

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Peter Spir</i>	PROJECT NO(S). <i>DR-12-13</i>	
NON-REFUNDABLE FEE(S) <i>\$300 unsp</i>	REFUNDABLE DEPOSIT(S) <i>\$1050-</i>	TOTAL <i>\$1350-</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.

Site Location/Address: 2100 8TH COURT, WEST LINN, OR 97068	Assessor's Map No.: 01680345
	Tax Lot(s): 21E35D 00901
	Total Land Area: 0.75 Acres

Brief Description of Proposal: CONSTRUCT A SIDE BY SIDE DRIVE-THRU AT EXISTING RESTAURANT. RELOCATION OF TRASH CORRAL IS REQUIRED AS IS MOVING GAS METER

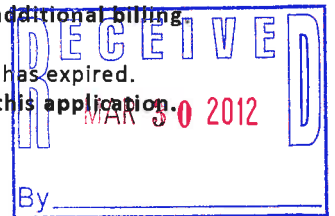
Applicant Name: MINDY MAYER <small>(please print)</small>	Phone: (503) 685-5002
Address: 8655 SW CITIZENS DRIVE #201	Email: Mindy.Mayer@partners.mcd.com
City State Zip: WILSONVILLE, OR 97070	

Owner Name (required): MCDONALD'S CORPORATION <small>(please print)</small>	Phone: (800) 244-6227
Address: ONE MCDONALD'S PLAZA	Email:
City State Zip: OAK BROOK, IL 60523	

Consultant Name: STANTEC ARCHITECTURE, INC. <small>(please print)</small>	Phone: (425) 298-1066
Address: 12034 134 TH COURT NE, SUITE 102	Email: John.Llacuna@stantec.com
City State Zip: REDMOND, WA 98052	

- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- 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.

[Signature] 3/27/2012 *[Signature]* 3/27/2012
Applicant's signature Date Owner's signature (required) Date

Transmittal



Stantec

Stantec Architecture Inc.
12034 - 134th Court Northeast Suite 102
Redmond WA 98052
Tel: (425) 298-1000
Fax: (425) 298-1019

To: Peter Spir
Planning and Development

From: John Llacuna

Company: City of West Linn For Your Information
Address: 22500 Salamo Road For Your Approval
#1000 For Your Review
West Linn, OR 97068 As Requested

Phone: (503) 656-4211
Date: March 28, 2012
File: 2007041070 Task:200.000
Delivery: Fed Ex

Reference: Development Review Application – McDonald’s – 2100 8th Court

Attachment:

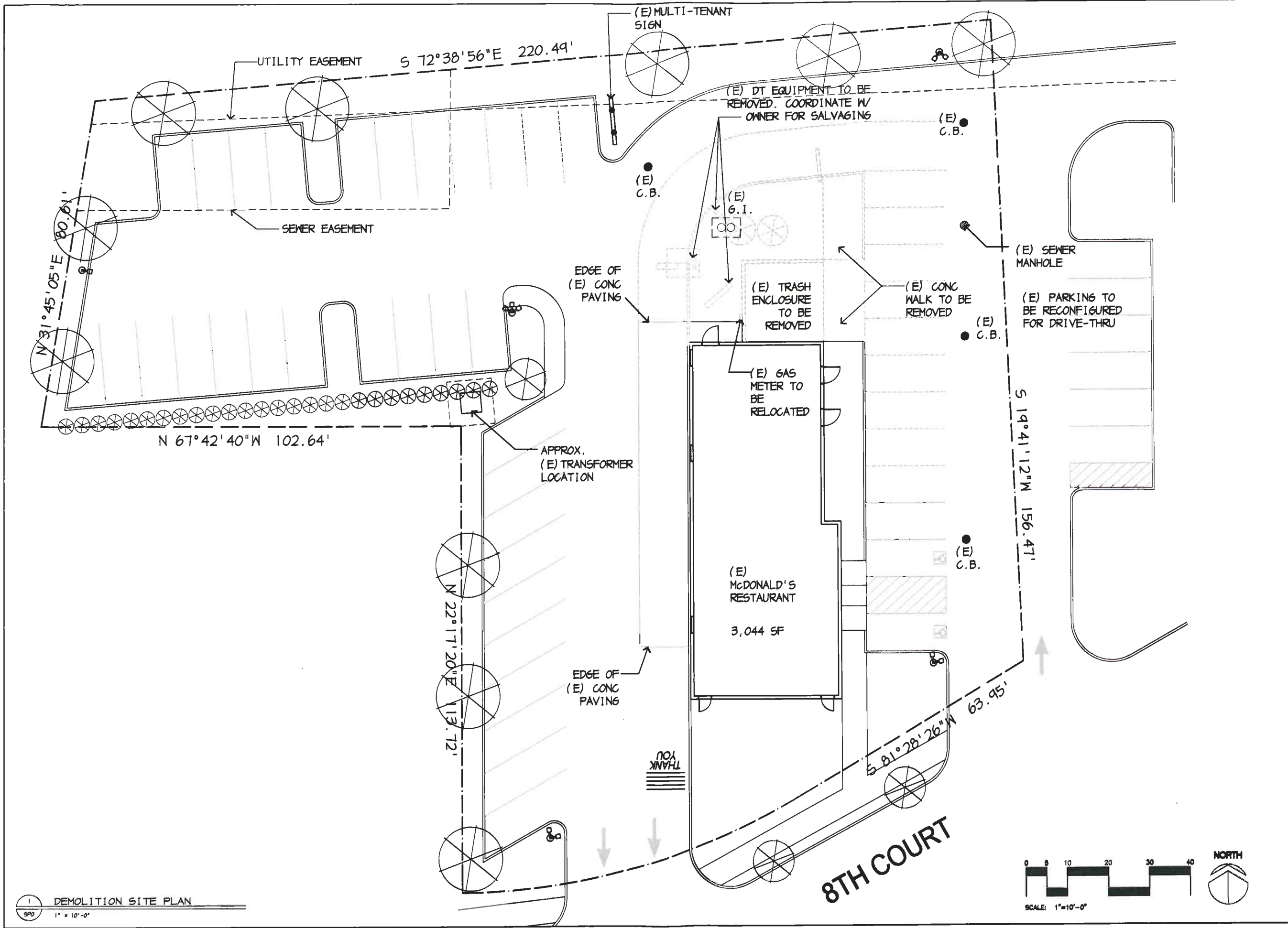
Copies	Doc Date	Pages	Description
1			Development Review Application
3			11x17 Site Drawings
3			24x36 Site Drawings
1			CD of PDFs
1			Review Fee For \$1,350

Please accept our Development Review Application to remodel an existing drive-thru.

Thank you,

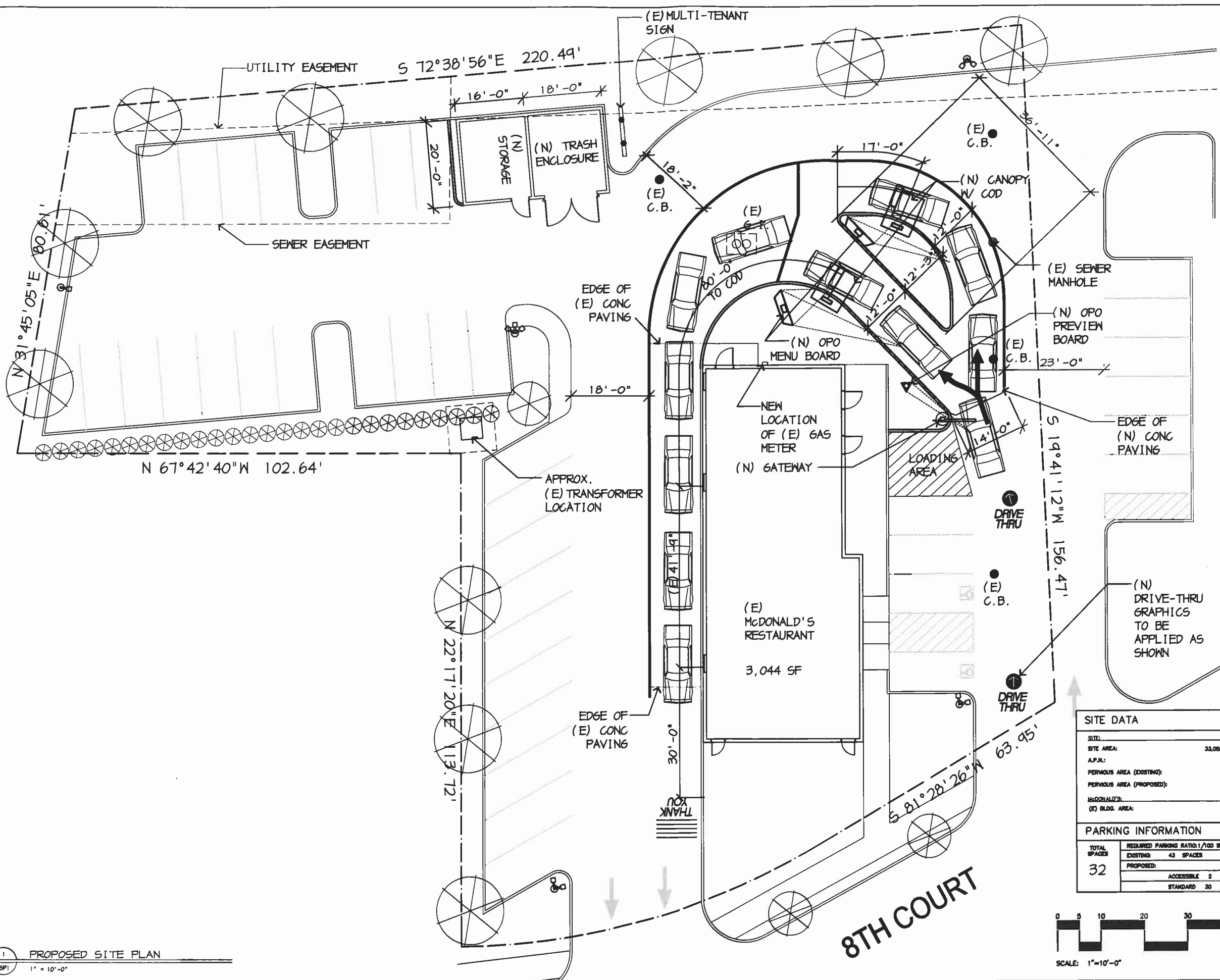
John Llacuna
Tel: (425) 298-1066
Fax: (425) 298-1019
John.llacuna200@stantec.com





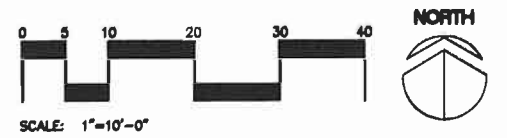
1 DEMOLITION SITE PLAN
SPO 1" = 10'-0"

Stantec Stantec Architecture Inc. 12254 134th Court NE, Suite 102 Redmond, WA 98052 Tel: 425.296.1000 Fax: 425.296.1019 www.stantec.com	
PREPARED FOR: M. McDonald's USA, LLC <small>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without the express written consent of McDonald's USA, LLC. In accordance with the terms of the license agreement, these drawings and specifications are not to be used for any other project without the express written consent of McDonald's USA, LLC. Reproduction of these drawings and specifications for any other project without the express written consent of McDonald's USA, LLC is strictly prohibited.</small>	
PRELIMINARY PLANNING PERMIT BID CONSTRUCTION	PROJECT ADDRESS: 2100 6TH COURT WEST LINN, OR 97060 PROJECT GDB FILE: 088-0102
SHEET NO: SPO	STATE SITE CODE: 088-0102
REVISIONS NO. DATE DESCRIPTION BY	DATE REVISIONS DESCRIPTION BY



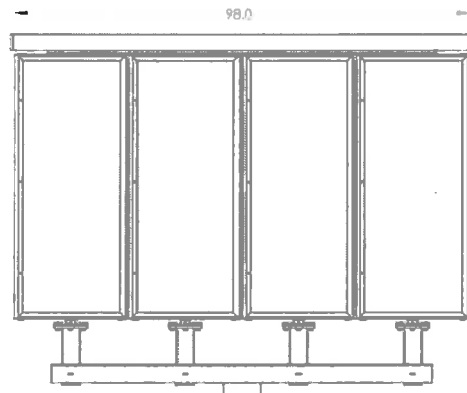
1 PROPOSED SITE PLAN
 SP1 1" = 10'-0"

SITE DATA	
SITE:	
SITE AREA:	33,068 SF (0.75 AC)
A.P.N.:	01680346
PERVIOUS AREA (EXISTING):	7,385 SF
PERVIOUS AREA (PROPOSED):	7,816 SF
MCDONALD'S:	
(E) BLDG. AREA:	3,044 SF
PARKING INFORMATION	
TOTAL SPACES:	32
REQUIRED PARKING RATIO: 1/100 SF (30 SPACES)	
EXISTING:	43 SPACES
PROPOSED:	
ACCESSIBLE:	2 SPACES 9' X 20'
STANDARD:	30 SPACES 9' X 20'



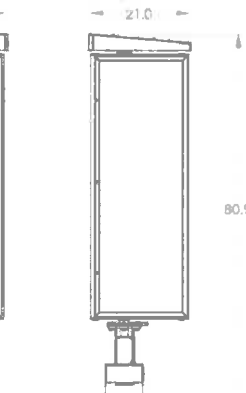
	Stantec Architecture Inc. 12094 134th Court NE, Suite 102 Richmond, WA 98052 Tel: 425.296.1000 Fax: 425.296.1019 www.stantec.com
	PREPARED FOR: M. McDonald's USA, LLC <small>These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied, reproduced, or disseminated in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of McDonald's USA, LLC. In connection with this issue, all and are not suitable for use on a different site or at a different project. Reproduction of the drawings, documents, or charts and engineers. Reproduction of the contract documents for use on another project is not authorized.</small>
PRELIMINARY PLANNING PERMIT BID CONSTRUCTION	PROJECT ADDRESS: 2100 8TH COURT WEST LINN, OR 97136
SHEET NO. SP1	STATE SITE CODE: 008-0182
PROJECT FILE: 008-0182	PROJECT NO.: 008-0182
DATE 	DESCRIPTION
REV 	BY

OPO Products

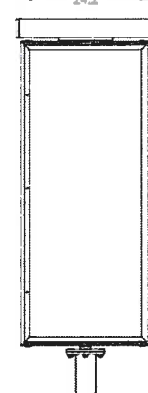


Main Menu Board
OPO4-MTR: Front View

VIEWABLE AREA: 31.1 SF



OPO4-MTR: Side View



Pre-Sell Board
OPO1-MTR: Front View

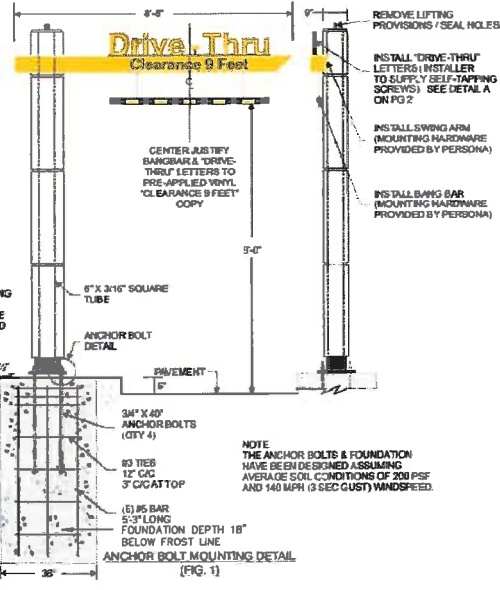
VIEWABLE AREA: 7.8 SF

3 OPO MENU BOARD AND PRE-SELL BOARD
SD1 NOT TO SCALE

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SINGLE ARM GATEWAY INSTALLATION INSTRUCTIONS:

- GENERAL CONTRACTOR TO STAKE SIGN LOCATIONS, ESTABLISH FINAL GRADE REQUIREMENTS AND DETERMINE THE SIGN ORIENTATION ON THE PROPERTY PRIOR TO EXCAVATION.
- GENERAL CONTRACTOR TO EXCAVATE GATEWAY FOUNDATIONS (SEE FIG. 1) AND SET ANCHOR BOLTS (REFER TEMPLATE INCLUDED WITH PLATE & BOLT KIT) FOUR CONCRETE AND ALLOW TO CURE FOR 7 DAYS.
- UNCRATE AND INSPECT ALL SIGN DISPLAY COMPONENTS. NOTIFY PERSONA OF ANY DAMAGE.
- PLACE LEVELING NUTS & WASHERS ON ANCHOR BOLTS (SEE ANCHOR BOLT DETAIL ON FIG. 2) AND LEVEL TEMPORARILY FOR FINAL ADJUSTMENT LATER.
- LIFT VERTICAL COLUMN STRUCTURE OVER ANCHOR BOLTS. INSTALL WASHERS AND NUTS OVER ANCHOR BOLTS. DOUBLE CHECK AND ADJUST FOR LEVEL IN ALL DIRECTIONS USING LEVELING NUTS. TIGHTEN ALL NUTS OVER BASE PLATE. REMOVE LIFTING PROVISIONS FROM TOP OF COLUMN. FILL HOLES WITH CLEAR SILICONE TO ENSURE A WATER TIGHT SEAL.
- REMOVE ACCESS COVER FROM TOP OF BREAK-AWAY CLEARANCE ARM TO EXPOSE HINGED MOUNTING LOCATION. ATTACHMENT HARDWARE PACKAGE FOUND INSIDE ACCESS COVER FOR HINGE & PIV BANG BAR. INSTALL SMALL EYEBOLTS PROVIDED INTO HOLES FLUSH TO BOTTOM BRIDGE SWING ARM (NUTS ARE WELDED ON INSIDE SHIRT TO RECEIVE EYEBOLTS). INSTALL 5" HOOKS INTO SMALL EYEBOLTS & PIVOT TOP HOOR SHIRT.
- HOIST ARM INTO POSITION USING STRAPS, SCISSOR LIFT OR MANUALLY (NOTE: MINIMUM OF TWO PEOPLE NECESSARY TO ATTACH ARM).
- LINE UP ARM WITH VERTICAL COLUMN MOUNTING HOLES. SUPPORT WEIGHT OF BOLTS ARE FIRMLY TIGHTENED AGAINST STRUCTURAL TUBE. IF ADDITIONAL ADJUSTMENTS ARE NECESSARY TO LEVEL THE ARM, LOOSEN THE 1/2" BOLTS IN THE VERTICAL STRUCTURAL TUBE & THE 5 BOLTS IN THE HINGE MECHANISM (LOCATED INSIDE THE ARM ACCESS COVER). CHECK FOR LEVEL, ADJUST ACCORDINGLY, AND FIRMLY TIGHT ALL BOLTS.
- CHECK ARM MOTION AND SPRING TENSION BY ROTATING THE ARM AND LOOKING FOR SMOOTH ARM OPERATION. SIMULATE MOTION BY ROTATING ARM APPROXIMATELY 2.5 FEET AND RELEASING IT TO RETURN BACK TO ITS STATIONARY POSITION AGAINST COLUMN. ADJUST TENSION BOLTS IF NECESSARY.
- RE-INSTALL ACCESS COVER TO TOP OF SWING ARM. POSITION DRIVE-THRU LETTERS CENTER JUSTIFIED OVER THE VINYL. CLEARANCE 9 FEET COPY PRE-APPLIED TO SWING ARM, AND 1 1/2" FROM FRONT OF ARM. SEE DETAIL A FIG. 2. INSTALL LETTERS ON TOP OF ARM USING 1 1/4" X 20 X 1 1/2" LONG NON-CORROSIVE BOLTS (BOLTS TO BE PROVIDED BY INSTALLER).
- RETRIEVE PIV BANG BAR & CHECK FOR DAMAGE. INSTALL SMALL EYEBOLTS FROM HARDWARE PACKAGE THROUGH HOLES PROVIDED IN BANG BAR. INSTALL THE ACCOR NUTS ON BOTTOM OF BANG BAR. MOUNT THE 5" HOOKS INTO EYEBOLTS MOUNT CHAIN AND PIVOT 5" HOOKS SHIRT (SEE DETAIL A FIG. 2).
- HOIST BANG BAR WITH CHAIN HANG MEASURE FOR 9'-0" CLEARANCE TO PAVEMENT & TRIM EXCESS CHAIN. BANG BAR SHOULD ALSO BE CENTER JUSTIFIED BENEATH DRIVE-THRU & CLEARANCE 9 FEET COPY ENSURE ALL 5" HOOKS ARE SECURELY SHIRT.
- TOUCH UP ANY PAINT ON SIGN BOLTS OR STRUCTURE AS REQUIRED.
- CLEAN AREA. REMOVE EXCESS SOIL & DISCARD INSTALLATION DEBRIS OFF-PREMISE.



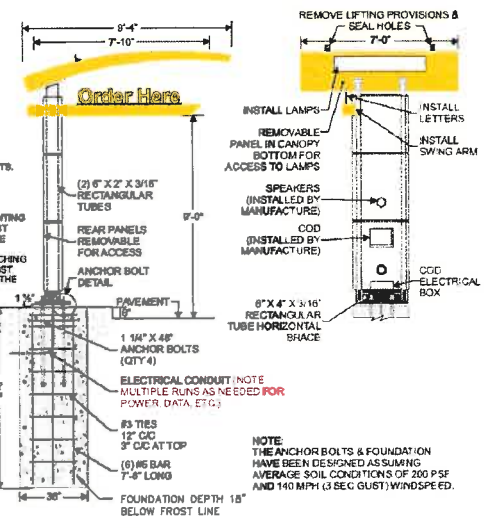
Drive-Thru
(1) 8" WFL COME LETTERS - 3.5 SF

1 DRIVE-THRU GATEWAY (SINGLE)
SD1 NOT TO SCALE

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ORDER HERE CANOPY INSTALLATION INSTRUCTIONS:

- GENERAL CONTRACTOR TO STAKE SIGN LOCATIONS, ESTABLISH FINAL GRADE REQUIREMENTS AND DETERMINE THE SIGN ORIENTATION ON THE PROPERTY PRIOR TO EXCAVATION.
- GENERAL CONTRACTOR TO EXCAVATE CANOPY FOUNDATIONS (SEE FIG. 1) AND SET ANCHOR BOLTS (CONDUIT PER TEMPLATE INCLUDED WITH PLATE & BOLT KIT) FOUR CONCRETE AND ALLOW TO CURE FOR 7 DAYS.
- UNCRATE AND INSPECT ALL SIGN DISPLAY COMPONENTS. NOTIFY PERSONA OF ANY DAMAGE.
- PLACE LEVELING NUTS & PLATE WASHERS ON ANCHOR BOLTS (SEE ANCHOR BOLT DETAIL ON FIG. 2) AND LEVEL TEMPORARILY FOR FINAL ADJUSTMENT LATER.
- REMOVE BACK SERVICE PANEL ON BOTTOM SECTION OF TUBE COVER. REMOVE COD (CONDUIT ON ORDER DISPLAY) ELECTRICAL BOX COVER TO ACCESS ELECTRICAL BOX MOUNTING SCREWS. REMOVE MOUNTING SCREWS & THE COD ELECTRICAL BOX (TEMPORARILY) TRIM THE ELECTRICAL CONDUIT PROVIDED IN THE FOUNDATION TO A LENGTH THAT DOES NOT INTERFERE WITH THE LOCATION OF THE COD ELECTRICAL BOX IN THE SIGN DISPLAY, OR INTERFERE WITH ROUTING THE WIRE INTO THE 20A PRIMARY POWER JUNCTION BOX. (SEE PROFILE SKETCH).
- LIFT VERTICAL COLUMN STRUCTURE OVER ANCHOR BOLTS. INSTALL WASHERS AND NUTS OVER ANCHOR BOLTS. DOUBLE CHECK AND ADJUST FOR LEVEL IN ALL DIRECTIONS USING LEVELING NUTS. TIGHTEN ALL NUTS ABOVE BASE PLATE. REMOVE LIFTING PROVISIONS FROM COLUMN.
- PULL PRIMARY ELECTRICAL WIRE INTO JUNCTION BOX. ENSURE WIRES ARE LABELLED ACCORDINGLY. RE-INSTALL COD ELECTRICAL BOX & COVER. NOTE: COD & SPEAKERS TO BE INSTALLED BY OTHERS AT A LATER DATE.
- REMOVE ACCESS COVER FROM TOP OF BREAK-AWAY CLEARANCE ARM TO EXPOSE HINGED MOUNTING LOCATION. ATTACHMENT HARDWARE PACKAGE CAN BE FOUND INSIDE ARM ACCESS COVER. HOIST ARM INTO POSITION USING STRAPS, SCISSOR LIFT OR MANUALLY (NOTE: MINIMUM OF TWO PEOPLE NECESSARY TO ATTACH ARM).
- LINE UP ARM WITH VERTICAL COLUMN MOUNTING HOLES. SUPPORT WEIGHT OF ARM WHILE ATTACHING BOLTS UNTIL ARM HAS BEEN LEVELED AND ALL 5 MOUNTING BOLTS ARE FIRMLY TIGHTENED AGAINST STRUCTURAL TUBE. IF ADDITIONAL ADJUSTMENTS ARE NECESSARY TO LEVEL THE ARM, LOOSEN THE 5 BOLTS IN THE VERTICAL STRUCTURAL TUBE & THE 5 BOLTS IN THE HINGE MECHANISM (LOCATED INSIDE THE ARM ACCESS COVER). CHECK FOR LEVEL, ADJUST ACCORDINGLY, AND FIRMLY TIGHT ALL BOLTS.
- CHECK ARM MOTION AND SPRING TENSION BY ROTATING THE ARM AND LOOKING FOR SMOOTH ARM OPERATION. SIMULATE MOTION BY ROTATING ARM APPROXIMATELY 2.5 FEET AND RELEASING IT TO RETURN BACK TO ITS STATIONARY POSITION AGAINST COLUMN. ADJUST TENSION BOLTS IF NECESSARY. ALSO CHECK FOR 9'-0" CLEARANCE HEIGHT FROM BOTTOM OF SWING ARM TO PAVEMENT.
- RE-INSTALL ACCESS COVER TO TOP OF SWING ARM. POSITION 'ORDER HERE' LETTERS 1/4" FROM RIGHT ARM EDGE, AND 1 1/2" FROM FRONT OF ARM (SEE LETTER POSITIONING DETAIL FIG. 2). INSTALL LETTERS ON TOP OF ARM USING 1 1/4" X 20 X 1 1/2" LONG NON-CORROSIVE BOLTS (BOLTS TO BE PROVIDED BY INSTALLER).
- LIFT CANOPY ROOF ABOVE COLUMN INCLUDING ASSEMBLY DROP ELECTRICAL WIRE THROUGH COLUMN TO TOP OF COLUMN WITH SUPPLIED BOLTS. INSTALLER TO PROVIDE AND MOUNT JUNCTION BOX & COVER AT BASE OF TUBE FOR PRIMARY CONNECTIONS.
- INSTALL 4x4 FLUORESCENT LAMPS (PACKAGED SEPARATELY) INTO CANOPY FIXTURES. IF USED TO DO SO, MAKE FINAL ELECTRICAL CONNECTIONS TO PRIMARY POWER. TEST WIRE FOR ILLUMINATION.
- REMOVE LIFTING PROVISIONS FROM TOP OF CANOPY. SEAL HOLES WITH CLEAR SILICONE TO ENSURE A WATER TIGHT SEAL.
- TOUCH UP ANY PAINT ON SIGN BOLTS OR STRUCTURE AS REQUIRED.
- CLEAN AREA. REMOVE EXCESS SOIL & DISCARD INSTALLATION DEBRIS OFF-PREMISE.



Order Here
(2) 8" WFL COME LETTERS - 9.4 SF

2 DRIVE-THRU CANOPY
SD1 NOT TO SCALE

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Stantec
Stantec Architecture Inc.
12024 154th Court NE, Suite 102
Redmond, WA 98052
Tel: 425-290-1000
Fax: 425-290-1014
www.stantec.com

PREPARED FOR: **M. McDonald's USA, LLC**
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DATE: _____
REV: _____
DESCRIPTION: _____

DRAWING TITLE: **CANOPY AND GATEWAY DETAILS**
PROJECT ADDRESS: **2100 8TH COURT WEST LINN, OR 97066**
PROJECT CAD FILE: **STATE SITE CORP. 088-0102**

SHEET NO: **SD1**