

Community Development Department

P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132
503-537-1240 ▪ Fax 503-537-1272 ▪ www.newbergoregon.gov

NOTICE OF DECISION

DR121-0006 – 601 S Blaine Street – Zone Holdings ADU

September 10, 2021

Slater Architecture
Attn: Lisa Slater
8900 NE Livingston Mountain Rd.
Camas, WA 98607

Re: DR121-0006 – 601 S Blaine St (ADU) – Notice of Decision

Dear Ms. Slater,

The Community Development Director has approved the design review application DR121-0006 for an Accessory Dwelling Unit (ADU). This decision will become effective on September 25, 2021, unless an appeal is filed.

You may appeal this decision to the Newberg Planning Commission within 14 calendar days of this decision in accordance with Newberg Development Code 15.100.170. All appeals must be in writing on a form provided by the Planning Division. If you wish to appeal, you must submit the written appeal form together with the required fee of \$550.20 to the Planning Division within 14 days of the date of this decision.

The deadline for filing an appeal is 4:30 pm on September 24, 2021.

Design review approval is only valid for one year from the effective date above. If building or construction permits are not issued within this time period, then design review approval becomes null and void and no construction may take place. If design review approval on your project is approaching its expiration date, contact the Planning Division regarding extension opportunities. Please note that it is the responsibility of the applicant to monitor the time of expiration of this approval and to initiate any necessary extension requests.

If you have any questions, please contact me at 503-537-1215 or keith.leonard@newbergoregon.gov.

Sincerely,

Keith Leonard, AICP
Associate Planner
City of Newberg

STAFF REPORT
DR121-0006 – 601 S Blaine Street – Zone Holdings ADU

FILE NO: DR121-0006

REQUEST: Approval of an ADU

LOCATION: 601 S Blaine Street

TAX LOT: R3219AC 04100

APPLICANT/

OWNER: Zone Holdings, LLC.

ZONE: R-3 (High Density Residential)

OVERLAYS: SC (Stream Corridor), Airport Overlay (Airport Conical Surface)

A. Location and Site Description:

The subject property is located at 601 S Blaine Street and is zoned R-3 (High Density Residential). The proposed Accessory Dwelling Unit (ADU) will be associated with an existing 1,410 square foot single-story single-family dwelling. There are two detached accessory buildings within the subject property including a shop and a detached garage. The ADU is proposed to be constructed within an addition above the existing detached garage. There is a 164 square foot sunroom that does not appear to be a 4-season room, so this square footage is not used in calculating the maximum size of the ADU. The roof over the garage is proposed to be removed and a second story constructed where the ADU will be located. A 4-foot breezeway exists between the single-family home and detached garage. There is a second detached accessory building that the applicant has indicated is used as a shop building.

The ADU will be accessed via an external staircase leading to a second-story deck or landing to the outside access door of the ADU. The ADU will be a 441 square foot studio or about 31% of the total square footage of the existing single-family dwelling. Approximately 10,650 square feet of the western portion of the subject property is encumbered by Stream Corridor (SC). The proposed location of the ADU will not be within the SC. Most of the subject property is primarily flat except for the SC area but slopes downward approximately 30 feet from the top of bank of the SC to the western property line.

B. Site Information

Access and Transportation: Access to the lot is provided via a shared driveway from S Blaine Street, which is classified as a major collector roadway in the City's Transportation System Plan (TSP).

Utilities:

Water: There is an existing 6-inch public water line documented in the City's GIS in S Blaine Street.

Wastewater: The site is currently served by an existing septic system. There is an existing 15-inch public wastewater line documented in the City's GIS in S Blaine Street.

Stormwater: There is an existing 8-inch public stormwater line documented in the City's GIS in S Blaine Street.

Overhead Lines: There are existing overhead utility lines along the property frontage on S Blaine Street. New or modified service connections are required to be undergrounded.

FINDINGS

Newberg Development Code

15.220.050 Criteria for design review (Type II process).

A. Type I. The following criteria are required to be met in order to approve a Type I design review request:

1. Parking. Parking areas shall meet the requirements of NMC 15.440.010.

Finding: The applicant has submitted at Type I application for construction of an ADU.

The applicant states that the ADU will be constructed above an existing detached garage. The applicant has stated that there are 2 existing off-street parking spaces for the single-family dwelling that will remain. The first floor of the garage will continue to be utilized for parking for the single-family dwelling. ADUs do not require off-street parking. Section 15.440.010 (A) states that “the required parking shall be on the development site or within 400 feet of the development site which the parking is required to serve.” The applicant will provide at least 2 on-site off-street parking spaces for the single-family dwelling. This criterion is met.

15.440.010 Required off-street parking.

F. Maximum Number of Off-Street Automobile Parking Spaces. The maximum number of off-street automobile parking spaces allowed per site equals the minimum number of required spaces, pursuant to NMC 15.440.030, multiplied by a factor of:

- 1. One and one-fifth spaces for uses fronting a street with adjacent on-street parking spaces; or**
- 2. One and one-half spaces for uses fronting no street with adjacent on-street parking; or**
- 3. A factor determined according to a parking analysis.**

Finding: There is one single-family home, which requires 2 off-street parking spaces. On-street parking is permitted on S Blaine Street. Because the applicant is not proposing any additional parking these criteria are not applicable to this design review application.

2. Setbacks and General Requirements. The proposal shall comply with NMC 15.415.010 through 15.415.060 dealing with height restrictions and public access; and NMC 15.405.010 through 15.405.040 and NMC 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.

15.415.010 Main buildings and uses as accessory buildings.

A. Hereinafter, any building which is the only building on a lot is a main building.

B. In any residential district except RP, there shall be only one main use per lot or development site; provided, that home occupations shall be allowed where permitted.

C. In any residential district, there shall be no more than two accessory buildings on any lot or development site.

Finding: The ADU will be constructed above an existing detached garage. The first floor of the garage will be continued to be utilized for parking for the single-family dwelling. The single-family dwelling is considered the main building. The existing garage and existing shop building are both considered detached accessory buildings. No more than two detached accessory buildings are permitted on a single

residentially zoned lot. No additional accessory buildings are proposed by the applicant. The applicant is not proposing a home occupation. These criteria are met.

15.415.020 Building height limitation.

A. Residential.

4. Accessory buildings in the R-1, R-2, R-3, AR, and RP districts are limited to 16 feet in height, except as follows:

a. Up to 800 square feet of an accessory building may have a height of up to 24 feet.

Finding: The ADU will be constructed above the existing detached garage and the building footprint will not be expanded. The total square footage of the ADU will be 441 square feet. The applicant's building elevation plan illustrates that the proposed building height will be 20 feet 6 inches, which is less than the maximum allowable building height of 24 feet for up to 800 square feet of an accessory building. This criterion is met.

15.415.040 Public access required.

No building or structure shall be erected or altered except on a lot fronting or abutting on a public street or having access to a public street over a private street or easement of record approved in accordance with provisions contained in this code. New private streets may not be created to provide access except as allowed under NMC 15.332.020(B)(24), 15.336.020(B)(8), and in the M-4 zone. Existing private streets may not be used for access for new dwelling units, except as allowed under NMC 15.405.030. No building or structure shall be erected or altered without provisions for access roadways as required in the Oregon Fire Code, as adopted by the city.

Finding: This criterion is met because the subject property has direct access to S Blaine Street, which is an existing local public street.

15.415.050 Rules and exceptions governing single-family attached dwellings.

In all residential districts, single-family attached dwelling units may be permitted, provided:

- A. Each dwelling unit shall be situated on an individual, legally subdivided or partitioned lot which includes existing lots of record.**
- B. The dwelling units shall have a common wall at the zero lot line.**
- C. The combined area of lots shall not be less than the lot area required in the residential district.**
- D. The lot or development site area requirement per dwelling unit listed in this code shall apply to each individual lot.**
- E. The setback requirements will apply to each dwelling unit independently, except that the setback for the zero lot line shall be waived.**
- F. Each dwelling unit shall have independent services which include, but are not limited to, wastewater, water and electricity.**

G. Authorization of single-family attached dwelling units does not waive any requirement specified within the current edition of the Oregon Residential Specialty Code or other applicable requirements.

H. Maximum lot coverage requirements specified in this code shall apply to each individual lot.

I. A site plan is approved by the director prior to issuance of a building permit. In approving a site plan, the director may attach any conditions necessary to fulfill the purpose of this code.

Finding: The applicant is proposing an ADU and not a single-family attached dwelling. ADUs are defined separately from single-family dwellings in the NMC. ADUs can be located in a detached accessory building, attached to, or in the interior of a single-family dwelling. The applicant is proposed ADU construction above the existing detached garage. These criteria are not applicable.

15.405.010 Lot area – Lot areas per dwelling unit.

A. In the following districts, each lot or development site shall have an area as shown below except as otherwise permitted by this code:

2. In the R-2, R-3, and RP districts, each lot or development site shall have a minimum area of 3,000 square feet or as may be established by a subdistrict. In the R-2 and R-P districts, the average size of lots in a subdivision intended for single-family development shall not exceed 5,000 square feet.

Finding: According to the applicant's site plan, the subject property is approximately 1.25 acres or 54,450 square feet, which exceeds the 3,000 square foot minimum lot area for R-3 zoned property. Additionally, the subject property is an existing lot of record. The applicant is not proposing a partition or subdivision as part of this application. This criterion is met because the subject property is a pre-existing tax lot that meets the minimum R-3 lot size of 3,000 square feet.

B. Lot or Development Site Area per Dwelling Unit.

3. In the R-3 district, there shall be a minimum of 1,500 square feet of lot or development site area per dwelling unit for multifamily dwellings. Lots or development sites in excess of 15,000 square feet used for multiple single-family, duplex or multifamily dwellings shall be developed at a minimum of one dwelling per 2,500 square feet lot area.

Finding: Although the terms "dwelling unit" are included in ADU or Accessory Dwelling Unit, lot or development site minimum square footage per dwelling unit is not applicable to ADUs for density calculations. ADUs are accessory to the main use, or the existing single-family dwelling located on the subject property. Lot or development site area per dwelling unit requirements are only applicable to the main use or single-family dwelling unit. This criterion is not applicable because the ADU is accessory to the existing single-family dwelling and is not considered a standalone dwelling unit for the purpose of calculating maximum density.

15.405.030 Lot dimensions and frontage.

D. Frontage.

1. *No lot or development site shall have less than the following lot frontage standards:*
 - a. *Each lot or development site shall have either frontage on a public street for a distance of at least 25 feet or have access to a public street through an easement that is at least 25 feet wide. No new private streets, as defined in NMC 15.05.030, shall be created to provide frontage or access except as allowed by NMC 15.240.020(L)(2).*
 - b. *Each lot in R-2 zone shall have a minimum width of 25 feet at the front building line and R-3 zone shall have a minimum width of 30 feet at the front building line.*
 - c. *Each lot in R-1 zone shall have a minimum width of 35 feet at the front building line and AI or RP shall have a minimum width of 50 feet at the front building line.*

Finding: These criteria are not applicable because the applicant is not proposing to create a new tax lot.

15.405.040 Lot coverage and parking coverage requirements.

B. Residential uses in residential zones shall meet the following maximum lot coverage and parking coverage standards. See the definitions in NMC 15.05.030 and Appendix A, Figure 4.

1. **Maximum Lot Coverage.**
 - c. **AR and R-3: 50 percent.**
2. **Maximum Parking Coverage. R-1, R-2, R-3, and RP: 30 percent.**
3. **Combined Maximum Lot and Parking Coverage.**
 - b. **R-3: 70 percent.**

Finding: The subject property is zoned R-3, which allows a maximum lot coverage of 50%. Maximum allowable parking coverage is 30% and a combined lot and parking coverage of up to 70% is permitted. Lot coverage calculations must include the existing single-family dwelling, detached garage and detached shop building. The application material did not provide the existing and proposed lot and parking coverage calculations as defined in the NMC. The applicant has stated that the existing building footprints will not be increased. Because the applicant did not provide lot and parking coverage calculations, with the building permit submittal, the applicant will provide lot, parking and combined lot and parking coverage calculations that demonstrate compliance with NMC 15.405.040(B). These criteria will be met with the adherence to the aforementioned condition of approval.

15.410.020 Front yard setback.

A. Residential

1. **AR, R-1 and R-2 districts shall have a front yard of not less than 15 feet. Said yard shall be landscaped and maintained.**
3. **The entrance to a garage or carport, whether or not attached to a dwelling, shall be set back at least 20 feet from the nearest property line of the street to which access will be provided. However, the foregoing setback requirement shall not apply where the garage or carport will be provided with access to an alley only.**

Finding: The ADU will be located above the existing detached garage and will not increase the buildings footprint. There will be no changes to the footprint of the dwelling and the property is accessed from S Blaine Street. The garage is existing and there is no proposed change to the footprint of the structure; therefore, subsection “3” above is not applicable. These criteria are not applicable to this design review application.

15.410.030 Interior yard setback.

A. Residential.

1. All lots or development sites in the AR, R-1, R-2 and R-3 districts shall have interior yards of not less than five feet, except that where a utility easement is recorded adjacent to a side lot line, there shall be a side yard no less than the width of the easement.

Finding: The applicant is not proposing a change to any of the existing interior yard setbacks relative to this design review application. This criterion is not applicable.

15.220.050(A) Criteria for design review...continued

3. Landscaping Requirements. The proposal shall comply with NMC 15.420.010 dealing with landscape requirements and landscape screening.

15.420.010 Required minimum standards.

B. Required Landscaped Area. The following landscape requirements are established for all developments except single-family dwellings:

4. Trees, Shrubs and Ground Covers. The species of street trees required under this section shall conform to those authorized by the city council through resolution. The director shall have the responsibility for preparing and updating the street tree species list which shall be adopted in resolution form by the city council.

b. Collector and local street trees shall be spaced approximately 35 to 40 feet on center. These trees shall have a minimum of a one and one-half or one and three-fourths inch tree trunk or stalk and shall be balled and burlapped or boxed.

Finding: The subject property is accessed via a 20-foot-wide shared driveway, there is no room for a planter strip or street trees along the applicant’s street frontage. These criteria are not applicable because there is not enough room for a planter strip.

15.220.050(A) Criteria for design review...continued

4. Signs. Signs shall comply with NMC 15.435.010 et seq. dealing with signs.

Finding: This criterion is not applicable because the applicant is not proposing any signs as part of this project.

5. Zoning District Compliance. The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.303 and 15.305.

Finding: This criterion is met because single-family dwellings and ADUs are permitted by right within the R-3 District per Section 15.305.020 of the NMC.

Chapter 15.445 Special Use Standards

15.445.060. *The following criteria are required to be met in order to approve an Accessory Dwelling Unit request:*

A. Location. Accessory dwelling units are outright permitted uses in the R-1, R-2, R-3, RP, I and AR zones. Accessory dwelling units are a conditional use in the C-2 and C-3 zones.

Finding: The proposed ADU is located in the R-3 zoning district and permitted by right. This criterion is met.

B. Limitations. An accessory dwelling unit is permitted, providing there is compliance with all of the following standards:

1. An accessory dwelling unit may be created within the interior or as an addition to an attached or detached residential structure or as a freestanding accessory building.

Finding: This criterion is met because the applicant is proposing an ADU to be constructed above an existing detached garage. This criterion is met.

2. An accessory dwelling unit may not exceed 50 percent of the size of the primary unit, up to a maximum of 1,000 square feet.

Finding: The applicants' plan set illustrates the existing dwelling is 1,410 square feet. The proposed ADU will be 441 square feet. The ADU is 31% the size of the primary unit, this criterion is met.

3. The number of residents permitted to inhabit the accessory dwelling unit is regulated by the current edition of the Oregon Residential Specialty Code.

Finding: This criterion will be reviewed through the building permit review process, which will establish the maximum number of occupants for the ADU.

4. The primary residence shall provide parking per NMC 15.440.030. The accessory dwelling unit does not require on-site parking.

Finding: The applicant has indicated there are two existing off-street parking spaces provided for the single-family dwelling that will remain in compliance with NMC15.440.030. The site plan also illustrates parking within the existing garage. This criterion is met.

5. Owner occupancy of the primary unit or accessory dwelling unit is not required.

Finding: The applicant acknowledged that the primary unit and ADU do not have to be owner occupied.

6. An accessory dwelling unit cannot be partitioned or subdivided from the parcel of the primary unit if there are shared water and wastewater lines.

Finding: There are no proposals for a partition or subdivision under this application and the ADU will be located in the basement of an existing single-family dwelling. The applicant has had a pre-application conference to consider a land division application. The ADU will not be allowed to be located on a separate lot and given there is only 4 feet between the single-family dwelling and ADU, there would not

be enough interior yard setback between the two structures that would meet NMC setback requirements. This criterion is met.

7. There shall be compliance with all of the development standards established in the base zone.

Finding: ADUs are permitted by right within the R-3 zoning district. The proposed ADU will be constructed above an existing detached garage. As proposed, the ADU complies with all development standards established for the R-3 zoning district. This criterion is met.

Article 1. Street and Sidewalk Construction

12.05.090 Permits and certificates.

A. Concurrent with the issuance of a building permit for the construction of a building for residential use or business structures or an addition to a dwelling or business structure, the value of which is \$30,000 or more except as the city engineer may require on building permits of lesser value in accordance with NMC 12.05.040, the owner, builder or contractor to whom the building permit is issued shall meet the following requirements:

- 1. Construct a sidewalk within the dedicated right-of-way for the full frontage in which a sidewalk in good repair does not exist. The sidewalk construction shall be completed within the building construction period or prior to issuance of an occupancy permit, whichever is the lesser.***
- 2. Dedicate right-of-way in accordance with the city transportation plan.***

Finding: The applicant's plans illustrate an existing sidewalk across the shared access drive on the property frontage along S Blaine Street. Because it is not clear if the existing sidewalk along the property frontage is in good condition, the applicant will be required to replace any sidewalk panels not meeting ADA requirements along the subject property's S Blaine Street frontage. Review of existing sidewalk panels and confirmation of any panels to be replaced is to occur as part of the building permit review process for construction of the ADU. This criterion will be met with the adherence to the aforementioned condition of approval.

13.10.050 Use of public wastewater system required.

D. Connection Required. The owner of all houses, buildings or properties used for human occupancy, employment, recreation or other purposes, situated within the city and abutting on any public street, alley or easement in which there is now located or may in the future be located a public wastewater system of the city, is required at the owner's expense to install suitable toilet and plumbing facilities directly with the proper side sewer in accordance with the provisions of this chapter. The connection shall be made within 90 days after the date of the official notice to do so; provided, that the public wastewater system is within 100 feet of any property line. For the purposes of this section, notice shall be deemed to have been received upon the mailing of the notice in accordance with NMC 13.10.290.

Finding: The applicant has noted the existing home site is served by a septic system. There is an existing 15-inch public wastewater line documented in the City's GIS on S Blaine Street. Because the applicant has not indicated they intend to connect the existing residence or the proposed ADU to the available public wastewater line within 100 feet of the property line in S Blaine Street, the applicant will be required to connect the existing single-family dwelling and the proposed ADU to the public wastewater line in S Blaine Street. System Development Charges (SDCs) are to be paid for the existing residence and the ADU with the building permit for the ADU or with a permit to connect to the

wastewater system. This criterion will be met with the adherence to the aforementioned condition of approval.

13.10.070 Wastewater system connection procedures.

K. Independent Drainage Systems. Every dwelling and/or building under separate ownership shall have an independent wastewater system connection with a public or private collection system. Additionally, each parcel shall be served by individual laterals.

Finding: The applicant has noted the existing single-family dwelling is served by a septic system. There is an existing 15-inch public wastewater line documented in the City's GIS on S Blaine Street. Because the applicant has not indicated they intend to connect the existing single-family dwelling or the proposed ADU to the available public wastewater line in S Blaine Street, the applicant will be required to connect the existing single-family dwelling and the proposed ADU to the public wastewater line in S Blaine Street. System Development Charges (SDCs) are to be paid for the existing residence and the ADU with the building permit for the ADU or with a permit to connect to the wastewater system. This criterion will be met with the adherence to the aforementioned condition of approval.

15.505.040 Public utility standards.

E. Standards for Wastewater Improvements. All development that has a need for wastewater services shall install the facilities pursuant to the requirements of the city and all of the following standards. Installation of such facilities shall be coordinated with the extension or improvement of necessary water services and stormwater facilities, as applicable.

- 1. All septic tank systems and on-site sewage systems are prohibited. Existing septic systems must be abandoned or removed in accordance with Yamhill County standards.***
- 2. All properties shall be provided with gravity service to the city wastewater system, except for lots that have unique topographic or other natural features that make gravity wastewater extension impractical as determined by the director. Where gravity service is impractical, the developer shall provide all necessary pumps/lift stations and other improvements, as determined by the director.***
- 3. All developments shall be required to be linked to existing wastewater collection facilities adequately sized to serve their intended area by the construction of wastewater lines which connect to existing adequately sized wastewater facilities. All necessary easements required for the construction of these facilities shall be obtained by the developer and granted to the city pursuant to the requirements of the city.***
- 4. Specific location, size and capacity of wastewater facilities will be subject to the approval of the director with reference to the applicable wastewater master plan. All wastewater facilities shall be sized to provide adequate capacity during peak flows from the entire area potentially served by such facilities. Installation costs shall remain entirely the developer's responsibility.***
- 5. Temporary wastewater service facilities, including pumping stations, will be permitted only if the director approves the temporary facilities, and the developer provides for all facilities that are necessary for transition to permanent facilities.***
- 6. The design of the wastewater facilities shall take into account provisions for the future extension beyond the development to serve upstream properties, which, in the judgment of the city, cannot be feasibly served otherwise.***
- 7. Design, construction and material standards shall be as specified by the director for the construction of such wastewater facilities in the city.***

Finding: The applicant has noted the existing home site is served by a septic system. New development in the city requires abandonment or removal of existing septic systems and connection to the public wastewater system is required. Because connection to the public wastewater system and abandonment of the existing septic system serving the single-family dwelling is required, the applicant is required to abandoned or remove the existing septic system in accordance with Yamhill County standards and provide proof of abandonment or removal of the septic system prior to an occupancy permit being issued for the ADU. There is an existing 15-inch public wastewater line documented in the City's GIS on S Blaine Street. Because the applicant has not indicated they intend to connect the existing single-family dwelling or the proposed ADU to the available public wastewater line in S Blaine Street, the applicant will be required to connect the existing single-family dwelling and the proposed ADU to the public wastewater line in S Blaine Street. System Development Charges (SDCs) are to be paid for the existing residence and the ADU with the building permit for the ADU or with a permit to connect to the wastewater system.

These criteria will be met with the adherence to the aforementioned conditions of approval.

Conclusion: The proposed ADU meets the applicable criteria as proposed or can meet the applicable criteria with adherence to the stated conditions of approval discussed in this report. The application for the proposed ADU is approved.

Conditions of Approval

- A. **Conditions of Approval:** Either write or otherwise permanently affix the conditions of approval contained within this report onto the first page of the plans submitted for building permit review.
1. With the building permit submittal, the applicant will provide lot, parking and combined lot and parking coverage calculations that demonstrate compliance with NMC 15.405.040(B).
 2. The applicant will be required to replace any sidewalk panels not meeting ADA requirements along the subject property's S Blaine Street frontage. Review of existing sidewalk panels and confirmation of any panels to be replaced is to occur as part of the building permit review process for construction of the ADU.
 3. The applicant will be required to connect the existing single-family dwelling and the proposed ADU to the public wastewater line in S Blaine Street. System Development Charges (SDCs) are to be paid for the existing residence and the ADU with the building permit for the ADU or with a permit to connect to the wastewater system.
 4. The applicant is required to abandoned or remove the existing septic system in accordance with Yamhill County standards and provide proof of abandonment or removal of the septic system prior to an occupancy permit being issued for the ADU.

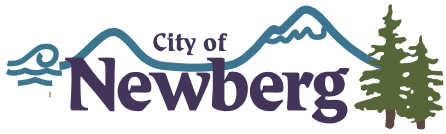
Engineering Notes:

Permits required for construction of the proposed ADU include any applicable Building Permits, Public Improvement Permit for connections to public utilities/infrastructure, and an Erosion and Sedimentation Control (ESC) Permit for any ground disturbance during construction.

1. According to NMC 15.430.010 existing utilities lines shall be placed underground when they are newly installed or relocated.

2. The City of Newberg has stormwater requirements which are outlined in NMC 13.25 Stormwater Management and in the Public Works Design and Construction Standards. If the applicant creates more than 500 square feet of net new impervious surface area, they will be required to meet the City's standards for treating and detaining stormwater.
3. A Transportation System Development Charge (TSDC) for the ADU will be assessed at the time of the Building Permit.

Application



TYPE I APPLICATION -- 2021 (ADMINISTRATIVE REVIEW)

File #: _____

TYPES – PLEASE CHECK ONE:

- Code Adjustment
- Final Plat
- Minor Design Review
- Property Line Adjustment

- Property Line Consolidation
- Type I Extension or Type I Minor/Major Modification
- Type II or Type III Extension or Minor Modification
- Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: _____
 ADDRESS: _____
 EMAIL ADDRESS: _____
 PHONE: _____ MOBILE: _____ FAX: _____
 OWNER (if different from above): _____ PHONE: _____
 ADDRESS: _____
 ENGINEER/SURVEYOR: _____ PHONE: _____
 ADDRESS: _____

GENERAL INFORMATION:

PROJECT NAME: _____ PROJECT LOCATION: _____
 PROJECT DESCRIPTION/USE: _____ PROJECT VALUATION: _____
 MAP/TAX LOT NO. (i.e.3200AB-400): _____ ZONE: _____ SITE SIZE: _____ SQ. FT. ACRE
 COMP PLAN DESIGNATION: _____ TOPOGRAPHY: _____
 CURRENT USE: _____
 SURROUNDING USES:
 NORTH: _____ SOUTH: _____
 EAST: _____ WEST: _____

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

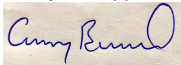
General Checklist: Fees Current Title Report Written Criteria Response Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Code Adjustment	p. 4
Final Plat	p. 6
Minor Design Review	p. 10
Property Line Consolidation.....	p. 11
Property Line Adjustment.....	p. 12

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

 Applicant Signature Date


 Owner Signature Date

Print Name

Print Name

NEWBERG PERMIT CENTER FEE SCHEDULE Effective Date: April 1, 2021

5% Technology fee will be added to total fees (resolution No. 2016-3268)

PRE-APPLICATION REVIEW	\$100	
TYPE I (ADMINISTRATIVE REVIEW)		
ANY TYPE I ACTION NOT SPECIFICALLY LISTED IN THIS SECTION	\$182	
PROPERTY CONSOLIDATION	\$182	
CODE ADJUSTMENT	\$455	
DESIGN REVIEW - TYPE I (DUPEX OR COM. /IND. MINOR ADDITION REVIEW)	0.3% OF PROJECT VALUE, \$455 MINIMUM	\$1,350
MINOR MODIFICATION OR EXTENSION OF TYPE I DECISION	\$182	
MAJOR MODIFICATION OF TYPE I DECISION	50% OF ORIGINAL FEE	
PARTITION FINAL PLAT	\$913 + \$80 PER PARCEL	
PROPERTY LINE ADJUSTMENT	\$913	
SIGN REVIEW	\$10 PLUS \$1.00 PER SQ. FT. OF SIGN FACE	
SUBDIVISION, PUD, OR CONDOMINIUM FINAL PLAT	\$1830 + \$80 PER LOT OR UNIT	

TYPE II (LAND USE DECISION)		
ANY TYPE II ACTION NOT SPECIFICALLY LISTED IN THIS SECTION	\$913	
MINOR MODIFICATION OR EXTENSION OF TYPE II DECISION	\$182	
MAJOR MODIFICATION OF TYPE II DECISION	50% OF ORIGINAL FEE	
DESIGN REVIEW (INCLUDING MOBILE/MANUFACTURED HOME PARKS)	0.6% OF TOTAL PROJECT COST, \$913 MINIMUM*	
PARTITION PRELIMINARY PLAT	\$913 PLUS \$80 PER PARCEL	
SUBDIVISION PRELIMINARY PLAT	\$1830 PLUS \$80 PER LOT	
VARIANCE	\$913	

TYPE III (QUASI-JUDICIAL REVIEW)		
ANY TYPE III ACTION NOT SPECIFICALLY LISTED IN THIS SECTION	\$1939	
ANNEXATION	\$2549 PLUS \$244 PER ACRE	
COMPREHENSIVE PLAN AMENDMENT (SITE SPECIFIC)	\$2389	
CONDITIONAL USE PERMIT	\$1939	
MINOR MODIFICATION OR EXTENSION OF TYPE III DECISION	\$182	
MAJOR MODIFICATION OF TYPE III DECISION	50% OF ORIGINAL FEE	
HISTORIC LANDMARK ESTABLISHMENT OR MODIFICATION	\$0	
HISTORIC LANDMARK ELIMINATION	\$2223	
SUBDIVISION PRELIMINARY PLAT	\$1830 PLUS \$80 PER LOT	
PLANNED UNIT DEVELOPMENT	\$3872+\$80 PER LOT OR UNIT	
ZONING AMENDMENT (SITE SPECIFIC)	\$2415	

TYPE IV (LEGISLATIVE AMENDMENTS)		
COMPREHENSIVE PLAN TEXT AMENDMENT OR LARGE SCALE MAP REVISION	\$2747	
DEVELOPMENT CODE TEXT AMENDMENT OR LARGE SCALE MAP REVISION	\$2747	

APPEALS		
TYPE I OR II APPEAL TO PLANNING COMMISSION	\$524	
TYPE I OR II APPEAL TO CITY COUNCIL	\$950	
TYPE III APPEAL TO CITY COUNCIL	\$1115	
TYPE I ADJUSTMENTS OR TYPE II VARIANCES (THAT ARE NOT DESIGNED TO REGULATE THE PHYSICAL CHARACTERISTICS OF A USE PERMITTED OUTRIGHT)	\$294	
EXHIBITOR LICENSE FEE APPEAL TO THE CITY COUNCI	50% OF EXIBITOR LICENSE FEE	

OTHER FEES		
TECHNOLOGY FEE (This fee will be added to all Planning, Engineering and Building Fees, does not apply to SDC fees) 5% OF TOTAL		\$67.50
EXPEDITED LAND DIVISION	\$6803 + \$80 PER LOT OR UNIT	
URBAN GROWTH BOUNDARY AMENDMENT	\$4348	
VACATION OF PUBLIC RIGHT-OF-WAY	\$1804	
FEE-IN-LIEU OF PARKING PROGRAM	\$13,780 PER VEHICLE SPACE	
BIKE RACK COST SHARING PROGRAM	\$100 PER RACK	

LICENSE FEES		
GENERAL BUSINESS	\$50	
HOME OCCUPATION	\$25	
PEDDLER/SOLICITOR/STREET VENDOR	No fee (Business License fee only)	
EXHIBITOR	\$134	
TEMPORARY MERCHANT	\$109/45 days or \$361/perpetual	

ADDITIONAL LAND USE REVIEW FEES - ENGINEERING DEPARTMENT		
Planning Review, Partition, Subdivision & PUD's (Type 11/111 Application) -	\$296.71 - 19 lots, Plus \$13.90 per lot over 19 lots	
Final Plat Review, Partition and subdivision	\$296.71 Plus	\$7.45 per lot or parcel
Development review for public improvements on Commercial, Industrial, Multifamily Developments & Institutional zones	\$414.95 1st Acre	\$237.02 Additional acre

ADOPTION AND REVISION HISTORY:
 Adopted by: Resolution 98-2122, July 6, 1998
 Amended by: Resolution 99-2214, December 8, 1999
 Resolution 2000-2265, October 2, 2000
 Resolution 2001-2318, November 19, 2001
 Executive Order January 2, 2007 (Reso. 99-2210)
 Executive Order October 24, 2008
 Executive Order, December 16, 2002 pursuant to Resolution 99-2210

Executive Order, January 22, 2002 pursuant to Resolution 99-2210
 Resolution 2004-2466, November 3, 2003
 Resolution 2007-2752, December 3, 2007
 Executive Order November 29, 2011(2011-32)
 Executive Order October 24, 2012(2012-34)
 Resolution 2014-3140, May 19, 2014
 Executive Order April 1, 2015 (2015-42)
 Resolution 2016-3268, April 18, 2016

Resolution 2017-3361 March 2017
 Resolution 2018-3443 March 2018
 Resolution 2019-3539 March 2019
 Resolution 2020-3646 March 2020
 Resolution 2021-3722 March 2021

GENERAL INFORMATION

Type I Development Permit Process (Administrative Decision)

Overview: Type I Permit applications are reviewed administratively using a process in which City staff applies clear and objective standards that do not allow much discretion. This process does not require public notice of the application or decision. Only the applicant may appeal the decision. Depending on the type of application, a Type I process can take as little time as a few days (i.e.: signs) or up to 60 days (i.e.: plat maps).

TYPE I PERMITS INCLUDE:

- ▶ Adjustments to Development Code Standards
 - ▶ Duplexes
 - ▶ Fences and trash enclosures
 - ▶ Final plat maps for subdivisions and partitions
 - ▶ Minor remodels or additions for commercial, industrial and multi-family residential
 - ▶ Modifications, paving, landscaping, re-striping or re-grading of parking lots
 - ▶ Property line adjustments or consolidations
 - ▶ Signs (freestanding and building mounted)
-

■ **Pre-Application Conference:** Please call to schedule a time for a pre-application meeting (optional) prior to submitting an application. The Development Review Meetings are held every Wednesday. This meeting provides the opportunity to get advance information from Planning, Engineering, and Building divisions all at once. It is likely to save you time and effort later. The non-refundable pre-application conference fee is \$105.00, payable prior to the conference.

■ **Submit Application**

- Pay fees
- Complete application form(s): duplexes, signs, and minor additions require concurrent submittal of a building permit application.
- Submit required plans

■ **Processing**

- Staff will perform a completeness check of the application and notify applicant of any information that is missing or incomplete.
 - If the application is complete, staff will notify applicant by phone or in writing that the application has been approved or requires modifications so that it may be approved.
 - Building permit fees may need to be paid at this time.
-

Helpful Hints:

- **Questions?** Information is free! Please do not hesitate to call (503) 537-1240 prior to submitting the application.
- **Time:** Make sure the application is complete. Incomplete applications will delay the processing. Please go through the detailed checklist to make sure you have everything. The more work you can do prior to submittal, the faster the application can be processed.
- **Partial Applications:** Please do not submit partial applications. If the application, plans, and fee are not submitted together; processing will be delayed and the application may not be accepted for review.
- **Face-to-Face:** It is best to submit an application in person. That way you can receive immediate feedback if there's missing information or suggestions for improvements.

§ 15.220.020 TYPE I DESIGN REVIEW

Definition: A process to provide for review and approval of the design of certain developments and improvements in order to promote functional, safe and innovative site development that is compatible with the surrounding environment. Approval of a Type I design review project cannot be granted unless certain criteria have been satisfied. Design review approval shall be based on written findings. Site design review shall be required prior to issuance of building permits or commencement of work for all improvements noted below.

Type I site design review applies to the following activities:

- (a) Single-family dwellings.
- (b) Duplexes.
- (c) Institutional, commercial, or industrial additions which do not exceed 1,000 square feet in gross floor area.
- (d) Multi-family additions which do not exceed 1,000 square feet in gross floor area and do not add any new units, or new construction incidental to the main use on an existing developed site which do not exceed 1,000 square feet in gross floor area and do not add any new units.
- (e) Institutional, commercial, or industrial interior remodels which do not exceed 25 percent of the assessed valuation of the existing structure.
- (f) Multi-family remodels which do not exceed 25 percent of the assessed valuation of the existing structure and do not add any new units.
- (g) Signs which are not installed in conjunction with a new development or remodel.
- (h) Modifications, paving, landscaping, re-striping, or re-grading of an existing duplex, multi-family, institutional, commercial or industrial parking lot.
- (i) Fences and trash enclosures.

TYPE I DESIGN REVIEW CRITERIA

Type I applications require a written response to applicable criteria to determine whether approval is justified. Please provide a written response to each of the applicable criteria for a Type I design review. **Your written response should address how you meet each of the following criteria.**

- (1) **Parking.** Parking areas shall meet the requirements of § 15.440.010.
- (2) **Setbacks** and general requirements – The proposal shall comply with §§ 15.415.010 et seq. dealing with height restrictions and public access; and §§ 15.410.010 et seq. dealing with setbacks, coverage, vision clearance, and yard requirements.
- (3) **Landscaping** requirements – The proposal shall comply with § 15.420.010 dealing with landscape requirements and landscape screening.
- (4) **Signs** – Signs shall comply with §§ 15.435.010 et seq. dealing with signs.
- (5) **Zoning** district compliance – The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in §§ 15.304.010 through 15.328.040 of this code.

TYPE I DESIGN REVIEW APPLICATION CHECKLIST

The following items must be submitted with each application. All diagrams, maps and plans must be drawn to scale. Incomplete applications will not be processed and incomplete or missing information may delay the review process. Check with the Planning Division regarding additional requirements for your project.

- FEES**
- APPLICATION FORM**
- CURRENT TITLE REPORT**
- WRITTEN CRITERIA RESPONSE** – Provide a written response that addresses how your project meets the Type I design review criteria.
- SITE PLAN.** Make sure the plans are prepared so that they are at least 8 ½ x 11 inches in size and the scale is standard, being 10, 20, 30, 40, 50, 100 or multiples of 100 to the inch (such as 1”:10’, 1”:20’ or other multiples of 10). Include the following information in the plan set (information may be shown on multiple pages):
 - Existing Site Features: Indicate the location and design of all on-site buildings and other facilities such as mail delivery, trash disposal, above ground utilities, loading areas, and outdoor recreation areas. Include appropriate buffering and screening as required by the code.
 - Existing Drainage & Grading: Show the direction and location of on and off-site drainage on the plans. This shall include site drainage, parking lot drainage, size and location of storm drain lines, and any retention or detention facilities necessary for the project. Provide an engineered grading plan if necessary.
 - Existing Utilities: Show the location of and access to all public and private utilities, including sewer, water, storm water and any overhead utilities.
 - N/A Public Improvements: Indicate any public improvements that will be constructed as part of the project, including sidewalks, roadways, and utilities.
 - Existing Access, Parking, and Circulation: Show proposed vehicular and pedestrian circulation, parking spaces, parking aisles, and the location and number of access points from adjacent streets. Provide dimensions for parking aisles, back-up areas, and other items as appropriate. Indicate where required bicycle parking will be provided on the site along with the dimensions of the parking spaces.
 - Existing Exterior Lighting Plan: Show all exterior lighting, including the direction of the lighting, size and type of fixtures, and an indication of the amount of lighting using foot candles for analysis.
 - Existing Landscape Plan: Include a comprehensive plan that indicates the size, species and locations of all planned landscaping for the site. The landscape plan should have a legend that indicates the common and botanical names of plants, quantity and spacing, size (caliper, height, or container size), planned landscaping materials, and description of the irrigation system. Include a calculation of the percentage of landscaped area.
 - N/A ADA Plan Compliance: Indicate compliance with any applicable ADA provisions, including the location of accessible parking spaces, accessible routes from the entrance to the public way, and ramps for wheelchairs.
 - Architectural Drawings: Provide floor plans and elevations for all planned structures.
 - N/A Signs and Graphics: Show the location, size, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features if applicable.
 - None Other: Show any other site elements which will assist in the evaluation of the site and the project.

Type I Design Review Narrative

May 24, 2021

ADU for Zone Holdings Residence
601 Blaine Street
City of Newberg

The proposed development consists of an existing single-story, single family residence with a detached garage under the same roof as the residence, with a 4' wide breezeway between the buildings. The roof over the garage is proposed to be removed and a second story added, to be used as an Accessory Dwelling Unit.

The ADU is a 441 SF studio unit. In order to not affect the existing septic design, one of the bedrooms in the existing residence will be converted to an office, so the number of bedrooms remains the same.

Type I applications require a written response to applicable criteria to determine whether approval is justified. Please provide a written response to each of the applicable criteria for a Type I design review. Your written response should address how you meet each of the following criteria. **(Responses inserted in blue ink)**

(1) Parking. Parking areas shall meet the requirements of § 15.440.010.

RESPONSE: The existing structure is a single family residence, which, per Table 15.440.030, requires (2) parking spaces. The existing condition meets this requirement. An Accessory Dwelling Unit does not require additional parking.

(2) Setbacks and general requirements – The proposal shall comply with §§ 15.415.010 et seq. dealing with height restrictions and public access; and §§ 15.410.010 et seq. dealing with setbacks, coverage, vision clearance, and yard requirements.

RESPONSE: All new construction shall occur within the footprint of the existing building. The existing building complies with required height restrictions, setbacks, lot coverage, vision clearance and yard requirements.

(3) Landscaping requirements – The proposal shall comply with § 15.420.010 dealing with landscape requirements and landscape screening.

RESPONSE: Landscape requirements seem to not apply to single-family residences. Existing residence is currently landscaped and shall remain.

(4) Signs – Signs shall comply with §§ 15.435.010 et seq. dealing with signs.

RESPONSE: No signage proposed.

(5) Zoning district compliance – The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in §§ 15.304.010 through 15.328.040 of this code.

RESPONSE: An ADU is permitted outright in the R-3 zone.

ADU ADDITION FOR: ZONE HOLDINGS RESIDENCE

CITY OF NEWBERG

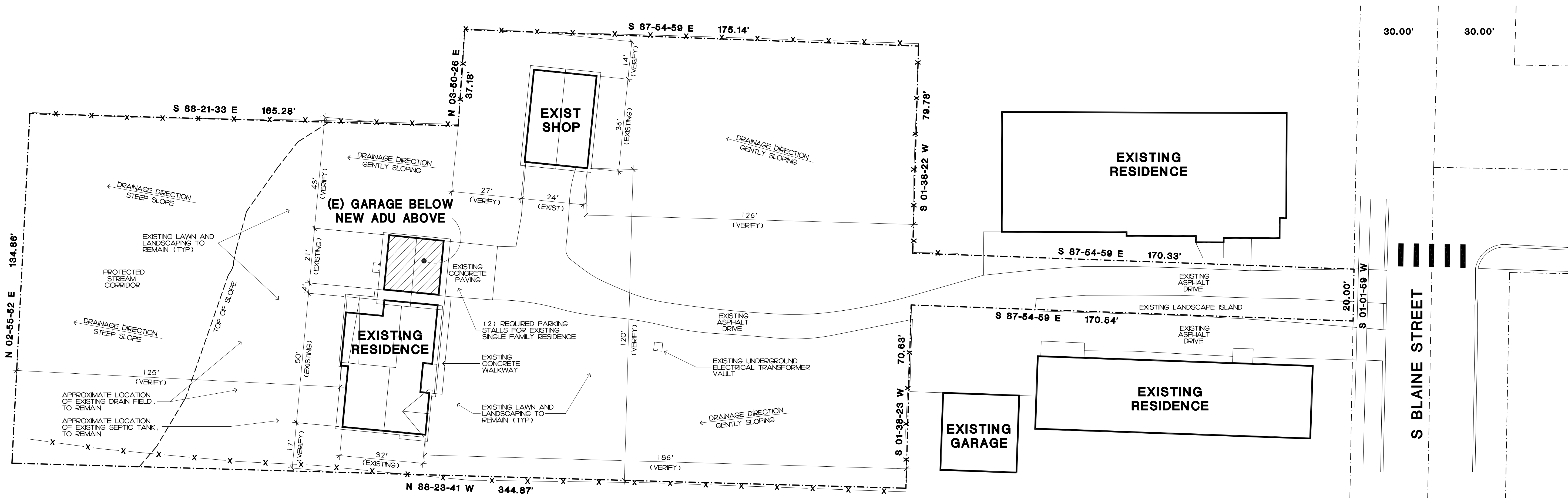
NEWBERG, OREGON

SLATER
ARCHITECTURE

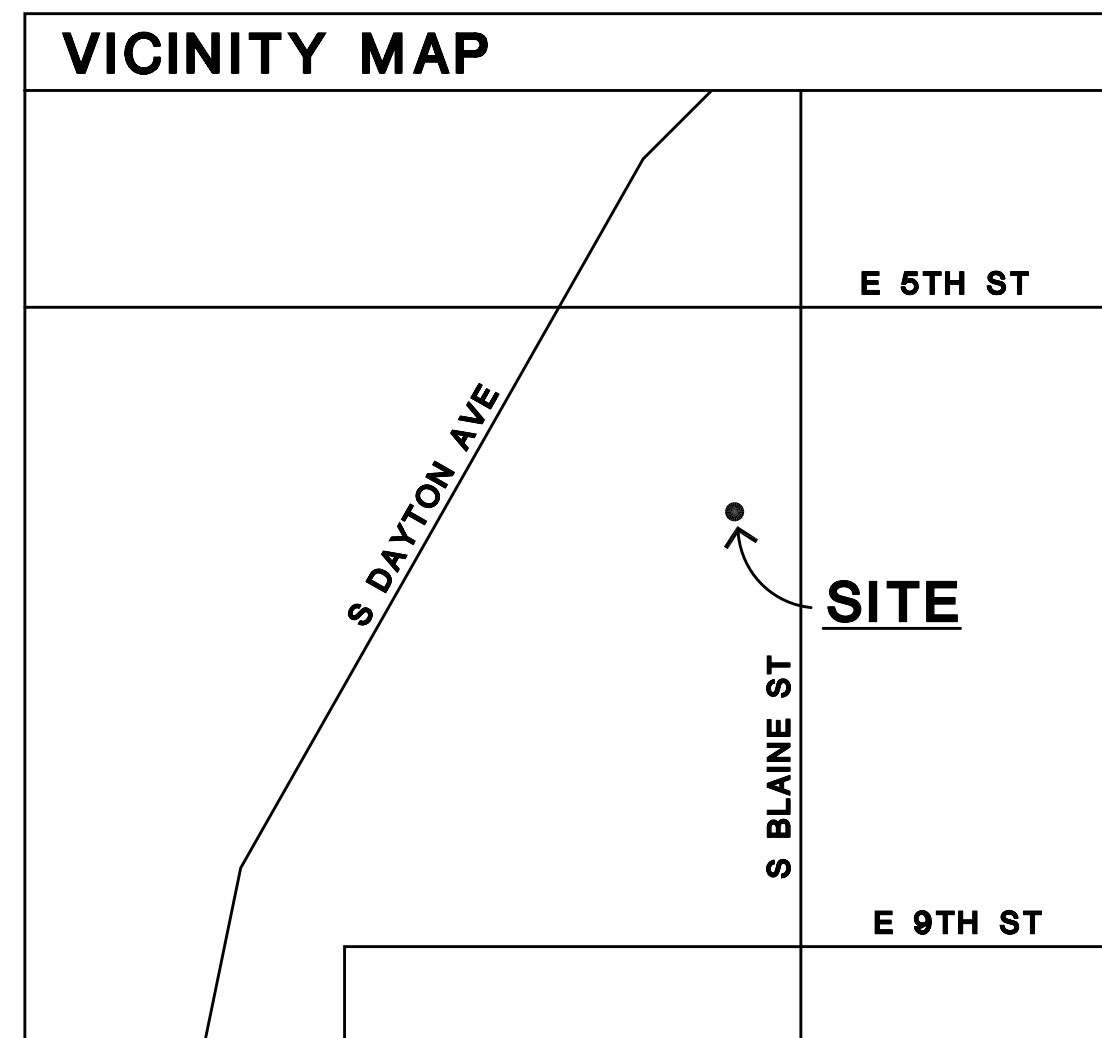
8900 NE Livingston
Mtn Rd
Camas, WA 98607

Phone:
(360) 817-2737
(360) 903-6886

Email:
lisa@slaterarchitecture.com



1 SITE PLAN
SCALE: 1"=20'



INDEX OF DRAWINGS	
A-1	SITE PLAN / TITLE SHEET
A-2	FLOOR PLANS / SCHEDULES
A-3	EXTERIOR ELEVATIONS

PROJECT INFORMATION															
OWNER:	CASEY AND SHANNON BERNARD 375 SW VERNON DRIVE DUNES, OREGON 97115 PHONE: (503) 997-1608 EMAIL: CASEY@BERNARD@YAHOO.COM														
ARCHITECT AND CONTACT PERSON:	SLATER ARCHITECTURE - LISA SLATER 8900 NE LIVINGSTON MOUNTAIN RD CAMAS, WASHINGTON 98607 PHONE: (360) 903-6886 EMAIL: LISA@SLATERARCHITECTURE.COM														
STRUCTURAL ENGINEER:	HEH CONSULTING ENG - ANDREY CHERNISHOV 501 E FIRST STREET NEWBERG, OREGON 97132 PHONE: (503) 584-9553 EMAIL: ACHERNISHOV@HEH-CONSULTING.COM														
SITE ADDRESS:	601 S BLAINE STREET NEWBERG, OREGON 97132														
PARCEL NUMBER:	R3219AC04100														
LOT SIZE:	1.25 ACRES														
EXISTING ZONING:	R-3														
OCCUPANCY TYPE:	R-3 (SINGLE FAMILY RESIDENCE)														
CONSTRUCTION TYPE:	V-N														
BUILDING HEIGHT:	20'														
SQUARE FOOTAGE CALCULATIONS:	<table border="0"> <tr> <td>EXISTING RESIDENCE</td> <td></td> </tr> <tr> <td>1ST FLOOR LIVING AREA</td> <td>- 1410 SF</td> </tr> <tr> <td>1ST FLOOR SUN ROOM</td> <td>- 164 SF</td> </tr> <tr> <td>EXIST DETACHED GARAGE</td> <td>- 441 SF</td> </tr> <tr> <td>NEW ADDITION</td> <td></td> </tr> <tr> <td>2ND FLOOR ADU</td> <td>- 441 SF</td> </tr> <tr> <td>(MAX 50% OF HOUSE)</td> <td>- (315)</td> </tr> </table>	EXISTING RESIDENCE		1ST FLOOR LIVING AREA	- 1410 SF	1ST FLOOR SUN ROOM	- 164 SF	EXIST DETACHED GARAGE	- 441 SF	NEW ADDITION		2ND FLOOR ADU	- 441 SF	(MAX 50% OF HOUSE)	- (315)
EXISTING RESIDENCE															
1ST FLOOR LIVING AREA	- 1410 SF														
1ST FLOOR SUN ROOM	- 164 SF														
EXIST DETACHED GARAGE	- 441 SF														
NEW ADDITION															
2ND FLOOR ADU	- 441 SF														
(MAX 50% OF HOUSE)	- (315)														

SITE PLAN REQUIREMENTS	
ALL NEW CONSTRUCTION TO OCCUR WITHIN THE FOOTPRINT OF THE EXISTING STRUCTURE. NO SITEWORK IS PROPOSED.	
PER CITY OF NEWBERG MUNICIPAL CODE, AN ADU DOES NOT REQUIRE ADDITIONAL PARKING.	
THE FOLLOWING REQUIREMENTS ARE BASED ON THE "TYPE I DESIGN REVIEW APPLICATION CHECKLIST", WHICH ARE TO BE SHOWN ON THE SITE PLAN, BUT ARE EXISTING CONDITIONS THAT SHALL REMAIN AND ARE NOT PROPOSED TO BE ALTERED:	
<ul style="list-style-type: none"> UTILITIES PUBLIC IMPROVEMENTS ACCESS, PARKING AND CIRCULATION EXTERIOR LIGHTING LANDSCAPING 	

SITE PLAN / TITLE SHEET
 ADU ADDITION TO:
ZONE HOLDINGS RESIDENCE
 NEWBERG, OREGON
 CITY OF NEWBERG

ISSUE DATE:
5-3-21

REVISION:

JOB # 1909

DESIGN REVIEW

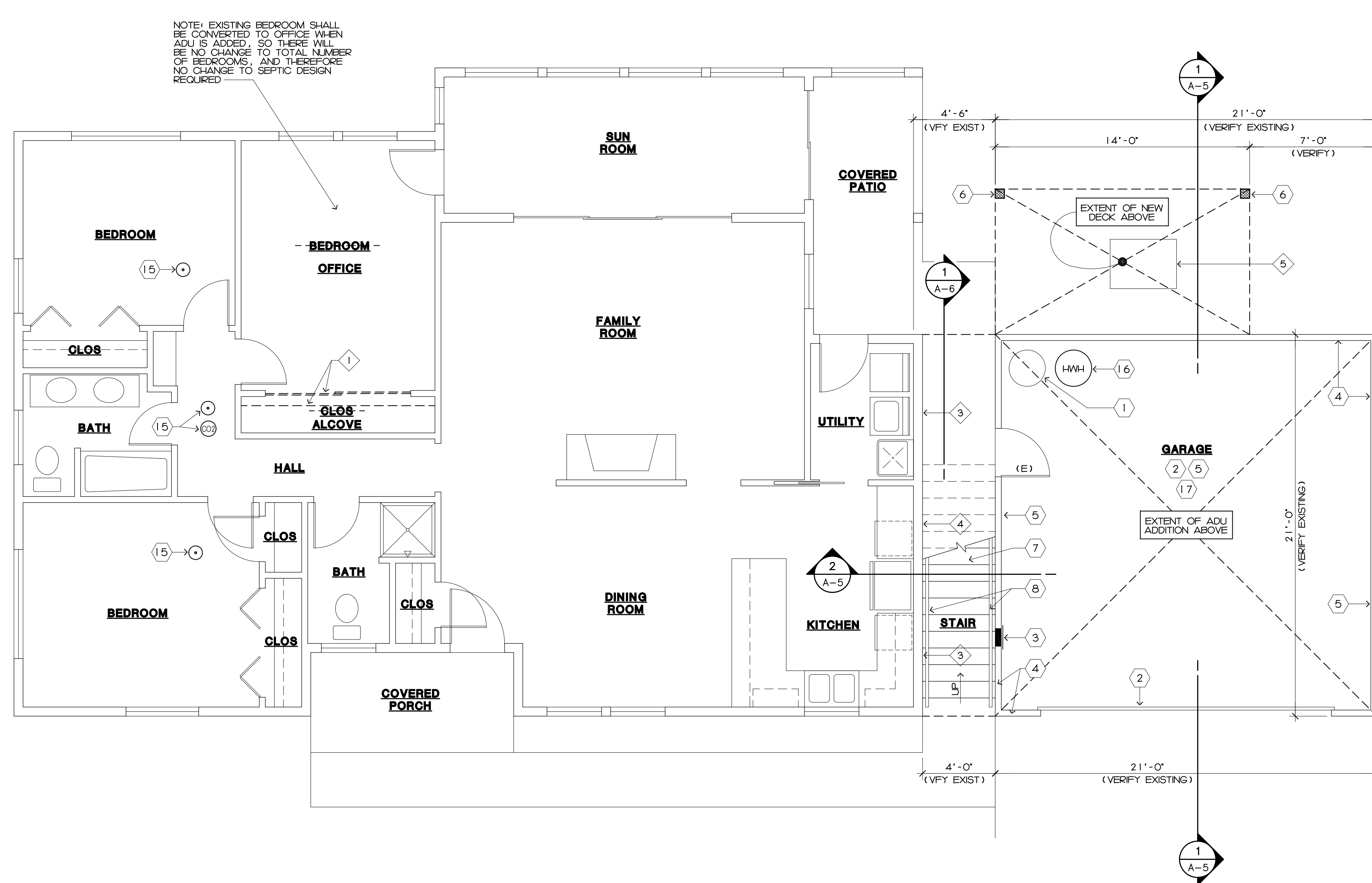
THIS DOCUMENT, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SLATER ARCHITECTURE AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR CLIENT WITHOUT THE WRITTEN AUTHORIZATION OF SLATER ARCHITECTURE.

SHEET NO:

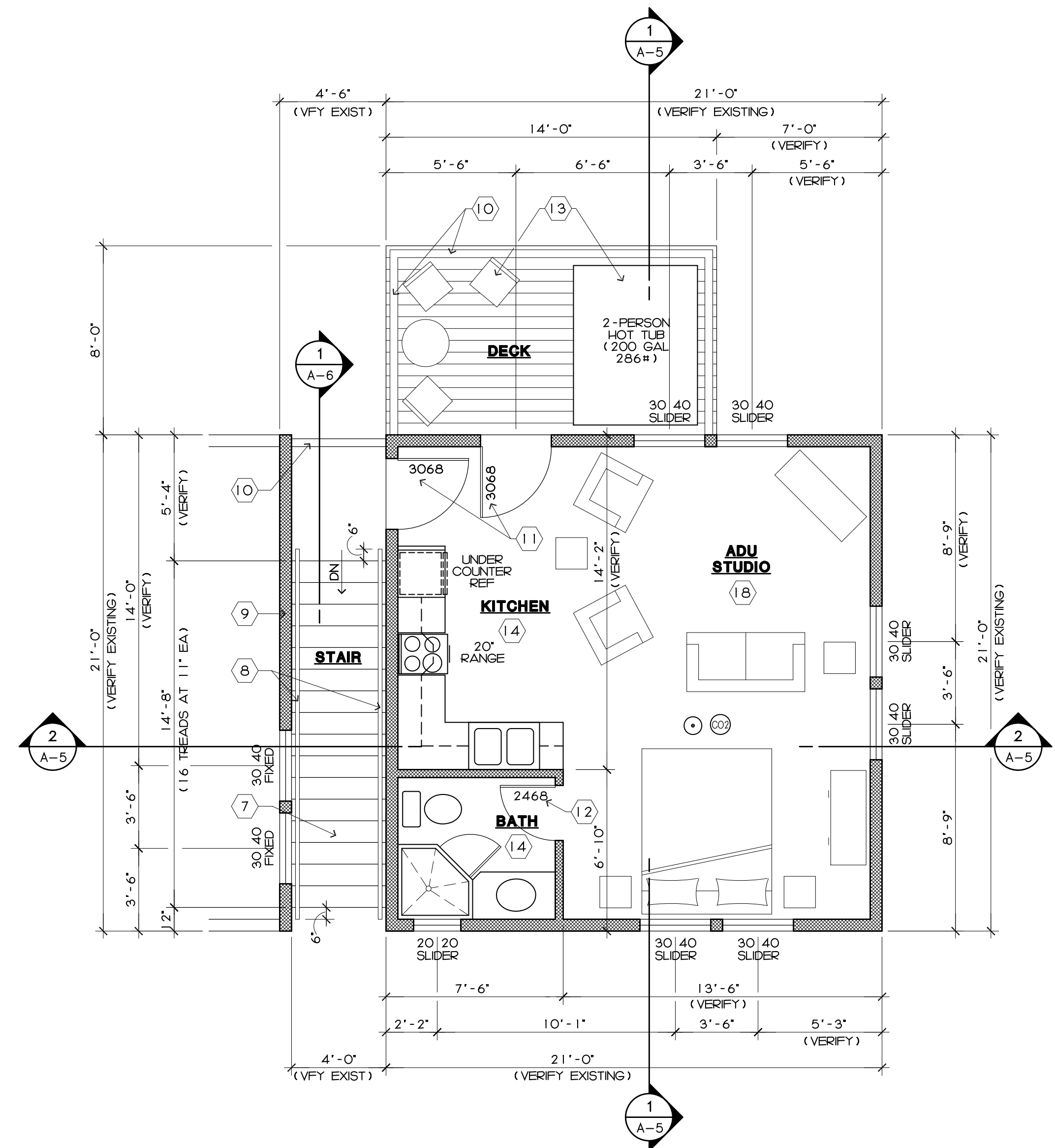
A-1

SITE PLAN / TITLE SHEET

NOTE: EXISTING BEDROOM SHALL BE CONVERTED TO OFFICE WHEN ADU IS ADDED, SO THERE WILL BE NO CHANGE TO TOTAL NUMBER OF BEDROOMS, AND THEREFORE NO CHANGE TO SEPTIC DESIGN REQUIRED



1 LOWER FLOOR PLAN
SCALE: 1/4"=1'-0"
NORTH



2 UPPER FLOOR PLAN - NEW ADU
SCALE: 1/4"=1'-0"

DEMO PLAN KEY NOTES

- 1 REMOVE CLOSET DOORS AND CLOTHES ROD FROM BEDROOM CLOSET TO CONVERT BEDROOM SPACE TO OFFICE USE, CLOSET TO BE USED AS OFFICE ALCOVE
- 2 REMOVE ROOF AND CEILING FRAMING OVER EXISTING GARAGE AS SHOWN ON 2/A-4 ROOF DEMOLITION PLAN (INCLUDING CEILING LIGHTING AND WIRING)
- 3 SEE NOTES ON 2/A-4 ROOF DEMOLITION PLAN AND WALL SECTION 7/A-5 FOR EXTENT OF ROOF DEMOLITION NEEDED TO CONSTRUCT NEW WALL ABOVE THIS EXISTING EXTERIOR WALL
- 4 SEE FRAMING PLANS ON SHEET A-7 FOR NEW BEARING POSTS REQUIRED IN THIS WALL, FIELD VERIFY IF POSTS SHOULD BE INSTALLED FROM INTERIOR OR EXTERIOR, IF WIRING NEEDS TO BE RE-ROUTED, OR IF SIDING NEEDS TO BE REMOVED AND RE-INSTALLED IN ORDER TO ACCOMPLISH TASK
- 5 EXISTING HEAT PUMP LOCATION, VERIFY WITH MECHANICAL CONTRACTOR TO DETERMINE IF DECK ABOVE IS ALLOWABLE, AND VERIFY WITH OWNER IF RELOCATION IS DESIRABLE

SYMBOL LEGEND

- DRAWING NUMBER
BUILDING SECTION
SHEET NUMBER
- DRAWING NUMBER
DETAIL
SHEET NUMBER
- FLOOR PLAN KEY NOTE -
SEE NOTES THIS SHEET
- DEMOLITION PLAN KEY NOTE -
SEE NOTES THIS SHEET
- EXISTING WALL CONSTRUCTION TO REMAIN
- NEW WALL CONSTRUCTION
- EXISTING WALL TO BE REMOVED
- EXISTING ITEM TO BE REMOVED
OR RELOCATED
- SMOKE ALARM
- CARBON MONOXIDE ALARM

INSULATION REQUIREMENTS

- (INSULATION REQUIREMENTS APPLY TO NEW CONSTRUCTION ONLY)
- INSULATION REQUIREMENTS BASED ON THE 2017 OR RESIDENTIAL SPECIALTY CODE, (TABLE N1101.1(1))
PRESCRIPTIVE APPROACH:
- ATTIC - R-49 MIN
 - EXTERIOR WALLS - R-21 MIN
 - FLOORS - R-30 MIN
 - GLAZING
VERTICAL OVERHEAD - U-0.30 MAXIMUM
U-0.50 MAXIMUM
 - EXTERIOR DOORS - U-0.20 MAXIMUM
(A MAXIMUM OF 28 SF OF EXTERIOR DOOR AREA CAN HAVE A U-FACTOR OF 0.54 OR LESS)
- PER ORSC SECTION N1101.3.2, SMALL ADDITIONS LESS THAN 40% OF THE EXISTING BUILDING HEATED FLOOR AREA SHALL PROVIDE ONE MEASURE FROM TABLE N1101.1(2) OR COMPLY WITH TABLE N1101.3
- ITEM "C" FROM TABLE N1101.1(2) SELECTED!
PROVIDE DUCTLESS HEAT PUMP HSPF 10.0 IN PRIMARY ZONE OF ADDITION

FLOOR PLAN KEY NOTES

- 1 EXISTING WATER HEATER FOR MAIN RESIDENCE, TO REMAIN
- 2 EXISTING OVERHEAD GARAGE DOOR TO REMAIN, PROVIDE NEW OPENER PER OWNER SELECTION
- 3 EXISTING ELECTRICAL PANEL TO REMAIN, ELECTRICAL CONTRACTOR TO VERIFY CAPACITY OF PANEL AND DETERMINE LOAD REQUIREMENTS FOR NEW ADDITION, SEE 3/A-6 ELECTRICAL PLAN FOR NEW ELECTRICAL ITEMS
- 4 EXISTING LOWER FLOOR WALLS TO REMAIN, SEE WALL SECTIONS AND DETAILS FOR NEW WALLS ABOVE TO CONNECT TO EXISTING
- 5 CEILING OF GARAGE TO HAVE (1) LAYER 5/8" TYPE 'X' GWB FOR FIRE SEPARATION, WALLS SUPPORTING FLOOR FRAMING SHALL HAVE (1) LAYER 1/2" GWB OVER STUDS
- 6 NEW 6x6 PRESSURE TREATED POST PER FRAMING PLANS
- 7 NEW STAIR CONSTRUCTION IN BREEZEWAY BETWEEN EXISTING HOUSE AND GARAGE, EXISTING CONCRETE WALK IN BREEZEWAY TO REMAIN
- 8 NEW HANDRAIL ON EACH SIDE OF STAIR, SEE STAIR SECTION 1/A-6 FOR NOTES AND DIMENSIONS
- 9 NEW 2x6 WALL CONSTRUCTED OVER EXISTING LOWER FLOOR WALL PER WALL SECTION 7/A-5
- 10 NEW 36" HIGH GUARDRAIL PER DETAIL 3/A-5
- 11 NEW INSULATED PRE-HUNG EXTERIOR DOOR TO MEET ENERGY CODE REQUIREMENTS, OWNER TO SELECT STYLE AND FINISH OF DOOR AND HARDWARE
- 12 NEW HOLLOW CORE PRE-HUNG DOOR WITH PRIVACY LOCK AND DOOR STOP, OWNER TO SELECT STYLE AND FINISH OF DOOR AND HARDWARE

- 13 HOT TUB AND DECK FURNITURE TO BE PROVIDED BY OWNER (SHOWN FOR REFERENCE ONLY)
- 14 ALL CABINETS, COUNTER TOPS, APPLIANCES, FIXTURES AND HARDWARE TO BE SELECTED BY OWNER, THIS ROOM
- 15 SMOKE ALARM OR CARBON MONOXIDE ALARM REQUIRED IN THIS LOCATION, FIELD VERIFY IF ONE EXISTS AND PROVIDE WHERE NEEDED
- 16 NEW WATER HEATER TO PROVIDE FOR NEW ADDITION, VERIFY WITH OWNER FOR SIZE NEEDED AND LOCATION DESIRED
- 17 PLUMBING CONTRACTOR TO COORDINATE WITH OWNER TO LOCATE FUTURE WASHER / DRYER INSTALLATION AND PROVIDE WATER AND WASTE LINES TO THAT LOCATION IN PREPARATION, ALSO SEE NOTE ON SHEET A-6 FOR ELECTRICAL PROVISIONS AT SAME LOCATION
- 18 HEAT SOURCE AT NEW ADDITION SHALL BE A DUCTLESS MINI-SPLIT SYSTEM, COORDINATE WITH OWNER TO SELECT MAKE AND MODEL, AND LOCATION ON EXTERIOR WALL

FLOOR PLAN GENERAL NOTES

1. TYPICAL DIMENSIONING IS TO FACE OF CONCRETE OR FACE OF STUD
2. WHERE DOOR OPENINGS ARE NOT DIMENSIONALLY LOCATED, PLACE JAMB 4" OFF OF ADJACENT WALL AND PROVIDE (2) MIN STUDS
3. TYPICAL STUD SIZES:
2x4 STUDS AT EXTERIOR, OR WHERE INDICATED ON PLAN
2x4 STUDS AT INTERIOR WALLS, UNLESS NOTED OTHERWISE.
4. ALL NEW FLOOR, WALL AND CEILING FINISHES SHALL BE SELECTED BY OWNER
5. ALL NEW WINDOWS TO BE WHITE VINYL (MAKE AND MODEL TO BE VERIFIED WITH OWNER) SEE INSULATION REQUIREMENTS FOR MAXIMUM U-VALUE
6. PROVIDE NEW HARD-PLANK LAP SIDING AT PERIMETER OF NEW ADDITION (WILL NOT MATCH EXISTING LAP SIDING)
7. OWNER TO MAKE DECISIONS REGARDING THE FOLLOWING ITEMS:
 - PLUMBING FIXTURES
 - LIGHT FIXTURES
 - CABINETS
 - COUNTER TOPS
 - BASE TRIM
 - DOOR / WINDOW TRIM
 - DOORS
 - DOOR HARDWARE
 - FLOORING
 - INTERIOR PAINT

ISSUE DATE:
5-3-21

REVISION:

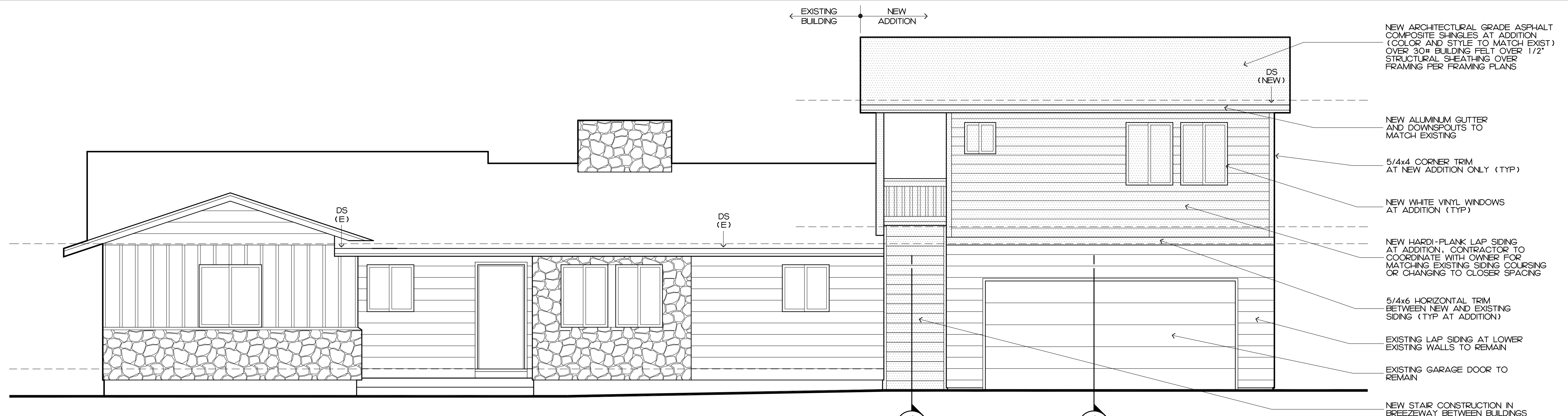
JOB # 1909

DESIGN REVIEW

THIS DOCUMENT, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SLATER ARCHITECTURE AND IS NOT TO BE USED IN ANY OTHER PROJECT OR CLIENT WITHOUT THE WRITTEN AUTHORIZATION OF SLATER ARCHITECTURE.

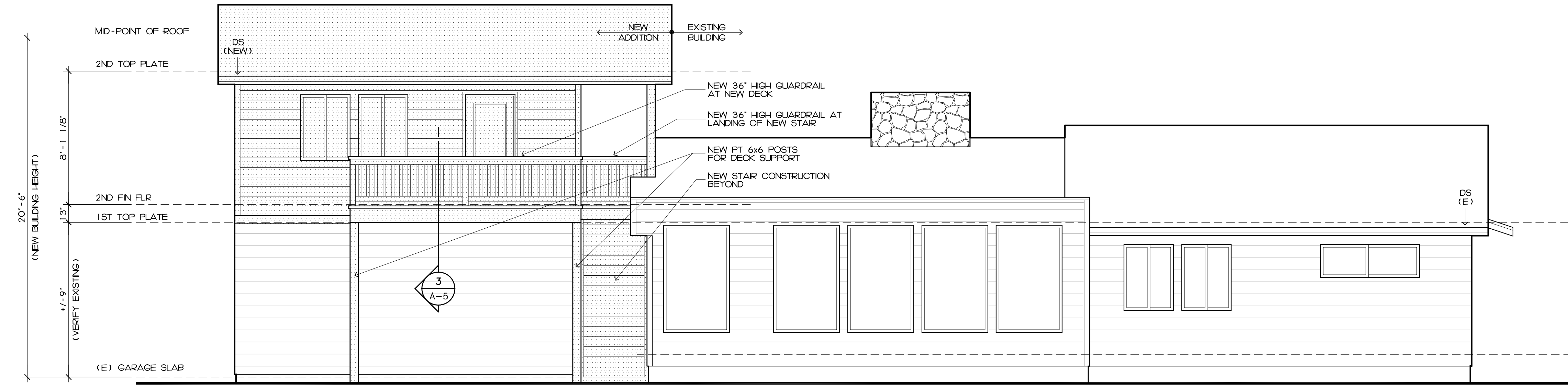
SHEET NO:
A-2

FLOOR PLANS / SCHEDULES



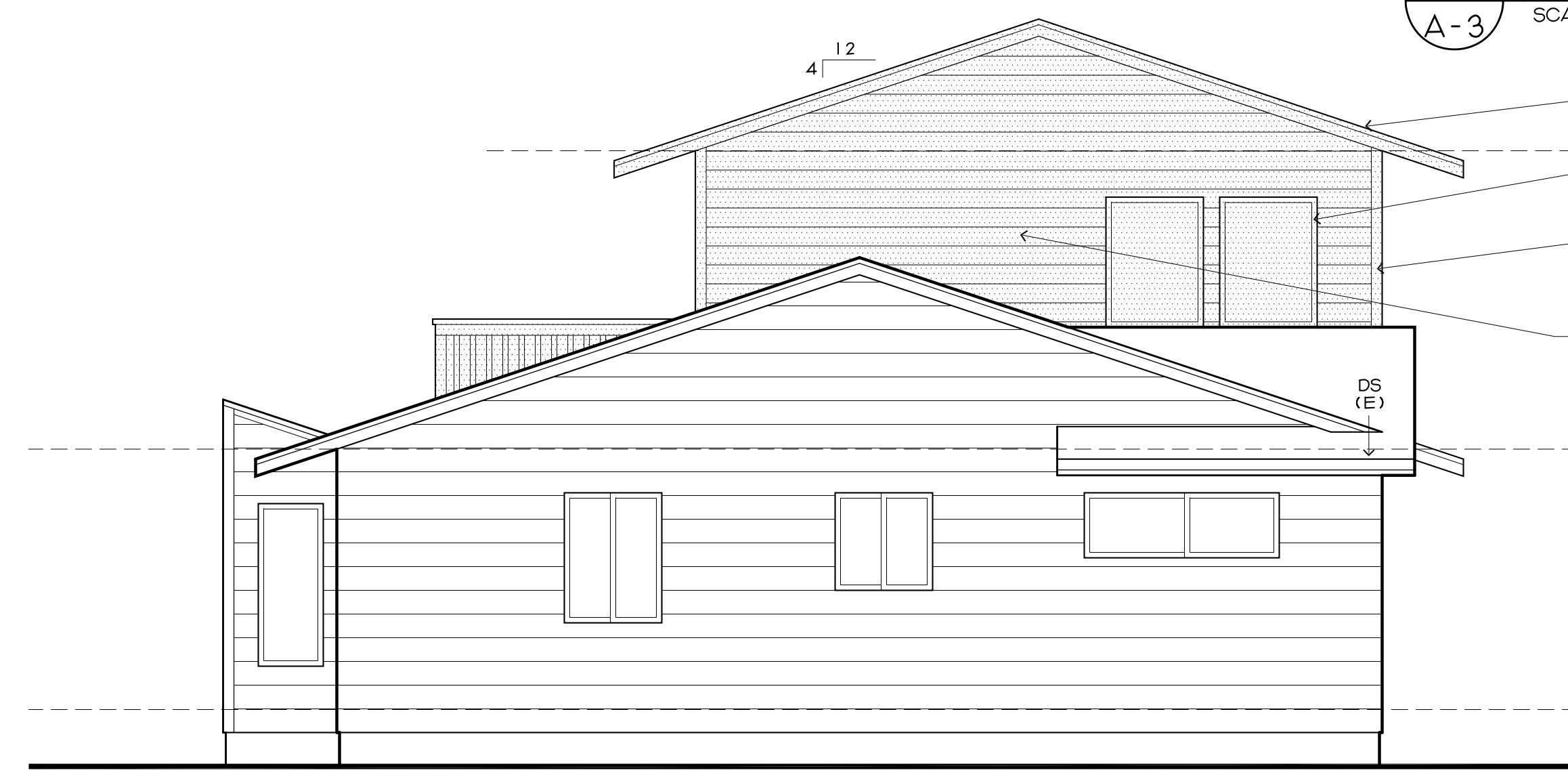
1 EAST ELEVATION (FRONT)
 SCALE: 1/4" = 1'-0"

- NEW ARCHITECTURAL GRADE ASPHALT COMPOSITE SHINGLES AT ADDITION (COLOR AND STYLE TO MATCH EXIST) OVER 3/4" BUILDING FELT OVER 1/2" STRUCTURAL SHEATHING OVER FRAMING PER FRAMING PLANS
- NEW ALUMINUM GUTTER AND DOWNSPOUTS TO MATCH EXISTING
- 5/4x4 CORNER TRIM AT NEW ADDITION ONLY (TYP)
- NEW WHITE VINYL WINDOWS AT ADDITION (TYP)
- NEW HARDI-PLANK LAP SIDING AT ADDITION. CONTRACTOR TO COORDINATE WITH OWNER FOR MATCHING EXISTING SIDING COURSING OR CHANGING TO CLOSER SPACING
- 5/4x6 HORIZONTAL TRIM BETWEEN NEW AND EXISTING SIDING (TYP AT ADDITION)
- EXISTING LAP SIDING AT LOWER EXISTING WALLS TO REMAIN
- EXISTING GARAGE DOOR TO REMAIN
- NEW STAIR CONSTRUCTION IN BREEZEWAY BETWEEN BUILDINGS



2 WEST ELEVATION (REAR)
 SCALE: 1/4" = 1'-0"

- NEW 36" HIGH GUARDRAIL AT NEW DECK
- NEW 36" HIGH GUARDRAIL AT LANDING OF NEW STAIR
- NEW PT 6x6 POSTS FOR DECK SUPPORT
- NEW STAIR CONSTRUCTION BEYOND
- 2x6 BARGE WITH 1x2 TRIM (TYP)
- NEW WHITE VINYL WINDOWS AT ADDITION (TYP)
- 5/4x4 CORNER TRIM AT NEW ADDITION ONLY (TYP)
- NEW HARDI-PLANK LAP SIDING AT ADDITION. CONTRACTOR TO COORDINATE WITH OWNER FOR MATCHING EXISTING SIDING COURSING OR CHANGING TO CLOSER SPACING
- 5/4x6 HORIZONTAL TRIM BETWEEN NEW AND EXISTING SIDING (TYP AT ADDITION)
- EXISTING LAP SIDING AT LOWER EXISTING WALLS TO REMAIN



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



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

SLATER ARCHITECTURE

8900 NE Livingston Mtn Rd
 Camas, WA 98607

Phone: (360) 817-2737
 (360) 903-6886

Email: lisa@slaterarchitecture.com

SEAL: REGISTERED ARCHITECT

LISA SLATER
 Lisa Slater
 VANCOUVER, WA
 STATE OF OREGON

EXTERIOR ELEVATIONS

ADU ADDITION TO:
ZONE HOLDINGS RESIDENCE
 NEWBERG, OREGON
 CITY OF NEWBERG

ISSUE DATE: 5-3-21
 REVISION:

JOB # 1909

DESIGN REVIEW

THIS DOCUMENT, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SLATER ARCHITECTURE AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT OR CLIENT WITHOUT THE WRITTEN AUTHORIZATION OF SLATER ARCHITECTURE.

SHEET NO:
A-3
 EXTERIOR ELEVATIONS



First American

First American Title Insurance Company

775 NE Evans Street
McMinnville, OR 97128
Phn - (503)376-7363
Fax - (866)800-7294

Supplemental
**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF:

Zone Holdings, LLC
601 South Blaine Street
Newberg, OR 97132-3332
Phone:
Fax:

Date Prepared : May 27, 2021
Effective Date : 8:00 A.M on May 25, 2021
Order No. : 1039-3606028
Subdivision :

The information contained in this report is furnished by First American Title Insurance Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Yamhill, State of Oregon, and is described as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

EXHIBIT "A"
(Land Description Map Tax and Account)

Part of the Joseph B. Rogers Donation Land Claim No. 55 in Section 19, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at a point on the West margin of Blaine Street, 300 feet South of the intersection of the South line of Fifth Street with the West line of Blaine Street in the City of Newberg; thence West 120.0 feet to the True Point of Beginning of the tract herein described; thence continuing West 224.0 feet; thence South 40.0 feet; thence West 166 feet; thence South 129.0 feet; thence East 390.0 feet; thence North 69.0 feet; thence East 120.0 feet to the West margin of Blaine Street; thence North along the West margin of said Blaine Street, 20.0 feet; thence West 120.0 feet; thence North 80 feet to the True Point of Beginning.

SAVE AND EXCEPTING THEREFROM that portion conveyed to Terry Clevenger and Kathy Clevenger, husband and wife, by Deed recorded October 5, 1990 in Film Volume 248, Page 736, Deed and Mortgage Records.

FURTHER SAVE AND EXCEPTING THEREFROM that portion conveyed to Thomas R. Norwood and Diane K. Norwood, husband and wife, by Deed recorded February 23, 1993 in Film Volume 282, Page 1743, Deed and Mortgage Records.

NOTE: This Legal Description was created prior to January 01, 2008.

Map No.: R3219AC 04100

Tax Account No.: 50358

EXHIBIT "B"
(Vesting)

Zone Holdings, LLC, a Washington limited liability company

EXHIBIT "C"
(Liens and Encumbrances)

1. Taxes for the year 2020-2021
Tax Amount \$ 3,765.58
Unpaid Balance: \$ 3,765.58, plus interest and penalties, if any
Code No.: 29.0
Map & Tax Lot No.: R3219AC 04100
Property ID No.: 50358

2. City liens, if any, of the City of Newberg.

3. Restrictive Covenants regarding Underground utilities, imposed by , including terms and provisions thereof.
Recorded: November 27, 1968, Film Volume 73, Page 784, Deed and Mortgage Records

4. Distribution Line Easement, including terms and provisions contained therein:
Recording Information: November 27, 1968, Film Volume 73, Page 786, Deed and Mortgage Records
In Favor of: Portland General Electric Company, an Oregon Corporation
For: Electric Power lines and appurtenances
Affects: References is hereby made to said document for full particulars

5. Easement, including terms and provisions contained therein:
Recording Information: October 05, 1990, Film Volume 248, Page 733, Deed and Mortgage Records
In Favor of: Terry Clevenger and Kathy Clevenger
For: Access to and from Blaine Street
Affects: References is hereby made to said document for full particulars

6. Storm Drainage and Ingress-Egress Easement, including terms and provisions contained therein:
Recording Information: June 14, 2016, Instrument No. 201608582, Deed and Mortgage Records
In Favor of: City of Newberg
For: Storm drainage and access
Affects: References is hereby made to said document for full particulars

7. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Zone Holdings, LLC, a(n) Washington limited liability company
Grantee/Beneficiary: Riverbend Funding, LLC, a Delaware limited liability company
Trustee: First American Title Insurance Company
Amount: \$270,000.00
Recorded: August 14, 2020
Recording Information: Instrument No. 202014108, Deed and Mortgage Records

8. Assignment of leases and/or rents and the terms and conditions thereof:

Assignor:	Zone Holdings, LLC, a(n) Washington limited liability company
Assignee:	Riverbend Funding, LLC, a Delaware limited liability company
Recorded:	August 14, 2020
Recording Information:	Instrument No. 202014109, Deed and Mortgage Records

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.

2. **Liability of the Company.**
 - (a) THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.
 - (b) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (c) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.

3. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.