

Fwd: permits



Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

DEVELOPMENT REVIEW APPLICATION

STAFF CONTACT <i>Peter Spiv</i>	PROJECT NO(S) <i>WRG-16-09 / VAR-16-05</i>	
NON-REFUNDABLE FEES(S) <i>825</i>	REFUNDABLE DEPOSIT(S) <i>1700</i>	TOTAL <i>+2525-</i>

Type of Review (Please check all that apply):

- | | | |
|---|---|--|
| <input type="checkbox"/> Annexation (ANN) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input checked="" type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input checked="" type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Habitat Conservation Area section _____ |
| | | <input type="checkbox"/> Zone Change |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: <i>19381 Nixon Ave West Linn, OR 97068</i>	Assessor's Map No.: <i>21E24AC</i>
	Tax Lot(s): <i>21E24AC01703</i>
	Total Land Area: <i>21361 sf</i>

Brief Description of Proposal:

I would like to build a house with a 1300 sf footprint in the front right corner of property.

Applicant Name: <i>Kelly Hannigan</i> <small>(please print)</small>	Phone: <i>503-421-6222</i>
Address: <i>21685 Willamette Dr</i>	Email: <i>Kellyhannigan@yahoo.com</i>
City State Zip: <i>West Linn OR 97068</i>	

Owner Name (required): <i>David + Dianne Froode</i> <small>(please print)</small>	Phone: <i>360 795 0030</i>
Address: <i>1294 Elochoman Valley Rd, Cathlamet WA 98612</i>	Email: <i>dfroode@gmail.com</i>
City State Zip:	

Consultant Name: <small>(please print)</small>	Phone:
Address:	Email:
City State Zip:	

- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Kelly M Hannigan
Applicant's signature

9/20/16
Date

Dianne Froode
Owner's signature (required)

10-13-16
Date

Development Review Application (Rev. 2011.07)

OCT 25 2016

PLANNING & BUILDING
CITY OF WEST LINN
INT. _____ TIME _____

10/13/2016 5:09 AM

A

1. The front right portion of the land is buildable.
2. All but 409 sf of the property is in the high HCA area.
3. All but 409 sf of the property is in the high HCA area.
4. Erosion control measures will be taken prior to excavation and building.

B

1. There is not a 5000 sf area outside of HCA land.
2. All but 409 sf of the property falls in d areas.
3. The footprint of the house would be around 1300 sf.
4. The house, driveway and all disturbed area will be outside of the WRA.
5. The driveway will be included in the 5000 sf disturbed area.
6. Less than 5000 sf of low-med HCA land is available.

C

1. The land is designated as HCA.
2. No decks or patios will be within 5 feet from the top of the bank.
3. No decks or patios will be within the river boundary.

D

1. The property will be used for a single family dwelling.
2.
 - a. The property will be used for a single family dwelling.
 - b. The property will be used for a single family dwelling.

E

1. This does not apply because there are no existing structures.
 - a. This does not apply because there are no existing structures.
 - b. This does not apply because there are no existing structures.
 - c. This does not apply because there are no existing structures.
 - d. This does not apply because there are no existing structures.
 - e. This does not apply because there are no existing structures.

F

1. This does not apply to this property.
2. There is no public access to the river on this property.
3. There will be no water-dependent structures on this property.
4. There will be no water-dependent structures on this property.
5. There is no riverfront on the property.

G

1. This is a single family dwelling so this does not apply.
2. This is a single family dwelling so this does not apply.
 - a. This is a single family dwelling so this does not apply.
 - b. This is a single family dwelling so this does not apply.
 - c. This is a single family dwelling so this does not apply.

H

1. This is a single family dwelling so this does not apply.
2. This is a single family dwelling so this does not apply.
3. This is a single family dwelling so this does not apply.
4. This is a single family dwelling so this does not apply.
 - a. This is a single family dwelling so this does not apply.
 - b. This is a single family dwelling so this does not apply.
 - c. This is a single family dwelling so this does not apply.

I

1. There will not be any docks or water-dependent structures on the property.

2. There will not be any docks or water-dependent structures on the property.

3. There will not be any docks or water-dependent structures on the property.

4. There will not be any docks or water-dependent structures on the property.

5. There will not be any docks or water-dependent structures on the property.

6. There will not be any docks or water-dependent structures on the property.

7. There will not be any docks or water-dependent structures on the property.

8. There will not be any docks or water-dependent structures on the property.

9. There will not be any docks or water-dependent structures on the property.

J

1. There will not be any docks on the property.

2. There will not be any docks on the property.

3. There will not be any docks on the property.

4. There will not be any docks on the property.

5. There will not be any docks on the property.

K. There will not be any docks or water-related structures on the property.

L

1. There will not be any roads, driveways, utilities or passive use recreation facilities in wetlands, riparian areas or WRA.

2. There will not be any roads, driveways, utilities or passive use recreation facilities in wetlands, riparian areas or WRA.

3. There will not be any roads, driveways, utilities or passive use recreation facilities in wetlands, riparian areas or WRA.

M. There will not be any structures in the riparian area.

N. Water-permeable materials will be used for driveway if possible.

O. There will not be any signs or graphics on the property.

P. This property is not on the river and will not have lighting oriented toward the river.

Q. Parking will all be screened from the river.

R. There will not be any ramps or docks on the property.

S. There will not be any dredging.

T

1. This property is not on the riverbank.

2. This property is not on the riverbank.

3. This property is not on the riverbank.

4. There will not be any development in the riparian area or WRA.

5. Approval will be obtained before any grading, site clearing or development.

U

1. No vegetation will be removed in riparian area.
2. Vegetation improvements will be done if needed.
3. No trees will be removed in the riparian area.
 - a. No trees will be removed in the riparian area.
 - b. No trees will be removed in the riparian area.
 - c. No trees will be removed in the riparian area.

75.020

A

1. I would like to have the setback from the street modified by 20% to change it from 20 ft from the property line to 16 ft from the property line.

a. This site is on a slope so the current setback makes it very difficult to build.

b. I will preserve and incorporate the natural features into the overall design.

c. Changing the setback will not adversely effect adjoining properties.

d. Changing the setback will not effect the safety of vehicles or pedestrians.

NOTICE
 ALL CONSTRUCTION TO COMPLY WITH THE 2003 EDITION OF THE OREGON RESIDENTIAL SPECIALTY CODE / INTERNATIONAL RESIDENTIAL CODE WITH THE OREGON AMENDMENTS AND OREGON RESIDENTIAL ENERGY EFFICIENCY (CHAPTER 91) COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.



SPECIFICATIONS:

BUILDING COMPONENTS	PATH 1
Maximum Allowable Window Area	No Limit (U-0.30)
Window Class	U-0.30
Doors, Other than Main Entry	U-0.30
Entire Floor Entry Door	U-0.34
Exterior Wall Insulation	R-11
Underfloor Insulation	R-10
Wall Cladding	R-5
Roof Cladding	R-30
Roof Class	U-0.040
Roof Area	4.25
Roof Slope	R-8
Roof Insulation	R-11
Roof Ventilation	R-8
Roof Flashing	R-8
Roof Deck	R-8
Roof Deck Insulation	R-8
Roof Deck Ventilation	R-8

Taken from Table R801.1(1) of the IRC.



THIS PLAN SET AND ALL THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF J.E. KRAUSE ARCHITECT P.C. NO PART OF THIS PLAN SET MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF J.E. KRAUSE ARCHITECT P.C. THE USER OF THIS PLAN SET AGREES TO HOLD J.E. KRAUSE ARCHITECT P.C. HARMLESS FROM AND AGAINST ALL SUCH LIABILITY. THE USER OF THIS PLAN SET AGREES TO HOLD J.E. KRAUSE ARCHITECT P.C. HARMLESS FROM AND AGAINST ALL SUCH LIABILITY.



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

NOTE:
 LIMITED ALL TILES A MIN. OF 1'-0" ABOVE ANY PART OF THE ELEV. BY IN A 10'-0" HORIZONTAL RADIUS

NOTE:
 ALL GRADES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES.



LEFT-SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

3/8" X 4/8" SKYLIGHT
 CRICKET

1/4" X 8" COMPOSITION
 SHINGLES

1/2" X 8" LP
 LAP SIDING

1" X 6" R16 CEDAR
 BEVEL SIDING

1" X 4" R16
 CEDAR TRIM

1" X 6" R16
 CEDAR TRIM

CEDAR SHAKE
 GABLE ENDS

"OLD FASHION" STONE
 VENEER - TYP.

BOARD & BATT
 SIDING

TITLE: **EXTERIOR ELEVATIONS**
 PROJECT: **HANNIGAN RESIDENCE**
 OWNER: **KELLY**

DATE: **SEPTEMBER 26, 2009**
 PROJECT NO.: **16099**
 REVISIONS:

J.E. KRAUSE ARCHITECT P.C. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY / VALIDITY OF CONTRACTOR / OWNER SUPPLIED INFORMATION. THE CONTRACTOR / OWNER IS RESPONSIBLE TO CHECK THE PLANS, EXISTING SITE CONDITIONS, DIMENSIONS, AND TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. DISCREPANCIES MAY RESULT IN ADDITIONAL COST TO THE OWNER.

NO. **1**
 OF EIGHT

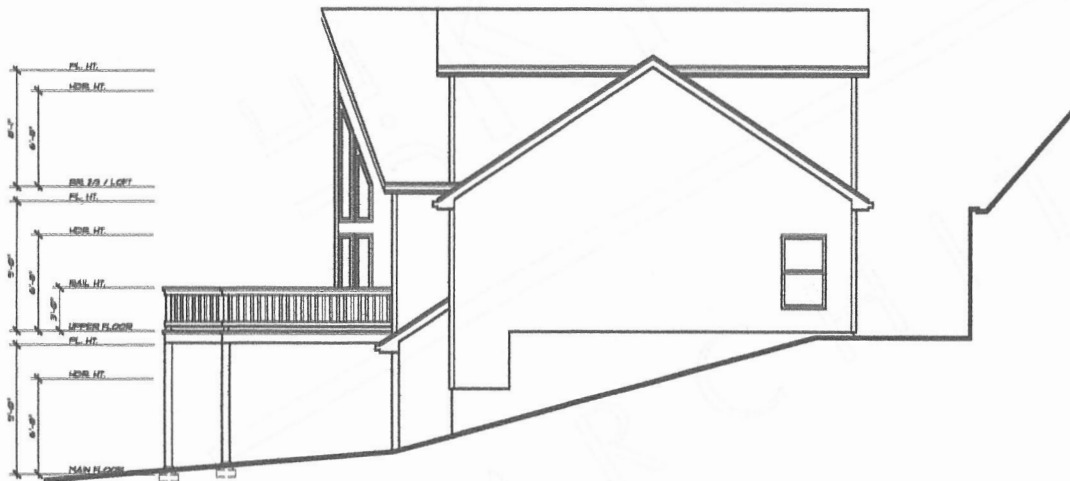


REAR ELEVATION

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

NOTE:
 SPINDS ALL RISERS & RUNS OF 1'-0"
 ABOVE ANY PART OF THE SLATS IF IN
 A 1'-0" HORIZONTAL RADIUS

NOTE:
 ALL GRADES SHOWN ARE APPROPRIATE
 CONTRACTOR SHALL VERIFY ALL
 EXISTING AND FINISH GRADES.



RIGHT-SIDE ELEVATION

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



J.E. KRAUSE
 ARCHITECT P.C.

1000 N. W. 10th St.
 Suite 100
 Corvallis, Oregon 97331

THIS PLAN AND THE
 SPECIFICATIONS ARE THE
 PROPERTY OF J.E. KRAUSE
 ARCHITECT P.C. AND ARE
 NOT TO BE REPRODUCED
 OR COPIED IN ANY MANNER
 WITHOUT THE WRITTEN
 PERMISSION OF THE ARCHITECT.
 THE ARCHITECT ASSUMES
 NO RESPONSIBILITY FOR
 THE ACCURACY OF THE
 INFORMATION PROVIDED BY
 THE OWNER OR CONTRACTOR.
 THE ARCHITECT SHALL
 VERIFY ALL EXISTING AND
 FINISH GRADES PRIOR TO
 THE START OF CONSTRUCTION.
 DISCREPANCIES MAY RESULT
 IN ADDITIONAL COST TO THE OWNER.

SEPTEMBER 26, 2018

16899
 HANNIGAN RESIDENCE
 7855 N. KODAK AVENUE
 WEST LINN, OREGON 97136

TITLE: EXTERIOR ELEVATIONS
 PROJECT: HANNIGAN RESIDENCE
 OWNER: KELLY

DATE: SEPTEMBER 26, 2018
 PROJECT NO.: 16899
 REVISIONS:

J.E. KRAUSE ARCHITECT P.C. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY / VALIDITY OF CONTRACTOR / OWNER SUPPLIED INFORMATION. THE CONTRACTOR / OWNER IS RESPONSIBLE TO CHECK THE PLANS, EXISTING SITE CONDITIONS, AND TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. DISCREPANCIES MAY RESULT IN ADDITIONAL COST TO THE OWNER.

NO. **2**
 OF EIGHT



J. KRAUSE
ARCHITECT P.C.

1000 1/2 ST. N.
SEASIDE, OREGON 97138
503.725.1111
WWW.KRAUSEARCHITECTS.COM

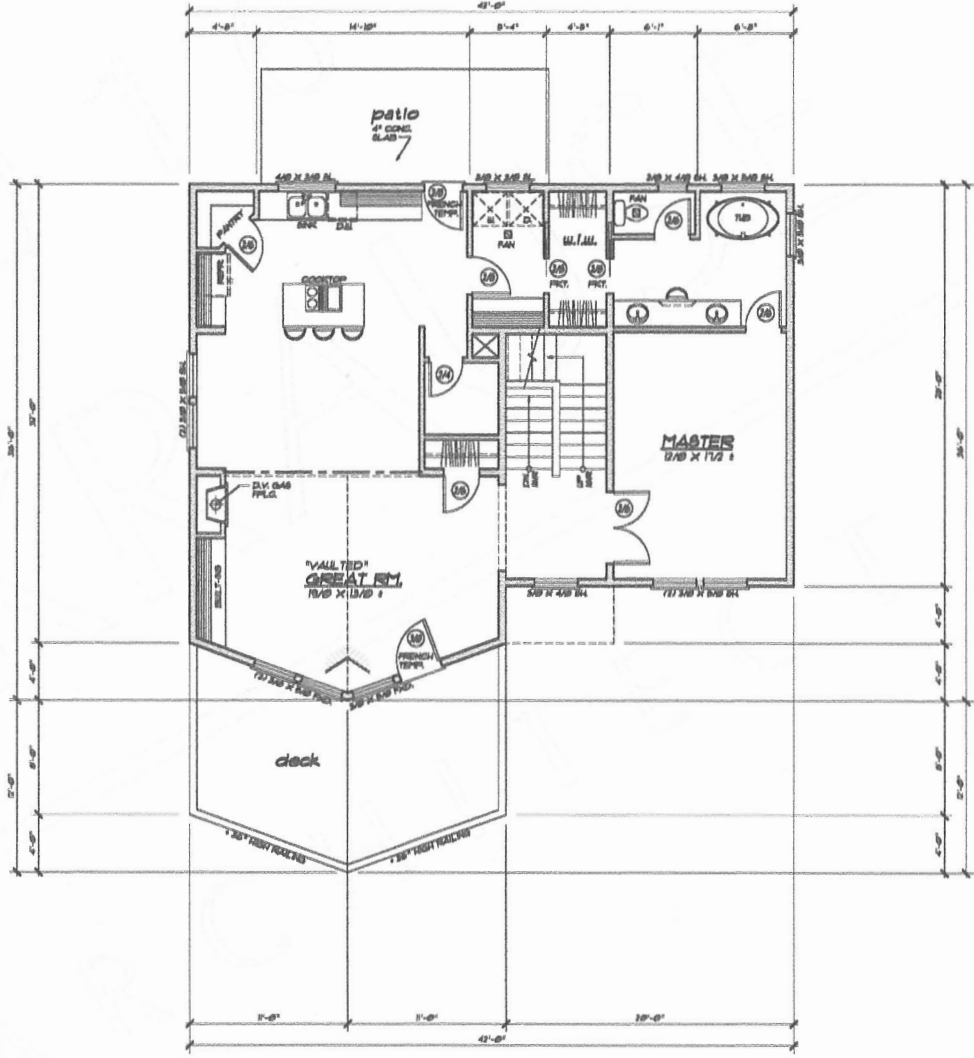
THIS PLAN AND THE SPECIFICATIONS AND NOTES THEREON ARE THE PROPERTY OF J. KRAUSE ARCHITECT P.C. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE CONDITIONS SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF J. KRAUSE ARCHITECT P.C. IS STRICTLY PROHIBITED. ANY SUCH REUSE OR MODIFICATION WITHOUT SUCH WRITTEN CONSENT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO J. KRAUSE ARCHITECT P.C.

TITLE: MAIN FLOOR PLAN
PROJECT: HANNIGAN RESIDENCE
OWNER: KELLY

DATE: SEPTEMBER 26, 2016
PROJECT NO.: 16088
REVISIONS:

GENERAL NOTES:

1. ALL INTERIOR WALLS TO BE 2 X 6 STUDS AT 16" O.C. TYP. UNLESS NOTED OTHERWISE.
2. ALL INTERIOR WALLS TO BE 2 X 4 STUDS AT 16" O.C. TYP. UNLESS NOTED OTHERWISE.
3. ALL INTERIOR WALLS TO BE 2 X 4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
4. ALL WINDOWS AND GLASS DOORS SHALL BE 1/2" MIN. VENT. WITH TYPICAL ALL ROUND OPERABLES.
5. DIMENSIONS SHOWN INCLUDE FINISH WALLS.
6. PROVIDE GROUND CONNECTIONS FOR ALL FINISHES AND FINISHES.
7. COORDINATE ALL TRADE CONNECTIONS TOGETHER AND TO NEAREST POWER SOURCE.
8. PROVIDE 200 TYP. OF GWS AT ALL ACCESSIBLE ANGLES UNDER STAIRS.
9. PROVIDE 1/2" LAYER FLOOR AT ALL FINISHES AND FLOOR FINISHES LOCATIONS AS REQUIRED BY PERMITS/ORDINANCES.
10. PROVIDE 2" MIN. NON-COMBUSTIBLE PLATFORM FOR ALL GAS FLOOR APPLIANCES LOCATED IN GARAGE.
11. PROVIDE 2" DIA. X 8'-0" COP PLATE PIPES, BESS, PIPE COLLARS IN GARAGE AND PROTECTIVE OF FINISHES TO BE INSTALLED IN ROOMS IN 2" DIA. X 8' TUBS FOR SLOTTED ROOFING.
12. PROVIDE GROUND CONNECTIONS ATTACHED TO STRIPPED AS PER PROFESSIONAL CODES (N.E.C.).
13. STRUCTURES OVER ACID BATTER FEET SHALL BE APPROXIMATELY 1/2" DIA. X 8'-0" COP PLATE PIPES, BESS, PIPE COLLARS IN ROOMS IN 2" DIA. X 8' TUBS FOR SLOTTED ROOFING.
14. FLOOR FINISHES TO BE INSTALLED AT FINISHES AND SHALL BE INSTALLED ACCORDING TO PERMITS/ORDINANCES FOR THE FINISHES TO BE INSTALLED.
15. PROVIDE 2" DIA. X 8'-0" COP PLATE PIPES, BESS, PIPE COLLARS IN ROOMS IN 2" DIA. X 8' TUBS FOR SLOTTED ROOFING.
16. PROVIDE GROUND CONNECTIONS ATTACHED TO STRIPPED AS PER PROFESSIONAL CODES (N.E.C.).
17. PROVIDE GROUND CONNECTIONS ATTACHED TO STRIPPED AS PER PROFESSIONAL CODES (N.E.C.).
18. ALL OTHER ACCESS CONNECTIONS TO BE INSTALLED PER PERMITS/ORDINANCES.
19. ALL DECK 2" X 6" TO BE PER TABLE TABLES (PHASE 2 GAMES).



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

500 SQ. FT.

J. KRAUSE ARCHITECT P.C. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY / VALIDITY OF CONTRACTOR / OWNER SUPPLIED INFORMATION. THE CONTRACTOR / OWNER IS RESPONSIBLE TO CHECK THE PLANS, EXAMINE SITE CONDITIONS (OVERSIGHT), AND TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. DISCREPANCIES MAY RESULT IN ADDITIONAL COST TO THE OWNER.

NO: **3**
OF EIGHT



KRAUSE
ARCHITECT P.C.

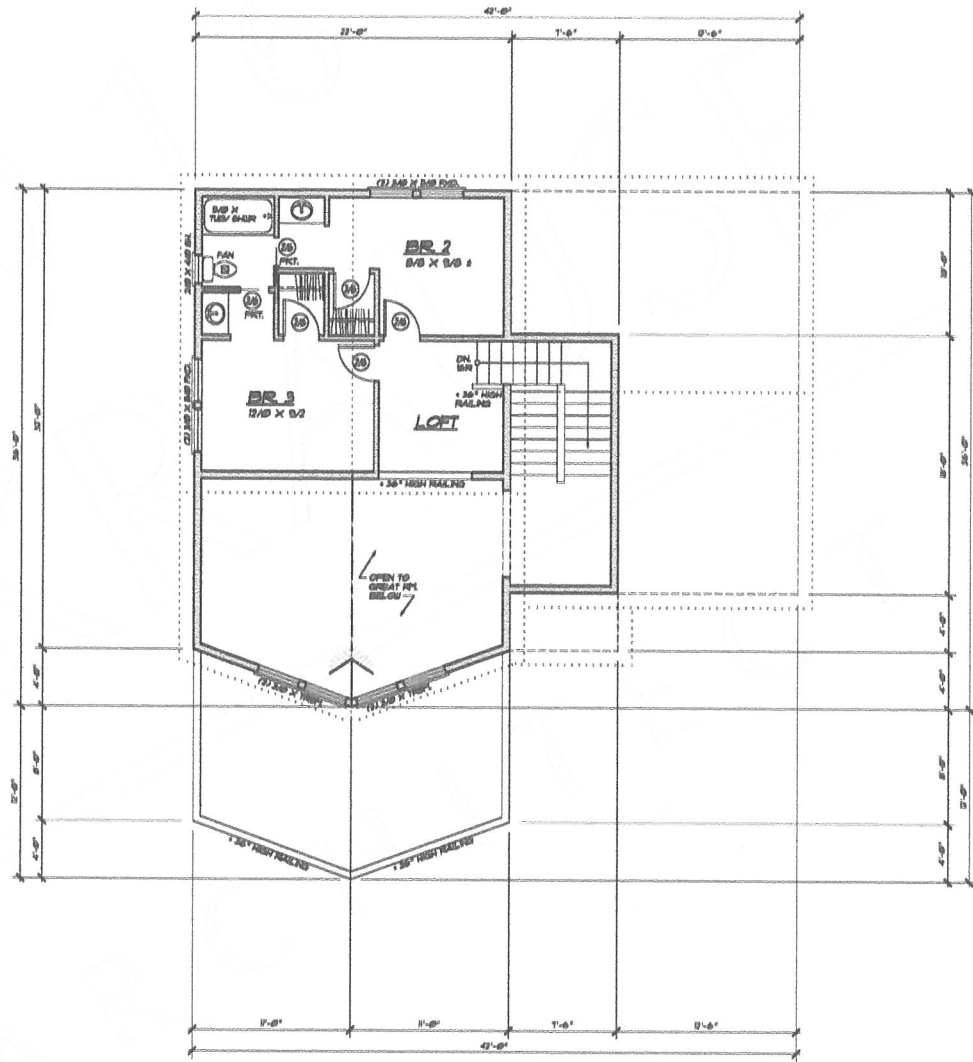
1000 NE 10TH AVE
SUITE 200
PORTLAND, OREGON 97232

THIS PLAN AND FOR THE WORK SHOWN HEREON ARE THE PROPERTY OF KRAUSE ARCHITECT P.C. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KRAUSE ARCHITECT P.C. COPYRIGHT © 2009

1000 NE 10TH AVE
SUITE 200
PORTLAND, OREGON 97232

TITLE: UPPER FLOOR PLAN
PROJECT: HANNIGAN RESIDENCE
OWNER: KELLY

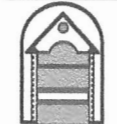
DATE: SEPTEMBER 26, 2009
PROJECT NO.: 160909
REVISIONS:



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

437 SQ. FT.

KRAUSE ARCHITECT P.C. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR VALIDITY OF CONTRACTOR / OWNER SUPPLIED INFORMATION. THE CONTRACTOR / OWNER IS RESPONSIBLE TO CHECK THE PLANS, EXISTING SITE CONDITIONS, DIMENSIONS, AND TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. DISCREPANCIES MAY RESULT IN ADDITIONAL COST TO THE OWNER.



THIS PLAN AND THE ARCHITECT'S SERVICES ARE PROVIDED TO THE CLIENT UNDER A PROFESSIONAL SERVICES AGREEMENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT IN OBTAINING SUCH PERMITS AND APPROVALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT INCLUDE ANY CONSEQUENTIAL DAMAGES. THE CLIENT'S USE OF THIS PLAN IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE AGREEMENT. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE ARCHITECT'S WRITTEN CONSENT IS STRICTLY PROHIBITED. © 2024 KRAUSE ARCHITECT P.C.

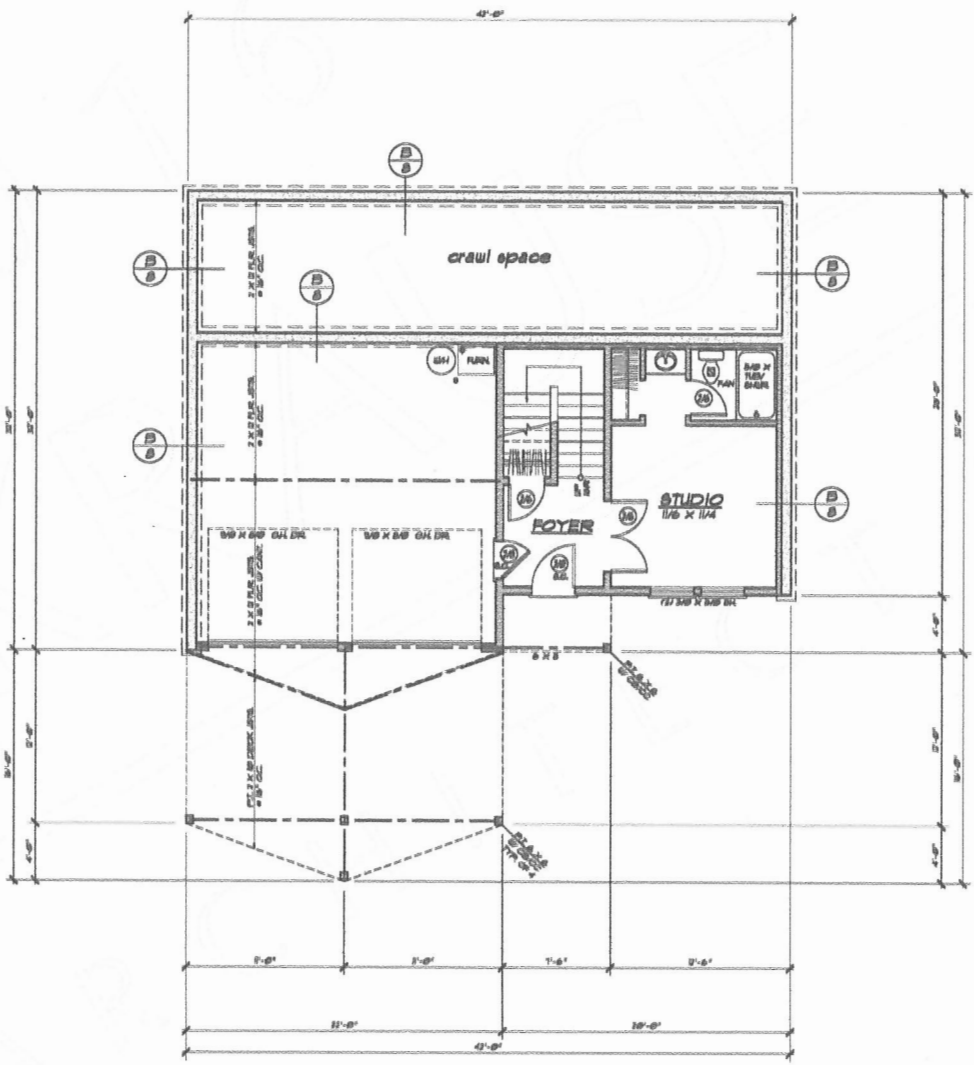
BASED UPON SURVEY
 WEST LANE, CRESCENT STAGES

TITLE: FOUNDATION PLAN
 PROJECT: HANNIGAN RESIDENCE
 OWNER: KELLY

DATE: SEPTEMBER 26, 2024
 PROJECT NO: 16-028
 REVISIONS:

CONCRETE FOOTINGS		
FOOTING PERIMETER = 6000 (sq ft)		
W	H	THICKNESS
12	12	8
14	14	7
16	16	6
18	18	5
20	20	4
22	22	3
24	24	2
26	26	1
28	28	0
30	30	0
32	32	0
34	34	0
36	36	0
38	38	0
40	40	0
42	42	0
44	44	0
46	46	0
48	48	0
50	50	0
52	52	0
54	54	0
56	56	0
58	58	0
60	60	0
62	62	0
64	64	0
66	66	0
68	68	0
70	70	0
72	72	0
74	74	0
76	76	0
78	78	0
80	80	0
82	82	0
84	84	0
86	86	0
88	88	0
90	90	0
92	92	0
94	94	0
96	96	0
98	98	0
100	100	0

- FOUNDATION NOTES:**
- CONTRACTOR TO EXCAVATE AS TO MAINTAIN 3" MIN. GROUND TO GROUND CLEARANCE.
 - COVER ENTIRE GROUND AREA OF CRAWLSPACE 6" MIN. "VIBROSEAL", EXTEND 4" MIN. UP FOUNDATION WALL.
 - ORDERING TO HAVE 3" MIN. BEARINGS ON ASPHALT COMPOSITE 8" MIN. 12" AIR SPACE AT ENDS AND SIDES OF ORDER AND FOUNDATION WALL.
 - FOUNDATION WALLS TO BE 12" X 8" 6" MIN. CORNER REINFT. SCREEN (COLORABLE).
 - PROVIDE 18" X 84" CRAWLSPACE ACCESS AS PER 2024 OREG. RABBS (24" X 24" RECOMMENDED).
 - PROVIDE CRAWLSPACE DRAIN AS PER 2024 OREG. RABBS, RABBS 4.400A.
 - MIN. REBAR PER CODE, L-44 TOP & BOTTOM (CONT.) BY 14" @ 48" O.C. VERT. STANDARD FOOTING (TYP.) BY LAPS PER RABBS 4.400B.
 - FOURTH 3" X 3" X 3" PLATE BARS ON FULL LENGTH OF BRACED GALL LIMS PER OREG. 2024 RABBS.
 - PROVIDE RADON MITIGATION PER APPENDIX P 2024 OREG. RABBS AS REQUIRED PER CODE.



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

ALL KRAUSE ARCHITECT P.C. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY / VALIDITY OF CONTRACTOR / OWNER SUPPLIED INFORMATION. THE CONTRACTOR / OWNER IS RESPONSIBLE TO CHECK THE PLANS, EXISTING SITE CONDITIONS, DIMENSIONS, AND TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. DISCREPANCIES MAY RESULT IN ADDITIONAL COST TO THE OWNER.



THIS PLAN AND THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER OR CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THESE PLANS AND ANY PREVIOUS PLANS OR RECORD DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THESE PLANS AND ANY PREVIOUS PLANS OR RECORD DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN THESE PLANS AND ANY PREVIOUS PLANS OR RECORD DRAWINGS.

BEAR HOOK AVENUE
WEST LINCOLN, OREGON 97112

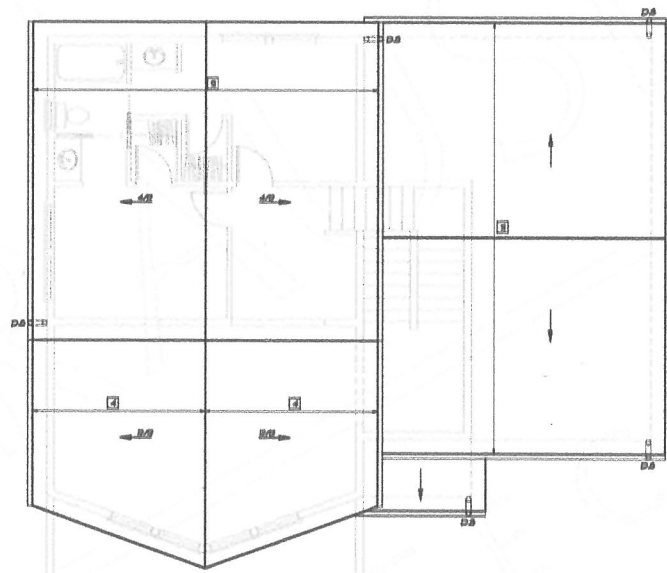
TITLE: ROOF FRAMING PLAN
PROJECT: HANNIGAN RESIDENCE
OWNER: KELLY

DATE: SEPTEMBER 20, 2010
PROJECT NO: 10-099
REVISIONS:

ROOF PLAN NOTES:
1. ALL OVERHANGS TO BE 8" (TYP. UNCL.)
2. ALL RANGES TO BE 6" (TYP. UNCL.)
3. ROOFING TO BE TYPICAL ASPHALT/FLY SHINGLES
4. ROOF VENTS TO BE AS SHOWN IN S.E.A. (IF REQUIRED)
5. ALL ROOF SLOPES TO BE 6:12 PITCH (TYP. UNCL.)

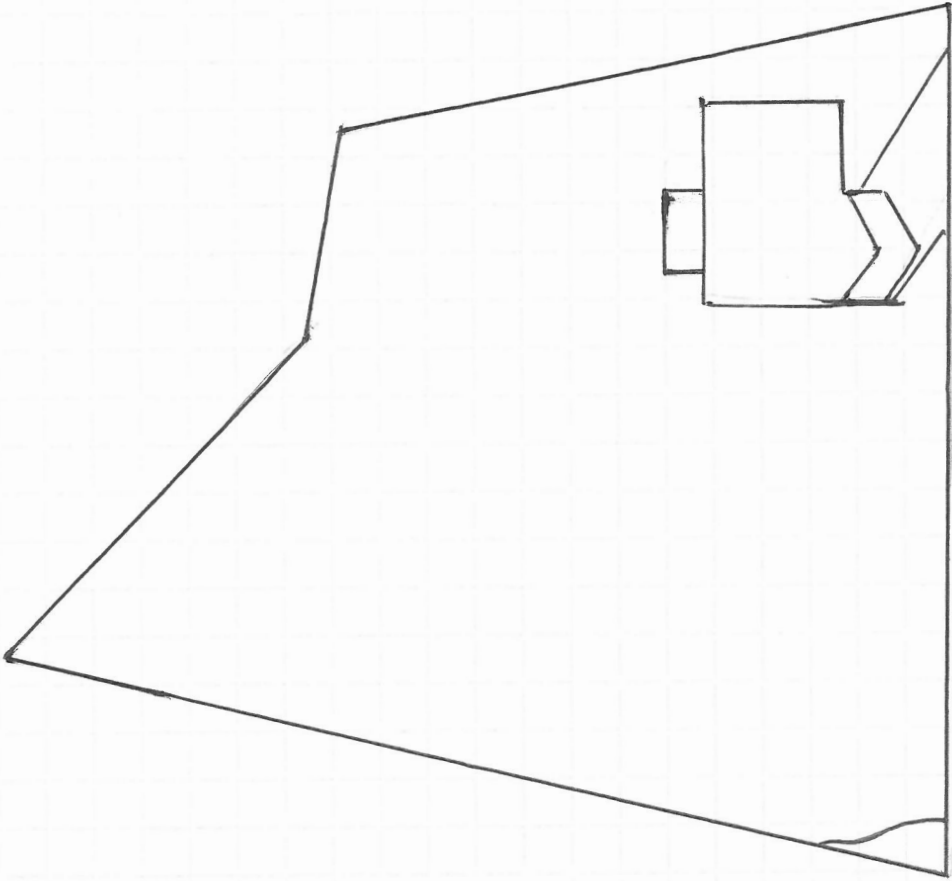
ROOF FRAMING LEGEND (COMP/SHAKE)

- BEARING WALL BELOW 40 PER. 1" IS PER. (CL.) 10 PER. (FL.)
- ⊠ ALL HIP, VALLEYS AND RIDGES TO BE 2" X 4" UNLESS NOTED OTHERWISE
- 1 2" X 8" RAFTERS @ 24" O.C. (7'-4" MAXIMUM SPAN)
- 2 2" X 8" RAFTERS @ 24" O.C. (7'-8" MAXIMUM SPAN)
- 3 2" X 10" RAFTERS @ 24" O.C. (7'-8" MAXIMUM SPAN)
- 4 2" X 10" RAFTERS @ 24" O.C. (7'-6" MAXIMUM SPAN)
- 5 - - - - 2X FIELDS @ 24" O.C. @ 40' MAX. FROM VERTICAL SUPPORT FROM BEARINGS TO RAFTERS
- 6 OVERHANGS @ 2" X 8" RAFTERS @ 24" O.C.
- 7 POST UP FROM BEARING POINT BELOW
- 8 AT ALL VALLIES 2" X 8" OR COLUMNS USE 2" X 4" FURRING BELOW FOR INSULATION HEIGHTS
- 9 MAIN TRUSSES @ 24" O.C.
- 10 MAIN "SCISSOR" TRUSSES @ 24" O.C.
- 11 MAIN "TIE" TRUSSES @ 24" O.C.
- 12 MAIN "TIE" TRUSSES
- 13 EXISTING ROOF SYSTEM

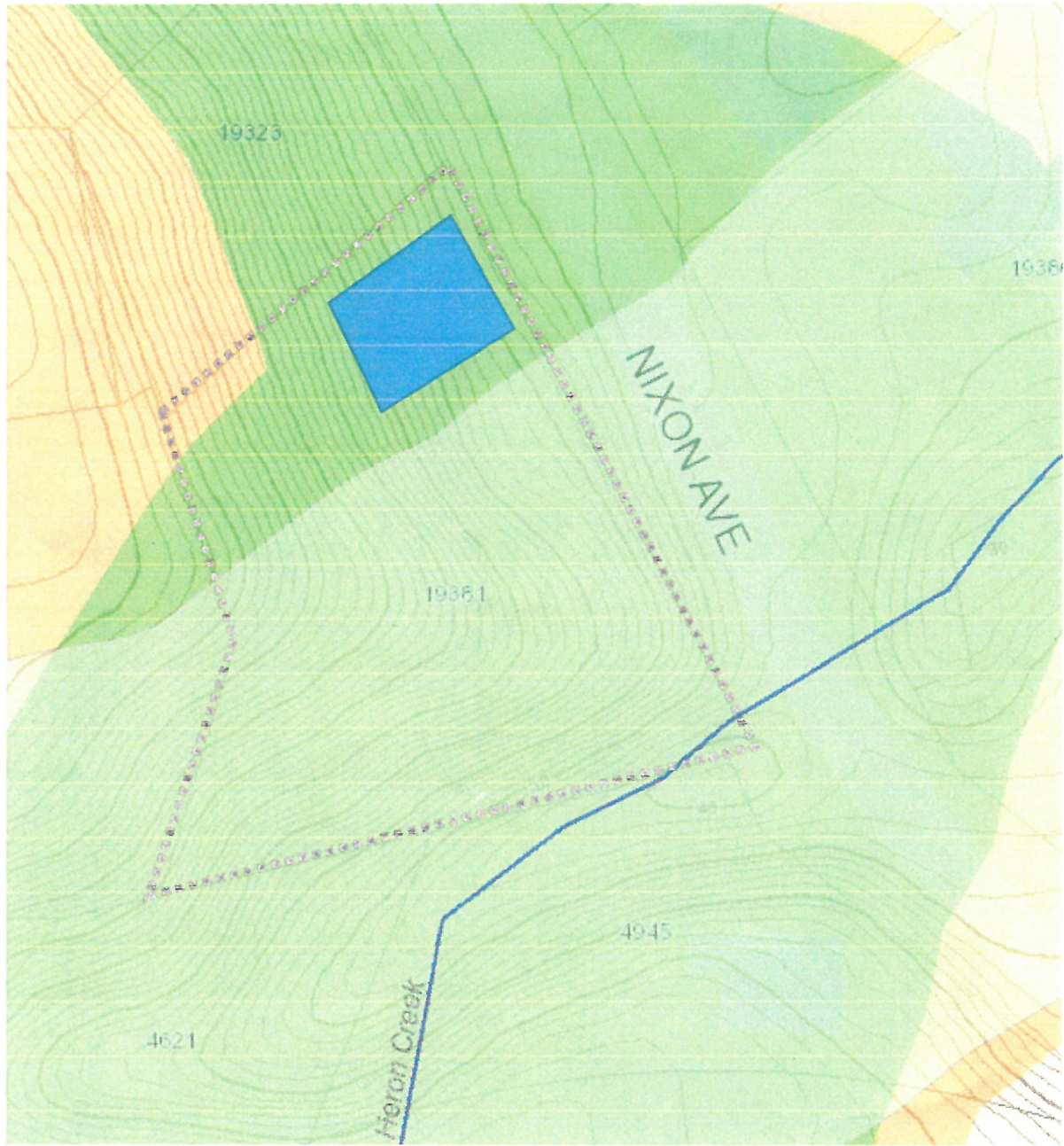


ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

KRAUSE ARCHITECT P.C. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY / QUALITY OF CONTRACTOR / OWNER SUPPLIED INFORMATION. THE CONTRACTOR / OWNER IS RESPONSIBLE TO CHECK THE PLANS, ENGINEER'S SITE CONDITIONS, DIMENSIONS, AND TO NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION. DISCREPANCIES MAY RESULT IN ADDITIONAL COST TO THE OWNER.



1/4" = 10'





Map of the area...

Map of the area...

Map of the area...



Scale: 1:10000
 Date: 2023
 Author: [Name]