

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number

1. **Jurisdiction:** _____

2. **Property Information** (example: 1S234AB01400)

Tax lot ID(s): _____

OR Site Address: _____

City, State, Zip: _____
 Nearest cross street: _____

3. **Owner Information**

Name: _____
 Company: _____
 Address: _____
 City, State, Zip: _____
 Phone/fax: _____
 Email: _____

4. **Development Activity** (check **all** that apply)

- Addition to single family residence (rooms, deck, garage)
- Lot line adjustment Minor land partition
- Residential condominium Commercial condominium
- Residential subdivision Commercial subdivision
- Single lot commercial Multi lot commercial
- Other _____

4. **Applicant Information**

Name: _____
 Company: _____
 Address: _____
 City, State, Zip: _____
 Phone/fax: _____
 Email: _____

6. **Will the project involve any off-site work?** Yes No Unknown

Location and description of off-site work: _____

7. **Additional comments or information that may be needed to understand your project:** _____

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name _____

Print/type title _____

Signature [ONLINE SUBMITTAL](#) _____

Date _____

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS _____ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed by Jessica Chaplen _____

Date _____

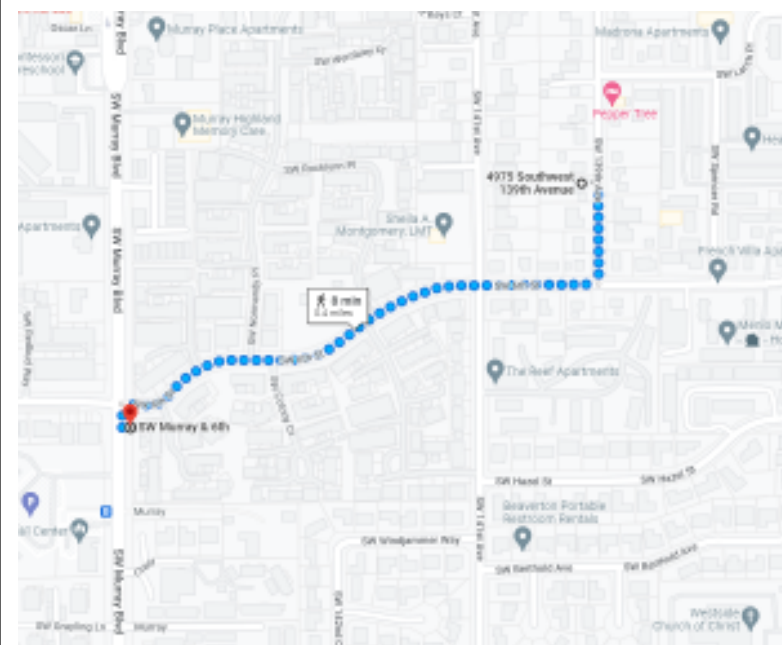
Once complete, email to: SPLReview@cleanwaterservices.org • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

SITE PLAN NOTES

- DEMOLITION CONTRACTOR SHALL RELOCATE REUSABLE MATERIALS TO DESIGNATED SALVAGE AREA. NON-USABLE MATERIALS SHALL BE PLACED APPROPRIATELY IN REFUSE BIN AND SHALL BE COVERED AT NIGHT AND DURING RELATIVE HIGH WINDS. RAIN, ETC. REFUSE BIN SHALL BE COVERED DURING TRANSFER TO AND FROM DUMP SITE. CONTRACTOR TO BE LIABLE FOR REFUSE SPILLING. ALL DEBRIS TO BE HAULED AWAY AND CLEAN-UP SHALL BE COMPLETED TO BROOM FINISH. EXISTING MATERIALS AND/OR STRUCTURE TO REMAIN SHALL BE PROTECTED FROM DUST, PAINT CHIPPING, ETC., BY USE OF PLASTIC OR WATERERS IS REQUIRED FOR PROPER PROTECTION. EXISTING STRUCTURES SHALL HAVE BRACING AND SHORING AS REQUIRED TO PROTECT THE EXISTING STRUCTURE. PROVIDE DE-WATERING FACILITIES FOR CONSTRUCTION AS REQUIRED. COORDINATE AS-BUILT INFORMATION, STRUCTURAL, ETC. TO DESIGN/ENGINEER AS REQUIRED.
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOIL WASTE, PETROLEUM BY-PRODUCTS, SOLID PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, CUTTER OR STORM DRAIN SYSTEM.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULLBOXES, TRANSFORMERS, VALVES, PUMPS, METERS, METER ENCLOSURES, ETC.) OR THE LOCATION OF THE WORK. IF THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY, FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- WHEN UTILITIES METER ALTERATION /RELOCATION OCCUR, INSTALLATION PROCEDURES SHALL BE VERIFIED AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

VICINITY MAP



PARKING REQUIREMENT

NOTWITHSTANDING ANY OTHER LAW, A LOCAL AGENCY, WHETHER OR NOT IT HAS ADOPTED AN ORDINANCE GOVERNING ACCESSORY DWELLING UNITS IN ACCORDANCE WITH SUBDIVISION, SHALL NOT IMPOSE PARKING STANDARDS FOR AN ACCESSORY DWELLING UNIT IN ANY OF THE FOLLOWING INSTANCES:

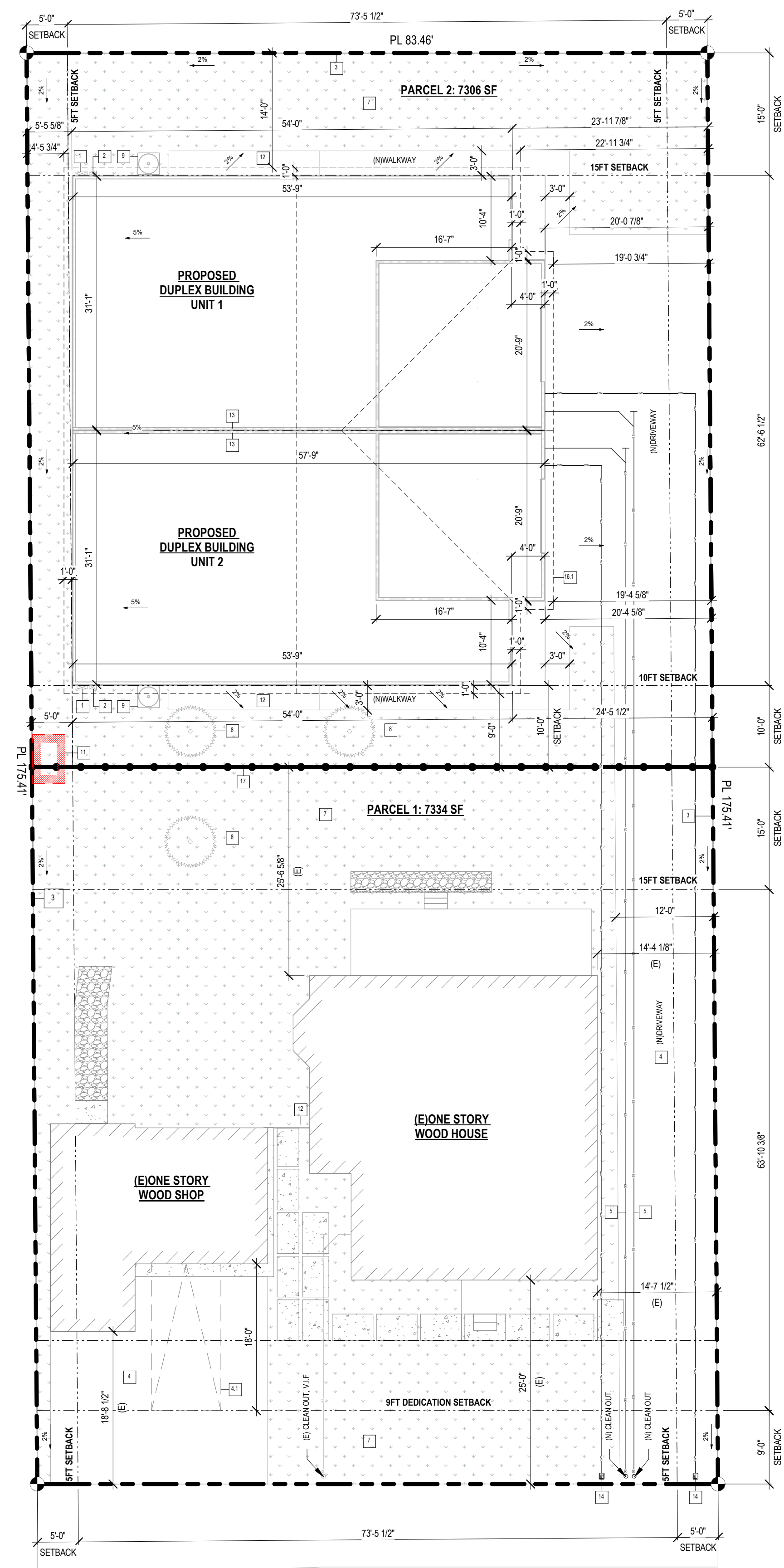
THE ACCESSORY DWELLING UNIT IS LOCATED WITHIN ONE-HALF MILE WALKING DISTANCE OF PUBLIC TRANSIT.

TOTAL PARKING REQUIRED

(N)GARAGE:	4 STALLS
TOTAL:	- STALLS

GENERAL NOTES

- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
- PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE 72" HIGH NON ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
- ALL CONSTRUCTION WASTE AND DEBRIS MUST BE CONTAINERIZED AT ALL TIMES.
- FINAL APPROVAL REQUIRED BY THE PUBLIC WORKS DEPARTMENT FOR STREET IMPROVEMENTS, CURB CORERS, CURB CUTTERS, ETC. SEPARATE PUBLIC WORKS PERMIT REQUIRED FOR DRIVEWAYS, APPROACH TO DRIVEWAY, SEWER LATERALS AND ANY WORK IN RIGHT OF WAY.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND AMENDMENTS.
- A SURVEY SHALL BE PROVIDED BY A LICENSED SURVEYOR ON STRUCTURES WHICH DEFINE PROPERTY LINES, SET BACKS, DESIGNATED PARKLAND OR STREET RIGHT-OF-WAY.
- DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
- WATER HEATER MUST BE STRAPPED TO WALL.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR WATER CONSUMPTION.
- LAG BOLTS: PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION IN LIDS.
- BLOCKING: ROOF RAFTERS AND CEILING JOINTS SHALL BE SUPPORTED LATERALLY TO PREVENT ROTATION & LATERAL DISPLACEMENT IN ACCORDANCE W/ THE PROVISIONS OF CH 8 & CH 4.
- PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
- CONTRACTOR AND/OR OWNER SHALL VERIFY CONSTRUCTION SITE TO CONFIRM THAT THERE IS NO TRACE OF DEMOLISHED SWIMMING POOL WITHIN 5 FT FROM PROPOSED PERIMETER OF THE CONSTRUCTION SITE. OTHERWISE, THEY NEED TO SUBMIT SOIL COMPACTION REPORT FROM LICENSED SOIL ENGINEER TO BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.
- SHEARWALLS, LATHING & PLASTER IN MATERIALS SHALL CONFORM TO THE STANDARD LISTED IN CH 8 & CH 7 CRC.
- ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED. "ENGINEER" MUST INCLUDE IN STRUCTURAL OBSERVATION NOTES.
- CONCRETE 3000PSI
- PARALLEL BEAM E 2.0 PSL
- UPPER GROUND IS REQUIRED AT NEW ELECTRICAL SERVICE.
- UNDERGROUND UTILITIES REQUIRED ON SITE PLAN AND SHOW FOR ELECTRICAL, CABLE TV, AND TELEPHONE
- ARC FAULT CIRCUIT INTERRUPTION PROTECTION IS REQUIRED FOR ALL BRANCH CIRCUITS PER 2019 IRC 210.12 SHALL BE AFCI PROTECTED
- BATHROOMS, KITCHEN, GARAGE & OUTSIDE OUTLETS WILL BE GFCI PROTECTED RECEPTACLE OUTLETS.
- WATER SAVING WATER CLOSET w/1.28 GALLONS PER FLUSH
- PROVIDE MECHANICAL VENTILATION FOR BATHROOMS AND LAUNDRY ROOMS WITHOUT OPENABLE WINDOW.
- GLAZING WHICH IS LESS THAN 60 INCHES FROM A FLOOR AND WITHIN A 24" ARC OF A DOORWAY'S VERTICAL EDGE MUST COMPLY WITH CH 8 CRC.
- LANDINGS AT DOOR LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH A NATURAL LIGHT IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED AN AVERAGE ILLUMINATION OF 6 FEET-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.
- THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS, SURVEY THE PROPERTY AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COST SUBMITTED SHALL BE BASED ON A THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIALS OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ENGINEER OF RECORD.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER AND THE DESIGN/ENGINEERS SHALL BE NOTIFIED, IN WRITING, IMMEDIATELY.
- FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY OCA AND AN APPROVED PLANS SHALL BE INCLUDED IN THE CONSTRUCTION PACKAGE PRIOR TO BUILDING PERMIT ISSUANCE.
- VERIFY WITH AQMD FOR ASBESTOS REMOVAL PROCEDURE AND SUBMIT ASBESTOS REPORT TO BUILDING DIVISION PRIOR TO DEMOLITION PERMIT ISSUANCE.
- TRUSS PACKAGE WITH AN APPROVED STAMP FROM THE ENGINEER OF RECORD SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
- LINE AND GRADE CERTIFICATE SHALL BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.
- SOIL COMPACTION REPORT IS REQUIRED FOR ALL NEW SFD HOUSE OR ADU AT THE TIME OF FOUNDATION INSPECTION.
- WHEN SOLAR PANEL IS REQUIRED, SOLAR PLANS SHALL BE REVIEWED AND APPROVED BY BUILDING DIVISION PRIOR TO ROOF SHEATHING INSPECTION.



SITE PLAN OPTION 3/32" = 1'-0" **A**

PROJECT DATA

JURISDICTION HAVING AUTHORITY: BEAVERTON
 LEGAL DESCRIPTION: TRACT - LOT -
 ASSESSORS PARCEL NO. APN: R170462
 IN FLOOD ZONE FEMA SHWAS: FLOOD ZONE X
 CONSTRUCTION TYPE: V-B
 OCCUPANCY GROUP: R3U - RESIDENTIAL MIXED C
 SPRINKLERS: YES
 NUMBER OF STORIES: 2 STORY
 BUILDING MAX HEIGHT: -
 REQUIRED SETBACKS:
 FRONT: 10 FT
 REAR: 15 FT
 SIDE: 5 FT
 SETBACKS INDICATE REQUIRED MINIMUM DISTANCE FROM PROPERTY LINES.
 CONTRACTOR TO VERIFY ON SITE.
 LOT SIZE: 0.35 ACRES
 DUPLEX BUILDING: 4727 SF
 - 1ST FLOOR: 3627 SF
 - 2ND FLOOR: 1100 SF
 FOOTPRINT AREA: 3627 SF
 SITE COVERAGE: 3627 / 7306 = 49.6%
 - ALLOWED A.F.A. FOR DUPLEX: 0.65
 - PROPOSED F.A.R.: 0.67

SCOPE OF WORK

DETAILS OF SCOPE OF WORK ARE AS FOLLOWS:
 - PROPOSED MULTI FAMILY MULTI-STORY HOUSE

SHEET INDEX

APPLICABLE CODE

- LEGAL JURISDICTION : CITY OF BEAVERTON
 THE CURRENT PREVAILING BUILDING AND CONSTRUCTION CODES ARE AS FOLLOWS:
 - 2022 OREGON BUILDING CODE
 - 2021 OREGON RESIDENTIAL SPECIALTY CODE
 - 2022 OREGON FIRE CODE
 - 2022 OREGON MECHANICAL SPECIALTY CODE
 - 2021 OREGON ELECTRICAL SPECIALTY CODE
 - 2021 OREGON PLUMBING SPECIALTY CODE
 - 2019 OREGON ENERGY EFFICIENCY SPECIALTY CODE
 REGULATION OF THE STATE AND LOCAL FIRE MARSHALS & CITY ORDINANCE, CITY OF BEAVERTON AMENDMENTS AND MUNICIPAL CODE.

SITE PLAN KEYNOTES

- IN ELECTRICAL PANEL 200AMP
- IN ELECTRICAL METER
- WOOD PERIMETER FENCE
- DRIVEWAY ON DRIVEWAY PARKING 10'x20' PER SPACE (WHERE OCCUR) 4.1 8.5x18' PARKING SPACE
- IN SEWER LINE
- WATER POINT OF CONNECTION
- LANDSCAPE
- IN TREE
- IN A/C UNIT ON 3" THICK CONCRETE PAD. MAXIMUM NOISE LEVEL TO THE NEAREST PROPERTY LINES SHALL NOT EXCEED 55 DECIBELS
- IN LANDING
- FINISHED TO BE REMOVED
- IN CONCRETE WALKWAY
- 1HR FIRE RATED WALL - SEE SHEET AD-20 FOR DETAIL
- IN WATER METER
- ROOF LINE ABOVE AT ROOF
- ROOF LINE ABOVE AT LEVEL 2
- IN PROPERTY LINE
- IN GAS METER
- IN WATER METER

SYMBOL LEGEND

- 2% DRAINAGE DIRECTION AND SLOPE
- PROPERTY LINE CORNER POINTS AND ELEVATION DATUM
- KEYNOTE CALLOUTS
- EXISTING TO BE REMAINED AND NEW CONSTRUCTION
- EXISTING TO BE DEMOLISHED

SPECIAL NOTES

DEFERRED SUBMITTALS



PROJECT CONTACT

NAME: HIEN T. KIM NGUYEN
 PHONE: 408-893-6906
 EMAIL: ssdesigneng@gmail.com

OWNERSHIP

OWNER INFORMATION

PHONE NO. OWNER'S NUMBER

4975 SW 139TH AVE, BEAVERTON, OR 97005

DELTA	DATE	DESCRIPTION
	09-15-2022	CITY COMMENTS

IF IT IS THE SUBCONTRACTORS RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE DESIGNER OR JOB FOREMAN IN WRITING OR IN VISUAL OF ANY PERCEIVED ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OR IF ANY PERCEIVED SUBCONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD RESPONSIBLY BE AWARE. WRITERS OF FEDERAL INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS SHALL BE RECEIVED FROM THE DESIGNER OR JOB FOREMAN PRIOR TO THE SUBCONTRACTORS BEING PROCEEDING WITH THE WORK. THE OWNERS WILL NOT BE RESPONSIBLE FOR ANY DEFECTS IN CONSTRUCTION IF THESE PROCEDURES ARE NOT BEING FOLLOWED.

SITE PLAN OP2