



LAND USE PRE-APPLICATION CONFERENCE

Thursday, August 20, 2015

City Hall
22500 Salamo Road

Willamette Conference Room

8:00 am Proposed addition, interior remodel and patio covers for an existing home in a flood management area

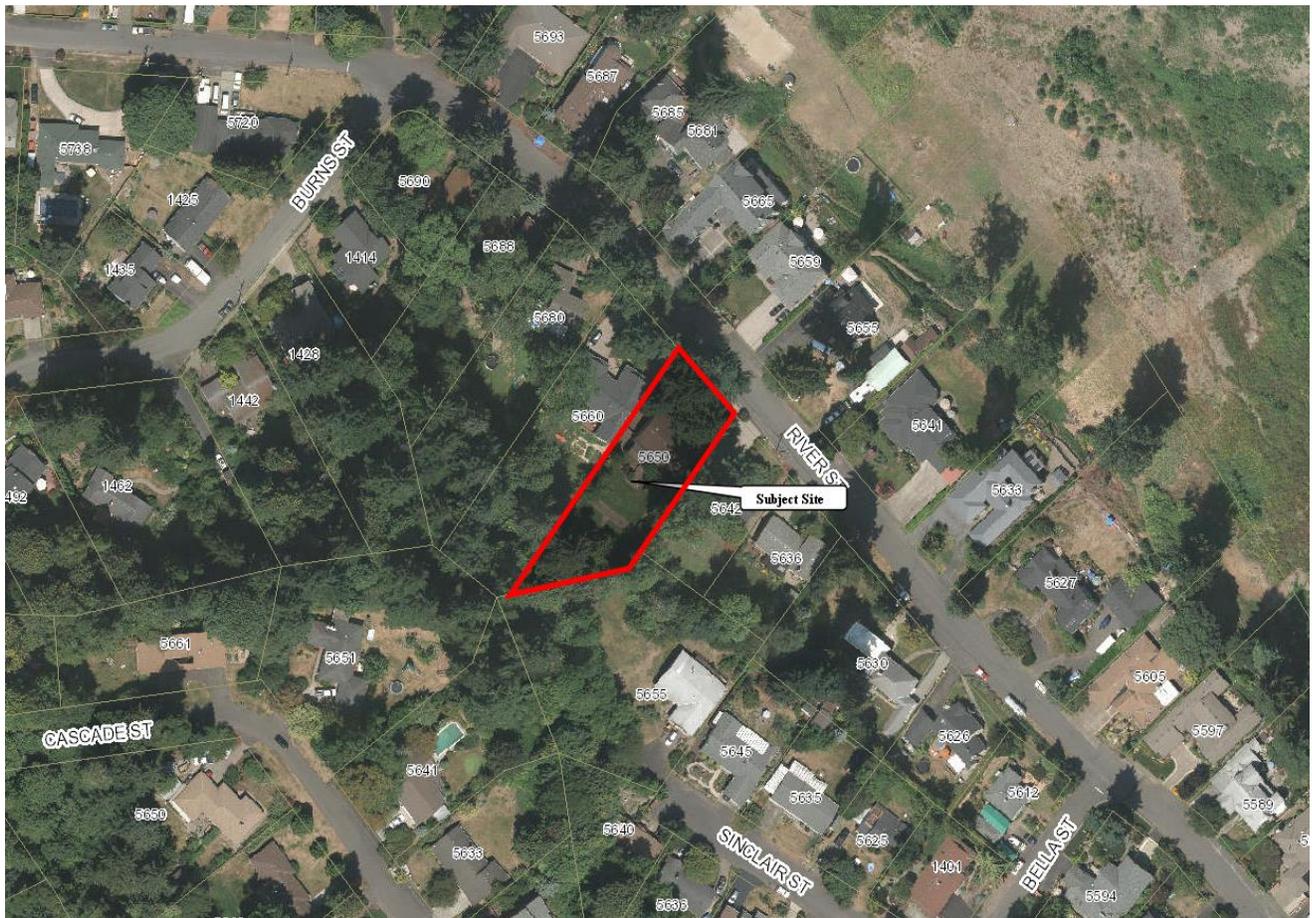
Applicant: David Alt, Ninth Street Studio

Subject Property Address: 5650 River Street

Neighborhood Assn: Robinwood

Planner: Peter Spir

Project #: PA-15-31





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>8-20-15</u>	TIME: <u>8:00am</u>	PROJECT #: <u>PA-15-31</u>
STAFF CONTACT: <u>Peter Spiv</u>		FEE: <u>350-</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): 5650 RIVER ST, WEST LINN, OR 97068

Brief Description of Proposal: ADDITIONS TO EXISTING RESIDENCE 1) 21 SQ.FT. ENTRY (NORTH), 2) 1,051 SQ.FT. REAR ADDITION (SOUTH). 1,568 SQ.FT INTERIOR REMODEL. 260 SQ.FT FRONT PATIO AND FRONT PATIO COVER. 981 SQ.FT. REAR PATIO AND PARTIAL PATIO COVER.

Applicant's Name: DAVID ALT, NINTH STREET STUDIO
Mailing Address: 10317 NE 9TH ST. VANCOUVER, WA 98664
Phone No: (360) 597-4499 Email Address: DALT@NINTHSTREETSTUDIO.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
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal:
NO ISSUES ANTICIPATED, THOUGH ASSUMED ALL ISSUES IDENTIFIED FROM CITY OF WEST LINN WILL BE REPRESENTED IN PRE-APPLICATION REPORT INCLUDING ZONING, REVIEW, UTILITIES, EASEMENTS, ETC.

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 Date 8/4/15

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

CROLLARD RESIDENCE PERMIT SUBMISSION DRAFT

AUGUST 5, 2015

5650 RIVER ST.
WEST LINN, OR 97068

PROPOSED BUILDING DATA

ORIGINAL CONSTRUCTION	1978
LEVEL 1 (UN-FINISHED) (E)	469 SQ.FT. (GARAGE)
	+ 93 SQ.FT. (FROM HOUSE TO GARAGE)
	+ 260 SQ.FT. (FRONT PATIO)
	+ 981 SQ.FT. (REAR PATIO)
LEVEL 1 (FINISHED) (E)	1,658 SQ.FT.
	- 93 SQ.FT. (TO GARAGE FROM HOUSE)
	+ 21 SQ.FT. (FRONT ADDITION)
	+ 1,051 SQ.FT. (REAR ADDITION)

TOTAL PROPOSED LIVING SPACE 2,637 SQ.FT.

CONTRACTOR

VANILLAWOOD CONTACT:
16354 BOONES FERRY RD. JAMES YAKER
LAKE OSWEGO, OR 97035 503.853.4184
james@vanillawood.com

DESIGNER

NINTH STREET STUDIO CONTACT:
10317 NE 9TH ST. DAVID ALT
VANCOUVER, WA 98664 360.597.4499
dalt@ninthstreetstudio.com

STRUCTURAL ENGINEER

ALLSTRUCTURE ENGINEERING LLC CONTACT:
7140 SW FIR LOOP, SUITE 231 RYAN HARDIE
TIGARD, OR 97223-8021 503.620.4314 EXT. 11
ryanh@allstructure.com

PROPERTY INFORMATION

OWNER: TRENT & MI LYNN CROLLARD CONTACT:
5650 RIVER ST. TRENT CROLLARD
WEST LINN, OR 97068 503.896.6606
PROJECT LOCATION: trentcrollard@msn.com
-- SAME --
(CURRENT RESIDENCE)

SITE INFORMATION

PROPERTY ID: C157748 STATE ID: 22E30AC01608
ALT ACCOUNT #: 563802 TAX CODE: 003002

PROPOSED LOT COVERAGE (BUILDING FOOTPRINT)

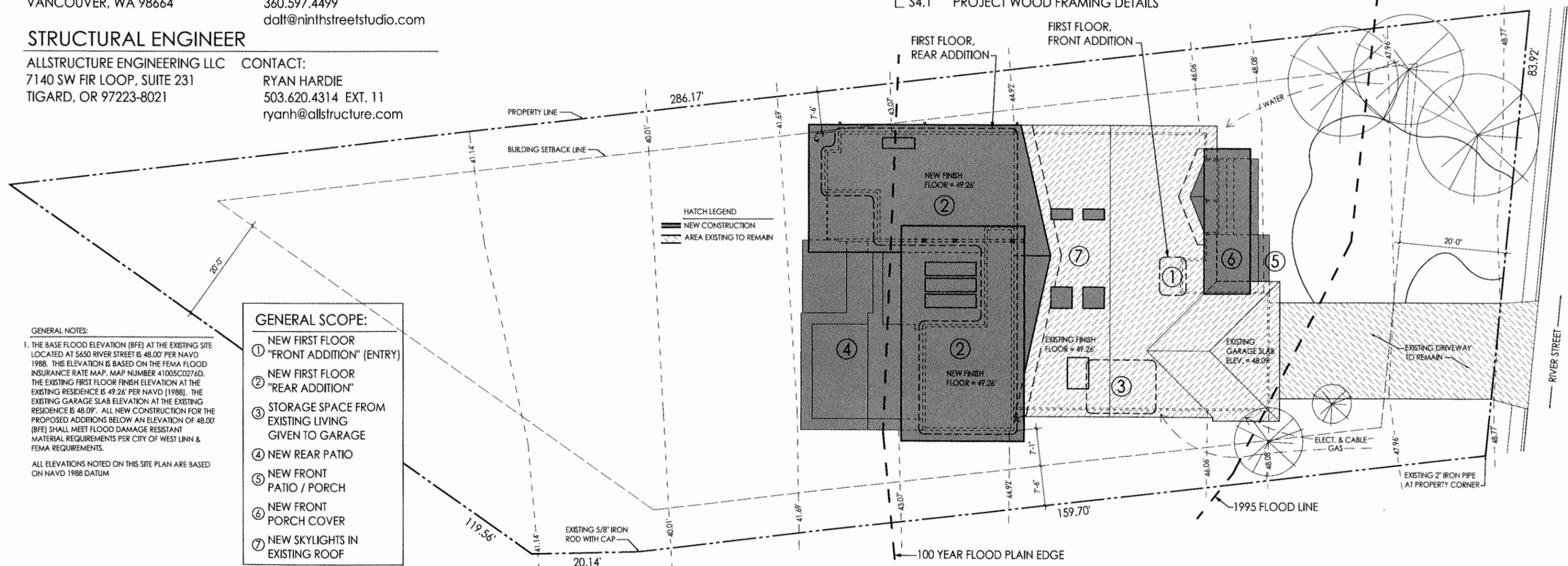
SITE 19,001 SQ.FT. 23.4 %
BUILDING 4,440 SQ.FT.
(LINE OF FOUNDATION & PATIOS)

SHEET LIST

ARCHITECTURAL	A0.1	SITE PLAN GENERAL INFO
	A2.0	FOUNDATION PLAN
	A2.1	FLOOR PLAN
	A2.2	ROOF PLAN
	A2.D	EXISTING / DEMO PLANS
	A3.1	ELEVATIONS
	A3.2	ELEVATIONS
	A4.1	BUILDING SECTIONS / DETAILS
	A4.2	BUILDING SECTIONS
	A5.1	WALL SECTIONS
A5.2	WALL SECTIONS	
A5.3	WALL SECTIONS / ENL. PLANS	
STRUCTURAL	S1.0	GENERAL NOTES
	S2.0	FOUNDATION PLAN
	S2.1	1ST FLOOR FRAMING PLAN
	S2.2	LOWER ROOF FRAMING PLAN
	S2.3	UPPER ROOF FRAMING PLAN
	S3.0	TYPICAL CONCRETE DETAILS
	S3.1	PROJECT CONCRETE DETAILS
	S4.0	TYPICAL WOOD FRAMING DETAILS
	S4.1	PROJECT WOOD FRAMING DETAILS

GENERAL NOTES

- 1) ARCHITECTURAL DRAWINGS ARE INTENDED TO INDICATE THE GENERAL SIZE & LAYOUT OF THE PROPOSED WORK. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND HAVE BEEN GENERATED TO BUILD UPON PHYSICAL MEASUREMENTS (BY OTHERS) & COMMON CONSTRUCTION TECHNIQUES.
- 2) VARIATIONS IN ACTUAL DIMENSIONS MAY OCCUR DUE TO VARIATIONS IN CONSTRUCTION MATERIALS AS WELL AS CHANGES OCCURRING DUE TO UNKNOWN, UNFORSEEN, OR OTHERWISE UNPREDICTABLE CONSTRUCTION ASSEMBLIES
- 3) PRIOR TO THE WORK TO BE PERFORMED, EXACT CONDITIONS, DIMENSIONS & ASSEMBLIES SHOULD BE VERIFIED AT ALL AREAS OF PROPOSED WORK.
- 4) FOLLOW ALL APPLICABLE LOCAL CODES AND UTILIZE LOCAL COMMON CONSTRUCTION PRACTICES WITH THE INTERPRETATION OF THESE DOCUMENTS DURING CONSTRUCTION. IMMEDIATE NOTIFICATION SHOULD BE MADE FOR ANY DESIGN ISSUES / NECESSARY REVISIONS SO THAT ACTION MAY BE TAKEN WITHOUT DELAY TO THE WORK BEING PERFORMED.
- 5) IT IS EXPECTED THAT THE WORK IS BEING PERFORMED BY QUALIFIED, EXPERIENCED, LICENSED / BONDED / INSURED CONTRACTORS, AND THESE DRAWINGS DO NOT ATTEMPT TO INSTRUCT WHAT SHOULD BE COMMON CONSTRUCTION KNOWLEDGE WITHIN THE TRADES
- 6) THIS DRAWING SET IS TO BE THE BASIS OF REVIEW FOR A BUILDING PERMIT. WHILE IT DOES NOT SHOW DETAILED CONSTRUCTION ASSEMBLIES, IT DOES OFFER SOUND LOGIC AND GOOD DESIGN INTENT. THESE LIMITED DESIGN SCOPE DOCUMENTS REQUIRE THE UTILIZATION OF A DESIGN-BUILD CONTRACTOR TO FINALIZE THE DESIGN CONCEPTS SET FORTH. THE CONTRACTOR WILL BE ULTIMATELY RESPONSIBLE FOR ALL ASSEMBLIES, CODE REQUIREMENTS, PROPER CONSTRUCTION, WATERPROOF DETAILING, PROPER INSTALLATION OF PRODUCTS AND ASSEMBLIES, ETC.. WHILE ALSO MAINTAINING THE DESIGN INTENT SHOWN. ANY DEVIATION FROM THESE DOCUMENTS MUST FIRST BE APPROVED BY THE BUILDING DESIGNER, THE GENERAL CONTRACTOR, THE OWNER, AND THE BUILDING DEPARTMENT (AS REQUIRED) PRIOR TO TAKING ANY ACTION OR CHANGE OF COURSE.



1 SITE PLAN
A0.1 SCALE: 1" = 10'-0"

GENERAL NOTES:
1. THE BASE FLOOD ELEVATION (BFE) AT THE EXISTING SITE LOCATED AT 5650 RIVER STREET IS 48.00' PER NAVD 1988. THIS ELEVATION IS BASED ON THE FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 41005C0274D. THE EXISTING FIRST FLOOR FINISH ELEVATION AT THE EXISTING RESIDENCE IS 49.26' PER NAVD (1988). THE EXISTING GARAGE SLAB ELEVATION AT THE EXISTING RESIDENCE IS 48.09'. ALL NEW CONSTRUCTION FOR THE PROPOSED ADDITIONS BELOW AN ELEVATION OF 48.00' (BFE) SHALL MEET FLOOD DAMAGE RESISTANT MATERIAL REQUIREMENTS PER CITY OF WEST LINN & FEMA REQUIREMENTS.
ALL ELEVATIONS NOTED ON THIS SITE PLAN ARE BASED ON NAVD 1988 DATUM

NOT FOR CONSTRUCTION

vanillawood

REMODEL / ADDITION

SITE PLAN | GEN. INFO

NINTH STREET STUDIO

9

A0.1

DATE: 08-04-15
PERMIT SUBMISSION - DRAFT FOR PRE-APPLICATION
SUBMITTAL & ENGINEERING COORDINATION
vanillawood.com
16354 BOONES FERRY RD m 503.853.4184
LAKE OSWEGO, OR 97035
CCB# 175632
10317 NE 9TH ST | VANCOUVER, WA 98664
m 360.904.9663 | o 360.597.4499 ninthstreetstudio.com
Job No. 15-003.CROLLARD

NOTE: 1/4\"/>