



LAND USE PRE-APPLICATION CONFERENCE

Thursday, July 1, 2010

CITY OF
**West
Linn**

**City Hall
22500 Salamo Road**

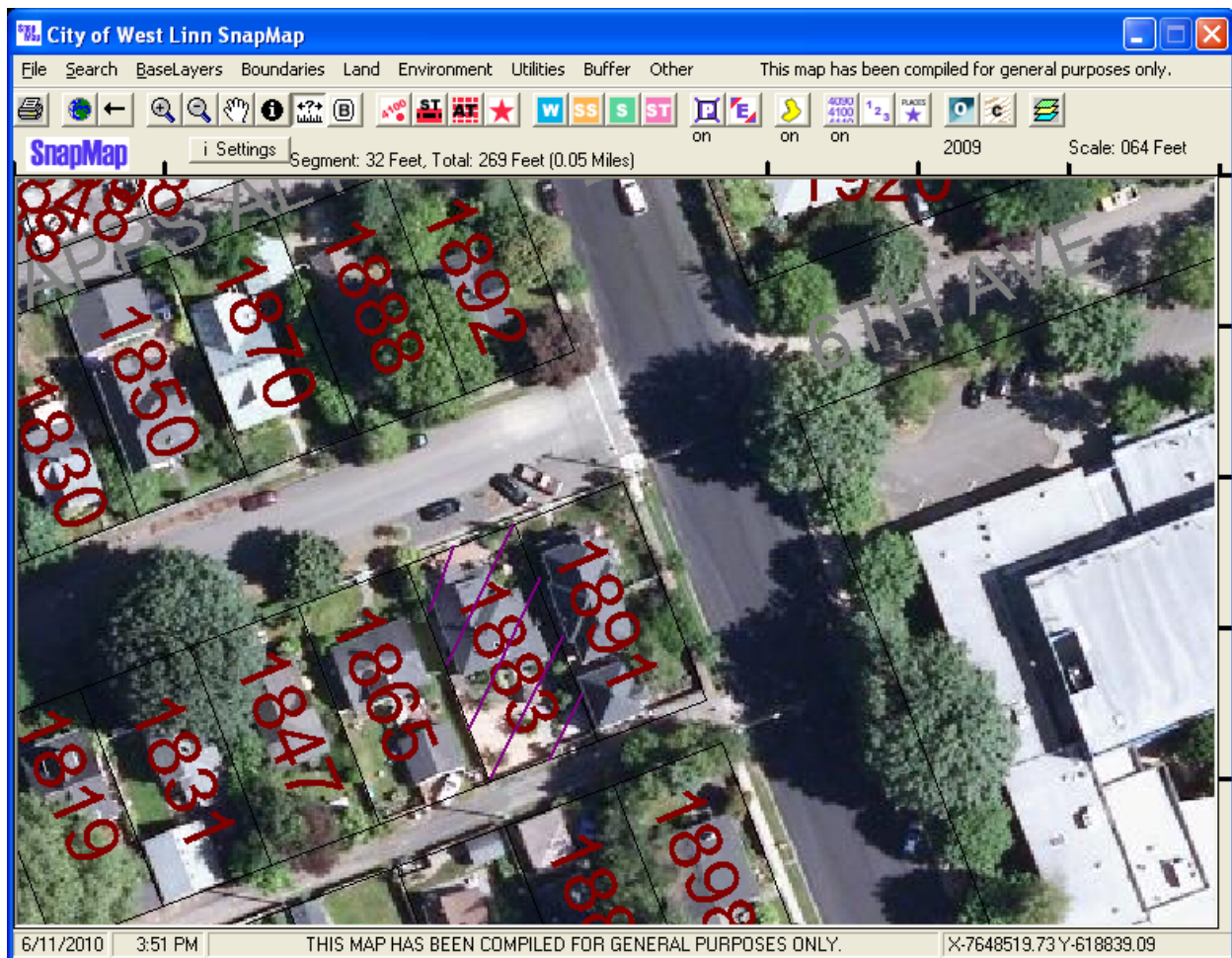
Willamette Conference Room

9:00 am Dormer addition
Applicant: Mackeson Construction, Inc.
Subject Property Address: 1883 6th Ave.

Neighborhood Assn: *Willamette*

Planner: Sara Javoronok

Project #: PA-10-21



Pre-App - 7/1, info due 6/17 at 4 p.m.

Fee 350⁰⁰



West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 7/1/10	TIME: 9:00 am	PROJECT #: PA-10-21
STAFF CONTACT: SARA		FEE: 350 ⁰⁰

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 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 1883 6TH AVENUE WEST LINN 97068

Brief Description of Proposal: DECK AND ADDITION

Applicant's Name: MACKESEN CONST INC
 Mailing Address: 25250 SWIFTSNORE DR WEST LINN OR 97008
 Phone No: (503) 515-1584 Email Address: deanmackesen@gmail.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
- Access to and from the site, if applicable
- General location of existing trees
- Location of creeks and/or wetlands
- Location of existing utilities (water, sewer, etc.)
- Easements (access, utility, all others)

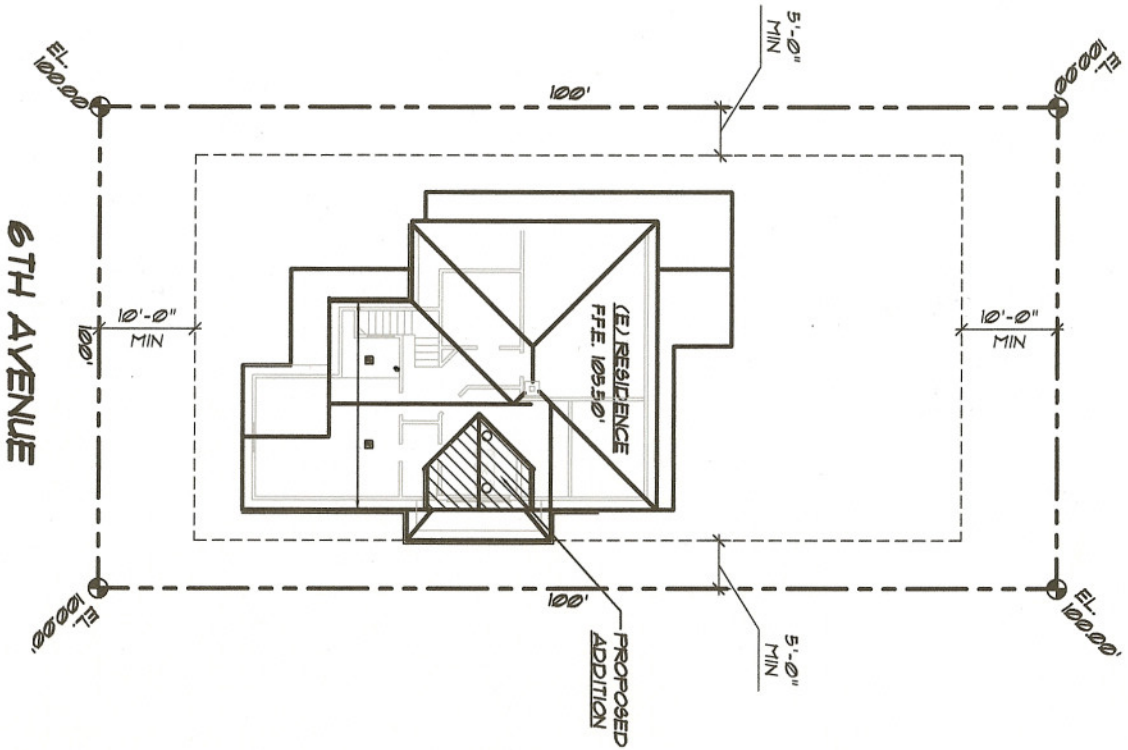
Please list any questions or issues that you may have for city staff regarding your proposal:

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

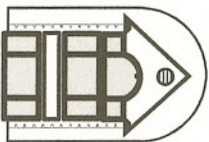
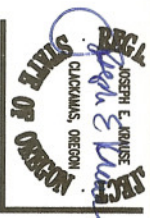
Property owner's signature: [Signature] Date: 6/10/10

Property owner's mailing address (if different from above): 1883 6TH AVE W. LINN OR 97068

ALL GRADES SHOWN ARE APPROXIMATE.
CONTRACTOR TO VERIFY ALL EXISTING
AND FINISH GRADES.



SITE PLAN
SCALE: 1" = 10'-0"
1883
31E 02BA
CITY OF WEST LINN



KRAUSE
ARCHITECT P.C.

600 666-4111
600 666-4567
3239 SE 82 DR
Clackamas, Oregon 97030

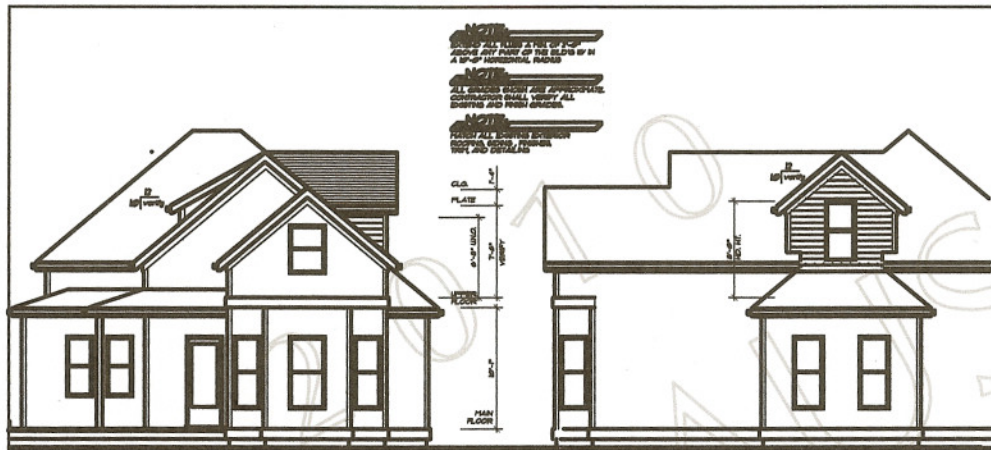
THESE PLANS ARE FOR THE PERMITS ONLY AND ARE NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE CONTRACTOR IS TO CHECK ALL CONDITIONS AND REPORT ANY DISCREPANCIES OR CHANGES TO THE ARCHITECT IMMEDIATELY. ALWAYS HAVE PRECEDENCE OVER CALLED DIMENSIONS. COPYRIGHT © 2009

1883 6TH AVENUE
WEST LINN, OR 97068

TITLE:
SITE PLAN
PROJECT:
BECKER REMODEL
OWNER:
DAVID

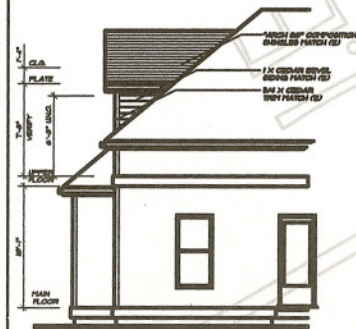
DATE:
APRIL 28, 2010
PROJECT NO.:
10025
REVISIONS:

NO. **C**

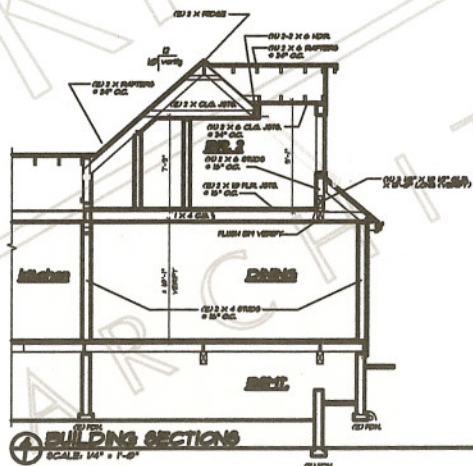


PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PARTIAL RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PARTIAL REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

NOTES
 1. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 2. FINISHES SHALL BE AS SHOWN ON THE PLAN.
 3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE AND ALL APPLICABLE REGULATIONS TO THESE DRAWINGS AS ISSUED.

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 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 FINISHES SHALL BE AS SHOWN ON THE PLAN.
 ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
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CONSTRUCTION

ITEM	DESCRIPTION	UNIT
1	Excavation	sq. ft.
2	Foundation	sq. ft.
3	Footing	sq. ft.
4	Concrete Slab	sq. ft.
5	Formwork	sq. ft.
6	Rebar	lb.
7	Roofing	sq. ft.
8	Insulation	sq. ft.
9	Interior Finish	sq. ft.
10	Exterior Finish	sq. ft.
11	Windows	sq. ft.
12	Doors	sq. ft.
13	Staircase	sq. ft.
14	Handrails	sq. ft.
15	Lighting	sq. ft.
16	Plumbing	sq. ft.
17	Electrical	sq. ft.
18	Paint	sq. ft.
19	Trim	sq. ft.
20	Hardware	sq. ft.

GENERAL NOTES

- GENERAL CONDITIONS**
1. The contractor shall be responsible for obtaining all necessary permits and licenses for the work shown on these drawings.
 2. The contractor shall be responsible for obtaining all necessary insurance coverage for the work shown on these drawings.
 3. The contractor shall be responsible for obtaining all necessary utility information for the work shown on these drawings.
 4. The contractor shall be responsible for obtaining all necessary site information for the work shown on these drawings.
 5. The contractor shall be responsible for obtaining all necessary material information for the work shown on these drawings.
 6. The contractor shall be responsible for obtaining all necessary labor information for the work shown on these drawings.
 7. The contractor shall be responsible for obtaining all necessary subcontractor information for the work shown on these drawings.
 8. The contractor shall be responsible for obtaining all necessary equipment information for the work shown on these drawings.
 9. The contractor shall be responsible for obtaining all necessary transportation information for the work shown on these drawings.
 10. The contractor shall be responsible for obtaining all necessary communication information for the work shown on these drawings.
 11. The contractor shall be responsible for obtaining all necessary safety information for the work shown on these drawings.
 12. The contractor shall be responsible for obtaining all necessary environmental information for the work shown on these drawings.
 13. The contractor shall be responsible for obtaining all necessary historical information for the work shown on these drawings.
 14. The contractor shall be responsible for obtaining all necessary cultural information for the work shown on these drawings.
 15. The contractor shall be responsible for obtaining all necessary archaeological information for the work shown on these drawings.
 16. The contractor shall be responsible for obtaining all necessary paleontological information for the work shown on these drawings.
 17. The contractor shall be responsible for obtaining all necessary historical archaeological information for the work shown on these drawings.
 18. The contractor shall be responsible for obtaining all necessary historical paleontological information for the work shown on these drawings.
 19. The contractor shall be responsible for obtaining all necessary historical archaeological and paleontological information for the work shown on these drawings.
 20. The contractor shall be responsible for obtaining all necessary historical archaeological, paleontological, and historical archaeological and paleontological information for the work shown on these drawings.
- ROOFING**
1. All exterior roofs shall be constructed in accordance with the International Residential Code (IRC) and all applicable regulations.
 2. All exterior roofs shall be constructed with a minimum slope of 1/4" per foot.
 3. All exterior roofs shall be constructed with a minimum thickness of 1/2" sheathing.
 4. All exterior roofs shall be constructed with a minimum thickness of 1/2" insulation.
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 19. All exterior roofs shall be constructed with a minimum thickness of 1/2" sheathing.
 20. All exterior roofs shall be constructed with a minimum thickness of 1/2" insulation.
- INSULATION**
1. All exterior walls shall be insulated in accordance with the International Residential Code (IRC) and all applicable regulations.
 2. All exterior walls shall be insulated with a minimum thickness of 1/2" insulation.
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- MISCELLANEOUS**
1. All work shall be in accordance with the International Residential Code (IRC) and all applicable regulations.
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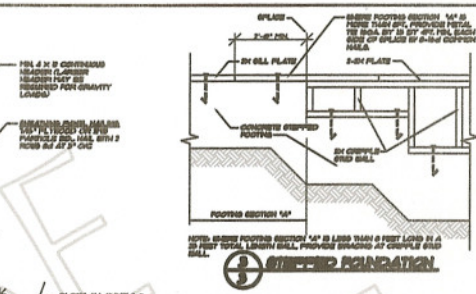
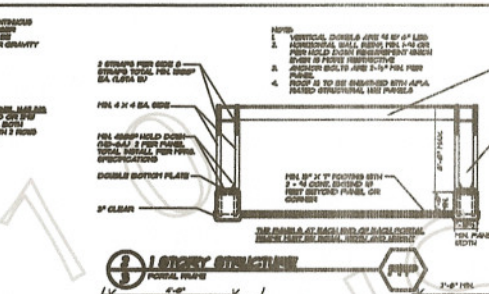
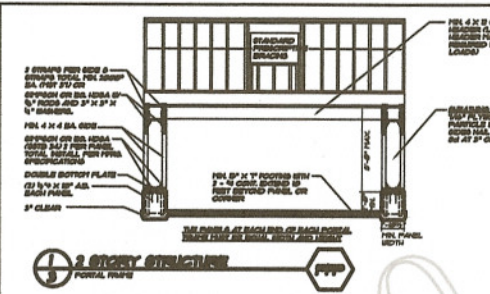
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TABLE 1: ELEVATION CONTROL
TABLE WITH 4 COLUMNS: CATEGORY, CONDITION, POINT OF BRACING, and BALL BRACING. Details requirements for 2-story and 1-story structures.

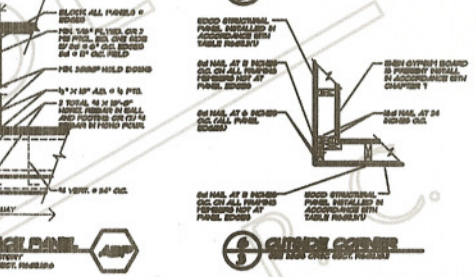
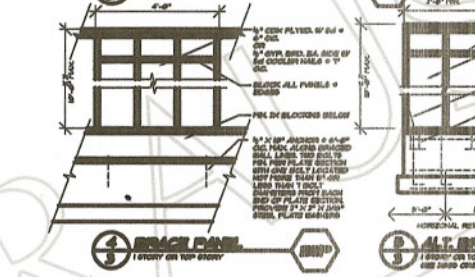


TABLE 2: BALL BRACING CONTROL
TABLE WITH 4 COLUMNS: CATEGORY, CONDITION, POINT OF BRACING, and BALL BRACING. Details requirements for ball bracing in various categories.

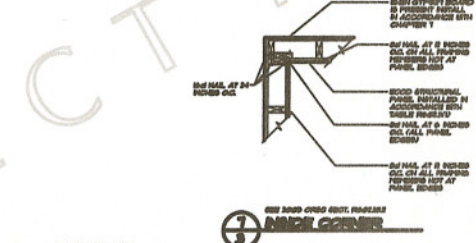
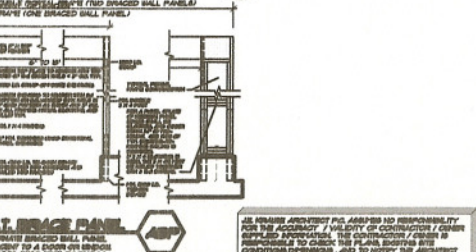


TABLE 3: WALL BRACING CONTROL
TABLE WITH 4 COLUMNS: CATEGORY, CONDITION, POINT OF BRACING, and BALL BRACING. Details requirements for wall bracing.

TABLE 4: WINDOW BRACING CONTROL
TABLE WITH 4 COLUMNS: CATEGORY, CONDITION, POINT OF BRACING, and BALL BRACING. Details requirements for window bracing.



DATE: JUNE 2, 2010
PROJECT NO.: 10025
SHEET NO.: 3
OF THREE
KRAUSE ARCHITECT P.C. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY / VALIDITY OF CONTRACTOR / OWNER SUPPLIED INFORMATION. THE CONTRACTOR / OWNER IS RESPONSIBLE TO CHECK THE PLANS, SPECIFICATIONS AND CONDITIONS OF WORK AGAINST TO VERIFY THE ACCURACY OF ALL INFORMATION. CONTRACTOR'S RESPONSIBILITY IS TO THE SCOPE OF CONTRACTOR'S WORK ONLY. CONTRACTOR'S WORK IS SUBJECT TO ANY CHANGES BY THE OWNER AT HIS OWN RISK AND WITHOUT ADDITIONAL COST TO THE OWNER.