



# West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068  
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

## DEVELOPMENT REVIEW APPLICATION

STAFF COMPLETION	
PROJECT NO.	DR-10-12
STAFF CONTACT	SARA
NON-REFUNDABLE FEE(S)	1250-
REFUNDABLE DEPOSIT(S)	—
TOTAL FEES	1250-

Type of Review (Please check all that apply):

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Annexation                              | <input checked="" type="checkbox"/> Historic Review                 | <input type="checkbox"/> Quasi-Judicial Plan or Zone Change     |
| <input type="checkbox"/> Appeal and Review *                     | <input type="checkbox"/> Legislative Plan or Change                 | <input type="checkbox"/> Street Vacation                        |
| <input type="checkbox"/> Conditional Use                         | <input type="checkbox"/> Lot Line Adjustment */**                   | <input type="checkbox"/> Subdivision                            |
| <input type="checkbox"/> Design Review                           | <input type="checkbox"/> Minor Partition (Preliminary Plat or Plan) | <input type="checkbox"/> Temporary Uses *                       |
| <input type="checkbox"/> Easement Vacation                       | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures     | <input type="checkbox"/> Tualatin River Greenway                |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities      | <input type="checkbox"/> One-Year Extension *                       | <input type="checkbox"/> Variance                               |
| <input type="checkbox"/> Final Plat or Plan                      | <input type="checkbox"/> Planned Unit Development                   | <input type="checkbox"/> Water Resource Area Protection/Wetland |
| <input type="checkbox"/> Flood Plain Construction                | <input type="checkbox"/> Pre-Application Conference *               | <input type="checkbox"/> Willamette River Greenway              |
| <input type="checkbox"/> Hillside Protection and Erosion Control |   |   |

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

Site Location/Address <b>1689 6th Ave</b> <b>Lot adjacent to 1697 6th Ave</b>	Assessor's Map No.
	Tax Lot <b>31E02BC00900</b>
	Total Land Area
Brief Description of Proposal <b>New Home Construction</b>	
Owner Name & Address <b>Brian McMillen</b> <b>15151 SE Frye Happy Valley 97086</b>	<input checked="" type="checkbox"/> Check if this is the applicant. Phone <b>503 927 6787</b> Email <b>bmas@me.com</b>
Consultant Name & Address <b>N/A</b>	<input type="checkbox"/> Check if this is the applicant. Phone Email

- All application fees are non-refundable (excluding deposit).
- 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 copy needed

**RECEIVED**

**MAY - 5 2011**

PLANNING & BUILDING  
CITY OF WEST LINN  
INT. TIME

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. The applicant waives the right to the provisions of ORS 94.020. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Applicant's signature

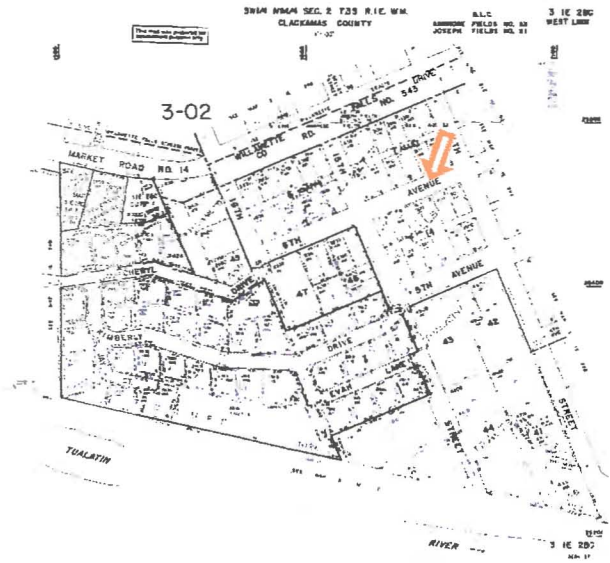
Date

**11/12/10**

Owner's signature

Date

**11/12/10**





**Chapter 25**  
**OVERLAY ZONES – HISTORIC DISTRICT**

**25.010 PURPOSE**

*The intent and purpose of this overlay district is to implement the goals and policies of the Comprehensive Plan for the Historic District, and promote the public health, safety, and general welfare by safeguarding the City's heritage as embodied and reflected in its historic resources. The provisions of this section are intended to:*

- A. Provide for the identification, protection, enhancement, and use of sites, structures, corridors, objects, and buildings within the City that reflect special elements of the City's architectural, archeological, artistic, cultural, engineering, aesthetic, historical, political, social, and other heritage. In addition to the Willamette District, this code section also contemplates creation of new districts as appropriate;*
- B. Facilitate restoration and upkeep of historic buildings, structures or other physical objects or geographical areas;*
- C. Encourage public knowledge, understanding and appreciation of the City's history and culture;*
- D. Foster community and neighborhood pride and sense of identity based on recognition and use of cultural resources;*
- E. Promote the enjoyment and use of historic and cultural resources appropriate for the education and recreation of the people of the City;*
- F. Preserve diverse architectural styles reflecting phases of the City's history, and encourage complimentary design and construct impacting cultural resources;*
- G. Enhance property values and increase economic and financial benefits to the City and its inhabitants;*
- H. Identify and resolve conflicts between the preservation of cultural resources and alternative land uses;*
- I. Integrate the management of cultural resources and relevant data into public and private land management and development processes; and*
- J. Encourage the adoption and use of the Secretary of Interior's Standards for Historic Preservation. (Ord. 1594 § 1 (Exh. A), 2010)*

**Response:** The proposed new home on a single existing lot of record meets the standard because – It is designed in a classic craftsman bungalow style that is consistent with the Historic District.

**25.015 APPLICABILITY**

*The provisions of this chapter shall apply to all properties and structures within the Willamette Historic District boundary as depicted on the map referenced in CDC [25.030](#). The single-family residential design standards that apply to homes elsewhere in West Linn shall not apply to homes within the historic district. The standards of this chapter shall supersede any conflicting standards appearing in CDC [26.060](#). (Ord. 1538, 2006; Ord. 1594 § 1 (Exh. A), 2010)*

**25.020 PERMITTED USES**

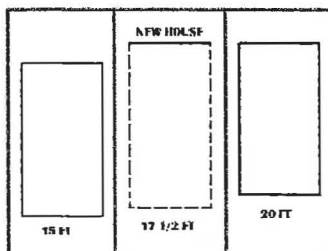
- A. The residentially zoned portion of the Willamette Historic District, and other historic districts established under CDC [25.050](#), shall permit only single-family detached residential uses. Home occupations shall be processed pursuant to Chapter [37](#) CDC.*

**Response:** The proposed new home on a single existing lot of record meets the standard because – A single family dwelling on a lot of record is an allowed use on the site.

**25.070 APPROVAL CRITERIA FOR REMODELS, NEW HOME AND ACCESSORY STRUCTURE CONSTRUCTION**

- A. For new home construction, remodels and single-family structures in the Willamette Historic District (and landmark structures as appropriate), the Historic Review Board shall use the following design standards in reaching a decision.*

- B. Siting.*



1. *Front yard:*

- a. *The front yard setback shall be the distance measured from the front property line to the dominant vertical face of the building, exclusive of any porches or front landings, equal to the average of the front setbacks of adjacent homes. For corner lots, the setback shall be the average between the adjacent house to the side and 20 feet.*
- b. *Unenclosed porches with no living space above may encroach six feet further from the dominant vertical face of the building.*

**Response:** The proposed new home on a single existing lot of record meets the standard because – It is sited with a 20' front yard setback.

2. *Side yard: Five feet shall be the standard; however, where adjacent structures encroach into the required side yard, the Planning Director may reduce one of the side yards to a minimum of three feet to center a new structure between existing buildings, provided no space between buildings is reduced below eight feet. To encourage sidewall variation, "pop outs," including chimneys, may intrude 18 inches into side yard setback.*

**Response:** The proposed new home on a single existing lot of record meets the standard because – The house has a minimum 5' side yard setback on both sides.

- ~~3. *Side street: 10 feet for both developed and undeveloped street. To encourage sidewall variation, "pop outs," including chimneys, may intrude 24 inches into side street yard setback after every 400 square feet of sidewall.*~~

4. *Rear yard: The rear yard setback shall be a minimum of 20 feet, except for accessory structures (non-dwelling or non-accessory dwelling units (ADU)), which may be sited to within three feet of the side or rear property lines. See section on ADUs for ADU setbacks.*

**Response:** The proposed new home on a single existing lot of record meets the standard because – The house has a minimum 20' rear yard setback.

- ~~5. *Orientation: New home construction on corner lots must orient the front of the house to the avenue and not the street.*~~

6. *Lot coverage: 50 percent. Unlike the rest of West Linn, lot coverage shall apply to the new and remodeled primary dwellings, attached and detached garages, all accessory buildings and ADUs. Decks, paved and impermeable surfaces (patios and driveways etc.) shall not be included. Underlying zone (e.g., R-5) lot coverage shall not apply.*

**Response:** The proposed new home on a single existing lot of record meets the standard because – The total lot coverage for both the new house and the single car detached garage is less than 2500 sq ft (50% of the 5000 sq ft lot).

- C. *Parking. Parking in Willamette Town traditionally was handled from the alleys or along the "streets" (as opposed to avenues). Detached garages along the alleys or "streets" characterizes many homes in the district. Alleys were established to provide for access to off-street parking, including garages.*

1. *Standards, garages.*

- a. *Garages shall be accessed from the alley. Where no alley exists, access to a garage may be from the street.*
- b. *Garage remodels and new construction must match house or existing garage building materials.*
- c. *Typically, the garage roof pitch was not as steep as the house. Some architectural styles of garages have lower pitched roofs. Garage roof pitch shall not exceed house roof pitch.*
- d. *Garages located within the rear yard may have a zero-foot side yard setback so long as it is constructed with one-hour fire walls, with no openings in wall and no overhang, per City building standards. The three-foot rear setback shall still apply.*

**Response:** The proposed new home on a single existing lot of record meets the standard because – The proposed single car garage is accessed from the alley and matches the house with materials and construction style. The garage is setback 3' from the alley ROW.

2. *Standards, parking.*

- a. *No residential lot shall be converted solely to parking use.*
- b. *All vehicle access and storage (i.e., boats, camper shells, trails, recreational vehicles, etc.) shall be stored or parked in the rear of the property as opposed to the front or side yards.*



d. No front yard curb cut shall be established unless it is determined by the City Engineer that all reasonable access alternatives have been exhausted.

**Response: The proposed new home on a single existing lot of record meets the standard because – No front yard curb cut is proposed.**

D. *Building height. (Note: Buildings in Willamette Town vary in height; most evident are one and one-half story Victorians and bungalows. Some buildings reach two stories, and there are several single-story structures as well.)*

1. No building shall exceed the height of 28 feet to the dominant gable or roof ridgeline as measured per Chapter 02 CDC. This restriction shall apply regardless of the existing or finished grade of the site.

**Response: The proposed new home on a single existing lot of record meets the standard because – The total height of the house is less than 28' to the roof ridge line (see elevation drawing).**

2. *In order to transition in scale, new houses that are taller than homes adjacent to them must have the predominant roof ridgeline extending perpendicular to the front property line so that the roof slopes down on the sides to effect that transition. Dormers are allowed on that sloping roof area facing the adjacent home(s) but cannot constitute more than 25 percent of the roof as measured lineally or horizontally (e.g., if roof is 50 feet long the dormer(s) cannot be more than 25 percent of that distance or 12.5 feet long in total). Also, the dormer height must be at least two feet below the gable ridgeline height.*

**Response: The proposed new home on a single existing lot of record meets the standard because – The new dwelling has a dominant ridge line similar to the houses adjacent on both sides.**

~~3. Cupolas and towers are not excluded from the aforementioned height limitation.~~

E. *Building shapes and sizes.*

1. No building on a 50-foot-wide lot shall exceed 35 feet in overall width. Lots with a 65-foot width or greater may have a building width of 40 feet plus the porches, eaves or veranda extensions so that the maximum total width is 47 feet.

**Response: The proposed new home on a single existing lot of record meets the standard because – The house is less than 35' wide.**

~~2. End walls (street facing) shall be designed with consideration of scale and aesthetic character of the main facade.~~

3. Buildings shall avoid a horizontal orientation in their roof and window designs, unless the design can be shown to match the original roof design or approximate the design of nearby structures and styles.

**Response: The proposed new home on a single existing lot of record meets the standard because – The new dwelling has a dominant ridge line similar to the houses adjacent on both sides.**

4. Sidewalls on the side of new homes shall have a minimum 18-inch "pop out" or indent after every 400 square feet of sidewall measured laterally/horizontally. The "pop out" or indent shall be at least six feet wide and shall be at least nine feet tall. (Bay windows could qualify). Sidewalls on the side street side of new homes shall have minimum 24-inch "pop out" or indent after every 400 square feet of sidewall measured laterally/horizontally. "Pop outs" may intrude into the setback area.

**Response: The proposed new home on a single existing lot of record meets the standard because – There is one large pop-out on each side of the new dwelling in compliance with this standard.**

H. *Windows. Window sizes vary considerably in the district. Windows on the primary and secondary structures are wood sash, usually a double hung type. Victorian styled structures typically have narrower, vertically-oriented windows. Bungalow styled structures from the "Craftsman" era (1905 – 1930) may have wider windows with mullions across the top of larger paned areas. Most windows have fairly wide trim boards, usually five inches. Standards:*

1. .... Windows in new construction and additions shall be compatible with the massing, size, scale, and architectural features of the structure. Wood windows are preferred.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The windows are designed with craftsman style features (see cut-sheet).

~~2. Aluminum windows are prohibited unless they were the original materials and meet dimensional standards.~~

3. Windows shall be surrounded by exterior trim on the top and sides; window trim shall be at least four and one-half inches minimum width unless the original window was less.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The proposed window trim detail exceeds the above standard (see window detail).

I. Entryways. Porches are a key architectural feature on most homes in Willamette Town. Frequently, the porch and entryway creates a dominant architectural feature on the main facade. On corner lots, the entry usually faces the east-west avenues. Front doors are often notably detailed; many contain glass panes or carvings. Standards:

1. Buildings shall have a permanently protected entry. Awnings are not permanent protection.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The new dwelling is designed with a covered front porch (typical in craftsman homes).

2. All main entrances should face the avenues.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The new dwelling is oriented with the front door facing the public street.

3. Flush (flat) doors are prohibited.

4. Doors with windowed areas are recommended. Front porch enclosure of any dwelling unit may not be enclosed. Back porches may be enclosed.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The proposed front door is craftsman style with windows (see cut-sheet).

J. Siding and exterior finish. Standards:

1. Horizontal wood siding shall be the primary exterior finish.
2. Shingles should only be used in conjunction with horizontal wood siding.
3. Single color exteriors are discouraged. Stained exteriors are not recommended.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The new dwelling is designed with horizontal siding and accent shingles. See proposed color selections.

K. Roofscape. Standards:

1. Roofs shall have a pitch of at least 8:12 to maintain the pattern of steep roof pitches. The Historic Review Board will consider deviations from the 8:12 to 12:12 standard for additions to the main body of the house so long as it is consistent with a particular architectural style.
2. Roofing materials should be asphalt composite shingles.
3. Alternating or checkerboard shingles are not permitted.

**Response:** The proposed new home on a single existing lot of record meets the standard because – The new dwelling is designed with the specified minimum roof pitch and composition shingle roofing finish.

*L. Massing. The square footage of the principal dwelling/ house and any attached garage (not counting the basement) cannot exceed 125 percent of the average square footage of the adjacent homes (and any attached garage) on either side of the subject house, or 1,200 square feet, whichever is greater. For the purpose of this section, homes to the rear, or across the street, shall not be used as the basis of the square footage calculation. Homes on corner lots shall base their square footage on the one house and any attached garage adjacent to them. The square footage of the adjacent home will be based on actual measurement of all livable space in the house plus any attached garage (exclude crawlspaces or attic areas with less than five-foot vertical clearance plus all basement areas).*

**Response: The proposed new home on a single existing lot of record meets the standard because – Is a maximum of 125% of the mass of the 2 adjacent homes (basement is not calculated in this figure).**

*M. Foundations and basements.*

*1. Foundations may be poured concrete or brick faced concrete and shall be exposed at least one to two and one-half feet on the front elevation (depending on whether the lot is an uphill or downhill lot) to accommodate front steps and/or a raised porch. Final foundation grade will impact the height of the house. Misrepresentations or errors in determining the height of the house due to site conditions and height of foundation wall cannot be used to justify any house heights in excess of the allowed height. No backfilling is allowed against a foundation wall to increase grades.*

*2. Basements shall be defined as livable or functional space below the main floor of the principal dwelling/ house which is exposed above grade a maximum height of two feet. Windows and window wells are permitted but not on the front elevation. The square footage of the basement shall not count in building square footage (re: ADU), mass calculations, etc.*

**Response: The proposed new home on a single existing lot of record meets the standard because – The new dwelling has the required exposed concrete foundation wall.**

*O. Sidewalks. Many of the original sidewalks had the contractor's name and date stamp or street names on them.*

**Response: The proposed new home on a single existing lot of record meets the standard because – The new sidewalk will be finished with the contractors name and date.**

## **25.140 APPLICATION AND SUBMITTAL REQUIREMENTS**

*Standard requirements: All applications for alteration, relocation, development, or demolition made pursuant to this section shall include:*

*A. A pre-application conference with the Planning Director is required prior to formal submittal. The Director shall determine the appropriateness of the proposal and the completeness of the materials to be submitted. The Director may consult with members of the Historic Review Board in this process.*

**Response: The proposed new home on a single existing lot of record meets the standard because – A pre-application conference was held in November 2010.**

*B. The application is made with appropriate fees being paid. The applicant shall submit a written narrative explaining the proposal and how it meets the approval criteria. In cases involving construction, the applicant shall provide scaled site plans, elevations of the structure, and construction plans. A list of materials and proposed colors is required. Material boards/ color samples may be needed. Photography may be used in certain cases. The exact requirements shall be explained by staff.*

**Response: The proposed new home on a single existing lot of record meets the standard because – The attached application documents provide all necessary information to review and approve this request.**

*C. The hearing, public notice, appeal, and enforcement provisions of Chapter 22 CDC shall apply. (Ord. 1474, 2001; Ord. 1594 § 1 (Exh. A), 2010)*





Windows

## Siteline Ex Wood

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- **Siteline EX Double-Hung Window**

- Color Options: 21 clad exterior colors, 10 wood interior finishes
- Wood Options: pine exterior and pine, alder, douglas fir interior
- Glass Options: energy efficient, protective, textured, tinted
- Maintenance Level: moderate
- Project Type: new construction and replacement
- ENERGY STAR® Qualified Options
- Some Configurations Eligible for Tax Credit: check with your dealer and tax professional to ensure eligibility
- Eco-Friendly Aspects: sustainable products with SFI® certified pine option, reduced VOCs with AuraLast The Worry-Free Wood®
- Warranty: limited 20-years

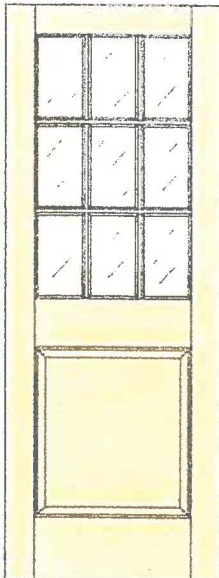
Available Features:



Price Range: \$\$

[View Details](#) [Find a Store](#)

## Vintage Homes NW – West Linn



Rogue Valley Fir 4982 Flat Panel or Raised Panel Bottom – Clear Insulated Glass



Simpson Fir 7226 Flat or Raised Panel Bottom – Clear Insulated Glass

Responsible Harvesting, Milling and Manufacturing • Lazy S Lumber • Columbia Cedar

STK Rusticated Bevel Siding

STK Plain Bevel Siding

STK Channel Rustic Siding

T & G S1S2E STK Decking

T & G S1S2E STK Flooring

S4S Architectural Knotty Decking

S1S2E STK Boards

S1S2E - 2 x 6 Better Fence Boards

Cedar Cladding Panels

Cladding Board 7 & 8 Boards

Show Detailed List



**STK Channel Rustic Siding**

Normal	Thickness
1 X 6"	1 1/16"
1 X 8"	1 1/16"
1 X 10"	1 1/16"

**STK Pattern 105 Rustic Siding**

Normal	Thickness
1 X 6"	1 1/16"
1 X 8"	1 1/16"
1 X 10"	1 1/16"

*Pattern 105 has no "V" notch, and a rounded sweep to the channel.*

*See Free Downloads for a detail of its profile*

X

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Call Today 360-581-4350  
Cedar Shingle Panels, Cedar Siding,  
Shingles and more.

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## THE PREMIER PANEL

### Features & Benefits

The Premier Panel™ includes a factory installed rain screen system. The following article contains invaluable information about the importance of a furred system.

#### The mother of all weather-barrier systems: The Vented Rain Screen

by Paul R. Fiset, Director  
Building Materials and Wood  
Technology  
University of Massachusetts, Amherst



The Premier Panel™ is a major breakthrough in shingle panel design and technology. The Premier Panel™ features an advanced two-ply "Cedar on Cedar" shingle panel design with a factory installed rain screen system.



**100% Real Wood – 100% Real Cedar. There is no substitute!**

#### Real Wood® Backer-board

The Premier Panel™ features a solid, naturally durable, Western Red Cedar backer-board in lieu of a plywood sheathing backer-board.

#### Two-Ply "Cedar on Cedar" Design

The Premier Panel™ is a true two-ply "Cedar on Cedar" design providing the optimum in weather protection and durability. There is no substitute for Western Red Cedar Shingles on a solid, naturally durable, Western Red Cedar backer-board.

#### 100% Vertical Grain – 100% Clear – 100% Heartwood

Premier uses 100% Vertical Grain, 100% Clear and 100% Heartwood Western Red Cedar shingles in their panel system. Testing and practical experience show that these shingles move less, cup less and retain finishes better than flat grain shingles.

#### Thick Butt Western Red Cedar Shingles

Premier manufactures its Western Red Cedar shingles to industry standards featuring a "thick butt" shingle for added longevity and style. Premier's rebuted and rejointed (R&Rs) shingles provide clean, crisp, distinctive shadow lines for optimum architectural appeal.

#### Band Sawn Textured Shingle Faces

Premier's vertical grain shingles have a textured band sawn "A" face, which absorb stains, paints and other finishes more readily and evenly compared to other milled surfaces. Real Cedar Key-Ways (Real Reasons)

### SELECT A PRODUCT

Shingle Products  
Lumber Products  
Specialty Products  
Premier Panel

### UPDATED TECHNICAL BULLETINS

#### The Premier Panel™ Brochure

#### Premier's REAL GREEN® BROCHURE

#### Technical Bulletin 101 Features and Benefits of the Premier Panel™.

#### Technical Bulletin 102 Proper Fasteners for Western Red Cedar.

#### Technical Bulletin 103 A Guide To Finishing Western Red Cedar

#### Technical Bulletin 104 Installation Instructions for the Premier Panel™.

#### Technical Bulletin 105 Quick Reference; Premier Accessories Detail

Premier Forest Products is a proud manufacturer of Real Wood and Real Cedar products.







## CAMBRIDGE 30 AR

ARCHITECTURAL SHINGLES

Cambridge 30 AR combine beauty with contemporary strength. Manufactured in a larger size to offer more exposure and create a high definition "shake" look for your roof, these popular shingles are versatile and easy to maintain and come in a myriad of colors that can suit any home.

**Cambridge 30 AR Super White shingles are ENERGY STAR® qualified.**

IKO Cambridge Series: With its outstanding protection, strength and impressive architectural design, why choose anything else?

### Cambridge 30 AR

- Feature an algae resistant granule
- 5-Year IKO Iron Clad Protection<sup>1</sup>
- Limited 30-Year Warranty<sup>1</sup>
- Includes up to 70 mph (112 km/h) Limited Wind Warranty; upgrade to 110 mph (177 km/h)<sup>1</sup>

<sup>1</sup>See Limited Warranty and shingle application instructions for complete information.



Cambridge 30 AR  
Super White  
shingles meet  
ENERGY STAR®  
requirements.



# CAMBRIDGE 30 AR

## ARCHITECTURAL SHINGLES



Dual Black



Dual Brown



Aged Redwood



National Blue\*\*



Charcoal Grey



Heatherwood



Earthtone Cedar



Harvard Slate



Weatherwood



Riviera Red



Dual Grey



Driftwood



Forest Green



Super White\*\*



### Product Specifications

Product Specifications	Length	Width	Exposure	Coverage Per Bundle	Standards†	Warranty¹	Iron Clad Protection¹	Limited Wind Warranty¹	Upgraded Limited Wind Warranty¹	Algae Resistant¹
Cambridge 30 AR	40 7/8 in (1038 mm)	13 3/4 in (349 mm)	5 7/8 in (149 mm)	33.3 ft² (3.1 m²)	ASTM D3462 ASTM D3018 ASTM D9161 - Class F ASTM E108 - Class A ASTM D7158 - Class H CSA A123.5 CSA A123.51 CSA A123.52	<b>30</b> Year Limited 30-Year	5 Years	70 mph (112 kph)	110 mph (177 kph)	✓

Notes: All values shown are approximate. †Product is designed and tested to comply with ASTM/CSA Standards at time of manufacture prior to packaging.  
¹See Limited Warranty and shingle application instructions for complete information.



IKO has developed a superior multi-layered roofing system incorporating our industry-leading products. IKO's Pro 4 Roofing System is setting the standard in protecting your home. Along with one of IKO's quality shingles, your Pro 4 system includes at least 3 of these accessory products.



#### Eave Protection

GoldShield, ArmourGard, or StormShield Ice & Water Protectors



#### Roof Starters

Leading Edge Plus or Leading Edge Starter Strips



#### Underlayment

Asphalt Saturated Felt\*, RoofGard-SB or RoofGard-Cool Grey Underlayments



#### Ridge Cap Shingles

Marathon Ultra AR, Hip and Ridge, Hip & Ridge 12 Cap Shingles or Ultra HP High Profile Ridge Cap Shingles

Shingle Swatches shown are as accurate as modern printing processes allow. Shingle chips shown do not fully represent the entire color blend range of the shingles. To ensure complete satisfaction please make your final color selection from several full size shingles and view a sample of the product installed on a home. The information in this literature is subject to change without notice. We assume no responsibility for errors that may appear in this literature.

\*Product Availability may vary by region.

\*\*Blue granules may fade after extensive exposure to the sun's ultraviolet rays.

††Super White is ENERGY STAR® qualified.

Find out more about our products now by talking to an IKO Sales Representative, your professional roofing contractor or contact us directly at:

United States 1-888-IKO-ROOF  
or visit our web site at:  
[www.iko.com](http://www.iko.com)



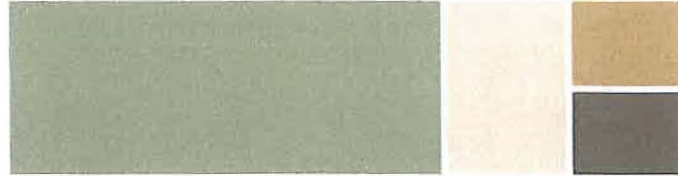
## VISUALIZE YOUR INSPIRATION

Find just the right colors for your home with our easy-to-use online tool.

- **Accent**  
Pewter Tankard  
SW 0023
- **Accent 2**  
Polished Mahogany  
SW 0023

## COLORS SHOWN

BTA



- **Body**  
Sheraton Sage  
SW 0014
- **Trim**  
Downing Sand  
SW 2822
- **Accent**  
Rookwood Antique Gold  
SW 2814
- **Accent 2**  
Fairfax Brown  
SW 2814

## OTHER OPTIONS

BTA



- **Body**  
Renwick Olive  
SW 2815
- **Trim**  
Downing Sand  
SW 2822
- **Accent**  
Rookwood Dark Green  
SW 2816
- **Accent 2**  
Rookwood Amber  
SW 2816



1st floor  
↓

# Destination LIGHTING

WWW.DESTINATIONLIGHTING.COM

Destination  
LIGHTING

Home > Lighting > Outdoor Lighting > Wall Lighting

Search ▶

## Product Detail

The  
Destination  
Difference

Huge inventory In-Stock & ready to ship  
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PRODUCT NUMBER: **212023**

MANUFACTURER:

MODEL NUMBER: **8101-138**

COLLECTION: **Great Outdoors**

FINISH: **Hammered Bronze**

HEIGHT: **6 in.**

WIDTH: **8-1/2 in.**

WALL PROJECTION: **10-1/2 in.**

(1 Rating)

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11-Inch Outdoor Wall Light

\$71.00

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PRODUCT NUMBER: **249759**  
MANUFACTURER: **Dolan Designs**  
MODEL NUMBER: **9225-34**  
COLLECTION: **Lenora**  
FINISH: **Black**  
HEIGHT: **11 in.**  
WIDTH: **8 in.**  
WALL PROJECTION: **9-1/4 in.**

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 \$47.00 ea. View

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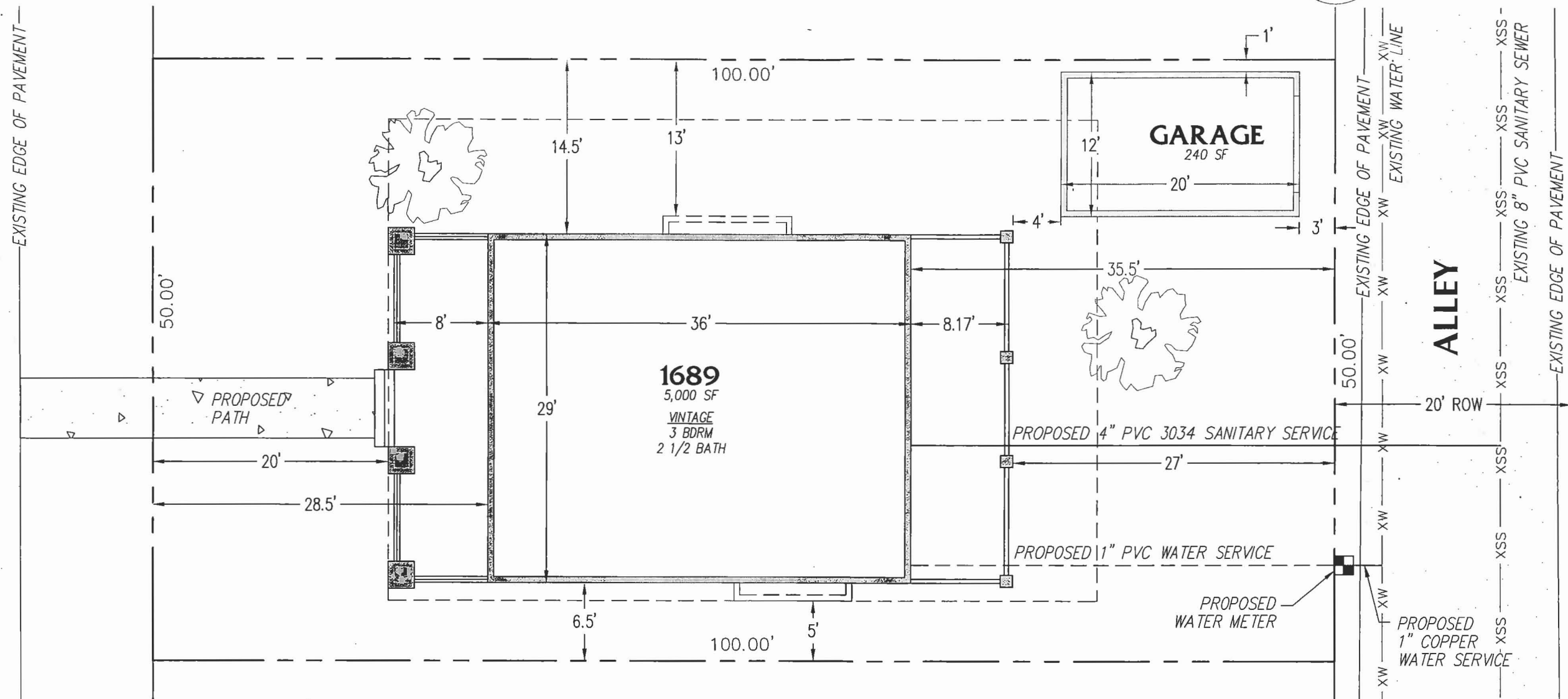
 \$49.00 ea. View

 \$79.00 ea. View

 \$109.00 ea. View



# 6TH AVENUE



## PROPERTY DATA:

ZONE:	R5
SETBACKS	(MINIMUM)
FRONT	20'
SIDE	5'
REAR	20'
LOT AREA:	5,000 SF
ROOF AREA:	~ 2,001 SF
BUILDING COVERAGE:	38.0%

## NOTES:

ALL DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE FIGURES.

CONFIRM FINISH FLOOR HEIGHT w/ OWNER & BUILDING SECTION

FOUNDATION AREA:	1,753 SF
PATH AREA:	149 SF
TOTAL IMPERVIOUS AREA:	1,902 SF

THIS DRAWING IS NOT BASED ON ANY SURVEY. THE BOUNDARY, UTILITIES AND OTHER TOPOGRAPHIC FEATURES SHOWN HEREON HAVE BEEN COMPILED FROM THE CLACKAMAS COUNTY SURVEY INFORMATION SYSTEM AND THE CITY OF WEST LINN INTERACTIVE MAPPING AVAILABLE ON THEIR WEBSITES. EMERIO DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY & COMPLETENESS OF THE DRAWING. ALL UTILITIES SHOULD BE FIELD VERIFIED.

PROJECT NO. 143-005

REV. DATE: 04/21/2011

DRAWN BY: KMH

SHEET No. 1 of 1

1689 6TH AVENUE  
WEST LINN, OREGON 97068

CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

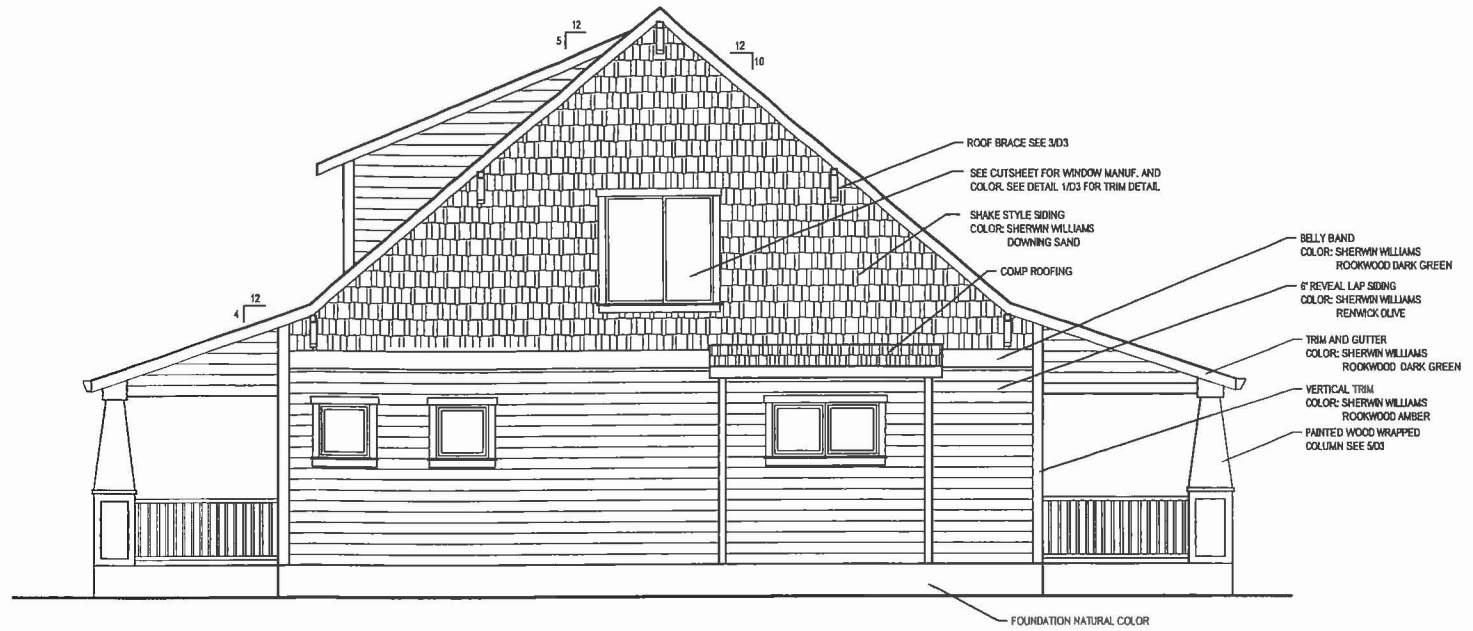
EMERIO

Design

6107 SW MURRAY BLVD. SUITE 147  
BEAVERTON, OREGON 97008  
TEL: (503) 515-5528  
FAX: (503) 639-9592  
www.emeriodesign.com



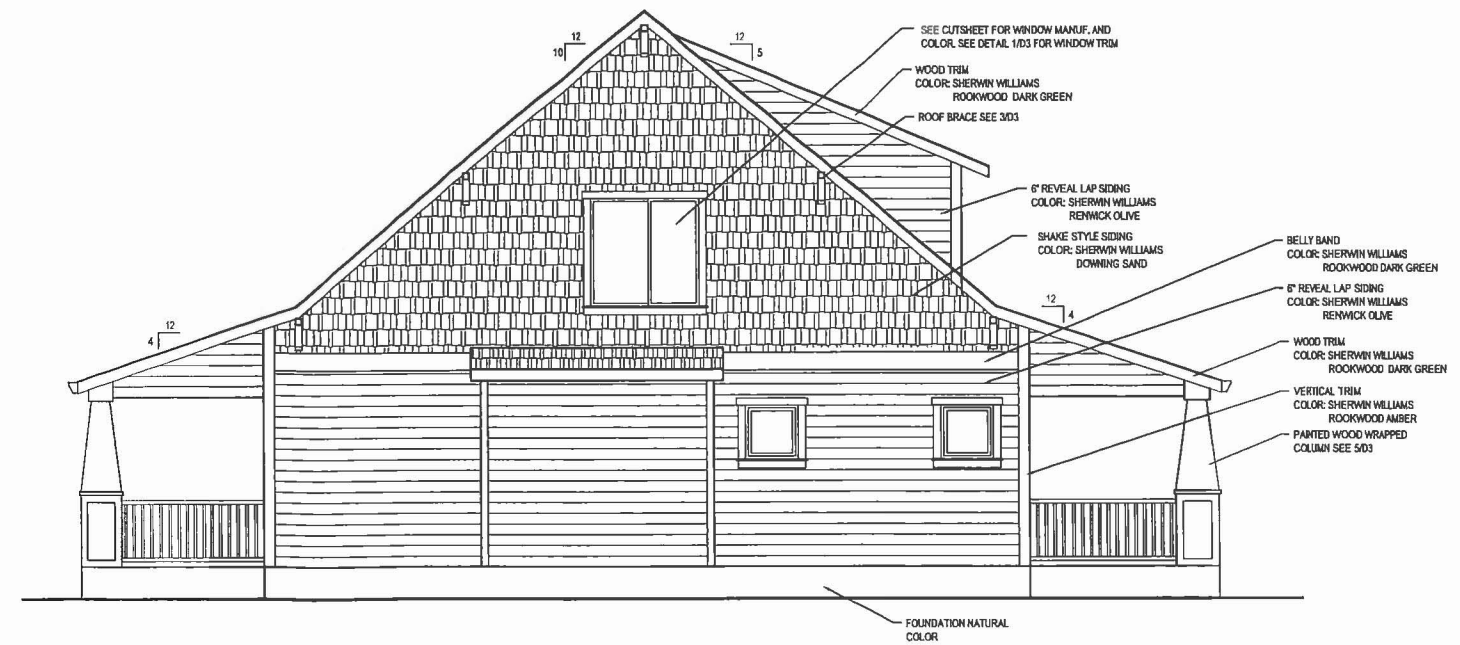
1 NORTH ELEVATION  
D1 1/4" = 1'-0"



2 WEST ELEVATION  
D1 1/4" = 1'-0"

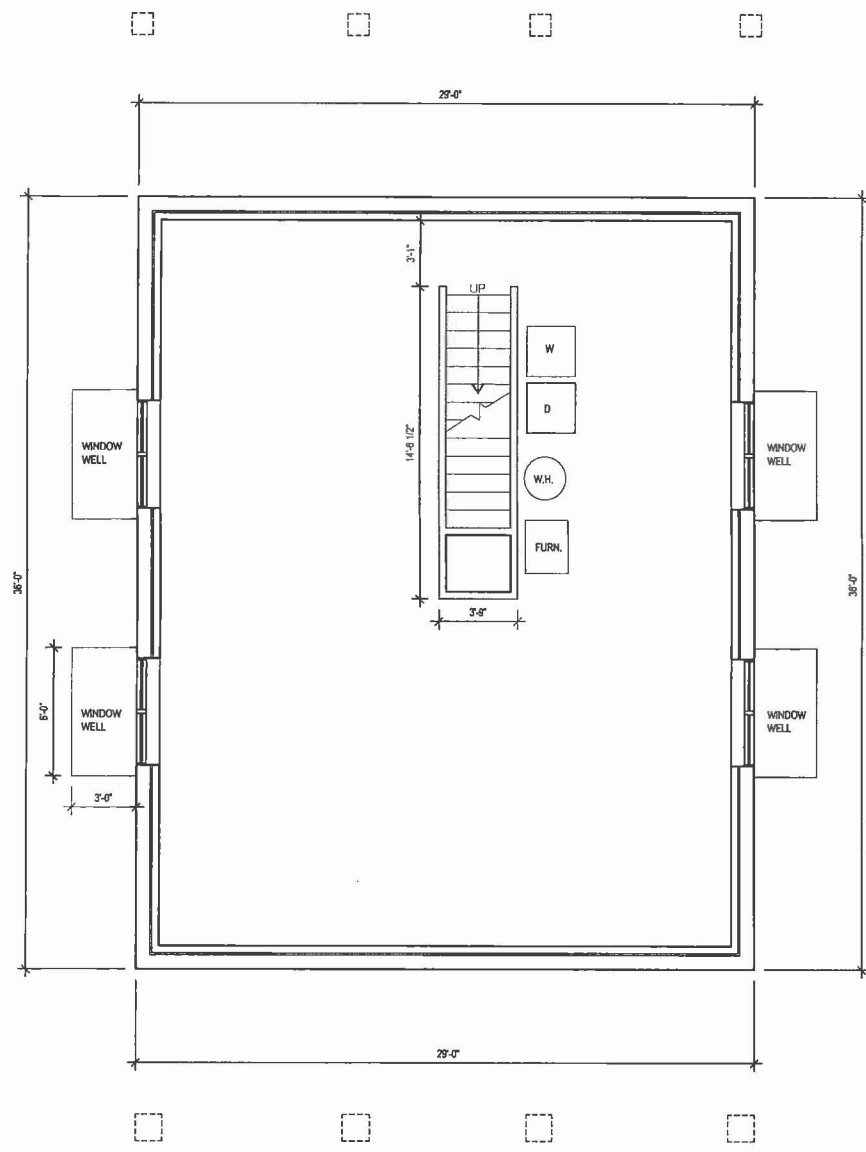


3 SOUTH ELEVATION  
D1 1/4" = 1'-0"

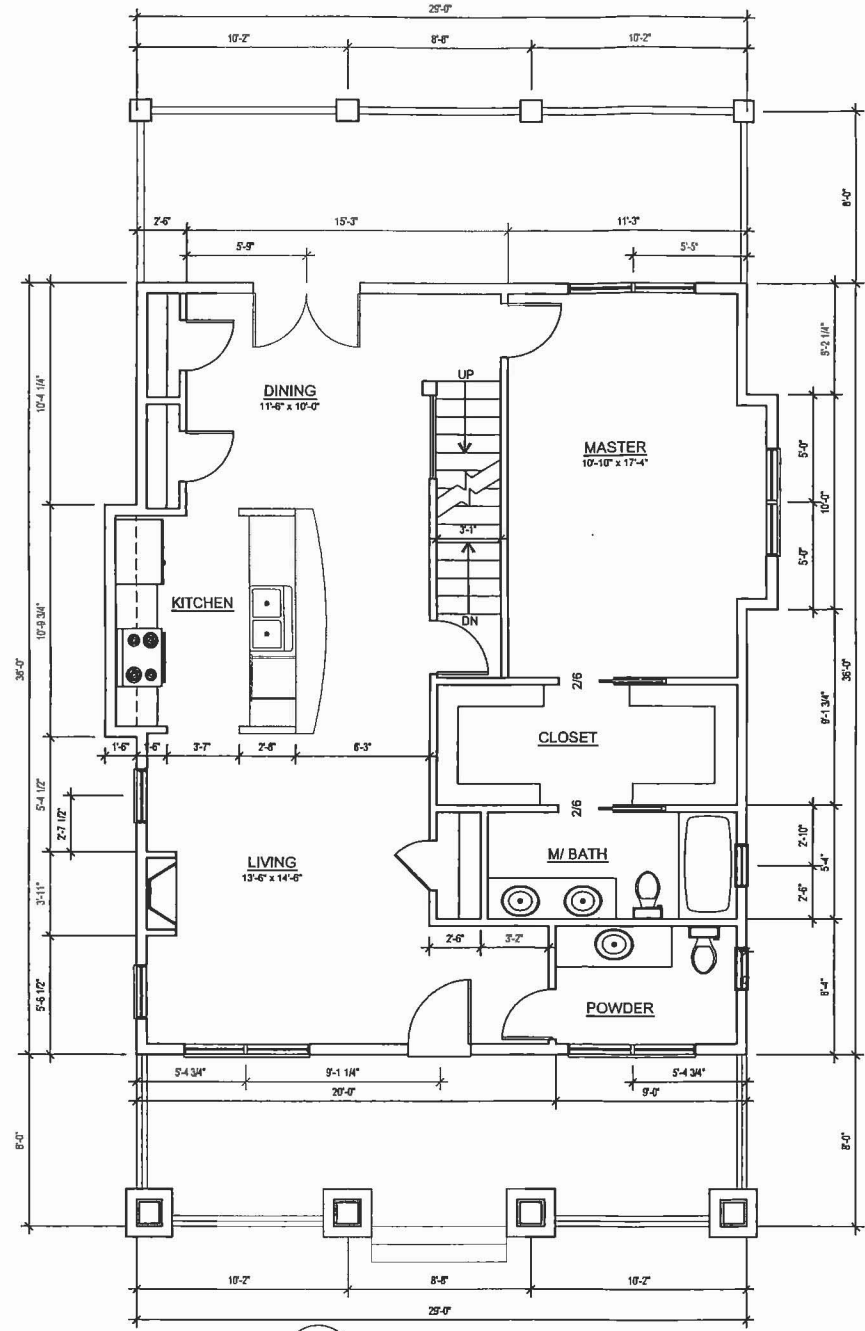


4 EAST ELEVATION  
D1 1/4" = 1'-0"

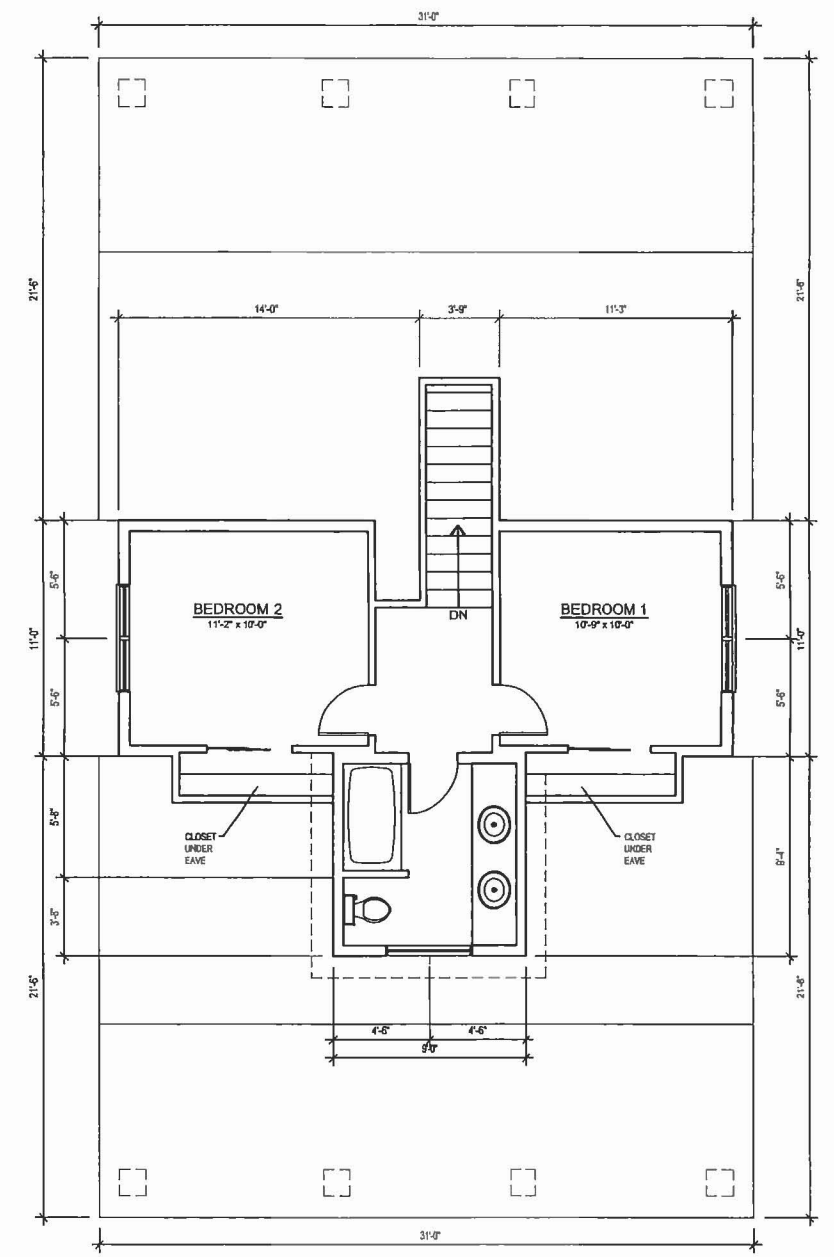
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1 LOWER FLOOR  
D2 1/4" = 1'-0"



2 MAIN FLOOR  
D2 1/4" = 1'-0"



3 UPPER FLOOR  
D2 1/4" = 1'-0"

BUILDING AREA:	
LOWER FLOOR:	991 SQ. FT.
MAIN FLOOR:	1,075 SQ. FT.
UPPER FLOOR:	381 SQ. FT.
TOTAL (MAIN & UPPER): 1,456 SQ. FT.	

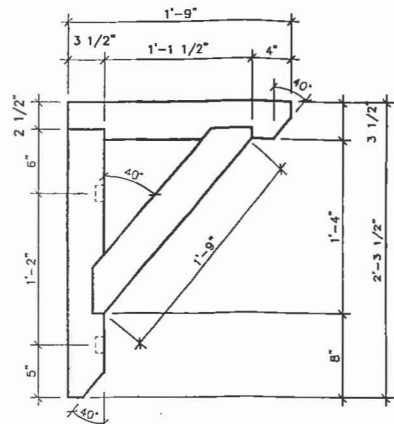
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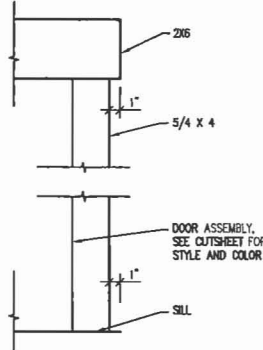
**WEST LINN**  
VINTAGE HOMES

REVISIONS		DATE
SYMBOL	REVISION	DATE
A	SUBMIT FOR DESIGN REVIEW	04/22/11

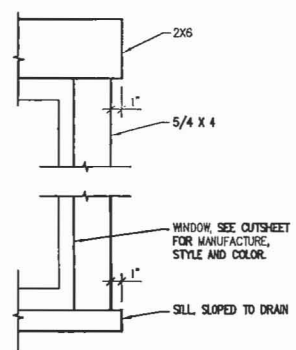
**D2**



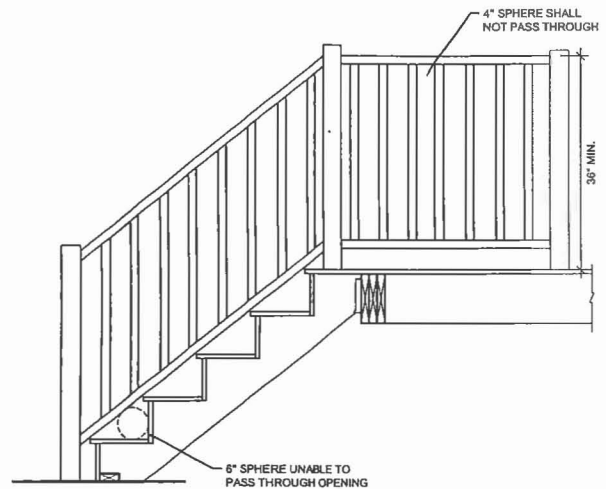
3 ROOF BRACKET  
D3 N.T.S.



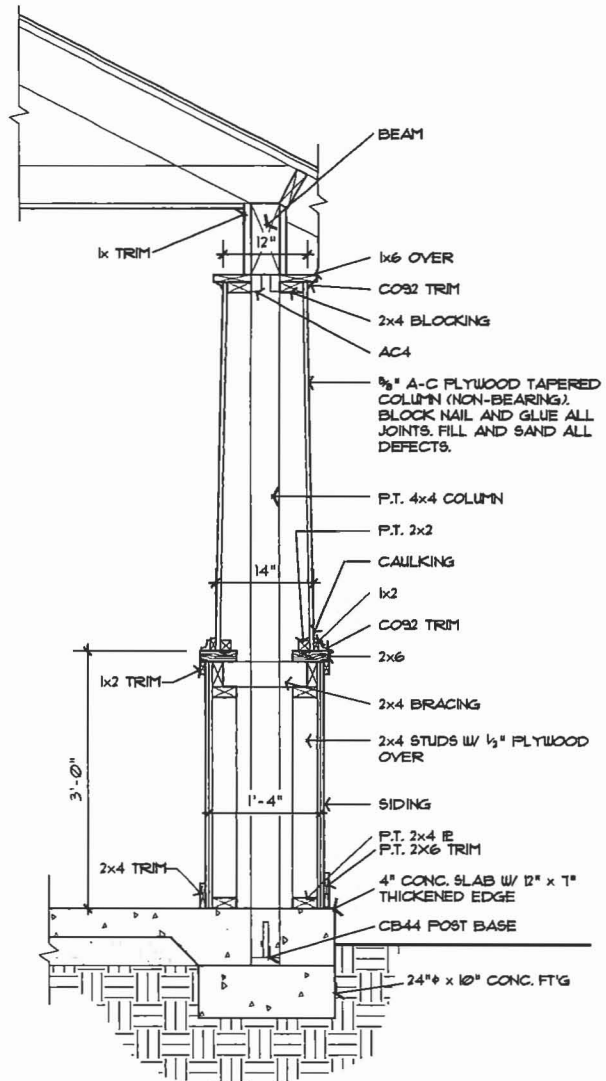
2 DOOR TRIM  
D3 N.T.S.



1 WINDOW TRIM  
D3 N.T.S.



4 GUARD RAIL  
D3 N.T.S.



5 PORCH COLUMN  
D3 N.T.S.

SYM.	REVISIONS		DATE
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A			04/22/11