

City Of West Linn
Planning Department
22500 Salamo Rd. #900
West Linn, OR 97068

December 7, 2025

HDR-25-03 - 1225 13th Street, West Linn, OR 97068

Please find attached the following sheets addressing the Incompleteness Letter:

- Sheet E111: Existing Conditions: Exterior Elevations and Photos
- Sheet E112: Existing Conditions: Lower Interior Elevations
- Sheet E113: Existing Conditions: Upper Interior Elevations
- Sheet E114: Existing Conditions: Floor Plan and Window Schedule
- Sheet L201: Proposed Elevations
- Sheet L202: Proposed Floor Plan and Window Schedule
- Sheet L220: Materials

1. Existing Floor plan with dimensions is missing. Please provide an existing floor plan with length and width dimensions.

Response: See Sheet E114

a. Please clarify/call-out the additional habitable area proposed to be constructed on the proposed floor plans.

Response: See Sheet L202

2. Replacement window details:

Response: See Sheet L201 and Sheet L202

a. b. Please provide the windows to be replaced and the windows to remain. Please provide window dimensions for all windows to be replaced, glass type, frame material/style/color.

Response: See Sheet E111, Sheet E114, Sheet L201 and L202

3. Siding replacement details;

a. Please provide color, material, size, style information.

See Sheets L201 and L220

Sincerely,

Clement Walsh

Laura Scott

Revisions:

Project Information:

OFFICE BARN

Project address:
1225 13TH STREET ST.
WEST LINN, OR 97068

Issue Information:

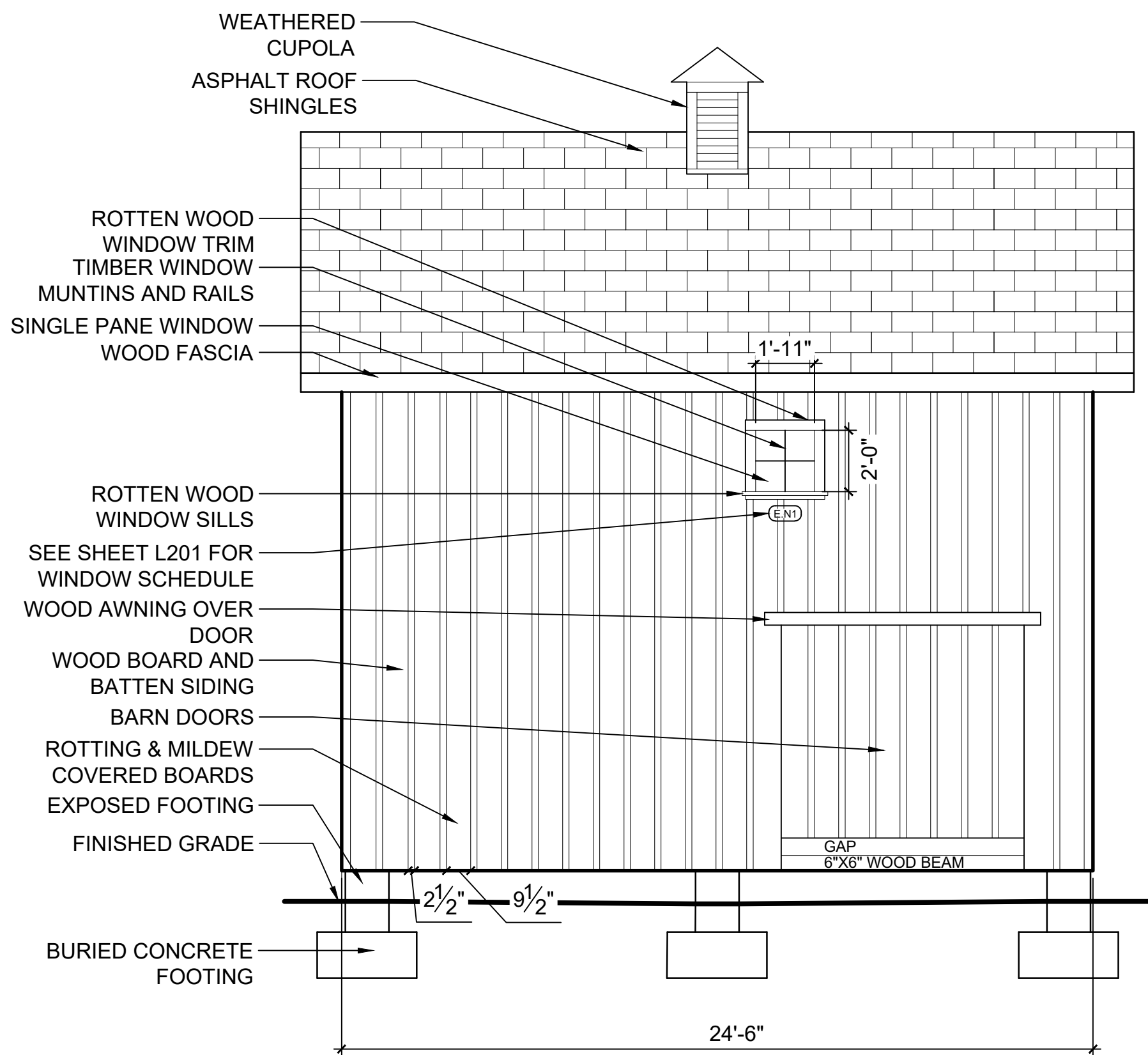
CLEMENT WALSH
LANDSCAPE ARCHITECT, INC.
8215 SW Tualatin-Sherwood Rd. Suite
#200
Tualatin, OR 97062
503.898.0130 ClementWalsh.com

Project no. 2023-002
Drawn by: Rebecca Bagdigian
Checked by: Clement Walsh
Sheet size: 24" x 36"
Scale: Noted
Plot date: February 4, 2026
Sheet no. 1 of 1

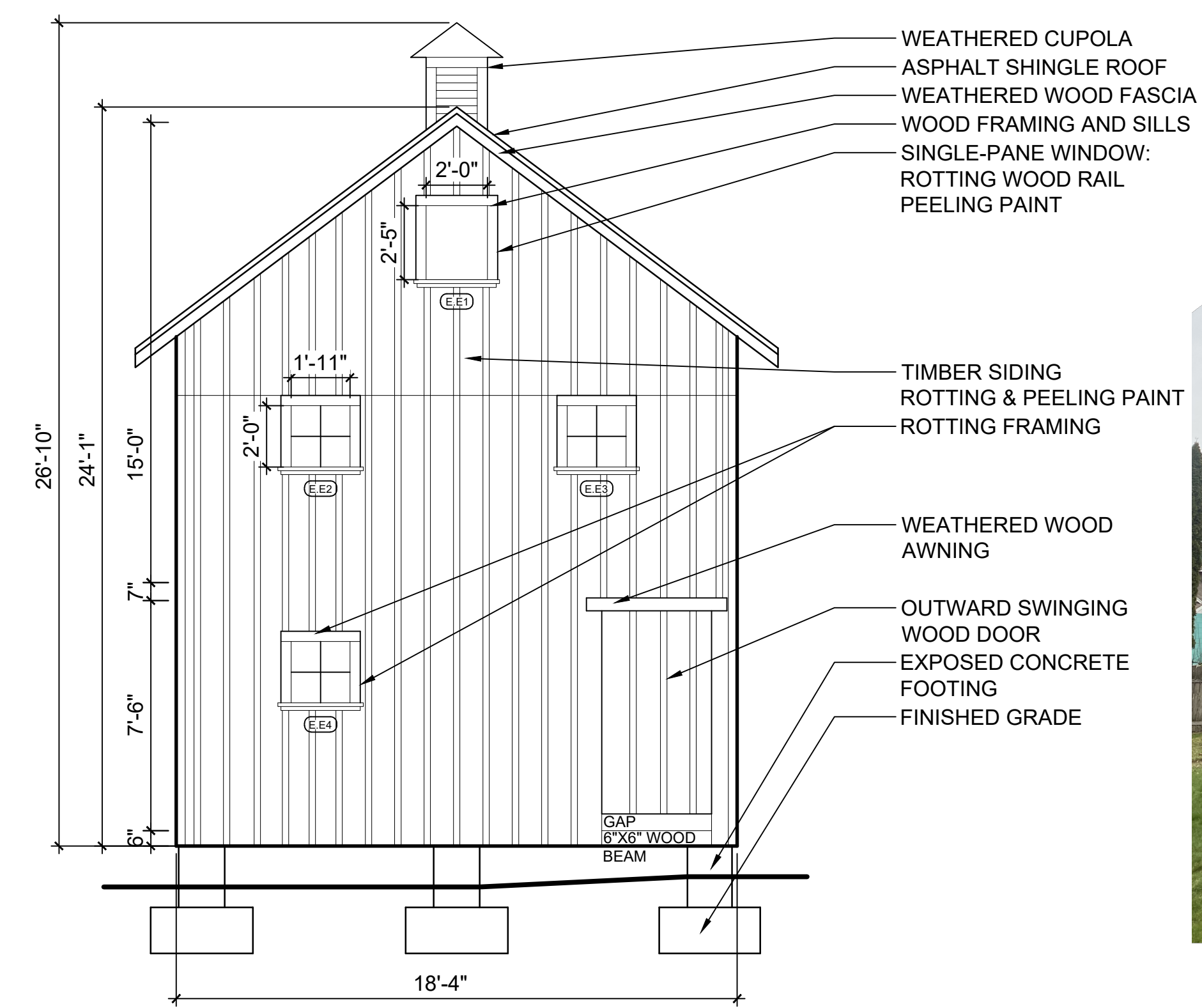
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EXISTING
CONDITIONS:
EXTERIOR
ELEVATIONS &
PHOTOS

Drawing:

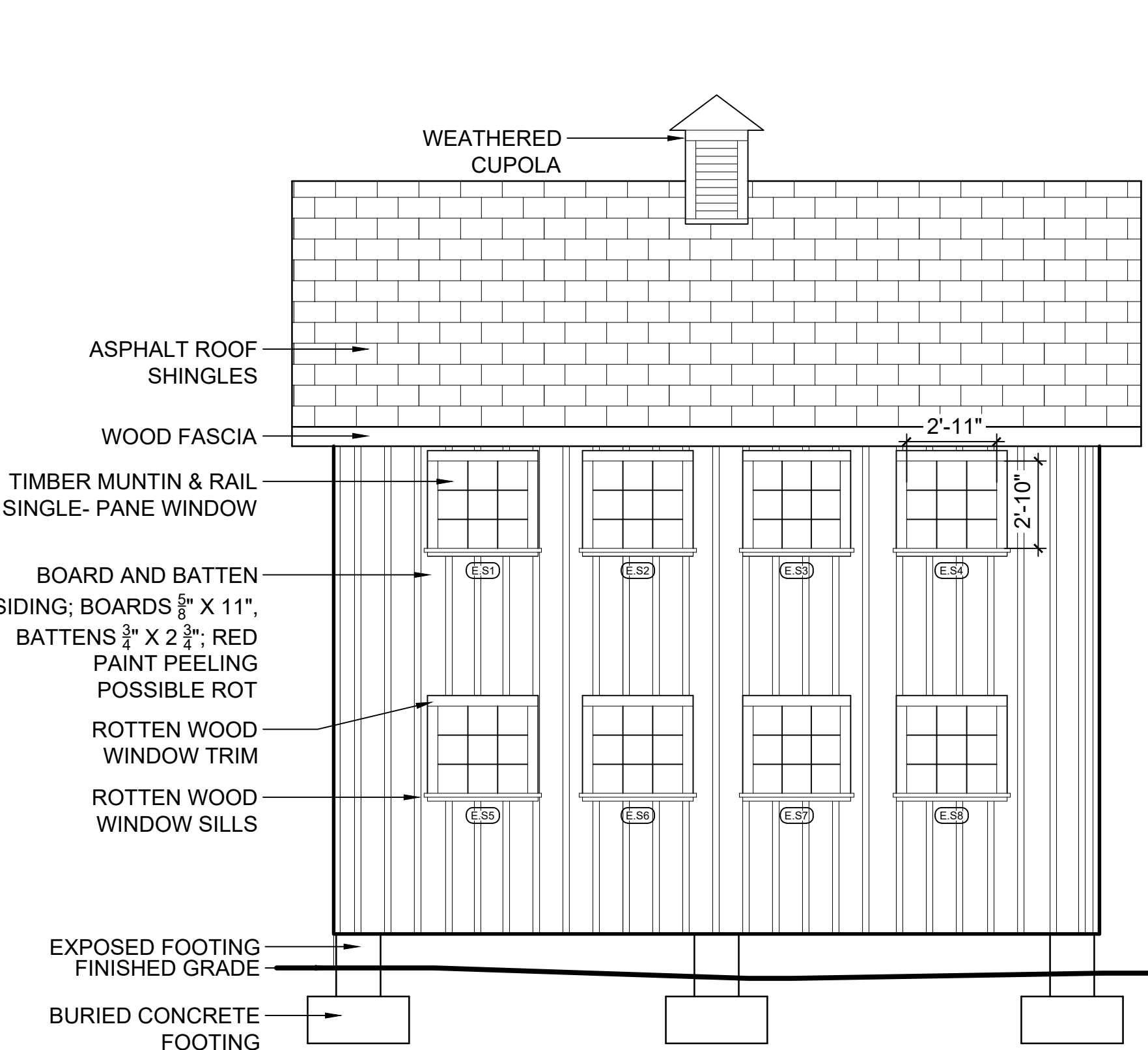
E111



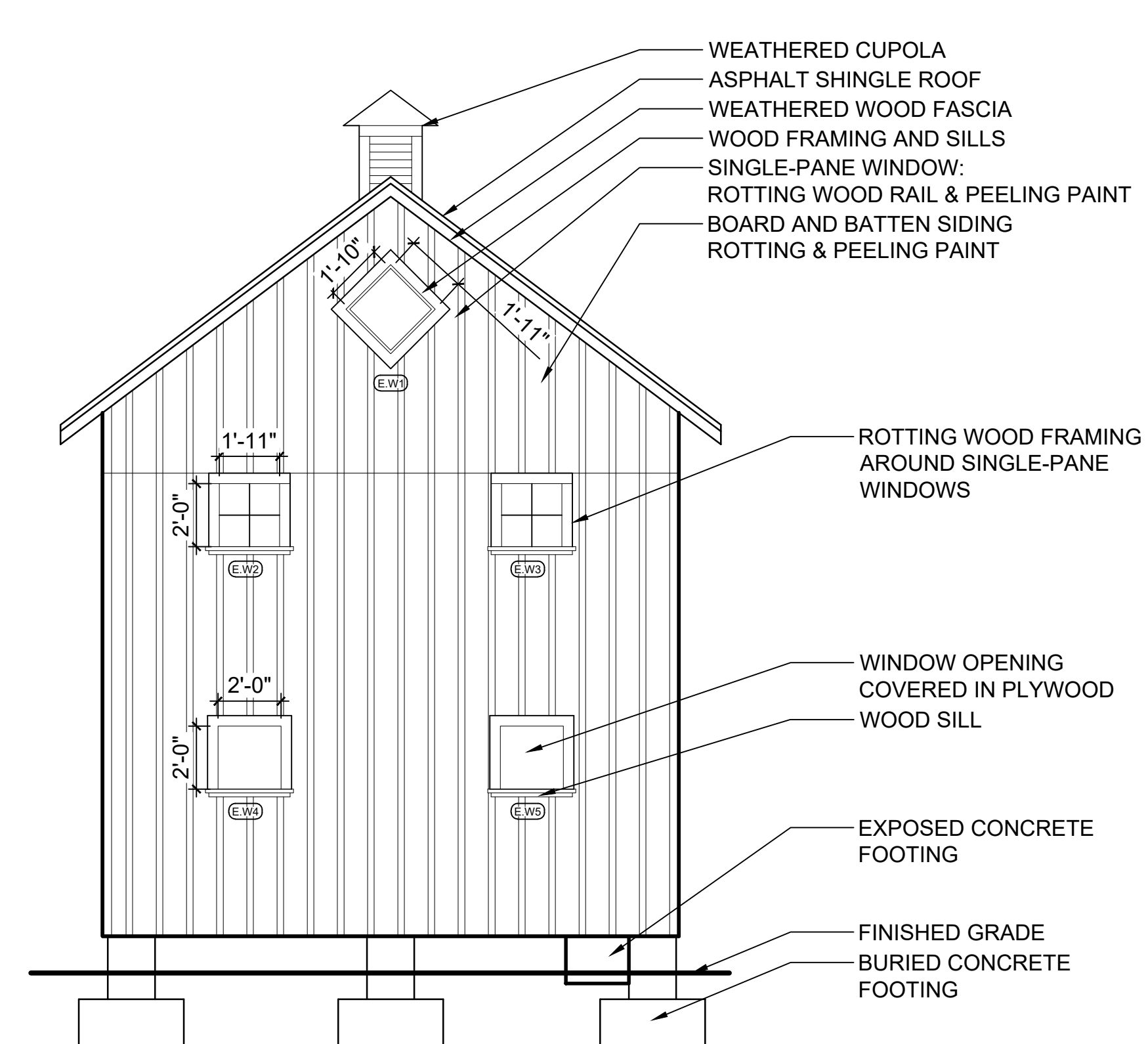
01 EXTERIOR ELEVATIONS: NORTH
SCALE: 1/4" = 1'-0"



02 EXTERIOR ELEVATIONS: EAST
SCALE: 1/4" = 1'-0"



03 EXTERIOR ELEVATIONS: SOUTH
SCALE: 1/4" = 1'-0"



04 EXTERIOR ELEVATIONS: WEST
SCALE: 1/4" = 1'-0"

Revisions:

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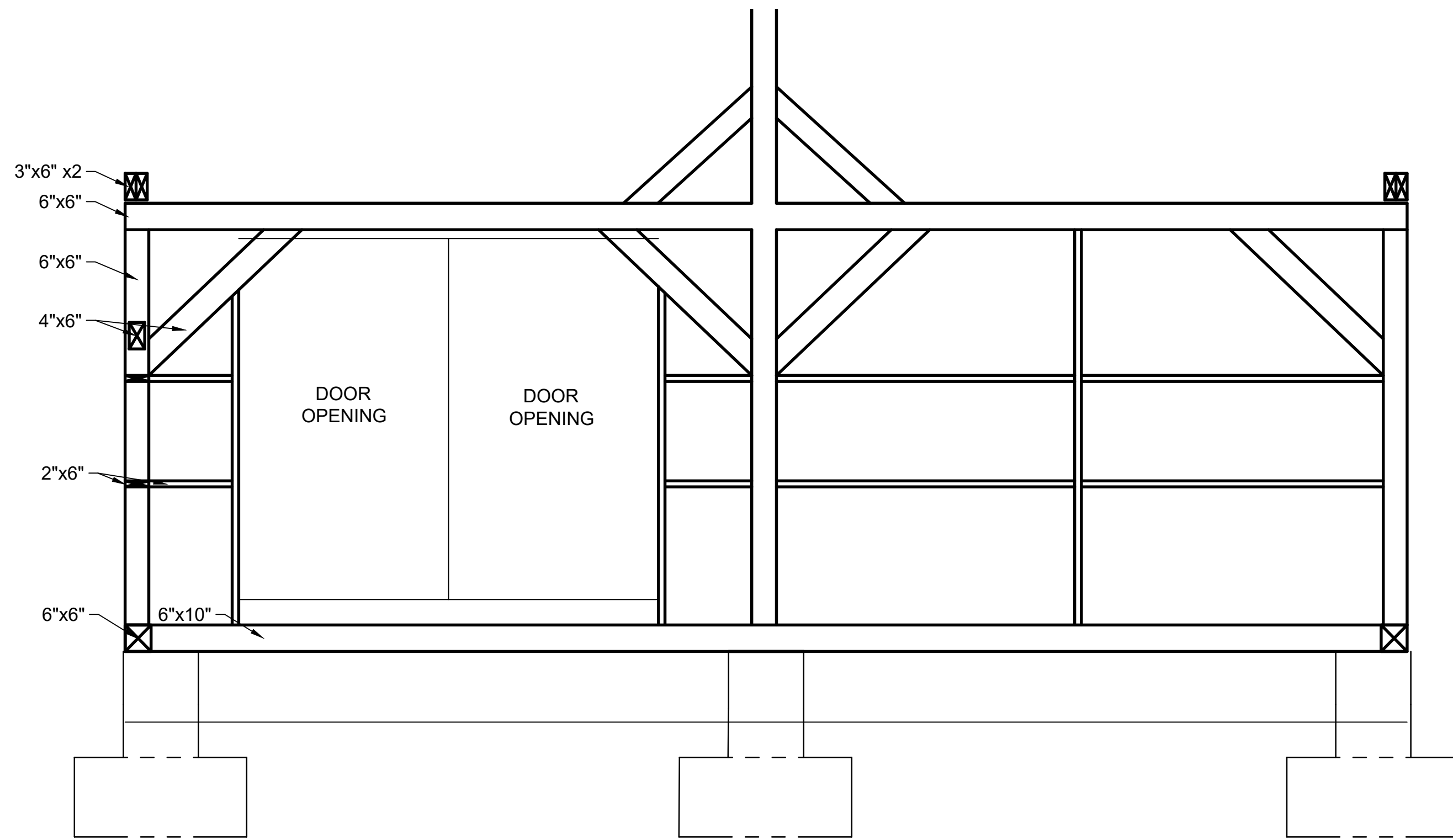
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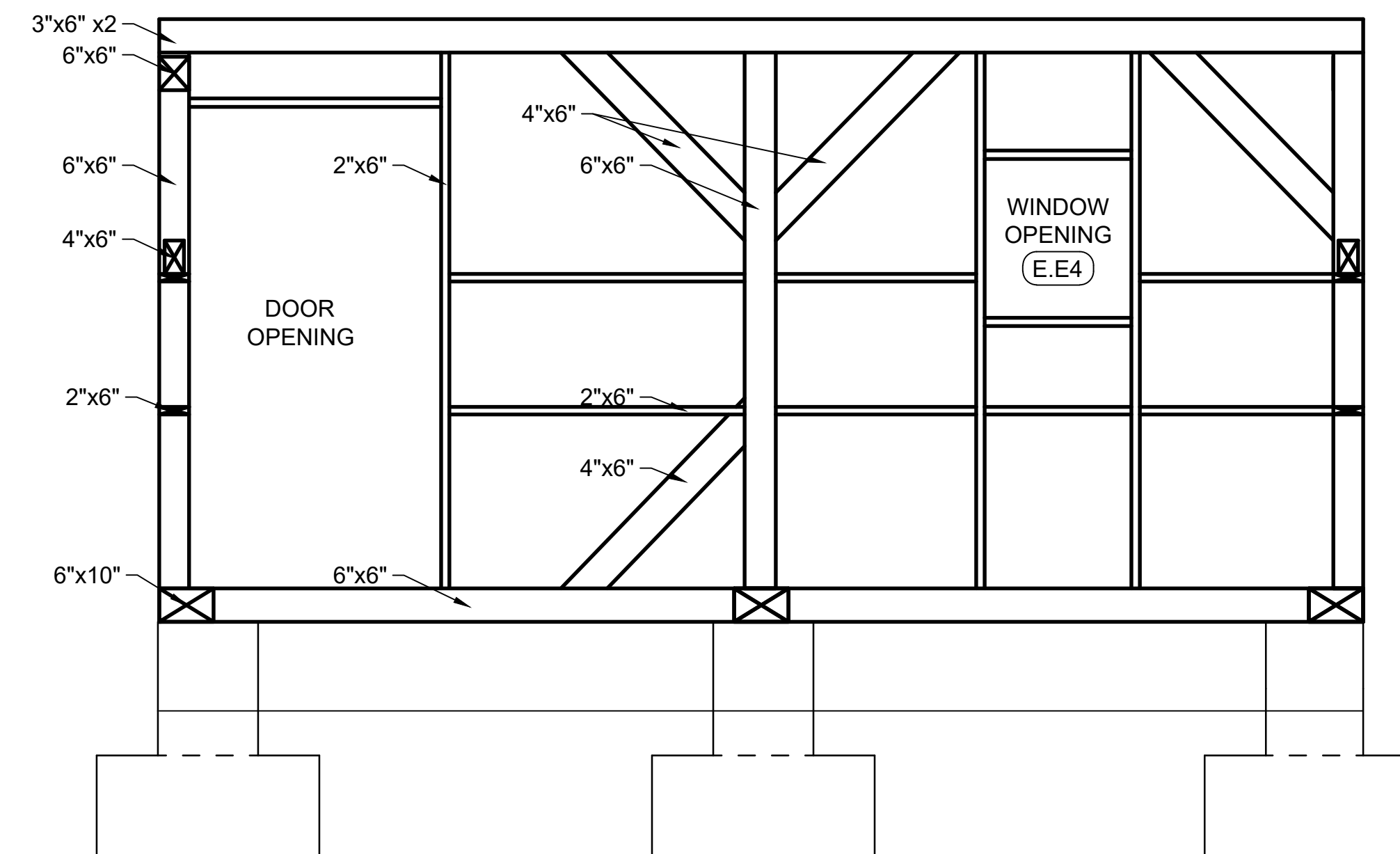
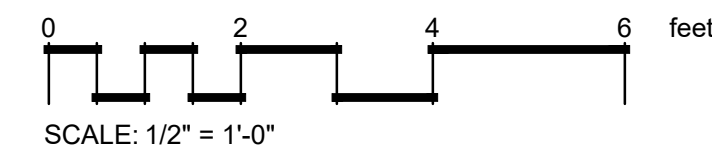
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Sheet no. 1 of 1

Sheet title:
**EXISTING
CONDITIONS:
LOWER INTERIOR
ELEVATIONS**

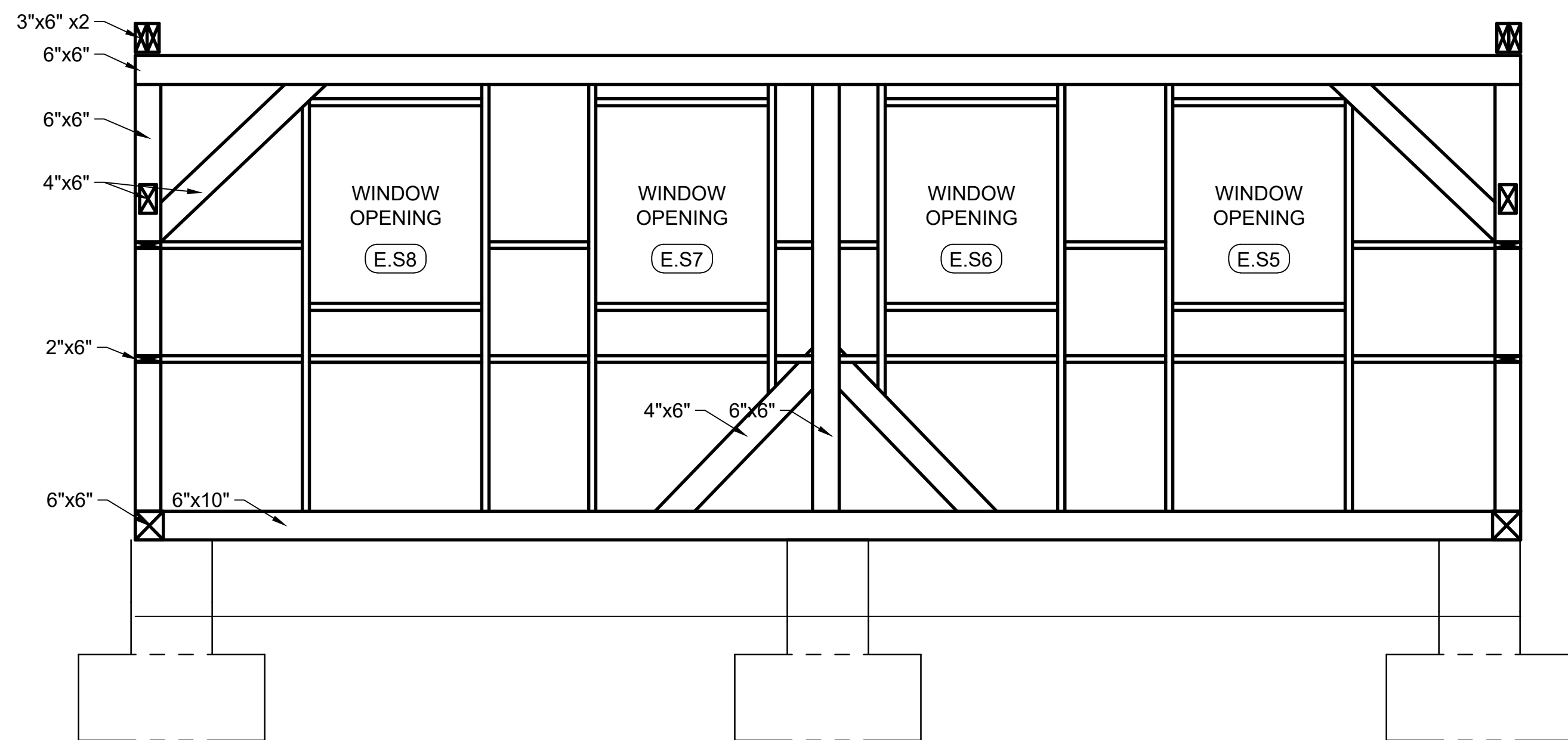
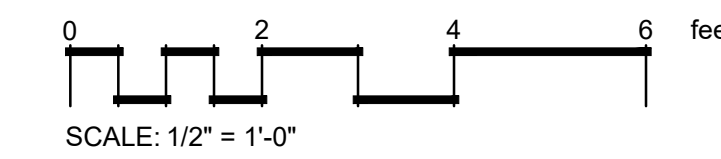
Drawing:
E112



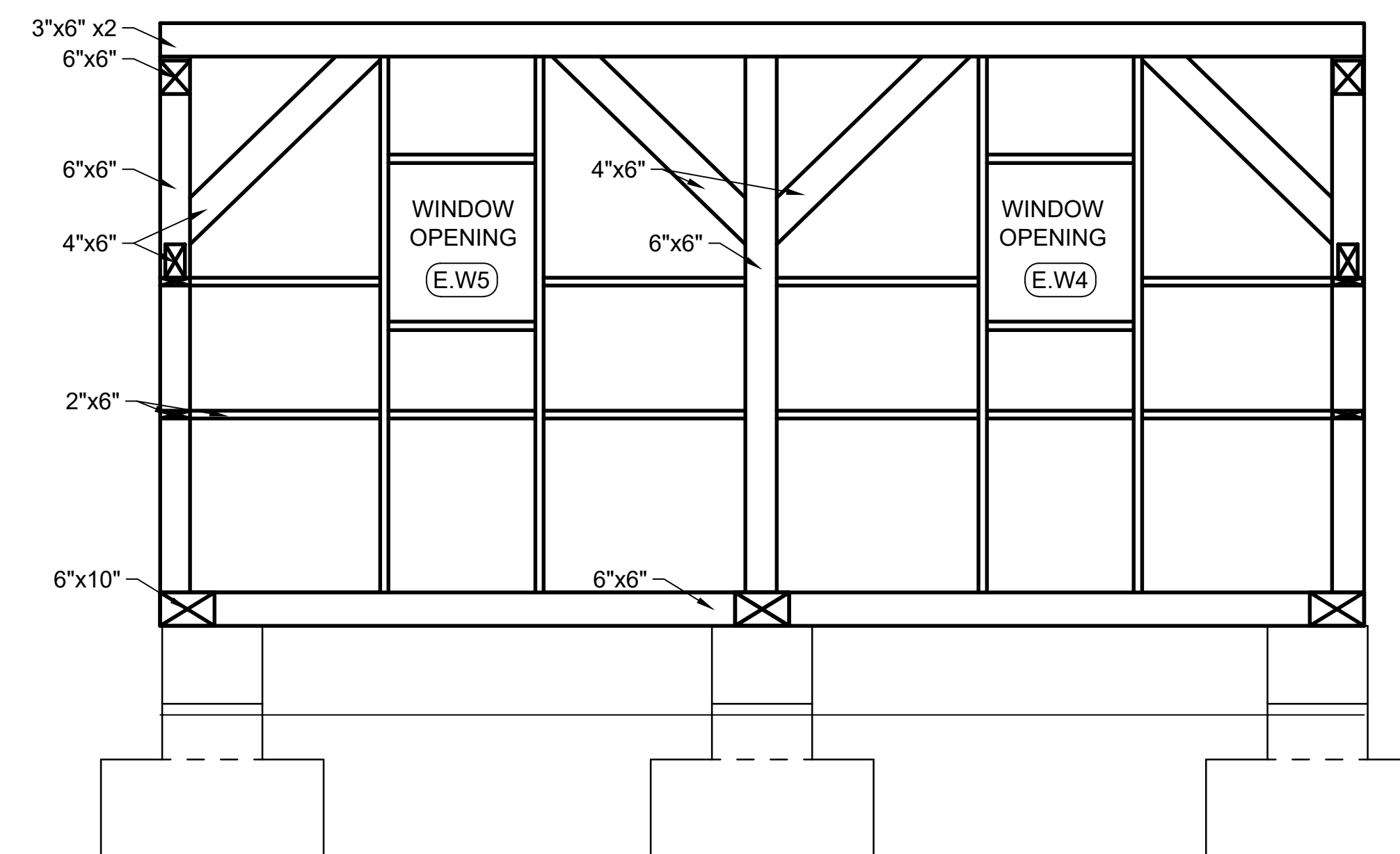
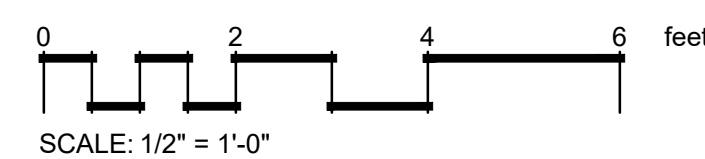
01 LOWER INTERIOR ELEVATIONS: NORTH



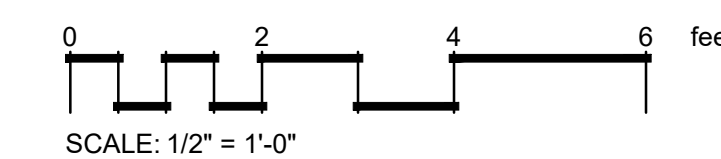
01 LOWER INTERIOR ELEVATIONS: EAST



01 LOWER INTERIOR ELEVATIONS: SOUTH



01 LOWER INTERIOR ELEVATIONS: WEST



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WEST LINN, OR 97068

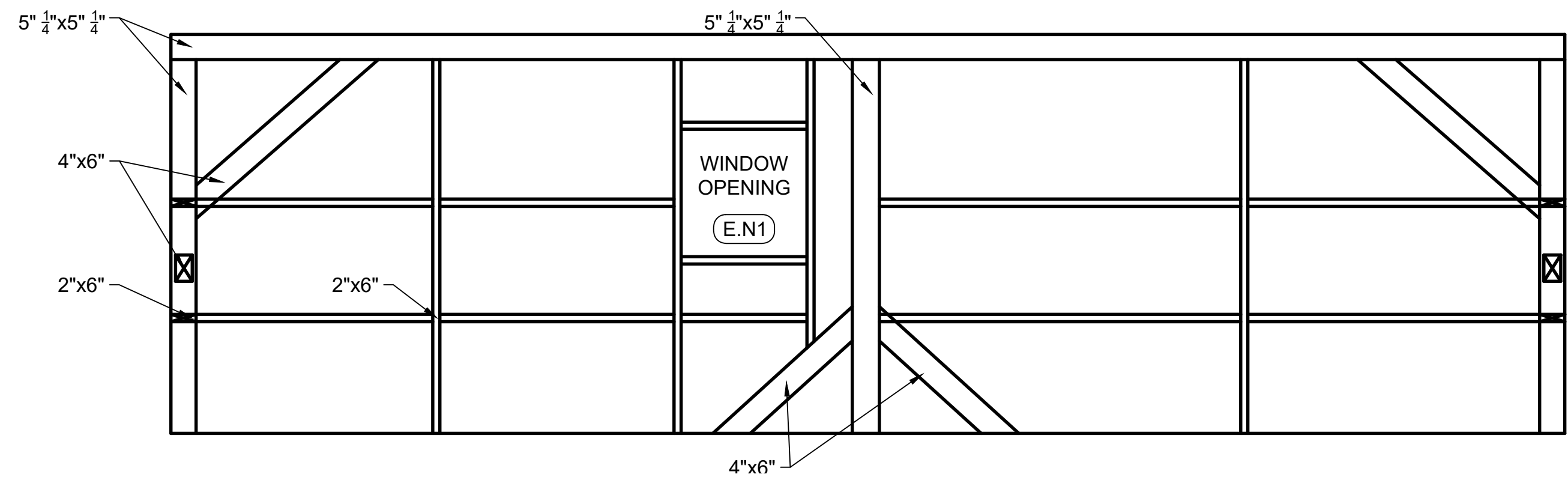
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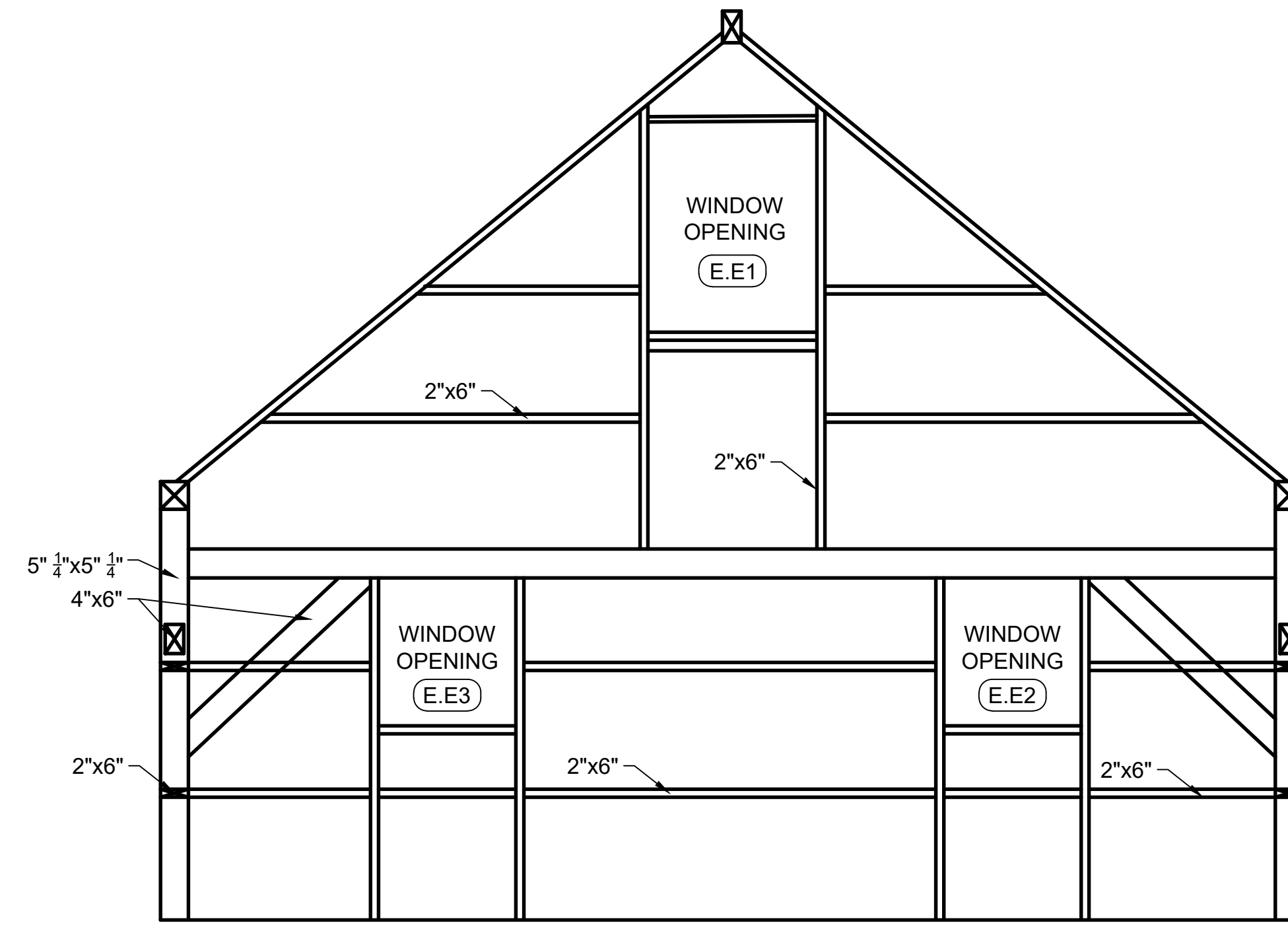
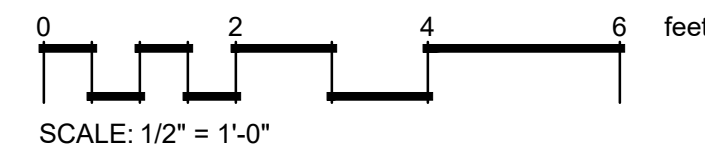
Project no.: 2023-002
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Sheet size: 24" x 36"
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Sheet no.: 1 of 1

Sheet title:
**EXISTING
CONDITIONS:
UPPER INTERIOR
ELEVATIONS**

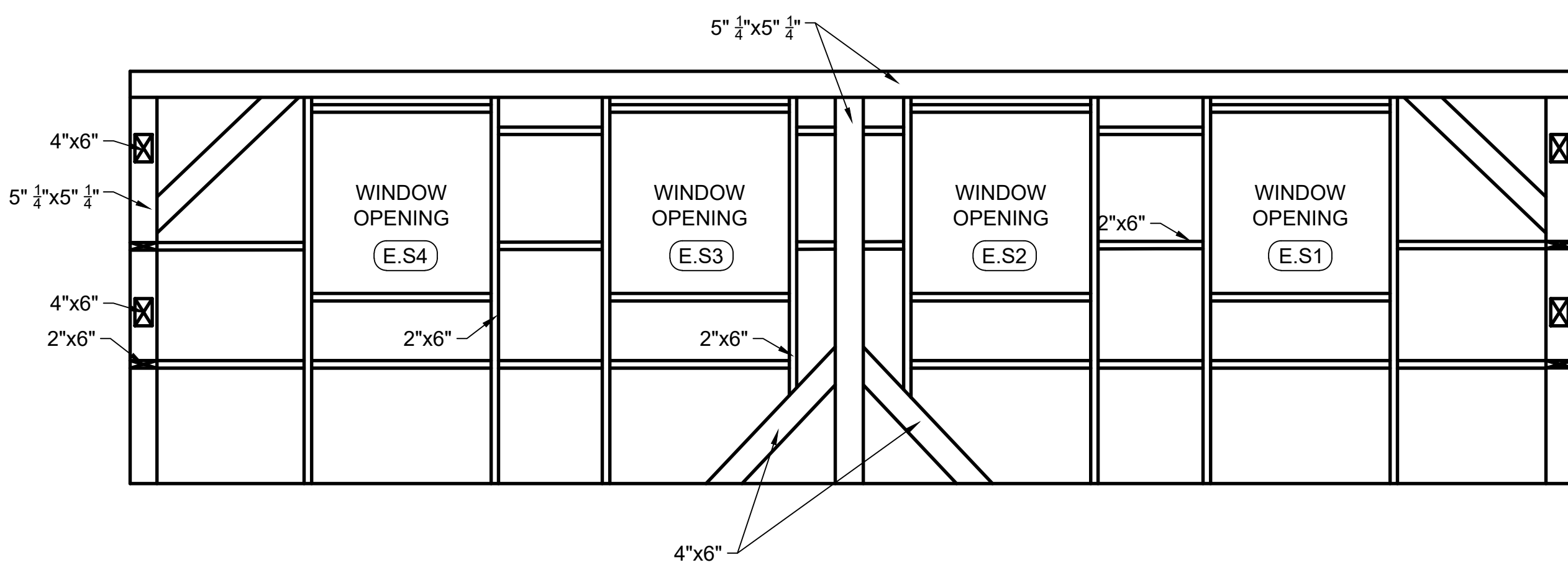
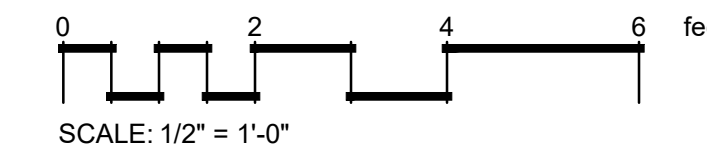
Drawing:
E113



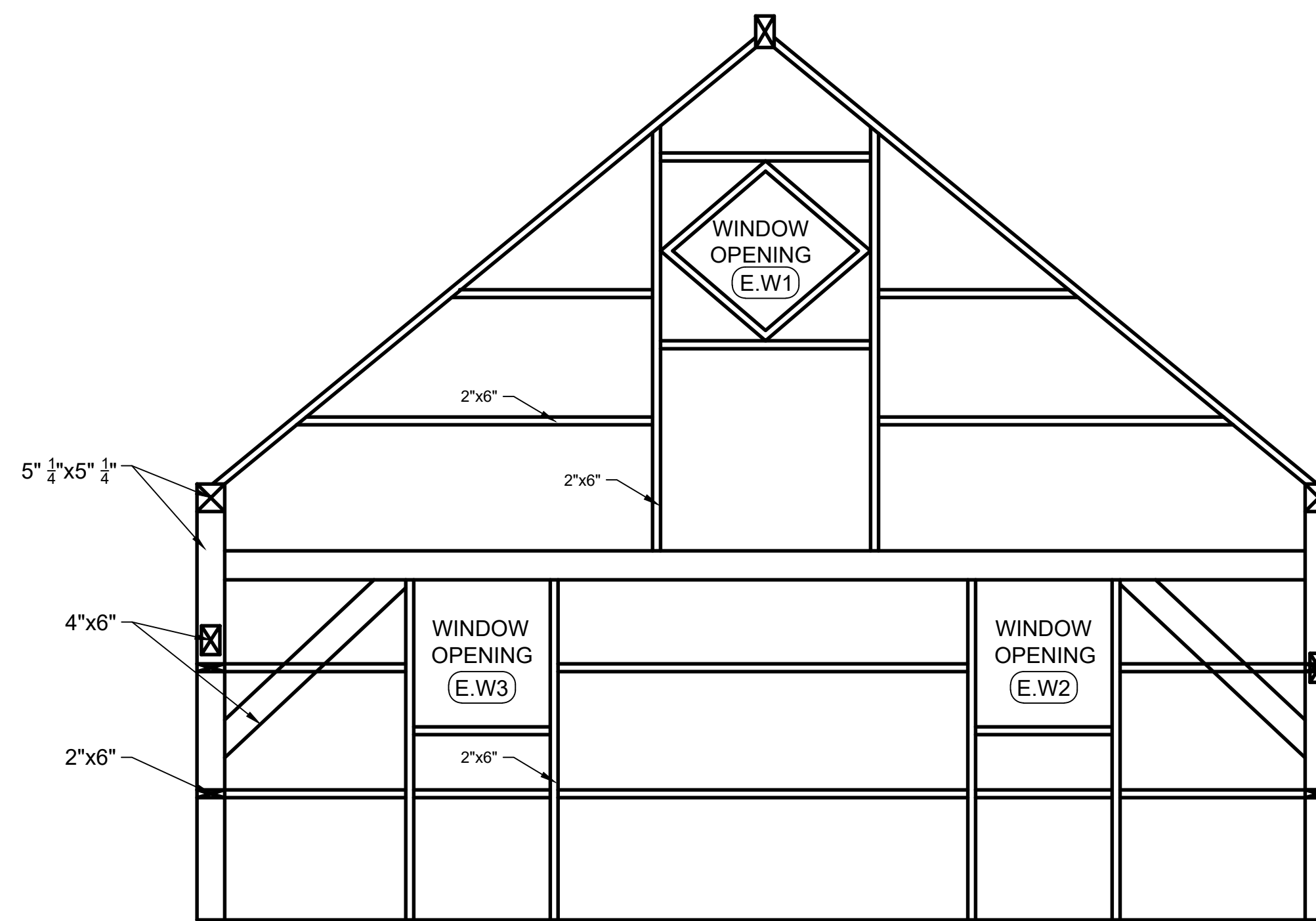
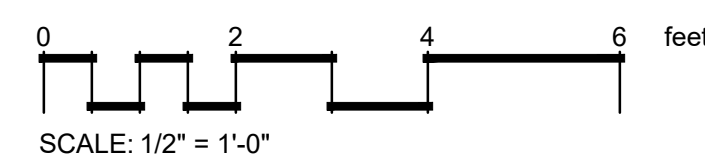
01 UPPER INTERIOR ELEVATIONS: NORTH



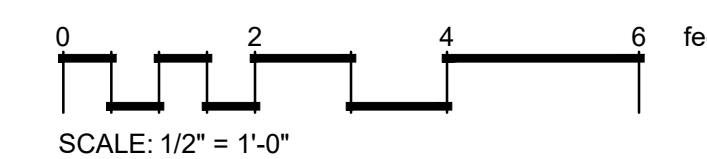
01 UPPER INTERIOR ELEVATIONS: EAST

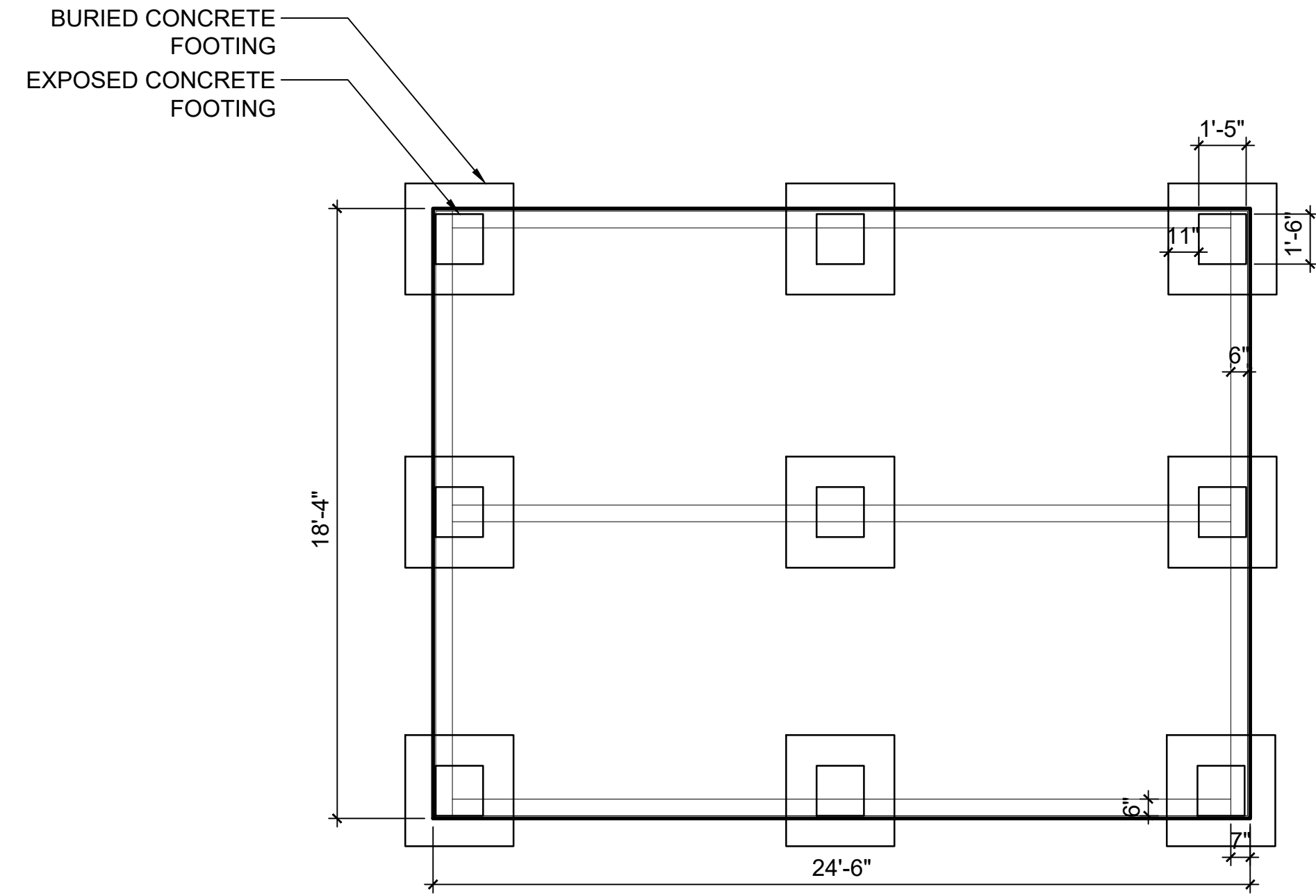


01 UPPER INTERIOR ELEVATIONS: SOUTH

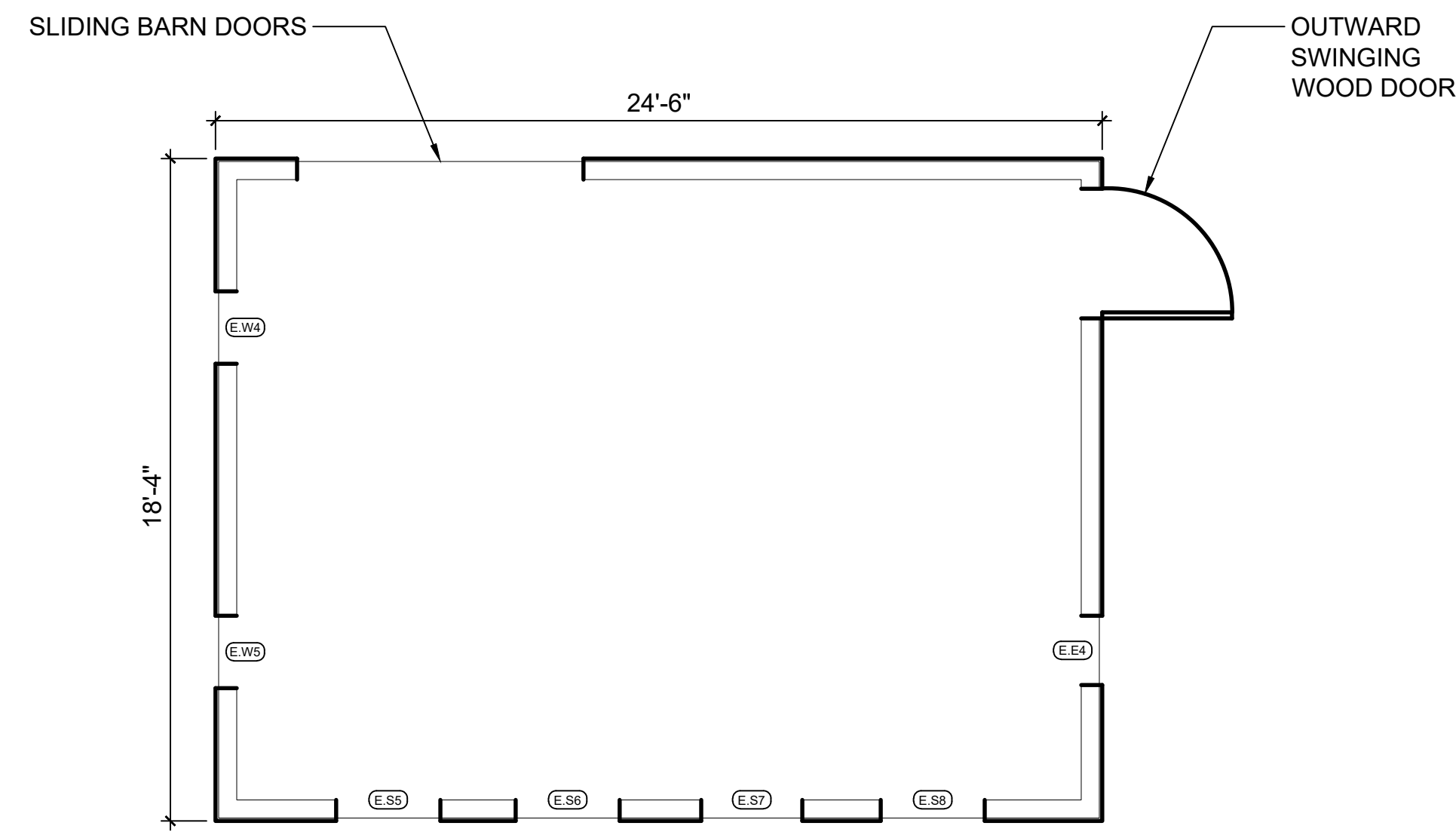
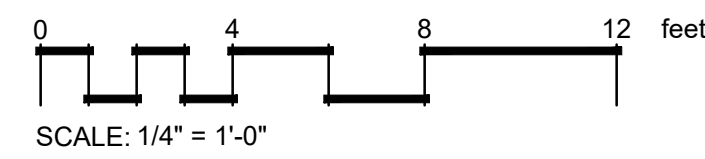


01 UPPER INTERIOR ELEVATIONS: WEST

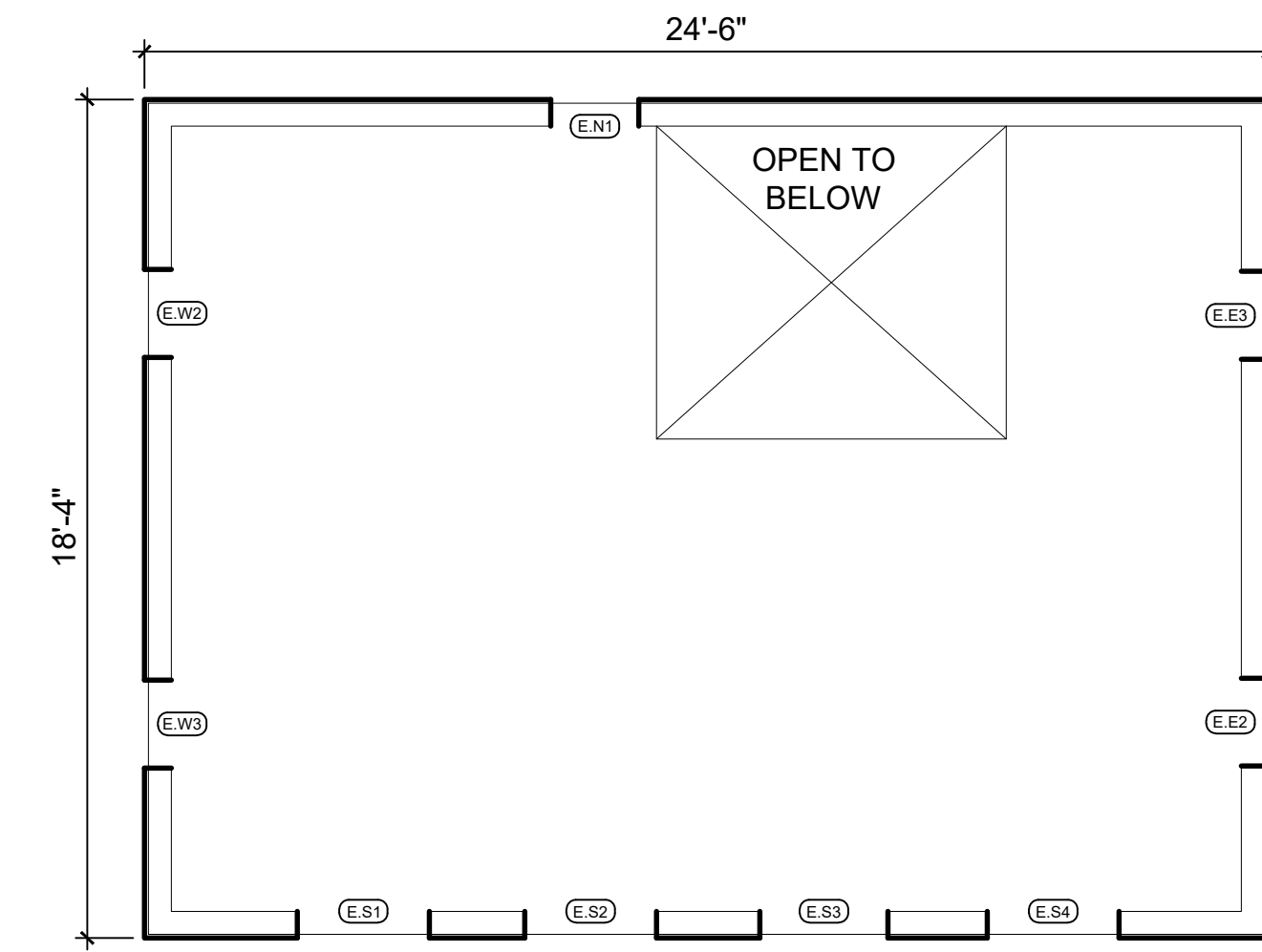
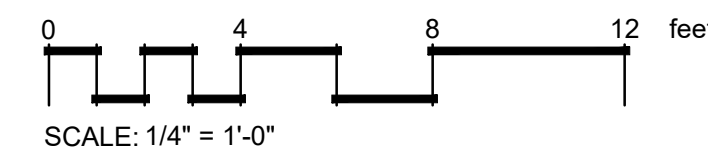




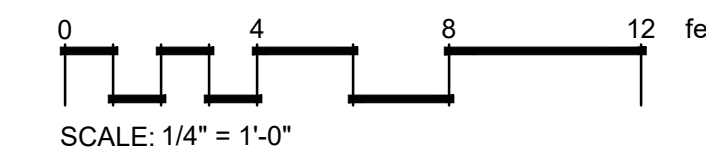
01 FOUNDATION PLAN



02 FIRST FLOOR PLAN



03 SECOND FLOOR PLAN



Square Footage - Existing	
First Floor	449.17
Second Floor	397.15
Total (sf.)	846.32

Notes:
Current barn square footage is not habitable.

Window Schedule - Existing							
Window Number	Width	Height	Glass Type	Frame Material	Style	Color	Comments
North Elevation (N)							
E.N1	1'-11"	2'-0"	Single Pane	Wood	Fixed	White	To be removed; opening to be infilled
East Elevation (E)							
E.E1	2'-0"	2'-5"	Single Pane	Wood	Fixed	White	To be replaced
E.E2	1'-11"	2'-0"	Single Pane	Wood	Fixed	White	To be replaced
E.E3	1'-11"	2'-0"	Single Pane	Wood	Fixed	White	To be replaced
E.E4	1'-11"	2'-0"	Single Pane	Wood	Fixed	White	To be replaced
South Elevation (S)							
E.S1	2'-10 1/2"	2'-9 1/2"	Single Pane	Wood	Fixed	White	To be replaced
E.S2	2'-10 1/2"	2'-9 1/2"	Single Pane	Wood	Fixed	White	To be replaced
E.S3	2'-10 1/2"	2'-9 1/2"	Single Pane	Wood	Fixed	White	To be replaced
E.S4	2'-10 1/2"	2'-9 1/2"	Single Pane	Wood	Fixed	White	To be replaced
E.S5	2'-10 1/2"	2'-9 1/2"	Single Pane	Wood	Fixed	White	To be removed
E.S6	2'-10 1/2"	2'-9 1/2"	Single Pane	Wood	Fixed	White	To be removed
E.S7	2'-10 1/2"	2'-9 1/2"	Single Pane	Wood	Fixed	White	To be replaced
E.S8	2'-10 1/2"	2'-9 1/2"	Single Pane	Wood	Fixed	White	To be replaced
West Elevation (W)							
E.W1	1'-10"	1'-10"	Single Pane	Wood	Fixed	White	To be replaced
E.W2	1'-11"	2'-0"	Single Pane	Wood	Fixed	White	To be replaced
E.W3	1'-11"	2'-0"	Single Pane	Wood	Fixed	White	To be replaced
E.W4	2'-0"	2'-0"	Single Pane	Wood	Fixed	White	To be replaced
E.W5	2'-0"	2'-0"	Single Pane	Wood	Fixed	White	To be replaced

Notes:
1. Window naming: Existing (E), Proposed (P), elevation direction (N, E, S, W), and window number (1, 2, etc.).

Revisions:

Project Information:

Project name:
OFFICE BARN

Project address:
1225 13TH STREET ST.
WEST LINN, OR 97068

Issue Information:

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LANDSCAPE ARCHITECT, INC.
8215 SW Tualatin-Sherwood Rd. Suite
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Tualatin, OR 97062
503.898.0130 ClementWalsh.com

Project no. 2023-002
Drawn by: Rebecca Bagdigian
Checked by: Clement Walsh
Sheet size: 24" x 36"
Scale: Noted
Plot date: February 10, 2026
Sheet no. 1 of 1

Sheet title:
**EXISTING
CONDITIONS:
FLOOR PLAN AND
WINDOW SCHEDULE**

Drawing:

E114

Revisions:

Project Information:

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OFFICE BARN

Project address:
1225 13TH STREET ST.
WEST LINN, OR 97068

Issue Information:

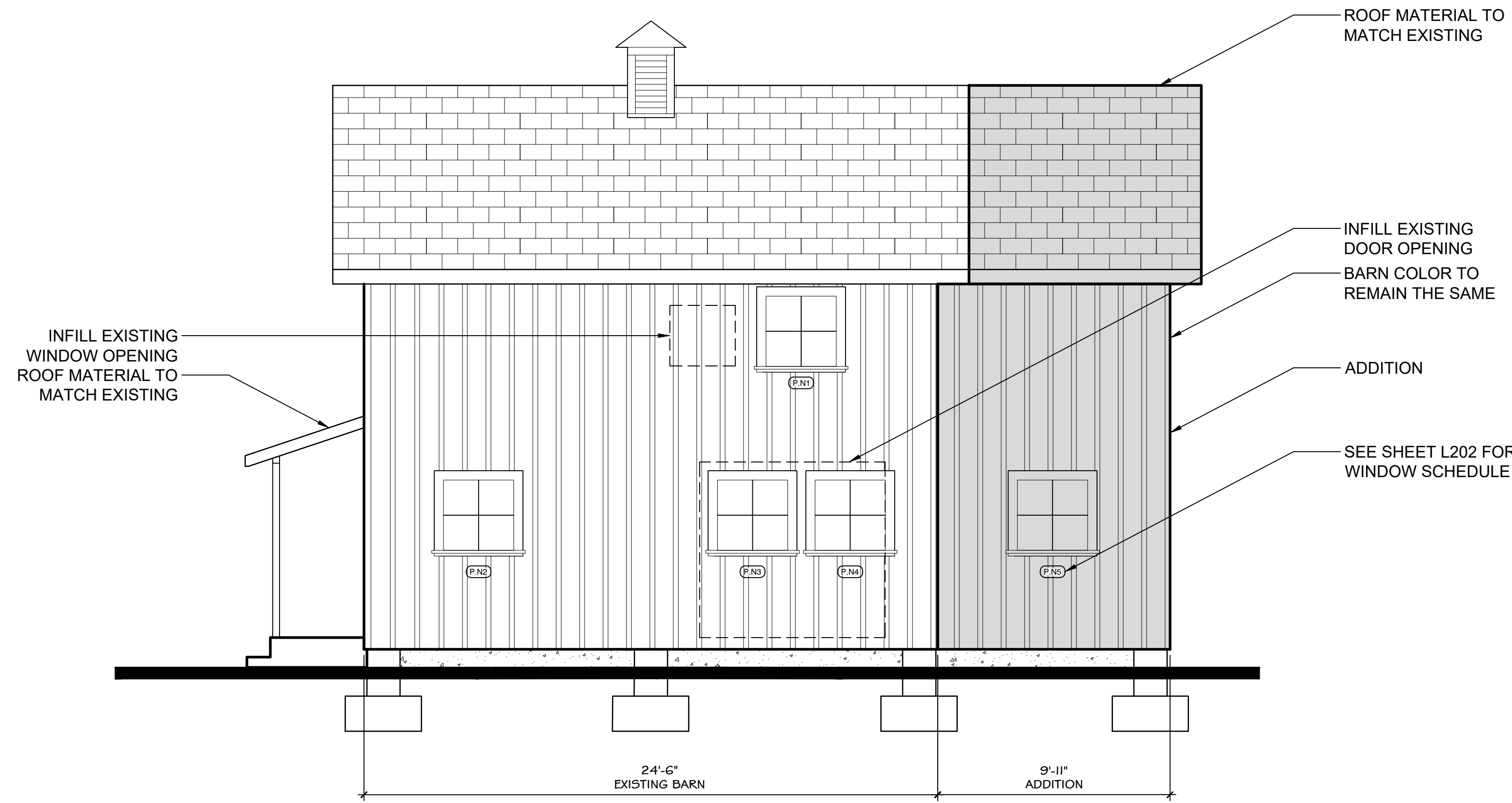
CLEMENT WALSH
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Project no. 2023-002
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Plot date: February 12, 2026
Sheet no. 1 of 1

PROPOSED
ELEVATIONS

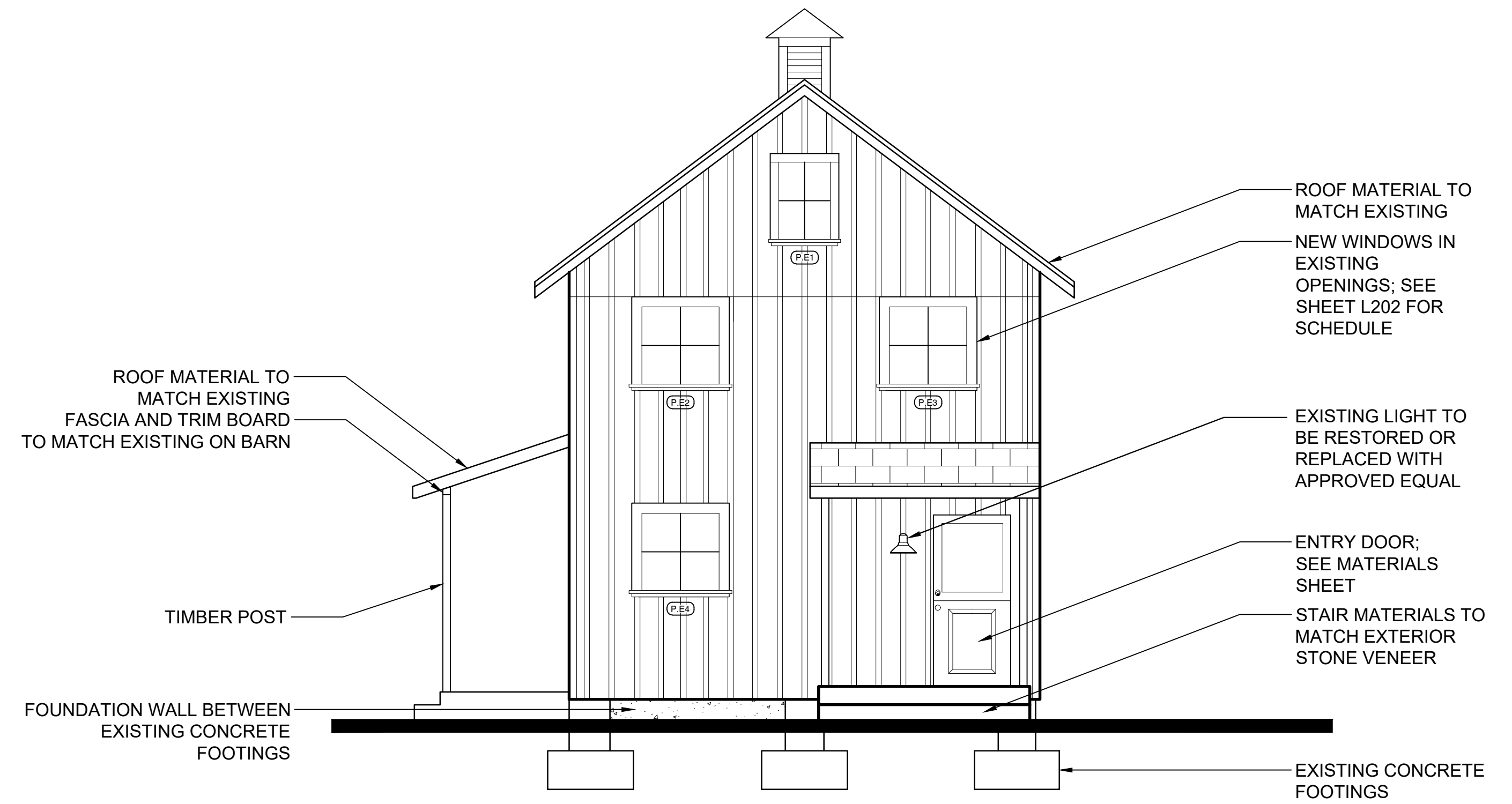
Drawing:

L201



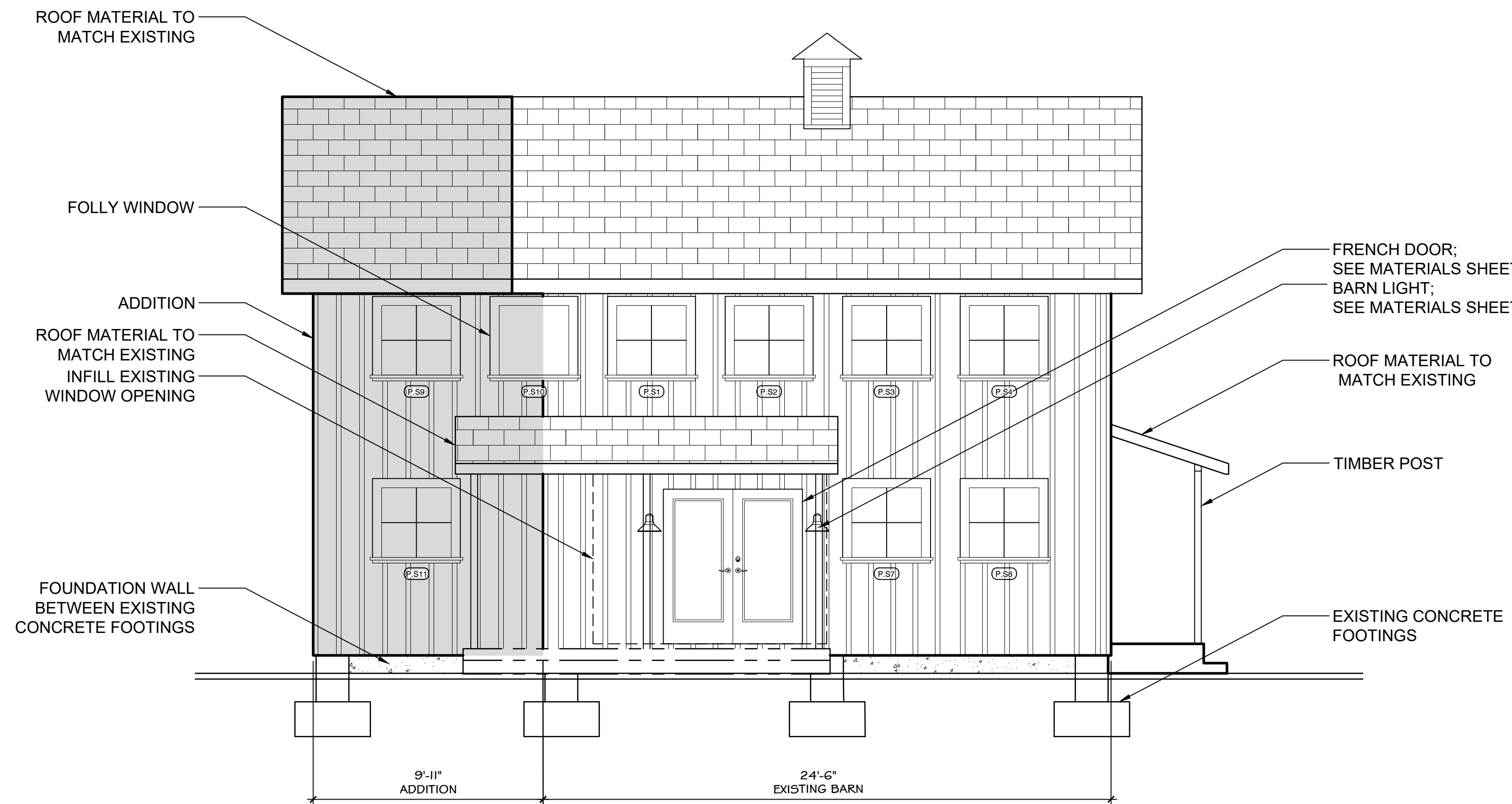
01 NORTH PROPOSED ELEVATION

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



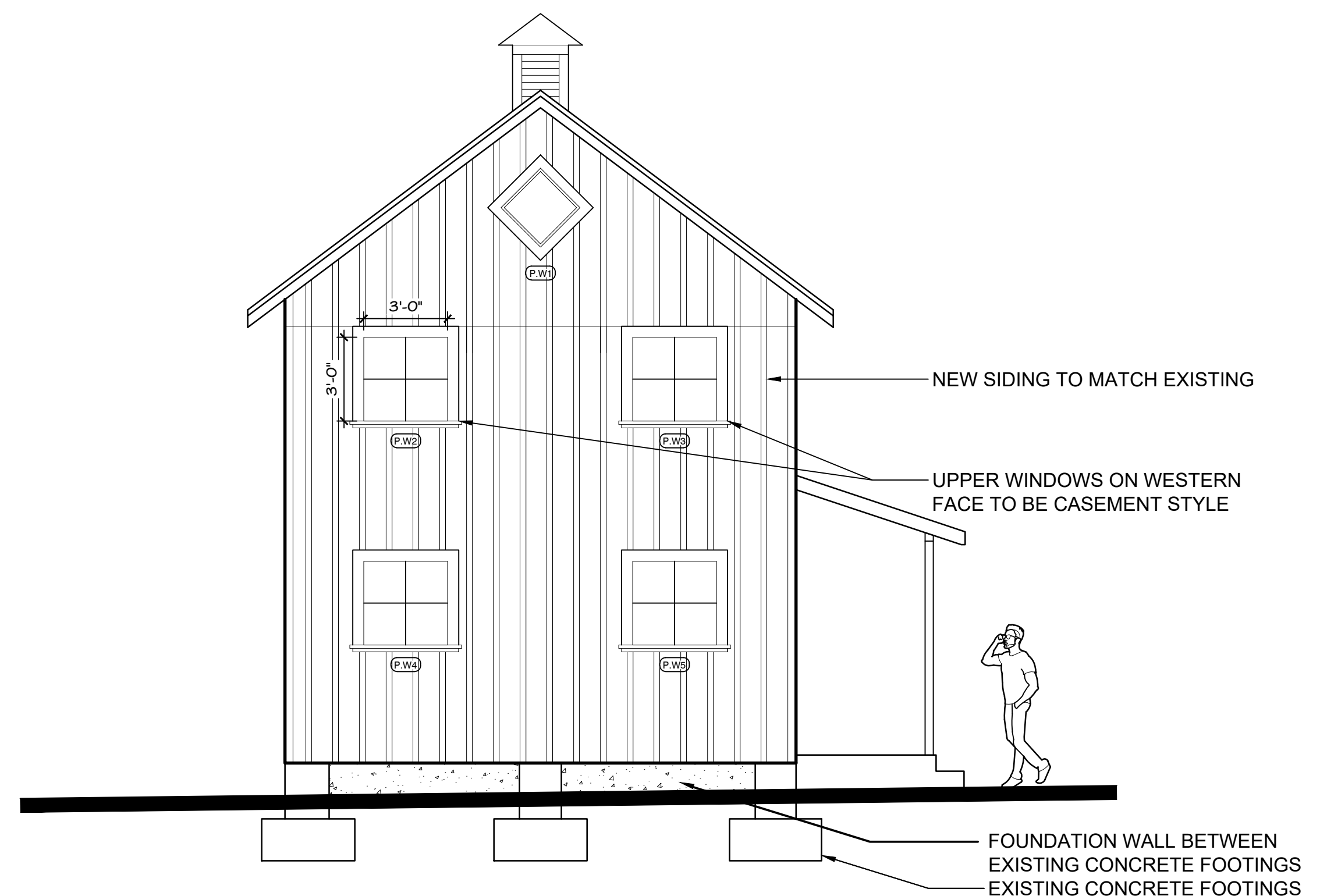
02 EAST PROPOSED ELEVATION

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



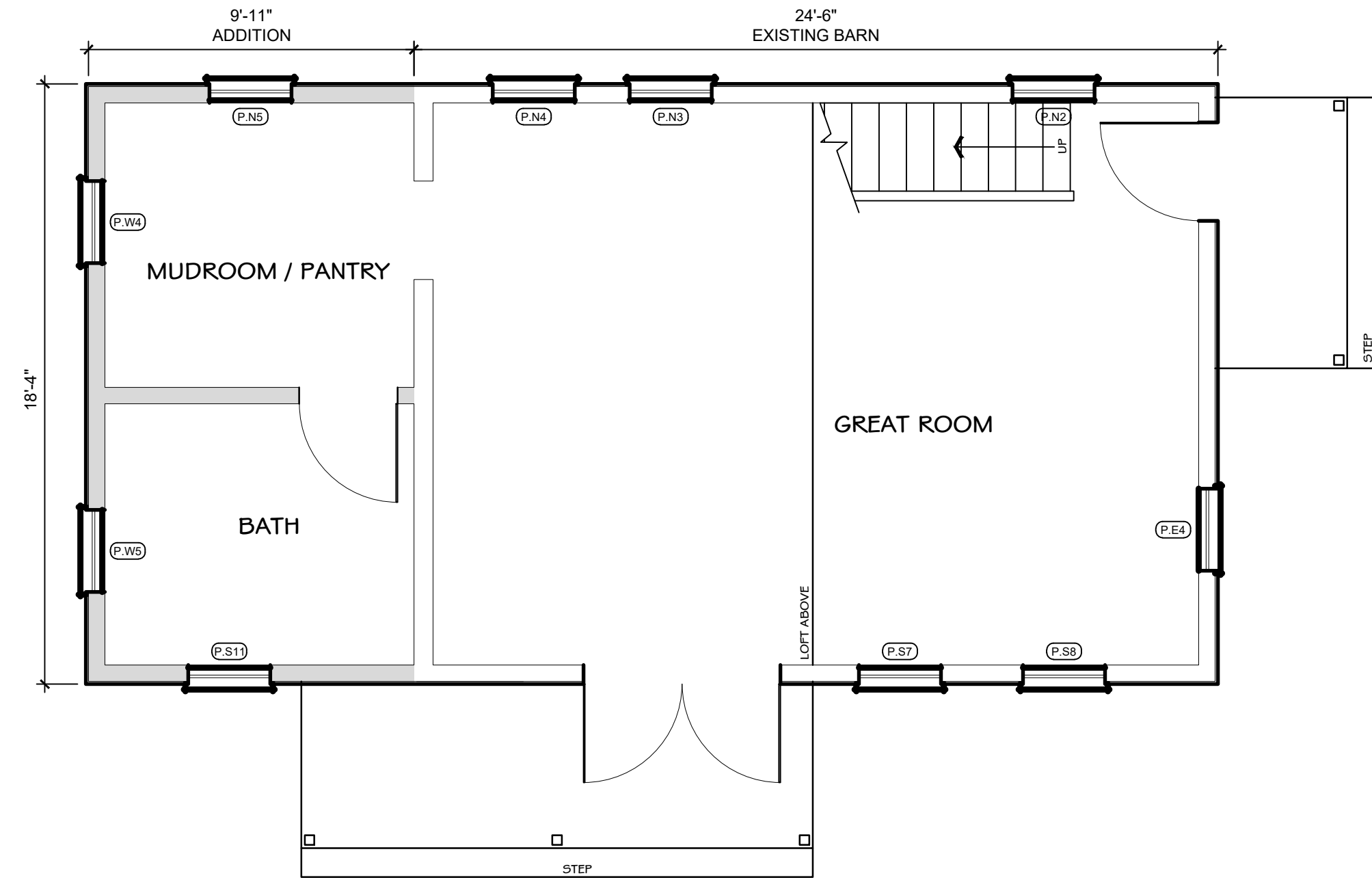
03 SOUTH PROPOSED ELEVATION

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

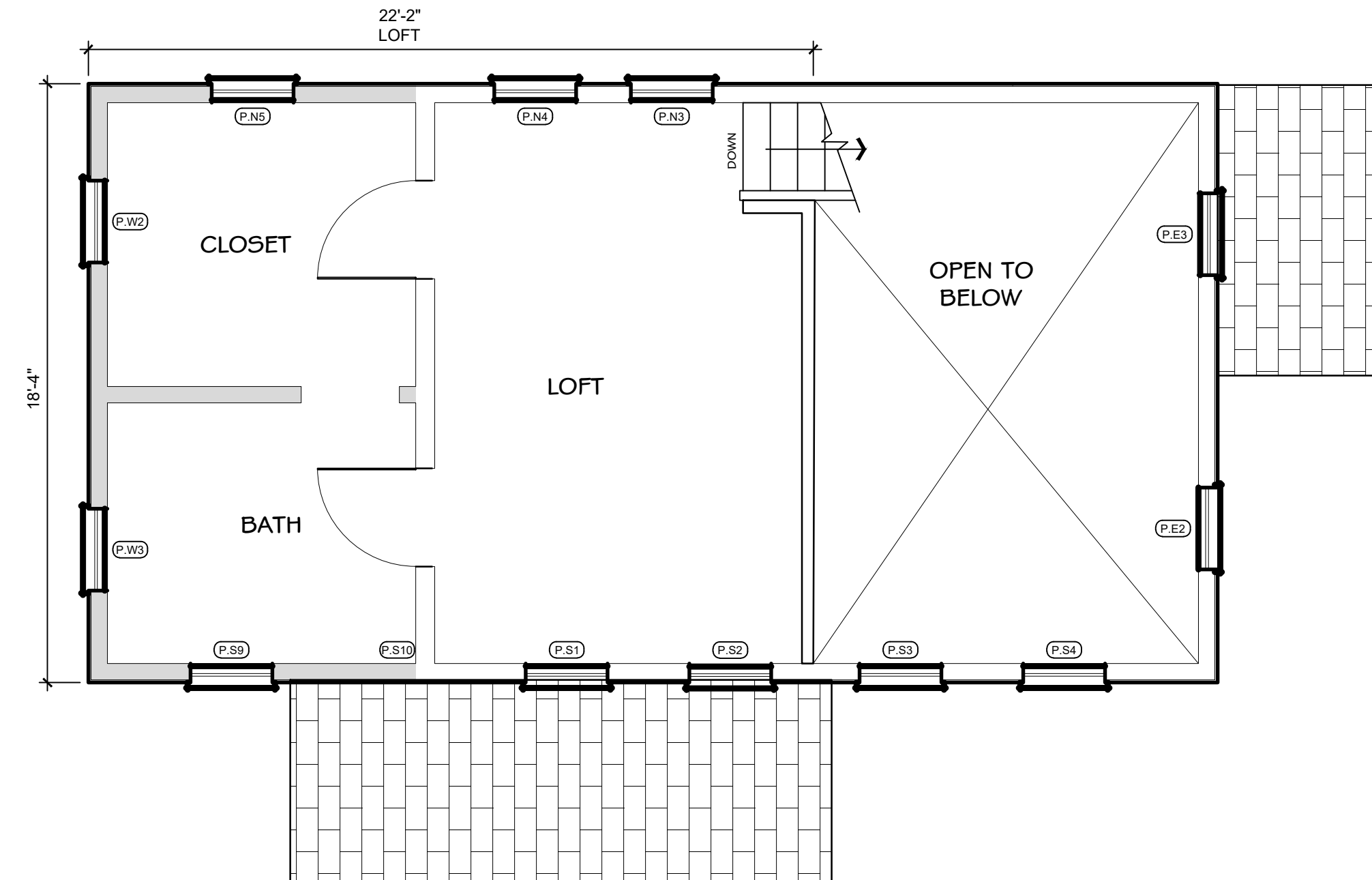
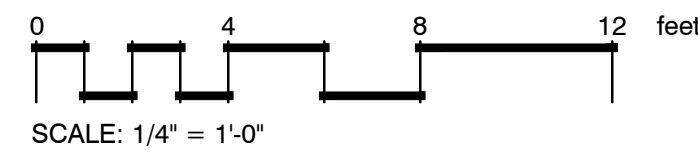


04 WEST PROPOSED ELEVATION

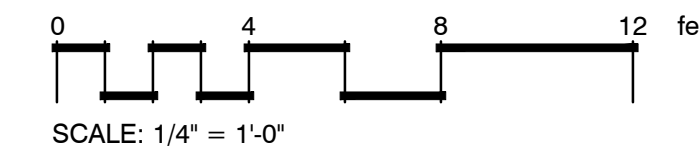
SCALE: 1/4" = 1'-0"



01 PROPOSED FIRST FLOOR PLAN



02 PROPOSED SECOND FLOOR PLAN



Square Footage - Existing	
First Floor	448.14
Second Floor	396.12
Total (sf.)	844.26
Notes:	
Current barn square footage is not habitable.	
Square Footage - Proposed	
First Floor	629.53
Second Floor	405.2
Total	1034.73
Notes:	

Window Schedule - Proposed							
Window Number	Width	Height	Glass Type	Frame Material	Style	Color	Comments
North Elevation (N)							
P.N2	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New
P.N3	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New
P.N4	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New
P.N5	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New
East Elevation (E)							
P.E1	2'-0"	2'-5"	Double Pane			Cashmere	New; in existing opening
P.E2	1'-11"	2'-0"	Double Pane			Cashmere	New; in existing opening
P.E3	1'-11"	2'-0"	Double Pane			Cashmere	New; in existing opening
P.E4	1'-11"	2'-0"	Double Pane			Cashmere	New; in existing opening
South Elevation (S)							
P.S1	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New; in existing opening
P.S2	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New; in existing opening
P.S3	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New; in existing opening
P.S4	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New; in existing opening
P.S7	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New; in existing opening
P.S8	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New; in existing opening
P.S9	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New
P.S10	2'-10 1/2"	2'-9 1/2"	Double Pane		Infill Window	Cashmere	New
P.S11	2'-10 1/2"	2'-9 1/2"	Double Pane			Cashmere	New
West Elevation (W)							
P.W1	1'-10"	1'-10"	Double Pane			Cashmere	New; in existing opening
P.W2	3'-0"	3'-0"	Double Pane			Cashmere	New
P.W3	3'-0"	3'-0"	Double Pane			Cashmere	New
P.W4	3'-0"	3'-0"	Double Pane			Cashmere	New
P.W5	3'-0"	3'-0"	Double Pane			Cashmere	New
Notes:							
1. Window naming: Existing (E), Proposed (P), elevation direction (N, E, S, W), and window number (1, 2, etc.)							

Revisions:

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 Scale: Noted
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 Sheet no.: 1 of 1

Sheet title:
PROPOSED FLOOR PLAN AND WINDOW SCHEDULE

Drawing:
L202



NOTES:

1. EXISTING LIGHTING FIXTURES TO BE REFINISHED AND REFURBISHED IF POSSIBLE.

EXTERIOR LIGHTING - NORTH AND EAST ELEVATIONS



CONCEPT IMAGE: LIGHTING AT
1798 4TH AVE RESIDENCE
WEST LINN, OR

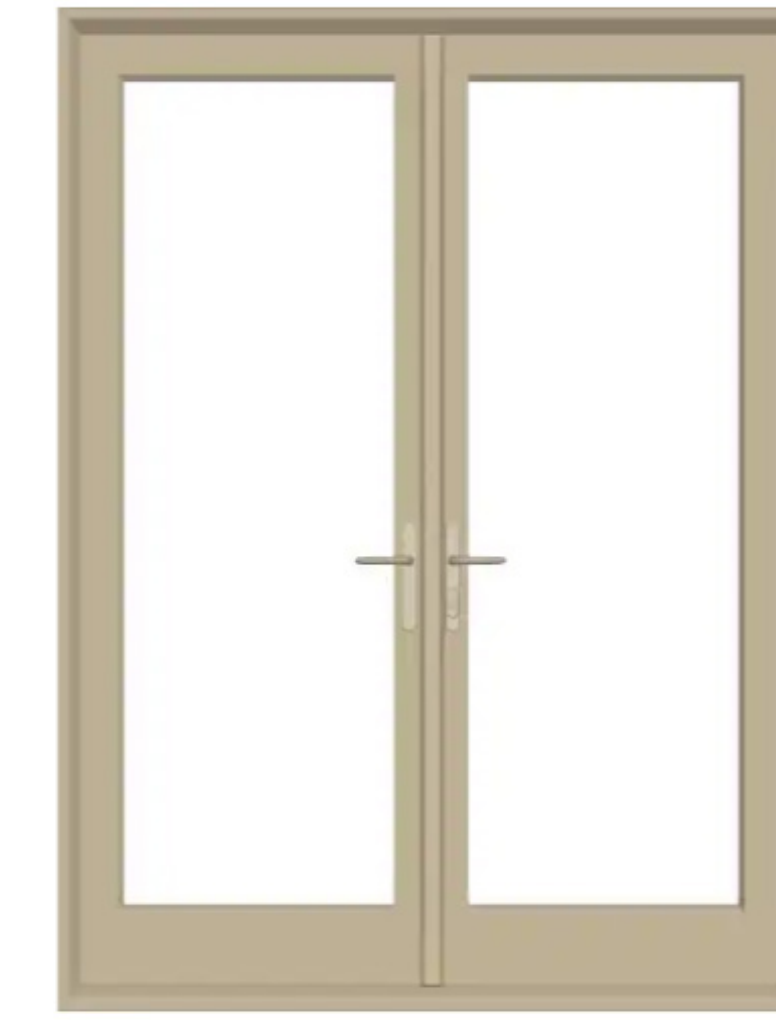
EXTERIOR LIGHTING - SOUTH ELEVATION



NOTES:

1. EAST ENTRY DOOR TO BE MARVIN MODERN FARMHOUSE IN WALNUT.
2. FINISH TO BE NUTMEG.

EAST ENTRY DOOR



NOTES:

1. SOUTH ENTRY DOORS TO BE MARVIN OUTSWING PATIO DOORS.
2. COLOR TO BE CASHMERE, HARDWARE FINISH IN OIL RUBBED BRONZE.

SOUTH ENTRY DOORS



NOTES:

1. SIDING TO BE LP SMARTSIDE VERTICAL PANEL BOARD AND BATTEN.
2. COLOR TO MATCH EXISTING RED.

EXTERIOR SIDING



CONCEPT IMAGE: 1808 4th AVENUE
WEST LINN, OR

TIMBER POST AND COLUMN WRAP



UPSTAIRS WINDOWS: CASEMENT
STANDARD 2x2 SIMULATED DIVIDE LITES

NOTES:

1. EXTERIOR WINDOWS TO BE MARVIN ULTREX FIBERGLASS WINDOWS.
2. COLOR TO BE CASHMERE.

EXTERIOR WINDOWS



DOWNSTAIRS WINDOWS: SINGLE HUNG
STANDARD 2x2 DIVIDE LITES

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Sheet no.: 1 of 1

Sheet title:
MATERIALS

Drawing:
L220