



LAND USE PRE-APPLICATION CONFERENCE

Thursday, June 21, 2018

City Hall
22500 Salamo Road

Willamette Conference Room

8:00 am Proposed Class I Design Review for façade changes for new building

Applicant: Icon Construction and Development

Subject Property Address: 1969 Willamette Falls Drive

Neighborhood Assn: Willamette

Planner: Peter Spir

Project #: PA-18-20





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	6-21-2018	TIME: 8:00 am
PROJECT #:	PA-18-20	
STAFF CONTACT:	Darren Wyss	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 materials must be submitted at least **15** days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 1969 Willamette Falls Dr. West Linn 97068

Brief Description of Proposal: Class I design review for 1969 Commercial Building:

- 1) Apply for a variance of CDC 58.090.C(10) – changing (3) elevations from wood siding and trim to hardiplank materials.
- 2) Request to deviate from final DR-16-01 approval pertaining to (2) window locations.

Applicant's Name: Icon Construction – Darren Gusdorf

Mailing Address: 1980 Willamette Falls Dr. #200, West Linn OR 97068

Phone No: (503) 657-0406 Email Address: darren@iconconstruction.net

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:
Looking for direction on how to navigate though this Class I Design Review process.

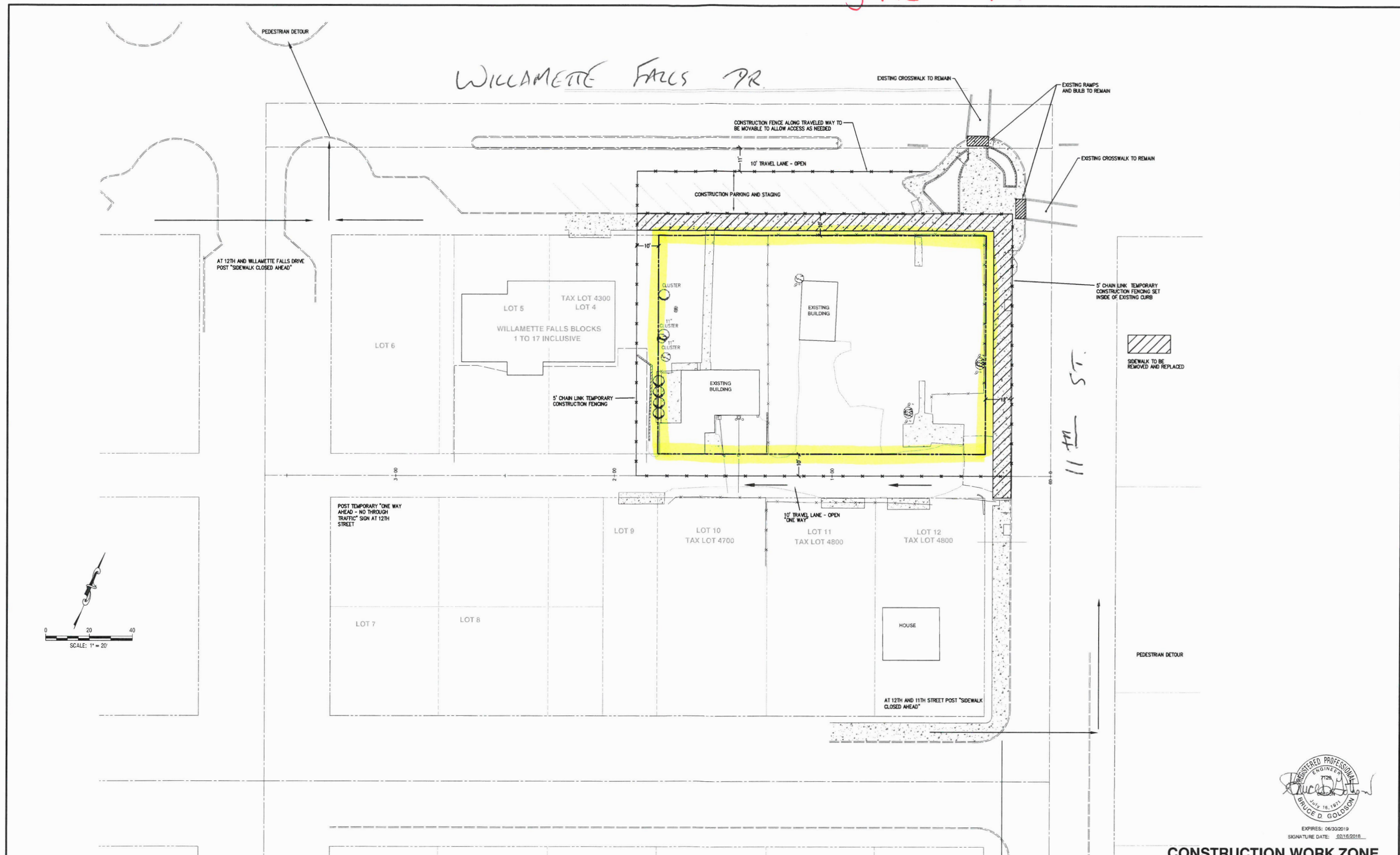
By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

[Signature] Property owner's signature 5/30/18
Date

Mark Hargers
Property owner's printed name and mailing address
(if different from above)

SITE PLAN

WILLAMETTE FALLS DR.



REGISTERED PROFESSIONAL ENGINEER
 7125
 BRUCE D. GOLDSON
 JULY 16, 1971
 EXPIRES: 06/30/2019
 SIGNATURE DATE: 02/16/2016

CONSTRUCTION WORK ZONE

2015-1291

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 20'	04/09/2017	2	PERMIT SUBMITTAL SET
DATE: February, 2017	03/24/2016	1	REVISED PER WEST LINN LETTER, MARCH 9TH, 2016
FILE: Willamet Design Civil2	DATE	NO.	REVISION

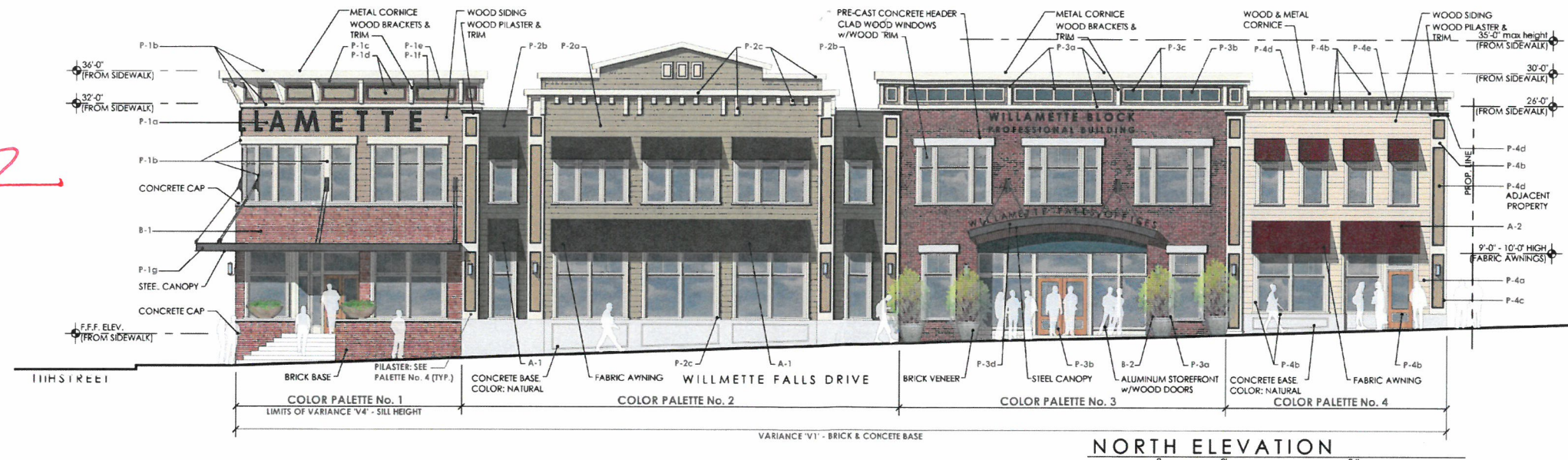
Theta, llc
 ENGINEERING - SURVEYING - PLANNING
 PO Box 1345
 Lake Oswego, Oregon 97035
 503.481.8822
 email: thetaeng@comcast.net

Icon Construction & Development, LLC
 1980 Willamette Falls Drive, Suite 200
 West Linn, Oregon 97068
 PH: (503) 657-0406

Tax Lot 4100
 T.3S., R.1E., Section 2
 West Linn, Oregon

SHEET:
C-7

DR 16-01 APPROVED



NORTH ELEVATION

COLOR & MATERIAL SCHEDULE

* SEE MATERIALS BOARDS FOR PROPOSED PAINT, BRICK, & FABRIC LINES (eg: SHERWIN WILLIAMS 'AMERICAN HERITAGE HISTORICAL COLORS' COLLECTION). FINAL SELECTIONS WILL BE MADE FROM THE FULL RANGE AVAILABLE WITHIN EACH LINE.

PALETTE No. 1

P-1a:	PAINT	SIDING
P-1b:	PAINT	TYPICAL TRIM
P-1c:	PAINT	ACCENT TRIM
P-1d:	PAINT	ACCENT TRIM
P-1e:	PAINT	ACCENT TRIM
P-1f:	PAINT	ACCENT TRIM
P-1g:	PAINT	STEEL CANOPY

B-1: BRICK | WALL FINISH

PALETTE No. 2

P-2a:	PAINT	SIDING
P-2b:	PAINT	SIDING
P-2c:	PAINT	TYPICAL TRIM

A-1: FABRIC | AWNING

PALETTE No. 3

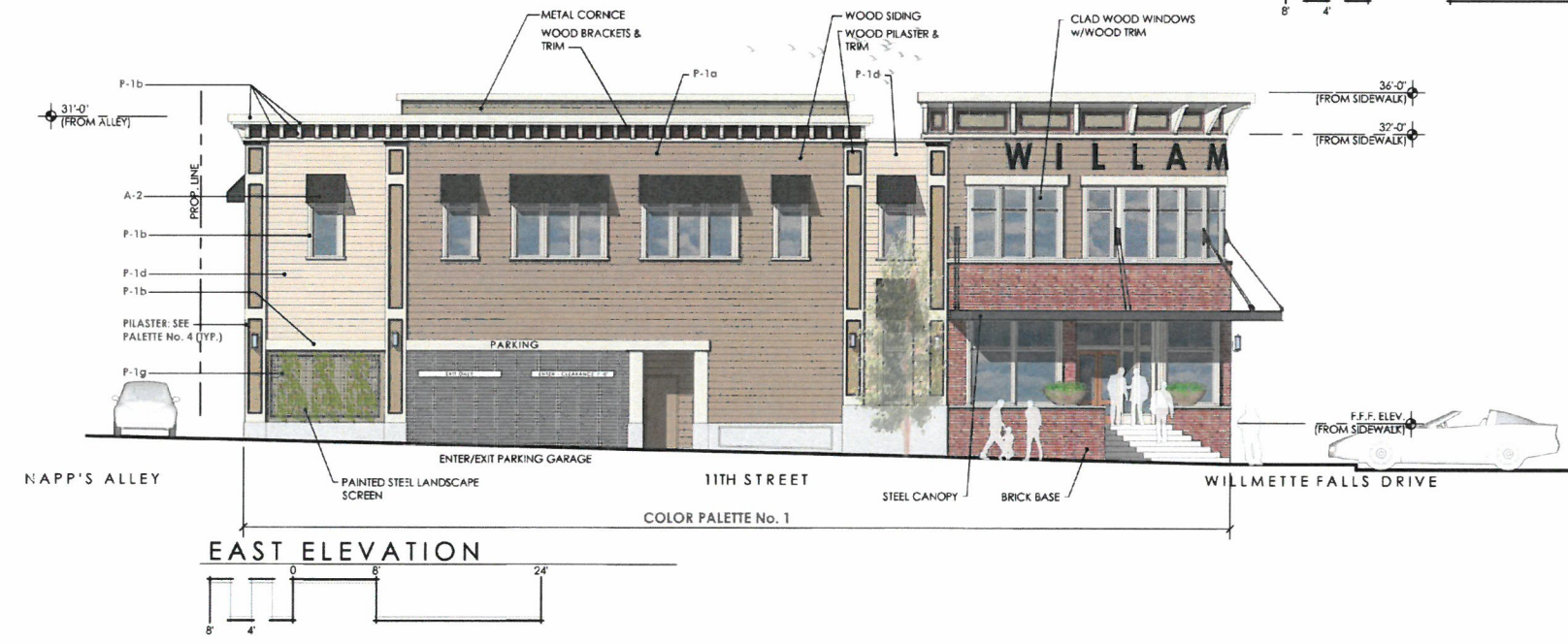
P-3a:	PAINT	TYPICAL TRIM
P-3b:	PAINT	ACCENT TRIM
P-3c:	PAINT	ACCENT TRIM
P-3d:	PAINT	STEEL CANOPY

B-2: BRICK | WALL FINISH

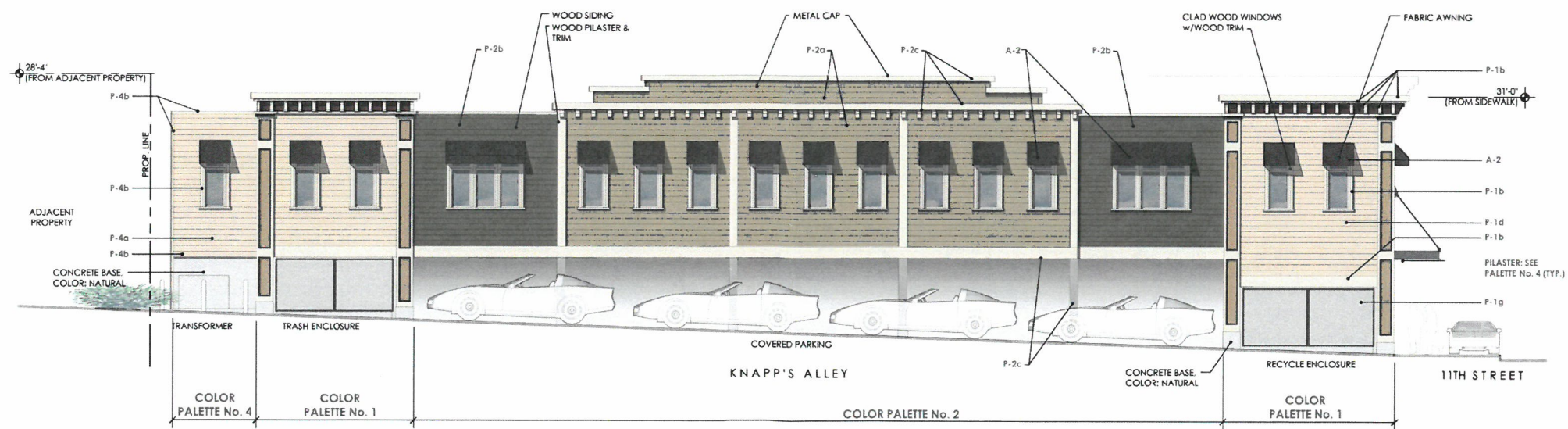
PALETTE No. 4

P-4a:	PAINT	SIDING
P-4b:	PAINT	TYPICAL TRIM
P-4c:	PAINT	ACCENT TRIM
P-4d:	PAINT	ACCENT TRIM
P-4e:	PAINT	ACCENT TRIM

A-2: FABRIC | AWNING

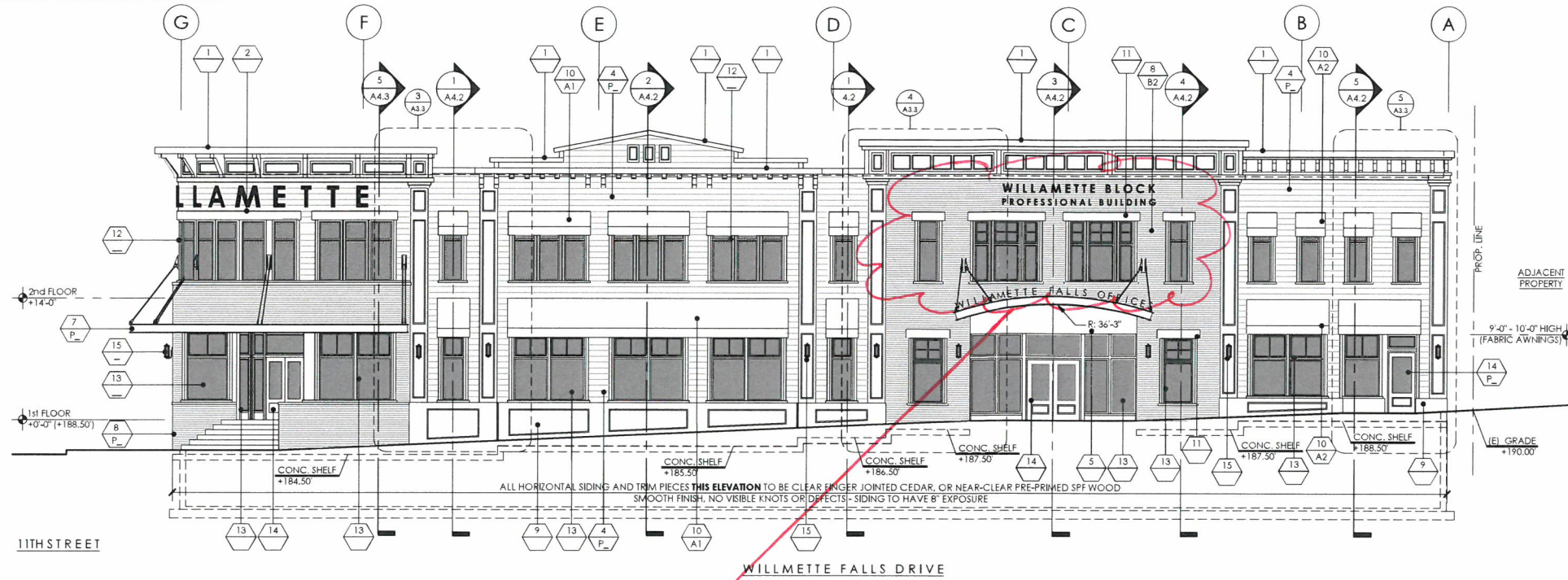


EAST ELEVATION

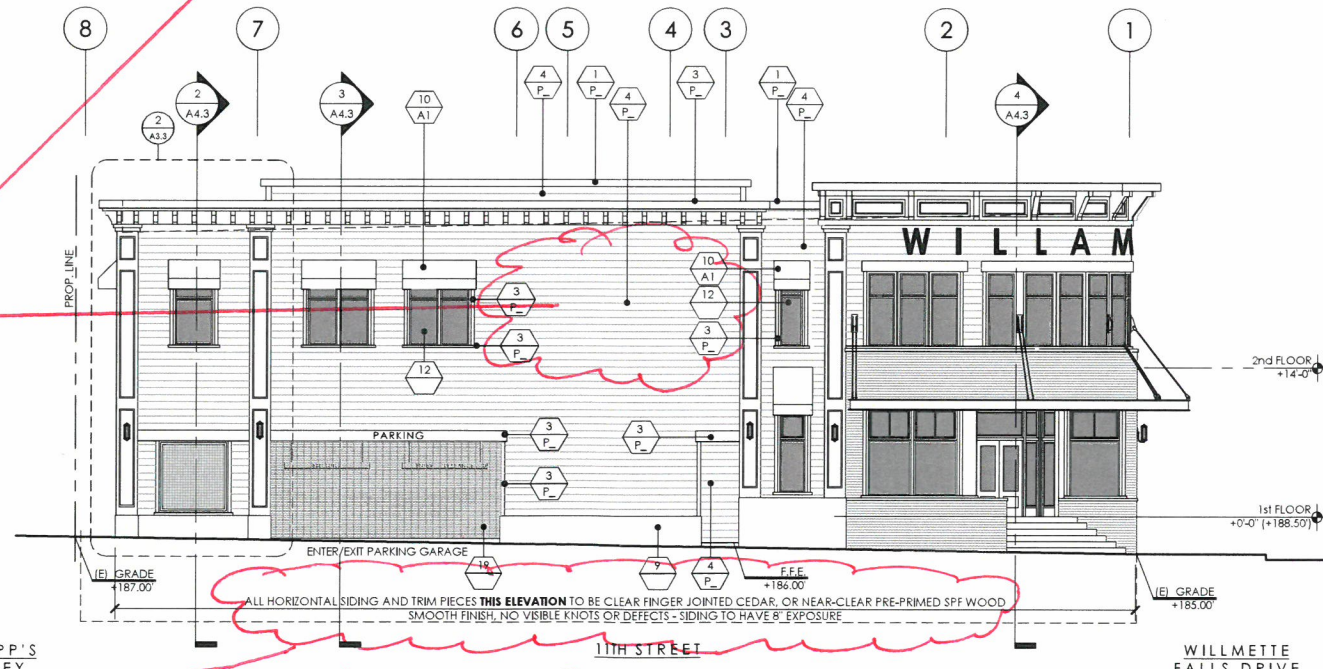


SOUTH ELEVATION

PROPOSED REVISIONS



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



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

Request to modify DR 16-01 final approval:

- Change side and rear elevations from wood siding/trim to hardiplank.
- Allow deviations to (2) window locations. 1 group of windows on the north elevation, and 1 group of windows on the east elevation

REQUEST EAST, SOUTH, WEST
SIDING CHANGE TO 8" EXPOSURE
HARDIPLANK WITH 4" HARDIPLANK
TRM.

MATERIAL & FINISH SCHEDULE

- MATERIALS:**
1. PRE-PRIMED, FIELD PAINTED METAL CAP FLASHING
 2. WOOD CORNICE BRACKETS
 3. TRIM
 4. HORIZONTAL SIDING
 5. MDO PLYWOOD PILASTER
 6. PRE-CAST CONCRETE WALL CAP
 7. STEEL CANOPY AND SUPPORT RODS
 8. BRICK VENEER
 9. PRE-CAST CONCRETE BASE PANELS
 10. FABRIC AWNING
 11. PRE-CAST CONCRETE HEADER
 12. VINYL WINDOW
 13. ALUMINUM STOREFRONT
 14. WOOD 2/3 LIGHT DOOR w/ TEMPERED CLEAR INSULATED GLAZING
 15. HISTORIC PERIOD WALL SCONCE STYLE LIGHT FIXTURE
 16. GALVANIZED WELDED WIRE FABRIC SCREEN IN GALVANIZED STEEL ANGLE FRAME
 17. H. M. DOOR & FRAME
 18. CAST IN PLACE CONCRETE BASE
 19. ALUMINUM COILING GRILL
 20. PRE-MANUFACTURED, PRE-PRIMED WOOD MOLDING; ARCHITECTURAL MILLWORK NO. 'H 95 C' (TYP.)
 21. HARDIE PANEL; SMOOTH FINISH
 22. STEEL GUARDRAIL w/ WELDED WIRE MESH PANELS
 23. METAL LEADER BOX, DOWNSPOUT, AND C.I. DOWNSPOUT BOOT
 24. CHAIN LINK TRASH ENCLOSURE GATES - SEE 2/A1.1
 25. STEEL HANDRAIL - SEE 4/A1.1
- FINISHES:**
- B1 BRICK VENEER COLOR 1
 - B2 BRICK VENEER COLOR 2
 - A1 AWNING COLOR 1
 - A2 AWNING COLOR 2
 - P1 PAINT COLOR 1: TBD, SEE PAINT NOTES
 - P2 PAINT COLOR 2: TBD, SEE PAINT NOTES
 - P3 PAINT COLOR 3: TBD, SEE PAINT NOTES
 - P4 PAINT COLOR 4: TBD, SEE PAINT NOTES
 - P5 PAINT COLOR 5: TBD, SEE PAINT NOTES
 - P6 PAINT COLOR 6: TBD, SEE PAINT NOTES
 - P7 PAINT COLOR 7: TBD, SEE PAINT NOTES
 - P8 PAINT COLOR 8: TBD, SEE PAINT NOTES
 - P9 PAINT COLOR 9: TBD, SEE PAINT NOTES
 - P10 PAINT COLOR 10: TBD, SEE PAINT NOTES
 - P11 PAINT COLOR 11: TBD, SEE PAINT NOTES
 - P12 PAINT COLOR 12: TBD, SEE PAINT NOTES
 - P13 PAINT COLOR 13: TBD, SEE PAINT NOTES
 - P14 PAINT COLOR 14: TBD, SEE PAINT NOTES
 - P15 PAINT COLOR 15: TBD, SEE PAINT NOTES
 - P16 PAINT COLOR 16: TBD, SEE PAINT NOTES
 - P17 PAINT COLOR 17: TBD, SEE PAINT NOTES
 - P18 PAINT COLOR 18: TBD, SEE PAINT NOTES
 - P19 PAINT COLOR 19: TBD, SEE PAINT NOTES
- PAINT NOTES:**
ABOVE PAINT COLORS WILL BE SELECTED FROM THE SHERWIN WILLIAMS' AMERICAN HERITAGE HISTORICAL COLORS' COLLECTION. FINAL SELECTIONS WILL BE MADE FROM THE FULL RANGE AVAILABLE WITHIN THE AVAILABLE PALLETES.

SGA
SG ARCHITECTURE, LLC

10940 SW Barnes Road #364
Portland, Oregon 97225



WILLAMETTE FALLS
MIXED-USE BUILDING
WILLAMETTE FALLS DR. & 11TH ST.
WEST LINN, OREGON

ICON CONSTRUCTION & DEVELOPMENT
1980 WILLAMETTE FALLS DR., SUITE 200
WEST LINN, OREGON 97068

PERMIT SUBMITTAL SET

PROJECT NUMBER: 15-104
ISSUE DATE: 04-19-2017
DRAWN BY:

REVISIONS:

SHEET NUMBER:

A3.1