

LAND USE PRE-APPLICATION CONFERENCE

Thursday, September 1, 2011

City Hall
22500 Salamo Road

Willamette Conference Room

8:00 am Addition of one-story sunroom at rear of house in Historic District

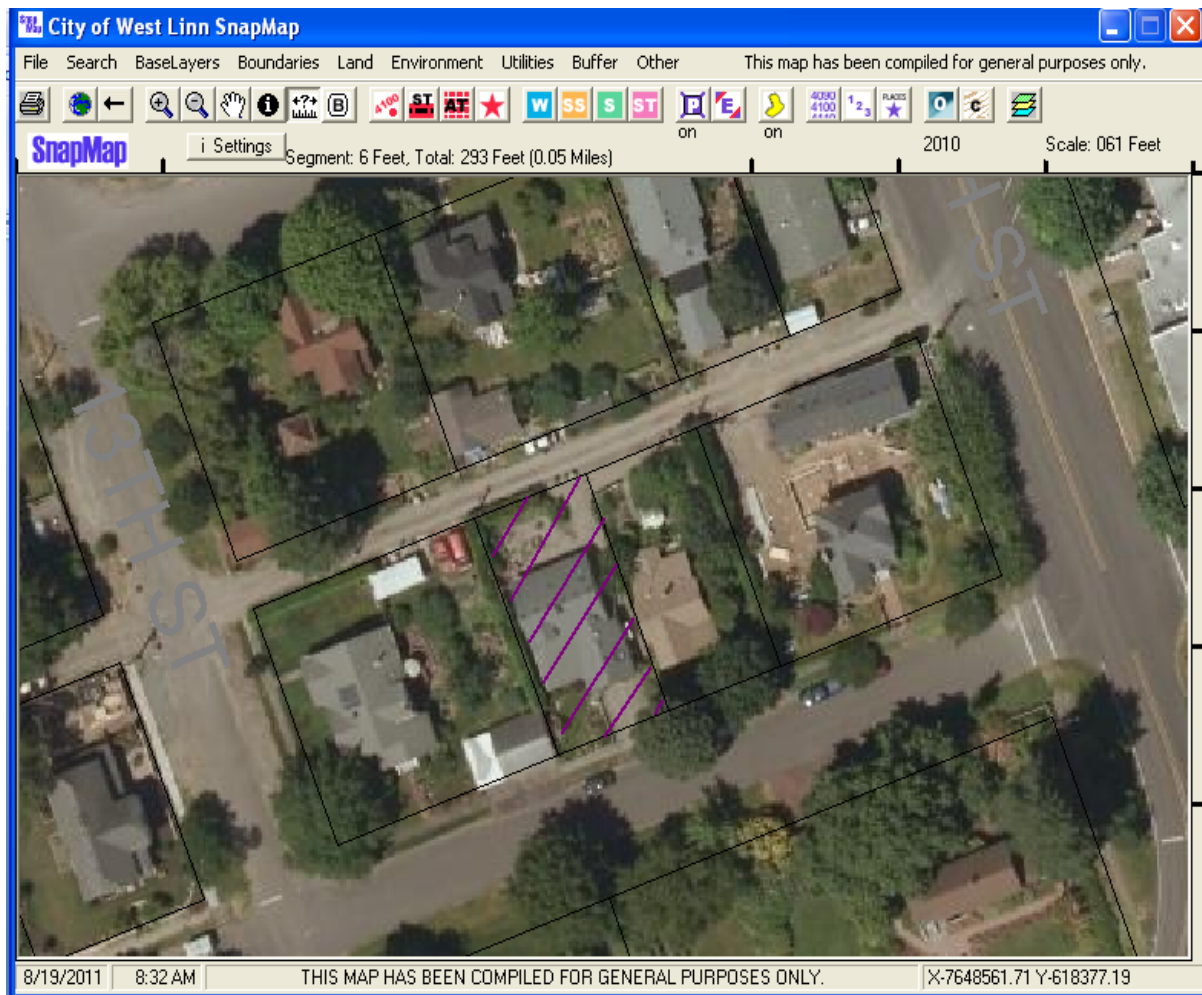
Applicant: Elizabeth Kieres

Subject Property Address: 1852 4th Ave

Neighborhood Assn: *Willamette Neighborhood Association*

Planner: Sara Javoronok

Project #: PA-11-23



in by 9/8/11 for 9/15/11
or 8/18/11 for earlier



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: <u>9-1-11</u>	TIME: <u>8:00 am</u>	PROJECT #: <u>PA-11-23</u>
STAFF CONTACT: <u>Sara Javoronok</u>	FEE: <u>n/c.</u>	

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): Lot 9 Block 16, Willamette Falls
or 1852 4th Avenue
Brief Description of Proposal: Addition, rear of house, one story
sun room.

Applicant's Name: Elizabeth Kieres
Mailing Address: 1852 4th Avenue
Phone No: 503 680 6141 Email Address: kierese@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:

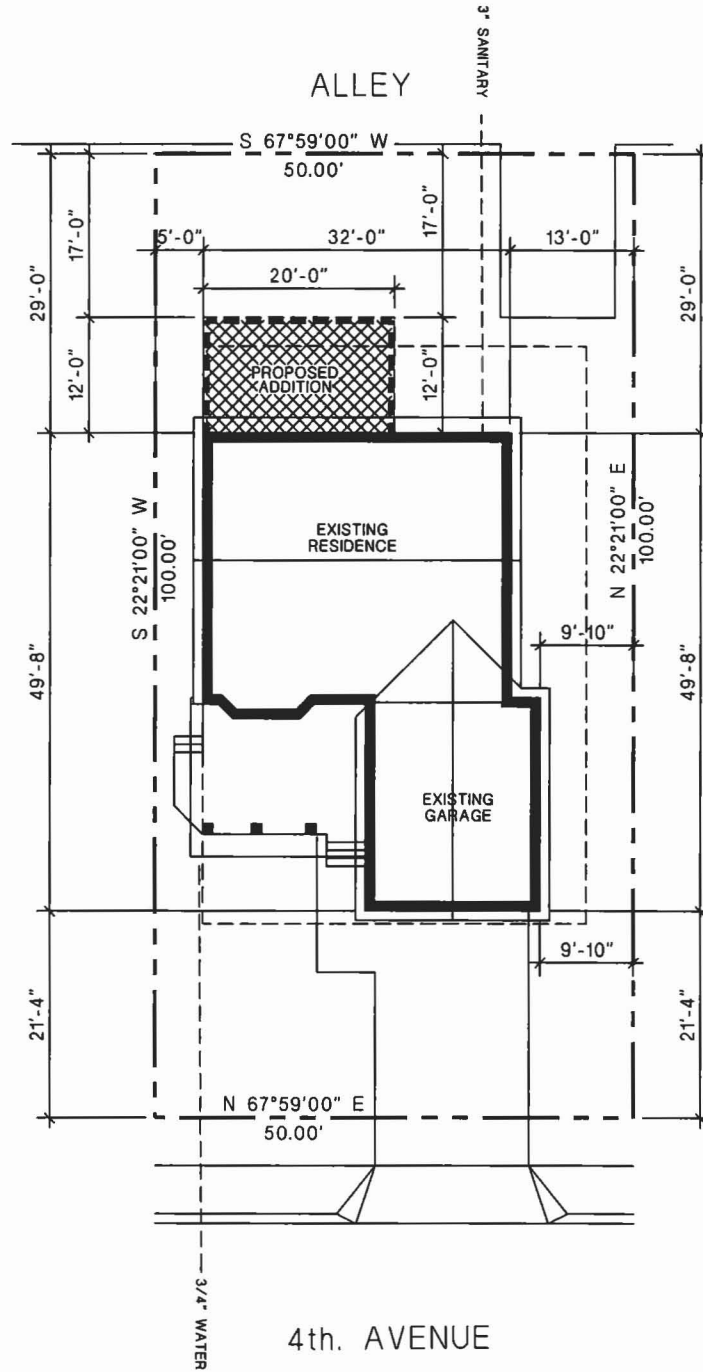
- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Access to and from the site, if applicable
- General location of existing trees
- Location of creeks and/or wetlands
- Location of existing utilities (water, sewer, etc.)
- 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.

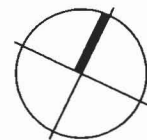
Elizabeth Kieres
Property owner's signature
8/18/11
Date


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



SITE PLAN

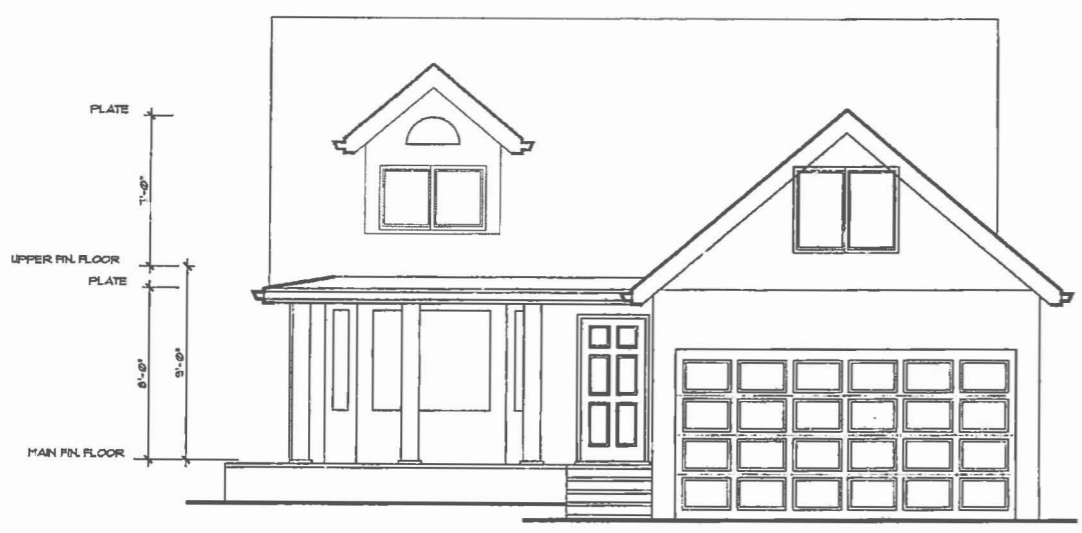
SCALE 1" = 20' - 0"



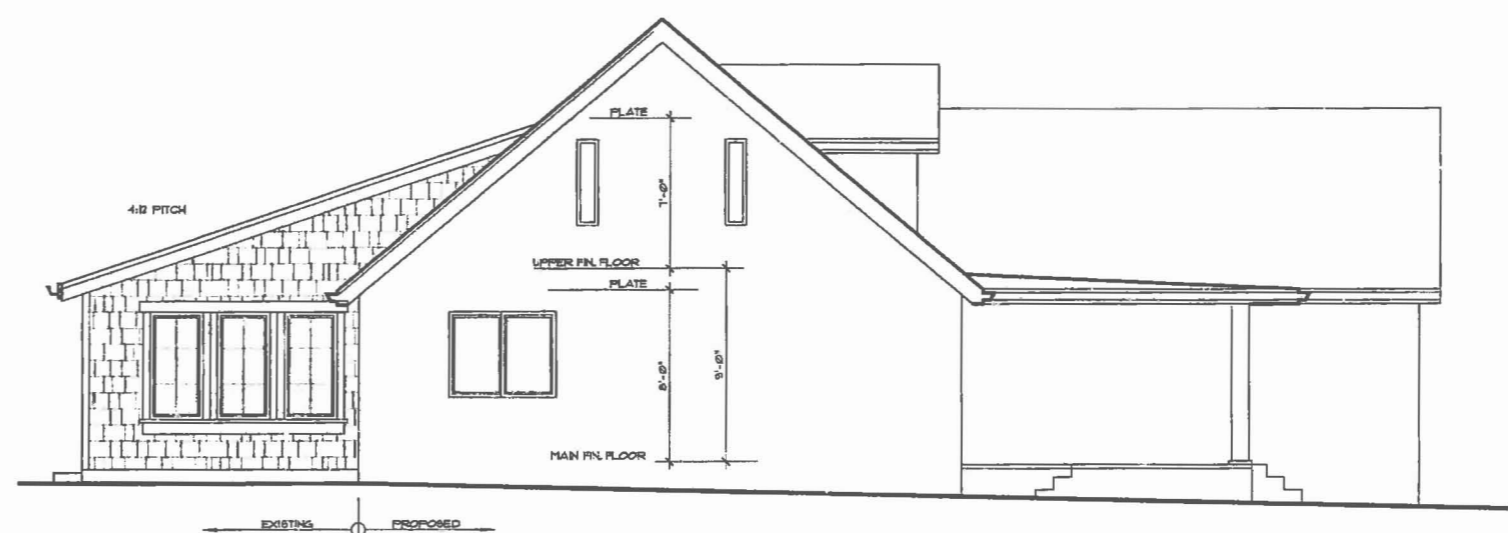
 <p>WATSON DESIGN WORK, INC. 1820 McKillican St. West Linn, Oregon 97068</p>	<p>WATSON DESIGN WORKS WILL NOT BE LIABLE FOR THE ACCURACY OF THE TOPOGRAPHY INFORMATION IF IT IS THE SOLE RESPONSIBILITY OF THE BUILDER / OWNER TO VERIFY ALL SITE CONDITIONS, INCLUDING ANY PLS. PLACED ON THE SITE THAT MAY CAUSE OF ANY POTENTIAL FIELD MODIFICATIONS.</p>	<p>PROJECT: KIERES RESIDENCE SUNROOM ADDITION</p>	<p>SITE INFORMATION: ADDRESS: 1852 4th Ave. CITY OF WEST LINN</p>	<p>JOB No. 11075 JOB No. 8.17.2011</p>
		<p>SITE</p>		

THESE PLANS ARE THE PROPERTY OF WATTON DESIGN WORKS, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF WATTON DESIGN WORKS, INC. IS STRICTLY PROHIBITED. WATTON DESIGN WORKS, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

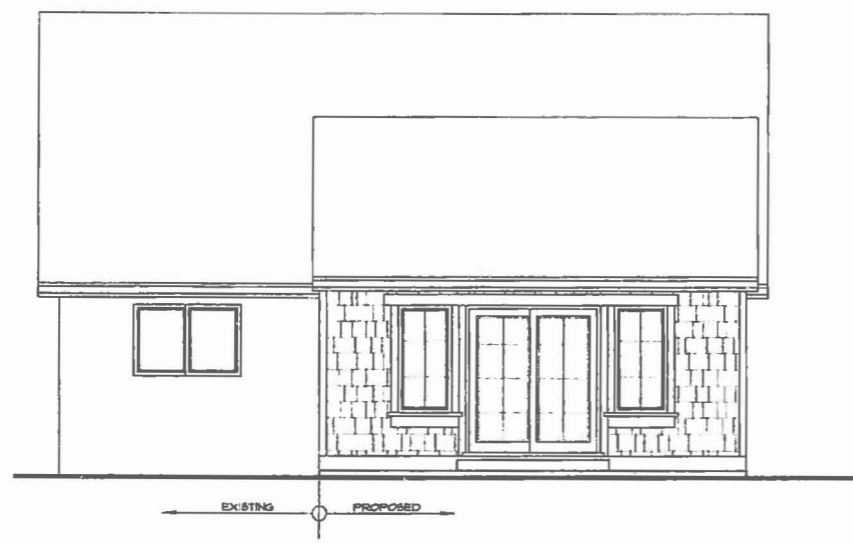
WATTON DESIGN WORKS, INC.
 1820 McKillican St.
 West Linn, Oregon 97068
 503.655.1001
 thomas@wattondesign.com



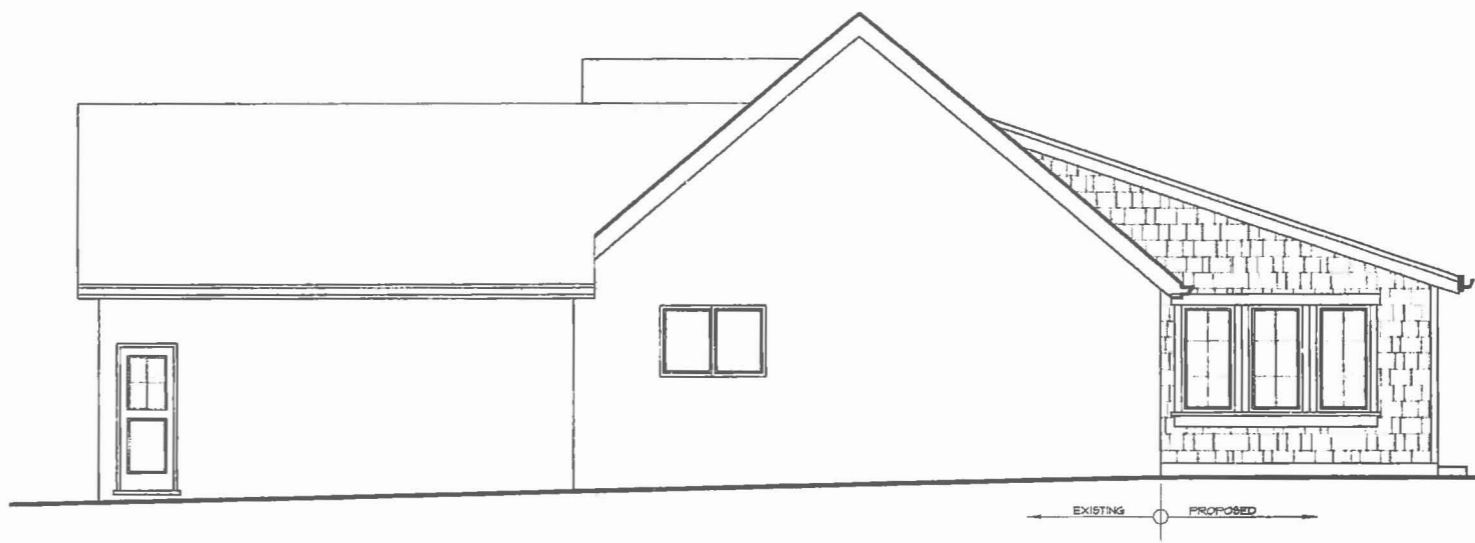
SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



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



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



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

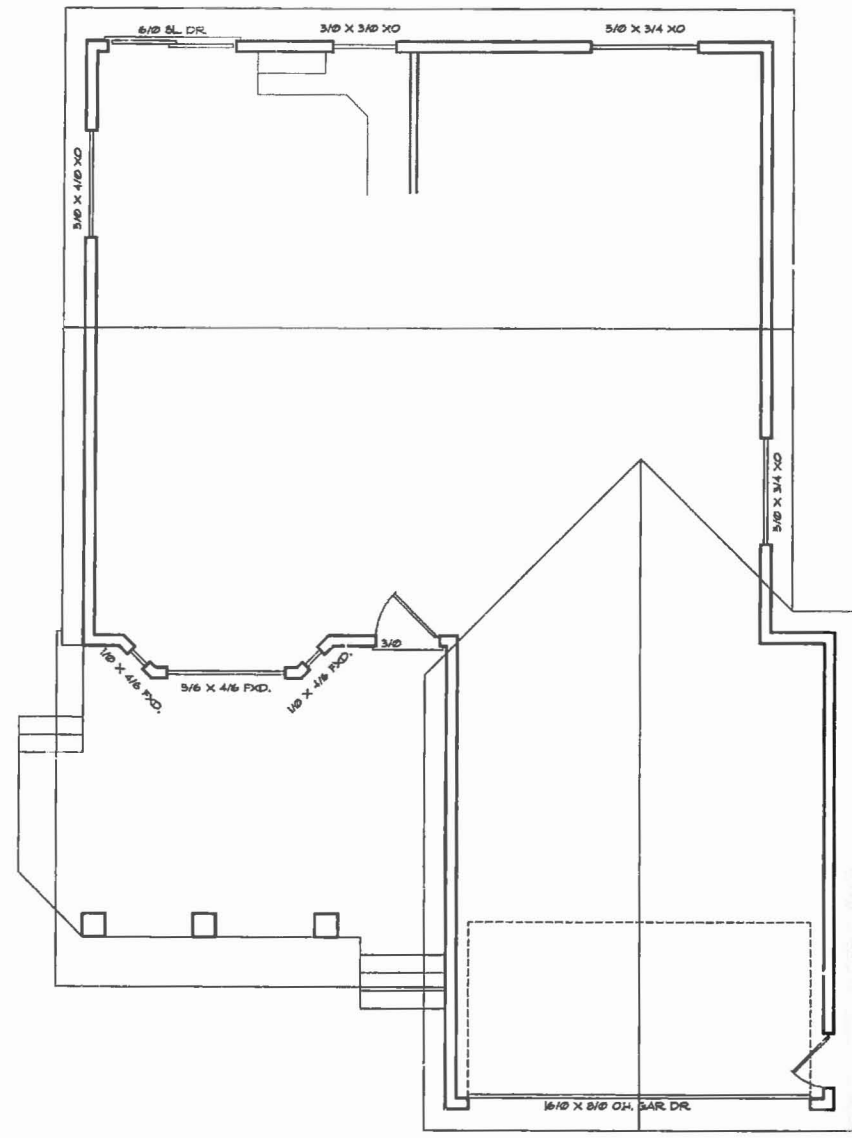
PROJECT:
 KIERES RESIDENCE
 ADDRESS: 1852 4th Ave.
 CITY OF WEST LINN, OREGON

PROPOSED ELEVATIONS
 SCOPE OF WORK:
 SUNROOM ADDITION
 SQUARE FOOTAGE:
 ADDITION 260 S.F.

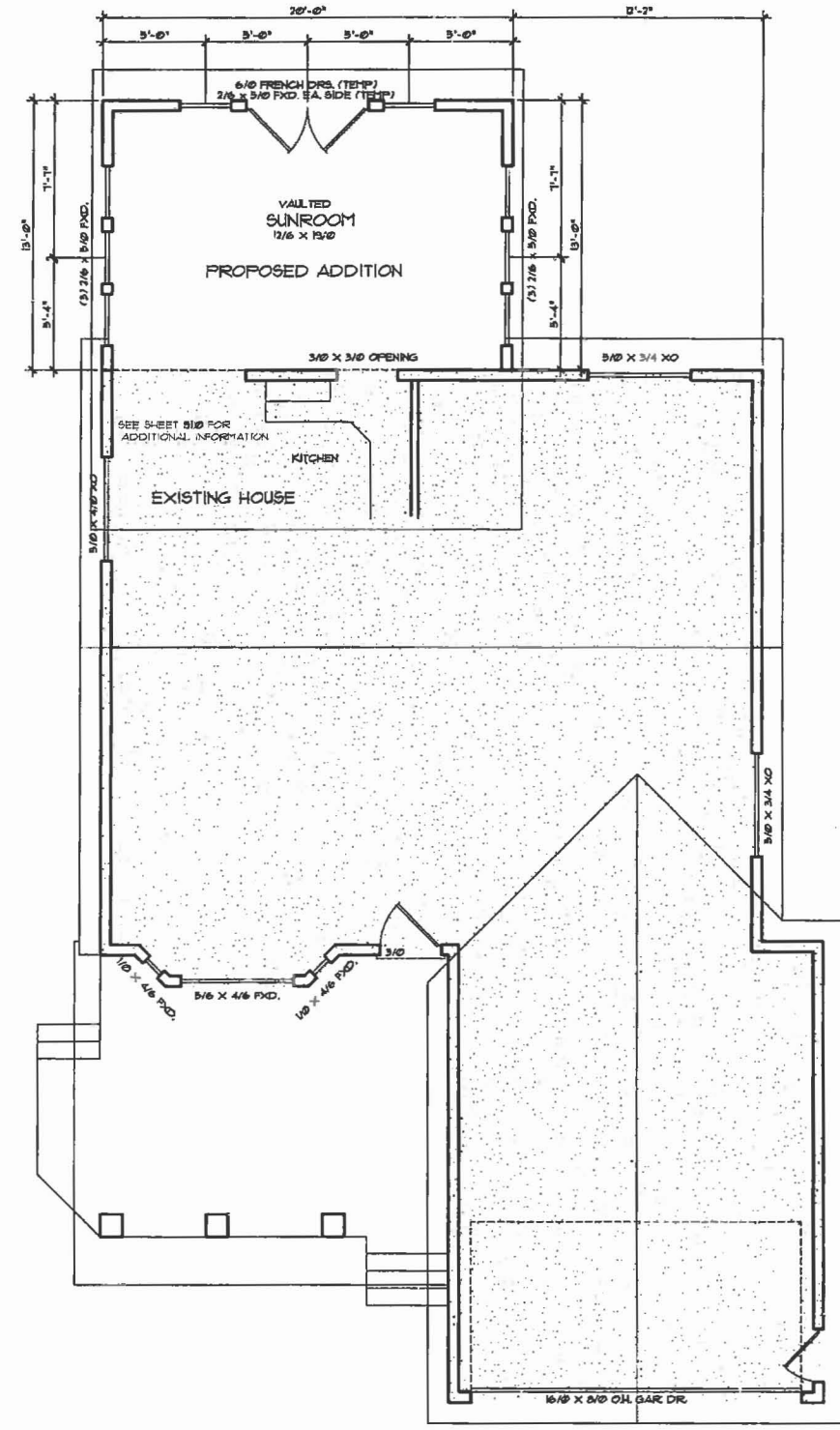
DATE:
 Est. 8.17.2011
 Rev.
 Rev.
 Rev.

JOB No.
 11075

SHEET
 1



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

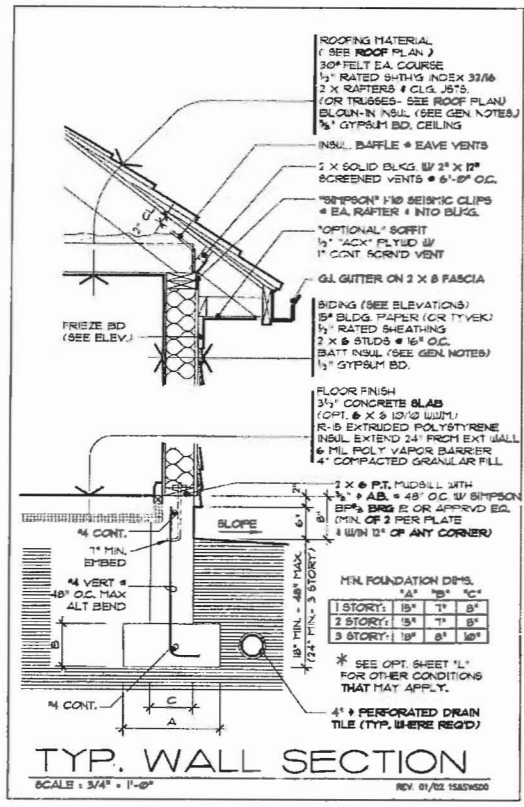


PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

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**WATTON
DESIGN
WORKS, INC.**
 1820 McKillican St.
 West Linn, Oregon
 97068
 503.655.1001
 thomas@
 wattondesign.com

PROJECT:	
KIERES RESIDENCE ADDRESS: 1832 4th Ave. CITY OF WEST LINN, OREGON	
WORKING DRAWINGS	SCOPE OF WORK:
SQUARE FOOTAGE	SUNROOM ADDITION
ADDITION	260 S.F.
DATE:	
Est. 8.17.2011	
Rev.	
Rev.	
Rev.	
JOB No.	
11075	
SHEET	
2	



ROOF DESIGN NOTES

THIS ROOF HAS BEEN DESIGNED TO SUPPORT CEDAR SHAKE ROOFING MATERIALS AND COMPOSITION ROOFING OF VARIOUS TYPES. THE TABLE BELOW DESCRIBES IN DETAIL THE ASSUMPTIONS MADE IN THE DESIGN OF THE ROOF STRUCTURE OF THIS BUILDING.

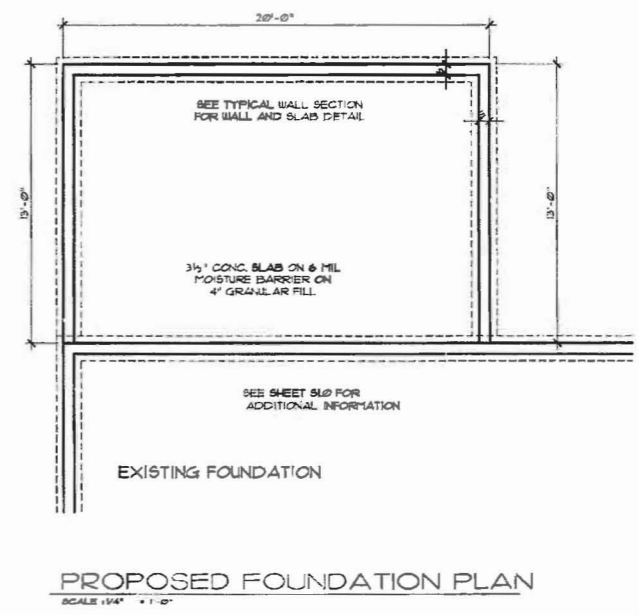
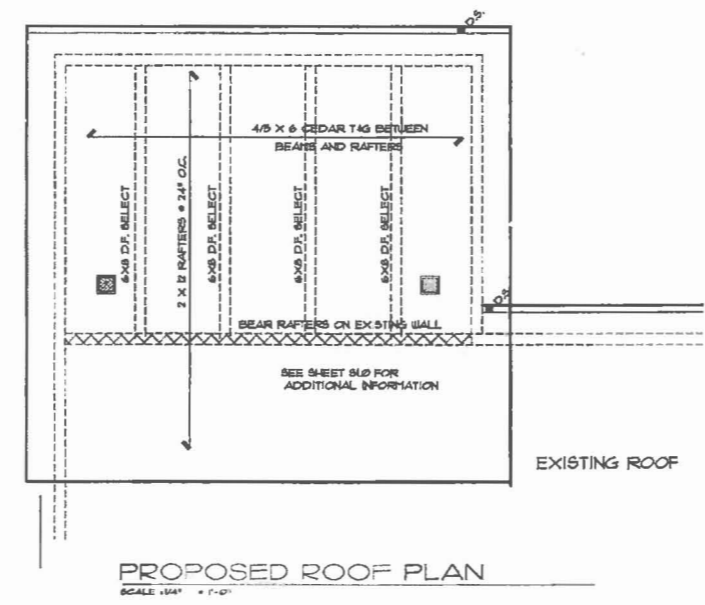
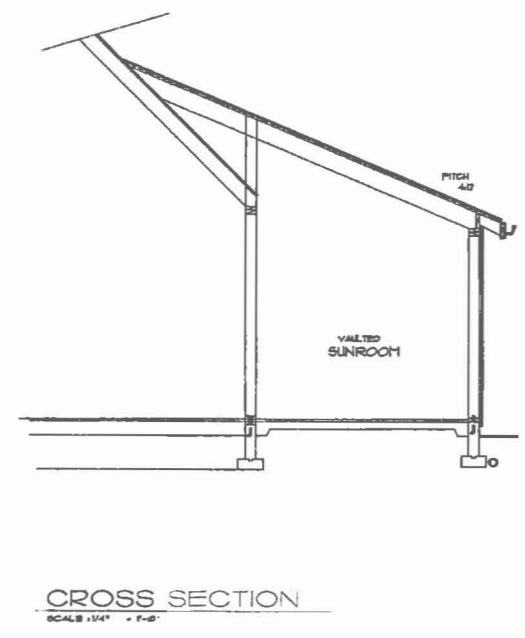
ROOFING TYPE	DRY / WET	
MCO SHAKES	2.0 / 3.25 PSF	
HVT SHAKES	3.0 / 4.0 PSF	
SHINGLES	2.0 / 3.25 PSF	
COMPOSITION	2.5 / 3.2 PSF	
FRAMING MATERIALS:	20.0 PSF	
SHEATHING MATERIALS:	4.0 PSF	
MISC. MATERIALS:	1.5 PSF	
	32.5 PSF	AVE./WET
GYPSUM MATERIALS: ADD 2.0 PSF FOR VAULTED AREAS (COVERED IN SAFETY FACTOR)	33.25 PSF	ACTUAL REQ'D SAFETY FACTOR
	6.75 PSF	
	42.0 PSF	TL

LEGEND

- 48 SQ. IN. ROOF VENTS (2 / REQ'D)
- 2x4 PURLIN BALL TO RM. OR WALL BELOW (FRAMG. AT 24" O.C.)
- SHADED AREA DENOTES ROOF FRAMED OVER RAFTERS BELOW
- DOWNSPOUTS



EXISTING ELEVATIONS



INCLUDE ALL THE INFORMATION REQUIRED TO BE SUBMITTED TO THE CITY OF WEST LINN, OREGON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WEST LINN, OREGON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WEST LINN, OREGON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WEST LINN, OREGON.

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PROJECT:
KIERIS RESIDENCE
ADDRESS: 1852 4th Ave.
CITY OF WEST LINN, OREGON

WORKING DRAWINGS
SCOPE OF WORK:
SUNROOM ADDITION

SQUARE FOOTAGE
ADDITION 260 S.F.

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SHEET
3