INTEGRATE
ARCHITECTURE & PLANNING

June 11, 2018

PROJECT NARRATIVE

1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

CHAPTER 38 ADDITIONAL YARD AREA REQUIRED; EXCEPTIONS TO YARD REQUIREMENTS; STORAGE IN YARDS; PROJECTIONS INTO YARDS

38.020 NO YARD REQUIRED; STRUCTURE NOT ON PROPERTY LINE

Not applicable. Side and rear yards setback required and shown on plans.

38.030 SETBACK FROM STREET CENTERLINE REQUIRED

Not applicable. The proposed site plan includes a dedication which provides a 50' ROW on 13th street.

Furthermore, the closest building feature on either of the 3 lots is approximately 38'-8". The minimum front setback is 12'. 12' + 25' = 37'

38.040 EXCEPTIONS TO YARD REQUIREMENTS

Not applicable.

38.050 STORAGE IN FRONT YARD

There is no anticipated storage of vehicles which obstruct vision and create a traffic hazard.

38.060 PROJECTIONS INTO REQUIRED YARDS

Typical eaves only project 18" from building. The typical covered porch wraps the side of the house and is fully open with no living space. The porch at parcel 1 overlaps the setback by about 7'. However, this porch is located on the Blankenship side of the lot, and is 8' lower than the grade at Blankenship. The 7' encroachment is imperceptible from anywhere but at the front driveway or approaching the entry. Furthermore, to build and gain access to the house, a retaining wall will need to be built at the edge of the porch. We will seek an adjustment for this setback condition.

CHAPTER 43

43.040 GENERAL PROVISIONS

A. No area of the distinct planes of side walls exceeds 700 s.f.

B. Sidewalls are less than 22’ high and are exempt from pop out requirements.
C. Exemptions
4. East elevation of Parcel 1 is contiguous to non-buildable area. (+\- 8’ tall retaining wall and Blankenship Road ROW.
5. The typical west elevation is 23’ high but has a gable facing the side lot line.

CHAPTER 48 ACCESS, EGRESS AND CIRCULATION

48.010 PURPOSE

48.020 APPLICABILITY AND GENERAL PROVISIONS

48.025 ACCESS CONTROL

Access control standards **-** Option 3
Access to all three lots is from 13th Street which is a local street. Parcel 1 is a corner lot on Blankenship (arterial) and 13th Street (local) is a lower classification than Blankenship. In addition, the lot is approximately 10-15’ lower in elevation than Blankenship and is bounded by a retaining wall. Thus, site access via a driveway is not even feasible from this frontage.

Number of Access points. Each site has one (1) access point. A shared driveway is provided for lots 1 and 2 per CDC comments.

48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES

Providing a joint driveway with a 16’ wide driveway access.

48.040 MINIMUM VEHICLE REQUIREMENTS FOR NON-RESIDENTIAL USES

Not Applicable

48.050 ONE-WAY VEHICULAR ACCESS POINTS

Not Applicable

48.060 WIDTH AND LOCATION OF CURB CUTS AND ACCESS SEPARATION REQUIREMENTS

Curb Cut is shown as the minimum 16’ wide and shall be no larger than 36’ wide.

48.70 PLANNING DIRECTOR’S AUTHORITY TO RESTRICT ACCESS APPEAL PROVISIONS

No access appeal is anticipated.

48.080 BICYCLE AND PEDESTRIAN CIRCULATION

Not Applicable

CHAPTER 55 CLASS I DESIGN REVIEW

55.010 PURPOSE AND INTENT – GENERAL

55.020 CLASSES OF DESIGN REVIEW

This project will be reviewed as a Class 1 design review.

55.025 EXEMPTIONS

Not applicable.

55.030 ADMINISTRATION AND APPROVAL PROCESS

Pre-Application conference already took place.

55.040 EXPIRATION OR EXTENSION OF APPROVAL

If substantial construction has not occurred within three years from the date of approval of the development plan, the approved proposal will be void, unless an extension is granted

55.050 DESIGN REVIEW AMENDMENT TRIGGER

We do not anticipate any changes that would trigger a design review amendment.

55.060 STAGED OR PHASED DEVELOPMENT

At this time we do not anticipate staging or phasing the development.

55.070 SUBMITTAL REQUIREMENTS

Our submission includes:
1. Design Review Application and Fees
2. Pre-Application Conference (already took place)
3. Site Analysis
4. Site Plan
5. Grading Plan (deferred)
6. Architectural Drawings
7. Narrative

55.085 ADDITIONAL INFORMATION REQUIRED AND WAIVER OF REQUIREMENTS

Planning Director may waive certain, or impose additional, requirements.

55.090 APPROVAL STANDARDS – CLASS I DESIGN REVIEW

See 55.100 for response to specific design review criteria. B 1 through 4 address natural features while 5 and 6 address the built environment.

It is understood that the Director may require additional information and responses to additional sections of the approval criteria of this section depending upon the type of application.

Since there is a house located on the existing site, public utility infrastructure is in place. New utilities serving the two new partitioned lots will stub off these utilities where possible and allowed. Our survey identifies existing utilities in the ROW.

55.100 APPROVAL STANDARDS – CLASS II DESIGN REVIEW

1. According to the Street Tree Inventory Map there are no Heritage Trees on this site.

2. According to our site survey, we will need to remove 4 trees, 3 of which have been identified as significant by the arborist. Based on planning department recommendation, we analyzed the slopes of the existing topography. The site has the following approximate slopes and types:

   23% slope over 13% of the site
   9% slope over 60% of the site, Type IV (See A1.1a)
   31% slope over 17% of the site

   See plans for tree diameter and removal summary. No mitigation is required, however, owner will voluntarily plant some trees.

3. The existing topography and new grading of the site will maximize drainage away from the new homes.

4. According to the Landslide Vulnerability Analysis Map the site appears to be located within a Landslide Area, but the specific site itself is not at risk for Landslides. The site is well below (+/- 10') the street level at Blankenship and has a publicly improved sidewalk and retaining wall along the length of the site along Blankenship. The land upslope from the site is fully developed.

5. The site has been developed with 6' setbacks at the property lines. The distance between houses is at minimum 12', and in most cases the distance is closer to 20'

6. <u>Architecture</u>.

   Scale: the three proposed homes are almost identical to one another, so scale to one another is also relative. The scale is typical and appropriate to residential homes. However, due to the sloping site and street these homes, which are on elevated land compared to homes to the south. For example, the grade elevation of the lowest new parcel in our development is approximately 10' higher than that at the adjacent neighboring home.

   Transition, due to the site features mentioned above, are challenging at some locations. That said, the design of the proposed homes include transitions,

with the second floor set back from the first floor so the roof lines can ease the mass and volume relative to itself and the adjacent home.

Contrasting Style is only a consideration in that the materials in that are in use today will appear newer or more detailed. The style will remain highly residential in appearance.

There are many Human Scale features at use in this development. As mentioned above, the roof is scaled to be more relatable to people at the front of the lot. The garage door is at a human scaled height, and the porch steps are located at the front of the house, with the front door set back and on the side. The porch is also covered by a roof.

Roof variation, as mentioned above, is employed to address a number of criteria here. In addition, roof variation, or “roof bounce” as we have come to know it, is also achieved over the three parcels by the sloping topography and the space between the homes

Climatic features include the front walk/deck with roof coverage, and deck at the rear of the homes.

55.110 SITE ANALYSIS

The design package includes a scaled site plan with boundaries, dimensions, setbacks, and contours at 1’ intervals. The plans also include the proposed public ROW improvements and dedication.

Landslide area is addressed in 55.100.

There are no resource areas identified on the site.

There are no historical landmarks or archaeological sites identified on the site.

Approx. 60% of the lot is Type IV. See plans.

55.120 SITE PLAN

The site plan shall be at the same scale as the site analysis and shall show:

A. The applicant’s entire property and the surrounding property.

B. Boundary lines and dimensions for the perimeter of the properties.

C. There are no streams or stream corridors.

D. Identification information.

E. The location, dimensions, and names of streets, public pathways, easements, rights-of-way.

F. The location, dimensions and setback distances of all:
   1. Existing and proposed structures, improvements, and utility facilities on site; and

2. Existing structures and driveways on adjoining properties.

G. The location and dimensions of:

1. The entrances and exits to the site;
2. The parking and circulation areas;
3. Areas for waste disposal, recycling, loading, and delivery;
4. Pedestrian and bicycle routes, including designated routes, through parking lots and to adjacent rights-of-way;
5. On-site outdoor recreation spaces and common areas;
6. All utilities, including stormwater detention and treatment; and
7. Sign locations.

H. The location of areas to be landscaped.

55.125 TRANSPORTATION ANALYSIS

Not Applicable

55.130 GRADING AND DRAINAGE PLANS

Grading and drainage is in progress and is accounted for generally in the structural design of footings and stem walls. Due to the complexities of developing this site, we are not prepared to engage a civil engineer for a full grading plan until we have a better understanding of the City's position on key aspects of the project. We expect to submit a grading plan as a completeness item.

55.140 ARCHITECTURAL DRAWINGS

Not applicable.

55.150 LANDSCAPE PLAN

Not applicable.

55.170 EXCEPTIONS TO UNDERLYING ZONE, YARD, PARKING, SIGN PROVISIONS, AND LANDSCAPING PROVISIONS

Owner requests an exception to reduce side yard setbacks.

1. 20% reduction in setbacks is shown on the site plans. No minor exception required. 7.5' is the standard.
   7.5 x .8 = 6' minimum setbacks required. In many cases the setbacks are much greater than the minimum. See Site Plans.
2. Reduced setbacks makes for a more efficient development of the site due to the unusual constraints of the existing and proposed site ROW conditions and the topography of the site.
3. The setback reduction does not diminish the natural features of the site such as topography and vegetation. While 3 trees are to be removed for development,

there is a stand of trees along Blankenship that will remain. The topography will be graded for stormwater drainage and foundations, but will otherwise remain in place.

4. The size and scale of these homes are appropriate to the adjoining homes. The dimensions, orientation, setbacks, topography and vegetation all meet applicable codes and help mitigate impacts on light, air, noise, privacy and fire protection.
5. The development provides adequate vehicle and pedestrian access with more than adequate driveways and significant ROW improvements proposed.

55.180 MAINTENANCE

All on-site improvements shall be the ongoing responsibility of the property owner or occupant

55.190 SHARED OPEN SPACE

Not applicable.

55.195 ANNEXATION AND STREET LIGHTS

Not applicable.

CHAPTER 59 MIXED USE ZONING

59.010 PURPOSE

Provide for a transitional area between commercial and residential zones.

59.020 PROCEDURES AND APPROVAL PROCESS

Permitted Use.

59.030 PERMITTED USES

MU – Willamette Neighborhood Mixed Use Transitional Zone. Single Family detached dwellings are permitted outright in this zone.

59.040 ACCESSORY USES

Not Applicable. No Accessory Buildings are proposed.

59.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

Not Applicable

59.060 CONDITIONAL USES

Not Applicable

59.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

1. Front lot line length required is 35'. Parcel 1 is 37'. Parcel 2 is 45'. Parcel 3 is 38'.
2. Lots are irregular shapes. Width dimensions taken at front, midpoint, and rear and as shown on Plat Map
    a. Parcel 1 – 37' + 56' + 80' = 173' / 3 = 57.6'
    b. Parcel 2 – 45' + 51' + 56' = 152' / 3 = 50.66'
    c. Parcel 3 – 38' + 49' + 56' = 143' / 3 = 47.6
    d. Total for 3 Parcels = 155.86 / 3 lots = 51.9 avg. wd.
3. Lot depth for each lot is 97'. Minimum required is 90'.
4. Setbacks and building dimensions.
    a. Front yard – 12' min, 20' max. (20' to porch on plan)
    b. Interior Side Yard – 7.5' (varies on plan)
    c. Side yard abutting a street – 12' (provided)
    d. Rear Yard, shall conform to abutting Residential R2.1 zone R2.1 – 20' (provided)
    e. The building setbacks vary due to irregular lots, orientation and building footprint. Based on preliminary discussions with the West Linn planning department, we intend to seek a Class I Variance to the side setback criteria. All setbacks are at least 6' in width which is a 20% reduction to the 7.5' requirement.
5. Height of each unit is 24' measured from the level of the garage floor/porch approach to highest roof ridge. Highest grade is no more than 2' below the garage at any unit. 26' total at highest grade.
6. 6,000 s.f. max building area. No unit exceeds 2,000 s.f.

7. FAR not to exceed .40
    a. Parcel 1 – 1878 sf unit / 5603 sf lot = .33 FAR
    b. Parcel 2 – 1877 sf unit / 4954 sf lot = .37 FAR
    c. Parcel 3 – 1877 sf unit / 4696 sf lot = .39 FAR

8. Min lot sizes 4500 sf. See lots sizes above.

Design Standards (seem geared toward commercial development)

1. Residential-style building with single story porch on front and side.
2. New sidewalk construction shall be allowed to match the historical sidewalk standards in this zone. New sidewalk will align with existing at corner.
3. Off-street parking is provided within the garage.
4. Garages shall not extend any closer to the street than the street-facing facade of the house. The Garage is the street facing façade.
5. There is no illuminated outdoor advertising in this project.

59.080 ADDITIONAL USE REQUIREMENTS

Not Applicable. Commercial Uses

59.090 DIMENSIONAL REQUIREMENTS, CONDITIONAL USES

Not Applicable.

59.100 OTHER APPLICABLE DEVELOPMENT STANDARDS

Not Applicable

CHAPTER 75 CLASS I VARIANCE

1. Required Yard and Minimum Lot Dimensional Requirements. Required yards may be modified up to 20 percent, lot dimensions by up to 10 percent and lot area by up to five percent if the decision-making authority finds that the resulting approval:
   a. Provides for a more efficient use of the site;
   b. Preserves and incorporates natural features into the overall design of the project;
   c. Does not adversely affect adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazards; and
   d. Provides for safe vehicular and pedestrian access to the site and safe on-site vehicular and pedestrian circulation.

4. Landscaping requirements in the applicable zone may be modified up to 10 percent if the decision-making authority finds that the resulting approval:
   a. Provides for a more efficient use of the site;
   b. Preserves and incorporates natural features into the overall design of the project; and
   c. Will have no adverse effect on adjoining property.

CHAPTER 85 MINOR PARTITION REQUIREMENTS

85.010 PURPOSE

85.020 SCOPE – CONFORMITY REQUIRED

Partition Plat Draft prepared and submitted with LU drawing package.

85.030 SALE OR NEGOTIATION TO SELL LOT OR PARCEL PRIOR TO APPROVAL OF TENTATIVE PLAN

No sales of lots are expected until LU approvals are finalized

85.040 REPEALED

85.050 APPROVAL REQUIRED BEFORE CREATING STREET OR ROAD TO PARTITION LAND

Not Applicable

85.060 INCOMPLETE APPLICATIONS – DECISION-MAKING PERIOD

Applicant will be notified within 30 days of an incomplete application and will be allowed to submit required information. Final action is expected within 120 days.

85.070 ADMINISTRATION AND APPROVAL PROCESS

Owner must authorize and validate ownership with the City. The Planning Director and City Engineer's decision may be appealed to the City Council.

85.080 SUBSTANTIAL DEVIATION FROM APPROVED PLAN PROHIBITED

Final Plat shall be in substantial conformance with the tentative plan.

85.085 SUBDIVISION/PARTITION AMENDMENT TRIGGER

Not Applicable

85.090 EXPIRATION OR EXTENSION OF APPROVAL

The final plat map shall be submitted to the Planning Director and recorded with the County within three years from the date of approval of the tentative plan. If not approved within that time-period, the approval expires.

85.100 NON-COMPLIANCE – BOND

Non-compliance with an approved final plat shall be a violation of this code.

The approved work shall be completed in accordance with the approved final plat before any permits are issued. Exceptions may be made due to climatic conditions, unavailability of materials, or other temporary conditions. A performance bond may be required to guarantee completion at a time certain not to exceed one year.

85.110 STAGED DEVELOPMENT

This project will likely be phased. It is understood that the final plat will need to be filed after 5 years, otherwise the project will need to be re-filed.

85.120 PARTIAL DEVELOPMENT

Not Applicable. Entire site in current scope of work.

85.130 LAND DIVISION APPLICATION IN CONJUNCTION WITH OTHER LAND USE APPLICATIONS

Not Applicable.

85.140 PRE-APPLICATION CONFERENCE REQUIRED

Already took place.

85.150 APPLICATION – TENTATIVE PLAN

This application submission includes:
1. Application forms
2. Tentative Plans and supplemental drawings to original scale and at 11x17 size and corresponding digital files. Additional copies may be required.
3. Narrative.

85.160 SUBMITTAL REQUIREMENTS FOR TENTATIVE PLAN

All included in drawing package:
A. City-wide map to identify the site. Vicinity map with ¼ mile radius.
B. Preliminary Plat Map.
C. Site Partition Plan provided.
D. All relevant and customary information is included in the drawings.
E. All relevant and customary Survey information is included in the drawings.
F. All proposed new work in the right-of-way, and the associated construction mitigation measures are provided in the drawings including:
    a. New curb-tight sidewalk
    b. Improvements to the accessible ramp.
    c. Parcel dimensions and boundaries.

85.170 SUPPLEMENTAL SUBMITTAL REQUIREMENTS FOR TENTATIVE SUBDIVISION OR PARTITION PLAN

Not Applicable.

85.180 REDIVISION PLAN REQUIREMENT

Not Applicable.

85.190 ADDITIONAL INFORMATION REQUIRED AND WAIVER OF REQUIREMENTS

A. The Planning Director may require additional information as part of the application subject to the provisions of CDC 99.035(A).

A. The applicant may request a waiver of any requirements for the application subject to the provisions of CDC 99.035(B) and (C).

85.200 APPROVAL CRITERIA

No new streets proposed.

A. Streets
    1. 13th Street width is substandard.
    2. Right of way width has been determined to be 50'.
    3. Street widening and sidewalk improvements are necessary. 13th is a local street with parking on one-side. It requires 28 feet of pavement width (two 10 ft. travel lanes, 8 ft. parking). A survey will be required to confirm widths/distances, but it appears the street is currently about 24 feet wide, meaning an additional 4 feet of width would be needed plus the

curb/sidewalk. Drawing A1.1 shows roadway widening and sidewalk re-alignment proposed.

4. Right of way width - City Engineer's recommendations
5. Street Width – City Engineer's recommendations.
6. Reserve Strips – Not Applicable.
7. Alignment – Existing
8. Future Street expansion – Not Applicable
9. Intersection angles – Not Applicable
10. Additional right of way for existing streets – Proposed Partition Plan and Site Plan (A1.1) indicates additional Right-of-Way is possible without adjustment to street frontage property lines.
11. Cul-de-Sacs – Not Applicable
12. Street Names – Not Applicable
13. Grades and curves – Grade is existing. Sidewalk realignment is adjacent to existing curve.
14. Street Access – Not applicable. Existing.
15. Alleys – Not Applicable.
16. Sidewalks – The existing Right-of-way of 50' and the location of the street centerline (30' east, 20' west) allows for required street and sidewalk width but only allows 4' (6' required) for the Planter strip. We seek approval for the 4' width.
17. See 16.
18. No dedication anticipated.
19. All lots access public street.
20. Gated Streets – Not applicable.
21. Entryway treatments and aisle design. – Not applicable.
22. Off site improvements to be determined after survey of conditions as by City of West Linn.

B. Blocks and Lots
   1. General.
   2. Block size – Not Applicable
   3. Lot Size and shape – Partitioned lot shapes are irregular due to the topography and location of the site. Sizes are proportional and appropriate to neighboring properties. Minimum frontages are met.
   4. Access – Requirements met
   5. Double frontage lots – Not Applicable
   6. Lot and parcel side lines – Due to the irregular lot shape and topography, the lot sidelines were prepared to make best use of the site and the resulting lots.
   7. Flag Lots – Not Applicable
   8. Large Lots or Parcels – no further sub-division is anticipated.

C. Pedestrian and Bicycle trails – Not Applicable

D. Transit Facilities – No new transit facilities, or upgrades to existing transit facilities, is anticipated.

E. Grading
   1. Existing and proposed grading is indicated on A1.1 and A1.4 and do not exceed 50% for fill and 67% for cut.
   2. Since there is a house existing on the site, it is anticipated that soil characteristics are expected to be suitable for development.

3. There is one lpcation at the porch of parcel 1 where a retaining wall will be required for cut in excess of 4'. Floor levels were planned to minimize cut and fill. We do not anticipate cuts above 4' elsewhere. New fill in excess of 4' is retained by structural retaining/stem walls.

F. Water –
G. Sewer - Public sewer exists and is supplied to existing house. Two new laterals will be required for the two parcels not yet served. Depth of public sewer line needs to be verified, but based on topography and proposed floor elevations, slope appears adequate for gravity sewers.
H. Storm detention and treatment – Rain gardens are proposed to handle stormwater. Summary is located on A1.1.
I. Utility easements – none anticipated at this time.
J. Supplemental Provisions
   1. Wetlands and natural drainage ways – Not Applicable
   2. Willamette and Tualatin Greenways – Not Applicable
   3. Street Trees – 54.020-E excludes single family development. Not Applicable.
   4. Lighting - No new street lights are proposed at this time.
   5. Dedications and exactions – Not Applicable
   6. Underground Utilities – Utilities shall be provided underground, unless utilities recommend otherwise.
   7. Density requirements – Land divisions of three lots or less are exempt. Not applicable.
   8. Mix – Not applicable
   9. Arborist identified 3 significant trees in building footprint that need to be removed. No mitigation is required, but Owner will voluntarily plant some trees.

85.210 PROPERTY LINE ADJUSTMENTS – APPROVAL STANDARDS

1. Not Applicable

WDY Structural • Civil Engineers

STORM DRAIN CALCULATIONS

FOR

PRIVATE STORMWATER SYSTEM

AT

1791 Blankenship Road
West Linn, OR 97068
Parcel 1

March 11, 2019

TABLE OF CONTENTS/INCLUSIONS:

6443 SW Beaverton-Hillsdale Hwy, suite 210 • Portland, OR 97221 • ph: 503.203.8111 • fx: 503.203.8122 • www.wdyi.com

WDY **Structural • Civil Engineers** **Civil Memo**

March 11, 2019

To: Jeremy Barnett
15112 Quarry Road
Lake Oswego OR

RE: **Residential Roof Storm Treatment Only System**
1791 Blankenship Road, Parcel 1
West Linn, Oregon 97068

WDY, Inc. has been asked to provide Civil analysis and details for the construction of a new "Roof Water Only" storm mitigation system for the roof storm runoff for a new single family residence at Parcel 1 at 1791 Blankenship Road.

The site is currently a single family house with no known existing storm treatment or detention facilities. The existing site will be partitioned into three lots: Parcel 1, Parcel 2 and Parcel 3, with each parcel containing similarly sized homes. The site is relatively flat at the northeast, and becomes steeper towards the southwest. There is an existing storm only main in 13th Street and it is assumed that it is available and has enough depth to connect into.

Per the Geotechnical infiltration report, the infiltration rate of the site is 2 inches/hour. This number is typically the minimum needed for infiltration. However, due to the layout of the site, required setbacks and required easements, a total onsite infiltration facility is not practical at this site.

WDY has contacted and discussed with the City of West Linn about the project site conditions, and it is our understanding that the proposed residence requires a stormwater quality treatment, and if the site will create less than 5,000 square feet of new impervious area, storm water detention is not required. The City of West Linn follows the City of Portland Stormwater Management Manual to size and design the storm facilities.

The proposed storm mitigation is to provide a flow-thru vegetated storm treatment only planter for the roof water runoff, with overflow to the existing storm only main in 13th Street. The onsite planter was sized using the City of Portland's Presumptive Approach Calculator (PAC). To adjust for the difference in rainfall intensities from Portland to West Linn, the treatment facility must add 25% of the PAC calculated area. The storm planter must be lined at the bottom and sides with a 30 mil impervious liner to conform with minimum setback requirements from property lines and buildings.

Onsite residential roof only impervious area = approximately 1,400 square feet.
Per the PAC, the minimum planter bottom area = 25 SF, with a storage depth of 6 inches.
Adjusting to West Linn, minimum planter bottom area = 25 SF x 1.25 = 32 SF minimum

Storm pipes to the planter shall be at minimum 4" diameter ductile iron pipe at 0.9% slope. Storm pipes exiting the planter shall be at minimum 4" dia. PVC ASTM D-3034, SDR-35 pipe at 0.9% min slope. The storm water collected from the foundation drain may connect to the 4" diameter pipe leaving the storm planter.

Included in this packet are details for the planter and planter walls at landscape and driveway sections. Also included are conveyance calculations for the 4" diameter pipe entering and leaving the planter.

Planter locations may vary to fit the site, as long as the planter bottom area is at minimum 32 square feet and the minimum requirements of the details provided are followed.

These calculations and details are for treatment design of roof water only. Exact location and depth of existing public storm pipe to be field verified.

LIMITATIONS

This letter is not intended to identify all conditions that may affect proposed conditions or proposed additions at this site. This analysis is based on information provided by the owner and review of digital map documentation and discussions with the owner. WDY work is for design and detail only. All Geotechnical information is to be provided by others. WDY, Inc. provides no warranty or guarantee either expressed or implied. This analysis and detail is an instrument of service and shall not be copied or distributed to others without the authorization of WDY, Inc.

Sincerely,

Kari Kuboyama, P.E.
WDY INC.

PARCEL 1

PARCEL 2

PARCEL 3

NEW FLOW-THRU TREATMENT ONLY
LINED PLANTER - 3' MIN WIDTH

SINGLE CONNECTION
TO EXIST STM

DEED DOCUMENT
NO. 94-15541

S87°43'43"W 97.04'

FOUND 1/2" IRON ROD
ELEV=184.65'

N00°07'26"W 193.38'

N89°59'00"E 120.10'

S54°30'37"E 199.60'

13TH ST

BLANKENSHIP ROAD

ASPHALT

CONCRETE CURB & GUTTER

EXISTING DECK

WIRE FENCE

REMOVE EXISTING 24"Ø TREE

REMOVE EXISTING 42"Ø AND 44"Ø TREES

REMOVE EXISTING 34"Ø TREE

EXISTING TREE CLUSTER TO REMAIN AND BE PROTECTED

TREE PROTECTION ZONE

8' UTILITY EASEMENT

20'-0" SETBACK

5'-0" SETBACK

7'-0" SETBACK

6'-0" SETBACK

ROW

DATUM LINE OF 50' R.O.W.

NEW DRIVEWAY PAVING

80 S.F. SOAKAGE TRENCH

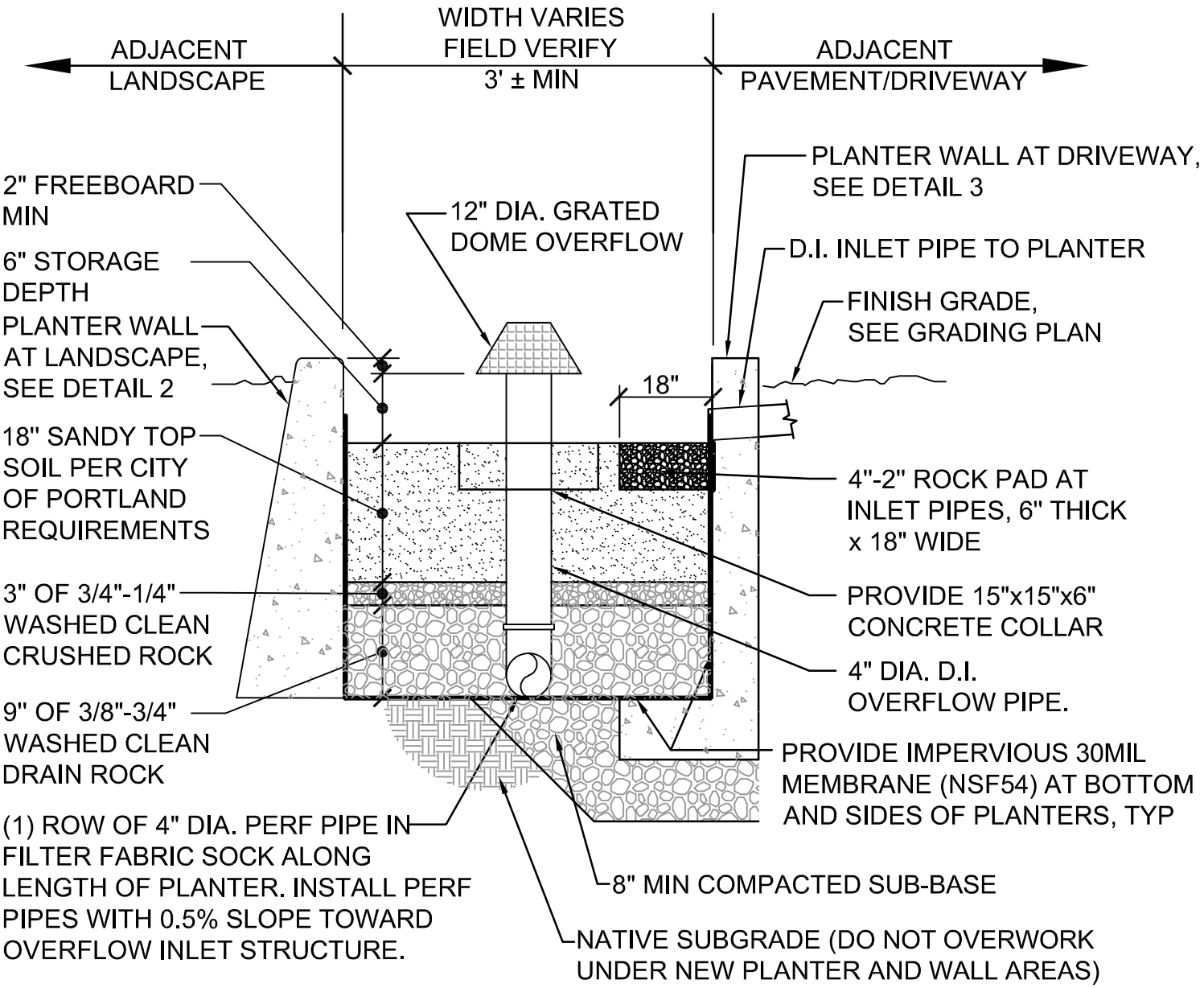
NEW CONC. SIDEWALK

CURB CUT

TEMPORARY BENCHMARK
SET PK NAIL IN CONCRETE
ELEVATION=199.61'

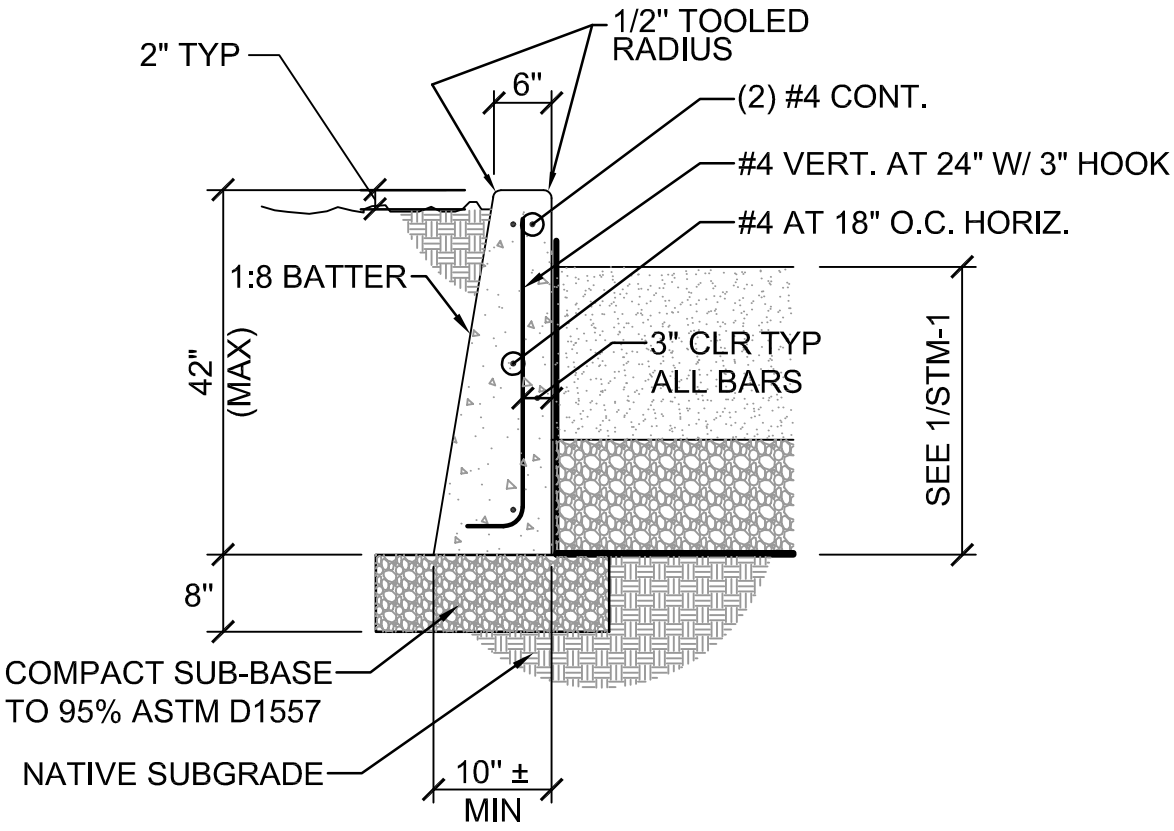
① SITE PLAN
N.T.S.

N



1 TYPICAL STORM WATER TREATMENT PLANTER

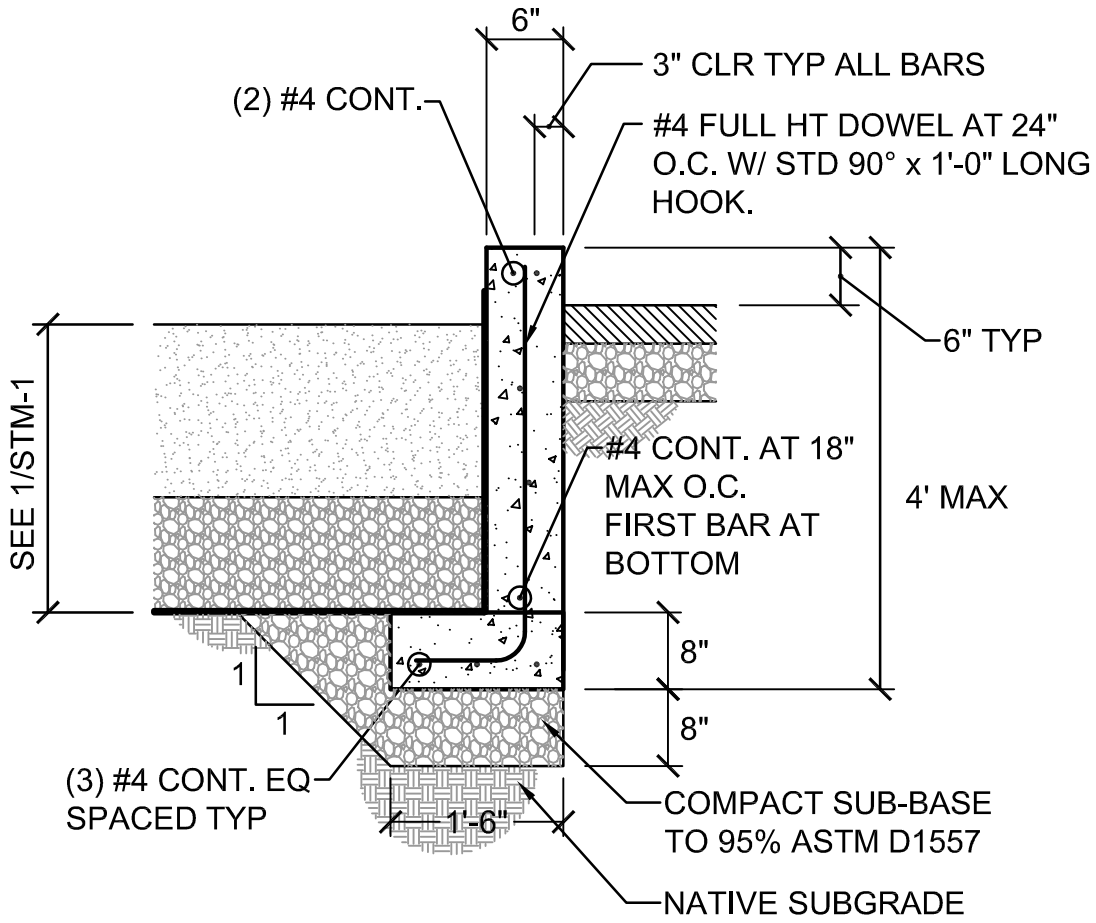
STM-1 N.T.S.



2 PLANTER WALL AT LANDSCAPE

STM-1

N.T.S.



3 PLANTER WALL AT DRIVEWAY

STM-1

N.T.S.

Presumptive Approach Calculator ver. 1.2

Catchment Data

Catchment ID: 1

Project Name: West Linn 1
Project Address: Blankenship Road
Date: 02/25/19
Permit Number:

Run Time 2/25/2019 10:29:53 AM

Designer: kk
Company: WDY

Drainage Catchment Information

	Catchment Area	
Catchment ID	1	
Impervious Area	1,400	SF
Impervious Area	0.03	ac
Impervious Area Curve Number, CN_{imp}	98	
Time of Concentration, Tc, minutes	5	min.

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure:	Open Pit Falling Head	
Native Soil Field Tested Infiltration Rate (I_{test}):	2	in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	Yes	

Correction Factor Component

CF_{test} (ranges from 1 to 3)	2	

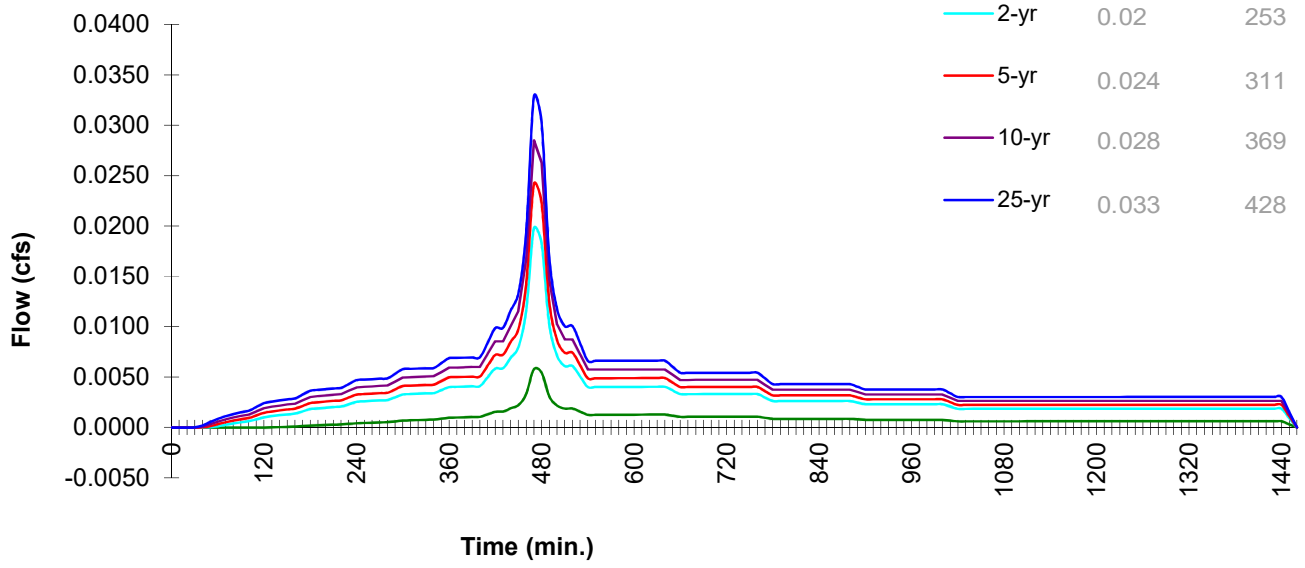
Design Infiltration Rates

I_{dsgn} for Native (I_{test} / CF_{test}):	1.00	in/hr
I_{dsgn} for Imported Growing Medium:	2.00	in/hr

Execute SBUH Calculations

SBUH Results

	Peak Rate (cfs)	Volume (cf)
PR	0.006	73
2-yr	0.02	253
5-yr	0.024	311
10-yr	0.028	369
25-yr	0.033	428



Printed: 2/26/2019 3:23 PM

Presumptive Approach Calculator ver. 1.2

Catchment ID: 1

Run Time 2/26/2019 3:24:19 PM

Project Name: West Linn 1 **Catchment ID:** 1 **Date:** 2/25/2019

Instructions:

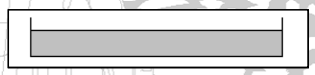
1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: **3**

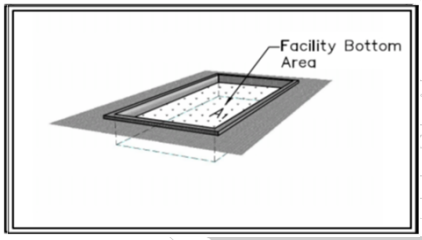
Goal Summary:

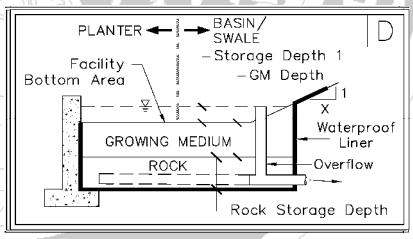
Hierarchy Category	SWMM Requirement	RESULTS box below needs to display…	
		Pollution Reduction as a	10-yr (aka disposal) as a
3	Off-site flow to drainageway, river, or storm-only pipe system.	PASS	N/A

Facility Type = Planter (Flat)



Facility Shape: Rectangle/Square **Facility Configuration:** D





DATA FOR ABOVE GRADE STORAGE COMPONENT

Facility Bottom Area =	25	sf
Bottom Width =	5.0	ft
Facility Side Slope =	0	to 1
Storage Depth 1 =	6	in
Growing Medium Depth =	18	in
Freeboard Depth =	N/A	in
Surface Capacity at Depth 1 =	13	cf
GM Design Infiltration Rate =	2.00	in/hr
Infiltration Capacity =	0.001	cfs

BELOW GRADE STORAGE

Rock Storage Capacity =		cf
Native Design Infiltration Rate =		in/hr
Infiltration Capacity =		cfs

Calculation Guide
Max. Rock Stor. Bottom Area
25 SF

RESULTS

Pollution Reduction: **PASS** | Overflow Volume: 0 CF | **95%** Surf. Cap. Used | Run PAC

Output File

	2-yr	5-yr	10-yr	25-yr
Peak cfs	0.020	0.024	0.028	0.033

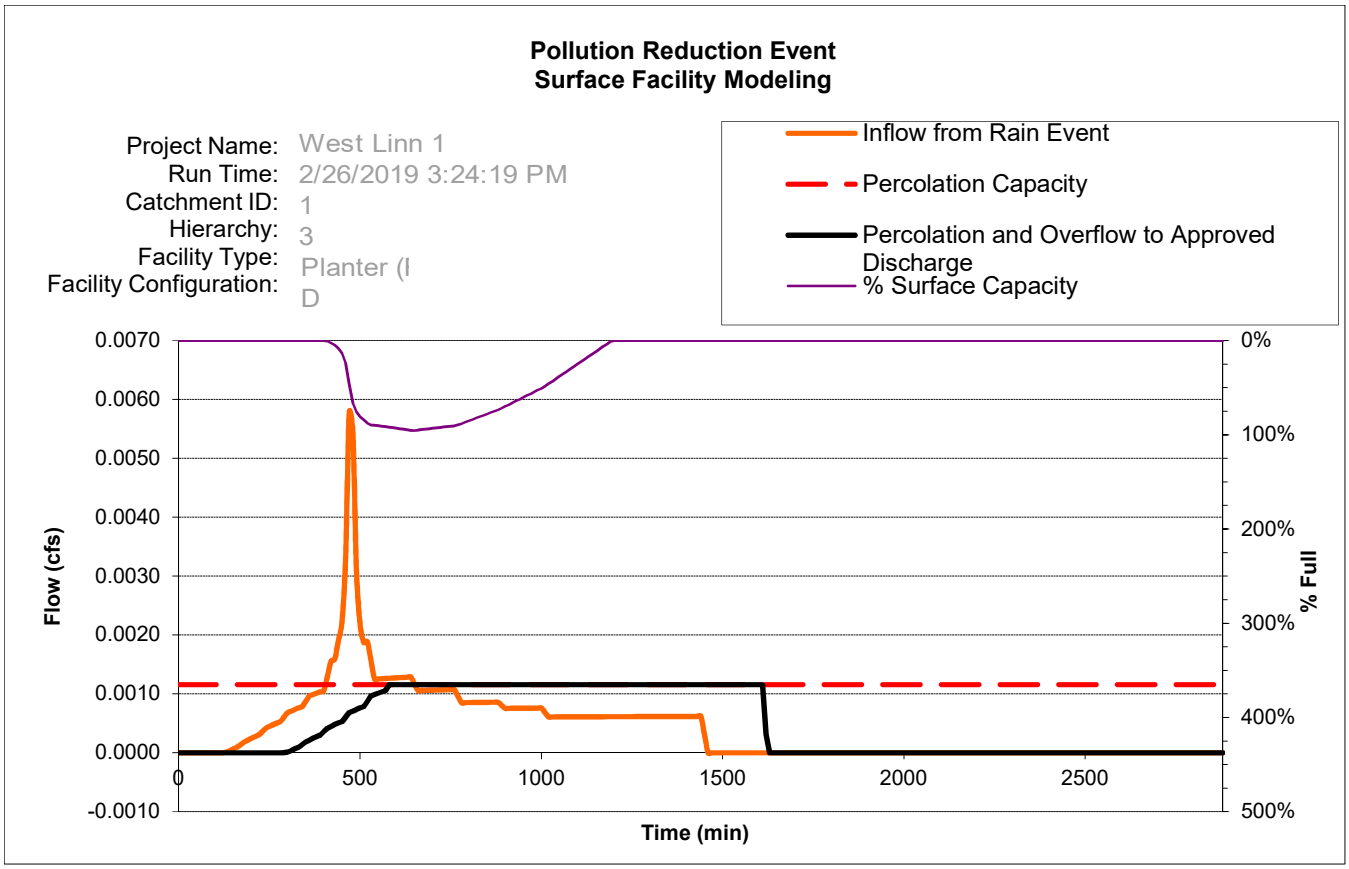
FACILITY FACTS

Total Facility Area Including Freeboard = **25 SF**

Sizing Ratio (Total Facility Area / Catchment Area) = **0.018**

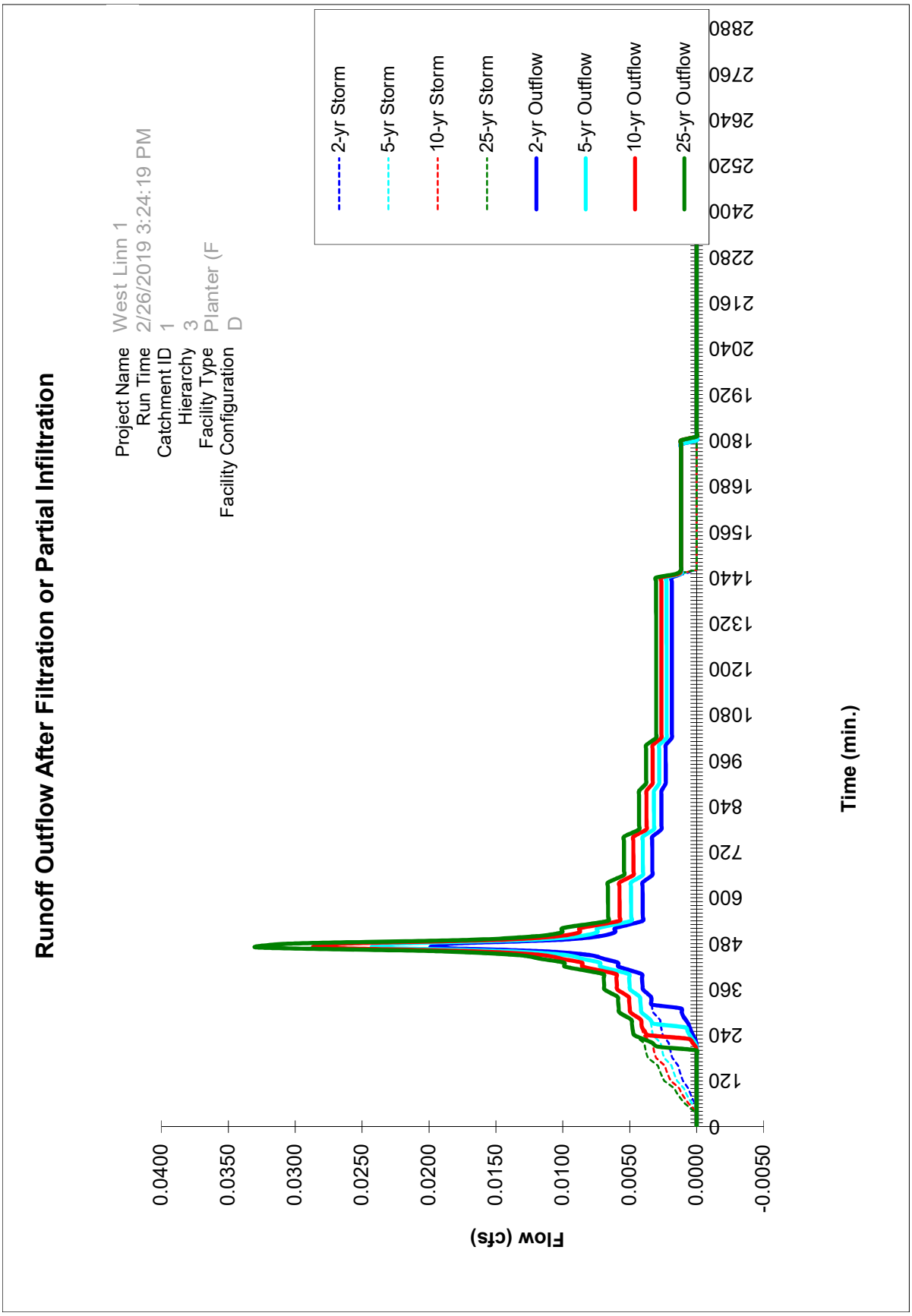
BES - Presumptive Approach Calculator - Ver 1.2

PR Con-D



Output Chart

BES - Presumptive Approach Calculator - Ver 1.2



CONVEYANCE CALCULATIONS

- Using 3.90” for the 25 year, 24 hour storm, the peak flow is 0.03 cfs.
- Pipe Capacity Equation
  - $Q_{max} = \frac{1.486 \times A \times R^{2/3} \times S^{1/2}}{n}$
  - A = Area; R = Hydraulic Radius; S = Slope; n = Manning’s Roughness Coefficient
- 4” dia. storm from roof to planter at 0.9% slope
  where n = 0.013, A = 0.087 sf, R = 0.083 ft, S = 0.005
  Q_{max} = 0.174 cfs > Q_{25} = 0.03 cfs OK

Summary for Subcatchment 3E: Roof Area - Parcel 1

Runoff = 0.03 cfs @ 7.88 hrs, Volume= 0.010 af, Depth= 3.67"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25 yr Rainfall=3.90"

	Area (sf)	CN	Description
*	1,400	98	Impervious
	1,400	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Post Developed**

WDY Structural • Civil Engineers

STORM DRAIN CALCULATIONS

FOR

PRIVATE STORMWATER SYSTEM

AT

1791 Blankenship Road
West Linn, OR 97068
Parcel 2

March 11, 2019

TABLE OF CONTENTS/INCLUSIONS:

6443 SW Beaverton-Hillsdale Hwy, suite 210 • Portland, OR 97221 • ph: 503.203.8111 • fx: 503.203.8122 • www.wdyi.com

WDY **Structural • Civil Engineers** **Civil Memo**

March 11, 2019

To: Jeremy Barnett
15112 Quarry Road
Lake Oswego OR

RE: **Residential Roof Storm Treatment Only System**
1791 Blankenship Road, Parcel 2
West Linn, Oregon 97068

WDY, Inc. has been asked to provide Civil analysis and details for the construction of a new "Roof Water Only" storm mitigation system for the roof storm runoff for a new single family residence at Parcel 2 at 1791 Blankenship Road.

The site is currently a single family house with no known existing storm treatment or detention facilities. The existing site will be partitioned into three lots: Parcel 1, Parcel 2 and Parcel 3, with each parcel containing similarly sized homes. The site is relatively flat at the northeast, and becomes steeper towards the southwest. There is an existing storm only main in 13th Street and it is assumed that it is available and has enough depth to connect into.

Per the Geotechnical infiltration report, the infiltration rate of the site is 2 inches/hour. This number is typically the minimum needed for infiltration. However, due to the layout of the site, required setbacks and required easements, a total onsite infiltration facility is not practical at this site.

WDY has contacted and discussed with the City of West Linn about the project site conditions, and it is our understanding that the proposed residence requires a stormwater quality treatment, and if the site will create less than 5,000 square feet of new impervious area, storm water detention is not required. The City of West Linn follows the City of Portland Stormwater Management Manual to size and design the storm facilities.

The proposed storm mitigation is to provide a flow-thru vegetated storm treatment only planter for the roof water runoff, with overflow to the existing storm only main in 13th Street. The onsite planter was sized using the City of Portland's Presumptive Approach Calculator (PAC). To adjust for the difference in rainfall intensities from Portland to West Linn, the treatment facility must add 25% of the PAC calculated area. The storm planter must be lined at the bottom and sides with a 30 mil impervious liner to conform with minimum setback requirements from property lines and buildings.

Onsite residential roof only impervious area = approximately 1,400 square feet.
Per the PAC, the minimum planter bottom area = 25 SF, with a storage depth of 6 inches.
Adjusting to West Linn, minimum planter bottom area = 25 SF x 1.25 = 32 SF minimum

Storm pipes to the planter shall be at minimum 4" diameter ductile iron pipe at 0.9% slope. Storm pipes exiting the planter shall be at minimum 4" dia. PVC ASTM D-3034, SDR-35 pipe at 0.9% min slope. The storm water collected from the foundation drain may connect to the 4" diameter pipe leaving the storm planter.

Included in this packet are details for the planter and planter walls at landscape and driveway sections. Also included are conveyance calculations for the 4" diameter pipe entering and leaving the planter.

Planter locations may vary to fit the site, as long as the planter bottom area is at minimum 32 square feet and the minimum requirements of the details provided are followed.

These calculations and details are for treatment design of roof water only. Exact location and depth of existing public storm pipe to be field verified.

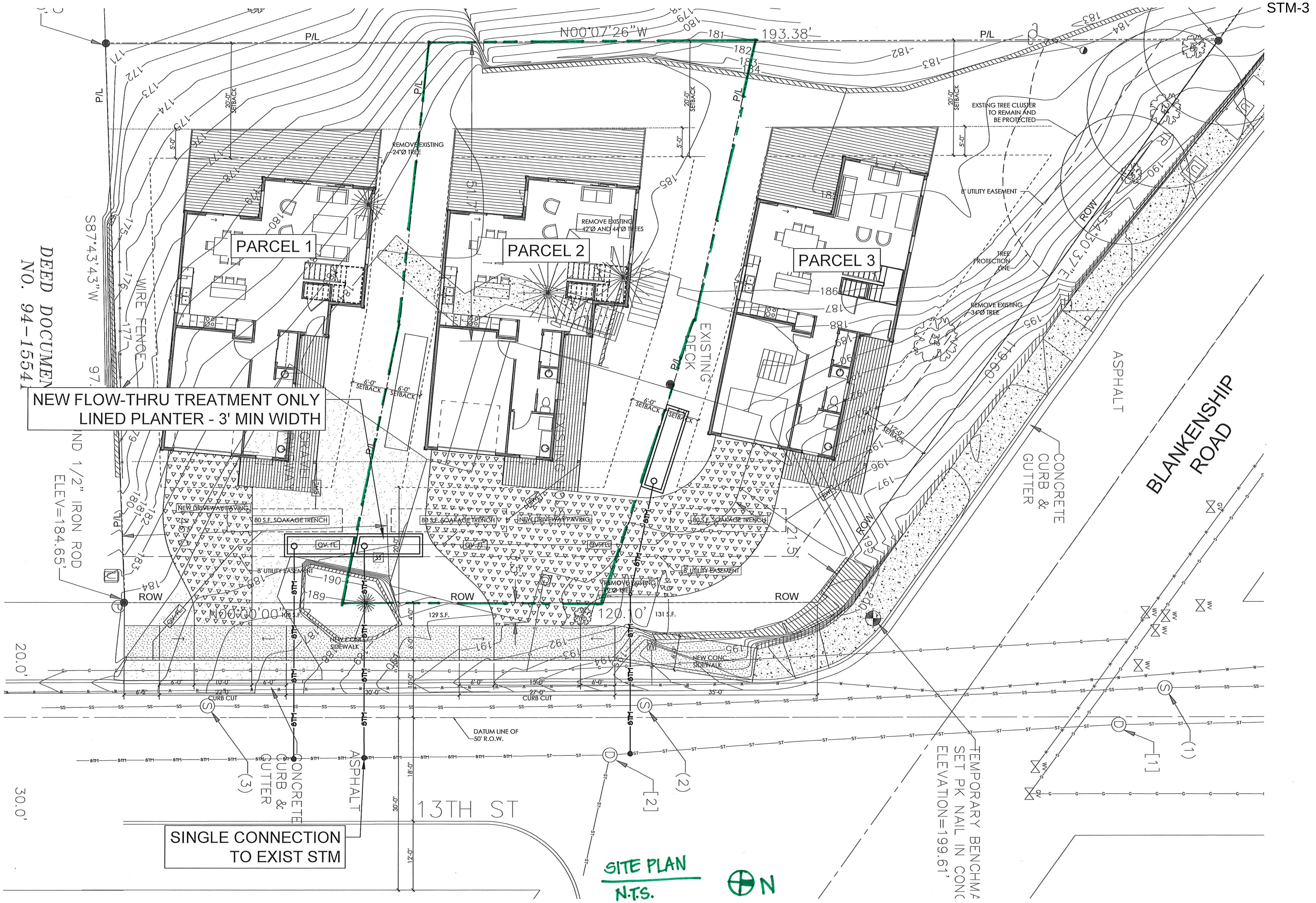
LIMITATIONS

This letter is not intended to identify all conditions that may affect proposed conditions or proposed additions at this site. This analysis is based on information provided by the owner and review of digital map documentation and discussions with the owner. WDY work is for design and detail only. All Geotechnical information is to be provided by others. WDY, Inc. provides no warranty or guarantee either expressed or implied. This analysis and detail is an instrument of service and shall not be copied or distributed to others without the authorization of WDY, Inc.

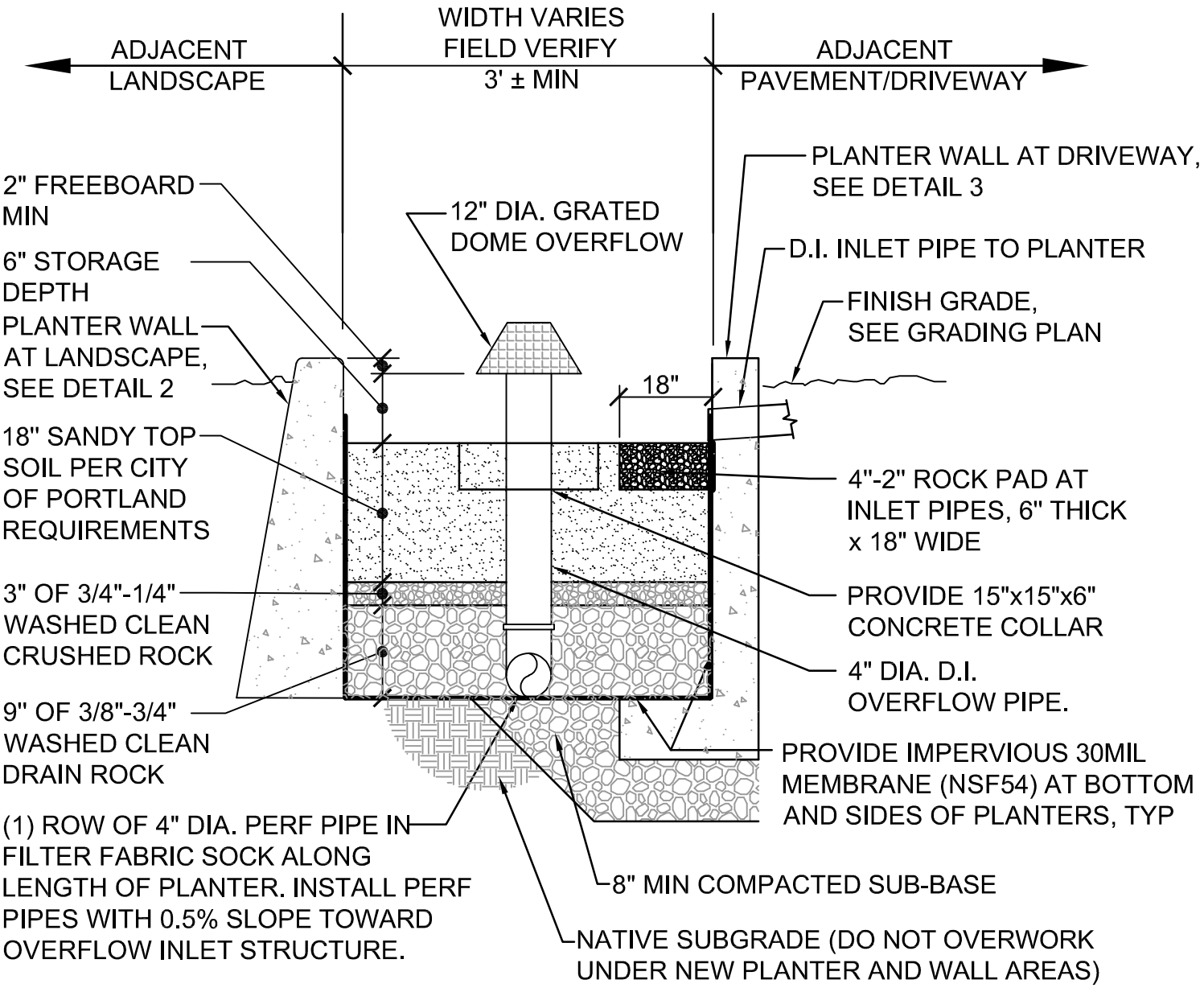
Sincerely,

Kari Kuboyama, P.E.
WDY INC.

STM-3

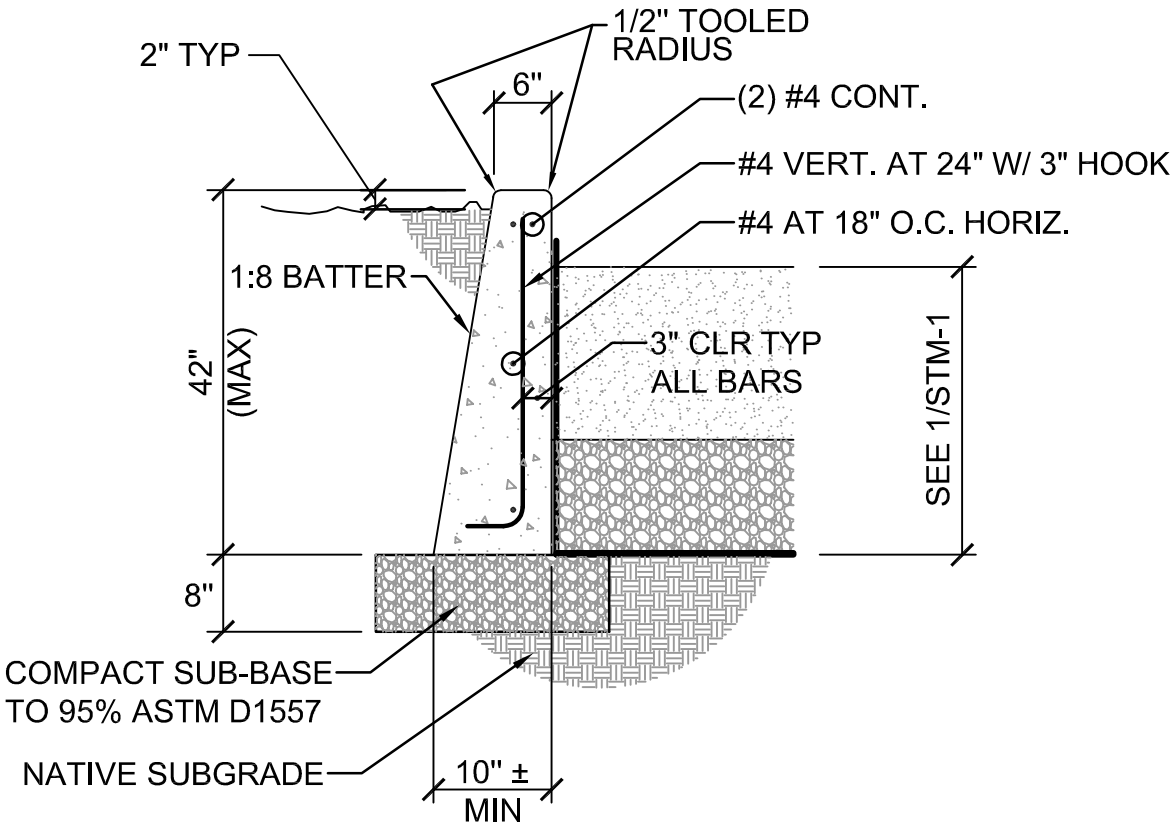


PARCEL 1
PARCEL 2
PARCEL 3
NEW FLOW-THRU TREATMENT ONLY
LINED PLANTER - 3' MIN WIDTH
SINGLE CONNECTION
TO EXIST STM
N00°07'26"W
193.38'
S87°43'43"W
DEED DOCUMENT
NO. 94-15541
WIRE FENCE
1/2" IRON ROD
ELEV=184.65'
REMOVE EXISTING 24"Ø TREE
REMOVE EXISTING 42"Ø AND 44"Ø TREES
EXISTING TREE CLUSTER TO REMAIN AND BE PROTECTED
8' UTILITY EASEMENT
TREE PROTECTION LINE
REMOVE EXISTING 34"Ø TREE
EXISTING DECK
S54°30'37"E
119.60'
ASPHALT
BLANKENSHIP ROAD
CONCRETE CURB & GUTTER
NEW DRIVEWAY PAVING
80 S.F. SOAKAGE TRENCH
N00°00'00"E
120.10'
ROW
NEW CONC SIDEWALK
CURB CUT
DATUM LINE OF 50' R.O.W.
13TH ST
TEMPORARY BENCHMARK SET PK NAIL IN CONC ELEVATION=199.61'
SITE PLAN
N.T.S.
N



1 TYPICAL STORM WATER TREATMENT PLANTER

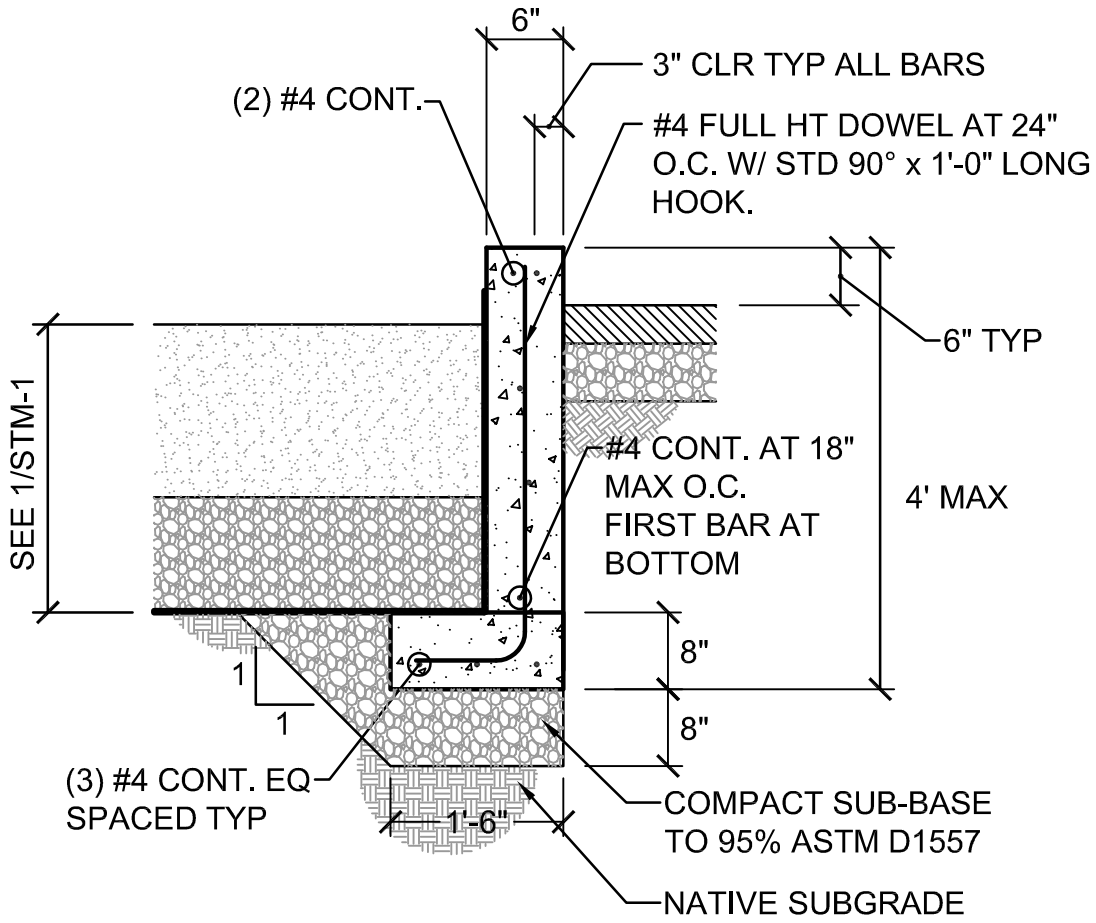
STM-1 N.T.S.



2 PLANTER WALL AT LANDSCAPE

STM-1

N.T.S.



3 PLANTER WALL AT DRIVEWAY

STM-1

N.T.S.

Presumptive Approach Calculator ver. 1.2

Catchment Data

Catchment ID: 1

Project Name: West Linn 1
Project Address: Blankenship Road
Designer: kk
Company: WDY

Date: 02/25/19
Permit Number:

Run Time 2/25/2019 10:29:53 AM

Drainage Catchment Information

Catchment ID	1	
	Catchment Area	
Impervious Area	1,400	SF
Impervious Area	0.03	ac
Impervious Area Curve Number, CN_{imp}	98	
Time of Concentration, Tc, minutes	5	min.

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure:	Open Pit Falling Head	
Native Soil Field Tested Infiltration Rate (I_{test}):	2	in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	Yes	

Correction Factor Component

CF_{test} (ranges from 1 to 3)	2	

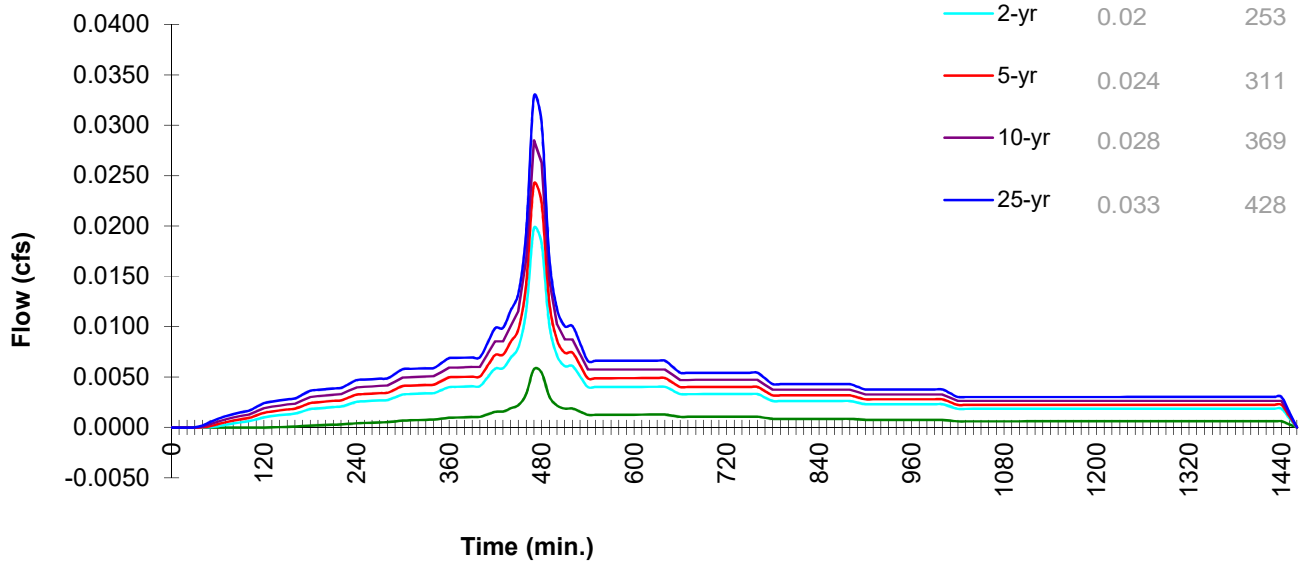
Design Infiltration Rates

I_{dsgn} for Native (I_{test} / CF_{test}):	1.00	in/hr
I_{dsgn} for Imported Growing Medium:	2.00	in/hr

Execute SBUH Calculations

SBUH Results

	Peak Rate (cfs)	Volume (cf)
PR	0.006	73
2-yr	0.02	253
5-yr	0.024	311
10-yr	0.028	369
25-yr	0.033	428



Printed: 2/26/2019 3:23 PM

Presumptive Approach Calculator ver. 1.2

Catchment ID: 1

Run Time 2/26/2019 3:24:19 PM

Project Name: West Linn 1 **Catchment ID:** 1 **Date:** 2/25/2019

Instructions:

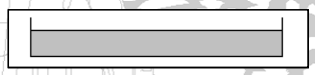
1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: **3**

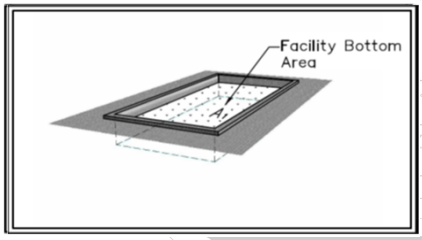
Goal Summary:

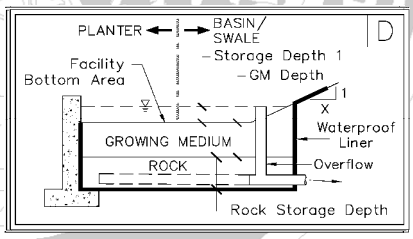
Hierarchy Category	SWMM Requirement	RESULTS box below needs to display…	
		Pollution Reduction as a	10-yr (aka disposal) as a
3	Off-site flow to drainageway, river, or storm-only pipe system.	PASS	N/A

Facility Type = Planter (Flat)



Facility Shape: Rectangle/Square **Facility Configuration:** D





DATA FOR ABOVE GRADE STORAGE COMPONENT

Facility Bottom Area =	25	sf
Bottom Width =	5.0	ft
Facility Side Slope =	0	to 1
Storage Depth 1 =	6	in
Growing Medium Depth =	18	in
Freeboard Depth =	N/A	in
Surface Capacity at Depth 1 =	13	cf
GM Design Infiltration Rate =	2.00	in/hr
Infiltration Capacity =	0.001	cfs

BELOW GRADE STORAGE

Rock Storage Capacity =		cf
Native Design Infiltration Rate =		in/hr
Infiltration Capacity =		cfs

Calculation Guide
Max. Rock Stor. Bottom Area
25 SF

RESULTS

Pollution Reduction: **PASS** | Overflow Volume: 0 CF | **95%** Surf. Cap. Used | Run PAC

Output File

	2-yr	5-yr	10-yr	25-yr
Peak cfs	0.020	0.024	0.028	0.033

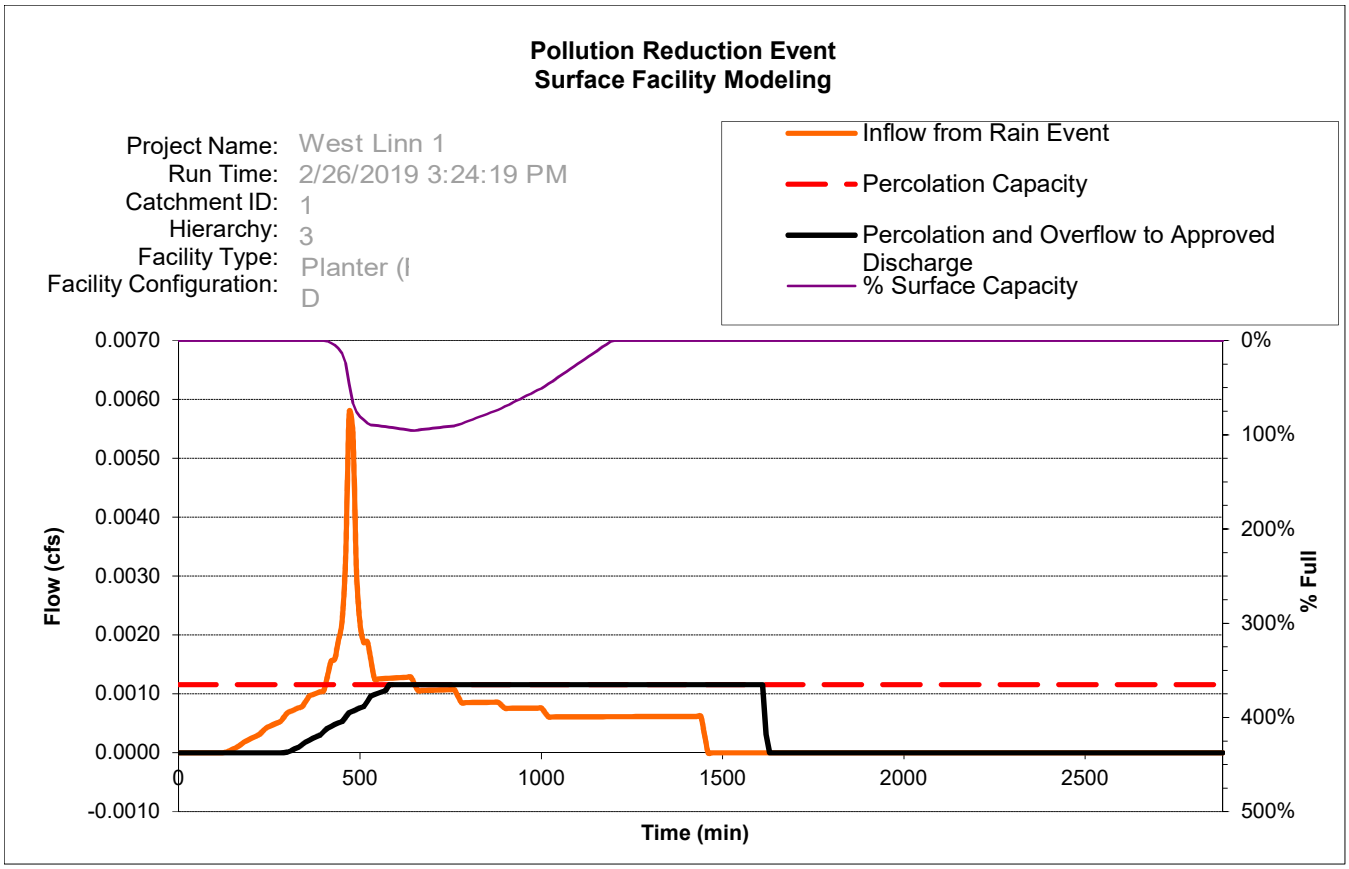
FACILITY FACTS

Total Facility Area Including Freeboard = **25 SF**

Sizing Ratio (Total Facility Area / Catchment Area) = **0.018**

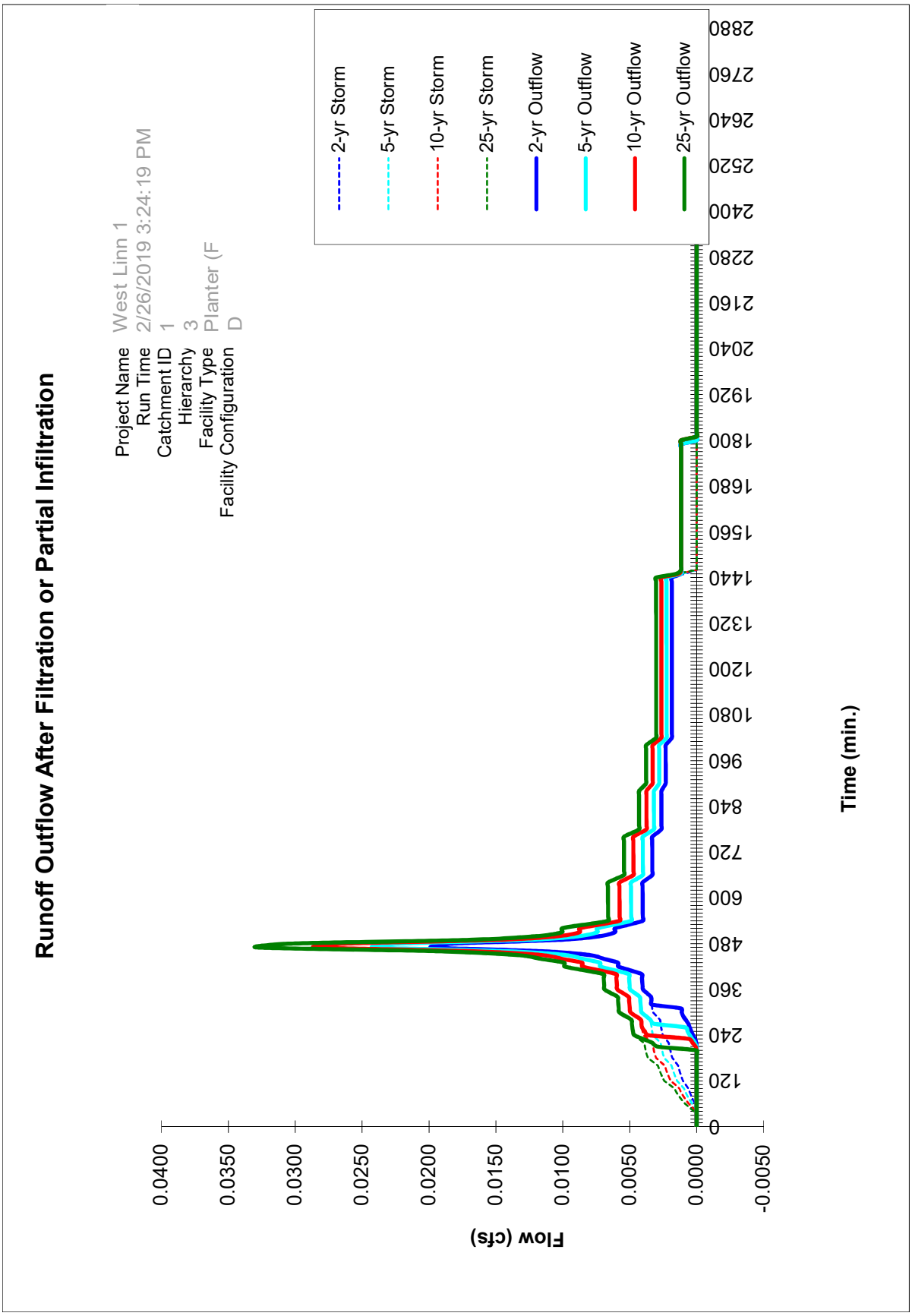
BES - Presumptive Approach Calculator - Ver 1.2

PR Con-D



Output Chart

BES - Presumptive Approach Calculator - Ver 1.2



CONVEYANCE CALCULATIONS

- Using 3.90” for the 25 year, 24 hour storm, the peak flow is 0.03 cfs.
- Pipe Capacity Equation
  - $Q_{max} = \frac{1.486 \times A \times R^{2/3} \times S^{1/2}}{n}$
  - A = Area; R = Hydraulic Radius; S = Slope; n = Manning’s Roughness Coefficient
- 4” dia. storm from roof to planter at 0.9% slope
  where n = 0.013, A = 0.087 sf, R = 0.083 ft, S = 0.005
  Q_{max} = 0.174 cfs > Q_{25} = 0.03 cfs OK

chamber sizing- 19005 *Type IA 24-hr 25 yr Rainfall=3.90"*
Prepared by {enter your company name here} Printed 3/5/2019

Summary for Subcatchment 3E: Roof Area - Parcel 1

Runoff = 0.03 cfs @ 7.88 hrs, Volume= 0.010 af, Depth= 3.67"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25 yr Rainfall=3.90"

	Area (sf)	CN	Description
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	1,400	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Post Developed**

WDY Structural • Civil Engineers

STORM DRAIN CALCULATIONS

FOR

PRIVATE STORMWATER SYSTEM

AT

1791 Blankenship Road
West Linn, OR 97068
Parcel 3

March 11, 2019

TABLE OF CONTENTS/INCLUSIONS:

6443 SW Beaverton-Hillsdale Hwy, suite 210 • Portland, OR 97221 • ph: 503.203.8111 • fx: 503.203.8122 • www.wdyi.com

WDY **Structural • Civil Engineers** **Civil Memo**

March 11, 2019

To: Jeremy Barnett
15112 Quarry Road
Lake Oswego OR

RE: **Residential Roof Storm Treatment Only System**
1791 Blankenship Road, Parcel 3
West Linn, Oregon 97068

WDY, Inc. has been asked to provide Civil analysis and details for the construction of a new "Roof Water Only" storm mitigation system for the roof storm runoff for a new single family residence at Parcel 3 at 1791 Blankenship Road.

The site is currently a single family house with no known existing storm treatment or detention facilities. The existing site will be partitioned into three lots: Parcel 1, Parcel 2 and Parcel 3, with each parcel containing similarly sized homes. The site is relatively flat at the northeast, and becomes steeper towards the southwest. There is an existing storm only main in 13th Street and it is assumed that it is available and has enough depth to connect into.

Per the Geotechnical infiltration report, the infiltration rate of the site is 2 inches/hour. This number is typically the minimum needed for infiltration. However, due to the layout of the site, required setbacks and required easements, a total onsite infiltration facility is not practical at this site.

WDY has contacted and discussed with the City of West Linn about the project site conditions, and it is our understanding that the proposed residence requires a stormwater quality treatment, and if the site will create less than 5,000 square feet of new impervious area, storm water detention is not required. The City of West Linn follows the City of Portland Stormwater Management Manual to size and design the storm facilities.

The proposed storm mitigation is to provide a flow-thru vegetated storm treatment only planter for the roof water runoff, with overflow to the existing storm only main in 13th Street. The onsite planter was sized using the City of Portland's Presumptive Approach Calculator (PAC). To adjust for the difference in rainfall intensities from Portland to West Linn, the treatment facility must add 25% of the PAC calculated area. The storm planter must be lined at the bottom and sides with a 30 mil impervious liner to conform with minimum setback requirements from property lines and buildings.

Onsite residential roof only impervious area = approximately 1,400 square feet.
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Adjusting to West Linn, minimum planter bottom area = 25 SF x 1.25 = 32 SF minimum

Storm pipes to the planter shall be at minimum 4" diameter ductile iron pipe at 0.9% slope. Storm pipes exiting the planter shall be at minimum 4" dia. PVC ASTM D-3034, SDR-35 pipe at 0.9% min slope. The storm water collected from the foundation drain may connect to the 4" diameter pipe leaving the storm planter.

Included in this packet are details for the planter and planter walls at landscape and driveway sections. Also included are conveyance calculations for the 4" diameter pipe entering and leaving the planter.

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LIMITATIONS

This letter is not intended to identify all conditions that may affect proposed conditions or proposed additions at this site. This analysis is based on information provided by the owner and review of digital map documentation and discussions with the owner. WDY work is for design and detail only. All Geotechnical information is to be provided by others. WDY, Inc. provides no warranty or guarantee either expressed or implied. This analysis and detail is an instrument of service and shall not be copied or distributed to others without the authorization of WDY, Inc.

Sincerely,

Kari Kuboyama, P.E.
WDY INC.

STM-3

DEED DOCUMENT
NO. 94-15541

PARCEL 1

PARCEL 2

PARCEL 3

NEW FLOW-THRU TREATMENT ONLY
LINED PLANTER - 3' MIN WIDTH

SINGLE CONNECTION
TO EXIST STM

SITE PLAN
NTS

N

13TH ST

BLANKENSHIP ROAD

ASPHALT

CONCRETE CURB & GUTTER

EXISTING DECK

EXSTING TREE CLUSTER TO REMAIN AND BE PROTECTED

TREE PROTECTION LINE

REMOVE EXISTING 24"Ø TREE

REMOVE EXISTING 47"Ø AND 44"Ø TREES

REMOVE EXISTING 34"Ø TREE

8' UTILITY EASEMENT

WIRE FENCE

NEW DRIVEWAY PAVING

80 S.F. SOAKAGE TRENCH

NEW CONC. SIDEWALK

CURB CUT

DATUM LINE OF 50' R.O.W.

TEMPORARY BENCHMARK
SET PK NAIL IN CONC
ELEVATION=199.61'

FOUND 1/2" IRON ROD
ELEV=184.65'

N00°07'26"W 193.38'

S87°43'43"W 97.04'

N89°53'00"E 120.10'

S54°30'37"E 54.19'

20'-0" SETBACK

5'-0"

6'-0" SETBACK

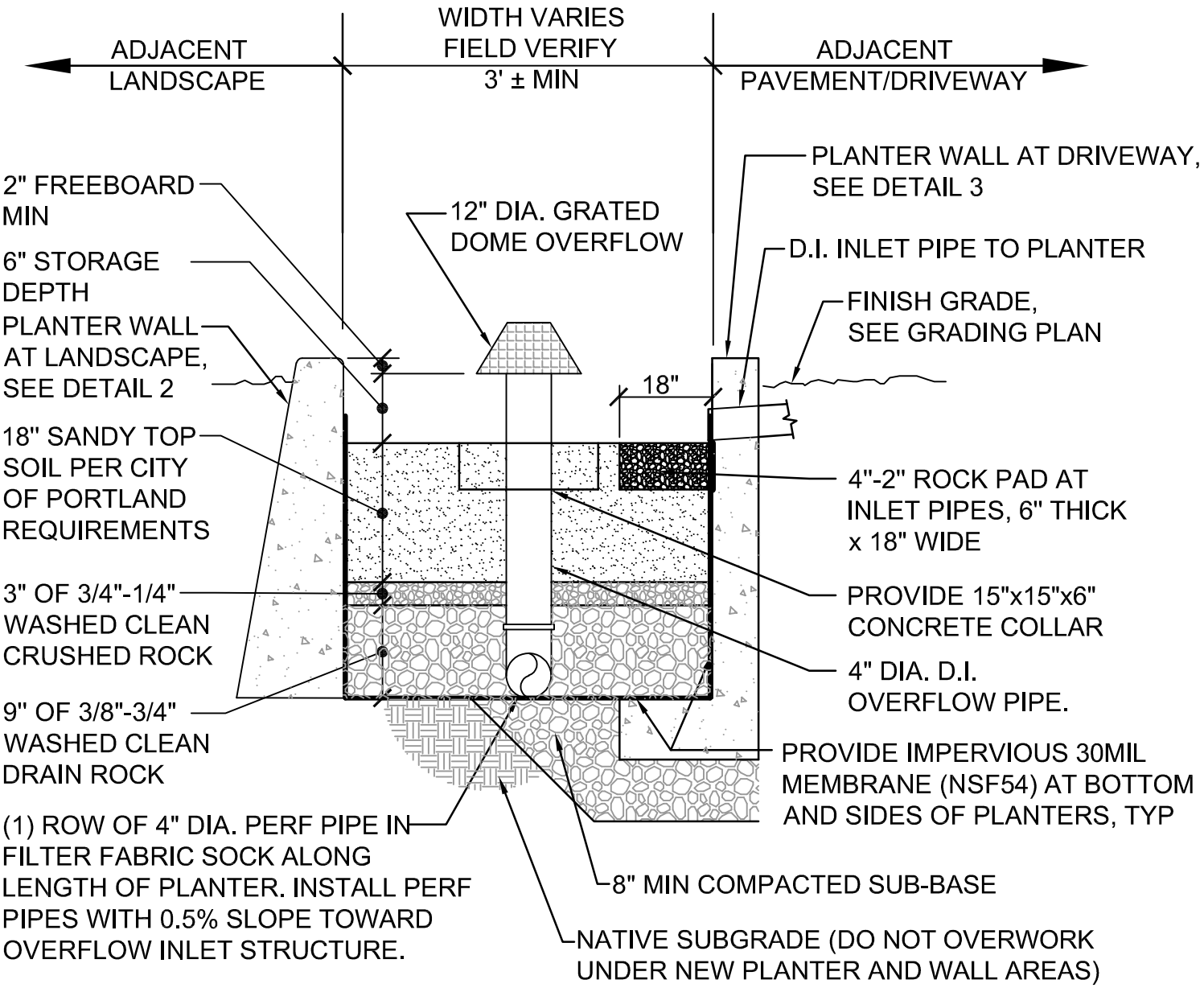
7'-0" SETBACK

12'-0" SETBACK

21.5'

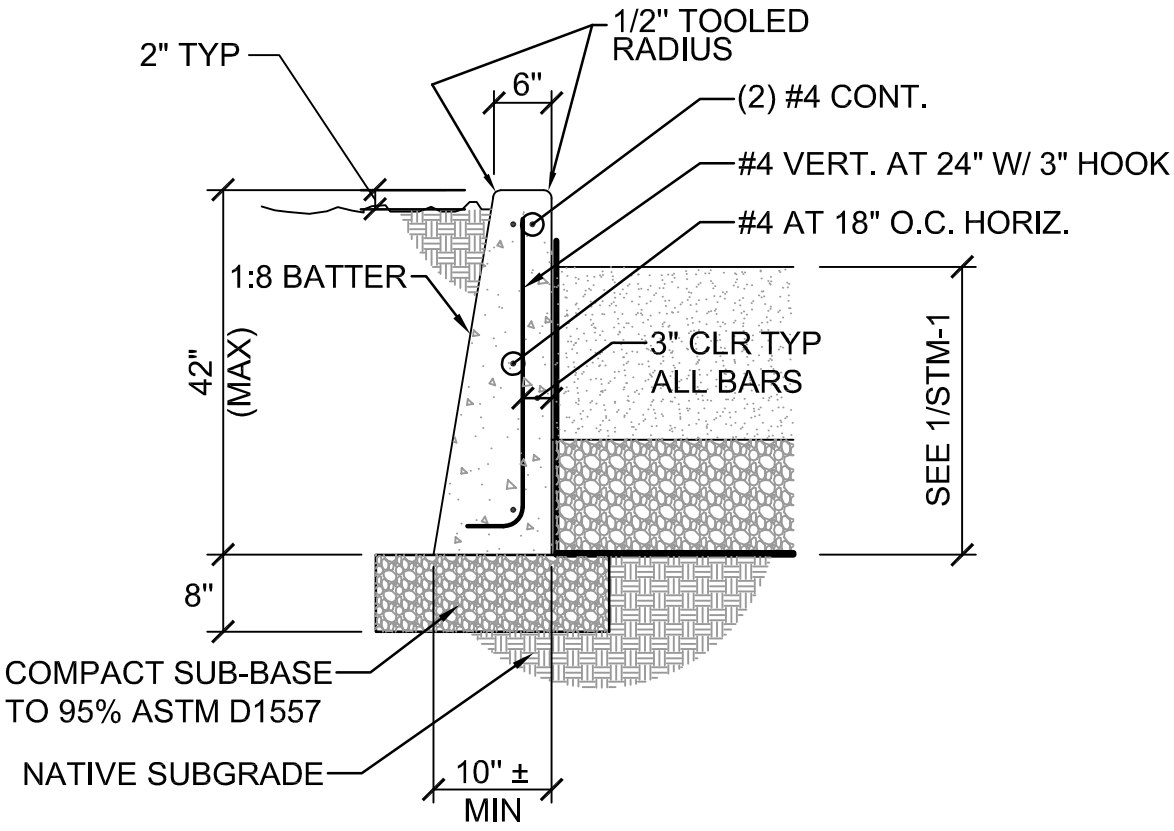
20.0'

30.0'



1 TYPICAL STORM WATER TREATMENT PLANTER

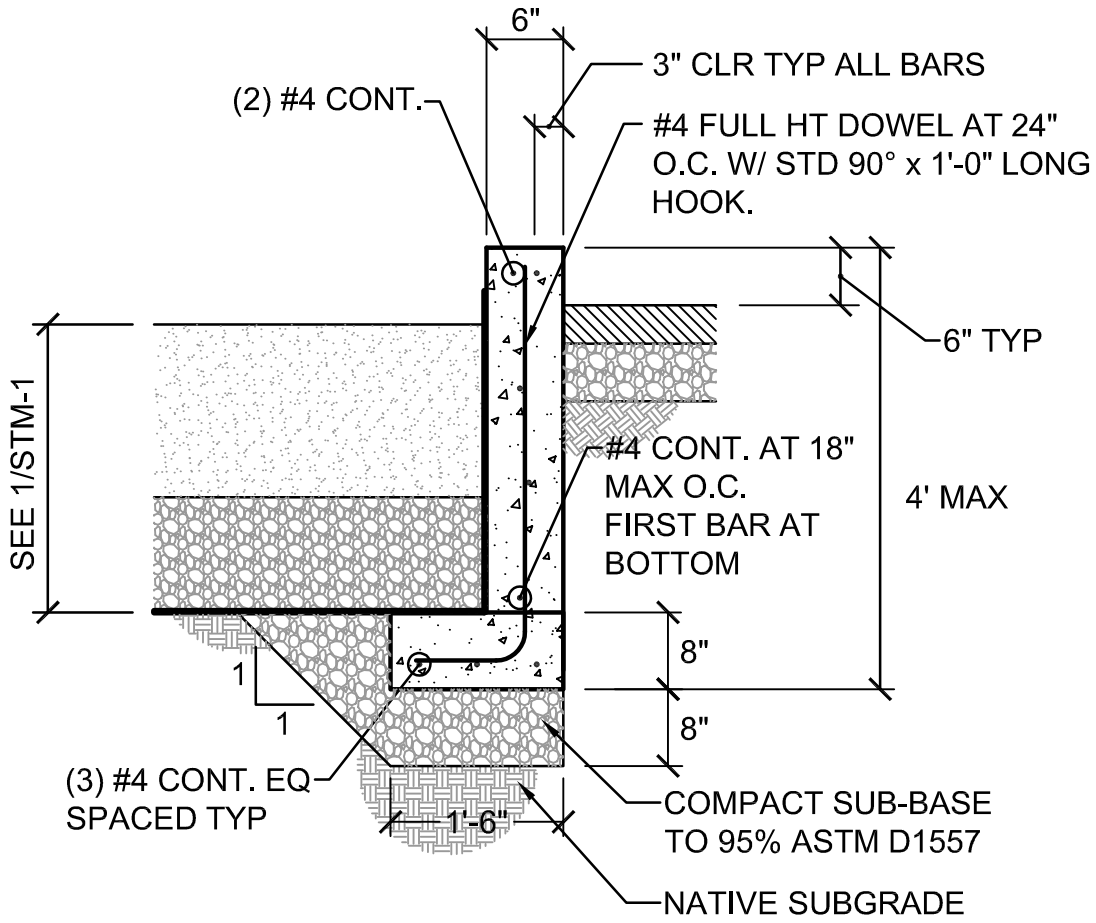
STM-1 N.T.S.



2 PLANTER WALL AT LANDSCAPE

STM-1

N.T.S.



3 PLANTER WALL AT DRIVEWAY

STM-1

N.T.S.

Presumptive Approach Calculator ver. 1.2

Catchment Data

Catchment ID: 1

Project Name: West Linn 1
Project Address: Blankenship Road
Date: 02/25/19
Permit Number:

Run Time 2/25/2019 10:29:53 AM

Designer: kk
Company: WDY

Drainage Catchment Information

Catchment ID	1	
	Catchment Area	
Impervious Area	1,400	SF
Impervious Area	0.03	ac
Impervious Area Curve Number, CN_{imp}	98	
Time of Concentration, Tc, minutes	5	min.

Site Soils & Infiltration Testing Data

Infiltration Testing Procedure:	Open Pit Falling Head	
Native Soil Field Tested Infiltration Rate (I_{test}):	2	in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	Yes	

Correction Factor Component

CF_{test} (ranges from 1 to 3)	2	

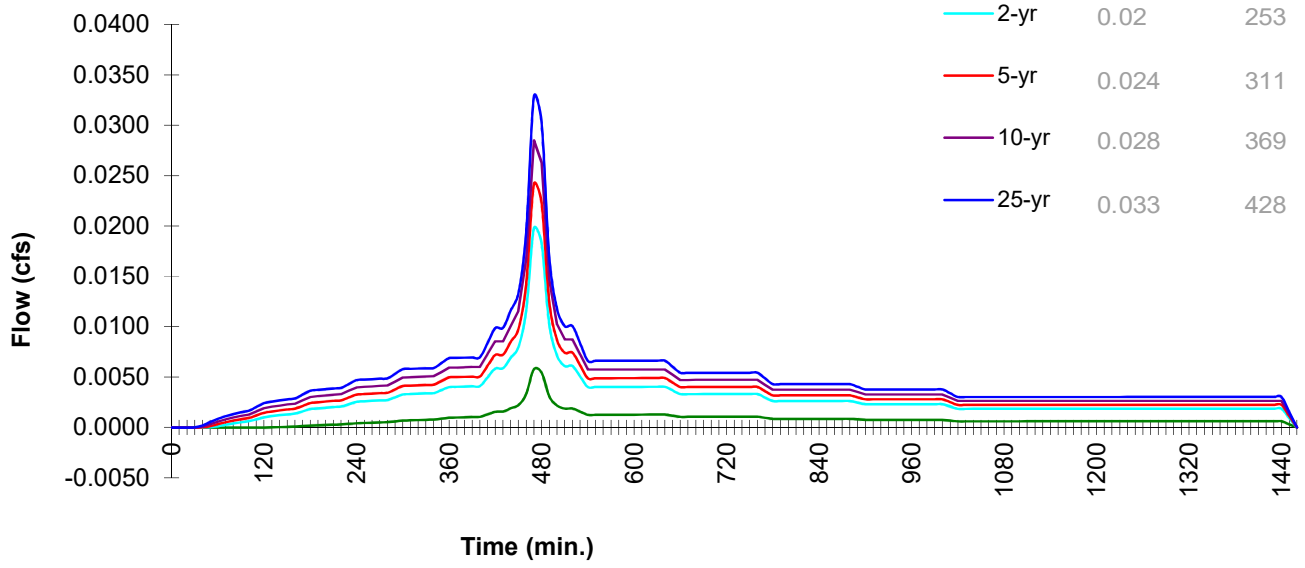
Design Infiltration Rates

I_{dsgn} for Native (I_{test} / CF_{test}):	1.00	in/hr
I_{dsgn} for Imported Growing Medium:	2.00	in/hr

Execute SBUH Calculations

SBUH Results

	Peak Rate (cfs)	Volume (cf)
PR	0.006	73
2-yr	0.02	253
5-yr	0.024	311
10-yr	0.028	369
25-yr	0.033	428



Printed: 2/26/2019 3:23 PM

Presumptive Approach Calculator ver. 1.2

Catchment ID: 1

Run Time 2/26/2019 3:24:19 PM

Project Name: West Linn 1 **Catchment ID:** 1 **Date:** 2/25/2019

Instructions:

1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

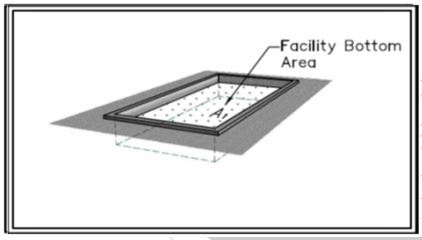
Catchment facility will meet Hierarchy Category: **3**

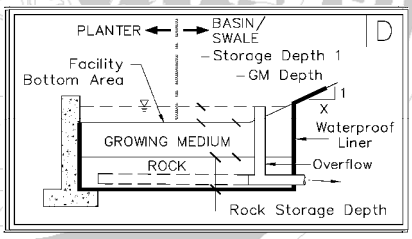
Goal Summary:

Hierarchy Category	SWMM Requirement	RESULTS box below needs to display…	
		Pollution Reduction as a	10-yr (aka disposal) as a
3	Off-site flow to drainageway, river, or storm-only pipe system.	PASS	N/A

Facility Type = Planter (Flat)

Facility Shape: Rectangle/Square **Facility Configuration:** D





Calculation Guide
Max. Rock Stor. Bottom Area 25 SF

DATA FOR ABOVE GRADE STORAGE COMPONENT

Facility Bottom Area =	25	sf
Bottom Width =	5.0	ft
Facility Side Slope =	0	to 1
Storage Depth 1 =	6	in
Growing Medium Depth =	18	in
Freeboard Depth =	N/A	in
Surface Capacity at Depth 1 =	13	cf
GM Design Infiltration Rate =	2.00	in/hr
Infiltration Capacity =	0.001	cfs

BELOW GRADE STORAGE

Rock Storage Capacity =		cf
Native Design Infiltration Rate =		in/hr
Infiltration Capacity =		cfs

RESULTS

Pollution Reduction	Overflow Volume		
PASS	0 CF	95%	Surf. Cap. Used

Run PAC

Output File

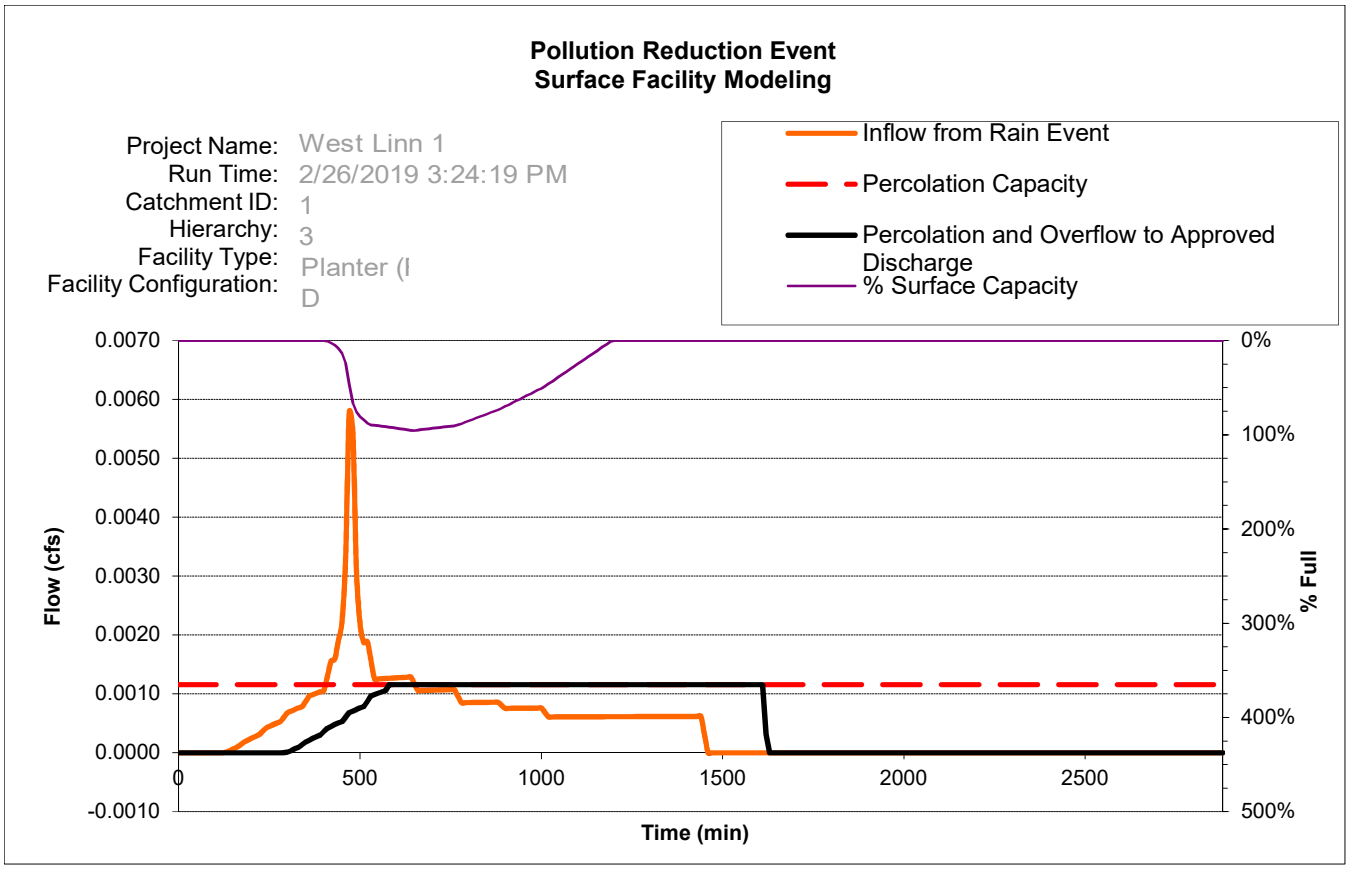
	2-yr	5-yr	10-yr	25-yr
Peak cfs	0.020	0.024	0.028	0.033

FACILITY FACTS

Total Facility Area Including Freeboard =	25 SF
Sizing Ratio (Total Facility Area / Catchment Area) =	0.018

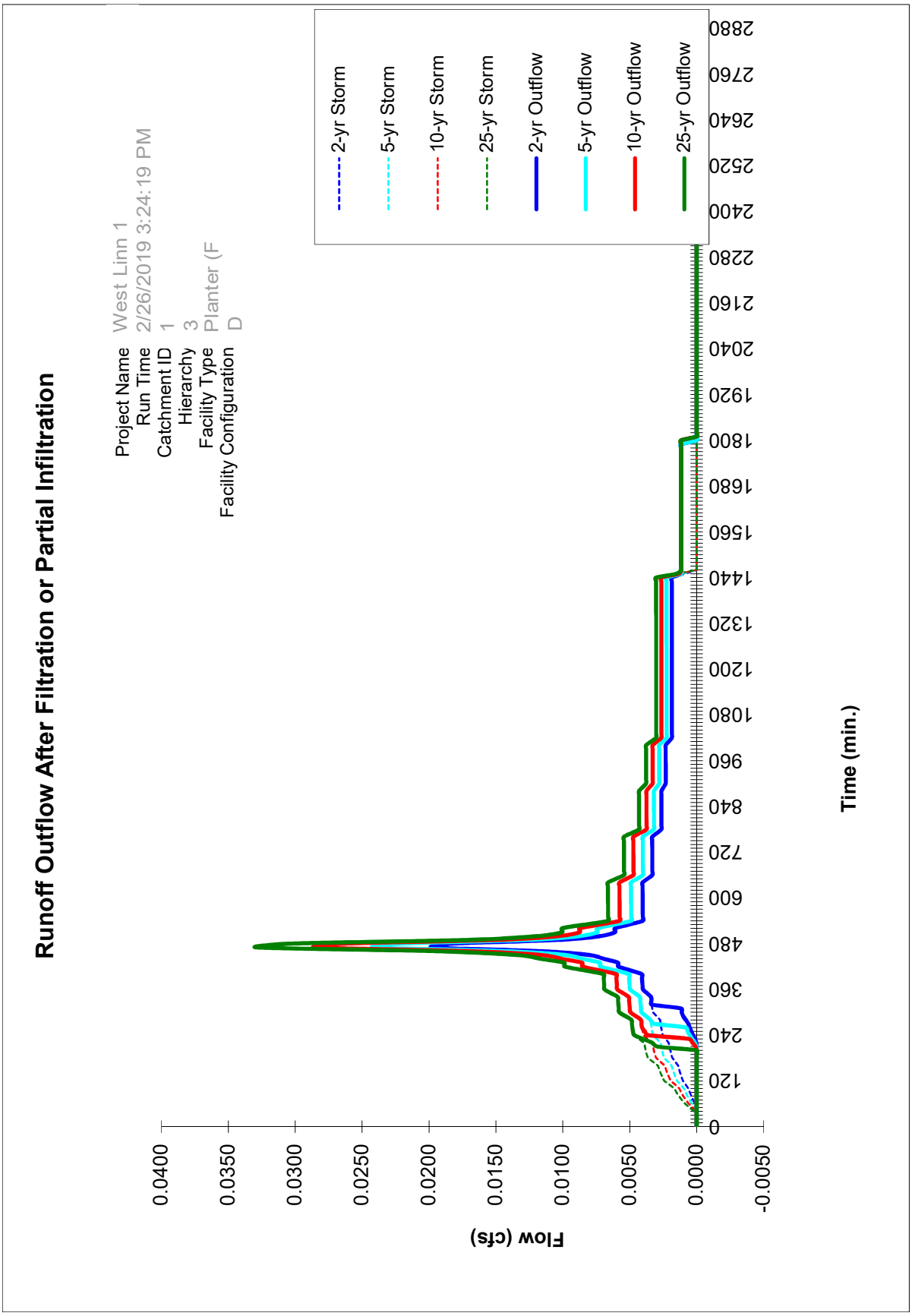
BES - Presumptive Approach Calculator - Ver 1.2

PR Con-D



Output Chart

BES - Presumptive Approach Calculator - Ver 1.2



CONVEYANCE CALCULATIONS

- Using 3.90” for the 25 year, 24 hour storm, the peak flow is 0.03 cfs.
- Pipe Capacity Equation
  - $Q_{max} = \frac{1.486 \times A \times R^{2/3} \times S^{1/2}}{n}$
  - A = Area; R = Hydraulic Radius; S = Slope; n = Manning’s Roughness Coefficient
- 4” dia. storm from roof to planter at 0.9% slope
  where n = 0.013, A = 0.087 sf, R = 0.083 ft, S = 0.005
  Q_{max} = 0.174 cfs > Q_{25} = 0.03 cfs OK

Summary for Subcatchment 3E: Roof Area - Parcel 1

Runoff = 0.03 cfs @ 7.88 hrs, Volume= 0.010 af, Depth= 3.67"

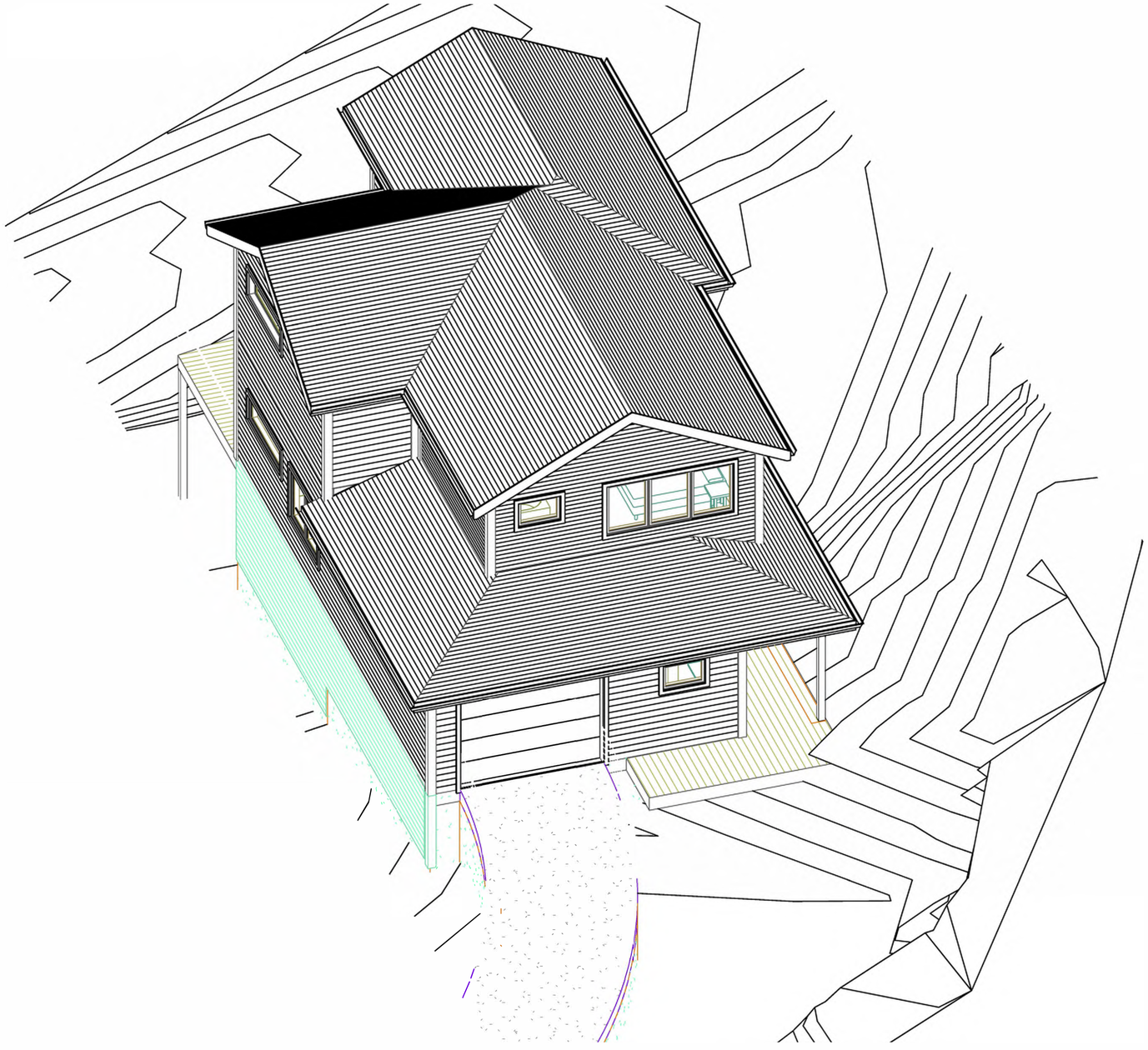
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25 yr Rainfall=3.90"

	Area (sf)	CN	Description
*	1,400	98	Impervious
	1,400	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Post Developed**

SINGLE FAMILY RESIDENCE - PARCEL 1

1791 BLANKENSHIP ROAD, WEST LINN, OREGON 97068



PROJECT TEAM

OWNER: JEREMY BARNETT
10220 SW VIEW TERRACE
TIGARD, OR 97224
PHONE: 503-705-8487
EMAIL: localbarnett@gmail.com

ARCHITECT: INTEGRATE ARCHITECTURE
& PLANNING, P.C.
1715 N. TERRY ST.
PORTLAND, OR 97217
CONTACT: PHIL SYDNOR
PHONE: 716-238-3263
EMAIL: PHIL@INTEGRATEARCH.COM

STRUCTURAL: DAVE HORN
HORN CONSULTING ENGINEERS LLC
9320 SW Barbur Blvd, Ste. 135
Portland, OR 97219
T: 503-892-5782 |C: 503-807-9059|
dave@hornce.com|www.hornce.com

CONTRACTOR:

PROJECT DESCRIPTION

NEW SINGLE-FAMILY DETACHED RESIDENCE.

SITE WAS FORMERLY A SINGLE PARCEL WHICH WAS RECENTLY SUB-DIVIDED INTO THREE (3) INDIVIDUAL PARCELS.
SEE A0.2 FOR PLOT PARTION MAP.

THIS SUBMISSION IS FOR DEVELOPMENT OF PARCEL 1.

SHEET INDEX

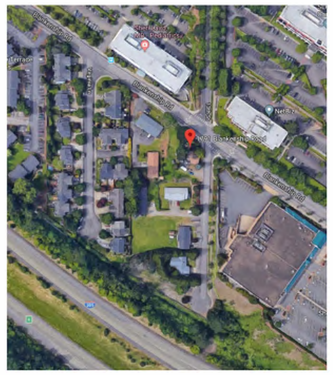
PROPERTY INFO.

TAX LOT NO: 21E35CB02600
SITE AREA: 15,315 SF
NEIGHBORHOOD: WILLAMETTE
COMP. PLAN: MU - MIXED USE
ZONING: MU - MIXED USE TRANSITION

APPLICABLE CODES:

CDC CHAPTER 105: AMENDMENTS TO THE MAP AND CODE
CDC CHAPTER 16: R-2.1 ZONING
CDC CHAPTER 48: ACCESS, EGRESS, AND CIRCULATION
CDC CHAPTER 85: LAND DIVISION
CDC CHAPTER 92: REQUIRED IMPROVEMENTS

SITE MAP



FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

COVER

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A0.0

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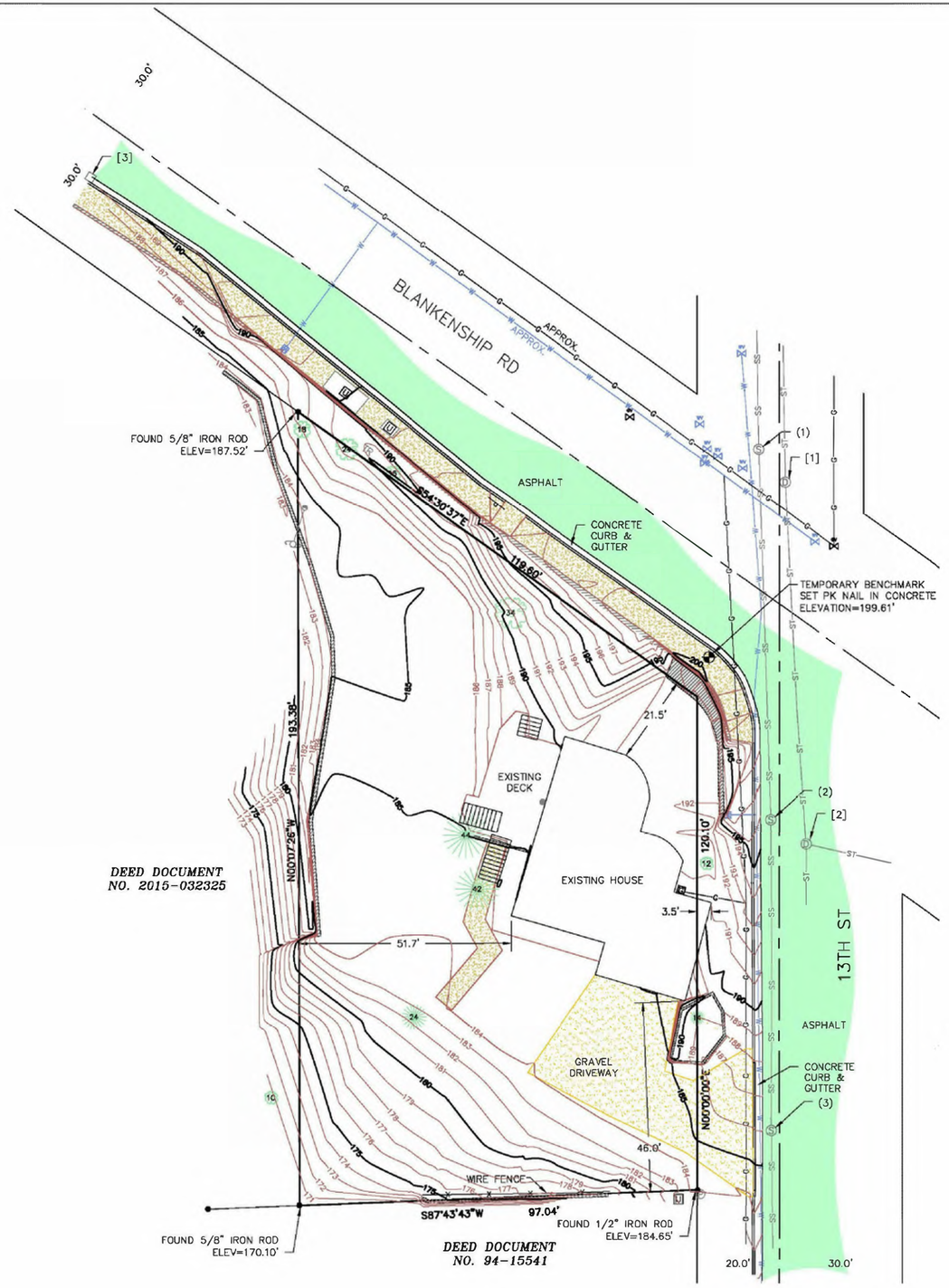

LEGEND

- EXISTING DECIDUCUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING SIGN
- TR EXISTING TELEPHONE RISER
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING ELECTRIC RISER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING UNDERGROUND WATER
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING UNDERGROUND GAS LINE
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CLEANOUT
- SS EXISTING SANITARY SEWER LINE
- ST EXISTING STORM SEWER LINE
- U EXISTING UTILITY VAULT
- EXISTING FENCE
- EXISTING WALL
- FOUND MONUMENTS
- LOCAL BENCHMARK ESTABLISHED
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING ASPHALT

N

SCALE 1" = 20'

[1] SDMH
RIM=199.1
24" IE IN N=192.5
IE OUT UNDER WATER

[2] SDMH
RIM=196.7
10" IE IN N=184.7
14" IE IN E=184.5
14" IE OUT S=184.4

[3] SDCB
GRATE=188.3
10" IE OUT N=183.8

(1) SSMH
RIM=198.9
8" IE IN N=190.2
8" IE OUT S=190.0

(2) SSMH
RIM=196.4
8" IE IN N=188.0
8" IE OUT S=187.8

(3) SSMH
RIM=186.1
8" IE IN N=175.4
8" IE OUT S=175.2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 11, 2017
DONALD SCOTT SORENSON
60310

RENEWAL DATE: JUNE 30, 2020

NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 1791 BLANKENSHIP ROAD.
2. THE BASIS OF BEARINGS WAS PER THE PLAT OF "PARSONS ADDITION," CLACKAMAS COUNTY RECORDS.
3. LOCAL DATUM WAS ESTABLISHED BY CITY OF WEST LINN SANITARY SEWER MAP INFORMATION ON MANHOLE 9B-15-5, IN THE INTERSECTION OF BLANKENSHIP RD. & 13TH ST., RIM=198.93 CITY OF WEST LINN DATUM.
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF JEREMY BARNETT.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED BOUNDARY SURVEY WILL NOT BE FILED.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND CITY OF PORTLAND MAPS. CMT TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

EXISTING CONDITIONS

1791 BLANKENSHIP RD

SW 1/4 SEC 35, T 2 S, R 1 E, W.M.
CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON
OCTOBER 6, 2017
DRAWN: DSS/RLMc CHECKED: DSS
SCALE 1"=20' ACCOUNT # 227
Y:\227-005\DWG\227005BASE.DWG

CMT SURVEYING AND CONSULTING
9136 SE ST HELENS ST, SUITE J
PO BOX 3251
CLACKAMAS, OR 97015
PHONE (503) 850-4672 FAX (503) 850-4590

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

SURVEY

PERMIT SET
09/28/2018
SINGLE FAMILY
RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A0.1

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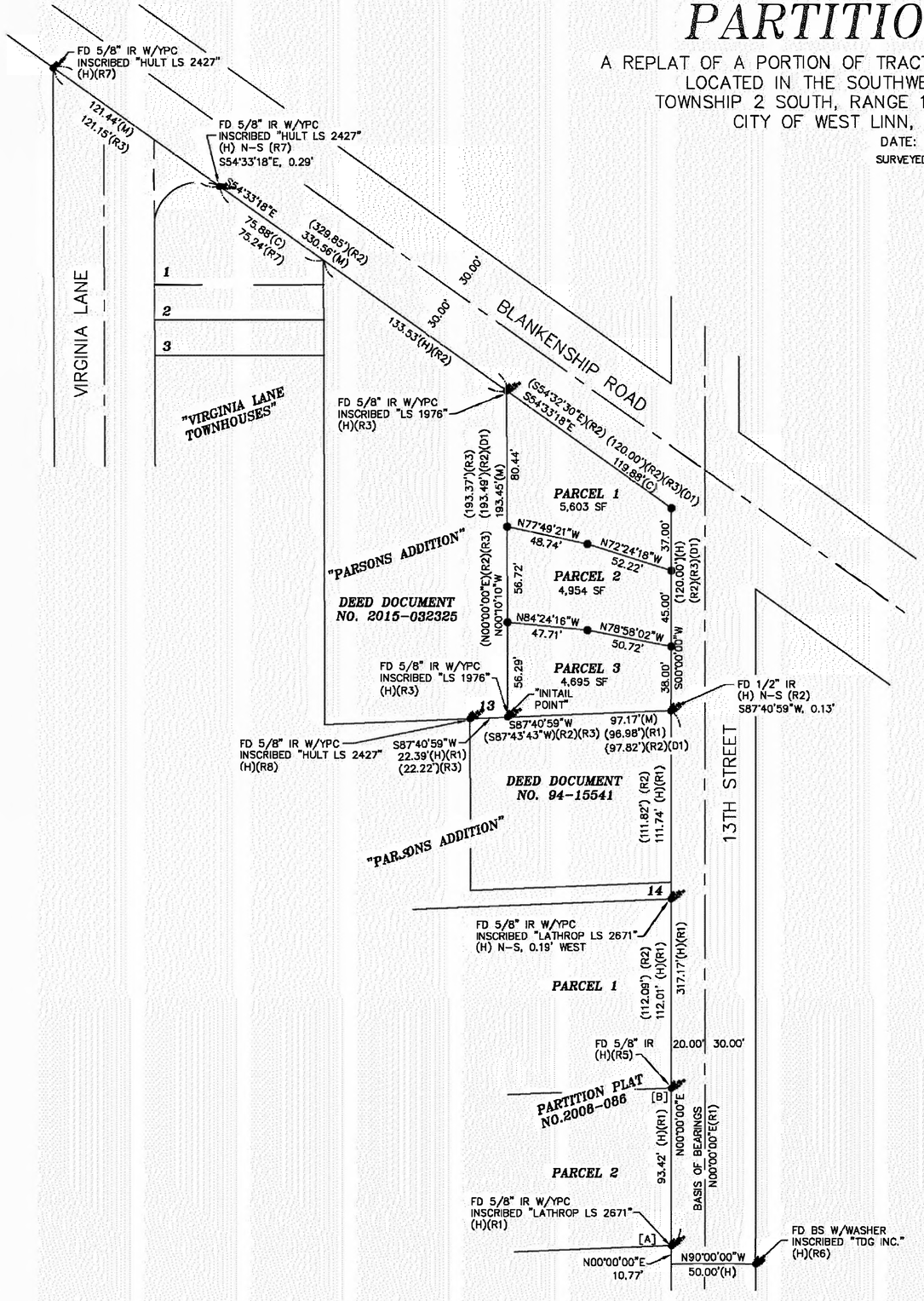
PARTITION PLAT NO. _____

A REPLAT OF A PORTION OF TRACT 4, OF THE PLAT OF "WILLAMETTE TRACTS"
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 35,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

DATE: NOVEMBER 2, 2017

SURVEYED FOR: JEREMY BARNETT
PO BOX 258
OREGON CITY, OR 97045



LEGEND

- ● FOUND MONUMENTS AS NOTED
- ● 5/8" X 30" IRON ROD WITH YPC INSCRIBED "CMT 60310" SET ON: _____

BS = BRASSSCREW
IR = IRON ROD
IP = IRON PIPE
FD = FOUND
SN = SURVEY NUMBER, WASHINGTON COUNTY RECORDS
(M) = MEASURED
(C) = CALCULATED
(H) = HELD
(R1) = REFERENCE SURVEY NUMBER OR PLAT NAME
( ) = RECORD DATA
N-S = NORTH-SOUTH
SF = SQUARE FEET

REFERENCE SURVEYS

(R1) PARTITION PLAT NO. 2008-086
(R2) PLAT OF "PARSONS ADDITION"
(R3) SN 24783
(R4) SN 5090
(R5) SN 12283
(R6) PLAT OF "TENTH STREET CENTRE"
(R7) PLAT OF "VIRGINIA LANE TOWNHOUSES"
(D1) DOCUMENT NO. 2004-103500

N

SCALE
50 0 25 50
1 INCH = 50 FEET

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH AND MONUMENT THE BOUNDARY OF THE PROPERTY DESCRIBED IN DOCUMENT NO. 2004-103500, CLACKAMAS COUNTY DEED RECORDS, BEING A PORTION OF TRACT 4 "WILLAMETTE TRACTS", CLACKAMAS COUNTY PLAT RECORDS AND TO PARTITION AND MONUMENT THE SAME.

THE BASIS OF BEARINGS AND WEST RIGHT OF WAY LINE OF 13TH STREET, I HELD THE RECORD BEARING OF N 00°00'00 E, PER PARTITION PLAT NO. 2008-086 (R1) BETWEEN A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF PARCEL 2 OF SAID PLAT AT [A], AND A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID PARCEL 2 OF SAID PLAT AT [B], AS SHOWN.

TO ESTABLISH THE EAST LINE OF THE SUBJECT PROPERTY, BEING THE WEST RIGHT OF WAY LINE OF 13TH STREET, I HELD RECORD BEARING (N 00°00'00" E) AND RECORD DISTANCE (317.17') PER (R1) FROM THE SOUTHEAST CORNER OF SAID PARCEL 2 OF SAID PLAT TO THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. I THEN WENT RECORD BEARING (N 00°00'00" E) PER (R1) AND RECORD DISTANCE (120.00') PER (D1) TO ESTABLISH THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, AS SHOWN.

TO ESTABLI SH THE SOUTH LINE OF THE SUBJECT PROPERTY, I HELD THE MONUMENT FOUND NEAR THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AND THE MONUMENT HELD AT THE SOUTHEAST CORNER OF LOT 13 "PARSONS ADDITION" (R2), CLACKAMAS COUNTY PLAT RECORDS, AS SHOWN.

TO ESTABLISH THE WEST LINE OF THE SUBJECT PROPERTY, I HELD THE MONUMENT AT THE SOUTHEAST CORNER OF LOT 13, "PARSONS ADDITION" (R2), AND THE NORTHEAST CORNER OF SAID LOT AND PLAT, AS SHOWN.

TO ESTABLISH THE NORTHERLY LINE OF THE SUBJECT PROPERTY. BEING THE SOUTHERLY RIGHT OF WAY LINE OF BLANKENSHIP ROAD. I HELD THE MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID LOT AND PLAT, AND THE MONUMENT ESTABLISHED AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, AS SHOWN.

PROFESSIONAL LAND SURVEYOR
DRAFT
OREGON
JULY 11, 2017
DONALD SCOTT SORENSON
60310

RENEWAL DATE: JUNE 30, 2020

SHEET 1 OF 2

CMT SURVEYING AND CONSULTING
20330 SE HIGHWAY 212
DAMASCUS, OR 97089
PHONE (503) 850-4672 FAX (503) 850-4590
Y:\227-005\dwg\227-005PART1.dwg---DSS

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

PLOT PARTITION MAP

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A0.2

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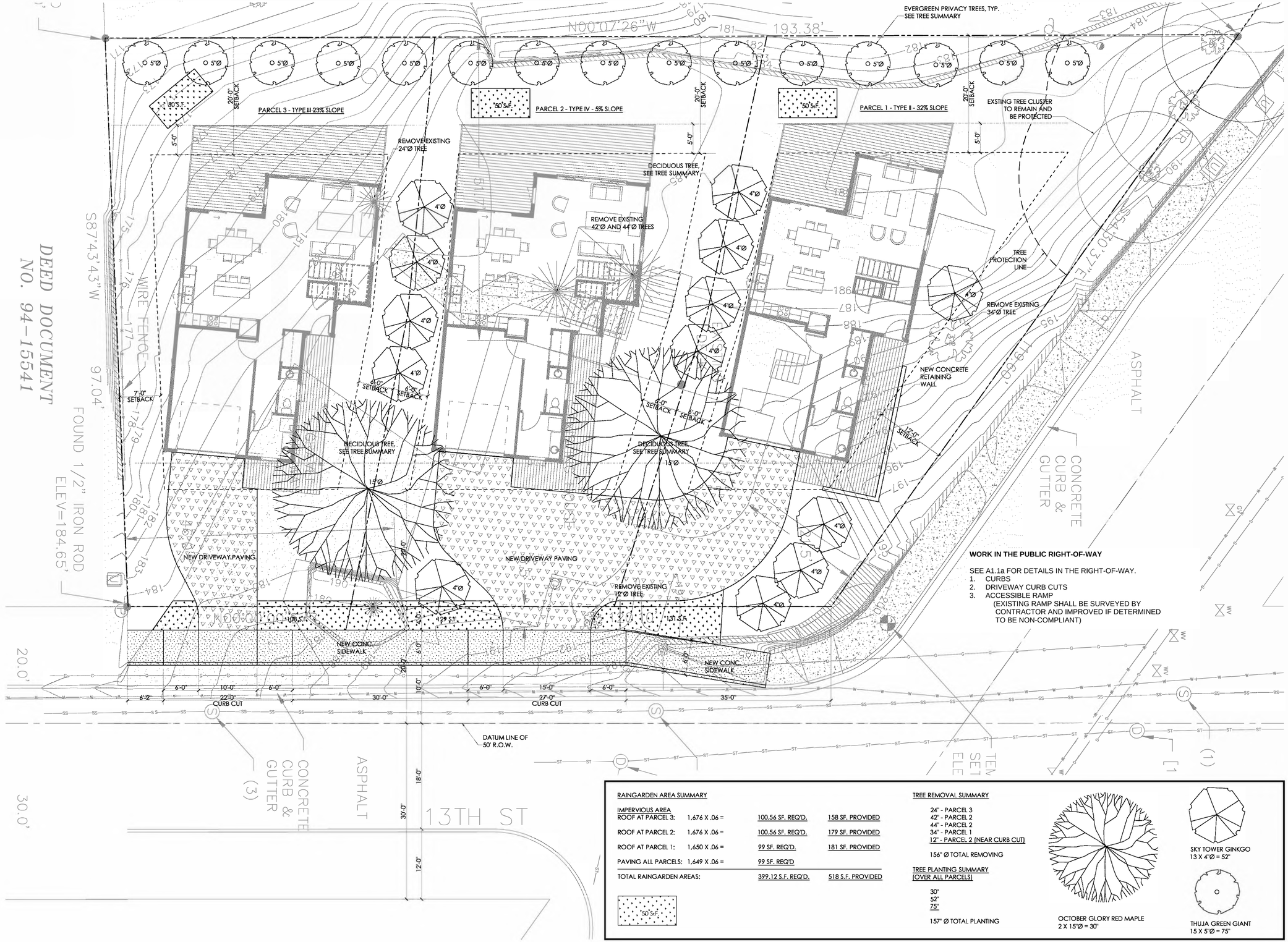

DEED DOCUMENT
NO. 94-15541

RAINGARDEN AREA SUMMARY

IMPERVIOUS AREA			
ROOF AT PARCEL 3:	1,676 X .06 =	100.56 SF. REQ'D.	158 SF. PROVIDED
ROOF AT PARCEL 2:	1,676 X .06 =	100.56 SF. REQ'D.	179 SF. PROVIDED
ROOF AT PARCEL 1:	1,650 X .06 =	99 SF. REQ'D.	181 SF. PROVIDED
PAVING ALL PARCELS:	1,649 X .06 =	99 SF. REQ'D	
TOTAL RAINGARDEN AREAS:		399.12 S.F. REQ'D.	518 S.F. PROVIDED

50' S.F.

TREE REMOVAL SUMMARY

24" - PARCEL 3
42" - PARCEL 2
44" - PARCEL 2
34" - PARCEL 1
12" - PARCEL 2 (NEAR CURB CUT)

156" Ø TOTAL REMOVING

TREE PLANTING SUMMARY (OVER ALL PARCELS)

30"
52"
75"

157" Ø TOTAL PLANTING

OCTOBER GLORY RED MAPLE
2 X 15"Ø = 30"

SKY TOWER GINKGO
13 X 4"Ø = 52"

THUJA GREEN GIANT
15 X 5"Ø = 75"

1 SITE PLAN
1/8" = 1'-0"

SITE SUMMARY

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

SITE PLAN

PERMIT SET
09/28/2018
SINGLE FAMILY
RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.1

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1 SITE PLAN
1/8" = 1'-0"

DEED DOCUMENT NO. 94-15541

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TOPOGRAPHY SITE SLOPE PLAN

PERMIT SET
03/12/2019
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.1a

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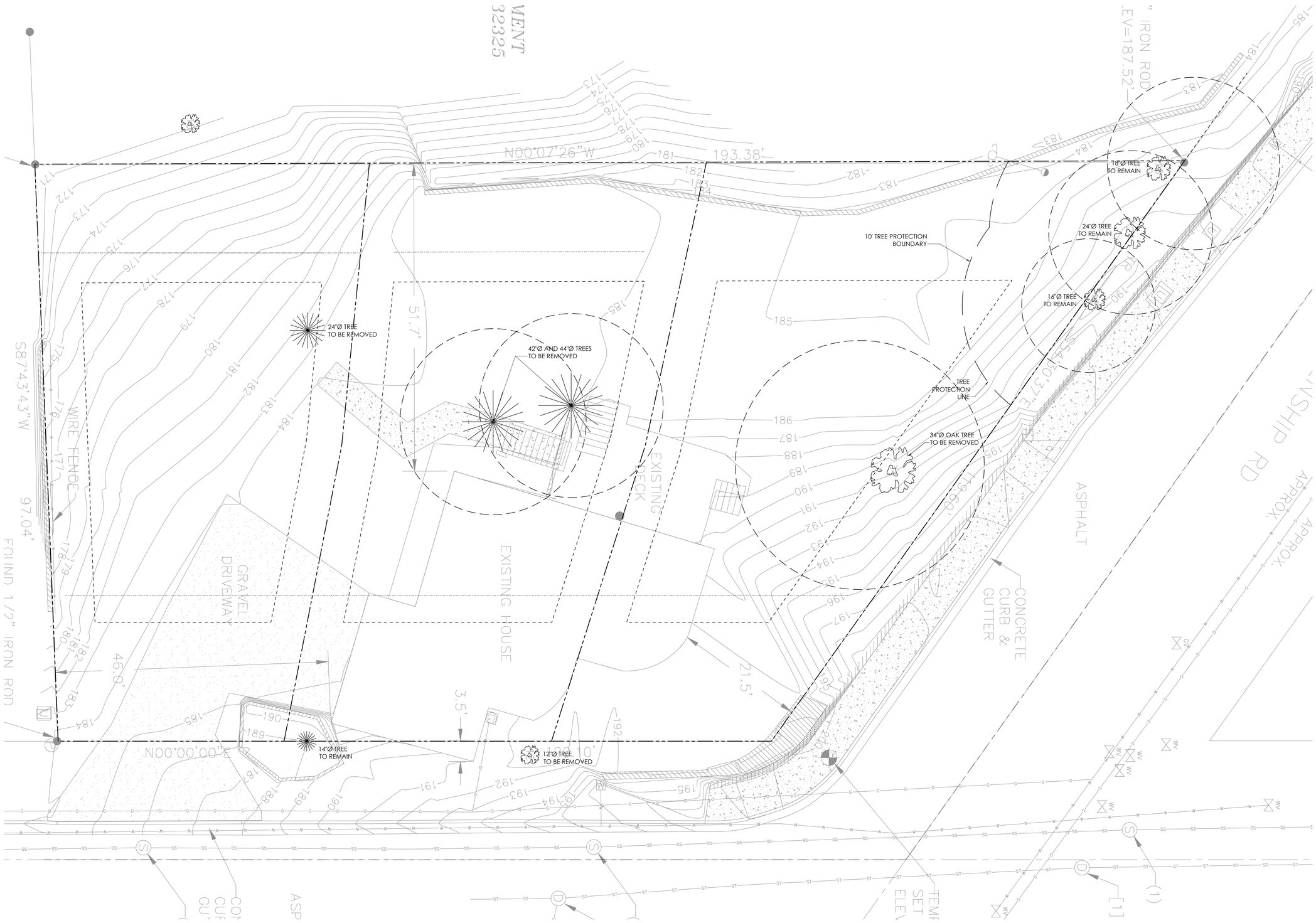

1 EXISTING TREE PLAN
1/8" = 1'-0"

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

EXSITING TREE PLAN

PERMIT SET
03/12/2019
SINGLE FAMILY
RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.1b

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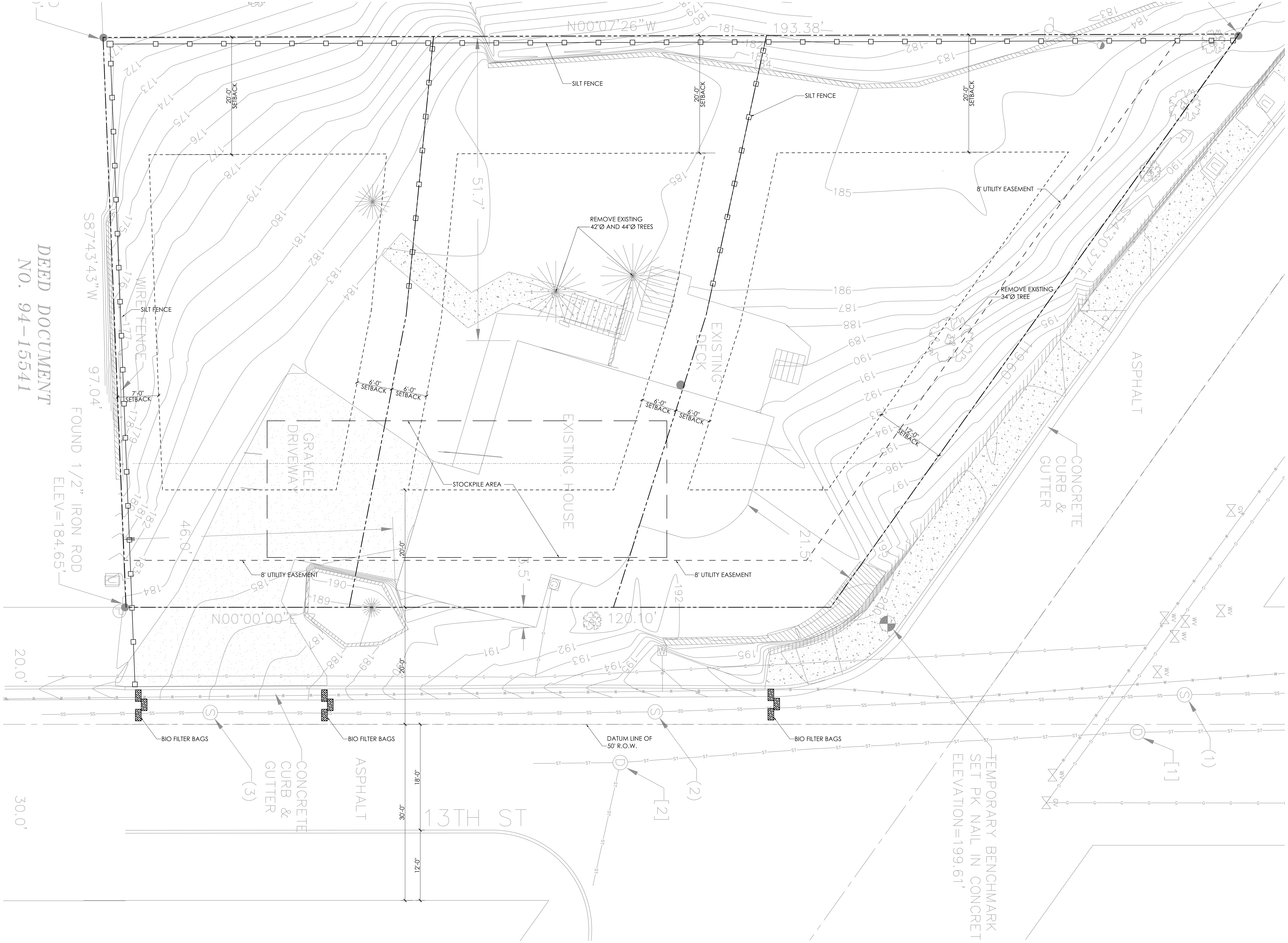

1 SITE PLAN
1/8" = 1'-0"

SITE SUMMARY

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

GRADING AND EROSION CONTROL

PERMIT SET
03/12/2019
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.1c

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PROPERTY LINE

REF.

RAINWATER LEADER

FLOW THRU PLANTER, SEE CIVIL DRAWINGS

8' UTILITY EASEMENT

(N) WATER METER

(E) GAS METER

(N) RELOCATED WATER METER

RELOCATE (E) WATER METER

OV. FL.

TR

BLANKENSHIP RD

13TH STREET

UTILITY LEGEND

ST ST	(E) STORM SEWER LINE
D	(E) STORM MANHOLE
SS SS	(E) SANITARY SEWER LINE
S	(E) SANITARY MANHOLE
W W	(E) WATER LINE
W	(E) WATER METER
WV	(E) WATER VALVE
G G	(E) UNDERGROUND GAS LINE
G	(E) GAS METER
GV	(E) GAS VALVE
U	(E) UTILITY VAULT
	(E) POWER POLE
G	(N) GAS LINE
SS	(N) SANITARY SEWER
W	(W) WATER LINE
OV. FL.	STORM OVERFLOW (DAYLIGHT AT STREET)

COORDINATE UNDERGROUND UTILITIES WITH GRADING, EXCAVATION AND OTHER SITE WORK.

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

UTILITY PLAN

PERMIT SET
03/12/2019
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.2

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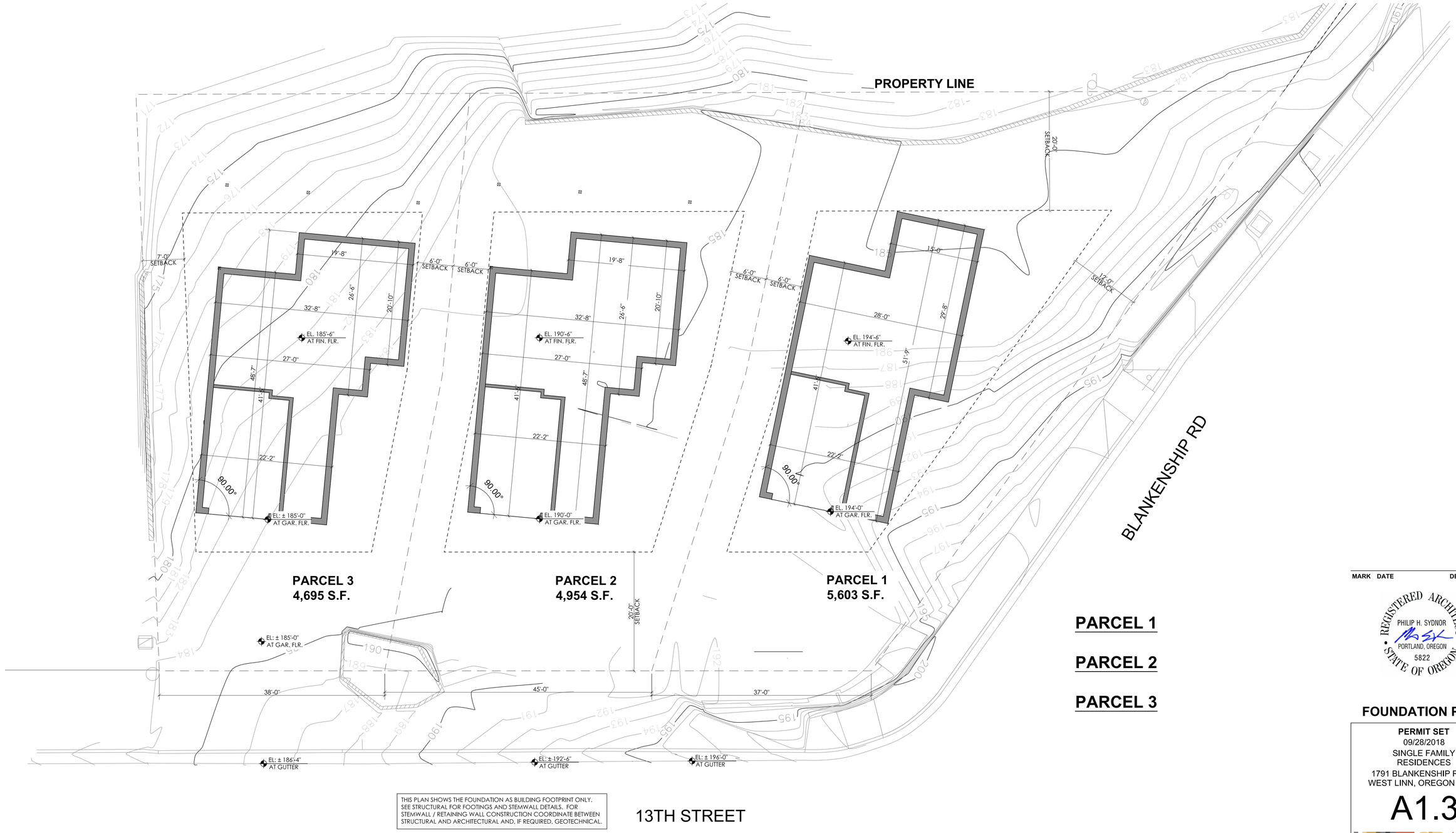

THIS PLAN SHOWS THE FOUNDATION AS BUILDING FOOTPRINT ONLY. SEE STRUCTURAL FOR FOOTINGS AND STEMWALL DETAILS. FOR STEMWALL / RETAINING WALL CONSTRUCTION COORDINATE BETWEEN STRUCTURAL AND ARCHITECTURAL AND, IF REQUIRED, GEOTECHNICAL.

1 FOUNDATION PLAN
1/8" = 1'-0"

PARCEL 1

PARCEL 2

PARCEL 3

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

FOUNDATION PLAN

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.3

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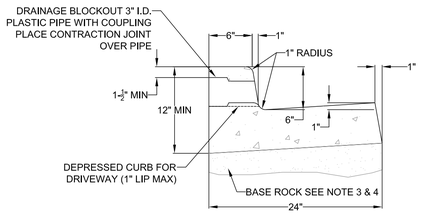
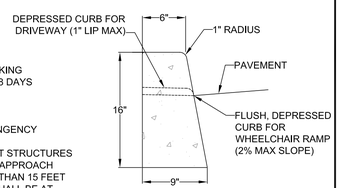


FLUSH, DEPRESSED CURB FOR WHEELCHAIR RAMP 2% MAX SLOPE

TYPICAL CURB AND GUTTER



TYPICAL STRAIGHT CURB

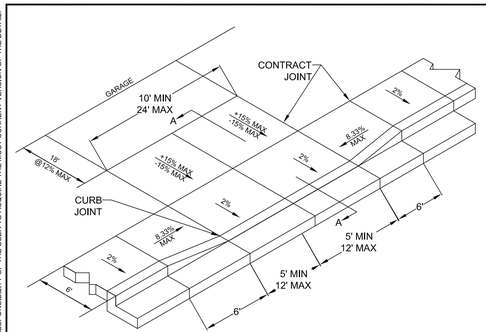
NOTE:

1. CONCRETE SHALL HAVE A BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS
2. CONTRACTION JOINTS:
   A) TO BE PROVIDED:
      -AT EACH POINT OF TANGENCY
      -AT EACH COLD JOINT
      -AT EACH SIDE OF INLET STRUCTURES
      -AT BOTH SIDES OF AN APPROACH
   B) SPACING TO BE NOT MORE THAN 15 FEET
   C) THE DEPTH OF THE JOINT SHALL BE AT LEAST 1/3 OF THE THICKNESS OF CONCRETE
   D) EXPANSION JOINTS SHALL NOT BE USED
3. BASE ROCK - 1-1/2"-0", 95% COMPACTION PER AASHTO T-180 ROCK SHALL BE TO SUBGRADE OF THE STREET SECTION OR 4" IN DEPTH, WHICHEVER IS GREATER
4. FULL DEPTH PREPARED ROCK SECTION SHALL EXTEND 1' HORIZONTALLY BEYOND BOTH SIDES OF CURB AND GUTTER
5. DRAINAGE BLOCK - 3" DIA. PLASTIC PIPE
   A) DRAINAGE ACCESS THROUGH EXISTING CURBS SHALL BE DONE BY:
      -CORE DRILLING
      -VERTICAL SAWCUT OF CURB 24" EACH SIDE OF DRAIN AND RE-POURED TO FULL DEPTH OF CURB
6. STAMP TOP OF CURB WITH "W" AT WATER SERVICE CROSSING AND "S" AT SANITARY LATERAL CROSSING

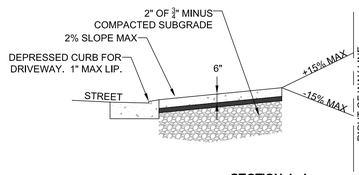
TYPICAL CURBS

City of West Linn

DATE: 2010
DRAWING NO. WL-501
FILE NO.



SIDEWALK ADJACENT TO CURB



SECTION A-A

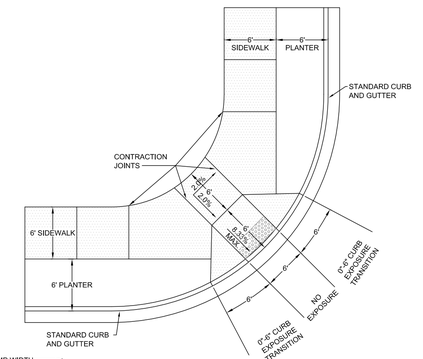
NOTE:

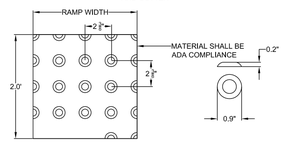
1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS 6 SACK MIX
2. CURB SHALL BE TROWELED JOINT WITH MIN. 1/2" RADIUS ALONG BACK OF CURB
3. DRIVEWAY SHALL BE A MINIMUM 6" THICK
4. DRIVEWAY CURB CUT SHALL COMPLY WITH THE CONDITIONS OF 5.0070, "WIDTH AND LOCATION OF CURB CUTS"
5. FOR REPLACEMENT OF EXISITNG APPROACH:
   A. MUST MEET CURRENT ADA REQUIREMENTS TO GREATEST DEGREE POSSIBLE
   B. DAMAGED ROADWAY MUST BE SAWCUT AND REPAVED WITH CLASS C HOT MIX ASPHALT

RESIDENTIAL DRIVEWAY WITH SIDEWALK ADJACENT TO CURB

City of West Linn

DATE: 2010
DRAWING NO. WL-503B
FILE NO.





RAMP TEXTURE PATTERN DETAIL

TRUNCATED DOME DETAIL

NOTE:

1. LANDING AT TOP OF RAMP SHALL NOT EXCEED 2% IN ANY DIRECTION AND SHALL BE A MINIMUM OF 60" x 60".
2. RAMP CROSS SLOPE SHALL NOT EXCEED 2% (AS MEASURED PERPENDICULAR TO PEDESTRIAN TRAFFIC FLOW).
3. TRUNCATED DOME MUST EXTEND THE FULL WIDTH OF THE RAMP AND COVER THE FIRST 2 FEET OF THE RAMP CLOSEST TO THE STREET.
4. TRANSITIONS FROM THE RAMP TO THE WALKWAY, GUTTER, AND STREET MUST BE FLUSH (LEVEL) AND FREE OF ABRUPT LEVEL CHANGES.
5. THE GUTTER OR ADJACENT ROADWAY MUST HAVE A SLOPE OF NO MORE THAN 5 PERCENT (1:20) TOWARD THE RAMP.
6. FLARED SIDES ("WING") OF THE CURB RAMP SHALL NOT EXCEED 10% IN SLOPE (8.33% IF PEDESTRIAN TRAVEL IS REQUIRED OVER THEM PER ADA STANDARDS - I.E. IF MINIMUM 48" x 48" (FOR EXISTING SITES ONLY) LANDING IS NOT PROVIDED AT TOP OF RAMP).
7. CONCRETE STRENGTH SHALL BE 3300 PSI.
8. PLACE CONTRACTION JOINTS AS SHOWN ABOVE.
9. NO ABOVE GROUND UTILITIES ARE PERMITTED WITHIN RAMP AREA.
10. WHEN EITHER OPPOSING CURB RAMP HAS AN EXISTING TWIN RAMP, USE DETAIL WL-507B.

SINGLE CURB RAMP (ALLOWED WITH CITY ENGINEER APPROVAL ONLY)

City of West Linn

DATE: 2010
DRAWING NO. WL-507A
FILE NO.

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

RIGHT-OF-WAY DETAILS

PERMIT SET
09/28/2018
SINGLE FAMILY
RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.4

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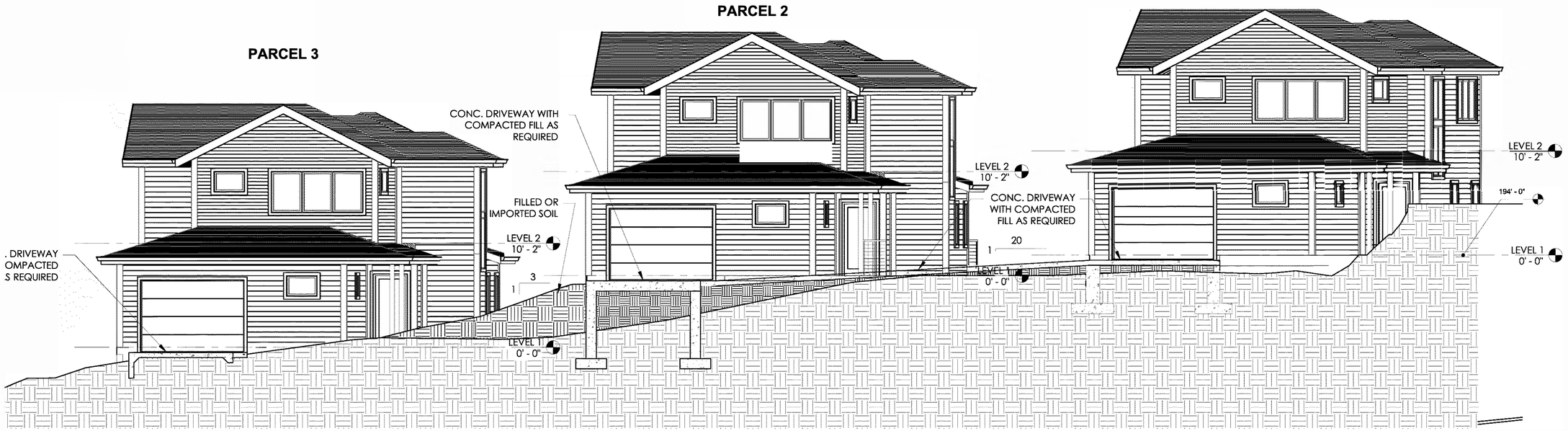

4 EAST ELEVATION
3/16" = 1'-0"

2 WEST ELEVATION
3/16" = 1'-0"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

SITE ELEVATIONS

PERMIT SET
09/ 28/ 2018
SINGLE FAMILY
RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.4

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ARCHITECTURE & PLANNING
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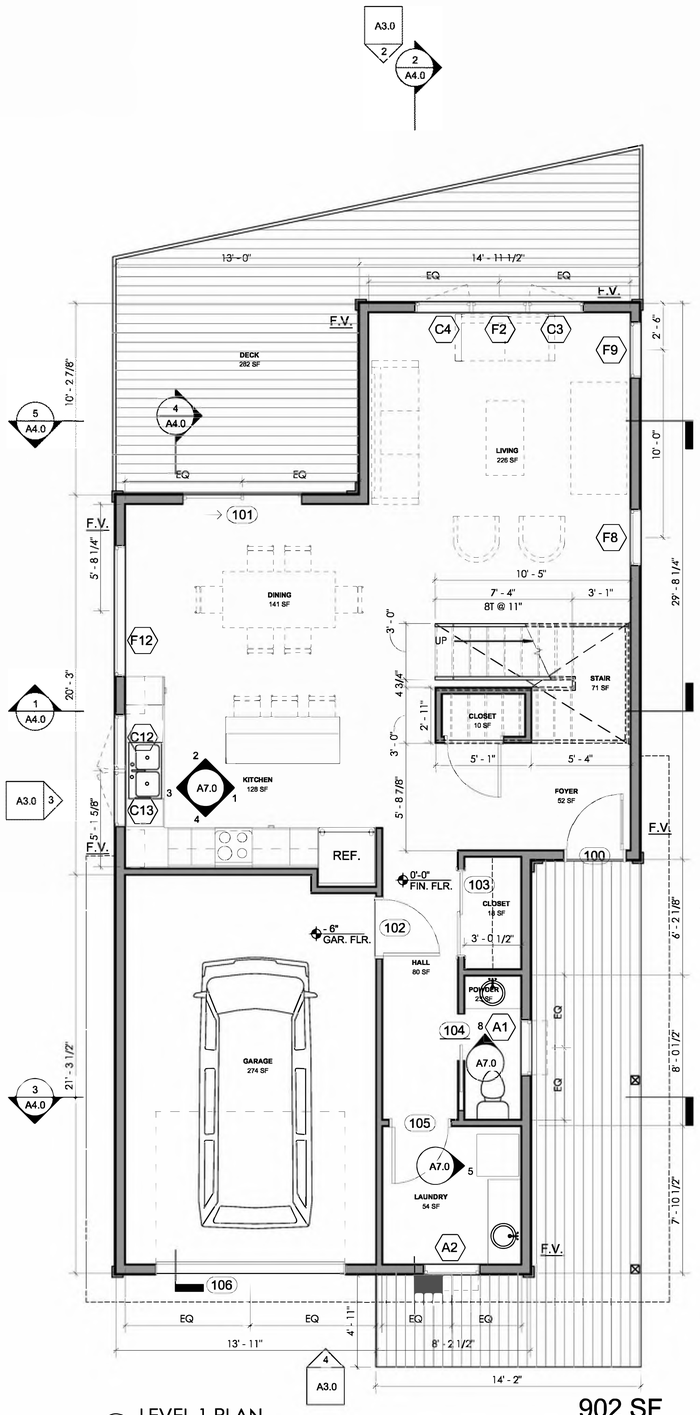
ALL WORK SHALL CONFORM TO CODE AND INDUSTRY STANDARDS SET FORTH IN 2011 OREGON RESIDENTIAL SPECIALTY CODE (ORSC).

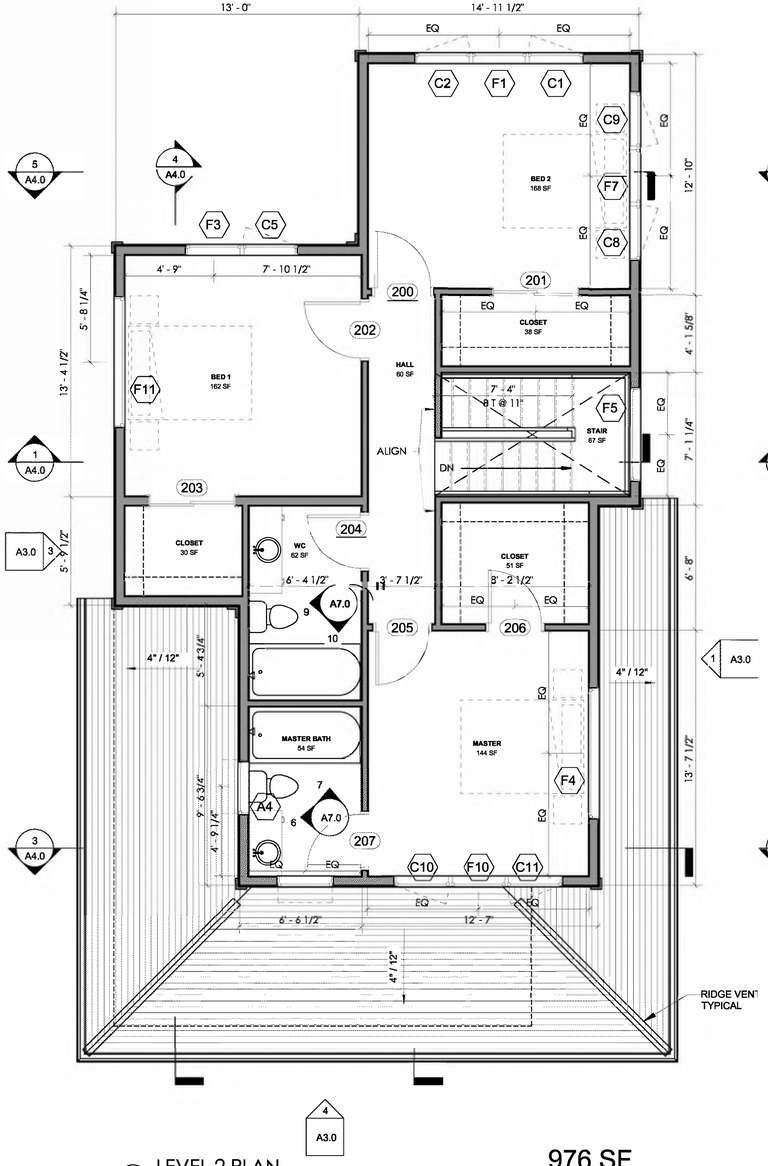
ALL WORK SPECIFIC TO A PARTICULAR TRADE OR BUILDING SYSTEM SHALL CONFORM TO THE APPROPRIATE REFERENCED STANDARD AS SHOWN IN ORSC CHAPTER 44 AND THE MANUFACTURER'S RECOMMENDATIONS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY COMPATIBILITY AND/OR POTENTIAL CONFLICTS BETWEEN CHAPTER 44 REQUIREMENTS AND THE MANUFACTURER'S RECOMMENDATIONS.



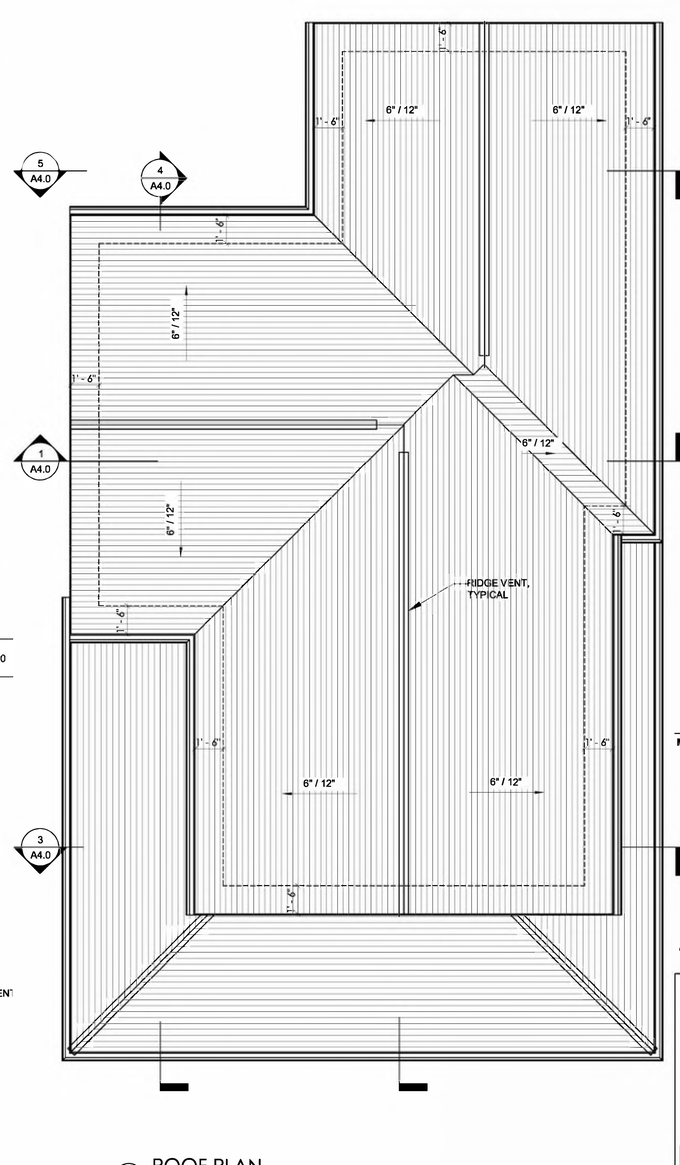
1 LEVEL 1 PLAN
1/4" = 1'-0"

902 SF



2 LEVEL 2 PLAN
1/4" = 1'-0"

976 SF



3 ROOF PLAN
1/4" = 1'-0"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. BUILDING PLANS

PERMIT SET
09/28/2018
SINGLE FAMILY
RESIDENCES
1791 BLANKENSHIP ROAD WEST
LINN, OREGON 97068

A2.0

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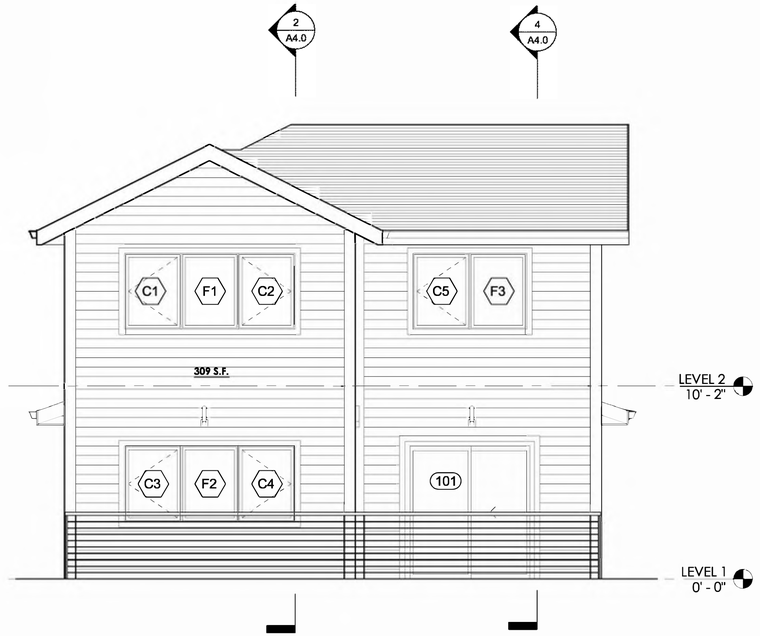
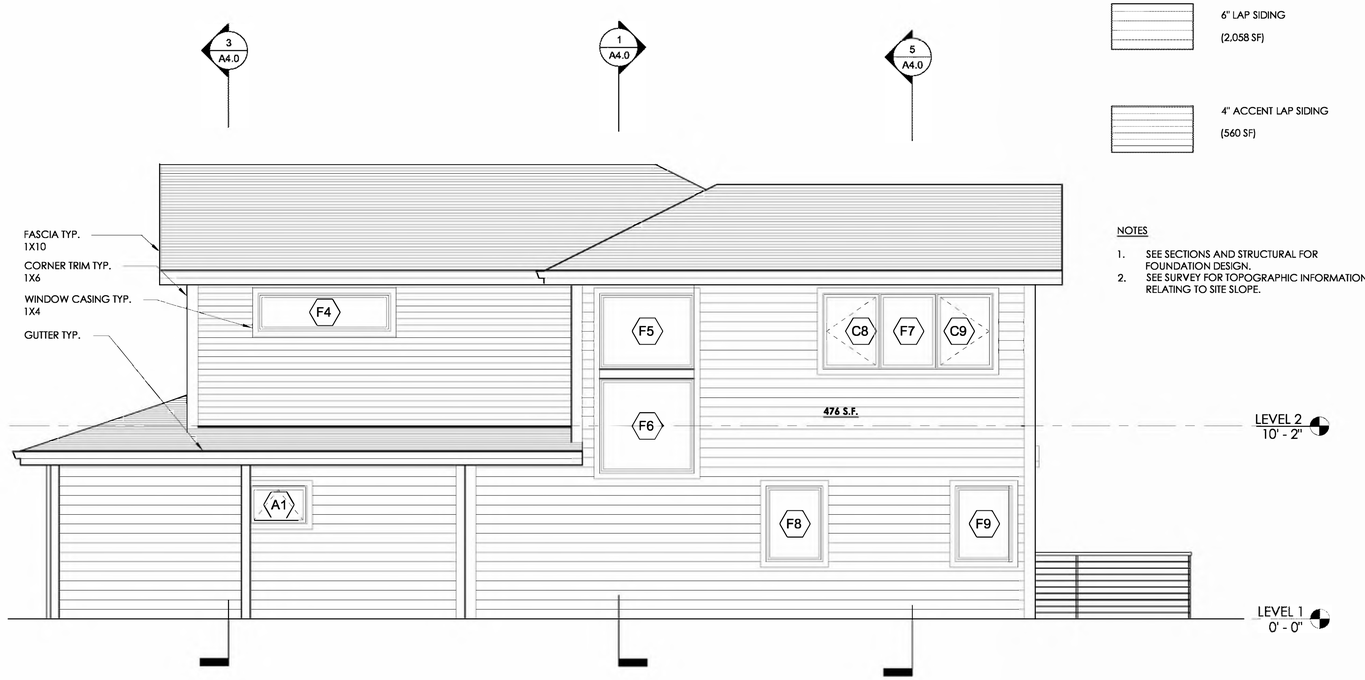


2 NORTH ELEVATION
1/4" = 1'-0"



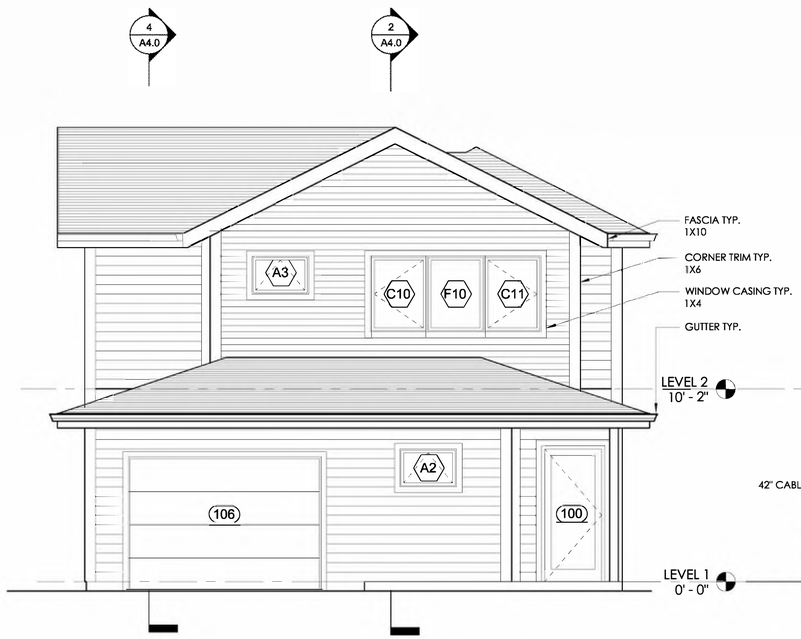
1 EAST ELEVATION
1/4" = 1'-0"

6" LAP SIDING
(2,058 SF)

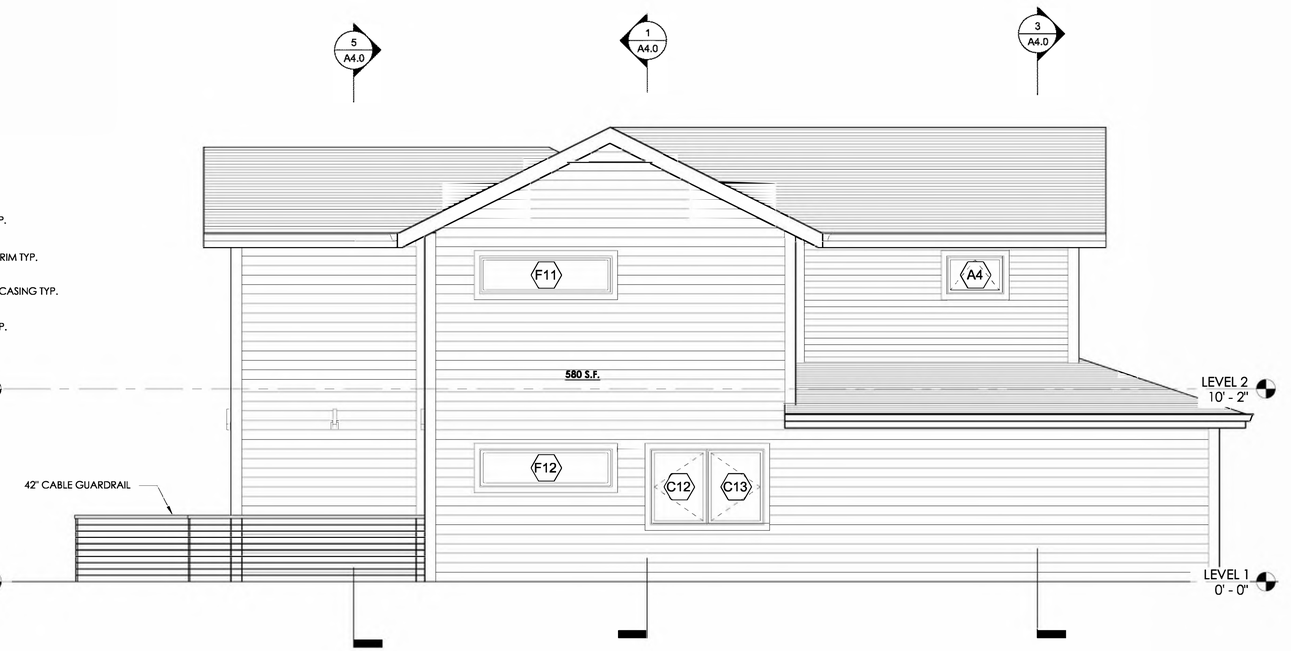
4" ACCENT LAP SIDING
(560 SF)

NOTES

1. SEE SECTIONS AND STRUCTURAL FOR FOUNDATION DESIGN.
2. SEE SURVEY FOR TOPOGRAPHIC INFORMATION RELATING TO SITE SLOPE.



4 SOUTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. BUILDING ELEVATIONS

PERMIT SET
09/28/2018
SINGLE FAMILY
RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A3.0

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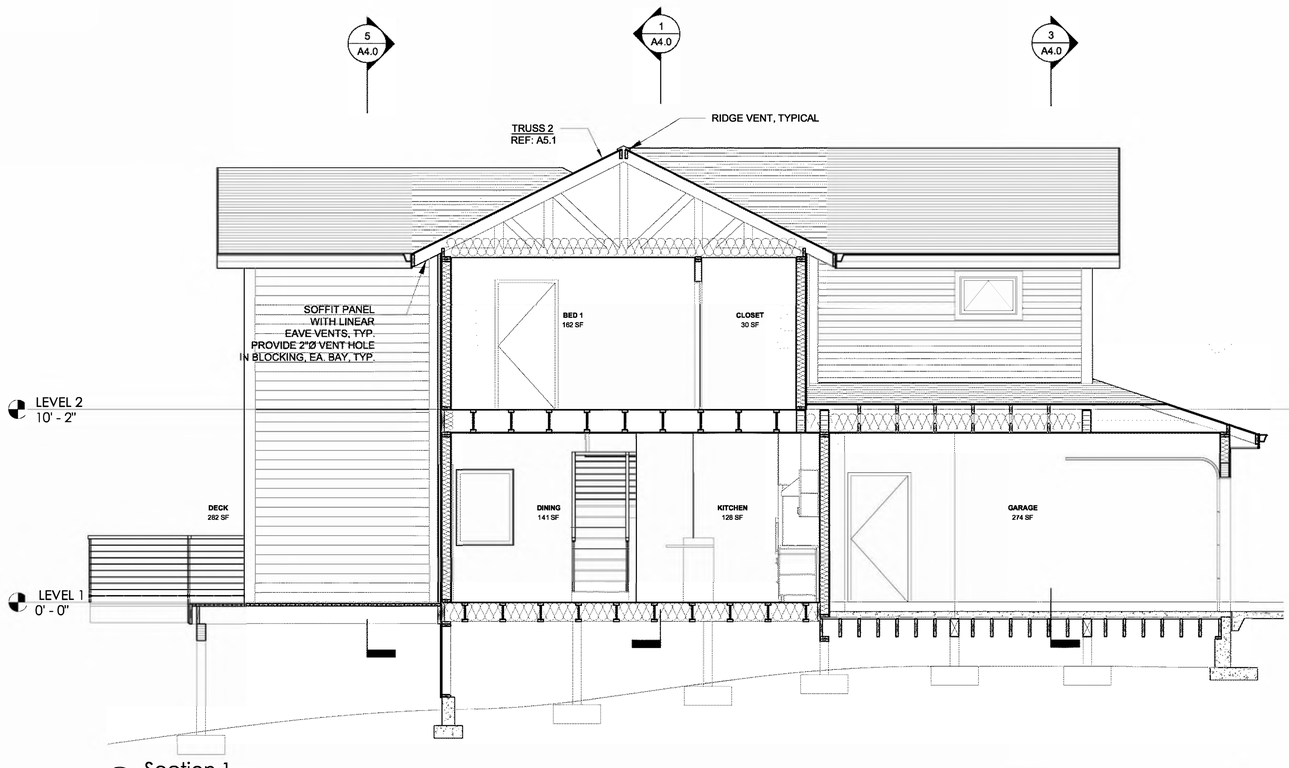
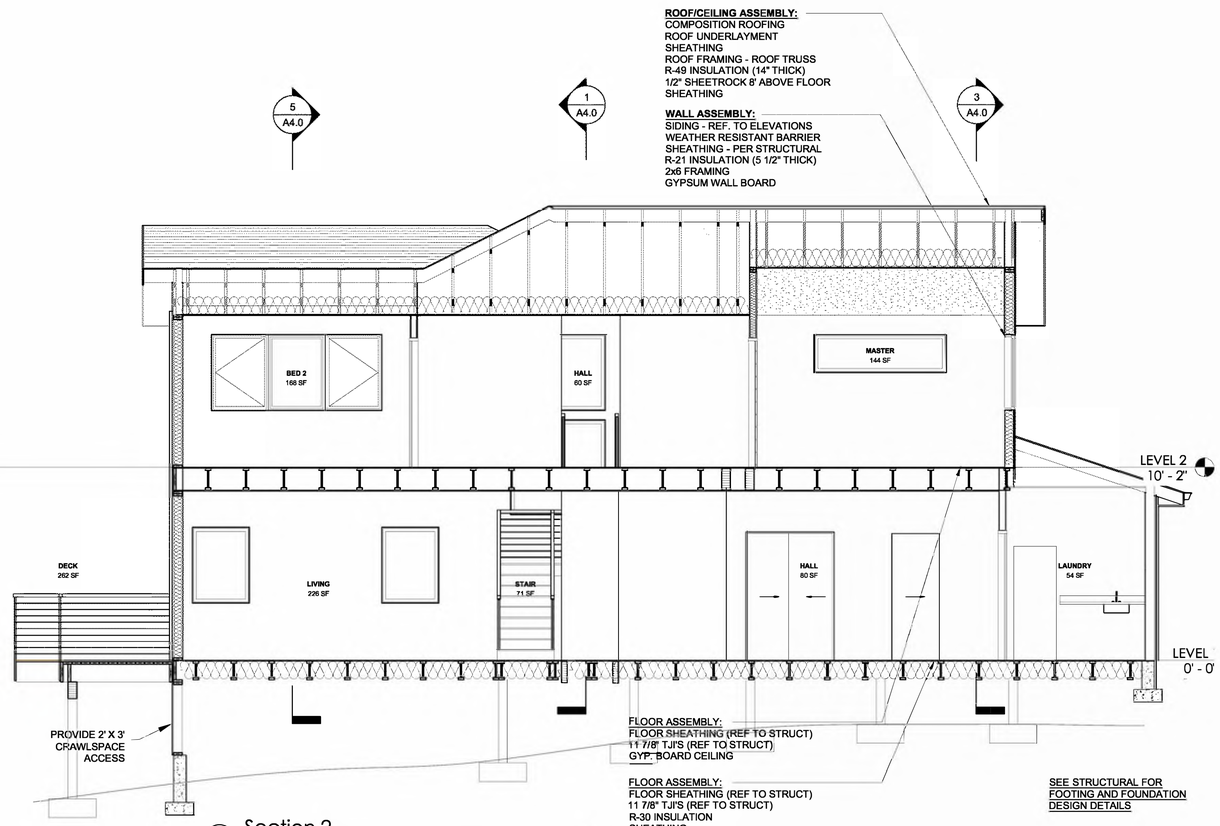
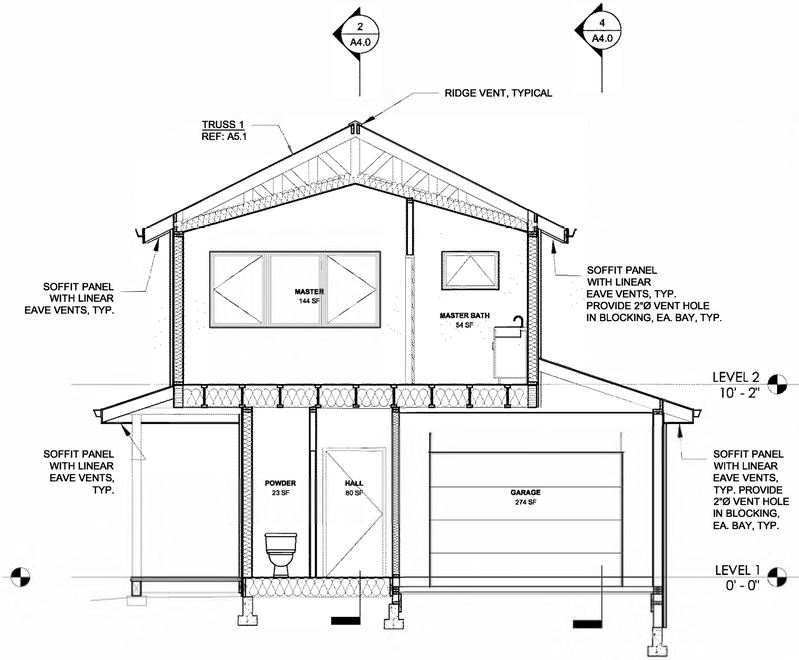


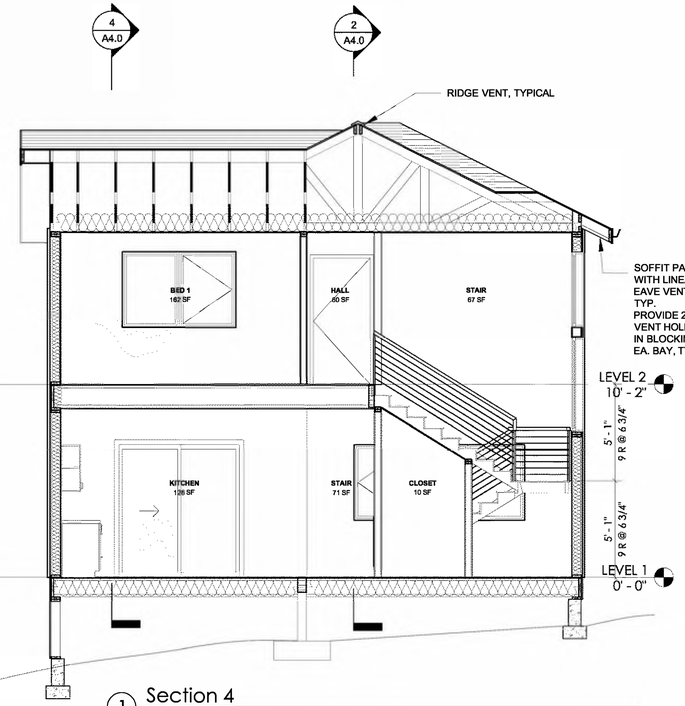
4 Section 1
1/4" = 1'-0"



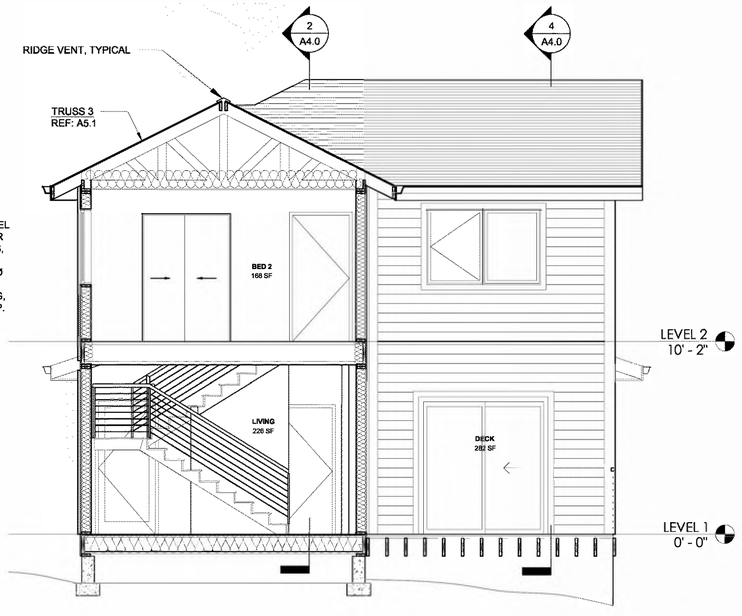
2 Section 2
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"



1 Section 4
1/4" = 1'-0"



5 Section 5
1/4" = 1'-0"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. BUILDING SECTIONS

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

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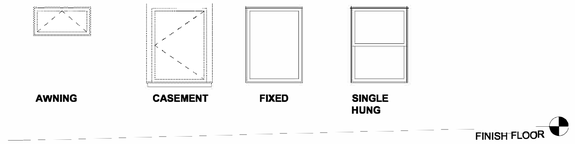
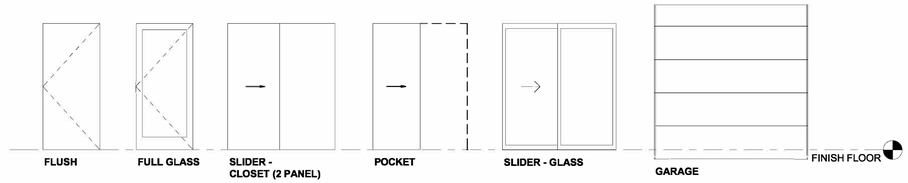


WINDOW TYPES
1/4" = 1'-0"



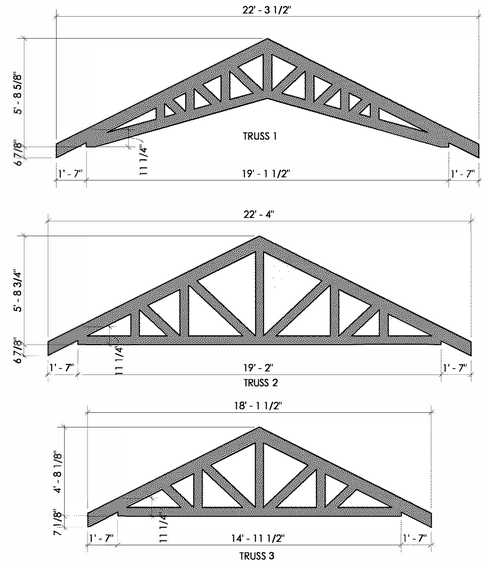
DOOR TYPES
1/4" = 1'-0"

WINDOW SCHEDULE UNIT A

MARK	Level	ROOM NAME	TYPE	SIZE			COMMENTS
				WIDTH	HEIGHT	SILL HT.	
LEVEL 1							
A1	LEVEL 1	POWDER	AWNING	3' - 0"	2' - 0"	5' - 0"	TEMPERED
A2	LEVEL 1	LAUNDRY	AWNING	3' - 0"	2' - 0"	5' - 0"	
C3	LEVEL 1	DECK	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C4	LEVEL 1	LIVING	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C12	LEVEL 1	KITCHEN	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C13	LEVEL 1	KITCHEN	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
F2	LEVEL 1	DECK	FIXED	3' - 0"	4' - 0"	3' - 0"	
F6	LEVEL 1	STAIR	FIXED	5' - 0"	5' - 0"	7' - 8"	
F8	LEVEL 1	LIVING	FIXED	3' - 0"	4' - 0"	3' - 0"	
F9	LEVEL 1	LIVING	FIXED	3' - 0"	4' - 0"	3' - 0"	
F12	LEVEL 1	DINING	FIXED	7' - 0"	2' - 0"	5' - 0"	
LEVEL 2							
A3	LEVEL 2	MASTER BATH	AWNING	3' - 0"	2' - 0"	5' - 0"	TEMPERED
A4	LEVEL 2	MASTER BATH	AWNING	3' - 0"	2' - 0"	5' - 0"	TEMPERED
C1	LEVEL 2	BED 2	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C2	LEVEL 2	BED 2	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C5	LEVEL 2	BED 1	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C8	LEVEL 2	BED 2	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C9	LEVEL 2	BED 2	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C10	LEVEL 2	MASTER	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C11	LEVEL 2	MASTER	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
F1	LEVEL 2	BED 2	FIXED	3' - 0"	4' - 0"	3' - 0"	
F3	LEVEL 2	BED 1	FIXED	3' - 0"	4' - 0"	3' - 0"	
F4	LEVEL 2	MASTER	FIXED	7' - 0"	2' - 0"	5' - 0"	
F5	LEVEL 2	STAIR	FIXED	5' - 0"	4' - 0"	3' - 0"	
F7	LEVEL 2	BED 2	FIXED	3' - 0"	4' - 0"	3' - 0"	
F10	LEVEL 2	MASTER	FIXED	3' - 0"	4' - 0"	3' - 0"	
F11	LEVEL 2	BED 1	FIXED	7' - 0"	2' - 0"	5' - 0"	

DOOR SCHEDULE UNIT A

MARK	ROOM NAME	TYPE	DIMENSIONS		
			WIDTH	HEIGHT	THICKNESS
LEVEL 1					
100	FOYER	GLASS FLUSH	3' - 0"	7' - 0"	0' - 1 1/2"
102	GARAGE	FLUSH	3' - 0"	6' - 8"	0' - 1 3/4"
103	HALL	SLIDER - CLOSET	4' - 6"	6' - 8"	0' - 1 1/2"
104	HALL	POCKET	2' - 6"	6' - 8"	0' - 1 1/2"
105	LAUNDRY	FLUSH	3' - 0"	6' - 8"	0' - 1 3/4"
106	GARAGE	GARAGE	10' - 0"	7' - 0"	0' - 1 1/2"
211	FOYER	FLUSH	2' - 10"	6' - 8"	0' - 1 3/4"
LEVEL 2					
200	BED 2	FLUSH	3' - 0"	6' - 8"	0' - 1 3/4"
201	CLOSET	SLIDER - CLOSET	4' - 6"	6' - 8"	0' - 1 1/2"
202	BED 1	FLUSH	3' - 0"	6' - 8"	0' - 1 3/4"
203	CLOSET	SLIDER - CLOSET	4' - 6"	6' - 8"	0' - 1 1/2"
204	WC	FLUSH	2' - 10"	6' - 8"	0' - 1 3/4"
205	MASTER	FLUSH	2' - 10"	6' - 8"	0' - 1 3/4"
206	MASTER	FLUSH	2' - 10"	6' - 8"	0' - 1 3/4"
207	MASTER BATH	FLUSH	2' - 10"	6' - 8"	0' - 1 3/4"



1 TRUSS SCHEDULE
1/4" = 1'-0"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. SCHEDULES

PERMIT SET
09/28/2018
SINGLE FAMILY
RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A5.0

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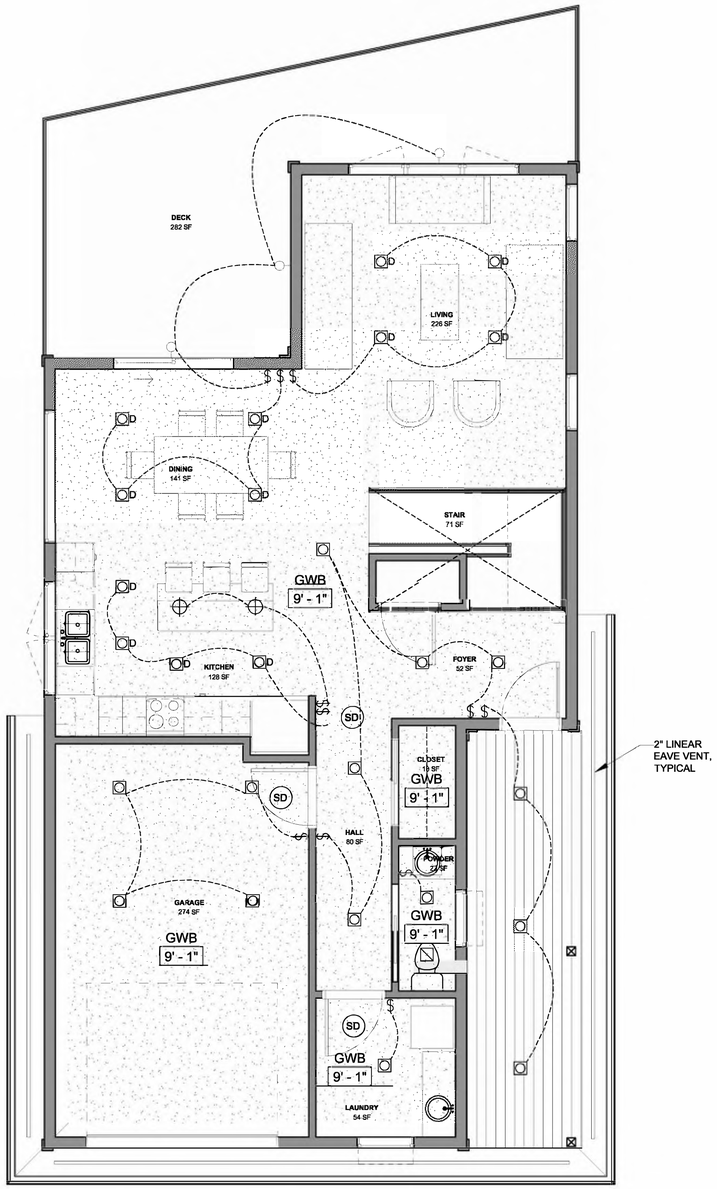
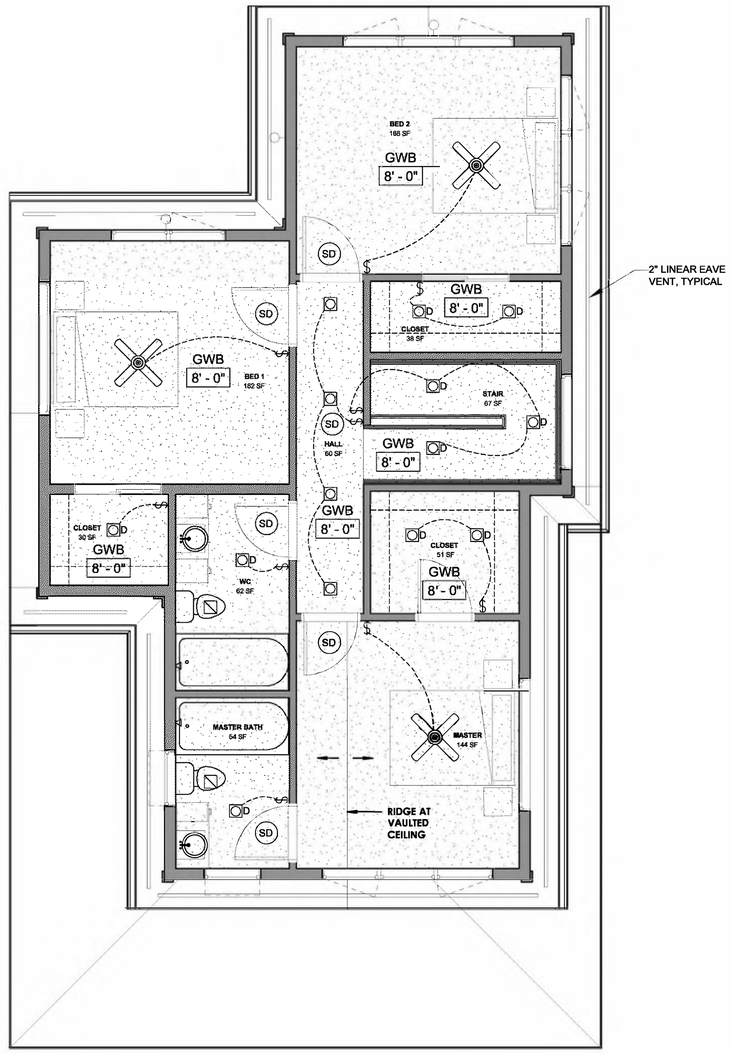


1 ENLARGED RCP - LEVEL 1
1/4" = 1'-0"



2 ENLARGED RCP - LEVEL 2
1/4" = 1'-0"

GENERAL NOTES

1. ALL CEILINGS ARE GYPSUM BOARD UNLESS OTHERWISE NOTED.
2. OUTLETS SHOWN ARE FOR SWITCHING PURPOSES. ALL OTHER OUTLETS TO BE LOCATED ACCORDING TO OREGON ELECTRICAL CODE. COORDINATE WITH OWNER FOR LOCATIONS.
3. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE
4. PROVIDE MECHANICAL VENTILATION IN FULL BATHROOMS PER ORSC, M1506.4

LEGEND

- CEILING MATERIAL
- 1t / 9'-0" — CEILING TAG / CEILING HEIGHT
- GYPSUM BOARD CEILING
- T & G CEDAR
- RECESSED DOWNLIGHT
- RECESSED DIRECTIONAL DOWNLIGHT
- D — RECESSED DOWNLIGHT, ON DIMMER
- PENDANT LIGHT
- EXHAUST FAN
- FLUSH MOUNT LIGHT
- UNDER CABINET LIGHTING
- WALL MOUNT VANITY LIGHT
- WALL SCONCE - SEE INTERIOR ELEVATION FOR MOUNTING HEIGHT
- ELECTRICAL SWITCH
- SMOKE/ CARBON MONOXIDE DETECTOR
- CEILING FAN

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. REFLECTED CEILING PLANS

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A6.0

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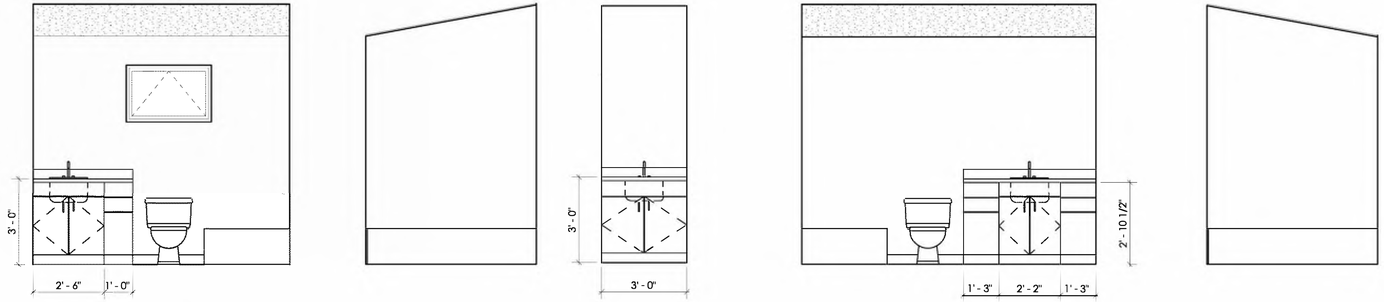


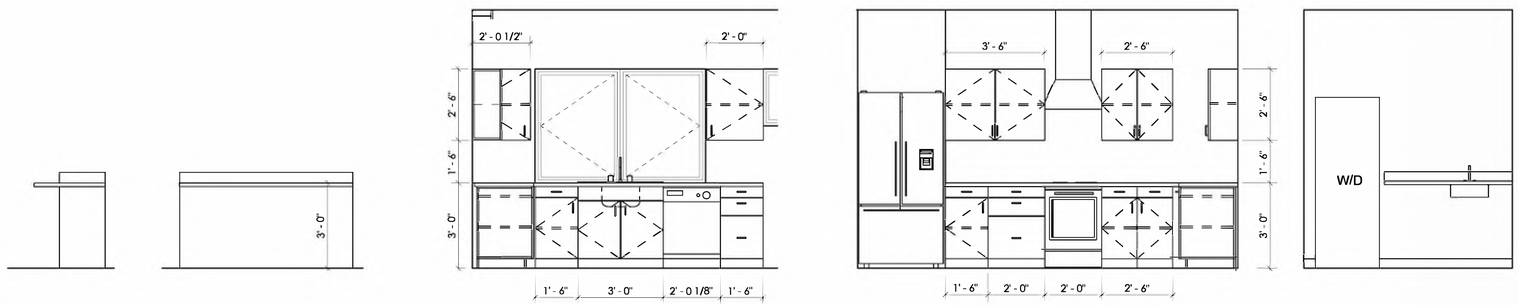
6 MASTER BATH 1 — 3/8" = 1'-0"

7 MASTER BATH 2 — 3/8" = 1'-0"

8 POWDER 1 — 3/8" = 1'-0"

9 WC 1 — 3/8" = 1'-0"

10 WC 2 — 3/8" = 1'-0"



1 ISLAND 1 — 3/8" = 1'-0"

2 ISLAND 2 — 3/8" = 1'-0"

3 KITCHEN 1 — 3/8" = 1'-0"

4 KITCHEN 2 — 3/8" = 1'-0"

5 LAUNDRY 1 — 3/8" = 1'-0"

MARK	DATE	DESCRIPTION
	FOR PERMIT	09/28/2018

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. INTERIOR ELEVATIONS

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A7.0

INTEGRATE
ARCHITECTURE & PLANNING
www.integratearch.com

STRUCTURAL NOTES

CODE: 2014 O.S.S.C. AND 2014 O.R.S.C.

DESIGN LOADS:

DEAD LOAD	- AS REQUIRED
LIVE LOAD	- 40 PSF
SNOW LOAD	- 25 PSF
SEISMIC	- D1 SEISMIC DESIGN CATEGORY PER O.R.S.C.
WIND:	- ASCE 7 120mph 3-SEC GUST EXP. B
SOIL BEARING	- 1500 PSF ASSUMED

EARTHWORK:

1. EXCAVATE TO LINES & LEVELS SHOWN ON DRAWINGS. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED NATIVE SANDS

CONCRETE:

1. REFERENCE SPECIFICATION - ACI 301, PLANT MIX PER ASTM C94.
2. STRENGTH:
   A. GROUND FLOOR SLAB - 3,000 PSI AT 28 DAYS
   B. FOOTINGS, WALLS 2,500 PSI @ 28 DAYS
3. REINFORCING - ASTM A615, GRADE 60. LAP BARS AS SHOWN ON PLAN WITH MIN. LAP OF 44 BAR DIAMETERS. PROVIDE 24" HOOKS AT CORNERS.
4. BOLTS:
   A. ANCHOR BOLTS - ASTM A307
   B. EXPANSION BOLTS - HILTI KWIK-BOLT-TZ. SPECIAL INSPECTION REQUIRED.
   C. ADHESIVE ANCHORS - HILTI-RE 500-SD OR SIMPSON SET-XP. SPECIAL INSPECTION REQUIRED.
5. COVER - AS FOLLOWS UNLESS SHOWN OTHERWISE ON PLANS.
   A. CONCRETE PLACED AGAINST EARTH - 3"
   B. FORMED CONCRETE AGAINST EARTH - 2".
   C. SECOND FLOOR SLAB - ¢
6. FINISH - PER ARCHITECT
7. SUBMITTALS: (4 COPIES)
   A. MIX DESIGNS PER IBC 1903
   B. REINFORCING SHOP DRAWINGS

CARPENTRY:

1. REFERENCE SPECIFICATION - IBC CHAPTER 23.
2. LUMBER - DOUGLAS FIR WITH MOISTURE CONTENT PER SPECIFICATION. ALL IN CONTACT WITH CONCRETE TO BE PRESSURE PRESERVATIVE TREATED. GRADE AS FOLLOWS
   A. POSTS AND BEAMS 6x AND GREATER - D.F. NO 1.
   B. POSTS AND BEAMS 4x SMALLER - D.F. NO 2 OR BETTER.
   C. STUDS - D.F. STUD GRADE OR BETTER
   D. PLATES & SILLS - DF NO. 2 P.T. AT CONCRETE SLAB.
      - KILN DRIED D.F. STANDARD TYPICAL
3. SHEATHING - PLYWOOD, ORIENTED STRANDBOARD OR APPROVED EQUAL.
   A. ROOF & WALL SHEATHING - APA 24/0. THICKNESS & NAILING PER PLAN.
   B. FLOOR SHEATHING - APA - 48/24. THICKNESS AND NAILING PER PLAN.
4. PLYWOOD WEB JOISTS- TRUS JOIST TJI SERIES OR APPROVED EQUAL. BRIDGING, BLOCKING & ERECTION BRACING PER MANUFACTURER'S RECOMMENDATION.
5. GLUE LAMINATED BEAMS - DOUGLAS FIR, COMBINATION 24F-V4, FABRICATED WITH WATER PROOF GLUE. FINISH PER PROJECT SPECIFICATIONS.
6. P.T. GLUE LAMINATED BEAMS - EUS 24F-V5MI / 8PI FABRICATED WITH WATER PROOF GLUE. FINISH PER PROJECT SPECIFICATIONS.
7. GLUE LAMINATED COLUMNS - DOUGLAS FIR, COMBINATION 24F-V8, FABRICATED WITH WATER PROOF GLUE. FINISH PER PROJECT SPECIFICATIONS.
8. PARALLAM BEAMS - 2.0 E BY TRUS JOIST.
9. TIMBERSTRAND BEAMS - 1.9/2.1 1.5E BY TRUS JOIST
10. TIMBERSTRAND BLOCKING - 1.5L 1-3/4" BY TRUS JOIST.
11. CONNECTIONS - SIMPSON STRONG-TIE OR USP, GALVANIZED.
12. FRAMING - PER INDUSTRY & CODE STANDARDS FOR ALL DETAILS NOT SHOWN. REFER TO IBC SECTIONS 2324, 2325 AND 2326.
13. NAILING - USE COMMON TYPE NAILS. MINIMUM NAILING PER IBC TABLE NO. 23-I-Q UNLESS NOTED OTHERWISE ON PLANS.

COMMON WIRE NAIL	PNEUMATIC NAIL DIAMETER	MINIMUM NAIL LENGTH	NAIL APPLICATION
30D COMMON	0.207"ø P-NAIL	4-1/2"	3X DECKING
40D COMMON	0.225"ø P-NAIL	5"	4X DECKING
20D COMMON	0.192"ø P-NAIL	4"	FRAMING
16D COMMON	0.162"ø P-NAIL	3-1/2"	FRAMING
10D COMMON	0.148"ø P-NAIL	3"	FRAMING
N/A	0.148"ø P-NAIL	2-3/8"	FLR SHEATHING
8D COMMON	0.131"ø P-NAIL	2-1/2"	ROOF SHEATHING
N/A	0.162"ø P-NAIL	3-1/2"	STRAPS

14. DRYING - PRIOR TO INSTALLATION OF GYPSUM WALL BOARD, DRY COMPLETED TO A MAXIMUM MOISTURE CONTENT OF 15%.
15. SUBMITTALS - SHOP DRAWINGS, 4 COPIES.
16. PREFABRICATED WOOD TRUSSES:
   A. REFERENCE STANDARD - ANSI / TPI 1.
   B. PERFORMANCE REQUIREMENTS - PROVIDE WOOD TRUSSES DESIGNED AND FABRICATED TO SUPPORT THE LOADS SHOWN WITH A TOTAL LOAD DEFLECTION LESS THAN L/360.
   C. SUBMITTALS: (3 COPIES)
      STRUCTURAL CALCULATIONS STAMPED BY AN ENGINEER REGISTERED IN OREGON & SHOP DRAWINGS SHOWING ALL FABRICATION, ERECTION AND INSTALLATION DETAILS.
17. UNLESS NOTED OTHERWISE, ALL BEAMS & GIRDER TRUSSES TO BE SUPPORTED AT ENDS BY:
   A. MULTIPLE STUDS EQUAL TO BEAM WIDTH (TRIPLE STUD MIN) WHEN LOCATED IN WALL. CONTINUE ON ALL FLOORS DOWN TO FOUNDATION WITH SOLID BLOCKING AT FLOORS. CONN STUDS TOGETHER WITH 16D @ 12" O.C.
   B. SOLID POST EQUAL TO BEAM WIDTH WHEN FREE STANDING. EXTEND CONTINUOUS FOR FULL HEIGHT DOWN TO SOLID BEARING.

HOLDOWN SCHEDULE

MARK NUMBER	HOLDOWN	BOUNDARY STUDS	ANCHOR THCKN SLAB (6)	ANCHOR EXT. STEM WALL (6)
-	NO HOLDOWN REQ'D			
1.	HDU2	(2)2x	S6TB16	S6TB20
2.	HDU4	(2)2x	S6TB16	S6TB20
3.	HDU5	(2)2x	S6TB24	S6TB24
4.	HDU8	(3)2x	S6TB34	S6TB34
5.	HDU11	(1)6x	N/A	SBX30 @ HDU11
6.	HDU14	(1)6x	N/A	SBX30
7.	MSTC28	(2)2x	N/A	N/A
8.	MSTC40	(2)2x	N/A	N/A
9.	MSTC66	(2)2x	N/A	N/A
10.	2-MSTC66	(4)2x	N/A	N/A

NOTES:

1. INSTALL ALL HOLDOWNS PER MANUFACTURER SPECIFICATION PER C-C-2015 SIMPSON STRONG TIE CATALOG OR USP 34TH EDITION CATALOG.
2. MATCH STUDS ON SCHEDULE FOR WALLS BELOW ON ALL WALL TO WALL HOLDOWNS.
3. (2)2x OR (3)2x STUDS NAILED TOGETHER WITH (2) ROWS OF 16D @ 3" O.C. STAGGERED.
4. REFER TO SHEARWALL SCHEDULE AND TYPICAL SHEARWALL DETAILS FOR WALL LOCATIONS AND CONFIGURATIONS.
5. REFER TO SIMPSON OR USP CATALOGS FOR MINIMUM EMBED OF ANCHORS INTO CONCRETE.
6. USE S6TBL MODELS @ 3x SILL LOCATIONS.

SHEAR WALL SCHEDULE(1-13)

MARK	REF NOTES: (1,9) SHEATHING	Note: (2) NAIL SIZE	EDGE NAILS SPACING	FIELD NAILS SPACING	SILL TO CONCRETE CONNECTION, NOTE: (3)	SILL TO WOOD CONNECTION, Note (7)	SHEAR TRANSFER CLIPS (8)
A	7/16" OSB (1) SIDE (6)	8d	6"	12"	5/8" DIA. A.B. @ 48" O/C	16D @ 6" O/C	A35 OR RBC @ 24" O/C
B	7/16" OSB (1) SIDE (6)	8d	4"	12"	5/8" DIA. A.B. @ 36" O/C (12)	16D @ 4" O/C	A35 OR RBC @ 18" O/C
C	7/16" OSB (1) SIDE (5,6)	8d	3"	12"	5/8" DIA. A.B. @ 30" O/C (12)	16D @ 3" O/C	A35 OR RBC @ 12" O/C
D	7/16" OSB (1) SIDE (5,6)	8d	2"	12"	5/8" DIA. A.B. @ 24" O/C (12)	16D @ 2" O/C	A35 OR RBC @ 10" O/C
E	7/16" OSB (2) SIDES (4,5,6)	8d	4" STAGGERED	12"	5/8" DIA. A.B. @ 18" O/C (12)	16D @ 2" O/C	A35 OR RBC @ 7" O/C
F	7/16" OSB (2) SIDES (4,5,6)	8d	3" STAGGERED	12"	5/8" DIA. A.B. @ 15" O/C (12)	16D @ 3" O/C/2 ROWS STAGGERED	A35 OR RBC @ 5" O/C
G	7/16" OSB (2) SIDES (4,5,6)	8d	2" STAGGERED	12"	5/8" DIA. A.B. @ 12" O/C (12)	16D @ 2" O/C/2 ROWS STAGGERED	HGA10KT @ 7" O/C

NOTES:

1) C-D, D-C SHEATHING, PLYWOOD PANEL SIDING AND OTHER GRADES COVERED IN PS1-95. ALL WALL CONSTRUCTION TO CONFORM TO OSSC TABLE 2306.4.1.
2) USE COMMON WIRE NAILS FOR ALL WOOD SHEATHING AND COOLER NAILS FOR GYPBOARD SHEATHING.
3) A.B. MINIMUM 7" EMBED INTO CONCRETE. 3"X3"X1/4" PLATE WASHERS REQ'D AT ALL SHEAR WALL A.B.'s. N/A @ MASA ANCHORS.
4) PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3X OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
5) 3X OR DBL 2X FRAMING AT ALL ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED.
6) ALL EDGES BLOCKED.
7) COMMON WIRE NAILS.
8) CLIP TO BE ATTACHED FROM CONTINUOUS BLOCKING TO TOP OF CONTINUOUS TOP PLATES. CLIPS ARE NOT REQUIRED AT GYP BD WALLS BUT BLOCKING IS ATTACHED PER THE TOENAILING SCHEDULE.
9) SEE ATTACHED TYPICAL SHEARWALL DETAILS.
10) SHEATHING TO BE STRUCTURAL 1 SHEATHING.
11) VALUES ARE FOR FRAMING OF H-F.
12) SEE PLAN FOR WALLS WHERE SEISMIC DESIGN SHEAR IS GREATER THAN 350 PLF (ASD). 3X OR DBL 2X AT PANEL EDGES AND SILL. STAGGER NAILS. NAIL AND GLUE DBL 2X SILL TOGETHER W/ 10D GALVANIZED @ 4" O/C STAGGERED, OR USE A 3X. FOR WALLS WITH THE LARGER SILLS, ANCHOR BOLT SPACING MAY BE INCREASED BY A FACTOR OF 1.25 FROM THE TABLE ABOVE DUE TO THICKER SILLS.
13) 7/16" PLY IS ACCEPTABLE IN LIEU OF 7/16" OSB

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
51319PE
OREGON
JAN. 12, 1995
DAVID J. HORN
Expires: 6-30-19

HCE
Horn Consulting Engineers LLC
7622 SW Beaverton-Hillsdale Hwy, Ste 202 Portland, OR 97225
Phone: 503.892.5782 Email: dave@hornllc.com

PARCEL 1
1791 BLANKENSHIP RD
WEST LINN, OR 97068

SHEAR WALL & HOLDOWN SCHEDULES / STRUCTURAL NOTES

REVISIONS:

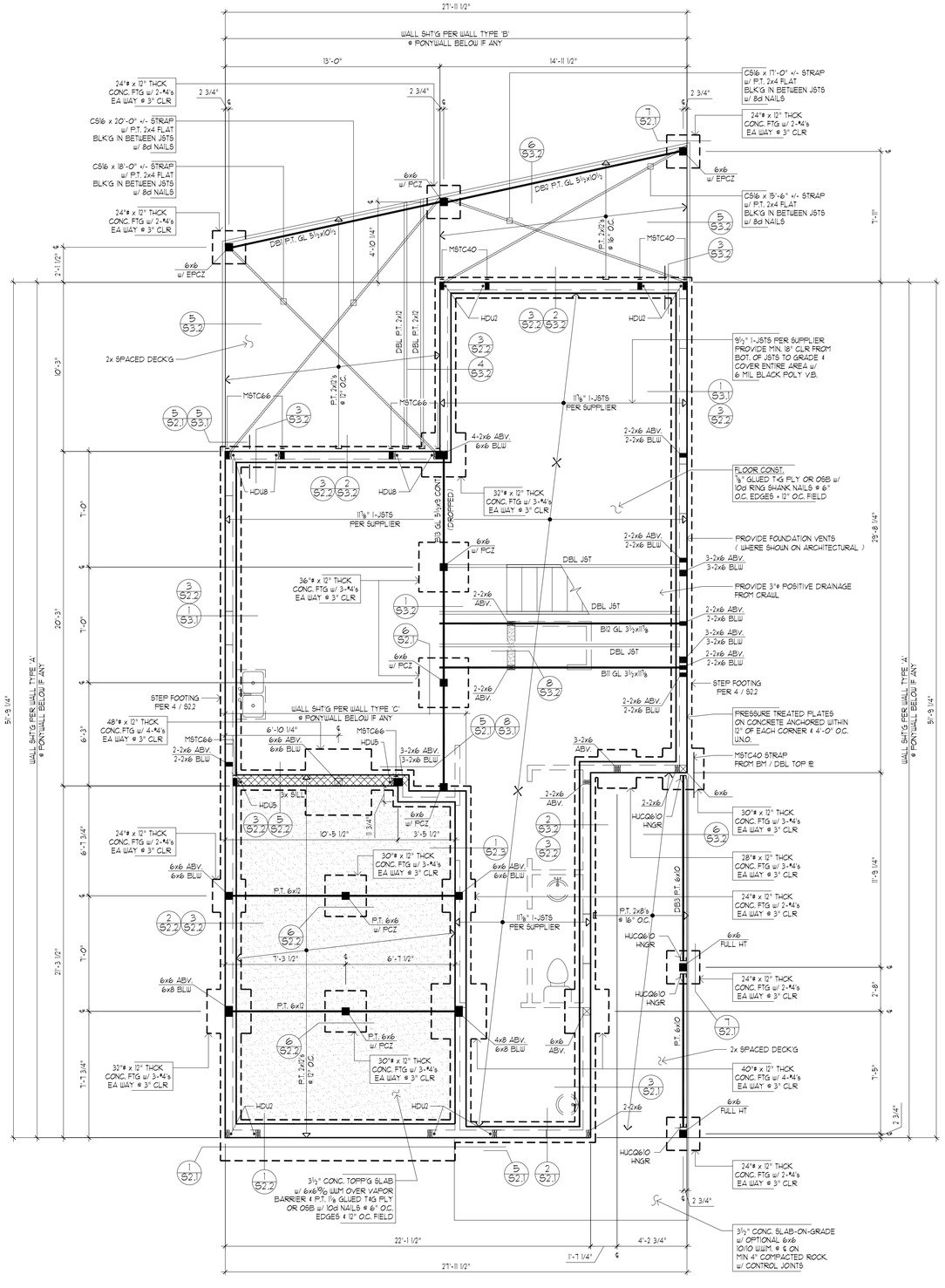
DATE: 8.9.18
SCALE:
DRAWN: LY
JOB NO: 1A-18-01

S0

ORIGINAL SHEET SIZE: 22x34

LEGEND

- INDICATES WALL ABOVE FRAMING LEVEL
- INDICATES WALL BELOW FRAMING LEVEL
- INDICATES INTERIOR BEARING WALL BELOW FRAMING LEVEL
- ⊠ INDICATES COLUMN ABOVE
- ■ INDICATES COLUMN BELOW FRAMING LEVEL
- INDICATES DETAIL REFERENCE APPLIES TO ALL SIMILAR LOCATIONS
- HDUx (x) HOLDOWN TYPE 4 SCHEDULE MARK NUMBER (x) ON SHT S0



1 S1.1 FOUNDATION / MAIN FLOOR FRAMING PLAN

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

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
51319PE
OREGON
JAN. 12, 1995
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WEST LINN, OR 97068

FOUNDATION / MAIN FLOOR FRAMING PLAN

REVISIONS:	
DATE:	8.9.18
SCALE:	¼" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-01

S1.1

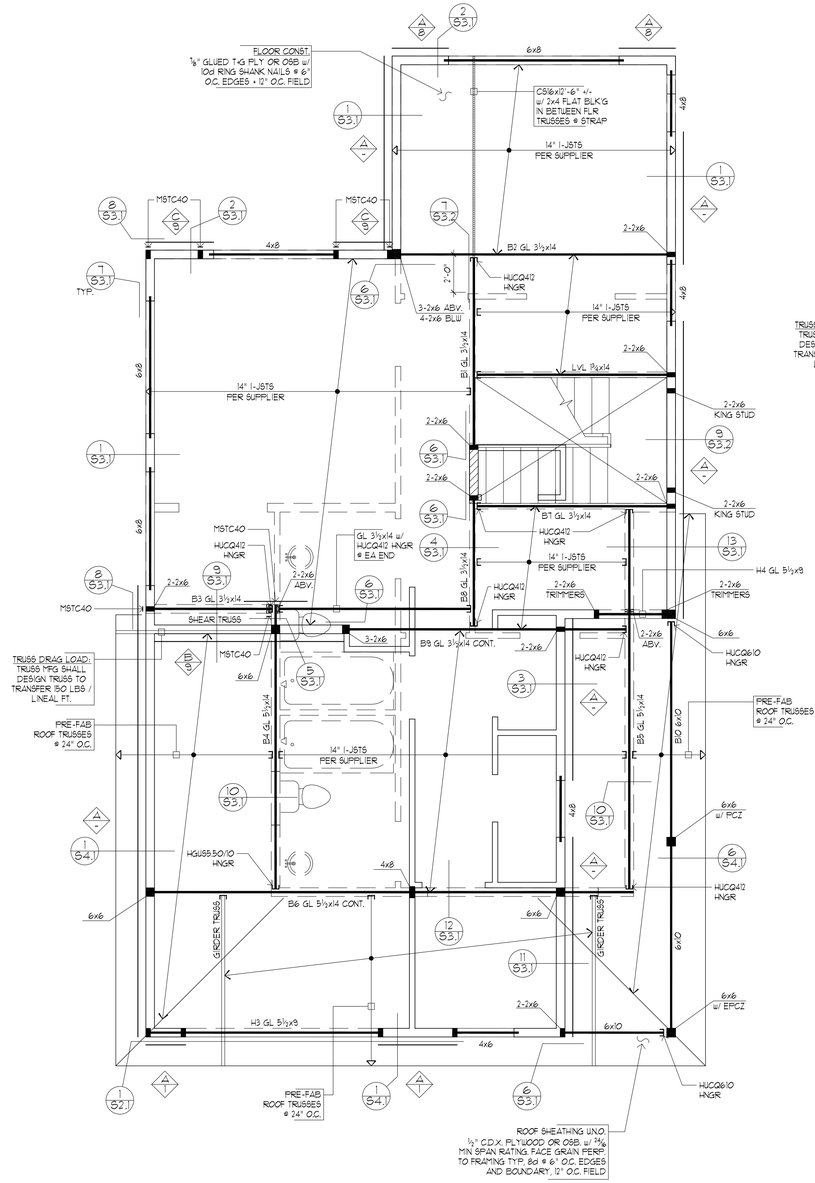
ORIGINAL SHEET SIZE: 22x34

LEGEND

- INDICATES ROOF OVERFRAMING
- INDICATES WALL BELOW FRAMING LEVEL
- INDICATES INTERIOR BEARING WALL BELOW FRAMING LEVEL
- INDICATES COLUMN BELOW FRAMING LEVEL
- INDICATES DETAIL REFERENCE APPLIES TO ALL SIMILAR LOCATIONS
- INDICATES VAULTED AREA
- EXTENT OF SHEARWALL SHEATHING SEGMENT
- INDICATES SHEARWALL TYPE PER SCHEDULE SHT S0
- INDICATES HOLDDOWN TYPE. 1 @ EA END OF WALL SEGMENT PER SCHEDULE SHT S0

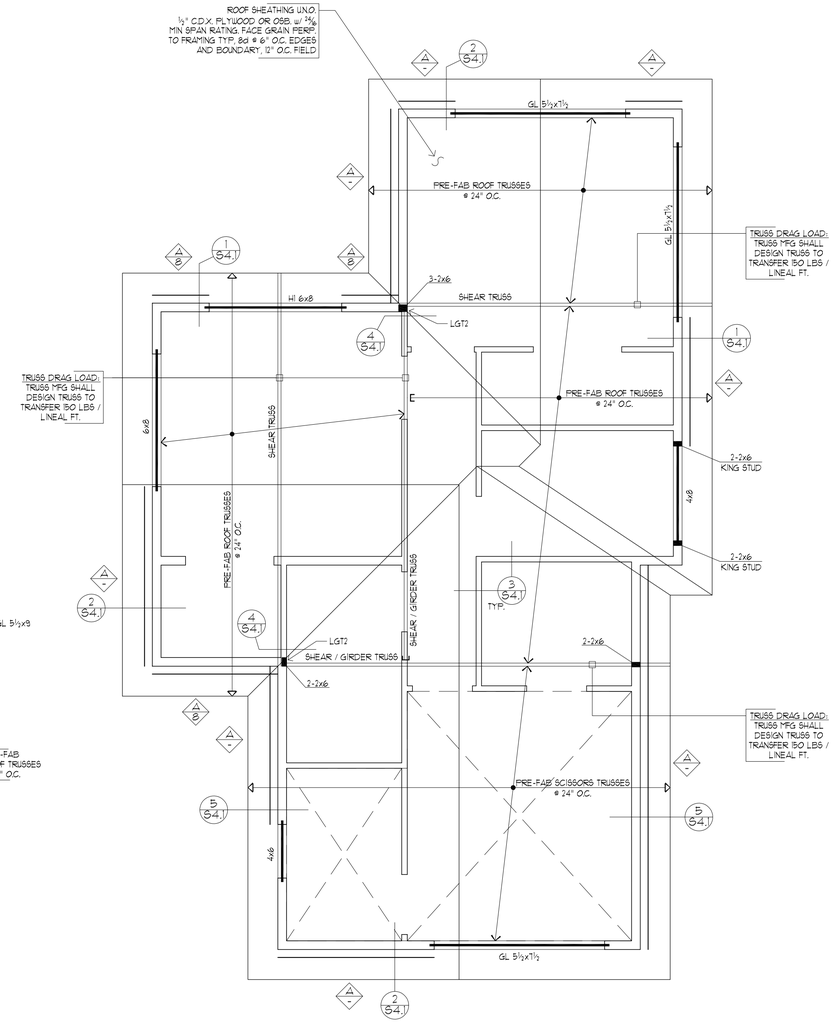
TRUSS NOTES:

- ALL TRUSSES TO BE PRE-ENGINEERED & CARRY MANUFACTURER'S STAMP.
- ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S SPECIFICATIONS.
- NON-BEARING WALLS SHALL BE CONNECTED TO THE TRUSS BOTTOM CHORD w/ SIMPSON STC (OR EQ.) TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
- ALL CONNECTIONS WITH RAFTERS, MONO OR JACK TRUSSES & HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY THE TRUSS MANUFACTURER.
- TRUSS LAYOUT SHOWING GIRDER TRUSS LOCATIONS ARE NOT PERMITTED TO CHANGE & MUST BE FOLLOWED CORRECTLY. IF TRUSS MANUFACTURER REQUESTS TO CHANGE IN PART OR IN WHOLE THE LAYOUT DESIGNED HEREIN, HE/SHE MUST CONTACT THE DESIGNER TO INSURE STRUCTURAL DESIGN IS MAINTAINED ON THE BUILDING CORRECTLY. ALSO, IF THE DESIGN LAYOUT IS DETERMINED TO CHANGE, THE BUILDING DEPARTMENT WILL REQUIRE APPROVAL & NEW ENGINEERING CALC'S.
- ADD SOLID BLK'G BETWEEN JOISTS UNDER POINT LOADS ABV. - WHERE APPLICABLE AT WALL.
- PROVIDE SOLID BEARING UNDER GIRDER TRUSS ENDS & FROM BEARING POINTS UNDER STRUCTURAL ROOF BEAMS AS SHOWN ON PLANS.
- PROVIDE SOLID BEARING UNDER BEAM ENDS & FROM BRG. POINTS TRANSFERRED DOWN FROM FLOOR ABV. CONT. TO FTG. BLW AS LOCATED ON PLANS.



1 S1.2 UPPER FLOOR FRAMING / MAIN FLOOR SHEAR WALL PLAN

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



2 S1.2 ROOF FRAMING / UPPER FLOOR SHEAR WALL PLAN

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

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
51319PE
OREGON
JAN. 12, 1995
DAVID J. HORN
Expires: 6-30-19

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PARCEL 1
1791 BLANKENSHIP RD
WEST LINN, OR 97068

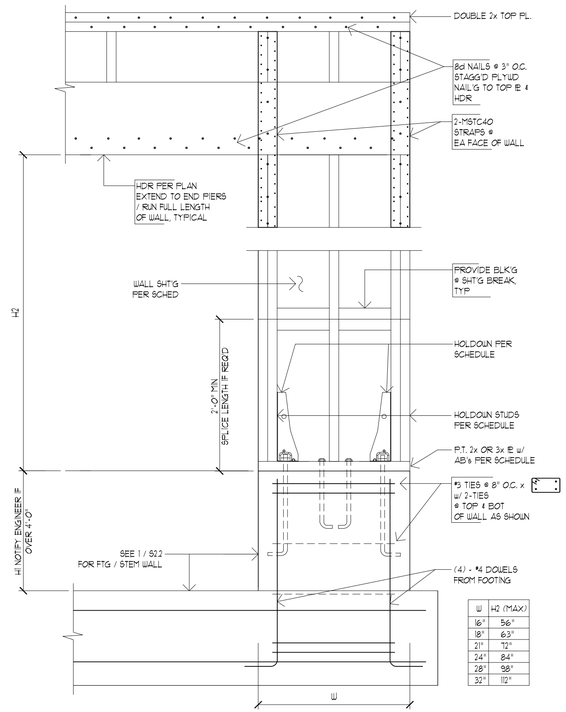
UPPER FLOOR FRAMING / MAIN FLOOR SHEAR WALL / ROOF FRAMING / UPPER FLOOR SHEAR WALL PLANS

REVISIONS:

DATE:	8.9.18
SCALE:	1/4" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-01

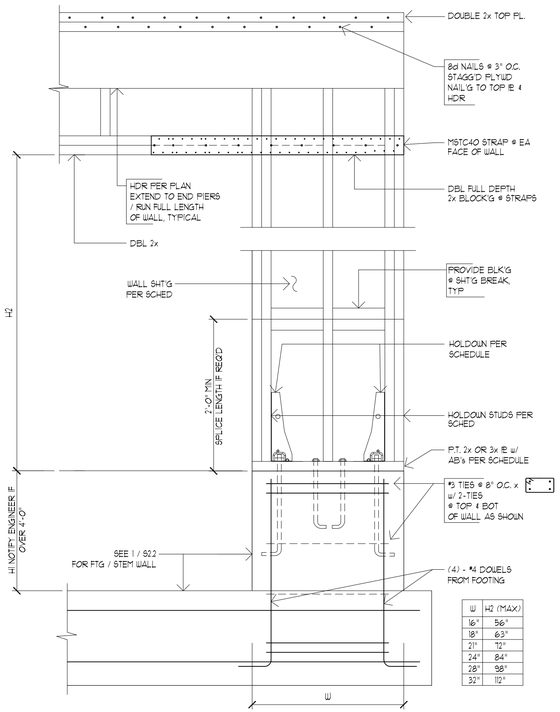
S1.2

ORIGINAL SHEET SIZE: 22x34



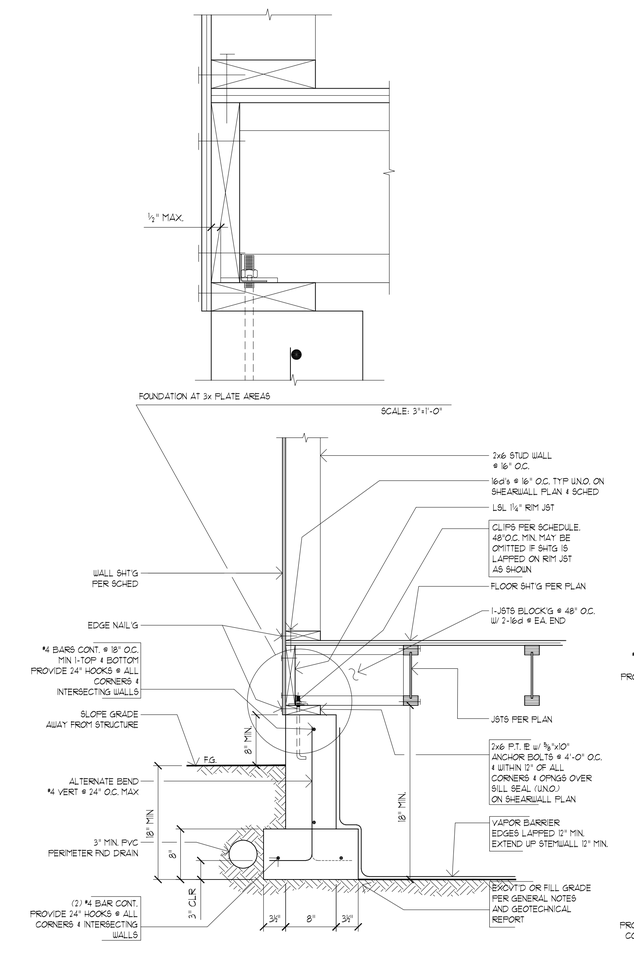
1 GARAGE WING FRAMING (LOW HEADER)

SCALE: 1"=1'-0"



GARAGE WING FRAMING (RAISED HEADER)

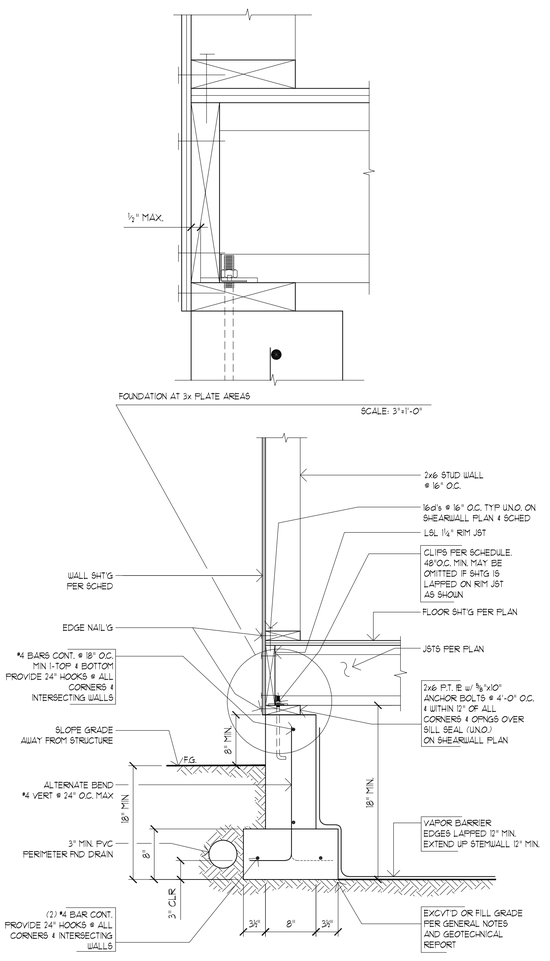
SCALE: 1"=1'-0"



2 FOUNDATION @ 2 STORY STRUCTURE W/ PARALLEL JSTS

NOTE: ENGINEERED CONC. WALL REQ. IF BACKFILL AGAINST WALL EXCEEDS 48" IN HEIGHT

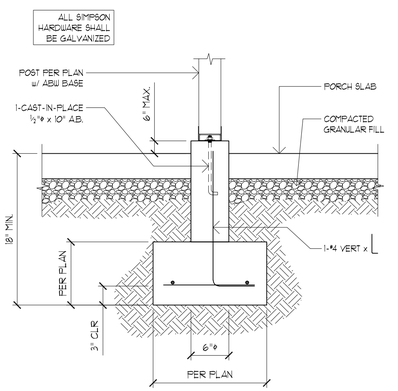
SCALE: 1"=1'-0"



3 FOUNDATION @ 2 STORY STRUCTURE W/ PERP JSTS

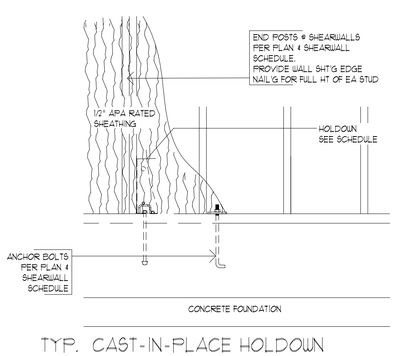
NOTE: ENGINEERED CONC. WALL REQ. IF BACKFILL AGAINST WALL EXCEEDS 48" IN HEIGHT

SCALE: 1"=1'-0"



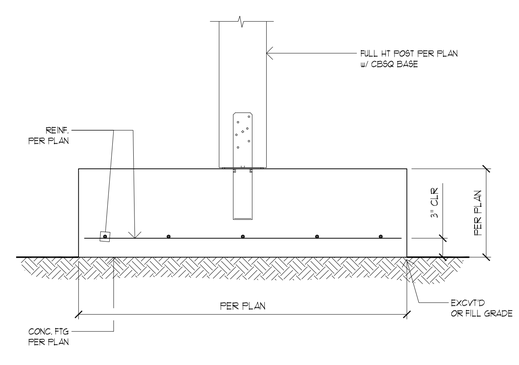
4 FRONT PORCH POST / FTG

SCALE: 1"=1'-0"



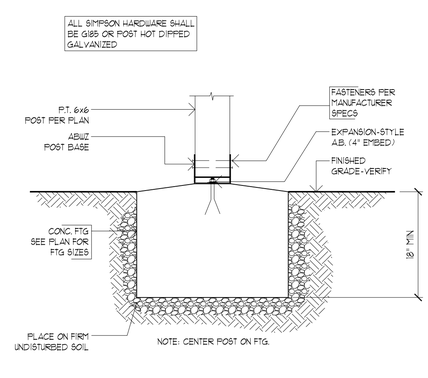
TYP. CAST-IN-PLACE HOLDOWN @ STEM WALL

SCALE: 1"=1'-0"



6 POST CONNECTION @ FOOTING

SCALE: 1"=1'-0"



7 FOOTING DETAIL

SCALE: N.T.S.

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
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PARCEL 1
1791 BLANKENSHIP RD
WEST LINN, OR 97068

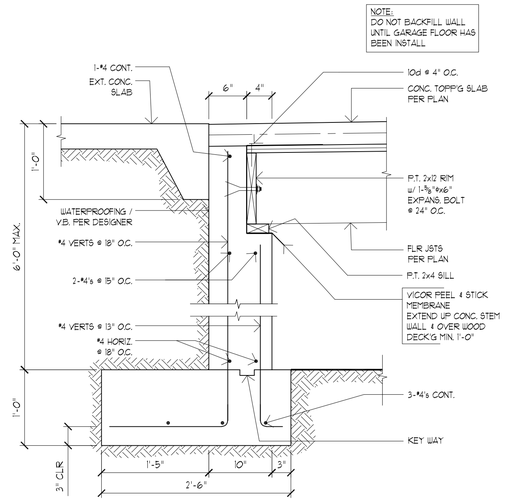
DETAILS

REVISIONS:

DATE:	8.9.18
SCALE:	1" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-01

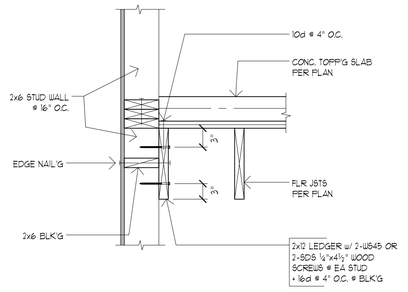
S2.1

ORIGINAL SHEET SIZE: 22x34



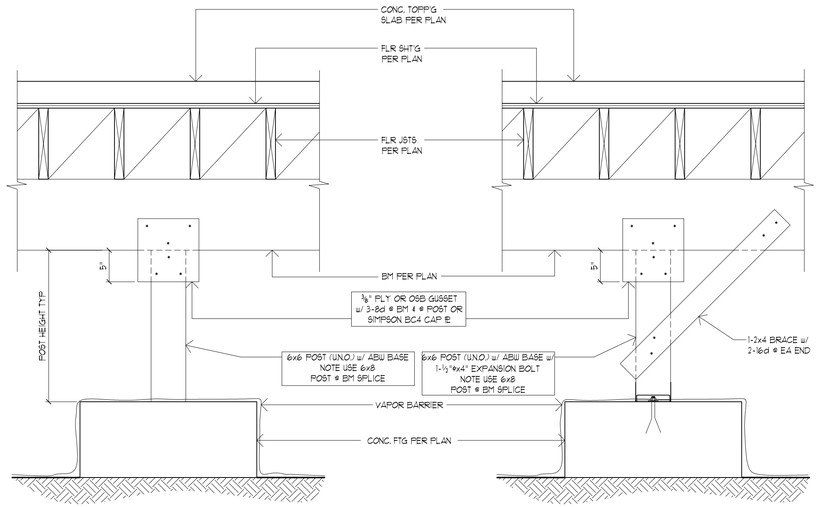
1 SUSPENDED GARAGE JSTS / RETAIN. WALL

SCALE: 1"=1'-0"



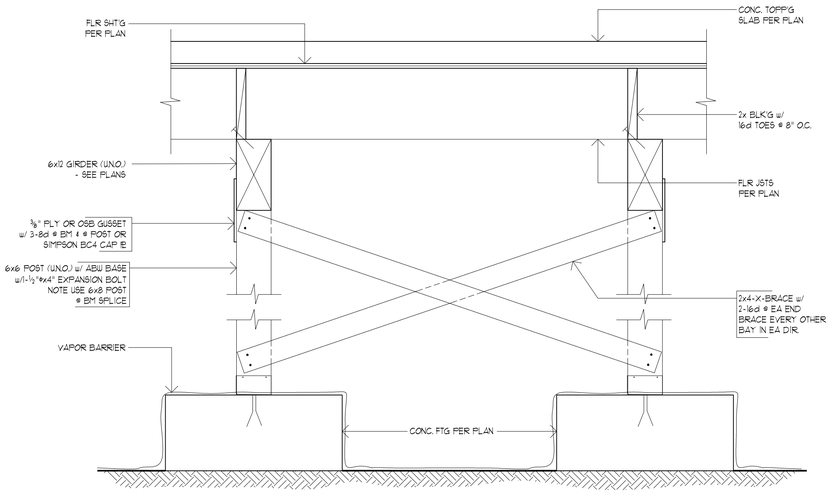
2 PARALLEL 2x12 FLR JSTS / WALL

SCALE: 1"=1'-0"



POST 4'-0" OR LESS

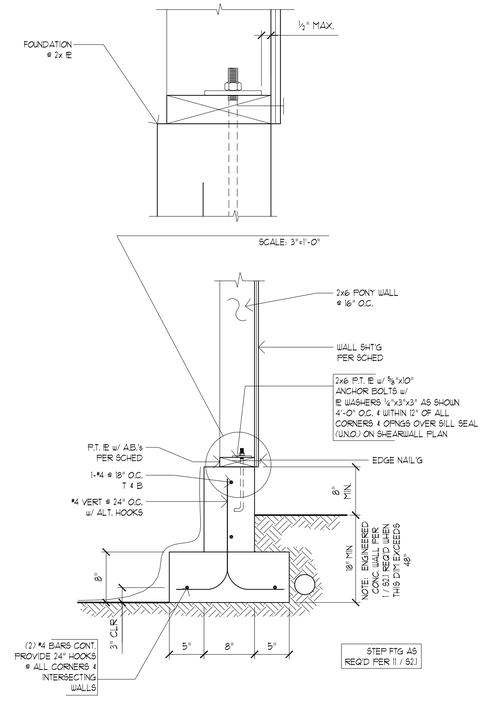
POST > 4'-0" < 8'-0"



POST > 8'-0" < 14'-0"

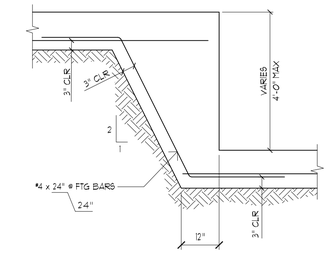
6 CRAWL SPACE POST TO BEAM POSITIVE CONNECTION

SCALE: 1"=1'-0"



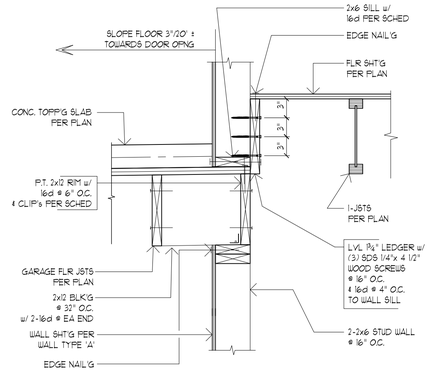
3 FOUNDATION / PONY WALL

SCALE: 1"=1'-0"



4 TYP FOOTING STEP

SCALE: 1" = 1'-0"



5 GARAGE JSTS / CRIPPLE WALL

SCALE: 1"=1'-0"

HCE
Horn Consulting Engineers LLC
7624 SW Beaverton-Hillsdale Hwy, Ste 202 Portland, OR 97225
Phone: 503.892.5752 Email: dave@hornllc.com

PARCEL 1
1791 BLANKENSHIP RD
WEST LINN, OR 97068

DETAILS

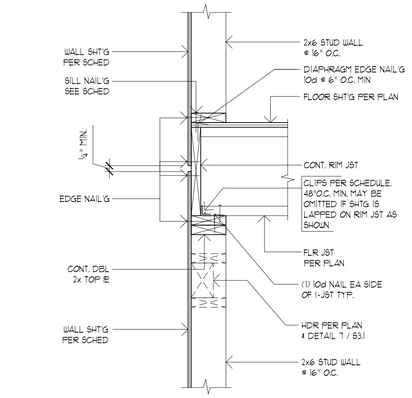
REVISIONS:

DATE:	8.9.18
SCALE:	1" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-01

S2.2

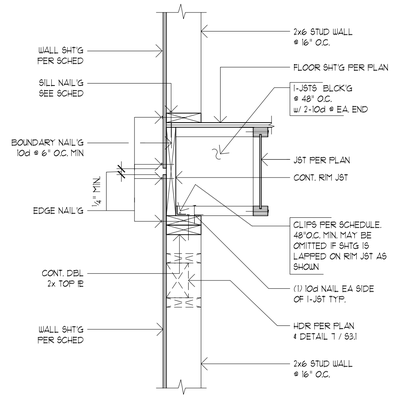
FOR PERMIT 09/28/2018

ORIGINAL SHEET SIZE: 22x34



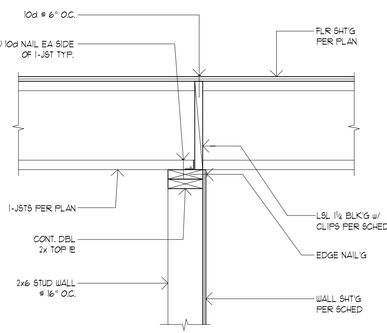
1 PERP. TJI FLR JSTS TO STUD WALL

SCALE: 1"=1'-0"



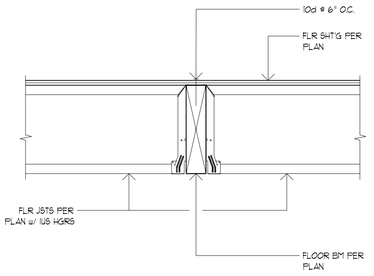
2 PARALLEL TJI FLR JSTS TO STUD WALL

SCALE: 1"=1'-0"



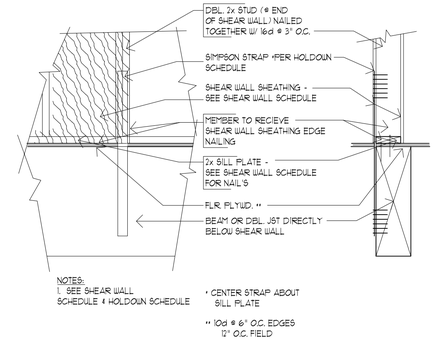
3 TYP. FLOOR TO SHEAR WALL CONN.

SCALE: 1"=1'-0"



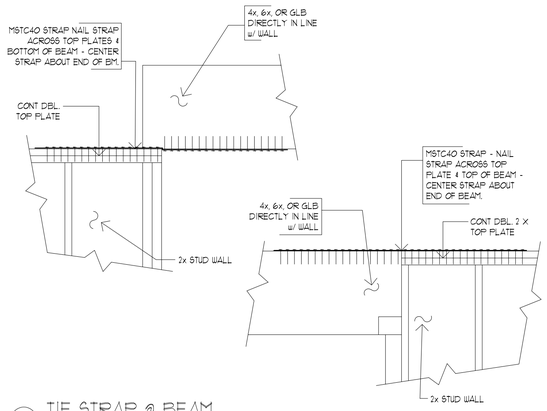
4 TYP. FLR JSTS TO FLUSH BM

SCALE: 1"=1'-0"



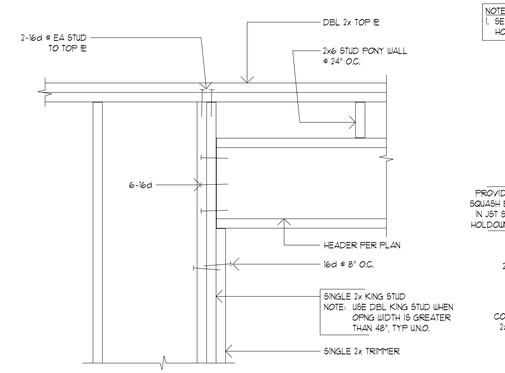
5 TIE STRAP @ BEAM

SCALE: 1"=1'-0"



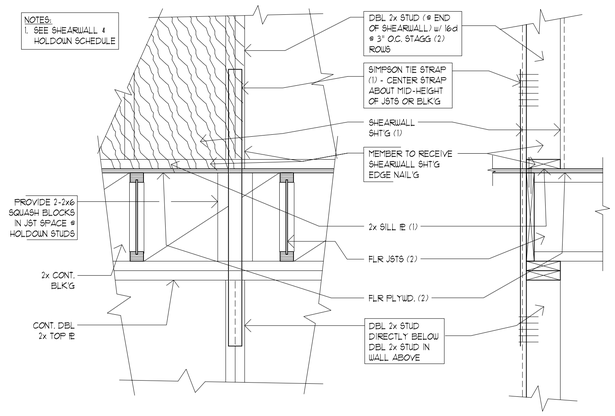
6 TIE STRAP @ BEAM

SCALE: 1"=1'-0"



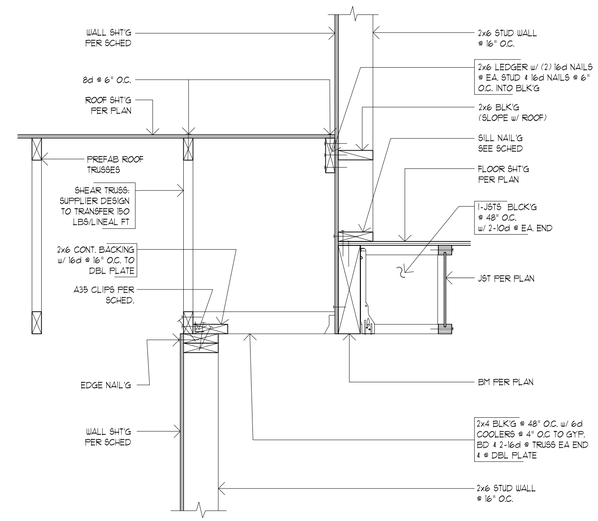
7 TYP HEADER TO SIDE JAMB (U.N.O.)

SCALE: 1"=1'-0"



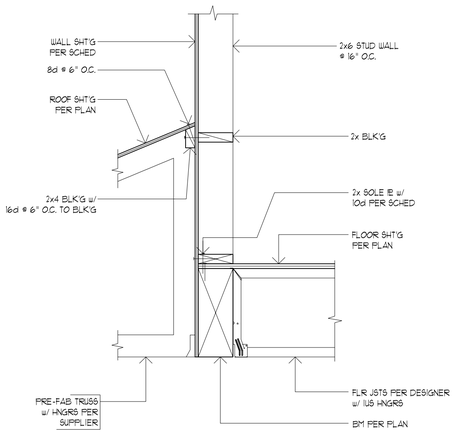
8 TIE STRAP HOLDOWN

SCALE: 1"=1'-0"



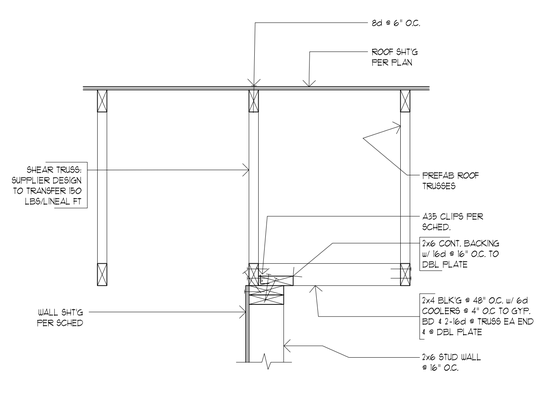
9 PARALLEL ROOF TRUSS @ SHEARWALL

SCALE: 1"=1'-0"



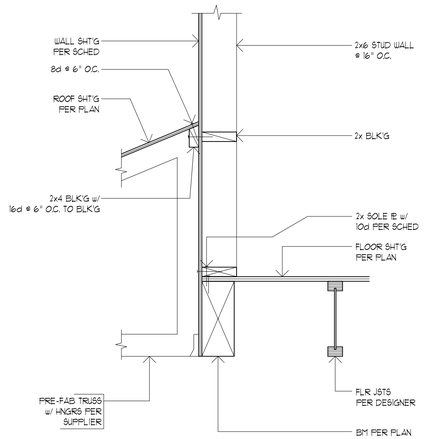
10 SHEARWALL @ BM / JST / TRUSSES

SCALE: 1"=1'-0"



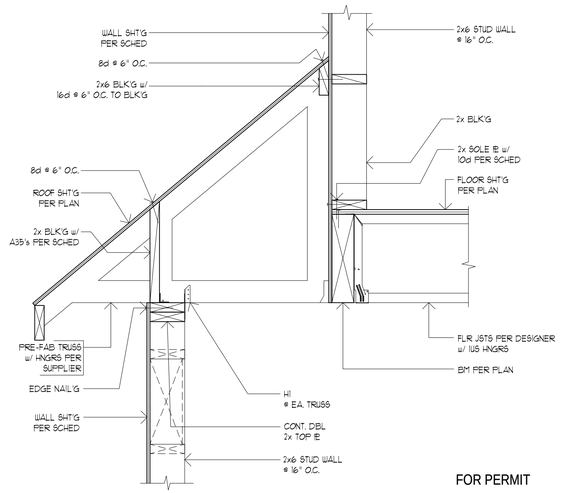
11 PARALLEL ROOF TRUSS @ SHEARWALL

SCALE: 1"=1'-0"



12 SHEARWALL @ BM / JST / TRUSSES

SCALE: 1"=1'-0"



13 SHEARWALL @ BM / JST / TRUSSES

SCALE: 1"=1'-0"

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
51319PE
OREGON
JAN. 12, 1995
DAVID J. HORN
Expires: 6-30-19

HCE
Horn Consulting Engineers LLC
7624 SW Beaverton-Hillsdale Hwy, Ste 200 Portland, OR 97225
Phone: 503.892.5751 Email: dave@hornllc.com

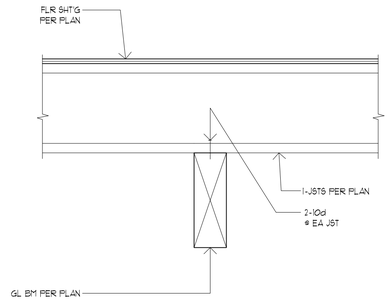
PARCEL 1
1791 BLANKENSHIP RD
WEST LINN, OR 97068

DETAILS

REVISIONS:	
DATE:	8.9.18
SCALE:	1" = 1'-0"
DRAWN:	LT
JOB NO:	1A-18-01

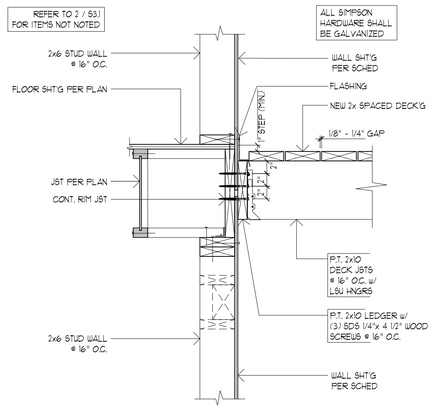
S3.1

ORIGINAL SHEET SIZE: 22x34



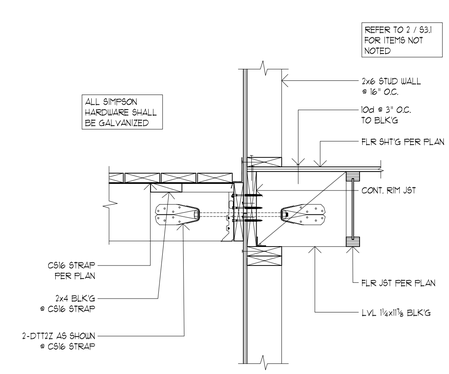
1 TYP. FLOOR TO BM

SCALE: 1"=1'-0"



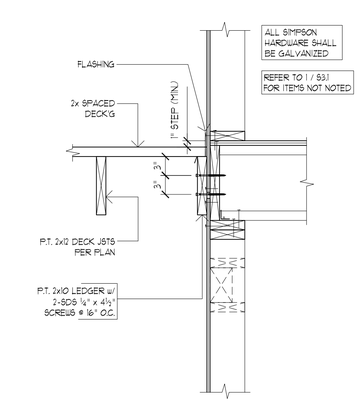
2 DECK LEDGER @ WALL

SCALE: 1"=1'-0"



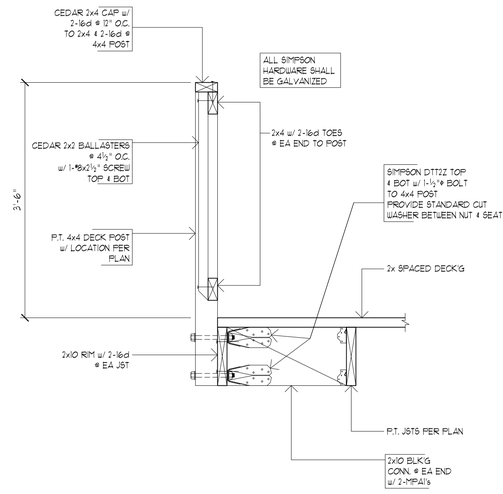
3 HORIZ. TIE / EXIST. FLOOR

SCALE: 1"=1'-0"



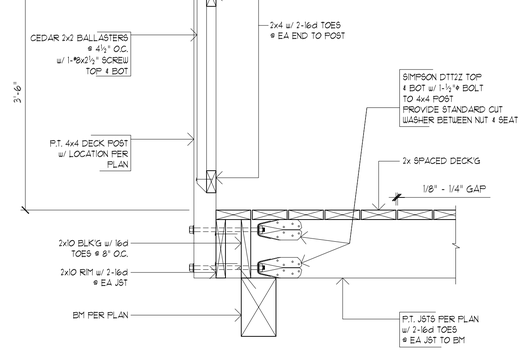
4 DECK LEDGER @ WALL

SCALE: 1"=1'-0"



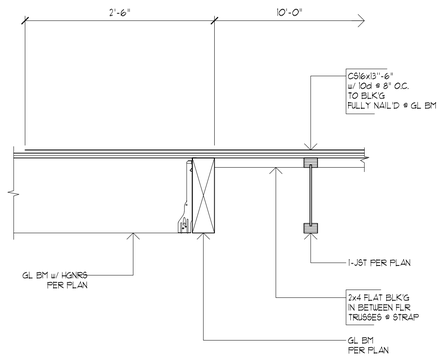
5 DECK POST @ JSTS / DECK'G

SCALE: 1"=1'-0"



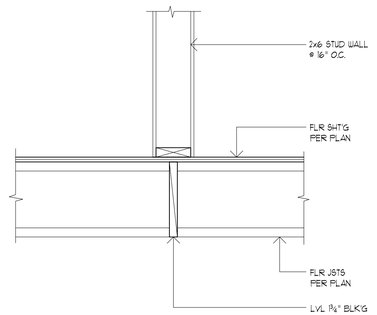
6 DECK POST @ JSTS / DECK'G

SCALE: 1"=1'-0"



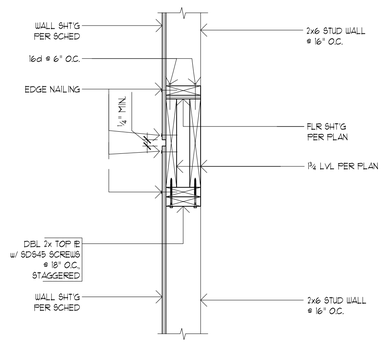
7 CS16 STRAP @ FLOOR / GL BM

SCALE: 1"=1'-0"



8 BEARING WALL @ JST

SCALE: 1"=1'-0"



9 STUD WALLS @ STAIR OPENING

SCALE: 1"=1'-0"

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
51319PE
OREGON
JAN. 12, 1999
DAVID J. HORN
Expires: 6-30-19

HCE
Horn Consulting Engineers LLC
7624 SW Beaverton-Hillsdale Hwy, Ste 200, Portland, OR 97225
Phone: 503.892.5782 Email: dave@hornhce.com

PARCEL 1
1791 BLANKENSHIP RD
WEST LINN, OR 97068

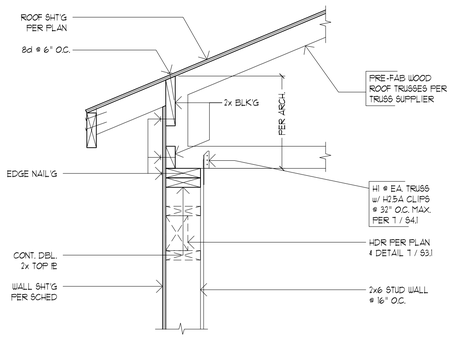
DETAILS

REVISIONS:

DATE:	8.9.18
SCALE:	1" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-01

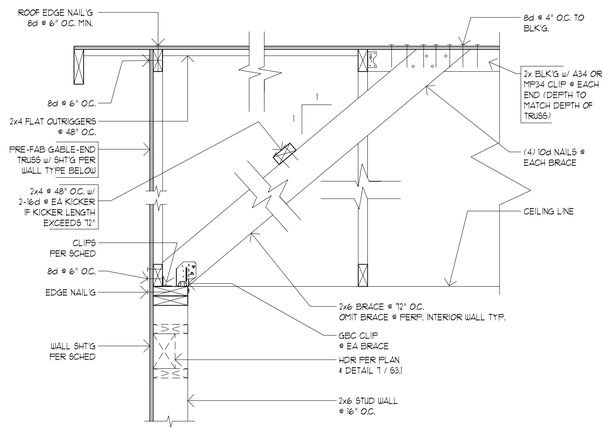
S3.2

ORIGINAL SHEET SIZE: 22x34



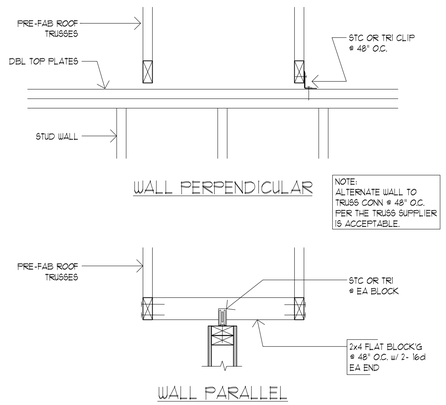
1 PERP. TRUSSES / EXT. WALL

SCALE: 1"=1'-0"



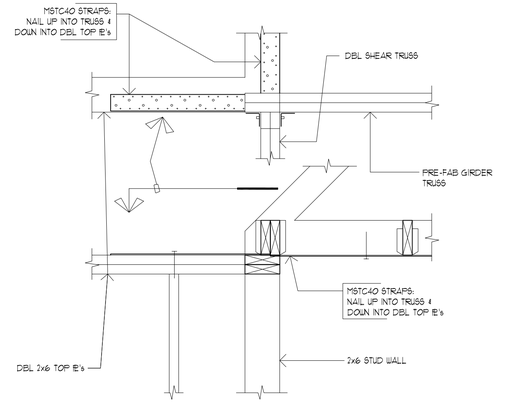
2 PARALLEL TRUSSES TO WALL

SCALE: 1"=1'-0"



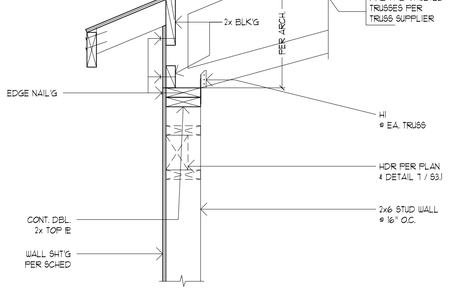
3 TYP. NON-STRUCT. STUD WALL ROOF TRUSS CONN.

SCALE: 1"=1'-0"



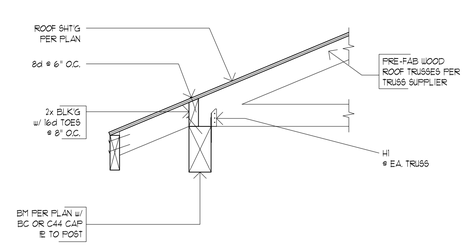
4 GIRDER @ WALL CORNER / SHEAR TRUSS DRAG STRUT CONN.

SCALE: 1"=1'-0"



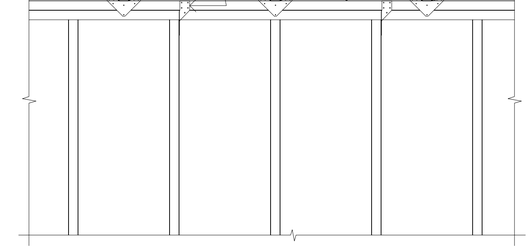
5 TRUSS PERP W/ VAULT

SCALE: 1"=1'-0"



6 TRUSS @ BEAM

SCALE: 1"=1'-0"



7 TRUSS TO STUD WALL CONNECTION

SCALE: 1"=1'-0"

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
51319PE
OREGON
JAN. 12, 1995
DAVID J. HORN
Expires: 6-30-19

HCE
Horn Consulting Engineers LLC
7452 SW Beaverton-Hillsdale Hwy, Ste 202 Portland, OR 97225
Phone: 503.892.5782 Email: dave@hornllc.com

PARCEL 1
17911 BLANKENSHIP RD
WEST LINN, OR 97068

DETAILS

REVISIONS:

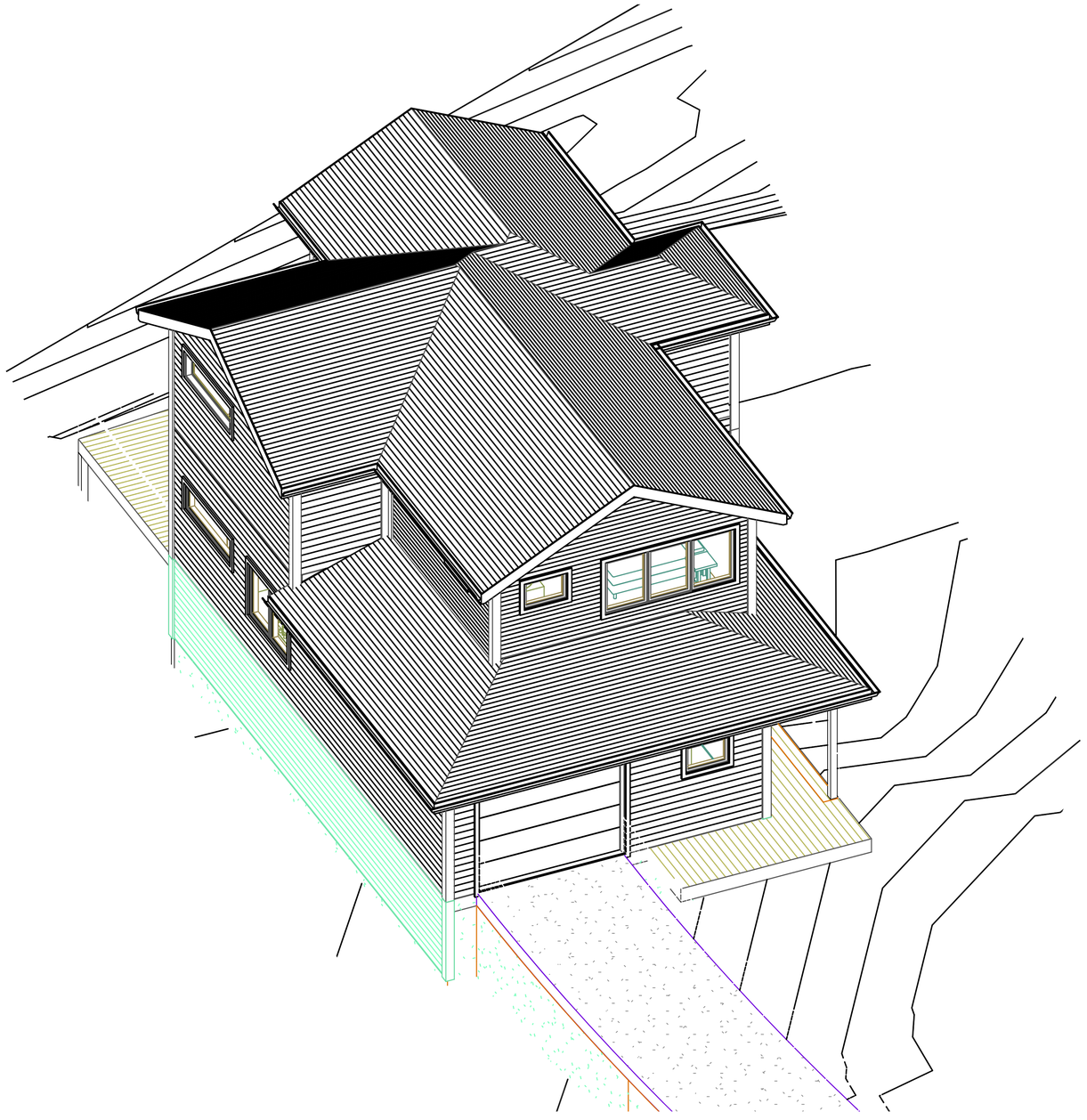
DATE:	8.9.18
SCALE:	1" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-01

S4.1

ORIGINAL SHEET SIZE: 22x34

SINGLE FAMILY RESIDENCE - PARCEL 2

1791 BLANKENSHIP ROAD, WEST LINN, OREGON 97068



PROJECT TEAM

OWNER: JEREMY BARNETT
10220 SW VIEW TERRACE
TIGARD, OR 97224
PHONE: 503-705-8487
EMAIL: localbarnett@gmail.com

ARCHITECT: INTEGRATE ARCHITECTURE
& PLANNING, P.C.
1715 N. TERRY ST.
PORTLAND, OR 97217
CONTACT: PHIL SYDNOR
PHONE: 716-238-3263
EMAIL: PHIL@INTEGRATEARCH.COM

STRUCTURAL: DAVE HORN
HORN CONSULTING ENGINEERS LLC
9320 SW Barbur Blvd, Ste. 135
Portland, OR 97219
T: 503-892-5782 |C: 503-807-9059|
dave@hornce.com|www.hornce.com

CONTRACTOR:

PROJECT DESCRIPTION

NEW SINGLE-FAMILY DETACHED RESIDENCE.

SITE WAS FORMERLY A SINGLE PARCEL WHICH WAS RECENTLY SUB-DIVIDED INTO THREE (3) INDIVIDUAL PARCELS.
SEE A0.2 FOR PLOT PARTION MAP.

THIS SUBMISSION IS FOR DEVELOPMENT OF PARCEL 2.

SHEET INDEX

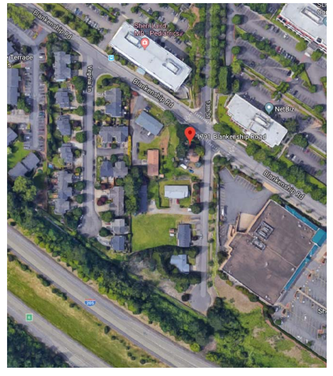
PROPERTY INFO.

TAX LOT NO: 21E35CB02600
SITE AREA: 15,315 SF
NEIGHBORHOOD: WILLAMETTE
COMP. PLAN: MU - MIXED USE
ZONING: MU - MIXED USE TRANSITION

APPLICABLE CODES:

CDC CHAPTER 105: AMENDMENTS TO THE MAP AND CODE
CDC CHAPTER 16: R-2.1 ZONING
CDC CHAPTER 48: ACCESS, EGRESS, AND CIRCULATION
CDC CHAPTER 85: LAND DIVISION
CDC CHAPTER 92: REQUIRED IMPROVEMENTS

SITE MAP



FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

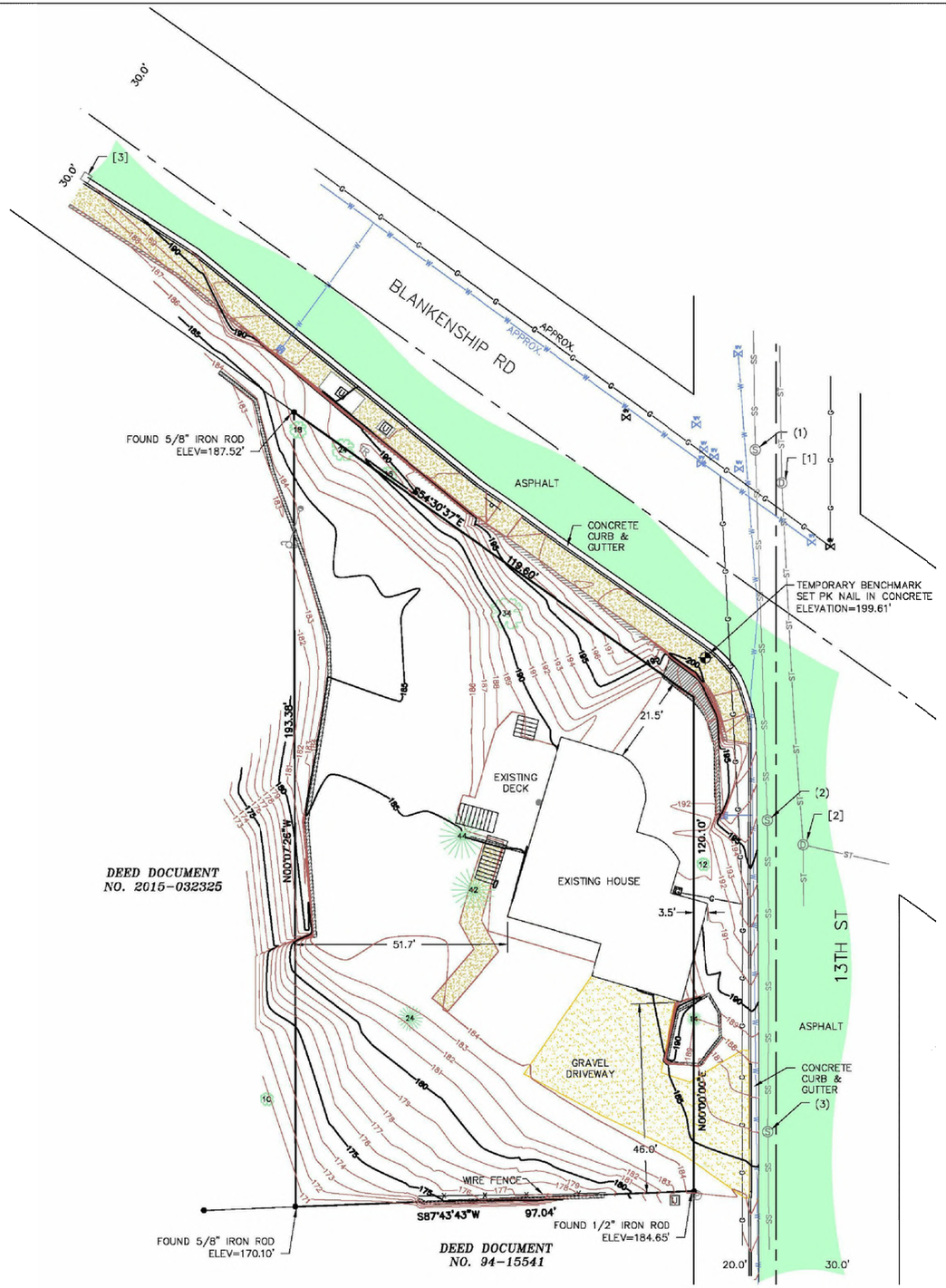
REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

COVER

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A0.0

INTEGRATE
ARCHITECTURE & PLANNING
www.integratearch.com



LEGEND

- EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING SIGN
- EXISTING TELEPHONE RISER
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING ELECTRIC RISER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING UNDERGROUND WATER
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING UNDERGROUND GAS LINE
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CLEANOUT
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING UTILITY VAULT
- EXISTING FENCE
- EXISTING WALL
- FOUND MONUMENTS
- LOCAL BENCHMARK ESTABLISHED
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING ASPHALT

N

SCALE 1" = 20'

[1] SDMH
RIM=199.1
24" IE IN N=192.5
IE OUT UNDER WATER

[2] SDMH
RIM=196.7
10" IE IN N=184.7
14" IE IN E=184.5
14" IE OUT S=184.4

[3] SDCB
GRATE=188.3
10" IE OUT N=183.8

(1) SSMH
RIM=198.9
8" IE IN N=190.2
8" IE OUT S=190.0

(2) SSMH
RIM=196.4
8" IE IN N=188.0
8" IE OUT S=187.8

(3) SSMH
RIM=186.1
8" IE IN N=175.4
8" IE OUT S=175.2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 11, 2017
DONALD SCOTT SORENSON
60310

RENEWAL DATE: JUNE 30, 2020

NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 1791 BLANKENSHIP ROAD.
2. THE BASIS OF BEARINGS WAS PER THE PLAT OF "PARSONS ADDITION," CLACKAMAS COUNTY RECORDS.
3. LOCAL DATUM WAS ESTABLISHED BY CITY OF WEST LINN SANITARY SEWER MAP INFORMATION ON MANHOLE 9B-15-5, IN THE INTERSECTION OF BLANKENSHIP RD. & 13TH ST., RIM=198.93 CITY OF WEST LINN DATUM.
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF JEREMY BARNETT.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED BOUNDARY SURVEY WILL NOT BE FILED.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND CITY OF PORTLAND MAPS. CMT TAKES NO RESPONSIBILTY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

EXISTING CONDITIONS

1791 BLANKENSHIP RD

SW 1/4 SEC 35, T 2 S, R 1 E, W.M.
CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON
OCTOBER 6, 2017
DRAWN: DSS/RLMc CHECKED: DSS
SCALE 1"=20' ACCOUNT # 227
Y:\227-005\DWG\227005BASE.DWG

CMT SURVEYING AND CONSULTING
9135 SE ST HELENS ST, SUITE J
PO BOX 3251
CLACKAMAS, OR 97015
PHONE (503) 850-4672 FAX (503) 850-4590

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

SURVEY

PERMIT SET
09/28/2018
SINGLE FAMILY
RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A0.1

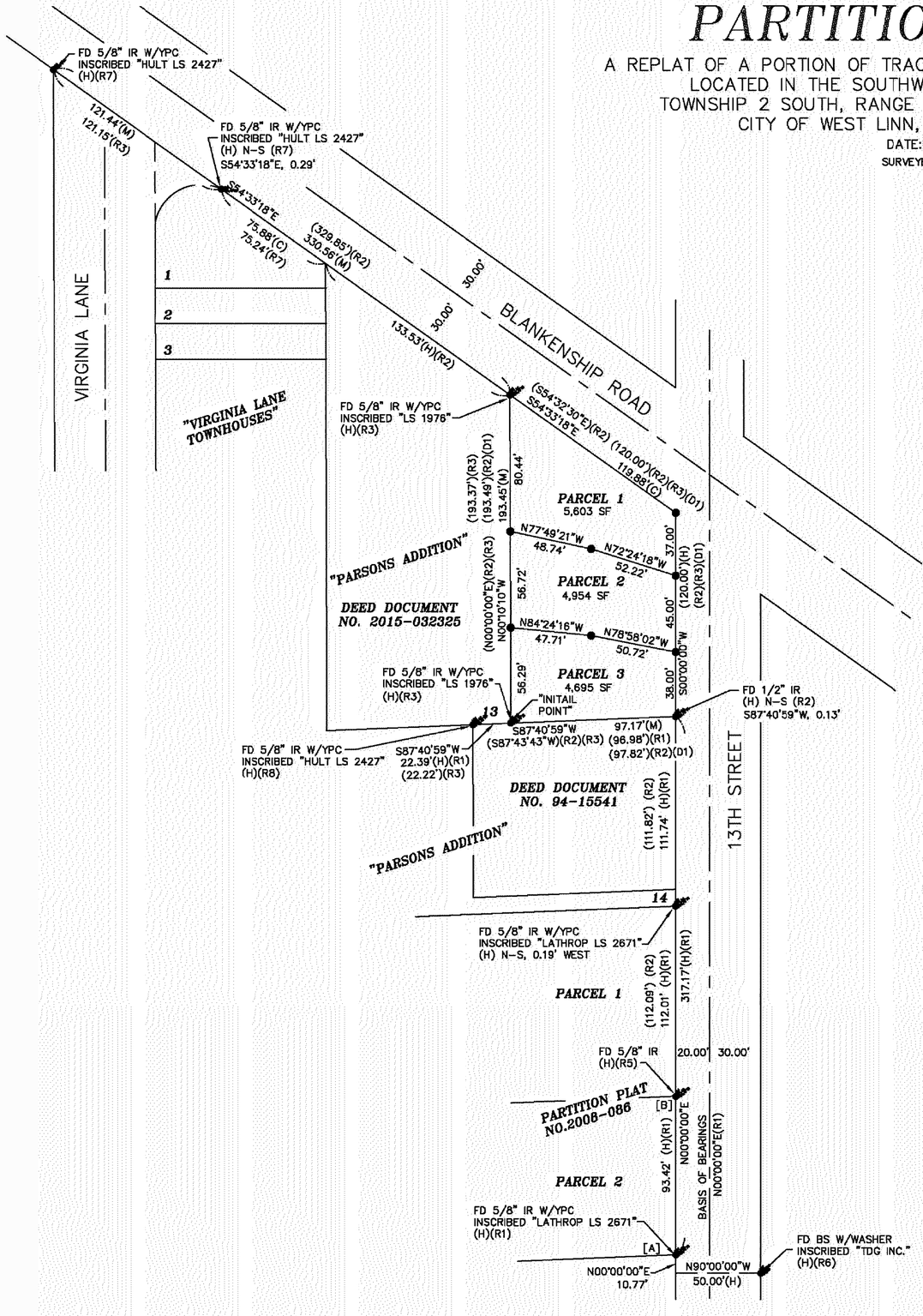
INTEGRATE
ARCHITECTURE & PLANNING
www.integratearch.com

PARTITION PLAT NO. _____

A REPLAT OF A PORTION OF TRACT 4, OF THE PLAT OF "WILLAMETTE TRACTS"
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 35,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

DATE: NOVEMBER 2, 2017

SURVEYED FOR: JEREMY BARNETT
PO BOX 258
OREGON CITY, OR 97045



LEGEND

- ● FOUND MONUMENTS AS NOTED
- ● 5/8" X 30" IRON ROD WITH YPC INSCRIBED "CMT 60310" SET ON: _____

BS = BRASSSCREW
IR = IRON ROD
IP = IRON PIPE
FD = FOUND
SN = SURVEY NUMBER, WASHINGTON COUNTY RECORDS
(M) = MEASURED
(C) = CALCULATED
(H) = HELD
(R1) = REFERENCE SURVEY NUMBER OR PLAT NAME
( ) = RECORD DATA
N-S = NORTH-SOUTH
SF = SQUARE FEET

REFERENCE SURVEYS

(R1) PARTITION PLAT NO. 2008-086
(R2) PLAT OF "PARSONS ADDITION"
(R3) SN 24783
(R4) SN 5090
(R5) SN 12283
(R6) PLAT OF "TENTH STREET CENTRE"
(R7) PLAT OF "VIRGINIA LANE TOWNHOUSES"
(D1) DOCUMENT NO. 2004-103500

N

SCALE
50 0 25 50
1 INCH = 50 FEET

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH AND MONUMENT THE BOUNDARY OF THE PROPERTY DESCRIBED IN DOCUMENT NO. 2004-103500, CLACKAMAS COUNTY DEED RECORDS, BEING A PORTION OF TRACT 4 "WILLAMETTE TRACTS", CLACKAMAS COUNTY PLAT RECORDS AND TO PARTITION AND MONUMENT THE SAME.

THE BASIS OF BEARINGS AND WEST RIGHT OF WAY LINE OF 13TH STREET, I HELD THE RECORD BEARING OF N 00°00'00 E, PER PARTITION PLAT NO. 2008-086 (R1) BETWEEN A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF PARCEL 2 OF SAID PLAT AT [A], AND A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID PARCEL 2 OF SAID PLAT AT [B], AS SHOWN.

TO ESTABLISH THE EAST LINE OF THE SUBJECT PROPERTY, BEING THE WEST RIGHT OF WAY LINE OF 13TH STREET, I HELD RECORD BEARING (N 00°00'00" E) AND RECORD DISTANCE (317.17') PER (R1) FROM THE SOUTHEAST CORNER OF SAID PARCEL 2 OF SAID PLAT TO THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. I THEN WENT RECORD BEARING (N 00°00'00" E) PER (R1) AND RECORD DISTANCE (120.00') PER (D1) TO ESTABLISH THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, AS SHOWN.

TO ESTABLISH THE SOUTH LINE OF THE SUBJECT PROPERTY, I HELD THE MONUMENT FOUND NEAR THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AND THE MONUMENT HELD AT THE SOUTHEAST CORNER OF LOT 13 "PARSONS ADDITION" (R2), CLACKAMAS COUNTY PLAT RECORDS, AS SHOWN.

TO ESTABLISH THE WEST LINE OF THE SUBJECT PROPERTY, I HELD THE MONUMENT AT THE SOUTHEAST CORNER OF LOT 13, "PARSONS ADDITION" (R2), AND THE NORTHEAST CORNER OF SAID LOT AND PLAT, AS SHOWN.

TO ESTABLISH THE NORTHERLY LINE OF THE SUBJECT PROPERTY, BEING THE SOUTHERLY RIGHT OF WAY LINE OF BLANKENSHIP ROAD, I HELD THE MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID LOT AND PLAT, AND THE MONUMENT ESTABLISHED AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, AS SHOWN.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
DRAFT
OREGON
JULY 11, 2017
DONALD SCOTT SORENSON
60310

RENEWAL DATE: JUNE 30, 2020

SHEET 1 OF 2

CMT SURVEYING AND CONSULTING
20330 SE HIGHWAY 212
DAMASCUS, OR 97089
PHONE (503) 850-4672 FAX (503) 850-4590
Y:\227-005\dwg\227-005PART1.dwg---DSS

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

PLOT PARTITION MAP

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A0.2

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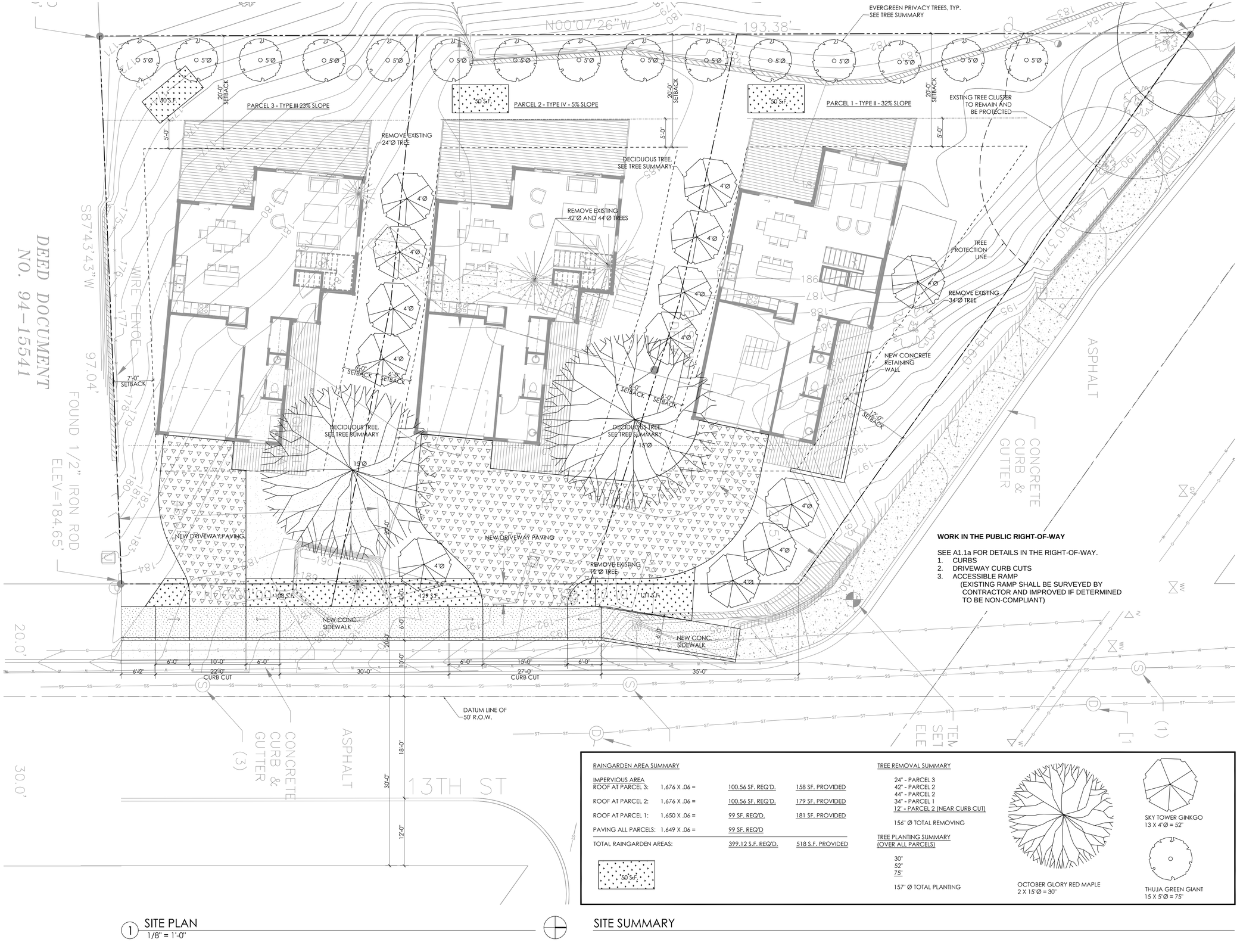

DEED DOCUMENT NO. 94-15541

WORK IN THE PUBLIC RIGHT-OF-WAY

SEE A1.1a FOR DETAILS IN THE RIGHT-OF-WAY.
1. CURBS
2. DRIVEWAY CURB CUTS
3. ACCESSIBLE RAMP
   (EXISTING RAMP SHALL BE SURVEYED BY CONTRACTOR AND IMPROVED IF DETERMINED TO BE NON-COMPLIANT)

1 SITE PLAN
1/8" = 1'-0"

SITE SUMMARY

RAINGARDEN AREA SUMMARY

IMPERVIOUS AREA			
ROOF AT PARCEL 3:	1,676 X .06 =	100.56 SF. REQ'D.	158 SF. PROVIDED
ROOF AT PARCEL 2:	1,676 X .06 =	100.56 SF. REQ'D.	179 SF. PROVIDED
ROOF AT PARCEL 1:	1,650 X .06 =	99 SF. REQ'D.	181 SF. PROVIDED
PAVING ALL PARCELS:	1,649 X .06 =	99 SF. REQ'D	
TOTAL RAINGARDEN AREAS:		399.12 S.F. REQ'D.	518 S.F. PROVIDED

50 S.F.

TREE REMOVAL SUMMARY

24" - PARCEL 3
42" - PARCEL 2
44" - PARCEL 2
34" - PARCEL 1
12" - PARCEL 2 (NEAR CURB CUT)

156" Ø TOTAL REMOVING

TREE PLANTING SUMMARY (OVER ALL PARCELS)

30"
52"
75"

157" Ø TOTAL PLANTING

OCTOBER GLORY RED MAPLE
2 X 15'Ø = 30"

SKY TOWER GINKGO
13 X 4'Ø = 52"

THUJA GREEN GIANT
15 X 5'Ø = 75"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

SITE PLAN

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.1

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1 SITE PLAN
1/8" = 1'-0"

DEED DOCUMENT NO. 94-15541

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TOPOGRAPHY SITE SLOPE PLAN

PERMIT SET
03/12/2019
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.1a

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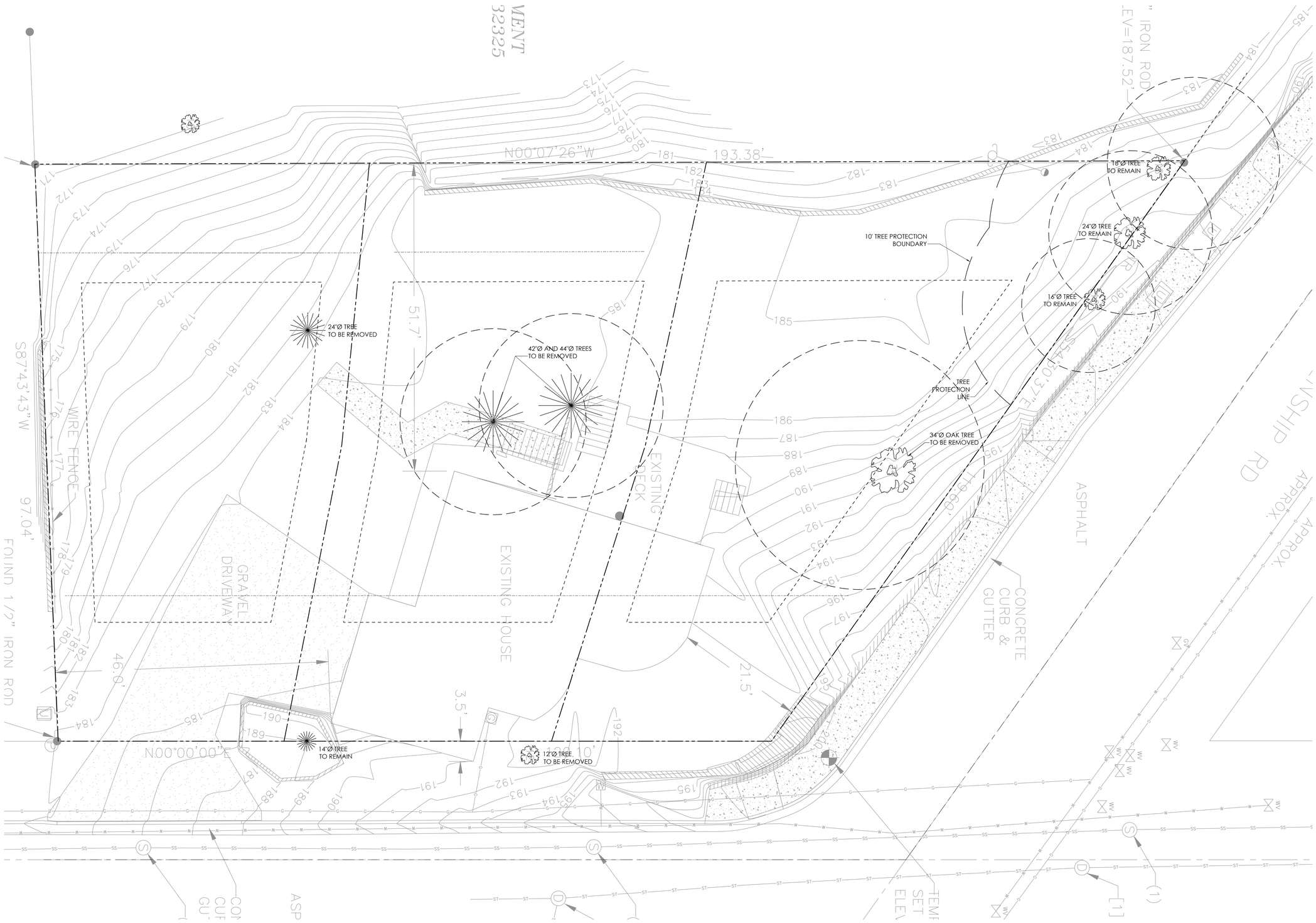

1 EXISTING TREE PLAN
1/8" = 1'-0"

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

EXSITING TREE PLAN

PERMIT SET
03/12/2019
SINGLE FAMILY
RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.1b

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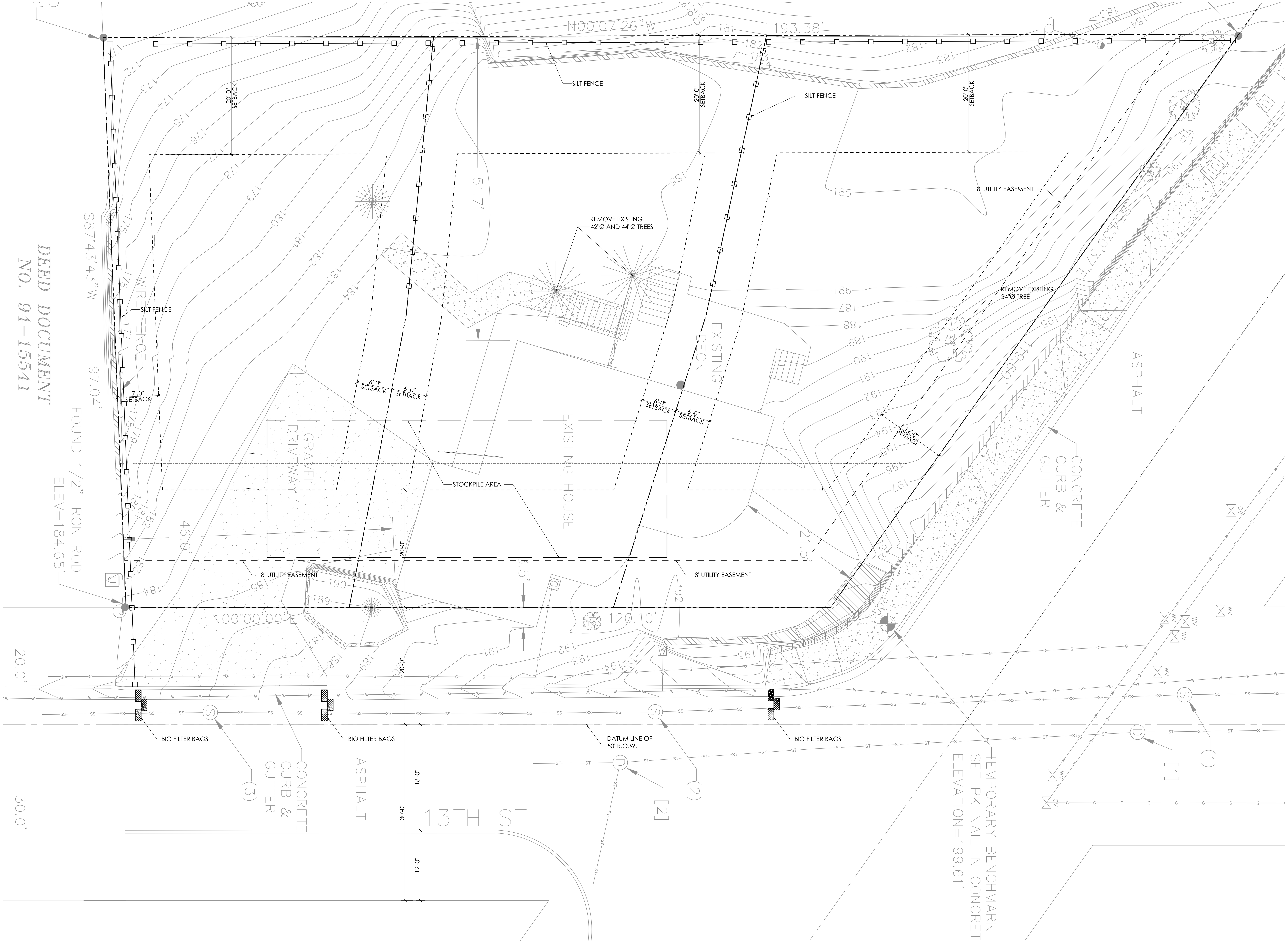

1 SITE PLAN
1/8" = 1'-0"

SITE SUMMARY

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

GRADING AND EROSION CONTROL

PERMIT SET
03/12/2019
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.1c

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PROPERTY LINE

REF.

RAINWATER LEADER

FLOW THRU PLANTER, SEE CIVIL DRAWINGS

8' UTILITY EASEMENT

(N) WATER METER

(E) GAS METER

(N) RELOCATED WATER METER

RELOCATE (E) WATER METER

OV. FL.

TR

BLANKENSHIP RD

13TH STREET

UTILITY LEGEND

ST ST	(E) STORM SEWER LINE
D	(E) STORM MANHOLE
SS SS	(E) SANITARY SEWER LINE
S	(E) SANITARY MANHOLE
W W	(E) WATER LINE
W	(E) WATER METER
WV	(E) WATER VALVE
G G	(E) UNDERGROUND GAS LINE
G	(E) GAS METER
GV	(E) GAS VALVE
U	(E) UTILITY VAULT
	(E) POWER POLE
G	(N) GAS LINE
SS	(N) SANITARY SEWER
W	(W) WATER LINE
OV. FL.	STORM OVERFLOW (DAYLIGHT AT STREET)

COORDINATE UNDERGROUND UTILITIES WITH GRADING, EXCAVATION AND OTHER SITE WORK.

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

UTILITY PLAN

PERMIT SET
03/12/2019
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.2

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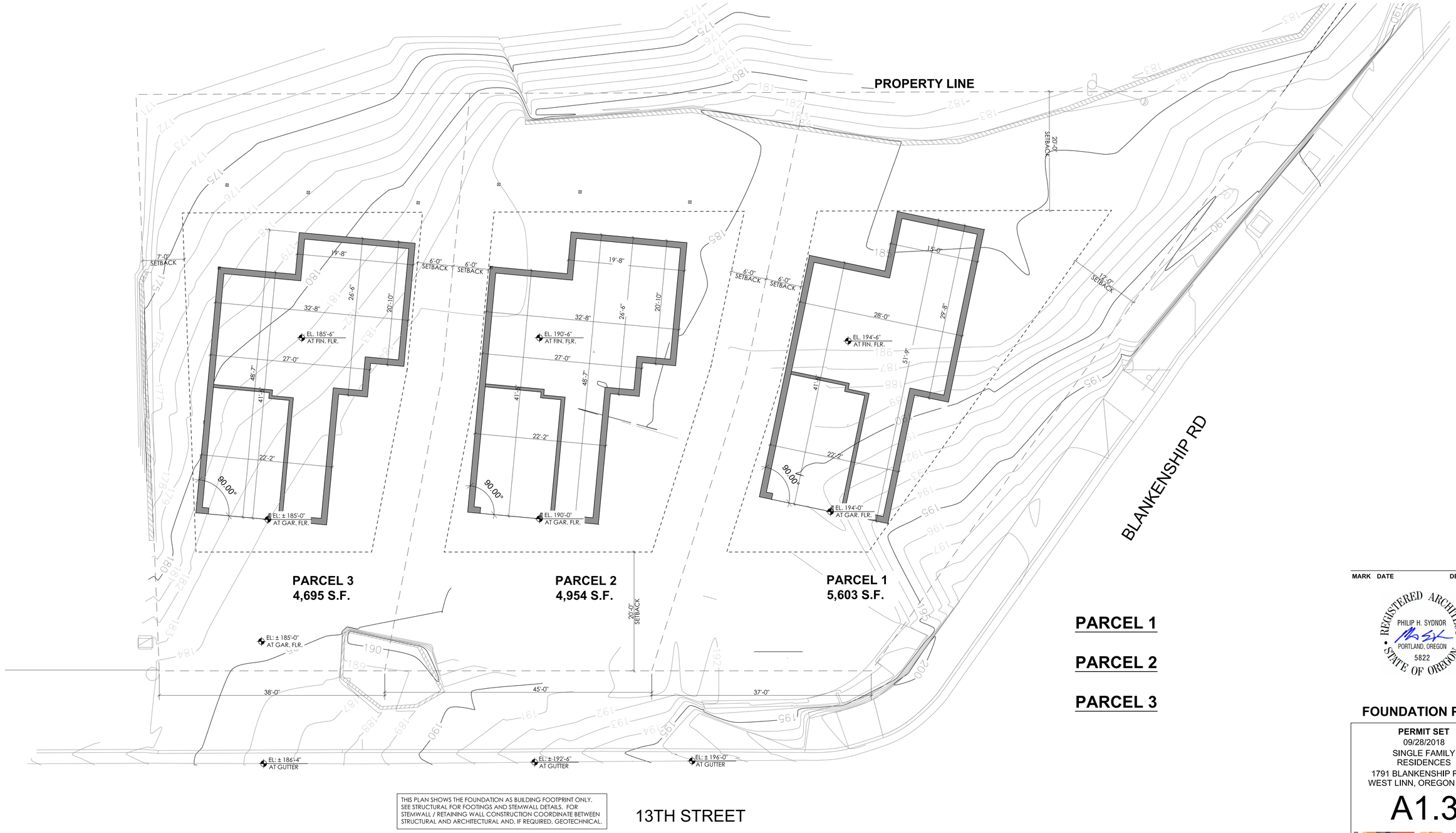

THIS PLAN SHOWS THE FOUNDATION AS BUILDING FOOTPRINT ONLY. SEE STRUCTURAL FOR FOOTINGS AND STEMWALL DETAILS. FOR STEMWALL / RETAINING WALL CONSTRUCTION COORDINATE BETWEEN STRUCTURAL AND ARCHITECTURAL AND, IF REQUIRED, GEOTECHNICAL.

1 FOUNDATION PLAN
1/8" = 1'-0"

PARCEL 1

PARCEL 2

PARCEL 3

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

FOUNDATION PLAN

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.3

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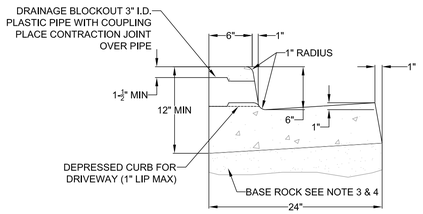
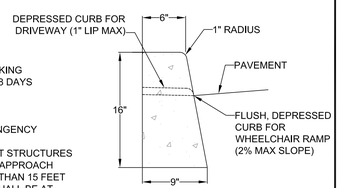


FLUSH, DEPRESSED CURB FOR WHEELCHAIR RAMP 2% MAX SLOPE

TYPICAL CURB AND GUTTER



TYPICAL STRAIGHT CURB

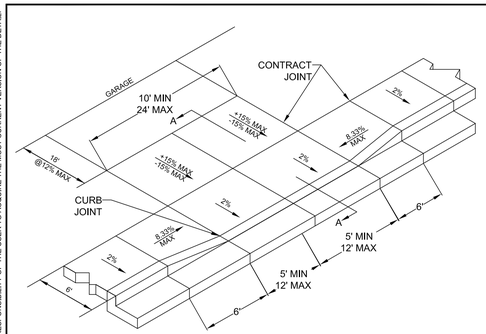
NOTE:

1. CONCRETE SHALL HAVE A BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS
2. CONTRACTION JOINTS:
   A) TO BE PROVIDED:
      -AT EACH POINT OF TANGENCY
      -AT EACH COLD JOINT
      -AT EACH SIDE OF INLET STRUCTURES
      -AT BOTH SIDES OF AN APPROACH
   B) SPACING TO BE NOT MORE THAN 15 FEET
   C) THE DEPTH OF THE JOINT SHALL BE AT LEAST 1/3 OF THE THICKNESS OF CONCRETE
   D) EXPANSION JOINTS SHALL NOT BE USED
3. BASE ROCK - 1-1/2"-0", 95% COMPACTION PER AASHTO T-180 ROCK SHALL BE TO SUBGRADE OF THE STREET SECTION OR 4" IN DEPTH, WHICHEVER IS GREATER
4. FULL DEPTH PREPARED ROCK SECTION SHALL EXTEND 1' HORIZONTALLY BEYOND BOTH SIDES OF CURB AND GUTTER
5. DRAINAGE BLOCK - 3" DIA. PLASTIC PIPE
   A) DRAINAGE ACCESS THROUGH EXISTING CURBS SHALL BE DONE BY:
      -CORE DRILLING
      -VERTICAL SAWCUT OF CURB 24" EACH SIDE OF DRAIN AND RE-POURED TO FULL DEPTH OF CURB
6. STAMP TOP OF CURB WITH "W" AT WATER SERVICE CROSSING AND "S" AT SANITARY LATERAL CROSSING

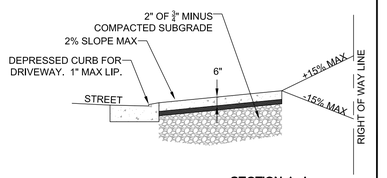
TYPICAL CURBS

City of West Linn

DATE: 2010
DRAWING NO. WL-501
FILE NO.



SIDEWALK ADJACENT TO CURB



SECTION A-A

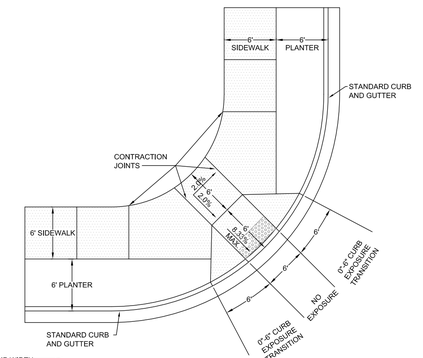
NOTE:

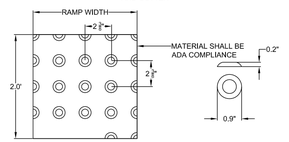
1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS 6 SACK MIX
2. CURB SHALL BE TROWELED JOINT WITH MIN. 1/2" RADIUS ALONG BACK OF CURB
3. DRIVEWAY SHALL BE A MINIMUM 6" THICK
4. DRIVEWAY CURB CUT SHALL COMPLY WITH THE CONDITIONS OF 5.0070, "WIDTH AND LOCATION OF CURB CUTS"
5. FOR REPLACEMENT OF EXISITNG APPROACH:
   A. MUST MEET CURRENT ADA REQUIREMENTS TO GREATEST DEGREE POSSIBLE
   B. DAMAGED ROADWAY MUST BE SAWCUT AND REPAVED WITH CLASS C HOT MIX ASPHALT

RESIDENTIAL DRIVEWAY WITH SIDEWALK ADJACENT TO CURB

City of West Linn

DATE: 2010
DRAWING NO. WL-503B
FILE NO.





RAMP TEXTURE PATTERN DETAIL

TRUNCATED DOME DETAIL

NOTE:

1. LANDING AT TOP OF RAMP SHALL NOT EXCEED 2% IN ANY DIRECTION AND SHALL BE A MINIMUM OF 60" x 60".
2. RAMP CROSS SLOPE SHALL NOT EXCEED 2% (AS MEASURED PERPENDICULAR TO PEDESTRIAN TRAFFIC FLOW).
3. TRUNCATED DOME MUST EXTEND THE FULL WIDTH OF THE RAMP AND COVER THE FIRST 2 FEET OF THE RAMP CLOSEST TO THE STREET.
4. TRANSITIONS FROM THE RAMP TO THE WALKWAY, GUTTER, AND STREET MUST BE FLUSH (LEVEL) AND FREE OF ABRUPT LEVEL CHANGES.
5. THE GUTTER OR ADJACENT ROADWAY MUST HAVE A SLOPE OF NO MORE THAN 5 PERCENT (1:20) TOWARD THE RAMP.
6. FLARED SIDES ("WING") OF THE CURB RAMP SHALL NOT EXCEED 10% IN SLOPE (8.33% IF PEDESTRIAN TRAVEL IS REQUIRED OVER THEM PER ADA STANDARDS - I.E. IF MINIMUM 48" x 48" (FOR EXISTING SITES ONLY) LANDING IS NOT PROVIDED AT TOP OF RAMP).
7. CONCRETE STRENGTH SHALL BE 3300 PSI.
8. PLACE CONTRACTION JOINTS AS SHOWN ABOVE.
9. NO ABOVE GROUND UTILITIES ARE PERMITTED WITHIN RAMP AREA.
10. WHEN EITHER OPPOSING CURB RAMP HAS AN EXISTING TWIN RAMP, USE DETAIL WL-507B.

SINGLE CURB RAMP (ALLOWED WITH CITY ENGINEER APPROVAL ONLY)

City of West Linn

DATE: 2010
DRAWING NO. WL-507A
FILE NO.

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

RIGHT-OF-WAY DETAILS

PERMIT SET
09/28/2018
SINGLE FAMILY
RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.4

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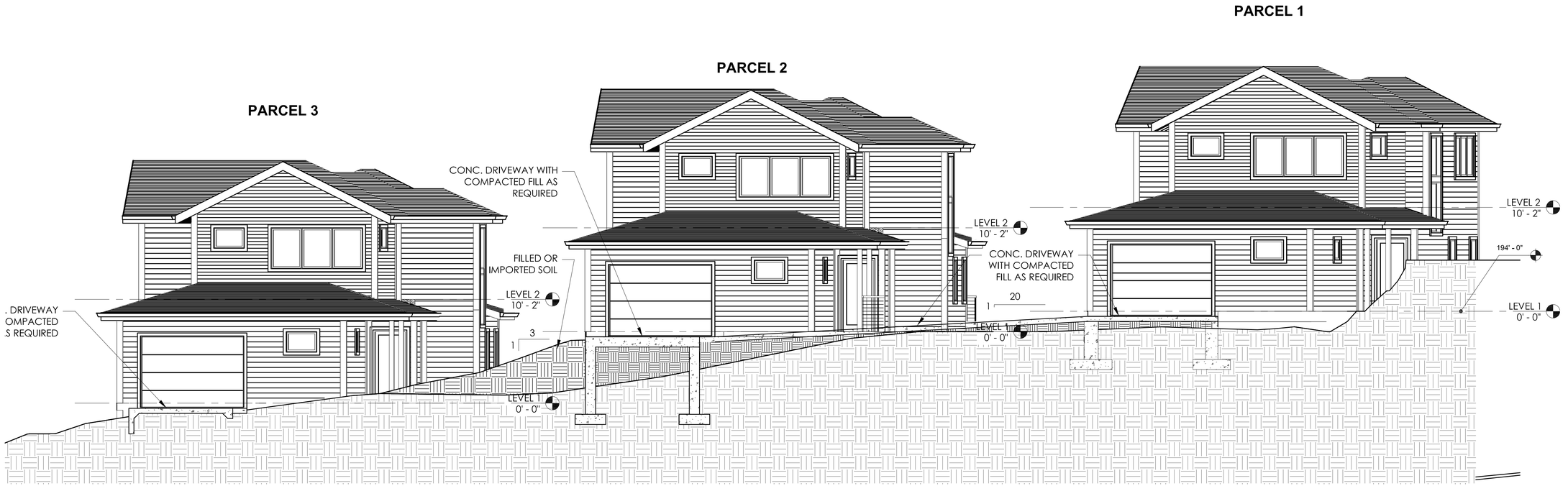
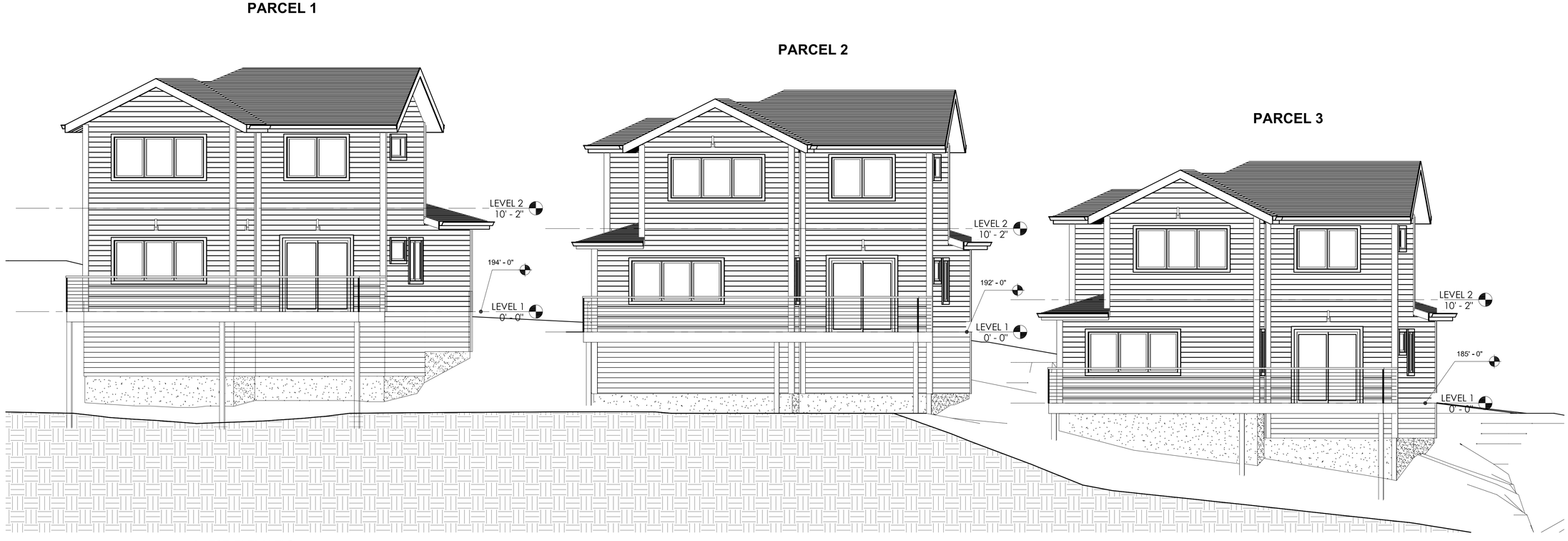


4 EAST ELEVATION
3/16" = 1'-0"



2 WEST ELEVATION
3/16" = 1'-0"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

SITE ELEVATIONS

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.4

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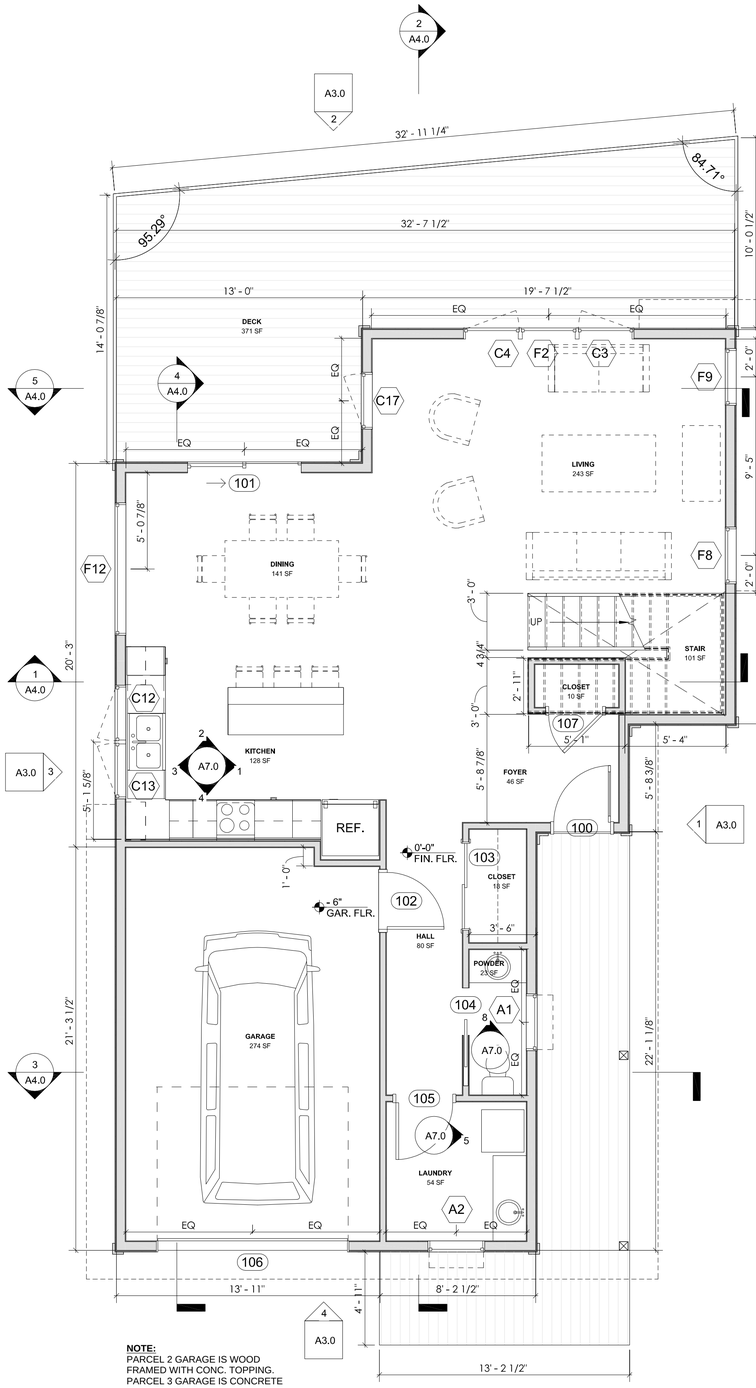
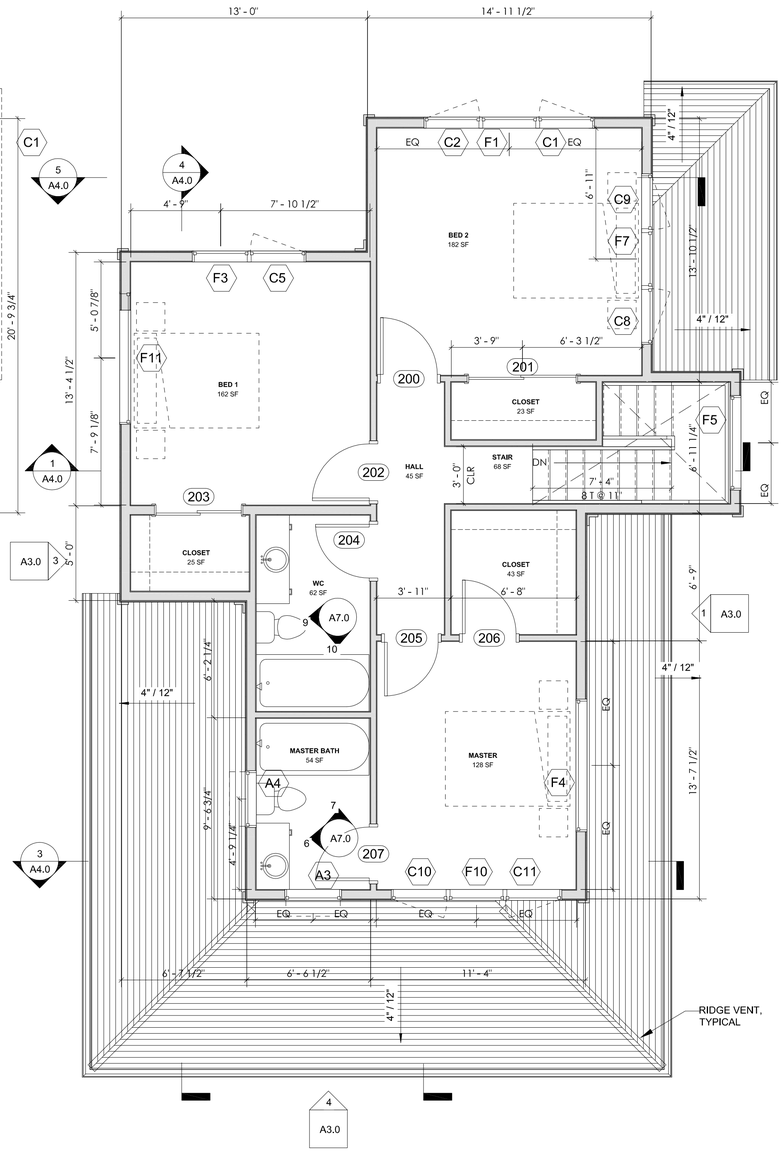


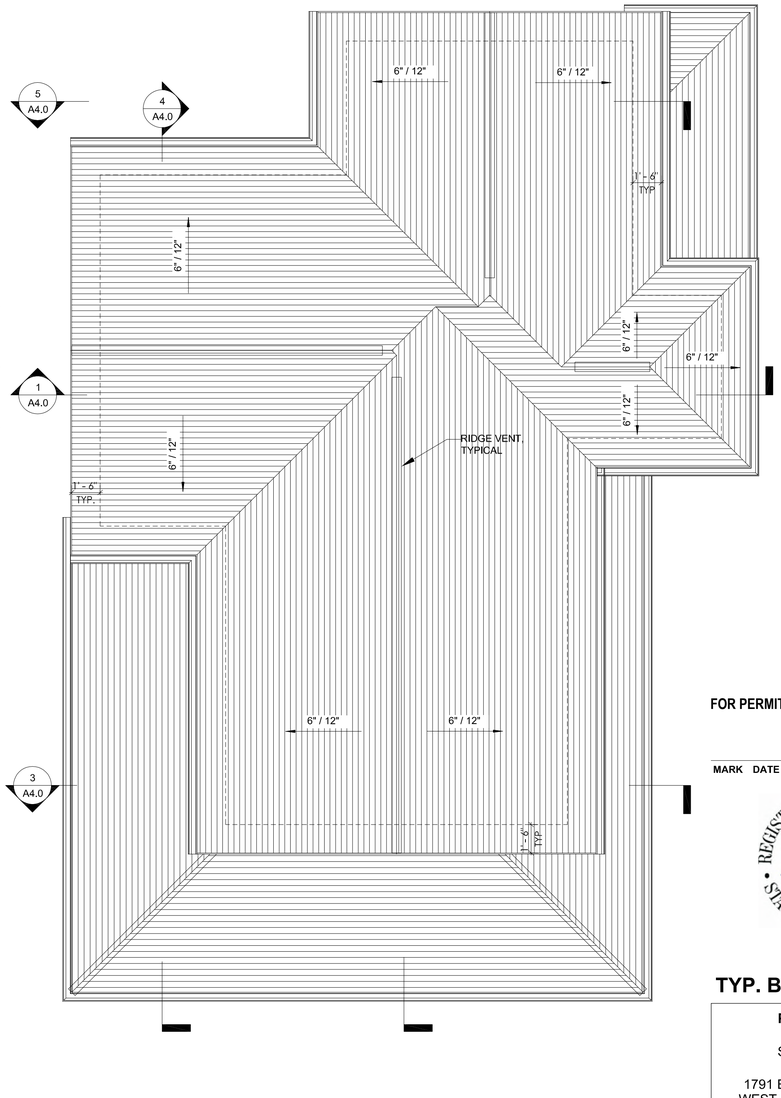
1 LEVEL 1 PLAN
1/4" = 1'-0"

946 SF



2 LEVEL 2 PLAN
1/4" = 1'-0"

931 SF



3 ROOF PLAN
1/4" = 1'-0"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. BUILDING PLANS

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A2.0

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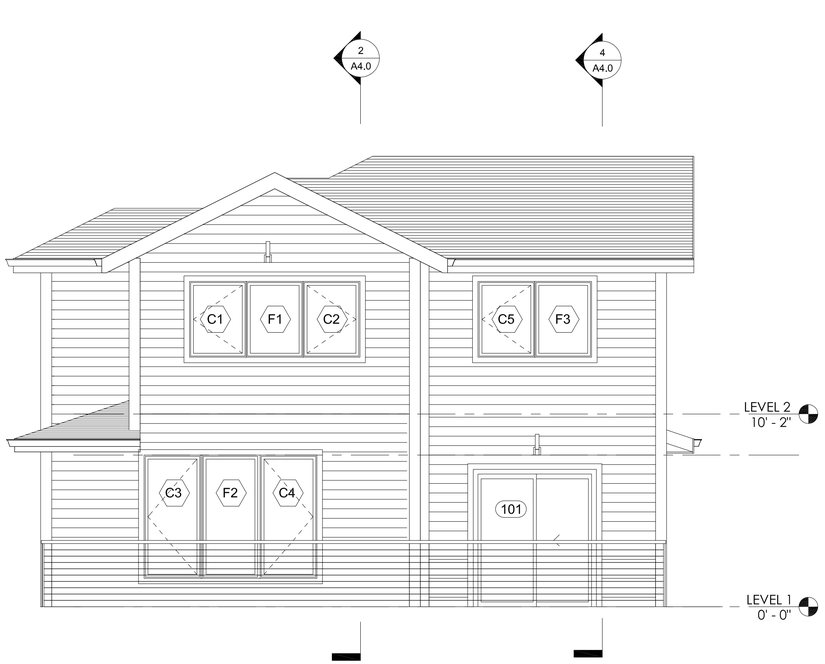


2 NORTH ELEVATION
1/4" = 1'-0"

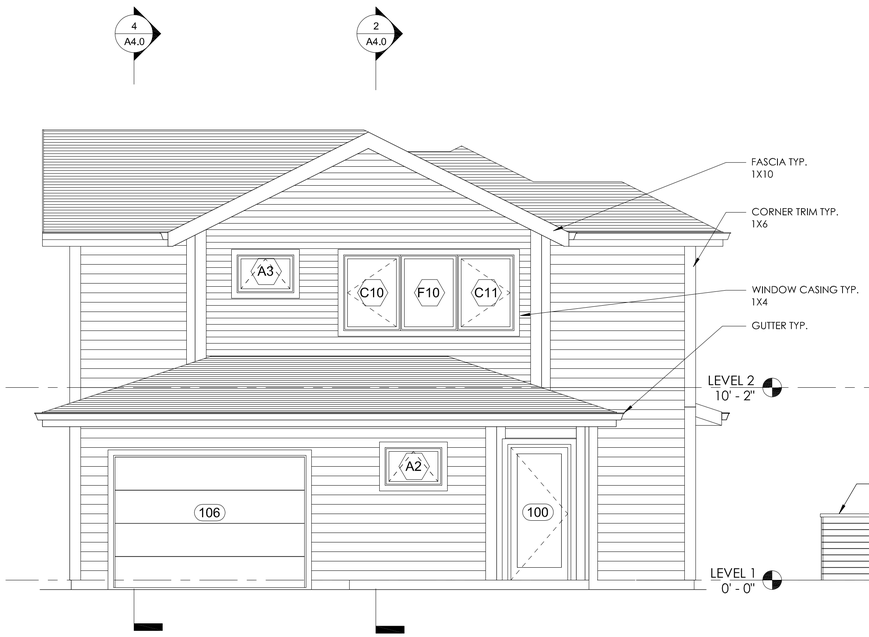
1 EAST ELEVATION
1/4" = 1'-0"

6" LAP SIDING
(2,058 SF)

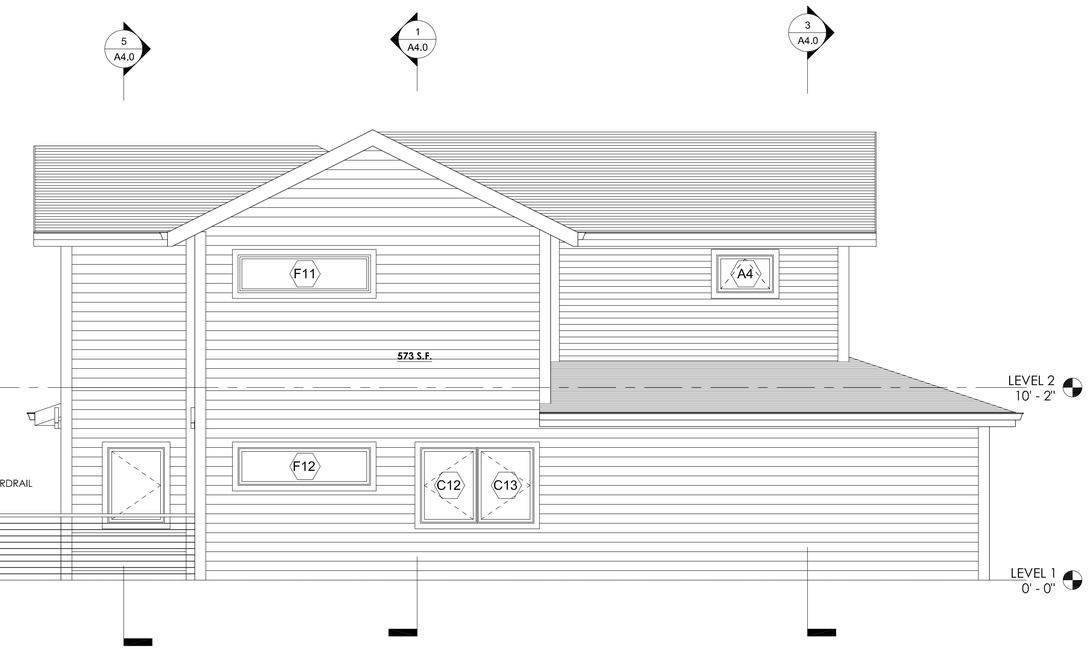
4" ACCENT LAP SIDING
(560 SF)

NOTES

1. SEE SECTIONS AND STRUCTURAL FOR FOUNDATION DESIGN.
2. SEE SURVEY FOR TOPOGRAPHIC INFORMATION RELATING TO SITE SLOPE.



4 SOUTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. BUILDING ELEVATIONS

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A3.0

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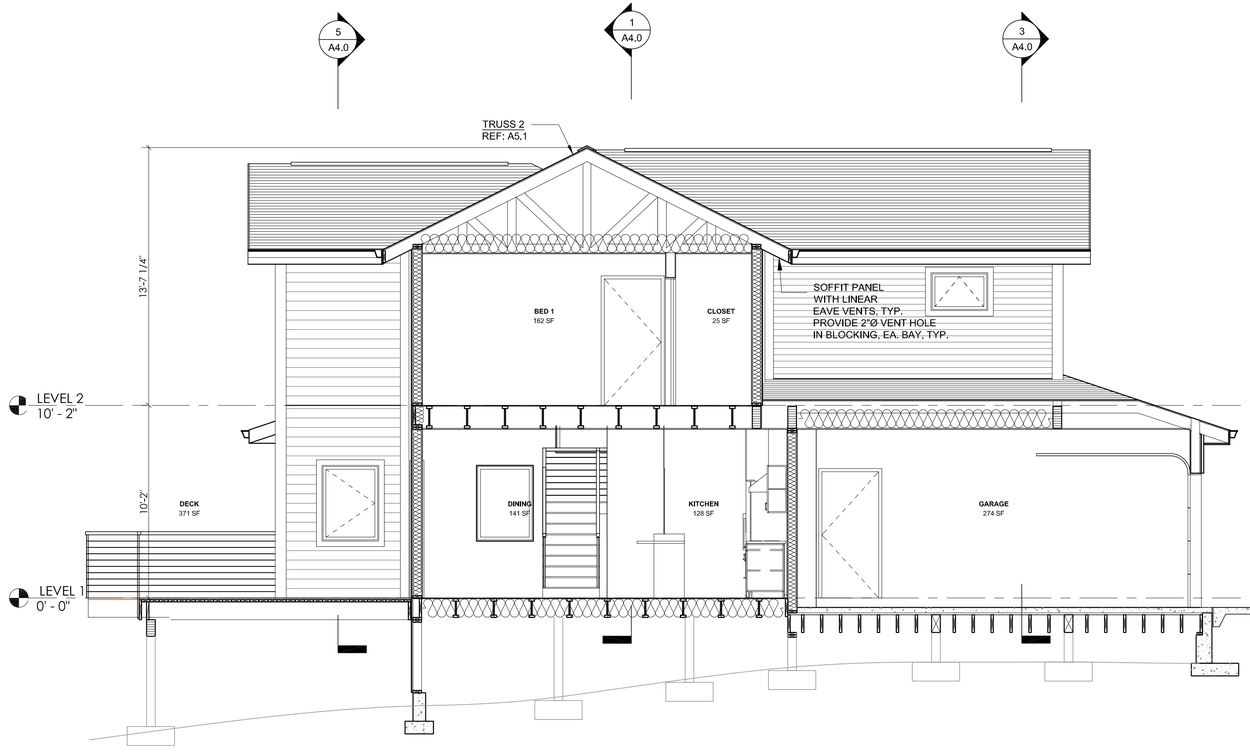
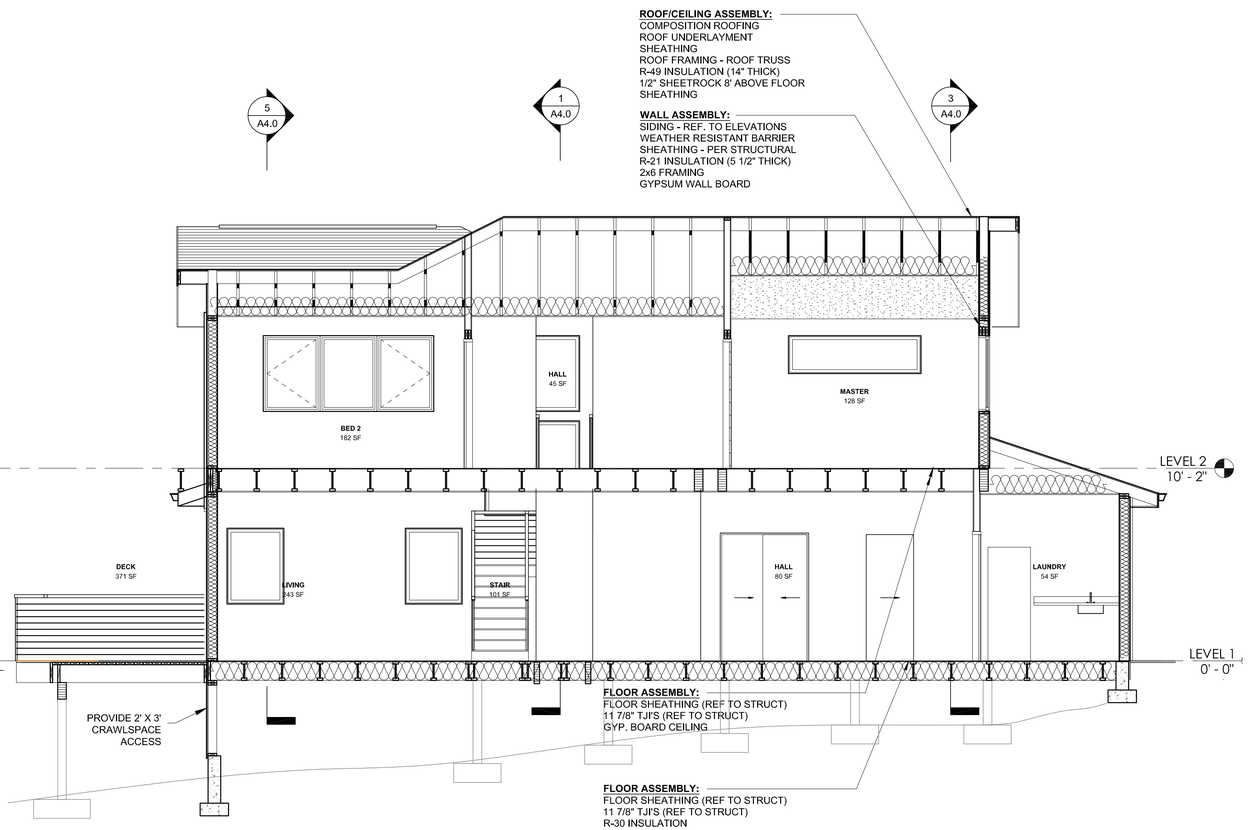
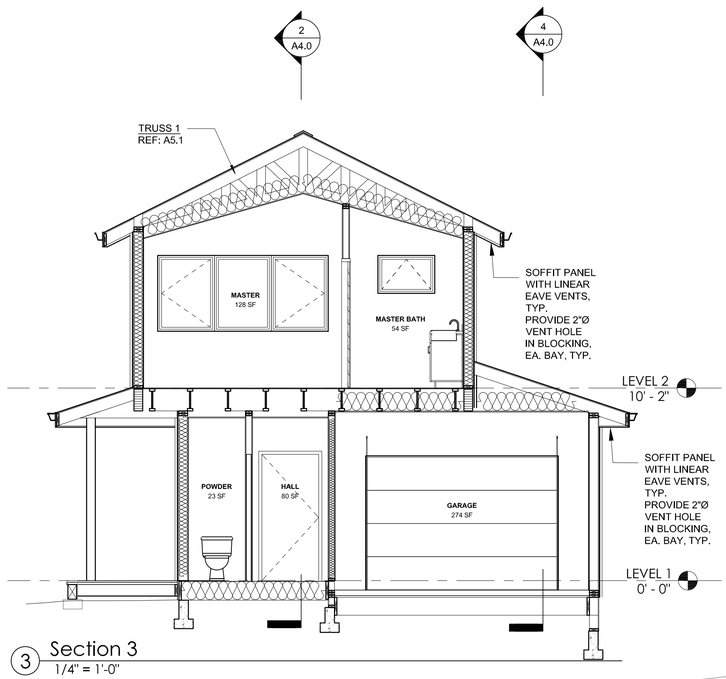


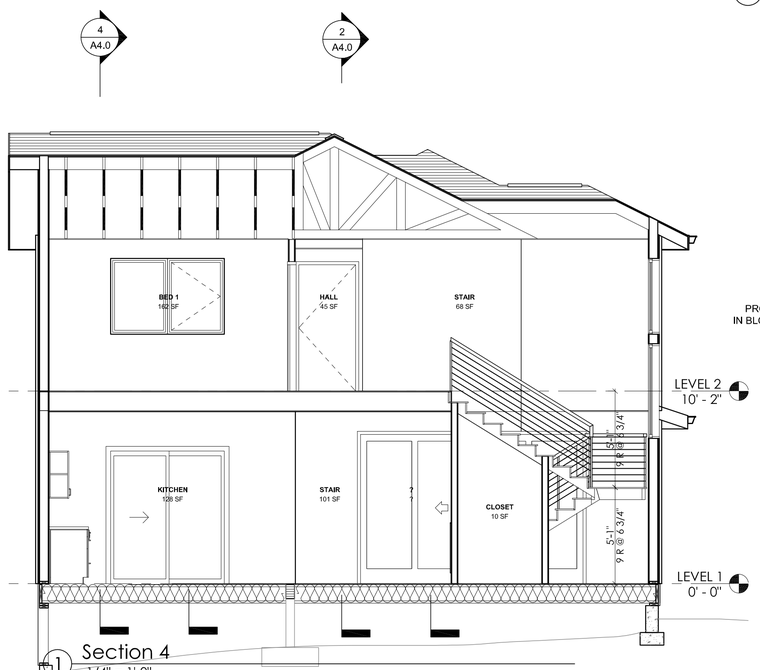
4 Section 1
1/4" = 1'-0"



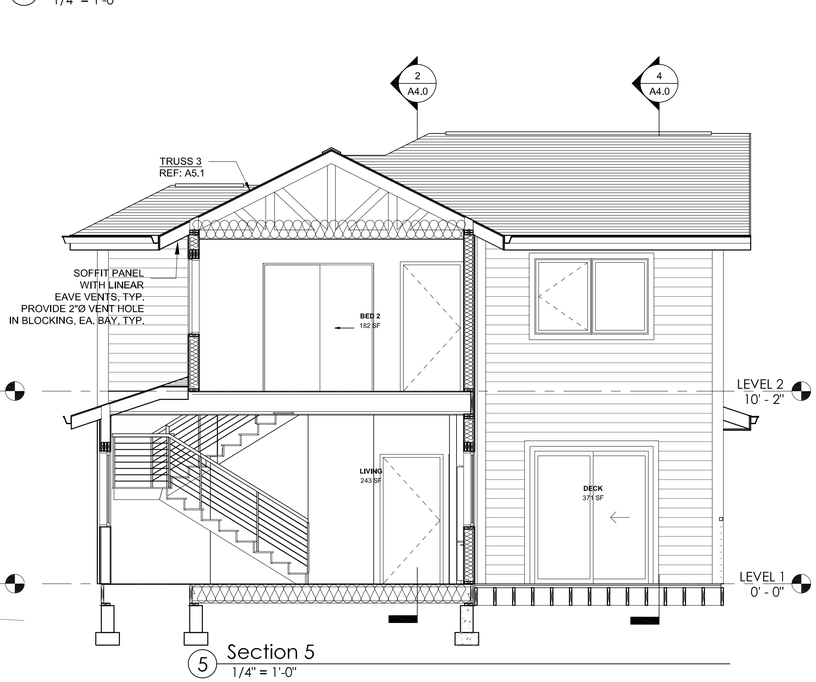
2 Section 2
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"



1 Section 4
1/4" = 1'-0"



5 Section 5
1/4" = 1'-0"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. BUILDING SECTIONS

PERMIT SET
09/28/2018
SINGLE FAMILY
RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A4.0

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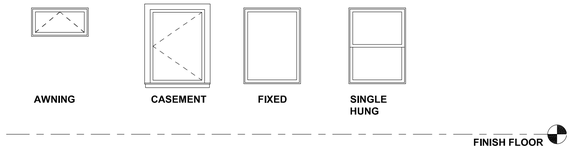
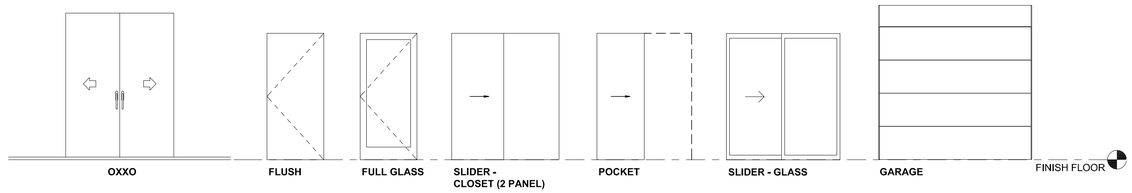


WINDOW TYPES
1/4" = 1'-0"



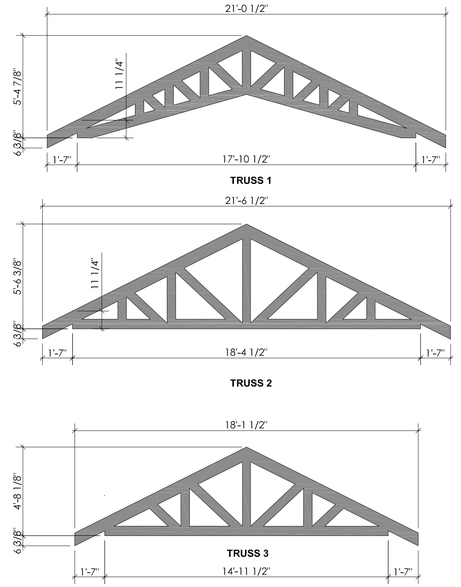
DOOR TYPES
1/4" = 1'-0"

WINDOW SCHEDULE UNIT A

MARK	Level	ROOM NAME	TYPE	SIZE			COMMENTS
				WIDTH	HEIGHT	SILL HT.	
LEVEL 1							
A1	LEVEL 1	POWDER	AWNING	3' - 0"	2' - 0"	5' - 0"	TEMPERED
A2	LEVEL 1	LAUNDRY	AWNING	3' - 0"	2' - 0"	5' - 0"	
C12	LEVEL 1	KITCHEN	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C13	LEVEL 1	KITCHEN	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C17	LEVEL 1	DECK	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
F6	LEVEL 1	STAIR	FIXED	5' - 0"	5' - 0"	7' - 8"	
C3	LEVEL 1	LIVING	CASEMENT	3' - 0"	6' - 6"	1' - 6"	
F2	LEVEL 1	LIVING	FIXED	3' - 0"	6' - 6"	1' - 6"	
C4	LEVEL 1	LIVING	CASEMENT	3' - 0"	6' - 6"	1' - 6"	
F8	LEVEL 1	LIVING	FIXED	3' - 0"	4' - 0"	3' - 0"	
F9	LEVEL 1	LIVING	FIXED	3' - 0"	4' - 0"	3' - 0"	
F12	LEVEL 1	DINING	FIXED	7' - 0"	2' - 0"	5' - 0"	
LEVEL 2							
A3	LEVEL 2	MASTER BATH	AWNING	3' - 0"	2' - 0"	5' - 0"	TEMPERED
A4	LEVEL 2	MASTER BATH	AWNING	3' - 0"	2' - 0"	5' - 0"	TEMPERED
C1	LEVEL 2	BED 2	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C2	LEVEL 2	BED 2	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C5	LEVEL 2	BED 1	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C8	LEVEL 2	BED 2	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C9	LEVEL 2	BED 2	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C10	LEVEL 2	MASTER	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C11	LEVEL 2	MASTER	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
F1	LEVEL 2	BED 2	FIXED	3' - 0"	4' - 0"	3' - 0"	
F3	LEVEL 2	BED 1	FIXED	3' - 0"	4' - 0"	3' - 0"	
F4	LEVEL 2	MASTER	FIXED	7' - 0"	2' - 0"	5' - 0"	
F5	LEVEL 2	STAIR	FIXED	5' - 0"	4' - 0"	3' - 0"	
F7	LEVEL 2	BED 2	FIXED	3' - 0"	4' - 0"	3' - 0"	
F10	LEVEL 2	MASTER	FIXED	3' - 0"	4' - 0"	3' - 0"	
F11	LEVEL 2	BED 1	FIXED	7' - 0"	2' - 0"	5' - 0"	

DOOR SCHEDULE UNIT A

MARK	ROOM NAME	TYPE	DIMENSIONS		
			WIDTH	HEIGHT	THICKNESS
LEVEL 1					
100	FOYER	GLASS FLUSH	3' - 0"	7' - 0"	0' - 1 1/2"
102	GARAGE	FLUSH	3' - 0"	6' - 8"	0' - 1 3/4"
103	HALL	SLIDER - CLOSET	4' - 6"	6' - 8"	0' - 1 1/2"
104	HALL	POCKET	2' - 6"	6' - 8"	0' - 1 1/2"
105	LAUNDRY	FLUSH	3' - 0"	6' - 8"	0' - 1 3/4"
106	GARAGE	GARAGE	10' - 0"	7' - 0"	0' - 1 1/2"
107	FOYER	FLUSH	2' - 10"	6' - 8"	0' - 1 3/4"
LEVEL 2					
200	BED 2	FLUSH	3' - 0"	6' - 8"	0' - 1 3/4"
202	BED 1	FLUSH	3' - 0"	6' - 8"	0' - 1 3/4"
203	CLOSET	SLIDER - CLOSET	4' - 6"	6' - 8"	0' - 1 1/2"
204	WC	FLUSH	2' - 10"	6' - 8"	0' - 1 3/4"
205	MASTER	FLUSH	2' - 10"	6' - 8"	0' - 1 3/4"
206	MASTER	FLUSH	2' - 10"	6' - 8"	0' - 1 3/4"
207	MASTER BATH	FLUSH	2' - 10"	6' - 8"	0' - 1 3/4"



1 TRUSS SCHEDULE
1/4" = 1'-0"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. SCHEDULES

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A5.0

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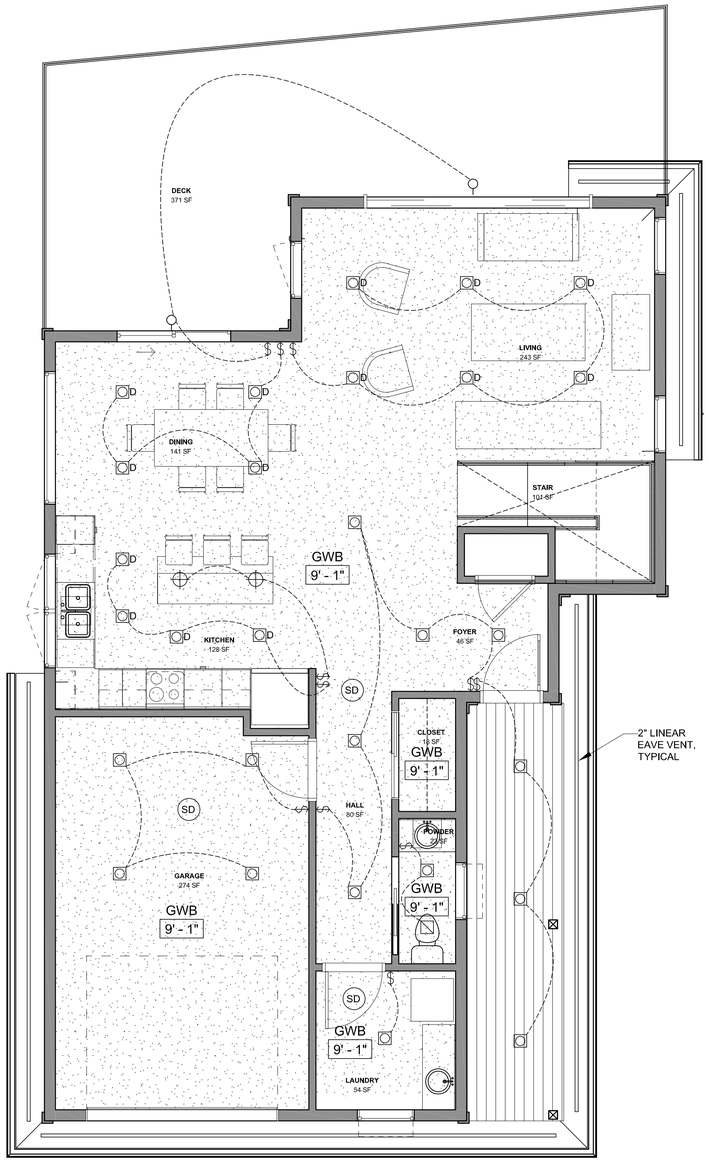
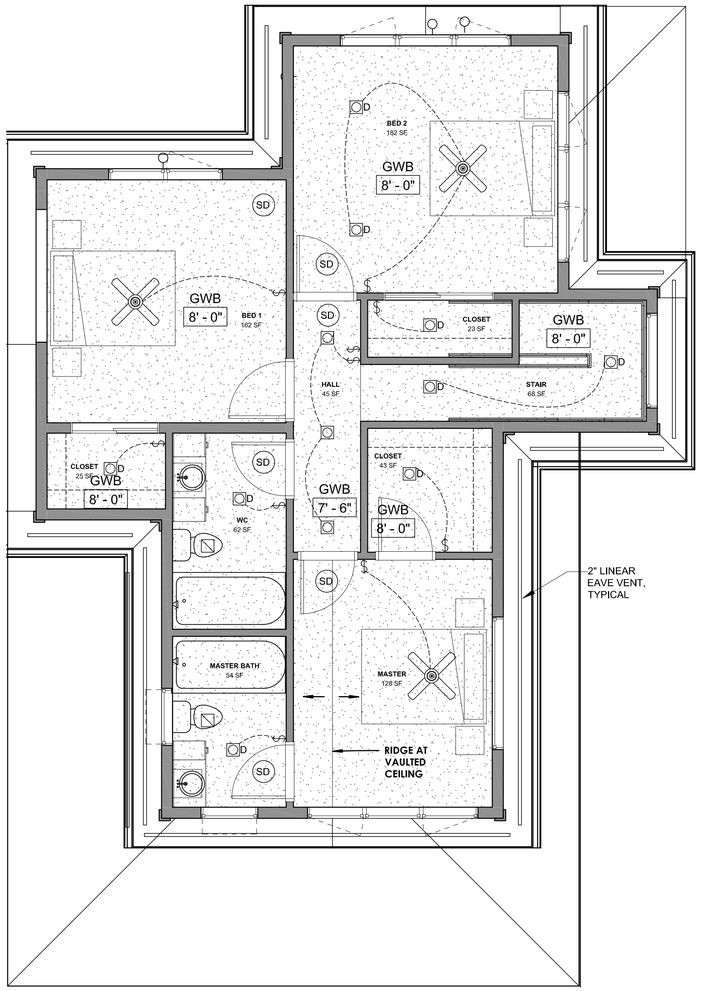


1 ENLARGED RCP - LEVEL 1
1/4" = 1'-0"



2 ENLARGED RCP - LEVEL 2
1/4" = 1'-0"

GENERAL NOTES

1. ALL CEILINGS ARE GYPSUM BOARD UNLESS OTHERWISE NOTED.
2. OUTLETS SHOWN ARE FOR SWITCHING PURPOSES. ALL OTHER OUTLETS TO BE LOCATED ACCORDING TO OREGON ELECTRICAL CODE. COORDINATE WITH OWNER FOR LOCATIONS.
3. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE
4. PROVIDE MECHANICAL VENTILATION IN FULL BATHROOMS PER ORSC, M1506.4

LEGEND

CEILING MATERIAL
1t
9'-0"
CEILING TAG
CEILING HEIGHT
GYPSUM BOARD CEILING
T & G CEDAR
RECESSED DOWNLIGHT
RECESSED DIRECTIONAL DOWNLIGHT
D RECESSED DOWNLIGHT, ON DIMMER
PENDANT LIGHT
EXHAUST FAN
FLUSH MOUNT LIGHT
UNDER CABINET LIGHTING
WALL MOUNT VANITY LIGHT
WALL SCONCE - SEE INTERIOR ELEVATION FOR MOUNTING HEIGHT
ELECTRICAL SWITCH
SD SMOKE/ CARBON MONOXIDE DETECTOR
CEILING FAN

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. REFLECTED CEILING PLANS

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A6.0

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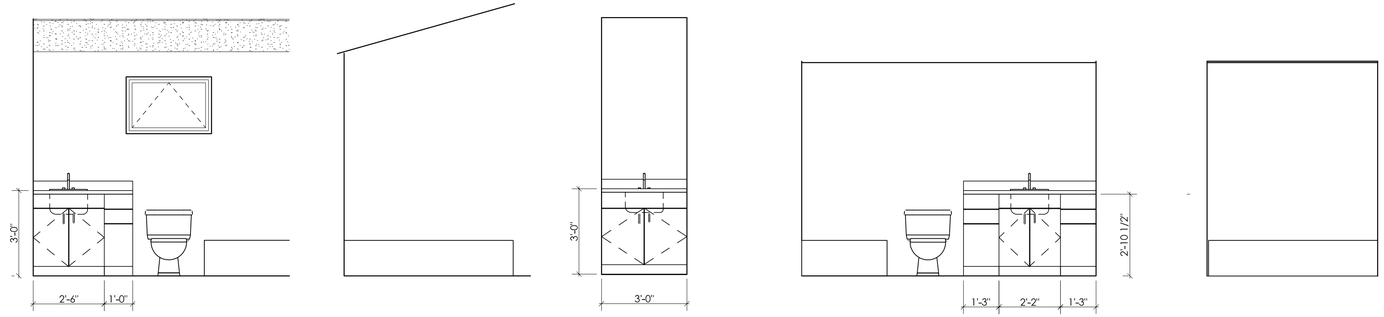


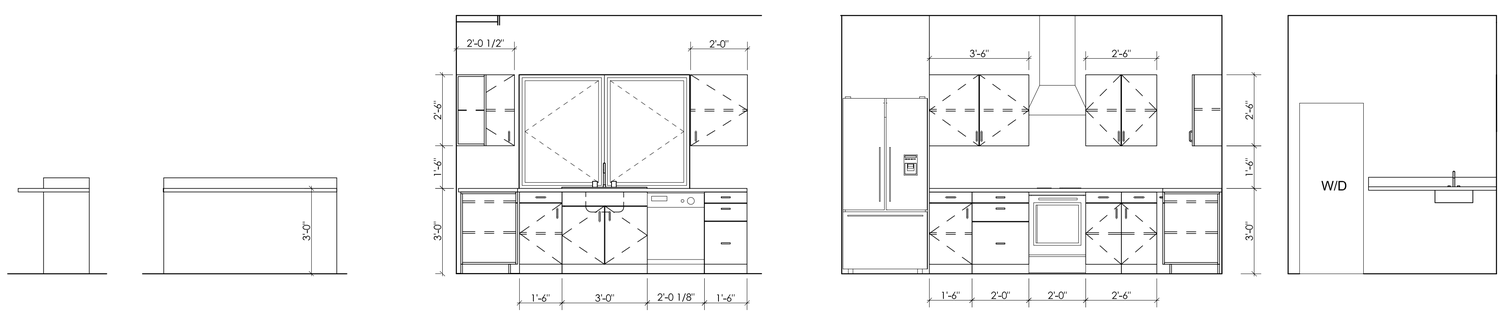
6 MASTER BATH 1
3/8" = 1'-0"

7 MASTER BATH 2
3/8" = 1'-0"

8 POWDER 1
3/8" = 1'-0"

9 WC 1
3/8" = 1'-0"

10 WC 2
3/8" = 1'-0"



1 ISLAND 1
3/8" = 1'-0"

2 ISLAND 2
3/8" = 1'-0"

3 KITCHEN 1
3/8" = 1'-0"

4 KITCHEN 2
3/8" = 1'-0"

5 LAUNDRY 1
3/8" = 1'-0"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. INTERIOR ELEVATIONS

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A7.0

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STRUCTURAL NOTES

CODE: 2014 O.S.S.C. AND 2014 O.R.S.C.

DESIGN LOADS:

DEAD LOAD	- AS REQUIRED
LIVE LOAD	- 40 PSF
SNOW LOAD	- 25 PSF
SEISMIC	- D1 SEISMIC DESIGN CATEGORY PER O.R.S.C.
WIND:	- ASCE 7 120mph 3-SEC GUST EXP. B
SOIL BEARING	- 1500 PSF ASSUMED

EARTHWORK:

1. EXCAVATE TO LINES & LEVELS SHOWN ON DRAWINGS. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED NATIVE SANDS

CONCRETE:

1. REFERENCE SPECIFICATION - ACI 301, PLANT MIX PER ASTM C94.
2. STRENGTH:
   A. GROUND FLOOR SLAB - 3,000 PSI AT 28 DAYS
   B. FOOTINGS, WALLS 2,500 PSI @ 28 DAYS
3. REINFORCING - ASTM A615, GRADE 60. LAP BARS AS SHOWN ON PLAN WITH MIN. LAP OF 44 BAR DIAMETERS. PROVIDE 24" HOOKS AT CORNERS.
4. BOLTS:
   A. ANCHOR BOLTS - ASTM A307
   B. EXPANSION BOLTS - HILTI KWIK-BOLT-TZ. SPECIAL INSPECTION REQUIRED.
   C. ADHESIVE ANCHORS - HILTI-RE 500-SD OR SIMPSON SET-XP. SPECIAL INSPECTION REQUIRED.
5. COVER - AS FOLLOWS UNLESS SHOWN OTHERWISE ON PLANS.
   A. CONCRETE PLACED AGAINST EARTH - 3"
   B. FORMED CONCRETE AGAINST EARTH - 2".
   C. SECOND FLOOR SLAB - ¢
6. FINISH - PER ARCHITECT
7. SUBMITTALS: (4 COPIES)
   A. MIX DESIGNS PER IBC 1903
   B. REINFORCING SHOP DRAWINGS

CARPENTRY:

1. REFERENCE SPECIFICATION - IBC CHAPTER 23.
2. LUMBER - DOUGLAS FIR WITH MOISTURE CONTENT PER SPECIFICATION. ALL IN CONTACT WITH CONCRETE TO BE PRESSURE PRESERVATIVE TREATED. GRADE AS FOLLOWS
   A. POSTS AND BEAMS 6X AND GREATER - D.F. NO 1.
   B. POSTS AND BEAMS 4X SMALLER - D.F. NO 2 OR BETTER.
   C. STUDS - D.F. STUD GRADE OR BETTER
   D. PLATES & SILLS - DF NO. 2 P.T. AT CONCRETE SLAB.
      - KILN DRIED D.F. STANDARD TYPICAL
3. SHEATHING - PLYWOOD, ORIENTED STRANDBOARD OR APPROVED EQUAL.
   A. ROOF & WALL SHEATHING - APA 24/0. THICKNESS & NAILING PER PLAN.
   B. FLOOR SHEATHING - APA - 48/24. THICKNESS AND NAILING PER PLAN.
4. PLYWOOD WEB JOISTS- TRUS JOIST TJI SERIES OR APPROVED EQUAL. BRIDGING, BLOCKING & ERECTION BRACING PER MANUFACTURER'S RECOMMENDATION.
5. GLUE LAMINATED BEAMS - DOUGLAS FIR, COMBINATION 24F-V4, FABRICATED WITH WATER PROOF GLUE. FINISH PER PROJECT SPECIFICATIONS.
6. P.T. GLUE LAMINATED BEAMS - EWS 24F-V5MI / SP, FABRICATED WITH WATER PROOF GLUE. FINISH PER PROJECT SPECIFICATIONS.
7. GLUE LAMINATED COLUMNS - DOUGLAS FIR, COMBINATION 24F-V8, FABRICATED WITH WATER PROOF GLUE. FINISH PER PROJECT SPECIFICATIONS.
8. PARALLAM BEAMS - 2.0 E BY TRUS JOIST.
9. TIMBERSTRAND BEAMS - 3-1/2", 1.5E BY TRUS JOIST
10. TIMBERSTRAND BLOCKING - LSL 1-3/4" BY TRUS JOIST.
11. CONNECTIONS - SIMPSON STRONG-TIE OR USP, GALVANIZED.
12. FRAMING - PER INDUSTRY & CODE STANDARDS FOR ALL DETAILS NOT SHOWN. REFER TO IBC SECTIONS 2324, 2325 AND 2326.
13. NAILING - USE COMMON TYPE NAILS. MINIMUM NAILING PER IBC TABLE NO. 23-1-Q UNLESS NOTED OTHERWISE ON PLANS.

COMMON WIRE NAIL	PNEUMATIC NAIL DIAMETER	MINIMUM NAIL LENGTH	NAIL APPLICATION
30D COMMON	0.207"ø P-NAIL	4-1/2"	3X DECKING
40D COMMON	0.225"ø P-NAIL	5"	4X DECKING
20D COMMON	0.192"ø P-NAIL	4"	FRAMING
16D COMMON	0.162"ø P-NAIL	3-1/2"	FRAMING
10D COMMON	0.148"ø P-NAIL	3"	FRAMING
N/A	0.148"ø P-NAIL	2-3/8"	FLR SHEATHING
8D COMMON	0.131"ø P-NAIL	2-1/2"	ROOF SHEATHING
N/A	0.162"ø P-NAIL	3-1/2"	STRAPS

14. DRYING - PRIOR TO INSTALLATION OF GYPSUM WALL BOARD, DRY COMPLETED TO A MAXIMUM MOISTURE CONTENT OF 15%.
15. SUBMITTALS - SHOP DRAWINGS, 4 COPIES.
16. PREFABRICATED WOOD TRUSSES:
   A. REFERENCE STANDARD - ANSI / TPI 1
   B. PERFORMANCE REQUIREMENTS - PROVIDE WOOD TRUSSES DESIGNED AND FABRICATED TO SUPPORT THE LOADS SHOWN WITH A TOTAL LOAD DEFLECTION LESS THAN L/360.
   C. SUBMITTALS: (3 COPIES) STRUCTURAL CALCULATIONS STAMPED BY AN ENGINEER REGISTERED IN OREGON & SHOP DRAWINGS SHOWING ALL FABRICATION, ERECTION AND INSTALLATION DETAILS.
17. UNLESS NOTED OTHERWISE, ALL BEAMS & GIRDER TRUSSES TO BE SUPPORTED AT ENDS BY:
   A. MULTIPLE STUDS EQUAL TO BEAM WIDTH (TRIPLE STUD MIN) WHEN LOCATED IN WALL. CONTINUE ON ALL FLOORS DOWN TO FOUNDATION WITH SOLID BLOCKING AT FLOORS. CONN STUDS TOGETHER WITH 16D @ 12" O.C.
   B. SOLID POST EQUAL TO BEAM WIDTH WHEN FREE STANDING. EXTEND CONTINUOUS FOR FULL HEIGHT DOWN TO SOLID BEARING.

HOLDOWN SCHEDULE

MARK NUMBER	HOLDOWN	BOUNDARY STUDS	ANCHOR THCKN SLAB (6)	ANCHOR EXT. STEM WALL (6)
-	NO HOLDOWN REQ'D			
1.	HDU2	(2)2x	S6TB16	S6TB20
2.	HDU4	(2)2x	S6TB16	S6TB20
3.	HDU5	(2)2x	S6TB24	S6TB24
4.	HDU8	(3)2x	S6TB34	S6TB34
5.	HDU11	(1)6x	N/A	SBX30 @ HDU11
6.	HDU14	(1)6x	N/A	SBX30
7.	MSTC28	(2)2x	N/A	N/A
8.	MSTC40	(2)2x	N/A	N/A
9.	MSTC66	(2)2x	N/A	N/A
10.	2-MSTC66	(4)2x	N/A	N/A

NOTES:

1. INSTALL ALL HOLDOWNS PER MANUFACTURER SPECIFICATION PER C-C-2015 SIMPSON STRONG TIE CATALOG OR USP 34TH EDITION CATALOG.
2. MATCH STUDS ON SCHEDULE FOR WALLS BELOW ON ALL WALL TO WALL HOLDOWNS.
3. (2)2x OR (3)2x STUDS NAILED TOGETHER WITH (2) ROWS OF 16D @ 3" O.C. STAGGERED.
4. REFER TO SHEARWALL SCHEDULE AND TYPICAL SHEARWALL DETAILS FOR WALL LOCATIONS AND CONFIGURATIONS.
5. REFER TO SIMPSON OR USP CATALOGS FOR MINIMUM EMBED OF ANCHORS INTO CONCRETE.
6. USE S6TBL MODELS @ 3x SILL LOCATIONS.

SHEAR WALL SCHEDULE (1-13)

MARK	REF NOTES: (1,9) SHEATHING	Note: (2) NAIL SIZE	EDGE NAIL'G SPACING	FIELD NAIL'G SPACING	SILL TO CONCRETE CONNECTION, NOTE: (3)	SILL TO WOOD CONNECTION, Note (7)	SHEAR TRANSFER CLIPS (8)
A	7/16" OSB (1) SIDE (6)	8d	6"	12"	5/8" DIA. A.B. @ 48" O/C	16D @ 6" O/C	A35 OR RBC @ 24" O/C
B	7/16" OSB (1) SIDE (6)	8d	4"	12"	5/8" DIA. A.B. @ 36" O/C (12)	16D @ 4" O/C	A35 OR RBC @ 18" O/C
C	7/16" OSB (1) SIDE (5,6)	8d	3"	12"	5/8" DIA. A.B. @ 30" O/C (12)	16D @ 3" O/C	A35 OR RBC @ 12" O/C
D	7/16" OSB (1) SIDE (5,6)	8d	2"	12"	5/8" DIA. A.B. @ 24" O/C (12)	16D @ 2" O/C	A35 OR RBC @ 10" O/C
E	7/16" OSB (2) SIDES (4,5,6)	8d	4" STAGGERED	12"	5/8" DIA. A.B. @ 18" O/C (12)	16D @ 2" O/C	A35 OR RBC @ 7" O/C
F	7/16" OSB (2) SIDES (4,5,6)	8d	3" STAGGERED	12"	5/8" DIA. A.B. @ 15" O/C (12)	16D @ 3" O/C/2 ROWS STAGGERED	A35 OR RBC @ 5" O/C
G	7/16" OSB (2) SIDES (4,5,6)	8d	2" STAGGERED	12"	5/8" DIA. A.B. @ 12" O/C (12)	16D @ 2" O/C/2 ROWS STAGGERED	HGAI0KT @ 7" O/C

NOTES:

1) C-D, D-C SHEATHING, PLYWOOD PANEL SIDING AND OTHER GRADES COVERED IN PS1-95. ALL WALL CONSTRUCTION TO CONFORM TO 0SSC TABLE 2306.4.1.
2) USE COMMON WIRE NAILS FOR ALL WOOD SHEATHING AND COOLER NAILS FOR GYPBOARD SHEATHING.
3) A.B. MINIMUM 7" EMBED INTO CONCRETE. 3"X3"X1/4" PLATE WASHERS REQ'D AT ALL SHEAR WALL A.B.'s. N/A @ MASA ANCHORS.
4) PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3X OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
5) 3X OR DBL 2X FRAMING AT ALL ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED.
6) ALL EDGES BLOCKED.
7) COMMON WIRE NAILS.
8) CLIP TO BE ATTACHED FROM CONTINUOUS BLOCKING TO TOP OF CONTINUOUS TOP PLATES. CLIPS ARE NOT REQUIRED AT GYP BD WALLS BUT BLOCKING IS ATTACHED PER THE TOENAILING SCHEDULE.
9) SEE ATTACHED TYPICAL SHEARWALL DETAILS.
10) SHEATHING TO BE STRUCTURAL 1 SHEATHING.
11) VALUES ARE FOR FRAMING OF H-F.
12) SEE PLAN FOR WALLS WHERE SEISMIC DESIGN SHEAR IS GREATER THAN 350 PLF (ASD). 3X OR DBL 2X AT PANEL EDGES AND SILL. STAGGER NAILS. NAIL AND GLUE DBL 2X SILL TOGETHER W/ 10D GALVANIZED @ 4" O/C STAGGERED, OR USE A 3X. FOR WALLS WITH THE LARGER SILLS, ANCHOR BOLT SPACING MAY BE INCREASED BY A FACTOR OF 1.25 FROM THE TABLE ABOVE DUE TO THICKER SILLS.
13) 7/16" PLY IS ACCEPTABLE IN LIEU OF 7/16" OSB.

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
51319PE
OREGON
JAN. 12, 1995
DAVID J. HORN

Expires: 6-30-19

HCE
Horn Consulting Engineers, LLC
9320 SW Barbur Blvd, Ste 235 Portland, OR 97219
Phone: 503.892.5782 Email: dave@hornce.com

PARCEL 2
1791 BLANKENSHIP RD
WEST LINN, OR 97068

SHEAR WALL & HOLDOWN SCHEDULES / STRUCTURAL NOTES

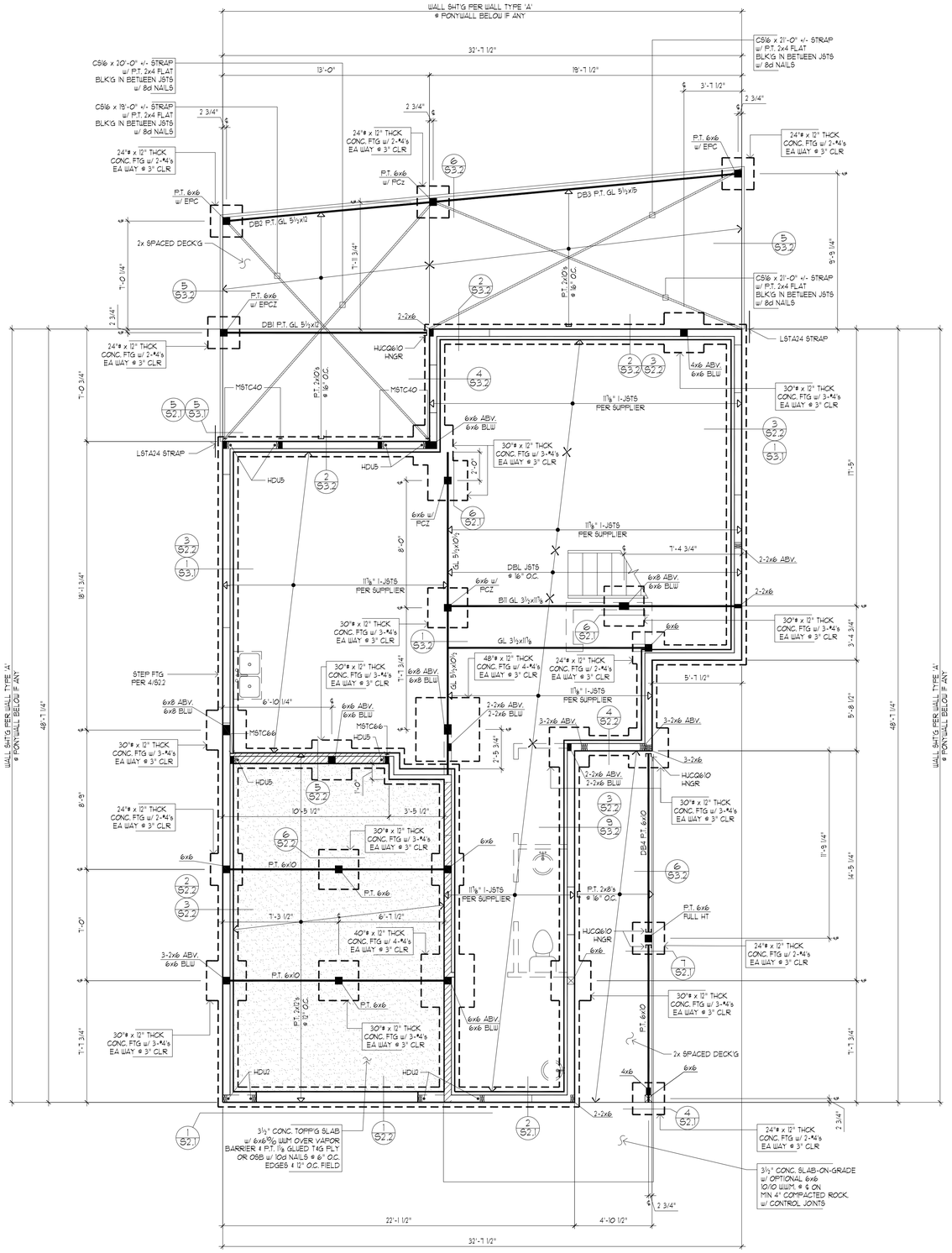
REVISIONS:	
DATE:	8.14.18
SCALE:	
DRAWN:	LY
JOB NO:	1A-18-02

S0

ORIGINAL SHEET SIZE: 22x34

LEGEND

- INDICATES WALL ABOVE FRAMING LEVEL
- INDICATES WALL BELOW FRAMING LEVEL
- INDICATES INTERIOR BEARING WALL BELOW FRAMING LEVEL
- INDICATES COLUMN ABOVE
- INDICATES COLUMN BELOW FRAMING LEVEL
- INDICATES DETAIL REFERENCE APPLIES TO ALL SIMILAR LOCATIONS
- HDUx (x) — HOLDOWN TYPE # SCHEDULE MARK NUMBER (x) ON SHT S0



1 S1.1 FOUNDATION / MAIN FLOOR FRAMING PLAN

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

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
51319PE
OREGON
JAN. 12, 1995
DAVID J. HORN
Expires: 6-30-19

HCE
Horn Consulting Engineers LLC
9320 SW Barbur Blvd. Ste 235 Portland, OR 97219
Phone: 503.892.5782 Email: davidjhorn@hotmail.com

PARCEL 2
1791 BLANKENSHIP RD
WEST LINN, OR 97068

FOUNDATION / MAIN FLOOR FRAMING PLAN

REVISIONS:

DATE:	8.14.18
SCALE:	¼" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-02

S1.1

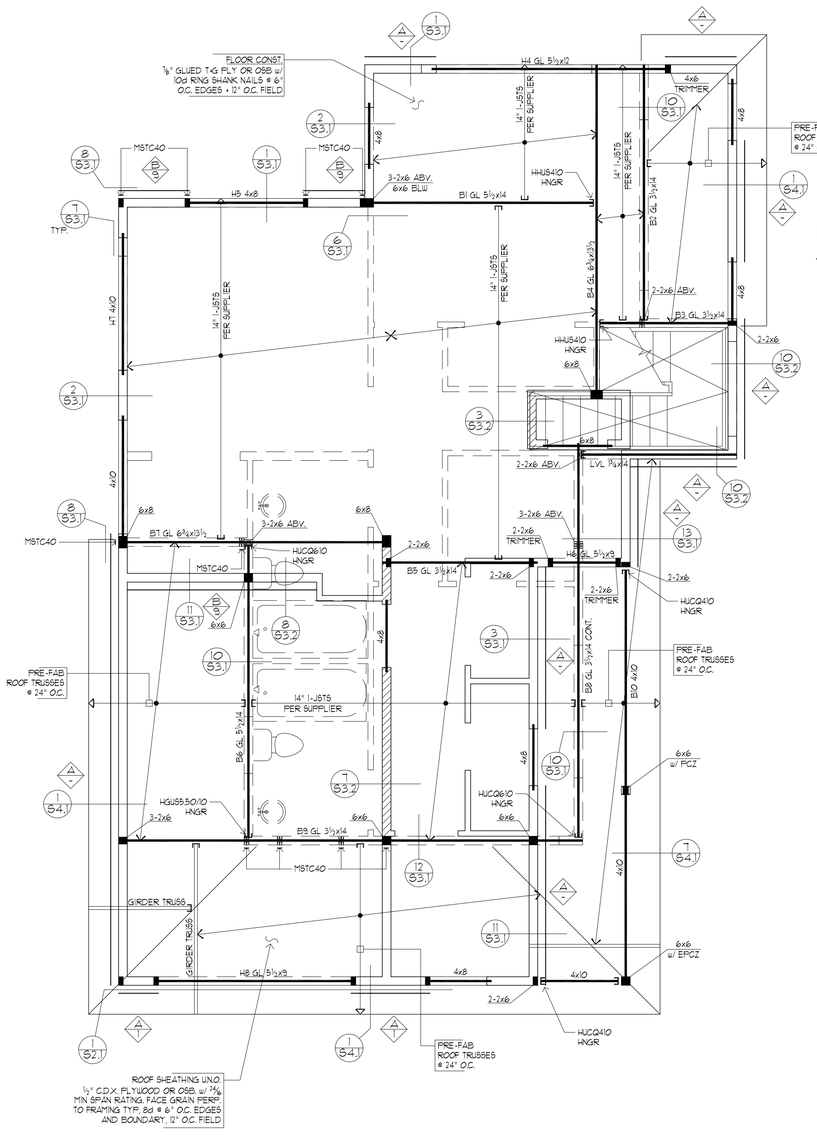
ORIGINAL SHEET SIZE: 22x34

LEGEND

- INDICATES ROOF OVERFRAMING
- INDICATES WALL BELOW FRAMING LEVEL
- INDICATES INTERIOR BEARING WALL BELOW FRAMING LEVEL
- INDICATES COLUMN BELOW FRAMING LEVEL
- INDICATES DETAIL REFERENCE APPLIES TO ALL SIMILAR LOCATIONS
- INDICATES VAULTED AREA
- EXTENT OF SHEARWALL SHEATHING SEGMENT
- INDICATES SHEARWALL TYPE PER SCHEDULE SHT SO
- INDICATES HOLDOWN TYPE. 1 @ EA END OF WALL SEGMENT PER SCHEDULE SHT SO

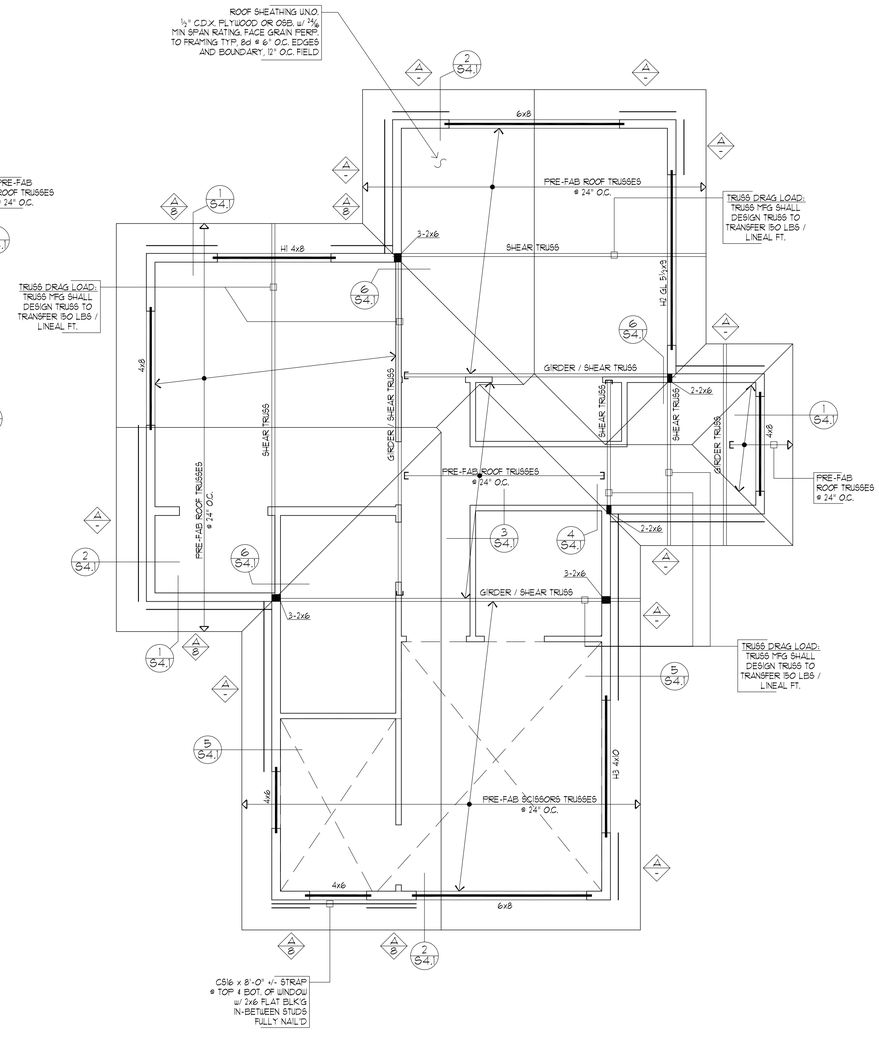
TRUSS NOTES:

- ALL TRUSSES TO BE PRE-ENGINEERED & CARRY MANUFACTURER'S STAMP.
- ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S SPECIFICATIONS.
- NON-BEARING WALLS SHALL BE CONNECTED TO THE TRUSS BOTTOM CHORD W/ SIMPSON STC (OR EQ.) TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
- ALL CONNECTIONS WITH RAFTERS, MONO OR JACK TRUSSES & HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY THE TRUSS MANUFACTURER.
- TRUSS LAYOUT SHOWING GIRDER TRUSS LOCATIONS ARE NOT PERMITTED TO CHANGE & MUST BE FOLLOWED CORRECTLY. IF TRUSS MANUFACTURER REQUESTS TO CHANGE IN PART OR IN WHOLE THE LAYOUT DESIGNED HEREIN, HE/SHE MUST CONTACT THE DESIGNER TO INSURE STRUCTURAL DESIGN IS MAINTAINED ON THE BUILDING CORRECTLY. ALSO, IF THE DESIGN LAYOUT IS DETERMINED TO CHANGE, THE BUILDING DEPARTMENT WILL REQUIRE APPROVAL & NEW ENGINEERING CALC'S.
- ADD SOLID BLK'G BETWEEN JOISTS UNDER POINT LOADS ABV. - WHERE APPLICABLE AT WALL.
- PROVIDE SOLID BEARING UNDER GIRDER TRUSS ENDS & FROM BEARING POINTS UNDER STRUCTURAL ROOF BEAMS AS SHOWN ON PLANS.
- PROVIDE SOLID BEARING UNDER BEAM ENDS & FROM BRG. POINTS TRANSFERRED DOWN FROM FLOOR ABV. CONT. TO FTG. BLW AS LOCATED ON PLANS.



1 S1.2 UPPER FLOOR FRAMING / MAIN FLOOR SHEAR WALL PLAN

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



2 S1.2 ROOF FRAMING / UPPER FLOOR SHEAR WALL PLAN

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

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
51319PE
OREGON
JAN. 12, 1995
DAVID J. HORN
Expires: 6-30-19

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9320 SW Barbur Blvd. Ste 235 Portland, OR 97219
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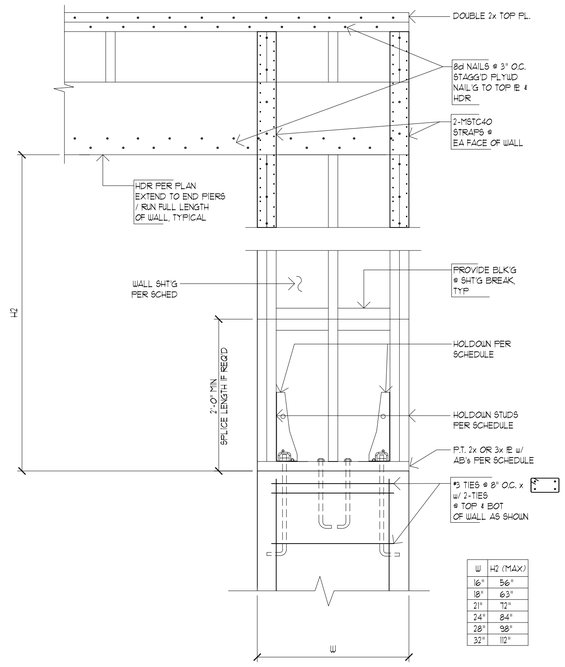
PARCEL 2
1791 BLANKENSHIP RD
WEST LINN, OR 97068

UPPER FLOOR FRAMING / MAIN FLOOR SHEAR WALL / ROOF FRAMING / UPPER FLOOR SHEAR WALL PLANS

REVISIONS:	
DATE:	8.14.18
SCALE:	¼" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-02

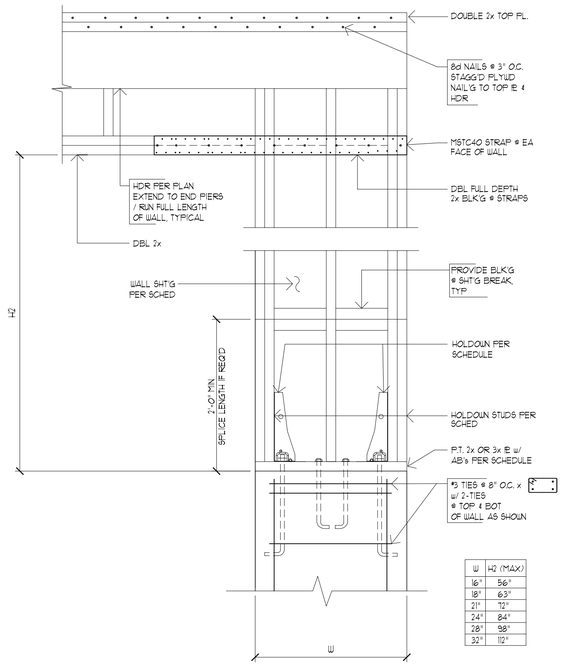
S1.2

ORIGINAL SHEET SIZE: 22x34



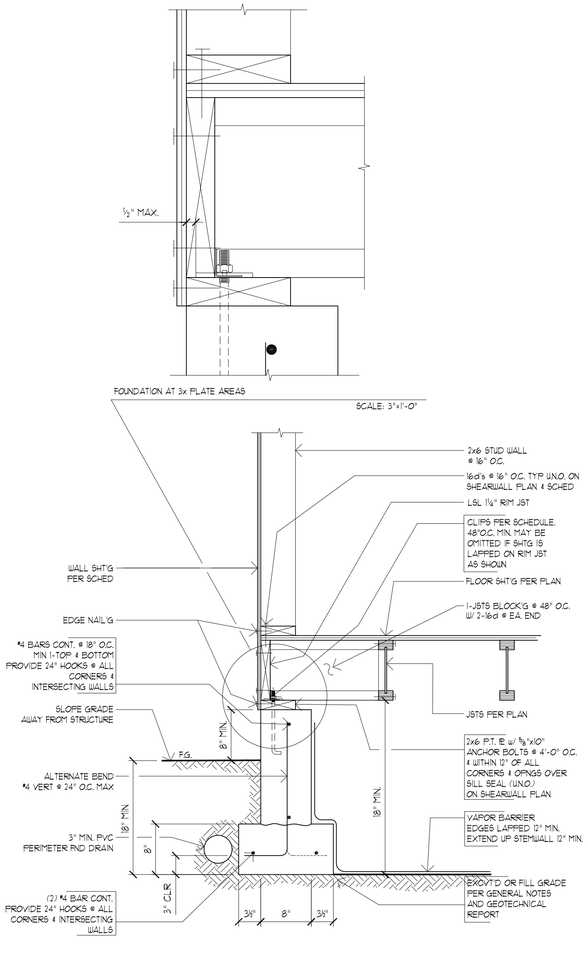
7 GARAGE WING FRAMING (LOW HEADER)

SCALE: 1"=1'-0"



GARAGE WING FRAMING (RAISED HEADER)

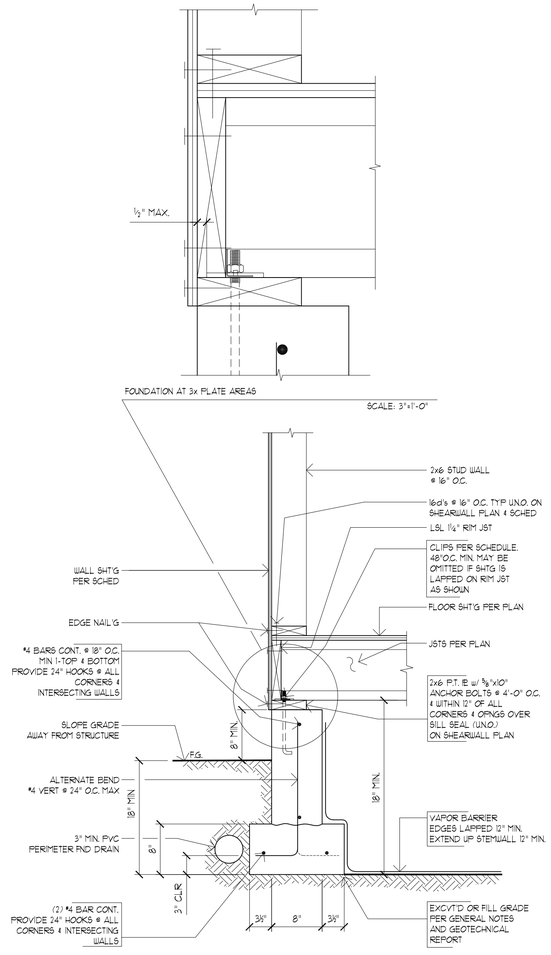
SCALE: 1"=1'-0"



2 FOUNDATION @ 2 STORY STRUCTURE W/ PARALLEL JSTS

NOTE: ENGINEERED CONC. WALL REQ. IF BACKFILL AGAINST WALL EXCEEDS 48" IN HEIGHT

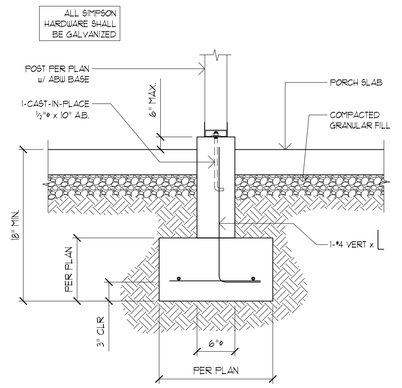
SCALE: 1"=1'-0"



3 FOUNDATION @ 2 STORY STRUCTURE W/ PERP JSTS

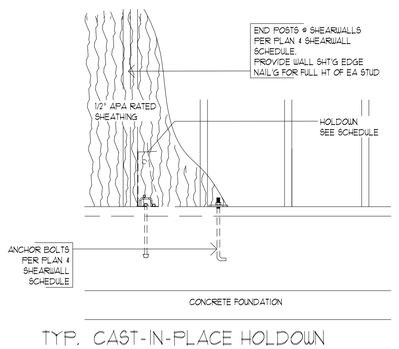
NOTE: ENGINEERED CONC. WALL REQ. IF BACKFILL AGAINST WALL EXCEEDS 48" IN HEIGHT

SCALE: 1"=1'-0"



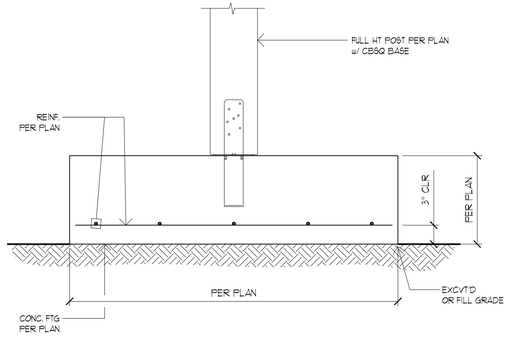
4 FRONT PORCH POST / FTG

SCALE: 1"=1'-0"



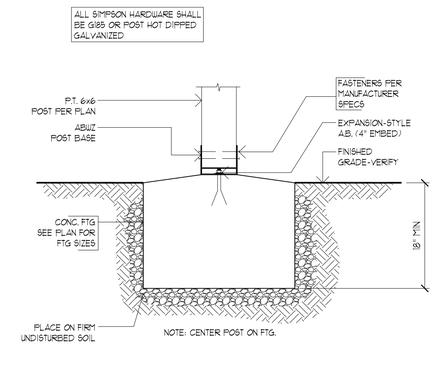
5 TYP. CAST-IN-PLACE HOLDOWN @ STEM WALL

SCALE: 1"=1'-0"



6 POST CONNECTION @ FOOTING

SCALE: 1"=1'-0"



7 FOOTING DETAIL

SCALE: N.T.S.

FOR PERMIT 09/28/2018

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51319PE
OREGON
JAN. 12, 1995
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PARCEL 2
1791 BLANKENSHIP RD
WEST LINN, OR 97068

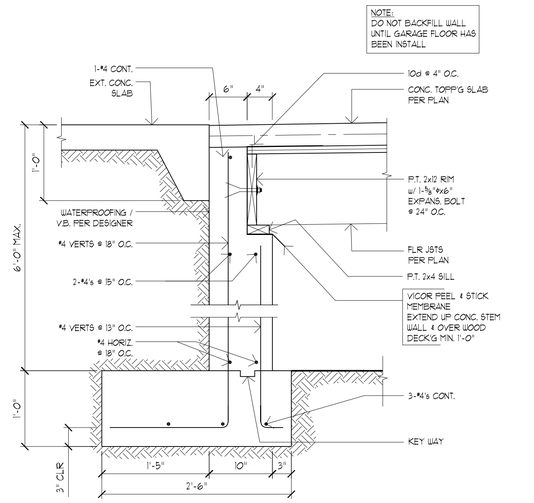
DETAILS

REVISIONS:

DATE:	8.14.18
SCALE:	1" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-02

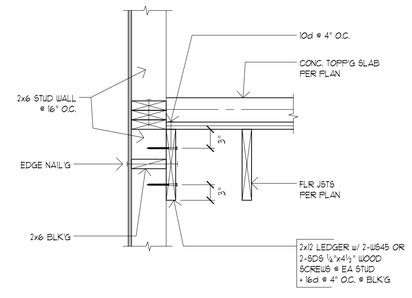
S2.1

ORIGINAL SHEET SIZE: 22x34



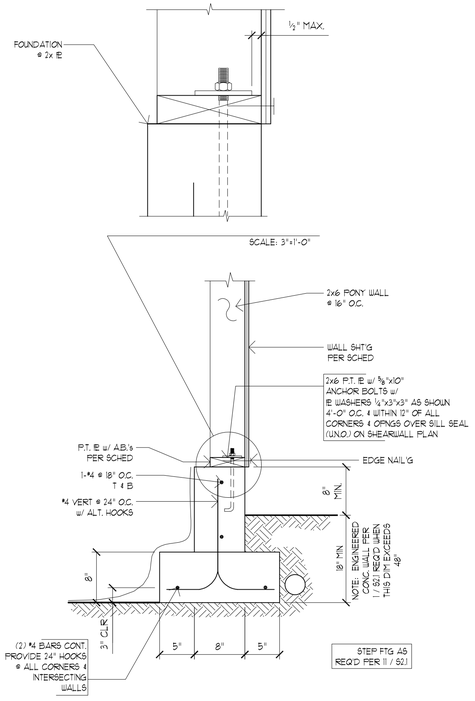
1 SUSPENDED GARAGE JSTS / RETAIN. WALL

SCALE: 1"=1'-0"



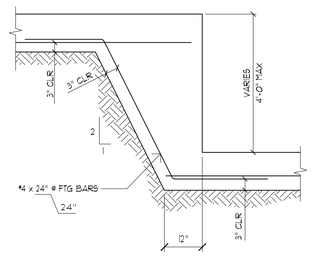
2 PARALLEL 2x12 FLR JSTS / WALL

SCALE: 1"=1'-0"



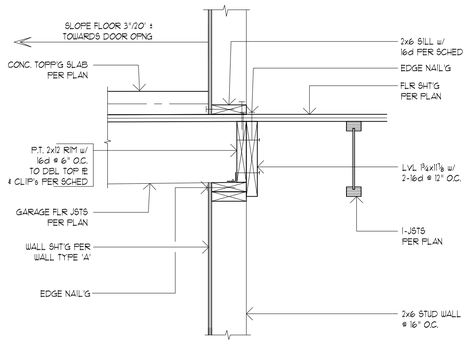
3 FOUNDATION / PONY WALL

SCALE: 1"=1'-0"



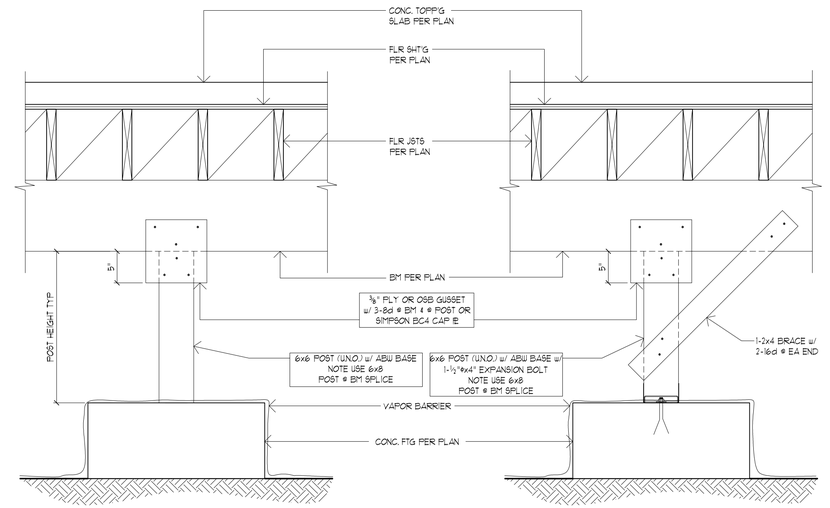
4 TYP FOOTING STEP

SCALE: 1" = 1'-0"



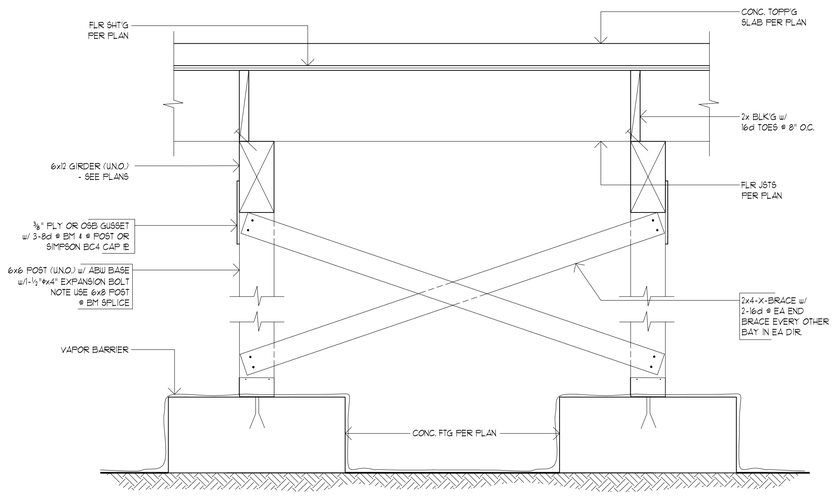
5 GARAGE JSTS / CRIPPLE WALL

SCALE: 1"=1'-0"



POST 4'-0" OR LESS

POST > 4'-0" < 8'-0"



POST > 8'-0" < 14'-0"

6 CRAWL SPACE POST TO BEAM POSITIVE CONNECTION

SCALE: 1"=1'-0"

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Expires: 6-30-19

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PARCEL 2
1191 BLANKENSHIP RD
WEST LINN, OR 97068

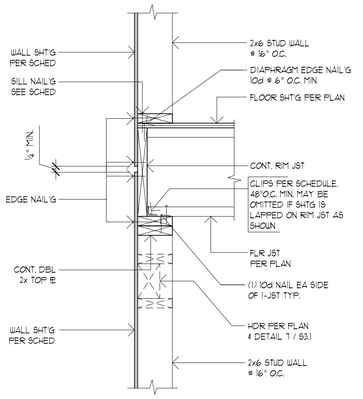
DETAILS

REVISIONS:

DATE:	8.14.18
SCALE:	1" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-02

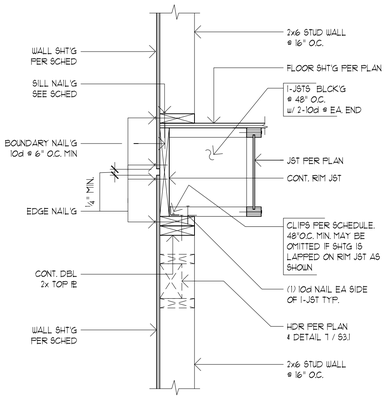
S2.2

ORIGINAL SHEET SIZE: 22x34



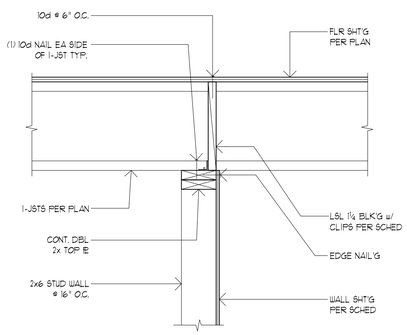
1 PERP. TJI FLR JSTS TO STUD WALL

SCALE: 1"=1'-0"



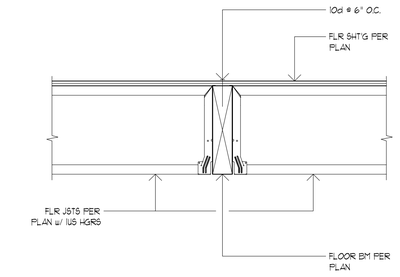
2 PARALLEL TJI FLR JSTS TO STUD WALL

SCALE: 1"=1'-0"



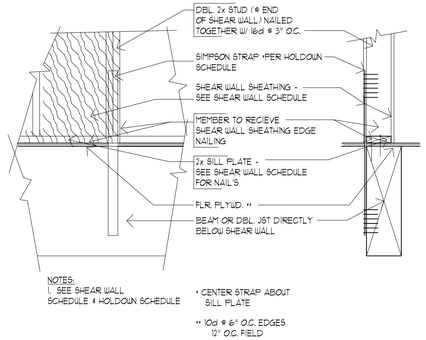
3 TYP. FLOOR TO SHEAR WALL CONN.

SCALE: 1"=1'-0"



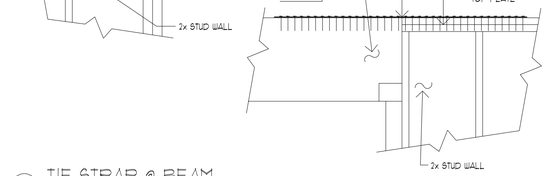
4 TYP. FLR JSTS TO FLUSH BM

SCALE: 1"=1'-0"



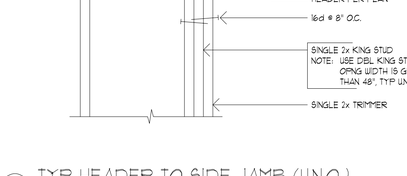
5 TIE STRAP @ BEAM

SCALE: 1"=1'-0"



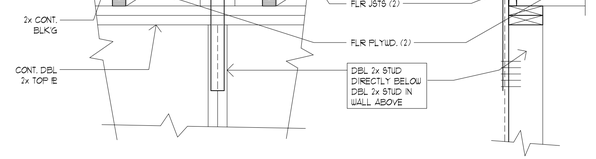
6 TIE STRAP @ BEAM

SCALE: 1"=1'-0"



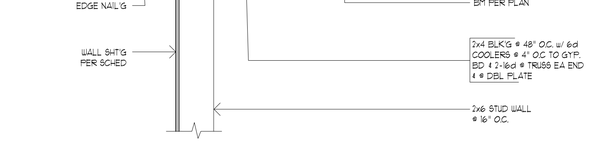
7 TYP HEADER TO SIDE JAMB (U.N.O.)

SCALE: 1"=1'-0"



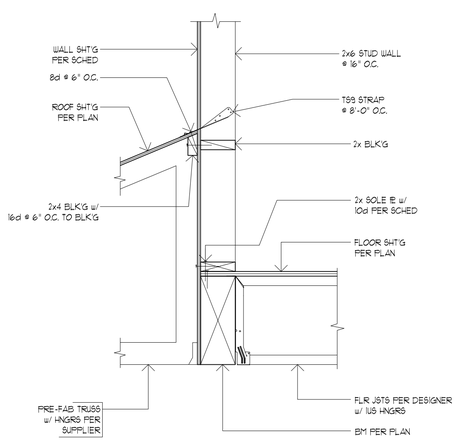
8 TIE STRAP HOLDOWN

SCALE: 1"=1'-0"



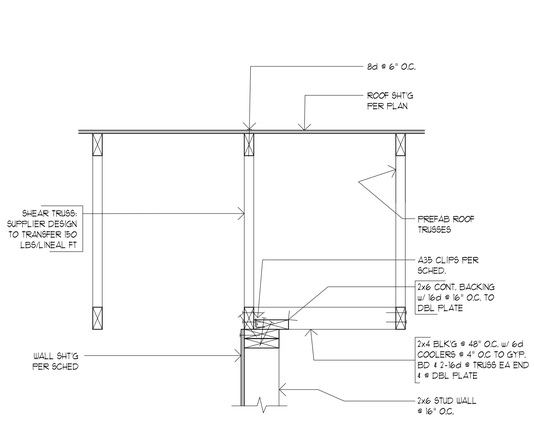
9 PARALLEL ROOF TRUSS @ SHEARWALL

SCALE: 1"=1'-0"



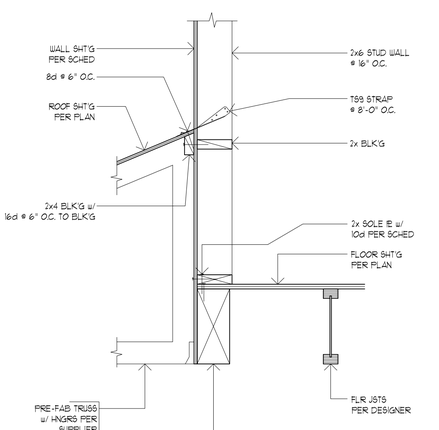
10 SHEARWALL @ BM / JST / TRUSSES

SCALE: 1"=1'-0"



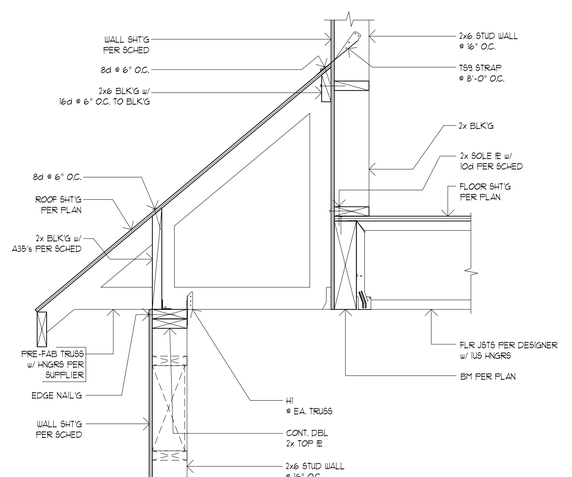
11 PARALLEL ROOF TRUSS @ SHEARWALL

SCALE: 1"=1'-0"



12 SHEARWALL @ BM / JST / TRUSSES

SCALE: 1"=1'-0"



13 SHEARWALL @ BM / JST / TRUSSES

SCALE: 1"=1'-0"

FOR PERMIT 09/28/2018

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51319PE
OREGON
JAN. 12, 1995
DAVID J. HORN
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PARCEL 2
1791 BLANKENSHIP RD
WEST LINN, OR 97068

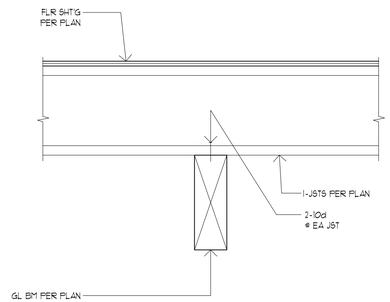
DETAILS

REVISIONS:

DATE:	8.14.18
SCALE:	1" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-02

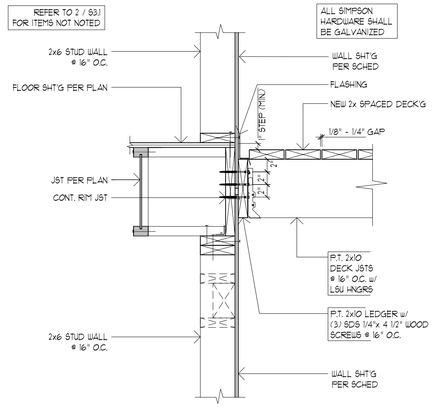
S3.1

ORIGINAL SHEET SIZE: 22x34



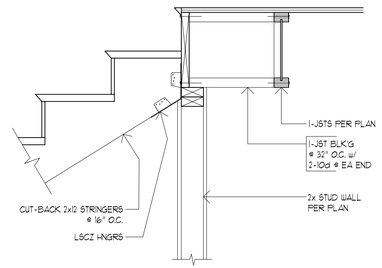
1 TYP. FLOOR TO BM

SCALE: 1"=1'-0"



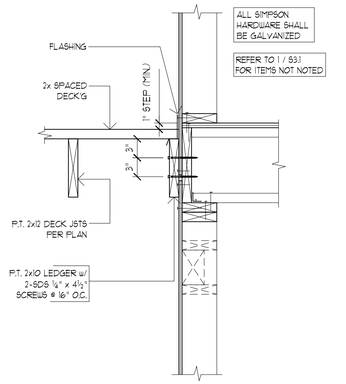
2 DECK LEDGER @ WALL

SCALE: 1"=1'-0"



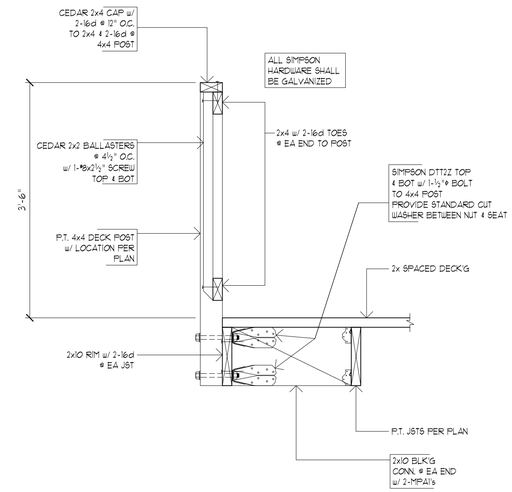
3 STAIR STRINGER / BM

SCALE: 1"=1'-0"



4 DECK LEDGER @ WALL

SCALE: 1"=1'-0"

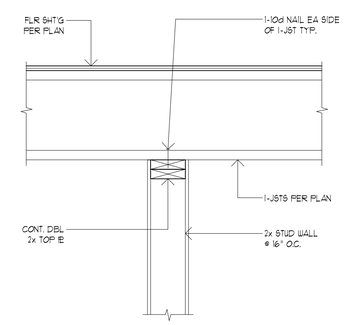


5 DECK POST @ JSTS / DECK'G

SCALE: 1"=1'-0"

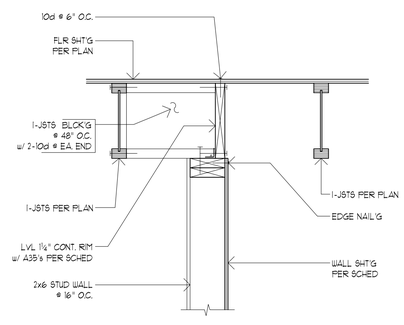
6 DECK POST @ JSTS / DECK'G

SCALE: 1"=1'-0"



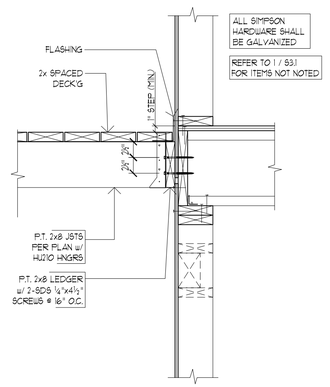
7 TYP. FLOOR TO BRG WALL CONN.

SCALE: 1"=1'-0"



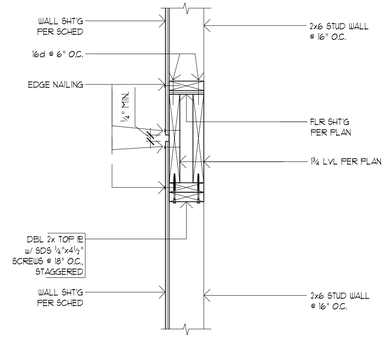
8 TYP. FLOOR TO BRG WALL CONN.

SCALE: 1"=1'-0"



9 DECK LEDGER @ WALL

SCALE: 1"=1'-0"



10 STUD WALLS @ STAIR OPENING

SCALE: 1"=1'-0"

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
51319PE
OREGON
JAN. 12, 1999
DAVID J. HORN
Expires: 6-30-19

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Phone: 503.892.5782 Email: dave@hornce.com

PARCEL 2
1791 BLANKENSHIP RD
WEST LINN, OR 97068

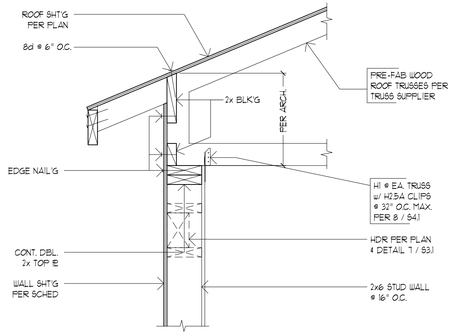
DETAILS

REVISIONS:

DATE:	8.14.18
SCALE:	1" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-02

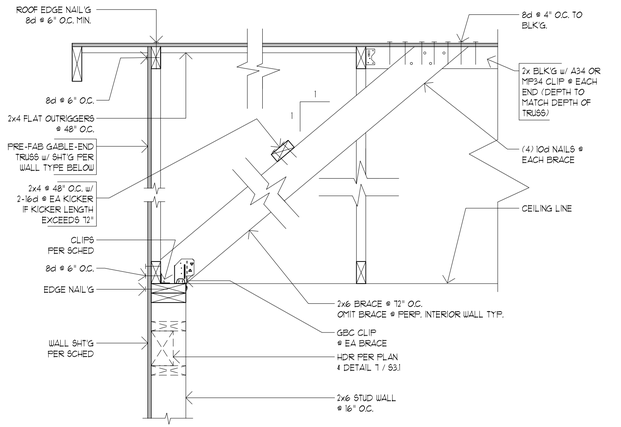
S3.2

ORIGINAL SHEET SIZE: 22x34



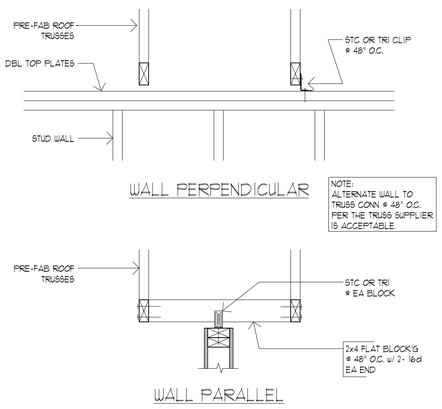
1 PERP. TRUSSES / EXT. WALL

SCALE: 1"=1'-0"



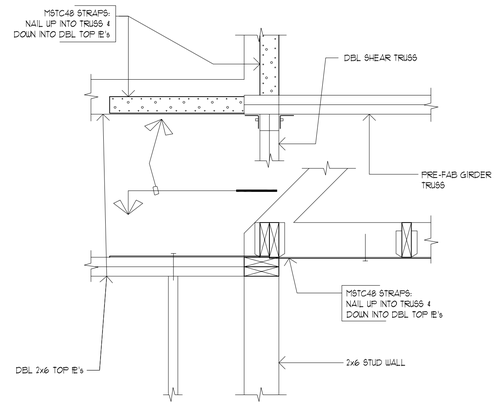
2 PARALLEL TRUSSES TO WALL

SCALE: 1"=1'-0"



3 TYP. NON-STRUCT. STUD WALL ROOF TRUSS CONN.

SCALE: 1"=1'-0"



4 GIRDER @ WALL CORNER / SHEAR TRUSS DRAG STRUT CONN.

SCALE: 1"=1'-0"

5 TRUSS PERP W/ VAULT

SCALE: 1"=1'-0"

6 GIRDER @ WALL CORNER / SHEAR TRUSS DRAG STRUT CONN.

SCALE: 1"=1'-0"

7 TRUSS @ BEAM

SCALE: 1"=1'-0"

8 TRUSS TO STUD WALL CONNECTION

SCALE: 1"=1'-0"

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
51319PE
OREGON
JAN. 12, 1995
DAVID J. HORN
Expires: 6-30-19

HCE
Horn Consulting Engineers LLC
9320 SW Barbur Blvd. Ste 235 Portland, OR 97219
Phone: 503.892.5782 Email: dave@hornce.com

PARCEL 2
1791 BLANKENSHIP RD
WEST LINN, OR 97068

DETAILS

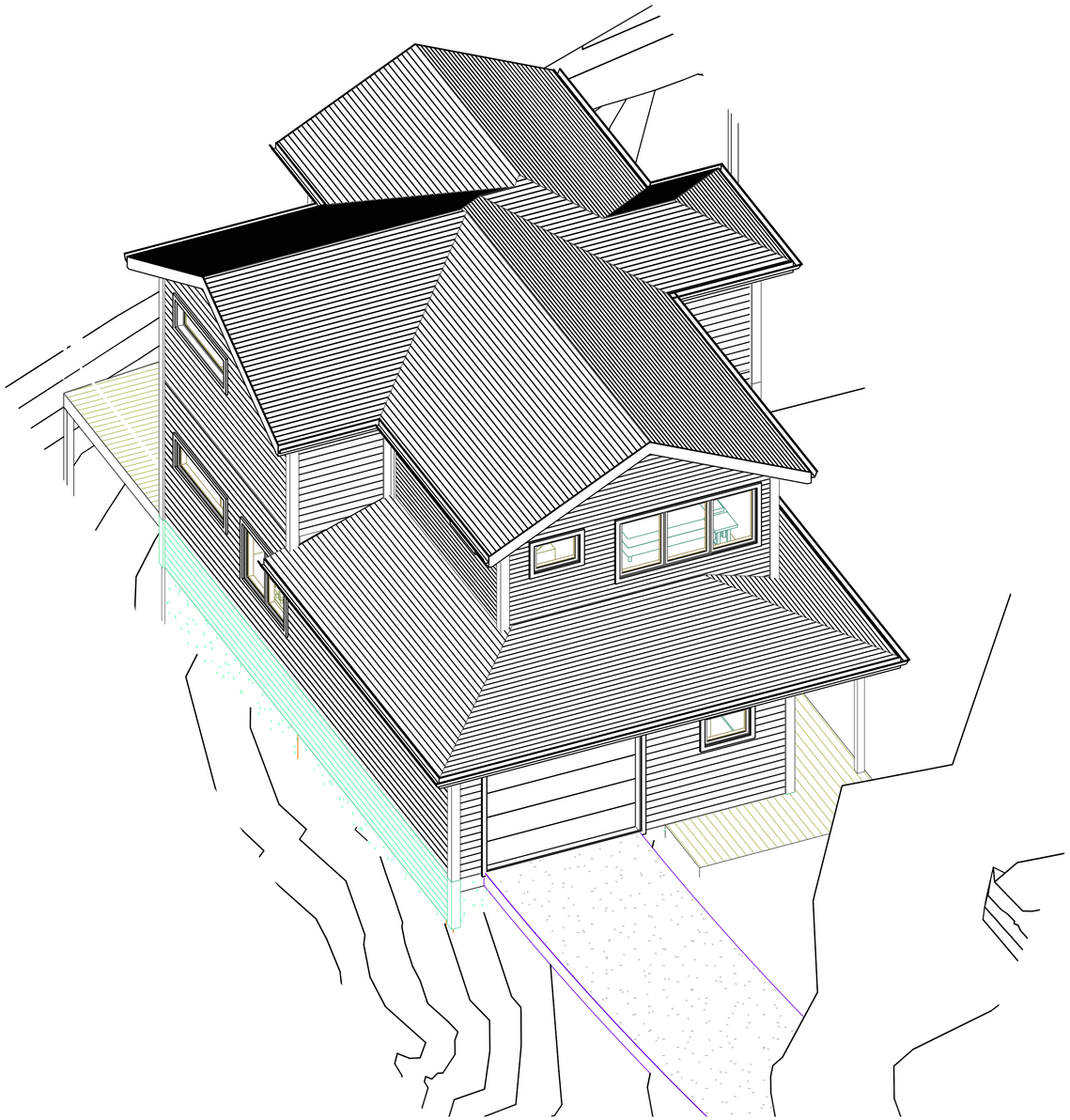
REVISIONS:	
DATE:	8.14.18
SCALE:	1" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-02

S4.1

ORIGINAL SHEET SIZE: 22x34

SINGLE FAMILY RESIDENCE - PARCEL 3

1791 BLANKENSHIP ROAD, WEST LINN, OREGON 97068



PROJECT TEAM

OWNER: JEREMY BARNETT
10220 SW VIEW TERRACE
TIGARD, OR 97224
PHONE: 503-705-8487
EMAIL: localbarnett@gmail.com

ARCHITECT: INTEGRATE ARCHITECTURE
& PLANNING, P.C.
1715 N. TERRY ST.
PORTLAND, OR 97217
CONTACT: PHIL SYDNOR
PHONE: 716-238-3263
EMAIL: PHIL@INTEGRATEARCH.COM

STRUCTURAL: DAVE HORN
HORN CONSULTING ENGINEERS LLC
9320 SW Barbur Blvd, Ste. 135
Portland, OR 97219
T: 503-892-5782 |C: 503-807-9059|
dave@hornce.com|www.hornce.com

CONTRACTOR:

PROJECT DESCRIPTION

NEW SINGLE-FAMILY DETACHED RESIDENCE.

SITE WAS FORMERLY A SINGLE PARCEL WHICH WAS RECENTLY SUB-DIVIDED INTO THREE (3) INDIVIDUAL PARCELS.
SEE A0.2 FOR PLOT PARTION MAP.

THIS SUBMISSION IS FOR DEVELOPMENT OF PARCEL 3.

SHEET INDEX

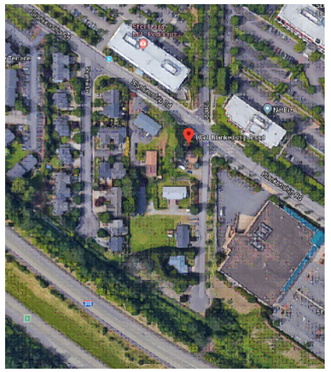
PROPERTY INFO.

TAX LOT NO: 21E35CB02600
SITE AREA: 15,315 SF
NEIGHBORHOOD: WILLAMETTE
COMP. PLAN: MU - MIXED USE
ZONING: MU - MIXED USE TRANSITION

APPLICABLE CODES:

CDC CHAPTER 105: AMENDMENTS TO THE MAP AND CODE
CDC CHAPTER 16: R-2.1 ZONING
CDC CHAPTER 48: ACCESS, EGRESS, AND CIRCULATION
CDC CHAPTER 85: LAND DIVISION
CDC CHAPTER 92: REQUIRED IMPROVEMENTS

SITE MAP



FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

COVER

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A0.0

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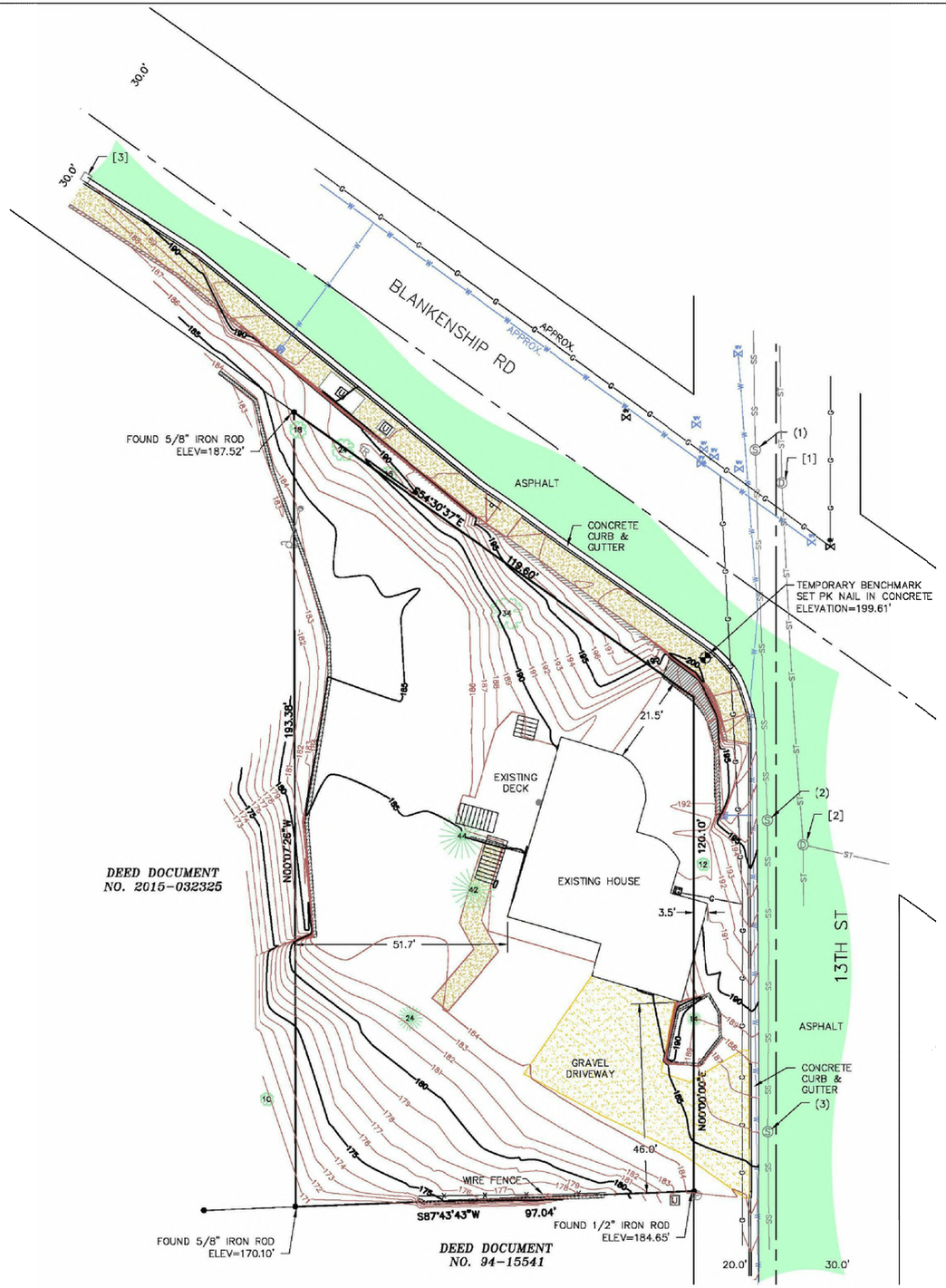

LEGEND

- EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)
- EXISTING SIGN
- EXISTING TELEPHONE RISER
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING ELECTRIC RISER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING UNDERGROUND WATER
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING UNDERGROUND GAS LINE
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING CLEANOUT
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EXISTING UTILITY VAULT
- EXISTING FENCE
- EXISTING WALL
- FOUND MONUMENTS
- LOCAL BENCHMARK ESTABLISHED
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING ASPHALT

N

SCALE 1" = 20'

[1] SDMH
RIM=199.1
24" IE IN N=192.5
IE OUT UNDER WATER

[2] SDMH
RIM=196.7
10" IE IN N=184.7
14" IE IN E=184.5
14" IE OUT S=184.4

[3] SDCB
GRATE=188.3
10" IE OUT N=183.8

(1) SSMH
RIM=198.9
8" IE IN N=190.2
8" IE OUT S=190.0

(2) SSMH
RIM=196.4
8" IE IN N=188.0
8" IE OUT S=187.8

(3) SSMH
RIM=186.1
8" IE IN N=175.4
8" IE OUT S=175.2

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 11, 2017
DONALD SCOTT SORENSON
60310

RENEWAL DATE: JUNE 30, 2020

NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 1791 BLANKENSHIP ROAD.
2. THE BASIS OF BEARINGS WAS PER THE PLAT OF "PARSONS ADDITION," CLACKAMAS COUNTY RECORDS.
3. LOCAL DATUM WAS ESTABLISHED BY CITY OF WEST LINN SANITARY SEWER MAP INFORMATION ON MANHOLE 9B-15-5, IN THE INTERSECTION OF BLANKENSHIP RD. & 13TH ST., RIM=198.93 CITY OF WEST LINN DATUM.
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF JEREMY BARNETT.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED BOUNDARY SURVEY WILL NOT BE FILED.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND CITY OF PORTLAND MAPS. CMT TAKES NO RESPONSIBILTY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

EXISTING CONDITIONS

1791 BLANKENSHIP RD

SW 1/4 SEC 35, T 2 S, R 1 E, W.M.
CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON
OCTOBER 6, 2017
DRAWN: DSS/RLMc CHECKED: DSS
SCALE 1"=20' ACCOUNT # 227
Y:\227-005\DWG\227005BASE.DWG

CMT SURVEYING AND CONSULTING
9135 SE ST HELENS ST, SUITE J
PO BOX 3251
CLACKAMAS, OR 97015
PHONE (503) 850-4672 FAX (503) 850-4590

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

SURVEY

PERMIT SET
09/28/2018
SINGLE FAMILY
RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A0.1

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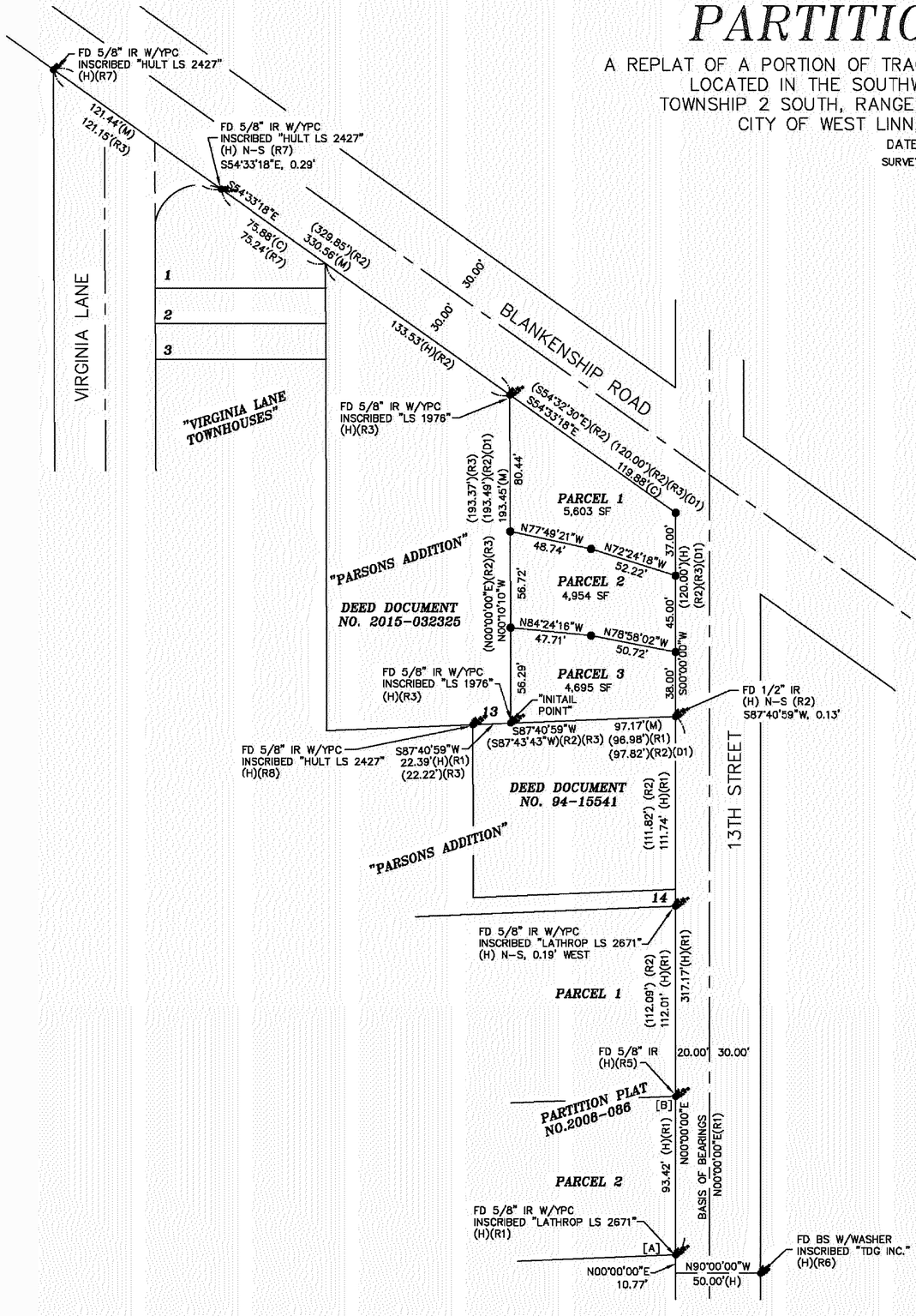
PARTITION PLAT NO. _____

A REPLAT OF A PORTION OF TRACT 4, OF THE PLAT OF "WILLAMETTE TRACTS"
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 35,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

DATE: NOVEMBER 2, 2017

SURVEYED FOR: JEREMY BARNETT
PO BOX 258
OREGON CITY, OR 97045



LEGEND

- ● FOUND MONUMENTS AS NOTED
- ● 5/8" X 30" IRON ROD WITH YPC INSCRIBED "CMT 60310" SET ON: _____

BS = BRASSSCREW
IR = IRON ROD
IP = IRON PIPE
FD = FOUND
SN = SURVEY NUMBER, WASHINGTON COUNTY RECORDS
(M) = MEASURED
(C) = CALCULATED
(H) = HELD
(R1) = REFERENCE SURVEY NUMBER OR PLAT NAME
( ) = RECORD DATA
N-S = NORTH-SOUTH
SF = SQUARE FEET

REFERENCE SURVEYS

(R1) PARTITION PLAT NO. 2008-086
(R2) PLAT OF "PARSONS ADDITION"
(R3) SN 24783
(R4) SN 5090
(R5) SN 12283
(R6) PLAT OF "TENTH STREET CENTRE"
(R7) PLAT OF "VIRGINIA LANE TOWNHOUSES"
(D1) DOCUMENT NO. 2004-103500

N

SCALE
50 0 25 50
1 INCH = 50 FEET

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REESTABLISH AND MONUMENT THE BOUNDARY OF THE PROPERTY DESCRIBED IN DOCUMENT NO. 2004-103500, CLACKAMAS COUNTY DEED RECORDS, BEING A PORTION OF TRACT 4 "WILLAMETTE TRACTS", CLACKAMAS COUNTY PLAT RECORDS AND TO PARTITION AND MONUMENT THE SAME.

THE BASIS OF BEARINGS AND WEST RIGHT OF WAY LINE OF 13TH STREET, I HELD THE RECORD BEARING OF N 00°00'00 E, PER PARTITION PLAT NO. 2008-086 (R1) BETWEEN A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF PARCEL 2 OF SAID PLAT AT [A], AND A 5/8" IRON ROD AT THE NORTHEAST CORNER OF SAID PARCEL 2 OF SAID PLAT AT [B], AS SHOWN.

TO ESTABLISH THE EAST LINE OF THE SUBJECT PROPERTY, BEING THE WEST RIGHT OF WAY LINE OF 13TH STREET, I HELD RECORD BEARING (N 00°00'00" E) AND RECORD DISTANCE (317.17') PER (R1) FROM THE SOUTHEAST CORNER OF SAID PARCEL 2 OF SAID PLAT TO THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. I THEN WENT RECORD BEARING (N 00°00'00" E) PER (R1) AND RECORD DISTANCE (120.00') PER (D1) TO ESTABLISH THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, AS SHOWN.

TO ESTABLISH THE SOUTH LINE OF THE SUBJECT PROPERTY, I HELD THE MONUMENT FOUND NEAR THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AND THE MONUMENT HELD AT THE SOUTHEAST CORNER OF LOT 13 "PARSONS ADDITION" (R2), CLACKAMAS COUNTY PLAT RECORDS, AS SHOWN.

TO ESTABLISH THE WEST LINE OF THE SUBJECT PROPERTY, I HELD THE MONUMENT AT THE SOUTHEAST CORNER OF LOT 13, "PARSONS ADDITION" (R2), AND THE NORTHEAST CORNER OF SAID LOT AND PLAT, AS SHOWN.

TO ESTABLISH THE NORTHERLY LINE OF THE SUBJECT PROPERTY, BEING THE SOUTHERLY RIGHT OF WAY LINE OF BLANKENSHIP ROAD, I HELD THE MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID LOT AND PLAT, AND THE MONUMENT ESTABLISHED AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY, AS SHOWN.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
DRAFT
OREGON
JULY 11, 2017
DONALD SCOTT SORENSON
60310

RENEWAL DATE: JUNE 30, 2020

SHEET 1 OF 2

CMT SURVEYING AND CONSULTING
20330 SE HIGHWAY 212
DAMASCUS, OR 97089
PHONE (503) 850-4672 FAX (503) 850-4590
Y:\227-005\dwg\227-005PART1.dwg---DSS

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

PLOT PARTITION MAP

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A0.2

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DEED DOCUMENT
NO. 94-15541

S87°43'43"W 97.04'

FOUND 1/2" IRON ROD
ELEV=184.65'

EVERGREEN PRIVACY TREES, TYP.
SEE TREE SUMMARY

N00°07'26"W 193.38'

80 S.F.

50 S.F.

50 S.F.

PARCEL 3 - TYPE III 23% SLOPE

PARCEL 2 - TYPE IV - 5% SLOPE

PARCEL 1 - TYPE II - 32% SLOPE

20'-0" SETBACK

5'-0"

EXSTING TREE CLUSTER TO REMAIN AND BE PROTECTED

REMOVE EXISTING 24"Ø TREE

DECIDUOUS TREE, SEE TREE SUMMARY

REMOVE EXISTING 42"Ø AND 44"Ø TREES

TREE PROTECTION LINE

REMOVE EXISTING 34"Ø TREE

NEW CONCRETE RETAINING WALL

7'-0" SETBACK

6'-0" SETBACK

8'-0" SETBACK

3'-0" SETBACK

DECIDUOUS TREE, SEE TREE SUMMARY 15"Ø

DECIDUOUS TREE, SEE TREE SUMMARY 15"Ø

WIRE FENCE

ASPHALT

CONCRETE CURB & GUTTER

NEW DRIVEWAY PAVING

NEW DRIVEWAY PAVING

REMOVE EXISTING 12"Ø TREE

108 S.F.

129 S.F.

131 S.F.

NEW CONC. SIDEWALK

NEW CONC. SIDEWALK

20.0'

30.0'

6'-0" 10'-0" 6'-0" 22'-0" CURB CUT

30'-0"

6'-0" 15'-0" 6'-0" 27'-0" CURB CUT

35'-0"

DATUM LINE OF 50' R.O.W.

18'-0"

30'-0"

12'-0"

13TH ST

(3)

(1)

TEN SET ELE

WORK IN THE PUBLIC RIGHT-OF-WAY

SEE A1.1a FOR DETAILS IN THE RIGHT-OF-WAY.
1. CURBS
2. DRIVEWAY CURB CUTS
3. ACCESSIBLE RAMP
   (EXISTING RAMP SHALL BE SURVEYED BY CONTRACTOR AND IMPROVED IF DETERMINED TO BE NON-COMPLIANT)

1 SITE PLAN
1/8" = 1'-0"

SITE SUMMARY

RAINGARDEN AREA SUMMARY

IMPERVIOUS AREA			
ROOF AT PARCEL 3:	1,676 X .06 =	100.56 SF. REQ'D.	158 SF. PROVIDED
ROOF AT PARCEL 2:	1,676 X .06 =	100.56 SF. REQ'D.	179 SF. PROVIDED
ROOF AT PARCEL 1:	1,650 X .06 =	99 SF. REQ'D.	181 SF. PROVIDED
PAVING ALL PARCELS:	1,649 X .06 =	99 SF. REQ'D	
TOTAL RAINGARDEN AREAS:		399.12 S.F. REQ'D.	518 S.F. PROVIDED

50 S.F.

TREE REMOVAL SUMMARY

24" - PARCEL 3
42" - PARCEL 2
44" - PARCEL 2
34" - PARCEL 1
12" - PARCEL 2 (NEAR CURB CUT)

156" Ø TOTAL REMOVING

TREE PLANTING SUMMARY (OVER ALL PARCELS)

30"
52"
75"

157" Ø TOTAL PLANTING

OCTOBER GLORY RED MAPLE
2 X 15'Ø = 30"

SKY TOWER GINKGO
13 X 4'Ø = 52"

THUJA GREEN GIANT
15 X 5'Ø = 75"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

SITE PLAN

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.1

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1 SITE PLAN
1/8" = 1'-0"

DEED DOCUMENT NO. 94-15541

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TOPOGRAPHY SITE SLOPE PLAN

PERMIT SET
03/12/2019
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.1a

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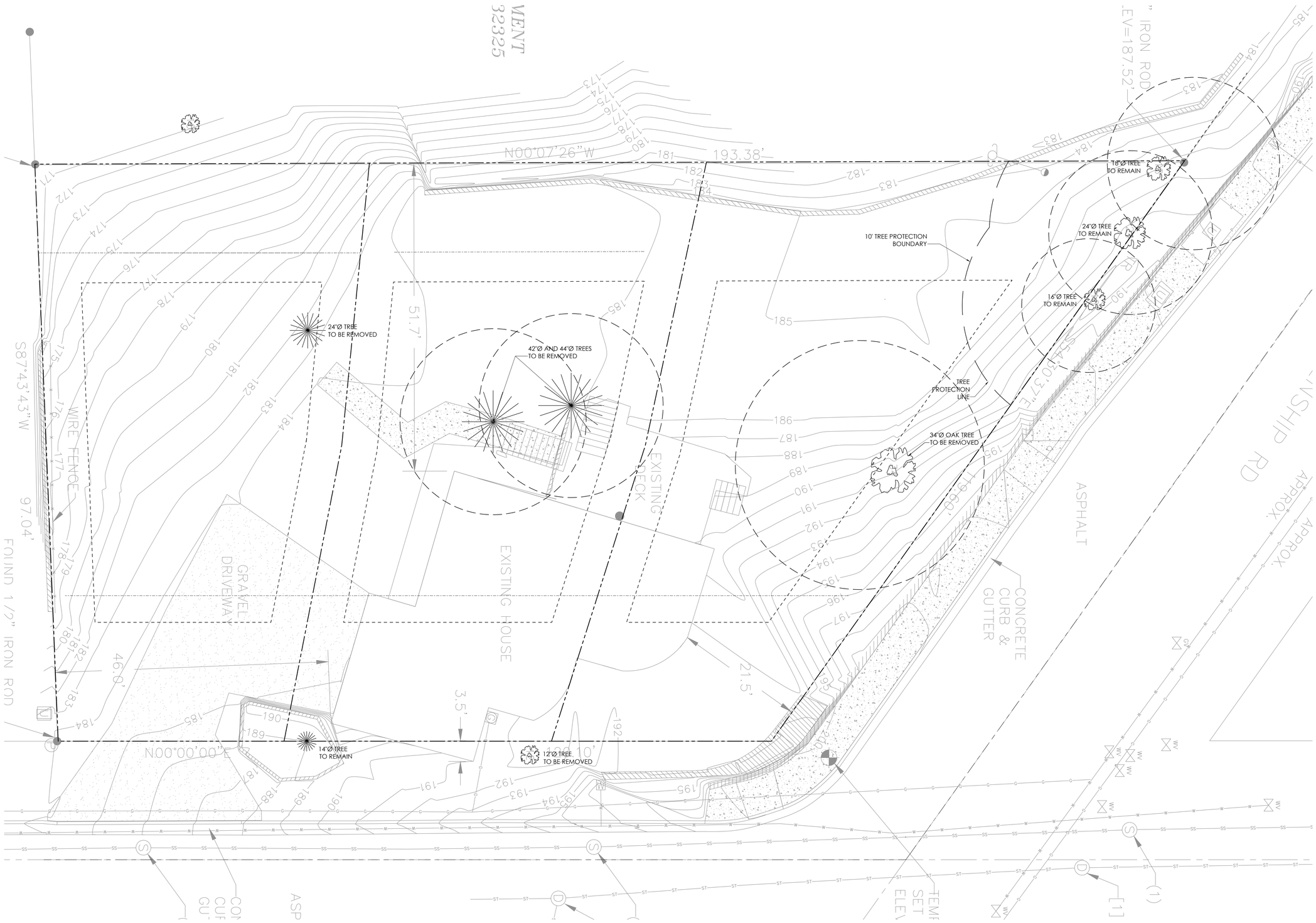

1 EXISTING TREE PLAN
1/8" = 1'-0"

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

EXSITING TREE PLAN

PERMIT SET
03/12/2019
SINGLE FAMILY
RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.1b

INTEGRATE
ARCHITECTURE & PLANNING
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DEED DOCUMENT
NO. 94-15541

S87°43'43"W 97.04'

FOUND 1/2" IRON ROD
ELEV=184.65'

N00°07'26"W 193.38'

N00°00'00"E 120.10'

S43°30'37"E 119.65'

51.7'

46.0'

21.5'

8.5'

20.0'

30.0'

SILT FENCE

WIRE FENCE

20'-0" SETBACK

7'-0" SETBACK

6'-0" SETBACK

4'-0" SETBACK

17'-0" SETBACK

REMOVE EXISTING
42"Ø AND 44"Ø TREES

REMOVE EXISTING
34"Ø TREE

8' UTILITY EASEMENT

EXISTING DECK

EXISTING HOUSE

GRAVEL DRIVEWAY

STOCKPILE AREA

BIO FILTER BAGS

CONCRETE CURB & GUTTER

ASPHALT

18'-0"

30'-0"

12'-0"

13TH ST

DATUM LINE OF
50' R.O.W.

TEMPORARY BENCHMARK
SET PK NAIL IN CONCRET
ELEVATION=199.61'

(1) (2) (3) [1] [2]

1 SITE PLAN
1/8" = 1'-0"

SITE SUMMARY

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

GRADING AND EROSION CONTROL

PERMIT SET
03/12/2019
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.1c

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PROPERTY LINE

REF.

RAINWATER LEADER

FLOW THRU PLANTER, SEE CIVIL DRAWINGS

8' UTILITY EASEMENT

(N) WATER METER

(E) GAS METER

(N) RELOCATED WATER METER

RELOCATE (E) WATER METER

OV. FL.

TR

BLANKENSHIP RD

13TH STREET

UTILITY LEGEND

ST ST	(E) STORM SEWER LINE
D	(E) STORM MANHOLE
SS SS	(E) SANITARY SEWER LINE
S	(E) SANITARY MANHOLE
W W	(E) WATER LINE
W	(E) WATER METER
WV	(E) WATER VALVE
G G	(E) UNDERGROUND GAS LINE
G	(E) GAS METER
GV	(E) GAS VALVE
U	(E) UTILITY VAULT
	(E) POWER POLE
G	(N) GAS LINE
SS	(N) SANITARY SEWER
W	(W) WATER LINE
OV. FL.	STORM OVERFLOW (DAYLIGHT AT STREET)

COORDINATE UNDERGROUND UTILITIES WITH GRADING, EXCAVATION AND OTHER SITE WORK.

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

UTILITY PLAN

PERMIT SET
03/12/2019
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.2

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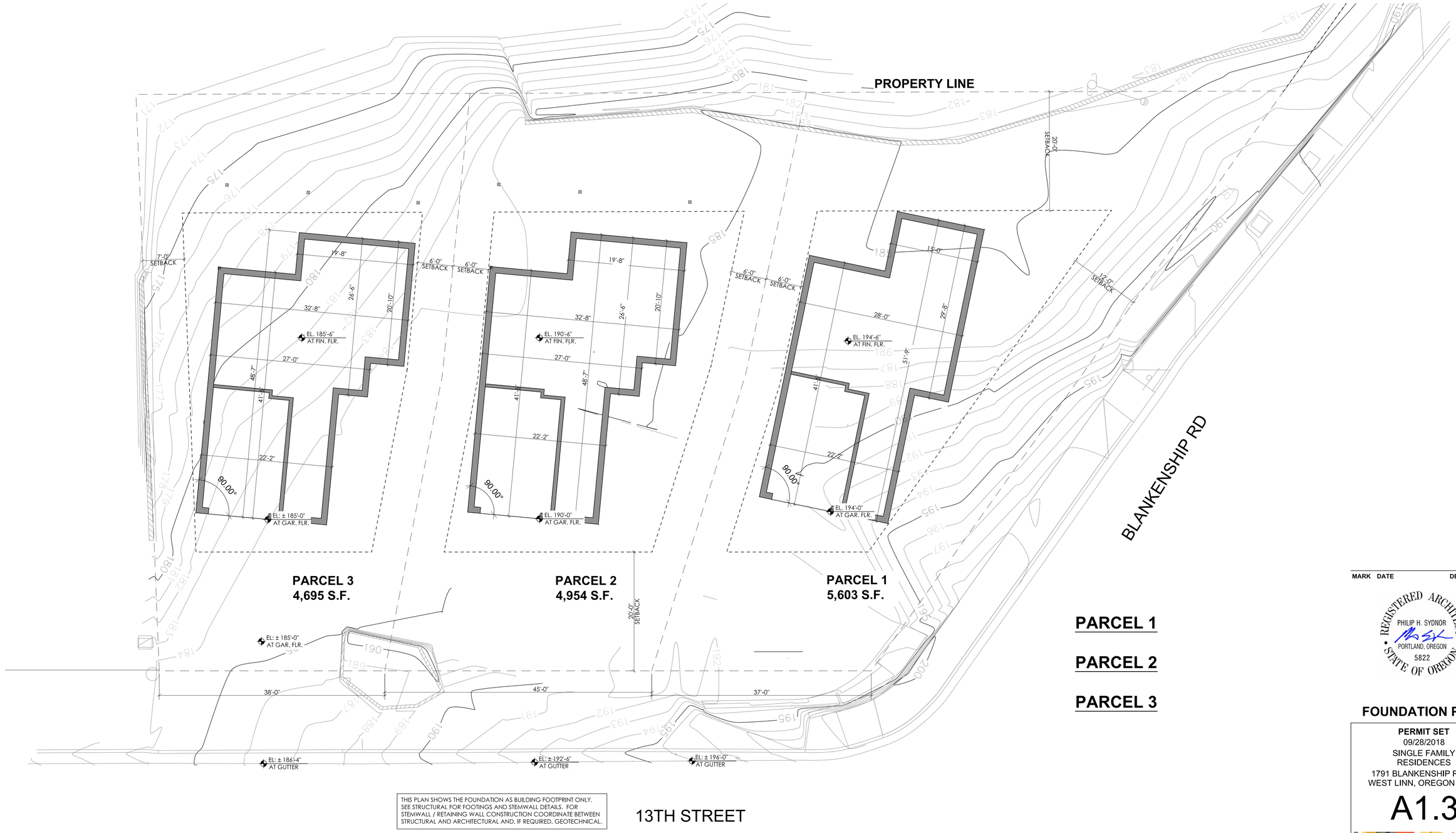

THIS PLAN SHOWS THE FOUNDATION AS BUILDING FOOTPRINT ONLY. SEE STRUCTURAL FOR FOOTINGS AND STEMWALL DETAILS. FOR STEMWALL / RETAINING WALL CONSTRUCTION COORDINATE BETWEEN STRUCTURAL AND ARCHITECTURAL AND, IF REQUIRED, GEOTECHNICAL.

1 FOUNDATION PLAN
1/8" = 1'-0"

PARCEL 1

PARCEL 2

PARCEL 3

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

FOUNDATION PLAN

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.3

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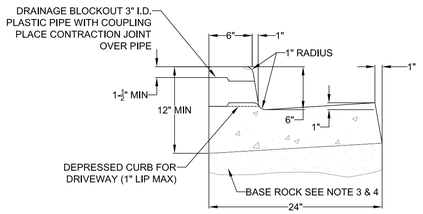
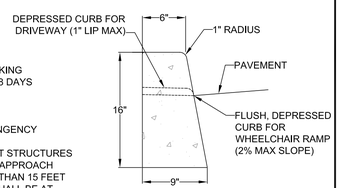
ARCHITECTURE & PLANNING
www.integratearch.com



FLUSH, DEPRESSED CURB FOR WHEELCHAIR RAMP 2% MAX SLOPE

TYPICAL CURB AND GUTTER



TYPICAL STRAIGHT CURB

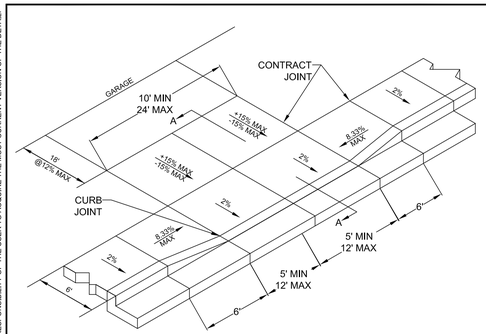
NOTE:

1. CONCRETE SHALL HAVE A BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS
2. CONTRACTION JOINTS:
   A) TO BE PROVIDED:
      -AT EACH POINT OF TANGENCY
      -AT EACH COLD JOINT
      -AT EACH SIDE OF INLET STRUCTURES
      -AT BOTH SIDES OF AN APPROACH
   B) SPACING TO BE NOT MORE THAN 15 FEET
   C) THE DEPTH OF THE JOINT SHALL BE AT LEAST 1/3 OF THE THICKNESS OF CONCRETE
   D) EXPANSION JOINTS SHALL NOT BE USED
3. BASE ROCK - 1-1/2"-0", 95% COMPACTION PER AASHTO T-180 ROCK SHALL BE TO SUBGRADE OF THE STREET SECTION OR 4" IN DEPTH, WHICHEVER IS GREATER
4. FULL DEPTH PREPARED ROCK SECTION SHALL EXTEND 1' HORIZONTALLY BEYOND BOTH SIDES OF CURB AND GUTTER
5. DRAINAGE BLOCK - 3" DIA. PLASTIC PIPE
   A) DRAINAGE ACCESS THROUGH EXISTING CURBS SHALL BE DONE BY:
      -CORE DRILLING
      -VERTICAL SAWCUT OF CURB 24" EACH SIDE OF DRAIN AND RE-POURED TO FULL DEPTH OF CURB
6. STAMP TOP OF CURB WITH "W" AT WATER SERVICE CROSSING AND "S" AT SANITARY LATERAL CROSSING

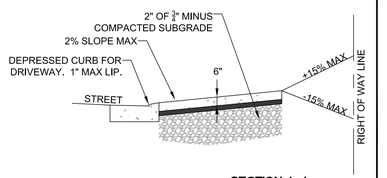
TYPICAL CURBS

City of West Linn

DATE: 2010
DRAWING NO. WL-501
FILE NO.



SIDEWALK ADJACENT TO CURB



SECTION A-A

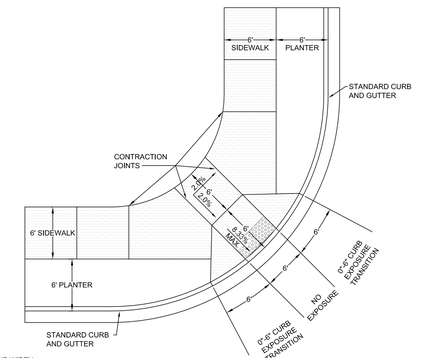
NOTE:

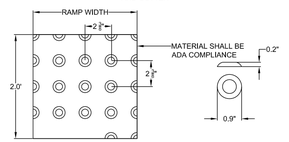
1. CONCRETE SHALL HAVE A MINIMUM BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS 6 SACK MIX
2. CURB SHALL BE TROWELED JOINT WITH MIN. 1/2" RADIUS ALONG BACK OF CURB
3. DRIVEWAY SHALL BE A MINIMUM 6" THICK
4. DRIVEWAY CURB CUT SHALL COMPLY WITH THE CONDITIONS OF 5.0070, "WIDTH AND LOCATION OF CURB CUTS"
5. FOR REPLACEMENT OF EXISITNG APPROACH:
   A. MUST MEET CURRENT ADA REQUIREMENTS TO GREATEST DEGREE POSSIBLE
   B. DAMAGED ROADWAY MUST BE SAWCUT AND REPAVED WITH CLASS C HOT MIX ASPHALT

RESIDENTIAL DRIVEWAY WITH SIDEWALK ADJACENT TO CURB

City of West Linn

DATE: 2010
DRAWING NO. WL-503B
FILE NO.





RAMP TEXTURE PATTERN DETAIL

TRUNCATED DOME DETAIL

NOTE:

1. LANDING AT TOP OF RAMP SHALL NOT EXCEED 2% IN ANY DIRECTION AND SHALL BE A MINIMUM OF 60" x 60".
2. RAMP CROSS SLOPE SHALL NOT EXCEED 2% (AS MEASURED PERPENDICULAR TO PEDESTRIAN TRAFFIC FLOW).
3. TRUNCATED DOME MUST EXTEND THE FULL WIDTH OF THE RAMP AND COVER THE FIRST 2 FEET OF THE RAMP CLOSEST TO THE STREET.
4. TRANSITIONS FROM THE RAMP TO THE WALKWAY, GUTTER, AND STREET MUST BE FLUSH (LEVEL) AND FREE OF ABRUPT LEVEL CHANGES.
5. THE GUTTER OR ADJACENT ROADWAY MUST HAVE A SLOPE OF NO MORE THAN 5 PERCENT (1:20) TOWARD THE RAMP.
6. FLARED SIDES ("WING") OF THE CURB RAMP SHALL NOT EXCEED 10% IN SLOPE (8.33% IF PEDESTRIAN TRAVEL IS REQUIRED OVER THEM PER ADA STANDARDS - I.E. IF MINIMUM 48" x 48" (FOR EXISTING SITES ONLY) LANDING IS NOT PROVIDED AT TOP OF RAMP).
7. CONCRETE STRENGTH SHALL BE 3300 PSI.
8. PLACE CONTRACTION JOINTS AS SHOWN ABOVE.
9. NO ABOVE GROUND UTILITIES ARE PERMITTED WITHIN RAMP AREA.
10. WHEN EITHER OPPOSING CURB RAMP HAS AN EXISTING TWIN RAMP, USE DETAIL WL-507B.

SINGLE CURB RAMP (ALLOWED WITH CITY ENGINEER APPROVAL ONLY)

City of West Linn

DATE: 2010
DRAWING NO. WL-507A
FILE NO.

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

RIGHT-OF-WAY DETAILS

PERMIT SET
09/28/2018
SINGLE FAMILY
RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.4

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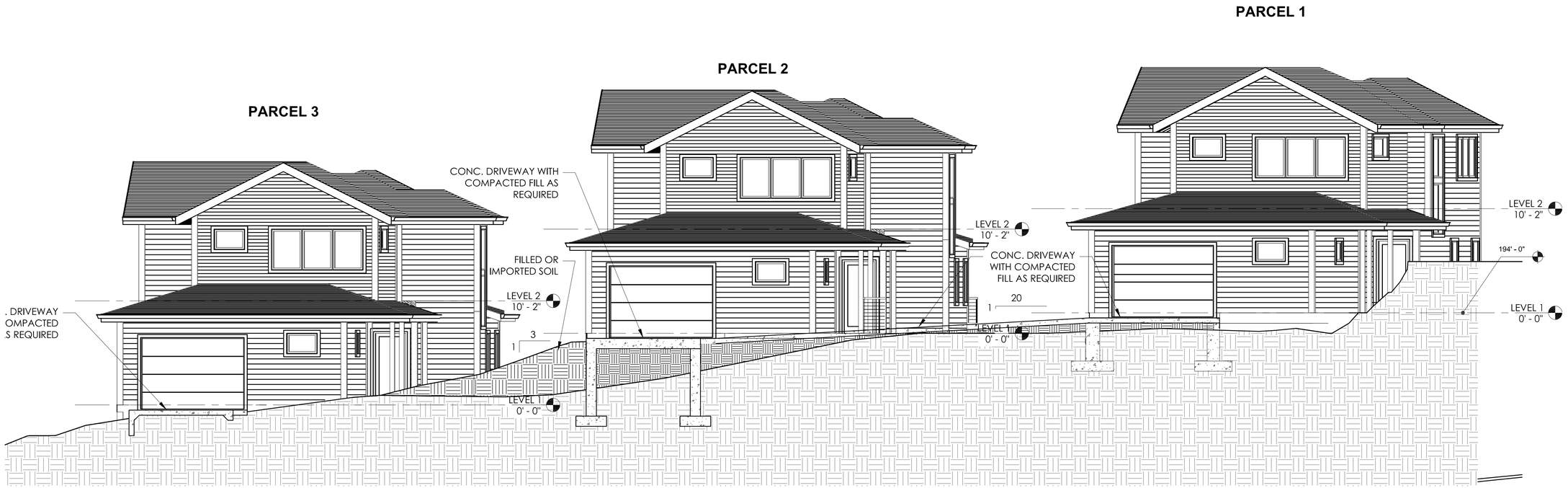

4 EAST ELEVATION
3/16" = 1'-0"

2 WEST ELEVATION
3/16" = 1'-0"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

SITE ELEVATIONS

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A1.4

INTEGRATE
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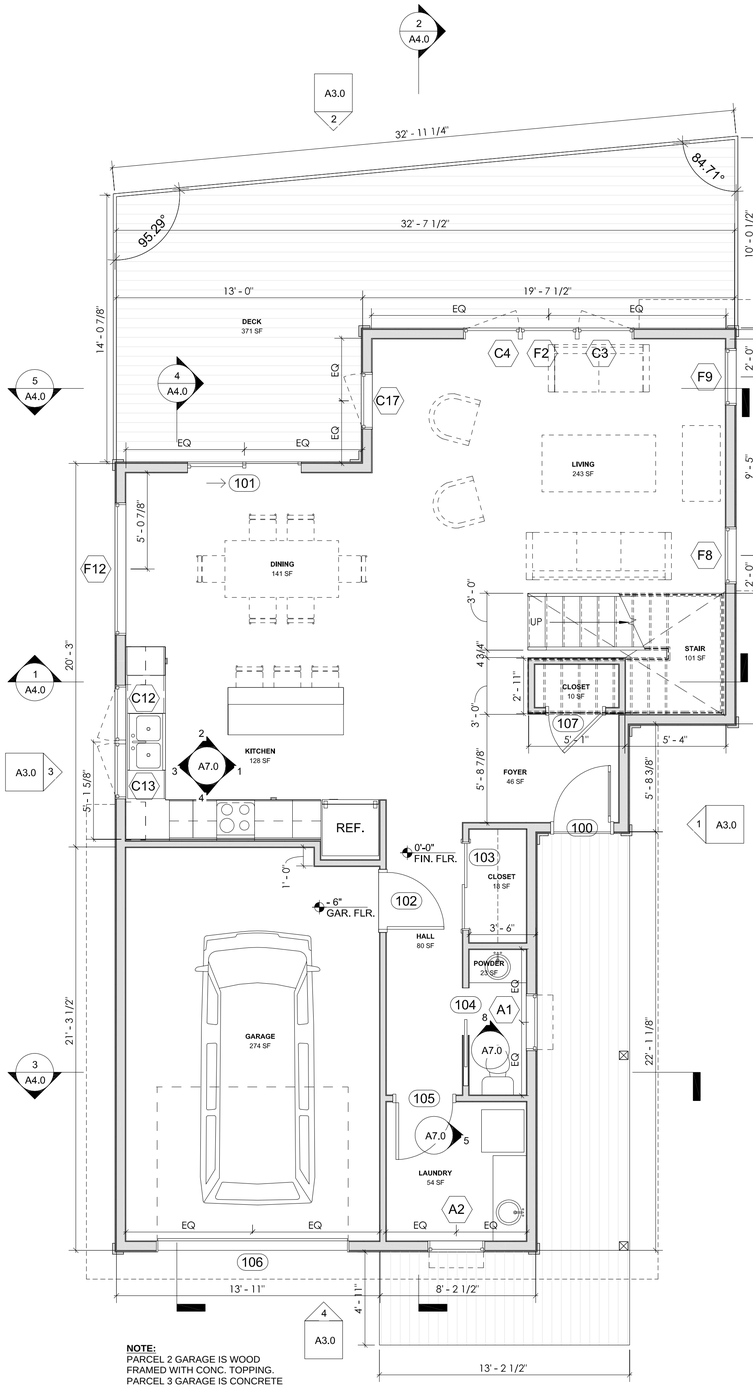
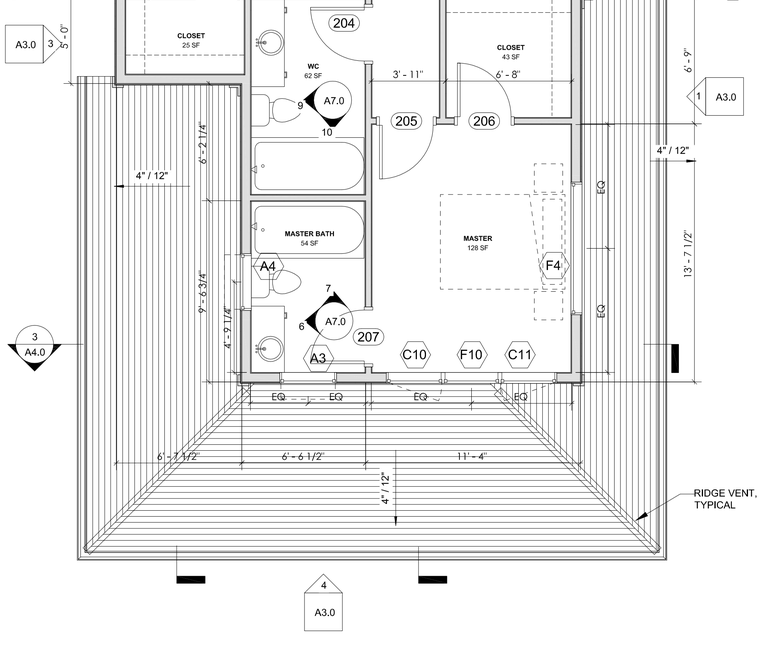
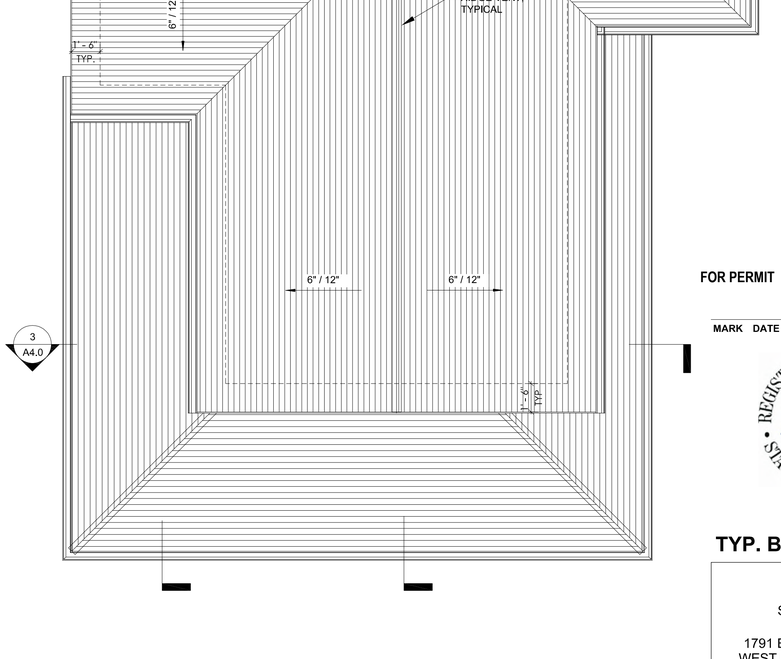


NOTE:
PARCEL 2 GARAGE IS WOOD FRAMED WITH CONC. TOPPING.
PARCEL 3 GARAGE IS CONCRETE SLAB-ON-GRADE.
SEE STRUCTURAL.

1 LEVEL 1 PLAN — 946 SF
1/4" = 1'-0"



2 LEVEL 2 PLAN — 931 SF
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. BUILDING PLANS

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A2.0

INTEGRATE
ARCHITECTURE & PLANNING
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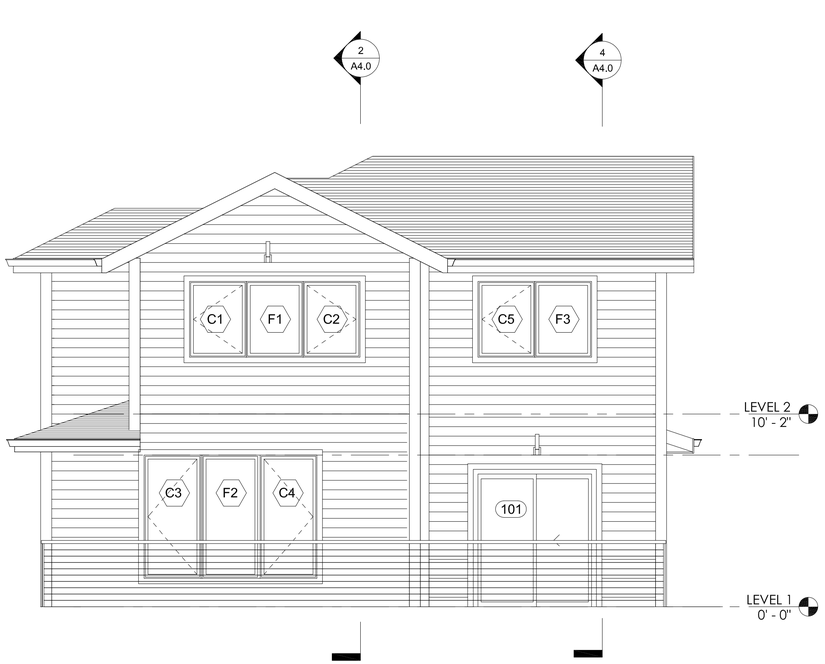


2 NORTH ELEVATION
1/4" = 1'-0"

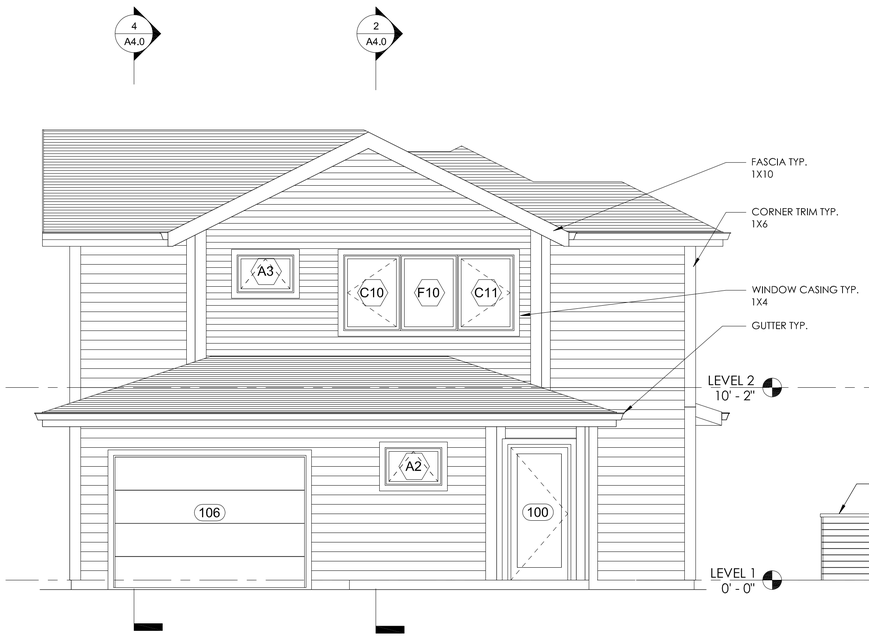
1 EAST ELEVATION
1/4" = 1'-0"

6" LAP SIDING
(2,058 SF)

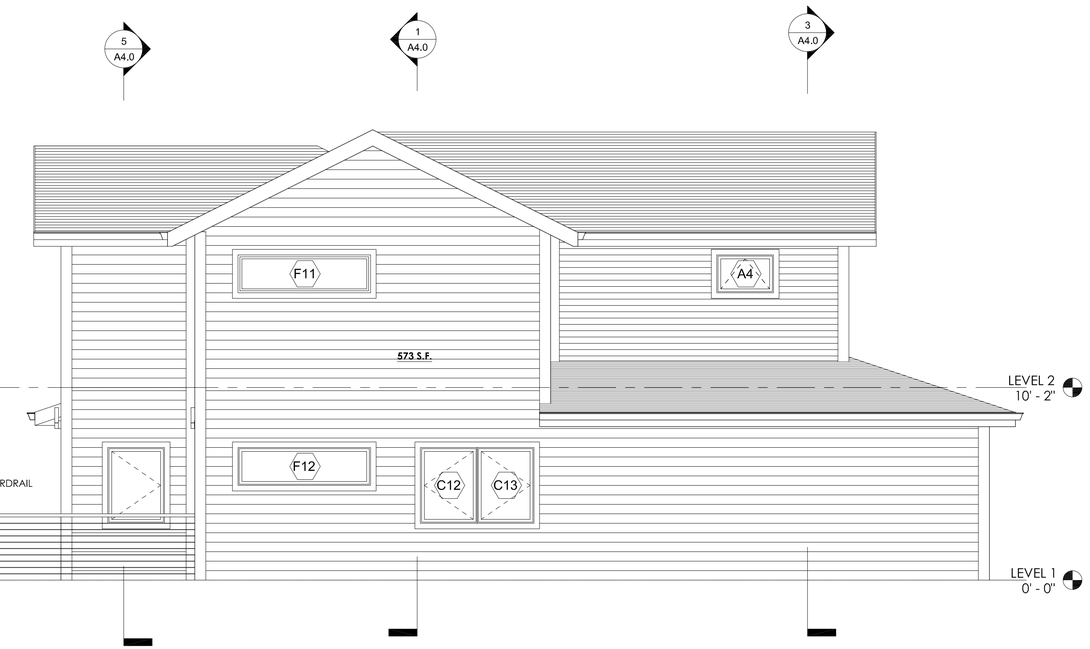
4" ACCENT LAP SIDING
(560 SF)

NOTES

1. SEE SECTIONS AND STRUCTURAL FOR FOUNDATION DESIGN.
2. SEE SURVEY FOR TOPOGRAPHIC INFORMATION RELATING TO SITE SLOPE.



4 SOUTH ELEVATION
1/4" = 1'-0"



3 WEST ELEVATION
1/4" = 1'-0"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. BUILDING ELEVATIONS

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A3.0

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ARCHITECTURE & PLANNING
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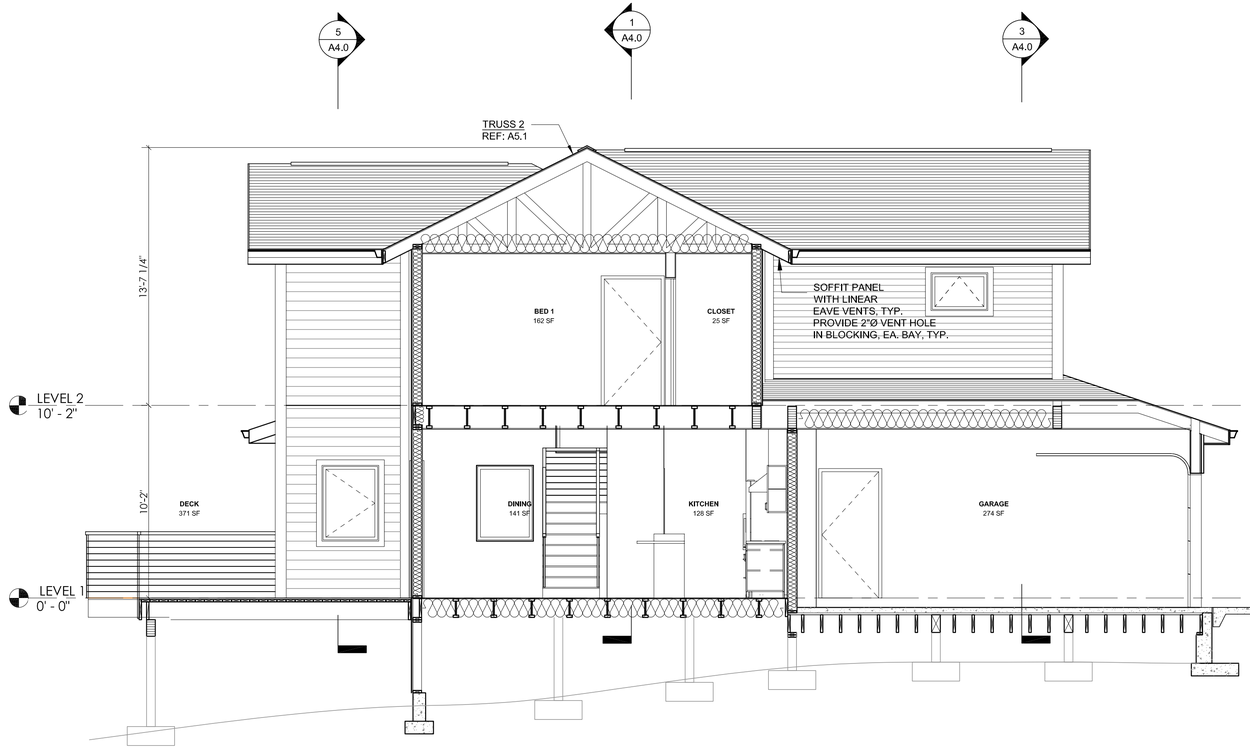
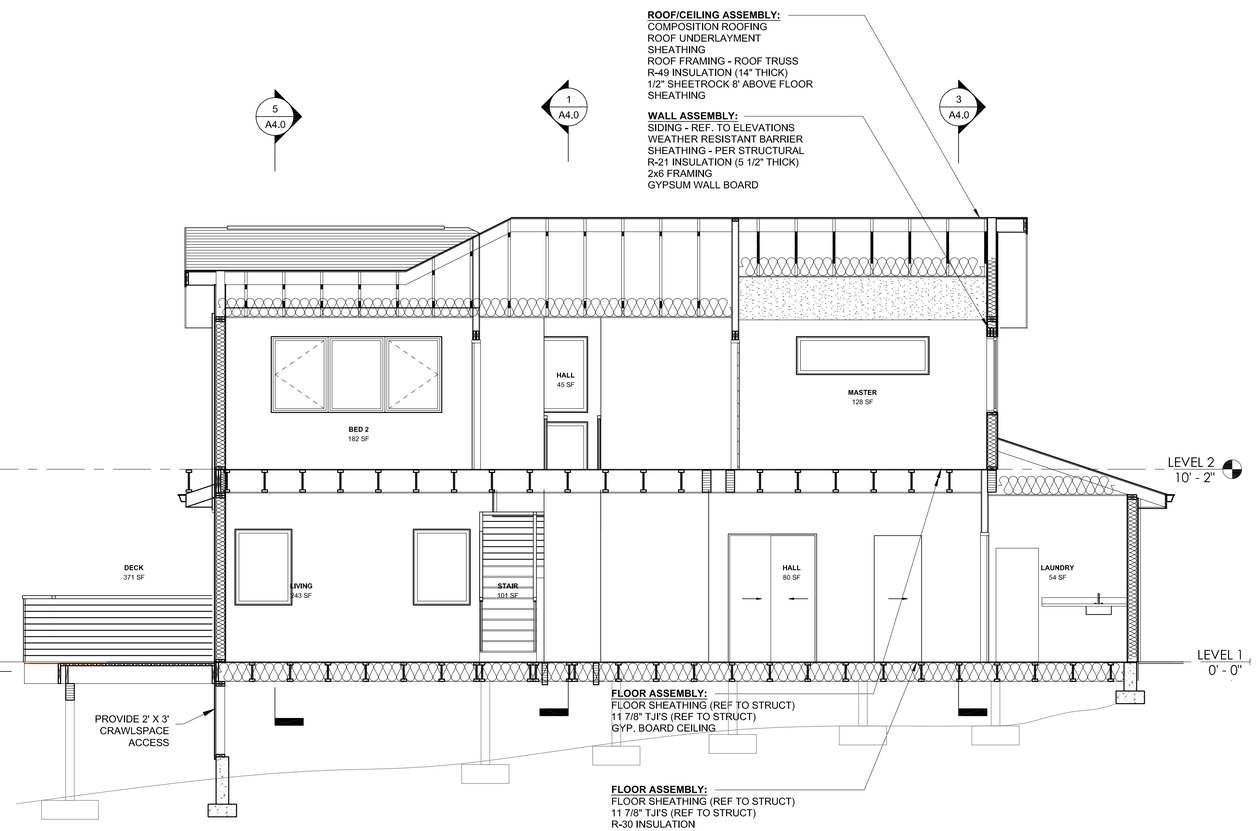
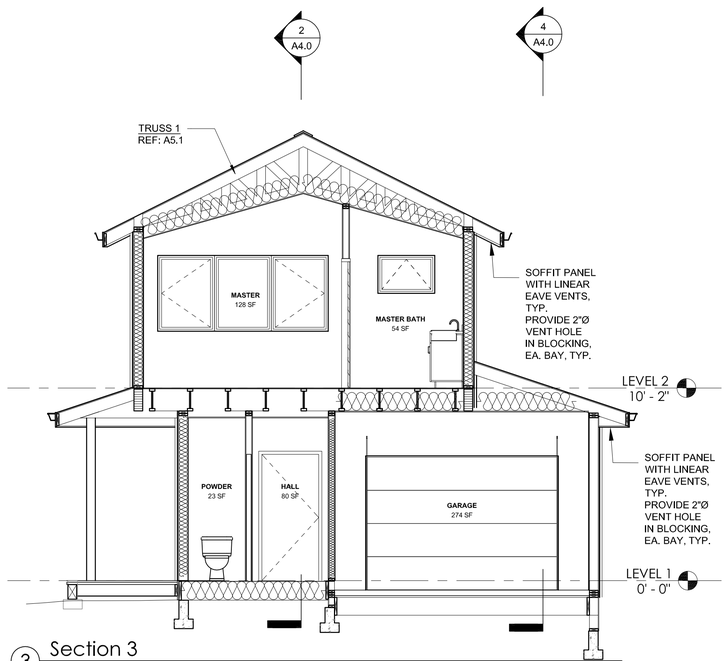


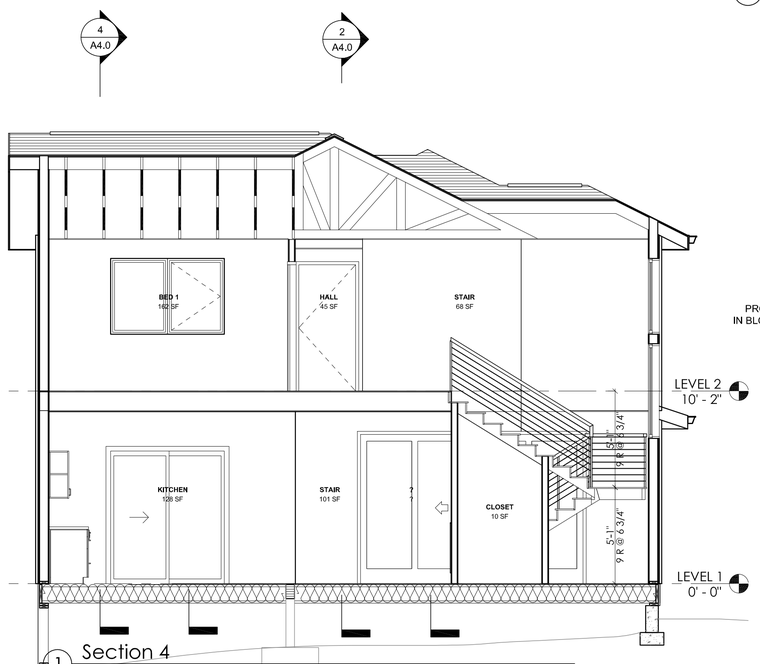
4 Section 1
1/4" = 1'-0"



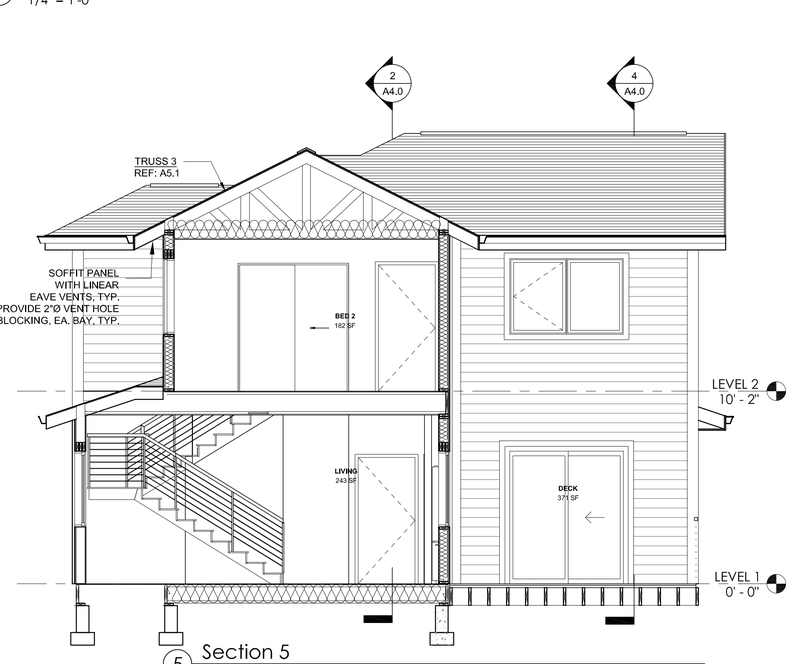
2 Section 2
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"



1 Section 4
1/4" = 1'-0"



5 Section 5
1/4" = 1'-0"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. BUILDING SECTIONS

PERMIT SET
09/28/2018
SINGLE FAMILY
RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A4.0

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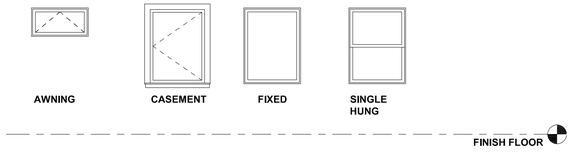
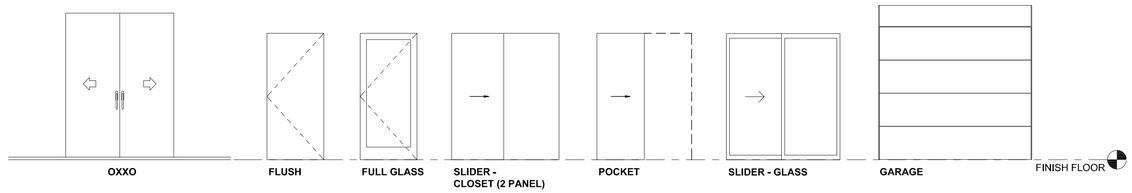


WINDOW TYPES
1/4" = 1'-0"



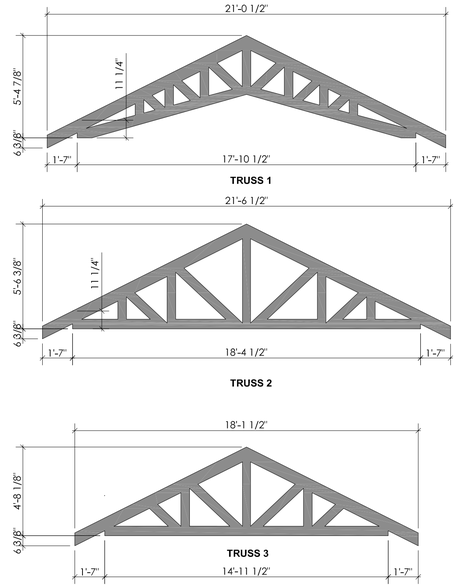
DOOR TYPES
1/4" = 1'-0"

WINDOW SCHEDULE UNIT A

MARK	Level	ROOM NAME	TYPE	SIZE			COMMENTS
				WIDTH	HEIGHT	SILL HT.	
LEVEL 1							
A1	LEVEL 1	POWDER	AWNING	3' - 0"	2' - 0"	5' - 0"	TEMPERED
A2	LEVEL 1	LAUNDRY	AWNING	3' - 0"	2' - 0"	5' - 0"	
C12	LEVEL 1	KITCHEN	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C13	LEVEL 1	KITCHEN	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C17	LEVEL 1	DECK	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
F6	LEVEL 1	STAIR	FIXED	5' - 0"	5' - 0"	7' - 8"	
C3	LEVEL 1	LIVING	CASEMENT	3' - 0"	6' - 6"	1' - 6"	
F2	LEVEL 1	LIVING	FIXED	3' - 0"	6' - 6"	1' - 6"	
C4	LEVEL 1	LIVING	CASEMENT	3' - 0"	6' - 6"	1' - 6"	
F8	LEVEL 1	LIVING	FIXED	3' - 0"	4' - 0"	3' - 0"	
F9	LEVEL 1	LIVING	FIXED	3' - 0"	4' - 0"	3' - 0"	
F12	LEVEL 1	DINING	FIXED	7' - 0"	2' - 0"	5' - 0"	
LEVEL 2							
A3	LEVEL 2	MASTER BATH	AWNING	3' - 0"	2' - 0"	5' - 0"	TEMPERED
A4	LEVEL 2	MASTER BATH	AWNING	3' - 0"	2' - 0"	5' - 0"	TEMPERED
C1	LEVEL 2	BED 2	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C2	LEVEL 2	BED 2	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C5	LEVEL 2	BED 1	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C8	LEVEL 2	BED 2	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C9	LEVEL 2	BED 2	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C10	LEVEL 2	MASTER	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
C11	LEVEL 2	MASTER	CASEMENT	3' - 0"	4' - 0"	3' - 0"	
F1	LEVEL 2	BED 2	FIXED	3' - 0"	4' - 0"	3' - 0"	
F3	LEVEL 2	BED 1	FIXED	3' - 0"	4' - 0"	3' - 0"	
F4	LEVEL 2	MASTER	FIXED	7' - 0"	2' - 0"	5' - 0"	
F5	LEVEL 2	STAIR	FIXED	5' - 0"	4' - 0"	3' - 0"	
F7	LEVEL 2	BED 2	FIXED	3' - 0"	4' - 0"	3' - 0"	
F10	LEVEL 2	MASTER	FIXED	3' - 0"	4' - 0"	3' - 0"	
F11	LEVEL 2	BED 1	FIXED	7' - 0"	2' - 0"	5' - 0"	

DOOR SCHEDULE UNIT A

MARK	ROOM NAME	TYPE	DIMENSIONS		
			WIDTH	HEIGHT	THICKNESS
LEVEL 1					
100	FOYER	GLASS FLUSH	3' - 0"	7' - 0"	0' - 1 1/2"
102	GARAGE	FLUSH	3' - 0"	6' - 8"	0' - 1 3/4"
103	HALL	SLIDER - CLOSET	4' - 6"	6' - 8"	0' - 1 1/2"
104	HALL	POCKET	2' - 6"	6' - 8"	0' - 1 1/2"
105	LAUNDRY	FLUSH	3' - 0"	6' - 8"	0' - 1 3/4"
106	GARAGE	GARAGE	10' - 0"	7' - 0"	0' - 1 1/2"
107	FOYER	FLUSH	2' - 10"	6' - 8"	0' - 1 3/4"
LEVEL 2					
200	BED 2	FLUSH	3' - 0"	6' - 8"	0' - 1 3/4"
202	BED 1	FLUSH	3' - 0"	6' - 8"	0' - 1 3/4"
203	CLOSET	SLIDER - CLOSET	4' - 6"	6' - 8"	0' - 1 1/2"
204	WC	FLUSH	2' - 10"	6' - 8"	0' - 1 3/4"
205	MASTER	FLUSH	2' - 10"	6' - 8"	0' - 1 3/4"
206	MASTER	FLUSH	2' - 10"	6' - 8"	0' - 1 3/4"
207	MASTER BATH	FLUSH	2' - 10"	6' - 8"	0' - 1 3/4"



1 TRUSS SCHEDULE
1/4" = 1'-0"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. SCHEDULES

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A5.0

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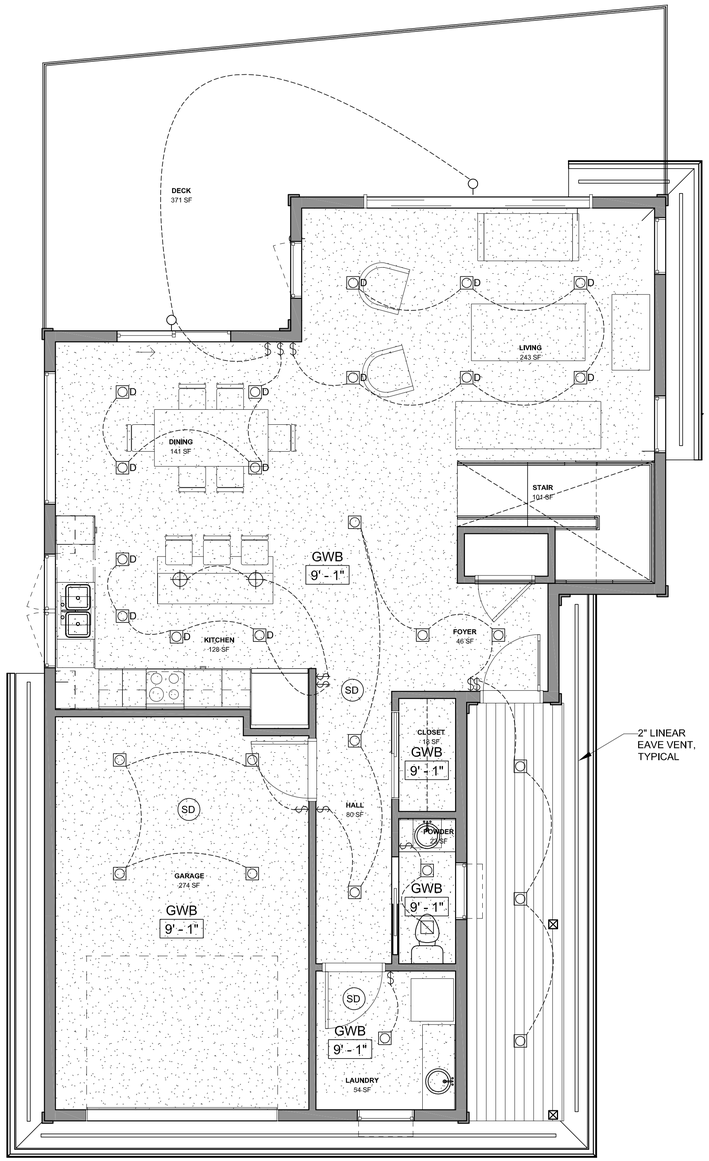
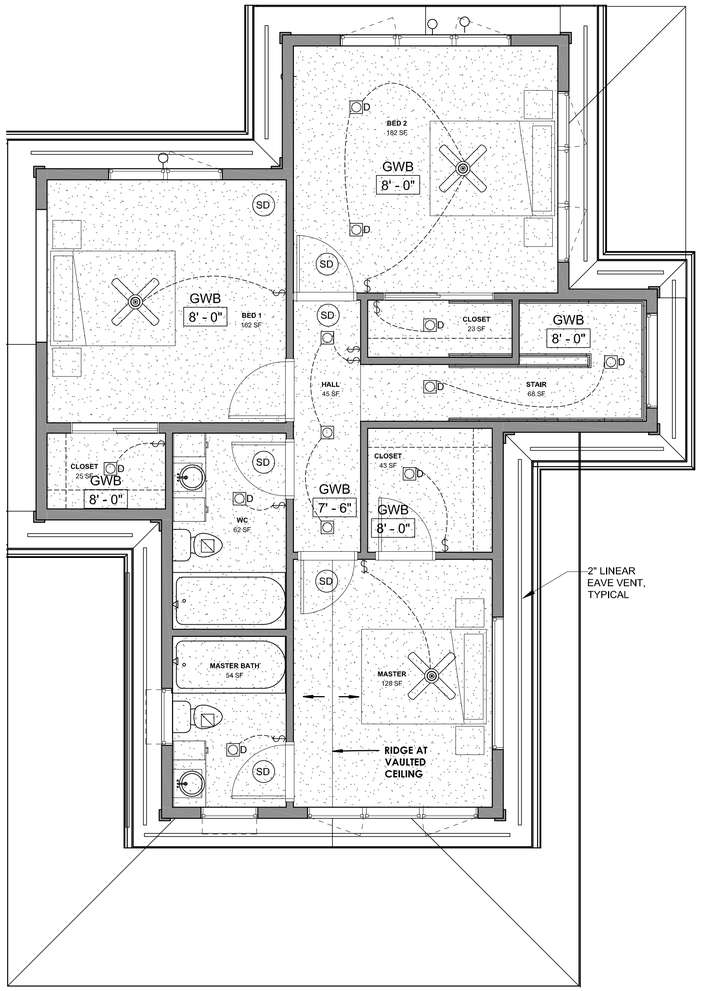


1 ENLARGED RCP - LEVEL 1
1/4" = 1'-0"



2 ENLARGED RCP - LEVEL 2
1/4" = 1'-0"

GENERAL NOTES

1. ALL CEILINGS ARE GYPSUM BOARD UNLESS OTHERWISE NOTED.
2. OUTLETS SHOWN ARE FOR SWITCHING PURPOSES. ALL OTHER OUTLETS TO BE LOCATED ACCORDING TO OREGON ELECTRICAL CODE. COORDINATE WITH OWNER FOR LOCATIONS.
3. PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE
4. PROVIDE MECHANICAL VENTILATION IN FULL BATHROOMS PER ORSC, M1506.4

LEGEND

CEILING MATERIAL
1t
9'-0"
CEILING TAG
CEILING HEIGHT
GYPSUM BOARD CEILING
T & G CEDAR
RECESSED DOWNLIGHT
RECESSED DIRECTIONAL DOWNLIGHT
D RECESSED DOWNLIGHT, ON DIMMER
PENDANT LIGHT
EXHAUST FAN
FLUSH MOUNT LIGHT
UNDER CABINET LIGHTING
WALL MOUNT VANITY LIGHT
WALL SCONCE - SEE INTERIOR ELEVATION FOR MOUNTING HEIGHT
ELECTRICAL SWITCH
SD SMOKE/ CARBON MONOXIDE DETECTOR
CEILING FAN

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. REFLECTED CEILING PLANS

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A6.0

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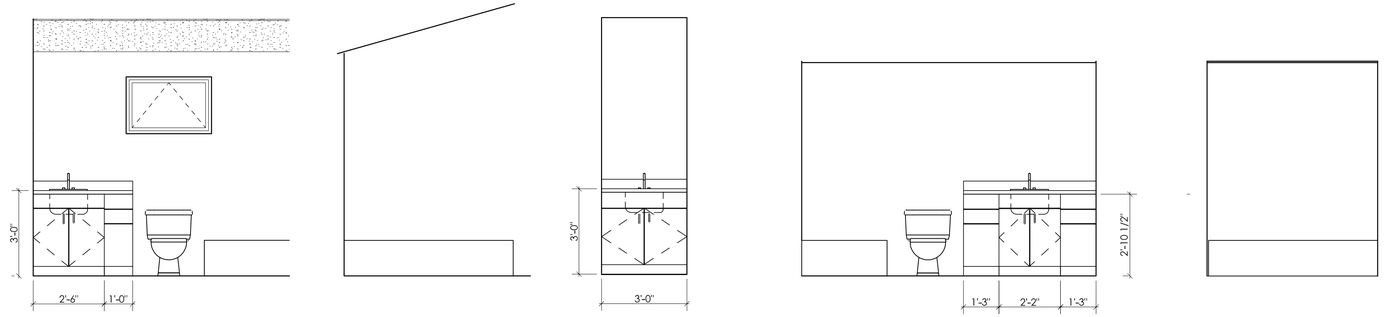


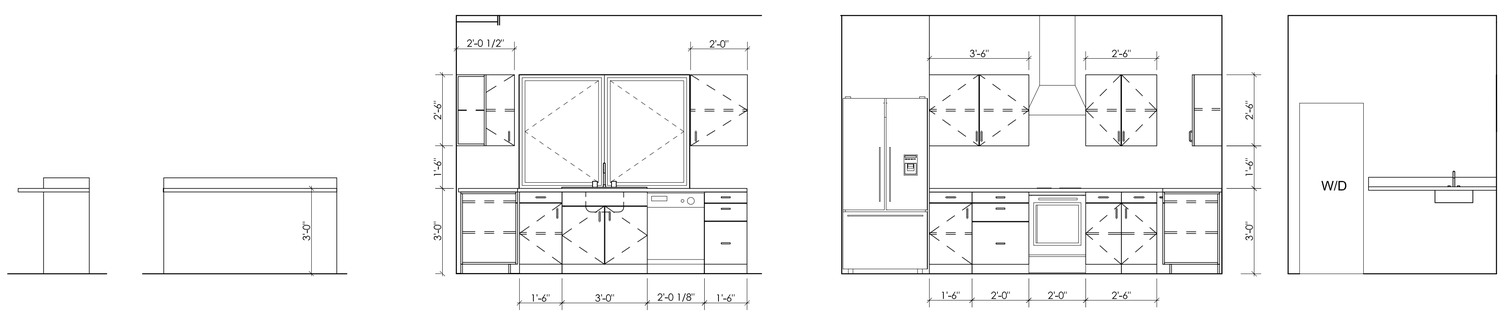
6 MASTER BATH 1
3/8" = 1'-0"

7 MASTER BATH 2
3/8" = 1'-0"

8 POWDER 1
3/8" = 1'-0"

9 WC 1
3/8" = 1'-0"

10 WC 2
3/8" = 1'-0"



1 ISLAND 1
3/8" = 1'-0"

2 ISLAND 2
3/8" = 1'-0"

3 KITCHEN 1
3/8" = 1'-0"

4 KITCHEN 2
3/8" = 1'-0"

5 LAUNDRY 1
3/8" = 1'-0"

FOR PERMIT 09/28/2018

MARK	DATE	DESCRIPTION

REGISTERED ARCHITECT
PHILIP H. SYDNOR
PORTLAND, OREGON
5822
STATE OF OREGON

TYP. INTERIOR ELEVATIONS

PERMIT SET
09/28/2018
SINGLE FAMILY RESIDENCES
1791 BLANKENSHIP ROAD
WEST LINN, OREGON 97068

A7.0

INTEGRATE
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STRUCTURAL NOTES

CODE: 2014 O.S.S.C. AND 2014 O.R.S.C.

DESIGN LOADS:

DEAD LOAD	- AS REQUIRED
LIVE LOAD	- 40 PSF
SNOW LOAD	- 25 PSF
SEISMIC	- D1 SEISMIC DESIGN CATEGORY PER O.R.S.C.
WIND:	- ASCE 7 120mph 3-SEC GUST EXP. B
SOIL BEARING	- 1500 PSF ASSUMED

EARTHWORK:

1. EXCAVATE TO LINES & LEVELS SHOWN ON DRAWINGS. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED NATIVE SANDS

CONCRETE:

1. REFERENCE SPECIFICATION - ACI 301, PLANT MIX PER ASTM C94.
2. STRENGTH:
   A. GROUND FLOOR SLAB - 3,000 PSI AT 28 DAYS
   B. FOOTINGS, WALLS 2,500 PSI @ 28 DAYS
3. REINFORCING - ASTM A615, GRADE 60. LAP BARS AS SHOWN ON PLAN WITH MIN. LAP OF 44 BAR DIAMETERS. PROVIDE 24" HOOKS AT CORNERS.
4. BOLTS:
   A. ANCHOR BOLTS - ASTM A307
   B. EXPANSION BOLTS - HILTI KWIK-BOLT-TZ. SPECIAL INSPECTION REQUIRED.
   C. ADHESIVE ANCHORS - HILTI-RE 500-SD OR SIMPSON SET-XP. SPECIAL INSPECTION REQUIRED.
5. COVER - AS FOLLOWS UNLESS SHOWN OTHERWISE ON PLANS.
   A. CONCRETE PLACED AGAINST EARTH - 3"
   B. FORMED CONCRETE AGAINST EARTH - 2".
   C. SECOND FLOOR SLAB - ¢
6. FINISH - PER ARCHITECT
7. SUBMITTALS: (4 COPIES)
   A. MIX DESIGNS PER IBC 1903
   B. REINFORCING SHOP DRAWINGS

CARPENTRY:

1. REFERENCE SPECIFICATION - IBC CHAPTER 23.
2. LUMBER - DOUGLAS FIR WITH MOISTURE CONTENT PER SPECIFICATION. ALL IN CONTACT WITH CONCRETE TO BE PRESSURE PRESERVATIVE TREATED. GRADE AS FOLLOWS
   A. POSTS AND BEAMS 6X AND GREATER - D.F. NO 1.
   B. POSTS AND BEAMS 4X SMALLER - D.F. NO 2 OR BETTER.
   C. STUDS - D.F. STUD GRADE OR BETTER
   D. PLATES & SILLS - DF NO. 2 P.T. AT CONCRETE SLAB.
      - KILN DRIED D.F. STANDARD TYPICAL
3. SHEATHING - PLYWOOD, ORIENTED STRANDBOARD OR APPROVED EQUAL.
   A. ROOF & WALL SHEATHING - APA 24/0. THICKNESS & NAILING PER PLAN.
   B. FLOOR SHEATHING - APA - 48/24. THICKNESS AND NAILING PER PLAN.
4. PLYWOOD WEB JOISTS- TRUS JOIST TJI SERIES OR APPROVED EQUAL. BRIDGING, BLOCKING & ERECTION BRACING PER MANUFACTURER'S RECOMMENDATION.
5. GLUE LAMINATED BEAMS - DOUGLAS FIR, COMBINATION 24F-V4, FABRICATED WITH WATER PROOF GLUE. FINISH PER PROJECT SPECIFICATIONS.
6. P.T. GLUE LAMINATED BEAMS - EWS 24F-V5MI / SP, FABRICATED WITH WATER PROOF GLUE. FINISH PER PROJECT SPECIFICATIONS.
7. GLUE LAMINATED COLUMNS - DOUGLAS FIR, COMBINATION 24F-V8, FABRICATED WITH WATER PROOF GLUE. FINISH PER PROJECT SPECIFICATIONS.
8. PARALLAM BEAMS - 2.0 E BY TRUS JOIST.
9. TIMBERSTRAND BEAMS - 3-1/2", 1.5E BY TRUS JOIST
10. TIMBERSTRAND BLOCKING - LSL 1-3/4" BY TRUS JOIST.
11. CONNECTIONS - SIMPSON STRONG-TIE OR USP, GALVANIZED.
12. FRAMING - PER INDUSTRY & CODE STANDARDS FOR ALL DETAILS NOT SHOWN. REFER TO IBC SECTIONS 2324, 2325 AND 2326.
13. NAILING - USE COMMON TYPE NAILS. MINIMUM NAILING PER IBC TABLE NO. 23-1-Q UNLESS NOTED OTHERWISE ON PLANS.

COMMON WIRE NAIL	PNEUMATIC NAIL DIAMETER	MINIMUM NAIL LENGTH	NAIL APPLICATION
30D COMMON	0.207"ø P-NAIL	4-1/2"	3X DECKING
40D COMMON	0.225"ø P-NAIL	5"	4X DECKING
20D COMMON	0.192"ø P-NAIL	4"	FRAMING
16D COMMON	0.162"ø P-NAIL	3-1/2"	FRAMING
10D COMMON	0.148"ø P-NAIL	3"	FRAMING
N/A	0.148"ø P-NAIL	2-3/8"	FLR SHEATHING
8D COMMON	0.131"ø P-NAIL	2-1/2"	ROOF SHEATHING
N/A	0.162"ø P-NAIL	3-1/2"	STRAPS

14. DRYING - PRIOR TO INSTALLATION OF GYPSUM WALL BOARD, DRY COMPLETED TO A MAXIMUM MOISTURE CONTENT OF 15%.
15. SUBMITTALS - SHOP DRAWINGS, 4 COPIES.
16. PREFABRICATED WOOD TRUSSES:
   A. REFERENCE STANDARD - ANSI / TPI 1.
   B. PERFORMANCE REQUIREMENTS - PROVIDE WOOD TRUSSES DESIGNED AND FABRICATED TO SUPPORT THE LOADS SHOWN WITH A TOTAL LOAD DEFLECTION LESS THAN L/360.
   C. SUBMITTALS: (3 COPIES) STRUCTURAL CALCULATIONS STAMPED BY AN ENGINEER REGISTERED IN OREGON & SHOP DRAWINGS SHOWING ALL FABRICATION, ERECTION AND INSTALLATION DETAILS.
17. UNLESS NOTED OTHERWISE, ALL BEAMS & GIRDER TRUSSES TO BE SUPPORTED AT ENDS BY:
   A. MULTIPLE STUDS EQUAL TO BEAM WIDTH (TRIPLE STUD MIN) WHEN LOCATED IN WALL. CONTINUE ON ALL FLOORS DOWN TO FOUNDATION WITH SOLID BLOCKING AT FLOORS. CONN STUDS TOGETHER WITH 16D @ 12" O.C.
   B. SOLID POST EQUAL TO BEAM WIDTH WHEN FREE STANDING. EXTEND CONTINUOUS FOR FULL HEIGHT DOWN TO SOLID BEARING.

HOLDOWN SCHEDULE

MARK NUMBER	HOLDOWN	BOUNDARY STUDS	ANCHOR THCKN SLAB (6)	ANCHOR EXT. STEM WALL (6)
-	NO HOLDOWN REQ'D			
1.	HDU2	(2)2x	S6TB16	S6TB20
2.	HDU4	(2)2x	S6TB16	S6TB20
3.	HDU5	(2)2x	S6TB24	S6TB24
4.	HDU8	(3)2x	S6TB34	S6TB34
5.	HDU11	(1)6x	N/A	SB1x30 @ HDU11
6.	HDU14	(1)6x	N/A	SB1x30
7.	MSTC28	(2)2x	N/A	N/A
8.	MSTC40	(2)2x	N/A	N/A
9.	MSTC66	(2)2x	N/A	N/A
10.	2-MSTC66	(4)2x	N/A	N/A

NOTES:

1. INSTALL ALL HOLDOWNS PER MANUFACTURER SPECIFICATION PER C-C-2015 SIMPSON STRONG TIE CATALOG OR USP 34TH EDITION CATALOG.
2. MATCH STUDS ON SCHEDULE FOR WALLS BELOW ON ALL WALL TO WALL HOLDOWNS.
3. (2)2x OR (3)2x STUDS NAILED TOGETHER WITH (2) ROWS OF 16D @ 3" O.C. STAGGERED.
4. REFER TO SHEARWALL SCHEDULE AND TYPICAL SHEARWALL DETAILS FOR WALL LOCATIONS AND CONFIGURATIONS.
5. REFER TO SIMPSON OR USP CATALOGS FOR MINIMUM EMBED OF ANCHORS INTO CONCRETE.
6. USE S6TBL MODELS @ 3x SILL LOCATIONS.

SHEAR WALL SCHEDULE(1-13)

MARK	REF NOTES: (1,9) SHEATHING	Note: (2) NAIL SIZE	EDGE NAIL'G SPACING	FIELD NAIL'G SPACING	SILL TO CONCRETE CONNECTION, NOTE: (3)	SILL TO WOOD CONNECTION, Note (7)	SHEAR TRANSFER CLIPS (8)
A	7/16" OSB (1) SIDE (6)	8d	6"	12"	5/8" DIA. A.B. @ 48" O/C	16D @ 6" O/C	A35 OR RBC @ 24" O/C
B	7/16" OSB (1) SIDE (6)	8d	4"	12"	5/8" DIA. A.B. @ 36" O/C (12)	16D @ 4" O/C	A35 OR RBC @ 18" O/C
C	7/16" OSB (1) SIDE (5,6)	8d	3"	12"	5/8" DIA. A.B. @ 30" O/C (12)	16D @ 3" O/C	A35 OR RBC @ 12" O/C
D	7/16" OSB (1) SIDE (5,6)	8d	2"	12"	5/8" DIA. A.B. @ 24" O/C (12)	16D @ 2" O/C	A35 OR RBC @ 10" O/C
E	7/16" OSB (2) SIDES (4,5,6)	8d	4" STAGGERED	12"	5/8" DIA. A.B. @ 18" O/C (12)	16D @ 2" O/C	A35 OR RBC @ 7" O/C
F	7/16" OSB (2) SIDES (4,5,6)	8d	3" STAGGERED	12"	5/8" DIA. A.B. @ 15" O/C (12)	16D @ 3" O/C/2 ROWS STAGGERED	A35 OR RBC @ 5" O/C
G	7/16" OSB (2) SIDES (4,5,6)	8d	2" STAGGERED	12"	5/8" DIA. A.B. @ 12" O/C (12)	16D @ 2" O/C/2 ROWS STAGGERED	HGAI0KT @ 7" O/C

NOTES:

1) C-D, D-C SHEATHING, PLYWOOD PANEL SIDING AND OTHER GRADES COVERED IN PS1-95. ALL WALL CONSTRUCTION TO CONFORM TO OSSC TABLE 2306.4.1.
2) USE COMMON WIRE NAILS FOR ALL WOOD SHEATHING AND COOLER NAILS FOR GYPBOARD SHEATHING.
3) A.B. MINIMUM 7" EMBED INTO CONCRETE. 3"X3"X¼" PLATE WASHERS REQ'D AT ALL SHEAR WALL A.B.'s. N/A @ MASA ANCHORS.
4) PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3X OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
5) 3X OR DBL 2X FRAMING AT ALL ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED.
6) ALL EDGES BLOCKED.
7) COMMON WIRE NAILS.
8) CLIP TO BE ATTACHED FROM CONTINUOUS BLOCKING TO TOP OF CONTINUOUS TOP PLATES. CLIPS ARE NOT REQUIRED AT GYP BD WALLS BUT BLOCKING IS ATTACHED PER THE TOENAILING SCHEDULE.
9) SEE ATTACHED TYPICAL SHEARWALL DETAILS.
10) SHEATHING TO BE STRUCTURAL 1 SHEATHING.
11) VALUES ARE FOR FRAMING OF H-F.
12) SEE PLAN FOR WALLS WHERE SEISMIC DESIGN SHEAR IS GREATER THAN 350 PLF (ASD). 3X OR DBL 2X AT PANEL EDGES AND SILL. STAGGER NAILS. NAIL AND GLUE DBL 2X SILL TOGETHER W/ 10D GALVANIZED @ 4" O/C STAGGERED, OR USE A 3X. FOR WALLS WITH THE LARGER SILLS, ANCHOR BOLT SPACING MAY BE INCREASED BY A FACTOR OF 1.25 FROM THE TABLE ABOVE DUE TO THICKER SILLS.
13) 7/16" PLY IS ACCEPTABLE IN LIEU OF 7/16" OSB.

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
51319PE
OREGON
JAN. 12, 1995
DAVID J. HORN

Expires: 6-30-19

HCE
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9320 SW Barbur Blvd. Ste 235 Portland, OR 97219
Phone: 503.892.5782 Email: dave@hornce.com

PARCEL 3
1791 BLANKENSHIP RD
WEST LINN, OR 97068

SHEAR WALL & HOLDOWN SCHEDULES / STRUCTURAL NOTES

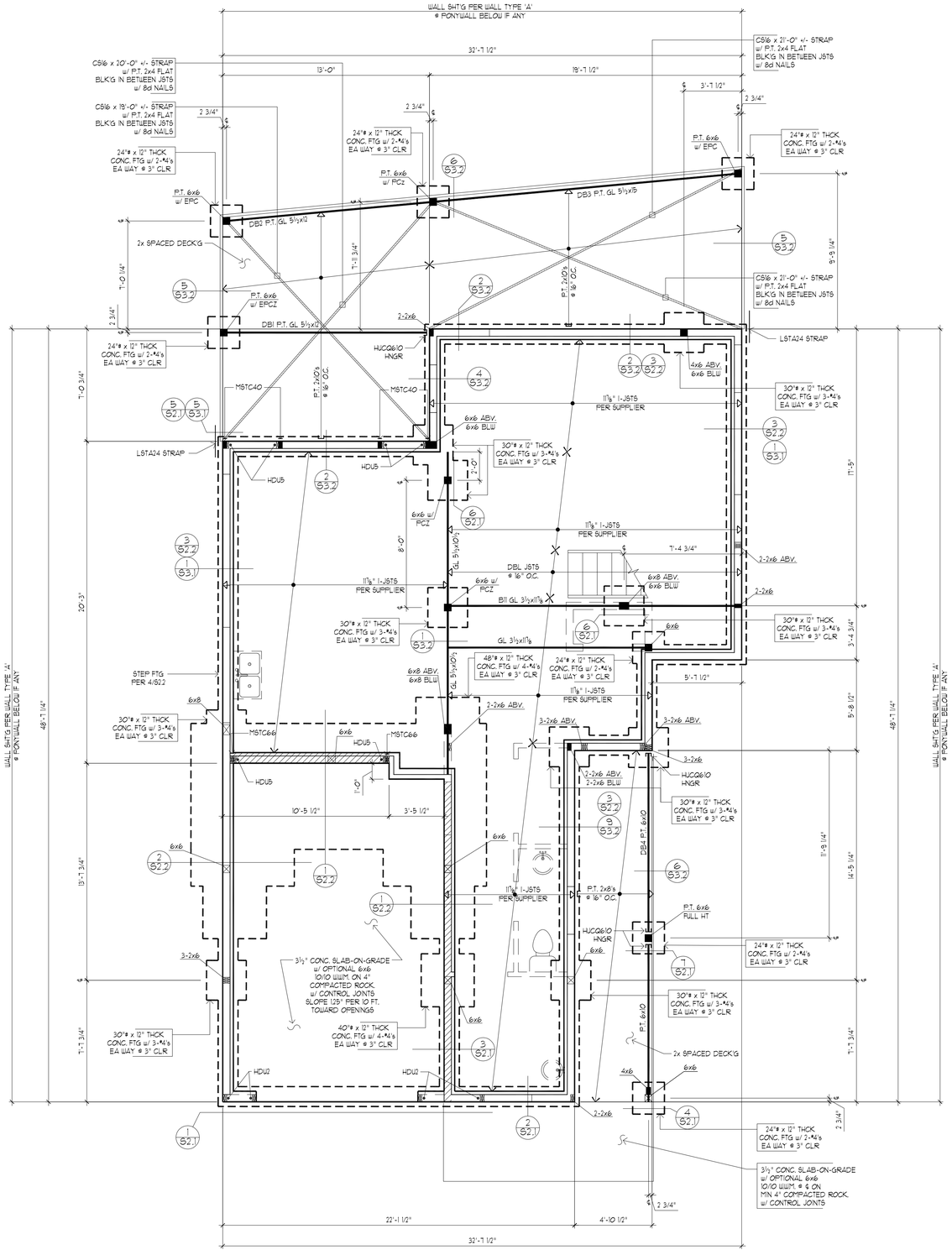
REVISIONS:	
DATE:	9.27.18
SCALE:	
DRAWN:	LY
JOB NO:	1A-18-03

S0

ORIGINAL SHEET SIZE: 22x34

LEGEND

- INDICATES WALL ABOVE FRAMING LEVEL
- INDICATES WALL BELOW FRAMING LEVEL
- INDICATES INTERIOR BEARING WALL BELOW FRAMING LEVEL
- INDICATES COLUMN ABOVE
- INDICATES COLUMN BELOW FRAMING LEVEL
- INDICATES DETAIL REFERENCE APPLIES TO ALL SIMILAR LOCATIONS
- HDUx (x) — HOLDOWN TYPE # SCHEDULE MARK NUMBER (x) ON SHT S0



1 S1.1 FOUNDATION / MAIN FLOOR FRAMING PLAN

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

FOR PERMIT 09/28/2018

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51319PE
OREGON
JAN. 12, 1995
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PARCEL 3
1791 BLANKENSHIP RD
WEST LINN, OR 97068

FOUNDATION / MAIN FLOOR FRAMING PLAN

REVISIONS:	
DATE:	9.27.18
SCALE:	1/4" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-03

S1.1

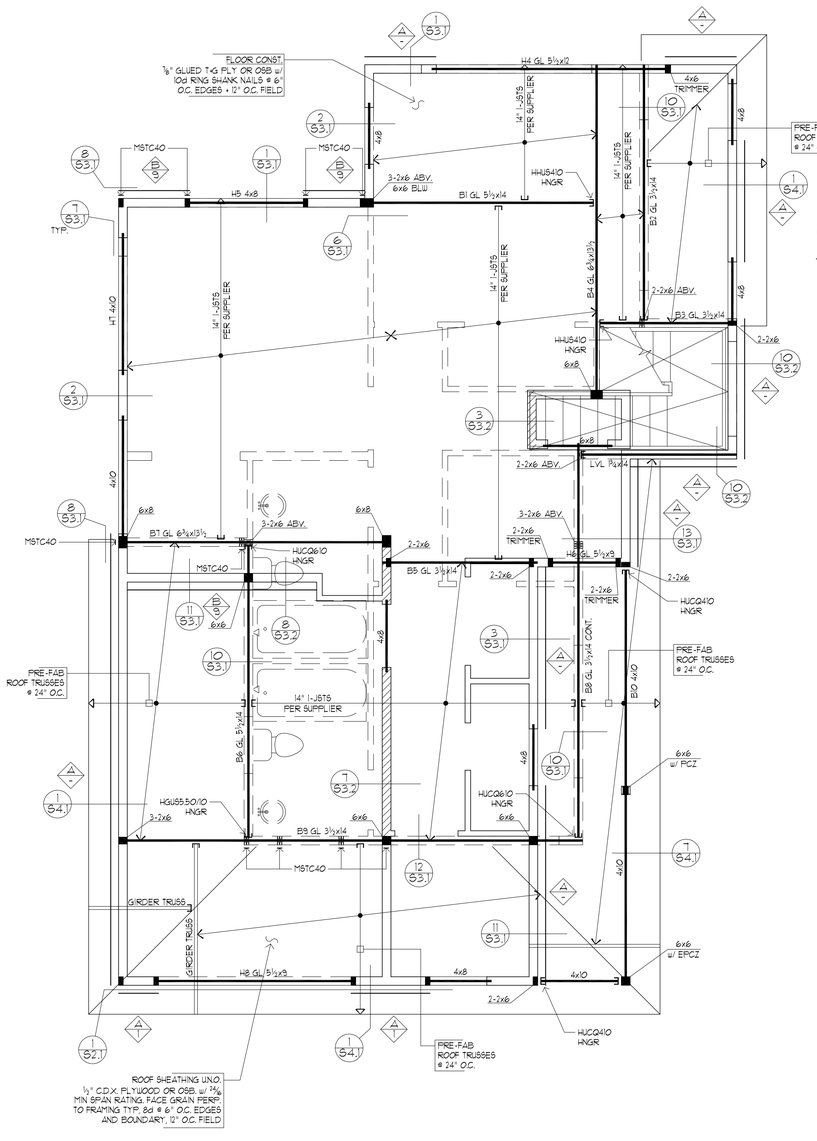
ORIGINAL SHEET SIZE: 22x34

LEGEND

- INDICATES ROOF OVERFRAMING
- INDICATES WALL BELOW FRAMING LEVEL
- INDICATES INTERIOR BEARING WALL BELOW FRAMING LEVEL
- INDICATES COLUMN BELOW FRAMING LEVEL
- INDICATES DETAIL REFERENCE APPLIES TO ALL SIMILAR LOCATIONS
- INDICATES VAULTED AREA
- EXTENT OF SHEARWALL SHEATHING SEGMENT
- INDICATES SHEARWALL TYPE PER SCHEDULE SHT SO
- INDICATES HOLDOWN TYPE. 1 @ EA END OF WALL SEGMENT PER SCHEDULE SHT SO

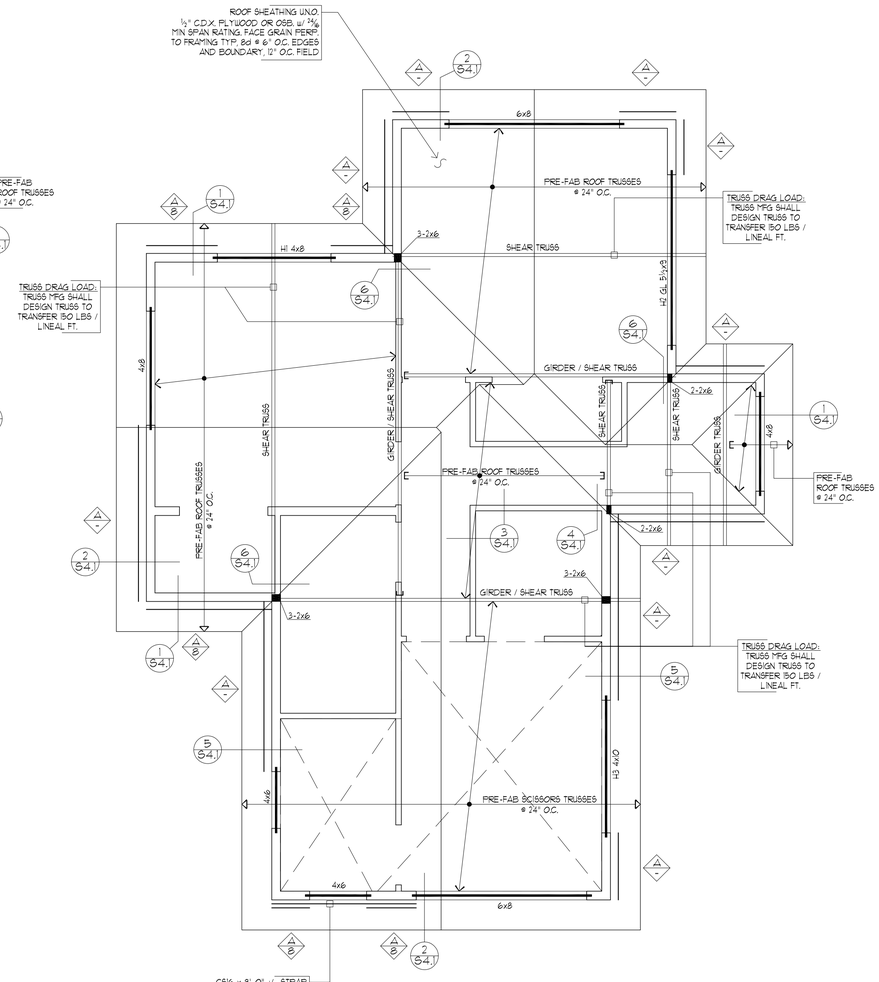
TRUSS NOTES:

- ALL TRUSSES TO BE PRE-ENGINEERED & CARRY MANUFACTURER'S STAMP.
- ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURER'S SPECIFICATIONS.
- NON-BEARING WALLS SHALL BE CONNECTED TO THE TRUSS BOTTOM CHORD W/ SIMPSON STC (OR EQ.) TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
- ALL CONNECTIONS WITH RAFTERS, MONO OR JACK TRUSSES & HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY THE TRUSS MANUFACTURER.
- TRUSS LAYOUT SHOWING GIRDER TRUSS LOCATIONS ARE NOT PERMITTED TO CHANGE & MUST BE FOLLOWED CORRECTLY. IF TRUSS MANUFACTURER REQUESTS TO CHANGE IN PART OR IN WHOLE THE LAYOUT DESIGNED HEREIN, HE/SHE MUST CONTACT THE DESIGNER TO INSURE STRUCTURAL DESIGN IS MAINTAINED ON THE BUILDING CORRECTLY. ALSO, IF THE DESIGN LAYOUT IS DETERMINED TO CHANGE, THE BUILDING DEPARTMENT WILL REQUIRE APPROVAL & NEW ENGINEERING CALC'S.
- ADD SOLID BLK'G BETWEEN JOISTS UNDER POINT LOADS ABV. - WHERE APPLICABLE AT WLL.
- PROVIDE SOLID BEARING UNDER GIRDER TRUSS ENDS & FROM BEARING POINTS UNDER STRUCTURAL ROOF BEAMS AS SHOWN ON PLANS.
- PROVIDE SOLID BEARING UNDER BEAM ENDS & FROM BRG. POINTS TRANSFERRED DOWN FROM FLOOR ABV. CONT. TO FTG. BLW AS LOCATED ON PLANS.



1 S1.2 UPPER FLOOR FRAMING / MAIN FLOOR SHEAR WALL PLAN

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



2 S1.2 ROOF FRAMING / UPPER FLOOR SHEAR WALL PLAN

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

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
51319PE
OREGON
JAN. 12, 1995
DAVID J. HORN
Expires: 6-30-19

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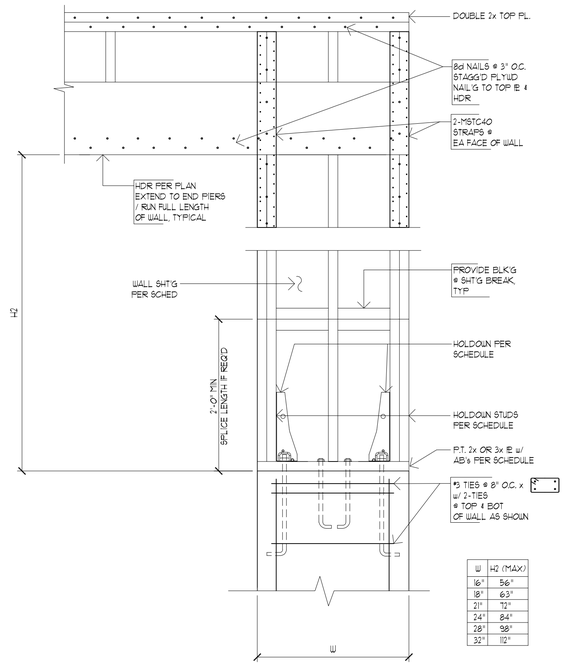
WEST LINN, OR 97068

UPPER FLOOR FRAMING / MAIN FLOOR SHEAR WALL / ROOF FRAMING / UPPER FLOOR SHEAR WALL PLANS

REVISIONS:	
DATE:	9.27.18
SCALE:	¼" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-03

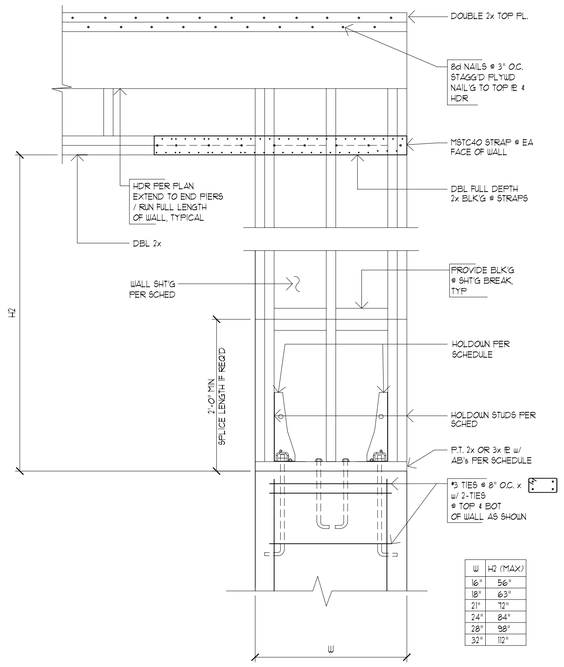
S1.2

ORIGINAL SHEET SIZE: 22x34



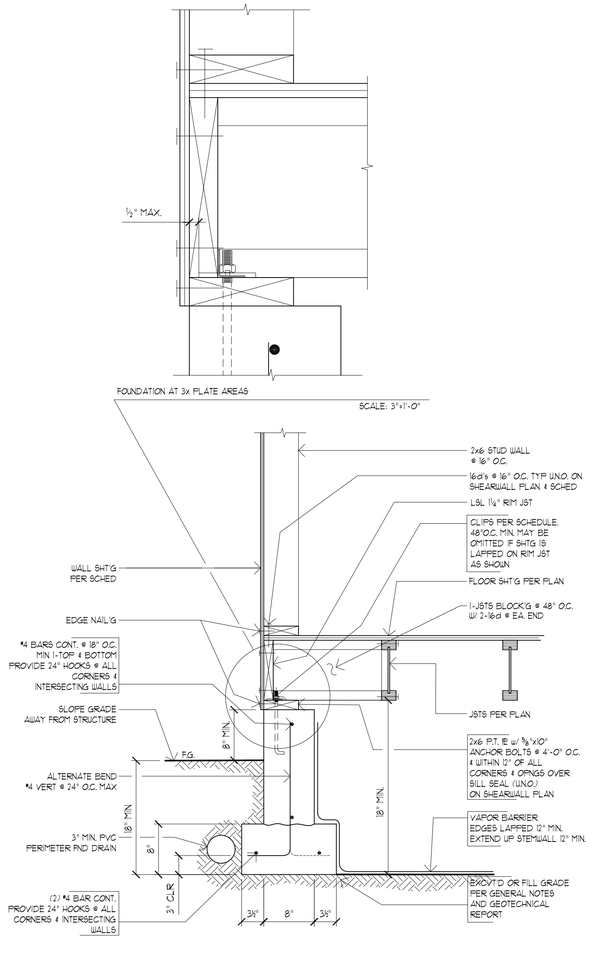
1 GARAGE WING FRAMING (LOW HEADER)

SCALE: 1"=1'-0"



GARAGE WING FRAMING (RAISED HEADER)

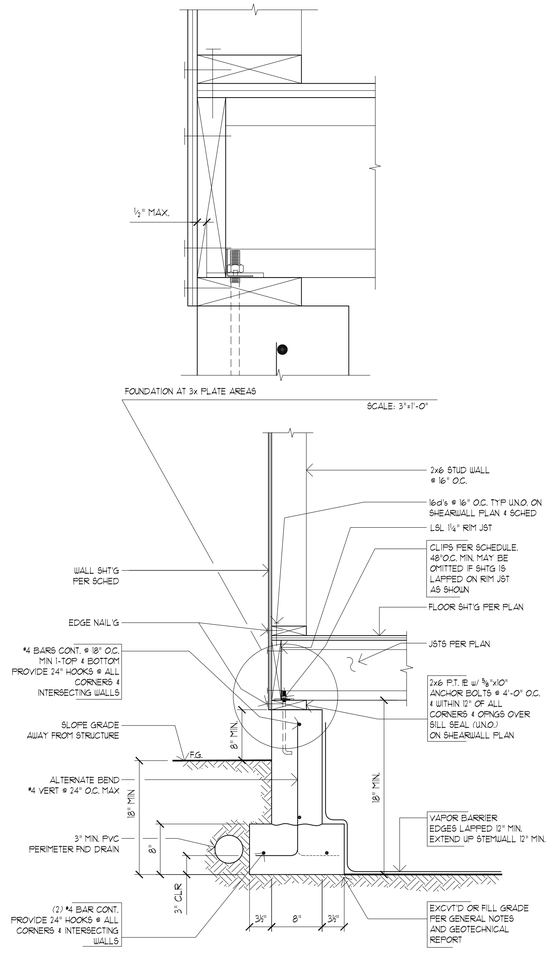
SCALE: 1"=1'-0"



2 FOUNDATION @ 2 STORY STRUCTURE W/ PARALLEL JSTS

NOTE: ENGINEERED CONC. WALL REQ. IF BACKFILL AGAINST WALL EXCEEDS 48" IN HEIGHT

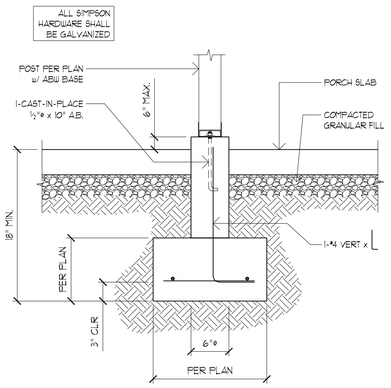
SCALE: 1"=1'-0"



3 FOUNDATION @ 2 STORY STRUCTURE W/ PERP JSTS

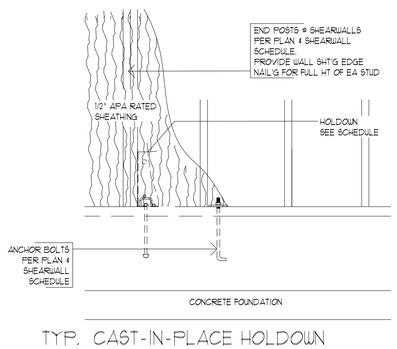
NOTE: ENGINEERED CONC. WALL REQ. IF BACKFILL AGAINST WALL EXCEEDS 48" IN HEIGHT

SCALE: 1"=1'-0"



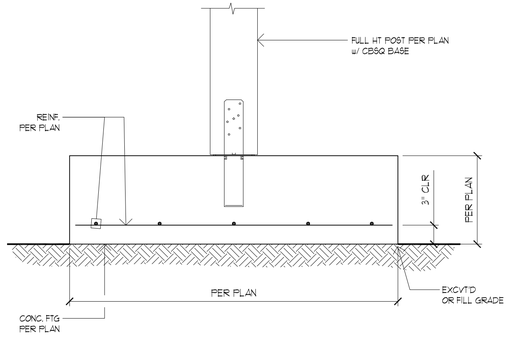
4 FRONT PORCH POST / FTG

SCALE: 1"=1'-0"



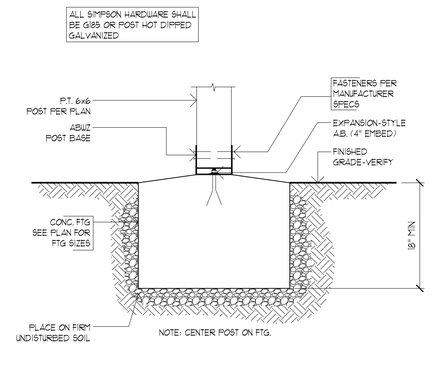
TYP. CAST-IN-PLACE HOLDOWN @ STEM WALL

SCALE: 1"=1'-0"



6 POST CONNECTION @ FOOTING

SCALE: 1"=1'-0"



7 FOOTING DETAIL

SCALE: N.T.S.

FOR PERMIT 09/28/2018

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PARCEL 3
1791 BLANKENSHIP RD
WEST LINN, OR 97068

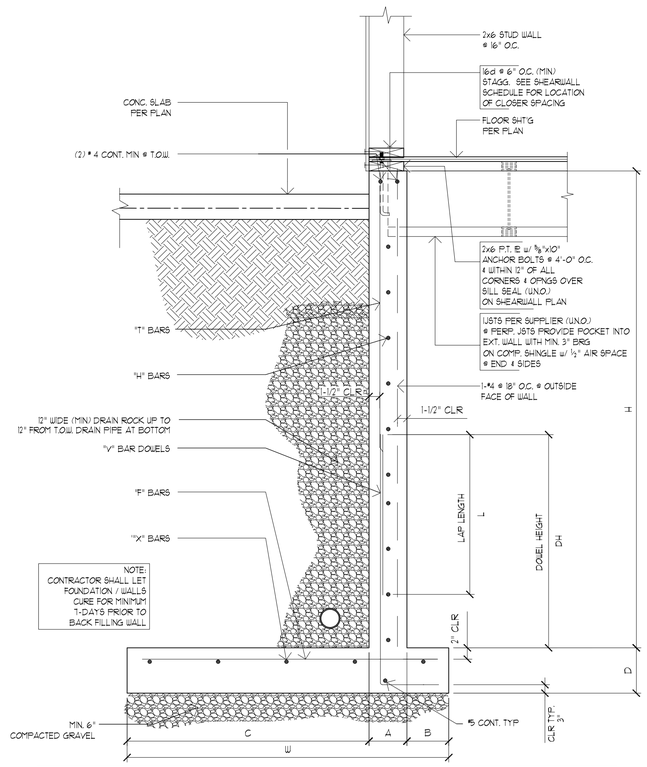
DETAILS

REVISIONS:

DATE:	9.27.18
SCALE:	1" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-03

S2.1

ORIGINAL SHEET SIZE: 22x34



CANTILEVERED RETAINING WALL SCHEDULE

GENERIC RETAINING WALL FOR STANDARD PRACTICE VALUES

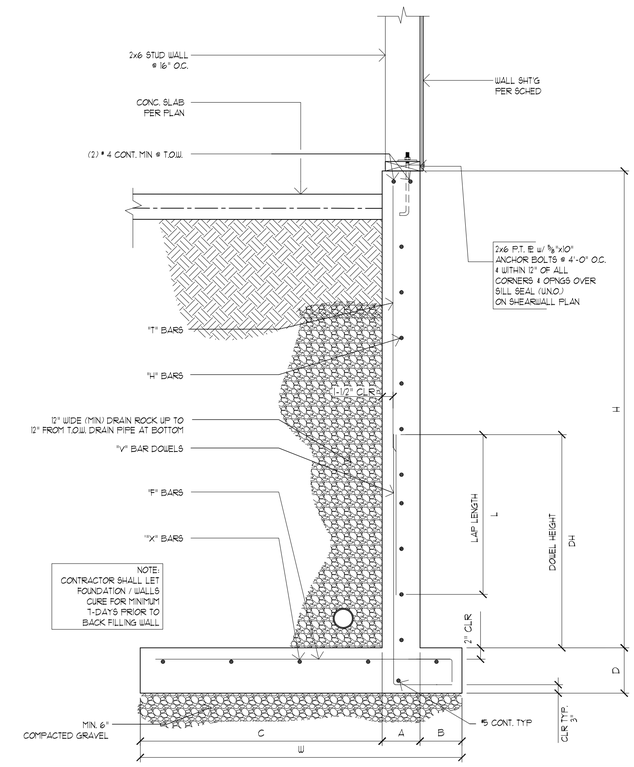
H(FT.)	W	A	B	C	D	"V"BARS	"H"BARS	"F"BARS	"X"BARS	"T"BARS	LAP LENGTH L	DOWEL HEIGHT DH
5'-0"	4'-0"	8"	1'-3"	2'-1"	12"	#4@13"O/C	#4@12"O/C	N / A	#4@8"O/C			
6'-0"	5'-3"	8"	1'-6"	3'-1"	12"	#4@11½"O/C	#4@12"O/C	#4@8"O/C	#4@8"O/C			
7'-0"	6'-6"	8"	2'-0"	3'-10"	14"	#4@9"O/C	#4@12"O/C	#4@12"O/C	#4@8"O/C	#4@8"O/C	36"	39"
8'-0"	7'-6"	8"	2'-0"	4'-10"	12"	#4@6½"O/C	#4@12"O/C	#5@12"O/C	#5@8"O/C	#4@8"O/C	36"	39"
9'-0"	8'-3"	10"	2'-0"	5'-5"	14"	#5@9½"O/C	#5@12"O/C	#5@12"O/C	#5@8"O/C	#4@8"O/C	36"	39"
10'-0"	9'-6"	10"	2'-6"	6'-2"	14"	#5@7"O/C	#5@12"O/C	#5@12"O/C	#5@8"O/C	#4@8"O/C	36"	39"
11'-0"	10'-6"	10"	2'-9"	6'-11"	14"	#5@5"O/C	#5@12"O/C	#5@9"O/C	#5@8"O/C	#4@8"O/C	36"	39"
12'-0"	11'-3"	12"	2'-9"	7'-6"	14"	#5@5"O/C	#5@12"O/C	#5@8"O/C	#5@8"O/C	#4@8"O/C	36"	39"

NOTES:

1. DESIGN VALUES ARE BASED ON CARLSON GEOTECHNICAL REPORT #21404109
2. ALLOWABLE SOIL BEARING = 1500 PSF, PASSIVE = 250 PSF / FT, IGNORE TOP 12", FRICTION = .45
3. FOOTING AND WALL F'c = 2500 PSF @ 28 DAYS, Fy = 60KSI
4. GEOTECH TO VERIFY BY SITE OBSERVATION AND SIGN OFF ON RETAINING WALL DESIGN ASSUMPTIONS PRIOR TO CONCRETE POUR AS PER SOILS REPORT AND JURISDICTIONAL REQUIREMENTS. SEE PROJECTS SOIL REPORT. GEOTECH SITE VISIT REPORTS TO BE COPIED TO HCE.
5. IF NO "T" BARS ARE SHOWN AND NO DIMENSION IS SHOWN IN THE TABLE ABOVE FOR DOWEL HEIGHT DH, EXTEND THE "V" BAR DOWEL FROM THE FOOTING TO THE TOP OF THE WALL.

1 CANTILEVERED RETAINING WALL

SCALE: N.T.S.



CANTILEVERED RETAINING WALL SCHEDULE

GENERIC RETAINING WALL FOR STANDARD PRACTICE VALUES

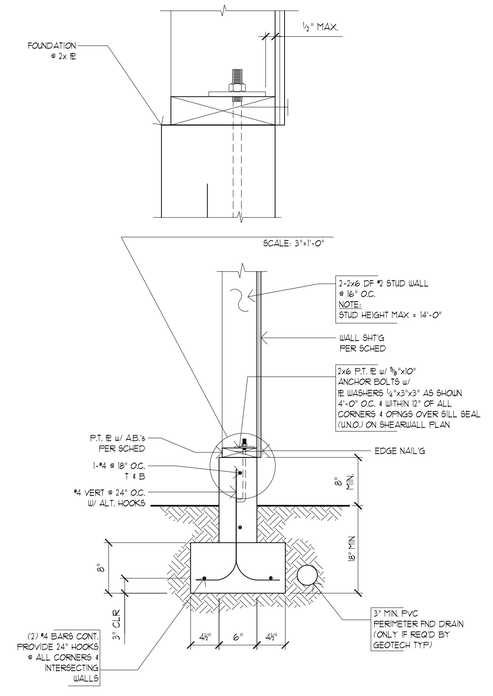
H(FT.)	W	A	B	C	D	"V"BARS	"H"BARS	"F"BARS	"X"BARS	"T"BARS	LAP LENGTH L	DOWEL HEIGHT DH
5'-0"	4'-0"	8"	1'-3"	2'-1"	12"	#4@13"O/C	#4@12"O/C	N / A	#4@8"O/C			
6'-0"	5'-3"	8"	1'-6"	3'-1"	12"	#4@11½"O/C	#4@12"O/C	#4@8"O/C	#4@8"O/C			
7'-0"	6'-6"	8"	2'-0"	3'-10"	14"	#4@9"O/C	#4@12"O/C	#4@12"O/C	#4@8"O/C	#4@8"O/C	36"	39"
8'-0"	7'-6"	8"	2'-0"	4'-10"	12"	#4@6½"O/C	#4@12"O/C	#5@12"O/C	#5@8"O/C	#4@8"O/C	36"	39"
9'-0"	8'-3"	10"	2'-0"	5'-5"	14"	#5@9½"O/C	#5@12"O/C	#5@12"O/C	#5@8"O/C	#4@8"O/C	36"	39"
10'-0"	9'-6"	10"	2'-6"	6'-2"	14"	#5@7"O/C	#5@12"O/C	#5@12"O/C	#5@8"O/C	#4@8"O/C	36"	39"
11'-0"	10'-6"	10"	2'-9"	6'-11"	14"	#5@5"O/C	#5@12"O/C	#5@9"O/C	#5@8"O/C	#4@8"O/C	36"	39"
12'-0"	11'-3"	12"	2'-9"	7'-6"	14"	#5@5"O/C	#5@12"O/C	#5@8"O/C	#5@8"O/C	#4@8"O/C	36"	39"

NOTES:

1. DESIGN VALUES ARE BASED ON CARLSON GEOTECHNICAL REPORT #21404109
2. ALLOWABLE SOIL BEARING = 1500 PSF, PASSIVE = 250 PSF / FT, IGNORE TOP 12", FRICTION = .45
3. FOOTING AND WALL F'c = 2500 PSF @ 28 DAYS, Fy = 60KSI
4. GEOTECH TO VERIFY BY SITE OBSERVATION AND SIGN OFF ON RETAINING WALL DESIGN ASSUMPTIONS PRIOR TO CONCRETE POUR AS PER SOILS REPORT AND JURISDICTIONAL REQUIREMENTS. SEE PROJECTS SOIL REPORT. GEOTECH SITE VISIT REPORTS TO BE COPIED TO HCE.
5. IF NO "T" BARS ARE SHOWN AND NO DIMENSION IS SHOWN IN THE TABLE ABOVE FOR DOWEL HEIGHT DH, EXTEND THE "V" BAR DOWEL FROM THE FOOTING TO THE TOP OF THE WALL.

2 CANTILEVERED RETAINING WALL

SCALE: N.T.S.



3 FOUNDATION / PONY WALL

SCALE: 1"=1'-0"

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
51319PE
OREGON
JAN. 12, 1995
DAVID J. HORN
Expires: 6-30-19

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PARCEL 3
1791 BLANKENSHIP RD
WEST LINN, OR 97068

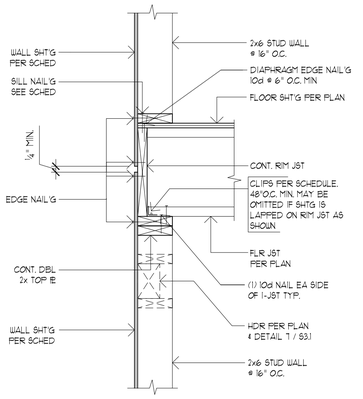
DETAILS

REVISIONS:

DATE:	9.27.18
SCALE:	1" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-03

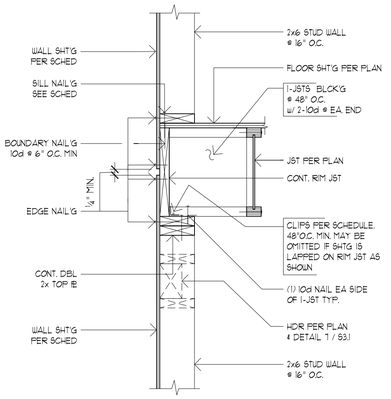
S2.2

ORIGINAL SHEET SIZE: 22x34



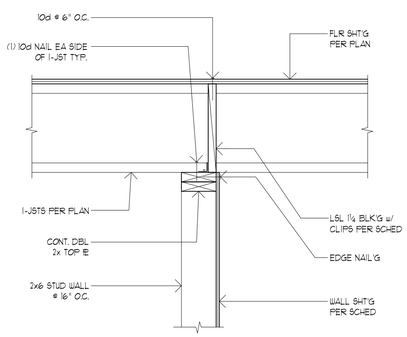
1 PERP. TJI FLR JSTS TO STUD WALL

SCALE: 1"=1'-0"



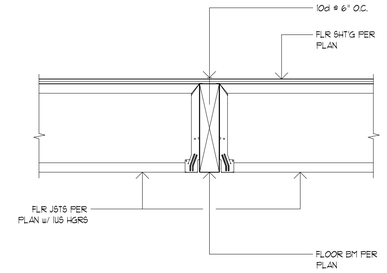
2 PARALLEL TJI FLR JSTS TO STUD WALL

SCALE: 1"=1'-0"



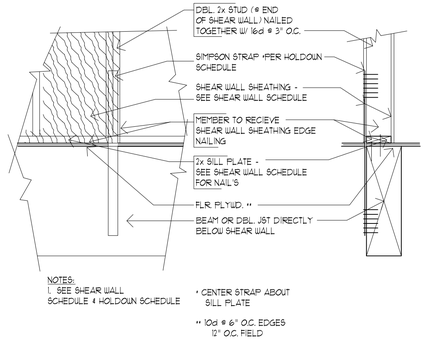
3 TYP. FLOOR TO SHEAR WALL CONN.

SCALE: 1"=1'-0"



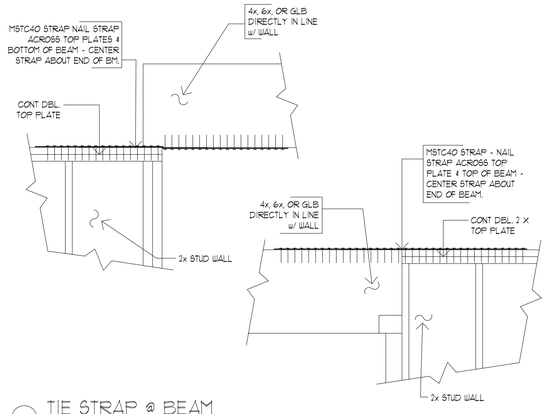
4 TYP. FLR JSTS TO FLUSH BM

SCALE: 1"=1'-0"



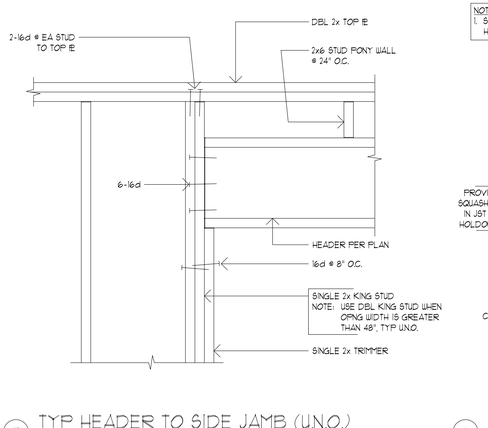
5 TIE STRAP @ BEAM

SCALE: 1"=1'-0"



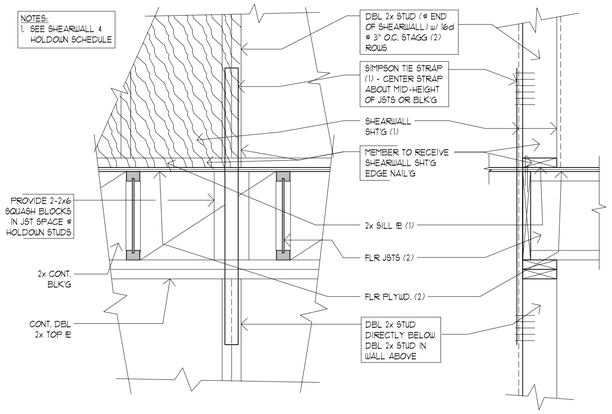
6 TIE STRAP @ BEAM

SCALE: 1"=1'-0"



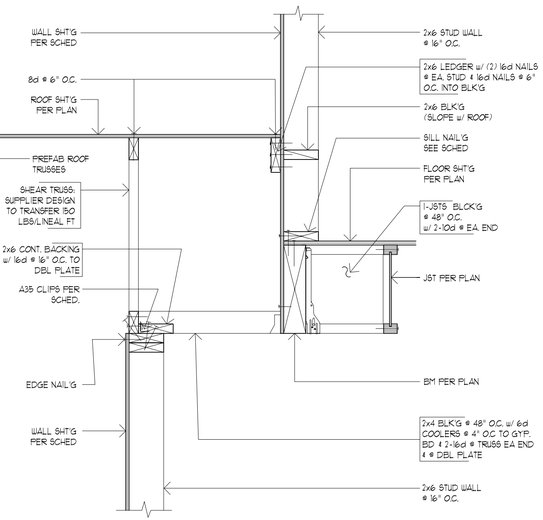
7 TYP HEADER TO SIDE JAMB (U.N.O.)

SCALE: 1"=1'-0"



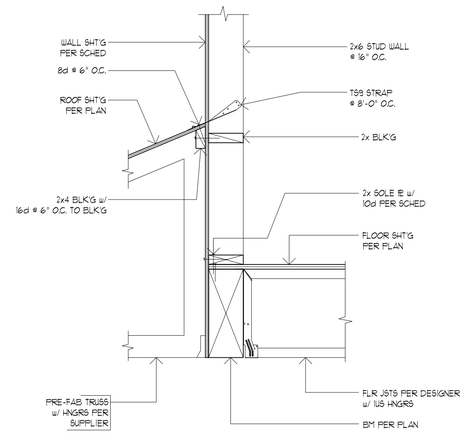
8 TIE STRAP HOLDOWN

SCALE: 1"=1'-0"



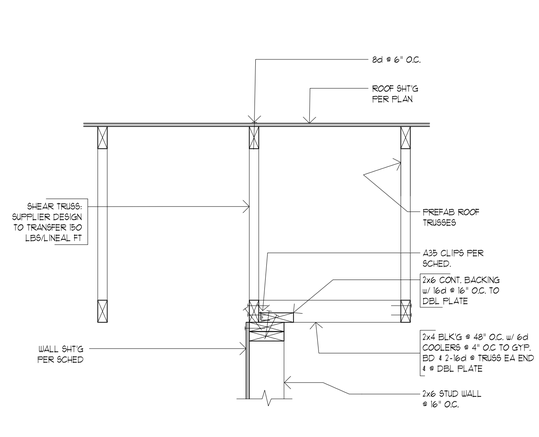
9 PARALLEL ROOF TRUSS @ SHEARWALL

SCALE: 1"=1'-0"



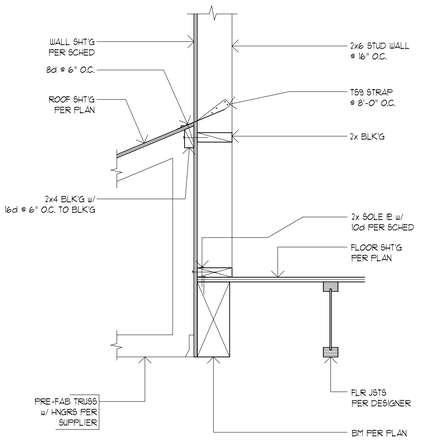
10 SHEARWALL @ BM / JST / TRUSSES

SCALE: 1"=1'-0"



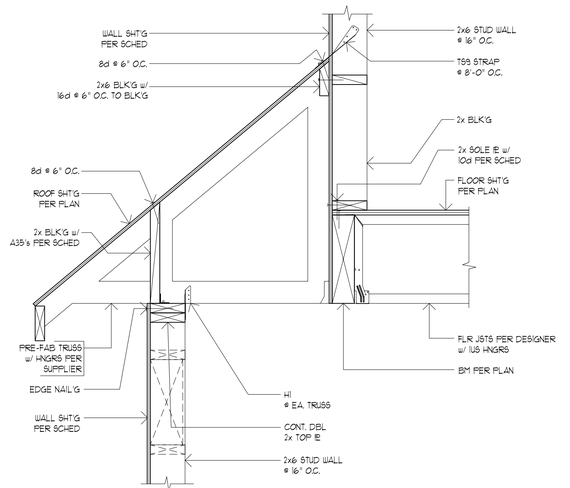
11 PARALLEL ROOF TRUSS @ SHEARWALL

SCALE: 1"=1'-0"



12 SHEARWALL @ BM / JST / TRUSSES

SCALE: 1"=1'-0"



13 SHEARWALL @ BM / JST / TRUSSES

SCALE: 1"=1'-0"

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
51319PE
OREGON
JAN. 12, 1995
DAVID J. HORN
Expires: 6-30-19

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9320 SW Barbur Blvd. Ste 235 Portland, OR 97219
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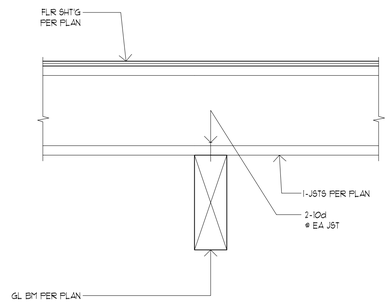
PARCEL 3
1191 BLANKENSHIP RD
WEST LINN, OR 97068

DETAILS

REVISIONS:	
DATE:	9.27.18
SCALE:	1" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-03

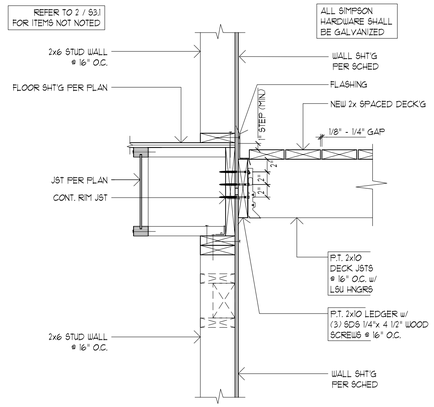
S3.1

ORIGINAL SHEET SIZE: 22x34



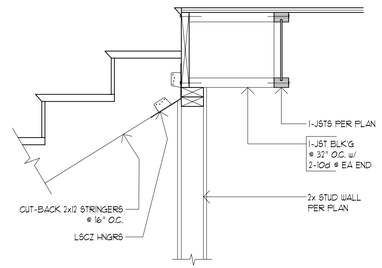
1 TYP. FLOOR TO BM

SCALE: 1"=1'-0"



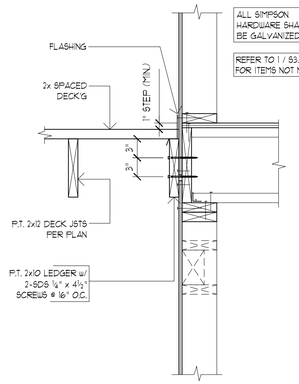
2 DECK LEDGER @ WALL

SCALE: 1"=1'-0"



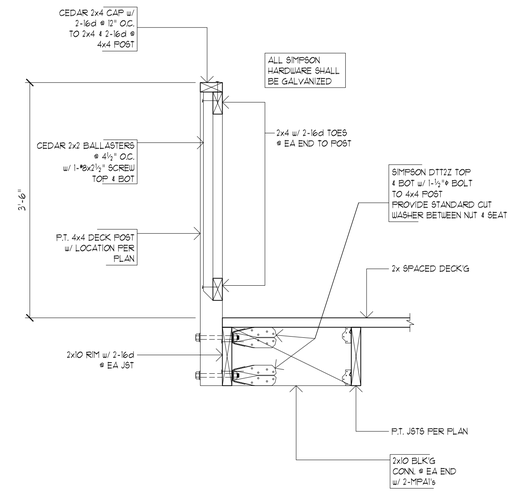
3 STAIR STRINGER / BM

SCALE: 1"=1'-0"



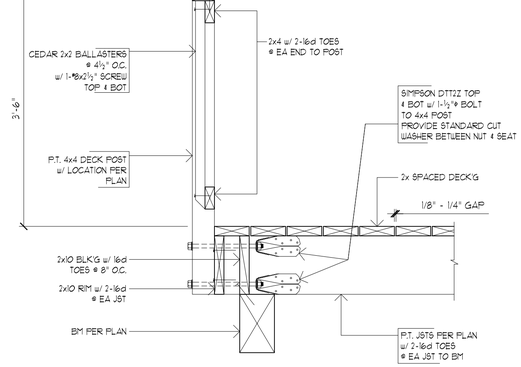
4 DECK LEDGER @ WALL

SCALE: 1"=1'-0"



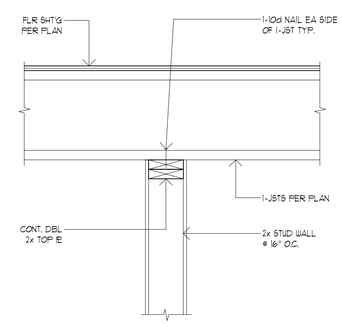
5 DECK POST @ JSTS / DECK'G

SCALE: 1"=1'-0"



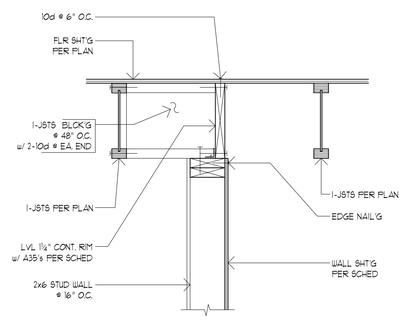
6 DECK POST @ JSTS / DECK'G

SCALE: 1"=1'-0"



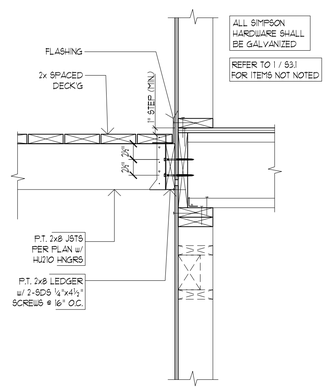
7 TYP. FLOOR TO BRG WALL CONN.

SCALE: 1"=1'-0"



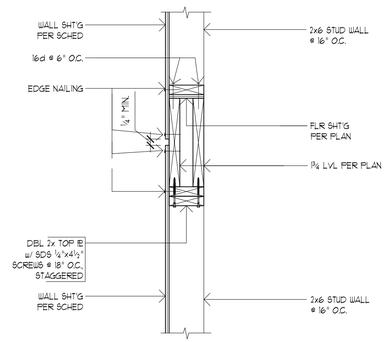
8 TYP. FLOOR TO BRG WALL CONN.

SCALE: 1"=1'-0"



9 DECK LEDGER @ WALL

SCALE: 1"=1'-0"



10 STUD WALLS @ STAIR OPENING

SCALE: 1"=1'-0"

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
51319PE
OREGON
JAN. 12, 1999
DAVID J. HORN
Expires: 6-30-19

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PARCEL 3
1791 BLANKENSHIP RD
WEST LINN, OR 97068

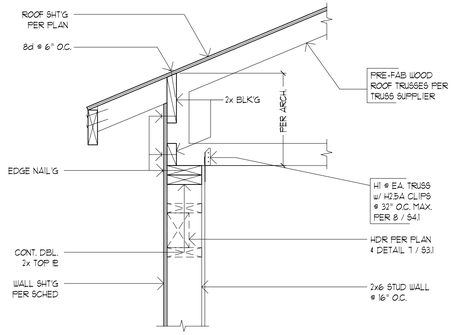
DETAILS

REVISIONS:

DATE:	9.27.18
SCALE:	1" = 1'-0"
DRAWN:	LY
JOB NO:	1A-18-03

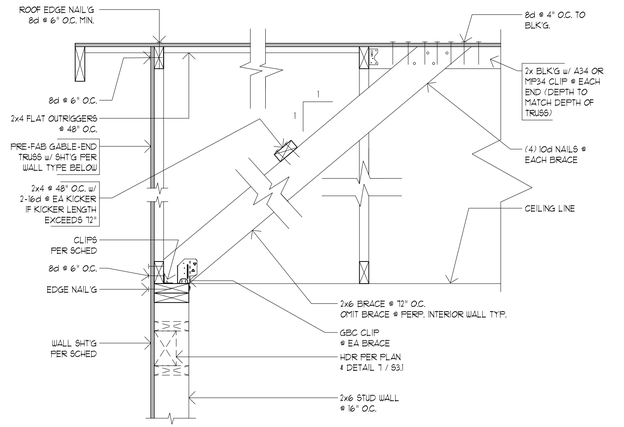
S3.2

ORIGINAL SHEET SIZE: 22x34



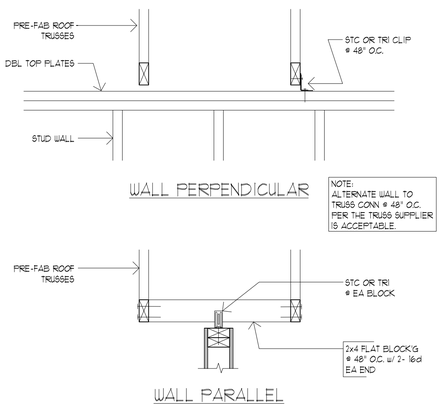
1 PERP. TRUSSES / EXT. WALL

SCALE: 1"=1'-0"



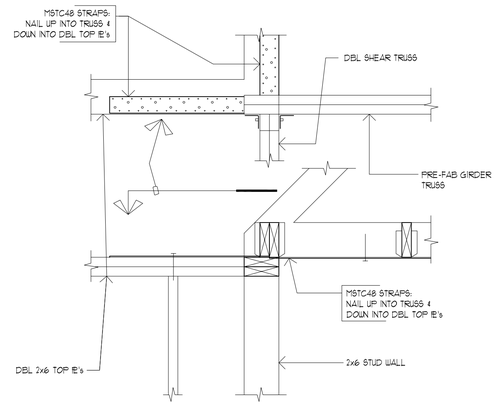
2 PARALLEL TRUSSES TO WALL

SCALE: 1"=1'-0"



3 TYP. NON-STRUCT. STUD WALL ROOF TRUSS CONN.

SCALE: 1"=1'-0"



4 GIRDER @ WALL CORNER / SHEAR TRUSS DRAG STRUT CONN.

SCALE: 1"=1'-0"

5 TRUSS PERP W/ VAULT

SCALE: 1"=1'-0"

6 GIRDER @ WALL CORNER / SHEAR TRUSS DRAG STRUT CONN.

SCALE: 1"=1'-0"

7 TRUSS @ BEAM

SCALE: 1"=1'-0"

8 TRUSS TO STUD WALL CONNECTION

SCALE: 1"=1'-0"

FOR PERMIT 09/28/2018

REGISTERED PROFESSIONAL ENGINEER
51319PE
OREGON
JAN. 12, 1995
DAVID J. HORN
Expires: 6-30-19

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S4.1

ORIGINAL SHEET SIZE: 22x34