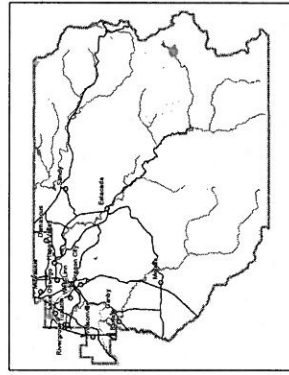


Canceled Taxlots  
300  
400  
500  
600

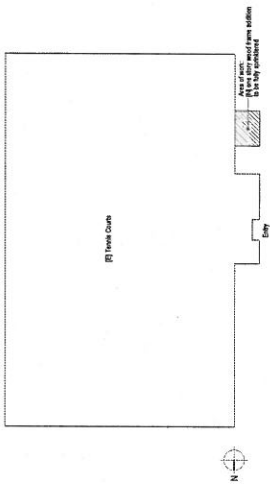
- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- - - Railroad Centaline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT  
PURPOSES ONLY



**EXHIBIT E-1**  
LU 14-0060



**SCOPE OF WORK**

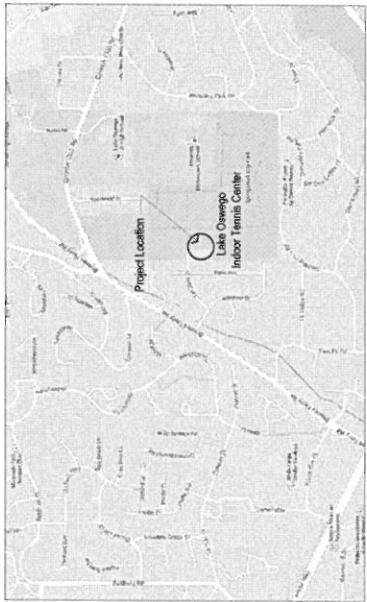
**ARCHITECT**  
 Forming Architecture LLC  
 3255 NE 75th Ave  
 Portland, OR 97213  
 Contact: John DeWitt  
 Phone: 503.278.0623  
 Email: john\_d@formingarch.com

**CONSULTANTS**  
 Mace Consulting & Engineering, Inc.  
 1000 NE Oregon Street  
 Portland, OR 97232  
 Contact: Jeff Mace  
 Phone: 503.278.0623  
 Email: jeff@maceng.com

- Project Description:**
- The contractor shall verify all figured dimensions and conditions of the project site and verify the existence of any obstructions or conditions before commencement of work.
  - The contractor shall be the agent for submitting all work, dimensions and conditions for any conflicts between construction documents and existing conditions.
  - The general contractor shall coordinate work of all trades. All trades shall provide working conditions to meet satisfactory adjustments and modifications in the work. The contractor shall be responsible for the proper execution of work. Work finished prior to the start of the next trade shall be protected with adequate cover to prevent damage and at the discretion of the architect's representatives.
  - Final work, materials, fixtures and equipment from damage or loss due to any cause including weather, whether that, etc. All items are to be in perfect condition or replaced with like items. The contractor shall be responsible for the proper execution of work, without cost to the contractor, for the replacement of any damaged or lost items. The contractor shall be responsible for the replacement of any damaged or lost items. The contractor shall be responsible for the replacement of any damaged or lost items.
- General Requirements:**
- The contractor shall be responsible for the procurement of all materials and equipment for the project.
  - All work shall be of high quality and performed by a skilled tradesperson. The general contractor shall be responsible for the procurement of all materials and equipment for the project.
  - Comply with all applicable safety requirements as required.
  - Provide all necessary safety equipment and training for all workers.
  - Maintain temporary systems throughout the duration of the project or until permanent systems are complete.
  - All work and materials shall be in accordance with the project specifications for a period of one (1) year from the date of completion. The contractor shall be responsible for the maintenance of all work.

- Ordering & Code Requirements:**
- Work and materials shall be in full accordance with the latest rules & regulations of applicable local, state & federal codes and standards being jurisdiction.
  - Make all necessary arrangements with authorities and provide all required inspections and permits.
- Construction Elements:**
- Refer to architectural, structural, mechanical, and plumbing drawings for coordination and details. The contractor shall be responsible for the coordination of all trades.
  - Overlays are appropriate in value and are intended to show scope of work.
  - Do not work through. Use dimensions above and below of all lines.
  - The contractor shall be responsible for the procurement of all materials and equipment for the project. The contractor shall be responsible for the procurement of all materials and equipment for the project.
- Energy Code Requirements:**  
 Oregon Building Department  
 1000 NE Oregon Street  
 Portland, OR 97232  
 State of Oregon, updated 2004

**GENERAL NOTES**



**VICINITY MAP**

Section Identification	Detail Identification	Spot Elevation	Wall Assembly Type	Reference Note	Window Identification	Door Number	Elevation mark
1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12
13	13	13	13	13	13	13	13
14	14	14	14	14	14	14	14
15	15	15	15	15	15	15	15
16	16	16	16	16	16	16	16
17	17	17	17	17	17	17	17
18	18	18	18	18	18	18	18
19	19	19	19	19	19	19	19
20	20	20	20	20	20	20	20
21	21	21	21	21	21	21	21
22	22	22	22	22	22	22	22
23	23	23	23	23	23	23	23
24	24	24	24	24	24	24	24
25	25	25	25	25	25	25	25
26	26	26	26	26	26	26	26
27	27	27	27	27	27	27	27
28	28	28	28	28	28	28	28
29	29	29	29	29	29	29	29
30	30	30	30	30	30	30	30
31	31	31	31	31	31	31	31
32	32	32	32	32	32	32	32
33	33	33	33	33	33	33	33
34	34	34	34	34	34	34	34
35	35	35	35	35	35	35	35
36	36	36	36	36	36	36	36
37	37	37	37	37	37	37	37
38	38	38	38	38	38	38	38
39	39	39	39	39	39	39	39
40	40	40	40	40	40	40	40
41	41	41	41	41	41	41	41
42	42	42	42	42	42	42	42
43	43	43	43	43	43	43	43
44	44	44	44	44	44	44	44
45	45	45	45	45	45	45	45
46	46	46	46	46	46	46	46
47	47	47	47	47	47	47	47
48	48	48	48	48	48	48	48
49	49	49	49	49	49	49	49
50	50	50	50	50	50	50	50
51	51	51	51	51	51	51	51
52	52	52	52	52	52	52	52
53	53	53	53	53	53	53	53
54	54	54	54	54	54	54	54
55	55	55	55	55	55	55	55
56	56	56	56	56	56	56	56
57	57	57	57	57	57	57	57
58	58	58	58	58	58	58	58
59	59	59	59	59	59	59	59
60	60	60	60	60	60	60	60
61	61	61	61	61	61	61	61
62	62	62	62	62	62	62	62
63	63	63	63	63	63	63	63
64	64	64	64	64	64	64	64
65	65	65	65	65	65	65	65
66	66	66	66	66	66	66	66
67	67	67	67	67	67	67	67
68	68	68	68	68	68	68	68
69	69	69	69	69	69	69	69
70	70	70	70	70	70	70	70
71	71	71	71	71	71	71	71
72	72	72	72	72	72	72	72
73	73	73	73	73	73	73	73
74	74	74	74	74	74	74	74
75	75	75	75	75	75	75	75
76	76	76	76	76	76	76	76
77	77	77	77	77	77	77	77
78	78	78	78	78	78	78	78
79	79	79	79	79	79	79	79
80	80	80	80	80	80	80	80
81	81	81	81	81	81	81	81
82	82	82	82	82	82	82	82
83	83	83	83	83	83	83	83
84	84	84	84	84	84	84	84
85	85	85	85	85	85	85	85
86	86	86	86	86	86	86	86
87	87	87	87	87	87	87	87
88	88	88	88	88	88	88	88
89	89	89	89	89	89	89	89
90	90	90	90	90	90	90	90
91	91	91	91	91	91	91	91
92	92	92	92	92	92	92	92
93	93	93	93	93	93	93	93
94	94	94	94	94	94	94	94
95	95	95	95	95	95	95	95
96	96	96	96	96	96	96	96
97	97	97	97	97	97	97	97
98	98	98	98	98	98	98	98
99	99	99	99	99	99	99	99
100	100	100	100	100	100	100	100

**ARCHITECTURAL SYMBOLS LEGEND**

**ARCHITECTURAL ABBREVIATIONS**

South end of front



South side of building



**EXHIBIT E-3**  
LU 14-0060



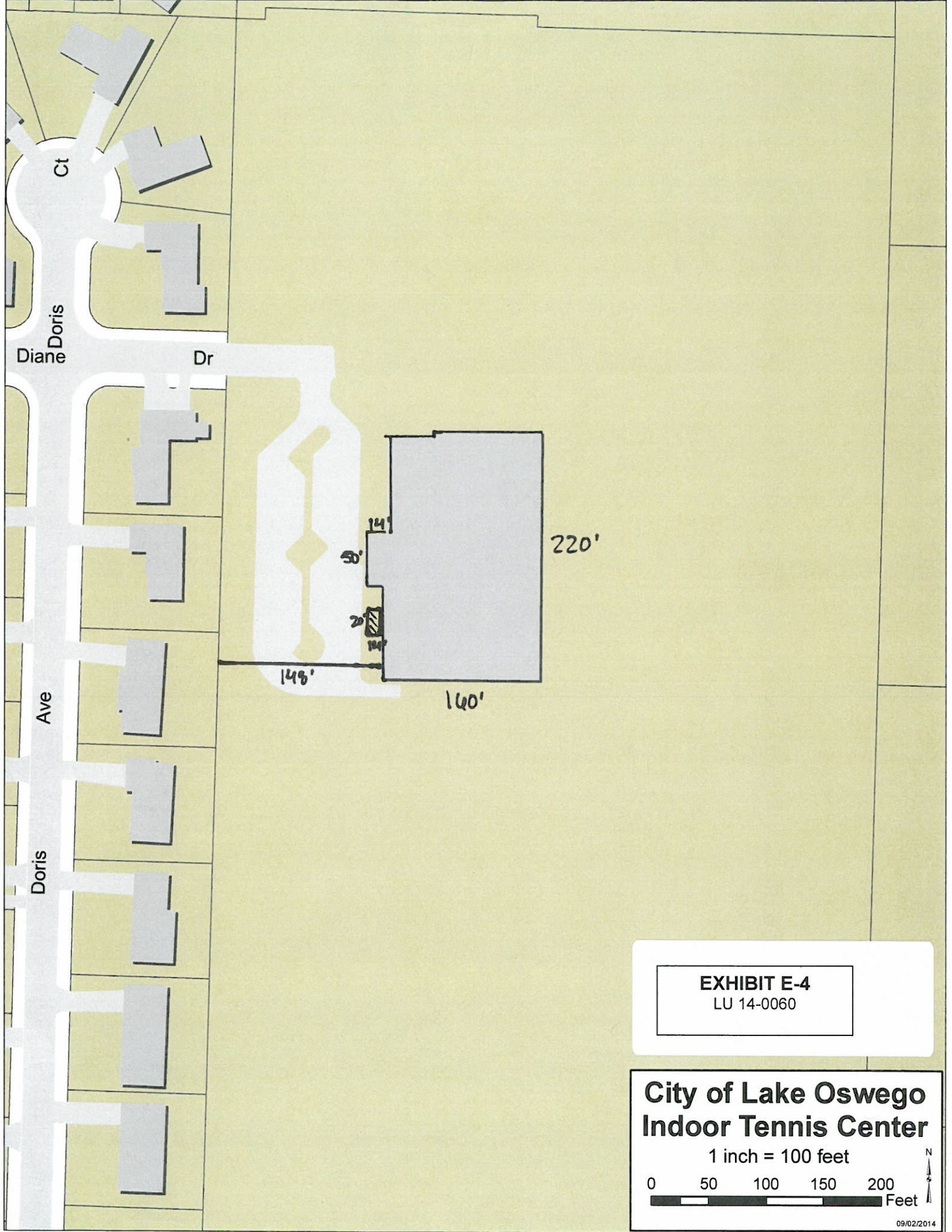
North of entrance



North end of front



Entrance

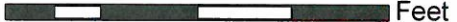



**EXHIBIT E-4**  
LU 14-0060

**City of Lake Oswego  
Indoor Tennis Center**

1 inch = 100 feet

0 50 100 150 200 Feet





PROJECT No. 1408	Floor Plan	DATE: 05.02.14	PERMIT SET	2900 SW Diane Dr. Lake Oswego, OR 97036
<b>A100</b>				
Lake Oswego Indoor Tennis Center Addition 2900 SW Diane Dr. Lake Oswego, OR 97036 WWW.FORMINGARCHITECTURE.COM 2855 NE 75th Ave Portland, OR 97215 503.916.3970 REGISTERED ARCHITECT JOHN A. BERLIN STATE OF OREGON				



RECEIVED

OCT 03 2014

CITY OF LAKE OSWEGO  
Community Development Dept.

1 FLOOR PLAN SCALE: 1/8"=1'-0"

**EXHIBIT E-6**  
LU 14-0060



**EXHIBIT E-7**  
 LU 14-0060

## Narrative for Tennis Center Addition

### **Location:**

2900 Diane Drive  
Lake Oswego, OR 97034

Tax Lot 300 of Tax Map 21E05DD

### **Type of Application:**

Minor Development [LOC 50.07.003.14.a]

Small addition of a storage room to an existing institutional building. Additional storage needed to meet fire department requirements. A pre-application conference (PA 14-0058) was completed on (fill in actual date).

### **Neighborhood Contact:**

Two sets of mailing labels, including the map and tax lot information for each property, are included.

### **Comprehensive Plan:**

Comprehensive Plan policies do not need to be addressed for this type of application.

### **Base Zoning District: [LOC 50.02]:**

The site is located in the Parks and Natural Areas (PNA) zone district.

### **Site Specific standards for PNA**

- 1) The only yard impacted the proposed addition is the front yard, measured from the west property line. The west property line abuts the rear yard of properties zoned R-10 with minimum 30-foot rear yard setback. The on-site west front yard setback is therefore 30 feet. The proposed setback is 146' from the proposed addition to the property line.
- 2) The site is 2,267,298 sq. ft in area. Maximum lot coverage is 35% of the total area or 793,554.30 sq. ft. The existing structure is 340,094.70 sq. ft. in size and the proposed addition is 280 sq. ft. for a total square footage of 36,480 sq. ft. The addition and existing structure comply with the allowed lot coverage at 1.6%.
- 3) The proposed addition is 11.75 feet in height which is shorter in height than the existing building. Height restrictions are met.
- 4) The Natural Resources Planner reviewed the location of the proposed addition and found that the area of construction was at the front of the building, outside the boundary of the tree grove. Compliance with this standard is not triggered due to the scope of the application. The addition is located on the non-sensitive lands side of the existing building, so there is no impact.

### **Development Standards: [LOC 50.04.001.4]**

### **Building Design [LOC 50.06.001]**

Commercial, Industrial and Multi-family Development Standards for Approval [LOC 50.06001.5]  
The proposed addition is of an engineered design will be constructed on a 4" concrete slab over 4" compacted gravel foundation with moisture barrier. The top of roof line will below existing gutter at 11' 9" with of a drip line height 9' 7" above grade. The roof and siding materials are to match the existing building. The roof material is made of sheets of metal paneling called Val-rib-3 or similar brand. The siding is metal paneling as well that is ribbed. Both will be painted to

**EXHIBIT F-1**  
LU 14-0060

match the existing building color. An aluminum gutter will be added with additional drain spout. The interior will be finished with a steel frame and door installed. Framing will match existing service door. Florescent lights connected to a light switch occupancy sensor. Fire suppression sprinklers will be added as required.

**Circulation and Connectivity: [LOC 50.06.003]**

**Access/Access Lanes [LOC 50.06.003.1]**

No modifications to the existing access point from Diane Lane are proposed or required with this application.

**On-site Circulation-Bikeways, Walkways and Access-ways [LOC 50.06.003.3]**

No modifications to the existing walkways are proposed or required with this application

**Site Design: [LOC 50.06.004]**

The addition project will not require no new landscaping. Little of the vegetation around proposed addition will be disturbed. The site is primarily composed of Springbrook Park Natural Area. The small loss of the landscaping along the front elevation will not reduce the landscaping below the required 15% or 340,107.68 sq. ft.

**Park and Open Space Contribution: [LOC 50.06.005]**

The site is primarily composed of Springbrook Park Natural Area. The small loss of landscaping along the front elevation, and outside of the resource, will not reduce the required open space below 15%.

Combined open space/landscaping: **Approximately 2,230,818 sq. ft**

**Geologic Hazards and Drainage: [LOC 50.06.005]**

**Drainage Standards [LOC 50.06.006.3.a]**

The addition roof drains will be tied to the existing system.

**Utilities: [LOC 50.06.008]**

**No new utilities will be installed to construct the addition. No new utility lines will be installed.**

**Other Ordinances**

**Tree Removal and Protection [LOC Ch.50]**

There are no trees of 5" diameter or greater in the area of proposed construction. NO trees will be removed or damaged during the site preparation or construction. Construction materials will be placed on existing paved surfaces.



Lake Oswego Fire Department  
300 B AVE - P.O. Box 369  
Lake Oswego, OR 97034  
503-635-0275

Case File/Permit No.  
LU 14-0060

**Date:** October 13, 2014  
**To:** Johanna Hastay, Associate Planner  
**From:** Gert Zoutendijk/Fire Marshal  
Email: gzoutendijk@ci.oswego.or.us Phone: 503-699-7454

## Fire Department - Plan Review Comments

I have received the information for the project summarized below and completed a review of the submittal on 10/13/2014. A summary of the review has been provided. Please feel free to contact me directly if you have any questions, comments or concerns regarding this information.

**Case File/Permit No.:** LU 14-0060

**Project Location:** 2900 Diane Drive

**Scope of Project:** Approval of a Development Review Permit to construct an addition to the existing tennis center

---

### **FIRE DEPARTMENT ACCESS**

A-0001 Fire Department Access Approved

Fire department access is adequate for emergency vehicles.

#### D103.6 Parking Signs and Requirements

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING - FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

D103.6.1 Roads 20 to 26 feet in width. Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

D103.6.2 Roads more than 26 feet in width. Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

The entire access lane in front of the building will have to be marked and posted with fire lane signs.

---

### **WATER FLOW FOR FIRE PROTECTION**

WS-0003 Hydrant Location Approved

Hydrant location with distance and size of the structure is approved.

WS-0007 Fire Flow Approved

Fire flow for fire protection is adequate.

**EXHIBIT F-2**  
LU 14-0060