



**PRE-APPLICATION CONFERENCE MEETING
November 4, 2010**

SUBJECT: New Home Construction
Tax No.: 31E02BV00900 (Lot adjacent to 1697 6th Avenue)

ATTENDEES: Applicant: Brian McMillen, Vintage Homes Northwest
Rick Clark, Keller Williams
Staff: Sara Javoronok, AICP, Associate Planner
Other: Jerry Offer, Willamette Neighborhood Association

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

Project Details

The applicant is proposing to construct a new house on a lot (Tax No. 31E02BC00900), which is adjacent to 1697 6th Avenue. This property was formerly a single tax lot, but two parcels, and was recently divided into two tax lots. A c. 1970 addition on the west side of 1697 6th Avenue was recently demolished. The demolition was approved by the Clackamas County Historic Review Board in August 2010.

The lot is zoned R-5 and is approximately 5,000 square feet. This lot is buildable; however, there are several areas of the proposal that do not meet the criteria in Chapter 25. Staff recommends modifications to the proposal.

Site Analysis and Site Visit

Staff identified that the applicant will need to address the following criteria in several sections of Chapter 25 of the CDC:

- Section 25.070 Approval Criteria for Remodels, New Home and Accessory Structure Construction, specifically 25.070B, 25.070C, 25.070D, 25.070E, 25.070H, 25.070I, 25.070J, 25.070K, 25.070L, and 25.070M.
- Section 25.080 Additional Architectural Specifics for New Construction and Remodeling

- The submittal requirements as described in Section 25.140.

Staff has identified issues with the applicant's submittal relating to the following code sections:

25.070 C. Parking.

The garage must be an alley loaded garage.

25.070 D. Building height.

The building height shall not exceed 28 feet to the dominant gable or roof ridgeline. The proposed residence is 29'11".

25.070 E. Building shapes and sizes.

25.070 E(4) requires sidewalls to have a minimum 18" pop-out or indent after every 400 square feet of sidewall measured laterally/horizontally. There are no pop-outs or indents shown. It appears that at least one would be required on each sidewall.

25.070 H. Windows.

Double hung, rather than casement windows are more compatible and typical for the historic district. This is particularly true for the front elevations. Please note what types of windows are proposed. Wood windows are preferred. Also, the window trim shall be 4.5 inches unless another size is more appropriate for the style.

25.070 J. Siding.

Please specify that the siding will be horizontal wood siding, which is required by the code.

25.070 K. Roofscape.

Hipped roofs are uncommon in the Willamette Historic District. I recommend a gabled rather than hipped roof. The code requires a roof pitch of at least 8/12 rather than the proposed 7/12 roof pitch.

25.070 L. Massing.

The square footage of the proposed residence cannot exceed 125% of the average of the adjacent homes. For this property that is $[(1,286 + 1,044)/2] \times 1.25 = 1,456$ square feet. The residence proposed is 2,495 square feet.

25.070 M. Foundations and Basements.

The foundation shall be exposed 1-2.5 feet on the front elevation to accommodate the front steps and/or a porch. Please note this on the plans.

25.080 B. & G. Staff feels that that while the residence proposed is new construction, letters B & G of these criteria apply. In terms of B, the residence proposed is reminiscent of the American Foursquare style, which is not an architectural style

present in the Willamette Historic District. Staff doesn't recommend a historic residence style that does not have a historical basis in the district. The most common styles for the contributing homes are Queen Anne, Craftsman/Bungalow, and Stick.

In addition, for G, contemporary designs and construction are acceptable. They also need to be done in a way that is compatible with the district's scale, form, and massing. Contemporary or neo-traditional styles that do this would be appropriate. 1639 6th Avenue is an example of a residence that uses elements of the Queen Anne style, but is clearly an infill residence. It is also compatible with the district in terms of its scale, form, and massing. The proposed residence is not as compatible with the scale, form, and massing of the other properties in the district.

ENGINEERING COMMENTS

See attached.

STREET IMPROVEMENT

See attached.

Required Improvement:

Current Street and Right of Way conditions:

Classification	
Existing Right of Way Width	
Existing Pavement Width	
Curb	
Sidewalk	
Planter	
Bike Lane	
Parking	
Others	

Required Improvement:

STORM DRAINAGE IMPROVEMENT

See attached.

SANITARY SEWER IMPROVEMENT

See attached.

WATER IMPROVEMENT

See attached.

DRY UTILITIES

See attached.

OTHER ISSUES

N/A

Miscellaneous

Submittal requirements may be waived but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Director and must identify the specific grounds for that waiver. The waiver may or may not be granted by the Planning Director. For the approval criteria, no waivers are allowed. N/A is not an acceptable response to the approval criteria. Prepare the application and submit to the Planning Department with deposit fees and signed application form.

The fee for _Historic Residential – New Construction_ is \$1,250.00 dollars.

The City has 30 days to determine if the application is complete or not. Most applications are incomplete, usually due to inadequate responses to approval criteria or lack of sufficient engineering information on the drawings. The applicant has 180 days to make it complete, although usually it is complete within three months of the original submittal. Once complete, the City has 120 days to exhaust all local review and appeals. The _Historic District Review/New Construction_ is a _Historic Review Board_ decision. In the event of an appeal, the review body is the _City Council_. Subsequent appeals go to _the Land Use Board of Appeals_.

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. Also note that these notes have a limited “shelf life” of 18 months in that future changes to the CDC standards may require a different design or submittal. Any applications submitted in excess of 18 months from the date of this pre-application conference will require an additional pre-application meeting with the City unless waived by the Planning Director.

pre-apsumry-template2010

Memorandum

Date: November 3, 2010

To: Sara Javoronok
Planning Department

From: Khoi Le, PE
Public Works – Engineering Division

Subject: Pre-Application Conference Review

Project: 1697 6th Avenue
Project Number: PA-10-31

Sara,

STREET IMPROVEMENT

5th Avenue Existing Conditions

- Classification: Local
- Right of Way Width: 60'
- Pavement Width: 26'
- Curb: None
- Sidewalk: None
- Planter Strip: None
- Parking: None (official)

In accordance with the City Transportation System Plan, the largest right of way requires for a local street is 56'. The current right of way in front of this residential property is approximately 60' wide. Therefore no additional right of way dedication is required.

TSP also indicates that for a Local Street with a total right of width of 56' or more shall have 32' wide roadway pavement section. The current existing street payment width is approximate 26' wide. Assuming the center line of the right of way is at in the same location of the center line of the roadway (13' of each side), the home owner shall be required to widen the road 3 feet along the project frontage in addition to the improvement of the roadway payment section to meet the current structural street section per the City Public Works Standards Construction.

Since it has been determined by the City Management that this particular project the developer has the option to pay a fee in lieu for street improvement, developer shall contact Engineering Division for further details of fee in lieu methodology.

STORM DRAINAGE IMPROVEMENT

If the development creates more than 500 square feet of new impervious area, an onsite storm treatment facility shall be required.



PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE: 11/4	TIME: 8:00 AM 10:00 a.m.	PROJECT #: PA 1033
STAFF CONTACT: Sara Javoronok		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): 31E02BC00900 ^{lot adjacent to} (1697 6th Ave)

Brief Description of Proposal: New Home Construction

Applicant's Name: Village Homes Northwest LLC
Mailing Address: 15151 Se Frye St Happy Valley OR 97086
Phone No: 503 427 6787 Email Address: bm@3dme.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.

[Signature] _____ Date 10/21/10

Property owner's signature

Property owner's mailing address (if different from above)

NO. 9565 P. 2

CLACK CO ASSESSOR

OCT. 25. 2010 3:55PM

31 E 02 B C 00901

05022974

Property Class: 101
1697 6TH AVE, WEST LINN, OR, 97068, USA

0 0 0 0 0 5

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Style: 11 Houses built 1900 to 1920
Occupancy: Single family

Story Height: 1.0
Finished Area: 1686
Attic: Finished
Basement: 3/4

ROOFING
Material: Wood shingles
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING
Slab B, 1.0
Sub and joists A
Carpet 1.0

EXTERIOR COVER
Wood siding 1.0

INTERIOR FINISH
Plaster 1.0

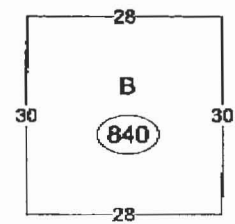
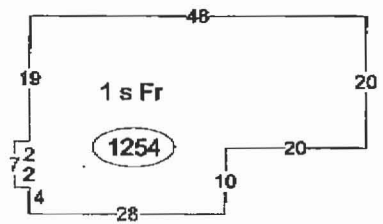
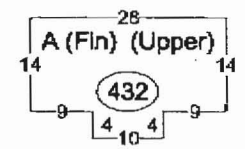
ACCOMMODATIONS
Finished Rooms 5
Bedrooms 5
Fireplaces: 1

HEATING AND AIR CONDITIONING
Primary Heat: Forced hot air
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

1 Fixt. Baths 1 3
2 Fixt. Baths 1 2
TOTAL 5

REMODELING AND MODERNIZATION
Amount Date



Construction	Base Area	Floor Area	Sq Ft	Finished Value
1 Wood frame w/sh	1254	1.0	1254	49990
1 Wood frame w/sh	432	Attic	432	4700
4 Concrete block	840	Bsmt	0	12740
	0	Crawl	----	0

TOTAL BASE		Value
Row Type	Adjustment	1.00%
SUB-TOTAL		67430
0 Interior Finish		5220
0 Ext Lvg Units		0
0 Basement Finish		0
Fireplace(s)		2400
Heating		2610
Air Condition		0
Frame/Siding/Roof		2130
Plumbing Fixt: 5		1920
Other Features		510

SUB-TOTAL ONE UNIT		Value
SUB-TOTAL 0 UNITS		82220
Exterior Features		
Description	Value	
Garages		
0 Integral		0
0 Att Garage		0
0 Att Carports		0
0 Bsmt Garage		0
Ext Features		
SUB-TOTAL		82220
Quality Class/Grade		3
GRADE ADJUSTED VALUE		106890

SPECIAL FEATURES

Description	Value
D -MAS	2400
MISCFEAT	510

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value	
D -MAS	2400	D	DWELL	1.00			3	1912	1959	AV	0.00	Y	0.00	2526	106890	29	0	194	100	147230
MISCFEAT	510	01	WDDK	0.00			4	1970	1970	AV	0.00	N	0.00	140	1029	0	SV	151	100	1560
		02	CONCP	0.00			4	1965	1965	AV	0.00	N	0.00	360	806	0	SV	151	100	1220
		03	EPF	0.00			4	2000	2000	AV	0.00	N	0.00	224	5264	0	SV	151	100	7940
		04	CNPY/	0.00			4	1965	1965	AV	0.00	N	0.00	360	2419	0	SV	151	100	3650
		05	UTLSHED	0.00			4	1970	1970	AV	4.86	N	5.73	228	1310	39	0	151	100	1210

Data Collector/Date: 20 01/01/1995
 Appraiser/Date: Neighborhood: Neigh 15831 AV
 Supplemental Cards: TOTAL IMPROVEMENT VALUE: 162810

IMPROVEMENT DATA

0103

PHYSICAL CHARACTERISTICS

Style: 11 Houses built 1900 to 1920
Occupancy: Single family

Story Height: 1.0
Finished Area: 1044
Attic: Finished
Basement: Full

ROOFING
Material: Asphalt shingles
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING
Slab B, 1.0
Sub and joists A
Carpet 1.0

EXTERIOR COVER
Wood shake 1.0

INTERIOR FINISH
Plaster 1.0

ACCOMMODATIONS
Finished Rooms 3
Bedrooms 3

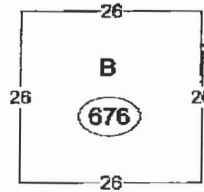
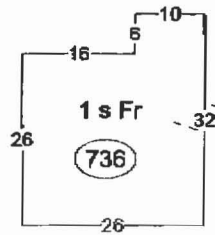
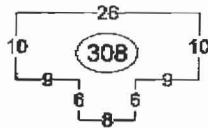
HEATING AND AIR CONDITIONING
Primary Heat: Other
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

3 Fixt. Baths 1 3
TOTAL 3

REMODELING AND MODERNIZATION
Amount Date

A (Fin) (Upper)



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame w/sh	736	1.0	736		35010
1 Wood frame w/sh		308 Attic	308		4050
4 Concrete block	676 Bsmt		0		11080
	0 Crawl				0

TOTAL BASE	50140
Row Type Adjustment	1.00%
SUB-TOTAL	50140

0 Interior Finish	3800
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	0
Heating	0
Air Condition	0
Frame/Siding/Roof	0
Plumbing Fixt: 3	1360

Exterior Features	SUB-TOTAL ONE UNIT	55300
Description Value	SUB-TOTAL 0 UNITS	55300
Garages		
0 Integral	0	
0 Att Garage	0	
0 Att Carports	0	
0 Bsmt Garage	0	
Ext Features	0	

SUB-TOTAL	55300
Quality Class/Grade	3

GRADE ADJUSTED VALUE	71890
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SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Sty Hgt	Const Type	Year	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	Comp	Value
D DWELL	1.00	3		1918	1951	AV	0.00	N	0.00	1720	71890	33	0	194	100			93450
01 DETGAR	0.00	3		1945	1945	AV	26.37	N	31.12	357	11110	64	0	151	100			6040
02 EFP	0.00	4		1955	1955	AV	0.00	N	0.00	182	2566	0	SV	151	100			3880
03 OBFLR	0.00	4		1945	1945	AV	0.00	N	0.00	357	-571	0	SV	151	100			-860

Data Collector/Data

Appraiser/Date

Neighborhood

Supplemental Cards

20 01/01/1995

Neigh 15831 AV

TOTAL IMPROVEMENT VALUE

102510

NAME	ADDRESS	E-MAIL	AFFILIATION
Rick Clark	6433 NW Conroy Ter Portland, Or 97229	CLARK-NIMM@kw.com	Kelle Williams
Brian McMillen	15151 SE Frye St Happy Valley	bmc3@me.com	Vintage Homes Northwest
JERRY OFFER WILLAMETTE NEIGHBORHOOD ASSN.	1831 FIFTH AVE WL 97068	jerryoffer@gmail.com	Willamette Neighborhood Association

CITY OF WEST LINN
22500 Salamo Rd.
West Linn, OR. 97068
(503) 656-4211

PLANNING RECEIPT
Receipt: # 936140
Date : 10/22/2010
Project: #PA-10-33
BY: SR

NAME : VINTAGE HOMOES NORTHWEST LLC

ADDRESS : 15151 SE FRYE ST

CITY/STATE/ZIP: HAPPY VALLEY OR

PHONE # : 503-927-6787

SITE ADD. : 31E02BC00900

TYPE I HOME OCCUPATIONS		HO	\$	
PRE-APPLICATIONS	Level I (X), Level II ()	DR	\$	350.00
HISTORIC REVIEW	Residential Major (), Minor (), New ()	DR	\$	
	Commercial Major (), Minor (), New ()			
SIGN PERMIT	Face (), Temporary (), Permanent ()	DR	\$	
SIDEWALK USE PERMIT		DR	\$	
APPEALS	Plan. Dir. Dec. (), Subdivsion (),	DR	\$	
	Plan Comm./City Coun. (), Nbhd ()			

LOT LINE ADJUSTMENT		LA	\$	
CITY/METRO BUSINESS LICENSE		BL	\$	

The following items are paid by billing against the up-front deposit estimate.
If the amount of time billed to your project exceeds the amount covered by the
deposit, additional payment may be required.

DESIGN REVIEW	Class I (), Class II ()	RD	\$	
VARIANCE	Class I (), Class II ()	RD	\$	
SUBDIVISION	Standard (), Expedited ()	RD	\$	
ANNEXATION	"Does Not Include Election Cost"	RD	\$	
CONDITIONAL USE		RD	\$	
ZONE CHANGE		RD	\$	
MINOR PARTITION		RD	\$	
MISCELLANEOUS PLANNING		RD	\$	
Boundry Adjustments	()			
Modification to approval	()	Water Resource		
Code Amendments	()	Area Protection	()	
Comp. Plan Amendments	()	Street Vacations	()	
Temporary Permit Admin.	()	Easement Vacations	()	
Temporary Permit Council	()	Will. River Greenway	()	
Flood Management	()	Tualatin River Grwy.	()	
Inter-Gov. Agreements N/C	()	Street Name Change	()	
Alter Non-Conforming Res.	()	Code Interpretations	()	
Alter Non-Conforming Comm.	()	Type II Home Occ.	()	
Measure 37 Claims	()	Planned Unit Dev. PUD	()	

TOTAL REFUNDABLE DEPOSIT		RD	\$	0.00
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GENERAL MISCELLANEOUS Type:		PM	\$	
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TOTAL	Check # 1131	Credit Card ()	Cash ()	\$	350.00
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Presented by: **Rick Clark**
Keller Williams Realty Profes.

11/1/2010 3:50:53 PM

CLACKAMAS COUNTY, OR

Tax ID: 00750486
Prop Addr: 1620 5TH AVE
City/State/Zip: WEST LINN OR 97068-4505

Carrier Rt: C001

OWNER INFORMATION

Owner Name: BRUNE ROBERT G & BRUNE KARLYN L
Owner Addr: 1620 5TH AVE
City/State/Zip: WEST LINN OR 97068-4505

Phone:
Carrier Rt: C001

LAND INFORMATION

Lot SF: 5000

Acreeage: 0.11

BUILDING INFORMATION

Year Built: 1994
Stories: 2
of Bldgs: 1
Bldg Code: SINGLE FAMILY
Fireplace: 1
Foundation: CONCRETE
Exterior Finish: CLAPBOARD
Bedrooms: 3
Bathrooms: 2.1
Living SF: 1938
Bldg SF: 1938
Bldg SF Ind: LIVING
Bsmnt SF:

Parking SF: 420
Heat Method: HEAT PUMP
Roof Cover: COMPOSITION
Roof Type: GABLE
Floor Cover:

SALES INFORMATION

Deed Type	Sale Date	Sale Price	Document No
Current:	1/1/1996	\$217,500	000000003682
Prior:			
Title Co: CHICAGO TITLE CO.		Vest Type: HUSBAND/WIFE	
Lender:		Loan Amt: \$0	
Loan Type:			

TAX INFORMATION

Tax Year: 09-10
Tax Amt: \$4,519.82
Levy Code: 003002
Tax Rate: 18.045
Land Val: \$100,108
Impv Val: \$240,930
Total Val: \$341,038

LEGAL INFORMATION

Prop Class: SINGLE FAMILY RESIDENCE / TOWNHOUSE
Land Use: SFR
Map Page: 716
Map Column: G
Map Row: 2
Map Code: 716-G2
Township: 03S
Section: 02
Range: 01E
Lot: 7
Census Block: 14
Census Tract: 207001012
School Dist: SCH WLINN/WILS
Nbrhd Code: 15831
16th Section:
Subdiv Name: WILLAMETTE FALLS
Legal Desc: 121 WILLAMETTE FALLS LT 7 BLK 14

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Presented by: **Rick Clark**
Keller Williams Realty Profes.

11/1/2010 3:50:53 PM

CLACKAMAS COUNTY, OR

Tax ID: 01588259
Prop Addr: 1630 5TH AVE
City/State/Zip: WEST LINN OR 97068-4505

Carrier Rt: C001

OWNER INFORMATION

Owner Name: HAMILTON MALCOLM H & HAMILTON ANN B
Owner Addr: 1630 5TH AVE
City/State/Zip: WEST LINN OR 97068-4505

Phone:
Carrier Rt: C001

LAND INFORMATION

Lot SF: 5000

Acreage: 0.11

BUILDING INFORMATION

Year Built: 1994
Stories: 2
of Bldgs: 1
Bldg Code: SINGLE FAMILY
Fireplace: 1
Foundation: CONCRETE
Exterior Finish: CLAPBOARD

Bedrooms: 4
Bathrooms: 2.1
Living SF: 2158
Bldg SF: 2158
Bldg SF Ind: LIVING
Bsmnt SF:

Parking SF: 420
Heat Method: HEAT PUMP
Roof Cover: COMPOSITION
Roof Type: HIP
Floor Cover:

SALES INFORMATION

Deed Type	Sale Date	Sale Price	Document No
Current: DEED OF TRUST	3/14/2003	\$297,000	000000033552
Prior:			
Title Co: FIDELITY NATIONAL TITLE CO		Vest Type: HUSBAND/WIFE	
Lender: STERLING CAP MTG CO		Loan Amt: \$266,400	
Loan Type: CONVENTIONAL			

TAX INFORMATION

Tax Year: 09-10	Land Val: \$100,108
Tax Amt: \$4,851.12	Impv Val: \$263,450
Levy Code: 003002	Total Val: \$363,558
Tax Rate: 18.045	

LEGAL INFORMATION

Prop Class: SINGLE FAMILY RESIDENCE / TOWNHOUSE		
Land Use: SFR		
Map Page: 716	Map Code: 716-G2	Lot: 8
Map Column: G	Township: 03S	Census Block: 14
Map Row: 2	Section: 02	Census Tract: 207001012
	Range: 01E	
School Dist: SCH WLINN/WILS	Qtr Section:	
Nbrhd Code: 15831	16th Section:	
Subdiv Name: WILLAMETTE FALLS		
Legal Desc: 121 WILLAMETTE FALLS LT 8 BLK 14		

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Presented by: **Rick Clark**
Keller Williams Realty Profes.

11/1/2010 3:50:53 PM

CLACKAMAS COUNTY, OR

Tax ID: 00750814
Prop Addr: 1649 5TH AVE
City/State/Zip: WEST LINN OR 97068-4528

Carrier Rt: C001**OWNER INFORMATION**

Owner Name: TUOR DARREN C & TUOR KRISTEN D
Owner Addr: 1649 5TH AVE
City/State/Zip: WEST LINN OR 97068-4528

Phone:
Carrier Rt: C001

LAND INFORMATION**Lot SF:** 51280**Acreage:** 1.18**BUILDING INFORMATION**

Year Built: 1924
Stories: 1
of Bldgs: 1
Bldg Code: SINGLE FAMILY
Fireplace: 1
Foundation: CONCRETE
Exterior Finish: CLAPBOARD

Bedrooms: 4
Bathrooms: 1.1
Living SF: 1745
Bldg SF: 3056
Bldg SF Ind: LIVING
Bsmnt SF: 1311

Parking SF:
Heat Method: FORCED AIR OIL
Roof Cover: COMPOSITION
Roof Type: GABLE
Floor Cover:

SALES INFORMATION

Deed Type	Sale Date	Sale Price	Document No
Current:	3/1/1993	\$140,000	000000021016
Prior:			
Title Co: OREGON TITLE		Vest Type: HUSBAND/WIFE	
Lender: LANDMARK MTG INC		Loan Amt: \$110,000	
Loan Type: CONVENTIONAL			

TAX INFORMATION

Tax Year: 09-10
Tax Amt: \$4,354.86
Levy Code: 003002
Tax Rate: 18.045

Land Val: \$240,187
Impv Val: \$203,870
Total Val: \$444,057

LEGAL INFORMATION

Prop Class: SINGLE FAMILY RESIDENCE / TOWNHOUSE
Land Use: SFR

Map Page: 716	Map Code: 716-G2	Lot: 43
Map Column: G	Township: 03S	Census Block: 43,42
Map Row: 2	Section: 02	Census Tract: 207002028
	Range: 01E	

School Dist: SCH WLINN/WILS
Nbrhd Code: 15831
Subdiv Name: WILLAMETTE & TUALATIN
Legal Desc: 198 WILLAMETTE&TUALATIN TR LT 43 PT LT 42 & PT VAC ST

Presented by: **Rick Clark**
Keller Williams Realty Profes.

11/1/2010 3:50:54 PM

CLACKAMAS COUNTY, OR

Tax ID: 00750510
Prop Addr: 1674 5TH AVE
City/State/Zip: WEST LINN OR 97068-4505

Carrier Rt: C001

OWNER INFORMATION

Owner Name: CLARK RICHARD J
Owner Addr: 1674 5TH AVE
City/State/Zip: WEST LINN OR 97068-4505

Phone:
Carrier Rt: C001

LAND INFORMATION

Lot SF: 10000

Acreage: 0.23

BUILDING INFORMATION

Year Built: 1925
Stories: 1
of Bldgs: 1
Bldg Code: SINGLE FAMILY
Fireplace: 1
Foundation: CONCRETE
Exterior Finish: CLAPBOARD

Bedrooms: 4
Bathrooms: 2
Living SF: 2950
Bldg SF: 2950
Bldg SF Ind: LIVING
Bsmnt SF: 1171

Parking SF:
Heat Method: PACKAGE
Roof Cover: COMPOSITION
Roof Type: GABLE
Floor Cover:

SALES INFORMATION

	Deed Type	Sale Date	Sale Price	Document No
Current:	DEED OF TRUST	8/1/1996	\$205,000	000000063616
Prior:				
Title Co:	FIRST AMERICAN TITLE		Vest Type: HUSBAND/WIFE	
Lender:	SUNSET MTG		Loan Amt: \$55,000	
Loan Type:	CONVENTIONAL			

TAX INFORMATION

Tax Year:	09-10	Land Val:	\$116,899
Tax Amt:	\$3,590.31	Impv Val:	\$259,940
Levy Code:	003002	Total Val:	\$376,839
Tax Rate:	18.045		

LEGAL INFORMATION

Prop Class:	SINGLE FAMILY RESIDENCE / TOWNHOUSE		
Land Use:	SFR		
Map Page:	716	Map Code:	716-G2
Map Column:	G	Township:	03S
Map Row:	2	Section:	02
		Range:	01E
School Dist:	SCH WLINN/WILS	Qtr Section:	
Nbrhd Code:	15831	16th Section:	
Subdiv Name:	WILLAMETTE FALLS		
Legal Desc:	121 WILLAMETTE FALLS BLKS 1-17 LTS 9&10 BLK14		

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PortlandMaps

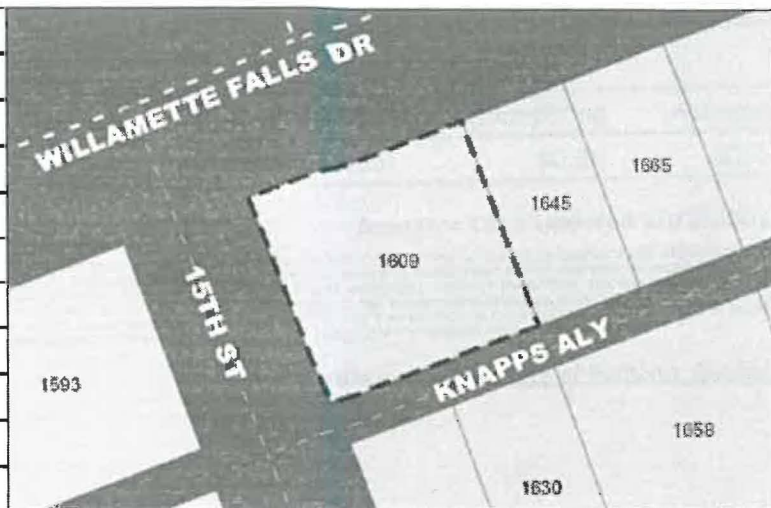
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1609 WILLAMETTE FALLS DR - WEST LINN

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[Summary](#) | **Assessor** | [Permits/Cases](#) | [Block](#) | [Schools](#) | [Parks](#) | [Development](#) | [Garbage/Recycling](#) | [Noise](#) | [Historic Permits](#) | [Water](#)

General Information

Property ID C146817
County CLACKAMAS
State ID 31E02BC00400
Alt Account # 750413
Map Number
Site Info
Site Address 1609 WILLAMETTE FALLS DR
City/State/Zip WEST LINN



Property Description

Tax Roll	Use
Lot	Block
Tax Districts	
Tax Code 003002	Fire
Park	Water
School	Sewer

Deed Information

Sale Date	Type	Instrument	Sale Price
07/01/2008			\$0.00

Land Information

Type	Acres	SQFT
SFR		10,000

Improvement Information

Improvement Type	
Improvement Value \$226,140.00	
Room Descriptions	
Building Class	
Actual Year Built 1939	Effective Year Built
Number of Segments	Construction Style
Foundation Type	Interior Finish
Roof Style	Roof Cover Type
Flooring Type	Heating/AC Type

General Information

Property ID C146836
County CLACKAMAS
State ID 31E02BA07500
Alt Account # 749514
Map Number
Site Info
Site Address 1731 6TH AVE
City/State/Zip WEST LINN



Property Description

Tax Roll	Use
Lot	Block

Tax Districts

Tax Code 003002	Fire
Park	Water
School	Sewer

Deed Information

Sale Date	Type	Instrument	Sale Price
09/01/1993			\$0.00

Land Information

Type	Acres	SQFT
SFR		15,000

Improvement Information

Improvement Type	
Improvement Value \$122,990.00	
Room Descriptions	
Building Class	
Actual Year Built 1900	Effective Year Built
Number of Segments	Construction Style
Foundation Type	Interior Finish
Roof Style	Roof Cover Type
Flooring Type	Heating/AC Type
Plumbing	Fireplace Type

Improvement Details

#	Segment Type	Class	Total Area
	Main		2,318

Tax History

Year	Property Tax	Total Tax
No Tax History Information Available		

Assessment History

Year	Improvements	Land	Special Mkt/Use	Real Market	Exemptions	Assessed
2009	\$122,990.00	\$133,689.00	\$0.00	\$256,679.00	\$0.00	\$0.00

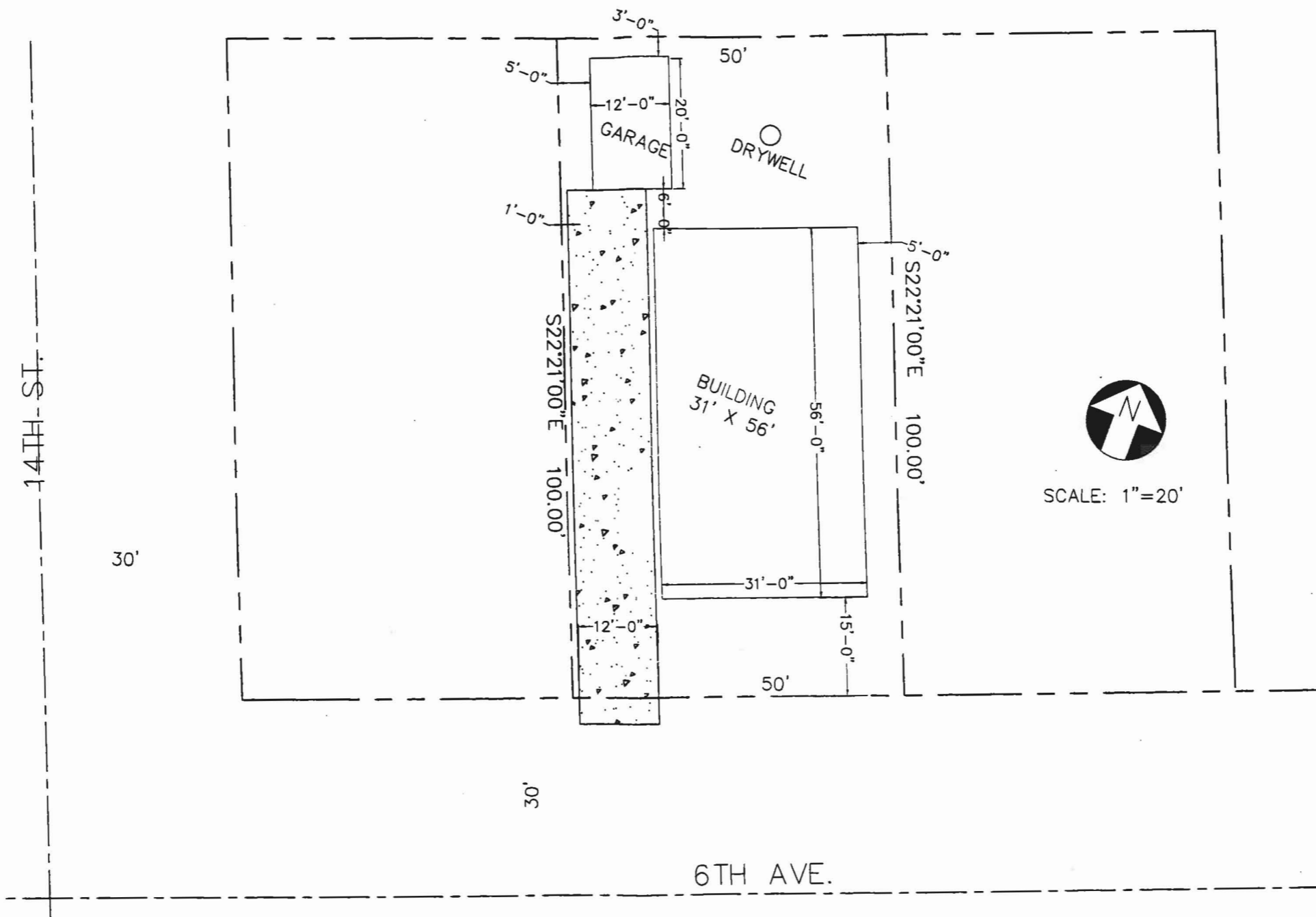
City of Portland, Corporate GIS

Assessor Data Updated 10/25/2010

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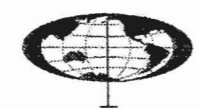
No.	Date	By	Chk.	Revisions
-	-	-	-	-

Designed By:
HL

Drawn By:
MR

Checked By:
HL

Approved By:



CONVERGENT PACIFIC
 8975 SW CENTER STREET
 TIGARD, OREGON 97223
 T: 503-747-3569 F: 503-747-3579

Scale:
1"=30"

Filename:
C1.DWG

Contract No.:

Date:
10/13/10

PRELIMINARY SITE PLAN
 LOT NEXT TO 1697 6TH AVE.
 WEST LINN, OREGON

Drawing No.: Rev.:

C1

Sheet No.:

1 OF 1

FRONT FACADE
FACE=64.6 SQ.FT.
GLAZING=117 SQ.FT.
FRONT HAS 18X GLAZING

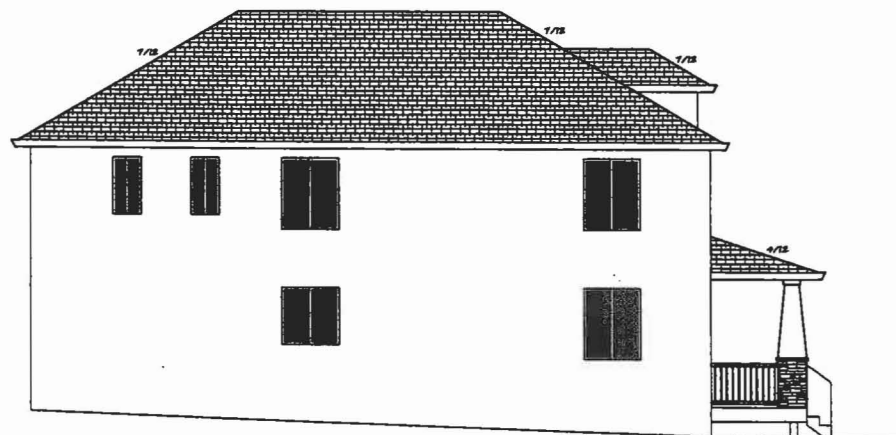


REAR ELEVATION
SCALE 1/8"=1'-0"

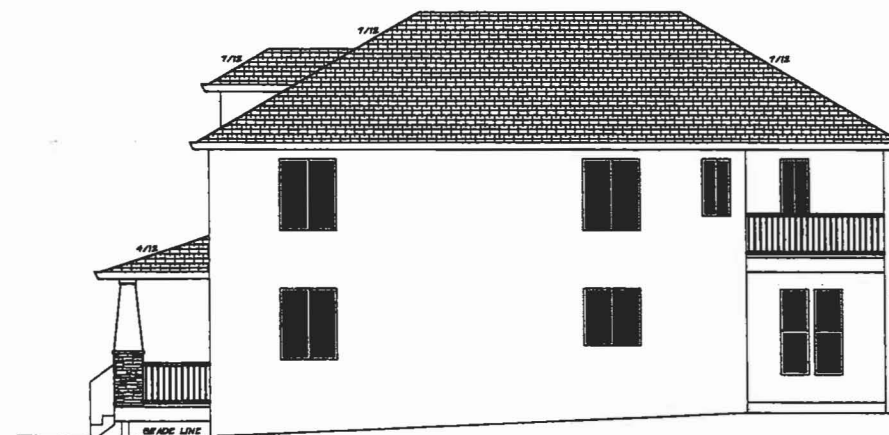


FRONT ELEVATION
SCALE 1/4"=1'-0"

7'-5 1/2"



LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

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VINTAGE
HOMES NW

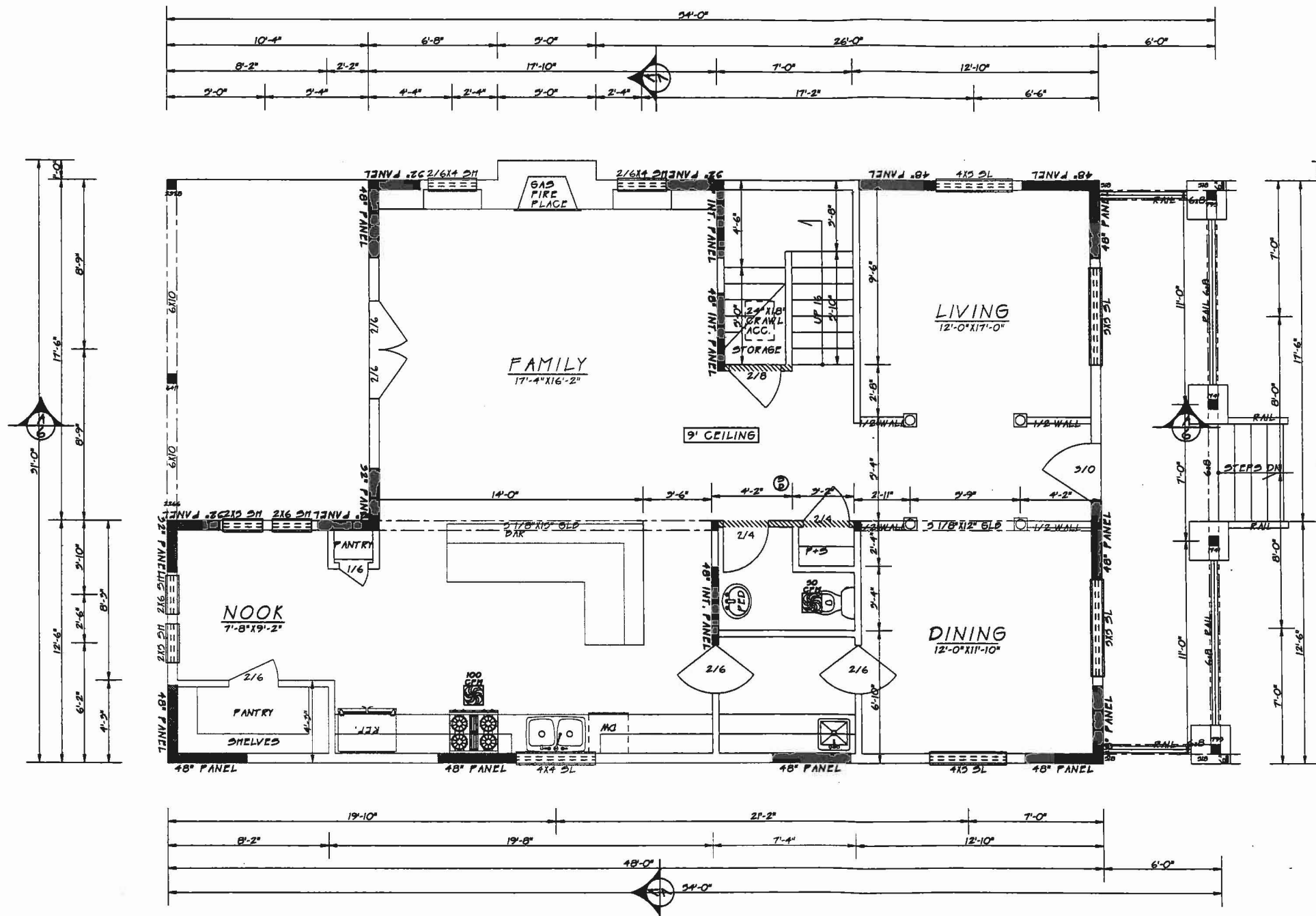
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ORIG	SP
REV	
PLAN #	
2 STORY	

1

6TH ST WEST LINN

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1ST FLOOR PLAN
SCALE 1/4"=1'-0"

AREA	1ST FLOOR	2ND FLOOR	TOTAL
LOWER REAR PORCH	181' 30.0 FT.		
LOWER FRONT PORCH	174' 30.0 FT.		
UPPER REAR PORCH	139' 30.0 FT.		
	1195' 30.0 FT.	1200' 30.0 FT.	2395' 30.0 FT.

Note: Dashed Area - Posts or Studs
 ■ - 6x6 Posts or (3)2x6
 ■ - 4x6 Posts or (3)2x4
 ■ - 4x4 Posts or (2)2x4
 To be determined by framer unless specified on the plan.

MIN. LOADS FLOOR: in PSF LIVE 40lbs. DEAD 10lbs.	ROOF: in PSF LIVE 25lbs. DEAD 17lbs.	DECKS: in PSF LIVE 40lbs. DEAD 20lbs.
--	---	--

6x8 min. 7'-0" ceilings unless noted on plan
 4x10 min. 8'-0" ceilings unless noted on plan
 4x12 min. 9'-0" ceilings unless noted on plan

Design Loads
 Ground snow load to be determined by 2009 IRC figure R301.2(5) or site specific case study needed by local county codes. For more info please contact me at FORGACS R.D. 360-433-1744

All Beams, Rafters, Joist, Hdrs, Post, and Studs are D.F. #2 unless noted on plan. Any wood in contact with concrete must be pressure treated (per 2009 IRC R317)

GENERAL CODE
 R316 Hallways. The minimum width of a hallway shall be not less than 3 feet finished.
 R305.1 Minimum height. Habitable space, hallways, bedrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet. There are 2 exceptions, read IRC
 R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches above the floor.
 R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.
 R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches.
 R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches.
 R312 Egress door. At least one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32 inches when measured between the face of the door and the stop, with the door open 90 degrees. The minimum clear height of the door opening shall not be less than 78 inches in height measured from the top of the threshold to the bottom of the stop.
 R313 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2% percent).
 R314.2 Smoke detection systems. Household fire alarm systems installed in accordance with NFPA 72
 R314.3 Location. Smoke alarms shall be installed in the following locations:
 1. In each sleeping room.
 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 3. On each additional story of the dwelling, including basements and habitable attics.
 When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.

Governing Design Code:
 2009 International Building Code
 2009 International Residential Code
 General
 Specifications and codes referenced in these notes are the versions most recently adopted by the permitting authority. Field verify dimensions and elevations relative to the existing structure prior to fabrication of materials. For future construction field verify dimensions on lot with setbacks and elevations relative to heights limits, per ccr's or per local jurisdictions. Apply, place, erect or install all products and materials in accordance with the manufacturer's instructions. Adequately brace structure and all structural components against wind, lateral earth and seismic forces until the permanent lateral force resisting systems have been installed. Provide blocking between studs (or other means of bracing) at wood bearing walls to prevent stud buckling prior to installation of gypsum wallboard.

BRACE LEGEND PER 2009 IRC (R602)

48" PANEL	WOOD STRUCTURAL PANEL SHEATHING NOT LESS THAN 15/32" THICK FOR STUDS 16" O/C AND NOT LESS THAN 7/16" THICK FOR STUDS 24" O/C
48" INTERIOR PANEL	1/2" GYPSUM BOARD ON STUDS NOT SPACED OVER 16" O/C NAILED 6" O/C
32" PANEL	ALTERNATE DRAGED WALL PANEL PER 2009 IRC (R602)
24" PORTAL FRAME	MINIMUM LATERAL RESTRAINT PANEL PER 2009 IRC (R602)
16" PORTAL FRAME	ALTERNATE DRAGED WALL PANEL PER 2009 IRC (R602)

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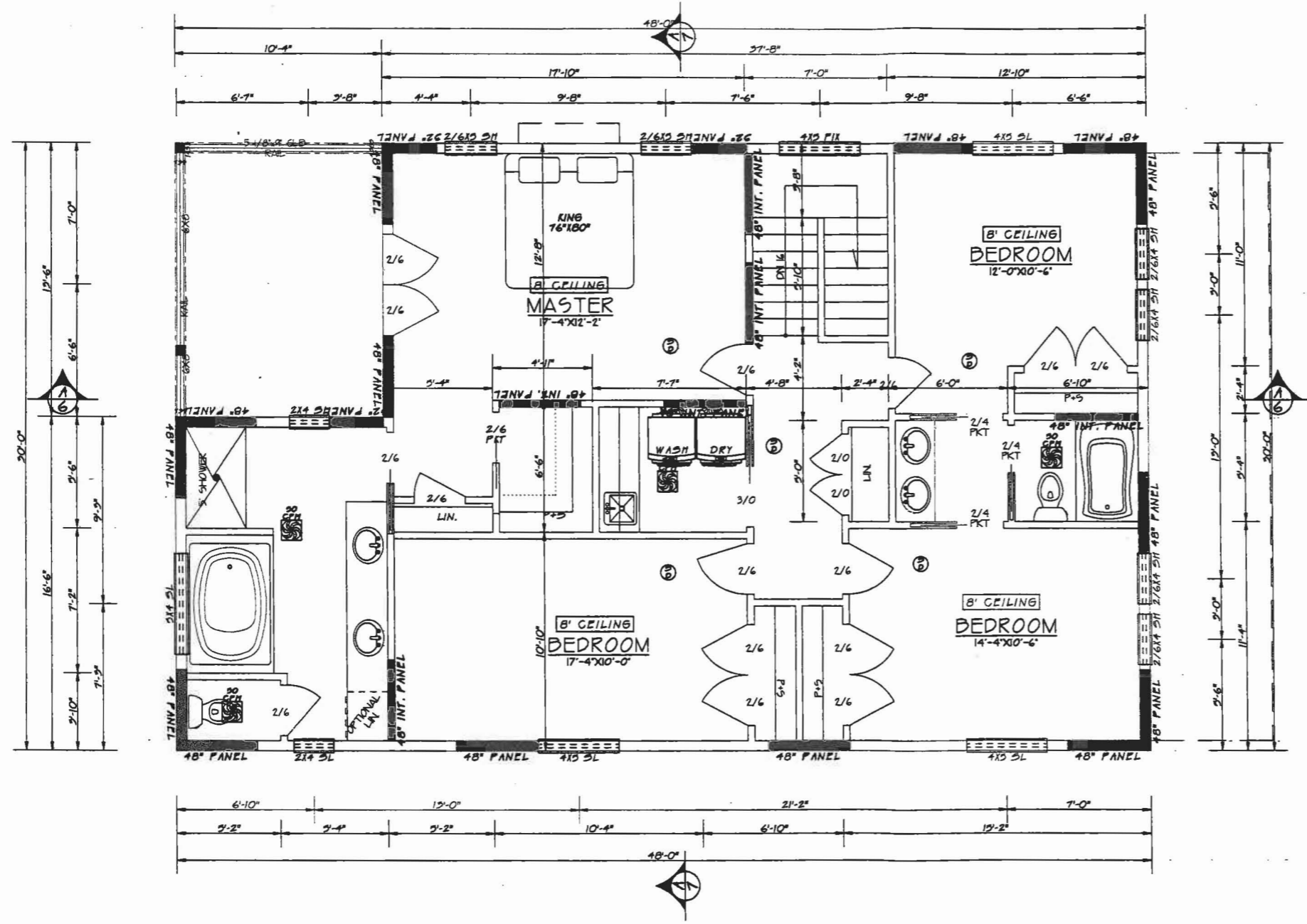
EXCLUDED ACCORDING TO BUILDING CODES, AND/OR LOCAL ZONING ORDINANCES, OVERLAYS, AND/OR LOCAL LAND AND TRAP PLANS, TO BE OBTAINED FROM THE PERMITTING AUTHORITY. THE USER/OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS OF THE EXISTING STRUCTURE PRIOR TO CONSTRUCTION. THE USER/OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS OF THE EXISTING STRUCTURE PRIOR TO CONSTRUCTION. THE USER/OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ELEVATIONS OF THE EXISTING STRUCTURE PRIOR TO CONSTRUCTION.

ORIG	SP
REV	

PLAN #
2 STORY

2

6TH ST WEST LINN



2nd FLOOR PLAN
SCALE 1/4"=1'-0"

FRAMING LUMBER
LUMBER SPECIES: douglas fir-larch grade lumber
LUMBER GRADES:
exterior wall studs no.2 or better
interior non-bearing wall studs standard or better
interior bearing wall studs no.2 or better
joists no.2 or better
beams no.1 or better unless noted on plan
posts no.1 or better unless noted on plan
blocking standard or better
solid blocking use same depth as members

ANY WOOD IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED (PER 2009 IRC R319)

GLUE LAMINATED MEMBERS:
MEMBER SPECIES: use western
MEMBER GRADE:
(simple, multiple span or cantilevered spans) use 2.41-1.4

MATERIAL STANDARDS:
architectural grade appearance
do not use 2.41-1.8s unless noted & approved by a qualified supplier or structural engineer.
GLULAM COLUMNS: use combination #3 dt
PLYWOOD SHEATHING
ROOF SHEATHING: 1/2" min. index 32/16
FLOOR SHEATHING: 3/4" min. index 48/24 t&g
WALLS SHEATHING: 7/16" min. index 32/10
WOOD PRODUCT MANUFACTURER:
engineered wood products must conform with all applicable provisions of the IRC 2009 code
Trus Joist -TJI series joist or
Doise engineering -DCI series joists
assemblies and hangers, as required to provide a complete floor or roof structural system per joist manu.

RM BOARD:
1-1/4" wide, 1.3c grade unless noted on plans or approved by joist supplier or structural engineer

CEILING REQUIREMENTS FOR MECHANICAL UNITS:
1-1/4" wide, 1.3c grade unless noted on plans or approved by joist supplier or structural engineer

SIDING:
siding to be determined by owner/builder

GARAGE / DWELLING SEPARATION:
on the garage side of walls and ceiling with a min. 1/2" gap and 3/8" type "x" gap at ceiling with habitable rooms above.

INSULATION R-VALUES:
2x4 walls: R-15 min.
2x6 walls: R-21 min.
roof cavities: R-30 min.
vaulted roof cavities: R-30 min.
under slab: R-10 rigid min., 2" horizontal length min.
insulation baffles at vents (per IRC 1203.2)
floor cavities:
R-30 min. with 1" min. air space for venting (per IRC 1203.2)

CRAWLSPACE:
18" min. clearance from grade to bottom of floor joist and min. 12" clearance to bottom of girders or beams in the crawlspace

ROOF:
composition roof shingles must be a minimum of 25-year on 15° tilt on 1/2" plywood on manu. truss or rafters 24" o/c per 2009 IRC R905. use Simpson "H2.5" clip on each truss or rafter

ATTIC VENTILATION:
Attic Vents R806.2 Minimum area. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.

OVERHANGS:
overhangs are to be determined by owner/builder

GUTTERS:
gutters are to be determined by owner/builder

BRACE LEGEND PER 2009 IRC (R602)

	48" PANEL WOOD STRUCTURAL PANEL SHEATHING NOT LESS THAN 15/32" THICK FOR STUDS 16" O/C AND NOT LESS THAN 7/16" THICK FOR STUDS 24" O/C
	32" INTERIOR PANEL 1/2" GYPSUM BOARD ON STUDS NOT SPACED OVER 16" O/C NAILED 6" O/C
	24" PORTAL FRAME ALTERNATE BRACED WALL PANEL PER 2009 IRC (R602)
	16" PORTAL FRAME ALTERNATE BRACED WALL PANEL PER 2009 IRC (R602)

NOTE: ALL NEW CONSTRUCTION TO BE PER 2009 IRC. ALL EXISTING CONSTRUCTION TO BE PER 2009 IRC. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

ORIG	9/1
REV	

PLAN #
2 STORY

3

TABLE R602.30
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a, b, c	SPACING OF FASTENERS
Roof			
1	Blocking between joists or rafters to top plate, toe nail	3-6d (2 1/2" X 0.135")	N/A
2	Ceiling joists to plate, toe nail	3-6d (2 1/2" X 0.135")	N/A
3	Ceiling joists not attached to parallel rafter, lags over partitions, face nail	3-10d (3" X 0.185")	N/A
4	Collar to rafter, face nail or 1/4" X 7/16" steel ridge strap	3-10d (3" X 0.185")	N/A
5	Rafter to plate, toe nail	2-6d (2 1/2" X 0.135")	N/A
6	Roof rafters to ridge, valley or hip rafters: toe nail, face nail	4-6d (2 1/2" X 0.135") 3-6d (2 1/2" X 0.135")	N/A
Wall			
8	Double corner studs 10d (3" X 0.185")	10d (3" X 0.185")	24" o.c.
9	Out-let header, two pieces with 1/2" spacer	4d (3/8" X 0.105")	4" o.c. along each edge
10	Continuous header, two pieces	4d (3/8" X 0.105")	4" o.c. along each edge
11	Continuous header to stud, toe nail	4-6d (2 1/2" X 0.135")	N/A
12	Double studs, face nail	10d (3" X 0.185")	24" o.c.
13	Double top plates, face nail	10d (3" X 0.185")	24" o.c.
14	Double top plates, minimum 48-inch offset of end joints, face nail in lapped area	8-6d (2 1/2" X 0.135")	N/A
15	Side plate to joist or blocking, face nail	4d (3/8" X 0.105")	12" o.c.
16	Side plate to joist or blocking at braced wall panels	3-6d (2 1/2" X 0.135")	N/A
17	Stud to sole plate, toe nail	2-6d (2 1/2" X 0.135") or 2-6d (3/8" X 0.105")	N/A
18	Top or sole plate to stud, end nail	2-6d (3/8" X 0.105")	N/A
19	Top plates, lags at corners and intersections, face nail	2-10d (3" X 0.185")	N/A
20	L-brace to each stud and plate, face nail	2-6d (2 1/2" X 0.135")	N/A
21	1" brace to each stud and plate, face nail	2 staples 1 3/4"	N/A
22	1X6" sheathing to each bearing, face nail	2-6d (2 1/2" X 0.135")	N/A
23	1X6" sheathing to each bearing, face nail	2 staples 1 3/4"	N/A
24	Wider than 1X6" sheathing to each bearing, face nail	2-6d (2 1/2" X 0.135")	N/A
25	2-6d (2 1/2" X 0.135")	2 staples 1 3/4"	N/A
26	2" subfloor to joist or girder, blind and face nail	2-6d (2 1/2" X 0.135")	N/A
27	2" subfloor to joist or girder, blind and face nail (roof applications also)	6d (2 1/2" X 0.135")	4" o.c.
28	2" subfloor (blind & beam floor & roof)	2-6d (2 1/2" X 0.135")	at each bearing. Not each bearing as follows: 32 min. on top and bottom and staggered. Top nails at sub-soil at each splice.
29	Out-let girders and beams, 2-inch lumber layers	10d (3" X 0.185")	N/A
30	Ledger strip supporting joists or rafters	3-6d (2 1/2" X 0.135")	At each joist or rafter

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER b, c, e	Edges (inches) i	Intermediate supports c, e (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
30	3/8" - 1/2"	6d common (2" X 0.135") nail (subfloor wall); 6d common (2 1/2" X 0.135") nail (roof)	6	12g
31	3/8" - 1/2"	6d common (2" X 0.135") nail (subfloor wall); 6d common (2 1/2" X 0.135") nail (roof) +	6	12g
32	1/2" - 1"	6d common (2 1/2" X 0.135") nail (roof) +	6	12g
33	1/8" - 1/4"	10d common (3" X 0.185") nail or 6d (2 1/2" X 0.135") deformed nail	6	12
Other wall sheathing h				
34	1/2" structural cellulosic fiberboard sheathing	1/2" galvanized roofing nail, 7/16" crown or 1" crown staple (6 ga. 1 1/4" long)	3	6
35	25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple (6 ga. 1 1/2" long)	3	6
36	1/2" gypsum sheathing d	1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7	7
37	5/8" gypsum sheathing d	1 3/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
38	3/4" and less	6d deformed (2" X 0.120") nail or 6d common (2 1/2" X 0.135") nail	6	12
39	7/8" - 1"	6d common (2 1/2" X 0.135") nail or 6d deformed (2 1/2" X 0.120") nail	6	12
40	1 1/8" - 1 1/4"	10d common (3" X 0.185") nail or 6d deformed (2 1/2" X 0.120") nail	6	12

For ψ : 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; ksi = 6.895 MPa

a. All nails are smooth-shank, hot or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strength as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.192 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16-gauge wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

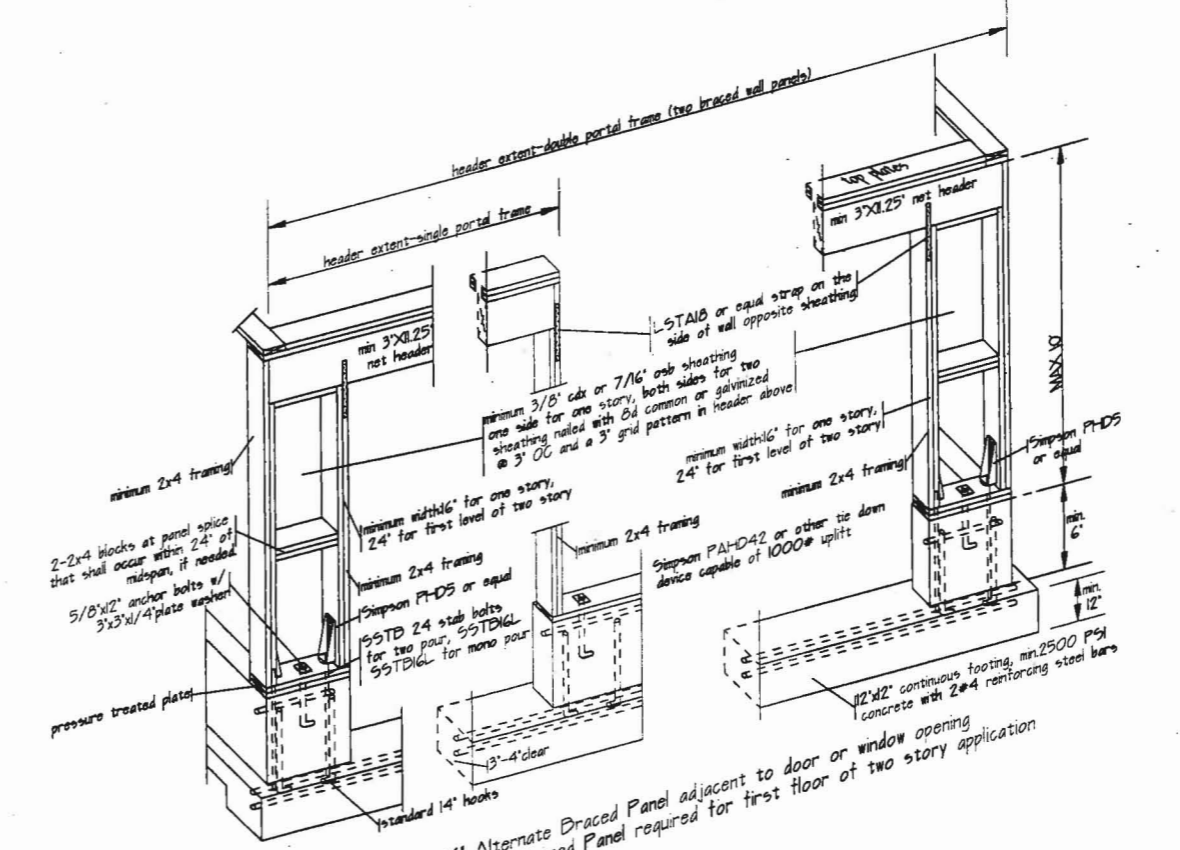
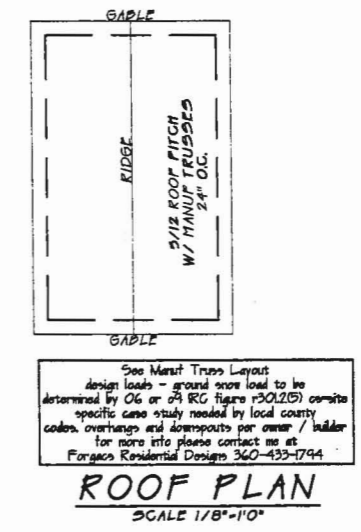
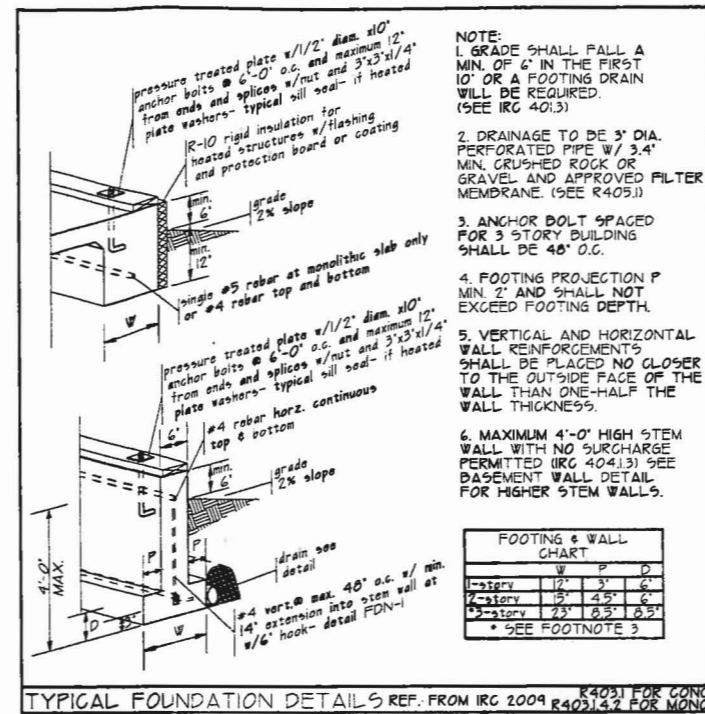
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 100 mph or greater, 6d deformed (2 1/2" X 0.120") nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 40-inch distance from ridges, eaves and gable end walls, and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to the ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeter only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of the code. Floor perimeter shall be supported by framing members or solid blocking.



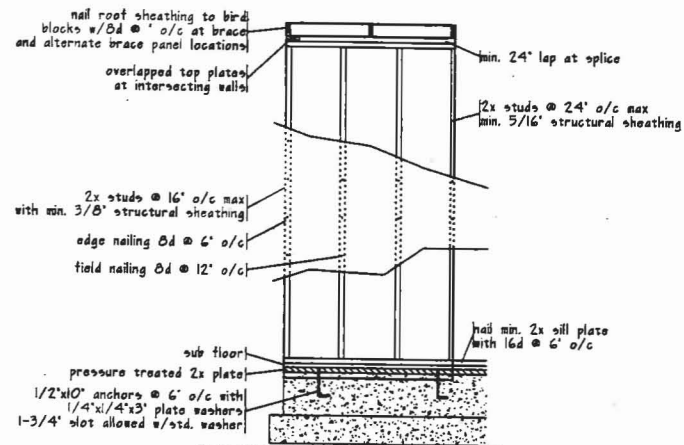
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EXCLUDED FROM THESE PLANS OR NOT SHOWN ARE: EXISTING CONSTRUCTION TO REMAIN; EXISTING UTILITIES; LOCAL ZONING ORDINANCES; EXISTING FOUNDATION OR RETAINMENT WALLS; EXISTING DRIVEWAYS OR SIDEWALKS; EXISTING FENCES; EXISTING TREES OR SHRUBS TO REMAIN; EXISTING SEWER OR WATER MAINS; EXISTING CULVERTS; EXISTING GUTTERS; EXISTING EAVES; EXISTING ROOFS; EXISTING WALLS; EXISTING CEILING; EXISTING FLOORING; EXISTING INTERIORS; EXISTING EXTERIORS; EXISTING LANDSCAPING; EXISTING UTILITIES; EXISTING FOUNDATION OR RETAINMENT WALLS; EXISTING DRIVEWAYS OR SIDEWALKS; EXISTING FENCES; EXISTING TREES OR SHRUBS TO REMAIN; EXISTING SEWER OR WATER MAINS; EXISTING CULVERTS; EXISTING GUTTERS; EXISTING EAVES; EXISTING ROOFS; EXISTING WALLS; EXISTING CEILING; EXISTING FLOORING; EXISTING INTERIORS; EXISTING EXTERIORS; EXISTING LANDSCAPING.

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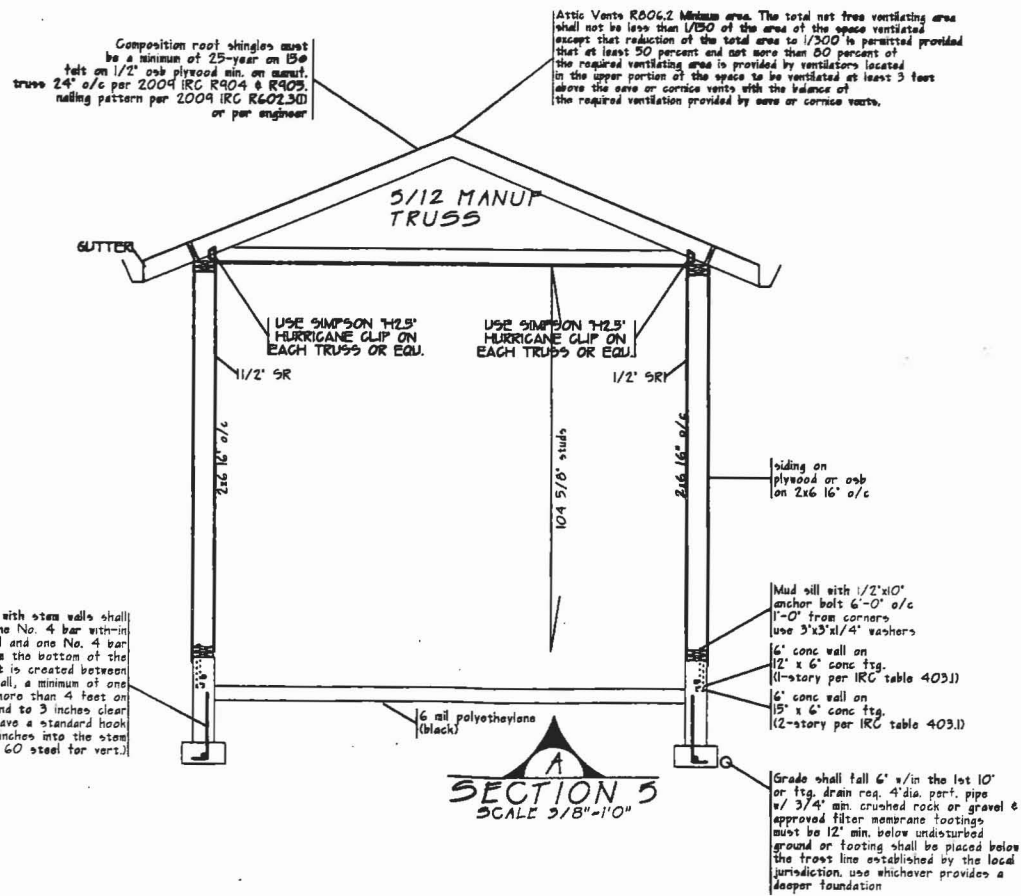
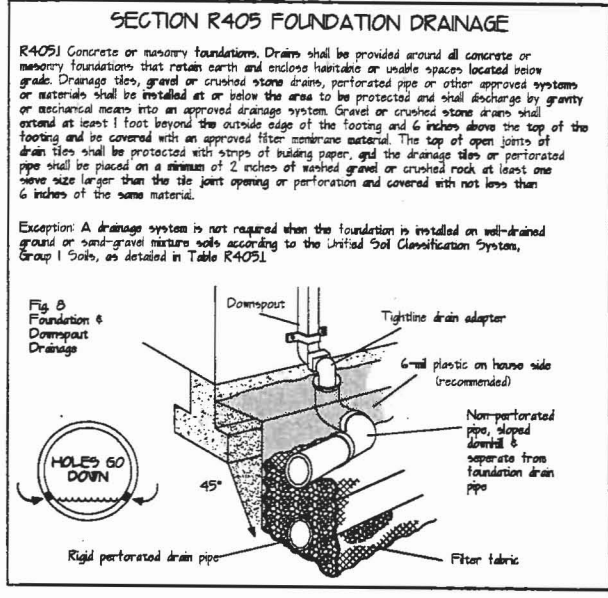
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TYPICAL 48" BRACE PANEL - PER 2006 IRC

- 1.) all vertical joints shall occur over, and be fastened to common studs. (R602.10.7 (sec. 5)-5)
- 2.) all horizontal joints shall occur over, and be fastened to common blocking, of a minimum 2" nominal thickness.
- 3.) see R602.10.11 for braced wall line spacing.
- 4.) panel method R602.10.3.3-3 depicted.



R403.1.3 Foundations with stem walls shall have installed a minimum of one No. 4 bar within 12 inches of the top of the wall and one No. 4 bar located 3 inches to 4 inches from the bottom of the footing. Where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet on center. The vertical bar shall extend to 3 inches clear of the bottom of the footing, have a standard hook and extend a minimum of 4 inches into the stem wall. (grade 60 steel for vert.)

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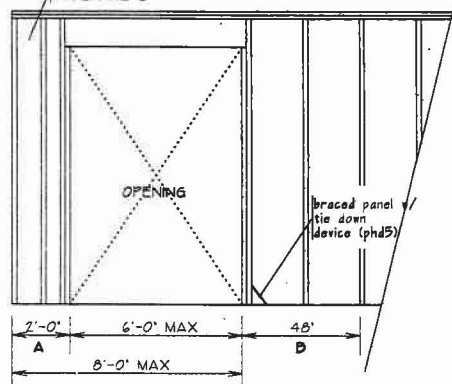
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IRC SECTION R602.10.11.2 exterior braced wall lines shall have a braced wall panel at each end of the braced wall line, exception: for braced wall panel construction method 3 of section R602.10.3 (wood structural panel sheathing), the braced wall panel shall be permitted to begin no more than 8 feet from each end of the braced wall line provided one of the following is satisfied:

1. a minimum 24-inch-wide panel is applied to each side of the building corner and the two 24-inch-wide panels at the corner shall be attached to framing in accordance with figure R602.10.3, or
2. the end of each braced wall panel closest to the corner shall have a tie-down device fastened to the stud at the edge of the braced wall panel closest to the corner and to the foundation or framing below, the tie-down device shall be capable of providing an uplift allowable design value of at least 1800 pounds, the tie-down shall be installed in accordance with the manufacturer's recommendations.

2' corners- see R602.10.11.2-2



option a - min. 2' corner panels each side of corner - see R602.10.11-2

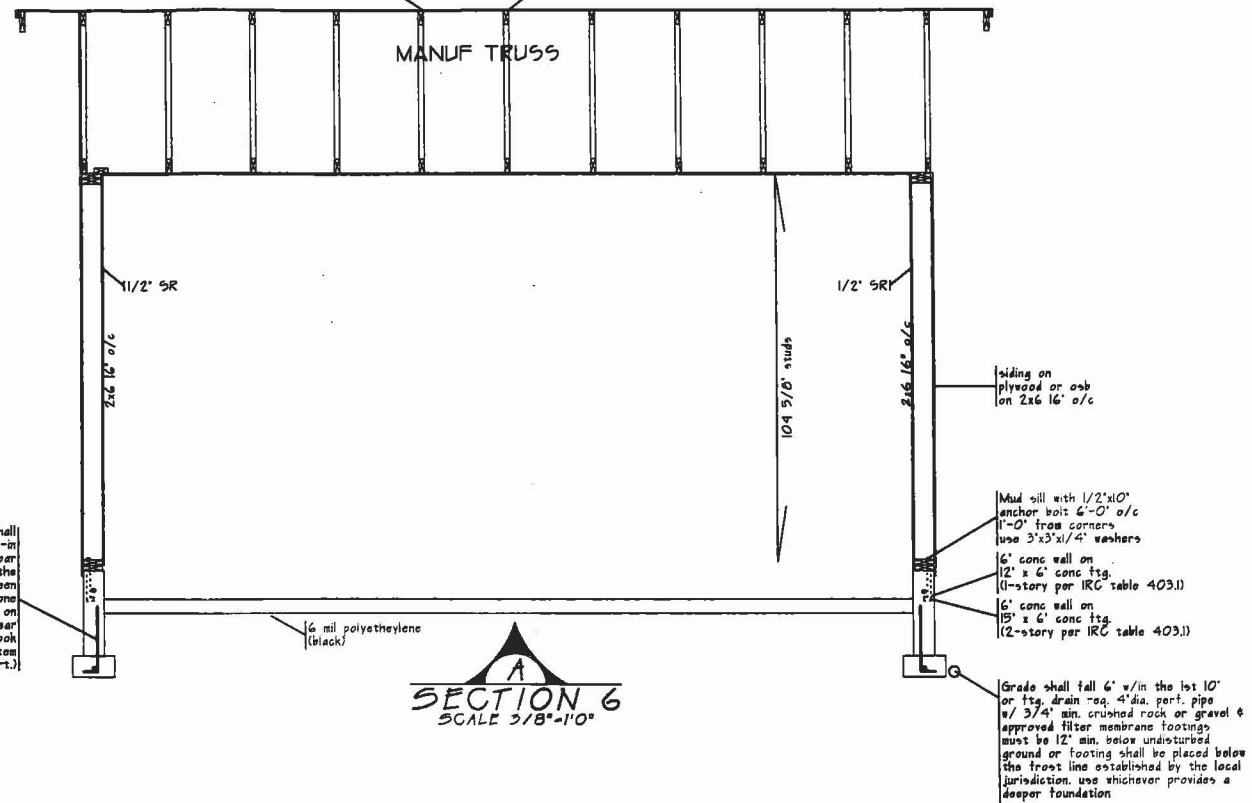
option b - 4' braced panel per R602.10.11-2 with tie-down device or alternate brace panel per R602.10.6

BRACED WALL AT CORNERS
(SW-48-C-1)

R403.1.3 Foundations with stem walls shall have installed a minimum of one No. 4 bar with a 12 inches of the top of the wall and one No. 4 bar located 3 inches to 4 inches from the bottom of the footing. Where a construction joint is created between a concrete footing and a stem wall, a minimum of one No. 4 bar shall be installed at not more than 4 feet on center. The vertical bar shall extend to 3 inches clear of the bottom of the footing, have a standard hook and extend a minimum of 14 inches into the stem wall. (grade 60 steel for vert.)

Composition roof shingles must be a minimum of 25-year on 15# felt on 1/2" o/sb plywood min. on manuf. truss 24" o/c per 2009 IRC R904 & R905, nailing pattern per 2009 IRC R602.30) or per engineer

Attic Vents R606.2 Minimum area. The total net free ventilating area shall not be less than 1/50 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted provided that at least 50 percent and not more than 60 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents.



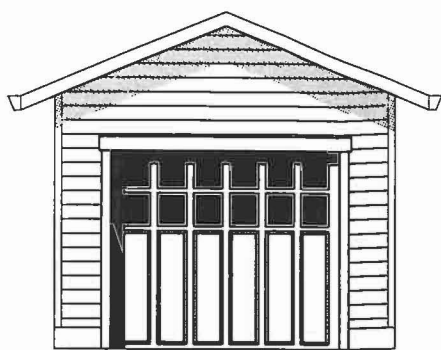
SECTION 6
SCALE 3/8"=1'-0"

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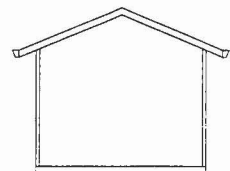
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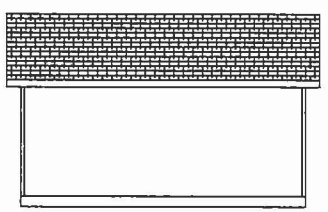
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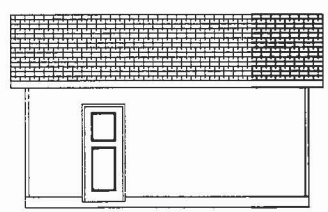
FRONT ELEVATION
SCALE 1/4"=1'0"



REAR ELEVATION
SCALE 1/8"=1'0"



LEFT SIDE ELEVATION
SCALE 1/8"=1'0"



RIGHT SIDE ELEVATION
SCALE 1/8"=1'0"

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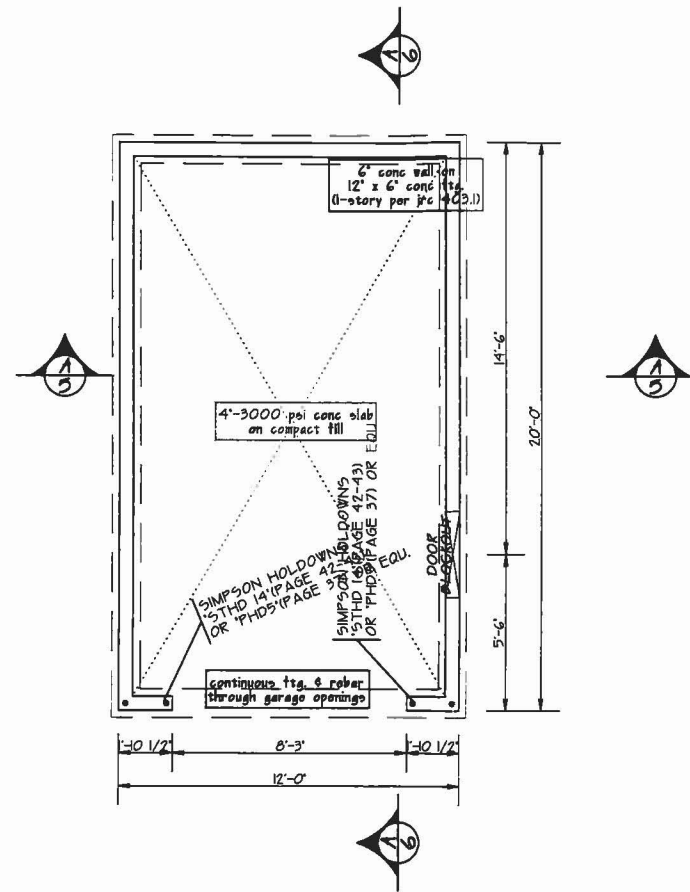
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FOUNDATION PLAN
SCALE 1/4"=1'-0"

GOVERNING DESIGN CODE:
2009 INTERNATIONAL BUILDING CODE
2009 INTERNATIONAL RESIDENTIAL CODE

FOUNDATIONS:
Foundation sizes based on an allowable soil bearing pressure of 1500 psi dead and live loads combined. place footings on firm, undisturbed original (virgin) soil, or on structural fill and shall be under frost line, per county code, unless noted by engineer.

CONCRETE MIX DESIGN:
3000 psi conc. for slab, 2500 PSI conc. walls, and footings all on compact fill or virgin soil. (slabs may require 6x6x10ga in some jurisdictions)

ANCHORS IN CONCRETE:
install according to manufacturer's recommendations. anchor bolts use bolts with rolled threads. unless noted otherwise embed anchor bolts seven inches (7") minimum into concrete.

pt mud sill with 1/2"x10" (5/8"x10" for Oregon) @ 6'-0" o.c. & max 12" from ends with 3"x3x1/4" steel plate washers at each bolt, typ. anchor bolt space for 3-story buildings shall be 48" o.c.

anchor bolt must be located no greater than 12" to foundation plate splices and no less than 7 times the anchor bolt dia.
example: 1/2"x7-3-1/2" from splices
example: 5/8"x7-4-3/8" from splices
provide 2 anchor bolts per piece of foundation plate minimum

1-STORY PER IRC 403.1
6" conc wall (4' tall max) on 12"x6" conc. ftg. see basement wall details for higher stemwalls or per engineer.

2-STORY PER IRC 403.2
6" conc wall (4' tall max) on 15"x6" conc. ftg. see basement wall details for higher stemwalls or per engineer.

3-STORY PER IRC 403.3
8" conc wall (4' tall max) on 23"x8 1/2" conc. ftg. see basement wall details for higher stem walls or per engineer.

REBAR:
min. #4 rebar top of wall and footing cont. 40 dia. lap at splices, stem walls higher than 4' will require design as retaining wall or constrained basement wall per local jurisdiction or engineer.

#4 vert. @ max. 4' o.c. with min. 14" extensions into stem wall at splice, min. 6" hook
continuous ftg. & rebar through garage openings

EXPANSION ANCHORS INTO CONCRETE:
embed expansion anchors (4") minimum into concrete.

GRADE:
grade shall fall a min. 6" w/in lot 10' or ftg. drain req. 3" dia. min. perforated pipe w/ 3/4" min. crushed rock or gravel & approved filter membrane see r403.1

footings must be 12" min. below undisturbed ground or footing shall be placed below the frost line established by the local jurisdiction. use whichever provides a deeper foundation - vertical and horizontal wall reinforcement's shall be placed no closer to the outside face of the wall than 1/2 the wall thickness.

POST CONNECTIONS:
Typical 6x6 posts 'if in contact w/ weather or conc. use pt - post to conc. connection use Simpson 'CD66' post base or equ. - post to hdr or beam connection Simpson 'DC6' post cap or equ. post to decking connection Simpson 'DC60' half base' cap or equ. for 6x6 post connections see manuf. for installation details

Typical 4x4 posts 'if in contact w/ weather or conc. use pt - post to conc. connection use Simpson 'EPD44T' post base or equ. - post to hdr or beam connection Simpson 'DC4' post cap or equ. post to decking connection Simpson 'DC40' half base' cap or equ. for 4x4 post connections see manuf. for installation details

SN VENT PER CODE:
The minimum net area of ventilation openings shall not be less than 1 square foot for each 150 square feet of under-floor space. Vent shall be within 3 feet of each corner of the building.

BEAM POCKET: w/ 1/2" air space on 3-sides

WOOD CONNECTION: 2x10 ledger w/ 5/8" x 5" lag screws staggered 16" o/c

CONC. CONNECTION: 2x10 ledger w/ 5/8" x 5" lag screws staggered 16" o/c

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