

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S).	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

Type of Review (Please check all that apply):

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

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

Site Location/Address: 2622 Dillow Drive West Linn, OR 97068	Assessor's Map No.:
	Tax Lot(s):
	Total Land Area:

Brief Description of Proposal:
Proposed Class 4 Variance of Back yard Set-back.

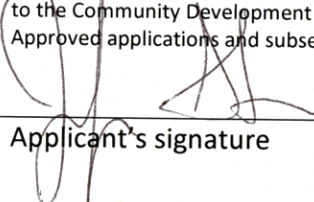
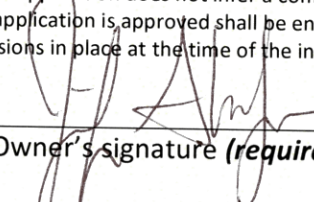
Applicant Name: (please print) Jennifer Skycer	Phone: 503-888-5426
Address: 2622 Dillow Drive	Email: skypdx@gmail.com
City State Zip: West Linn, OR 97068	

Owner Name (required): (please print) //	Phone:
Address: //	Email:
City State Zip:	

Consultant Name: (please print)	Phone:
Address:	Email:
City State Zip:	

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

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

 Applicant's signature	8/16/2019 Date	 Owner's signature (required)	8/16/2019 Date
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75.020 CLASSIFICATION OF VARIANCES

A. Class I Variance. Class I variances provide minor relief from certain code provisions where it can be demonstrated that the modification will not harm adjacent properties, and it conforms with any other code requirements. Class I variances are allowed for the following code provisions:

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;

This 3' 6 back yard setback adjustment enables more efficient use of the addition by providing for more square footage for handicap (ADA) accessibility than what the original plans provided. (Homeowner will be caring for elderly parents and a grandparent once the addition is complete.)

b. Preserves and incorporates natural features into the overall design of the project;

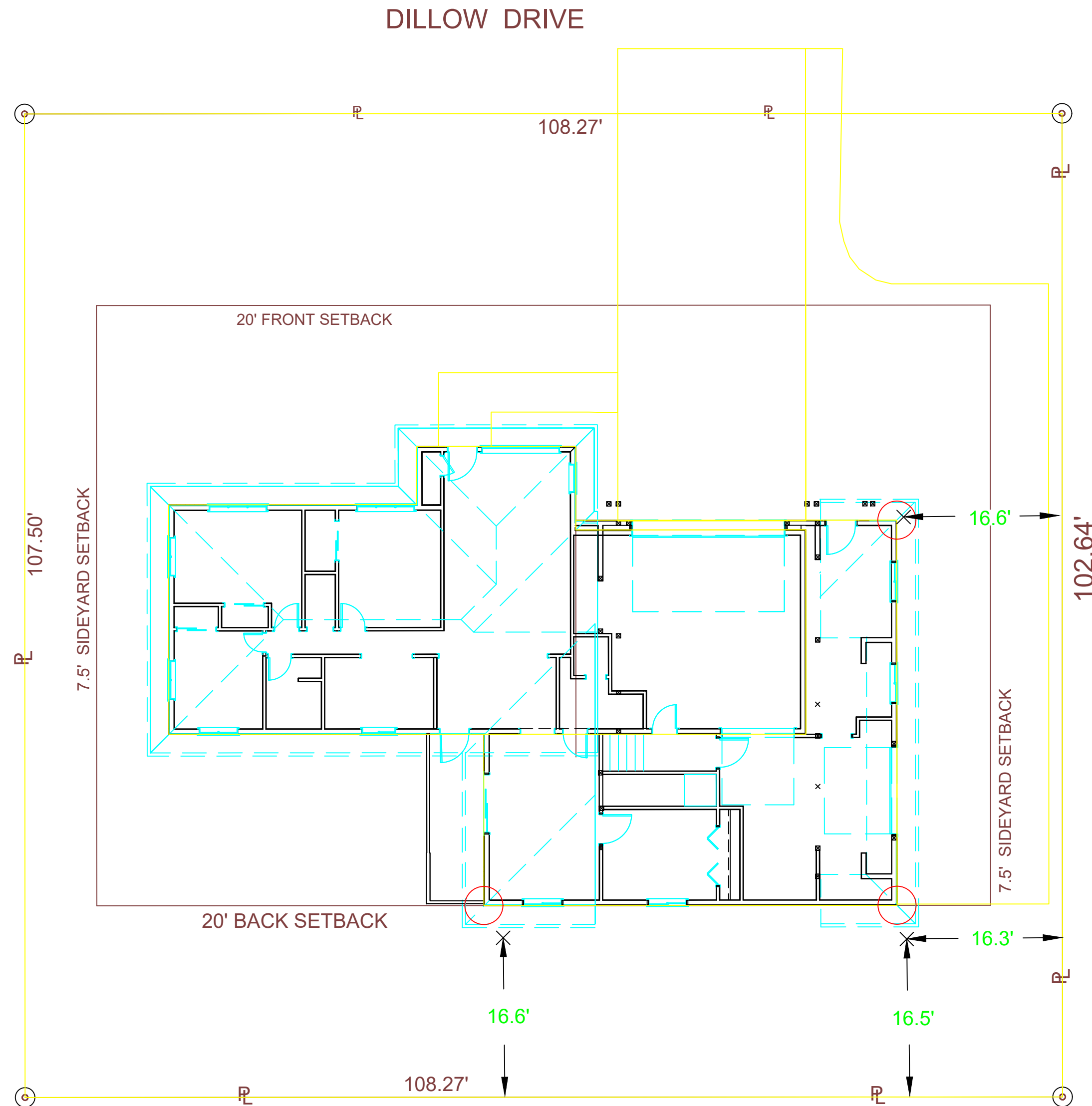
A setback adjustment does not impede the pre-existing landscape or trees (mature and young) in any way.

c. Does not adversely affect adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazards; and

The initial (approved) design of the addition back wall was precisely at the 20' setback. The several additional feet of encroachment into the 20' setback still allows for 16' 4" of air circulation and fire safety. Mature trees and fencing maintain the same level of privacy with the bordering properties. Noise levels are not impacted.

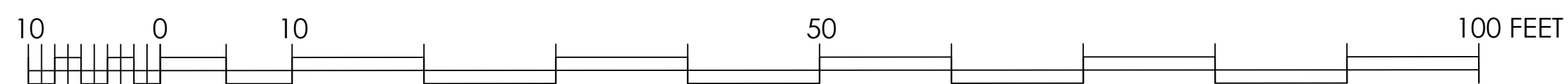
d. Provides for safe vehicular and pedestrian access to the site and safe on-site vehicular and pedestrian circulation.

The setback adjustment to the addition does not interfere with vehicular or pedestrian access and circulation in any way.



10/20/18:
 From previously established boundary monuments, I Brian Paull, Professionally Licensed Land Surveyor in the State of Oregon, set hub and tacks at the northeast, southeast and southwest corners of proposed garage addition on October 20, 2018, as per this plan and setbacks shown hereon (red circles). Corners were staked according to the linework in CAD format provided to me by my client's architect, which is represented on this map.

UPDATE 7/8/19:
 Upon the most-recent visit, the as-built structure was located and the NE, SE and SW corners were measured. They are represented by the "X" symbols shown hereon, along with dimensions to the Approximate property lines.



Survey for:
 Greg Liascos
 2622 Dillow Dr
 West Linn OR, 97068

REGISTERED
PROFESSIONAL
 LAND SURVEYOR
Brian Paull
 OREGON
 MARCH 13, 2018
 BRIAN W. PAULL
 89074
 Expires 12/31/2020

Brass & Stone Land Surveying
 Brian Paull, PLS (503) 871-0030
 Date: 07/08/2019
 Scale 1"= 10'
 479 E. Robidoux St.
 Stayton, OR 97383
 Sheet 1 of 1

NAILING SCHEDULE

R602.3 Design and construction. Exterior walls of wood-frame construction shall be designed and constructed in accordance with the provisions of this chapter and Figures R602.3(1) and R602.3(2) or in accordance with A&RPA's NDS. Components of exterior walls shall be fastened in accordance with Tables R602.3(1) through R602.3(4). Structural wall sheathing shall be fastened directly to structural framing members. Exterior wall coverings shall be capable of resisting the wind pressures listed in Table R301.2(2) adjusted for height and exposure using Table R301.2(3). Wood structural panel sheathing used for exterior walls shall conform to the requirements of Table R602.3(3). Studs shall be continuous from support at the sole plate to a support at the top plate to resist loads perpendicular to the wall. The support shall be a foundation or floor, ceiling or roof diaphragm or shall be designed in accordance with accepted engineering practice.

Exception: Jack studs, trimmer studs and cripple studs at openings in walls that comply with Tables R502.5(1) and R502.5(2).

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS, a, b, c	SPACING OF FASTENERS	
			Edges	(inches) Intermediate supports, e (inches)
Roof				
1	Blocking between joists or rafters to top plate, toe nail	3-8d (21/2" x 0.113")	--	
2	Ceiling joists to plate, toe nail	3-8d (21/2" x 0.113")	--	
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	--	
4	Collar tie rafter, face nail or 11/4" x 20 gage ridge strap	3-10d (3" x 0.128")	--	
5	Rafter to plate, toe nail	2-16d (31/2" x 0.135")	--	
6	Roof rafters to ridge, valley or hip rafters: toe nail	4-16d (31/2" x 0.135")	--	
	face nail	3-16d (31/2" x 0.135")	--	
Wall				
7	Built-up corner studs	10d (3" x 0.128")	24" o.c.	
8	Built-up header, two pieces with 1/2" spacer	16d (31/2" x 0.135")	16" o.c. along each edge	
9	Continued header, two pieces	16d (31/2" x 0.135")	16" o.c. along each edge	
10	Continuous header to stud, toe nail	4-8d (21/2" x 0.113")	--	
11	Double studs, face nail	10d (3" x 0.128")	24" o.c.	
12	Double top plates, face nail	10d (3" x 0.128")	24" o.c.	
13	Double top plates, minimum face nail in lapped area	24-inch offset of end joints, 8-16d (31/2" x 0.135")	--	
14	Sole plate to joist or blocking, face nail	16d (31/2" x 0.135")	16" o.c.	
15	Sole plate to joist or blocking at braced wall panels	3-16d (31/2" x 0.135")	16" o.c.	
16	Stud to sole plate, toe nail	3-8d (21/2" x 0.113") or 2-16d (31/2" x 0.135")	--	
17	Top or sole plate to stud, end nail	2-16d (31/2" x 0.135")	--	
18	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	--	
19	1" brace to each stud and plate, face nail	2-8d (21/2" x 0.113") or 2 staples 13/4"	--	
20	1" x 6" sheathing to each bearing, face nail	2-8d (21/2" x 0.113") or 2 staples 13/4"	--	
21	1" x 8" sheathing to each bearing, face nail	2-8d (21/2" x 0.113") or 3 staples 13/4"	--	
22	Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (21/2" x 0.113") or 4 staples 13/4"	--	
Floor				
23	Joist to sill or girder, toe nail	3-8d (21/2" x 0.113")	--	
24	1" x 6" subfloor or less to each joist, face nail	2-8d (21/2" x 0.113") or 2 staples 13/4"	--	
25	2" subfloor to joist or girder, blind and face nail	2-16d (31/2" x 0.135")	--	
26	Rim joist to top plate, toe nail (roof applications also)	8d (21/2" x 0.113")	6" o.c.	
27	2" planks (plank & beam - floor & roof) 2-16d (31/2" x 0.135") at each bearing			
28	Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	--	
Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice. At each joist or rafter				
29	Ledger strip supporting joists or rafters	3-16d (31/2" x 0.135")	--	

TABLE R602.3(1) continued FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENERS, b, c, e	SPACING OF FASTENERS	
			Edges	(inches) Intermediate supports, e (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
30	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor wall) 8d common (21/2" x 0.131") nail (roof/f612g)		
31	19/32" - 1"	8d common nail (21/2" x 0.131")	6	12g
32	11/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d (21/2" x 0.131") deformed nail	6	12
Other wall sheathing h				
33	1/2" structural cellulose fiberboard sheathing	11/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 11/4" long	3	6
34	25/32" structural cellulose fiberboard sheathing	13/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 11/2" long	3	6
35	1/2" gypsum sheathing *d	11/2" galvanized roofing nail; staple galvanized, 11/2" long; 11/4 screws, Type W or S	7	7
36	5/8" gypsum sheathing *d	13/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
37	3/4" and less	6d deformed (2" x 0.120") nail or 8d common (21/2" x 0.131") nail	6	12
38	7/8" - 1"	8d common (21/2" x 0.131") nail or 8d deformed (21/2" x 0.120") nail	6	12
39	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail or 8d deformed (21/2" x 0.120") nail	6	12

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 110 mph or greater, 8d deformed (21/2" x 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

TABLE R602.3(2) ALTERNATE ATTACHMENTS

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION *a, b OF FASTENER AND LENGTH	SPACING* c OF FASTENERS	
		Edges	Intermediate supports
(inches)	(inches)		
Wood structural panels subfloor, roof and wall sheathing to framing and particleboard wall sheathing to framing *f			
up to 1/2	Staple 15 ga. 1 3/4	4	8
	0.097 - 0.099 Nail 2 1/4	3	6
	Staple 16 ga. 13/4	3	6
19/32 and 5/8	0.113 Nail 2	3	6
	Staple 15 and 16 ga. 2	4	8
	0.097 - 0.099 Nail 2 1/4	4	8
23/32 and 3/4	Staple 14 ga. 2	4	8
	Staple 15 ga. 1 3/4	3	6
	0.097 - 0.099 Nail 2 1/4	4	8
	Staple 16 ga. 2	4	8
1	Staple 14 ga. 2 1/4	4	8
	0.113 Nail 2 1/4	3	6
	Staple 15 ga. 2 1/4	4	8
	0.097 - 0.099 Nail 2 1/2	4	8

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION *a,b OF FASTENER AND LENGTH (inches)	SPACING* c OF FASTENERS	
		Edges	Body of panel* d (inches)
Floor underlayment; plywood-hardboard-particleboard* f			
Plywood 1/4 and 5/16	1 1/4 ring or screw shank nail-minimum	3	6
	12 1/2 ga. (0.099") shank diameter	2	5
11/32, 3/8, 15/32, and 1/2	Staple 18 ga., 7/8, 3/16 crown width	2	5
	1 1/4 ring or screw shank nail-minimum	6	8* e
	12 1/2 ga. (0.099") shank diameter	6	8* e
19/32, 5/8, 23/32 and 3/4	11/2 ring or screw shank nail-minimum	6	8
	12 1/2 ga. (0.099") shank diameter	6	8
	Staple 16 ga. 1 1/2	6	8
Hardboard *f			
0.2	1 1/2 long ring-grooved underlayment nail	6	6
	4d cement-coated sinker nail	6	6
	Staple 18 ga., 7/8 long (plastic coated)	3	6
Particleboard			
1/4	4d ring-grooved underlayment nail	3	6
	Staple 18 ga., 7/8 long, 3/16 crown	3	6
	6d ring-grooved underlayment nail	3	6
3/8	Staple 16 ga., 1 1/8 long, 3/8 crown	6	10
	6d ring-grooved underlayment nail	6	10
1/2, 5/8	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., 15/8 long, 3/8 crown 36		

a. Nail is a general description and may be T-head, modified round head or round head.

b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted.

c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.

d. Fasteners shall be placed in a grid pattern throughout the body of the panel.

e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.

GENERAL NOTES:

- A1. ALL WORK SHALL COMPLY WITH THE 2017 OREGON RESIDENTIAL SPECIALTY CODE AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
 - A2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND SITE CONDITIONS AND TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
 - A3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 - CARPENTRY:
 - B1. GRADING SHALL BE IN ACCORDANCE WITH CURRENT WWPFA STANDARD GRADING RULES: A. NO. 2 D.F.
 - B. NO. 2 D.F. PLATES, SILLS, BLOCKING, BRIDGING, ETC.
 - C. STUD GRADE D.F. STUDS. D.F. LOWER FLOOR POST & BEAM, DECKING.
 - D. UTILITY GRADE
 - E. CD D.F. 32/16 PLYD. SHEATHING.
 - B2. UNLESS NOTED ON PLANS ALL EXTERIOR WINDOW AND DOOR HEADERS ARE TO BE 4 x 12 NO. 2 D.F.
 - B3. GLU LAM BEAMS (Fb. 2400 DFL) PER AITC INDUSTRIAL GRADE WITH DRY USE ADHESIVE (INTERIOR) OR AS PER FRAMING PLANS.
 - B4. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS OVER.
 - B5. PROVIDE SOLID BLOCKING OVER ALL BEARING WALLS.
 - B6. DESIGN LOADS:
 - ROOF 15 PSF DEAD + 25 LIVE (SNOW)
 - FLOOR LOWER 15 PSF DEAD + 40PSF LIVE
 - FLOOR UPPER 15 PSF DEAD + 30 PSF LIVE
 - STAIRS 100PSF
 - DECKS 10 PSF DEAD 60 PSF LIVE
 - B7. NAILING SCHEDULE AS PER TABLE R602.3(1), R602.3(2), R602.3(3) IBC, 2014 ORSC.
 - B8. DECK AND BALCONY GUARDRAILS TO BE 36" HIGH WITH MAXIMUM OPENING SPACES SO THAT A 4" SPHERE CANNOT PASS THROUGH & 6" SPHERE AT TREAD / RISER TRIANGLE..
 - B9. PROVIDE RAFTER TIE DOWNS SUCH AS "SIMPSON" H2.5 @ TOP PLATE.
 - B10. PROVIDE SOLID FRAMING UNDER ALL BEAMS AND HEADERS W/ CONTINUOUS LOAD PATH TO FOUNDATION.
 - 2 STUDS MIN.
 - 3 STUDS @ 3-2 x 12 & GLU LAMS
 - SOLID MEMBERS WHERE SHOWN ON FRAMING PLANS
 - B11. PROVIDE DRAFT STOPS @ ALL BEARING WALLS. PACK ALL PLUMBING OR ELECTRICAL WORK IF THEY PENETRATE ANY OF THESE WALLS.
 - B12. INSTALL 26 GA. SHEET METAL FIREBLOCKING FLUSH WITH BOTTOM OF ANY FLOOR JOIST AT PENETRATION OF CLASS "B" WATER HEATER AND GAS FURNACE (IF USED) EXHAUST FLUE. MAINTAIN 1" CLEAR TO ALL FRAMING. ENCLOSE VENT IN 1 HOUR SHELL THROUGH TO ROOF.
- MISCELLANEOUS:**
- C1. ALL WINDOWS WITHIN 18" OF FLOOR OR WITHIN 12" OF DOORS ARE TO BE TEMPERED.
 - C2. ALL SHOWER AND TUB ENCLOSURES ARE TO HAVE SAFTY GLAZING.
 - C3. PROVIDE 1/2" MOISTURE PROOF GYPSUM BOARD OR CEMENT BD AT TUB AND SHOWER ENCLOSURES, WITH A HARD MOISTURE RESISTANT SURFACE UP TO 6'-0" MIN.
 - C4. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20" AND A MINIMUM HEIGHT OF 24". THE SILL IS TO BE NO MORE THAN 44" OFF THE FINISHED FLOOR.
 - C5. ALL SKYLITES TO BE MADE WITH EITHER TEMPERED GLASS OR WIRED GLASS, OR AS APPROVED.
 - C6. PROVIDE COMBUSTION AIR VENTS TO ALL FIREPLACES, WOODSTOVES AND ANY HEATING APPLIANCES USING OPEN FLAME.
 - C7. ALL EXHAUST VENTS TO BE VENTED TO OUTSIDE.
 - C8. THE LIGHTING SHOWN ON THE PLANS IS MEANT TO BE USED AS A GUIDE ONLY. ELECTRICAL SWICHES AND OUTLETS ARE TO BE INSTALLED AS PER LOCAL CODES AND THE OWNERS REQUIREMENTS.
 - C9. ATTIC ACES TO BE 22"x30" MIN. W/30" HEADROOM ABOVE AND READILY ACCESSIBLE.
 - C10. SMOKE DETECTORS TO CONNECT TO HOUSE POWER.
 - C11. USE FIREBLOCKING UNDER ALL EXTERIOR WALLS OR FOUNDATION PERIMETER WALL BOARD.

DRAWING INDEX

- A0.1 SITE PLAN - COVER
- A0.2 DRYWELL DETAIL & DATA
- A1.1 FIRST FLOOR PLAN
- A1.2 UPPER FLOOR PLAN
- A2.0 ELEVATIONS
- A3.0 SECTIONS
- A4.1 FOUNDATION PLAN & DETAILS
- A4.2 SECOND FLOOR FRAMING PLAN & ROOF FRAMING PLAN

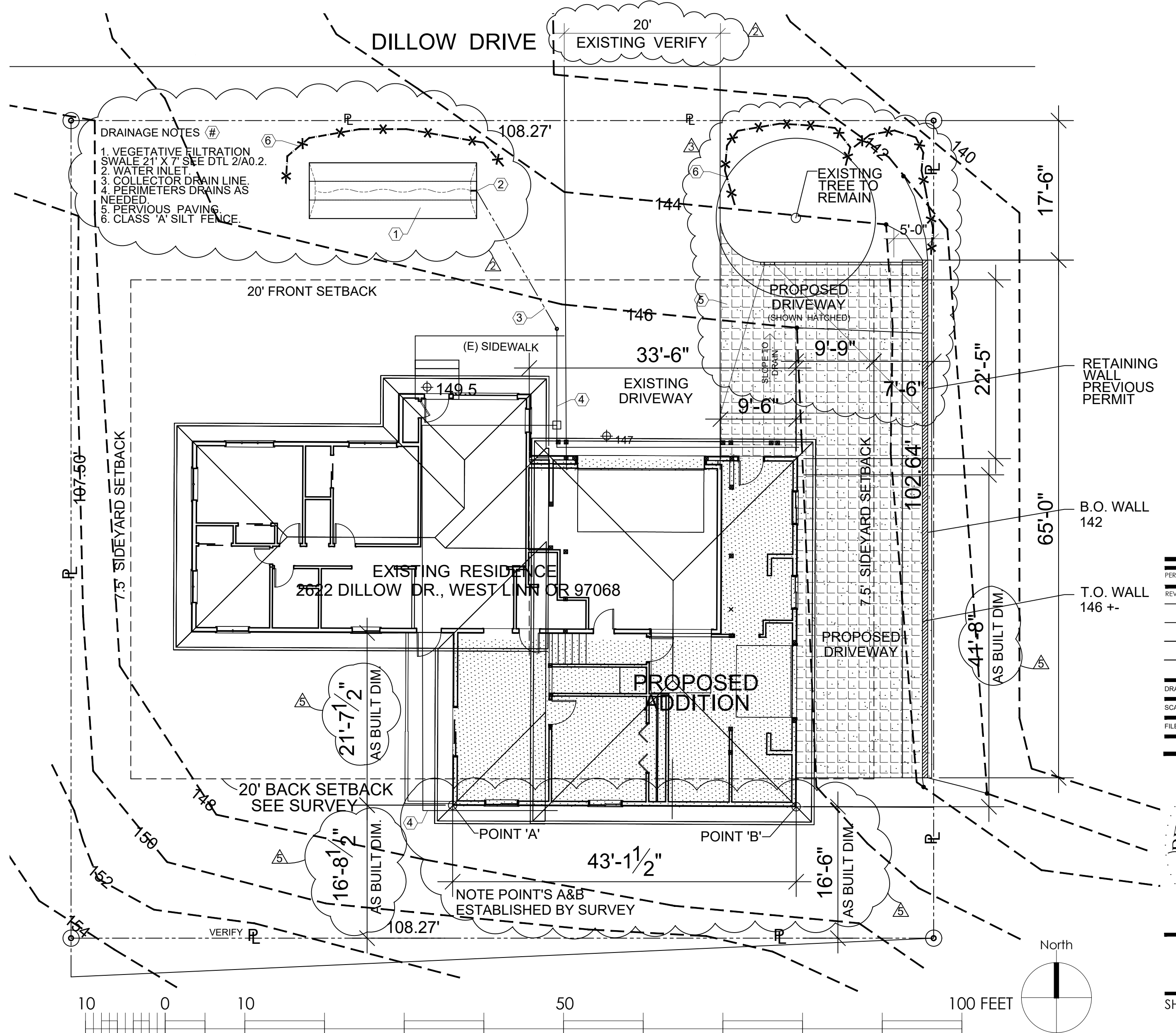
WEST LINN LOCAL DESIGN STANDARDS FOR BUILDINGS

WIND SPEED: 95 MPH, 3 SEC GUST, 80 MPH FASTEST WIND SPEED & EXP. 'B'
SNOW LOAD 25 PSF
FROST DEPTH 12", SEISMIC ZONE D1
ALLOWABLE SOIL PRESSURE 1500 PSF

AREA CALCULATIONS SF:

SITE TOTAL	11,113
EXISTING BUILDING COVERAGE	1,631
PROPOSED BUILDING COVERAGE	1,007
TOTAL BLDG COVER 2638 SF = 24 %	
EXISTING IMPERVIOUS PAVING TO REMAIN	966
PROPOSED PERVIOUS PAVING	1,360
TOTAL BUILDING & IMPERVIOUS COVERAGE (EXISTING & PROPOSED)	3,604 SF = 32%

SEE SEPARATE SUBMITTAL BY OTHERS FOR RAIN GARDEN ENGINEERING AND INFILTRATION TESTING.



SITE PLAN
SCALE: 1" = 10'

CLINTON PEARSON ARCHITECT

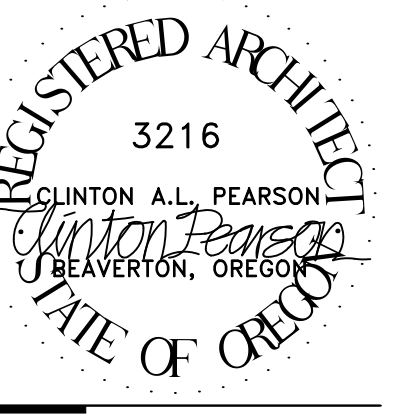
STREET ADDRESS:
11076 SW ESCHMAN WAY
TIGARD, OREGON 97223

PHONE: 971 - 570 - 1606

SKYLER RESIDENCE REMODEL
WEST LINN, OREGON

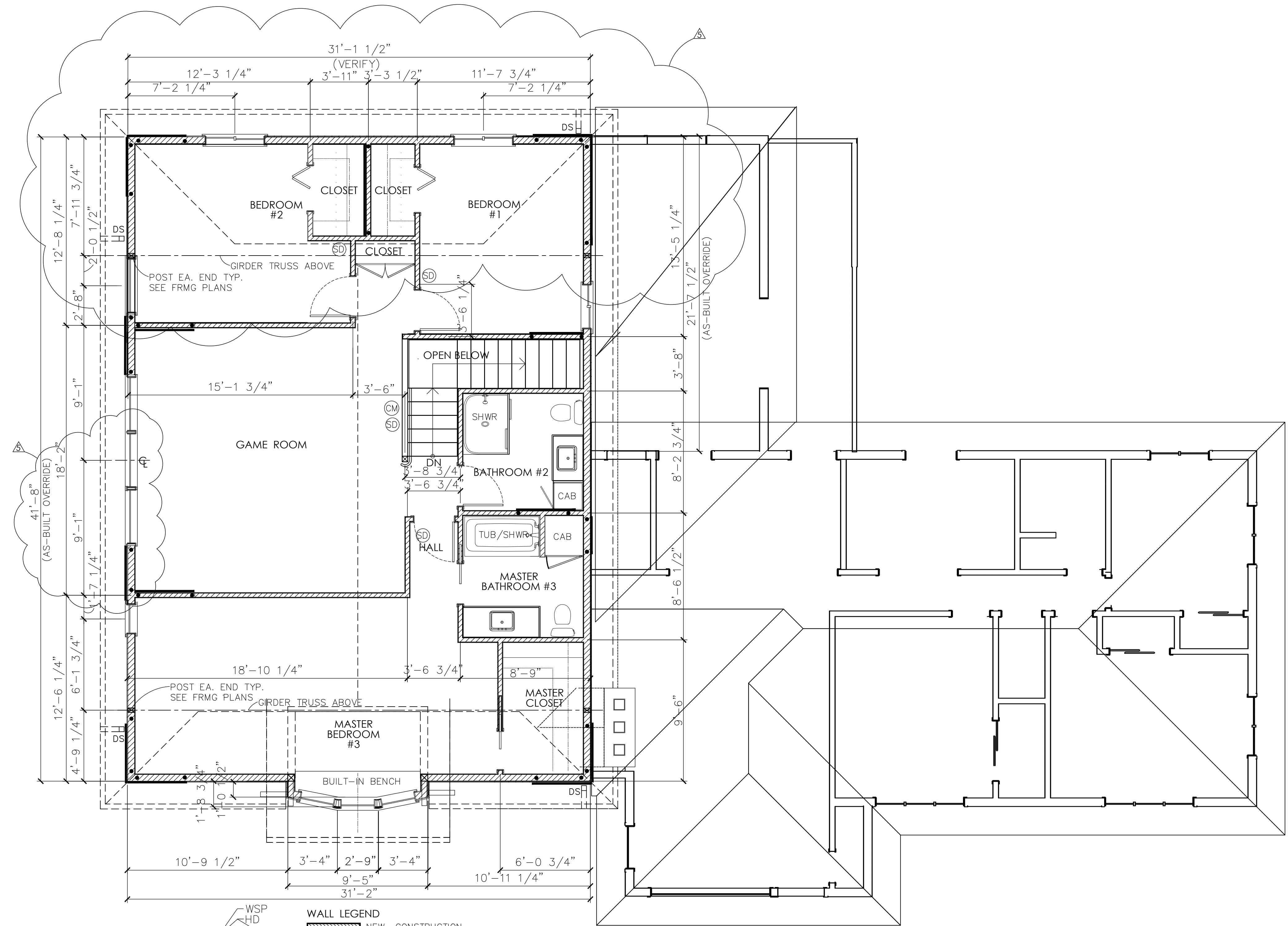
PERMIT DATE: 21 May 2018
REVISION DATE: 13 SEPT 2018
8 OCT 2018
30 MAR 2019
23 JULY 2019

DRAWN BY: CAL
SCALE:
FILE NAME:



SHEET NO. a0.1
OF 7

SKYLER RESIDENCE REMODEL
WEST LINN, OREGON



BRACED WALL PANEL TYP. 4' TYP.
HD = 1800 LB CAPACITY HOLDDOWN TYP.
WSP = WOOD STRUCTURAL PANEL
1/2" STRUCTURAL PLYWOOD SHEATHING W/ 8D NAILS @ 6" O/C EDGES, 12" FIELD.
4' TYP. LENGTH, 3' MIN. AT 10'-9" FLOOR TO CEILING GARAGE.

WALL LEGEND

	NEW CONSTRUCTION
	EXISTING CONSTRUCTION
	EXISTING REMOVE

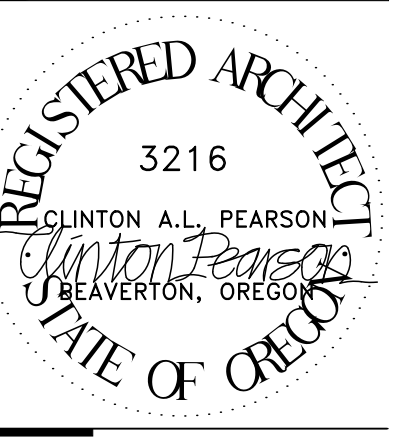
= SMOKE DETECTOR
 = CARBON MONOXIDE DETECTOR

BACK EXTENDED 4'
 DORMERS REMOVED EAST WALL EXTENDED EAST.

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

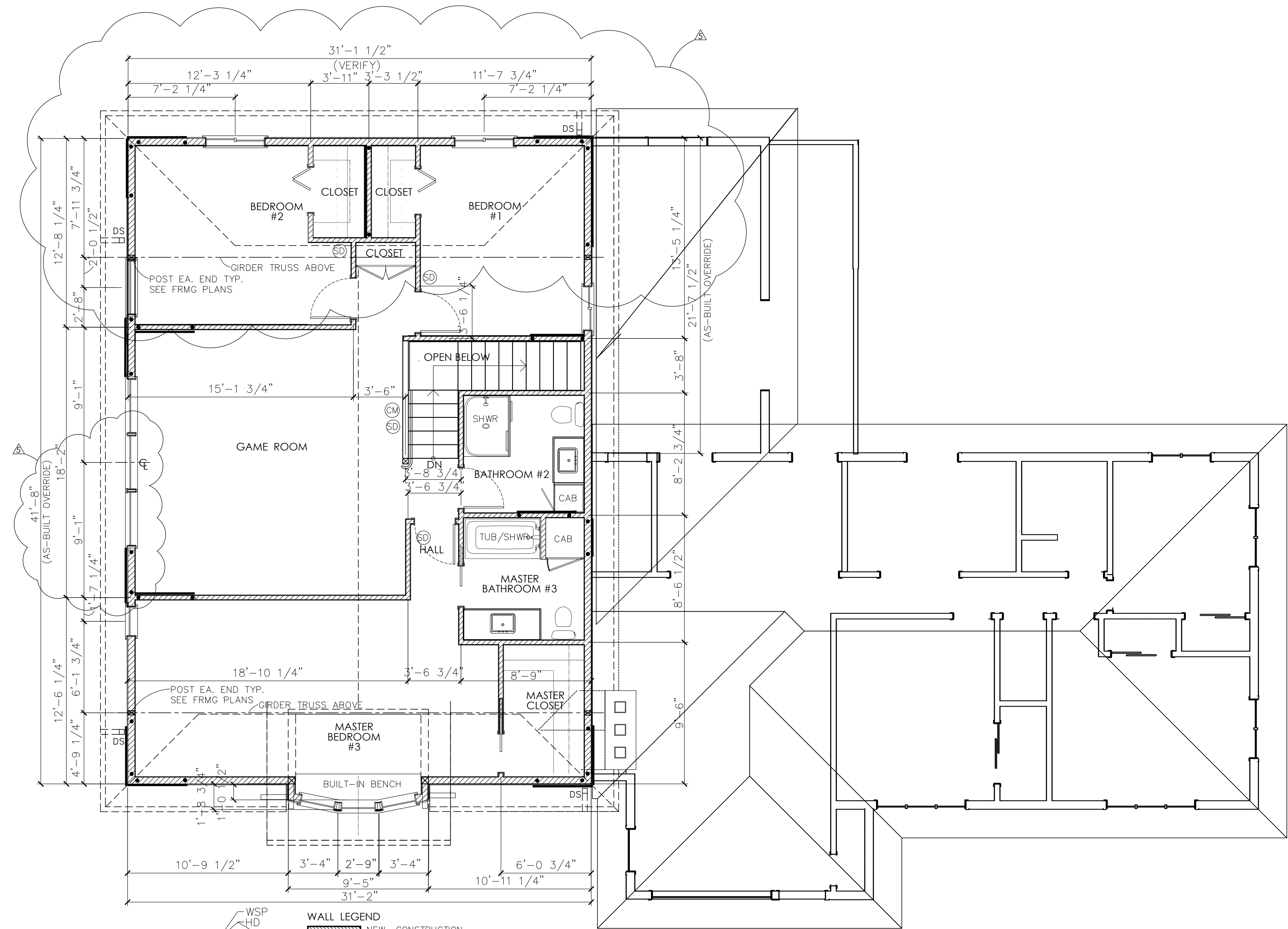
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30 MAR 2019
23 JULY 2019

DRAWN BY: CAL
SCALE:
FILE NAME:



SHEET NO. **A1.2**
OF 7

SKYLER RESIDENCE REMODEL
WEST LINN, OREGON



BRACED WALL PANEL TYP. 4" TYP.
HD = 1800 LB CAPACITY HOLDDOWN TYP.
WSP = WOOD STRUCTURAL PANEL
1/2" STRUCTURAL PLYWOOD SHEATHING W/ 8D NAILS @ 6" O/C EDGES, 12" FIELD.
4" TYP. LENGTH, 3' MIN. AT 10'-9" FLOOR TO CEILING GARAGE.

WALL LEGEND

	NEW CONSTRUCTION
	EXISTING CONSTRUCTION
	EXISTING REMOVE

= SMOKE DETECTOR
 = CARBON MONOXIDE DETECTOR

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

BACK EXTENDED 4'
 DORMERS REMOVED EAST WALL EXTENDED EAST.

PERMIT DATE: 21 May 2018
REVISION DATE: 13 SEPT 2018
 8 OCT 2018
 30 MAR 2019
 23 JULY 2019

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