

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	PROJECT NO(S).	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

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 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:

19381 Nixon Ave West Linn, OR 97068

Assessor's Map No.: 21E24AC

Tax Lot(s): 21E24AC01703

Total Land Area: 21361 SF

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: Kelly Hannigan
(please print)

Phone: 503-421-6222

Address: 21885 Willamette Dr

Email: Kelly.hannigan@yahoo.com

City State Zip: West Linn, OR 97068

Owner Name (required): David + Dianne Froode
(please print)

Phone: 360 795 0030

Address: 1284 Elochoman Valley Rd., Cathlamet WA 98612

Email: dfroode@gmail.com

City State Zip:

Consultant Name:
(please print)

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

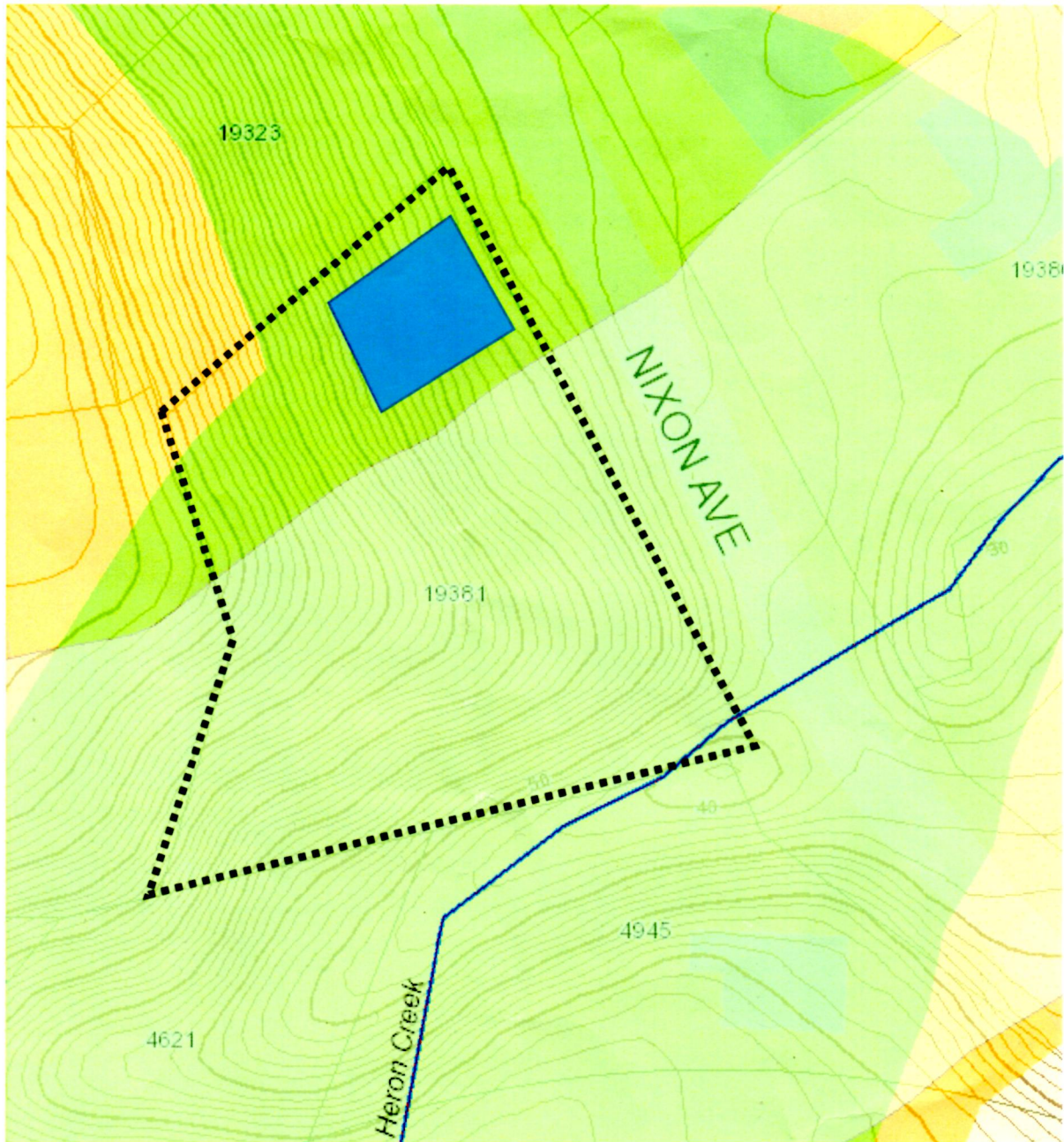
The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to 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

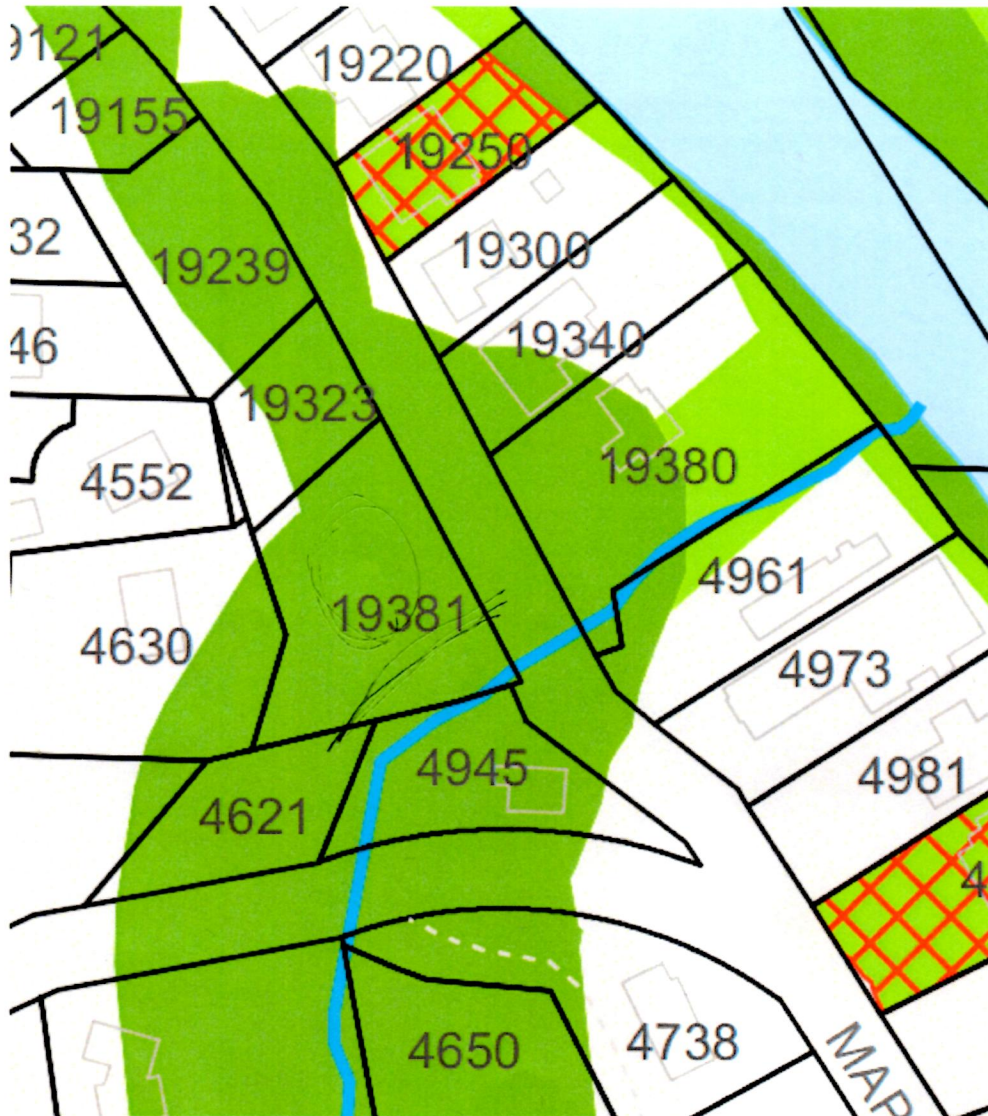
9/20/16
Date

Dianne Froode
Owner's signature (required)

10-13-16
Date

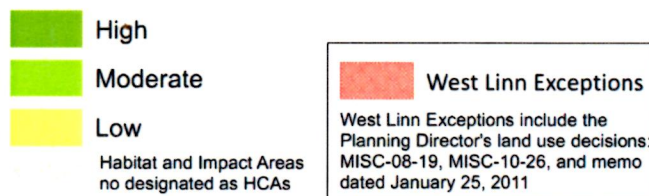


GENERALIZED LOCATION OF PROPOSED HOUSE: PRELIMINARY ONLY!



**Metro 2005
Habitat Conservation Areas (HCAs)**

Conservation Area



Data Source: Metro Data Resource Center
 Habitat Conservation Areas Map December 15, 2005
 Urban Growth Management Functional Plan
 Title 13, Nature in Neighborhoods
 Adopted Sept. 29, 2005 (Metro Ordinance No. 05 -1077C)
 Amended Dec. 8, 2005 (Metro Ordinance No. 05 -1097A)

28.110

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.

28.130

I would like to request a waiver for the grading plan. The property is not on the river so there won't be any development on the river front.

Thank you,

Kelly Hannigan

28.140

I would like to request a waiver for the architectural drawings. The property is not on the river so there won't be any development on the river front.

Thank you,

Kelly Hannigan

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.

MITIGATION PLAN
19381 Nixon Avenue, West Linn
December 19, 2016

Contacts:

Applicant- Kelly Hannigan
Mitigation Coordinator- Angela Kimpo, Natural Resource Scientist
503-544-5633, willowell123@gmail.com
Construction Contractor- to be determined

Project Disturbance Areas

The maximum disturbance area (MDA) on the property shall be less than 2500 square feet. In exchange, 2500 square feet on site will be enhanced through invasives removal and native plantings. In total, 25 trees and 125 shrubs will be installed on the property and maintained as described below. Plant densities were calculated using the standards described in the Water Resource Area Protection code 32.100.

Restoration Plan

Construction of the residence will occur in 2017. Post-construction, the landowner and its contractors will take the necessary steps to prevent erosion and develop vegetative coverage on the ground in any bare areas. The following straw and seed will be used prior to October 15th in order to mitigate any erosion on site:

Straw:

Native weed-free straw (blue wildrye or California brome)
90-100 lbs (2-3 bales) per thousand square feet at a depth of 2" for splash control

Seed:

<i>Species</i>	Common Name	Pounds/acre
<i>Elymus glaucus</i>	Blue wildrye	10
<i>Bromus carinatus</i>	California brome	4
<i>Deschampsia elongata</i>	Slender hairgrass	3

During the fall of 2017, the landowner and contractors will complete the necessary site treatments to prepare the site for planting in the winter of 2018. Those treatments may include hand removal, cutting or spot herbicide application of Armenian blackberry (*Rubus armeniacus*), English ivy (*Hedera helix*) and any other species occurring on the Oregon Department of Agriculture Noxious Weed List. During this time, the landowner and contractors will also inspect germination rate and coverage of straw in the construction areas to ensure that there is minimal erosion on site. In the winter of 2017-2018, the landowner and contractors will execute planting of bareroot plant materials. From the spring of 2018 through 2023, the site will be maintained and monitored as described below.

Planting List

Species	Common Name	Quantity	Form	Planting Density	Specification
<i>Rubus spectabilis</i>	Salmonberry	75	Shrub	8-12' o.c.	12" 1- gallon
<i>Symphoricarpos albus</i>	Snowberry	25	Shrub	shrub	12" 1-gallon
<i>Rubus parviflorus</i>	Thimbleberry	25	Shrub	shrub	12" 1-gallon
<i>Tsuga heterophylla</i>	Western hemlock	12	Tree	tree	BR ½" caliper
<i>Thuja plicata</i>	Western red-cedar	13	Tree	tree	BR ½" caliper

150

Invasive Species Control

The landowner and contractors will proactively manage against invasive species listed in the Portland Plant List throughout the duration of the three-year maintenance period. Methods of removal will include hand removal and use of herbicides if necessary.

Irrigation

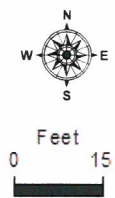
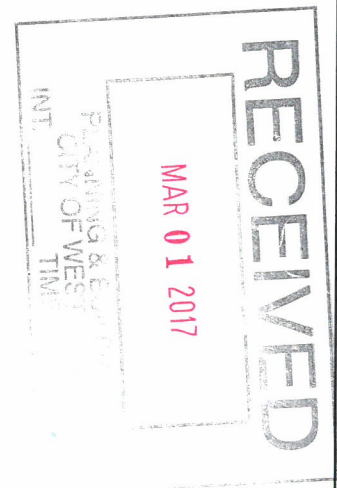
Irrigation will be used as needed to ensure plants survive dry summer months.

Monitoring and Maintenance Schedule

The site will be actively monitored and maintained for a three-year period. Treatment will occur beginning in the fall of 2017. Planting will occur in the Winter of 2017-2018. The landowner and contractors will treat two types of invasives on site, those which hinder shrubs and trees from growing freely and those which have been identified as Nuisance plants on the Portland Plant List. This work will occur periodically as needed, from once to several times during each year.

Formal monitoring will be conducted in year two. In addition, one additional year of formal monitoring and maintenance will be conducted in order to assess and ensure plant survival. Informal monitoring will occur in year one to ensure proper plant survival. Informal monitoring will consist of a minimum one site visit per year to evaluate plant survival and to maintain plantings and additional visits needed to control invasive species. The long-term goal will be to ensure >80% survival of native plant materials planted. Maintenance during the project period will consist of replanting inside of the disturbance area, conducting moisture conservation treatments around the base of plantings, spot treatment of invasive species, cutting of vegetation which limits growth of installed plants, and irrigation.

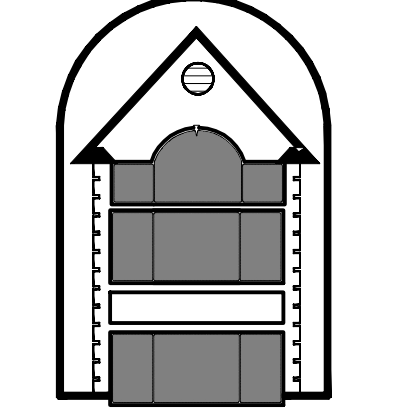
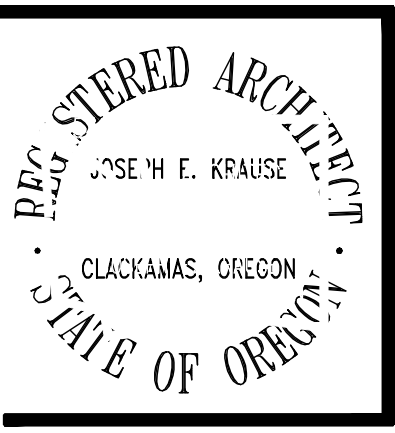
Reports will be provided to the City of West Linn upon request.



Map created by: public
 Date Created: 17-Feb-17 08:45 PM

WEST LINN GIS

NOTICE
 ALL CONSTRUCTION TO COMPLY WITH THE 2011 EDITION OF THE OREGON RESIDENTIAL SPECIALTY CODE / INTERNATIONAL RESIDENTIAL CODE WITH THE OREGON AMENDMENTS AND OREGON RESIDENTIAL ENERGY EFFICIENCY (CHAPTER 11). COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED



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 Clackamas, Oregon 97015

SPECIFICATIONS:

BUILDING COMPONENTS	PATH 1
Maximum Allowable Window Area	No Limit
Window Class	U=0.35
Doors, Other than Main Entry	U=0.20
Exterior Main Entry Door (maximum 28 s.f.)	U=0.54
Exterior Wall Insulation	R-21
Underfloor Insulation	R-30
Flat Ceilings	R-38
Vaulted Ceilings	R-38
Skylight Class	U=0.60
Skylight Area	<2%
Basement Walls (that DO NOT extend more than 24" above grade)	R-15
Basement Walls (that extend more than 24" above grade)	R-21
Slab Floor Edges Insulation	R-15
Forced Air Duct Insulation	R-8

Taken from Table N1101.1 (1) of the 2011 O.R.S.C.

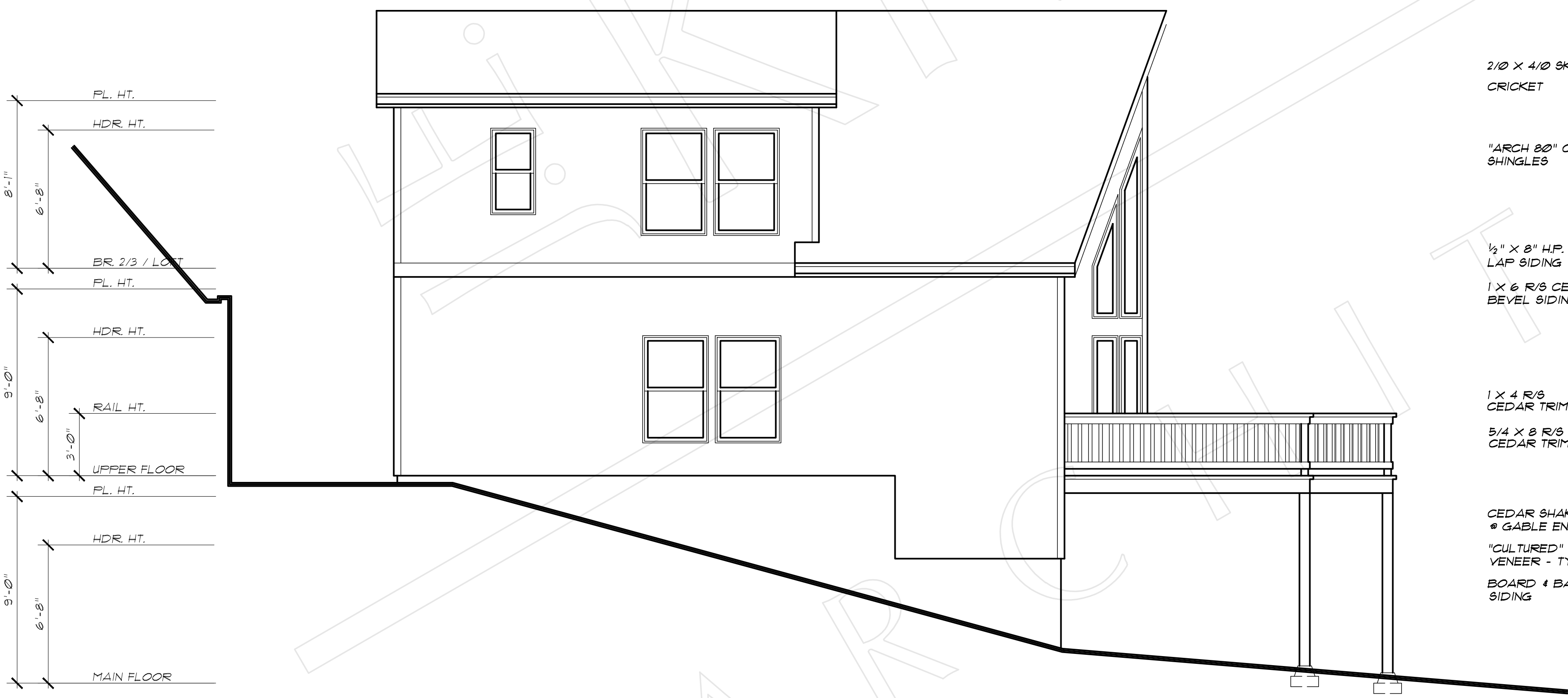
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FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

NOTE:
 EXTEND ALL FLUES A MIN. OF 2'-0" ABOVE ANY PART OF THE BLD'G W/ 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"

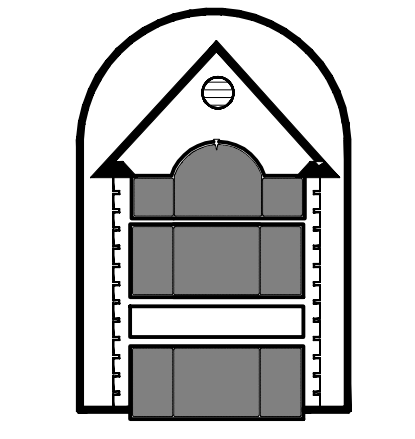
- 2/0 X 4/0 SKYLIGHT CRICKET
- 1" ARCH 00" COMPOSITION SHINGLES
- 1/2" X 8" H.P. LAP SIDING
- 1 X 6 R/S CEDAR BEVEL SIDING
- 1 X 4 R/S CEDAR TRIM
- 3/4 X 8 R/S CEDAR TRIM
- CEDAR SHAKE @ GABLE ENDS
- "CULTURED" STONE VENEER - TYP.
- BOARD & BATT SIDING

19381 NIXON AVENUE
 WEST LINN, OREGON 97068

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

DATE: **SEPTEMBER 26, 2016**
 PROJECT NO.: **16099**
 REVISIONS:

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19381 NIXON AVENUE
 WEST LINN, OREGON 97136

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

DATE: **SEPTEMBER 26, 2016**
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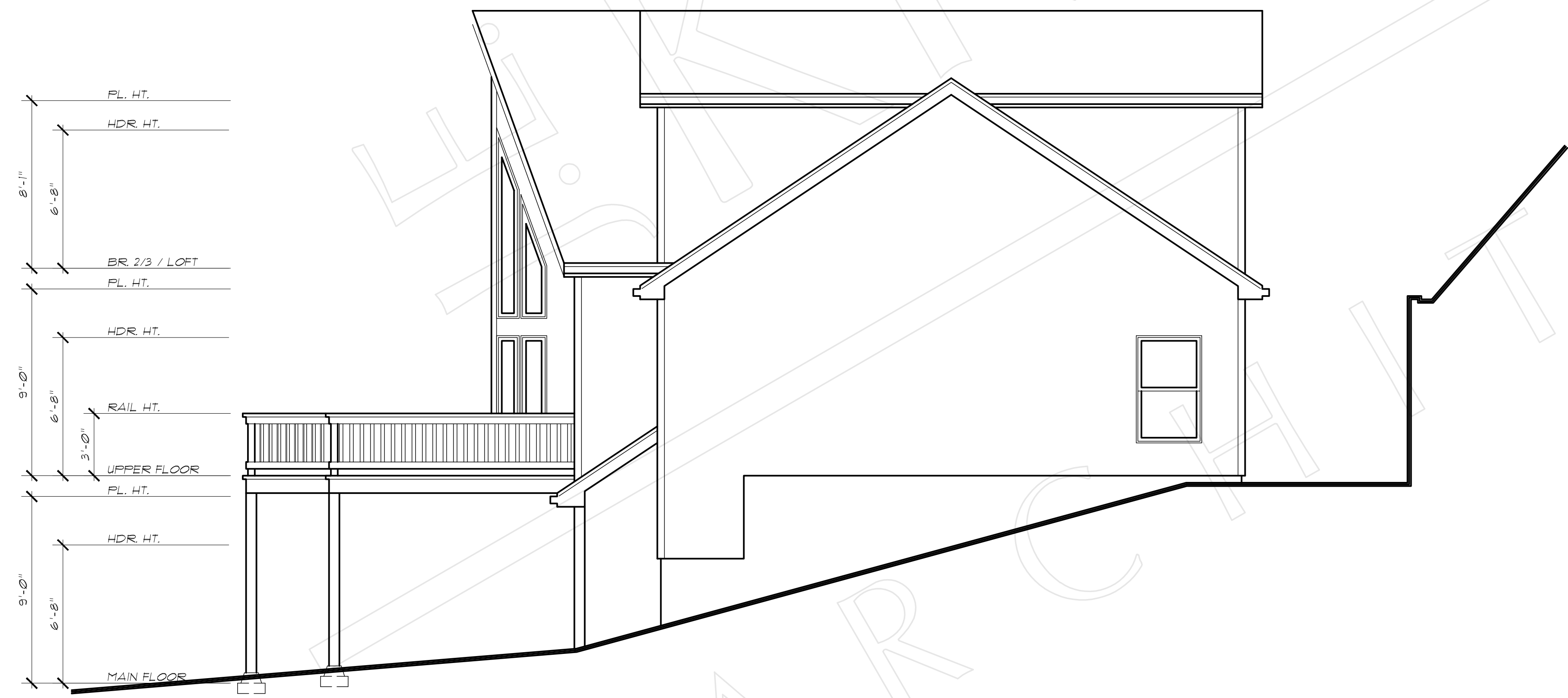
NO: **2**
 OF EIGHT



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

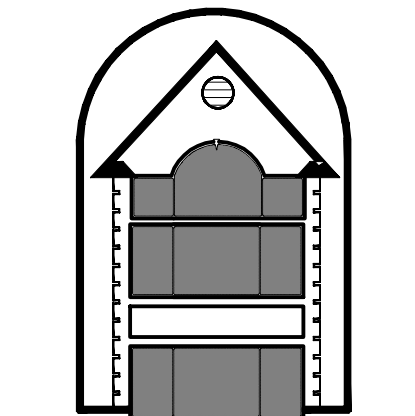
NOTE:
 EXTEND ALL FLUES A MIN. OF 2'-0" ABOVE ANY PART OF THE BLD'G W/ IN A 10'-0" HORIZONTAL RADIUS

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

8'-11" PL. HT.
 6'-8" HDR. HT.
 BR 2/3 / LOFT PL. HT.
 9'-0" HDR. HT.
 6'-8" RAIL HT.
 3'-0" UPPER FLOOR PL. HT.
 9'-0" HDR. HT.
 6'-8" MAIN FLOOR



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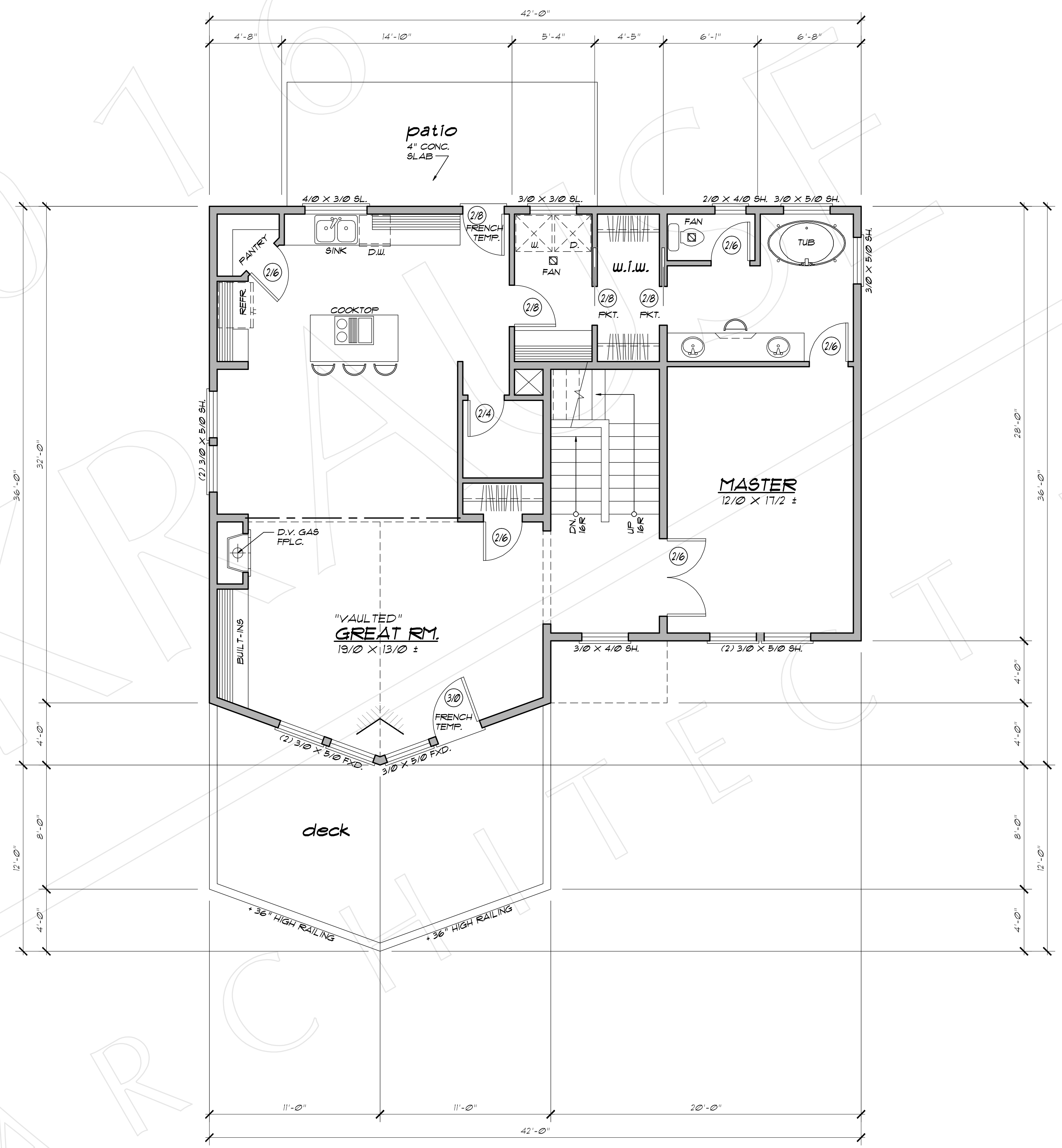
19381 NIXON AVENUE
WEST LINN, OREGON 97068

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

DATE: **SEPTEMBER 26, 2016**
PROJECT NO.: **16099**
REVISIONS:

GENERAL NOTES:

1. ALL EXTERIOR WALLS TO BE 2 X 6 STUDS AT 16" O.C. (TYP. UNQ.)
2. ALL INTERIOR WALLS TO BE 2 X 4 STUDS AT 16" O.C. (TYP. UNQ.)
3. ASSUME A MINIMUM OF (2) 2 X 4 STUDS AS BEAM SUPPORTS AT BEARING WALLS.
4. ALL WINDOWS AND SLIDING GLASS DOORS SHOWN ARE TO BE VINYL SASH (VERIFY ALL ROUGH OPENINGS).
5. // // // // // DENOTES INTERIOR BEARING WALL(S).
6. PROVIDE OUTSIDE COMBUSTION AIR FOR ALL FIREPLACES AND FURNACE.
7. CONNECT ALL SMOKE DETECTORS TOGETHER AND TO HOUSE POWER SOURCE.
8. PROVIDE 5/8" TYPE "X" G.W.B. AT ALL ACCESSIBLE AREAS UNDER STAIRS.
9. PROVIDE U.L. LISTED FLUES AT ALL FURNACE AND METAL FIREPLACE LOCATIONS AS REQUIRED BY MANUFACTURER.
10. PROVIDE 18" HIGH NON-COMBUSTIBLE PLATFORM FOR ALL GAS FIRED APPLIANCES LOCATED IN GARAGE.
11. PROVIDE 3" DIA. X 5'-0" CONCRETE FILLED STEEL PIPE BOLLARD IN GARAGE FOR PROTECTION OF FURNACE AND WATER HEATER (EMBED IN 12" DIA. X 24" CONCRETE FOOTING).
12. PROVIDE WATER HEATER SEISMIC ATTACHMENT STRAPPING AS PER MECHANICAL CODE M 13012.
13. STRUCTURES OVER 3600 SQUARE FEET SHALL BE SPRINKLED. NFPA 13 D SYSTEM OR EQUAL AS PER FIRE CODES.
14. FIRE BLOCKING REQUIRED AT CONSTRUCTION VOIDS AND WALL CAVITIES EXCEEDING 10'-0" IN HEIGHT, AS PER 2011 ORSC R602.3.
15. MINIMUM 3" X 3" X 1/4" PLATE WASHERS ON FULL LENGTH OF BRACED WALL LINES PER ORSC 2011 R602.3.11.
16. ALL ROOMS CONTAINING BATHING OR SPA FACILITIES SHALL BE PROVIDED A MECHANICAL VENTILATION SYSTEM CONTROLLED BY A DEHUMIDISTAT, TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL, AS PER 2011 ORSC M1501.4.
17. PROVIDE CARBON MONOXIDE ALARMS PER R326.
18. ALL ATTIC ACCESS DOORS/HATCHES TO BE INSULATED PER N1022.3.
19. ALL BUFP W/ CG-USP TO BE PER TABLE R602.10.4.2 (PAGE 11 CALCS)



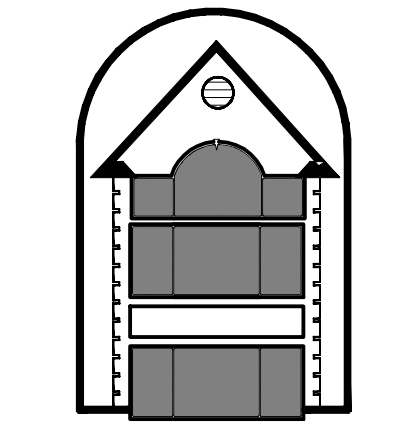
MAIN FLOOR PLAN

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

1308 SQ. FT.

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NO: **3**
OF EIGHT



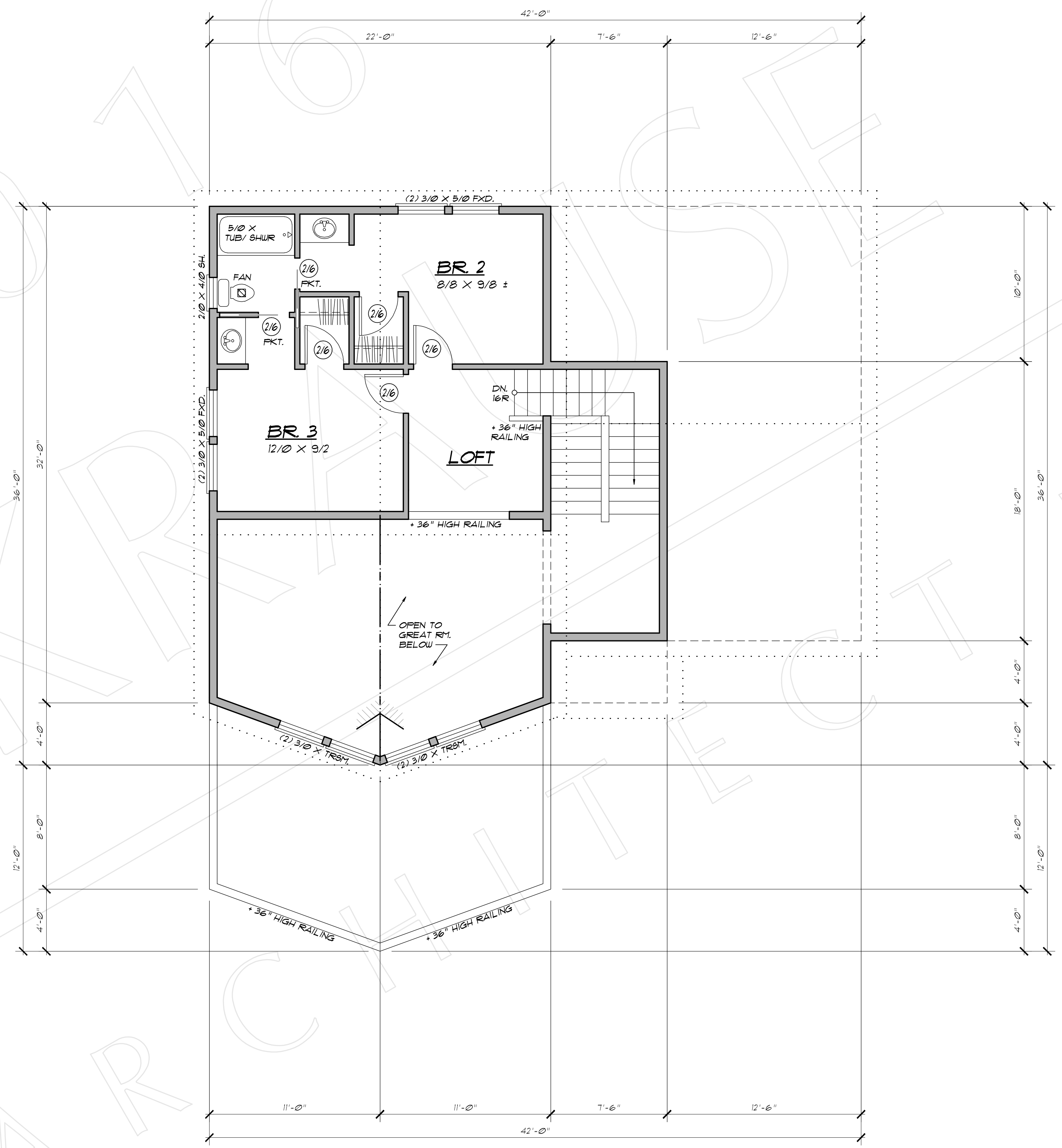
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TITLE:
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 PROJECT:
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 OWNER:
KELLY

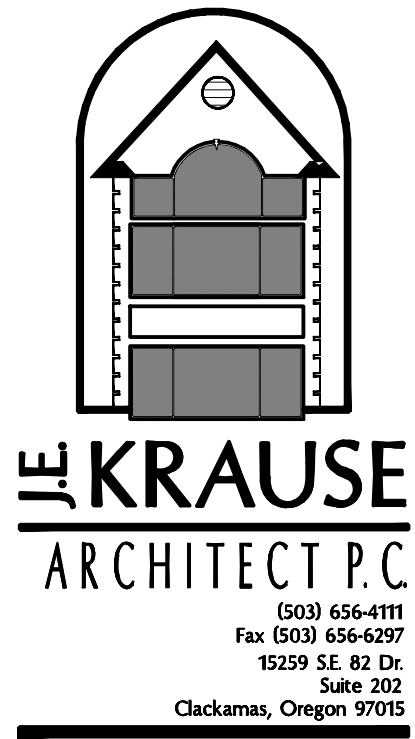
DATE:
 SEPTEMBER 26, 2016
 PROJECT NO.:
 16099
 REVISIONS:



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

437 SQ. FT.

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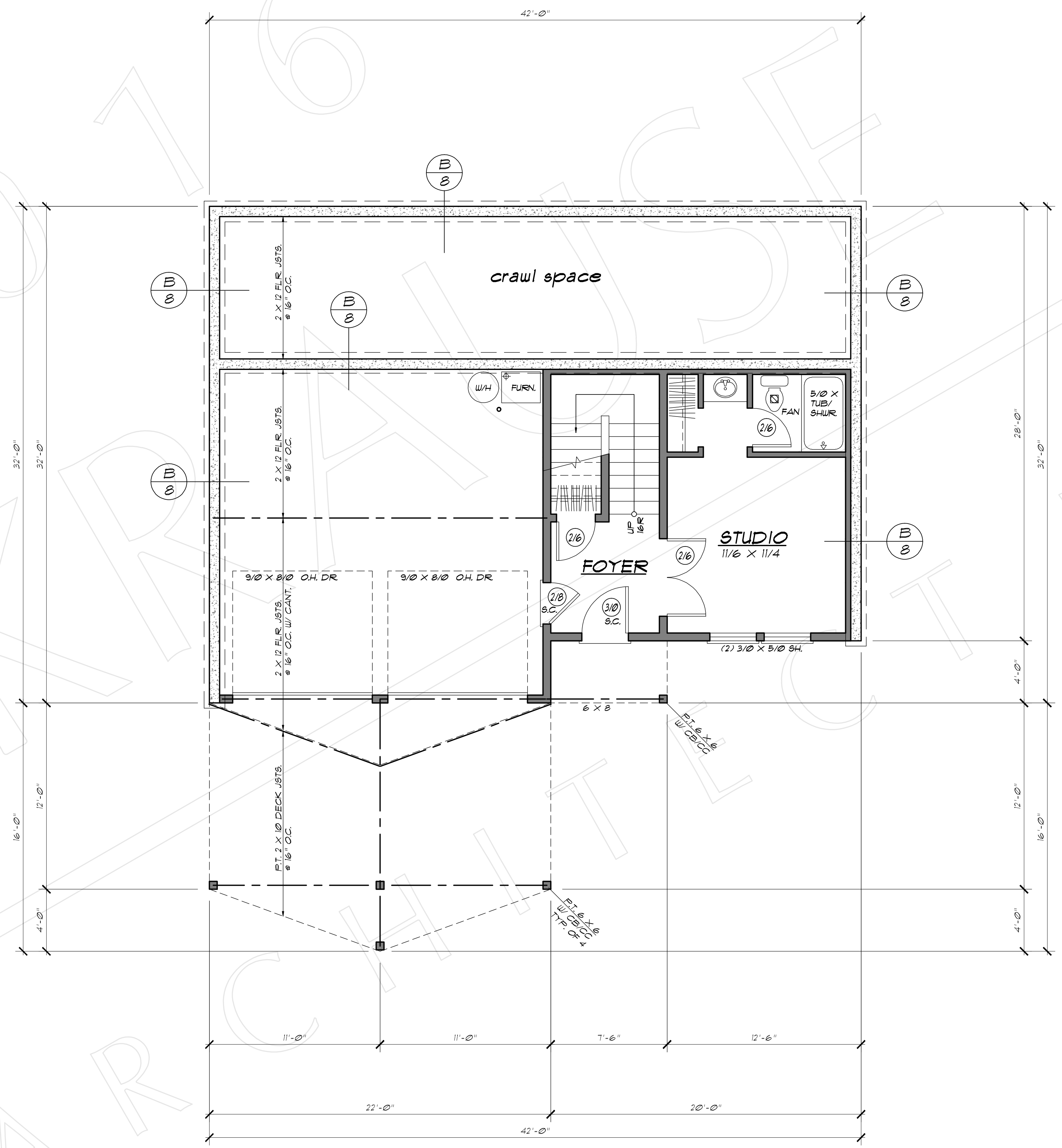
19381 NIXON AVENUE
WEST LINN, OREGON 97068

TITLE: **FOUNDATION PLAN**
PROJECT: **HANNIGAN RESIDENCE**
OWNER: **KELLY**

DATE: **SEPTEMBER 26, 2016**
PROJECT NO.: **16099**
REVISIONS:

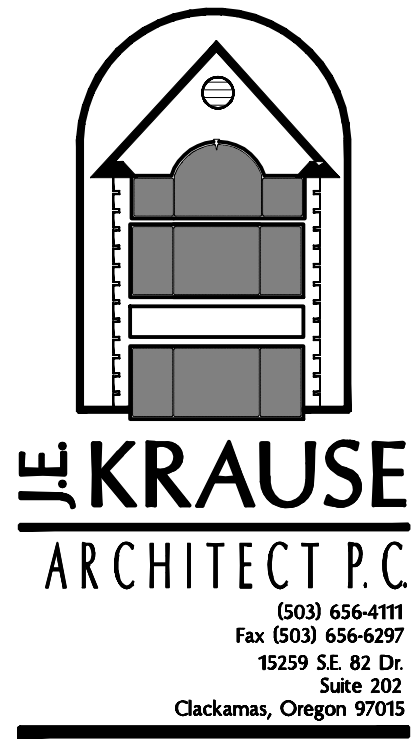
CONCRETE FOOTINGS (SOIL PRESSURE = 1500 psf)			
	L X	W X	THICKNESS
12	12	12	6
14	14	14	7
16	16	16	8
18	18	18	9
20	20	20	10
22	22	22	11
24	24	24	12
26	26	26	13
28	28	28	14
30	30	30	15
32	32	32	*
34	34	34	*
36	36	36	*
38	38	38	*
40	40	40	*
42	42	42	*
44	44	44	*
46	46	46	*
48	48	48	*
12	12	IN. DIA.	6
16	16	IN. DIA.	8
18	18	IN. DIA.	9
20	20	IN. DIA.	10
24	24	IN. DIA.	12
30	30	IN. DIA.	15
*	16" THK. FTG. REINFORCED W/ #4 @ 12" O.C. EA. WAY		

- FOUNDATION NOTES:**
- CONTRACTOR TO EXCAVATE AS TO MAINTAIN 18" MIN. GROUND TO GIRDER CLEARANCE
 - COVER ENTIRE GROUND AREA OF CRAWLSPACE W/ 6 MIL. "VISQUEEN", EXTEND A MIN. OF 1'-0" UP FOUNDATION WALL.
 - GIRDERS TO HAVE 3" MIN. BEARING ON ASPHALT COMPOSITE SHINGLE W/ 1/2" AIR SPACE AT ENDS AND SIDES OF GIRDER AND FOUNDATION WALL.
 - FOUNDATION VENTS TO 16" X 8" W/ #4 MESH CORR. RESIST. SCREEN (CLOSABLE) REQUIRED.
 - PROVIDE 18" X 24" CRAWLSPACE ACCESS AS PER 2011 ORSC R408.3 (22" X 30" RECOMMENDED).
 - PROVIDE CRAWLSPACE DRAIN AS PER 2011 ORSC R405, R406 & 408.5.
 - MIN. REBAR PER CODE, 1-#4 TOP & BOTTOM (CONT.) W/ #4 @ 48" O.C. VERT. STANDARD FOOTING. (TYP.) W/ LAFS PER R404.1.3.7.5
 - MINIMUM 3" X 3" X 1/4" PLATE WASHERS ON FULL LENGTH OF BRACED WALL LINES PER ORSC 2011 R602.11.
 - PROVIDE RADON MITIGATION PER APPENDIX F 2011 ORSC IN COUNTIES AS REQUIRED PER CODE.



FOUNDATION PLAN
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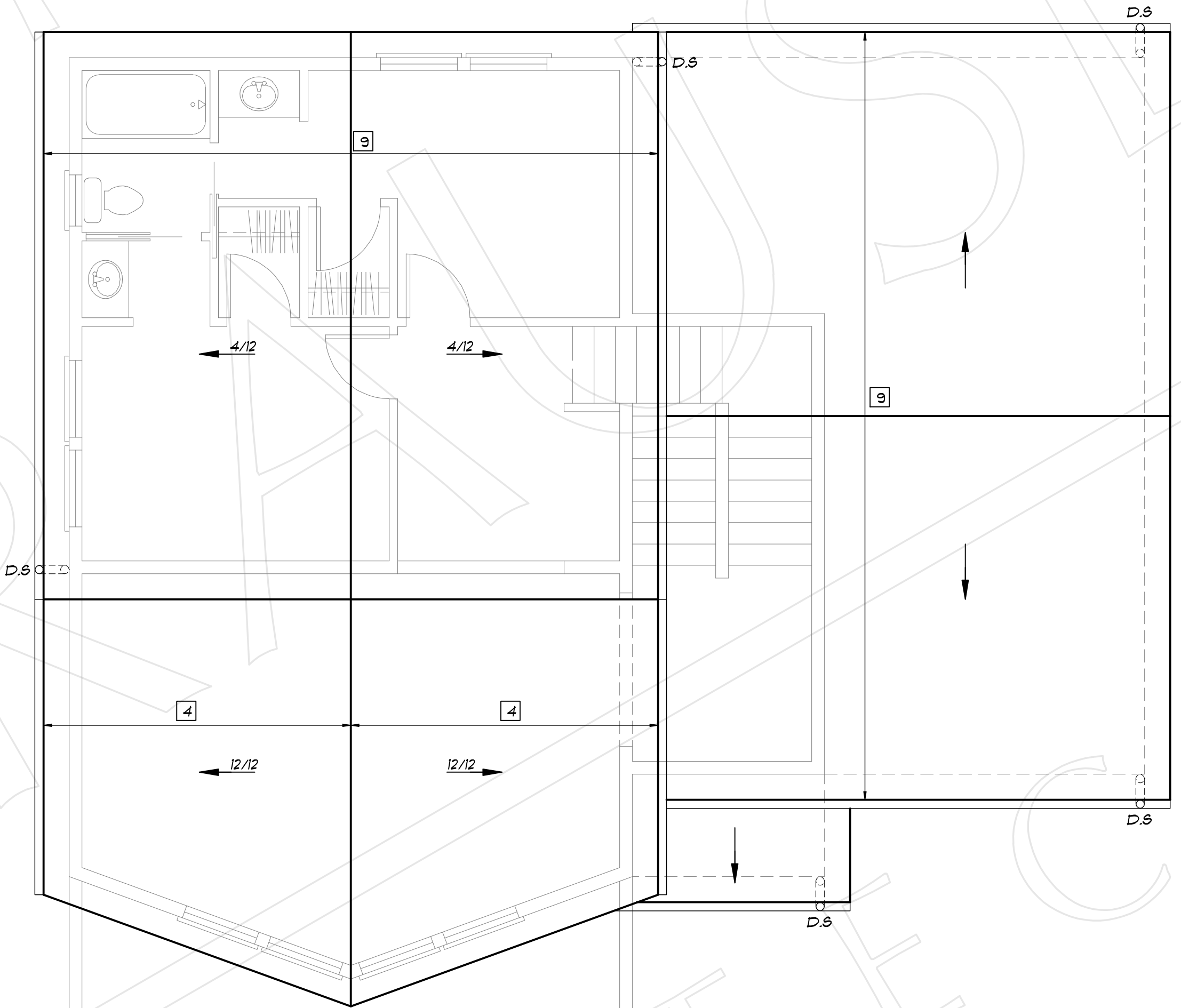


ROOF PLAN NOTES:

1. ALL OVERHANGS TO BE 12" (TYP. UNO.)
2. ALL RAKES TO BE 12" (TYP. UNO.)
3. ROOFING TO BE "ARCH 80" COMP. SHINGLES
4. ROOF VENTS TO BE 50 SQ. IN. EA. (REQUIRED)
5. ALL ROOF SLOPES TO BE 8:12 PITCH (TYP. UNO.)

ROOF FRAMING LEGEND (COMP/SHAKE)

- BEARING WALL BELOW 4@ P8F. • 15 P8F. (DL.) • 25 P8F. (SL.)
- ALL HIP, VALLEYS AND RIDGES TO BE 2 X 10 UNLESS NOTED OTHERWISE
- 1** 2 X 8 RAFTERS @ 24" O.C. (12'-4" MAXIMUM SPAN)
- 2** 2 X 8 RAFTERS @ 12" O.C. (11'-5" MAXIMUM SPAN)
- 3** 2 X 10 RAFTERS @ 24" O.C. (15'-1" MAXIMUM SPAN)
- 4** 2 X 12 RAFTERS @ 24" O.C. (17'-6" MAXIMUM SPAN)
- 5** --- 2X FURLINS @ 24" O.C. @ 45" MAX. FROM VERTICAL, SUPPORT FROM BEARING TO RAFTERS
- 6** OVERFRAME W/ 2 X 8 RAFTERS @ 24" O.C.
- 7** POST UP FROM BEARING POINT BELOW
- 8** AT ALL VAULTED 2 X 8 CEILINGS, USE 2 X 4 FURRING BELOW FOR INSULATION REQMTS.
- 9** MANUF. TRUSSES @ 24" O.C.
- 10** MANUF. "SCISSOR" TRUSSES @ 24" O.C.
- 11** MANUF. "STUB" TRUSSES @ 24" O.C.
- 12** MANUF. "ATTIC" TRUSSES
- E** EXISTING ROOF SYSTEM



ROOF FRAMING PLAN

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

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WEST LINN, OREGON 97136

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

DATE: **SEPTEMBER 26, 2016**
PROJECT NO.: **16099**
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