

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT: <i>Peter Spir</i>	PROJECT NO(S): <i>DR-15-16</i>	
NON-REFUNDABLE FEE(S) <i>2100</i>	REFUNDABLE DEPOSIT(S) <i>300</i>	TOTAL <i>2400</i>

**Type of Review (Please check all that apply):**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX)                      | <input type="checkbox"/> Historic Review                                  | <input type="checkbox"/> Subdivision (SUB)                               |
| <input type="checkbox"/> Appeal and Review (AP) *              | <input type="checkbox"/> Legislative Plan or Change                       | <input type="checkbox"/> Temporary Uses *                                |
| <input type="checkbox"/> Conditional Use (CUP)                 | <input type="checkbox"/> Lot Line Adjustment (LLA) */**                   | <input type="checkbox"/> Time Extension *                                |
| <input checked="" type="checkbox"/> Design Review (DR)         | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR)                                  |
| <input type="checkbox"/> Easement Vacation                     | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures           | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities    | <input type="checkbox"/> Planned Unit Development (PUD)                   | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)    |
| <input type="checkbox"/> Final Plat or Plan (FP)               | <input type="checkbox"/> Pre-Application Conference (PA) */**             | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)      |
| <input type="checkbox"/> Flood Management Area                 | <input type="checkbox"/> Street Vacation                                  | <input type="checkbox"/> Zone Change                                     |
| <input type="checkbox"/> Hillside Protection & Erosion Control |   |  |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

<b>Site Location/Address:</b> <i>5464 WEST A STREET</i>	Assessor's Map No.: <b>2S2 26</b>
	Tax Lot(s): <b>800</b>
	Total Land Area: <b>33 ac</b>

**Brief Description of Proposal:** **TO MODIFY THE "700" BUILDING AT WLHS, INCLUDING AN EXPANSION OF THE BUILDING BY APPROXIMATELY 1,495 SQ. FT., INTERIOR CLASSROOM REMODELING, ADDITION OF ONE NEW CLASSROOM. AND ELIMINATION OF EXTERIOR RESTROOM/CONCESSION.**

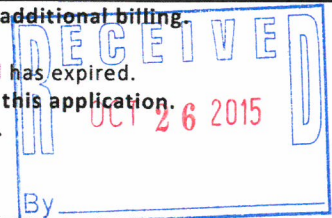
<b>Applicant Name:</b> <b>TIM WOODLEY</b> <small>(please print)</small>	Phone: <b>503.673.7976</b>
Address: West Linn-Wilsonville Sch. Dist., 2755 SW Borland Rd.	Email: <a href="mailto:woodleyt@wlwv.k12.or.us">woodleyt@wlwv.k12.or.us</a>
City State Zip: <b>TUALATIN, OR 97062</b>	

<b>Owner Name</b> (required): <b>SAME</b> <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

<b>Consultant Name:</b> <b>KEITH LIDEN</b> <small>(please print)</small>	Phone: <b>503.757.5501</b>
Address: 319 SW Washington St., Suite 914	Email: <a href="mailto:keith.liden@gmail.com">keith.liden@gmail.com</a>
City State Zip: <b>PORTLAND, OR 97204</b>	

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**  
 One (1) complete set of digital application materials must also be submitted on CD in PDF format.  
 If large sets of plans are required in application please submit only two sets.

\* No CD required / \*\* Only one hard-copy set needed



The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Applicant's signature	Date	<i>Tim Woodley</i>	<i>10.26.15</i>
		Owner's signature (required)	Date

## Transmittal

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**Project:** WLHS 700 Building – Class I Design Review Application  
**Date:** October 26, 2015  
**To:** Peter Spir  
West Linn Planning Department  
22500 Salamo Road  
West Linn, OR 97068  
**From:** Keith Liden  
**cc:** Tim Woodley, Remo Douglas, Tony Vandenberg, Thea Wayburn, and Amy Berger  
**Via:** Messenger  
**Phone:** 503.757.5501  
**Email:** [keith.liden@gmail.com](mailto:keith.liden@gmail.com)

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### Contents:

- West Linn application form (1 original)
  - Application narrative (1 copy)
  - Plan set – full size (1 copy)
  - Plan set – 11”X17” (1 copy)
  - CD of application materials (1 CD)
- 

### Remarks:

- West Linn-Wilsonville School District will contact the city directly to pay the \$2,100 fee.

**WEST LINN HIGH SCHOOL**  
**Class I Design Review**  
*October 26, 2015*

**APPLICATION SUMMARY**

For Class I Design Review approval to expand and remodel the 700 Building at West Linn High School.

**GENERAL INFORMATION**

**Location**

5464 West "A" Street (2S 2E Section 30, Tax Lot 800 and Section 30CD Tax Lots 4500, 4501, 4502, and 4502E1). Its location is shown in Figure 1.

**Comprehensive Plan and Zoning Designations**

The Comprehensive Plan designations are Low Density for the northern portion of the property and Commercial for the southern section.

Consistent with the Comprehensive Plan, the property is zoned Single Family Residential Detached (R10) and Office Business Center (OBC).

**Applicant and Owner**

Tim Woodley, Director of Operations  
West Linn-Wilsonville School District  
2755 SW Borland Road  
Tualatin, OR 97062  
Phone: 503.673.7976  
E-mail: [woodleyt@wlwv.k12.or.us](mailto:woodleyt@wlwv.k12.or.us)

**Applicant's Representatives**

Keith Liden, AICP  
Bainbridge  
319 SW Washington Street, Suite 914  
Portland, OR 97204  
Phone: 503-478-2348  
E-mail: [keith.liden@gmail.com](mailto:keith.liden@gmail.com)

Thea Wayburn, AIA  
Dull Olson Weekes – IBI Group  
907 SW Stark Street  
Portland, OR 97205  
Phone: 226-6950  
E-mail: [thea.wayburn@IBIGroup.com](mailto:thea.wayburn@IBIGroup.com)

**Attachments and Plan Sheets**

<b>Sheet Number</b>	<b>Description</b>
<b><i>Architectural</i></b>	
A1	Architectural Floor Plan
A2	Architectural Elevations
<b><i>Civil</i></b>	
C1	Site Location Plan
C2	Demolition Plan
C3	Site Plan
C4	Grading Plan
C5	Utility Plan
<b><i>Landscape</i></b>	
L1	Landscape Planting Plan
Exhibit A	Color and Materials Board (pdf)

**Figure 1: Aerial Photo**



Source: Metro

## **BACKGROUND INFORMATION**

### **Site Description**

The site is developed with West Linn High School, including the school buildings, driveways, parking, and athletic fields as shown in Figure 1. The entire site is approximately 42 acres, including the wooded portion of the property, which is west of the school. A football stadium, baseball field, and tennis courts are located on the southwest side of the property. The 700 Building is located behind the school and to the east of the football field and north of the baseball field.

### **Surrounding Area Description**

The zoning designations and current land use of the surrounding area are summarized in Table 1.

**Table 1  
Land Use Summary**

<i>Properties in the Vicinity</i>	<i>Zone Designation</i>	<i>Land Use</i>
<u>Subject Property</u> 2S 2E 30, TL 800 and 30CD, TL 4500, 4501 4502 and 4502E1(42 acre school site owned by school district)	R10 and OBC (southern parking lot)	High School building, ancillary facilities, and parking
<u>Surrounding Properties</u>		
Northwest	R10	Single family residences and Wilderness Park
East/Northeast	R5 and R4.5	Single family residences
South	R10	Camassia Natural Area and I-205
West	R10	Single family residences and Wilderness Park

Primary access to the school is provided by West “A” Street, which runs along the eastern side of the site. One driveway exists on the south end of the site, providing access to the southern parking lot, tennis courts, and baseball field. A pick-up and drop-off driveway is located in front of the school. A secondary driveway on Skyline Drive provides access to the rear of the northern section of the school and the football stadium.

## **700 BUILDING IMPROVEMENTS**

The improvements to the 700 Building include:

- The district proposes to repurpose the building for classroom use by remodeling existing building (9,652 square feet) and adding one new classroom (1,495 square feet).
- Eliminate the existing exterior restroom and concession.
- This will transform the building footprint from one that is roughly “L”-shaped to one that is more rectangular.
- Improving the walkways between the main building and the 700 Building to include ADA accessibility.
- Improving the landscaping surrounding the building.
- Utilizing a palette of exterior finish materials and colors that are consistent with surrounding buildings on the site (Exhibit A).

The improvements will provide improved space for existing classes, and it will not increase enrollment capacity or staff levels.

## DESIGN REVIEW CRITERIA

Based upon the modest scope of the proposed improvements for the 700 Building, the city planning staff found the proposal is subject to the Class I Design Review process. The Class I Design Review requirements include compliance with Chapter 55 Design Review. Section 55.090 contains the applicable approval standards. Section 55.090(A) refers to specific portions of Section 55.100 that apply to Class I Design Review applications. The planning staff indicated that the applicable approval criteria include CDC Sections 55.090(A) (2). In addition, CDC Sections 55.100 (J) and (K) must be addressed.

Section 55.090(B) states that adequate public facilities must be available. This criterion is satisfied because the school is currently served by a full range of public utilities and streets. The remaining criteria are addressed below.

### **55.090 A.2. The provisions of the following sections shall be met:**

#### **1. Section 55.100 B. (5-6) Architecture**

*Section 55.100 B. 5.* is satisfied because the modest expansion of the 700 Building complies with all of the building height and setback requirements of the R-10 Zone. With a maximum height of less than 25 feet the building will comply with the 35-foot height limit. With its internal location on the site, it far exceeds the minimum setback requirements of the R-10 Zone.

*Section 55.100 B. 6.* is met based on the findings below:

- a.* The modest building addition proposed represents a modest expansion to provide one new classroom and improved teaching space for the existing portion of the building. The building will continue to be consistent with the neighboring main high school building. Natural exterior colors will be used, and the improvements will not be visible from surrounding properties.
- b/c.* The 700 Building is located between the gymnasium and the football stadium, and it is of a smaller scale than these two structures. The architecture will continue to be visually compatible with its surroundings. As noted above, the 700 Building is not visible from surrounding properties.
- d.* The pedestrian-scale of the building will be improved by the changes to the entrance and creating a more pedestrian-friendly and ADA accessible connection with the main building. The refurbishing of the landscaping and building exterior will also improve the pedestrian environment.
- e.* This section applies to commercial and office buildings, and it is not relevant in this case.
- f.* As illustrated in the architectural plan sheets, the building will continue to have

architectural features to create visual interest. The longest overall dimension is less than 100 feet and variations in the building wall and the design treatments will vary to avoid the appearance of long, monotonous building facades.

- g.* The building will include awnings, entry treatments, and improved landscaping to accommodate students and faculty.
- h.* As noted above, sidewalk and driveway crossing improvements are proposed to accommodate walking between the main high school and the 700 Building.
- i.* This subsection primarily deals with public street sidewalks. It calls for clear sidewalk widths of at least 4 feet. All proposed walkways will meet this standard.

**55.090 A. (3) In addition, the provisions of the following sections shall be met:**

**3. Section 55.100 J. Crime Prevention**

Access, pedestrian circulation, and lighting will be provided and arranged to maximize spectator safety. The 700 Building and adjoining sports facilities will continue to be secured by the district to minimize the potential for crime and vandalism on the school grounds and the surrounding neighborhood.

**4. Section 55.100 K. ADA Accessibility**

City code criteria and ADA requirements will be satisfied during the final building and facility design. The District proposes making improvements shown on plan sheets to provide improved ADA access between the 700 Building and the main high school building.

**CONCLUSION**

The proposed improvements to the 700 Building satisfy all of the relevant criteria as demonstrated above.

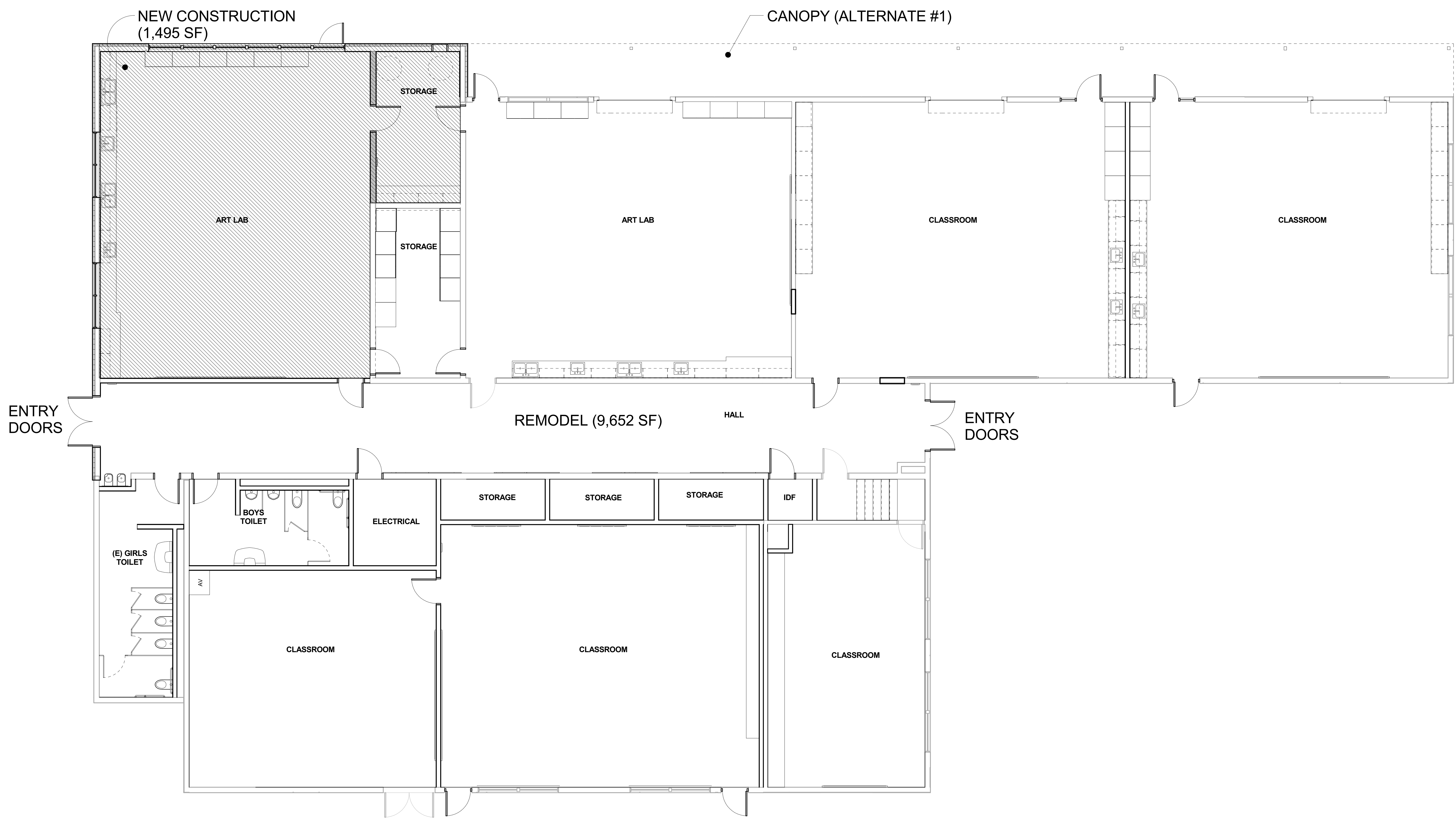


**EXHIBIT A**  
**700 Building Exterior Finishes**

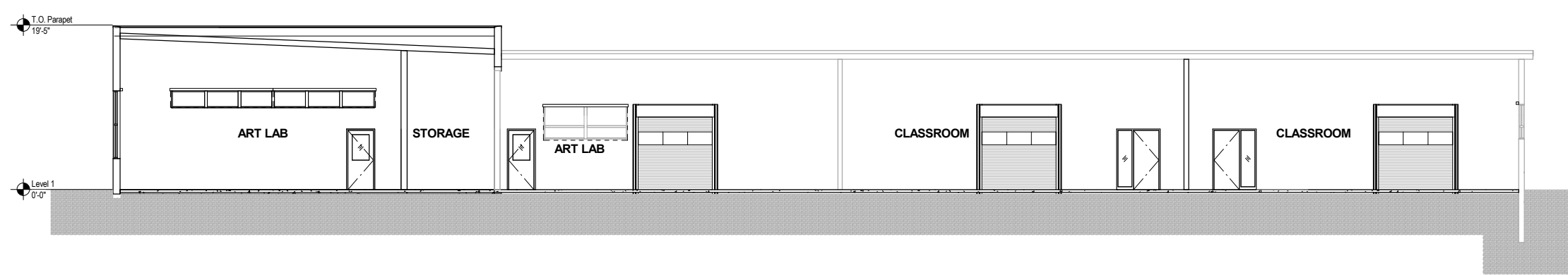
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key plan

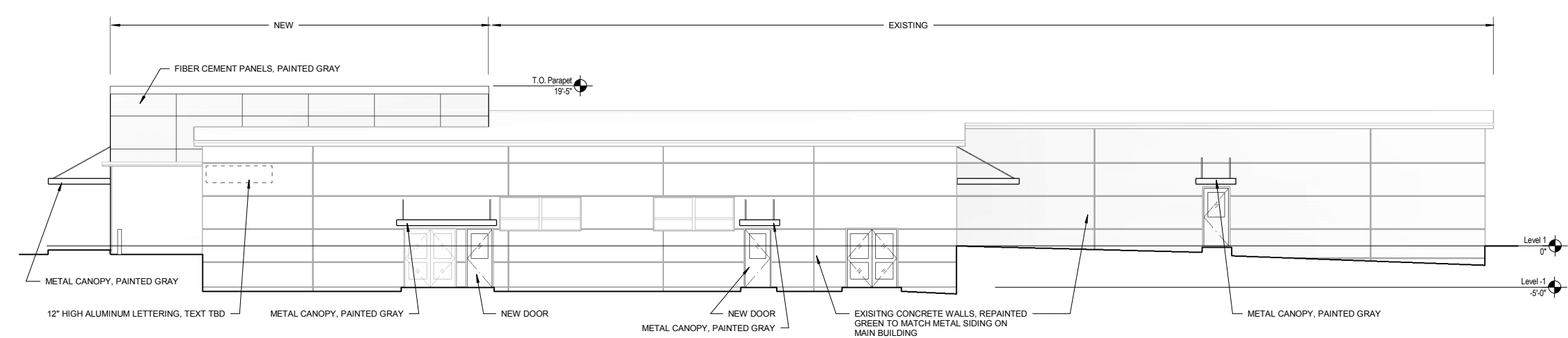
phase	Design Review
date	October 26, 2015
revisions	
project #	15016
Architectural Floor Plan	



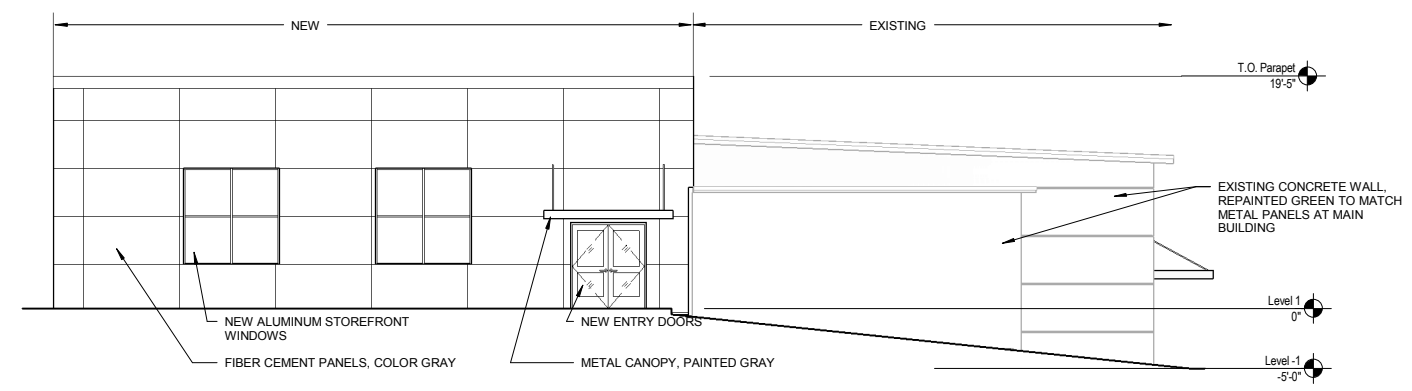
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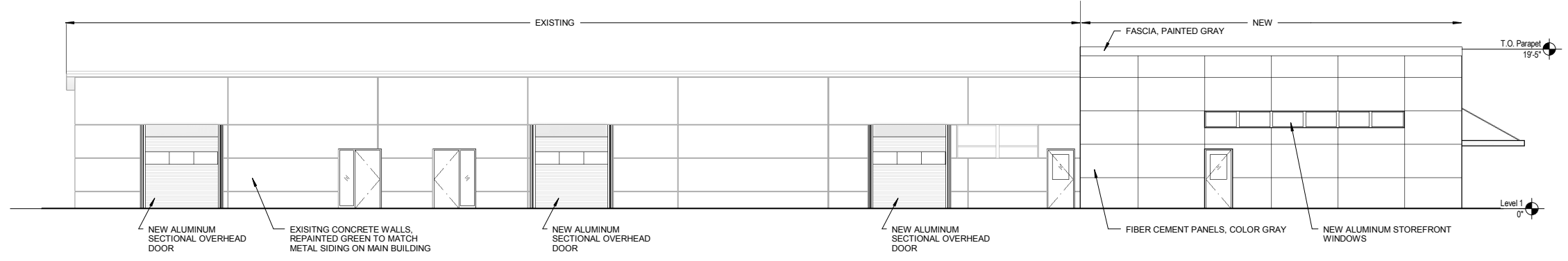
**BUILDING SECTION 4**  
SCALE: 1/8" = 1'-0"



**EXTERIOR ELEVATION - SOUTH 3**  
SCALE: 1/8" = 1'-0"



**EXTERIOR ELEVATION - WEST 2**  
SCALE: 1/8" = 1'-0"



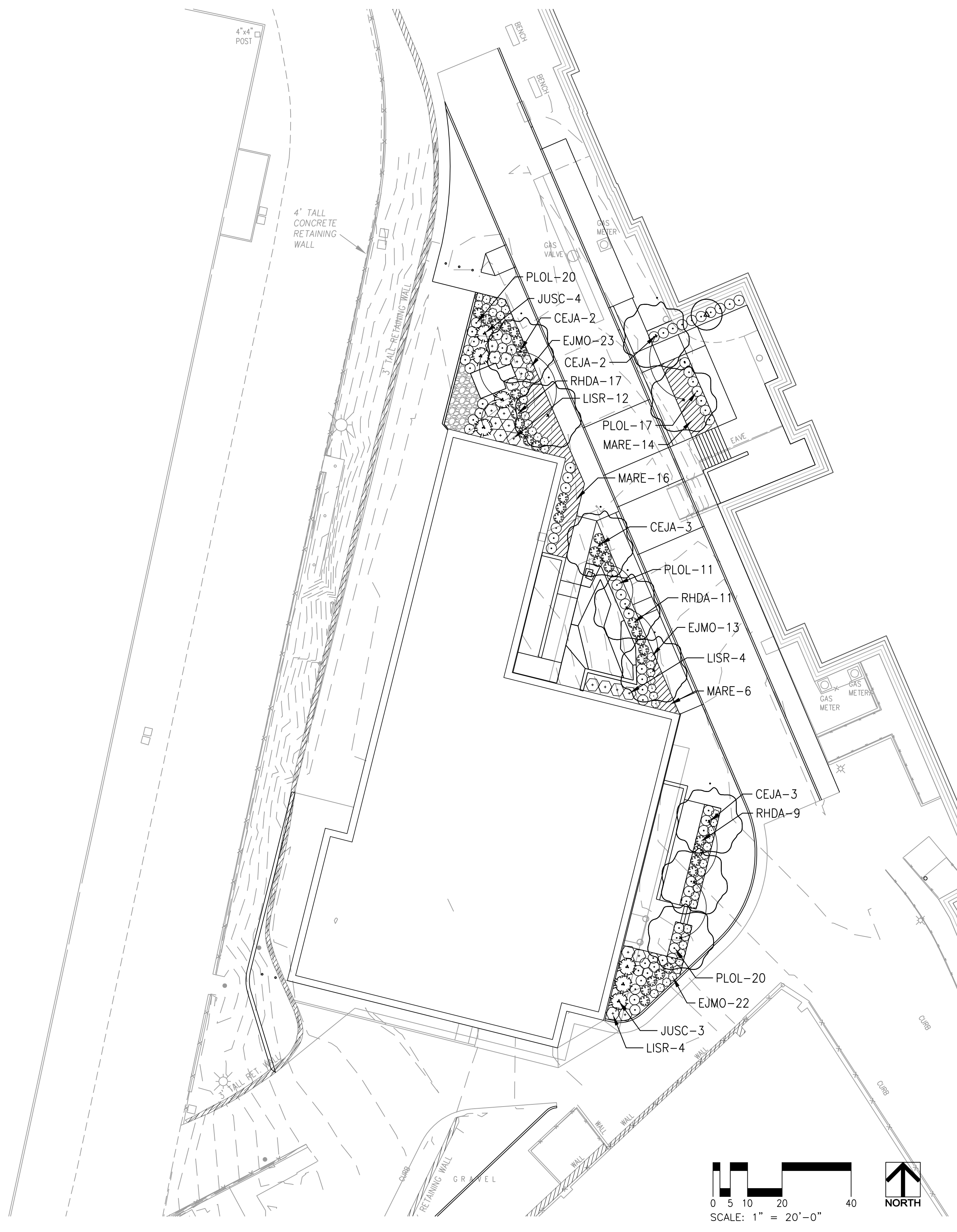
**EXTERIOR ELEVATION - NORTH 1**  
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

key plan

phase	Design Review
date	October 26, 2015
revisions	
project #	15016
Architectural Elevations	

**A2**



**PLANT SCHEDULE**

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING	COMMENTS
<b>TREES</b>						
	CEJA	CERCIDIPHYLUM JAPONICUM	KATSURA TREE	1 1/2" CAL./B&B	AS SHOWN	BRANCHED AT 6'-0"
	JUSC	JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	5-6' HT./B&B	AS SHOWN	
<b>SHRUBS</b>						
	EJMO	EUONYMUS JAPONICUS 'MONESS'	SILVER PRINCESS EUONYMUS	2 GAL. CONT.	AS SHOWN	
	LISR	LIGUSTRUM X 'SUWANEE RIVER'	SUWANEE RIVER PRIVET	5 GAL. CONT.	AS SHOWN	
	PLOL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	2 GAL. CONT.	AS SHOWN	
	RHDA	RHODODENDRON 'DORA AMATEIS'	DORA AMATEIS RHODODENDRON	24-30" B&B	AS SHOWN	
<b>GROUND COVER</b>						
	MARE	MAHONIA REPENS	CREEPING MAHONIA	1 GAL.	36" O.C.	
		STONE MULCH				

NOTE: ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM.

**PLANTING NOTES**

- CONTRACTOR TO VERIFY LOCATION OF EXISTING TREES INDICATED TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN. COORDINATE WITH THE OWNER'S REPRESENTATIVE.
- PLANTING AREAS TO BE SUFFICIENTLY CLEANED OF ALL CONSTRUCTION MATERIALS, INCLUDING IMPORTED ROCK, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE BEFORE BEGINNING ANY LANDSCAPE WORK.
- IDENTIFY ALL PLANTING AREAS IN FIELD WITH WHITE FIELD-MARKING CHALK OR APPROVED EQUAL. PLANTING BEDS TO BE ADJUSTED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANT LOCATION.
- FOR PLANTING OCCURRING IN MASSES OF SAME SPECIES PLANT, LABELING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS. REFER TO DETAILS AND LEGEND FOR SPACING INFORMATION.
- THE OWNER'S REPRESENTATIVE WILL APPROVE INDIVIDUAL PLANT MATERIAL AND LOCATION OF PLANT MATERIAL PRIOR TO INSTALLATION. REFER TO SPECIFICATIONS FOR PROCEDURE.
- SHRUBS AND GROUND COVER TO BE PLANTED A MINIMUM OF ONE HALF THEIR ON CENTER SPACING AWAY FROM PAVEMENT EDGES; UNLESS OTHERWISE NOTED.
- PROVIDE ROOT BARRIER AROUND ALL TREES WITHIN 5' OF PAVING, CURBS, WALLS, BUILDINGS, UTILITY DUCTS AND OTHER APPURTENANCES.
- PLANT QUANTITIES INDICATED ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANTS IN QUANTITIES AND LOCATIONS SHOWN ON DRAWINGS.
- PROVIDE JUTE NETTING ON ALL SLOPES WITH GRADIENT OF 3:1 OR GREATER AS DIRECTED IN THE FIELD BY THE OWNER'S REPRESENTATIVE. STAPLE FABRIC TO GROUND WITH METAL STAKES AT 4' O.C.

**West Linn High School 700 Bldg Remodel and Addition**  
**West Linn - Wilsonville School District**  
 22210 SW Stafford Rd., Tualatin, OR 97062  
 t: 503 673 7000

**WALKER MACY**

111 SW OAK, SUITE 200  
PORTLAND, OR 97204  
503 228 3122

**NOT FOR CONSTRUCTION**

key plan

phase	Design Review
date	October 26, 2015
revisions	
project #	15016

LANDSCAPE  
PLANTING PLAN  
**L1**



**NOT FOR CONSTRUCTION**

key plan

phase Design Review

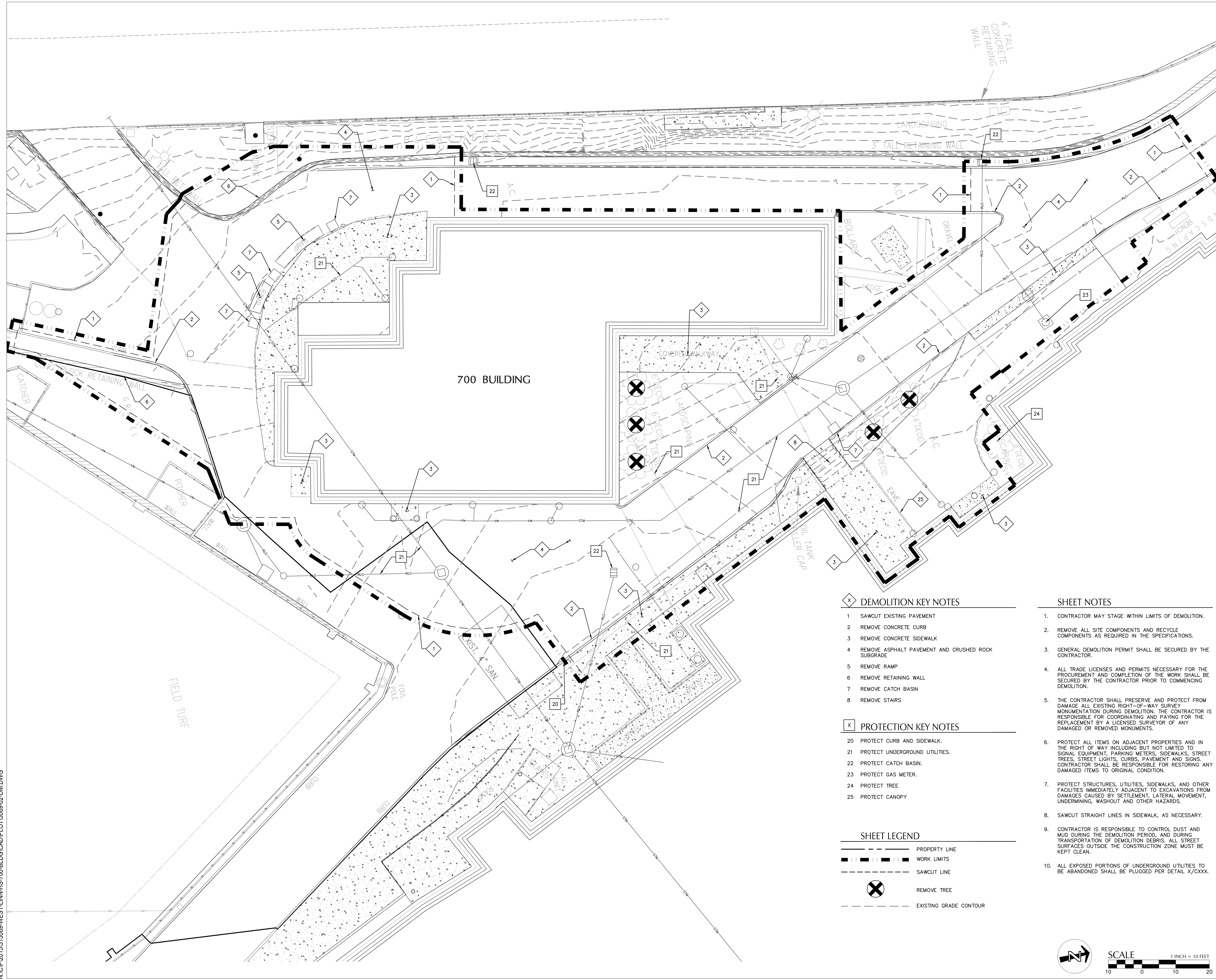
date October 26, 2015

revisions

project # 15016

**DEMOLITION PLAN**

**C2**



**X DEMOLITION KEY NOTES**

- 1 SAWCUT EXISTING PAVEMENT
- 2 REMOVE CONCRETE CURB
- 3 REMOVE CONCRETE SIDEWALK
- 4 REMOVE ASPHALT PAVEMENT AND CRUSHED ROCK SUBGRADE
- 5 REMOVE RAMP
- 6 REMOVE RETAINING WALL
- 7 REMOVE CATCH BASIN
- 8 REMOVE STAIRS

**X PROTECTION KEY NOTES**

- 20 PROTECT CURB AND SIDEWALK.
- 21 PROTECT UNDERGROUND UTILITIES.
- 22 PROTECT CATCH BASIN.
- 23 PROTECT GAS METER.
- 24 PROTECT TREE
- 25 PROTECT CANOPY

**SHEET LEGEND**

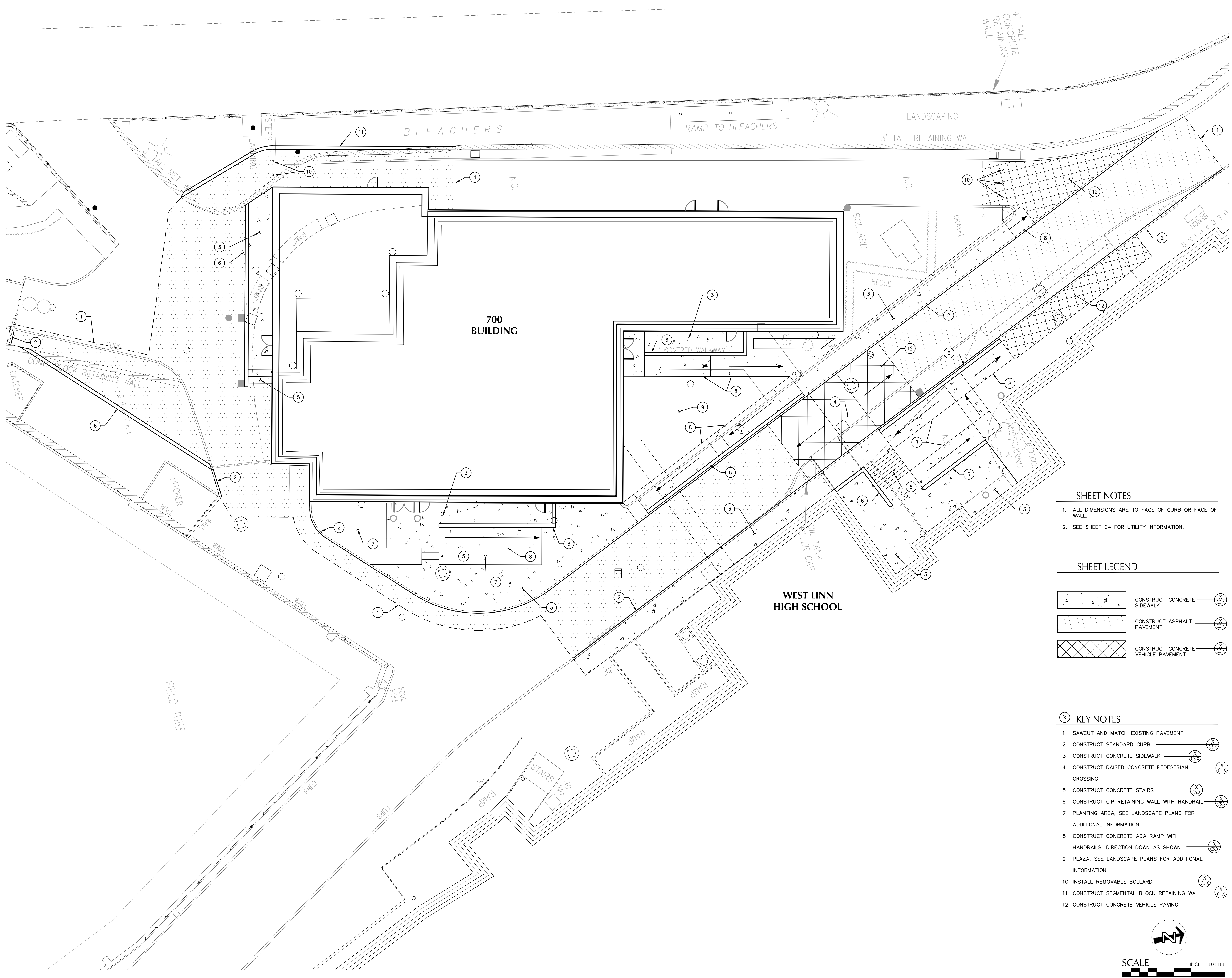
- PROPERTY LINE
- WORK LIMITS
- SAWCUT LINE
- ⊗ REMOVE TREE
- - - EXISTING GRADE CONTOUR

**SHEET NOTES**

1. CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
2. REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
3. GENERAL DEMOLITION PERMIT SHALL BE SECURED BY THE CONTRACTOR.
4. ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
5. THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
6. PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
7. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
8. SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
9. CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.
10. ALL EXPOSED PORTIONS OF UNDERGROUND UTILITIES TO BE ABANDONED SHALL BE PLUGGED PER DETAIL X/CXXX.



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**SHEET NOTES**

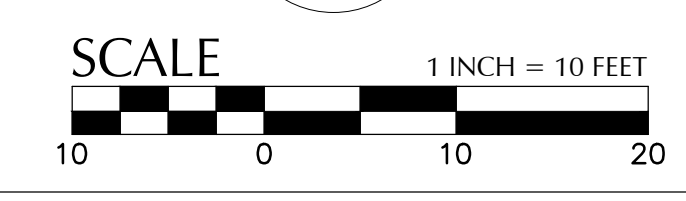
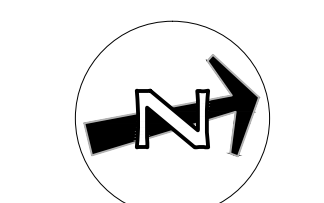
1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. SEE SHEET C4 FOR UTILITY INFORMATION.

**SHEET LEGEND**

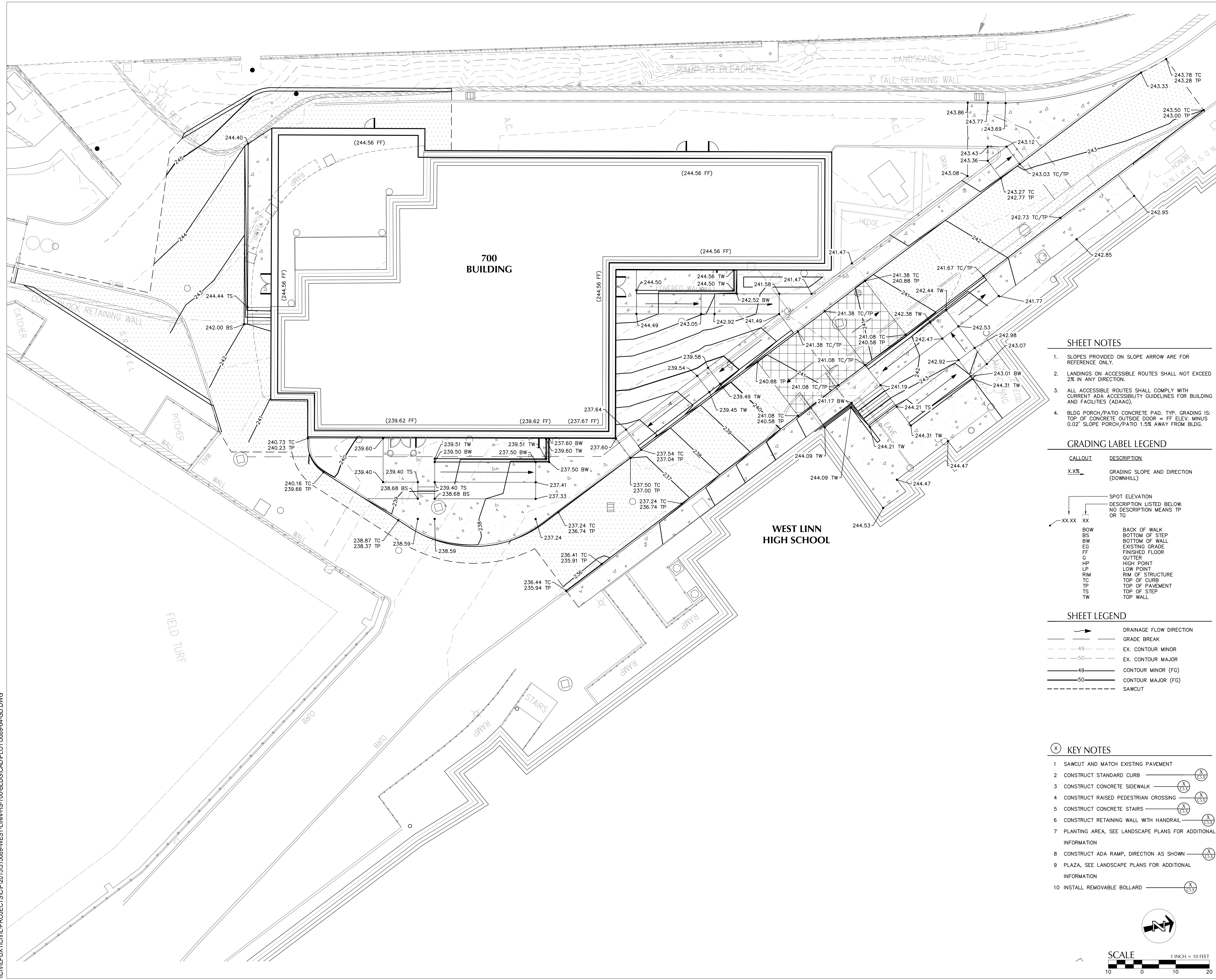
	CONSTRUCT CONCRETE SIDEWALK	
	CONSTRUCT ASPHALT PAVEMENT	
	CONSTRUCT CONCRETE VEHICLE PAVEMENT	

**(X) KEY NOTES**

- 1 SAWCUT AND MATCH EXISTING PAVEMENT
- 2 CONSTRUCT STANDARD CURB
- 3 CONSTRUCT CONCRETE SIDEWALK
- 4 CONSTRUCT RAISED CONCRETE PEDESTRIAN CROSSING
- 5 CONSTRUCT CONCRETE STAIRS
- 6 CONSTRUCT CIP RETAINING WALL WITH HANDRAIL
- 7 PLANTING AREA, SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 8 CONSTRUCT CONCRETE ADA RAMP WITH HANDRAILS, DIRECTION DOWN AS SHOWN
- 9 PLAZA, SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 10 INSTALL REMOVABLE BOLLARD
- 11 CONSTRUCT SEGMENTAL BLOCK RETAINING WALL
- 12 CONSTRUCT CONCRETE VEHICLE PAVING



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SHEET NOTES

1. SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
2. LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
4. BLDG PORCH/PATIO CONCRETE PAD, TYP. GRADING IS: TOP OF CONCRETE OUTSIDE DOOR = FF ELEV. MINUS 0.02' SLOPE PORCH/PATIO 1.5% AWAY FROM BLDG.

GRADING LABEL LEGEND

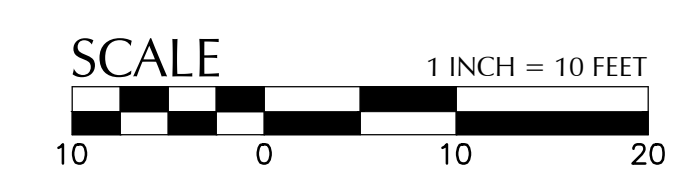
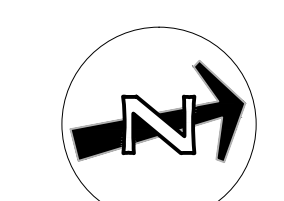
CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX	SPOT ELEVATION DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
BOW	BACK OF WALL
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FF	FINISHED FLOOR
G	GUTTER
HP	HIGH POINT
LP	LOW POINT
RM	RIM OF STRUCTURE
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TS	TOP OF STEP
TW	TOP WALL

SHEET LEGEND

	DRAINAGE FLOW DIRECTION
	GRADE BREAK
	EX. CONTOUR MINOR
	EX. CONTOUR MAJOR
	CONTOUR MINOR (FG)
	CONTOUR MAJOR (FG)
	SAWCUT

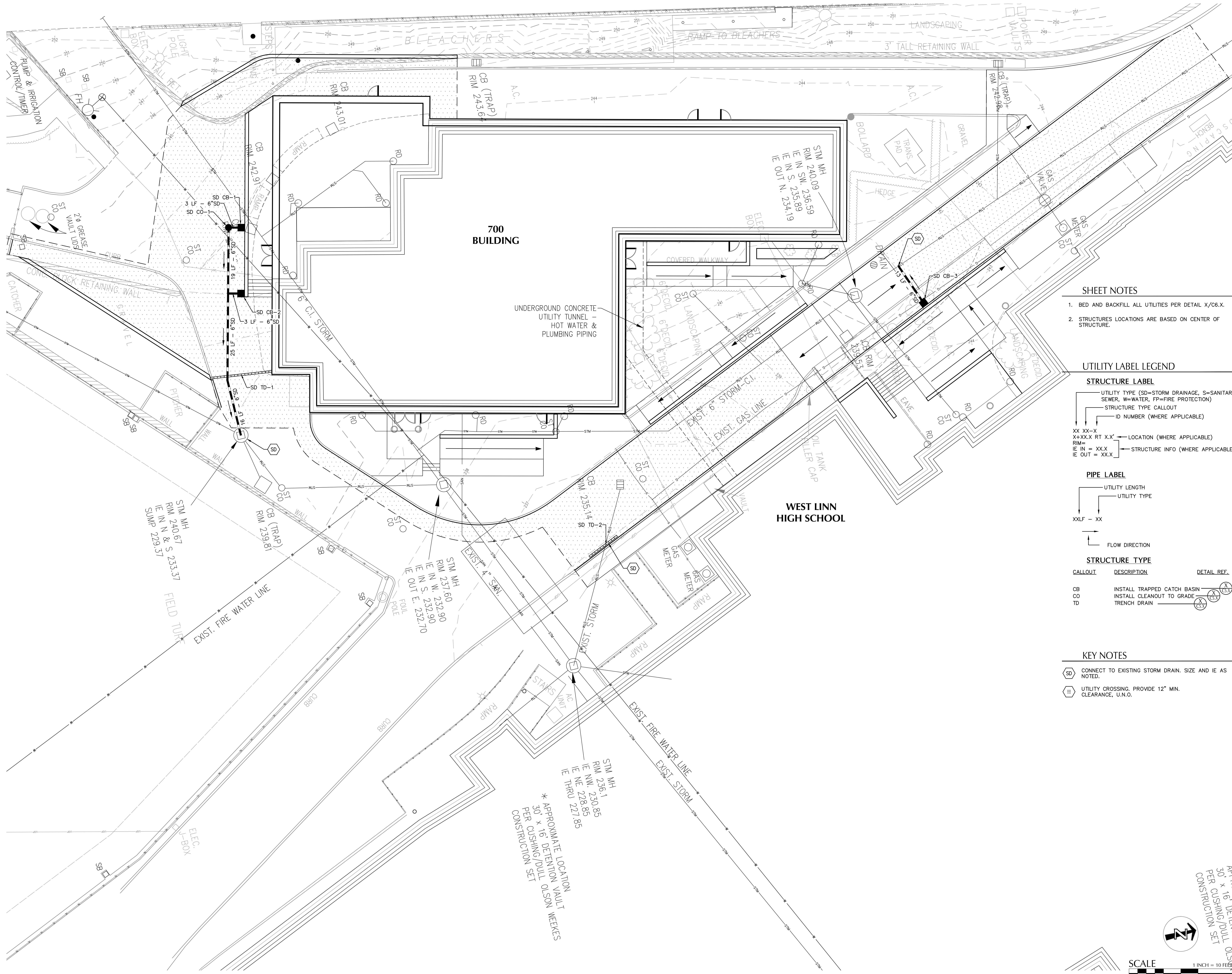
KEY NOTES

- 1 SAWCUT AND MATCH EXISTING PAVEMENT
- 2 CONSTRUCT STANDARD CURB
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- 8 CONSTRUCT ADA RAMP, DIRECTION AS SHOWN
- 9 PLAZA, SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 10 INSTALL REMOVABLE BOLLARD



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**SHEET NOTES**

1. BED AND BACKFILL ALL UTILITIES PER DETAIL X/C6.X.
2. STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.

**UTILITY LABEL LEGEND**

- STRUCTURE LABEL**
- UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)
  - STRUCTURE TYPE CALLOUT
  - ID NUMBER (WHERE APPLICABLE)
  - XX XX-X
  - X+XX.X RT X.X'
  - RIM=
  - IE IN = XX.X
  - IE OUT = XX.X

**PIPE LABEL**

- UTILITY LENGTH
- UTILITY TYPE
- XXLF - XX
- FLOW DIRECTION

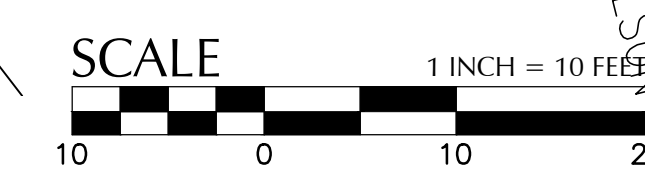
**STRUCTURE TYPE**

CALLOUT	DESCRIPTION	DETAIL REF.
CB	INSTALL TRAPPED CATCH BASIN	(C6)
CO	INSTALL CLEANOUT TO GRADE	(C7)
TD	TRENCH DRAIN	(C8)

**KEY NOTES**

- (SD) CONNECT TO EXISTING STORM DRAIN. SIZE AND IE AS NOTED.
- (H) UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.

\* APPROXIMATE LOCATION  
 30' x 16' DETENTION VAULT  
 PER CUSHING/PULL O.SON WEEKES  
 CONSTRUCTION SET



# West Linn High School 700 Building Addition/Remodel



Fiber Cement Panel Color



Existing Building



Trim Color



Concrete color