



LAND USE PRE-APPLICATION CONFERENCE

Thursday, June 16, 2016

City Hall
22500 Salamo Road

Willamette Conference Room

9:00 am Proposed addition to living room, dining room and second story addition above garage to existing home in a flood plain.

Applicant: David Eraut

Subject Property Address: 5688 River Street

Neighborhood Assn: Bolton

Planner: Peter Spir

Project #: PA-16-10





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>6-16-16</u>	TIME: <u>9:00</u>	PROJECT #: <u>16-10</u>
STAFF CONTACT: <u>Peter Spir</u>	FEE: <u>350</u>	

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): 5688 River St.

Brief Description of Proposal: (N) addition to existing living room, dining room and (N) second story addition above garage.

Applicant's Name: David Erout

Mailing Address: 5688 River St, West Linn, OR 97068

Phone No: (971) 336-8286 Email Address: derout@gmail.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
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal:

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

David M. Erout
Property owner's signature

5/21/2016
Date

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

PROJECT DESCRIPTION

EXPAND THE LIVING ROOM AND ADD A MASTER SUITE ABOVE THE GARAGE. IN ADDITION CREATE AN ENTRY BY BRINGING FORWARD THE EXISTING FRONT PORCH AND ENTRY.

CONTACT LIST

OWNERS: DAVE AND AMY ERAUT
5688 RIVER ST.
WEST LINN, OR 97068

BUILDING DESIGNER:

VERDICK RESIDENTIAL DESIGNS
CONTACT: RACHEL VERDICK
TEL: (503) 475-2126
EMAIL: VERDICKRESIDENTIALDESIGNS@GMAIL.COM

PROJECT INFORMATION

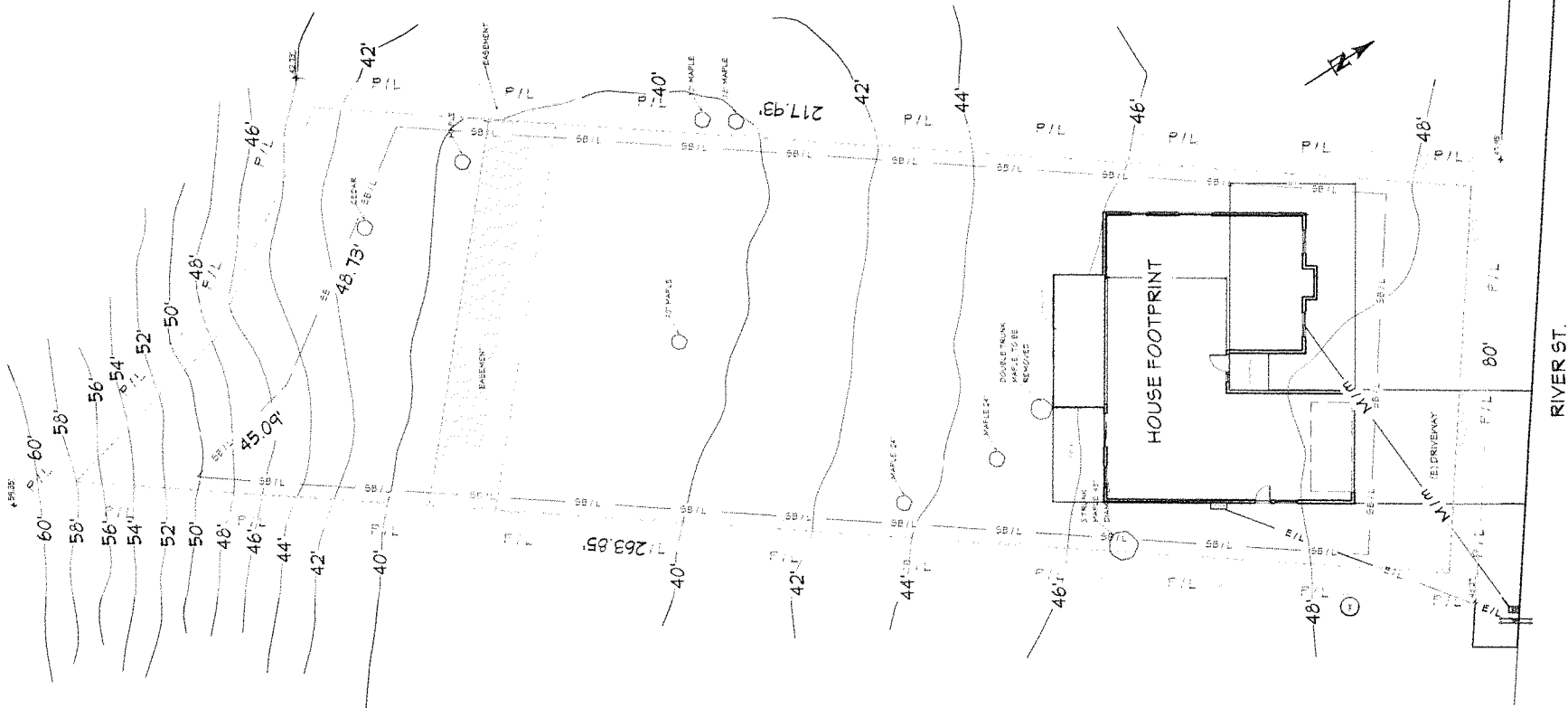
ADDRESS: 5688 RIVER DR.
LAKE OSWEGO, OR 97035

JURISDICTION: WEST LINN

LOT SIZE: 18,876 SF

TAX LOT ID: 22E30AC01605

INCREASE LOT COVERAGE: 306 SF



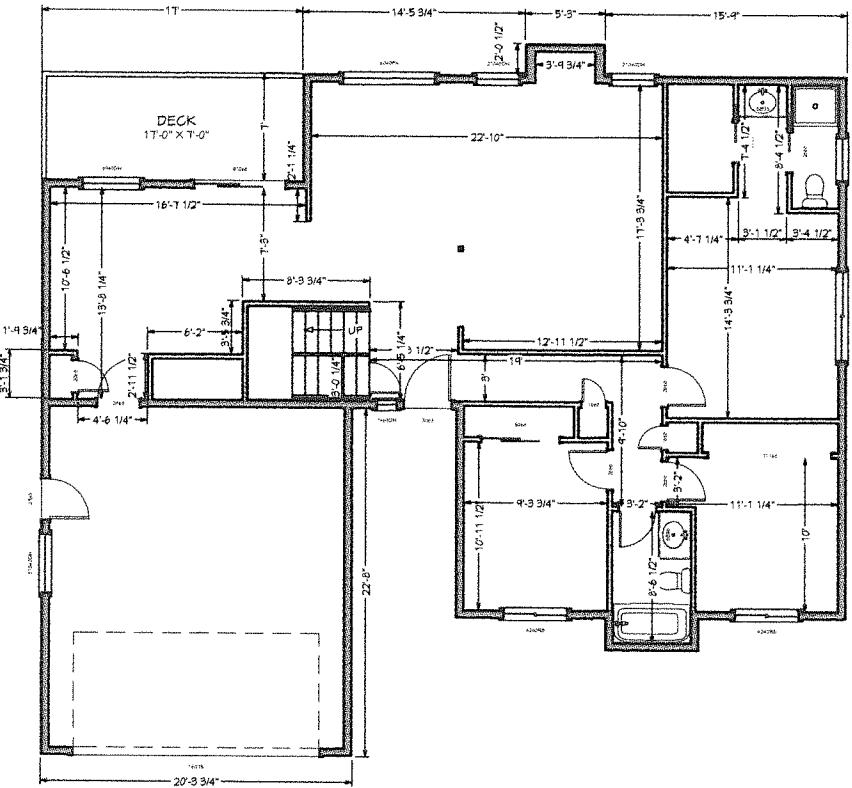
SITE PLAN

PROJECT DESCRIPTION:
ERAUT ADDITION

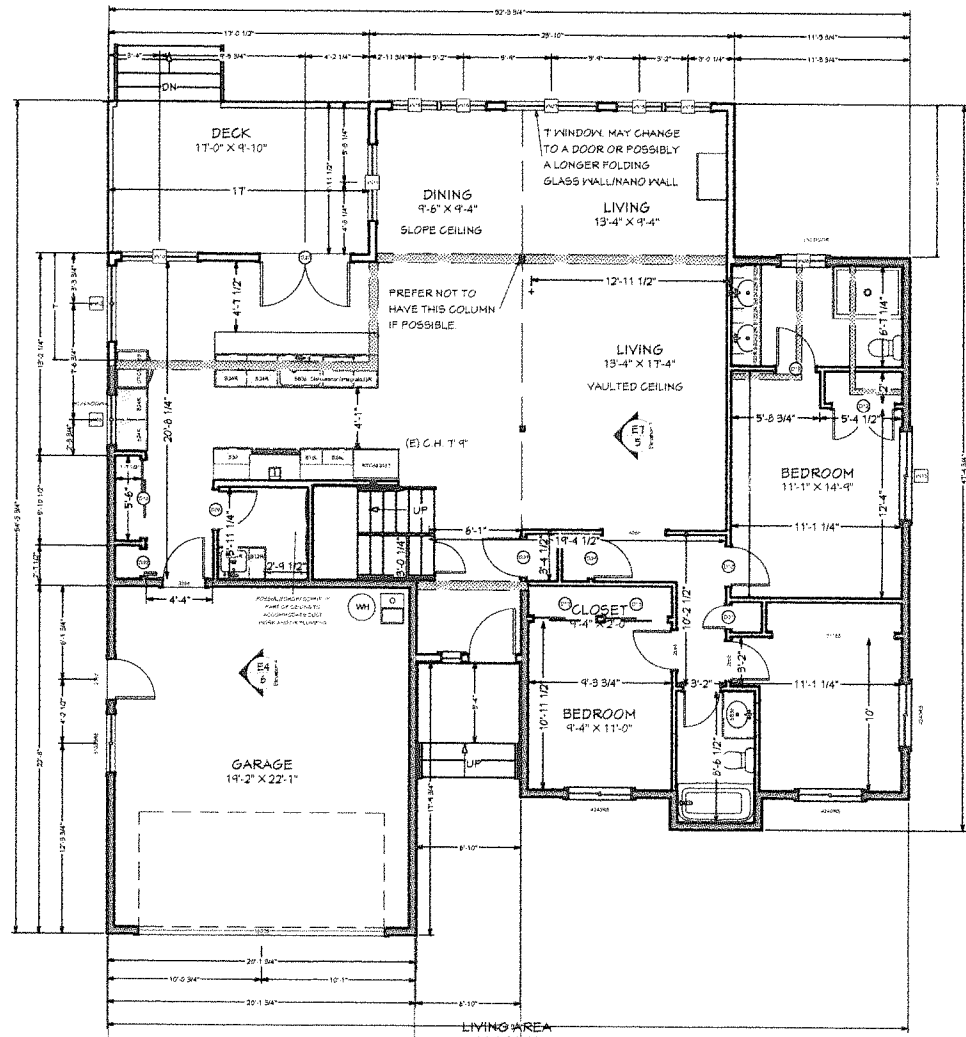
DRAWINGS PROVIDED BY:
VERDICK RESIDENTIAL DESIGNS
PO BOX 562
LAKE OSWEGO, OR 97035
503-475-2126

DATE:
5/19/2016

A-1



AS BUILT
SCALE: 1/8" - 1' 0"



CONSTRUCTION PLAN
SCALE: 1/8" - 1' 0"

WALL LEGEND

	(E) 6" EXTERIOR WALL
	(E) 4" INTERIOR WALL
	(E) 6" EXTERIOR WALL
	(N) 4" EXTERIOR WALL
	(N) 4" INTERIOR WALL
	(N) 6" INTERIOR WALL
	WALL TO BE DEMOLISHED
	(E) FOUNDATION WALL
	(N) FOUNDATION WALL

Verdick
RESIDENTIAL DESIGNS, LLC

AS BUILT &
CONSTRUCTION PLAN










PROJECT DESCRIPTION
ERAUT ADDITION

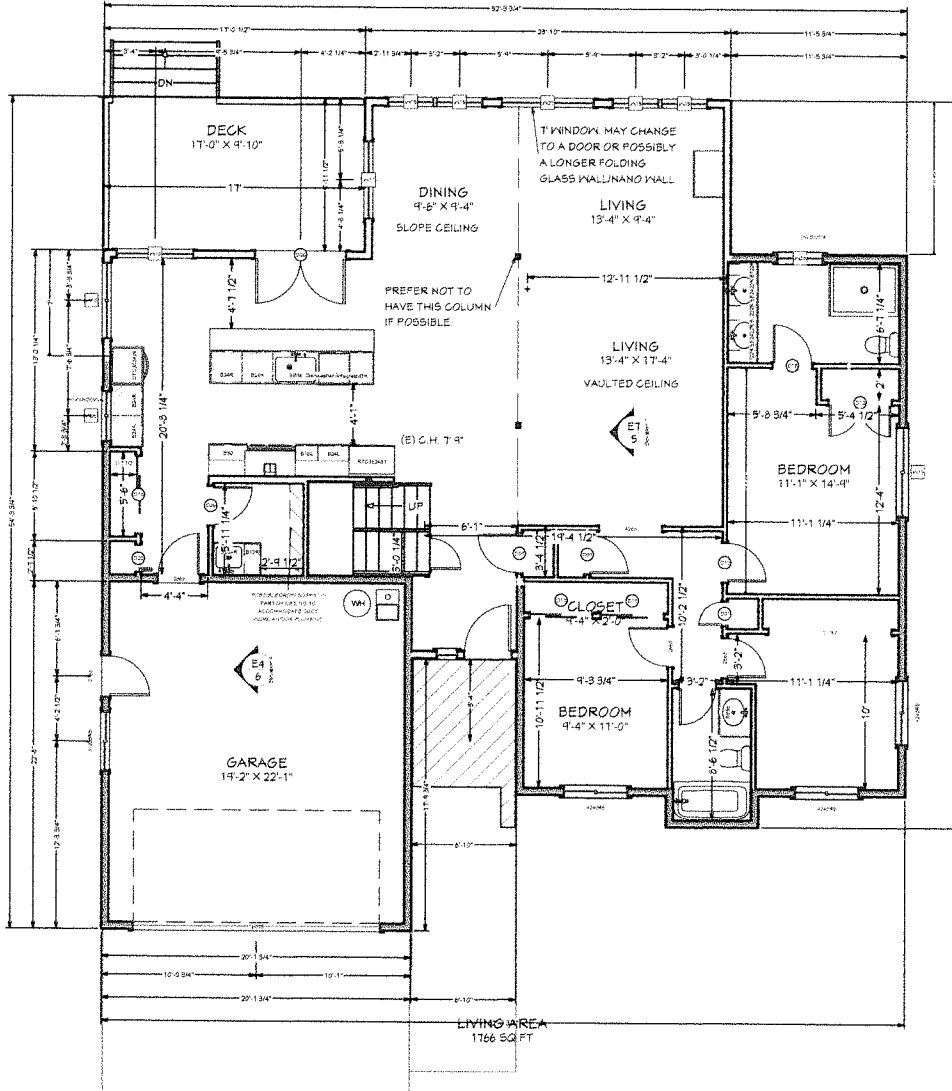
DRAWINGS PROVIDED BY:
VERDICK RESIDENTIAL DESIGNS
PO BOX 503
LAKE OSWEGO, OR 97034
503.479.2126

DATE:
5/19/2016

A-2

WALL LEGEND

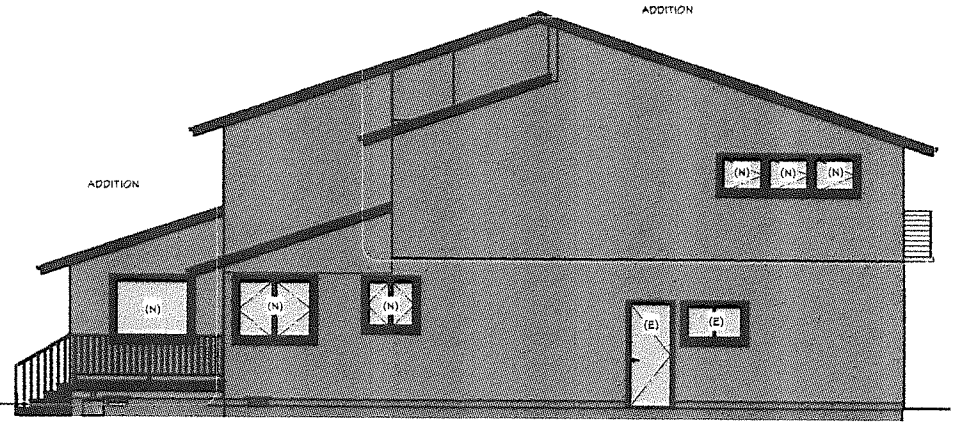
-  (E) 6" EXTERIOR WALL
-  (E) 4" INTERIOR WALL
-  (E) 8" EXTERIOR WALL
-  (N) 6" EXTERIOR WALL
-  (N) 4" INTERIOR WALL
-  (N) 6" INTERIOR WALL
-  WALL TO BE DEMOLISHED
-  (E) FOUNDATION WALL
-  (N) FOUNDATION WALL



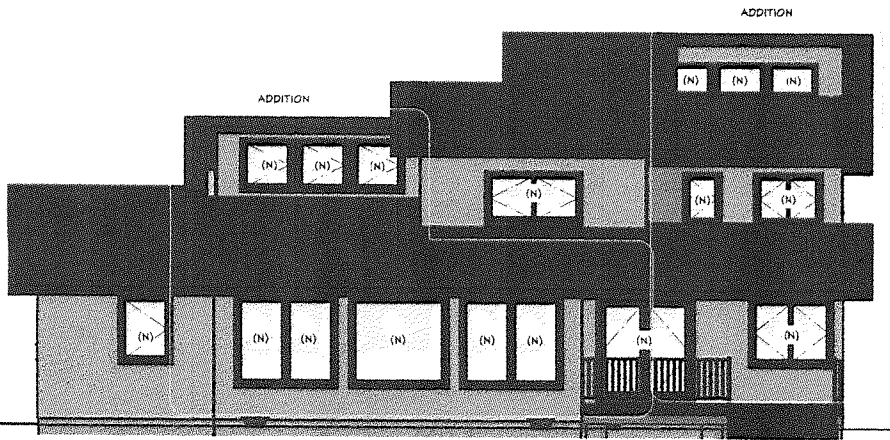
FLOOR PLAN
SCALE: 1/8" = 1' 0"



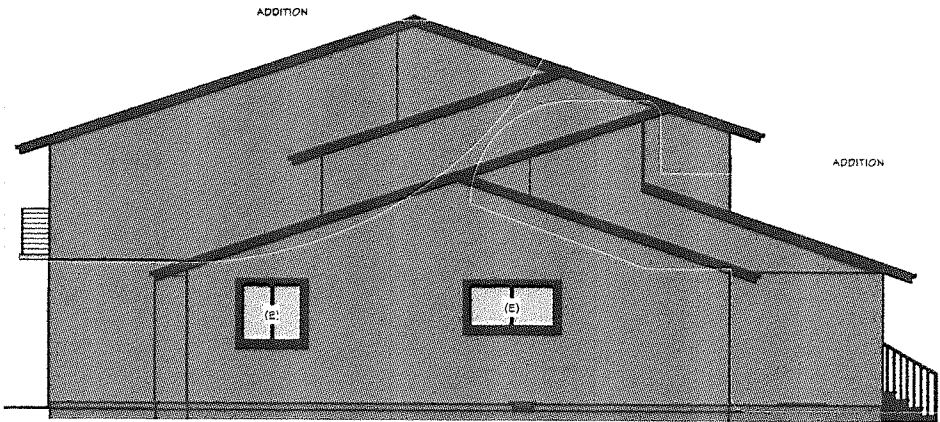
FRONT/NORTH ELEVATION
SCALE: 1/8" - 1' 0"



EAST ELEVATION
SCALE: 1/8" - 1' 0"



SOUTH ELEVATION
SCALE: 1/8" - 1' 0"



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