Clackamas County Planning and Zoning Division
Department of Transportation and Development

Development Services Building
150 Beavercreek Road | Oregon City, OR 97045

503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF LAND USE APPLICATION IN YOUR AREA

Date: 07/15/2019

Permit Number: Z0208-19

Application: Design Review

From: Clackamas County Planning and Zoning

Notice Mailed To: Property owners within 300 feet
Community Planning Organizations (CPO)
Interested Citizens and Agencies

Application Proposal:

Design Review approval for a 7-unit development of attached townhouses.

This project has been scheduled to be presented to the Design Review Committee on Tuesday, August 6th at 8:30 am. The meeting will be held in the Auditorium of Clackamas County's Development Services Building, located at 150 Beavercreek Road in Oregon City.

Property Owner: FORA PETRU & DANIELA
9951 SE EASTVIEW DR
HAPPY VALLEY, OR 97086

Applicant: FORA PETRU & DANIELA
9951 SE EASTVIEW DR
HAPPY VALLEY, OR 97086

Address: 8033 SE LAMPHIER ST
MILWAUKIE, OR 97222

Location:

Legal Description: 12E29DA01400 **Acres:** .32

Zone: HDR - High Density Residential

Staff: Anthony Riederer 503-742-4528 **E-mail:** ariederer@co.clackamas.or.us,

How to Comment on this Application:

1. To be sure your comments will be considered prior to the decision, we need to have them within 20 days of the date of this notice.

Permit Number: Z0208-19

2. You may use the space provided below, mail a separate letter or e-mail the information. Please include the permit number, address the information to the staff member handling this matter, and focus your comments on the approval criteria for the application.

3. Return your mailed comments to: Clackamas County Planning and Zoning, 150 Beavercreek Rd, Oregon City, OR 97045; FAX to (503) 742-4550.

Community Planning Organization: The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation on this application. You are welcome to contact this organization and attend their meeting. If this Community Planning Organization is currently inactive, and you are interested in becoming involved in Land Use Planning in your area, please contact the Citizen Involvement Office at (503) 655-8552.

SOUTHGATE (INACTIVE)

OR

Decision Process: In order to be approved, this proposal must meet the approval criteria in the Zoning and Development Ordinance, Section(s)

315, 1000 series, 1102, 1307

The Ordinance criteria for evaluating this application can be obtained from this office or viewed at www.clackamas.us/planning/zdo.html. You may view the submitted application at the following link, https://accela.clackamas.us/citizenaccess/ within five days of the date of this notice, or at our office during weekday lobby hours, 8:00 am to 4:00 pm, Monday through Thursday and 8:00 am to 3:00 pm Friday.

A decision on this proposal will be made and a copy will be mailed to you. If you disagree with the decision you may appeal to the Land Use Hearings Officer who will conduct a public hearing. There is a $250 appeal fee.

Comments:

_____

_____

_____

_____ _____

Your Name/Organization Telephone Number

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or email DRenhard@clackamas.us.

503-742-4696: ¿Traducción e interpretación? |Требуется ли вам устный или письменный перевод? | 翻译或口译？| Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

CLACKAMAS COUNTY

Clackamas County Planning and Zoning Division
Department of Transportation and Development
Development Services Building
150 Beavercreek Road | Oregon City, OR 97045
503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

LAND USE APPLICATION

DEEMED COMPLETE

ORIGINAL DATE SUBMITTED: 5/6/2016

FILE NUMBER: Z0208-19 D

APPLICATION TYPE: DESIGN REVIEW

The Planning and Zoning Division staff deemed this application complete for the purposes of Oregon Revised Statutes (ORS) 215.427 on: 7/11/2019

Signature

Sr. Planner
Title

Anthony Riederer
Print Name

Comments: _____

_____

_____

Check one:

✓ The subject property is located inside an urban growth boundary. The 120-day deadline for final action on the application pursuant to ORS 215.427(1) is:

Friday, November 8, 2019

○ The subject property is not located inside an urban growth boundary. The 150-day deadline for final action on the application pursuant to ORS 215.427(1) is:

_____

CLACKAMAS COUNTY PLANNING AND ZONING DIVISION
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045
503-742-4500 | ZONINGINFO@CLACKAMAS.US

Land Use Application

For Staff Use Only			
Date received:	5/6/19	Staff initials:	
Application type:	Design Review	File number:	2020S·19·D
Zone:	HDR	Fee:	4,224.00
Violation #:		CPO/~~Hamlet~~:	Southgate (Inactive

Applicant Information:

What is proposed? 7 ATTACHED HOMES

Name of applicant: PETER FORA

Mailing address: 9951 SE EASTVIEW DR HAPPY VALLEY OR

City HAPPY VALLEY State OR Zip 97086

Applicant is (select one): ☒ Property owner ☐ Contract purchaser ☐ Agent of the property owner or contract purchaser

Name of contact person (if other than applicant):

Mailing address of contact person: N/A

Applicant #s: Wk: Cell: 503-318-0506 Email: PCLFORA@YAHOO.COM

Contact person #s: Wk: Cell: Email:

Other persons (if any)to be mailed notices regarding this application:

Name Address N/A Zip Relationship

Name Address Zip Relationship

SITE ADDRESS: 8033 SE LAMPHIER ST

TAX LOT #: T 1S R 2E Section 29 Tax Lot(s) 12E29DA01400

Adjacent properties under same ownership: Total land area:

T____ R____ Section____ Tax lot(s) ____

T____ R____ Section____ Tax lot(s) ____

T____ R____ Section____ Tax lot(s) ____

I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

PETER FORA — Apr 24 19 — P Fora

Property owner or contract purchaser's name (print) — Date — Owner or contract purchaser's signature

PETER FORA — — P Fora

Applicant's name (print) — Date — Applicant's signature

CLACKAMAS COUNTY PLANNING AND ZONING DIVISION
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045
503-742-4500 | ZONINGINFO@CLACKAMAS.US

Application for Design Review

May 2018

******A Pre-Application Conference is required prior to filing this application.******

Date Received: _____ File No.: _____

Staff Member: _____ Design Review Fee: $_____

Zone: _____ .384% of Construction Cost: $_____

Comp. Plan: _____ ($650.00 Minimum / $36,835.00 Maximum Fee)

Development No.: _____ Project No.: _____

Name of Applicant: PETRU FORA

Mailing Address: 9951 SE EASTVIEW DR HAPPY VALLEY OR 97086

Phone: 503-318-0506 Email: PCC FORA@YAHOO.COM

What is proposed?:

7 ATTACHED HOMES / ~~DUPLEXES~~

Proposed title: FORA PROPERTY Sq. ft. of each structure: 1400 SQ FT +-

Estimated completion date: JUN/2020 Estimated cost of constr (labor & materials): $1.200.000

Site Address: 8033 SE LAMPHIER ST

Total Land Area : 0.32 Acres

Legal Description: T 1S R 2E Section: 29 Tax Lot(s): 12E29DA01400

Adjacent Properties Under Same Ownership: T____ R____ Section_____ Tax Lot(s)_____

Other persons (if any) to be mailed notices regarding this application:

Name N/A Address N/A Relationship

Name Address Relationship

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

PETRU FORA
Property Owner's Name (Print)

PETRU FORA
Applicant's Name (Print)

Property Owner's Signature Date

Applicant's Signature Date Apr 24 19

06.10.2019
Design Review Application Addendum
Addendum to the original narrative for 8033 SE Lamphier St.

- Irrigation: Will provide spigots in front and in back of each unit.
- Lighting: Each unit will have exterior light per Oregon electrical code.
- The applicant does not own any property adjacent to the subject property.
- Mail boxes location to be determined by the post office.
- Bicycle rack in garage.

Clackamas River Water: 8033 SE Lamphier St

February 4, 2019

1:843

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Facilities

- Intake Structures
- Pumpstation
- Reservoir
- Water Treatment Plant
- Abandoned Waterlines
- Private_Waterlines
- Private_Blowoffs
- Private_Valves
- Private_Hydrants
- Easements

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Web AppBuilder for ArcGIS
Map data © OpenStreetMap contributors, CC-BY-SA |

Plain Series

Plain Short

Plain Long

- Available in non-insulated single pane glass, clear acrylic or obscure glass on any model
- Insulated double pane glass and obscure glass available on Classic™ Collection Models HDP20 and HDPL20 only

Snap-In Series

Colonial 509

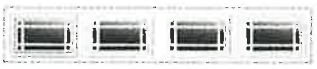
Stockton 612

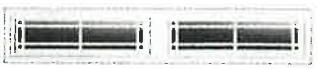
Cathedral 507

Cathedral 607

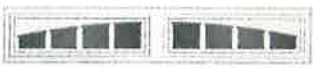
Charleston 508

Charleston 608


Prairie 510


Prairie 610

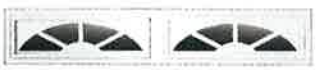
Madison 611

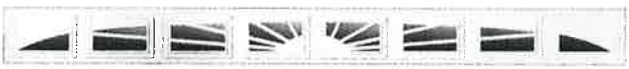

Madison Arch 613

Sunset 501 (4, 6, 8 or 10 panels across)

Sunset 502 (3, 6 or 9 panels across)

Sunset 503 (4 or 8 panels across)


Sunset 601 (2, 3, 4 or 5 long panels across)


Sunset 505 (8 panels across only)

Sunset 506 (5 or 10 panels across)

Sunset 504 (7 panels across only)

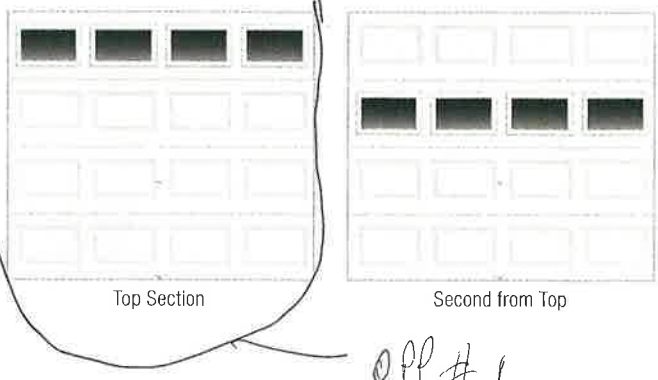
Sunset 603 (2 or 4 long panels across)

Sunset 605 (4 long panels across)

- Snap-In inserts are made of tough UV-protected plastic
- Inserts snap into the inside or outside frame of plain windows, changing the look in minutes
- Inserts come in 14 colors to match the color of the door; Sunsets come in 7 colors Due to the printing process, colors may vary

Insert Colors

Window Location


Top Section

Second from Top

- Short windows available over short and flush panels (all widths)
- Long windows available over long panels (all widths)
- Long windows available over short and flush panels (8', 9', 16' and 18'* widths only)
- Most windows come standard in top section
- Most windows available in top and second from top section

**18' not available on Model 2050*

opp #1

Clopay®

EXPLORE more door options

RESERVE® wood collection

LIMITED EDITION SERIES

Handcrafted insulated wood carriage house designs with exceptional beauty, energy efficiency and strength.

RESERVE® wood collection

SEMI-CUSTOM SERIES

Authentic carriage house designs handcrafted in the beauty of natural wood.

AVANTE™ collection

Contemporary aluminum and glass garage doors.

MODERN STEEL™ collection

Modern Flush and Modern Grooved panel steel garage doors.

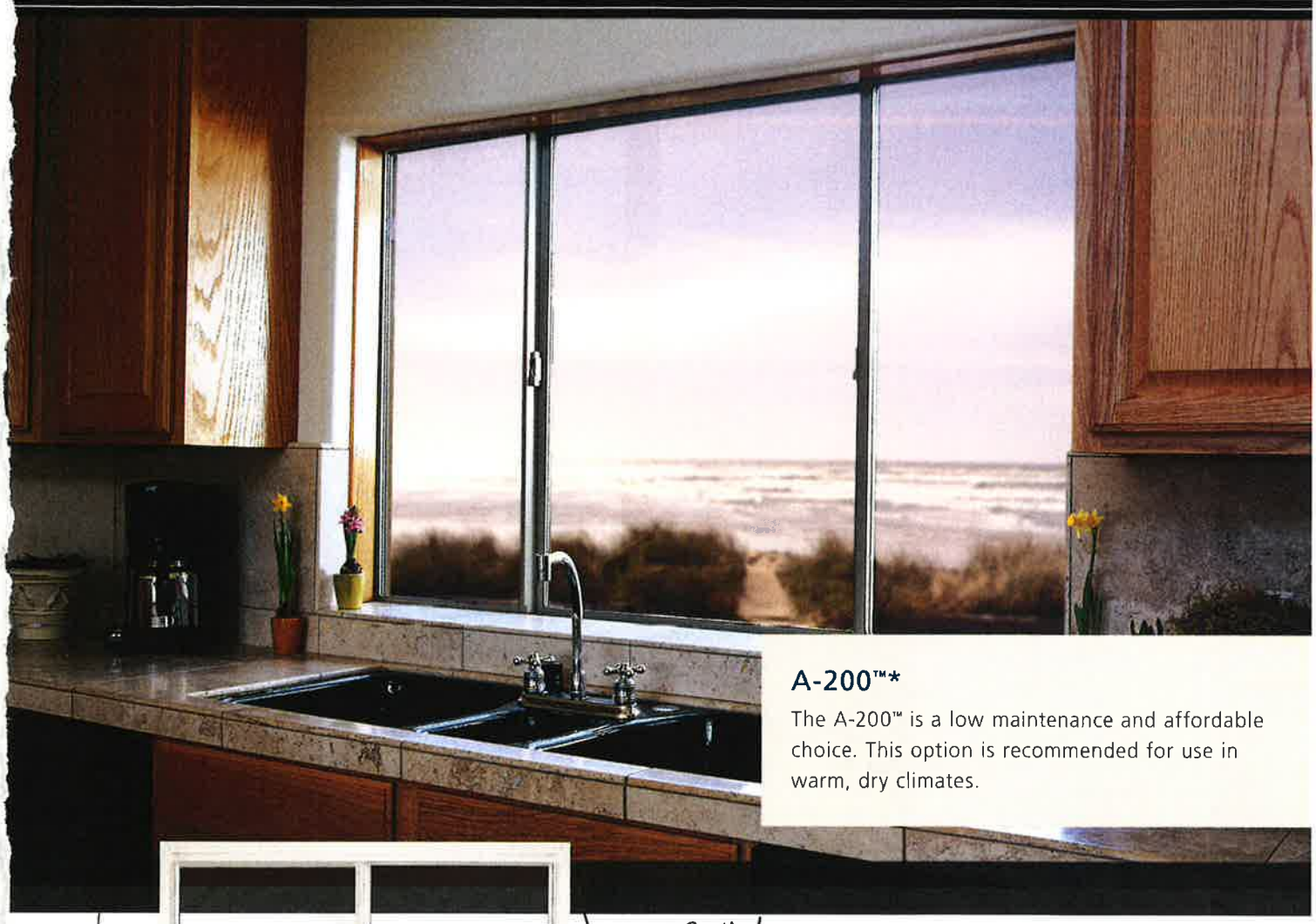
Clopay®

America's Favorite Garage Doors®

Explore all of the garage door collections, designs and insulation options Clopay has to offer. See a store associate or scan here to view the Clopay garage door configurator.

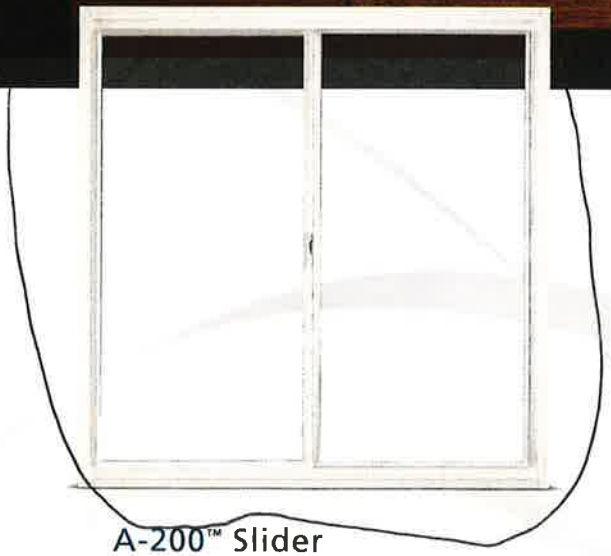
HomeDepot.com/GarageDoors

A-200™



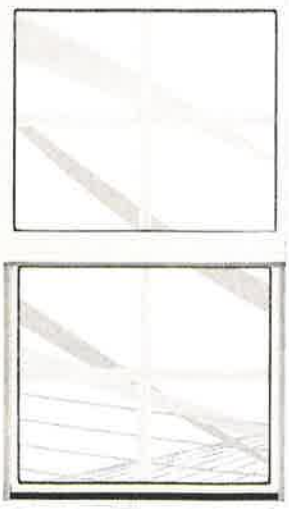
A-200™*

The A-200™ is a low maintenance and affordable choice. This option is recommended for use in warm, dry climates.



A-200™ Slider

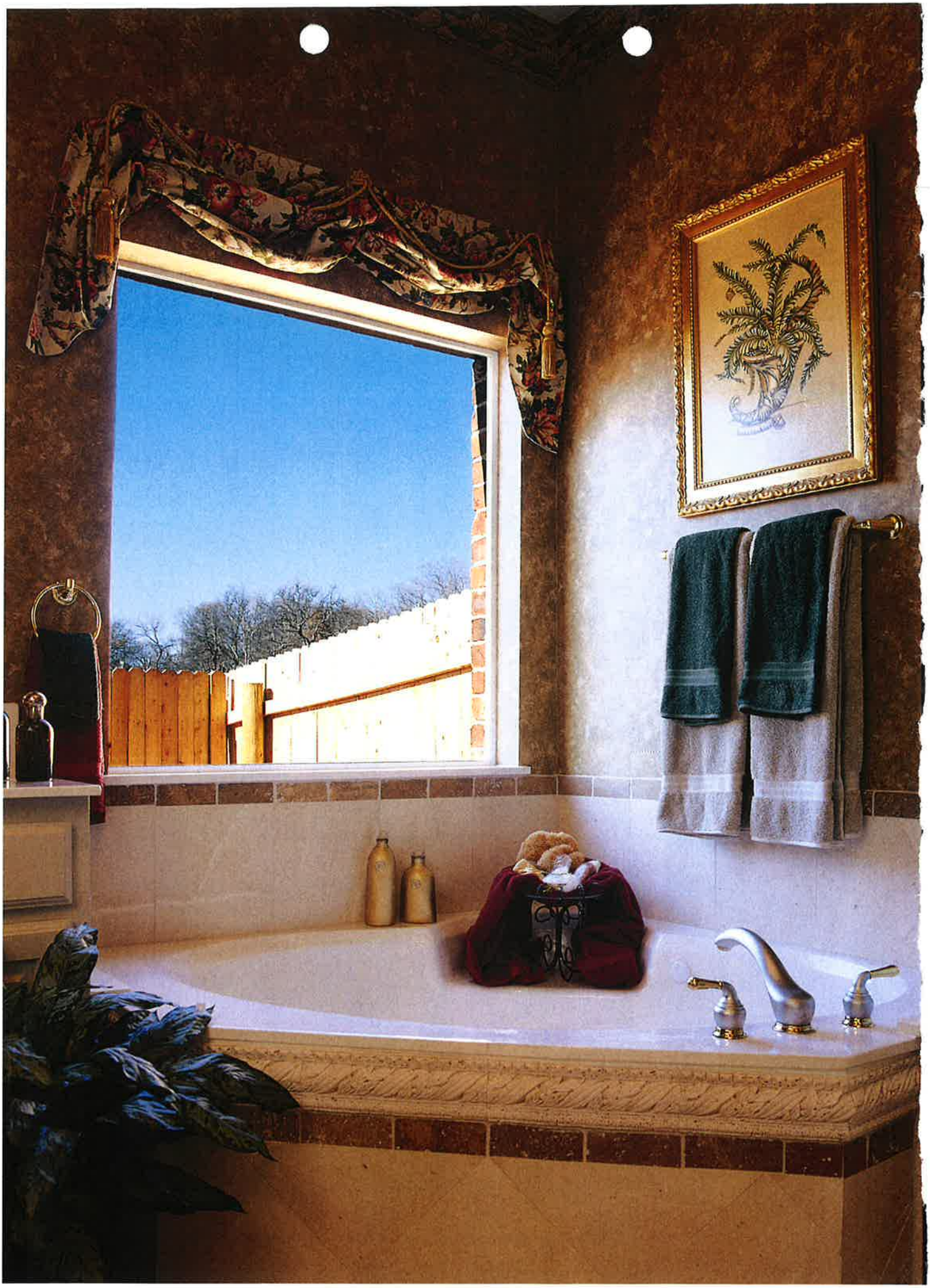
With a sleek look, slider windows do not take up extra room when opened and are easy to use.



A-200™ Single-Hung

With a top sash that is stationary, this window opens from the bottom and features classic styling.

*Available only in select Southwestern markets



Rainglass

Privacy Scale 8 10

Door Collections

Granite

Privacy Scale 10

Door Collections

NOTE: Colors may vary from an actual application due to fluctuations in the printing process of this catalog. Variations may also occur in the finishing process of your door system. Glass privacy ratings may be more or less than indicated based on glass design and size of glass. Glass designs may differ from depiction due to handcrafting and size of glass. Visit **thermatru.com** for details on glass privacy ratings and design. Ask a Home Depot Associate for more information about available door panel styles and sizes.

Grilles & External Lite Dividers

Grille Between Glass

- Housed inside two panes of tempered glass
- Configurable with standard clear glass or energy-efficient Low-E glass

Grille between glass

Removable Wood Grilles

- Easily removable for cleaning
- Wood grilles can be stained or painted to complement home décor
- Configurable with standard clear glass or energy-efficient Low-E glass

Removable wood grilles

External Lite Dividers

- Available in a variety of Craftsman-style designs
- Configurable with standard clear glass or energy-efficient Low-E glass
- Fixed Grilles
- Molded as part of the lite frame

External lite dividers

Door Collections

Classic-Craft®

American Style Collection™ | Mahogany Collection™ | Rustic Collection™ | Oak Collection™ | Canvas Collection®

Fiber-Classic® / Smooth-Star®

Mahogany Collection™ | Oak Collection™ | Smooth-Star® | Steel

Fixed grilles

NOTE: Colors may vary from an actual application due to fluctuations in the printing process of this catalog. Variations may also occur in the finishing process of your door system. Glass privacy ratings may be more or less than indicated based on glass design and size of glass. Glass designs may differ from depiction due to handcrafting and size of glass. Visit **thermatru.com** for details on glass privacy ratings and design. Ask a Home Depot Associate for more information about available door panel styles and sizes.

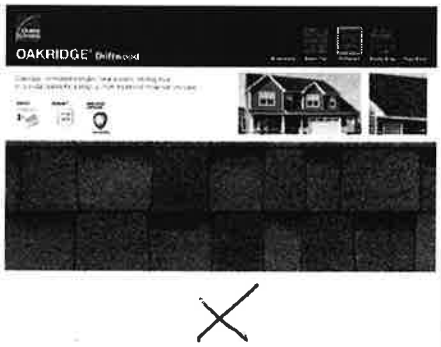
SRG REFERENCE GUIDE	POP: [ ] All Stores [X] Select	[ ] - Bay	Date Created: [ ]
Dept: [22] Class: [10]	Language: [ ] BL [X] EO [ ] PR		

Sign: D22-45970-1001E
Amber - Oakridge

Sign: D22-45970-1002E
Black Walnut - Oakridge

Sign: D22-45970-1003E
Brownwood - Oakridge

Sign: D22-45970-1004E
Desert Tan - Oakridge



Sign: D22-45970-1005E
Driftwood - Oakridge

Sign: D22-45970-1006E
Estate Gray - Oakridge

Key	ITEM #	DESCRIPTION	SIZE	Key	ITEM #	DESCRIPTION	SIZE
2	D22-45970-1001E	Shingle&Graphic combo board - Amber - Oakridge	47X23.5	2	D22-45970-1002E	Shingle&Graphic combo board - Black Walnut - Oakridge	47X23.5
2	D22-45970-1003E	Shingle&Graphic combo board Brownwood - Oakridge	47X23.5	2	D22-45970-1004E	Shingle&Graphic combo board - Desert Tan - Oakridge	47X23.5
2	D22-45970-1005E	Shingle&Graphic combo board - Driftwood - Oakridge	47X23.5	2	D22-45970-1006E	Shingle&Graphic combo board - Estate Gray - Oakridge	47X23.5

CLACKAMAS COUNTY DESIGN REVIEW

04.22.2019

Re: PROPOSED PROJECT PLANS:
8033 SE Lamphier St
Milwaukie, OR 97222

The Proposed project will consist of (seven)7 attached homes, each having 1 car garage and parking space in front.

The property is situated in a transitional are of demoing old homes and building new ones. This project will be similar to the already new homes built on the street recently.

The exterior siding will be a combination of hardy planks, cedar and decorative stone.

The exterior colors are included in the package. The main body sides and back will be a light gray color. The front will be a combination of the colors I am providing from the pallet.

The landscape is included in the package.
There is no storm water system on SE Lamphier St.

Lighting is adequate according to Wendi Coryell, SDC.

The property lot is leveled and has no current structures on it.

The roof will be architectural shingles.

The garbage/recycle will be contained inside the garage of each individual home.

Transit transportation is available on SE 82nd Blvd business corridor, approximately 250 feet from the property. Furthermore, short distance to light rail Orange line and I 205.

The roof rain water will be collected in the 2(two) dry wells 4'x7', which is more than adequate for the size of the roof. The roof area for the 7 units is 7,547 square feet total.

Sincerely,
Petru Fora
9951 SE Eastview Dr
Happy Valley, OR 97086

Clackamas River Water

Attachment
County Preliminary Statement of Feasibility

To: Pete Fora

From: Betty Johnson

Date: April 23, 2019

Re: 8033 SE Lamphier St, Milwaukie, OR 97222

• Comments:

A. *"Water service will be provided only from pipes or mains located within public street, alleys or rights-of-way, or within easements furnished to CRW, and to property or premises with frontage to such mains…. Each dwelling or building will be provided with its own water service connection and meter …No person shall furnish water to other buildings or premises without the written approval of the Board, which may be granted in the sole discretion of the Board, and then only under the specific terms of an agreement approved by CRW"*

B. Fire hydrant number and distribution shall be in accordance with the Oregon Fire Code C105.1

C. Placement of fire hydrant systems shall be in accordance with the Oregon Fire Code 507.5.1

D. Unless Noted on plans or specified otherwise, all construction and backflow devices are to be in accordance with the most recent version of Clackamas River Water standards and the Oregon Administration Rules (OAR), Chapter 333.

E. All water facilities design, construction, testing and maintenance, where applicable, shall conform to the latest adopted revision of the Oregon state Health Division administrative Rules chapter 333 on Public water System except where provisions outlined in the Clackamas River Water rules and regulations.

F. For design of District's water system improvements, hydraulic system must be analyzed using the worst- case scenario envisioned in the district's current Water System Facilities Plan. The water system analysis shall be conducted using a simultaneous demand for the maximum (peak) day demand or peak hour non-fire demand, whichever is greater, and the fire demand.

G. Any substantial deviation from the approved construction plans must have prior approval of the Water District.

H. Easements for water facilities shall be provided along property lines and designated on the final plat, as deemed necessary by the Water District.

I. Resale of water purchased from the Water District will not be permitted. No user shall resell or permit resale of water directly to any person, or for any use.

16770 SE 82nd Drive
Clackamas, OR 97015-2539
503.722.9240
www.crwater.com

CLACKAMAS COUNTY PLANNING AND ZONING DIVISION
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045
503-742-4500 | ZONINGINFO@CLACKAMAS.US

PRELIMINARY STATEMENT OF FEASIBILITY

To be completed by the applicant:

Applicant's Name: Pete Fora

Property Legal Description: T 1 S, R 2E, Section 29DA, Tax Lot(s) 01400

Site Address: 8033 SE Lamphier St, Milwaukie, OR 97222 Project Engineer: _____

Project Title/Description of Proposed Development: 8 units, multi-family complex or 5-attached homes.

To be completed by the service provider or surface water management authority:

Check all that apply:

- ☐ Sanitary sewer capacity in the wastewater treatment system and the sanitary sewage collection system is available to serve the development or can be made available through improvements completed by the developer or the system owner.
- ☐ Adequate surface water treatment and conveyance is available to serve the development or can be made available through improvements completed by the developer or the system owner.
- ☑ Water service is available in levels appropriate for the development, and adequate water system capacity is available in source, supply, treatment, transmission, storage and distribution or such levels and capacity can be made available through improvements completed by the developer or the system owner. This statement ☐ applies ☑ does not apply to fire flows.*

  **If water service is adequate with the exception of fire flows, the applicant shall submit a statement from the fire district serving the subject property that states that an alternate method of fire protection, such as an on-site water source or a sprinkler system, is acceptable.*

- ☑ This statement is issued subject to conditions of approval set forth in the attached.
- ☐ Adequate ☐ sanitary sewer service, ☐ surface water management, ☐ water service cannot be provided.

Betty A Johnson
Signature of Authorized Representative

April 23, 2019
Date

Engineering Associate
Title

Clackamas River Water
Name of Service Provider or Surface Water Management Authority

Completion of this statement does not reserve capacity for the development and does not alter an applicant's obligation to comply with the service provider's or surface water management authority's regulations. Completion of this statement does not obligate the service provider or surface water management authority to finance or construct improvements necessary to provide adequate service for the proposed development. Completion of this statement does not guarantee that land use approval for the proposed development will be granted.

CLACKAMAS COUNTY

CLACKAMAS COUNTY PLANNING AND ZONING DIVISION
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045
503-742-4500 | ZONINGINFO@CLACKAMAS.US

PRELIMINARY STATEMENT OF FEASIBILITY

To be completed by the applicant:

Applicant's Name: PETER FORA

Property Legal Description: T 1 S, R 2 E, Section 29, Tax Lot(s) 12E 29DA01400

Site Address: 8033 SE LAMPHIER Project Engineer: Staff. R G Engineering

Project Title/Description of Proposed Development: FORA

To be completed by the service provider or surface water management authority:

Check all that apply:

- [x] Sanitary sewer capacity in the wastewater treatment system and the sanitary sewage collection system is available to serve the development or can be made available through improvements completed by the developer or the system owner.
- [x] Adequate surface water treatment and conveyance is available to serve the development or can be made available through improvements completed by the developer or the system owner.
- [ ] Water service is available in levels appropriate for the development, and adequate water system capacity is available in source, supply, treatment, transmission, storage and distribution or such levels and capacity can be made available through improvements completed by the developer or the system owner. This statement ☐ applies ☐ does not apply to fire flows.*

  **If water service is adequate with the exception of fire flows, the applicant shall submit a statement from the fire district serving the subject property that states that an alternate method of fire protection, such as an on-site water source or a sprinkler system, is acceptable.*

- [ ] This statement is issued subject to conditions of approval set forth in the attached.
- [x] Adequate ☒ sanitary sewer service, ☒ surface water management, ☐ water service cannot be provided.

DKP
Signature of Authorized Representative

5/6/2019
Date

Permitting Supervisor
Title

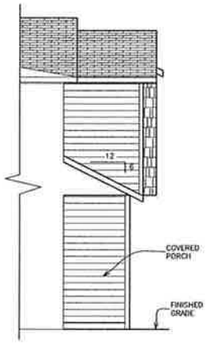
WES
Name of Service Provider or Surface Water Management Authority

Completion of this statement does not reserve capacity for the development and does not alter an applicant's obligation to comply with the service provider's or surface water management authority's regulations. Completion of this statement does not obligate the service provider or surface water management authority to finance or construct improvements necessary to provide adequate service for the proposed development. Completion of this statement does not guarantee that land use approval for the proposed development will be granted.

* Based on the preliminary site plan, and infiltration testing, the proposed development will retain the 25yr storm.

FRONT ELEVATION

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



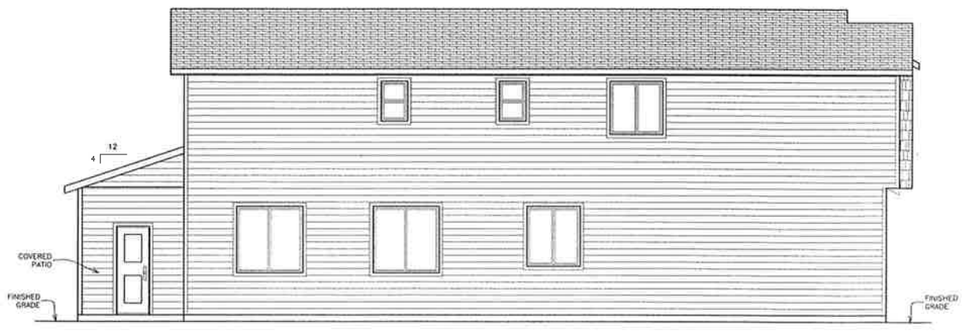
(AT COVERED PORCH)

LEFT ELEV.

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

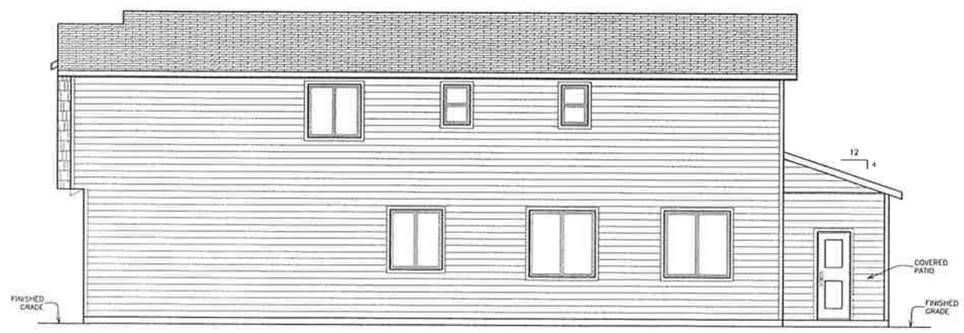
REAR ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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

MASSIE HOME DESIGN
503 NW 20TH, STE 103
CAMAS, OREGON 97030
PHONE (503) 663-1100
EMAIL thejoy@massiehome.com

PROJECT ADDRESS:
5833 SE LAMPHIER ST.
MILWAUKIE, OR. 97222

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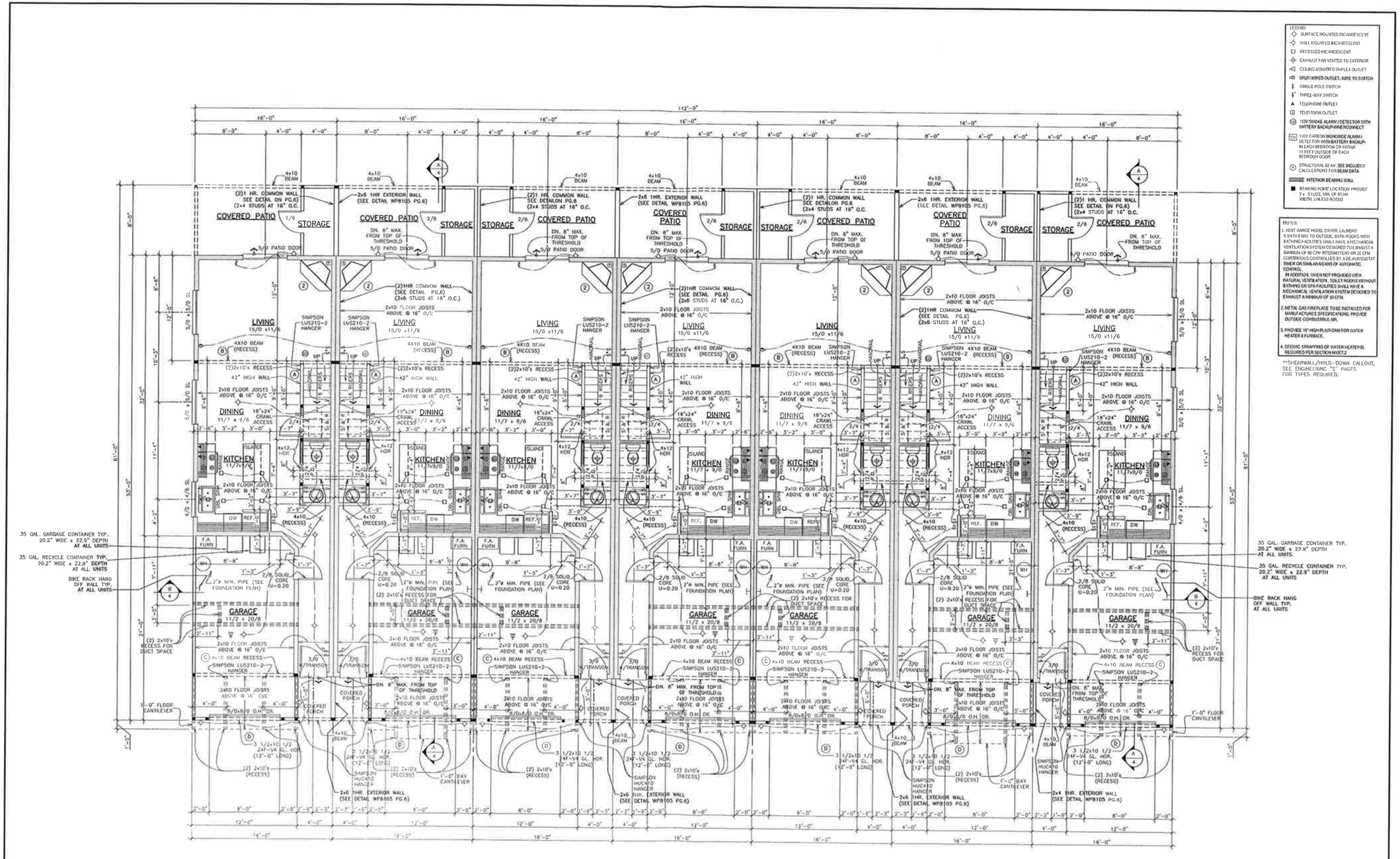
PROJECT OWNER:
PETE C. CONST., LLC.
PETE CHAN
2911 SE EASTVIEW DR.
HAPPY VALLEY, OR. 97086
PH (503) 819-1399
EMAIL petechan@gmail.com

TOWNHOUSE PLAN 5-1393 & 2-1399
FOR
PETE C. CONST. LLC.

DRAWN BY: E.H.
DATE: 6-13-19
REV.
JOB# 19-005

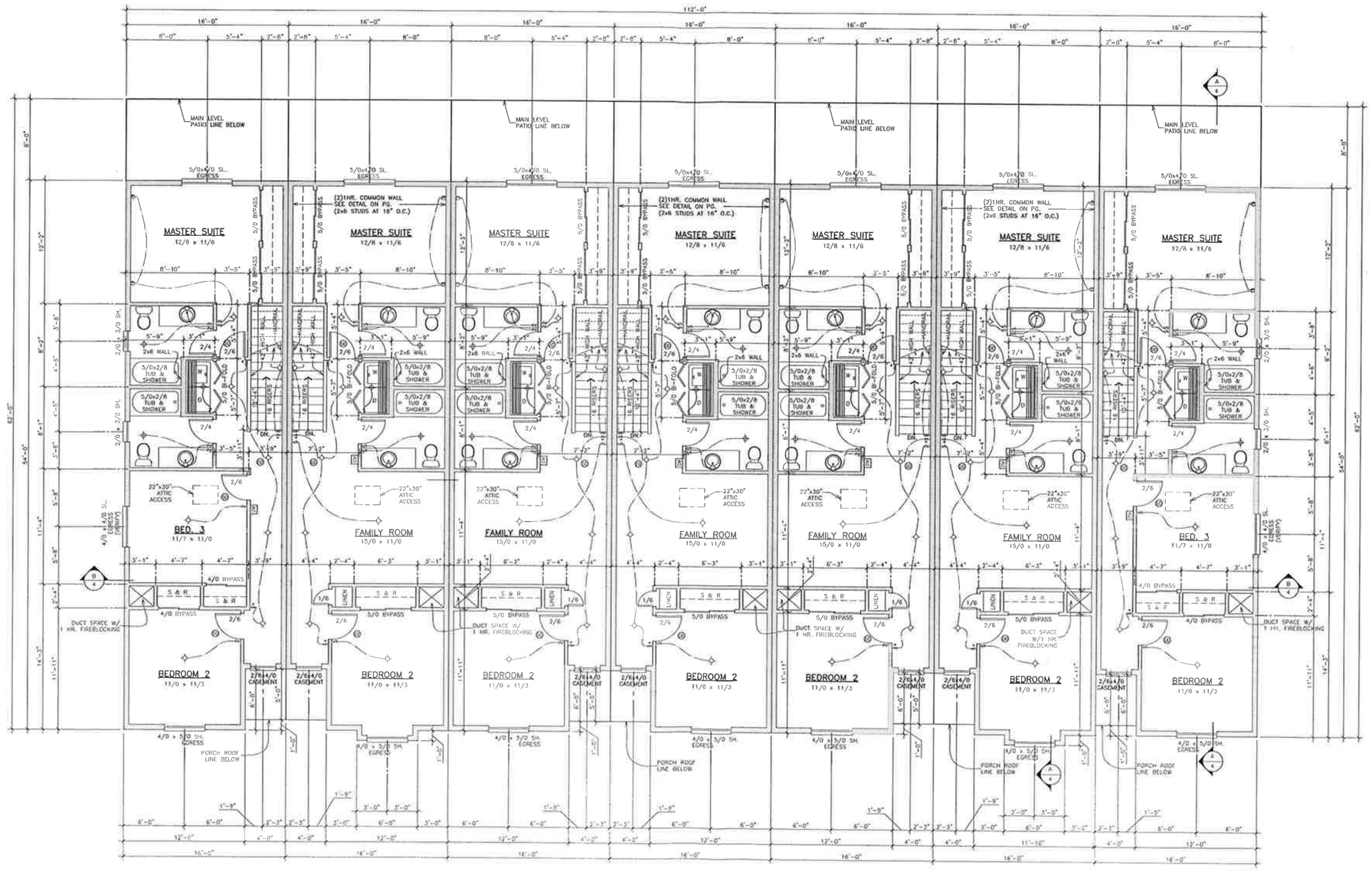
1
OF 8



MAIN FLOOR PLAN

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

585 SQ. FT. MAIN FLOOR EACH UNIT 243 SQ. FT. 1 CAR GARAGE EACH UNIT
1,388 SQ. FT. TOTAL LIVING AREA (UNIT 1,3,5 & 7)
1,394 SQ. FT. TOTAL LIVING AREA (UNIT 2 & 6)



LEGEND:

- SURFACE MOUNTED INCANDESCENT
- WALL MOUNTED INCANDESCENT
- RECESSED INCANDESCENT
- EXHAUST FAN VENTED TO EXTERIOR
- CEILING MOUNTED DUPLEX OUTLET
- SPLIT-WIRED OUTLET, WIRE TO SWITCH
- S SINGLE-POLE SWITCH
- ^{3} THREE-WAY SWITCH
- TELEPHONE OUTLET
- TELEVISION OUTLET
- SD 110V SMOKE ALARM / DETECTOR WITH BATTERY BACKUP-INTERCONNECT
- CO 110V CARBON MONOXIDE ALARM / DETECTOR WITH BATTERY BACKUP-IN EACH BEDROOM OR WITHIN 15 FEET OUTSIDE OF EACH BEDROOM DOOR
- A/4 STRUCTURAL BEAM, SEE INCLUDED CALCULATIONS FOR BEAM DATA
- INTERIOR BEARING WALL
- BEARING POINT LOCATION, PROVIDE 2 x STUDS MIN. OF BEAM WIDTH, UNLESS NOTED

NOTES:

1. VENT RANGE HOOD, DRYER, LAUNDRY & BATH FANS TO OUTSIDE. BATH ROOMS WITH BATHING FACILITIES SHALL HAVE A MECHANICAL VENTILATION SYSTEM DESIGNED TO EXHAUST A MINIMUM OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS CONTROLLED BY A DEHUMIDISTAT TIMER OR SIMILAR MEANS OF AUTOMATIC CONTROL.
   IN ADDITION, WHEN NOT PROVIDED WITH NATURAL VENTILATION, TOILET ROOMS WITHOUT BATHING OR SPA FACILITIES SHALL HAVE A MECHANICAL VENTILATION SYSTEM DESIGNED TO EXHAUST A MINIMUM OF 50 CFM.
2. METAL GAS FIREPLACE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS. PROVIDE OUTSIDE COMBUSTIBLE AIR.
3. PROVIDE 18" HIGH PLATFORM FOR WATER HEATER & FURNACE.
4. SEISMIC STRAPPING OF WATER HEATER IS REQUIRED PER SECTION M1307.2

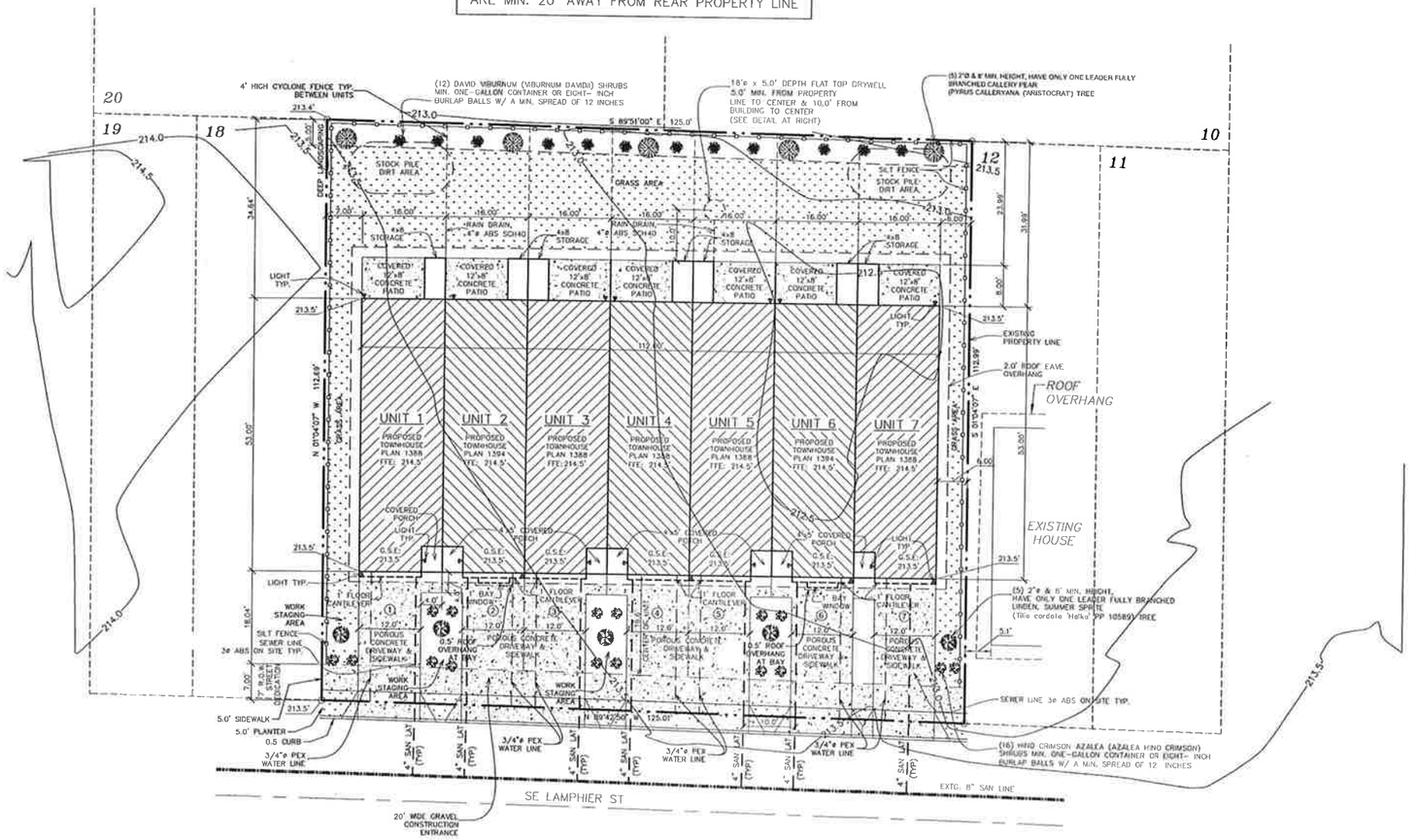
**SHEARWALL/HOLD-DOWN CALLOUT, SEE ENGINEERING "S" PAGES FOR TYPES REQUIRED.

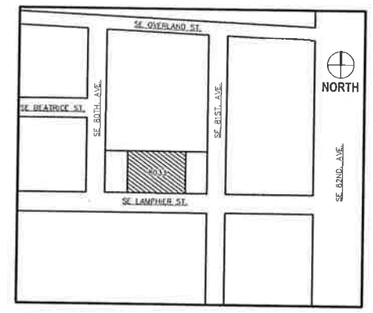
UPPER FLOOR PLAN

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

863 SQ. FT. UPPER FLOOR (UNIT 1,3,4,5 & 7)
809 SQ. FT. UPPER FLOOR (UNIT 2 & 6)

9540 & 9525 STRUCTURES TO THE NORTH
ARE MIN. 20' AWAY FROM REAR PROPERTY LINE





VICINITY MAP
SCALE: NTS

LANDSCAPING LEGEND:

TREES:

(5) 2"Ø & 8' MIN. HEIGHT, HAVE ONLY ONE LEADER FULLY BRANCHED CALLERY PEAR (PYRUS CALLERYANA (ARISTOCRAT) TREE

(5) 2"Ø & 8' MIN. HEIGHT, HAVE ONLY ONE LEADER FULLY BRANCHED LINDEN, SUMMER SPRITE (Tilia cordata 'Halka' PP 10589) TREE

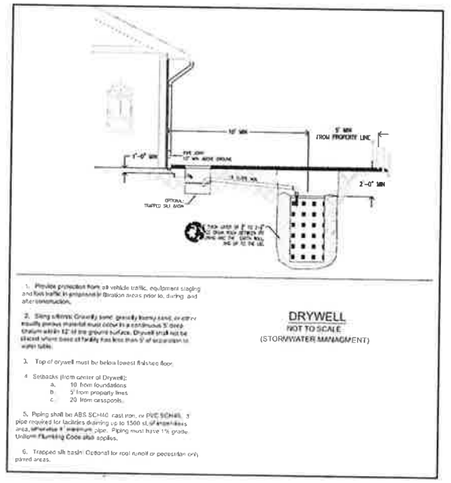
SHRUBS:

(16) HINO CRIMSON AZALEA (AZALEA HINO CRIMSON) SHRUBS MIN. ONE-GALLON CONTAINER OR EIGHT-INCH BURLAP BALLS W/ A MIN. SPREAD OF 12 INCHES

(12) DAVID VIBURNUM (VIBURNUM DAVIDII) SHRUBS MIN. ONE GALLON CONTAINER OR EIGHT-INCH BURLAP BALLS W/ A MIN. SPREAD OF 12 INCHES

LAWN

KINNIKINNICK (ARCTOSTAPHYLOS UVA-URSI)
K. Ground cover shall be planted a maximum of 30 inches on center with a maximum of 30 inches between rows. Rows of plants shall be staggered. Ground cover shall be installed in minimum four-inch containers, except that the minimum shall be reduced to two and one-quarter inches or equivalent if the ground cover is planted a minimum of 18 inches on center.



1. Provide protection from all vehicle traffic, equipment staging and foot traffic in proposed infiltration areas prior to, during, and after construction.

2. Siting criteria: Gravelly sand, gravelly loamy sand, or other equally porous material must occur in a continuous 5' deep stratum within 10' of the ground surface. Drywell shall not be placed where bedrock is less than 5' of separation to water table.

3. Top of drywell must be below lowest finished floor.

4. Setbacks from center of Drywell:
   a. 10 from foundations
   b. 5' from property lines
   c. 20 from cesspools.

5. Piping shall be ABS SCH40 cast iron, or PVC SCH40. 3" pipe required for facilities draining up to 1500 sf impervious area, otherwise 4" minimum pipe. Piping must have 1% grade. Uniform Plumbing Code also applies.

6. Trapped silt basin (Optional for roof runoff or pedestrian only) paved areas.

DRYWELL
NOT TO SCALE
(STORMWATER MANAGMENT)

1012.05 MAX. DENSITY: LOT AREA 14,125.0 SQ. FT. GROSS SITE AREA (GSA)
1742 SQ. FT. DENSITY LAND AREA (DLA)=8.10 (8 UNITS MAX. DENSITY)

1012.05 MIN. DENSITY: LOT AREA 14,125.0 SQ. FT. GROSS SITE AREA (GSA) MINUS
875 SQ. FT. STREET DEDICATION = 13,250.0 SQ. FT.
1742 SQ. FT. DENSITY LAND AREA (DLA)=7.6x.90 = 6.84 (7 UNITS MIN. DENSITY)

NOTE: 1. RELATION TO TRANSIT:
743' TO BUS STOP AT SE 82ND & OVERLAND

2. WASTE / RECYCLING CONTAINERS AT BACK OF EACH GARAGE TYP.

3. CENTRAL MAIL BOXES LOCATED BY THE U.S. POSTAL SERVICE.

PROJECT OWNER:

PETE C. CONST., LLC.
PETE FORA

9851 SE EASTVIEW DR.
HAPPY VALLEY OR. 97086
PH: 503-318-0106
E-MAIL: PCCFORA@YAHOO.COM

PROJECT LEGAL DESCRIPTION:

PARCEL NUMBER: 00064254 TAX LOT: 12E29DA01400
Map Number: 12E29DA Census Tract: 021601 LOTS 13-17
N.C. 14.8 E. 14 SEC.29 T.1S R.2E. V.M
CLACKAMAS COUNTY, OREGON

PROJECT ADDRESS:
8053 SE LAMPHIER ST.
MILWAUKIE, 97222

PROPOSED PROJECT FOR:
PETE C. CONST., LLC.

ROOF AREA: (FOR ALL 7 UNITS) 7,542.5 SQ. FT.

FLATWORK AREA
DRIVEWAYS & SIDEWALKS 1,754.3 SQ. FT.
W/ OUT STREET DEDICATION
COVERED FRONT PORCHES 146.0 SQ. FT.
COVERED REAR PATIOS 672.5 SQ. FT.
TOTAL= 2,572.8 SQ. FT.

LOT COVERAGE:
% OF AREA 14,125.0 SQ. FT.
BUILDING AREA 8,296 SQ. FT.
(DOT INCLUDING OVERHANGS)
ZONING: 44.2 % LOT COVERAGE
ZONE FOR R-HDR-NA

SITE PLAN

SCALE: 1" = 10.0'
DATE: 4-15-19, REV.6-13-19, 7-6-19
JOB# 19-065

NORTH

MASSIE HOME DESIGN