



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, March 05, 2026

Willamette Room
City Hall
22500 Salamo Rd
West Linn

1:00 pm: Proposed Flood Plain Permit
Applicant: Peter Kusyk, Firenze Development, Inc
Property Address: 19340 Nixon Avenue
Neighborhood Assn: Robinwood Neighborhood Association
Planner: Aaron Gudelj **Project #:** PA-26-02



PRE-APPLICATION CONFERENCE REQUEST PROJECT NARRATIVE

Building Permit, 935-25-001406-STR, was issued on January 12, 2026. Later that morning Taryn Finley sent an email pausing the permit.

*Following up on my voicemail regarding your permit # 935-25-001046-STR. Our Planning Department was not part of the initial review and while status has been left as approved for now, we must pause on inspections with conditions. Because the proposed work is within the flood plain boundary, you will need to submit a **Flood Plain Development Application** prior to moving forward on this permit. We must verify that floor elevations are capable of meeting minimum requirements for the base flood elevation at the site. A third-party surveyor must confirm elevation.*

Since then I have been in contact with Aaron Gudelj, Associate Planner. The Pre-Application Conference is the first step in compiling the necessary materials for a Flood Plain Development Application. The information that we receive at the Pre-Application Conference will direct our efforts in submitting a Flood Plain Development Application that will comply with the required planning codes. Upon the approval of this application our building permit application will be re-submitted and will be in code compliance with the City of West Linn.

Questions:

- What limitations are there on the interior building permit within the current structure?
- Based on the Elevation Certificate that was completed on February 3, 2026 by Reppeto & Associates are there any interior elevation changes that need to be made for compliance with the current building?

Documents

- Completed Pre-Application Conference Request Form
- Project Narrative and Questions
- Approved Building Plans, Permit 935-25-001406-STR
- FEMA Elevation Certificate
- Accompanying Lot Survey

Pre-Application Conference Request

For Staff to Complete:

PA 26-02

Conference Date: 03/05/26

Time: 1:00pm

Staff Contact:

Fee: \$420

Pre-application conferences are held on the **first and third Thursdays of the month between 1:00 pm and 4:00 pm**. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the [Submit a Land Use Application](#) web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Property Owner Information

Name: Byron and Joan Zahler

Email: BZahler@comcast.net

Phone #: 503-913-5364

Address: 19340 Nixon Ave, West Linn, OR

Applicant Information

Name: Firenze Development, Inc., Peter Kusyk

Email: peter@fdipdx.com

Phone #: 503-381-4513

Address: 7110 SW Old Wilsonville Road
Wilsonville, OR 97070

Address of Subject Property (or tax lot): 19340 Nixon Ave.
West Linn, OR 97068

REQUIRED ATTACHMENTS:

- A project narrative with a detailed description of the proposed project. Briefly describe the physical context of the site.
- A list of questions or issues the applicant would like the City to address.
- A dimensional site plan that shows:
 - North arrow and scale
 - Location of existing trees (a tree survey is highly recommended)
 - Streets Abutting the property and width of right of way
 - Location of creeks and/or wetlands (a wetland delineation is highly recommended)
 - Property Dimensions, existing buildings, and building setbacks
 - Slope map (if slope is 25% or more)
 - Location of existing utilities (water, sewer, etc.)
 - Conceptual layout, design, proposed buildings, building elevations, and setbacks
- Location of all easements (access, utility, etc.)
- Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building), if applicable
- Location of existing and proposed access and driveways. Include the proposed circulation system for vehicles, pedestrians, and bicycles, if applicable.
- Proposed stormwater detention system with topographic contours

I certify that I am the owner or authorized agent of the owner:

APPLICANT: Peter Kusyk, Firenze Development, Inc.

DATE: February 5, 2026

The undersigned property owner authorizes the requested conference and grants city staff the **right of entry** onto the property to review the application.

PROPERTY OWNER:

Byron A. Zahler *BYRON B. ZAHLER*

DATE: 2/6/26

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>BYRON G. ZAHLER</u>	Policy Number: _____
A2. Building Street Address (including apt., unit, suite, and/or bldg. no.) or P.O. Route and Box No.: <u>19340 NIXON AVE.</u>	Company NAIC Number: _____
City: <u>WEST LINN</u> State: <u>OR</u> ZIP Code: <u>97068</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>TAX LOT 1000, MAP 2 1E 24 AC, CLACKAMAS COUNTY</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>RESIDENTIAL</u>	
A5. Latitude/Longitude: Lat. <u>45° 23' 10" N</u> Long. <u>122° 43' 41" W</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>8</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): <u>1400</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>8</u> Engineered flood openings: <u>—</u>	
d) Total net open area of non-engineered flood openings in A8.c: <u>469</u> sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation - see Instructions): <u>—</u> sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable - see Instructions): <u>—</u> sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: <u>765</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>—</u> Engineered flood openings: <u>—</u>	
d) Total net open area of non-engineered flood openings in A9.c: <u>—</u> sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation - see Instructions): <u>—</u> sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable - see Instructions): <u>—</u> sq. ft.	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: <u>WEST LINN, CITY OF</u>	B1.b. NFIP Community Identification Number: <u>410024</u>
B2. County Name: <u>CLACKAMAS</u>	B3. State: <u>OR</u> B4. Map/Panel No. <u>41005C0019D</u> B5. Suffix: <u>C</u>
B6. FIRM Index Date: <u>JUNE 17, 2008</u>	B7. FIRM Panel Effective/Revised Date: <u>JUNE 17, 2008</u>
B8. Flood Zone(s): <u>AE</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>46.0</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LIMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:	FOR INSURANCE COMPANY USE
City: _____ State: _____ ZIP Code: _____	Policy Number: _____
	Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: OR REAL TIME GPS NETWORK Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

- NGVD 1929 NAVD 1988 Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?

Yes No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor):

42.3

feet meters

b) Top of the next higher floor (see Instructions):

47.7

feet meters

c) Bottom of the lowest horizontal structural member (see Instructions):

-

feet meters

d) Attached garage (top of slab):

44.7

feet meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):

-

feet meters

f) Lowest Adjacent Grade (LAG) next to building: Natural Finished

44.0

feet meters

g) Highest Adjacent Grade (HAG) next to building: Natural Finished

44.7

feet meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:

44.0

feet meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments and describe in the Comments area.

Certifier's Name: STEVEN P. BUCKLES License Number: 2231

Title: Professional Land Surveyor

Company Name: REPPETO & ASSOCIATES

Address: 10906 NE 39TH ST., STE. A7

City: VANCOUVER State: WA ZIP Code: 98162

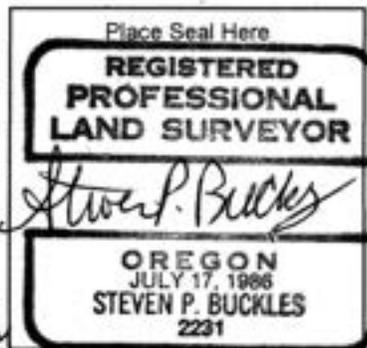
Date: 02/03/2026

Telephone: 503-408-1507 Ext.: _____ Email: Steve@repetto-surveying.ca

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

SEE PAGE 7 & 8 FOR PHOTOS
(PAGES 4-6 OMITTED)



ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

19340 NIXON AVE.

City: WEST LINN State: OR ZIP Code: 97068

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo One



Photo One Caption: FRONT

Clear Photo One

Photo Two



Photo Two Caption: RIGHT SIDE

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

19340 NIXON AVE

City: WEST LINN

State: OR

ZIP Code: 97068

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

PHOTO 3

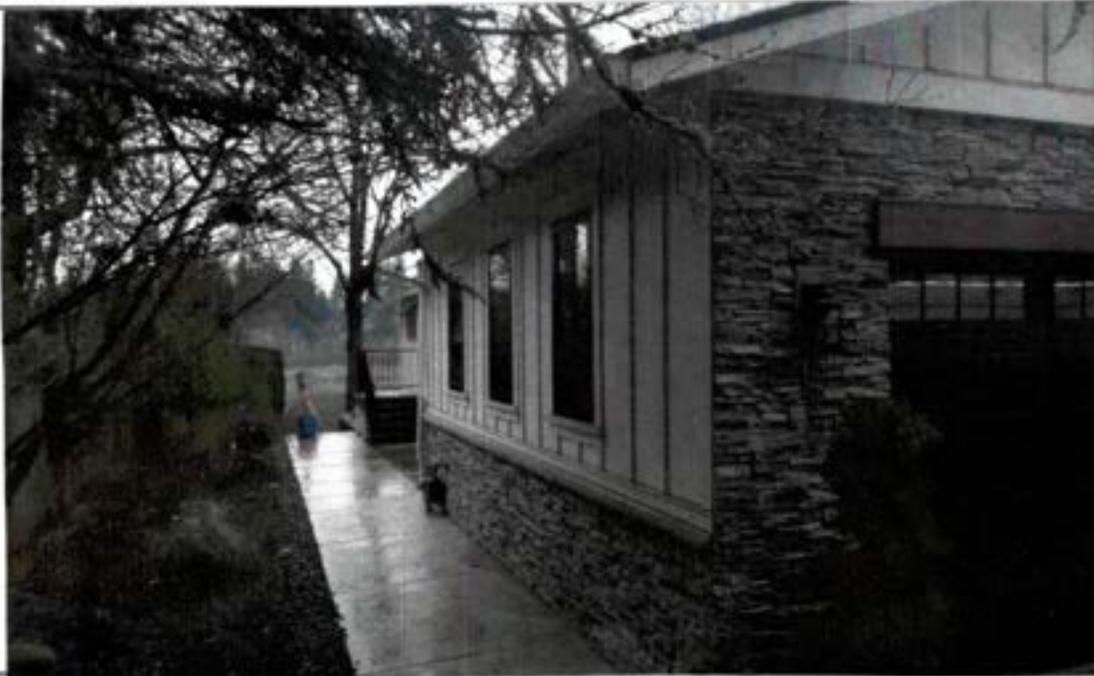


Photo Three Caption: LEFT SIDE

Clear Photo Three

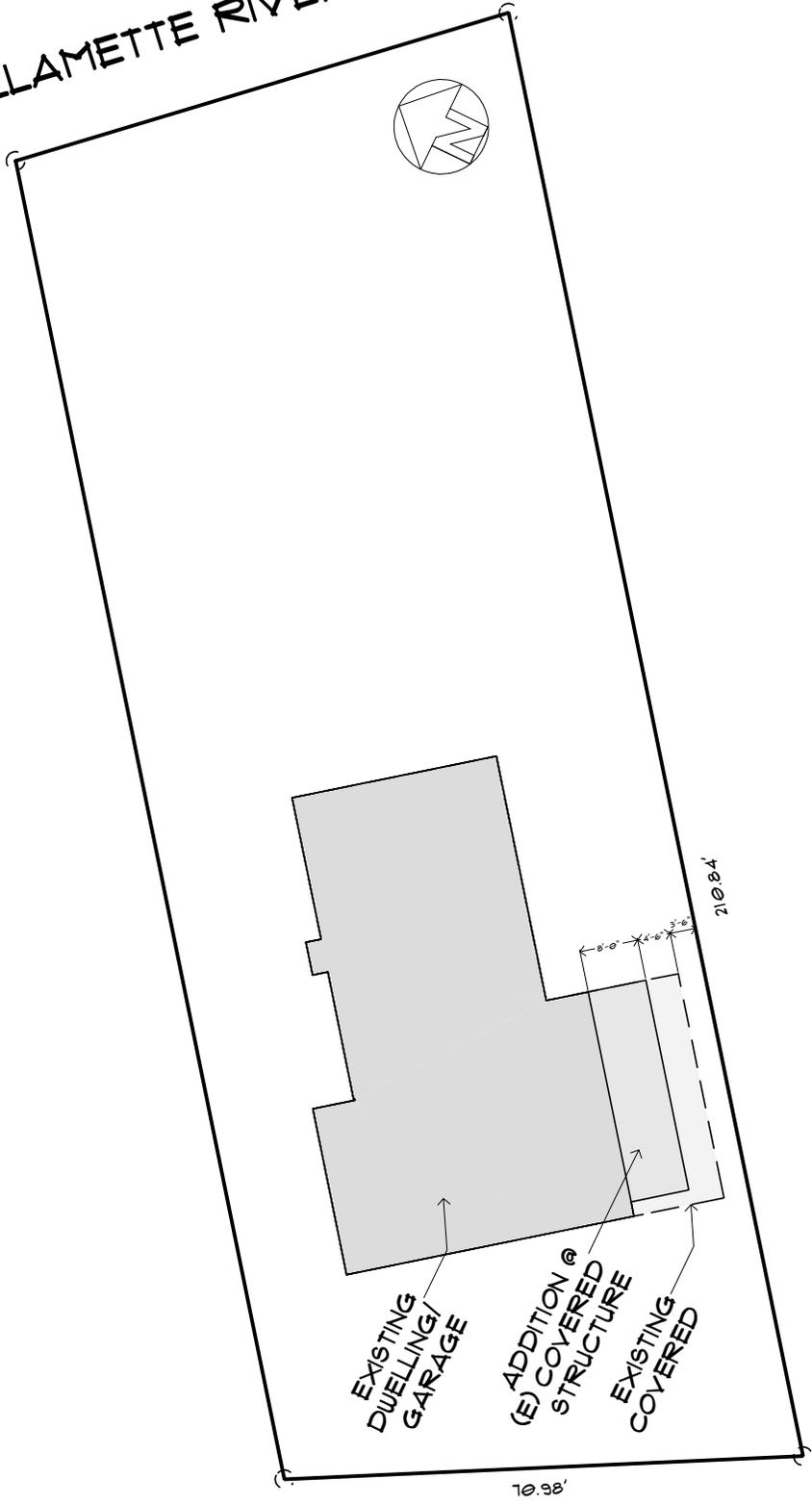
Photo Four



Photo Four Caption: REAR

Clear Photo Four

(WILLAMETTE RIVER SLOUGH)



NIXON STREET

SCALE: 1" - 25'-0"

APPROVED

Reviewed for code compliance
 City of West Linn
 Building Department
 Address: 19340 Nixon plans revised - Approved
 Permit: 935-25-001046-STR
 Date: 01/06/2026 11:16:46 AM
 By: Adam Bernert

**This Plan Review Approval
 Does not Prevent The Field
 Inspector From Requiring
 Further Code Correction!**

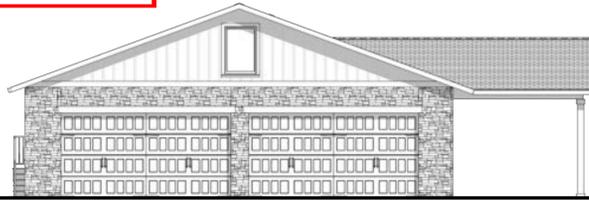
PLAN USE NOTE:

DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HEREIN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS. THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED CONSTRUCTION PROFESSIONAL. THESE PLANS ARE INTENDED TO BE GUIDELINES FOR CONSTRUCTION. THE CONTRACTOR RESERVES THE RIGHT TO MAKE SUCH MINOR DEVIATIONS AS DEEMED NECESSARY AS LONG AS SUCH DEVIATIONS PROMOTE THE OVERALL EFFICACY AND AESTHETICS OF THE PLAN. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES OR VARIATIONS OF AND FROM THESE DRAWINGS PRIOR TO WORK ON THE JOB.

R106.3.1 APPROVAL OF CONSTRUCTION DOCUMENTS

WHERE THE BUILDING OFFICIAL ISSUES A PERMIT, THE CONSTRUCTION DOCUMENTS SHALL BE APPROVED IN WRITING OR BY A STAMP THAT STATES "REVIEWED FOR CODE COMPLIANCE." ONE SET OF CONSTRUCTION DOCUMENTS SO REVIEWED SHALL BE RETAINED BY THE BUILDING OFFICIAL. THE OTHER SET SHALL BE RETURNED TO THE APPLICANT, SHALL BE KEPT AT THE SITE OF WORK AND SHALL BE OPEN TO INSPECTION BY THE BUILDING OFFICIAL OR A DULY AUTHORIZED REPRESENTATIVE. CONSTRUCTION DOCUMENTS SHALL BE APPROVED IN THE TIMELINES SPECIFIED IN ORS 455.461.

PLANS MUST BE APPROVED AND STAMPED BY THE LOCAL BUILDING DEPARTMENT. ONLY BUILDING OFFICIAL APPROVED PLANS TO BE USED FOR CONSTRUCTION PURPOSES.



EXISTING SOUTH-WEST ELEVATION

SCALE 1/8" = 1'0"



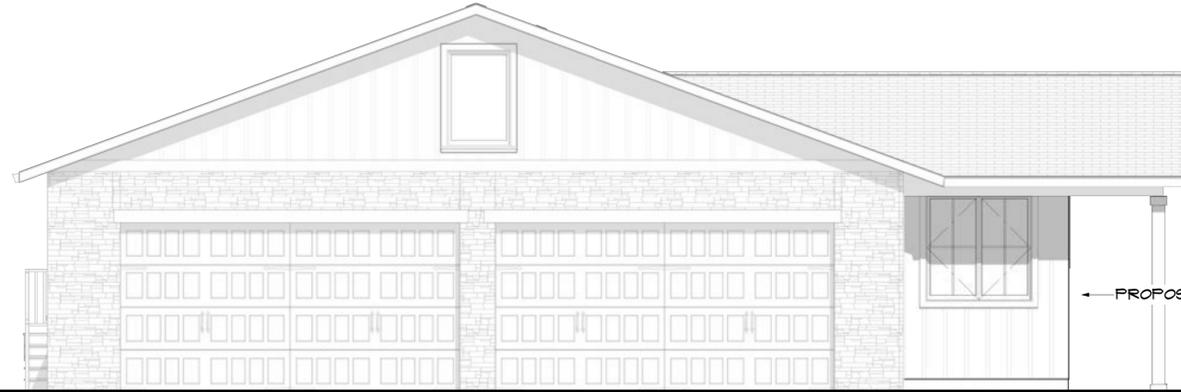
EXISTING NORTH-EAST ELEVATION

SCALE 1/8" = 1'0"



EXISTING SOUTH-EAST ELEVATION

SCALE 1/8" = 1'0"



PROPOSED SOUTH-WEST ELEVATION

SCALE 1/4" = 1'0"



PROPOSED SOUTH-EAST ELEVATION

SCALE 1/4" = 1'0"



PROPOSED NORTH-EAST ELEVATION

SCALE 1/8" = 1'0"

**TABLE N1101.1(2)
 ADDITIONAL MEASURES**

1. HIGH EFFICIENCY HVAC SYSTEM

- 1 GAS-FIRED FURNACE OR BOILER AFUE 94 PERCENT, OR
- 2 AIR SOURCE HEAT PUMP HSPFF 10.0/14.0 SEER COOLING, OR
- 3 GROUND SOURCE HEAT PUMP COP 3.5 OR ENERGY STAR RATED

**TABLE N1101.1(2)
 PRESCRIPTIVE ENVELOPE REQUIREMENTS**

- WALLS - R21
- FLAT CEILINGS - R49
- VAULTED CEILINGS - R30
- UNDER FLOOR - R30
- WINDOWS - U-0.27
- EXTERIOR DOORS - U-0.20

BUILDING DATA:

FLOOR ONE 232 SF P. BATHROOM ADDITION, AT (E) PORCH
 FRAME MEDIA ROOM FLOOR TO MATCH
 ENCLOSE STORAGE ROOM IN GARAGE
 KITCHEN CABINET/ADDITION BY OTHERS
 MATCH ALL WALL AND FLOOR HEIGHTS

2023 ORSC

THESE DRAWINGS ARE INTENDED FOR ARCHITECTURAL REFERENCE ONLY. DRAFTSMAN IS NOT AN ARCHITECT OR ENGINEER. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS ETC. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SAID, DESCRIBED OR IMPLIED IN THESE PLANS. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED. WAVRA DESIGN CO. IS IN NO WAY RESPONSIBLE FOR THIS BUILDING NOT COMPLYING WITH APPROPRIATE BUILDING CODES OR STANDARDS AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HEREIN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS.

FIRENZE DEVELOPMENT

PRIMARY BATHROOM ADDITION
 FRAME FLOOR AT EXISTING MEDIA ROOM
 PETER@DIPDX.COM
 503-381-4513
 19340 SW NIXON
 WEST LINN, OREGON

111 S. FIRST STREET
 SILVERTON, OR
 WAVRADESIGNCO@GMAIL.COM
 WAVRADESIGNCO.COM
 PH. 503-932-4134

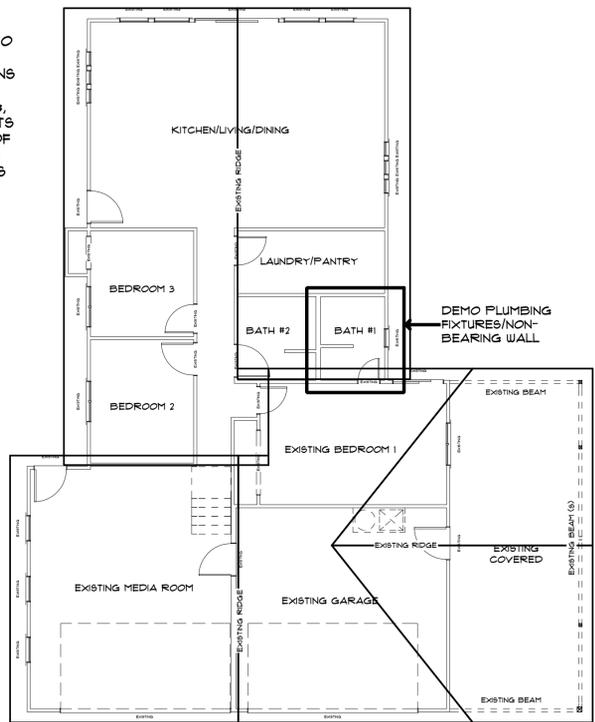
THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR USE IN CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE CONDITIONS OF LICENSE ACCEPTED BY THE CUSTOMER. MULTI-USE LICENSE OPTIONS ARE AVAILABLE UPON REQUEST. USE OF ANY PART OF THE PLANS BY ANY PARTY OTHER THAN THE CUSTOMER IS STRICTLY PROHIBITED. THE PLANS ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR IN ANY MANNER REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM WAVRA DESIGN CO. LLC. WAVRA DESIGN CO. RETAINS COPYRIGHTS TO AND OWNERSHIP OF THESE PLANS. WAVRA DESIGN CO. PREPARED THESE PLANS CAREFULLY FOR USE BY ITS CUSTOMERS. HOWEVER, ADAPTATION OF THE PLANS TO MEET SPECIFIC STATE AND LOCAL BUILDING CODES, REGULATIONS AND SPECIFIC SITE CONDITIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, WAVRA DESIGN CO. WILL NOT BE RESPONSIBLE FOR ANY DAMAGES RELATING TO THE ACCURACY AND OVERALL INTEGRITY OF THE PLANS IN EXCESS OF THE LICENSE FEE PAID FOR THEIR USE. THE CONTRACTOR THEREFORE MUST CAREFULLY INSPECT ALL DIMENSIONS AND DETAILS IN THE PLANS FOR ERRORS AND/OR OMISSIONS. UNAUTHORIZED USE OR COPYING OF THESE PLANS FOR THE DESIGN THEY DEPICT INFRINGES RIGHTS UNDER THE COPYRIGHT ACT.

JAN. 2026

PAGE

1/3

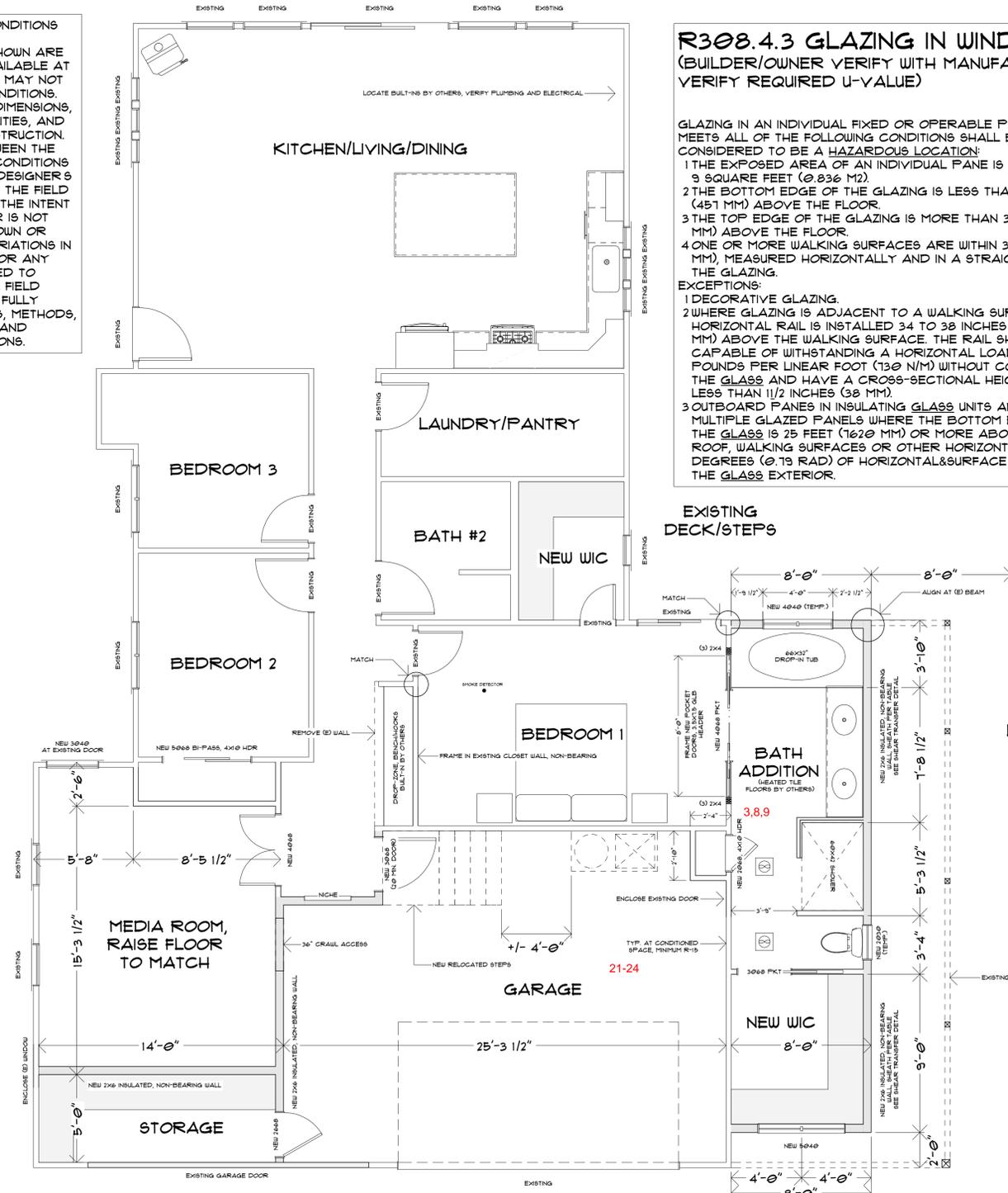
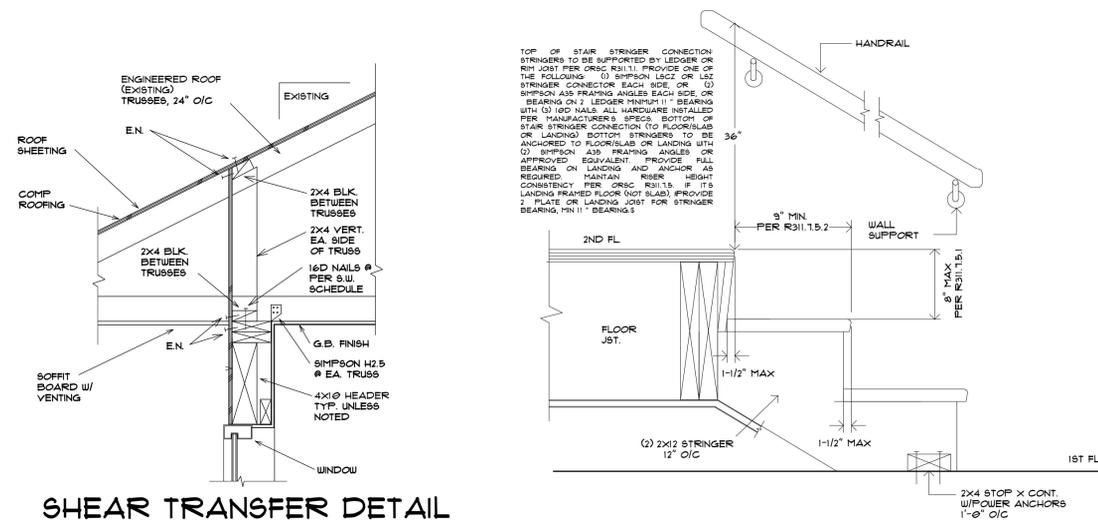
ROOF PLAN NOTE
EXISTING ROOF STRUCTURE TO REMAIN INTACT AND UNALTERED. NO MODIFICATIONS TO EXISTING FRAMING MEMBERS, ROOF SHEATHING, OR STRUCTURAL COMPONENTS ARE PROPOSED AS PART OF THIS PROJECT. BUILDER TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.



REMODELING / EXISTING CONDITIONS DISCLAIMER
ALL EXISTING CONDITIONS SHOWN ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF DRAFTING AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS. BUILDER SHALL VERIFY ALL DIMENSIONS, STRUCTURAL MEMBERS, UTILITIES, AND CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FIELD CONDITIONS SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION AND ADJUSTED IN THE FIELD AS NECESSARY TO ACHIEVE THE INTENT OF THE DESIGN. DESIGNER IS NOT RESPONSIBLE FOR UNKNOWN OR CONCEALED CONDITIONS, VARIATIONS IN EXISTING CONSTRUCTION, OR ANY MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL FIELD CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ALL MEANS, METHODS, SEQUENCING, SAFETY, AND CONSTRUCTION DECISIONS.

EXISTING MAIN FLOOR/ROOF PLAN

SCALE 1/8" = 1'-0"



R308.4.3 GLAZING IN WINDOWS
(BUILDER/OWNER VERIFY WITH MANUFACTURER, VERIFY REQUIRED U-VALUE)

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:

- 1 THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (836 M²).
- 2 THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
- 3 THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
- 4 ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

EXCEPTIONS:

- 1 DECORATIVE GLAZING.
- 2 WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE, THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (130 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1 1/2 INCHES (38 MM).
- 3 OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL WITHIN 45 DEGREES (0.79 RAD) OF HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.

PROPOSED MAIN FLOOR PLAN

SCALE 1/4" = 1'-0"

ALL **NEW** EXTERIOR WALLS TO BE NAILED AND SHEATHED PER TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING

SIZE	PENETRATION (INCHES)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED VULT (MPH)		
					EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	B	C	D
6D COMMON (2.0" @ 11.3")	1.5	24/0	3/8	16	6	12	140	115	110
8D COMMON (2.5" @ 13.1")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

R311.3 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 BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).

EXCEPTION: EXTERIOR BALCONIES LESS THAN 60 SQUARE FEET (5.6 M²) AND ONLY ACCESSED FROM A DOOR ARE PERMITTED TO HAVE A LANDING THAT IS LESS THAN 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL.

R106.2.3 MANUFACTURERS INSTALLATION INSTRUCTIONS

MANUFACTURER'S INSTALLATION INSTRUCTIONS, AS REQUIRED BY THIS CODE, SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR/USER TO REVIEW/VERIFY ALL MANUFACTURER DOCUMENTATION. DESIGNER IS NOT RESPONSIBLE FOR THE USE/APPLICATION OF MANUFACTURED DETAILS, PRODUCTS AND INSTALLATION.

FIRENZE DEVELOPMENT
PRIMARY BATHROOM ADDITION
FRAME FLOOR AT EXISTING MEDIA ROOM
PETER@FIDIPDX.COM
503-381-4513

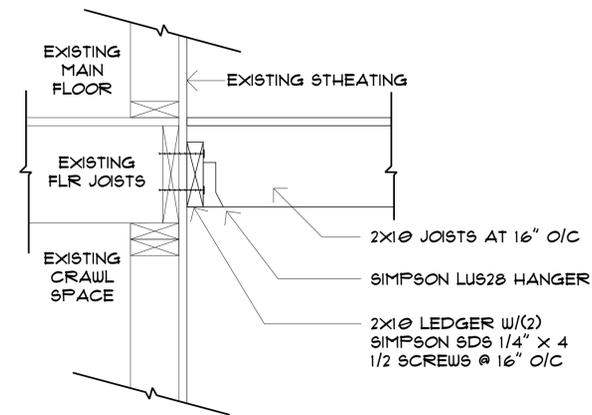
111 S. FIRST STREET
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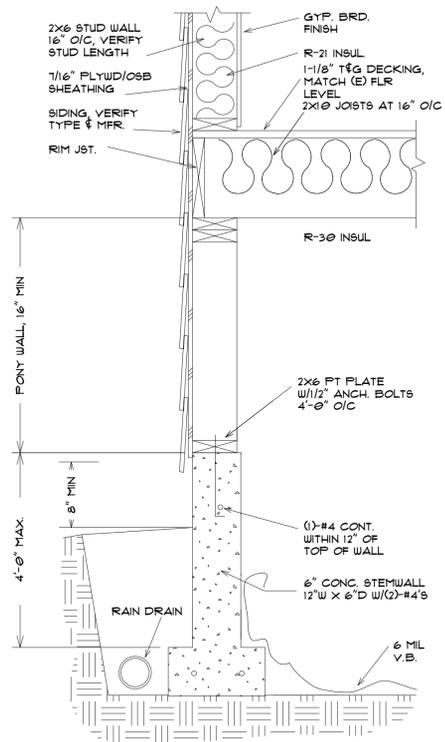
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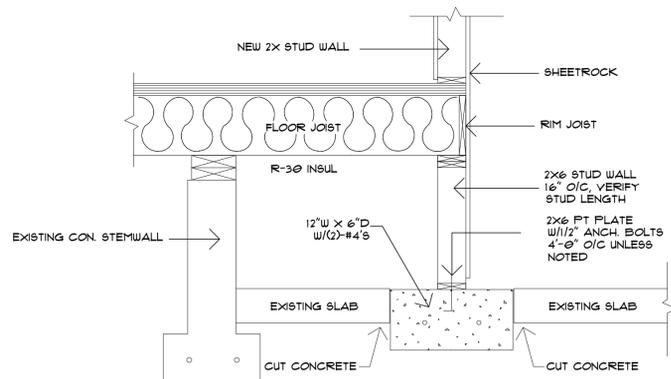
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FLOOR JOIST LEDGER DETAIL

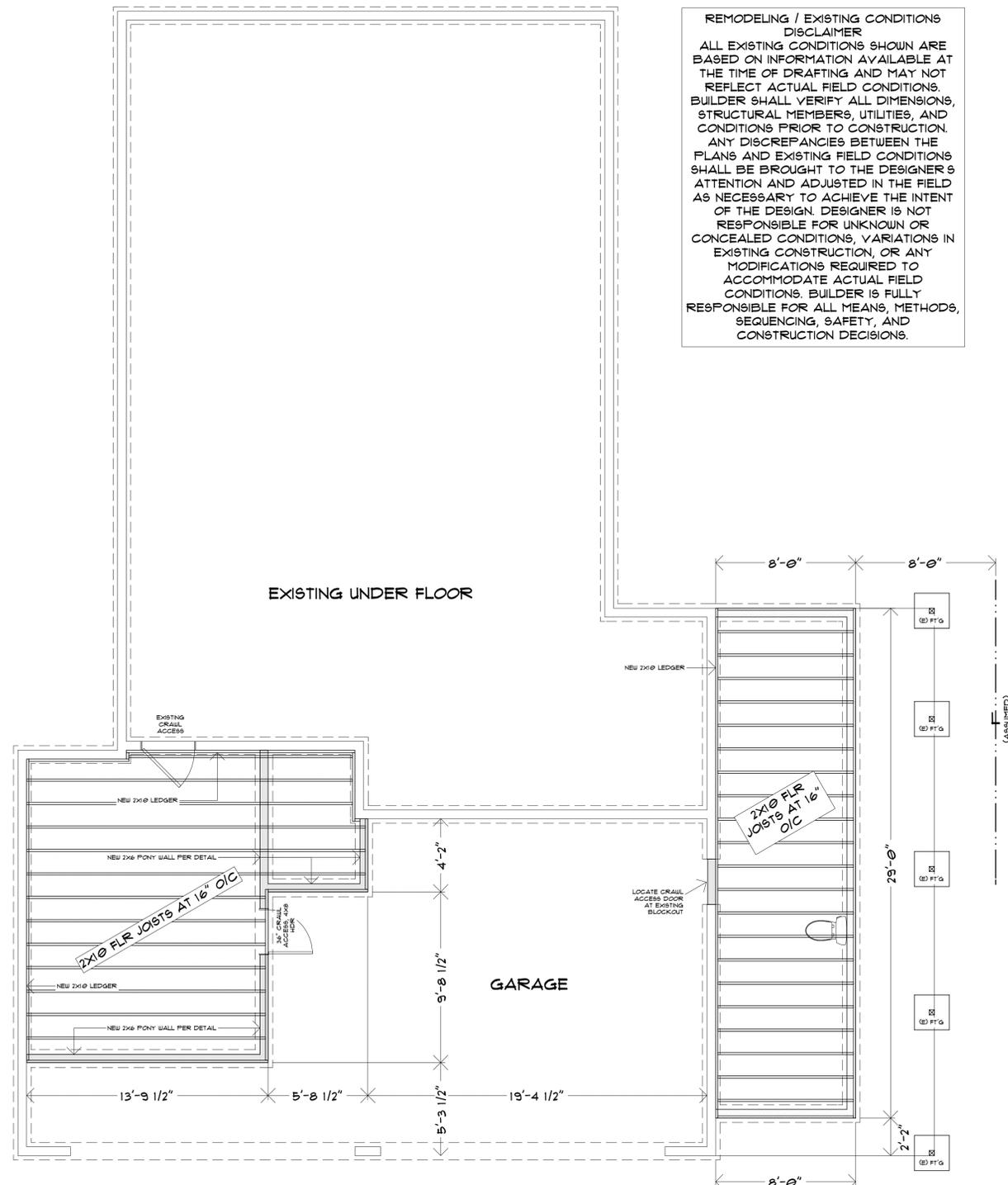


FOUNDATION DETAIL



FND. DETAIL @ PONY WALL

REMODELING / EXISTING CONDITIONS DISCLAIMER
 ALL EXISTING CONDITIONS SHOWN ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF DRAFTING AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS. BUILDER SHALL VERIFY ALL DIMENSIONS, STRUCTURAL MEMBERS, UTILITIES, AND CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING FIELD CONDITIONS SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION AND ADJUSTED IN THE FIELD AS NECESSARY TO ACHIEVE THE INTENT OF THE DESIGN. DESIGNER IS NOT RESPONSIBLE FOR UNKNOWN OR CONCEALED CONDITIONS, VARIATIONS IN EXISTING CONSTRUCTION, OR ANY MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL FIELD CONDITIONS. BUILDER IS FULLY RESPONSIBLE FOR ALL MEANS, METHODS, SEQUENCING, SAFETY, AND CONSTRUCTION DECISIONS.



PROPOSED FOUNDATION PLAN

SCALE 1/4" = 1' 0"

R408.1 VENTILATION

THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE FEET (14 M2) OF UNDER-FLOOR SPACE AREA. THE MINIMUM NET AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1 SQUARE FOOT (0.0929 M2) FOR EACH 1,500 SQUARE FEET (140 M2) OF UNDER-FLOOR SPACE AREA WHEN THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER OR OTHER APPROVED MATERIALS, WITH JOINTS LAPPED 12 INCHES (305MM) AT SEAMS AND EXTENDING UP THE FOUNDATION WALLS 12 INCHES (305 MM). THE REQUIRED VENTILATION OPENINGS SHALL BE PLACED SO AS TO PROVIDE CROSS VENTILATION OF THE SPACE. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF THE BUILDING.

R806.1 VENTILATION REQUIRED

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.1. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

FIRENZE DEVELOPMENT
 PRIMARY BATHROOM ADDITION
 FRAME FLOOR AT EXISTING MEDIA ROOM
 PETER@FDIPDX.COM
 503-381-4513
 19340 SW NIXON
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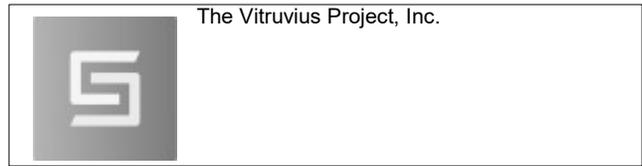
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Project:
 Location: Bedroom 1 - Bath Addition, Pocket Door
 Roof Beam
 Roof Beam [2021 International Building Code(2018 NDS)
 3.5 IN x 7.5 IN x 8.0 FT
 24F-V4 - Visually Graded Western Species - Dry Use
 Section Adequate By: 13.6%
 Controlling Factor: Moment



page
 of

StruCalc Version 11.1.10.0

12/11/2025 11:58:11 AM

DEFLECTIONS		Center
Live Load	0.21	IN L/461
Dead Load	0.14	in
Total Load	0.35	IN L/278
Live Load Deflection Criteria: L/240 Total Load Deflection Criteria: L/180		

REACTIONS		A	B
Live Load	2000 lb	2000 lb	
Dead Load	1323 lb	1323 lb	
Total Load	3323 lb	3323 lb	
Bearing Length	1.46 in	1.46 in	

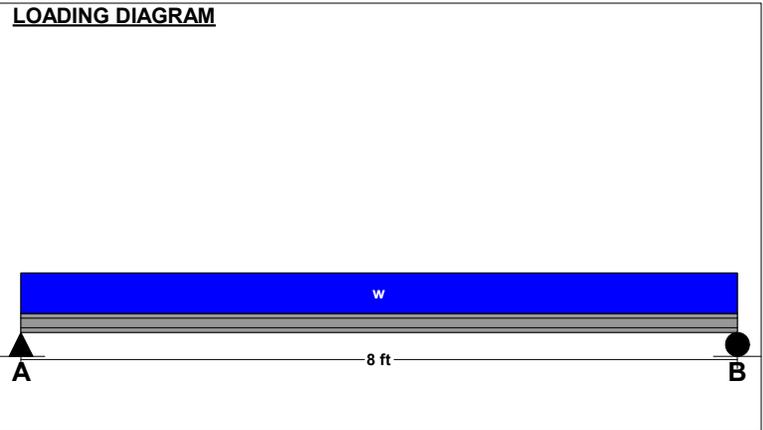
BEAM DATA	
Span Length	8 ft
Unbraced Length-Top	0 ft
Unbraced Length-Bottom	0 ft
Roof Pitch	5 :12
Roof Duration Factor	1.15
Camber Adj. Factor	1.5
Camber Required	0.21
Notch Depth	0.00

MATERIAL PROPERTIES			
24F-V4 - Visually Graded Western Species			
	Base Values	Adjusted	Controlled by:
Bending Stress:	Fb = 2400 psi	Fb' = 2760 psi	
	Fb_cmpr = 1850 psi		
	Cd=1.15		
Shear Stress:	Fv = 265 psi	Fv' = 305 psi	
	Cd=1.15		
Modulus of Elasticity:	E = 1800 ksi	E' = 1800 ksi	
Comp. ⊥ to Grain:	Fc - ⊥ = 650 psi	Fc - ⊥' = 650 psi	

Controlling Moment: 6646 ft-lb
 4.0 ft from left support
 Created by combining all dead and live loads.

Controlling Shear: -3323 lb
 At support.
 Created by combining all dead and live loads.

Comparisons with required sections:	Req'd	Provided
Section Modulus:	28.89 in ³	32.81 in ³
Area (Shear):	16.35 in ²	26.25 in ²
Moment of Inertia (deflection):	79.73 in ⁴	123.05 in ⁴
Moment:	6646 ft-lb	7547 ft-lb
Shear:	-3323 lb	5333 lb

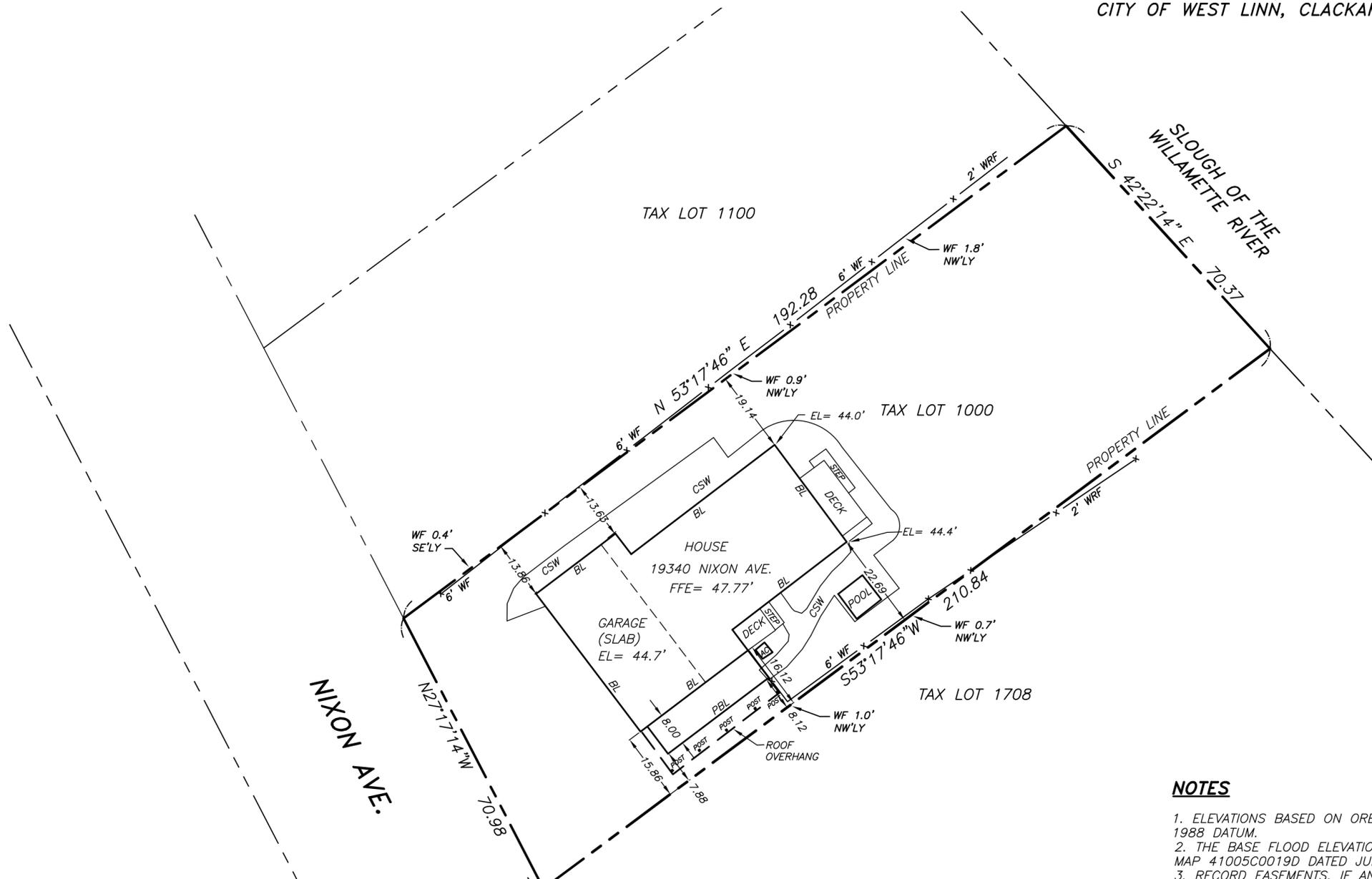


ROOF LOADING	
Side One:	
Roof Live Load: LL =	25 psf
Roof Dead Load: DL =	15 psf
Tributary Width: TW =	20 ft
Side Two:	
Roof Live Load: LL =	0 psf
Roof Dead Load: DL =	0 psf
Tributary Width: TW =	0 ft
Wall Load: WALL =	0 plf

SLOPE/PITCH ADJUSTED LENGTHS AND LOADS	
Adjusted Beam Length:	Ladj = 8 ft
Beam Self Weight:	BSW = 6 plf
Beam Uniform Live Load:	wL = 500 plf
Beam Uniform Dead Load:	wD_adj = 331 plf
Total Uniform Load:	wT = 831 plf

**EXISTING CONDITIONS
& AS STAKED SURVEY**

TAX LOT 1000, ALSO BEING LOT 77, KENTHORPE, UNRECORDED,
SITUATED IN THE SE 1/4 OF SEC. 24, T.2S., R.1E., W.M.,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

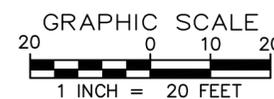


NOTES

1. ELEVATIONS BASED ON OREGON REAL TIME GPS NETWORK NAVD 1988 DATUM.
2. THE BASE FLOOD ELEVATION IS 46.0 FEET AS PER FEMA FIRM MAP 41005C0019D DATED JUNE 17, 2008.
3. RECORD EASEMENTS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

LEGEND

- = HUB AND TACK SET -----, 2026
- XXX = LATH NUMBER
- ⊠ = NOT SET
- = MONUMENT FOUND AS NOTED
- △ = TEMPORARY BENCHMARK
- BL = EXISTING BUILDING LINE AT TRIM
- CLF = CHAINLINK FENCE
- CSW = CONCRETE SIDEWALK
- EL = ELEVATION
- FFE = FINISH FLOOR ELEVATION
- PBL = PROPOSED BUILDING LINE
- WF = WOOD FENCE
- WRF = WIRE FENCE
- () = RECORD INFORMATION



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Steve P. Buckles
OREGON
JULY 17, 1986
STEVEN P. BUCKLES
RENEWABLE: 12/31/27

**REPPETO & ASSOCIATES
LAND SURVEYORS**

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DATE: FEB. 3, 2026	FILE: K26001.DWG
DRAWN BY: SB/DP	JOB NO. K26001