



CITY OF  
**West  
Linn**

## LAND USE PRE-APPLICATION CONFERENCE

**Thursday, January 15, 2015**

**City Hall  
22500 Salamo Road**

**Willamette Conference Room**

**9:00 am Proposed conditional use permit by existing tenant to allow religious activities (church). No exterior modifications proposed.**

**Applicant: Mark Childs**

**Subject Property Address: 1889 Willamette Falls Drive**

**Neighborhood Assn: Willamette**

**Planner: Sara Javoronok**

**Project #: PA-15-01**





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 1/15/14	TIME: 9 AM	PROJECT #: PA-15-01
STAFF CONTACT: SARA		FEE: 1000 <sup>00</sup>

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): 1889 Willamette Falls Drive

Brief Description of Proposal: Existing tenant is making application for a Conditional Use Permit to allow religious activities (church). No exterior modifications proposed.

Applicant's Name: Mr. Mark Childs

Mailing Address: 1889 Willamette Falls Drive, West Linn, Oregon 97068

Phone No: (503)303-7035

Email Address: markc@capacitycommercial.com

503 504-3298

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:

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

Date

12/12/14

RECEIVED

DEC 15 2014

PLANNING & BUILDING  
CITY OF WEST LINN  
INT TIME

Property owner's mailing address (if different from above)

# CONTRACT DOCUMENTS FOR: COMMUNITY OF FAITH CHURCH CHANGE OF OCCUPANCY



1889 WILLAMETTE FALLS DRIVE  
WEST LINN, OREGON

COMMUNITY OF FAITH CHURCH T.I., WEST LINN, OREGON JOB NO. 1309-50

## GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM WITH ALL STATE AND LOCAL JURISDICTIONS AND REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL INSPECTIONS AND TESTS REQUIRED BY ANY GOVERNMENTAL AGENCY TO IMPLEMENT THE PLANS AND ACCEPT ANY REQUIRED SPECIAL INSPECTIONS OR REPORTS WHICH SHALL BE PAID FOR BY THE OWNER OR TENANT.
- NEITHER THE OWNER NOR THE ARCHITECT WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, INSTALL, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY ARRIVAL OF ALL SPECIFIED FINISH MATERIALS, EQUIPMENT AND ANY OTHER MATERIALS TO BE UTILIZED ON THE PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING WITHIN 10 DAYS OF DATE OF CONTRACT OF THOSE SPECIFIED ITEMS THAT MAY NOT BE READILY AVAILABLE AND SUBSTITUTE ITEMS OF EQUAL QUALITY AND DESCRIPTION. IF NOTIFICATION IS NOT RECEIVED BY THE ARCHITECT, THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE PROPER ORDERING AND FOLLOW-UP OF SPECIFIED COST TO THE OWNER TO INSURE AVAILABILITY OF ALL SPECIFIED ITEMS SO AS NOT TO CREATE A HARDSHIP ON THE OWNER NOR DELAY PROGRESS OF THE WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE DRAWINGS AND ON THE JOB SITE PRIOR TO EXECUTION OF ANY WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED DUE TO HIS FAILURE TO DO SO.
- SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR THERE APPEARS TO BE AN ERROR ON THE DRAWINGS OR WHERE THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND THE FIELD, THE ARCHITECT (AND ENGINEER WHERE APPLICABLE) SHALL BE NOTIFIED AS SOON AS REASONABLY POSSIBLE FOR PROCEDURE TO FOLLOW. DO NOT SCALE THE DRAWINGS.
- ALL REVISIONS MUST BE APPROVED IN WRITING BY BOTH THE OWNER AND THE ARCHITECT PRIOR TO THE CONSTRUCTION OF ANY DEVIATION IN THE SCOPE OF WORK.
- DIMENSIONS SHOWN ON THE PLANS ARE TO FACE OF FINISH CENTER LINES OR GRID LINES, UNLESS OTHERWISE NOTED OR DETAILED.
- NO ADDITIONAL ROOF OPENINGS OR ROOF MOUNTED EQUIPMENT IS ALLOWED BEYOND WHICH IS SHOWN ON THESE PLANS. (IF ANY) WITHOUT WRITTEN CONSENT OF THE OWNER.
- PROVIDE FIRE EXTINGUISHERS WITH REQUIRED SIGNAGE AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. DURING CONSTRUCTION, PROVIDE A PORTABLE FIRE EXTINGUISHER WITH TYPE A B C RATING ON THE JOBSITE.
- ALL EXISTING FACILITIES TO BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ARCHITECT/OWNER.
- REFER TO THE JOINT MANUAL PROVIDED BY TENANT FOR ADDITIONAL SPECIFICATIONS AND CRITERIA. IN CASE OF CONFLICT, DRAWINGS GOVERN.

## CODE SUMMARY

APPLICABLE CODES	
BUILDING CODE:	IBC 2010 EDITION (OR. AMENDED)
MECHANICAL:	2010 OR. MECHANICAL CODE EDITION
PLUMBING:	2008 OREGON PLUMBING SPECIALTY CODE
ELECTRICAL:	2008 OREGON ELECTRICAL SPECIALTY CODE
ACCESSIBILITY:	IBC 2010 EDITION (OR. AMENDED)
FIRE CODE:	2010 OREGON FIRE CODE
OCCUPANCY CLASSIFICATION	
(E) LEASE SPACE AREA:	5,000 ± SQ. FT. ± GLA (NOT GUARANTEED)
	4,703 ± SQ. FT. ± NLA (NOT GUARANTEED)
EXISTING OCCUPANCY CLASSIFICATION:	'B' OCCUP. PER IBC SEC 303 (EXCEPTION #1)
PROPOSED OCCUPANCY CLASSIFICATION:	'A-3' LIMITED TO 99 OCCUPANTS
CONSTRUCTION TYPE:	TYPE: ASSUMED V-B NOT SPRINKLERED
OCCUPANT LOADS:	
THE ASSEMBLY AREA (MULTI-PURPOSE ROOM) WILL HAVE AN OCCUPANT LOAD OF LESS THAN 100 PERSONS. SEE NOTE ON SHEET A-1.	
THE AGGREGATE OCCUPANT LOAD EXCEEDS 50, THEREFORE TWO EXITS ARE REQUIRED (THREE ARE PROVIDED).	
OCCUPANCY SEPARATION:	
ADJACENT OCCUPANCY IS A 'B' OR 'M' OCCUPANCY - A 2-HR SEPARATION BETWEEN OCCUPANCIES REQUIRED PER TABLE 508.3.3. THE EXISTING DEMISING WALL IS A CMU WALL WHICH EXCEEDS THE 2-HR MINIMUM REQUIREMENT PER TABLE 720.1(2) * 3.	
MEANS OF EGRESS	
NUMBER OF EXITS REQUIRED:	2
NUMBER OF EXITS PROVIDED:	3 EXISTING (TO REMAIN)
EXIT WIDTH PROVIDED:	180"
(MIN. WIDTH REQUIRED 12")	
COMMON PATH OF TRAVEL: LESS THAN 75 FEET PER IBC SECTION 1014.3	
MAXIMUM DISTANCE TO EXITS: LESS THAN 200 FEET (200 MAX. FOR NON-SPRINKLED BLDGS PER IBC TABLE 1061)	
RESTROOM CRITERIA:	
OCCUPANT LOAD FACTOR SHALL BE DETERMINED BY OSBC CHPTR 29 OCCUPANT LOAD FACTOR: 30 (WORSHIP PLACES PER TABLE 29-4) 5,000 SQ. FT. / 40 = 125 OCCUPANTS TOTAL - LIMITED TO 99 48 MALES / 50 FEMALES SEPARATE SEX RESTROOMS REQUIRED	
NUMBER OF WATER CLOSETS REQUIRED: 1 FOR UP TO 150 MEN, 1 FOR UP TO 75 WOMEN (TABLE 29-4) NUMBER PROVIDED: MALES - 1, FEMALES - 1, UNISEX - 1 (NEW) NUMBER OF SINKS REQUIRED: 1 PER EA. RESTROOM	
ENERGY CODE:	
BLDG. ENVELOPE: NO ALTERATION PROPOSED	
HVAC: EXIST'G. SYSTEM TO REMAIN - NO WORK	
LIGHTING: EXEMPT - ANY NEW LIGHTING WILL BE LESS THAN 10% OF THE EXISTING LUMINAIRE. NEW LIGHTING ONLY IN NEW RESTROOM	

TENANT: COMMUNITY OF FAITH CHURCH  
1889 WILLAMETTE FALLS DRIVE  
WEST LINN, OREGON  
CONTACT: MARK CHILDS, PRESIDENT

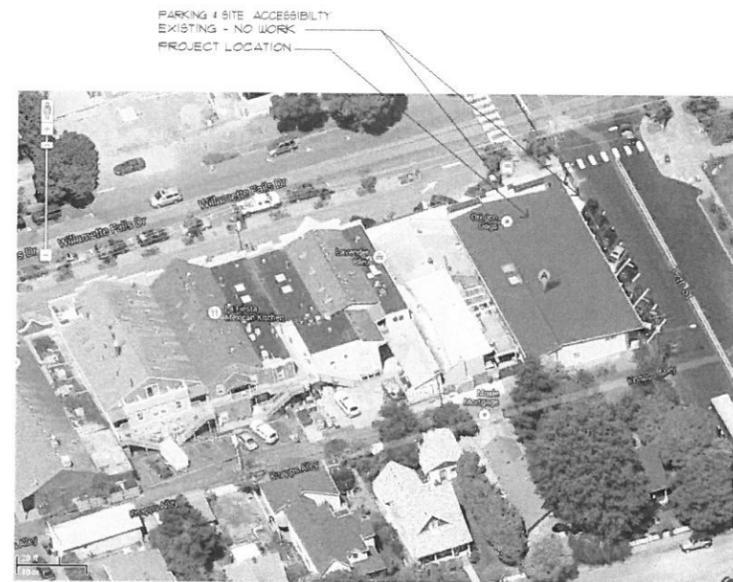
ARCHITECT: GA MILLER ARCHITECTURE PC  
141 DEL PRADO ST.  
LAKE OSWEGO, OREGON 97035  
503.636.7979  
503.636.9898 (FAX)  
CONTACT: GLEN MILLER

GEN. CONTRACTOR: TBD

## PROJECT CONTACTS

## DRAWING INDEX

A.O COVER SHEET / VICINITY MAP & SITE PLAN  
A-1 FLOOR PLAN, DETAILS



ZONING / PUBLIC WORKS SUMMARY:

ZONE: HISTORIC COMMERCIAL OVERLAY - ALLOWED USE  
NO OFFSTREET PARKING REQUIREMENTS

PUBLIC WORKS IMPROVEMENTS: N/A FOR INTERIOR WORK ONLY.

## ABBREVIATIONS

## SITE PLAN / VICINITY MAP

AB	ANCHOR BOLT	B.O.	BY OWNER	DWG.	DRAWING	GEN.	GENERAL	L.T.G.	LIGHTING	REV.	REVERSE	T & G	TONGUE AND GROOVE
ACoust.	ACOUSTIC/ACOUSTICAL	B.O.L.	BOTTOM OF LINTEL	DTL.	DETAIL	G.I.	GALVANIZED IRON	L.T.	LIGHT	R.M.	ROOM	T.C.	TOP OF CURB
ADJ.	ADJACENT	CAB.	CABINET	D.S.	DOWNSPOUT	GL.	GLASS	LT. MANUF.	MANUFACTURER	R.	RADIUS	T.C.I.	TIE COUNCIL INSTITUTE
AGG.	AGGREGATE	CER.	CERAMIC	D.F.	DOUGLAS FIR	GRD.	GRADE	MAS.	MASONRY	R.D.	RAIN DRAIN/ROOF DRAIN	T.J.	TROUCEL JOINT/TOOL JOINT
ALT.	ALTERNATE	CHARS.	CHARACTERS	E.A.	EACH	GYP.	GYPSPUM	MAT.	MATERIAL	R.O.	ROUGH OPENING	T.O.C.	TOP OF CONCRETE
ALUM.	ALUMINUM	CLG.	CENTER LINE	E.A.	ELECTRICAL/ELEVATOR	GB.	GYPSPUM BOARD	MAX.	MAXIMUM	SCHED.	SCHEDULE	T.O.F.	TOP OF FRAMING
ANOD.	ANODIZED	CLR.	CLEAR	ELEC.	ELECTRIC/ELECTRICAL	GL.	GLUE-LAM	M.D.O.	MEDIUM DENSITY OVERLAD	SECT.	SECTION	T.O.M.	TOP OF MASONRY
APP.	APPLICATIONS	COL.	COLUMN	EL/ELEV.	ELEVATION/ELEVATOR	H.C.	HANDICAPPED	MECH.	MECHANICAL	SHT.	SHEET	T.O.P.	TOP OF PARAPET
APPROX.	APPROXIMATE/ APPROXIMATELY	CONC.	CONCRETE	EQ.	EQUIPMENT	H.C.	HOLLOW CORE	MEMB.	MEMBRANE	SQ.	SQUARE	T.P.	TOILET PAPER
ARCH.	ARCHITECTURAL	COND.	CONDITION	EQIP.	EQUIPMENT	HD.	HEADER	MEZZ.	MEZZANINE	SQ. FT.	SQUARE FEET	T.S.	TUBE STEEL
ASPH.	ASPHALT	CONN.	CONNECTION	EXIST.	EXISTING	HO.	HEAD	MIN.	MINIMUM	SIM.	SIMILAR	T.O.W.	TOP OF WALL
AUTO.	AUTOMATIC	CONSTR.	CONSTRUCTION	EXP.	EXPANSION	HEX.	HEXAGONAL	MOD.	MODIFIED	SPEC.	SPECIFICATION	UG.	UNDERGROUND
AUX.	AUXILIARY	CONT.	CONTINUOUS	EXTING.	EXTINGUISHER	H.C.M.	HOLLOW CLAY MASONRY UNIT	N.T.L.	NOT IN CONTACT	STD.	STANDARD	U.B.C.	UNIFORM BUILDING CODE
AFF.	ABOVE FINISHED FLOOR	COR.	CORRIDOR	EXT.	EXTERIOR	HORIZ.	HORIZONTAL	NO.	NUMBER	STL.	STEEL	U.O.N.	UNLESS OTHERWISE NOTED
ANSI.	AMERICAN NATIONAL STANDARDS INSTITUTE	CONSTR.	CONSTRUCTION	EE&S.	EMERGENCY ELECTRICAL SYSTEM	HR.	HOUR	N.I.C.	NOT IN CONTACT	STRUC.	STRUCTURAL	VEN.	VENEER
BD.	BOARD	COR.	CORRIDOR	EJ.	EXPANSION JOINT	H.V.A.C.	HEATING VENTILATION AND AIR CONDITIONING	ORG.	OPENING	SUSP.	SUSPENDED	VERT.	VERTICAL
BIT.	BITUMEN	CUB.	CUBIC	EJ.	EXPANSION JOINT	IN.	INCH	OPF.	OPPOSITE	SY&S.	SYSTEM	V.C.T.	VINYL COMPOSITION TILE
BLDG.	BUILDING	CFM.	CUBIC FEET PER MINUTE	E.W.	EACH WAY	INSUL.	INSULATION	PERF.	PERFORATED	5' AND 5'	5' AND 5'	W/	WITH
BLK. / BLKG.	BLOCKING	CAST IRON.	CAST IRON	FDN.	FOUNDATION	INT.	INTERIOR	PLYWD.	PLYWOOD	5' AND 5'	5' AND 5'	WD.	WOOD
BM.	BOTTOM	CJ.	CONTROL JOINT	FT.	FOOTING	JOINT.	JOINT	R.F.B.	ROUGH FINISH BOARD	S&S.	S&S OUT-SOLID CORE	WP.	WATERPROOF
BMT.	BASEMENT	CMU.	CONCRETE MASONRY UNIT	FTG.	FOOTING	JOIST.	JOIST	P.L.P.	PROPERTY LINE PLATE	S.D.	SCAP DISPENSER	WT.	WEIGHT
BTWN.	BETWEEN	CR.	COLD ROLLED	FE.C.	FIRE EXTINGUISHER CABINET	KIT.	KITCHEN	P.F.	PRESSURE TREATED	S.M.	SHEET METAL	WT.	WIDTH
BUR.	BUILT-UP ROOFING	CR. DIA.	CORRUGATED	FACE OF FINISH	FACE OF FINISH	LAV.	LAVATORY	P.T.D.	PAPER TOWEL DISPENSER	S.S.	STAINLESS STEEL	WC.	WATER CLOSET
B.C.	BOTTOM OF CURB	DR.	DOOR	FACE OF STUD	FACE OF STUD	LAV.	LAVATORY	REINF.	REINFORCED/REINFORCING REQUIRED	TEMP.	TEMPERED	WF.	WIDE FLANGE
				GALV.	GALVANIZED			REQ.	REQUIRED	THK.	THICK		
				GA.	GAUGE					TYP.	TYPICAL		

