



## AGENDA

### MILWAUKIE PLANNING COMMISSION Tuesday, June 14, 2016, 6:30 PM

MILWAUKIE CITY HALL  
10722 SE MAIN STREET

- 1.0 **Call to Order - Procedural Matters**
- 2.0 **Planning Commission Minutes** – Motion Needed
- 3.0 **Information Items**
- 4.0 **Audience Participation** – This is an opportunity for the public to comment on any item not on the agenda
- 5.0 **Public Hearings** – Public hearings will follow the procedure listed on reverse
  - 5.1 Summary: 42nd Ave Variance  
Applicant/Owner: Darren Smith/Frontier Ventures, LLC  
Address: 10922 SE 42nd Ave  
File: VR-2016-004  
Staff: Vera Koliass
- 6.0 **Worksession Items**
- 7.0 **Planning Department Other Business/Updates**
  - 7.1 Planning Commission Notebook Supplemental Update
- 8.0 **Planning Commission Discussion Items** – This is an opportunity for comment or discussion for items not on the agenda.
- 9.0 **Forecast for Future Meetings:**
  - June 23, 2016 1. City Council Joint Session: Economic Opportunities Analysis Update
  - June 28, 2016 1. Public Hearing: CU-2016-002 Bob's Red Mill Sign/Restaurant
  - July 12, 2016 1. Worksession: Urban Renewal Plan Review

### Milwaukie Planning Commission Statement

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email [planning@ci.milwaukie.or.us](mailto:planning@ci.milwaukie.or.us). Thank You.
2. **PLANNING COMMISSION MINUTES.** Approved PC Minutes can be found on the City website at [www.cityofmilwaukie.org](http://www.cityofmilwaukie.org)
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at [www.cityofmilwaukie.org](http://www.cityofmilwaukie.org)
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.
5. **TIME LIMIT POLICY.** The Commission intends to end each meeting by 10:00pm. The Planning Commission will pause discussion of agenda items at 9:45pm to discuss whether to continue the agenda item to a future date or finish the agenda item.

#### **Public Hearing Procedure**

Those who wish to testify should come to the front podium, state his or her name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Commissioners.

1. **STAFF REPORT.** Each hearing starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommended decision with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Commission was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMISSIONERS.** The commission will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the commission will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC HEARING.** The Chairperson will close the public portion of the hearing. The Commission will then enter into deliberation. From this point in the hearing the Commission will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMISSION DISCUSSION AND ACTION.** It is the Commission's intention to make a decision this evening on each issue on the agenda. Planning Commission decisions may be appealed to the City Council. If you wish to appeal a decision, please contact the Planning Department for information on the procedures and fees involved.
11. **MEETING CONTINUANCE.** Prior to the close of the first public hearing, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Planning Commission will either continue the public hearing to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony. The Planning Commission may ask the applicant to consider granting an extension of the 120-day time period for making a decision if a delay in making a decision could impact the ability of the City to take final action on the application, including resolution of all local appeals.

*The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.*

#### **Milwaukie Planning Commission:**

Sine Adams, Chair  
Shaun Lowcock, Vice Chair  
Shane Abma  
Shannah Anderson  
Adam Argo  
Scott Barbur  
Greg Hemer

#### **Planning Department Staff:**

Denny Egner, Planning Director  
David Levitan, Senior Planner  
Brett Kelver, Associate Planner  
Vera Kolas, Associate Planner  
Alicia Martin, Administrative Specialist II



**To:** Planning Commission

**Through:** Dennis Egner, Planning Director

**From:** Vera Kalias, Associate Planner

**Date:** June 6, 2016, for the June 14, 2016, Public Hearing

**Subject:** **File:** VR-2016-004  
**Applicant:** Darren R. Smith  
**Owner(s):** Frontier Ventures, LLC  
**Address:** 10922 SE 42nd Ave  
**Legal Description (Map & Taxlot):** 12E31BB12300  
**NDA:** Hector Campbell

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### **ACTION REQUESTED**

Approve application VR-2016-004 and adopt the recommended Findings and Conditions of Approval found in Attachments 1 and 2. This action would allow for the existing improvements made to the home to remain as well as the construction of the proposed attached garage with a front yard setback of 17.8 ft and a rear yard setback of 7.2 ft.

### **BACKGROUND INFORMATION**

The existing home was originally constructed in 1954. Over the past approximately 20 years, former and current property owners have constructed, without permits, structural improvements including:

1. a rear addition was built within the rear yard setback;
2. the former garage was converted into living space which removed the required off-street parking space for the site; and
3. a carport was built within the front yard setback.

The property is located at the corner of SE 42nd Ave and SE Jefferson St and is approximately 6,074 sq ft, which is comparable to the size of the surrounding properties in the neighborhood (see Figures 1-3).

The proposal is to legalize the rear addition and remove the carport and construct an attached garage to satisfy the off-street parking requirement. The applicant also proposes to remove the existing accessory structure on the site as part of the project to reduce the lot coverage. As part of the application, the applicant has also submitted a structural report to confirm as-built conditions to satisfy building code requirements (see Figure 4).

**Figure 1. Existing conditions**



Source: 2015 RLIS data

**Figure 2. Zoning**



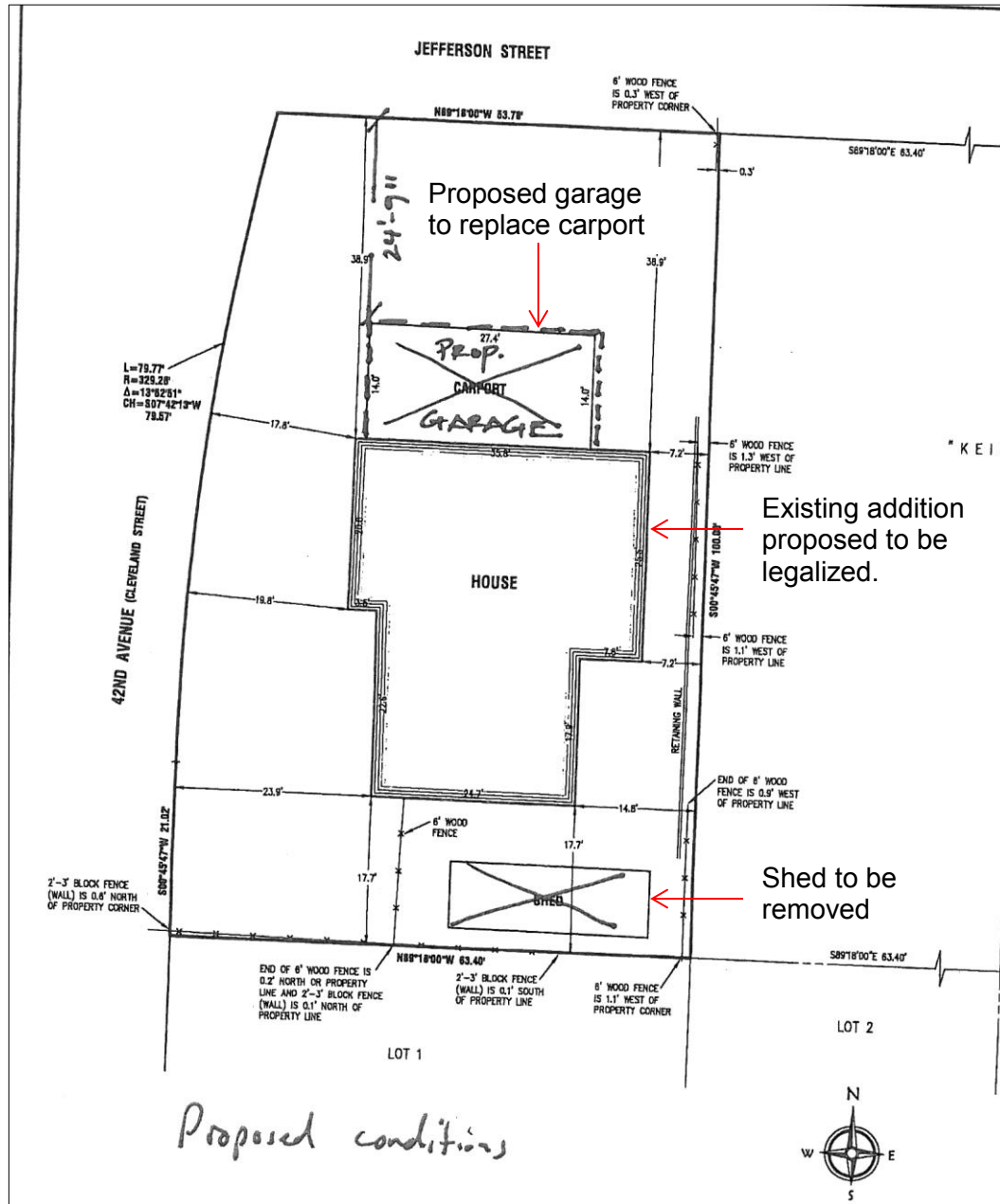
Source: 2014 RLIS data

**Figure 3. Existing Conditions – street view**



Source: Google Maps Street View - 2014

Figure 4. Proposal



Source: Applicant's materials

**A. Site and Vicinity**

The subject property is a residential lot zoned Residential R-7 in the Hector Campbell neighborhood. The property is approximately 6,047 sq ft in area and is developed with a single-family detached dwelling.

The surrounding properties are developed with single-family detached dwellings.

**B. Zoning Designation**

Residential zone R-7

**C. Comprehensive Plan Designation**

Low Density Residential LD

**D. Proposal**

The applicant is seeking land use approvals for a variance to the required rear yard setback for an existing addition and to the front yard setback for an attached garage. See Attachment 3 for details.

The required front yard and rear yard setbacks in the Residential zone R-7 are 20 ft.

The proposal includes the following:

1. Variance to the front yard setback from 20 ft to 17.8 ft to permit the construction of an attached garage and a variance to the rear yard setback from 20 ft to 7.2 ft to allow the existing addition to remain.

The proposal requires approval of the following applications:

1. Type III Variance Review: Per MMC 911.3, a variance to the required rear yard setback to allow an existing addition located 7.2 ft from the rear property to remain exceeds the allowable variance of 25%, or 5 ft, permitted through Type II review.

**KEY ISSUES**

Staff has identified the following key issues for the Planning Commission's deliberation. Aspects of the proposal not listed below are addressed in the Findings (see Attachment 1) and generally require less analysis and discretion by the Commission.

**A. Does the proposed variance have any negative impacts?**

Staff has not identified any negative impacts with the proposal. Various improvements and construction has occurred on this property, without permits, over the past 20 years by previous owners. The applicant seeks to legalize some of the existing improvements (the rear addition) as well as replace the attached carport with an attached garage. The requested variances would legalize and improve a situation that has been in place for years. The applicant has sought the services of a structural engineer to ensure that all work that has been done will meet the building code, and will apply for permits to complete additional improvements.

No additional expansion of the dwelling beyond the existing footprint is proposed and the existing accessory shed is proposed to be removed, reducing the existing amount of lot coverage. No surrounding properties will be further impacted by the proposal. Additional landscaping is proposed as part of the project. By ensuring that the improvements meet all applicable code requirements, the applicant is remedying an existing problematic situation and improving a property so that it fits the character of the existing neighborhood.

## CONCLUSIONS

### A. Staff recommendation to the Planning Commission is as follows:

1. Approve the variance review for the existing rear addition to allow a 7.2-ft rear yard setback and for the construction of the proposed attached garage to allow the existing 17.8-ft front yard setback.
2. Adopt the attached Findings and Conditions of Approval.

## CODE AUTHORITY AND DECISION-MAKING PROCESS

The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC).

- MMC Section 19.301 Low Density Residential Zones
- MMC Section 19.911 Variances
- MMC Section 19.1006 Type III Review

This application is subject to Type III review, which requires the Planning Commission to consider whether the applicant has demonstrated compliance with the code sections shown above. In Type III reviews, the Commission assesses the application against review criteria and development standards and evaluates testimony and evidence received at the public hearing.

The Commission has four decision-making options as follows:

- A. Approve the application subject to the recommended Findings and Conditions of Approval.
- B. Approve the application with modified Findings and Conditions of Approval. Such modifications need to be read into the record.
- C. Deny the application upon finding that it does not meet approval criteria.
- D. Continue the hearing to June 28, 2016.

The final decision on these applications, which includes any appeals to the City Council, must be made by August 26, 2016 in accordance with the Oregon Revised Statutes and the Milwaukie Zoning Ordinance. The applicant can waive the time period in which the application must be decided.

## COMMENTS

Notice of the proposed project was given to the following agencies and persons: Milwaukie Building Division; Milwaukie Engineering Department; Clackamas Fire District #1; and the Hector Campbell Neighborhood District Association Chairperson and Land Use Committee. Notice of the application was also sent to surrounding property owners within 300 ft of the site



on April 29, 2016, and a sign was posted on the property on May 23, 2016. The following is a summary of the comments received by the City:

**Lars Campbell, Land Use Chair, Hector Campbell NDA:** After discussion of the application amongst the land use officers in our NDA meeting, we are in favor of approving the variance provided that there is a thorough inspection of the non-permitted sections of the house to assure that everything meets current code. Further, that the building will not be modified in such a way that it will not fit into the neighborhood.

**Staff response:** The applicant has submitted a structural engineering report to the City for use as part of the overall permitting process for the construction project.

Staff will continue to collect comments and will provide any comments received with the Commission at the hearing.

## ATTACHMENTS

Attachments are provided as indicated by the checked boxes. All material is available for viewing upon request.

	Early PC Mailing	PC Packet	Public Copies	E-Packet
1. Recommended Findings in Support of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Recommended Conditions of Approval	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Applicant's Narrative and Supporting Documentation dated April 13, 2016.				
a. Narrative – Existing and Proposed Uses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Narrative –Type III Variance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c. Site Plan (dated March 2016)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
d. Preapplication Conference Report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e. Structural Calculations (dated March 2016)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f. Proposed building plans (received April 13, 2016)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Comments Received	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Key:

Early PC Mailing = paper materials provided to Planning Commission at the time of public notice 20 days prior to the hearing.

PC Packet = paper materials provided to Planning Commission 7 days prior to the hearing.

Public Copies = paper copies of the packet available for review at City facilities and at the Planning Commission meeting.

E-Packet = packet materials available online at <http://www.milwaukieoregon.gov/planning/planning-commission-151>.

**Recommended Findings of Approval  
File #VR-2016-004, 10922 SE 42nd Ave Variance**

Sections of the Milwaukie Municipal Code not addressed in these findings are found to be inapplicable to the decision on this application.

1. The applicant, Darren Smith, has applied for relief from the minimum front yard and rear yard setbacks to legalize the existing rear addition and to construct a 384-sq ft attached garage at 10922 SE 42nd Ave. This site is in the Residential R-7 Zone. The land use application file number is VR-2016-004.
2. The proposal requires variances to the required 20 ft front and rear yard setbacks for a primary structure in the R-7 zone.
3. The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC):
  - MMC Section 19.301 Low Density Residential Zones
  - MMC Section 19.911 Variances
  - MMC Section 19.1006 Type III Review
4. The application has been processed and public notice provided in accordance with MMC Section 19.1006 Type III Review. Per MMC 19.1001.6, the two applications are being reviewed concurrently according to the highest numbered review type required. A public hearing was held on June 14, 2016, as required by law.
5. MMC 19.301 Low Density Residential Zones
  - a. MMC 19.301 establishes the development standards that are applicable to this site. Table 1 summarizes the existing and proposed conditions on the subject property with respect to the standards relevant to this proposal.

The existing house is centered on the lot and was constructed in 1954 with a front yard setback of 17.8 ft rather than the minimum 20 ft required. The rear addition was constructed without permits at some point in the last 20 years with a rear yard setback of 7.2 ft. An existing 150-sq ft accessory structure will be removed from the property.

The applicant has proposed to replace the existing carport with a 384-sq ft attached garage.

**Table 1. Compliance with relevant R-7 standards**

R-7 Zone	Standards	Existing	Proposed
<b>Lot Coverage</b>	40% max.	Approx. 37.6%	Approx. 31.15%
<b>Front Yard Setback</b>	20 ft	17.8 ft (existing)	No change <sup>1</sup>
<b>Rear Yard Setback</b>	20 ft	7.2 ft (existing)	No change <sup>2</sup>
<b>Side Yard Setback</b>	5 ft	17.7 ft	No change

<sup>1</sup> The applicant has requested a variance to this development standard in order to construct an attached garage.

<sup>2</sup> The applicant has requested a variance to the development standard to allow an existing addition to remain.

R-7 Zone	Standards	Existing	Proposed
Street Side Yard Setback	20 ft	24.9 ft	No change <sup>3</sup>

The Planning Commission finds that the proposal complies with the applicable standards of the R-7 zone.

#### 6. MMC Chapter 19.911 Variances

- a. MMC 19.911.3 establishes the review process for variance applications.

The applicant has requested a variance to the required rear yard setback to allow an existing addition located 7.2 ft from the rear property to remain. This request exceeds the allowable variance of 25% or 5 ft permitted through Type II review.

The applicant has also requested a variance to the required front yard setback for an attached garage located 17.8 ft from the front property line rather than the required 20 ft.

The Planning Commission finds that the application is subject to Type III Variance review for the existing addition located 7.2 ft from the rear property line.

- b. MMC 19.911.4.B establishes criteria for approving Type III Variance applications.

An application for a Type III Variance shall be approved when all of the criteria in either 19.911.4.B.1 or 2 have been met. An applicant may choose which set of criteria to meet based upon the nature of the variance request, the nature of the development proposal, and the existing site conditions.

The applicant has chosen to address the criteria of 19.911.4.B.1 Discretionary Relief Criteria.

- (1) *The applicant's alternatives analysis provides, at a minimum, an analysis of the impacts and benefits of the variance proposal as compared to the baseline code requirements.*

Over the past 20 years or so, improvements were made to the property without permits. The home was originally built in 1954 on a 6,074-sq ft lot, which is less than the current minimum lot size of 7,000 sq ft in the R-7 zone. The property was part of the Keil Heights subdivision approved by Clackamas County in 1952. The existing addition, resulting in a 7.2-ft rear yard setback has a negligible impact on the abutting property, particularly with the existing vegetation on the property. Further, as this is a corner lot, the siting of the home facing 42nd Ave resulted its rear yard adjacent to the abutting property's side yard. Demolition of the addition would, according to the applicant's narrative, result in a home too small for typical family needs and necessitate the demolition of the entire structure and the construction of a new 2-story home.

Allowance of the attached garage with a 17.8-ft front yard setback matches the existing setback for the home. The garage would replace the existing carport that was built without permits.

<sup>3</sup> The applicant proposes to replace the existing carport with an attached garage.

The goal of this project is to maintain the footprint of the existing property and completely remodel the home to bring it up to current code without changing its outward appearance in order to maintain the existing neighborhood street line.

There are no identified negative impacts related to the variance proposal. The Planning Commission finds that this criterion is met.

(2) *The proposed variance is determined by the Planning Commission to be both reasonable and appropriate, and it meets one or more of the following criteria:*

(a) *The proposed variance avoids or minimizes impacts to surrounding properties.*

Other than completely remodeling the existing home, the sole changes to the property are the replacement of the existing carport with an attached garage and the demolition of the existing large dilapidated shed. The footprint of the home will remain intact thereby minimizing the impact of the construction of a new home on surrounding properties. No mature vegetation will be disturbed to accommodate the construction of the garage.

The Planning Commission finds that this criterion is met.

(b) *The proposed variance has desirable public benefits.*

“Public benefits” are typically understood to refer to benefits to be enjoyed by members of the general public as a result of a particular project, or preservation of a public resource. Aesthetic improvements of a specific and limited nature do not typically constitute a public benefit. However, an argument can be made that approving the requested variances corrects an existing zoning violation and provides the opportunity to upgrade what could be described as an eyesore in the neighborhood, both of which could be considered public benefits.

The Planning Commission finds that this criterion is met.

(c) *The proposed variance responds to the existing built or natural environment in a creative and sensitive manner.*

This criterion encourages flexibility in site planning and development when the existing built or natural environment provide challenges to standard development or site planning.

The existing home violates setbacks and the requested variances allow for upgrades to the home without the need to demolish and rebuild. The proposed design of the attached garage compliments the existing home.

The Planning Commission finds that this criterion is met.

(3) *Impacts from the proposed variance will be mitigated to the extent practicable.*

As noted in Finding 6.b (1), the Commission finds there are no negative impacts and no mitigation is needed.

The Planning Commission finds that this criterion is met.

The Planning Commission finds that these criteria are met.

7. As per MMC 19.906.2.C, the proposed development is exempt from the requirement to submit a development review application and the other requirements of MMC 19.906

Development Review. However, the proposal must still comply with all applicable development standards and will be reviewed during the building permit review process.

8. As per MMC 19.1001.7.E, this variance request shall expire and become void unless the proposed development completes the following steps:
  - A. Obtain and pay for all necessary development permits and start construction within 2 years of land use approval (by June 14, 2018).
  - B. Pass final inspection and/or obtain a certificate of occupancy within 4 years of land use approval (by June 14, 2020).
9. The application was referred to the following departments and agencies on April 29, 2016: Milwaukie Building Division; Milwaukie Engineering Department; Clackamas Fire District #1; and the Hector Campbell Neighborhood District Association. Notice of the application was also sent to surrounding property owners within 300 ft of the site on May 25, 2016, and a sign was posted on the property on May 23, 2016. The following is a summary of the comments received by the City.
  - **Lars Campbell, Land Use Chair, Hector Campbell NDA:** Expressed that the land use officers were in support of the variance provided that there is a thorough inspection of the non-permitted sections of the house to assure that everything meets current code.

**Recommended Conditions of Approval**  
**File #VR-2016-004, 10922 SE 42nd Ave Variance**

1. At the time of submission of any building permit application, the following shall be resolved:
  - a. Final plans submitted for building permit review shall be in substantial conformance with plans approved by this action, which are the plans stamped “received” by the City on April 13, 2016.
  - b. Provide a narrative describing any changes made after the issuance of this land use decision that are not related to these conditions of approval.
2. Prior to final inspection of building permit, the following shall be required:
  - a. Code Section 12.16.040.D.3. states that one (1) accessway per property is allowed for single-family residential uses. One existing driveway shall be removed, or the two existing driveways combined to a width not to exceed 20 feet, to bring property accessway into conformance with the Milwaukie Municipal Code and the Milwaukie Public Works Standards.

**Additional Requirements**

The following items are not conditions of approval necessary to meet applicable land use review criteria. They relate to other development standards and permitting requirements contained in the Milwaukie Municipal Code and Public Works Standards that are required at various point in the development and permitting process.

1. Development activity on the site shall be limited to 7 a.m. to 10 p.m. Monday through Friday and 8 a.m. to 5 p.m. Saturday and Sunday, per MMC Subsection 8.08.070(l).

ATTACHMENT 3

Darren R Smith  
Property-10922 SE 42nd Ave Milwaukie Or

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APR 13 2016

CITY OF MILWAUKIE  
PLANNING DEPARTMENT

EXISTING CONDITION-

- The existing house is 1300 sq ft with no garage.
- It has a dilapidated carport attached to the north side, covering 392 sq ft.
- It also has a unnecessary concrete pad in front ( old garage pad ) at 200 sq ft.
- There is a dilapidated shed on the south side of the house that is 192 sq ft.

PROPOSED CONDITION-

- Demo existing carport (14'X28')  
Build single car garage (14'X28') Tie roofline properly to existing hip structured roof framing.
- Demo existing concrete pad for old garage, (establish new vegetation)
- Demo existing shed on south side of house (192 sq ft ) and establish vegetation.

My plan is to create a beautiful space that is eco friendly to maintain.

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APR 13 2016

Variance Requests for: 10922 SE 42nd Avenue, Milwaukie, Oregon 97222

CITY OF MILWAUKIE  
PLANNING DEPARTMENT

**Variance is requested to accept east and west structural additions made without permit  
These are results after an analysis of the alternatives have been made**

1. Acceptance of variance would reduce need for equipment to demolish west and east additions of residence, Which has been established for about 20 years. This would save on cost of equipment rental, labor, and unnecessary disturbance of and negative impact on neighbors.
2. Acceptance of variance would allow remodeling process to go forward in an expedited manner.
3. Acceptance of variance would reduce the amount of demolition debris being sent to public landfills.
4. Acceptance of variance will reduce the need for spending money on demolition and remodeling, and using additional resources for such.
5. Acceptance of variance will allow the prospective buyer to move forward in completely remodeling property. Conversely, not granting the variance would render property too small for prospective buyer's needs. This would result in prospective buyer retracting interest in property. Property would have to be demolished and rebuilt, or restructured and 2nd story added to accommodate our needs.
6. Goal is to restore the property to code with minimum impact to the property and the neighbors. ( we will remove large, dilapidated shed on south side to accommodate percentage of lot used)

**Variance is requested to accept garage addition ~~made without permit~~**

1. Building a minimum sized garage would establish off street parking, as City of Milwaukie code requires.
2. Acceptance of variance would reduce need for equipment to demolish west and east additions of residence. This would save on cost of equipment rental, labor, and unnecessary disturbance of and negative impact on neighbors.
3. Acceptance of variance would allow remodeling process to go forward in an expedited manner.
4. Acceptance of variance would reduce the amount of demolition debris being sent to public landfills.
5. Acceptance of variance will reduce the need for spending money on demolition and remodeling, and using additional resources for such.



6. Acceptance of variance will allow this prospective buyer to move forward in completely remodeling property. Conversely, not granting the variance would render property too small for prospective buyer's needs. This would result in prospective buyer retracting interest in property.
7. No mature vegetation to be disturbed for garage addition. Trees in NW yard to be removed because of danger to house and future garage. They are leaning towards the house & garage. Two of them have splits in the lower trunks. To be replaced in future with new landscaping.

Thank you for your consideration.  
Darren R Smith

Darren R Smith  
10922 SE 42nd Ave Milwaukie Or

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APR 13 2016

Development Standards

CITY OF MILWAUKIE  
PLANNING DEPARTMENT

*from MMC Table 19.307.4 - for R-7 zone*

<u>SECTION</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
1A	20'	MIN 17'8"	17'8"
1B	5/10	17'7"	17'7"
1C	20	24'9"	24'9"
1D	20	MIN 7'2"	7'2"
#4	30%	37.6%	31.15%
#5	30%	62.4%	68.85%

JEFFERSON STREET

42ND AVENUE (CLEVELAND STREET)

"KEIL HEIGHTS NO. 2" BLOCK 5

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APR 13 2016  
CITY OF MILWAUKIE  
PLANNING DEPARTMENT

*Existing Condition*



Scale: 1" = 10'

**Notes:**

- THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS SUCH. PROPERTY LINES ARE BASED UPON RECORD SURVEY INFORMATION.

WASHINGTON STREET



DATE OF SIGNATURE: 2/1/16  
EXPIRES: 12/31/2016

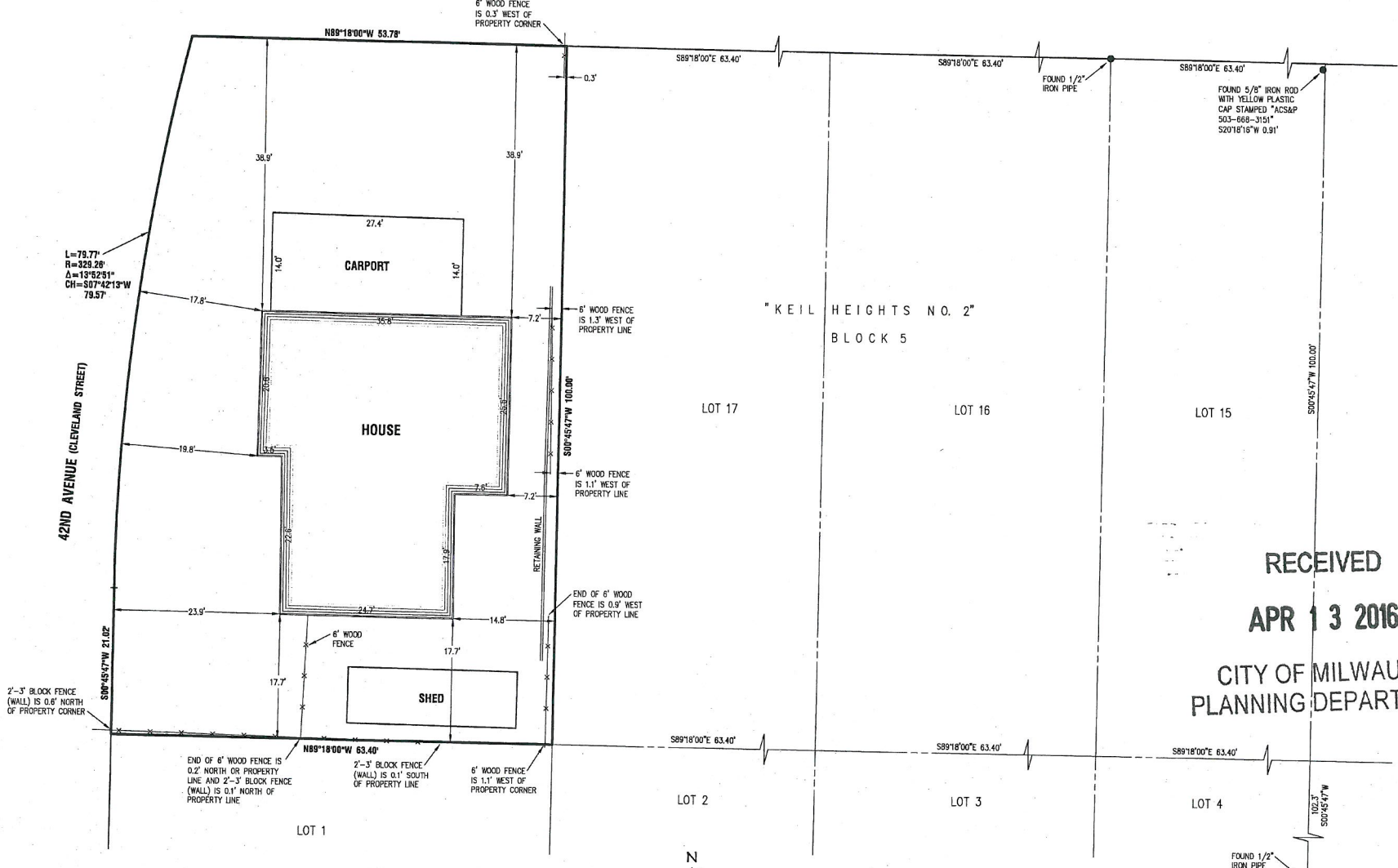
**SITE MAP**

DRAWN	MSD	DESIGNED	CHECKED	JCM
SCALE	1" = 10'	DATE	MARCH 2016	
PLAN 7700 SiteMap.dwg				

**COMPASS** Land Surveyors  
 4107 SE International Way, Suite 705  
 Milwaukie, Oregon 97222 503-653-9093

**DARREN SMITH**  
 19500 HIDDEN SPRINGS ROAD, #20  
 WEST LINN, OREGON 97068

10922 S.E. 42ND AVENUE, MILWAUKIE, OREGON  
 LOT 18, BLOCK 5, "KEIL HEIGHTS NO. 2, LOCATED IN THE CITY OF MILWAUKIE  
 N.W. 1/4 OF SECTION 31, T. 1 S., R. 2 E., W.M.  
 CLACKAMAS COUNTY, OREGON

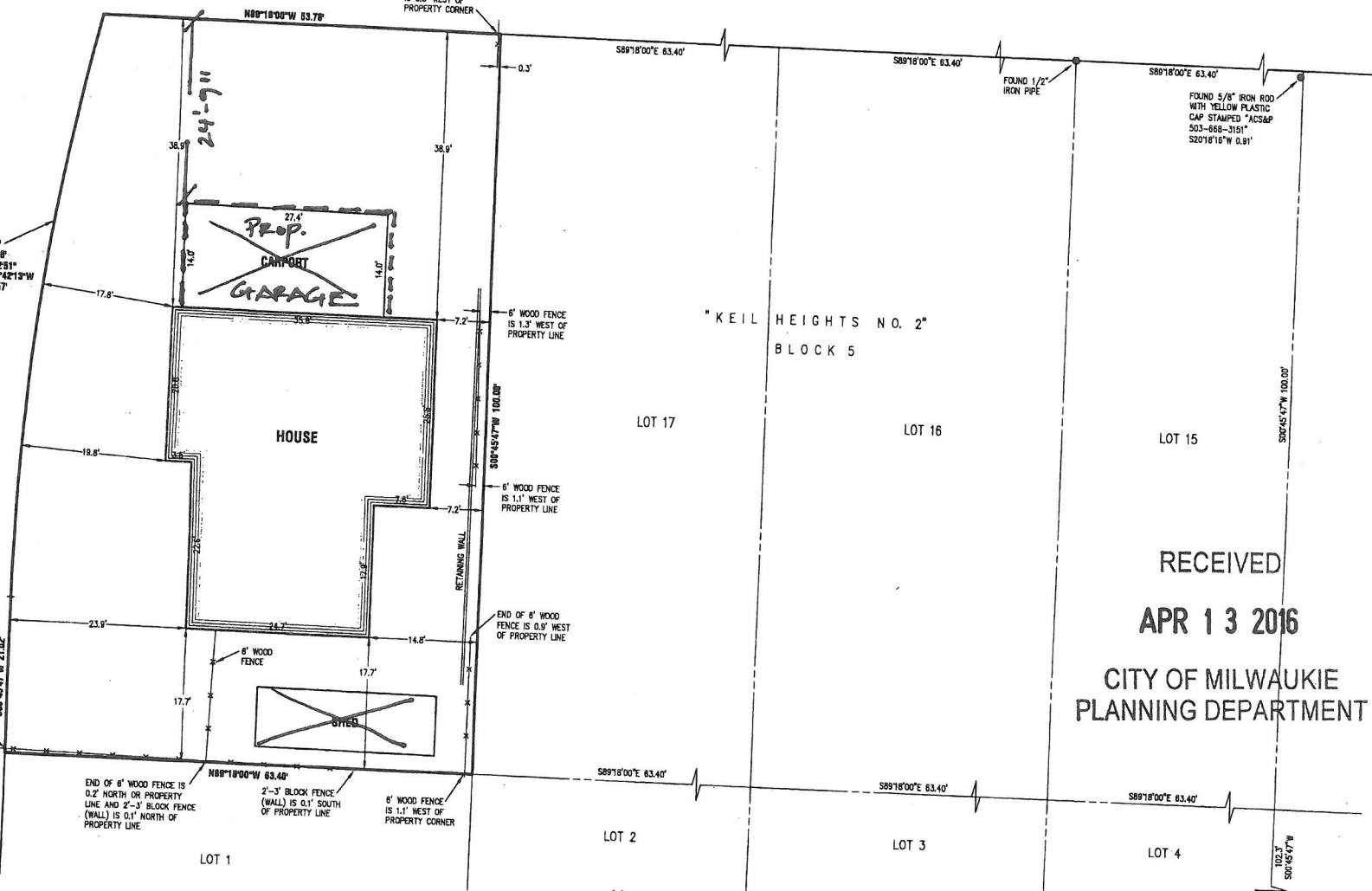


JEFFERSON STREET

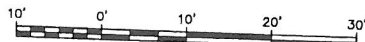
42ND AVENUE (CLEVELAND STREET)

"KEIL HEIGHTS NO. 2"  
BLOCK 5

RECEIVED  
APR 13 2016  
CITY OF MILWAUKIE  
PLANNING DEPARTMENT



*Proposed conditions*



Scale: 1" = 10'

**Notes:**

1. THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY AND SHOULD NOT BE CONSTRUED AS SUCH. PROPERTY LINES ARE BASED UPON RECORD SURVEY INFORMATION.

REGISTERED PROFESSIONAL LAND SURVEYOR  
 M. J. CRANE  
 OREGON  
 FEBRUARY 6, 2000  
 JOSEPH C. MCALLISTER  
 48285

DATE OF SIGNATURE: 4/1/16  
 EXPIRES: 12/31/2016

**SITE MAP**

DRAWN MSD	DESIGNED	CHECKED JCM
SCALE 1" = 10'	DATE MARCH 2016	
PLAN 7700 SiteMap.dwg		

**COMPASS** Land Surveyors  
 4107 SE International Way, Suite 705  
 Milwaukie, Oregon 97222 503-653-9093

**DARRIN SMITH**  
 19500 HIDDEN SPRINGS ROAD, #20  
 WEST LINN, OREGON 97068

10922 S.E. 42ND AVENUE, MILWAUKIE, OREGON  
 LOT 18, BLOCK 5, "KEIL HEIGHTS NO. 2, LOCATED IN THE CITY OF MILWAUKIE  
 N.W. 1/4 OF SECTION 31, T. 1 S., R. 2 E., W.M.  
 CLACKAMAS COUNTY, OREGON

# CITY OF MILWAUKIE

PreApp Project ID #: 15-020PA

## PRE-APPLICATION CONFERENCE REPORT

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This report is provided as a follow-up to a meeting that was held on **10/29/2015** at **10:00am**

**Applicant Name:** David Murch  
**Company:** Frontier Ventures LLC  
**Applicant 'Role':** Owner  
**Address Line 1:** 32852 NW Overlook St  
**Address Line 2:**  
**City, State Zip:** Scappoose OR 97056

**Project Name:**

**Description:** Correct non-conforming issues.

**ProjectAddress:** 10922 SE 42nd Ave

**Zone:** Residential Zone R-7.

**Occupancy Group:**

**ConstructionType:**

**Use:** Single-family residential.

**Occupant Load:**

**AppsPresent:** David Murch, Joe Spies, Rod Horner

**Staff Attendance:** Li Alligood, Samantha Vandagriff, Tim Salyers, Chrissy Dawson, Drew DeVitis

### BUILDING ISSUES

**ADA:**

**Structural:** An analysis by a structural engineering for all work done without permits will be required to be provided to the City Building Department in order to get permits to bring the structure up to code. This building cannot be occupied until structural, mechanical, plumbing and electrical permits are obtained, inspected and approved.

**Mechanical:**

**Plumbing:**

**Plumb Site Utilities:**

**Electrical:**

**Notes:**

Please note all drawings must be individually rolled. If the drawings are small enough to fold they must be individually folded.

**FIRE MARSHAL ISSUES**

**Fire Sprinklers:**

**Fire Alarms:**

**Fire Hydrants:**

**Turn Arouds:**

**Addressing:**

**Fire Protection:**

**Fire Access:**

**Hazardous Mat.:**

**Fire Marshal Notes:** The Fire District has no comments for this proposal.

**PUBLIC WORKS ISSUES**

**Water:** N/A

**Sewer:** N/A

**Storm:** N/A

**Street:** N/A

**Frontage:** N/A

**Right of Way:** N/A

**Driveways:** { Code Section 12.16.040.D.3. states that one (1) accessway per property is allowed for single-family residential uses. One existing driveway shall be removed, or the two existing driveways shall be combined to a total width not to exceed 20 feet, to bring property accessway into conformance with the Milwaukie Municipal Code and the Milwaukie Public Works Standards.

**Erosion Control:** N/A

**Traffic Impact Study:** N/A

**PW Notes:**

**PLANNING ISSUES**

**Setbacks:** Residential zone R-7: front yard 20 ft; side yard 10 ft/5ft; rear yard 20 ft; street side yard 15 ft.



Accessory structures (sheds, detached garages, etc.) cannot be located in the required front yard or street side yard. Cornices, eaves, canopies, sunshades, gutters, steps, unroofed landings, and flues may project up to 24 inches into a required side yard and up to 36 inches into a required front or rear yard.

**Landscape:** The R-7 zone requires that 30% of the total area of the lot be left or planted in trees, grass, shrubs, planting beds, etc. No more than 20% of the required vegetation area shall be covered in mulch or bark dust.

At least 40% of the front yard shall be vegetated. The front yard vegetation area required by this subsection counts toward the minimum required vegetation for the lot. A property may provide less than the 40% of the front yard vegetation requirement if it is necessary to provide a turnaround area so that vehicles can enter a collector or arterial street in a forward motion.

**Parking:** Single-family residential uses require a minimum of 1 off-street parking space per dwelling unit (minimum 9 ft by 18 ft) upon development. Required spaces cannot be located in a required front or street side yard. Parking and maneuvering areas must be paved or otherwise hard, durable, dust-free surfaces. The use of pervious materials is allowed and encouraged. See MMC Section 19.607 for more details.

**Transportation Review:** The City's transportation requirements are located in MMC 19.700. See 'Public Works' notes for details.

**Application Procedures:** The applicant is interested in legalizing several site improvements that occurred without the benefit of permits: an existing rear addition; conversion of an attached garage to living space; construction of an attached carport; and removal of the existing off-street parking space on the site (which was located within the garage).

The existing rear addition is located within the required rear yard setback; the garage was converted to living space without the benefit of permits and removed the recognized off-street parking space for the site; and the existing carport appears to encroach into the front yard setback. The off-street parking space can be reestablished beneath the carport if a variance to the front yard setback is approved. In addition, it appears that an existing accessory structure on the site is within the minimum side and rear yard setbacks.

The existing lot coverage will need to be verified through a survey; it may exceed the maximum of 30% permitted in the R-7 Zone.

Two options are available: removal of the addition and reversion of the finished garage to an unfinished state; or requesting variances to setbacks on the site.

If a variance is pursued, the following applications must be submitted and approved prior to the submittal of development permits. These applications must be filed concurrently.

Variance (VR): The existing rear addition encroaches into the required rear yard setback. The attached carport and off-street parking space encroach into the front yard setback. It is not clear whether the carport meets the street side yard setback requirements from Jefferson St. The rear yard setback requires a Type III VR application.

The application is reviewed through a Type III review per MMC 19.1006, and the application fee is \$2,000. The following sections of the Milwaukie Municipal Code apply to a Type III Variance: 19.911.4.B Type III Variances; 19.301 Low Density Residential Zones (R-7 Zone standards related to

setbacks and lot coverage); and 19.607 Off-Street Parking Standards for Residential Areas.

Variance (VR): The attached carport and off-street parking space encroach into the front yard setback. It is not clear whether the carport meets the street side yard setback requirements from Jefferson St. The front yard setback may be approvable through a Type II Variance application (if the existing setback is at least 15 ft); the amount of the setback would need to be verified through a foundation survey.

The application is reviewed through a Type II review per MMC 19.1005, and the application fee is \$1,000. If appropriate/eligible, the following sections of the Milwaukie Municipal Code apply to this Type II Variance: 19.911.4.A Type II Variances; 19.301 Low Density Residential Zones (R-7 Zone standards related to setbacks and lot coverage); and 19.607 Off-Street Parking Standards for Residential Areas.

Application fees are based on the current fee schedule. Fees are typically updated on July 1st of each year. For applications submitted concurrently, the most expensive application is charged at full price and each additional application receives a 25% discount.

For the City's initial review, the applicant should submit 5 complete copies of the application, including all required forms and checklists. A determination of the application's completeness will be issued within 30 days. If deemed incomplete, additional information will be requested. If deemed complete, additional copies of the application will be required for referral to other departments, the Neighborhood District Association (NDA), and other relevant parties and agencies. City staff will inform the applicant of the total number of copies needed.

Land use application submission materials are listed below for your convenience. Please refer to the handouts distributed at the pre-application conference for more detailed information.

1. All applicable land use applications forms with signatures of property owners.
2. All applicable land use application fees.
3. Completed and signed "Submittal Requirements" form.
4. 5 copies of an existing conditions and a proposed conditions site plan, both to scale. These two site plans can be combined onto one site plan. Once the application is deemed complete, additional copies will be requested for distribution to City departments, applicable governmental agencies, and the neighborhood district association for review.
5. Detailed narrative describing compliance with all applicable code sections.

Type III applications are discretionary in nature and require minor quasi-judicial review by the Planning Commission. The timeline for review and approval is generally 3-4 months. The Planning Commission hears land use applications on the second Tuesday of every month, and complete applications need to be submitted to the Planning Department no later than 45 days prior to the target Planning Commission hearing date. In general, staff recommends that an applicant submit at least 30 days prior to the 45-day deadline in order to ensure that there is time to make all applications complete if they are initially deemed incomplete.

Type II applications are administrative in nature and are decided by the Planning Director. The timeline for review and approval is generally 1.5-2 months.

**Natural Resource Review:** There are no mapped natural resources on the site.

**Lot Geography:** The lot is generally rectilinear in length with a curved western boundary.



**Planning Notes:**

1. The preapplication conference is valid for purposes of submitting future land use applications as described in MMC 19.1002.4. A preapplication conference is valid for 2 years.
2. The site is located in the Hector-Campbell Neighborhood District Association (NDA) boundary. Staff strongly encourages the applicant to present any proposed variances to the NDA and/or its Land Use Committee, as well as to the immediate property owners. The NDA's webpage is on-line at <http://www.milwaukieoregon.gov/citymanager/hector-campbell-nda>. Their meetings are held at 6:30pm on the second Monday of the month at the Public Safety Building, 3200 SE Harrison St. The NDA Chairperson is David Aschenbrenner (503-654-4258, <mailto:dlasch@comcast.net>). Please contact the Chair to coordinate a meeting to discuss the proposal. *CEM 503-809-3837*
3. The existing front, street side, and rear setbacks and lot coverage will need to be verified by survey prior to submittal of any land use applications, as the actual setbacks and lot coverage will determine the level of variance review required.
4. The existing accessory structure to the south of the house appears to be less than 3 ft from the side and/or rear property line. If the structure is to be retained, a variance to the minimum rear and side yard property lines may be required. The level of review would be determined by a survey.
5. The Milwaukie Municipal Code is located online at <http://www.qcode.us/codes/milwaukie/>. Land use application forms are located online at <http://www.milwaukieoregon.gov/planning/land-use-application>.

**ADDITIONAL NOTES AND ISSUES**

**County Health Notes:**

**Other Notes:**

This is only preliminary preapplication conference information based on the applicant's proposal and does not cover all possible development scenarios. Other requirements may be added after an applicant submits land use applications or building permits. City policies and code requirements are subject to change. If you have any questions, please contact the City staff that attended the conference (listed on Page 1). Contact numbers for these staff are City staff listed at the end of the report.

Sincerely,

City of Milwaukie Development Review Team

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**BUILDING DEPARTMENT**

**Samantha Vandagriff - Building Official - 503-786-7611**

**Bonnie Lanz - Permit Specialist - 503-786-7613**

**ENGINEERING DEPARTMENT**

**Chuck Eaton - Engineering Director - 503-786-7605**

**Stacy Stubblefield - Civil Engineer - 503-786-7602**

**Chrissy Dawson - Engineering Tech II - 503-786-7610**

**Alex Roller - Engineering Tech I - 503-786-7695**

**COMMUNITY DEVELOPMENT DEPARTMENT**

**Alma Flores - Comm. Dev. Director - 503-786-7652**

**Marcia Hamley - Admin Specialist - 503-786-7656**

**Alicia Martin - Admin Specialist - 503-786-7600**

**Joyce Stahly - Admin Specialist - 503-786-7600**

**PLANNING DEPARTMENT**

**Dennis Egner - Planning Director - 503-786-7654**

**Li Alligood - Senior Planner - 503-786-7627**

**Brett Kelper - Associate Planner - 503-786-7657**

**Vera Kolias - Associate Planner - 503-786-7653**

**CLACKAMAS FIRE DISTRICT**

**Mike Boumann - Lieutenant Deputy Fire Marshal - 503-742-2673**

**Matt Amos - Fire Inspector - 503-742-2661**

RECEIVED

APR 13 2016

CITY OF MILWAUKIE  
PLANNING DEPARTMENT

# STRUCTURAL CALCULATIONS

FOR

## Smith Residence As-Built Condition

10922 SE 42nd Ave  
Milwaukie, Oregon 97222



RENEWAL DATE: 12/31/2017

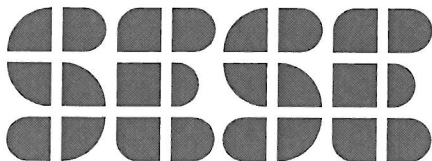
SHANE EMPEY STRUCTURAL ENGINEERING (SESE) was retained in a limited capacity for this project. Design is based upon information provided by the client who is solely responsible for accuracy of it. SESE has prepared these calculations solely for the items listed above. The owner, architect, and/or contractor shall hold SESE harmless for any member or system not part of this analysis.

No litigation may take place against SESE prior to documentation by multiple neutral parties registered as Professional Engineers as to errors found in these documents. The use of these documents represents acceptance of these terms.

### Contents

Summary	SUM
Redline Key/Plans	RK1 - RK7
Design Criteria	DC
Framing Calculations	1 - 3
Lateral Calculations	L1 - L2

Contact Person: SHANE A. EMPEY



Shane  
Empey, P.E.  
Structural  
Engineering

Project: Smith Residence: As-Built Condition  
Client: Darren Smith Proj. No.: 16-125  
Date: March 2016 By: SAE Sheet No.: COVER

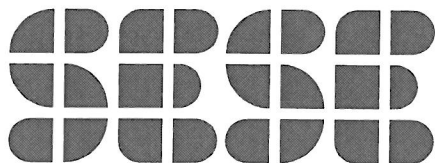
13995 SE MATILDA DR., MILWAUKIE OR, 97267, 503-998-7704. SHANE.EMPEY.PE@GMAIL.COM

## SUMMARY

THE EXISTING SINGLE-STORY STRUCTURE IS A SINGLE-FAMILY RESIDENCE OF CONVENTIONAL WOOD FRAMING ON A CONCRETE STEM FOOTING FOUNDATION. CURRENTLY FOR SALE, THE RESIDENCE HAS A DOCUMENTED HISTORY OF NON-PERMITTED RENOVATIONS BY A PREVIOUS OWNER.

THIS CALCULATION PACKET HAS BEEN PREPARED TO DOCUMENT EITHER THAT THE EXISTING CONDITION IS ADEQUATE FOR CURRENT CODE LOADING CRITERIA OR TO SPECIFY WHAT IS REQUIRED TO BRING IT UP TO THAT STANDARD.

NOTE: A SITE VISIT WAS MADE TO OBSERVE THE EXISTING CONDITION. ALTHOUGH THE EXTERIOR WALLS ARE COVERED WITH HORIZONTAL FLAT BOARDS, IT WAS FOUND THAT THE FLOOR PLAN IS SUFFICIENTLY REDUNDANT FOR A SINGLE SIDE OF GYP COVER ON EXTERIOR WALLS FOR ADEQUATE RESISTANCE OF CURRENT CODE LATERAL LOADING. CALCULATIONS SHOW THE STRESSES TO BE SUFFICIENTLY LOW FOR MINIMUM FRAMING STANDARDS TO BE ADEQUATE TO TRANSFER LATERAL LOADS FROM ROOF DIAPHRAGMS THROUGH INTERIOR WALLS TO THE FLOOR DIAPHRAGM AND PERIMETER FOUNDATION.



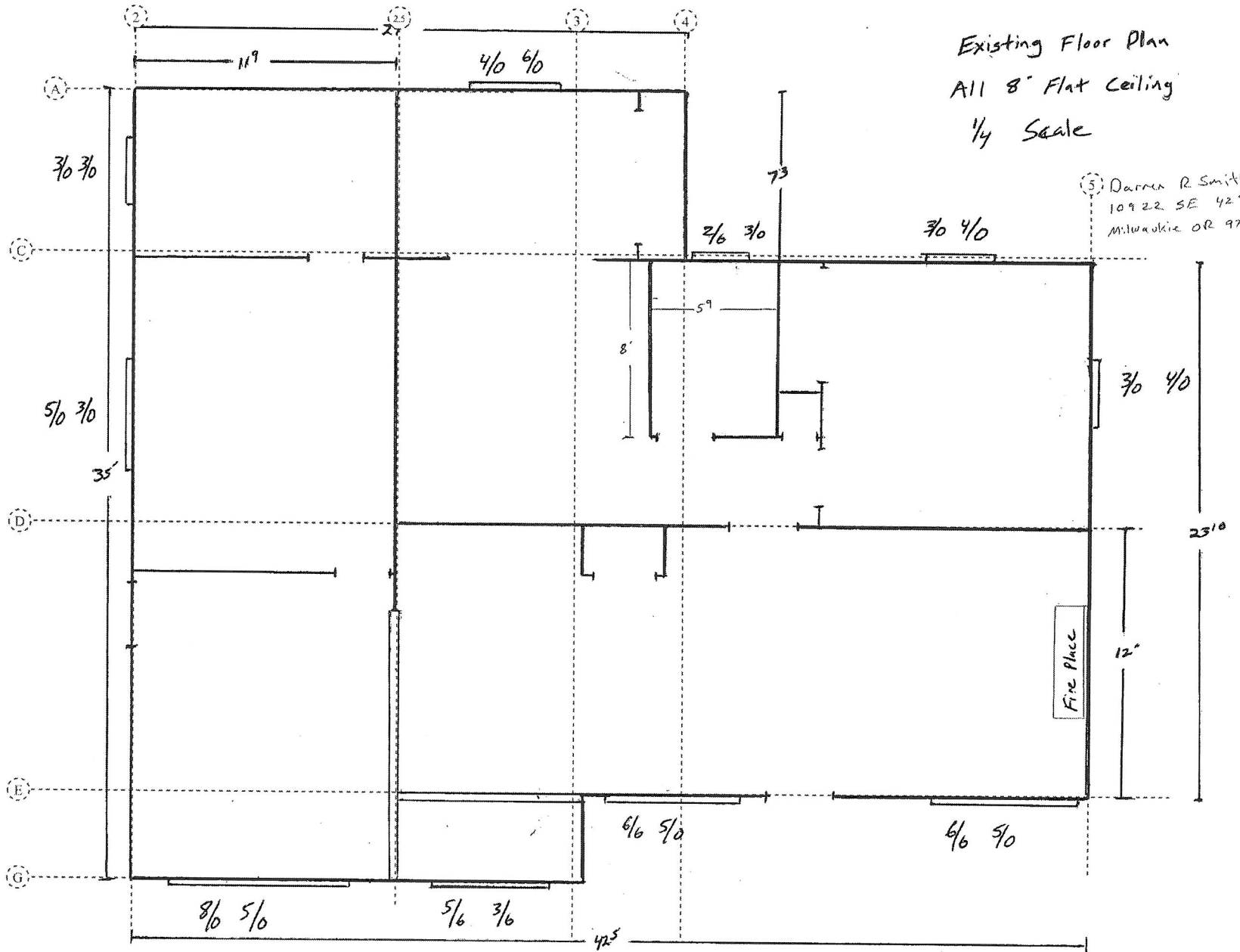
Shane  
Empey, P.E.  
Structural  
Engineering

13995 SE MATILDA DR., MILWAUKIE OR, 97267, 503-998-7704. SHANE.EMPEY.PE@GMAIL.COM

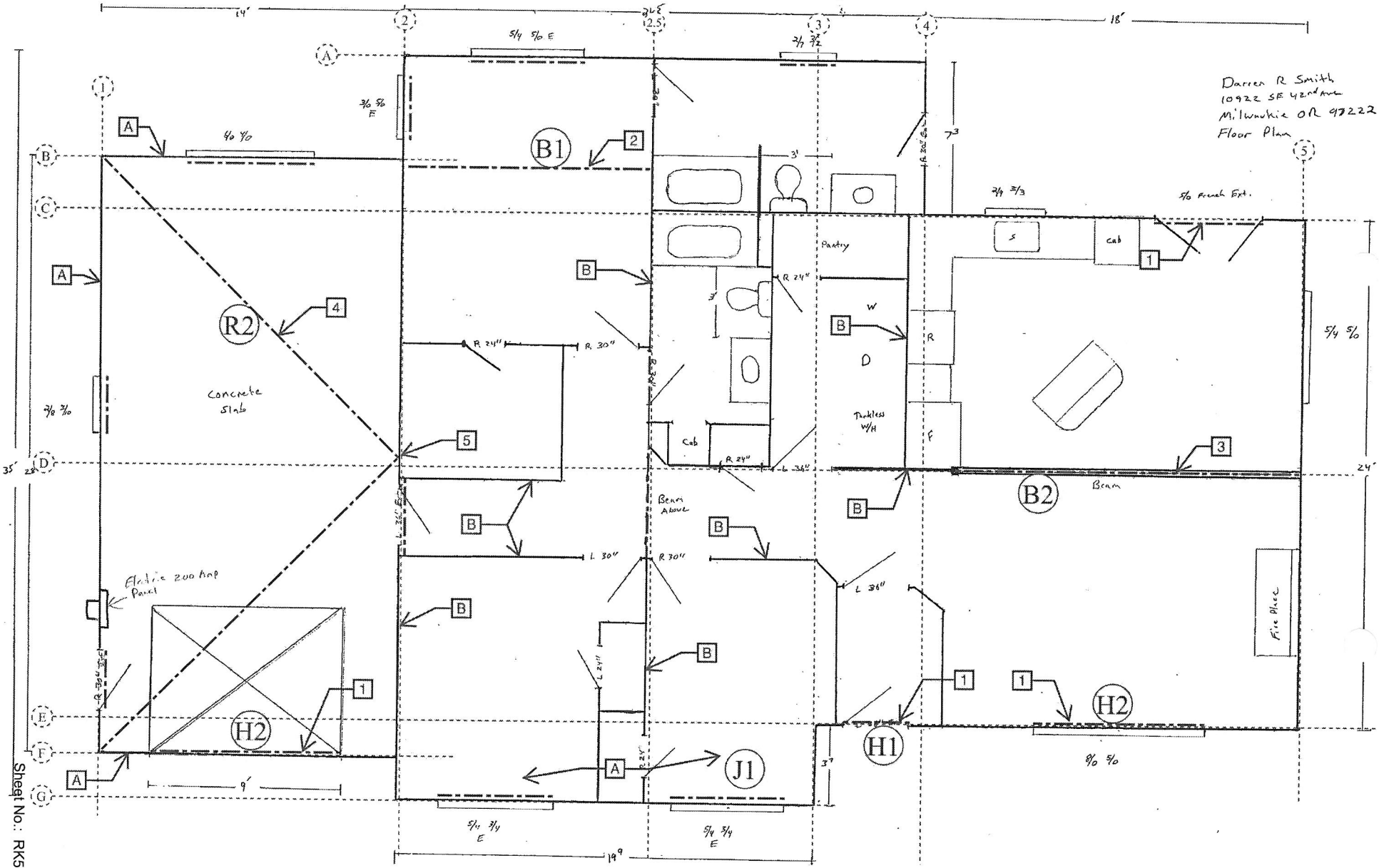
Smith Residence:  
Project: As-Built Condition  
Client: Darren Smith Proj. No.: 16-125  
Date: March 2016 By: SAE Sheet No.: SUM

Existing Floor Plan  
 All 8" Flat Ceiling  
 1/4 Scale

5) Darren R. Smith  
 10922 SE 42nd Ave.  
 Milwaukie OR 97222

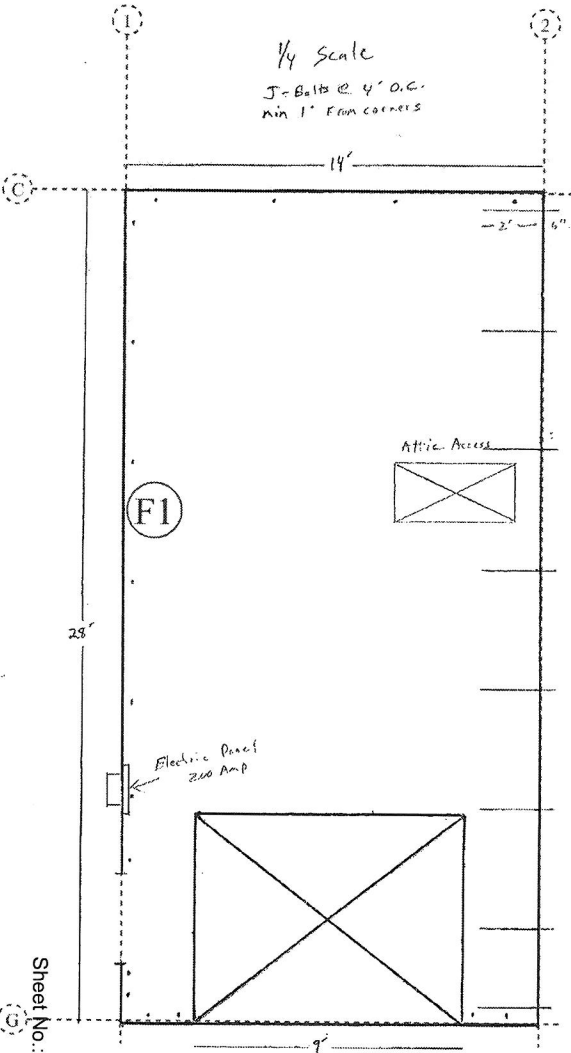


Darren R Smith  
10922 SE 42nd Ave  
Milwaukie OR 97222  
Floor Plan

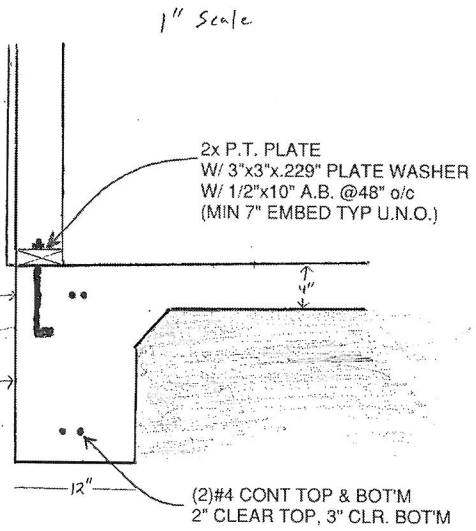


Sheet No.: RKS

Garage Details



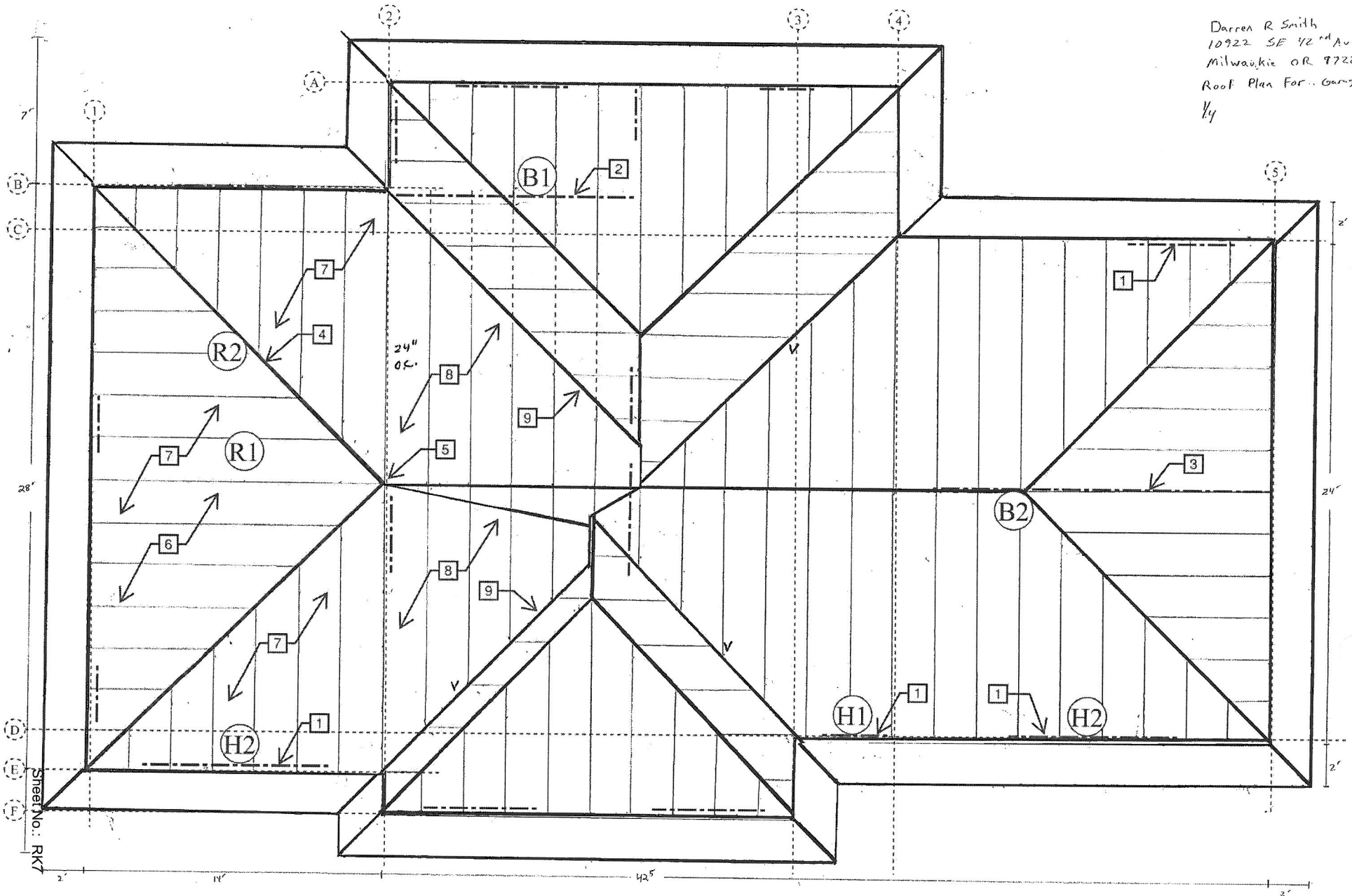
#4 Rebar  
 Tied to Hoop Fasting  
 every 4'



Mono Slab  
 #4 Rebar

Sheet No.: RK6

Darren R Smith  
10922 SE 42<sup>nd</sup> Ave  
Milwaukie OR 97222  
Roof Plan For Garage  
1/4





## DESIGN CRITERIA

Design per 2012 IBC as modified by the 2014 OSSC

### Vertical Loads

12 psf.....(DL)	Exterior wall DL.....	10 psf
25 psf.....(SL)	Interior wall DL.....	8 psf
<hr/>		
37 psf.....(TL - ROOF)		

12 psf.....(DL)
40 psf.....(LL)
<hr/>
52 psf.....(TL - FLOOR)

### Wind: (See Attached Analysis)

Based on ASCE 7 (method 2)

### Seismic

Site Classification D<sub>(assumed)</sub>

$$F_a := 1.11 \quad F_v := 1.724$$

$$S_s := 0.974 \quad S_1 := 0.338$$

$$S_{DS} := 0.721 \quad S_{D1} := 0.388$$

$$R := 6.5 \quad (\text{light framed wood shear walls})$$

$$I := 1.0 \quad (\text{Standard Occupancy Structure})$$

$$V_{\text{strength}} := (S_{DS} * I) / R * W = 0.111 * W \quad (\text{Main Lateral System})$$

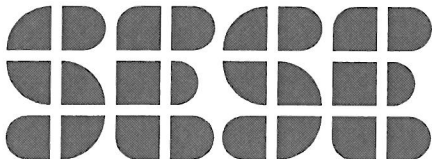
$$V_{\text{stress}} := 0.7 * V_{\text{strength}} = 0.078 * W \quad (\text{Main Lateral System})$$

### Structural System

Hand Cut Wood framed bearing/shear walls, wood framed diaphragms

### Soil Bearing (ASUMED - TO BE VERIFIED BY BUILDING OFFICIAL)

1500 psf Allowable



Shane  
Empey, P.E.  
Structural  
Engineering

13995 SE MATILDA DR., MILWAUKIE OR, 97267, 503-998-7704. SHANE.EMPEY.PE@GMAIL.COM

Smith Residence:  
Project: As-Built Condition  
Client: Darren Smith Proj. No.: 16-125  
Date: March 2016 By: SAE Sheet No.: DC

Title Block Line 1  
 You can change this area  
 using the "Settings" menu item  
 and then using the "Printing &  
 Title Block" selection.  
 Title Block Line 6

Project Title:  
 Engineer:  
 Project Descr:

Project ID:

Printed: 1 APR 2016, 9:08AM

## Multiple Simple Beam

File = C:\Users\Shane\DOCUME~1\ENERCA~1\116-125-1.EC6  
 ENERCALC, INC. 1983-2015, Build:6.15.12.9, Ver:6.14.12.31  
 Licensee : Shane Empey Structural Engineering

Lic. #: KW-06010258

### Description :

### Wood Beam Design : H1

Calculations per 2012 NDS, IBC 2012, CBC 2013, ASCE 7-10

BEAM Size : **4x6, Sawn, Fully Braced**

Using Load Resistance Factor Design with IBC 2012 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir - Larch

Wood Grade : No.2

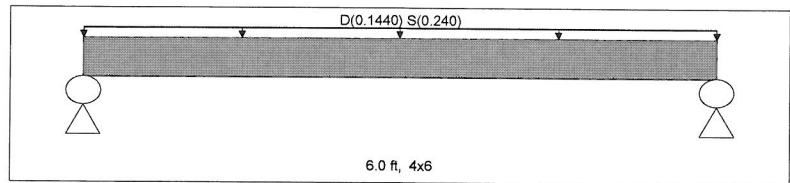
Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi	Density	31.20 pcf
Fb - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi		

#### Applied Loads

Unif Load: D = 0.0120, S = 0.020 k/ft, Trib= 12.0 ft

#### Design Summary

Max fb/Fb Ratio = **0.675** : 1  
 fb : Actual : 1,703.93 psi at 3.000 ft in Span # 1  
 Fb : Allowable : 2,526.03 psi  
 Load Comb : +1.20D+0.50L+1.60S+1.60H  
 Max fv/FvRatio = **0.286** : 1  
 fv : Actual : 111.07 psi at 5.560 ft in Span # 1  
 Fv : Allowable : 388.80 psi  
 Load Comb : +1.20D+0.50L+1.60S+1.60H



#### Max Deflections

Left Support	0.43	Downward L+Lr+S	0.091 in	Downward Total	0.145 in
Right Support	0.43	Upward L+Lr+S	0.000 in	Upward Total	0.000 in
		Live Load Defl Ratio	794 >360	Total Defl Ratio	496 >180

### Wood Beam Design : H2

Calculations per 2012 NDS, IBC 2012, CBC 2013, ASCE 7-10

BEAM Size : **4x6, Sawn, Fully Braced**

Using Load Resistance Factor Design with IBC 2012 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir - Larch

Wood Grade : No.2

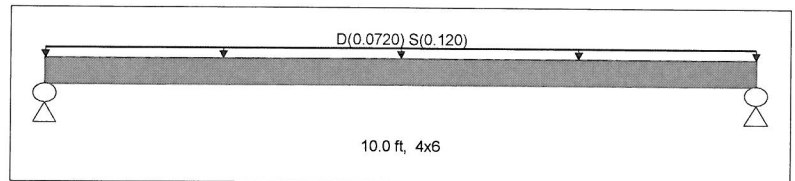
Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi	Density	31.20 pcf
Fb - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi		

#### Applied Loads

Unif Load: D = 0.0120, S = 0.020 k/ft, Trib= 6.0 ft

#### Design Summary

Max fb/Fb Ratio = **0.937** : 1  
 fb : Actual : 2,366.56 psi at 5.000 ft in Span # 1  
 Fb : Allowable : 2,526.03 psi  
 Load Comb : +1.20D+0.50L+1.60S+1.60H  
 Max fv/FvRatio = **0.255** : 1  
 fv : Actual : 99.07 psi at 9.567 ft in Span # 1  
 Fv : Allowable : 388.80 psi  
 Load Comb : +1.20D+0.50L+1.60S+1.60H



#### Max Deflections

Left Support	0.36	Downward L+Lr+S	0.350 in	Downward Total	0.559 in
Right Support	0.36	Upward L+Lr+S	0.000 in	Upward Total	0.000 in
		Live Load Defl Ratio	343 >240	Total Defl Ratio	214 >180

### Wood Beam Design : B1

Calculations per 2012 NDS, IBC 2012, CBC 2013, ASCE 7-10

BEAM Size : **3.5x9.25, Parallam PSL, Fully Braced**

Using Load Resistance Factor Design with IBC 2012 Load Combinations, Major Axis Bending

Wood Species : iLevel Truss Joist

Wood Grade : Parallam PSL 2.0E

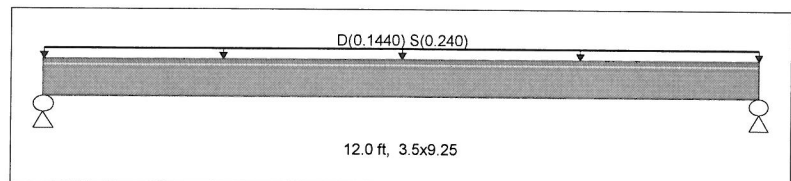
Fb - Tension	2,900.0 psi	Fc - Prll	2,900.0 psi	Fv	290.0 psi	Ebend- xx	2,000.0 ksi	Density	45.050 pcf
Fb - Compr	2,900.0 psi	Fc - Perp	750.0 psi	Ft	2,025.0 psi	Eminbend - xx	1,016.54 ksi		

#### Applied Loads

Unif Load: D = 0.0120, S = 0.020 k/ft, Trib= 12.0 ft

#### Design Summary

Max fb/Fb Ratio = **0.385** : 1  
 fb : Actual : 2,409.64 psi at 6.000 ft in Span # 1  
 Fb : Allowable : 6,261.10 psi  
 Load Comb : +1.20D+0.50L+1.60S+1.60H  
 Max fv/FvRatio = **0.216** : 1  
 fv : Actual : 135.18 psi at 11.240 ft in Span # 1  
 Fv : Allowable : 626.40 psi  
 Load Comb : +1.20D+0.50L+1.60S+1.60H



#### Max Deflections

Left Support	0.86	Downward L+Lr+S	0.244 in	Downward Total	0.390 in
Right Support	0.86	Upward L+Lr+S	0.000 in	Upward Total	0.000 in
		Live Load Defl Ratio	590 >360	Total Defl Ratio	369 >180

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 You can change this area  
 using the "Settings" menu item  
 and then using the "Printing &  
 Title Block" selection.  
 Title Block Line 6

Project Title:  
 Engineer:  
 Project Descr:

Project ID:

Printed: 1 APR 2016, 9:08AM

## Multiple Simple Beam

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 ENERCALC, INC. 1983-2015, Build:6.15.12.9, Ver:6.14.12.31  
 Licensee : Shane Empey Structural Engineering

Lic. #: KW-06010258

### Wood Beam Design : B2

Calculations per 2012 NDS, IBC 2012, CBC 2013, ASCE 7-10

BEAM Size : **5.25x9.25, Parallam PSL, Fully Braced**

Using Allowable Stress Design with IBC 2012 Load Combinations, Major Axis Bending

Wood Species : iLevel Truss Joist

Wood Grade : Parallam PSL 2.0E

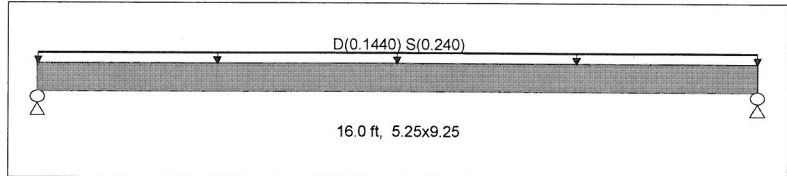
Fb - Tension	2,900.0 psi	Fc - Prll	2,900.0 psi	Fv	290.0 psi	Ebend- xx	2,000.0 ksi	Density	45.050 pcf
Fb - Compr	2,900.0 psi	Fc - Perp	750.0 psi	Ft	2,025.0 psi	Eminbend - xx	1,016.54 ksi		

#### Applied Loads

Unif Load: D = 0.0120, S = 0.020 k/ft, Trib = 12.0 ft

#### Design Summary

Max fb/Fb Ratio = **0.985 : 1**  
 fb : Actual : 2,855.87 psi at 8.000 ft in Span # 1  
 Fb : Allowable : 2,900.00 psi  
 Load Comb : +1.20D+0.50L+1.60S+1.60H  
 Max fv/FvRatio = **0.430 : 1**  
 fv : Actual : 124.75 psi at 0.000 ft in Span # 1  
 Fv : Allowable : 290.00 psi  
 Load Comb : +1.20D+0.50L+1.60S+1.60H



#### Max Deflections

Max Reactions (k)	D	L	Lr	S	W	E	H	Downward L+Lr+S	0.514 in	Downward Total	0.822 in
Left Support	1.15			1.92				Upward L+Lr+S	0.000 in	Upward Total	0.000 in
Right Support	1.15			1.92				Live Load Defl Ratio	373 >360	Total Defl Ratio	233 >180

### Wood Beam Design : R1

Calculations per 2012 NDS, IBC 2012, CBC 2013, ASCE 7-10

BEAM Size : **2x8, Sawn, Fully Braced**

Using Load Resistance Factor Design with IBC 2012 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir - Larch

Wood Grade : No.2

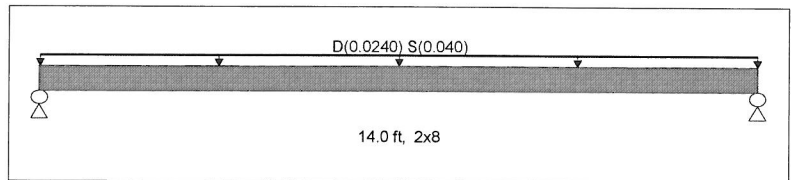
Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi	Density	31.20 pcf
Fb - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi		

#### Applied Loads

Unif Load: D = 0.0120, S = 0.020 k/ft, Trib = 2.0 ft

#### Design Summary

Max fb/Fb Ratio = **0.774 : 1**  
 fb : Actual : 2,076.25 psi at 7.000 ft in Span # 1  
 Fb : Allowable : 2,681.48 psi  
 Load Comb : +1.20D+0.50L+1.60S+1.60H  
 Max fv/FvRatio = **0.212 : 1**  
 fv : Actual : 82.43 psi at 13.440 ft in Span # 1  
 Fv : Allowable : 388.80 psi  
 Load Comb : +1.20D+0.50L+1.60S+1.60H



#### Max Deflections

Max Reactions (k)	D	L	Lr	S	W	E	H	Downward L+Lr+S	0.456 in	Downward Total	0.730 in
Left Support	0.17			0.28				Upward L+Lr+S	0.000 in	Upward Total	0.000 in
Right Support	0.17			0.28				Live Load Defl Ratio	368 >360	Total Defl Ratio	230 >180

### Wood Beam Design : R2

Calculations per 2012 NDS, IBC 2012, CBC 2013, ASCE 7-10

BEAM Size : **2-1.75x9.25, Microllam LVL, Fully Braced**

Using Load Resistance Factor Design with IBC 2012 Load Combinations, Major Axis Bending

Wood Species : iLevel Truss Joist

Wood Grade : MicroLam LVL 1.9 E

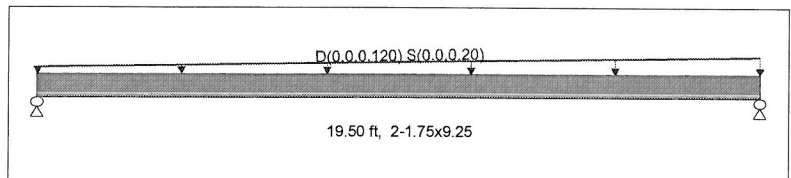
Fb - Tension	2,600.0 psi	Fc - Prll	2,510.0 psi	Fv	285.0 psi	Ebend- xx	1,900.0 ksi	Density	42.0 pcf
Fb - Compr	2,600.0 psi	Fc - Perp	750.0 psi	Ft	1,555.0 psi	Eminbend - xx	965.71 ksi		

#### Applied Loads

Unif Load: D = 0.0->0.120, S = 0.0->0.20 k/ft, 0.0 to 19.50 ft

#### Design Summary

Max fb/Fb Ratio = **0.485 : 1**  
 fb : Actual : 2,721.22 psi at 11.245 ft in Span # 1  
 Fb : Allowable : 5,613.40 psi  
 Load Comb : +1.20D+0.50L+1.60S+1.60H  
 Max fv/FvRatio = **0.202 : 1**  
 fv : Actual : 124.65 psi at 18.785 ft in Span # 1  
 Fv : Allowable : 615.60 psi  
 Load Comb : +1.20D+0.50L+1.60S+1.60H



#### Max Deflections

Max Reactions (k)	D	L	Lr	S	W	E	H	Downward L+Lr+S	0.747 in	Downward Total	1.195 in
Left Support	0.39			0.65				Upward L+Lr+S	0.000 in	Upward Total	0.000 in
Right Support	0.78			1.30				Live Load Defl Ratio	313 >240	Total Defl Ratio	195 >180

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 You can change this area  
 using the "Settings" menu item  
 and then using the "Printing &  
 Title Block" selection.  
 Title Block Line 6

Project Title:  
 Engineer:  
 Project Descr:

Project ID:

Printed: 1 APR 2016, 9:08AM

**Multiple Simple Beam**

File = C:\Users\Shane\DOCUME~1\ENERCA~1\16-125-1.EC6  
 ENERCALC, INC. 1983-2015, Build:6.15.12.9, Ver:6.14.12.31  
 Licensee : Shane Empey Structural Engineering

Lic. # : KW-06010258

**Wood Beam Design : R2 (SHEAR CHECK OF NOTCH AT EAVE END)**

Calculations per 2012 NDS, IBC 2012, CBC 2013, ASCE 7-10

BEAM Size : **3.50 X 3.50, Microllam LVL, Fully Braced**

Using Load Resistance Factor Design with IBC 2012 Load Combinations, Major Axis Bending

Wood Species : iLevel Truss Joist

Wood Grade : MicroLam LVL 1.9 E

Fb - Tension 2,600.0 psi

Fc - Prll 2,510.0 psi

Fv

285.0 psi

Ebend- xx 1,900.0 ksi

Density

42.0 pcf

Fb - Compr 2,600.0 psi

Fc - Perp 750.0 psi

Ft

1,555.0 psi

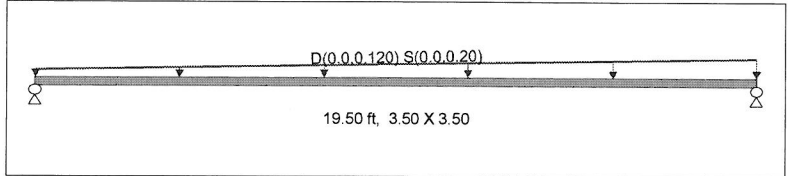
Eminbend - xx 965.71 ksi

Applied Loads

Unif Load: D= 0.0->0.120, S = 0.0->0.20 k/ft, 0.0 to 19.50 ft

Design Summary

**3.5" MINIMUM HIP DEPTH AT EAVE  
 NOTCH IS ADEQUATE FOR SHEAR**



Max fv/FvRatio = **0.576 : 1**  
 fv : Actual : 354.63 psi at 19.240 ft in Span # 1  
 Fv : Allowable : 615.60 psi  
 Load Comb : +1.20D+0.50L+1.60S+1.60H

Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	0.39			0.65			
Right Support	0.78			1.30			

**Footing Design : F1 Typical Perimeter Strip Footing**

Calculations per ACI 318-11, IBC 2012, CBC 2010, ASCE 7-10

Footing Size: 10" thick x 12" wide mono strip footing w/ 2-#4 cont.

Roof Trib. = 28/2 = 14 ft, Wall Trib. = 9ft

Pd = 12\*14 + 10\*9 = 258 plf

Ps = 20\*14 = 280

Ptotal = 538 plf

At 1,500 psf assumed bearing capacity (to be verified by building official)

Pcap = 1500\*1= 1,500plf

-OK-

Wind Loads for Main Wind Force Resisting System (MWFRS) Using ASCE 7-10 Method 2 for all heights (gable/hipped roofs)										
94.5 V (mph):	120	Exposure	B		Cp		N-S wind		E-W wind	
1.00 N - S (ft):	60	Kzt:	1.00		Windward Wall		0.80	1.20	0.80	1.30
E - W (ft):	40	Kd:	0.85		Leeward Wall		-0.40		-0.50	
hm (ft):	15	G:	0.85		Windward Roof		0.14	0.71	0.04	0.61
Roof Pitch:	4 : 12	sd load factor:	0.60		Leeward Roof		-0.57		-0.57	
Roof Angle (deg)	18.4	<b>NORTH - SOUTH WIND</b>				<b>EAST - WEST WIND</b>				
qh (psf)	10.7	WALLS				ROOF				
Height (ft)	Kz	gz (psf)	LW "-P": -3.6		LW "-P": -5.2		LW "-P": -4.6		LW "-P": -5.2	
0-15	0.57	10.7	WW	TOTAL	WW	TOTAL	WW	TOTAL	WW	TOTAL
			"+" (psf)	"P" (psf)	"+" (psf)	"P" (psf)	"+" (psf)	"P" (psf)	"+" (psf)	"P" (psf)
			7.3	10.9	1.3	6.4	7.3	11.8	0.4	5.6

$$q_z = 0.0256 \times K_z \times K_{zt} \times K_d \times V^2 \times I_w \quad (\text{ASCE7 Eq. 6-15})$$

$$K_{zt} = 1.0$$

(FOR TYPICAL STRUCTURES, INTERNAL COMPONENTS OF WW AND LW PRESSURES CANCEL. THIS ANALYSIS HAS THEREFORE IGNORED THESE COMPONENTS)

$$P = q(GC_p) - q_i(GC_{pi}) \quad (\text{ASCE7 Eq. 6-17})$$

**WIND VS SEISMIC CHECK:**

$$W_{wind} = 7 \text{ psf} \cdot (5 \text{ ft}) + 12 \text{ psf} \cdot (8 \text{ ft} / 2) = 76 \text{ PLF} \quad \text{-THEREFORE WIND CONTROLS LATERAL DESIGN-}$$

$$W_{seis} = C_s \cdot W_p = 0.078 \cdot 880 = 70 \text{ PLF}$$

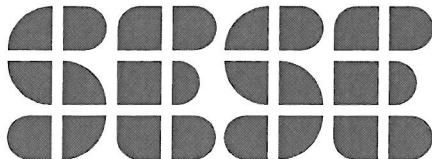
$$C_s = 0.078$$

$$W_p = 12 \text{ psf} \cdot 60 \text{ ft} + 10 \text{ psf} \cdot 8 \text{ ft} \cdot 2 = 880$$

NOTE: INTERIOR GYP WALLS HAVE BEEN USED EXCLUSIVELY FOR LATERAL SHEAR RESISTANCE BASED ON APPLICATION TO A MINIMUM ON ONE SIDE. THE ALLOWABLE FOR 2 SIDES IS 100 PSF BUT THE APPLIED LOADS ARE NOT MORE THAN 50 PLF.  
- SEE ATTACHED SHEETS FOR MORE ANALYSIS INFORMATION-

**NOMENCLATURE NOTE:**

'V' = SHEAR LOAD  
#s # Letters = GRIDLINES ON PLAN  
THEREFORE:  
'V2' = SHEAR LOAD ALONG GRID '2', ETC.



Shane  
Empey, P.E.  
Structural  
Engineering

Smith Residence:  
Project: As-Built Condition  
Client: Darren Smith Proj. No.: 16-125  
Date: March 2016 By: SAE Sheet No.: L1

Main Floor Walls		Shear at V1			
Wwr (plf):	76	h(ft):	8	trib width (ft):	7
V (#s):	532	Wind			
v (plf):	27	1/2" gyp w/#6 screws @7/12 ncap= 100 plf			
H' (ft):	8				
<u>L (ft)</u>	<u>wd (plf)</u>	<u>Pd (#)</u>	<u>T (#)</u>		
10	164	492	-574	NO H'LDN REQUIRED	
10	164	492	-574	NO H'LDN REQUIRED	
20					

Main Floor Walls		Shear at V2			
Wwr (plf):	76	h(ft):	8	trib width (ft):	14
V (#s):	1064	Wind			
v (plf):	41	1/2" gyp w/#6 screws @7/12 ncap= 100 plf			
H' (ft):	8				
<u>L (ft)</u>	<u>wd (plf)</u>	<u>Pd (#)</u>	<u>T (#)</u>		
15	212	636	-1008	NO H'LDN REQUIRED	
11	212	636	-754	NO H'LDN REQUIRED	
26					

Main Floor Walls		Shear at V2.5			
Wwr (plf):	76	h(ft):	8	trib width (ft):	14
V (#s):	1064	Wind			
v (plf):	35	1/2" gyp w/#6 screws @7/12 ncap= 100 plf			
H' (ft):	8				
<u>L (ft)</u>	<u>wd (plf)</u>	<u>Pd (#)</u>	<u>T (#)</u>		
11	128	384	-369	NO H'LDN REQUIRED	
6	128	384	-177	NO H'LDN REQUIRED	
8	128	384	-254	NO H'LDN REQUIRED	
5	128	384	-139	NO H'LDN REQUIRED	
30					

Main Floor Walls		Shear at V3 & V4			
Wwr (plf):	76	h(ft):	8	trib width (ft):	21
V (#s):	1596	Wind			
v (plf):	44	1/2" gyp w/#6 screws @7/12 ncap= 100 plf			
H' (ft):	8				
<u>L (ft)</u>	<u>wd (plf)</u>	<u>Pd (#)</u>	<u>T (#)</u>		
12	128	384	-337	NO H'LDN REQUIRED	
12	128	384	-337	NO H'LDN REQUIRED	
6.5	128	384	-125	NO H'LDN REQUIRED	
5.5	128	384	-87	NO H'LDN REQUIRED	
36					

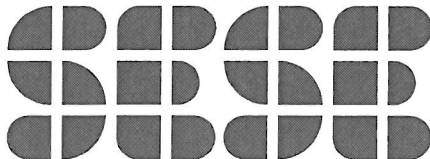
Main Floor Walls		Shear at V5			
Wwr (plf):	76	h(ft):	8	trib width (ft):	9
V (#s):	684	Wind			
v (plf):	49	1/2" gyp w/#6 screws @7/12 ncap= 100 plf			
H' (ft):	8				
<u>L (ft)</u>	<u>wd (plf)</u>	<u>Pd (#)</u>	<u>T (#)</u>		
3.33	152	456	-30	NO H'LDN REQUIRED	
7	152	456	-197	NO H'LDN REQUIRED	
3.5	152	456	-38	NO H'LDN REQUIRED	
13.83					

Main Floor Walls		Shear at VA			
Wwr (plf):	76	h(ft):	8	trib width (ft):	2.5
V (#s):	190	Wind			
v (plf):	12	1/2" apa w/ 8d @6/12 ncap= 357 plf (wind)			
H' (ft):	8				
<u>L (ft)</u>	<u>wd (plf)</u>	<u>Pd (#)</u>	<u>T (#)</u>		
3	128	384	-251	NO H'LDN REQUIRED	
9	128	384	-481	NO H'LDN REQUIRED	
4	128	384	-289	NO H'LDN REQUIRED	
16					

Main Floor Walls		Shear at VB & VC			
Wwr (plf):	76	h(ft):	8	trib width (ft):	9.5
V (#s):	722	Wind			
v (plf):	26	1/2" apa w/ 8d @6/12 ncap= 357 plf (wind)			
H' (ft):	8				
<u>L (ft)</u>	<u>wd (plf)</u>	<u>Pd (#)</u>	<u>T (#)</u>		
4	128	384	-178	NO H'LDN REQUIRED	
4	128	384	-178	NO H'LDN REQUIRED	
15	128	384	-600	NO H'LDN REQUIRED	
5	128	384	-216	NO H'LDN REQUIRED	
28					

Main Floor Walls		Shear at VD			
Wwr (plf):	76	h(ft):	8	trib width (ft):	14
V (#s):	1064	Wind			
v (plf):	34	1/2" gyp w/#6 screws @7/12 ncap= 100 plf			
H' (ft):	8				
<u>L (ft)</u>	<u>wd (plf)</u>	<u>Pd (#)</u>	<u>T (#)</u>		
7.5	128	384	-246	NO H'LDN REQUIRED	
8.5	128	384	-284	NO H'LDN REQUIRED	
4.75	128	384	-140	NO H'LDN REQUIRED	
5	128	384	-150	NO H'LDN REQUIRED	
5.5	128	384	-169	NO H'LDN REQUIRED	
31.25					

Main Floor Walls		Shear at VE, VF, & VG			
Wwr (plf):	76	h(ft):	8	trib width (ft):	11
V (#s):	836	Wind			
v (plf):	30	1/2" gyp w/#6 screws @7/12 ncap= 100 plf			
H' (ft):	8				
<u>L (ft)</u>	<u>wd (plf)</u>	<u>Pd (#)</u>	<u>T (#)</u>		
2.33	128	384	-84	NO H'LDN REQUIRED	
2.67	128	384	-97	NO H'LDN REQUIRED	
2	128	384	-71	NO H'LDN REQUIRED	
5.5	128	384	-206	NO H'LDN REQUIRED	
5.5	128	384	-206	NO H'LDN REQUIRED	
6	128	384	-225	NO H'LDN REQUIRED	
4.33	128	384	-161	NO H'LDN REQUIRED	
28.33					



Shane  
Empey, P.E.  
Structural  
Engineering

13995 SE MATILDA DR., MILWAUKIE OR, 97267, 503-998-7704. SHANE.EMPEY.PE@GMAIL.COM

Project: Smith Residence: As-Built Condition  
Client: Darren Smith Proj. No.: 16-125  
Date: March 2016 By: SAE Sheet No.: L2

Darren R Smith  
10922 SE 42<sup>nd</sup> Ave  
Milwaukie OR 97222  
Roof Plan For Garage

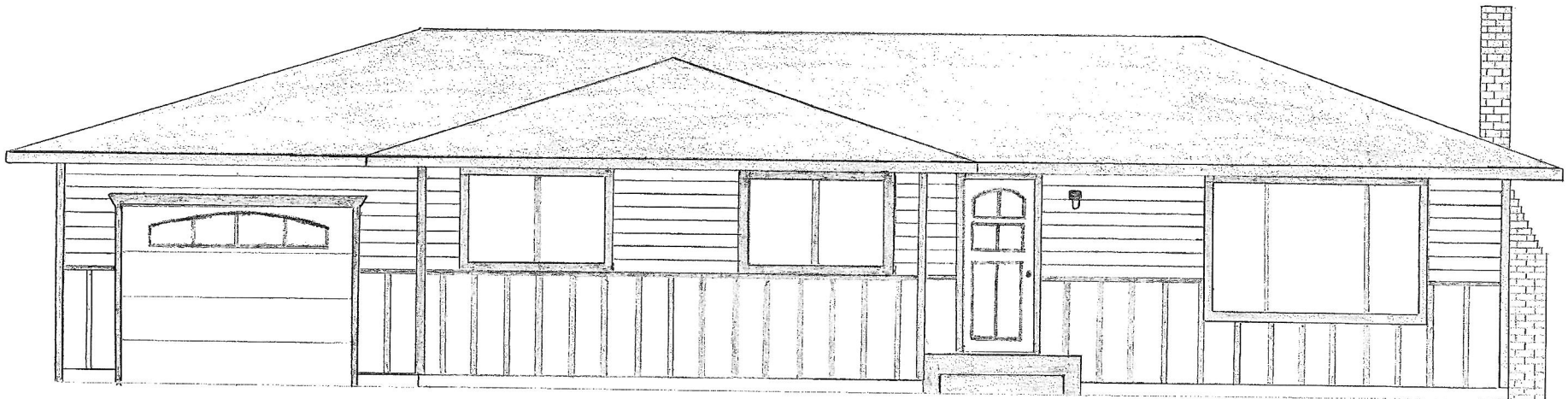
1/4

STRUCTURAL NOTES: FLOOR, WALL, & ROOF FRAMING	
1	VERIFY/PROVIDE MINIMUM 4x6 HEADER W/ TRIMMER KING STUD EA END
1.1	VERIFY/PROVIDE EAVE END OF EXISTING RAFTER ARE ATTACHED TO WALL PLATES W/ SIMPSON "H2.5".
2	3.5x9.25 PSL 2.0E FLUSH BEAM W/ 4x4 POST AND SIMPSON "BC44" EA END & W/ SIMPSON "HU28" TO EA JOIST/RAFTER. BEAM END MAY BE CUT TO ROOF PITCH WITH MINIMUM 3.5" DEPTH AT OUTSIDE WALL EDGE AND MAXIMUM 1/8" GAP TO ROOF SH'TG.
3	5.25x9.25 PSL 2.0E FLUSH BEAM - SIMPSON "BC46" EA END TO WALL PLATES - 4x4 WALL STUD CENTERED UNDER BEAM WITH DIRECT BEARING DOWN TO NEW 24" SQ x 10" F'TG W/ (2)#4 EA WAY - SIMPSON "HU28" TO EA CEILING JOIST. - BEAM END MAY BE CUT TO ROOF PITCH WITH MINIMUM 3.5" DEPTH AT OUTSIDE WALL EDGE AND MAXIMUM 1/8" GAP TO ROOF SH'TG.
4	3.5x9.25 LVL 1.9E HIP W/ (3)2x WALL STUDS BELOW EA SUPPORT POINT. BEAM END MAY BE CUT TO ROOF PITCH WITH MINIMUM 3.5" DEPTH AT OUTSIDE WALL EDGE AND MAXIMUM 1/8" GAP TO ROOF SH'TG. - FASTEN EAVE END TO WALL PLATES W/ (2) SIMPSON "A35" & (2) SIMPSON "H2.5A".
5	SUPPORT EA HIP PEAK W/ 2x6 BEAM POCKET DOWN TO WALL PLATES AS VERTICAL AS POSSIBLE. FASTEN 2x6 KING STUDS W/ (3)16d @12" o/c TO SIDE OF POST AND HIP. FASTEN EA KING STUD TO TOP OF WALL PLATES W/ SIMPSON "A34". VERIFY CONT. BEARING TO EXISTING FOUNDATION - CONTACT ENGINEER IF NOT PRESENT.
6	2x8 #2 DFL RAFTERS @24" o/c. FASTEN EAVE END TO WALL PLATES W/ SIMPSON "H2.5A" AND (3) 10d TOENAILS. FASTEN PEAK END TO HIP W/ (5) 16d TOENAILS.
7	1/2" APA ROOF SH'TG W/ 8d @6" o/c - EDGES, 8d @12" o/c - FIELD. TYP AT ALL NEW
8	FULLY SHEATH TRUSSES BELOW OVERBUILD REGION DOWN TO EAVE BLOCKING.
9	2x10 FLAT VALLEY NAILER OVER ROOF SH'TG W/ 5-16d TO EA RAFTER BELOW AND EDGE NAILED TO ROOF SH'TG ABOVE.
10	2x6 #2 DFL FLOOR JOISTS @16" o/c
A	1/2" APA WALL SH'TG W/ 8d @6" o/c - EDGES, 8d @12" o/c - FIELD. TYP AT ALL NEW EXTERIOR WALLS.
B	1/2" GYP W/ #6x1.25" SCREWS @7" o/c - EDGES, #6x1.25" SCREWS @12" o/c - FIELD. TYP AT ALL INTERIOR SIDE OF WALLS.



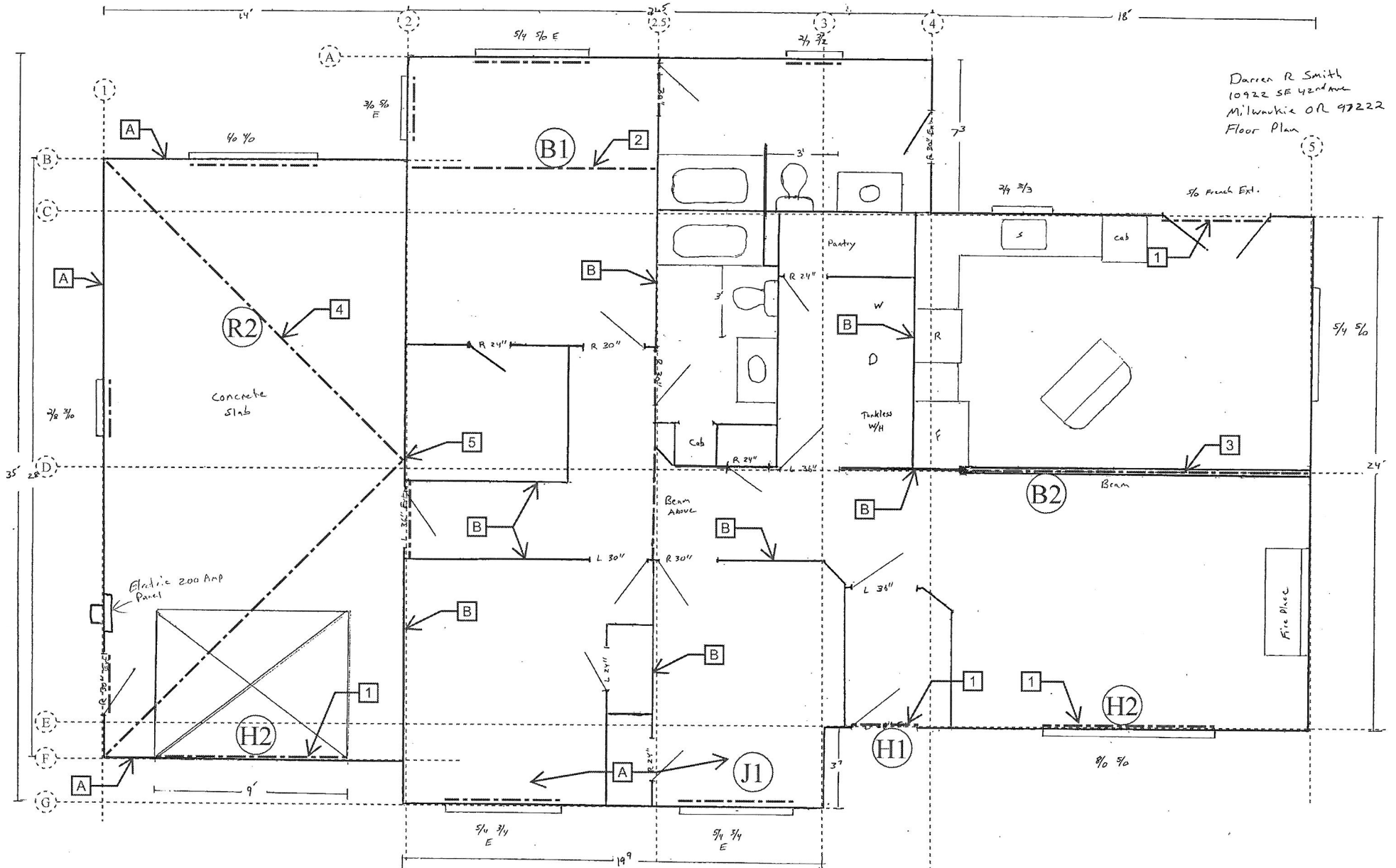


Darrea R Smith  
10922 SE 42<sup>nd</sup> Ave  
Milwaukie OR 97222  
1/4



- Hydro Gap House wrap
- Rmax 1" R-6 Sheathing with Tape
- Hardi Siding
- Lower Half to Be board & Batt  
T1-11 Batts @ 16" o.c.
- All Bedroom windows to have  
Proper Egress
- #30 Felt
- Architecture Shingles
- insulated Garage door  
with windows





Darren R. Smith  
 10922 SE 42nd Ave  
 Milwaukee WI 53222  
 Floor Plan

Concrete slab

Pantry

Broom ABOVE

Electric 200 AMP Panel

Fire Place

5/6 5/6

19'9"

5/4 5/6

24'

35'

40 7/6

5/4 5/6 E

7/6 7/2

7/4 7/3

5/6 finish Ext.

7/6 7/6

9'

5/4 7/4 E

5/4 7/4 E

7/6 7/6 E

24' 2.5"

18'

7'3"

R 24"

R 20"

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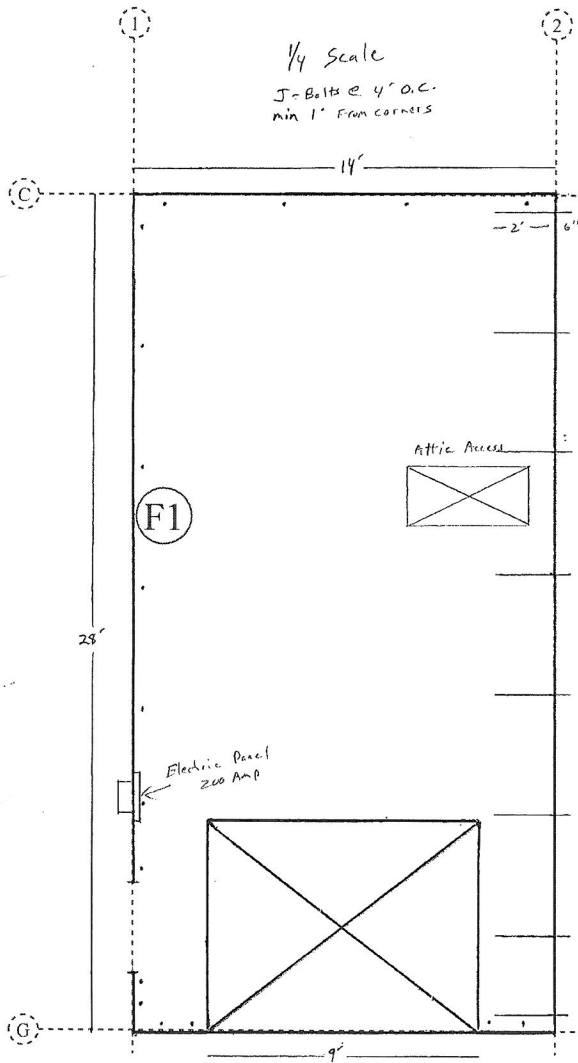
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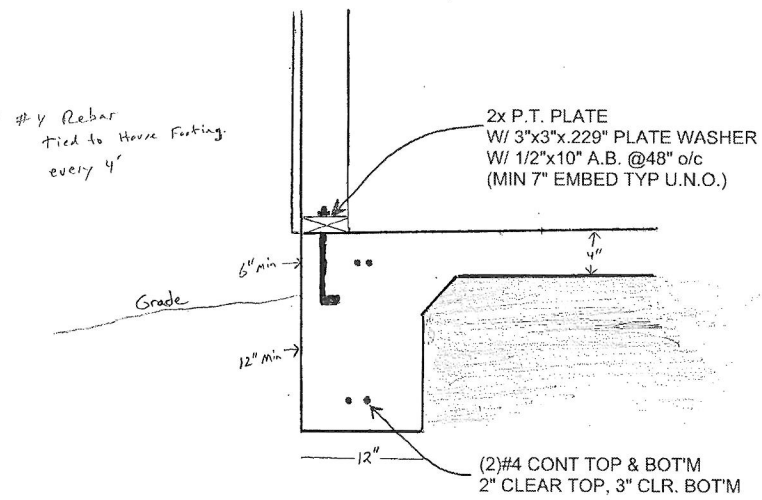
L 36"

L 36"

Garage Details



1/4 Scale  
J-Bolts @ 4' o.c.  
min 1' From corners



1" Scale

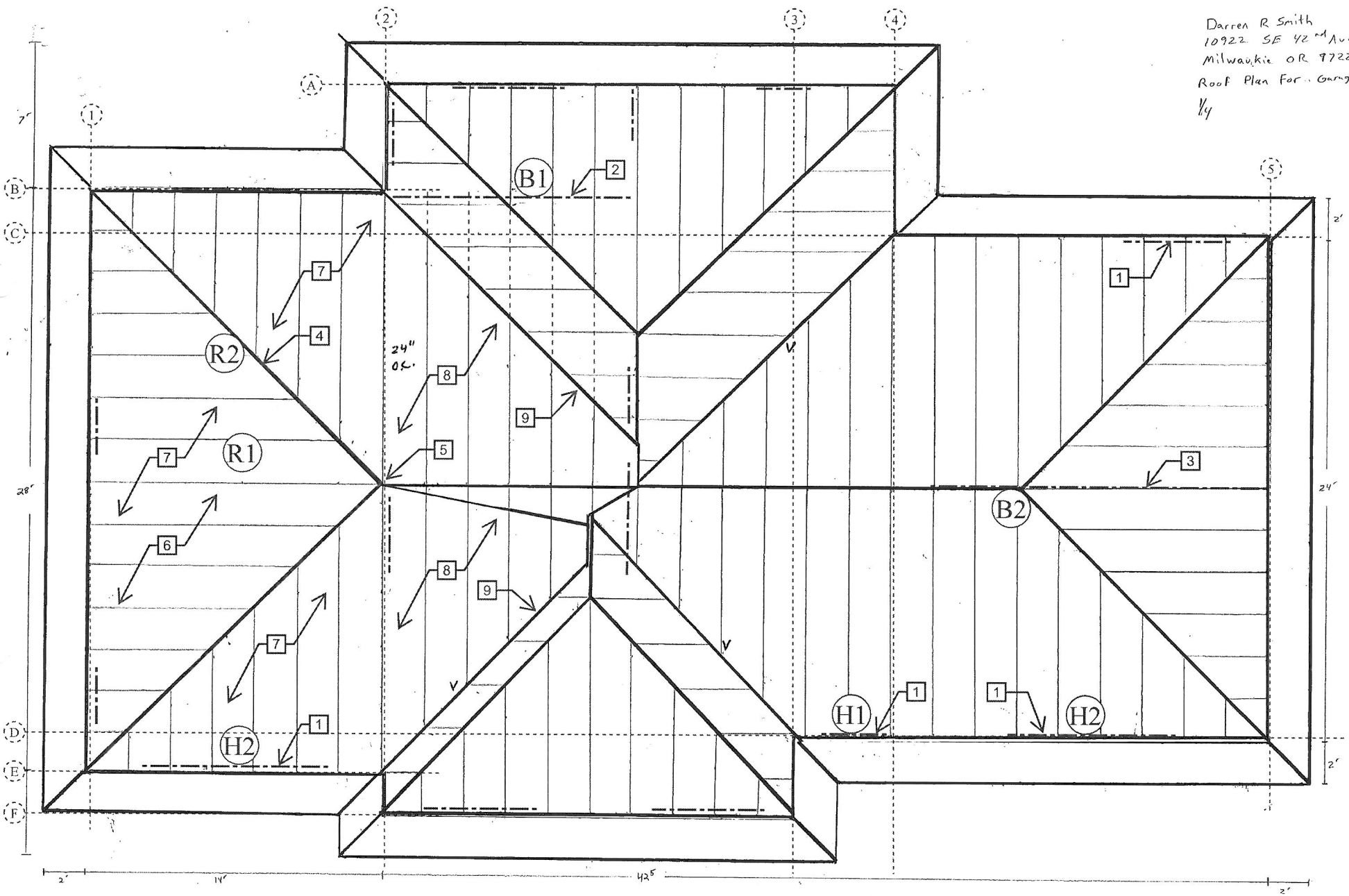
#4 Rebar  
Tied to House Footing  
every 4'

2x P.T. PLATE  
W/ 3"x3"x.229" PLATE WASHER  
W/ 1/2"x10" A.B. @48" o/c  
(MIN 7" EMBED TYP U.N.O.)

(2)#4 CONT TOP & BOT'M  
2" CLEAR TOP, 3" CLR. BOT'M

Mono Slab  
#4 Rebar

Darren R Smith  
10922 SE 42<sup>nd</sup> Ave  
Milwaukie OR 97222  
Roof Plan For Garage  
1/4



From: [Lars Campbell](#)  
To: [Kolias, Vera](#)  
Cc: [David Aschenbrenner](#)  
Subject: Application for Variance at 10922 SE 42nd Ave.  
Date: Wednesday, May 11, 2016 11:31:08 PM

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Hi Vera--

I'm writing on behalf of the Hector Campbell NDA in reference to File #VR-2016-004 at 10922 SE 42nd Ave. After discussion the application amongst the land use officers and in our NDA meeting, we are in favor of approving the variance with the following pieces of input from officers or neighbors:

I see no reason to oppose the project. I have talked to the applicant.

I have no objection to the application either as long as there is a thorough inspection of the non-permitted sections of the house to assure that everything meets current code.

I haven't seen the application, however what is listed below sounds OK to me, if the building will not be modified in a way that it won't fit into our neighborhood.

Those are our groups comments. Thanks!

Lars Campbell  
Land Use Chair, Hector Campbell NDA

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<http://larscampbell.wordpress.com/>