



CITY OF OREGON CITY HISTORIC REVIEW BOARD (HRB) AGENDA

Virtual Meeting
Tuesday, March 28, 2023 at 7:00 PM

This meeting will be held online via Zoom; please contact ocplanning@orccity.org for the meeting link.

CALL TO ORDER

PUBLIC COMMENT

Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. To assist in tracking your time, refer to the timer at the dais. Prior to speaking, citizens shall complete a comment form and deliver it to the Staff Member. When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone. The Historic Review Board Officers do not generally engage in dialog with those making comments but may refer the issue to the City Manager.

PRESERVATION GRANT

1. PG 23-02 812 John Adams- Tile Repair/Replacement on the Elizabeth Clark House

DESIGN ADVICE

PUBLIC HEARING

2. Recommendation of Adoption of the Design Guidelines for New Construction- Middle Housing to the City Commission
3. New Construction of a Tri-Plex on Land that is Part of a Designated Landmark - Rasmussen-Buol House (151 Molalla Avenue) (GLUA-23-00001; HR 23-00002)

MINUTES

4. Historic Review Board Minutes Approval

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the City Commission does not engage in discussion with those making comments.

Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at www.orcity.org and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.



**PRESERVATION GRANT REQUEST
HISTORIC REVIEW BOARD
March 20, 2023**

FILE NO.: PG 23-02

HEARING DATE : March 28, 2023

**APPLICANT/
PROPERTY OWNER:** Richard and Kelly Wilhemi
812 John Adams
Oregon City, OR 97045

LOCATION: 12 John Adams
Oregon City, OR 97045

REQUEST: The applicant is seeking approval for a preservation grant of \$1000 to relocate/install historic clay tile in the detached garage. The applicant is also working with staff to utilize contemporary tile that approximates the clay tile, which is not part of the proposal. The contemporary tile replacement specifications were approved by staff in 2013 as part of a previous renovation project.

REVIEWER: Christina Robertson-Gardiner, AICP, Senior Planner

RECOMMENDATION: Approval of the proposal up to the maximum allowed for the grant. (\$1,000)

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT (503) 722-3789.

Grant Proposal:

The applicant is seeking to replace/relocate tiles on the detached garage with historic tiles from an existing rehabilitation project on the rear patio (not part of the grant application)

Property Description and Statement of Significance:**812 John Adams Street - Elizabeth Clarke House**

This majestic 1930 Georgian style house is listed on the [National Register of Historic Places](#). Its rectangular shaped plan is clad with brick, with stucco on the north and south elevations. The house is capped with a gabled roof, which is clad with hand thrown tile and retains the original gutters (per owner). Typical of the Georgian style, the front façade is bi-laterally symmetrical with and elaborately decorated main entrance. The principal window type is a 6/6 wood double-hung with lamb's tongue detailing and 8/12 wood double-hung windows with paneling below at main level of the front facade. Windows on the second level are 8/8

wood double-hung. At the rear elevation, 4/6 single-hung operable windows are present with 6/6 wood double-hung windows on the upper level. Wood paneling exists below windows on the rear façade. Evidence of the brick being painted remains, which has since been removed via sandblasting. The exterior brick cladding is a running bond brick veneer with header and sailor belt courses at the bottom of the sill below the second story windows. A brick soldier header course is present above the second story windows. A porch resides on the north elevation and per the owner there is a full basement. Massive chimneys exist on the north and south elevations. Alterations include the replacement of the kitchen windows (per owner). An attached garage is present just off the south elevation and retains its original porthole window.

Statement of Significance: In 1929, Elizabeth Clarke purchased two lots in this block and is responsible for the construction of the residence. It was designed by Morris H. Whitehouse, a prominent architect in the Portland area, who had the original colored fixtures for the house shipped from New York. Clark resided at the property until its sale in 1936 to Otto T. and Erna Hogg, who were the proprietors of Hogg Brothers Furniture on Main Street. The couple continued to own and occupy the house until its sale to Horace and Evangeline Bachelder in 1963. Reverend Bachelder, who preached at the Atkinson Memorial Congregation Church, lived here with his family until the early 1970s. This property was listed on the National Register of Historic Places in 1990.

Project Description and Bids

The applicant provided the following description of the project:

The original tile roof (1930) on the Elizabeth Clark House was replaced in 2012 by the previous owners right before we purchased the home. At that time the roof on the covered patio (north side of house) and the single car garage (faces 8th Street) were not replaced. The covered patio contains a blend of some original and other clay tiles added through the years and the garage has mostly all original tiles.

Our plan is to fully replace the patio roof with the same concrete tiles as used on the main roof in 2012. The covered patio is on the north side of the house and slopes northward, so it is not that visible from the street or sidewalk. The contractor thinks they can salvage enough original tiles from both the patio and garage roofs to completely reroof the garage all in original tiles. As the garage roof is quite visible from both Eighth and John Adams Streets, we feel this is the best all around solution. The original look of the garage could be viewed by neighbors walking or driving by and by the residents when using the side or back yards.

We have contracted with CC&L Roofing to complete the work. They did the replacement of the main roof in 2012. They are experienced in older homes and work with clay and concrete tile and are familiar with our house. We feel they are best suited to match the patio and main roofs, and also restore the garage roof to near original condition.

Thank you for your time and consideration regarding our application.

Staff Comment:

The total bid for the patio tile replacement and relocation to the garage is \$22,011, though there is no breakout of the sub-components of removing and reinstalling the clay tile to the garage, however, based on the full bid- it is reasonable to assume that the work is at least \$2,000. A condition will be added for the applicant to provide a bid or invoice breakdown to verify that any grant given meets the 50/50 grant requirements for the qualified work.

Grant Funding:

A total of \$5,000 is available each fiscal year. There is \$3,000 dollars left this fiscal year (June 30, 2023) to award to grant applicants.

Staff Recommendation

Staff recommends approval of the grant; the replacement of the non historic tiles is a complex can complicated project that requires expertise in old homes and tile products that are not ubiquitous in this region (clay/simulated clay tile) and requires a second bid for the work would not be helpful for this endeavor. However, Prior to revising payment the applicant shall provide staff with a bid or invoice breakdown to verify that the grant given meets the 50/50 grant requirements for the qualified work.

PLEASE NOTE THAT ALL WORK MUST BE COMPLETED BY JUNE 30, 2023

Staff Recommends the Following Conditions for Approval:

1. Any property receiving a grant must remain locally designated for at least five full years following completion of the project. If the property is removed from designation, the grant must be repaid in full. (note de-designation is evaluated on the merits of the building, not the desire of the property owner to be removed from regulation)
2. Grants are considered taxable income and must be reported on your income tax return as required by law.
3. Prior to revising payment the applicant shall provide staff with a bid or invoice breakdown to verify that the grant given meets the 50/50 grant requirements for the qualified work.



CITY OF OREGON CITY

Historic Review Board

695 WARNER PARROTT ROAD
OREGON CITY, OREGON 97045
TEL (503) 722-3789
FAX (503) 722-3880

Item #1.

Historic Preservation Renovation Grant Application

Please Print Clearly

Grant Application File # _____ (staff to fill out)

Date: MAR 12, 2023 Applicant Name: RICHARD + KELLY WILHELM

Site Address: 812 JOHN ADAMS

Phone Number: 503 998-8465

E-mail address: GETRICKWK@GMAIL.COM

Historic Name: ELIZABETH CLARK HOUSE Architectural Style: GEORGIAN

Previous Grant Approval File #'s N/A Total Amount N/A

How did you hear about the program?: CITY WEBSITE

Narrative: Attach a written narrative that addresses the following:

- 1. Project Description:** Briefly explain the proposed work and the materials to be used. If you are planning to paint your historic building, please attach a paint sample for approval. NOTE: SOME ALTERATIONS MAY REQUIRE HISTORIC REVIEW AND/OR BUILDING PERMITS. Please Contact Staff to determine if your project requires a building permit.
- 2. Historic Significance:** Describe how the project will enhance the historical nature of, or preserve, renovate or rebuild, the historical aspects of the structure.
- 3. Historical Documentation:** If applicable, include any physical evidence such as old paint lines, original moldings, historic photographs, etc. that support your request to alter the exterior.

Photographs: Submit a "before" photo of the project site. An "after" photograph is required upon completion of the project. **Digital photos should be submitted via an e-mail attachment.**

REVIEW CRITERIA FOR ALL PROJECTS:

Item #1.

The Board will review and approve projects that are in keeping with the historic integrity of the structure, subject to the following conditions:

- i. Applicants are limited to \$3,000 of grant funds every two years. You may phase your project within the two year time period; **each grant award is limited to \$1,000 dollars.** The Historic Review Board may choose to grant additional funds at the end of the fiscal year if there is money remaining in the grant budget.
- ii. Historical restoration and renovation projects will be given priority over periodic historically appropriate maintenance-type projects. For example, a project to restore architectural details such as porch railings or removing contemporary siding will be given priority over maintenance/repair projects. Conditions of approval may be applied to a project.
- iii. Any property receiving a grant must remain locally designated for at least five full years following completion of the project. If the property is removed from designation, the grant must be repaid in full. NOTE: De-designation is evaluated on the merits of the building, not the desire of the property owner to be removed from regulation.
- iv. In the Canemah National Historic District, all *Historic Contributing* structures are eligible. Owners of *Historic Non-Contributing* properties are required to submit a complete renovation plan, including the scope of the work to be completed and the timeframe. The Board will consider awarding funds for the final phase of the renovation, so that, upon completion, the structure would then be eligible for *Historic Contributing* status (contact preservation staff to determine what category your house falls into).
- v. Grant recipients are required to display a sign (available from the Community Development Department upon grant approval) identifying the project as having received grant funding.
- vi. Projects must be completed within the budget cycle of when the grant is awarded (July 1 – June 30). Funds are distributed to the owner (not the contractor) upon completion of the project. If you believe that you need an extension, please contact staff as soon as possible to get on the next agenda to request the extension.
- vii. Grants are considered taxable income and must be reported on your income tax return as required by law.
- viii. *Grants are not awarded for materials already purchased, or for work already in progress or completed.*
- ix. The Historic Review Board reserves the right to grant approval of any application above the \$1,000 limit and on a first come first serve basis if it can be determined that waiting for approval through the competitive process may affect the integrity of the building and/or it can be found that proposed project and historic resource are of city-wide importance and should be reviewed outside of the prescribed process or if left-over grant funds are available.

Questions about the program or the application should be directed to Kelly Reid at (503) 496-1540 during regular business hours, or e-mail at kreid@orc.org.

Project Costs: Attach the contractor's bids, or a list of detailed estimates for materials. Eligible labor costs are limited to those performed by a licensed contractor in the state of Oregon. (Example of materials estimates: Paint: 10 gallons @ \$25/each = \$250; Siding (drop lap): 600 feet, 1" x 6" @ \$1/foot = \$600).

Cost Estimate/Bid #1: \$22,011.00

Cost Estimate/Bid #2: _____

Total grant amount requested (up to 50% of project cost, maximum \$1000): \$1000.00

Project Scheduling:

Beginning Date: MID APRIL 2023 Completion Date: APRIL / MAY 2023

Projects must be completed within the grant cycle of July 1 – June 30. Contact staff if you need an extension. Contact staff when you actually begin the proposed work, and when you finish the project. Preservation staff will inspect the work when the project is completed.

I have read the Oregon City Design Guidelines for Exterior Alterations and agree to do the project as submitted and approved within the grant cycle. I will notify the Board when I begin the project and when the project is completed.

Signature: Richard W. Whelan Date: MARCH 12, 2023
Richard W. Whelan MARCH 12, 2023

This grant program has been funded with the assistance of a matching grant-in-aid from the Oregon State Historic Preservation Office and the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Office of Equal Opportunity, National Park Service, 1849 C Street, NW, Washington, D.C. 20240.

Journal of Management Education 30(6)

Figure 1. The effect of the concentration of the *Agrobacterium* suspension on the transformation efficiency of *Agrobacterium* strains.

Elizabeth Clark House - 812 John Adams - Richard & Kelly Wilhelmi

The original tile roof (1930) on the Elizabeth Clark House was replaced in 2012 by the previous owners right before we purchased the home. At that time the roof on the covered patio (north side of house) and the single car garage (faces 8th Street) were not replaced. The covered patio contains a blend of some original and other clay tiles added through the years and the garage has mostly all original tiles.

Our plan is to fully replace the patio roof with the same concrete tiles as used on the main roof in 2012. The covered patio is on the north side of the house and slopes northward, so it is not that visible from the street or sidewalk. The contractor thinks they can salvage enough original tiles from both the patio and garage roofs to completely reroof the garage all in original tiles. As the garage roof is quite visible from both Eighth and John Adams Streets, we feel this is the best all around solution. The original look of the garage could be viewed by neighbors walking or driving by and by the residents when using the side or back yards.

We have contracted with CC&L Roofing to complete the work. They did the replacement of the main roof in 2012. They are experienced in older homes and work with clay and concrete tile and are familiar with our house. We feel they are best suited to match the patio and main roofs, and also restore the garage roof to near original condition.

Thank you for your time and consideration regarding our application.

- *Richard & Kelly Wilhelmi*

Item #1.

Member / Director

WSRCA /
President 2004-05
Western States
Roofing Contractor
Association

NSA /
President 2007-10
National State
Association

ARC /
President 2008-16
Associated Roofing
Contractors of
Oregon and SW
Washington

TRI
Technical Consultant
Tile Roofing Institute

Member

HBA
Home Builders
Association of
Metropolitan Portland

NRCA
National Roofing
Contractors Association

BBB
Better Business
Bureau

ASTM
American Society
For Testing and
Material

NARI
National Association of
The Remodeling
Industry

NFIB
National Federation
Of Independent
Business

ORA
Oregon Remodelers
Association

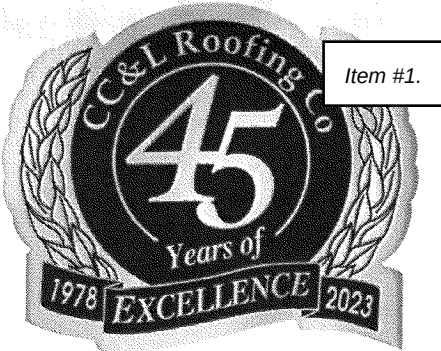
CERTAINTEED
Professional Roofer
Advisory Council

Accreditations

CERTAINTEED
Select Shingle Roofer
Quality Master Installer

TRI
Tile Roofing Institute
Certified Installer/Trainer

**CEDAR SHAKE &
SHINGLE BUREAU**
Approved Installer



Please see attached Re-roofing Proposal/Contract including the State of Oregon or Washington required lien notices and information notices.

If you have any questions, please contact us at the following telephone number or email; If you would like to meet and discuss the proposal just let us know.

Oregon Number	(503) 774-0928
Washington Number	(360) 695-3719
FAX	(503) 774-1835
Email	office@ccandlroofing.com

If you wish for CC&L Roofing Company to accomplish the work described in our proposal, please sign and return the proposal/contract including the required lien notices.

Right now we are booking out until about March 2023 or later for roofing work.

Thank You!

For your protection, before accepting any contractor's proposal you should check with the Oregon Contractor's Board or Washington Department of Labor and Industries to ensure they are licensed, bonded and insured. You can look up any contractor at www.ccb.state.or.us for Oregon, www.lni.wa.gov for Washington.

Check out our website www.ccandlroofing.com, like us on Facebook www.facebook.com/ccandlroofing and follow us on Instagram [@ccandlroofingpdx](https://www.instagram.com/ccandlroofingpdx) !

3319 SE 92nd Avenue, Portland, Oregon 97266-1924
(503) 774-0928 (360) 695-3719 FAX (503) 774-1835
(OR) 46625 (WA) CCLROC*163R9
Website: www.ccandlroofing.com Email: office@ccandlroofing.com

Member / Director

WSRCA/
President 2004-05
Western States
Roofing Contractor
Association

NSA /
President 2007-10
National State
Association

ARC / President
2008-16
Associated Roofing
Contractors of
Oregon and SW
Washington

TRI
Technical Consultant
Tile Roofing Institute

Member

HBA
Home Builders
Association of
Metropolitan Portland

NRCA
National Roofing
Contractors Association

NWIR
National Women in
Roofing

ASTM
American Society
For Testing and
Material

NARI
National Association of
The Remodeling
Industry

NFIB
National Federation
Of Independent
Business

BBB
Better Business Bureau

CERTAINTEED
Professional Roofer
Advisory Council

Accreditations

CERTAINTEED
Select Shingle Roofer
Quality Master Installer

TRI
Tile Roofing Institute
Certified Installer / Trainer

CEDAR SHAKE &
SHINGLE BUREAU
Approved Installer



**Proposal and Contract
Concrete and Clay Tile Option**

Rich and Kelly Wilhelmi
812 John Adams St
Oregon City, OR 97045

February 3, 2023

Mr. & Mrs. Wilhelmi;

We are pleased to propose the following concrete tile roofing system for this project. We will include all materials, equipment and labor necessary to complete the following at the jobsite address as listed above:

Existing Roofing System Detached Garage and Attached Covered Patio Roof

- ◆ On detached garage and patio roof, remove entire existing roofing system down to solid sheathing including one layer of flat clay tile, all metal flashings, existing roofing felt, vents and fasteners.
- ◆ Salvage all clay tile and ridge trim tiles, set tiles on pallets on ground.

Roof Field Areas

- ◆ On detached garage, install one layer of self-adhering membrane over entire roof surface.
- ◆ Install two layers of ASTM rated Malarkey UDL 40lb roofing felt over solid sheathing on detached garage and patio roof.
- ◆ Re- install clay tile on detached garage using salvaged from detached garage and patio roof.
- ◆ Install clay tile to match existing installation. Secure clay tiles using 2 ½ Lb. copper nails into roof sheathing.
- ◆ On patio roof, install new Westlake (1x3) (Anti-Fungal, Anti-Mold treated) (Pressure Treated) Elevated Batten System with 3/8" thick polyethylene pads on the underside at 12" on center. Install elevated batten system at necessary distance for installation of tile, fasten battens through polyethylene pads into roof sheathing.

3319 SE 92nd Avenue, Portland, Oregon 97266-1924
(503) 774-0928 (360) 695-3719 FAX (503) 774-1835
(OR) 46625 (WA) CCLROC*163R9

Website: www.ccandlroofing.com Email: office@ccandlroofing.com

- ◆ Install Westlake Royal Roofing, New Point full weight concrete tile, Saxony Slate 900 profile, per manufactures and code requirements.

Roof Eave Line

- ◆ On Patio roof, install new 2" x 4" riser strip on top of existing fascia board.
- ◆ Install 26-gauge pre-painted steel anti-ponding metal over fascia board and underneath 40lb felt underlayment.
- ◆ On Detached garage, install new 2 ½ Lb. copper 1" x 3" drip metal over top lop of gutter and underneath 40 Lb. felt underlayment.

Roof to Wall Abutments Patio Roof

- ◆ At side wall junctions, install (2 ½ lb. lead) 8" x 12" step shingles up under existing lead side wall flashing and dressed over each course of concrete tile.
- ◆ At upper wall junctions, install (8" wide, 2 ½ lb. lead) flashing under existing lead head wall flashing and down over concrete tile.
- ◆ Use appropriate grade of roof mastic to seal flashings to concrete tile. Mastic is not to be exposed.

Note: The brick on patio roof appears to be in poor condition. We will re-use existing lead flashings at side wall and head wall junctions and repair existing lead as necessary. If new lead flashings are to be installed, you will need to hire a mason to repair the brick as needed and work in conjunction with CC&L to install new lead flashings.

Ridge and Hip Peaks Detached Garage.

- ◆ Install 2" x 4" ridge pole and hip pole over 40lb roofing felt using 16d electro-plated air-driven gun nails.
- ◆ Re-use hip and ridge tiles on detached garage secured to ridge pole using 8-d hand nails, seal overlapping edge of tiles using plastic roofing cement.

Rake Edges

- ◆ Install tile on rake edges to match existing installation on patio roof and detached garage.
- ◆ At gable ends the tile will be cut flush with the edge of the rake metal approximately 1 ½" beyond the wall and pointed with Flexium Synthetic Mortar installed over the rake edge flashing and under the roof tile to weatherproof the gap beneath the tile courses.

Gutters and Downspouts

- ◆ Not included in this proposal.

Fasteners

- ◆ Use 8d hot dipped air-driven gun nails to secure batten system.
- ◆ Use 6d hot dipped hand nails to secure concrete tile to batten system on patio roof.
- ◆ Use 2 ½ Lb. copper nails to secure tile on detached garage.

Warranties

- ◆ Homeowner will receive manufacturer's material warranty per material selection.
- ◆ CC & L Roofing Company does not warranty the concrete tile used in this project for the indicated manufacturer's warranty period.
- ◆ CC & L Roofing Company will supply a ten (10) year installation warranty.

Deterioration Repairs/Extra Work

- ◆ Replacement of dry-rot or deteriorated lumber and/or any additional or extra work performed will be completed on as necessary basis at an additional charge of \$100.00 per man hour for labor, and materials supplied at cost plus 15% (plus tax where applicable). If any exposed lumber is replaced homeowner to be responsible for painting.

Attic & Interior Areas

- ◆ Removing roofing material may result in dust and debris falling into attic space. If homeowner has storage in attic areas, please cover items stored there. CC&L Roofing Company assumes no liability for damage to contents. CC&L Roofing Company does not clean attics.
- ◆ Removing and/or installing roofing materials may cause minor interior vibration and dust. We recommend securing pictures or breakable items that may be affected by vibrations and covering any electronic equipment that may be damaged by dust. CC&L Roofing Company assumes no liability for damage to interior items by dust or vibration.

Job Site Clean-up

- ◆ CC&L Roofing Company will use a company dump truck for removal and disposal of debris from above work in lieu of using a container. Truck will be removed daily from driveway.
- ◆ Job site will be cleaned daily as well as possible. At conclusion of project, a final clean-up will be performed including cleaning of debris from gutters. Dispose of all debris from above work.
- ◆ ***Note: If this proposal is accepted a core sample of the roof will be taken and tested for asbestos and other chemical content. If asbestos or other contaminates are found there will be an additional charge for removal and disposal of roof materials.***

Job Site Safety

- ◆ Employees are required to adhere to the CC&L Roofing Company Safety Standards and Guidelines that are currently in use.
- ◆ Employees are also required to be in compliance with Oregon Occupational Health and Safety (OSHA) or Washington Industrial Safety and Health Act (WISHA) and Division of Occupational Safety & Health (DOSH) guidelines.

All the above work to be completed in a workmanlike manner according to standard practices for the sum of:

TWENTY TWO THOUSAND ELEVEN and no/100 (\$22,011.00)
Payable 1/3rd down and balance upon completion

Initial Here - RSW

Please note that we offer a 1.5% cash discount if payment is made by cash or check

Please note that all roofing products are experiencing price increases and shortages of materials on a regular basis. The above prices are based upon current costs, we will notify you of costs increases of materials and add the costs to the above amounts if cost increases are incurred prior to ordering materials.

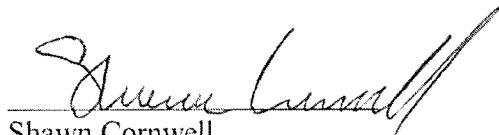
We may withdraw this proposal if not accepted within fifteen (15) days. Any deviation from the above specifications will be executed only upon written orders and may become an extra charge over the sum as set forth in the contract above.

CC & L Roofing Company agrees to carry Workman's Compensation and Public Liability Insurance, also to pay, Old Age Benefit and Unemployment Compensation Taxes upon the material and labor furnished under the contract, as required by the United States Government and the State in which this work is performed.

Owner acknowledges that heavy trucks are required to deliver material to roof edge. CC & L Roofing Co assumes no liability for damage to driveway caused by trucks.

Should any failure of the above work result in interior leakage, CC & L Roofing and the customer are committed to acting promptly so that roof leaks are not a source of potential mold growth. Owner will make periodic inspections for signs of water intrusion and act promptly, including notice to CC & L Roofing if owner believes there are roof leaks, to correct the condition. Upon receiving notice, CC & L Roofing will make repairs promptly so that water entry through the roofing installed by CC & L Roofing is not the source of moisture. CC & L Roofing is not responsible for indoor air quality. Owner shall hold harmless and indemnify CC & L Roofing from claims due to poor indoor quality and resulting from a failure by Owner to maintain the interior of the building in a manner to avoid growth of mold.

Respectfully Submitted



Shawn Cornwell
Manager

Acceptance

You are hereby authorized to furnish all materials and labor required to complete the work specified in the above proposal, for which the undersigned agrees to pay the amount as shown above and in accordance with the terms therein.

I acknowledge having received copies of the required State of Oregon or State of Washington lien information notices as required by state laws. These notices required for contracts exceeding \$2000 in Oregon and for contracts exceeding \$1000 in Washington.

Binding Arbitration: Owner agrees to arbitration if any disputes arise out of the work under this contract. CC&L and the Owner agree to exercise their best efforts in good faith to resolve all disputes. If no agreement can be reached, both parties agree that an arbitrator from the Better Business Bureau will be called in to settle disputes. Owner and CC&L both agree to follow the recommendations of the arbitrator.

It is further agreed that if the charges made shall remain unpaid for a period of thirty (30) days beyond the pay period above specified, that any balance so remaining unpaid shall be subject to a monthly late payment charge and shall bear interest at the highest rate permitted by law. In the event that any suit or action is instituted to collect any amount due under my account, whether principle or interest or both, I agree to pay in addition to the costs provided by law, a reasonable sum as attorney's fees.

Accepted By: Richard S. Wilhelmi Date Mar 6, 2023
Richard S Wilhelmi (Mar 6, 2023 12:57 PST) 20

Taxlot Information

Parcel Number (APN) 2-2E-31AA-14700
Primary Situs Address 812 JOHN ADAMS ST
OREGON CITY, OR 97045
County CLACKAMAS
Section T2S R2E S31
Latitude 45.356758
Longitude -122.602973
R Number (Alt ID) 00571660
Approx. Size (acres) 0.31818172
USGS Quad Name Oregon City
Within Oregon City Limits? Y
Urban Growth Boundary (UGB) Inside

**Political Boundaries**

Jurisdiction OREGON CITY
Voting Precinct 600.00000000
US Congressional District 5
Oregon House District 40
Oregon Senate District 20
Metro Council District 2
Metro Councilor Christine Lewis
Metro Councilor Email christine.lewis@oregonmetro.gov

Assessment & Value Information

Taxmap 2S2E31AA
Land Value (Mkt) \$270,273
Building Value (Mkt) \$668,970
Exempt Amount \$0
Net Value (Mkt)
Assessed Value \$431,488
Year Built (if known) 1929
Sale Date 201811
Sale Price Unavailable
Document Date 2018-11-12 00:00
Document Number 2018-071730
State General Prop. Code 14
County Tax Code 062002



Land Use and Planning

<i>Zoning</i>	R-3.5	<i>In SDC Discount Area?</i>	N
<i>Comprehensive Plan</i>	MR	<i>In Thayer Rd Pond Fee Area?</i>	N
<i>Subdivision</i>	OREGON CITY	<i>In Beavercreek Rd Access Area?</i>	N
<i>Subdivision Plat Number</i>	2	<i>In Willamette River Greenway?</i>	N
<i>PUD (if known)</i>	0	<i>In Geologic Hazard?</i>	Y
<i>Partition Plat Number</i>	0	<i>In High Water Table Area?</i>	N
<i>Neighborhood Association</i>	MCLOUGHLIN	<i>In Nat. Res. Overlay District (NROD)?</i>	N
<i>Urban Renewal District</i>	NONE	<i>In 1996/FEMA 2008 100-yr Floodplain?</i>	N
<i>Historic District</i>	MCD	<i>In FEMA Floodway?</i>	N
<i>Historic Designated Struct.?</i>	MCD	<i>In Barlow Trail Area?</i>	N
<i>Concept Plan Area</i>	NONE	<i>In Vertical Housing Dev. Zone?</i>	N
<i>Urban/Rural Reserve</i>		<i>In Enterprise Zone?</i>	N
<i>Reserve Name</i>		<i>In Opportunity Zone?</i>	Y
<i>Watershed</i>	Abernethy Creek-Willamette River		
<i>Sub-Watershed</i>	Tanner Creek-Willamette River		
<i>Basin</i>	Willamette		
<i>Sub-Basin</i>	Middle Willamette		

Service Districts

<i>Elementary School</i>	HOLCOMB ELEMENTARY
<i>Middle School</i>	OGDEN MIDDLE
<i>High School</i>	OREGON CITY HIGH
<i>School District</i>	OREGON CITY
<i>Oregon Dept. of Ed. Dist. ID</i>	1928
<i>Nat Cntr for Ed Stats Dist ID</i>	4109330
<i>Water District</i>	
<i>Park District</i>	
<i>Sewer District</i>	Tri-City Service District
<i>Fire District</i>	Clackamas Fire District #1
<i>Fire Management Zone</i>	6597
<i>Transit District</i>	Tri-County Metropolitan
<i>Garbage Hauler</i>	Oregon City Garbage Co.
<i>Garbage Hauler Phone</i>	(503) 656-8403

Census Information

<i>Census Tract</i>	224.00000000
<i>Census Block Group</i>	4
<i>Census Block Grp. Pop. (2010)</i>	651



OREGON CITY HISTORIC RESOURCE SURVEY FORM

Item #1.

Street Address: 812 JOHN ADAMS ST				City: OREGON CITY	
USGS Quad Name: Oregon City		GPS Latitude: 45 21 25 N		Longitude: 122 36 11 W	
Township: 02S	Range: 02E	Section: 31	Block: 100	Lot: 5, 6	Map #: 22E31AA Tax Lot #: 14700
Date of Construction: c. 1929		Historic Name: Clarke, Elizabeth, House		Historic Use or Function: Domestic - single dwelling	
Grouping or Cluster Name: NA		*Current Name or Use: Domestic - single dwelling		Associated Archaeological Site: Unknown	
Architectural Classification(s): Georgian Revival			Plan Type/Shape: Rectangle		Number of Stories: 2.0
Foundation Material: Concrete			Structural Framing: Unknown		Moved? No
Roof Type/Material: Gable / Clay tile			Window Type/Material: 6/6, 8/8 & 8/12 wood double-hung		
Exterior Surface Materials Primary: Brick			Secondary: Stucco		Decorative:
Exterior Alterations or Additions/Approximate Date: None apparent					
Number and Type of Associated Resources: None					
Integrity: Excellent		Condition: Excellent		Local Ranking: Designated Historic Site National Register Listed? Yes	
Potentially Eligible: ☐ Individually or ☐ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old					
Description of Physical and Landscape Features:					
This majestic 1930 Georgian style house is listed on the National Register of Historic Places. Its rectangular shaped plan is clad with brick, with stucco on the north and south elevations. The house is capped with a gabled roof, which is clad with hand thrown tile and retains the original gutters (per owner). Typical of the Georgian style, the front façade is bi-laterally symmetrical with an elaborately decorated main entrance. The principal window type is a 6/6 wood double-hung with lamb's tongue detailing and 8/12 wood double-hung windows with paneling below at main level of the front facade. Windows on the second level are 8/8 wood double-hung. At the rear elevation, 4/6 single-hung operable windows are present with 6/6 wood double-hung windows on the upper level. Wood paneling exists below windows on the rear façade. Evidence of the brick being painted remains, which has since been removed via sandblasting. The exterior brick cladding is a running bond brick veneer with header and sailor belt courses at the bottom of the sill below the second story windows. A brick soldier header course is present above the second story windows. A porch resides on the north elevation and per the owner there is a full basement. Massive chimneys exist on the north and south elevations. Alterations include the replacement of the kitchen windows (per owner). An attached garage is present just off the south elevation and retains its original porthole window.					
Statement of Significance:					
In 1929, Elizabeth Clarke purchased two lots in this block and is responsible for the construction of the residence. It was designed by Morris H. Whitehouse, a prominent architect in the Portland area, who had the original colored fixtures for the house shipped from New York. Clark resided at the property until its sale in 1936 to Otto T. and Erna Hogg, who were the proprietors of Hogg Brothers Furniture on Main Street. The couple continued to own and occupy the house until its sale to Horace and Evangeline Bachelder in 1963. Reverend Bachelder, who preached at the Atkinson Memorial Congregation Church, lived here with his family until the early 1970s. This property was listed on the National Register of Historic Places in 1990.					

Researcher/Organization: Christy Fockler / HPNW		Date Recorded: 4/6/2002	
Survey Form Page 1	Address: 812 JOHN ADAMS ST	Local Designation #	SHPO #

Christina Robertson-Gardiner

From: RICHARD WILHELMI <getrichkwk@aol.com>
Sent: Tuesday, March 14, 2023 2:17 PM
To: Christina Robertson-Gardiner
Subject: 812 John Adams - patio roof





CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Item #1.

Sent from my iPad



Christina Robertson-Gardiner

From: RICHARD WILHELMI <getrichkwk@aol.com>
Sent: Tuesday, March 14, 2023 2:13 PM
To: Christina Robertson-Gardiner
Subject: 812 John Adams

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Christina - Here are pictures of the garage roof. I will send the patio roof pictures in a separate email. Thanks for your help with this. - Rich Wilhelmi





Sent from my iPad

Item #1.





CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: City Commission
From: Chrstina Robertson-Gardiner, Senior Planner

Agenda Date: 03/28/2023

SUBJECT:

Recommendation of Adoption of the Design Guidelines for New Construction- Middle Housing to the City Commission

STAFF RECOMMENDATION:

Staff recommend the HRB vote to recommend adoption of the Design Guidelines for New Construction- Middle Housing to the City Commission.

The first step to adopting the Design Guidelines for Middle housing is to hold a public hearing and, when ready, vote to recommend approval to the City Commission. Staff will work to get the item on the next available City Commission work session and subsequent adoption meeting agendas. The Middle Housing Design Guidelines will be adopted by the City Commission via a Resolution or Ordinance based on the direction of the Assistant City attorney.

BACKGROUND:

See staff memo for background information



To: Historic Review Board
From: Christina Robertson-Gardiner, Senior Planner
RE: Discussion Draft Middle Housing Design Guidelines
Date: March 20, 2023

The Housing Choices Code Update ([House Bill 2001](#)) amended Title 16 (Land Divisions) and Title 17 (Zoning) of the Oregon City Municipal Code to permit a greater range of middle housing types, including duplexes, triplexes, quadplexes, townhouses and cottage clusters in residential zones where single-family detached residential units are permitted. These code amendments affect all areas currently zoned to allow single-family uses, including Historic Districts and Landmarks. House Bill 2001 [does not allow cities to limit middle housing in historic areas](#).

On June 1, 2022 the City Commission voted to approve the second reading of ORDINANCE NO. 22-1001 and remand the file to the October 24, 2022 Planning Commission Meeting to review a second package of outstanding policy questions not needed for compliance with HB 2001. The code amendments are effective June 30, 2022 and can be found on the [following project page](#).

LEG 22-01 HOUSING CHOICES CODE UPDATE- ADOPTED CODE

Key items that were adopted with this package are the allowance for detached duplexed and triplexes city-wide when one of the units is more than five years old and the continuation of density restrictions of 2 units per acre in the Geologic Hazard District, which will greatly restrict the use of middle housing in the Canemah National Register District.

The Historic Review Board currently uses [OCMC 17.40 Historic Overlay District](#) and the [Design Guidelines for New Construction](#) to determine if a proposal is compatible with the district/landmark and will not create an adverse effect. Both the McLoughlin Conservation District and Canemah Historic District have parcels that currently have the opportunity to develop middle housing, and the existing regulations provide Historic Review Board with the ability to review the proposals for compatibility. However, with more areas zoned to allow middle housing, a design guideline supplement addressing the specific design consideration for middle housing would provide additional direction to applicants, the HRB, and neighbors.

The Historic Review provided staff initial feedback at the April 2022 and September 2022 HRB meeting. The revised discussion draft was shared with the McLoughlin and Canemah neighborhood associations in Nov 2022.

Adoption Process

The first step to adopting the Design Guidelines for Middle housing is to hold a public hearing and, when ready, vote to recommend approval to the City Commission. Staff will work to get the item on the next available City Commission work session and subsequent adoption meeting agendas. The Middle Housing Design Guidelines will be adopted by the City Commission via a Resolution or Ordinance based on the direction of the Assistant City attorney.

Exhibits

Draft Middle Housing Design Guidelines March 2023

Draft Guidelines

March 16, 2023

Middle Housing Design Guidelines – (New Section to be inserted into [Design Guidelines for New Construction](#))

Introduction

Middle housing types include duplex, tri-plex, quadplex, townhomes, and cottage clusters. Many of these housing types were historically permitted and built throughout the state prior to World War II, and can still be found in many older neighborhoods in Oregon City. These housing types were added as permitted uses to the City's low and medium-density districts in 2019 and 2022. Middle housing types are now permitted uses in R-10, R-8, R-6, and R-3.5 zones, which overlap with the City's two historic districts and with various historic Landmarks.

How to Use this Document

The following design guidelines provide further direction on middle housing within historic districts and landmarks to ensure that the design is compatible and does not adversely affect the significance of the district or Landmark. Consult the general guidance in the Design Guidelines for the applicable district or Landmark before incorporating the middle housing guidelines into your design. This document is an addendum to the adopted guidelines; please ensure that the general design guidelines for materials, siting, scale, roof form, architectural style, and design elements that apply to residential construction are also addressed. Refer to pages 4 and 5 of the Design Guidelines for step-by-step guidance.

All Middle Housing Types

MASSING

How to determine appropriate massing:

Step 1:

Measure the average height and square footage of the nearest six designated and contributing historic resources

Step 2:

New middle housing structures should have a total building mass no larger than 1 ½ time the size of the average resource. Massing should be appropriate to the style chosen.

For landmarks, new middle housing structures should ensure that the total individual building mass is no larger than 1 ½ time the size of the Landmark

Massing may, in some circumstances, exceed the prescribed 1.5 times the average for sites in which:

- The site is considerably large, allowing for ample spacing and setbacks
- The site is sloped such that the building mass is less visible or shielded from public view
- The structures would be shielded from public view by existing structures that are unlikely to be demolished.

The applicant must provide a detailed analysis to demonstrate why massing would not be considered excessive.

PARKING

Principles:

Paved driveways and parking areas are to be located to the side or rear of the structure.

Front yard areas should be comprised of landscaping and not provide parking.

Driveway widths should be consistent with the predominant driveway width of the district or Landmark, which is typically less than 20 feet in width.

Parking lots should be broken up into smaller clusters rather than one larger parking lot.

Unique approaches are encouraged in areas where topography or other factors limit parking access onsite.

CONFIGURATION OF DUPLEX/TRIPLEX/FOURPLEX UNITS

Principles:

New attached plexes can be designed to look like one single-family home or can be designed as separate units attached with a “hyphen” set back from the front façade. Detached units are encouraged if allowed by the zoning code. The massing of each unit can be considered separate if there is adequate separation of the units by the location and size of the “hyphen”. The applicant must provide a detailed analysis to demonstrate why massing would not be considered excessive.

Units can be stacked vertically or attached on the sides.

Plexes on a lot with an existing single-family home should generally be detached from the existing structure. Middle housing units should generally be located behind or next to an existing structure.

Setbacks should be consistent with surrounding historic single-family structures.

ENTRYWAYS FOR DUPLEX/TRIPLEX/FOURPLEX UNITS

Principle: Entryways should be located on the street-facing facade of the structure and should be designed to read as a single entryway. Multiple front doors in a single defined entryway are acceptable; for example, two or three doors on a central front porch. This may also be achieved through the location of doorways around a central recessed entry or using a single exterior doorway leading to an interior entry hall. Alternatively, units may be accessed from secondary entrances located on the side or rear of the structure.

Faux entry elements are not recommended. Multiple entries should be integrated into the design of the building.

Townhomes

Townhomes are not a historically represented type in either the Canemah National Register District or the McLoughlin Conservation District.

- Townhomes should follow vernacular styles for each district; Queen Anne styles in McLoughlin are also acceptable. For other styles, applicants must demonstrate how the style is compatible with the district.
- In the Canemah and McLoughlin Districts, no more than three units are to be attached together as one building mass. *Note: citywide code allows up to six attached townhomes.*
- Front-facing attached garages are not allowed.
- Each townhome building should be separated by at least 10 feet.

Cluster Housing

Oregon City generally reviews Clusters Housing through a Type I review process through OCMC 17.16 Middle Housing Design Standards. However, through the Type III Hearing process, the Historic Review Board can require a reduction in the size, location, or massing of proposed units if it can be found to be adversely affecting the significance of the historic district or Landmark.

Cluster Housing are groups of smaller detached housing units, typically 300-900 square foot footprint, clustered around a common open space.

- Cottage cluster unit designs and forms should vary within the cluster to avoid identical or near-identical designs.
- Flexibility in materials and design elements for units that are visually removed from public streets is appropriate.
- Share open space should be centrally located and publicly visible.
- Parking lots should be broken up into smaller clusters rather than one larger parking lot.



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Historic Review Board
From: Christina Robertson-Gardiner

Agenda Date: 03/28/2023

SUBJECT:

New Construction of a Tri-Plex on Land that is Part of a Designated Landmark - Rasmussen-Buol House (151 Molalla Avenue) (GLUA-23-00001; HR 23-00002)

STAFF RECOMMENDATION:

Denial or continuation of hearing with a commensurate waiver of the 120-day land use deadline to address outstanding items and design direction.

EXECUTIVE SUMMARY:

EnterTextHere

BACKGROUND:

The applicant has proposed development on a lot within the Rasmussen-Buol House Landmark boundaries. As the applicant has not requested the reduction in the size of the Landmark, the Board should be reviewing the proposal based on the Design Guidelines for New Construction. If the applicant or the Board determines that a reduction in the size of the Landmark in conjunction with the general setback or design considerations is a better path for this proposal, the application will be renoticed as such. At this time- with the proposed tri-plex located so close to the Landmark, staff does not recommend this approach.

The proposed tri-plex (an outright permitted use in the zone) is larger (39' x52') compared to the massing of the abutting Historic Landmark (25'x38') and is placed such that it does not provide adequate spacing around the historic Rasmussen-Buol House, nor does it appear to fully preserve the predominate pedestrian view of the once corner house from looking south (uphill) from Molalla Avenue, though the applicant has attempted to set the new construction back to 19 feet to approximately meet the setback of the Landmark building and has designed a building that does not obviously restrict the pedestrian view.

Removal of the existing trees onsite further contributes to the incompatibility of the proposal by not maintaining the natural surroundings of the historic landmark, though no individual tree is protected through OCMC 17.40. Individual tree protection is done through the [city's heritage tree program](#).

The house is two full stories while most of the homes in the neighborhood, including the Landmark, is 1.5 stories. A parking pad is proposed on Logus for two spaces with the removal of an existing one-car garage.

While the Board cannot require the proposal to reduce the number of units, it can utilize the Design Standards for New Construction and OCMC 17.40 to determine if the proposed massing and location of the new construction would have an adverse effect on the significance of the Landmark and pursue design modifications that:

- Increase the setback from Molalla Avenue (further preserve the view corridor to the house as a primary element in the neighborhood) to the amount needed to alleviate any adverse effect.
- Increase the setback from the Landmark (reduce perceived massing on the Landmark) to the amount needed to alleviate the adverse effect.
- Reduce the footprint or height of the building to the amount needed to alleviate the adverse effect.

OPTIONS:

1. Approve the proposal with modified conditions and provide revised findings
2. Deny the application with findings found in the attached staff report
3. Continue the hearing to a date certain and request a commensurate waiver of the 120-day land use deadline to address outstanding items and design direction.



Historic Review Staff Report and Recommendation

Type III

March 21, 2023

FILE NO.: GLUA-23-00001 and HR 23-00002 -151 Molalla. New Construction of a tri-plex on land that is part of a designated Landmark -Rasmussen-Buol House (151 Molalla Avenue)

HEARING DATE: March 28, 2023
7:00 p.m. – Virtual

APPLICANT Sergey Marandyuk-Construction Manager
Modern Northwest
8101 NE Glisan
Portland, OR 97213

OWNER Vito Tishenko- Modern Properties Inc
8101 NE Glisan
Portland, OR 97213

LOCATION: No address 2-2E-32CB-09901 (*Abutting 151 Molalla*)

ZONING: Mixed Use Corridor -MUC-1

REQUEST: New Construction of a tri-plex on land that is part of a designated Landmark - Rasmussen-Buol House (151 Molalla Avenue)

REVIEWER: Christina Robertson-Gardiner, AICP Senior Planner

RECOMMENDATION: Denial or continuation of hearing with a commensurate waiver of the 120-day land use deadline to address outstanding items and design direction.

CRITERIA: Administration and Procedures are set forth in Chapter 17.50, Chapter 17.40, Historic Overlay District in Chapter 17.40, and Mixed Use Commercial MUC in Chapter 17.29 of the Oregon City Municipal Code. The City Code Book is available on-line at www.orcity.org.

This application is subject to the Administration and Procedures section of the Oregon City Code set forth in Chapter 17.50. The application and all supporting documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 695 Warner Parrott Road, during regular business days (9:00 am- 4:00 pm). Copies of these materials may be obtained for a reasonable cost. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance. Any interested party may testify at the public hearing and/or submit written testimony at or prior to the close of the record by the Historic Review Board. Notice of the Historic Review Board's decision shall be sent to the applicant and to those persons submitting comments and providing a return address. Any party who participated in the Historic Review Board proceedings may appeal the Historic Review Board's decision by filing a notice of appeal as required by OCMC 17.50.190. Any issue that is intended to provide a basis for appeal must be raised before the close of the Historic Review Board's proceeding, in person or by letter, with sufficient specificity to afford the City Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any review of that issue. Parties with standing may appeal the decision of the City Commission to the Land Use Board of Appeals. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.

A city-recognized neighborhood association requesting an appeal fee waiver pursuant to 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.

Recommended Summary Findings and Design Direction

The applicant has proposed development on a lot within the Rasmussen-Buol House Landmark boundaries. As the applicant has not requested the reduction in the size of the Landmark, the Board should be reviewing the proposal based on the Design Guidelines for New Construction. If the applicant or the Board determines that a reduction in the size of the Landmark in conjunction with setback or design considerations is a better path for this proposal, the application will be renoticed as such. At this time- with the proposed tri-plex located so close to the Landmark, staff does not recommend this approach.

The proposed tri-plex (an outright permitted use in the zone) is larger (39'x52') compared to the massing of the abutting Historic Landmark (25'x38'), and is placed such that it does not provide adequate spacing around the historic Rasmussen-Buol House, nor does it appear to fully preserve the predominate pedestrian view of the once corner house looking south (uphill) from Molalla Avenue, though the applicant has attempted to set the new construction back to 19 feet to approximately meet the setback of the Landmark building and has designed a building that does not obtrusively restrict the pedestrian view.

The setback between both buildings is appropriate if the new construction was sized both in height and mass to better conform with the historic volume of the Landmark, in this case, the building height 33'7" (top of roof peak) will overpower the historic house, which appears to be closer to 20 feet in height (top of roof peak)

Removal of the existing trees onsite further contributes to the incompatibility of the proposal by not maintaining the natural surroundings of the historic landmark, though no individual tree is protected through OCMC 17.40. Individual tree protection is done through the [city's heritage tree program](#).

The building is two full stories while most of the homes in the neighborhood, including the Landmark, is 1.5 stories. A parking pad is proposed on Logus for two spaces with the removal of an existing one-car garage. As the site is [located within ½ mile of a frequent bus service](#), no offsite parking is required for this project.

While the Board cannot require the proposal to reduce the number of units, it can utilize the Design Standards for New Construction and OCMC 17.40 to determine if the proposed massing and location of the new construction would have an adverse effect on the significance of the Landmark and pursue design modifications that:

- Increase the setback from Molalla Avenue (further preserve the view corridor to the house as a primary element in the neighborhood) to the amount needed to alleviate any adverse effect.
- Increase the setback from the Landmark (reduce perceived massing on the Landmark) to the amount needed to alleviate the adverse effect.
- Reduce the footprint or height of the building to the amount needed to alleviate the adverse effect.

Staff Recommends Denial of the proposal or a continuation of the hearing with a commensurate waiver of the 120-day land use deadline to address outstanding items and design direction.

Recommended conditions of approval if massing and design considerations are met.

1. The following windows specification shall be met prior to the release of building permits.
 - a. Windows shall be 1:1 double-hung with no grids or muntins.

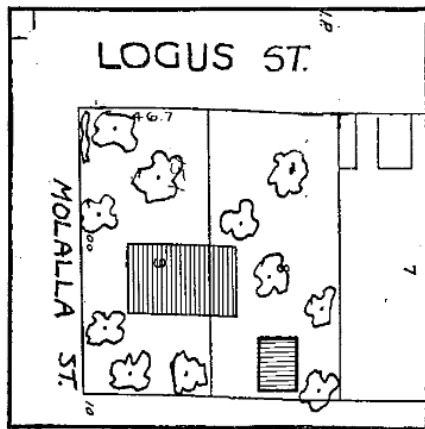
- b. New wood windows shall be painted or use cladding of either fiberglass or aluminum to better resemble painted wood, and the sash color shall be darker than the house siding color.
 - c. The windows shall be rectangular windows of 2 to 1 height to width proportion, symmetrically spaced, or utilize square or rectangular fixed, casement, or awning style windows as accent windows if full height 1:1 windows are not feasible in certain locations. Final window placement to be approved by staff if proposed.
 - d. The window sash shall be inset and not flush to the trim. A minimum 4-inch trim is required.
 - e. Additional and proportionally spaced windows shall be added to the rear elevation, which abuts the Landmark property.
- 2. The following material specification shall be met prior to the release of building permits.
 - a. The siding shall be smooth fiber cement or wood lap siding.
 - b. Incised lumber or pressure-treated wood shall not be used on any visible surfaces.
 - c. Porches and stairs shall be wrapped/enclosed to at least 18 inches above the ground.
 - d. The porch design shall align with the specification found in sheet A6.
 - e. Corner trim shall be utilized on the building.
 - f. Porch railing, decking, and posts shall be painted to match the color scheme of the house.
 - g. Metal railings are not allowed.
- 3. The following lighting specification shall be met before the release of building permits
 - a. Lighting shall be a simple bungalow or vernacular-styled lighting.
- 4. The following door specification shall be met before the release of building permits
 - a. No sliding glass doors are allowed; doors may be one of the following types:
 - i. 5-6 panel horizontal solid door
 - ii. One or two-panel solid door
 - iii. Full or 1/3 or half-light doors, including French-style double doors.
- 5. The applicant shall apply for and receive approval of the [Type I Middle Housing review](#) during the Building Permit process.

I. BACKGROUND:

Summary of Proposal:

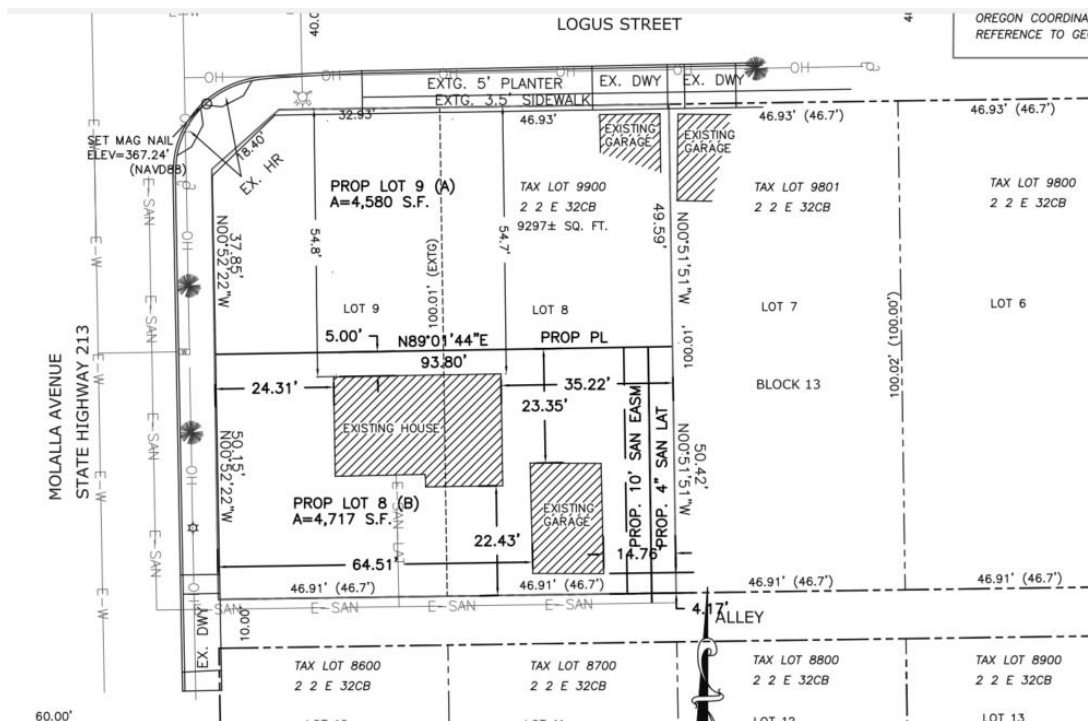
The applicant proposes to construct a new triplex on a Landmark property. The applicant has not requested a reduction in the size of the landmark.

The Landmark property is 100x100, made up of two 50x100 lots of record. The existing house is entirely on one of the lots of records, and the new building is proposed on the other. In 2021, the owners submitted a lot line adjustment (LL 21-0008) that reoriented the two lots to face Molalla Avenue; this an outright permitted Type I process that did not trigger any Historic Review.



Previous orientation

Note: the garage on Locus Street is not drawn on the landmark property, though there is no sign that it was moved at any point and may have been misattributed to the next-door property.



Site plan from LL 21-008 showing a five-foot Landmark side yard setback to the new property line.

The site is zoned Mixed Use Corridor (MUC-1),



Vicinity map

Rasmussen-Buol House

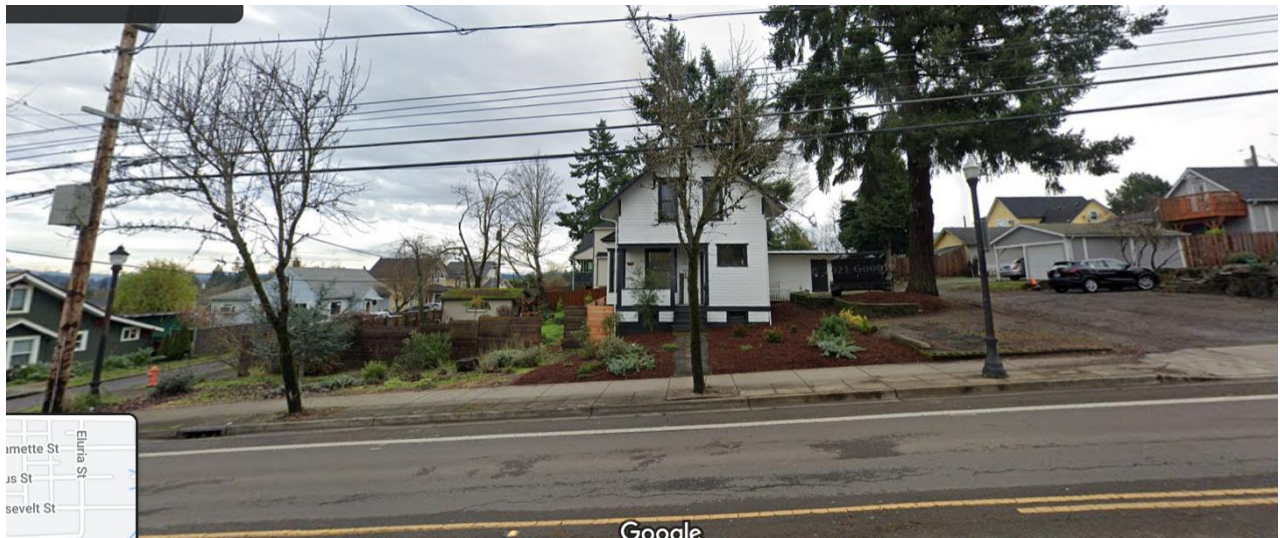


The 1911 Bungalow Vernacular house occupies a large corner lot at the intersection of Molalla Avenue and Logus Street. This would be a very prominent location, if it were not for the very dense landscaping which obscures the house from view. This is actually beneficial, as it buffers the residence from the commercial Molalla Avenue corridor.

Statement of Significance: The owner-builder, Jeppe Rasmussen, was a Dane who built a number of houses in this addition, completing one before selling the one he was in and moving into the new one. He sold this house to the Buols after their marriage (the Buols have owned the house since 1919). Rasmussen was apparently quite a curmudgeon, who scolded children and wrung the neighbors' chickens necks if they happened to stray into his garden. Rasmussen built 412 and 410 Logus Street as well. Mrs. Buol still lives in the house. This is one of the nicer houses which depict the self-trained carpenter's transition from vernacular to bungalow style.



Google Maps June 2016, one car garage proposed for demolition blue arrow)



Google Maps Dec 2021

The applicant submitted the following narrative:

New triplex construction on an empty lot, designated as a historical landmark site. The existing garage/shed on parcel 2 will be removed, which will allow for accessible parking and give a more pleasant curb appeal.

Existing Conditions:

Parcel 2 was subdivided from parcel 1 and is an empty lot. Parcel 1 has an existing structure what has dictated the design on parcel 2. Parcel 2 has an existing shed/garage.

Style:

The townhome was designed to match the Vernacular style of the existing structure on parcel 1. It is characterized by having 8/12 or 10/12 pitched gables, with a rectangular or square form.

Site:

The townhome will have a 5' setback to the north, but will match the west setback to the structure on parcel 1.

HR 23-00003 151 Molalla New Construction

Building Form:

The proposed townhomes, has an overall rectangular shape, and two square popouts for Unit 1 and Unit 2/3, to give it more character. Townhome is 2 stories in height.

Design Composition:

The proposed townhome will match the material and color of the landmark structure on parcel 1. Horizontal 4" siding will be used for the first floor, and 8" siding for the second floor. Primary paint color will be Sherwin Williams Incredible White, with Sherwin Williams Tricorn Black for the trim.

Windows:

The townhome will be using a mixture of sliding vinyl windows and single hung windows, matching the structure on parcel 1. These will be Cascade windows, like on parcel 1.

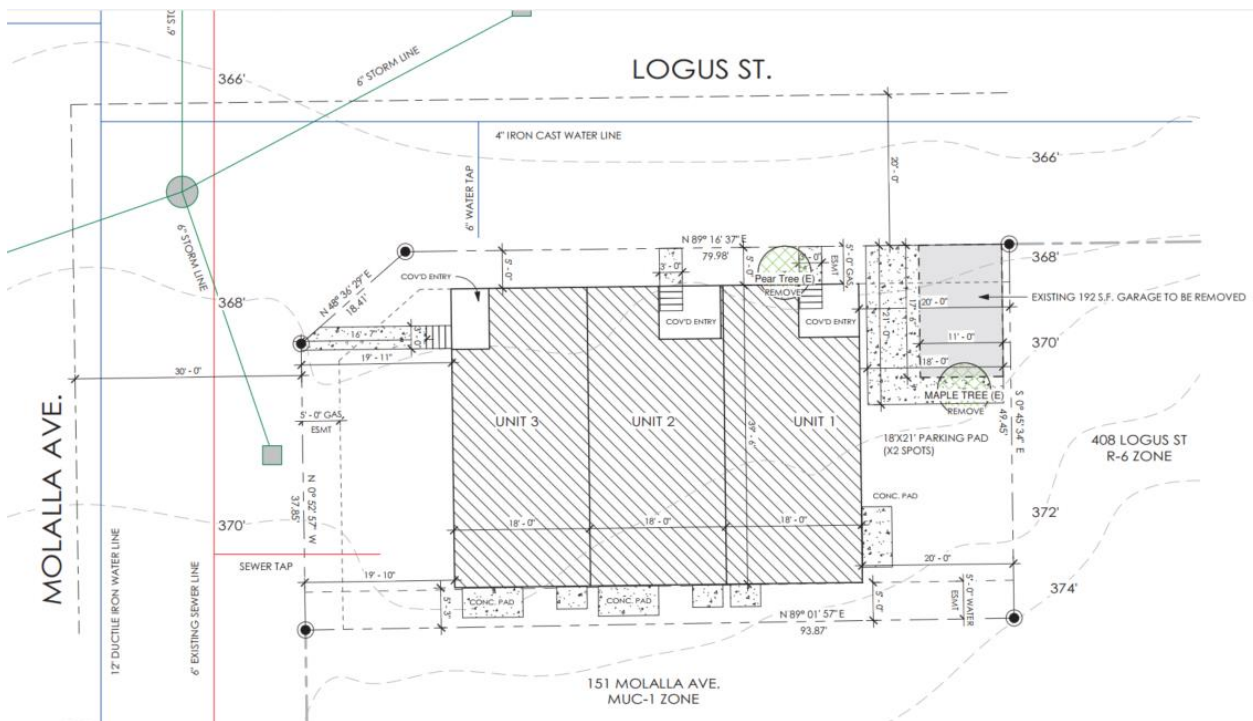
Doors:

The townhomes front doors will match the style of the landmark structure, installing the Codel SF6SDI1P 1-Panel smooth fiberglass exterior door with 6-lite door lite

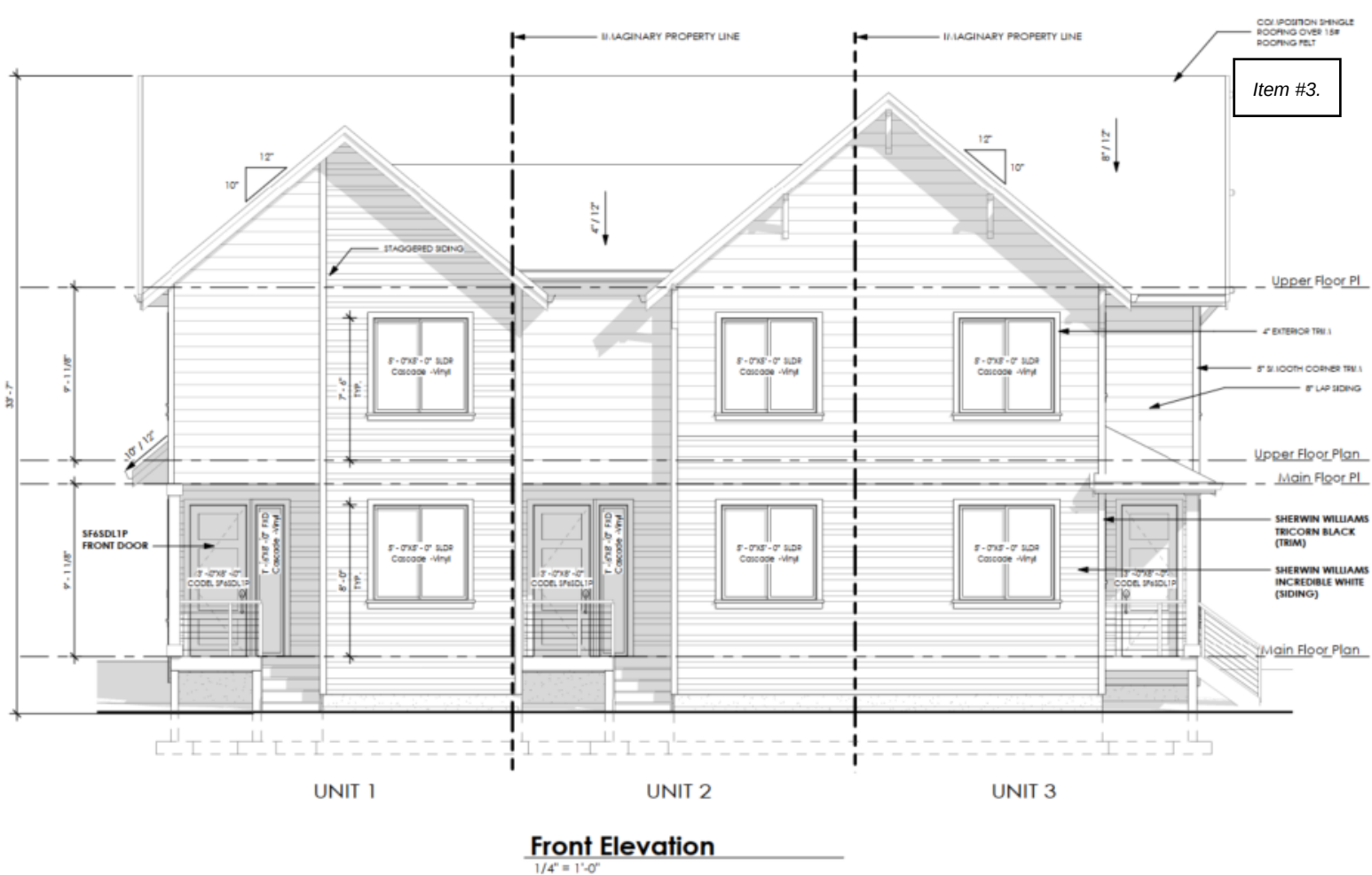




View of the proposed building next to the Landmark. (note the applicant has proposed a 19-foot setback approximately one foot deeper than the existing landmark setback of 18 feet.)



Proposed site plan



Neighboring Structures

The landmark is located outside of a Historic District. The Elyville neighborhood contains several historic Vernacular and bungalow-styled landmarks but is not a district. The area is known as the historic Elyville neighborhood. A Vernacular/bungalow approach to new construction is appropriate,

PUBLIC NOTICE AND COMMENT

Public notices were mailed to property owners within 300 feet of the subject site, posted on the subject site. Public comments that were received are summarized below and responded to within this staff report.

- Elyville Neighborhood Association- Karla Laws
 - Identified issues surrounding the design, height, massing, and materials of the proposed design.
 - Does not believe the design approach meets many of the purpose statements of OCMC 17.40
 - Provided collection of neighborhood association comment
 - Requested an archaeological survey for the site.
- Roberta Adrian, 613 Logus Street

- Believes the proposed height is too tall for the new construction and requests a height reduction.

Public comments are attached to this Staff report as Exhibit 3.

ANALYSIS AND FINDINGS:

17.40.060 - Exterior alteration and new construction.

- A. *Except as provided pursuant to subsection I of this section, no person shall alter any historic site in such a manner as to affect its exterior appearance, nor shall there be any new construction in an historic district, conservation district, historic corridor, or on a landmark site, unless a certificate of appropriateness has previously been issued by the historic review board. Any building addition that is thirty percent or more in area of the historic building (be it individual or cumulative) shall be considered new construction in a district. Further, no major public improvements shall be made in the district unless approved by the board and given a certificate of appropriateness.*

Finding: Applicable: The proposal is being reviewed by the Historic Review Board.

- B. *Application for such a certificate shall be made to the planning staff and shall be referred to the historic review board. The application shall be in such form and detail as the board prescribes.*

Finding: Complies as Proposed: The applicant submitted the required materials.

- C. *Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide,*
1. *A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and*
 2. *A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.*

If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.

Finding: Complies as Proposed. The required notice was submitted after a Pre-application conference held on June 2021. No comments were received for this notice.

- D. *[1.] The historic review board, after notice and public hearing held pursuant to Chapter 17.50, shall approve the issuance, approve the issuance with conditions or disapprove issuance of the certificate of appropriateness.*

Finding: Applicable: The proposal is being reviewed by the Historic Review Board.

2. *The following exterior alterations to historic sites may be subject to administrative approval:*
 - a. *Work that conforms to the adopted Historic Review Board Policies.*

Finding: Not Applicable: The proposal is not subject to administrative approval.

- E. *For exterior alterations of historic sites in an historic district or conservation district or individual landmark, the criteria to be used by the board in reaching its decision on the certificate of appropriateness shall be:*

Regarding Criterion (1) - The purpose of the historic conservation district as set forth in Section 17.40.010;

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;*
- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;*
- C. Complement any National Register Historic districts designated in the city;*
- D. Stabilize and improve property values in such districts;*
- E. Foster civic pride in the beauty and noble accomplishments of the past;*
- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;*
- G. Strengthen the economy of the city;*
- H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and*
- I. Carry out the provisions of LCDC Goal 5.*

Finding: Complies with Conditions. There will be no changes to the exterior of the historic house. The home is a Landmark, not in a historic district. Property values could be increased by compatible new development in the area. This proposal can meet the purpose of this Chapter if conditions and additional design considerations are met.. See findings and conditions in #9 in this report.

2.-The provisions of the city comprehensive plan;

POLICY 2.3 Facilitate historic preservation programs for retention of federal, state, and locally designated historic districts and sites.

STRATEGY 2.3.C Encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.

Finding: Does not Comply . The Elyville neighborhood contains multiple historic landmarks but is not a historic district. This proposal does not meet the comprehensive plan goals and strategies No alterations, or additions are proposed on the Landmark structure itself, but the large side yard and its contact as a corner lot house will be removed onsite. Staff recommends approval for the one-car garage accessed off of Locus regardless of the outcome of the new construction proposal.

The proposed tri-plex (an outright permitted use in the zone) is larger (39' x52') compared to the massing of the abutting Historic Landmark (25'x38') and is placed such that it does not provide adequate spacing around the historic Rasmussen-Buol House, nor does it appear to fully preserve the predominate pedestrian view of the once corner house from looking south (uphill) from Molalla Avenue, though the applicant has attempted to set the new construction back to 19 feet to approximately meet the setback of the Landmark building and has designed a building that does not obviously restrict the pedestrian view.

Removal of the existing trees onsite further contributes to the incompatibility of the proposal by not maintaining the natural surroundings of the historic landmark, though no individual tree is protected through OCMC 17.40. Individual tree protection is done through the [city's heritage tree program](#).

The house is two full stories while most of the homes in the neighborhood, including the Landmark, is 1.5 stories. A parking pad is proposed on Logus for two spaces with the removal of an existing one-car garage.

While the Board cannot require the proposal to reduce the number of units, it can utilize the Design Standards for New Construction and OCMC 17.40 to determine if the proposed massing and location of the new construction would have an adverse effect on the significance of the Landmark and pursue design modifications that:

- Increase the setback from Molalla Avenue (further preserve the view corridor to the house as a primary element in the neighborhood) to the amount needed to alleviate any adverse effect.

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- Increase the setback from the Landmark (reduce perceived massing on the Landmark) to the amount needed to alleviate the adverse effect.

Reduce the footprint or height of the building to the amount needed to alleviate the adverse

3. *The economic use of the historic site and the reasonableness of the proposed alteration and their relationship to the public interest in the structure's or landmark's preservation or renovation;*

Finding: Does not Comply . This proposal aims at finding a balance between two important city goals: Supporting Historic Preservation and providing diverse housing options for the community.

The use of site is multifamily in the MUC-1 zoning district, which was designed for a mix of commercial, office, and multifamily uses. The proposed building is on a platted lot of record of 5,000 square feet. The multifamily use, both historically and contemporarily, is appropriate along one of the city's main market roads. However, at this time, there is inadequate spacing between the house and the lot with the current design. The historic Landmark appears to be 5 feet from the property line with a corresponding 5 feet setback to the new construction resulting in a 10-foot separation between buildings. The setback is appropriate if the new construction was sized both in height and mass to better conform with the historic volume of the Landmark, in this case, the building size and height 33'7" (top of roof peak) will overpower the historic house, which appears to be closer to 20 feet in height (top of roof peak). The proposed tri-plex footprint is also much larger (39' x52') compared to the massing of the abutting Historic Landmark (25'x38').

4. *The value and significance of the historic site;*

Finding: Does not comply The home was built in 1911. The home is an example of an owner-builder carpenter's bungalow. The proposal will not negatively impact the value or significance of the historic site if the conditions of approval are followed and the building was redesigned to reduce the massing, height or incase the setback, it potentially could be considered a value to the site.

5. *The physical condition of the historic site*

Finding: Complies as Proposed. The home is an example of an owner-builder carpenter's bungalow/vernacular house. It is in good condition.

6. *The general compatibility of exterior design, arrangement, proportion, detail, scale, color, texture and materials proposed to be used with the historic site;*

Finding: See findings in Section 9 of this staff report.

7. *Pertinent aesthetic factors as designated by the board;*

Finding: Complies as Proposed. Staff does not suggest consideration of any aesthetic factors other than those already reflected in the code.

8. *Economic, social, environmental and energy consequences;*

Finding: Complies as Proposed. This proposal aims at finding a balance between two important city goals: Supporting Historic Preservation and providing diverse housing options for the community. Developing more housing on the lot increases the housing supply in the neighborhood, which has a positive impact on energy, the environment, and provides social and economic benefits.

9. *Design guidelines adopted by the historic review board.*

The following design guidelines are applicable to this project:

Design Guidelines

(Found on Page 32 of [Design Guidelines for New Construction](#))

There are a variety of ways new construction can occur in relation to an Individual Historic Property. Often it is the result of property division. For small developments the guidelines should apply to adjacent and (as applicable) opposite infill. Larger developments could create 1) an adequate historic resource boundary, 2) develop a buffer zone, or 3) develop an immediate neighborhood of complementary infill. Beyond these areas there can then be more freedom in design, style and materials without causing an adverse effect on the historic property.

A variety of styles may be encountered on individually listed resources. The appropriate style is determined by what is complementary to the existing resource and that provides some variety. Infill at the largest, to be slightly smaller than the historic building and not to over power it. The following considerations, as well as the Character and Element Guidelines, should be addressed in planning and design.

Site

- Establish adequate property boundaries for the historic property with consideration to its use (residence, farm including out-buildings, etc.), existing neighborhood context, other historic resources, site attributes, and visual context. Consult with the State Historic Preservation Office (SHPO).
- Adequate spacing, appropriate setbacks, and landscaping depend greatly on the individual site and the proposed new construction. New infill should respect rather than detract from the historic building and its context. Mitigation is a secondary measure, appropriate program and design is more important. Moving the building is a last resort solution that minimizes the importance of the building's relationship to its site.

Finding: Does not Comply The proposed tri-plex (an outright permitted use in the zone) is larger (39' x52') compared to the massing of the abutting Historic Landmark (25'x38') and is placed such that it does not provide adequate spacing around the historic Rasmussen-Buol House, nor does it appear to fully preserve the predominate pedestrian view of the house from looking south (uphill) from Molalla Avenue, though the applicant has attempted to set the new construction back to 19 feet to approximately meet the setback of the Landmark building and has designed a building that does not predominantly block the pedestrian view, though does remove the prominence the house had on the corner lot and Molalla Avenue.

Removal of the existing trees further contributes to the incompatibility of the proposal by not maintaining the natural surroundings of the historic landmark.

The house is two full stories while most of the homes in the neighborhood, including the Landmark, is 1.5 stories. A non-required parking pad is proposed on Logus for two spaces with the removal of an existing one-car garage. Findings for the demolition request can be found later in the staff report.

Style and Building Form

- For a basis of design choose a new building style that is compatible with the historic building, such as one from its historic period, or one that is often found in conjunction with it in the neighborhood or area.

Finding: Complies as Proposed. The applicant proposes a style reminiscent of the hybrid vernacular bungalow style of the Landmark. The Rassmussen-Buol house is a craftsman “builder’s house.” There is precedent in the area for styles in the Victorian family. The area is a mixture of building styles and ages, no one style is predominant in the neighborhood.

- Use simple and well-proportioned building forms and rooflines, especially at the primary façade and when new is viewed alongside the historic. Avoid complicated, non-rectangular forms, and ‘busy’ compositions.

Finding: Complies as Conditioned. The applicant proposes a style reminiscent of the hybrid vernacular bungalow style of the Landmark. Its full two-story design has been separated into three distinct volumes to differentiate the three units utilizing a cross-gabled roof line with separate front porches. The proposed building is rectangular, and its form does not create any unnecessary busy elements. The full two-story design utilizes a truss system that creates a height differential of over 10 feet which contributes to the massing impact, mainly for its location so close to the Landmark. This impact should be mitigated through an increase in setbacks or a decrease in the overall height of the building per the direction of the Historic Review Board.

- Maintain the approximate historic building roof and floor heights; neither too high nor too low.

Finding: Does not Comply. The applicant proposes a two-story design. The floor heights are 9’11”, with the total height to peak at 33’ 7”. The overall height of the house is more than 10 taller than the historic Rasmussen-Buol House.

The proposed building is two full stories while most of the homes in the neighborhood, including the historic homes on Logus Street, are 1.5 stories. The 10:12 pitch of the roof further emphasizes the height of the second story. The HRB may want to consider a condition to reduce the wall height of the second story so that it more closely resembles a 1.5 story home. If the applicant uses a different type of roof trusses, the impact on the second-story interior space may be minimal.

- Create an interesting and long lasting design, rather than one that becomes dated in a short time.

Finding: Complies as Conditioned. The proposed design, as conditioned, is simple, with design cues from various styles. It is unique yet not overly stylized.

Design Composition

- Historic buildings can embrace new construction that has detail and ornamentation if it is used skillfully, systematically, in good proportion, and is not excessive.

Finding: Complies as Conditioned. The proposed design is simple and could be compatible in design to the abutting Landmark subject to the proposed conditions of approval.

The proportion of windows are asymmetric and out of proportion. Window proportions of 2:1 height to width, especially for the windows in the center of the upper story, would be more consistent with the proposed style of the home and the surrounding historic homes. The applicant shall use rectangular windows of 2 to 1 height to width proportion, symmetrically spaced, on the upper story. Staff has provided the following recommended conditions to resolve the nonhistoric window design and asymmetry of the proposal.

1. The following windows specification shall be met prior to the release of building permits.
 - a. Windows shall be 1:1 double-hung with no grids or muntins.
 - b. New wood windows shall be painted or use cladding of either fiberglass or aluminum to better resemble painted wood, and the sash color shall be darker than the house siding color.
 - c. The windows shall be rectangular windows of 2 to 1 height to width proportion, symmetrically spaced, or utilize square or rectangular fixed, casement, or awning style windows as accent windows if full height 1:1 windows are not feasible in certain locations. Final window placement to be approved by staff if proposed.
 - d. The window sash shall be inset and not flush to the trim. A minimum 4-inch trim is required.
 - e. Additional and proportionally spaced windows shall be added the rear elevation, which abuts the Landmark property.

- Avoid designing an overly plain, unattractive building with minimal texture.

Finding: Complies as conditioned. Therefore, staff recommends that the applicant include corner trim on the home. **Staff has determined that it is possible, likely, and reasonable that the applicant can meet this standard through the Conditions of Approval.**

- Utilize materials and design that convey a sense of quality and craftsmanship.

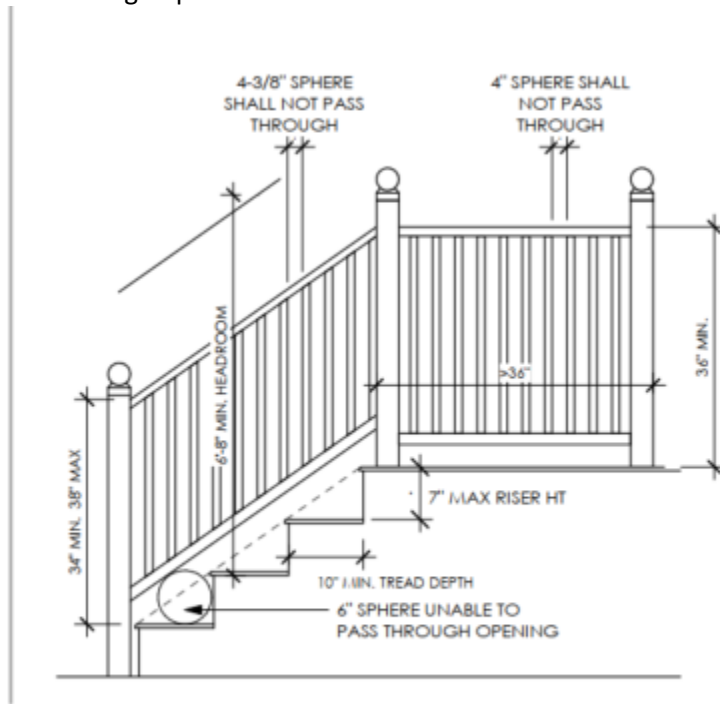
Finding: Complies with the condition. The applicant proposes the following materials:

- Cascade Vinyl Windows
- fiberglass front doors
- smooth cement board siding
- composition shingles
- wood or wood/metal combo (unclear)

Please note that the stair design from the specification (Sheet A6) below does not match the 3rd rendering showing horizontal railings.



3D rendering of porch



GUARD & STAIR REQUIREMENTS

Applicant submittal Sheet A6

Staff has provided conditions of approval that address the allowed window and porch materials and design.

- If needing to economize, carefully eliminate less important design features beginning with the least visible sides. Utilize similar economic measures of former builders.

Finding: Does not Comply/Complies with conditions. The applicant has proposed a design that looks only at the Logus and Molalla Avenue elevations. However, the rear elevation abutting the historic resource is visible from Molalla Avenue and adversely impacts the resource as designed with vinyl slider windows and doors and asymmetrical and missing . Care should be taken to address the window placement and design as laid out in the conditions of approval.

17.40.070 - Demolition and moving.

A. If an application is made for a building or moving permit to demolish or move all or part of a structure which is a landmark or which is located in a conservation district or an historic district, the building inspector shall, within seven days, transmit to the historic review board a copy of the transaction.

B. The historic review board shall hold a public hearing within forty-five days of application pursuant to the procedures in Chapter 17.50. C. In determining the appropriateness of the demolition or moving as proposed in an application for a building or moving permit, the board shall consider the following:

1. All plans, drawings and photographs as may be submitted by the applicant;

Finding: Complies as Proposed. The applicant submitted a site plan along with a photo of the shed.

2. Information presented to a public hearing held concerning the proposed work;

Finding: The Board will consider all information presented at the public hearing.

3.-The provisions of the city comprehensive plan;

POLICY 2.3 Facilitate historic preservation programs for retention of federal, state, and locally designated historic districts and sites.

STRATEGY 2.3.C Encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.

Finding: Complies. The date of construction of the detached garage and the fact that the garage is not necessarily a strong contributing resource to the 1911 Rasmussen Buol House lens support for its demolition, regardless of its connection to any proposed development.

4. The purpose of this section as set forth in Section 17.40.010;

The purpose of the district is

A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;

B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;

C. Complement any National Register Historic districts designated in the city;

D. Stabilize and improve property values in such districts;

E. Foster civic pride in the beauty and noble accomplishments of the past;

F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;

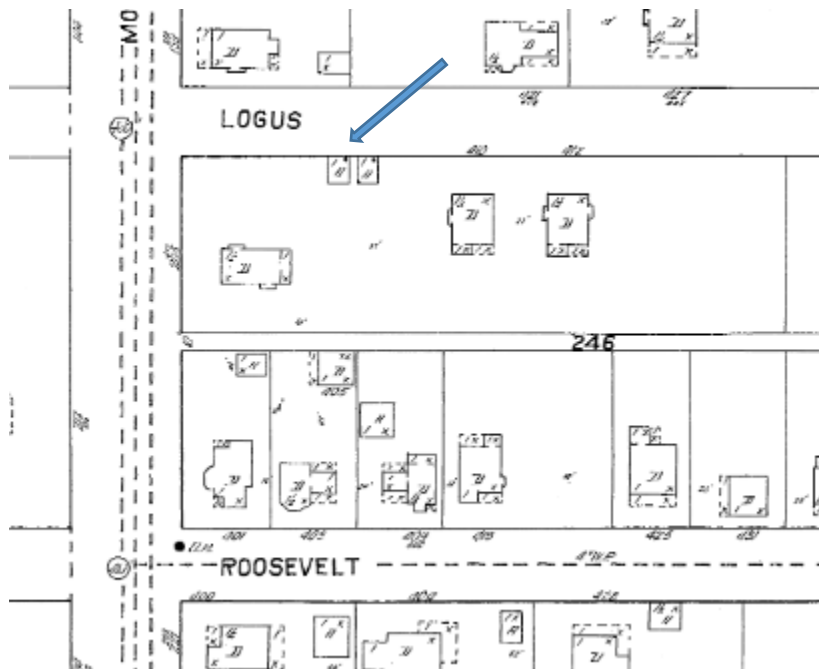
G. Strengthen the economy of the city;

H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and

I. Carry out the provisions of L.C.D.C. Goal 5.

Finding: Complies as Proposed. The date of construction of the 198-square-foot detached garage and is not confirmed, but it appears to be from circa 1920s. The 1925 Sanborn Map appears to show the location of the garage next to it neighbor. The garage's basic design and location do not provide much association with the Landmark, and its demolition would not be detrimental to telling the story of the site. A

carport was later added to rear of the Landmark circa 1950s/1960s, which appear to have been used since by the owner of the landmark for parking and storage. The carport was enclosed in 2013 as living space associated with the landmark.



6. *The historical and architectural style, the general design, arrangement, materials of the structure in question or its fixtures; the relationship of such features to similar features of the other buildings within the district and the position of the building or structure in relation to public rights-of way and to other buildings and structures in the area;*

Finding: Complies as Proposed. The date of construction of the detached garage and the fact that the garage is not necessarily a strong contributing resource to the 1911 Rasmussen Buol House lends support for its demolition, regardless of its connection to any proposed development.

7. *The effects of the proposed work upon the protection, enhancement, perpetuation, and use of the district, which cause it to possess a special character or special historic or aesthetic interest or value;*

Finding: Complies as Proposed. The garage appears too small for parking the average cars in 2023, and its demolition would create two onsite parking spaces for the proposed tri-plex.

8. *Whether denial of the permit will involve substantial hardship to the applicant, and whether issuance of the permit would act to the substantial detriment of the public welfare and would be contrary to the intent and purposes of this section;*

Finding: Complies as Proposed.

Denial of the permit would not necessarily stop the construction of the proposed tri-plex, but it would remove two on-site parking spaces.

9. *The economic, social, environmental and energy consequences.*

Finding: Complies as Proposed.

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The garage appears too small for parking the average cars in 2023, and its demolition would create two onsite parking spaces for the proposed tri-plex.

D. The failure of the applicant to provide the information required by Subsection C.1.—9. shall be grounds for deeming the application incomplete.

Finding: Complies as Proposed. The applicant did not submit the required materials but did request the application to be deemed complete, which is allowed per OCMC 17.50.070 Completeness Review

E. The board may approve or deny the demolition or moving request after considering the criteria contained in Section 17.40.070C. Action by the board approving or denying the issuance of a permit for demolition or moving may be appealed to the city commission by any aggrieved party, by filing a notice of appeal, in the same manner as provided in Section 17.50 for appeals. If no appeal of a demolition permit is filed, the building official shall issue the permit in compliance with all other codes and ordinances of the city.

Finding: Complies as Proposed. The process will be followed as described.

F. In any case where the city commission has ordered the removal or demolition of any structure determined to be dangerous to life, health or property, nothing contained in this title shall be construed as making it unlawful for any person, without prior approval of the historic review board, pursuant to this title, to comply with such order.

Finding: Not applicable. The City Commission has not ordered the demolition of this structure.

CONCLUSIONS AND RECOMMENDATIONS

Based on the aforementioned findings, staff recommends that the Historic Review Board Denial or continuation of hearing with a commensurate waiver of the 120-day land use deadline to address outstanding items and design direction of GLUA-23-00001 and HR 23-00002 -151 Molalla. New Construction of a tri-plex on land that is part of a designated Landmark -Rasmussen-Buol House (151 Molalla Avenue) for the property located at 2-2E-32CB-09901, Oregon City, Oregon 97045.

Exhibits

- A. Applicant Submittal
- B. Survey Form
- C. Public Comments
 - I. ENA- Karla Laws
 - II. Roberta Adrian



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A) ☐ Compatibility Review ☐ WRG ☐ Comm. Fac ☐ Lot Line Adjustment ☐ Non-Conforming Use Review ☐ Natural Resource (NROD) ☐ Verification ☐ Minor Site Plan & Design Review ☐ Extension of Approval ☐ Historic Review – Remodel ☐ Detailed Dev. Plan (DDP)	Type II (OCMC 17.50.030.B) ☐ Master Plan / PUD / GDP or Amendment ☐ Detailed Development Plan (DDP) ☐ Floodplain Review ☐ Geologic Hazard Overlay ☐ Minor Partition (<4 lots) ☐ Minor Site Plan & Design Review ☐ Non-Conforming Use Review ☐ Site Plan and Design Review / DDP ☐ Subdivision (4+ lots) ☐ Minor Variance ☐ Natural Resource (NROD) Review ☐ Public Improvement Modification ☐ Willamette Greenway ELD Process (OCMC 17.50.030.E) ☐ Expedited Land Division	Type III / IV (OCMC 17.50.030.C & D.) ☐ Annexation ☐ Code Interpretation / Similar Use ☐ Master Plan / PUD / GDP Amendment ☐ Conditional Use ☐ Comprehensive Plan / Legislative Amendment (Code /Map) ☐ Detailed Development Plan DDP ☒ Historic Review ☐ Municipal Code Amendment ☐ Parking Adjustment ☐ Variance ☐ Sign Variance ☐ Natural Resource (NROD) Review ☐ Zone Change (Text/Map) ☐ Willamette Greenway Legislative Action (OCMC 17.50.170) ☐ Legislative
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File Number(s):	Application Date: 01/18/23
Project Name: Molalla Townhomes	
Proposed Land Use or Activity: Attached Townhomes	# of Lots Proposed (If Applicable):
Physical Address(es) of Site: 151 Molalla Ave	
Clackamas County Map and Tax Lot Number(s): 22E32CB09901	

Applicant(s)

Applicant(s) Signature: <i>Sergey Marandyuk</i>		
Applicant(s) Name Printed: Sergey Marandyuk		Date: 01/18/23
Mailing Address: 8101 NE Glisan St		
Phone: 971-322-3318	Fax:	Email: sergey@modernnw.com

Property Owner(s) – See reverse for more than two Owners

Property Owner #1 Modern Properties, Inc.		
Property Owner#1 Signature <i>Vito Tishenko</i>		
Property Owner#1 Name Printed: Vito Tishenko		Date: 01/18/23
Mailing Address: 8101 NE Glisan St		
Ownership Address: 8101 NE Glisan St		
Phone: 360-719-0331	Fax:	Email: vito@modernnw.com

Property Owner #2		
Property Owner#2 Signature		
Property Owner#2 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Representative(s)

Representative(s) Signature		
Representative(s) Name Printed:		Date:
Mailing Address:		
Phone:	Fax:	Email:

All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.



Multiple Property Owner(s) - Additional Signatures Required

Property Owner #3		
Property Owner#3 Signature		
Property Owner#3 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #4		
Property Owner#4 Signature		
Property Owner#4 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #5		
Property Owner#5 Signature		
Property Owner#5 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #6		
Property Owner#6 Signature		
Property Owner#6 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #7		
Property Owner#7 Signature		
Property Owner#7 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #8		
Property Owner#8 Signature		
Property Owner#8 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #9		
Property Owner#9 Signature		
Property Owner#9 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Property Owner #10		
Property Owner#10 Signature		
Property Owner#10 Name Printed:		Date:
Mailing Address:		
Ownership Address:		
Phone:	Fax:	Email:

Location:

The property is located at 151 Molalla Ave. Oregon City, OR 97045. Pleasant Hill Addition, Block 13, Parcel 2. Parcel 1, the lot to the south is designated as a landmark by Oregon City.

Request:

New triplex construction on an empty lot, designated as a historical landmark site. The existing garage/shed on parcel 2 will be removed, which will allow for accessible parking and give a more pleasant curb appeal.

Existing Conditions:

Parcel 2 was subdivided from parcel 1 and is an empty lot. Parcel 1 has an existing structure what has dictated the design on parcel 2. Parcel 2 has an existing shed/garage.

Style:

The townhome was designed to match the Vernacular style of the existing structure on parcel 1. It is characterized by having 8/12 or 10/12 pitched gables, with a rectangular or square form.

Site:

The townhome will have a 5' setback to the north, but will match the west setback to the structure on parcel 1.

Building Form:

The proposed townhomes, has an overall rectangular shape, and two square popouts for Unit 1 and Unit 2/3, to give it more character. Townhome is 2 stories in height.

Design Composition:

The proposed townhome will match the material and color of the landmark structure on parcel 1. Horizontal 4" siding will be used for the first floor, and 8" siding for the second floor. Primary paint color will be Sherwin Williams Incredible White, with Sherwin Williams Tricorn Black for the trim.

Windows:

The townhome will be using a mixture of sliding vinyl windows and single hung windows, matching the structure on parcel 1. These will be Cascade windows, like on parcel 1.

Doors:

The townhomes front doors will match the style of the landmark structure, installing the Codel SF6SDI1P 1-Panel smooth fiberglass exterior door with 6-lite door lite.

THESE DRAWINGS ARE THE PROPERTY OF DOXA DESIGN LLC AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN PERMISSION.

6/20/22



doxadesignllc@gmail.com

Modern NW

sergey@modernnw.co

Molalla Townhome

151 Molalla Ave
Oregon City, OR 97045

Oregon City

DOXA
DESIGN

Area	
UNIT 1	1,366 S.F.
UNIT 2	1,355 S.F.
UNIT 3	1,342 S.F.
Total	4,063 S.F.

Date 1/19/2023
3:03:07 PM

A0.1
Site Plan

Scale 1" = 10'-0"

C:\Users\sergey\Desktop\Drawings\Oregon City\Drawings\Modern NW\Modality Townhome\Modality Townhome.dwg

THE NEW METER LOCATIONS MUST BE A MINIMUM OF 1.5 FEET FROM THE PROPERTY LINE AND 3 FEET APART FROM OTHER WATER METERS.

- SEPARATION BETWEEN SANITARY SEWER AND WATER LINE SHOULD BE 5FT MINIMUM SKIN TO SKIN.
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- NEW WATER METERS MAY NOT BE PLACED IN DRIVEWAY WINGS

STREET TREES MUST BE A MINIMUM OF 5' FROM THE NEAREST EDGE OF WATER PIPE, VALVE OR METER BOX AND A MINIMUM OF 10' FROM A FIRE HYDRANT. REFERENCE STANDARD DRAWING P-645 FOR MORE INFORMATION

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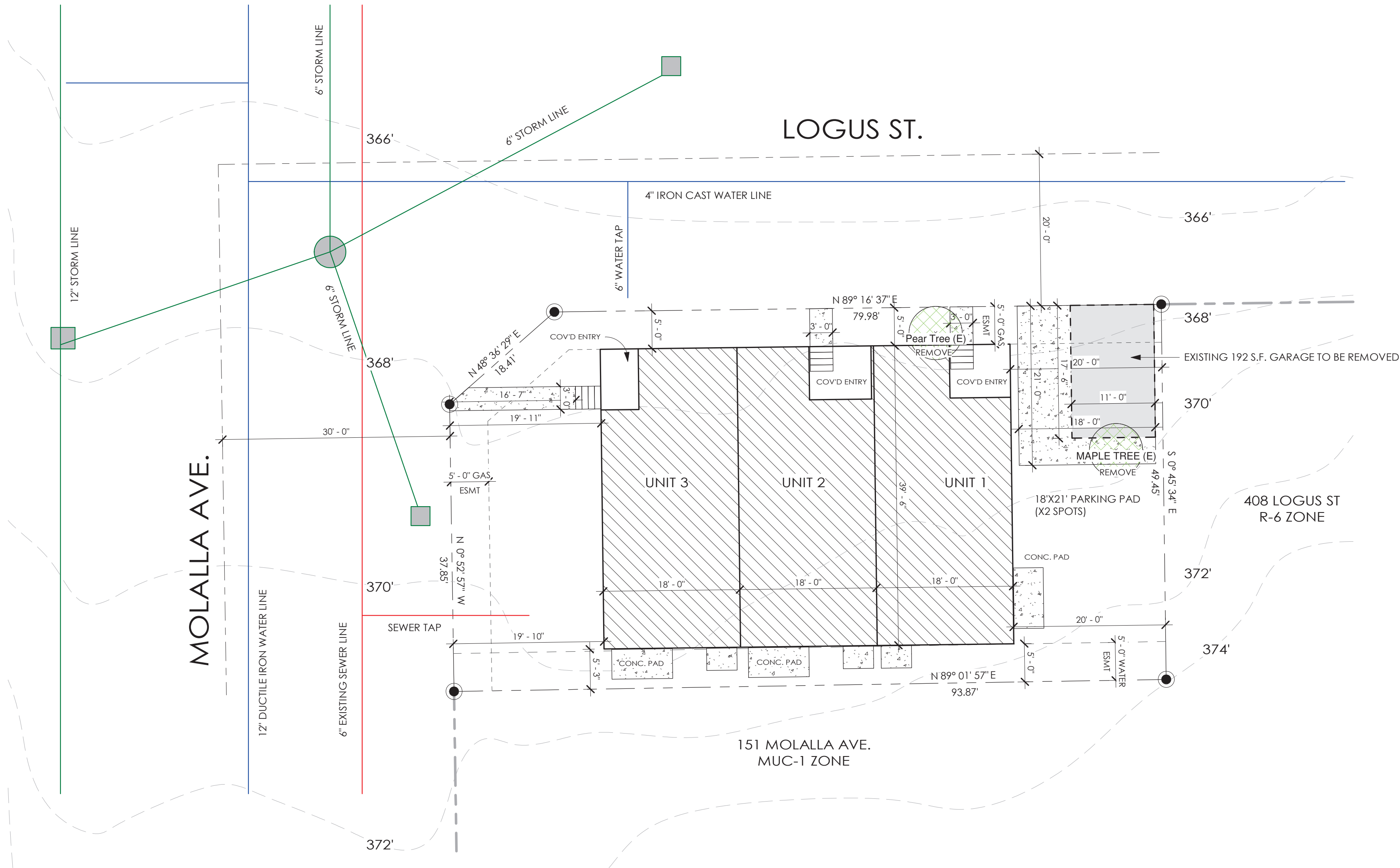
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NOTE: IF SLOPES STEEPER THAN 1H:1V ARE NECESSARY, THEN A SOILS REPORT PROVIDING RECOMMENDATIONS FOR EXCAVATION AND/OR A TEMPORARY CONSTRUCTION EASEMENT GRANTED BY THE ADJOINING PRIVATE PROPERTY OWNERS WILL BE REQUIRED.

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Site Plan
1" = 10'-0"

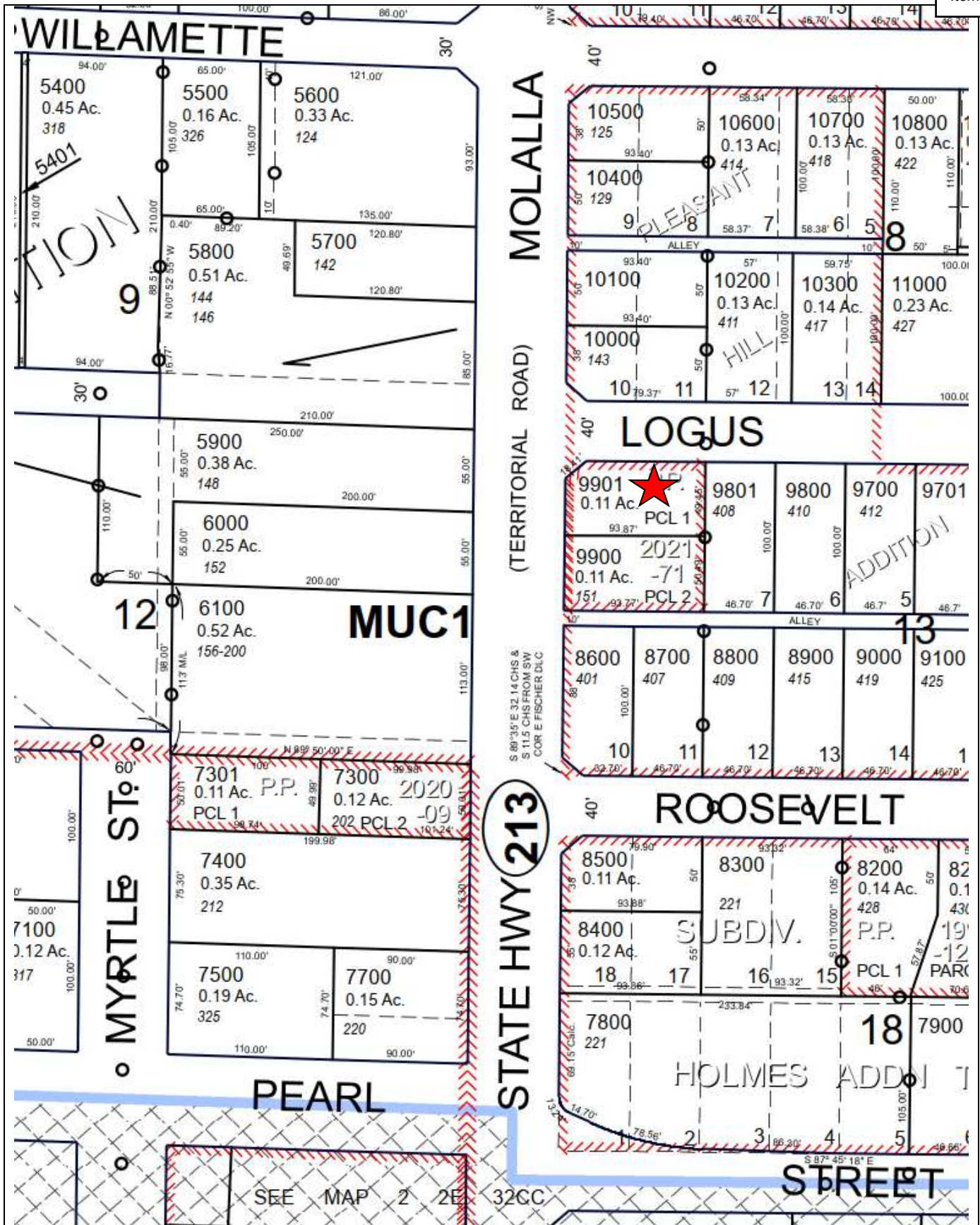


LOT COVERAGE

LOT AREA	4,579 S.F.
BUILDING FOOTPRINT	2,129 S.F.
BUILDING LOT COVERAGE (2,250 SF MAX) 46.5%	

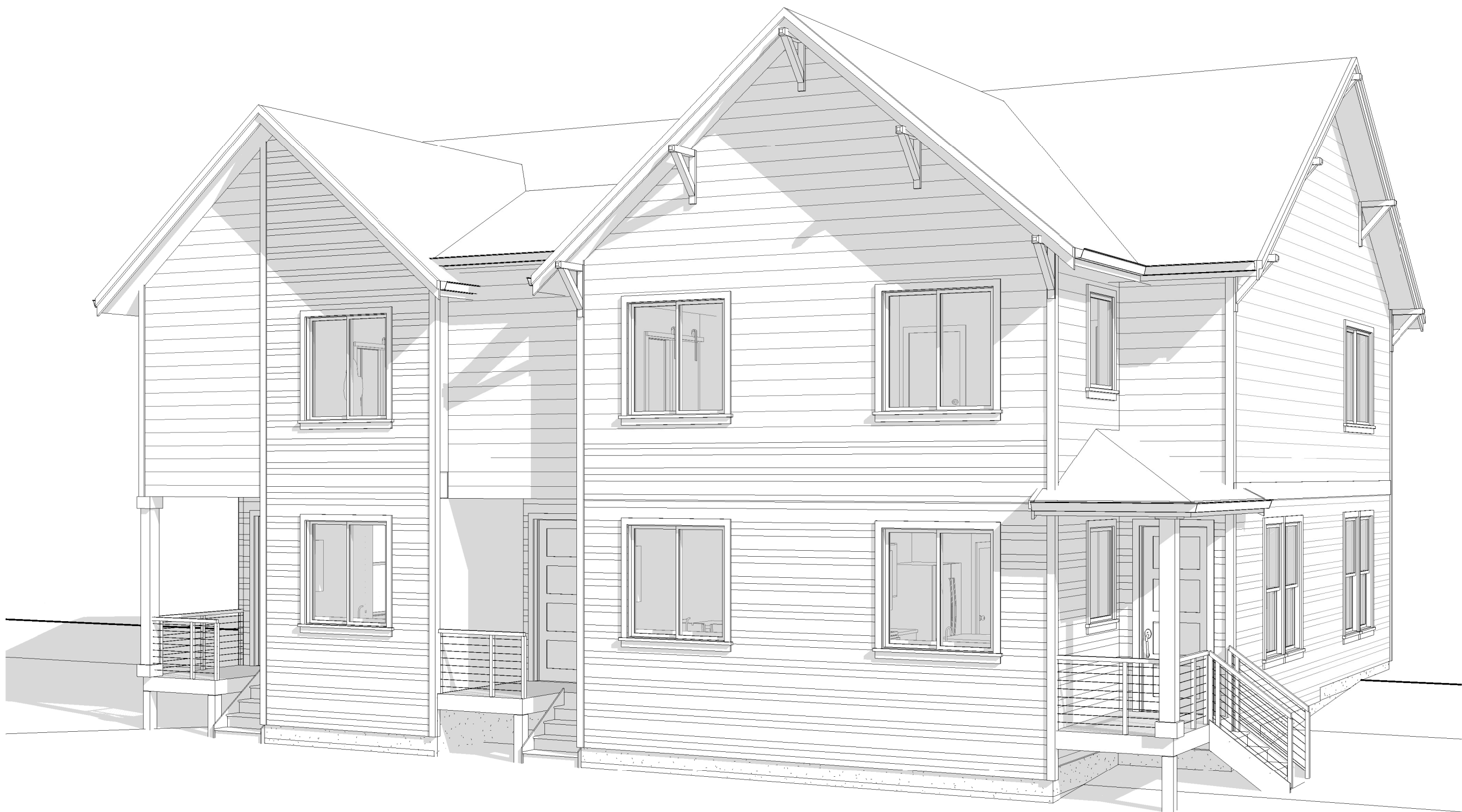
IMPERVIOUS AREA

TOWNHOME (UNITS 1-3)	
ROOF AREA (INCLUDING EVES)	2,409 S.F.
CONC. PADS/PATHS	206 S.F.
CONC. PARKING PAD	378 S.F.
TOTAL IMPERVIOUS AREA	2,993 S.F.



Molalla Townhome

151 Molalla Ave Oregon City, OR 97045



Window Schedule

Window Type	Width	Height	Quantity	Comments
Fixed	1' - 6"	8' - 0"	2	Cascade -Vinyl
Fixed	3' - 0"	4' - 0"	2	Cascade -Vinyl
Single Hung	2' - 0"	4' - 0"	1	Cascade -Vinyl
Single Hung	3' - 0"	6' - 0"	10	Cascade -Vinyl
Slider	5' - 0"	5' - 0"	6	Cascade -Vinyl
Slider	6' - 0"	5' - 0"	3	Cascade -Vinyl

Door Schedule

Door Type	Width	Height	Quantity	Comments
2 Panel Slider	6' - 0"	8' - 0"	3	
Barn Door	2' - 6"	6' - 8"	2	
Basic (Interior)	2' - 0"	5' - 0"	2	CODEL SF6SDL1P
Basic (Interior)	2' - 4"	6' - 8"	4	
Basic (Interior)	2' - 6"	6' - 8"	7	
Basic (Interior)	2' - 8"	6' - 8"	6	
Bi-Fold Double	4' - 6"	6' - 8"	3	
Bi-Pass	5' - 0"	6' - 8"	3	
Front Door Modern	3' - 0"	8' - 0"	3	CODEL SF6SDL1P
Pocket	2' - 4"	8' - 0"	2	

PROJECT DESCRIPTION

PROPOSED BUILDING AREA

UNIT 1	
MAIN FLOOR	655 S.F.
UPPER FLOOR	711 S.F.
TOTAL HEATED AREA	1,366 S.F.

UNIT 2	
MAIN FLOOR	652 S.F.
UPPER FLOOR	703 S.F.
TOTAL HEATED AREA	1,355 S.F.

UNIT 3	
MAIN FLOOR	671 S.F.
UPPER FLOOR	671 S.F.
TOTAL HEATED AREA	1,342 S.F.

COVERED ENTRY (UNIT 1)	56 S.F.
COVERED ENTRY (UNIT 2)	56 S.F.
COVERED ENTRY (UNIT 3)	40 S.F.
TOTAL	152 S.F.

TOTAL BUILDING COVERAGE	2,129 S.F.
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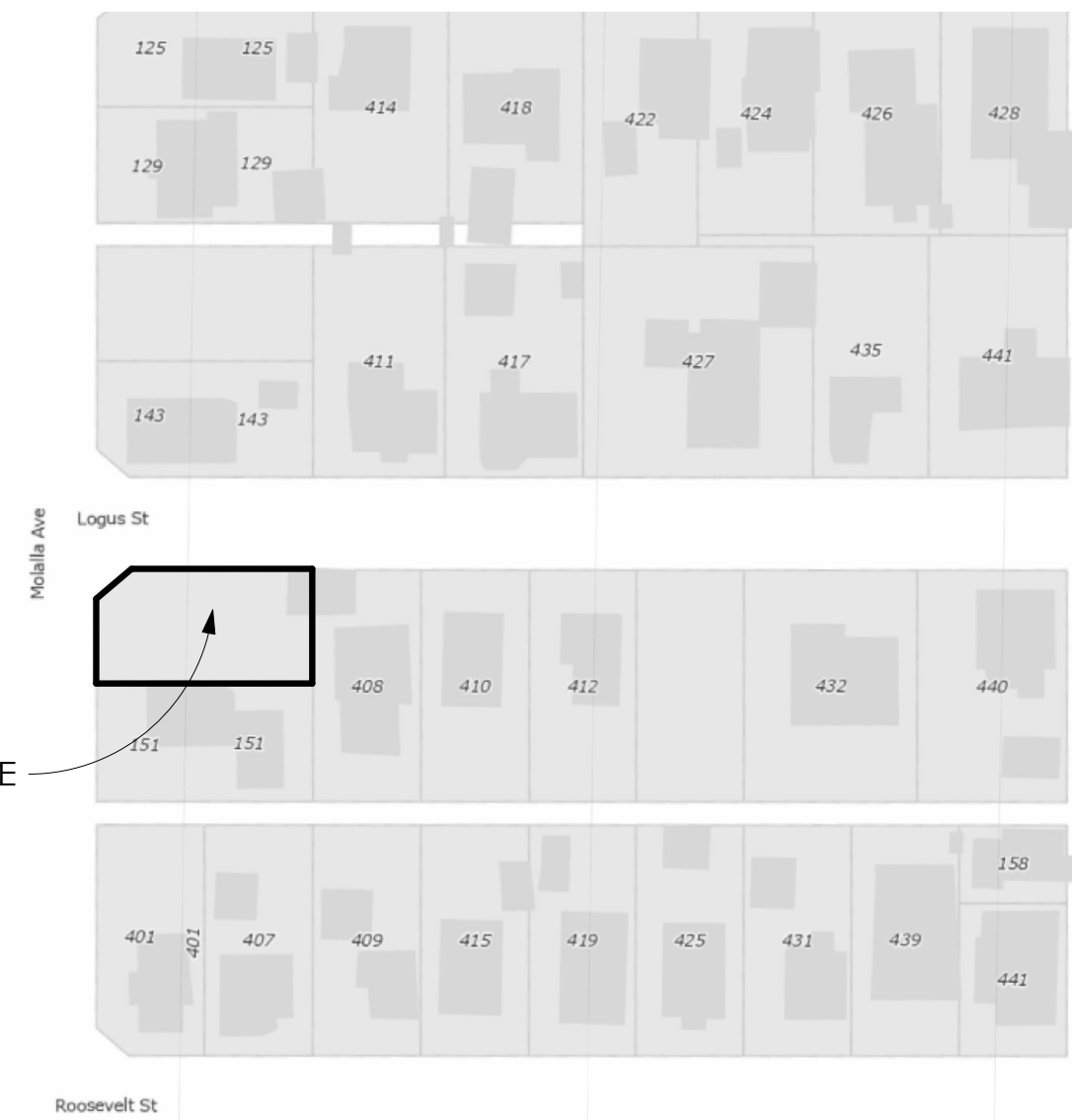
STORIES	2
BUILDING HEIGHT (F.F. TO RIDGE)	33'-7"

SITE INFORMATION

SITE AREA	4,579 S.F.
SUBDIVISION	PLEASANT HILL ADDITION
LOT NUMBER	PARCEL 1

JURISDICTION	OREGON CITY
PARCEL NUMBER	05037625
TAX LOT NUMBER	22E32CB09901
REQUIRED SETBACKS	FRONT & REAR(5' MAX.), SIDE (20')
MAXIMUM BUILDING HEIGHT	40' (F.F. TO RIDGE)
OCCUPANCY CLASSIFICATION	MIXED USE CORRIDOR (MUC-1)

VICINITY MAP



PROJECT SITE

ABBREVIATIONS

ABV. A/C	Above AIR CONDITIONING	MFG. MIN. MSTR	MANUFACTURER MINIMUM MASTER
BD BDRM BLKG BM	BOARD BEDROOM BLOCKING BEAM	NTS	NOT TO SCALE
CANT. CFM C.L CLG CONC. CSMT CTR	CANTILEVER CUBIC FEET PER MINUTE CENTERLINE CEILING CONCRETE CASEMENT CENTER	OBS O.C. OPT. PL PLYWD P.T. QTY	OBSURE ON-CENTER OPTIONAL PLATE PLYWOOD PRESSURE TREATED QUANTITY
DBL DIA. DIM. DN DR D.W.	DOUBLE DIAMETER DIMENSION DOWN DOOR DISHWASHER	REF. REQ. REV RM R.O. S.D. S.H. SHTH SHWR SLDR SPECS. S&R	REFRIGERATOR REQUIRED REVISION ROOM ROUGH OPENING SMOKE DETECTOR SINGLE HUNG SHEATHING SHOWER SLIDER SPECIFICATIONS SHELF AND ROD
ENG. E.W. EXT	ENGINEER EACH WAY EXTERIOR	TEMP T.G. T.O. TYP	TEMPERED TONGUE AND GROOVE TOP OF TYPICAL
FDN F.F. FLR F.P. FT. FIG FURN. FXD	FOUNDATION FINISHED FLOOR FLOOR FIREPLACE FEET FOOTING FURNACE FIXED	U.N.O. V.T.O.S.	UNLESS NOTED OTHERWISE VENT TO OUTSIDE
GYP HDR HVAC	GYPSUM HEADER HEATING, VENTILATION & AIR CONDITIONING	W.H. W.I.C. WIN W/ WD	WATER HEATER WALK IN CLOSET WINDOW WITH WOOD
IN.	INCH		
JSTS	JOISTS		
LNDRY	LAUNDRY		

GENERAL NOTES

- 1) ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED VERSION OF THE LOCAL BUILDING CODE, ONE - AND TWO-FAMILY DWELLING CODES, AND ANY APPLICABLE LOCAL OR COUNTY JURISDICTION.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- 3) WRITTEN DIMENSIONS SHALL TAKE ALL PRECEDENCE OVER SCALED DIMENSIONS. PLEASE NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THESE DRAWINGS.
- 4) IT IS THE CONTRACTORS RESPONSIBILITY TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE STRUCTURAL AND OTHER DRAWINGS AS APPLICABLE.
- 5) THE CONTRACTOR'S SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, INCLUDING ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS.
- 6) HEATING/COOLING SPECIFICATIONS AND DRAWINGS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR AS REQUIRED BY BUILD OFFICIALS.
- 7) HEATING LOSS AND ENERGY CALCULATIONS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR, OR OTHER QUALIFIED PROFESSIONAL AS REQUIRED BY BUILD OFFICIALS.
- 8) TRUSS MANUFACTURE SHALL PROVIDE ALL DRAWINGS, SPECIFICATIONS AND ENGINEERING AS REQUIRED BY BUILD OFFICIALS.
- 9) PLUMBING AND ELECTRICAL SPECIFICATIONS SHALL BE PROVIDED BY THE RESPECTIVE TRADES, AS REQUIRED BY BUILD OFFICIALS.
- 10) THE DESIGNER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER CONTRACT FOR CONSTRUCTION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONTRACTS' SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- 11) CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCING WORK.
- 12) ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH WORK.

CODE & DESIGN CRITERIA

CODE INFORMATION

ALL WORK SHALL CONFORM TO THE FOLLWOING CODES AND BY ALL OTHER GOVERNING LAWS, JURISDICTIONS, ORDINANCES, AND REGULATIONS

2021 OREGON RESIDENTIAL SPECIALTY CODE (OSRC)

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

DESIGN CRITERIA

SEISMIC DESIGN: CATEGORY D1
WIND SPEEDS: 135 MPH (3-SECOND GUST)
EXPOSURE: CATEGORY B
SOIL BEARING CAPACITY: 1500 PSF
FROST DEPTH: 18 INCHES
ROOF SNOW LOAD: 25 PSF
ROOF DEAD LOAD: 15 PSF
FLOOR LIVE LOAD: 40 PSF
FLOOR DEAD LOAD: 10 PSF

ENERGY CODE COMPLIANCE

ADDITIONAL MEASURES LISTED BELOW PER TABLE 'N1101.1(2)' OF THE 2021 'ORSC'.

ADDITIONAL MEASUREMENTS CHOSEN:

- ADDITIONAL MEASURE #5: DUCTLESS HEAT PUMP
FOR DWELLING UNITS WITH ALL-ELECTRIC HEAT PROVIDE:
- DUCTLESS HEAT PUMP OF MINIMUM HSPF 10 IN PRIMARY ZONE
- REPLACES ZONAL ELECTRIC HEAT SOURCES
- PROGRAMMABLE THERMOSTAT FOR ALL HEATERS IN BEDROOMS

PROJECT DIRECTORY

CLIENT/OWNER

MODERN NW
8101 NE GLISAN ST.
PORTLAND, OR 97213
PHONE: (360)-326-2747
EMAIL: SERGEY@MODERNNW.CO

DESIGN CONSULTANT

EDUARD BAGNYUK - DOXA DESIGN LLC
400 E MILL PLAIN BLVD #305
VANCOUVER, WA 98660
PHONE: (360) 718-1452
EMAIL: DOXADESIGNLLC@GMAIL.COM

STRUCTURAL ENGINEER

TURNER ENGINEERING & DESIGN
PO BOX 220
EAGLE CREEK, OREGON 97022
PHONE: (503) 970-8807
EMAIL: RTURNER.TEANDDINC@GMAIL.COM

GENERAL CONTRACTOR

MODERN NW
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DRAWING INDEX

A0	Cover Sheet
A0.1	Site Plan
A1	Plan Notes
A2	Exterior Elevations
A2.1	Exterior Elevations
A3	Floor Plans
A4	Foundation Plan
A5	Floor and Roof Framing
A6	Sections
S1	Structural Notes
S2	Structural Plans

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DOXA

doxadesignllc@gmail.com

Modern NW

sergey@modernnw.co

Molalla Townhome

151 Molalla Ave
Oregon City, OR 97045

Oregon City

Drawn By DOXA DESIGN

Area	
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UNIT 2	1,355 S.F.
UNIT 3	1,342 S.F.
Total	4,063 S.F.

Date 3/1/2023 4:45:41 PM

A0
Cover Sheet

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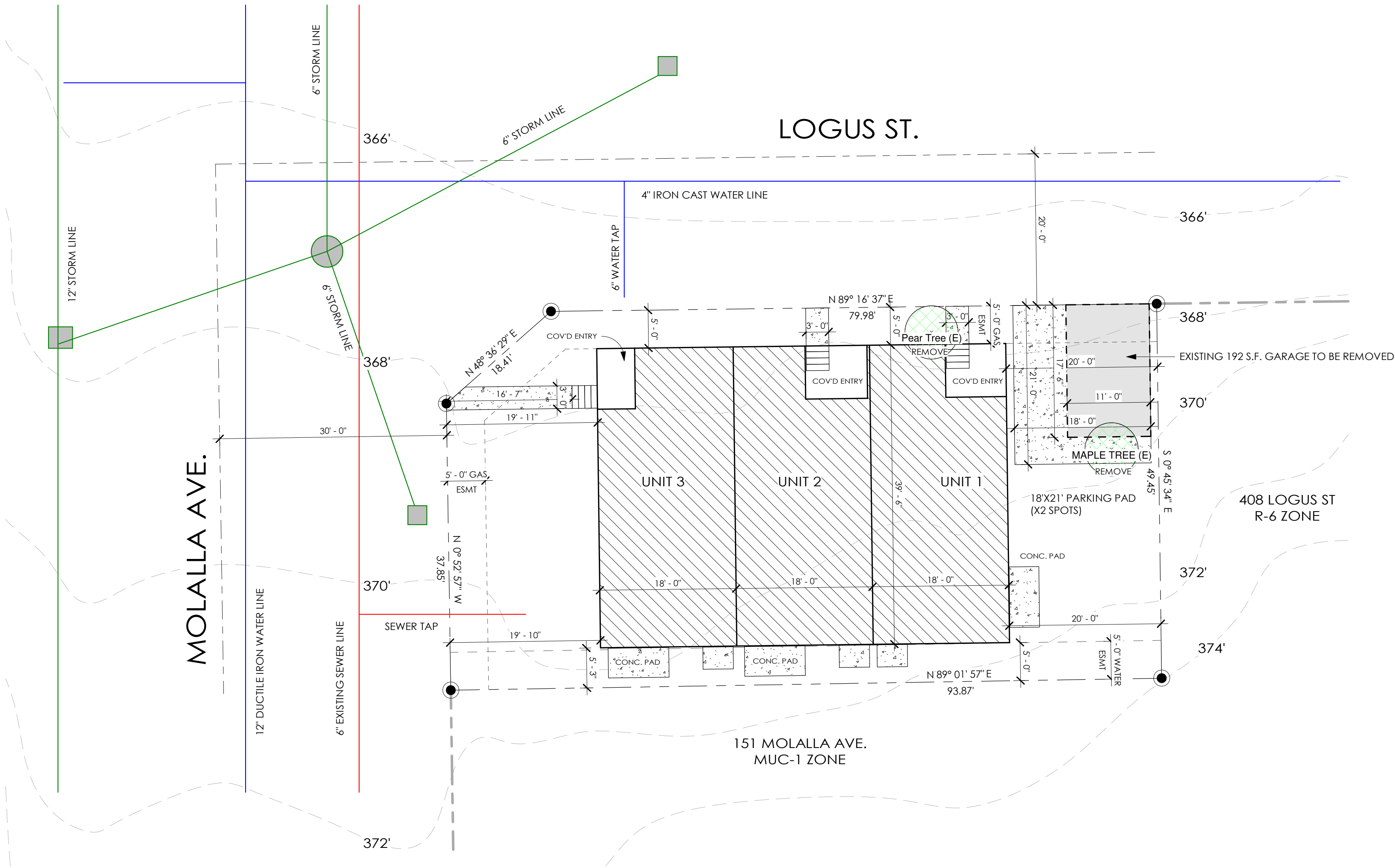
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Site Plan
1" = 10'-0"

NORTH



LOT COVERAGE	
LOT AREA	4,579 S.F.
BUILDING FOOTPRINT	2,129 S.F.
BUILDING LOT COVERAGE (2,250 SF MAX)	
	46.5%

IMPERVIOUS AREA	
TOWNHOME (UNITS 1-3)	
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TOTAL IMPERVIOUS AREA	
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Modern NW
sergey@modernnw.co

Molalla Townhome
151 Molalla Ave
Oregon City, OR 97045

Oregon City

DOXA
DESIGN
Drawn By

Area	
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UNIT 3	1,342 S.F.
Total	4,063 S.F.

Date 3/1/2023
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A0.1
Site Plan

Scale 1" = 10'-0"

FOUNDATION NOTES

- 1) PROVIDE 4" DIAMETER PVC PIPE DRAIN AT LOW POINT OF CRAWLSPACE THROUGH BLOCKOUT AT FOUNDATION WALL. CONNECT TO APPROVED STORM DRAIN.
- 2) 6MIL VISQUEEN MOISTURE BARRIER THROUGHOUT, LAP 12" & TURN UNDER, EXTEND MIN. 12" UP FOUNDATION WALL.
- 3) 4" CONC. SLAB ON 4" COMPACTED GRANULAR FILL. SLOPE PER CODE TOWARD GARAGE DOOR OPENING.
- 4) PROVIDE 15" BLOCKOUT FOR FURNACE.
- 5) PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS
- 6) PROVIDE (17) 14"x8" FOUNDATION VENTS, MAINTAIN 12" FROM HOLDOWNS AS SPECIFIED ON ENGINEERING SHEETS. VENTILATED AREA TO HAVE A NET AREA OF NO LESS THAN 1.0 S.F. OF VENTILATION FOR EACH 150 S.F.
- 7) FLOOR SHEATHING PER SPECS ON 4X8 BEAMS U.N.O. BY ENGINEER
- 8) BEARING FOOTINGS ON UNDISTURBED LEVEL SOIL AND STEPPED MAINTAIN THE REQ. DEPTH BELOW THE FINAL GRADE. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
- 9) CONCRETE FOOTING TO BE 12" BELOW GRADE (MIN)
- 10) FOUNDATIONS WITH STEM WALLS SHALL HAVE REINFORCEMENT PER ENGINEER
- 11) CONCRETE PAD FOOTINGS SHALL HAVE REINFORCEMENT PER ENGINEER
- 12) MUDSILLS AT EXTERIOR WALLS, INTERIOR BEARING WALL SOLE PLATES, AND INTERIOR BRACED WALL PLATES THAT ARE SUPPORTED ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION WITH MIN. 5/8" ANCHOR BOLTS @ 4' O.C. MIN. ANCHOR BOLTS AT BOARD ENDS ARE TO BE A MAX OF 12" AND NOT LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. ANCHOR BOLTS TO HAVE MIN. 7" EMBEDMENT INTO CONCRETE FOUNDATION. OTHER INTERIOR BEARING WALLS NOT DENOTED ON THE PLANS ARE REQUIRING ANCHOR BOLTS, SHALL BE CONNECTED TO FOOTINGS WITH APPROVED FASTENERS.
- 13) A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT TO THE PLATE. SILLS AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R318 AND R319.
- 14) PRESSURE TREAT OR PROTECT WITH 55# ROLL ROOFING ALL WOOD THAT IS IN CONTACT WITH CONCRETE.
- 15) ALL FOUNDATION WALLS THAT WILL HAVE BEAM POCKETS FOR FLOOR JOIST WILL NEED TO BE 8" CONC. STEM WALLS WITH 16"x6" FIG. FOR 1-STORY AND 16"x8" FOR 2-STORY. U.N.O.
- 16) PROVIDE CRAWLSPACE DRAIN AT LOW POINT

ELECTRICAL NOTES

- 1) ACTUAL LOCATION OF ELECTRICAL OUTLETS, ELECTRIC RESISTANCE HEATERS, THERMOSTATS, AND ALL ELECTRICAL COMPONENTS SHALL BE DETERMINED BY THE ELECTRICIAN AND INSTALLED TO CODE.
- 2) ALL HABITABLE ROOMS, BATHROOMS, HALLWAYS, STAIRWAYS AND GARAGES TO HAVE A MINIMUM OF ONE WALL SWITCH-CONTROLLED LIGHTING FIXTURE OR OUTLET.
- 3) STAIRWAYS MUST BE ILLUMINATED IN ONE OF TWO WAYS:
A) ARTIFICIAL LIGHTING IN THE VICINITY OF EACH LANDING (TOP, BOTTOM, AND INTERMEDIATE).
B) ARTIFICIAL LIGHTING OVER EACH INDIVIDUAL STAIRWAY SECTION.
- 4) STAIRWAYS SHALL HAVE HAVE A CONTROL SWITCH AT EACH FLOOR.
- 5) AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR HAVING GRADE LEVEL ACCESS, INCLUDING OUTDOOR EGRESS DOORS FOR ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRIC POWER.
- 5) RANGE HOOD EXHAUST FAN RATE TO BE MIN. 150 CFM
- 6) BATHROOM EXHAUST FAN RATE TO BE MIN. 80 CFM
- 7) PROVIDE (1) CONTINUOUSLY OPERATING EXHAUST FAN PER HOME.
- 8) RECEPTACLE OUTLETS SHALL BE DISTRIBUTED IN EVERY HABITABLE ROOM (KITCHEN, BEDROOM, LIVING ROOM, DINING ROOM, ETC) SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.
- 9) COUNTERTOP RECEPTACLES SHALL BE INSTALLED AT EVERY WALL COUNTERTOP SPACE THAT IS 12" OR WIDER AND SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM AN OUTLET IN THAT SPACE.
- 10) AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTERTOP SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER.
- 11) AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS AND SUCH OUTLET SHALL BE LOCATED WITHIN 36" OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE LAVATORY BASIN LOCATION.
- 12) ALL BATHROOM, GARAGE, OUTDOOR, UNFINISHED BASEMENT AND KITCHEN COUNTERTOP RECEPTACLE OUTLETS SHALL HAVE GFCI PROTECTION (IRC E3902).
- 13) ALL RECEPTACLES THAT ARE LOCATED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK SHALL HAVE GFCI PROTECTION (IRC E3902.7).
- 14) THE RECEPTACLE SUPPLYING THE DISHWASHER SHALL HAVE GFCI PROTECTION (IRC E3902.10).
- 14) ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMP OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, GREAT ROOMS, DEN'S, BEDROOMS, CLOSETS, LAUNDRY ROOMS, HALLWAYS AND OTHER SIMILAR ROOMS OR AREAS SHALL HAVE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION PER SECTION E3902.16.

FRAMING NOTES

- 1) ALL EXTERIOR WALL STUDS, HOUSE AND GARAGE, SHALL BE 2X6 @ 16" O.C.
 - 2) WALL STUDS SHALL BE DF/L #2, U.N.O.
 - 3) STRUCTURAL MEMBERS (POSTS, BEAMS, ETC) SHALL BE A MIN. OF DF/L #2, U.N.O. ALL STUDS AT WHERE HOLDOWNS ATTACH SHALL BE DF-L #2
 - 4) WOOD IN CONTACT WITH CONCRETE SHOULD BE PRESERVATIVE-TREATED (P.T.) WOOD IN ACCORDANCE WITH AWWA U1 AND M4 STANDARDS
 - 5) BEAMS SHALL BE ATTACHED TO POSTS AND POSTS TO FOOTINGS/SUPPORT MEMBERS WITH APPROPRIATE FASTENERS. FASTENERS INSTALLED IN PRESERVATIVE-TREATED (P.T.) WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED WITH MIN. COATING WEIGHT COMPLYING WITH ASTM A 153. THIS INCLUDES NUTS AND WASHERS. FASTENERS OTHER THAN NAILS AND TIMBER REVETS ARE PERMITTED TO BE MECHANICALLY DEPOSITED ZINC-COATED WITH COATING WEIGHTS COMPLYING WITH ASTM B 695, CLASS 55 MIN. PLAIN CARBON STEEL FASTENERS IN P.T. WOOD WITH 58X/DOT OR ZINC BORATE ARE NOT REQ. TO BE GALVANIZED
 - 6) STUD HEIGHT IS DEPENDENT ON BUILDING PLATE HEIGHT:
92 5/8" TALL STUDS = 8" PLATE
104 5/8" TALL STUDS = 9" PLATE
116 5/8" TALL STUDS = 10" PLATE
 - 7) SEE ENGINEER'S PLANS ('S' SHEETS) FOR WINDOW/DOOR HEADER CALLOUTS
 - 8) FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (R302.11):
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS (VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET)
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
 - AT CHIMNEYS AND FIREPLACES
 - 9) CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MIN. EXTERIOR THERMAL ENVELOPE INS. FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
 - 10) WINDOW SIZES AND ROUGH OPENINGS TO BE VERIFIED BY CONTRACTOR.
 - 11) ALL SHEATHING SHALL BE PLYWOOD, APA GRADED-TRADE MARKED C-D WITH EXTERIOR GLUE AND PANEL IDENTIFICATION INDEX.
 - 12) FLOOR AND ROOF PLYWOOD SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS SHALL BE STAGGERED
 - 13) NAILING INDICATED ON PLANS AND DETAILS ARE "COMMON" NAILS. MINIMUM FRAMING NAILING SHALL CONFORM TO 2021 IRC TABLE R602.3(1). SUBSTITUTION OF NAILS OTHER THAN "COMMON" IS NOT PERMITTED WITHOUT PRIOR APPROVAL.
 - 14) SILLS AT WALLS SHALL BE BOLTED TO CONCRETE WITH 1/2" DIAMETER X 10" LONG ANCHOR BOLTS OR 1/2" DIAMETER EPOXY ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM AND WITHIN 1'0" OF SILL PLATE ENDS, CORNERS OR SPLICES, UNLESS DETAILED OTHERWISE.
 - 15) BATHROOM AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6' FEET ABOVE THE FLOOR.
 - 16) MINIMUM HEIGHT (R305.1) – HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NO LESS THAN 7". EXCEPTIONS: (1) FOR ROOMS WITH SLOPED CEILINGS, AT LEAST 50% OF THE REQUIRED FLOOR AREA OF THE ROOM MUST HAVE A CEILING HEIGHT OF AT LEAST 7' AND NO PORTION OF THE REQUIRED FLOOR AREA MAY HAVE A CEILING HEIGHT OF LESS THAN 5'. (2) BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6'-8" AT THE CENTER OF THE FRONT CLEARANCE AREA FOR FIXTURES. (3) BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN 6'-4" OF THE FINISHED FLOOR.
 - 17) FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH GRADE LUMBER, LUMBER GRADES:

EXTERIOR WALL STUDS (#2 OR BETTER), INTERIOR NON-BEARING WALL STUDS (STANDARD OR BETTER), INTERIOR BEARING WALL STUDS (#2 OR BETTER), JOISTS (#2 OR BETTER), BEAMS (#1 OR BETTER U.N.O. ON PLAN), POSTS (#1 OR BETTER U.N.O. ON PLAN), BLOCKING (STANDARD OR BETTER), DEPTH OF SOLID BLOCKING THE SAME AS MEMBERS
 - 18) BEARING MEMBER SIZES NOTED ON STRUCTURAL ENGINEERING "S" SHEETS ARE TO SUPERCEDE ANY DEPICTED ON THE ARCHITECTURAL SHEETS.
- 1) REFER TO PLAN FOR JOIST LAYOUT
- 2) FLOOR JOIST SHALL BE BLOCKED PER THE JOIST MANUFACTURER'S INSTRUCTIONS
 - 3) PROVIDE FULL DEPTH BLOCKING AT INTERMEDIATE JOIST SUPPORTS
 - 4) JOISTS TO BE HUNG TO BEAMS HELD UP IN FLOOR SYSTEM WITH APPROVED JOIST HANGERS
 - 5) PENETRATIONS THROUGH JOIST WEBS TO BE PERMITTED PER MANUFACTURER'S SPECIFICATIONS ONLY
 - 6) OFFSET JOISTS TO AVOID PLUMBING, ETC. PER JOIST LAYOUT AND/OR MANUFACTURER'S SPECIFICATIONS. OFFSETS SHALL NOT EXCEED 3".
 - 7) WOOD LEDGER CONNECTIONS SHALL BE 2X10 LEDGER W/ 5/8"x5" LAG SCREWS STAGGERED 16" O.C.
 - 8) CONCRETE LEDGER CONNECTION TO BE P.T. 2X10 LEDGER W/ EXPANDING ANCHOR BOLTS STAGGERED 16" O.C.
 - 9) MINIMUM 16"x24" ACCESS THROUGH PONY WALLS
 - 10) JOIST SUPPLIER AND CONTRACTOR TO DOUBLE ALL JOISTS MEMBERS UNDER MECHANICAL UNITS, U.N.O. DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS, EXCEPT AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.

FLOOR PLAN NOTES

- 1) PROVIDE A SMOKE DETECTOR IN EVERY BEDROOM. PROVIDE A COMBINATION CARBON MONOXIDE / SMOKE DETECTOR TO THE COMMON SPACE (HALLWAY, BONUS ROOM, ETC) ON EACH FLOOR. CO/SD DETECTOR TO BE WITHIN 14' OF EACH BEDROOM ENTRANCE. MULTIPLE CO/SD DETECTORS MAY BE NECESSARY ON A SINGLE FLOOR PER PLAN LAYOUT. SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WILL PREVENT THE PLACEMENT OF A REQUIRED SMOKE ALARM.
- 2) ALL INTERIOR WALL SURFACES AND CEILINGS TO BE SHEETROCKED WITH 1/2" GYP BD. OR AS REQUIRED PER LOCAL JURISDICTIONAL REQUIREMENTS. THIS WILL INCLUDE ANY ACCESSIBLE UNDER-STAIR LOCATIONS. ALL TUB/SHOWER ENCLOSURES SHALL HAVE WATER RESISTANT GYP BOARD.
- 3) APPLY 1/2" GYP BOARD TO GARAGE SIDE OF FIREWALL (GARAGE/HOUSE SEPARATION WALLS). CONTINUE 1/2" GYP BOARD ON GARAGE SIDE OF FIREWALL TO UNDERSIDE OF ROOF SHEATHING OR APPLY 1/2" GYP BOARD TO GARAGE LID.
- 4) THE MINIMUM WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FT.
- 5) CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR LOCATION) TO HOUSE ELECTRICAL SYSTEM AND INTER-CONNECT EACH ONE, SO THAT, WHEN ANY ONE IS TRIPPED, THEY WILL ALL SOUND.
- 6) PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN FLAME.
- 7) BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 4 AIR EXCHANGES PER HOUR. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
- 8) PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS WITH AIR-TIGHT GASKET.
- 9) PROVIDE MINIMUM 22"x30" ATTIC ACCESS W/ INSULATED "LID". PROVIDE INSULATION BAFFLE AROUND OPENING.
- 10) ALL FIXTURES ARE TO BE CENTERED IN CEILING U.N.O. WITH SPECIFIC DIMENSIONS.
- 11) MECHANICAL REGISTER LAYOUTS FOR HEAT RECOVERY CENLITATION SYSTEM NOT SHOWN: TO BE DESIGN-BUILD BY CONTRACTOR.
- 12) NO WARM AIR FURNACE SHALL BE INSTALLED IN A ROOM USED OR DESIGNED TO BE USED AS A BEDROOM, BATHROOM, CLOSET OR IN ANY ENCLOSED SPACE WITH ACCESS ONLY THROUGH SUCH ROOM OR SPACE, EXCEPT DIRECT VENT FURNACE, ENCLOSED FURNACES, AND ELECTRIC HEATING FURNACES.
- 13) VENT RANGE HOOD, DRYER, LAUNDRY & BATH FANS TO OUTSIDE. BATHROOMS WITH BATHING FACILITIES SHALL HAVE A MECHANICAL VENTILATION SYSTEM DESIGNED TO EXHAUST A MIN. OF 80 CFM INTERMITTENT OR 20 CFM CONTINUOUS CONTROLLED BY A DE-HUMIDISTAT 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.

AIR BARRIER AND INSULATION

- 1) **AIR BARRIER AND THERMAL BARRIER:** A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER, BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
- 2) **CAVITY INSULATION INSTALLATION:** ALL CAVITIES IN THE THERMAL ENVELOPE SHALL BE FILLED WITH INSULATION. THE DENSITY OF THE INSULATION SHALL BE AT THE MANUFACTURERS' PRODUCT RECOMMENDATION AND SAID DENSITY SHALL BE MAINTAINED FOR ALL VOLUME OF EACH CAVITY. BATT TYPE INSULATION WILL SHOW NO VOIDS OR GAPS AND MAINTAIN AN EVEN DENSITY FOR THE ENTIRE CAVITY. BATT INSULATION SHALL BE INSTALLED IN THE RECOMMENDED CAVITY DEPTH, WHERE AN OBSTRUCTION IN THE CAVITY DUE TO SERVICES, BLOCKING, BRACING OR OTHER OBSTRUCTION EXISTS, THE BATT PRODUCT WILL BE CUT TO FIT THE REMAINING DEPTH OF THE CAVITY, WHERE THE BATT IS CUT AROUND OBSTRUCTIONS, LOOSE FILL INSULATION SHALL BE PLACED TO FILL ANY SURFACE OR CONCEALED VOIDS, AND AT THE MANUFACTURERS' SPECIFIED DENSITY. WHERE FACED BATT IS USED, THE INSTALLATION TABS MUST BE STAPLED TO THE FACE OF THE STUD. THERE SHALL BE NO COMPRESSION TO THE BATT AT THE EDGES OF THE CAVITY DUE TO INSTAPLING INSTALLATION TABS. INSULATION THAT UPON INSTALLATION READILY CONFORMS TO THE AVAILABLE SPACE SHALL BE INSTALLED. FILLING THE ENTIRE CAVITY AND WHIN THE MANUFACTURERS' DENSITY RECOMMENDATION.
- 3) **CEILING/ATTIC:** THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED. BATT INSULATION INSTALLED IN ATTIC ROOF ASSEMBLIES MAY BE COMPRESSED AT EXTERIOR WALL LINES TO ALLOW FOR REQUIRED ATTIC VENTILATION.
- 4) **WALLS, WINDOWS, SKYLIGHTS AND DOORS:** CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. KNEE WALLS SHALL BE SEALED. THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
- 5) **FLOORS INCLUDING ABOVE-GARAGE AND CANTILEVERED):** INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
- 6) **CRAWL SPACE WALLS:** WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSTALLATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS. EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
- 7) **NARROW CAVITIES:** BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT AND INSTALLED TO THE CORRECT DENSITY WITHOUT ANY VOIDS OR GAPS OR COMPRESSION. NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
- 8) **PLUMBING AND WIRING:** BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS. THERE SHALL BE NO VOIDS OR GAPS IN THE INSULATION WHERE IT IS CUT TO FIT. INSULATION THAT READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.

ROOF PLAN NOTES

- 1) GABLE END OVERHANGS ARE 12", EAVES ARE 12" TYPICAL U.N.O.
- 2) PROVIDE & INSTALL RAIN GUTTERS AND DOWNSPOUTS AS REQUIRED PER BUILD LOCATION.
- 3) GUTTERS (TYP. U.N.O.): 5" FASCIA STYLE, 26 GA. STEEL GUTTERS WITH 2"x3" STEEL DOWNSPOUTS. ALL GUTTERS TO BE SPIKED A MIN. OF 24" O.C. ALL JOINTS TO BE SCREWED AND SEALED WITH "ALOCO" GUTTER SEAL OR EQUIV. CONNECT ALL DOWNSPOUTS TO RAIN DRAINS WHERE PROVIDED.
- 4) SEE PLAN FOR ROOF PITCH.
- 5) COMPOSITION SHINGLE ROOFING TO BE INSTALLED OVER 15# ROOFING FELT PER MANUFACTURER'S SPECIFICATIONS.
- 6) PROVIDE 2X4 CROSS BRACING ON ALL RIDGE AND PURLIN SUPPORTS OVER 8'-0" LONG.
- 7) INSTALL INSULATION SO THAT THE FREE FLOW OF AIR WITHIN THE ATTIC IS NOT BLOCKED.
- 8) REQUIRED VENTILATION OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF SNOW AND/OR RAIN.
- 9) VENTED BLOCKS ARE TO BE 3 HOLE STYLE.
- 10) PROVIDE PROTECTIVE FLASHING FOR ALL ROOF PENETRATIONS.

VENTILATION

THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, PROVIDED THAT AT LEAST 40% BUT NOT MORE THAN 50% OF THE REQUIRED AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE BEING VENTILATED. THE REMAINING BALANCE OF THE REQUIRED VENTING WILL BE PROVIDED BY EAVE VENTS AND /OR LOW ROOF VENTS.

VENTS:

10"x10" ROOF VENTS ARE BASED ON 61 SQ. IN. NET FREE VENTILATION AREA PER VENT EAVE VENTS ARE BASED ON 9 SQ. IN. NET FREE VENTILATION AREA PER VENT.

MAIN ROOF:	AREA -	302,400 SQ. IN.
	REQUIRED VENTING -	1,008 SQ. IN. FOR RIDGE VENT 1,008 SQ. IN. FOR EAVES VENT
RIDGE VENTS -		1,008/61= 17 REQ. RIDGE VENTS

TABLE N1101.1(2)
ADDITIONAL MEASURES

1	HIGH EFFICIENCY HVAC SYSTEM^a		
	a. Gas-fired furnace or boiler AFUE 94 percent, or		
	b. Air source heat pump HSPF 10.0/14.0 SEER cooling, or		
	c. Ground source heat pump COP 3.5 or Energy Star rated		
2	HIGH EFFICIENCY WATER HEATING SYSTEM		
	a. Natural gas/propane water heater with minimum UEF 0.90, or		
	b. Electric heat pump water heater with minimum 2.0 COP, or		
3	WALL INSULATION UPGRADE		
	Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation		
	ADVANCED ENVELOPE		
4	Windows—U-0.21 (Area weighted average), and		
	Flat ceiling ^b —U-0.017/R-60, and		
	Framed floors—U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulated slab)		
5	DUCTLESS HEAT PUMP		
	For dwelling units with all-electric heat provide:		
	Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and Programmable thermostat for all heaters in bedrooms		
6	HIGH EFFICIENCY THERMAL ENVELOPE UA^c		
	Proposed UA is 8 percent lower than the code UA		
	GLAZING AREA		
7	Glazing area, measured as the total of framed openings is less than 12 percent of conditioned floor area		
	3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION		
	Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent.		

For SI: 1 square foot = 0.093 m2, 1 watt per square foot = 10.8 W/m2.

WINDOW AND DOOR NOTES

- 1) ROUGH OPENING WIDTH TO BE DOOR SIZE +2" U.N.O. ON PLAN OR BY MANUFACTURER'S SPECIFICATIONS.
- 2) ROUGH OPENING HEIGHT TO BE 82-5/8" FOR TYP. 6'-8" DOOR, U.N.O. PER PLAN OR MANUFACTURER'S SPECS.
- 3) ROUGH OPENING HEIGHT TO BE 98-5/8" FOR TYP. 8'-0" DOOR, U.N.O. PER PLAN OR MANUFACTURER'S SPECS.
- 4) TYPICAL HEADER HEIGHTS TO BE AS FOLLOWS U.N.O. ON PLAN:
MAIN FLOOR: 8'-1 1/8" PLATE - 6'-11 1/8"
MAIN FLOOR: 9'-1 1/8" PLATE - 7'-11 1/8"
UPPER FLOOR: 8'-1 1/8" PLATE - 7'-1 3/8"
- 5) EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44 IN. ABOVE FIN. FLR.
- 6) DOOR ROUGH OPENINGS SHALL BE A MIN. OF 3" FROM THE FACE OF ADJACENT WALLS
- 7) PROVIDE SOLID HEADERS IN OPENINGS IN INTERIOR BEARING WALLS
- 8) TEMPERED WINDOWS ARE REQUIRED IN EACH CASE WHEN WINDOW IS WITHIN 12" OF A DOOR, IN ENCLOSURES FOR BATHTUBS, SHOWERS, HOT TUBS, SAUNAS AND STEAM ROOMS AND WHEN THE BOTTOM EDGE IS CLOSER THAN 18" TO THE FLOOR.
- 9) ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPPING. PROVIDE DEADBOLT LOCKS ON ALL EXTERIOR DOORS AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHING 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP-HOLE 54"-66" ABOVE FINISH FLOOR ON EXTERIOR ENTRY DOORS.
- 10) AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32" WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78" IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. EGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- 11) THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EACH LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%)
- 12) BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING, WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.
- 13) DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALLS AS SHOWN OR LOCATED 3" FROM FINISH WALL TO FINISH JAMB U.N.O

ENERGY REQUIREMENTS

- 1) THE FOLLOWING IS TO COMPLY WITH 'CHAPTER 11 - ENERGY EFFICIENCY' OF THE 2021 OREGON RESIDENTIAL SPECIALTY CODE.
- 2) PRESCRIPTIVE ENVELOPE REQUIREMENTS, TABLE N1101.1(1) OF THE 2021 ORSC

VALUE	PERFORMANCE	BUILDING COMPONENT
R-21	U-0.059	WALL INSULATION - ABOVE GRADE
R-15/R-21	C-0.63	WALL INSULATION - BELOW GRADE
R-49	U-0.021	FLAT CEILINGS
R-30	U-0.033	VAULTED CEILINGS
R-30	U-0.033	UNDER FLOORS
R-15	F-0.520	SLAB EDGE - PERIMETER
R-10	N/A	HEATED SLAB - INTERIOR
U-0.27	U-0.27	WINDOWS
U-0.50	U-0.50	SKYLIGHTS
U-0.20	U-0.20	EXTERIOR DOORS
U-0.40	U-0.40	EXTERIOR DOORS W/ LESS THEN (2.5) S.F. OF GLAZING

A) AS ALLOWED IN SECTION N1104.1, THERMAL PERFORMANCE OF A COMPONENT MAY BE ASSESSED PROVIDED THAT OVERALL HEAT LOSS DOES NOT EXCEED THE TOTAL RESULTING FROM THE COMPONENT TO THE REQUIRED U-FACTOR STANDARDS. CALCULATIONS TO DOCUMENT EQUIVALENT HEAT LOSS SHALL BE PERFORMED USING THE PROCEDURE AND APPROVED U-FACTORS CONTAINED IN TABLE N1104.1(1).

C) WALL INSULATION REQUIREMENTS APPLY TO ALL EXTERIOR WOOD FRAMED, CONCRETE OR MASONRY WALLS THAT ARE ABOVE GRADE. THIS INCLUDES CRIPPLE WALLS AND RIM JOIST AREAS. NOMINAL COMPLIANCE WITH R-21 INSULATION AND INTERMEDIATE FRAMING (N1104.5.2) WITH INSULATED HEADERS.

E) BELOW-GRADE WOOD, CONCRETE OR MASONRY WALLS INCLUDE ALL WALLS THAT ARE BELOW GRADE AND DOES NOT INCLUDE THOSE PORTIONS OF SUCH WALL THAT EXTEND MORE THAN 24 INCHES ABOVE GRADE.

F) INSULATION LEVELS FOR CEILINGS THAT HAVE LIMITED ATTIC/RAFTER DEPTH SUCH AS CORNERS, BAY WINDOWS OR SIMILAR ARCHITECTURAL FEATURES TOTALING NOT MORE THAN 150 SQUARE FEET IN AREA MAY BE REDUCED TO NOT LESS THAN R-21, WHEN REDUCED, THE CAVITY SHALL BE FILLED (EXCEPT FOR REQUIRED VENTILATION SPACES). R-49 INSULATION INSTALLED TO MINIMUM 6-INCHES DEPTH AT TOP PLATE AT EXTERIOR OF STRUCTURE TO ACHIEVE U-FACTOR.

G) VAULTED CEILING SURFACE AREA EXCEEDING 50% OF THE TOTAL HEATED SPACE FLOOR AREA SHALL HAVE A U-FACTOR NO GREATER THAN U-0.026. [EQUIVALENT TO R-38 RATHER OR SCISSOR TRUSS WITH R-38 ADVANCED FRAMING].

J) SLIDING GLASS DOORS SHALL COMPLY WITH WINDOW PERFORMANCE REQUIREMENTS. WINDOWS EXEMPT FROM TESTING IN ACCORDANCE WITH NF1111.2 ITEM 3 SHALL COMPLY WITH WINDOW PERFORMANCE REQUIREMENTS IF CONSTRUCTED WITH THERMAL BREAK ALUMINUM OR WOOD, OR VINYL, OR FIBER-GLASS FRAMES AND DOUBLE-PANE GLAZING WITH LOW-EMISSIVITY COATINGS OF 0.10 OR LESS. BUILDINGS DESIGNED TO INCORPORATE PASSIVE SOLAR ELEMENTS MAY INCLUDE GLAZING WITH A U-FACTOR GREATER THAN 0.35 BY USING TABLE N1104.1(1) TO DEMONSTRATE EQUIVALENCE TO BUILDING ENVELOPE REQUIREMENTS.

K) A MAXIMUM OF 28 SQUARE FEET OF EXTERIOR DOOR AREA PER DWELLING UNIT CAN HAVE A U-FACTOR OF 0.54 OR LESS.

L) GLAZING THAT IS EITHER DOUBLE PANE WITH LOW-E COATING ON ONE SURFACE, OR TRIPLE PANE SHALL BE DEEMED TO COMPLY WITH THIS REQUIREMENT.

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Molalla Townhome

151 Molalla Ave
Oregon City, OR 97045

Oregon City

Drawn By		DOXA DESIGN	
Area			
UNIT 1		1,366 S.F.	
UNIT 2		1,355 S.F.	
UNIT 3		1,342 S.F.	
Total		4,063 S.F.	

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A1
Plan Notes

Scale

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Oregon City

DOXA
DESIGN

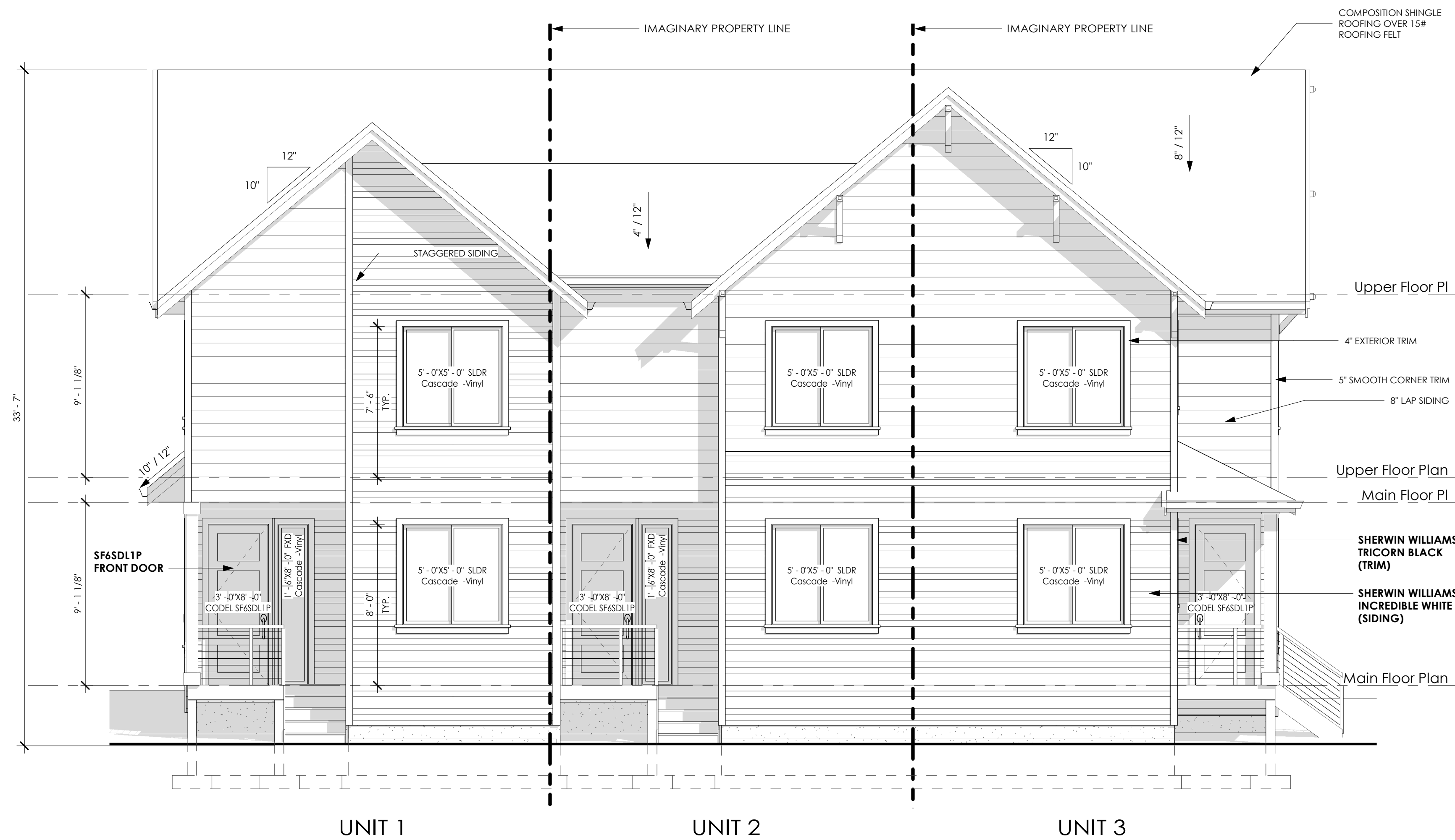
Area
UNIT 1 1,366 S.F.
UNIT 2 1,355 S.F.
UNIT 3 1,342 S.F.
Total 4,063 S.F.

Date 3/1/2023
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A2

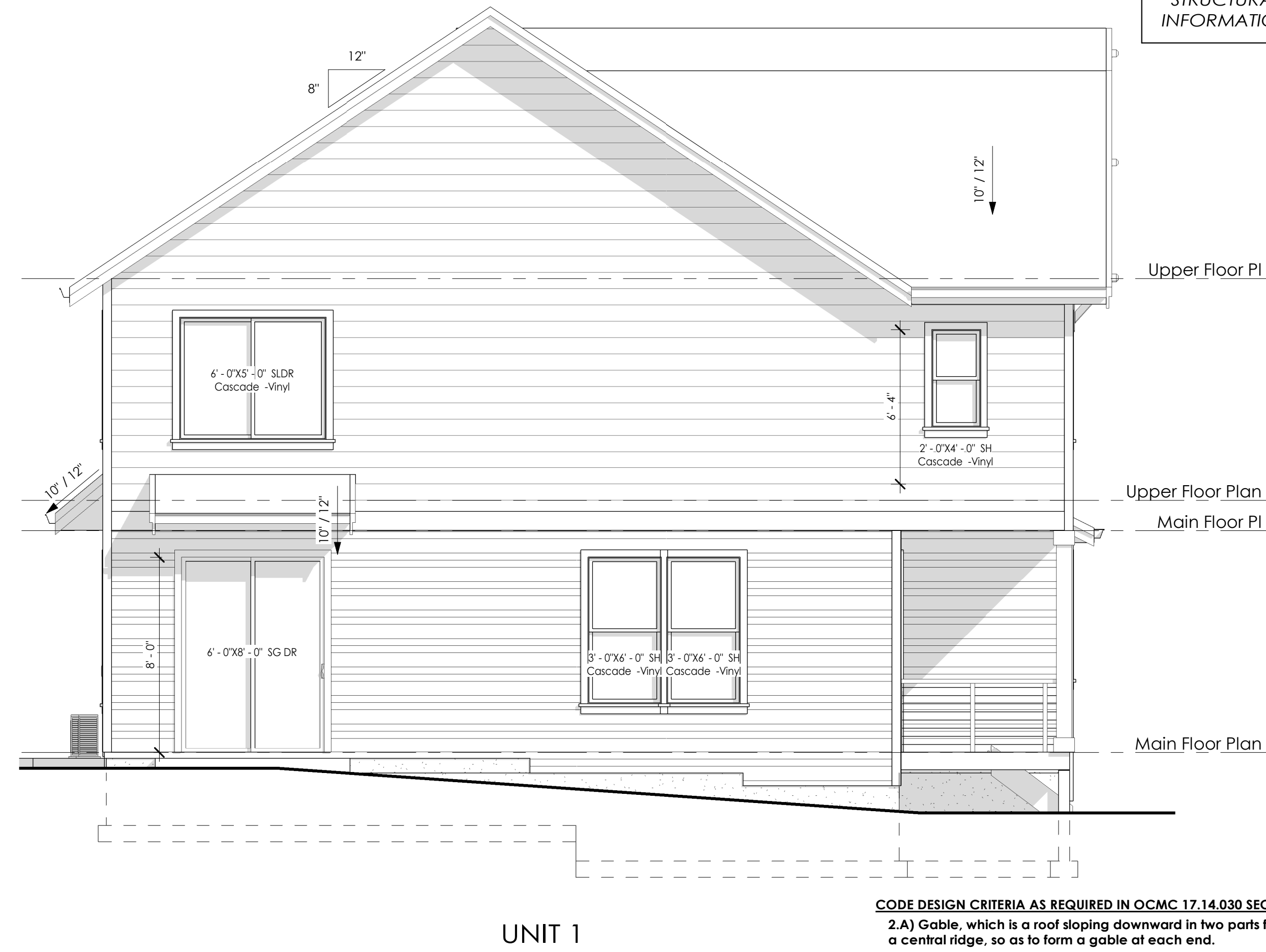
Exterior
Elevations

Scale 1/4" = 1'-0"



Front Elevation

1/4" = 1'-0"



Left Elevation

1/4" = 1'-0"

CODE DESIGN CRITERIA AS REQUIRED IN OCMC 17.14.030 SECTION A

2.A) Gable, which is a roof sloping downward in two parts from a central ridge, so as to form a gable at each end.

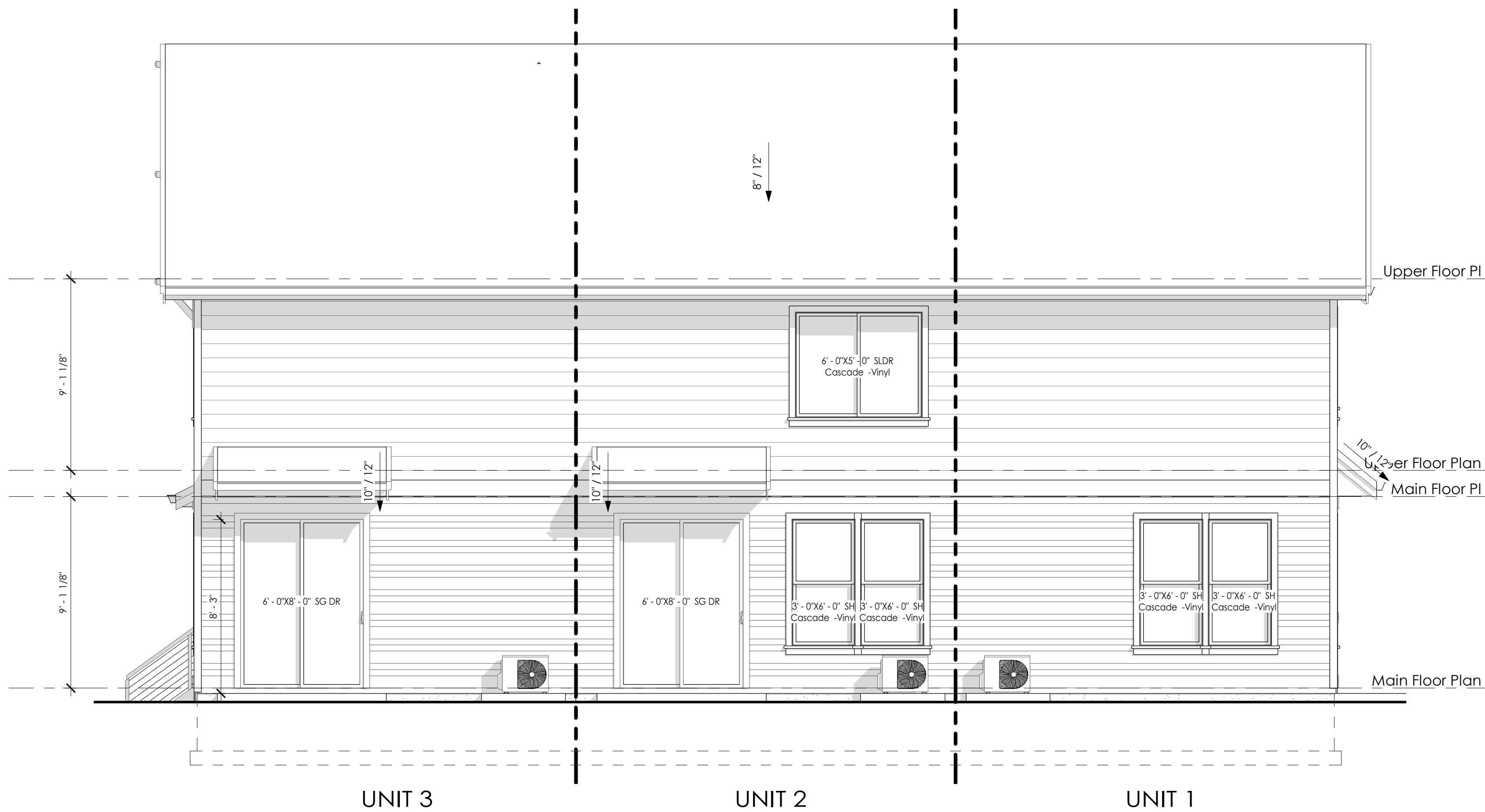
3) The building facade includes two or more offsets of sixteen inches or greater.

4) A roof overhang of sixteen inches or greater.

5) A recessed entry that is at least two feet behind the furthest forward living space on the ground floor, and a minimum of eight feet wide.

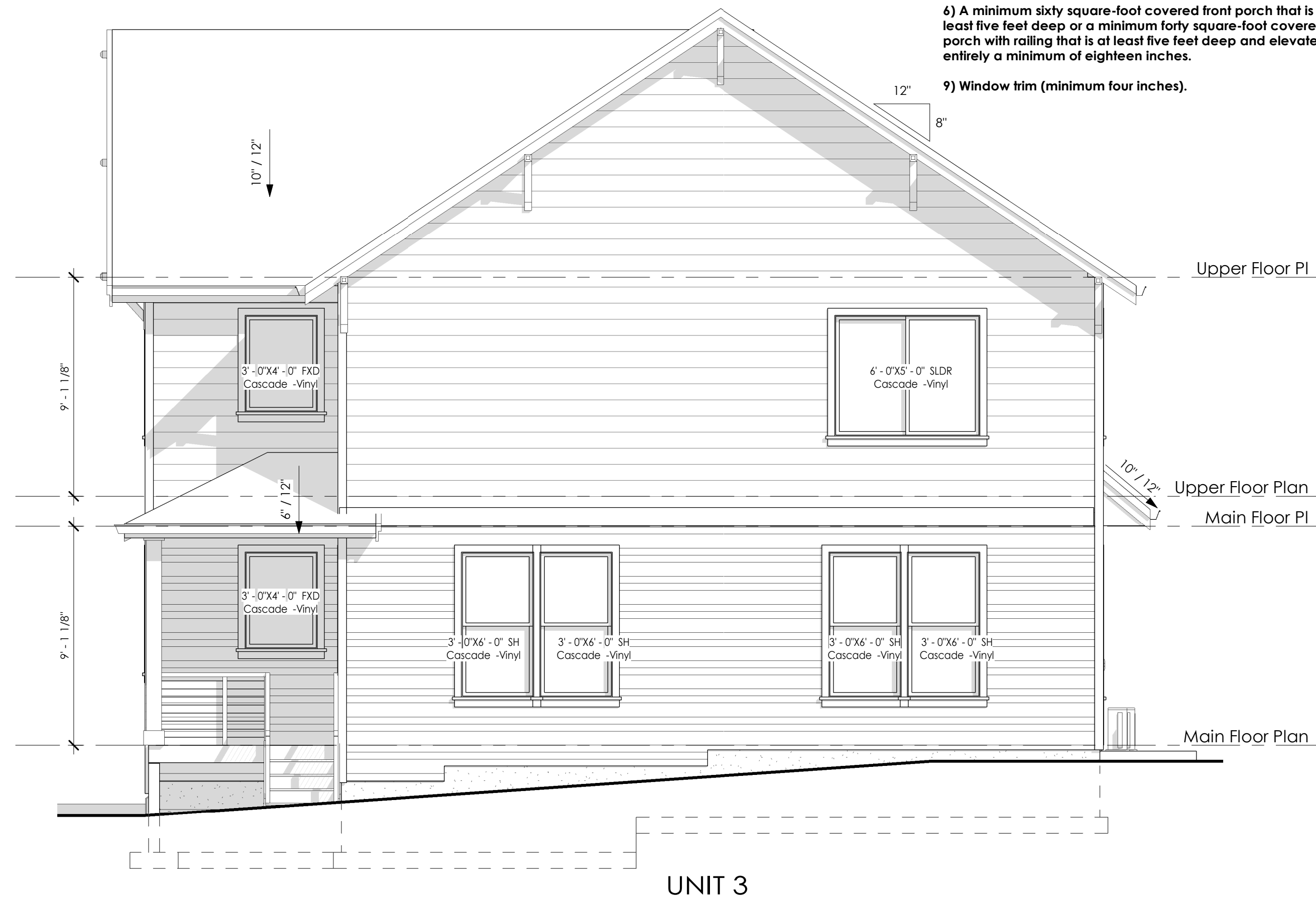
6) A minimum sixty square-foot covered front porch that is at least five feet deep or a minimum forty square-foot covered porch with railing that is at least five feet deep and elevated entirely a minimum of eighteen inches.

9) Window trim (minimum four inches).



Rear Elevation

1/4" = 1'-0"



Right Elevation

1/4" = 1'-0"

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05/2022



Modern NW
sergey@modernnw.co

Molalla Townhome
151 Molalla Ave
Oregon City, OR 97045

Oregon City

Drawn By DOXA
DESIGN

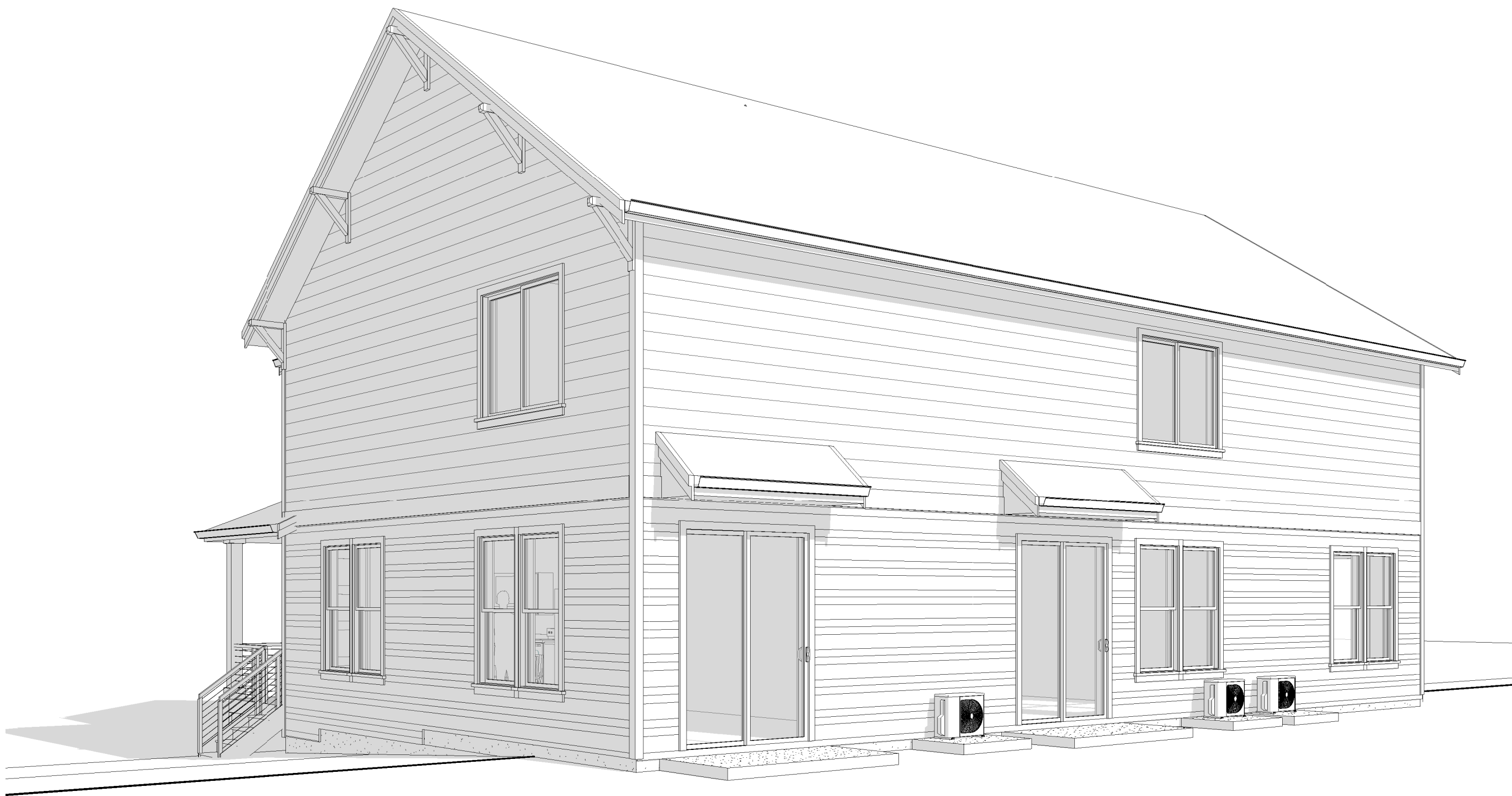
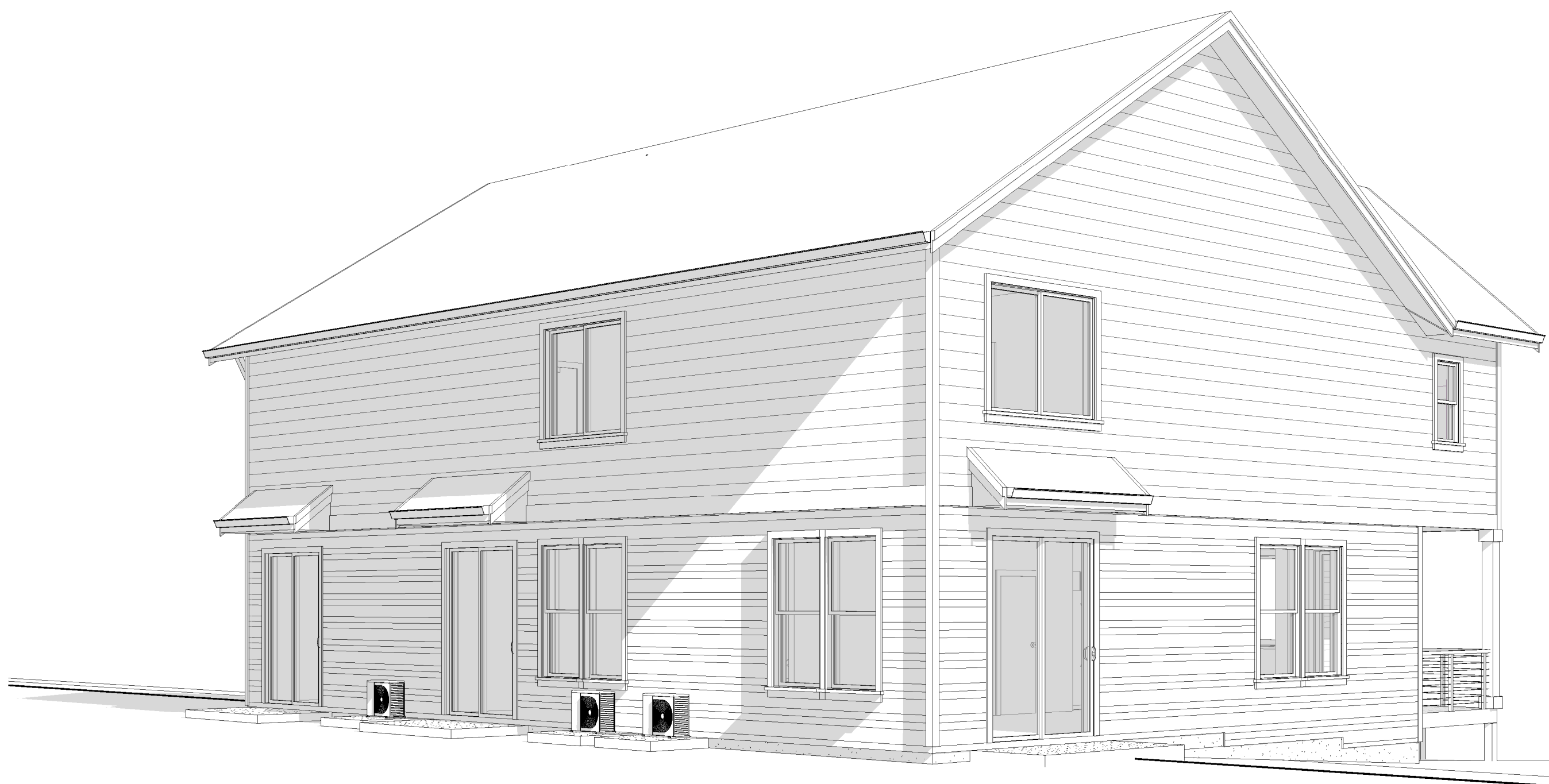
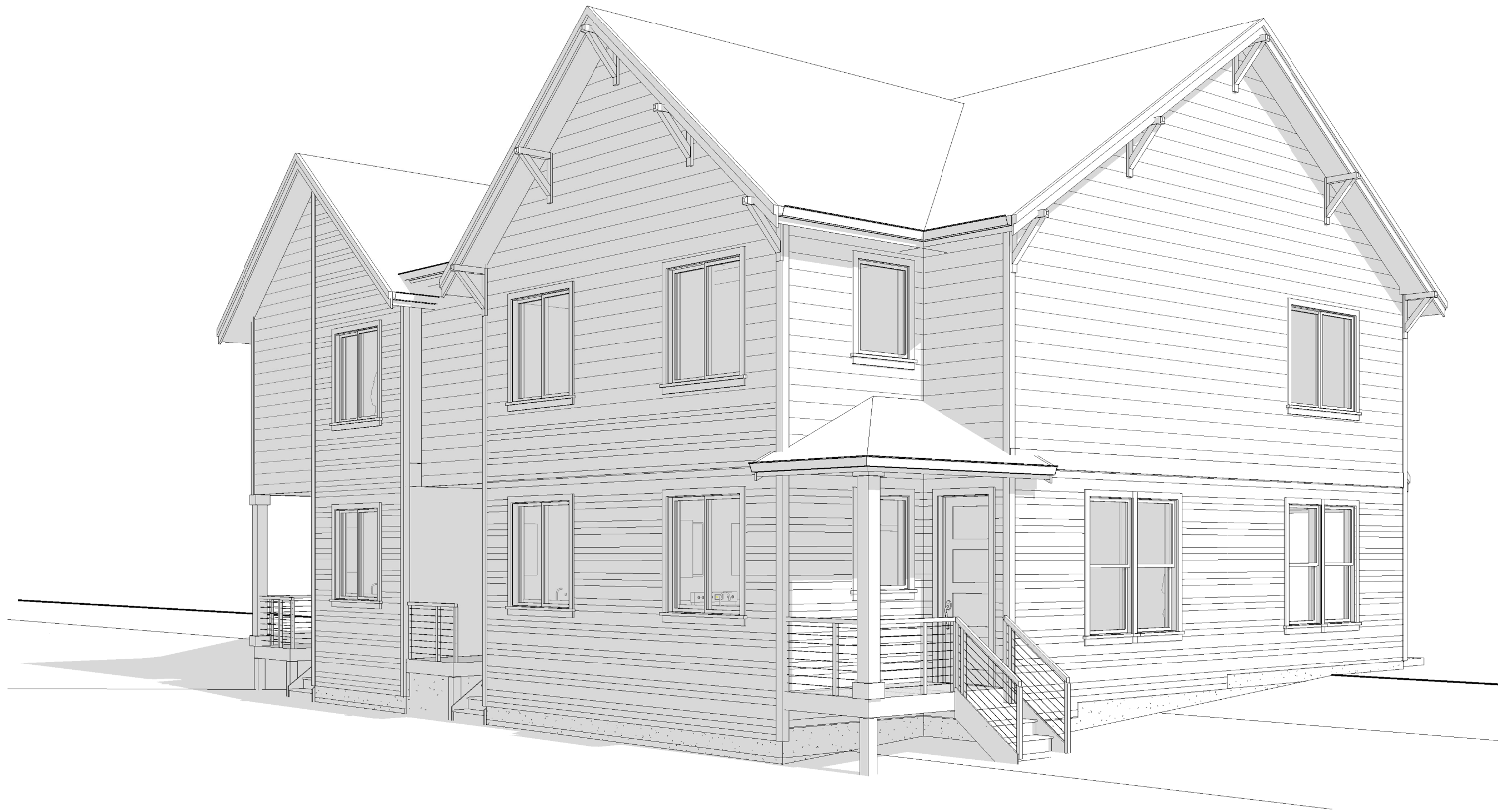
Area	
UNIT 1	1,366 S.F.
UNIT 2	1,355 S.F.
UNIT 3	1,342 S.F.
Total	4,063 S.F.

Date 3/1/2023
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A2.1
Exterior
Elevations

Scale

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REFER TO THE (S)
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STRUCTURAL
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Oregon City

DOXA
DESIGN

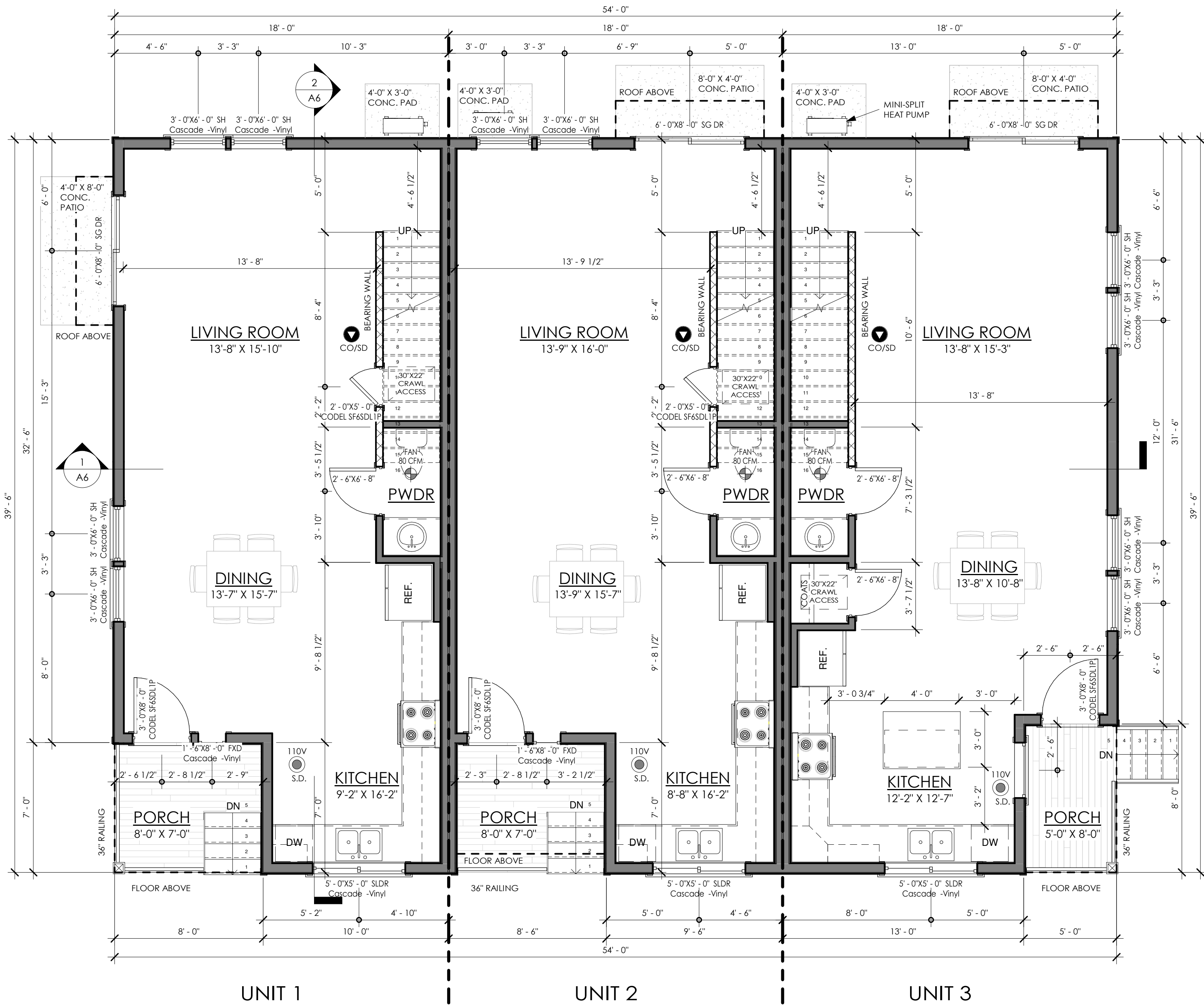
Area	
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UNIT 3	1,342 S.F.
Total	4,063 S.F.

Date 3/1/2023
4:45:57 PM

A3
Floor Plans

Scale 1/4" = 1'-0"

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Main Floor Plan

1/4" = 1'-0"

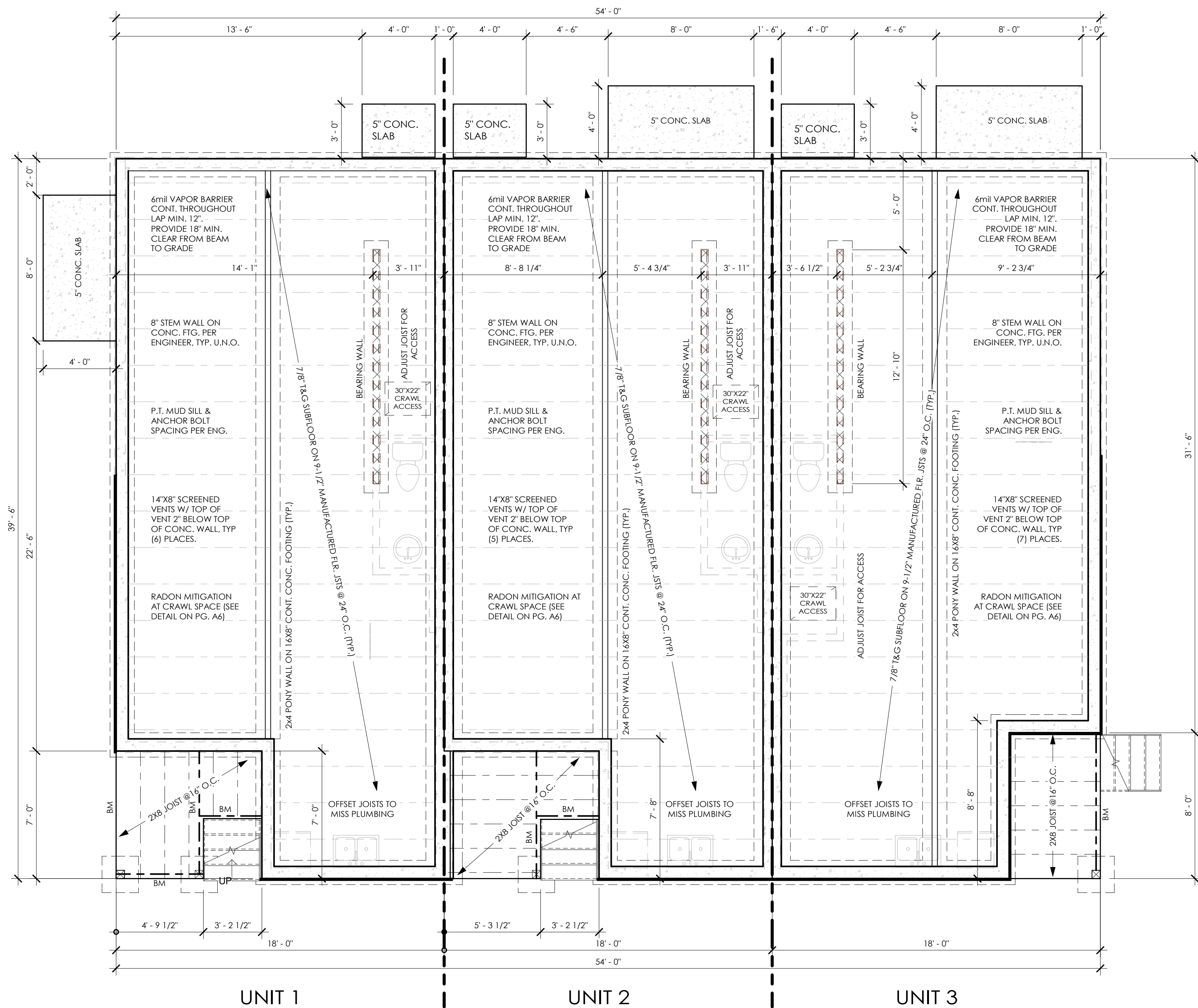


Upper Floor Plan

1/4" = 1'-0"

REFER TO THE (S)
SHEETS FOR ALL
STRUCTURAL
INFORMATION

REFER TO THE MANUFACTURES
JOIST LAYOUT FOR EXACT
LAYOUT AND SPECIFICATIONS

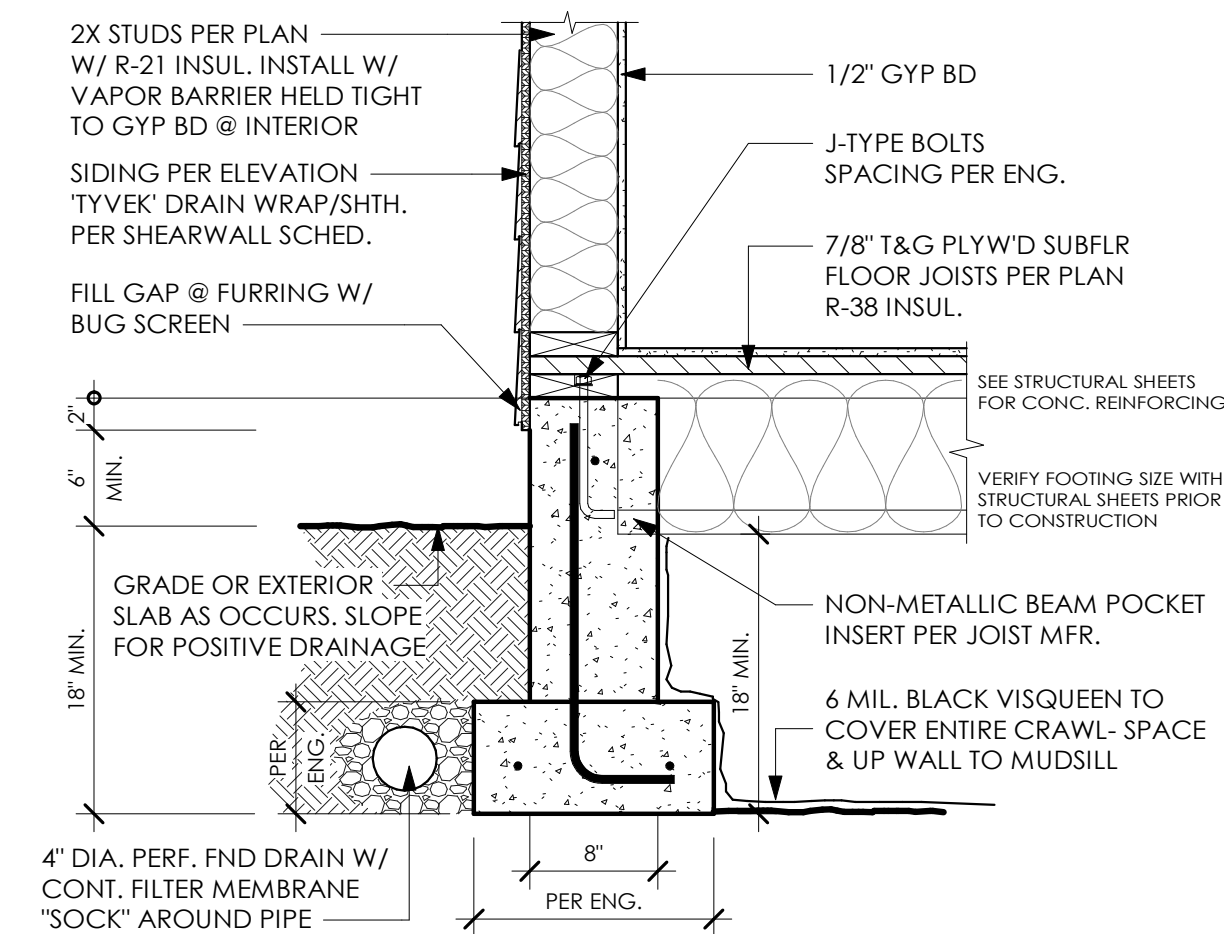


Foundation Plan

1/4" = 1'-0"

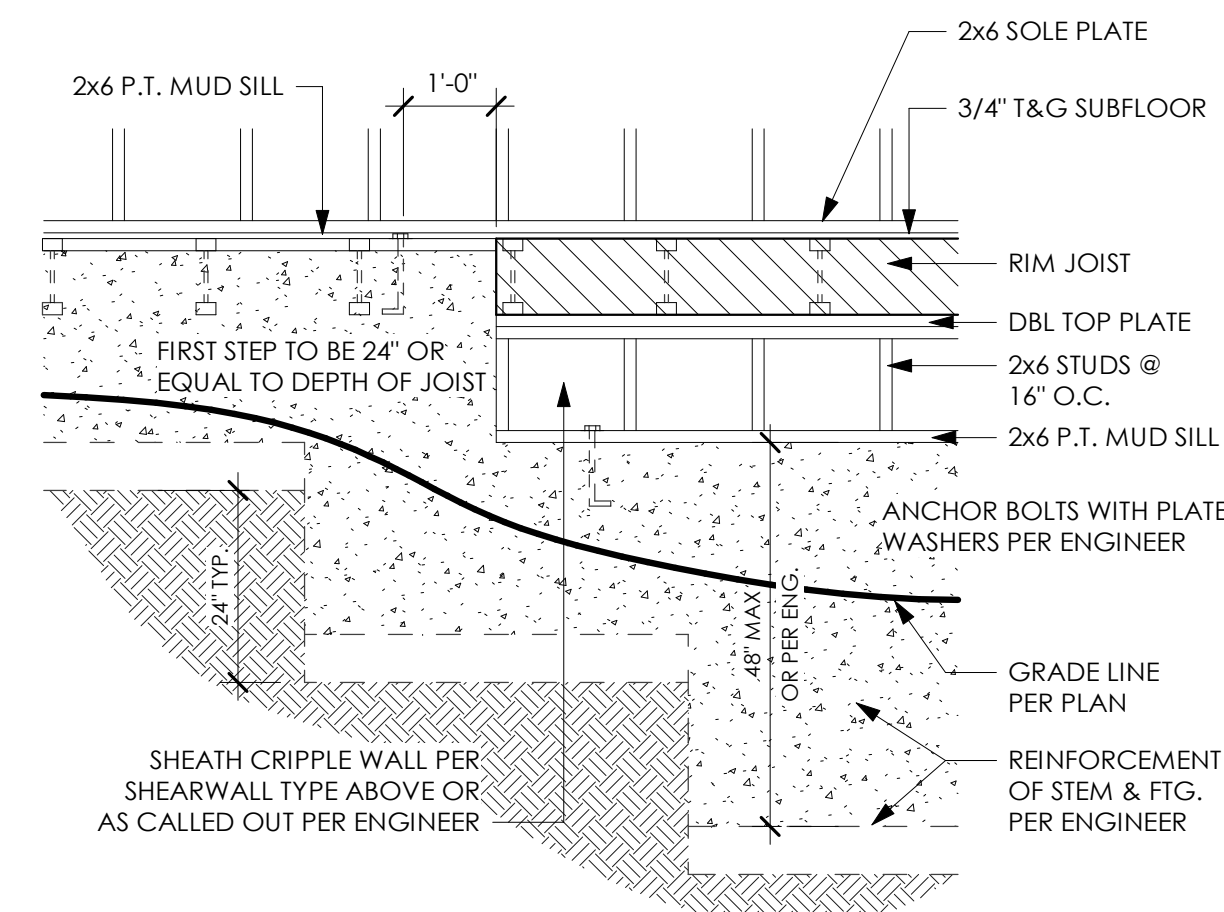
A Typical Foundation

1" = 1'-0"



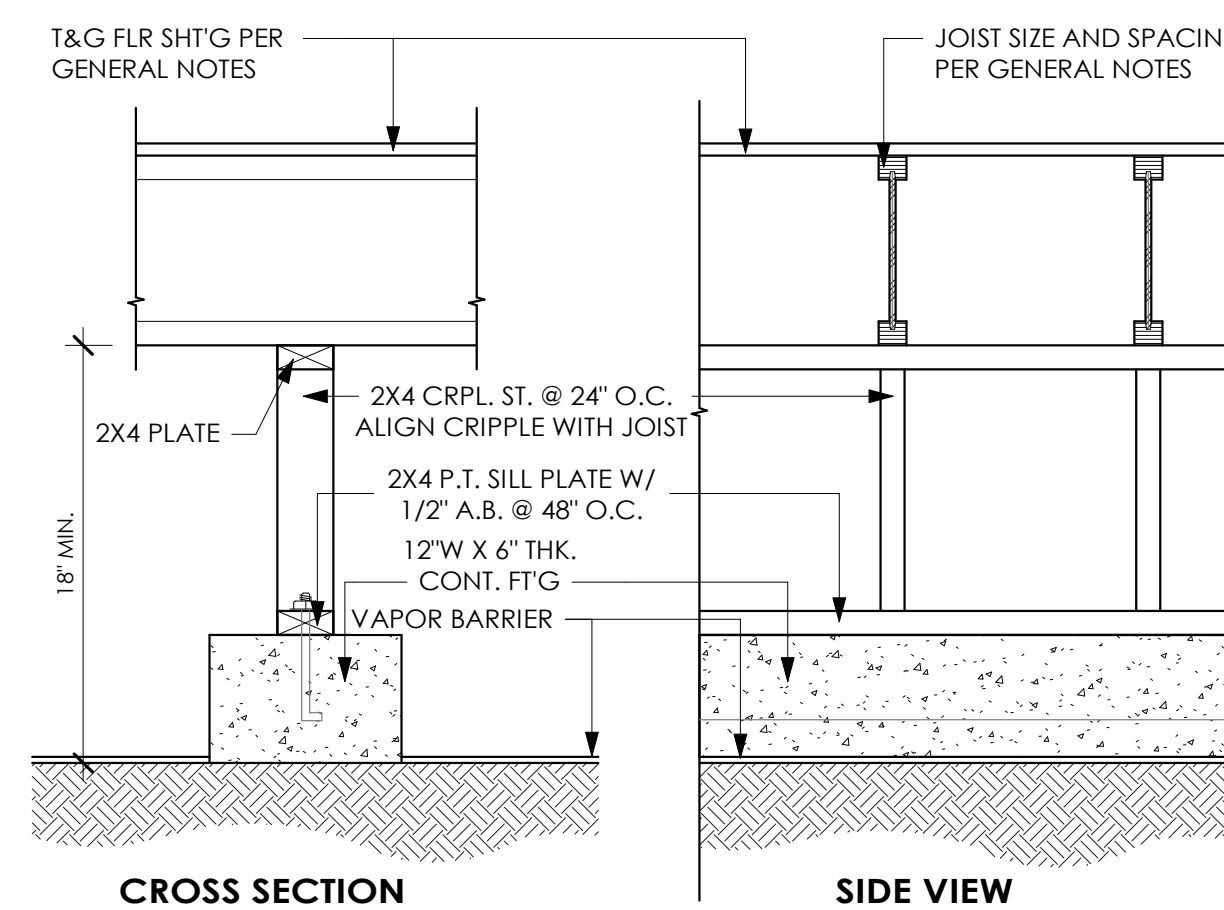
B Stepped Foundation

1" = 1'-0"



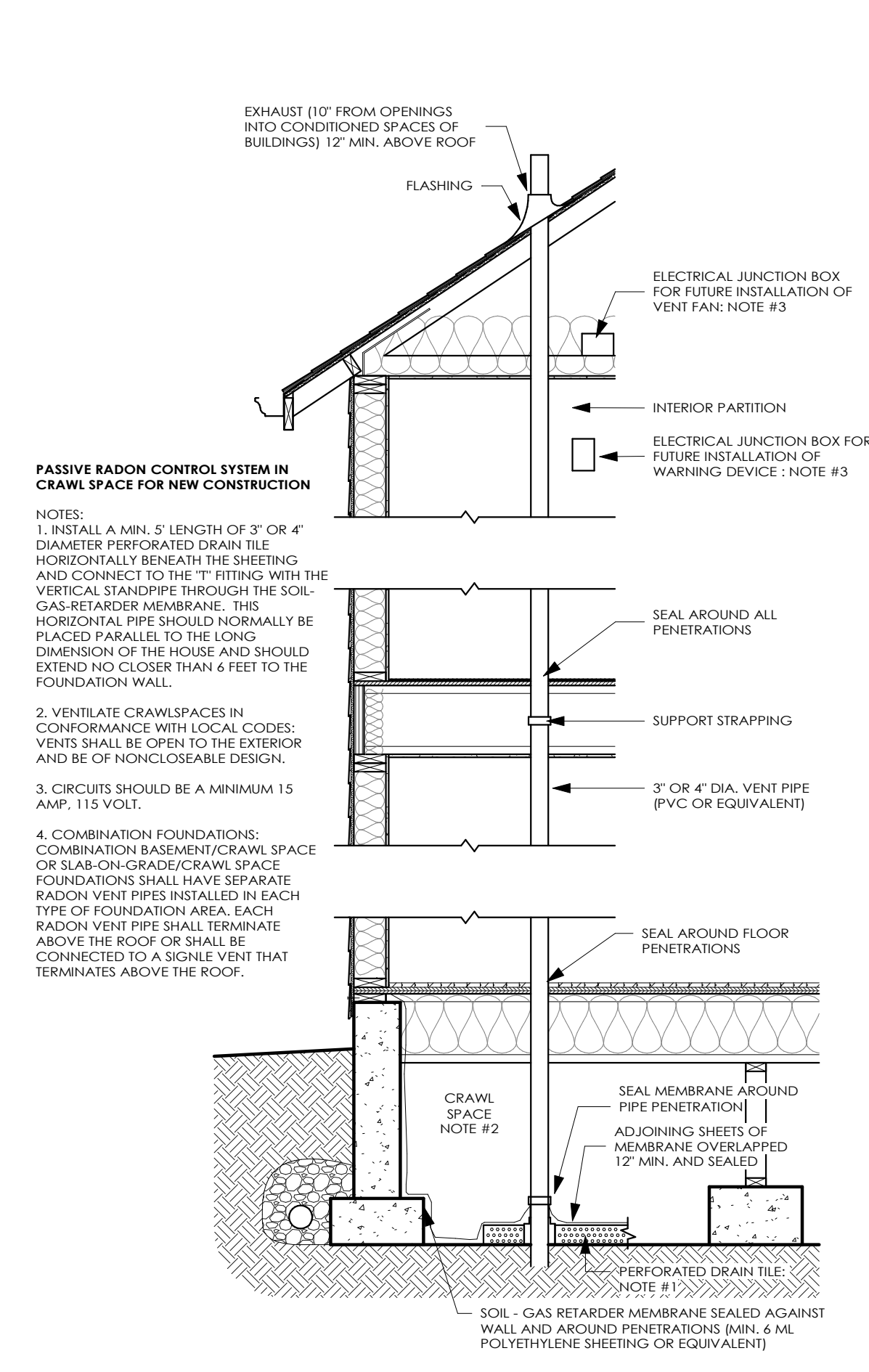
C Interior Continious Footing

1" = 1'-0"



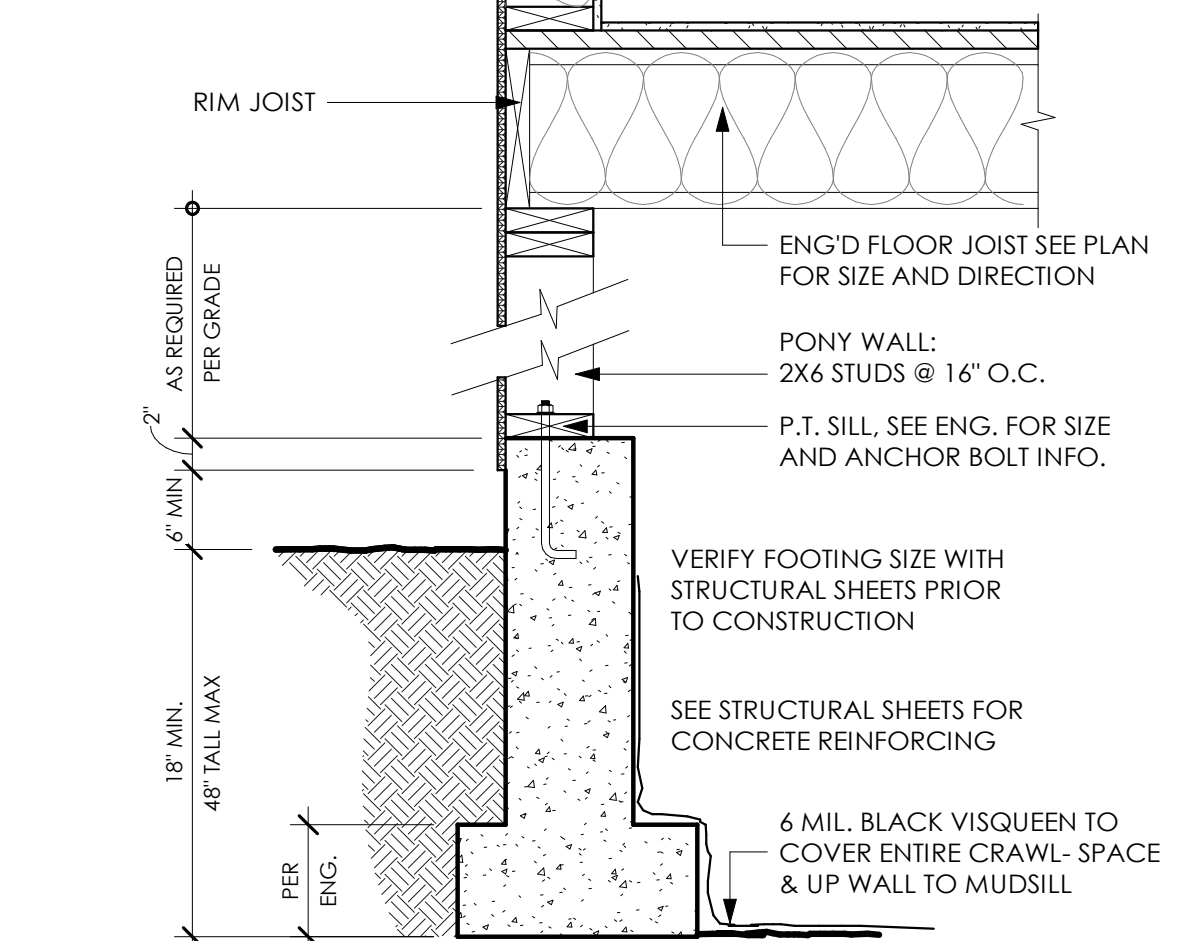
D Radon Mitigation (Strip Ftg.)

1/2" = 1'-0"



E Pony Wall

1" = 1'-0"



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Molalla Townhome

151 Molalla Ave
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Oregon City

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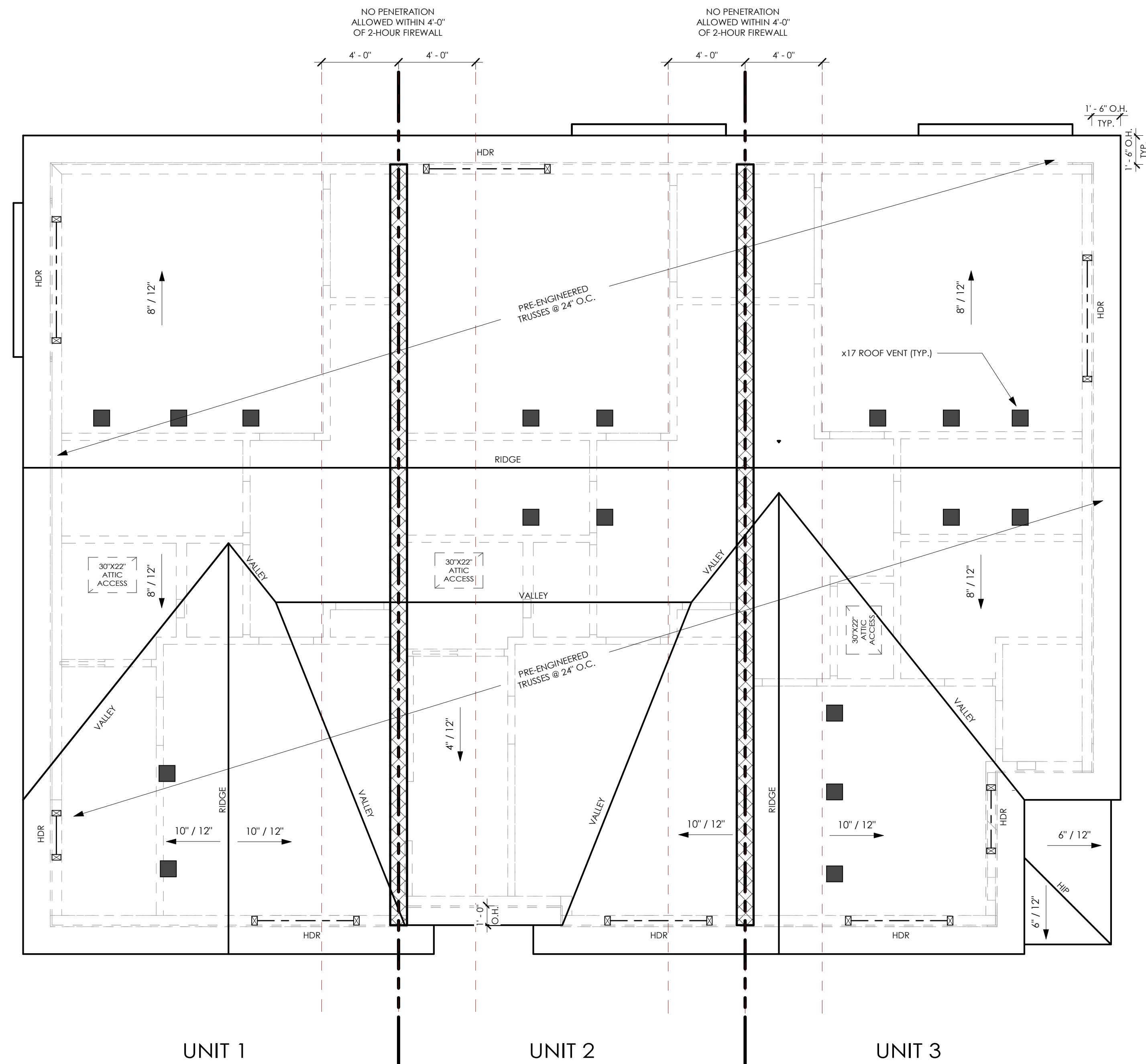
Area
UNIT 1 1,366 S.F.
UNIT 2 1,355 S.F.
UNIT 3 1,342 S.F.
Total 4,063 S.F.

Date 3/1/2023
4:45:58 PM

A4
Foundation
Plan

Scale As indicated

REFER TO THE (S)
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INFORMATION



Roof Framing Plan

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151 Molalla Ave
Oregon City, OR 97045

Scale $1/4" = 1'-0"$

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Modern NW

Molalla Townhome

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UNIT 3	1,342 S.F.
Total	4,063 S.F.

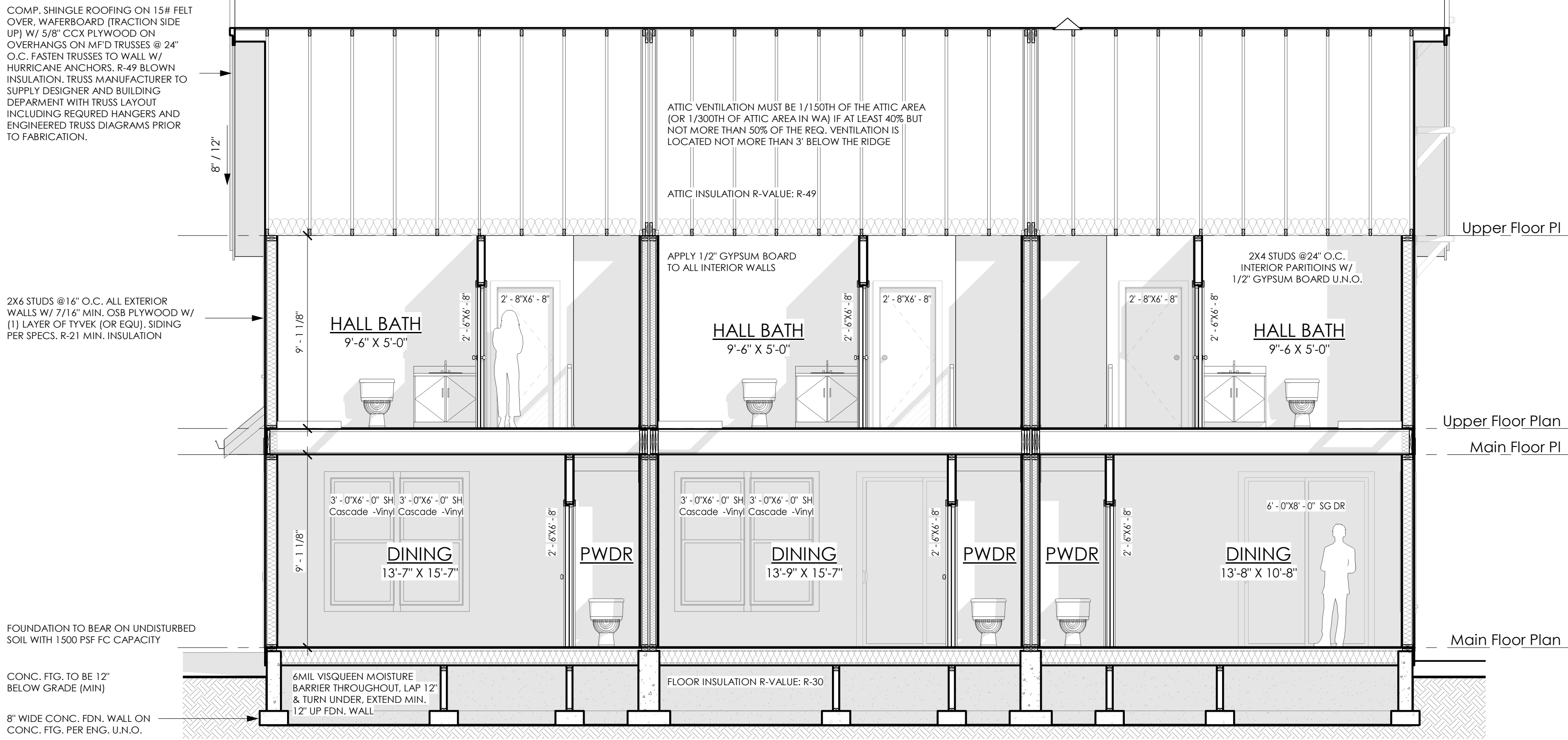
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A6

Sections

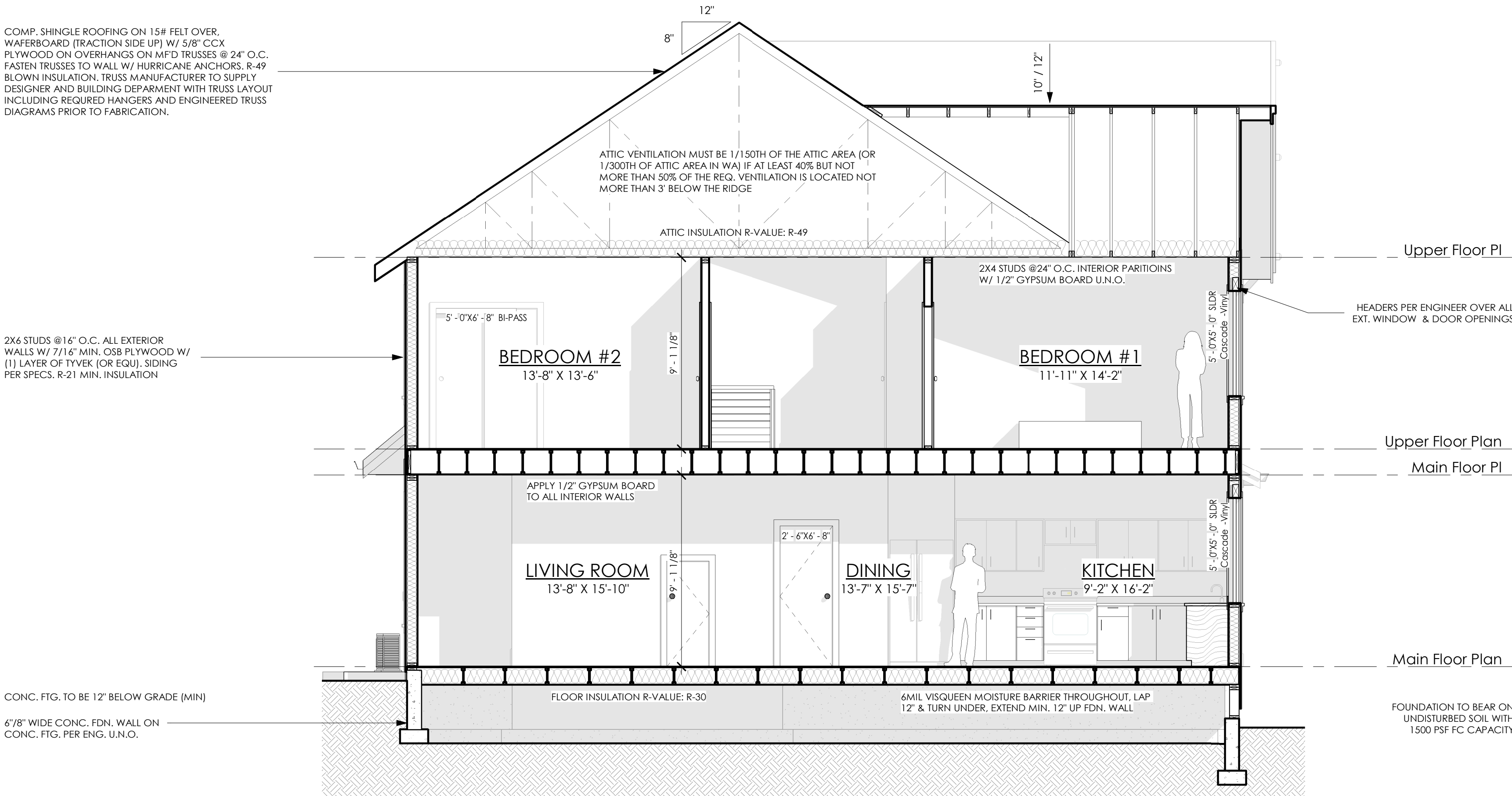
Scale As indicated

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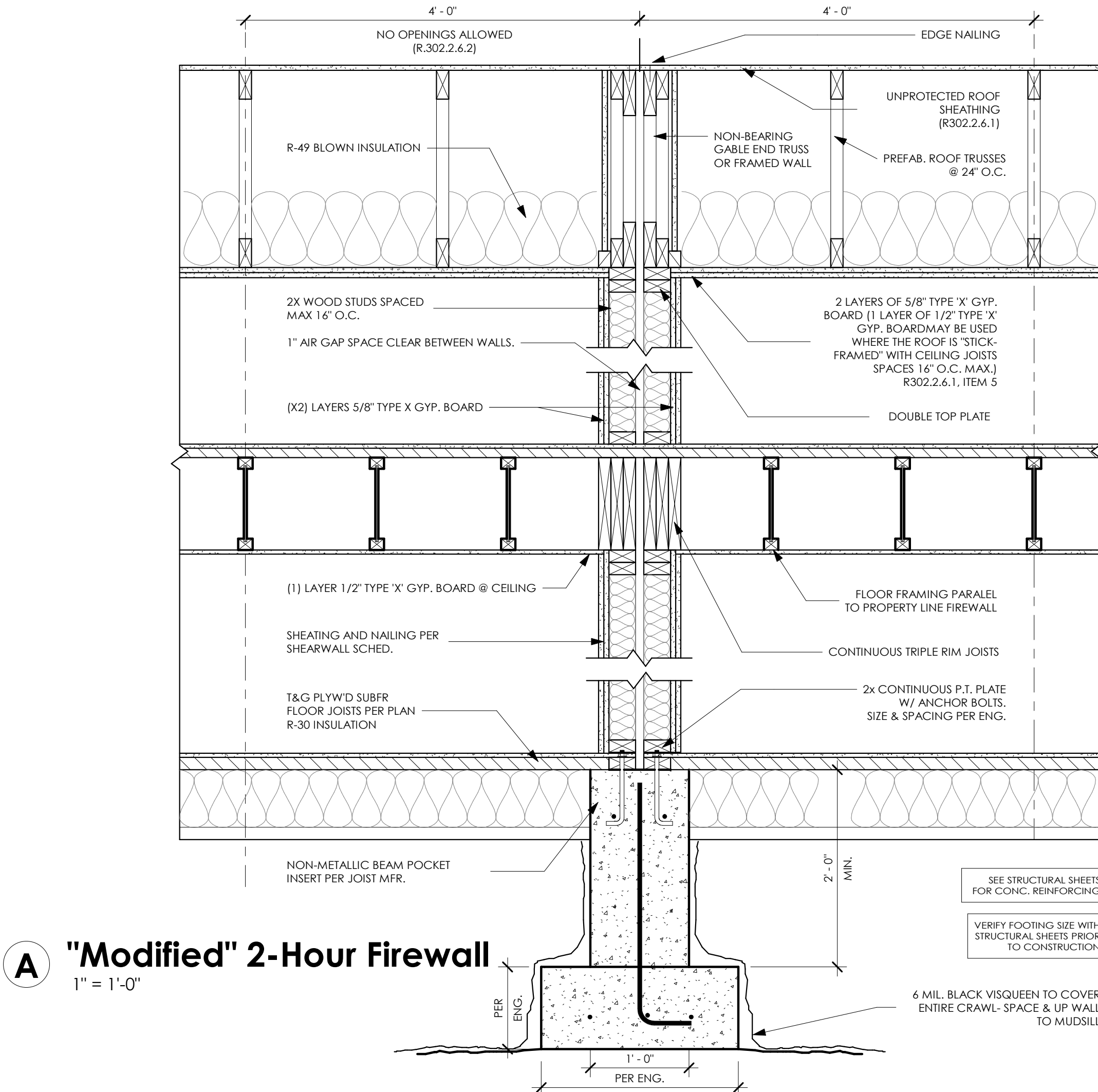
Section 1

1/4" = 1'-0"



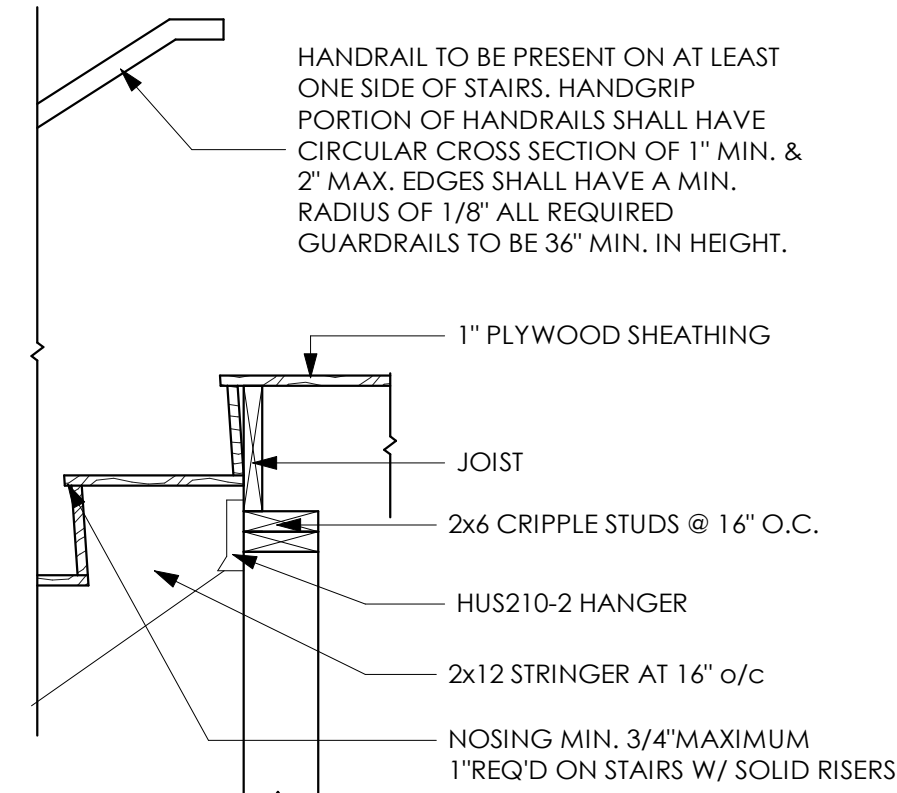
Section 2

1/4" = 1'-0"

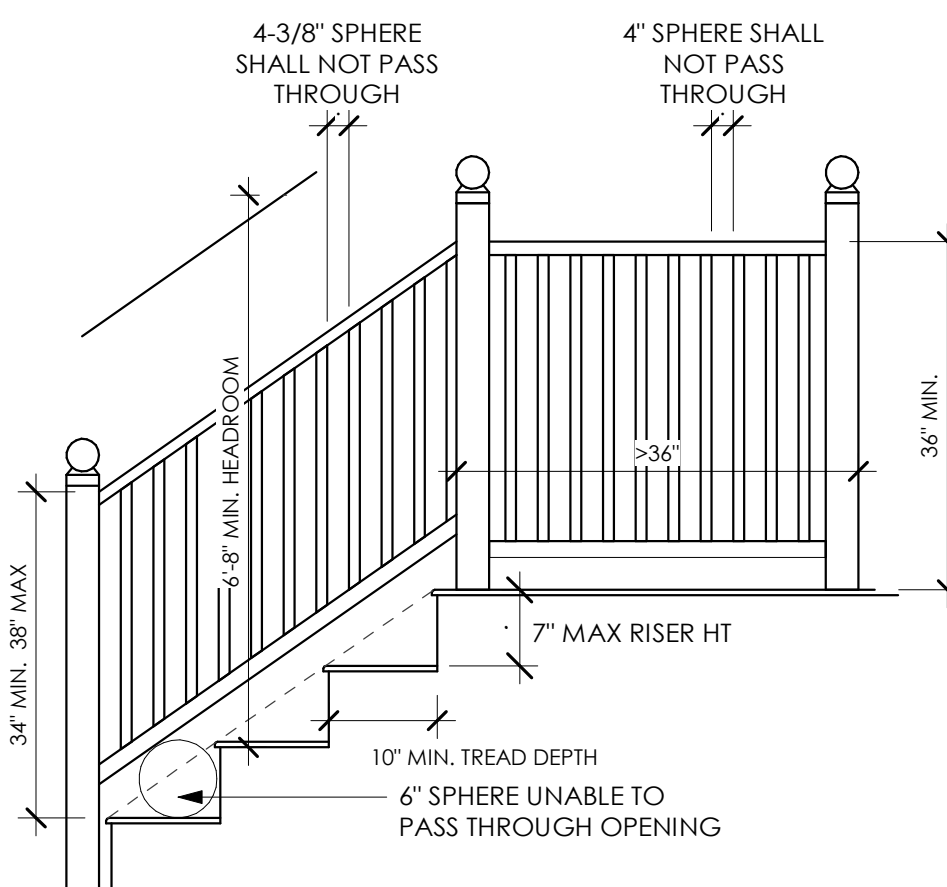


B Guard & Stair Requirements

3/8" = 1'-0"

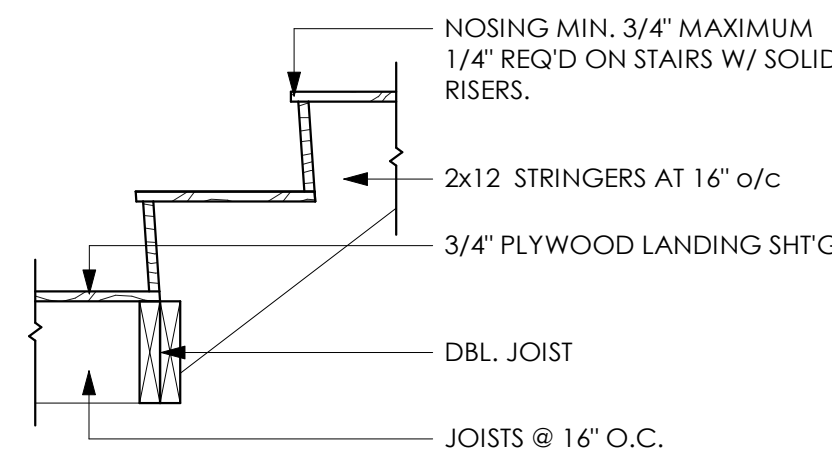


STAIR AT FLOOR CONNECTIONS

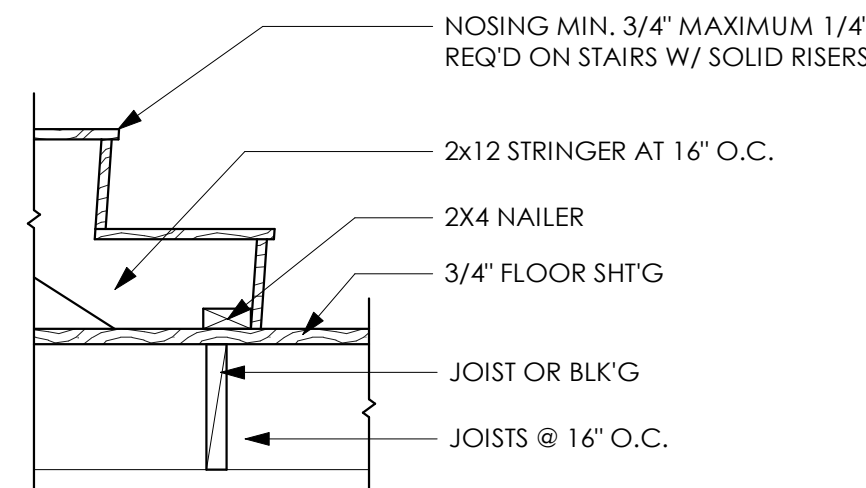


GUARD & STAIR REQUIREMENTS

ILLUMINATION NOTES: PER IRC SECTION 303.6, R311.5.7 ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS INCLUDING LANDINGS & TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP OF THE LANDING OF THE STAIRWAY. LIGHTING CONTROLS SHALL BE ACCESSIBLE AT THE TOP & BOTTOM OF EACH STAIRWAY WITHOUT TRAVERSING ANY STEPS. NOTES: 4 OR MORE RISERS TO HAVE AT LEAST ONE HANDRAIL RUNNING CONTINUOUS THROUGH FULL LENGTH OF STAIR 34" MIN. HT. 38" MAX. HT. END SHALL RETURN TO WALL OR NEWEL POST OR VOLUTE. HANDRAIL MUST BE STRONG ENOUGH TO RESIST A 200 LB. PT. LOAD IN ANY DIRECTION. HANDRAIL TO BE PRESENT ON AT LEAST ONE SIDE OF STAIR. HANDGRIP PORTION OF HANDRAILS SHALL HAVE CIRCULAR CROSS SECTION OF 1" MIN. & 2" MAX. EDGES SHALL HAVE A MIN. RADIUS OF 1/8". ALL REQUIRED GUARDRAILS TO BE 36" MIN. IN HEIGHT.



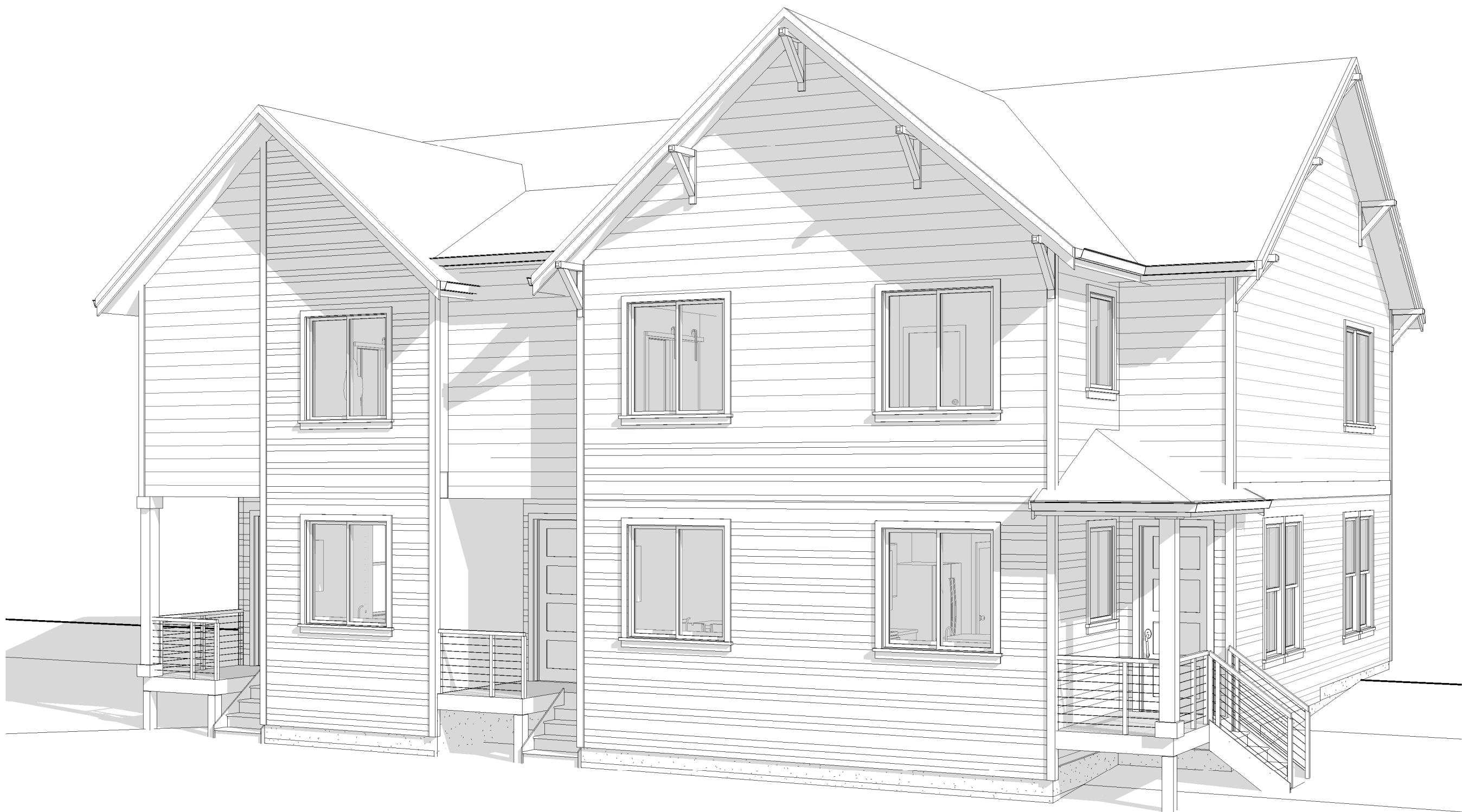
STAIR AT LANDING CONNECTIONS



STAIR AT WOOD FLOOR CONNECTIONS

Molalla Townhome

151 Molalla Ave Oregon City, OR 97045



Window Schedule

Window Type	Width	Height	Quantity	Comments
Fixed	1' - 6"	8' - 0"	2	
Fixed	3' - 0"	4' - 0"	2	
Single Hung	2' - 0"	4' - 0"	1	
Single Hung	3' - 0"	6' - 0"	10	
Slider	5' - 0"	5' - 0"	6	
Slider	6' - 0"	5' - 0"	3	

Door Schedule

Door Type	Width	Height	Quantity	Comments
2 Panel Slider	6' - 0"	8' - 0"	3	
Barn Door	2' - 6"	6' - 8"	2	
Basic (Interior)	2' - 4"	6' - 8"	4	
Basic (Interior)	2' - 6"	6' - 8"	7	
Basic (Interior)	2' - 8"	6' - 8"	6	
Bi-Fold Double	4' - 6"	6' - 8"	3	
Bi-Pass	5' - 0"	6' - 8"	3	
Front Door Modern	2' - 0"	5' - 0"	2	
Front Door Modern	3' - 0"	8' - 0"	3	
Pocket	2' - 4"	8' - 0"	2	

PROJECT DESCRIPTION

PROPOSED BUILDING AREA

UNIT 1	
MAIN FLOOR	655 S.F.
UPPER FLOOR	711 S.F.
TOTAL HEATED AREA	1,366 S.F.

UNIT 2	
MAIN FLOOR	652 S.F.
UPPER FLOOR	703 S.F.
TOTAL HEATED AREA	1,355 S.F.

UNIT 3	
MAIN FLOOR	671 S.F.
UPPER FLOOR	671 S.F.
TOTAL HEATED AREA	1,342 S.F.

COVERED ENTRY (UNIT 1)	56 S.F.
COVERED ENTRY (UNIT 2)	56 S.F.
COVERED ENTRY (UNIT 3)	40 S.F.
TOTAL	152 S.F.

TOTAL BUILDING COVERAGE	2,129 S.F.
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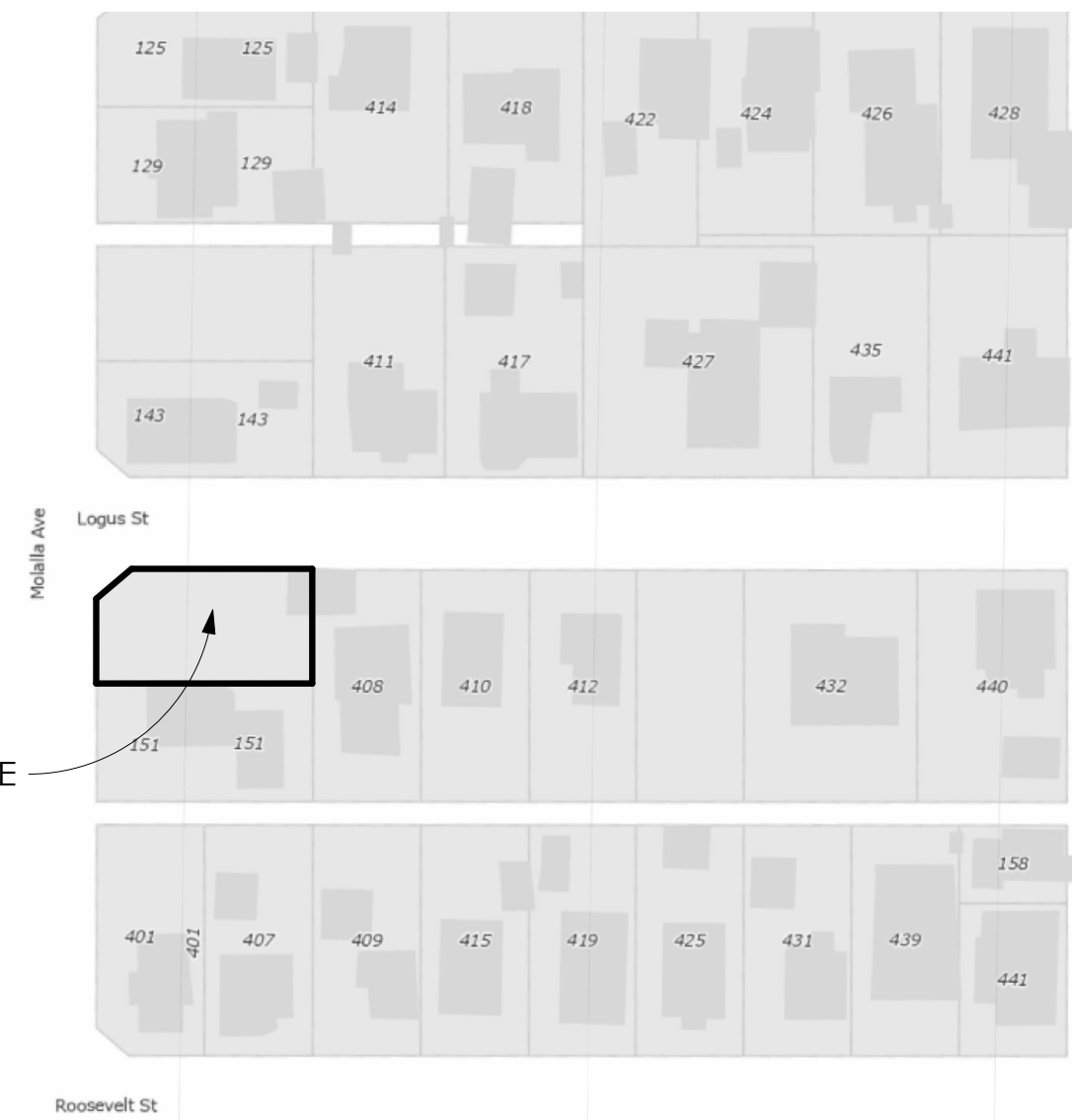
STORIES	2
BUILDING HEIGHT (F.F. TO RIDGE)	33'-7"

SITE INFORMATION

SITE AREA	4,579 S.F.
SUBDIVISION	PLEASANT HILL ADDITION
LOT NUMBER	PARCEL 1

JURISDICTION	OREGON CITY
PARCEL NUMBER	05037625
TAX LOT NUMBER	22E32CB09901
REQUIRED SETBACKS	FRONT & REAR(5' MAX.), SIDE (20'
MAXIMUM BUILDING HEIGHT	40' (F.F. TO RIDGE)
OCCUPANCY CLASSIFICATION	MIXED USE CORRIDOR (MUC-1)

VICINITY MAP



PROJECT SITE

ABBREVIATIONS

ABV. A/C	Above AIR CONDITIONING	MFG. MIN. MSTR	MANUFACTURER MINIMUM MASTER
BD BDRM BLKG BM	BOARD BEDROOM BLOCKING BEAM	NTS	NOT TO SCALE
CANT. CFM C.L CLG CONC. CSMT CTR	CANTILEVER CUBIC FEET PER MINUTE CENTERLINE CEILING CONCRETE CASEMENT CENTER	OBS O.C. OPT. PL PLYWD P.T. QTY	OBSURE ON-CENTER OPTIONAL PLATE PLYWOOD PRESSURE TREATED QUANTITY
DBL DIA. DIM. DN DR D.W.	DOUBLE DIAMETER DIMENSION DOWN DOOR DISHWASHER	REF. REQ. REV RM R.O. S.D. S.H. SHTH SHWR SLDR SPECS. S&R	REFRIGERATOR REQUIRED REVISION ROOM ROUGH OPENING SMOKE DETECTOR SINGLE HUNG SHEATHING SHOWER SLIDER SPECIFICATIONS SHELF AND ROD
ENG. E.W. EXT	ENGINEER EACH WAY EXTERIOR	TEMP T.G. T.O. TYP	TEMPERED TONGUE AND GROOVE TOP OF TYPICAL
FDN F.F. FLR F.P. FT. FIG FURN. FXD	FOUNDATION FINISHED FLOOR FLOOR FIREPLACE FEET FOOTING FURNACE FIXED	U.N.O. V.T.O.S.	UNLESS NOTED OTHERWISE VENT TO OUTSIDE
GYP HDR HVAC	GYPSUM HEADER HEATING, VENTILATION & AIR CONDITIONING	W.H. W.I.C. WIN W/ WD	WATER HEATER WALK IN CLOSET WINDOW WITH WOOD
IN.	INCH		
JSTS	JOISTS		
LNDRY	LAUNDRY		

GENERAL NOTES

- 1) ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED VERSION OF THE LOCAL BUILDING CODE, ONE - AND TWO-FAMILY DWELLING CODES, AND ANY APPLICABLE LOCAL OR COUNTY JURISDICTION.
- 2) THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
- 3) WRITTEN DIMENSIONS SHALL TAKE ALL PRECEDENCE OVER SCALED DIMENSIONS. PLEASE NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THESE DRAWINGS.
- 4) IT IS THE CONTRACTORS RESPONSIBILITY TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE STRUCTURAL AND OTHER DRAWINGS AS APPLICABLE.
- 5) THE CONTRACTOR'S SHALL BE RESPONSIBLE FOR COORDINATION OF ALL TRADES, INCLUDING ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS.
- 6) HEATING/COOLING SPECIFICATIONS AND DRAWINGS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR AS REQUIRED BY BUILD OFFICIALS.
- 7) HEATING LOSS AND ENERGY CALCULATIONS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR, OR OTHER QUALIFIED PROFESSIONAL AS REQUIRED BY BUILD OFFICIALS.
- 8) TRUSS MANUFACTURE SHALL PROVIDE ALL DRAWINGS, SPECIFICATIONS AND ENGINEERING AS REQUIRED BY BUILD OFFICIALS.
- 9) PLUMBING AND ELECTRICAL SPECIFICATIONS SHALL BE PROVIDED BY THE RESPECTIVE TRADES, AS REQUIRED BY BUILD OFFICIALS.
- 10) THE DESIGNER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER CONTRACT FOR CONSTRUCTION. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONTRACTS' SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- 11) CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCING WORK.
- 12) ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH WORK.

CODE & DESIGN CRITERIA

CODE INFORMATION

ALL WORK SHALL CONFORM TO THE FOLLWOING CODES AND BY ALL OTHER GOVERNING LAWS, JURISDICTIONS, ORDINANCES, AND REGULATIONS

2021 OREGON RESIDENTIAL SPECIALTY CODE (OSRC)

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

DESIGN CRITERIA

SEISMIC DESIGN: CATEGORY D1
WIND SPEEDS: 135 MPH (3-SECOND GUST)
EXPOSURE: CATEGORY B
SOIL BEARING CAPACITY: 1500 PSF
FROST DEPTH: 18 INCHES
ROOF SNOW LOAD: 25 PSF
ROOF DEAD LOAD: 15 PSF
FLOOR LIVE LOAD: 40 PSF
FLOOR DEAD LOAD: 10 PSF

ENERGY CODE COMPLIANCE

ADDITIONAL MEASURES LISTED BELOW PER TABLE 'N1101.1(2)' OF THE 2021 'ORSC'.

ADDITIONAL MEASUREMENTS CHOSEN:

- ADDITIONAL MEASURE # 5: DUCTLESS HEAT PUMP
FOR DWELLING UNITS WITH ALL-ELECTRIC HEAT PROVIDE:
- DUCTLESS HEAT PUMP OF MINIMUM HSPF 10 IN PRIMARY ZONE
- REPLACES ZONAL ELECTRIC HEAT SOURCES
- PROGRAMMABLE THERMOSTAT FOR ALL HEATERS IN BEDROOMS

PROJECT DIRECTORY

CLIENT/OWNER

MODERN NW
8101 NE GLISAN ST.
PORTLAND, OR 97213
PHONE: (360)-326-2747
EMAIL: SERGEY@MODERNNW.CO

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TURNER ENGINEERING & DESIGN
PO BOX 220
EAGLE CREEK, OREGON 97022
PHONE: (503) 970-8807
EMAIL: RTURNER.TEANDDINC@GMAIL.COM

GENERAL CONTRACTOR

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PORTLAND, OR 97213
PHONE: (360)-326-2747
EMAIL: SERGEY@MODERNNW.CO

DRAWING INDEX

A0	Cover Sheet
A0.1	Site Plan
A1	Plan Notes
A2	Exterior Elevations
A2.1	Exterior Elevations
A3	Floor Plans
A4	Foundation Plan
A5	Floor and Roof Framing
A6	Sections
S1	Structural Notes
S2	Structural Plans

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Date 1/19/2023
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A0
Cover Sheet

Scale

THE NEW METER LOCATIONS MUST BE A MINIMUM OF 1.5 FEET FROM THE PROPERTY LINE AND 3 FEET APART FROM OTHER WATER METERS.

- SEPARATION BETWEEN SANITARY SEWER AND WATER LINE SHOULD BE 5FT MINIMUM SKIN TO SKIN.
- SEPARATION BETWEEN UNDERGROUND ELECTRICAL SERVICE LINE AND WATER LINE SHOULD BE 4FT MINIMUM.
- THE NEW METER LOCATIONS MUST BE A MINIMUM OF 1.5 FEET FROM THE PROPERTY LINE AND 3 FEET APART FROM OTHER WATER METERS.
- SEPARATION BETWEEN MULTIPLE WATER SERVICES ON ONE TAX LOT SHOULD BE 3FT MINIMUM.
- SEPARATION BETWEEN WATER SERVICE AND PROPERTY LINES SHOULD BE 1.5FT MINIMUM.
- ALL OTHER UNDERGROUND UTILITIES NEED TO HAVE 3FT MINIMUM SEPARATION FROM WATER LINE
- NEW WATER METERS MAY NOT BE PLACED IN DRIVEWAY WINGS

STREET TREES MUST BE A MINIMUM OF 5' FROM THE NEAREST EDGE OF WATER PIPE, VALVE OR METER BOX AND A MINIMUM OF 10' FROM A FIRE HYDRANT. REFERENCE STANDARD DRAWING P-645 FOR MORE INFORMATION

ALL UTILITIES IN THE RIGHT-OF-WAY WITHIN THE DEVELOPMENT PROPERTY'S FRONTAGE MUST BE LOCATED THROUGH 811, ONE CALL AND SHOWN ON THE ASSOCIATED PLAN SET. APPLICANT WILL NEED TO BE ABLE TO PROVIDE THE LOCATE TICKET NUMBER IF REQUESTED FOR VERIFICATION.

SITE NOTES:

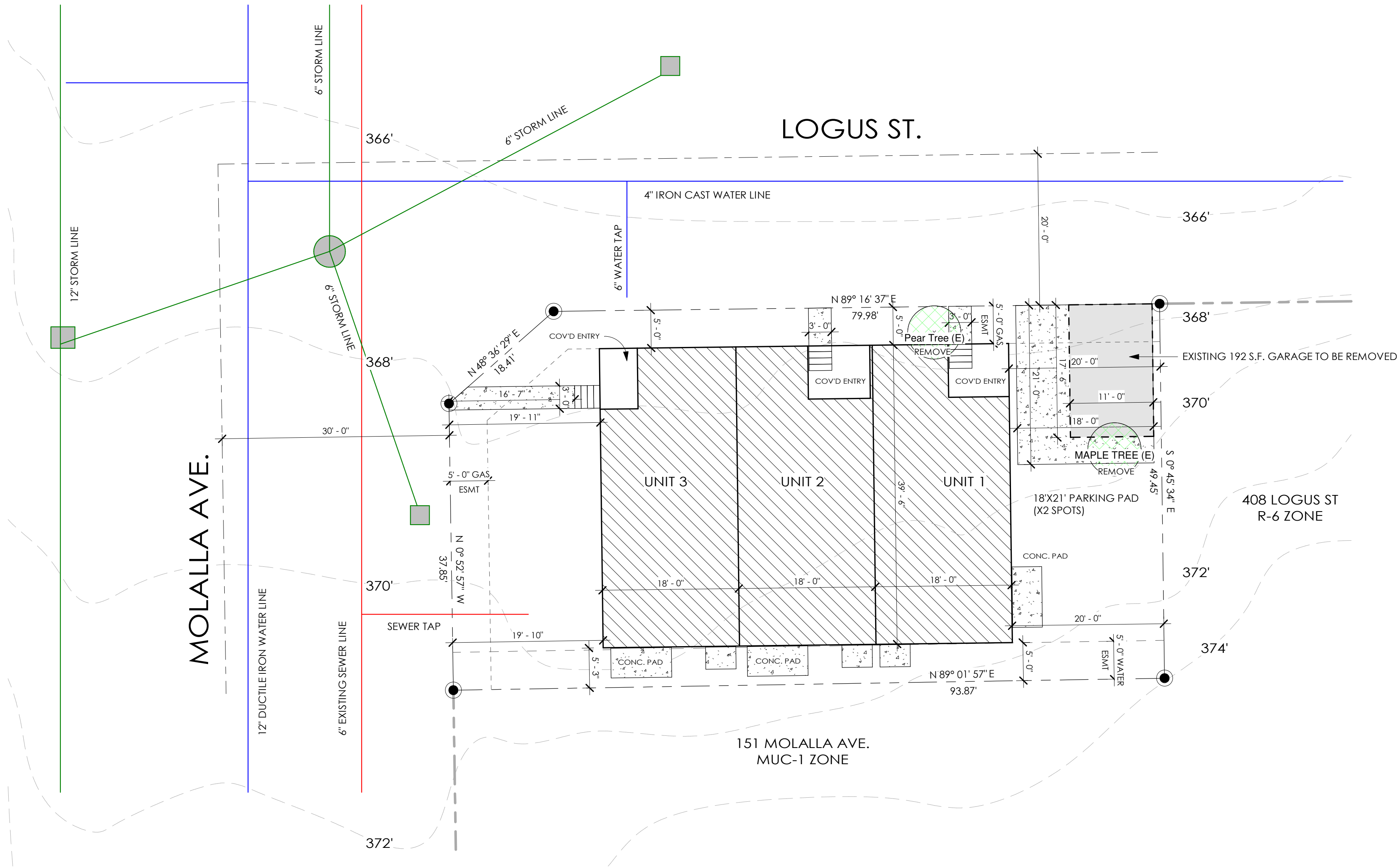
1. SITE INFORMATION PROVIDED BY COUNTY MAP AND OWNER VERIFICATION. ALL SITE CONDITIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.
2. ALL SETBACKS, EASEMENTS, AND CC&R REQ. TO BE VERIFIED PRIOR TO CONSTRUCTION
3. FINAL SITTING OF THE DWELLING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR
4. ALL LANDSCAPE DRAINAGE TO BE DIRECTED TO LANDSCAPE DRAINAGE CONTAINMENT OR CITY DRYWELL WHERE APPLICABLE
5. CONFIRM ALL UTILITIES AND TRENCH LOCATIONS WITH CONTRACTOR PRIOR TO CONSTRUCTION
6. TEMPORARY EXCAVATIONS FOR FOUNDATIONS CAN BE COMPLETED WITHIN THE PROPERTY LINE WITH SLOPES THAT ARE NOT STEEPER THEN 1H:1V.

NOTE: IF SLOPES STEEPER THAN 1H:1V ARE NECESSARY, THEN A SOILS REPORT PROVIDING RECOMMENDATIONS FOR EXCAVATION AND/OR A TEMPORARY CONSTRUCTION EASEMENT GRANTED BY THE ADJOINING PRIVATE PROPERTY OWNERS WILL BE REQUIRED.

UTILITY NOTES:

1. SEPARATION BETWEEN SANITARY SEWER AND WATER LINE SHOULD BE 5' MIN. SKIN TO SKIN.
2. SEPARATION BETWEEN UNDERGROUND ELECTRICAL SERVICE LINE AND WATER LINE SHOULD BE 4' MIN.
3. SEPARATION BETWEEN MULTIPLE WATER SERVICES ON ONE TAX LOT SHOULD BE 5' MIN.
4. SEPARATION BETWEEN WATER SERVICE AND PROPERTY LINES SHOULD BE 1.5' MIN.
5. ALL OTHER UNDERGROUND UTILITIES NEED TO HAVE 3' MIN. SEPARATION FROM WATER LINE.
6. WATER LINES ARE TO BE SHOWN IN THE PUBLIC RIGHT-OF-WAY, NOT ON PRIVATE PROPERTY.

NOTE: THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. CONNECT UTILITIES TO EXISTING LINES AS LOCATED ON SITE.



Site Plan
1" = 10'-0"

NORTH



LOT COVERAGE

LOT AREA	4,579 S.F.
BUILDING FOOTPRINT	2,129 S.F.
BUILDING LOT COVERAGE (2,250 SF MAX) 46.5%	

IMPERVIOUS AREA

TOWNHOME (UNITS 1-3)	
ROOF AREA (INCLUDING EVES)	2,409 S.F.
CONC. PADS/PATHS	206 S.F.
CONC. PARKING PAD	378 S.F.
TOTAL IMPERVIOUS AREA	2,993 S.F.

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3:03:07 PM

A0.1
Site Plan

Scale 1" = 10'-0"

FOUNDATION NOTES

- 1) PROVIDE 4" DIAMETER PVC PIPE DRAIN AT LOW POINT OF CRAWLSPACE THROUGH BLOCKOUT AT FOUNDATION WALL. CONNECT TO APPROVED STORM DRAIN.
- 2) 6MIL VISQUEEN MOISTURE BARRIER THROUGHOUT, LAP 12" & TURN UNDER, EXTEND MIN. 12" UP FOUNDATION WALL.
- 3) 4" CONC. SLAB ON 4" COMPACTED GRANULAR FILL. SLOPE PER CODE TOWARD GARAGE DOOR OPENING.
- 4) PROVIDE 15" BLOCKOUT FOR FURNACE.
- 5) PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS
- 6) PROVIDE (17) 14"x8" FOUNDATION VENTS, MAINTAIN 12" FROM HOLDOWNS AS SPECIFIED ON ENGINEERING SHEETS. VENTILATED AREA TO HAVE A NET AREA OF NO LESS THAN 1.0 S.F. OF VENTILATION FOR EACH 150 S.F.
- 7) FLOOR SHEATHING PER SPECS ON 4X8 BEAMS U.N.O. BY ENGINEER
- 8) BEARING FOOTINGS ON UNDISTURBED LEVEL SOIL AND STEPPED MAINTAIN THE REQ. DEPTH BELOW THE FINAL GRADE. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
- 9) CONCRETE FOOTING TO BE 12" BELOW GRADE (MIN)
- 10) FOUNDATIONS WITH STEM WALLS SHALL HAVE REINFORCEMENT PER ENGINEER
- 11) CONCRETE PAD FOOTINGS SHALL HAVE REINFORCEMENT PER ENGINEER
- 12) MUDSILLS AT EXTERIOR WALLS, INTERIOR BEARING WALL SOLE PLATES, AND INTERIOR BRACED WALL PLATES THAT ARE SUPPORTED ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION WITH MIN. 5/8" ANCHOR BOLTS @ 4' O.C. MIN. ANCHOR BOLTS AT BOARD ENDS ARE TO BE A MAX OF 12" AND NOT LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. ANCHOR BOLTS TO HAVE MIN. 7" EMBEDMENT INTO CONCRETE FOUNDATION. OTHER INTERIOR BEARING WALLS NOT DENOTED ON THE PLANS ARE REQUIRING ANCHOR BOLTS, SHALL BE CONNECTED TO FOOTINGS WITH APPROVED FASTENERS.
- 13) A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT TO THE PLATE. SILLS AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R318 AND R319.
- 14) PRESSURE TREAT OR PROTECT WITH 55# ROLL ROOFING ALL WOOD THAT IS IN CONTACT WITH CONCRETE.
- 15) ALL FOUNDATION WALLS THAT WILL HAVE BEAM POCKETS FOR FLOOR JOIST WILL NEED TO BE 8" CONC. STEM WALLS WITH 16"x6" FIG. FOR 1-STORY AND 16"x8" FOR 2-STORY. U.N.O.
- 16) PROVIDE CRAWLSPACE DRAIN AT LOW POINT

ELECTRICAL NOTES

- 1) ACTUAL LOCATION OF ELECTRICAL OUTLETS, ELECTRIC RESISTANCE HEATERS, THERMOSTATS, AND ALL ELECTRICAL COMPONENTS SHALL BE DETERMINED BY THE ELECTRICIAN AND INSTALLED TO CODE.
- 2) ALL HABITABLE ROOMS, BATHROOMS, HALLWAYS, STAIRWAYS AND GARAGES TO HAVE A MINIMUM OF ONE WALL SWITCH-CONTROLLED LIGHTING FIXTURE OR OUTLET.
- 3) STAIRWAYS MUST BE ILLUMINATED IN ONE OF TWO WAYS:
A) ARTIFICIAL LIGHTING IN THE VICINITY OF EACH LANDING (TOP, BOTTOM, AND INTERMEDIATE).
B) ARTIFICIAL LIGHTING OVER EACH INDIVIDUAL STAIRWAY SECTION.
- 4) STAIRWAYS SHALL HAVE HAVE A CONTROL SWITCH AT EACH FLOOR.
- 5) AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR HAVING GRADE LEVEL ACCESS, INCLUDING OUTDOOR EGRESS DOORS FOR ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRIC POWER.
- 5) RANGE HOOD EXHAUST FAN RATE TO BE MIN. 150 CFM
- 6) BATHROOM EXHAUST FAN RATE TO BE MIN. 80 CFM
- 7) PROVIDE (1) CONTINUOUSLY OPERATING EXHAUST FAN PER HOME.
- 8) RECEPTACLE OUTLETS SHALL BE DISTRIBUTED IN EVERY HABITABLE ROOM (KITCHEN, BEDROOM, LIVING ROOM, DINING ROOM, ETC) SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.
- 9) COUNTERTOP RECEPTACLES SHALL BE INSTALLED AT EVERY WALL COUNTERTOP SPACE THAT IS 12" OR WIDER AND SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM AN OUTLET IN THAT SPACE.
- 10) AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTERTOP SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12" OR GREATER.
- 11) AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS AND SUCH OUTLET SHALL BE LOCATED WITHIN 36" OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE LAVATORY BASIN LOCATION.
- 12) ALL BATHROOM, GARAGE, OUTDOOR, UNFINISHED BASEMENT AND KITCHEN COUNTERTOP RECEPTACLE OUTLETS SHALL HAVE GFCI PROTECTION (IRC E3902).
- 13) ALL RECEPTACLES THAT ARE LOCATED WITHIN 6' OF THE OUTSIDE EDGE OF A SINK SHALL HAVE GFCI PROTECTION (IRC E3902.7).
- 14) THE RECEPTACLE SUPPLYING THE DISHWASHER SHALL HAVE GFCI PROTECTION (IRC E3902.10).
- 14) ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMP OUTLETS INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, GREAT ROOMS, DEN'S, BEDROOMS, CLOSETS, LAUNDRY ROOMS, HALLWAYS AND OTHER SIMILAR ROOMS OR AREAS SHALL HAVE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION PER SECTION E3902.16.

FRAMING NOTES

- 1) ALL EXTERIOR WALL STUDS, HOUSE AND GARAGE, SHALL BE 2X6 @ 16" O.C.
- 2) WALL STUDS SHALL BE DF/L #2, U.N.O.
- 3) STRUCTURAL MEMBERS (POSTS, BEAMS, ETC) SHALL BE A MIN. OF DF/L #2, U.N.O. ALL STUDS AT WHERE HOLDOWNS ATTACH SHALL BE DF-L #2
- 4) WOOD IN CONTACT WITH CONCRETE SHOULD BE PRESERVATIVE-TREATED (P.T.) WOOD IN ACCORDANCE WITH AWWA U1 AND M4 STANDARDS
- 5) BEAMS SHALL BE ATTACHED TO POSTS AND POSTS TO FOOTINGS/SUPPORT MEMBERS WITH APPROPRIATE FASTENERS. FASTENERS INSTALLED IN PRESERVATIVE-TREATED (P.T.) WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED WITH MIN. COATING WEIGHT COMPLYING WITH ASTM A 153. THIS INCLUDES NUTS AND WASHERS. FASTENERS OTHER THAN NAILS AND TIMBER REVETS ARE PERMITTED TO BE MECHANICALLY DEPOSITED ZINC-COATED WITH COATING WEIGHTS COMPLYING WITH ASTM B 695, CLASS 55 MIN. PLAIN CARBON STEEL FASTENERS IN P.T. WOOD WITH 58X/DOT OR ZINC BORATE ARE NOT REQ. TO BE GALVANIZED
- 6) STUD HEIGHT IS DEPENDENT ON BUILDING PLATE HEIGHT:
92 5/8" TALL STUDS = 8" PLATE
104 5/8" TALL STUDS = 9" PLATE
116 5/8" TALL STUDS = 10" PLATE
- 7) SEE ENGINEER'S PLANS ('S' SHEETS) FOR WINDOW/DOOR HEADER CALLOUTS
- 8) FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS (R302.11):
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS (VERTICALLY AT CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET)
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- AT CHIMNEYS AND FIREPLACES
- 9) CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MIN. EXTERIOR THERMAL ENVELOPE INS. FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
- 10) WINDOW SIZES AND ROUGH OPENINGS TO BE VERIFIED BY CONTRACTOR.
- 11) ALL SHEATHING SHALL BE PLYWOOD, APA GRADED-TRADE MARKED C-D WITH EXTERIOR GLUE AND PANEL IDENTIFICATION INDEX.
- 12) FLOOR AND ROOF PLYWOOD SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS SHALL BE STAGGERED
- 13) NAILING INDICATED ON PLANS AND DETAILS ARE "COMMON" NAILS. MINIMUM FRAMING NAILING SHALL CONFORM TO 2021 IRC TABLE R602.3(1). SUBSTITUTION OF NAILS OTHER THAN "COMMON" IS NOT PERMITTED WITHOUT PRIOR APPROVAL.
- 14) SILLS AT WALLS SHALL BE BOLTED TO CONCRETE WITH 1/2" DIAMETER X 10" LONG ANCHOR BOLTS OR 1/2" DIAMETER EPOXY ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM AND WITHIN 1'0" OF SILL PLATE ENDS, CORNERS OR SPLICES, UNLESS DETAILED OTHERWISE.
- 15) BATHROOM AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6' FEET ABOVE THE FLOOR.
- 16) MINIMUM HEIGHT (R305.1) – HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT OF NO LESS THAN 7". EXCEPTIONS: (1) FOR ROOMS WITH SLOPED CEILINGS, AT LEAST 50% OF THE REQUIRED FLOOR AREA OF THE ROOM MUST HAVE A CEILING HEIGHT OF AT LEAST 7' AND NO PORTION OF THE REQUIRED FLOOR AREA MAY HAVE A CEILING HEIGHT OF LESS THAN 5'. (2) BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6'-8" AT THE CENTER OF THE FRONT CLEARANCE AREA FOR FIXTURES. (3) BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN 6'-4" OF THE FINISHED FLOOR.
- 17) FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH GRADE LUMBER, LUMBER GRADES:

EXTERIOR WALL STUDS (#2 OR BETTER), INTERIOR NON-BEARING WALL STUDS (STANDARD OR BETTER), INTERIOR BEARING WALL STUDS (#2 OR BETTER), JOISTS (#2 OR BETTER), BEAMS (#1 OR BETTER U.N.O. ON PLAN), POSTS (#1 OR BETTER U.N.O. ON PLAN), BLOCKING (STANDARD OR BETTER), DEPTH OF SOLID BLOCKING THE SAME AS MEMBERS
- 18) BEARING MEMBER SIZES NOTED ON STRUCTURAL ENGINEERING "S" SHEETS ARE TO SUPERCEDE ANY DEPICTED ON THE ARCHITECTURAL SHEETS.
- 1) REFER TO PLAN FOR JOIST LAYOUT
- 2) FLOOR JOIST SHALL BE BLOCKED PER THE JOIST MANUFACTURER'S INSTRUCTIONS
- 3) PROVIDE FULL DEPTH BLOCKING AT INTERMEDIATE JOIST SUPPORTS
- 4) JOISTS TO BE HUNG TO BEAMS HELD UP IN FLOOR SYSTEM WITH APPROVED JOIST HANGERS
- 5) PENETRATIONS THROUGH JOIST WEBS TO BE PERMITTED PER MANUFACTURER'S SPECIFICATIONS ONLY
- 6) OFFSET JOISTS TO AVOID PLUMBING, ETC. PER JOIST LAYOUT AND/OR MANUFACTURER'S SPECIFICATIONS. OFFSETS SHALL NOT EXCEED 3".
- 7) WOOD LEDGER CONNECTIONS SHALL BE 2X10 LEDGER W/ 5/8"x5" LAG SCREWS STAGGERED 16" O.C.
- 8) CONCRETE LEDGER CONNECTION TO BE P.T. 2X10 LEDGER W/ EXPANDING ANCHOR BOLTS STAGGERED 16" O.C.
- 9) MINIMUM 16"x24" ACCESS THROUGH PONY WALLS
- 10) JOIST SUPPLIER AND CONTRACTOR TO DOUBLE ALL JOISTS MEMBERS UNDER MECHANICAL UNITS, U.N.O. DO NOT NOTCH OR DRILL STRUCTURAL MEMBERS, EXCEPT AS APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.

FLOOR JOIST NOTES

FLOOR PLAN NOTES

- 1) PROVIDE A SMOKE DETECTOR IN EVERY BEDROOM. PROVIDE A COMBINATION CARBON MONOXIDE / SMOKE DETECTOR TO THE COMMON SPACE (HALLWAY, BONUS ROOM, ETC) ON EACH FLOOR. CO/SD DETECTOR TO BE WITHIN 14' OF EACH BEDROOM ENTRANCE. MULTIPLE CO/SD DETECTORS MAY BE NECESSARY ON A SINGLE FLOOR PER PLAN LAYOUT. SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WILL PREVENT THE PLACEMENT OF A REQUIRED SMOKE ALARM.
- 2) ALL INTERIOR WALL SURFACES AND CEILINGS TO BE SHEETROCKED WITH 1/2" GYP BD. OR AS REQUIRED PER LOCAL JURISDICTIONAL REQUIREMENTS. THIS WILL INCLUDE ANY ACCESSIBLE UNDER-STAIR LOCATIONS. ALL TUB/SHOWER ENCLOSURES SHALL HAVE WATER RESISTANT GYP BOARD.
- 3) APPLY 1/2" GYP BOARD TO GARAGE SIDE OF FIREWALL (GARAGE/HOUSE SEPARATION WALLS). CONTINUE 1/2" GYP BOARD ON GARAGE SIDE OF FIREWALL TO UNDERSIDE OF ROOF SHEATHING OR APPLY 1/2" GYP BOARD TO GARAGE LID.
- 4) THE MINIMUM WIDTH OF A HALLWAY SHALL BE NOT LESS THAN 3 FT.
- 5) CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR LOCATION) TO HOUSE ELECTRICAL SYSTEM AND INTER-CONNECT EACH ONE, SO THAT, WHEN ANY ONE IS TRIPPED, THEY WILL ALL SOUND.
- 6) PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN FLAME.
- 7) BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 4 AIR EXCHANGES PER HOUR. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
- 8) PROVIDE MINIMUM 18"x24" CRAWL SPACE ACCESS WITH AIR-TIGHT GASKET.
- 9) PROVIDE MINIMUM 22"x30" ATTIC ACCESS W/ INSULATED "LID". PROVIDE INSULATION BAFFLE AROUND OPENING.
- 10) ALL FIXTURES ARE TO BE CENTERED IN CEILING U.N.O. WITH SPECIFIC DIMENSIONS.
- 11) MECHANICAL REGISTER LAYOUTS FOR HEAT RECOVERY CENITLATION SYSTEM NOT SHOWN: TO BE DESIGN-BUILD BY CONTRACTOR.
- 12) NO WARM AIR FURNACE SHALL BE INSTALLED IN A ROOM USED OR DESIGNED TO BE USED AS A BEDROOM, BATHROOM, CLOSET OR IN ANY ENCLOSED SPACE WITH ACCESS ONLY THROUGH SUCH ROOM OR SPACE, EXCEPT DIRECT VENT FURNACE, ENCLOSED FURNACES, AND ELECTRIC HEATING FURNACES.
- 13) VENT RANGE HOOD, DRYER, LAUNDRY & BATH FANS TO OUTSIDE. BATHROOMS WITH BATHING FACILITIES SHALL HAVE A MECHANICAL VENTILATION SYSTEM DESIGNED TO EXHAUST A MIN. OF 80 CFM INTERMITTENT OR 20 CFM CONTINUOUS CONTROLLED BY A DE-HUMIDISTAT 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.

AIR BARRIER AND INSULATION

- 1) **AIR BARRIER AND THERMAL BARRIER:** A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER, BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
- 2) **CAVITY INSULATION INSTALLATION:** ALL CAVITIES IN THE THERMAL ENVELOPE SHALL BE FILLED WITH INSULATION. THE DENSITY OF THE INSULATION SHALL BE AT THE MANUFACTURERS' PRODUCT RECOMMENDATION AND SAID DENSITY SHALL BE MAINTAINED FOR ALL VOLUME OF EACH CAVITY. BATT TYPE INSULATION WILL SHOW NO VOIDS OR GAPS AND MAINTAIN AN EVEN DENSITY FOR THE ENTIRE CAVITY. BATT INSULATION SHALL BE INSTALLED IN THE RECOMMENDED CAVITY DEPTH, WHERE AN OBSTRUCTION IN THE CAVITY DUE TO SERVICES, BLOCKING, BRACING OR OTHER OBSTRUCTION EXISTS, THE BATT PRODUCT WILL BE CUT TO FIT THE REMAINING DEPTH OF THE CAVITY, WHERE THE BATT IS CUT AROUND OBSTRUCTIONS, LOOSE FILL INSULATION SHALL BE PLACED TO FILL ANY SURFACE OR CONCEALED VOIDS, AND AT THE MANUFACTURERS' SPECIFIED DENSITY. WHERE FACED BATT IS USED, THE INSTALLATION TABS MUST BE STAPLED TO THE FACE OF THE STUD. THERE SHALL BE NO COMPRESSION TO THE BATT AT THE EDGES OF THE CAVITY DUE TO INSTAPING INSTALLATION TABS. INSULATION THAT UPON INSTALLATION READILY CONFORMS TO THE AVAILABLE SPACE SHALL BE INSTALLED. FILLING THE ENTIRE CAVITY AND WHIN THE MANUFACTURERS' DENSITY RECOMMENDATION.
- 3) **CEILING/ATTIC:** THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIR OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED. BATT INSULATION INSTALLED IN ATTIC ROOF ASSEMBLIES MAY BE COMPRESSED AT EXTERIOR WALL LINES TO ALLOW FOR REQUIRED ATTIC VENTILATION.
- 4) **WALLS, WINDOWS, SKYLIGHTS AND DOORS:** CORNERS AND HEADERS SHALL BE INSULATED AND THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND TOP OF EXTERIOR WALLS SHALL BE SEALED. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER. KNEE WALLS SHALL BE SEALED. THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.
- 5) **FLOORS INCLUDING ABOVE-GARAGE AND CANTILEVERED):** INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.
- 6) **CRAWL SPACE WALLS:** WHERE PROVIDED IN LIEU OF FLOOR INSULATION, INSTALLATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWLSPACE WALLS. EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.
- 7) **NARROW CAVITIES:** BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT AND INSTALLED TO THE CORRECT DENSITY WITHOUT ANY VOIDS OR GAPS OR COMPRESSION. NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
- 8) **PLUMBING AND WIRING:** BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS. THERE SHALL BE NO VOIDS OR GAPS IN THE INSULATION WHERE IT IS CUT TO FIT. INSULATION THAT READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.

ROOF PLAN NOTES

- 1) GABLE END OVERHANGS ARE 12", EAVES ARE 12" TYPICAL U.N.O.
- 2) PROVIDE & INSTALL RAIN GUTTERS AND DOWNSPOUTS AS REQUIRED PER BUILD LOCATION.
- 3) GUTTERS (TYP. U.N.O.): 5" FASCIA STYLE, 26 GA. STEEL GUTTERS WITH 2"x3" STEEL DOWNSPOUTS. ALL GUTTERS TO BE SPIKED A MIN. OF 24" O.C. ALL JOINTS TO BE SCREWED AND SEALED WITH "ALOCO" GUTTER SEAL OR EQUIV. CONNECT ALL DOWNSPOUTS TO RAIN DRAINS WHERE PROVIDED.
- 4) SEE PLAN FOR ROOF PITCH.
- 5) COMPOSITION SHINGLE ROOFING TO BE INSTALLED OVER 15# ROOFING FELT PER MANUFACTURER'S SPECIFICATIONS.
- 6) PROVIDE 2X4 CROSS BRACING ON ALL RIDGE AND PURLIN SUPPORTS OVER 8'-0" LONG.
- 7) INSTALL INSULATION SO THAT THE FREE FLOW OF AIR WITHIN THE ATTIC IS NOT BLOCKED.
- 8) REQUIRED VENTILATION OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF SNOW AND/OR RAIN.
- 9) VENTED BLOCKS ARE TO BE 3 HOLE STYLE.
- 10) PROVIDE PROTECTIVE FLASHING FOR ALL ROOF PENETRATIONS.

VENTILATION

THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, PROVIDED THAT AT LEAST 40% BUT NOT MORE THAN 50% OF THE REQUIRED AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE BEING VENTILATED. THE REMAINING BALANCE OF THE REQUIRED VENTING WILL BE PROVIDED BY EAVE VENTS AND /OR LOW ROOF VENTS.			
VENTS: 10"x10" ROOF VENTS ARE BASED ON 61 SQ. IN. NET FREE VENTILATION AREA PER VENT EAVE VENTS ARE BASED ON 9 SQ. IN. NET FREE VENTILATION AREA PER VENT.			
MAIN ROOF:	AREA -	302,400 SQ. IN.	
	REQUIRED VENTING -	1,008 SQ. IN. FOR RIDGE VENT 1,008 SQ. IN. FOR EAVES VENT	
	RIDGE VENTS -	1,008/61= 17 REQ. RIDGE VENTS	
TABLE N1101.1(2) ADDITIONAL MEASURES			
1	HIGH EFFICIENCY HVAC SYSTEM^a a. Gas-fired furnace or boiler AFUE 94 percent, or b. Air source heat pump HSPF 10.0/14.0 SEER cooling, or c. Ground source heat pump COP 3.5 or Energy Star rated		
	HIGH EFFICIENCY WATER HEATING SYSTEM a. Natural gas/propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 2.0 COP, or c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower/tub-shower		
	WALL INSULATION UPGRADE Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation		
2	ADVANCED ENVELOPE Windows—U-0.21 (Area weighted average), and Flat ceiling ^b —U-0.017/R-60, and Framed floors—U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48"; R-15 for 36" or R-5 fully insulated slab)		
	DUCTLESS HEAT PUMP For dwelling units with all-electric heat provide: Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and Programmable thermostat for all heaters in bedrooms		
	HIGH EFFICIENCY THERMAL ENVELOPE UA^c Proposed UA is 8 percent lower than the code UA		
3	GLAZING AREA Glazing area, measured as the total of framed openings is less than 12 percent of conditioned floor area		
	3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent.		

For SI: 1 square foot = 0.093 m2, 1 watt per square foot = 10.8 W/m2.

WINDOW AND DOOR NOTES

- 1) ROUGH OPENING WIDTH TO BE DOOR SIZE +2" U.N.O. ON PLAN OR BY MANUFACTURER'S SPECIFICATIONS.
- 2) ROUGH OPENING HEIGHT TO BE 82-5/8" FOR TYP. 6'-8" DOOR, U.N.O. PER PLAN OR MANUFACTURER'S SPECS.
- 3) ROUGH OPENING HEIGHT TO BE 98-5/8" FOR TYP. 8'-0" DOOR, U.N.O. PER PLAN OR MANUFACTURER'S SPECS.
- 4) TYPICAL HEADER HEIGHTS TO BE AS FOLLOWS U.N.O. ON PLAN:
MAIN FLOOR: 8'-1 1/8" PLATE - 6'-11 1/8"
MAIN FLOOR: 9'-1 1/8" PLATE - 7'-11 1/8"
UPPER FLOOR: 8'-1 1/8" PLATE - 7'-1 3/8"
- 5) EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44 IN. ABOVE FIN. FLR.
- 6) DOOR ROUGH OPENINGS SHALL BE A MIN. OF 3" FROM THE FACE OF ADJACENT WALLS
- 7) PROVIDE SOLID HEADERS IN OPENINGS IN INTERIOR BEARING WALLS
- 8) TEMPERED WINDOWS ARE REQUIRED IN EACH CASE WHEN WINDOW IS WITHIN 12" OF A DOOR, IN ENCLOSURES FOR BATHTUBS, SHOWERS, HOT TUBS, SAUNAS AND STEAM ROOMS AND WHEN THE BOTTOM EDGE IS CLOSER THAN 18" TO THE FLOOR.
- 9) ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPPING. PROVIDE DEADBOLT LOCKS ON ALL EXTERIOR DOORS AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHING 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEP-HOLE 54"-66" ABOVE FINISH FLOOR ON EXTERIOR ENTRY DOORS.
- 10) AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32" WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. THE MINIMUM CLEAR HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78" IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. EGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- 11) THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EACH LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%)
- 12) BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING, WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.
- 13) DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALLS AS SHOWN OR LOCATED 3" FROM FINISH WALL TO FINISH JAMB U.N.O

ENERGY REQUIREMENTS

- 1) THE FOLLOWING IS TO COMPLY WITH 'CHAPTER 11 - ENERGY EFFICIENCY' OF THE 2021 OREGON RESIDENTIAL SPECIALTY CODE.
- 2) PRESCRIPTIVE ENVELOPE REQUIREMENTS, TABLE N1101.1(1) OF THE 2021 ORSC

VALUE	PERFORMANCE	BUILDING COMPONENT
R-21	U-0.059	WALL INSULATION - ABOVE GRADE
R-15/R-21	C-0.63	WALL INSULATION - BELOW GRADE
R-49	U-0.021	FLAT CEILINGS
R-30	U-0.033	VAULTED CEILINGS
R-30	U-0.033	UNDER FLOORS
R-15	F-0.520	SLAB EDGE - PERIMETER
R-10	N/A	HEATED SLAB - INTERIOR
U-0.27	U-0.27	WINDOWS
U-0.50	U-0.50	SKYLIGHTS
U-0.20	U-0.20	EXTERIOR DOORS
U-0.40	U-0.40	EXTERIOR DOORS W/ LESS THEN (2.5) S.F. OF GLAZING

- A) AS ALLOWED IN SECTION N1104.1, THERMAL PERFORMANCE OF A COMPONENT MAY BE ASSESSMENT PROVIDED THAT OVERALL HEAT LOSS DOES NOT EXCEED TOTAL RESULTING FROM THE COMPONENT TO THE REQUIRED U-FACTOR STANDARDS. CALCULATIONS TO DOCUMENT EQUIVALENT HEAT LOSS SHALL BE PERFORMED USING THE PROCEDURE AND APPROVED U-FACTORS CONTAINED IN TABLE N1104.1(1).
- C) WALL INSULATION REQUIREMENTS APPLY TO ALL EXTERIOR WOOD FRAMED, CONCRETE OR MASONRY WALLS THAT ARE ABOVE GRADE. THIS INCLUDES CRIPPLE WALLS AND RIM JOIST AREAS. NOMINAL COMPLIANCE WITH R-21 INSULATION AND INTERMEDIATE FRAMING (N1104.5.2) WITH INSULATED HEADERS.
- E) BELOW-GRADE WOOD, CONCRETE OR MASONRY WALLS INCLUDE ALL WALLS THAT ARE BELOW GRADE AND DOES NOT INCLUDE THOSE PORTIONS OF SUCH WALL THAT EXTEND MORE THAN 24 INCHES ABOVE GRADE.
- F) INSULATION LEVELS FOR CEILINGS THAT HAVE LIMITED ATTIC/RAFTER DEPTH SUCH AS CORNERS, BAY WINDOWS OR SIMILAR ARCHITECTURAL FEATURES TOTALING NOT MORE THAN 150 SQUARE FEET IN AREA MAY BE REDUCED TO NOT LESS THAN R-21, WHEN REDUCED, THE CAVITY SHALL BE FILLED (EXCEPT FOR REQUIRED VENTILATION SPACES). R-49 INSULATION INSTALLED TO MINIMUM 6-INCHES DEPTH AT TOP PLATE AT EXTERIOR OF STRUCTURE TO ACHIEVE U-FACTOR.
- G) VAULTED CEILING SURFACE AREA EXCEEDING 50% OF THE TOTAL HEATED SPACE FLOOR AREA SHALL HAVE A U-FACTOR NO GREATER THAN U-0.026. [EQUIVALENT TO R-38 RATHER OR SCISSOR TRUSS WITH R-38 ADVANCED FRAMING].
- J) SLIDING GLASS DOORS SHALL COMPLY WITH WINDOW PERFORMANCE REQUIREMENTS. WINDOWS EXEMPT FROM TESTING IN ACCORDANCE WITH NF1111.2 ITEM 3 SHALL COMPLY WITH WINDOW PERFORMANCE REQUIREMENTS IF CONSTRUCTED WITH THERMAL BREAK ALUMINUM OR WOOD, OR VINYL, OR FIBER-GLASS FRAMES AND DOUBLE-PANE GLAZING WITH LOW-EMISSIVITY COATINGS OF 0.10 OR LESS. BUILDINGS DESIGNED TO INCORPORATE PASSIVE SOLAR ELEMENTS MAY INCLUDE GLAZING WITH A U-FACTOR GREATER THAN 0.35 BY USING TABLE N1104.1(1) TO DEMONSTRATE EQUIVALENCE TO BUILDING ENVELOPE REQUIREMENTS.
- K) A MAXIMUM OF 28 SQUARE FEET OF EXTERIOR DOOR AREA PER DWELLING UNIT CAN HAVE A U-FACTOR OF 0.54 OR LESS.
- L) GLAZING THAT IS EITHER DOUBLE PANE WITH LOW-E COATING ON ONE SURFACE, OR TRIPLE PANE SHALL BE DEEMED TO COMPLY WITH THIS REQUIREMENT.

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sergey@modernnw.co

Molalla Townhome

151 Molalla Ave
Oregon City, OR 97045

Oregon City

Drawn By **DOXA DESIGN**

Area	
UNIT 1	1,366 S.F.
UNIT 2	1,355 S.F.
UNIT 3	1,342 S.F.
Total	4,063 S.F.

Date **1/19/2023**
3:03:08 PM

A1

Plan Notes

Scale

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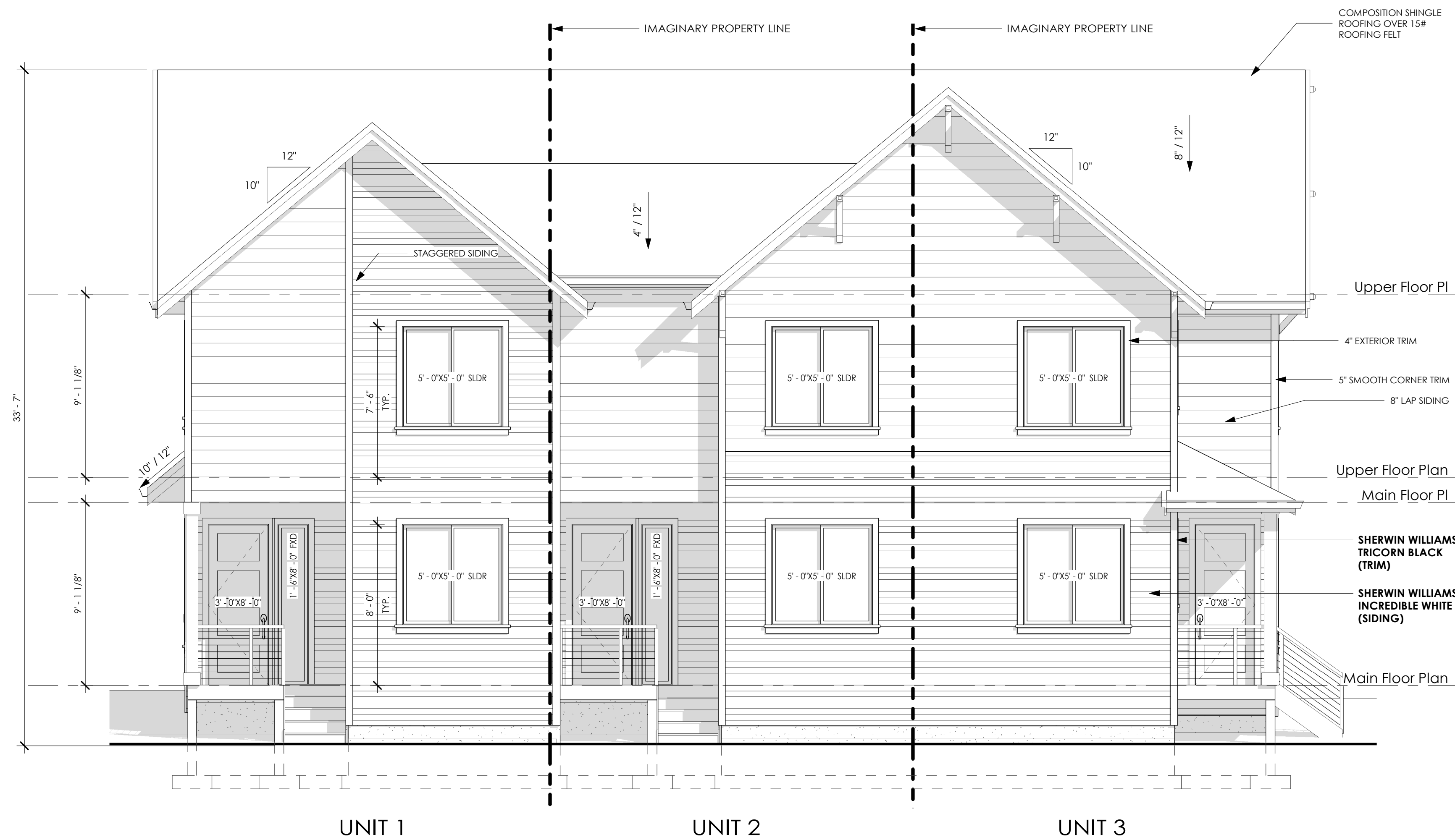
Area
UNIT 1 1,366 S.F.
UNIT 2 1,355 S.F.
UNIT 3 1,342 S.F.
Total 4,063 S.F.

Date 1/19/2023
3:03:15 PM

A2

Exterior
Elevations

Scale 1/4" = 1'-0"



Front Elevation

1/4" = 1'-0"



Left Elevation

1/4" = 1'-0"

CODE DESIGN CRITERIA AS REQUIRED IN OCMC 17.14.030 SECTION A

2.A) Gable, which is a roof sloping downward in two parts from a central ridge, so as to form a gable at each end.

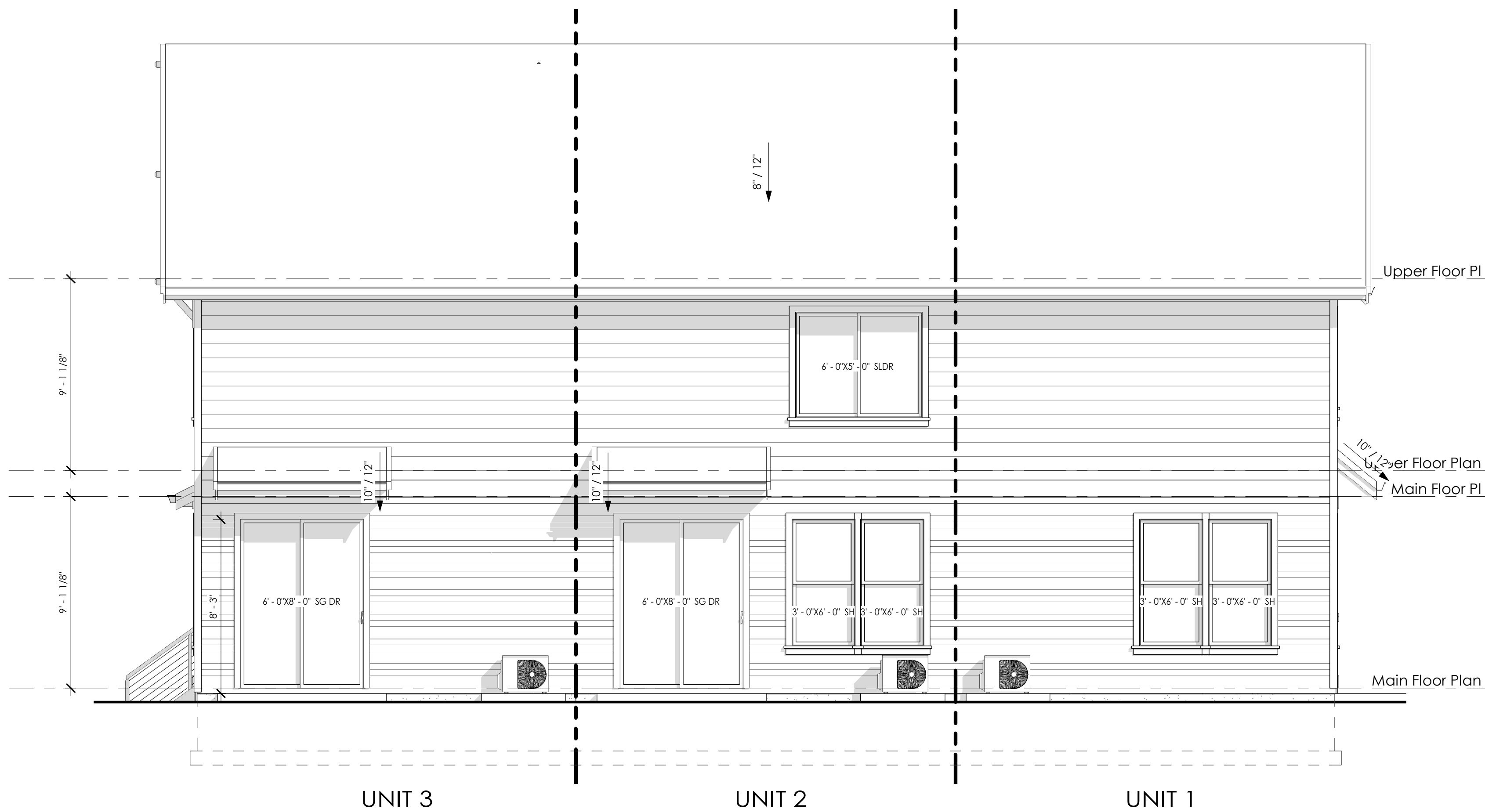
3) The building facade includes two or more offsets of sixteen inches or greater.

4) A roof overhang of sixteen inches or greater.

5) A recessed entry that is at least two feet behind the furthest forward living space on the ground floor, and a minimum of eight feet wide.

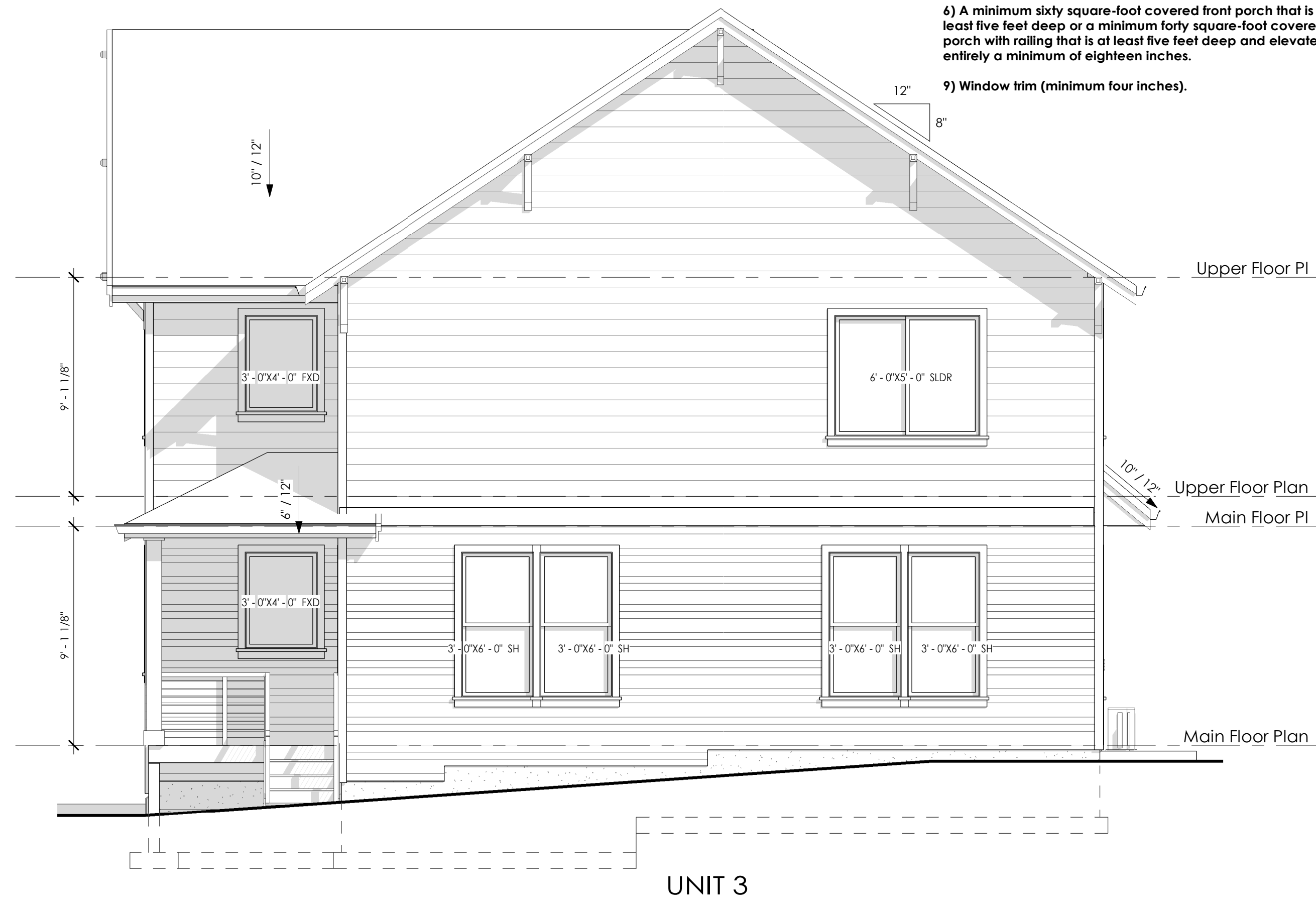
6) A minimum sixty square-foot covered front porch that is at least five feet deep or a minimum forty square-foot covered porch with railing that is at least five feet deep and elevated entirely a minimum of eighteen inches.

9) Window trim (minimum four inches).



Rear Elevation

1/4" = 1'-0"



Right Elevation

1/4" = 1'-0"

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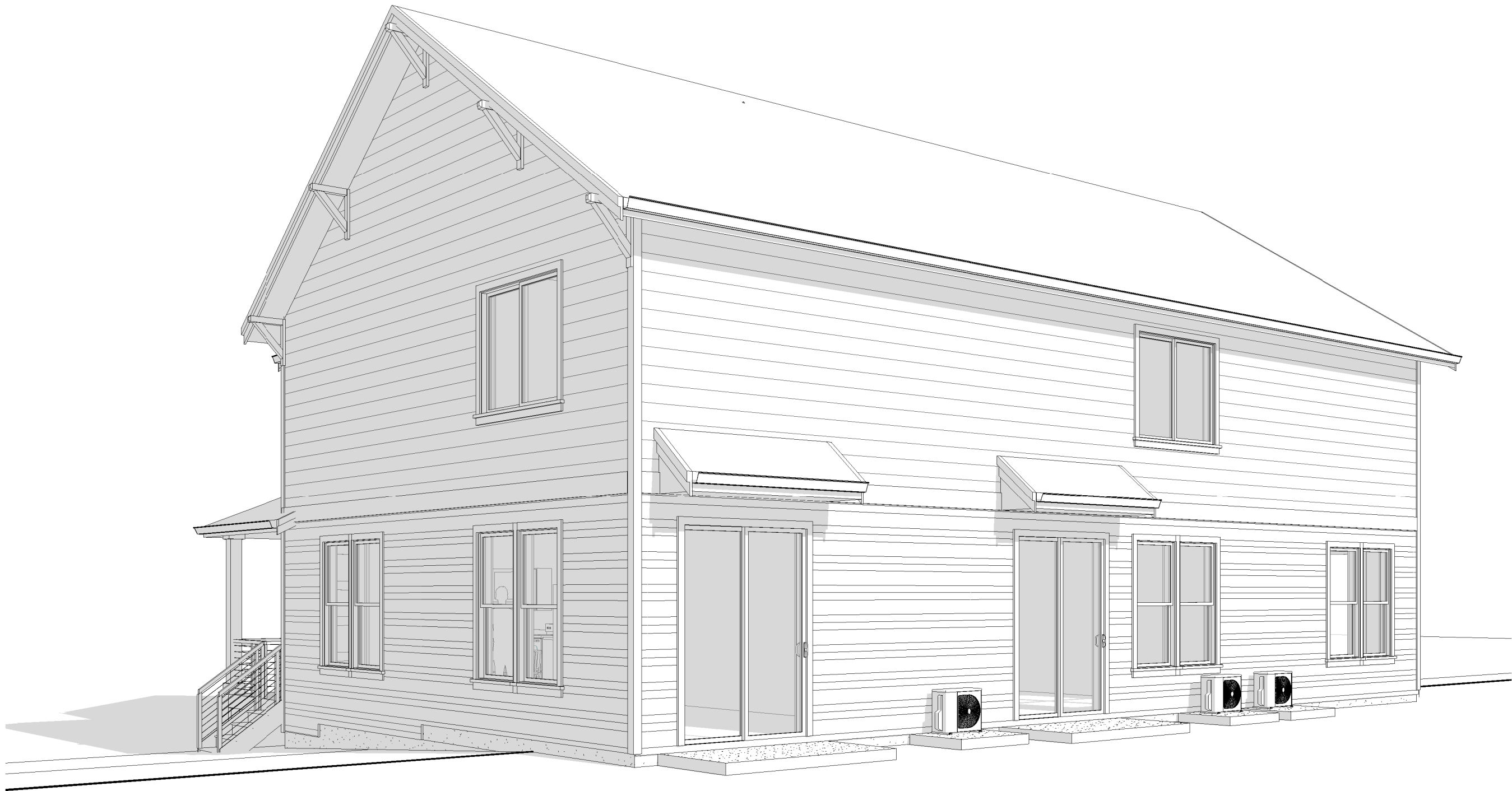
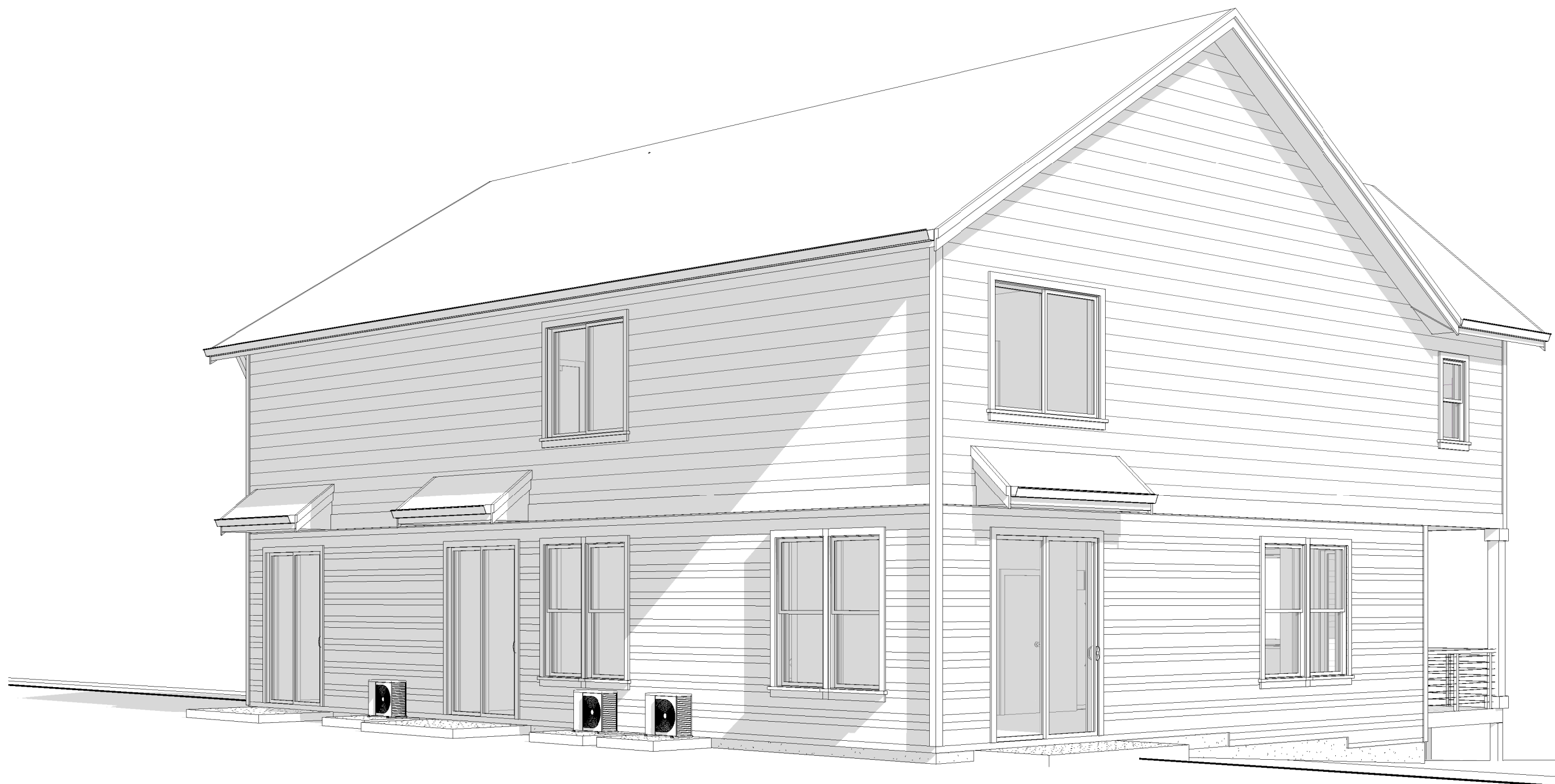
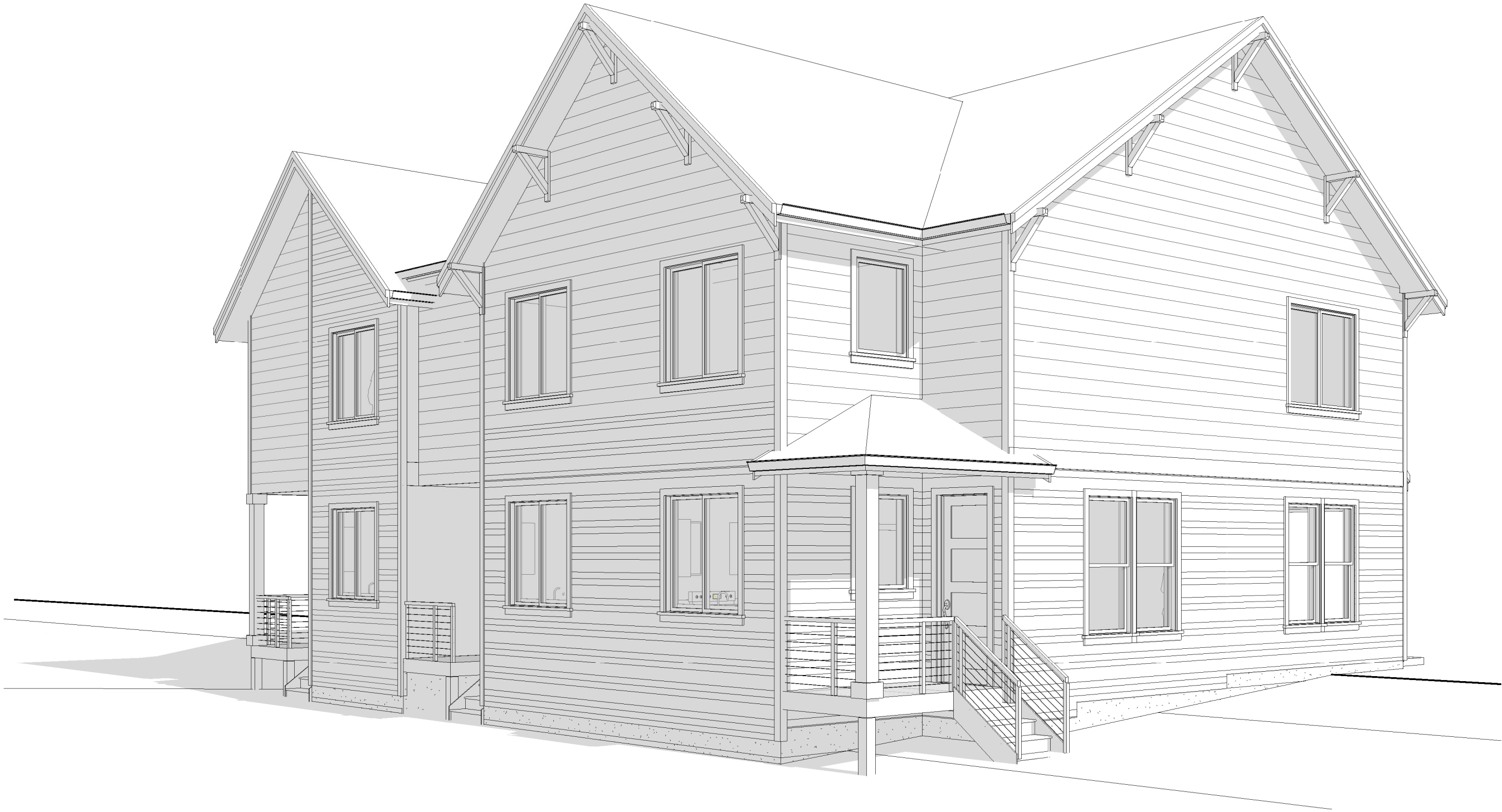
Area	
UNIT 1	1,366 S.F.
UNIT 2	1,355 S.F.
UNIT 3	1,342 S.F.
Total	4,063 S.F.

Date 1/19/2023
3:03:20 PM

A2.1
Exterior
Elevations

Scale

C:\Users\sergey\OneDrive\Drawings\Oregon City\Modern NW\Molalla Townhome\Molalla Townhome.dwg



REFER TO THE (S)
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STRUCTURAL
INFORMATION

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8/20/22

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Oregon City

DOXA
DESIGN

Area	
UNIT 1	1,366 S.F.
UNIT 2	1,355 S.F.
UNIT 3	1,342 S.F.
Total	4,063 S.F.

Date 1/19/2023
3:03:22 PM

A3
Floor Plans

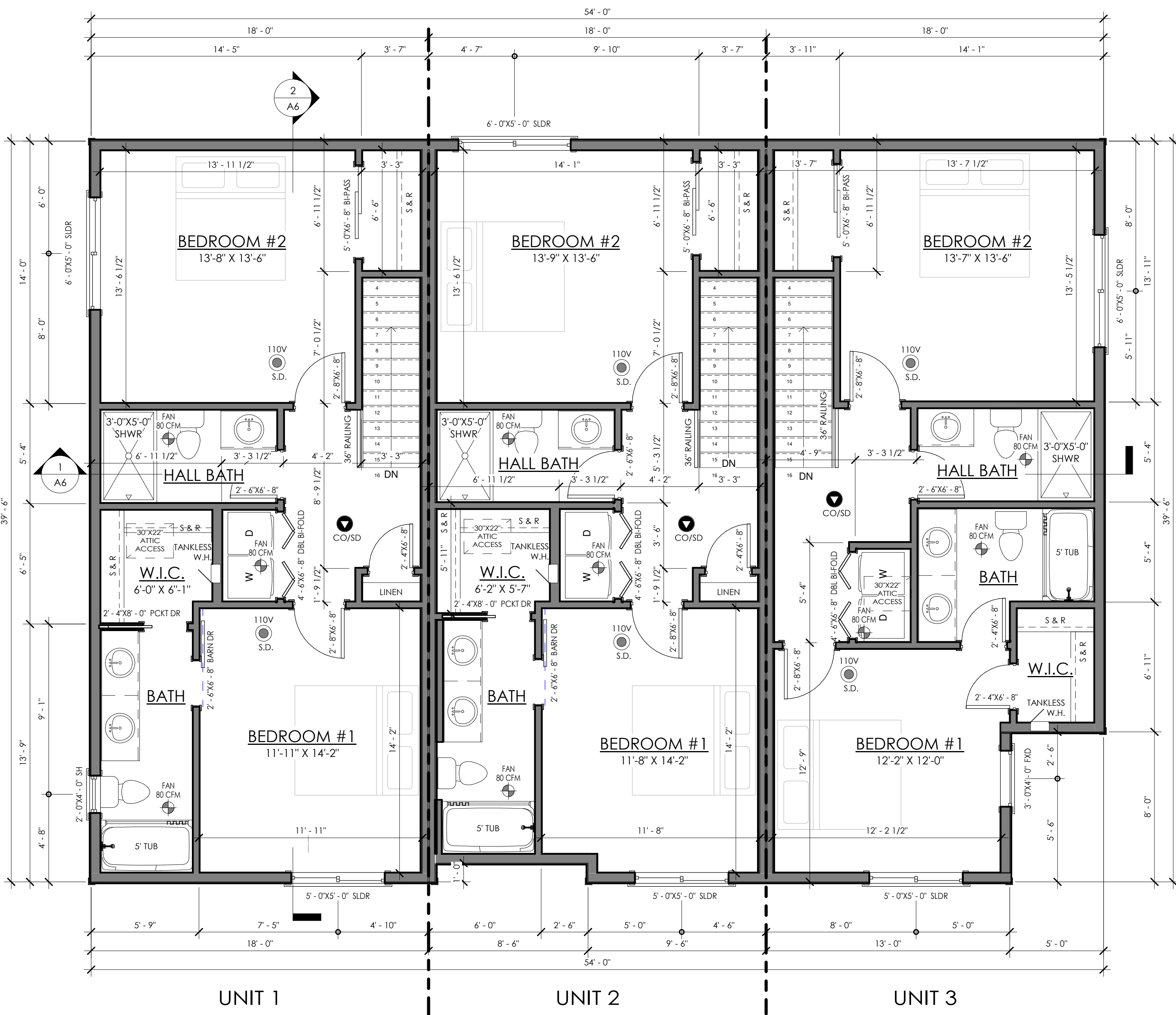
Scale 1/4" = 1'-0"

C:\Users\doxa\OneDrive\Drawings\Oregon\Modern NW\Moderna\Townhome\Main Floor Plans



Main Floor Plan

1/4" = 1'-0"

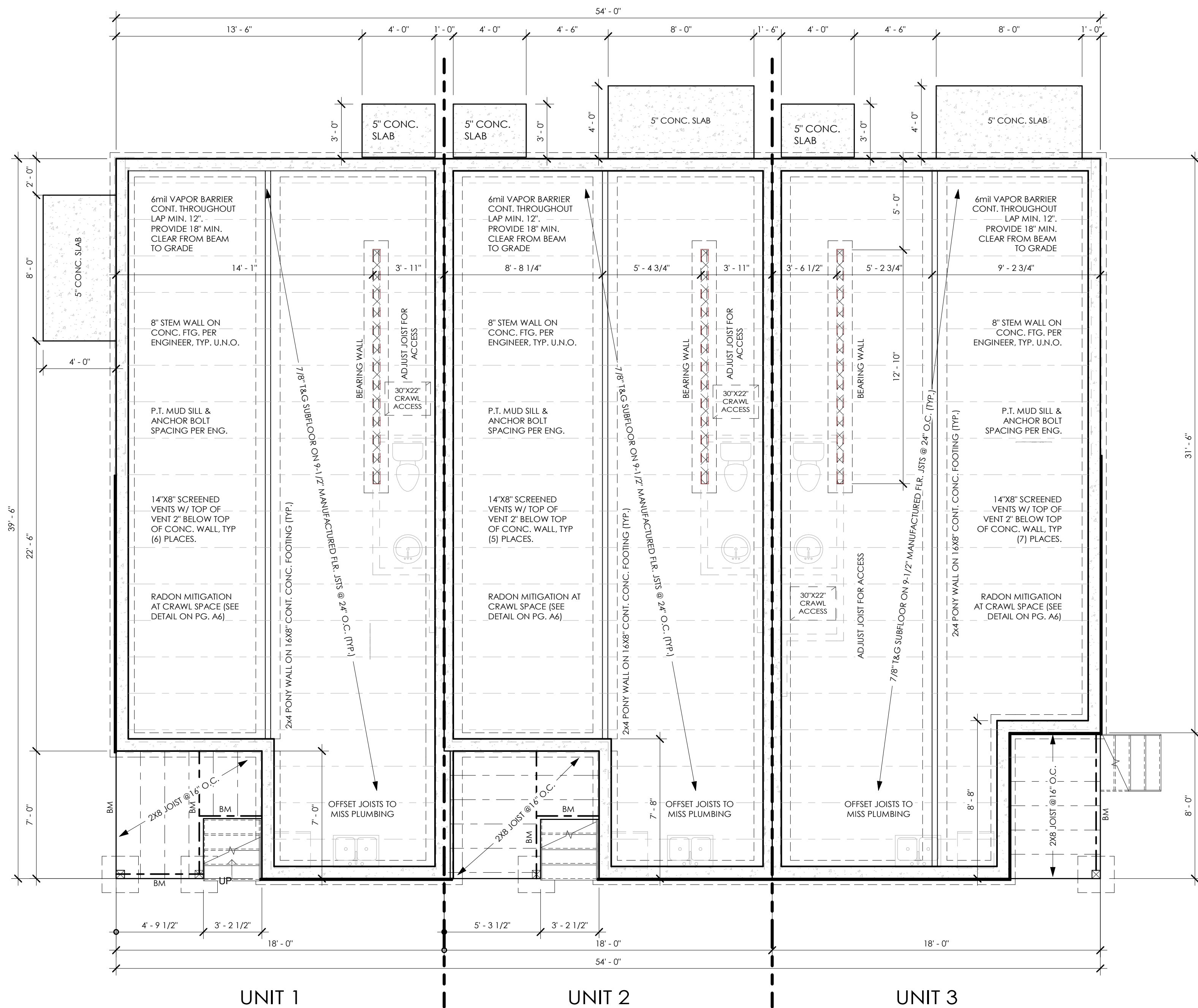


Upper Floor Plan

1/4" = 1'-0"

REFER TO THE (S)
SHEETS FOR ALL
STRUCTURAL
INFORMATION

REFER TO THE MANUFACTURES
JOIST LAYOUT FOR EXACT
LAYOUT AND SPECIFICATIONS

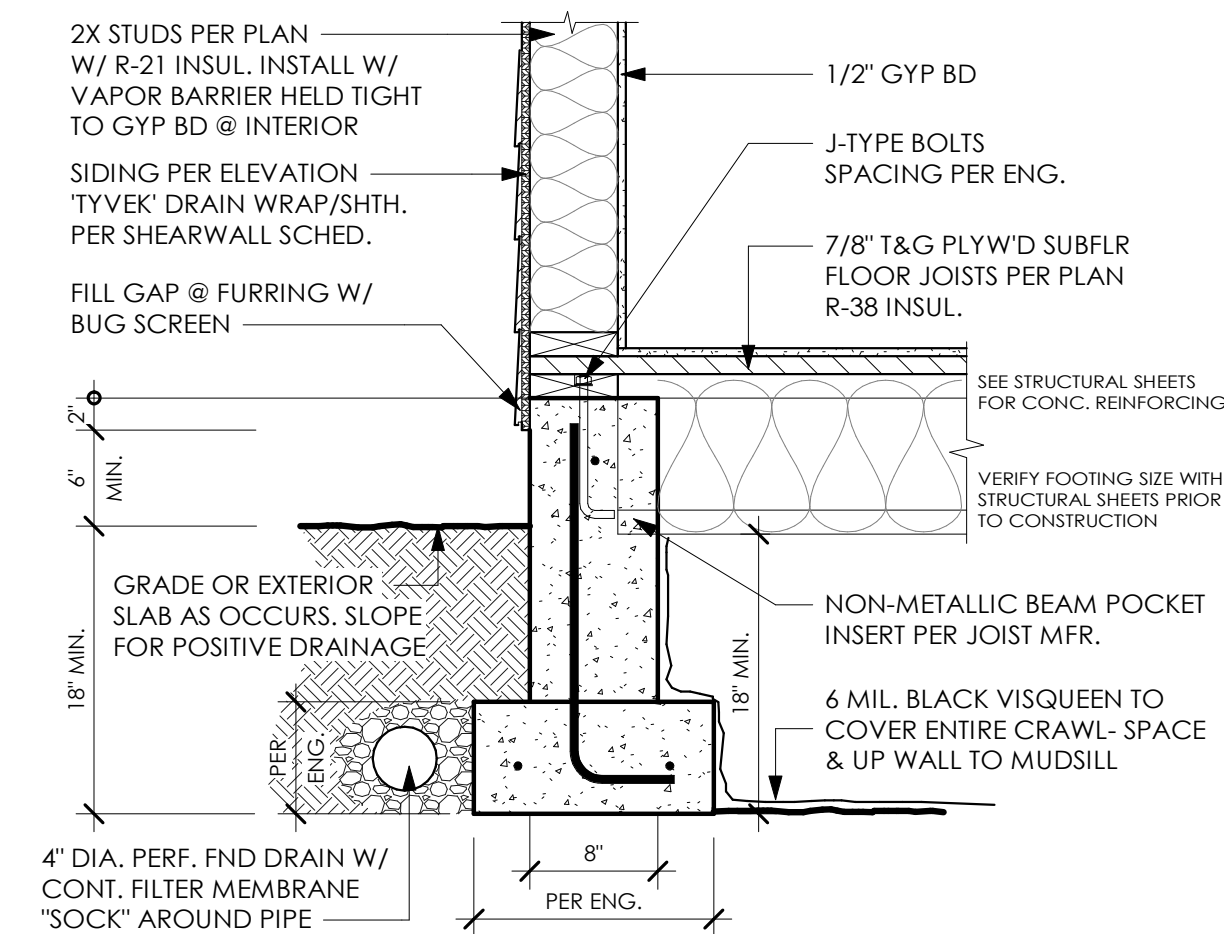


Foundation Plan

1/4" = 1'-0"

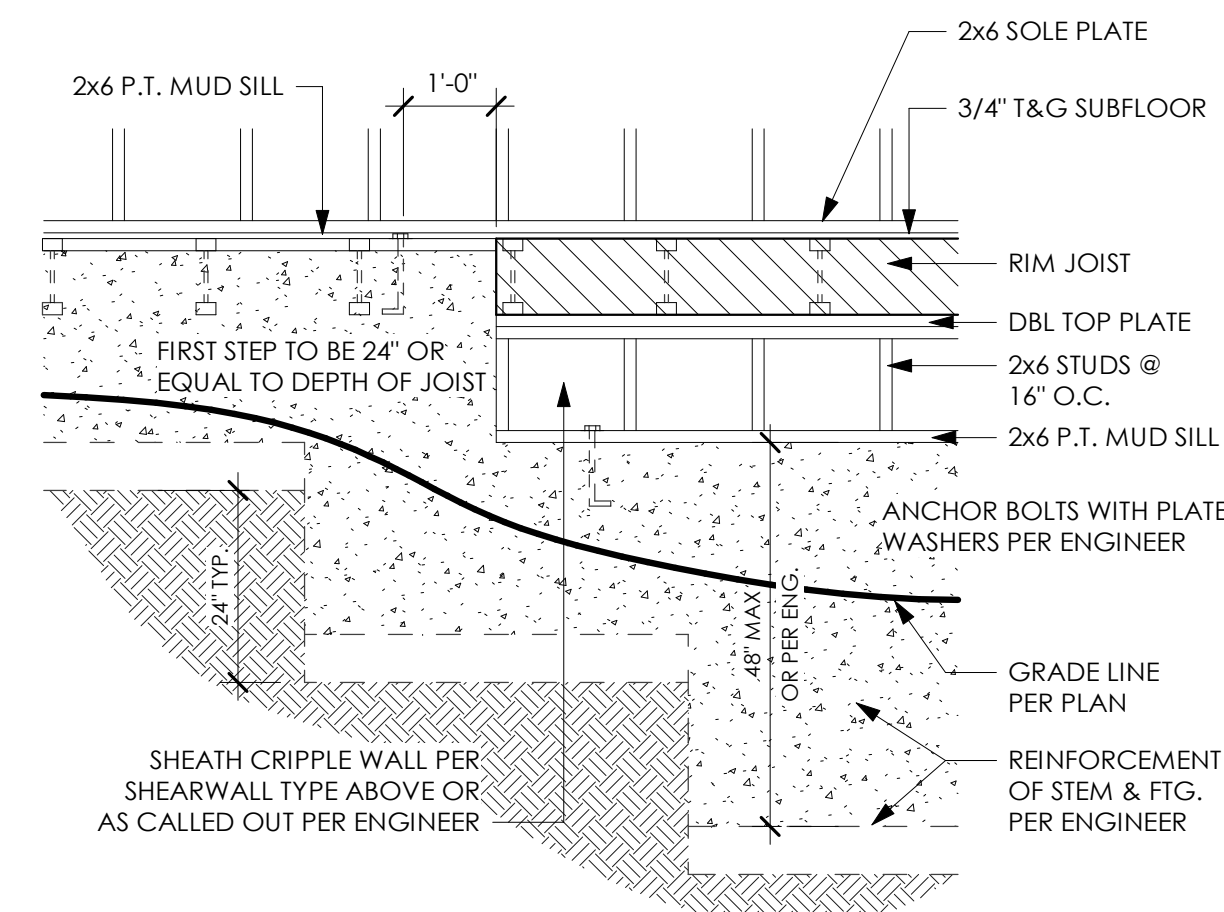
A Typical Foundation

1" = 1'-0"



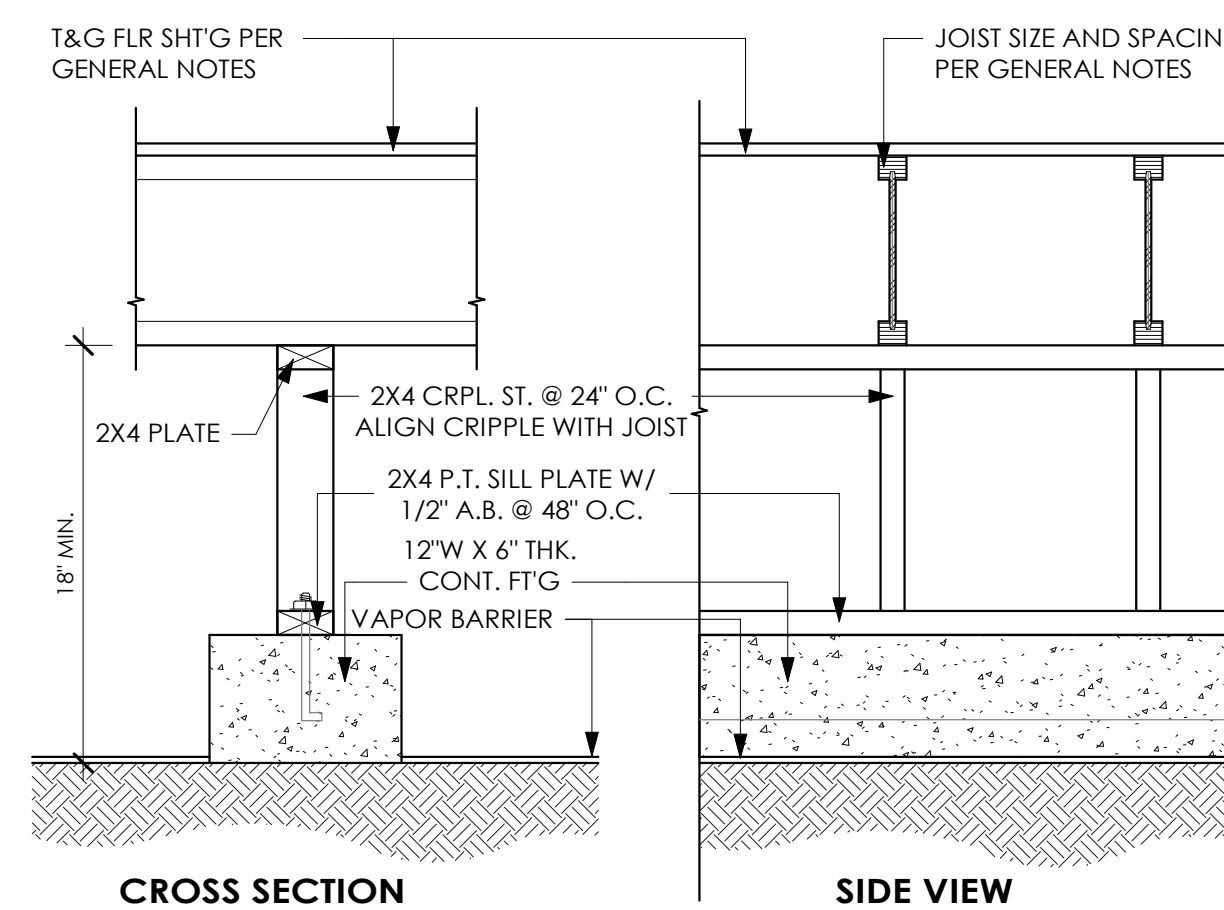
B Stepped Foundation

1" = 1'-0"



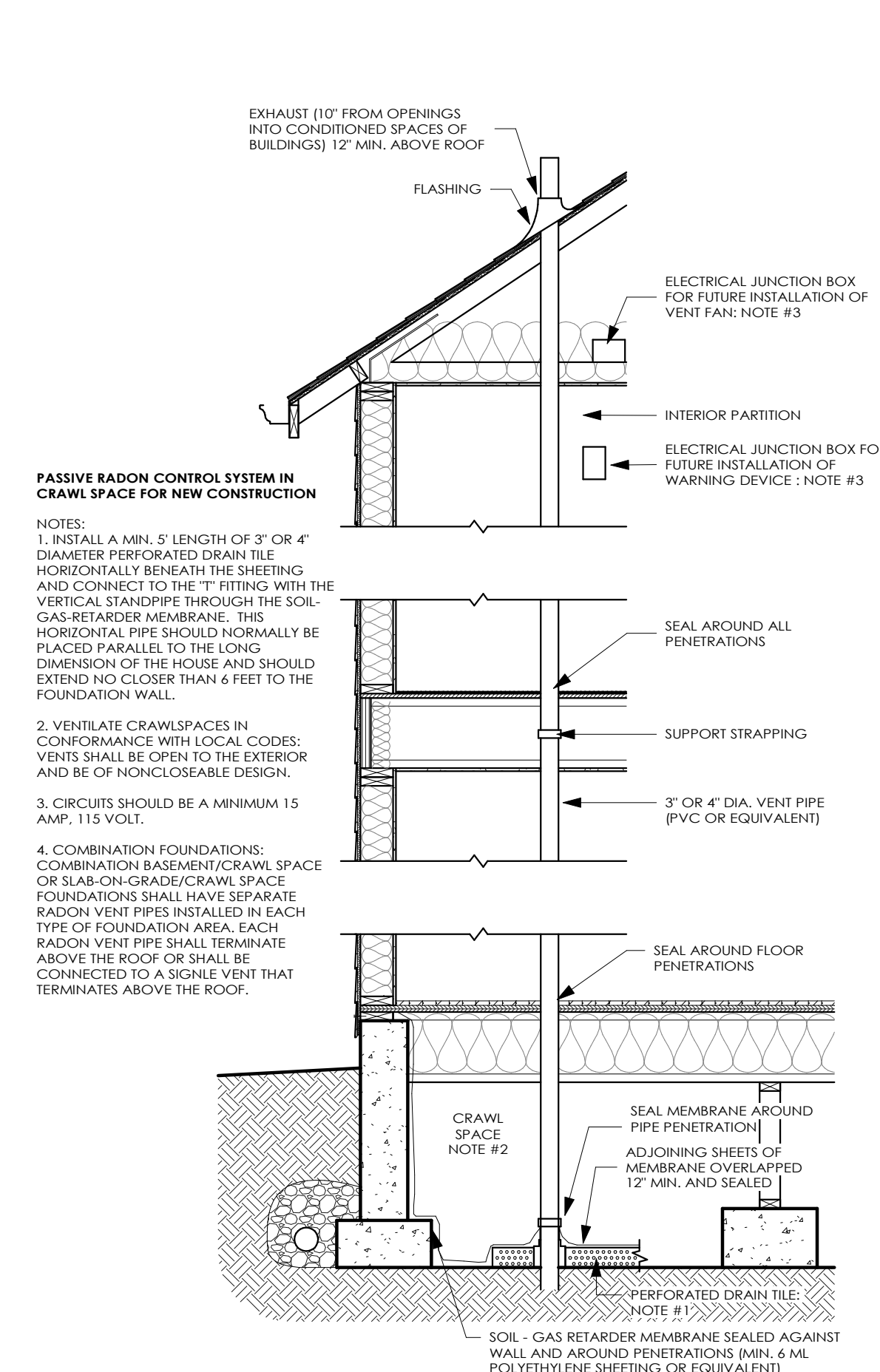
C Interior Continious Footing

1" = 1'-0"



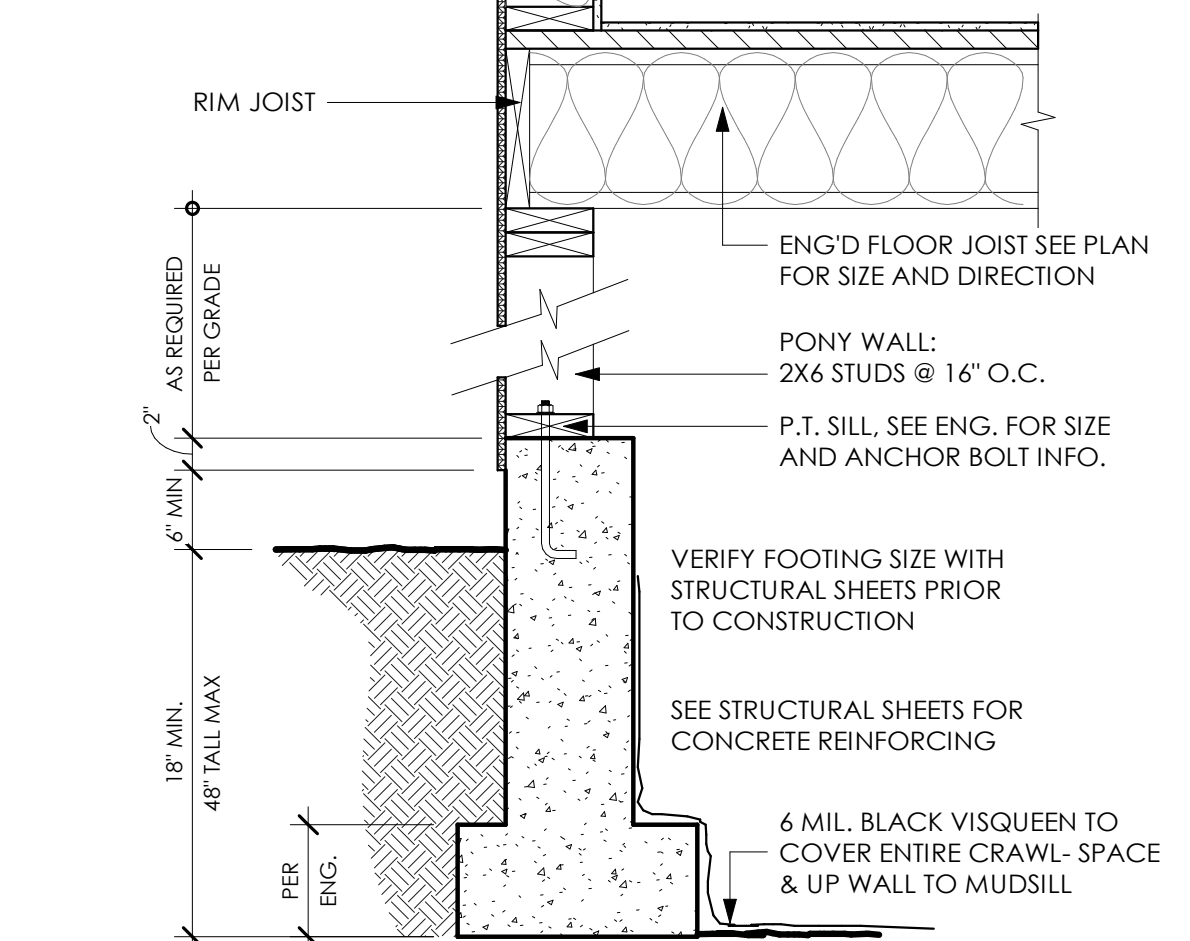
D Radon Mitigation (Strip Ftg.)

1/2" = 1'-0"



E Pony Wall

1" = 1'-0"



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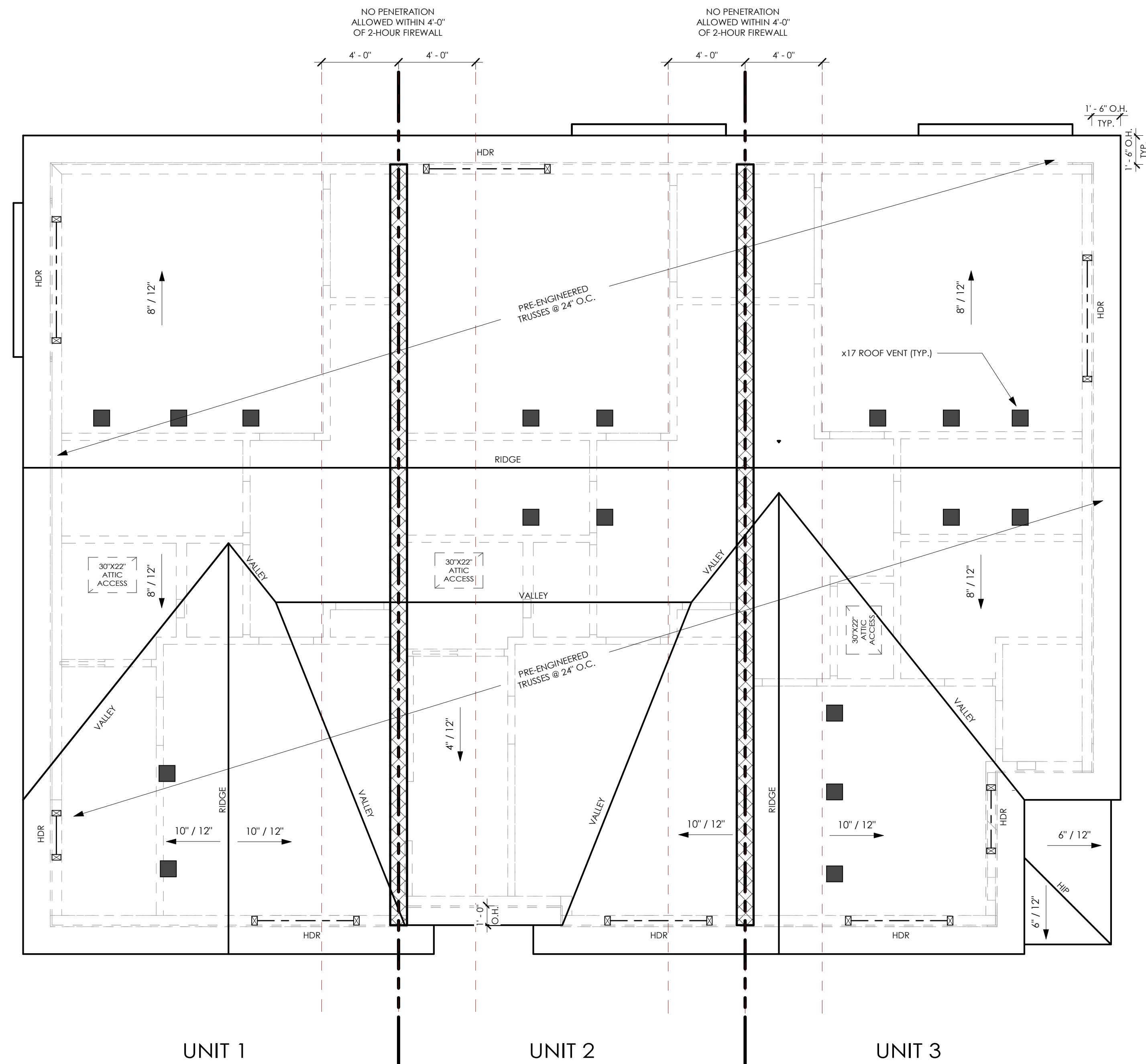
Area
UNIT 1 1,366 S.F.
UNIT 2 1,355 S.F.
UNIT 3 1,342 S.F.
Total 4,063 S.F.

Date 1/19/2023
3:03:23 PM

A4
Foundation
Plan

Scale As indicated

REFER TO THE (S)
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INFORMATION



Roof Framing Plan

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Scale $1/4" = 1'-0"$

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**151 Molalla Ave
Oregon City, OR 97045**

Scale As indicated





STRUCTURAL CALCULATIONS FOR

MOLALLA TOWNHOME

151 molalla avenue
oregon city oregon

by

RICHARD J. TURNER, P.E.

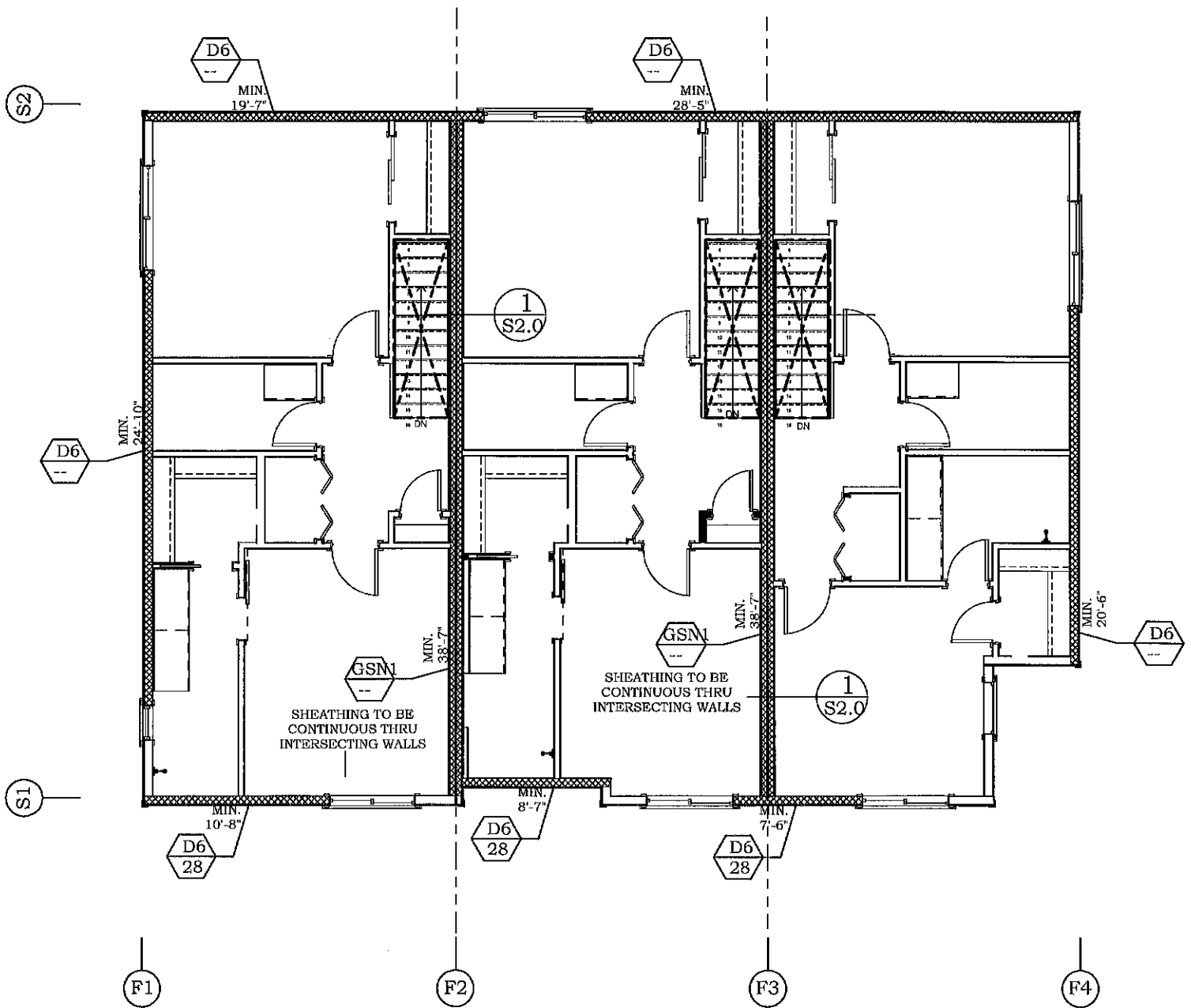
DATE: 1/11/2023

JOB NUMBER: R23014



EXP. DATE: 06-30-24

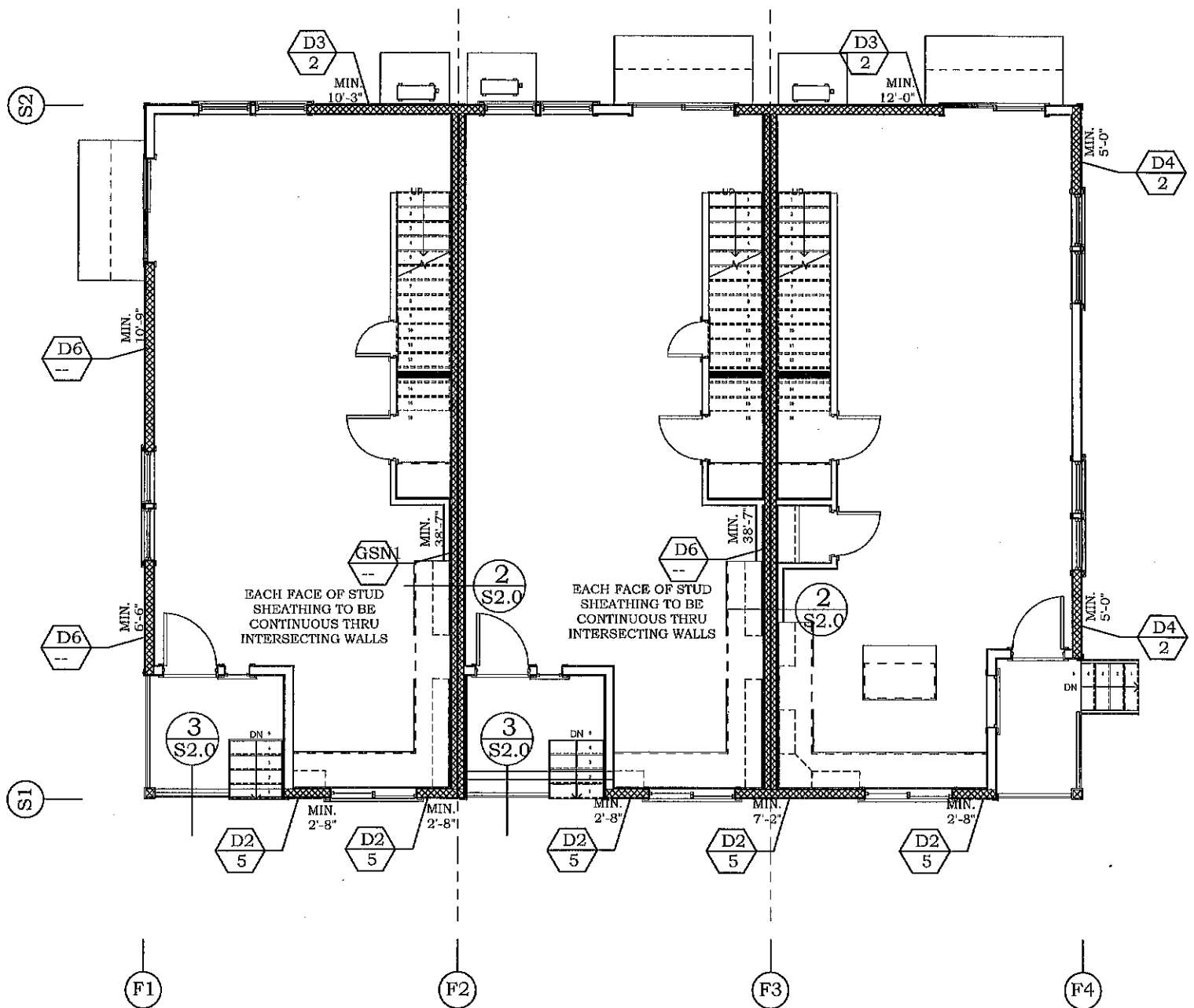
INDEX OF CALCULATIONS:	PAGES
1/11/2023	
SHEAR WALL PLANS:	1 TO 3
SEISMIC LOADS:	4 TO 5
WIND LOADS:	6 TO 7
WALL DISTRIBUTION:	8 TO 9
FOOTING DESIGN:	10
BEAM ANALYSIS AND DESIGN:	11 TO 17



UPPER FLOOR SHEARWALL PLAN

NOTE:

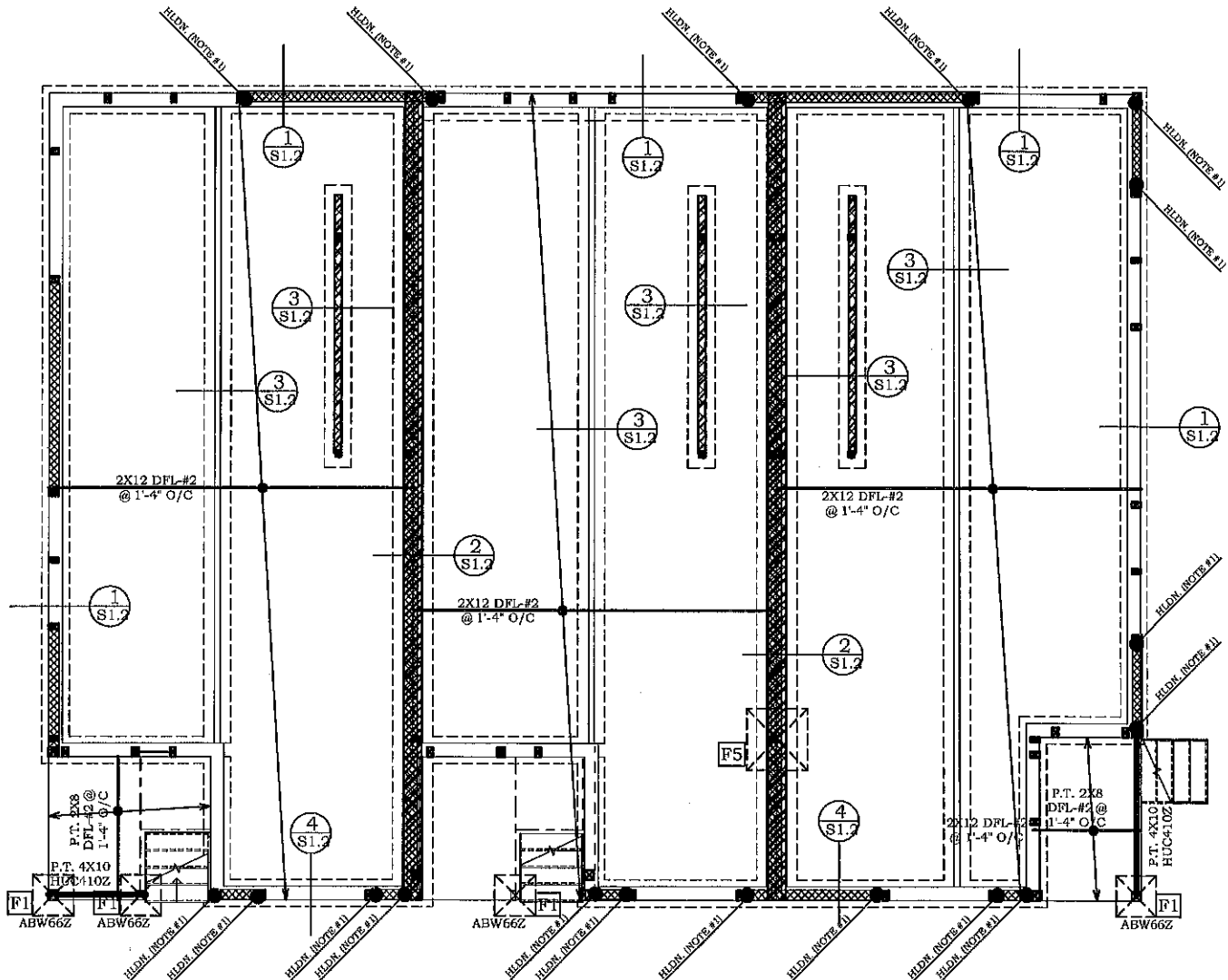
1. REFER TO FRAMING REQUIREMENTS FOR TYPICAL EXTERIOR SHEATHING AND NAILING, ROOF SHEATHING AND NAILING AND FLOOR SHEATHING AND NAILING REQUIREMENTS.



MAIN FLOOR SHEARWALL PLAN

NOTE:

1. REFER TO FRAMING REQUIREMENTS FOR TYPICAL EXTERIOR SHEATHING AND NAILING, ROOF SHEATHING AND NAILING AND FLOOR SHEATHING AND NAILING REQUIREMENTS.



FOUNDATION NOTES

1. REFER TO MAIN FLOOR SHEAR WALL PLAN FOR HOLDOWN SIZE.
2. THIS DRAWING IS FOR LATERAL INFORMATION ONLY, REFER TO ARCHITECTURAL PLANS FOR ALL OTHER INFORMATION.

MATERIALS:

CONCRETE: MIN. 28-DAY CONCRETE STRENGTH - 2500 psi.
 GRADE BEAMS, PIERS, AND SPREAD FOOTINGS SHALL BE POURED ONTO UNDISTURBED, NATIVE SOIL WHICH IS FREE FROM ANY MATERIAL THAT WILL ADVERSELY AFFECT THE SOIL DESIGN BEARING CAPACITY. THE LOCATION OF THE FOUNDATION SHALL BE DETERMINED BY OTHERS.
 FINISH MATERIAL TO BE DETERMINED BY OTHERS.

SLAB CONTROL JOINTS: PER OWNERS REQUIREMENTS OR DIRECTION.

FOOTING	SCHEDULE	REINFORCING BARS	CAPACITY
F1	2'-0"x2'-0"x8"	(2) #4 BARS EACH WAY	5500#
F2	2'-3"x2'-3"x8"	(2) #4 BARS EACH WAY	7000#
F3	2'-6"x2'-6"x8"	(3) #4 BARS EACH WAY	8600#
F4	2'-9"x2'-9"x8"	(3) #4 BARS EACH WAY	10500#
F5	3'-0"x3'-0"x8"	(3) #4 BARS EACH WAY	12500#

(1) 3" CLEAR FROM BOTTOM OF FOOTING

**SEISMIC LOADS (2019 OSSC, ASCE 7-16
EQUIVALENT LATERAL FORCE PROCEDURE)**

DIRECTION: FRONT - TO - REAR

RISK CATEGORY: II TABLE 1.5-1
SITE CLASSIFICATION: D TABLE 20.3-1
 h_n : 22.33 FT
 S_B : 0.889 MAPS
 S_1 : 0.386 MAPS
 I_e : 1.000 TABLE 1.5-2
 F_A : 1.145 TABLE 11.4-1
 F_v : 1.760 TABLE 11.4-2
 S_{MS} : 1.018 EQ. 11.4-1
 S_{M1} : 0.679 EQ. 11.4-2
 S_{DS} : 0.679 EQ. 11.4-3
 S_{D1} : 0.453 EQ. 11.4-4
 T_O : 0.133 SECTION 11.6.6
 T_B : 0.667 SECTION 11.6.6
 C_e : 0.020 TABLE 12.8-2
 x : 0.750 TABLE 12.8-2
 T_a : 0.205 EQ. 12.8-7

$S_a = S_{DS}$

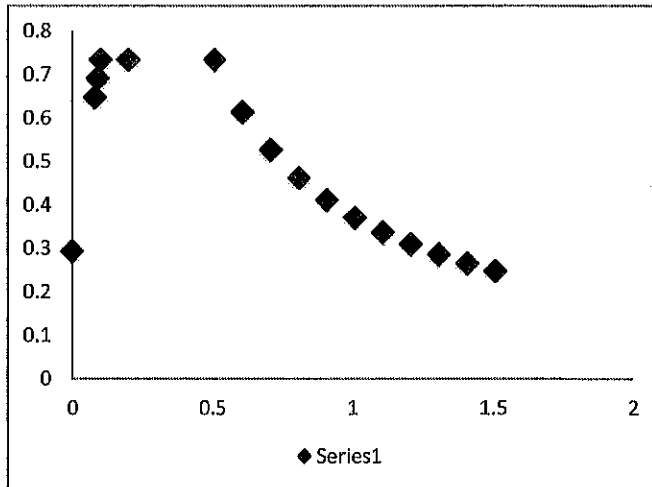
T	S_a
0	0.271
0.1135	0.618
0.1235	0.648
0.1335	0.679
0.2	0.679
0.6674	0.679
0.7674	0.590
0.8674	0.522
0.9674	0.468
1.0674	0.424
1.1674	0.388
1.2674	0.357
1.3674	0.331
1.4674	0.309
1.5674	0.289
1.6674	0.272

**SEISMIC DESIGN
CATEGORY (.1 SEC):** D TABLE 11.6-1
**SEISMIC DESIGN
CATEGORY (1 SEC):** D TABLE 11.6-2
R: 6.5 TABLE 12.2-1
 Ω_o : 3.0 TABLE 12.2-1

**SIMPLIFIED
FORCE (V):** **0.125 W**

C_s : 0.104 W (EQ. 12.8-2)
 C_s (MAX): 0.242 W (EQ. 12.8-3/4)
 C_s (MIN): 0.010 W (EQ. 12.8-5)
 C_s (MIN, E F): 0.030 W (EQ. 12.8-6)
 C_s (ACTUAL): 0.104 W

**EQ. LATERAL
FORCE (V):** **0.104 W**



**SEISMIC LOADS (2019 OSSC, ASCE 7-16
EQUIVALENT LATERAL FORCE PROCEDURE)**

BASE SHEAR AND FLOOR DISTRIBUTION

SEISMIC LOAD: FRONT TO REAR DIRECTION

BUILDING WEIGHTS:

ROOF DIAPH. 17 EXTERIOR WALL: 10 MISC.: 0
FLOOR DIAPH: 10 INTERIOR WALL: 7

	EXT. WALL AREA	INTERIOR WALL AREA	DIAPH. AREA	MISC AREA	r(i)	rho	k
ROOF	846	423	2153	0	0.086	1.00	1
2ND	1269	635	2216	0	0.086	1.00	1

BASE SHEAR

	HT	W	WIH ²	TOTAL W	V	V*.7	SUM 'V'	
ROOF	20.0	48022	960440	48022	6469	4528	4528	12.8-11,12
2ND	10.0	39292	392915	87314	2646	1853	6381	12.8-11,12
		87313.5	1353355		9116	6381		

V (LBF): **9116** EQ. 12.8-1
E (SEISMIC BASE SHEAR) V*.7 (LBF): **6381** 2.4.1 ASD (L.C. 5,8)

SEISMIC LOAD: SIDE TO SIDE

BUILDING WEIGHTS:

ROOF DIAPH. 17 EXTERIOR WALL: 10 MISC.: 0
FLOOR DIAPH: 10 INTERIOR WALL: 7

	EXT. WALL AREA	INTERIOR WALL AREA	DIAPH. AREA	MISC AREA	r(i)	rho	k
ROOF	846	423	2153	0	0.187	1.00	1
2ND	1269	635	2216	0	0.280	1.00	1

BASE SHEAR

	HT	W	WIH ²	TOTAL W	V	V*.7	SUM 'V'	
ROOF	20.0	48022	960440	48022	6469	4528	4528	12.8-11,12
2ND	10.0	39292	392915	87314	2646	1853	6381	12.8-11,12
		87313.5	1353355		9116	6381		

V (LBF): **9116** EQ. 12.8-1
E (SEISMIC BASE SHEAR) V*.7 (LBF): **6381** 2.4.1 ASD (L.C. 5,8)

WIND LOADS MWFRS (2019 OSSC, ASCE 7-16)
ENVELOPE PROCEDURE METHOD 1 (LOW-RISE BUILDING)

DIRECTION: FRONT - TO - REAR

WIND SPEED V Basic (MPH): 120 ATC MAPS WIND SPEED V_{asd} (MPH): 93
 EXPOSURE: B SEC. 26.7

BUILDING DIMENSIONS:

LENGTH (HORIZONTAL, FT): 39.8
 WIDTH (TRANSVERSE, FT): 54.3
ROOF MEAN HEIGHT (FT): 27.92
TOTAL ROOF HEIGHT (FT): 35.83
 GABLE (Y/N):
 ROOF PITCH: 12
 THETA: 45.00
 2a (FT): 8

qh (MEAN ROOF HEIGHT):

I:	1	
K _z /K _h :	0.7	Table 26.10-1
K _{zt} :	1	26.8.2
K _d :	0.85	Table 26.6-1
V:	93	
qh:	13.16	

(O), (PO), (PE), (E) (GCpi)

POSITIVE	NEGATIVE
0.18	-0.18

 (TABLE 26.13-1)

P
(PSF)

(GCpf) (FIGURE 6-10)		DESIGN PRESSURES (EQUATION 28.3.1)				
		(+Gcpi)	(-Gcpi)	TOTAL	TOTAL	
1	0.560	5.00	9.74			
2	0.210	0.39	5.13			
3	-0.430	-8.03	-3.29	5.96	5.96	8.42
4	-0.370	-7.24	-2.50	12.24	12.24	
5	0.000	-2.37	2.37			
6	0.000	-2.37	2.37			
1E	0.690	6.71	11.45			
2E	0.270	1.18	5.92			
3E	-0.530	-9.34	-4.61	7.44	7.44	10.53
4E	-0.480	-8.69	-3.95	15.40	15.40	

BASE SHEAR

DIRECTION: FRONT - TO - REAR								
DIAPHRAGM LEVEL	BUILDING HEIGHT	TRIBUTARY HEIGHT	PROJ AREA INTERIOR	qh: INTERIOR	PROJ AREA END	qh: END	V (LBS)	STORY SHEAR
ROOF	30-40	5.00	-39	12.24	40	15.40	139	
ROOF	25-30	5.00	103	12.24	40	15.40	1877	
ROOF	20-25	5.00	148	12.24	40	15.40	2427	
ROOF	15-20	5.00	163	12.24	40	15.40	2611	7053
1ST	0-15	10.50	314	12.24	84	15.40	5137	5137
			933.00	TOTAL BASE SHEAR R:		12190		

WIND LOADS MWFRS (2019 OSSC, ASCE 7-16)
ENVELOPE PROCEDURE METHOD 1 (LOW-RISE BUILDING)

DIRECTION: SIDE - TO -SIDE

WIND SPEED V Basic (MPH): 120 ATC MAPS WIND SPEED V_{asd} (MPH): 93
 EXPOSURE: B SEC. 26.7

BUILDING DIMENSIONS:

LENGTH (HORIZONTAL, FT): 39.8

WIDTH (TRANSVERSE, FT): 54.3

ROOF MEAN HEIGHT: 27.9

TOTAL ROOF HEIGHT (FT): 35.8

GABLE (Y/N):

ROOF PITCH: 12

THETA: 45.00 0.707 0.707

2a: 8

qh (MEAN ROOF HEIGHT):

I: 1

K_z/K_h: 0.7 Table 26.10-1K_{zt}: 1 26.8.2K_d: 0.85 Table 26.6-1

V: 92.952

qh: 13.16

(O), (PO), (PE), (E) POSITIVE NEGATIVE
 (GCpi) 0.18 -0.18 (TABLE 26.13-1)

P
(PSF)

	(GCpf) (FIGURE 6-10)	DESIGN PRESSURES (EQUATION 28.3.1)				TOTAL	TOTAL	
		(+GCpi)	(-GCpi)					
1	0.560	5.00	9.74					
2	0.210	0.39	5.13					
3	-0.430	-8.03	-3.29	5.96	5.96	8.42		
4	-0.370	-7.24	-2.50	12.24	12.24			
5	0.000	-2.37	2.37					
6	0.000	-2.37	2.37					
1E	0.690	6.71	11.45					
2E	0.270	1.18	5.92					
3E	-0.530	-9.34	-4.61	7.44	7.44	10.53		
4E	-0.480	-8.69	-3.95	15.40	15.40			

BASE SHEAR

DIRECTION: SIDE TO SIDE								
DIAPHRAGM LEVEL	BUILDING HEIGHT	TRIBUTARY HEIGHT	PROJ AREA	qh:	PROJ AREA	qh:	V (LBS)	STORY SHEAR
			INTERIOR	INTERIOR	END	END		
ROOF	30-40	5.00	-8	12.24	40	15.40	518	
ROOF	25-30	5.00	247	12.24	40	15.40	3639	
ROOF	20-25	5.00	247	12.24	40	15.40	3639	
ROOF	15-20	5.00	240	12.24	40	15.40	3553	11349
1ST	0-15	10.50	465	12.24	84	15.40	6985	6985
			1435.00	TOTAL BASE SHEAR R:		18334		

WALL DISTRIBUTION SHEET

DIRECTION: FRONT - TO - REAR WALL HEIGHT: 9
STORY: 2ND

	WALL LINE	WALL LENGTH (L) (FT)	SEISMIC LOAD (S) (LB.)	S/L (LB./FT)	r(i) 0.1	WIND (W) LOAD (LB.)	W/FT (LB./FT)	MAX. WALL LOAD (LB./FT)	WALL UPLIFT TYPE	DEAD (D) LOAD (LB.)	T-D (LB.)	HOLDOWN TYPE	
0.17	F1	24.83	2453	99	0.1	1176	47	99	D6	889	1490	-601	NO
0.33	F2	38.58	4906	127	0.1	2351	61	127	GSN1	1144	2315	-1170	NO
0.33	F3	38.58	4906	127	0.1	2351	61	127	GSN1	1144	2315	-1170	NO
0.17	F4	20.50	2453	120	0.1	1176	57	120	D6	1077	1230	-153	NO
1.00			14717			7053							

NOTE: R = 2.0 FOR THIS WALL DIRECTION (BASE SEHAR UPDATED FOR 6.5/2)
GSN1X2 - ONE LAYER EACH FACE OF STUD

DIRECTION: FRONT - TO - REAR WALL HEIGHT: 9
STORY: 1ST

	WALL LINE	WALL LENGTH (L) (FT)	SEISMIC LOAD (S) (LB.)	S/L (LB./FT)	r(i) 0.2	WIND (W) LOAD (LB.)	W/FT (LB./FT)	MAX. WALL LOAD (LB./FT)	WALL UPLIFT TYPE	DEAD (D) LOAD (LB.)	T-D (LB.)	HOLDOWN TYPE	
0.17	F1	17.25	3456	200	0.1	2032	118	200	D6	1803	1035	168	HDU2 (2)2X
0.33	F2	38.58	6913	179	0.1	4063	105	179	GSN1X2	1613	3472	-3030	NO
0.33	F3	38.58	6913	179	0.1	4063	105	179	GSN1X2	1613	3472	-3030	NO
0.17	F4	10.00	3456	346	0.2	2032	203	346	D4	3111	300	2658	HDU2 (2)2X
1.00			20738			12190							

NOTE: R = 2.0 FOR THIS WALL DIRECTION (BASE SEHAR UPDATED FOR 6.5/2)
GSN1X2 - ONE LAYER EACH FACE OF STUD

WALL DISTRIBUTION SHEET CONTINUED

DIRECTION: SIDE TO SIDE

WALL HEIGHT: 9

STORY: **2ND**

	WALL LINE	WALL LENGTH (L) (FT)	SEISMIC LOAD (S) (LB.)	S/L (LB./FT)	r(i) 0.2	WIND (W) LOAD (LB.)	W/FT (LB./FT)	MAX. WALL LOAD (LB./FT)	WALL UPLIFT TYPE	DEAD (D) LOAD (LB.)	T-D (LB.)	HOLDOWN TYPE	
0.5	S1	26.75	2264	85	0.2	5675	212	212	D6	1909	802	1107	MSTC28
0.5	S2	47.99	2264	47	0.1	5675	118	118	D6	1064	2160	-1095	NO
1.00			4528			11349							

DIRECTION: SIDE TO SIDE

WALL HEIGHT: 9

STORY: **1ST**

	WALL LINE	WALL LENGTH (L) (FT)	SEISMIC LOAD (S) (LB.)	S/L (LB./FT)	r(i) 0.3	WIND (W) LOAD (LB.)	W/FT (LB./FT)	MAX. WALL LOAD (LB./FT)	WALL UPLIFT TYPE	DEAD (D) LOAD (LB.)	T-D (LB.)	HOLDOWN TYPE	
0.5	S1	17.83	3190	179	0.3	9167	514	514	D2	4626	275	5458	HDU5 (2)2X
0.5	S2	22.25	3190	143	0.2	9167	412	412	D3	3708	754	1859	HDU2 (2)2X
1.00			6381			18334							

FOOTING DESIGN

CONCRETE STRENGTH: 2.5 KSI WALL WIDTH: 8 IN
 STEEL STRENGTH: 60 KSI SOIL BEARING PRESSURE: 1500 PSF

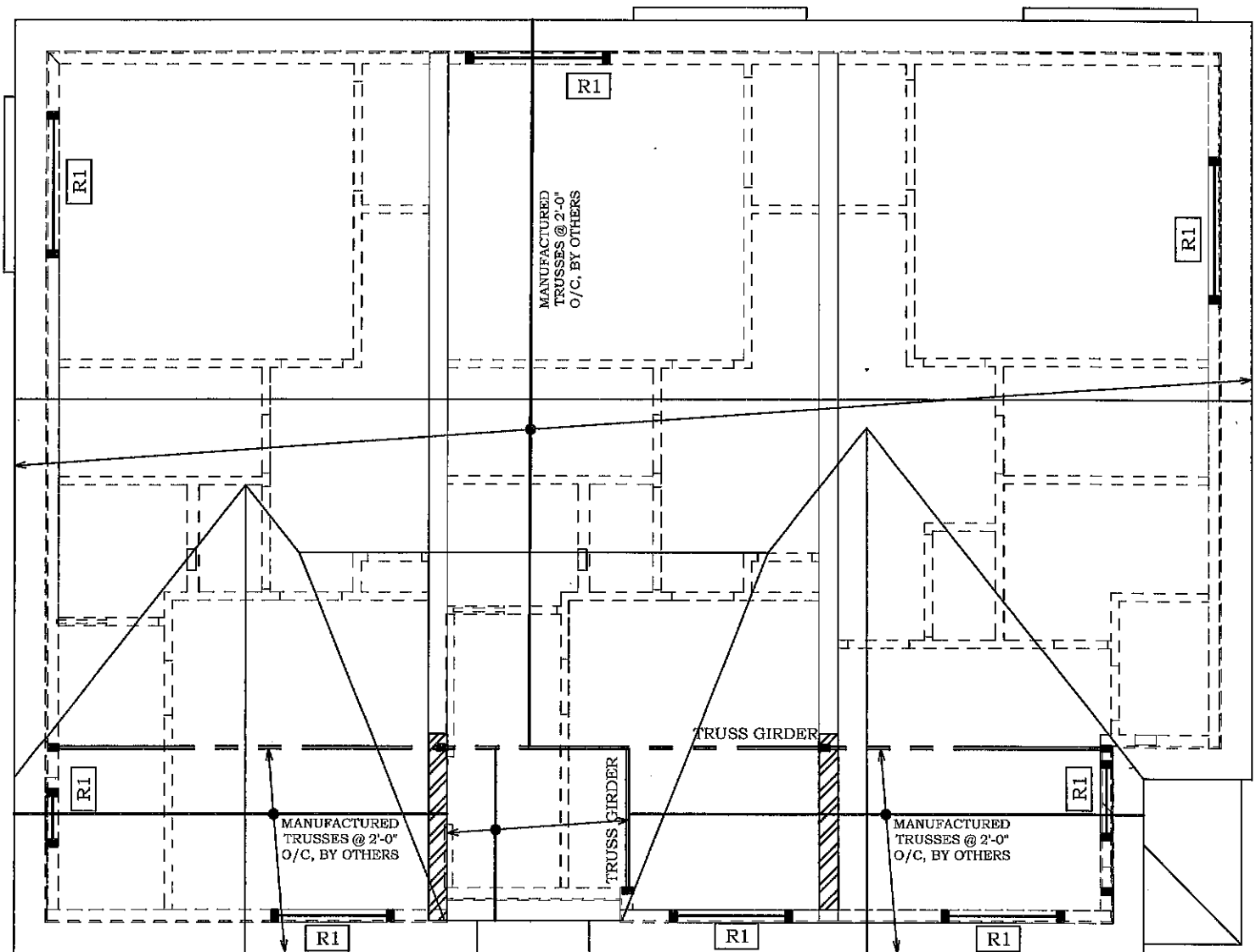
DIRECTION: **FRONT - TO - REAR**

WALL LINE	UPLIFT	FTG.	FTG.	WALL	WALL	DEAD		STEEL	REINF.
(PG.)	(PG.)	DEPTH	WIDTH	DEPTH	LENGTH	MOMENT	LOAD	REQUIRED	T&B
		(IN.)	(IN.)	(IN.)	(FT.)	(K-LB)	PLF	(IN^2)	
F1	168	7	15	18	17.3	19	259	0.68	2-#4 BAR
F2	-3030	7	15	18	38.6	0	259	0.00	NONE
F3	-3030	7	15	18	38.6	0	259	0.00	NONE
F4	2658	7	15	18	10.0	7	259	0.24	1-#4 BAR

CONCRETE STRENGTH: 2.5 KSI WALL WIDTH: 8 IN
 STEEL STRENGTH: 60 KSI SOIL BEARING PRESSURE: 1500 PSF

DIRECTION: **SIDE - TO - SIDE**

WALL LINE	UPLIFT	FTG.	FTG.	WALL	WALL	DEAD		STEEL	REINF.
(PG.)	(PG.)	DEPTH	WIDTH	DEPTH	LENGTH	MOMENT	LOAD	REQUIRED	T&B
		(IN.)	(IN.)	(IN.)	(FT.)	(FT.-LB.)	PLF	(IN^2)	
S1	5458	7	15	18	2.66	15	259	0.53	2-#4 BAR
S2	1859	7	15	18	22.25	3	259	0.10	1-#4 BAR



ROOF FRAMING PLAN

ROOF AND FLOOR FRAMING NOTES:

- (1) HEADERS TO BE R1: 4X8 DFL-#2 (6'-0" MAX SPAN), U.N.O.
- (2) INTERIOR HEADERS TO BE 4X8 DFL-#2 (MAX. SPAN 4'-0"), U.N.O.
- (3) REFER TO ARCHITECTURAL DRAWINGS FOR ROOF FINISHING SPECIFICATIONS AND VERIFICATION OF ALL DIMENSIONS.

BEAM SCHEDULE:

BEAM SIZE	SIZE
R1	4X8 DFL-#2

TRUSS TIES

TRUSS TYPE	SIMPSON TIEDOWN	UPLIFT
TRUSS	H10A	1140#
TRUSS	H2.5A	600#
2 PLY GIRDERS	LG2	2050#
3 PLY GIRDERS	LG3	3685#

Multiple Simple Beam

Project File: HH.ec6

LIC# : KW-06014854, Build:20.22.12.28

RICHARD TURNER

(c) ENERCALC INC 1983-2022

Description : ROOF

Wood Beam Design : R1

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **4x8, Sawn, Fully Unbraced**

Using Allowable Stress Design with IBC 2021 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch

Wood Grade : No.2

Fb - Tension	875.0 psi	Fc - Prll	600.0 psi	Fv	170.0 psi	Ebend- xx	1,300.0 ksi	Density	31.210 pcf
Fb - Compr	875.0 psi	Fc - Perp	625.0 psi	Ft	425.0 psi	Eminbend - xx	470.0 ksi		

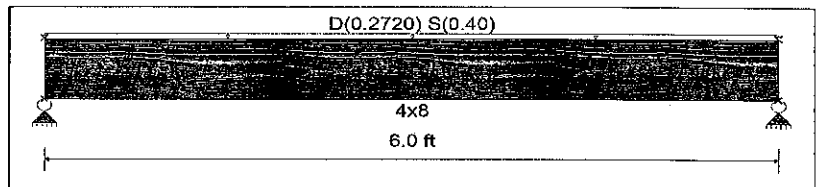
Applied Loads

Unif Load: D = 0.2720, S = 0.40 k/ft, Trib= 1.0 ft

Design Summary

Max fb/Fb Ratio = **0.915 : 1**
 fb : Actual : 1,183.51 psi at 3.000 ft in Span # 1
 Fb : Allowable : 1,293.08 psi
 Load Comb : +D+S

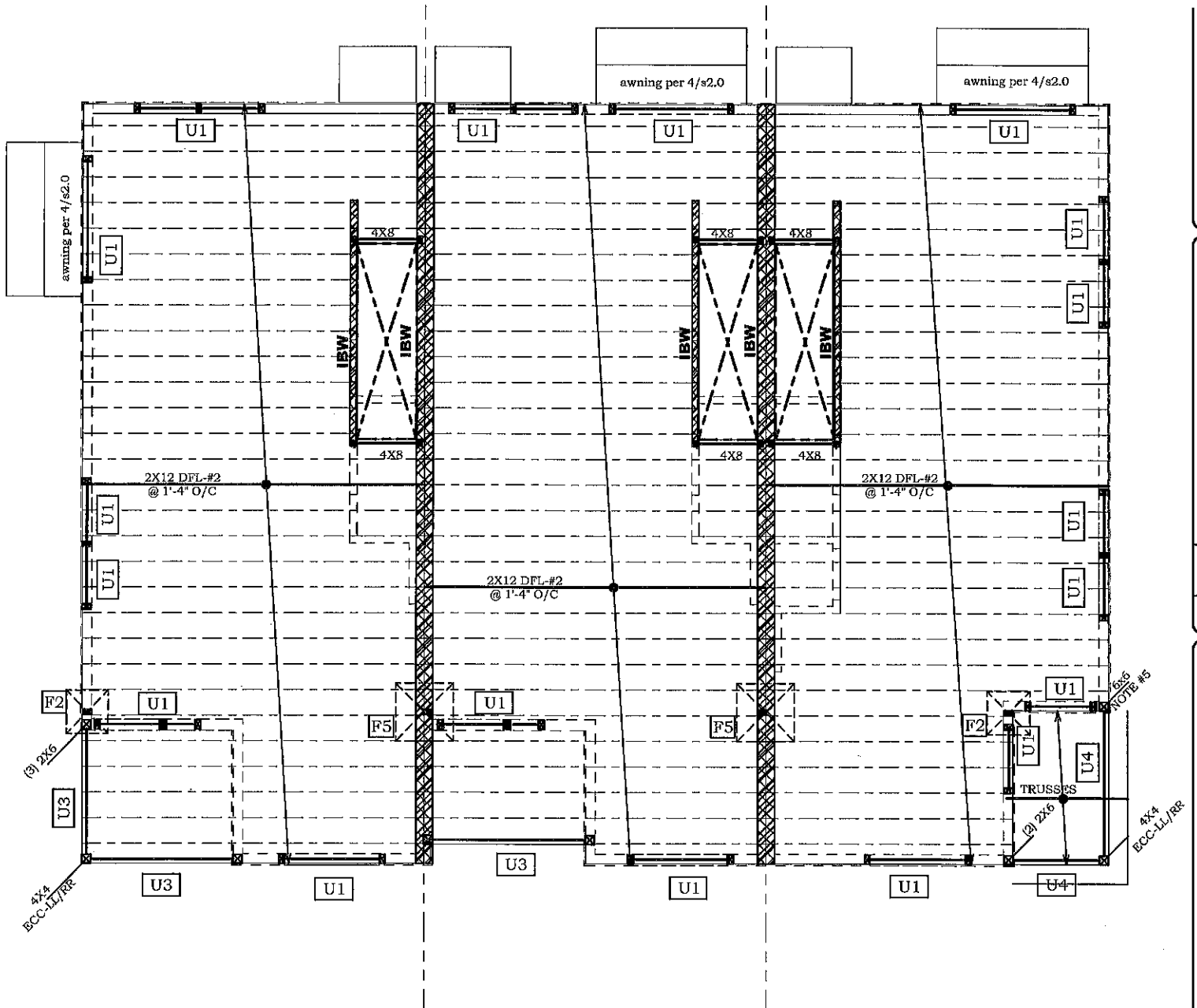
Max fv/FvRatio = **0.488 : 1**
 fv : Actual : 95.34 psi at 5.400 ft in Span # 1
 Fv : Allowable : 195.50 psi
 Load Comb : +D+S



Max Reactions (k)	D	Lr	L	S	W	E	H
Left Support	0.82			1.20			
Right Support	0.82			1.20			

Max Deflections

Transient Downward	0.081 in	Total Downward	0.136 in
Ratio	887	Ratio	528
LC: S Only		LC: +D+S	
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
LC:		LC:	



UPPER FLOOR / LOWER ROOF FRAMING PLAN

UPPER FLOOR FRAMING NOTES:

- [1] HEADERS TO BE 4X8 DFL-#2 (MAX. SPAN 4'-0"), U.N.O.
- [2] INTERIOR HEADERS TO BE 4X8 DFL-#2 (MAX. SPAN 4'-0"), U.N.O.
- [3] REFER TO ARCHITECTURAL DRAWINGS FOR ROOF FINISHING SPECIFICATIONS AND VERIFICATION OF ALL DIMENSIONS.
- [4] TYPICAL EXTERIOR WALL POST TO BE (2) 2X6 DFL-#2 (BUNDLED STUD), FASTEN EACH STUD TOGETHER WITH 16d NAILS @ 12" O/C, TYP. ENTIRE LENGTH OF STUD, U.N.O. TYPICAL INTERIOR WALL POST TO BE (2) 2X4 DFL-#2 (BUNDLED STUD), FASTEN EACH STUD TOGETHER WITH 16d NAILS @ 12" O/C, TYP. ENTIRE LENGTH OF STUD, U.N.O.
- [5] EXTERIOR POST CAPS TO BE SIMPSON 'PC' OR 'EPC', IF EXPOSED CONDITION COAT PER MANUFACTURE'S SPECIFICATIONS WITH EXTERIOR EXPOSURE AND P.T. MATERIAL.

IBW - INTERIOR BEARING WALL

BEAM SCHEDULE:

BEAM SIZE	SIZE
U1	4X8 DFL-#2
U2	4X10 DFL-#2
U3	4X12 DFL-#2
U4	4X12 DFL-#2

Multiple Simple Beam

Project File: HH.ec6

LIC#: KW-06014854, Build:20.22.12.28

RICHARD TURNER

(c) ENERCALC INC 1983-2022

Description : UP

Wood Beam Design : U1

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **4x8, Sawn, Fully Unbraced**

Using Allowable Stress Design with IBC 2021 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch

Wood Grade : No.2

Fb - Tension	875.0 psi	Fc - Prll	600.0 psi	Fv	170.0 psi	Ebend-xx	1,300.0 ksi	Density	31.210 pcf
Fb - Compr	875.0 psi	Fc - Perp	625.0 psi	Ft	425.0 psi	Eminbend-xx	470.0 ksi		

Applied Loads

Unif Load: D = 0.090, L = 0.360 k/ft, Trib= 1.0 ft

Unif Load: D = 0.0680, S = 0.10 k/ft, Trib= 1.0 ft

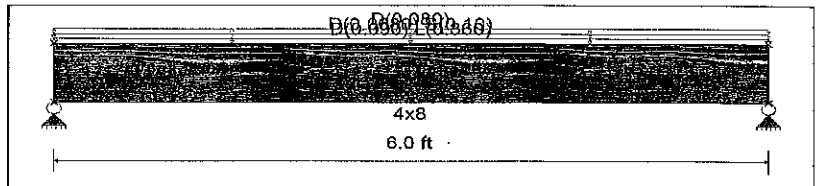
Unif Load: D = 0.080 k/ft, Trib= 1.0 ft

Design Summary

Max fb/Fb Ratio = **0.935 : 1**
 fb : Actual : 1,053.18 psi at 3.000 ft in Span # 1
 Fb : Allowable : 1,126.42 psi
 Load Comb : +D+L

Max fv/FvRatio = **0.499 : 1**
 fv : Actual : 84.84 psi at 5.400 ft in Span # 1
 Fv : Allowable : 170.00 psi
 Load Comb : +D+L

Max Reactions (k)	D	Lr	L	S	W	E	H
Left Support	0.71		1.08	0.30			
Right Support	0.71		1.08	0.30			



Max Deflections

Transient Downward	0.073 in	Total Downward	0.121 in
Ratio	985	Ratio	593
LC: L Only		LC: +D+L	
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
LC:		LC:	

Wood Beam Design : U2

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **4x10, Sawn, Fully Unbraced**

Using Allowable Stress Design with IBC 2021 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch

Wood Grade : No.2

Fb - Tension	875.0 psi	Fc - Prll	600.0 psi	Fv	170.0 psi	Ebend-xx	1,300.0 ksi	Density	31.210 pcf
Fb - Compr	875.0 psi	Fc - Perp	625.0 psi	Ft	425.0 psi	Eminbend-xx	470.0 ksi		

Applied Loads

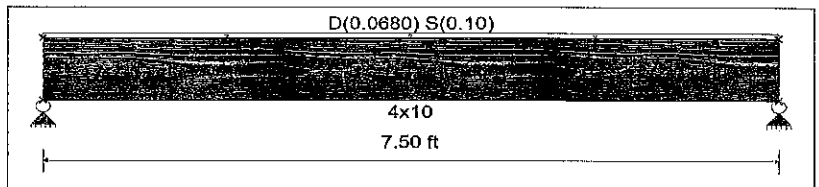
Unif Load: D = 0.0680, S = 0.10 k/ft, Trib= 1.0 ft

Design Summary

Max fb/Fb Ratio = **0.240 : 1**
 fb : Actual : 284.00 psi at 3.750 ft in Span # 1
 Fb : Allowable : 1,184.83 psi
 Load Comb : +D+S

Max fv/FvRatio = **0.119 : 1**
 fv : Actual : 23.35 psi at 0.000 ft in Span # 1
 Fv : Allowable : 195.50 psi
 Load Comb : +D+S

Max Reactions (k)	D	Lr	L	S	W	E	H
Left Support	0.26			0.38			
Right Support	0.26			0.38			



Max Deflections

Transient Downward	0.024 in	Total Downward	0.040 in
Ratio	3773	Ratio	2246
LC: S Only		LC: +D+S	
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
LC:		LC:	

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Multiple Simple Beam

Project File: HH.ec6

LIC#: KW-06014854, Build:20.22.12.28

RICHARD TURNER

(c) ENERCALC INC 1983-2022

Wood Beam Design : U3

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **4x12, Sawn, Fully Unbraced**

Using Allowable Stress Design with IBC 2021 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch

Wood Grade : No.2

Fb - Tension 875.0 psi

Fc - Prll 600.0 psi

Fv 170.0 psi

Ebend- xx 1,300.0 ksi

Density 31.210 pcf

Fb - Compr 875.0 psi

Fc - Perp 625.0 psi

Ft 425.0 psi

Eminbend - xx 470.0 ksi

Applied Loads

Unif Load: D = 0.170, S = 0.250 k/ft, Trib= 1.0 ft

Unif Load: D = 0.090 k/ft, Trib= 1.0 ft

Unif Load: D = 0.040, L = 0.160 k/ft, Trib= 1.0 ft

Design Summary

Max fb/Fb Ratio = **0.732 : 1**

fb : Actual : 789.94 psi at 4.000 ft in Span # 1

Fb : Allowable : 1,079.74 psi

Load Comb : +D+0.750L+0.750S

Max fv/FvRatio = **0.363 : 1**

fv : Actual : 70.97 psi at 0.000 ft in Span # 1

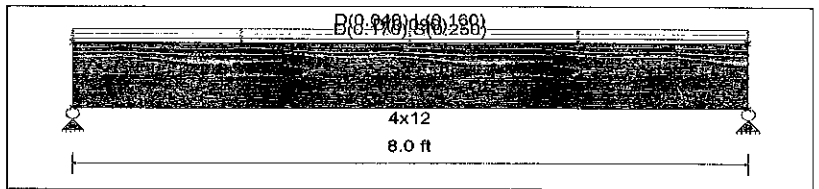
Fv : Allowable : 195.50 psi

Load Comb : +D+0.750L+0.750S

Max Reactions (k) $\frac{D}{1.20}$ $\frac{Lr}{0.64}$ $\frac{L}{1.00}$ $\frac{S}{1.00}$ $\frac{W}{}$ $\frac{E}{}$ $\frac{H}{}$

Left Support 1.20 0.64 1.00

Right Support 1.20 0.64 1.00



Max Deflections

Transient Downward 0.043 in Total Downward 0.104 in

Ratio 2237 Ratio 920

LC: S Only

LC: +D+0.750L+0.750S

Transient Upward 0.000 in Total Upward 0.000 in

Ratio 9999 Ratio 9999

LC:

LC:

Wood Beam Design : PORCH

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **4x10, Sawn, Fully Braced**

Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch

Wood Grade : No.2

Fb - Tension 875 psi

Fc - Prll 600 psi

Fv 170 psi

Ebend- xx 1300 ksi

Density 31.21 pcf

Fb - Compr 875 psi

Fc - Perp 625 psi

Ft 425 psi

Eminbend - xx 470 ksi

Applied Loads

Unif Load: D = 0.080, L = 0.240 k/ft, Trib= 1.0 ft

Design Summary

Max fb/Fb Ratio = **0.733 : 1**

fb : Actual : 615.49 psi at 4.000 ft in Span # 1

Fb : Allowable : 840.00 psi

Load Comb : +D+L

Max fv/FvRatio = **0.355 : 1**

fv : Actual : 48.23 psi at 0.000 ft in Span # 1

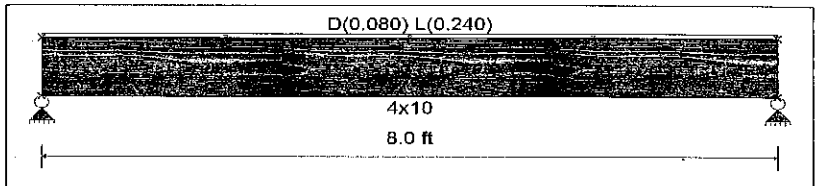
Fv : Allowable : 136.00 psi

Load Comb : +D+L

Max Reactions (k) $\frac{D}{0.32}$ $\frac{Lr}{0.96}$ $\frac{L}{0.96}$ $\frac{S}{}$ $\frac{W}{}$ $\frac{E}{}$ $\frac{H}{}$

Left Support 0.32 0.96

Right Support 0.32 0.96



Max Deflections

Transient Downward 0.074 in Total Downward 0.099 in

Ratio 1295 Ratio 971

LC: L Only

LC: +D+L

Transient Upward 0.000 in Total Upward 0.000 in

Ratio 9999 Ratio 9999

LC:

LC:

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FLOOR JOIST CALCULATION SHEET - 2X12 DFL-#2**PROJECT NUMBER:** R23014**FLOOR LIVE LOAD:** 40**DATE:** 1/11/2023**FLOOR DEAD LOAD:** 10

JOIST: J1

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MEMBER PROPERTIES: **2X12 DFL-#2**

B 1.5

D 11.25

A 16.875

Sx 31.64

Ix 177.98

E 1600000

Fb: 900

Fv: 180

Cd: 1

Cm: 1

Cf: 1

Cr: 1.15

SPAN (MAX BAY LENGTH, FT): 18

JOIST SPACING (FT): **1.3333**

DISTRIBUTED LOAD (LB/FT): 66.67

MOMENT (LB-FT): 2700

SHEAR (LB): 600

DEFLECTION TL(IN): 0.55

DEFLECTION LL(IN): 0.44

fb (PSI): 1024

fv (PSI): 36

Fb' (PSI): 1035

Fv' (PSI): 180

END REACTION WIND (LB): 600

DEFLECTION (TL/???): L/ 392

DEFLECTION (LL/???): L/ 490

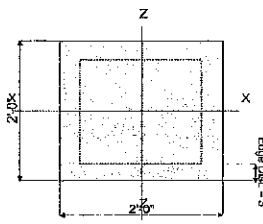
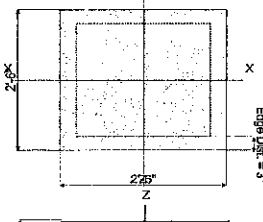
BENDING STRESS: **O.K.**

CONCRETE FOOTINGS SUMMARY PAGE

GENERAL
INFORMATION

CONCRETE STRENGTH: 2500 PSI
 REBAR YIELD STRENGTH: 60 KSI
 CONCRETE DENSITY: 145 PCF
 ALLOWABLE SOIL BEARING: 1500 PSF
 SOIL PASSIVE RESISTANCE: 250 PCF
 SOIL/CONCRETE FRICTION COEFF: .30

TURNER
 ENGINEERING & DESIGN

	F1	DIMENSIONS: 2'-0" X 2'-0" X 8"	REINFORCING: (2)-#4 BARS BOTH WAYS	CAPACITY: 5500#
		MAXIMUM MOMENT: .9750 k-ft MAXIMUM 1-WAY SHEAR LOAD: 19.50 psi GOVERNING RATIO: SOIL BEARING (.9813)		
	F2	DIMENSIONS: 2'-3" X 2'-3" X 8"	REINFORCING: (2)-#4 BARS BOTH WAYS	CAPACITY: 7000#
		MAXIMUM MOMENT: 1.30 k-ft MAXIMUM 1-WAY SHEAR LOAD: 24.395 psi GOVERNING RATIO: SOIL BEARING (.9860)		
	F3	DIMENSIONS: 2'-6" X 2'-6" X 8"	REINFORCING: (3)-#4 BARS BOTH WAYS	CAPACITY: 8600#
		MAXIMUM MOMENT: 1.57 k-ft MAXIMUM 1-WAY SHEAR LOAD: 27.911 psi GOVERNING RATIO: SOIL BEARING (.9820)		
	F4	DIMENSIONS: 2'-9" X 2'-9" X 10"	REINFORCING: (3)-#4 BARS BOTH WAYS	CAPACITY: 10400#
		MAXIMUM MOMENT: 1.475 k-ft MAXIMUM 1-WAY SHEAR LOAD: 15.434 psi GOVERNING RATIO: SOIL BEARING (.9973)		
	F5	DIMENSIONS: 3'-0" X 3'-0" X 8"	REINFORCING: (3)-#4 BARS BOTH WAYS	CAPACITY: 12500#
		MAXIMUM MOMENT: 1.797 k-ft MAXIMUM 1-WAY SHEAR LOAD: 30.333 psi GOVERNING RATIO: SOIL BEARING (.9907)		
	F6	DIMENSIONS: 3'-6" X 3'-6" X 10"	REINFORCING: (4)-#4 BARS BOTH WAYS	CAPACITY: 16000#
		MAXIMUM MOMENT: 2.374 k-ft MAXIMUM 1-WAY SHEAR LOAD: 22.358 psi GOVERNING RATIO: SOIL BEARING (.9513)		

NOTE: ALL REBAR TO BE A MIN. 3" FROM EDGE OF CONCRETE AT BOTTOM OF FOOTING.

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SUMMARY OF WORK:

LOCATION: MOLALLA TOWN HOME 151 MOLALLA AVE. OREGON CITY
STRUCTURAL ANALYSIS AND DESIGN FOR MULTI-FAMILY RESIDENCE (STRUCTURALLY DEPENDENT)

DESIGN LOADS:

CODE: 2019 OSSC
USE OR OCCUPANCY OF BUILDINGS AND STRUCTURES RISK CATEGORY (ASCE TABLE 1.5-1): II
WIND SPEED V_{basic}: 120 MPH EXPOSURE 'B', V_{asd} = 93 MPH (OSSC EQUATION 16-33)
SEISMIC DESIGN CATEGORY: 'D'
GROUND SNOW LOAD: 25 PSF (ROOF SNOW LOAD: 25 PSF)
ROOF DEAD LOAD: 17 PSF
FLOOR LIVE LOAD: 40 PSF
FLOOR DEAD LOAD: 10 PSF
SOIL BEARING PRESSURE: 1500 PSF
SOIL PASSIVE SOIL PRESSURE: 200 PSF

FRAMING REQUIREMENTS:

- WALL STUDS TO BE 2X6 DFL-#2 @ 16" O.C., TYPICAL U.N.O.
- ROOF SHEATHING TO BE 7/8" APA RATED CDX SHEATHING OR OSB. INSTALL PANELS HORIZONTALLY. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- TYPICAL WALL SHEATHING (TSN) TO BE 7/8" APA RATED CDX SHEATHING OR OSB. ALL PANEL EDGES TO BE BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING. INSTALL PANELS HORIZONTALLY OR VERTICALLY. SPACE 8d NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES. FOR OTHER CONDITIONS AND PANEL THICKNESSES, SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- FLOOR SHEATHING TO BE 5/8" APA RATED CDX SHEATHING OR OSB. SPACE 8d NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
- SILL PLATE TO BE 2X P.T. U.N.O. (REFER TO SILL BOLT SPACING IN SCHEDULE BELOW).
- FOR NAIL SIZES REFER TO BELOW.

SHEAR WALL SCHEDULE:

PANEL NOTATION	SHEATHING THICKNESS (IN.)	NAILS/ SPACING	DBL. STUD CORN. (FACE NAIL)	SILL BOLT ⁽¹⁾ SPACING	SHEAR CAPACITY (SEISMIC)	SHEAR CAPACITY (WIND)
D6	min. 7/16"	8d @ 6" O/C	16d @ 9" O/C	1/2" Ø @ 36" O/C	260 PLF	365 PLF
D4 ⁽³⁾	min. 7/16"	8d @ 4" O/C	16d @ 6" O/C	1/2" Ø @ 24" O/C	380 PLF	532 PLF
D3 ⁽³⁾	min. 7/16"	8d @ 3" O/C	16d @ 4" O/C	1/2" Ø @ 18" O/C	490 PLF	685 PLF
D2 ⁽³⁾	min. 7/16"	8d @ 2" O/C	16d @ 3" O/C	1/2" Ø @ 16" O/C	640 PLF	895 PLF
E2 ⁽⁶⁾	1 1/2" ⁽⁴⁾	10d @ 2" O/C	N/A	1/2" Ø @ 14" O/C ⁽⁶⁾	770 PLF	1077 PLF
GSN1	3/4" GYPSUM WALLBOARD	6d COOLER @ 4" o.c.	16d @ 12" o.c.	1/2" Ø @ 48" O.C.	145 PLF	145 PLF
GSN1X2 ⁽¹⁴⁾ (2 LAYERS)	3/4" GYPSUM WALLBOARD EACH FACE	6d COOLER @ 4" o.c.	16d @ 6" o.c.	1/2" Ø @ 24" O.C.	290 PLF	290 PLF

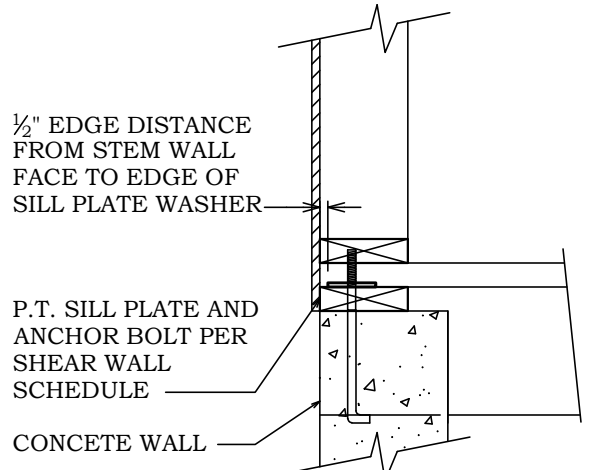
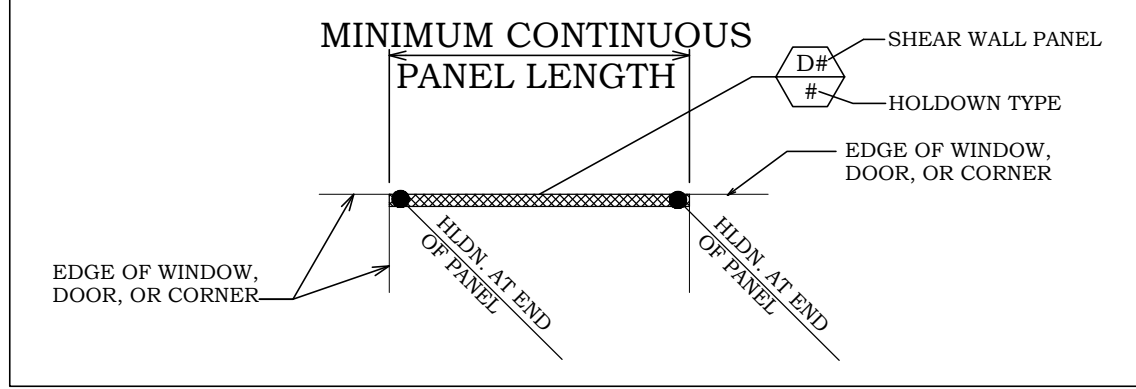
NOTES:
(1) SHEATHING TO BE APA RATED SHEATHING OR OSB (GRADE C-C OR C-D STRUCTURAL II OR BETTER).
(2) ALL PANEL EDGES TO BE BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING (DFL-#2). INSTALL PANELS EITHER HORIZONTALLY OR VERTICALLY. SPACE NAILS MAXIMUM 6" O.C. ALONG PANEL EDGES FOR STUDS SPACED 24" O.C. FOR OTHER CONDITIONS AND PANEL THICKNESSES, SPACE NAILS MAXIMUM 12" O.C. ON INTERMEDIATE SUPPORTS.
(3) FRAMING AT ADJOINING PANEL EDGES SHALL BE A SINGLE 2" NOMINAL MEMBER OR (2) 1-INCH NOMINAL MEMBER FASTENED TOGETHER WITH 16d NAILS (SPACING ABOVE) TYPICAL ENTIRE HEIGHT OF DBL. STUD. NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C.
(4) AT SHEAR WALL LOCATIONS, REFER FW/S1 AND FF/S1 FOR ROOF TO WALL AND FLOOR TO FLOOR FRAMING.
(5) INSTALL 3" SQUARE X 1/2" STEEL PLATE WASHER.
(6) FRAMING AT ADJOINING PANEL EDGES SHALL BE SINGLE 3X NOMINAL FRAMING MEMBERS AT EACH END OF THE PANEL. NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C. INSTALL MIN. 3X P.T. SILL PLATE, U.N.G.
(7) GALVANIZED NAILS SHALL BE HOT-DIPPED OR TUMBLED.

HOLD-DOWN SCHEDULE:

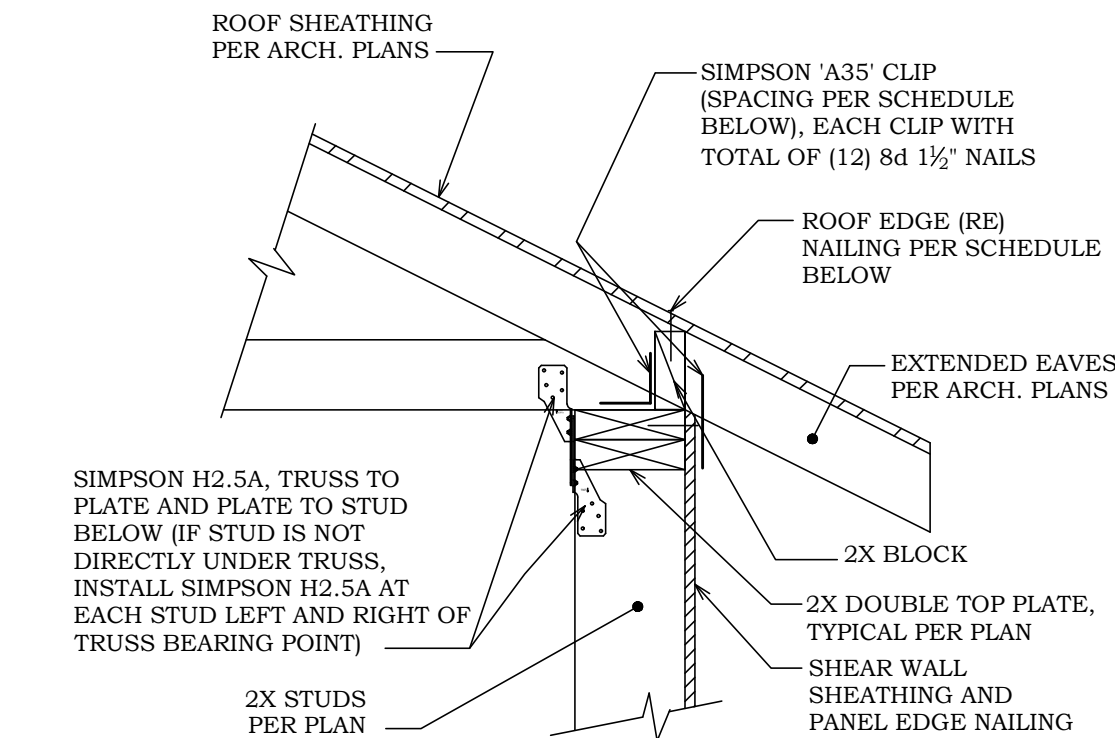
HOLDOWN NOTATION	'SIMPSON' HOLDOWN TYPE	INSTALLATION INSTRUCTIONS
2	HDU2 (3075#)	STD. SB 3/4" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLDOWN PER MANUFACTURER'S SPECIFICATIONS.
4	HDU4 (4565#)	STD. SB 3/4" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLDOWN PER MANUFACTURER'S SPECIFICATIONS.
5	HDU5 (5645#)	STD. SB 3/4" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLDOWN PER MANUFACTURER'S SPECIFICATIONS.
8	HDU8 (6765#, 6970#, 7870#)	STD. SB 3/4" X 24" MIN. 18" EMBEDMENT (6) CONCRETE. ANCHOR TO BE INSTALLED PLUMB AND LOCATED ALONG CENTER LINE OF (2)2X6 DFL-#2 WALL STUDS (MIN. 2X" EDGE DISTANCE). FASTEN STUDS TOGETHER WITH 16d NAILS @ 6" O/C ENTIRE HEIGHT OF STUD. INSTALL HOLDOWN PER MANUFACTURER'S SPECIFICATIONS.
28	MSTC28 (1535#)	INSTALL STRAP ACROSS FLOOR LINE, INSTALL MIN. (8) 16d NAILS INTO DOUBLE WALL STUDS ABOVE FLOOR AND INTO DOUBLE WALL STUDS BELOW. CENTER STRAP ON STUDS TO INSTALL NAILS INTO MIDDLE THIRD OF STUD.
40	MSTC40 (3070#)	INSTALL STRAP ACROSS FLOOR LINE, INSTALL MIN. (16) 16d NAILS INTO DOUBLE WALL STUDS ABOVE FLOOR AND INTO DOUBLE WALL STUDS BELOW. CENTER STRAP ON STUDS TO INSTALL NAILS INTO MIDDLE THIRD OF STUD.
52	MSTC52 (4610#)	INSTALL STRAP ACROSS FLOOR LINE, INSTALL MIN. (24) 16d NAILS INTO DOUBLE WALL STUDS ABOVE FLOOR AND INTO DOUBLE WALL STUDS BELOW. CENTER STRAP ON STUDS TO INSTALL NAILS INTO MIDDLE THIRD OF STUD.

NOTES:
(1) HOLDDOWNS TO BE FASTENED TO DOUBLE STUDS (CONTINUOUS FROM SILL PLATE TO DOUBLE TOP PLATE) AT PANEL ENDS. WALL STUDS SHEATHING PANEL EDGE NAILING FROM FLOOR TO FLOOR. REFER TO DETAIL FF/S1.
(2) IF HOLDDOWNS 2, 3, 6, AND 8 ARE INSTALLED FROM FLOOR TO FLOOR, REFER TO DETAIL FF/S1.
(3) U.N.O. INSTALL (1) 4" CONTINUOUS HORIZONTAL TOP BAR 3" DOWN FROM TOP OF WALL AT ALL HOLDOWN ANCHORS. EXTEND BAR MIN. 3'-0" EAST HOLDOWN IN BOTH DIRECTIONS (BEND BAR AROUND AT CORNER CONDITION). FOR THIS 10'-0" SECTION INSTALL (1) 4" VERTICAL BAR @ 24" O.C. THE HOLDOWN ANCHOR TO HORIZONTAL TOP BAR.
(4) GALVANIZED NAILS SHALL BE HOT-DIPPED OR TUMBLED.

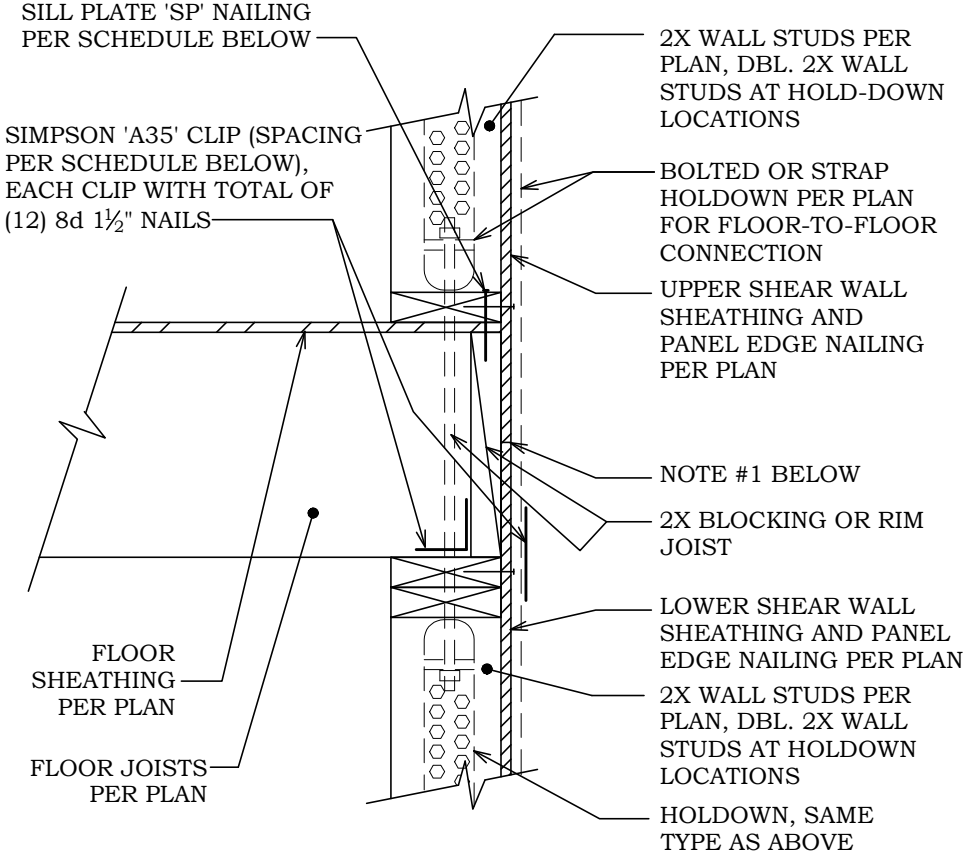
SHEAR WALL / HOLDOWN NOTATION DIAGRAM



FSD FDN. SILL PLATE SECTION



RW ROOF TO SHEAR WALL SECTION

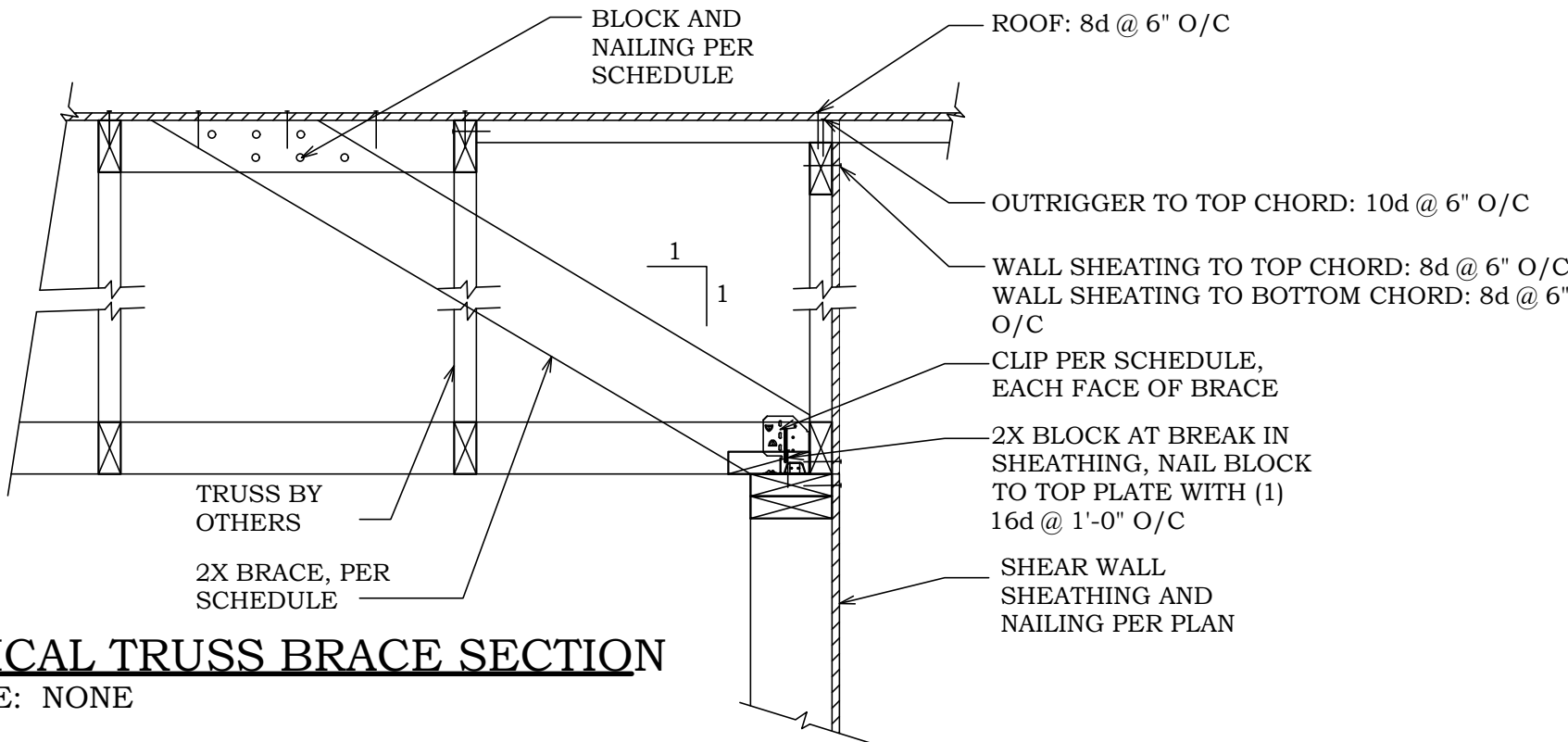


FF FLOOR TO FLOOR SECTION AT SHEAR WALL

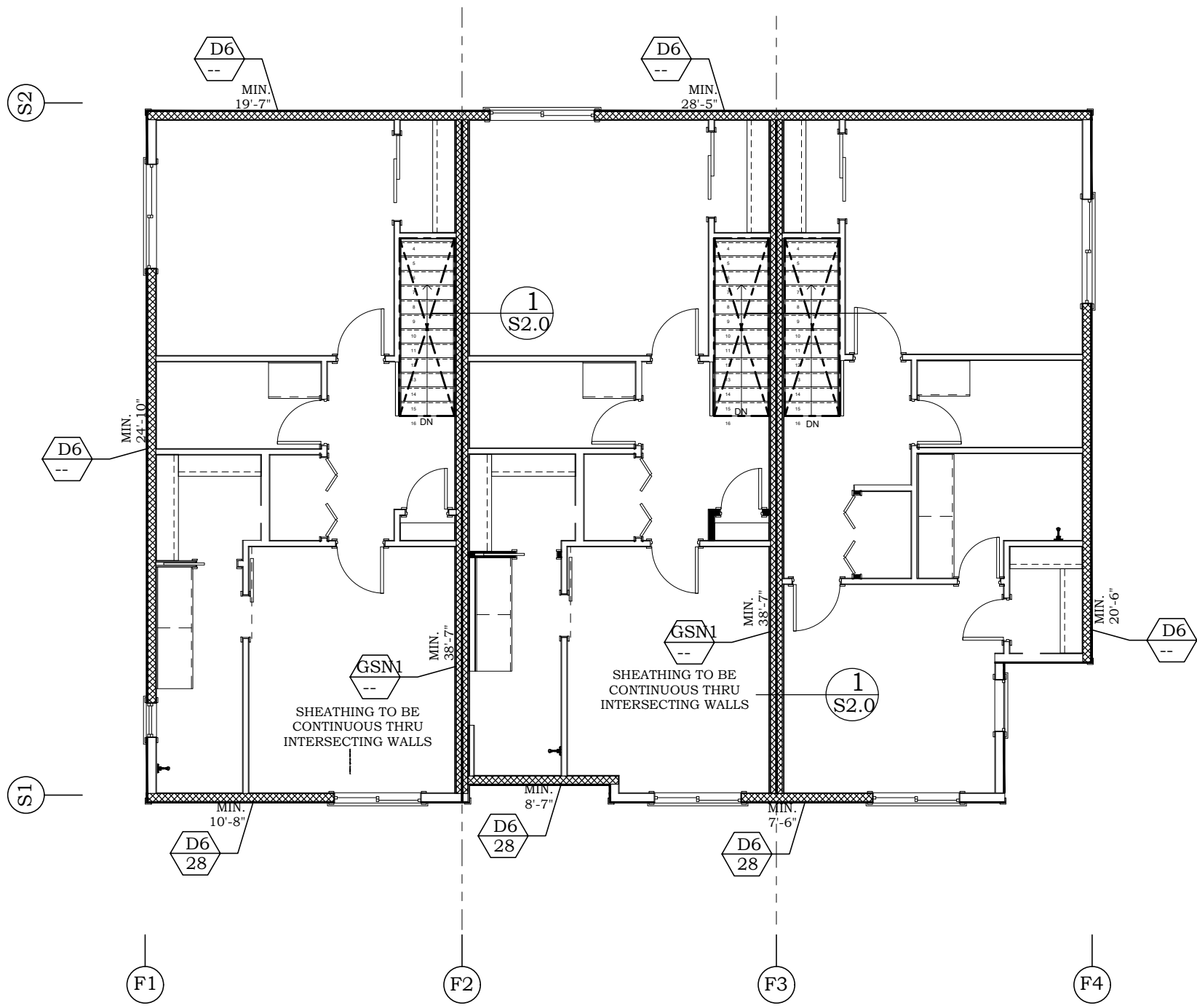
NOTE:
1. IN LIEU OF CLIPS, BREAK SHEAR WALL PANELS AT BLOCKING OR RIM JOIST (INSTALL PANEL EDGE NAILING AT BREAK).

PANEL TYPE	'SP' NAIL SPACING	SIMPSON CLIP SPACING	'RE' NAIL SPACING
D6	16d @ 8" O.C.	1'-8" O.C.	8d @ 8" O.C.
D4	16d @ 4" O.C.	1'-2" O.C.	8d @ 4" O.C.
D3	16d @ 3" O.C.	0'-11" O.C.	8d @ 3" O.C.
D2	16d @ 3" O.C.	8" O.C.	8d @ 2 1/2" O.C.
E2	16d @ 2" O.C.	7" O.C.	8d @ 2" O.C.
GSN1	16d @ 1'-0" O.C.	3'-0" O.C.	8d @ 1'-0" O.C.
GSN1X2 (2) LAYERS	16d @ 0'-6" O.C.	1'-6" O.C.	8d @ 0'-6" O.C.

BRACE LENGTH	BRACE SIZE	SPACING	CLIP AT TOP PLATE	# OF BLOCKS	# OF 16d NAILS	PANEL EDGE NAILS
5 TO 8FT	(2)2X6	3'-0" O/C	SIMPSON 'GBC'	(2)	(6) EACH BLOCK	3" O/C, (2) ROWS
1 TO 5FT	2X6	4'-0" O/C	SIMPSON 'GBC'	(2)	(6) EACH BLOCK	3" O/C, (2) ROWS

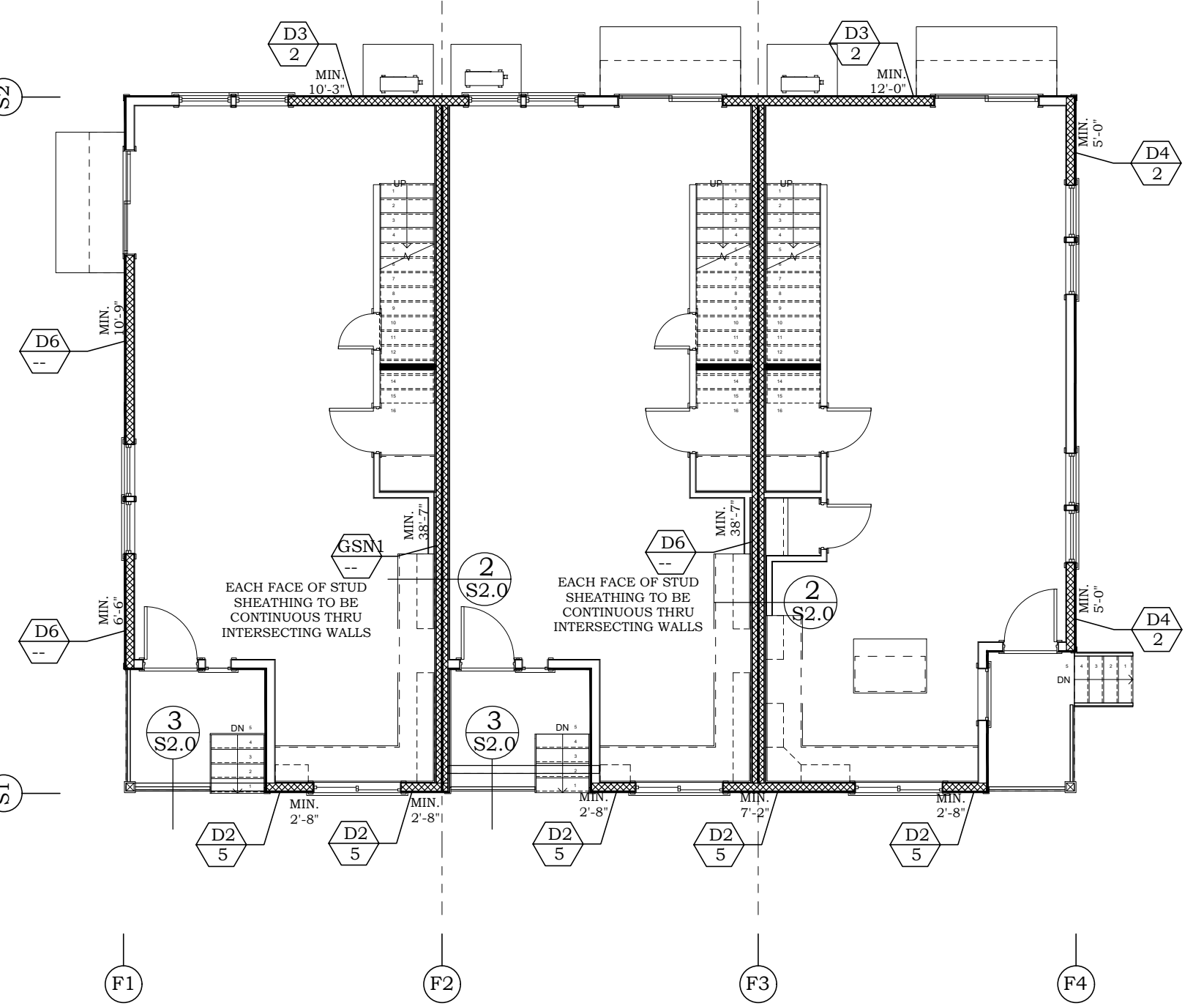


1 TYPICAL TRUSS BRACE SECTION
S1.0 SCALE: NONE



UPPER FLOOR SHEARWALL PLAN

NOTE:
1. REFER TO FRAMING REQUIREMENTS FOR TYPICAL EXTERIOR SHEATHING AND NAILING, ROOF SHEATHING AND NAILING AND FLOOR SHEATHING AND NAILING REQUIREMENTS.



MAIN FLOOR SHEARWALL PLAN

NOTE:
1. REFER TO FRAMING REQUIREMENTS FOR TYPICAL EXTERIOR SHEATHING AND NAILING, ROOF SHEATHING AND NAILING AND FLOOR SHEATHING AND NAILING REQUIREMENTS.

Item #3.

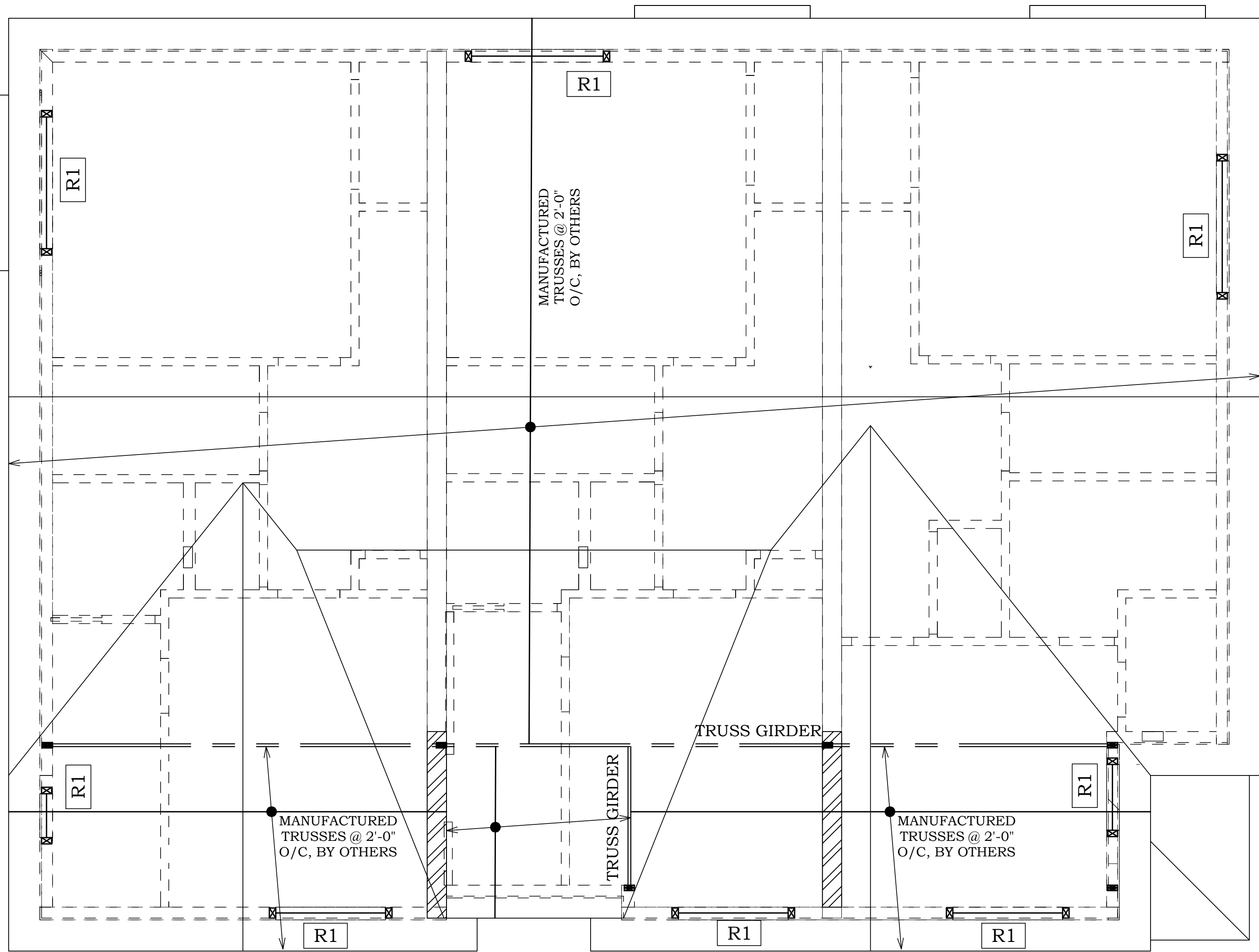
DESCRIPTION	DATE	No.

PROJECT NAME	DESCRIPTION
MOLALLA TOWNHOME	
SHEAR WALL AND HOLDOWN SCHEDULE	
SHEAR WALL PLANS	

TURNER
ENGINEERING & DESIGN
Office: (503) 633-9799
Email: turner.eandd@gmail.com
PO BOX 220
EAGLE CREEK, OREGON 97022

ENGINEERS STAMP
REGISTERED PROFESSIONAL ENGINEER 58948PE JULY 15, 2006 RICHARD J. TURNER
EXP. DATE: 06-30-24
ISSUE CD
DESIGNED BY RJT
DRAWN BY RJT
CHECKED BY RJT
DATE 01/11/23
PROJECT NO. R23014
SHEET NO.

S1.0



ROOF FRAMING PLAN

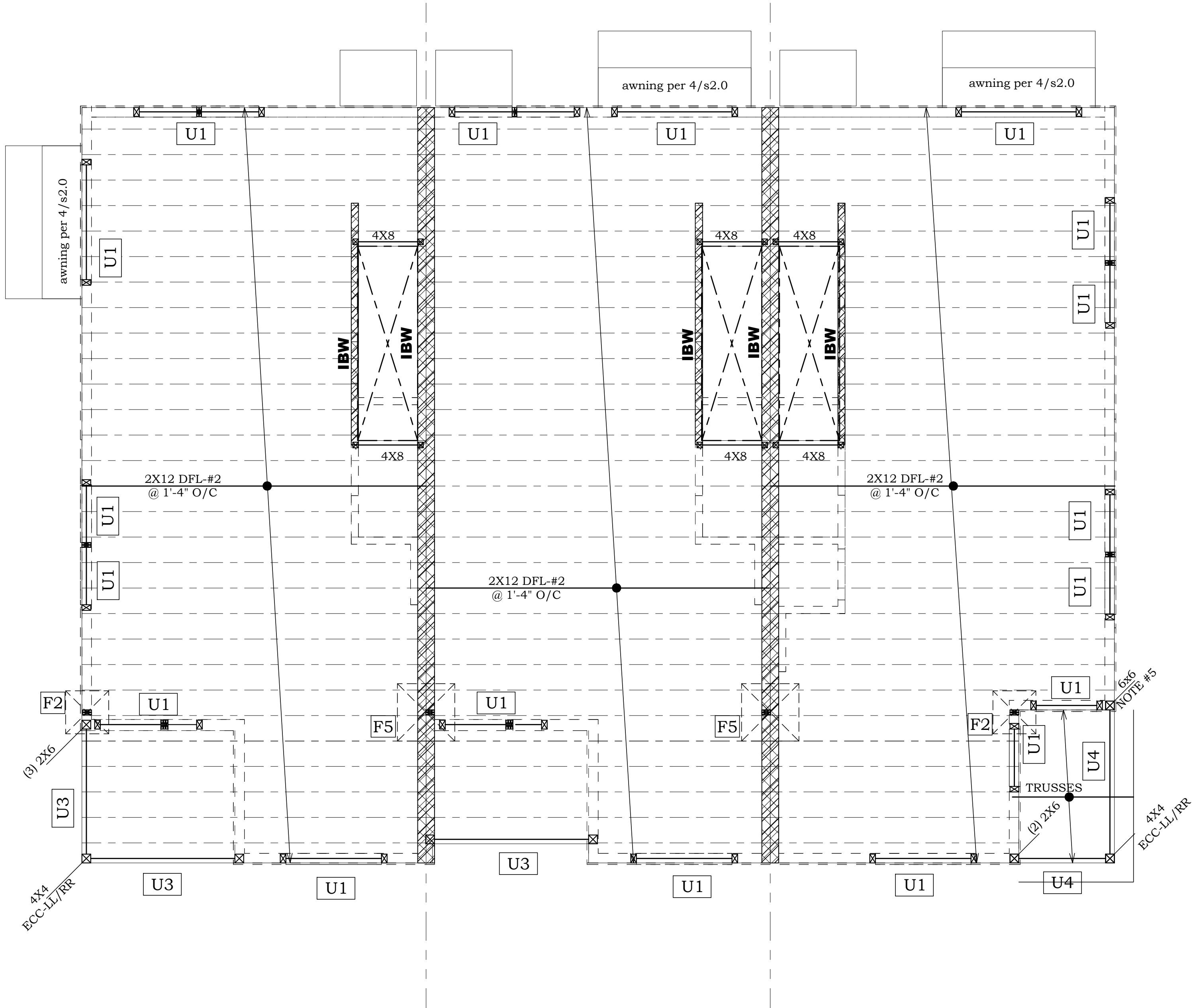
ROOF AND FLOOR FRAMING NOTES:
(1) HEADERS TO BE R1: 4X8 DFL-#2 (6'-0" MAX SPAN), U.N.O.
(2) INTERIOR HEADERS TO BE 4X8 DFL-#2 (MAX. SPAN 4'-0"), U.N.O.
(3) REFER TO ARCHITECTURAL DRAWINGS FOR ROOF FINISHING SPECIFICATIONS AND VERIFICATION OF ALL DIMENSIONS.

BEAM SCHEDULE:

BEAM SIZE	SIZE
R1	4X8 DFL-#2

TRUSS TIES

TRUSS TYPE	SIMPSON TIEDOWN	UPLIFT
TRUSS	H10A	1140#
TRUSS	H2.5A	600#
2PLY GIRDERS	LGT2	2050#
3 PLY GIRDERS	LGT3	3685#



UPPER FLOOR / LOWER ROOF FRAMING PLAN

UPPER FLOOR FRAMING NOTES:
(1) HEADERS TO BE 4X8 DFL-#2 (MAX. SPAN 4'-0"), U.N.O.
(2) INTERIOR HEADERS TO BE 4X8 DFL-#2 (MAX. SPAN 4'-0"), U.N.O.
(3) REFER TO ARCHITECTURAL DRAWINGS FOR ROOF FINISHING SPECIFICATIONS AND VERIFICATION OF ALL DIMENSIONS.
(4) TYPICAL EXTERIOR WALL POST TO BE (2) 2X6 DFL-#2 (BUNDLED STUD), FASTEN EACH STUD TOGETHER WITH 16d NAILS @ 12" O/C, TYP. ENTIRE LENGTH OF STUD, U.N.O.
(5) TYPICAL INTERIOR WALL POST TO BE (2) 2X4 DFL-#2 (BUNDLED STUD), FASTEN EACH STUD TOGETHER WITH 16d NAILS @ 12" O/C, TYP. ENTIRE LENGTH OF STUD, U.N.O.
(6) EXTERIOR POST CAPS TO BE SIMPSON PC OR EPC, IF EXPOSED CONDITION COAT PER MANUFACTURE'S SPECIFICATIONS WITH EXTERIOR EXPOSURE AND P.T. MATERIAL.
///// — IBW - INTERIOR BEARING WALL

BEAM SCHEDULE:

BEAM SIZE	SIZE
U1	4X8 DFL-#2
U2	4X10 DFL-#2
U3	4X12 DFL-#2
U4	4X12 DFL-#2

Item #3.

No.	DATE	DESCRIPTION

PROJECT NAME

MO'ALLA TOWNHOME
ROOF FLOOR FRAMING PLAN

TURNER

ENGINEERING & DESIGN

Office: (503) 633-9769-8607
Email: rturner@eanddinc@gmail.com
PO BOX 220
EAGLE CREEK, OREGON 97022

ENGINEERS STAMP

REGISTERED PROFESSIONAL
ENGINEER
58948PE

JULY 15, 2008
OREGON
RICHARD J. TURNER

EXP. DATE: 06-30-24

ISSUE

CD

DESIGNED BY

RJT

DRAWN BY

RJT

CHECKED BY

RJT

DATE

01/11/23

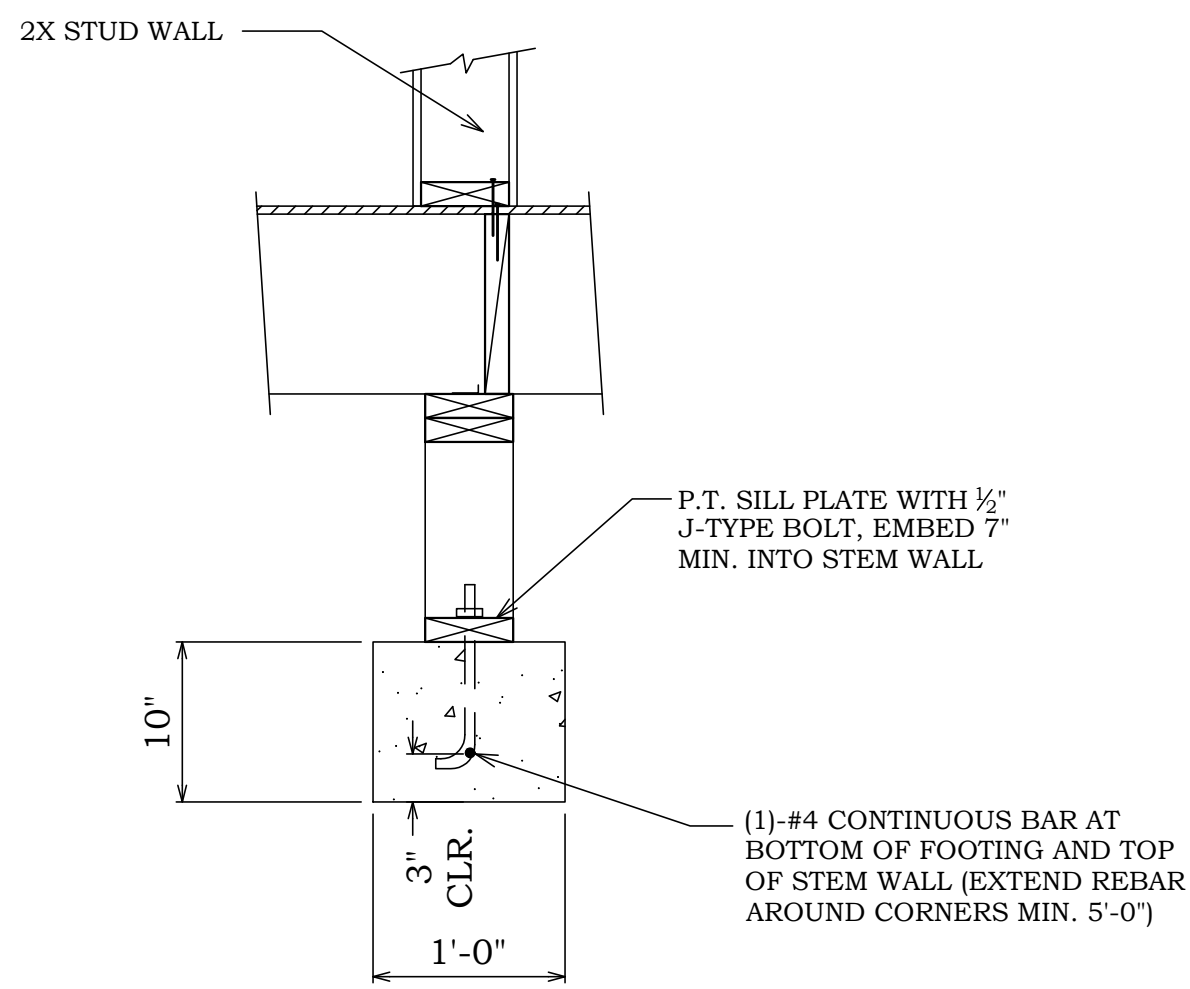
PROJECT NO.

R23014

SHEET NO.

S1.1

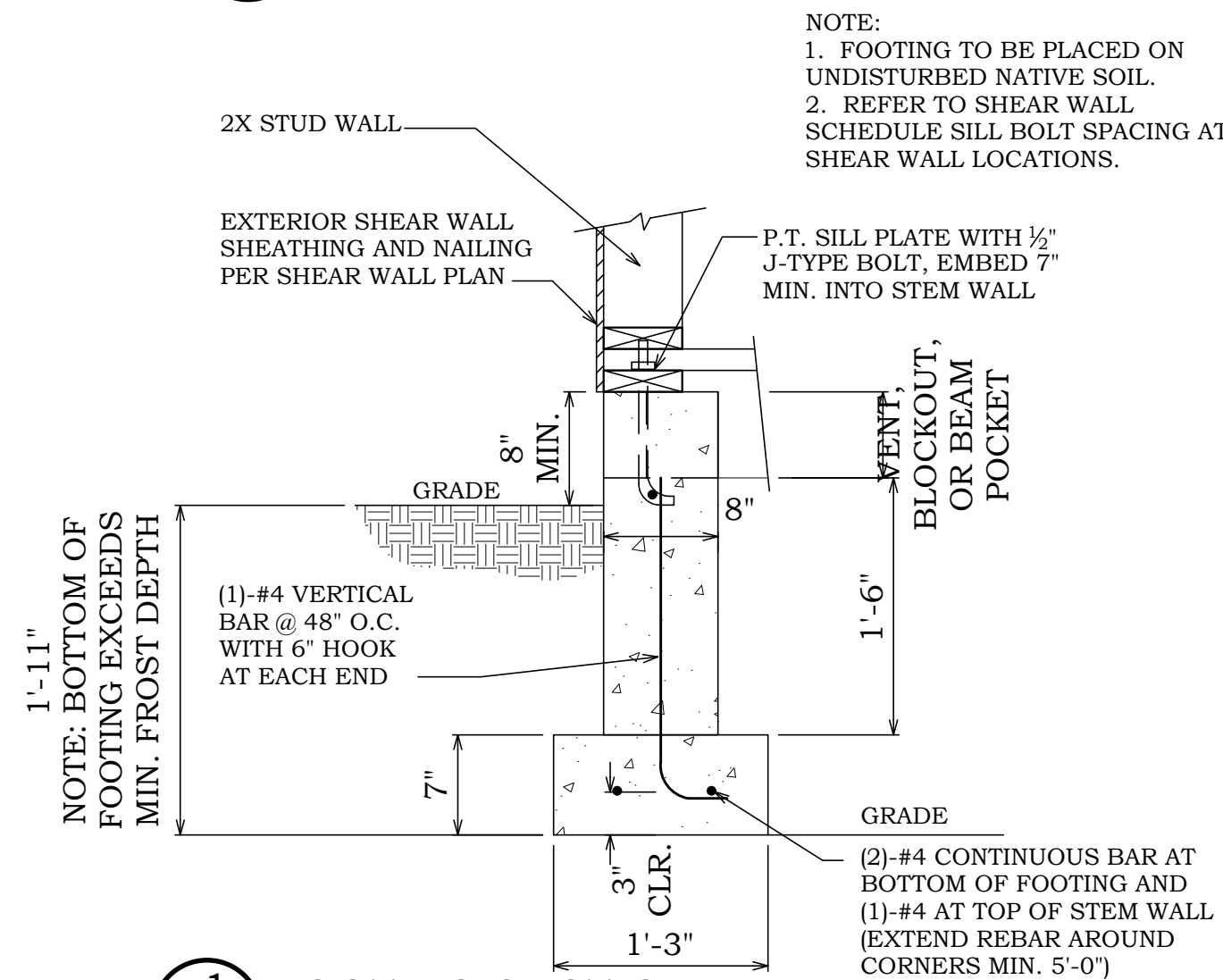
Page 101



NOTE:
1. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL.

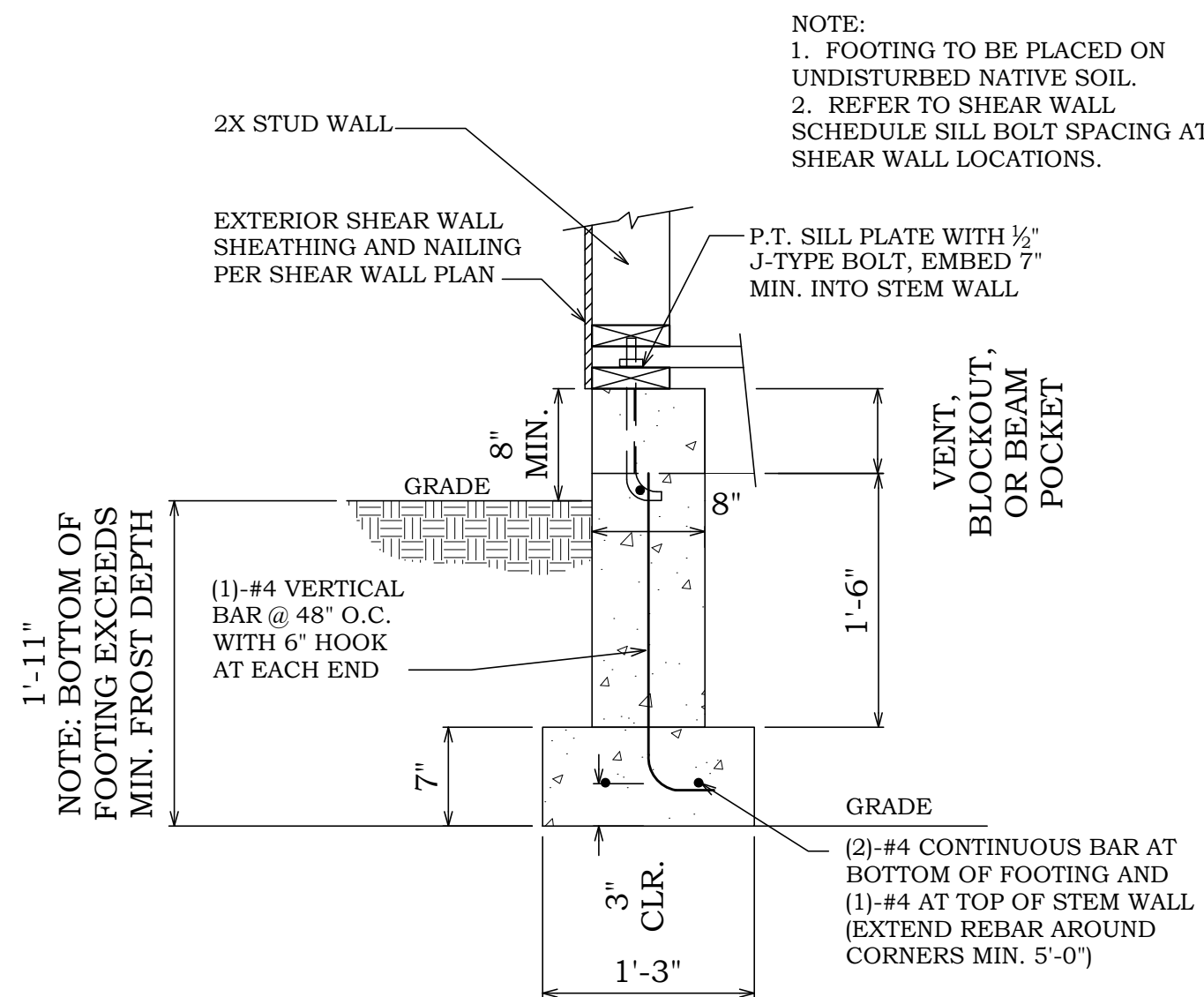
3 FOOTING SECTION

S1.2 SCALE: 1" = 1'-0"



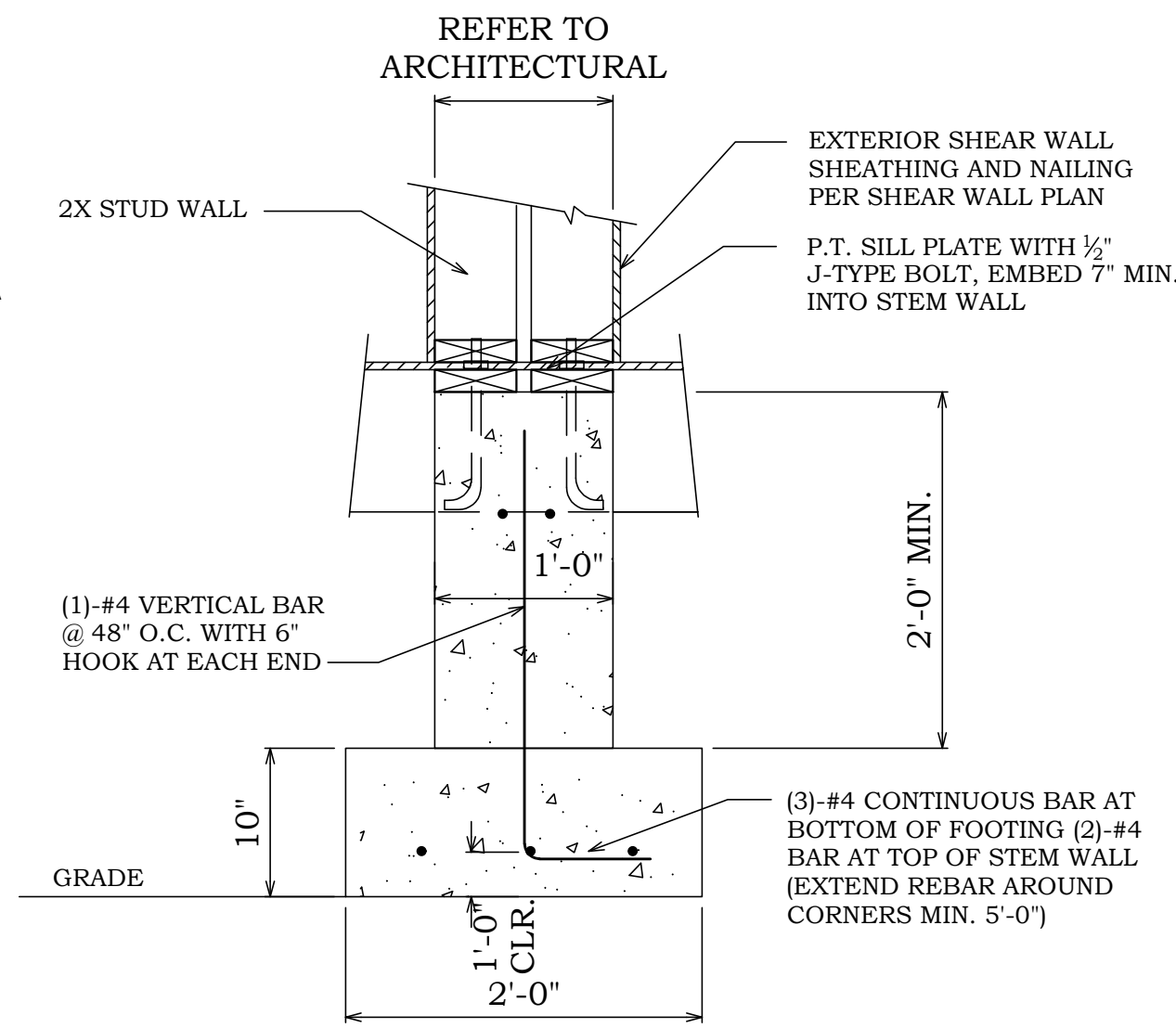
1 FOOTING SECTION

S1.2 SCALE: 1" = 1'-0"



4 FOOTING SECTION

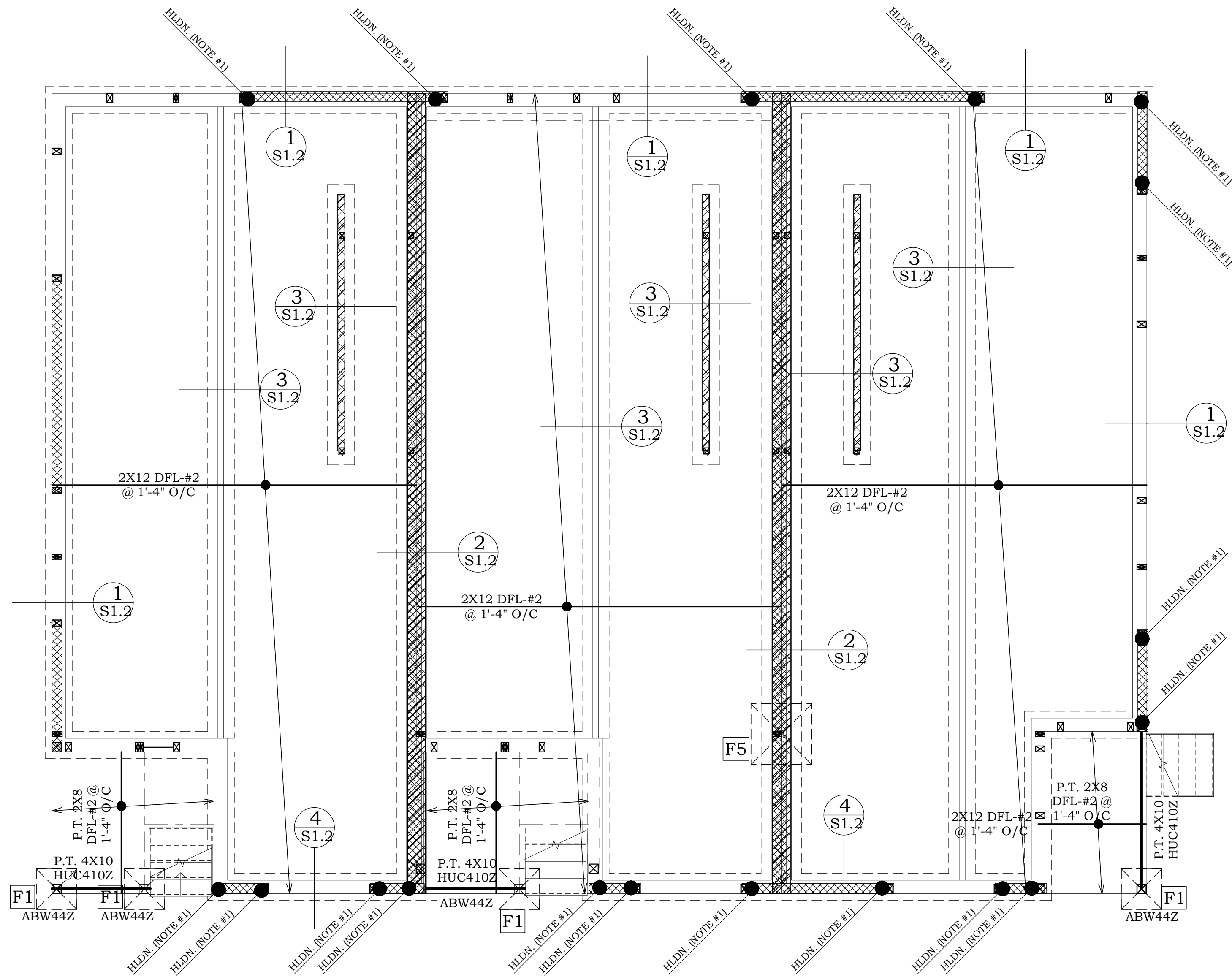
S1.2 SCALE: 1" = 1'-0"



NOTE:
1. FOOTING TO BE PLACED ON UNDISTURBED NATIVE SOIL.
2. REFER TO SHEAR WALL SCHEDULE SILL BOLT SPACING AT SHEAR WALL LOCATIONS.

2 FOOTING SECTION

S1.2 SCALE: 1" = 1'-0"



FOUNDATION NOTES

1. REFER TO MAIN FLOOR SHEAR WALL PLAN FOR HOLDOWN SIZE.
2. THIS DRAWING IS FOR LATERAL INFORMATION ONLY, REFER TO ARCHITECTURAL PLANS FOR ALL OTHER INFORMATION.

MATERIALS:

CONCRETE: MIN. 28-DAY CONCRETE STRENGTH = 2500 psi.
GRADE BEAMS, PIERS, AND SPREAD FOOTINGS SHALL BE POURED ONTO UNDISTURBED, NATIVE SOIL WHICH IS FREE FROM ANY MATERIAL THAT WILL ADVERSELY AFFECT THE SOIL DESIGN BEARING CAPACITY. THE SOIL SHALL BE EXAMINED AND FOUND TO BE SUITABLE FOR THE FOUNDATION. WEATHER PROOFING AND FINISH MATERIAL TO BE DETERMINED BY OTHERS.

SLAB CONTROL JOINTS: PER OWNERS REQUIREMENTS OR DIRECTION:

MISC. SITE PREPARATIONS:

OBTAIN AND OBEY ALL APPLICABLE REGULATIONS REGARDING GRADING AND EXCAVATION. IDENTIFY, MARK, AND PROTECT FROM DAMAGE ALL EXISTING UNDERGROUND PIPES, CONDUITS, AND CABLE (WATER SUPPLY, SANITARY SEWER, STORM SEWER, GAS, STEAM, ELECTRICAL AND COMMUNICATION CABLE). REMOVE SOIL WITH ORGANIC MATTER. PERFORM BACKFILL AND COMPACTION IN A SYSTEMATIC PATTERN, TO ASSURE COMPLETE AND CONSISTENT WORK. IF ANY OVER-EXCAVATION ACCIDENTALLY OCCURS, CORRECT IT WITH WELL-COMPACTED BACKFILL. PROVIDE TESTING AND INSPECTION OF BACKFILL AND COMPACTION. LAYER BACKFILL IN 6 IN. TO 12 IN. INCREMENTS. COMPACT ALL FILL. USE STABILIZED FILL MATERIAL OF AN APPROVED TYPE AND FROM AN APPROVED SOURCE. TEST AND APPROVE MATERIAL DELIVERED FROM OTHER SITES. DO NOT ALLOW ANY DEBRIS TO BE MIXED WITH FILL. CURE CONCRETE TO FULL REQUIRED STRENGTH BEFORE BACKFILLING. PROVIDE DRAINAGE CATCHERS PER ARCHITECTURAL DRAWINGS.

SPECIAL INSPECTION: NONE

(1) FOOTING	SCHEDULE	REINFORCING BARS	CAPACITY
F1	2'-0"x2'-0"x8"	(2) #4 BARS EACH WAY	5500#
F2	2'-3"x2'-3"x8"	(2) #4 BARS EACH WAY	7000#
F3	2'-6"x2'-6"x8"	(3) #4 BARS EACH WAY	8600#
F4	2'-9"x2'-9"x8"	(3) #4 BARS EACH WAY	10500#
F5	3'-0"x3'-0"x8"	(3) #4 BARS EACH WAY	12500#

(1)-3" CLEAR FROM BOTTOM OF FOOTING

PROJECT NAME
DATE
No.

DESCRIPTION
MOALLA TOWNHOME
UPPER FLOOR FRAMING PLAN

ENGINEER'S STAMP
TURNER
ENGINEERING & DESIGN
Office: (503) 533-9798
Email: turner.eandd@comcast.net
PO BOX 220
EAGLE CREEK, OREGON 97022

ENGINEERS STAMP

REGISTERED PROFESSIONAL
ENGINEER
58948PE
JULY 15, 2006
RICHARD J. TURNER

EXP. DATE: 06-30-24

ISSUE

CD

DESIGNED BY

RJT

DRAWN BY

RJT

CHECKED BY

RJT

DATE

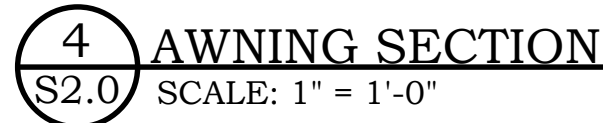
01/11/23

PROJECT NO.

R23014

SHEET NO.

S1.2



110050071 WIREL

MOLALLA TOWNHOME
STRUCTURAL DETAILS



ENGINEER'S STAMP

REGISTERED PROFESSIONAL
ENGINEER
58949PE
Richard J. Turner
OREGON
JULY 15, 2003
RICHARD J. TURNER

EXP. DATE: 06-30-24

SUE

CD

DESIGNED BY
RJT

DRAWN BY
RJT

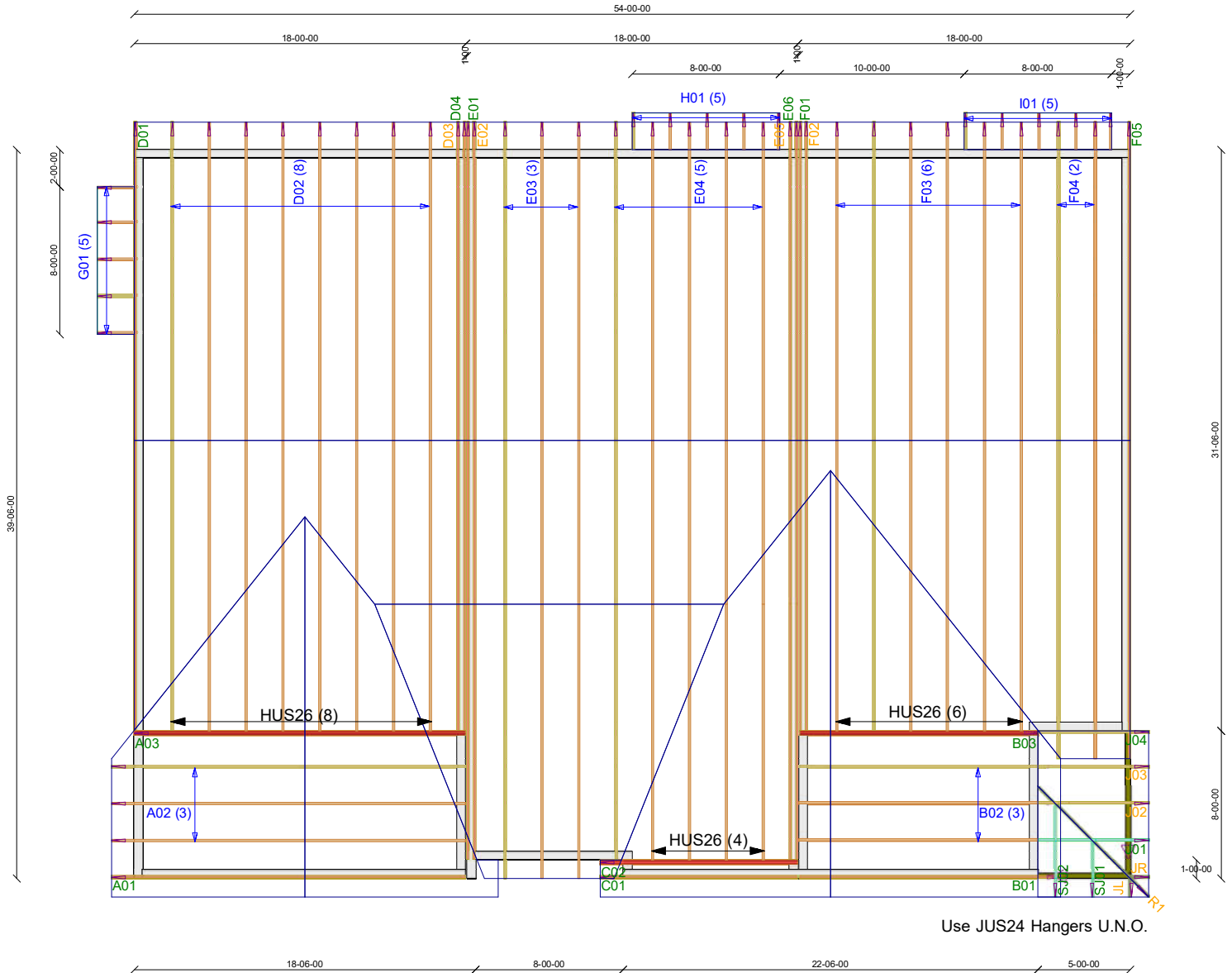
CHECKED BY
RJT

DATE
01/11/23

PROJECT NO.
R23014

SHEET NO.
S2.0

Page 103



(360)750-1470 Vancouver
 (503)285-2615 Portland
 (360)750-1493 Fax
 1-877-TRUSWAY Toll Free
 3901 NE 68th Street
 Vancouver, WA 98661

CUSTOMER: PARR LUMBER NW PORTLAND
 JOB NAME: MODERN NORTHWEST
 PLAN: Molalla Townhome
 JOB NUMBER: 22013098
 SALESMAN: NATHAN VANATTA

PITCH: 4,6,8,10/12
 OVERHANGS: 1' - 6"
 LOADING: 25-7-10
 WIND SPEED:
 BUILDING EXP:



Right Elevation
1/4" = 1'-0"

Upper Floor Plan

Upper Floor Plan
Main Floor Plan

Main Floor Plan

























OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM

Item #3.

HISTORIC NAME: Rasmussen-Buol House DATE OF CONSTRUCTION: c. 1911
COMMON NAME: _____ ORIGINAL USE: Residence
ADDRESS: 151 Molalla Avenue PRESENT USE: Residence
OWNER: Mrs. Gladys Buol, 151 Molalla Avenue ARCH./BLDR.: Jeppe Rasmussen (bldr.)
STYLE: Bungalow/Vernacular
T/R/S: 2-2E-32CB TAX LOT: 9900 BLDG. STRUC. DIST. SITE OBJ. (CIRCLE)
ADDITION: Pleasant Hill Addition THEME: Architecture, 20th Century
LOT: 8, 9 BLOCK: 13 QUAD: Oregon City

PLAN TYPE/SHAPE: Square NO. OF STORIES: 2
FOUNDATION MATERIAL: Concrete BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Gable. Decorative brackets. Composition. Shed-roof dormer.
WALL CONSTRUCTION: Wood STRUCTURAL FRAME: Stud
PRIMARY WINDOW TYPE: One-over-one double-hung windows with corniced, wide trim.
SURFACING MATERIALS: Bevel siding.
DECORATIVE FEATURES: Shingles in gable end. Square bay on north. Recessed first floor
OTHER: forms a porch with narrow battered columns and bevel-sided balustrade.
CONDITION: EXCELLENT _____ GOOD X FAIR _____ DETERIORATED _____ MOVED _____ (date)
EXTERIOR ALTERATIONS/ADDITIONS (dated): One-story wing in rear, shed-roof dormer,
carport, rear porch, all n.d.
NOTEWORTHY LANDSCAPE FEATURES: Heavily landscaped; obscures house from highway.
ASSOCIATED STRUCTURES: 412, 410 Logus (other Rasmussen Houses).
KNOWN ARCHAEOLOGICAL FEATURES: None.

GEOGRAPHIC SETTING: Occupies a large corner lot at the intersection of Molalla Avenue and
Logus Street. This would be a very prominent location, if it were not for the very dense
landscaping which obscures the house from view. This is actually beneficial, as it
buffers the residence from the commercial Molalla Avenue corridor.
STATEMENT OF SIGNIFICANCE: (Historical and/or architectural importance, dates, events,
persons, contexts): The owner-builder, Jeppe Rasmussen, was a Dane who built a number
of houses in this addition, completing one before selling the one he was in and moving into
the new one. He sold this house to the Buols after their marriage (the Buols have owned
the house since 1919). Rasmussen was apparently quite a curmudgeon, who scolded children
and wrung the neighbors' chickens necks if they happened to stray into his garden.
Rasmussen built 412 and 410 Logus Street as well. Mrs. Buol still lives in the house.
This is one of the nicer houses which depict the self-trained carpenter's transition from
vernacular to bungalow style.

SOURCES: Pioneer National Title Company Records, Oregon City. Sanborn Insurance Map,
1911. Clackamas County Tax Rolls, 1901. Interview with Mrs. Gladys Buol, by Pat
Erigero, 1982.

NEGATIVE NO: Roll K, #7
SLIDE NO: _____

RECORDED BY: Patricia Erigero
DATE: May 1982

SHPO INVENTORY NO.: _____

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE INVENTORY FORM - TWO

Item #3.

NAME: Rasmussen-Buol House

T/R/S: 2-2E-32CB

TAX LOT 9900

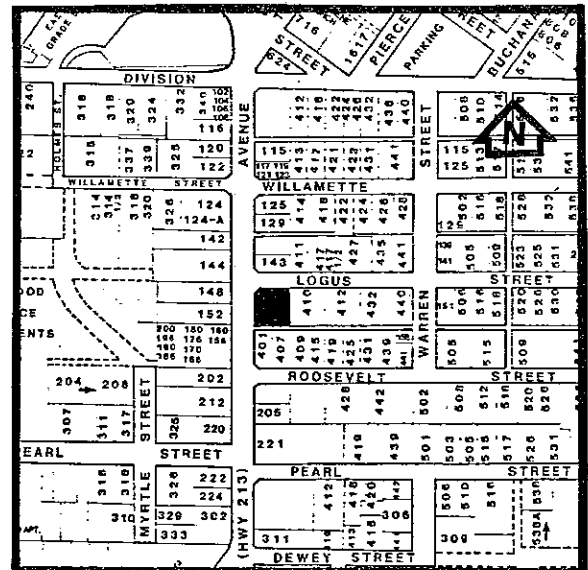
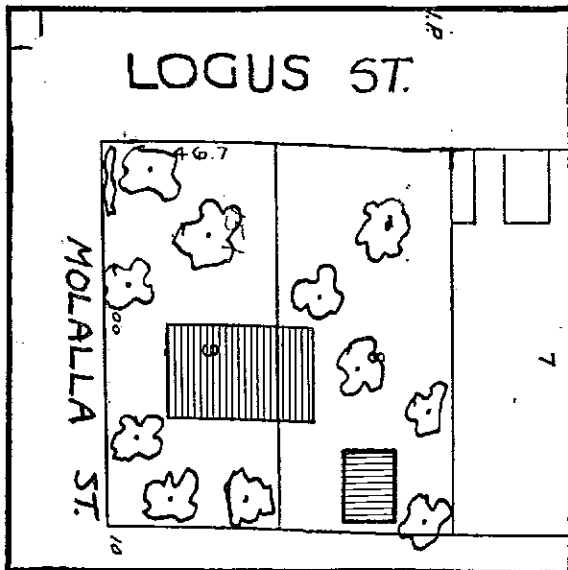
ADDRESS: 151 Molalla Avenue

QUADRANGLE: Oregon City



NEGATIVE NO. Roll K, #7

SLIDE NO. _____



GRAPHIC AND PHOTO SOURCES: Base Map of Oregon City, 1987.
Oregon City Planning Department Photograph, 1987.

SHPO INVENTORY NO.: _____

March 15, 2023

City of Oregon City HRB
625 Center St
Oregon City, OR 97045

Subject: Comment on GLUA-23-00001 & HR 23-00002 Rasmussen-Buol House 151 Molalla Ave

Attention: Historic Review Board

Our Steering voted on 3/3/23 for Elyville NA to comment concerning land use on the historic property at 151 Molalla Avenue between Logus St. and Roosevelt St. You may be unaware this home is one of the unique gems of our neighborhood. In addition, it is the parent home for another historic home on 412 Logus St., namely the Rasmussen-Hadley House. Both are located on Pleasant Hill, as part of the Pleasant Hill Plots, all donated by the Holmes family in and around 1900. Within the next decade Oregon City absorbed the Elyville geographic location as shown on the 1910 Sanborn Maps. The Pleasant Hill Plots foreshadowed the incorporation of Elyville by Oregon City as expansion moved southwards to add affordable housing. So, the property has historical significance to the Elyville Neighborhood.

Neighborhood myth maintains that the original owner and builder, as an old man, used to scream at any passerby on Molalla Ave. Jepp Rasmussen, a Danish designer and famous woodworker, sold the house and subsequently designed and built the home on the child plot at 412 Logus St. The subsequent owners of 151 Molalla., the Bouls, are a mainstay of Elyville, occupying the home since 1919. The historical homes play an integral role in neighborhood lore.

The city commission decided in 2019, before HB 2001, that Molalla Avenue would be mixed use with commercial use on the bottom and residential on top. With the requirement of new infill to accommodate increased housing density, my hope is to reignite this vision to make Oregon City a walkable city. This could restore the initial idea of Ely and tie our community to its roots. The state mandate, while it forces our hands, requires thoughtful and creative planning, so that our communities do not end disconnected and disjointed from their original character.

In hindsight, we can talk about our hopes. However, there is a present reality that this project will move forward not as I desire. There are some compromises I believe can be made, especially considering the historic home next door. In its current form, the proposed build is not aligned with the historic look of the area and degrades the character of the neighborhood. I beg you as conservators of our history and pioneer spirit to consider my comments. Advocate for our historic homes and for what little is left of Elyville.

17.40.010 Purpose

- Does not improve the historically registered property of elements of the city's, "cultural, social, economic, political, and architectural history."

- Does not embrace cultural heritage and does not embody or reflect in such improvements.
- Does not help the property value of the historic home.
- Does not complement for foster significance to this historic home.
- Does not promote conservation of this home or promote conservation of other historic homes of the community.

17.40.040 - Citizen Involvement

As a neighbor keenly familiar with the history of the neighborhood, I tried to attend the initial interview for application with the City of Oregon City Planning Department. The developer would not allow me to attend or invite me in this process. I am now required to invoke an appeal to your board to provide valuable input. This lack of transparency sows mistrust between the community and the developer.

17.40.060 Exterior Alteration and New Construction

- Please require an archeological study.
- If requesting a tribal endorsement, please include the Grand Ronde who should be involved. Any items found should be preserved and protected.
- The outside of the condos should try to look similar to the historic look of the neighborhood.
- The vinyl windows do not match the historic property.

The design of the home should remain in a “bungalow” style to maintain the stylistic character of Rassmussen. We wish to see more symmetry in the design, including the roofline and side facing Molalla Ave. The entrance and window arrangement is aesthetically unappealing. Rassmussen was a known woodmaker and moldings should reflect that character. The width and height would negatively impact the historic home’s visual presentation and accessibility.

The historic overlay has natural springs going downhill from our homes that feed into Newell Creek Canyon. I am concerned about neighbors below if the water is not irrigated properly. Please address potential water runoff since the layout does not appear capable of accommodating a drainage system. (natural mitigators, such as the two trees on the property are to be removed).

17.39.060 Relationship to Master Plan

Two mature trees on the property are being removed. Ideally, we would like to see the development implement those trees in design for preservation.

These are my concerns and requests. I would love to see alterations and modifications that honor the history of Elyville. Thank you for listening and your commitment as volunteers. We are not a conservation or historic district but the parts we do have are sacred to our neighborhood.

Elyville Quotes

"It's a monstrosity."

"This will awaken the curmudgeon spirit of Rasmussen."

"Right up to the sidewalk. Wow...that is awful."

"What the hell is with that Molalla-facing side with almost symmetrical windows but one is missing and there's just a random blank chunk on the wall?"

"We depreciate our historic character and turning into Gresham"

"Looks like a religious compound"

"Sucks."

"Get hoodwinked on Molalla."

Kindest regards,

Karla Laws
Elyville NA Chair
503.956.0634
419 Roosevelt St
Oregon City, OR 97045

Received 3/16/23 @ 1:08 p.m. by Kay Neuman

Item #3.

3/16/23

Oregon City, Or
Planning Dept

due: 3/17/23
hand deliver

Re: Proposed building
at Logus St & Molalla
GLUA-23-00001 and HR 23-00002 151 Molalla
No address 2-2E-32CB 09901

I am writing this comment
to request limited height
for this proposed building.
This building does not match the character next door.
The building at 1202 Jackson St,
102, 201, 202 12th Street was
not allowed a third story
floor on that building, per
Oregon City authorities.

I respectfully request a
height limit on this
proposed building to have
consistency in Oregon City
neighborhoods and rulings.

Respectfully, Roberta J. Adrian
Tel: 503-557-8959 613 Logus St Oregon City



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Historic Review Board
From: Kay Neumann, Administrative Assistant

Agenda Date: 03/28/2023

SUBJECT:

Historic Review Board Minutes Approval

STAFF RECOMMENDATION:

Staff recommends HRB approve the meeting minutes listed below and attached for your review

BACKGROUND:

Please find multiple meeting minutes attached for review to be approved at the next meeting. These are meeting minutes that have no record of being approved. Staff understands that previous Historic Review Board Members may have been on the Board at the time, but we are asking that you review and agree to allow them to stand as written so that they can be published for the public to view as needed. A backlog of minutes that have not been approved exists because of insufficient staff time and turnover issues. In the past, an outside contractor was used to create the minutes for City Commission Meetings only and as staff time became more and more limited the contractor took over this responsibility for other committees supported by Community Development, including Historic Review Board.

The City Recorder's office conducted an audit of all minutes for the City's public meetings and found there were a large number of minutes that were not drafted, were drafted but not approved, or were posted on-line and not approved. The City Recorder used the audit to create a tracking log of the disposition of each meeting. Based on this information staff will include minutes from previous meetings on each agenda until all drafted minutes are approved. The intention in the future is to bring minutes back for approval closer to the original meeting date.

Attached for your information is the Commission Policy and Procedure that applies to the City Commission and all other boards and committees of the City of Oregon City. Section 5.4 Meeting Minutes describes the essential elements that need to be included in each document. The minutes you are asked to approve meet these standards.

Minutes in this packet include:

1. January 24, 2023
2. January 25, 2022
3. May 26, 2020
4. October 22, 2019
5. April 4, 2016
6. October 27, 2015
7. April 28, 2015
8. February 25, 2014
9. January 28, 2014
10. November 26, 2013

NOTE: These can all be approved as a single motion and do not need to be approved individually. There will be additional sessions with multiple meeting minutes. The City is in the process of devising a plan to fill in the many meetings where minutes have not yet been transcribed.



Commission Policy and Procedure

SUBJECT: Public Meetings Policy and Procedure	EFFECTIVE DATE: November 15, 2017
POLICY NUMBER: Commission Policy 1-3	REVIEWED: Adopted March 5, 1997 Reviewed November 7, 2017 Revised November 15, 2017

1.0 PURPOSE

- 1.1 The purpose of this policy is to provide guidelines for public meetings according to ORS 192.610 to 192.690.

2.0 APPLICABILITY

- 2.1 This policy applies to the City Commission, all city boards, commissions, and committees that serve at the pleasure of the City Commission, and any other body that requires a quorum in order to make a decision.

3.0 IN GENERAL

- 3.1 The Oregon form of government requires an informed public aware of the deliberations and decisions of governing bodies and the information upon which such decisions were made. It is the intent of the City of Oregon City that decisions of its governing bodies be arrived at openly according to ORS 192.610 to 192.690.

4.0 DEFINITIONS

- 4.1 Decision. A decision means any determination, action, vote, or final disposition upon a motion, proposal, resolution, order, ordinance or measure on which a vote of a governing body is required, at any meeting at which a quorum is present.
- 4.2 Executive Session. An executive session is any meeting or part of a meeting of a governing body which is closed to certain persons for deliberation on certain matters.
- 4.3 Governing Body. A governing body means the members of any public body which consists of two or more members, with the authority to make decisions for or

recommendations to a public body on policy or administration.

- 4.4 Public Body. A public body is the state, any regional council, county, city or district, or any municipal or public corporation, or any board, department, commission, council, bureau, committee or subcommittee or advisory group or any other agency thereof.
- 4.5 Meeting. A meeting is the convening of a governing body of a public body for which a quorum is required in order to make a decision or to deliberate toward a decision on any matter. A meeting does not include any on-site inspection of any project or program. A meeting also does not include the attendance of members of a governing body at any national, regional or state association to which the public body or the members belong.

5.0 PUBLIC MEETING GUIDELINES

- 5.1 Open Meetings. All meetings of a governing body of a public body must be open to the public and all persons shall be permitted to attend any meeting except as otherwise provided by ORS 192.610 to 192.690.

No quorum of governing body shall meet in private for the purpose of deciding on or deliberating toward a decision on any matter except as otherwise provided by ORS 192.610 to 192.690.

All regular meetings will be adjourned no later than 10:00 p.m. unless extending the meeting until no later than 11:00 p.m. is unanimously agreed upon by the governing body present at the meeting.

- 5.2 Meeting Location. Meetings of a governing body of a public body shall be held within the geographic boundaries over which the public body has jurisdiction; or at the administrative headquarters of the public body; or at the nearest practical location.

A governing body shall not hold a meeting at any place where discrimination on the basis of race, creed, color, sex, age, national origin or disability is practiced. However, the fact that organizations with restricted membership hold meetings at the place shall not restrict its use by a public body if use of the place by a restricted membership organization is not the primary purpose of the place or its predominate use.

- 5.3 Public Notice. The governing body of a public body shall provide for and give public notice, reasonably calculated to give actual notice to interested persons including news media which have requested notice, of the time and place for holding regular meetings. The notice shall also include a list of the principal subjects anticipated to be considered at the meeting, but this requirement shall not limit the ability of a governing body to consider additional subjects.

5.3.1 If an *executive session only* (according to 192.660) will be held, the notice

shall be given to the members of the governing body, to the general public and to news media which have requested notice, stating the specific provision of law authorizing the executive session.

- 5.3.2 No *special or emergency meeting* shall be held without at least twenty-four (24) hours notice to the members of the governing body, the news media which have requested notice and the general public. In the case of an actual emergency, a meeting may be held upon such notice as is appropriate to the circumstances but the minutes for such a meeting shall describe the emergency justifying less than twenty-four (24) hours notice.

- 5.4 Meeting Minutes. The governing body of a public body shall provide for the sound, video or digital recording or the taking of written minutes of all its meetings. Neither a full transcript nor a recording of the meeting is required, except as otherwise provided by law but the written minutes or recording must give a true reflection of the matters discussed at the meeting and the views of the participants. All minutes or recordings shall be available to the public within a reasonable time after the meeting.

A minimum of action minutes shall be provided and include at least the following information:

- All members of the governing body present;
- All motions, proposals, resolutions, orders, ordinances, and measures proposed and their disposition;
- The results of all votes and except for public bodies consisting of more than twenty-five (25) members unless requested by a member of that body, the vote of each member by name;
- The subject of any items discussed; and
- A reference to any document discussed at the meeting.

Minutes of *executive sessions* shall be kept in accordance with the above five (5) points. Instead of written minutes, a record of any executive session may be kept in the form of a sound video tape or digital recording which need not be transcribed unless otherwise provided by law. Material, the disclosure of which is inconsistent with the purpose for which a meeting under ORS 192.660 is authorized to be held, may be excluded from disclosure. However, excluded materials are authorized to be examined privately by court in any legal action and the court shall determine their admissibility. Any violation of these public meeting guidelines shall be subject to enforcement proceedings as specified in ORS 192.680 and 192.685.



CITY OF OREGON CITY HISTORIC REVIEW BOARD MINUTES

Virtual Meeting
Tuesday, January 24, 2023 at 7:00 PM

This meeting will be held online via Zoom; please contact ocplanning@orc.org for the meeting link.

CALL TO ORDER

OATH OF OFFICE

1. Mayor Denyse McGriff will administer the Oath of Office to Robert Green and Tim Powell as new Historic Review Board members.

Mayor McGriff administered the oath of office to Board members Green and Powell and thanked the Historic Review Board for their service to the community.

ELECTIONS

Board member Ferry was elected Chairperson of the Historic Review Board. Board member Powell was elected Vice Chairperson.

PUBLIC COMMENT

Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. To assist in tracking your time, refer to the timer at the dais. Prior to speaking, citizens shall complete a comment form and deliver it to the Staff Member. When the Chair calls your name, proceed to the speaker table and state your name and city of residence into the microphone. The Historic Review Board Officers do not generally engage in dialog with those making comments but may refer the issue to the City Manager.

PUBLIC HEARING

2. GLUA-22-00039 and HR 22-00013: Historic Review for solar panel installation of street-facing roof planes on a designated structure in the McLoughlin Conservation district, the William T. Whitlock House at 1216 Jackson Street.

Ms. Robertson Gardiner provided an overview of the proposal. An alternative analysis was emailed to the Board at on Monday, which provided for the panels to be located on both roofs planes of the detached garage. This led to a 37% reduction in power production, with is slightly less than the staff report identified with the removal and not the relocation of the panels on the main south-facing roof. Staff recommended approval with conditions, including one that required fencing or landscaping to block the ground mechanical units.

Board Member Powell asked about the needed structural upgrades indicated in the plan. Board Member Green provided some additional information indicating that structural upgrades were highlighted as an option. Board member Green wanted to know more about the alternative analysis and if the main panels could be moved to the smaller rear roof of the main house in addition to the two sets on the garage- He wondered if that would get the power production closer to the original proposal.

The homeowner and solar representative responded that they could do that additional analysis and return at a future meeting. The revised design could also be reviewed as Type I review would be withdrawn. If the applicant still wants/needs to use the main floor for power generation, they will return at the February 28, 2023 HRB meeting with additional information.

No public comment was heard for this application.

Board Member Green moved to continue the application to February 28, 2023

Board Member Powell seconded the motion.

The Board voted 5-0 to continue the application to February 28, 2023

3. GLUA 22-00031: HR-22-00011 Resubmission for a full ADA Ramp Modification of HR 20-00001 -1020 5th Street

Ms. Robertson Gardiner provided next steps for this application.

At the November 22, 2022, Historic Review Board meeting, the Board reviewed the submittal and found that there was a lack of evidence in the record to support the revised ADA ramp design that transitioned from the wood railings (side door entrances) to metal railings (rear door entrance).

The HRB provided a list of revised submittals that would be needed to demonstrate a concerted effort to protect historic resources and meet the needs of the Applicant under the Americans with Disabilities Act. Alternatives Analysis, Consistent Revised Plans, Landscape Plan. As of this evening, no additional information has been submitted to staff.

This application (HR 22-0011) with a revised design (wood + metal) full ADA ramp to the rear elevation continues to lack the needed evidence to show that the proposal provides the best option to balance the needs of the applicant and the impact on the historic district. Staff recommends Denial of GLUA 22-00031: HR 22-0011 1020 5th Steet as the proposal does not demonstrate a concerted effort to protect historic resources and meets the needs of the Applicant under the Americans with Disabilities Act.

Ms. Robertson Gardiner provided a draft motion and indicated that the application would not be attending the meeting this evening and was aware that the Board most likely would be denying the application. She also indicated that the applicant could still pursue the reduced side door ramp design approved in 2021. Ms. Robertson reminded the Board that the land use conditions of approval are tied to the final certificate of occupancy. The Building Official can

approve a temporary Certificate of Occupancy with the owner, which is paid monthly until all the outstanding land use items are fulfilled.

Board member Green asked about the use of the site and past approvals.

Md Robertson-Gardiner indicated that the proposed use is a live/work dwelling with a one-dwelling unit. If another use, such as residential care- is proposed- it will be reviewed to comply with zone and building codes. Mrs. Robertson Gardiner also provides background in the previous ADA ramp approval, which the applicant can still pursue.

Public Comment: Jilene Modlin thanked the HRB for keeping this project and requiring compatible development in the historic District. Ms. Modlin wants all new development to be an asset to the neighborhood.

Board member Edgar Moved to deny GLUA 22-00031; HR-22-00011 resubmission for a full ADA ramp modification of HR 20-00001 for the reasons set forth in the January 17, 2023 Revised Staff Report and the motion stated on slide 4 of staff's presentation.

Board member Powell seconded the motion.

The Board voted 5-0 to deny GLUA 22-00031; HR-22-00011

COMMUNICATIONS

3. 2022 HRB Accomplishments

Chair Ferry provided an overview of the 2022 HRB accomplishments and will present at the February 15, 2023 City Commission meeting.

ADJOURNMENT



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes Historic Review Board

Tuesday, January 25, 2022

7:00 PM

Commission Chambers

1. Convene Regular Meeting and Roll Call

Chair Blythe called the meeting to order at 7:00 PM.

Present: 5 - Board Member Paul Edgar, Board Member Sabrina Ferry, Board Member Ray Stobie, Board Member Grant Blythe, and Board Member Jessica Belknap

Staffers: 3 - Planner Kelly Reid, Interim Community Development Director Aquilla Hurd-Ravich, and Planning Manager Theresa Montalvo

2. Public Comment — None

3. Public Hearings: GLUA 21-00061 / HR-21-00024: Historic Review for New Construction at 724 Polk Street, site of the Clark S. Fuge residence, a historic landmark site.

Chair Blythe opened the public hearing and read the hearing statement. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

All Board members had visited the site.

Kelly Reid, Planner, presented the staff report. At the previous hearing on this application, the demolition of the garage was approved. This was a decision on new construction at the Clark S. Fuge residence. The hearing had been continued to get more information on how the new structure would be connected to the existing house. She explained the new drawings for the proposed new structure and connection to the existing home. She then discussed the other changes to the proposal, including no front balcony but a window instead and the space would not be an ADU, just a living space. She reviewed the new construction criteria and staff recommendation of approval with conditions.

There was discussion regarding the roof pitch of the structures and windows.

Randy Bell, applicant, said he intended to use wood, double hung windows to match the rest of the house. The footprint of the new building would be the same as the old garage. The trim would match the existing house.

There was no other public testimony.

Chair Blythe closed the public hearing.

The Board deliberated on the application. There was consensus to change Condition #1 to add that the windows in the front would be wood, double hung windows.

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to approve GLUA 21-00061 / HR-21-00024: Historic Review for New Construction at 724 Polk Street, site of the Clark S. Fuge residence, a historic landmark site with conditions as amended. The motion carried by the following vote:

Aye: 5 – Chair Blythe, Board Member Edgar, Board Member Stobie, Board Member Ferry, and Board Member Jessica Belknap

GLUA-21-00063 and HR 21-00026: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation district, the Otto and Luelle Erickson House

Chair Blythe opened the public hearing. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare.

All Board members had visited the site.

Ms. Reid presented the staff report. This was a request for alterations to 819 4th Street. She discussed the condition of the house, HRB police for solar technology, Comprehensive Plan policies, proposed solar panels, placement of panels, guidance from NPS, precedent, alternatives analysis, findings, and staff recommendation for continuance to allow the applicant time to provide an alternatives analysis and any other evidence the Board might request.

There was discussion regarding an alternate building that could be used.

Matt Modesette of Ion Solar, representing the applicant, discussed the requirements to pass code, how the panels would be installed, alternate installations, color of the materials, and dimensions.

The Board wanted more information on alternatives including panels on the accessory structures and ground mounts and a spec sheet for the panels.

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to continue GLUA-21-00063 and HR 21-00026: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation district, the Otto and Luelle Erickson House to February 22, 2022. The motion passed by the following vote:

Aye: 5 – Chair Blythe, Board Member Edgar, Board Member Stobie, Board Member Ferry, and Board Member Jessica Belknap

GLUA-21-00065 and HR 21-00027: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation District at 503 Madison Street, the Arthur and

Daisy Farr House

Chair Blythe opened the public hearing. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare.

All Board members had visited or driven by the site.

Ms. Reid presented the staff report. This was a request for alterations to 503 Madison Street. She discussed the condition of the house, HRB policy for solar technology, Comprehensive Plan policies, proposed solar panels, placement of panels, guidance from NPS, alternatives analysis, findings, and recommended conditions of approval.

Scott and Suzanne Dunfee, applicants, wanted to maintain the integrity of the home. They thought they could find a way to balance the historic and environmental concerns. They would not be violating the architectural structure or style.

The Board suggested relocating the two panels on the primary façade facing the front entrance.

David Campbell, Ion Solar, discussed the suggestion. Further analysis could be done, but he thought the design proposed was the best option. He did not think the panels would be visible.

Mr. Dunfee agreed the panels would not be seen from the walkway up to the house or at the front door.

Board Member Belknap had walked around the property and confirmed it was difficult to see the top of the roof. She did not think the two panels would be a problem.

There was no other public testimony.

Chair Blythe closed the public hearing.

The Board deliberated on the application. There was consensus that the low-pitched roof made the panels less conspicuous, the roof face was secondary to the front entrance gable, and the landscaping blocked the direct view of the roof.

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to approve GLUA-21-00065 and HR 21-00027: Historic Review for solar panel installation on street-facing roof planes on a designated structure in the McLoughlin Conservation District at 503 Madison Street, the Arthur and Daisy Farr House with conditions. The motion carried by the following vote:

Aye: 5 – Chair Blythe, Board Member Edgar, Board Member Stobie, Board Member Ferry, and Board Member Jessica Belknap

4. Other Business: Election of Chair and Vice Chair

A motion was made by Board Member Edgar, seconded by Board Member Stobie, to nominate Grant Blythe for Chair and Sabrina Ferry for Vice Chair for 2022. The motion carried by the following vote:

Aye: 5 – Chair Blythe, Board Member Edgar, Board Member Stobie, Board Member

Ferry, and Board Member Jessica Belknap

2021 HRB Accomplishments

Ms. Reid reviewed the list of accomplishments that would be shared with the City Commission.

5. Communications

Ms. Reid said it was time to apply for the Certified Local Government grant and they had to come up with projects for the funding.

Aquilla Hurd-Ravich, Interim Community Development Director, introduced herself.

Theresa Montalvo, Planning Manager, introduced herself.

6. Adjournment

Chair Blythe adjourned the meeting at 9:09 PM.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Item #4.

Meeting Minutes - Draft

Historic Review Board

Tuesday, May 26, 2020

7:00 PM

Commission Chambers

1. Call to Order

Vice Chair Baysinger called the meeting to order at 7:00 PM.

Present: 4 - Grant Blythe, Ken Baysinger, Ray Stobie and Claire Met

Absent: 1 - Jon McLoughlin

Staffers: 2 - Christina Robertson-Gardiner and Laura Terway

2. Public Comments

There were no public comments on non-agenda items.

3. Public Hearings

3a. GLUA-20-00007/HR 20-04: Historic Review Board review of a new single-family home and detached garage in the Canemah National Register Historic District on 4th Avenue.

Vice Chair Baysinger opened the public hearing and read the hearing statement. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

Board Member Blythe said he and the applicant were subject to a maintenance agreement for the pavement in the Hedges Street right-of-way between 4th and 5th Avenues.

Vice Chair Baysinger said he and his wife were licensed real estate brokers in Oregon and in that capacity they assisted the public in the purchase and sale of residential properties including some in the Canemah and McLoughlin Districts. This property was not currently on the market and he had no conflict of interest. Regarding ex parte contacts, this application had been discussed at the Neighborhood Association meeting in February. He recused himself from that discussion.

All Board members had visited the site.

Christina Robertson-Gardiner, Senior Planner, presented the staff report. This was a request for a new single family home and detached garage in the Canemah National Register Historic District. She entered items into the record and read Chair McLoughlin's email recommending approval. She clarified a typo in the staff report and noted the 120 day deadline for the application was June 20, 2020. She reviewed the options for the Board regarding this application and provided an overview of the site

location, street view, tree preservation/removal requirements, and revised site plan, entryway design, basement level, elevations, and floor plan. She then explained the recommended conditions and revisions to conditions 7, 14, 15, and 20.

Bo Robinson, representing the applicant, explained the proposed elevations.

Lyudmila Ezersky, applicant, had worked with staff to revise the application. She discussed how the basement would be screened with landscaping and how this was the sixth time they had come to the Board.

There was discussion regarding the basement, gable porch on the north elevation, removing the double doors onto the deck and putting in a half window and single door instead, example of a bungalow in Canemah submitted by Vice Chair Baysinger, setbacks, need for square columns, options for under the porch, and cantilevering the portions on the east elevation to meet the 37 feet at grade.

Vice Chair Baysinger closed the public hearing.

The Board deliberated on the conditions. For Condition #7, the last clause was deleted. The gable on the 4th Avenue elevation could be removed or closed. The single door to the deck could either be centered or moved to the east. Condition #14 was revised to say the applicant shall reduce the full width of the porch to be a maximum of 37 feet at grade. The east elevation bump out may be allowed at grade or cantilevered. The porch proposed in the May revised plan was allowed and shall be revised to show a closed gable with lap siding or square wood lattice beneath as cover. Condition #15 was revised to clarify the smooth lap siding could be 4 or 6 inches or wood. An additional Condition #26 was added: the applicant shall revise the porch or house design to reduce the width five inches to meet the underlying zone side yard setback. If the gable on the north elevation was closed, the gable on the west elevation should also be closed. Condition #20 would say doors on the 4th Avenue elevation would be solid or half light. Another Condition #27 was added stating the applicant shall revise the plans to show square columns on all elevations.

The Board made findings that explained how the conditions reduced the massing and the proposal was compatible with the Canemah District.

A motion was made by Board Member Met, seconded by Board Member Blythe, to approve HR 20-04: Historic Review Board review of a new single-family home and detached garage in the Canemah National Register Historic District on 4th Avenue with the revised conditions as discussed. The motion carried by the following vote:

Aye: 4 - Grant Blythe, Ken Baysinger, Ray Stobie and Claire Met

3b.

GLUA-20-00005 and HR 20-01: Historic Review for a new live/work unit in the McLoughlin Conservation District on 5th Street

Vice Chair Baysinger opened the public hearing and read the hearing statement. He asked if any Board member had ex parte contacts, conflicts of interest, bias, or any other statements to declare including a visit to the site.

Vice Chair Baysinger said he and his wife were licensed real estate brokers in Oregon and in that capacity they assisted the public in the purchase and sale of residential properties including some in the Canemah and McLoughlin Districts. This property was not currently on the market and he had no conflict of interest.

All Board members had visited the site.

Ms. Robertson-Gardiner presented the staff report. This was a request for a new live/work unit in the McLoughlin Conservation District. She entered items into the record and read the email from Chair McLoughlin. She noted the 120 day deadline for this application was August 6, 2020. She explained the options for Board action on this application. She described the site location, live/work requirements, street view on 5th Street, adjacent historic resources, and revised site plan and elevations. The questions for the Board were in regard to the massing and garage location. She then reviewed the conditions of approval.

John Delson, representing the applicant, said they heard the Board's concerns about the garage and building height at the last meeting and a number of revisions were made. He explained the need for a retaining wall in front of the garage, setbacks, stormwater detention, and sloping of the lot which were the reasons for the garage location. Regarding the massing, they eliminated a bedroom and bathroom in the back and reshaped the building. They provided a three foot separation from the house and garage and there were now two smaller garage doors. The roof was lowered as well.

Jessica Ingleman, representing the applicant, said this property was at the edge of the district where the density and consistent pattern of the historic resources were not quite as robust leaving an opportunity for more flexibility given the constraints of the sloped site and what they were trying to achieve with the commercial use. This was a craftsman foursquare which could handle the larger square footage in its architectural presentation. She did not think it was out of character of the district especially since they did not have to balance it with two smaller homes on either side. She did not think the garage was obtrusive on the district to have a change in the pattern since there were no historic resources adjacent to the property setting the tone. They had to balance how much they made it look like a historic resource in the district versus acknowledging that it was a modern building with modern requirements. There was also a financial feasibility to having a detached garage that was moved back and she did not think overall it would gain much in compatibility. It made more sense to have the garage forward and attached to the house.

Board Member Met thought the massing was more pronounced being next to the Guild building.

Board Member Blythe asked for the reasons for the revised roof line and dormer.

Mr. Delson said in response to the concern about the height of the building, they lowered the roof and the upper floor was cut. The dormers only allowed an 8 foot ceiling for the living space. It was a two and a half story building with commercial on the ground level. The jogging roof would allow some usable space under the attic. To provide a separation from the garage and house, they eliminated some square footage on the back as well. There were other homes on this street with attached garages. Because of the concerns, they did provide a separation.

Vice Chair Baysinger entered into the record the old Hutchinson Hospital which was comparable in size and a block away from this site.

Vice Chair Baysinger closed the public hearing.

The Board deliberated on the garage. They thought it was acceptable, with no other

feasible location on the site and the separation of the garage and house met the intention.

Vice Chair Baysinger suggested a condition that no barrier could be put in the gap between the house and garage that could not be seen through, such as a steel gate.

The Board deliberated on the massing. They thought it was acceptable given there was a mix of different size houses in the neighborhood and the style was geared towards residential as opposed to commercial.

Ms. Robertson-Gardiner suggested revising Condition #6 to add all retaining walls associated with the garage and left elevation shall be no more than six feet tall and the retaining wall shall be no taller than four feet.

A motion was made by Board Member Blythe, seconded by Board Member Stobie, to approve HR 20-01: Historic Review for a new live/work unit in the McLoughlin Conservation District on 5th Street with the conditions as revised. The motion carried by the following vote:

Aye: 4 - Grant Blythe, Ken Baysinger, Ray Stobie and Claire Met

4. Communications

4a. Seeking Volunteers to Lead Oregon City's Comprehensive Plan-Nomination for CIC Representative on Project Advisory Team (PAT)

Ms. Robertson-Gardiner said the City was working on updating the Comprehensive Plan and a volunteer from the HRB was needed for the project advisory committee.

Laura Terway, Community Development Director, described the role of the project advisory committee.

Board Member Blythe volunteered.

5. Adjournment

Vice Chair Baysinger adjourned the meeting at 9:18 PM.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Item #4.

Meeting Minutes - Draft

Historic Review Board

Tuesday, October 22, 2019

7:00 PM

Commission Chambers

1. Call To Order

Chair McLoughlin called the meeting to order at 7:00 PM.

Present: 4 - Grant Blythe, Jon McLoughlin, Ken Baysinger and Ray Stobie

Absent: 1 - Claire Met

Staffers: 2 - Kelly Reid and Carrie Richter

2. Public Comments

There were no public comments on non-agenda items.

3. Public Hearing

GLUA-19-00029 and HR-19-00004: Historic Review for New Construction in the Canemah National Register District at 306 4th Avenue

Chair McLoughlin opened the public hearing and read the hearing statement. He asked if any Board Member had ex parte contacts, conflicts of interest, bias, or any other statements to declare.

Board Member Baysinger said the applicant made a presentation at the June Canemah Neighborhood Association meeting which he chaired. He was not involved in the discussion and did not vote on the application.

All board members had visited the site.

Kelly Reid, Planner, presented the staff report. This was a request for a new single family home in the Canemah National Register District on 4th Avenue and Ganong Street. The site was in the Geologic Hazard Overlay District and Willamette River Greenway Overlay District. The Natural Resource Overlay District was nearby. Two years ago a vernacular home was proposed on the property by a previous homeowner and it was approved by the Board. She discussed the subject site as well as the site plan for a bungalow style home facing 4th Avenue with an attached garage on the side connecting to the gravel driveway on the lower ground level. The home approved two years ago had a similar plan. She then reviewed the design guidelines and discussed the retaining walls, tree removal, massing, and materials proposed. She listed the recommended conditions of approval.

There was discussion regarding the color scheme.

Tim and Taryn Ahaus, applicants, said they planned to paint the house white. They discussed the reasons for the proposed 8-12 roof pitch.

There was discussion regarding the front windows, retaining walls, and stairs on the front. It was pointed out that sliders to the back patio were not allowed. French doors or French sliders should be used.

Ron Bistline, representing the Canemah Neighborhood Association, said the Association was in favor of the design.

Chair McLoughlin closed the public hearing.

There was consensus to add a condition that the applicant use a single door, French door, or French slider on the rear of the home.

Board Member Blythe added his findings for the massing, design, roof pitch, windows, color, and garage.

A motion was made by Board Member Baysinger, seconded by Board Member Stobie, to approve GLUA-19-00029 and HR-19-00004: Historic Review for new construction in the Canemah National Register District at 306 4th Avenue with the recommended conditions from staff and added condition regarding the slider door. The motion carried by the following vote:

Aye: 4 - Grant Blythe, Jon McLoughlin, Ken Baysinger and Ray Stobie

4. Approval of the Minutes

Minutes

A motion was made by Board Member Baysinger, seconded by Board Member Stobie, to approve the August 28, September 25, and October 23, 2018 meeting minutes. The motion carried by the following vote:

Aye: 4 - Grant Blythe, Jon McLoughlin, Ken Baysinger and Ray Stobie

5. Communications

Ms. Reid said the HRB annual report would be given to the City Commission in November. Board Member Baysinger volunteered to give the report.

Ms. Reid said two Board member terms were expiring and two applications had been received as well as the renewals from current Board members. She would forward the applications to the Board and the Board could decide whether or not to hold interviews. She announced a Certified Local Government Grant Workshop on November 14.

6. Adjournment

Chair McLoughlin adjourned the meeting at 8:00 PM.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Item #4.

Meeting Minutes - Final

Historic Review Board

Tuesday, April 26, 2016

6:00 PM

Commission Chambers

1. Call to Order

Chair Baysinger called the meeting to order at 6:10 PM.

Present: 2 - Claire Met and Ken Baysinger

Absent: 1 - Robert Siewert

Staffers: 2 - Christina Robertson-Gardiner and John Stutesman

2. Discussion Items:

Preservation Month Activities

Claire Blaylock, Executive Director of the Clackamas County Historical Society, discussed the preservation programming based around the Preserving Places exhibit at the Museum of the Oregon Territory. The exhibit highlighted the work that was done at the Ermatinger House as well as highlighted the Molalla Log House, Gordon House, Carmen House, and Timberline Lodge. A series of educational programming was going on as well about historic preservation including a historic window workshop, historic house research workshop, and earthquake preparedness and historic house preservation. A preservation newsletter and preservation pamphlets were being created as well. There would be a workshop on May 7.

Chair Baysinger said due to lack of a quorum, the rest of the agenda would be postponed until the May meeting.

Chair Baysinger adjourned the meeting at 6:45 PM.

3. Break for Dinner - Return at 7:00PM

4. Preservation Grants

PG 16-02-Porch Repair

5. Design Advice

Design Advice- 811 Monroe

6. Communications

7. Adjournment



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Item #4.

Meeting Minutes

Historic Review Board

Tuesday, October 27, 2015

6:00 PM

Commission Chambers

1. Call to Order

Chair Metson called the meeting to order at 6:00 p.m. Claire Met arrived at 6:36 p.m.

2015-2016 Goals

Christina Robertson-Gardiner, Planner, reviewed the final draft of the draft work plan included in the agenda packet compiled by the Historic Review Board in previous meetings. Highlights included:

- 1. May - Preservation Month. Ms. Robertson-Gardiner suggested roundtable collaborative discussion with area heritage organizations to share ideas on preservation and heritage issues. Jonathan Stone noted that the Museum of the Oregon Territory's upcoming year-long exhibit would be the building blocks of architecture, and he encouraged continued partnership with the MOOT.*
- 2. Apply for Certified Local Government Grant 2016 and begin discussion at Nov. 2015 HRB work session. Ms. Robertson-Gardiner stated the City was allowed up to \$20,000 in projects, and suggested using some of the funds, if granted, to provide education to help the MOOT's exhibit be successful and educational. The grant funds may be used for survey and inventory; National register nominations; construction projects for National listed properties; and education materials including speakers and conferences. The Community Development Department would match the grant amount received. Access to the grant funds would be early summer.*
- 3. Delist Landmarks that have irretrievable loss of integrity and/or were demolished; perform a staff audit to determine how they were allowed to be altered without HRB approval. There are approximately six buildings to evaluate. The Board agreed to address this issue during March 2016.*
- 4. Inform and include the HRB on stakeholder issues relating to the Willamette Falls Legacy Project. Ms. Robertson-Gardiner gave a brief overview of the WFLP including the choice of the design company for Phase I. Approximately \$18M was secured to date. As the schematic design begins, emphasis will be on building an inviting and catalytic Phase I. She stated the riverwalk was going through schematic design and the property owner was refining their plan.*
- 5. Revise city website historic resources to be more user friendly and include the following information:*
 - Upload City-wide Survey data*
 - Make public information available buildings.*
 - Make public information available about the downsides of such things as painting brick, applying vinyl siding over wood siding, and installing vinyl windows.*
 - Provide more information on preservation incentives, including state and federal programs. Work with Oregon City GIS on new mapping platform that will be*

able to access all existing survey forms

Derek Metson asked if the grant funds could be used to help with website improvements and Ms. Robertson-Gardiner agreed to look into that.

6. Policy Discussions:

The policy discussions would take place at noticed HRB work sessions and may consist of literature searches, presentation by preservation professionals, city staff, city attorneys or neighborhood association members. Any proposed actions resulting from these discussions would be coordinated with the City Commission. Compatibility of breezeways in historic districts would be discussed.

Motion by Ken Baysinger, Second by Robert Siewert, to adopt the draft work plan as presented.

Review Home Owner Education Packets and Historic Public Facilities Brochures

The Historic Review Board reviewed the draft homeowner education packets and historic public facilities brochures created as part of the 2014-2015 CLG grant process. Jonathan Stone suggested the brochures be designed to fit into brochure stands, such as the elevator rack. Chair Metson noted the white frame around the lower photo was not centered on the back of the McLoughlin Promenade brochure. He also suggested a start/end map of the Promenade in place of a photo. Ms. Robertson-Gardiner referred to the homeowner education packet and noted that the USGS map was laid out in the center and other pages inserted in the folders. Additional information can be inserted in the center as needed. She suggested asking the Canemah and McLoughlin neighborhoods to hand-deliver the packets. Ken Baysinger stated the County belongs to RMLS, and there are staff hired to search for new listings online and he proposed partnering with them to obtain the new listings for distribution of packets. Ms. Robertson-Gardiner would look into his suggestion. She stated she would work with City staff to get the brochures printed and distributed.

2. Communications

Ms. Robertson-Gardiner reported she had not received any new grant applications.

Jonathan Stone reported that an open house would be held on November 9, 2015 for tourism sponsored by the Oregon City Tourism Council. A key component of the tourism strategy plan was how to leverage historic resources for tourism and economic development. The Council reaffirmed that heritage was the most important aspect of the city and needed more focus. A presentation would be given on how Oregon City can move forward with actionable steps in developing its tourism infrastructure around heritage.

3. Adjournment

Chair Metson adjourned the meeting at 6:42 p.m.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Item #4.

Meeting Minutes

Historic Review Board

Tuesday, April 28, 2015

6:00 PM

Commission Chambers

1. Call to Order

Chair McLoughlin called the meeting to order at 6:00 p.m.

2. Discussion Items:

Interview Remaining Candidates for Open HRB positions

The members of the Historic Review Board interviewed the remaining two of five applicants for consideration of open positions on the Board:

*Claire Met
Ken Baysinger*

The Board asked Christina Robertson-Gardiner to forward their comments on the five applicants to the mayor for his decision in appointment.

Preservation Month Activities

Christina Robertson-Gardiner reviewed the activities for Preservation Month in May 2015:

- 1. Preservation Month Photo Contest*
- 2. Ruth Powers Preservation Award*
- 3. Preservation Month Proclamation*
- 4. Promote Preservation Month activities from other Oregon City Heritage groups*

The HRB discussed potential recipients of the Ruth Powers Preservation Award.

The HRB recessed for a break at 6:08 p.m. and reconvened at 7:00 p.m.

Break For Dinner- Meeting Will Resume at 7:00PM

3. Preservation Grant

PG 15-01 Preservation Grant

Christina Robertson-Gardiner introduced the preservation grant PG 15-01 to the Board. She stated the applicant was seeking a grant approval for the Hattie A. Story house. The applicant submitted two bids (the Sashman and Jeffery Franz), and would like to process with Jeffery Franz for the work.

Christina Robertson-Gardner informed the Board that if the grant was awarded, there would be \$2,000 remaining to award to future grant applications, and the deadline was in approximately one month. She explained the Board could allow the current applicant to use 50% above the amount of the grant award if additional work was required, or wait one month for a future application.

Chair McLoughlin noted that the application did not include discussion about lead abatement, and the house had a good chance of containing lead. The bids did not include testing for lead or whether the contractors were licensed to test for lead abatement. He stated it was a Federal law that the State of Oregon mandates and manages, and he felt that since the City was funding the grant, the City had an obligation to address the potential for lead in the historic homes, including this application. The Board discussed Chair McLoughlin's comments and agreed that the chosen contractor would need to comply with all lead abatement state and federal regulations. Christina Robertson-Gardiner stated she would add the lead abatement as a condition to the approval for this application and would develop appropriate language to include lead abatement requirements for all future applicable grant applications as a standard condition.

Ms. Towle recommended allowing the applicant to use 50% above the amount of the grant award for the added expense of the lead abatement. Ms. Robertson-Gardiner said the Board could pre-approve the additional expense.

Motion by Derek Metson, second by Cynthia Towle, to approve Preservation Grant, PG 15-01.

Adjournment

Chair McLoughlin adjourned the meeting at 7:11 p.m.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Item #4.

Meeting Minutes Historic Review Board

Tuesday, February 25, 2014

6:00 PM

Commission Chambers

1. Call to Order

Chair McLoughlin called the meeting to order at 6:04 PM.

Sign Code Update

Laura Terway, Planner, presented the Sign Code update. She explained the project goal, public involvement campaign, and Community Advisory Team final recommendations that would affect the HRB.

There was consensus not to allow temporary banners, internally lit signs, or electronic message centers in the historic districts. There would be no internally lit signs except for neon when approved by the HRB through the 1740 approval process regardless of whether or not they were individually designated.

There was discussion regarding how to trigger an HRB review for internally lit signs for non designated structures.

Ms. Terway said staff was now writing their recommendations and finalizing the report from the CAT team. A legislative application would go before the Planning Commission and City Commission. She summarized the HRB was generally in favor of the proposed Sign Code. They did not want to allow temporary banners in a historic district or individually designated structures. For internally lit signs, staff would investigate a way to allow neon signs and allow them for non designated structures if they did not meet the definition of new construction. If they did meet the definition of new construction, they would come before the HRB.

Christina Robertson-Gardiner, Planner, introduced Jonathan Stone, new Main Street Manager.

Mr. Stone explained the heritage story telling process happening for downtown, which was a branding project and essay competition around the First City Story concept.

2014 Historic Review Board Work Plan

Ms. Robertson-Gardiner reviewed the changes made to the 2014 HRB Work Plan. She proposed two projects for the Certified Local Government Grant, historic home owner education packets and a pamphlet of the historic structures in the City.

There was discussion regarding applying the grant towards the Ermatinger House. Mr. Metson thought the Ermatinger House was more important than the other projects.

A motion was made by Mr. Siewert, seconded by Ms. Towle, to approve both staff projects and Ermatinger House projects pending staff recommendations for specific funding levels for the CLG grant. The motion carried by the

following vote:

2. Discussion Items

Break For Dinner- Public Hearings will start at 7:00 PM

Chair McLoughlin recessed the meeting at 6:52 PM for dinner, and reconvened at 7:05 PM.

3. Public Hearings

HR 14-01- New Construction in the McLoughlin Conservation District

Chair McLoughlin opened the public hearing and read the hearing statement. He asked if any Board member had a conflict of interest or ex parte contact to declare. There were none. All Board members had visited the site.

Ms. Robertson-Gardiner presented the staff report. This was an application for new construction in the McLoughlin Conservation District at the base of Waterboard Park. She explained the site plan, elevations, and existing condition of the site. One item for HRB review was the preservation incentive which would need to be renoticed for the March HRB meeting or the applicant could follow the condition to push the rear porch to 15 feet as allowed by Code. The McLoughlin Neighborhood Association had concern regarding the porch detailing in the rear and pitch of the roof. There also needed to be HRB direction regarding the windows. She discussed how the Historic Review Board process and Geologic Hazard Zone process worked. These were separate processes and after going through the HRB process, the applicant would apply for the official geotechnical review.

The Board pointed out Conditions 1 and 2 were the same as 5 and 6 and 5 and 6 would be eliminated.

Raymond Bell, Bell's Construction Inc., was the applicant. He thought the design helped mitigate for both the geologic hazard and historic guidelines. He went over the conditions of approval. He thought pressure treated wood could meet the conditions for the deck and porch and explained the details of what was being proposed for the deck and porch. The design of the back deck was entered into the record as Exhibit 1, and the design of the front porch was entered as Exhibit 2. The siding would be changed for a tighter reveal. He preferred not to put any lighting on the wall of the porch, but to use recessed lighting. French sliding doors would be the solution to the rear sliding glass doors. Back porch windows were double pair with moulding down the middle. They could be separated. The design of the house was dependent on the 9/12 roof pitch. He had redrawn the pitch of the dormer at a 6, which was entered into the record as Exhibit 3. He took photos of houses in the area that his design was taken from with steep roof pitches in bungalow styles, which was entered into the record as Exhibit 4. The home next door was small, but new construction often spurred the neighborhood to upgrade or add on and maybe that person would do the same.

There was discussion regarding putting knee braces on the sides, the eave overhang, columns in the front, and windows on the front.

Don and Dominique Baker, residents of Oregon City, lived next door and were

concerned about the construction and not being able to access their driveway and that people would not walk on their property.

Ms. Robertson-Gardiner said those concerns could be addressed through the right of way permit.

Denyse McGriff, representing the McLoughlin Neighborhood Association, recommended the posts on the decking match the posts on the front. She thought the french door reveal would be much better than the sliding glass door. Regarding the roof pitch, the dormer needed to be proportional. It currently looked out of scale, and she asked if the HRB could help with that. The Association concurred with staff's findings.

Mr. Bell preferred one over one for the windows as opposed to nine over one as he thought he had to do.

Chair McLoughlin suggested dropping the roof pitch to a 7 and creating dormers on either side.

Ms. Towle said a lot of homes near this site had T-11 siding and were non significant historically. She read from the design guidelines how new construction was not historic nor should attempt to be historic, but stand by historic structures in a respectful manner and would compliment one of these styles to support the historic context. She thought this new building had enough elements in it to be compatible with what was standing around it. It did not have to be an authentic 1920s bungalow.

Chair McLoughlin suggested a square side bump out to be more historic.

Mr. Bell explained the reasons he decided against a shed roof, which made the roof seem too large.

Chair McLoughlin suggested breaking up the windows into three or four windows across instead of one big one.

Mr. Metson complimented Mr. Bell in making the house look like a Bungalow on the interior which helped to form a bungalow on the exterior.

Mr. Bell said options for the back porch were making it shorter and moving the house forward.

Ms. McGriff thought having the geotechnical report after the applicant came to the HRB put the applicant at a disadvantage. It was helpful in the design of the house, and she thought the processes needed to be parallel.

Chair McLoughlin closed the public hearing.

Ms. Robertson-Gardiner reviewed the potential additions or revisions to the conditions. The applicant needed to tell them whether or not he wanted to move forward with the preservation incentive. The added conditions were the applicant shall redesign the rear deck to be compatible but simpler in design to the front deck. The applicant shall include knee braces on either side of the main elevation and the dormer. The applicant shall redesign the bay bump out to be a square bump out on the side elevation. The applicant shall break the windows on the front dormer into a minimum of four smaller divided light windows.

There was discussion regarding the two car garage door and making a condition that

the applicant add on elements to make it look like a carriage garage door.

Ms. Robertson-Gardiner said the condition could be added to say the applicant shall provide additional elements in the two car garage doors to break it up to look like two one car garages such as hinges and handles. The applicant had proposed a four and a half inch reveal and she could change the condition to match that. Staff could help direct the applicant in using the proper porch lighting. The Board added these additional conditions to enhance the compatibility of the type of home, style, and the neighborhood. The topography played a role in making a unique form.

Mr. Bell wanted to work to make the 15 foot setback, either moving the house forward or reducing the deck to stay within the setbacks.

Ms. Robertson-Gardiner said a new condition of approval would be the applicant shall either reduce the length of the porch to fit within the setbacks or shift the house forward. Regarding the condition for the garage door, the reasons were the vehicle ingress and egress and turning radius.

A motion was made by Mr. Metson, seconded by Ms. Towle, to approve HR 14-01 with the conditions as stated by staff. The motion carried by the following vote:

HR 14-02 New Construction in the Canemah Historic District

Chair McLoughlin opened the public hearing. He asked if any Board member had a conflict of interest or ex parte contact to declare.

Mr. Siewert resided in the house kitty-korner from the applicant property. All Board members had visited the site.

Ms. Robertson-Gardiner presented the staff report. She discussed the site including a possible driveway, historic rock walls, tree removal plan, vernacular design, elevations, detached garage, pictures of the property, and geologic hazards as a separate Type 2 process. The items for review were the front elevation of the second story window configuration, side elevation window configuration, greater porch detailing, and allowing some flexibility to move the garage during the geologic hazards review. She then explained the proposed conditions of approval.

Todd Speck, Mt. View Contracting Co., and Dave Kemple were the applicants. They discussed the windows on the front elevation. The applicant didn't want to do a false window, so Mr. Speck suggested symmetry of the windows that were proposed. There was discussion regarding switching the locations of the bathroom and the closet of the master bedroom to get the proper symmetry.

There was further discussion regarding the front windows on the first story, size of the windows, handrail, and massing of the posts.

Mr. Speck discussed the garage being 10 feet from the back of the property and the majority of the foundation working as a retaining wall. The Board did not have an issue with how it was proposed. Chair McLoughlin suggested using a 2 x 10 for the upper fascia boards on the front elevation.

Howard Post, resident of Oregon City, entered pictures of surrounding houses into the record as Exhibit 1. He did not think the proposed house was compatible with the neighborhood. He entered pictures regarding the toe and slope cut in the hillside as Exhibit 2. The cut should not remove the toe of any slope that contained a known landslide or greater than 25% slope. He was concerned about the steep slope. He

suggested moving the house closer to 4th Avenue to take less of a cut in the hill.

Paul Edgar, resident of Oregon City, entered his packet of information as Exhibit 3 into the record. His house was immediately above this property. It was a shared responsibility to create structures that were contributing in a manner that did not detract from the existing contributing inventory of historic buildings which represented the core reasons for having historic district status. He thought the proposed house was not a historic Canemah district vernacular design, but more of a hybrid big box house with virtually no contributing vernacular design type features. The proposed massing was not found in Canemah. Most of the vernacular houses were narrower and longer with higher pitched roofs and three to one height to width windows. He thought it detracted from the Canemah neighborhood. The width of the house created a problem with leveling out the lot and forced cuts into a very steep slope.

Denyse McGriff had provided design advice to the applicants. The level of detail on the plan was missing. Since this was the Canemah national register district, the findings needed to be very specific. If the applicant needed to resubmit a drawing that reflected more accurately what was required to go with the findings, she encouraged them to do so. She agreed the garage doors should have no detail and agreed with the suggestion on the windows. She did not have an objection to the pitch of the roof.

Mr. Speck had more detailed plans of the topography of the house and how it would look. The detailed plans were entered into the record as Exhibit 4. Regarding resubmitting a set of drawings, he wanted to know what would be approved to bring back. There was discussion regarding the porch.

Ms. McGriff said the detailed plans shown were the old plans, and she encouraged new detailed plans to be brought back to the HRB.

Mr. Edgar pointed out the corner of the lot was where the driveway turned and did not extend up the hill, but if they did extend it would cut up a steep bank and that bank was in a landslide area. The contour and dimensions being shown were incorrect.

Chair McLoughlin closed the public hearing.

Ms. Robertson-Gardiner said as part of the notice of the decision and findings of fact, the applicant could turn in a revised plan that would address the items of concern.

Ms. Towle said the grading needed to be done before construction.

Mr. Metson thought there should be more detail in future applications. He thought the design was simple, the south elevation was disproportionate, but the applicant was trying to do this right.

Chair McLoughlin said there was concern about proportion and aesthetics and if it fit in the area. The vernacular style was simple and he thought it would fit in the neighborhood. If the slope became an issue after the geotechnical review, then they would have to deal with it at that time. He thought even though this was a historic district, most of the homes were not historic and the entire area was a geo hazard and there were homes that had been there for 100 years.

Ms. Towle added the general design principles for new construction stated the application should not attempt to be historic.

Ms. Robertson-Gardiner said this wording would be added to Condition 8 regarding

the porch, 4 x 4 posts wrapped in cedar with scrollwork where the posts connected to the beams with two by two pickets and a top and bottom rail. Nothing would change for Condition 2. She would take out the last sentence in Condition 7, the applicant shall provide either two or three proportionate separated windows on the second story. Conditions 9 and 10 would be removed. The applicant shall redesign the plan to provide the following: either two-thirds or three-fourths light front door, the bottom of the porch shall be wrapped in either siding or square one inch lattice, raise the ground floor windows to be a minimum of 18 inches above the floor, and continue the barge boards and not cut them and that they be minimum 2 x 6 and maximum 2 x 10, not 2 x 12. The reasons for these conditions were the drawings were lacking and required the HRB to ask for additional findings to make the details necessary. Ms. Robertson-Gardiner would create the findings of fact, conditions of approval, ask for the applicant's resubmittal, and would mail the notice of decision out.

A motion was made by Ms. Towle, seconded by Mr. Siewert, to approve HR 14-02 with the conditions as stated by staff. The motion carried by the following vote:

4. Communications

HR 14-03 New Construction in the McLoughlin Conservation District
-Request for Continuance.

A motion was made by Mr. Metson, seconded by Ms. Towle, to continue HR 14-03 to March 25, 2014. The motion carried by the following vote:

5. Future Agenda Items

No future agenda items were suggested.

6. Adjournment

Chair McLoughlin adjourned the meeting at 9:20 PM.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Item #4.

Meeting Minutes Historic Review Board

Tuesday, January 28, 2014

6:00 PM

Commission Chambers

1. Call to Order

Chair McLoughlin called the meeting to order at 6:06 PM.

2 Discussion Items:

Carnegie Library Expansion Update

Maureen Cole, Library Director, gave an update on the Carnegie Library expansion project. The bond for the expansion would be on the May ballot. She gave a history of the long process of trying to find a new library site, how expanding the Carnegie Library option was chosen, and that it was a ten million dollar project to add 15,000 square feet. She was currently in negotiation with the selected architect for the project. The project manager proposals were due on February 5. Over three million dollars had been saved, one million would come from the County, and the rest would be bonded. The bond would be repaid by the Library's annual income through the Library District and City. Ballot language would be taken to the City Commission for approval in February.

There was discussion regarding preserving the building as it was, other Carnegie library expansions in Oregon, reasons for expanding the site, and getting neighborhood support.

Christina Robertson-Gardiner, Planner, suggested Ms. Cole come back to get preliminary design advice from the HRB.

2014 Historic Review Board Work Plan

Ms. Robertson-Gardiner stated this would be a review of the 2013 HRB Work Plan and recommendations for the 2014 Work Plan. Denyse McGriff had recommended requesting additional education for the HRB on creating the right findings at meetings and using CLG grant money on an education packet and mailing for historic district property owners.

Denyse McGriff, resident of Oregon City, said her idea was sending out a newsletter to the historic districts to remind them they were in a historic district and there were requirements for the district. The two neighborhood associations that had districts were McLoughlin and Canemah. There were issues with people following the design guidelines and it was important to get the information out as a reminder. Businesses also needed to be reminded of the Sign Code requirements that needed to be complied with. She also suggested Ms. Robertson-Gardiner come to a neighborhood association meeting to discuss historic preservation and pass out the mailer as well.

Ms. Robertson-Gardiner recommended not using the CLG grant money, but to put it in the budget as an annual mailing. She then gave an update on the status of each

of the 2013 goals. She discussed possible projects for the upcoming CLG grant application.

Ms. McGriff suggested using some of the grant money to help businesses get into compliance with the new Sign Code regulations. Ms. Robertson-Gardiner was not sure if that would qualify, but it possibly could be done through the Community Development budget.

Ms. Robertson-Gardiner asked if the Board had anymore goals to add.

Mr. Metson suggested combining Goals 1 and 5.

Chair McLoughlin thought there needed to be new construction incentives so they would be better designed to enhance the neighborhood.

There was discussion whether or not to apply for the CLG grant.

Ms. Robertson-Gardiner would bring the goals back to the next HRB meeting.

3. Communications

There were no communications.

4. Future Agenda Items

No future agenda items were suggested.

5. Adjournment

Chair McLoughlin adjourned the meeting at 7:10 PM.



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Item #4.

Meeting Minutes Historic Review Board

Tuesday, November 26, 2013

6:00 PM

Commission Chambers

1. Call to Order

Chair McLoughlin called the meeting to order at ?? PM.

2 Discussion Items:

Willamette Falls Legacy Project- Community Conversation

Break for Dinner- meeting will resume at 7:00PM

3. Public Comments

There were no public comments.

4. Public Hearing

HR 13-04 Approval of a new commercial building (Mike's Drive-In) in the McLoughlin Conservation District

Chair McLoughlin opened the public hearing and read the opening statement. He asked if any Board member had a conflict of interest or ex parte contact to declare.

Mr. Metson declared an ex parte contact. The owner contacted him by phone to ask for clarification on the design advice hearing that was held a few months ago.

All the Board members had visited the site.

Christina Robertson-Gardiner, Planner, presented the staff report. This was an application for a new Mike's Drive-In on 7th and Madison. The existing structure would be demolished and a new building built along the 7th Street frontage. She explained the site plan, street view, and elevations. The Neighborhood Association had asked when there were design exceptions relating to materials, the Historic Review Board make specific findings on a case by case basis rather than inferring it was allowed by right for all new construction. The two elements in question were the metal awning and roll up garage doors. If the Board approved those, then findings would have to reflect why, and that it was not intended to be an amendment to the design guidelines. She asked for the Board's direction regarding the parapet on Madison Street and if it was not acceptable, she would like a recommendation that could be included in the conditions of approval. The other item was the parapet on 7th Street was proposed to be flat hardie panel which was outside of the recommended materials. Staff recommended making a finding that allowed this material or require the applicant to utilize a four inch lap siding along the parapet.

Todd Freeman, owner of Mike's Drive In, and Gregg Creighton, architect, were the applicants. The building was built in the 1950s and had many structural issues including a leaking roof. The roll up windows were only six feet tall, and could not be construed as a garage door. The parapet would give the building a presence on the corner and due to the topography of the site, the entry was forced to be in the middle. There was also a north entry directly off of the parking lot. There would be an outdoor window that could serve ice cream and shakes to pedestrians, so there would be outdoor as well as indoor service. They were using a variety of textures and colors on the building and samples were shown of what they were proposing to use. They then discussed the red metal roofing that was not allowed in the district.

Ms. Robertson-Gardiner stated the applicant was using metal to bring in the element of the previous building as a mid century modern building. The Neighborhood Association wanted a case specific finding so it was understood that each time someone came in and proposed something outside of the design guidelines there were thoughtful findings as to why.

Mr. Freeman said the red metal roof was an accent to the building and would have a diminished effect.

There was discussion regarding eliminating one of the parapet walls on the Madison side of the building and using smooth lap siding instead of hardie panel.

Denyse McGriff, representing the McLoughlin Neighborhood Association, said the Association supported Mike's Drive In. In terms of the roofing, the Association did not have any issues with the red metal. The issue was it was not a material on the acceptable list. As long as the findings were site specific, the Association would be happy with it so it would not set precedent. The Association could find the roll up windows acceptable with site specific findings to allow them. They suggested instead of smooth hardie panel on the upper portion, it should be smooth lap to be more compatible. The Association was satisfied that the parapets would screen the equipment on the roof. They liked the fact the buildings would look like two distinct buildings. The Association thought this would be a nice addition to the neighborhood.

There was discussion regarding roof slope, HVAC system, and ADA accessibility to the second story bathrooms.

Chair McLoughlin closed the public hearing.

Ms. Towle thought they could approve the metal roof as it was Mike's Drive In signature logo and brand recognition. Mr. Metson agreed it was an essential brand recognition and an accent element.

Chair McLoughlin thought the Madison side parapet should have one drop instead of two. He was not opposed to the roll up windows. He did not think the hardie panel should be used.

Mr. Metson said the applicant was looking for a change in texture for the facade, but he did not think it needed to be panels. He did not see a need to deviate from the specified siding types such as lap siding.

Ms. Towle thought there should be a contrast on the siding.

Chair McLoughlin reopened the public hearing to get input from the applicants.

Mr. Freeman said the texture difference as he proposed would look very nice and be a compliment to the community. He thought they should try the product.

Mr. Creighton suggested using a board and batten treatment using smooth hardie paneling. They wanted a smooth texture to counteract some of the other design elements.

Ms. McGriff thought lap siding would look more appropriate than board and batten. The lap siding could have a different reveal.

Chair McLoughlin suggested a taller 6 inch reveal. Ms. McGriff agreed anywhere between a 4 to 6 inch reveal would be appropriate.

Mr. Metson asked if there was any Neighborhood Association discussion regarding the second floor windows.

Ms. McGriff said the neighborhood discussed it, but since the applicant made a lot of changes because of neighborhood input, they could live with what was proposed.

Mr. Metson said for commercial buildings there usually was variation on the first floor, but the second story windows were consistent all the way across the facade. In this application, there were broken up ones on the left as opposed to the grouping on the right, and he thought the grouping on the right could be separated to match the left.

Chair McLoughlin closed the public hearing.

Chair McLoughlin thought the siding could be a maximum six inch reveal on the entire Mike's Drive In building.

Ms. Robertson-Gardiner added the following conditions of approval and additional findings:

Condition #1, the applicant shall redesign the parapet on the Madison elevation to reduce it to only one step down approach. Condition #2, smooth lap siding shall be installed on all elevations of both buildings and up to a six inch reveal on the restaurant portion of the building and a four inch reveal on the office portion of the building. If there was a change in reveal, the parapet shall be the smaller reveal. The roll up windows and metal awning would be approved. The findings for the metal roof was it was a signature brand recognition for Mike's Drive In and an accent element. The findings for the roll up windows was they were not doors but windows and were a modern take on a divided light window unique to a commercial building and a restaurant. The parapet and windows on the second floor were unique and allowed for variation.

A motion was made by Ms. Towle, seconded by Mr. Metson, to approve HR 13-04 with the conditions and findings as discussed. The motion carried by the following vote:

HR 13-05 Barlow Road Easement Modification

Chair McLoughlin opened the public hearing. He asked if any Board member had a conflict of interest or ex parte contact to declare. There was none. Mr. Metson, Ms. Towle, and Chair McLoughlin had visited the site.

Ms. Robertson-Gardiner presented the staff report. This application came before the HRB in 2007 and received approval for a subdivision, but with the market at the time the applicant was not ready to move forward. With the market improving, the

applicant resubmitted the same subdivision application. The HRB would be looking at the Barlow Road overlay and preservation incentives being requested for the reduction in width of the lots. She gave a background on the Barlow Road Historic District. Staff found the applicant submitted a proposal that allowed for an open visual corridor to be created that connected to an existing Barlow Road easement to the north. Staff also found that the proposed offset did not compromise the visual corridor and by placing it adjacent to a future right of way and public easement area the road could be accessed by the public. Staff recommended the HRB require the applicant to utilize Option 1 for the road which was a slight alteration to the west. It would maintain a visual open corridor, the applicant could redevelop the property to the extent of the zone, and provide good use of land within the City limits in an orderly fashion. The preservation incentive was to make lots 4 and 5 56 feet wide instead of 60 feet wide. She thought it was a reasonable request to allow longer skinnier lots as the City was asking for a reduced front setback.

Kiersten Van Loo, Landmarq Consulting Group, represented the applicant. The Barlow Trail was famous and an important part of history. However the piece of property that was left over after preserving the trail was shaped miserably for residential development with a very busy street and no individual passenger vehicle access. Option 1 kept the approximate mapped center line within the 30 foot wide easement, made a snaky move through the property, created large front yards for lots 3, 4, and 5, and connected to the easement to the north. Option 2 was the preferred option of the applicant because it realigned the center line for modern street construction and straightened out the alignment of the old trail and would reduce the amount of front yard and make larger back yard on lots 3, 4, and 5 that would be dedicated to the easement. Either option was acceptable. The reduction of lot widths for lots 4 and 5 was being requested due to the shape of the parcel, access, and to pay homage to the alignment of the Barlow Trail.

Bob La Salle, representing the Park Place Neighborhood Association, said the Association had some concerns regarding this development. They had submitted a letter in September to the Planning Department.

Ms. Robertson-Gardiner and the HRB had not seen that letter. The letter was submitted as Exhibit 1.

Mr. La Salle said the specific areas of concern were that the lots did not meet City requirements in regard to width. They did not think the historic corridor had an impact on the lot width. Lot 6 was under width due to a storm drain facility between lot 6 and Holcomb Boulevard. The side yard should be 9 feet and 7 feet for an R8 designation, and the applicant proposed 5 feet and 5 feet. They did not see any reason the lot widths should be allowed to be less than R8 designations required them to be.

Ms. Robertson-Gardiner explained the subdivision application was currently being reviewed by staff. This was the proposed layout, but if the applicant was not requesting a reduction in the setbacks a builder would meet the setbacks when it was developed.

Denyse McGriff, resident of Oregon City, asked questions regarding the Barlow Road, how residents would be made aware of the corridor, would they be able to fence their backyards, would fences obstruct the view, and was there going to be something on the individual deeds.

Ms. Robertson-Gardiner said fences were not regulated and were allowed. The HRB could add an extra condition to make sure the restriction was recorded as a document so it would be included with the deed to the properties. For a subdivision,

applicants were required to develop 80% of the density of the zone and not allowed to under build. If the reduction was denied, most likely a lot would need to be dropped and there was a question of whether that would make the development drop below the 80%.

Ms. Van Loo said the easement would be a 35 foot wide view corridor paying homage to the Barlow Trail and would be recorded on the plat and would show up on every individual title report for any subsequent property owner. The easement was running in the front yards of lots 3, 4, 5, and 6 and the City did not allow six foot fences in the front yard. The view corridor would go from Holcomb Boulevard to the north property line of lot 3 where you would see a six foot tall fence from an existing property owner. That was the best they could do. They wanted to keep the lots as proposed. Because they had to consolidate accesses and do a group of flag lots, there was a very restricted lot layout. The reduction in the lot width would correspond in the reduction in the width of the house so the houses would meet the correct setbacks. They were doing the best they could with a difficult piece of land.

Ms. Robertson-Gardiner ran the numbers, and confirmed they could not drop a lot and stay within the 80%.

Chair McLoughlin closed the public hearing.

Mr. Metson said the preservation of the corridor was a generic line on a map and was not precise and they had to match it up on both ends of the property.

Chair McLoughlin thought reducing the lot widths was reasonable and preferred Option 1.

Mr. Metson also had no problem with the lot widths and Option 1. The finding for the width reduction was it would meet minimum density standards for the housing units, and the finding for the Barlow Road alignment in Option 1 was that though the known route was inaccurate, they would be keeping the assumed center line of the road within the view corridor.

A motion was made by Mr. Metson, seconded by Mr. Siewert, to approve HR 13-05 with the preservation incentive and Option 1 as proposed by the applicant. The motion carried by the following vote:

5. Communications

There were no communications.

6. Adjournment

Chair McLoughlin adjourned the meeting at 9:05 PM.