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April 27, 2010

Peter Spir, Associate Planner
West Linn Planning Department
22500 Salamo Road
West Linn, OR 97068

RE: CUP-10-01/DR-10-02/VAR-10-03/MIS-10-05 Cedaroak Primary School

Dear Peter,

In response to your April 21st letter indicating the Design Review application was incomplete, we made the requested changes. Attached are four sets of the narrative, civil and landscaping plan sheets, reduced 11X17-inch versions of the plan sheets, and a CD of all the materials.

The information related to the Community Development Code sections in your letter have been provided in the following manner:

- **55.100(E)(F)(H)(O)** - Responses have been provided. Because the pre-application meeting did not yield a list of criteria in 55.100 to be addressed, we elected to address all of them.
- **99.038(3)** - A corrected affidavit is included confirming that posting of the property did occur as required.
- **99.038(5)(e)** - A waiver is requested, per CDC 99.035 to allow the district to rely on the Robinwood Neighborhood Association minutes. The portion of the meeting dealing with this application was very brief. The district described the proposal, and there were no objections or comments. The district finds that the meeting minutes accurately describe the district portion of the meeting.
- **Amphitheater and pergola** - These two areas are to be used for school-related activities. This is described in the application narrative on page 5.
- **Covered bike parking** - This was shown on the landscape plan (Sheet L1.0), and it is now also shown on the utility plan (Sheet C1.01).
- **55.120 Site Plan** - An existing conditions plan sheet (C1.00) has been added.
- **Engineering Department** - The district does not object to conducting a street light analysis, however, because the district is interested in beginning the application process as soon as possible, we request this be made a condition of application approval rather than application acceptance. This will give the district adequate time to complete the work in coordination with the City Engineer.

Because the need for a parking variance is open to interpretation, we decided to include the parking variance as part of the application.

Please contact me if you need anything further.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith S. Liden". The signature is fluid and cursive, with the first name "Keith" being the most prominent.

Keith S. Liden, AICP

cc: Bob Teters, WLWV School District
Thea Wayburn, DOWA

CEDAROAK PARK PRIMARY SCHOOL Conditional Use, Class I Design Review, Non-Conforming Structure, and Variance

April 27, 2010

APPLICATION SUMMARY

For Conditional Use and Class I Design Review approval to construct a 1,100 square-foot library expansion and related interior remodeling. The existing primary school is 46,215 square feet and located on an 11.22-acre site. The application also includes a request to expand a non-conforming structure that does not meet current parking standards.

GENERAL INFORMATION

Location

4515 South Cedaroak Drive (2S 1E Section 24 BA, Tax Lot 1800). Its location is shown in Figure 1.

Comprehensive Plan and Zoning Designations

The Comprehensive Plan designation is Low Density Residential.

Consistent with the Comprehensive Plan, the property is zoned Single Family Residential Detached (R10).

Applicant and Owner

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Plan Sheets and Supplemental Materials

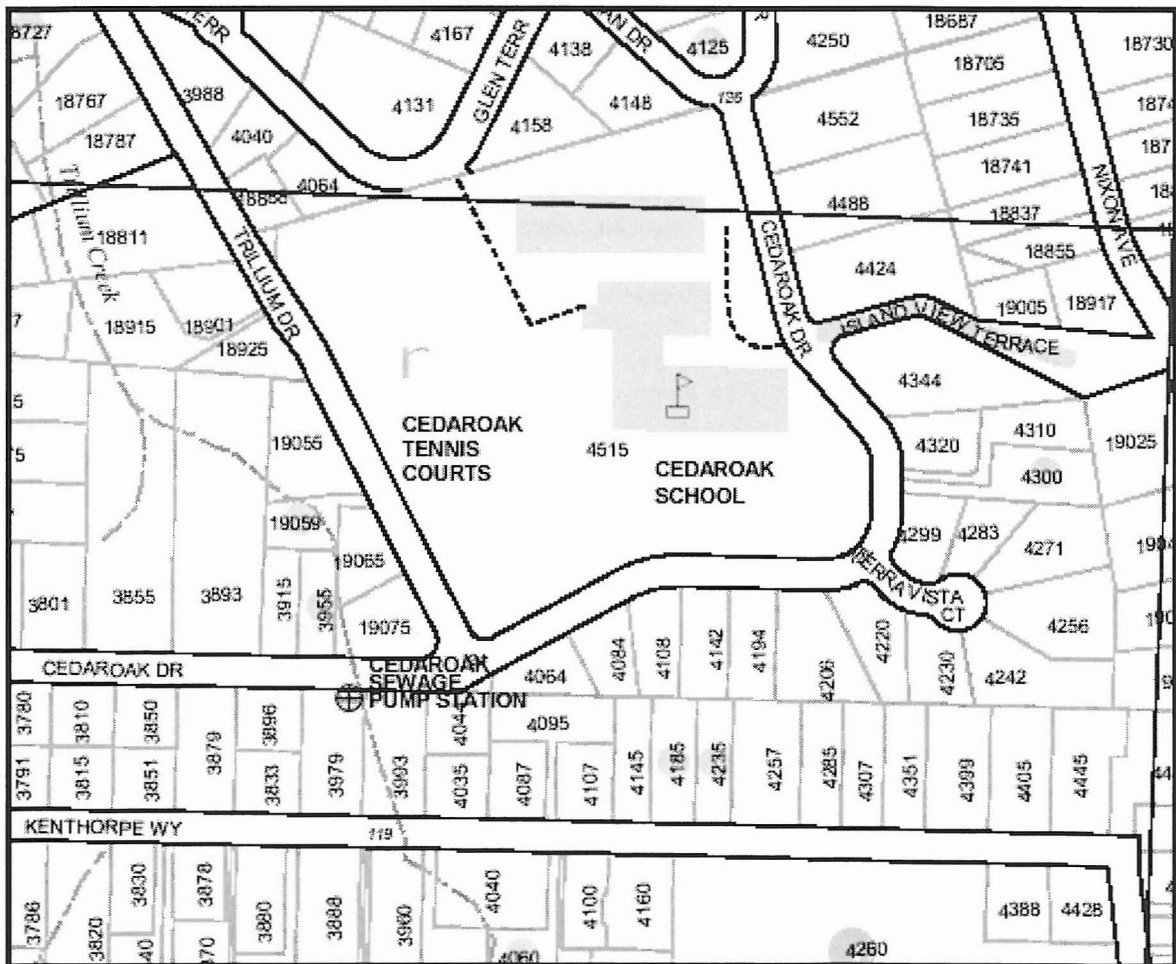
Cover Sheet

- C1.00 Existing Conditions
- C1.01 Utility Plan
- C1.02 Site Demo and Details
- L1.0 Landscape Plan
- A2.00 Overall Plan
- A2.01 Existing and Proposed Floor Plans
- A3.01 Exterior Elevations

Materials Sheet

Preliminary Stormwater Drainage Design Memorandum

Figure 1: Vicinity Map



Source: City of West Linn

In anticipation of the library expansion and remodeling, the district recently completed a renovation of the parking lot (DR-09-02/WAP-09-01). This increased the number of vehicle parking spaces from 64 standard and 4 ADA parking stalls to 58 standard, 12 compact, and 4 ADA parking spaces. This 6-space increase was intended to address the current nonconforming status of the school's on-site parking facilities. The parking lot landscaping and storm water treatment facilities were also upgraded to be consistent with current city standards. There are also the school's street frontage can accommodate approximately 12 to 16 on-street parking spaces for a total of 86 to 90 spaces. There are approximately 15 bicycle rack spaces located on the west side the building.

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 1E Section 24 BA, Tax Lot 1800 (11.22 acre school site owned by school district)	R10	Primary School building, ancillary facilities, and parking.
<u>Surrounding Properties</u> North/East/South/West	R10	Single family residences

SCHOOL SITE IMPROVEMENTS

The district planned improvements for the school in two phases. The first phase to complete a number of site improvements, including the 6-space parking lot expansion, was approved by the city (DR-09-02/WAP-09-01) and constructed. The second phase improvements are proposed in this application. They include the following:

Library

The library will be enlarged to provide additional education materials and an improved learning environment. This 1,100 square-foot addition will expand the existing library to the south toward the southern wing of classrooms as shown in Sheets A2.00, A2.01, and A3.01. Some existing landscaping, including three small fruit trees, will be removed near the library addition (Sheet C1.02). Landscaping will be restored around the perimeter of the construction site as shown in Sheet L1.0.

Parking

As noted above, the number of vehicle parking spaces was recently increased from 68 to 74. The city's parking standard is one vehicle space for every 1,000 square feet of floor area plus one space per staff member. With 46,215 square feet and 48 staff, the school would need 95 parking spaces. The 1,100 square-foot library addition would increase this requirement to 96 spaces. Bicycle parking is required at a rate of two spaces per classroom for a total of 44 spaces (22 classrooms). The district proposes to supplement the existing bike rack with 12 new, covered bike rack spaces located adjacent to the south classrooms (Sheets C1.01 and L1.0). In addition, a location for 18 future, covered spaces are shown near the north classrooms at the front of the building. Currently, approximately 2 to 3 cyclists come to school, and this number can be as high as 20 during the better weather in the spring and fall. This relatively low number is because only 4th and 5th graders are old enough to ride safely to school. The proposed number of new bike spaces will be more than adequate to meet current demand.

Amphitheater and Pergola

A small outdoor amphitheater and pergola are proposed on the west side of the building. They will be used for outdoor class sessions and will be surrounded with new lawn. An area of improved landscaping is proposed adjacent to the amphitheater (Sheet L1.0).

Storm Water Improvements

The storm system was upgraded as part of the parking lot improvements noted above. Stormwater resulting from the new impervious areas will be treated by a new rain garden located adjacent to the library addition. Further details are provided in Preliminary Stormwater Drainage Design Memorandum from Winzler and Kelly.

CONDITIONAL USE REVIEW CRITERIA

The relevant review criteria in the City of West Linn Community Development Code (CDC) include the Single Family Residential Detached, R-10 requirements (Chapter 11), Conditional Use evaluation criteria (Chapter 60), Non-Conforming Structures (Chapter 66), Variance Criteria (Chapter 75), Comprehensive Plan policies, and Design Review (Chapter 55). These criteria are addressed below.

Chapter 11 Single Family Residential Detached, R-10

Section 11.060 Conditional Uses

This section lists schools as a conditional use in the R-10 zone. The school building, play area, and parking are located within this zone. Schools are allowed as a conditional use in the R10 zone.

Section 11.080 Dimensional Requirements, Conditional Uses

This section gives the Planning Commission the authority to determine the appropriate dimensional requirements to satisfy Conditional Use criteria in Chapter 60. The primary school has successfully operated on this 11.22-acre site for many years, and the

building footprint will be expanded slightly. The school enrollment capacity will not be changed by the library addition or the related interior remodeling. Adequate area continues to be available for the school building, activity fields, parking, landscaping, and buffering. Because the addition and remodeling will be within an interior location on the site, it will have no meaningful affect on surrounding properties.

Because the library addition is located internally on the site, the existing building setbacks will not be affected. The school building currently covers 9.5% of the site, and the addition will have virtually no impact on this figure. The enlarged building will continue to easily satisfy the maximum building coverage standard of 35%.

The maximum floor area ratio (FAR) allowed in the R-10 zone is 0.45. Based on the property area of 11.22 acres, a maximum floor area of almost 200,000 square feet is allowed. With the library expansion, the building floor area of 47,315 square feet is well below the maximum allowed.

Chapter 60 Conditional Uses

Section 60.070 Approval Standards and Conditions

This code section states that the applicant must provide evidence substantiating that the proposed use satisfies seven criteria, which are addressed below:

A. The following criteria shall be satisfied.

1. The site size and dimensions provide:

a. Adequate area for the needs of the proposed use.

This site has proven to be adequate for the primary school and its associated facilities. The proposal will not increase the school's enrollment capacity. As shown on the site plan, the 1,100 square-foot library addition will be located within the general perimeter of the existing school building footprint and will not reduce any existing setbacks from surrounding properties.

b. Adequate area for aesthetic design treatment to mitigate any possible adverse effect from the use on surrounding properties and uses.

As shown on the site plan information, the setback distances for buildings, parking, fields, and related facilities from all property will be the same as the existing situation. The building, parking, and fields will retain their current location and orientation, and therefore, the proposed addition and renovation will not have any adverse impact on surrounding properties.

2. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography and natural features.

The existing primary school site has proven to be suitable for the district and the community. The approval of the new bond measure to provide the funding for the improvements demonstrates continued community support for the proposed rejuvenation of the school. The school has served the community on the site for

many years. The school has proven that it can operate in a manner, which is compatible with the surrounding neighborhood. Because the capacity of the school will be unchanged, the addition will not pose any new potential impacts for the surrounding neighborhood.

The area of the proposed addition is flat and has no physical limitations. The landscaping near the addition will be restored following construction (Sheet L1.0).

3. *The granting of the proposal will provide for a facility that is consistent with the overall needs of the community.*

The needs of the community are best expressed by its approval of the bond measure to finance these improvements. The relevant city policies are addressed under criterion 7 below.

4. *All required public facilities have adequate capacity to serve the proposal.*

Transportation

Because the capacity and operation of the primary school will not change, no additional traffic impacts will result.

Water

Water service is presently adequate, and because no additional demands will be placed on the system, it will adequately continue to serve the school.

Sanitary and Storm Sewer

Sanitary and storm sewer service is currently satisfactory. The building addition will replace lawn, a hedge, and three small fruit trees. This will be replaced by new landscaping and a rain garden to handle the small amount of additional runoff caused by the library expansion. The existing systems will continue to be adequate because the amount of impervious surface and student/teacher capacity will be consistent with the current conditions.

5. *The applicable requirements of the zone are met except as modified by the Conditional Use chapter.*

The applicable requirements of the R-10 zone are met, and the library addition remodeling will not change the building setbacks on the perimeter of the building. With the addition, the building coverage will be less than 10% of the site, meeting the lot coverage maximum of 35%. The building will also be well below the floor area ratio (FAR) maximum of 0.45.

The appropriate lot size is confirmed as part of the conditional use review. Because the use is proposed to remain essentially as it is today, the site continues to be adequate. The library addition will not be over the 35-foot allowable height. Building setbacks will not be modified, and all will exceed the 20-foot minimum.

6. *The supplementary requirements set forth in Chapters 52 to 55, if applicable, are met.*

Chapter 52 - Signs

Not relevant because no signs are proposed.

Chapter 53 - Sidewalk Use

This CDC chapter applies to commercial activities on public sidewalks. It is not applicable to this proposal.

Chapter 54 - Installation and Maintenance of Landscaping

This is addressed in the following section relating to Design Review.

Chapter 55 - Design Review

The Design Review criteria are addressed in the following section.

7. *The use will comply with the applicable policies of the Comprehensive Plan.*

The relevant city of West Linn policies for schools are found in the city's Comprehensive Plan. The relevant policies are addressed below.

The "Natural Environment" section contains one policy that is relevant to the request.

Specific Policy 10 (Water Quality):

Require that new development be designed and executed so as to avoid further degradation of surface and ground water quality by runoff, paying particular attention to the mitigation of soil erosion during and after the development process.

Appropriate erosion control and water quality measures will be taken to comply with this policy and related regulations. These measures will be reviewed by the city as part of the building permit process.

Specific Policy 13 (Water Quality):

Require that new development be connected to the City's sanitary sewer system.

The school will continue to be connected to sanitary sewer.

Specific Policy 19 (Noise Control)

Ensure that new commercial, industrial, and public facility development is landscaped and designed so that DEQ noise standards are met and neighboring noise sensitive properties are not negatively impacted by the new land use or associated activities.

The proposed improvements will not change use patterns on the site or associated noise. Most important, the building function, orientation, and capacity will remain essentially as it is today.

Specific Policy 19 (Urban Forest):

Require that land development will maintain existing trees, which exceed six inches in diameter at breast height (DBH) except where:

- A roadway is being developed*
- A building site is being developed*
- Solar access is needed for a solar heating system.*

The "Public Facilities and Services" section contains several relevant policies.

General Policy 3 (Public Facilities and Services):

Ensure development will coincide with the provision of adequate public facilities and services. The City recognizes the following public facilities and services as those services which shall be provided coincident with development:

- A. Access*
- B. Storm drainage*
- C. Water*
- D. Sewer services*

As discussed above, these facilities are currently provided.

General Policy 5 (Public Facilities and Services):

Monitor, coordinate with, and regulate the activities of the following, where appropriate, as they affect existing and future residents and businesses.

- a. Solid Waste Collection and Recycling*
- b. Utilities - Electricity, Natural Gas, Telephone, and Cable TV.*
- c. Schools.*
- d. Health Services.*

These services are available.

General Policy 1 (Energy Conservation):

Conserve energy through the appropriate location of land uses (through zoning).

General Policy 2 (Energy Conservation):

Ensure energy efficient provision of public facilities and services.

The new library addition will offer significant energy savings by meeting current energy standards related to both increased insulation values and modern heating and cooling equipment.

B. Development review provisions in Chapter 55 shall be satisfied.

These criteria are addressed below.

C. The Planning Commission may impose conditions.

The district understands that the Planning Commission has the authority to impose conditions.

D. Aggregate extraction uses.

This subsection is not relevant because aggregate extraction is not proposed.

Chapter 66 Non-Conforming Structures

This chapter provides that any enlargement or alteration to a non-conforming structure containing a conforming use may be permitted if the enlargement or alteration will not change the degree of non-conformity, and all other applicable ordinance provisions have been met. The existing structure does not comply with the city's parking standards.

Cedaroak is currently required to have 95 off-street parking spaces, and the parking lot was recently expanded by 6 spaces to 74. On-street parking is allowed along much of the school property frontage yielding a total of 86 to 90 spaces that are available for the school. The 1,100 square-foot addition will raise the required parking to 96 spaces. This addition does not increase the enrollment capacity of the school, the current staffing needs, or the parking demand.

The school is also required to have 44 bike parking spaces. As noted above, the district proposes to provide 12 new spaces located adjacent to the south classrooms. This will supplement the existing 15 spaces and provide more than adequate parking for the bicyclists who come to the school.

Chapter 75 Variances

A variance is being sought for expansion of a non-conforming structure as it relates to off-street parking.

Chapter 75 requires that a variance will only be approved if it meets six criteria:

- 1. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this ordinance, topography, or other circumstances over which the applicant has no control.*

The school building is non-conforming because it only partially satisfies the current city requirement for off -street parking. The library addition would increase the parking requirement from 95 to 96 spaces, and the recent parking lot expansion raised the number of off-street parking spaces from 68 to 74. The district is faced with an extraordinary circumstance because it has maximized the number of parking spaces in the existing parking area north of the school. Additional parking would require a second lot on the south side of the building. This would have a very detrimental impact on the school because this would reduce the amount of playfield space, and it would be awkward to connect such a parking lot with the entrances to the school located on the north side of the building. As the only school in the neighborhood, the circumstances do not apply to other properties in the vicinity.

To reduce the degree of nonconformity for bicycle parking, the district proposes to supplement the existing bicycle parking with 12 new spaces, which will be covered and located near building entrances as required by the CDC. Should additional bike parking be warranted in the future, the district has identified another excellent covered location for more bicycle parking.

- 2. The variance is necessary for the preservation of a property right of the applicant, which is substantially the same as a right possessed by owners of other property in the same zone or vicinity.*

Since the school was established, the use of the automobile has become more prevalent and parking requirements have increased. This change has resulted in amendments to the Community Development Code that have resulted in the existing parking being out of compliance regarding the number of parking spaces provided. The faculty, parents, and the neighborhood have learned to make the best of the parking situation. Unlike other schools, Cedaroak has street frontage that provides 12 to 16 on-street parking spaces directly in front of the school. When considered in combination, between 86 and 90 spaces are available – an amount that is close to the 96-space requirement. In addition, school bus serve is provided, the Cedaroak neighborhood is walkable, with interconnected streets, and TriMet bus service is available approximately 1/3-mile to the west on Willamette Drive.

3. *The authorization of the variance will not be materially detrimental to the purposes and standards of this Code, will not be inconsistent with all other regulatory requirements, and will not conflict with the goals and policies of the West Linn Comprehensive Plan.*

With the exception of parking, all other code requirements will be met. The addition will not create and code compliance issues, and it will not conflict with the goals and policies of the Comprehensive Plan. In addition, parking was not mentioned as an issue during the neighborhood meeting.

4. *The variance request is the minimum variance, which would alleviate the exceptional and extraordinary circumstance.*

After evaluating the existing Cedaroak Primary School facility, the School District determined that a larger library was necessary to provide improved educational resources and to promote student opportunities for learning. The library will not increase parking demand because it will not raise the enrollment capacity of the school or increase the number of school staff. As noted above, the district expanded the existing parking lot this past fall with the addition of 6 spaces. This more than compensates for the one additional space triggered by the code for the library addition.

With the expanded 74-space parking lot, the school will have a 12-space deficit compared to the code standard. This is further reduced when the addition 12 to 16 on-street parking spaces are considered. The proposed new bike parking will also help reduce any parking deficiencies.

5. *The exceptional and extraordinary circumstance does not arise from the violation of this ordinance.*

The extraordinary circumstance creating the need for the variance is created by the existing site layout. The district enlarged the parking lot on the north side of the school to the maximum extent possible. Additional parking would require the creation of a second lot on the south side of the site. The district considered the trade-offs of adding more parking to the site and removing some of the existing outdoor school facilities, such as the athletic fields and play areas. The elimination of outdoor school facilities was determined to not be appropriate given the benefits these areas provide to the students and the community.

6. *The variance will not impose physical limitations on other properties or uses in the area, and will not impose physical limitations on future use of neighboring vacant or underdeveloped properties as authorized by the underlying zoning classification.*

Continuation of the school operation with the library addition and 6 new on-site parking spaces and 12 new bike parking spaces will not impose physical limitations on the existing or future uses of other properties in the area because the library expansion is internally located, and accommodation of the current parking demand will be further improved.

Chapter 99 Procedures for Decision-Making: Quasi-Judicial

This chapter requires that the neighborhood is contacted and the proposed development discussed with any affected neighborhood for conditional use permits for developments over 1,500 square feet. A neighborhood meeting with the Robinwood Neighborhood Association was held on March 9, 2010. The meeting attendees had no objections or concerns about the proposed improvements.

An audio tape recording was not taken of the meeting by the district or the neighborhood. According to CDC Section 99.035 (C), which allows the Planning Director to waive submittal requirements, the district requests a waiver of the audio tape provision in CDC 99.038 (5) e. This agenda item involved the district explaining the proposal followed by no objections or conversation by the attendees. The district has reviewed the minutes and finds them to accurately describe this portion of the neighborhood association meeting.

DESIGN REVIEW CRITERIA

The Conditional Use requirements include compliance with Chapter 55 Design Review. Section 55.090(A) refers to specific portions of Section 55.100 that apply to Class I Design Review applications. During the pre-application meeting, all of the school improvements, including the parking lot, were discussed as one application. The size and scope meant it was a Class II Design Review. Subsequently, the district elected to divide the work into two separate projects and development applications. Because of the limited scope of the library expansion, it is a Class I Design Review.

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.

Section 55.090(A)(3) allows the planning staff to require the applicant to address additional criteria in Section 55.100. Because a specific list of additional criteria was not identified, the applicant elected to address all of the criteria in 55.100 that normally apply to a Class II Design Review.

55.100 Approval Standards - Class II Design Review

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

1. Chapter 33 - Storm Water Quality and Detention

The approval criteria in Section 33.040 identify a number of things that must be accomplished according to city requirements during construction. These requirements will be met in coordination with the district, Planning Director, and City Engineer.

2. Chapter 34, Accessory Structures

Not applicable - none proposed.

3. Chapter 38, Additional Yard Area Required

This chapter applies to buildings on streets with inadequate right-of-way widths. These standards are not applicable because all of the necessary street right-of-way and related improvements are provided.

4. Chapter 40, Building Height Limitations and Exceptions

Not applicable – the proposed addition will meet the 35-foot building height limitation of the R-10 Zone.

5. Chapter 42, Clear Vision Areas

The standards for clear vision areas adjacent to driveways will continue to be satisfied or exceeded. The proposed improvements are not near the driveway entrances and exits, retaining the required clear vision areas.

6. Chapter 44, Fences and Screening Outdoor Storage

Not applicable – the library addition will not have an effect on existing fences or storage.

7. Chapter 46, Off-Street Parking and Loading

Section 46.070 requires parking spaces to be no farther than 200 feet from building entrances. The existing parking layout was previously approved by the city. Parking will not be changed by this application. However, as explained above, the district added 6 new parking spaces last year as the first phase of improvements for the school.

Section 46.090 B. 6. contains parking requirements for a primary school. The parking was approved previously by the city and no changes to the design of the parking lot are proposed. Therefore, city standards will continue to be met with the exception of the variance for a non-conforming structure noted above.

Section 46.120 requires a 15-foot wide drive for loading and unloading passengers. This is not applicable because the current site layout and on-site circulation has been previously approved by the city, and no changes to the driveways are proposed.

Section 46.130 requires two loading spaces for the school (100,000+ sq. ft.). This is not applicable because the current site layout and loading has been previously approved by the city, and no changes are proposed.

Section 46.140 contains the design standards for parking areas. As noted above, the parking lot was previously approved by the city and will not be changed. The site plan complies with all of the relevant standards with the exception of the number of on-site spaces.

Section 46.150 A. and B. contain a variety of standards pertaining to parking lot design, pavement, pedestrian access, handicapped parking, and grades. No changes to these facilities, which have been previously approved by the city, are proposed, and these standards will continue to be satisfied.

Section 46.150 B. contains bicycle standards. As described above, the district proposes to significantly improve the bike parking by:

1. Retaining the existing 15 spaces on the west side of the building near the proposed amphitheater.
2. Providing 12 new bike parking spaces located under cover adjacent to the south classrooms.

8. Chapter 48, Access

Section 48.040 requires that service drives have a minimum width of 24 feet. The driveways will continue to have a minimum width of 24 feet.

Access drives in the parking area (*Section 48.020 F.*) will continue to meet code requirements.

Section 48.060 requires that the minimum/maximum curb cut should be 16-36 feet. The existing driveways will continue to be less than 36 feet.

9. Chapter 52, Signs

Not applicable because no new or amended signs are proposed.

10. Chapter 54, Landscaping

The landscaping plan to re-establish landscaping removed during construction will comply with the city's landscaping requirements. The approval criteria are satisfied as noted below:

Sections 54.020 A, B, and C encourage preservation of existing trees. No trees will be removed.

Section 54.020 D. does not apply because there are no heritage trees on the site.

Section 54.020 E. is satisfied because well over 20% of the site will be landscaped, and dimensional requirements for landscaped areas will continue to be met.

55.100 B. Relationship to the Natural and Physical Environment

Sections 55.100 B. 1. and 2. are not relevant because there are no heritage trees on the site.

Section 55.100 B. 3. is satisfied because grading will only involve the new library expansion, and the natural drainage pattern will not be altered. In addition, the storm water treatment was recently enhanced as part of the parking lot renovation to improve water quality.

Section 55.100 B. 4. is satisfied because the property is geologically stable. Furthermore, the existing school building will not be significantly modified.

Section 55.100 B. 5. is satisfied because the school building will not be significantly altered, and the current building setbacks will be retained.

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

- a. The architectural design for the addition will be consistent with the architectural style of the existing building.
- b/c. The proposed design is compatible with the natural environment because only a minimum amount of area will be used for the addition. The proposed addition to Cedaroak Primary School is located internally between two existing wings of the facility. The proposed library addition effectively complements the existing structure by using consistent rhythm of windows, rooflines, building lines, material, and colors as the existing primary school.
- d. The site size and the addition location are sufficient to displace any contrasting architectural styles that the proposed building might add to the surrounding area. As illustrated in the plan sheets, the addition is located in the approximate center of the site with the existing school building on three sides.
- e. The human scale of the proposed building is represented in the design approach, which is consistent with the existing building design.
- f. The criterion related to windows applies only to commercial and office buildings, not school structures.
- g. The addition will feature finish materials, which are the same or similar to existing building materials. The window wall and clerestory windows will provide natural daylight into the new library as well as a visual connection to the surrounding landscaped areas.
- h. Climatic concerns are considered in the proposed building designs due to the public use associated with school buildings. The new addition will meet all current energy efficiency standards.
- i. The proposed site plan is consistent with the city of West Linn's vision statement to provide safe and attractive pedestrian-friendly site and building environments. The design of the addition and its internal location on the site will maintain the current pedestrian-friendly character of the neighborhood.

Section 55.100 B. 7. is not relevant because the library addition will not increase the enrollment capacity or staffing needs for the school. No traffic impact will be caused by the addition.

C. Compatibility Between Adjoining Uses, Buffering and Screening

The building entry and operation of the school will not be changed by the addition.

D. Privacy and Noise

School activities and associated noise will not be affected by this proposal.

E. Private Outdoor Area

This is not applicable because it applies only to multi-family residential development.

F. Shared Outdoor Recreation Areas

This is not applicable because it applies only to multi-family residential development.

G. Demarcation of Public, Semi-Public and Private Spaces

The operation and main entry for the school will not be amended.

H. Public Transit

This is not relevant because public transit service is not available or planned adjacent to the site. The nearest transit is approximately 1/3-mile to the west on Willamette Drive.

I. Public Facilities

The proposed addition will slightly increase the stormwater runoff rate. However, a rain garden is being added per the City of Portland Stormwater Management Manual to account for the required detention and water quality. This system will minimize the impact to the downstream system.

J. Crime Prevention and Safety/Defensible Space

Access, building entrance locations, and existing lighting will not be affected by the library addition. The windows on the library addition will retain visibility of the adjacent yard area.

K. Provisions for Persons with Disabilities

City code criteria and ADA requirements will be satisfied during the final building and facility design for the addition and remodeling work.

L. Signs

Not applicable because new signs or sign modifications are not proposed.

M. Utilities

The addition and other remodeling will not require any change to the existing utility services for the school.

N. Wireless Communication Facilities

This is not relevant because no wireless communication facilities are proposed.

O. Refuse and Recycling Standards

This is not relevant because the district does not propose to change the existing refuse and recycling facilities. The addition will not change the volume of type of refuse or recyclable material generated.

CONCLUSION

The proposed library expansion and other building remodeling satisfy all the relevant criteria as demonstrated above.

CEDAROAK PARK PRIMARY SCHOOL ADDITION/REMODEL

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CONTENTS

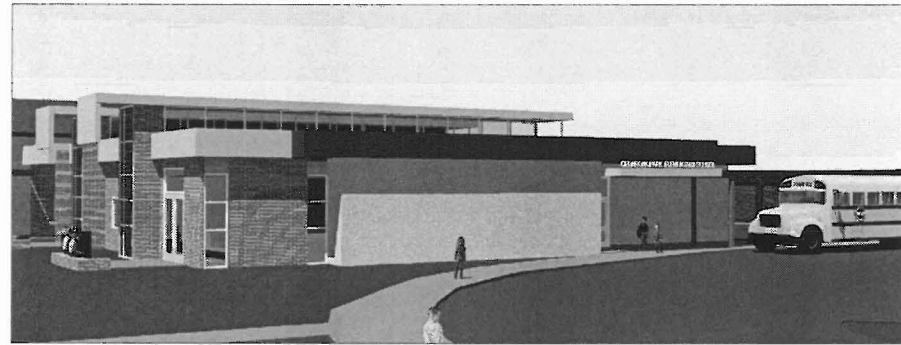
civil	landscape	architectural
C100 Existing Conditions	L1.0 Landscape Plan	A2.00 Overall Floor Plan
C101 Utility Plan		A2.01 Existing & Proposed Floor Plan
C102 Site Demo Plan and Details		A3.01 Existing & Proposed Exterior Elevations

Site Information

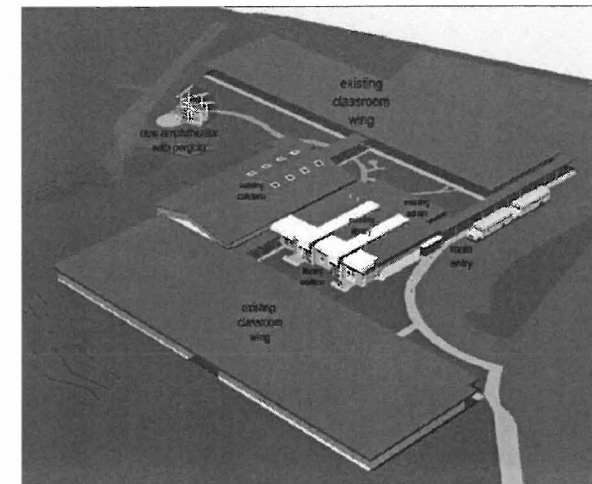
Project Address 4515 Cedar Oak Drive, West Linn, OR 97068
Site Area 11.19 acres
Parcel # 00371859
Map # (TLNO) 21E 24BA 01800
Zoning R-10
Urban Growth Area In
City West Linn

Project Scope of Work

- Interior remodel and a 1,137 sf building addition;
- Replacement of windows at administration;
- Amphitheater and Pergola (Pergola is an additive alternate);
- New landscaping.



Proposed Library



Proposed Library

ARCHITECTURAL ABBREVIATIONS

Z AND	EA EACH	GA GALV	GA GAUGE	NA NOT APPLICABLE	T TEMPERED GLAZING
AB ANCHOR BOLT	EF EXHAUST FAN	GB GRAB BAR	GC GALVANIZED	NIC NOT IN CONTRACT	TC TOP OF CURB
ACT ACOUSTICAL CEILING TILE	EJ EXPANSION JOINT	GC GRAB BAR	GB GRAB BAR	NOM NOMINAL	TEL TELEPHONE
ADD ADDENDUM	EL ELEVATION	GC GENERAL CONTRACTOR	GL GLASS	NS NELSON STUD	T&G TONGUE AND GROOVE
A.F.F. ABOVE FINISH FLOOR	ELEC ELECTRICAL	GL GLASS	GND GROUND	NTS NOT TO SCALE	TK THICK
ALS AREA LIGHT STANDARD	E.O.S. EDGE OF SLAB	GND GROUND	GYP GYPSUM VENEER PLASTER	OA OVERALL	TJ TOOL JOINT
ALUM ALUMINUM	ENGR ENGINEER	GYP GYPSUM VENEER PLASTER	OS OUTSIDE	OC ON CENTER	TIP TOP OF PAVEMENT
ANOD ANODIZED	EQ ELECTRICAL PANEL	GWB GYPSUM WALL BOARD	OS OUTSIDE	OD OUTSIDE DIAMETER	TYP TYPICAL
	EQ EQUIPMENT		OS OUTSIDE	OD OUTSIDE DIAMETER	TOD TOP OF (MATERIAL)
BC BOTTOM OF CURB	ES EACH SIDE	HC HOSE BIB	OH OVERHEAD	UNFIN UNFINISHED	
BD BOARD	EW EACH WAY	HW HARDWARE	OPN OPENING	UNO UNLESS NOTED OTHERWISE	
BLDG BUILDING	EXST EXISTING	HM HOLLOW METAL	OPN OPENING		
BLKG BLOCKING	(E) EXISTING	HW HOT WATER	OS OUTSIDE		
B.M. BENCH MARK	EXP EXPANSION	HW HEATING, VENTILATION AND AIR CONDITIONING	PIP POURED IN PLACE	VB VAPOR BARRIER	VERT VERTICAL
BM BEAM	EXT EXTERIOR		PL PLASTER	VF VESTIBULE	VFY VERIFY
BOT BOTTOM	FA FIRE ALARM	INSUL INSULATION	PL PROPERTY LINE	W WITH	
BTU BRITISH THERMAL UNIT	INT INT	INT INTERIOR	PL PLYWOOD	WC WATER CLOSET	
BTWN BETWEEN	FBO FURNISHED BY OTHERS		P.P. PER SQUARE FOOT	WF WIDE FLANGE	
	FDN FOUNDATION	JAN JANITOR	P.T. PRESSURE TREATED	WG WIRE GLASS	
COR C CHANNEL	FE FIRE EXTINGUISHER	JT JOINT	PVMT PAVEMENT	WH WATER HEATER	
CB CATCH BASIN	FE FIRE EXTINGUISHER CABINET	JST JOIST		WIO WITHOUT	
CCTV CLOSED CIRCUIT TV	FF FINISH FLOOR	L LENGTH	R. RADIUS	WIP WATERPROOFING	
CG CORNER GUARD	FF FINISH FLOOR ELEVATION	LAV LAVATORY	R.D. ROOF DRAIN	WT WEIGHT	
CLG CEILING	FIN FINISH	LB LAG BOLT	REF REFERENCE		
CLF CLEAR	FL FLOOR	LKR LOCKER	REFR REFRIGERATOR		
CJ CONTROL JOINT	FO FACE OF CONCRETE	LS LANDSCAPING	REQD REQUIRED		
CMU CONCRETE MASONRY UNIT	FOC FACE OF CONCRETE	LVR LOUVER	REV REVISE OR REVISION		
CONT CONTINUOUS	FOF FACE OF FINISH	MATL MATERIAL	RM ROOM		
CORR CORR	FOM FACE OF MASONRY	MAX MAXIMUM	R.O. ROOM OPENING		
CSJ CONSTRUCTION JOINT	FOS FACE OF STUD	MED MEDIUM	RPC REFLECTED CEILING PLAN		
CSMT CASEMENT	FOIC FURNISHED BY OWNER INSTALLED	MEZ MEZZANINE			
CT CERAMIC TILE	FOIO FURNISHED BY OWNER INSTALLED	MFR MANUFACTURER			
CTR CENTERLINE	FRG FIRE RETARDANT TREATED	MTD MOUNTED			
	FLUR FURRING	MTL METAL			
DBL DOUBLE					
DTL DETAIL					
DF DRINKING FOUNTAIN					
DIA DIAMETER					
DIAG DIAGONAL					
DIM DIMENSION					
DISP DISPENSER					
DN DOWN					
DP DAMPROOFING					
DR DOOR					
DS DOWN SPOUT					
DT DRAIN TILE					
DWG DRAWING					

ARCHITECTURAL SYMBOLS

	DRAWING ORIENTATION NORTH		GRID LINE
	SCIENCE CLASSROOM [A120]		DRAWING NUMBER
	ROOM NAME & NUMBER		BUILDING SECTION
	DOOR OR WINDOW TYPE		SHEET NUMBER
	KEYNOTE REFERENCE		WALL SECTION
	CEILING PLANE HEIGHT - ALL REFERENCES TO FINISH FLOOR ELEVATION		DRAWING NUMBER
	INTERIOR FINISH TYPE		DRAWING NUMBER
	HORIZONTAL ELEVATION PLANE HEIGHT - ALL REFERENCES TO F.F.E.		DRAWING NUMBER
	SPOT ELEVATION - ALL REFERENCES TO F.F.E.		DETAIL NUMBER
	WALL TYPE WITH RATING WHERE APPLICABLE		DETAIL
	DOOR NUMBER - SEE DOOR SCHEDULE		SHEET NUMBER
	RELITE NUMBER - SEE RELITE SCHEDULE		REVISION CLOUD

VICINITY MAP



CEDAROAK PARK PRIMARY SCHOOL ADDITION/REMODEL
 CLASS I DESIGN REVIEW APPLICATION
 march 10, 2010
 project # 09003

CONDITIONAL USE/ CLASS I DESIGN REVIEW



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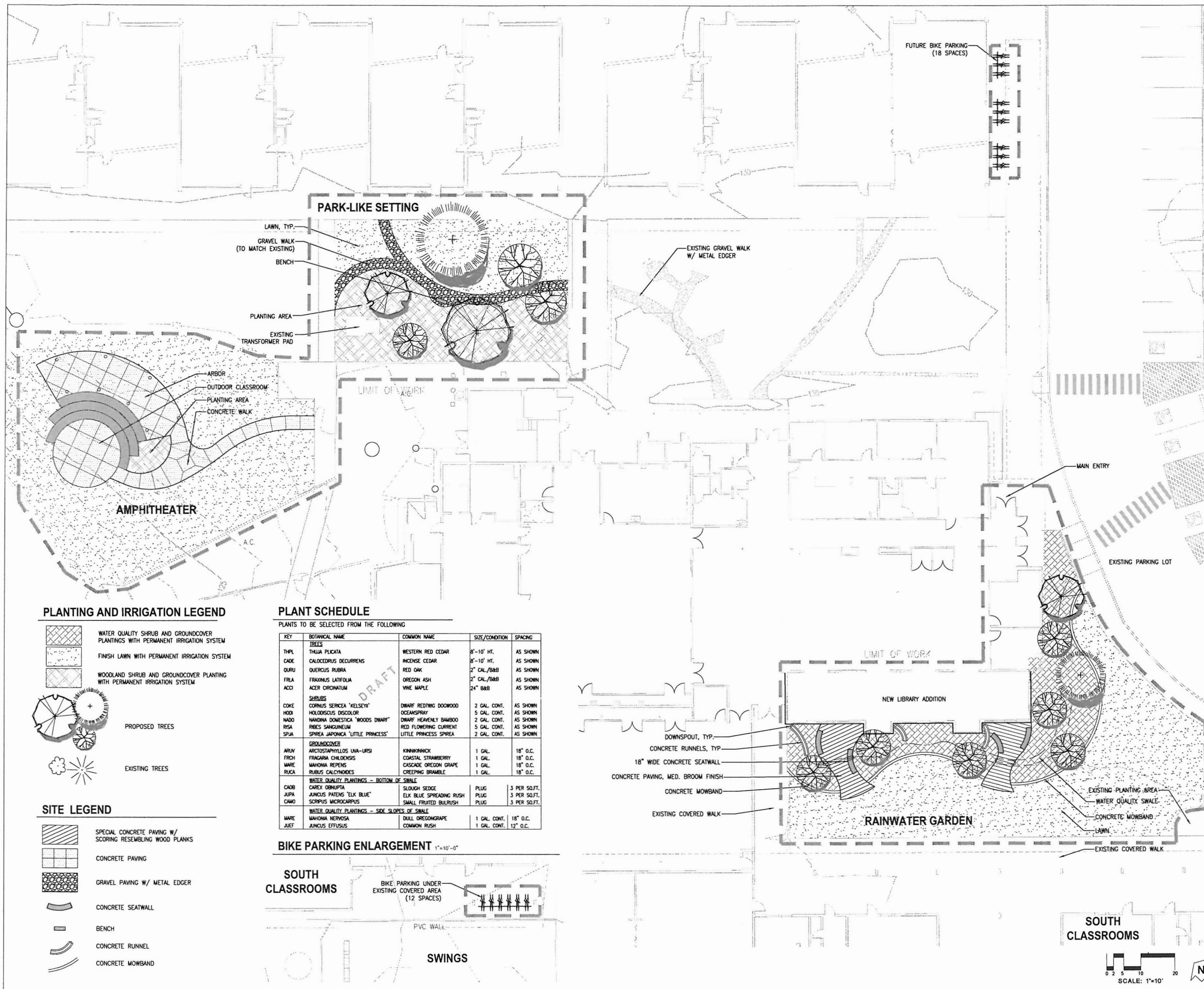
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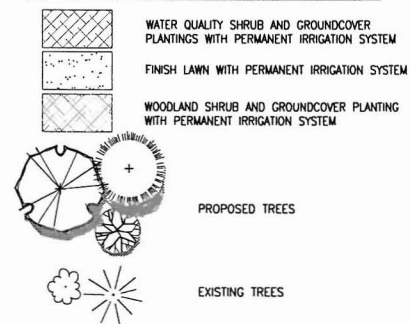
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project # | 09003
LANDSCAPE PLAN

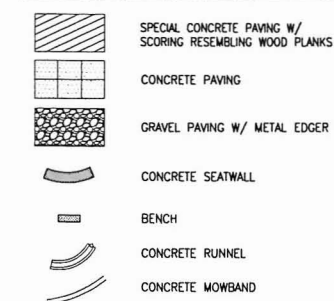
L1.0



PLANTING AND IRRIGATION LEGEND



SITE LEGEND

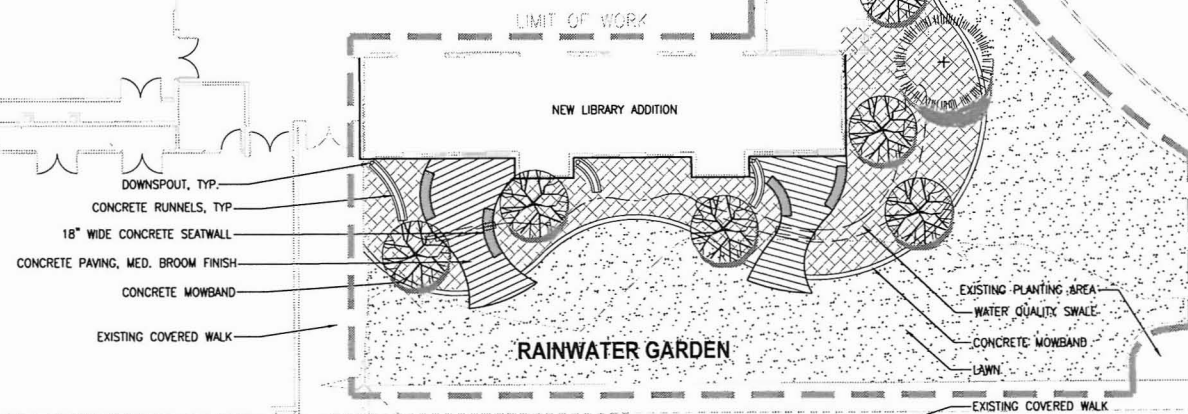
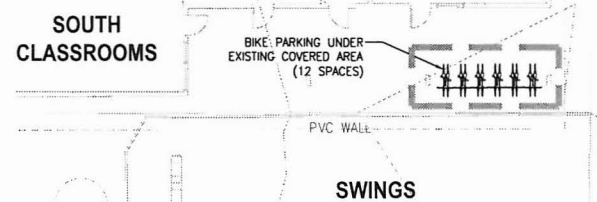


PLANT SCHEDULE

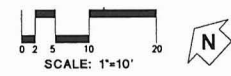
PLANTS TO BE SELECTED FROM THE FOLLOWING

KEY	BOTANICAL NAME	COMMON NAME	SIZE/CONDITION	SPACING
TREES				
THPL	THUJA PLICATA	WESTERN RED CEDAR	8'-10' HT.	AS SHOWN
CADE	CALOCEDRUS DECURRENS	INCENSE CEDAR	8'-10' HT.	AS SHOWN
QURU	QUERCUS RUBRA	RED OAK	2" CAL./B&B	AS SHOWN
FRLA	FRAXINUS LATIFOLIA	OREGON ASH	2" CAL./B&B	AS SHOWN
ACCI	ACER CIRCINATUM	WINE MAPLE	24" B&B	AS SHOWN
SHRUBS				
COKE	CORNUS SERICEA 'KELSEY'	DWARF REDTINE DOGWOOD	2 GAL. CONT.	AS SHOWN
HODI	HOLIDAYS DISCOLOR	OCEANSPRAY	5 GAL. CONT.	AS SHOWN
HADO	NANDINA DOMESTICA 'WOODS DWARF'	DWARF HEAVENLY BAMBOO	2 GAL. CONT.	AS SHOWN
RISA	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL. CONT.	AS SHOWN
SPJA	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	2 GAL. CONT.	AS SHOWN
GROUNDCOVER				
ARUV	ARCTOSTAPHYLOS UVA-URSI	KINKKONICK	1 GAL.	18" O.C.
FROH	FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	1 GAL.	18" O.C.
WARE	MAHONIA REPENS	CASCADE OREGON GRAPE	1 GAL.	18" O.C.
RUCA	RUBUS CALYNOIDES	CREeping BRAMBLE	1 GAL.	18" O.C.
WATER QUALITY PLANTINGS - BOTTOM OF SWALE				
CAOB	CAREX OBNOBITA	SLOUGH SEDGE	PLUG	3 PER 50 FT.
JUPA	JUNCUS PATENS 'ELK BLUE'	ELK BLUE SPREADING RUSH	PLUG	3 PER 50 FT.
CAHO	SCORPUS MICROCARPUS	SMALL FRUITED BULRUSH	PLUG	3 PER 50 FT.
WATER QUALITY PLANTINGS - SIDE SLOPES OF SWALE				
WARE	MAHONIA NERVOSEA	DULL OREGONGRAPE	1 GAL. CONT.	18" O.C.
JUEF	JUNCUS EFFUSUS	COMMON RUSH	1 GAL. CONT.	12" O.C.

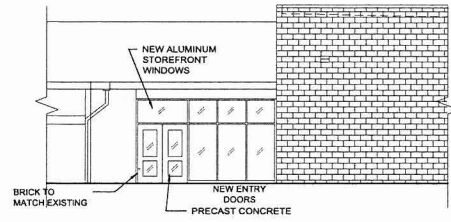
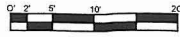
BIKE PARKING ENLARGEMENT 1"=10'-0"



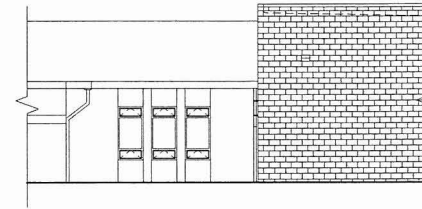
SOUTH CLASSROOMS



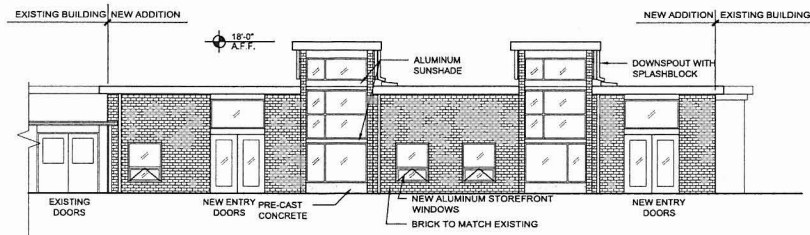
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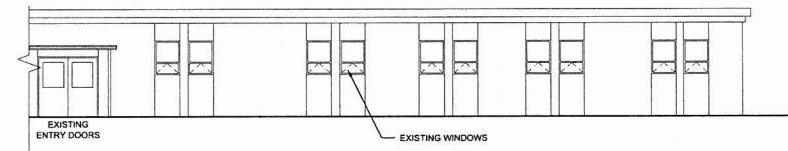
PROPOSED WEST ELEVATION 8
SCALE: 1/8"=1'-0"



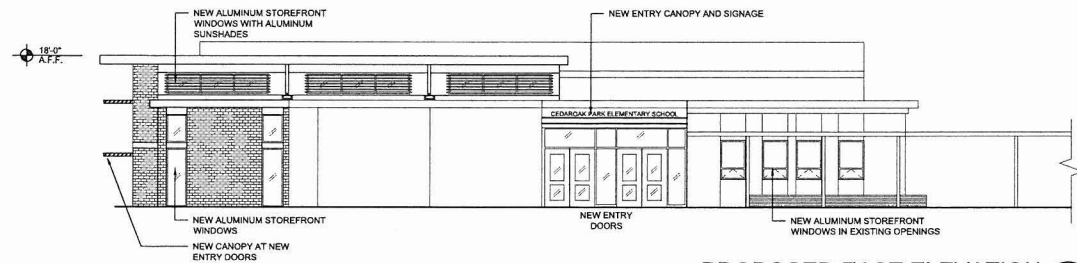
EXISTING WEST ELEVATION 7
SCALE: 1/8"=1'-0"



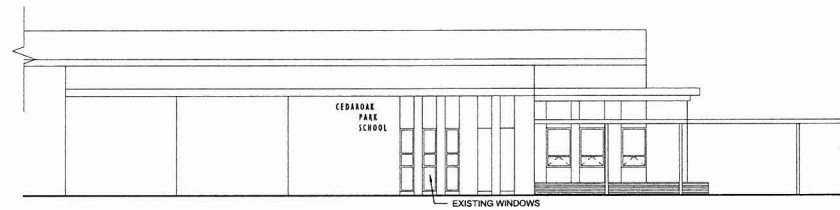
PROPOSED SOUTH ELEVATION 6
SCALE: 1/8"=1'-0"



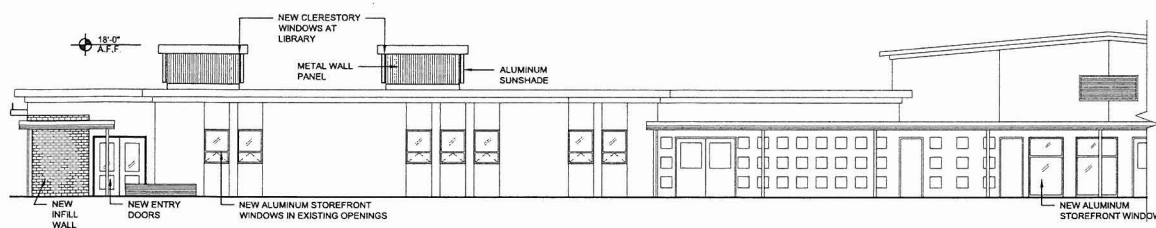
EXISTING SOUTH ELEVATION 5
SCALE: 1/8"=1'-0"



PROPOSED EAST ELEVATION 4
SCALE: 1/8"=1'-0"



EXISTING EAST ELEVATION 3
SCALE: 1/8"=1'-0"



PROPOSED NORTH ELEVATION 2
SCALE: 1/8"=1'-0"



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



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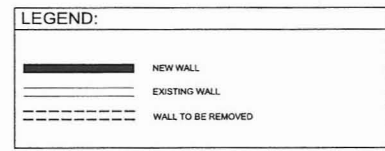
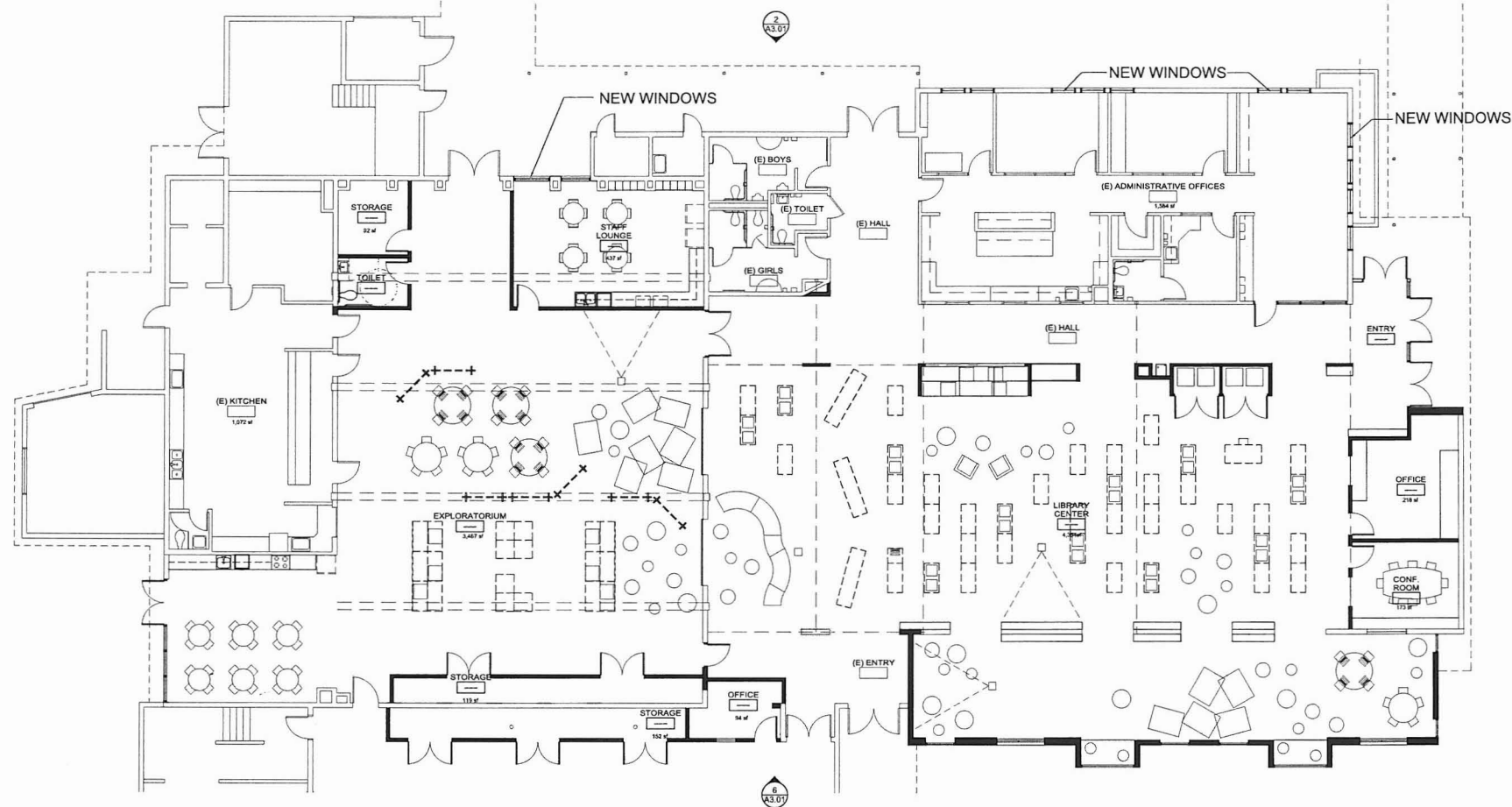
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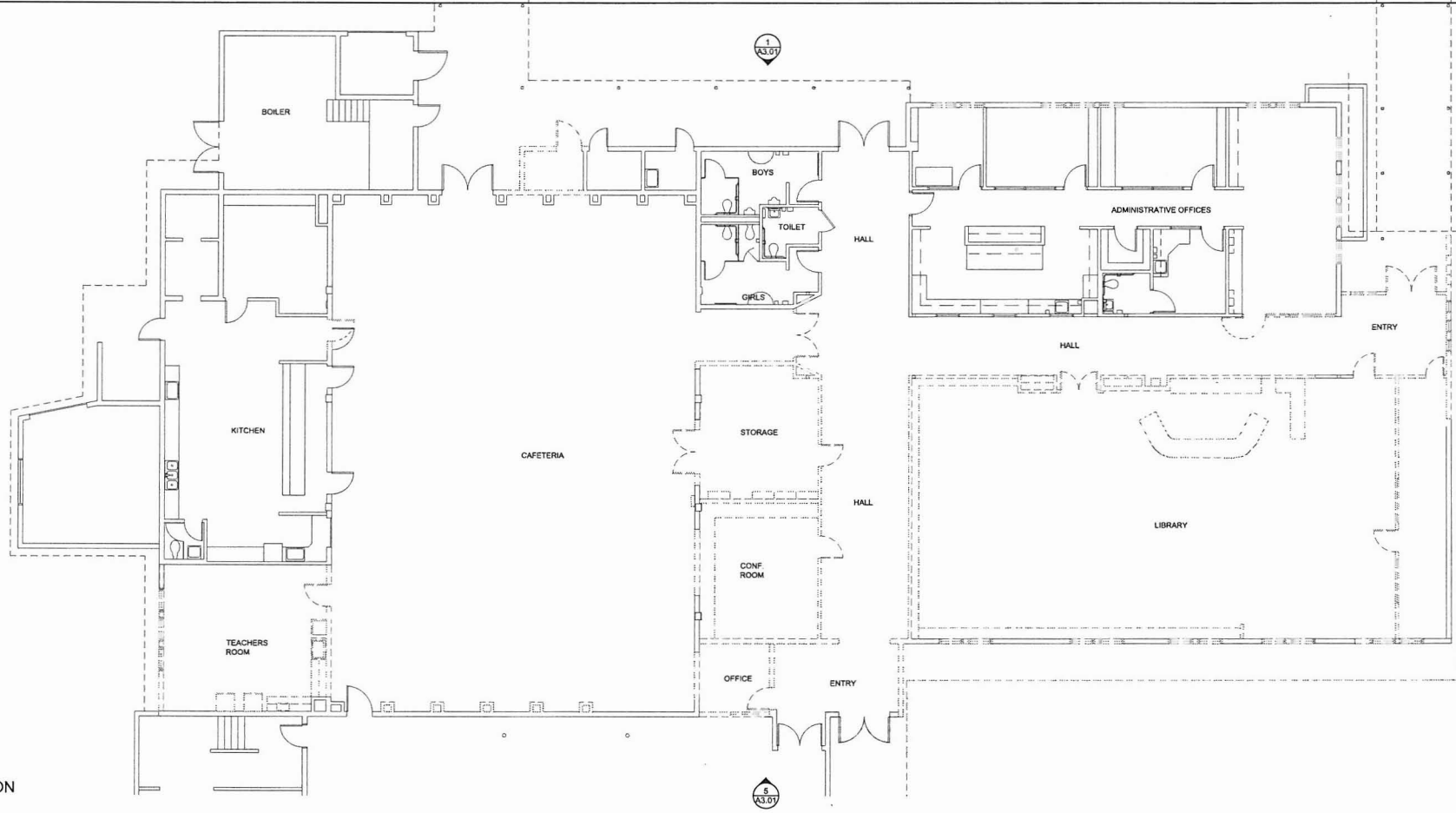
project # 09003

exterior elevations

A3.01



PROPOSED FLOOR PLAN 2
SCALE: 1/8"=1'-0"



EXISTING FLOOR PLAN 1
SCALE: 1/8"=1'-0"



0' 5' 10' 20'
NOT FOR CONSTRUCTION



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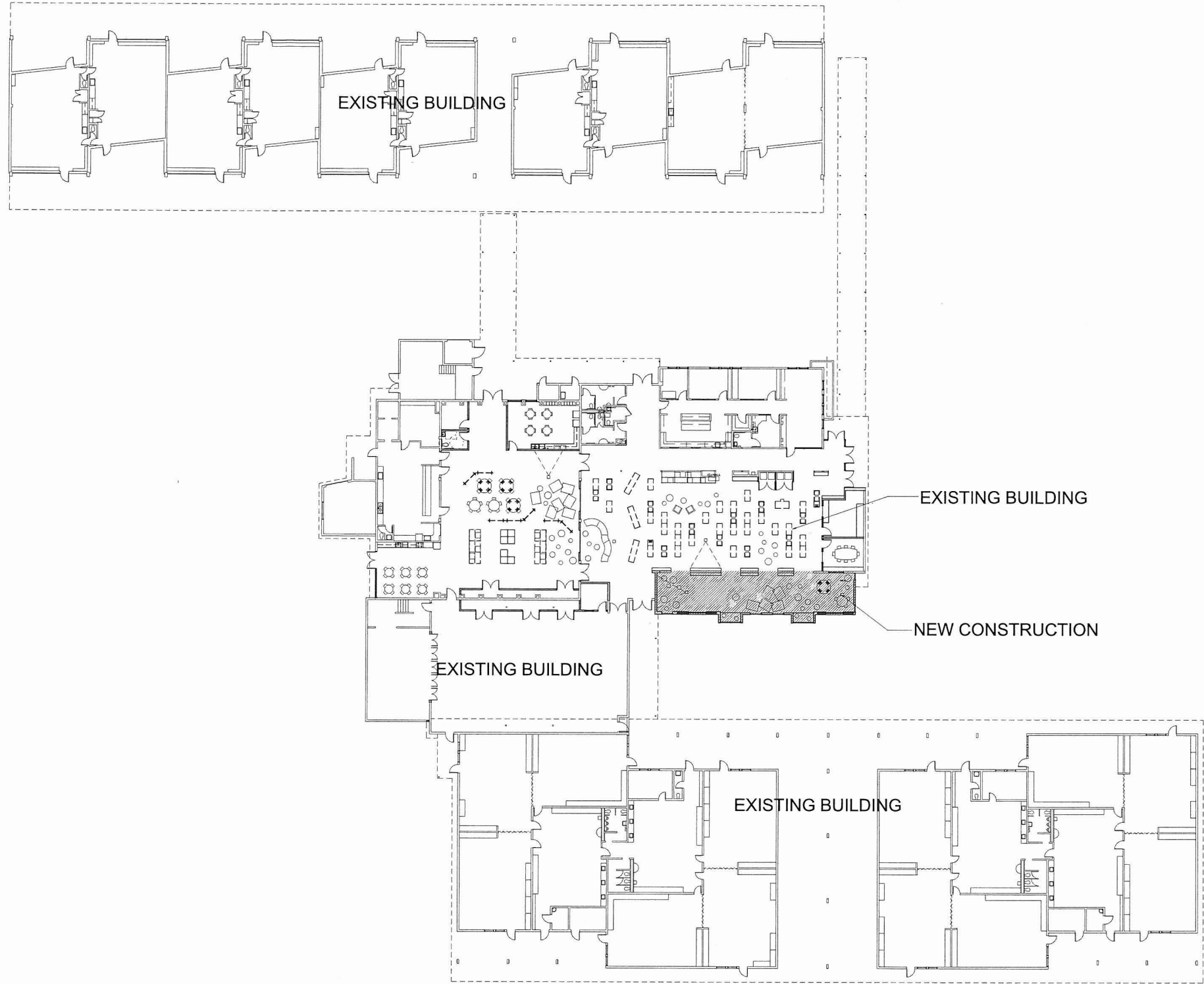
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existing and proposed floor plans

A2.01



0' 2' 4' 6' 8' 10' 12' 14' 16' 18' 20' 22' 24' 26' 28' 30'

NOT FOR CONSTRUCTION

OVERALL PLAN
SCALE: 1/16"=1'-0"



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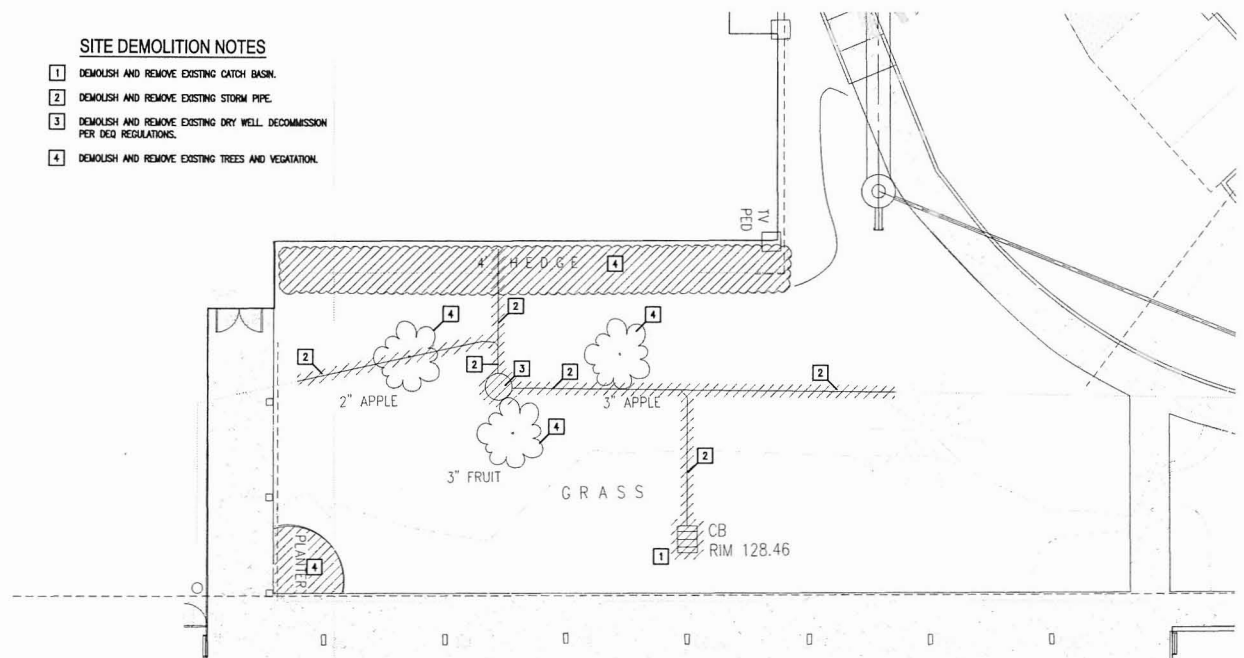
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date	03/10/10
revisions	

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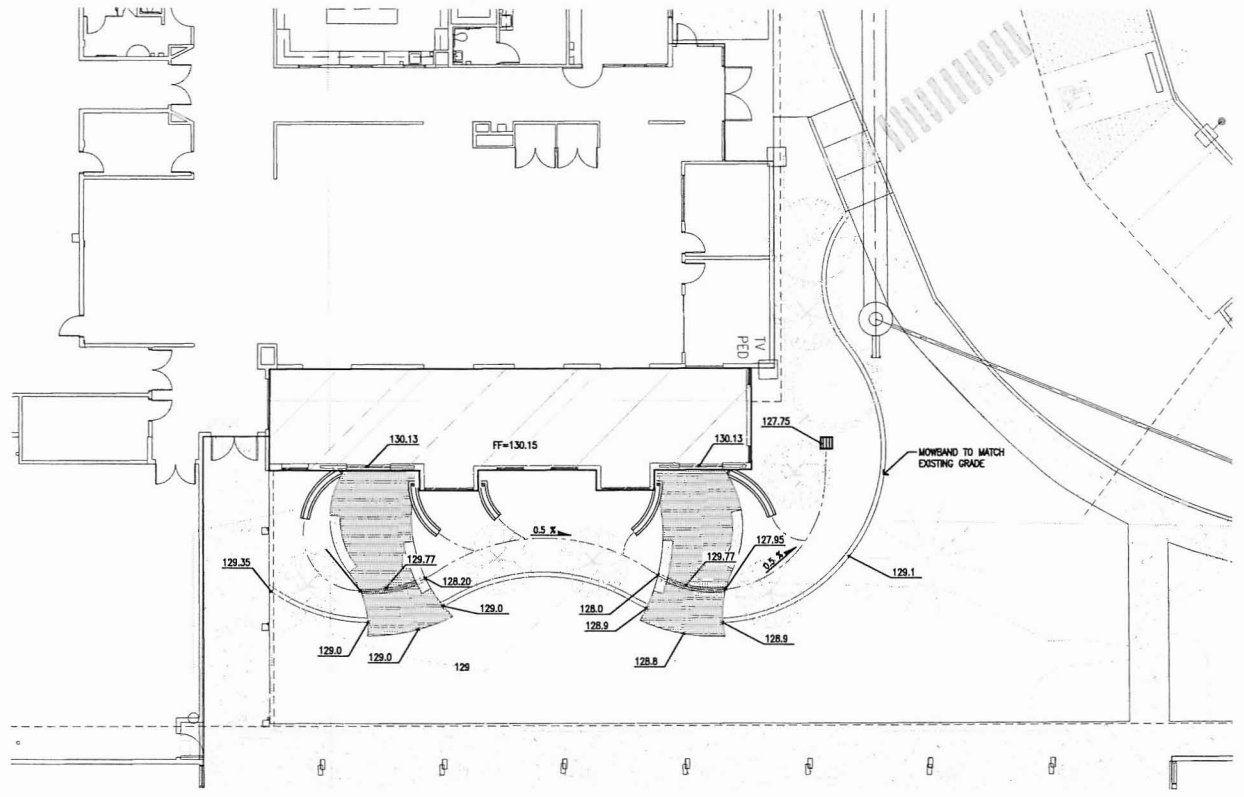
overall plan
A2.00

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- SITE DEMOLITION NOTES**
- 1 DEMOLISH AND REMOVE EXISTING CATCH BASIN.
 - 2 DEMOLISH AND REMOVE EXISTING STORM PIPE.
 - 3 DEMOLISH AND REMOVE EXISTING DRY WELL. DECOMMISSION PER DEQ REGULATIONS.
 - 4 DEMOLISH AND REMOVE EXISTING TREES AND VEGETATION.



1 DEMO PLAN
C101/C101 SCALE: 1"=10'-0" N



2 GRADING PLAN
C101/C101 SCALE: 1"=10'-0" N

1" = 20'-0" 20' 0 20' 40' 60'



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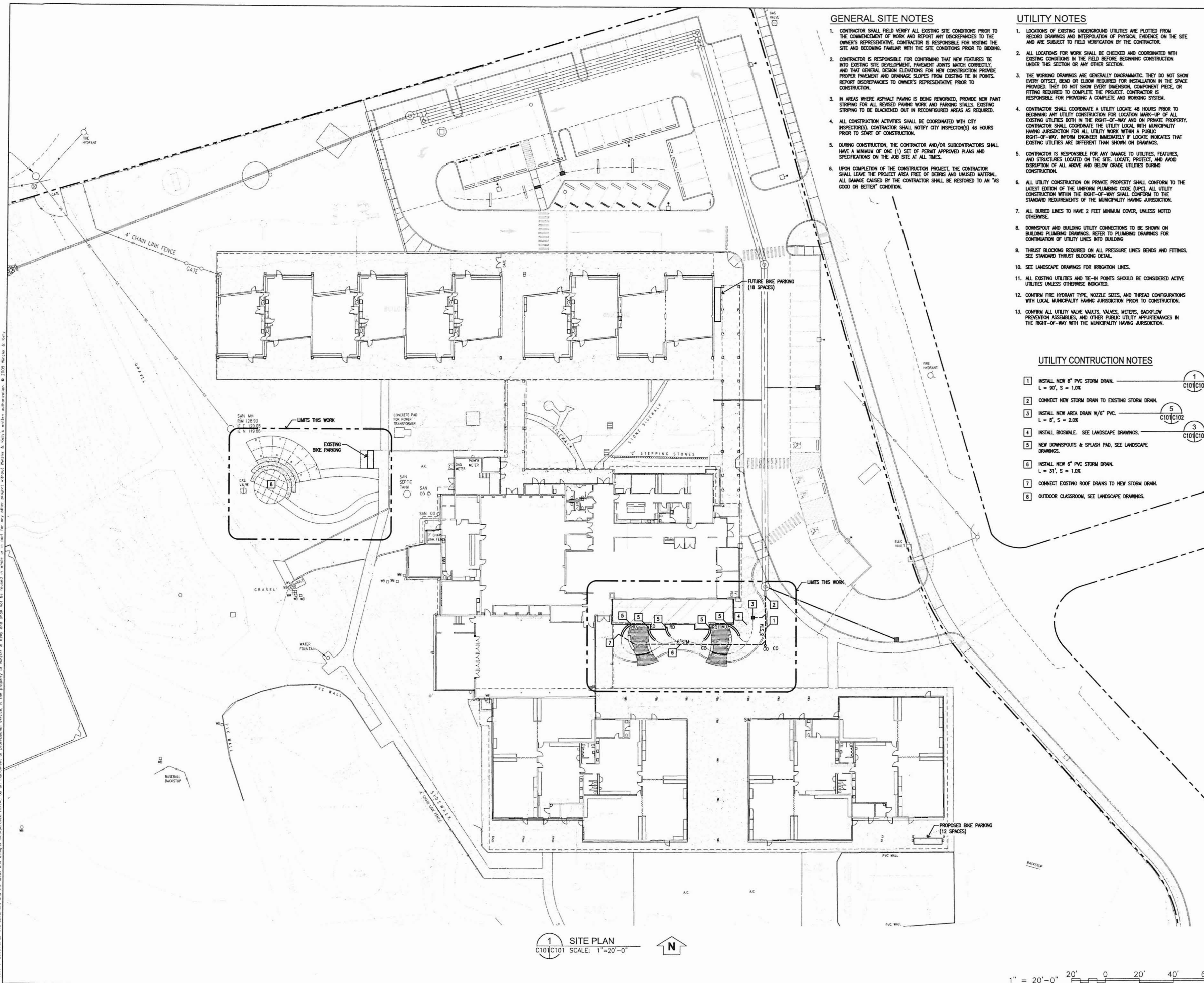
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DEMO AND GRADING PLANS

C1.02

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GENERAL SITE NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE. CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND BECOMING FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING.
2. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THAT NEW FEATURES FIT INTO EXISTING SITE DEVELOPMENT, PAVEMENT JOINTS MATCH CORRECTLY, AND THAT GENERAL DESIGN ELEVATIONS FOR NEW CONSTRUCTION PROVIDE PROPER PAVEMENT AND DRAINAGE SLOPES FROM EXISTING TIE IN POINTS. REPORT DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
3. IN AREAS WHERE ASPHALT PAVING IS BEING REMOVED, PROVIDE NEW PAINT STRIPING FOR ALL REVERSED PAVING WORK AND PARKING STALLS. EXISTING STRIPING TO BE BLACKED OUT IN RECONFIGURED AREAS AS REQUIRED.
4. ALL CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH CITY INSPECTOR(S). CONTRACTOR SHALL NOTIFY CITY INSPECTOR(S) 48 HOURS PRIOR TO START OF CONSTRUCTION.
5. DURING CONSTRUCTION, THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL HAVE A MINIMUM OF ONE (1) SET OF PERMIT APPROVED PLANS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
6. UPON COMPLETION OF THE CONSTRUCTION PROJECT, THE CONTRACTOR SHALL LEAVE THE PROJECT AREA FREE OF DEBRIS AND UNUSED MATERIAL. ALL DAMAGE CAUSED BY THE CONTRACTOR SHALL BE RESTORED TO AN "AS GOOD OR BETTER" CONDITION.

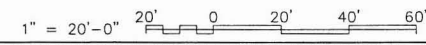
UTILITY NOTES

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE PLOTTED FROM RECORD DRAWINGS AND INTERPOLATION OF PHYSICAL EVIDENCE ON THE SITE AND ARE SUBJECT TO FIELD VERIFICATION BY THE CONTRACTOR.
2. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION UNDER THIS SECTION OR ANY OTHER SECTION.
3. THE WORKING DRAWINGS ARE GENERALLY DIAGNOSTIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, OR FITTING REQUIRED TO COMPLETE THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A COMPLETE AND WORKING SYSTEM.
4. CONTRACTOR SHALL COORDINATE A UTILITY LOCATE 48 HOURS PRIOR TO BEGINNING ANY UTILITY CONSTRUCTION. FOR LOCATION MARK-UP OF ALL EXISTING UTILITIES BOTH IN THE RIGHT-OF-WAY AND ON PRIVATE PROPERTY, CONTRACTOR SHALL COORDINATE THE UTILITY LOCAL WITH MUNICIPALITY HAVING JURISDICTION FOR ALL UTILITY WORK WITHIN A PUBLIC RIGHT-OF-WAY. INFORM ENGINEER IMMEDIATELY IF LOCATE INDICATES THAT EXISTING UTILITIES ARE DIFFERENT THAN SHOWN ON DRAWINGS.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES, FEATURES, AND STRUCTURES LOCATED ON THE SITE. LOCATE, PROTECT, AND AVOID DISRUPTION OF ALL ABOVE AND BELOW GRADE UTILITIES DURING CONSTRUCTION.
6. ALL UTILITY CONSTRUCTION ON PRIVATE PROPERTY SHALL CONFORM TO THE LATEST EDITION OF THE UNIFORM PLUMBING CODE (UPC). ALL UTILITY CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE STANDARD REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION.
7. ALL BURIED LINES TO HAVE 2 FEET MINIMUM COVER, UNLESS NOTED OTHERWISE.
8. DOWNSPOUT AND BUILDING UTILITY CONNECTIONS TO BE SHOWN ON BUILDING PLUMBING DRAWINGS. REFER TO PLUMBING DRAWINGS FOR CONTINUATION OF UTILITY LINES INTO BUILDING.
9. THRUST BLOCKING REQUIRED ON ALL PRESSURE LINES BENDS AND FITTINGS. SEE STANDARD THRUST BLOCKING DETAIL.
10. SEE LANDSCAPE DRAWINGS FOR IRRIGATION LINES.
11. ALL EXISTING UTILITIES AND TIE-IN POINTS SHOULD BE CONSIDERED ACTIVE UTILITIES UNLESS OTHERWISE INDICATED.
12. CONFIRM FIRE HYDRANT TYPE, NOZZLE SIZES, AND THREAD CONFIGURATIONS WITH LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO CONSTRUCTION.
13. CONFIRM ALL UTILITY VALVE VAULTS, VALVES, METERS, BACKFLOW PREVENTION ASSEMBLIES, AND OTHER PUBLIC UTILITY APPURTENANCES IN THE RIGHT-OF-WAY WITH THE MUNICIPALITY HAVING JURISDICTION.

UTILITY CONSTRUCTION NOTES

1. INSTALL NEW 8" PVC STORM DRAIN. L = 90', S = 1.0% 1
2. CONNECT NEW STORM DRAIN TO EXISTING STORM DRAIN. 2
3. INSTALL NEW AREA DRAIN W/6" PVC. L = 8', S = 2.0% 3
4. INSTALL BIOSWALE. SEE LANDSCAPE DRAWINGS. 4
5. NEW DOWNSPOUTS & SPLASH PAD, SEE LANDSCAPE DRAWINGS. 5
6. INSTALL NEW 6" PVC STORM DRAIN. L = 31', S = 1.0% 6
7. CONNECT EXISTING ROOF DRAINS TO NEW STORM DRAIN. 7
8. OUTDOOR CLASSROOM, SEE LANDSCAPE DRAWINGS. 8

1 SITE PLAN
C101C101 SCALE: 1"=20'-0"



lowa

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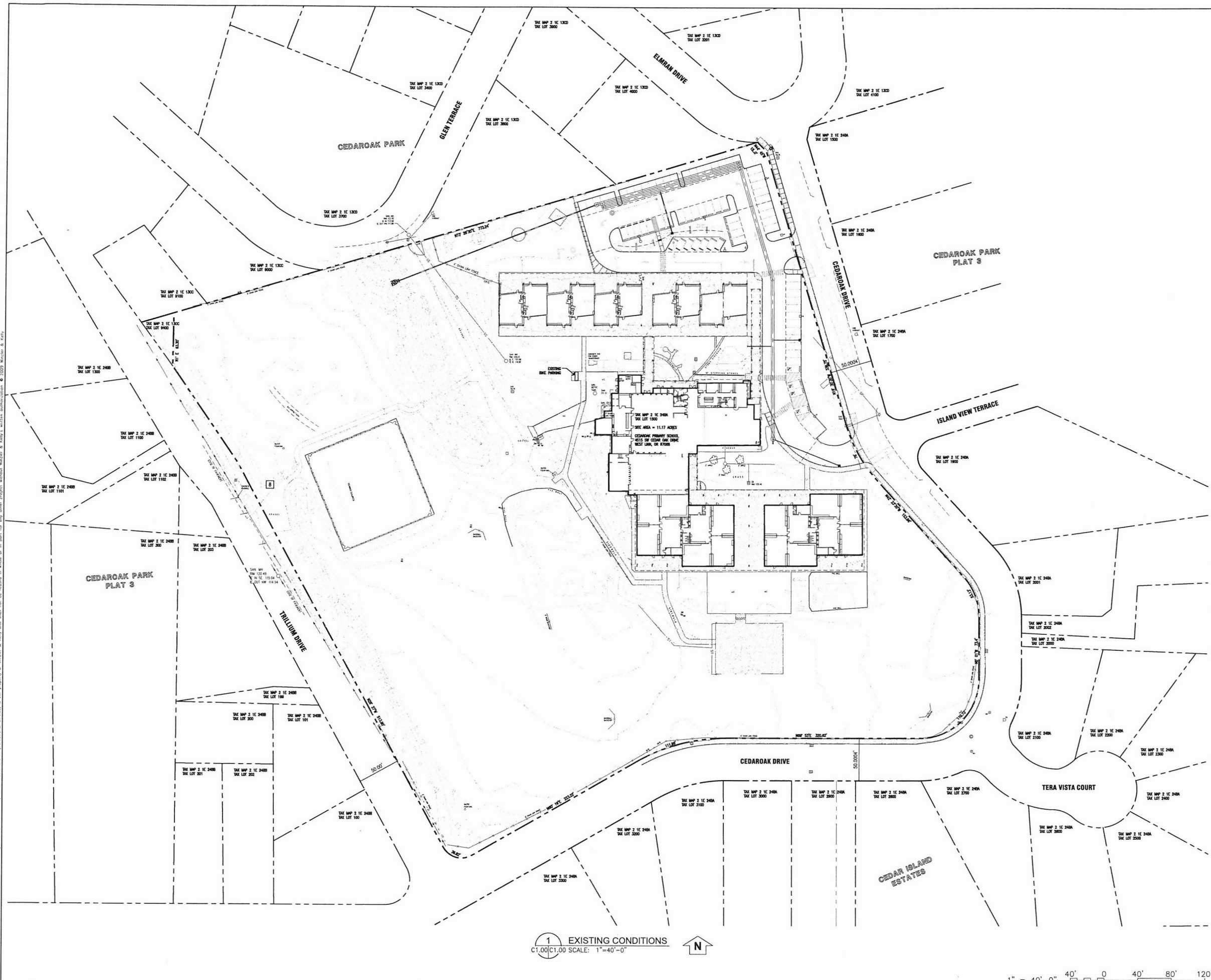
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date	04/16/2010
revisions	

project # | 09003

UTILITY PLAN

C1.01

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1 EXISTING CONDITIONS
C1.00/C1.00 SCALE: 1"=40'-0"

1" = 40'-0" 40' 0 40' 80' 120'



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phase	conditional use/
	class 1 design rev.
date	04/16/2010
revisions	

project # | 09003

EXISTING CONDITIONS

C1.00

