



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

**NOTICE OF PROPOSED
DEVELOPMENT IN AN ENVIRONMENTAL ZONE**

Date: 7/16/2018

To: Neighborhood Association and Interested Persons

From: Laura Lehman, City Planner, 503-823-7391,
Laura.Lehman@portlandoregon.gov

Re: The City has received a building permit application for development within an **environmental zone**. The purpose of this notice is to inform neighbors and interested persons of permitting activities and projects within the environmental zones that will utilize the Environmental Development Standards of Zoning Code Chapter 33.430. This is not a Land Use Review notice.

Permit Number: 17-186149-RS

Project Description: Proposal for a new concrete deck with a retaining wall and pool equipment room within an Environmental Conservation Zone.

Applicant: Dean Zarosinski, Zarosinski Engineering and Design

Site Location: 4881 NW Barnes Road

Legal Description: SECTION 31 1N 1E, TL 400 0.99 ACRES

Zone: RFcp **Quarter Section Map:** 3024 **Tax Account #:** R316618

The permit is being reviewed for compliance with the following environmental development standards:

- General development subject to Section 33.430.140.

The site plan is enclosed and displayed on a notice board on site. Plans may be examined at **BDS Permitting Services, second floor of 1900 SW 4th Avenue**, Monday – Wednesday and Fridays from 8:00 AM to 3:00 PM and Thursdays from 8:00 AM to Noon. Copies of the site plans and development standards can be obtained for a fee. The development standards are available online at www.portlandonline.com/zoningcode.

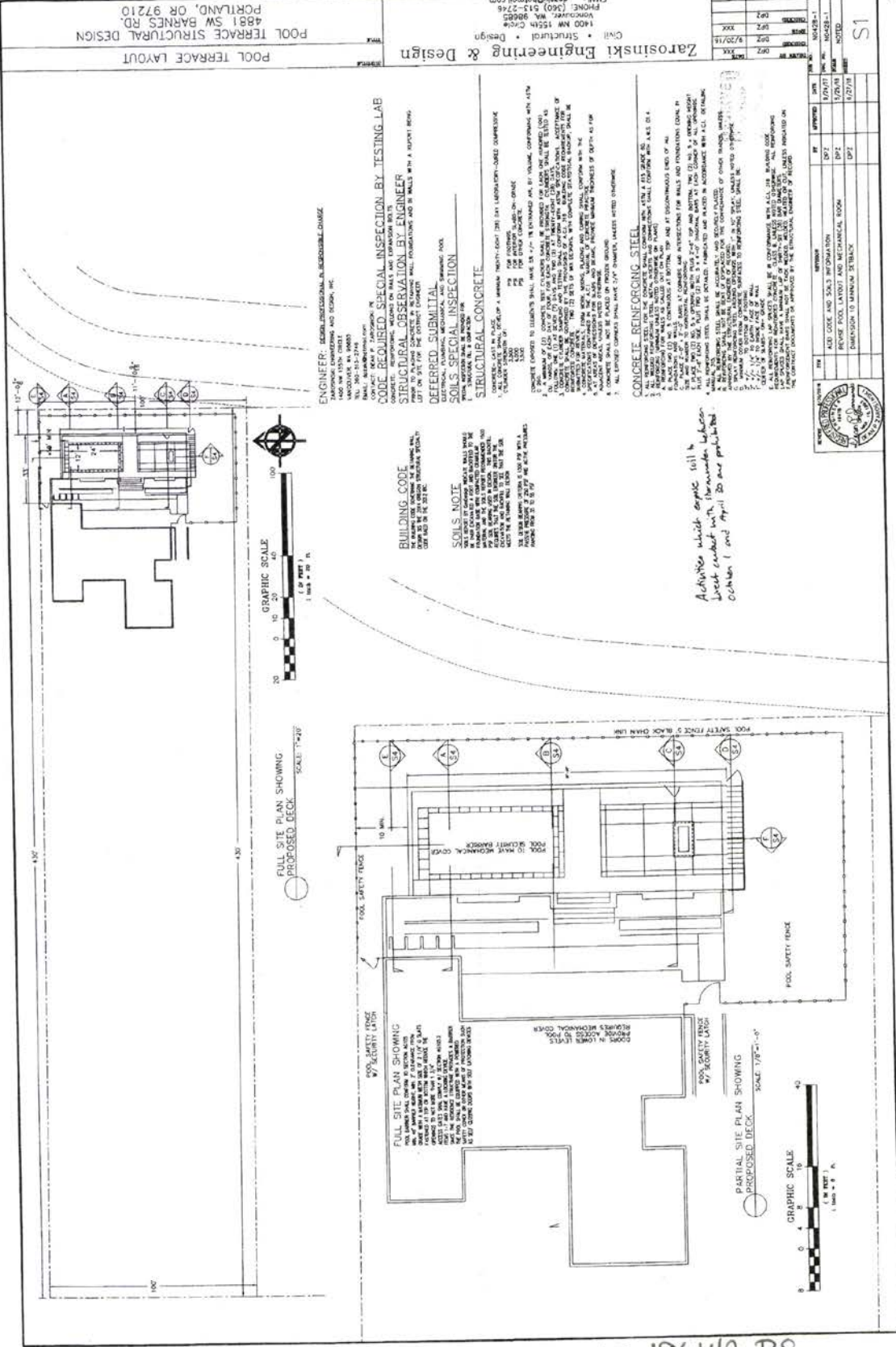
Any interested person may comment on the application by writing and specifically identifying errors or non-compliance with development standards. Comments should be directed to the staff person noted above. Comments may be used to clarify or improve the accuracy of the site plan, but may not be used by the City to influence the issuance of a permit for a project that meets development standards. **An inspector will visit the site to verify the accuracy of the site plan prior to issuance of any permits.**

Contact Laura Lehman at the above phone number or email address with any questions. Please reference the permit number and your request.

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17-186149-RS

99RS



POOL TERRACE STRUCTURAL DESIGN
4881 SW BARNES RD.
PORTLAND, OR 97210

Zaroszinski Engineering & Design
Civil • Structural • Design
1800 NW 15TH AVE
WILSONVILLE, OR 97148
PHONE: (503) 670-1118
EMAIL: gpr@zaroszinski.com

ENGINEER: **SEBASTIAN A. RESNOR, CHASE**
ZAROSZINSKI ENGINEERING AND DESIGN, INC.
1800 NW 15TH AVE
WILSONVILLE, OR 97148
PHONE: (503) 670-1118
FAX: (503) 670-1119
CONTACT: **KEVIN P. JACOBSON, PE**
1800 NW 15TH AVE
WILSONVILLE, OR 97148
PHONE: (503) 670-1118

CODE REQUIRED: SPECIAL INSPECTION BY TESTING LAB
STRUCTURAL OBSERVATION BY ENGINEER
LEFT TO PLACE CONCRETE & REINFORCING WALL FOUNDATIONS AND IN WALLS WITH A REPORT BEING LEFT ON SITE FOR THE CONTRACTOR

DEFERRED SUBMITTAL
SOILS - SPECIAL INSPECTION
STRUCTURAL CONCRETE

CONCRETE REINFORCING STEEL
1. ALL REINFORCING STEEL FOR THE CONCRETE SHALL COMPLY WITH ASTM A 615, GRADE 60.
2. ALL REINFORCING STEEL SHALL BE SUPPLIED BY THE CONTRACTOR WITH PROOF OF COMPLIANCE.
3. ALL REINFORCING STEEL SHALL BE DELIVERED TO THE PROJECT SITE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
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FULL SITE PLAN SHOWING PROPOSED DECK
SCALE: 1/8" = 1'-0"

PARTIAL SITE PLAN SHOWING PROPOSED DECK
SCALE: 1/8" = 1'-0"

BUILDING CODE
THE BUILDING CODE, AS AMENDED, SHALL APPLY TO ALL BUILDINGS AND STRUCTURES.
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SOILS NOTE
SOILS TESTS SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER.
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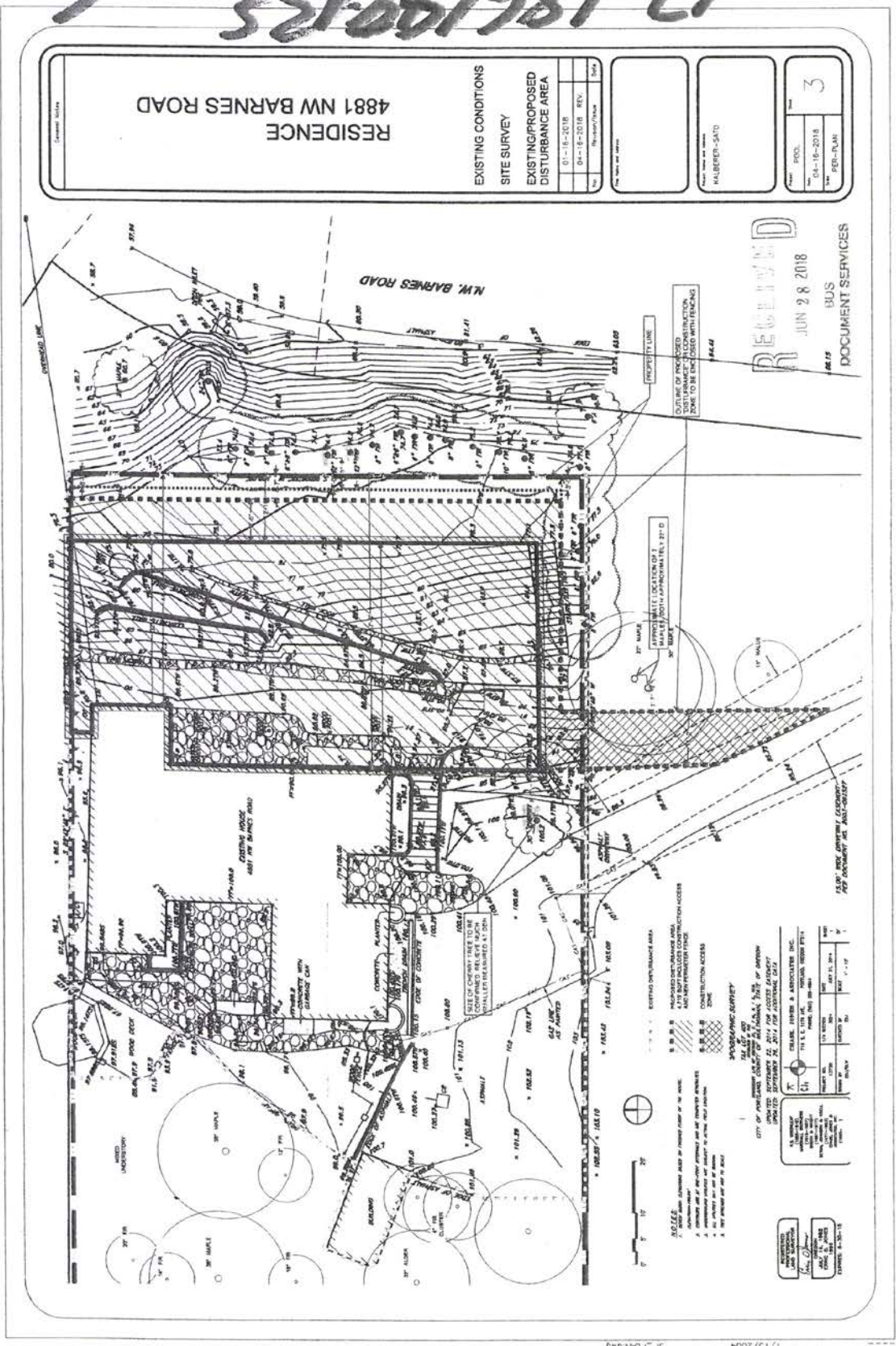
Activities which require soil to be tested shall not be performed before October 1 and April 30 are prohibited.



NO.	DATE	BY	APPROVED	DATE	REVISION
1	12/27/18	SPZ	SPZ	12/27/18	ISSUED
2	12/27/18	SPZ	SPZ	12/27/18	REVISION TO MECHANICAL ROOM DIMENSION TO MATCH STRUCK

LU 17-186149 RS

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RESIDENCE
4881 NW BARNES ROAD

EXISTING CONDITIONS
SITE SURVEY
EXISTING/PROPOSED
DISTURBANCE AREA

NO.	DATE	REVISION/ISSUE	SCALE
01	1-16-2018		
04	1-16-2018	REV.	

HAUBERER-SATO

DATE: JUN 28 2018
PER: PLAN

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RECEIVED
JUN 28 2018
BUS DOCUMENT SERVICES

COURSE OF PROPOSED CONSTRUCTION
SINKS TO BE ENCLOSED WITH FENCING

APPROXIMATE LOCATION OF 1" 20' D
30' MAINTENANCE AREA

EXISTING DISTURBANCE AREA
1" 20' D
30' MAINTENANCE AREA

30' MAINTENANCE AREA

30' MAINTENANCE AREA

30' MAINTENANCE AREA

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