

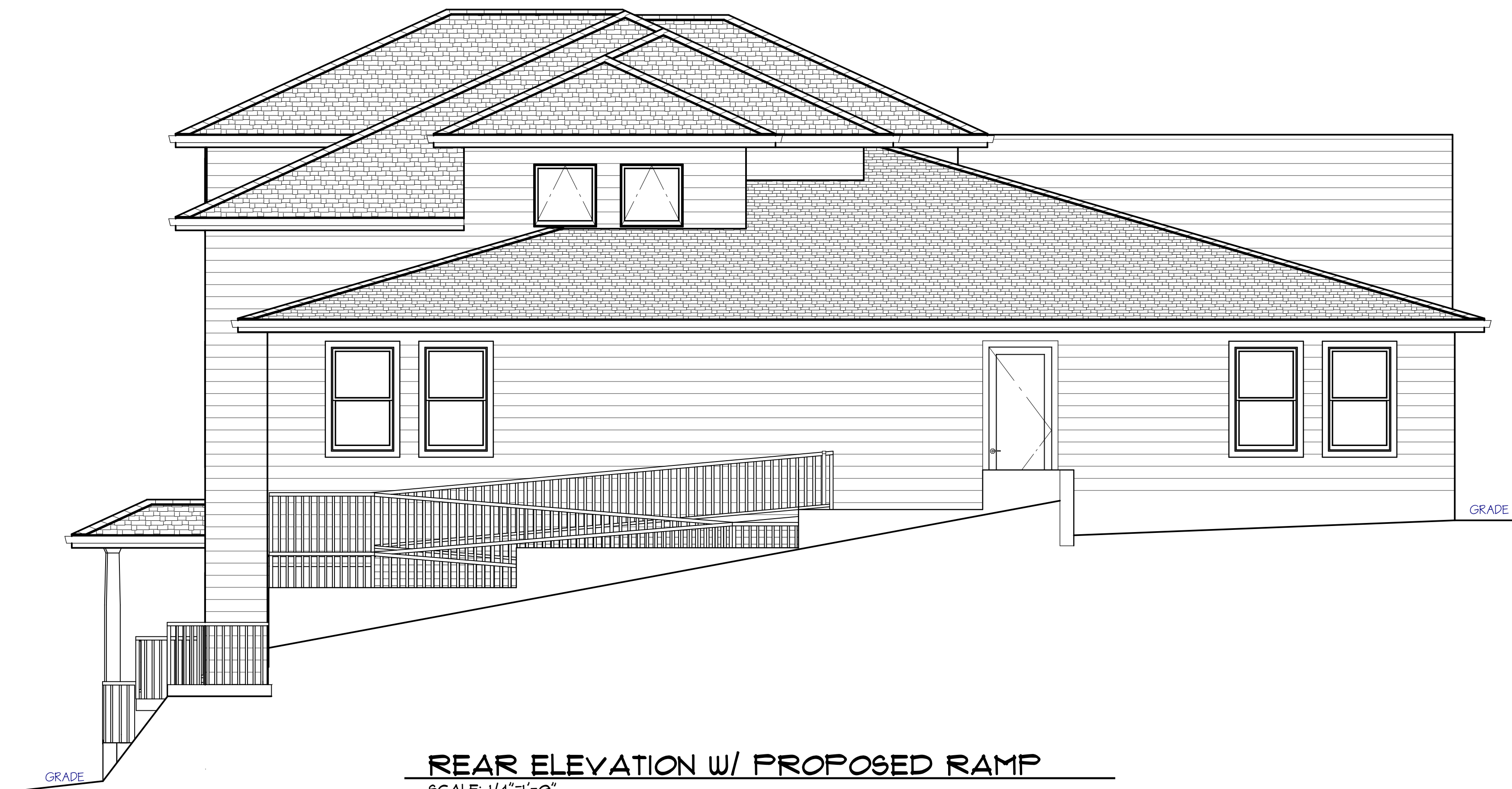


**KARNAFEL|DESIGNS**

VANCOUVER, WA  
503.313.7055  
KARNAFEL@GMAIL.COM



**RIGHT ELEVATION W/ PROPOSED RAMP**  
SCALE: 1/4"=1'-0"



**REAR ELEVATION W/ PROPOSED RAMP**  
SCALE: 1/4"=1'-0"

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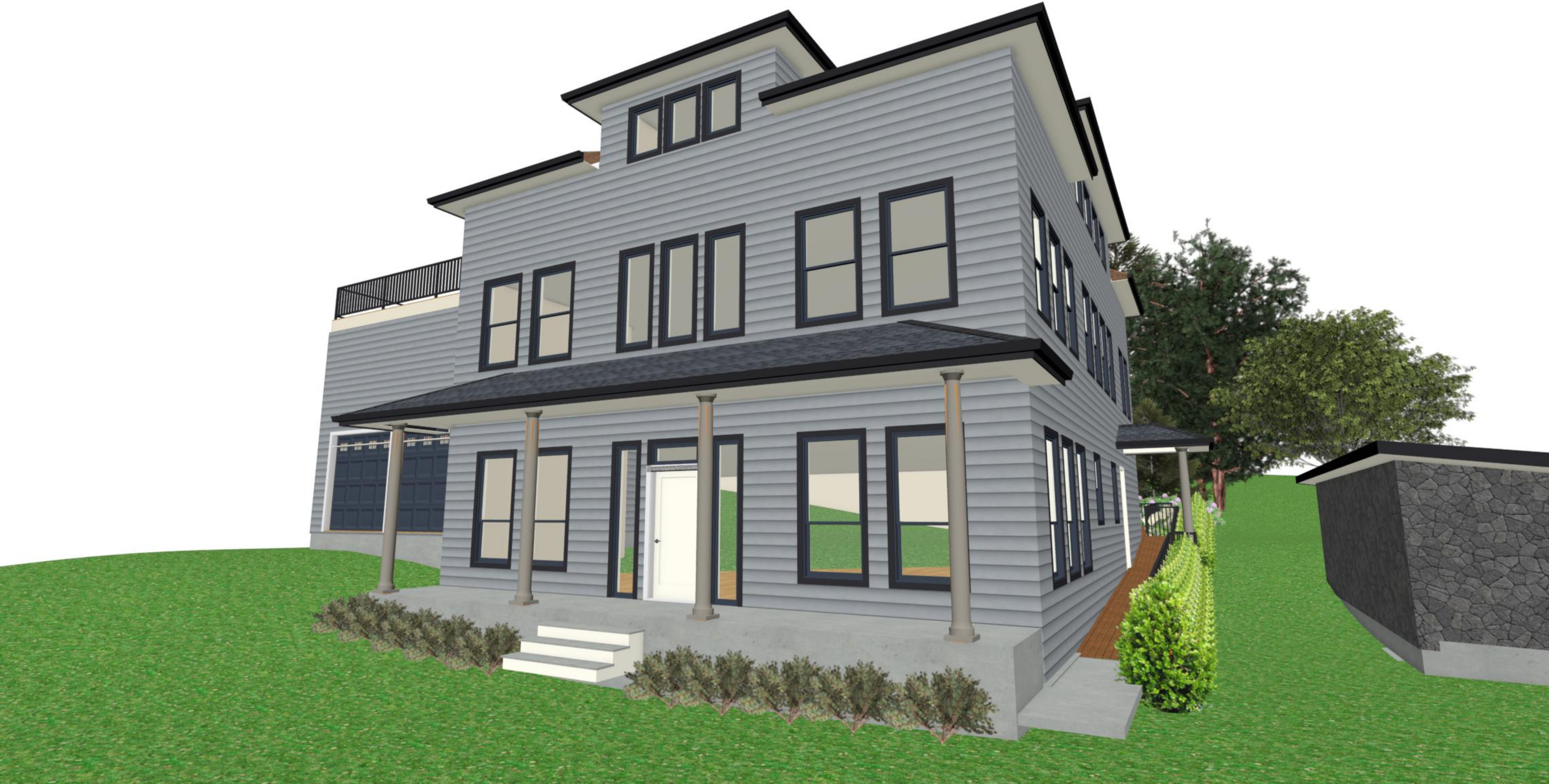
PROJECT TITLE:  
**YIP RESIDENCE**  
5TH ST JQ ADAMS ST  
OREGON CITY, OR 97045

DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

**DATE**  
NOVEMBER 16, 2022

**SHEET NO:**  
G1.0

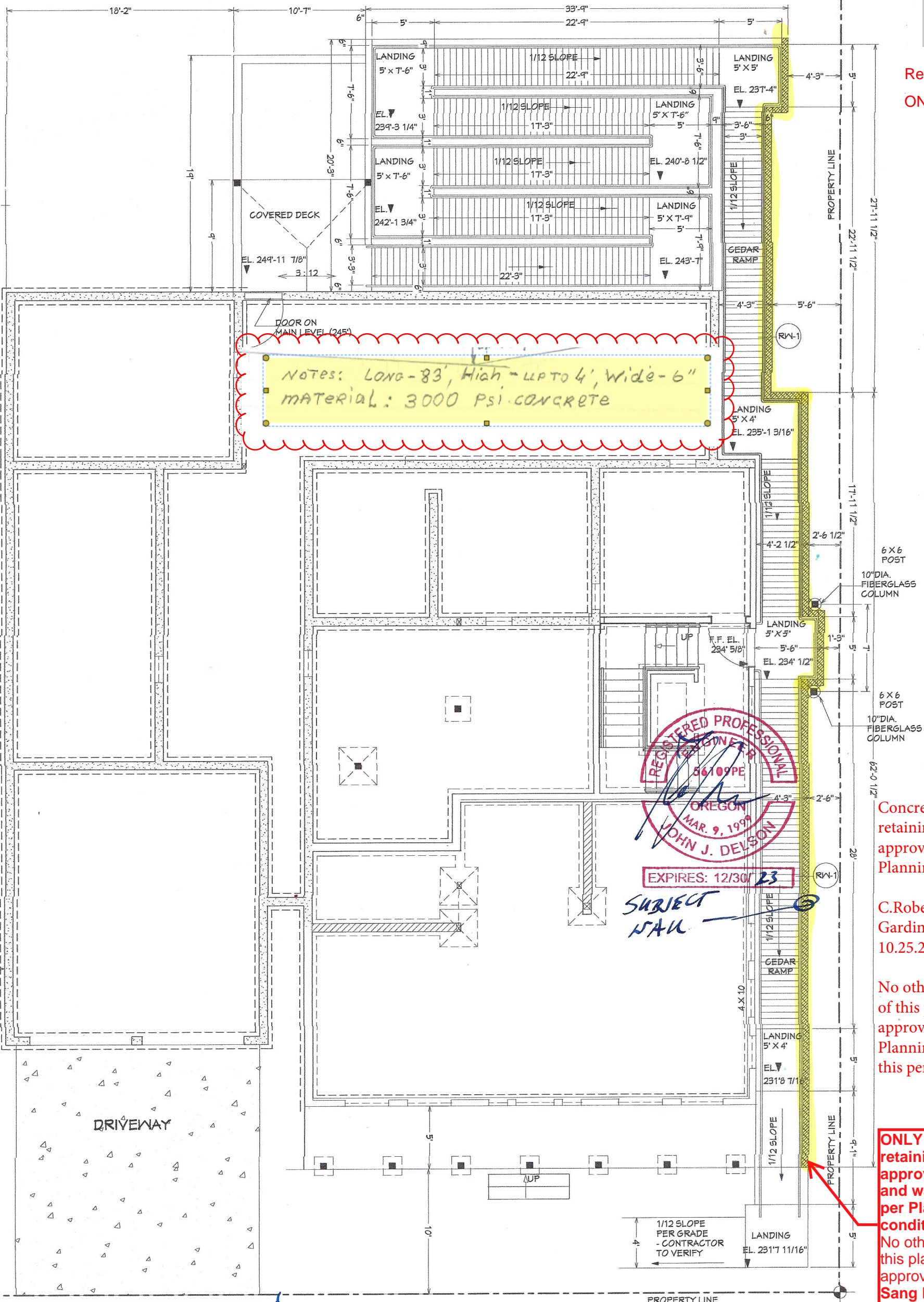








Retaining Wall  
ONLY



NOTES: LONG-83', High - UP TO 4', Wide-6"  
MATERIAL: 3000 PSI CONCRETE

REGISTERED PROFESSIONAL  
ENGINEER  
56109PE  
OREGON  
MAR. 9, 1999  
JOHN J. DELSON  
EXPIRES: 12/30/23

SUBJECT  
NAIL

Concrete retaining wall approved by Planning

C. Robertson-Gardiner  
10.25.22

No other portion of this plan is approved by Planning with this permit.

ONLY concrete retaining wall approved by DS and wall shall be per Planning conditions. No other portion of this plan is approved. Sang Pau 11/2/2022

SCOPE OF WORK:  
- LANDSCAPE RETAINING WALL  
- ALL WORK PER 2021 ORSC  
SUBJECT:  
- RETAINING WALL LOCATION

NOTE:  
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND CONDITION AND NOTIFY ENGINEER OF RECORD IF DIFFERENT PRIOR TO START OF CONSTRUCTION  
- ALL WORK PER LATEST ADOPTED APPLICABLE CODES  
- TYP.

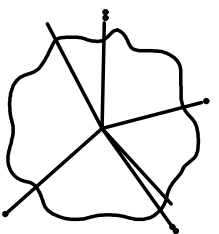
6. The Applicant shall not use stamped concrete or visible gabion walls for any retaining walls; rockery, real basalt veneer, or smooth poured concrete are acceptable. All visible retaining walls associated with the garage and left elevation shall be no more than 6 feet tall, all other retaining walls shall be no taller than 4 feet. (P,DS)

Approved by Planning as a replacement for the non-permitted CMU wall. The approved wall must have no more than 4 feet of exposed wall through this approval. If portions of the wall are more than 4 feet-the City should stop the work until the proposal can be submitted to the HRB for approval. (HR 20-01 C of A #6)

SITE PLAN W/ ADA RAMP  
1/8" = 1'-0"

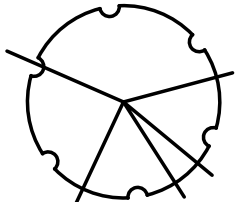
**PLANT LIST:**

SYMBOL	QTY.	LATIN NAME/ Common Name	SIZE	SPACING
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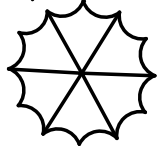
STREET TREES

2	SYRINGA RETICULATA Japanese Tree Lilac	2" cal.	As Shown
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MITIGATION TREES

3	CORNUS NUTALLII Pacific Dogwood	2" cal.	As Shown
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3	TSUGA HETEROPHYLLA Western Hemlock	6' ht.	As Shown
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SHRUBS



32	NANDINA DOMESTICA 'HARBOR BELLE' Harbor Belle Nandina	2 gal.	2' o.c.
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10	PIERIS JAPONICA 'LITTLE HEATH' Little Heath Pieris	5 gal.	3' o.c.
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4	TAXUS MEDIA 'STONEHENGE' Stonehenge Yew	5 gal.	3' o.c.
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6	CORNUS ALBA 'BAILHALO' Ivory Halo Dogwood	2 gal.	5' o.c.
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7	HYDRANGEA PANICULATA 'LITTLE LIME' Little Lime Hydrangea	2 gal.	3' o.c.
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12	VACCINIUM OVATUM Evergreen Huckleberry	5 gal.	4' o.c.
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24	BUXUS SEMPERVIRENS 'GREEN MOUNTAIN' Green Mountain Boxwood	2 gal.	3' o.c.
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12	CAMELLIA JAPONICA 'NUCCIO'S GEM' Nuccio's Gem Camellia	5 gal.	6' o.c.
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35	MAHONIA REPENS Creeping Mahonia	1 gal.	3' o.c.
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GROUNDCOVER



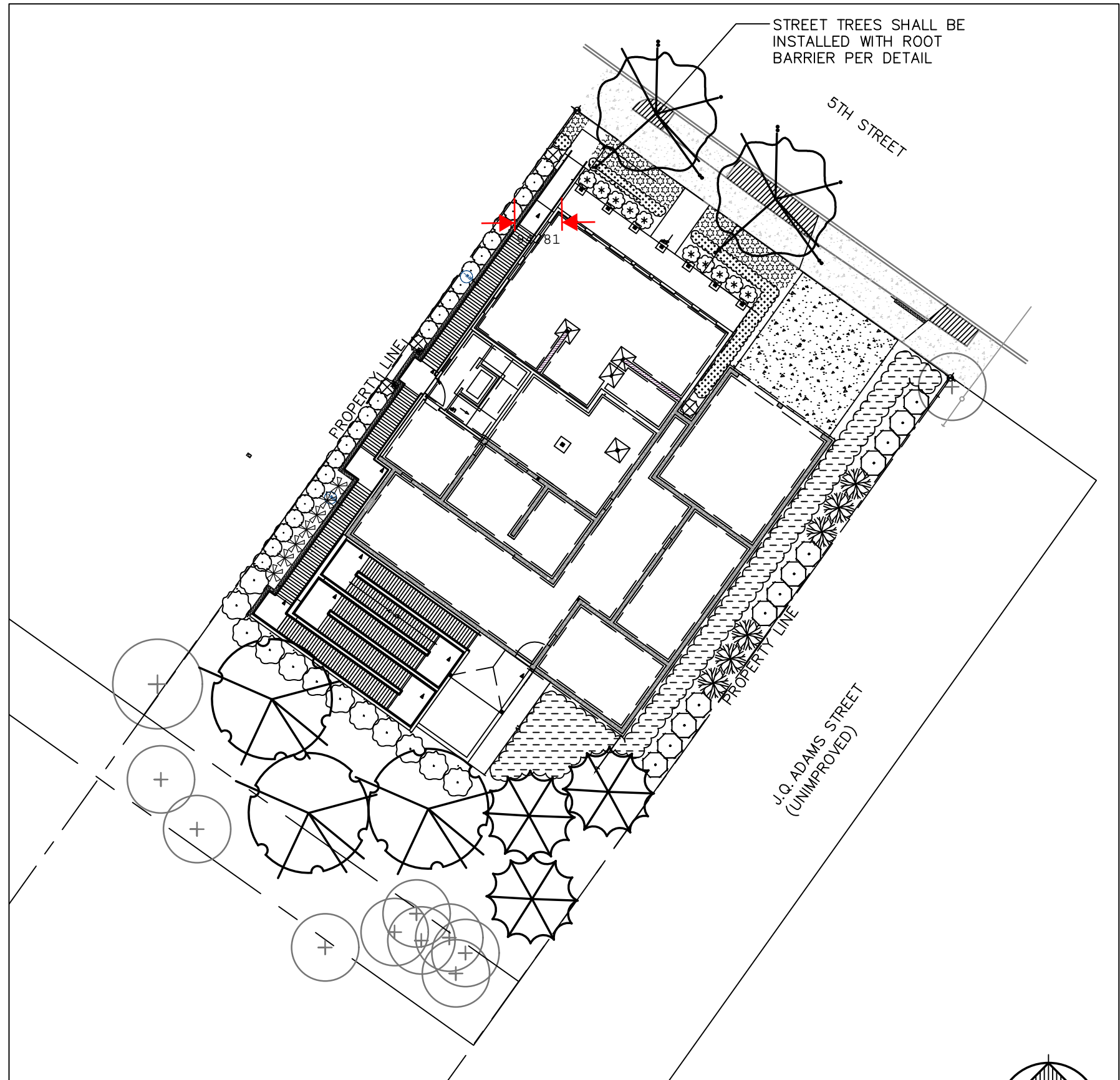
14	ARCTOSTAPHYLOS U.U. 'WOOD'S DWARF' Wood's Dwarf Kinnikinnick	1 gal.	3' o.c.
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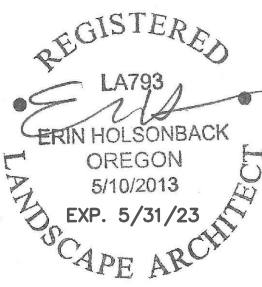
63	EPIMEDIUM PERRALCHICUM 'FROHNLEITEN' Frohnleiten Bishop's Hat	1 gal.	2' o.c.
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44	LIRIOPE MUSCARI 'BIG BLUE' Big Blue Lily Turf	1 gal.	2' o.c.
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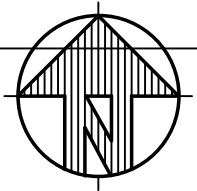
**5th STREET + J.Q. ADAMS STREET**



**OTTEN + ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
3933 South Kelly Avenue, Suite B  
Portland, OR, 97239  
(503) 972-0311  
www.ottenla.com

**LANDSCAPE PLAN (11/15/2022)**

SCALE 1" = 20'-0"

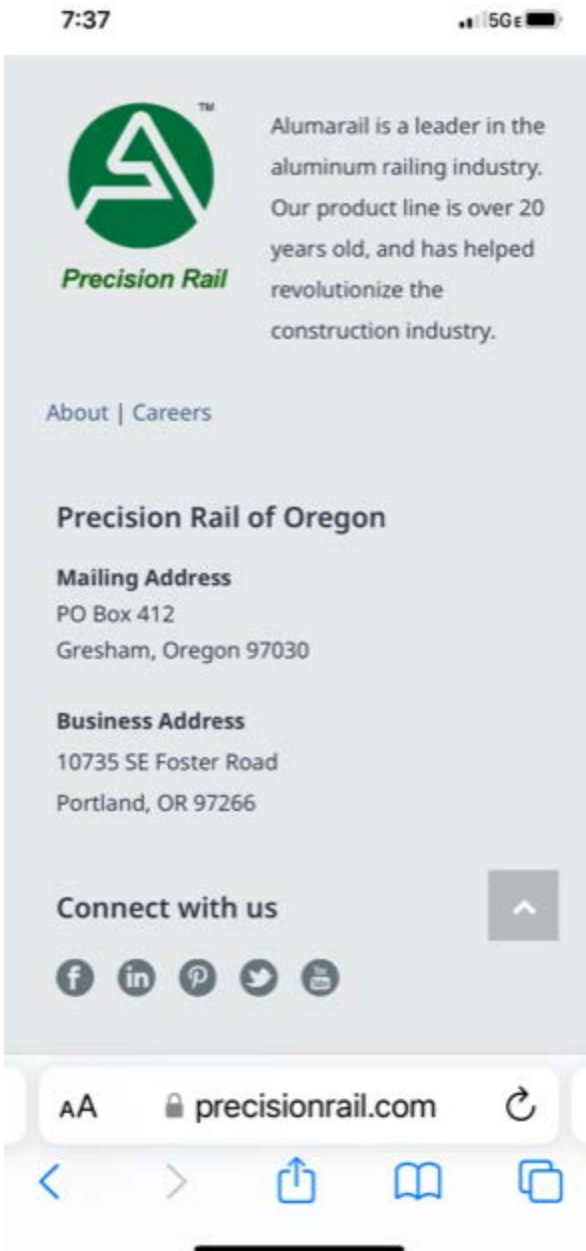


**From:** [Bogdan S](#)  
**To:** [Christina Robertson-Gardiner](#)  
**Cc:** [Bogdan Smolinets](#)  
**Subject:** Black aluminum railing  
**Date:** Tuesday, October 25, 2022 9:23:44 AM  
**Attachments:** [IMG\\_5164.PNG](#)  
[IMG\\_5163.PNG](#)  
[IMG\\_5162.PNG](#)

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Black color Alumarail by Precision Rail





# Alumarail Benefits & Advantages

## ENGINEERED TO BE VERSATILE, SIMPLE, YET ELEGANT

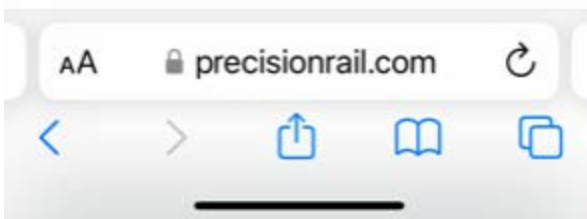
Alumarail products are designed to be easily installed by the do-it-yourself customer or by professional carpenters at competitive prices. Aluminum is a superior alternative for steel in most railing and fencing applications.

Alumarail products are engineered to meet your city, county, and state permitting requirements.

Alumarail works well for any deck, balcony, terrace, windbreaks, stairs, sunshade, or fencing needs.

7:34

5G



Sent from my iPhone

**From:** [Bogdan Smolinets](#)  
**To:** [Christina Robertson-Gardiner](#); [Bogdan Smolinets](#)  
**Subject:** ADA Ramp rail sample  
**Date:** Tuesday, October 25, 2022 9:28:12 AM  
**Attachments:** [IMG\\_5160.PNG](#)

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The same product like over garage railing in black color.



Sent from my iPad