

Comment Period: Written comments regarding this application will be accepted, if received by **4:00 pm on September 23, 2021**. Comments should be directed toward approval criteria applicable to the request. Further information regarding this application, application materials, and other evidence relied upon for this application is available by contacting Chris Liu at chris.liu@multco.us. Copies of these materials may be purchased for \$0.40/per page.

Applicable Approval Criteria: Multnomah County Code (MCC):

General Provisions: MCC 39.1515 Code Compliance and Applications; MCC 39.6235 Stormwater Drainage Control; MCC 39.6850 Dark Sky Lighting Standards

CFU-4 Zone: MCC 39.4070 Allowed Uses – (D) Replacement Dwelling within 100-feet of an existing dwelling; MCC 39.4105 Building Height Requirements; MCC 39.4110 Forest Practices Setbacks and Fire Safety Zones; MCC 39.4115 Development Standards for Dwellings and Structures

Lot of Record: MCC 39.3005 Lot of Record – Generally; MCC 39.3050 Lot of Record – CFU-4

Geologic Hazards: MCC 39.5075 Permits Required; MCC 39.5080 Exemptions

Significant Environmental Concern: MCC 39.5510 Uses; SEC Permit Required; MCC 39.5520 Application for SEC Permit; MCC 39.5540 Criteria for Approval of SEC Permit.

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office or by visiting our website at <http://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code**.

Decision Making Process: The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, any recognized neighborhood associations, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.

Important Note: Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.

Enclosures:
Site Plan
Floor Plan
Building Elevation

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

STEVENS

2579.73 B.P.A.
2580.84 ms.

ROAD

1290.42 ms.

416.00 dd. 4 ms.

SE STEVENS ROAD

100.00 ms.

Set I.R.

(14)

(19)

(16)

280.00
S. 0° 53' 35" W.

S. 00° 30' 40" W.

208.00

(33)

S. 0° 53' 35" W.

416.00

S. 88° 30' 40" W.

208.00

1261.83

S. 0° 53' 35" W.
536' ±

existing
septic

275'

New
Tank

25X35
house

Downspouts

Replacement
Drainfield
Site

825.52 ms.

1970' ±

Scale

3/16-10'

Set I.R.
Line Point

N. 0° 53' 35" E.

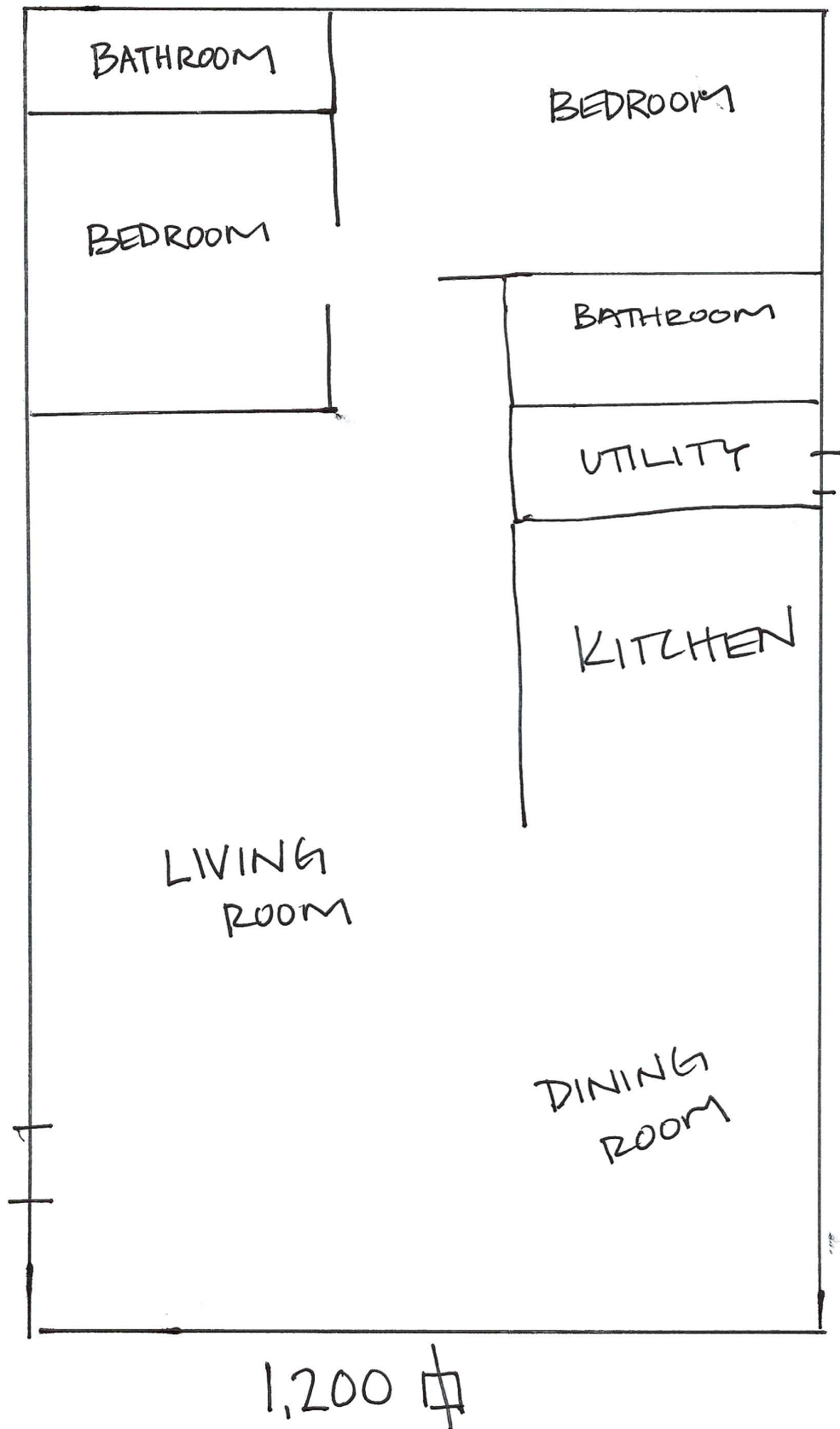
1300' ±

SANDY

Approximate

Approx.

☆ EXISTING FIRE DAMAGED



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- * **Soil bearing Capacity - 1500 PSF**
Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specially loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

compacting strength capacity" unless stated otherwise. All interior slabs on grade shall have an f_c compacted granular fill, polyethylene vapor barrier, underlayment, and 6 mil, polyethylene expansion and contraction joints as per local requirements. All 3C x 3C x 18" concrete pads to have (3) #5 rods each way. All 3C x 4C x 18" concrete pads to have (4) #5 rods each way. Foundation walls are to be backfilled until properly braced. Very depth of frost footings with your local codes. Provide termite protection as required by HUD minimum property standards. Foundation bolts must be anchored to sill plate with 1/2" bolts embedded 18" in concrete walls.

BAR SIZE AND SPACING	VERTICAL	HORIZONTAL
#3 Wall thickness	#5 @ 16" o.c.	#5 @ 16" o.c.
10" Wall thickness (4-in-thick)	#5 @ 12" o.c.	#5 @ 16" o.c.
EXTERIOR FILL		
0" to 3.6"	#3 @ 16" o.c.	#3 @ 16" o.c.
3.7" to 6.0"	#3 @ 16" o.c.	#3 @ 16" o.c.
6.1" to 7.0"	#3 @ 16" o.c.	#3 @ 16" o.c.
Over 7.0"	#3 @ 16" o.c.	#3 @ 16" o.c.

Additional engineering may be required

- Specification A-36: All structural steel for steel columns shall comply with ASTM specification A-36.
- Specification A-53 Grade B or A-501: All reinforcing steel for concrete shall comply with ASTM specification A-53 Grade 60.
- Provide steel shims in all beam pockets.
- Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

Unless noted otherwise, all framing members shall have the following:

Pd = 1,000 psi
Fy = 75 ksi
E = 1,400,000 psi

Contracted to confirm the sea, specify and stress characteristics of all framing and structural members to meet your local code requirements.

All studs and sections in Glulam or Laminated Veneer Lumber (LVL) are framed members not indicated on the plan and to be sized by contractor.

Bolted floor joists under all partition walls, unless noted otherwise.

Partitions shall be constructed of 2x6 studs at 16" o.c. wall cladding.

All exterior walls are dimensioned to include 2x6 stud wall cladding.

All interior walls are 4" (3 1/2") stud plus 1/2" rigid insulation. All interior walls have 1/2" urethane sheathing shown.

Partitions shall be constructed over sealed foundations.

All door frames shall be 2x6.

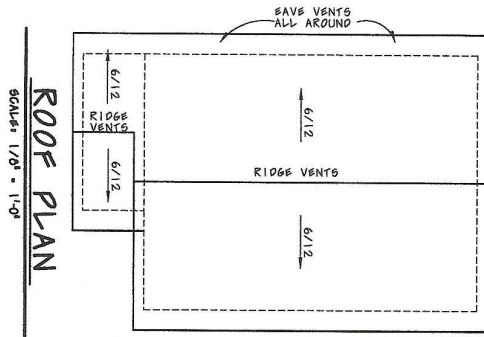
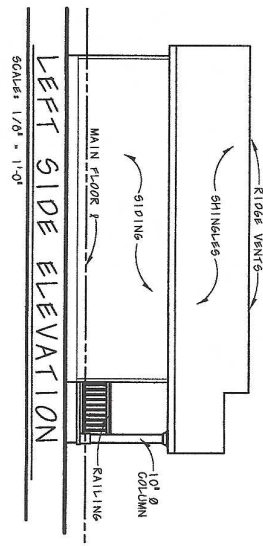
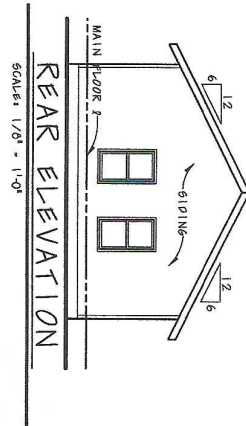
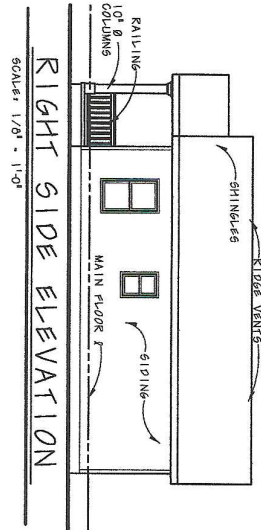
All door frames shall be 2x6.

All angled walls on floor plans are at 45 degree angle, unless otherwise noted.

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Architectural drawing of a house showing a side elevation and a roof cross-section. The side elevation features a main floor with a door and a window, and a second floor with a window and a balcony. The roof is labeled "SHAKE SHEDDING" and has a pitch of 12/6. The main floor is labeled "MAIN FLOOR".

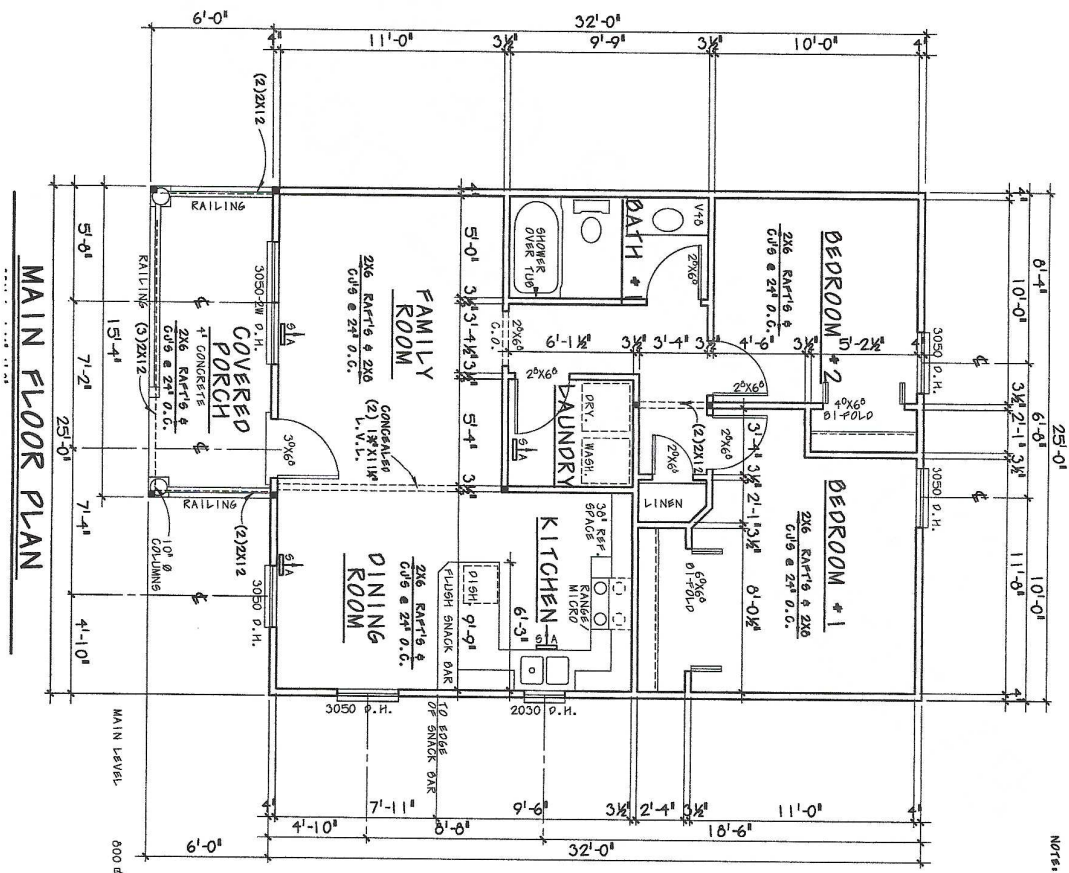
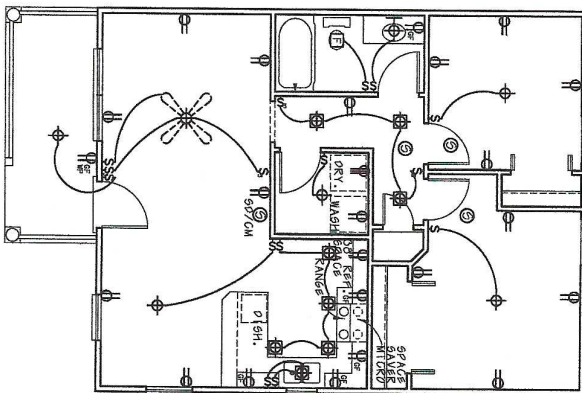
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SCALE: 3/16" = 1'-0"



NOTE: ALL MAIN FLOOR WALLS ARE 9'-1 1/2" HIGH UNLESS NOTED OTHERWISE

NOTE: ALL EXTERIOR WALLS ARE 4' (3" STUD 1/2" SHEATHING) ALL INTERIOR WALLS ARE 3/4" UNLESS OTHERWISE SHOWN

NOTE: ALL ANGLED WALLS ARE @ 45°

MAIN FLOOR PLAN

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SHEET
4 of 4

31018

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