



LAND USE PRE-APPLICATION CONFERENCE

Thursday, February 16, 2017

City Hall
22500 Salamo Road

Willamette Conference Room

9:00 am Proposed construction of a new 2-story home with full basement and detached 2-car garage.

Applicant: Home Guardian NW

Subject Property Address: 1689 6th Avenue

Neighborhood Assn: Willamette

Planner: Jennifer Arnold

Project #: PA-17-04



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: FEBRUARY 16, 2017	TIME: 9:00	PROJECT #: PA-17-04
STAFF CONTACT: Jennifer Arnold	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.

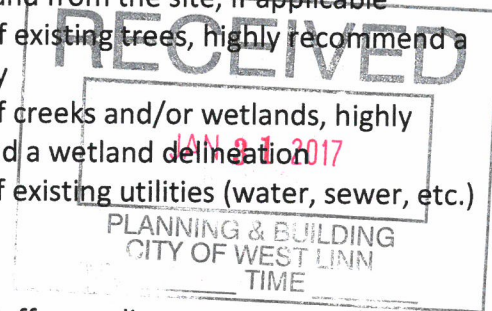
Address of Subject Property (or map/tax lot): **1689 6th Ave (lot next to 1697 6th Ave)**
West Linn, OR 97068

Brief Description of Proposal: **1) Construct a new American Foursquare style home consisting of two levels plus a full basement. 2) Construct a detached two car garage in rear of new home with access from the alley.**

Applicant's Name: **Home Guardian NW, LLC**
 Mailing Address: **1798 4th Ave, West Linn, OR 97068**
 Phone No: **(503) 701-4039** Email Address: **HomeGuardianNW@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:

- | | |
|---|---|
| <ul style="list-style-type: none"> ➤ North arrow ➤ Scale ➤ Property dimensions ➤ Streets abutting the property ➤ Conceptual layout, design and/or building elevations ➤ Easements (access, utility, all others) | <ul style="list-style-type: none"> ➤ 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.

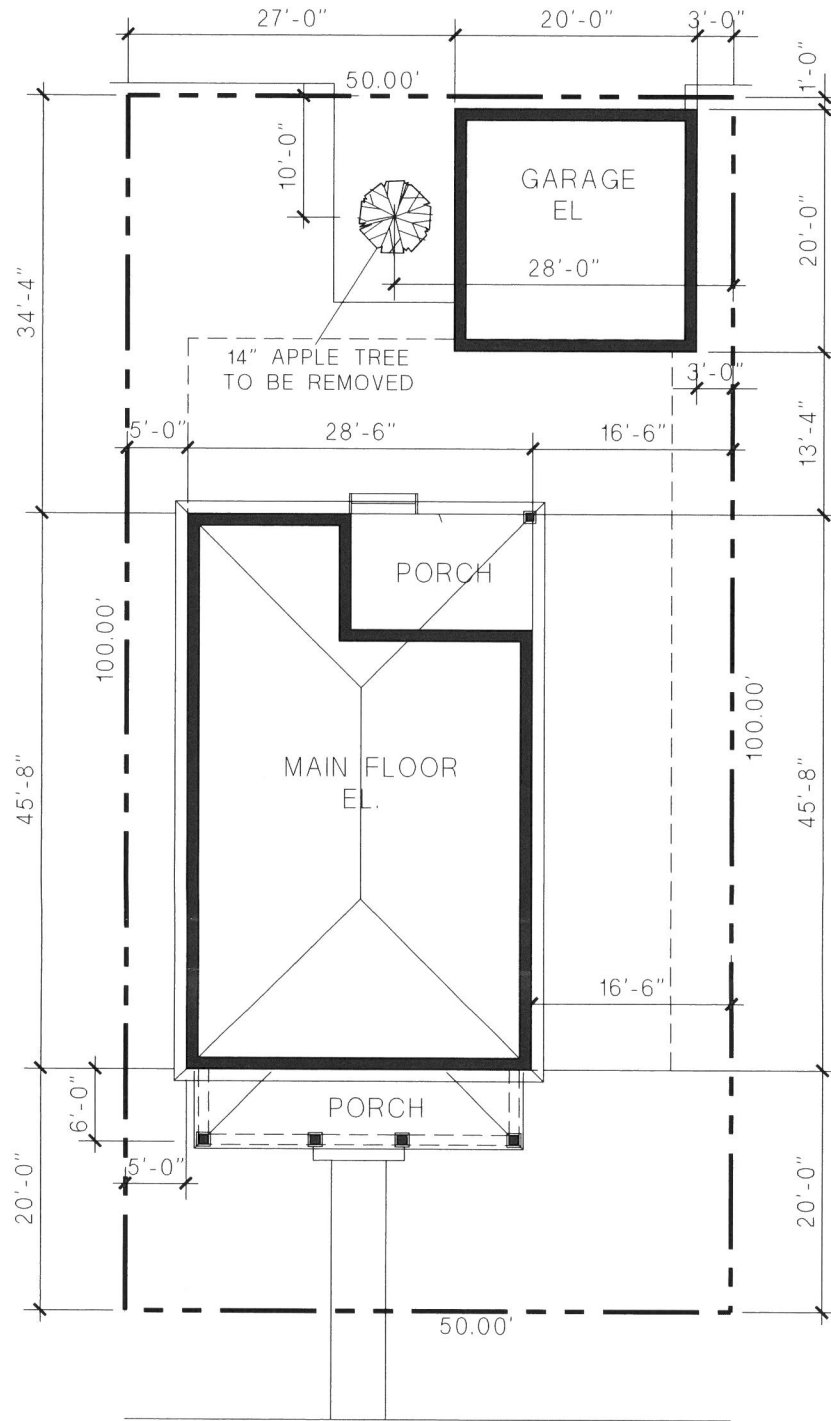
[Signature] _____ 1-31-17 _____
 Property owner's signature Date

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

LOT COVERAGE

HOUSE 1,470 SQ. FT.
 GARAGE 400 SQ. FT.
 TOTAL AREA 1,870 SQ. FT.

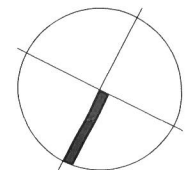
LOT AREA 6,000 SQ. FT.
 PERCENTAGE 31.2 %
 IMPERVIOUS (DRIVE) 0 SQ. FT.




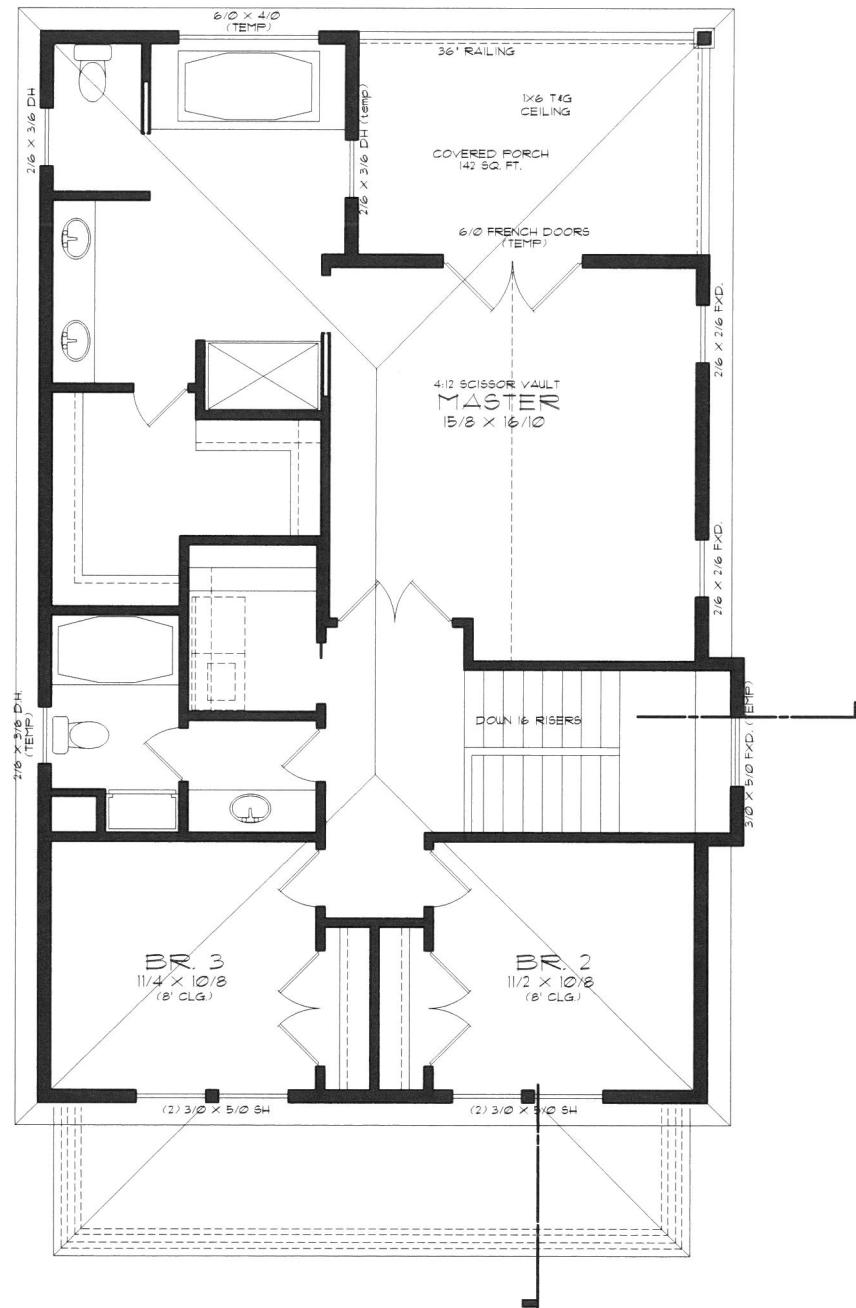
6TH AVENUE

S I T E & EROSION CONTROL PLAN

SCALE 1" = 20'-0"

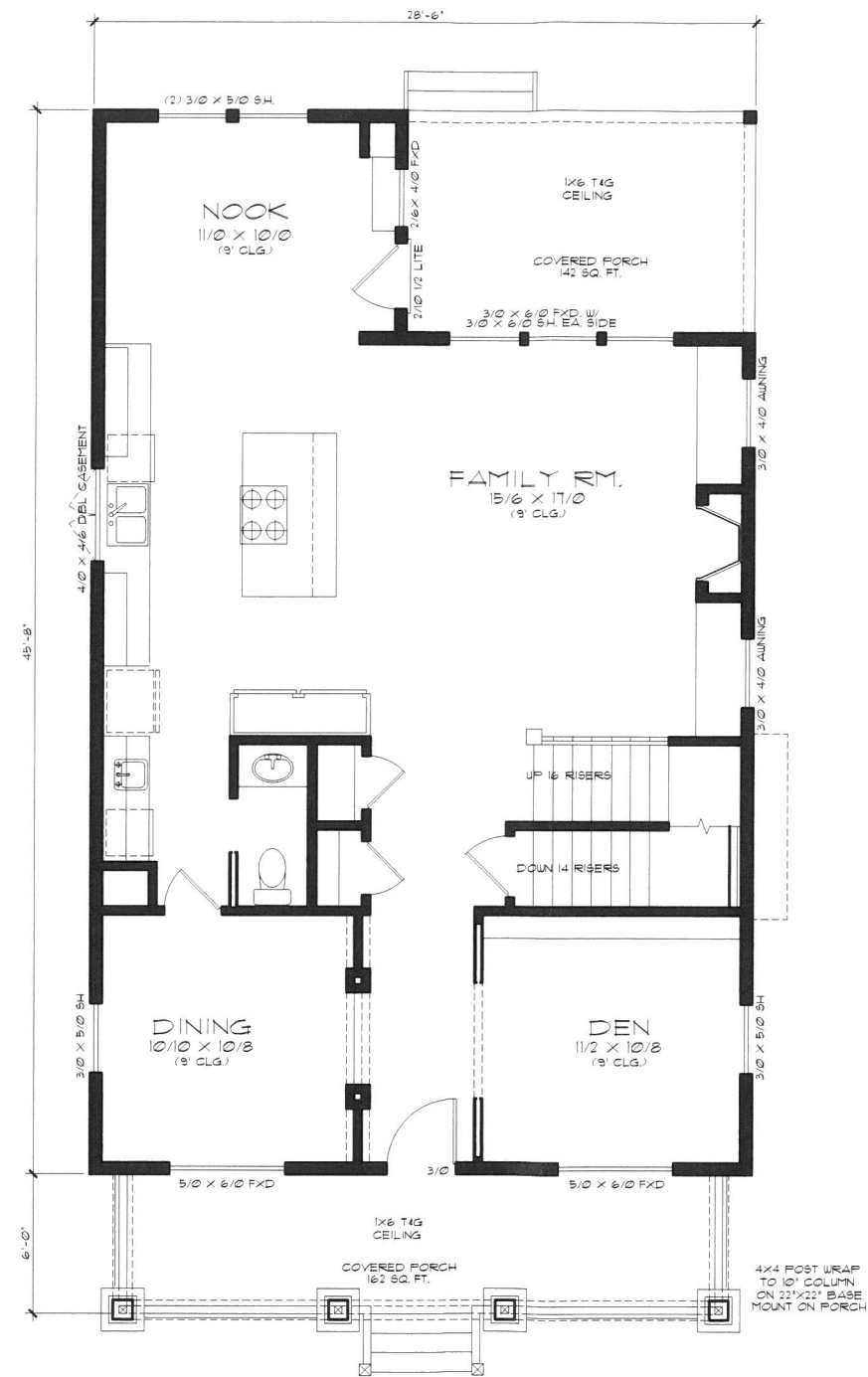


 <p>WATTON DESIGN WORKS, Inc. 1880 Willmette Falls Drive Suite #200-D West Linn, Or. 97068 503.655.1001 wattondesign.com</p>	<p>WATTON DESIGN WORKS WILL NOT BE LIABLE FOR THE ACCURACY OF THE TOPOGRAPHY INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER / OWNER TO VERIFY ALL SITE CONDITIONS, INCLUDING ANY FILL PLACED ON THE SITE THAT MAY CAUSE OF ANY POTENTIAL FIELD MODIFICATIONS.</p>	<p>PROJECT: HOME GUARDIAN N.W.</p>	<p>SITE INFORMATION:</p>	<p>JOB No. 17051</p>
		<p>PROJECT ADDRESS: 1689 6th AVENUE CITY OF WEST LINN, OREGON</p>	<p>DATE 1/30/2017</p>	
		<p>SITE</p>		



UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

ALTHOUGH MUCH CARE HAS GONE INTO THE PREPARATION OF THESE DRAWINGS TO ENSURE ACCURACY, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION TO CHECK THE DIMENSIONS FOR TOLERANCE AND ACCURACY AS WELL AS ANY ADAPTATION FOR SPECIFIC STATE OR LOCAL REGULATIONS OR CODES. THE ARCHITECT'S ONE BUILDING ONE AND ARE NOT TO BE COPIED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WATTON DESIGN WORKS.

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PROJECT: SINGLE FAMILY - NEW CONSTRUCTION

BUILDING SITE ADDRESS:
 1689 6th AVENUE
 CITY OF WEST LINN
 WILLAMETTE HISTORIC DISTRICT

FLOOR PLANS

BUILDER
 HOME GUARDIAN N.W.
 503-701-4039

SQUARE FOOTAGE	
MAIN AREA	1159 S.F.
UPPER AREA	1089 S.F.
TOTAL AREA	2248 S.F.
BASEMENT	+924 S.F.
PORCH AREA	446 S.F.

DATE:
 Est. 1-30-2017
 Rev.

JOB No.
 17051

SHEET
 2

AS SHOWN WHICH CARE HAS GONE INTO THE PREPARATION OF THESE DRAWINGS TO ENSURE THAT THEY ARE COMPLETE, ACCURATE, AND FREE OF CONFLICTS. THE DRAWINGS FOR PERMIT AND INSPECTION AS WELL AS ANY MODIFICATION FOR SPECIFIC SITES ARE THE RESPONSIBILITY OF THE CLIENT. THE LOCAL REGULATION OF THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS PLAN AND SPECIFICATIONS ARE TO BE USED ONLY IN THE PROJECT FOR WHICH THEY ARE PREPARED AND NOT TO BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF WATTON DESIGN WORKS, INC.

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PROJECT: SINGLE FAMILY - NEW CONSTRUCTION
BUILDING SITE ADDRESS:
 1689 6th AVENUE
 CITY OF WEST LINN
 WILLAMETTE HISTORIC DISTRICT

EXTERIOR ELEVATIONS
BUILDER
HOME GUARDIAN N.W.
 503-701-4039

SQUARE FOOTAGE
 MAIN AREA 1189 S.F.
 UPPER AREA 1089 S.F.
TOTAL AREA 2248 S.F.
 BASEMENT 4934 S.F.
 PORCH AREA 446 S.F.

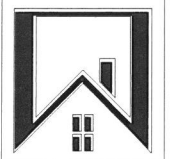
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JOB No.
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 1

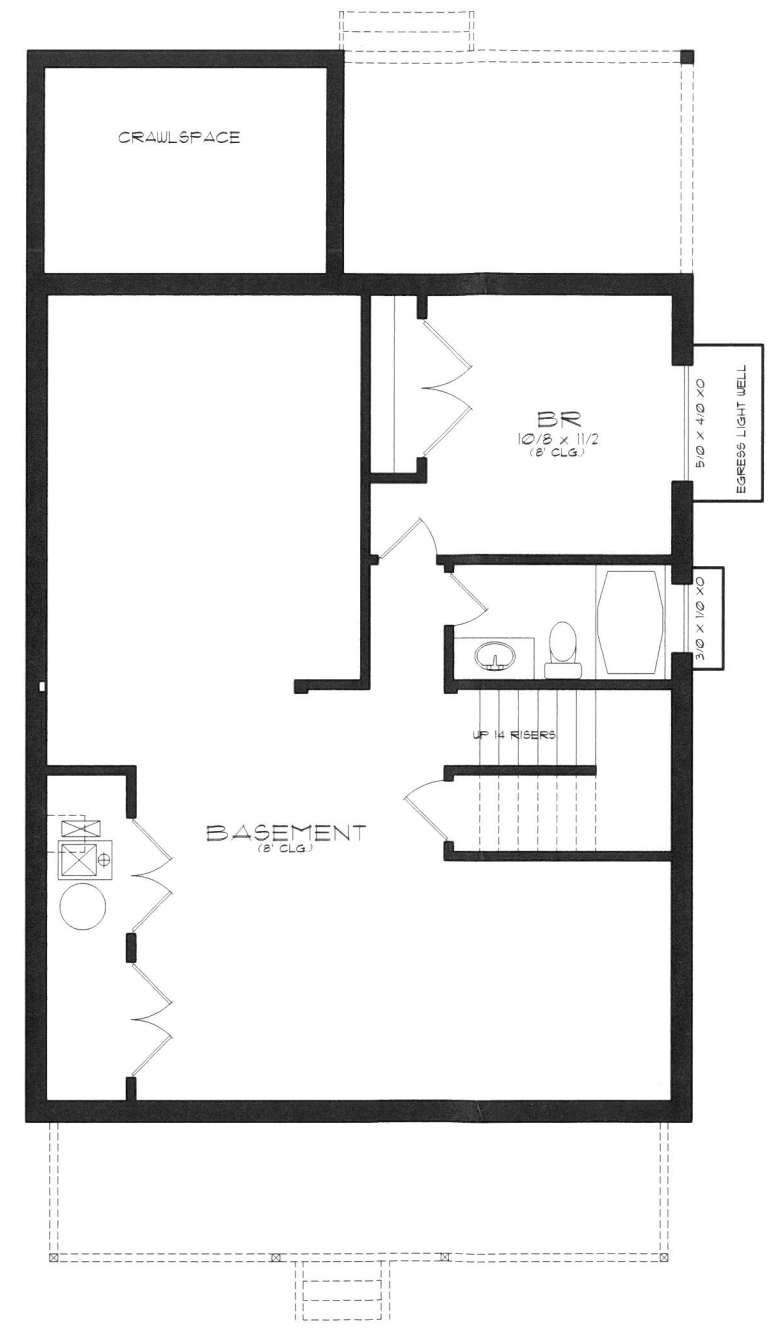


ALTHOUGH MUCH CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE DRAWINGS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF THE INFORMATION AND DATA PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THESE PLANS ARE FOR THE CONSTRUCTION OF THE BUILDING ONLY AND NOT FOR THE CONSTRUCTION OF ANY OTHER WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



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West Linn, Or. 97068
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BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROJECT: SINGLE FAMILY - NEW CONSTRUCTION

BUILDING SITE ADDRESS:
1689 6th AVENUE
CITY OF WEST LINN
WILLAMETTE HISTORIC DISTRICT

BASEMENT / FOUNDATION

BUILDER
HOME GUARDIAN N.W.
503-701-4030

SQUARE FOOTAGE	
MAIN AREA	1159 S.F.
UPPER AREA	1089 S.F.
TOTAL AREA	2248 S.F.
BASEMENT	+934 S.F.
PORCH AREA	446 S.F.

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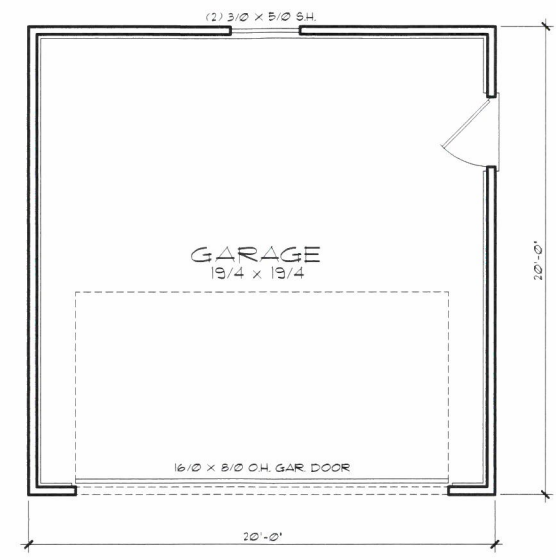
SHEET
3

ALTHOUGH MUCH CARE HAS BEEN TAKEN IN THE PREPARATION OF THESE DRAWINGS TO ENSURE THAT THEY ARE CORRECT, THE ARCHITECT MAKES NO WARRANTY OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS OF THE APPLICABLE JURISDICTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE DRAWINGS WITHOUT THE EXPRESS WRITTEN PERMISSION OF WATTON DESIGN WORKS, INC.



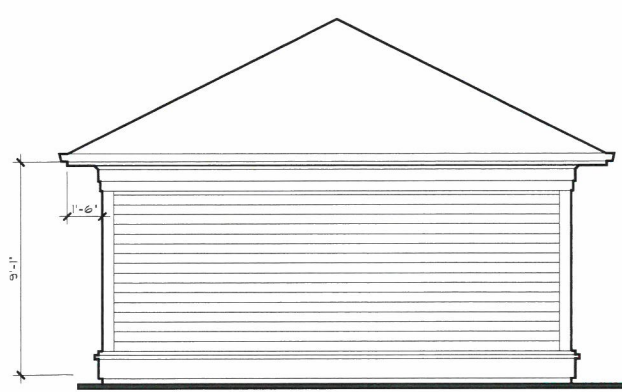
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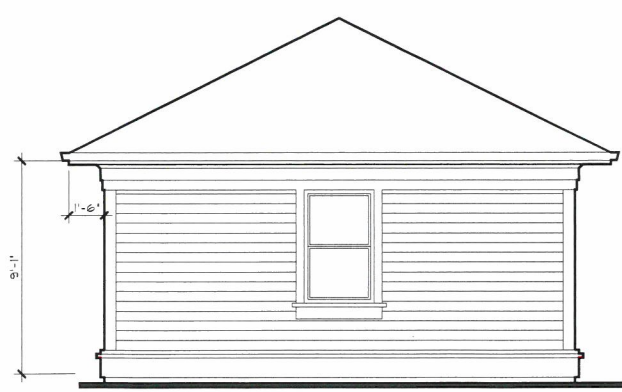


PLAN

SCALE : 1/4" = 1'-0"



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



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



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



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

PROJECT: SINGLE FAMILY - NEW CONSTRUCTION

BUILDING SITE ADDRESS:
1689 6th AVENUE
CITY OF WEST LINN
WILLAMETTE HISTORIC DISTRICT

GARAGE

SQUARE FOOTAGE
GARAGE AREA 400 S.F.

BUILDER
HOME GUARDIAN N.W.
503-701-4039

DATE:
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JOB No.
17051

SHEET
4