Review for Revisions
M. Collins
12/13/00

WEST LINN LAW CENTER

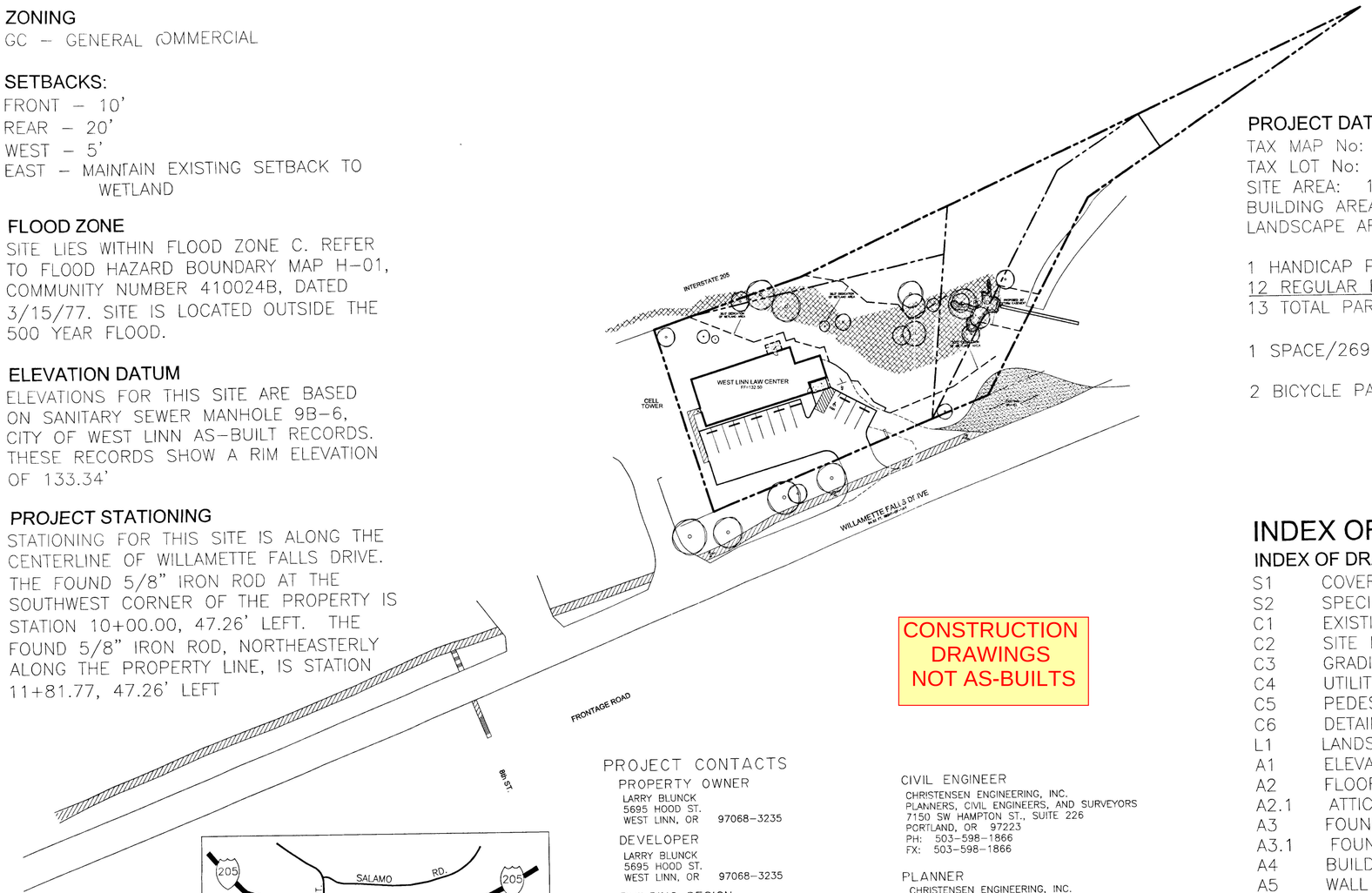
ZONING
GC – GENERAL COMMERCIAL

SETBACKS:
FRONT – 10'
REAR – 20'
WEST – 5'
EAST – MAINTAIN EXISTING SETBACK TO WETLAND

FLOOD ZONE
SITE LIES WITHIN FLOOD ZONE C. REFER TO FLOOD HAZARD BOUNDARY MAP H–01, COMMUNITY NUMBER 410024B, DATED 3/15/77. SITE IS LOCATED OUTSIDE THE 500 YEAR FLOOD.

ELEVATION DATUM
ELEVATIONS FOR THIS SITE ARE BASED ON SANITARY SEWER MANHOLE 9B–6, CITY OF WEST LINN AS–BUILT RECORDS. THESE RECORDS SHOW A RIM ELEVATION OF 133.34'

PROJECT STATIONING
STATIONING FOR THIS SITE IS ALONG THE CENTERLINE OF WILLAMETTE FALLS DRIVE. THE FOUND 5/8" IRON ROD AT THE SOUTHWEST CORNER OF THE PROPERTY IS STATION 10+00.00, 47.26' LEFT. THE FOUND 5/8" IRON ROD, NORTHEASTERLY ALONG THE PROPERTY LINE, IS STATION 11+81.77, 47.26' LEFT



PROJECT DATA
TAX MAP No: R21E35D
TAX LOT No: 1900, 2000, AND 5300
SITE AREA: 1.10 AC. – 48,558 SQ. FT.
BUILDING AREA: 3,492 SF.
LANDSCAPE AREA: 39,193 SF.

1 HANDICAP PARKING SPACE
12 REGULAR PARKING SPACES
13 TOTAL PARKING SPACES

1 SPACE/269 SQ. FT. OF BUILDING AREA PROVIDED

2 BICYCLE PARKING SPACES PROVIDED

CONSTRUCTION DRAWINGS NOT AS-BUILTS

INDEX OF DRAWINGS

INDEX OF DRAWINGS

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C4	UTILITY PLAN
C5	PEDESTRIAN WALKWAY PLAN
C6	DETAILS
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A1	ELEVATIONS
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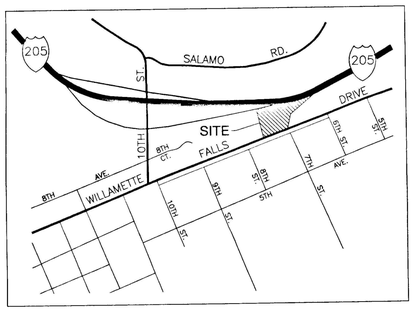
A2.1	ATTIC PLAN
A3	FOUNDATION PLAN
A3.1	FOUNDATION PLAN – PIPING LAYOUT
A4	BUILDING SECTIONS
A5	WALL SECTIONS & DETAILS
A6	EAVE DETAILS
A7	ROOF PLAN
A8	ROOF FRAMING PLAN
A9	ELECTRICAL PLAN
A10	MECHANICAL PLAN
A11	INTERIOR ELEVATIONS & SCHEDULES

Public Improvements Not Approved – Return for Revisions
M. Collins 12/13/00

THIS PLAN REVIEW APPROVAL DOES NOT PROHIBIT THE FIELD ENGINEER FROM REQUIRING FURTHER CODE CORRECTIONS.

APPROVED PLAN
CITY OF WEST LINN
PUBLIC WORKS DEPARTMENT
DATE 10-30-00
Thomas E. Larsen



VICINITY MAP
NOT TO SCALE

PROJECT CONTACTS

PROPERTY OWNER
LARRY BLUNCK
5695 HOOD ST.
WEST LINN, OR 97068–3235

DEVELOPER
LARRY BLUNCK
5695 HOOD ST.
WEST LINN, OR 97068–3235

BUILDING DESIGN
CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
7150 SW HAMPTON ST., SUITE 226
PORTLAND, OR 97223
PH: 503–598–1866
FX: 503–598–1866

SURVEYOR
CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
7150 SW HAMPTON ST., SUITE 226
PORTLAND, OR 97223
PH: 503–598–1866
FX: 503–598–1866

CIVIL ENGINEER
CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
7150 SW HAMPTON ST., SUITE 226
PORTLAND, OR 97223
PH: 503–598–1866
FX: 503–598–1866

PLANNER
CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
7150 SW HAMPTON ST., SUITE 226
PORTLAND, OR 97223
PH: 503–598–1866
FX: 503–598–1866

GEOTECHNICAL ENGINEER
THE RILEY GROUP, INC.
10728 LAKE CITY WAY N.E.
SEATTLE, WA 98125
TEL (206) 417–0551
FAX (206) 417–0552
http:www.Riley–Group.com

CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
7150 SW. HAMPTON STREET, SUITE 226, PORTLAND, OREGON 97223
PHONE (503) 598-1866 FAX (503) 598-1868

REGISTERED PROFESSIONAL ENGINEER
16,166
OREGON
SEPTEMBER 8, 1992
EDWARD K. CHRISTENSEN
EXPIRES 01-01-03

COVER SHEET

WEST LINN LAW CENTER
2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/9/00	FOR CONSTRUCTION	RJL	DV
2	10/25/00	FOR CONSTRUCTION	RJL	DV
3				
4				
5				
6				

HOR. SCALE: N/A
VERT. SCALE: N/A
PROJECT NO. 00–500.02
DRAWING FILE 050002COV.DWG

SHEET S1

GENERAL NOTES OF CHRISTENSEN ENGINEERING, INC.

1. THE CONTRACTOR SHALL MEET ALL APPLICABLE STANDARDS INCLUDING THE CITY DESIGN STANDARDS, PLUMBING CODE, THE OAR'S, THE CLACKAMAS COUNTY EROSION CONTROL MANUAL AND OTHER PERTINENT STANDARDS. THE CONTRACTOR SHALL OBTAIN A COPY OF AND COMPLY WITH EACH OF THESE PROVISIONS.

2. THE CONTRACTOR SHALL KEEP AND MAINTAIN A CURRENT SET OF DRAWINGS FOR THE DESIGN ENGINEER SHOWING AS-CONSTRUCTED DATA AND ALL FIELD ALTERATIONS. THESE CONSTRUCTION FIELD PRINTS SHALL BE TRANSMITTED TO THE DESIGN ENGINEER AND SHALL SHOW ANY AND ALL ALTERATIONS FROM THE PLANS.

3. THE ENGINEER MAY REQUIRE MODIFICATIONS DURING CONSTRUCTION WHERE NECESSITY REQUIRES. THE CONTRACTOR SHALL OBTAIN APPROPRIATE APPROVAL FOR ANY ALTERATIONS, EXCEPTING MINOR FIELD ADJUSTMENTS NEEDED TO MEET EXISTING FIELD CONDITIONS, AND DOCUMENT ALL MODIFICATIONS ON THE FIELD PRINTS. ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS NEED TO BE APPROVED BY THE CITY.

4. THE LOCATION AND DESCRIPTION OF EXISTING UTILITIES, WATER COURSES, AND/OR UNDERGROUND STRUCTURES SHOWN ON THE PLANS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND NATURE OF SUCH, AND, PRIOR TO DIGGING, SHALL CALL FOR UTILITY LOCATE AT 503-246-6699 (PORTLAND METRO). IN SOME INSTANCES THE INDIVIDUAL UTILITIES WILL NEED TO BE CONTACTED. OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987)

5. THE CONTRACTOR SHALL REPORT TO THE ENGINEER IMMEDIATELY ANY ERROR OR DISCREPENCY DISCOVERED IN THE CONTRACT DRAWINGS OR IN ANY OTHER DATA FURNISHED BY THE ENGINEER.

6. THE CONTRACTOR SHALL CONTACT UTILITY OWNERS, VERIFY ALL UTILITY INVOLVEMENT WITHIN THE WORK, AND ARRANGE FOR THE RELOCATION OF ANY UTILITIES IN CONFLICT WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE FOR THE FLOW OF WATER COURSES AND ESSENTIAL UTILITIES THAT MAY BE INTERRUPTED DURING THE PROGRESS OF THE WORK AND SHALL RESTORE SUCH WATER COURSES AND UTILITIES AFTER COMPLETION OF THE WORK. THE CONTRACTOR SHALL NOT INTERRUPT THE SERVICE FUNCTION OR DISTURB THE SUPPORT OF ANY UTILITY WITHOUT AUTHORITY FROM THE OWNER OF THE UTILITY. ALL VALVES, SWITCHES, VAULTS AND METERS SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY SHUTOFF.

7. ALL VAULTS, BOXES, FRAMES, COVERS, EXISTING AND PROPOSED MONUMENTS, AND OTHER STRUCTURES SHALL BE BROUGHT TO FINISH GRADE.

8. THE CONTRACTOR SHALL NOT DISTURB, FILL OVER, BUILD OVER, OR PAVE OVER ANY STANDARD SURVEY MONUMENTS, LOT CORNER PIPES, OR OTHER PERMANENT SURVEY MONUMENTS DURING THE PROCESS OF CONSTRUCTION WITHOUT THE CONSENT OF THE ENGINEER. ANY THAT ARE DISTURBED WITHOUT PERMISSION SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR. WHEN A CHANGE IS MADE IN THE FINISH ELEVATION OF THE PAVEMENTOF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, THE CONTRACTOR SHALL ADJUST THE MONUMENT COVER TO THE NEW GRADE WITHIN 7 DAYS OF FINISHED PAVING UNLESS OTHERWISE SPECIFIED.

9. THE CONTRACTOR IS TO CHECK ALL THE LINES AND GRADES AND ANY OTHER DIMENSIONS DETERMINED BY THE ENGINEER, AND SHALL TAKE FULL RESPONSIBILITY FOR DETAILED DIMENSIONS, ELEVATIONS, AND SLOPES. THE CONTRACTOR IS OBLIGED TO PRESERVE CONSTRUCTION SURVEY STAKES AND MARKS FOR THE DURATION OF THEIR USEFULNESS.

10. THE CONTRACTOR SHALL ERECT AND MAINTAIN TRAFFIC CONTROL PER THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", PART VI, CONSTRUCTION AND MAINTENANCE. LOCAL AND EMERGENCY ACCESS SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL SUBMIT A PLAN FOR THE TRAFFIC CONTROL TO THE APPROPRIATE CITY, COUNTY, OR STATE AGENCY FOR APPROVAL.

11. THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING SUSPENSION OF WORK, AND UNTIL THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS, AND UNUSED MATERIALS OF ANY KIND RESULTING FROM THE WORK. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE BY CLEANING, SWEEPING, AND SPRINKLING AS NECESSARY. MATERIALS AND EQUIPMENT SHALL BE REMOVED FROM THE SITE AS SOON AS THEY ARE NO LONGER NECESSARY. FORMS AND FORM LUMBER SHALL BE REMOVED FROM THE SITE AS SOON AS PRACTICABLE AFTER STRIPPING. BEFORE THE FINAL INSPECTION, THE SITE SHALL BE CLEARED OF EQUIPMENT, UNUSED MATERIALS, AND RUBBISH SO AS TO PRESENT A SATISFACTORY CLEAN AND NEAT APPEARANCE. ALL CLEANUP COSTS SHALL BE INCLUDED IN THE CONTRACTOR'S BID. IF THE CONTRACTOR FAILS TO COMMENCE THE CLEANUP WITHIN 24 HOURS AFTER DIRECTED BY THE ENGINEER, THE ENGINEER MAY HAVE THE WORK PERFORMED BY OTHERS, WITH THE COST BORNE BY THE CONTRACTOR AND DEDUCTED FROM PAYMENTS DUE OR TO BECOME DUE TO THE CONTRACTOR, OR MAY ORDER WORK SUSPENDED UNTIL THE CONDITION IS CORRECTED. NO ADDITIONAL COMPENSATION WILL BE ALLOWED AS A RESULT OF SUCH A SUSPENSION.

12. THE CONTRACTOR SHALL AT ALL TIMES ABIDE BY APPLICABLE SAFETY RULES OF O.S.H.A., AND IN PARTICULAR, THOSE PERTAINING TO SHORING, OPEN EXCAVATIONS, AND THE PROTECTION OF WORKERS.

13. NO CONSTRUCTION MATERIAL SHALL BE PLACED OR STORED IN THE RIGHT-OF-WAY.

14. SANITARY SEWER TAP AND WATER SERVICE TO BE INSTALLED BY THE CONTRACTOR UNDER THE OBSERVATION OF A CITY INSPECTOR. SEWER TAP MUST BE APPROVED BY THE CITY.

15. THE CITY SHALL WITNESS ALL TESTING FOR THE PROJECT AND SHALL RECEIVE COPIES OF ALL TEST RESULTS.

16. ANY WORK IN THE PUBLIC RIGHT OF WAY WILL REQUIRE A PUBLIC IMPROVEMENTS PERMIT.

LANDSCAPING NOTES

1. LANDSCAPING SHALL CONFORM TO THE MOST RECENT WEST LINN CODES.

2. STREET TREES ARE INCLUDED IN THE LANDSCAPING SUBCONTRACT. THE SELECTION OF STREET TREES SHALL BE APPROVED BY THE CITY FORESTER.

3. THE GENERAL CONTRACTOR SHALL PROVIDE TREE WELLS, CONSTRUCTED TO COP DETAIL 3-162.

4. THE LANDSCAPE SUBCONTRACTOR SHALL WARRANT PLANTINGS FOR ONE FULL YEAR FOLLOWING COMPLETION OF CONSTRUCTION. (2 years)

5. ALL FEES FOR STREET TREES SHALL BE PAID TO THE CITY OF WEST LINN PARKS AND RECREATION DEPARTMENT

6. ALL LANDSCAPED AREAS SHALL BE FURNISHED WITH SOD.

DEMOLITION NOTES

CAP EXISTING SANITARY SEWER SERVICE AT PROPERTY LINE

REMOVE EXISTING 22" TREE.

DISCONNECT AND REMOVE EXISTING OVERHEAD SERVICES.

REMOVE EXISTING WATER SERVICE TO EXISTING WATER METER, FOR FUTURE USE.

REMOVE BUILDING AND GARAGE.

REMOVE EXISTING CONCRETE HOME AND GARAGE FOUNDATIONS.

REMOVE SPECIFIED ASPHALT FROM SITE.

FOR THE CONVENIENCE OF THE CONTRACTOR, WE HAVE PROVIDED SERVICE PURVEYOR CONTACTS ON THE TITLE SHEET. PLEASE BE REMINDED, ALL PERTINENT PURVEYORS OF SERVICES NEED TO BE CONTACTED PRIOR TO WORKING ON THEIR SCOPE OF WORK.

ALL GEOTECHNICAL REPORTS AND SPECIFIACTIONS MADE BY THE GEOTECHNICAL ENGINEER SHALL BE TAKEN INTO ACCOUNT IN PREPARATION OF THE SITE.

GRADING NOTES

ALL SPOT ELEVATIONS ARE AT FINISH SURFACE UNLESS OTHERWISE NOTED.

CONTOURS SHOWN ARE EXISTING AND FINISH GRADE, AS NOTED.

APROXIMATE QUANTITIES

CUT - 555 CUBIC YARDS
FILL - 335 CUBIC YARDS

THESE ENGINEER'S ESTIMATES ARE A GUIDE TO CITY CODE ADMINISTRATORS. THE CONTRACTOR SHALL EVALUATE THE EARTHWORK EXPLICITLY; NO EXTRA QUANTITY PAYMENTS WILL BE MADE BY THE OWNER.

PRELIMINARY EROSION CONTROL NOTES

1. CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROL DURING CONSTRUCTION PER THE EROSION CONTROL TECHNICAL GUIDANCE HANDBOOK (ECHB) DATED MARCH 2000. THE MINIMUM EROSION/SEDIMENTATION CONTROL MEASURES SHALL BE AS FOLLOWS:

2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTIONS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)

3. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.

6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.

7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.

8. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

9. STORM DRAIN INLETS, BASINS AND AREA DRAINS SHALL BE PROTECTED UNTIL PAVEMENT SURFACES ARE COMPLETED AND/OR VEGETATION IS REESTABLISHED.

10. PAVEMENT SURFACES AND VEGETATION ARE TO BE PLACED AS RAPIDLY AS POSSIBLE.

11. SEEDING, MULCHING AND REVEGETATION SHALL BE PERFORMED AS SOON AS GRADING IS COMPLETED FOR EACH PHASE OF CONSTRUCTION.

12. ROCK BERMS OR STAKED-DOWN BIO-BAGS MAY BE NEEDED TO REDUCE VELOCITY OF RUNOFF IF SHEET FLOWS BECOME CHANNELLED. ADDITIONAL LAYERS OF SEDIMENT FENCE SHALL BE CONSTRUCTED NEAR THE OUTLET OF THESE AREAS.

ELECTRIC NOTES

INSTALL NEW 120/208 3 PHASE ELECTRIC SERVICE. CONTRACTOR SHALL PROVIDE, LAYOUT, AND INSTALL 4" PVC MIN. AND SECONDARY WIRING TO LOCATION PRESCRIBED BY LOCAL ELECTRIC COMPANY.

TELEPHONE NOTES

INSTALL NEW TELEPHONE SERVICE MINIMUM 25 PAIR CABLE REQUIRED. CONTRACTOR SHALL PROVIDE, LAYOUT, AND INSTALL 3" PVC WITH PULL ROPE TO LOCATION DETERMINED BY LOCAL TELEPHONE COMPANY.

SEE CITY OF WEST LINN CONTRACT DOCUMENTS STANDARD SPECIFICATIONS LISTED BELOW, FOR MATERIAL AND COMPACTION SPECIFICATIONS

EMBANKMENT MATERIALS
204.0.00 MATERIALS
204.3.00 CONSTRUCTION (204.03)

BASE MATERIAL (ABC)
207.2.00 MATERIALS
207.3.00 CONSTRUCTION (207.02, 207.03)

ASPHALT CONCRETE PAVEMENT (AC)
211.2.00 MATERIALS
211.3.00 CONSTRUCTION

SANITARY SEWER SERVICE LINE - SECTION 304

WATER SERVICE - SECTION 402

FIRE HYDRANTS - SECTION 404

CHECK SECTION #'S

CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
750 S.W. HAMPTON STREET, SUITE 226, PORTLAND, OREGON 97223
PHONE (503) 598-1866 FAX (503) 598-1868

REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 8, 1992 EDWARD K. CHRISTENSEN
EXPIRES 01-01-03

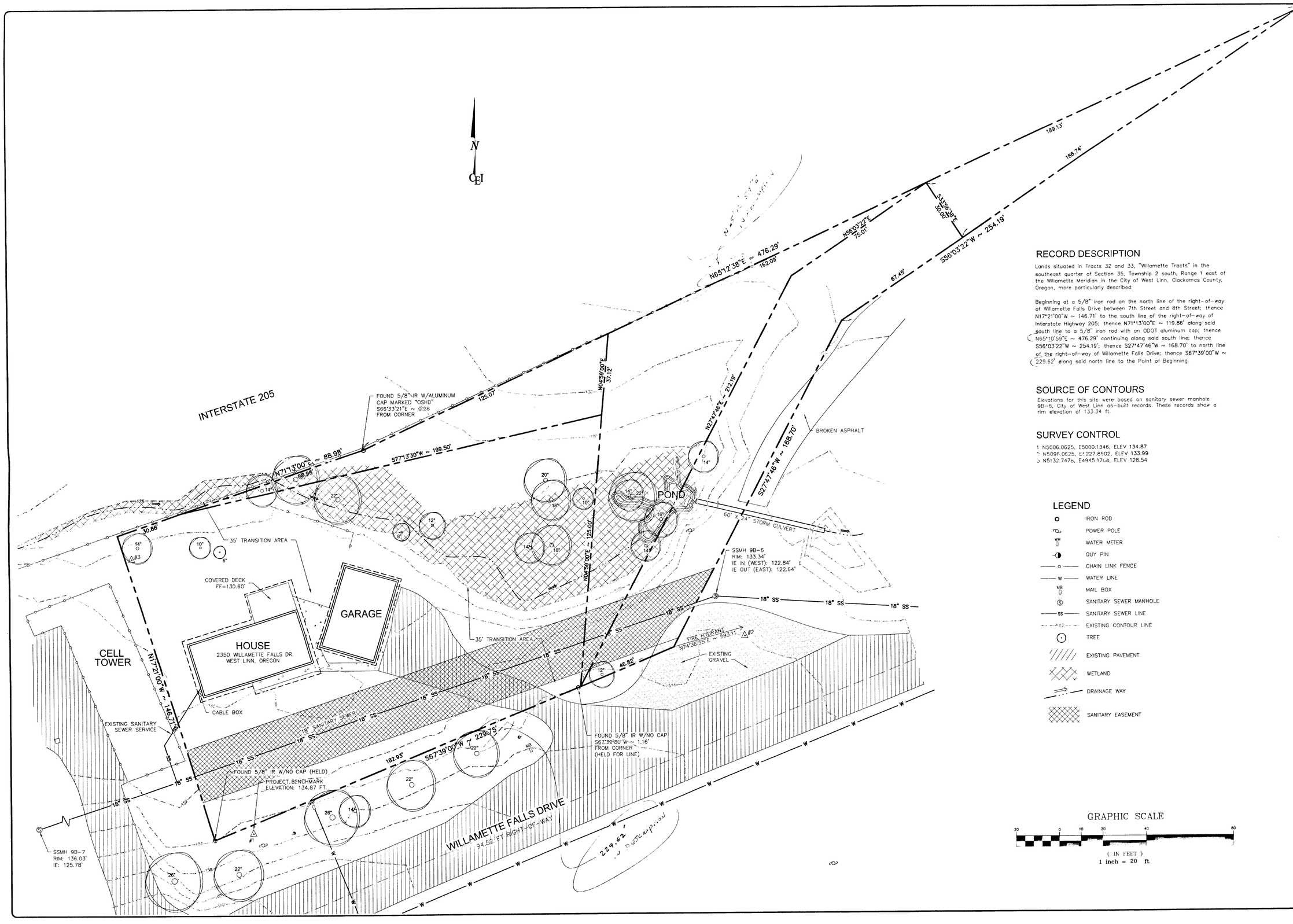
SPECIFICATIONS

WEST LINN
LAW CENTER
2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/09/00	FOR CONSTRUCTION	RJL	DV

HOR. SCALE: N/A
VERT. SCALE: N/A
PROJECT NO. 00-500.02
DRAWING FILE 050002SPC.DWG

SHEET S2



RECORD DESCRIPTION

Lands situated in Tracts 32 and 33, "Willamette Tracts" in the southeast quarter of Section 35, Township 2 south, Range 1 east of the Willamette Meridian in the City of West Linn, Clackamas County, Oregon, more particularly described:

Beginning at a 5/8" iron rod on the north line of the right-of-way of Willamette Falls Drive between 7th Street and 8th Street; thence N17°21'00"W ~ 146.71' to the south line of the right-of-way of Interstate Highway 205; thence N71°13'00"E ~ 119.86' along said south line to a 5/8" iron rod with an ODOT aluminum cap; thence N65°10'59"E ~ 476.29' continuing along said south line; thence S56°03'22"W ~ 254.19'; thence S27°47'46"W ~ 168.70' to north line of the right-of-way of Willamette Falls Drive; thence S67°39'00"W ~ 229.62' along said north line to the Point of Beginning.

SOURCE OF CONTOURS

Elevations for this site were based on sanitary sewer manhole 9B-6, City of West Linn as-built records. These records show a rim elevation of 133.34 ft.

SURVEY CONTROL

1 N5006.0625, E5000.1346, ELEV 134.87
2 N5096.0625, E5227.8502, ELEV 133.99
3 N5132.7476, E4945.1746, ELEV 128.54

LEGEND

- IRON ROD
- POWER POLE
- WATER METER
- GUY PIN
- CHAIN LINK FENCE
- WATER LINE
- MAIL BOX
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- EXISTING CONTOUR LINE
- TREE
- EXISTING PAVEMENT
- WETLAND
- DRAINAGE WAY
- SANITARY EASEMENT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
750 S.W. HAMPTON STREET, SUITE 226, PORTLAND, OREGON 97239
PHONE (503) 598-1866 FAX (503) 598-1868

REGISTERED PROFESSIONAL LAND SURVEYOR
JOHN HARRIS THOMPSON
2556
EXPIRES JUNE 30, 2001

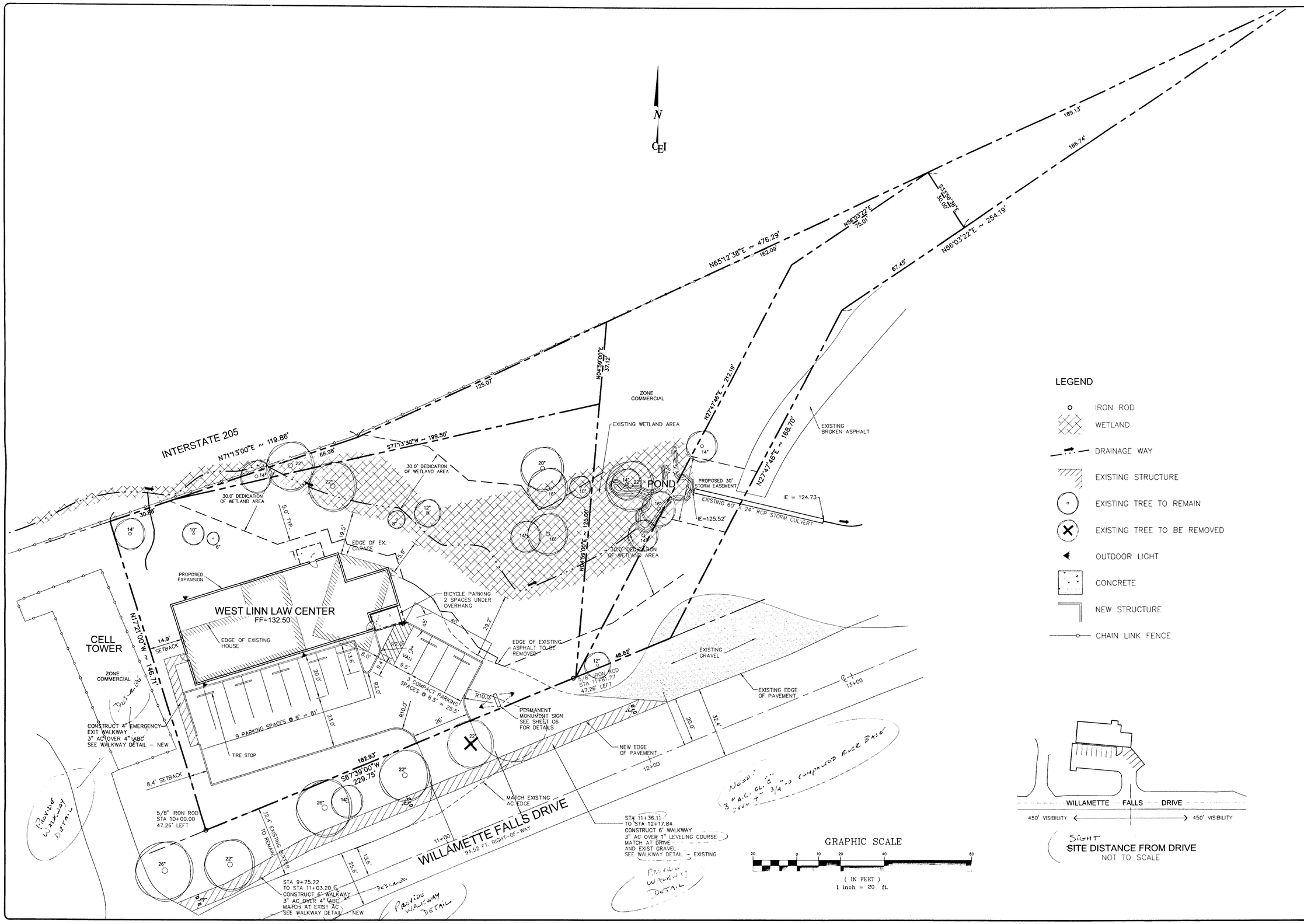
EXISTING CONDITIONS PLAN

WEST LINN LAW CENTER

2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

NO.	DATE	DESCRIPTIONS	DRAWN / CHECKED
1	10/06/00	FOR CONSTRUCTION	RJL / HH

HOR. SCALE: --
VERT. SCALE: N/A
PROJECT NO. 00-500.02
DRAWING FILE 050002EXC.DWG
SHEET C1



CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
750 S.W. HAMPTON STREET, SUITE 226, PORTLAND, OREGON 97225
PHONE (503) 598-1866 FAX (503) 598-1868

REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 15, 1981 EDWARD K. CHRISTENSEN

EXPIRES 01-01-03

SITE PLAN

WEST LINN LAW CENTER

2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/09/00	FOR CONSTRUCTION	RJL	EC
2	10/25/00	PER CITY REVIEW	RJL	EC

HOR. SCALE: 1"=20'
VERT. SCALE: N/A
PROJECT NO. 00-500.02
DRAWING FILE 050002SIT.DWG

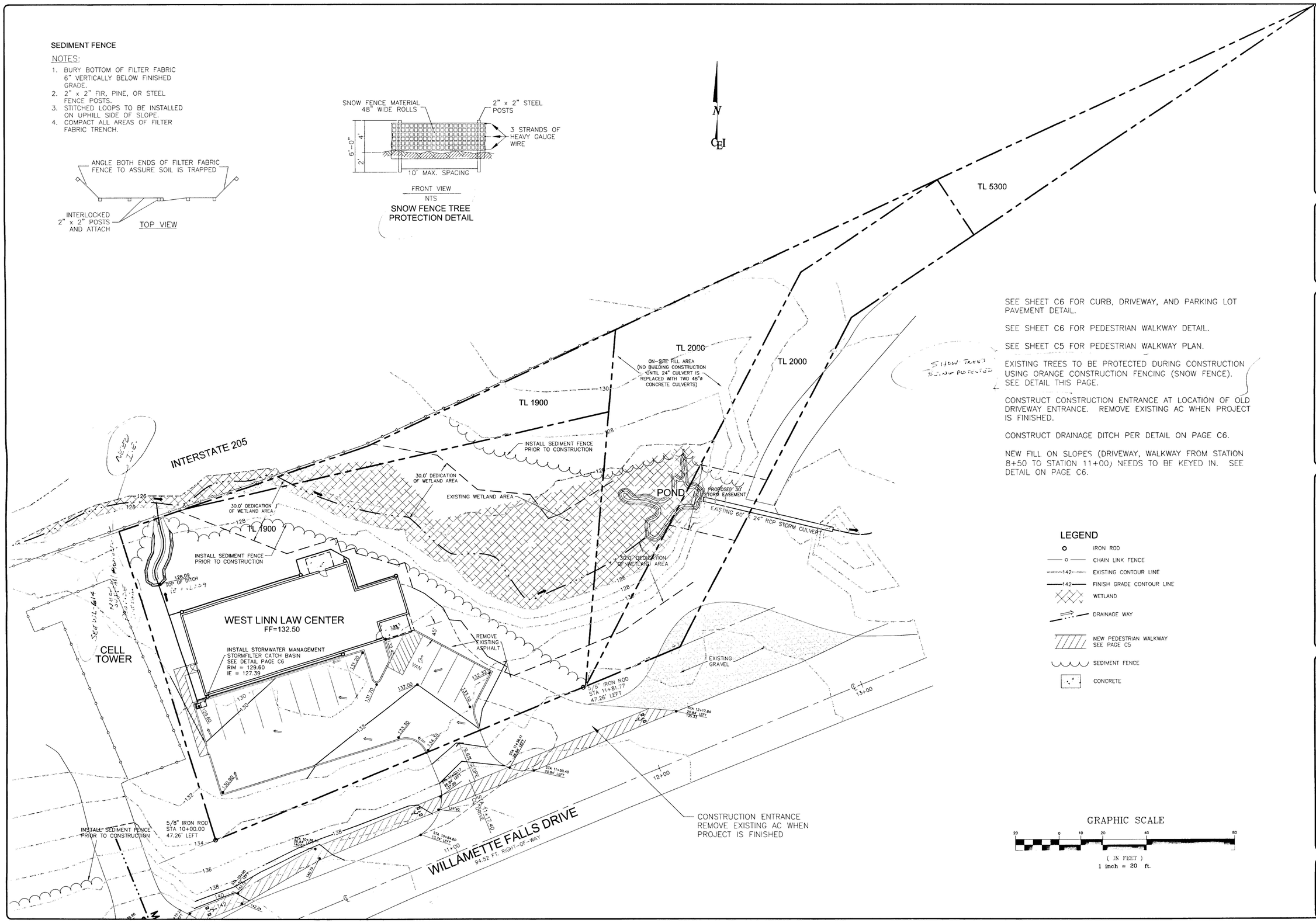
SHEET C2

SEDIMENT FENCE

NOTES:

1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. 2" x 2" FIR, PINE, OR STEEL FENCE POSTS.
3. STITCHED LOOPS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
4. COMPACT ALL AREAS OF FILTER FABRIC TRENCH.

SNOW FENCE TREE PROTECTION DETAIL



SEE SHEET C6 FOR CURB, DRIVEWAY, AND PARKING LOT PAVEMENT DETAIL.

SEE SHEET C6 FOR PEDESTRIAN WALKWAY DETAIL.

SEE SHEET C5 FOR PEDESTRIAN WALKWAY PLAN.

EXISTING TREES TO BE PROTECTED DURING CONSTRUCTION USING ORANGE CONSTRUCTION FENCING (SNOW FENCE). SEE DETAIL THIS PAGE.

Show Trees to be protected

CONSTRUCT CONSTRUCTION ENTRANCE AT LOCATION OF OLD DRIVEWAY ENTRANCE. REMOVE EXISTING AC WHEN PROJECT IS FINISHED.

CONSTRUCT DRAINAGE DITCH PER DETAIL ON PAGE C6.

NEW FILL ON SLOPES (DRIVEWAY, WALKWAY FROM STATION 8+50 TO STATION 11+00) NEEDS TO BE KEYED IN. SEE DETAIL ON PAGE C6.

LEGEND

- IRON ROD
- CHAIN LINK FENCE
- 142 EXISTING CONTOUR LINE
- 142 FINISH GRADE CONTOUR LINE
- WETLAND
- DRAINAGE WAY
- NEW PEDESTRIAN WALKWAY SEE PAGE C5
- SEDIMENT FENCE
- CONCRETE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
750 S.W. HAMPTON STREET, SUITE 226, PORTLAND, OREGON 97223
PHONE (503) 598-1866 FAX (503) 598-1868

REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 15, 1992 EDWARD K. CHRISTENSEN
EXPIRES 01-01-03

GRADING & EROSION CONTROL PLAN

WEST LINN LAW CENTER
2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/09/00	FOR CONSTRUCTION	RJL	DV
2	10/25/00	PER CITY REVIEW	RJL	DV

HOR. SCALE:
VERT. SCALE: N/A
PROJECT NO: 00-500.02
DRAWING FILE: 050002GRD.DWG

SHEET C3

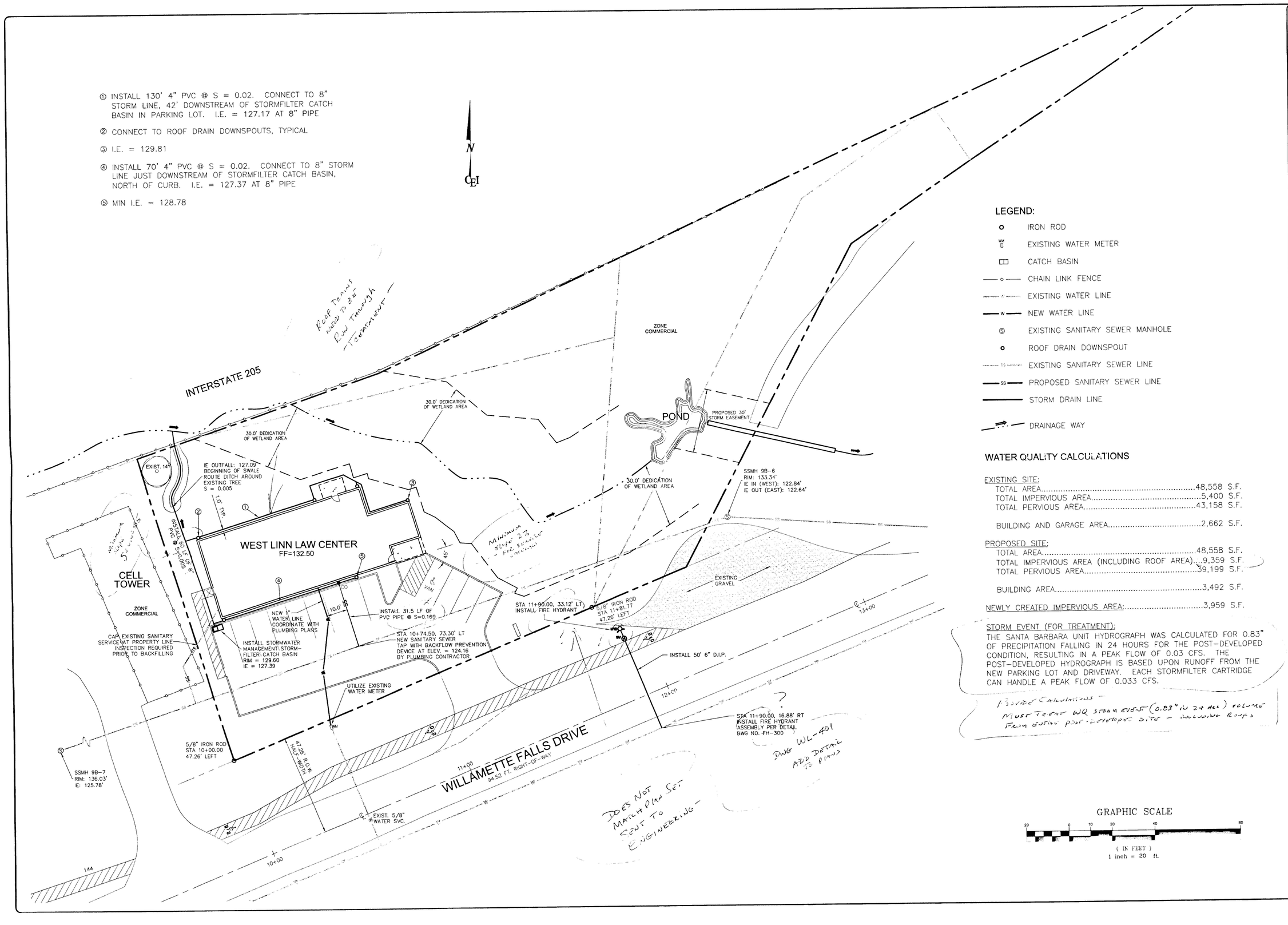
① INSTALL 130' 4" PVC @ S = 0.02. CONNECT TO 8" STORM LINE, 42' DOWNSTREAM OF STORMFILTER CATCH BASIN IN PARKING LOT. I.E. = 127.17 AT 8" PIPE

② CONNECT TO ROOF DRAIN DOWNSPOUTS, TYPICAL

③ I.E. = 129.81

④ INSTALL 70' 4" PVC @ S = 0.02. CONNECT TO 8" STORM LINE JUST DOWNSTREAM OF STORMFILTER CATCH BASIN, NORTH OF CURB. I.E. = 127.37 AT 8" PIPE

⑤ MIN I.E. = 128.78



LEGEND:

- IRON ROD
- EXISTING WATER METER
- CATCH BASIN
- CHAIN LINK FENCE
- EXISTING WATER LINE
- NEW WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- ROOF DRAIN DOWNSPOUT
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- STORM DRAIN LINE
- DRAINAGE WAY

WATER QUALITY CALCULATIONS

EXISTING SITE:

TOTAL AREA	48,558	S.F.
TOTAL IMPERVIOUS AREA	5,400	S.F.
TOTAL PERVIOUS AREA	43,158	S.F.
BUILDING AND GARAGE AREA	2,662	S.F.

PROPOSED SITE:

TOTAL AREA	48,558	S.F.
TOTAL IMPERVIOUS AREA (INCLUDING ROOF AREA)	9,359	S.F.
TOTAL PERVIOUS AREA	39,199	S.F.
BUILDING AREA	3,492	S.F.

NEWLY CREATED IMPERVIOUS AREA: 3,959 S.F.

STORM EVENT (FOR TREATMENT):
THE SANTA BARBARA UNIT HYDROGRAPH WAS CALCULATED FOR 0.83" OF PRECIPITATION FALLING IN 24 HOURS FOR THE POST-DEVELOPED CONDITION, RESULTING IN A PEAK FLOW OF 0.03 CFS. THE POST-DEVELOPED HYDROGRAPH IS BASED UPON RUNOFF FROM THE NEW PARKING LOT AND DRIVEWAY. EACH STORMFILTER CARTRIDGE CAN HANDLE A PEAK FLOW OF 0.033 CFS.

PROVIDE CALCULATIONS - MUST TREAT WQ STORM EVENT (0.83" IN 24 HRS) VOLUME FROM ENTIRE POST-DEVELOPED SITE - INCLUDING ROOFS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
780 S.W. HAMPTON STREET, SUITE 226, PORTLAND, OREGON 97223
PHONE (503) 598-1866 FAX (503) 598-1868

REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 13, 1972 EDWARD K. CHRISTENSEN
EXPIRES 01-01-03

UTILITY PLAN

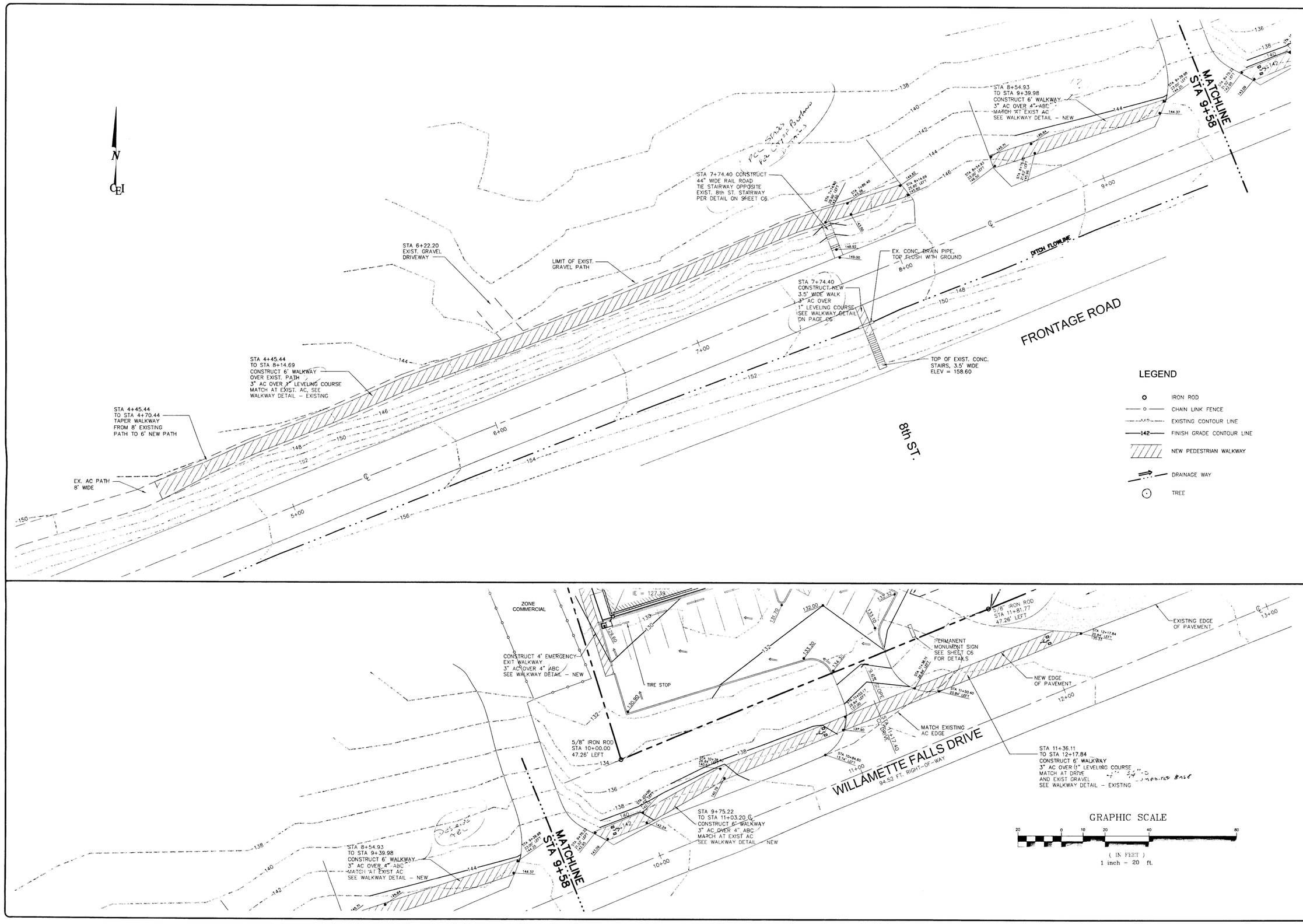
WEST LINN LAW CENTER

2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/09/00	FOR CONSTRUCTION	RJL	HH
2	10/26/00	PER CITY REVIEW	RJL	EC

HOR. SCALE: - - -
VERT. SCALE: N/A
PROJECT NO. 00-500.02
DRAWING FILE 050002UTL.DWG

SHEET C4



CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
750 SW. HAMPTON STREET, SUITE 20, PORTLAND, OREGON 97223
PHONE (503) 598-1866 FAX (503) 598-1868

REGISTERED PROFESSIONAL ENGINEER
16,166
OREGON
SEPTEMBER 6, 1982
EDWARD K. CHRISTENSEN
EXPIRES 01-01-03

PEDESTRIAN WALKWAY PLAN

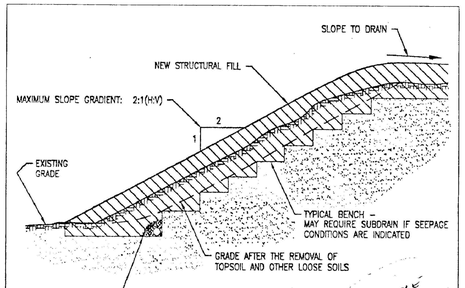
WEST LINN LAW CENTER

2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/09/00	FOR CONSTRUCTION	RJL	DV
2	10/25/00	PER CITY REVIEW	RJL	EC

HOR. SCALE:	
VERT. SCALE:	N/A
PROJECT NO.	00-500.02
DRAWING FILE	050002BIK.DWG

SHEET C5

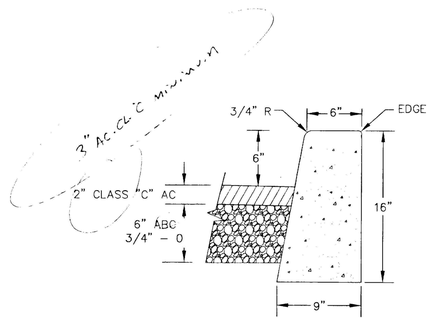


NOT TO SCALE

SHOW WHERE THIS IS HAPPENING

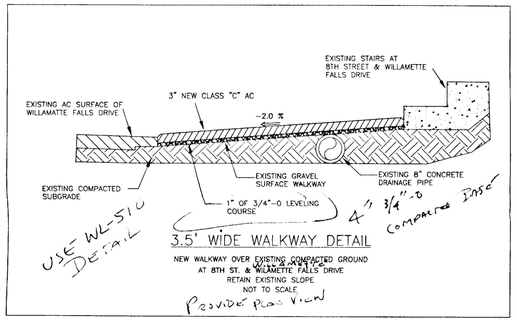
NOTES

1. SLOPE SHOULD BE STRIPPED OF TOPSOIL AND UNSUITABLE SOILS PRIOR TO PLACING ANY FILL.
2. "BENCHES" SHOULD BE A MINIMUM OF 6 FEET WIDE.
3. "KEY" SHOULD BE MINIMUM 2 FEET DEEP AND 6 FEET WIDE, EXTENDING THE FULL LENGTH OF THE SLOPE FACE.
4. FINAL SLOPE FACE SHOULD BE DENSIFIED BY COMPACTION.
5. PLANT OR HYDROSEED SLOPE FACE TO REDUCE EROSION POTENTIAL.
6. ALL STRUCTURAL FILL SHOULD BE COMPACTED TO 95% OF SOILS MAXIMUM DRY DENSITY PER ASTM D-698 (STANDARD PROCTOR).



CURB, DRIVEWAY AND PARKING LOT PAVEMENT DETAIL

NOT TO SCALE

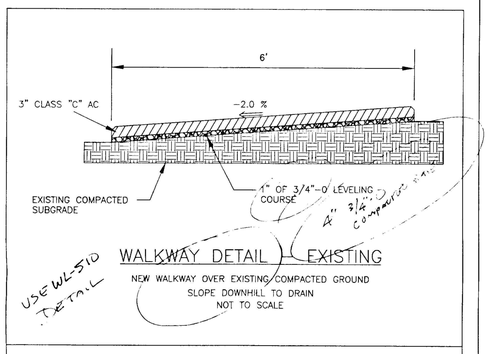


USE WL-510 DETAIL

3.5' WIDE WALKWAY DETAIL

NEW WALKWAY OVER EXISTING COMPACTED GROUND AT 8TH ST. & WILLAMETTE FALLS DRIVE
RETAIN EXISTING SLOPE
NOT TO SCALE

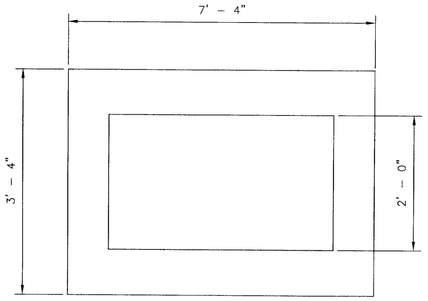
PROVIDE PLAN VIEW



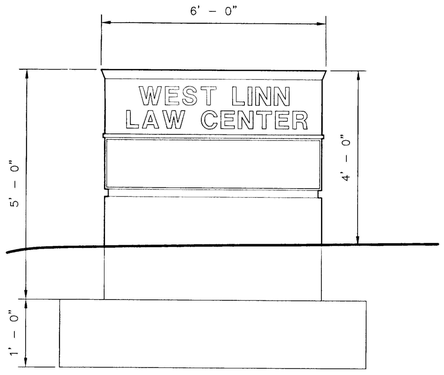
USE WL-510 DETAIL

WALKWAY DETAIL – EXISTING

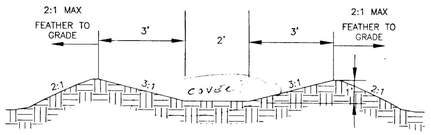
NEW WALKWAY OVER EXISTING COMPACTED GROUND
SLOPE DOWNHILL TO DRAIN
NOT TO SCALE



MONUMENT SIGN DETAIL
PLAN VIEW
NOT TO SCALE

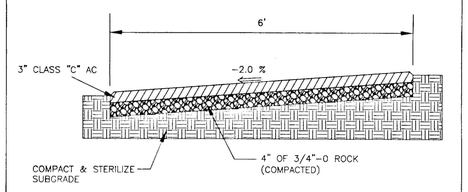


MONUMENT SIGN DETAIL
PROFILE VIEW
NOT TO SCALE



DITCH SECTION

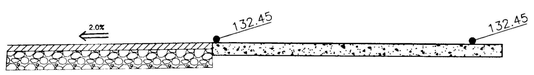
NOT TO SCALE



WALKWAY DETAIL – NEW

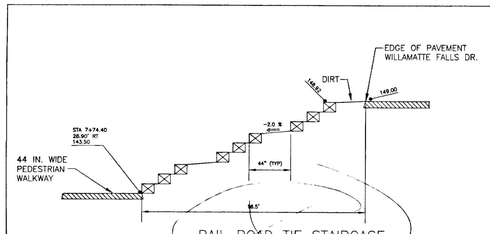
SLOPE DOWNHILL TO DRAIN
FACING EAST
NOT TO SCALE

USE WL-510 DETAIL



ACCESS AISLE TRANSITION DETAIL

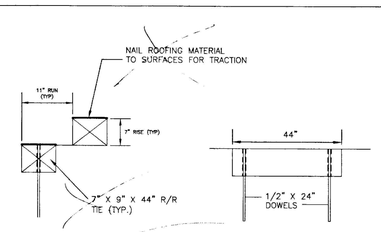
ENTRY SLAB TO HC ACCESS AISLE/PARKING LOT TRANSITION
FACING WEST
NOT TO SCALE



RAIL ROAD TIE STAIRCASE

NOT TO SCALE

USE CITY OF PORTLAND DETAIL 3-172 & 3-173
SEE ATTACHED COPIES (RE-INFORCED CONCRETE STAIRS) (STAIR HANDRAIL) (SPAN OVER 13')



DETAILS OF TREADS

NOT TO SCALE

CATCH BASIN STORMFILTER™

Stormwater Management's widely acclaimed StormFilter is now available in a catch basin configuration. The Catch Basin StormFilter system, an extension of the widely accepted StormFilter Best Management Practice, has been engineered to replace the standard catch basin. In the Catch Basin StormFilter, polluted runoff enters the system through a traffic bearing grate into the primary settling chamber where heavier solids are dropped to a sump. Lighter solids and pollutants are then directed under a baffle into the cartridge chamber where the StormFilter cartridge is used to remove fine solids and soluble pollutants. Clean water is discharged from the filter into the outlet. During extreme storms, water in the primary settling chamber overflows the bypass weir thereby preventing the re-suspension of sediments and pollutants trapped in the cartridge chamber.

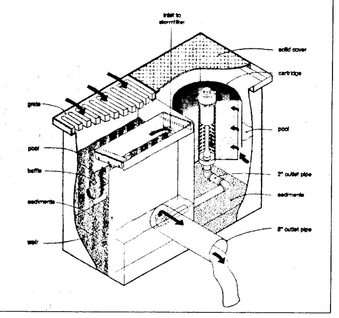
SYSTEM FEATURES AND BENEFITS

- Proven StormFilter technology that targets site-specific pollutants
- Low cost, heavy gauge, all steel construction
- Internal bypass minimizes re-suspension of trapped pollutants
- Simple low cost installation
- Ease of maintenance
- Operation & Maintenance Guidelines available from Stormwater Management

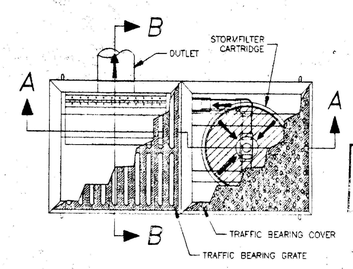
GENERAL SPECIFICATIONS

- Peak hydraulic capacity 1.0 CFS
- Load bearing capacity H-20
- StormFilter capacity 15 gpm/Cartridge
- Hydraulic drop (Rim to Invert) 24.5 inches
- Outlet pipe diameter Up to 8"

(For higher flows or heavier loads, contact the application engineers at Stormwater Management).



DIMENSIONS OF A STANDARD SINGLE CARTRIDGE UNIT



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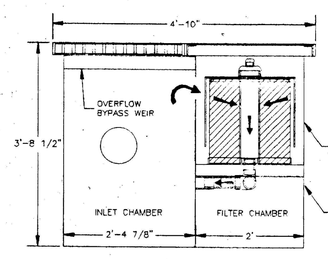
CATCH BASIN STORMFILTER – PLAN

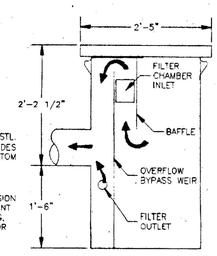
SCALE: N.T.S

U.S. PATENT No. 5,522,993, No. 6,036,876, AND OTHER U.S. AND FOREIGN PATENTS PENDING



CATCH BASIN STORMFILTER – SECTION A–A

SCALE: N.T.S



SECTION B–B

SCALE: N.T.S

CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
789 S.W. HAMPTON STREET, SUITE 226, PORTLAND, OREGON 97223
PHONE (503) 598-1866 FAX (503) 598-1868

REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 30, 1981 EDWARD K. CHRISTENSEN

EXPIRES 01-01-03

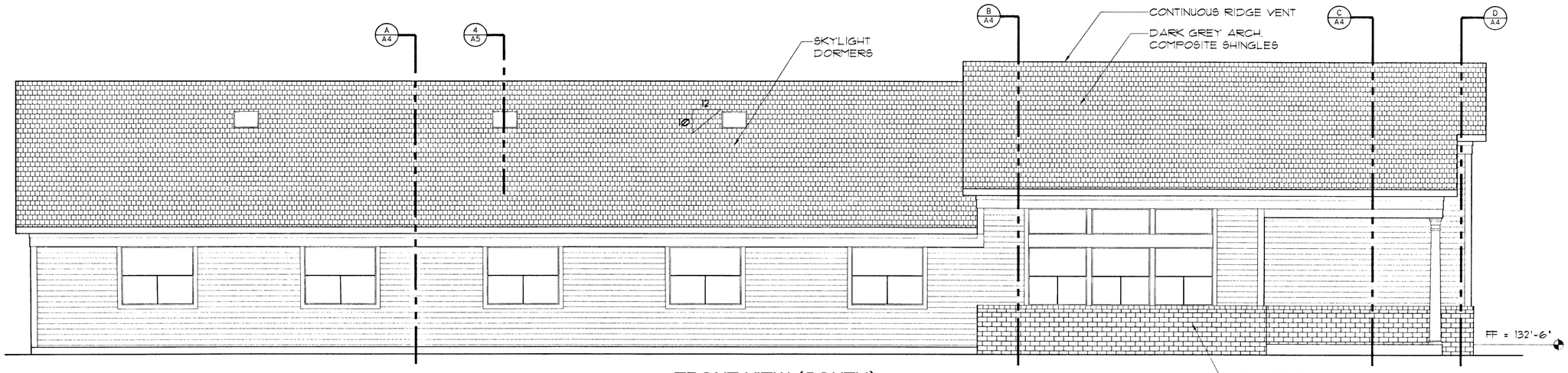
DETAILS

WEST LINN
LAW CENTER
2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/09/00	FOR CONSTRUCTION	RJL	DV

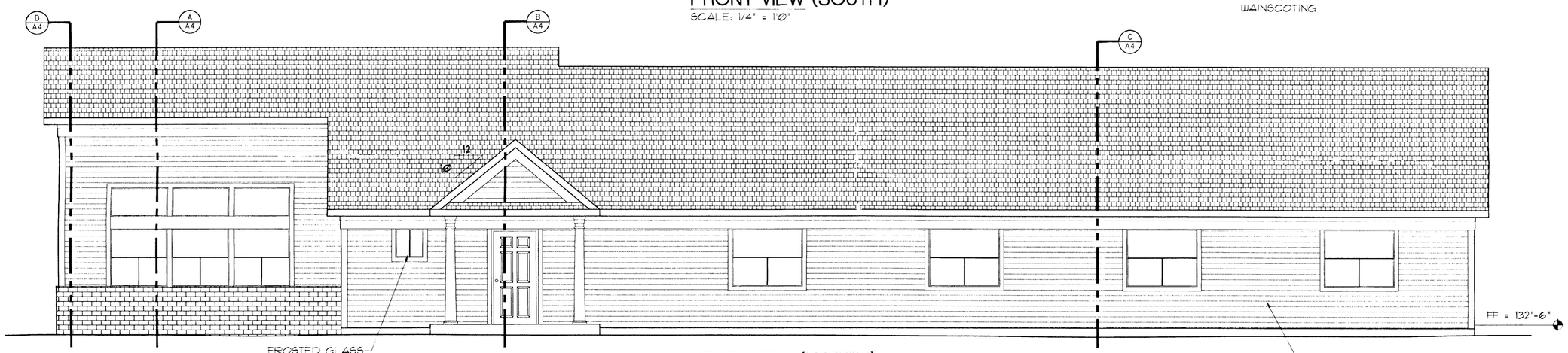
HOR. SCALE:	N/A
VERT. SCALE:	N/A
PROJECT NO.	00-500.02
DRAWING FILE	050002DET.DWG

SHEET C6



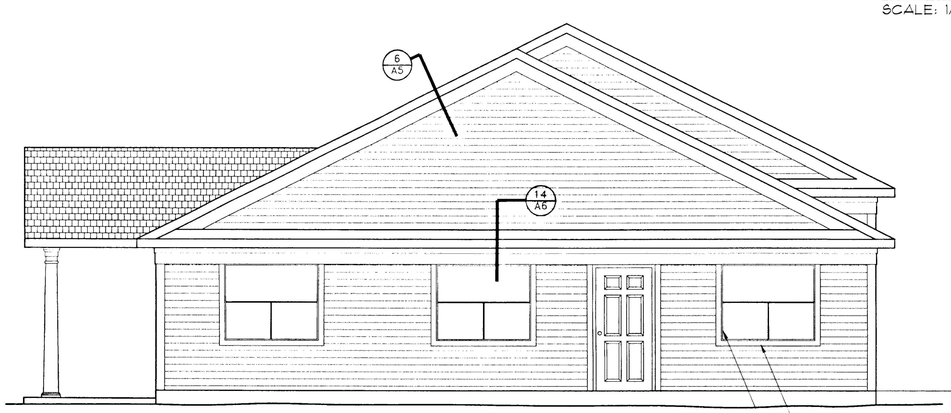
FRONT VIEW (SOUTH)

SCALE: 1/4" = 1'Ø"



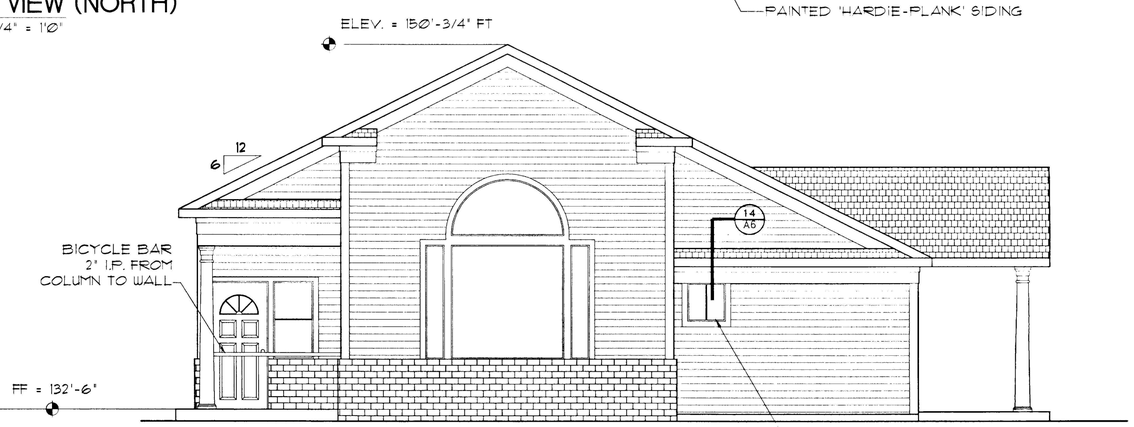
REAR VIEW (NORTH)

SCALE: 1/4" = 1'Ø"



LEFT VIEW (WEST)

SCALE: 1/4" = 1'Ø"



RIGHT VIEW (EAST)

SCALE: 1/4" = 1'Ø"

CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
7250 S.W. HAMPTON STREET, SUITE 22A, PORTLAND, OREGON 97223
PHONE (503) 598-1866 FAX (503) 598-1868

REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 6, 1983 DONALD K. CHRISTENSEN
EXPIRES 01-01-03

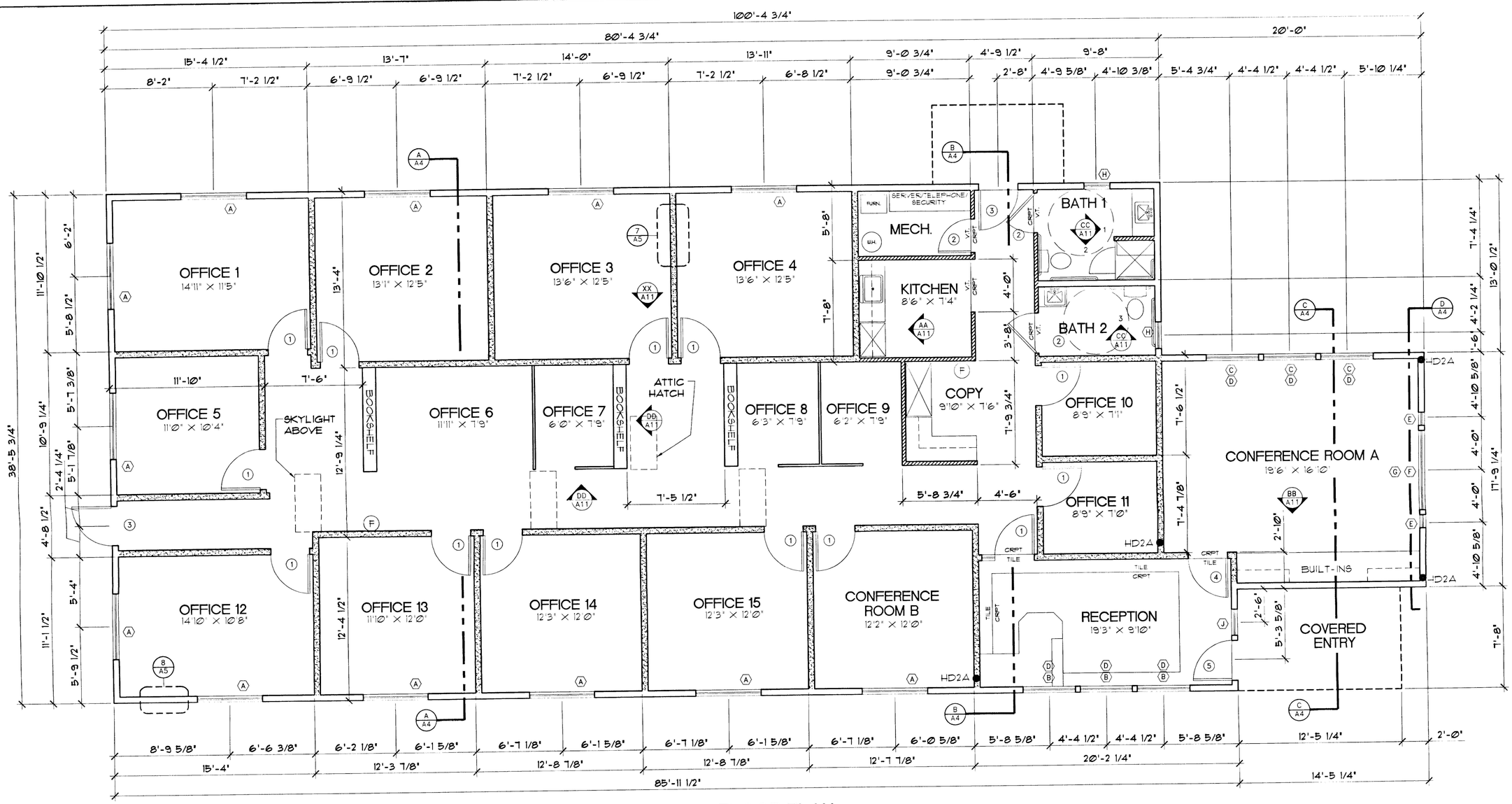
ELEVATIONS

WEST LINN
LAW CENTER
2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/04/00	FOR CONSTRUCTION	CB	HH

HOR. SCALE: 1/4" = 1'-0"
VERT. SCALE: 1/4" = 1'-0"
PROJECT NO. 00-500.02
DRAWING FILE A1.DWG

SHEET A1



FLOOR PLAN

SCALE: 1/4" = 1'0"

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE TO FACE OF STUDS.
2. ALL EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS @ 16" O.C. W/ ½" CDX PLYWOOD/OSB, NAILED AT 6" O.C. OVER VAPOR BARRIER AND R13 INSULATION W/ EXCEPTION TO EXISTING WALLS (SEE DETAIL 8-A5)
3. ALL INTERIOR WALLS SHALL BE 2x4 WOOD STUDS @ 16" O.C. W/ 5/8" GYP. BD ON BOTH SIDES. ALL INTERIOR SOUND/SHEAR WALLS SHALL CONFORM TO DETAIL 7-A5. RECPTION CEILING TO BE ½" OSB NAILED @ 6" O.C. FOR SHEAR RESISTANCE.
4. PROVIDE 2X BLOCKING IN WALLS REQUIRED FOR REINFORCEMENT OF ALL GRAB BARS, RESTROOM FIXTURES, ETC. BLOCKING NOT NEEDED ON GYP. BD. WALLS.
5. ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED. ALL EXT. JOINTS AROUND DOOR FRAMES & WINDOWS & AT ALL PENETRATIONS THROUGHOUT THE BUILDING ENVELOPE SHALL BE SEALED USING APPROVED SEALANT AND CAULKING.
6. ALL EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED, WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT FLOOR LEVEL. BLDG. CODE SECTION 1012.
7. MAXIMUM EFFORT TO OPERATE HANDICAPPED ACCESSIBLE DOORS SHALL NOT EXCEED 8.5 LB. FOR EXTERIOR DOORS AND 5 LB. FOR INTERIOR DOORS.
8. ALL REQUIRED EXIT DOORWAYS SHALL HAVE A MIN. 32" CLEAR OPENING W/DOOR @ 90° TO THE CLOSED POSITION. U.B.C SECTION 1004.6
9. HEIGHT OF THRESHOLD AT EXTERIOR DOORS SHALL BE ½" MAX. VERTICAL.
10. INTERIOR FINISHED WALLS/FLOORS AND CEILINGS PER FINISH SCHEDULE. SEE SHEET A10.
11. ALL ROOF INSULATION SHALL BE RATED A MINIMUM OF R-19

LEGEND

	SOUND WALL, SEE DETAIL 7-A5
	2X6 EXTERIOR FRAMED WALL
	2X4 INTERIOR WALL
	PARTITION WALL, SEE DETAIL DD-A11
●HD2A	SIMPSON HD2A HOLDDOWNS
(F)	FIRE EXTINGUISHER

CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
750 S.W. HAMPTON STREET, SUITE 226, PORTLAND, OREGON 97221
PHONE (503) 598-1866 FAX (503) 598-1868

REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 6, 1983 EDWARD K. CHRISTENSEN
EXPIRES 01-01-03

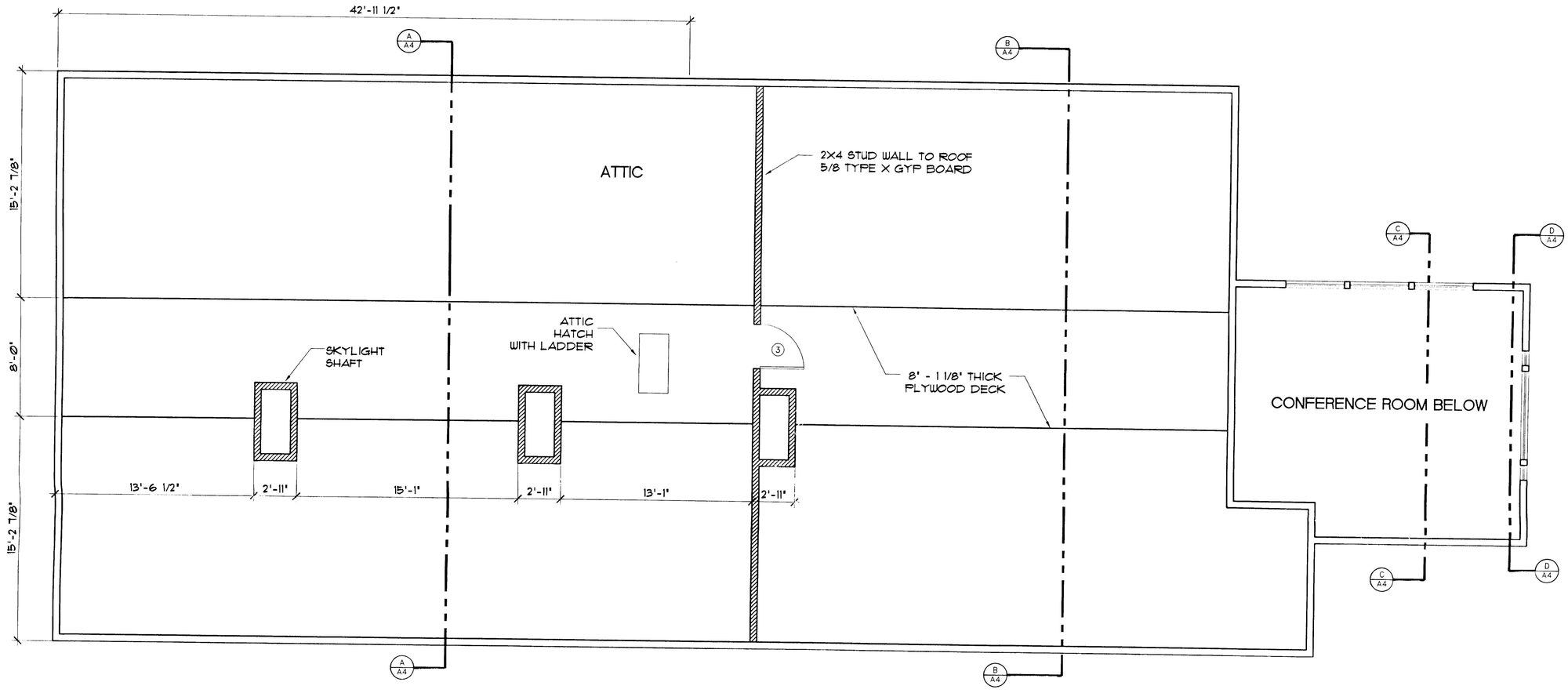
FLOOR PLAN

WEST LINN LAW CENTER
2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/04/00	FOR CONSTRUCTION	CB	HH
2	10/25/00	PER CITY REVIEW	RL	EC

HOR. SCALE: 1/4"
VERT. SCALE: N/A
PROJECT NO. 00-500.02
DRAWING FILE A2.DWG

SHEET A2



ATTIC PLAN

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

CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
7150 S.W. HAMPTON STREET, SUITE 226, PORTLAND, OREGON 97223
PHONE (503) 598-8566 FAX (503) 598-1868

REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 6, 1967 DWARD K. CHRISTENSEN

EXPIRES 01-01-03

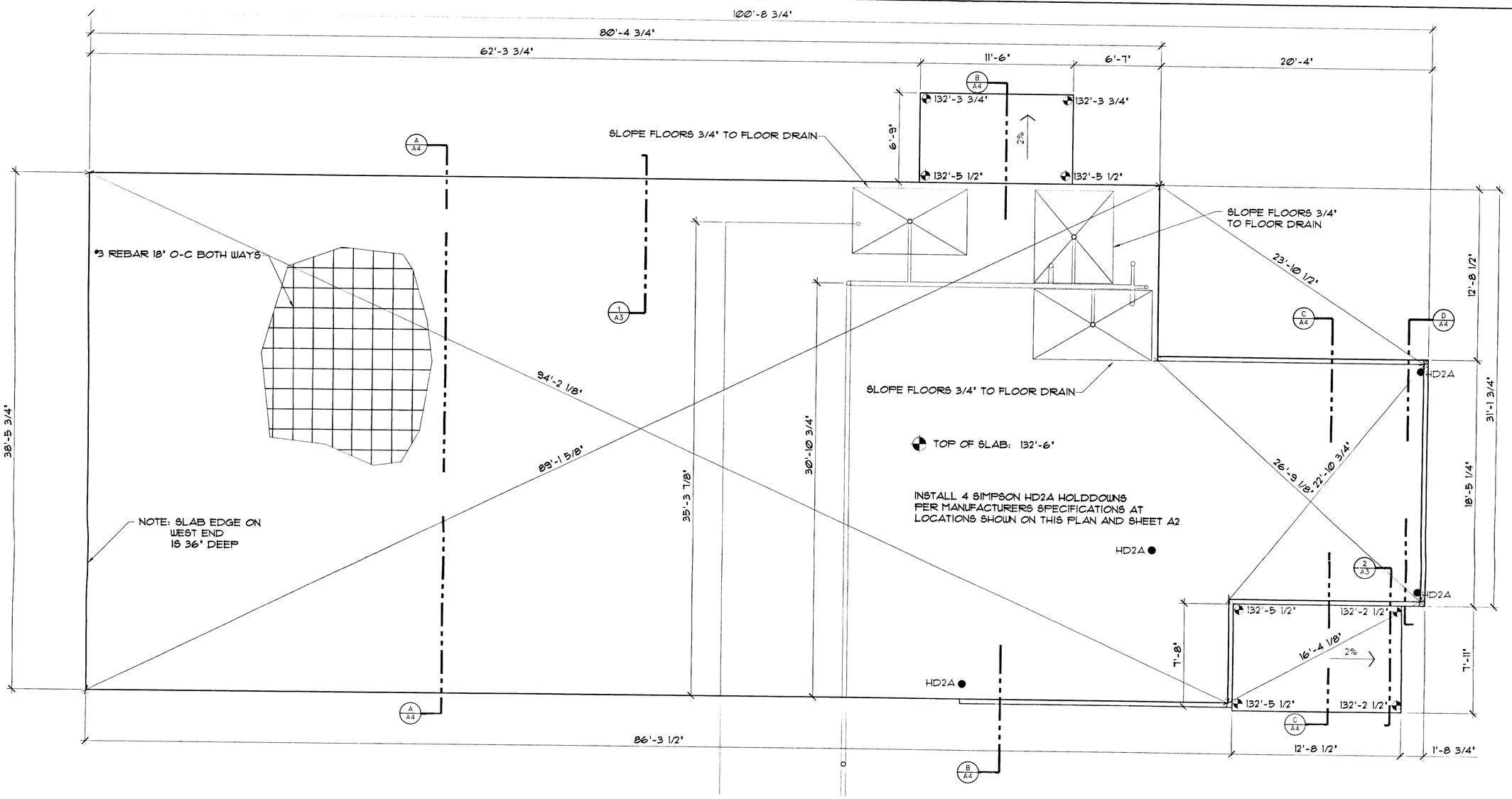
ATTIC PLAN

WEST LINN
LAW CENTER
2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/24/00	FOR CONSTRUCTION	CB	HH

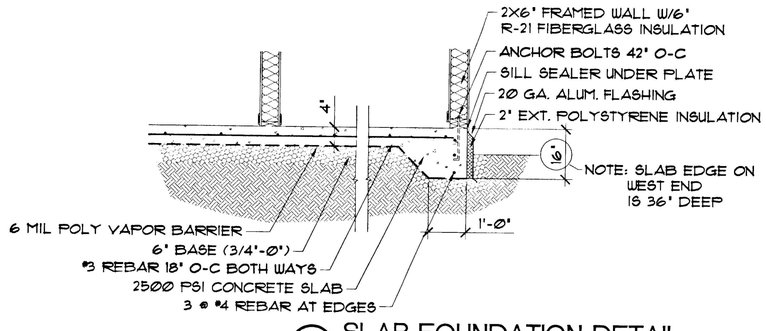
HOR. SCALE: 1/4" = 1'-0"
VERT. SCALE: N/A
PROJECT NO.: 00-500.02
DRAWING FILE: A2.DWG

SHEET A2.1



FOUNDATION PLAN

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

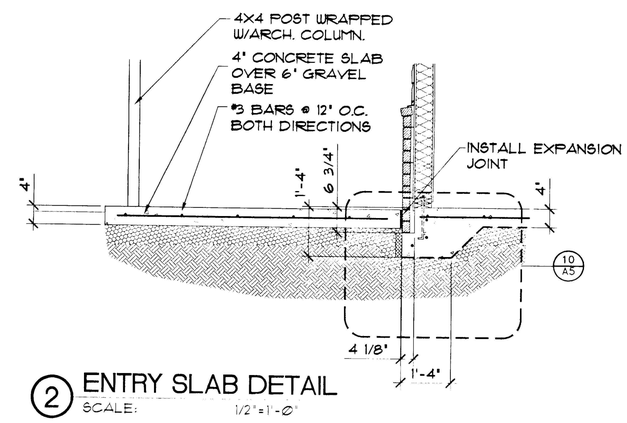


1 SLAB FOUNDATION DETAIL

SCALE: 1/2"=1'-0"

FOUNDATION NOTES

1. MATERIALS
   2500 PSI TRANSIT-MIX CONCRETE, FINE AGGREGATE
   GRADE 60 STANDARD DISTRESSED REBAR
2. THE SLAB SHALL BE FLAT AND LEVEL TO WITHIN +/- 1/4".
3. THE ENGINEER SHALL APPROVE THE FORMWORK, COMPLETE WITH REBAR AND PLUMBING, PRIOR TO PLACING CONCRETE. THE CONCRETE CONTRACTOR SHALL PROVIDE 2 WORKING DAY'S NOTICE FOR THE INSPECTION. THE CITY MAY REQUIRE ADDITIONAL INSPECTIONS.
4. THE CONCRETE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF UNDER-SLAB PLUMBING WITH THE PLUMBER.
5. THE MAIN SLAB SHALL BE POWER-TROWEL FINISHED. THE ENTRY SLABS SHALL BE BROOM-FINISHED.



2 ENTRY SLAB DETAIL

SCALE: 1/2"=1'-0"

CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
7150 S.W. HAMPTON STREET, SUITE 225, PORTLAND, OREGON 97223
PHONE (503) 598-1866 FAX (503) 598-1868

REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 8, 1992 EDWARD K. CHRISTENSEN

EXPIRES 01-01-03

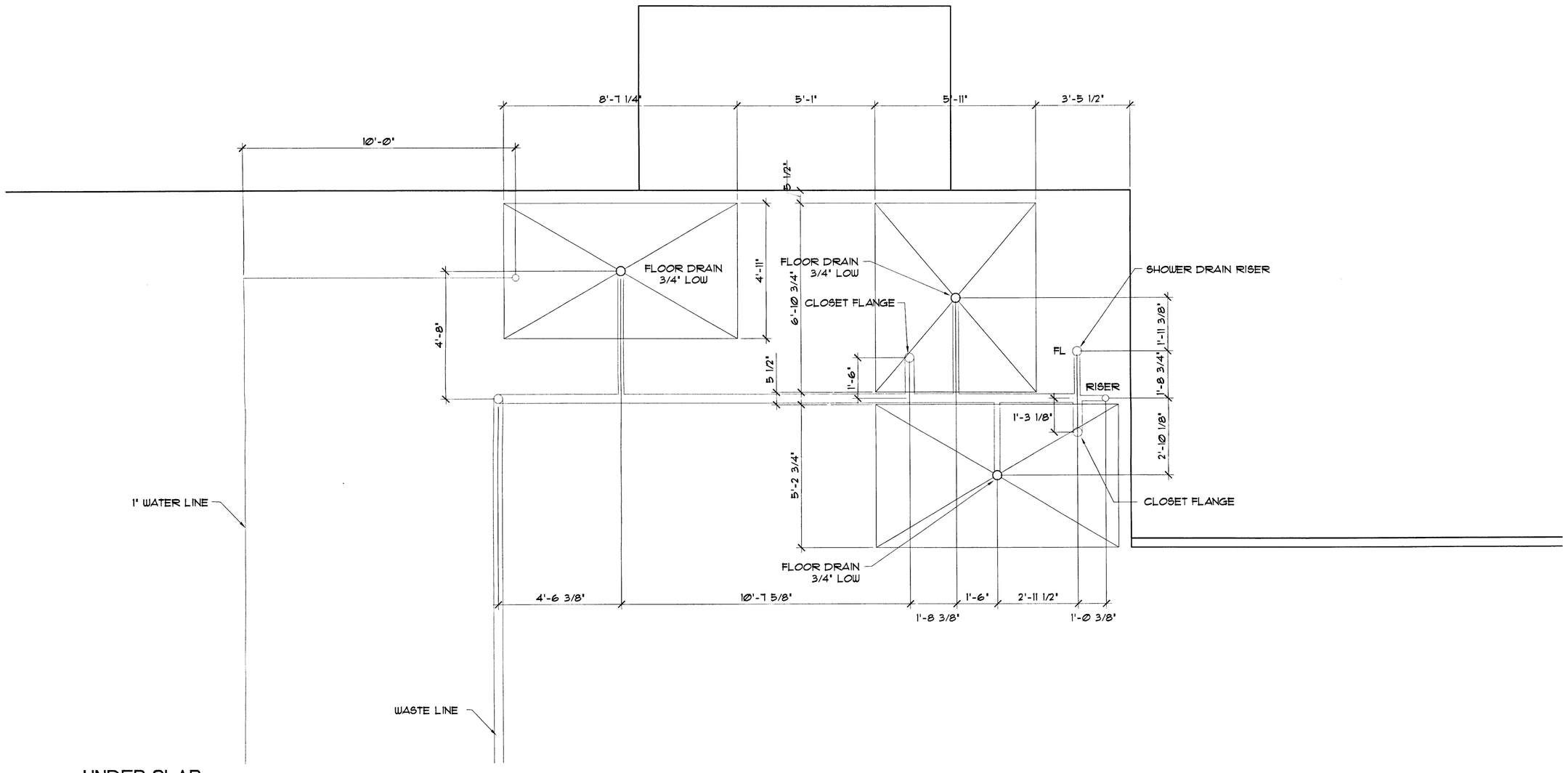
FOUNDATION PLAN

WEST LINN
LAW CENTER
2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/04/00	FOR CONSTRUCTION	CB	HH
2	10/25/00	PER CITY REVIEW	RL	EC
3				

HOR. SCALE: 1/4"
VERT. SCALE: N/A
PROJECT NO. 00-500.02
DRAWING FILE A3.DWG

SHEET A3



UNDER SLAB PIPING LAYOUT

SCALE: 1/2" = 1'0"

CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
750 SW. HAMPTON STREET, SUITE 226, PORTLAND, OREGON 97223
PHONE (503) 598-1866 FAX (503) 598-1868

REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 5, 1967 EDWARD K. CHRISTENSEN

EXPIRES 01-01-03

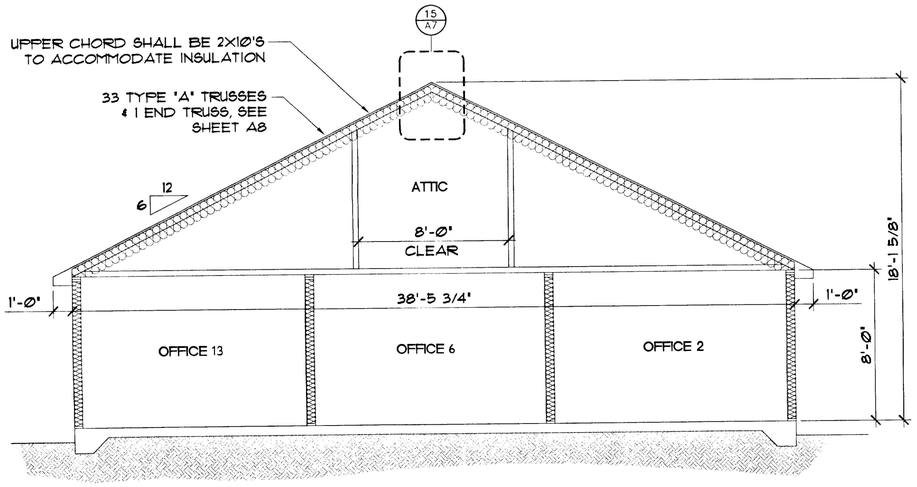
FOUNDATION PLAN PIPING LAYOUT

WEST LINN LAW CENTER
2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

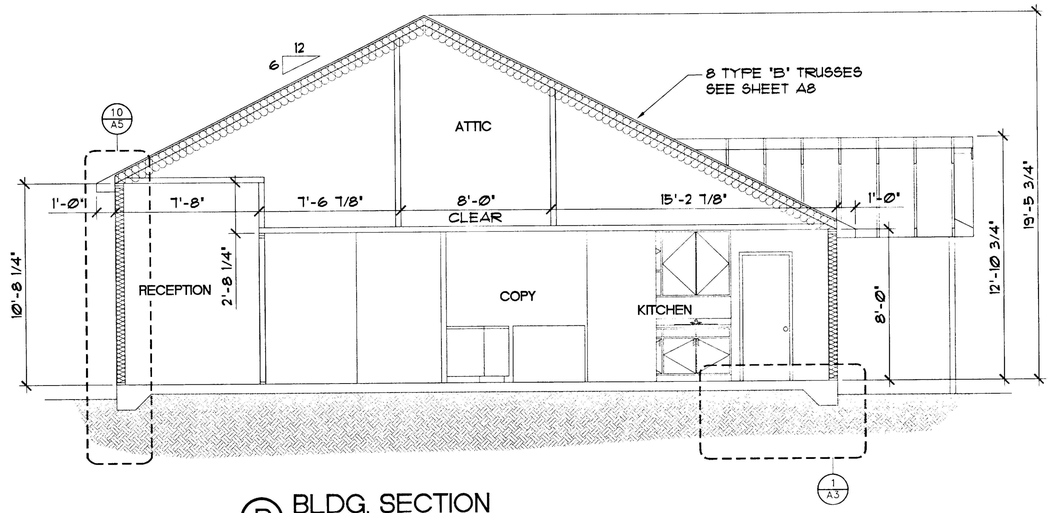
NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/04/00	FOR CONSTRUCTION	CB	HH
2	10/25/00	PER CITY REVIEW	RL	EC

HOR. SCALE: 1/4
VERT. SCALE: N/A
PROJECT NO. 00-500.02
DRAWING FILE A3.DWG

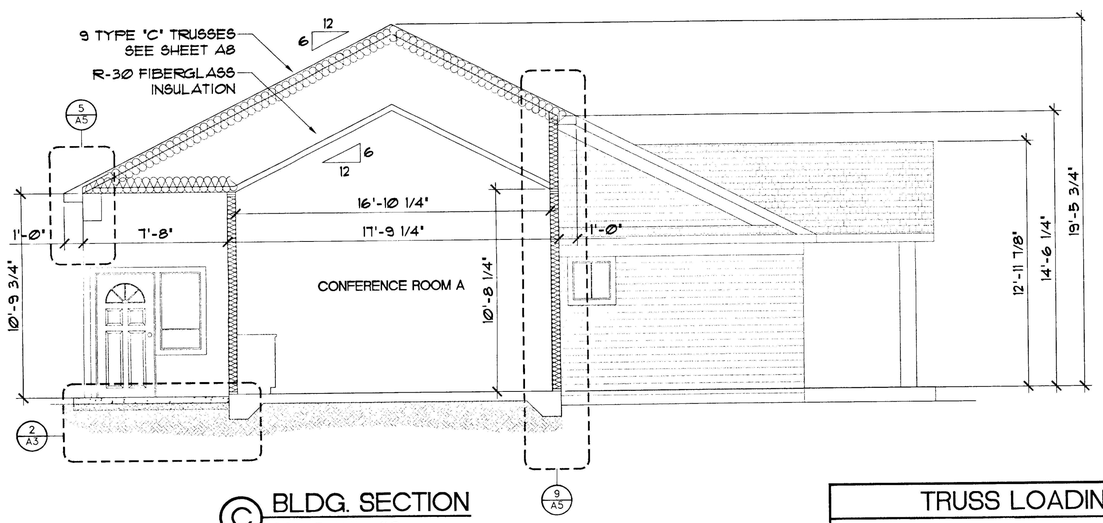
SHEET A3.1



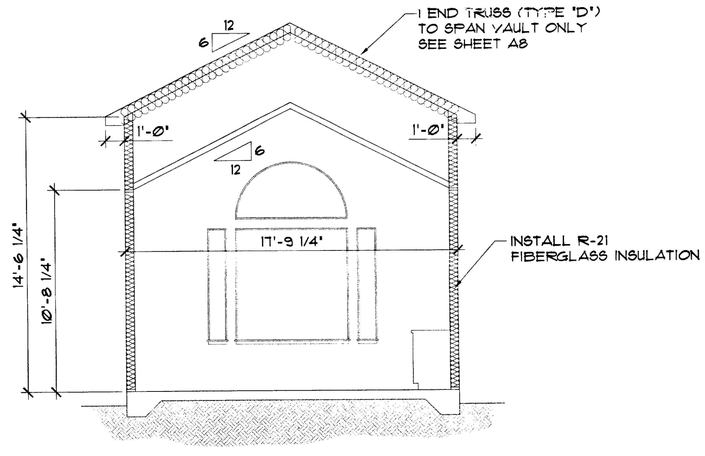
(A) BLDG. SECTION
SCALE: 1/4" = 1'0"



(B) BLDG. SECTION
SCALE: 1/4" = 1'0



(C) BLDG. SECTION
SCALE: 1/4" = 1'0



(D) BLDG. SECTION
SCALE: 1/4" = 1'0

TRUSS LOADING

TRUSSES PLACED @ 24" O.C.

TOP CHORD
- DEAD LOAD = 15 PSF
- LIVE LOAD = 25 PSF

BOTTOM CHORD
- DEAD LOAD = 10 PSF
- ATTIC SECTION LIVE LOAD = 125 PSF (CENTER 8')
- OTHER LIVE LOAD = 0 PSF

2x6 TAILS, 12" LONG ON ALL TRUSSES

CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
729 S.W. HAMPTON STREET, SUITE 2A, PORTLAND, OREGON 97223
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REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 15, 1992 EDWARD K. CHRISTENSEN
EXPIRES 01-01-03

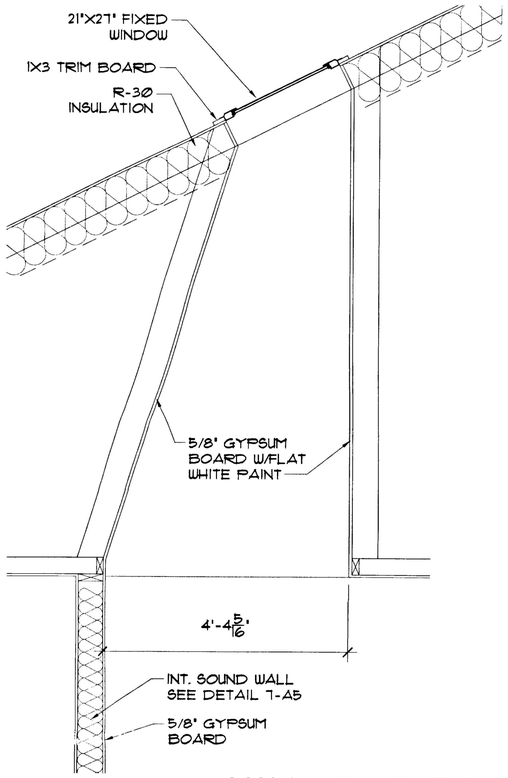
BUILDING SECTIONS

WEST LINN LAW CENTER
2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

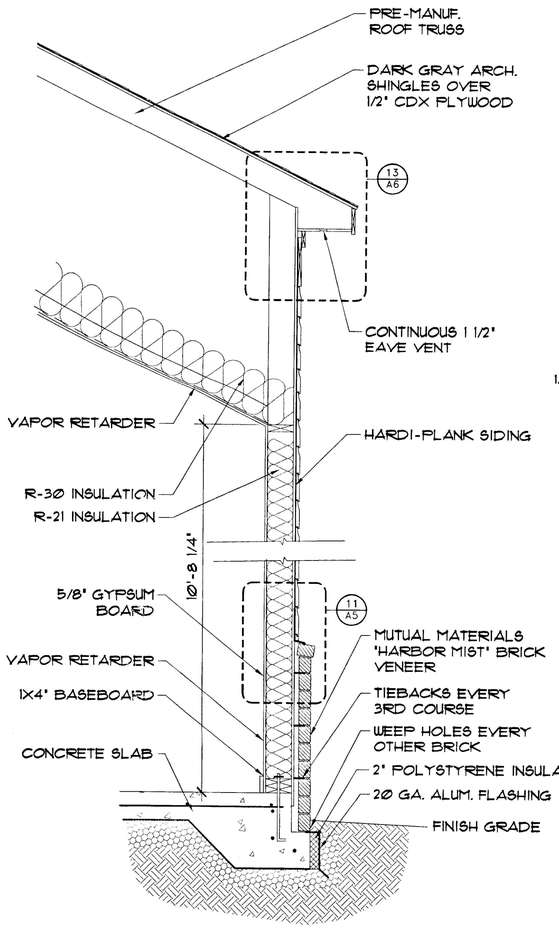
NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/04/00	FOR CONSTRUCTION	CB	HH

HOR. SCALE: 1/4" = 1'-0"
VERT. SCALE: 1/4" = 1'-0"
PROJECT NO. 00-500.02
DRAWING FILE A4.DWG

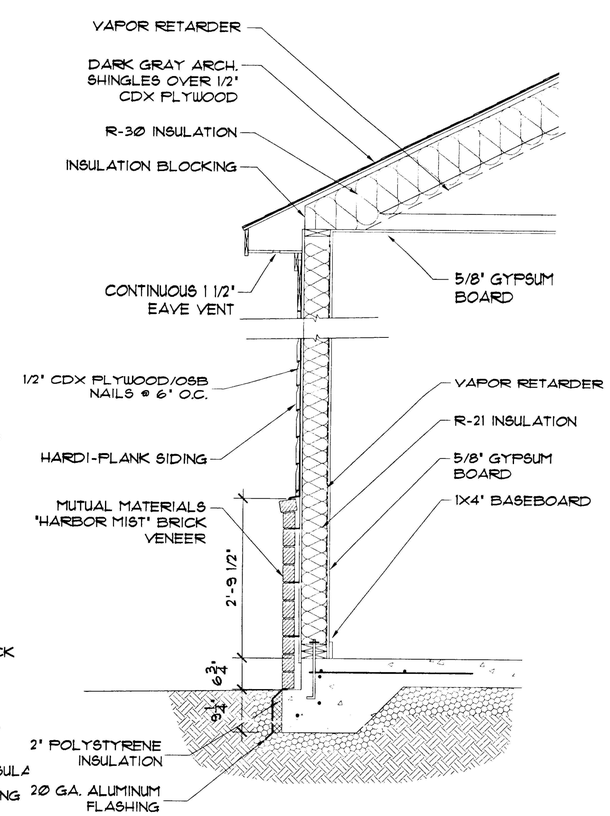
SHEET A4



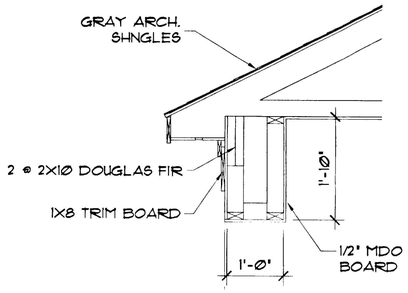
4 LIGHT WELL DETAIL
SCALE: 3/4"=1'-0"



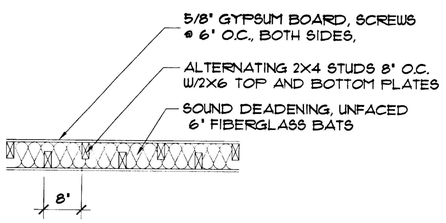
9 WALL DETAIL
SCALE: 3/4"=1'-0"



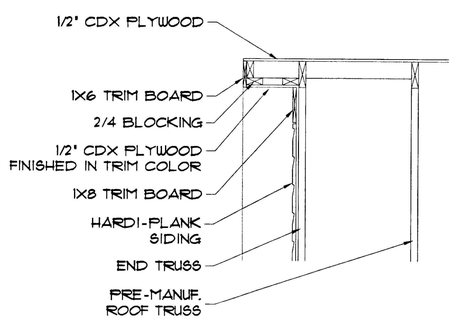
10 WALL DETAIL
SCALE: 3/4"=1'-0"



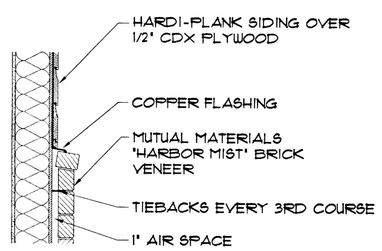
5 ENTRY DETAIL
SCALE: 3/4"=1'-0"



7 SOUND/SHEAR WALL DETAIL
SCALE: 3/4"=1'-0"



6 WALL DETAIL
SCALE: 3/4"=1'-0"



11 BRICK DETAIL
SCALE: 1"=1'-0"

CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
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PHONE (503) 598-1866 FAX (503) 598-1868

REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 6, 1997 EDWARD K. CHRISTENSEN
EXPIRES 01-01-03

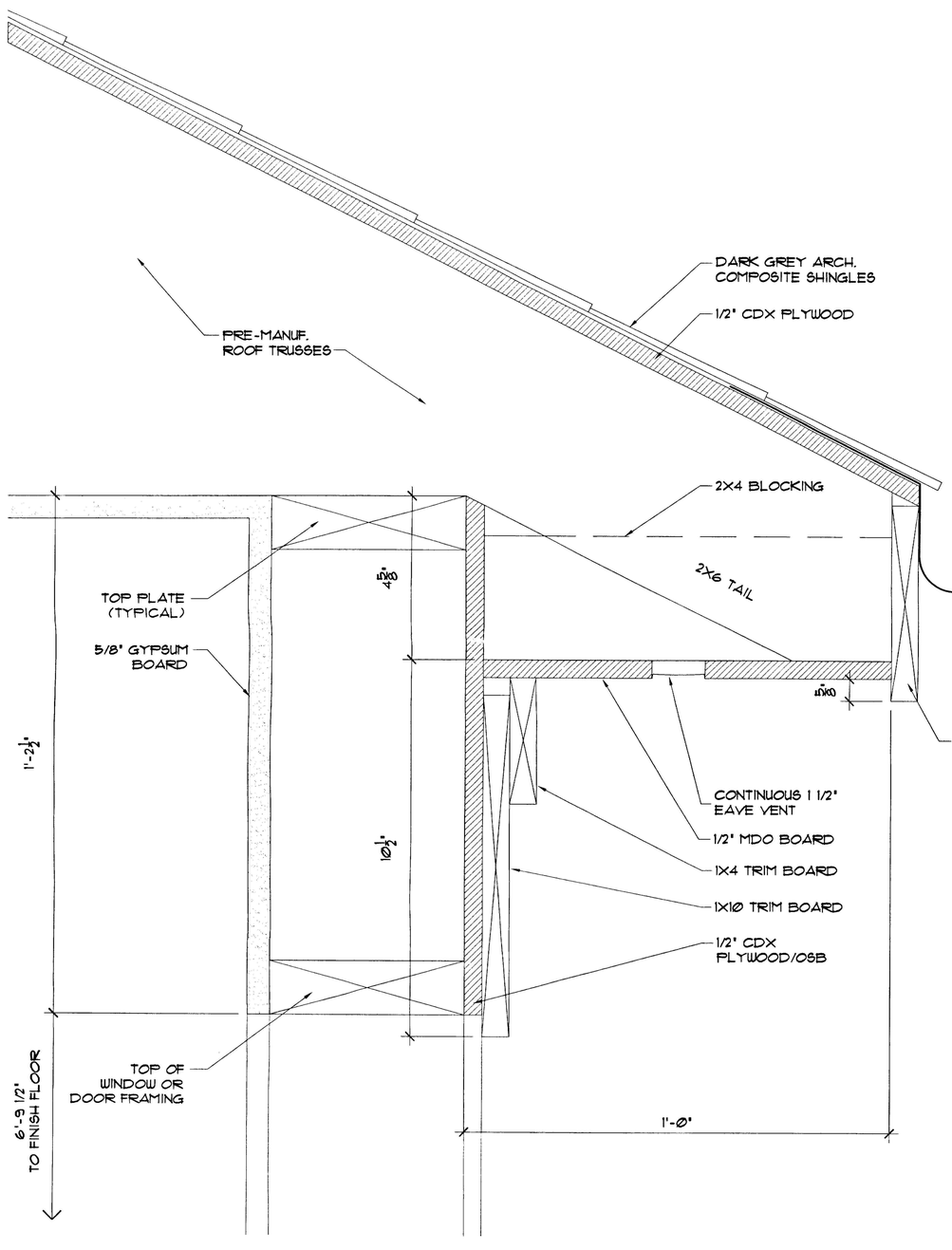
WALL SECTIONS and DETAILS

WEST LINN LAW CENTER
2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

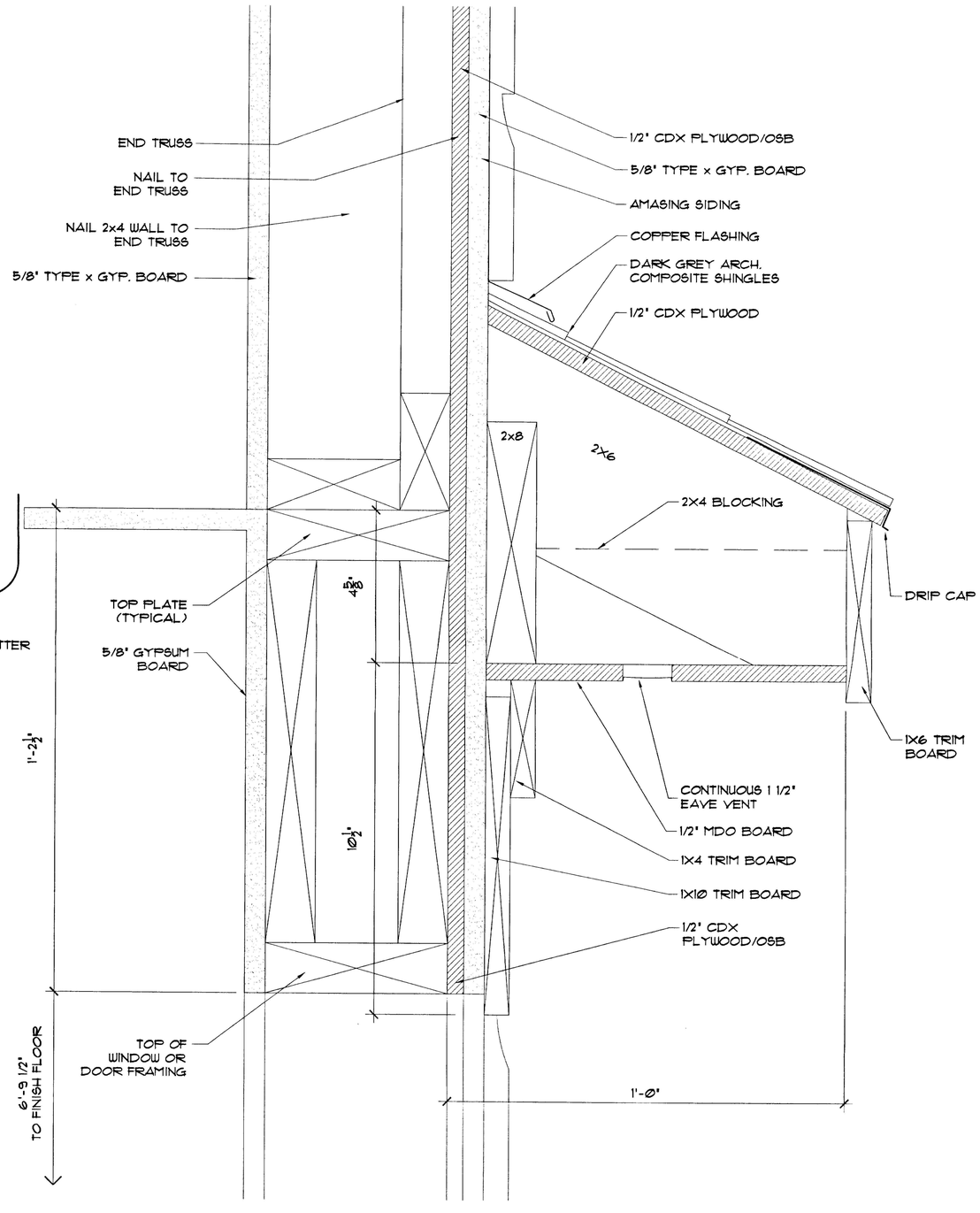
NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/04/00	FOR CONSTRUCTION	CB	HH
2	10/25/00	PER CITY REVIEW	RL	EC

HOR. SCALE: 1/4"
VERT. SCALE: N/A
PROJECT NO. 00-500.02
DRAWING FILE A5.DWG

SHEET A5



13 EAVE DETAIL
SCALE: 6"=1'-0"



14 EAVE RETURN/WEST WALL DETAIL
SCALE: 6"=1'-0"

CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
7130 S.W. HAMPTON STREET, SUITE 22A, PORTLAND, OREGON 97223
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REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 6, 1992 EDWARD K. CHRISTENSEN
EXPIRES 01-01-03

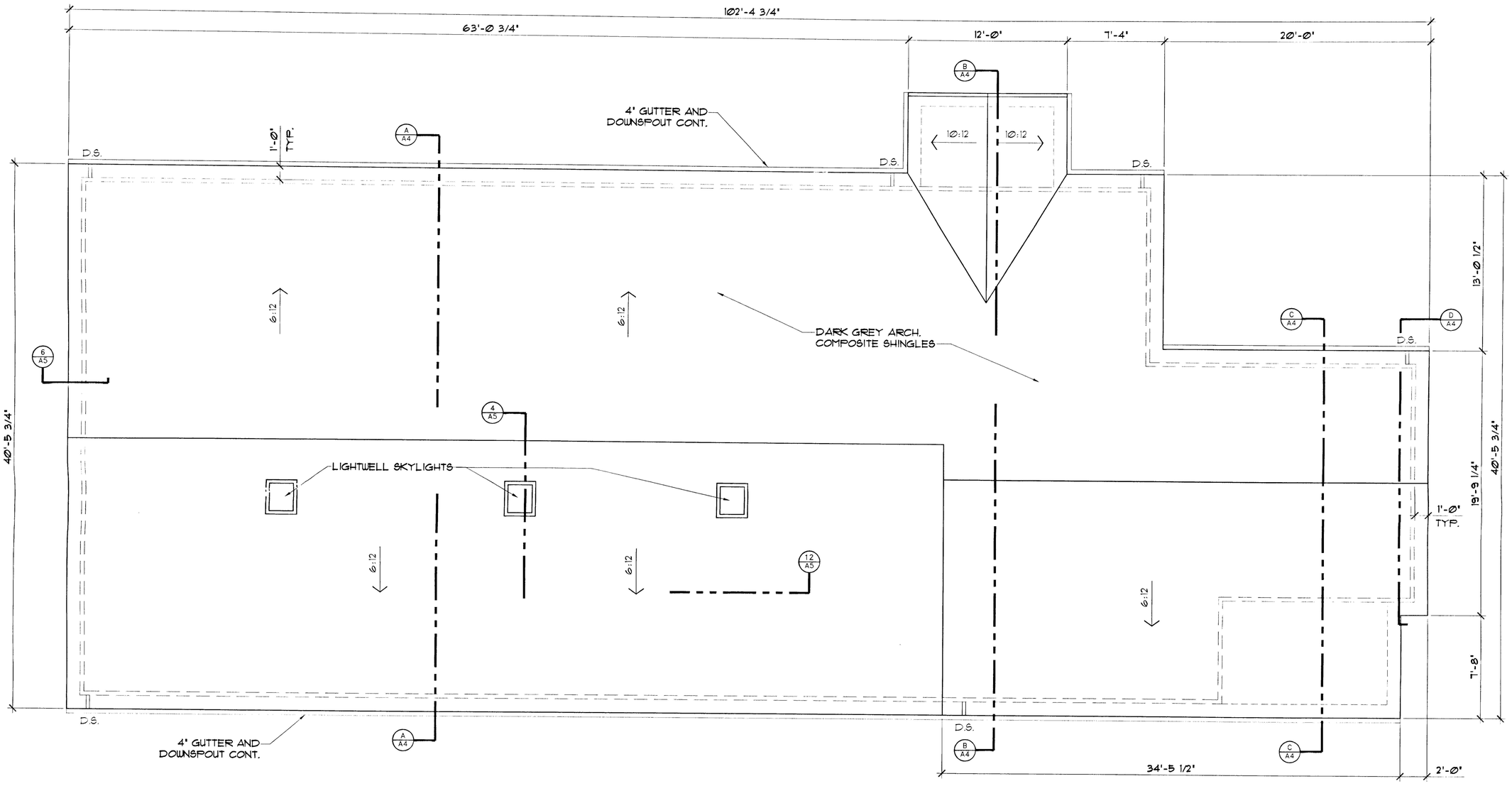
EAVE DETAILS

WEST LINN LAW CENTER
2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/04/00	FOR CONSTRUCTION	CB	HH

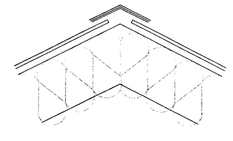
HOR. SCALE:
VERT. SCALE: N/A
PROJECT NO. 00-500.02
DRAWING FILE A6.DWG

SHEET A6



ROOF PLAN

SCALE: 1/4" = 1'0"



15 RIDGE VENT DETAIL

SCALE:

CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
730 SW. HAMPTON STREET, SUITE 226, PORTLAND, OREGON 97223
PHONE (503) 598-1866 FAX (503) 598-1868

REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 6, 1982 EDWARD K. CHRISTENSEN

EXPIRES 01-01-03

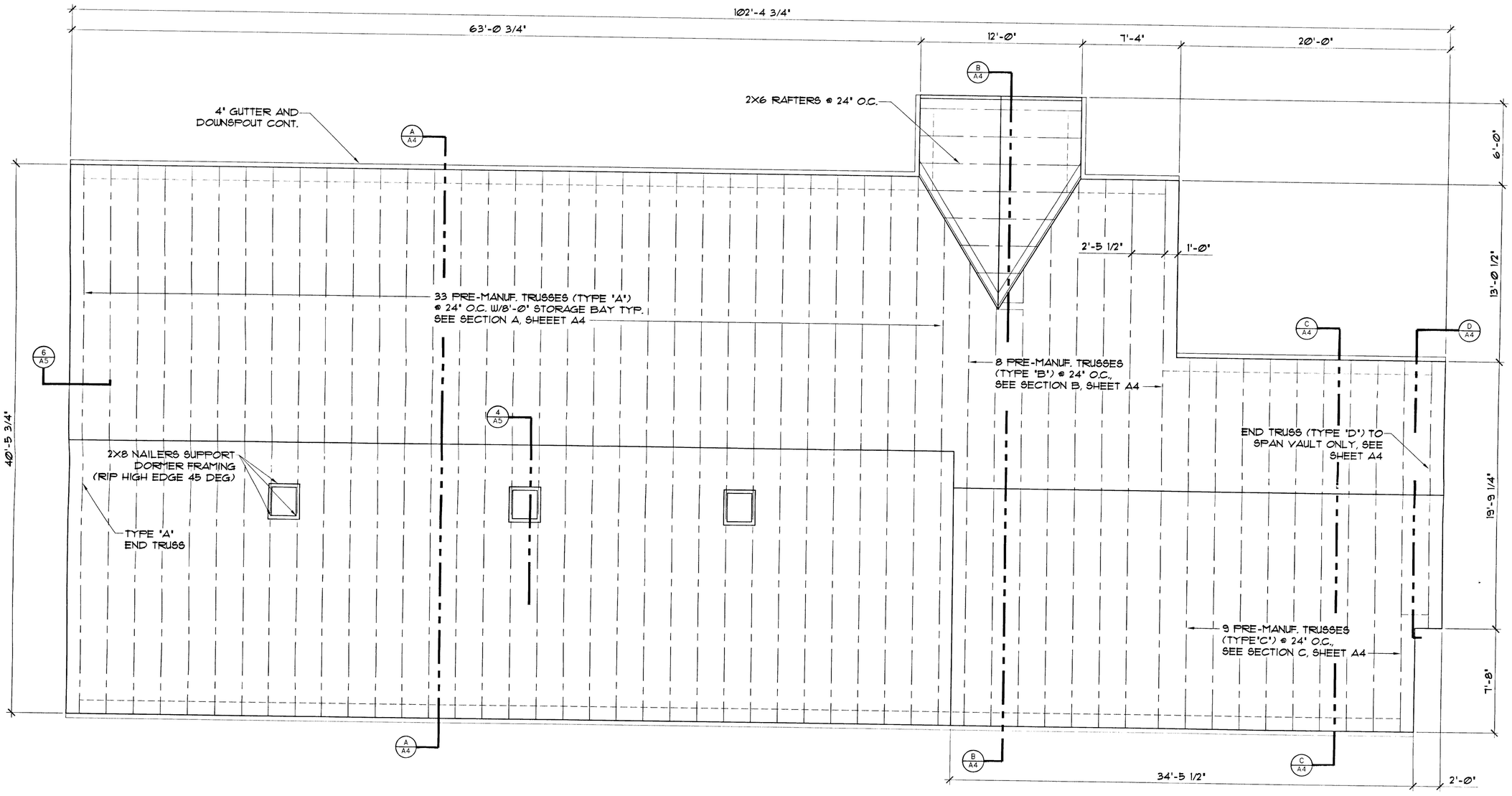
ROOF PLAN

WEST LINN LAW CENTER
2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

NO	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/04/00	FOR CONSTRUCTION	CB	HH

HOR. SCALE: 1/4"
VERT. SCALE: N/A
PROJECT NO. 00-500.02
DRAWING FILE A7.DWG

SHEET A7



1 A8 ROOF FRAMING PLAN
SCALE: 1/4" = 1'0"

CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
7150 S.W. HAMPTON STREET, SUITE 22A, PORTLAND, OREGON 97223
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REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 5, 1978 EDWARD K. CHRISTENSEN
EXPIRES 01-01-03

ROOF FRAMING PLAN

WEST LINN LAW CENTER
2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

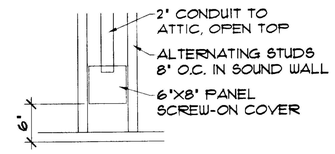
NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/04/00	FOR CONSTRUCTION	CB	HH

HOR. SCALE: 1/4" = 1'-0"
VERT. SCALE: N/A
PROJECT NO. 00-500.02
DRAWING FILE A8.DWG

SHEET A8

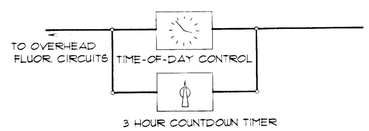
ELECTRICAL PLAN

SCALE: 1/4" = 1'0"



COMM-BOX DETAIL

SCALE: 1"=1'-0"



OVERHEAD LIGHTING CONTROL

NTS

ELECTRICAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH THE MOST RECENTLY REVISED VERSIONS OF ALL APPLICABLE RULES, REGULATIONS AND ORDINANCES OF THE LOCAL CITY AUTHORITY AND AS PER 1997 NATIONAL ELECTRIC CODE NFPA 70.
2. THE SCOPE OF ELECTRICAL WORK INCLUDES FURNISHING AND INSTALLING ALL ELECTRICAL WORK FOR A COMPLETE INSTALLATION, INCLUDING BULBS.
3. THIS DRAWING IS FOR FIXTURE AND OUTLET CIRCUITING INFORMATION. REFER TO THE ARCHITECTURAL DRAWINGS FOR NOTES, MOUNTING DETAILS AND EXACT LOCATIONS.
4. THE ELECTRICAL ENTRANCE SHALL BE 200 AMPERES.
5. VERIFY ELECTRICAL REQUIREMENTS (IF ANY) FOR ANY SPECIAL EQUIPMENT PRIOR TO ANY WORK PERFORMED.
6. ALL RECEPTACLES SHALL BE MOUNTED 12" A.F.F., UNLESS NOTED OTHERWISE.
7. ALL WIRING SHALL BE COPPER. ALUMINUM WIRING WILL NOT BE ACCEPTABLE.
8. ALL BUSSING IN DISTRIBUTION PANELS, LIGHTING PANELS, ETC. SHALL BE COPPER. ALUMINUM BUSSING IS NOT ACCEPTABLE.
9. CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES TO PROVIDE A COMPLETE WORKING SYSTEM.
10. THE CONTRACTOR SHALL PROVIDE CONDUIT FOR HVAC WIRING. COORDINATE WITH MECHANICAL CONTRACTOR.
12. COORDINATE WITH MECHANICAL AND PLUMBING DRAWINGS FOR EXACT EQUIPMENT LOCATIONS SUCH AS AHU'S, EF'S, ACCU'S, HPS, AF'S, WATER HEATERS, ETC.
13. ALL FEES ASSOCIATED WITH CONSTRUCTION AND INSPECTION SHALL BE BORNE BY THE CONTRACTOR IN ORDER TO DELIVER TO THE OWNER A FINISHED BUILDING, READY FOR OCCUPANCY.
14. PANELBOARDS SHALL CONTAIN A TYPEWRITTEN DIRECTORY WITH PLASTIC COVER AFFIXED TO THE INSIDE DOOR.
15. ALL OUTSIDE LIGHTING SHALL BE EQUIPPED WITH AUTOMATIC CONTROLS COMPLYING WITH SEC. 1316.122 OF THE O.S.S.C.
16. THE CONTRACTOR SHALL PROVIDE WIRING AND POWER FOR THE SECURITY SYSTEM AND SHALL COORDINATE WITH SECURITY SYSTEM SUBCONTRACTOR. THIS WORK IS OUTSIDE THE SCOPE OF THE BUILDING ELECTRICAL SUBCONTRACT.
17. THE OVERHEAD LIGHTING CIRCUITS SHALL BE ON A TIME-OF-DAY TIMER WITH A THREE HOUR TIMED MANUAL OVER-RIDE AS SHOWN.
18. THE EXTERIOR LIGHTING CIRCUITS SHALL BE ON A TIME-OF-DAY TIMER.
19. EACH BATHROOM CIRCUIT SHALL BE ON A ONE-HOUR COUNTDOWN TIMER SWITCH.

LEGEND

MARK	DESCRIPTION
$_D$	DIMMER SWITCH
$_3$	THREE WAY SWITCH
	STANDARD SWITCH
$_T$	COUNTDOWN TIMER SWITCH
4	4 PLUG OUTLET
	STANDARD 2 PLUG OUTLET
	STANDARD 1 PLUG PHONE OUTLET
	COMPUTER SERVER OUTLET
	RECESSED LIGHT FIXTURE
	FAN/LIGHT COMBINATION UNIT
	WALL MOUNTED LIGHT
	TRACK LIGHTING
	COMMUNICATION BOX

LUMENAIRE SCHEDULE

MARK	TYPE	PART NUMBER	QUANTITY	NOTES
A	RECESSED EXTERIOR		3	----
B	BATH FAN/LIGHT		2	----
C	RECESSED CAN		2	6" RECESSED CAN, 13 WATT FLUOR. BULB
D	WALL SCONCE		10	13 WATT FLUOR. BULBS
E	2 LAMP FLUOR. TRAY		32	-----
F	UNDERCOUNTER FLUOR.		2	
G	TRACK LIGHTING		2	------
H				
J	EXTERIOR WALL LAMP		1	-----
K	EMERGENCY LIGHT		2	
L				

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REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 5, 1978 EDWARD K. CHRISTENSEN
EXPIRES 01-01-03

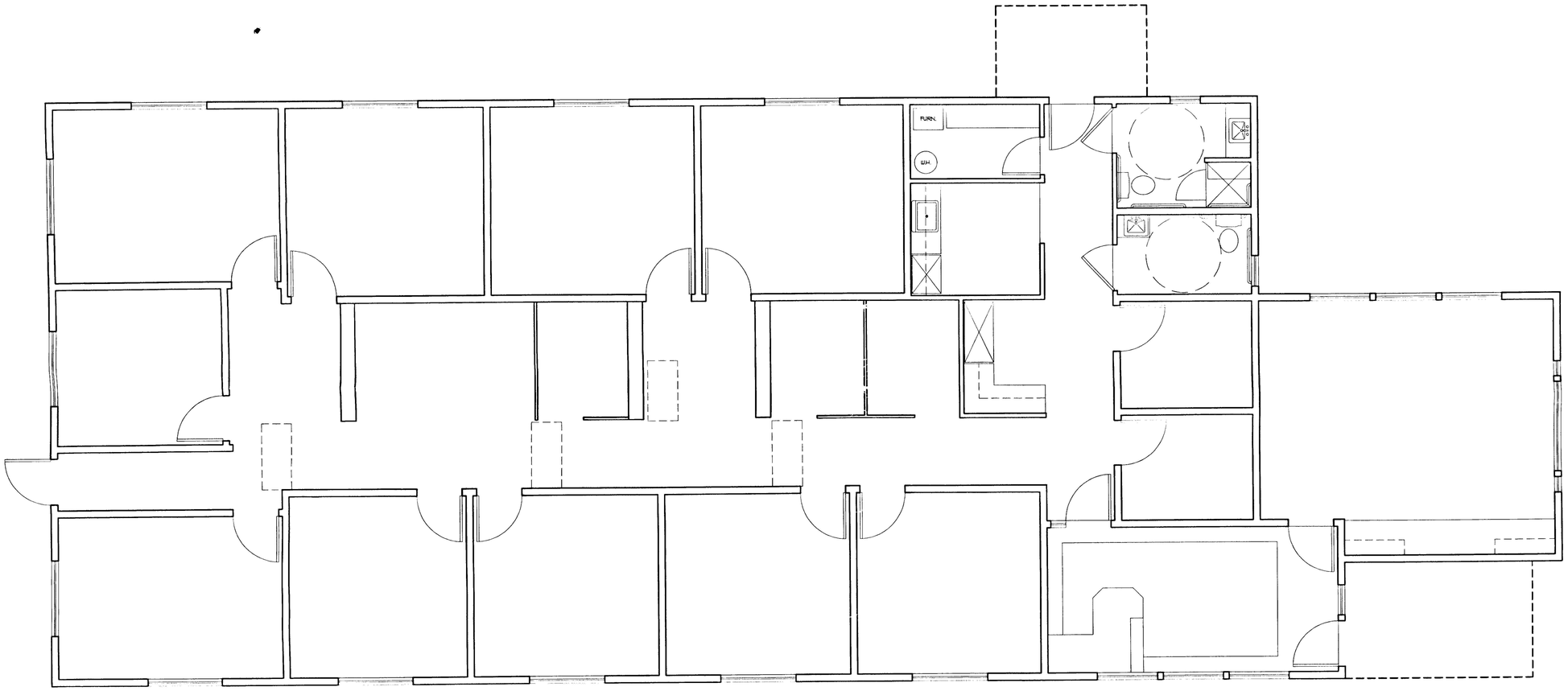
ELECTRICAL PLAN

WEST LINN LAW CENTER
2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	08/22/00	FOR CONSTRUCTION	CB	HH
2	10/26/00	FOR CONSTRUCTION	RL	EC

HOR. SCALE: 1/4" = 1'0"
VERT. SCALE: N/A
PROJECT NO. 00-500.02
DRAWING FILE A9.DWG

SHEET A9



MECHANICAL PLAN

SCALE: 1/4" = 1'Ø"

MECHANICAL NOTES

1. HVAC SYSTEM SHALL BE A DESIGN BUILD GAS SYSTEM BY HVAC CONTRACTOR. THE THE CONDITIONED SPACE IS A SINGLE ZONE. HEAT SHALL BE THERMOSTAT CONTROLLED, ADEQUATE TO MAINTAIN 7Ø DEG. WITH 15 DEG. OUTDOOR AIR TEMPERATURE. AIR CONDITIONING SHALL BE THERMOSTAT CONTROLLED AND ADEQUATE TO HOLD 75 DEG. INTERIOR WITH 95 DEG. OUTSIDE TEMPERATURE. DESIGN AND FIXTURE SELECTION SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION

EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	LOCATION	MANUFACTURER	MODEL NO.	CAPACITY
FURN	FUNACE	MECH. ROOM	-----	-----	-----
A/C	CONDENSING UNIT	MECH. ROOM	-----	-----	-----
COIL	INDOOR COIL	MECH. ROOM	-----	------	-----
EF	CEILING FAN	BATHROOM	-----	-----	-----

CHRISTENSEN ENGINEERING, INC.
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REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 8, 1978 EDWARD K. CHRISTENSEN
EXPIRES 01-01-03

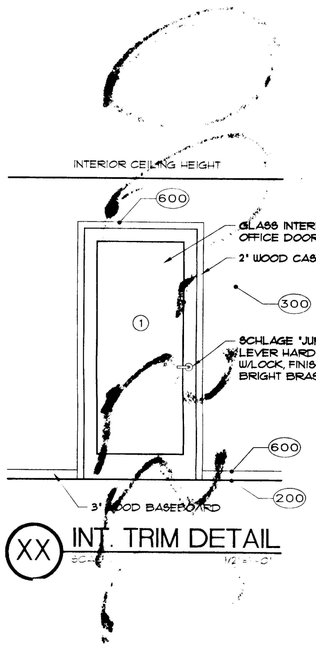
MECHANICAL PLAN

WEST LINN
LAW CENTER
2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

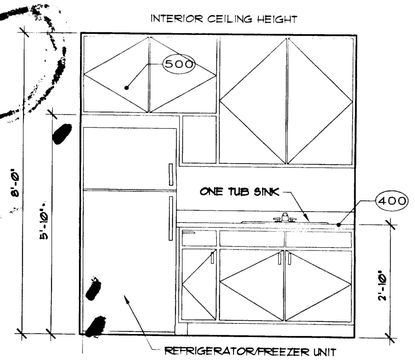
NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	10/04/00	FOR CONSTRUCTION	CB	HH

HOR. SCALE: 1/4" = 1'-0"
VERT. SCALE: N/A
PROJECT NO. 00-500.02
DRAWING FILE A10.DWG

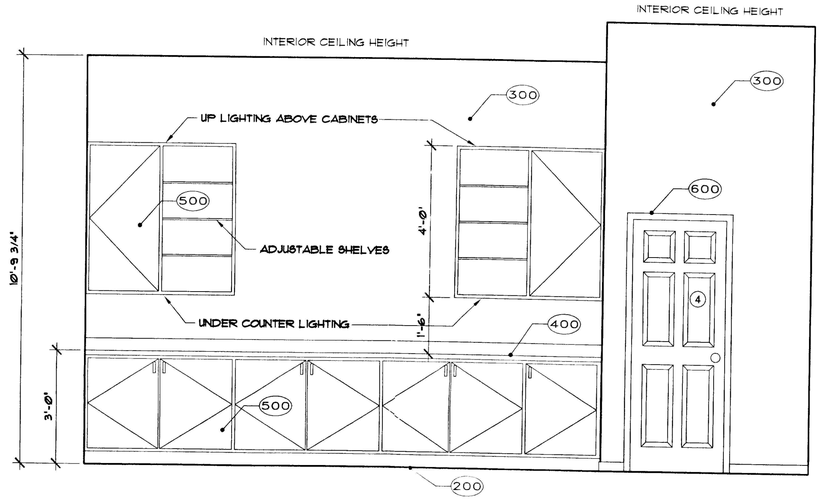
SHEET A10



XX INT. TRIM DETAIL
SCALE: 1/2" = 1'-0"



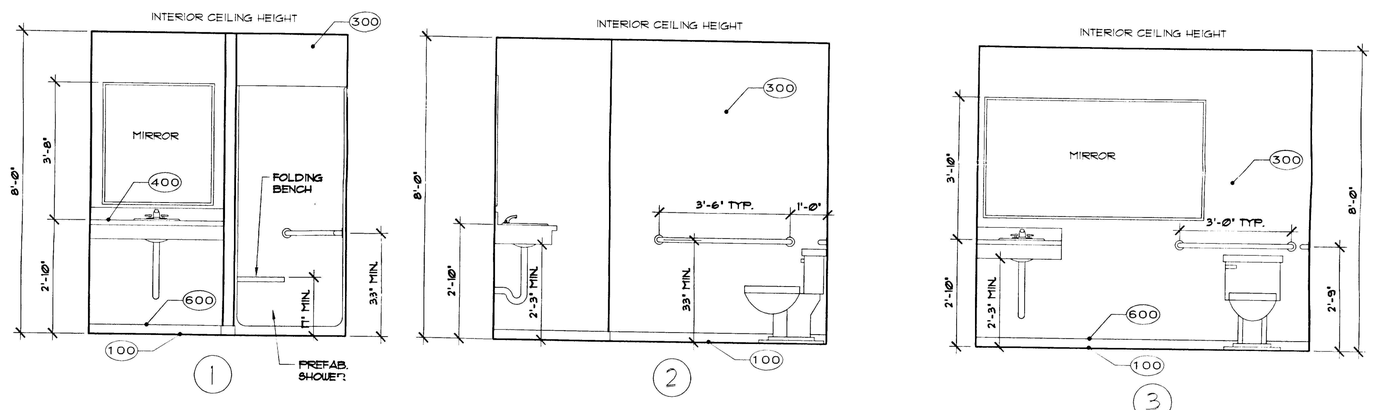
AA KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



BB CONFERENCE ROOM ELEVATION
SCALE: 1/2" = 1'-0"

NOTES

1. WHEELCHAIR TURNING SPACE TO BE NOT LESS THAN 60" IN DIAMETER.
2. DOOR OPERATING HARDWARE SHALL BE MOUNTED 36" ABOVE FINISH FLOOR
3. THE OPENING FORCE OF DOORS SHALL BE NO GREATER THAN 5 lbs FORCE.
4. THE FORCE REQUIRED TO ACTIVATE FLUSH CONTROLS SHALL BE NO GREATER THAN 5lbs.
5. HOT WATER AND DRAIN PIPES EXPOSED UNDER LAVATORIES SHALL BE INSULATED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORY.
6. SELF-CLOSING FAUCET VALVES SHALL REMAIN OPEN FOR AT LEAST 10 SEC. PER OPERATION.
7. PROVIDE BOBRICK #B-6206" GRAB BARS AS SHOWN.
8. PROVIDE BOBRICK #B-1652436" MIRROR. INSTALL PER MFG'S INSTRUCTIONS. DO NOT USE MIRROR MASTIC.
9. ALL COUNTERTOP MATERIAL SHALL BE SELF-EDGED, PLASTIC LAMINATE.
10. COUNTERTOP SHALL HAVE A 1" LIP THROUGHOUT



CC BATH ELEVATIONS
SCALE: 1/2" = 1'-0"

PLUMBING FIXTURE SCHEDULE

LOCATION	SINK	SINK HARDWARE	TOILET	SHOWER	NOTES
KITCHEN	--------	------	------	------	------
BATH 1	--------	------	--------	------	------
BATH 2	--------	------	--------	------	------

FINISH SCHEDULE

BATHROOMS/ MECHANICAL	FLOOR WALLS CEILING	VINYL TILE W/3" BASE MOULDING GYP. BD., PAINTED GYP. BD., PAINTED : SEMI-GLOSS FINISH
CONFERENCE ROOM	FLOOR WALLS CEILING	CARPET, COLOR AND STYLE BY OWNER GYP. BD., PAINTED GYP. BD., PAINTED
RECEPTION	FLOOR WALLS CEILING	CARPET W/12" TILE BORDER COLOR AND STYLE BY OWNER GYP. BD., PAINTED GYP. BD., PAINTED
KITCHEN	FLOOR WALLS CEILING	VINYL TILE W/3" BASE MOULDING GYP. BD., PAINTED GYP. BD., PAINTED
OFFICES	FLOOR WALLS CEILING	CARPET, COLOR AND STYLE BY OWNER GYP. BD., PAINTED GYP. BD., PAINTED

* ALL WOOD TRIM TO HAVE MITERED CORNERS AND FINISHED TO MATCH

100	VINYL COMP. TILE, ARMSTRONG, 12"x12" SELF-STICK SQ., COLOR BY OWNER
200	CARPET W/PAD, COLOR HET TO BE DETERMINED
300	SHERWIN WILLIAMS, SEMI-GLOSS FINISH ENAMEL, COLOR BY OWNER
400	FORMICA W/BULLNOSE FRONT, COLOR BY OWNER
500	CABINATE STYLE BY OWNER
600	2" WOOD TRIM & BASEBOARD, STAIN COLOR NOT BY OWNER
700	
800	

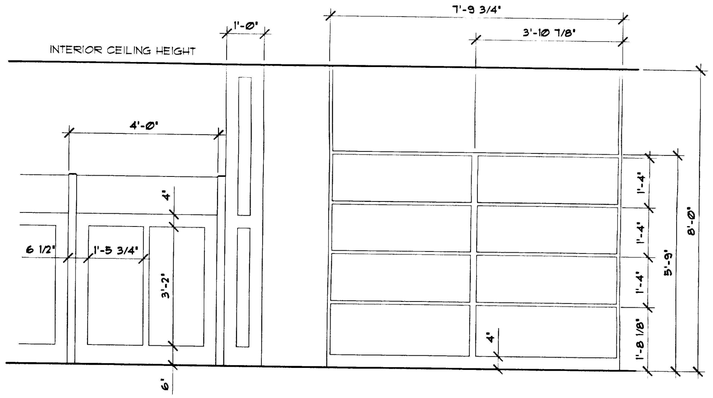
WINDOW SCHEDULE

WINDOW NO.	WINDOW SIZE	CONSTRUCTION	SILL HEIGHT	WINDOW TYPE	QUANTITY	NOTES
A	5'0"x4'0"	VINYL	32"	SL	12	ALL WINDOWS ARE DOUBLE GLAZED WITH 1/2" AIR SP.
B	4'0"x4'0"	VINYL	32"	SL	6	
C	4'0"x2'0"	VINYL	91"	F	3	
D	4'0"x21"	VINYL	91"	F	3	
E	1'0"x5'0"	VINYL	32"	F	2	
F	6'0"x5'0"	VINYL	32"	F	1	
G	6'0"x3'0"	VINYL	110"	F	1	HALF ROUND
H	2'0"x2'0"	VINYL	56"	SL	2	FROSTED GLASS
I	21"x27"	VINYL	N/A	F	3	SKYLIGHT WINDOW
J	2'0"x4'0"	VINYL	32"	F	1	TEMPERED GLASS

F = FIXED SL = SLIDING

DOOR SCHEDULE

DOOR NO.	DOOR SIZE	DOOR CONSTR.	JAMB CONSTR.	DOOR TYPE	HARDWARE	QUANTITY	NOTES
1	3'0"x6'8"	WOOD	WOOD	X	--	16	GLASS INT. PANEL
2	3'0"x6'8"	WOOD	WOOD	X	--	3	XX
3	3'0"x6'8"	ALUM.	ALUM.	X	--	2	W/AUTOMATIC CLOSER
4	3'0"x6'8"	WOOD	WOOD	X	--	1	PANELED DOOR
5	3'0"x6'8"	X	X	X	--	1	W/AUTOMATIC CLOSER



DD PARTITION WALL/BOOKSHELF DETAIL
SCALE: 1/2" = 1'-0"

CHRISTENSEN ENGINEERING, INC.
PLANNERS, CIVIL ENGINEERS, AND SURVEYORS
710 S.W. HAMPTON STREET, SUITE 226, PORTLAND, OREGON 97223
PHONE (503) 598-1866 FAX (503) 598-1868

REGISTERED PROFESSIONAL ENGINEER 16,166 OREGON SEPTEMBER 15, 1987 LEONARD K. CHRISTENSEN
EXPIRES 01-01-03

INTERIOR ELEVATIONS
SCHEDULES

WEST LINN
LAW CENTER
2350 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

NO.	DATE	DESCRIPTIONS	DRAWN	CHECKED
1	08/22/00	FOR CONSTRUCTION	CB	HH
2	10/25/00	PER CITY REVIEW	RL	EC

HOR. SCALE: 1/4" = 1'-0"
VERT. SCALE: N/A
PROJECT NO. 00-500.02
DRAWING FILE A11.DWG

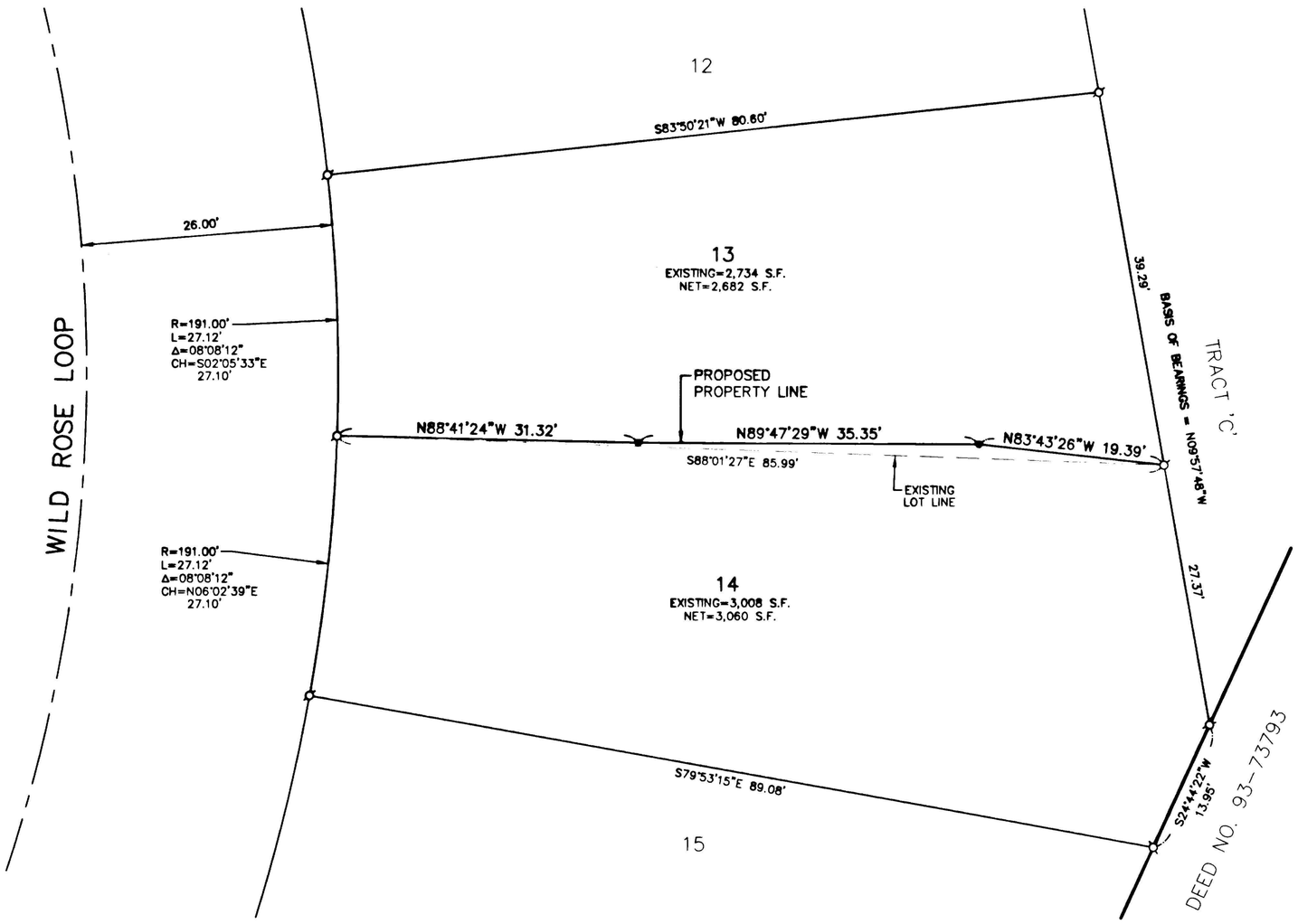
SHEET A11

RECORD OF SURVEY
PROPERTY LINE ADJUSTMENT

FOR L. L. LINDBERG
LOT 13 OF THE PLAT OF "MACKENZIE ROSE ESTATES"
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

DATE: MARCH 5, 2002

CLACKAMAS COUNTY SURVEYOR
RECEIVED _____
ACCEPTED FOR FILING _____
SURVEY NUMBER _____



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE PROPERTY LINE BETWEEN LOTS 13 AND 14, "MACKENZIE ROSE ESTATES", PLAT BOOK 120, PAGE 19, CLACKAMAS COUNTY PLAT RECORDS, CLACKAMAS COUNTY, OREGON.

THE BOUNDARIES OF SAID LOTS WERE ESTABLISHED BY HOLDING RECOVERED MONUMENTS AS SET IN SAID PLAT AND PLAT DATA.

THE PROPERTY LINE ADJUSTMENT IS PER THE CONDITIONS OF APPROVAL CONTAINED IN CITY OF WEST LINN CASEFILE NUMBER LLA-02-02.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY HOLDING MONUMENTS FOUND ALONG THE EAST LINE OF SAID LOTS 13 AND 14, AS SET IN SAID PLAT OF "MACKENZIE ROSE ESTATES". BEARING WAS HELD PER SAID PLAT.

NOTE

ALL DIMENSIONS ON THIS SURVEY ARE MEASURED DISTANCES AND RECORD DATA PER THE PLAT OF "MACKENZIE ROSE ESTATES", PLAT BOOK 120, PAGE 19, CLACKAMAS COUNTY PLAT RECORDS, CLACKAMAS COUNTY, OREGON.

REFERENCES:

PLATS:
"MACKENZIE ROSE ESTATES" – BOOK 120, PAGE 19

LEGEND

● – DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "WRG DESIGN, INC."

Ø – DENOTES FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "WRG DESIGN, INC." PER THE PLAT OF "MACKENZIE ROSE ESTATES".

S.F. – DENOTES SQUARE FEET

DENOTES SQUARE FEET

APPROVAL:

CITY OF WEST LINN PLANNING FILE

NUMBER LLA-02-02

APPROVED THIS 12th DAY OF March, 2002

BY _____
DELEGATE
CITY OF WEST LINN
PLANNING DEPARTMENT

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 16, 1982
TERRY GOODMAN
1989

RENEWAL DATE 7-1-03

NORTH

SCALE: 1"= 10'

PAGE 1 OF 1
JOB NO. LLL2494

W R G
DESIGN INC.
5415 SW WESTGATE DR., PORTLAND, OREGON 97221
(503) 419-2500 FAX: (503) 419-2600
PLANNERS ■ ENGINEERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS