

A G E N D A
DESIGN REVIEW COMMITTEE

<i>City Hall Council Chambers 1095 Duane Street, Astoria</i>
--

Thursday, March 6, 2014
5:30 p.m.

1. CALL TO ORDER
2. ELECTION OF OFFICERS
 - a. ELECTION OF OFFICERS: In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the APC needs to elect officers for 2014. The 2013 officers were President Jared Rickenbach, Vice President LJ Gunderson, and Secretary Sherri Williams.
3. ROLL CALL
4. MINUTES
 - a. December 5, 2013
5. PUBLIC HEARINGS
 - a. Design Review DR14-01 by Patrick McGee for Donna & Tracy Black to construct an approximately 3,589 square foot single family dwelling including garage at 2505 Mill Pond Lane within the Gateway Area in the AH-MP, Attached Housing-Mill Pond zone. Staff recommends approval with conditions.
6. REPORT OF OFFICERS
7. ADJOURNMENT

DESIGN REVIEW COMMITTEE
Astoria City Hall
December 5, 2013

CALL TO ORDER:

President Rickenbach called the meeting to order at 6:40 p.m.

ROLL CALL – ITEM 2:

Commissioners Present: Jared Rickenbach, LJ Gunderson, Bill Jablonski (via telephone), and Paul Tuter. One Vacancy

Staff Present: Community Development Director Brett Estes and Planner Rosemary Johnson.

APPROVAL OF MINUTES – ITEM 3:

President Rickenbach called for any changes to the minutes of the August 1, 2013 meeting. There were none. Vice-President Gunderson moved to approve the August 1, 2012 minutes as noted; seconded by Commissioner Tuter. Motion passed unanimously.

PUBLIC HEARINGS:

President Rickenbach explained the procedures governing the conduct of public hearings to the audience and advised that the substantive review criteria were available from Staff.

ITEM 4(a):

DR13-03 Design Review DR13-03 by Double R Products to install signs on the gas canopy and to install illuminated gas pricing and non-illuminated signs on an existing free-standing sign structure for an existing commercial building at 2264 Marine Drive within the Gateway Area in the LS – Local Service zone.

President Rickenbach asked if anyone objected to the jurisdiction of the Design Review Committee to hear this matter at this time. There were no objections. President Rickenbach asked if any member of the Design Review Committee had any conflicts of interest or ex parte contacts to declare.

President Rickenbach declared that he is working with the owner on this project and stepped down from the dais.

Commissioner Jablonski declared that he had a potential ex parte contact as he is an Oregon Department of Transportation (ODOT) employee who may be asked to review the compliance or the approval of the City's recommendations. He assured he could make an unbiased decision on this matter and stated he would not realize any financial gain.

Planner Johnson noted the City Attorney was not present to confirm that this was appropriate. The Applicant confirmed that he did not have any objections to allowing Commissioner Jablonski to vote on this matter.

Planner Johnson reviewed the Findings and Conditions contained in the Staff report, noting she has been working with the Applicant and sign company to bring the existing freestanding signs closer into compliance with the new Gateway Plan which discourages such signs. She reviewed the changes that were made. The Staff report includes a letter emailed from ODOT regarding ODOT's regulations and it appears that the Applicant met ODOT code. ODOT has advised the sign company that no permit is required. The Applicant received a sign variance from the Planning Commission on December 3, 2013 for exceeding the allowed square footage. Staff recommends approval with conditions.

Vice-President Gunderson called for questions of Staff. Hearing none, she opened the public hearing and called for testimony from the Applicant.

Don Patterson, 1635 SW 14th Street, Warrenton, stated he did not have a presentation and would answer any questions. He added that Planner Johnson has been fantastic and he appreciated her help. He did not know what the City would do without her. He had to remove all the signs for the Mini Mart in an effort to be more in compliance with the Gateway area and he believed the proposed signs would work. The building looks a lot better now than it used to and people have thanked him for taking on this project.

Vice-President Gunderson said it was great to see some activity at the building and the colors are beautiful. She could see no alternatives for the sign because she expects to drive down the road and see the prices displayed.

Commissioner Tuter agreed, saying that this project was needed. He was glad that the Applicant was doing something with the business.

Vice-President Gunderson noted that no audience members were present and called for closing remarks from Staff.

Planner Johnson noted the graphic in the Staff report is an earlier version. After the Staff report was sent out, Staff received an updated version from the sign company, which reflects the description of the sign that she discussed during presentation of the Staff report.

Vice-President Gunderson closed the public hearing and called for Commission discussion and deliberation.

Commissioner Jablonski asked for clarification on Section 4(b) of the Staff report, where it stated that the sign would have 6½ feet of clearance. However, the graphic at the back of the Staff report shows the sign with 7½ feet clearance. Planner Johnson reiterated that the graphics in the Staff report were older versions. The current sign has a 5½ foot clearance and the Applicant will raise the sign to have a clearance of 6½ feet. The sign with a 7½-foot clearance was a different type of sign that included the laundry mat. The proposed sign will reduce the sign's height and provide a 6½-foot clearance.

Vice-President Gunderson confirmed the height of the sign would be 19.7 feet, based upon the revised drawings, although the Staff report states 16.6 feet.

Commissioner Tuter moved that the Astoria Design Review Committee adopt the Findings and Conclusions stated in the Staff report and approve Design Review DR13-03 by Double R Products with conditions; seconded by Commissioner Jablonski. Motion passed unanimously.

Vice-President Gunderson read the rules of appeal into the record.

President Rickenbach returned to the dais.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 5:

Director Estes stated that this is Commissioner Jablonski's last meeting as his term has ended. He thanked Commissioner Jablonski for his service on the Design Review Committee.

Commissioner Jablonski thanked Director Estes and the Commissioners, noting that the experience has been fun. He looks forward to other volunteer opportunities with the City.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:55 p.m.

ATTEST:

APPROVED:

Secretary

Community Development Director /
Assistant City Manager

STAFF REPORT AND FINDINGS OF FACT

February 27, 2014

TO: Design Review Committee

FROM: Rosemary Johnson, Planner



SUBJECT: Design Review Request (DR14-01) by Patrick McGee for Donna and Tracy Black to construct a single-family dwelling at 2505 Mill Pond Lane

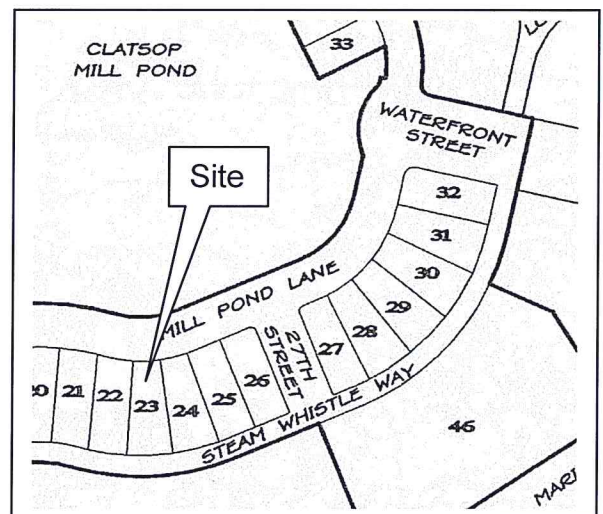
I. BACKGROUND SUMMARY

- A. Applicant: Patrick McGee
McGee Design
697 34th Street
Astoria OR 97103
- B. Owner: Tracy V Black
Donna I Black
91854 Hwy 104
Warrenton OR 97146
- C. Location: 2505 Mill Pond Lane; Map T8N-R9W Section 9CB, Tax Lot 6844;
Lot 23, Mill Pond Village 2
- D. Zone: AH-MP (Attached Housing-Mill Pond)
- E. Proposal: To construct an approximate 3,589 square foot, 3 story, single-family dwelling with garage

II. BACKGROUND

Site:

The site is located on the south side of Mill Pond Lane west of 27th. Lot #23 is approximately 27'44' wide by 90' deep (3,200 square feet). The lot is bounded and also accessed on the south by Steam Whistle Way.



The Mill Pond Subdivision development was approved with special conditions concerning the required setbacks relative to Building Codes. The requirement is that one side could have a zero setback while the other side yard has a mandatory 6' setback with no encroachments. The plans show a 6' setback on the west elevation. The plans do not show any exterior mechanical equipment which would need to comply with the setback requirement.

Proposed Construction:

The applicant has submitted plans for review and approval of the design to the Mill Pond Village Architectural Review Committee. Their review is pending.

Style: 3 story, single family-dwelling with garage

Roof: Hip roof with front & rear portion gables, 8:12 pitch, with 1' eave overhang; multiple roof elevations/components; composition shingle, black

Siding: Horizontal, smooth fiber cement boards with 6" reveal on first and second floor, and fiber cement board and batten on third floor and gable ends; 5.5" x 3/4" corner boards

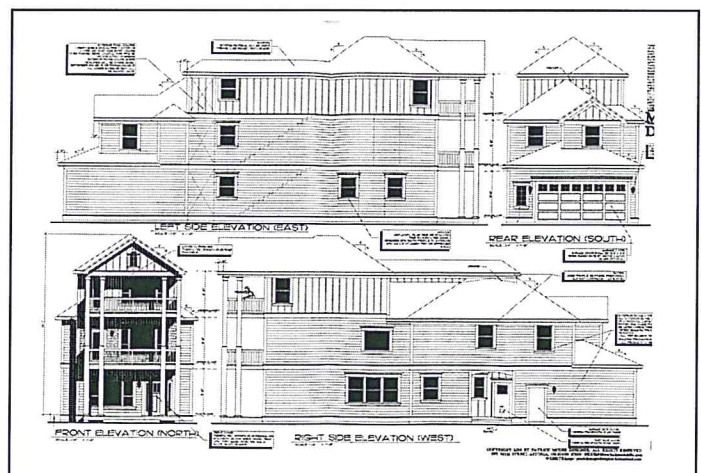
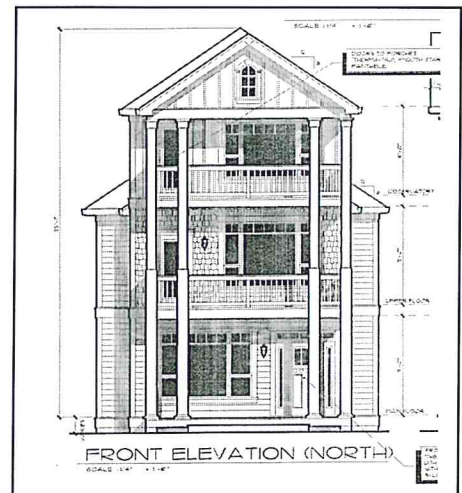
Windows: Mostly vertical, large picture windows on front; vinyl clad wood, external muntins or true divided lites above front windows; mixture of single hung, and fixed; windows vary on each elevation:

Front: large center, fixed, picture windows with simulated divided lites above with single hung windows on either side of main window; arched simulate divided lite window in 3rd story front gable

Right/West Side: fixed window and two single hung 1/1 windows on 2nd floor; single one 1/1 and set of three 1/1 windows on 1st floor; one single hung 1/1 window on 3rd floor

Left/East Side: single hung 1/1 windows on all three floors

Rear: two 1/1 single hung windows on 2nd floor; one multi-lite window on 1st floor



Window and door exterior casings proposed to be 5.5" x 4/4" or larger and have lower sills and crown molding.

Doors: Therma-True; one door with upper lite and one solid door on 1st floor west side; full lite doors on front 2nd and 3rd porches; multi-lite panel door with dentil and side lites on front 1st floor

Other Design Elements: corner boards of 5.5" x 3/4" or larger; belt course between floors; front covered porches on all three floors; support columns with crown and base for covered front porches; balustrade on 2nd and 3rd story front porches with upper and lower rails and vertical balusters

Garage: South, rear facing garage; door will be vinyl clad steel panel, overhead door possibly with multi-lites above

Light Fixtures: Lights proposed on porches, at door on west side, and on both sides of garage door on rear. Progress Lighting, Beacon Collection; proposed fixtures to have diffused lighting

III. PUBLIC REVIEW AND COMMENT

A public notice was mailed to all property owners within 100 feet pursuant to Section 9.020 on February 12, 2014. A notice of public hearing was published in the Daily Astorian on February 27, 2014. Any comments received will be made available at the Design Review Committee (DRC) meeting.

IV. APPLICABLE REVIEW CRITERIA AND FINDINGS OF FACT

- A. Section 14.015(A) states that in addition to conformance with the specific uses and standards of the individual zones, the following zones shall conform to the general regulations of the Gateway Overlay Zone in Sections 14.005 through 14.030. 1) Maritime Heritage; 2) Family Activities; 3) Attached Housing-Health Care; 4) Health Care; 5) Education/Research/ Health Care Campus; 6) Hospitality/Recreation; 7) Local Service; and 8) Attached Housing-Mill Pond.

Finding: The site of the proposed single-family dwelling is located in the Attached Housing-Mill Pond Zone (AH-MP) and shall conform to Sections 14.005 through 14.030 of the Development Code. This criteria is met.

- B. Section 14.015(B) requires that each public or private development proposal within the Gateway Overlay Zone will be reviewed for consistency with the Design Review Guidelines in Sections 14.020 through 14.030.

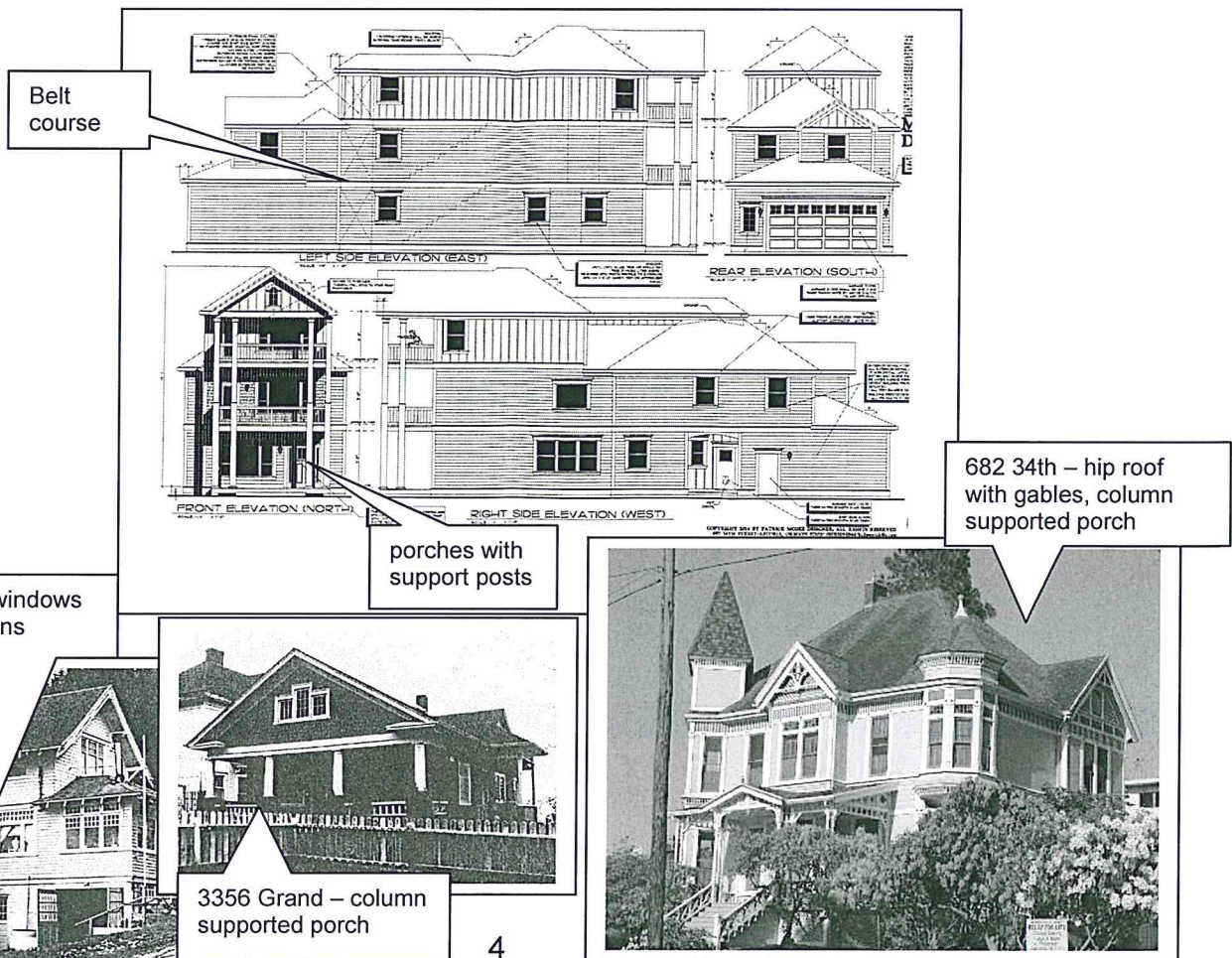
Finding: The proposed single-family dwelling is a private development to be constructed within the Gateway Overlay Zone and as such will be reviewed for consistency with the Design Review Guidelines. This criteria is met.

- C. Section 14.020 states that the Design Review Guidelines shall apply to all new construction or major renovation. The guidelines are intended to provide fundamental principles that will assist in the review of the proposed development. The principles identify both “encouraged” and “discouraged” architectural elements. They are broad design objectives and are not to be construed as prescriptive standards.

Finding: The structure is “new construction” and as such is subject to the Design Review Guidelines. This criteria is met.

- D. Section 14.025(A) describes the purpose of the Design Review Guidelines and states that the Gateway Plan encourages new construction to reflect building types found in the Uppertown area. Three historic building types commonly found in the area include waterfront industrial, commercial, and residential.

Finding: The structure reflects residential types found in the Uppertown area. It has an 8:12 pitch hip roof, 1/1 and simulated multi-lite windows, and front porch with column supported second and third story porches. The horizontal siding and board and batten siding are typically found in Astoria. There are decorative belt courses between floors and corner boards. The rear elevation facing Steam Whistle Way has a garage door. These are features commonly found in Astoria. This guideline is met.



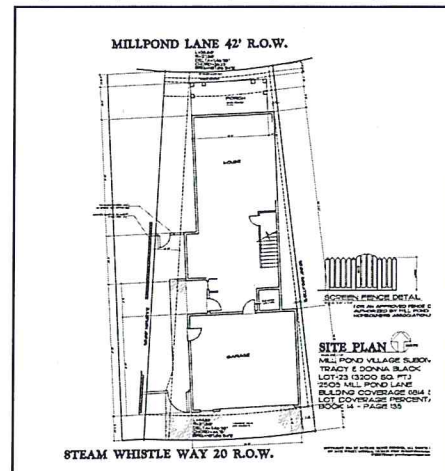
E. Section 14.025(B) identifies the building forms encouraged.

1. All Building Types: a) Simple designs without extraneous details; b) Rectangular in plan; c) Square in plan.
2. Waterfront Industrial: a) Low in form; b) Cubic in form.
3. Commercial: a) Low in form.
4. Residential: a) Vertical in form; b) Cubic in form; c) Full front porch or front porch large enough to accommodate several seated persons.

Section 14.025(C) identifies the building forms discouraged.

1. All Building Types: a) Complex building footprints; b) Sprawling structures.

Finding: The house will be generally rectangle in plan. The building footprint is not complex, nor is it sprawling. The building has a full front porch and is capable of accommodating several persons. The west side elevation will have a 6' setback as required. No encroachments would be allowed into the required 6' setback.



F. Section 14.025(D) identifies the windows encouraged.

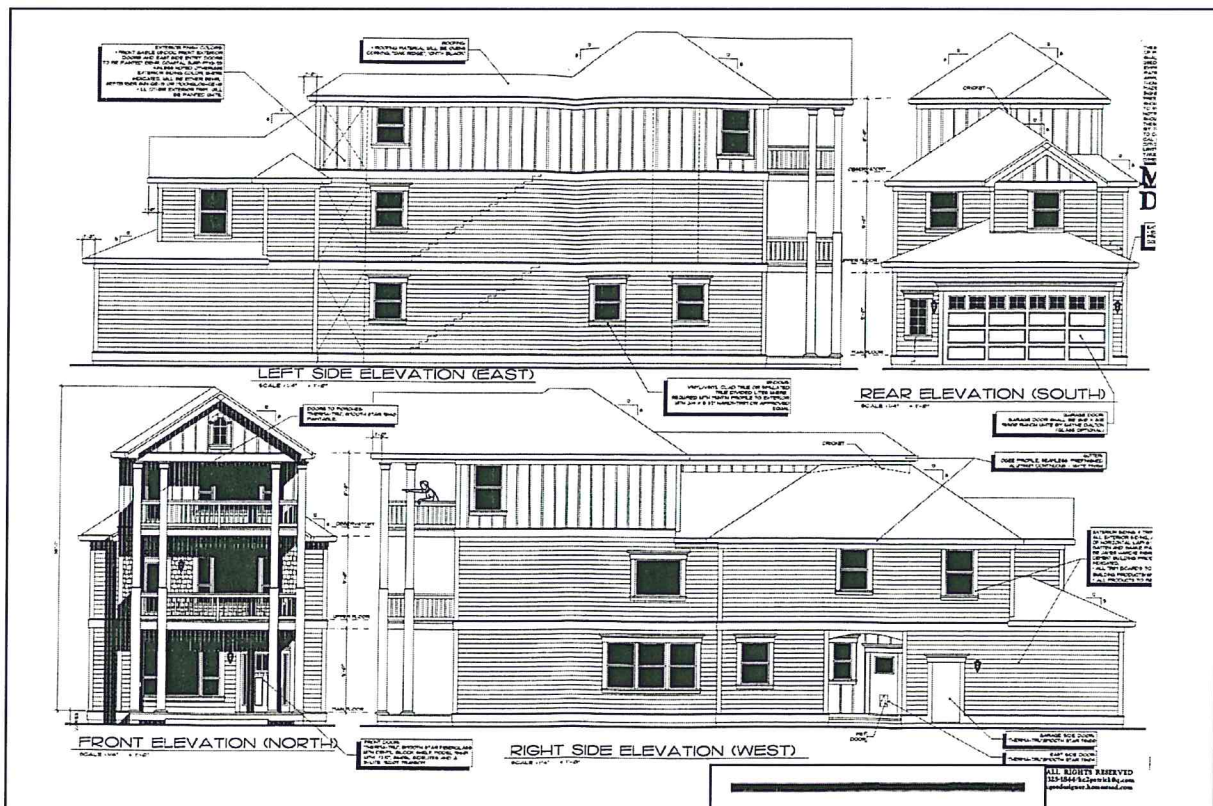
1. All Building Types: a) True-divided, multiple-light windows; b) Single-light windows; c) Applied muntins with profile facing window exterior; d) Rectangular windows with vertical proportions; e) Fixed windows; f) Double or single-hung windows; g) Casement windows; h) Windows should be spaced and sized so that wall area is not exceeded by window area, with the exception of commercial storefronts.
2. Waterfront Industrial: a) Square or rectangular windows with multiple lights.
3. Commercial: a) Storefronts: 1) Plate glass windows with multiple-light transom windows above; 2) Recessed entries; 3) Window to wall surface proportions may be exceeded; b) Upper Stories: 1) Window area should not exceed wall area.
4. Residential: a) Vertical rectangle or square windows; b) Combination of single and multiple-light windows; c) Single windows, paired windows, or

windows grouped in threes; d) Bay windows; e) Arched or decorative shaped windows used sparingly; f) Windows should use casings and crown moldings.

Section 14.025(E) identifies windows discouraged.

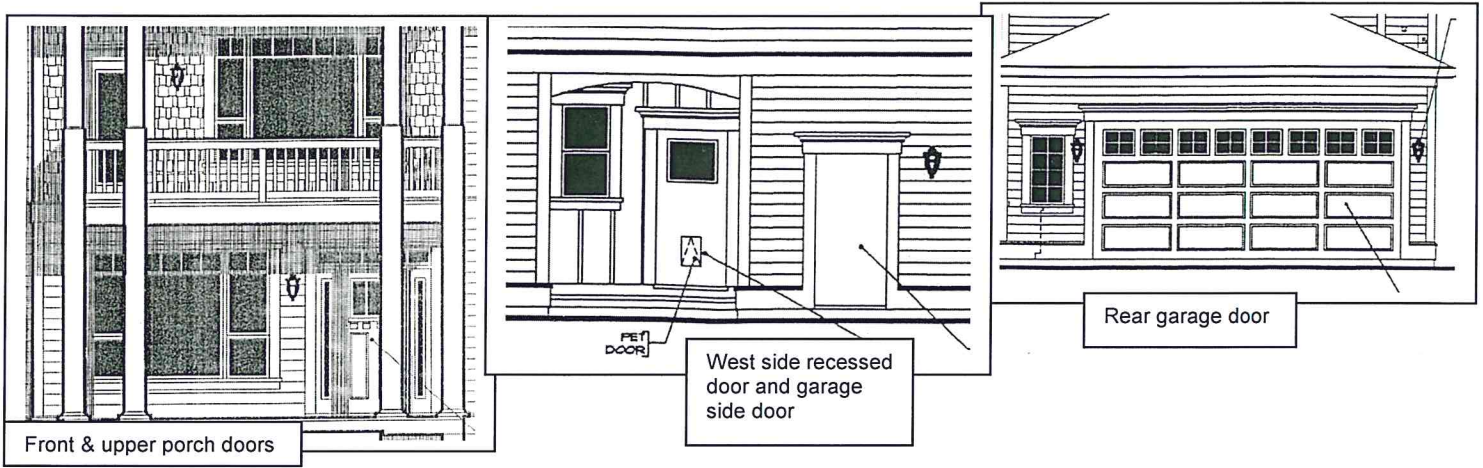
1. All Building Types: a) Applied muntins which have no profile; b) Smoked glass; c) Mirrored glass; d) Horizontal sliding windows; e) Walls predominated by large expanses of glass, except in commercial storefronts; f) Windowless walls. Large expanses of blank walls should only be located in areas which are not visible to the public; g) Aluminum frame windows, except in commercial storefronts.

Finding: All windows are vinyl clad wood and are fixed or single hung. The windows are rectangular and vertical, paired and set of three. Front porches have simulated multi-lite and large single lite. There is one multi-lite window on the rear. All lites will need to be true divided or have external muntins. Windows should be inset from the plane of the facade (Condition 1). There are no blank walls.



Window and door exterior casings proposed to be 5.5" x 3/4" or larger with crown and lower sill and shall protrude beyond the plane of the siding.

Therma-True doors with one door with upper lite and one solid door on 1st floor west side; full lite doors on front 2nd and 3rd porches; multi-lite panel door with dentil and side lites on front 1st floor. Garage door will be vinyl clad steel panel, overhead door possibly with multi-lites above.



The window divisions are proposed to have exterior muntins. The front elevation has three large areas of windows of less than 50% of the facade. Window area does not exceed wall area. This guideline is met.

G. Section 14.025(F) identifies exterior wall treatments encouraged.

1. All Building Types: a) Drop siding; b) Weatherboard siding; c) Horizontal siding with six inches or less exposure.
2. Waterfront Industrial: a) Board and batten style; b) Galvanized corrugated metal.
3. Commercial: a) Finished concrete; b) Brick veneer.
4. Residential: a) Clapboard; b) Wood shingle (rectangular); c) Decorative wood shingle.

Section 14.025(G) identifies exterior wall treatments discouraged.

1. All Building Types: a) Exposed textured, concrete block; b) Flagstone or other applied stone products; c) Precast concrete or decorative concrete panels; d) Wood shakes; e) Plywood paneling.

Finding: The structure is proposed to be clad in horizontal fiber cement boards with 6" reveal, and fiber cement board and batten on the 3rd floor and gable ends. The exposure is encouraged to be 6" or less. Mill Pond Village Architectural Guidelines (MPVAG) require a maximum of 5.5" exposure, so the proposed exposure would need to be reviewed and approved by the MPVAG or reduced. Fiber cement siding shall be smooth, not textured. There would be 5.5" x 3/4" corner boards. In balance, this guideline is met.

H. Section 14.025(H) identifies the roof elements encouraged.

1. Waterfront Industrial: a) Single gable with low pitch; b) Repetitive gable with steep pitch; c) Shallow eaves; d) Small shed roof dormers; e) Monitor roof on ridge line; f) Flat panel skylights or roof window.
2. Commercial: a) Single gable with low pitch; b) Repetitive gable with steep pitch; c) Shallow eaves behind parapet wall; d) Flat or gable roof behind parapet wall; e) Structural skylights.
3. Residential: a) Steep gable with broad eaves; b) Steep hip with broad eaves; c) Dormers with gable, hip, or shed roofs; d) Flat panel skylights or roof window on secondary elevations; e) Turrets or large projecting window bays used sparingly.

Section 14.025 (I) identifies the roofing elements discouraged.

1. All Building Types: a) False mansard or other applied forms; b) Dome skylights.

Finding: Eaves including gutters are proposed on all elevations of the house with an approximate 1' eave overhang. The hip roof would be a 8:12 pitch. The residential design generally calls for a deeper eave, but shallower eaves have been approved. In balance, this guideline is met.

I. Section 14.025(J) identifies roofing materials encouraged.

1. All Building Types: a) Cedar shingle; b) Composition roofing; c) Roofing material in gray, brown, black, deep red, or other subdued colors.
2. Waterfront Industrial: a) Galvanized corrugated metal; b) Low profile standing seam, metal roof; c) Roll down.
3. Commercial: a) Built-up.

Section 14.025(K) identifies roofing materials discouraged.

1. All Building Types: a) High profile standing seam, metal roof; b) Brightly colored roofing material.

Finding: The roofing material proposed is architectural composition roof shingles. The proposed color is black which is a subdued color. This guideline is met.

J. Section 14.025(L) identifies signs encouraged.

1. All Building Types: a) Hanging blade signs; b) Signs painted on building facade; c) Signs applied to building facade; d) Front lit; e) Graphics historic in character.
2. Commercial: a) Exterior neon.

Section 14.025(M) identifies signs discouraged.

1. All Building Types: a) Pole mounted freestanding signs; b) Plastic or internal and back lit plastic.

Finding: No signs are proposed for the site. This guideline does not apply.

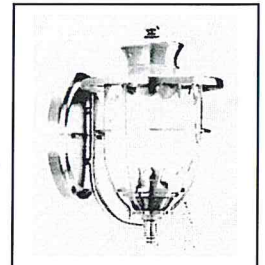
K. Section 14.025(N) identifies exterior lighting encouraged.

1. All Building Types: a) Decorative lighting integrated with architecture; b) Metal halide or incandescent; c) Pedestrian and traffic signals combined with street lamps; d) Light fixtures that direct light downward and eliminate glare.
2. Waterfront Industrial: a) Industrial pan light with goose neck; b) Low bollard lighting.
3. Commercial: a) Historic street lamps along walks and parking lots.

Section 14.025(O) identifies exterior lighting discouraged.

1. All Building Types: a) Sodium vapor (amber); b) Fluorescent tube; c) Cobra head street lamps or other contemporary fixtures; d) Fixtures with undiffused, undirected light that do not focus the light to the ground and that will potentially destroy the night sky view.

Finding: Exterior light fixtures are proposed on porches, at door on west side, and on both sides of garage door on rear. Progress Lighting, Beacon Collection is noted and the fixtures shall have diffused lighting (Condition 2). The project light fixtures shall be chosen from the approved Mill Pond Village lighting list and shall not include any of the discouraged exterior lighting types. This guideline is met.



L. Section 14.025(P) identifies other design elements encouraged.

1. Commercial: a) Canvas awnings or fixed canopies for rain protection.

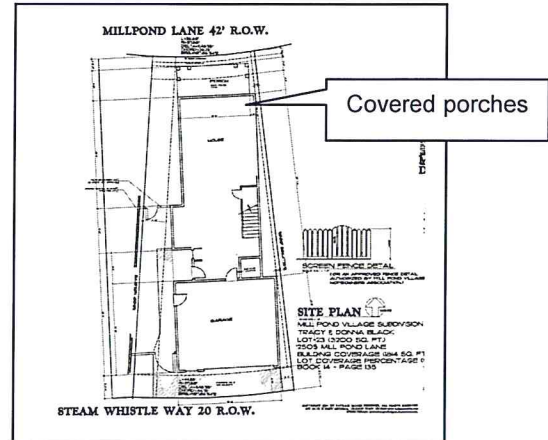
Section 14.025(Q) identifies other design elements discouraged.

2. Commercial: a) Vinyl awnings; b) Back lit awnings.

Finding: No awnings or canopies are proposed for this structure. This guideline does not apply.

- M. Section 14.030(A)(1) concerning building orientation states that development projects should form visually continuous, pedestrian-oriented street fronts with no vehicle use area between building faces and the street. Exceptions to this requirement may be allowed to form an outdoor space such as a plaza, courtyard, patio, or garden between a building and a sidewalk. Such a larger front yard area should have landscaping, low walls, fencing, railings, a tree canopy, or other site improvements.

Finding: The proposed project fronts onto Mill Pond Lane. The residential building is placed close to the sidewalk which creates an intimate relationship to the streetscape and surrounding development. The south rear elevation fronts on Steam Whistle Way. There are covered front porches on all three floors. This criteria is met.



- N. Section 14.030(A)(2) concerning building orientation states that new uses should be sited to take advantage of the Columbia River and hillside views.

Finding: The siting and design of the proposed project primarily takes advantage of the Columbia River view. This criteria is met.

- O. Section 14.030(A)(3) concerning building orientation states that if the proposed project is large or situated so as to become an entrance or major focus of the City, the design should recognize the project's prominence and should be both compatible with its surroundings and complementary to the City as a whole.

Finding: The proposed project is typical with most of the other residential buildings. It will be close in size to other houses at Mill Pond. The front of the structure may be visible from the City River Trail and will have a variety of form and texture similar to other structures in the residential areas of Astoria. Steam Whistle Way is the roadway that separates the residences from the larger commercial lots that front on Marine Drive. The proposed project will be compatible with its surroundings. This criteria is met.

- P. Section 14.030(B)(1) concerning building massing states that buildings should have a floor area ratio on their lots of at least 1:1 (One square foot of building area for one square foot of lot area), in order to maximize use of the land.

Finding: The lot area is approximately 3,200 square feet. The total square footage of the house including garage is approximately 3,589 square feet. The ratio is approximately 1:1 and meets the minimum floor ratio.

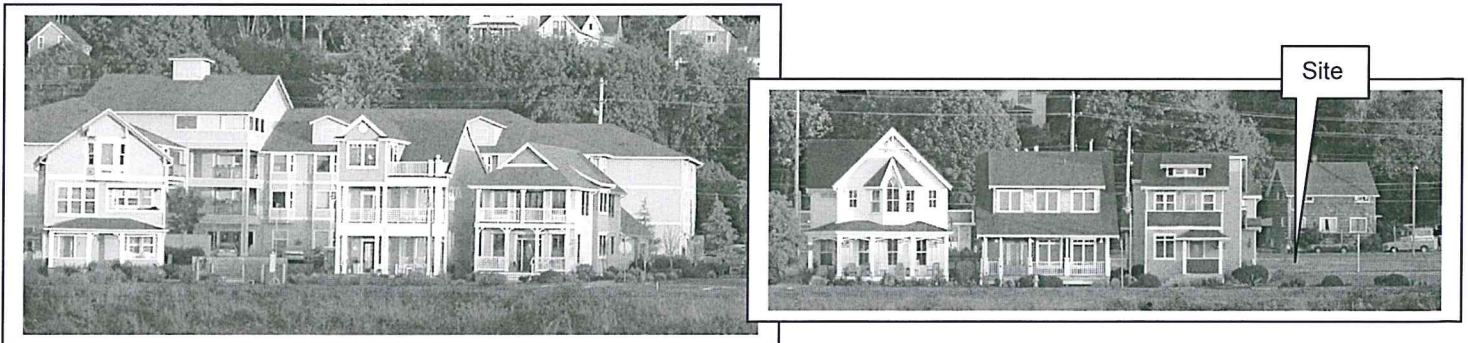
- Q. Section 14.030(B)(2) concerning building massing states that *“Buildings should be a minimum of 24 feet in height from grade to highest point of the structure, excluding those features exempt from building height as identified in Development Code Section 3.075.”*

Section 14.335 concerning height in the AH-MP Zone states that *“No structure will exceed a height of 35 feet above grade, with exception of structures on lots with frontage on Marine Drive and on Lot 47 in Mill Pond Village Subdivision, having frontage on 29th and Waterfront Streets, which are limited to a maximum height of 45 feet above grade.”*

Finding: The structure measures approximately 36.5' in height, measured from grade to the highest ridge of the structure. The Development Code calculates height to the midpoint between the eave and ridge of the highest roof and therefore the actual height of the building to relative this code is approximately 32.5'. This criteria is met.

- R. Section 14.030(B)(3) concerning building massing states that the height, mass, and scale of buildings should be compatible with the site and adjacent buildings. Use of materials should promote harmony with surrounding historic structures and the character of the waterfront.

Finding: There are one, two, and three story residential buildings in the Uppertown area. Buildings in Mill Pond Village include one, two, 2.5, and three story structures. The proposed structure is 3 stories. Structures in the Uppertown area have a mixture of wood, cement, and fiber cement siding. New residences in Mill Pond have a mixture of wood and fiber cement siding. The use of fiber cement horizontal and board and batten siding materials is characteristic of and harmonious with the buildings in the surrounding area and the character of the waterfront.



The doors are proposed to be Therma-True, and windows are proposed to be vinyl clad wood with external muntins. The front of the structure would face Mill Pond Lane while the rear is on Steam Whistle Way which is the roadway that

separates the residences from the larger commercial lots that front on Marine Drive. The proposed project will be compatible in mass with its surroundings. This criteria is met.

V. CONCLUSION AND RECOMMENDATION

The request meets the design objectives of the Design Review Guidelines. The applicant should be aware of the following requirements:

The applicant shall obtain all necessary City and building codes permits.

Any change in design or material shall be submitted to the Community Development Department for review.

Staff recommends the Design Review Committee approve the proposal with the following conditions:

1. Windows and casings shall be installed so that the windows do not protrude beyond the casing; and so that the casing protrudes beyond the plane of the siding. Any windows with grids shall be true divided or shall have external grids.
2. Exterior light fixtures shall have diffused lighting.

CITY OF ASTORIA

JAN 29 2014

CITY OF ASTORIA
1095 Duane Street, Astoria OR 97103
503-338-5183

BUILDING CODES

DR 14-01

Fee: \$250.00

[Signature]

DESIGN REVIEW

Property Location: Address: 2505 Mill Pond Ln

Lot/Block/Subdivision: LOT 23; Mill Pond Village 2

Map/Tax Lot: 9CB 6844
Book 14 pg 135

Zone: AH-MP

Applicant Name: PATRICK MCGEE

Mailing Address: 697 34th St / Astoria

Phone: 503.325.1844 Business Phone: _____

Property Owner's Name: DONNA and TRACY BLACK 818-808-5530

Mailing Address: 2505 Mill Pond Ln / Astoria, OR 97103

to construct an approx 3,589 sq SFD including garage

SW/CDD/FORMS/DESIGN REVIEW

Labels - 2/3/14 McG - 3/6/14
D-Base - Kone

Business Name (if applicable): N/A

Signature of Applicant: [Signature] Date: 1/27/14

* Signature of Property Owner: Donna J. Black
* Date: 1/29/2014 Thay V Black

Proposed Construction: 2973 sf; 3 story, single family
+ 616 garage
3589 sf

Site Dimensions & Square Footage: 90' D x 27' FR. W and 44' REAR W
3200 sf

Building Square Footage: 1st Floor: 995 2nd & 3rd Floor: 1310/668
Garage: 616

Accessory Building Information: N/A
3589

FILING INFORMATION: The Design Review Committee meets on the first Thursday of the month, as needed depending on date of applications. Applications must be received a minimum of 30 days prior to the date a meeting can be scheduled. A pre-application meeting with the Planner is required prior to the acceptance of the application as complete. Only complete applications will be scheduled on the agenda. Your attendance at the Design Review Committee meeting is recommended.

Briefly address each of the Design Review Guidelines and state whether the project complies with the guideline, if applicable, and why

this request should be approved. (Use additional sheets if necessary.):

1. **Building Form.**

Basic Shape: RECTANGLE

Porches - Design, Dimension, Features: 8'0" x 18'0" w open porch

Balconies - Design, Dimension, Features: 2nd and 3rd flr - each 8'0" x 18'0" w railing to code

Other: 2 SETS of Double Columns - 3 stories High - North Elevation
west and east elevations mimic double column - TOTAL columns; 6

2. **Windows.**

Material: Vinyl TRUE or simulated Divided Lite - multi profile

Divided Windows (true divided, internal muntins, external muntins, etc) 14 single hung / 13 bank single hung / 1 20 lite / 1-8 lite / 1-6 lite casement
2-5 over 40 fixed / 1-3 over 1 / 4 over 1 fixed 5'

Operation (casement, single hung, etc.) where noted; fixed single

Size & Material of Exterior Casings: 5.5" x 3/4" Hardi Trim; smooth

Other: _____

3. **Exterior Wall Treatments.**

Material & Dimensions of Siding: Hardi Cement Bldg Products -
MIX of Board pattern, Shake, 6" hort. lap

Decorative Features: _____

Other: _____

4. **Doors.**

Material & Design: EAST side; THERMA-TRUE; TS100 w/ fixed window
East side garage - THERMA TRUE - TS100
FRONT ENTRY; THERMA TRUE - with DENTIL Block - #3601
2 sidelites #5605L

Other: 5 lite THERMA #192200
Both balconies have THERMA TRUE - full glass #5140

5. **Roof Elements.**

Style of Roof: Hip with Gables where noted

Material: comp; Owens Corning; Oak Ridge

Color: Black

Decorative Features (eave brackets, etc): _____

Other: _____

6. **Garage.**

Garage Door Material & Design: 18' x 8'; WAYNE DALTON #B300
"RACHEL white"

Window Material & Design: 8; 4 lite windows

Roof Style & Material: Hip roof; comp. Owens Corning
"Oak Ridge" - BLK

Other: _____

7. **Signs.**

Square footage: N/A

Location: _____

Type & Design: N/A

Other: _____

8. Exterior Lighting.

Fixture & Lamp Design: Progress Lighting, BEACON Collection
Model # PL026-135D1

Location: FRONT ENTRY / 2nd floor Balcony / Either side Garage Door
Garage side door entry

Other: recessed ceiling lighting & side house entry and 3rd fl
Balcony

9. Other Design Elements.

10. Building Orientation.

FRONT ENTRY faces NORTH
REAR ENTRY faces SOUTH (GARAGE)

11. Building Massing.

Building to Lot Ratio: 57%

Other: _____

12. Access and Parking Design.

Number of Off-street Spaces: 2 CAR GARAGE

Other: N/A

13. **Landscaping.**

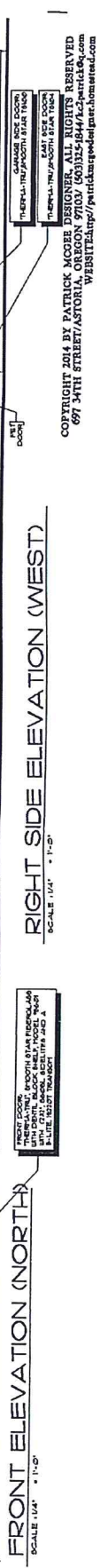
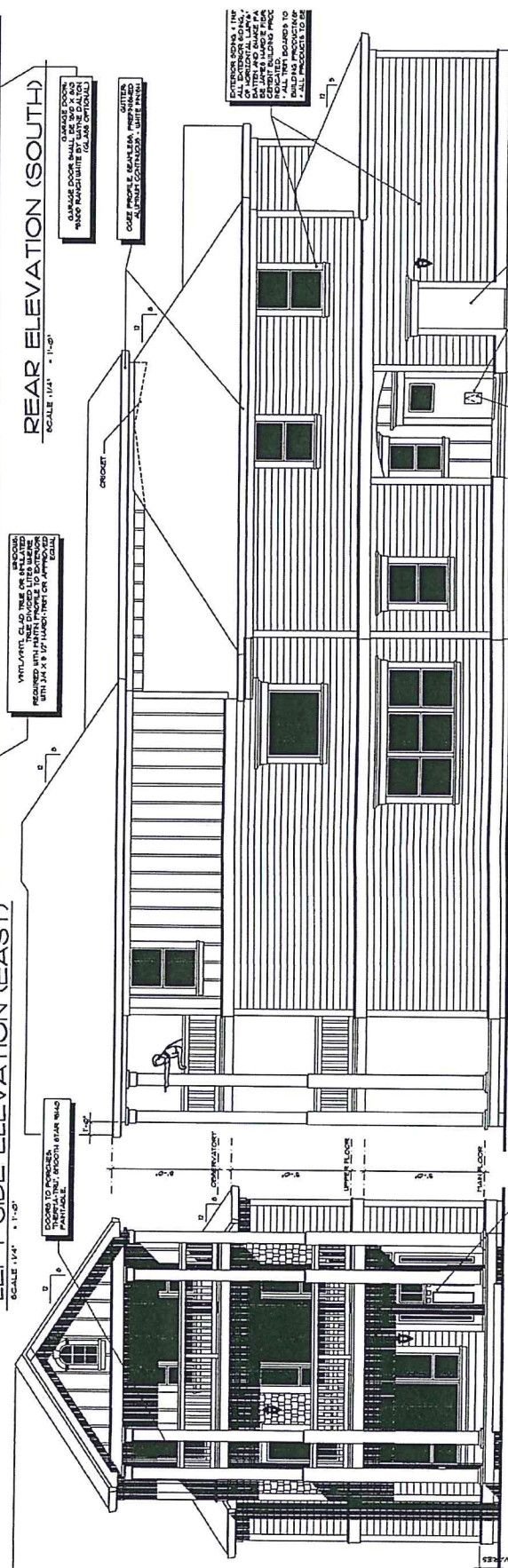
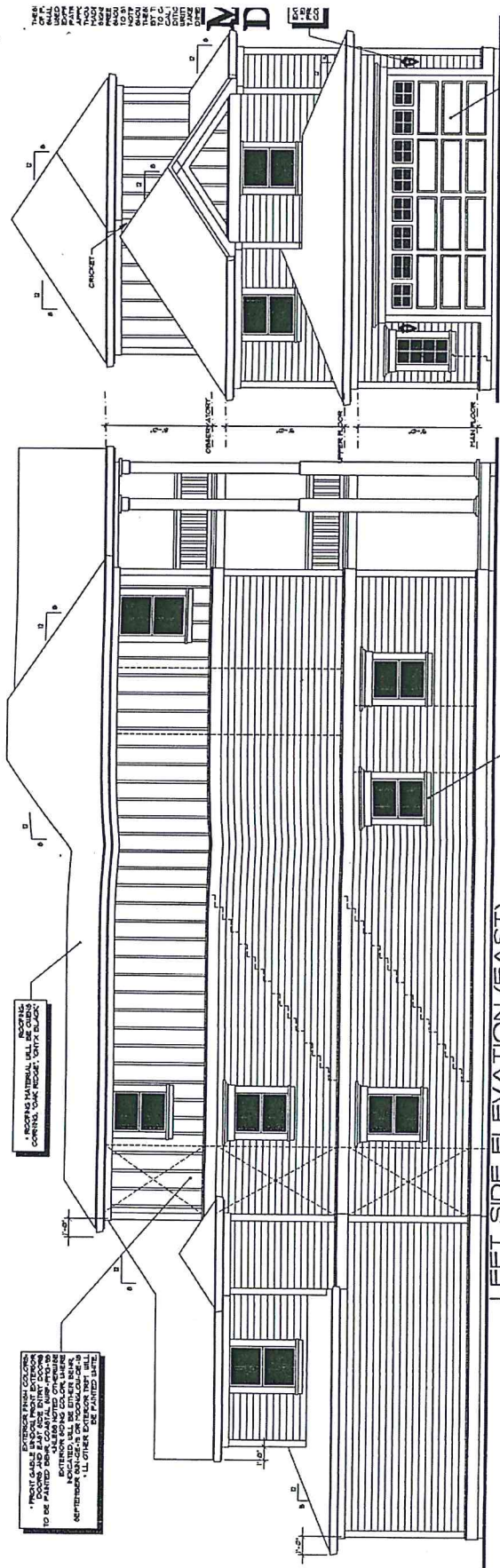
PER MILL POND GREEN PLAN

14. **Underground Utilities.**

N/A

PLANS: A site plan indicating location of the proposed structure on the property is required. Diagrams showing the proposed construction indicating style and type of materials proposed to be used are required. Scaled free-hand drawings are acceptable. The City may be able to provide some technical assistance on your proposal if it is adjacent to a historic structure and will require additional review by the Historic Landmarks Commission.

If submitting large format plans, please also submit a reduced copy at 11" x 17" for reproducing.



THE PATRICK MCQUEEN STAR TRUCK

COPYRIGHT 2014 BY PATRICK MCQUEEN DESIGNER. ALL RIGHTS RESERVED
697 34TH STREET/ASTORIA, OREGON 97103 / (503)325-1844/k2patrick@q.com
WEBSITE: patrickmcquedesigner.homestead.com

THESE PLANS HAVE THE POTENTIAL OF PATRICK HOGGE DESIGNING, BUILDING AND INSTALLING A SMALL, IN ANY PORT WITHOUT THE EXPANDED AUTHORIZATION OF PATRICK HOGGE DESIGNER APPOINTED AGENTS. THROUGH EVERY EFFORT HAS TO BE MADE TO DEVELOP A WELL-THOUGHT, ERROR-FREE AND CIRCUMSTANTIAL PROJECT. THE CONTRACTOR SHOULD PROTECT THE CONTRACT TO START OF CONSTRUCTION. NOTIFY PATRICK HOGGE DESIGNS SHOULD ANY ERRORS BE FOUND. THESE PLANS SHALL BE ADAPTED BY THE PURCHASER IN ORDER TO CONFORM TO ALL STATE AND LOCAL REGULATIONS AND SITE SPECIFIC REQUIREMENTS. ALL WRITTEN DIMENSIONS SHALL BE USED.

MCGE
DESIG

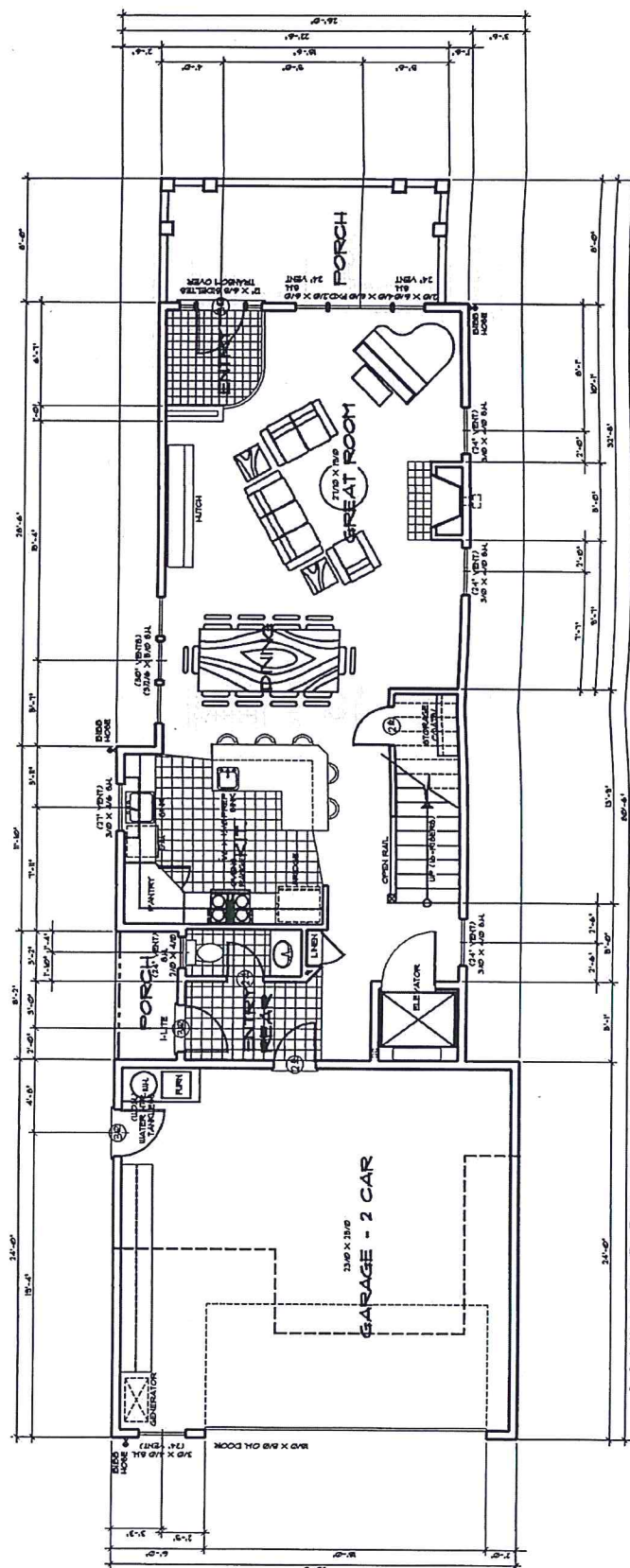
URGENT

- [illegible]

CONSTRUCTION PATH	200	2073	NOV. 10
1ST FLOOR	200	2073	NOV. 10
2ND FLOOR	200	2073	NOV. 10
LABORATORY	200	2073	NOV. 10
TOTAL	200	2073	NOV. 10
LABOR	200	2073	NOV. 10
REVENUE	200	2073	NOV. 10

MCIOR

Q



COPYRIGHT 2012 BY PATRICK MCGEE DESIGNER, ALL RIGHTS RESERVED
 697 34TH STREET/ASTORIA, OREGON 97103 / (503)322-1844 / lc2patrick@gmail.com
 WEBSITE: <http://patrickmagedsondesigner.blogspot.com>

CK MCGEE DESIGNER, ALL RIGHTS RESERVED
A. OREGON 97103/ (503)325-1844/kc2patrick@q.com
WEB SITE: <http://patrickmcgeedesigner.homesattend.com>