



29799 SW Town Center Loop E, Wilsonville, OR 97070
 Phone: 503.682.4960 Fax: 503.682.7025
 Web: www.ci.wilsonville.or.us

Planning Division Development Permit Application

Final action on development application or zone change is required within 120 days per ORS 227.175 or as otherwise required by state or federal law for specific application types.

A pre application conference may be required.

The City will not accept applications for wireless communication facilities or similar facilities without a completed copy of a Wireless Facility Review Worksheet.

The City will not schedule incomplete applications for public hearing or send administrative public notice until all of the required materials are submitted.

Applicant:

Name: May Morimoto
 Company: ICHIJO USA Co., Ltd.
 Mailing Address: 3800 SW CEDAR HILLS BLVD STE 131
 City, State, Zip: Beaverton, OR, 97005
 Phone: 503-430-7413 Fax: 425-376-7621
 E-mail: may@ichijousa.com

Authorized Representative:

Name: Masaki Narita
 Company: ICHIJO USA Co., Ltd.
 Mailing Address: 3800 SW CEDAR HILLS BLVD STE 131
 City, State, Zip: Beaverton, OR, 97005
 Phone: 503-430-7413 Fax: 425-376-7621
 E-mail: m-narita@ichijousa.com

Property Owner:

Name: Masaki Narita
 Company: ICHIJO USA Co., Ltd.
 Mailing Address: 3800 SW CEDAR HILLS BLVD STE 131
 City, State, Zip: Beaverton, OR, 97005
 Phone: 503-430-7413 Fax: 425-376-7621
 E-mail: m-narita@ichijousa.com

Property Owner's Signature:

Masaki Narita
 Printed Name: Masaki Narita Date: 9/23/2024

Applicant's Signature: (if different from Property Owner)

May
 Printed Name: May Morimoto Date: 9/23/2024

Site Location and Description:

Project Address if Available: 7035 SW Alder LN, Wilsonville, OR 97070 Suite/Unit _____
 Project Location: Frog Pond Estates Lot 14
 Tax Map #(s): _____ Tax Lot #(s): _____ County: Washington Clackamas

Request:

Open a temporary sales office in SFR Lot 14 as a demonstration model home to allow for sales for our community.

Project Type: **Class I** **Class II** **Class III**

Residential Commercial Industrial Other: _____

Application Type(s):

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Appeal | <input type="checkbox"/> Comp Plan Map Amend | <input type="checkbox"/> Parks Plan Review |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> Major Partition | <input type="checkbox"/> Minor Partition | <input type="checkbox"/> Request to Modify Conditions |
| <input type="checkbox"/> Plan Amendment | <input type="checkbox"/> Planned Development | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Site Design Review |
| <input type="checkbox"/> Request for Special Meeting | <input type="checkbox"/> Request for Time Extension | <input type="checkbox"/> Signs | <input type="checkbox"/> Stage II Final Plan |
| <input type="checkbox"/> SROZ/SRIR Review | <input type="checkbox"/> Staff Interpretation | <input type="checkbox"/> Stage I Master Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Type C Tree Removal Plan | <input type="checkbox"/> Tree Permit (B or C) | <input checked="" type="checkbox"/> Temporary Use | <input type="checkbox"/> Other (describe) |
| <input type="checkbox"/> Villebois SAP | <input type="checkbox"/> Villebois PDP | <input type="checkbox"/> Villebois FDP | |
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Waiver(s) | <input type="checkbox"/> Conditional Use | |





Frog Pond Estates Model Home Sales Office

Wilsonville, Oregon

Land Use Application Narrative for:
Temporary Use Permit
Temporary Sign Permit

Prepared for:
Ichijo USA CO., LTD.
3800 SW Cedar Hills Blvd, Suite 131
Beaverton, OR 97005

October 4, 2024

Prepared by:
Otak, Inc.
808 SW Third Avenue, Suite 800
Portland, OR 97204

Project No. 20141



Requests

Ichijo, USA Co., Ltd. ("Applicant") requests approval of a Class 3 five-year **Temporary Use Permit** and a **Temporary Sign Permit** approval allow a Model Home Sales Office at Frog Pond Estates.

Site Information

Subject Property: 7035 SW Alder Street
Wilsonville, OR 97070
(Frog Pond Estates Lot 14)

Site Area: 7,567 SF

Comprehensive Plan Designation: Residential Neighborhood Plan Designation

Zoning Designation: Residential Neighborhood (RN) zone

Applicant/Property Owner

Applicant: Ichijo USA Co., Ltd.
3800 SW Cedar Hills Blvd STE 131
Beaverton, OR, 97005

Contact: May Morimoto
503.430.7413
may@ichijousa.com

Owner: Contact: Masaki Narita
503.430.7413
m-narita@ichijousa.com

Project Development Team

Applicant's Representative: Otak, Inc.
808 SW Third Avenue, Suite 800
Portland, OR 97204

Contact: Naomi Herman
360.906.6793
naomi.herman@otak.com

Planner: Otak, Inc.
808 SW Third Avenue, Suite 800
Portland, OR 97204

Contact: Christopher Green, AICP
503.415.2394
christopher.green@otak.com

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ATTACHMENTS

Attachment A	Lot 14 Site Plan
Attachment B	Lot 14 Erosion Plan

PLAN SET

Architectural

Sheet A0.0 – Cover Sheet
Sheet A2.1 – Main Floor Plan
Sheet A2.2 – Second Floor Plan
Sheet A3.0 – Elevations
Sheet A3.1 – Elevations
Sheet A4.0 – Sections
Sheet A4.1 – Sections
Sheet A5.0 – Lower Roof Plan
Sheet A5.1 – Main Roof Plan
Sheet A6.0 – Architectural Details
Sheet A6.1 – Architectural Details
Sheet A7.0 – Optional Details
Sheet A11.0 – Permit Square Footage
Sheet A11.1 – Permit Square Footage
Sheet A11.2 – Sales Square Footage
Sheet A10.0 – Color Elevation
Sheet A10.1 – Perspective
Sheet A10.2 – Perspective

1. Requests

Ichijo, USA Co., Ltd. (“Applicant”) requests approval of a Class 3 five-year **Temporary Use Permit** and a **Temporary Sign Permit** approval allow a Model Home Sales Office at Frog Pond Estates.

2. Project Description

Ichijo USA Co., Ltd. seeks a 5-year temporary use permit for a sales office within the garage of the model home on Lot 14 of a 22-lot subdivision at Frog Pond Estates. The garage of the demonstration model home will temporarily be converted to a sales office that has temporary nonstructural walls, heating, a glass window, and a single door in lieu of the garage door. The applicant proposes a single, temporary 24 square foot freestanding sign to show where the temporary sales office is located. Two (2) parking spaces, including one ADA accessible space and two bike parking spaces will be provided. Once sales of the homes in the subdivision conclude, or at the end of the temporary use permit, the garage will revert to its original use and the home will be sold as a single-family detached residence.

3. Compliance with Approval Criteria for a Temporary Use Permit

Section 4.163. - General Regulations—Temporary Structures and Uses.

(.01) The Development Review Board, after hearing as set forth in Section 4.012, may permit the temporary use of a structure or premises in any zone for a purpose or use that does not conform to the regulations prescribed elsewhere in this Code for the zone in which it is located, provided that such use be of a temporary nature and does not involve the erection of a substantial structure. A permit for such use may be granted in the form of a temporary and revocable permit, up to a five year period, subject to a showing of good cause and such conditions as will safeguard the public health, safety, convenience and general welfare. Such permits may be renewable upon re-application to the Development Review Board, provided that the Board finds that the renewal is not likely to result in a permanent situation.

Response: While the Residential Neighborhood zone permits some commercial development subject to approval of a conditional use permit, it does so only in locations master planned for the use. The Frog Pond West Master Plan and land use approvals for the subject properties do not allow commercial uses. Thus, the applicant requests a temporary use for up to five (5) years to allow a temporary commercial use on residential land, in the form of a model home sales within a single-family residence on the subject property. While the proposed temporary use will utilize a single-family home planned for the subject lot, the temporary use does not include any substantial structures not planned for the eventual approved single-family residential use.

(.02) Applications for Temporary Use Permits shall provide:

- A. A clear description of the proposed temporary structure/use and the reasons why a temporary structure/use is necessary at this location for the requested time period.*

Response: The model home sales office will be located on a lot planned to be developed with a single-family detached residence. The proposed temporary use will utilize a single-family home garage as a temporary sales office. After the temporary use is completed, the garage will be converted to a traditional residential garage as seen in homes in the rest of the subdivision, and the home will be sold as a single-family residence. The applicant requests the temporary use permit for up to five years to allow a flexible time frame to construct and sell the homes within the subdivision.

B. A statement of the expected duration of the temporary use/structure, together with documentation supporting the proposed date for termination of the temporary use/structure.

Response: The expected duration of the temporary use will be five (5) years or when all homes within the subdivision have sold, whichever is completed first.

C. A site plan showing the location of the proposed use/structure, access, associated parking, pedestrian connections to the greater site if appropriate, lighting, signage and landscaping.

Response: A site plan has been submitted showing the residence housing the use, parking spaces, bike parking, access, surrounding sidewalk, and a proposed temporary sign.

D. A plan for removal of the temporary use/structure and restoration of the site to pre-TUP conditions or development of the site for approved permanent structures/uses.

Response: The home will be restored to its pre-TUP condition as a single-family home and sold following conclusion of the home as a sales office. No additional structures permanent structures are proposed on the property.

(.03) Factors and considerations for "good cause" include, but are not limited to:

A. Availability of appropriately zoned land for the proposed use in the City.

Response: While there is other land within the city zoned for commercial development, it is typical for new subdivisions to have a model home with an on-site sales office.

B. Availability of and need for the subject property for allowed uses.

Response: Upon the conclusion of the temporary use, the applicant will revert the use back to a residential use with the intention to sell the property as a single-family home.

C. Market conditions, construction costs and other obstructions to the location of the use on appropriately zoned land.

Response: There are no market conditions, construction costs, or other obstructions to the lack of appropriately zoned land. The temporary use is typically allowed during the sale of lots and homes within new subdivisions.

D. Due diligence of the applicant to site the use on appropriately zoned land,

Response: The use will only be needed during the sale of homes within the subdivision.

E. Circumstances of the applicant bearing on the need for the temporary use permit.

Response: The applicant has subdivided and owns surrounding lots that are being developed into single-family homes. The applicant has proposed the model home sales office to facilitate sale of lots within the subdivision and to provide convenient, on-site communication with potential customers and to show by showing an unoccupied model home for demonstration purposes. The proposed temporary use is typically a limited duration accessory use for new residential subdivisions.

4. Compliance with Approval Criteria for a Temporary Sign Permit

Section 4.156.09 – Temporary Signs in all Zones

In addition to the permanent signs allowed in different zones and exempt temporary signs, unless specifically prohibited in a master sign plan or other sign approval, the following temporary signs may be permitted through a temporary sign permit:

(.01) General Allowance. Except as noted in subsection (.02) below up to two temporary signs not exceeding a combined total of 24 square feet may be permitted per lot or non-residential tenant. Such signs may be banners, rigid signs, lawn signs, portable signs, or other signs of similar construction.

Response: The temporary use will include one or two freestanding signs totaling 24 square feet or less combined to direct visitors to the model home sales office. These signs will be removed at the conclusion of the temporary model home sales office use.

5. Compliance with Other Applicable Development Standards

Section 4.113. – Standards Applying to Residential Developments in any Zone

(.02) Building Setbacks (for Fence Setbacks, see subsection .08). The following provisions apply unless otherwise provided for by the Code or a legislative master plan.

B. For lots not exceeding 10,000 square feet:

- 1. Minimum front yard setback: 15 feet, with open porches allowed to extend to within ten feet of the property line.*
- 2. Minimum side yard setback: One story: five feet; Two or more stories: seven feet. In the case of a corner lot, abutting more than one street or tract with a private drive, the side yard on the street side of such lot shall be not less than ten feet.*
- 3. In the case of a key lot, the front setback shall equal one-half the sum of depth of the required yard on the adjacent corner lot along the street or tract with a private drive upon which the key lot faces and the setback required on the adjacent interior lot.*
- 4. No structure shall be erected within the required setback for any future street shown within the City's adopted Transportation Master Plan or Transportation Systems Plan.*
- 5. Minimum setback to garage door or carport entry: 20 feet. Wall above the garage door may project to within 15 feet of property line, provided that clearance to garage door is maintained. Where access is taken from an alley, garages or carports may be located no less than four feet from the property line adjoining the alley.*
- 6. Minimum rear yard setback: One story: 15 feet. Two or more stories: 20 feet. Accessory buildings on corner lots must observe the same rear setbacks as the required side yard of the abutting lot.*

Response: As shown on Attachment A (Lot 14 Site Plan), the proposed single-family residence structure housing the temporary use will meet all applicable development standards, including setbacks.

Section 4.127. – Residential Neighborhood Zone

(.02) Permitted uses:

- A. Open Space.*
- B. Single-Family Dwelling Unit.*
- C. Townhouses. During initial development in the Frog Pond West Neighborhood, a maximum of two townhouses may be attached, except on corners, a maximum of three townhouses may be attached.*
- D. Duplex.*

- E. Triplex and quadplex. During initial development in the Frog Pond West Neighborhood, triplexes are permitted only on corner lots and quadplexes are not permitted.*
- F. Cluster housing. During initial development in the Frog Pond West Neighborhood, only two-unit cluster housing is permitted except on corner lots where three-unit cluster housing is permitted.*
- G. Multiple-Family Dwelling Units, except when not permitted in a legislative master plan, subject to the density standards of the zone. Multi-family dwelling units are not permitted within the Frog Pond West Master Plan area.*
- H. Cohousing.*
- I. Cluster Housing (Frog Pond West Master Plan).*
- J. Public or private parks, playgrounds, recreational and community buildings and grounds, tennis courts, and similar recreational uses, all of a non-commercial nature, provided that any principal building or public swimming pool shall be located not less than 45 feet from any other lot.*
- K. Manufactured homes.*

Response: The proposed commercial use of the single-family home as a sales office is not explicitly permitted in the residential zone. Section 4.163 allows for approval of temporary uses not otherwise allowed.

(.03) Permitted accessory uses:

- A. Accessory uses, buildings and structures customarily incidental to any of the principal permitted uses listed above, and located on the same lot.*

Response: The proposed temporary use for sales and display of new homes is customarily incidental to the allowed use of new residences within a planned subdivision, subject to review pursuant to Section 4.163.

Section 4.154. – On-site Pedestrian Access and Circulation

(.01) On-site Pedestrian Access and Circulation:

[...]

B. Standards. Development shall conform to all of the following standards:

- 1. Continuous Pathway System. A pedestrian pathway system shall extend throughout the development site and connect to adjacent sidewalks, and to all future phases of the development, as applicable.*
- 2. Safe, Direct, and Convenient. Pathways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas/playgrounds, and public rights-of-way and crosswalks based on all of the following criteria:*
 - a. Pedestrian pathways are designed primarily for pedestrian safety and convenience, meaning they are free from hazards and provide a reasonably smooth and consistent surface.*
 - b. The pathway is reasonably direct. A pathway is reasonably direct when it follows a route between destinations that does not involve a significant amount of unnecessary out-of-direction travel.*
 - c. The pathway connects to all primary building entrances and is consistent with the Americans with Disabilities Act (ADA) requirements.*
 - d. All parking lots larger than three acres in size shall provide an internal bicycle and pedestrian pathway pursuant to Section 4.155(.03)B.3.d.*

[...]

Response: The model home will have reasonably direct, accessible pedestrian pathways connecting building entrances, including the sales office within the future garage space and front door of the residence to the public sidewalk along adjacent streets.

Section 4.155. – Parking, Loading and Bicycle Parking

[...]

(.03) Minimum and Maximum Off-Street Parking Requirements:

[...]

G. Table 5 shall be used to determine the minimum and maximum parking standards for various land uses. The minimum number of required parking spaces shown on Tables 5 shall be determined by rounding to the nearest whole parking space. For example, a use containing 500 square feet, in an area where the standard is one space for each 400 square feet of floor area, is required to provide one off-street parking space. If the same use contained more than 600 square feet, a second parking space would be required. Structured parking and on-street parking are exempted from the parking maximums in Table 5.

Response: Parking will be available on and around the project site for visitors to the temporary model home sales office use and future residents of the eventual single family detached home on the site. The proposed temporary use is within one-half mile of South Metro Area Regional Transit (SMART) Route 4, at the corner of Wilsonville Road and Boeckman/Advance Road. Oregon Administrative Rule (OAR) 660-012-0440(3) prohibits cities within a metropolitan area that have parking mandates from enforcing parking mandates on a lot or parcel that includes lands within one-half mile of transit corridors. There are currently no corridors in the City of Wilsonville meeting the minimum scheduled transit frequency set forth in OAR 660-012-440(3)(b). However, OAR 660-012-0440(3)(c) provides that:

“If a community has no corridor qualifying under subsection (b), corridors with the most frequent transit service in the community if the scheduled frequency is at least once per hour during peak service.”

SMART Route 4 provides peak service frequency of two arrivals per hour, equal to the most frequent transit service in the City of Wilsonville. Therefore, the off-street vehicular parking requirements established in Table 5 do not apply to the proposal.

(.04) Bicycle Parking:

A. Required Bicycle Parking—General Provisions:

- 1. The required minimum number of bicycle parking spaces for each use category is shown in Table 5, Parking Standards.*
- 2. Bicycle parking spaces are not required for accessory buildings. If a primary use is listed in Table 5, bicycle parking is not required for the accessory use.*
- 3. When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.*
- 4. Bicycle parking space requirements may be waived by the Development Review Board per Section 4.118(.03)A.9. and 10.*

Response: Table 5 requires 1 bike parking space per 5,000 square feet for office uses, with a minimum of two spaces. As shown on Attachment A (Lot 14 Site Plan), two bike spaces will be provided adjacent to the sales office and front door of the model home.

6. Conclusion

The request for approval of the **Temporary Use** and **Temporary Sign Permit** has been shown to be consistent with the applicable standards of Wilsonville. The applicant respectfully requests approval of the application.

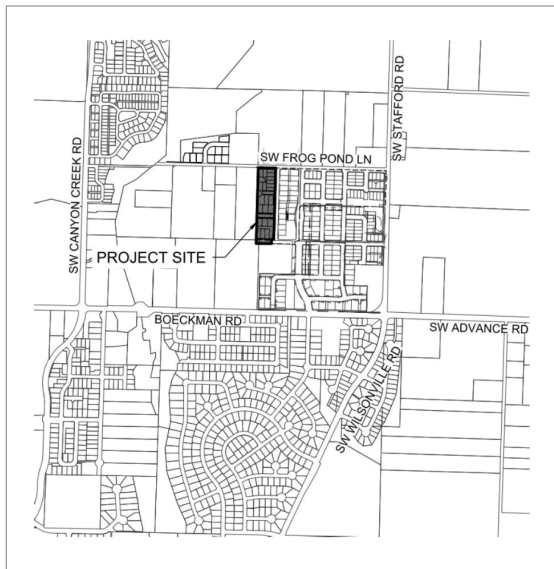
Frog Pond Estates Lot 14

Sales Center Description

Vicinity Map:

VICINITY PLAN

PROJECT SITE



SITE MAP

PROJECT LOT



Description:

Construct a new 2-story single family residential home as a demonstration model home with a sales office located in the Garage. The garage will temporarily be converted to a sales office that has temporary non structural walls, heating, a glass window, and a single door in lieu of the garage door.

From: [Christopher Green](#)
To: [Sarah Pearlman](#); [Masaki Narita](#)
Cc: [May Morimoto](#); [Ben Simpson](#); [20141.101](#); [Naoki Yamaoka](#)
Subject: RE: DB24-0011 Frog Pond Estates TUP: Notice of Complete Application
Date: Tuesday, November 19, 2024 9:49:22 AM
Attachments: [image001.png](#)



Sarah,

Thank you for helping us make sure that our application submittal is clear for the record. Please accept the following clarification to our application:

As indicated in the narrative response to Section 4.155, parking for motor vehicles will be available on and around the project site, but no parking spaces are required in this location pursuant to OAR 660-012-440(3)(b). Please disregard the reference to vehicle parking in Section 2 of the application narrative ("Project Description") indicating that two (2) parking spaces will be provided. Designated off-street vehicle parking spaces will not be provided as part of the model home/sales center temporary use.

Let me know if you have any questions, or need additional information on this topic for your review. Again, we appreciate you reaching out on this!

Thanks,

Chris

Christopher Green, AICP | Planning Manager
Otak, Inc.

Direct: [503.415.2394](tel:503.415.2394)

From: Sarah Pearlman <spearlman@ci.wilsonville.or.us>
Sent: Monday, November 18, 2024 12:34 PM
To: Masaki Narita <m-narita@ichijousa.com>
Cc: May Morimoto <may@ichijousa.com>; Ben Simpson <Ben.Simpson@otak.com>; Christopher Green <Christopher.Green@otak.com>; [20141.101](mailto:20141.101@otak.com) <20141.101@otak.com>; Naoki Yamaoka <nao@ichijousa.com>
Subject: RE: DB24-0011 Frog Pond Estates TUP: Notice of Complete Application

Thank you so much Masaki.

The public hearing notice will go out tomorrow. I expect that the staff report will be published on December 2nd. I do have a clarifying question for your team as I draft the staff report on parking. The narrative notes that two parking spaces including one ADA accessible space will be provided.

Where will these parking spaces be? Is the ADA space just the space in the driveway? As the narrative notes, the site is exempt from parking minimums, but standards would be applied to any provided parking, so I just want to be sure I understand what and where those provided spaces are.

Thank you so much,

Sarah Pearlman (she/her)

Assistant Planner

City of Wilsonville

Office: 503.570.1573

spearlman@ci.wilsonville.or.us

www.ci.wilsonville.or.us

[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)



29799 SW Town Center Loop East, Wilsonville, OR 97070

Please note that City Hall will be undergoing renovations from November 6th to December 5th, 2024. I will be working from an alternate work location and my attendance to in person meetings may be limited during that time. We appreciate your understanding and apologize for any inconvenience.

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

From: Masaki Narita <m-narita@ichijousa.com>

Sent: Friday, November 1, 2024 5:41 PM

To: Sarah Pearlman <spearlman@ci.wilsonville.or.us>

Cc: May Morimoto <may@ichijousa.com>; Ben Simpson <Ben.Simpson@otak.com>; Christopher Green <Christopher.Green@otak.com>; 20141.101 <20141.101@otak.com>; Naoki Yamaoka <nao@ichijousa.com>

Subject: Re: DB24-0011 Frog Pond Estates TUP: Notice of Complete Application

Hi Sarah,

I will attend the hearing.

Thank you,

MASAKI NARITA
ICHIJO USA CO., LTD.
9780 SW SHADY LN. SUITE 100
TIGARD OR 97223
MOBILE [425-553-6377](tel:425-553-6377)
OFFICE [503-430-7413](tel:503-430-7413)
FAX [503-430-7621](tel:503-430-7621)
m-narita@ichijousa.com
<http://www.ichijousa.com>

On Fri, Nov 1, 2024 at 4:30 PM Sarah Pearlman <spearlman@ci.wilsonville.or.us> wrote:

Good Afternoon May,

Please see attached for the Notice of Complete Application for the Frog Pond Estates Temporary Use Permit (TUP), Case File No. DB24-0011.

I wanted to confirm with your full team that a hearing on December 9, 2024 would work. It sounds like OTAK would be available. I will keep in touch with you as we send out the public hearing notice and draft the staff report. I want to inform you now that the Development Review Board does generally like to hear from the applicant, so please be prepared to have a representative available to attend the hearing and speak to the project. Usually staff turns time over to the applicant after presenting the staff report to speak to the project and any discretionary criteria. Temporary Use Permits for model homes are fairly standard, but you will likely want to prepare a short presentation or talking points to share at the hearing.

Thank you so much,

Sarah Pearlman (*she/her*)

Assistant Planner

City of Wilsonville

Office: 503.570.1573

spearlman@ci.wilsonville.or.us

www.ci.wilsonville.or.us

[Facebook.com/CityofWilsonville](https://www.facebook.com/CityofWilsonville)



29799 SW Town Center Loop East, Wilsonville, OR 97070

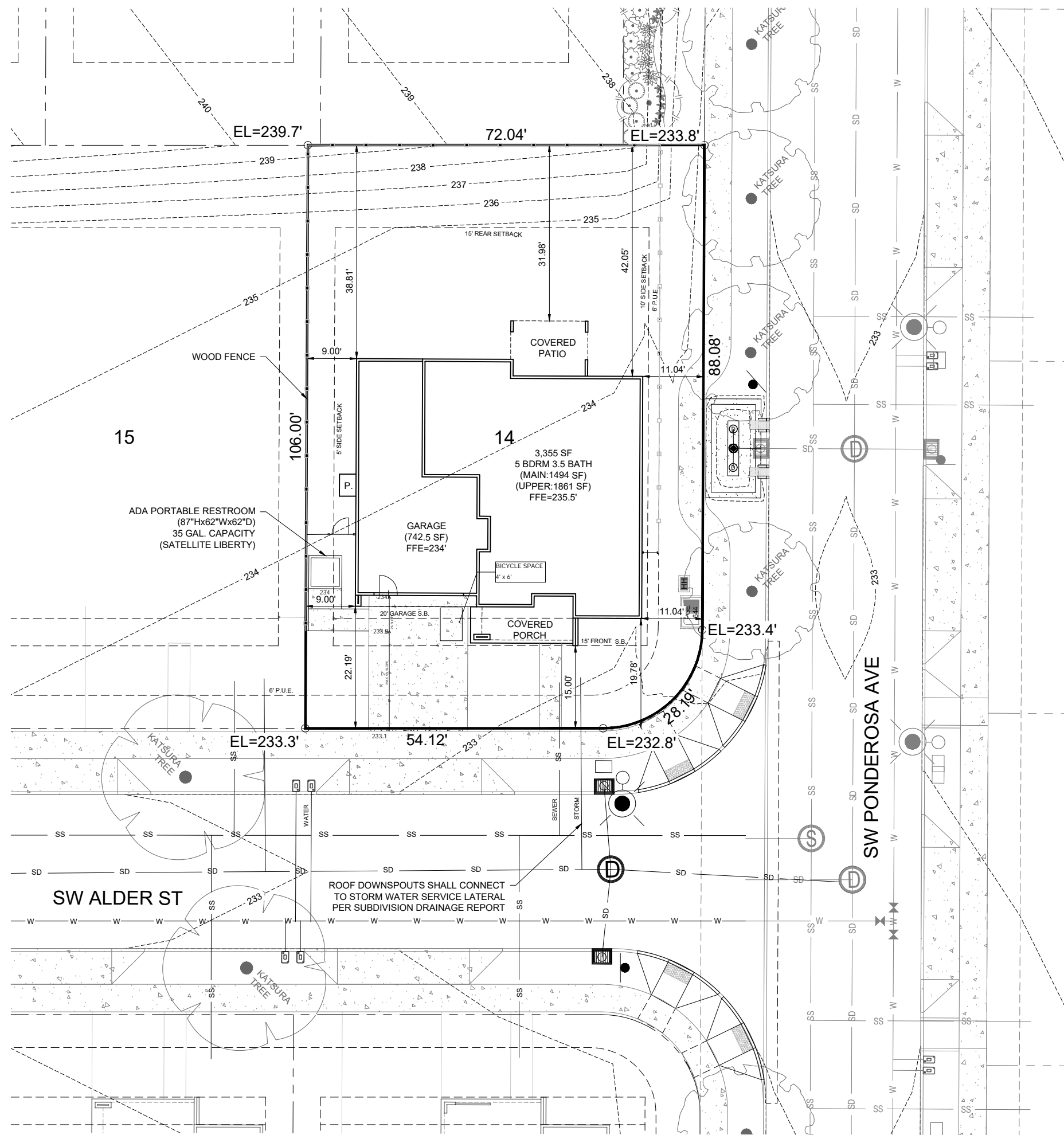
Please note that City Hall will be undergoing renovations from November 6th to December 5th, 2024. I will be working from an alternate work location and my attendance to in person meetings may be limited during that time. We appreciate your understanding and apologize for any inconvenience.

Disclosure Notice: Messages to and from this e-mail address may be subject to the Oregon Public Records Law.

Appendix A

[Lot 14 Site Plan]

Plotted: Sep 19, 2024 - 9:58am O:\PROJECT\1200\1214\04 CAD\ACAD\Drawg\Middle Housing\Plot Plans\1214C-L0T14-SITE.dwg Layout Name: 001



NOTES:
 ALL GRADE AND PROPERTY LINES ARE ESTIMATES OF CURRENT LOCATIONS. ALL DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE FIGURES. ALL RETAINING WALL HEIGHTS AND LOCATIONS ARE ESTIMATES. THEY MAY VARY AND BE SUBJECT TO CHANGE.

NOTE: GENERAL CONTRACTOR AND/OR FENCING INSTALLER TO ENSURE THAT HEIGHT TRANSITION FOR ALL FENCING WILL OCCUR ONLY AT FENCE POSTS, PER WILSONVILLE CODE 4.127 (.17).

NOTE: BUILDER RESPONSIBLE FOR SIDEWALK CONSTRUCTION ALONG ALL PUBLIC STREET FRONTAGE(S) PER STANDARD DRAWING RD-1075

ZONING: R-7 ZONE

MAX. HEIGHT: 35'
 FRONT SETBACK: 15'
 GARAGE SETBACK: 20'
 REAR SETBACK: 15'
 SIDE SETBACK: 5'
 STREET SIDE SETBACK: 10'

BUILDING AREA

MAIN: 1,494 SF
 UPPER: 1,861 SF
 GARAGE: 743 SF
 COV. PORCH: 120 SF
 COV. PATIO: 139 SF

LOT COVERAGE (45% MAX)

LOT AREA: 7,567 SF
 BUILDING AREA: 2,496 SF
 PERCENTAGE: 33.0%

IMPERVIOUS AREA

LOT AREA: 7,567 SF
 BUILDING AREA: 2,496 SF
 DRIVEWAY AREA: 510 SF
 PERCENTAGE: 39.7%

ICHIJO

Technological Homes

ICHIJO USA CO., LTD.
 3800 SW CEDAR HILLS BLVD. STE 131
 BEAVERTON OR 97005
 Tel: +1 503-430-7413
 WEB: www.ichijousa.com



Otak, Inc.
 808 SW Third Avenue, Ste. 800
 Portland, OR 97204
 503.287.6825
 www.otak.com

FROG POND ESTATES
MIDDLE HOUSING
LOT 14 SITE PLAN

TITLE
 7035 SW ALDER ST,
 WILSONVILLE, 97070
 PROPERTY ADDRESS

8/27/24
 DATE

21214
 PROJECT NUMBER

001

SITE PLAN

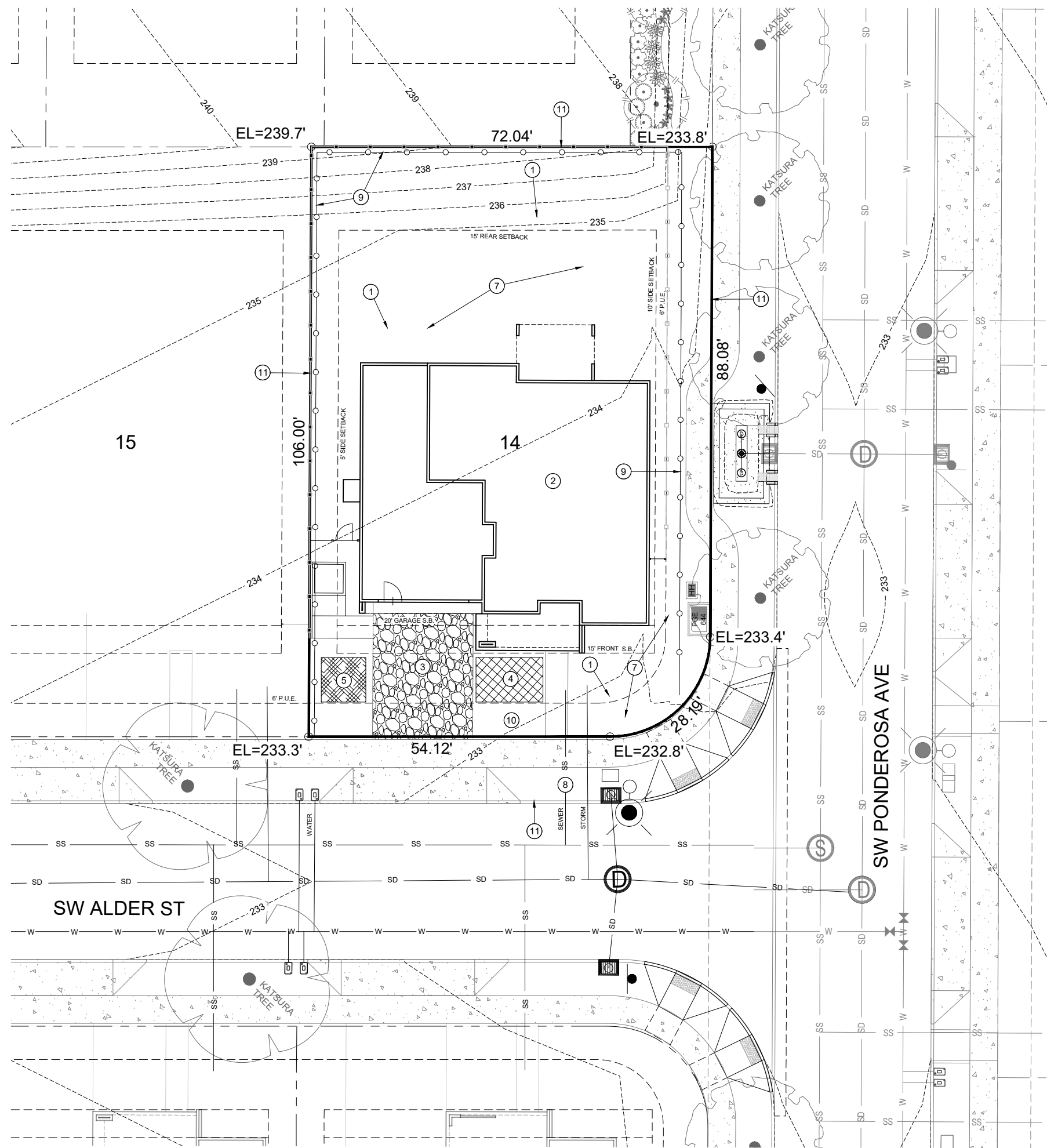
A1.0



Appendix B
[Lot 14 Erosion Plan]



Plotted: Sep 19, 2024 - 9:58am O:\PROJECT\21200\21214\04 CAD\ACAD\Drawg\Middle Housing\Plot Plans\C21214C-LOT14-SITE.dwg Layout Name: 002



GENERAL NOTES:

ALL GRADE AND PROPERTY LINES ARE ESTIMATES OF CURRENT LOCATIONS. ALL DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE FIGURES. ALL RETAINING WALL HEIGHTS AND LOCATIONS ARE ESTIMATES. THEY MAY VARY AND BE SUBJECT TO CHANGE.

EROSION CONTROL NOTES:

- ALL WET WEATHER STANDARDS APPLY, INCLUDING
- COVER ALL STOCKPILES
 - ADDITIONAL SEDIMENT CONTROL/PREVENTATIVE MEASURES
 - COVER EXPOSED SOILS AFTER BACKFILLING (OR 10 DAYS)
 - TEMP. COVER ALL EXPOSED SOIL
 - BIOBAGS AT NEARBY CATCHBASIN(S)
 - CONCRETE WASHOUT LOCATED ON LOT (TBD) OF FROG POND ESTATE SUBDIVISION.

KEY NOTES:

- ① DIRECTION OF DRAINAGE
- ② BUILDING AREA FOOTPRINT
- ③ CONSTRUCTION ENTRANCE: AGGREGATE
- ④ EXCAVATION STOCK PILE
- ⑤ COVERED GARBAGE RECEPTACLE
- ⑥ CONCRETE WASHOUT. *SEE NOTE ABOVE
- ⑦ SOIL COVERAGE PRACTICE: STRAW
- ⑧ SANITARY SEWER LOCATION
- ⑨ CONTROL MEASURES: STRAW WATTLES
- ⑩ DAILY INSPECTION POINT
- ⑪ LIMITS OF DISTURBANCE

ICHIJO

Technological Homes

ICHIJO USA CO., LTD.
3800 SW CEDAR HILLS BLVD. STE 131
BEAVERTON OR 97005
Tel: +1 503-430-7413
WEB: www.ichijousa.com



Otak, Inc.
808 SW Third Avenue, Ste. 800
Portland, OR 97204
503.287.6825
www.otak.com

FROG POND ESTATES
MIDDLE HOUSING
LOT 14 EROSION PLAN

TITLE
7035 SW ALDER ST,
WILSONVILLE, 97070
PROPERTY ADDRESS

8/27/24
DATE

21214
PROJECT NUMBER

002

EROSION PLAN

A1.1

FROG POND ESTATE

LOT 14 TYPE D-1L

PROJECT TEAM

OWNER / CONTRACTOR
 ICHIJO USA CO., LTD.
 1406 140TH PL. NE SUITE 104
 BELLEVUE, WA 98007
 TEL: 425-497-0616
 CONTACT: NAOKI YAMAOKA
 nao@ichijousa.com

STRUCTURAL ENGINEER
 FELTEN GROUP, INC.
 23175 224th PL SE STE. C
 MAPLE VALLEY, WA 98038
 Tel: 602-867-2500
 CONTACT: JACOB MORGAN
 (Jacob.Morgan@feltengroup.com)

CIVIL ENGINEER
 OTAK INCORPORATED
 808 SW THIRD AVENUE, SUITE 800
 PORTLAND, OR 97204
 TEL: 503-287-6825
 CONTACT: KEITH BUISMAN, P.E.
 (keith.buisman@otak.com)

GEOTECHNICAL ENGINEER
 HARDMAN GEOTECHNICAL SERVICES, INC
 10110 SW NIMBUS AVENUE, SUITE B-5
 PORTLAND, OR 97223
 TEL: 503-530-8076
 CONTACT: SCOTT HARDMAN, P.E.

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 Fax : +1 503-430-7621
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PROJECT INFORMATION

PROJECT OWNER
 ICHIJO USA CO., LTD.

ADDRESS
 7035 SW ALDER LANE
 WILSONVILLE, OR 97070

ASSESSOR'S PARCEL NUMBER

LOT AREA
 7,567 SF

PROJECT DESCRIPTION
 NEW SINGLE FAMILY RESIDENCE

SHEET INDEX

- A0.0 COVER SHEET
- A1.0 SITE PLAN (11x17)
- A2.1 MAIN FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A4.0 SECTIONS
- A4.1 SECTIONS
- A5.0 LOWER ROOF PLAN
- A5.1 MAIN ROOF PLAN
- A6.0 ARCHITECTURAL DETAILS
- A6.1 ARCHITECTURAL DETAILS
- A8.0 ARTICULATION AND DESIGN MENU
- A8.1 ARTICULATION AND DESIGN MENU
- A9.0 WINDOW FACADE AREA PERCENTAGE
- A9.1 WINDOW FACADE AREA PERCENTAGE
- A9.2 WINDOW FACADE AREA PERCENTAGE
- A10.0 COLOR ELEVATION
- A10.1 PERSPECTIVE
- A10.2 PERSPECTIVE
- A11.1 PERMIT SQUARE FOOTAGE
- GSN GENERAL STRUCTURAL NOTES
- S1.01 FOUNDATION PLAN
- S2.01 FLOOR FRAMING PLAN
- S2.02 FLOOR FRAMING PLAN
- S2.03 FLOOR FRAMING PLAN
- S3.01 BRACED/SHEAR WALL PLAN
- S3.02 BRACED/SHEAR WALL PLAN
- SD STRUCTURAL DETAIL
- SD STRUCTURAL DETAIL
- SD STRUCTURAL DETAIL
- SD STRUCTURAL DETAIL
- SD STRUCTURAL DETAIL
- S5.0 FLOOR TRUSS LAYOUT
- S6.0 ROOF TRUSS LAYOUT

GENERAL NOTES

- THE CONTRACTOR SHALL PERFORM WORK IN STRICT ACCORDANCE WITH THE FOLLOWING CODES AND ALL APPLICABLE STATE AND LOCAL AMENDMENTS:
 2023 EDITION OF THE OREGON RESIDENTIAL SPECIALTY CODE
 2022 EDITION OF THE OREGON STRUCTURAL SPECIALTY CODE
 2023 EDITION OF THE OREGON PLUMBING SPECIALTY CODE
 2022 EDITION OF THE OREGON MECHANICAL SPECIALTY CODE
 2023 EDITION OF THE OREGON ELECTRICAL SPECIALTY CODE
- ALL THE WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH THE ATTACHED DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS IN THE FIELD AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND THE DRAWINGS.
- DRAWINGS SHALL NOT BE SCALED. DIMENSIONS SHALL GOVERN, DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. WRITTEN SPECIFICATIONS NOTES SHALL GOVERN OVER ALL. IN CASE OF CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN. CONTACT ARCHITECT PRIOR TO CONSTRUCTION FOR CLARIFICATION.
- PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.
- CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING BUT NOT LIMITED TO SAFETY AND PROTECTION OF PROPERTY DURING THE PERFORMANCE OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY UTILITY CONNECTIONS AND PAYMENT OF UTILITY CHARGES.
- DO NOT COMMENCE WORK UNTIL CONDITIONS ARE ACCEPTABLE TO ALL CONCERNED PARTIES, INCLUDING GOVERNING AUTHORITIES.
- PRIOR TO CONSTRUCTION, VERIFY LOCATION AND PROTECT ALL EXISTING MECHANICAL, ELECTRICAL AND ALL OTHER UTILITIES AND CAP OR RELOCATE AS REQUIRED.
- CONTRACTOR SHALL PROVIDE METHODS, MEANS, AND FACILITIES REQUIRED TO PREVENT CONTAMINATION OF SOIL, WATER, OR ATMOSPHERE, AND IN COMPLIANCE WITH ENVIRONMENTAL REGULATION OF LOCAL GOVERNING AUTHORITIES.

MECHANICAL/PLUMBING/ELECTRICAL

- MECHANICAL/PLUMBING SYSTEMS PERMITS WILL BE OBTAINED BY THE CONTRACTOR DURING CONSTRUCTION.

ENERGY EFFICIENCY

TABLE N1101.1(2)

ADDITIONAL MEASURES

- HIGH EFFICIENCY HVAC SYSTEM

- A. GAS-FIRED FURNACE OR BOILER AFUE 94%, OR
- B. AIR SOURCE HEAT PUMP HSPF 10.0/16.0 SEER COOLING OR 8.5 HSPF2 / 15.0 SEER2, OR
- C. GROUND SOURCE HEAT PUMP COP 3.5 OR ENERGY STAR RATED

- HIGH-EFFICIENCY WATER HEATING SYSTEM

- A. NATURAL GAS/PROPANE WATER HEATER WITH MINIMUM 0.90 UEF, OR
- B. ELECTRIC HEAT PUMP WATER HEATER WITH MINIMUM 3.45 UEF, OR
- C. NATURAL GAS/PROPANE TANKLESS/INSTANTANEOUS HEATER WITH MINIMUM 0.80 UEF AND DRAIN WATER HEAT RECOVERY UNIT INSTALLED ON A MINIMUM OF ONE SHOWER/TUB-SHOWER.

RADON CONTROL

AF103.5.1 PASSIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM

AF103.5.1.1 VENTILATION. CRAWL SPACES SHALL BE PROVIDED WITH VENTS TO THE EXTERIOR OF THE BUILDING. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL COMPLY WITH SECTION R408.1.

AF103.5.1.2 SOIL-GAS-RETARDER. THE SOIL IN CRAWL SPACES SHALL BE COVERED WITH A CONTINUOUS LAYER OF MINIMUM 6-MIL (0.15MM) POLYETHYLENE SOIL-GAS-RETARDER. THE GROUND COVER SHALL BE LAPPED A MINIMUM 12 INCHES (305MM) AT JOINTS AND SHALL BE EXTENDED TO ALL FOUNDATION WALLS ENCLOSING THE CRAWL SPACE AREA.

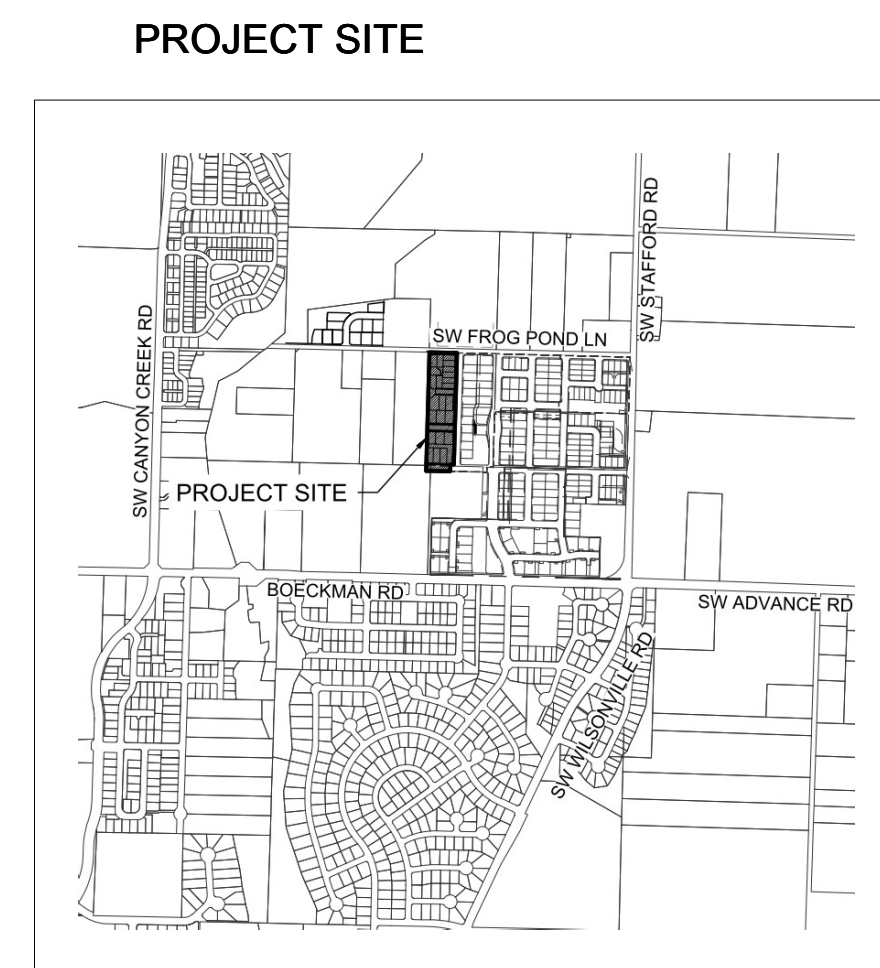
AF103.5.1.3 VENT PIPE. A VERTICAL VENT PIPE OF NOT LESS THAN 3 INCHES (76 MM) IN DIAMETER SHALL BE INSTALLED THROUGH THE SOIL-GAS-RETARDER AND CONNECTED TO THE SOIL-GAS COLLECTOR WITH A PLUMBING TEE OR OTHER APPROVED CONNECTION. THE VENT PIPE SHALL BE EXTENDED UP THROUGH THE BUILDING FLOORS, AND TERMINATE NOT LESS THAN 12 INCHES (305 MM) ABOVE THE ROOF IN A LOCATION NOT LESS THAN 10 FEET (3048 MM) AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2 FEET (610 MM) BELOW THE EXHAUST POINT, AND 10 FEET (3048 MM) FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS.

AF103.5.2.3 BUILDING TIGHTNESS. DWELLINGS SHALL BE TESTED WITH A BLOWER DOOR, DEPRESSURIZING THE DWELLING TO 50 PASCALS FROM AMBIENT CONDITIONS AND FOUND TO EXHIBIT NOT MORE THAN 4.0 AIR CHANGES PER HOUR.

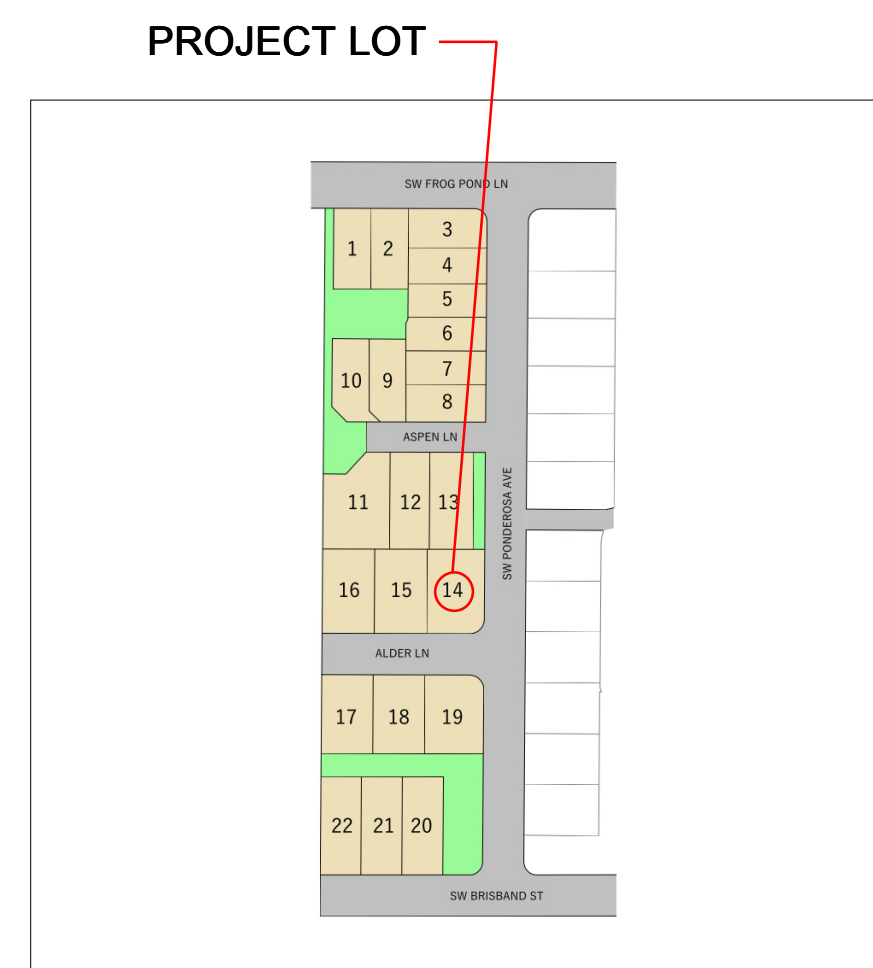
SYMBOLS

	DRAWING NUMBER		CARBON MONOXIDE DETECTOR		TOILET PAPER HOLDER (PROVIDE 2X BACKING)
	SHEET NUMBER		SMOKE DETECTOR		TOWEL RING (PROVIDE 2X BACKING)
	WINDOW TAG		HEAT DETECTOR		TOWEL BAR (PROVIDE 2X BACKING EXCEPT SHOWER ENCLOSURE)
	CENTER LINE		SOURCE SPECIFIC VENT		OPEN RAILING (PROVIDE BY ICHIJO)
	EXTERIOR FINISH		RETURN AIR		LAUNDRY BASE CABINET (PROVIDE BY ICHIJO)
	PRODUCT		SUPPLY AIR (CEILING MOUNTED)		LAUNDRY CABINET TYPE 6 (PROVIDE BY ICHIJO)
	GRID LINES 1 GRID IS EQUIVALENT TO 4'-0"		SUPPLY AIR (FLOOR MOUNTED)		BUFFET COUNTER (PROVIDE BY ICHIJO)
	INTERIOR DOOR KEY WITH INDICATOR (PROVIDE BY ICHIJO)		SUPPLY AIR (WALL MOUNTED)		VANITY CABINET (PROVIDE BY ICHIJO)
	INTERIOR DOOR KEY WITHOUT INDICATOR (PROVIDE BY ICHIJO)		GAS METER		WET BAR 10' (PROVIDE BY ICHIJO)
	MAGNET CATCH DOOR STOPPER		HOSE BIB		CARPET
	UPPER DOOR STOPPER		ELECTRIC METER		DECKING
					BALCONY
					CONCRETE
					TILE
					LVT

VICINITY PLAN



SITE MAP



FROG POND ESTATE
 PLAN 3186 LOT 14 D-1L

REVISION

NO.	DESCRIPTION	DATE

DATE:	2024/9/11
HOUSE TYPE:	USA-S3
BP CODE:	U223022-XM1L
BP DRAWING #:	1-17
CUST CODE:	U223022-0014
DRAWING # :	1-1
DRAWN BY:	ML
CHECKED BY:	N. Y.
COVER SHEET	
PAGE NO.	A0.0

