



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, December 6, 2012

City Hall
22500 Salamo Road

Willamette Conference Room

Time: 9:00 am **Remodel of existing single family residence includes small deck, bay window, and main entry canopy; replacement of existing accessory structure may be outside water resource area**

Applicant: Rich Farrington

Subject Property Address: 3847 Mapleton Drive

Neighborhood Assn: Robinwood

Planner: Peter Spir

Project #: PA-12-20





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	12-6-12	TIME: 9AM
STAFF CONTACT:	PETER SAR	PROJECT #: PA-12-20
		FEE: 350 ⁰⁰

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 3847 MAPLETON DRIVE

Brief Description of Proposal: REMODEL OF EX. SINGLE FAMILY RESIDENCE INCLUDES SMALL DECK, BAY WINDOW, and MAIN ENTRY CANOPY; REPLACEMENT OF EX. ACCESSORY STRUCTURE MAY BE OUTSIDE WR AREA.

Applicant's Name: RICH FARRINGTON

Mailing Address: 3847 MAPLETON DRIVE

Phone No: (503) 650-0210 Email Address: rich@farringtonarchitect.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

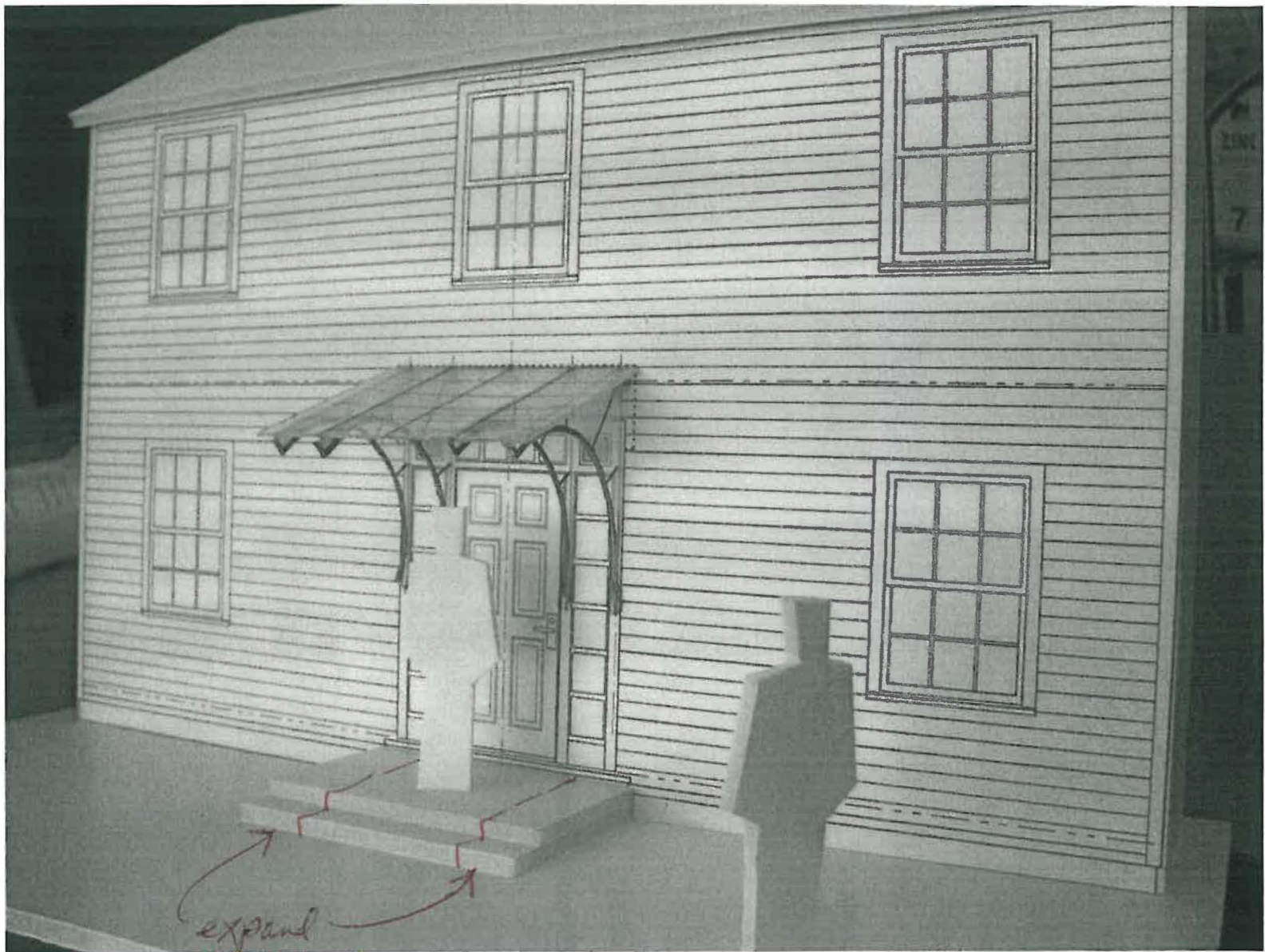
- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Access to and from the site, if applicable
- General location of existing trees
- Location of creeks and/or wetlands
- Location of existing utilities (water, sewer, etc.)
- Easements (access, utility, all others)

Please list any questions or issues that you may have for city staff regarding your proposal:
IN ADDITION TO REVIEW OF ALTERATIONS TO HOME FOR WRA PERMIT, WILL PROPOSED REPLACEMENT ACCESSORY STRUCTURE BE OUTSIDE WATER RESOURCE AREA?

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Rich Farrington
Property owner's signature Date 11/21/2012

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

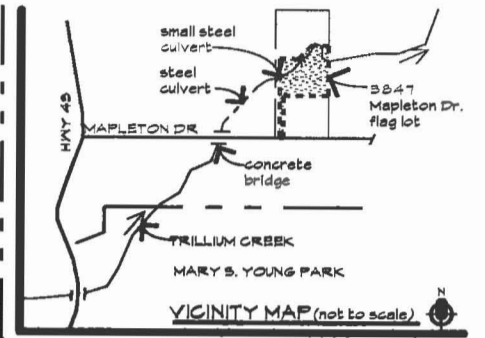


expand
landing/
steps

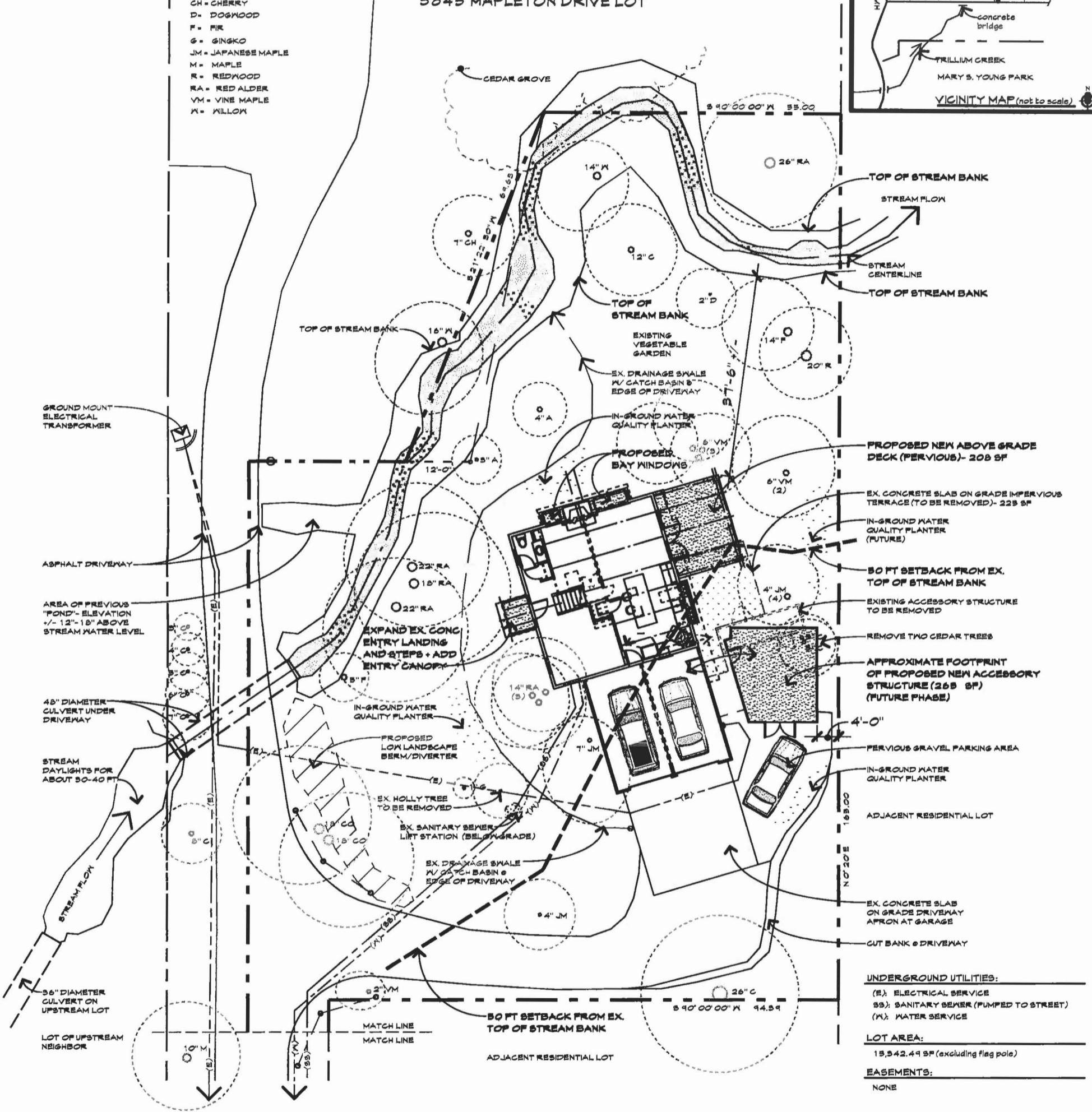
proposed entry canopy
(no entry cover currently)

EXISTING TREES LEGEND:

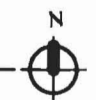
- A = APPLE
- C = WESTERN RED CEDAR
- CO = COTTONWOOD
- CH = CHERRY
- D = DOGWOOD
- F = FIR
- G = GINKGO
- JM = JAPANESE MAPLE
- M = MAPLE
- R = REDWOOD
- RA = RED ALDER
- VM = VINE MAPLE
- W = WILLOW



3845 MAPLETON DRIVE LOT

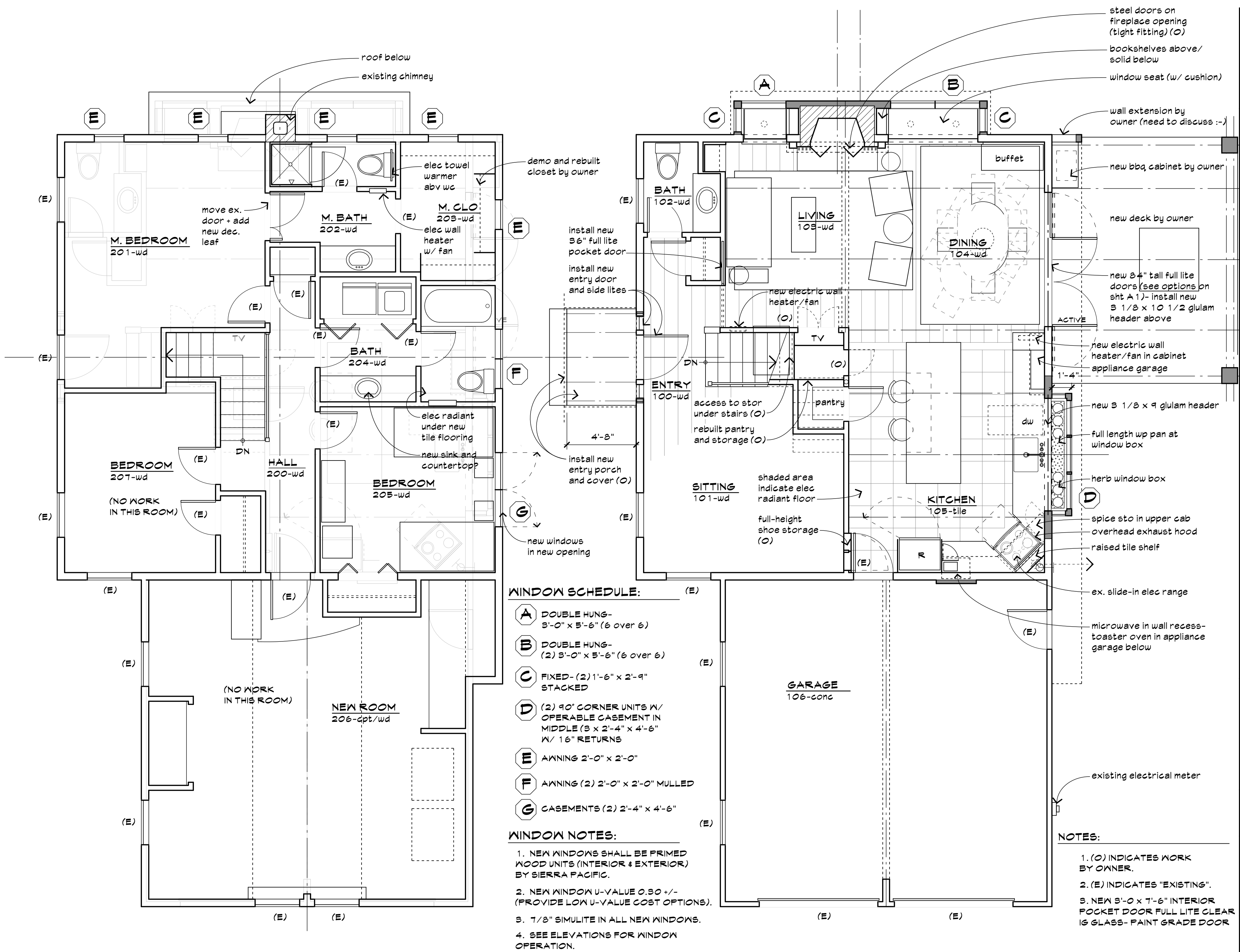


1 PARTIAL SITE PLAN @ LOT FLAG
A1 1" = 20'-0"



SITE PLAN for PRE-APPLICATION CONFERENCE/WRA PERMIT

TITLE: SITE PLAN- LYCAN/FARRINGTON LOT	
RICH FARRINGTON, ARCHITECT 503/650-0210	DATE: 11/21/12
SCALE: 1" = 20'-0"	DRAWING NO: A-1



- WINDOW SCHEDULE:**
- A** DOUBLE HUNG- 3'-0" x 5'-6" (6 over 6)
 - B** DOUBLE HUNG- (2) 3'-0" x 5'-6" (6 over 6)
 - C** FIXED- (2) 1'-6" x 2'-9" STACKED
 - D** (2) 90° CORNER UNITS W/ OPERABLE CASEMENT IN MIDDLE (3 x 2'-4" x 4'-6" W/ 16" RETURNS
 - E** AWNING 2'-0" x 2'-0"
 - F** AWNING (2) 2'-0" x 2'-0" MULLED
 - G** CASEMENTS (2) 2'-4" x 4'-6"
- WINDOW NOTES:**
1. NEW WINDOWS SHALL BE PRIMED WOOD UNITS (INTERIOR & EXTERIOR) BY SIERRA PACIFIC.
 2. NEW WINDOW U-VALUE 0.30 +/- (PROVIDE LOW U-VALUE COST OPTIONS).
 3. 7/8" SIMULITE IN ALL NEW WINDOWS.
 4. SEE ELEVATIONS FOR WINDOW OPERATION.

- NOTES:**
1. (O) INDICATES WORK BY OWNER.
 2. (E) INDICATES "EXISTING".
 3. NEW 3'-0" x 7'-6" INTERIOR POCKET DOOR FULL LITE CLEAR IG GLASS- PAINT GRADE DOOR

LYCAN/FARRINGTON HOME
 3847 MAPLETON DRIVE WEST LINN, OREGON 97068
 owners: Deborah Lycan and Rich Farrington

ISSUE / REV	DATE
PRELIM	11/20/12

PROJ NO:
 DRAWN BY: RLF

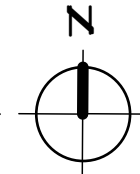
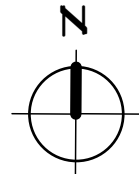
SHEET TITLE:
 FLOOR PLANS
 MAIN/UPPER

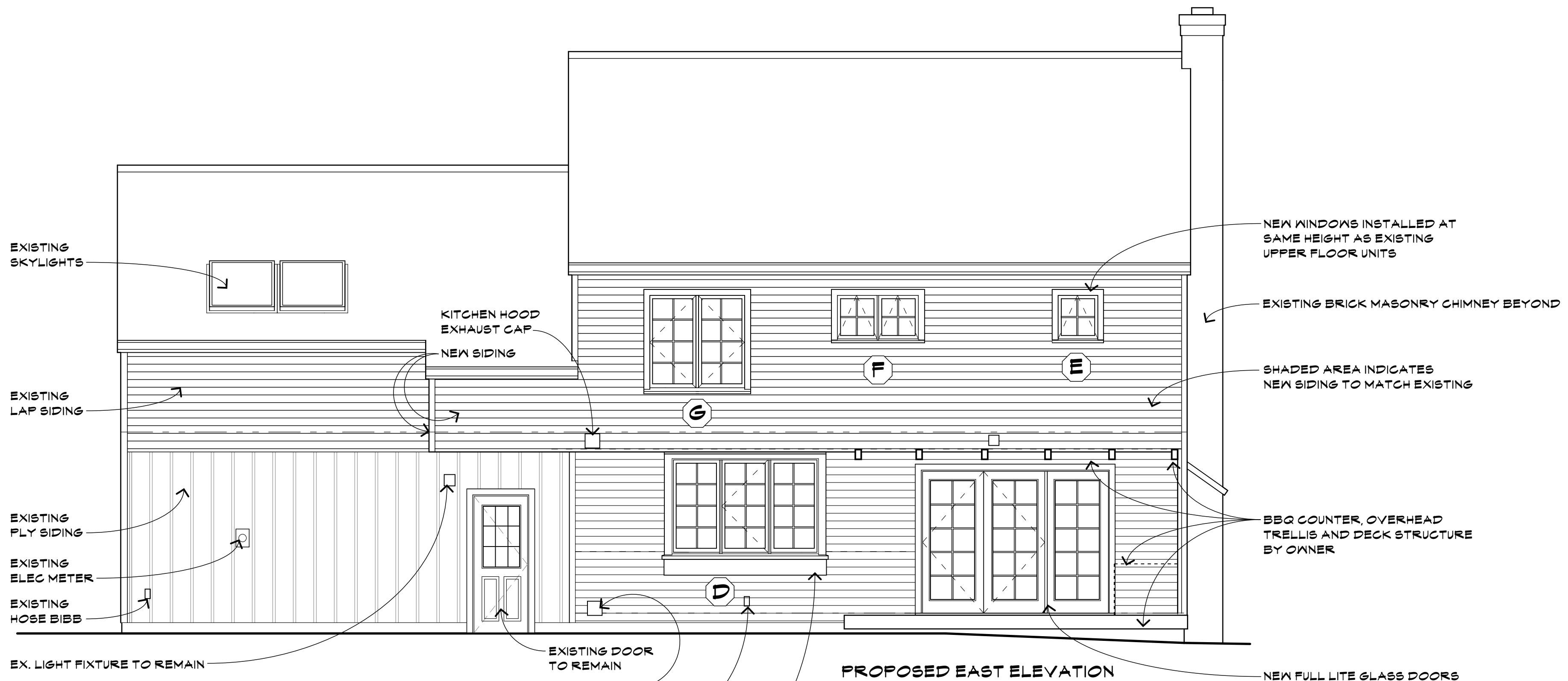
SHEET NUMBER:
 2 OF 4

A2

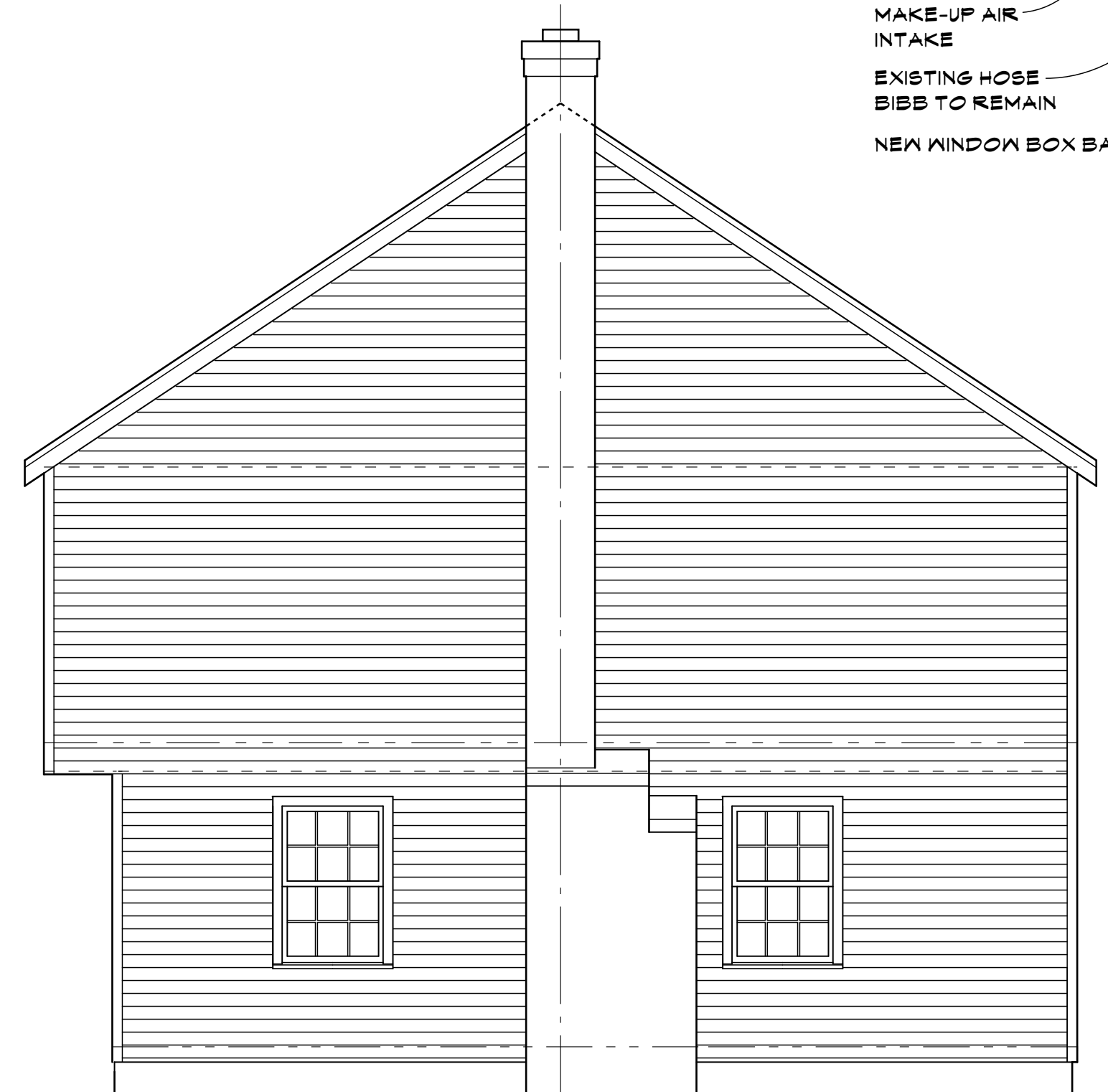
2 UPPER FLOOR PLAN
 1/4" = 1'-0"

1 MAIN FLOOR PLAN
 1/4" = 1'-0"





PROPOSED EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

LYCAN/FARRINGTON HOME

3847 MAPLETON DRIVE WEST LINN, OREGON 97068
 owners: Deborah Lycan and Rich Farrington

ISSUE / REV	DATE
PRELIM	5/8/12

PROJ NO:
 DRAWN BY: RLF

SHEET TITLE:
 ELEVATIONS
 NORTH/EAST

SHEET NUMBER:
 3 OF 4

A3