



LAND USE PRE-APPLICATION CONFERENCE

Thursday, April 4, 2019

City Hall
22500 Salamo Road

Willamette Conference Room

10:00 am Proposed historic review for main floor addition at rear of home and upper floor dormer

Applicant: John Hasenberg

Subject Property Address: 1822 5th Avenue

Neighborhood Assn: Willamette

Planner: Jennifer Arnold

Project #: PA-19-07





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>4-4-19</u>	TIME: <u>10:00</u>	PROJECT #: <u>PA-19-07</u>
STAFF CONTACT: <u>Jennifer Arnold</u>		FEE:

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): 1822 5TH AVENUE 97068

Brief Description of Proposal: MAIN FLOOR ADDITION AT REAR OF HOME & UPPER FLOOR DORMER

Applicant's Name: JOHN HASENBERG

Mailing Address: 2104 NE 45TH AVE PORTLAND 97213

Phone No: 503 281-3313 Email Address: john@jharchitects.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.)

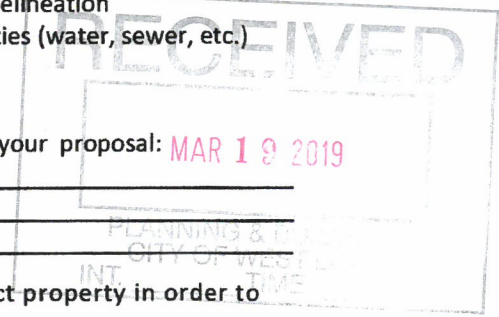
Please list any questions or issues that you may have for city staff regarding your proposal: MAR 19 2019

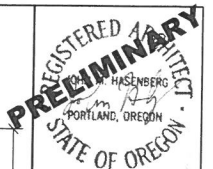
By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Marcus Malcom
Property owner's signature

3-19-19
Date

MARCUS MALCOM 1822 5TH AVE WEST LINN 97068
Property owner's printed name and mailing address (if different from above)





JOHN
HASENBERG
ARCHITECT



2104 NE 45th Avenue
Portland, Oregon 97213
phone • 503.281.3313
• john@jhaarchitects.com

WEST LINN
HISTORIC DESIGN
REVIEW

MALCOM RESIDENCE ADDITION
1822 5th AVENUE
WEST LINN, OREGON 97068

Job No: 1902

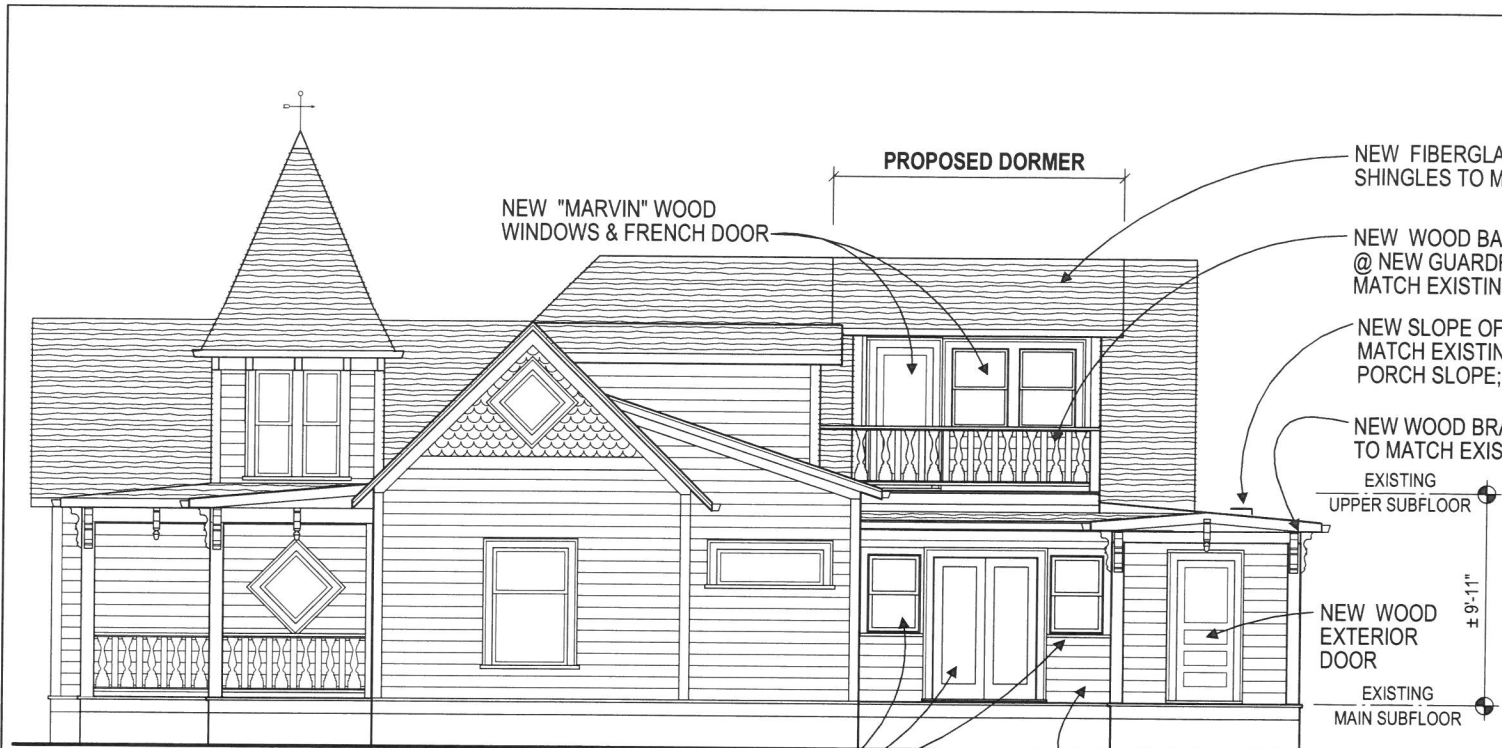
Date: 3 - 20 - 2019
Rev:

Dwn: CH

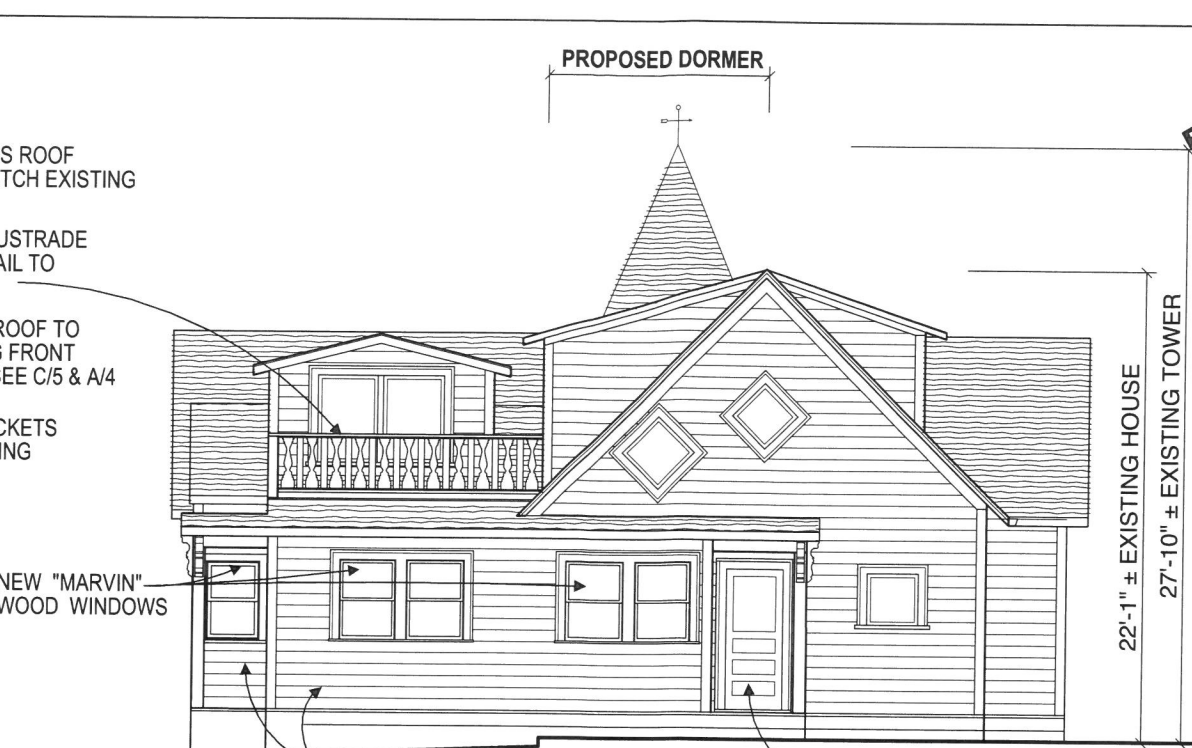
Sheet No:

4

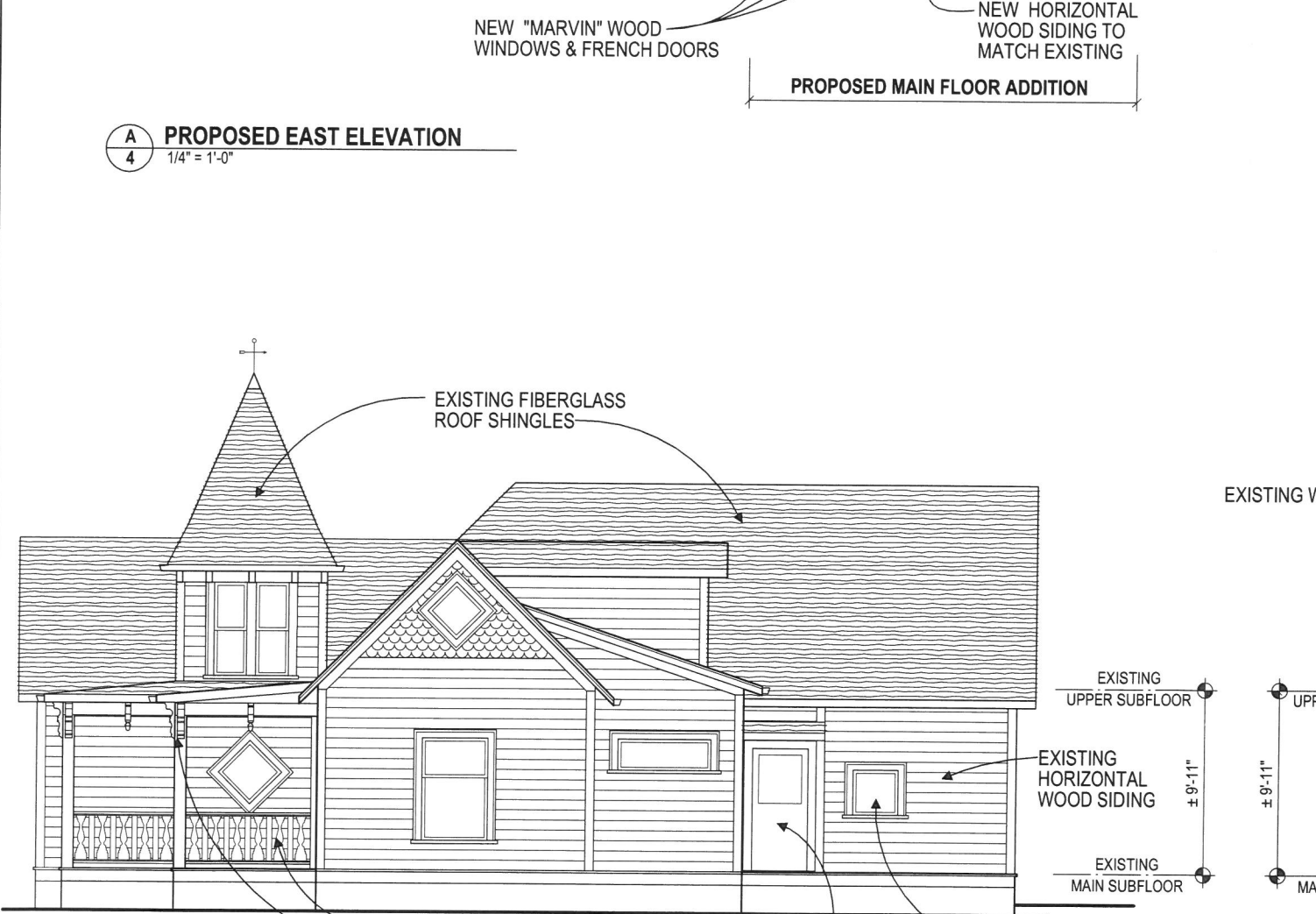
OF -



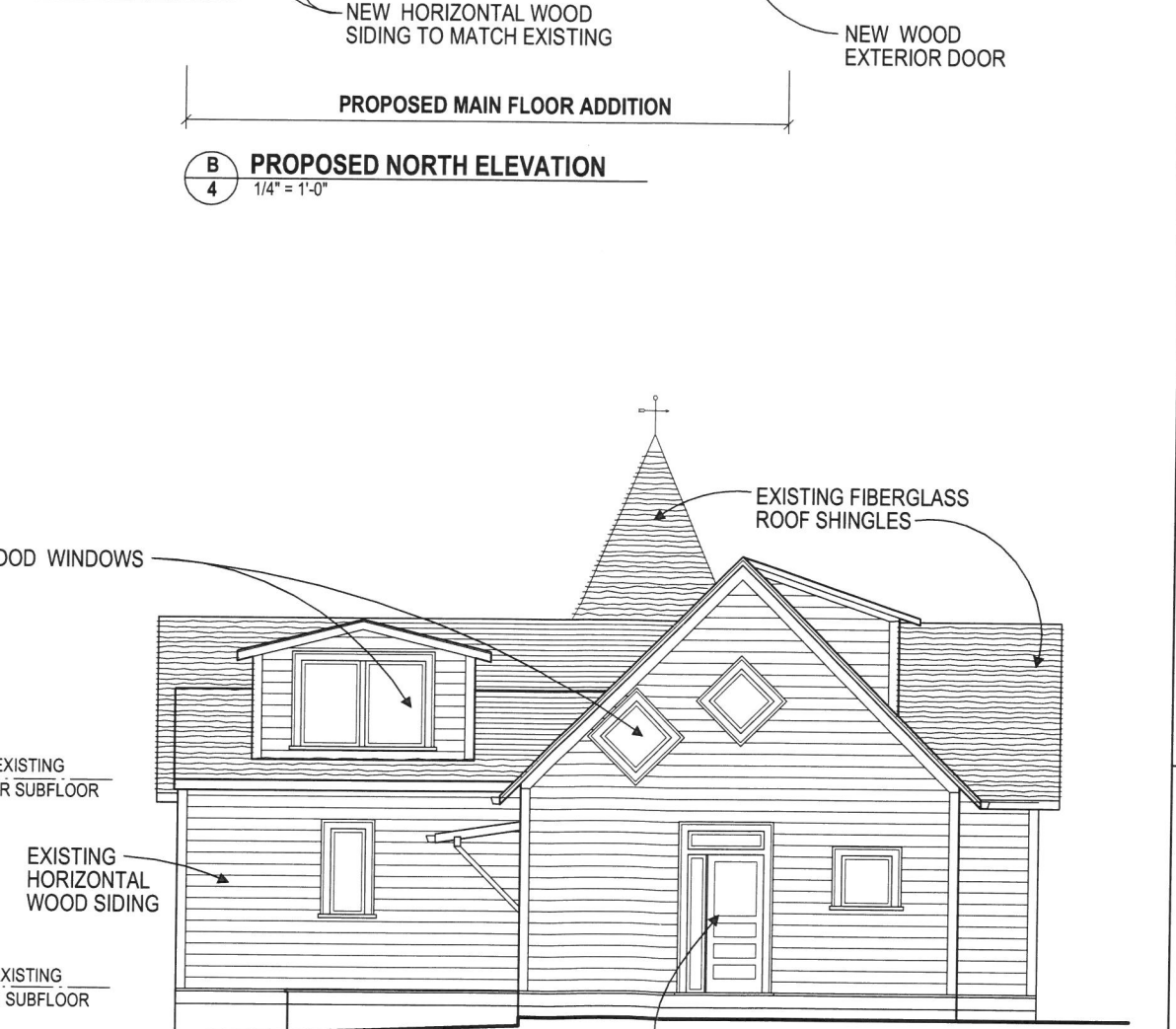
A
4
PROPOSED EAST ELEVATION
1/4" = 1'-0"



B
4
PROPOSED NORTH ELEVATION
1/4" = 1'-0"



C
4
AS-BUILT EAST ELEVATION
1/4" = 1'-0"



D
4
AS-BUILT NORTH ELEVATION
1/4" = 1'-0"



PROJECT SCOPE:
 THE PROPOSED PROJECT CONSISTS OF A MAIN FLOOR ADDITION, UPPER FLOOR DORMER AND UPPER DECK AREA FOR AN EXISTING RESIDENCE. THE PROPOSED PROJECT IS TO BE PRIMARILY LOCATED ON THE NON-STREET FACING SIDE OF THE RESIDENCE.

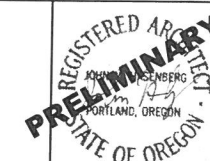
ZONING INFORMATION:
 ZONE: R10
 LOT AREA: 10,000 SQ. FT.

BUILDING FOOTPRINT (NOT INCLUDING DECKS)
 EXISTING BUILDING FOOTPRINT: 2000 SQ.FT
 PROPOSED BUILDING FOOTPRINT: 2400 SQ.FT

PROPERTY DESCRIPTION:
 TAX ROLL: WILLAMETTE FALLS
 BLOCK: 12
 LOT: 7 & 8

MAP #: 31E02BA
 STATE ID: 31E02BA06800
 PARCEL #: 00749444

- SHEET INDEX:**
1. EXISTING & PROPOSED SITE PLAN
 2. EXISTING & PROPOSED MAIN FLOOR PLAN
 3. EXISTING & PROPOSED UPPER FLOOR PLAN
 4. EXISTING & PROPOSED EAST & NORTH EXTERIOR ELEVATIONS
 5. EXISTING & PROPOSED WEST EXTERIOR ELEVATION



**JOHN
 HASENBERG
 ARCHITECT**



2104 NE 45th Avenue
 Portland, Oregon 97213
 phone • 503.281.3313
 • john@jhasarchitects.com

WEST LINN
 HISTORIC DESIGN
 REVIEW

MALCOM RESIDENCE ADDITION

1822 5th AVENUE
 WEST LINN, OREGON 97068

Job No: 1902

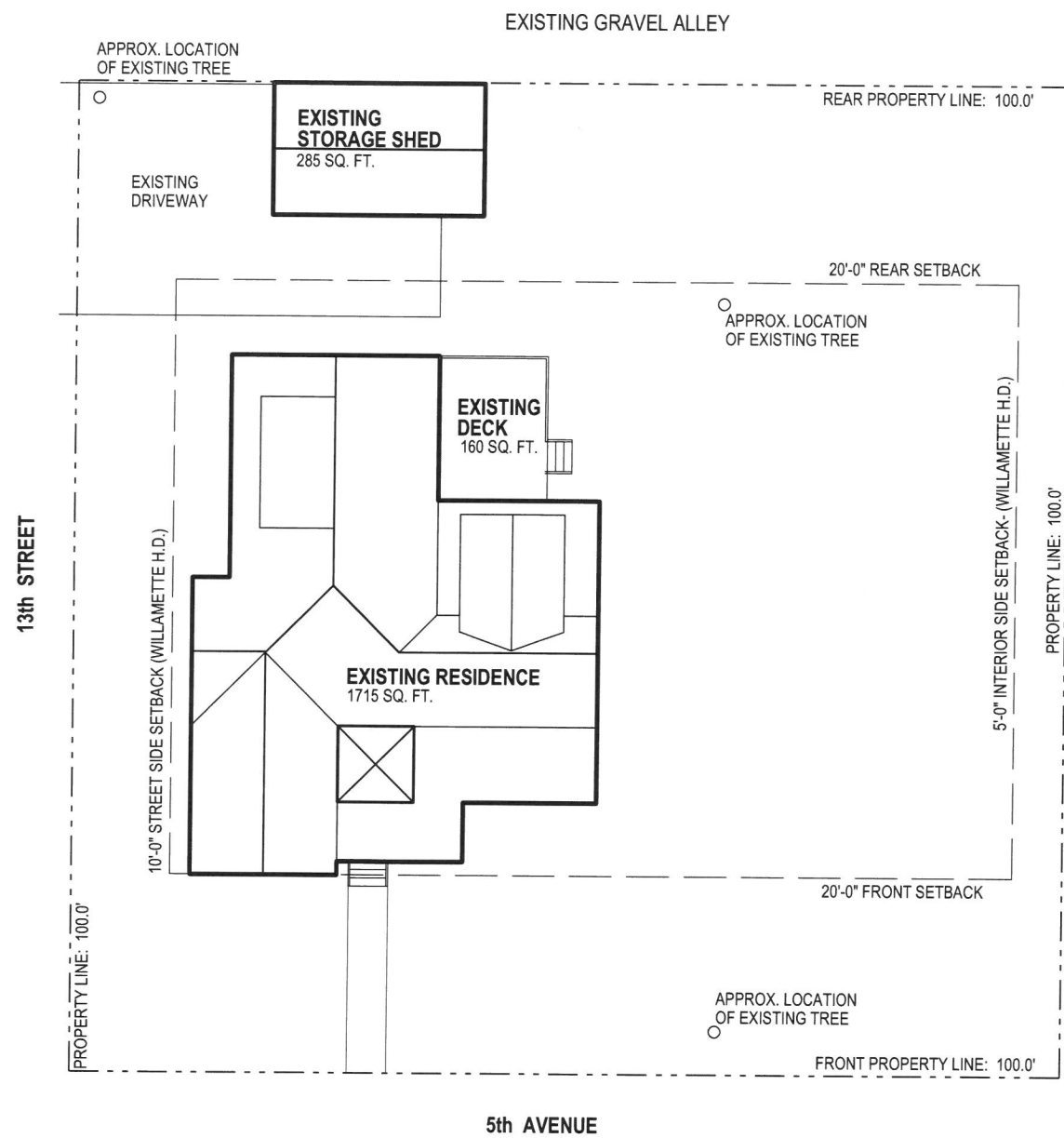
Date: 3 - 20 - 2019
 Rev:

Dwn: CH

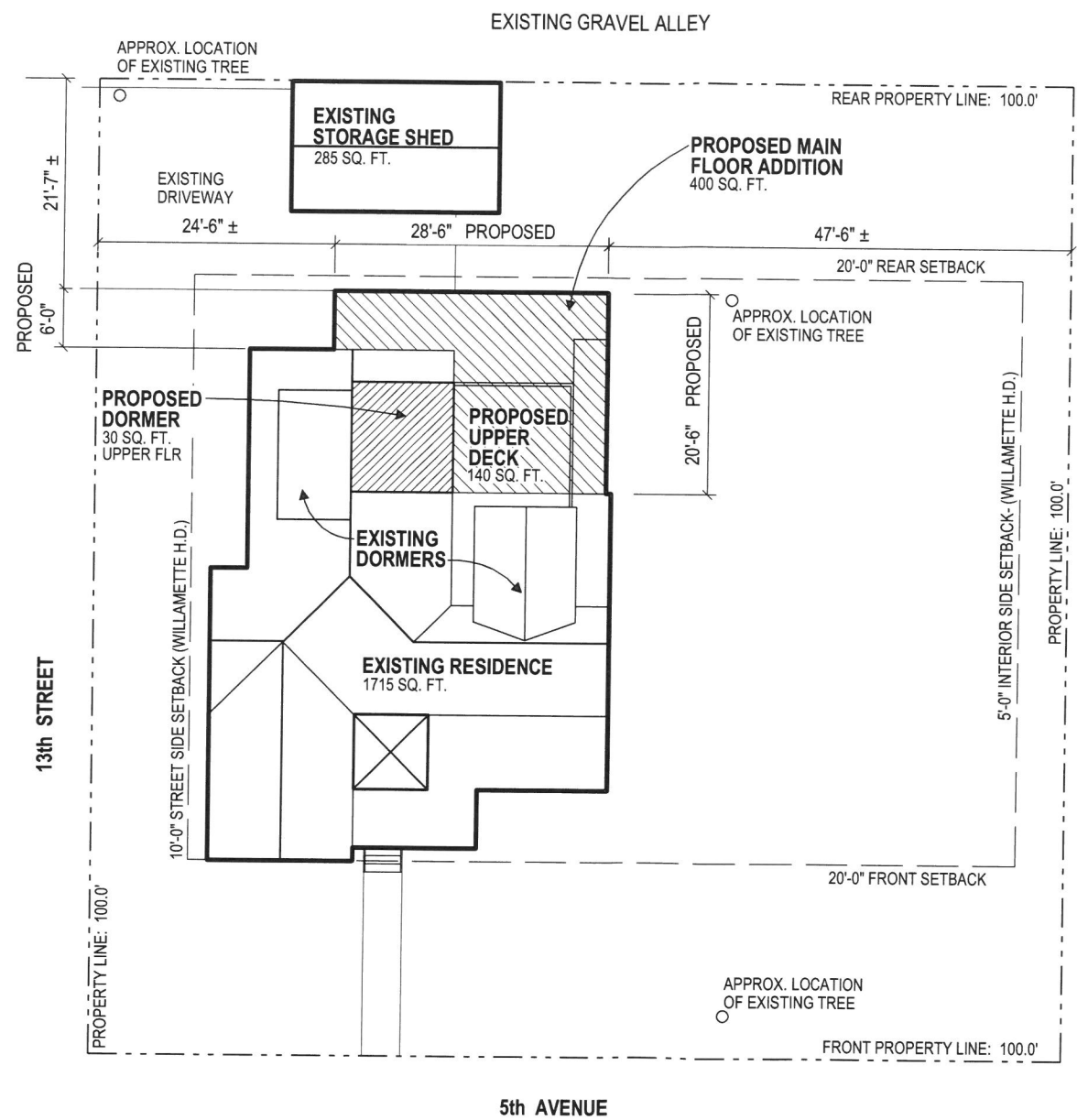
Sheet No:

1

OF -



A
 1
 1/8" = 1'-0"

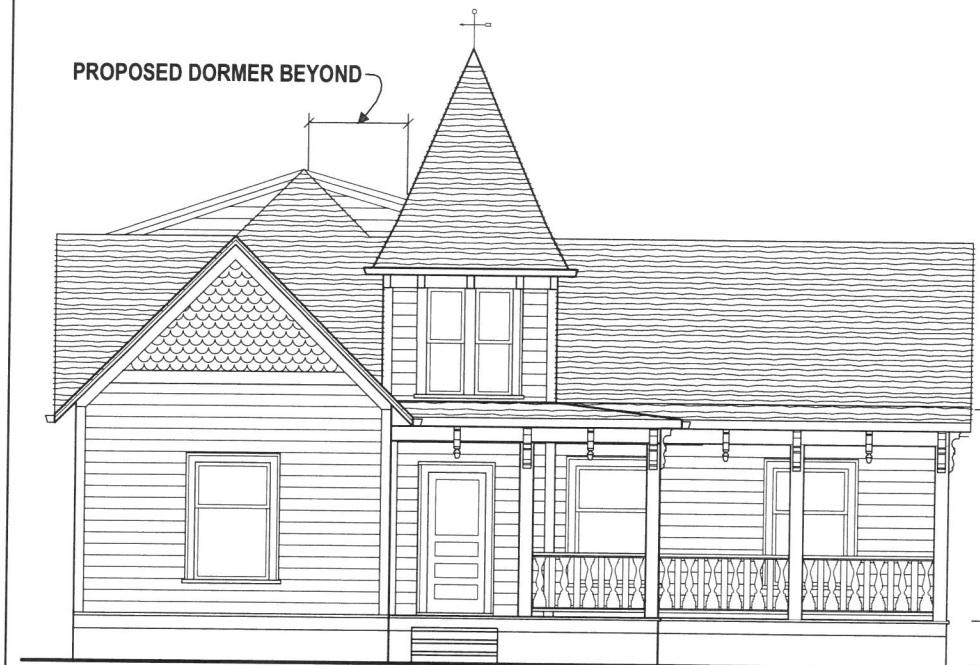


B
 1
 1/8" = 1'-0"



NOTE:
 PROPERTY LINE LOCATIONS, POSITION OF BUILDINGS
 & DRIVEWAY ARE APPROXIMATE; VERIFY PRIOR TO
 CONSTRUCTION

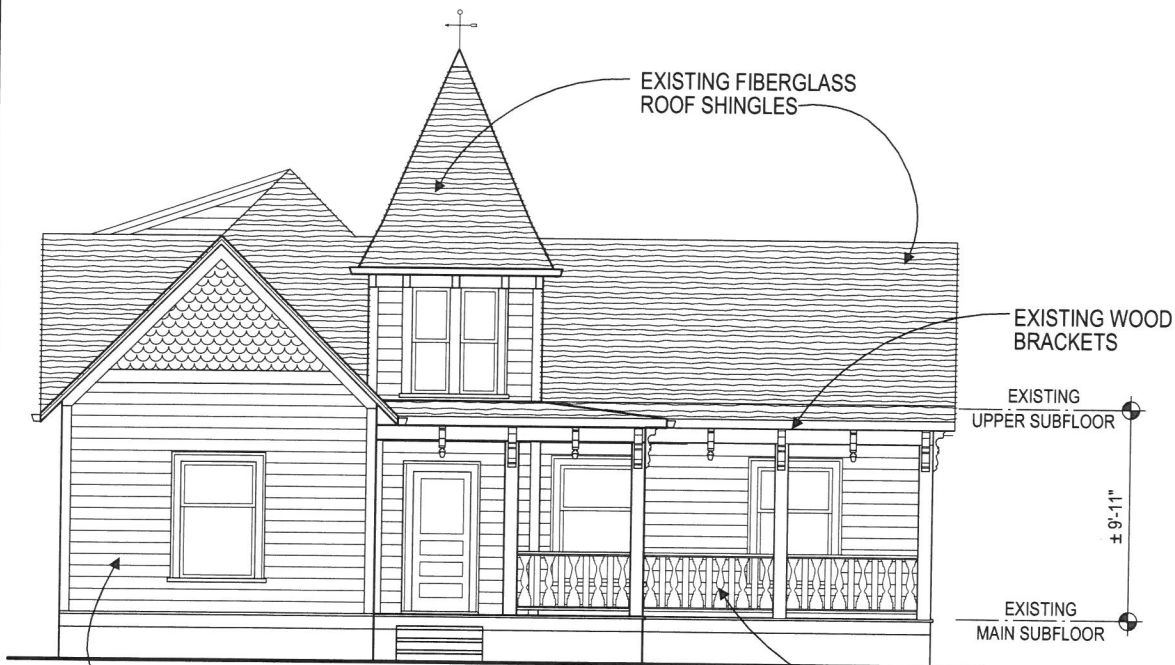




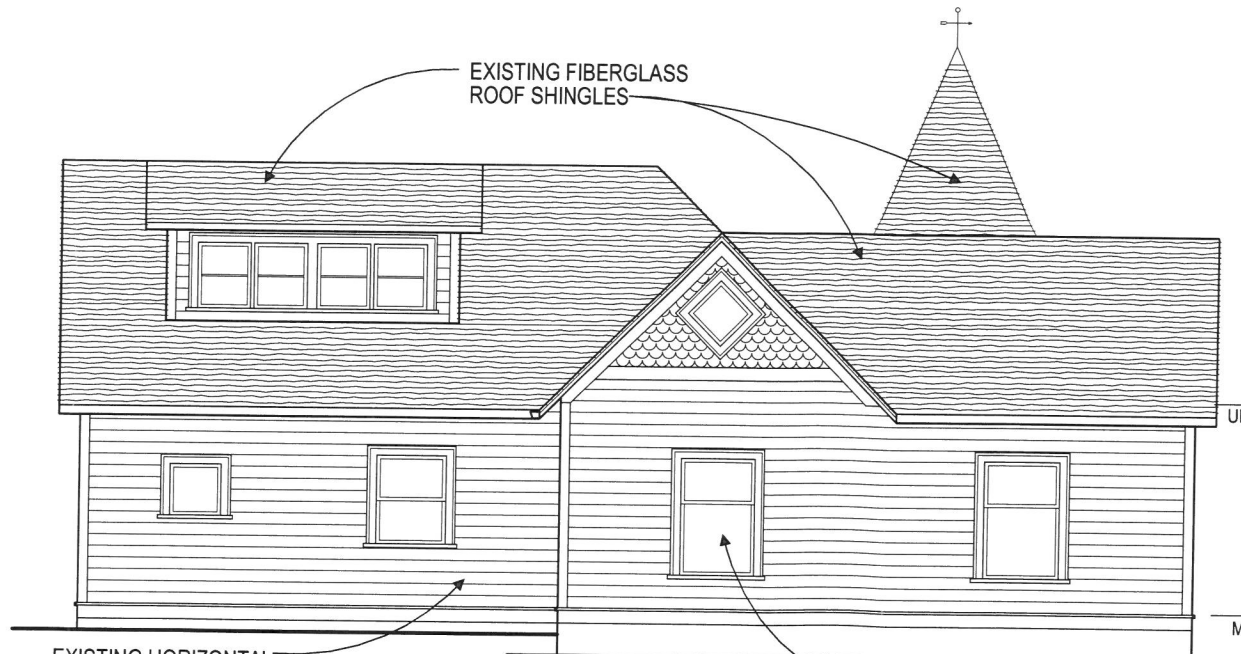
A
5
PROPOSED SOUTH ELEVATION
 1/4" = 1'-0"
 5th AVENUE ELEVATION



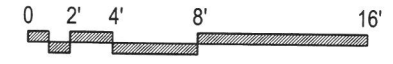
B
5
PROPOSED WEST ELEVATION
 1/4" = 1'-0"
 13th STREET ELEVATION

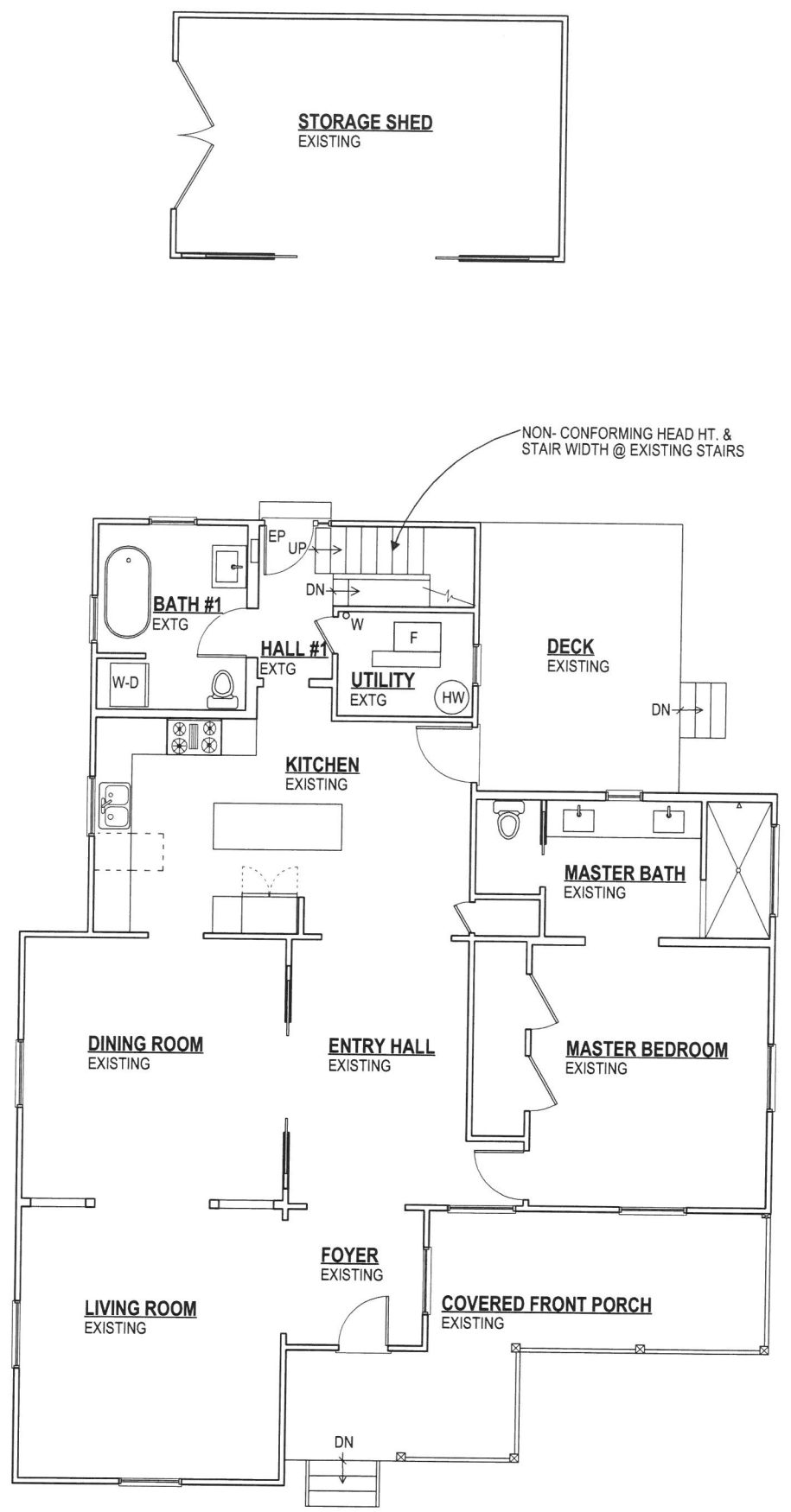


C
5
AS-BUILT SOUTH ELEVATION
 1/4" = 1'-0"
 5th AVENUE ELEVATION

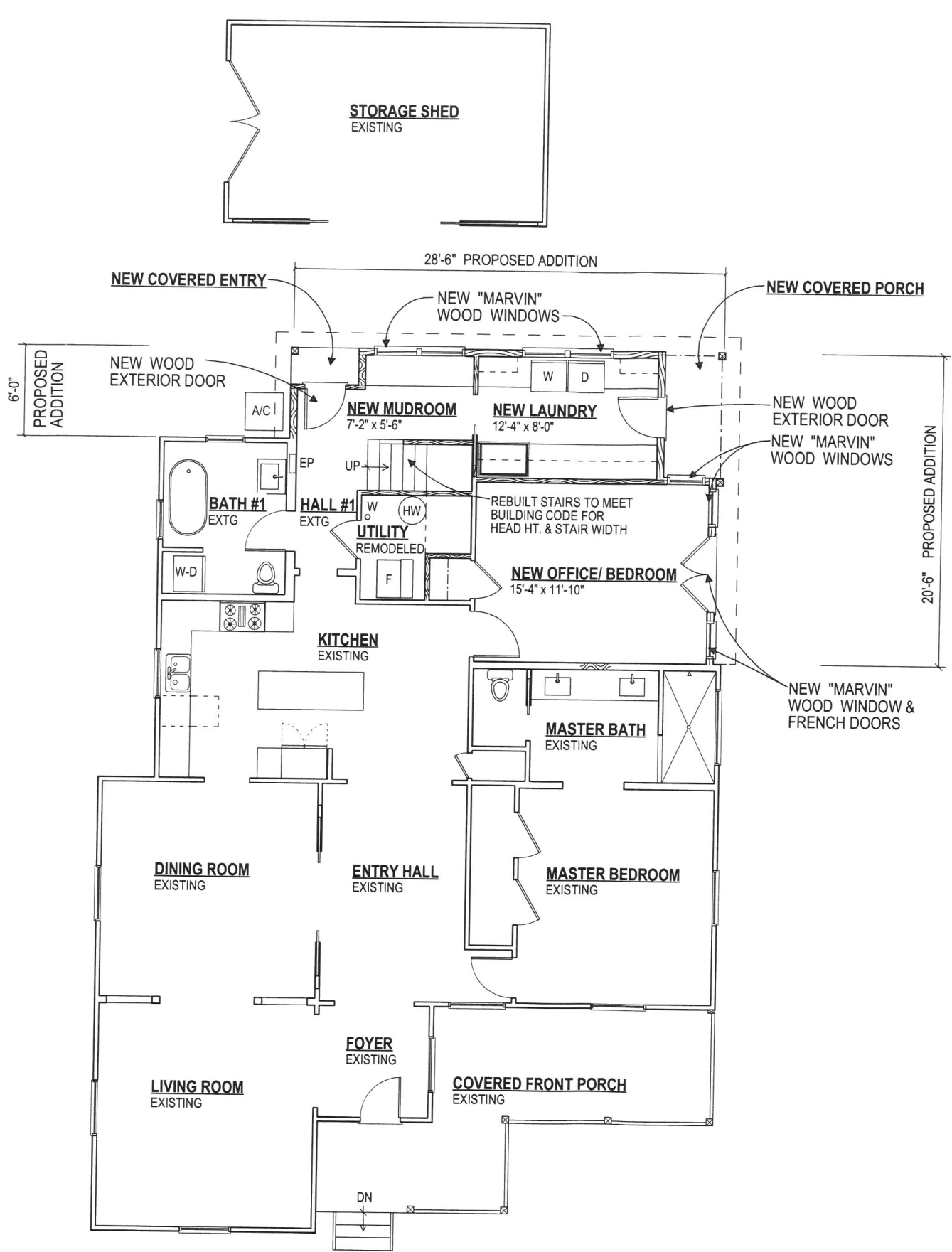


D
5
AS-BUILT WEST ELEVATION
 1/4" = 1'-0"
 13th STREET ELEVATION

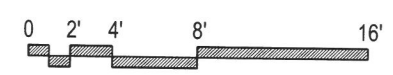


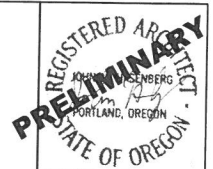


A
AS-BUILT MAIN FLOOR PLAN
 1/4" = 1'-0"
 EXISTING MAIN FLOOR: 1715 SQ. FT.



B
PROPOSED MAIN FLOOR PLAN
 1/4" = 1'-0"
 PROPOSED MAIN FLOOR ADDITION:
 400 SQ. FT.





**JOHN
HASENBERG
ARCHITECT**



2104 NE 45th Avenue
Portland, Oregon 97213
phone • 503.281.3313
•john@jhaarchitects.com

WEST LINN
HISTORIC DESIGN
REVIEW

MALCOM RESIDENCE ADDITION

1822 5th AVENUE
WEST LINN, OREGON 97068

Job No: 1902

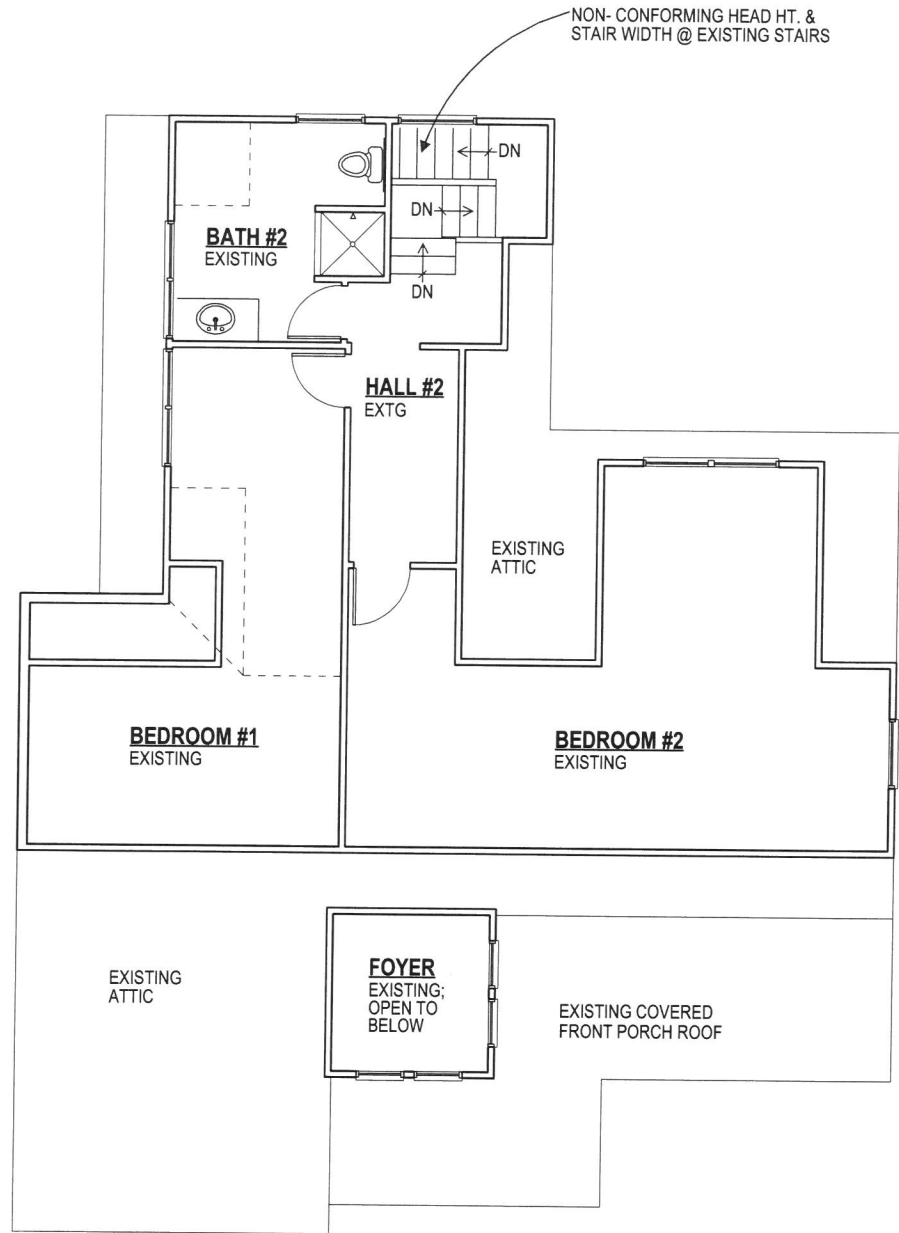
Date: 3 - 20 - 2019
Rev:

Dwn: CH

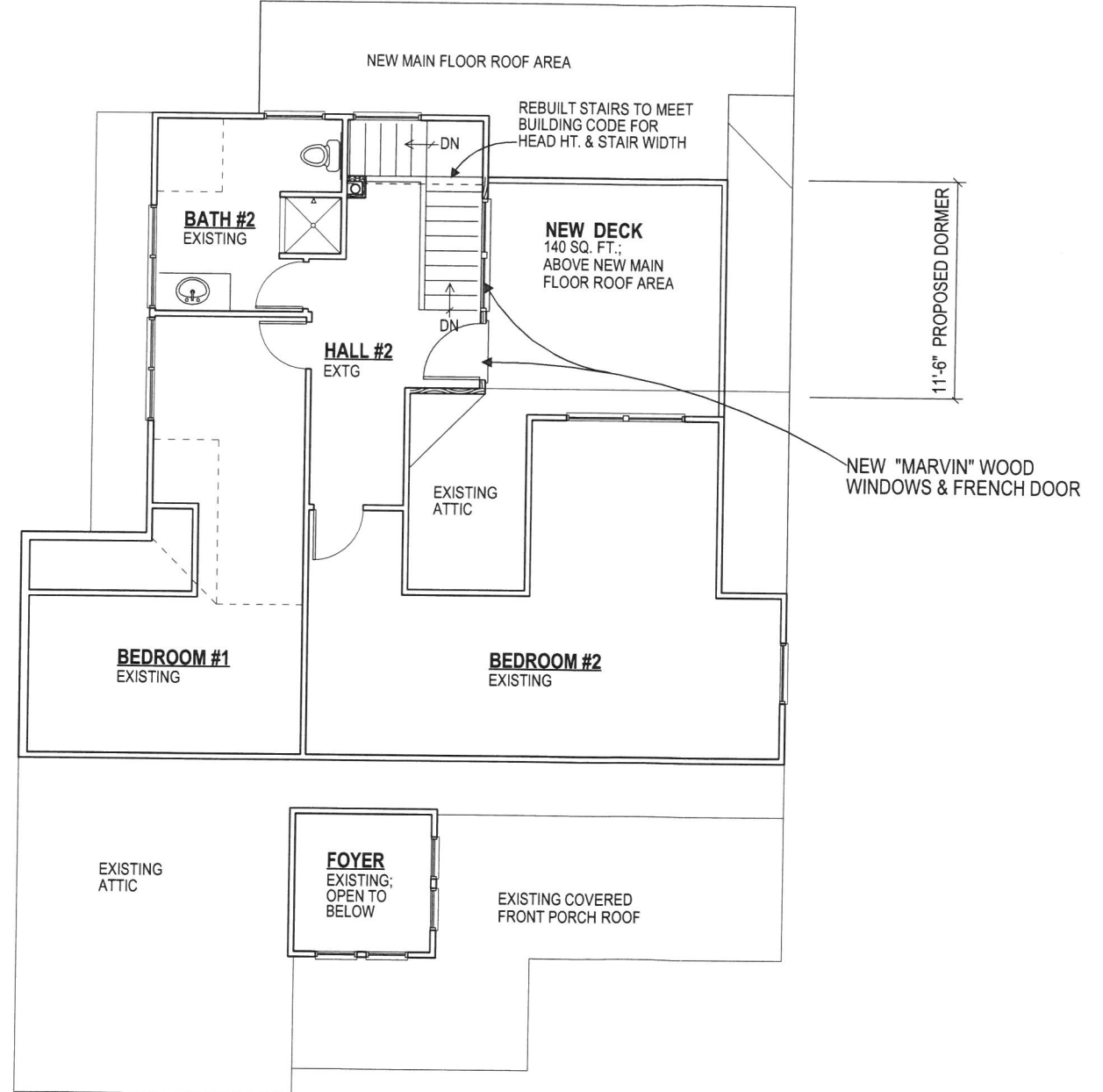
Sheet No:

3

OF -



A
AS-BUILT UPPER FLOOR PLAN
1/4" = 1'-0"
EXISTING UPPER FLOOR: 800 SQ. FT.



B
PROPOSED UPPER FLOOR PLAN
1/4" = 1'-0"
PROPOSED DORMER
ADDITION: 30 SQ. FT.

