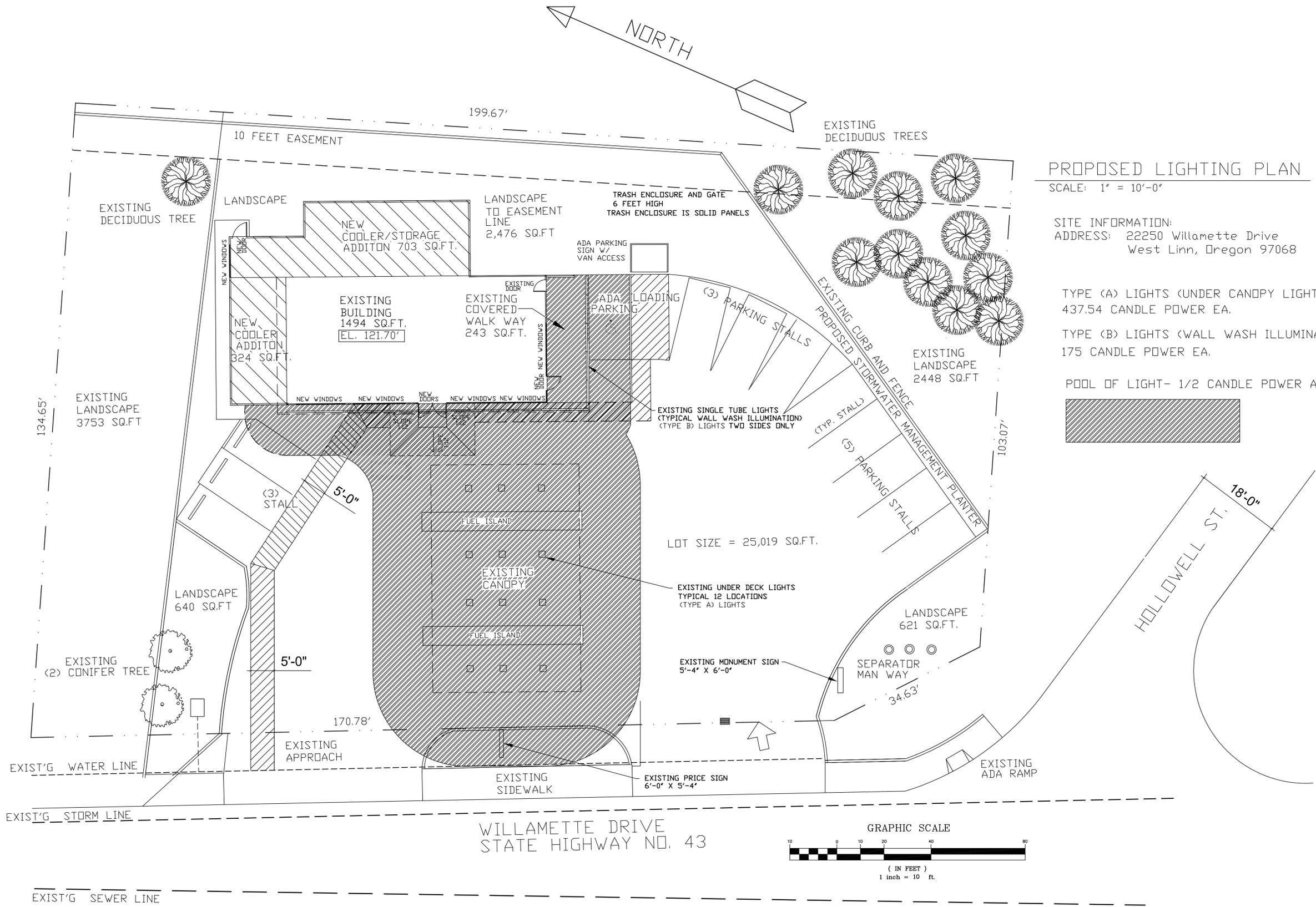
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 5/16/13
 5/21/13
 6/14/13

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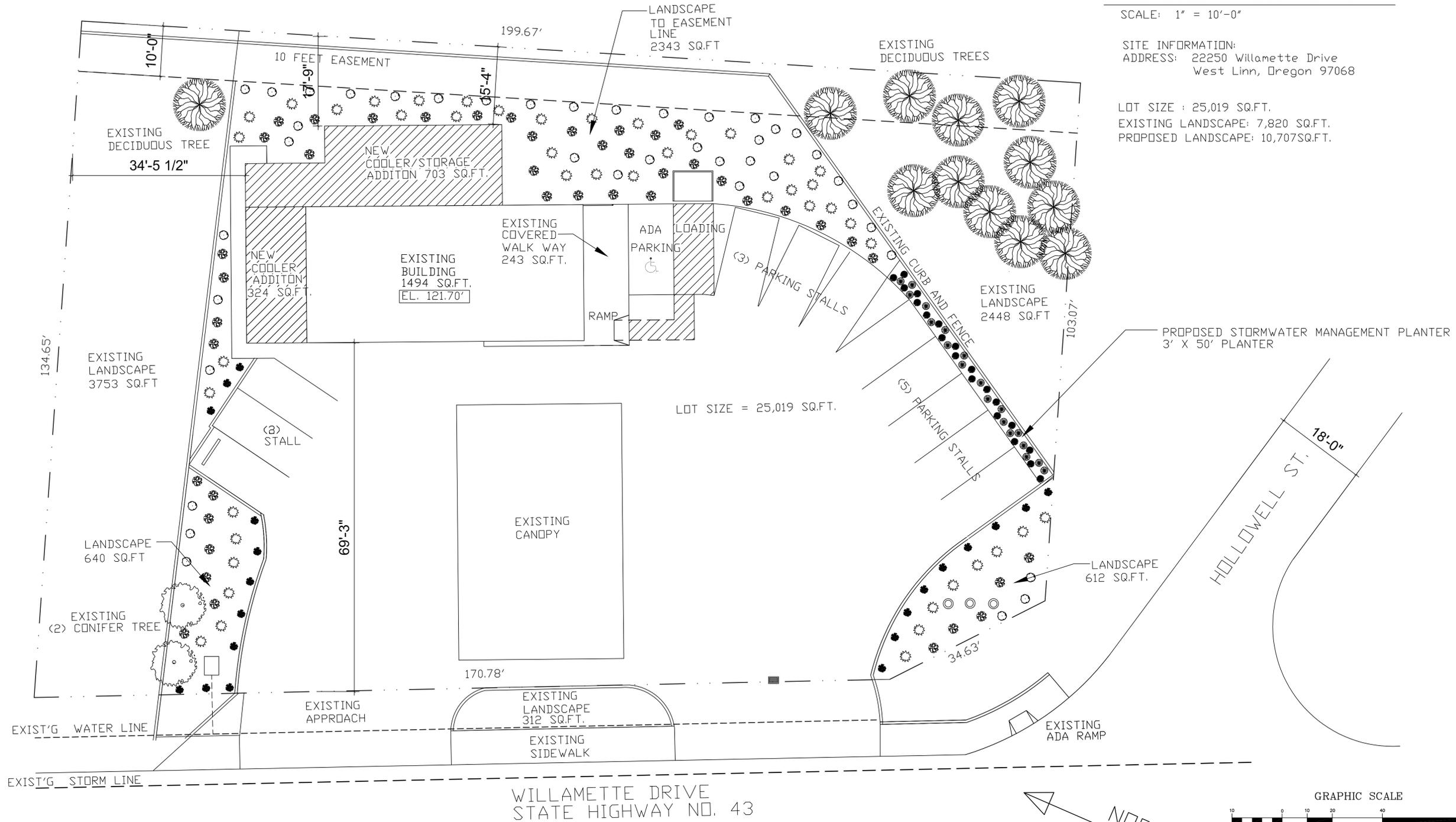


PROPOSED LANDSCAPE PLAN

SCALE: 1" = 10'-0"

SITE INFORMATION:
 ADDRESS: 22250 Willamette Drive
 West Linn, Oregon 97068

LOT SIZE : 25,019 SQ.FT.
 EXISTING LANDSCAPE: 7,820 SQ.FT.
 PROPOSED LANDSCAPE: 10,707SQ.FT.



M/D

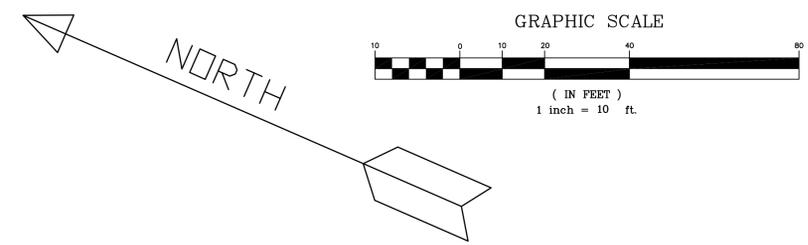
MONTGOMERY DEVELOPMENT CO.
 P.O. BOX 1315
 BORING, OREGON 97009
 CELL: 503-784-8157
 OFFICE: 503-668-4847
 EMAIL: rgmontgomery@hotmail.com

West Linn WSCO
 22250 WILLAMETTE DRIVE
 West Linn, Oregon 97068

PROJECT #
 0612
 DWG BY: JTC
 5/16/13
 5/21/13

SHEET
 A4

WILLAMETTE DRIVE
 STATE HIGHWAY NO. 43

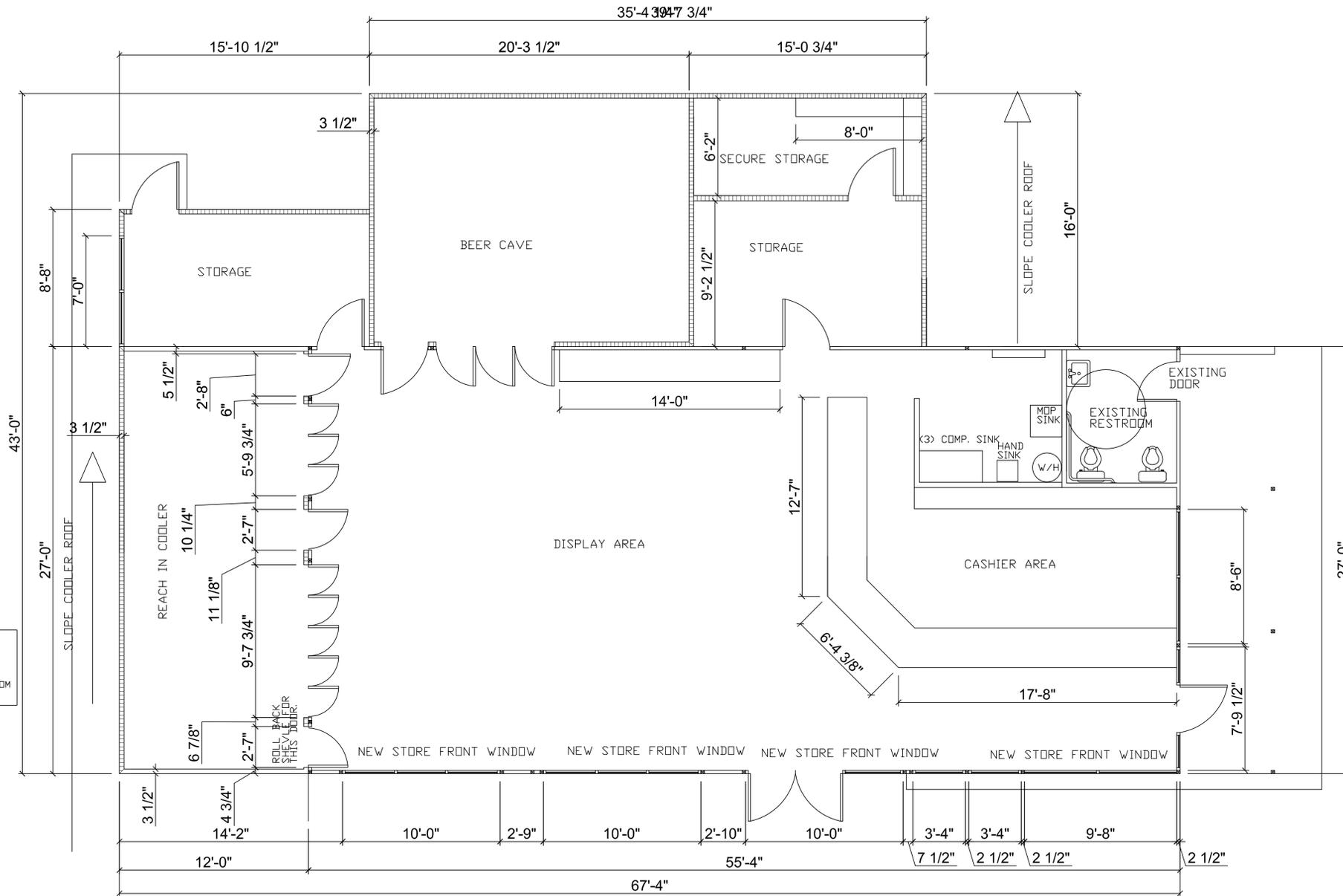


GENERAL PLANTER AREAS:

-  KINNIKINICK
ARCHOSTAPHYLOS UVA LIRSI 1 - GALLON
-  COAST STRAWBERRY
FRAGARIA CHILOENSIS 4" POT
-  SALAL
GAULTHERIA SHALLON 4" POT
-  CREEPING OREGON GRAPE
MAHONIA REPENS 1 - GALLON

STORM WATER TREATMENT PLANTER:

-  SLOUGH SEDGE
CAREX OBNUPTA 1 - GALLON
-  SLENDER RUSH
JUNCUS TENUIS 1 - GALLON

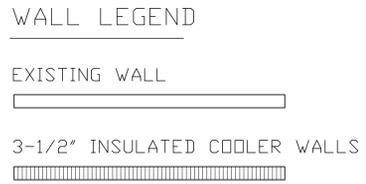


NORTH/WEST ELEVATION GLAZING CALCULATION:
 ELEVATION = 43'-0" LNFT.
 ELEVATION = 43'-0" X 30% = 12.9'
 PROPOSED GLAZING IS 7'-0" + 5.94' CREDIT FROM
 SOUTH/WEST WALL = 12.94' OF GLAZING.

SOUTH/EAST ELEVATION GLAZING CALCULATION:
 ELEVATION = 27'-0" LNFT.
 ELEVATION = 27'-0" X 30% = 8.1'
 PROPOSED GLAZING = 16'-3.5' > 60% GLAZING

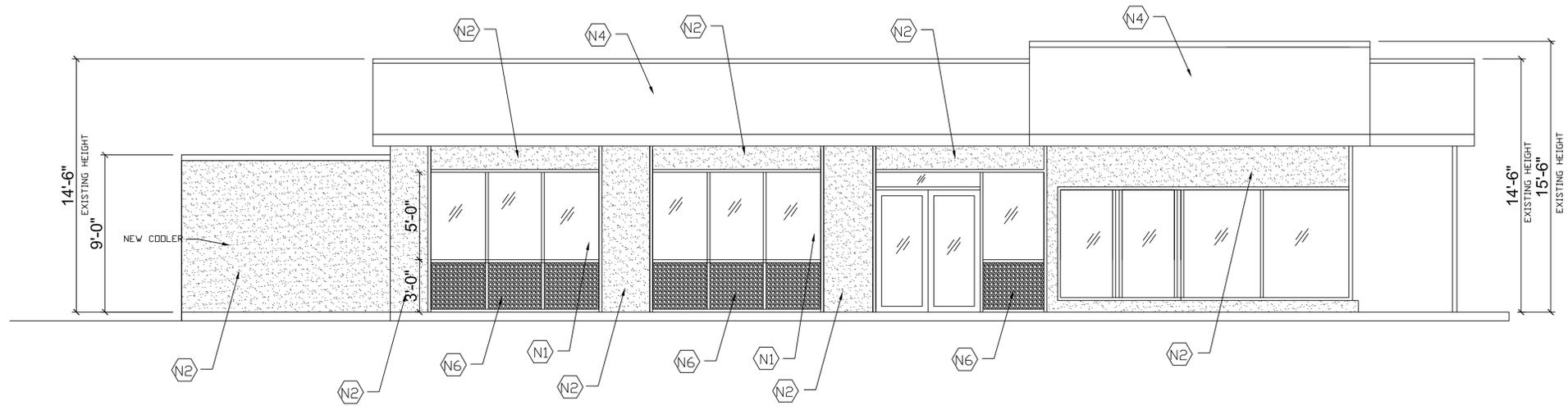
EXISTING BUILDING SQ.FT. = 1494 SQ.FT.
 EXISTING COOLER SQ.FT. = 252 SQ.FT. TO BE REMOVED
 COOLER ADDITION SQ.FT. = 324 SQ.FT.
 BEER CAVE, DRY STORAGE ADDITION = 703 SQ. FT.
 TOTAL SQ.FT. = 2521SQ.FT.

SOUTH/WEST ELEVATION GLAZING CALCULATION:
 ELEVATION = 67'-4" LNFT.
 ELEVATION = 67'-4" X 60% = 40.39'
 PROPOSED GLAZING = 46'-4" > 40.39'
 5.94' OF WINDOW TO BE CREDIT TO NORTH/WEST WALL.



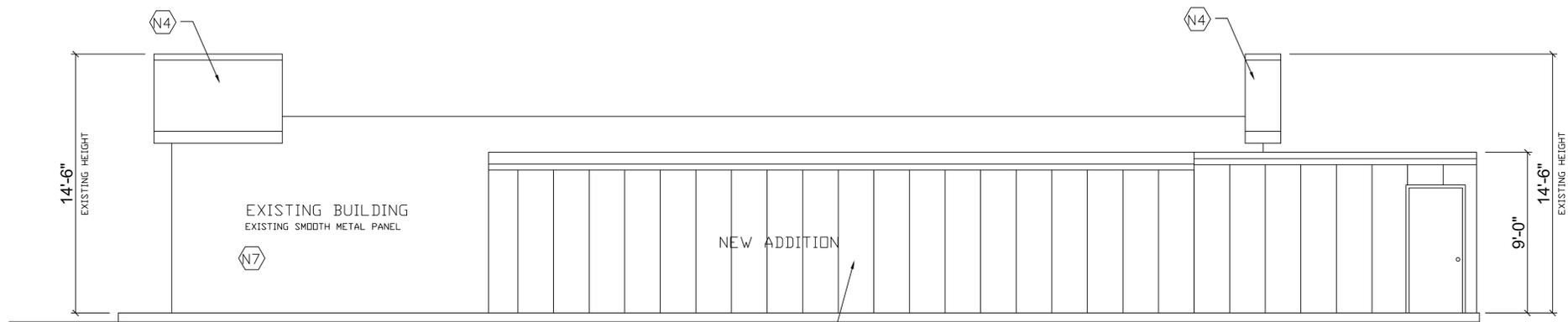
MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
- ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF OSSC. CODE AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
 - THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER/OWNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
 - WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
 - ALL CONSTRUCTION, CARPENTRY AND FINISH WORK IS TO BE PERFORMED, CONSTRUCTED OR APPLIED IN A GOOD WORKMANLIKE MANNER.
 - ALL NEW BUILDING MATERIALS TO BE OF STANDARD OR BETTER QUALITY FREE FROM DEFECTS.



FRONT ELEVATION

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

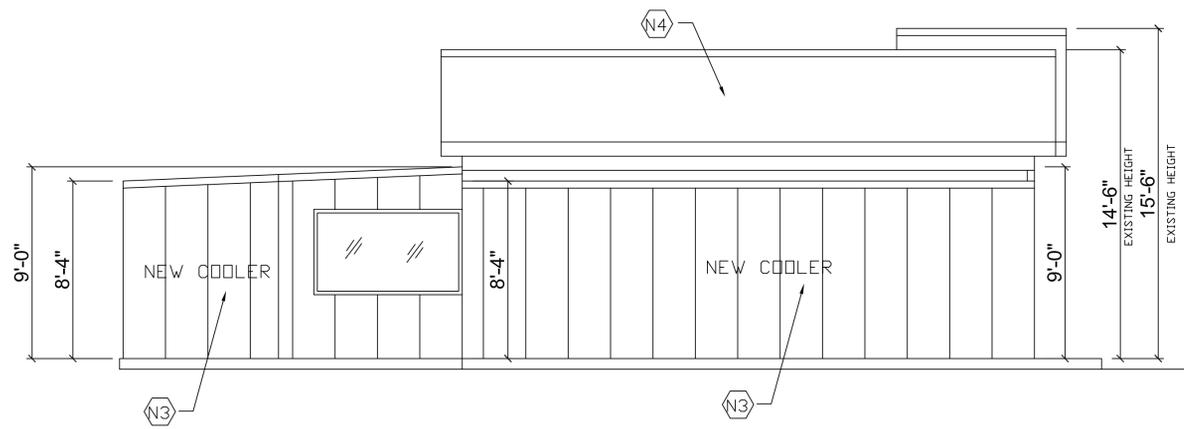


REAR ELEVATION

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

NOTES:

- (N1) REPLACE GARAGE DOORS WITH STORE FRONT (DARK ANODIZED BROWN)
- (N2) INSTALL SAND FLOAT FINISH STUCCO (SOUTHERN BREEZE BY PPG)
- (N3) STIPPLED TEXTURE METAL (SOUTHERN BREEZE BY PPG)
- (N4) SMOOTH METAL PANEL (SOUTHERN BREEZE BY PPG)
- (N5) REPLACE STORE FRONT
- (N6) TEXTURE PANELS (SOUTHERN BREEZE BY PPG)
- (N7) EXISTING SMOOTH METAL PANEL



LEFT SIDE ELEVATION

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

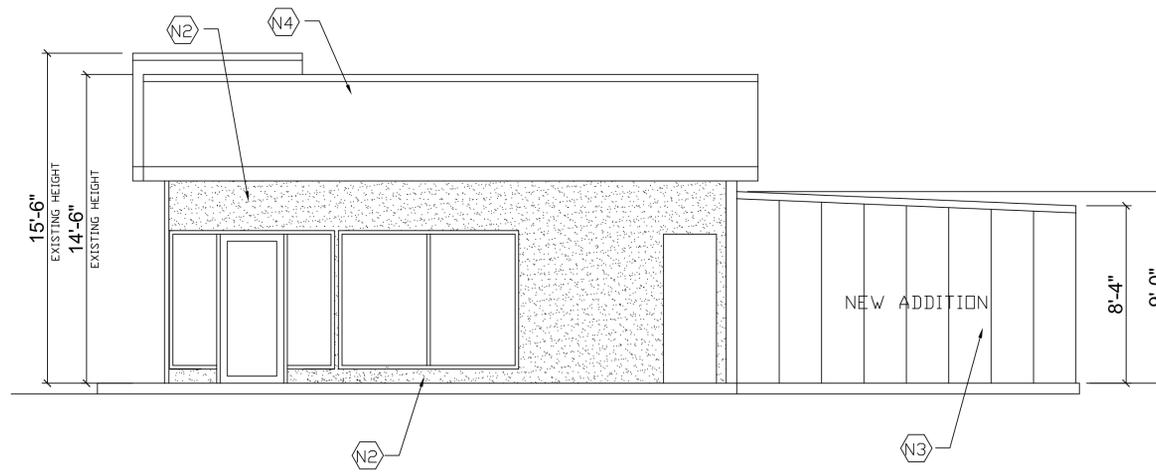


TRASH ENCLOSURE ELEVATIONS

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

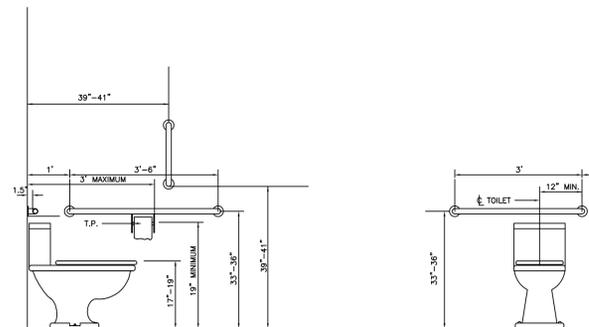
NOTES:

- (N1) REPLACE GARAGE DOORS WITH STORE FRONT (DARK ANODIZED BROWN)
- (N2) INSTALL SAND FLOAT FINISH STUCCO (SOUTHERN BREEZE BY PPG)
- (N3) STIPPLED TEXTURE METAL (SOUTHERN BREEZE BY PPG)
- (N4) SMOOTH METAL PANEL (SOUTHERN BREEZE BY PPG)
- (N5) REPLACE STORE FRONT
- (N6) TEXTURE PANELS (SOUTHERN BREEZE BY PPG)
- (N7) EXISTING SMOOTH METAL PANEL



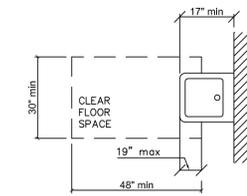
RIGHT SIDE ELEVATION

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

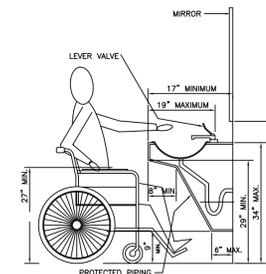


SIDE WALL GRAB BAR.

END WALL GRAB BAR.



LAVATORY FLOOR CLEARANCE



LAVATORY CLEARANCE

M/D

MONTGOMERY DEVELOPMENT CO.
P.O. BOX 1315
BORING, OREGON 97009
CELL: 503-784-8157
OFFICE: 503-668-4847
EMAIL: rgmontgomery@hotmail.com

West Linn WSCO
22250 WILLAMETTE DRIVE
West Linn, Oregon 97068

PROJECT #

0612

DWG BY: JTC
5/16/13
5/21/13

SHEET
A7

