



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>8-4-16</u>	TIME: <u>9:00am</u>	PROJECT #: <u>PA-16-17</u>
STAFF CONTACT: <u>Jennifer Arnold</u>		Fee: <u>\$1000⁰⁰</u>

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

Address of Subject Property (or map/tax lot): 1575 Burns Street, West Linn

Brief Description of Proposal: We propose to build a 8,000 sq ft commercial first floor space with two levels or residential above. Parking would be both on ground and in a three level standalone structure.

Applicant's Name: Kim Wright

Mailing Address: 5550 Summit Street, West Linn, OR 97068

Phone No: (503)349-4545

Email Address: kim@advancedentalarts.com

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

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

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

Any Previous pre-app meetings for site; Utility as built drawings avail? Is water, storm & sanitary sufficient as currently provided for our project? Screening Requirements between residential units? OVER

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

[Signature]
Property owner's signature

7/19/16
Date

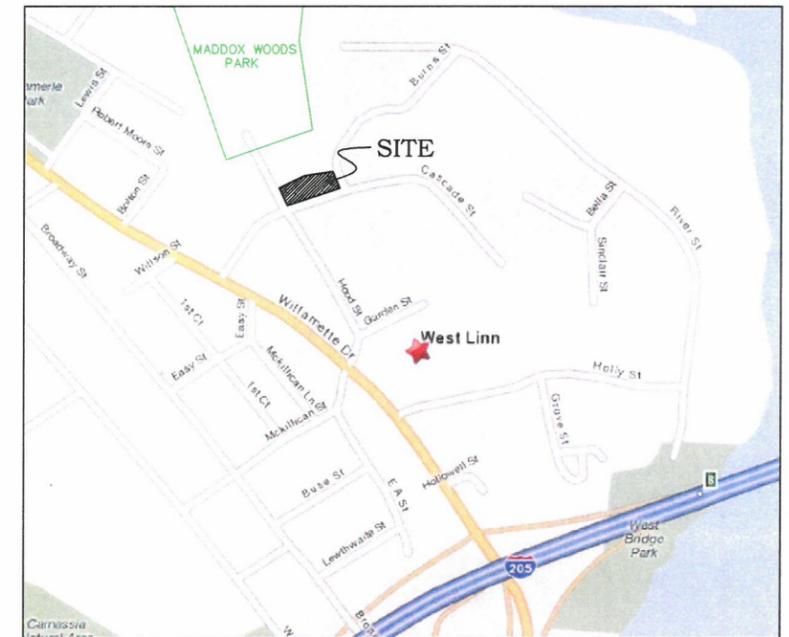
3453 Augusta National Dr. S., Salina, OR 97302
Property owner's mailing address (if different from above)

Limits of public improvements?

How much sidewalk & street improvement will be asked to take on?

Is there an offsite water quality pre-treatment scope to be considered?

Tree removal remediation requirements?



VICINITY MAP

NTS
1E-31-T2S-2501

⊙ ELEVATION of TYPICAL ARCHITECTURAL STYLE
not to scale

PRE-APPLICATION CONFERENCE

BOLTON TERRACE
West Linn, OR
MASSING STUDY PLANS

DATE: 7-19-16

PLANNING/DESIGN TEAM:

ROLF OLSON, OWNER
Owner
Salem, Oregon
(503) 364-6229

DEVELOPER
Kimberly Wright
5550 Summit St.
West Linn, OR
97068

ROBERT H. FOSTER Consultants
Master Plan, Landscape Architect
431 ASH ST., LAKE OSWEGO, OR.
97034 (503) 635-6190

Architectural Alliance NW LLC
Gary Olmon, AIA
21 Masaryk St., Lake Oswego, OR
97035 (503) 956-5862

Hann Lee & Associates
Traffic Engineer
Traffic Engineer/
Transportation Planning
4708 NE 22nd Ave.
Vancouver, WA
98663 (360) 567-3002

Andy Paris & Associates
Land Surveyor's
16057 Boons Ferry Rd
Lake Oswego, OR 97035
(503) 636-3341

Morgan E. Holen
ISA Certified Arborist
4412 SW Corbett Ave.
Portland, OR 97239
(503) 248-0223

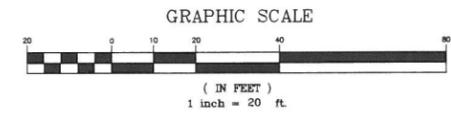
DRAWING LIST

EXHIBITS	SHEET TITLES
	COVER SHEET
	VICINITY MAP
	TYPICAL ARCHITECTURAL STYLE
1	CONCEPT LAYOUT PLAN
2	SOUTH ELEVATION MASSING STUDY
3	CONCEPT FLOOR PLANS & GARAGE LEVELS
4	TOPOGRAPHIC SURVEY in PERSPECTIVE
5	SOUTH EAST PERSPECTIVE
6	NORTH EAST PERSPECTIVE
7	NORTH WEST PERSPECTIVE
8	SOUTH WEST PERSPECTIVE

TOPOGRAPHIC/SITE SURVEY
 FOR:
ROLF OLSON
 BEING A PORTION OF LOT 34,
 PLAT OF TRACTS 1 TO 34 INC. OF UNIT "D"
 OF WEST OREGON CITY
 IN THE SE 1/4 SEC. 31, T.2S., R.1E., W.M.
 CITY OF WEST LINN
 CLACKAMAS COUNTY, OREGON
 SEPTEMBER 12, 2005 MAP 2 2E 30BD
 ADDITIONAL SPOT ELEVATIONS ON JULY 9, 2009
 ADDITIONAL SPOT ELEVATIONS ON OCTOBER 12, 2009

- NOTES:**
- ELEVATIONS ON NGVD 1929 DATUM.
 - THE BOUNDARIES AS SHOWN ON THIS MAP ARE APPROXIMATE ONLY. THIS MAP DOES NOT REPRESENT A SURVEY TO BE RECORDED, BUT WAS DONE FOR SITE/TOPO INFORMATION ONLY.
 - THIS SURVEY IS MADE FOR THE ORIGINAL PURCHASER OF THE SURVEY ONLY. ANDY PARIS & ASSOCIATES, INC. ASSUMES NO LIABILITY FOR INFORMATION SHOWN HEREON TO ANY OTHER INSTITUTIONS OR SUBSEQUENT PURCHASERS OF THE PROPERTY.
 - SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
 - NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
 - THE LOCATION AND OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

- LEGEND:**
- FOUND MONUMENT AS NOTED
 - I.R. IRON ROD
 - I.P. IRON PIPE
 - WM WATER METER
 - HB HOSE BIB
 - TS TRAFFIC SIGN
 - UT— MULTIPLE UNDERGROUND UTILITIES - TV, QLN, PGE
 - TET— ORANGE TONE MARKS WITH ?
 - W— WATER LINE
 - G— NATURAL GAS LINE
 - SS— SANITARY SEWER LINE
 - D— STORM DRAINAGE LINE
 - OH— OVERHEAD UTILITY LINES
 - WV WATER VALVE
 - GA GUY ANCHOR
 - UP UTILITY POLE
 - FH FIRE HYDRANT
 - MB MAILBOX
 - SM SANITARY SEWER MANHOLE
 - SD STORM DRAINAGE MANHOLE
 - CO CLEAN-OUT

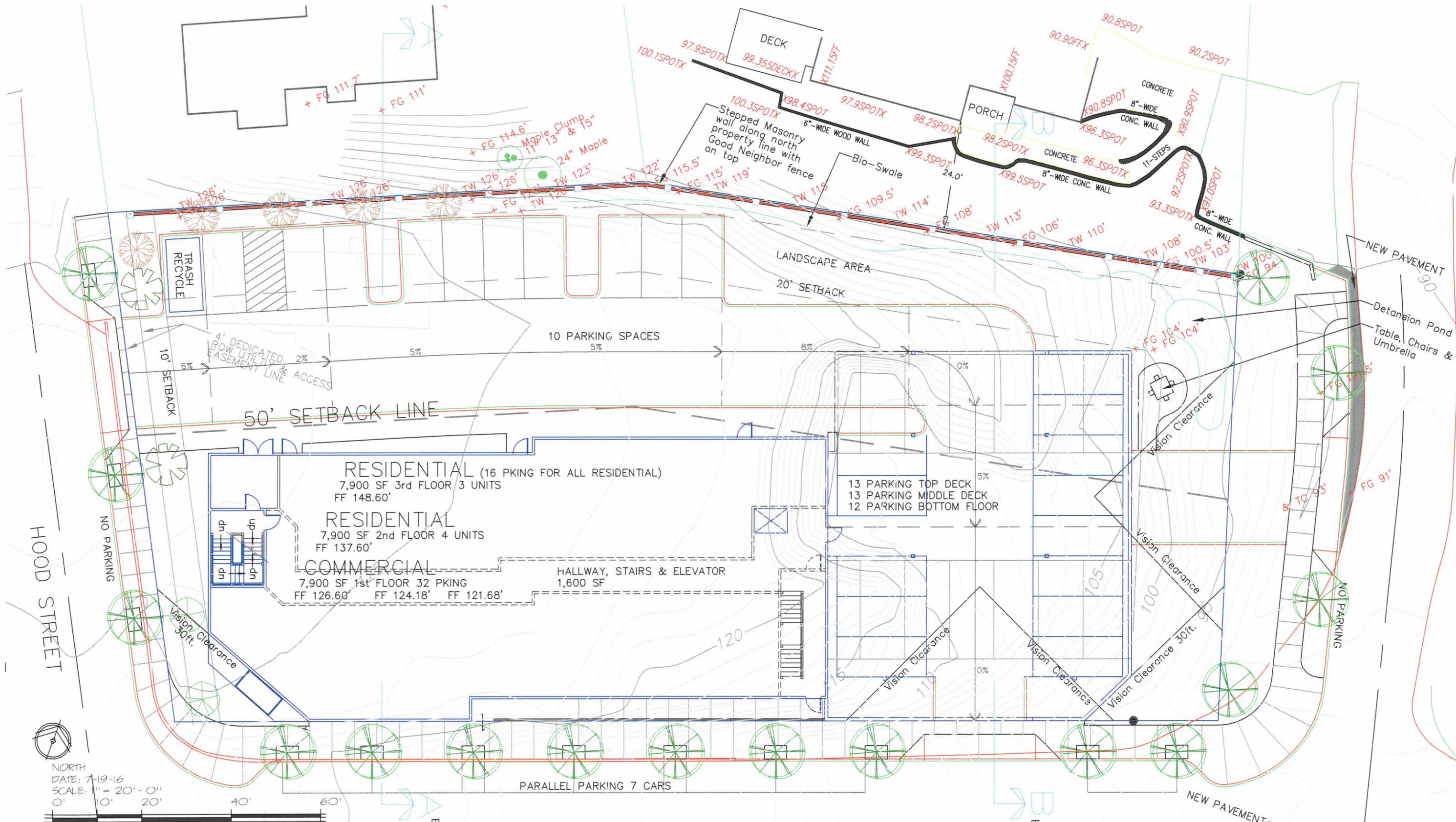


**REGISTERED
 PROFESSIONAL
 LAND SURVEYOR**

OREGON
 HAROLD P. SALO
 EXPIRES: JUNE 30, 2010

SURVEYED BY:
ANDY PARIS AND ASSOCIATES, INC.
 16057 BOONES FERRY ROAD
 LAKE OSWEGO, OREGON 97035
 PH: 503-636-3341

PROJECT: 05125
 DRAWING: 05125TP3.DWG



NORTH
 DATE: 7-19-16
 SCALE: 1" = 20'-0"
 0' 10' 20' 40' 60'

**CONCEPT LAYOUT PLAN
 BOLTON TERRACE, WEST LINN, OR**

KIMBERLY WRIGHT

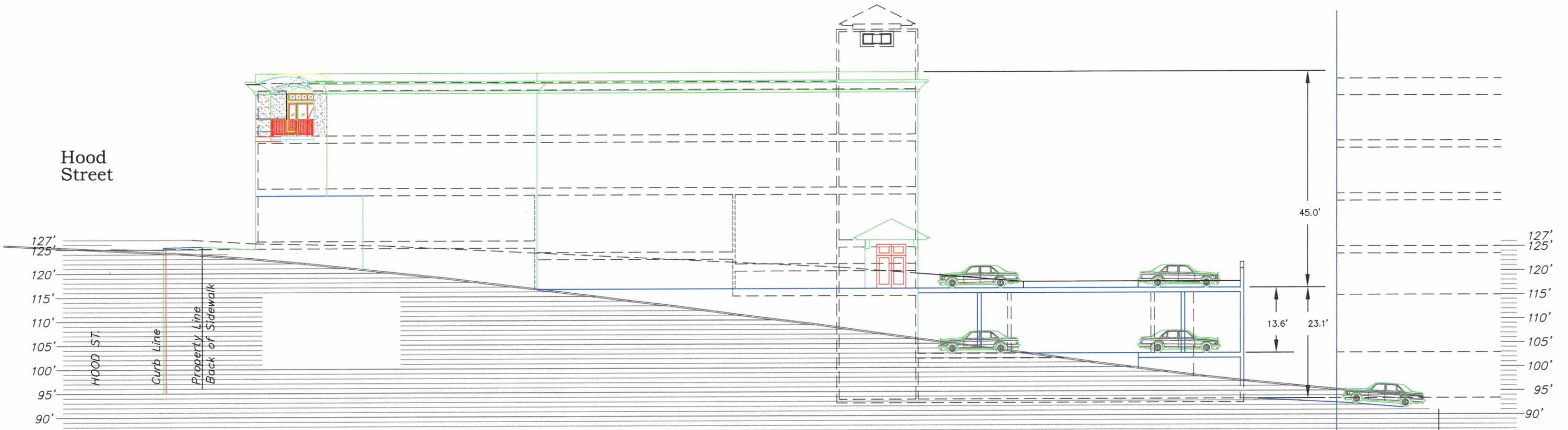
ROBERT H. FOSTER CONSULTANTS
 431 ASH ST., LAKE OSWEGO, OR.
 97034 (503) 635-6190

EXHIBITS #0

BURNS STREET

GARY OLMON, ARCHITECTURAL ALLIANCE NORTHWEST, LLC
 21 MASARYK ST., LAKE OSWEGO, OR.
 97035 (503) 956-5862

EXHIBIT #0



SOUTH ELEVATION

PARKING	RATIOS
COMMERCIAL	
32 CARS	4/1,000SF RATIO
RESIDENTIAL	
16 CARS	2.28 CARS/UNIT RATIO
TOTAL PARKING	
48 CARS	

NOTE:
7 STREET PARING ON BURNS ST.

LAND USE	% COVERAGE
BUILDING FOOTPRINTS	
7,900 sf	29%
GARAGE FOOTPRINT	
5,542 sf	20%
DRIVEWAYS	
831 sf	3%
PARKING LOT	
6,098 sf	22%
LANDSCAPE	
7,222 sf	26%
TOTAL SITE	
27,592 SF	100%

HOUSING UNITS	SQ. FOOTAGES
1 SECOND STY	1,438
2 SECOND STY	1,540
3 SECOND STY	1,721
4 SECOND STY	1,264
5 PENTHOUSE	1,590
6 PENTHOUSE	1,918
7 PENTHOUSE	2,950
Total (7 Units)	10,534
Average Unit Size	1,754
FIRST FLOOR	
Total (Commercial)	6,770

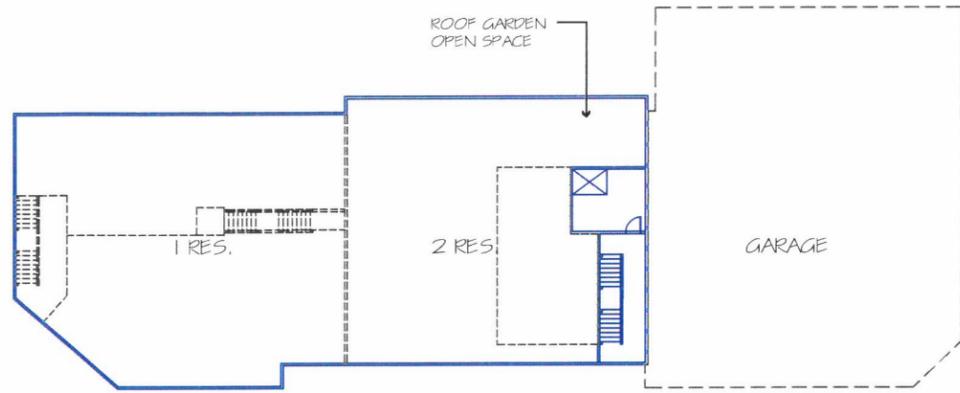


**SOUTH ELEVATION MASSING STUDY
BOLTON TERRACE, WEST LINN, OR**

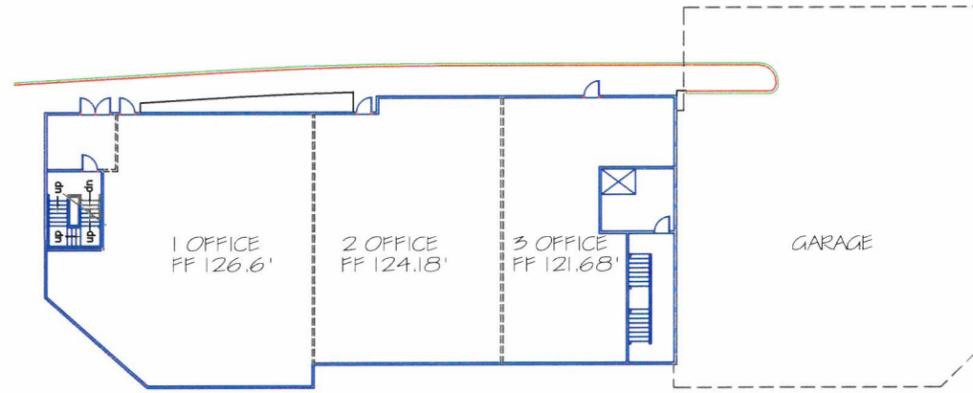
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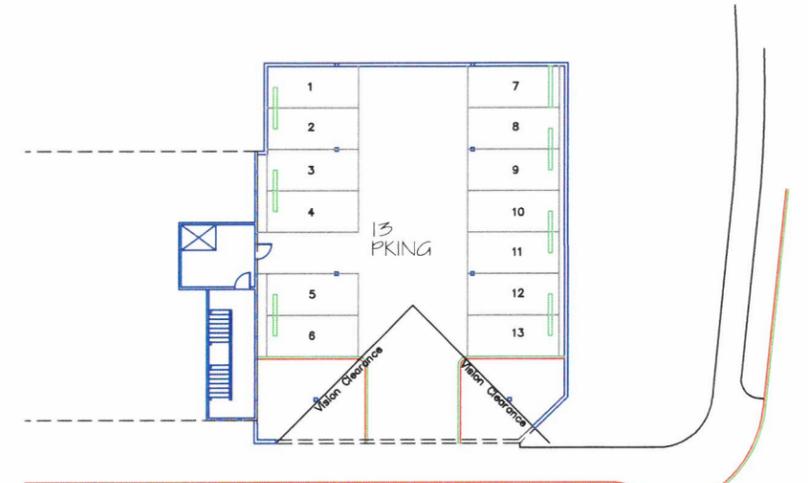
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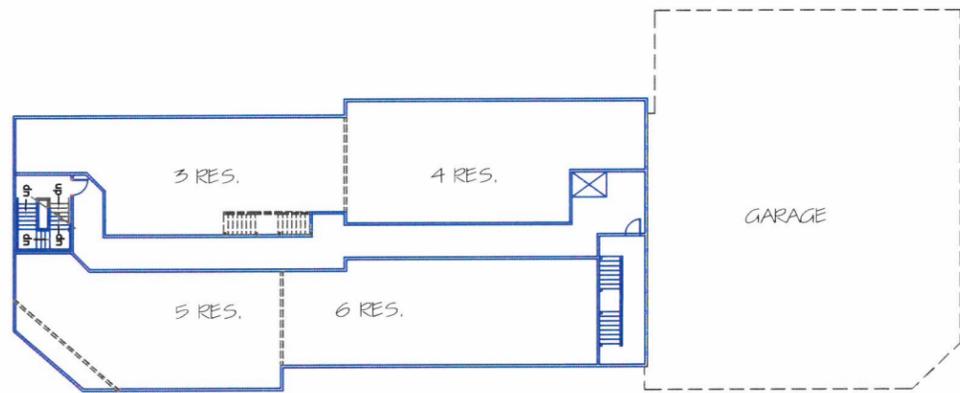
3 rd FLOOR



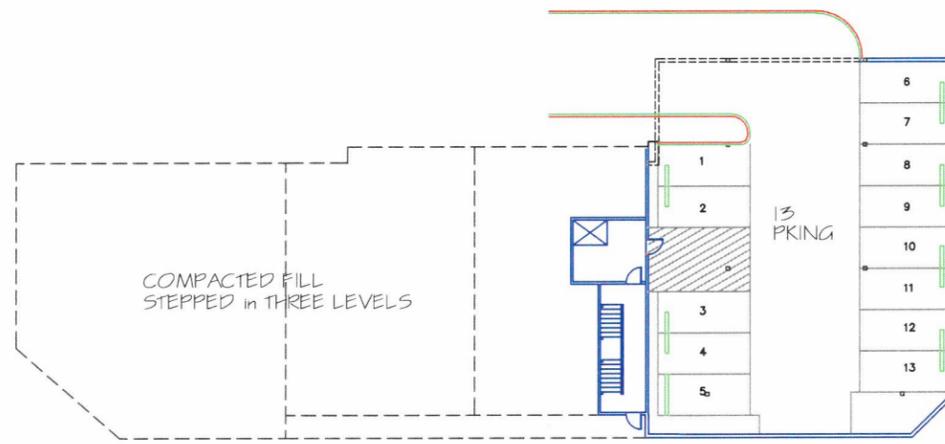
1 st FLOOR



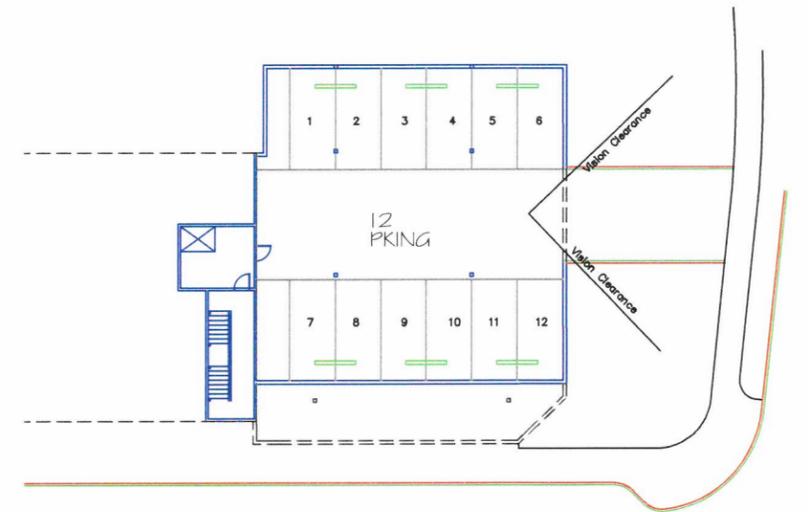
MIDDLE GARAGE LEVEL



2 nd FLOOR



TOP DECK GARAGE LEVEL



BOTTOM GARAGE LEVEL



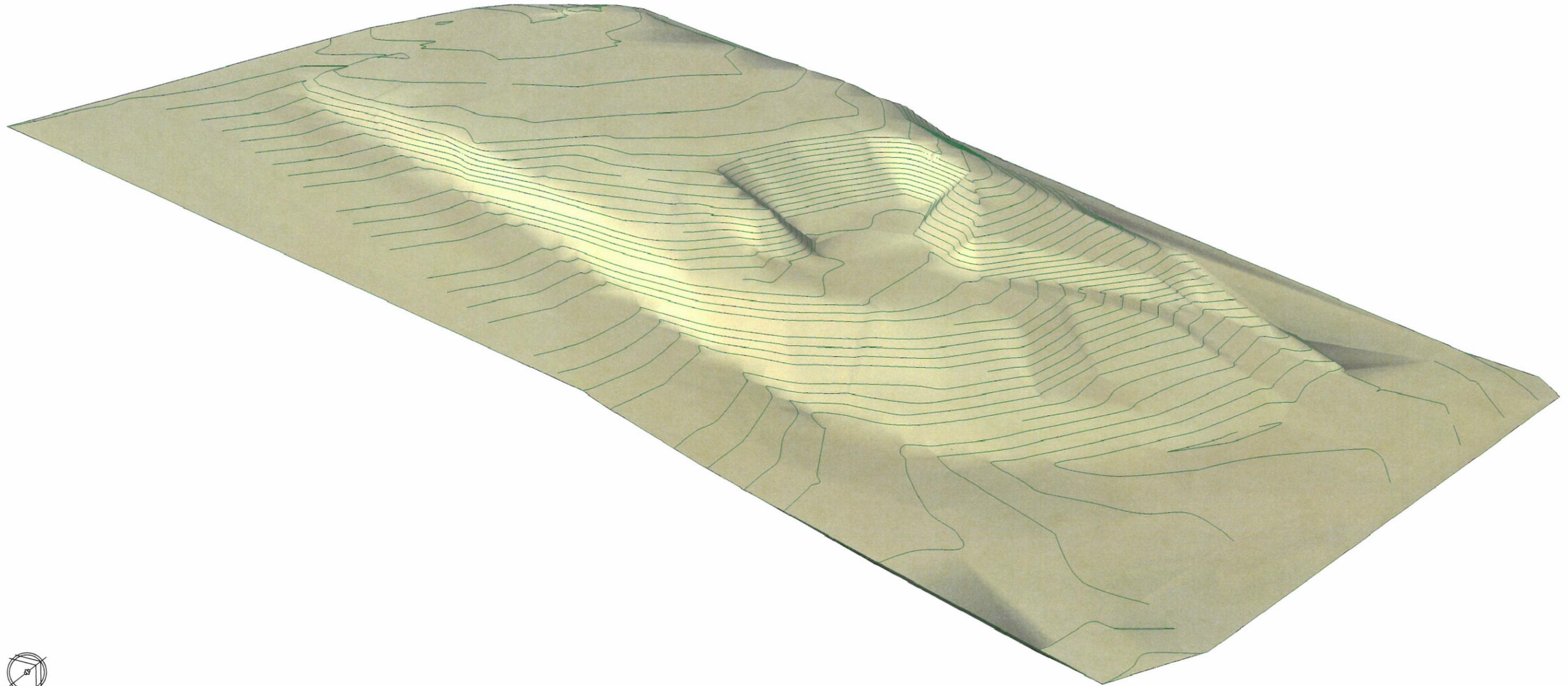
NORTH
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**CONCEPT FLOOR PLANS
 BOLTON TERRACE, WEST LINN, OR**

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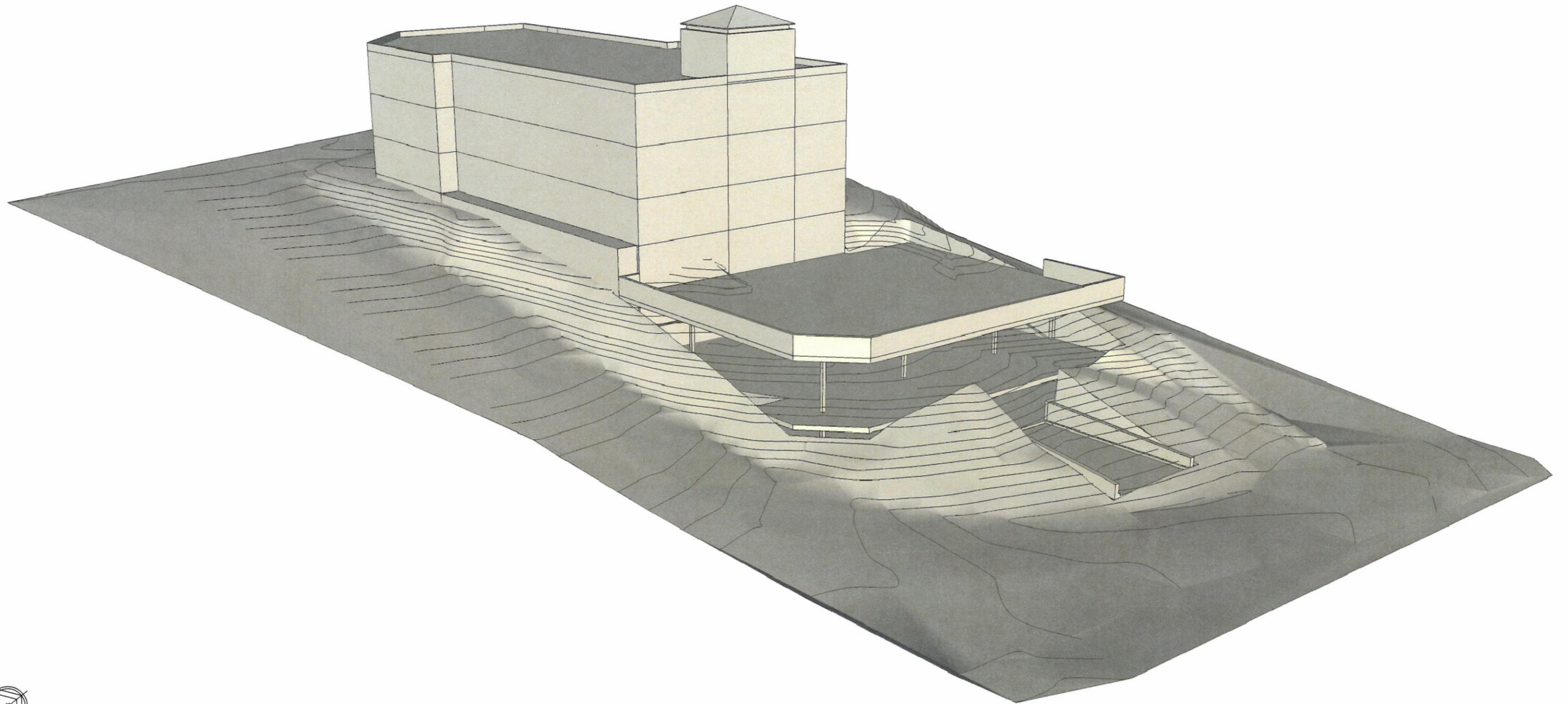
**TOPOGRAPHIC SURVEY
BOLTON TERRACE, WEST LINN, OR**

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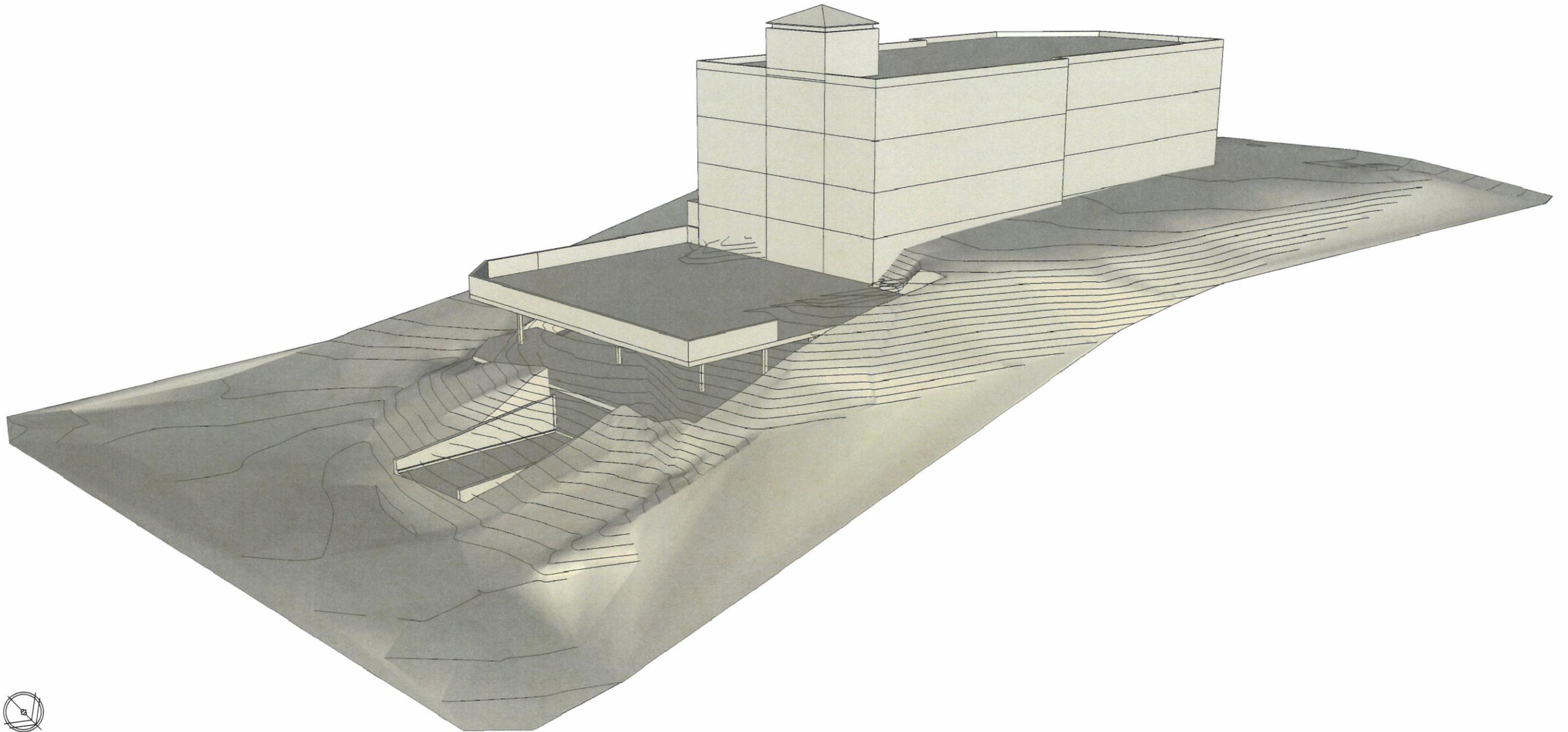
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**SOUTH EAST PERSPECTIVE
BOLTON TERRACE, WEST LINN, OR**

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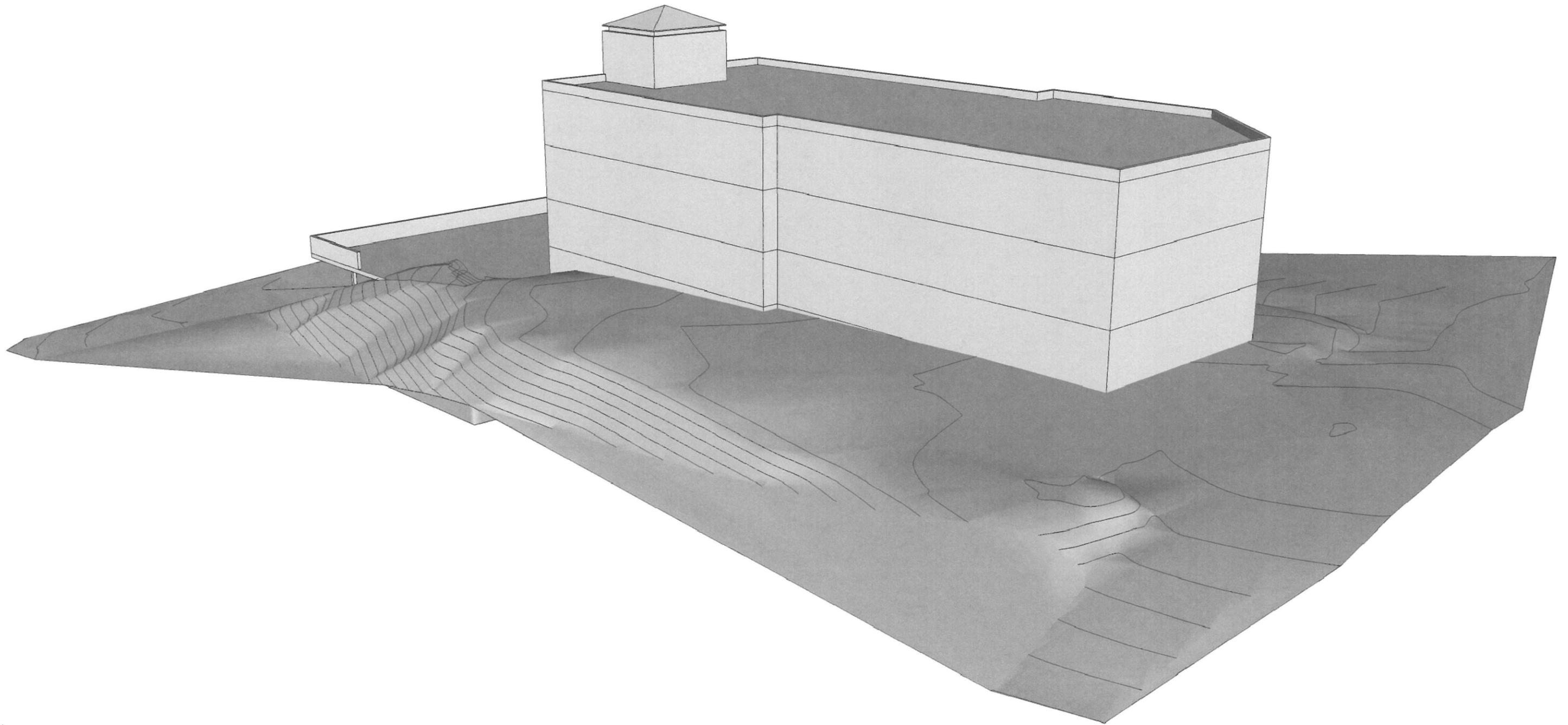
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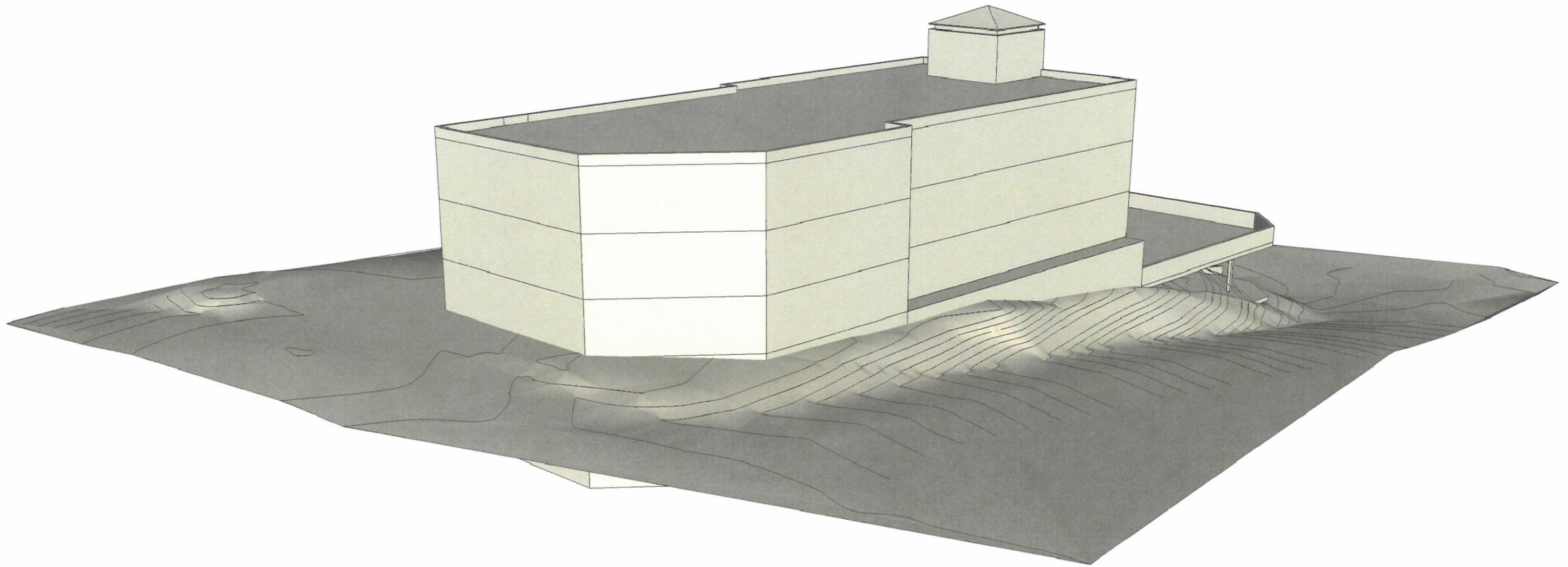
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