



LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)

- ☐ Compatibility Review
- ☐ Lot Line Adjustment
- ☐ Non-Conforming Use Review
- ☐ Natural Resource (NROD) Verification

Type II (OCMC 17.50.030.B)

- ☐ Extension
- ☐ Detailed Development Review
- ☐ Geotechnical Hazards
- ☐ Minor Partition (<4 lots)
- ☐ Minor Site Plan & Design Review
- ☐ Non-Conforming Use Review
- ☐ Site Plan and Design Review
- ☐ Subdivision (4+ lots)
- ☐ Minor Variance
- ☐ Natural Resource (NROD) Review

Type III / IV (OCMC 17.50.030.C)

- ☐ Annexation
- ☐ Code Interpretation / Similar Use
- ☐ Concept Development Plan
- ☐ Conditional Use
- ☐ Comprehensive Plan Amendment (Text/Map)
- ☐ Detailed Development Plan
- ☒ Historic Review
- ☐ Municipal Code Amendment
- ☐ Variance
- ☐ Zone Change

File Number(s): HR 116-0003

Proposed Land Use or Activity: Build a garage

Project Name: _____ Number of Lots Proposed (If Applicable): _____

Physical Address of Site: 1303 JO Adams St

Clackamas County Map and Tax Lot Number(s): 146-3200 62-02

Applicant(s):

Applicant(s) Signature: Caron Clippard

Applicant(s) Name Printed: Caron Clippard Date: 8/11/16

Mailing Address: 1303 JO Adams St Oregon City OR 97045

Phone: 503 723-3636 Fax: _____ Email: caronclippard@mac.com

Property Owner(s):

Property Owner(s) Signature: James + Caron Clippard

Property Owner(s) Name Printed: James + Caron Clippard Date: 8/11/16

Mailing Address: 1303 JO Adams St

Phone: 503 723-3636 Fax: _____ Email: caronclippard@mac.com

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.

James & Caron Clippard
1303 JQ Adams Street
Oregon City, OR 97045

August 1, 2016

Historic Review Checklist
New Construction

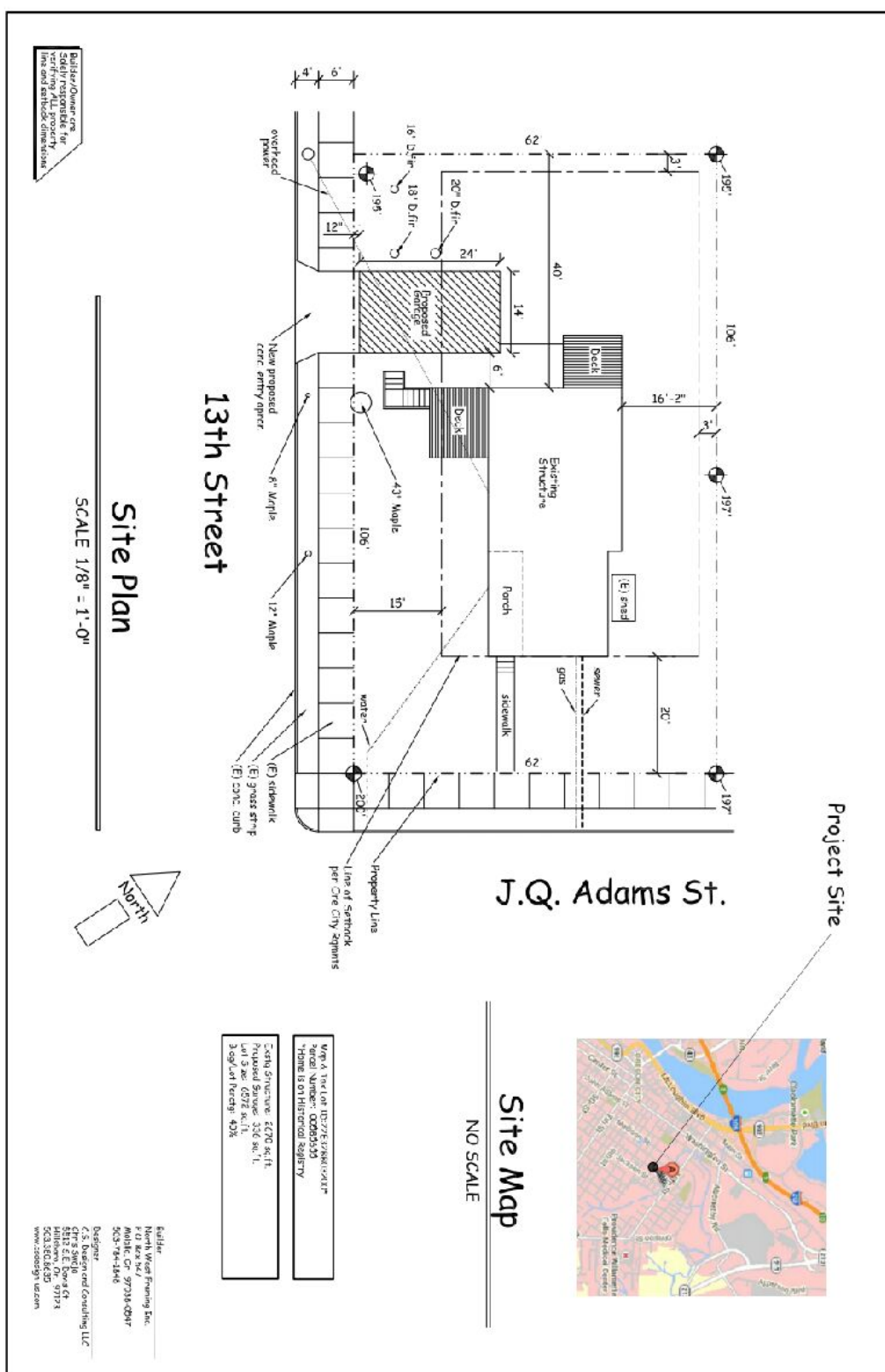
3. Narrative

James and Caron Clippard, property owners and residents at 1303 JQ Adams Street, propose to build an additional new structure upon their existing property.

The proposed structure is to be a free standing, single car garage. The garage will be in the same vernacular style as their existing home. The materials used for the construction of the garage are to be of the same grade and appearance to those used in the 2007 historic review board approved renovation of the exterior of the house. The exterior of the garage will be painted in a color scheme that matches the existing home.

Per the attached Plan Number 2031, the proposed building will be single story, 14 foot wide by 24 foot long , with a 6/12 pitched roof. It will include a single front facing roll up carriage garage door, a side access door, and a window.

Construction will begin shortly after approval, with an anticipated completion 60 days after site preparation. The proposed site, at the north-west end of the house, is currently a portion of our back yard. There are no existing structures on the proposed building side.



Builder/Owner are
Solely responsible for
verifying ALL property
line and setback dimensions

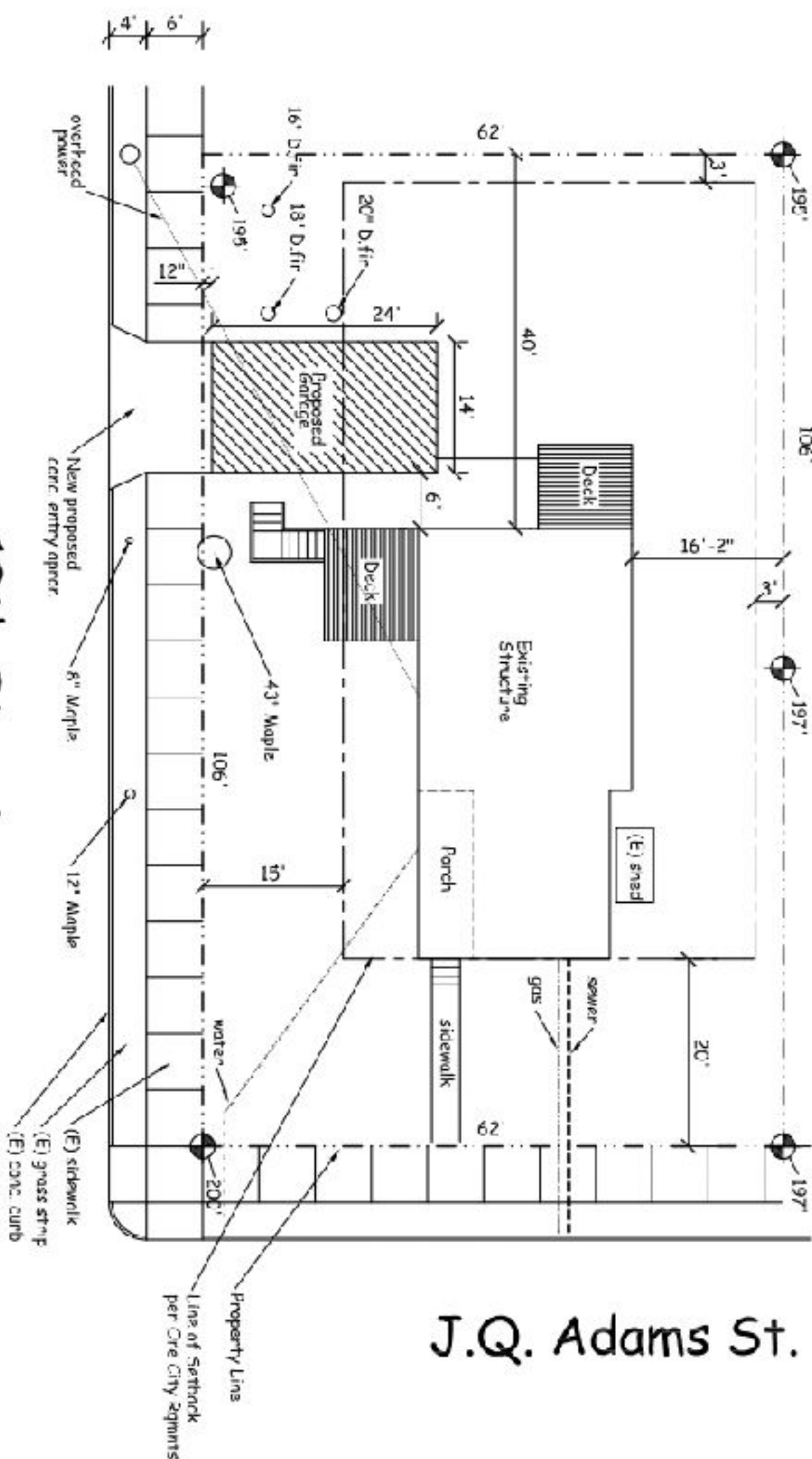
Site Plan

SCALE 1/8" = 1'-0"

13th Street

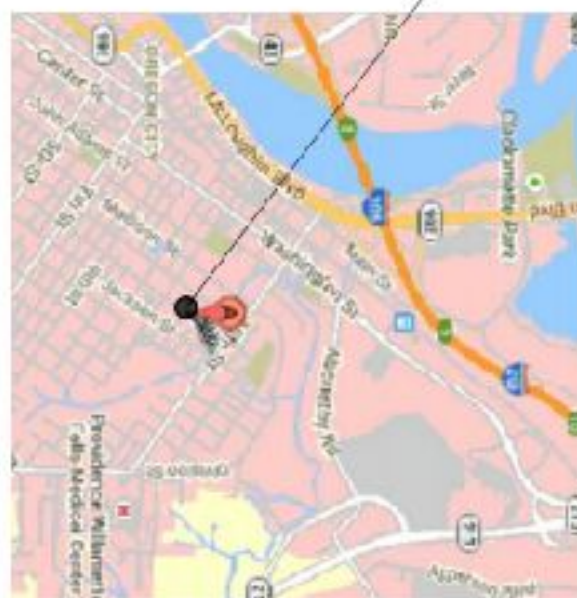
J.Q. Adams St.

Project Site



Site Map

NO SCALE



Map A Tax Lot ID: 27263286104121
Parcel Number: 00083533
"Home is on Historical Registry"

Existing Structure: 6,770 sq. ft.
Proposed Garage: 336 sq. ft.
Lot Size: 6,572 sq. ft.
3-yr Lot Pctg: 40%

Builder:
North West Framing Inc.
P.O. Box 347
Molok, OR 97038-0347
503-784-1416

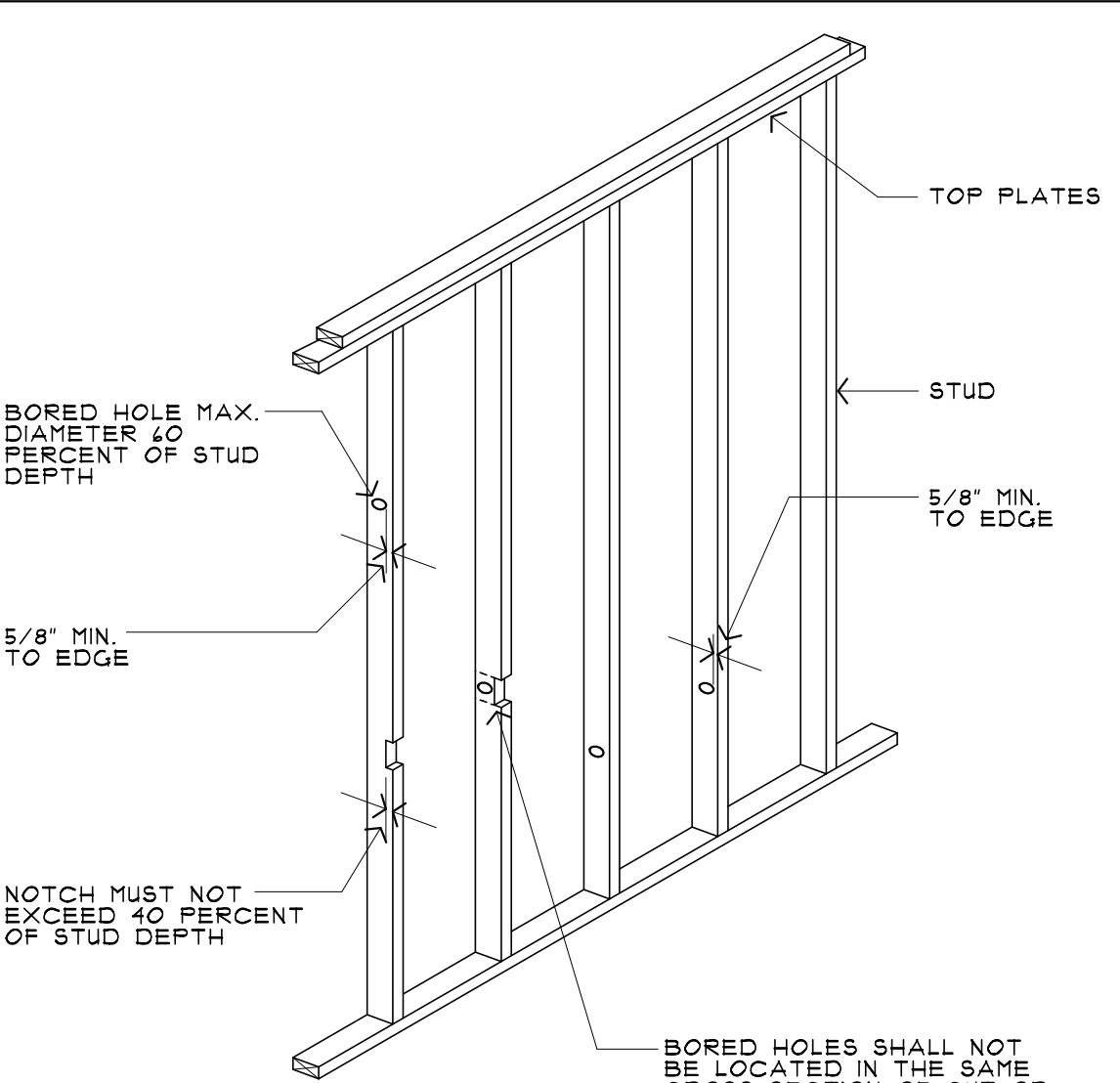
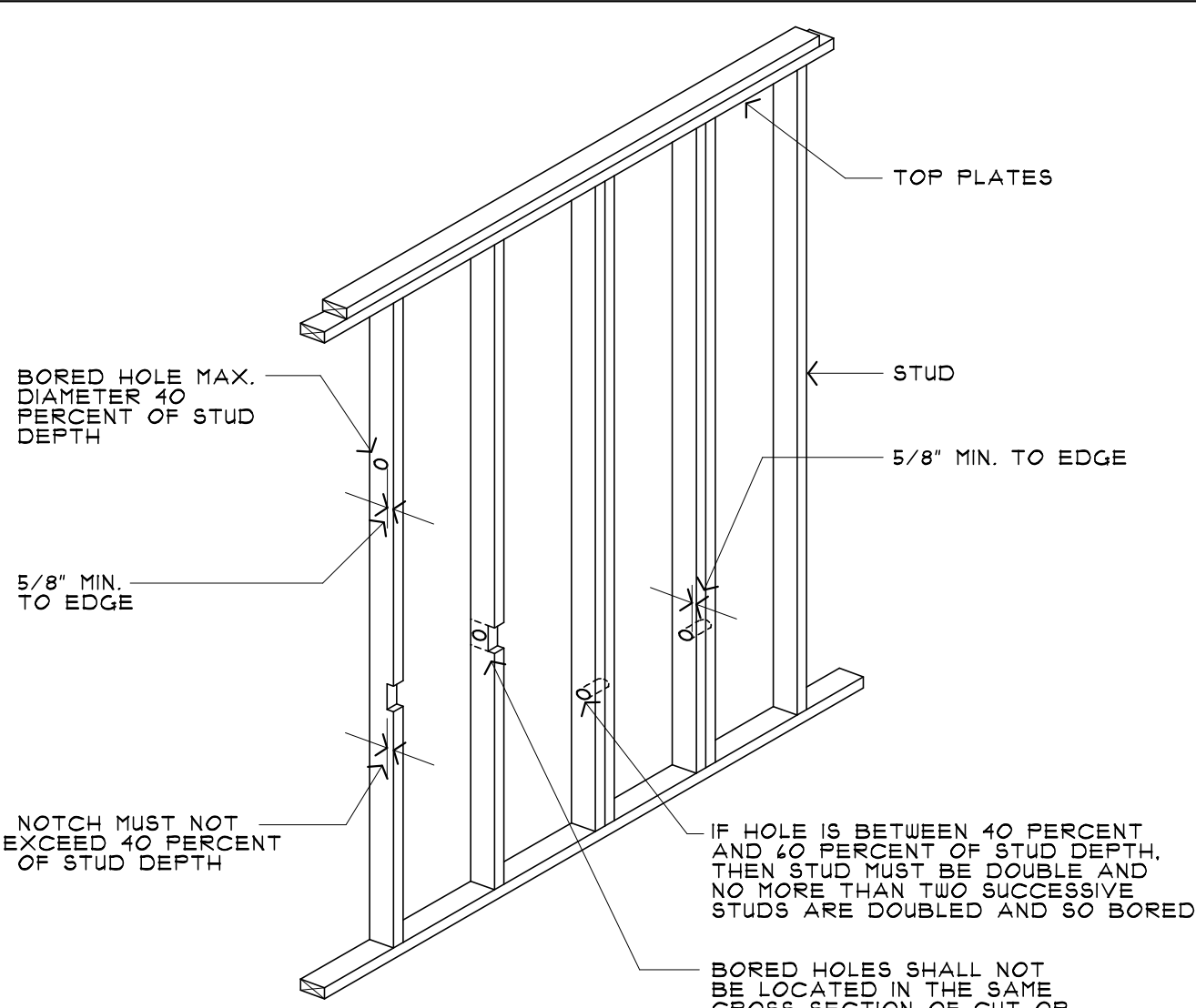
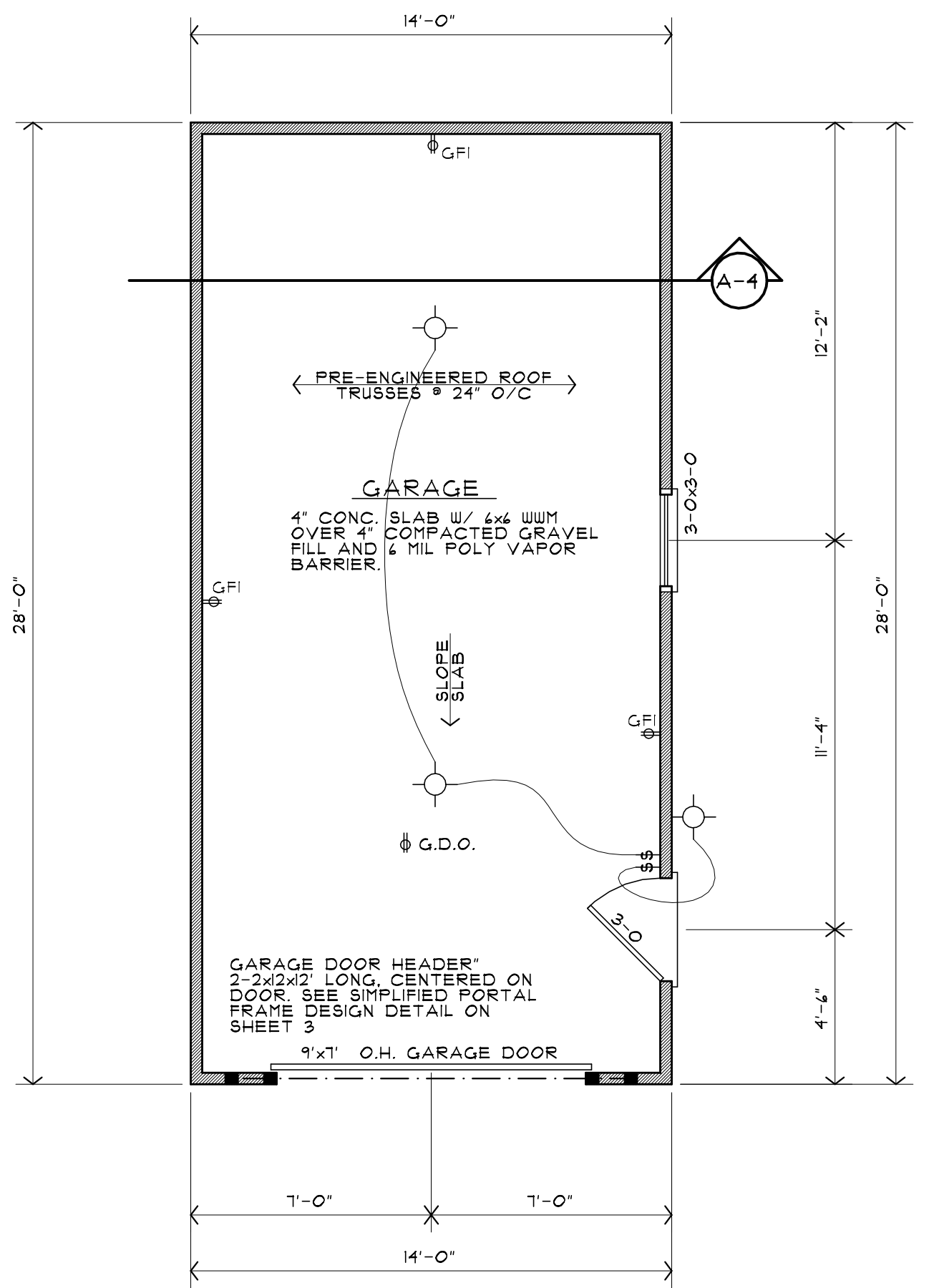
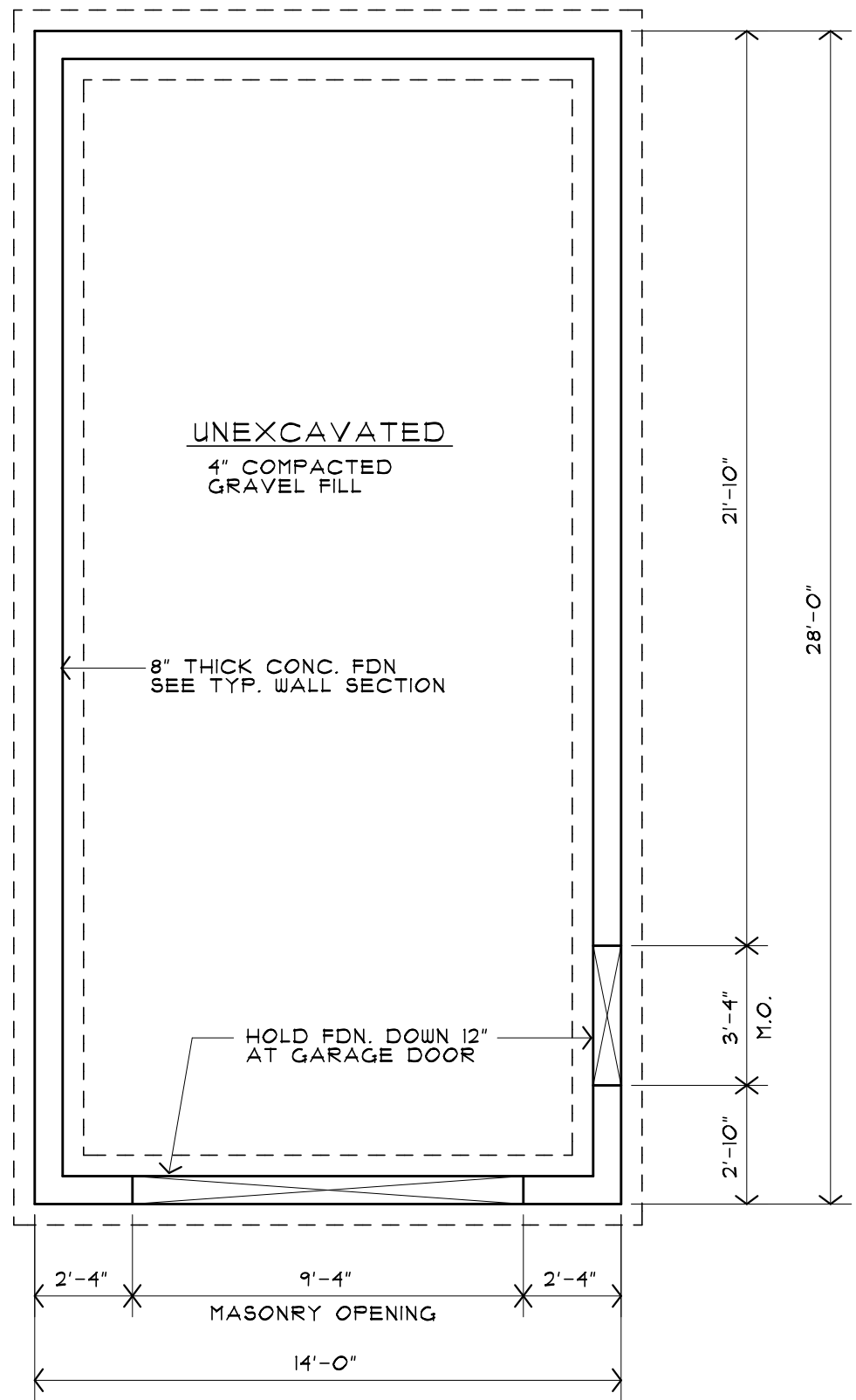
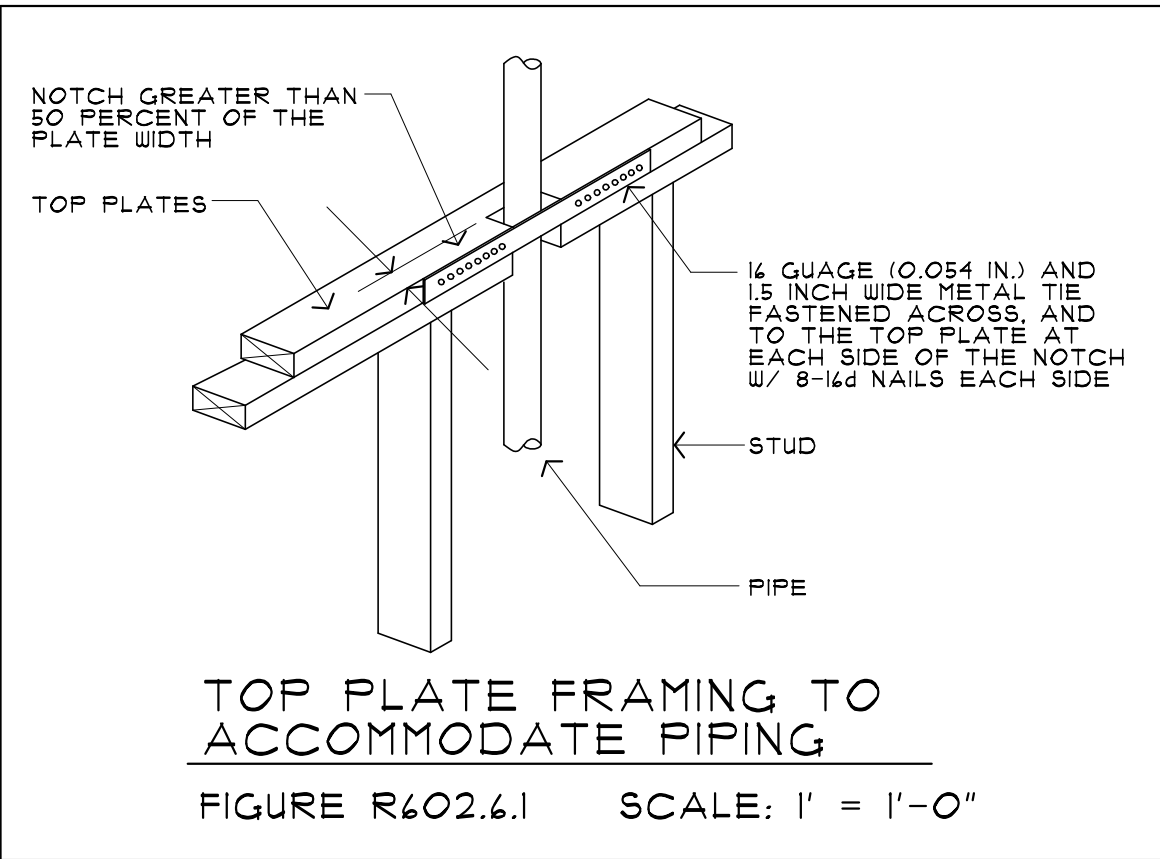
Designer:
C.S. Design and Consulting LLC
Chris SMC10
5512 S.E. Davis Ct.
Hillsboro, Or. 97123
503-380-8635
www.csdesign-us.com

C.S. Design and Consulting LLC
5512 S.E. Davis Ct. Hillsboro, Or. 97123
csdesign-us@hotmail.com 503-380-8635

Clippard Garage
1303 J.Q. Adams St.
Oregon City, Or. 97045

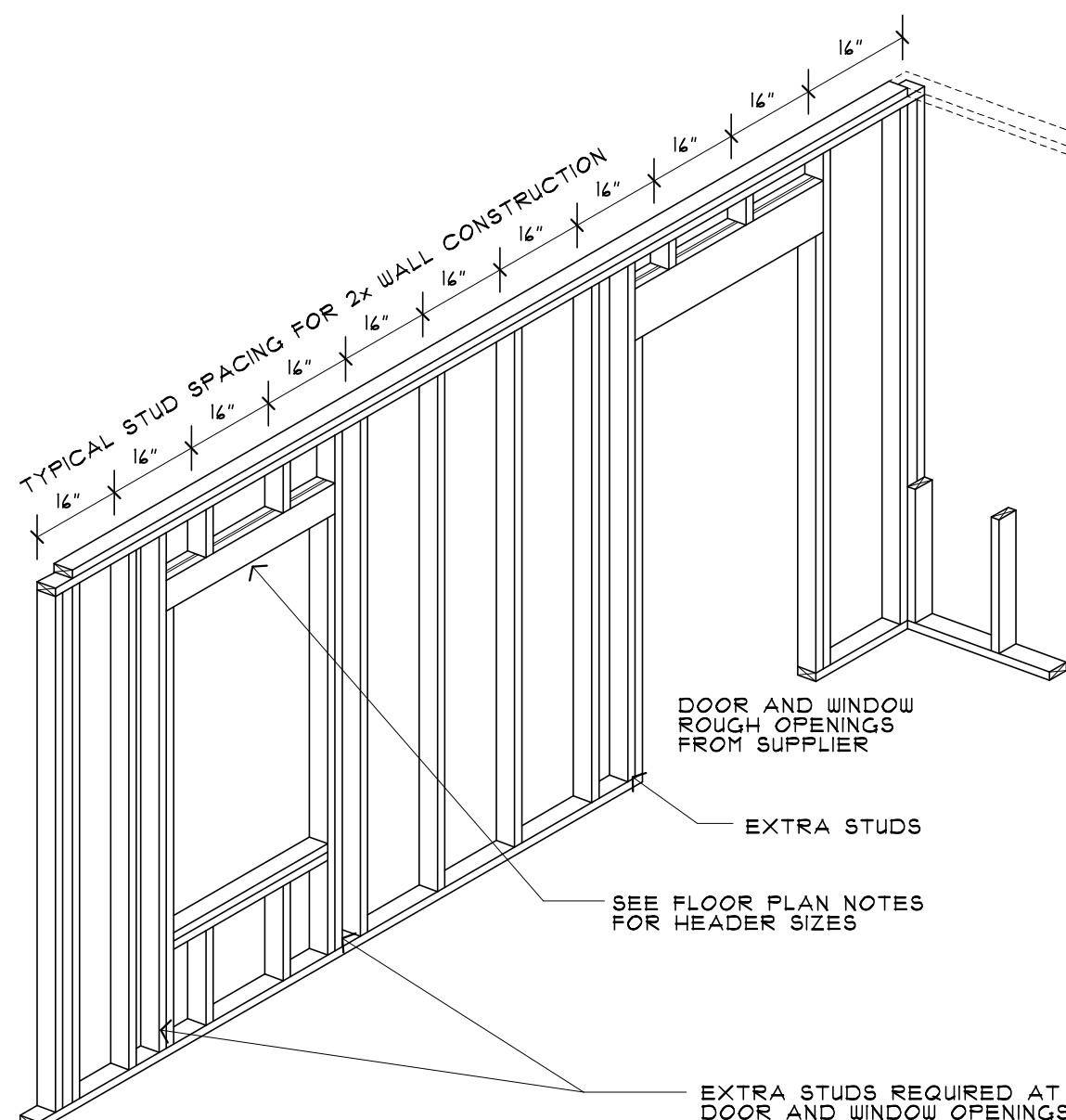
date: 8/11/16 rev:

sheet
P

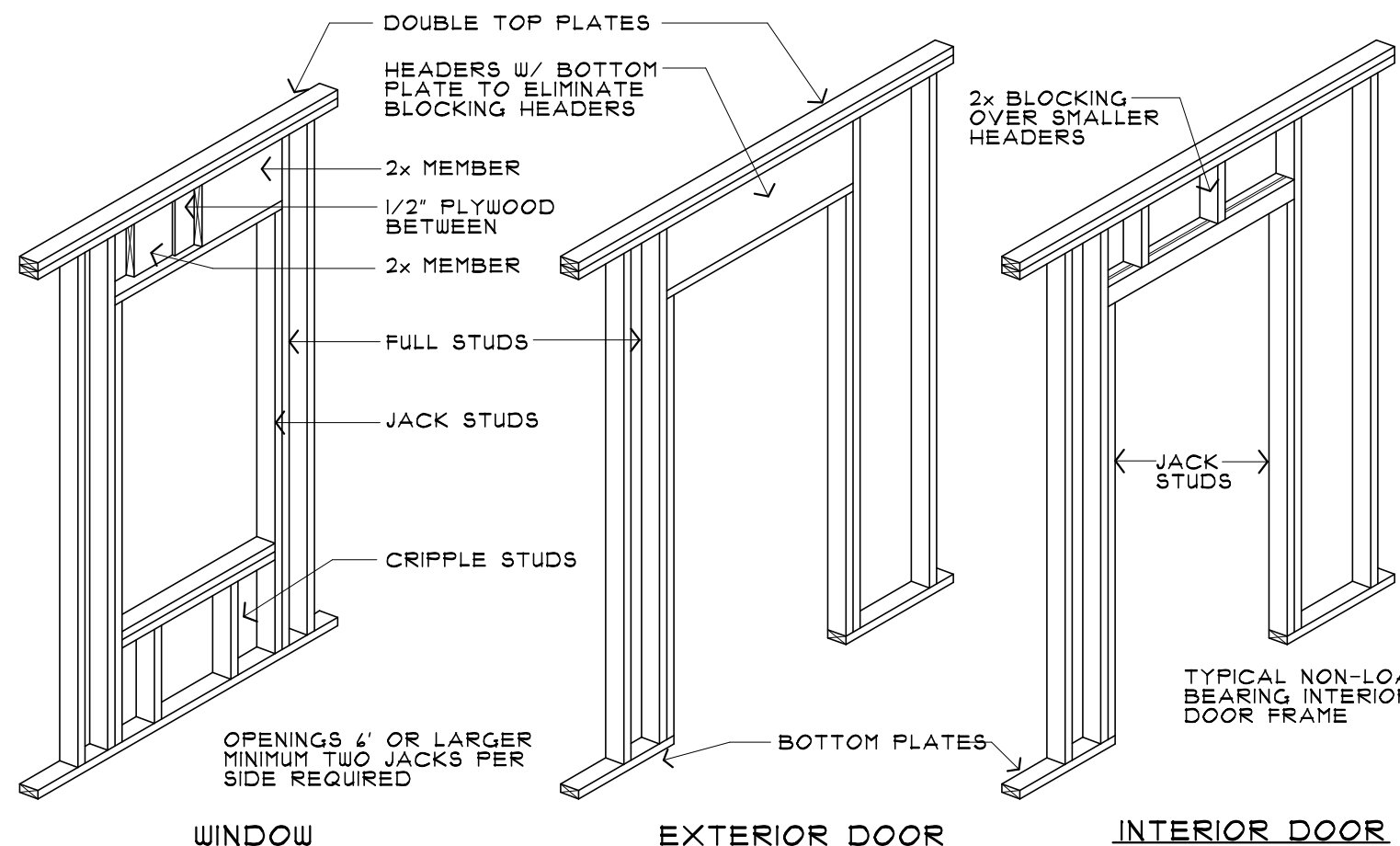


NOTCHING AND BORED HOLE LIMITATIONS
FOR EXTERIOR WALLS AND BEARING WALLS
FIGURE R602.6(1) SCALE: 1/2" = 1'-0"

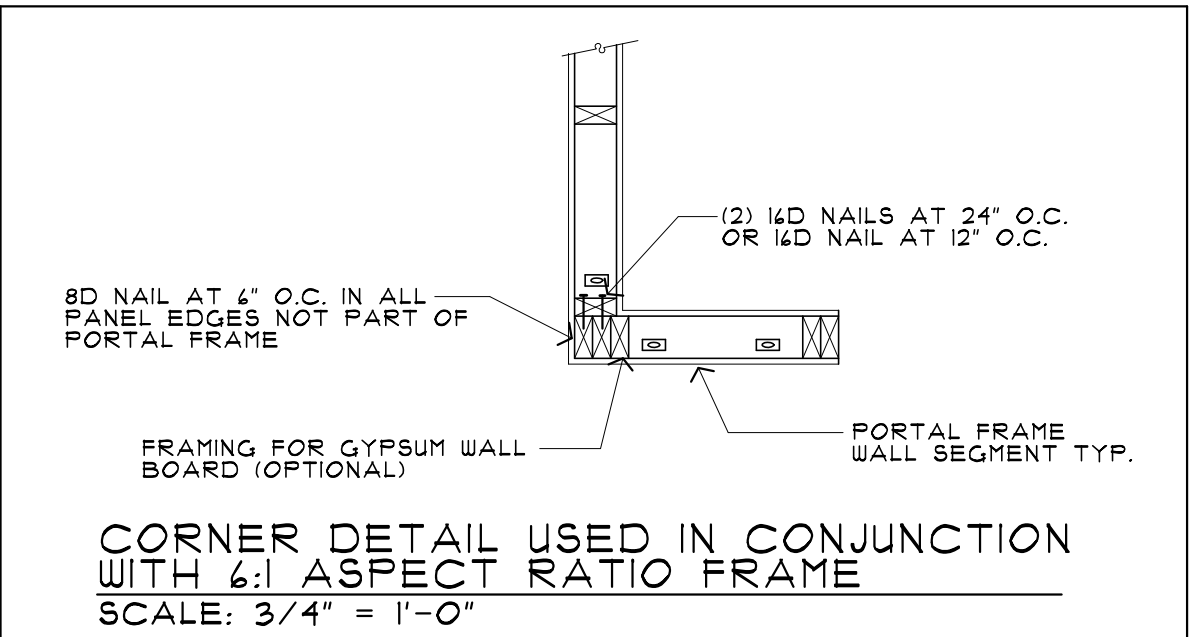
NOTCHING AND BORED HOLE LIMITATIONS
FOR INTERIOR NONBEARING WALLS
FIGURE R602.6(2) SCALE: 1/2" = 1'-0"



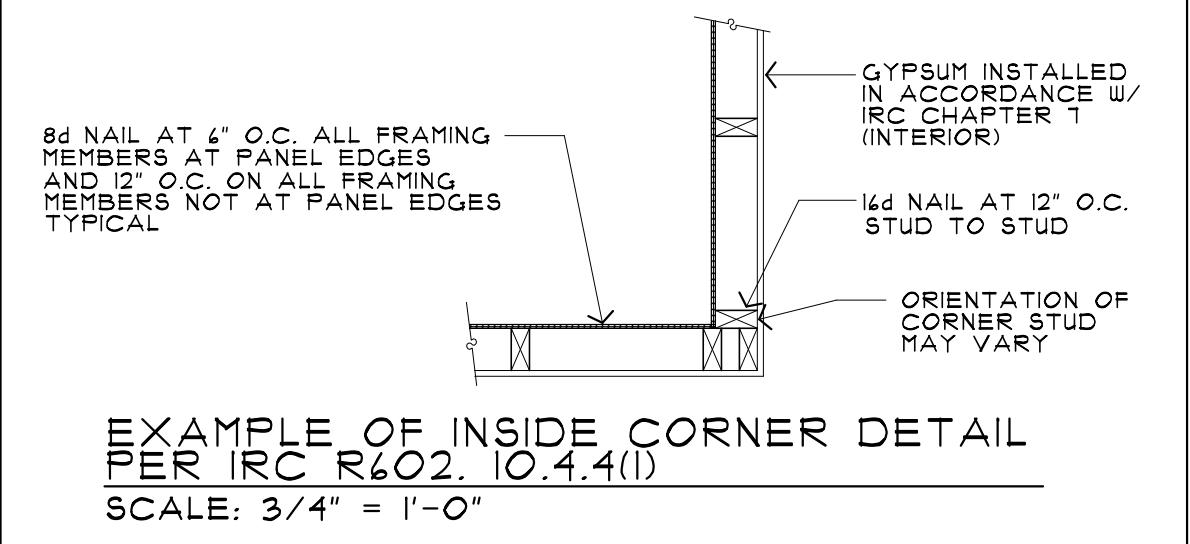
TYPICAL WALL FRAMING DETAIL
SCALE: 3/8" = 1'-0"



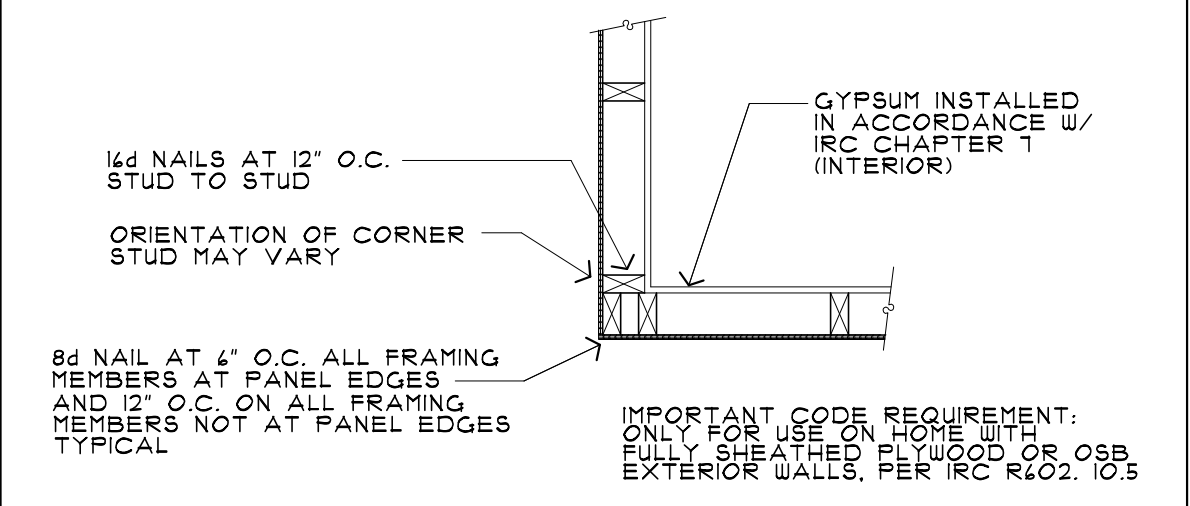
TYPICAL WALL OPENING DETAILS
SCALE: 3/8" = 1'-0"



CORNER DETAIL USED IN CONJUNCTION
WITH 6:1 ASPECT RATIO FRAME
SCALE: 3/4" = 1'-0"



EXAMPLE OF INSIDE CORNER DETAIL
PER IRC R602.10.4.4(1)
SCALE: 3/4" = 1'-0"



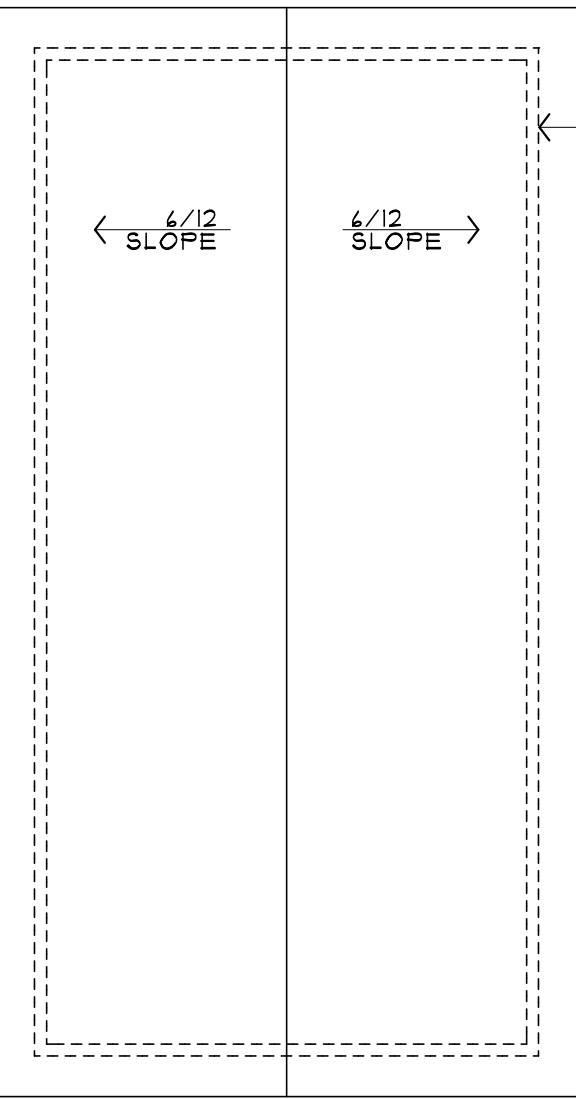
EXAMPLE OF OUTSIDE CORNER DETAIL
PER IRC R602.10.4.4(1)
SCALE: 3/4" = 1'-0"

- FLOOR PLAN NOTES:
1. ALL EXTERIOR WALLS ARE 4" THICK (INCLUDING EXT. WALL SHEATHING) AND ALL INTERIOR WALLS ARE 3 1/2" THICK UNLESS OTHERWISE NOTED ON FLOOR PLANS.
 2. ALL DOOR AND WINDOW HEADERS ARE 2-2x10'S W/ 1/2" PLYWOOD (SOLID) BETWEEN UNLESS OTHERWISE NOTED ON FLOOR PLANS.
 3. FOR MULTIPLE LAMINATED WOOD BEAM MEMBERS, REFER TO MANUFACTURER'S NAILING/BOLTING SPECIFICATIONS FOR TOP AND SIDE LOADING CONDITIONS.
 4. DRIVEWAY AND SIDEWALK DESIGN AND MATERIAL SELECTION BY OWNER/CONTRACTOR.
 5. ■■■ DENOTES 3-2x4 POST UNLESS OTHERWISE NOTED ON FLOOR PLANS. PROVIDE SOLID BLOCKING BELOW ALL POSTS TO FOUNDATION.
 6. WINDOW SIZES SHOWN ARE THOSE OF ANDERSEN WINDOWS.
 7. NAILING SCHEDULE FOR BUILT-UP COLUMNS:
THREE 2x4 LAMINATIONS WITH ONE ROW OF STAGGERED 30d COMMON WIRE NAILS (D= 0.201", L= 4 1/2")
THREE 2x4 LAMINATIONS WITH TWO ROWS OF 30d COMMON WIRE NAILS (D= 0.201", L= 4 1/2")
ALL NAILS PENETRATE AT LEAST 3/4 OF THE THICKNESS OF THE LAST LAMINATION.
 8. SIMPLIFIED BRACING METHOD TO BE USED. THE INTERIOR AND EXTERIOR WALL CONFIGURATION BRACES THE STRUCTURE IN ACCORDANCE WITH OR EQUIVALENT TO THE LATERAL BRACING PROVISIONS OF SECTION R602.10 OF THE 2009 EDITION OF THE IRC OR SECTION 2305 OF THE 2009 EDITION OF THE IBC.
THE WOOD STRUCTURAL PANELS SHALL BE APPLIED TO ALL EXTERIOR WALLS, GABLE ENDS AND BAND BOARDS. (FULLY SHEATHED)

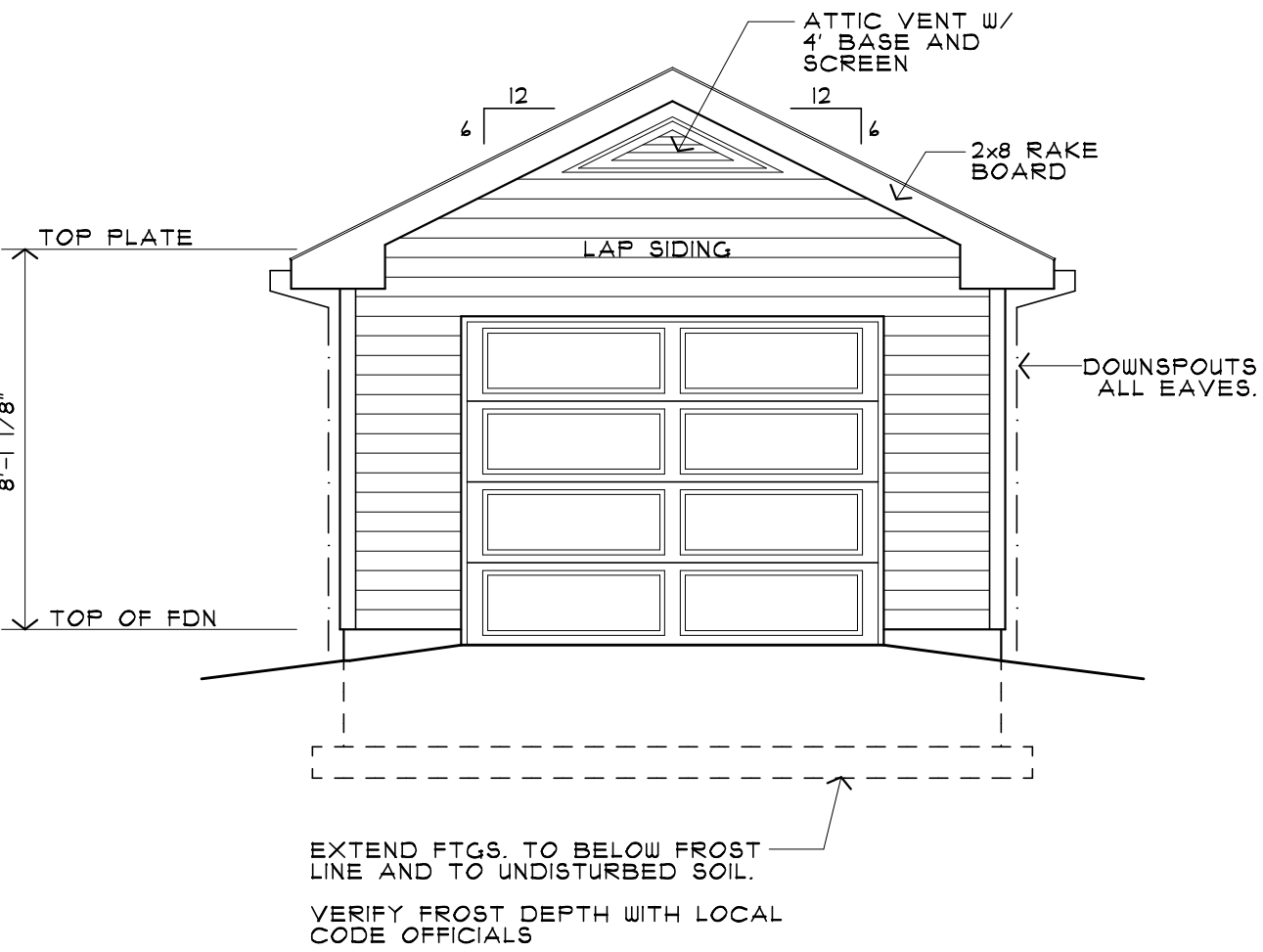
Great effort has gone into the design and engineering of these plans. However, due to the impossibility of providing any on-site supervision over the actual construction, the variance in local code requirements and other local building and weather conditions, Residential Design Services, Inc. assumes no responsibility for any damages, including structural failures, due to any deficiencies, omissions or errors in these plans.
Furthermore, should soil and/or weather conditions (i.e. hurricane, earthquake, snow, etc.) cause loads other than those indicated in the Building Specifications, or for any other unusual conditions, it is recommended that you consult with local building officials and a local architect or engineer prior to beginning construction.

NOTE:

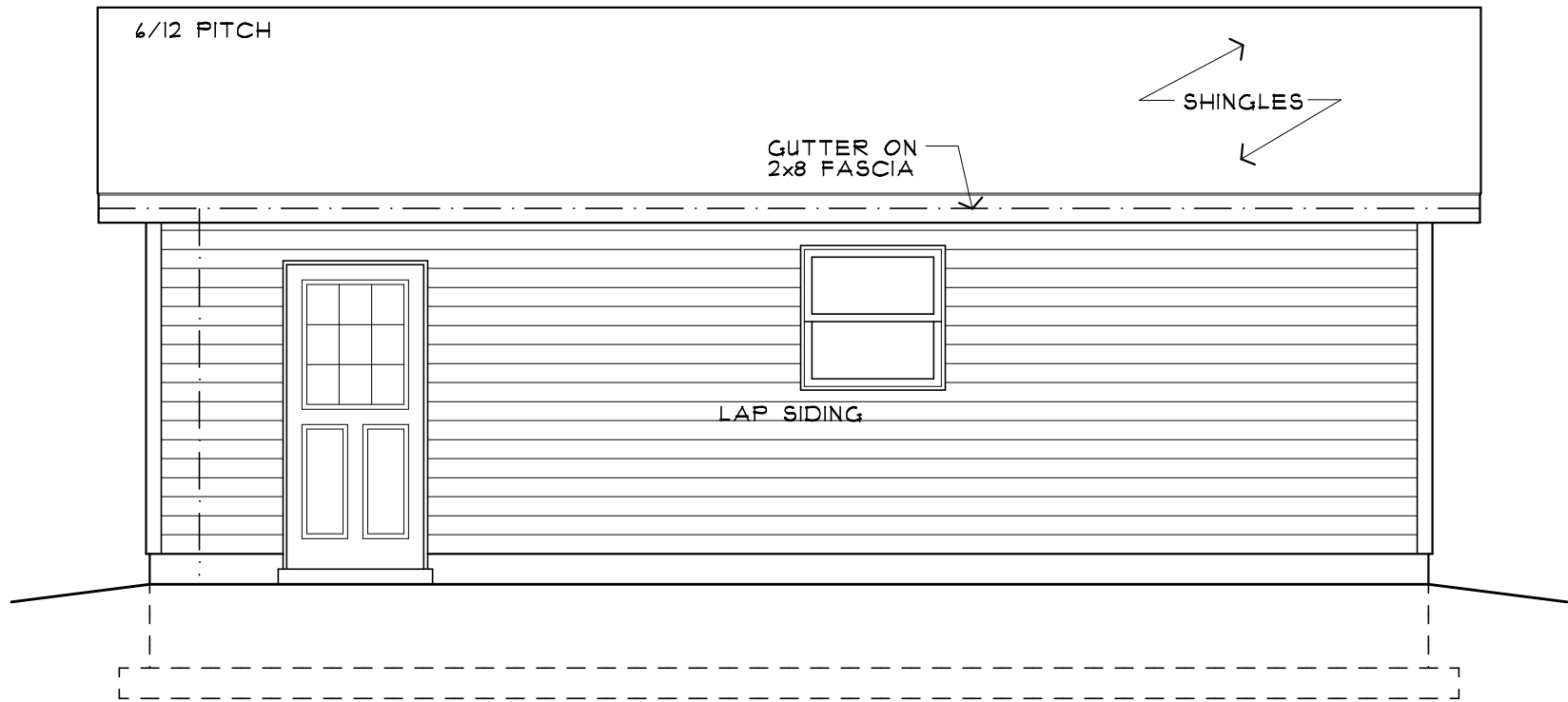
1. ALL OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.
2. ALL TRUSSES TO BE IRC APPROVED AND DESIGNED BY TRUSS SUPPLIER/FABRICATOR.
3. TRUSS MANUFACTURER TO DETERMINE TRUSS DIMENSIONS, HELL HEIGHTS, LOCATIONS AND SPACING PRIOR TO BEGINNING CONSTRUCTION.



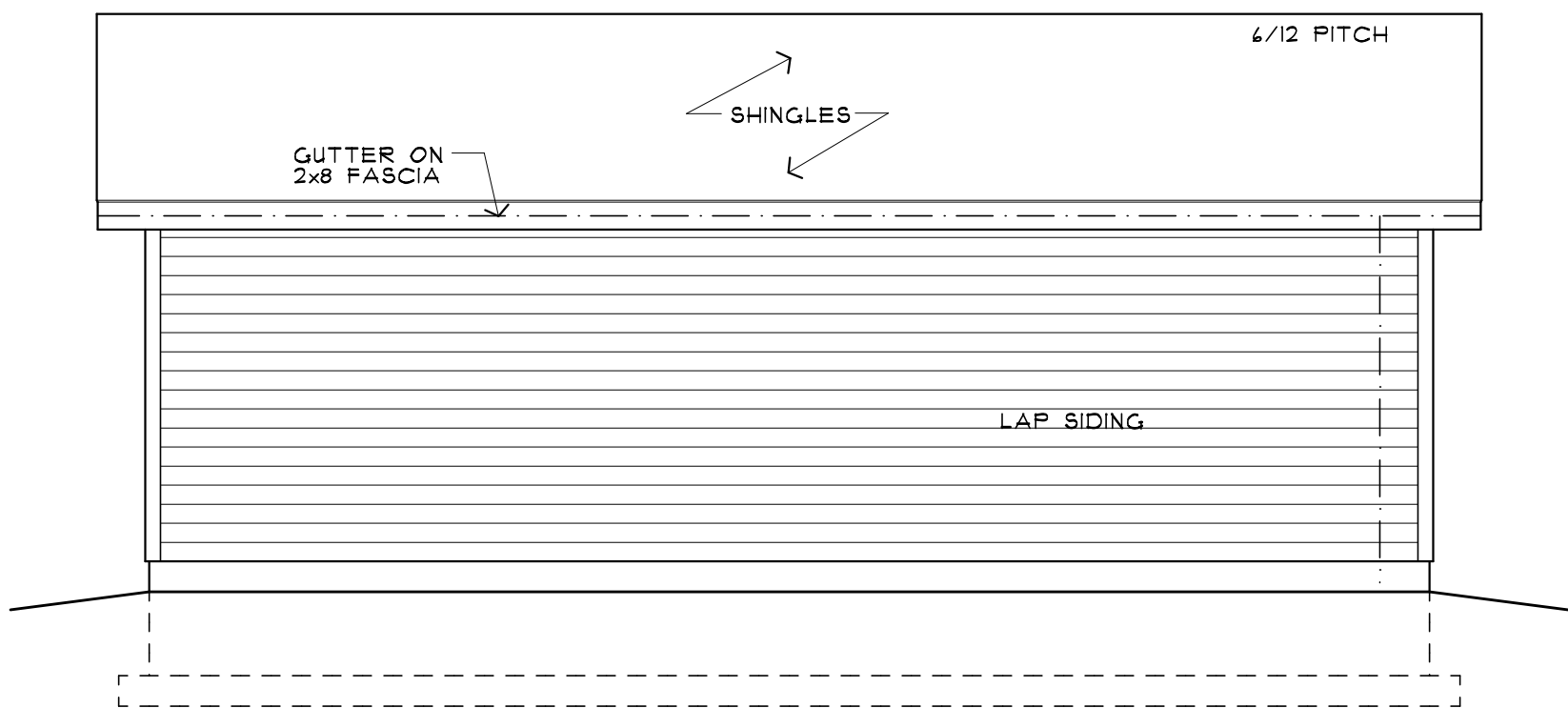
ROOF PLAN
SCALE: 3/16" = 1'-0"



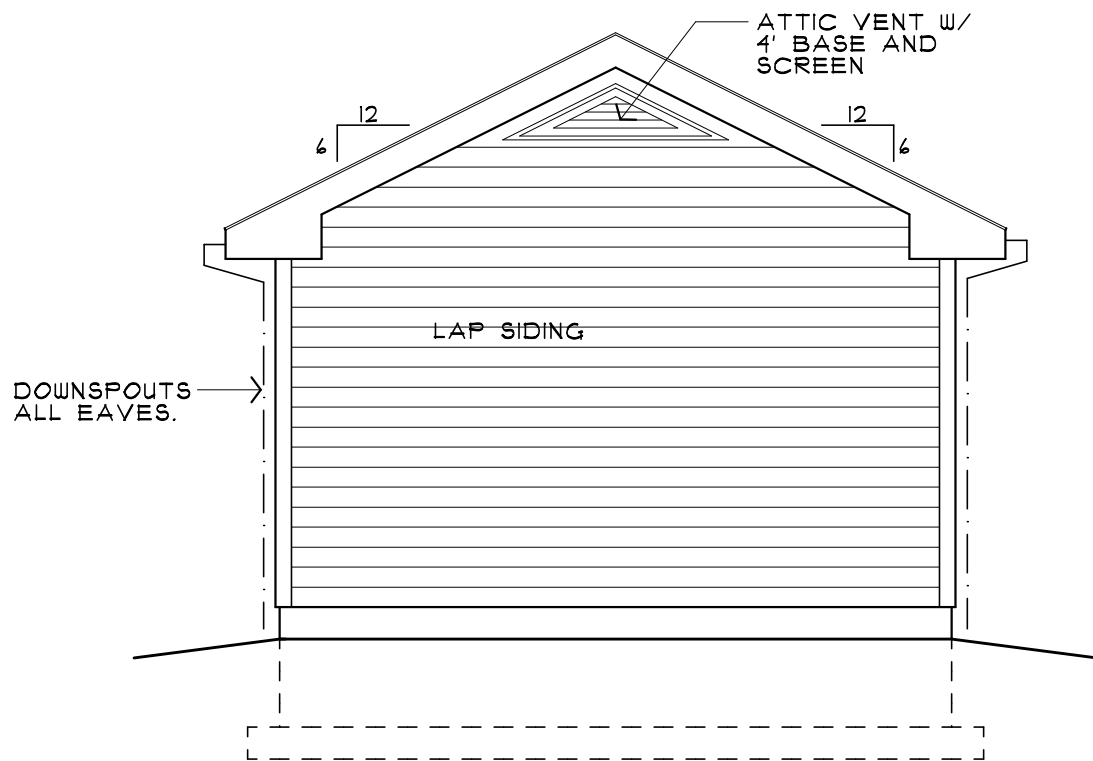
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



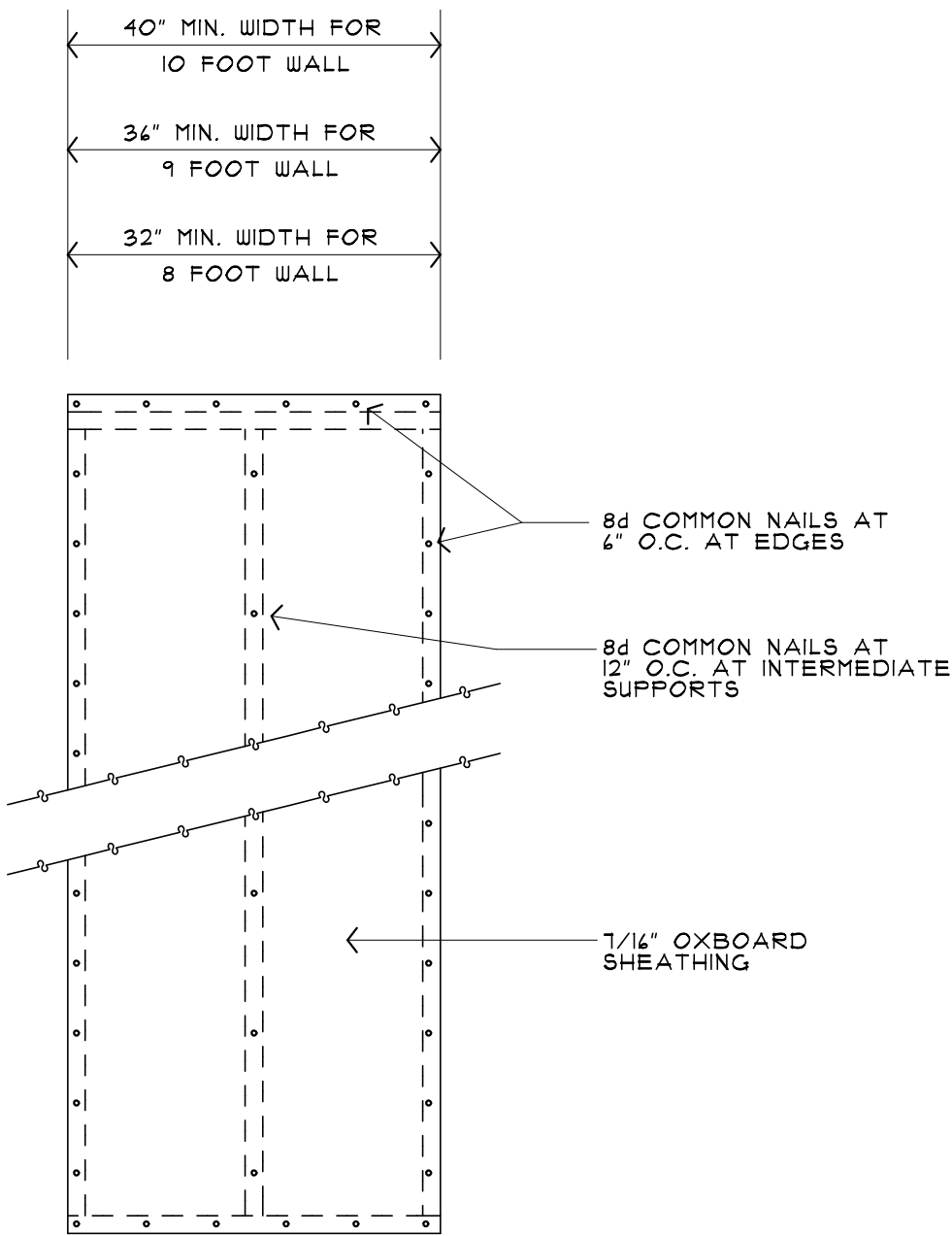
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



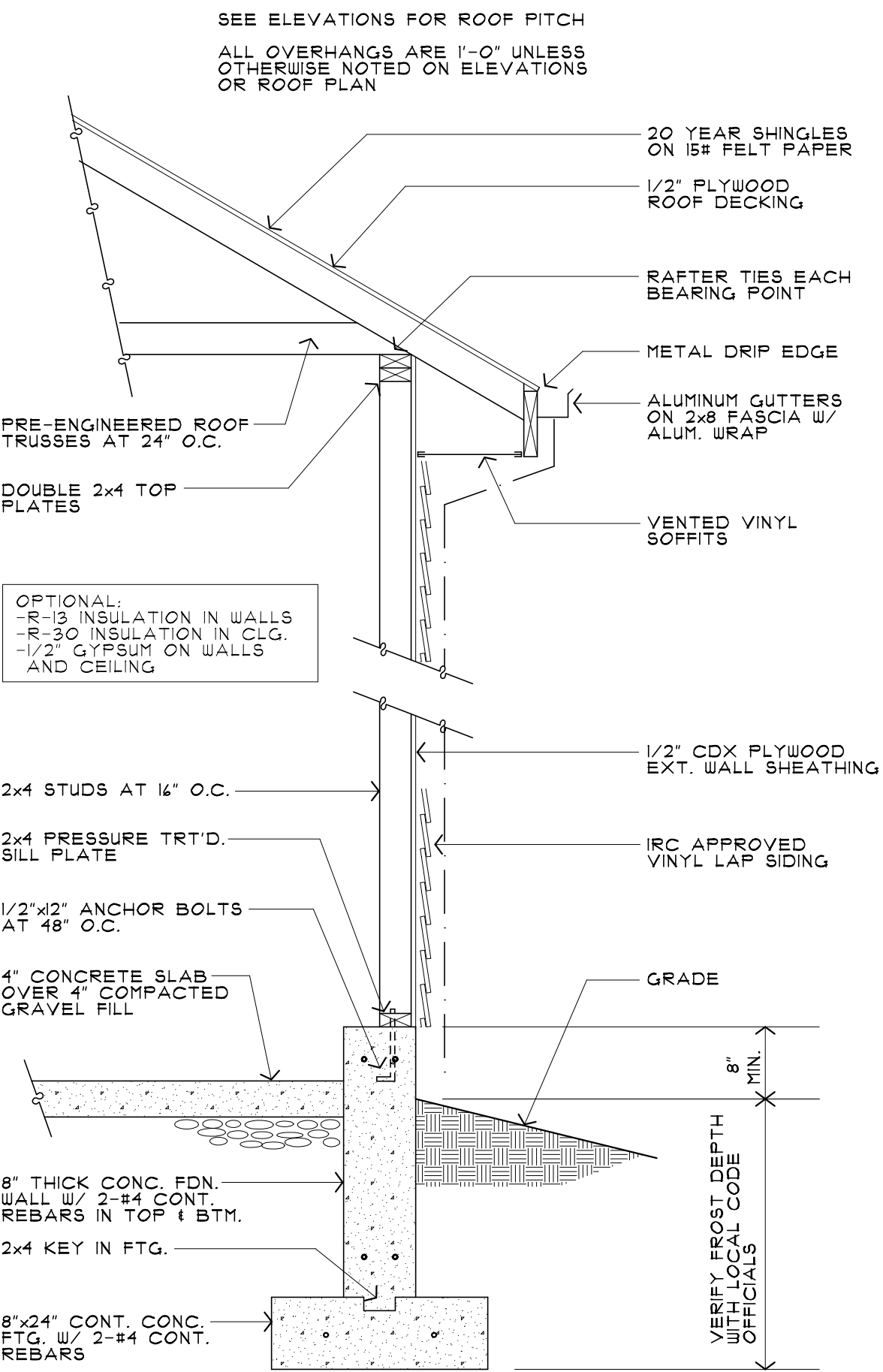
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



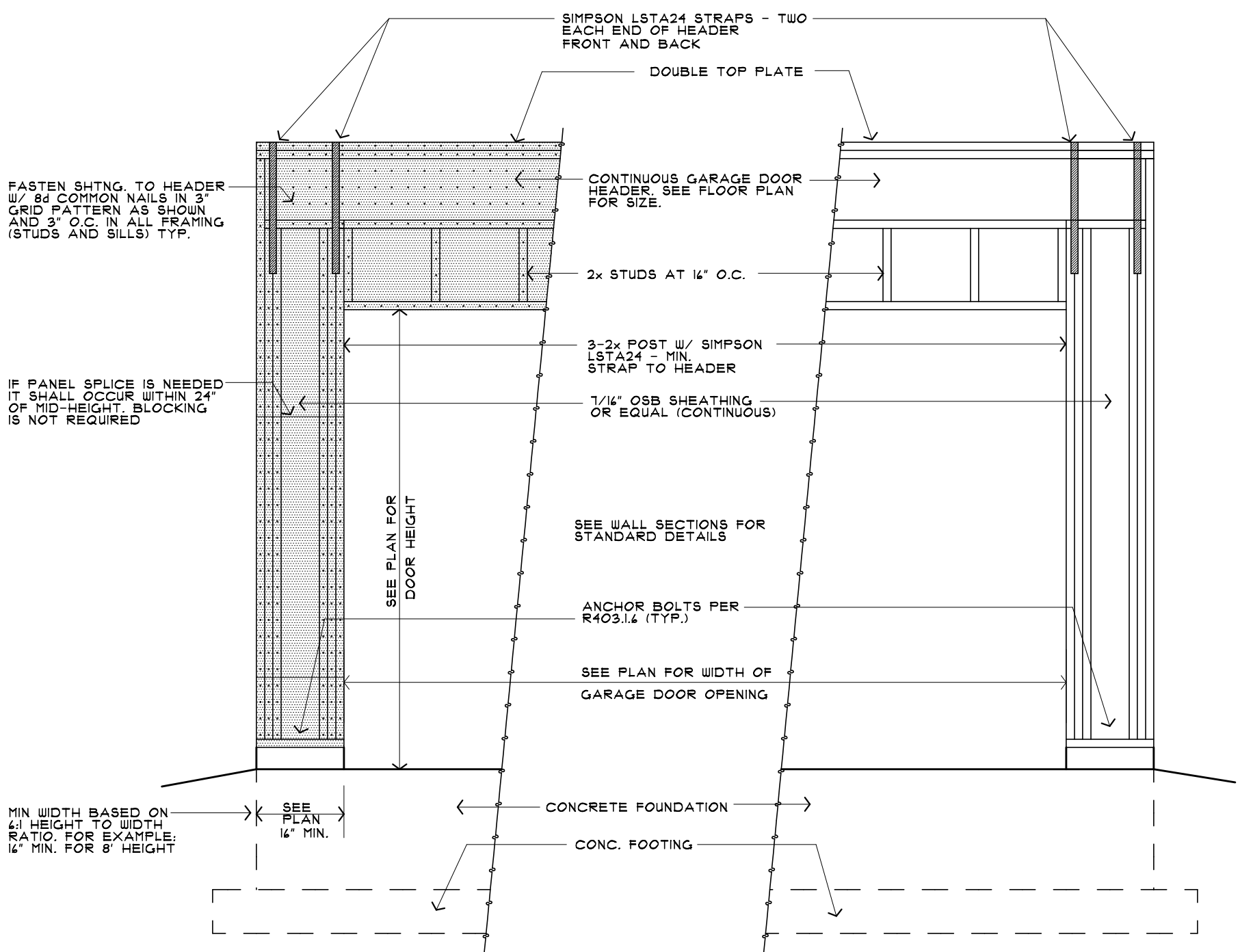
REAR ELEVATION
SCALE: 1/4" = 1'-0"



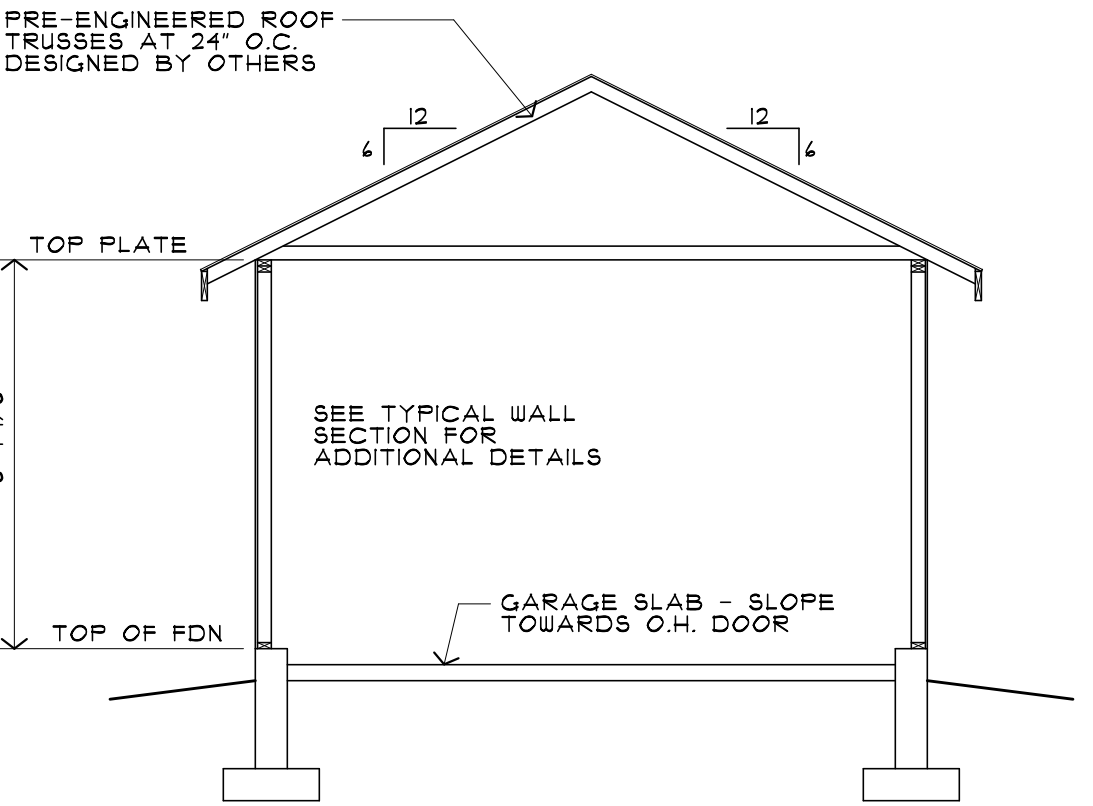
EXTERIOR BRACED WALL PANEL
SCALE: 3/4" = 1'-0"
2009 IRC, R402.10.3, METHOD #3



TYPICAL SIDING WALL SECTION
SCALE: 3/4" = 1'-0"



SIMPLIFIED PORTAL FRAME DESIGN DETAIL AT OVERHEAD GARAGE DOOR
SCALE: 1/2" = 1'-0" (2009 IRC COMPLIANT)



A-A GARAGE SECTION
SCALE: 1/4" = 1'-0"

Great effort has gone into the design and engineering of these plans. However, due to the impossibility of providing any or more supervision over the actual construction, the variance in local code requirements and other local building and weather conditions, Residential Design Services, Inc. assumes no responsibility for any damages, including structural failures, due to any omissions, errors or errors in these plans. Furthermore, should not end-of weather conditions (i.e. hurricane, earthquake, snow, etc.) cause loads other than those indicated in the Building Specifications, or for any other unusual conditions, it is recommended that you consult with local building officials and a local architect or engineer prior to beginning construction.









ROAD
WORK
AHEAD







