



March 21, 2019

Land Use File(s): R-2019-002
Permit(s): 601-19-000117-STR

NOTICE OF DECISION

This is official notice of action taken by the Milwaukie Planning Director on March 21, 2019.

- Applicant(s):** Mark Pekarek (Paramount Development Properties, LLC)
- Location(s):** 9147 & 9129 SE 29th Ave
- Tax Lot(s):** 1S1E25BD, lots 2300 & 2301
- Application Type(s):** Partition Replat: Remove underlying lot lines, establish 1 new lot, adjust boundary between lots
- Decision:** Approved
- Review Criteria:** **Milwaukie Municipal Code (MMC):**
- MMC Chapter 17.12 Application Procedure & Approval Criteria
 - MMC Chapter 17.16 Application Requirements & Procedures
 - MMC Section 17.28.040 General Lot Design
 - MMC Section 19.301 Low Density Residential Zones (including R-7)
 - MMC Chapter 19.700 Public Facility Improvements
 - MMC Section 19.1005 Type II Review
- Neighborhood(s):** Ardenwald-Johnson Creek

Appeal period closes: 5:00 p.m., April 5, 2019

This notice is issued in accordance with Milwaukie Municipal Code (MMC) Section 19.1005 Type II Review. The complete case file for this application is available for review by appointment between 8:00 a.m. and 5:00 p.m. on regular business days at the Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd. Please contact Brett Kelter, Associate Planner, at 503-786-7657 or kelterb@milwaukieoregon.gov, if you wish to view this case file or visit the project webpage at <https://www.milwaukieoregon.gov/planning/r-2019-002>.

This decision may be appealed by 5:00 p.m. on April 5, 2019, which is 15 days from the date of this decision.¹ (Note: Please arrive by 4:45 p.m. for appeal payment processing.) Any person

¹ As per MMC Section 19.1010, if the 15th day falls on a weekend or legal holiday, the end of the appeal period shall be extended to the end of the next business day.

who is adversely affected or aggrieved by this decision may appeal the decision by filing a written appeal. An appeal of this decision would be heard by the Milwaukie Planning Commission following the procedures of MMC Section 19.1010 Appeals. This decision will become final on the date above if no appeal is filed during the appeal period. Milwaukie Planning staff can provide information regarding forms, fees, and the appeal process at 503-786-7630 or planning@milwaukieoregon.gov.

As per MMC Section 17.04.050, all decisions on land divisions shall expire 1 year after the date of approval, with the possibility of a single maximum extension of 6 months.

Findings in Support of Approval

Sections of the Milwaukie Municipal Code not addressed in these findings are found to be inapplicable to the decision on this application.

1. The applicant, Mark Pekarek for Paramount Development Properties, LLC, has applied for approval to replat two lots, which would erase the underlying historical subdivision lots, adjust the common property boundary, and create a third developable lot. The subject properties are addressed as 9147 and 9129 SE 29th Ave and are in the R-7 zone. The land use application file number is R-2019-002.
2. The subject properties are comprised of the southern two-thirds of Lots 13 and 14 from Block 3 of the Bonnie View Acres Plat No. 2 subdivision (platted in 1923). Both lots are currently developed with single-family detached dwellings and share a common boundary with a compound line segment. The property at 9147 SE 29th Ave is approximately 14,250 sq ft in area and includes the southernmost portion of Lots 13 and 14; the property at 9129 SE 29th Ave is approximately 10,500 sq ft and includes the middle third of Lots 13 and 14.

The applicant proposes to retain the existing houses, erase the underlying boundaries of the historical Lots 13 and 14 on the subject properties, and shift the compound portion of the common boundary approximately 5 ft to the west, which would increase the size of the 9129 SE 29th Ave property (Parcel 1) by about 50 sq ft. The lot with the existing house at 9147 SE 29th Ave (Parcel 2) would be reduced to approximately 7,195 sq ft; and the applicant has proposed to make significant improvements to the existing structure, including adding a second story and attached garage and relocating a portion of the foundation at the rear of the house (see Exhibit 1). A new, developable 7,000-sq-ft lot (Parcel 3) would be created from the western half of the 9147 SE 29th Ave property.

3. The proposed boundary adjustment involves the reconfiguration of platted lots from a recorded subdivision and so constitutes a replat as per the definition in Milwaukie Municipal Code (MMC) Chapter 17.08. The proposal is subject to the following provisions of the MMC:
 - MMC Chapter 17.12 Application Procedure & Approval Criteria
 - MMC Chapter 17.16 Application Requirements & Procedures
 - MMC Section 17.28.040 General Lot Design

- MMC Section 19.301 Low Density Residential Zones (including R-7)
- MMC Chapter 19.700 Public Facility Improvements
- MMC Section 19.1005 Type II Review

The application has been processed in accordance with MMC Section 19.1005 Type II Review, with a decision by the Planning Director.

4. MMC Chapter 17.12 Application Procedure and Approval Criteria

a. MMC Section 17.12.020 Application Procedure

MMC Table 17.12.020 outlines the applicable review procedures for various types of land divisions and property boundary changes, including replats. As per MMC Table 17.12.020, a partition replat (i.e., a replat resulting in 3 or fewer lots) that does not modify a plat originally decided by the City's Planning Commission and is not a parcel consolidation is subject to Type II review. As per MMC Subsection 17.12.020.B.1, Type II review may be changed to Type I review upon finding that the proposal is consistent with applicable standards and criteria, that it is consistent with the basis and findings of the original approval, and that it does not increase the number of lots.

The proposed replat would result in a total of 3 lots and is a partition replat; if more than 3 lots resulted, it would be considered a subdivision replat. The original plat, the Bonnie View Acres No. 2 Plat subdivision, was recorded in 1923 by Clackamas County, well before the City's first subdivision ordinance was adopted in 1967. The proposed replat is not a parcel consolidation. The number of lots would increase from 2 to 3. As discussed in these findings, the proposed replat is consistent with all applicable standards and criteria.

The Planning Director finds that the proposed replat is a partition replat subject to Type II review, and it cannot be reduced to Type I review due to the increase in number of lots.

b. MMC Section 17.12.030 Approval Criteria for Lot Consolidation, Property Line Adjustment, and Replat

MMC 17.12.030 establishes three approval criteria for boundary changes:

- (1) The boundary change is compliant with Title 17 and Title 19.

As discussed in these findings, the proposed replat complies with all applicable standards of Titles 17 and 19.

- (2) The boundary change will allow reasonable development of the affected lots and will not create the need for a variance of any land division or zoning standard.

As discussed in Finding 7, the proposed replat would not result in any nonconformities on the property at 9129 SE 29th Ave (Parcel 1). The adjusted lot with the existing house at 9147 SE 29th Ave (Parcel 2) would meet the applicable standards of the R-7 zone without the need for any variances. Likewise, the newly created lot (Parcel 3) would also

meet the applicable lot standards of the R-7 zone and would be developable without requiring a variance.

- (3) Boundary changes shall not reduce residential density below minimum density requirements of the zoning district in which the property is located.

The subject properties are zoned for low density residential development, with an overall area of 0.56 acres and a minimum density requirement of 3 units. The proposed replat would result in a total of 3 lots, each with a minimum density of 1 unit, for a total of 3 units required for the overall site.

The Planning Director finds that the proposed replat meets the approval criteria established in MMC 17.12.030.

The Planning Director finds that the proposed replat meets all applicable standards of MMC 17.12.

5. MMC Chapter 17.16 Application Requirements and Approval Criteria

MMC 17.16 establishes the submittal requirements for boundary changes and land division. For replats, MMC Section 17.16.050 requires a completed application form, application fee, narrative report addressing approval criteria, and any of the information normally required for preliminary plats as deemed necessary by the Planning Director.

The applicant's submittal materials include the necessary forms and fee, a narrative that addresses applicable approval criteria, and graphics that portray the proposed land division (including a proposed partition plat). The Planning Director has determined that no additional information is required and that the application for the proposed replat meets all applicable standards of MMC 17.16.

6. MMC Section 17.28.040 General Lot Design

MMC 17.28.040 establishes general design standards for lots, including standards for size, shape, compound lot line segments, and frontage.

a. MMC Subsection 17.28.040.A Size and Shape

MMC 17.28.040.A requires that the lot size, width, shape, and orientation shall be appropriate for the location and the type of use contemplated. Minimum lot standards shall conform to Title 19.

As addressed in Finding 7, the proposed replat would result in parcels that all have adequate size and dimensions for development and uses allowed in the underlying R-7 zone and that all conform to the standards of Title 19 as described in these findings.

b. MMC 17.28.040.B Rectilinear Lots Required

MMC 17.28.040.B requires that lot shape shall be rectilinear, except where not practicable due to location along a street radius, or existing lot shape. The sidelines of lots, as far as practicable, shall run at right angles to the street upon which the lots face. As far as practicable, the rear lot line shall run parallel to the street.

As proposed, all 3 parcels would be rectilinear in shape, with sidelines running at right angles to the street upon which each lot faces and rear lot lines running parallel to the street. Parcel 1 would retain a compound segment, addressed in Finding 6-c.

c. MMC 17.28.040.C Limits on Compound Lot Line Segments

MMC 17.28.040.C discourages cumulative lateral changes in direction of a side or rear lot line exceeding 10% of the distance between opposing lot corners along a given lot line. Changes in direction shall be measured from a straight line drawn between opposing lot corners.

The subject properties currently share a compound segment. As proposed, the compound segment would remain for Parcel 1 and would provide the alignment for the common boundary between Parcels 2 and 3, resulting in both parcels being completely rectilinear and without any compound segments.

The compound segment in Parcel 1 is currently 10 ft in length; as proposed, it would shift approximately 5 ft to the west but would still be 10 ft long. The 10-ft change in direction would continue to be less than the 150-ft distance between the relevant opposing lot corners on Parcel 1.

d. MMC 17.28.040.D Adjustments to Lot Shape Standard

MMC 17.28.040.D provides that lot shape standards may be adjusted subject to Section 19.911 Variances.

No adjustments to lot shape standards have been requested or proposed.

e. MMC 17.28.040.E Limits on Double and Reversed Frontage Lots

MMC 17.28.040.E limits double and reversed frontage lots except where essential to provide separations of residential development from railroads, traffic arteries, or adjacent nonresidential uses, or to overcome specific disadvantages of topography and orientation.

The proposed replat would not result in any double or reversed frontage lots.

f. MMC 17.28.040.F Measurement of Required Frontage

MMC 17.28.040.F requires that required frontage be measured along the street upon which the lot takes access.

As proposed, Parcel 1 would continue to take access from 29th Ave; Parcel 2 would continue to take access from Malcolm St; Parcel 3 would take access from Malcolm St. All 3 parcels would provide more than the minimum 35-ft required street frontage along the streets where each would take access.

The Planning Director finds that the proposed replat complies with all applicable design standards of MMC 17.28.040.

7. MMC Section 19.301 Low Density Residential Zones (including R-7)

MMC Table 19.301.4 establishes development standards for the low density residential zones, including the R-7 zone. Table 6 provides the applicable standards for development in the R-7 zone with respect to each of the lots resulting from the proposed replat. For Parcel 2, the table incorporates the applicant’s proposed improvements to the existing house, as presented in Exhibit 1; for Parcel 3, the table reflects the lot’s undeveloped status.

Table 6 Lot and Development Standards				
Standard	R-7 Requirement	9129 SE 29th Ave (Parcel 1)	9147 SE 29th Ave (Parcel 2—with improvements)	New Lot (Parcel 3— undeveloped)
Minimum lot size	7,000 sq ft	10,537 sq ft	7,195 sq ft	7,000 sq ft
Minimum lot width	60 ft	75 ft	90 ft	70 ft
Minimum lot depth	80 ft	150 ft	80 ft	100 ft
Minimum street frontage	35 ft	75 ft (on 29 th Ave)	80 ft (on Malcolm St)	70 ft (on Malcolm St)
Front yard	20 ft	>30 ft	30 ft	TBD
Side yard	5 ft / 10 ft	10 ft (on affected side)	6 ft	TBD
Street-side yard	20 ft	NA	29 ft	TBD
Rear yard	20 ft	>75 ft	20.5 ft	TBD
Maximum building height	2.5 stories or 35 ft (whichever is less)	2 stories (no change)	2 stories, 23 ft	TBD
Maximum lot coverage	30%	<25%	21%	TBD
Minimum vegetation	30%	>70%	65%	TBD
Front yard minimum vegetation	40%	>75% (no change)	>95%	TBD
Minimum density	5.0 units/acre	1 unit	1 unit	1 unit
Maximum density	6.2 units/acre	1 unit	1 unit	1 unit
Off-street parking	1 space per unit	2 spaces (no change)	2 spaces	TBD

The Planning Director finds that the proposed replat meets all applicable development standards of MMC 19.301 for all 3 parcels.

8. MMC 19.700 Public Facility Improvements

MMC 19.700 is intended to ensure that development, including redevelopment, provides public facilities that are safe, convenient, and adequate in rough proportion to their public facility impacts.

a. MMC Section 19.702 Applicability

MMC 19.702 establishes the applicability of the provisions of MMC 19.700, including partitions, subdivisions, replats, new construction, modification of existing structures, and changes or intensifications in use.

The applicant proposes to replat the subject properties, adjusting the common boundary and creating a new developable lot. The proposed replat triggers the requirements of MMC 19.700.

b. MMC Section 19.703 Review Process

MMC 19.703 establishes the review process for development that is subject to MMC 19.700, including requiring a preapplication conference, establishing the type of application required, and providing approval criteria.

The applicant had a preapplication conference with City staff on September 13, 2018, prior to application submittal. The proposed replat does not trigger a Transportation Impact Study, so the proposal's compliance with MMC 19.700 has been evaluated as part of the replat review and these findings.

c. MMC Section 19.704 Transportation Impact Evaluation

MMC 19.704 establishes the process and requirements for evaluating development impacts on the surrounding transportation system, including determining when a formal Transportation Impact Study (TIS) is necessary and what mitigation measures will be required.

City Engineering staff has determined that the proposed replat (including the creation of a new developable lot) would not trigger a significant increase in trip generation and therefore does not require a TIS.

d. MMC Section 19.705 Rough Proportionality

MMC 19.705 requires that transportation impacts of the proposed development be mitigated in proportion to its potential impacts.

The proposed replat would create 1 new developable lot (Parcel 3) of sufficient size to support a single-family detached dwelling. Development on Parcel 3 would have new impacts on the public street system, and the new lot's frontage on Malcolm St is not improved to current City standards. A condition has been established to require frontage improvements, including vehicle travel lane, parking strip, curb and gutter, setback sidewalk, and landscape strip, with new asphalt as needed depending on an assessment of the pavement condition on Malcolm St. The width of the Malcolm St right-of-way (ROW) is sufficient to allow for construction of the required improvements, so no dedication of property to the public ROW is necessary.

An analysis of rough proportionality shows that the required street improvements are proportional to the anticipated impacts of 1 new lot sized for single-family residential development. The average cost of public improvements for other recent single-family developments in the city is between \$30,000 and \$57,500. The City's current value for fee in lieu of construction of street improvements is \$446 per lineal ft, which would be

approximately \$31,000 for the 70-ft frontage of Parcel 3. The estimated cost of the required public street improvements falls within the average range and is roughly proportional to the potential impacts of the proposed replat. No further mitigation is warranted.

e. MMC Section 19.707 Agency Notification and Coordinated Review

MMC 19.707 establishes provisions for coordinating land use application review with other agencies that may have some interest in a project that is in proximity to facilities they manage.

The proposed replat did not require referral to any other agencies as provided in MMC 19.707.

f. MMC Section 19.708 Transportation Facility Requirements

MMC 19.708 establishes the City's requirements and standards for improvements to public streets, including pedestrian, bicycle, and transit facilities.

(1) MMC Subsection 19.708.1 General Street Requirements and Standards

MMC 19.708.1 provides general standards for streets, including for access management, clear vision, street layout and connectivity, and intersection design and spacing.

MMC Subsection 19.708.1.A requires that driveways conform to the access management standards of MMC Chapter 12.16. Driveways shown on the proposed plans comply with the applicable standards of MMC 12.16, and conformance will be reviewed at time of building permit.

As proposed, the replat is consistent with the applicable standards of MMC 19.708.1.

(2) MMC Subsection 19.708.2 Street Design Standards

MMC 19.708.2 provides design standards for streets, including dimensional requirements for the various street elements (e.g., travel lanes, bike lanes, on-street parking, landscape strips, and sidewalks).

Along the Malcom St frontage of Parcel 3, the applicant is responsible for constructing an 8-ft travel lane, 6-ft parking strip, curb & gutter, 5-ft landscape strip, and 5-ft setback sidewalk. A condition has been established to ensure that these design standards are met.

As conditioned, the replat is consistent with the applicable standards of MMC 19.708.2.

As conditioned, the Planning Director finds that the proposed replat will meet all applicable standards of MMC 19.708 and any other applicable City requirements.

As conditioned, the Planning Director finds that the proposed replat meets the applicable public facility improvement standards of MMC 19.700.

9. The application was referred to the following departments and agencies on February 12, 2019:

- Milwaukie Building Department
- Milwaukie Engineering Department
- Milwaukie Public Works Department
- Milwaukie Police Department
- City Attorney
- Ardenwald-Johnson Creek Neighborhood District Association (NDA), Chairperson and Land Use Committee (LUC)
- Clackamas Fire District #1 (CFD#1)
- North Clackamas Parks & Recreation District
- North Clackamas School District

In addition, notice of the public hearing was mailed to owners and residents of properties within 300 ft of the subject property on February 12, 2019.

The comments received are summarized as follows:

- **Alex Roller, Engineering Tech II, City of Milwaukie Engineering Department:**
Comments related to the project's compliance with MMC Chapter 19.700, which have been incorporated into these findings.

Conditions of Approval

1. Prior to City approval of the associated final plat, the following shall be resolved:
 - a. Construct all required public improvements along the Malcolm St frontage of Parcel 3 as follows:
 - (1) 8-ft travel lane
 - (2) 6-ft parking strip
 - (3) curb & gutter
 - (4) 5-ft landscape strip
 - (5) 5-ft setback sidewalk
 - b. Construct an asphalt driveway approach on Parcel 2 that is 9 to 20 ft wide and 7.5 ft from a side property line.
 - c. Remove all signs, structures, or vegetation in excess of 3 ft in height located in "clear vision areas" at intersections of streets, driveways, and alleys fronting the proposed development. Prior to the removal of any vegetation, applicant shall confirm with the

Engineering Department the location of clear vision areas and if the vegetation removal is required to comply with clear vision standards.

Other requirements

The following items are not conditions of approval necessary to meet applicable land use review criteria. They relate to other development standards and permitting requirements contained in the Milwaukie Municipal Code and Public Works Standards that are required at various point in the development and permitting process.

1. Final Plat

As per MMC Section 17.04.120, replats must be recorded by plat. As per MMC Section 17.24.040, an application for final plat must be submitted to the City within 6 months of this approval.

2. In conjunction with the required final plat submittal, the following shall be resolved:

- a. Submit a stormwater management plan to the City of Milwaukie Engineering Department for review and approval. The plan shall be prepared in accordance with Section 2—Stormwater Design Standards of the City of Milwaukie Public Works Standards. If the stormwater management system contains underground injection control devices, submit proof of acceptance of the stormwater system design from the Department of Environmental Quality.
- b. Submit full-engineered plans for construction of all required public improvements, reviewed and approved by the City of Milwaukie Engineering Department.
- c. Obtain a right-of-way permit for construction of the required public improvements.
- d. Pay an inspection fee equal to 5.5% of the cost of the public improvements.
- e. Provide a payment and performance bond for 100% of the cost of the required public improvements.

3. Prior to commencement of any earth-disturbing activities, the applicant shall obtain an erosion control permit.

4. Development activity on the site shall be limited to 7:00 a.m. to 10:00 p.m. Monday through Friday and 8:00 a.m. to 5:00 p.m. Saturday and Sunday, per MMC Subsection 8.08.070(I).

Director's Declaration of Impartiality

I certify that neither I nor any member of my immediate family has a material, personal, or financial relationship with the applicant. I further certify that no other relationship, bias, or ethical conflict exists which would have prevented me from evaluating the land use application solely on its merits and in accordance with the Milwaukie Municipal Code.

Decision

- Approved
 Approved with Conditions
 Denied



Dennis Egner, FAICP
Planning Director

Exhibits

1. Improvement Plans for Parcel 2

cc: Mark Pekarek, Paramount Development Properties, LLC, applicant (2331 Dana Ct, Carlsbad, CA 92008)
Diana & Stacy Gregg, property owners at 9129 SE 29th Ave (Milwaukie, OR 97222)
Planning Commission (via email)
Alma Flores, Community Development Director (via email)
Kelly Brooks, Acting Engineering Director (via email)
Alex Roller, Engineering Technician II (via email)
Samantha Vandagriff, Building Official (via email)
Stephanie Marcinkiewicz, Inspector/Plans Examiner (via email)
Harmony Drake, Permit Technician (via email)
Mike Boumann and Izak Hamilton, CFD#1 (via email)
NDA(s): Ardenwald-Johnson Creek (via email)
Land Use File(s): R-2019-002
Building Permit(s): 601-19-000117-STR

PROPERTY OWNERS

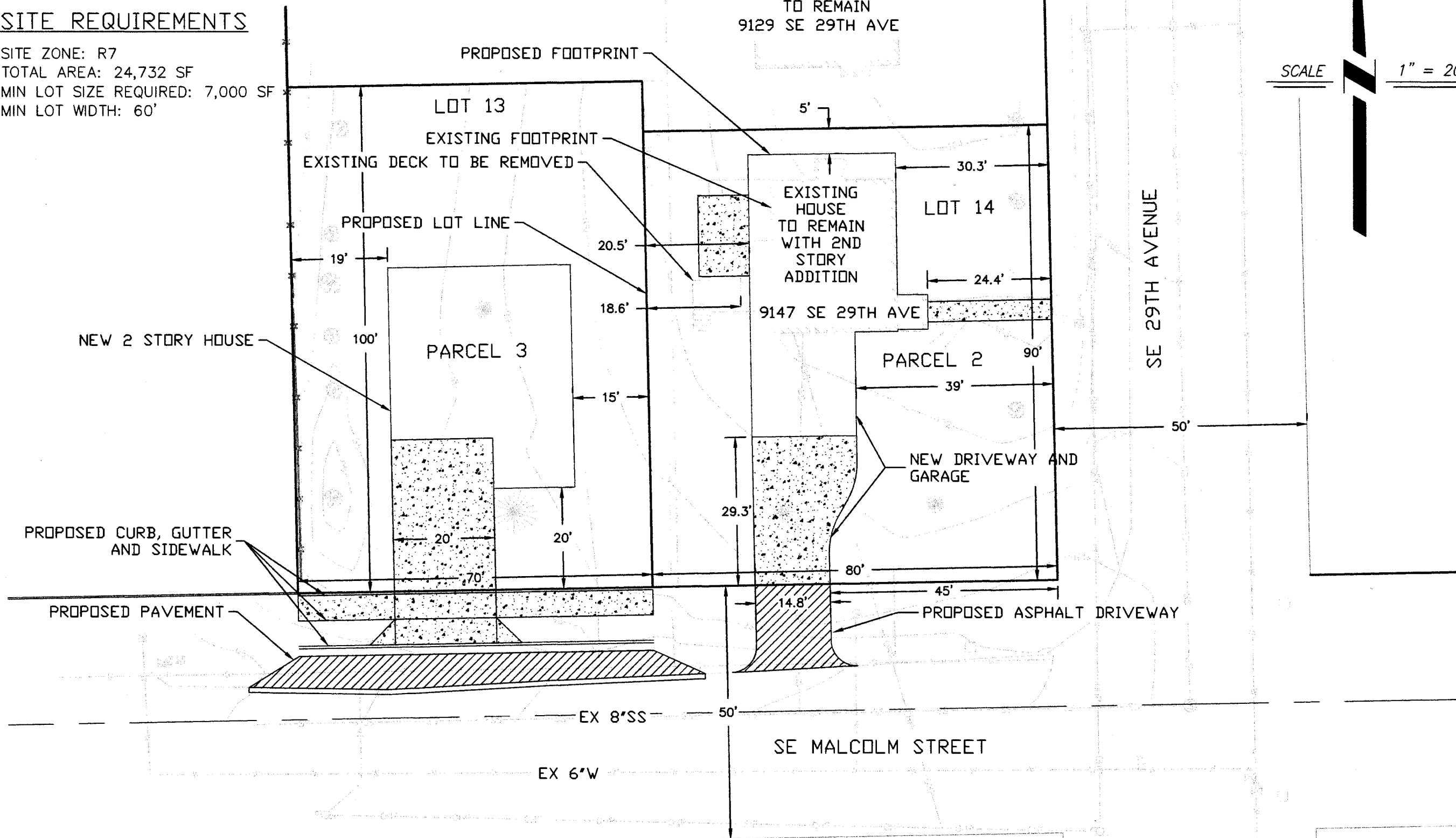
APN: 11E25BD02300
 PARAMOUNT DEVELOPMENT PROPERTIES, LLC
 2331 DANA CT.
 CARLSBAD, CA 92008

APN: 11E25BD02301
 STACY AND DIANA GREGG
 9129 SE 29TH AVENUE
 MILWAUKIE, OR 97222

Exhibit 1

SITE REQUIREMENTS

SITE ZONE: R7
 TOTAL AREA: 24,732 SF
 MIN LOT SIZE REQUIRED: 7,000 SF
 MIN LOT WIDTH: 60'



SCALE 1" = 20'



LEGAL DESCRIPTION

Lots 13 & 14, Block 3, Bonnie View Acres, Plat No. 2 in the County of Clackamas and State of Oregon

January 28, 2019

**9147 SE 29TH AVENUE
 SITE IMPROVEMENT PLAN
 MILWAUKIE, OREGON**

Paramount Development Properties, LLC 2331 Dana Ct, Carlsbad, CA 92008 (209) 609-1564
 Prepared By: Mark Peckrek

E:\Paramount_properties\9147 SE 29th Ave - Milwaukie\Land Use Application\2019_01_27 site plan submittal.dwg mpeckrek 1/28/19 12:41

ENERGY COMPLIANCE

THE BUILDING ENVELOPE CONSTRUCTION IS DESIGNED TO MEET PRESCRIPTIVE OREGON ENERGY CODE COMPLIANCE UNDER O.R.S.C. TABLE N100(1), ENVELOPE ENHANCEMENT MEASURE 2, TABLE N100(2). ALL, WITH PERMISSIBLE EXCEPTION OF (2), PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE EQUIPPED WITH HIGH-EFFICACY LAMPS. THE FOLLOWING INSULATION VALUES ARE REQUIRED BUT MAY BE INCREASED IF PREFERRED BY OWNER OR BUILDER.

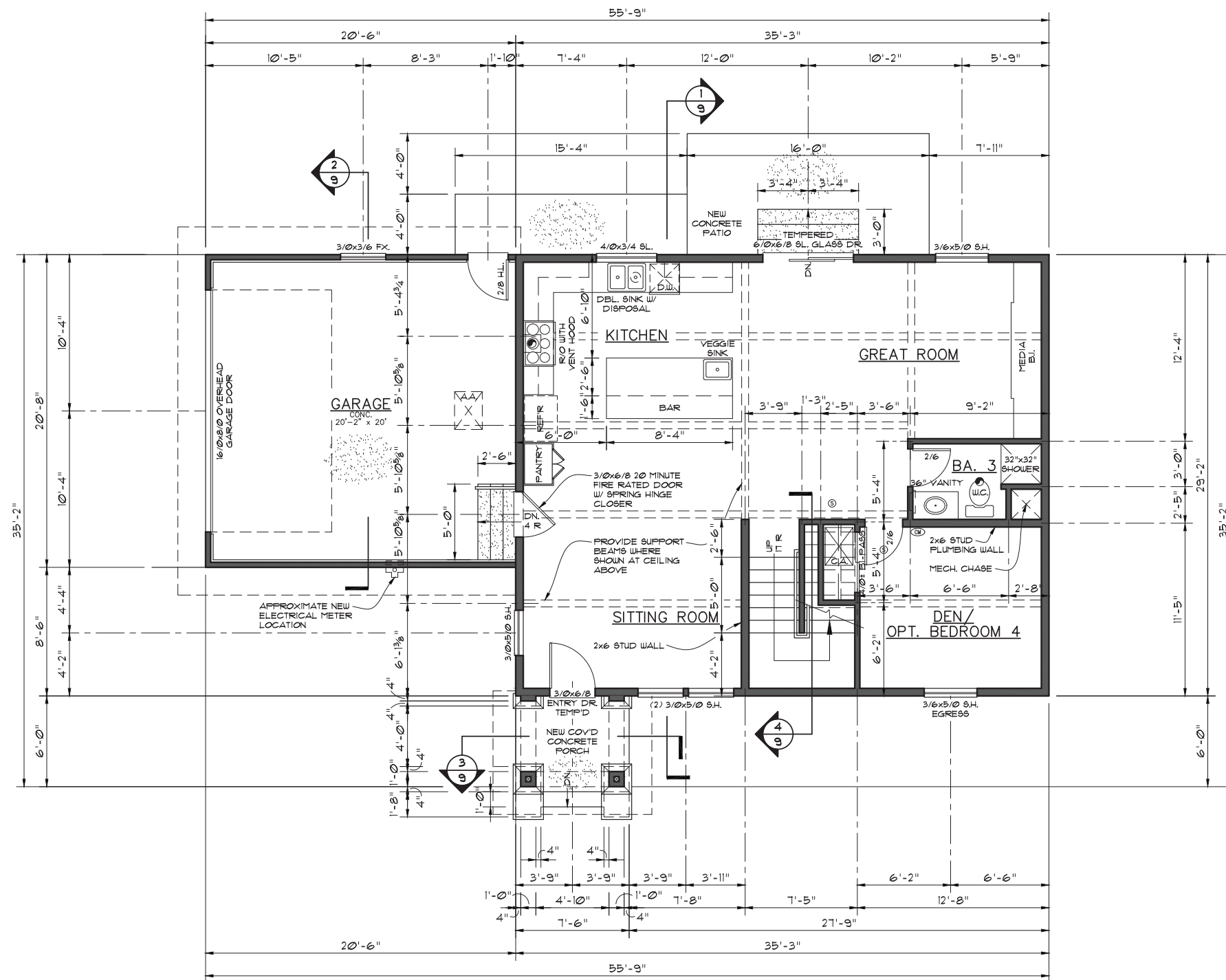
INSULATION:	ROOF/CEILING (FLAT & SCISSOR TRUSSED)	R-49
	ROOF/CEILING W/ RAFTERS (VAULTED CEILING)	R-38 HD
	VAULTED ROOF/CEILING W/ RAFTERS PER BELOW (MUST BE < 50% OF TOTAL HEATED FLOOR AREA)	R-30 HD
	EXTERIOR FRAMED WALLS	R-23
	FRAMED FLOORS OVER UNHEATED SPACES	R-38
	BELOW GRADE NSUL. IN FRAMED CAVITY WALLS	R-23
	BELOW GRADE WALLS W/ CONTINUOUS INSULATION	R-15
	SLAB EDGES & HEATED AREAS	R-15
	SLAB INTERIOR WITH RADIANT HEATING SYSTEM	R-10
	FORCED AIR DUCT (AT UNHEATED AREAS)	R-8
GLAZING/DOORS	MAXIMUM WINDOW AREA	NO LIMIT
	WINDOW CLASS	U + 0.28
	ENTRY DOOR CLASS (ONE DOOR - MAX 78 SQ. FT.)	U + 0.54
	EXTERIOR DOOR CLASS (W/ >25 SQ. FT. GLAZING)	U + 0.40
	OTHER EXTERIOR DOORS	U + 0.30
	FILL LIGHTGLAZING GLASS DOOR CLASS	U + 0.30
	SKYLIGHT CLASS (MAX 2% OF HEATED SPACE)	U + 0.50

(1) USE INSULATED STEEL OR 20-MINUTE FIRE RATED DOOR BETWEEN LIVING & GARAGE (WHERE APPLICABLE).

INFILTRATION: ALL OPENINGS IN THE EXTERIOR BUILDING ENVELOPE SHALL BE SEALED AGAINST AIR FILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- JOINTS AROUND WINDOW AND DOOR FRAMES.
- JOINTS BETWEEN WALL CAVITY & WINDOW/DOOR FRAMES.
- JOINTS BETWEEN WALL AND ROOF.
- JOINTS BETWEEN WALL PANELS.
- JOINTS BETWEEN WALL AND FOUNDATION.
- UTILITY PENETRATIONS THROUGH EXTERIOR WALLS, FLOORS, AND ROOF.

HVAC/CONSERVATION MEASURE NOTE:
A GAS-FIRED FURNACE OR BOILER WITH MINIMUM AFUE OF 94%, OR AN AIR-SOURCE HEAT PUMP WITH MINIMUM HSPFF OF 9.5/5.0 SEER COOLING, OR A GROUND SOURCE HEAT PUMP WITH MINIMUM COP OF 3.5 (OR ENERGY STAR RATED) TO BE PROVIDED PER O.R.S.C. TABLE N100(2), CONSERVATION MEASURE A.



CONSTRUCTION LEGEND

- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW SMOKE DETECTOR, PERMANENTLY WIRED & INTERCONNECTED W/ BATTERY BACK-UP PER O.R.S.C. SEC. R314
- NEW CARBON MONOXIDE ALARM PER O.R.S.C. SECTION R315
- NEW EXHAUST FAN: 80 CFM MIN. AT BATHROOMS & LAUNDRY ROOMS, 150 CFM MIN. AT RANGES
- NEW 22"x30" MIN. CRAWL SPACE OR ATTIC ACCESS HATCH (C.A. OR A.A. SEE PLAN)



NEW 1ST FLOOR PLAN

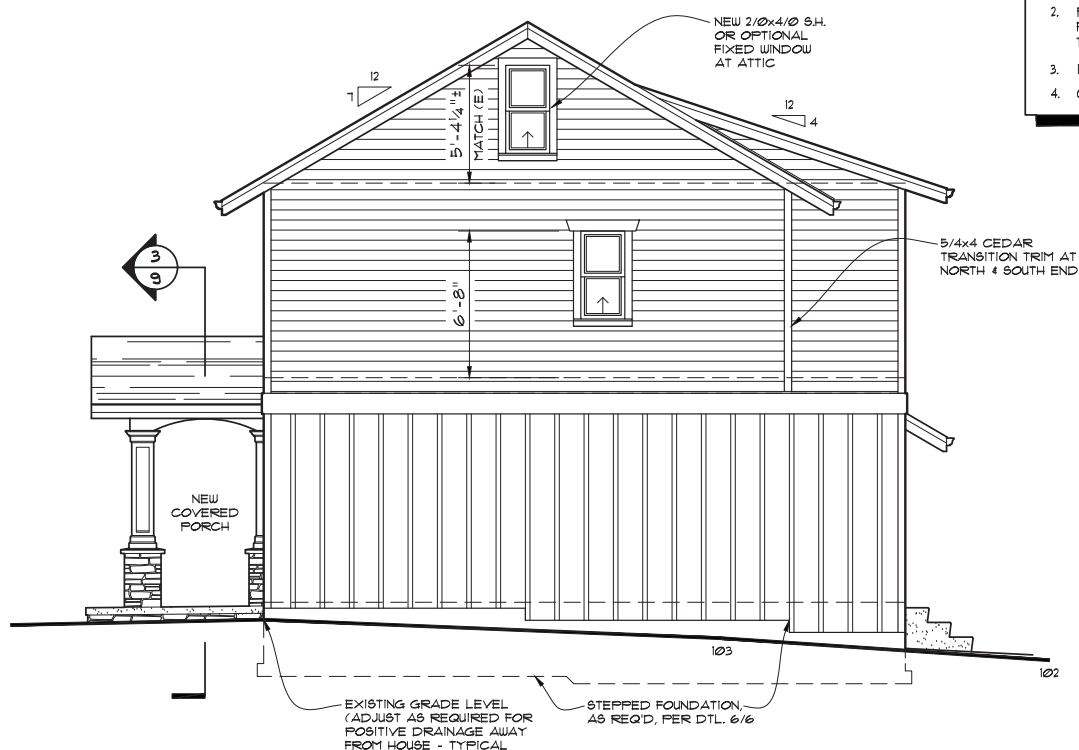
SCALE: 1/4" = 1'-0"

BUILDING AREA DATA:

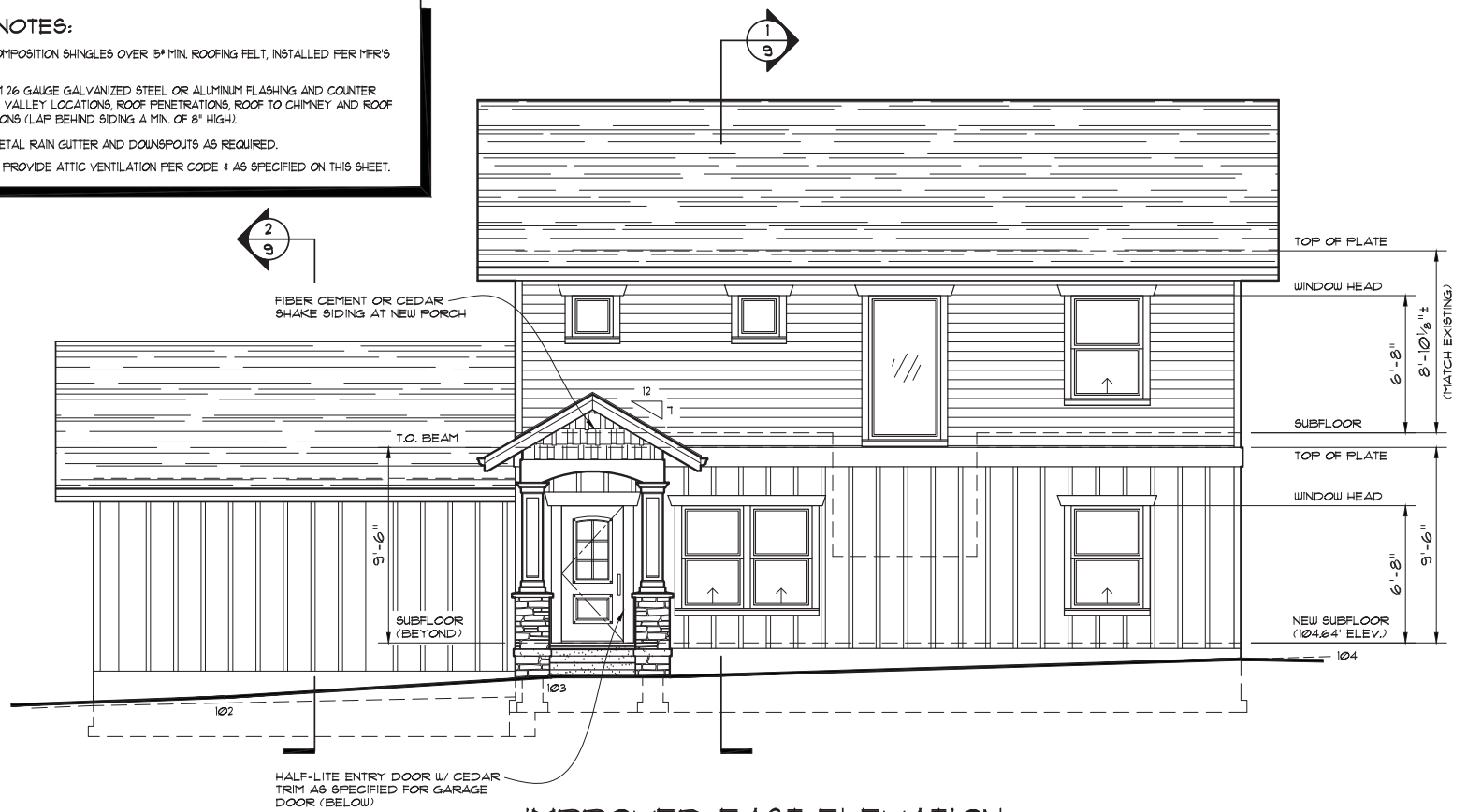
NEW MAIN LEVEL	1,078 SQ. FT.
REMODELED UPPER LEVEL	959 SQ. FT.
TOTAL IMPROVED LIVING	1,987 SQ. FT.
NEW GARAGE	424 SQ. FT.

GENERAL NOTES:

1. PROVIDE 23# COMPOSITION SHINGLES OVER 1/4" MIN. ROOFING FELT, INSTALLED PER MFR'S SPECIFICATIONS.
2. PROVIDE MINIMUM 26 GAUGE GALVANIZED STEEL OR ALUMINUM FLASHING AND COUNTER FLASHING AT ALL VALLEY LOCATIONS, ROOF PENETRATIONS, ROOF TO CHIMNEY AND ROOF TO WALL CONDITIONS (LAP BEHIND SIDING A MIN. OF 8" HIGH).
3. INSTALL SHEET METAL RAIN GUTTER AND DOWNSPOUTS AS REQUIRED.
4. CONTRACTOR TO PROVIDE ATTIC VENTILATION PER CODE & AS SPECIFIED ON THIS SHEET.



IMPROVED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



IMPROVED EAST ELEVATION
 SCALE: 1/4" = 1'-0"

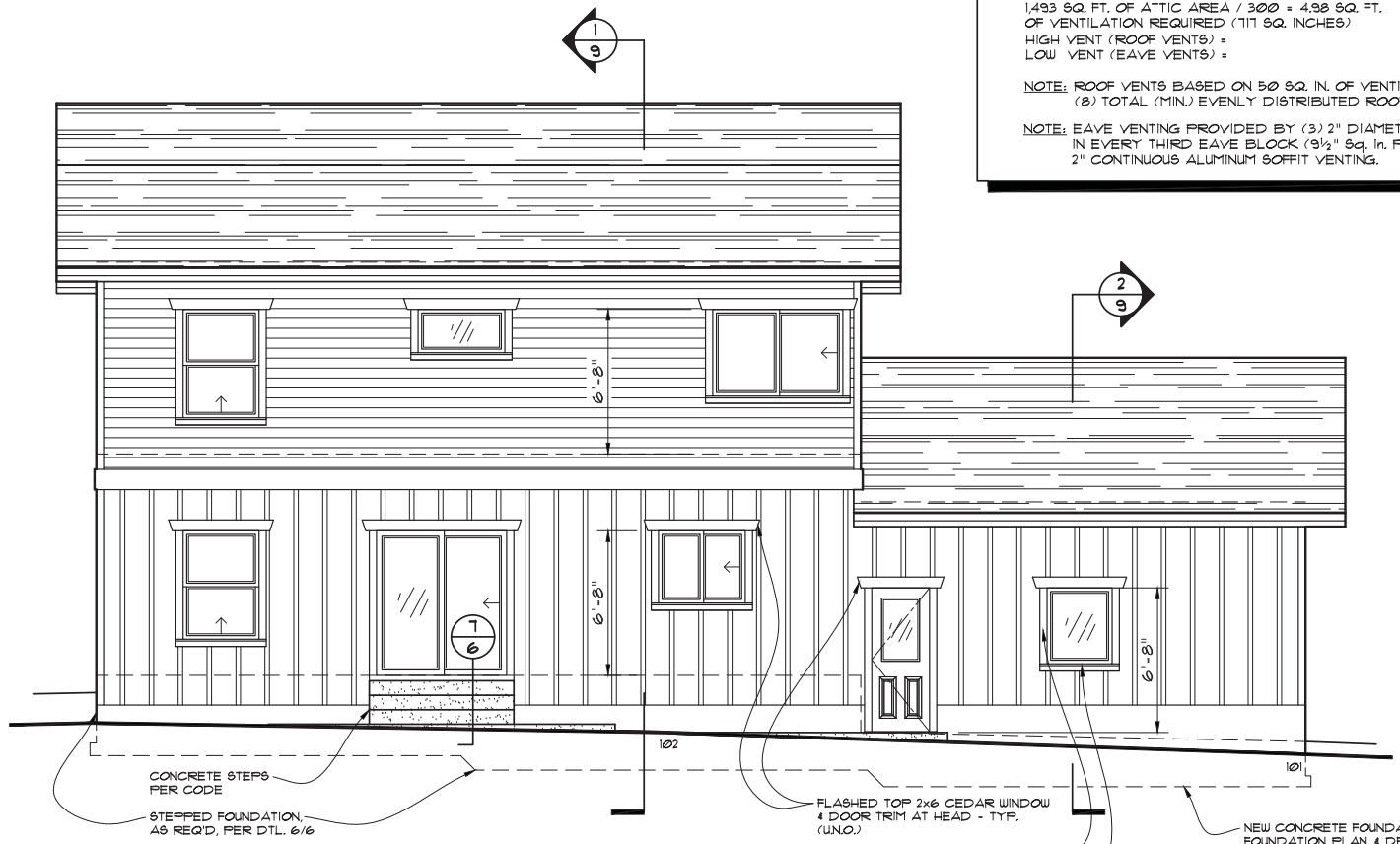
ROOF/ATTIC VENTILATION CALCULATIONS:
 (ALL CALCULATIONS BASED ON NET FREE VENTILATION AREA)

1,493 SQ. FT. OF ATTIC AREA / 300 = 4.98 SQ. FT. OF VENTILATION REQUIRED (111 SQ. INCHES)

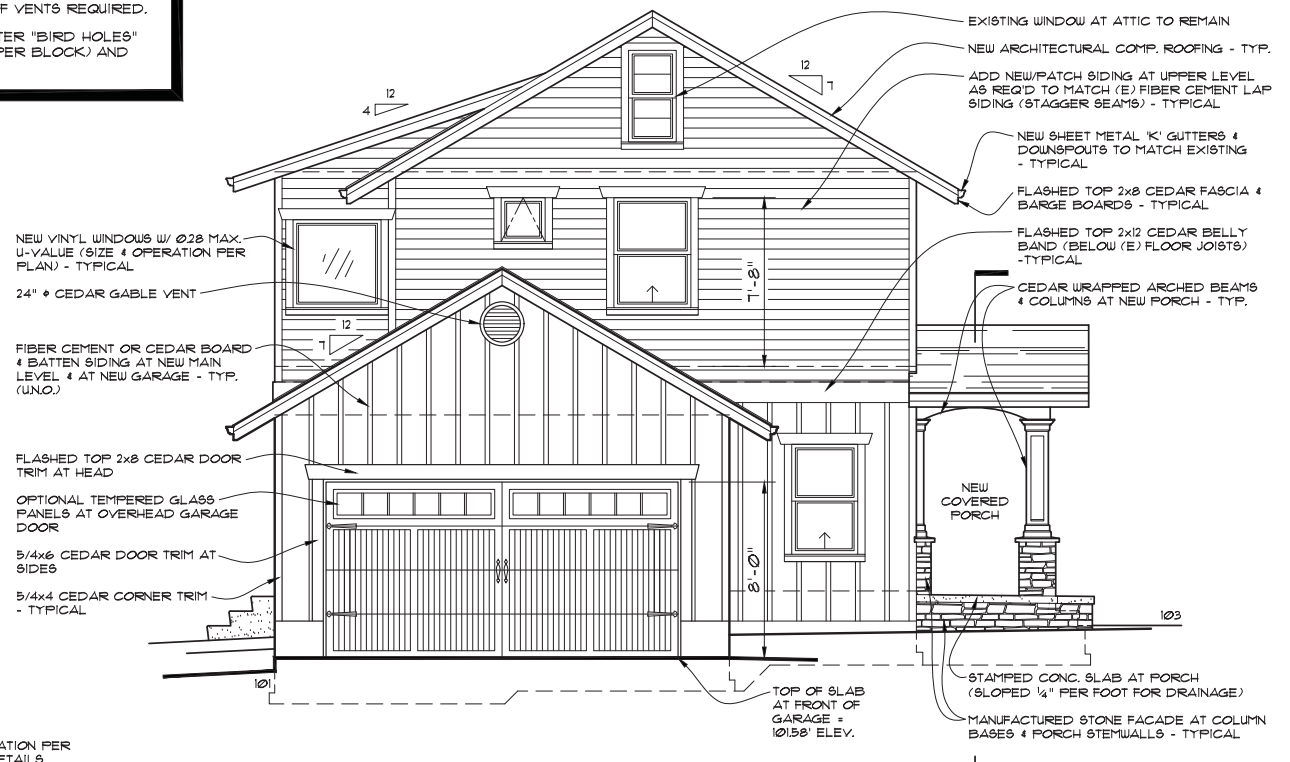
HIGH VENT (ROOF VENTS) = 359 SQ. IN.
 LOW VENT (EAVE VENTS) = 359 SQ. IN.

NOTE: ROOF VENTS BASED ON 50 SQ. IN. OF VENTILATION EACH, (8) TOTAL (MIN) EVENLY DISTRIBUTED ROOF VENTS REQUIRED.

NOTE: EAVE VENTING PROVIDED BY (3) 2" DIAMETER "BIRD HOLES" IN EVERY THIRD EAVE BLOCK (3 1/2" Sq. In. PER BLOCK) AND 2" CONTINUOUS ALUMINUM SOFFIT VENTING.



IMPROVED WEST ELEVATION
 SCALE: 1/4" = 1'-0"



IMPROVED SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

9147 SE 29TH AVE. HOUSE REMODEL

Milwaukie, Oregon 97122
 For: Mark Pejarak -- Paramount Development Properties Ph: 209-609-1564

JOB NUMBER

Paramount - 18

DRAWN BY CHECKED BY

M.B.

DATE : 1-22-19

REVISION :

SHEET

SHT-4