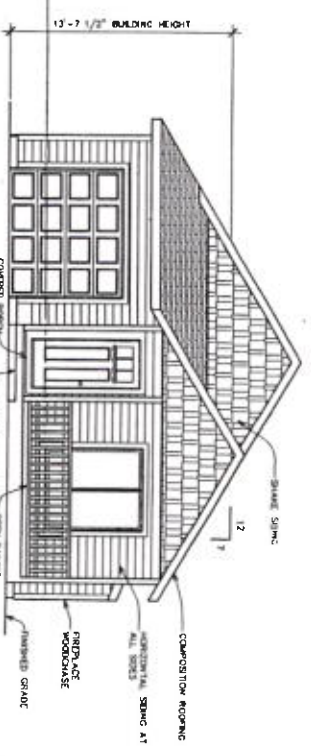
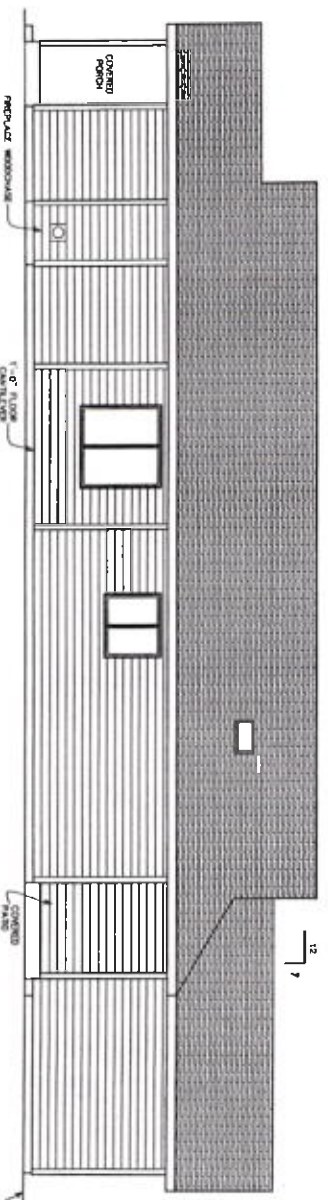


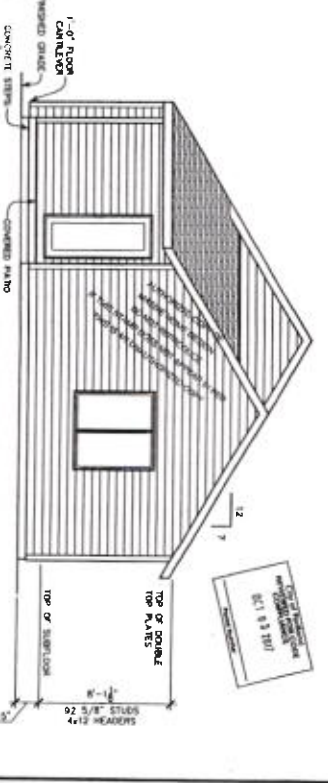
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

City of Portland
Bureau of
Development Services
Approved by
9/28/15
Portland and Zoning Division

CITY OF PORTLAND BASIC ZONE DESIGN STANDARDS
STREET FACING FACADE
MIN. 11' WINDOW & DOOR HEAD OF STREET
MIN. 11' WINDOW & DOOR HEAD OF STREET
STREET FACING FACADE - 11' WINDOW & DOOR
HEAD OF STREET FACING FACADE (11' MIN.)

(PART LOT)

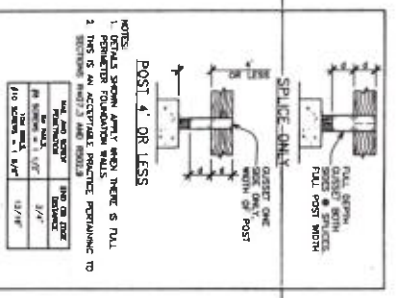
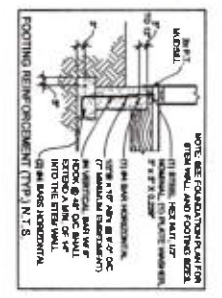
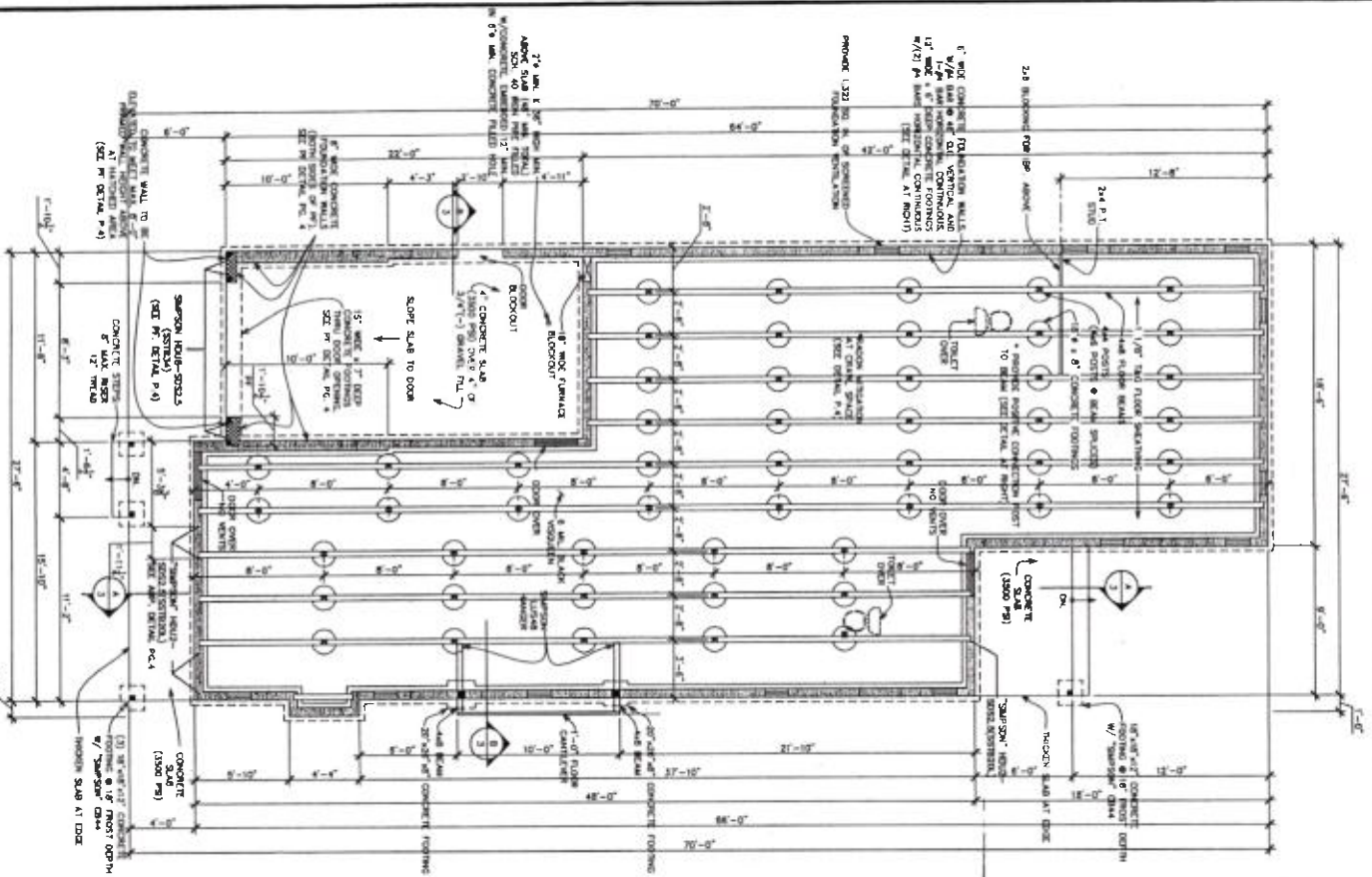
PLAN 1383
FOR
KIMCO PROPERTIES LTD

PROJECT ADDRESS:
E. 12th OF LOT 38 & 39
38 BARBER ST. OLD ADDRESS: 1903
PORTLAND, OREGON 97214
THESE PLANS ARE FOR THE CONSTRUCTION OF
ONE BUILDING ONLY AND ARE NOT TO BE COPIED
IN ANY FORM WITHOUT THE EXPRESS WRITTEN
PERMISSION OF MASSIE HOME DESIGN

MHD
MASSIE HOME DESIGN
100 NW 20TH ST, STE 200
GRIDMAN OREGON 97030
PHONE: 503 663-1100
EMAIL: brian@massiehd.com

DRAWN BY: EJA
DATE: 2/21/17
JOB #: 1383
OF 10

17-29201-RS SCAN 2

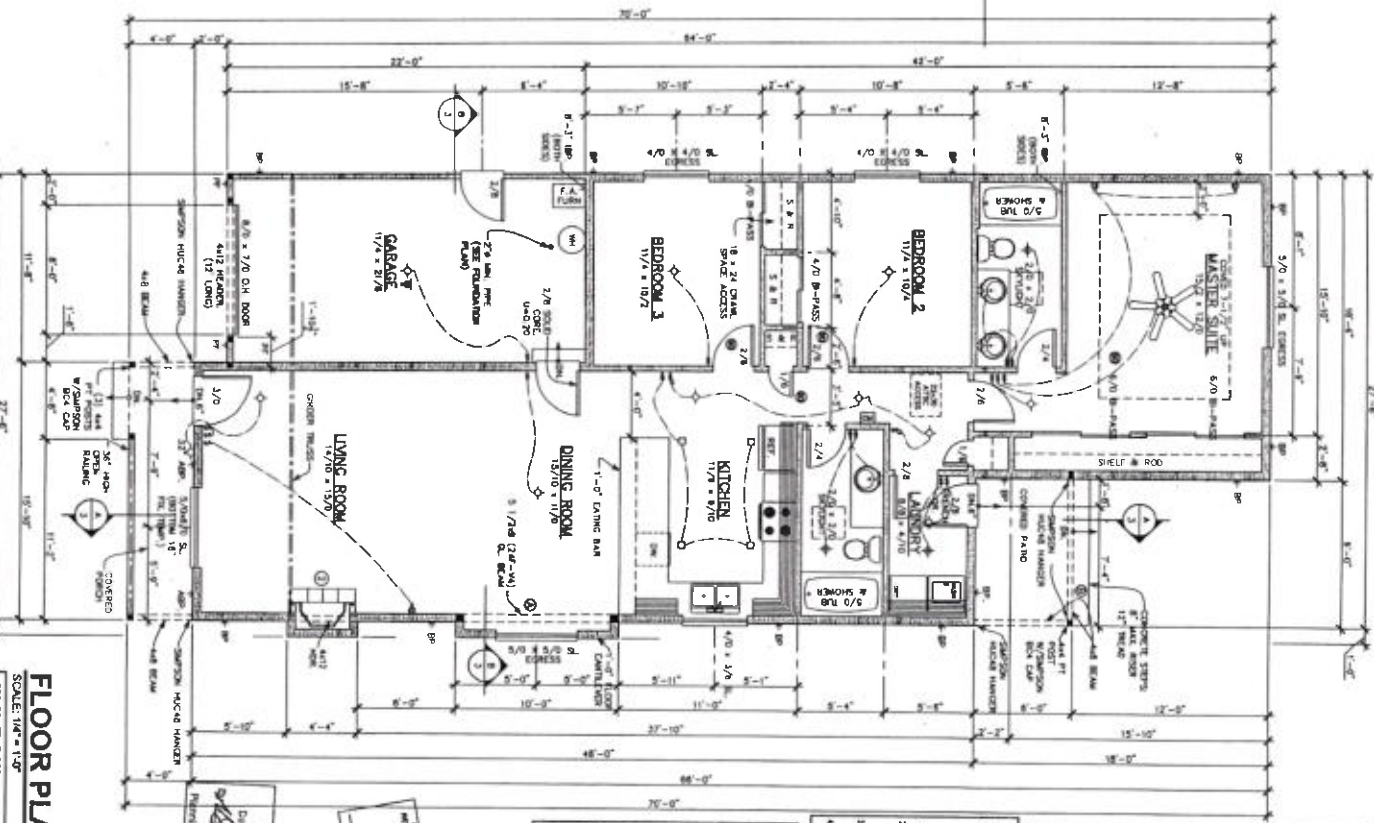


CONCRETE:

- 1. ALL CONCRETE SHALL BE 4000 PSI STRENGTH.
- 2. ALL CONCRETE SHALL BE PLACED AND FINISHED AS SHOWN ON DETAILS.
- 3. ALL CONCRETE SHALL BE PLACED AND FINISHED AS SHOWN ON DETAILS.
- 4. ALL CONCRETE SHALL BE PLACED AND FINISHED AS SHOWN ON DETAILS.

REINFORCEMENT:

- 1. ALL REINFORCEMENT SHALL BE #4 BARS UNLESS OTHERWISE NOTED.
- 2. ALL REINFORCEMENT SHALL BE PLACED AS SHOWN ON DETAILS.
- 3. ALL REINFORCEMENT SHALL BE PLACED AS SHOWN ON DETAILS.



- 1. 1\"/>

NOTES:

1. SEE FOUNDATION PLAN FOR FOUNDATION DETAILS.
2. SEE FOUNDATION PLAN FOR FOUNDATION DETAILS.
3. SEE FOUNDATION PLAN FOR FOUNDATION DETAILS.

FOUNDATION PLAN:

1. SEE FOUNDATION PLAN FOR FOUNDATION DETAILS.

2. SEE FOUNDATION PLAN FOR FOUNDATION DETAILS.

SCALE: 1/4\"/>

PLAN 1300
 1300 30 FT. 1\"/>

OF 2
 5

(3) 1.5" CALIBER PEAR
PLANTER
(4) 1.5" CALIBER PEAR
PLANTER
ANNUAL INSPECTION FOR THE FIRST YEAR.

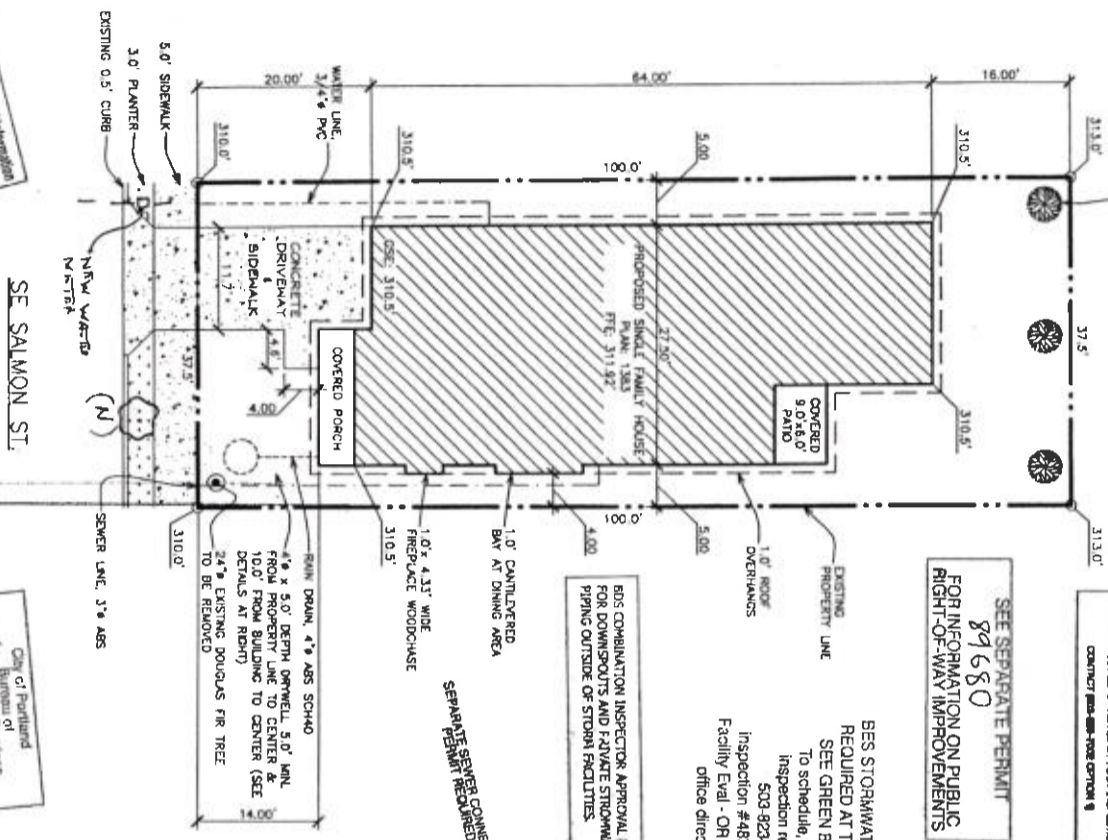
AS A CONDITION OF FINAL OCCUPANCY APPROVAL
REQUIRED RIGHT-OF-WAY IMPROVEMENTS UNDER
THE ASSOCIATED VARIOUS IMPROVEMENT
PERMIT MUST BE APPROVED BY THE INSPECTOR
CONTACT 503-823-7000 OR
CONTACT 503-823-2059

SEE SEPARATE PERMIT
89680
FOR INFORMATION ON PUBLIC
RIGHT-OF-WAY IMPROVEMENTS

BES STORMWATER FACILITY INSPECTION
REQUIRED AT TIME OF CONSTRUCTION.
SEE GREEN BES INSPECTION CARD.
To schedule, contact the automated
inspection request (AIR) system at
503-823-7000 and request
Inspection #487 BES Onsite Stormwater
Facility Eval - OR - you may also contact our
office directly at 503-823-2059.

BES COMBINATION INSPECTOR APPROVAL REQUIRED
FOR DOWNPOUTS AND ADVANCE STORMWATER
PLANS OUTSIDE OF STORM FACILITIES.

SEPARATE SEWER CONNECTION
PERMIT REQUIRED



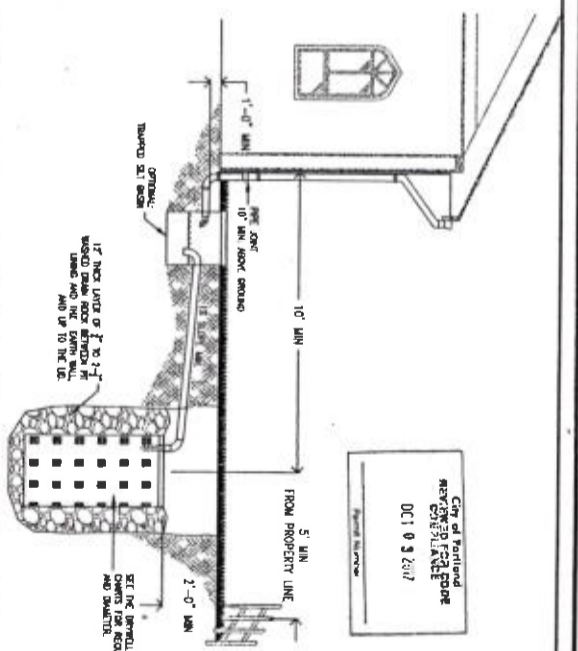
General Notes & Supplemental Information
The attached 8 1/2 x 11 sheets are
intended to provide supplemental information
to the plan approval. Each sheet
is a separate sheet and each sheet
is a separate sheet and each sheet
is a separate sheet of plans.

1- and 2-Family Street Tree Requirements:
1 1/2-inch Caliber Street Trees Required.
Plant trees per Urban Forestry guidelines.
Call 503-823-8733 for more information.

City of Portland
Bureau of Planning Services
Approved by
Date: 10/10/17
Planning and Zoning Review

NOTE: CONTRACTOR TO VERIFY EXACT LOCATIONS OF UTILITY STUDS

TOTAL IMPROVEMENT AREA: 2,174.6 SQ. FT.
IMPROVEMENTS: ROOF AREA: 1,946 SQ. FT.



City of Portland
REVIEWED FOR PERMIT
DATE: 10/10/17

1. Provide protection from all vehicle traffic, equipment, signs, and load traffic in proposed infiltration areas prior to, during, and after construction.
2. Siting criteria: Gravelly sand, gravelly loamy sand, or other equally porous material must occur in a continuous 5' deep stratum within 12" of the ground surface. Drywell shall not be placed where base of facility has less than 5' of separation to water table.
3. Sizing: Exhibit 2-34 is used to size the drywell(s) based on impervious area.
4. Top of drywell must be below lowest finished floor.
5. S setbacks (from center of Drywell):
a. 10' from foundations
b. 5' from property lines
c. 20' from easements.
6. Piping shall be ABS SCH40, cast iron, or PVC SCH40. 3" pipe required for facilities draining up to 1500 sq. ft. of impervious area. Otherwise 4" minimum pipe. Piping must have 1% grade. Uniform Plumbing Code also applies.
7. Trapped bell basin: Optional for roof runoff or protection only paved areas.

Exhibit 2-34: Drywell Sizing Table

Once approval has been given by BES for specific infiltration of stormwater, the following chart shall be used to select the number and size of drywells (gray boxes are acceptable)

Area (sq-ft)	BES Sizing Table			48" Diameter		
	Drywell Depth	5'	10'	Drywell Depth	5'	10'
1000						
2000						
3000						
4000						
5000						
6000						
7000						
8000						
9000						
10000						

STORMWATER MANAGEMENT TYPICAL DETAILS

- Simplified Design Approach -
DRYWELL

NUMBER
SW-180
7-1-16

(EAST LOT)
Bureau of Environmental Services



PROJECT LEGAL DESCRIPTION:
PROJECT: OLD ROAD STATE OLD D. 11828046 9100
VERTICAL: 14 SEC. 9 T. 15 S. R. 2E. 74M.
MULTI-PURPOSE DISTRICT
PROJECT ADDRESS:
SE BALDWIN ST. OLD ADDRESS: 114033
PORTLAND, OR 97204

PLATTING AREA:
DRIVEWAY & SIDEWALK
COVERED FRONT PORCH
NEAR COVERED PATIO
LOT COVERAGE:
LOT AREA: 80,000 SQ. FT.
LOT AREA: 80,000 SQ. FT.
(NOT INCLUDING OVERHEAD)
47% LOT COVERAGE

SITE PLAN

SCALE: 1" = 10'
DATE: 2-28-17
JOB#: 17-010



MASSIE HOME DESIGN
PHONE: 503-844-1118
WWW.MASSIEHOMEDSIGN.COM