

DEVELOPMENT REVIEW APPLICATION

RECEIVED
Lynn Schroder, 10/2/2023, 6:10:51 PM

<small>For Office Use Only</small>		
STAFF CONTACT Ben Gardner	PROJECT NO(S)- DR-23-09	PRE-APPLICATION NO. waived
NON-REFUNDABLE FEE(S) \$2,800	REFUNDABLE DEPOSIT(S)	TOTAL \$2,800

Type of Review (Please check all that apply):

- | | | |
|---|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Final Plat (FP) | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal (AP) | <input type="checkbox"/> Flood Management Area (FMA) | <input type="checkbox"/> Temporary Uses (MISC) |
| <input type="checkbox"/> CDC Amendment (CDC) | <input type="checkbox"/> Historic Review (HDR) | <input type="checkbox"/> Time Extension (EXT) |
| <input type="checkbox"/> Code Interpretation (MISC) | <input type="checkbox"/> Lot Line Adjustment (LLA) | <input type="checkbox"/> Right of Way Vacation (VAC) |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Minor Partition (MIP) | <input type="checkbox"/> Variance (VAR) |
| <input checked="" type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Modification of Approval (MOD) | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Tree Easement Vacation (MISC) | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Expediated Land Division (ELD) | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change (ZC) |

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

Site Location/Address: 18825 Willamette Dr., West Linn	Assessor's Map No.: 21E14DD06200
	Tax Lot(s): 6200 & 6100
	Total Land Area: 1.45 acres

Brief Description of Proposal:
New exterior storefront commercial window on Willamette Dr east side. Rear storefront opening of bi-fold door. Both on existing building. Construction of

Applicant Name*: Bill Seroyer - Seroyer Design & Development LLC
Address: 711 Cedar Ln., Oregon City, OR 97045
Phone: 503-789-9959
Email: bseroyer@gmail.com

Owner Name (required): Jordan Matin
Address: Matin Real Estate
18825 Willamette Dr., West Linn
Phone: 971-285-2180
Email: jmatin@matinrealestate.com

Consultant Name: NA
Address:
City State Zip:
Phone:
Email:

- Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all permit costs.**
- The owner/applicant or their representative should attend all public hearings.
- A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
- Submit this form, application narrative, and all supporting documents as a single PDF through the Submit a Land Use Application web page: <https://westlinnoregon.gov/planning/submit-land-use-application>

The undersigned property owner authorizes the application and grants city staff the **right of entry** onto the property to review the application. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

✓  09/07/2023
Applicant's signature Date

 9/7/23
Owner's signature (required) Date



September 19, 2023

Mr. John Floyd
Associate Planner
City of West Linn Planning Department
22500 Salamo Road
West Linn, Oregon 97068

RE: Design Review for 18825 Willamette Drive
Project Description
Remodeling project permit **#935-22-001248-STR**

Dear Mr. Floyd:

Please find the following description of the above referenced project located at 18825 Willamette Drive submitted for Design Review:

1. Approved Remodeling of existing building is additionally seeking approval for a commercial glass front of the east side of the building facing Willamette Drive.
2. Approved Remodeling of existing building is additionally seeking approval for a 19-foot bifold glass door on the south side of the building facing the parking lot.
3. A 4-foot retaining wall running approximately 120 feet along the north side property line.
4. An 8-foot retaining wall running approximately 90 feet along the west side property line.
5. A concrete 6 foot wide walk way around the perimeter of the building.
6. A 20' x 30' Storage Building to the rear and west end of the building.
7. A 10 foot trash/garbage enclosure at the rear and west end of the building.
8. Paved drive area for the Storage Building and Garbage area.

The project is under approved construction of the existing building. Item 1 and 2 are requesting modifications to the window/door areas.

Items 3 through 9 apply to developing additional area for the storage building and trash containers.

Please refer to the Chapter narrative and responses to approval criteria, as well as the Architectural and Site Plan drawings for further description and clarification of the intent of our proposal.

18825 WILLAMETTE DRIVE
WEST LINN, OREGON
DESIGN REVIEW CLASS I
NARRATIVE

CHAPTER 19

19.020 PROCEDURES AND APPROVAL PROCESS

19.030 PERMITTED USES

The following uses are permitted outright in this zone:

13. Financial, insurance and real estate services.

Response: This business qualifies as a permitted use #13. Financial, insurance and real estate services.

19.040 ACCESSORY USES

No Response Required.

1. Manufacture or repackaging of goods for on-site sale. (Ord. [1686](#) § 2, 2018)

19.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

No Response Required.

19.060 CONDITIONAL USES

No Response Required.

19.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

- A. Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

1. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.

Response: The lot width at the front lot line is 220 feet.

2. The average minimum lot width shall be 50 feet.

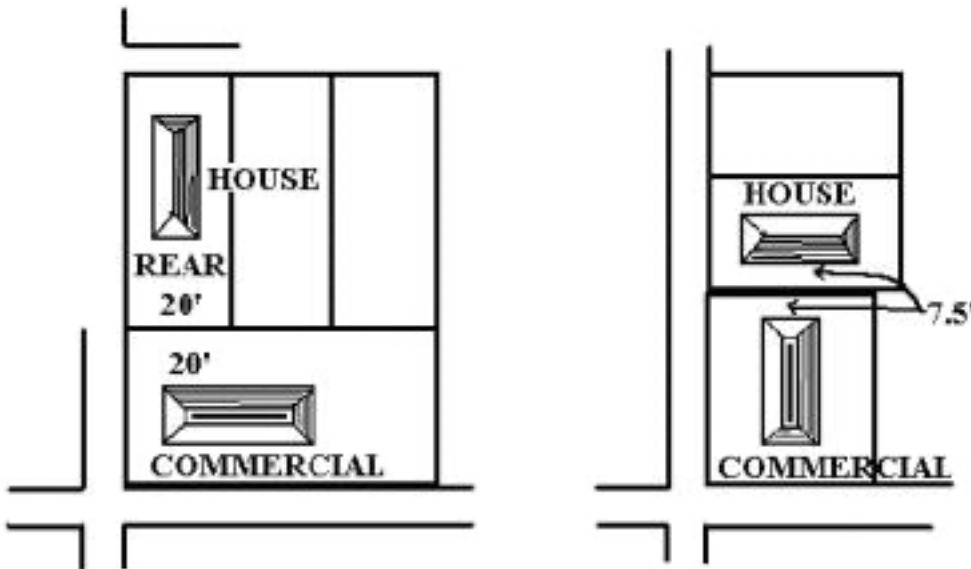
Response: The lot width at the front lot line is 220 feet.

3. The average minimum lot depth shall not be less than 90 feet.

Response: The lot depth is 162 feet and greater.

4. Where the use abuts a residential district, except as provided in CDC 58.090(C)(1), the setback distance of the residential zone shall apply.

Response: This property abuts a residential district R10 on the westerly rear side. The rear yard setback is 20 feet to match the R10 requirement. All existing structures and planned structures are greater than 20 feet from the property line.



**SETBACK OF ABUTTING HOUSE
DICTATES COMMERCIAL SETBACK**

5. The maximum lot coverage shall be 50 percent, except as provided in CDC 58.090(C)(1)(d).

Response: The property area is 63,131 square feet. The existing building is 3,570 square feet, the other existing building is also 3,570 square feet. The proposed building is 600

square feet. A total of 7,740 square feet. Maximum lot coverage allowable is 35,435 square feet. This is below the maximum lot coverage. The criteria is met.

6. The maximum building height shall be two and one-half stories or 35 feet for any structure located within 50 feet of a low or medium density residential zone, and three and one-half stories or 45 feet for any structure located 50 feet or more from a low or medium density residential zone.

Response: The building height is 21 feet. The criteria is met.

7. For lot lines that abut an arterial, there shall be no minimum yard dimensions or minimum building setback area, and the maximum building setback shall be 20 feet. The front setback area between the street and the building line shall consist of landscaping or a combination of non-vehicular hardscape areas (covered with impervious surfaces) and landscaped areas. If there are not street trees within the public right-of-way, the front setback area shall include such trees per the requirements of the City Arborist.

Response: This does not apply.

B. The requirements of subsections (A)(1) through (5) of this section may be modified for developments under the planned unit development provisions of Chapter 24 CDC. (Ord. 1401, 1997; Ord. 1425, 1998; Ord. 1614 § 5, 2013; Ord. 1622 § 24, 2014)

Response: This does not apply.

19.080 DIMENSIONAL REQUIREMENTS, CONDITIONAL USES

Except as may otherwise be established by this code, the appropriate lot or parcel size for a conditional use shall be determined by the approval authority at the time of consideration of the application based upon the criteria set forth in CDC 60.070(A) and (B). (Ord. 1636 § 15, 2014)

Response: This does not apply.

Chapter 34

ACCESSORY STRUCTURES, ACCESSORY DWELLING UNITS, AND ACCESSORY USES

Sections:

34.020 ACCESSORY USES

34.030 ACCESSORY DWELLING UNITS (ADUs)

34.040 SETBACK PROVISIONS FOR NOISE-PRODUCING EQUIPMENT

34.050 BOAT HOUSES AND DOCKS

34.060 SETBACK PROVISIONS FOR ACCESSORY STRUCTURES (NON-DWELLING)

34.020 ACCESSORY USES

Accessory uses are permitted uses which are customary and incidental to principal uses permitted in the zone and shall be permitted outright, or by prescribed conditions as identified below, and may be either attached or separated from the principal dwelling. Accessory uses on designated historic resources are subject to additional regulations in CDC [25.060](#)(B).

Response: The proposed storage building is a qualifying accessory structure.

34.030 ACCESSORY DWELLING UNITS (ADUs)

Response: No response required as an ADU is not part of the application.

34.040 SETBACK PROVISIONS FOR NOISE-PRODUCING EQUIPMENT

Response: No response as there is no noise producing equipment.

34.050 BOAT HOUSES AND DOCKS

Response: No response as not part of application.

34.060 SETBACK PROVISIONS FOR ACCESSORY STRUCTURES (NON-DWELLING)

A. Accessory structures shall comply with all requirements for the principal use except as provided in CDC [34.040](#) and where specifically modified by this code as follows.

Response: proposed storage building is in compliance.

B. A side yard or rear yard requirement may be reduced to three feet for an accessory structure except for a side or rear yard abutting a street, with the exception of alleys platted and dedicated prior to September 30, 1984, as defined in this code; provided, that:

1. The structure is erected more than 60 feet from the front lot line;
2. The structure does not exceed one story or 15 feet in height;
3. The structure does not exceed an area of 500 square feet; and
4. The structure does not violate any existing utility easements.

Response: The Storage Building is greater than 3 feet from the rear yard line. The proposed building will be 15 feet from the property line.

C. Attached accessory structures. When an accessory structure is attached to the main structure (wall to wall or by any permanent attachment), including via a covered walkway, such

accessory structure shall be considered as part of the main structure. (Ord. [1604](#) § 38, 2011; Ord. [1742](#) § 1 (Exh. A), 2023)

Response: not applicable

Chapter 46

OFF-STREET PARKING, LOADING AND RESERVOIR AREAS

Sections:

46.010 PURPOSE

46.020 APPLICABILITY AND GENERAL PROVISIONS

46.030 SUBMITTAL REQUIREMENTS

46.040 APPROVAL STANDARDS

46.050 JOINT USE OF A PARKING AREA

46.060 STORAGE IN PARKING AND LOADING AREAS PROHIBITED

46.070 MAXIMUM DISTANCE ALLOWED BETWEEN PARKING AREA AND USE

46.080 COMPUTATION OF REQUIRED PARKING SPACES AND LOADING AREA

46.090 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS

46.100 PARKING REQUIREMENTS FOR UNLISTED USES

46.110 RESERVOIR AREAS REQUIRED FOR DRIVE-IN USES

46.120 DRIVEWAYS REQUIRED ON SITE

46.130 OFF-STREET LOADING SPACES

46.140 EXEMPTIONS TO PARKING REQUIREMENTS

46.150 DESIGN AND STANDARDS

46.010 PURPOSE

The purpose of this chapter is to provide standards for the number and arrangement of parking, loading, and reservoir areas. Most of these provisions relate to commercial, office, and industrial uses. Parking lot design has often been criticized for creating large expanses of paved areas, separating the business from the public street. That arrangement makes it less attractive for pedestrians to access these buildings. The challenge is balancing the business community's desire for ample visible parking to attract prospective customers with the community interest of encouraging safe, non-vehicular access, minimizing the visual impact of parking, and creating a more attractive streetscape and urban environment.

Most parking facilities in non-residential developments contain spaces which are infrequently used, available for the few days a year when parking is at a premium. For these spaces, permeable parking surfaces provide a suitable parking surface which can reduce surface runoff and increase water quality, as well as improve the aesthetic appearance of the parking lot. West Linn encourages the use of permeable parking surfaces in appropriate situations. (Ord. [1463](#), 2000; Ord. [1622](#) § 25, 2014)

46.020 APPLICABILITY AND GENERAL PROVISIONS

A. At the time a structure is erected or enlarged, or the use of a structure or unit of land is changed within any zone, parking spaces, loading areas and reservoir areas shall be provided in accordance with the requirements of this chapter unless other requirements are otherwise established as a part of the development approval process.

Response: The structure is not being enlarged and the use of the structure is unchanged. The existing parking spaces and loading areas are unchanged.

B. The provision and maintenance of off-street parking and loading spaces are the continuing obligation of the property owner.

No response required.

C. No building or other permit shall be issued until plans are approved that show the property that is and will remain available for exclusive use as off-street parking and loading space as required by this chapter.

No response required.

D. Required parking spaces and loading areas shall be improved to the standards contained in this chapter and shall be available for use at the time of the final building inspection except as provided in CDC [46.150](#). (Ord. [1463](#), 2000; Ord. [1622](#) § 25, 2014; Ord. [1636](#) § 30, 2014)

Response: this application proposes no changes that have affected the existing conditions of the building and use for occupants. There are no proposed changes to parking spaces and loading areas.

46.030 SUBMITTAL REQUIREMENTS

For any application requiring design review approval, which includes parking areas, the applicant shall submit, within the design review package, a plan drawn to scale showing all the elements necessary to indicate that the requirements of Chapter [55](#) CDC are met and it shall include but not be limited to:

- A. The delineation of individual parking and loading spaces and their dimensions;
- B. The identification of compact parking spaces;
- C. The location of the circulation area necessary to serve spaces;
- D. The access point(s) to streets, alleys, and properties to be served;
- E. The location of curb cuts;
- F. The location and dimensions of all landscaping, including the type and size of plant material to be used, as well as any other landscape material incorporated into the overall plan;

- G. The proposed grading and drainage plans and the slope (percentage) of parking lot;
- H. Specifications as to signs and bumper guards;
- I. Identification of disabled parking spaces;
- J. Location of pedestrian walkways and crossings; and
- K. Location of bicycle racks. (Ord. [1463](#), 2000)

Response: This application does not include any changes to the existing parking area.

46.040 APPROVAL STANDARDS

Approval shall be based on the standards set forth in this chapter and Chapter [48](#) CDC, Access, Egress and Circulation; Chapter [52](#) CDC, Signs; and Chapter [54](#) CDC, Landscaping. (Ord. [1463](#), 2000)

Response: This application does not include any changes to the existing parking area.

46.050 JOINT USE OF A PARKING AREA

A. Joint use of required parking spaces may occur where two or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. Joint use of required parking spaces is allowed if the following documentation is submitted in writing to the Planning Director as part of a building or zoning permit application or land use review:

Response: This application does not include any changes to the existing parking area.

B. If a joint use arrangement is subsequently terminated, the requirements of this chapter will apply to each use separately. (Ord. [1547](#), 2007; Ord. [1622](#) § 25, 2014)

Response: This application does not include any changes to the existing parking area.

46.060 STORAGE IN PARKING AND LOADING AREAS PROHIBITED

Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees only, and the required parking spaces shall not be used for storage of vehicles or materials or for the parking of trucks connected with the business or use with the exception of small (under one-ton) delivery trucks or cars.

Response: This application does not include any changes to the existing parking area. The application does include a separate storage building located adjacent, and behind the existing parking area.

46.070 MAXIMUM DISTANCE ALLOWED BETWEEN PARKING AREA AND USE

Response: This application does not include any changes to the existing parking area.

46.080 COMPUTATION OF REQUIRED PARKING SPACES AND LOADING AREA

Response: This application does not include any changes to the existing parking area.

46.090 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS

Response: This application does not include any changes to the existing parking area.

46.100 PARKING REQUIREMENTS FOR UNLISTED USES

Response: This application does not include any changes to the existing parking area.

46.110 RESERVOIR AREAS REQUIRED FOR DRIVE-IN USES

Response: This application does not include any changes to the existing parking area.

46.120 DRIVEWAYS REQUIRED ON SITE

Response: This application does not include any changes to the existing parking area.

46.130 OFF-STREET LOADING SPACES

Response: This application does not include any changes to the existing parking area.

46.140 EXEMPTIONS TO PARKING REQUIREMENTS

Response: This application does not include any changes to the existing parking area.

46.150 DESIGN AND STANDARDS

Response: This application does not include any changes to the existing parking area.

Chapter 55

DESIGN REVIEW

55.090 APPROVAL STANDARDS – CLASS I DESIGN REVIEW

The Planning Director shall make a finding with respect to the following criteria when approving, approving with conditions, or denying a Class I design review application:

A. The provisions of the following sections shall be met:

1. CDC [55.100](#)(B)(1) through (4), Relationship to the natural and physical environment, shall apply except in those cases where the proposed development site is substantially developed and built out with no remaining natural physical features that would be impacted.

Response: The relationship of the natural and physical environment remains basically unchanged. The exception being the removal of hazardous trees and addition of mitigation trees.

2. CDC [55.100](#)(B)(5) and (6), architecture, et al., shall only apply in those cases that involve exterior architectural construction, remodeling, or changes.

Response:

CDC 55.100 B

5. There shall be adequate distance between on-site buildings and on-site and off-site buildings on adjoining properties to provide for adequate light and air circulation and for fire protection.

Response: On site buildings and off site buildings on adjoining properties have not changed location. All distances and setbacks remain unchanged.

6. Architecture.

a. The proposed structure(s) scale shall be compatible with the existing structure(s) on site and on adjoining sites. Contextual design is required. Contextual design means respecting and incorporating prominent architectural styles, building lines, roof forms, rhythm of windows, building scale and massing of surrounding buildings in the proposed structure. The materials and colors shall be complementary to the surrounding buildings.

Response: the proposed structure remodel remains consistent with the original structure and the adjoining structure. The remodel meets the contextual requirement.

b. While there has been discussion in Chapter [24](#) CDC about transition, it is appropriate that new buildings should architecturally transition in terms of bulk and mass to work with, or fit, adjacent existing buildings. This transition can be accomplished by selecting designs that “step down” or “step up” from small to big structures and vice versa (see figure below). Transitions may also take the form of carrying building patterns and lines (e.g., parapets, windows, etc.) from the existing building to the new one.

Response: the structural remodel does not change any transition to adjacent buildings.

c. Contrasting architecture shall only be permitted when the design is manifestly superior to adjacent architecture in terms of creativity, design, and workmanship, and/or it is adequately separated from other buildings by distance, screening, grade variations, or is part of a development site that is large enough to set its own style of architecture.

Response: the structural remodel does not change any transition to adjacent buildings. There is no contrasting architecture.

d. Human scale is a term that seeks to accommodate the users of the building and the notion that buildings should be designed around the human scale (i.e., their size and the average range of their perception). Human scale shall be accommodated in all designs by, for example, multi-light windows that are broken up into numerous panes, intimately scaled entryways, and visual breaks (exaggerated eaves, indentations, ledges, parapets, awnings, engaged columns, etc.) in the facades of buildings, both vertically and horizontally.

Response: The structural remodel does not affect the existing human scale of the building.

e. The main front elevation of commercial and office buildings shall provide at least 60 percent windows or transparency at the pedestrian level to create more interesting streetscape and window shopping opportunities. One side elevation shall provide at least 30 percent transparency. Any additional side or rear elevation, which is visible from a collector road or greater classification, shall also have at least 30 percent transparency. Transparency on other elevations is optional. The transparency is measured in lineal fashion. For example, a 100-foot-long building elevation shall have at least 60 feet (60 percent of 100 feet) in length of windows. The window height shall be, at minimum, three feet tall. The exception to transparency would be cases where demonstrated functional constraints or topography restrict that elevation from being used. When this exemption is applied to the main front elevation, the square footage of transparency that would ordinarily be required by the above formula shall be installed on the remaining elevations at pedestrian level in addition to any transparency required by a side elevation, and vice versa. The rear of the building is not required to include transparency. The transparency must be flush with the building elevation.

Response: The structural remodel proposal increases the percent of the windows and transparency.

f. Variations in depth and roof line are encouraged for all elevations. To vary the otherwise blank wall of most rear elevations, continuous flat elevations of over 100 feet in length should be avoided by indents or variations in the wall. The use of decorative brick, masonry, or stone insets and/or designs is encouraged. Another way to vary or soften this elevation is through terrain variations such as an undulating grass area with trees to provide vertical relief.

Response: The variation in depth and roofline are unchanged.

g. Consideration of the micro-climate (e.g., sensitivity to wind, sun angles, shade, etc.) shall be made for building users, pedestrians, and transit users, including features like awnings.

Response: the proposed structure remodel remains consistent with the original structure and the adjoining structure. The remodel does not change or affect this criteria.

h. The vision statement identified a strong commitment to developing safe and attractive pedestrian environments with broad sidewalks, canopied with trees and awnings.

Response: the proposed structure remodel remains consistent with the original structure and the adjoining structure. The remodel does not change or affect this criteria.

i. Sidewalk cafes, kiosks, vendors, and street furniture are encouraged. However, at least a four-foot-wide pedestrian accessway must be maintained per Chapter [53](#) CDC, Sidewalk Use.

Response: the proposed structure remodel remains consistent with the original structure and the adjoining structure. The remodel does not change or affect this criteria.



Thank you for your time and consideration, we look forward to discussing this project with you further. If we can answer any questions, please feel free to email me at bseroyer@gmail.com.

Sincerely,

SEROYER DESIGN & DEVELOPMENT LLC dba PACIFIC HOMES
Bill Seroyer

CONSULTANTS:

ARCHITECT-CODE CONSULTANT

JE KRAUSE, ARCHITECT, P.C.
14911 S.E. 82nd DRIVE
CLACKAMAS, OREGON 97015
(503) 656-4111 / FAX (503) 656-6297

DESIGNER

IDESIGNWORKS LLC
4949 S MACADAM AVE
PORTLAND, OREGON 97239
503-708-6204

CONTRACTOR / OWNER

TBD- (NEED INFO)

GENERAL NOTES:

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE CURRENT STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THESE DOCUMENTS ARE COPYRIGHT PROTECTED BY IDESIGNWORKS LLC. AND MAY NOT BE REUSED, REDRAWN, TRACED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM IDESIGNWORKS LLC.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN.) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

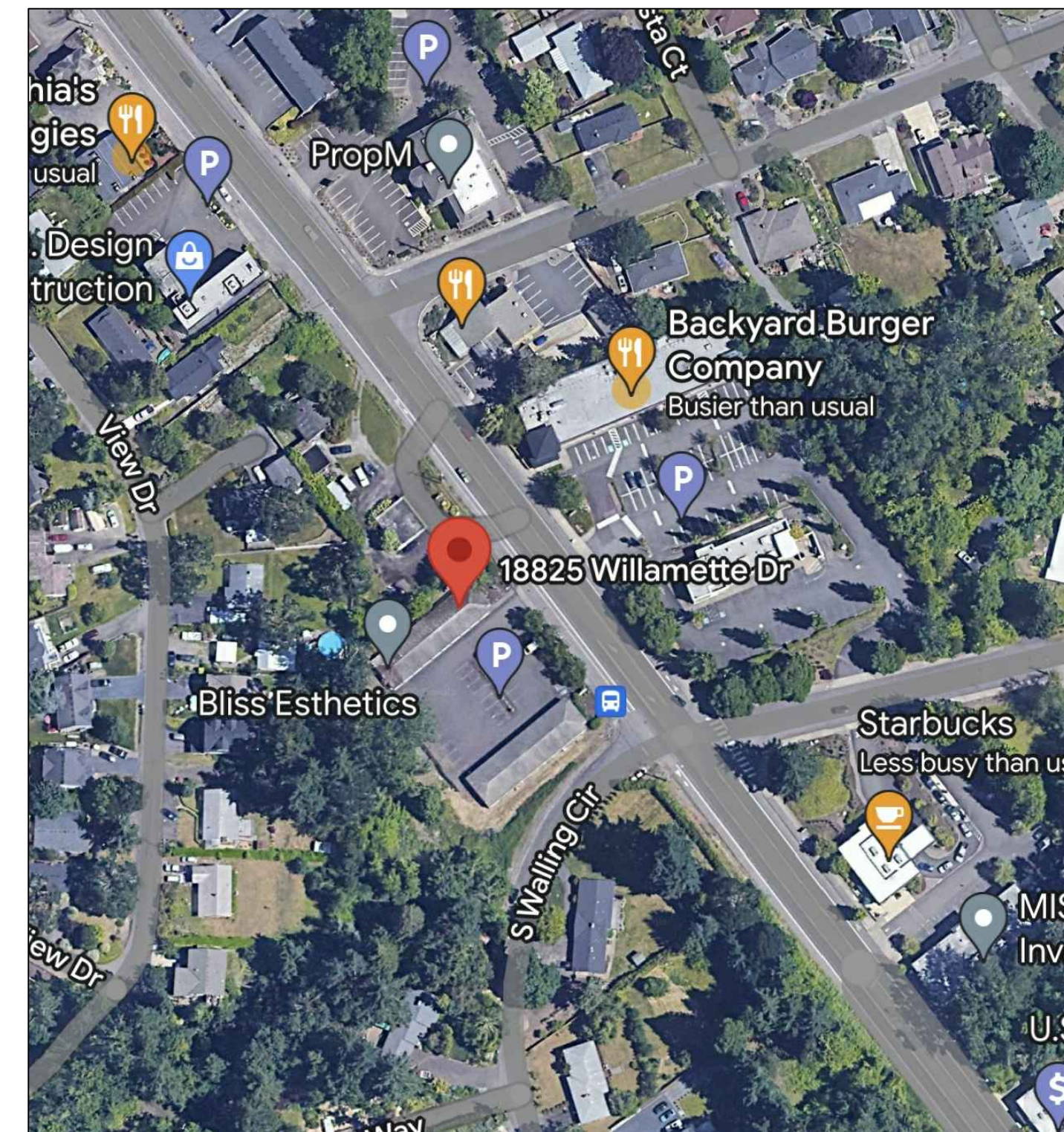
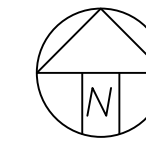
PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

BUILDING THIS PLAN ON SITE CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE PLANS MAY REQUIRE MODIFIED FOUNDATION AND FRAMING DETAILS. THE CONTRACTOR MUST REVIEW SPECIFIC SITE CONDITIONS WITH THIS OFFICE BEFORE CONSTRUCTION.

KEY PLAN

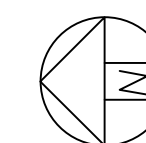
NTS



VICINITY MAP

NTS

ORIGINAL 1970



SCOPE OF WORK

REMODEL TENANT IMPROVMENT
REPLACE ROOF TRUSSES AND ROOF MATERIAL CHANGE

DRAWING INDEX -

ARCHITECTURAL

- C COVER SHEET
- 1 EXTERIOR ELEVATIONS
- 2 MAIN FLOOR PLAN
- 3 FOUNDATION PLAN
- 4 ROOF PLAN
- 5 DETAILS AND SPECIFICATIONS
- 6 DETAILS AND SPECIFICATIONS

PROJECT SUMMARY:

2022 OSSC / 2018 IBC

PROPERTY ADDRESS:

18805-18837 WILLAMETTE DR, WEST LINN OREGON

OCCUPANCY TYPE-----B BUSINESS GROUP (SEC 304)
CONSTRUCTION TYPE-----TYPE ~~IB~~ / iiB. (TABLE 601) NS **Type V construction**
ALLOWABLE AREA -----9,000 SQ. FT. (TABLE 506.2)
ACTUAL AREA-----3,500 SQ. FT.
ALLOWABLE HEIGHT-----2 STORY / 40 FEET (TABLE 504.3 & 504.4)
ACTUAL HEIGHT-----21'-0"
FIRE PROTECTION SYSTEM-----NOT REQUIRED (SEC 903)
OCCUPANCY ----- **81** OCC TOTAL
EXIT -----2 REQUIRED
TRAVEL DISTANCE 100'-0" MAX (TABLE 1006.2.1)
PLUMBING REQ'D ----- 2 WC 1/LAV (UNISEX) ADA (TABLE 2902.1)

OCCUPANCY LOAD CALCS (TABLE 1004.5)
BUSINESS AREA 15,50,100,150 SQ FT. / OCCUPANT
SUBMITTAL DOCUMENTS PER SECTION 107..EXCEPTION 2.1 <4000 S.F. <20>

BUILDING ENVELOPE REQUIREMENTS:

ENERGY CODE COMPLIANCE =
ASHREA 90.1-2019

See Plan Addendum

SEPARATE PERMITS- (DEFERRED SUBMITTALS)

ELECTRICAL
PLUMBING
MECHANICAL
CIVIL

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 COVER SHEET
 PROJECT: MATIN REAL ESTATE OFFICE TENANT IMPROVEMENT
 18805-18837 WILLAMETTE DR
 WEST LINN, OREGON 97068
 OWNER: M5 WILLAMETTE LLC

DATE:
 JULY 28, 2022
 PROJECT NO.:
 22-018
 REVISIONS:
 7-28-2022

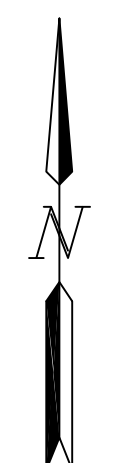
NO: 1
 OF SEVEN

TOPOGRAPHIC SURVEY

FOR M5 WILLAMETTE LLC
 LOT 34 AND 35, "CEDAROK PARK"
 IN THE SOUTHEAST 1/4 OF SECTION 14 AND THE NORTHEAST 1/4
 OF SECTION 23, T. 1 N., R. 1 E., W.M.
 CITY OF WEST LINN
 CLACKAMAS COUNTY
 SCALE 1" = 20'
 OREGON
 APRIL, 2023



BASIS OF BEARINGS
 OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE,
 WITH REFERENCE TO GEOID 12A (NAD 83(2011) EPOCH 2010);
 SEE OAR 734-005-0015 (3)(ad).



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Benjamin S. Stacy
 OREGON
 JANUARY 14, 2003
 BENJAMIN S. STACY
 57191
 RENEWS: 6/30/2024

CASWELL/HERTEL
 SURVEYORS INC.
 6150 S.W. 124TH AVE.
 BEAVERTON, OR 97008
 (503) 644-3179
 info@caswellsurveyors.com
 www.caswellhertelsurveyors.com

NOTES

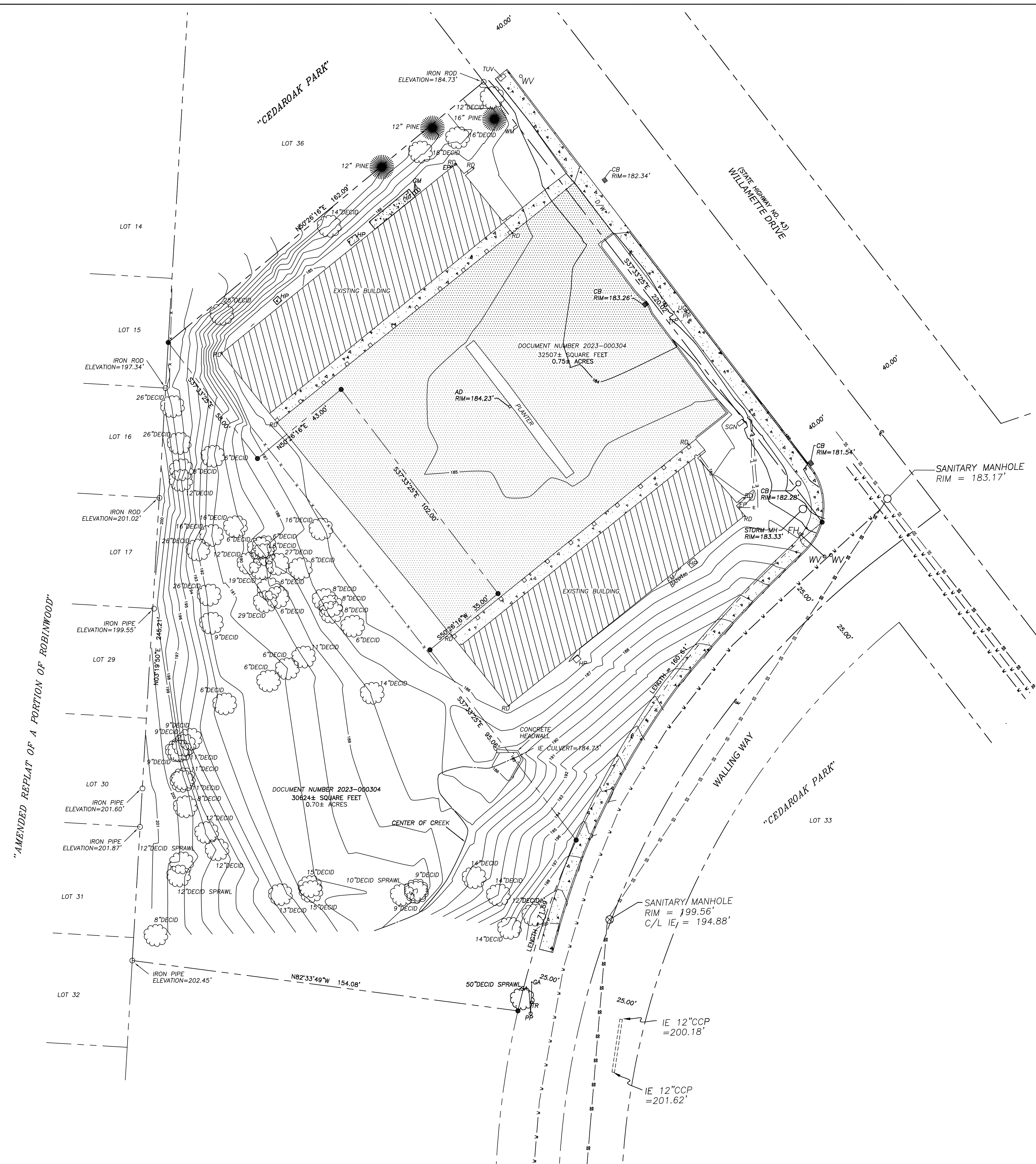
1. VERTICAL DATUM = NAVD88 FROM GNSS MEASUREMENTS.
2. ONE FOOT CONTOUR INTERVAL
3. PROPERTY LINES SHOWN ARE BASED ON SURVEY TO BE FILED WITH THE CLACKAMAS COUNTY SURVEYORS OFFICE.
4. BURIED UTILITY LINES WERE LOCATED FROM SURFACE EVIDENCE AND UTILITY PAINT MARKS BY OTHERS, ALL BURIED UTILITY LINES MAY NOT BE SHOWN.

LEGEND

AD	AREA DRAIN
CB	CATCH BASIN
C	CENTER LINE
D/W	DRIVEWAY
DECID	DECIDUOUS TREE
EP	ELECTRICAL PANEL
ELEV	ELEVATION
EM	ELECTRICAL METER
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
HP	HEAT PUMP
IE	INVERT ELEVATION
MH	MANHOLE
PP	POWER POLE
RD	ROOF DRAIN
SGN	SIGN POST
TR	TELECOM RISER
WCR	WHEEL CHAIR RAMP
WV	WATER VALVE
WM	WATER METER
UG	UNDERGROUND UTILITY DROP
TUV	TELECOM UTILITY VAULT

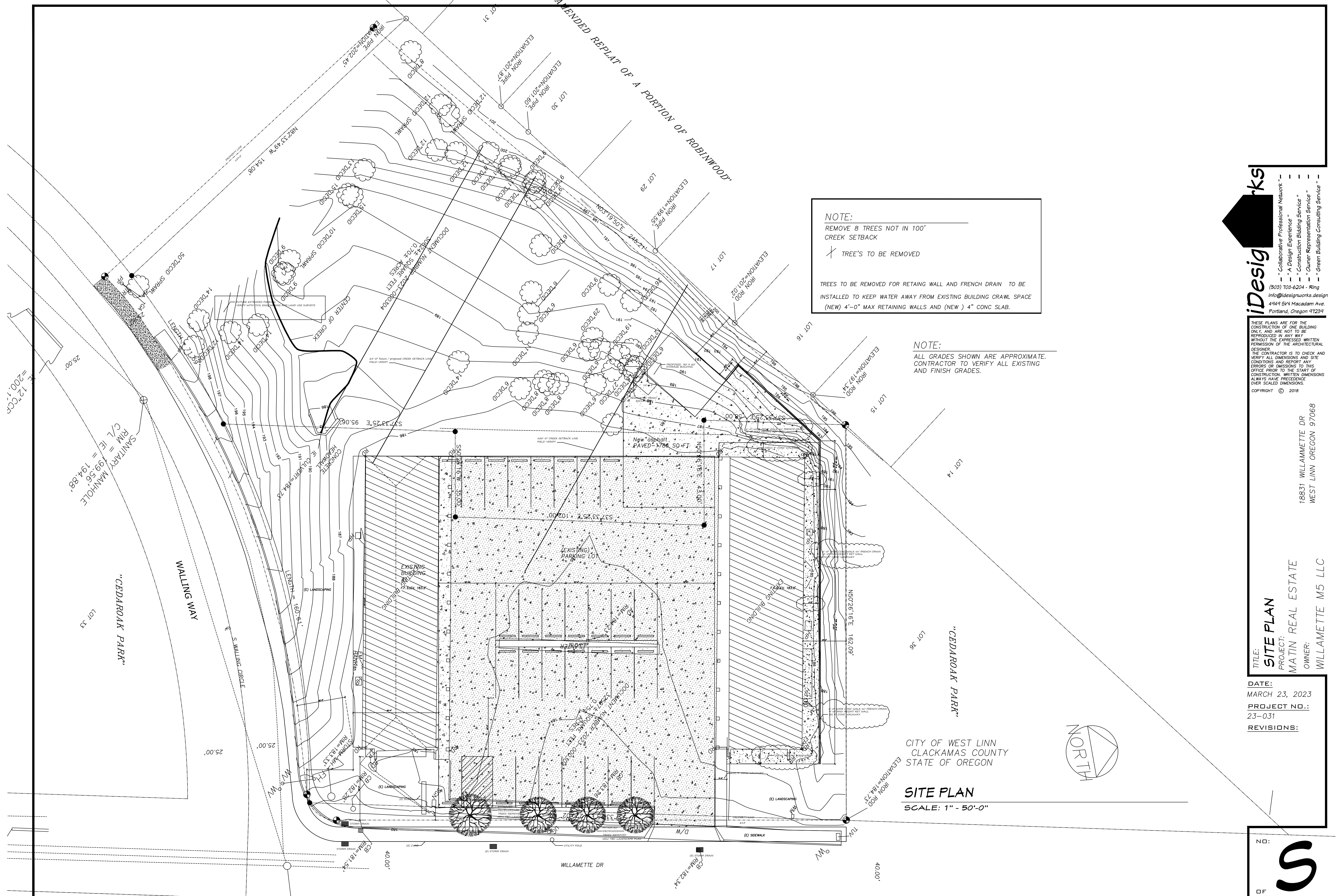
-SS-	SANITARY SEWER
-W-	WATER LINE
-E-	BURIED ELECTRICAL LINE
-T-	BURIED TELEPHONE LINE
-X-	FENCE

	CONCRETE CURB
	PROPERTY LINE
	CONCRETE SURFACE
	ASPHALT SURFACE



JOB NUMBER 2023-065

REVISIONS:



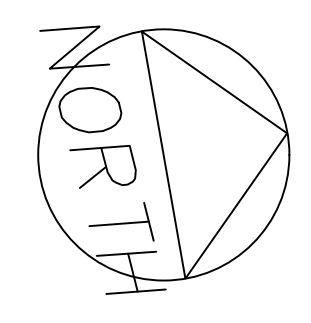
NOTE:
 REMOVE 8 TREES NOT IN 100' CREEK SETBACK
 ✂ TREE'S TO BE REMOVED

TREES TO BE REMOVED FOR RETAINING WALL AND FRENCH DRAIN TO BE INSTALLED TO KEEP WATER AWAY FROM EXISTING BUILDING CRAWL SPACE (NEW) 4'-0" MAX RETAINING WALLS AND (NEW) 4" CONC. SLAB.

NOTE:
 ALL GRADES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL EXISTING AND FINISH GRADES.

CITY OF WEST LINN
 CLACKAMAS COUNTY
 STATE OF OREGON

SITE PLAN
 SCALE: 1" = 50'-0"



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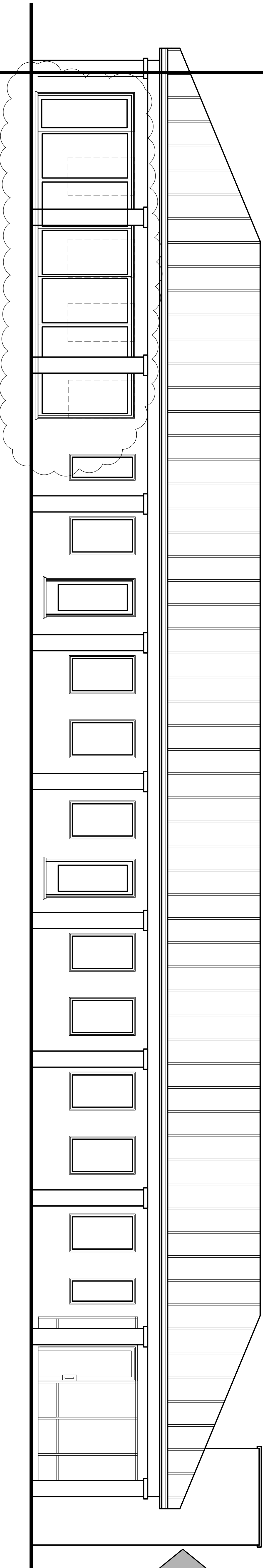
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18831 WILLAMETTE DR
 WEST LINN OREGON 97068

TITLE: **SITE PLAN**
 PROJECT: **MARTIN REAL ESTATE**
 OWNER: **WILLAMETTE M5 LLC**

DATE: **MARCH 23, 2023**
 PROJECT NO.: **23-031**
 REVISIONS:

NO: **S**
 OF

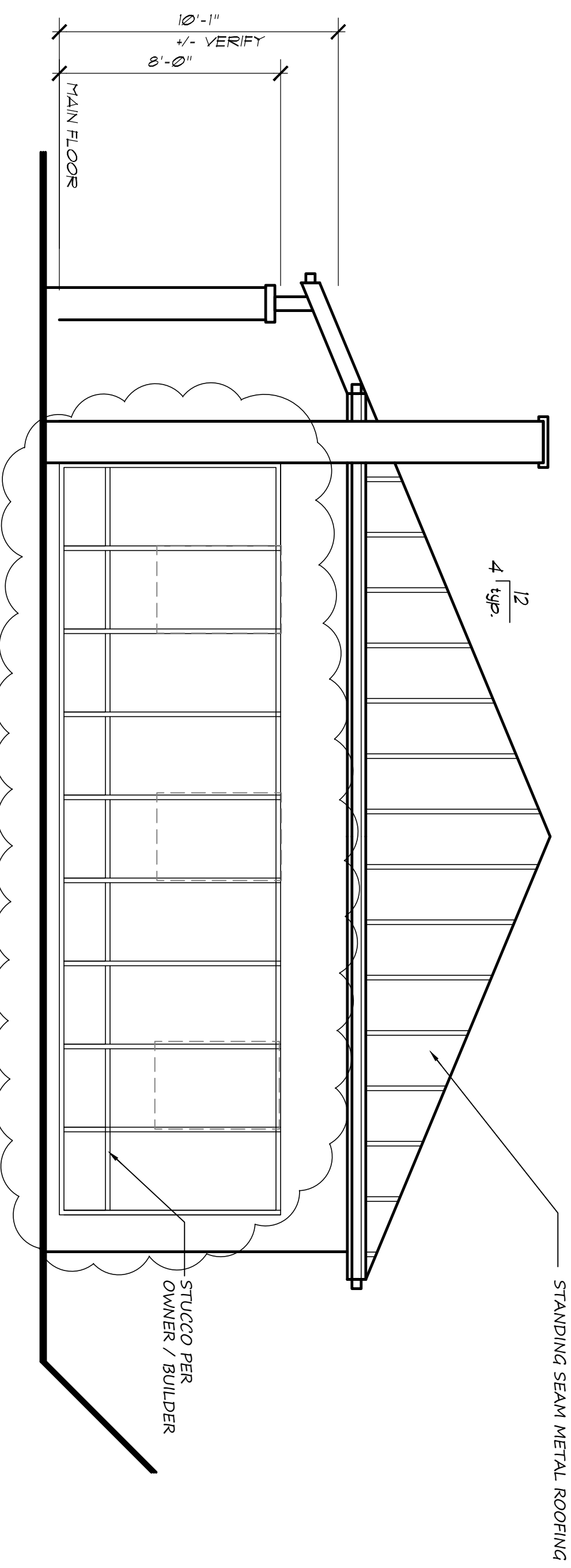


FRONT ELEVATION

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

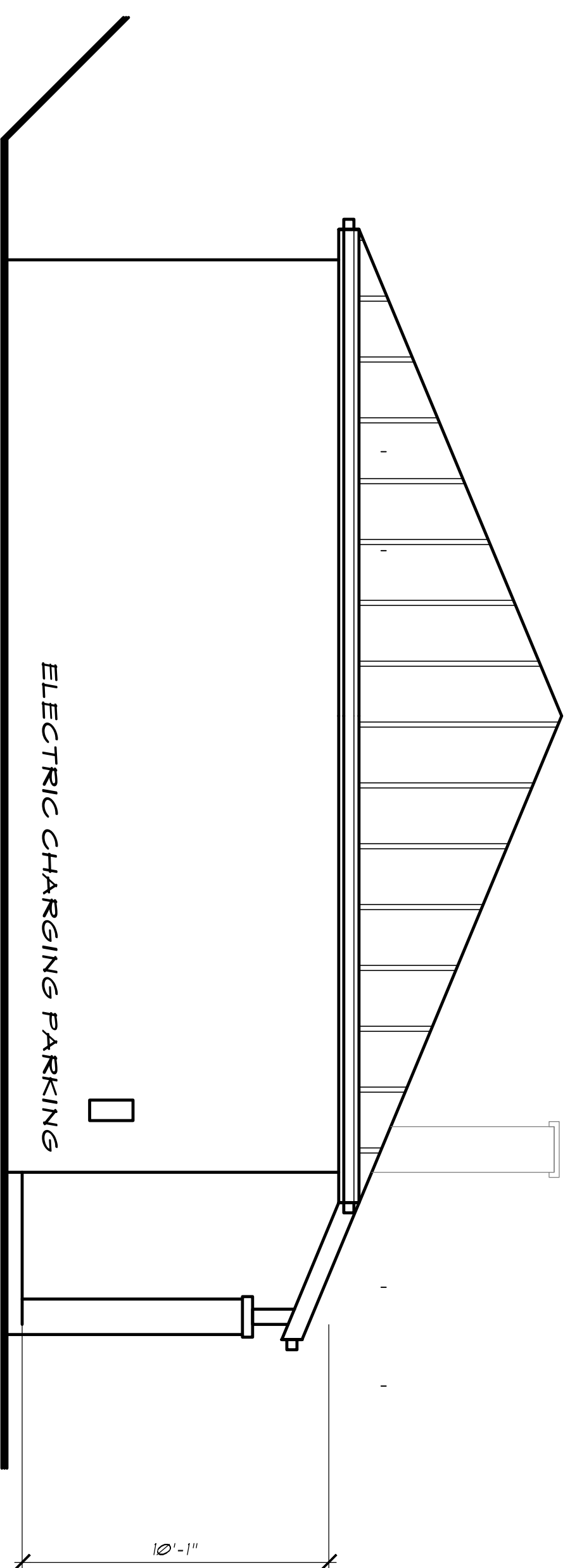
NOTE:
 EXTEND ALL FLIES A MIN. OF 2'-0"
 ABOVE ANY PART OF THE BUILDING IN
 A 10'-0" HORIZONTAL RADIUS

NOTE:
 ALL GRADERS SHALL BE APPROXIMATE
 CONTRACTOR SHALL VERIFY ALL
 EXISTING AND FINISH GRADERS



EAST-SIDE ELEVATION

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



WEST-SIDE ELEVATION

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

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 DESIGNWORKS LLC
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