

MILWAUKIE PLANNING 6101 SE Johnson Creek Blvd Milwaukie OR 97206 503-786-7630 planning@milwaukieoregon.gov

Application for Land Use Action

Review type*: \square | \square || \square || \square || \square || \square || \vee

Master File #: VR-2020-002

CHOOSE APPLICATION TYPE(S):	
Variance: Variance	
type 2	
	Use separate application forms for:
	 Annexation and/or Boundary Change Compensation for Reduction in Property
	Value (Measure 37) Daily Display Sign Appeal
RESPONSIBLE PARTIES:	
APPLICANT (owner or other eligible applicant—see r	reverse): Brenden Petricko
Mailing address: 2050 South Beavercreek road	State/Zip: OR 97045
Phone(s): 5037329495	Email: brenden.petricko@lamontbros.com
Please do not include my contact informat	ion on public notices or on the City website:
APPLICANT'S REPRESENTATIVE (if different than above	e):
Mailing address:	State/Zip:
Phone(s):	Email:
SITE INFORMATION:	
Address: 3040 SE Malcolm st Millwakee OR 9722	² Map & Tax Lot(s): 11E25BD04200
Comprehensive Plan Designation: Z	oning: R-7 Size of property: 17,256.97 SF-
PROPOSAL (describe briefly):	
We are wanting to add on to the owners current kitche	en, which is small and located in a hallway like area, to create
a more usable kitchen space.	· · · · · · · · · · · · · · · · · · ·
SIGNATURE:	
	nitiate this application per Milwaukie Municipal Code tached written authorization to submit this application. To dividing this application package is complete and
Submitted by: Brenden Petricko	Date: May 13, 2020

IMPORTANT INFORMATION ON REVERSE SIDE

WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION (excerpted from MMC Subsection 19.1001.6.A):

Type I, II, III, and IV applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

Type V applications may be initiated by any individual.

PREAPPLICATION CONFERENCE:

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

REVIEW TYPES:

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

Note: Natural Resource Review applications **may require a refundable deposit**. Deposits require completion of a Deposit Authorization Form, found at www.milwaukieoregon.gov/building/deposit-authorization-form.

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	AMOUNT (after discount, if any)	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP			
Master file		\$						
Concurrent application files		\$						
		\$						
		\$						
		\$						
Deposit (NR only)								
TOTAL AMOUNT RE	CEIVED: \$		RECEIPT #:		RCD BY:			
Associated applie	cation file #s (ap	peals, modificat	ions, previous a	pprovals, etc.):				
Neighborhood D	istrict Associatio	n(s):						
Notes:								
L								



Applicant/Property Owner

PREAPPLICATION CONFERENCE WAIVER

I/We, Lamont Bros	(print), as applicant(s)/property
owner(s) of Nick and Jesse Haselwander	(address of property), request to waive
the requirement for a preapplication conference	for the submission of a Type II / III / IV / V (circle
one) land use application per MMC Subsection 19	9.1002.2 Applicability.
Please provide an explanation for the waiver requ MMC Section 19.1002 Preapplication Conference is provided	
We have gone over the requitements for the variance has walked us through everything we need an variance to be aproved.	nce request with a planner at the city already and
Type 2 variance is requested	
	Α Ο
Signed: Brenden Petricko	Approved

Planning Director

19.1002 PREAPPLICATION CONFERENCE

19.1002.1 Purpose

The purpose of the preapplication conference is to acquaint the applicant or applicant's representative with the requirements of the municipal code in preparation for submission of a land use application, including relevant approval criteria, development standards, and procedures. The preapplication conference is not an exhaustive review of all potential issues or requirements. Furthermore, the information provided by the City is not binding, and it does not preclude the City from raising new issues or identifying additional requirements during the land use review process.

19.1002.2 Applicability

- A. For Type I applications, a preapplication conference is optional.
- B. For Type II, III, IV, and V applications, and expedited annexations per Section 19.1104, a preapplication conference is required, with the following exceptions:
 - 1. The Planning Director may waive the preapplication conference requirement for proposals that are not complex or, for some other reason, would not benefit from a formal conference.
 - 2. A preapplication conference is not required for City-initiated Type IV or V applications.

19.1002.3 Preapplication Conference Procedures

The Planning Director shall adopt administrative rules for how the City processes preapplication conferences. The rules shall ensure that preapplication conferences are held in a timely fashion and provide a thorough explanation of all required City permits, fees, and approvals for any given development proposal. They shall include standards for scheduling, conducting, and communicating the outcomes of preapplication conferences.

19.1002.4 Preapplication Conference Expiration

- A. A preapplication conference is valid for 2 years. If a land use application or development permit has not been submitted within 2 years of the conference date, the applicant is required to schedule a new preapplication conference prior to submittal. This requirement may be waived per Subsection 19.1002.2.B.1.
- B. An applicant may request additional preapplication conferences at any time. There is no limit to the number of preapplication conferences that may be requested.
- C. If a development proposal is significantly modified after a preapplication conference occurs, the Planning Director may require a new preapplication conference. The City may refuse to accept a land use application or development permit for a significantly altered development proposal until a new preapplication conference is held.

Application Narrative

The proposal is to allow an addition to the existing single-story home with a 6-ft side yard setback rather than the 10 ft minimum. This addition is a kitchen addition that will allow the client to expand the existing non-functional kitchen that is currently in a hallway into a functional kitchen space. Relocating the kitchen into other areas of the house was explored but did not work with the current flow of the house-doing so would be prohibitively expensive. The alternative to the kitchen addition would be to demolish at least 50% of the home in order to provide enough space for the client's kitchen--and a tear-down may be considered.

This design does not unreasonably infringe on the setback and holds to the intent of the planning regulations by keeping the same aesthetic as the original home and keeping a 6' setback on the side yard.

The adjacent property has a driveway along the side of the property line. Although there is no fence separating the 2 properties until about 10 ft past where the proposed addition is to be, the neighbor's house is a single-story home and the height of the proposed addition will be about the same height as the adjacent house.

Please refer to the attached site plan, construction drawings, and photographs.

MMC 19.911 - Variances

Approval Criteria

An application for a Type II variance shall be approved when all of the following criteria have been met:

1. The proposed variance, or cumulative effect of multiple variances, will not be detrimental to surrounding properties, natural resource areas, or public health, safety, or welfare.

No, it will not be detrimental. The variance will not cause problems to the surrounding properties and it will not affect any natural resource areas or affect the public in any way.

2. The proposed variance will not interfere with planned future improvements to any public transportation facility or utility identified in an officially adopted plan such as the Transportation System Plan or Water Master Plan.

The proposed variance is to the side yard setback, an area does not interfere with the public street in any way or the utilities of the area.

3. Where site improvements already exist, the proposed variance will sustain the integrity of, or enhance, an existing building or site design.

The work and new addition will bring the existing work area up to code so in doing so will enhance the existing building.

4. Impacts from the proposed variance will be mitigated to the extent practicable.

Yes, the proposed variance should have minimal to no impact to the area and surrounding properties.

PROJECT VICINITY SE Stubb St SE Boyd St SE Mailwell D. SE Olsen St

APPLICABLE CODES

2017 OREGON RESIDENTIAL SPECIALTY CODE

OREGON RESIDENTIAL SPECIALTY CODE PRESCRIPTIVE

PER TABLE N1101.1(1) ORSSC: PRESCRIPTIVE ENVELOPE REQUIREMENTS STANDARD BASE CASE

- WALL INSULATION ABOVE GRADE --- U-0.059C/R-21 INTERMEDIATE
- WALL INSULATION BELOW GRADE --- U-0.063/R-15/R-21
- FLAT CEILINGS --- U-0.021/R-49
- VAULTED CEILINGS --- U-0.033/R-30 RAFTER OR R-30A SCISSOR TRUSS
- UNDERFLOORS --- U-0.033/R-30
- SLAB EDGE PERIMETER --- F-0.520/R-15
- HEATED SLAB INTERIOR --- N/A/R-10
- WINDOWS --- U-0.30
- SKYLIGHTS --- U-0.50
- EXTERIOR DOORS --- U-0.20
- EXTERIOR DOORS WITH >2.5 FT GLAZING U-0.40
- FORCED AIR DUCT INSULATION --- R-8

PER TABLE N1101.1(2) ORSSC: ADDITIONAL MEASURES
PATH TABLE N1101.1(2) ENVELOPE ENHANCEMENT MEASURE 2
UPGRADED FEATURES

- EXTERIOR WALLS --- U0.057/R-23 INTERMEDIATE FRAMING OR R-21 ADVANCED,
- FRAMED FLOORS --- U-0.026/r-38, AND WINDOWS --- U0.28 (AVERAGE UA)

DESIGN CRITERIA

DEAD LOAD - 15 PSF SNOW LOAD - 25 PSF LIVE LOAD - 40 PSF WIND SPEED - 120 MPH (ULT) EXPOSURE - B

PROJECT TEAM

DESIGN CONSULTANT
JOSEPH PATRICK
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JOSEPH@LAMONTBROS.COM
971-344-2699

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503-867-5096

PROJECT MANAGER
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BRENDAN.PETRICKO@LAMONTBROS.COM
503-732-9495

ENGINEER
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PRINCIPAL
JAMES G PIERSON INC
CONSULTING STRUCTURAL ENGINEERS
PEDER@JGPEIRSON.COM
503-226-1286

PROJECT INFORMATION

PROJECT: HASELWANDER-NJ-001 CLIENT: NICK & JESSE HASELWANDER ADDRESS: 3040 SE MALCOLM ST MILWAUKIE, OR 97222

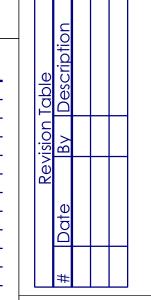
YEAR BUILT: 1925 LOT SIZE: 17,424 (E) SQ FT: 1,802 (N) SQ FT: 256 TOTAL SQ FT: 2,058

REVISIONS

REVISION 1 05-11-20

INDEX

SHEET	SHEET NAME	REVISIONS
1	COVER SHEET	
2	CODE NOTES	
3	PLOT MAP	
4	DEMOLITION	
5	FOUNDATION/ FLOOR FRAMING	R1
6	FRAMING	R1
7	ROOF FRAMING	R1
8	ROOF RENDERINGS	
9	BUILDING SECTIONS	
10	EXTERIOR ELEVATIONS	
11	ELECTRICAL/MECHANICAL	
12	DETAILS	



design & construction

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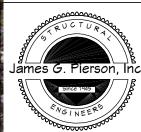
HASELWANDER PRODUCT AN AALCOLM ST CONTAINED CONTAINED

PERSPECTIVE



HASELWANDER-NJ-001

NICK & JESSE HASEL 3040 SE MALCO MII WALIKIF OR



DATE: 5/12/2020 DRAWN BY:

E.C.

CHECKED BY:

SCALE: 100% (22x34) 50% (11X17)

A.1

ABBREVIATION TABLE

×	And	HVACHed	ating, Ventilating,
	At		And Air Conditionir
AFF	Above Finished Floor	INSUL	Insulated or
CJ	Control Joint		Insulation
CLG	Ceiling	INT	Interior
COL	Column	LO	Low
CONC	Concrete	MAX	Maximum
CONT	Continuous	MECH	Mechanical
CPT	Carpet	MIN	Minimum
CT	Ceramic Tile	NIC	Not In Contract
DBL	Double	NO	Number
DEMO	Demolish or Demolition	(N)	New
NΑ	Diameter	OC	On Center
MIC	Dimension	ΟZ	Ounce
SMIC	Dimensions	PLUMB	Plumbing
N	Down	PLY	Plywood
)R	Door	PT	Pressure Treated
)WG	Drawing	PNT	Paint or Painted
A	Each	REQD	Required
IJ	Expansion Joint	RM	Room
:L	Elevation	SIM	Similar
LEC	Electrical	STRUCT	Structure or
LEV	Elevation		Structural
E)	Existing	T&G	Tongue And Groov
XT	Exterior	TLT	Toilet
IXT	Fixture	TPD	Toilet Paper
LR	Floor		Dispenser
ND	Foundation	TYP	Typical
S A	Gauge	UNO	Unless Noted
SWB	Gypsum Wall Board		Otherwise
11	High	VIF	Verify In Field
łR	Hour	W/	With

Wood

CONTRACTOR TO VERIFY ALL MEASUREMENTS FOR MEASURED DRAWINGS ON SITE AND NOTIFY DESIGNER OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING STRUCTURE.

SITE

Property lines shall be clearly identified by finding the existing official corner markers or providing a property survey for inspection of the setbacks and fire separation distance between the lot lines and new construction. P1101.5.3.2

Drywells must be located at least 5' from a property line and 10' from a building unless approved through a Plumbing Appeal. This distance is measured to the center of the drywell.

FOUNDATION/UNDER-FLOOR/ATTIC

Reinforcing steel and connectors to be imbedded in concrete shall be in place and supported at time of foundation inspection.

R317.1

All wood shall be pressure-preservative-treated or of natural resistance to decay where: (1) Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation. (2). Wood framing members and sill plates in contact with concrete or masonry foundation walls.(3). Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier such as 6-mil (0.15 mm) thick polyethylene sheeting or equivalent. (4). The ends of wood

girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.7 mm) on tops, sides and ends. (5). Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground or less than 2 inches (51 mm) measured vertically from concrete steps, porch slabs, patio slabs and similar horizontal surfaces exposed to the weather. R502.6

Provide 3" of bearing at beam pockets and $\frac{1}{2}$ " air space at sides and ends

Lots shall be graded to drain surface water away from exterior walls a minimum of 6" vertical in 10' horizontal.

Bottoms of foundation footings shall extend at least 18" below finish grade; except foundations of freestanding accessory structures of light frame construction not more than 600 SFF with an eve height not more than 10', and decks not supported by a dwelling may extend not less than 12" below grade. R403.1.1-R403.1.5

100.11.1 100.11.0			
Number of floors	Wall Thickness	Footing Width	Footing Thickness
1	6"	12"	6"
2	8"	15"	7"
3	10"	18"	8"

When the footing and stem wall are placed in separate concrete pours, one #4 vertical bar shall be placed @ 48" OC with each bar having a 6" hook in the footing and extending at least 14" into the stem wall.

Foundation stem walls shall be provided with a minimum of one #4 bar within 12" of the top of the wall and one #4 bar a minimum of 3" clear form the bottom of the footing.

R403.1.8 Grounding electrodes. When concrete reinforcing bars are installed in concrete footings, the following requirements shall be met to provide for a grounding electrode system: 1. Uncoated No. 4 reinforcing bar installed not less than 3 inches (76 mm) from the bottom of the footing and not less than 20 feet (6096 mm) in length encased with a minimum of 2 inches (51 mm) of concrete. 2. An uncoated No. 4 reinforcing bar stubbed up at least 12 inches (305 mm) above the floor plate line and tightly attached to the reinforcing bar located in the footing. The spliced lap of the stubbed up bar to the footing bar shall be a minimum of 12 inches (305 mm). R403.1.6

Foundation anchor bolts shall not be less than ½" diameter bolts embedded at least 7" into concrete, or masonry, spaced 6'0" on center maximum, with at least two bolts per plate and within 12" of ends and corners. 1/4"x3"x3" washers are required at all anchor bolts the full length of all required braced wall lines.

R404.1.6 Foundation wall shall extend at least 6" above grade.

R405.1

Waterproofing is required on the outside surface of below-grade foundation walls enclosing interior space.

Drains shall be provided around all foundations enclosing habitable or usable space below grade.

R407.3 Columns shall be anchored at the bottom, expect columns less than 48" in height within underfloor areas enclosed

by a continuous foundation. R408.1

Provide foundation vents at a rate of 1 SF vent area per 150 SF of crawl area within 3' of each corner, and on at

Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches (457 mm by 610 mm). Openings through a perimeter wall shall be not less than 16 inches by 24 inches (407 mm by 610 mm). R302.13

The underside of floor assemblies shall have $\frac{1}{2}$ " gypsum wallboard or 5/8" wood structural panel except over a crawl space not used for storage or fuel-fired equipment, or when supported by 2x10 or greater floor joists. R806.1

Enclosed attics and rafter spaces shall have vent openings to the exterior with a total net free area of 1 unit per 300 units of attic area with at least 50% but not more than 80% of vents at least 3 feet above the eave and the remaining at the eve. Minimum 1-inch airspace shall be provided between insulation and roof sheathing.

22"x30" minimum attic access is required to all attic areas > 30 SF and with 30" or more clear height.

FRAMING

R302.11

Fireblocking shall be installed in concealed spaces of wood construction: in walls at ceiling and floor levels, and not more than 10' horizontally; at intersections between vertical and horizontal spaces such as at dropped ceilings and soffits; between stair stringers at top and bottom of stair runs. Fireblocking shall consist of 2" nominal lumber, ½" gypsum board, mineral wool or glass fiber securely retained, or other approved material. R302.12

Draftstopping shall be installed in concealed floor-ceiling construction parallel to the framing members so that the area does not exceed 1,000 sa.ft.

R317.3

Fasteners and connectors in contact with preservative-treated wood shall be hot dipped galvanized steel or equivalent.

Notches in solid lumber joists, rafters and beams shall not exceed one-sixth of the depth of the member, shall not be longer than one-third of the depth of the member and shall not be located in the middle one-third of the span. Notches at the ends of the member shall not exceed one-fourth the depth of the member. The tension side of members 4 inches (102 mm) or greater in nominal thickness shall not be notched except at the ends of the members. The diameter of holes bored or cut into members shall not exceed one-third the depth of the member. Holes shall not be closer than 2 inches (51 mm) to the top or bottom of the member, or to any other hole located in the member. Where the member is also notched, the hole shall not be closer than 2 inches (51 mm) to the notch. R502.8.2

Cuts, notches or holes are not permitted in engineered wood products, except where permitted by the product

manufacturer or where designed by a registered design professional.

Top plates of bearing walls notched or drilled more than 50 percent of their width shall have a minimum 16 gauge, 1-1/2" wide galvanized strap installed at the opening. Straps shall extend 6" minimum past the opening with 8 10d nails each

Engineered trusses design drawings shall be submitted for review and approval prior to erection. Trusses shall be braced. Tie-downs shall be installed to provide a continuous load path from the truss to the foundation.

DWELLING UNIT

R802.10.1, R802.11

All habitable rooms shall have an aggregate glazing area off not less than 8 percent of the floor area of the room, or shall have permanent artificial illumination providing 6 footcandles average 30 inches above the floor. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.

R303.3 (M1507.2, M1507.4, M1503.4, M1503.1, M1502.3 M1502.7)

Rooms with bathing facilities shall have a mechanical ventilation system designed to exhaust a minimum of 80 CFM intermittent or 20 CFM continuous. Mechanical ventilation control systems shall be connected to a dehumidistat, timer or similar automatic control. 4" dia. Ducts must be smooth and no more than 20' long with 3 elbows. Natural ventilation is okay for bathrooms without bathing facilities. Kitchen cooking appliances shall be equipped with ducted range hoods, down-draft system or wall- or ceiling-mounted fans designed to exhaust a minimum of 150 CFM intermittent or 25 CFM continuous. All exhaust ducts shall exhaust directly to the outdoors and may not terminate in an attic or crawl space. Clothes dryer exhaust duct terminations shall be located at the building exterior and shall have a backdraft damper. Clothes dryer installed in closets shall have a makeup air opening not less than 100 Sq. In.

Safety glazing shall be provided at hazardous locations such as: Tub or shower enclosures where the glazing is less than 60" above any standing surface or the drain within 24" of a door and less than 60" above the floor individual panes greater than 9 sq. ft. and bottom edge less than 18" above the floor. Glazing adjacent to stairways, landings or ramps and within 36" horizontal from the walking surface when the exposed surface of the glass is located less than 60" above the walking surface. Glazing adjacent to stairways within 60" horizontally of the bottom of tread of a stairway in any direction when the exposed surface of the glass is less than 60" above the nose of the tread. R310

All basements and each sleeping room shall have at least one operable emergency escape and rescue opening. Emergency escape and rescue opening shall have a net clear opening of 5.7 square feet (5 for grade floor windows). Minimum clear opening height 24"; width 20". Sill height above finished floor is 44" max.

Windows more than 72" above exterior grade or surface below and less than 24" above the floor of the room shall not allow passage of a 4" sphere through the window opening or fall prevention device. The minimum net clear opening size of required egress windows shall not be reduced.

There shall be a floor or landing, not more than 1.5 inches lower than the top of the threshold, on each side of the required exit door, except an exterior landing may not be more than 8" below the top of the threshold where the door does not swing over the landing (except exterior storm or screen doors.) Landings shall be at least as the door and shall be at least 36" long measured in the direction of travel.

E35-210.12

Arc-Fault Circuit Interrupter circuits are required in all sleeping areas. When existing wall cover is left in place and the wiring is "fished" in the wall, an AFCI circuit breaker is not required.

Smoke alarms are required in each sleeping room, outside of each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story including basements, and within 3' from a room that contains a bathtub or shower unless this prevents placement of a smoke detector. Ionization alarms are not allowed near kitchens, bathrooms with tubs/showers, and HVAC supply registers. Photoelectric alarms are suitable for all locations.

Carbon monoxide alarms shall be installed in each sleeping room or within 15 feet outside each sleeping room door and one for each story of the house. CO alarms may be hard-wired or battery-powered. CO alarms may be combination smoke/CO alarms when installed as required for smoke alarms.

P411.7, P411.6

Showers shall have a clear area measured at the top of the threshold not less than 1,024 square inches and 30" diameter circle. The clear opening width at shower doors shall be at least 22".

The exterior wall envelope shall be installed in a manner to allow water that enters the assembly to drain to the exterior. The envelope shall consist of an exterior veneer, a water-resistive barrier, a minimum 1/8" space between the water-resistive barrier and the exterior veneer, and integrated flashings. The 1/8" space is not required where the exterior veneer or water-resistive barrier complies with ASTM E2273, or the drawings include details of window sill pan flashing which drains through the veneer to the exterior surface.

STAIRS & GUARDRAILS

All exterior and interior stairways are to be provided with illumination. Interior stairs shall have light located in the immediate vicinity of each landing and controlled at the top and bottom of the stairway unless remote, central or automatic control of lighting is provided.. Exterior stairways shall have light located in the immediate vicinity of the top landings and controlled from the inside.

Walls and soffits of enclosed accessible space under stairs shall be protected with ½" gypsum board. R311.7

Stairs must comply with the following dimensions: 36" minimum width measured above the handrail. 6'8" minimum headroom height measured vertically from the plane of the nosings of the treads. Minimum 4" to maximum 8" riser height and a minimum 9" tread depth, with 3/8" maximum variation between the smallest and largest treads and risers. Width at and below the handrail shall be not less than 31 1/2" where there is a single hand rail, and 27" where there is a handrail on each side.

Guardrails at open-sided walking surfaces shall be not less than 36" (34" high on the open sides of stairs) high height measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads. Guard rails shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4" in dia. (other than the triangular openings at the open side of a stair which shall not allow passage of a 6" sphere or the guards on open sides of stairs which shall not have openings which allow passage of a 5" sphere.)

CHIMNEYS

R1001.1, ANSI Z223.1, Section 10.5.2.1,

A chimney for residential-type or low-heat gas utilization equipment shall extend at least 3 ft. above the highest point where it passes through a roof of a building and at least 2 ft. higher than any portion of a building within a horizontal distance of 10 ft.

RADON CONTROL METHOD

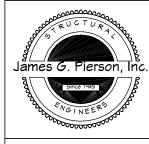
AF103.5.1.1-3 - Appendix F

All new building shall have radon gas mitigation by one of the following methods: Crawl space: [1. Mechanically ventilated; or [12. Passive sub-membrane depressurization; or Slab-on-Grade: [] Passive depressurization system with 4" gas permeable layer of aggregate under slab and a 6mil polyethylene membrane shall be installed over under-slab aggregate or crawl space soil, lapped 12" and closely fit around penetrations. A minimum 3" diameter vent pipe for depressurization with a plumbing tee shall be installed beneath the membrane and extend up through the building floors and terminate at least 12" above the roof, 10' away from openings less than 2' below termination. Potential radon entry routes into the building shall be properly sealed. An electrical box with power shall be installed in the attic for potential future installation of a fan for active depressurization where passive depressurization is installed.

SO

THESE DRAPPRODUCT DEVELOPICE. USE CONTAIN OF LAMO

NICK & JESSE HASELWA 3040 SE MALCOLM MILWAUKIE OR 972



DATE: 5/12/2020 DRAWN BY:

CHECKED BY

SCALE: 100% (22x34)

50% (11X17)

CODE NOTES

SITE INFORMATION

TAX LOT ID 11E25BD04200

ZONE R-7 LOT SQ FT 17,424

BUILDING COVERAGE: (E) BUILDING SQ FT: 2,340

LOT COVERAGE: 13.4% ADDITION SQ FT: 256

PERCENT OF LOT COVERAGE: 1.5%

TOTAL LOT COVERAGE PROPOSED: 2,596 PERCENT OF LOT COVERAGE: 14.9%

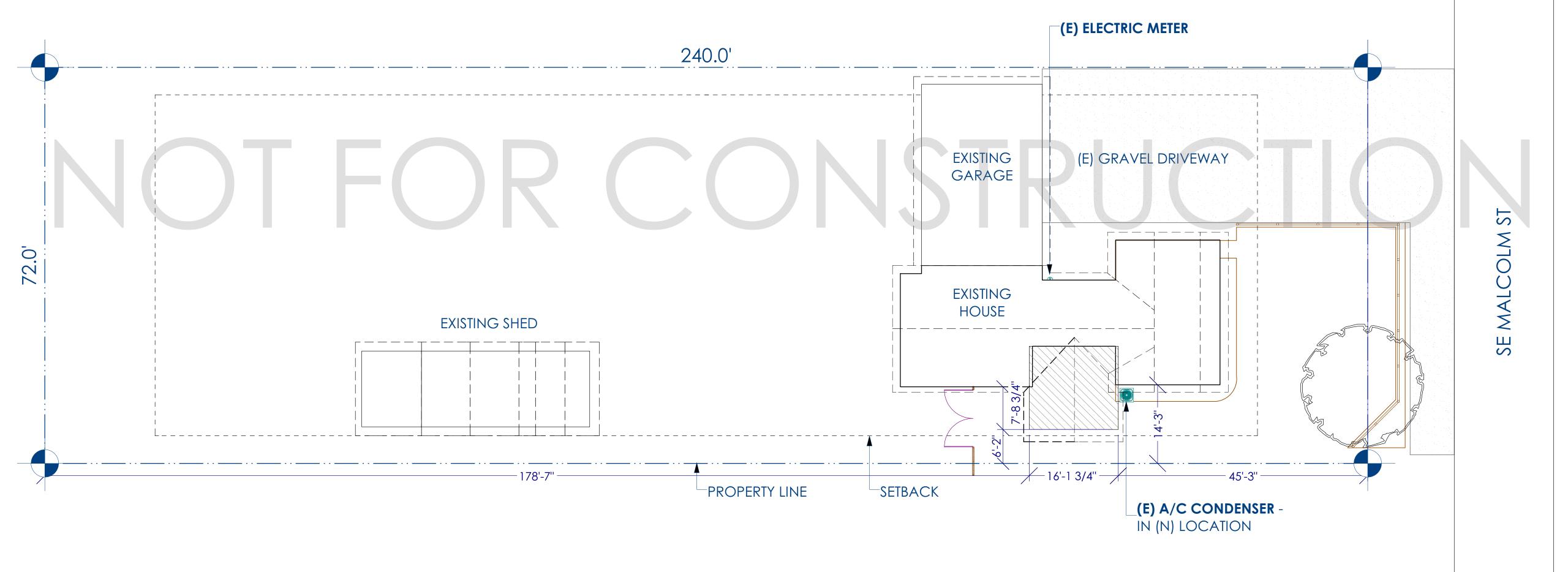
IMPERVIOUS AREAS

PAVING: 0 ROOF OVERHANG: 354 DECK & STAIRS: 0

TOTAL SQ FT: 0 PERCENT OF LOT: 0%

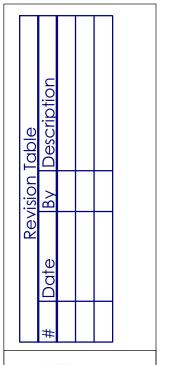
ROOF PITCH (VARIES) 6:12, U.N.O.

ROOF EAVES (VARIES) 1'-6", U.N.O.





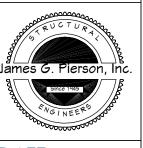
PLOT MAP



design & construction

IESE DRAWINGS ARE THE PROPRIETARY WORK
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NICK & JESSE HASELWANDER 3040 SE MALCOLM ST MILWAUKIE OR 97222



DATE: 5/12/2020 DRAWN BY: E.C. CHECKED BY:

SCALE:

100% (22x34) 50% (11X17)

DEMO NOTES

• REMOVE BASEMENT WINDOW ON EAST LAUNDRY WALL & CLOSE IN

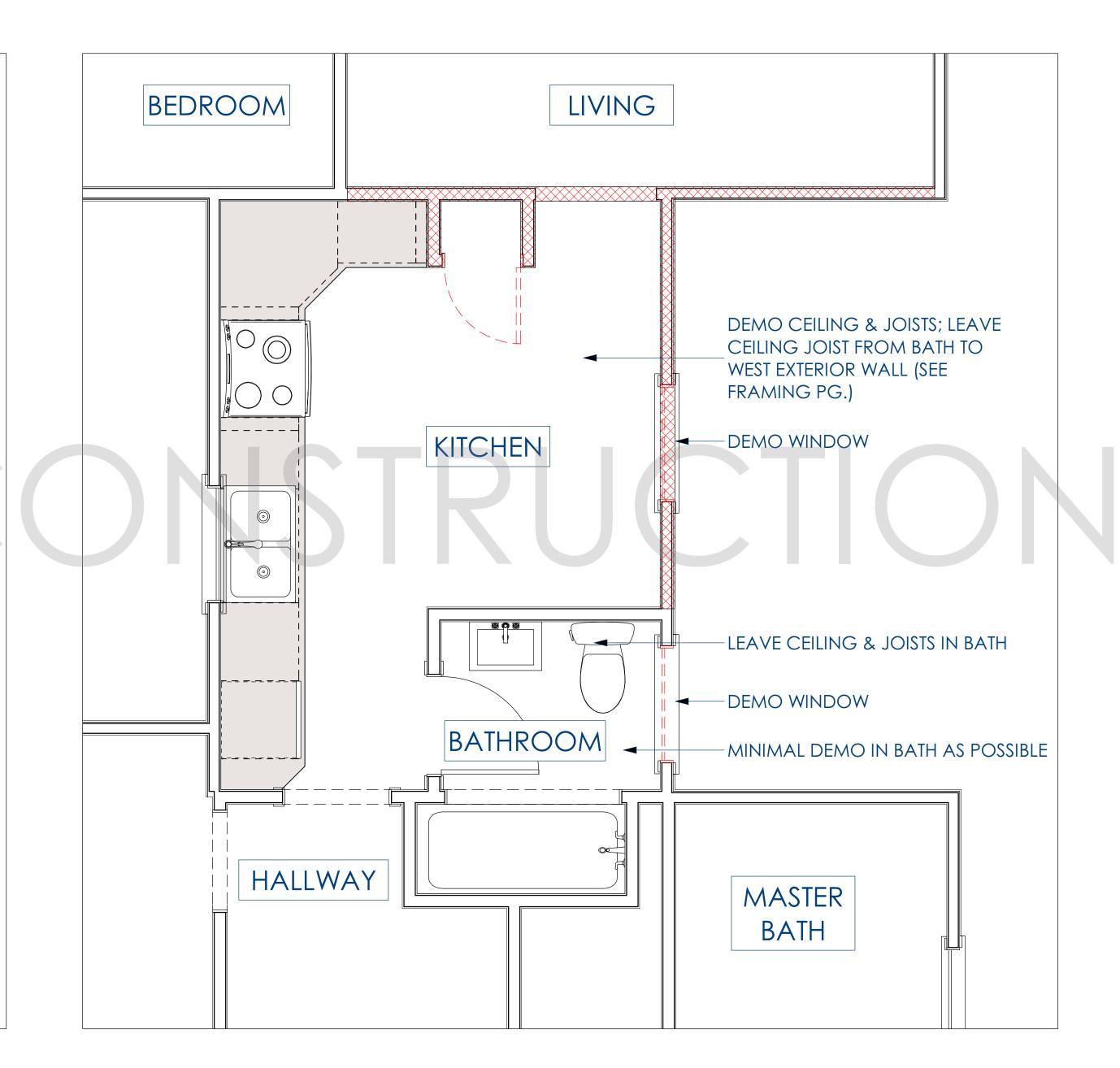
LAUNDRY

- REMOVE WOOD AND TILE FLOORING IN LIVING ROOM, KITCHEN, AND HALLWAY
- LEAVE & PROTECT KITCHEN CABINETS, COUNTERTOPS, APPLIANCES, AND FIXTURES
- LEAVE & PROTECT WINDOW AT SINK
- LEAVE & PROTECT ELECTRICAL IN KITCHEN

CLOSET

DEMO LEGEND

WALL TO BE REMOVED COMPONENT TO BE REMOVED WINDOW/DOOR TO BE REMOVED





N

BEDROOM

ADJUST FLOOR

BEAM(S)

FRAMING FOR (N)

- DEMO WINDOW

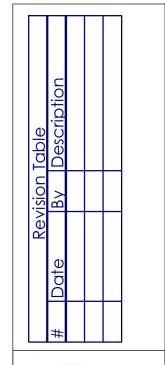
SCALE: 1/2" = 1'-0"

PARTIAL EXISTING MAIN FLOOR PLAN

SCALE: 1/2" = 1'-0"



DEMOLITION



SO. O. O.

NICK & JESSE HASELWANDER 3040 SE MALCOLM ST MILWAUKIE OR 97222



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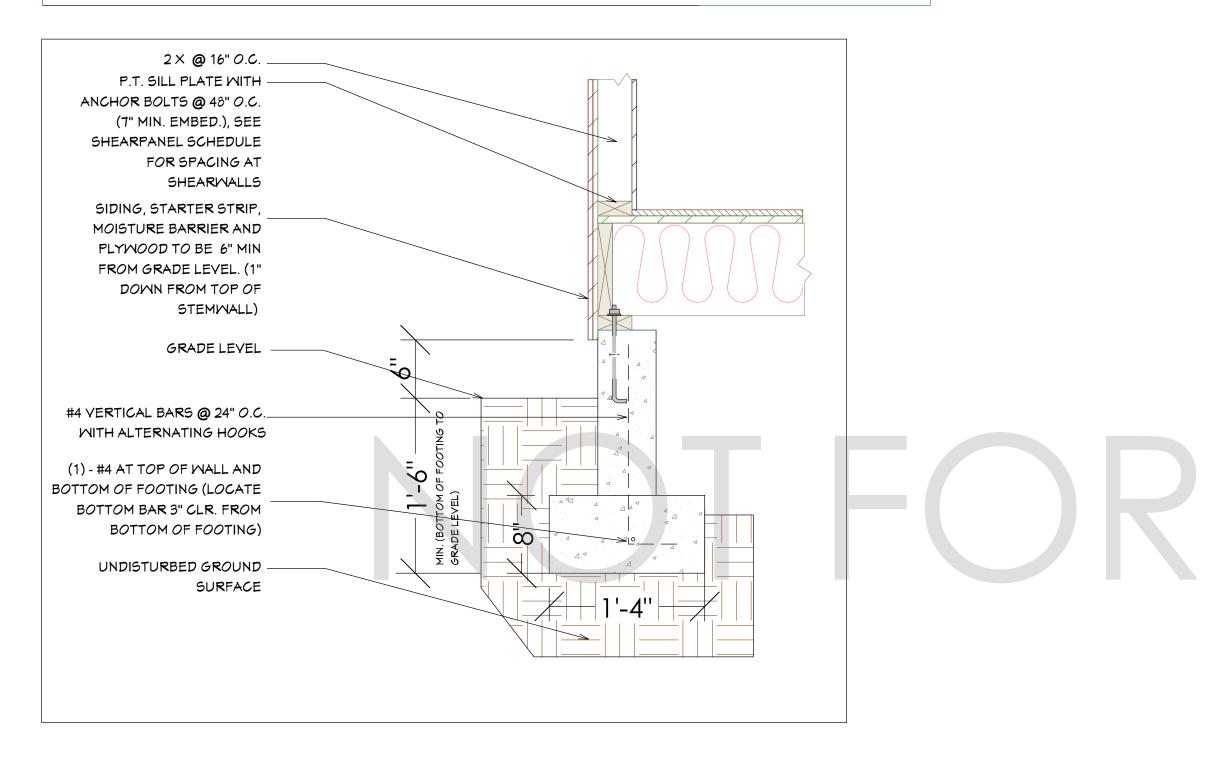
SCALE: 100% (22x34) 50% (11X17)

FOUNDATION/FRAMING NOTES

- (N) CRAWL SPACE FOUNDATION WALLS ATTACH TO (E) BASEMENT FOUNDATION WALLS
- (E) FLOOR FRAMING SHOWN IN **GRAY**
- (N) FLOOR FRAMING SHOWN IN **BLUE**
- (N) JOIST HANGERS TO BE LU26

DRAWING LEGEND

(N) CRAWL SPACE FOUNDATION WALLS

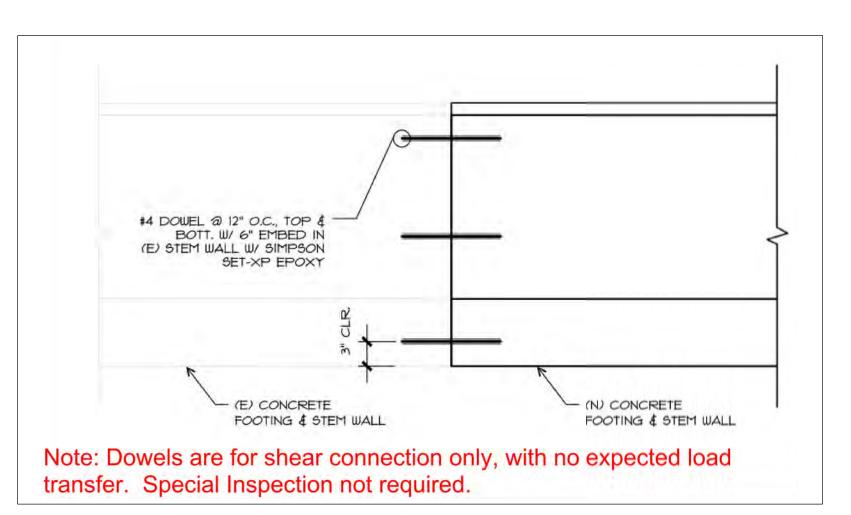


(A)

B

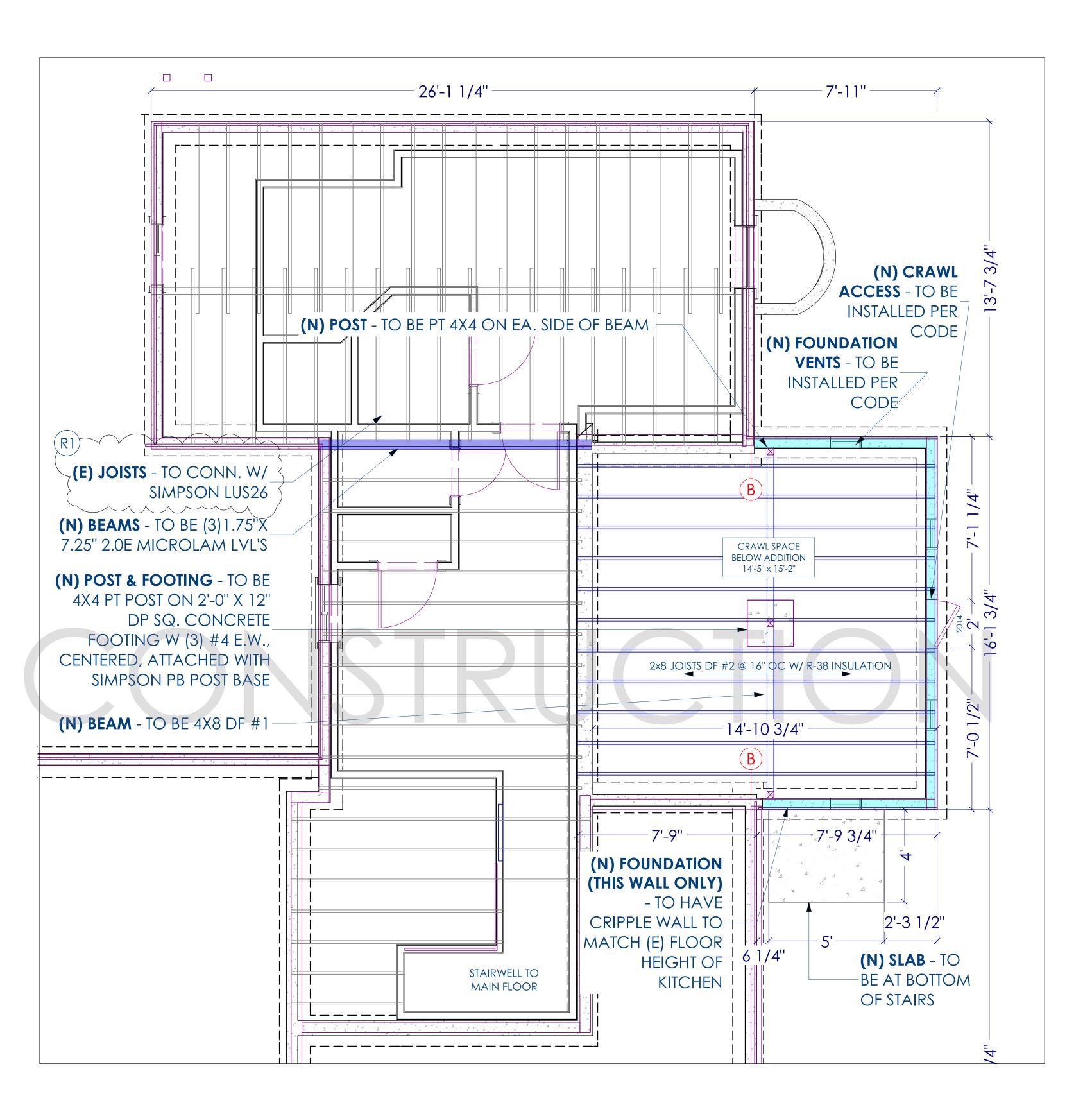
TYP. FOUNDATION DETAIL

SCALE: N.T.S.



3/4 INCH PLYWOOD FLOOR DIAPHRAGM

FLOOR PLYWOOD TO BE 3/4 INCH CD WITH EXTERIOR GLUE, AND WITH TONGUE AND GROOVE EDGES ON LONG SIDES. MINIMUM PANEL INDEX TO BE 48/24. LAY PANELS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND WITH ENDS OF PANELS STAGGERED. NAIL WITH IOD COMMON OR .148 P- NAILS @ 4" O/C AT DIAPHRAGM BOUNDARIES, AT 6" O/C AT ALL OTHER SUPPORTED PANEL EDGES, AND AT 10" O/C FIELD.



PARTIAL BASEMENT PLAN

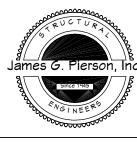
SCALE: 3/8" = 1'-0"



FOUNDATION/FLOOR FRAMING

Bross

NICK & JESSE HASELWA 3040 SE MALCOLM MILWAUKIE OR 972



DATE: 5/12/2020 **DRAWN BY:**

CHECKED BY

SCALE: 100% (22x34) 50% (11X17)

A.5

SCALE: N.T.S.

TYP. FOUNDATION CONN. DETAIL

FRAMING NOTES

- ALL WINDOWS & DOORS TO BE SET AT 80" TO TOP, U.N.O.
- DIMENSIONS SHOWN FACE OF FINISHED (E) WALL TO FACE OF FRAMING AT (N) WALL
- SUBFLOOR TO BE 3/4" ADVANTECH
- CEILING TO HAVE (N) DRYWALL IN DINING/KITCHEN & KITCHEN ADDITION ONLY
- (N) JOIST HANGERS TO BE LU26

NOT INCLUDED IN SCOPE:

- INTERIOR & EXTERIOR PAINTING
- CABINETS/COUNTERTOPS
- FLOORING
- INTERIOR TRIM

DRAWING LEGEND

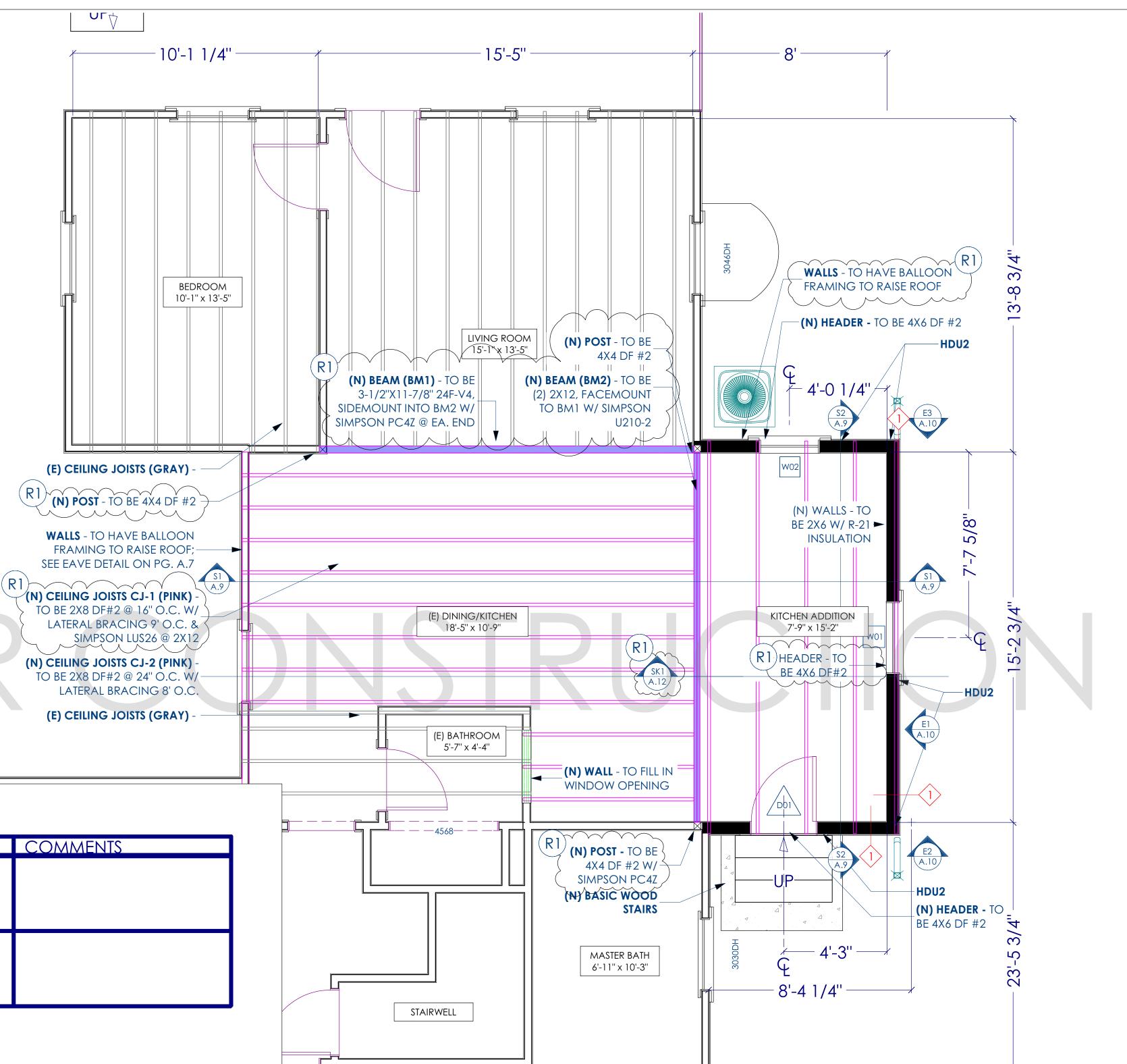
NEW FRAMED WALL
NEW FRAMED OPENING
EXISTING FRAMED WALL

WINDOW SCHEDULE

#		ROOM NAME	CALL	QTY	DESCRIPTION	COMMENTS
W01	囲	KITCHEN ADDITION	30310DH	1	DOUBLE HUNG	
W02		KITCHEN ADDITION	2636DH	1	DOUBLE HUNG	

DOOR SCHEDULE

#	ROOM NAME	CALL	QTY	DESCRIPTION	COMMENTS
D01	KITCHEN ADDITION	2868 R EX	1	HINGED ENTRY	



PARTIAL MAIN FLOOR PLAN

SCALE: 3/8" = 1'-0"





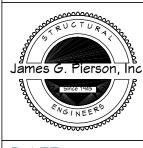
Revision Table

Date By Description
1 5/11/2020 E.C. MISC. FRAMING

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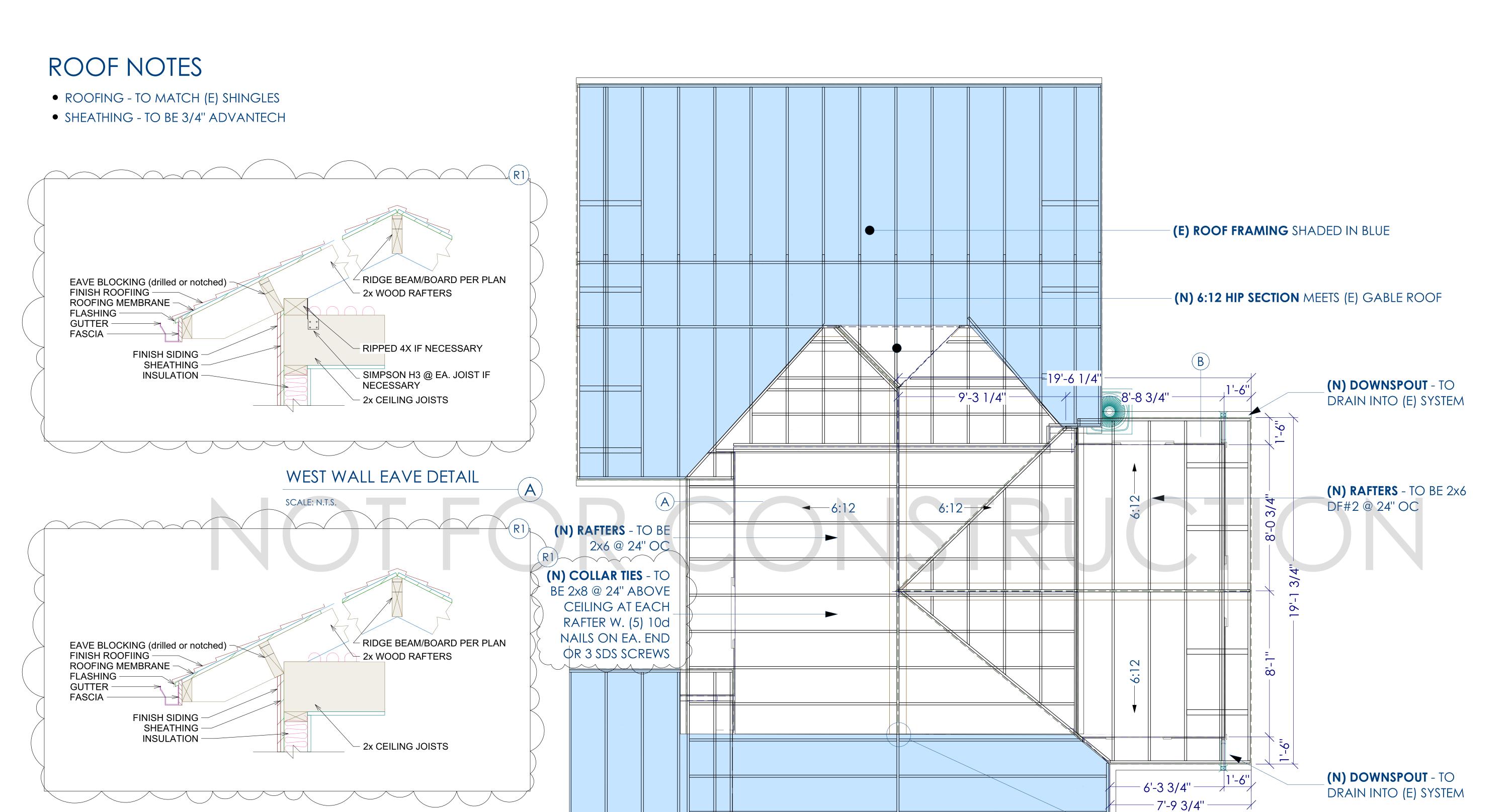
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SCALE: 100% (22x34) 50% (11X17)



1/2 INCH PLYWOOD ROOF DIAPHRAGM

ADDITION EAVE DETAIL

SCALE: N.T.S.

(B)

PLYWOOD TO BE 1/2" CDX WITH MINIMUM PANEL INDEX OF 32/16.
LAY PANELS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND WITH ENDS OF PANELS STAGGERED. NAIL WITH IOD COMMON OR .148 P-NAILS OR 13 GAUGE X 1 3/4 INCH STAPLES AT 4 INCHES AT ALL DIAPHRAGM BOUNDARIES & BLOCKINGS & AT 6 INCHES ON CENTER AT PANELS SUPPORTED ENDS, BEAMS AND GIRDERS & AT 10 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.



ROOF FRAMING

(N) RIDGE - TO JOIN W/ (E) RIDGE

Revision Table

By Description

5/11/2020 E.C. DETAIL

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RENDERING OF EXISTING ROOF

NOT TO SCALE

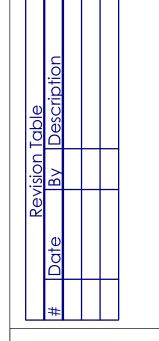


RENDERING OF NEW ROOF

NOT TO SCALE



ROOF RENDERINGS



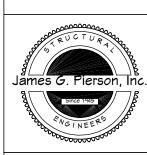
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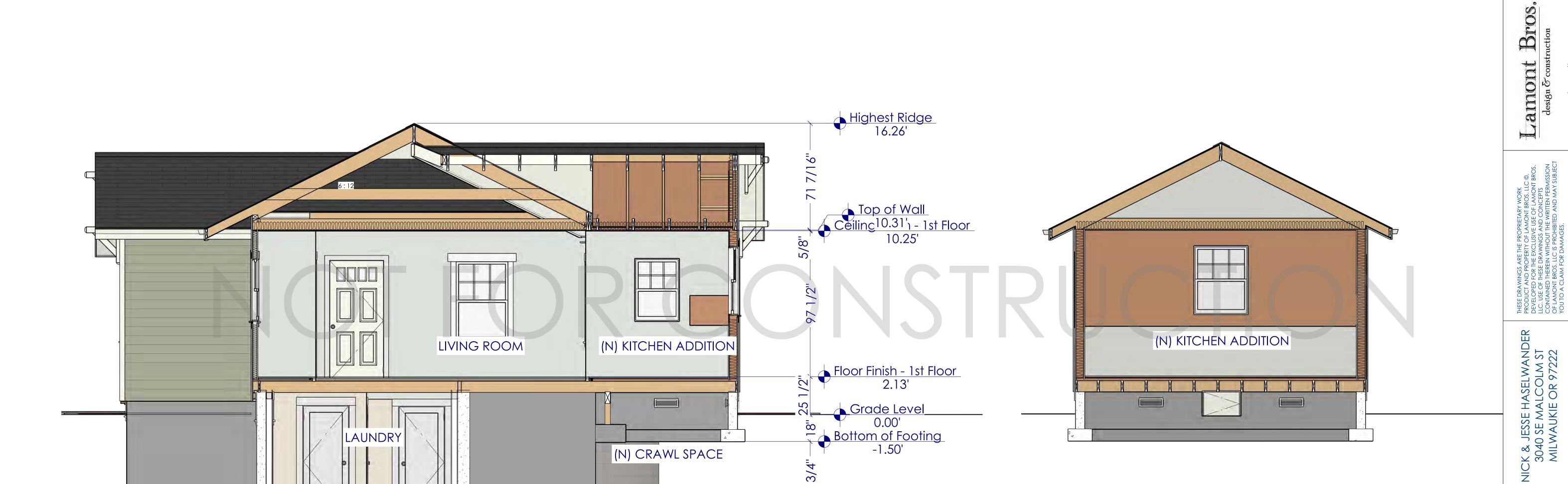


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SCALE: 100% (22x34) 50% (11X17)

8.A



SECTION NORTH

SCALE: 3/8" = 1'-0"

Top of Slab -5.73'

BUILDING SECTIONS

SECTION EAST

SCALE: 3/8" = 1'-0"

A.9

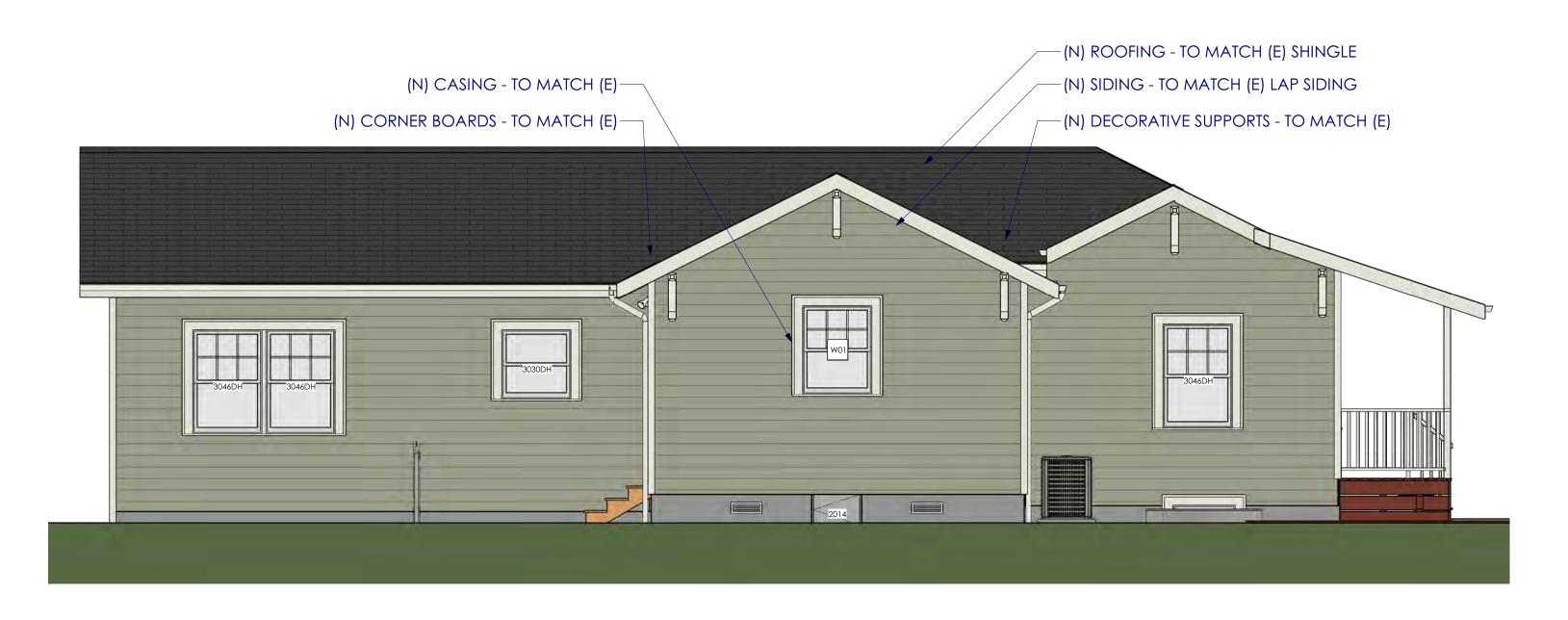
5/12/2020

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EAST

SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION





SOUTH

SCALE: 1/4" = 1'-0"

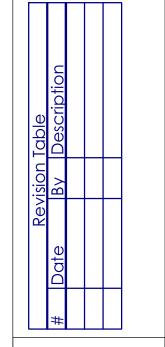


E3

NORTH

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

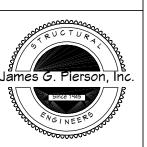


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Aesign & consultation of the subject www.lamontk

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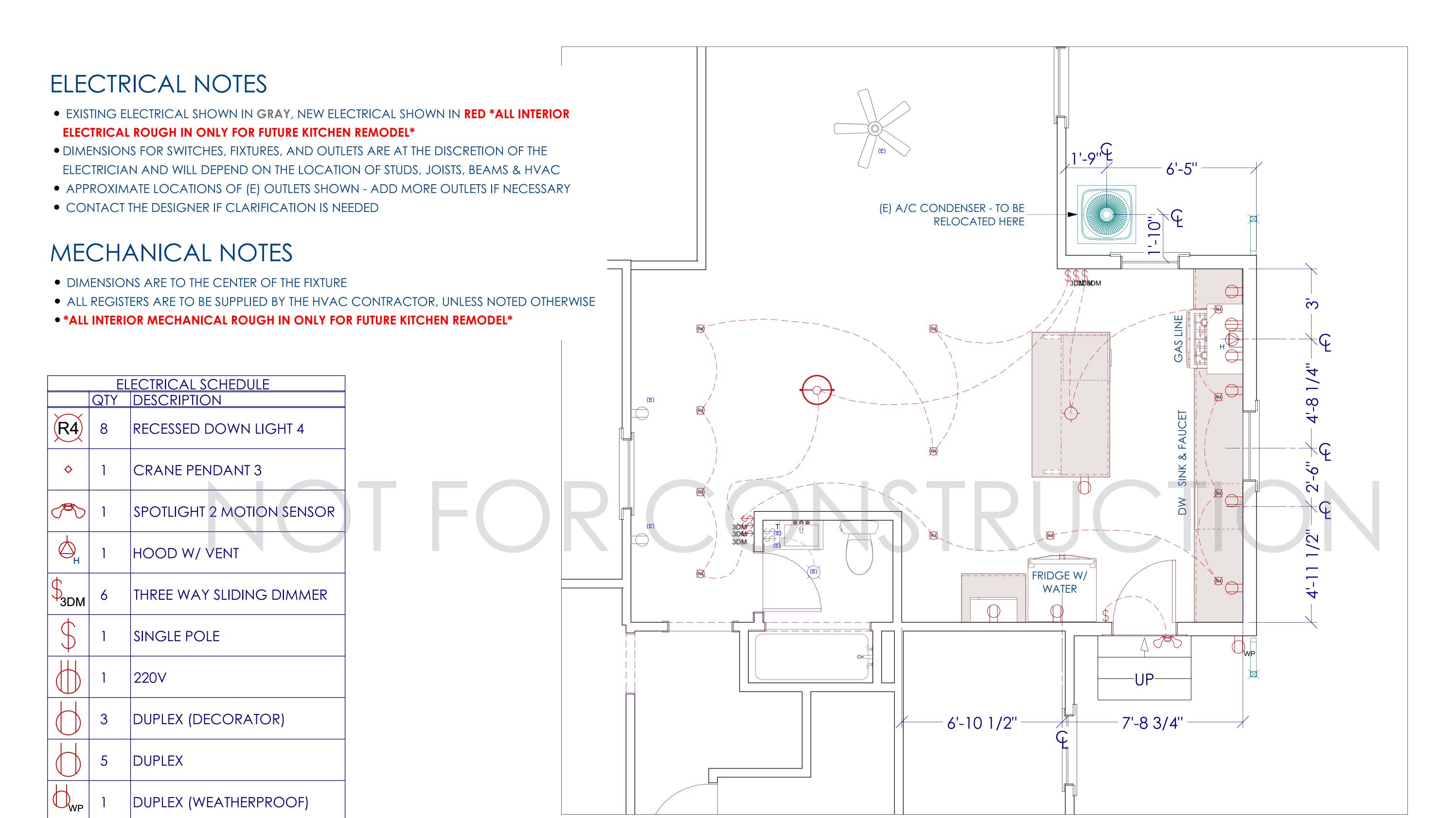
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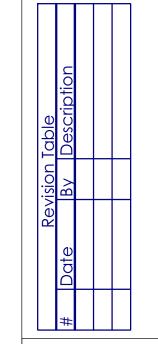


PARTIAL MAIN FLOOR PLAN



ELECTRICAL/MECHANICAL

SCALE: 3/8" = 1'-0"



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	SHEARWALL SCHEDULE FOR SEISMIC DESIGN CATEGORY D									
MARK	ALLOWABLE SEISMIC SHEAR CAPACITY	WALL SHEATHING	FASTENERS	FASTENER SPACING AT PANEL AT INTERMED. EDGES SUPPORTS		CONN. OF BLOCKING TO TOP PLATES	SILL FASTENING	FOUNDATION ANCHORS		
\Diamond	260 PLF	15/32" PLYWOOD	8d COMMON NAILS	6"	12"	A35 @ 20" O/C	16d NAILS @ 6" 0/C	5/8" Ф SIMP TITEN HD @ 48" O/C - 8" EMBED		
4	460 PLF	15/32" PLYWOOD	IOd COMMON NAILS	4"	12"	A35 @ 12" O/C	16d NAILS @ 5" 0/C	2 X PR.TR. PLATE W/ 5/8" Φ A.B. @ 32" O/C		

SHEARWALL SCHEDULE NOTES:

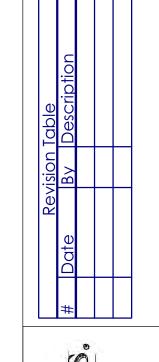
- 1. SHEATHING PANELS INSTALLED EITHER HORIZONTALLY OR VERTICALLY. ALL PANEL EDGES BACKED WITH 2" NOMINAL OR WIDER BLOCKING UNLESS NOTED AS UNBLOCKED. SHEAR VALUES NOTED ARE FOR SHORT-TERM LOADING.
- 2. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING 16 LESS THAN 6 INCHES ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3 INCH NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- 3. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND FASTENERS SHALL BE STAGGERED WHERE IOO NAILS ARE SPACED AT 3 INCHES OR LESS, OR WHERE OTHER NAILS/STAPLES ARE SPACED AT LESS THAN 3 INCHES ON CENTER.
- 4. PANEL EDGE NAILING APPLIES TO ALL PANEL EDGES AND TO TOP AND BOTTOM SUPPORTS.
- 5. FOUNDATION ANCHOR BOLTS NOTED ARE SIZED USING 2 INCH NOMINAL P.T. DOUGLAS FIR SILLS WITHOUT NOTCHING OR COUNTERSINKING OF BOLTS. PROVIDE STANDARD CUT WASHER UNDER HEAD OF NUTS FOR BOLTS NOTED.
- 6. O.131" DIAMETER x 2" P-NAILS MAY SUBSTITUTE FOR 8d COMMON NAILS AND O.148" DIAMETER x 2.25" P-NAILS MAY SUBSTITUTE FOR 10d COMMON NAILS.
- 7. 15/32" ORIENTED STRAND BOARD SHEATHING MAY SUBSTITUTE FOR 15/32" PLYWOOD.

	HOLDOWN SCHEDULE								
MARK	DESCRIPTION	HOLD DOWN CAPACITY	ANCHOR BOLT DIAMETER	APPROVED ANCHOR BOLT OPTIONS	EMBEDMENT MINIMUM FOR BOLT	MINIMUM POST			
HDU2	'SIMPSON' HDU2 PRE-DEFLECTED HOLDOWN ATTACHED TO DOUBLE STUD POST W/ (6)-SDS1/4" X 2 1/2" SCREWS	3075 LBS	5/8"Ф	'SIMPSON' SSTB 16 HEX HEAD ANCHOR BOLT	12-5/8"	TWO 2 × 4 MIN. STUDS (3")			
(HDU5)	'SIMPSON' HDU5 PRE-DEFLECTED HOLDOWN ATTACHED TO DOUBLE STUD POST W/ (14)-SDS1/4" X 2 1/2" SCREWS	5645 LBS	5/8" Ф	'SIMPSON' SSTB 24 HEX HEAD ANCHOR BOLT	20-5/8"	TWO 2 × 4 MIN. STUDS (3")			
HDUII	'SIMPSON' HDUII PRE-DEFLECTED HOLDOWN ATTACHED TO 4 X 6 MINIMUM POST W/ (20)-SDS1/4" X 2 1/2" SCREWS	7870 LB\$	Ι "Φ	5B 1×30 A.B.	24"	4 × 6 POST MIN (3 1/2")			

HOLD DOWN SCHEDULE NOTES:

- 1. SIMPSON SSTB ANCHORS NOTED MAY BE USED IN f'c = 2500 PSI CONCRETE OR IN GROUTED CMU CELLS WHERE NOTED.
- 2. "J" ANCHOR BOLTS ARE NOT APPROVED FOR USE WITH HOLDOWNS. COMPLY WITH SPECIAL INSPECTION REQUIREMENTS OF CODE FOR INSTALLATION OF ALL ANCHOR BOLTS.
- 3. INSTALL HDU SERIES HOLDOWNS WITH 1/4" GAP FROM BOTTOM OF HOLDOWN TO TOP OF PRESERVATIVE TREATED PLATE OR PROVIDE ASPHALT PAPER BARRIER TO RESIST CORROSION.
- 4. CAPACITY OF HOLDOWN BASED ON DOUG FIR OR SOUTHERN PINE POSTS. FOR OTHER SPECIES OR P.T. MATERIALS, CAPACITY IS LESS.

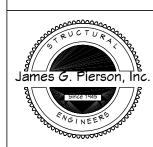
SECTION DETAIL
SCALE: N.T.S.



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DETAILS





















