

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT Aaron Gudelj	PROJECT NO(S). HDR-26-01	PRE-APPLICATION NO. PA-26-06
NON-REFUNDABLE FEE(S) \$100	REFUNDABLE DEPOSIT(S)	TOTAL \$100

Type of Review (Please check all that apply):

- | | | |
|---|--|--|
| ☐ Annexation (ANX) | ☐ Final Plat (FP) Related File # _____ | ☐ Subdivision (SUB) |
| ☐ Appeal (AP) | ☐ Flood Management Area (FMA) | ☐ Temporary Uses (MISC) |
| ☐ CDC Amendment (CDC) | ☐ Historic Review (HDR) | ☐ Time Extension (EXT) |
| ☐ Code Interpretation (MISC) | ☐ Lot Line Adjustment (LLA) | ☐ Right of Way Vacation (VAC) |
| ☐ Conditional Use (CUP) | ☐ Minor Partition (MIP) | ☐ Variance (VAR) |
| ☐ Design Review (DR) | ☐ Modification of Approval (MOD) | ☐ Water Resource Area Protection/Single Lot (WAP) |
| ☐ Tree Easement Vacation (MISC) | ☐ Non-Conforming Lots, Uses & Structures | ☐ Water Resource Area Protection/Wetland (WAP) |
| ☐ Expediated Land Division (ELD) | ☐ Planned Unit Development (PUD) | ☐ Willamette & Tualatin River Greenway (WRG) |
| ☐ Extension of Approval (EXT) | ☐ Street Vacation | ☐ Zone Change (ZC) |

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

Site Location/Address:	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

Brief Description of Proposal:

Applicant Name*:	Phone:
Address:	Email:
City State Zip:	

Owner Name (required):	Phone:
Address:	Email:
City State Zip:	

Consultant Name:	Phone:
Address:	Email:
City State Zip:	

1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all application costs.**
2. All information provided with the application is considered a public record and subject to disclosure.
3. The owner/applicant or their representative should attend all public hearings related to the application.
4. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
5. Submit this form, application narrative, and all supporting documents as a single PDF through the web page: <https://westlinnoregon.gov/planning/submit-land-use-application>.

The undersigned property owner authorizes the application and grants city staff the right of entry onto the property to review the application. The applicant and owner affirm that the information provided in this application is true and correct. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

Whitney Harwick
Applicant's signature

Date

Whitney Harwick
Owner's signature **(required)**

Date

25.060 DESIGN STANDARDS APPLICABLE TO HISTORIC RESOURCES

The following design standards apply to all changes, including alterations, additions, and new construction proposed on a designated historic resource. These standards are intended to preserve the features that made the resource eligible for historic designation. Development must comply with all applicable standards, or be approved through the modifications process specified in CDC [25.080](#).

A. Standards for alterations and additions. This section applies to historic reviews for alteration of and additions to designated historic resources:

1. Retention of original exterior construction and overall structural integrity. The original exterior construction and structural integrity shall be maintained or restored to the greatest extent practicable. Stylistic features of original construction that shall be preserved include, but are not limited to: a line of columns, decorative shingles, projecting bays, windows and doors including their related functional and decorative features, other primary structural elements, spatial relationships that characterize the property, examples of skilled craftsmanship that characterize the building, and architectural details defining the structure's character and historic significance. **With this addition, we will be using the same products and stylistic features (i.e. cedar siding and decorative shingles) as the existing original exterior construction. We have included photos and examples of the exterior below.**





Existing Siding

2. Retention of exterior historic material. Removal or alteration of historic exterior materials and features shall be avoided during the construction of new additions or alterations. Deteriorated materials and architectural features shall be repaired rather than replaced, unless the material is beyond repair. In the event replacement of an existing feature is necessary, new materials shall match those of the original building in terms of composition, design, color, texture, and other visual features. **This does not apply to our proposed addition as our home is not in period and is a non-historic, non-compatible building and therefore does not have any exterior historical materials.**

3. Time period consistency. Buildings shall be recognizable as a physical record of their time and place. Alterations which have no historical basis or which seek to create a false sense of historical development are not allowed. **Although our house was built in 1986 and is not in period and is a non-historic, non-compatible building, we are maintaining time period consistency to match our existing home.**

4. Significance over time. Changes to a property that have acquired historic significance in their own right, and during the period of significance, shall be retained and preserved. **This does not apply to our proposed addition as our home is not in period and is a non-historic, non-compatible building and therefore has not acquired historic significance.**

5. Differentiate old from new. Alterations, additions, and related new construction shall be differentiated from the original buildings to avoid creating a false sense of history, and shall be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property. Additions and alterations shall be done in accordance with the Secretary of the Interior's Standards for new exterior additions to historic buildings. **The proposed addition will be set back approximately 15 feet from the original, existing front of house and will be 21 inches lower than the original, existing roofline, providing a clear differentiation from the original building. Additionally, the existing building is not in period and is a non-historic, noncompatible, and by matching the existing structural design there is not an opportunity to create a false sense of history.**

6. Reversibility. Additions and alterations shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its context would be unimpaired. **Our addition will be constructed so that, if removed, our property would be unimpaired. However, our existing home is not in period and is a non-historic, non-compatible building, therefore there is no historic integrity to maintain.**

7. Building additions. Building additions shall be subordinate to the original building, smaller in scale, and attached to the rear or set back along the side. Features of building additions, including the proportions of window and door openings, shall be consistent with those of the existing building. Dimensional and other requirements in the underlying zone, as applicable, shall apply. **The proposed addition will be set back approximately 15 feet from the original, existing front of house. The new front elevation meets the requirements, sitting 21 inches lower than the original building. Window and door openings will be consistent with those of the existing building.**





8. Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained. Although our home is not in period and is a non-historic, non-compatible building, the building height and the roof pitch will be maintained, 12-6, as shown below.



9. Roof materials. Replacement of a roof or installation of a new roof with materials other than cedar shingles, three tab asphalt shingles, or architectural composition shingles must be demonstrated, using photographic or other evidence, to be in character with those of the original roof, or with materials that are consistent with the original construction.

We will be replacing the existing roof with architectural composition shingles, the same materials as the existing building, as shown below.

Roofing: Biltmore AR Architectural Singles



Color: Charcoal Grey



Existing Roof

10. Existing exterior walls and siding. Replacement of the finish materials of existing walls and siding must be with building materials consistent with the original construction.

The proposed addition will not include any replacement of the existing finish materials on the walls and siding. The exterior siding of the addition will match the existing siding of the original building. We will use cedar bevel siding, smooth, ½"x4", plain bevel smooth. It will be painted to match the house, Benjamin Moore Whale Gray.



4" cedar beveled smooth.



Existing Siding

11. New exterior walls and siding. Wood siding or shingles shall be used unless the applicant demonstrates that an alternative material has a texture and finish typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted. **The exterior siding of the addition will match the existing texture, finish and style of the era of the original building. We will use cedar bevel siding, smooth, ½"x4", plain bevel smooth. It will be painted to match the house, Benjamin Moore Whale Gray.**

12. Gutters and downspouts. Replacement or new gutters and downspouts shall be rectangular, ogee, half-round or K-shaped and comprised of wood or metal material, or styles and materials that match those that were typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials and styles that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.

The proposed addition will not include any replacement of existing gutters and downspouts. New metal gutters and downspouts will match existing rectangular gutters and downspouts. See below existing house gutter and downspout.



13. New windows. New windows shall be located on rear or secondary facades, unless required for a new use. New windows shall match the appearance and size of the original windows as closely as possible. Wood window frames and sashes shall be used unless the applicant demonstrates that the non-wood windows are consistent with the original historic appearance and material, including profile and proportion of the sash, sill, trim, light patterns, glass color, and profile of mullions and muntins. Replacement of existing windows shall meet standards for window replacement. **New windows will be located on the rear or secondary facades. Size, style, appearance and color will be consistent with the windows on the existing building, using wood window frames and sashes. Appearance and materials, including profile and proportion of the sash, sill, trim, light patterns, glass color, and profile of mullions and muntins will remain consistent with the existing building. We will not be replacing any existing windows.**

Windows: JELD-WEN vinyl single hung



Premium Atlantic™ Vinyl
Single-Hung

14. Storm windows. Storm windows shall be made of painted wood, a material with a baked enamel finish, anodized aluminum, or another material that is consistent with the color, detail, and proportions of the building. **This does not apply to our proposed addition as no storm windows will be included.**

15. Window replacement. Replacement of windows or window sashes shall be consistent with the original historic appearance and material, including the profile of the sash, sill, trim, window plane relative to the building wall plane, light pattern, glass color, profile of mullions and muntins, and color, method of operation and related features, such as shutters. **This does not apply to our proposed addition as we will not be replacing any existing windows.**

16. Doors. Doors shall be painted or stained wood, fiberglass clad, or metal clad, or another material that is consistent with the original historic appearance. **All doors in the proposed addition will be made of fiberglass clad materials consistent with the existing building.**

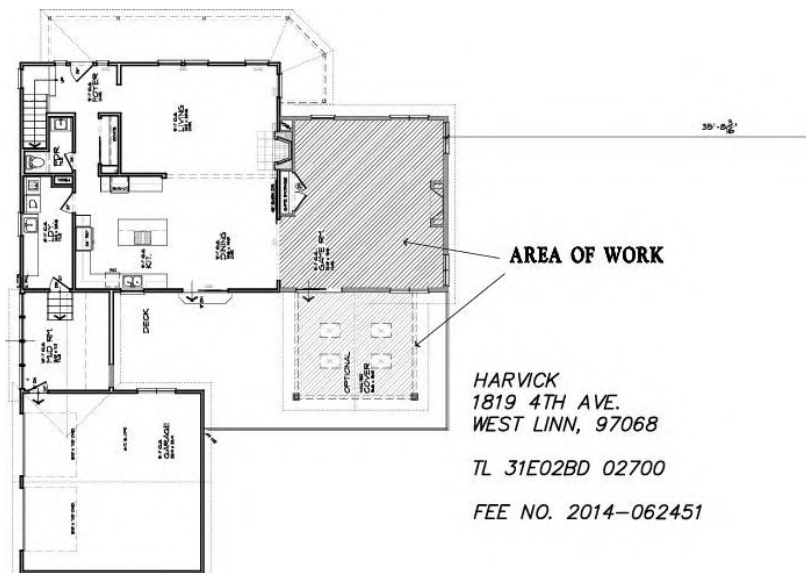
17. Porches. Front porches are allowed on new construction. No front porch shall be added to a structure if there was not one originally. Existing front porches shall not be enclosed or enlarged. Alterations to existing front porches and side yard porches that face a street shall:

- a. Maintain the shape, width, and spacing of the original columns; and
- b. Maintain the height, detail, and spacing of the original balustrade.

Our existing front porch will not be enclosed or enlarged during the proposed addition's construction. There will be no alterations to the existing front porch that faces the street.

18. Decks. Decks shall be located in the rear yard or the portion of the side yard behind the front 50 percent of the primary structure.

Our existing deck is located in the rear yard. In the proposed addition, we will be enlarging the deck in the existing space to align with the addition, as shown below.



19. Foundations. Repair or construction of a foundation that results in raising or lowering the building elevation must demonstrate that: **This does not apply as we will not be repairing or constructing a foundation that will result in raising or lowering the building elevation.**

a. The proposal is consistent with the original design and, if applicable, is consistent in the context of adjacent and other structures on the block, based on photographic or other evidence; or

b. It is necessary to satisfy a requirement of the building code and/or floodplain regulations (Chapter [27](#) CDC).

20. Lighting. Residential lighting shall be shielded to prevent glare and compatible with the architectural character of the building. Blinking, flashing, or moving lighting is not permitted. **This does not apply as the proposed addition does not include any residential lighting.**

B. Standards for accessory structures. The following standards apply to accessory structures on properties designated as historic resources in addition to the regulations in Chapter 34 CDC: **This does not apply as the proposed addition is not an accessory structure.**

1. All accessory structures.

a. Location.

1) Accessory structures in the Willamette Historic District are subject to the setback requirements of CDC 25.070(C)(1) through (4);

2) Accessory structures on historic landmark properties must meet the setback requirements of the underlying zone and Chapter 34 CDC;

3) Detached accessory structures shall be in the rear yard; and

4) Two-story accessory structures shall be at least 10 feet from the house; and one-story accessory structures shall be at least three feet from the house.

b. Height. Accessory structures in the Willamette Historic District are subject to CDC 25.070(C)(7). Accessory structures on historic landmark properties must meet the height requirements of the underlying zone and Chapter 34 CDC.

2. Conversions and additions. Existing detached, unheated structures including, but not limited to, workshops and garages, may be converted into other allowable accessory uses under the following conditions:

a. The structure is located behind the house's front building line;

b. A structure in the front yard cannot be converted to a heated accessory structure;

c. A story may be added to an existing non-contributing garage or similar accessory

structure; provided, that the final design meets the setback standards of this chapter for a two-story accessory structure (see CDC 25.070(C)(1) through (4)) for the historic district, or the setbacks in Chapter 34 CDC for a historic landmark; and

d. The conversion of an existing structure is not required to meet the design standards in CDC 34.030, but it must conform to all applicable requirements of this chapter. (Ord. 1614 § 6, 2013; Ord. 1735 § 3 (Exh. B), 2022)

25.070 ADDITIONAL STANDARDS APPLICABLE TO HISTORIC DISTRICTS

This section provides additional standards that are applicable to properties within a historic district.

A. Standards for alterations and additions.

1. Compatibility with nearby context. Alterations and additions shall be:

a. Similar in scale and mass to adjacent properties, and constructed such that they maintain the privacy of the residents of adjacent properties through window placement, orientation or landscaping.



The proposed addition will be similar in scale and mass to adjacent properties. For reference, above is the property located across the street: 1808 4th Ave. The proposed addition will be constructed so that it maintains the privacy of the adjacent residential properties through window placement/orientation and landscaping.

2. Not in period buildings. Alterations to compatible, not in period buildings shall follow all applicable standards of this chapter to avoid creating a false sense of history. The proposed addition to the existing, not in period building follows all applicable standards and does not create a false sense of history.

3. Not in period noncompatible buildings. Alterations to not in period, noncompatible buildings shall be consistent with applicable standards in CDC [25.060](#) and [25.070](#). Such

buildings do not contribute to the historic value of the district and are not subject to standards pertaining to siding, windows, and other materials listed in CDC [25.060\(A\)](#); however, such buildings shall not be so stylistically different from adjacent buildings that they detract from the district's historic character. **The proposed addition to the existing, not in period, noncompatible building are consistent with all applicable standards in CDC 25.060 and 25.070 and will maintain the style of the existing building.**

B. Standards for new construction. The standards in this section apply only to new construction, including new accessory structures, in a historic district. The standards for new construction do not apply to alterations and additions to existing structures. These standards shall apply in addition to any other applicable standards (see the Standards Applicability Matrix in CDC [25.020](#)). **This section does not apply as there is no new construction nor accessory structures in our proposed addition.**

1. New construction shall complement and support the district. The historic district's defining characteristics include a discernible aesthetic rhythm of massing, scale, and siting. Infill buildings shall not deviate in a detracting manner from these elements, but appear as complementary members of the district, by conforming to the following: **This section does not apply as there is no new construction nor accessory structures in our proposed addition.**

a. Massing, scale, proportion, form, siting, floor area ratio, window patterns, building divisions, and height shall correspond to the contributing buildings within the district, and any specific historic district standards and the applicable requirements of the underlying zone.

b. Infill buildings shall relate to and strengthen the defining characteristics, including architectural style, without replicating the historic buildings. Buildings shall differentiate by use of materials, mechanical systems, construction methods, and, if applicable, signage. Architectural style shall not be the primary indicator of differentiation.

c. Mechanical and automobile infrastructure must be appropriately concealed when not consistent with the district's character.

2. Reconstruction. Reconstruction of buildings that existed within the district during the period of significance is allowed. Reconstructions shall be done in accordance with the Secretary of the Interior's Standards for Reconstruction. **This section does not apply as there is no reconstruction of existing buildings in our proposed addition.**

3. Archaeological resources shall be preserved in place or mitigated. When new construction must disturb archaeological resources, mitigation measures shall be carried out consistent with applicable state and federal laws. As appropriate, information yielded from archaeological mitigation shall be interpreted in the new building or site. **This section does not apply as there are no archaeological resources on our property, and no new construction in our proposed addition.**

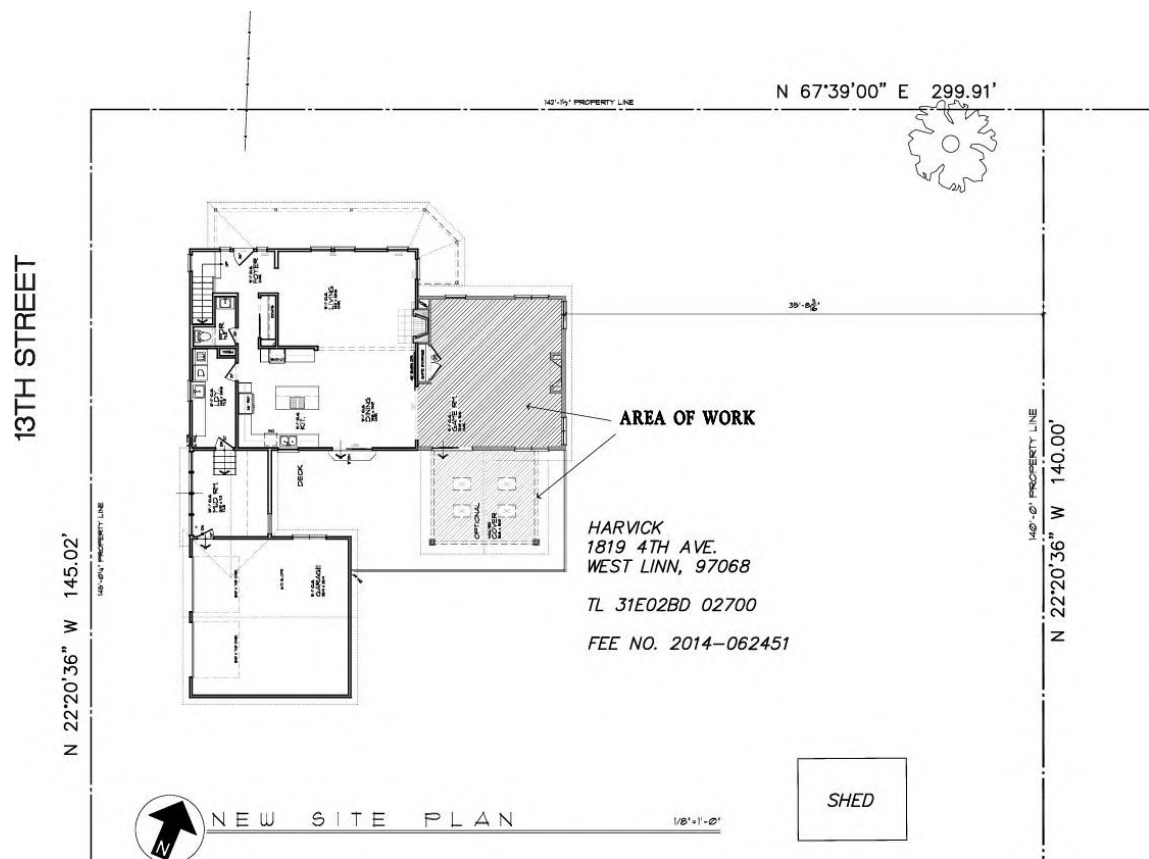
C. Willamette Historic District general design standards. This subsection applies only to

alterations and additions, new construction, and accessory structure construction of residential and historically residential properties in the Willamette Historic District. Other buildings are subject to the requirements in Chapter [58](#) CDC. Dimensional and other requirements of the underlying zone, as applicable, shall apply.

1. Front yard setback.

- a. The front yard setback shall equal the average of the front setbacks of adjacent homes on the block face. For corner lots, the setback shall be the average between the adjacent house to the side and 20 feet. The setback shall be the distance measured from the front property line to the dominant vertical face of the building, exclusive of any porches or front landings.

The front yard setbacks meet requirements and will not be altered in any way with the proposed addition, as shown below.



- b. Unenclosed porches with no living space above may encroach into the front yard setback six feet from the dominant vertical face of the building.

This does not apply as the proposed addition does not include any unenclosed porches with no living space above.

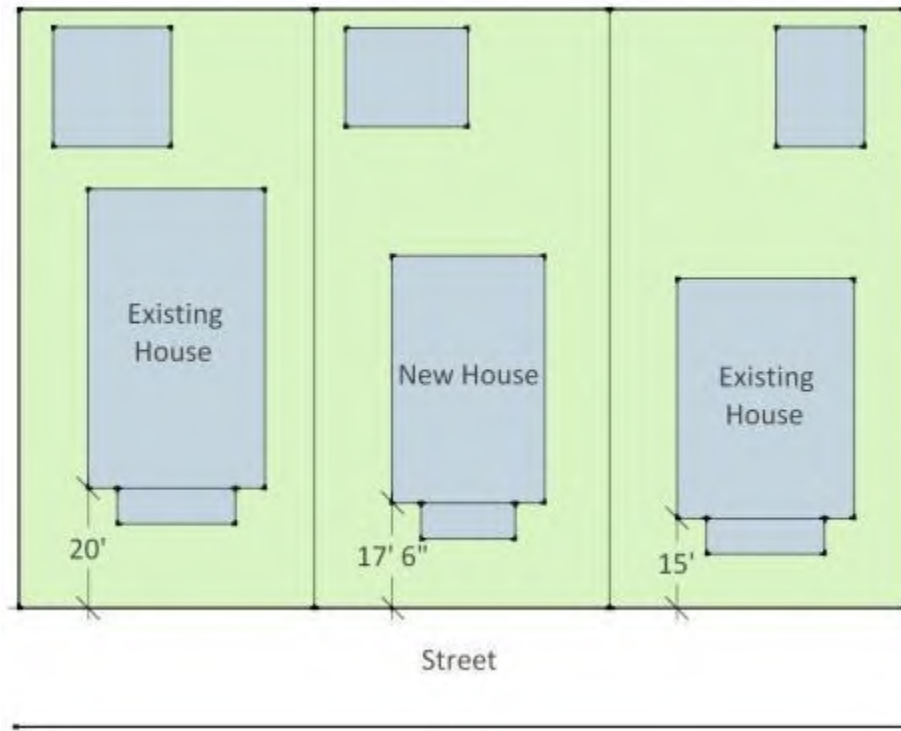


Figure 4: Front Yard Setback

2. Side yard setback. Side yard setbacks shall be five feet, except: **All side yard setbacks in the proposed addition meet or exceed the five feet requirement, including areas with bays, porches and chimneys.**
 - a. Bays, porches and chimneys and other projections that are cumulatively no more than 20 percent of the overall respective building wall length may intrude 18 inches into the side yard setback; and
 - b. One-story accessory structures may be sited within three feet of the side property line and two-story accessory structures shall be a minimum of 15 feet from the side property line. **The proposed addition does not include any one-story accessory structures therefore this does not apply.**
3. Side street setback. Setbacks from side streets shall be 10 feet for both developed and undeveloped streets, except: **All side street setbacks in the proposed addition meet or exceed the ten feet requirement, including areas with bays, porches and chimneys.**
 - a. Bays, porches and chimneys and other projections may intrude two feet into side street yard setback; and
 - b. One- and two-story accessory structures may be sited within five feet of the side street property line. **The proposed addition does not include any one or two-story accessory structures therefore, this does not apply.**
4. Rear yard setback. The rear yard setback shall be a minimum of 20 feet, except for accessory structures, which may be sited to within three feet of the rear property lines.

All rear yard setbacks in the proposed addition meet or exceed the minimum requirement of 20 feet and do not include any accessory structures.

5. Orientation. New home construction on corner lots shall be oriented the same direction as the majority of homes on the street with the longest block frontage. The proposed addition is oriented to maintain the direction of the existing building and that of the majority of the homes on the street, as shown in the included site plan.

6. *Repealed by Ord. [1675](#).*

7. Building height. Proposed addition height = 25'-6", existing building height = 27'-6".

a. Residential structures are limited to 28 feet in height. Cupolas and towers shall not exceed 50 feet in height.

b. *Repealed by Ord. 1735.*

c. *Repealed by Ord. 1735.*

d. Accessory structures shall not exceed the height of the primary dwelling. The proposed addition does not include any accessory structures, therefore, this does not apply in scope of work.

8. Building shapes and sizes. No building shall exceed 35 feet in overall width. Front facade gables shall not exceed 28 feet in overall width. The proposed addition is 23' wide and 25'6" tall.

9. Roof pitch. Roofs shall have a pitch of at least 6:12. The proposed addition includes a roof pitch of 6:12.

10. Garage access and parking areas. The proposed addition does not include garage access and parking areas, therefore this does not apply.

a. Garages shall be accessed from an alley, if present. No garage door may face or have access onto a street except when alley access is not available. The proposed addition does not include garage access, therefore this does not apply.

b. Parking areas. The proposed addition does not include parking areas, therefore this does not apply.

1) No residential lot shall be converted solely to parking use.

2) No rear yard area shall be converted solely to parking use.

3) When a lot is adjacent to an alley, all parking access shall be from the alley. (Ord. 1614 § 6, 2013; Ord. 1636 § 23, 2014; Ord. 1675 § 33, 2018; Ord. 1735 § 3 (Exh. B), 2022)

This does not apply as there are no adjacent alleys to the property.



10 DEC. 25

LAYOUT

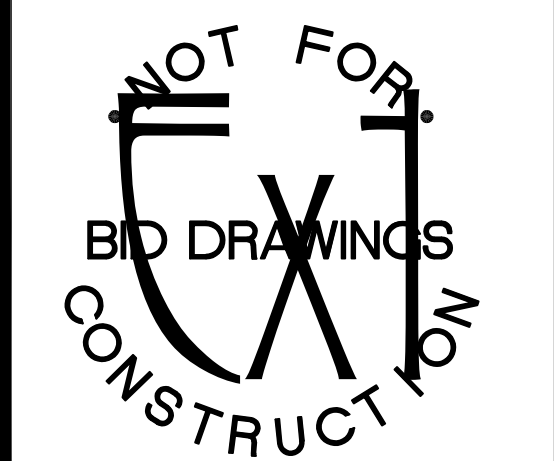
11 MAR 26

DESIGN

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HARVICK ADDITION
1819 4th AVE. IN WEST LINN, OR.
DESIGNED FOR:
Nick & Whitney Harvick
(503) 449-0577

KEITH R ABEL ESSENTIAL DESIGN LLC
5757 HINDSTOP CT. LAKE OSWEGO, OR. 97037 784-5815
keithabel @ comcast.net





FRONT ELEVATION

"NEW"

1/4"=1'-0"

REAR ELEVATION

"NEW"

1/4"=1'-0"

LEFT-SIDE "EAST" ELEVATION "NEW"

MATCH ALL EXISTING MATERIALS AND FINISHES.

1/4"=1'-0"

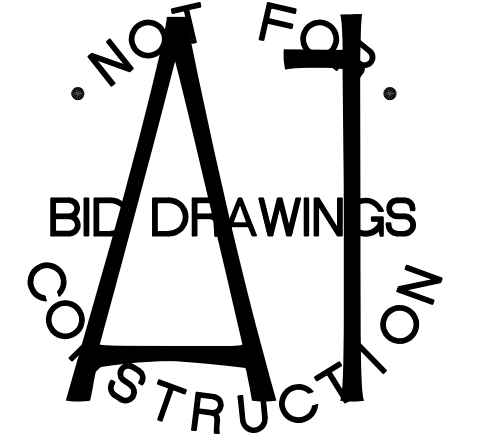
18 DEC. 25 LAYOUT
18 MAR. 26 DESIGN

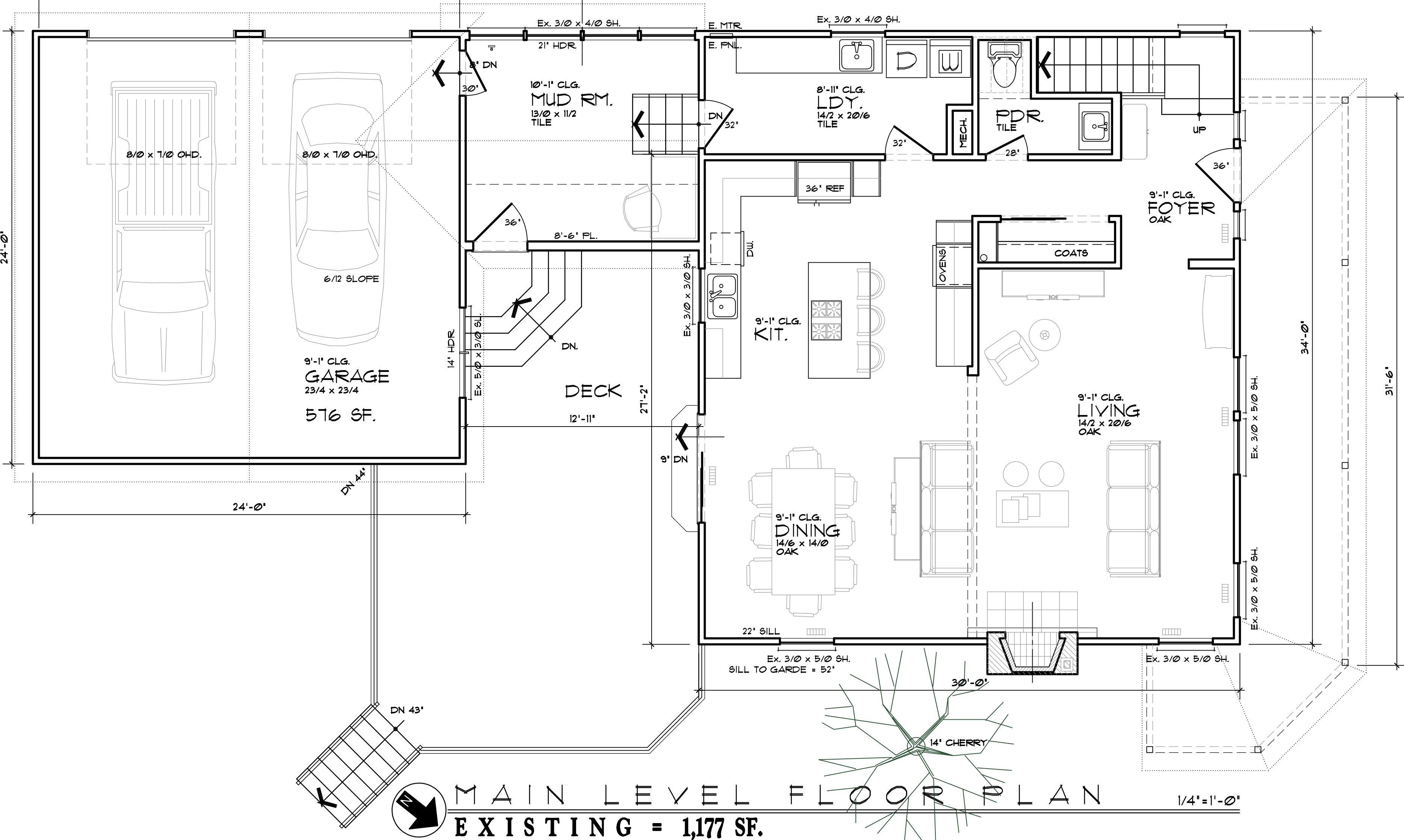
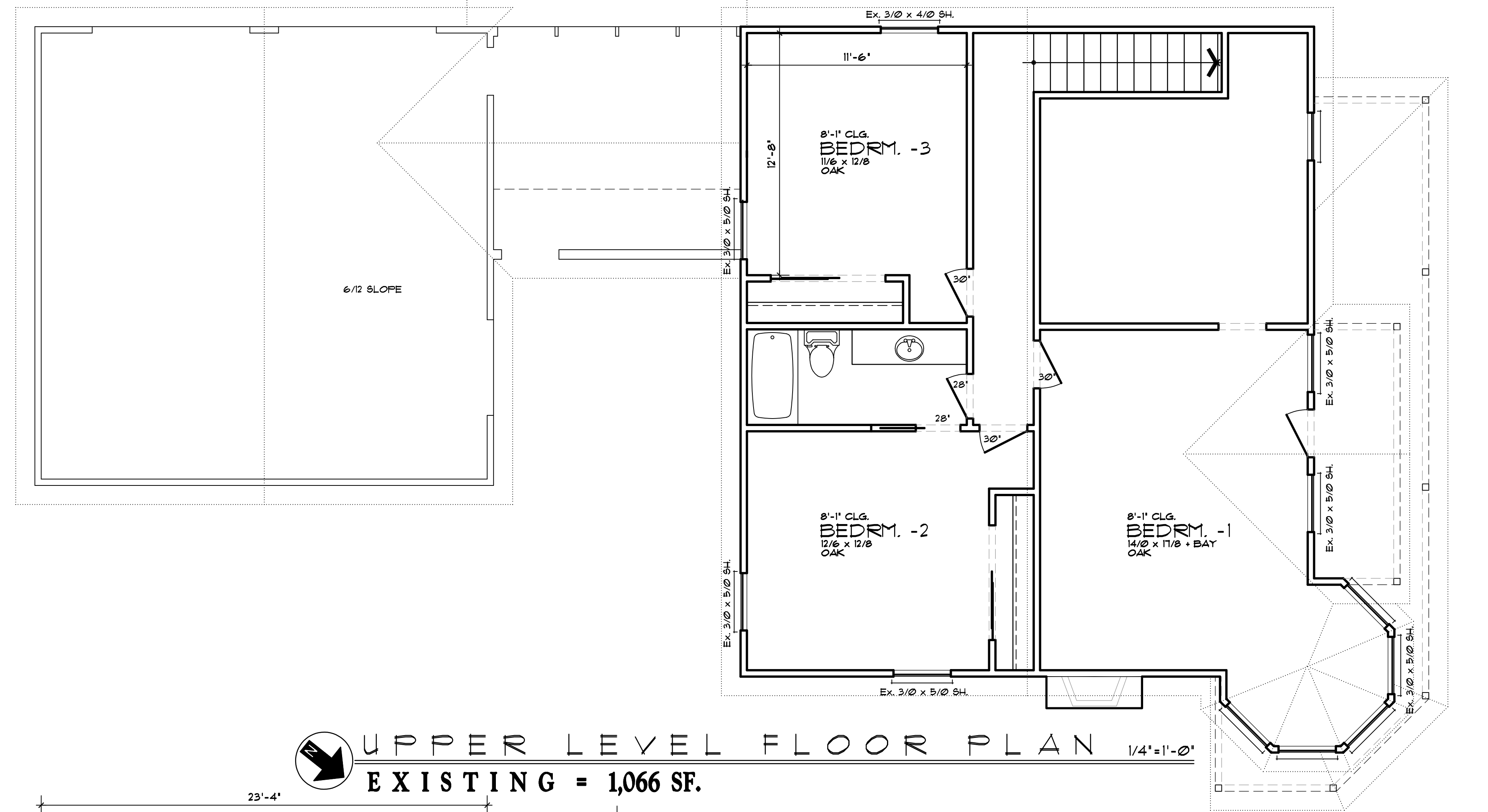
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EX. UPPER LEVEL LIVING	1,066 SQ. FT.
EX. MAIN LEVEL LIVING	1,177 SQ. FT.
EXISTING LIVING	2,243 SQ. FT.
UPPER ADDITION	492 SQ. FT.
MAIN ADDITION	492 SQ. FT.
TOTAL NEW ADDITION	984 SQ. FT.
NEW TOTAL LIVING	3,227 SQ. FT.
NEW COVERED DECK	224 SQ. FT.
EXISTING GARAGE	576 SQ. FT.

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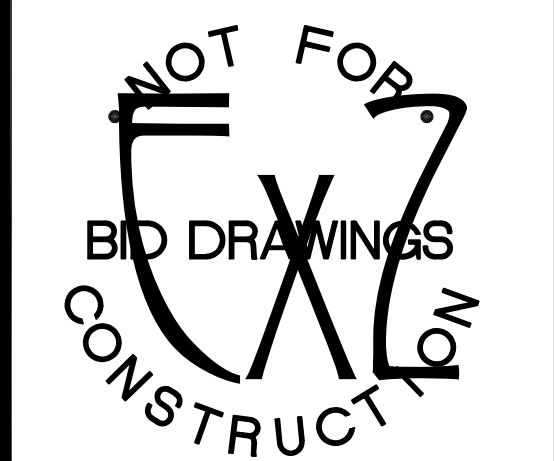
18 DEC. 25	LAYOUT
11 MAR. 26	DESIGN

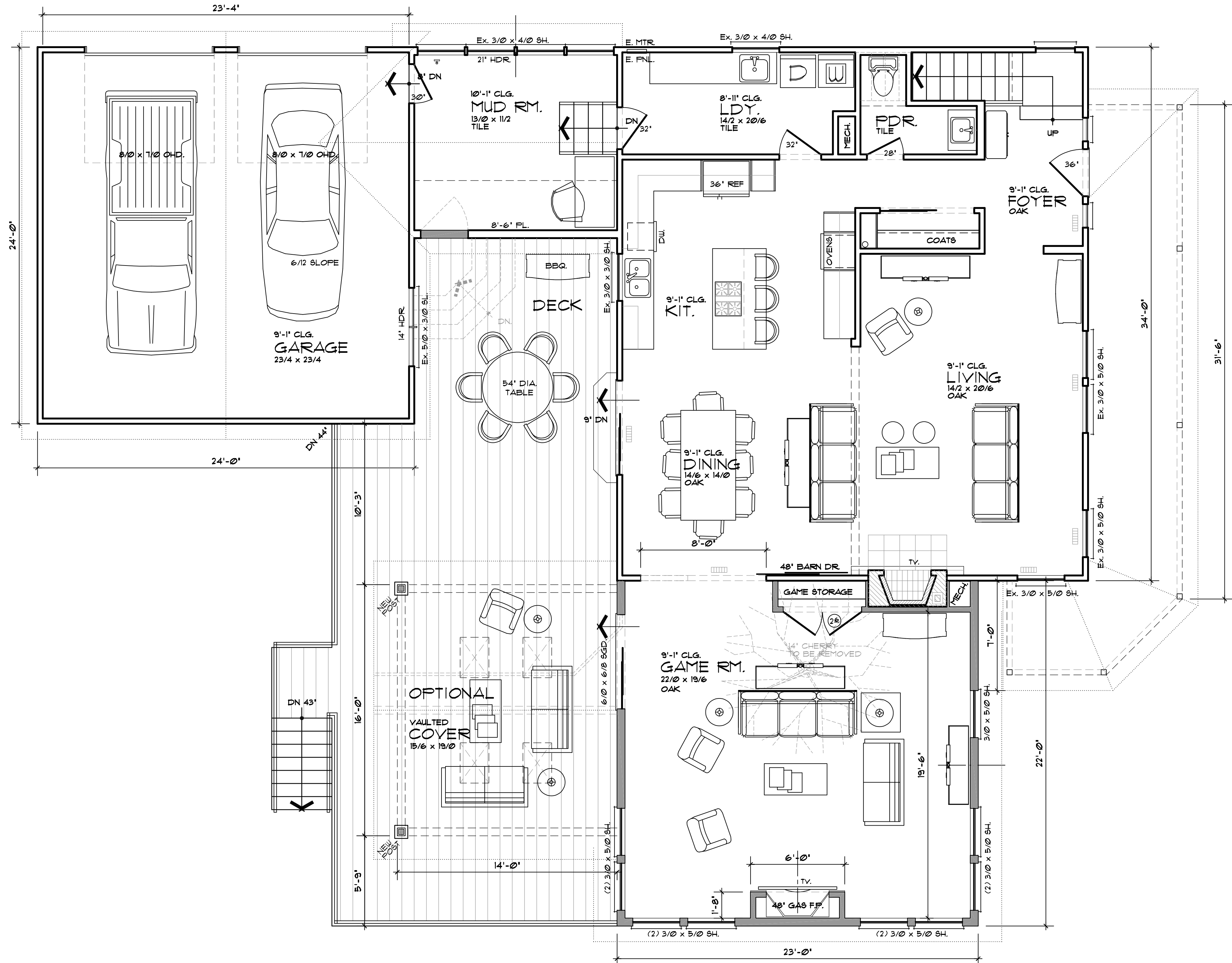
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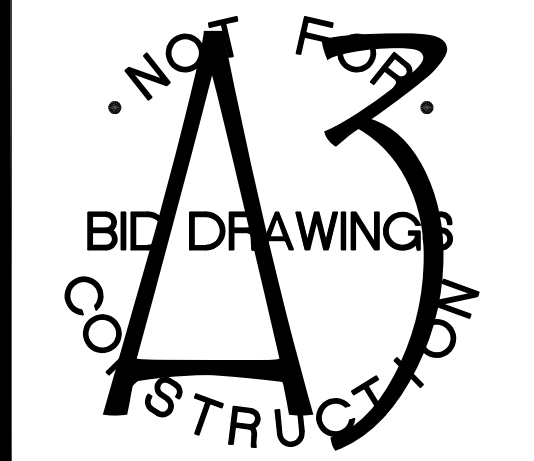
NEW = 492 SF.
MAIN LEVEL FLOR PLAN 1/4"=1'-0"
EXISTING = 1,177 SF.

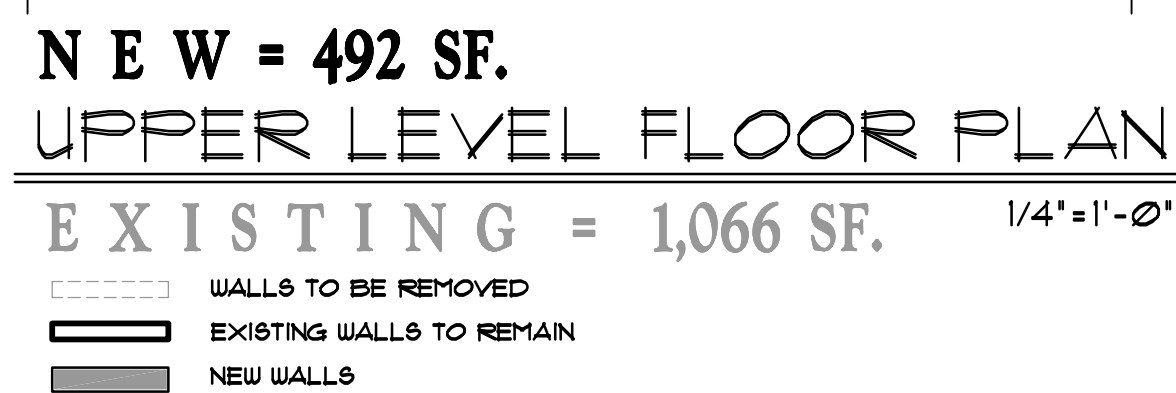
--- WALLS TO BE REMOVED
--- EXISTING WALLS TO REMAIN
--- NEW WALLS

18 DEC. 25	LAYOUT
18 MAR. 26	DESIGN
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NOT FOR
BID DRAWINGS
CONSTRUCTIVE

10 DEC. 25	LAYOUT
10 MAR. 26	DESIGN
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EX. UPPER LEVEL LIVING	1,066 SQ. FT.
EX. MAIN LEVEL LIVING	1,177 SQ. FT.
EXISTING LIVING	2,243 SQ. FT.
UPPER ADDITION	492 SQ. FT.
MAIN ADDITION	492 SQ. FT.
TOTAL NEW ADDITION	984 SQ. FT.
NEW TOTAL LIVING	3,227 SQ. FT.
NEW COVERED DECK	224 SQ. FT.
EXISTING GARAGE	576 SQ. FT.

18 DEC. 25	LAYOUT
18 MAR 26	DESIGN

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EXISTING GARAGE	576 SQ. FT.
NEW COVERED DECK	224 SQ. FT.
NEW TOTAL LIVING	3,227 SQ. FT.
TOTAL NEW ADDITION	984 SQ. FT.
UPPER ADDITION MAIN ADDITION	492 SQ. FT. 492 SQ. FT.
EXISTING LIVING	2,243 SQ. FT.
EX. UPPER LEVEL LIVING	1,066 SQ. FT.
EX. MAIN LEVEL LIVING	1,177 SQ. FT.

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