



LAND USE PRE-APPLICATION CONFERENCE

Wednesday, October 21, 2020

Webex*

10:00 am: Proposed modification of the Willamette Primary School front building entry to comply with ADA standards and provide enhance building security.

Applicant: West Lin Wilsonville School District

Property Address: 1403 12th Street

Neighborhood Assn: Willamette

Planner: Chris Myers cmyers@westlinnoregon.gov

Project #: PA-20-09





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE: October 21, 2020	TIME: 10:00 am	PROJECT #: PA-20-09
STAFF CONTACT: Chris Myers cmyers@westlinnoregon.gov		FEE: \$350

Pre-application conferences occur on the first and third Wednesdays 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 by 4:00pm at least **15** days before the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): **1403 12th Street**

Brief Description of Proposal: **To modify the front building entry to comply with ADA standards and to provide building enhanced security. Tree removal may be necessary. In addition, new rooftop mechanical equipment is proposed.**

Applicant's Name: **Keith Liden**

Mailing Address: **4021 SW 36th Place, Portland, OR 97221**

Phone No: **(503) 757-5501**

Email Address: **keith.liden@gmail.com**

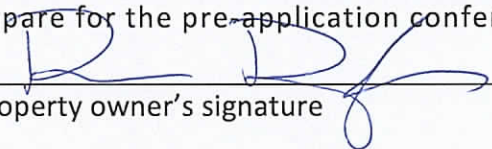
Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- 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:

No specific questions at this time other than understanding the review process, submittal requirements, and applicable code requirements.

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


Property owner's signature

10-1-20
Date

Property owner's printed name and mailing address
(if different from above) Remo Douglas, West Linn-Wilsonville Sch.
Dist., 2755 SW Borland Road, Tualatin, OR 97062

West Linn Wilsonville

Willamette Primary School

1403 12th Street West Linn, OR 97068

SHEET INDEX

LU0.0	COVER
LU1.00	EXISTING SITE CONDITIONS
LU1.01	OVERALL SITE PLAN
LU3.01	OVERALL LOWER LEVEL FLOOR PLAN
LU3.02	OVERALL MAIN LEVEL FLOOR PLAN
LU3.03	OVERALL ROOF PLAN
LU3.04	OVERALL EXTERIOR ELEVATIONS
LU3.05	ENLARGED ENTRY PLAN
LU3.06	ENLARGED ENTRY ELEVATION
LU3.07	MATERIALS
LU4.00	MONUMENT SIGN
C1100	EXISTING CONDITIONS & DEMOLITION
C1210	SITE, GRADING & EC PLAN

West Linn Wilsonville



2755 SW BORLAND ROAD
TUALATIN, OR 97062
503.673.7868

ISSUES

No.	DESCRIPTION	DATE
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Willamette Primary School
1403 12th Street West Linn, OR 97068

ANNOTATION SYMBOLS:

Room Tags

Room Name
A101

Wall Tags

W2

Ceiling Tags

C2

Roof Tags

R2

Finish Tags

F2

Door Tag

101

Window Tag

101

Keynote Tag

?

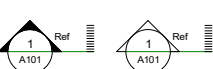
Equipment Tag

XX

Stair Tags

XX 20R @ 1'-0"

Section Marker



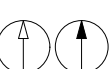
Elevation Marker



Grid

XX

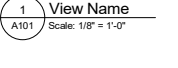
North Arrow



Elevation Datum Marker

Level /-00' 00"

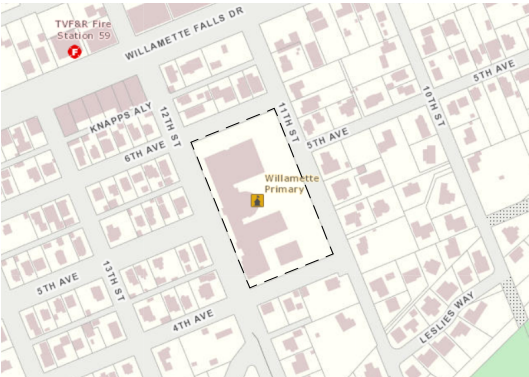
Titelmark



Revision Tags

X

VICINITY MAP:



& ANGLE	DN DOWN	GALV GALVANIZED	NIC NOT IN CONTRACT	SJ SEISMIC JOINT
AB AND	DP DAMPROOFING	GB GRAB BAR	NOM NOMINAL	SM SHEET METAL
ACT ANCHOR BOLT	DR DOOR	GC GENERAL CONTRACTOR	NS NELSON STUD	SO SQUARE
ADT ACOUSTICAL CEILING TILE	DS DOWNSPOUT	GL GLASS	NTS NOT TO SCALE	SS STAINLESS STEEL
ADD ADDENDUM	DTL DETAIL	GND GROUND	OA OVERALL	STD STANDARD
AESS ARCHITECTURAL EXPOSED STRUCTURAL STEEL	DWG DRAWING	GVP GYPSUM VENEER PLASTER	OC ON CENTER	STL STEEL
AFB ABOVE FINISH FLOOR	E EXISTING	GWGB GYPSUM WALL BOARD	OD OUTSIDE DIAMETER	STOR STORAGE
ALS AREA LIGHT STANDARD	EA EACH	HB HOSE BIBB	OD OVERFLOW DRAIN	STRUCT STRUCTURAL
ALUM ALUMINUM	EF EXHAUST FAN	HC HANDICAP	OFCI OWNER FURNISHED CONTRACTOR INSTALLED	SUSP SUSPENDED
ANOD ANODIZED	EJ EXPANSION JOINT	HM HOLLOW METAL	OFOI OWNER FURNISHED OWNER INSTALLED	T TEMPERED GLAZING
BD BOARD	EL ELEVATION	HPC HIGH PERFORMANCE COATING	OH OVERHEAD	T&G TONGUE AND GROOVE
BLDG BUILDING	ELEC ELECTRICAL	HVAC HEATING, VENTILATION, AND AIR CONDITIONING	OPNG OPENING	T/M TO MATCH
BLKG BLOCKING	ENGR ENGINEER	HW HOT WATER	OPP OPPOSITE	TC TOP OF CURB
BM BENCH MARK	EOS EDGE OF SLAB	INSUL INSULATION	OS OUTSIDE	TEL TELEPHONE
BOT BOTTOM	EQ EQUAL	INT INTERIOR	PL PROPERTY LINE	THK THICK
BTWN BETWEEN	EQUIP EQUIPMENT	JAN JANITOR	PLAS PLASTER	TJ TOOL JOINT
C CHANNEL	ES EACH SIDE	JST JOIST	PLYWD PLYWOOD	TO TOP OF
CB CATCH BASIN	EW EACH WAY	JT JOINT	PSF PER SQUARE FOOT	TOD TOP OF DECK
CCTV CLOSED CIRCUIT TELEVISION	EXP EXPANSION	L LENGTH	PT PRESSURE TREATED	TOS TOP OF STRUCTURE
CG CORNER GUARD	EXT EXTERIOR	LAV LAVATORY	PVMT PAVEMENT	TP TOILET PAPER
CIP CAST IN PLACE CONCRETE	FA FIRE ALARM	LB LAG BOLT	R RADIUS	TS TUBE STEEL
CJ CONTROL JOINT	FD FLOOR DRAIN	LKR LOCKER	RCP REFLECTED CEILING PLAN	TYP TYPICAL
CL CENTERLINE	FDN FOUNDATION	LS LANDSCAPING	RD ROOF DRAIN	UNFIN UNFINISHED
CLG CEILING	FE FIRE EXTINGUISHER	LVR LOUVER	REF REFERENCE	UNO UNLESS NOTED OTHERWISE
CLR CLEAR	FEC FIRE EXTINGUISHER CABINET	MATL MATERIAL	REFR REFRIGERATOR	VB VAPOR BARRIER
CMU CONCRETE MASONRY UNIT	FECB FIRE EXTINGUISHER CABINET WITH BLANKET	MAX MAXIMUM	REQD REQUIRED	VERT VERTICAL
CONT CONTINUOUS	FF FINISH FLOOR	MB MARKERBOARD	REV REVISE OR REVISION	VEST VESTIBULE
CORR CORRIDOR	FIN FINISH	MECH MECHANICAL	RM ROOM	VEY VERIFY
CR CLASSROOM	FL FLOOR	MED MEDIUM	RO ROUGH OPENING	W WITH
CSJ CONSTRUCTION JOINT	FO FACE OF	MEZZ MEZZANINE	SAHTS SELF-ADHERED HIGH TEMPERATURE SHEET	WO WITHOUT
CSMT CASEMENT	FOC FACE OF CONCRETE	MFR MANUFACTURER	SAM SELF-ADHERED MEMBRANE	WC WATER CLOSET
CT CERAMIC TILE	FOF FACE OF FINISH	MIN MINIMUM	SC SOLID CORE	WD WOOD
CTR CENTER	FOM FACE OF MASONRY	MIRR MIRROR	SECT SECTION	WF WIDE FLANGE
DBL DOUBLE	FOS FACE OF STUD	MISC MISCELLANEOUS	SF SQUARE FOOT	WH WATER HEATER
DF DRINKING FOUNTAIN	FRT FIRE RETARDANT TREATED	MTD MOUNTED	SHT SHEET	WP WATERPROOFING
DIAG DIAGONAL	FTG FOOTING	MTL METAL	SHTG SHEATHING	WRB WATER-RESISTIVE BARRIER
DIM DIMENSION	FURR FURRING	N NEW	SHWR SHOWER	WT WEIGHT
DISP DISPENSER	GA GAUGE	NA NOT APPLICABLE	SM SIMILAR	

NOT FOR CONSTRUCTION

LAND USE



PROJECT NO:
126960

SHEET NUMBER

LU0.0

ISSUE

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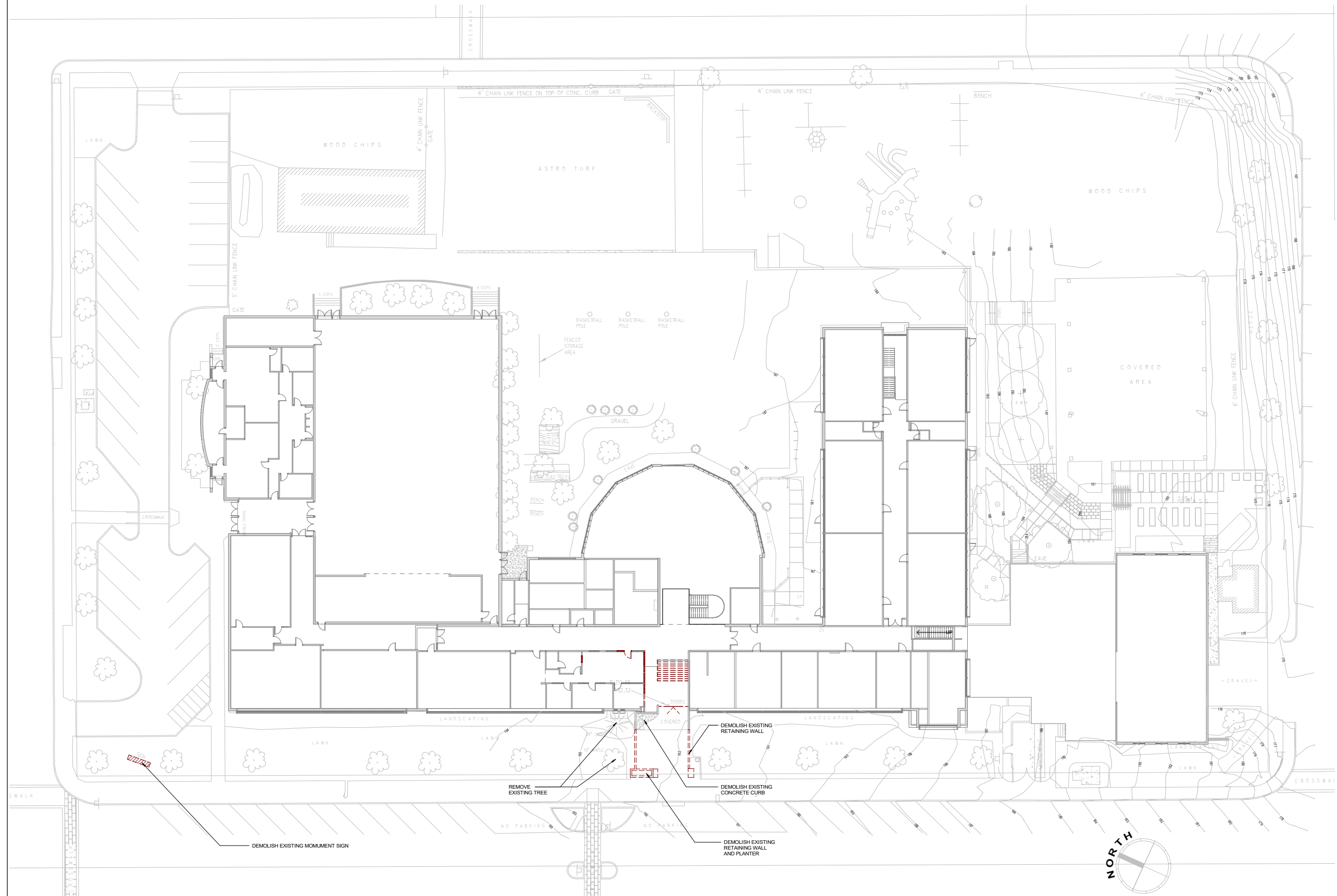
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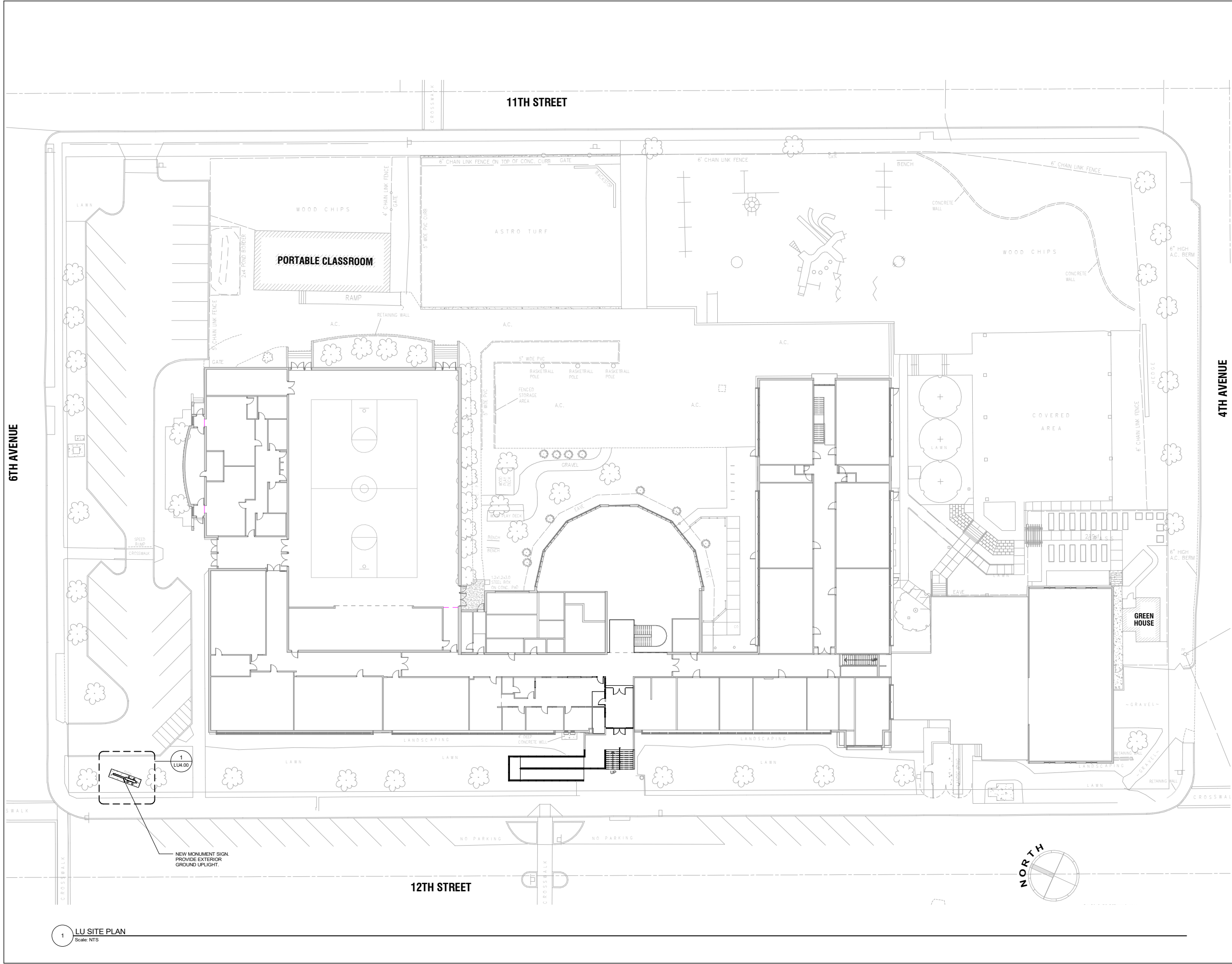
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SHEET TITLE

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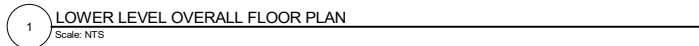
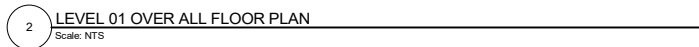
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OVERALL SITE PLAN

SHEET NUMBER

LU1.01

ISSUE



SHEET NUMBER	ISSUE
LU3.01	

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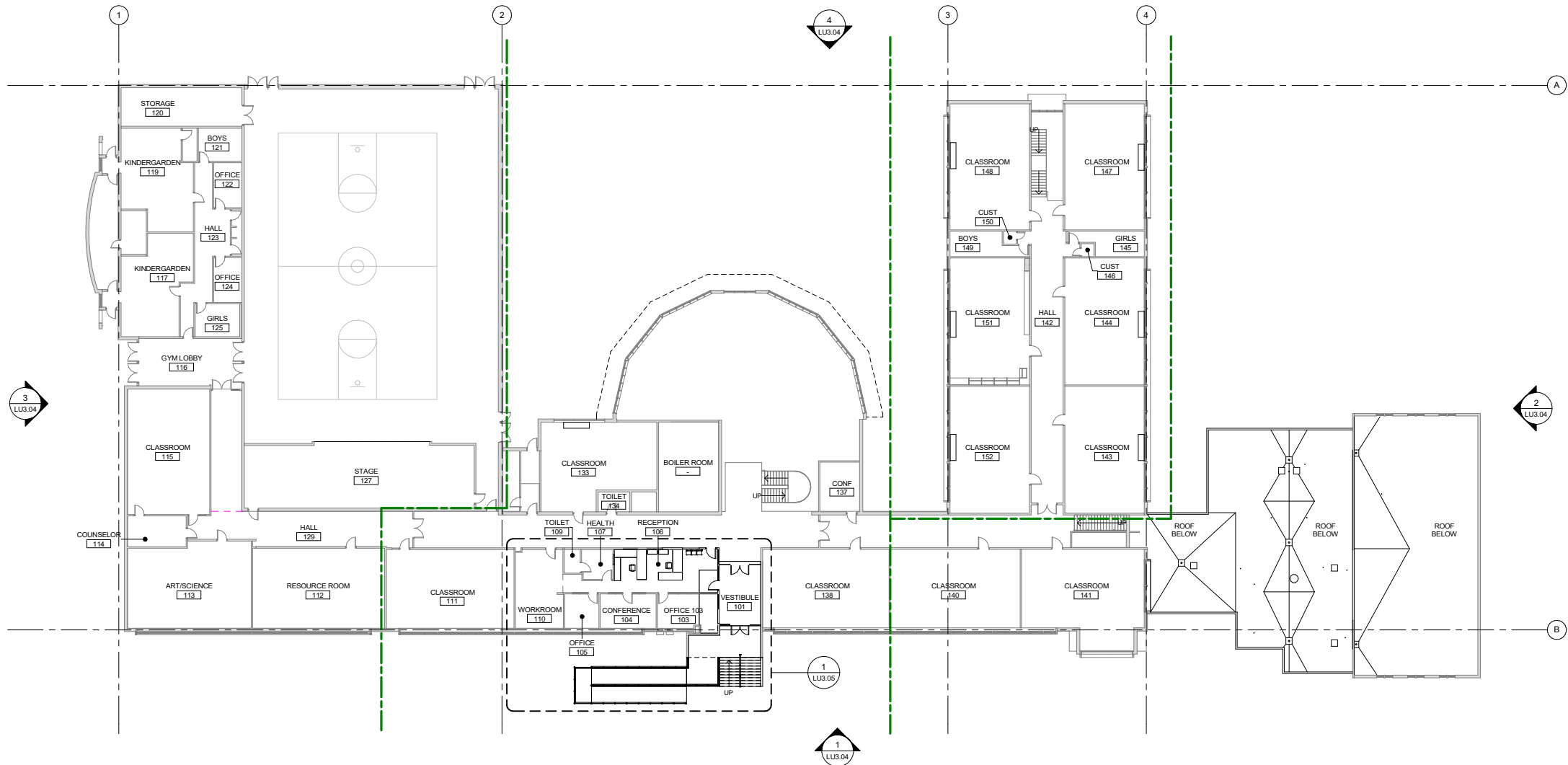
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SHEET TITLE
OVERALL MAIN LEVEL FLOOR
PLAN

SHEET NUMBER
LU3.02
ISSUE



1 LU MAIN LEVEL OVERALL FLOOR PLAN
Scale: NTS

Technical Data Sheet for ACU-3A,3B

Job Information	Technical Data Sheet
Job Name	Willamette Primary
Date	8/24/2020
Submitted By	Melanie Rainey
Software Version	08.31
Unit Tag	ACU-3A,3B



Unit Overview					
Model Number	Voltage V/Hz/Phase	Design Cooling Capacity UOM_OSelected_Coil ctal	AHRI360 Standard Efficiency		ASHRAE 90.1
			EER	IEER	
DPS007A	208/60/3	89691	12.8	19.3	ASHRAE 90.1-2016 compliant

Unit	
Model Number:	DPS007A
Model Type:	Heat Pump
Heat Type:	Hot Water
Energy Recovery:	None
Application:	Variable Air Volume, Single Zone (Mixed Air or 100% OA)
Controls:	Refrigeration only
Outside Air:	0-100% Economizer with Drybulb Control
Altitude:	0 ft
Approval:	cETLus

Physical				
Dimensions and Weight				
Length	Height	Width	Weight	
91.0 in	56.8 in	96.5 in	2078 lb	
Corner Weights				
L1	L2	L3	L4	
366 lb	300 lb	636 lb	776 lb	

Technical Data Sheet for ACU-RAH-2

Job Information	Technical Data Sheet
Job Name	Willamette Primary
Date	8/24/2020
Submitted By	Melanie Rainey
Software Version	08.31
Unit Tag	ACU-RAH-2



Unit Overview					
Model Number	Voltage V/Hz/Phase	Design Cooling Capacity UOM_OSelected_Coil ctal	AHRI360 Standard Efficiency		ASHRAE 90.1
			EER	IEER	
DPS012A	208/60/3	145043	11	17.5	ASHRAE 90.1-2016 compliant

Unit	
Model Number:	DPS012A
Model Type:	Heat Pump
Heat Type:	Gas
Energy Recovery:	None
Application:	Variable Air Volume, Single Zone (Mixed Air or 100% OA)
Controls:	Refrigeration only
Outside Air:	0-100% Economizer with Drybulb Control
Altitude:	0 ft
Approval:	cETLus

Physical				
Dimensions and Weight				
Length	Height	Width	Weight	
91.0 in	56.8 in	96.5 in	2482 lb	
Corner Weights				
L1	L2	L3	L4	
400 lb	357 lb	813 lb	912 lb	



Submittal Data Sheet

5.0 Ton VRV-IVS Heat Pump - RXTQ60TAVJUA

Project: Willamette Primary
Submitted by: Melanie Rainey of AIR REPS LLC - OREGON on 8/25/2020
Submitted to: No Engineer Name Specified
Tags: ACCU-6



OUTDOOR UNIT DETAILS

Power Supply (V/Hz/Ph):	208-230 / 60 / 1
Power Supply Connections:	
Min. Circuit Amps MCA (A):	29.1
Max Overcurrent Protection (MOP) (A):	35
Max Starting Current MSC(A):	
Rated Load Amps RLA(A):	23.2
Dimensions (HxWxD) (in):	52-15/16 x 35-7/16 x 12-5/8
Net Weight (lb):	225



Submittal Data Sheet

8 Ton, 230V VRV IV X HP - RXYQ96XATJA

Project: Willamette Primary
Submitted by: Melanie Rainey of AIR REPS LLC - OREGON on 8/25/2020
Submitted to: No Engineer Name Specified
Tags: ACCU-1, ACCU-3, ACCU-4, ACCU-7



OUTDOOR UNIT DETAILS

Power Supply (V/Hz/Ph):	208-230 / 60 / 3
Power Supply Connections:	L1, L2, L3 Ground
Min. Circuit Amps MCA (A):	36.3
Max Overcurrent Protection (MOP) (A):	45
Max Starting Current MSC(A):	
Rated Load Amps RLA(A):	23.8
Dimensions (Height) (in):	66-11/16
Dimensions (Width) (in):	48-7/8
Dimensions (Depth) (in):	30-3/16
Net Weight (lb):	525

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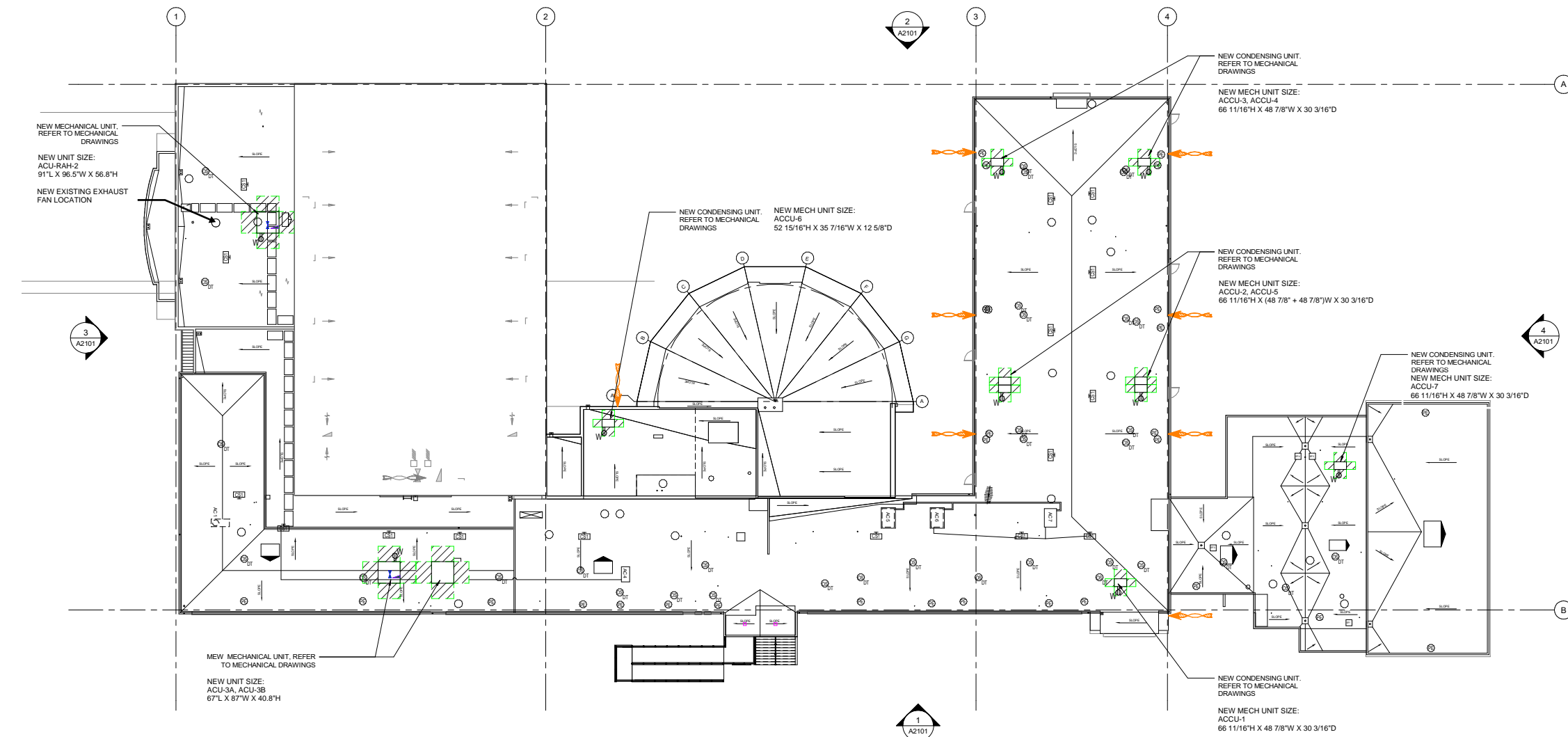
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SHEET TITLE:
OVERALL ROOF PLAN

SHEET NUMBER
LU3.03

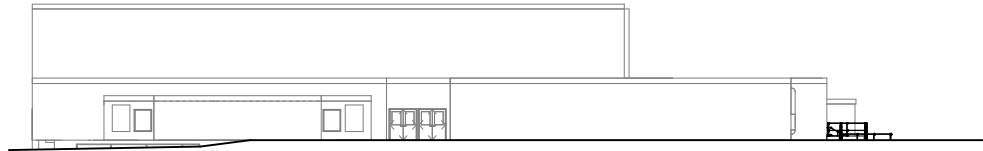
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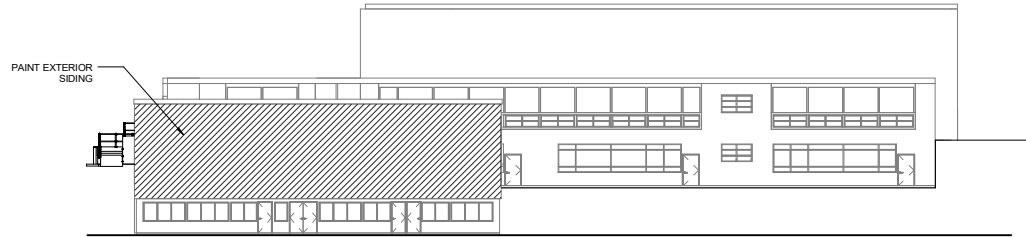
1 LU ROOF OVERALL PLAN
Scale: NTS



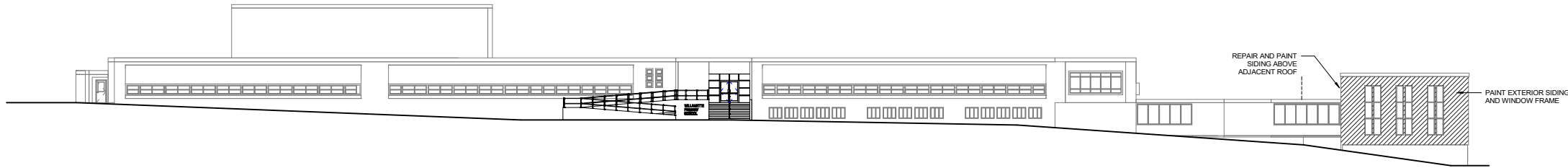
4 -LU EAST ELEVATION
Scale: 1/16" = 1'-0"



3 -LU WEST ELEVATION
Scale: 1/16" = 1'-0"



2 -LU SOUTH ELEVATION
Scale: 1/16" = 1'-0"



1 -LU 12TH STREET ELEVATION
Scale: 1/16" = 1'-0"

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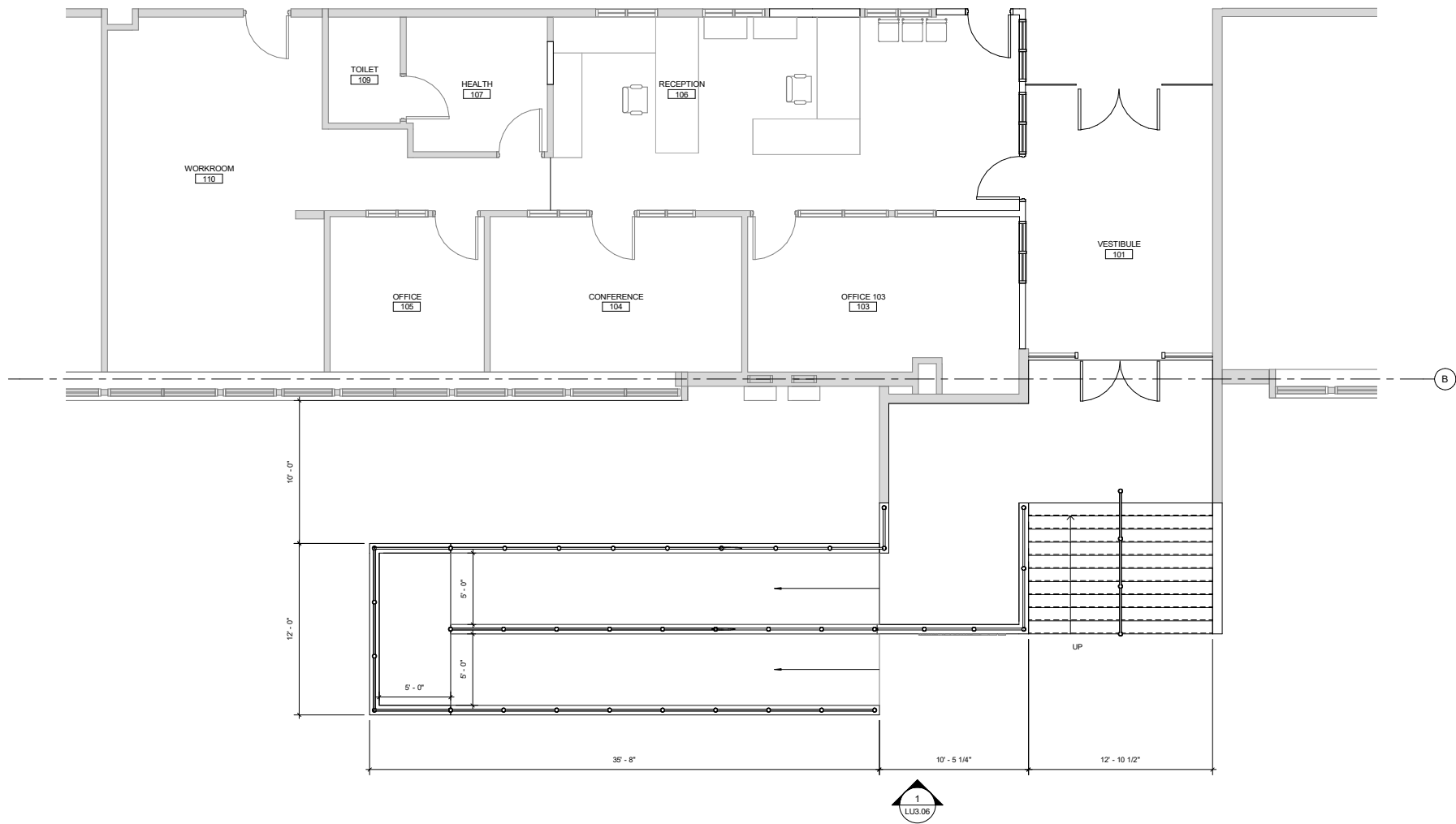
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SHEET TITLE:
OVERALL EXTERIOR
ELEVATIONS

SHEET NUMBER
LU3.04
ISSUE



1 LU MAIN LEVEL ENLARGED ENTRY PLAN
Scale: 1/4" = 1'-0"

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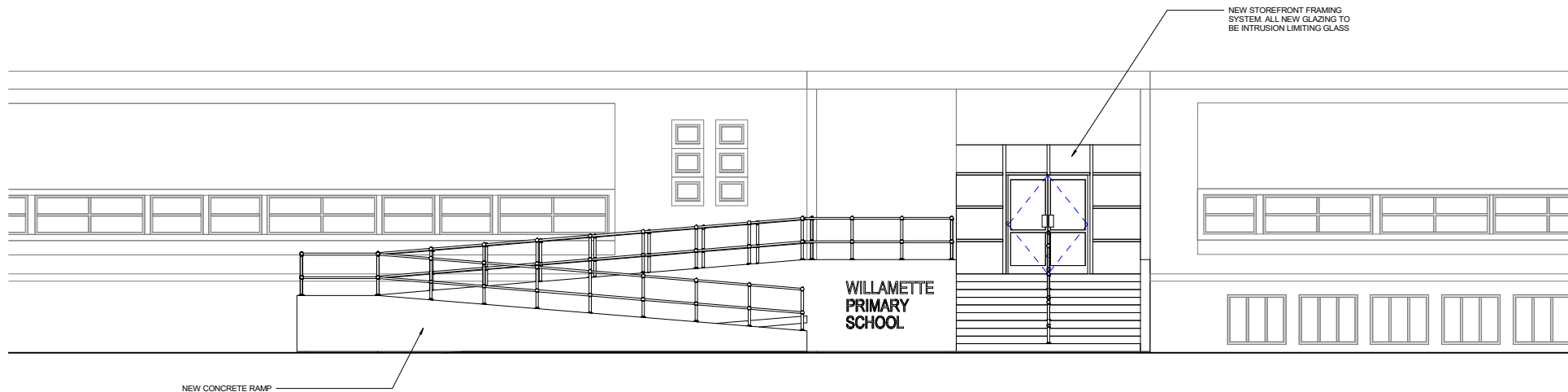
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ENLARGED ENTRY PLAN

SHEET NUMBER
LU3.05

ISSUE



1 LU ENLARGED ENTRY ELEVATION
Scale: 1/4" = 1'-0"

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SHEET TITLE
ENLARGED ENTRY ELEVATION

SHEET NUMBER
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ISSUE

2020-10-05 2:33:55 PM



NEW ENTRY ELEVATION
Scale: NTS

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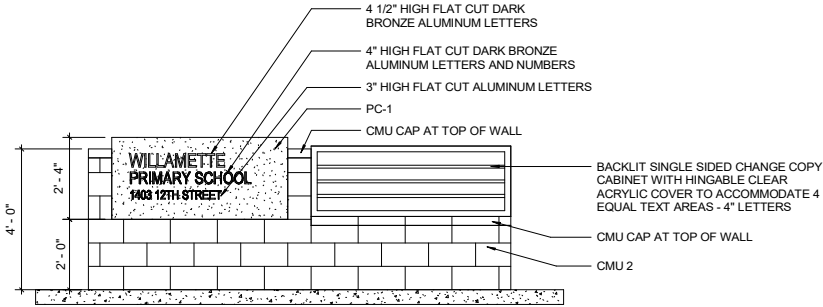
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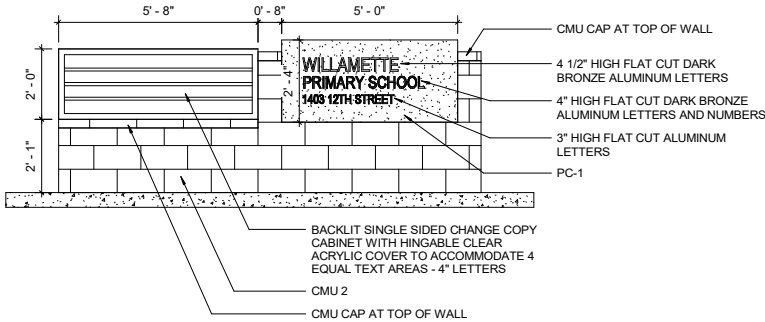
SHEET TITLE
MATERIALS

SHEET NUMBER
LU3.07
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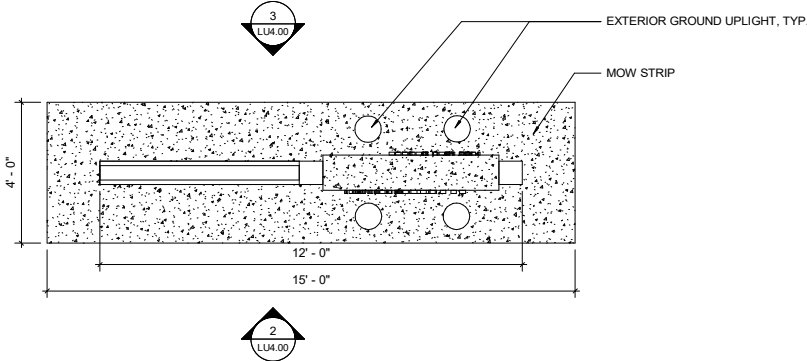
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ibgroup.com
BIM 360/11/28603 - Service and Security Group # 2/2020/Security/Willamette_2020.rvt
1/1



3 LU MONUMENT SIGN Elevation 2
Scale: NTS



2 LU MONUMENT SIGN Elevation 1
Scale: NTS



1 LU MONUMENT SIGN
Scale: NTS

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Tel 416 596 1930 fax 416 596 0644
ibgroup.com

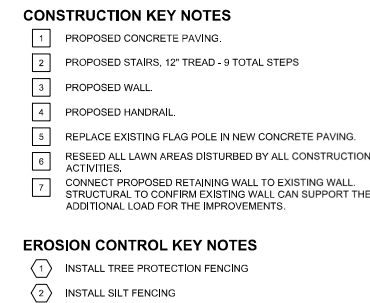
PROJECT
Willamette Primary School
1403 12th Street West Linn, OR 97068

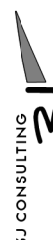

PROJECT NO:
126803
DRAWN BY:
Author
CHECKED BY:
Checker
PROJECT MGR:
Designer
APPROVED BY:
Approver

SHEET TITLE
MONUMENT SIGN

SHEET NUMBER
LU4.00

ISSUE



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WEST LINN / WILSONVILLE SCHOOL DISTRICT	
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SEAL	
SELECT CONSULTANT TYPE	
<div><div>IBI GROUP 357 SW Harvey Milk Street Portland, OR 97205, USA tel 503 226 6500 fax 503 273 9192 ibi@group.com</div></div>	
PROJECT	
Willamette Primary School Safety & Security Group #2 14013 12TH STREET WEST LINN, OR 97068	
PROJECT NO: 20644	
DRAWN BY: JGW	
CHECKED BY: ARCD	
PROJECT MGR: BKF	
APPROVED BY:	
SHEET TITLE	
SITE, GRADING & EROSION CONTROL PLAN	
SHEET NUMBER	
C1210	
ISSUE	



NEW AHU-201 LOCATION. REFER TO MECHANICAL DRAWINGS.
SEE STRUCTURAL DRAWINGS FOR NEW ROOF FRAMING TO SUPPORT RTU. PATCH/REPAIR CEILING AS REQUIRED.

4 new AHUs--
Unit size: 203 1/2" L X 100 1/4" W X 101 3/4" H

NEW AHU-201 LOCATION. REFER TO MECHANICAL DRAWINGS.
SEE STRUCTURAL DRAWINGS FOR NEW ROOF FRAMING TO SUPPORT RTU. PATCH/REPAIR CEILING AS REQUIRED.

GENERAL NOTES:

- DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF MASONRY OR CENTERLINE OF COLUMN OR GRID LINE UNLESS NOTED OTHERWISE.
- DOORS NOT LOCATED BY DIMENSION ARE TO BE CENTERED IN WALLS AS SHOWN OR LOCATED 4 1/2" FROM FACE OF STUD TO FACE OF JAMB.
- MASONRY DIMENSIONS ARE NOMINAL. COORDINATE ACTUAL ROUGH OPENING MASONRY DIMENSIONS.
- DIMENSIONS AT GLAZING ASSEMBLIES ARE TO CENTER OF ASSEMBLY UNLESS NOTED OTHERWISE.
- USE DIMENSIONS SHOWN. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM DRAWINGS. CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DRAWINGS AS APPLICABLE. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- CONDITIONS AND DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. TYPICAL DETAILS NOT REFERENCED ON DRAWINGS APPLY UNLESS NOTED OTHERWISE BY SPECIFIC NOTES AND DETAILS. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO WHAT INDICATED FOR THE TYPICAL CONSTRUCTION OF THE PROJECT.
- WHERE NO SPECIFIC STANDARD IS APPLIED TO A MATERIAL OR METHOD OF CONSTRUCTION TO BE USED ON THIS WORK, ALL SUCH MATERIAL AND METHODS ARE TO MEET THE STANDARDS OF THE INDUSTRY AND, WHERE APPLICABLE, MANUFACTURER'S INSTRUCTIONS.
- LOADING OF CONSTRUCTION MATERIALS SHALL NOT EXCEED THE DESIGN LIVE LOAD FOR SQUARE FOOT.
- ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS, AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
- PROVIDE ALL NECESSARY ANCHORAGE, BLOCKING, BACKING, FRAMING FOR HANDRAILS, DOOR STOPS, CASEWORK, SHELVING, MIRRORS, WALL MOUNTED EQUIPMENT, AND ALL OTHER ITEMS AS REQUIRED FOR COMPLETE INSTALLATION.
- CONFIRM ALL ROUGH OPENING DIMENSIONS FOR DOORS AND WINDOWS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- WHERE A LENGTH OF WALL IS INTERSECTED BY PERPENDICULAR WALLS, WALL TYPE TO BE CONTINUOUS BETWEEN TAGS UNLESS NOTED OTHERWISE.
- PROVIDE SOLID BLOCKING BETWEEN ROOF JOISTS WHERE WALL RUNS PERPENDICULAR TO ROOF JOISTS. GYPSUM BOARD TO TERMINATE AT ROOF JOISTS.
- NEW GLAZING TO BE INTRUSION LIMITING GLASS.

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DISTRICT**

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IBI GROUP
907 SW Harvey Milk Street
Portland, OR 97205, USA
tel 503 226 6950 fax 503 273 9192
ibigroup-usa.com

PROJECT
**Bolton Primary School
Safety & Security Group #2**
5933 Holmes St,
West Linn, OR 97068

PROJECT NO:
Project Number

DRAWN BY:
Author

CHECKED BY:
Checker

PROJECT MGR:
Designer

APPROVED BY:
Approver

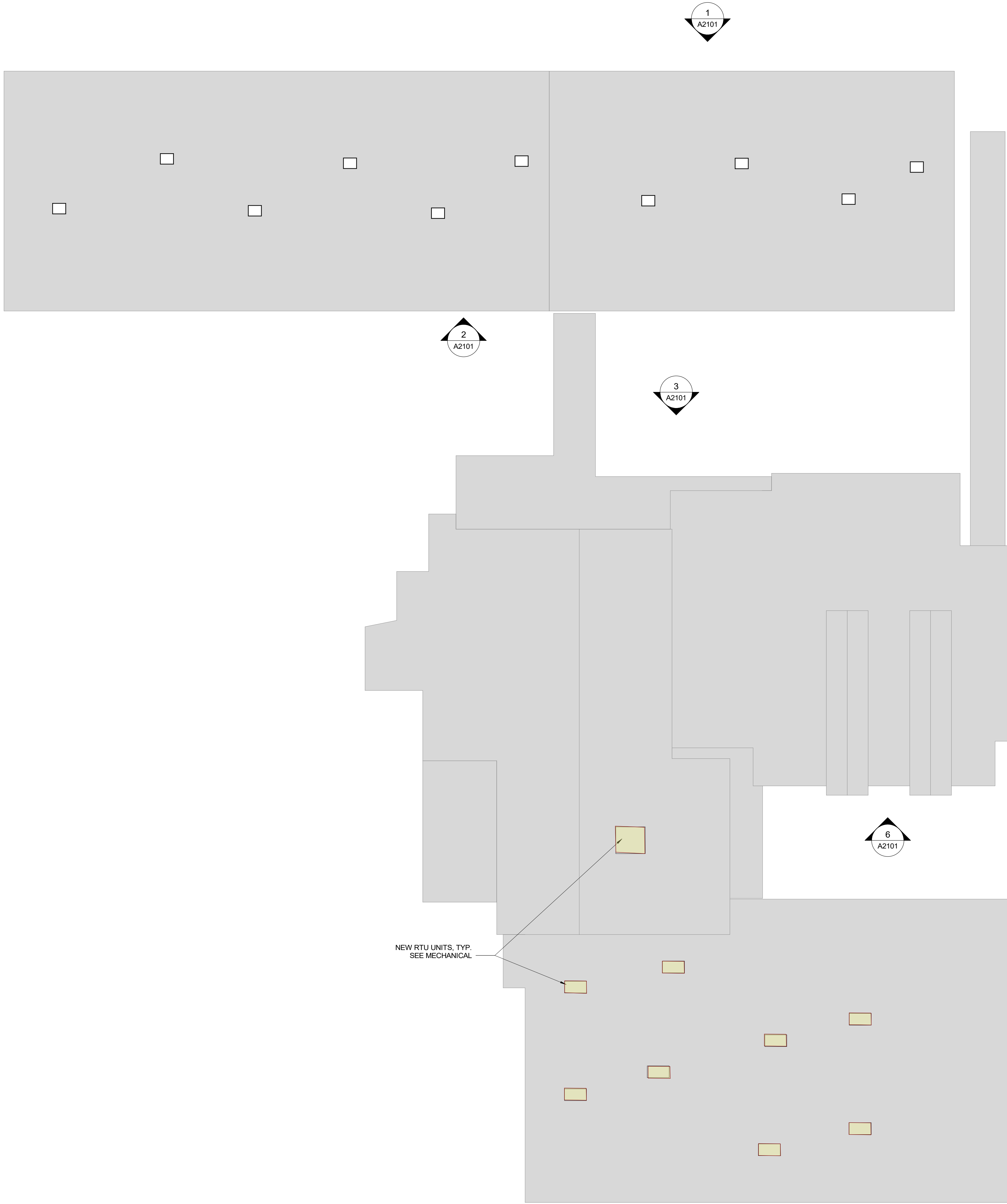
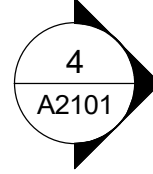
SHEET TITLE
OVERALL ROOF PLAN

SHEET NUMBER
A1401

ISSUE
A

1 ROOF PLAN
A1401 Scale: 1/16" = 1'-0"

2020-09-04 1:26:37 PM



New south classroom RTU's to be similar to existing RTU layout on the north wing.
Unit size: 80" L X 44 1/4" W X 50" H



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PROJECT
Cedar Oak Park Primary School
Safety & Security Group #2
4515 Cedar Oak Dr
West Linn, OR 97068

PROJECT NO:
Project Number

DRAWN BY:
Author

CHECKED BY:
Checker

PROJECT MGR:
Designer

APPROVED BY:
Approver

SHEET TITLE
OVERALL ROOF PLAN

SHEET NUMBER
A1401

ISSUE
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BM 3607/Safety and Security Group # 2 10/20/2018/Safety/Security_CedarOak_2020.rvt
1/16" SCALE
1/16"



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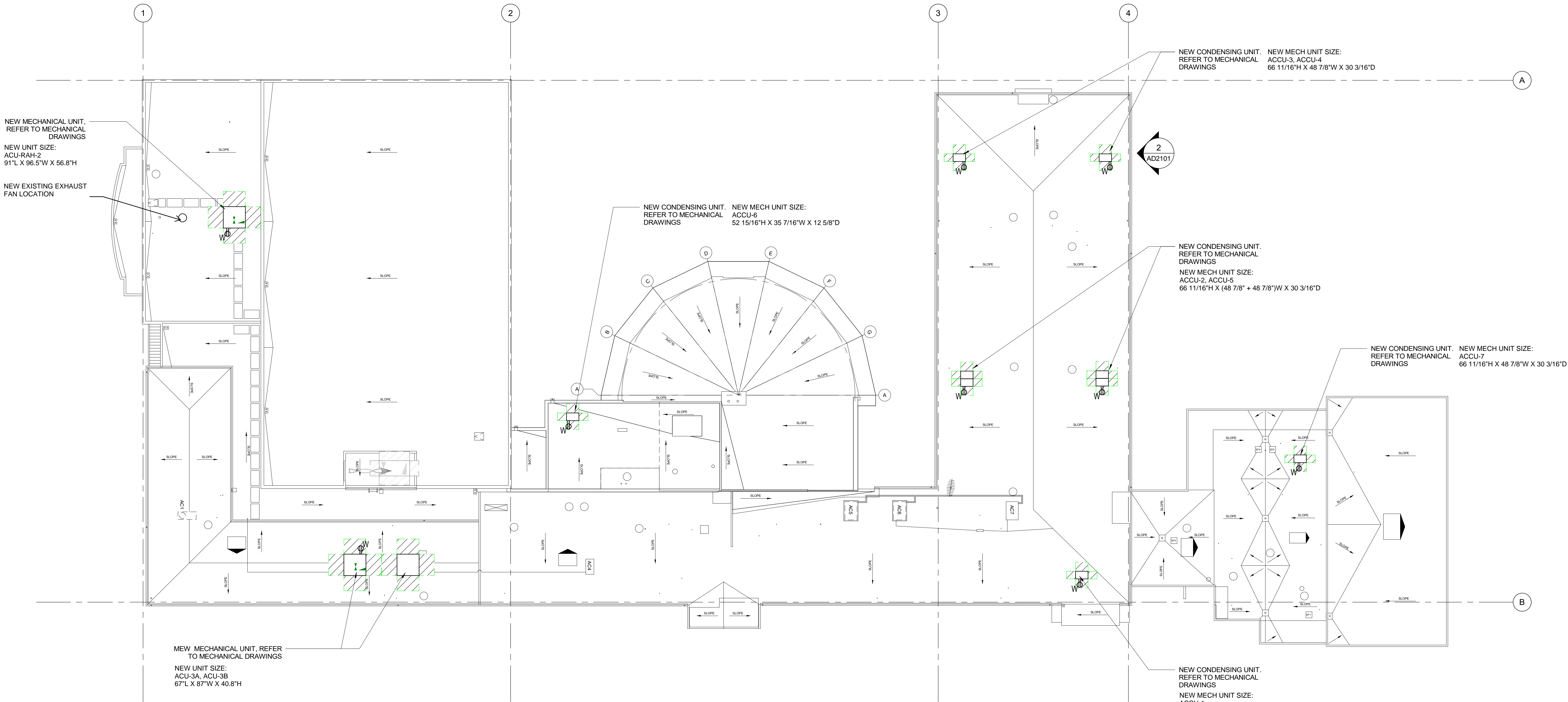
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Portland, OR 97205, USA
tel 503 226 6950 fax 503 273 9192
ibi@ibi-group.com

PROJECT
Willamette Primary School
Safety & Security Group #2
1403 12TH STREET
WEST LINN, OR 97068

PROJECT NO:
Project Number
DRAWN BY:
Author
PROJECT MGR:
Designer
CHECKED BY:
Checker
APPROVED BY:
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SHEET TITLE
OVERALL ROOF PLAN

SHEET NUMBER
A1401
ISSUE
A



1 ROOF OVERALL PLAN
Scale: 1/16" = 1'-0"