



LAND USE PRE-APPLICATION CONFERENCE

Thursday, December 6, 2018

**City Hall
22500 Salamo Road**

Willamette Conference Room

Time: 9:00 am Proposed minor partition and lot line adjustment

Applicant: Angela Wright

Subject Property Address: 4680 Alder Street

Neighborhood Assn: Sunset

Planner: Darren Wyss

Project #: PA-18-37





CITY OF

West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
 Telephone 503.742.6060 • Fax 503.742.8655 • westlinnoregon.gov

PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

| | | |
|-----------------------------------|---------------------|----------------------------|
| CONFERENCE DATE: <u>12-6-18</u> | TIME: <u>9:00am</u> | PROJECT #: <u>PA-18-37</u> |
| STAFF CONTACT: <u>Darren Wyss</u> | FEE: <u>1,000-</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 15 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 4680 Alder Street

Brief Description of Proposal: The addition proposal to current residence does not meet various property/plot line requirements. The clients are wanting to apply for a "minor partition that consolidates Lots 7 and 8, consolidates Lots 9 and 10, adjusts the boundary between consolidated Lots 7/8 and 9/10 so the proposed addition meets the 20 foot rear yard setback, and re-establishes Lot 6 as a stand-alone taxlot." (Darren Wyss has been the main contact and has recommended this as a viable path forward.)

Applicant's Name: Angela R Wright

Mailing Address: 4724 SE Rex Dr

Phone No: (503) 914-9182

Email Address: angela@dwellwrightstudio.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:

| |
|--|
| PLANNING & BUILDING CITY OF WEST LINN |
| INT. TIME |

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

Charlotte Duncan

Property owner's signature

11-8-18

Date

Charlotte and Dennis Duncan, 3680 Alder St. West Linn, OR 97068

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

Alder Remodel

4680 ALDER ST., WEST LINN, OR 9708

ABBREVIATIONS

| | |
|-------|-----------------------------|
| AFF | ABOVE FINISHED FLOOR |
| BLKG | BLOCKING |
| BOT | BOTTOM |
| CLST | CLOSET |
| CLG | CEILING |
| CL | CENTERLINE |
| COL | COLUMN |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| DEMO | DEMOLISH/DEMOLITION |
| DIA | DIAMETER |
| DBL | DOUBLE |
| DN | DOWN |
| DS | DOWNSPOUT |
| (E) | EXISTING |
| ELEC | ELECTRICAL |
| EQ | EQUAL |
| FLR | FLOOR |
| FO | FACE OF |
| GALV | GALVANIZED |
| GYP | GYPSPUM WALL BOARD |
| HT | HEIGHT |
| LYR | LAYER |
| MFR | MANUFACTURER |
| MSTR | MASTER |
| (N) | NEW |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| PT | PRESSURE TREATED |
| REQ'D | REQUIRED |
| S/C | SMOKE/CARBON MONOXIDE ALARM |
| SIM | SIMILAR |
| SOG | SLAB ON GRADE |
| SS | STAINLESS STEEL |
| TO | TOP OF |
| TYP | TYPICAL |
| UNO | UNLESS NOTED OTHERWISE |
| VFY | VERIFY |
| VOS | VERIFY ON SITE |
| WIN | WINDOW |
| WRB | WEATHER RESISTIVE BARRIER |

GENERAL NOTES

1. COMPLY WITH ALL CITY OF PORTLAND EROSION CONTROL REQUIREMENT.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE BEFORE PROCEEDING WITH WORK.
3. CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COORDINATING INFORMATION SHOWN ON ARCHITECTURAL AND STRUCTURAL DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, CONTACT DESIGNER IN WRITING IMMEDIATELY.
4. CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY FEDERAL, STATE, AND LOCAL CODE, THE JURISDICTION HAVING AUTHORITY AND THE BUILDING OWNER.
5. CONTRACTOR SHALL FOLLOW DIMENSIONED DRAWING INFORMATION AND NOT SCALE DRAWINGS FOR ANY REASON.
6. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSIONS OF THE INTERNATIONAL ONE & TWO FAMILY DWELLING CODE, UNIFORM BUILDING CODE OF ANY APPLICABLE STATE, COUNTY OR LOCAL JURISDICTION.
7. CONTRACTOR SHALL APPLY, OBTAIN, AND PAY FOR ALL REQUIRED FEES, PERMITS, AND INSPECTION ASSESSED BY ANY GOVERNMENTAL AGENCY OR UTILITY COMPANY.
8. ALL LABOR, MATERIAL, EQUIPMENT AND SUPERVISION NECESSARY TO PROVIDE A COMPLETE PROJECT, SHALL BE PROVIDED BY THE GENERAL CONTRACTOR WORK OR EQUIPMENT WHICH IS NOT SPECIFICALLY IDENTIFIED OR SPECIFIED, BUT WHICH IS NECESSARY FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK CALLED FOR IN THE DRAWINGS SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
9. THE CONTRACTOR SHALL PROVIDE ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, SAFETY PROCEDURES AND METHODS TO PROTECT THE LIFE, HEALTH AND SAFETY OF WORKERS, SUBCONTRACTORS, SUPPLIERS AND THE PUBLIC ON ALL WORK RELATED TO THIS PROJECT, IN FULL CONFORMANCE WITH OSHA REQUIREMENTS.
10. SPECIFIC MANUFACTURERS AND MATERIALS DEPICTED ON THESE PLANS ARE AN INDICATION OF QUALITY AND STRENGTH. VERIFY ALL CONSTRUCTION MATERIAL SUBSTITUTIONS WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL BUILDING OFFICIALS PRIOR TO INSTALLATION/SUBSTITUTION.
11. THE LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING EXCAVATION TO PREVENT DAMAGE TO EXISTING UTILITIES. SHOULD UTILITIES NEED TO BE RELOCATED TO ACCOMMODATE THE NEW WORK, SUCH RELOCATION SHALL BE COMPLETED IMMEDIATELY TO MINIMIZE INTERRUPTION OF SERVICE(S).
12. CONTRACTOR SHALL ARRANGE FOR ALL TEMPORARY SERVICES SUCH AS POWER, WATER, REFUSE AND SANITATION. CONTRACTOR SHALL ALSO ENSURE THAT THE ADJOINING RIGHT OF WAY IS KEPT CLEAR AND CLEAN OF DIRT AND DEBRIS.
13. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
14. THE DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR AND/OR SUB-CONTRACTOR.
15. VERIFY FOUNDATION AND FRAMING DETAILS (WHERE APPLICABLE) WITH MECH, PLUMBING, ELECTRICAL AND OTHER SUB-CONTRACTORS TO ASSURE PROPER CONSTRUCTION INSTALLATION.
16. PLUMBING, ELECTRICAL, AND MECHANICAL DIAGRAM, LAYOUTS AND/OR DESIGN TO BE SUPPLIED BY CONTRACTOR AND/OR SUB-CONTRACTOR.
17. ENGINEERED PRODUCTS (ie. ROOF TRUSSES, FLOOR JOISTS) TO HAVE DESIGN, ENGINEERING SPECIFICATIONS AND LAYOUT SUPPLIED FROM MANUFACTURER.

ENERGY REQUIREMENTS

1. THE FOLLOWING IS TO COMPLY WITH 'CHAPTER 11 - ENERGY EFFICIENCY' OF THE 2017 OREGON RESIDENTIAL SPECIALTY CODE.
2. PRESCRIPTIVE ENVELOPE REQUIREMENTS, TABLE N1101.1(1) OF THE 2017 'ORSC'.
3.

| VALUE | PERFORMANCE | BUILDING COMPONENT |
|-------------------------------|----------------------|--------------------|
| Wall Insulation - Above Grade | R-21 Intermediate | U-0.059 |
| Wall Insulation - Below Grade | R-15/R-21 | C-0.062 |
| Flat Ceilings | R-49 | U-0.021 |
| Vaulted Ceilings | R-30 Rafter or R-30A | U-0.033 |
| Underfloors | R-30 | U-0.033 |
| Slab Edge Perimeter | R-15 | F-0.520 |
| Heated Slab Interior | R-10 | N/A |
| Windows | U-0.30 | U-0.30 |
| Skylights | U-0.50 | U-0.50 |
| Exterior Doors | U-0.20 | U-0.20 |
| Exterior Doors w/ Glazing | U-0.40 | U-0.40 |
| Forced Air Duct Insulation | N/A | R-8 |
4. ADDITIONAL MEASURES LISTED BELOW PER TABLE 'N1101.1(2) OF THE 2017 'ORSC'. (VALUES LISTED BELOW SUPERCEDE PRESCRIPTIVE ENVELOPE REQUIREMENTS LISTED ABOVE)
5. ENVELOPE ENHANCEMENT MEASURE: #2 - UPGRADED FEATURES.

| |
|---------------------------------|
| EXTERIOR WALLS - U-0.057 / R-23 |
| FRAMED FLOORS - U-0.026 / R-38 |
| WINDOWS - U-0.28 (AVERAGE UA) |
6. CONSERVATION MEASURE: 'A' - HIGH EFFICIENCY HVAC SYSTEM.

AIR SOURCE HEAT PUMP HSPF 9.9/15.0 SEER COOLING
7. ALL AIR INFILTRATIONS IN THE EXTERIOR ENVELOPE SHALL BE SEALED INCLUDING WINDOW AND DOOR FRAMES, WALLS, FOUNDATIONS, VENTING AND UTILITY PENETRATIONS. ACCESS DOORS TO CRAWL SPACE AND ATTIC AREAS TO HAVE THE SAME EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE.

SITE INFORMATION:

PROJECT ADDRESS: 18969 S SPRINGWATER RD.
PARCEL NUMBER: 00504463
LEGAL DESCRIPTION: SW 1/4, SEC. 2 AND SE 1/4, SEC. 3, T3S, R3E, WM, CLACKAMAS COUNTY, OREGON
TAX LOT: 1701 & 1702
SITE AREA: 9,720 SF (0.22 ac)

BUILDING CODE ANALYSIS:

BUILDING CODE: 2017 OREGON RESIDENTIAL SPECIALTY CODE (BASED ON THE 2015 IRC)
STRUCTURAL CODE: N/A
OCCUPANCY: RESIDENTIAL GROUP R-3
CONSTRUCTION TYPE: V-B NON-RATED
LATERAL DESIGN: PRESCRIPTIVE WALL BRACING
SPRINKLER: N/A
DESIGN LOADS:

| | |
|--|--------------|
| WIND | 120 MPH |
| SEISMIC DESIGN CATEGORY | D1 |
| FROST DEPTH | 18 INCHES |
| ROOF | 25 psf L.L. |
| CEILING JOISTS (NO ATTIC STORAGE) | 10 psf L.L. |
| CEILING JOISTS (LIMITED ATTIC STORAGE) | 20 psf L.L. |
| FLOOR | 40 psf L.L. |
| STAIRS | 100 psf L.L. |
| ELEVATED GARAGE FLOOR | 50 psf L.L. |
| EXTERIOR BALCONIES | 60 psf L.L. |
| DECKS | 40 psf L.L. |
| GUARDRAIL/HANDRAILS | 200 psf L.L. |

PLANNING & ZONING ANALYSIS:

ZONING: EFU (EXCLUSIVE FARM USE)
PROJECT TYPE: SINGLE FAMILY RESIDENCE
STORIES: 1

SITE AREA CALCULATIONS:

REFER TO SITE DEVELOPMENT PLANS

PROJECT DIRECTORY

OWNER
JERRY & LAURA RICHARDS
18969 S. SPRINGWATER RD.
ESTACADA, OR 97023

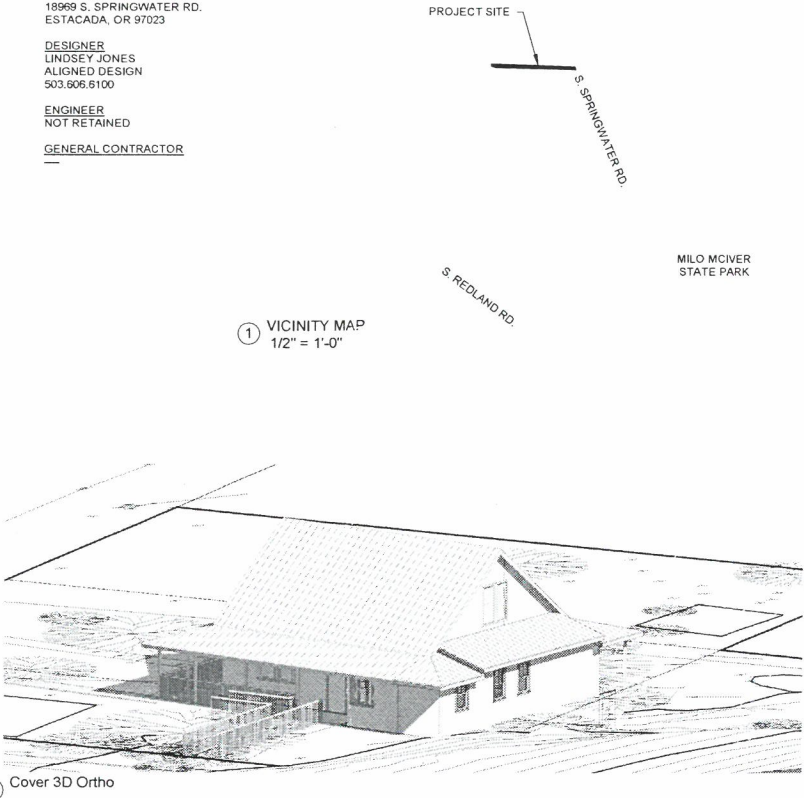
DESIGNER

LINDSEY JONES
ALIGNED DESIGN
503.606.6100

ENGINEER

NOT RETAINED

GENERAL CONTRACTOR



aligned
DESIGN

Aligned Design, LLC
Lindsey Jones, LEED AP
www.aligneddesignpdx.com
(503) 606-6100

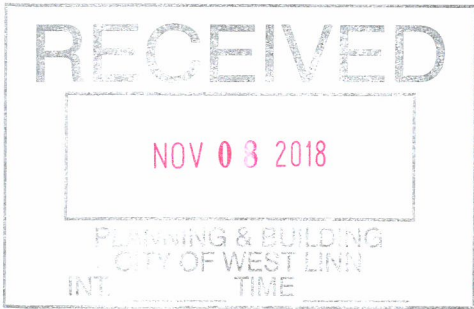
Alder Remodel
4680 Alder St.
West Linn, OR 97068

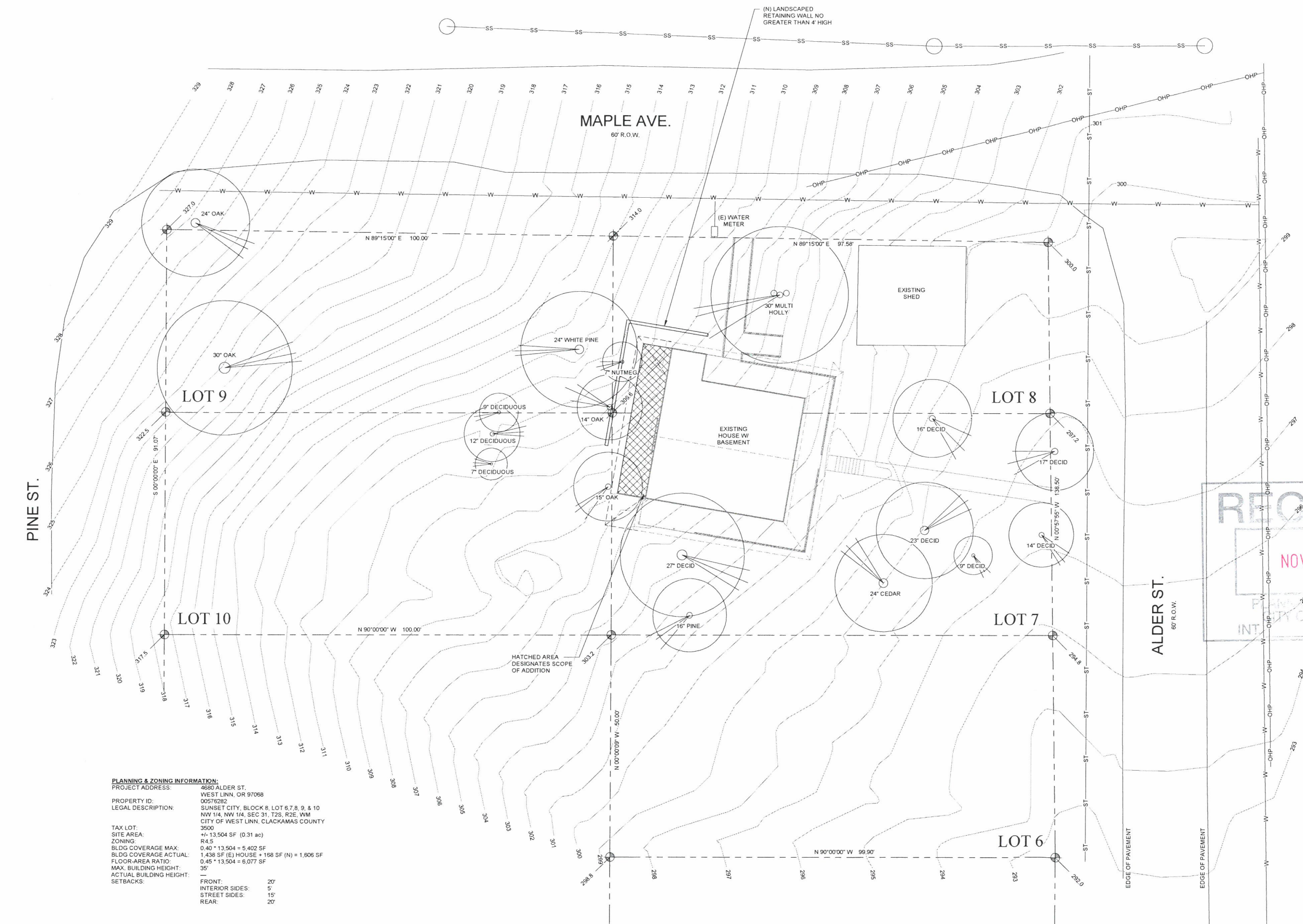
Cover Sheet

Issue Date:
Permit Set

Cover
Sheet

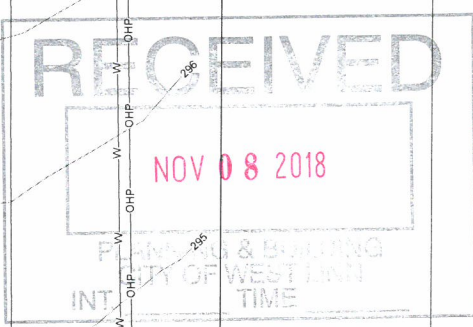
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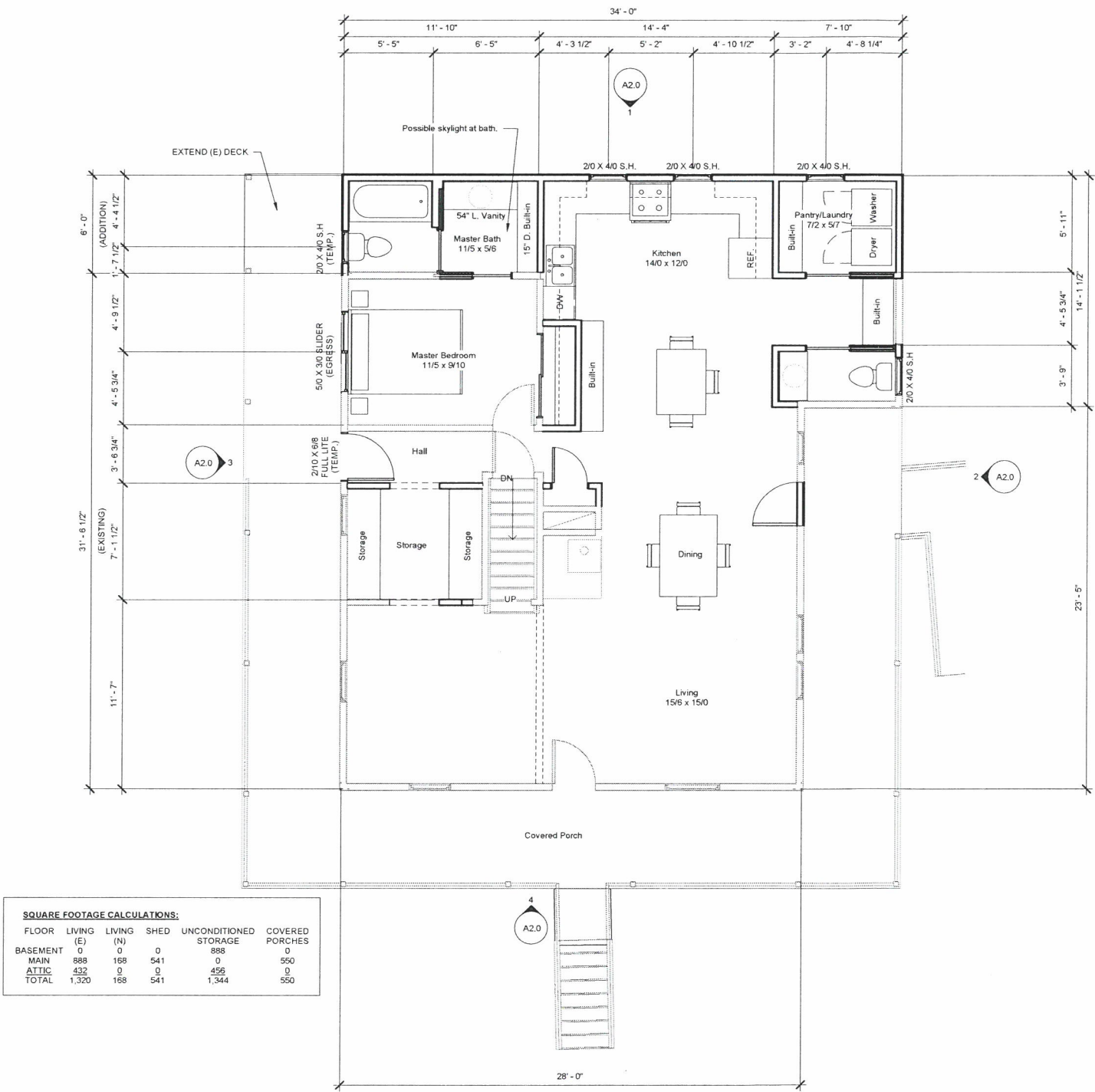




PLANNING & ZONING INFORMATION:
 PROJECT ADDRESS: 4680 ALDER ST.
 WEST LINN, OR 97068
 PROPERTY ID: 00576282
 LEGAL DESCRIPTION: SUNSET CITY, BLOCK 8, LOT 6, 7, 8, 9, & 10
 NW 1/4, NW 1/4, SEC 31, T2S, R2E, WM
 CITY OF WEST LINN, CLACKAMAS COUNTY
 3500
 TAX LOT: +/- 13,504 SF (0.31 ac)
 ZONING: R4.5
 BLDG COVERAGE MAX: 0.40 * 13,504 = 5,402 SF
 BLDG COVERAGE ACTUAL: 1,438 SF (E) HOUSE + 158 SF (N) = 1,606 SF
 FLOOR-AREA RATIO: 0.45 * 13,504 = 6,077 SF
 MAX. BUILDING HEIGHT: 35'
 ACTUAL BUILDING HEIGHT:
 SETBACKS:
 FRONT: 20'
 INTERIOR SIDES: 5'
 STREET SIDES: 15'
 REAR: 20'

1 Site
 1" = 10'-0"

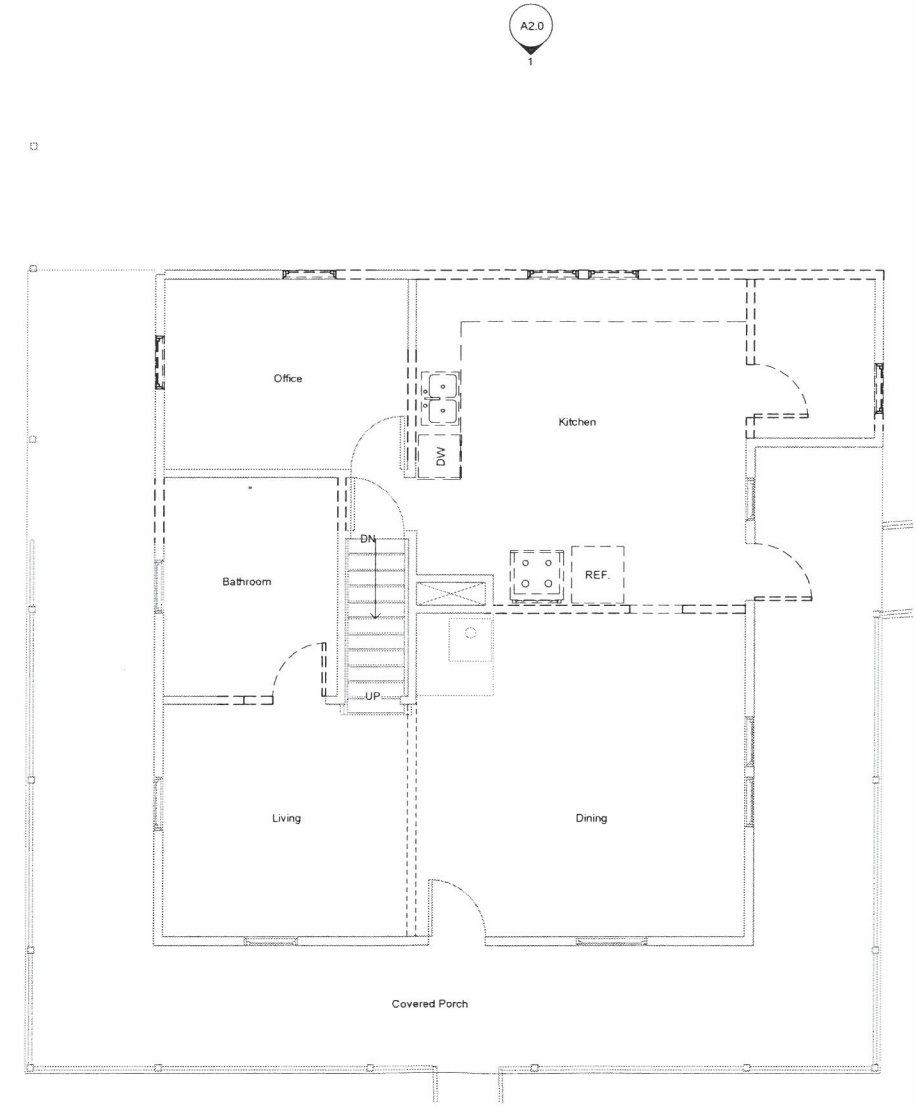




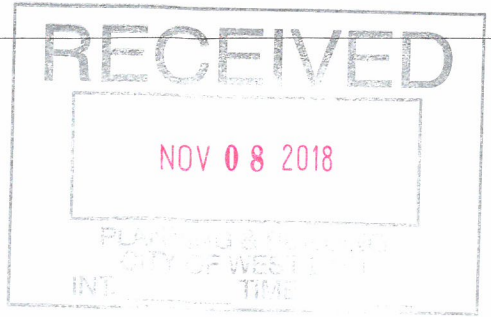
SQUARE FOOTAGE CALCULATIONS:

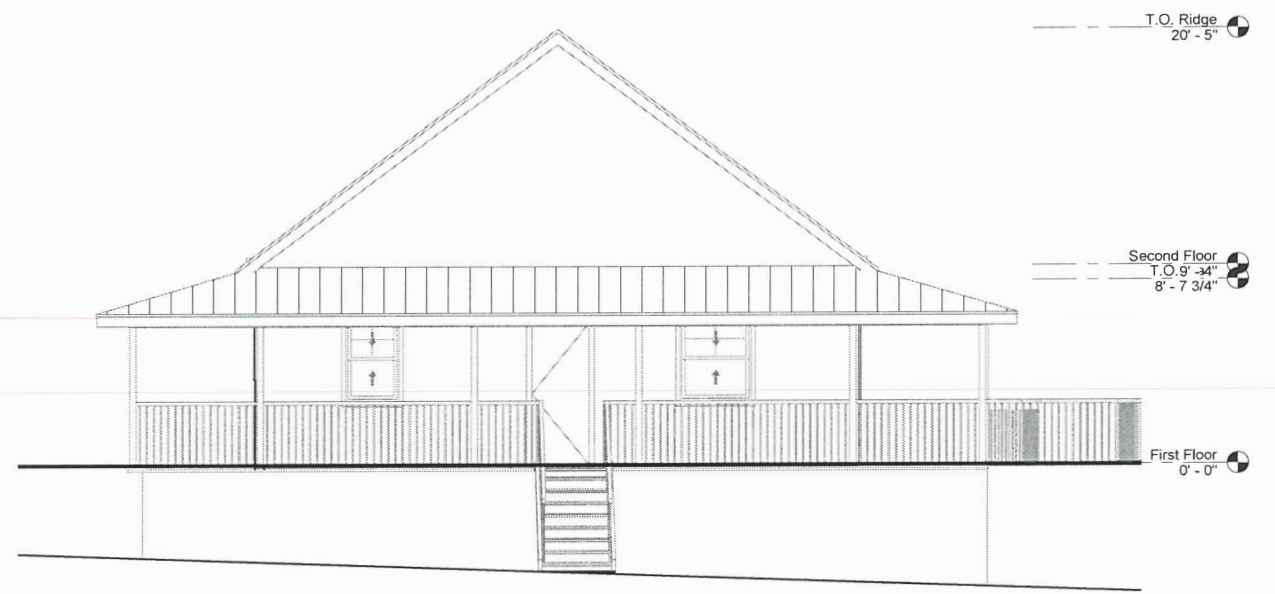
| FLOOR | LIVING (E) | LIVING (N) | SHED | UNCONDITIONED STORAGE | COVERED PORCHES |
|----------|------------|------------|------|-----------------------|-----------------|
| BASEMENT | 0 | 0 | 0 | 888 | 0 |
| MAIN | 888 | 168 | 541 | 0 | 550 |
| ATTIC | 432 | 0 | 0 | 456 | 0 |
| TOTAL | 1,320 | 168 | 541 | 1,344 | 550 |

② Proposed Main Level Floor Plan
1/4" = 1'-0"

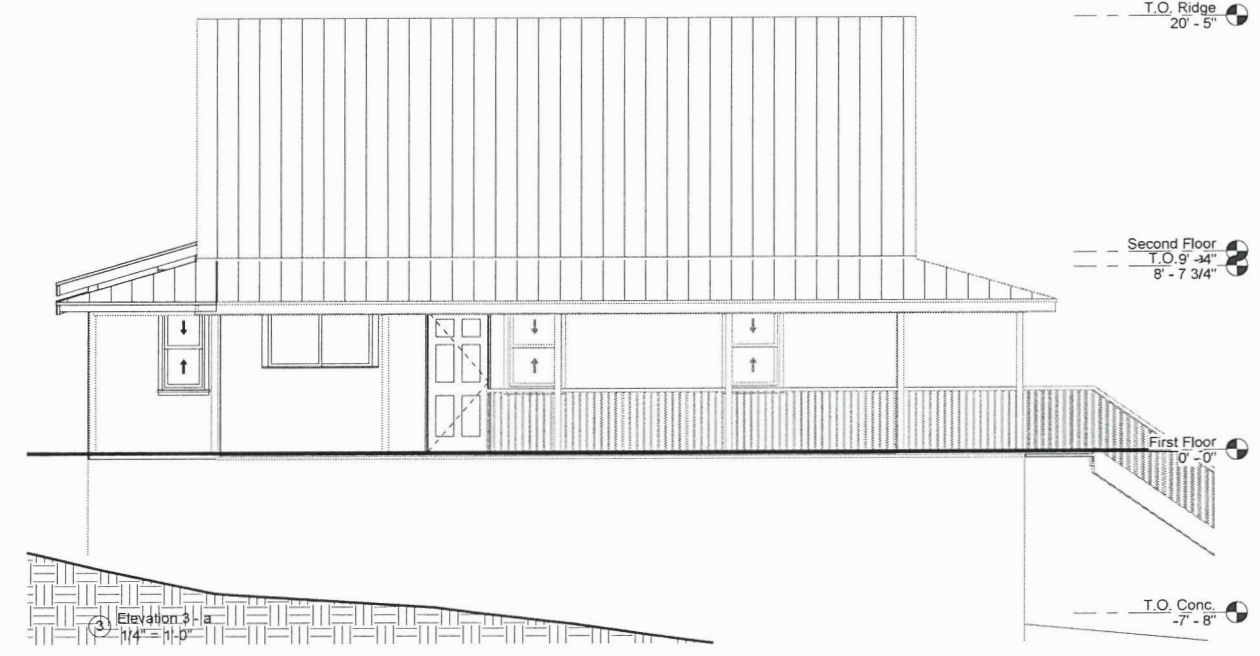


① Demolition Plan
1/4" = 1'-0"

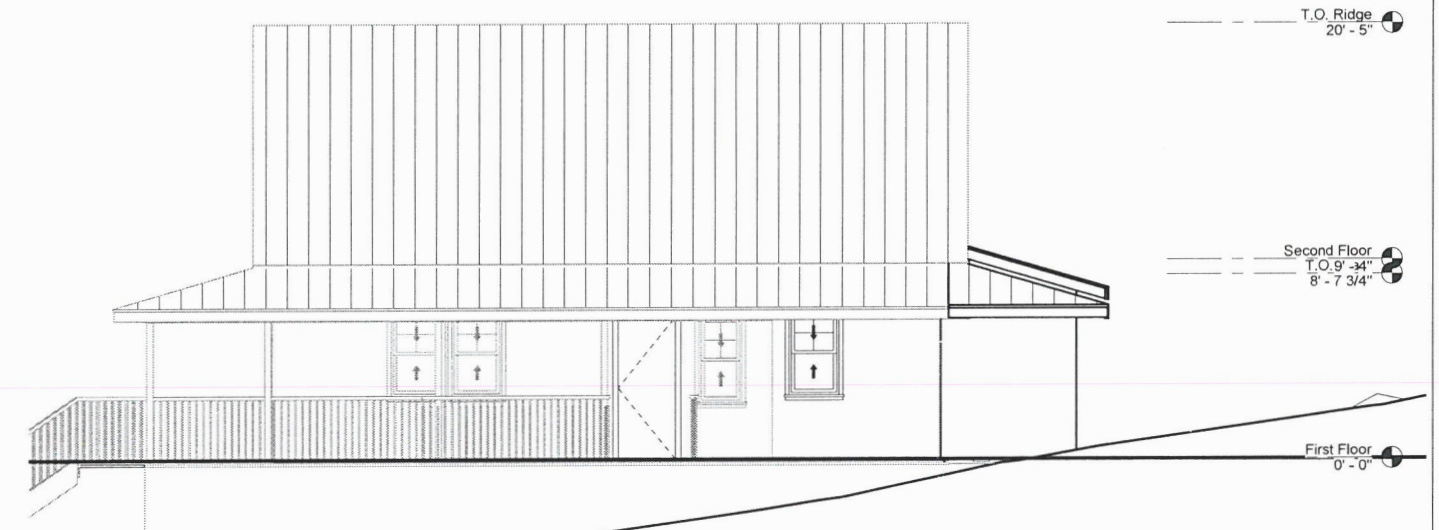




④ Elevation 4 - a
1/4" = 1'-0"



③ Elevation 3 - a
1/4" = 1'-0"



② Elevation 2 - a
1/4" = 1'-0"



① Elevation 1 - a
1/4" = 1'-0"

