

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <b>Ben Gardner</b>	PROJECT NO(S). <b>HDR-23-01</b>	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) <b>\$100</b>	REFUNDABLE DEPOSIT(S)	TOTAL <b>\$100</b>

**Type of Review** (Please check all that apply):

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Annexation (ANX)<br><input type="checkbox"/> Appeal (AP)<br><input type="checkbox"/> CDC Amendment (CDC)<br><input type="checkbox"/> Code Interpretation (MISC)<br><input type="checkbox"/> Conditional Use (CUP)<br><input type="checkbox"/> Design Review (DR)<br><input type="checkbox"/> Tree Easement Vacation (MISC)<br><input type="checkbox"/> Expediated Land Division (ELD)<br><input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Final Plat (FP)<br><input type="checkbox"/> Flood Management Area (FMA)<br><input checked="" type="checkbox"/> Historic Review (HDR)<br><input type="checkbox"/> Lot Line Adjustment (LLA)<br><input type="checkbox"/> Minor Partition (MIP)<br><input type="checkbox"/> Modification of Approval (MOD)<br><input type="checkbox"/> Non-Conforming Lots, Uses & Structures<br><input type="checkbox"/> Planned Unit Development (PUD)<br><input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)<br><input type="checkbox"/> Temporary Uses (MISC)<br><input type="checkbox"/> Time Extension (EXT)<br><input type="checkbox"/> Right of Way Vacation (VAC)<br><input type="checkbox"/> Variance (VAR)<br><input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)<br><input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)<br><input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)<br><input type="checkbox"/> Zone Change (ZC) |
|--|--|---|

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

Site Location/Address: <b>1296 12th St. West Linn, OR 97068</b>	Assessor's Map No.: <b>31E02BD</b>
	Tax Lot(s): <b>31E02BD02900</b>
	Total Land Area: <b>.611 acres</b>

**Brief Description of Proposal:**

1. Remove a 36x80 exterior door on West wall. Infill siding in this area with dutch lap matching existing siding on the building.
2. On South wall, add a 24x24 wood casement window matching the other windows on the structure exactly in size, style and materials.

<b>Applicant Name*:</b> Bob Wroth Address: Robert Wroth Construction City State Zip: 2015 SE 51st Ave. Portland, OR 97215	Phone: 503-704-9532 Email: wrothconstruction@gmail.com
--	---

<b>Owner Name (required):</b> <b>JODY CARSON</b> Address: City State Zip: 1296 12th St. West Linn, OR 97068	Phone: 503-657-0523 Email: jodycarson@comcast.net
--	--

<b>Consultant Name:</b> Address: City State Zip:	Phone: Email:
--	------------------

1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. **\*The applicant is financially responsible for all permit costs.**
2. The owner/applicant or their representative should attend all public hearings.
3. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
4. Submit this form, application narrative, and all supporting documents as a single PDF through the Submit a Land Use Application web page: <https://westlinnoregon.gov/planning/submit-land-use-application>

The undersigned property owner authorizes the application and grants city staff the **right of entry** onto the property to review the application. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

Applicant's signature



 Date 4/14/23

 Owner's signature (**required**)

Jody Carson

 Date 4/14/23

# Robert Wroth Construction

---

2015 SE 51<sup>st</sup> Avenue ~ Portland, OR 97215  
503-704-9532 ~ wrothconstruction@gmail.com  
CCB#187596

Attn: West Linn Planning department

Historic Design Review Narrative for 1296 12<sup>th</sup> Street, West Linn Oregon 97068

## Introduction

The intention of Jody Carson is to make minor alterations to the exterior of the accessory structure (2018 construction) at the NW corner of the property. These are as follows:

- 1) remove an exterior door on the shed-style bump-out on the west side of the structure
- 2) install a 24"x24" wood casement window on the south side of the structure.

Neither change is on a street-facing façade. Where the door is removed, the siding will be filled in with siding identical to the existing on the rest of the structure (cedar dutch lap). The new window will match 4 other windows on the structure exactly in size, style, and materials. It will also match the elevation of the other main level window on the same wall, and receive trim identical to the other windows.

These changes meet the standards of the historic design review process as follows:

## 25.060 DESIGN STANDARDS APPLICABLE TO HISTORIC RESOURCES

The following design standards apply to all changes, including alterations, additions, and new construction proposed on a designated historic resource. These standards are intended to preserve the features that made the resource eligible for historic designation. Development must comply with all applicable standards, or be approved through the modifications process specified in CDC [25.080](#).

A. Standards for alterations and additions. This section applies to historic reviews for alteration of and additions to designated historic resources:

1. Retention of original exterior construction and overall structural integrity. The original exterior construction and structural integrity shall be maintained or restored to the greatest extent practicable. Stylistic features of original construction that shall be preserved include, but are not limited to: a line of columns, decorative shingles, projecting bays, windows and doors including their related functional and decorative features, other primary structural elements, spatial relationships that characterize the property, examples of skilled craftsmanship that characterize the building, and architectural details defining the structure's character and historic significance.

**West-facing door will be replaced by siding matching the siding on the rest of the structure. New south-facing window will match the other windows on the structure in all respects.**

2. Retention of exterior historic material. Removal or alteration of historic exterior materials and features shall be avoided during the construction of new additions or alterations. Deteriorated materials and architectural features shall be repaired rather than replaced, unless the material is beyond repair. In the event replacement of an existing feature is necessary, new materials shall match those of the original building in terms of composition, design, color, texture, and other visual features.

**Structure is 2018 construction and consists entirely of new materials matching historical styles. Proposed changes will similarly use new materials to match historical style.**

3. Time period consistency. Buildings shall be recognizable as a physical record of their time and place. Alterations which have no historical basis or which seek to create a false sense of historical development are not allowed.

**Proposed changes will not alter the existing structure's relation to a specific time period. Changes will utilize the same design and materials as the existing.**

4. Significance over time. Changes to a property that have acquired historic significance in their own right, and during the period of significance, shall be retained and preserved.

**Not applicable**

5. Differentiate old from new. Alterations, additions, and related new construction shall be differentiated from the original buildings to avoid creating a false sense of history, and shall be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property. Additions and alterations shall be done in accordance with the Secretary of the Interior's Standards for new exterior additions to historic buildings.

**Proposed changes will match the existing structure in design and materials.**

6. Reversibility. Additions and alterations shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its context would be unimpaired.

**Changes will be reversible if necessary.**

7. Building additions. Building additions shall be subordinate to the original building, smaller in scale, and attached to the rear or set back along the side. Features of building additions, including the proportions of window and door openings, shall be consistent with those of the existing building. Dimensional and other requirements in the underlying zone, as applicable, shall apply.

**Not applicable**

8. Building height and roof pitch. Existing or historic building heights and roof pitch shall be maintained.

**Not applicable**

9. Roof materials. Replacement of a roof or installation of a new roof with materials other than cedar shingles, three tab asphalt shingles, or architectural composition shingles must be demonstrated, using photographic or other evidence, to be in character with those of the original roof, or with materials that are consistent with the original construction.

**Not applicable**

10. Existing exterior walls and siding. Replacement of the finish materials of existing walls and siding must be with building materials consistent with the original construction.

**All new siding, trim and window will be wood, and matching the existing materials on the structure.**

11. New exterior walls and siding. Wood siding or shingles shall be used unless the applicant demonstrates that an alternative material has a texture and finish typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.

**Not applicable**

12. Gutters and downspouts. Replacement or new gutters and downspouts shall be rectangular, ogee, half-round or K-shaped and comprised of wood or metal material, or styles and materials that match those that were typically used on similar style buildings of the era, or the era the building style references. Vinyl or other materials and styles that do not match those that were typically used on similar style buildings of the era, or the era the building style references, are not permitted.

**Not applicable**

13. New windows. New windows shall be located on rear or secondary facades, unless required for a new use. New windows shall match the appearance and size of the original windows as closely as possible. Wood window frames and sashes shall be used unless the applicant demonstrates that the non-wood windows are consistent with the original historic appearance and material, including profile and proportion of the sash, sill, trim, light patterns, glass color, and profile of mullions and muntins. Replacement of existing windows shall meet standards for window replacement.

**New window on South wall will be on rear façade of accessory structure and not visible from street. New window will match the appearance and size of existing windows exactly. Frame and sash will be made of wood.**

14. Storm windows. Storm windows shall be made of painted wood, a material with a baked enamel finish, anodized aluminum, or another material that is consistent with the color, detail, and proportions of the building.

**Not applicable**

15. Window replacement. Replacement of windows or window sashes shall be consistent with the original historic appearance and material, including the profile of the sash, sill, trim, window plane relative to the building wall plane, light pattern, glass color, profile of mullions and muntins, and color, method of operation and related features, such as shutters.

**Not applicable**

16. Doors. Doors shall be painted or stained wood, fiberglass clad, or metal clad, or another material that is consistent with the original historic appearance.

**Not applicable**

17. Porches. Front porches are allowed on new construction. No front porch shall be added to a structure if there was not one originally. Existing front porches shall not be enclosed or enlarged. Alterations to existing front porches and side yard porches that face a street shall:

- a. Maintain the shape, width, and spacing of the original columns; and

- b. Maintain the height, detail, and spacing of the original balustrade.

**Not applicable**

18. Decks. Decks shall be located in the rear yard or the portion of the side yard behind the front 50 percent of the primary structure.

**Not applicable**

19. Foundations. Repair or construction of a foundation that results in raising or lowering the building elevation must demonstrate that:

- a. The proposal is consistent with the original design and, if applicable, is consistent in the context of adjacent and other structures on the block, based on photographic or other evidence; or
- b. It is necessary to satisfy a requirement of the building code and/or floodplain regulations (Chapter 27 CDC).

**Not applicable**

20. Lighting. Residential lighting shall be shielded to prevent glare and compatible with the architectural character of the building. Blinking, flashing, or moving lighting is not permitted.

**Not applicable**

B. Standards for accessory structures. The following standards apply to accessory structures on properties designated as historic resources in addition to the regulations in Chapter 34 CDC:

- 1. All accessory structures.
  - a. Location.
    - 1) Accessory structures in the Willamette Historic District are subject to the setback requirements of CDC 25.070(C)(1) through (4);
    - 2) Accessory structures on historic landmark properties must meet the setback requirements of the underlying zone and Chapter 34 CDC;
    - 3) Detached accessory structures shall be in the rear yard; and
    - 4) Two-story accessory structures shall be at least 10 feet from the house; and one-story accessory structures shall be at least three feet from the house.

**Not applicable. This is an existing structure and meets the requirement per Final Decision and Order DR-17-07 for the rebuilding of an existing structure.**

- b. Height. Accessory structures in the Willamette Historic District are subject to CDC 25.070(C)(7). Accessory structures on historic landmark properties must meet the height requirements of the underlying zone and Chapter 34 CDC.

**Not applicable, no change in height**

2. Conversions and additions. Existing detached, unheated structures including, but not limited to, workshops and garages, may be converted into other allowable accessory uses under the following conditions:

- a. The structure is located behind the house's front building line;
- b. A structure in the front yard cannot be converted to a heated accessory structure;
- c. A story may be added to an existing non-contributing garage or similar accessory structure; provided, that the final design meets the setback standards of this chapter for a two-story accessory structure (see CDC 25.070(C)(1) through (4)) for the historic district, or the setbacks in Chapter 34 CDC for a historic landmark; and
- d. The conversion of an existing structure is not required to meet the design standards in CDC 34.030, but it must conform to all applicable requirements of this chapter. (Ord. 1614 § 6, 2013; Ord. 1735 § 3 (Exh. B), 2022)

**Not applicable**

**25.070 ADDITIONAL STANDARDS APPLICABLE TO HISTORIC DISTRICTS**

This section provides additional standards that are applicable to properties within a historic district.

**A. Standards for alterations and additions.**

1. Compatibility with nearby context. Alterations and additions shall be:
  - a. Similar in scale and mass to adjacent properties, and constructed such that they maintain the privacy of the residents of adjacent properties through window placement, orientation or landscaping.

**Not applicable, no change to the mass or scale**

2. Not in period buildings. Alterations to compatible, not in period buildings shall follow all applicable standards of this chapter to avoid creating a false sense of history.

**All applicable standards of this chapter are met, per Final Decision and Order DR-17-07 for the rebuilding of an existing structure.**

3. Not in period noncompatible buildings. Alterations to not in period, noncompatible buildings shall be consistent with applicable standards in CDC 25.060 and 25.070. Such buildings do not contribute to the historic value of the district and are not subject to standards pertaining to siding, windows, and other materials listed in CDC 25.060(A); however, such buildings shall not be so stylistically different from adjacent buildings that they detract from the district's historic character.

**Building meets standard, not applicable.**

B. Standards for new construction. The standards in this section apply only to new construction, including new accessory structures, in a historic district. The standards for new construction do not apply to alterations and additions to existing structures. These standards shall apply in addition to any other applicable standards (see the Standards Applicability Matrix in CDC [25.020](#)).

**Not applicable.**

C. Willamette Historic District general design standards. This subsection applies only to alterations and additions, new construction, and accessory structure construction of residential and historically residential properties in the Willamette Historic District. Other buildings are subject to the requirements in Chapter [58](#) CDC. Dimensional and other requirements of the underlying zone, as applicable, shall apply.

**Proposed changes are minor changes to exterior of an existing structure. Standards related to building setbacks, orientation, layout and massing do not apply.**

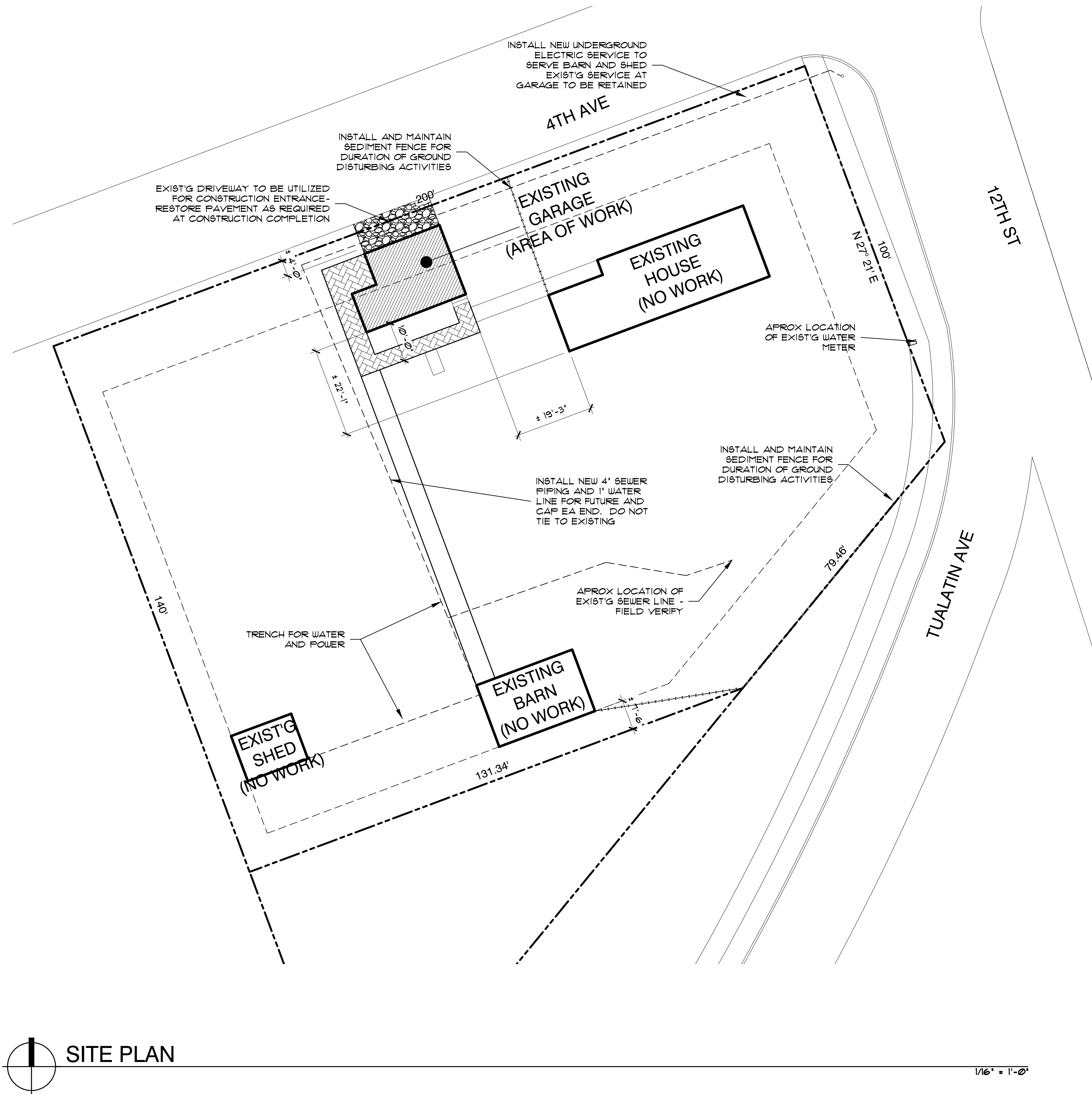












**SITE PLAN**

1/16" = 1'-0"

**GENERAL NOTES & SPECIFICATIONS**

The contractor shall fully comply with the current edition of the International Residential Code and all additional state and local code requirements. The contractor shall assume full responsibility for any work knowingly performed contrary to such laws, ordinances, or regulations. The contractor shall also perform coordination with all utilities and state service authorities. Written dimensions on these drawings shall have precedence over scaled dimensions. The general contractor shall verify and is responsible for all dimensions (including rough openings) and conditions on the job and must notify this office of any variations from these drawings.

The sub-contractor is responsible for the design and proper function of plumbing, HVAC and electrical systems. This office shall be notified of any plan changes required for design and function of plumbing, HVAC and electrical systems.

This office shall not be responsible for construction means and methods, acts or omissions of the contractor or subcontractor, or failure of any of them to carry out work in accordance with the construction documents. Any defect discovered in the construction documents shall be brought to the attention of this office by written notice before proceeding with work. Reasonable time not allowed this office to correct the defect shall place the burden of cost and liability from such defect upon the contractor.

These documents are copyright protected by Iselin Architects, P.C. and may not be reused, redrawn, traced or reproduced without written permission from Iselin Architects, P.C. This structure shall be adequately braced for wind loads until the roof, floor and walls have been permanently framed together and sheathed.

Install polyisocyanurate foam type insulation at floor and plate lines, openings in plates, corner stud cavities and around door and window rough opening cavities.

Provide full-width solid blocking under all bearing walls perpendicular to joists and other bearing points not otherwise provided with support.

Provide full-width posts at all bearing points from above, unless noted otherwise.

All wood in contact with concrete or earth or exposed to weather to be pressure treated or decay resistant species. Treat all cut ends of pressure treated wood. All fasteners utilized for pressure treated material shall be hot dipped galvanized or stainless steel.

Provide a minimum 4" deep gravel base for all sidewalk and patio areas.

Provide and maintain positive drainage away from building on all sides.

Excavation material remaining on site is to be contained by an approved sediment barrier (filter fabric tensile, straw bale sediment barrier, or erosion blanket with anchors). The contractor must verify location with appropriate building official. Protect stock piles from October 1st thru April 30th per the erosion control manual.

Design live loads:

Roof	25 PSF
Floors	125 PSF
Soil bearing capacity (assumed)	1500 PSF
Wind Pressure	18 PSF
Seismic	D1

**FRAMING SPECIFICATIONS**

(UNLESS NOTED OTHERWISE)

FRAMING LUMBER:

JOIST / RAFTERS	DF-L #2
STUDS	DF-L #2
4x AND 6x BEAMS	DF-L #1 (#2 AT FOUNDATION)
GLU-LAM BEAMS	GRADE 24F V-4 OR AS NOTED ON PLANS

SHEATHING MATERIALS:

ROOF SHEATHING	15/32" CDX PLYWOOD
WALL SHEATHING	15/32" CDX PLYWOOD OR OSB
FLOOR SHEATHING	2" LOCK-DECK TIMBER SUB-FLR

NAILING SCHEDULE (all nails are common U.N.O.):

Joist to sill or girder	toe nail	(3) 8d
Bridging to joist	toe nail	(2) 8d
Sole plate to joist or blk'g	face nail	16d @ 16" oc
Sole plate to joist or blk'g @ BP	face nail	(3) 16d @ 16" oc
Top plate to stud	end nail	(2) 16d
Stud to sole plate	toe nail	(4) 8d
	end nail	(2) 16d
Double studs	face nail	16d @ 12" oc
Double top plates	face nail	16d @ 16" oc
	lap splice	(8) 16d
	toe nail	(3) 8d
Blk'g btwn joist/rafter to top plate	toe nail	8d @ 6" oc
Rim joist to top plate	toe nail	(2) 16d
Top plates, intersections	face nail	24" min, (12) 16d ea. side
Top plates, laps	face nail	16d @ 16" oc along ea edge
Continuous header, two pieces	toe nail	(3) 8d
Ceiling joists to plate	toe nail	(4) 8d
Continuous header to stud	face nail	(3) 16d (min)
Ceiling joists, laps over partitions	face nail	(3) 16d
Ceiling joists to parallel rafters	toe nail	(3) 8d
Rafter to plate	toe nail	16d @ 24" oc
Built-up corner studs	toe nail	20d @ 32" oc staggered on opposite sides -or- 3" x 0.131" nail @ 24" oc
Built-up girder & beams <sup>1</sup>	face nail @ top & btm	(2) 20d -or- 3" x 0.131" nail @ 24" oc
		½" O A307 bolts @ 24" oc
Built-up girder & beams <sup>2</sup>	face nail @ ends & splices	(2) 16d
2x T&G Subfloor	(2) rows, staggered @ each bearing	(3) 10d
Collar tie to rafter	toe nail	(3) 10d
Jack rafter to hip	face nail	(2) 16d
	toe nail	(2) 16d
Rafter to 2x ridge	face nail	(2) 16d
	toe nail	(3) 16d
Joist to band joist	face nail	(3) 16d
Ledger	face nail @ ea joist	(3) 16d
Sheathing	½" & less	8d
	½" - ¾"	10d
	¾" - 1"	10d
	1 ¼" - 1 ½"	12d
	(sheathing nailing @ 6" oc @ panel edges & 12" oc @ intermediate supports except 6" @ intermediate supports where spans are 48" or more)	

1: (3) or fewer members  
2: (4) or more members

**PROJECT INFORMATION**

PROJECT DESCRIPTION	DEMOLITION OF EXISTING 400 S.F. DETACHED GARAGE AND RECONSTRUCTION OF NEW 451 SF DETACHED ACCESSORY BUILDING AT EXISTING LOCATION PER PLANNING APPROVAL DR 17-07. STRUCTURE TO BE USED FOR HOME OCCUPATION (ART STUDIO). NO PLUMBING.	
PROPERTY LOCATION ADDRESS	T3S R1E S02 1296 12TH ST WEST LINN, OR 97068 CLACKAMAS	
COUNTY	R-10	
ZONE	26,627 SF (.61 AC)	
SITE AREA	U	
OCCUPANCY	V-B	
CONSTRUCTION TYPE	EXIST'G	NEW
BUILDING SQUARE FOOTAGE	400 SF	451 SF

**DRAWING INDEX**

- A1.1 SITE PLAN & GENERAL NOTES
- A1.2 MAIN LEVEL FLOOR PLAN & FRAMING PLANS
- A2.1 ELEVATIONS & SECTIONS

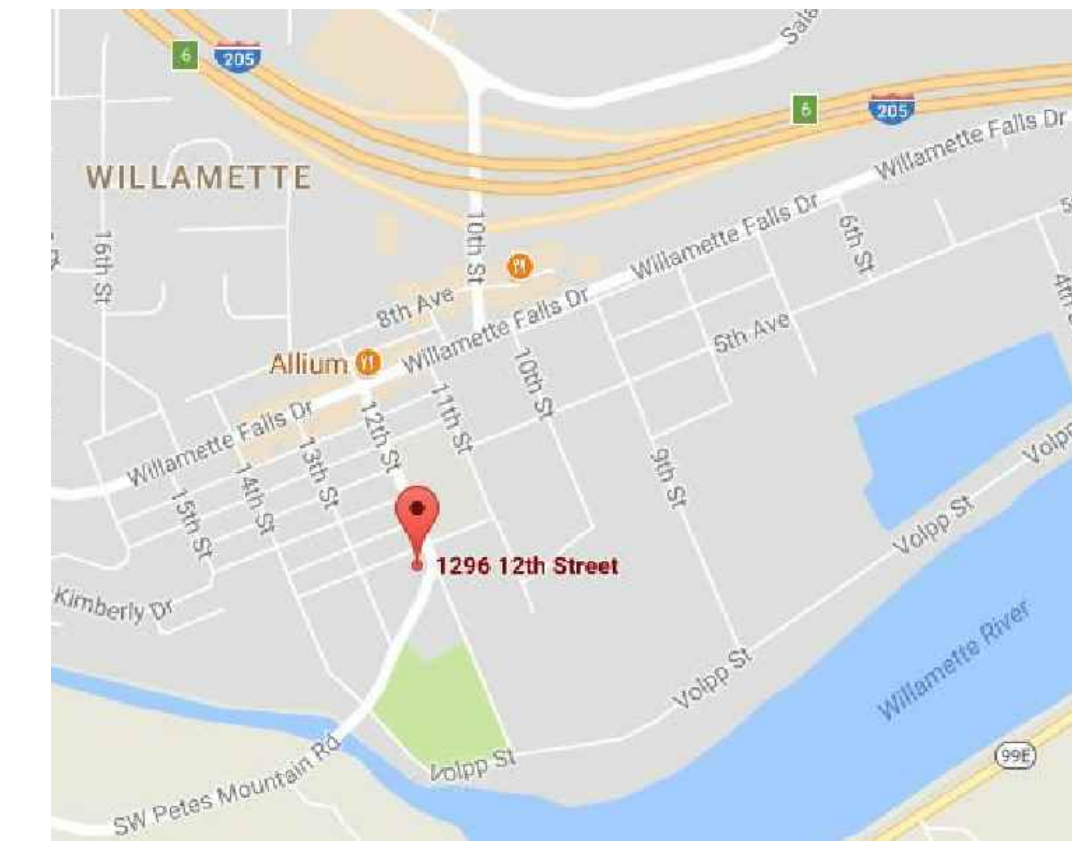
**ENERGY CONSERVATION**

TABLE N1101.1(1)

WINDOWS, MAX U-VALUE **	0.30
EXTERIOR DOORS, MAX U-VALUE	0.20
MAIN ENTRY DOOR (MAX 26 SF), MAX U-VALUE	0.54
EXTERIOR DOOR W/ >2.5 SF GLAZING, MAX U-VALUE	0.40
WALL INSULATION (ABOVE GRADE)	R-25
CLG INSULATION	R-38
SKYLIGHTS (MAX 2% TOTAL HEATED FLOOR AREA), MAX U-VALUE	0.60
SLAB FLOOR EDGE INSULATION (24" WIDE)	R-15

\*\* EXCEPTION IS SOUGHT WITH THIS APPLICATION PER ORSC N101.2.2 FOR THE RE-USE OF THE EXISTING GLAZING IN SLIDING DOOR THAT WAS CONSTRUCTED TO REPLICATE THE ORIGINAL GARAGE DOOR. THE STRUCTURE IS LOCATED WITHIN THE WILLAMETTE HISTORIC DISTRICT AND THE RE-USE OF THIS BUILDING ELEMENT WAS SUPPORTED BY THE HISTORIC REVIEW BOARD WITH THEIR APPROVAL OF THIS STRUCTURE.

ADDITIONAL MEASURES NOT REQUIRED FOR DETACHED ACCESSORY STRUCTURES PER N1101.1



**VICINITY MAP**



1307 Seventh Street  
Oregon City, OR 97045  
503-656-1942 ph  
503-656-0658 fax  
www.iselinarchitects.com



**KLATT/ CARSON RESIDENCE  
GARAGE / STUDIO REPLACEMENT**  
 1296 12TH ST.  
 WEST LINN, OR 97068

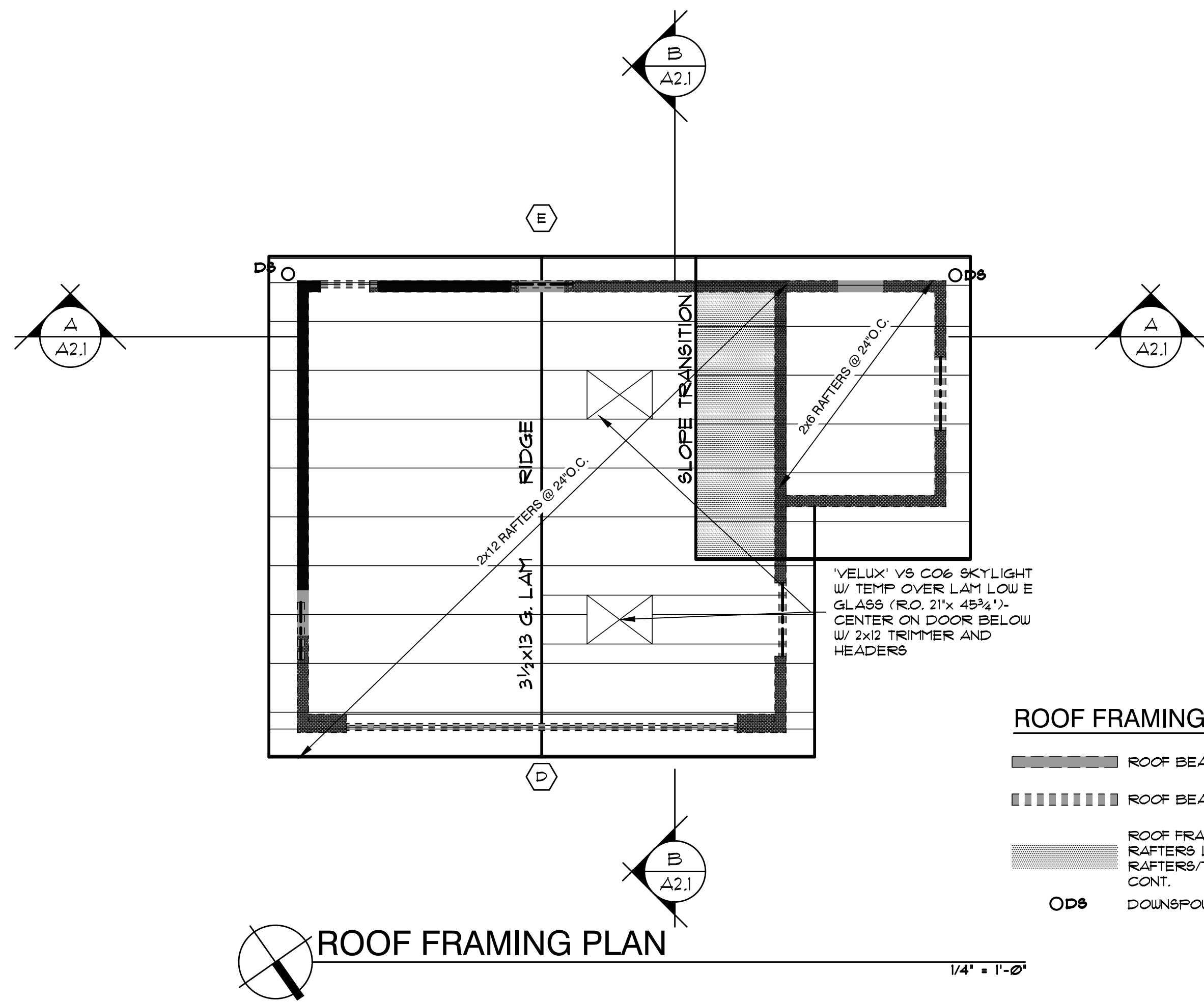
PROJ. NO. : 1723  
FILE : A-SIT  
DATE : 1/11/2018

SHEET #  
**A1.1**



**ISELIN ARCHITECTS P.C.**

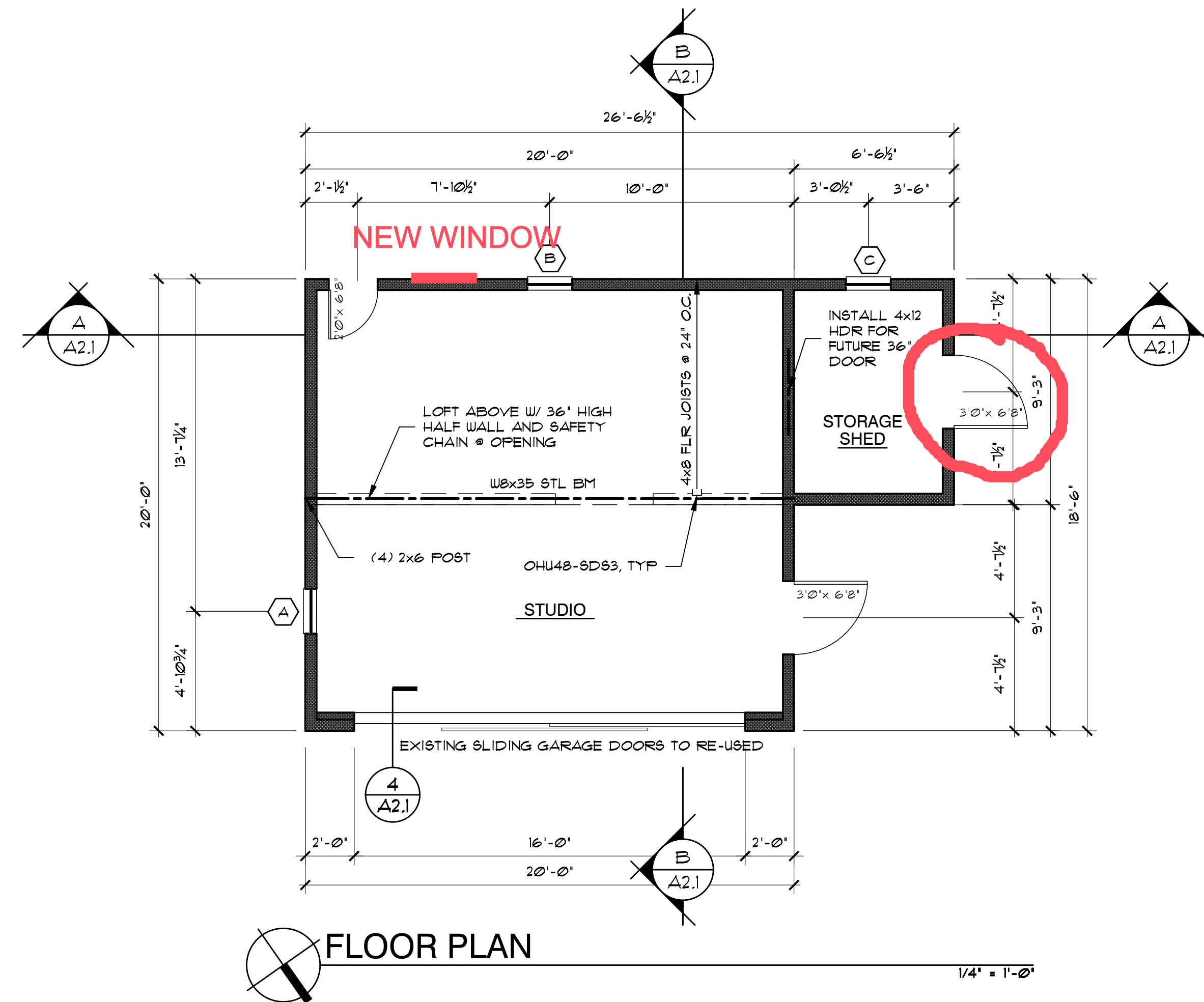
1307 Seventh Street  
Oregon City, OR 97045  
503-656-1942 ph  
503-656-0658 fax  
www.iselinarchitects.com



- ROOF FRAMING PLAN LEGEND**
- ROOF BEARING ON WALL BELOW.
  - ROOF BEARING ON BEAM BELOW.
  - ROOF FRAMED OVER ROOF BELOW WITH VALLEY RAFTERS LAID FLAT OVER 2x SOLID BLK'G BETWEEN RAFTERS/TRUSSES BELOW. RUN SHTG AT LOWER ROOF CONT.
  - ODS DOWNSPOUT

**ROOF FRAMING PLAN**

1/4" = 1'-0"



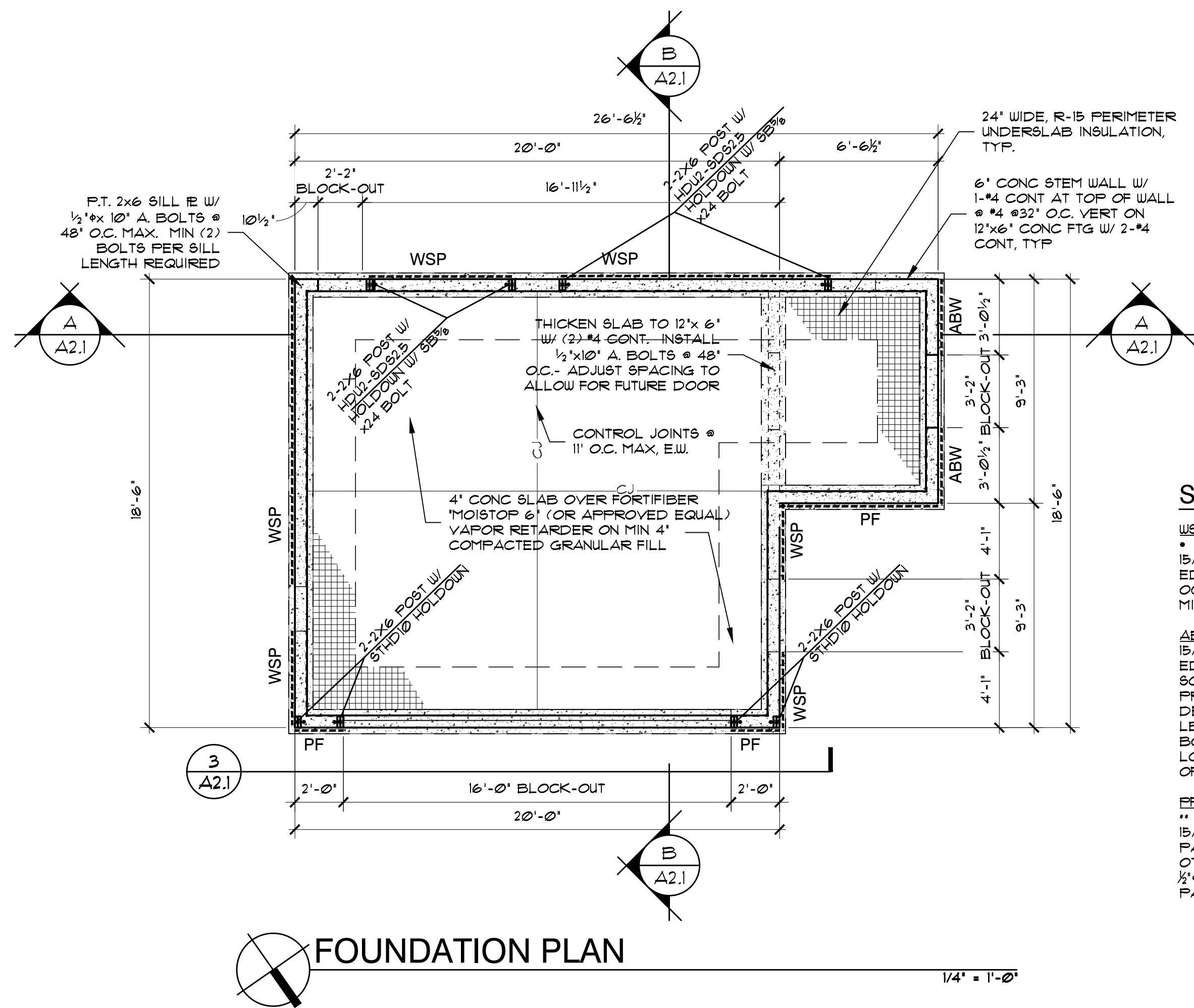
**FLOOR PLAN**

1/4" = 1'-0"

WINDOW SCHEDULE			
(X)	SIZE	TYPE	NOTES
A	2'-0" x 2'-6"	CSMT	
B	2'-0" x 2'-6"	CSMT	
C	2'-0" x 2'-6"	FXD	
D	2'-0" x 2'-6"	EX	FIELD VERIFY R.O.
E	2'-0" x 2'-6"	CSMT	

ALL WINDOWS TO BE WOOD DBL PANE W/ LOW 'E' COATING, UNO. U = 0.30 MAX. VFY R.O. REQ'TS PER MANUF. MUNTIN CONFIGURATIONS PER ELEVATIONS.

EX = EXIST'G TO REMAIN      TEMP = TEMPERED GLAZING  
FXD = FIXED  
CSMT = CASEMENT (INSWING)

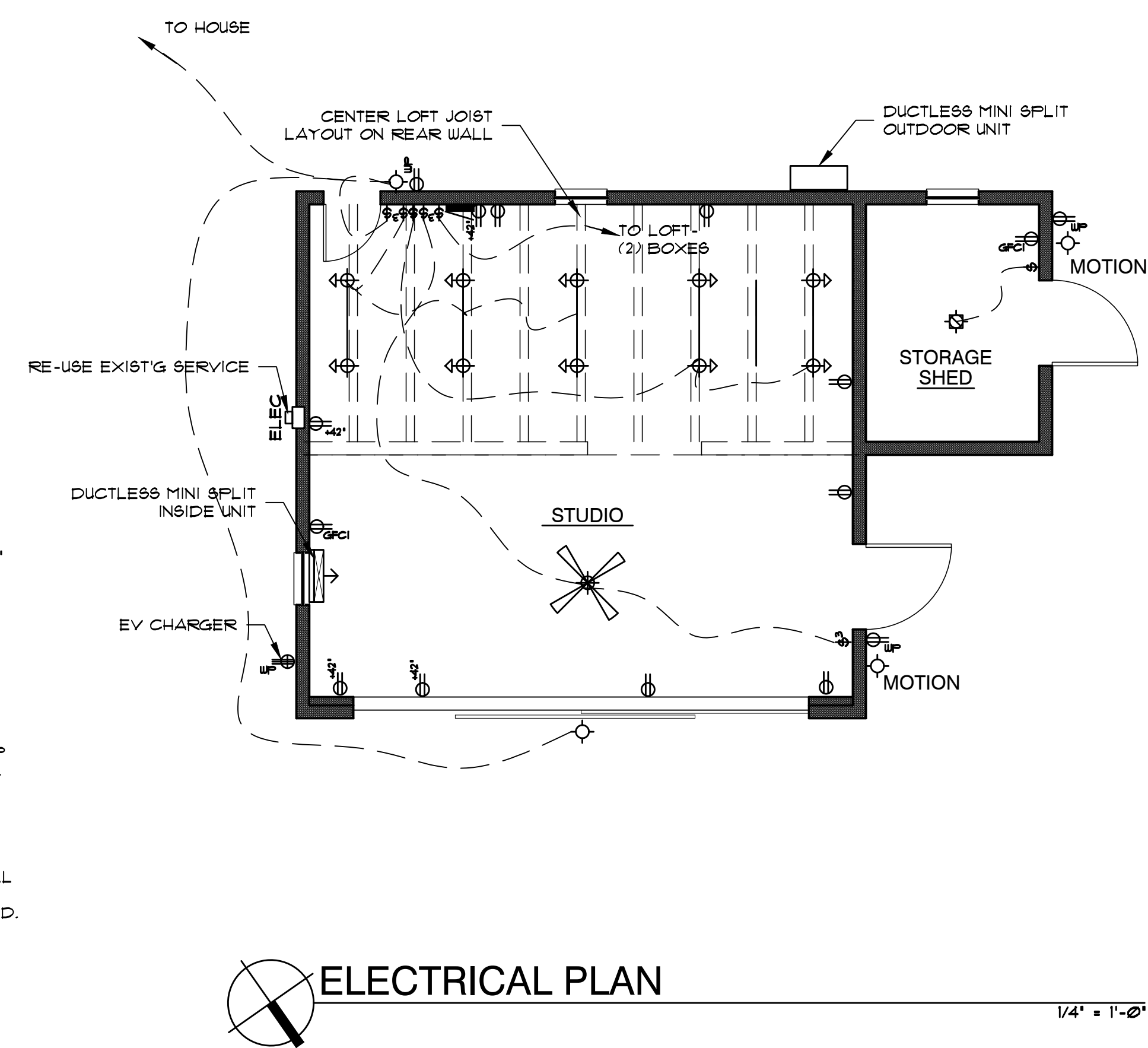


**FOUNDATION PLAN**

1/4" = 1'-0"

- FDN PLAN LEGEND**
- NEW FOOTING
  - NEW FOUNDATION WALL
  - WALL ABOVE
  - WSP SHEAR PANEL TYPE
  - EXTENTS OF SHEAR PANEL

- SHEAR PANEL TYPES**
- WSP - WOOD STRUCTURAL PANEL  
• MIN 4'-0" WIDTH  
1 5/8" APA SPAN-RATED SHTG NAILED W/ 8d @ 6" OC @ PANEL EDGES & 8d @ 12" OC @ FIELD. BLOCK ALL PANEL EDGES. NAIL SOLE IE TO JOIST W/ 16d @ 16" OC OR AS OTHERWISE NOTED. PROVIDE DBL JOIST OR SOLID BLK'G BELOW. INSTALL HOLD-DOWN DEVICES SPECIFIED. INSTALL 1/2" x 1" MIN EMBEDMENT A. BOLTS W/ LBP 1/2 WASHERS @ 32" OC (MIN (2) PER PANEL) IN ADDITION TO A. BOLTS FOR HOLD-DOWN DEVICES SPECIFIED. ONE A. BOLT SHALL BE LOCATED W/IN 6" & 12" OF EA PANEL END. INSTALL (1) #4 BAR @ TOP OF FDN WALL & (1) #4 BAR @ BTM OF FTG (UNO.). LAP BARS MIN 15".
- ABW - ALTERNATE BRACED WALL PANELS  
1 5/8" APA SPAN-RATED SHTG NAILED W/ 8d @ 4" OC @ PANEL EDGES & 8d @ 12" OC @ FIELD. BLOCK ALL PANEL EDGES. NAIL SOLE IE TO JOIST W/ 16d @ 16" OC OR AS OTHERWISE NOTED. PROVIDE DBL JOIST OR SOLID BLK'G BELOW. INSTALL HOLD-DOWN DEVICES SPECIFIED. INSTALL 1/2" x 1" MIN EMBEDMENT A. BOLTS W/ LBP 1/2 WASHERS @ 32" OC (MIN (2) PER PANEL) IN ADDITION TO A. BOLTS FOR HOLD-DOWN DEVICES SPECIFIED. ONE A. BOLT SHALL BE LOCATED W/IN 6" & 12" OF EA PANEL END. INSTALL (1) #4 BAR @ TOP OF FDN WALL & (1) #4 BAR @ BTM OF FTG (UNO.). LAP BARS MIN 15".
- EFH - PORTAL FRAME  
• REF DTL 3/A2.1 •  
1 5/8" APA SPAN-RATED SHTG NAILED W/ (2) ROWS 8d @ 3" OC @ PANEL EDGES & FIELD. NAIL SOLE IE W/ 16d @ 16" OC OR AS OTHERWISE NOTED. INSTALL HOLD-DOWN DEVICES SPECIFIED. INSTALL 1/2" x 1" MIN EMBEDMENT A. BOLTS W/ LBP 1/2 WASHERS (MIN (2) PER PANEL) IN ADDITION TO A. BOLTS FOR HOLD-DOWN DEVICES SPECIFIED.



**ELECTRICAL PLAN**

1/4" = 1'-0"

KLATT/ CARSON RESIDENCE  
**GARAGE / STUDIO REPLACEMENT**

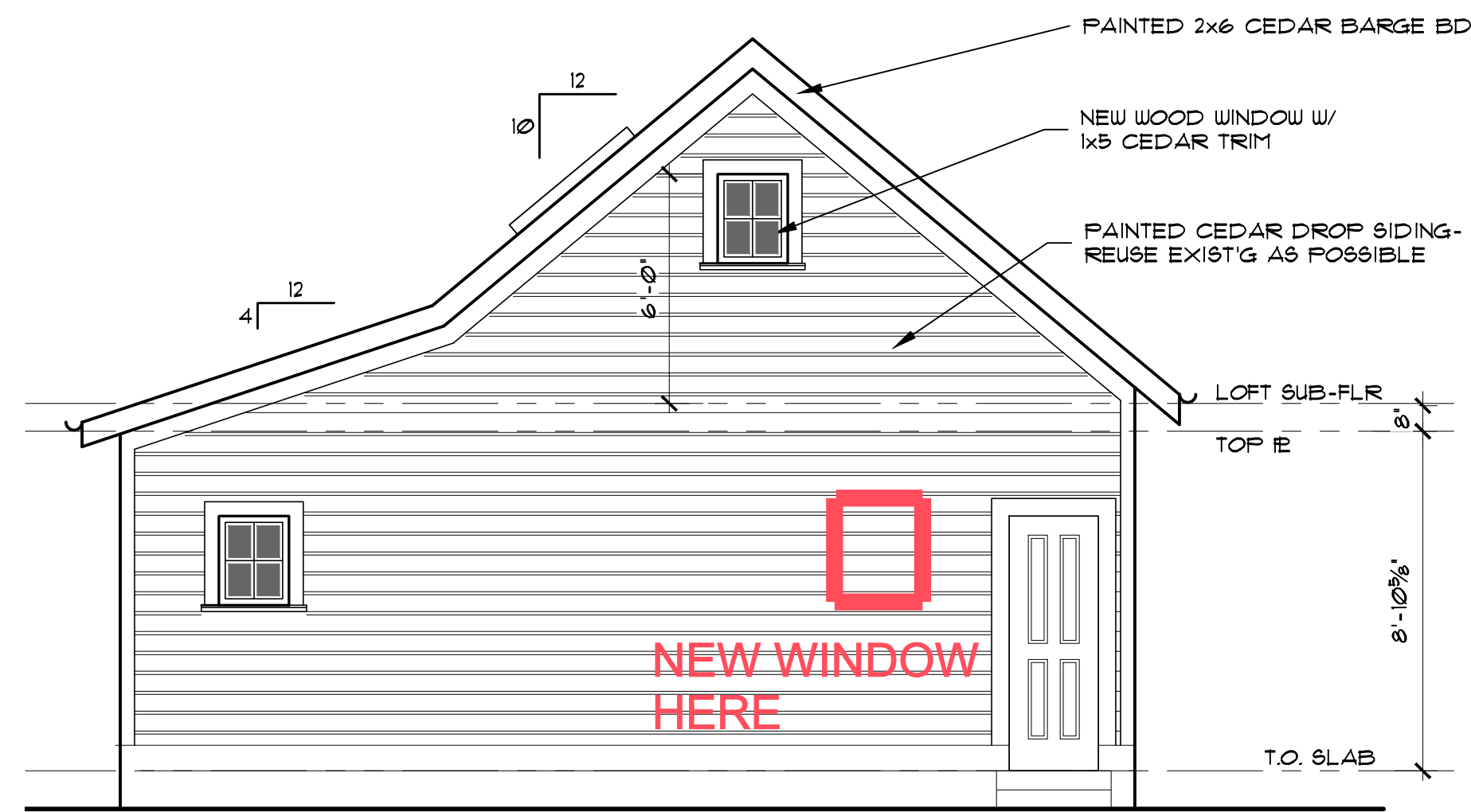
1296 12TH ST.  
WEST LINN, OR 97068

PROJ. NO. : 1723  
FILE : A-FP  
DATE : 1/11/2018

SHEET #

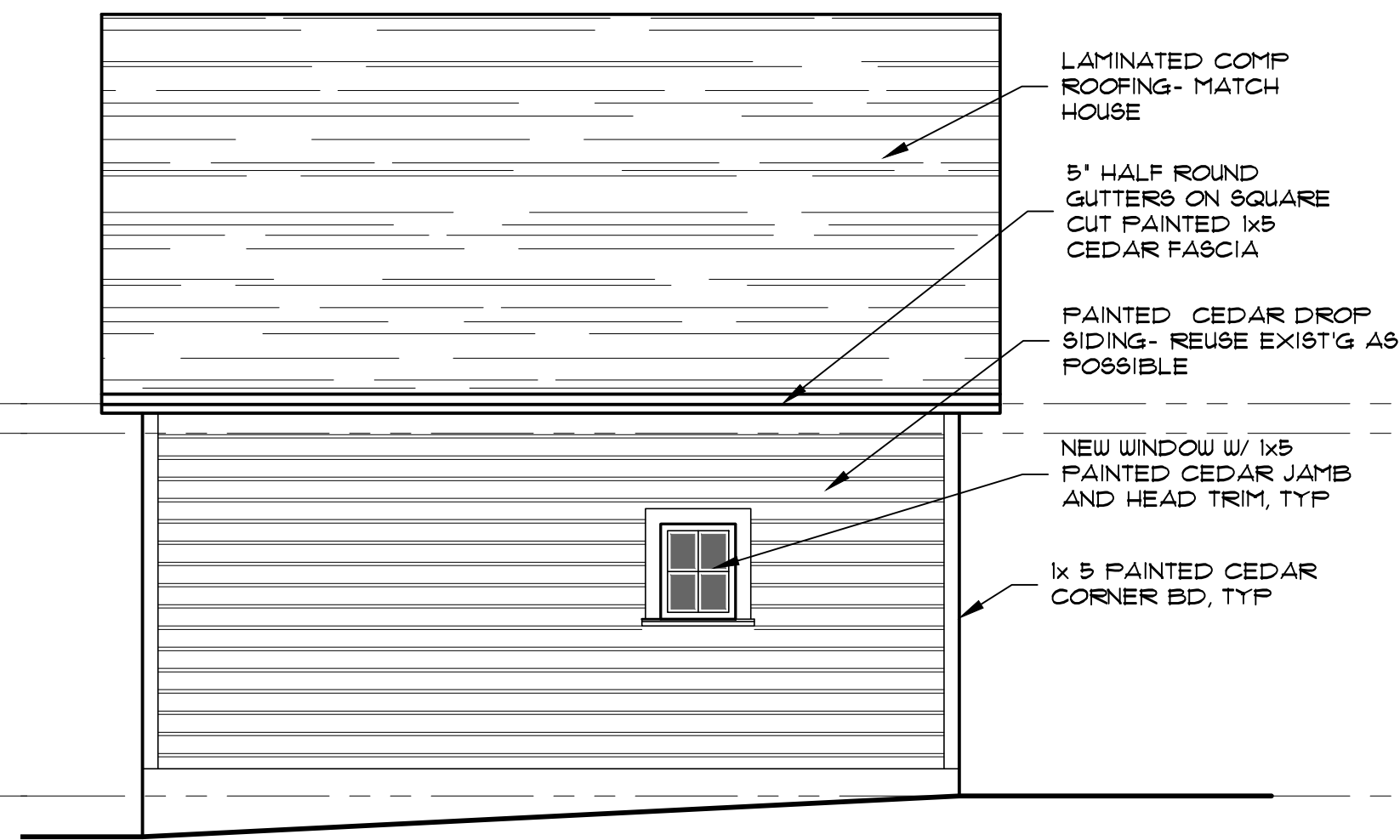
**A1.2**

FLOOR PLAN



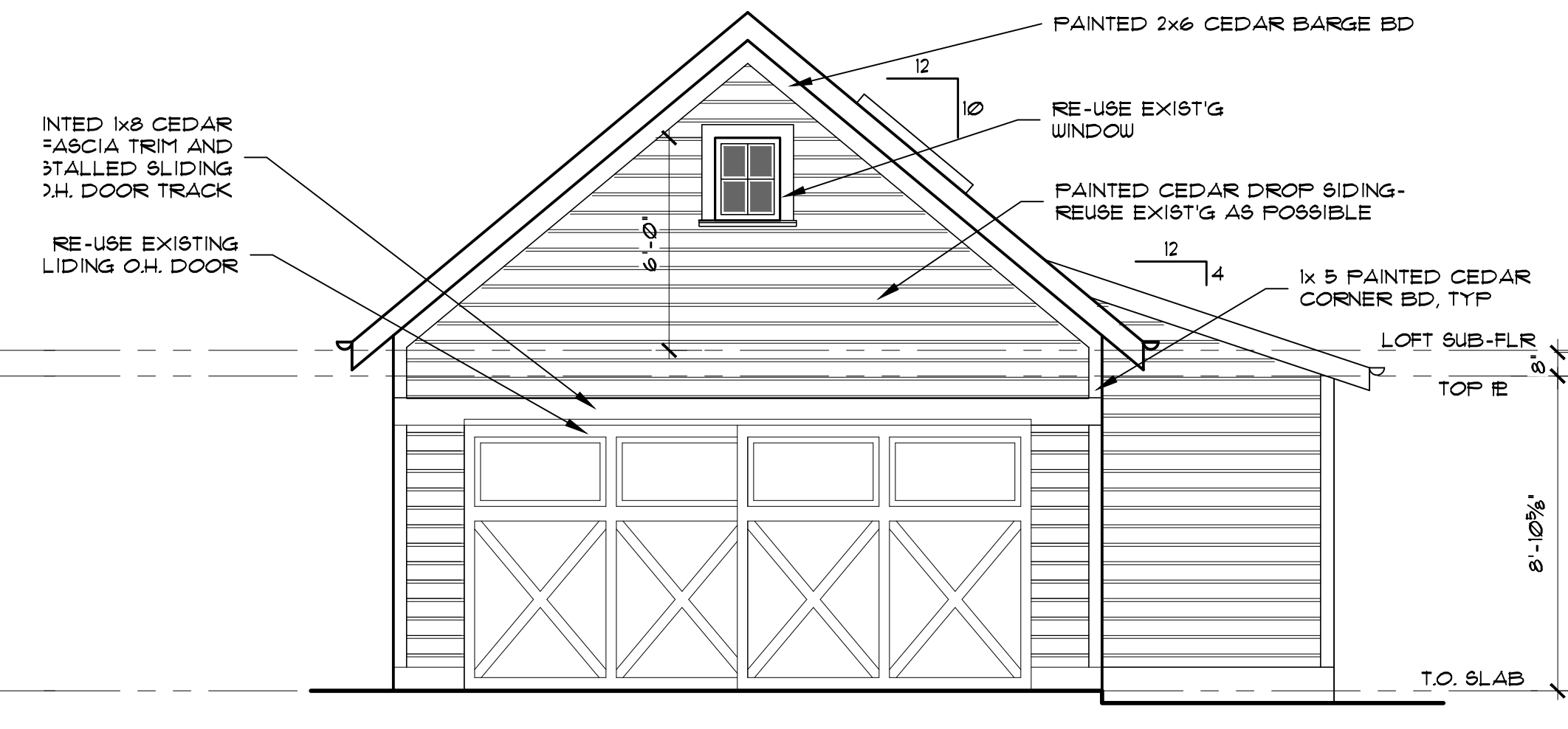
REAR ELEVATION

1/4" = 1'-0"



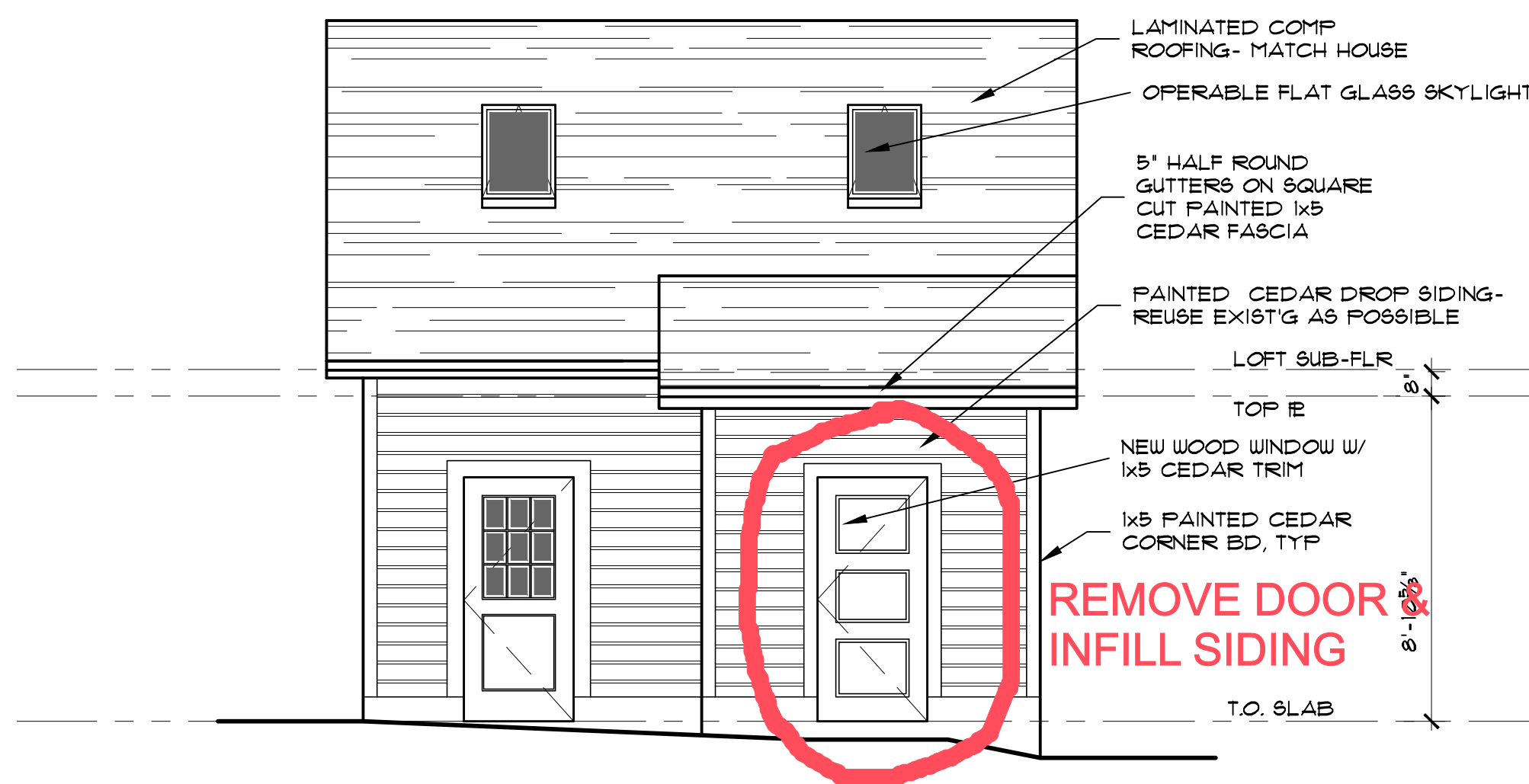
LEFT SIDE ELEVATION

1/4" = 1'-0"



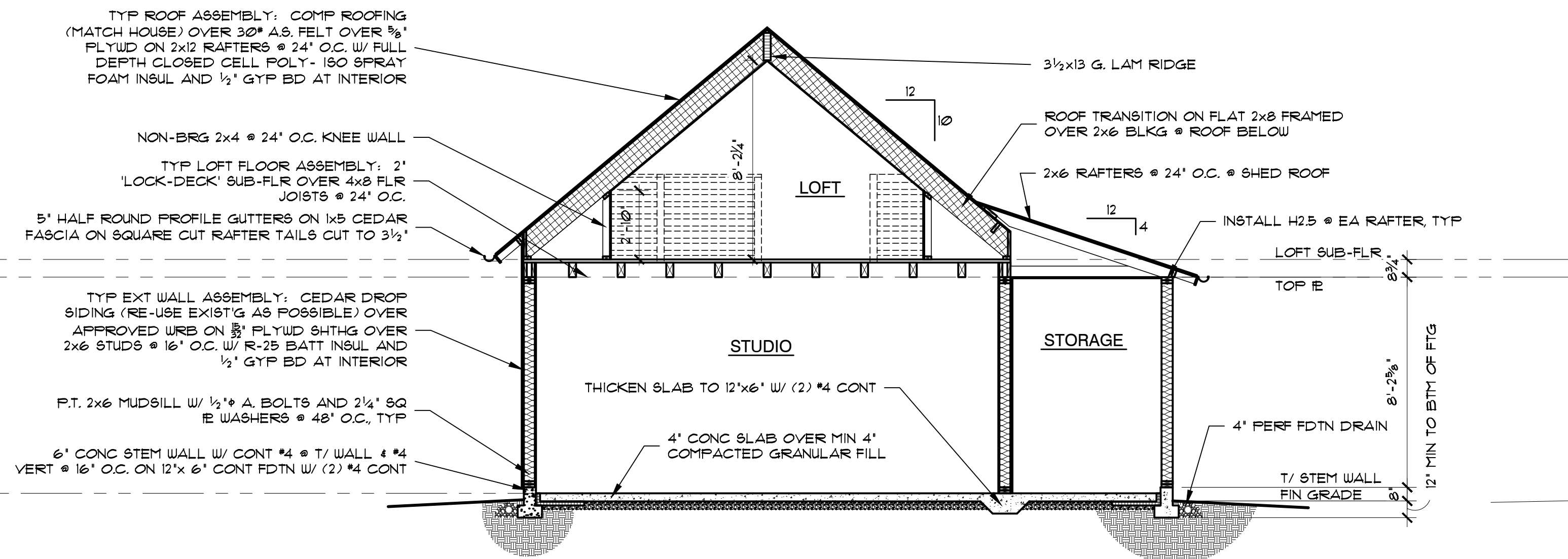
FRONT ELEVATION

1/4" = 1'-0"



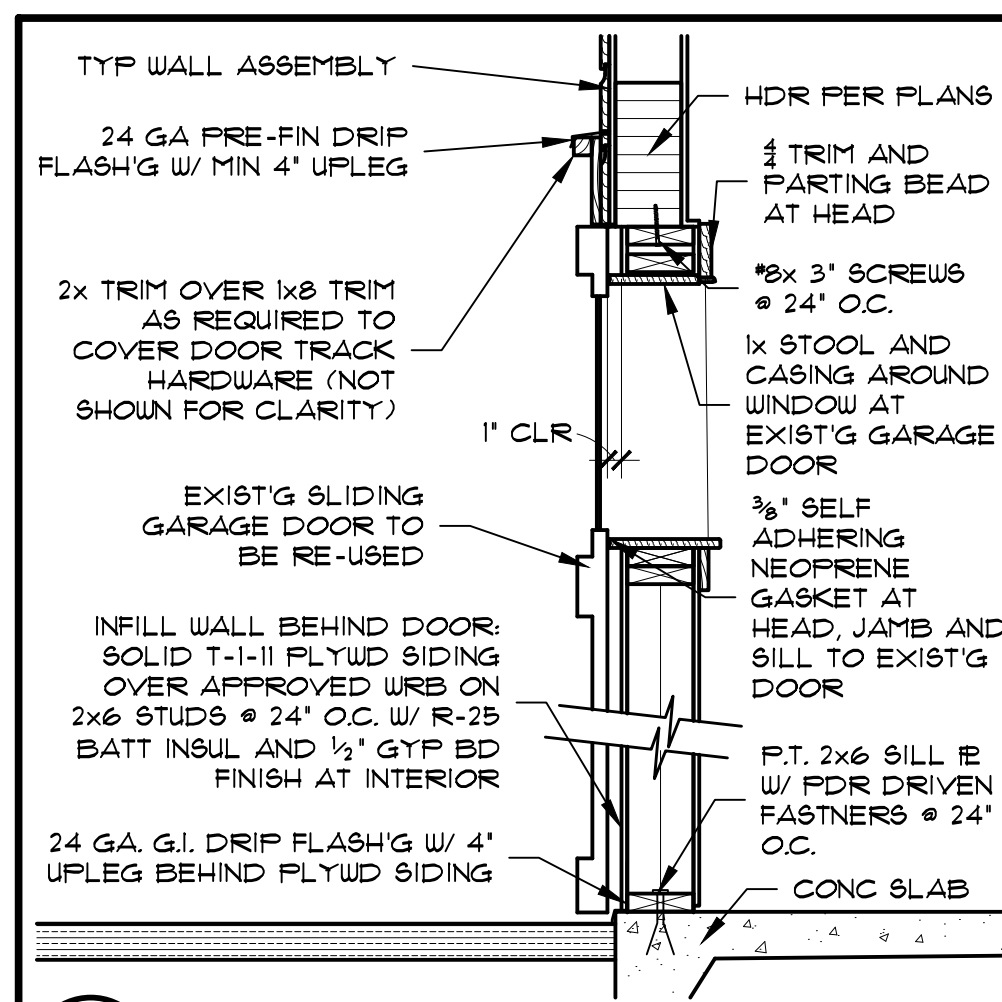
RIGHT SIDE ELEVATION

1/4" = 1'-0"



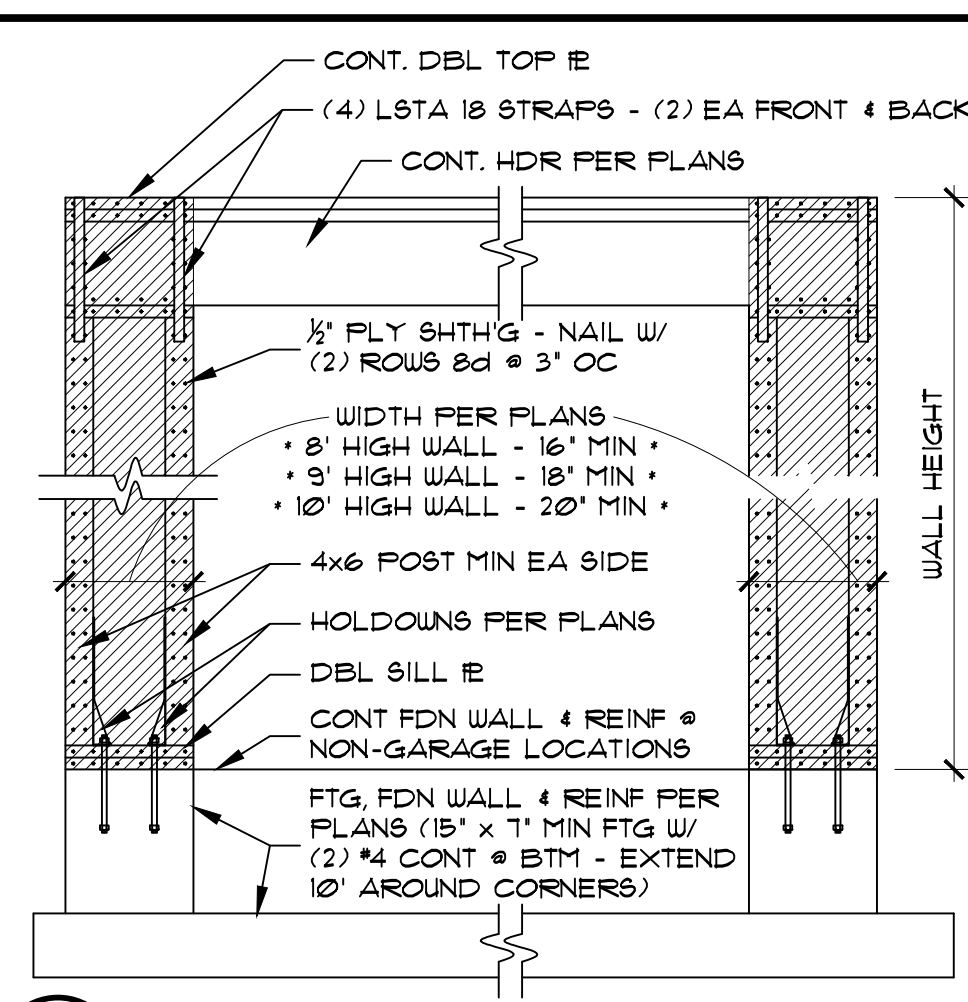
A SECTION

1/4" = 1'-0"



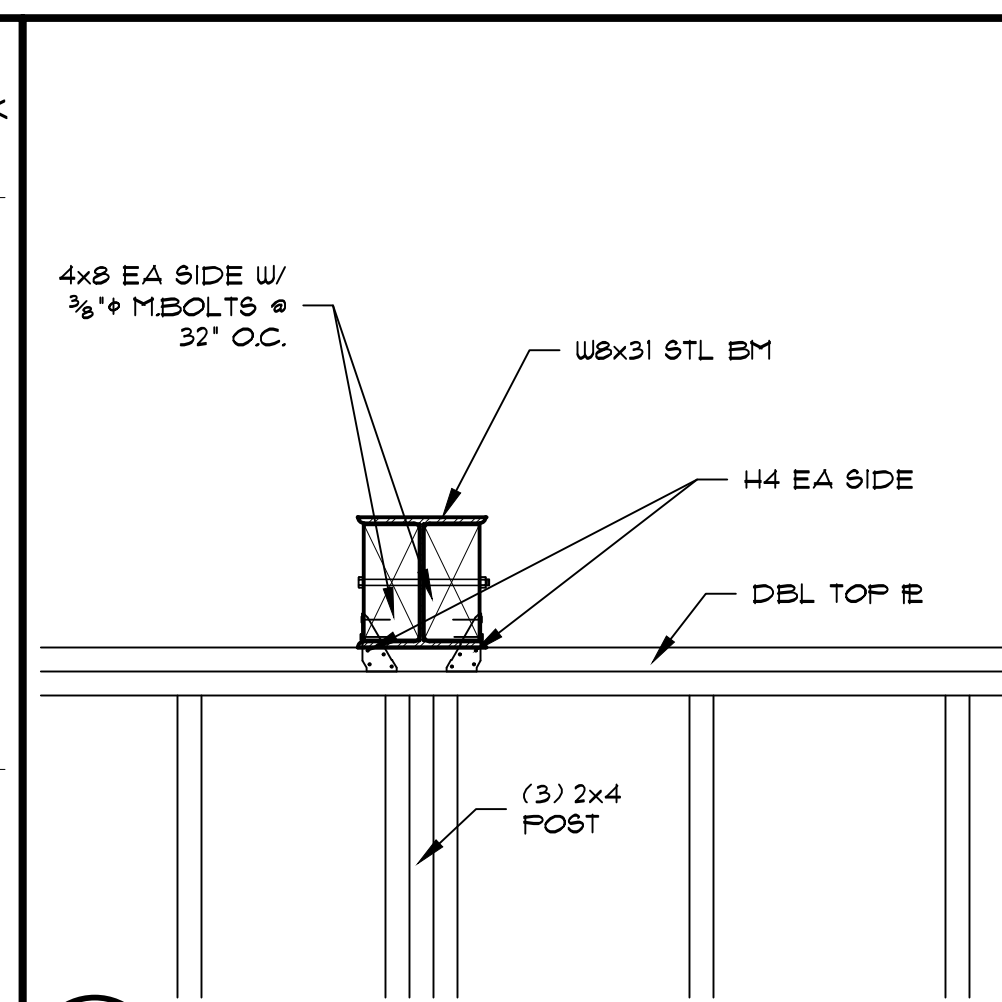
4 GARAGE DOOR INFILL

3/4" = 1'-0"



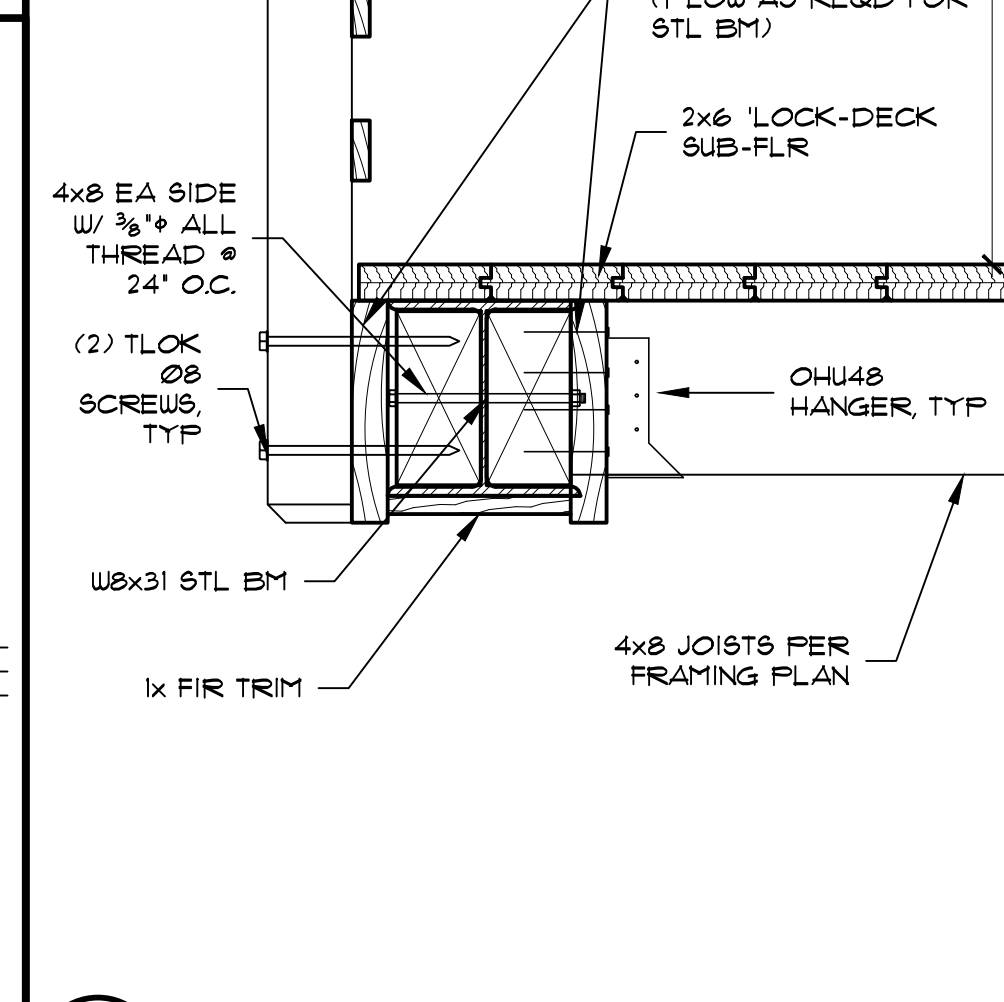
3 PORTAL FRAME

N.T.S.



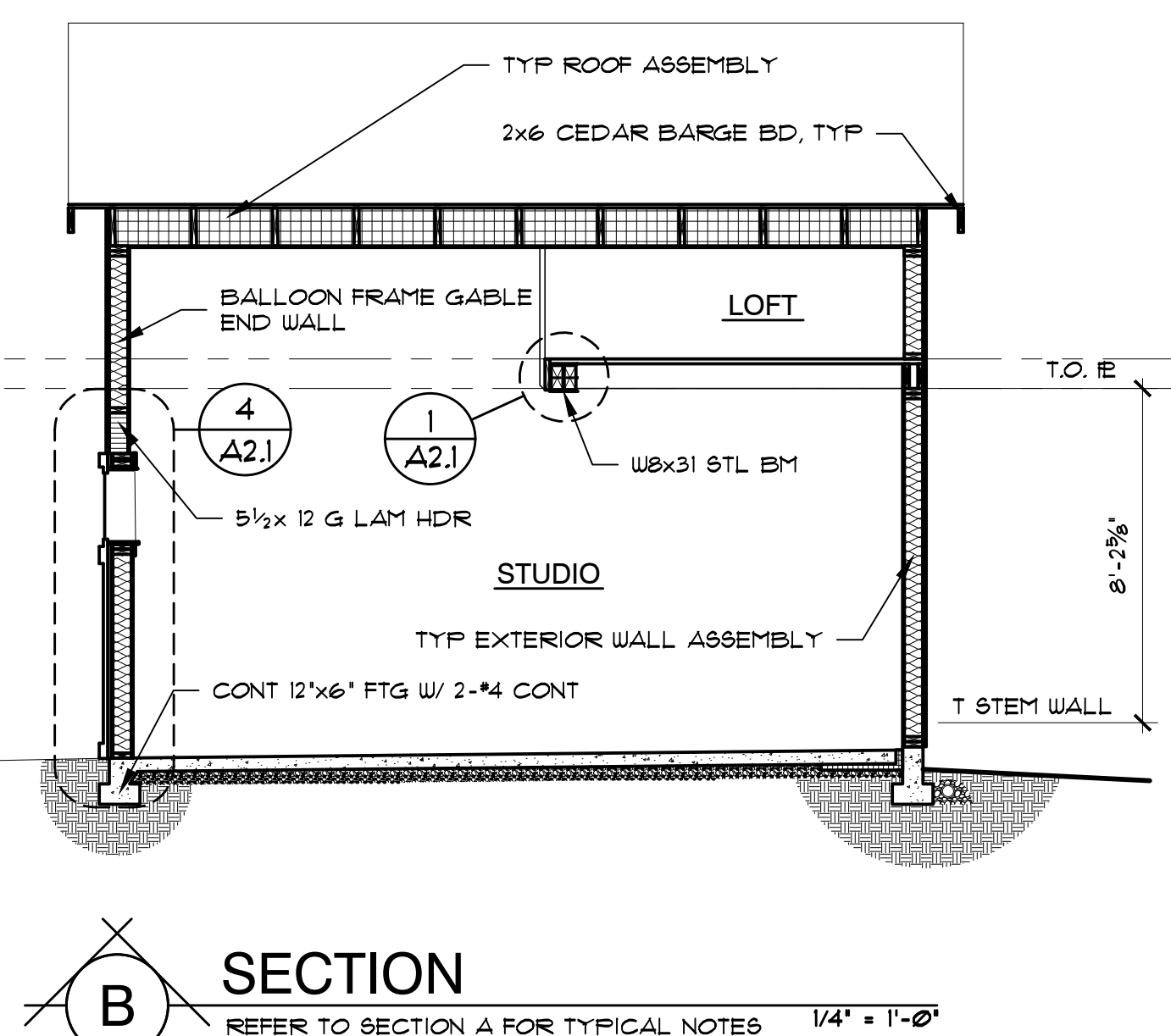
2 STL BM - POST DETAIL

1" = 1'-0"



1 STL BM @ LOFT

1 1/2" = 1'-0"



B SECTION

1/4" = 1'-0"



**ISELIN ARCHITECTS P.C.**  
1307 Seventh Street  
Oregon City, OR 97045  
503-656-1942 ph  
503-656-0658 fax  
www.iselinarchitects.com



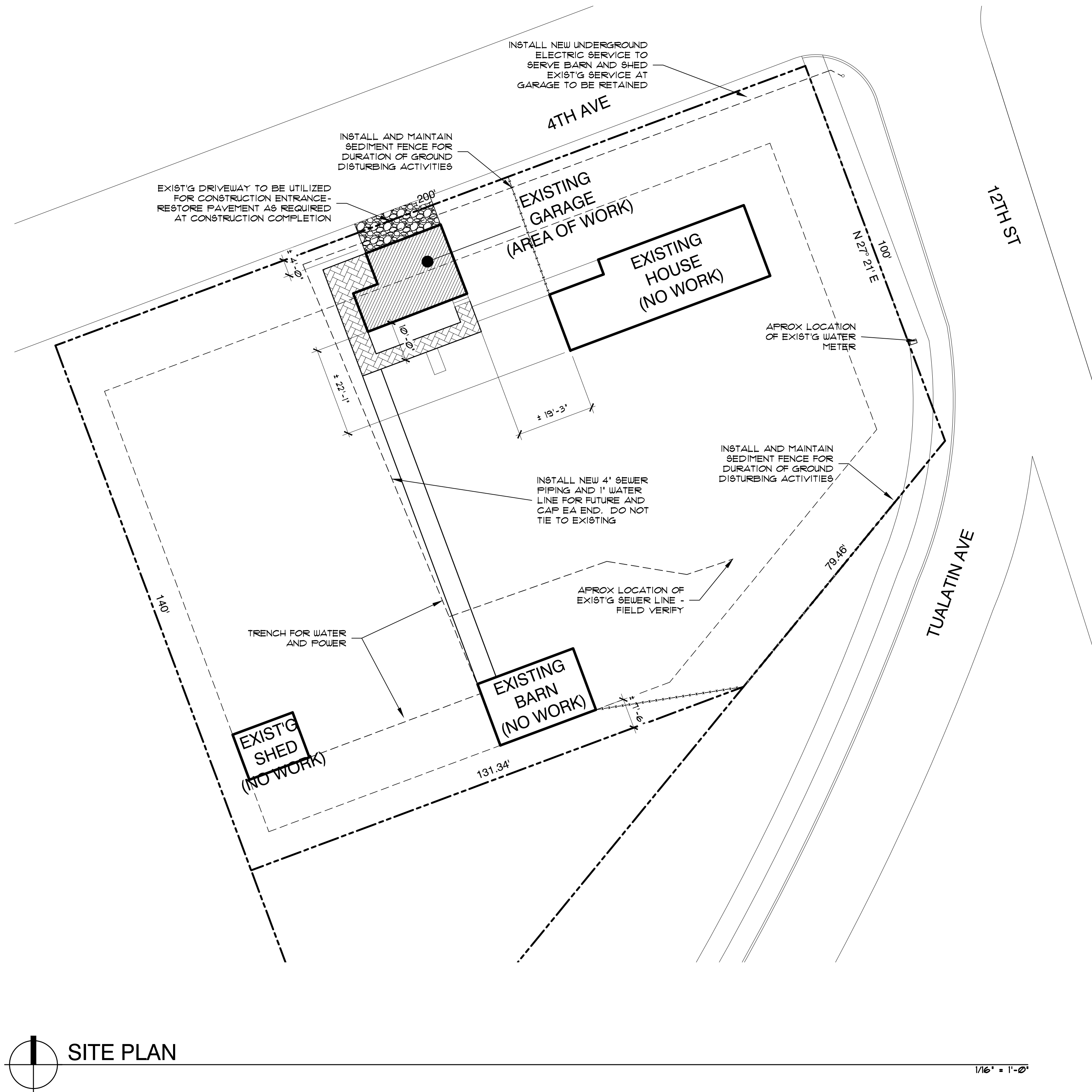
KLATT/ CARSON RESIDENCE  
**GARAGE / STUDIO REPLACEMENT**

1296 12TH ST.  
WEST LINN, OR 97068

PROJ. NO. : 1723  
FILE : A-ELV  
DATE : 1/11/2018

SHEET #  
**A2.1**

ELEVATIONS, SECTIONS,  
DETAILS



**SITE PLAN**

1/16" = 1'-0"

**GENERAL NOTES & SPECIFICATIONS**

The contractor shall fully comply with the current edition of the International Residential Code and all additional state and local code requirements. The contractor shall assume full responsibility for any work knowingly performed contrary to such laws, ordinances, or regulations. The contractor shall also perform coordination with all utilities and state service authorities. Written dimensions on these drawings shall have precedence over scaled dimensions. The general contractor shall verify and is responsible for all dimensions (including rough openings) and conditions on the job and must notify this office of any variations from these drawings.

The sub-contractor is responsible for the design and proper function of plumbing, HVAC and electrical systems. This office shall be notified of any plan changes required for design and function of plumbing, HVAC and electrical systems.

This office shall not be responsible for construction means and methods, acts or omissions of the contractor or subcontractor, or failure of any of them to carry out work in accordance with the construction documents. Any defect discovered in the construction documents shall be brought to the attention of this office by written notice before proceeding with work. Reasonable time not allowed this office to correct the defect shall place the burden of cost and liability from such defect upon the contractor.

These documents are copyright protected by Iselin Architects, P.C. and may not be reused, redrawn, traced or reproduced without written permission from Iselin Architects, P.C. This structure shall be adequately braced for wind loads until the roof, floor and walls have been permanently framed together and sheathed.

Install polyisocyanurate foam type insulation at floor and plate lines, openings in plates, corner stud cavities and around door and window rough opening cavities.

Provide full-width solid blocking under all bearing walls perpendicular to joists and other bearing points not otherwise provided with support.

Provide full-width posts at all bearing points from above, unless noted otherwise.

All wood in contact with concrete or earth or exposed to weather to be pressure treated or decay resistant species. Treat all cut ends of pressure treated wood. All fasteners utilized for pressure treated material shall be hot dipped galvanized or stainless steel.

Provide a minimum 4" deep gravel base for all sidewalk and patio areas.

Provide and maintain positive drainage away from building on all sides.

Excavation material remaining on site is to be contained by an approved sediment barrier (filter fabric tensile, straw bale sediment barrier, or erosion blanket with anchors). The contractor must verify location with appropriate building official. Protect stock piles from October 1st thru April 30th per the erosion control manual.

Design live loads:

Roof	25 PSF
Floors	125 PSF
Soil bearing capacity (assumed)	1500 PSF
Wind Pressure	18 PSF
Seismic	D1

**FRAMING SPECIFICATIONS**

(UNLESS NOTED OTHERWISE)

FRAMING LUMBER:	
JOIST / RAFTERS	DF-L #2
STUDS	DF-L #2
4x AND 6x BEAMS	DF-L #1 (#2 AT FOUNDATION)
GLU-LAM BEAMS	GRADE 24F V-4 OR AS NOTED ON PLANS

SHEATHING MATERIALS:	
ROOF SHEATHING	ALL SHTH'G SHALL BE APA SPAN-RATED 15/32" CDX PLYWOOD
WALL SHEATHING	15/32" CDX PLYWOOD OR OSB
FLOOR SHEATHING	2" LOCK-DECK TIMBER SUB-FLR

**NAILING SCHEDULE (all nails are common U.N.O.):**

Joist to sill or girder	toe nail	(3) 8d
Bridging to joist	toe nail	(2) 8d
Sole plate to joist or blk'g	face nail	16d @ 16" oc
Sole plate to joist or blk'g @ BP	face nail	(3) 16d @ 16" oc
Top plate to stud	end nail	(2) 16d
Stud to sole plate	toe nail	(4) 8d
	end nail	(2) 16d
Double studs	face nail	16d @ 12" oc
Double top plates	face nail	16d @ 16" oc
	lap splice	(8) 16d
	toe nail	(3) 8d
Blk'g btwn joist/rafter to top plate	toe nail	8d @ 6" oc
Rim joist to top plate	toe nail	(2) 16d
Top plates, intersections	face nail	24" min, (12) 16d ea. side
Top plates, laps	face nail	16d @ 16" oc along ea edge
Continuous header, two pieces	face nail	(3) 8d
Ceiling joists to plate	toe nail	(4) 8d
Continuous header to stud	toe nail	(3) 16d (min)
Ceiling joists, laps over partitions	face nail	(3) 16d
Ceiling joists to parallel rafters	face nail	(3) 8d
Rafter to plate	toe nail	16d @ 24" oc
Built-up corner studs	toe nail	20d @ 32" oc staggered on opposite sides -or- 3" x 0.131" nail @ 24" oc
Built-up girder & beams <sup>1</sup>	face nail @ top & btm	(2) 20d -or- 3" x 0.131" nail @ 24" oc
		1/2" O A307 bolts @ 24" oc
Built-up girder & beams <sup>2</sup>	face nail @ ends & splices	(2) 16d
2x T&G Subfloor	(2) rows, staggered @ each bearing	(3) 10d
Collar tie to rafter	face nail	(3) 10d
Jack rafter to hip	toe nail	(2) 16d
	face nail	(2) 16d
Rafter to 2x ridge	toe nail	(2) 16d
	face nail	(3) 16d
Joist to band joist	face nail	(3) 16d
Ledger	face nail @ ea joist	(3) 16d
Sheathing	1/2" & less	8d
	1/2" - 3/4"	10d
	3/4" - 1"	10d
	1 1/8" - 1 1/4"	12d
	(sheathing nailing @ 6" oc @ panel edges & 12" oc @ intermediate supports except 6" @ intermediate supports where spans are 48" or more)	

1: (3) or fewer members  
2: (4) or more members

**PROJECT INFORMATION**

PROJECT DESCRIPTION	DEMOLITION OF EXISTING 400 S.F. DETACHED GARAGE AND RECONSTRUCTION OF NEW 451 SF DETACHED ACCESSORY BUILDING AT EXISTING LOCATION PER PLANNING APPROVAL DR 17-07. STRUCTURE TO BE USED FOR HOME OCCUPATION (ART STUDIO). NO PLUMBING.	
PROPERTY LOCATION ADDRESS	T3S R1E S02 1296 12TH ST WEST LINN, OR 97068 CLACKAMAS	
COUNTY	R-10	
ZONE	26,627 SF (.61 AC)	
SITE AREA	U	
OCCUPANCY	V-B	
CONSTRUCTION TYPE	EXIST'G	NEW
BUILDING SQUARE FOOTAGE	400 SF	451 SF

**DRAWING INDEX**

- A1.1 SITE PLAN & GENERAL NOTES
- A1.2 MAIN LEVEL FLOOR PLAN & FRAMING PLANS
- A2.1 ELEVATIONS & SECTIONS

**ENERGY CONSERVATION**

TABLE N1101.1(1)

WINDOWS, MAX U-VALUE **	0.30
EXTERIOR DOORS, MAX U-VALUE	0.20
MAIN ENTRY DOOR (MAX 26 SF), MAX U-VALUE	0.54
EXTERIOR DOOR W/ >2.5 SF GLAZING, MAX U-VALUE	0.40
WALL INSULATION (ABOVE GRADE)	R-25
CLG INSULATION	R-38
SKYLIGHTS (MAX 2% TOTAL HEATED FLOOR AREA), MAX U-VALUE	0.60
SLAB FLOOR EDGE INSULATION (24" WIDE)	R-15

\*\* EXCEPTION IS SOUGHT WITH THIS APPLICATION PER ORSC N101.2.2 FOR THE RE-USE OF THE EXISTING GLAZING IN SLIDING DOOR THAT WAS CONSTRUCTED TO REPLICATE THE ORIGINAL GARAGE DOOR. THE STRUCTURE IS LOCATED WITHIN THE WILLAMETTE HISTORIC DISTRICT AND THE RE-USE OF THIS BUILDING ELEMENT WAS SUPPORTED BY THE HISTORIC REVIEW BOARD WITH THEIR APPROVAL OF THIS STRUCTURE.

ADDITIONAL MEASURES NOT REQUIRED FOR DETACHED ACCESSORY STRUCTURES PER N1101.1



**VICINITY MAP**



**ISELIN ARCHITECTS P.C.**

1307 Seventh Street  
Oregon City, OR 97045  
503-656-1942 ph  
503-656-0658 fax  
www.iselinarchitects.com



KLATT/ CARSON RESIDENCE  
**GARAGE / STUDIO REPLACEMENT**

1296 12TH ST.  
WEST LINN, OR 97068

PROJ. NO. : 1723  
FILE : A-SIT  
DATE : 1/11/2018

SHEET #

**A1.1**

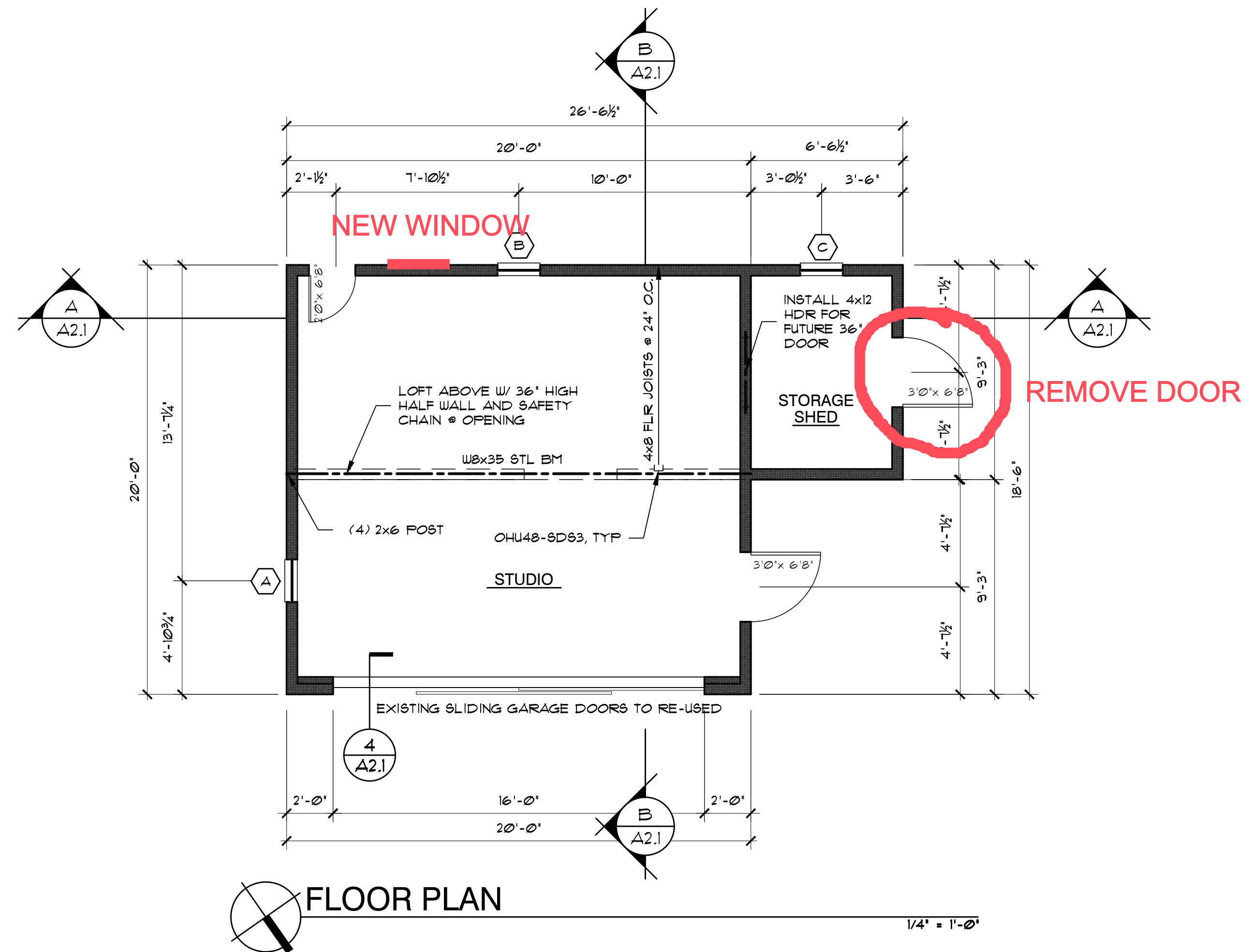
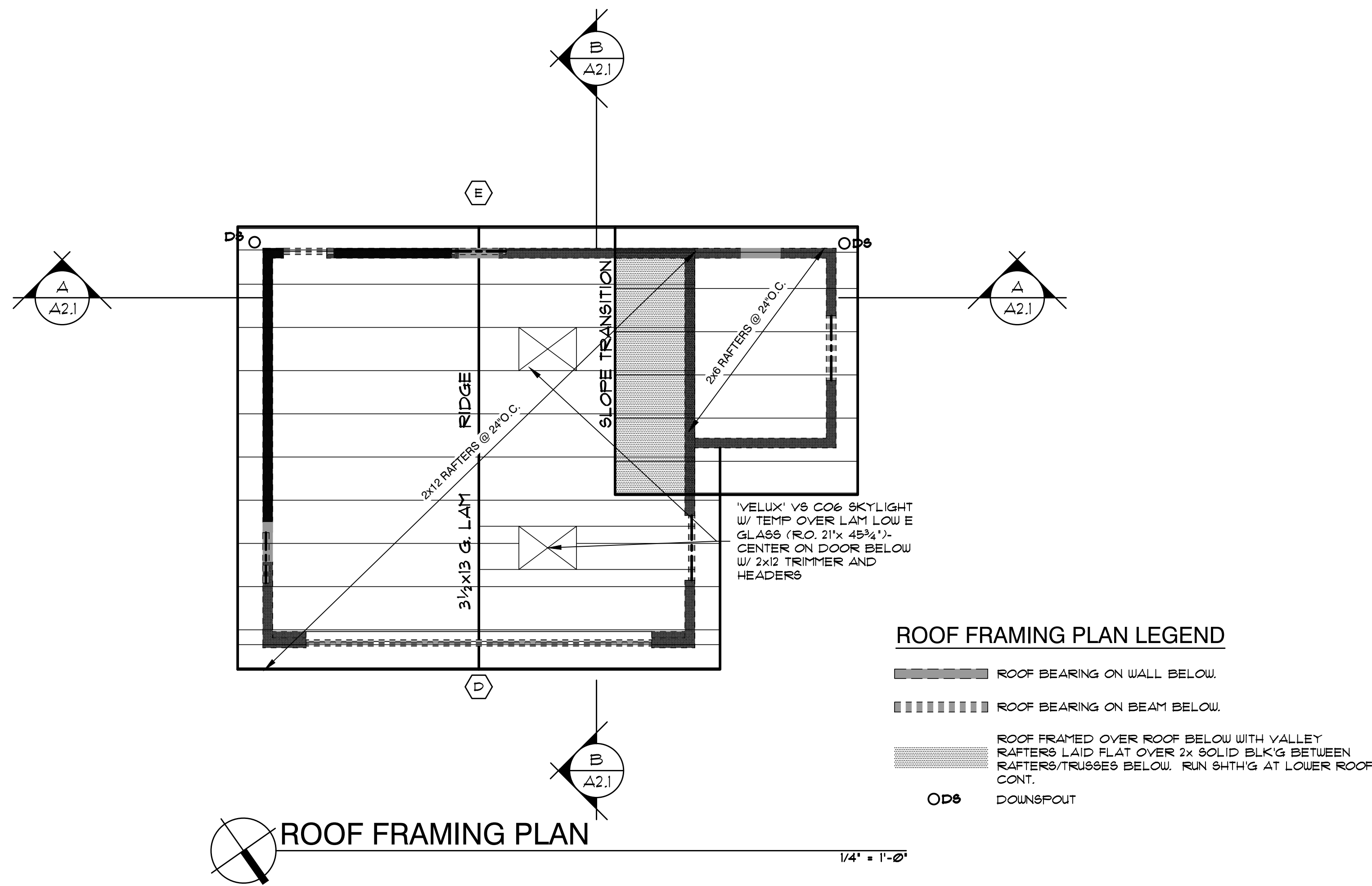
SITE PLAN

NTS



**ISELIN ARCHITECTS P.C.**

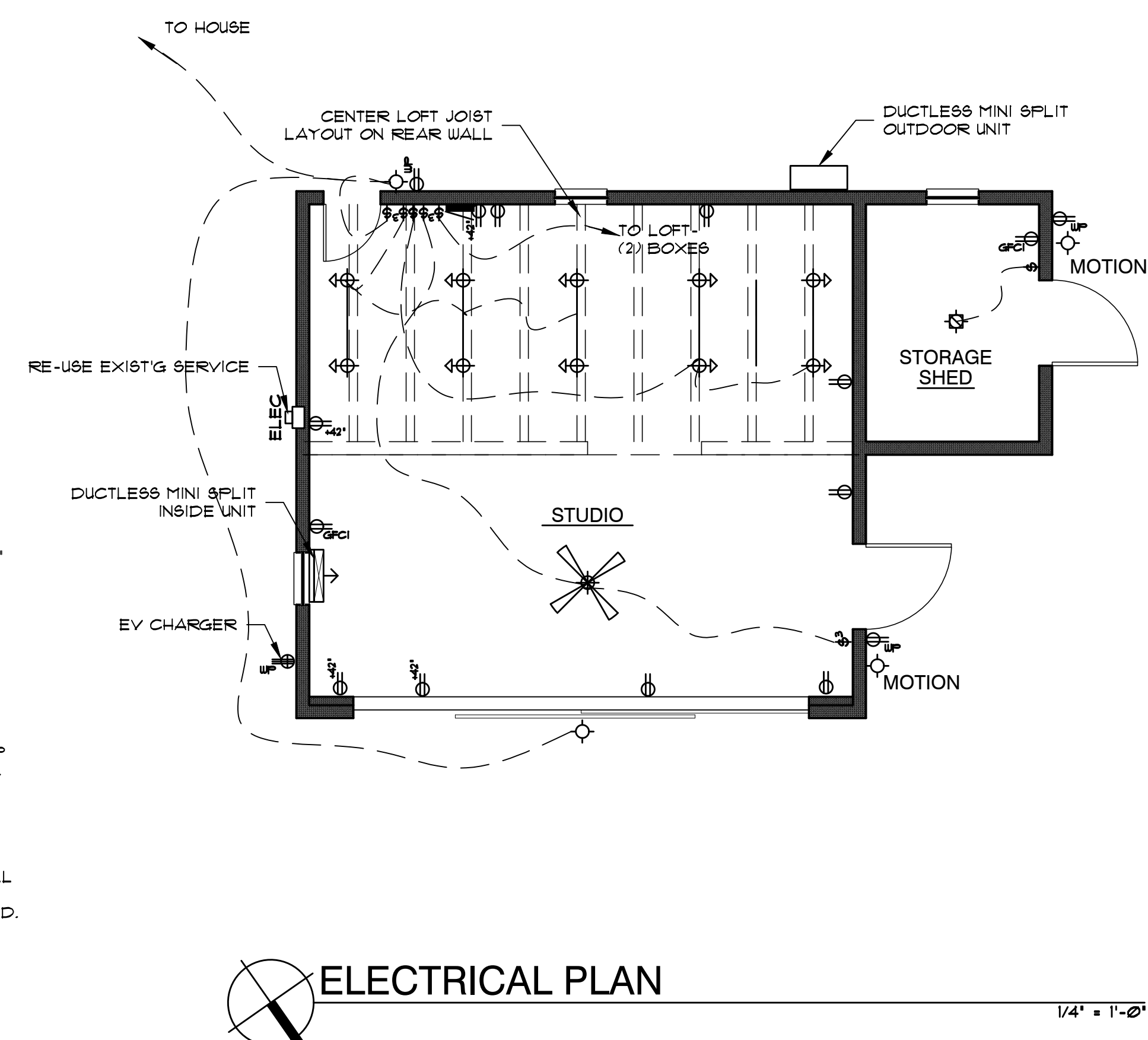
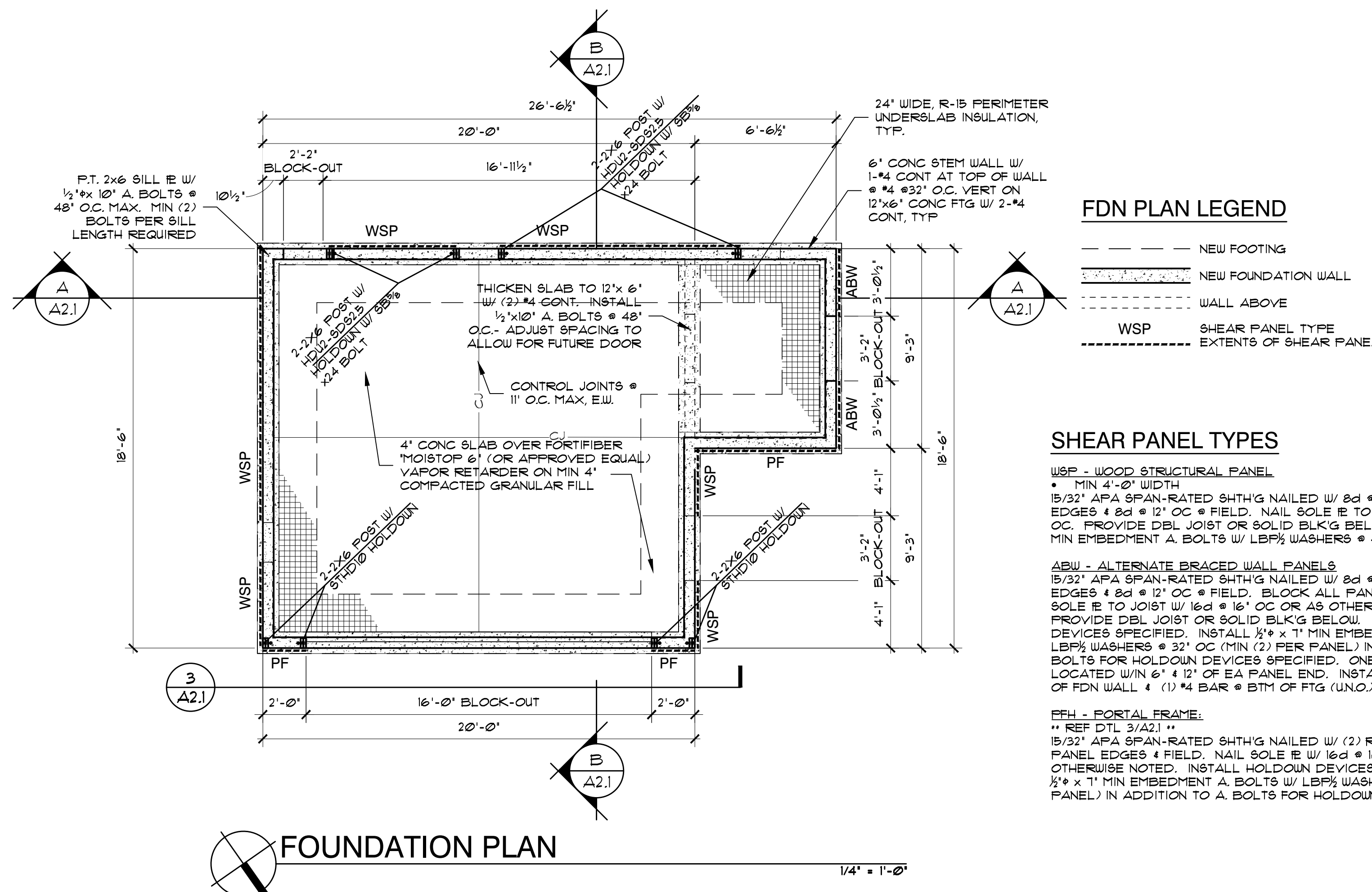
1307 Seventh Street  
Oregon City, OR 97045  
503-656-1942 ph  
503-656-0658 fax  
www.iselinarchitects.com



**WINDOW SCHEDULE**

(X)	SIZE	TYPE	NOTES
A	2'-0" x 2'-6"	CSMT	
B	2'-0" x 2'-6"	CSMT	
C	2'-0" x 2'-6"	FXD	
D	2'-0" x 2'-6"	EX	FIELD VERIFY R.O.
E	2'-0" x 2'-6"	CSMT	

ALL WINDOWS TO BE WOOD DBL PANE W/ LOW 'E' COATING, UNO. U = 0.30 MAX. VFY R.O. REQMTS PER MANUF. MUNTIN CONFIGURATIONS PER ELEVATIONS.  
EX = EXIST'G TO REMAIN TEMP = TEMPERED GLAZING  
FXD = FIXED CSMT = CASSEMENT (INSWING)



KLATT/ CARSON RESIDENCE  
**GARAGE / STUDIO REPLACEMENT**

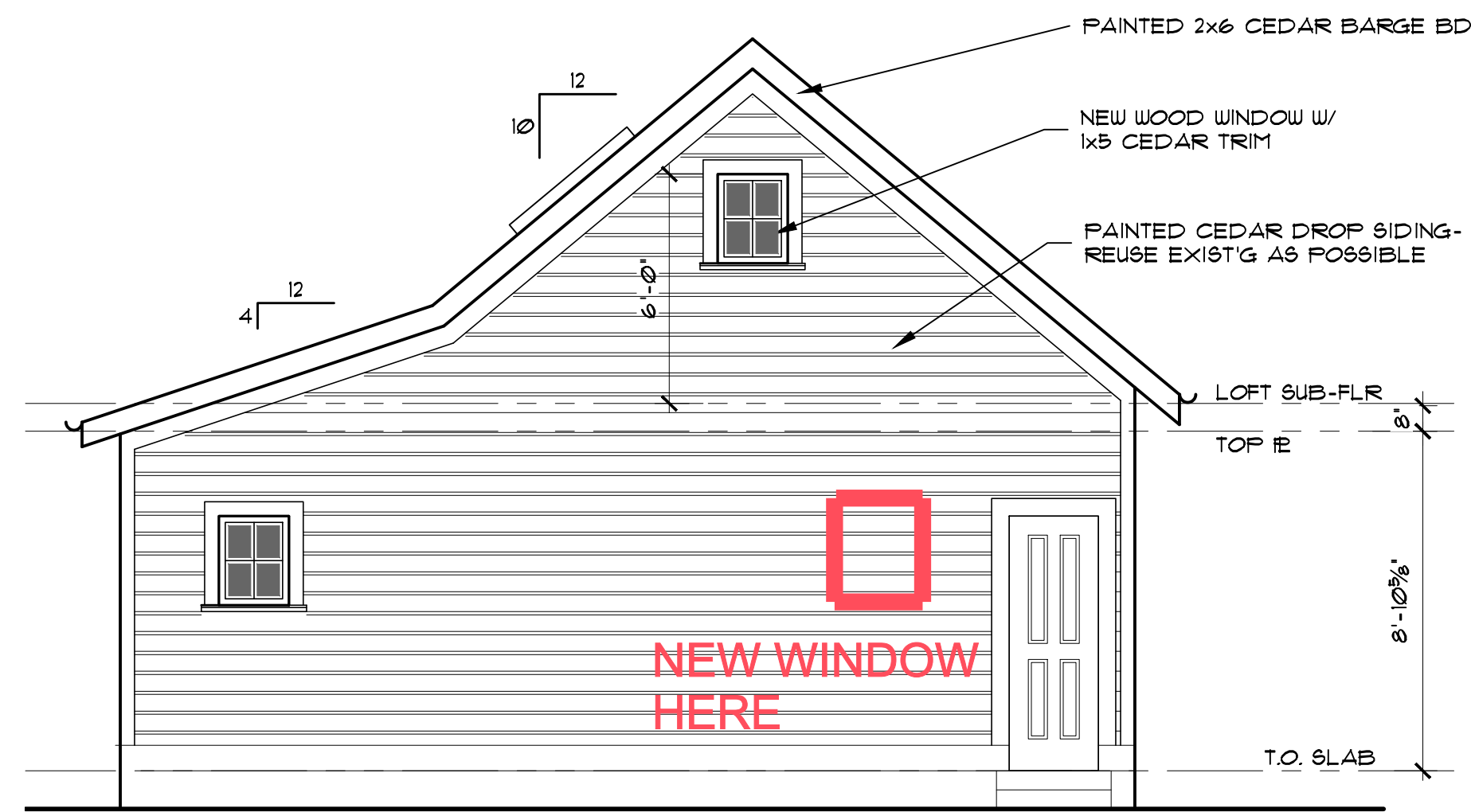
1296 12TH ST.  
WEST LINN, OR 97068

PROJ. NO. : 1723  
FILE : A-FP  
DATE : 1/11/2018

SHEET #  
**A1.2**

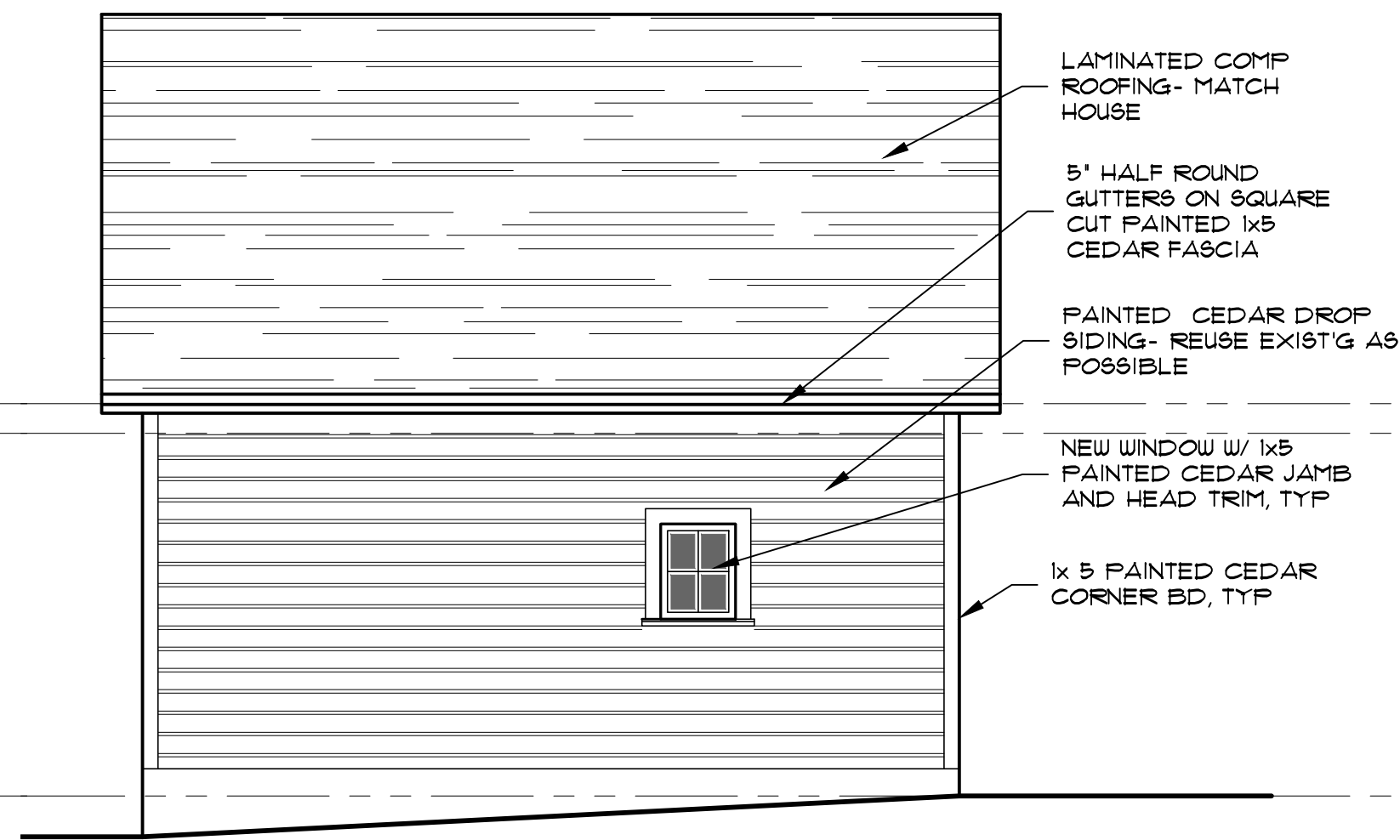
FLOOR PLAN





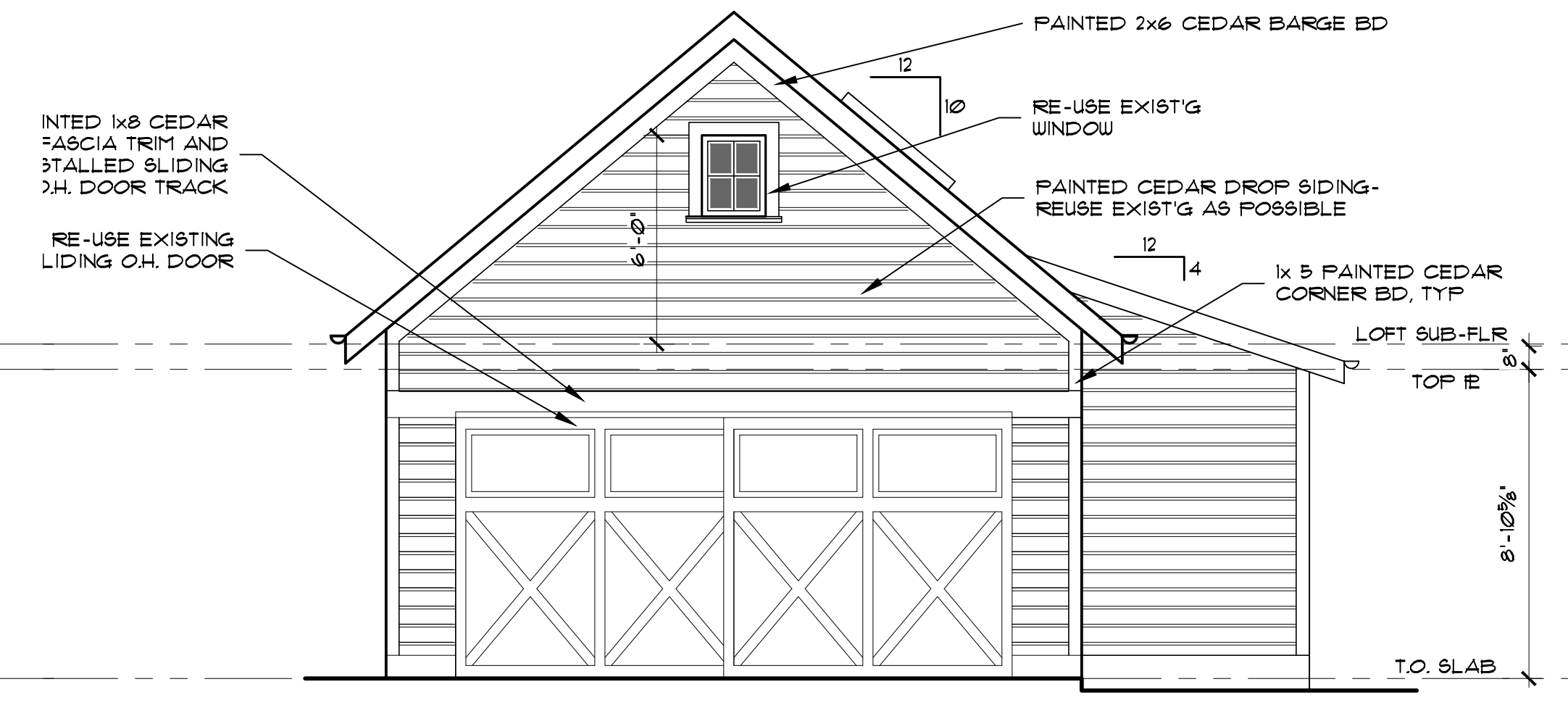
REAR ELEVATION

1/4" = 1'-0"



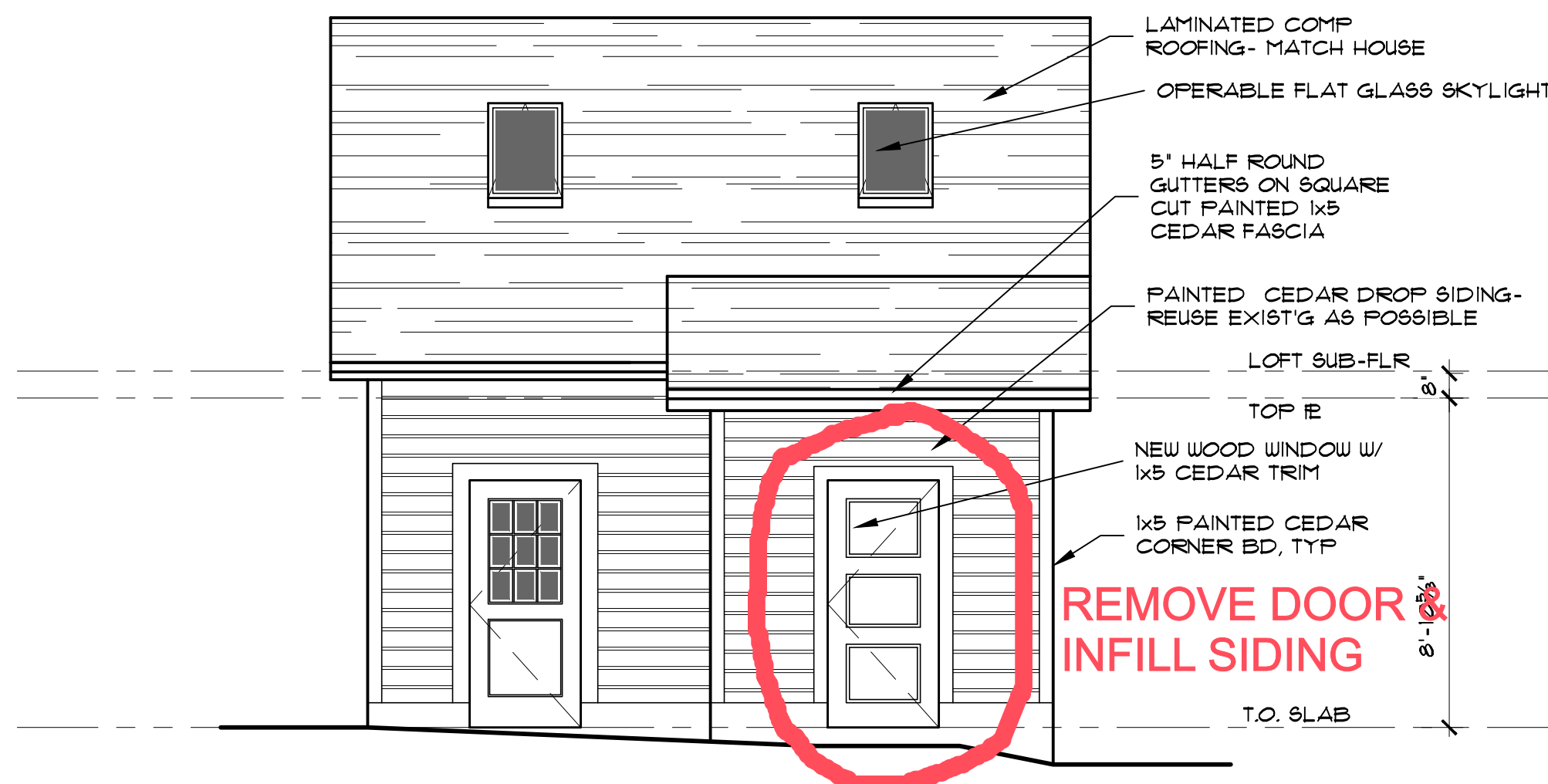
LEFT SIDE ELEVATION

1/4" = 1'-0"



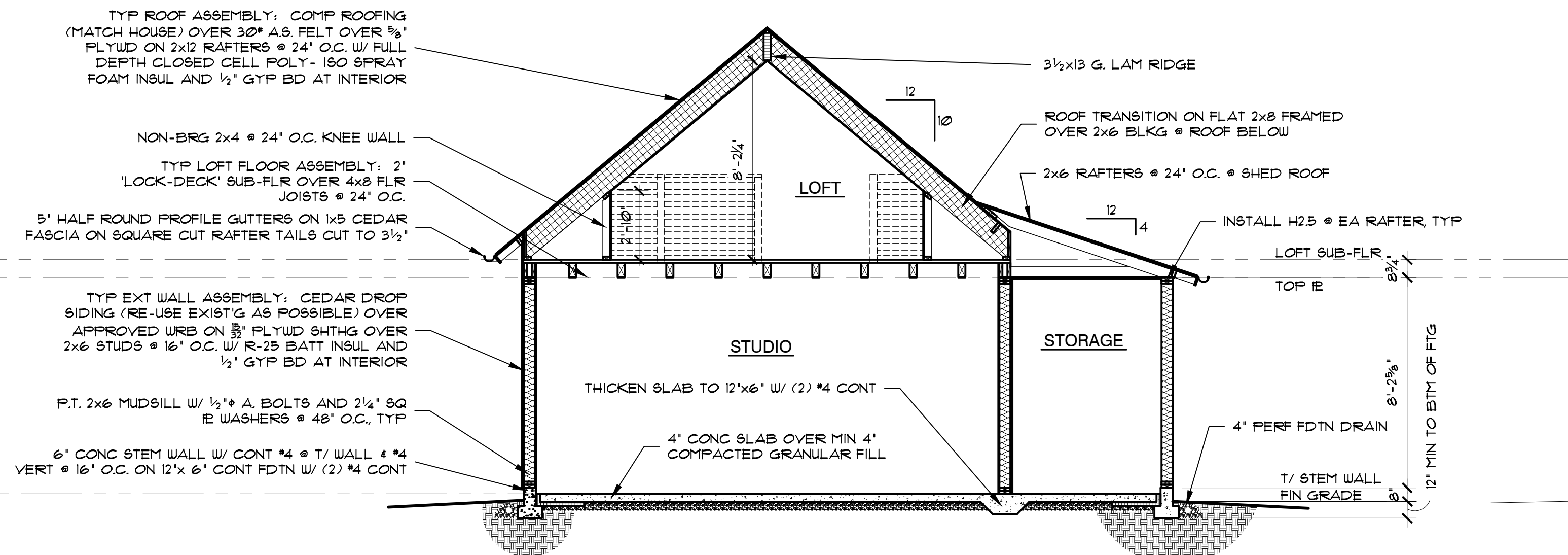
FRONT ELEVATION

1/4" = 1'-0"



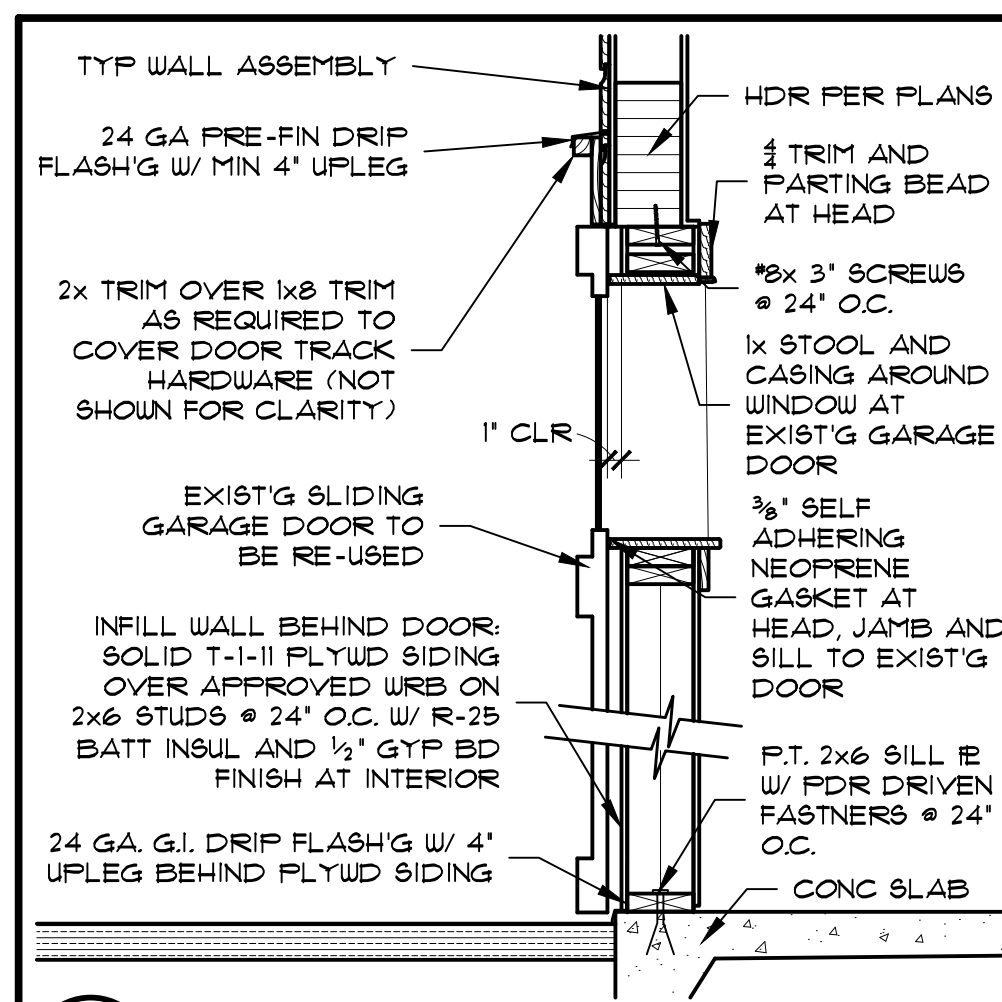
RIGHT SIDE ELEVATION

1/4" = 1'-0"



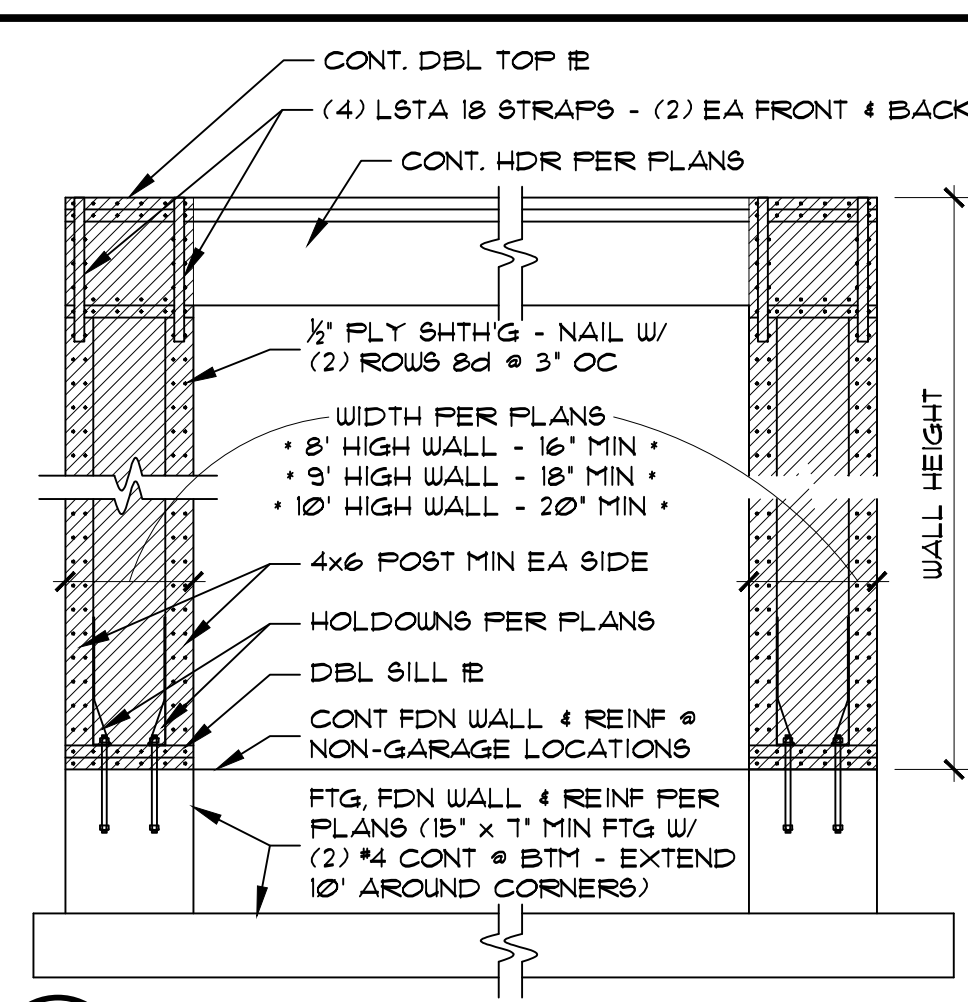
SECTION

1/4" = 1'-0"



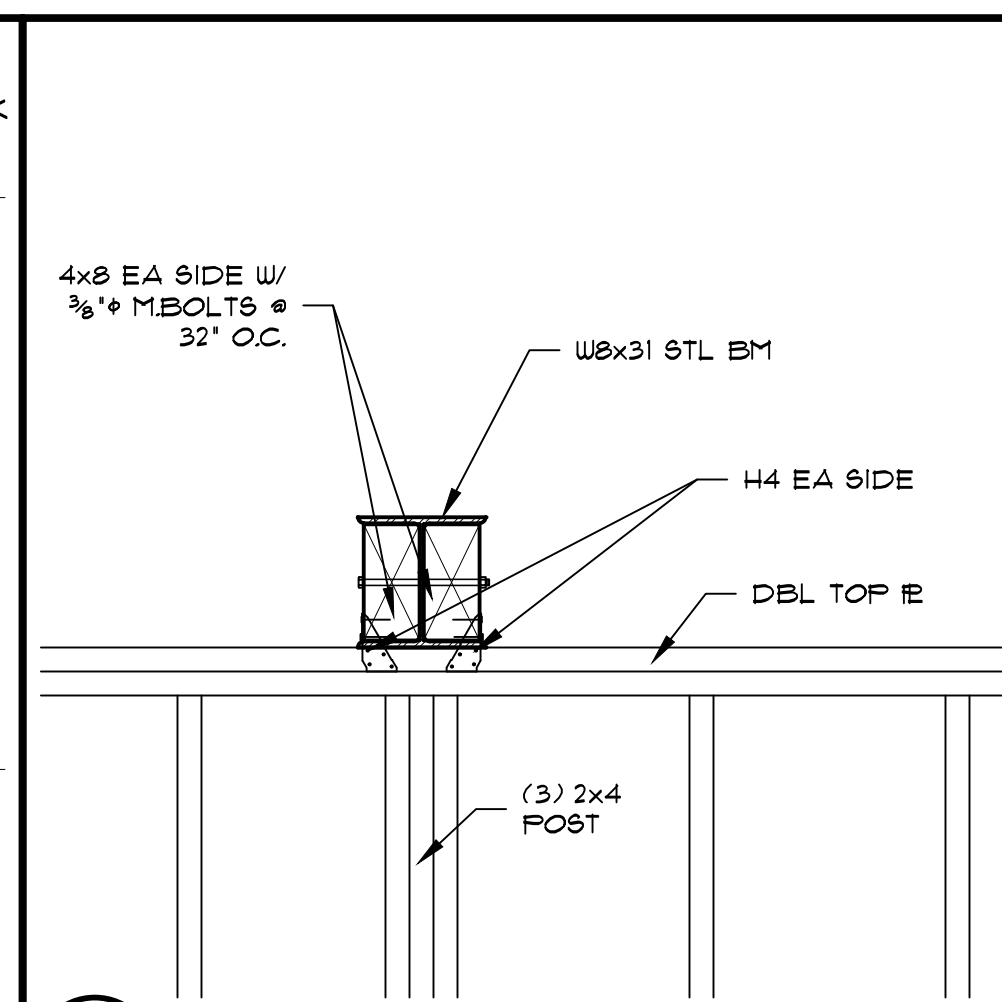
4 GARAGE DOOR INFILL

3/4" = 1'-0"



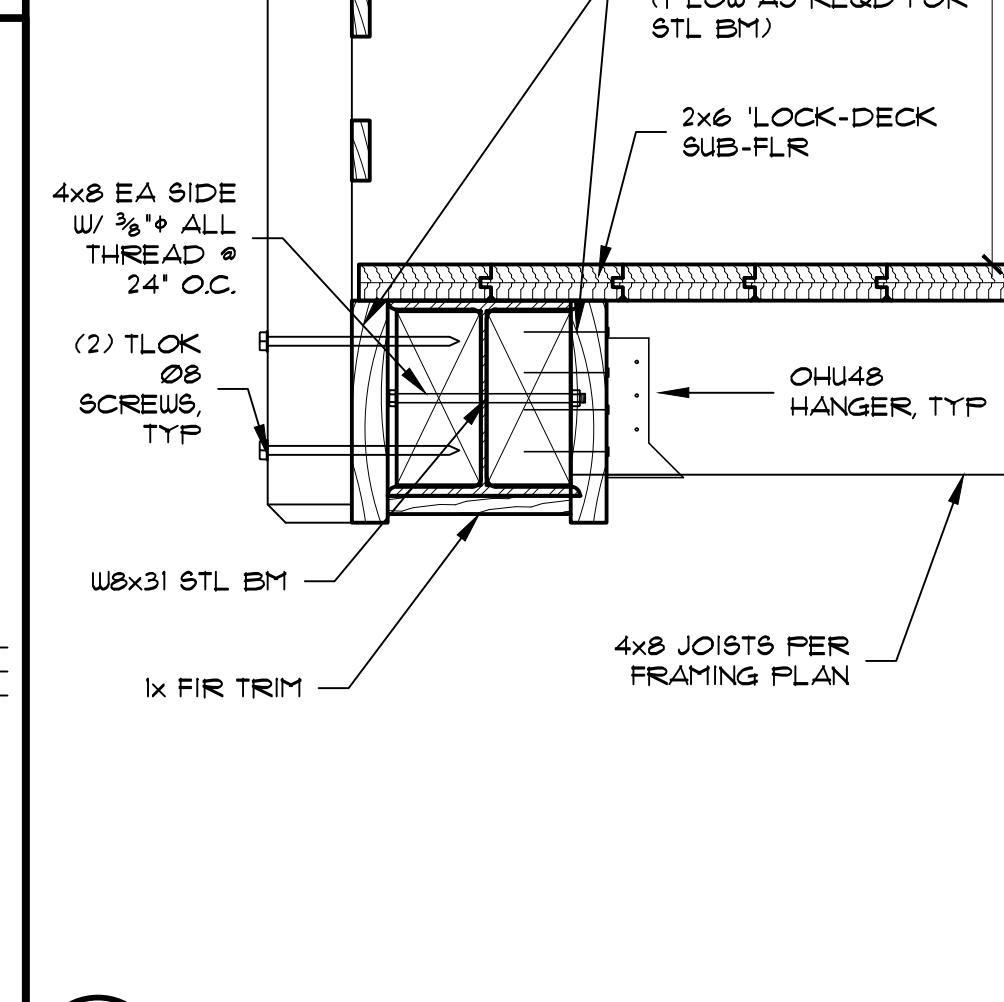
3 PORTAL FRAME

NBS



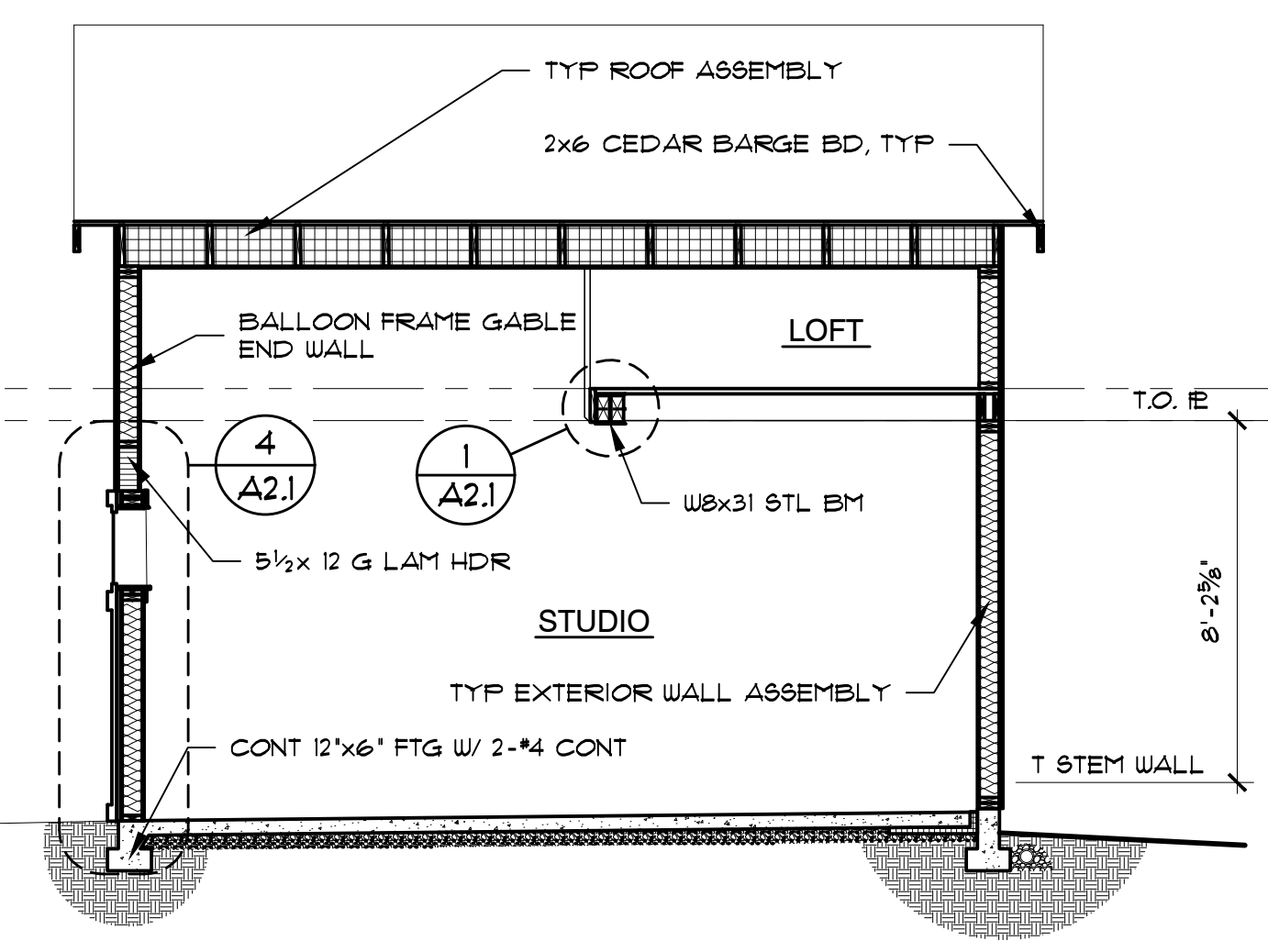
2 STL BM - POST DETAIL

1" = 1'-0"



1 STL BM @ LOFT

1 1/2" = 1'-0"



SECTION

1/4" = 1'-0"

**ISELIN ARCHITECTS P.C.**  
 1307 Seventh Street  
 Oregon City, OR 97045  
 503-656-1942 ph  
 503-656-0658 fax  
 www.iselinarchitects.com

REGISTERED ARCHITECT  
 #3272  
 TODD L. ISELIN  
 OREGON CITY, OREGON  
 STATE OF OREGON

KLATT/ CARSON RESIDENCE  
**GARAGE / STUDIO REPLACEMENT**

1296 12TH ST.  
 WEST LINN, OR 97068

PROJ. NO. : 1723  
 FILE : A-ELV  
 DATE : 1/11/2018

SHEET #  
**A2.1**

ELEVATIONS, SECTIONS,  
 DETAILS