

DEVELOPMENT LOT FOR SALE

6980 SW Baylor

6980 SW BAYLOR ST

Tigard, OR 97223

PRESENTED BY:

SHANE STOERTZ

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PROPERTY SUMMARY



OFFERING SUMMARY

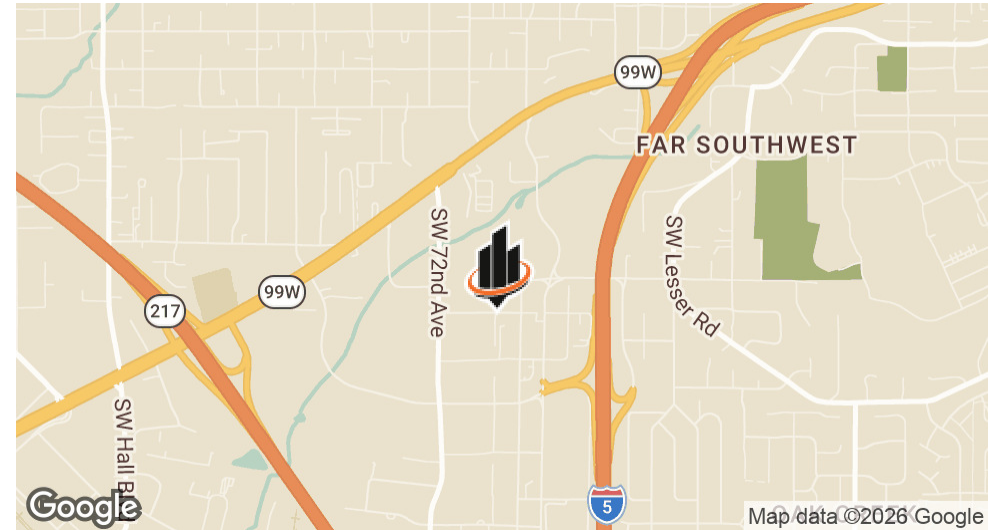
SALE PRICE:	\$490,000
LOT SIZE:	0.14 Acres
ZONING	TMU

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PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of the Tigar Triangle. This 6,098 SF lot, nestled in an opportunity zone, is primed for a developer/investor's vision. Boasting a highly desirable TMU zoning, this property has many possibilities for development.

PROPERTY HIGHLIGHTS

- 6,098 SF lot
- Zoned TMU / Opportunity zone
- Popular Tigard Triangle location
- Versatile development potential
- Strategic investment opportunity

ADDITIONAL PHOTOS



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SVN | BLUESTONE 3

LOCATION MAP



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69XX SW BAYLOR STREET- 6x TOWNHOMES



PROJECT DIRECTORY

GENERAL CONTRACTOR
TO BE BID

DESIGNER
DEZ DEVELOPMENT LLC
KRISTINA BEKCHYAN
15648 SE 114th AVE, SUITE 211
CLACKAMAS, OR, 97030
KRISTINA@DEZDEVELOPMENT.COM
(503) 810-7117

STRUCTURAL ENGINEER
TURNER ENGINEERING & DESIGN
RICHARD TURNER
3131 SW ORCHARD PL., GRESHAM, OR 97080
RTURNERTEANDINC@GMAIL.COM
(503) 970-8807

APPLICANT
GARRETT SANDBERG
3648 SE 114th AVE, SUITE 20
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(360)957-8096

GENERAL NOTES

- 3) THE CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND THE CONSTRUCTION DRAWINGS PRIOR TO COMMENCING WORK. CONTRACTOR TO NOTIFY DESIGNER IMMEDIATELY OF ANY DISCREPANCIES, ERRORS OR OMISSIONS.
- 4) DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE STRUCTURAL AND OTHER DRAWINGS AS APPLICABLE. NOTIFY DESIGNER OF ANY DISCREPANCIES BEFORE COMMENCING WORK.
- 5) WHERE NO SPECIFIC STANDARDS ARE APPLIED TO A MATERIAL OR METHOD OF CONSTRUCTION TO BE USED BY THE CONTRACTOR, SUCH MATERIALS AND METHODS ARE TO MAINTAIN THE STANDARDS OF THE INDUSTRY.
- 6) ALL CONSTRUCTION WORK SHALL BE DONE IN COMPLIANCE WITH THE LATEST EDITION OF THE APPLICABLE BUILDING CODES AS ENFORCED BY THE STATE AND ALL OTHER STATE AND LOCAL REQUIREMENTS THAT APPLY.
- 7) MATERIALS, EQUIPMENT, ETC., NOT INDICATED ON DRAWINGS OR SPECIFIED HEREIN BUT REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE PROJECT SHALL BE HELD TO BE IMPLIED AND SHALL BE FURNISHED BY THE CONTRACTOR FOR NO ADDITIONAL COST.
- 8) ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWINGS DO NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE WORK INTENDED IN THE DRAWINGS OR SPECIFICATIONS.
- 9) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY IN THE AREA OF WORK IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES.
- 10) ALL CONSTRUCTION TO COMPLY WITH CURRENT OREGON RESIDENTIAL SPECIALTY CODE.
- 11) ANY DISCREPANCIES IN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY AND WRITTEN CLARIFICATION SECURED PRIOR TO THE COMMENCEMENT OF WORK.
- 12) ALL PRODUCTS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INDUSTRY STANDARDS.
- 13) SUBCONTRACTORS TO INSPECT JOBS CONDITIONS PRIOR TO COMMENCEMENT OF WORK. STARTING WORK SHALL INDICATE ACCEPTANCE OF CONDITIONS.
- 14) DESIGNER ASSUMES NO LIABILITY FOR PRODUCT PERFORMANCE OR WORKMANSHIP OF ANY TRADE.
- 15) LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM SLOPE OF 6" HIGHER WITHIN THE FIRST 10' FROM WHERE PHYSICAL BARRIERS EXIST OR 15' FROM WHERE THERE ARE NO PHYSICAL BARRIERS. OTHER MEANS SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.

PROJECT DESCRIPTION

BUILDING HEIGHT = 21'-6 1/2" (12' MAIN FLOOR)
TO THE MIDPOINT OF HIGHEST GABLE
STORIES = 2
CONSTRUCTION = WOOD, LIGHT FRAME

CODE INFORMATION

2021 ORSG - CHAPTER 11 ENERGY CODE

SITE DESIGN CRITERIA

SEISMIC DESIGN CATEGORY D1
WIND SPEEDS 6 OR 10 to 55mph Veld / 120mph Vult
EXPOSURE CATEGORY B
1500* SOILS BEARING CAPACITY
25* ROOF SNOW LOAD

TYPICAL ABBREVIATIONS

	CENTER LINE	CTR	CENTER	MTL	METAL
X	DISARGE (S)	CTSK	CONTENSKIN	NLS	NOT TO SCALE
	NGHBS	DIA	DIAETER	OC	ON CENTER
	ROOT (FEET)	CHSM	CHESION	OP	OPPOSITE
	NUMBER	DN	DOUN	OSB	OBSCURE
X	BT (24)	DU	DIS-GLASHER	OS	ORIENTED STRAND BOARD
AB	ABOVE ROOLT	BS	BASH	PL	PLASTER
ADJ	AIR CONDITION	EXT	EXTERIOR OR EXTENSION	PT	PRESSURE TREATED
ADU	ADJ	FF	FINISHED FLOOR	PLY	PLYWOOD
ABO	ABOVE FINISHED FLOOR	FO	FOUNDATION	QTY	QUANTITY
RA	RA	FO	FACE OF	RS	REINFORCED
BO	BOARD	FOC	FACE OF CONCRETE	RM	ROOM
BLDG	BUILDING	FOF	FACE OF FINISH	RO	ROUGH OPENING
BLK	BLK	FOF	FACE OF FLOOR	S	SMOKE DETECTOR
BLKS	BLOCKINGS	GYP	GYPSPUM	ST	STONE VENEER
BS	BOTH SIDES	GYPB	GYPSPUM BOARD (BATHROOM)	SM	SMALL
GLS	GLSING	HW	HANDWARE	SYTH	SYNTH. OR SYNTHETICAL
CL	CLOSET	HT	HEIGHT	TOP	TOP OF ROOF/TO
CLR	CLEAR (FEET)	HVAC	HEATING, VENTILATION & AIR	TEMP	TEMPERED OR TEMPORARY
CAN	CARBON MONOXIDE		CONDITIONING		TOP OF
		HX	HUMIDITY		
		IN	INDEX	TD	TOP OF DECK

AREAS

UNIT 1	
MAIN FLOOR	583 SQ. FT.
FIRST FLOOR	932 SQ. FT.
TOTAL LIVING AREA	1515 SQ. FT.
UNIT 2A	
MAIN FLOOR	544 SQ. FT.
FIRST FLOOR	509 SQ. FT.
TOTAL LIVING AREA	1053 SQ. FT.
UNIT 3B	
MAIN FLOOR	556 SQ. FT.
FIRST FLOOR	922 SQ. FT.
TOTAL LIVING AREA	1478 SQ. FT.
UNIT 6	
MAIN FLOOR	583 SQ. FT.
FIRST FLOOR	917 SQ. FT.
TOTAL LIVING AREA	1500 SQ. FT.
TOTAL AREA	6,451 SQ. FT.

DRAWING INDEX

CV	COVER SHEET
A0	SITE PLAN
A1	ELEVATIONS
A1.1	ELEVATIONS
A2	MAIN FLOOR PLAN
A3	UPPER FLOOR PLAN
A4	FOUNDATION PLAN
ENGINEERING	
S10	SHEARWALL PLANS
S11	ROOF FRAMING PLAN
S12	UPPER FLOOR FRAMING PLAN
S13	FOUNDATION PLAN
S14	STRUCTURAL DETAILS

ADDITIONAL MEASURE PER TABLE NII01.1(2)

1. HIGH EFFICIENCY HVAC SYSTEM B. AIR SOURCE HEATPUMP W/HP

CONSTRUCTION COMPONENTS:

SITE WORK

- A. VERIFY LOCATION OF ALL UTILITIES BEFORE EXCAVATION.
- B. FOUNDATION AREA TO BE CLEARED OF ALL VEGETATION, TOPSOIL, AND FOREIGN MATERIAL.
- C. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED SOIL.
- D. ASSUMED SOIL BEARING CAPACITY - 1500 P.S.F.
- E. SLOPE FINISH GRADE 6" OUT 10'-0" FROM FOUNDATION.

CONCRETE

A. ALL CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS. EXCEPT GARAGE SLABS, EXPOSED GARAGE SLABS, EXPOSED PATIOS AND STEPS TO BE 3,000 P.S.I. W/ 5.1% AIR ENTRAINMENT.

B. MAXIMUM SLUMP - 4" AT FOUR.

C. PLACEMENT AND CURING PER A.C.I. CODE STANDARDS.

D. ALL REINFORCEMENT BARS TO BE GRADE 60 MINIMUM.

FRAMING AND LUMBER

A.	BEAMS 1 HEADERS	-DP 9/5 OR AS SPECIFIED
B.	JOISTS 1 LEDGERS	-DP 9/5 OR AS SPECIFIED
C.	STRIP SHEATHING	-STUD GRADE; DP
D.	BLOCKING 4 PLATES	-DP 9/5 OR BETTER
E.	PLYWOOD	-DP 9/5 OR BETTER
F.	ROOF SHEATHING	1/8" APA RATED OSB 5/8" SHTG (EXP. 1) CDX 5/8" SHTG (EXP. 1)
G.	FLOOR SHEATHING	1/8" APA RATED OSB 5/8" SHTG (EXP. 1)
H.	FLOOR SHEATHING	1/8" T&G PLYWOOD (OSB OK) (EXP. 1)
I.	WOOD IN CONTACT WITH CONCRETE OR EARTH TO BE PT. LPT2	(ONCE RATED FOR CONTACT WITH CONCRETE OR EARTH)
J.	PROVIDE SOLID BLOCKS UNDER ALL BEAM BEARING POINTS	
K.	STAGGER NAIL ALL MULTIPLE JOISTS TOP / BOTTOM AT 18" OC. USE 16 D NAILS AND WATERS AT 14" OC. USE MULTIPLE JOISTS	
L.	PROVIDE FIRE BLOCKING PER CODE	
M.	GULI-LAMINATED BEAMS TO BE 24" V-4 OR AS SPECIFIED	

MIN. DESIGN LOADS OR SPECIFIED IN THE STRUCTURAL SHEET
FLOOR: DEFLECTION SMALLER OF $L/360$

DEAD LOAD TOTAL: ROOF:	40 P.S.F.
DEAD LOADS:	10 P.S.F. FLOOR CONSTRUCTION
	5 P.S.F. FOR WOOD / TILE FLOORS
	5* P.S.F.
DEAD LOAD TOTAL: ROOF SNOW LOAD:	25 P.S.F.
DEAD LOADS:	10 P.S.F. WOOD FRAME
	2 P.S.F. 1/2 GYPSUM CEILING
	3 P.S.F. ASPH. COMPOSITION SHINGLES
DEAD LOAD TOTAL:	20* P.S.F.

DEFERRED SUBMITTALS / SEPARATE PERMITS

MECHANICAL ELECTRICAL & PLUMBING

ENERGY REQUIREMENTS

- INSULATION:
- A. EXTERIOR WALLS
 - RIGID GIPS (INSULATED VAPOR BARRIER)
 - (FILL IN BATT 4"VOIDS, INSULATED LEADERS)
- B. ATTIC SPACE
 - R-49 FG LOOSE FILL
- C. ROOF DECK GELING RETARDER
 - 1" POLYURETHANE VAPOR BARRIER
- D. BASEMENT WALLS
 - R-10 FG BATT (UNDER SLAB) W/ V.B. UP.
 - R-21 GIPS BATT (ONE-PERM VAPOR BARRIER)
- E. FLOOR SLAB FLOOR JOISTS
 - R-15 RIGID POLYURETHANE FOAM
- F. FLOOR CONCRETE ON JOISTS
 - CONCRETE SET IN CAVITIES AND UNDOUGHOUD ROUGH OPENINGS.
- G. CEILING JOISTS AND BASEMENT FLOOR JOISTS
 - CONCRETE SET IN CAVITIES AND DOUGHOUDS
 - (HEATING & COOLING IN NON-CONDITIONED SPACES)
- I. POLYETHYLENE BARRIER ON TOP OF CONCRETE FOUNDATION WALLS
 - 1" POLYURETHANE VAPOR BARRIER
- H. MAIN ENTRY DOOR
 - R-10 INSULATED DOOR
- K. OTHER DOORS
 - R-10 INSULATED DOOR
- M. SKYLIGHT GLASS
 - R-10 INSULATED GLASS
- N. VENTILATION INSULATION OF INTERIOR WALLS/FLOORS FOR SOUND CONTROL
 - R-10 INSULATED WALLS
- O. BAY EFFICIENCY RATED KUNNAGE W/ 6% DUCT LEAKAGE ON LOUVER
 - R-10 INSULATED WALLS
- P. 25.43 AC (APPROX) (AVERAGE, BLOWER DOOR SCORE)

ENERGY CODE COMPLIANCE

ALL CONSTRUCTION SHALL CONFORM TO 2010 OREGON RESIDENTIAL ENERGY CODE PER TABLE N101.X1) PRESCRIPTIVE ENVELOPE REQUIREMENT FOR RESIDENTIAL BUILDINGS AS LISTED BELOW.

BUILDING COMPONENT	NEED PERFORMANCE	EQUIV. VALUE
WALL INSULATION-ABOVE GRADE	U-0.095	R-21
WALL INSULATION-BELOW GRADE	C-0.063	R-31
FLOOR SLAB	F-0.051	R-49
VAULTED CEILING	U-0.033	R-30BA
UNDERFLOOR	U-0.033	R-30BA
SLAB EDGE PERIMETER	F-0.052,0	R-15
HEATED SLAB INTERIOR	N/A	R-10
WINDOW	U-0.07	R-14
WINDOW AREA LIMITATION	N/A	N/A
SKYLIGHTS	U-0.050	U-0.050
EXTERIOR DOORS	U-0.10	U-0.10
EXTERIOR DOORS W/ MORE THAN 2.5 SF GLAZING	N/A	U-0.40
FORCED AIR DUCT INSULATION	N/A	R-8

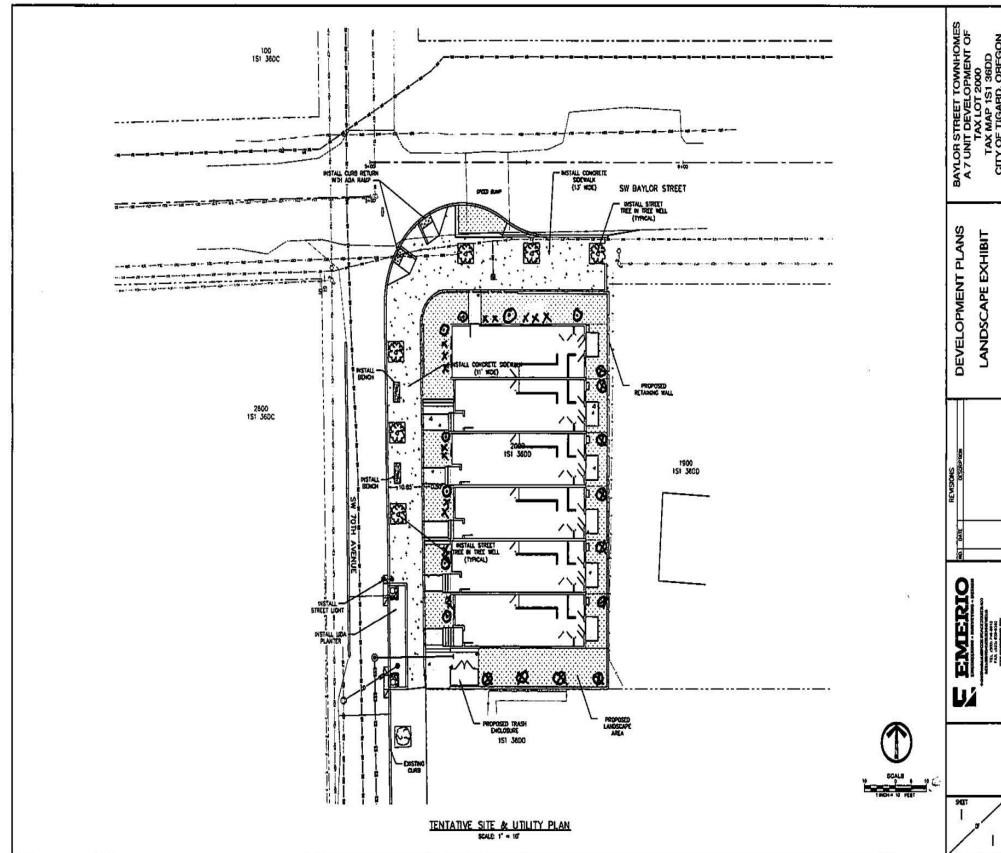
PLANS 2



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PLANS 3

O Italian Cypress
 X Boxwood
 X Small Evergreen

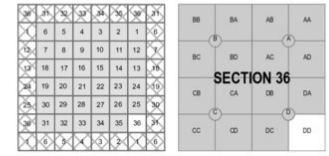
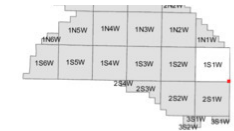


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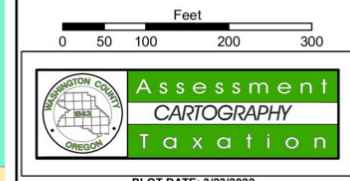
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MAP



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

Cancelled Taxlots For: 1S136DD
 300, 2601, 4200, 4500, 4600, 4700, 3401, 6101, 6400, 5600, 6501, 3002, 7000,
 4300, 4400, 5200, 5201, 3404, 5301, 5500, 5901, 3003, 100, 1400, 6000, 3402,
 3403, 3500, 3800, 3700, 7700, 5400, 5900, 7100, 301, 400, 1800, 3200, 3300,
 4800, 4900, 5000, 5100, 5700, 7200, 7400, 2890, 3000, 6500, 6700, 6800, 4100,
 7501, 7602, 2200, 2300, 2400, 2500, 3001, 3100



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