



# LAND USE PRE-APPLICATION CONFERENCE

Thursday, April 20, 2017

City Hall  
22500 Salamo Road

Willamette Conference Room

8:00 am Proposed deck requiring a Willamette River Greenway Permit and Water Resource Protection Area Permit

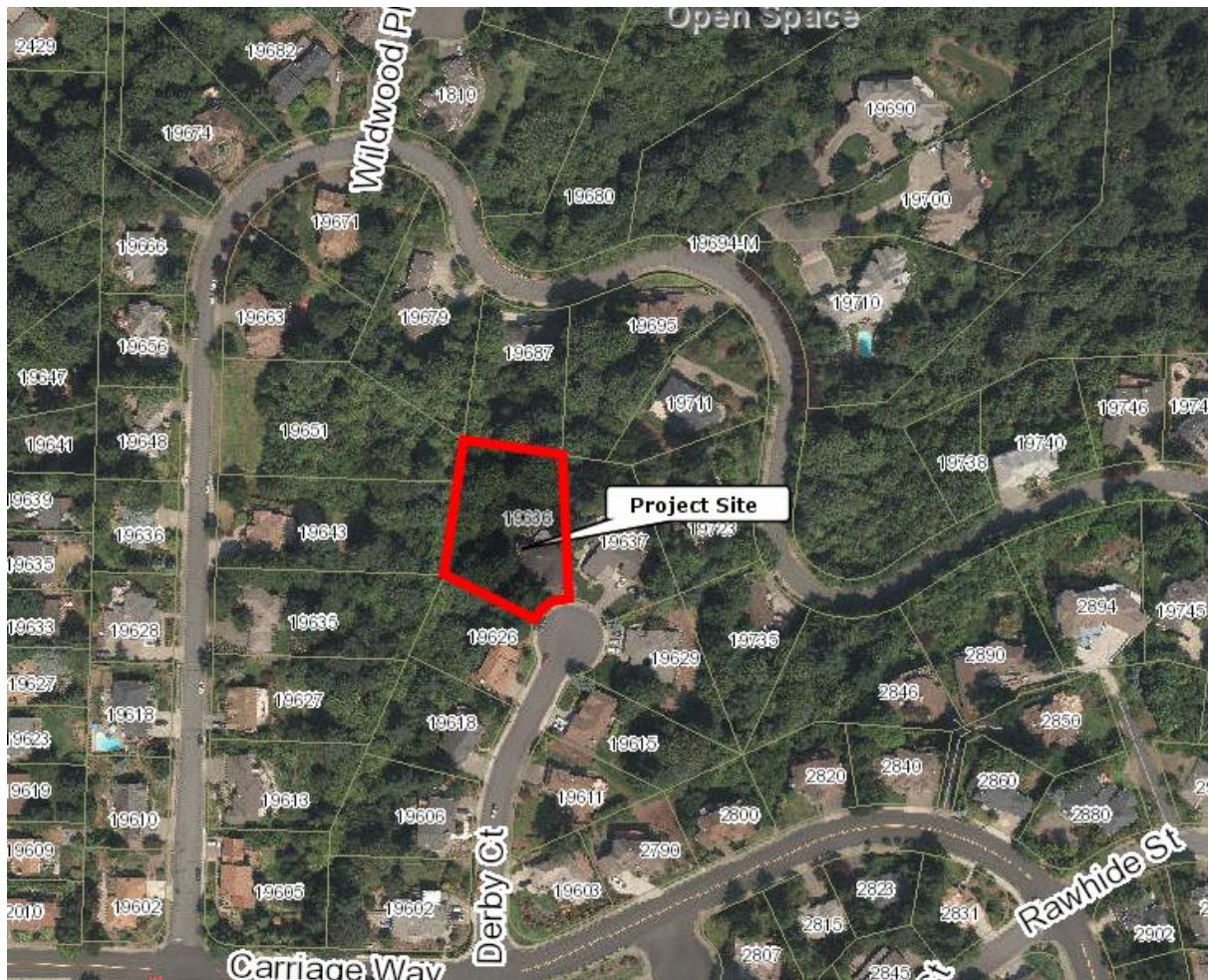
Applicant: Charles Maloney Building Company

Subject Property Address: 19636 Derby Court

Neighborhood Assn: Hidden Springs

Planner: Peter Spir

Project #: PA-17-15





CITY OF

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:	4/20/17	TIME: 8:00
		PROJECT #: PA-17-15
STAFF CONTACT:	Peter Spiv	FEE: 350

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): 19636 Derby Ct. West Linn 97068

Brief Description of Proposal: We propose to build an exterior staircase to access the lower level of the residence. No ground work is anticipated other than two 24' concrete piers

Applicant's Name: Charles Maloney Building Co., Inc.

Mailing Address: PO Box 1946 Lake Oswego, Or. 97035

Phone No: 503 ) 970-5989 Email Address: maloneycharles@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
- 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.)

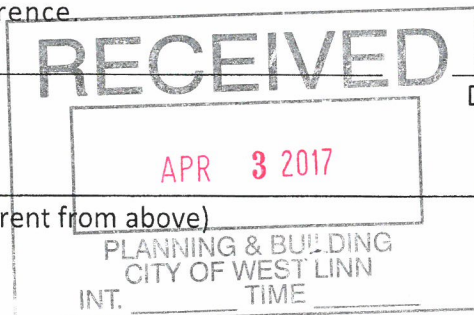
Please list any questions or issues that you may have for city staff regarding your proposal:

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

SEE ATTACHED  
Property owner's signature

Date

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





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\_\_\_\_\_  
\_\_\_\_\_

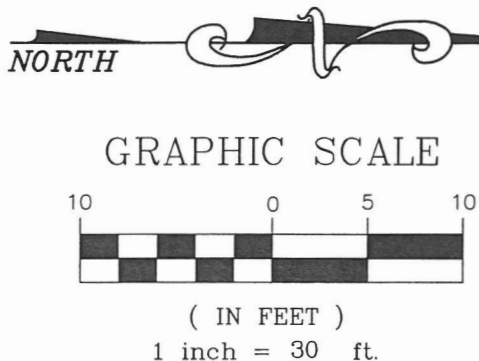
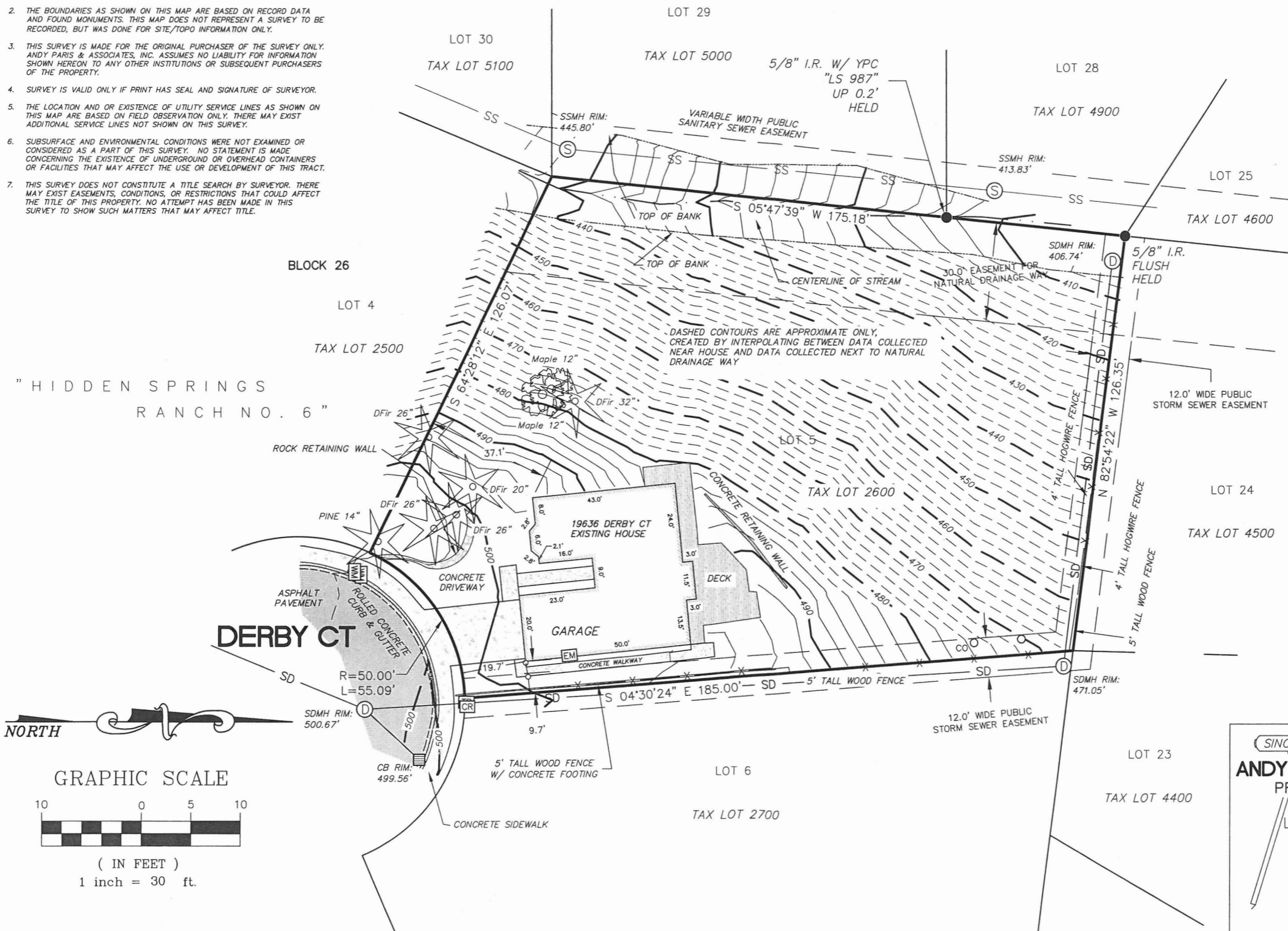
By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference

Property owner's signature:  Date: 03/28/17

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

**NOTES:**

1. VERTICAL DATUM IS ASSUMED.
2. THE BOUNDARIES AS SHOWN ON THIS MAP ARE BASED ON RECORD DATA AND FOUND MONUMENTS. THIS MAP DOES NOT REPRESENT A SURVEY TO BE RECORDED, BUT WAS DONE FOR SITE/TOPO INFORMATION ONLY.
3. THIS SURVEY IS MADE FOR THE ORIGINAL PURCHASER OF THE SURVEY ONLY. ANDY PARIS & ASSOCIATES, INC. ASSUMES NO LIABILITY FOR INFORMATION SHOWN HEREON TO ANY OTHER INSTITUTIONS OR SUBSEQUENT PURCHASERS OF THE PROPERTY.
4. SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. THE LOCATION AND OR EXISTENCE OF UTILITY SERVICE LINES AS SHOWN ON THIS MAP ARE BASED ON FIELD OBSERVATION ONLY. THERE MAY EXIST ADDITIONAL SERVICE LINES NOT SHOWN ON THIS SURVEY.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.



**REGISTERED  
PROFESSIONAL  
LAND SURVEYOR**

*Harold P. Salo*

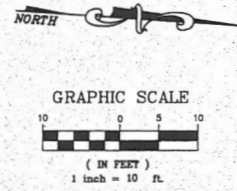
**OREGON**  
JANUARY 15, 1987  
HAROLD P. SALO  
2264  
EXPIRES: JUNE 30, 2018

(SINCE 1952)

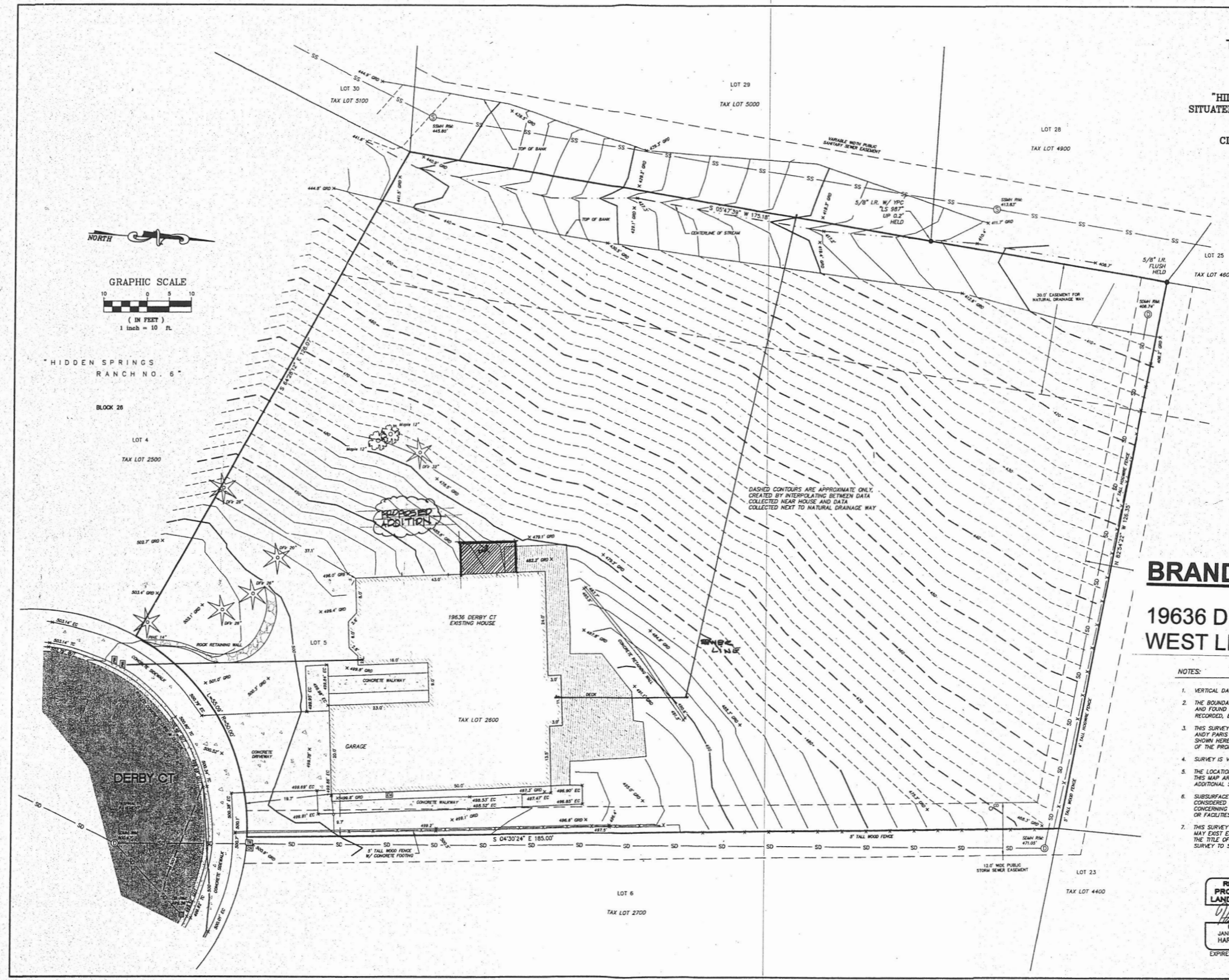
**ANDY PARIS AND ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
16057 BOONES FERRY ROAD  
LAKE OSWEGO, OREGON 97035  
PH: 503-636-3341  
www.andyparis.com

PROJECT: 17047  
DRAWING: 17047TP1.DWG  
DRAFTED: ECB 02/23/17

TOPOGRAPHIC SURVEY  
 FOR:  
 CHUCK MALONEY  
 BEING LOT 5, BLOCK 26  
 "HIDDEN SPRINGS RANCH NO. 6"  
 SITUATED IN THE NE 1/4 OF SECTION 23  
 T.2S, R.1E, W.M.  
 CITY OF WEST LINN  
 CLACKAMAS COUNTY, OREGON  
 TAX MAP 2 1E 23AC  
 FEBRUARY 24, 2017



"HIDDEN SPRINGS  
 RANCH NO. 6"  
 BLOCK 26



LEGEND:

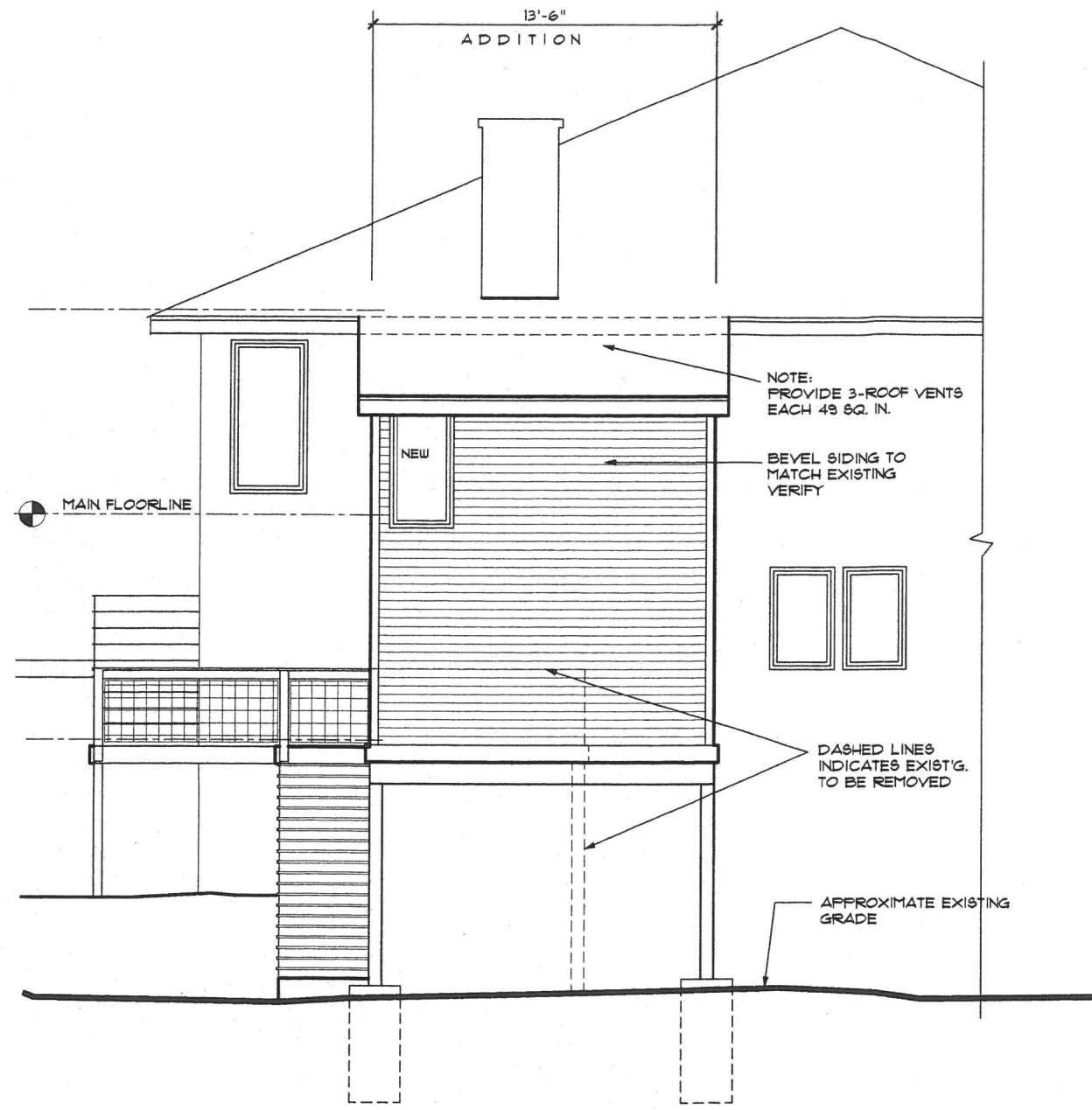
- FOUND SURVEY MONUMENT
- ⊙ SANITARY SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- ⊞ CATCH BASIN
- ⊞ WATER METER
- CLEAN OUT
- ⊞ CABLE TELEVISION RISER
- ⊞ CABLE TELEVISION RISER
- ⊞ GATE POST
- SD- UNDERGROUND STORM LINE
- SS- UNDERGROUND SANITARY LINE
- X- FENCE LINE AS NOTED
- 000.0 GND # GROUND SHOT - SPOT ELEVATION
- 000.00 EC # EDGE OF CONCRETE - SPOT ELEVATION
- 000.000 TC # TOP OF CURB - SPOT ELEVATION
- 000.00 OUT # GUTTER FLOWLINE - SPOT ELEVATION

**BRAND / ROANE Remodel**  
**19636 DERBY COURT**  
**WEST LINN, OREGON 97068**

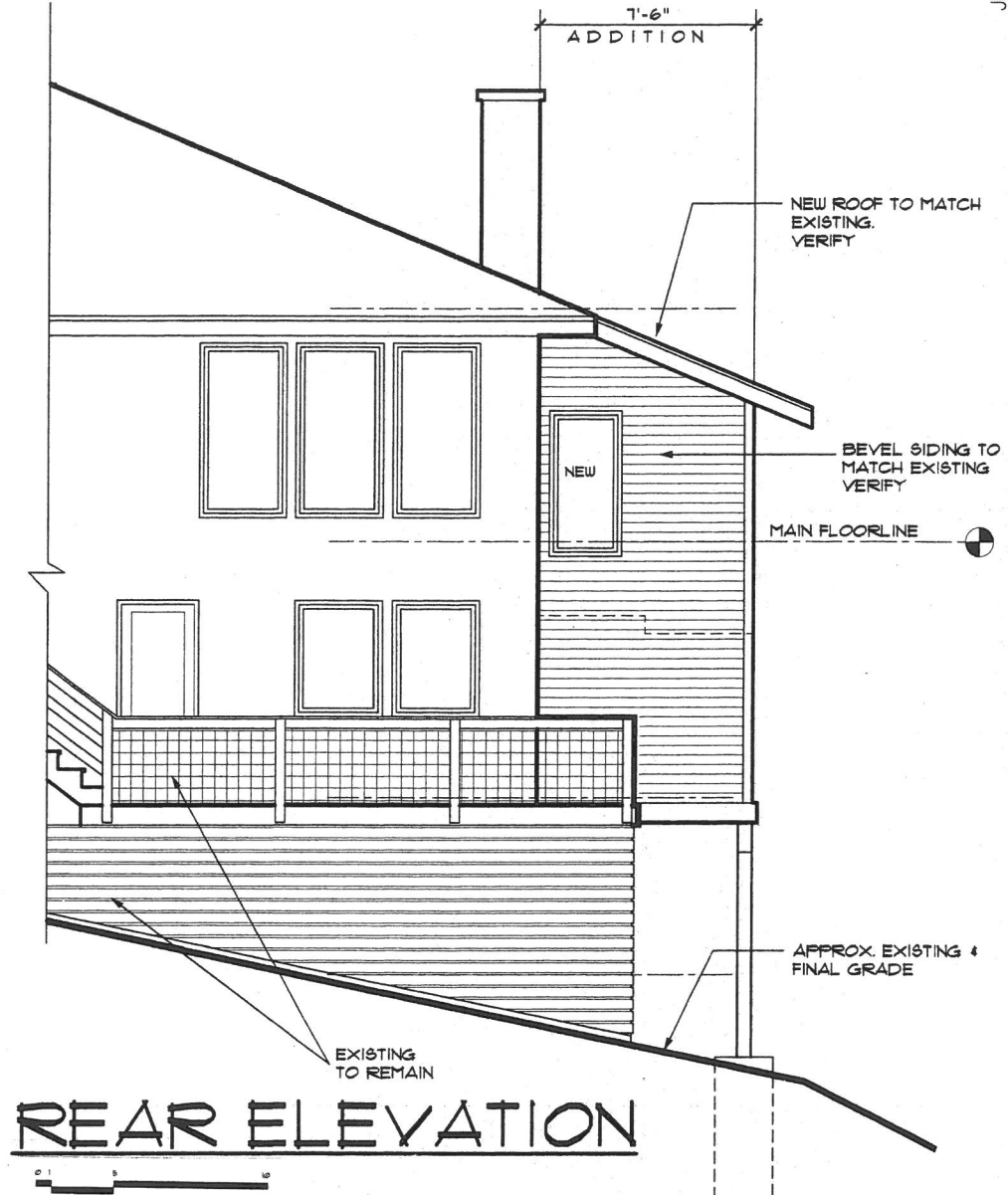
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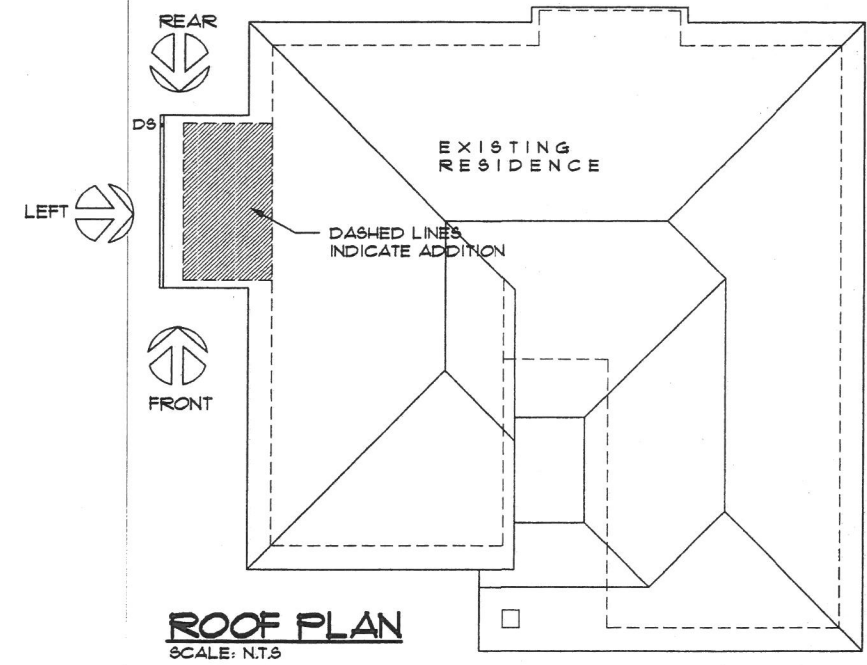
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 PH: 503-636-3341  
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**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

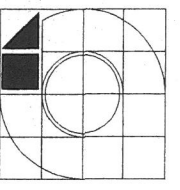


**REAR ELEVATION**



**ROOF PLAN**  
SCALE: N.T.S.

JMLA  
**GARLAN HOME DESIGNS**  
17230 NW IVYBRIDGE ST.  
PORTLAND OREGON 97229  
(503) 372-9176

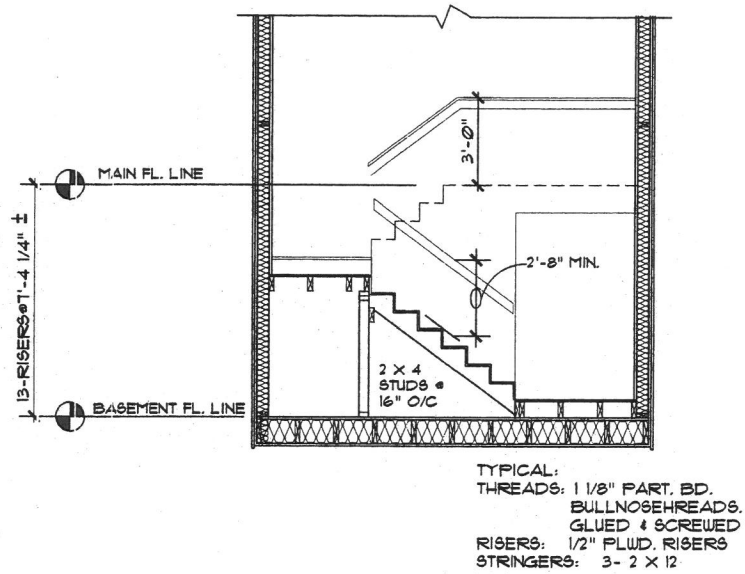
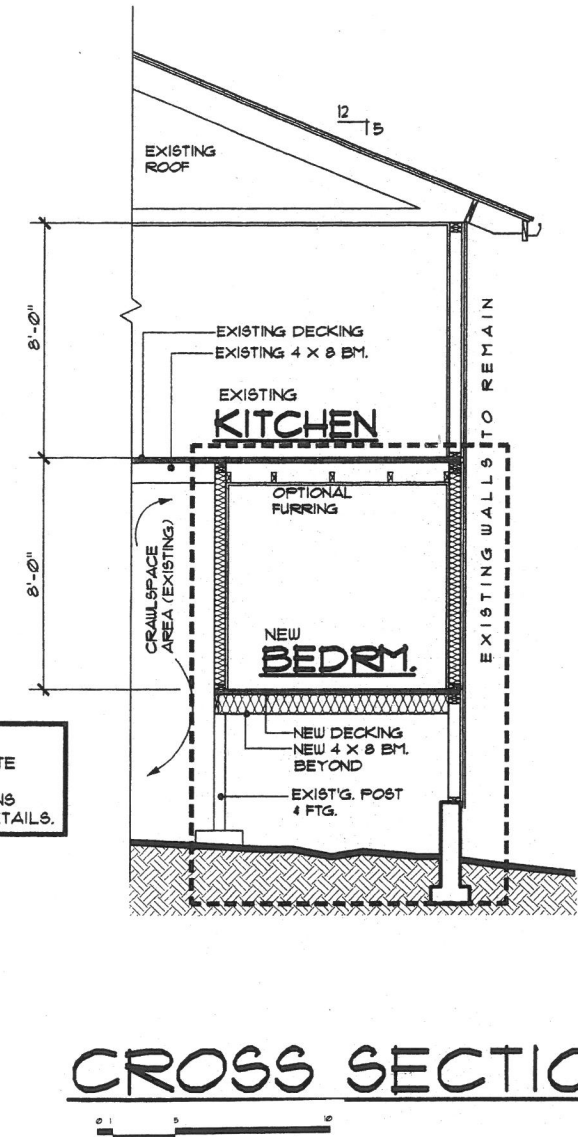
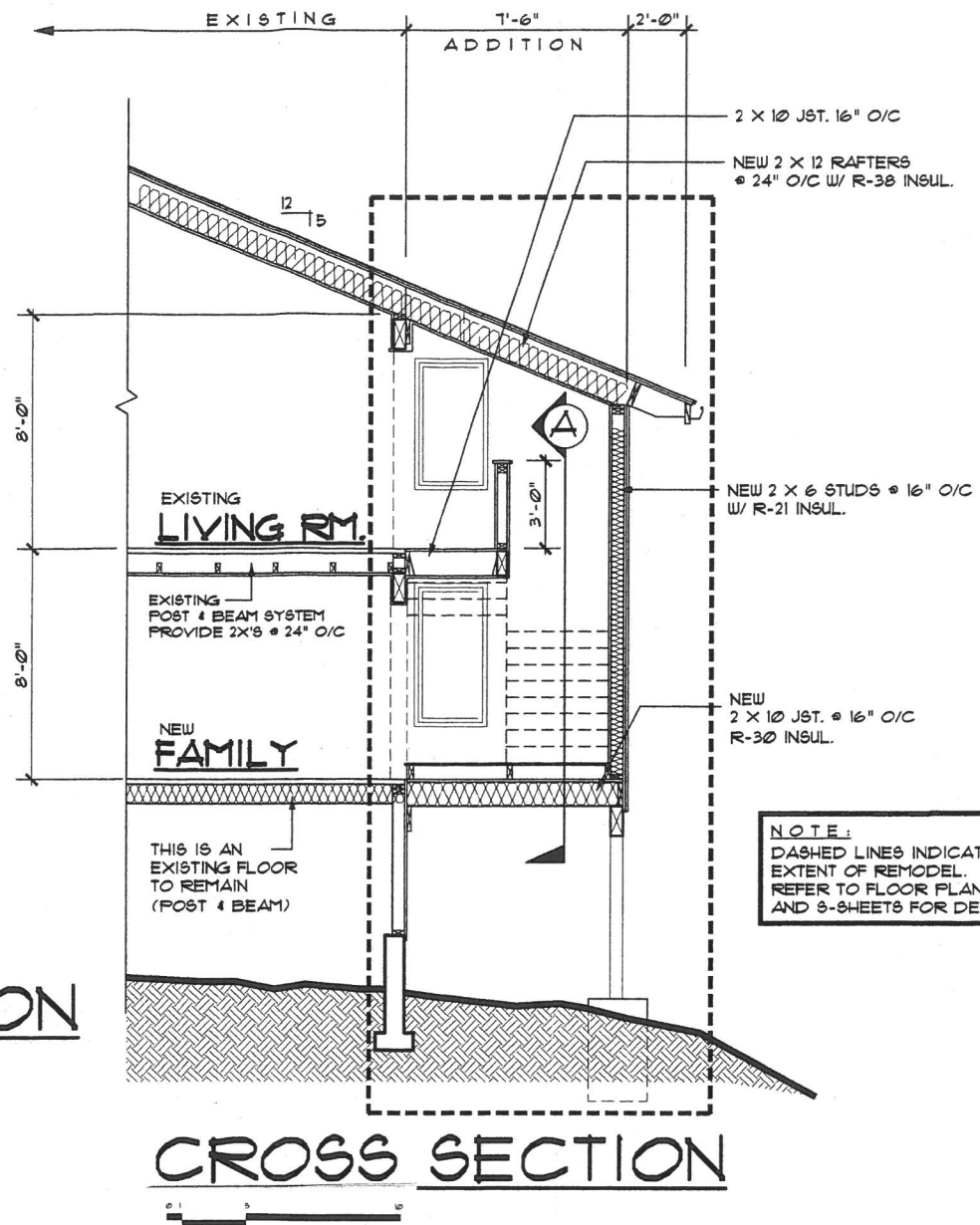
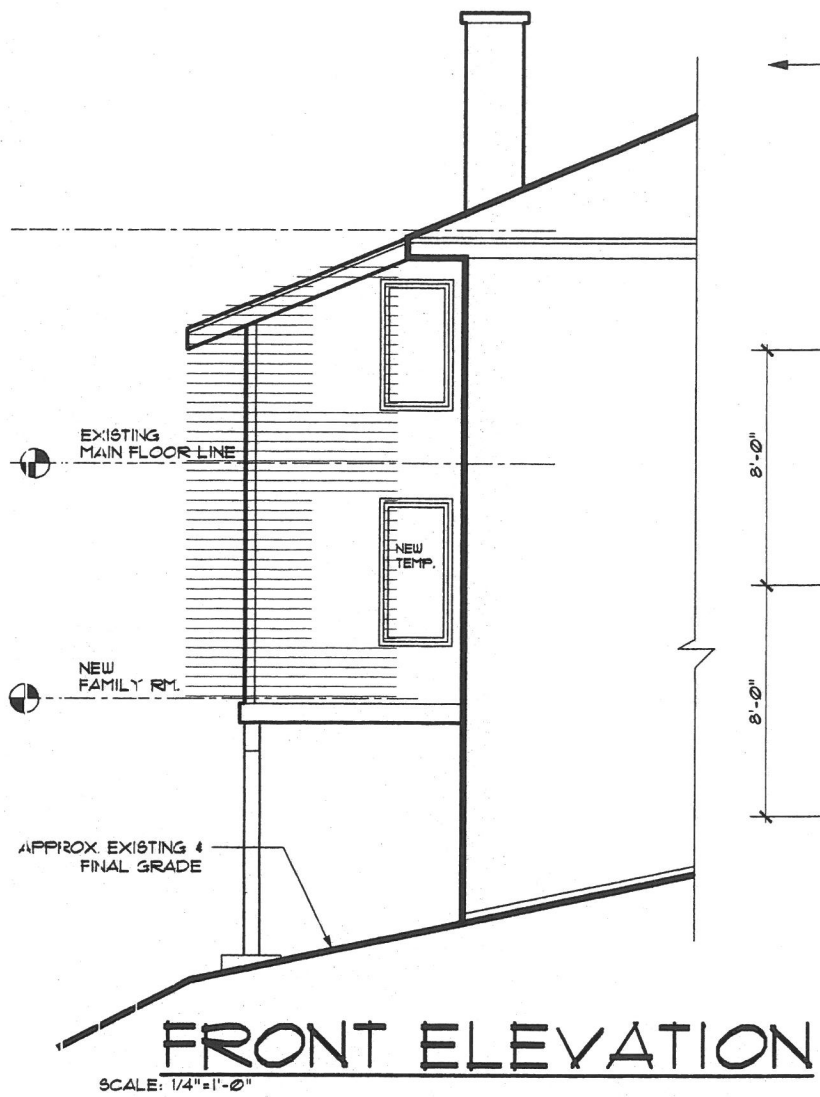


PROJECT:  
**BRAND/ROANE REMODEL**  
CONTRACTOR:  
CHARLES MALONEY BUILDING CO.  
(503) 970-5989

MAIN FLR  
0000

**1**

03-16-17



JML/A

**GARLAN HOME DESIGNS**

17230 NW IVYBRIDGE ST.  
 PORTLAND OREGON 97229

(503) 372-9176

PROJECT:

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MAIN FLR  
 0000

**2**

03-16-17

**GENERAL NOTES:**

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE OREGON DWELLING SPECIALTY CODE FOR ONE & TWO FAMILY DWELLINGS, AND/OR UNIFORM BUILDING CODE OF ANY APPLICABLE STATE, COUNTY OR LOCAL JURISDICTION.
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
4. ALL EXTERIOR WALLS TO BE BUILT OF 2 X 6 STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS ARE TO BE BUILT OF 2 X 4 STUDS @ 16" O.C. TYPICALLY UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SUPPORTING TWO OR MORE FLOORS AND 1 OR MORE ROOF/CEILING ASSEMBLIES SHALL BE 2 X 6 STUDS @ 16" O.C. FOUNDATION CRIPPLE WALLS SHALL BE FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE. WHEN EXCEEDING 4'-0" IN HEIGHT, SUCH WALLS SHALL BE FRAMED OF STUDS HAVING THE SIZE REQUIRED FOR AN ADDITIONAL STORY.

5. DESIGN LOADS:	ROOF (LIVE LOAD)	25 PSF
	ROOF TOTAL LOAD (SHAKE/COMP)	40 PSF
	ROOF TOTAL LOAD (TILE MATERIAL)	49 PSF
	FLOOR (LL & DL)	50 PSF
	STAIRS (LL & DL)	100 PSF
	GARAGE FLOOR (LL) (2000# POINT)	50 PSF
	DECKS (LL & DL)	50 PSF
	BALCONIES (EXT.) LL & DL	10 PSF
	ATTIC STORAGE (CLG JST)	30 PSF

(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)

6. THIS PLAN IS DESIGNED TO MEET 2011 OREGON DWELLING SPECIALTY CODE UNDER PRESCRIPTIVE COMPLIANCE "PATH 1" FOR RESIDENTIAL BLDGS. (TABLE N1104J (1)).

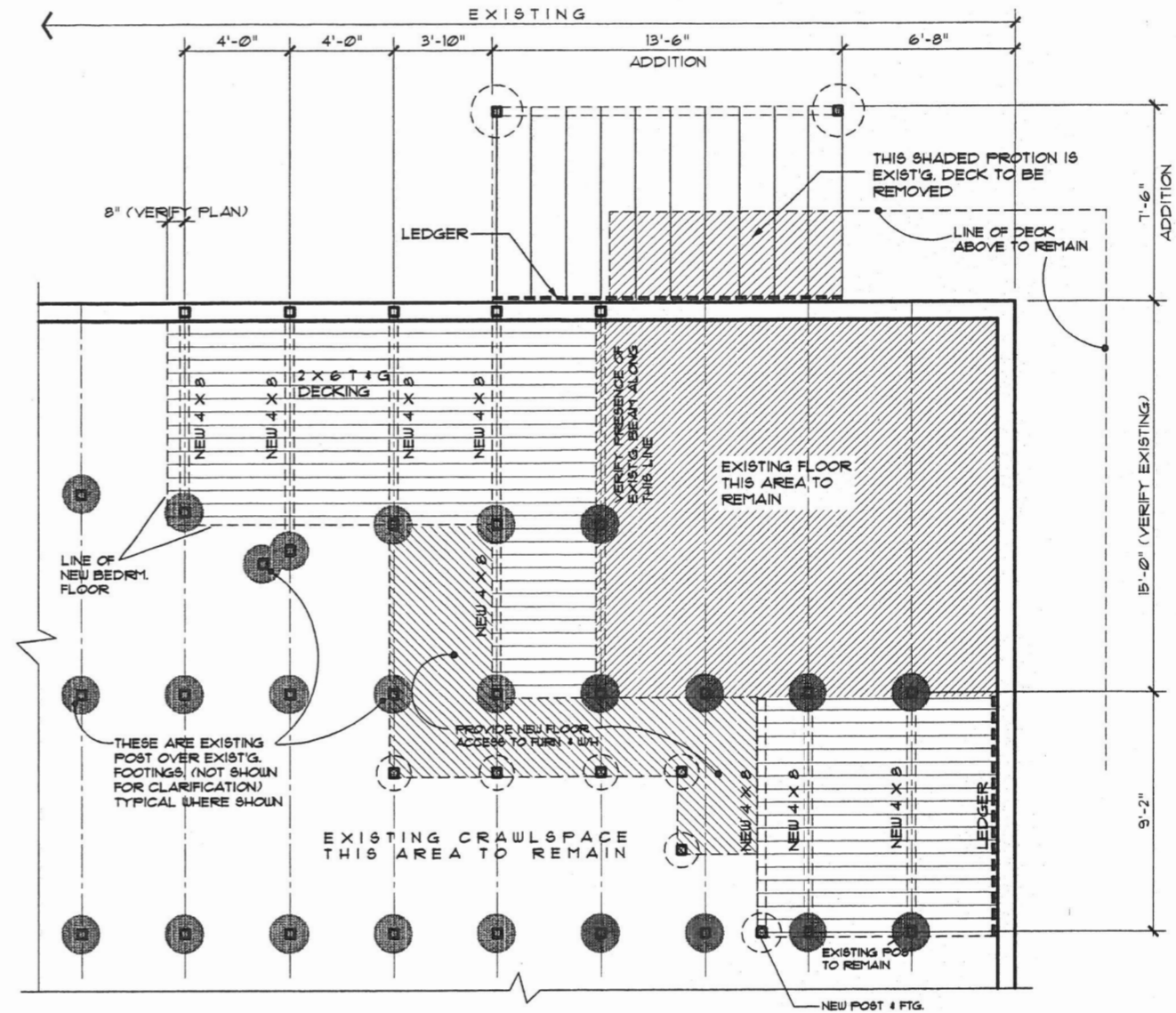
PRESCRIPTIVE ENVELOPE REQUIREMENTS		
INSULATION:	ROOF (VAULTED CEILING)	R-38
	ROOF (FLAT CEILING)	R-38
	EXTERIOR WALLS	R-21
	UNDERFLOOR INSULATION	R-30
	WALLS BELOW GRADE	R-15
GLAZING/DOORS:	SLAB EDGES @ HEATED AREAS	R-15
	FORCED AIR DUCT (AT UNHEATED AREA)	R-8
	MAXIMUM WINDOW AREA	NO LIMIT
	WINDOW GLASS/SLIDING GLASS DOORS	U = .35
	ENTRY DOOR CLASS (MAX 28 SQ. FT.)	U = .54
	FULL LIGHT GLASS DOOR CLASS	U = .40
	OTHER DOORS (50% MAX GLAZING) (*)	U = .20
	SKYLIGHT CLASS (MAX. 2% OF HEATED SPACE)	U = .60

(\*) USE INSULATED METAL DOOR BETWEEN HOUSE & GARAGE

INFILTRATION: ALL OPENINGS IN THE EXTERIOR BUILDING ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING NOT TO EXCEED 25. A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84, AND CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATTS PER SQUARE CENTIMETER.
8. INSULATE ALL ACCESS DOOR/HATCHES TO CRAWLSPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR, OR CEILING THROUGH WHICH THEY PENETRATE.
9. ALL WINDOWS WITHIN 24" OF ANY DOOR (REGARDLESS OF WALL PLANE), AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE FLOOR OR WALKING SURFACE SHALL HAVE TEMPERED GLAZING.
10. SKYLIGHTS ARE ASSUMED TO BE PRE-MANUFACTURED UNIT SKYLIGHTS. UNIT SKYLIGHTS SHALL BE COMPLIANT WITH THE REQUIREMENTS OF O.R.S.C. SEC. N1112
11. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2" IN. DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10' FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54" - 66" IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS. OPERABLE WINDOWS LOCATED MORE THAN 12" ABOVE FINISHED GRADE OR SURFACE SHALL HAVE LOWEST PART OF CLEAR OPENING A MIN. OF 24" ABOVE FINISHED FLOOR. GLAZING BETWEEN FINISHED FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIA. SPHERE CANNOT PASS OR CODE APPROVED WINDOW GUARD.
12. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS & SHOWERS, GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE BOTTOM EDGE OF GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE TO BE TEMPERED GLAZING.

13. SMOKE DETECTORS SHALL BE INSTALLED IN EA. SLEEPING ROOM, OUTSIDE THE IMMEDIATE VICINITY OF EACH SLEEPING AREA AND ON AND ON EACH STORY OF THE DWELLING. CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 5' OUTSIDE OF EA. BEDRM. DOOR. ALL SMOKE DETECTORS AND/OR COMBINATION SMOKE/CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL THE ALARMS AND WILL BE AUDIBLE IN ALL SLEEPING AREAS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. SINGLE STATION CARBON MONOXIDE ALARMS THAT ARE HARD WIRED SHALL BE EQUIPPED WITH BATTERY BACKUP.
14. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIOR LOCATIONS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
15. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MIN. OF 80 cfm INTERMITTENT. ROOMS WITH BATHING OR SPA FACILITIES SHALL BE CONTROLLED BY A DEHUMIDISTAT, TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL. DRYER AND RANGE HOODS ARE ALSO TO BE VENTED TO EXTERIOR.



**FOUNDATION PLAN**



CONTRACTOR TO VERIFY ACCURACY OF NEW PLAN TO EXISTING CONDITIONS. NOTIFY DESIGNER OR E.O.R. FOR ANY DISCREPANCIES PRIOR TO WORK.

REFER TO S-SHEET FOR STRUCTURAL NOTES. S-SHEETS TO TAKE PRECEDENCE OVER ARCHITECTURAL SHEETS FOR STRUCTURAL.

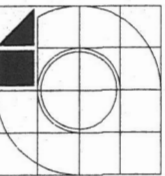
- DENOTES EXISTING POST AND 20" DIA. FTGS.
- DENOTES NEW POST AND 20" DIA. FTGS. X 8"

JMJA

**GAEGLAN HOME DESIGNS**

17230 NW HYBRIDGE ST.  
PORTLAND OREGON 97229

(503) 372-9176



PROJECT:

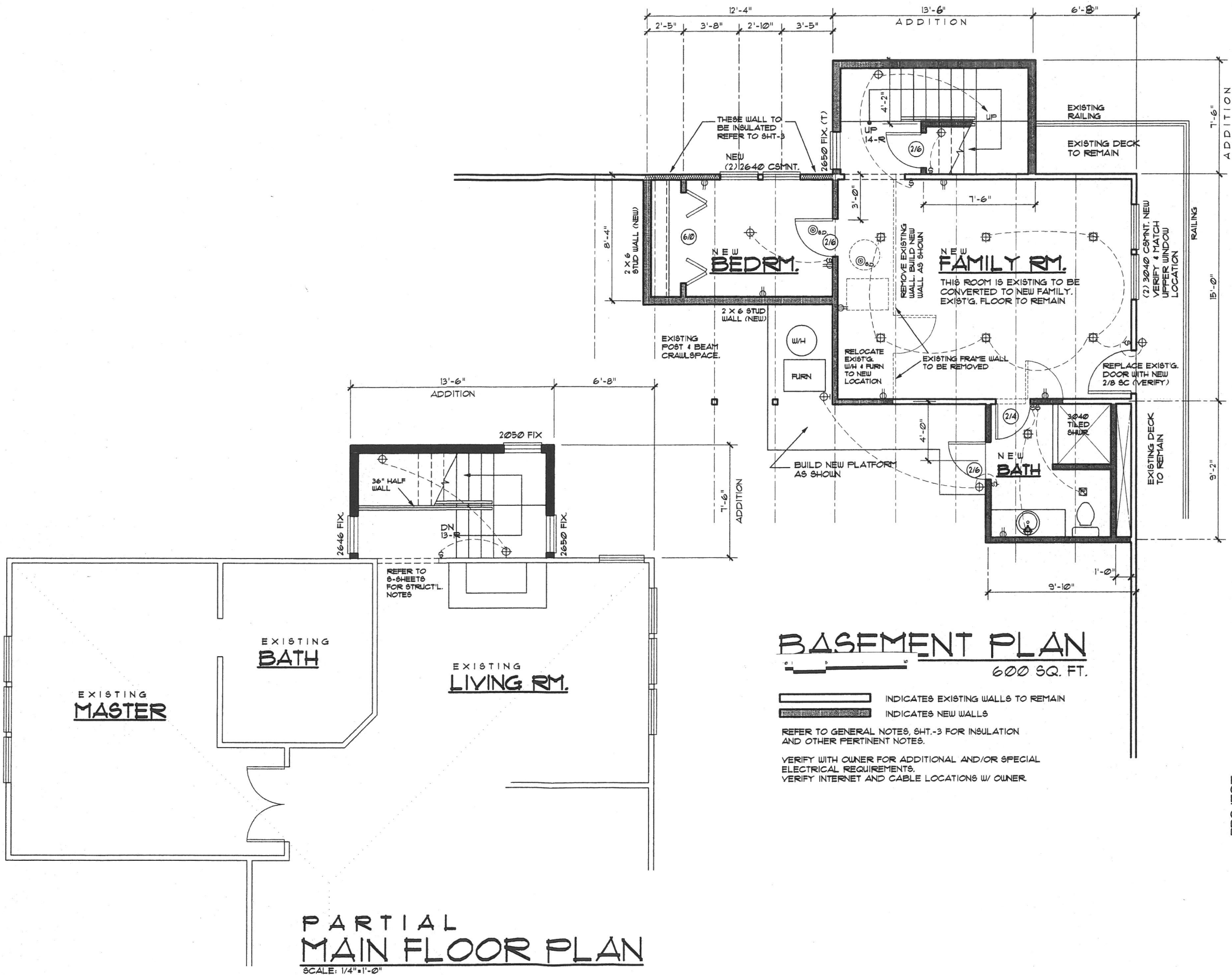
**BRAND/ROANE REMODEL**

CONTRACTOR:  
CHARLES MALONEY BUILDING CO.  
(503) 970-5989

**3**

DBAIG #11





# BASEMENT PLAN

600 SQ. FT.

- INDICATES EXISTING WALLS TO REMAIN
- INDICATES NEW WALLS

REFER TO GENERAL NOTES, SHT.-3 FOR INSULATION AND OTHER PERTINENT NOTES.

VERIFY WITH OWNER FOR ADDITIONAL AND/OR SPECIAL ELECTRICAL REQUIREMENTS.  
 VERIFY INTERNET AND CABLE LOCATIONS W/ OWNER.

# PARTIAL MAIN FLOOR PLAN

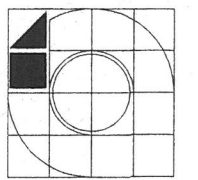
SCALE: 1/4" = 1'-0"

JMJA

**GAERLAN HOME DESIGNS**

17230 NW IVYBRIDGE ST.  
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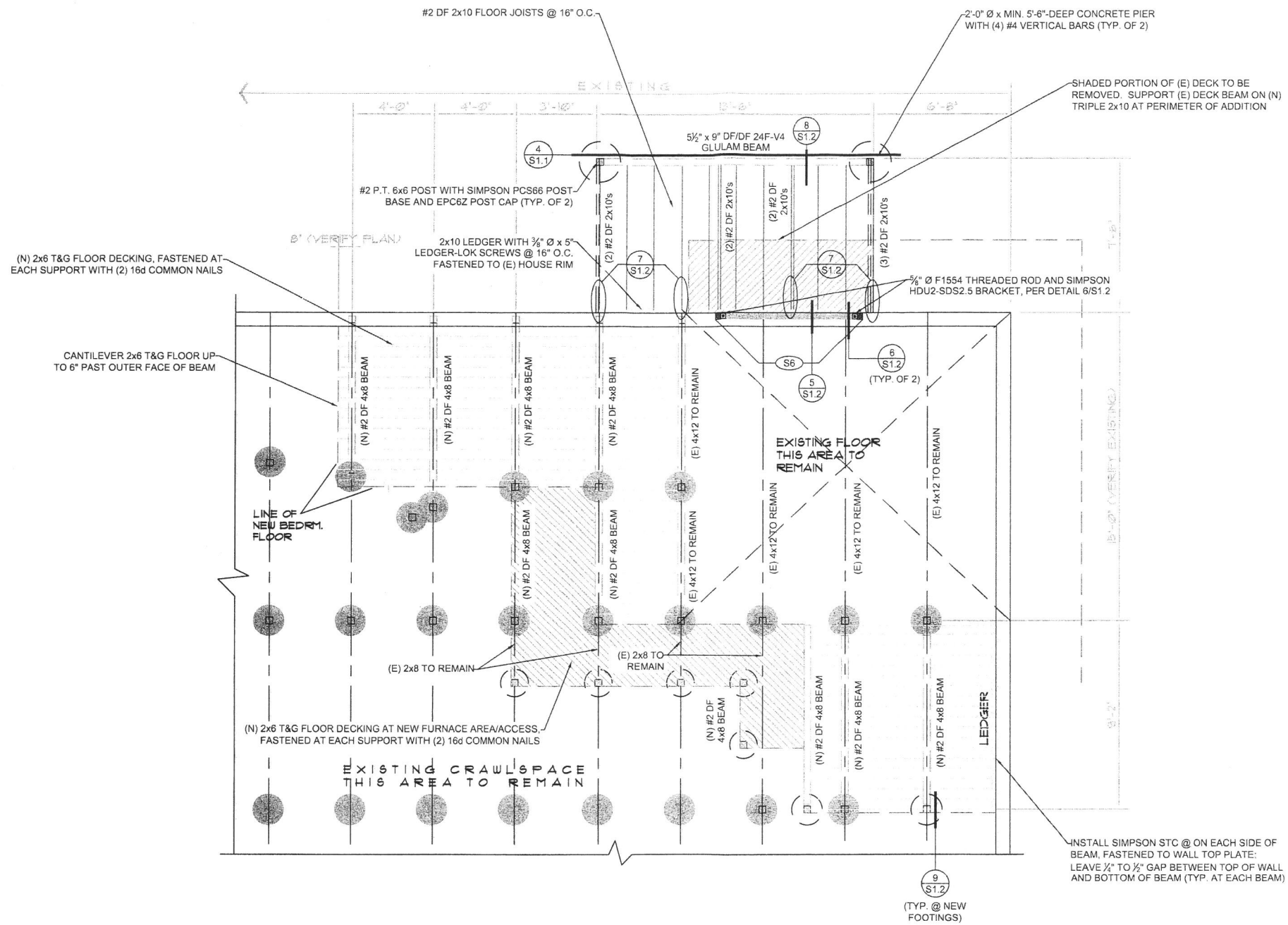
PROJECT:

**BRAND/ROANE REMODEL**

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 (503) 970-5989

# 4

SHEET #1



NOTE:  
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 OF NEW PLAN TO EXISTING CONDITIONS.  
 NOTIFY DESIGNER OR E.O.R. FOR ANY  
 DISCREPANCIES PRIOR TO WORK.

-  DENOTES EXISTING POST AND 20" DIA. FTGS.
-  DENOTES NEW #2 P.T. 4x4 POST AND 20" DIA. FTGS. X 8' (UNLESS NOTED OTHERWISE)

1 FOUNDATION STRUCTURAL PLAN  
 S0.1



**VISTA**  
 STRUCTURAL  
 ENGINEERS, L.L.C.

7140 SW GLEEN LANE \* BEAVERTON, OREGON 97008  
 OFFICE: 971.645.0901 \* MOBILE: 971.645.0901 \*  
 \* DENNIS@VISTASTRUCTURAL.COM \* VISTASTRUCTURAL.COM

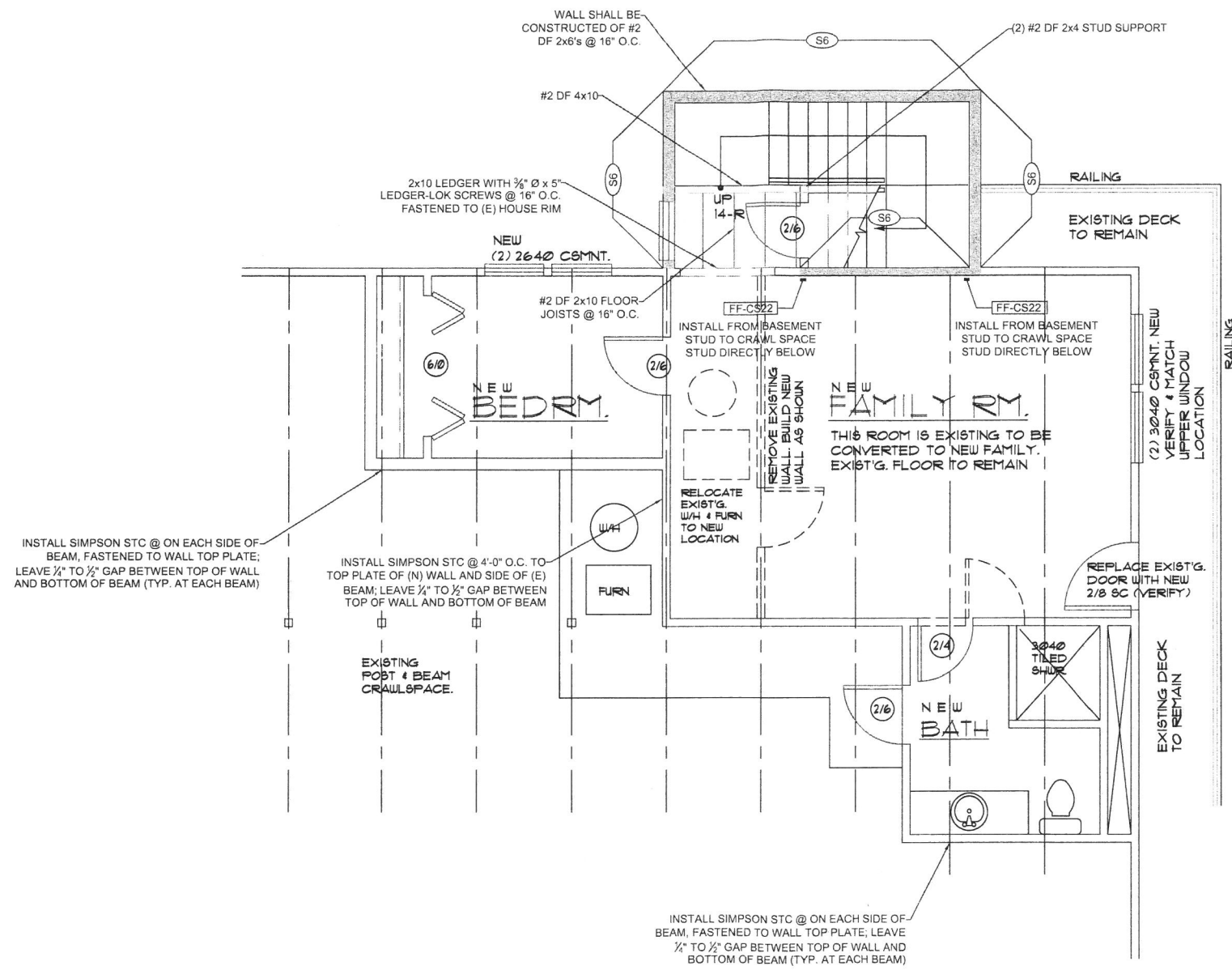
CLIENT: GAERLAN HOME DESIGNS  
 JOB TITLE: 19636 DERBY COURT  
 LOCATION: WEST LINN, OREGON

REGISTERED PROFESSIONAL  
 ENGINEER  
  
 OREGON  
 JAN. 31, 2011  
 DENNIS MICHAEL HEIER  
 2-24-2017  
 EXPIRES: 8/30/2017

NO.	DATE	REVISION	BY

DRAWING TITLE  
**STRUCTURAL  
 PLANS**

ENGINEER: DMH CHECKED BY: DMH  
 JOB NO. 1587 DRAWN BY: DMH  
 DATE: 02-23-17  
 SHEET NUMBER  
**S0.1**



INSTALL SIMPSON STC @ ON EACH SIDE OF BEAM, FASTENED TO WALL TOP PLATE; LEAVE 1/4" TO 1/2" GAP BETWEEN TOP OF WALL AND BOTTOM OF BEAM (TYP. AT EACH BEAM)

INSTALL SIMPSON STC @ 4'-0" O.C. TO TOP PLATE OF (N) WALL AND SIDE OF (E) BEAM; LEAVE 1/4" TO 1/2" GAP BETWEEN TOP OF WALL AND BOTTOM OF BEAM

EXISTING POST & BEAM CRAWLSPACE.

INSTALL SIMPSON STC @ ON EACH SIDE OF BEAM, FASTENED TO WALL TOP PLATE; LEAVE 1/4" TO 1/2" GAP BETWEEN TOP OF WALL AND BOTTOM OF BEAM (TYP. AT EACH BEAM)

1 BASEMENT STRUCTURAL PLAN  
S0.2

LEGEND	
	SHEAR WALL AND FASTENING PER SCHEDULE ON TABLE 1/S1.1
	FLOOR-TO-FLOOR STRAP PER TABLE 1/S1.3
	SHEARWALL

NOTE: STAIR FRAMING SHALL BE PER DETAILS 1/S1.2, 2/S1.2, AND 3/S1.2

**VISTA**  
STRUCTURAL  
ENGINEERING, LLC

7140 SW CLEEN LANE \* BEAVERTON, OREGON 97008  
OFFICE: 971.645.0901 \* MOBILE: 971.645.0901 \*  
\* DENNIS@VISTASTRUCTURAL.COM \* VISTASTRUCTURAL.COM




CLIENT: GAERLAN HOME DESIGNS  
JOB TITLE: 19636 DERBY COURT  
LOCATION: WEST LINN, OREGON

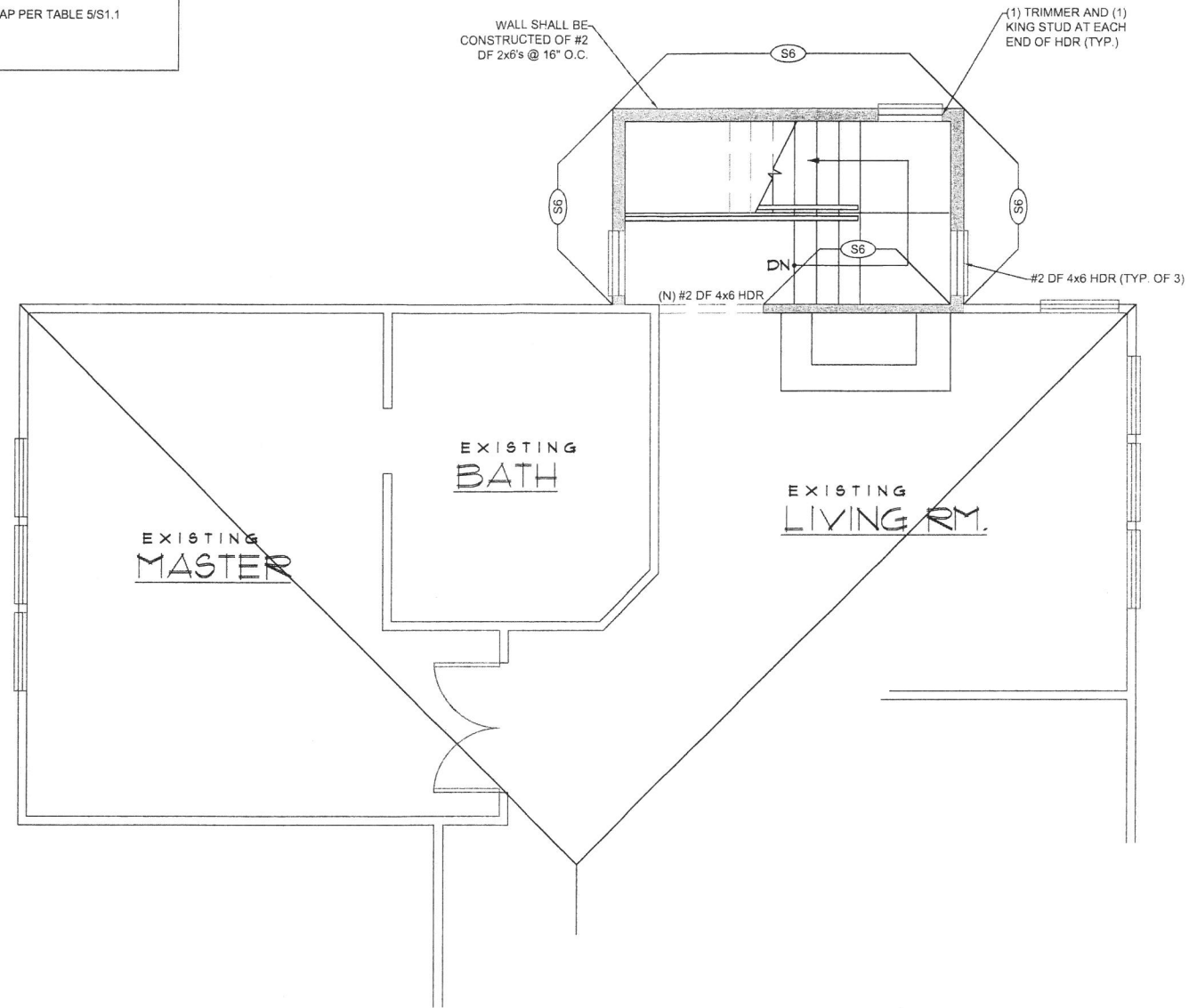
REGISTERED PROFESSIONAL  
ENGINEER  
OREGON  
DENNIS MICHAEL HEIER  
JAN. 31, 2011  
2-24-2017  
EXPIRES: 8/30/2017

NO.	DATE	REVISION	BY

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JOB NO. 1587    DRAWN BY: DMH  
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SHEET NUMBER  
**S0.2**

LEGEND	
	SHEAR WALL AND FASTENING PER SCHEDULE ON TABLE 1/S1.1
	FLOOR-TO-FLOOR STRAP PER TABLE 5/S1.1
	SHEARWALL



1 MAIN FLOOR STRUCTURAL PLAN  
S0.3



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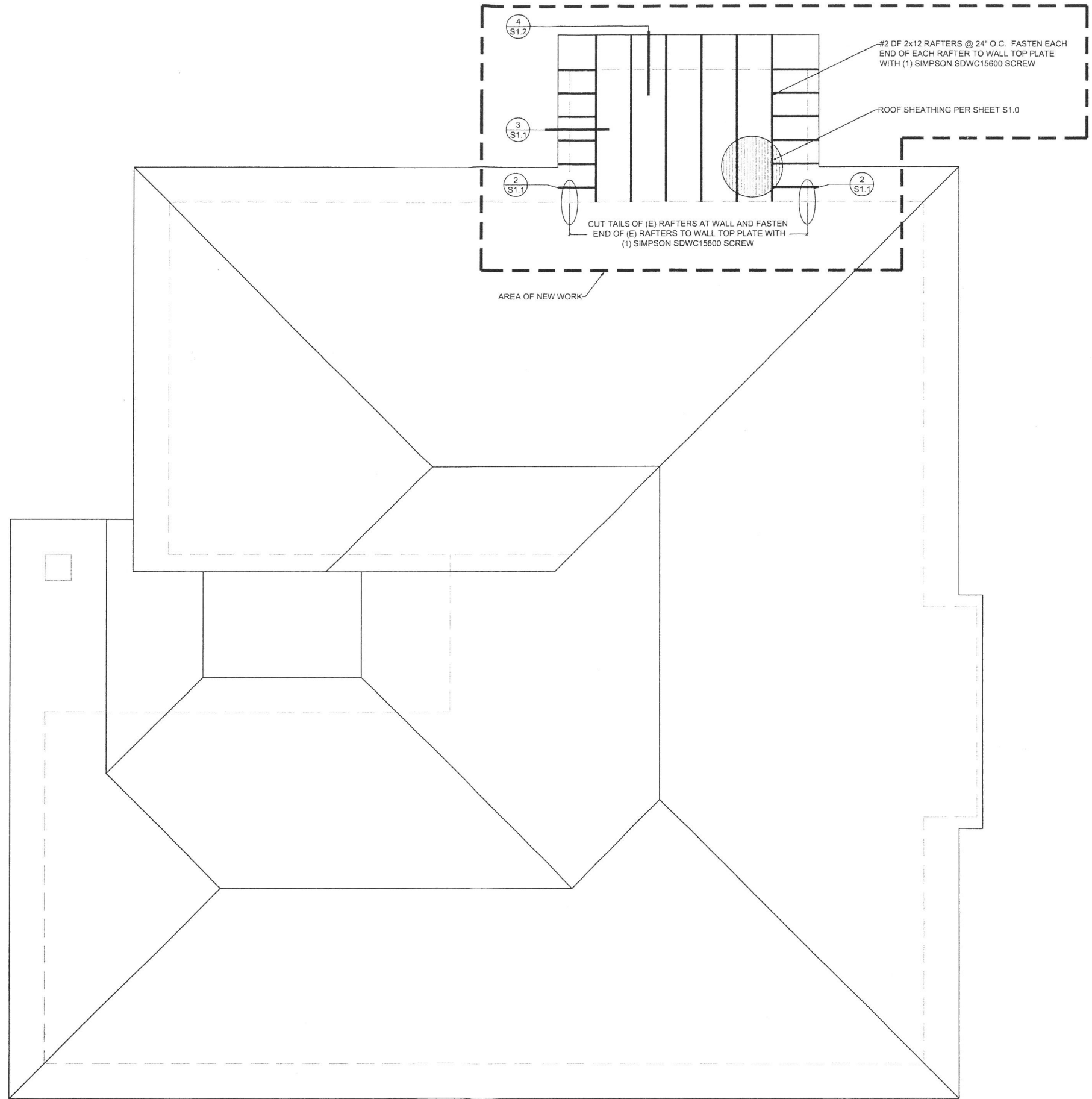
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OREGON  
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**S0.3**



1 ROOF STRUCTURAL PLAN  
S0.4

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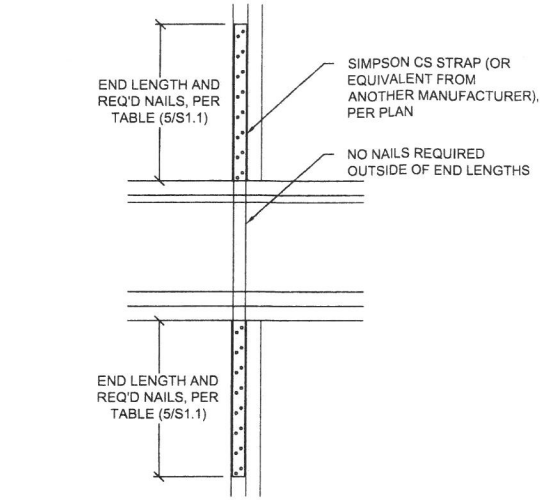
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**S0.4**



FLOOR-TO-FLOOR STRAP SCHEDULE			
LABEL	SIMPSON STRAP (b)	END LENGTH REQUIRED	SIZE AND NO. OF NAILS (a) IN EACH END LENGTH
FF-CS22	CS22	0'-6"	(6) 8d OR (5) 10d
FF-CS20	CS20	0'-9"	(7) 8d OR (6) 10d
FF-CS18	CS18	0'-11"	(9) 8d OR (8) 10d
FF-CS16	CS16	1'-1"	(11) 8d OR (10) 10d
FF-CS14	CS14	1'-4"	(15) 8d OR (13) 10d
FF-CMSTC16	CMSTC16	1'-8"	(25) 16d SINKER
FF-CMST14	CMST14	2'-6"	(33) 10d OR (28) 16d
FF-CMST12	CMST12	3'-3"	(43) 10d OR (37) 16d

- a. NAILS: 16d=0.162"x3½"; 16d SINKER=0.148"x3½"; 10d=0.148"x3"; 8d=0.131"x2½"
- b. EQUIVALENT STRAP FROM ANOTHER MANUFACTURER MAY BE SUBSTITUTED

**1** FLOOR-TO-FLOOR STRAP  
**S1.3** INSTALLATION INFORMATION  
 SCALE: 1" = 1'-0"



**2** SIMPSON CS FLOOR-TO-FLOOR STRAP  
**S1.3** SCALE: 1" = 1'-0"



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**S1.3**