

Unit 1 33.110.240.E applies
ONE & TWO FAMILY RESIDENTIAL ZONING PLAN REVIEW SHEET SCAN

APPLICANT: This sheet is part of your approved building permit. This sheet must be attached to the plans at the construction site.

Address: _____
 R# 131408 (Parent) Lot Size: 7150
 Addition, Block, and Lot: Plat 2016-71
 Zone: R2.5 Plan District: _____
 Property Status (circle one) Lot of Record
 Lot of Record Deed Provided? Y N Year: _____

Permit # 16-187445-PS
 Planner: T. Breen-King Date: 6/28/16
 EN Plan Check Required Y N/A
 Community Design Standards Apply (33.218) Y N/A
 Title 11 Requirements Met Y N/A
 Parking Required? Y N

LU/PR HISTORY:

PR: _____ PLA recorded/LC completed? Y N N/A
 LDP/LDS: 15-282857-2 lot L.D. Trees to be preserved? Y N N/A
 LU: _____ Conditions of approval satisfied? Y N N/A

BASE ZONE STANDARDS

33.110.220, Table 110-3 (p. 11)

Minimum Setbacks	Req'd	Proposed	Projection
Front	<u>10</u>	<u>10</u>	<u>2' awning</u>
Left Side	<u>5</u>	<u>5</u>	<u>1' eave</u>
Right Side	<u>5</u>	<u>5</u>	<u>1' eave</u>
Rear	<u>0</u>	<u>0</u>	_____
Garage	<u>18</u>	<u>18</u>	_____
Max Transit	_____	_____	N/A

33.110.215, Table 110-3 (p. 11)
Maximum Height 30 (allowed) 22 1/2 (proposed)
 Base Point 1 _____ Base Point 2 _____ Base Point Elevation? 101
 20% slope 23 feet above - Avg. Street Grade _____
 Please note base point on plans.

33.110.225, Table 110-4 (p. 19)
Maximum Building Coverage
1075 (allowed) 1073 (proposed)

33.110.235, Table 110-3 (p. 11)
Minimum Outdoor Area
250 sf and 12 ft by 12 ft Met? Y N

33.266.120C.3. (p. 11)
Maximum Front/Side Yard Paving (33.266.120)
 40% or 20% = 10' (allowed) 9' (proposed)

33.266.120D.1. (p. 11), Figure 266-2 (p. 13)
 Parking Pad outside front or side street setback? Y N N/A
 9' X 18' clear parking space? Y N N/A

BASE ZONE DESIGN STANDARDS (9-3-99)

Apply? Y N
 Exemptions: Flag lots, sites with over 20 percent slope, R20 and RF zones.

Where is the longest street-facing dwelling unit wall located?
 Main Floor Second Floor Both/Other
Blandena
33.110.230 Main Entrance Faces Street? and Y N
 Within 8' of longest DU Wall? and Y N
 Faces public street if corner (4/24/10)? Y N/A
33.110.253 Length of Garage Wall is 50% or less? or Y N ^{30%}
 12' or less on a façade 24' or less? Y N N/A
33.110.253 Garage flush/behind longest DU wall? or Y N
 Within 6' of DU wall (40% gar. and porch)? Y N N/A
33.110.232 15% Street Facing Façade Windows/Main Entrance?
 Front: 93 (req'd) 171.5 (prop'd) Blandena
 Side: 138 (req'd) 378 (prop'd) Congress

JOHNSON CREEK STANDARDS (South or Floodplain Subdistrict)

Apply? Y N
 50% max Impervious Area _____ (allowed) _____ (proposed)
 Tree Removal? Y N
 Tree Preservation Plan? Y N

FLAG LOT STANDARDS

Apply? Y N
 Setbacks _____ (N) _____ (S) _____ (E) _____ (W)
 Building Coverage met? (flag portion only) Y N
 Landscaping Met for flag lots less than 10,000 sf? Y N N/A

ADDITIONAL DEVELOPMENT STANDARDS (33.110.213)

Apply? Y N
 Lot confirmation lots in RF-R7 less than 36 feet wide, R5 under 36 feet wide or 3,000 square feet in area or R2.5 under 1,600 square feet in area.

Max Height 1.5 x width _____ (allowed) _____ (proposed)
 Max 40% Building Coverage _____ (allowed) _____ (proposed)
 Main Entrance less than 4' above grade? Y N
 Minimum 3.5" Trim? Y N
 Street-facing Garage Door 8' wide? Y N
 Minimum 12" Eaves? Y N
 Exterior Finish Materials OK? Y N
 Maximum of 2 Attached Houses? Y N N/A

NARROW LOT STANDARDS (7-1-02/4-24-10)

Apply? Y N
 Single dwelling zone lots created through a land division submitted after June 30, 2002 that do not meet minimum lot width standards.

33.110.215 Maximum Height
 1.2 or 1.5 x width _____ (allowed) _____ (proposed)
33.110.253 Garage Wall Max 50% of Façade Y N
 Not allowed on front façade if façade is less than 22' long
33.610.200.D Alley Access Used? Y N
Attached Houses only:
33.110.230 Main Entrance < 4' above grade? Y N
33.110.240.C Minimum Front Yard Landscaping? Y N

EASEMENTS

Location, dimension and purpose on site plan? Y N/A
 Encroachments allowed? Y N/A
 Access easement recorded? Y N/A

OTHER OVERLAYS, DISTRICTS, INSPECTOR NOTES, ETC.

33.110.240.E
 - Entrances face separate frontages
 - Height of units is within 4" of each other
 - Design standards of subpart C met

ONE & TWO FAMILY RESIDENTIAL ZONING PLAN REVIEW SHEET

UNIT 2

33.110.240.E applies

SCAN

APPLICANT: This sheet is part of your approved building permit. This sheet must be attached to the plans at the construction site.

Address: 4735 N CONGRESS
 R# 131408 (RECORD) Lot Size: 2150
 Addition, Block, and Lot: Plot 2016-71
 Zone: R2.5 Plan District: _____
 Property Status (circle one) Lot Lot of Record
 Lot of Record Deed Provided? Y N Year: _____

Permit # 10-187454-RS
 Planner: T. BARNHART Date: 6/28/16
 EN Plan Check Required Y N/A
 Community Design Standards Apply (33.218) Y N/A
 Title 11 Requirements Met Y N/A
 Parking Required? Y N

LU/PR HISTORY:

PR: _____	PLA recorded/LC completed?	<input type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> N/A
LDP/LDS: <u>15-282807-2 10/L.P.</u>	Trees to be preserved?	<input type="radio"/> Y	<input checked="" type="radio"/> N	<input type="radio"/> N/A
LU: _____	Conditions of approval satisfied?	<input checked="" type="radio"/> Y	<input type="radio"/> N	<input type="radio"/> N/A

BASE ZONE STANDARDS

33.110.220, Table 110-3 (p. 11)

Minimum Setbacks	Req'd	Proposed	Projection
Front	<u>10</u>	<u>17 1/2</u>	_____
Left Side	<u>5</u>	<u>5</u>	<u>1' eave</u>
Right Side	<u>0</u>	<u>0</u>	_____
Rear	<u>5</u>	<u>5</u>	<u>1' eave</u>
Garage	<u>18</u>	<u>18</u>	_____
Max Transit	_____	_____	N/A

33.110.215, Table 110-3 (p. 11)
 Maximum Height 30 (allowed) _____ (proposed)
 Base Point 1 _____ Base Point 2 _____ Base Point Elevation? _____
 20% slope 23 feet above - Avg. Street Grade _____
 Please note base point on plans.

33.110.225, Table 110-4 (p. 19)
 Maximum Building Coverage 1075 (allowed) 1067 (proposed)

33.110.235, Table 110-3 (p. 11)
 Minimum Outdoor Area 250 sf and 12 ft by 12 ft Met? Y N

33.266.120C.3. (p. 11)
 Maximum Front/Side Yard Paving (33.266.120)
 40% or 20% = 20' (allowed) 9' (proposed)

33.266.120D.1. (p. 11), Figure 266-2 (p. 13)
 Parking Pad outside front or side street setback? Y N N/A
 9' X 18' clear parking space? Y N N/A

BASE ZONE DESIGN STANDARDS (9-3-99)
 Apply? Y N
 Exemptions: Flag lots, sites with over 20 percent slope, R20 and RF zones.

Where is the longest street-facing dwelling unit wall located?

	Main Floor	Second Floor	Both/Other
33.110.230 Main Entrance Faces Street? and			<input type="radio"/> Y <input type="radio"/> N
Within 8' of longest DU Wall? and			<input type="radio"/> Y <input type="radio"/> N
Faces public street if corner (4/24/10)?			<input type="radio"/> Y <input type="radio"/> N/A
33.110.253 Length of Garage Wall is 50% or less? or			<input type="radio"/> Y <input type="radio"/> N
12' or less on a façade 24' or less?		<input type="radio"/> Y	<input type="radio"/> N <input type="radio"/> N/A
33.110.253 Garage flush/behind longest DU wall? or			<input type="radio"/> Y <input type="radio"/> N
Within 6' of DU wall (40% gar. and porch)?	<input type="radio"/> Y		<input type="radio"/> N <input type="radio"/> N/A
33.110.232 15% Street Facing Façade Windows/Main Entrance?			
Front: <u>150</u> (req'd) <u>216</u> (prop'd)			
Side: _____ (req'd) _____ (prop'd)			N/A

OTHER OVERLAYS, DISTRICTS, INSPECTOR NOTES, ETC.
33.110.240.E
 - Entrances face separate frontage
 - Height of window is min 4' of each other
 - Design std of Subpart C met.

JOHNSON CREEK STANDARDS (South or Floodplain Subdistrict)
 Apply? Y N

50% max Impervious Area _____ (allowed) _____ (proposed)
 Tree Removal? Y N
 Tree Preservation Plan? Y N

FLAG LOT STANDARDS Apply? Y N

Setbacks _____ (N) _____ (S) _____ (E) _____ (W)
 Building Coverage met? (flag portion only) Y N
 Landscaping Met for flag lots less than 10,000-sf? Y N N/A

ADDITIONAL DEVELOPMENT STANDARDS (33.110.213)
 Apply? Y N

Lot confirmation lots in RF-R7 less than 36 feet wide, R5 under 36 feet wide or 3,000 square feet in area or R2.5 under 1,600 square feet in area.
 Max Height 1.5 x width _____ (allowed) _____ (proposed)
 Max 40% Building Coverage _____ (allowed) _____ (proposed)
 Main Entrance less than 4' above grade? Y N
 Minimum 3.5" Trim? Y N
 Street-facing Garage Door 8' wide? Y N
 Minimum 12" Eaves? Y N
 Exterior Finish Materials OK? Y N
 Maximum of 2 Attached Houses? Y N N/A

NARROW LOT STANDARDS (7-1-02/4-24-10)
 Apply? Y N

Single dwelling zone lots created through a land division submitted after June 30, 2002 that do not meet minimum lot width standards.
 33.110.215 Maximum Height
 1.2 or 1.5 x width _____ (allowed) _____ (proposed)
 33.110.253 Garage Wall Max 50% of Façade Y N
 Not allowed on front façade if façade is less than 22' long
 33.610.200.D Alley Access Used? Y N
Attached Houses only:
 33.110.230 Main Entrance < 4' above grade? Y N
 33.110.240.C Minimum Front Yard Landscaping? Y N

EASEMENTS

Location, dimension and purpose on site plan? Y N/A
 Encroachments allowed? Y N/A
 Access easement recorded? Y N/A