



# LAND USE PRE-APPLICATION CONFERENCE

Thursday, June 1, 2017

City Hall  
22500 Salamo Road

Willamette Conference Room

9:00 am Proposed addition/remodel of home in the Willamette Historic District

Applicant: Ann Scheuerell

Subject Property Address: 1744 4<sup>th</sup> Avenue

Neighborhood Assn: Willamette

Planner: Jennifer Arnold

Project #: PA-17-22





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 6-1-17	TIME: 9:00	PROJECT #: PA-17-22
STAFF CONTACT: Jennifer Arndt		FEE: 350

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 material 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): 1744 4<sup>th</sup> Avenue, West Linn

Brief Description of Proposal: Addition and Remodel at Existing Noncontributing Single Family Residence in Willamette Historic District

Applicant's Name: Ann M Scheuerell

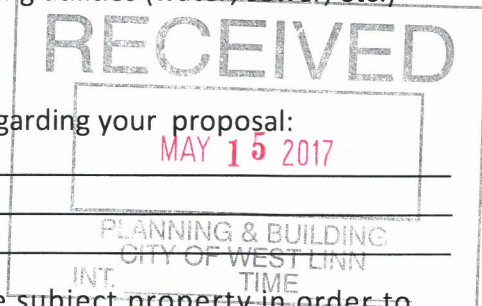
Mailing Address: 2537 Lancaster Street, West Linn, OR 97068

Phone No: (503) 778-0092 Email Address: sidedoor.pdx@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.

  
 \_\_\_\_\_  
 Property owner's signature

5/12/2017  
 \_\_\_\_\_  
 Date

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



# 4th AVE RESIDENCE REMODEL & ADDITION

design contact:  
ANN M SCHEUERELL  
2537 LANCASTER STREET  
WEST LINN, OR 97068  
503-778-0092

project owner:  
ANN M SCHEUERELL  
DEREK J SCHEUERELL  
2537 LANCASTER STREET  
WEST LINN, OR 97068  
503-778-0092

## CONTACTS

OWNER:  
ANN M SCHEUERELL  
DEREK J SCHEUERELL  
2537 LANCASTER STREET, WEST LINN, OREGON 97068  
503-778-0902

DESIGN CONTACT:  
ANN M SCHEUERELL  
2537 LANCASTER STREET, WEST LINN, OREGON 97068  
503-778-0902

CONTRACTOR:  
TBD

## PROJECT INFORMATION

5624 SE 74th AVENUE  
PORTLAND, OREGON 97206

COUNTY: CLACKAMAS  
TAX LOT:  
PROPERTY ID: C146553

ZONE: R-5  
OVERLAY: WILLAMETTE HISTORIC DISTRICT  
STATUS: NONCONTRIBUTING PROPERTY  
EXISTING BLDG AREA: 899 SF  
PROPOSED NEW LIVING AREA: 364 SF  
PROPOSED NEW PORCH AREA: 224 SF  
TOTAL PROPOSED LIVING AREA (899+364): 1,263 SF

TOTAL PROPOSED ROOF AREA, INCL EAVES: 1,710 SF  
LOT SIZE: 4,999 SF  
PERCENT COVERED AREA: 34%

## PROJECT DESCRIPTION

REMODEL AND ADDITION TO EXISTING ONE-STORY SINGLE FAMILY RESIDENCE. SCOPE OF WORK INCLUDES THE FOLLOWING:  
- MASTER BEDROOM ADDITION WITH BACK PORCH  
- NEW FRONT PORCH  
- NEW WINDOWS AT EXISTING OPENINGS AND TALLER WINDOWS AT EXISTING OPENINGS  
- RELOCATED EXTERIOR DOORS, NEW SIDE DOOR  
- NEW FINISHES

NOTE:  
PLUMBING, MECHANICAL, AND ELECTRICAL WORK IS BY SEPARATE TRADE PERMITS.

## SHEET INDEX

A0 00 - COVER SHEET / SITE PLAN  
A2 00 - DEMO PLAN, FLOOR PLAN  
A3 00 - EXISTING BUILDING ELEVATIONS  
A3 10 - PROPOSED BUILDING ELEVATIONS

## GENERAL NOTES

- ALL WORK TO COMPLY WITH THE APPLICABLE CODES. THE CONTRACTOR, ANY SUBCONTRACTOR, TRADEPERSONS NOTING DISCREPANCIES SHALL NOTIFY THE DESIGNER IMMEDIATELY UPON DISCOVERY. DOING SO SHALL NOT RELIEVE THE CONTRACTOR FROM CONFORMING TO WORK CONTAINED IN THESE DOCUMENTS.
- CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS BY STATE, CITY, COUNTY, FIRE DEPARTMENT, STATE ELECTRICAL INSPECTOR AND ANY OTHER GOVERNING AUTHORITIES AS REQUIRED.
- CONTRACTOR TO COORDINATE ALL TRADES AND NOTIFY THE DESIGNER OF ANY CONFLICTS THAT ARISE.
- SCOPE OF WORK SHALL INCLUDE WORK INDICATED AND IMPLIED BY THESE DRAWINGS.
- CONTRACTOR AND SUBCONTRACTOR SHALL BECOME FAMILIAR WITH THE SITE, EXISTING CONDITIONS, AND THESE DRAWINGS PRIOR TO COMMENCING WORK.
- ALL CONSTRUCTION DEBRIS TO BE REMOVED OFF-SITE. ALL DEBRIS IS TO BE DISPOSED OF IN A LEGAL MANNER AT A LANDFILL OR RECYCLING FACILITY. NO DEBRIS SHALL BE DISPOSED OF IN LOCAL WASTE COLLECTION FACILITIES.
- GIVEN DIMENSIONS TAKE PRECEDENT OVER SCALE AND SHALL BE VERIFIED ON SITE. DIMENSIONS ARE TO FACE OF EXISTING FINISH, OR NEW STUD, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO LOCATE EXACT LOCATIONS OF UTILITIES.
- SEE REFLECTED CEILING PLANS FOR SMOKE DETECTOR LOCATIONS.
- INSTALL ALL MATERIALS PER MANUFACTURER RECOMMENDATIONS.
- ALL SHEET METAL WORK SHALL CONFORM TO CURRENT SMACNA (SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOC., INC) STANDARDS.



01. VICINITY MAP

SCALE: NTS



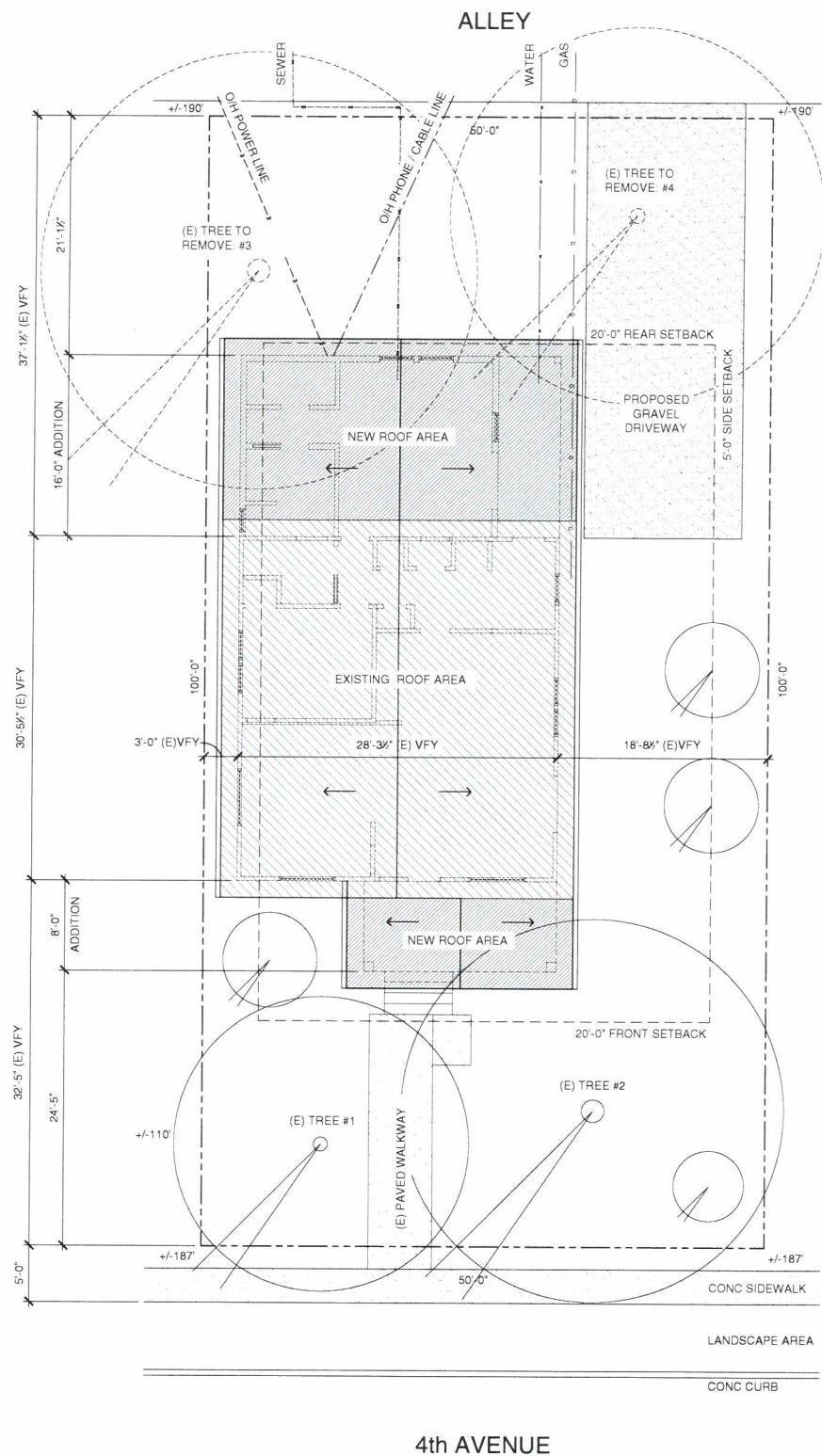
## PRELIMINARY TREE SURVEY

PROPOSED TO REMAIN:  
(SIZES TO VERIFY)  
- TREE #1: NORWAY MAPLE, +/- 15" DIA  
- TREE #2: WEEPING BIRCH, MULTISTEM, +/- 15" DIA

PROPOSED TO REMOVE:  
(SIZES TO VERIFY)  
- TREE #3: NORWAY MAPLE, +/- 15" DIA  
- TREE #4: ENGLISH HAWTHORNE, MULTISTEM, +/- 16" DIA

### BASIS OF REMOVAL REQUEST:

- BOTH TREES PROPOSED FOR REMOVAL ARE INCLUDED ON PORTLAND'S NUISANCE TREE LIST
- TREE #3 DOMINANT GROWTH HABIT OVERREACHES STRUCTURE ON NEIGHBORING PROPERTY POSING MANAGEMENT ISSUES
- TREE #3 BRANCHING CURRENTLY OVERREACH EXISTING STRUCTURE. BRANCHES AND ROOTS WILL OVERREACH PROPOSED HOME ADDITION MORE SUBSTANTIALLY. THIS SCENARIO WILL LIKELY CAUSE DAMAGE TO STRUCTURE AND ONGOING MAINTENANCE ISSUES
- TREE #4 IS LOCATED IN PROPOSED DRIVEWAY. NO OTHER SUITABLE DRIVEWAY LOCATION EXISTS
- LOT IS CURRENTLY HEAVILY TREADED AND HAS LITTLE SOLAR ACCESS. PROPOSED NEW LANDSCAPING TO INCLUDE VEGETABLE GARDEN AT BACKYARD



02. SITE PLAN

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



DRAFT - HALF SIZE SCALE

4th AVE RESIDENCE  
1744 4th AVENUE, WEST LINN, OREGON 97268

issues & revisions  
2017-05/12 - PRE-APP SUBMITTAL

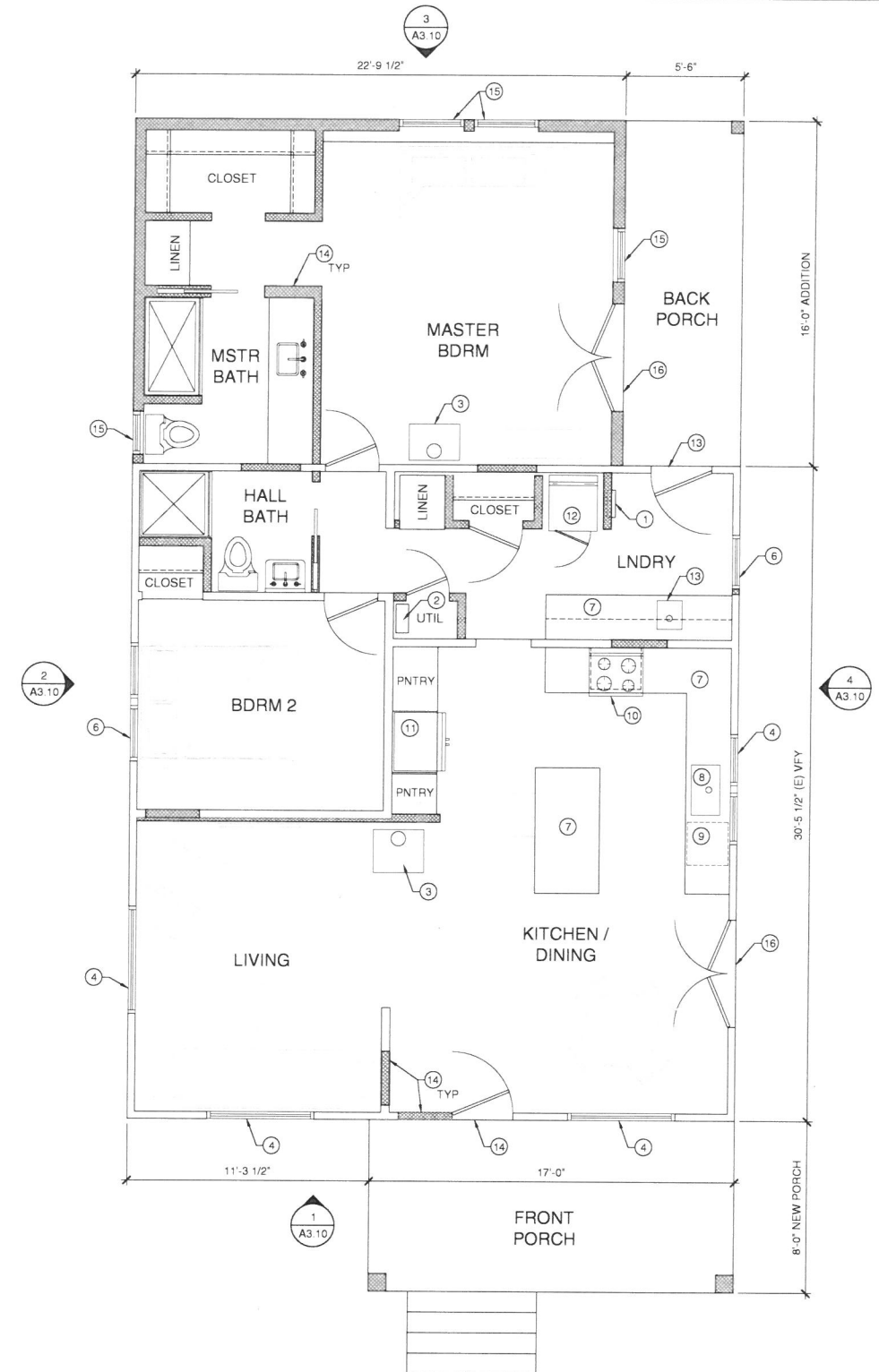
COVER SHEET  
SITE PLAN

A0.00



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02. FLOOR PLAN

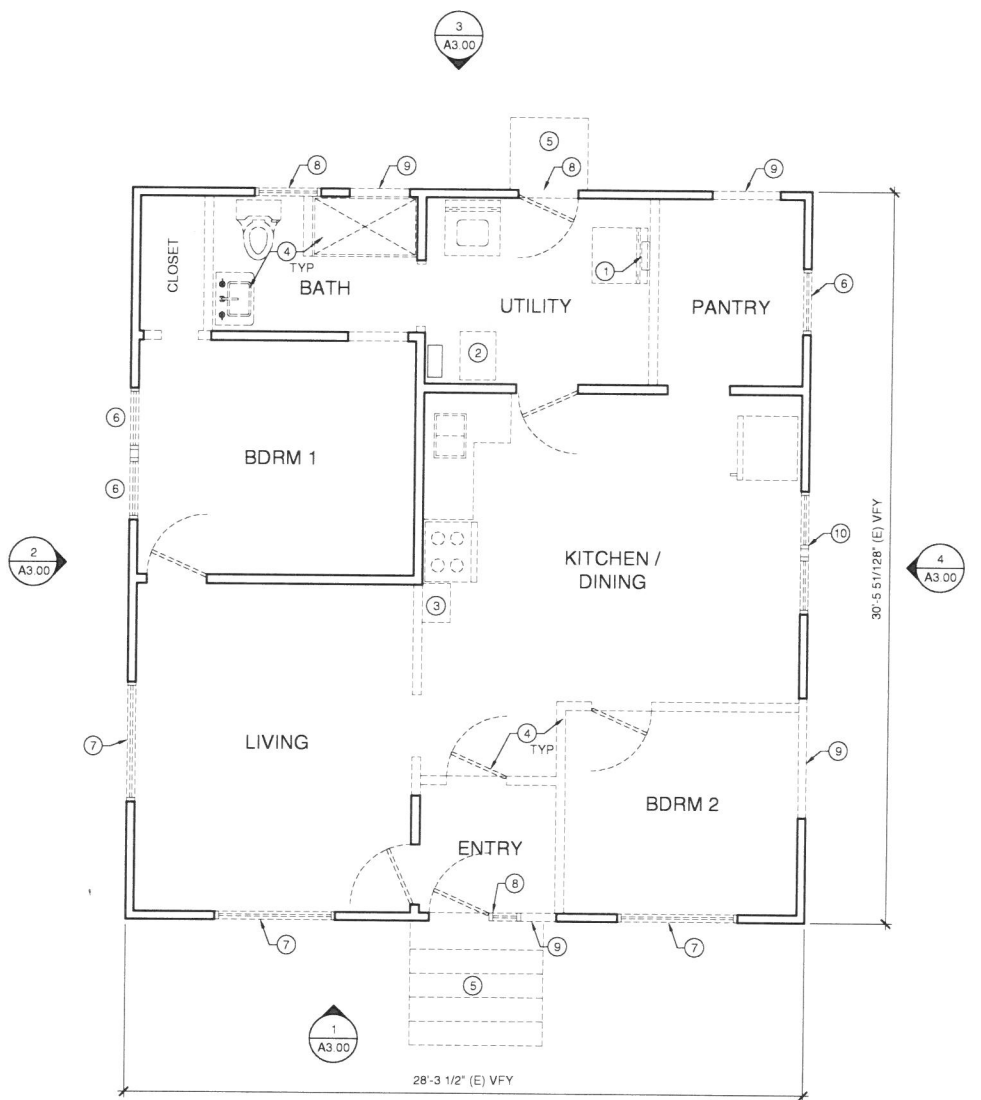
SCALE: 1/4" = 1'-0"

GEN NOTES - FLOOR PLAN:

1. TYPICAL NEW EXTERIOR WALL TO BE LAP SIDING OVER 1/2" PLYWOOD SHEATHING OVER DRAINWRAP WRB. OVER 2X6 AT MIN 16" O.C. FRAMING. WITH 1/2" GWB AT INTERIOR FACE, UNQ. FILL CAVITY WITH R-21 BATT INSUL.
2. TYPICAL NEW INTERIOR WALL TO BE: 2X4 AT MIN 24" O.C. FRAMING, WITH 1/2" GWB EA SIDE. CONTRACTOR TO PROVIDE MIN ELEC OUTLETS PER CODE AT AREA OF WORK. FINAL LOCATIONS TO BE DETERMINED ON SITE. REPLACE EXISTING SWITCHES AND OUTLETS WITH WHITE DECORA STYLE, TYP AT AREA OF WORK.

KEY NOTES - FLOOR PLAN:

1. (E) ELEC PANEL - RELOCATED
2. (E) ON DEMAN WATER HEATER
3. GAS HEATING STOVE
4. NEW WINDOW AT VERTICALLY ENLARGED OPENING
5. NEW WINDOW AT VERTICALLY REDUCED OPENING
6. NEW REPLACEMENT WINDOW AT EXISTING OPENING
7. CABINETS WITH SOLID SURFACE COUNTERS. SEE INTERIOR ELEVATIONS
8. SINK AND FAUCET, SNK-1 & FCT-1
9. DISHWASHER, DW
10. GAS RANGE WITH MICRO ABOVE, VENT TO EXTERIOR
11. REFRIGERATOR, REF-1
12. STACKING WASHER / DRYER
13. LAUNDRY SINK AND FAUCET, SNK-2 & FCT-2
14. RELOCATED FRONT DOOR OPENING, NEW DOOR
15. NEW WINDOW
16. NEW FRENCH DOORS
17. NEW DOOR
18. NEW WALL OR INFILL FRAMING. MATCH (E) ADJ FINISH, EA SIDE



01. AS-BUILT / DEMO PLAN

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

GEN. NOTES - DEMO PLAN:

- A. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY DESIGNER OF ALL DISCREPANCIES.
- B. CONDUCT ALL DEMOLITION WORK IN ACCORDANCE WITH OREGON AND FEDERAL OSHA RULES FOR SAFETY & PROTECTIVE GEAR.
- C. REMOVE ALL DEBRIS AND DISPOSE OF ACCORDING TO JURISDICTIONAL ORDINANCES & RECYCLE MATERIALS WHERE POSSIBLE.
- D. PROVIDE TEMPORARY SHORING AS REQUIRED TO PROTECT WALLS TO REMAIN.
- E. PROVIDE TEMPORARY BARRIERS TO ENCLOSE WORK AREA DURING DEMOLITION.
- F. REMOVE OR RECONFIGURE ALL EXISTING MECHANICAL AND PLUMBING FIXTURES, VENTS, ETC. AS REQUIRED FOR NEW WORK, UNLESS NOTED OTHERWISE. CAP EXISTING PLUMBING LINES BELOW FLOOR OR IN WALL AS REQUIRED.

KEY NOTES - DEMO PLAN:

1. (E) ELEC PANEL TO RELOCATE
2. (E) FURNACE TO DEMO
3. (E) CHIMNEY TO DEMO
4. (E) WALLS, DOORS, CABINETS, APPLIANCES TO DEMO
5. (E) CONC STEPS TO ABANDON
6. (E) WINDOW TO REMOVE AND REPLACE
7. (E) WINDOW TO REMOVE, INCREASE HEAD AND SILL HEIGHT, INSTALL NEW
8. (E) WINDOW / DOOR / OPENING TO DEMO
9. (E) WALL TO DEMO FOR NEW WINDOW OR DOOR
10. (E) WINDOW TO REMOVE, REDUCE SILL HEIGHT, INSTALL NEW

DRAFT - HALF SIZE SCALE

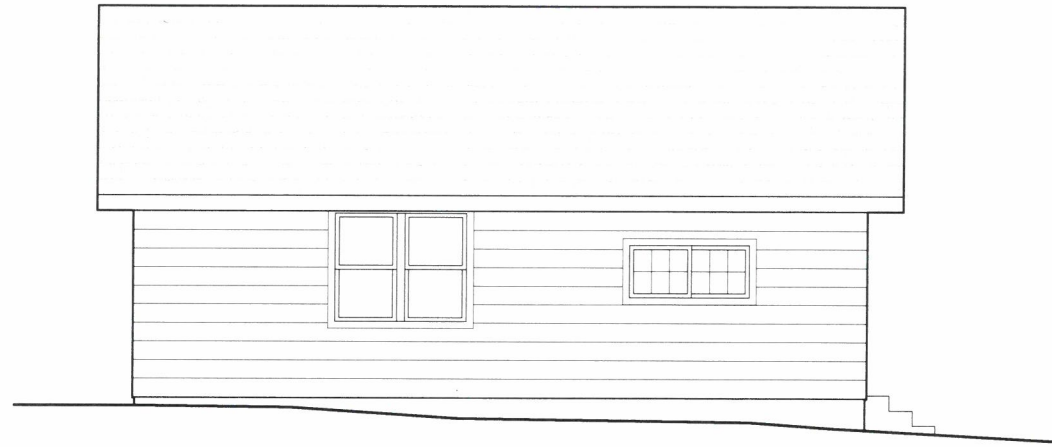
**4th AVE RESIDENCE**  
 1744 4th AVENUE, WEST LINN, OREGON 97268

issues & revisions:

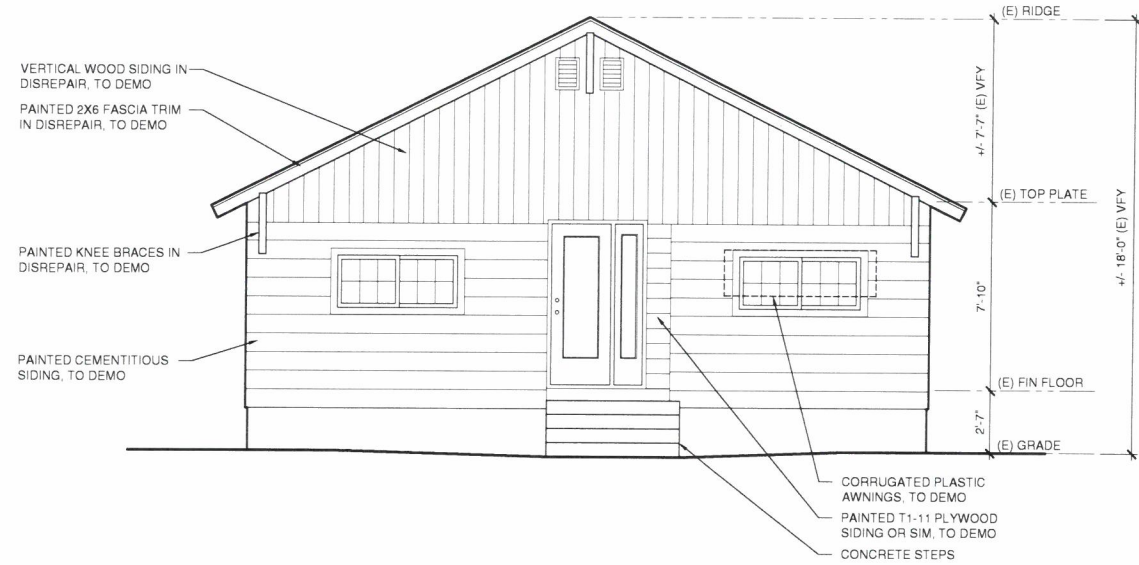
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DEMO PLAN, FLOOR PLAN

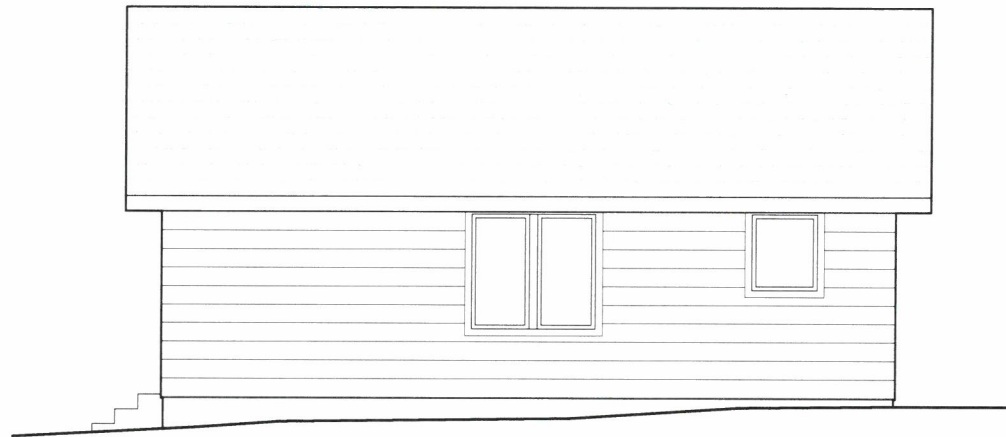
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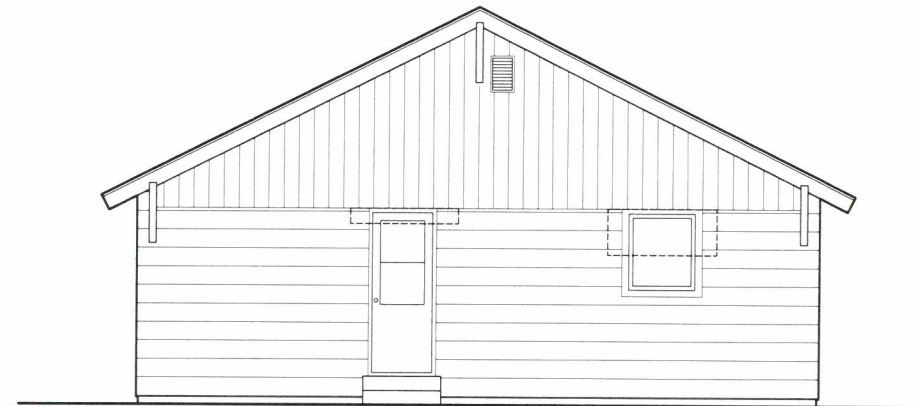
02. AS-BUILT - WEST ELEVATION  
SCALE: 1/4" = 1'-0"



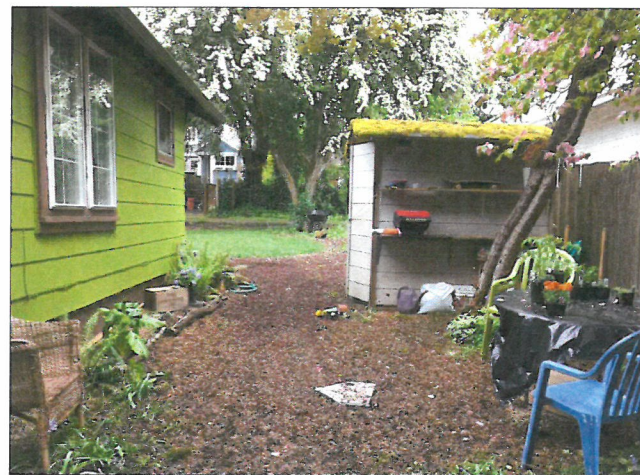
01. AS-BUILT - SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



04. AS-BUILT - EAST ELEVATION  
SCALE: 1/4" = 1'-0"



03. AS-BUILT - NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



08. (E) EAST ELEVATION



07. (E) WEST ELEVATION



06. (E) NORTH ELEVATION



05. (E) SOUTH ELEVATION

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DRAFT - HALF SIZE SCALE

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issues & revisions:  
 2017-05/12 - PRE-APP SUBMITTAL

AS-BUILT  
 EXTERIOR ELEVATIONS

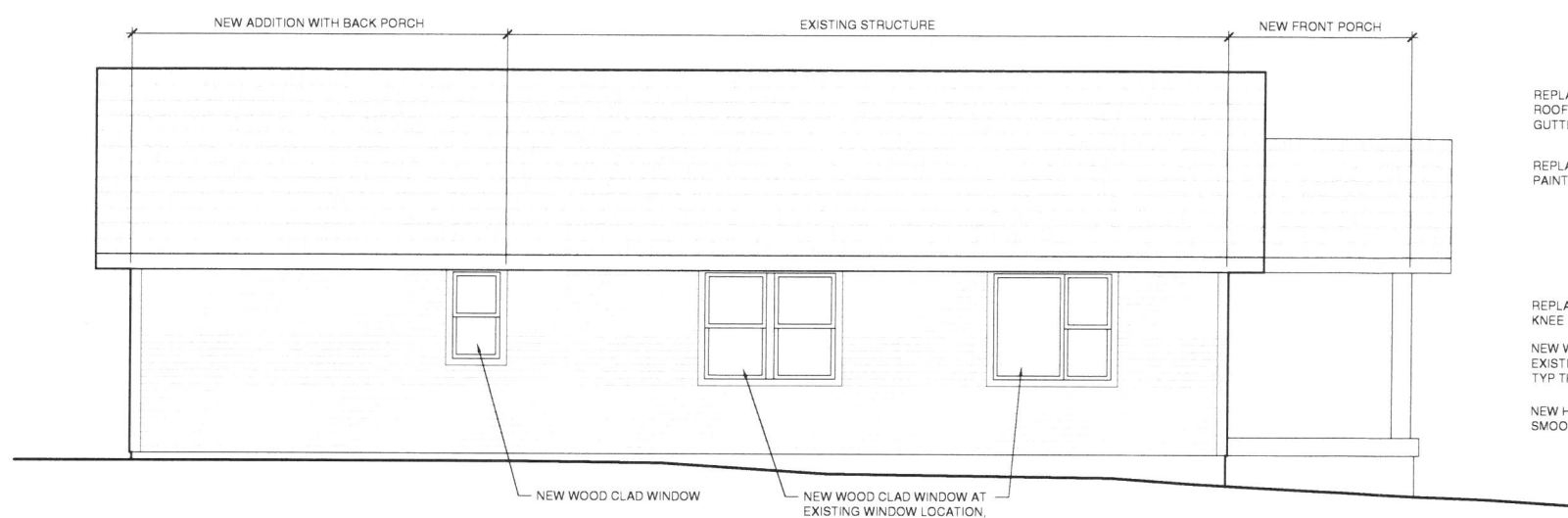
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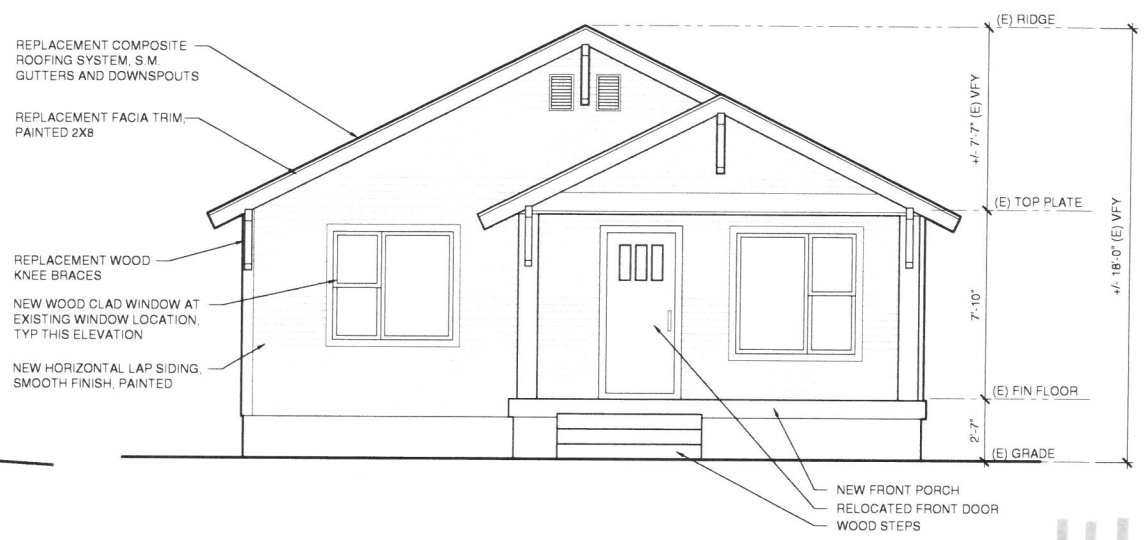


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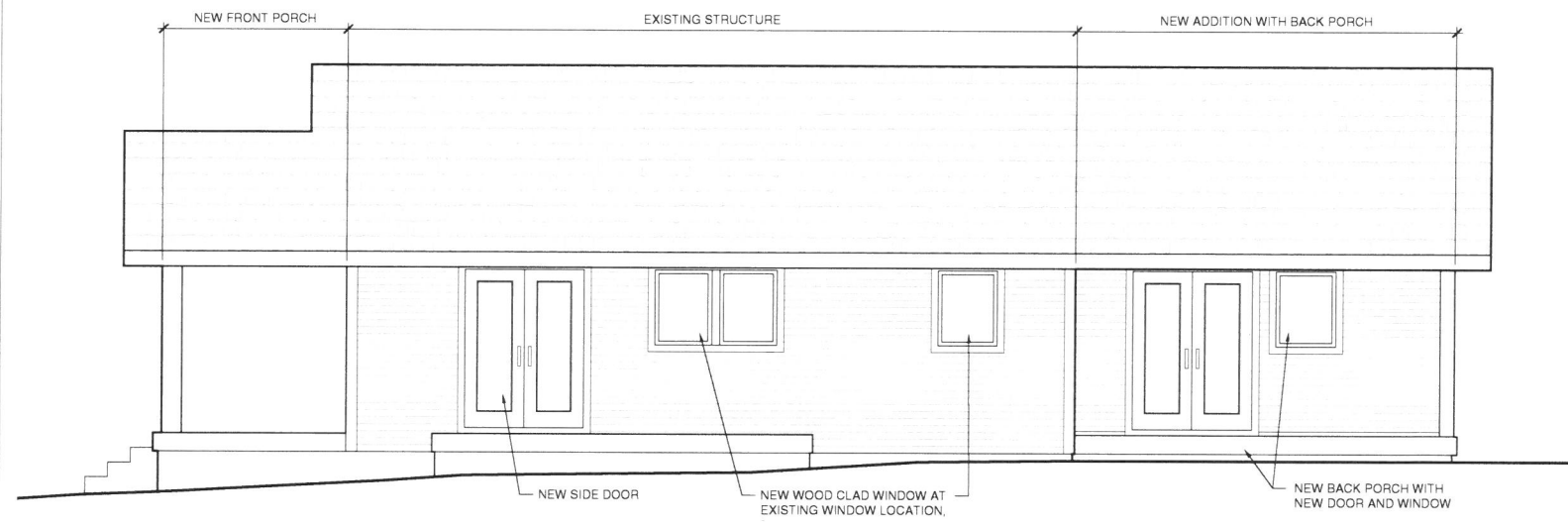
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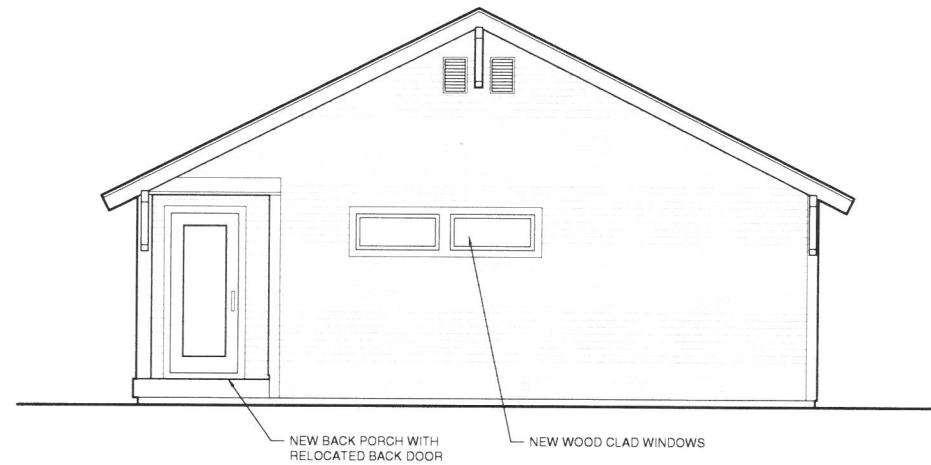
02 **WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



01 **SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



04 **EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



03 **NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

DRAFT - HALF SIZE SCALE

**4th AVE RESIDENCE**  
 1744 4th AVENUE, WEST LINN, OREGON 97268

ISSUES & REVISIONS

2017-05/12	PRE-APP SUBMITTAL

EXTERIOR ELEVATIONS

**A3.10**