

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

Application submitted on 12/11/2020;
 Fee paid on 12/13/2020

Application for and Use Action

Master File #: ADU-2020-010

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:

- | | | |
|---|---|---|
| <input type="checkbox"/> Amendment to Maps and/or Ordinances:
<input type="checkbox"/> Comprehensive Plan Text Amendment
<input type="checkbox"/> Comprehensive Plan Map Amendment
<input type="checkbox"/> Zoning Text Amendment
<input type="checkbox"/> Zoning Map Amendment
<input type="checkbox"/> Code Interpretation
<input type="checkbox"/> Community Service Use
<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Development Review
<input type="checkbox"/> Director Determination
<input type="checkbox"/> Downtown Design Review
<input type="checkbox"/> Extension to Expiring Approval
<input type="checkbox"/> Historic Resource:
<input type="checkbox"/> Alteration
<input type="checkbox"/> Demolition
<input type="checkbox"/> Status Designation
<input type="checkbox"/> Status Deletion | <input type="checkbox"/> Land Division:
<input type="checkbox"/> Final Plat
<input type="checkbox"/> Lot Consolidation
<input type="checkbox"/> Partition
<input type="checkbox"/> Property Line Adjustment
<input type="checkbox"/> Replat
<input type="checkbox"/> Subdivision
<input type="checkbox"/> Miscellaneous:
<input type="checkbox"/> Barbed Wire Fencing
<input type="checkbox"/> Mixed Use Overlay Review
<input type="checkbox"/> Modification to Existing Approval
<input type="checkbox"/> Natural Resource Review**
<input type="checkbox"/> Nonconforming Use Alteration
<input type="checkbox"/> Parking:
<input type="checkbox"/> Quantity Determination
<input type="checkbox"/> Quantity Modification
<input type="checkbox"/> Shared Parking
<input type="checkbox"/> Structured Parking
<input type="checkbox"/> Planned Development | <input type="checkbox"/> Residential Dwelling:
<input checked="" type="checkbox"/> Accessory Dwelling Unit
<input type="checkbox"/> Duplex
<input type="checkbox"/> Manufactured Dwelling Park
<input type="checkbox"/> Temporary Dwelling Unit
<input type="checkbox"/> Sign Review
<input type="checkbox"/> Transportation Facilities Review
<input type="checkbox"/> Variance:
<input type="checkbox"/> Use Exception
<input type="checkbox"/> Variance
<input type="checkbox"/> Willamette Greenway Review
<input type="checkbox"/> Other: _____
<input type="checkbox"/> Use separate application forms for:
Annexation and/or Boundary Change <ul style="list-style-type: none"> • Compensation for Reduction in Property Value (Measure 37) • Daily Display Sign • Appeal • Appeal |
|---|---|---|

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): **Alli Stangel**

Mailing address: **11805 SE 28th Ave, Milwaukie, OR** State/Zip: **97222**

Phone(s): **503-929-4792** Email: **allistangel@gmail.com**

Please note: The information submitted in this application may be subject to public records law.

APPLICANT'S REPRESENTATIVE (if different than above):

Mailing address: State/Zip:

Phone(s): Email:

SITE INFORMATION:

Address: **11805 SE 28th Ave, Milwaukie, OR** Map & Tax Lot(s): **11E36CA03700**

Comprehensive Plan Designation: Zoning: **R7** Size of property: **5,925**

PROPOSAL (describe briefly):

Convert existing **576 sq ft** guest house to ADU.

SIGNATURE:

ATTEST: I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: **Alli Stangel** Date: **12/7/20**

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

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:

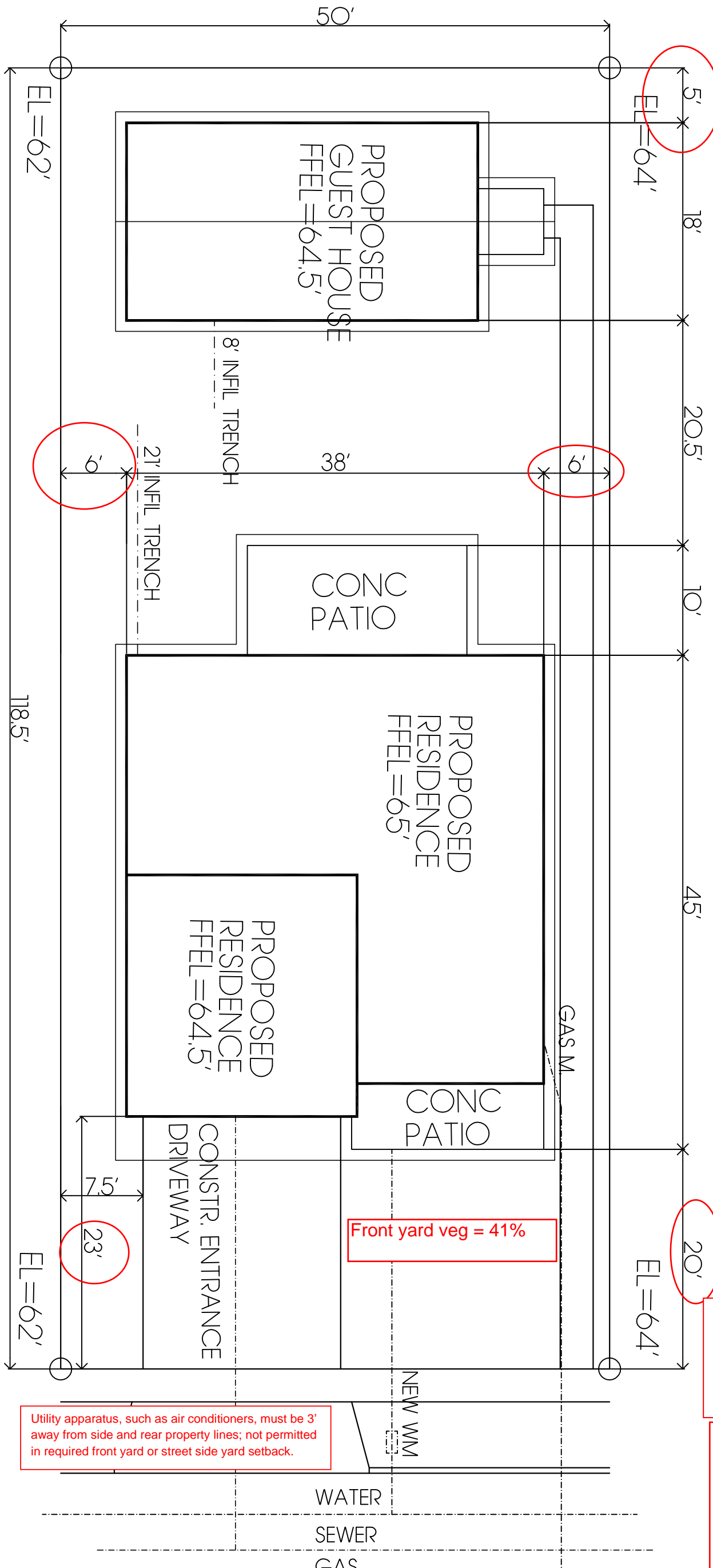
This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- 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 <small>(after discount, if any)</small>	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Master file	ADU-2020-010	\$ 1,000			
Concurrent application files		\$			
		\$			
		\$			
		\$			
Deposit (NR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$			RECEIPT #:		RCD BY:
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s): Lake Road					
Notes:					



11805 SE 28TH AVE
LOT 3 BLK 1 HOESLY'S LAKESIDE ADDITION

ZONING: R7

5925 SF LOT AREA

LOT COVERAGE:
1545SF HOUSE (2 STORY)
102SF FRONT PORCH (1 STORY)
200SF REAR PATIO (1 STORY)
612SF GUEST HOUSE (1 STORY)

480SF CONC DWVY
323SF CONC WALKWAY

26% LOT COVERAGE (2 STORY 40% MAX)
41% LOT COVERAGE (TOTAL, 50% MAX)

Guest house is 576 sq ft (18 ft x 32 ft)

Additional lot coverage permitted via VR-2019-005

MAIN HOUSE ENERGY EFFICIENCY MEASURES: TABLE N1101(1)(2)

MEASURE 5:
MANDATORY AIR SEALING OF ALL WALL COVERINGS @ TOP PLATE AND AIR SEALING CHECKLIST AND;
MECHANICAL WHOLE-BUILDING VENTILATION SYSTEM WITH RATES MEETING M1503 OR ASHRAE 62.2 AND;
ALL DUCTS AND AIR HANDLERS CONTAINED WITHIN BUILDING ENVELOPE OR
ALL DUCTS SEALED WITH MASTIC

MEASURE A:
94% AFUE

GUEST HOUSE ENERGY EFFICIENCY MEASURES: TABLE N1101(1)(2)

MEASURE 5:
MANDATORY AIR SEALING OF ALL WALL COVERINGS @ TOP PLATE AND AIR SEALING CHECKLIST AND;
MECHANICAL WHOLE-BUILDING VENTILATION SYSTEM WITH RATES MEETING M1503 OR ASHRAE 62.2 AND;
ALL DUCTS AND AIR HANDLERS CONTAINED WITHIN BUILDING ENVELOPE OR
ALL DUCTS SEALED WITH MASTIC

MEASURE C:
DUCTLESS HEAT PUMP HSPF 10.0+

APPROVED
CITY OF MILWAUKIE
 AS NOTED

BY Vera Kolias DATE _____

PLANNING DEPARTMENT

Approved on September 17, 2019

Setback verification required prior to foundation inspection. Verification may be hub & tack survey or other survey prepared by a professionally licensed surveyor. Field measurement may be made by city staff if easily identifiable and accessible property pins are found. **Request for field measurement by city staff must be made 48 hours in advance.**

Subject to conformance with Notice of Decision for Milwaukie Land Use File #VR-2019-005. Prior to final inspection, the applicant shall plant 2 canopy trees. List of recommended trees included with Notice of Decision. New on-site trees shall be a minimum of 2-inch caliper.

Utility apparatus, such as air conditioners, must be 3' away from side and rear property lines; not permitted in required front yard or street side yard setback.

Approved
Reviewed for Code Compliance
Samantha Vandagriff
City of Milwaukie



09/26/2019
601-19-001023-STR

SE 28TH AVE, 50'

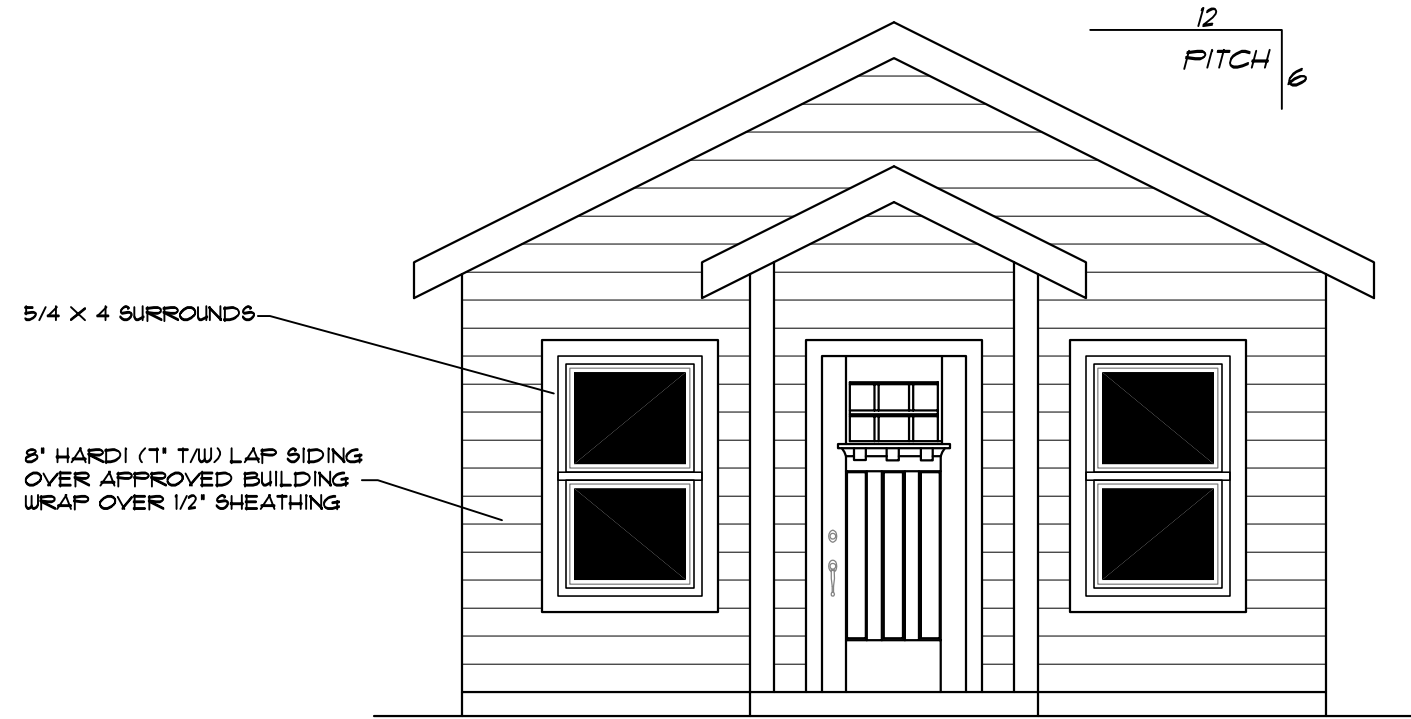
SITE PLAN

SCALE: 1" = 10'

PLAN# 183946
NAME JUSTIN EXI
SHEET SITE PLAN
DATE 3/28/18

0

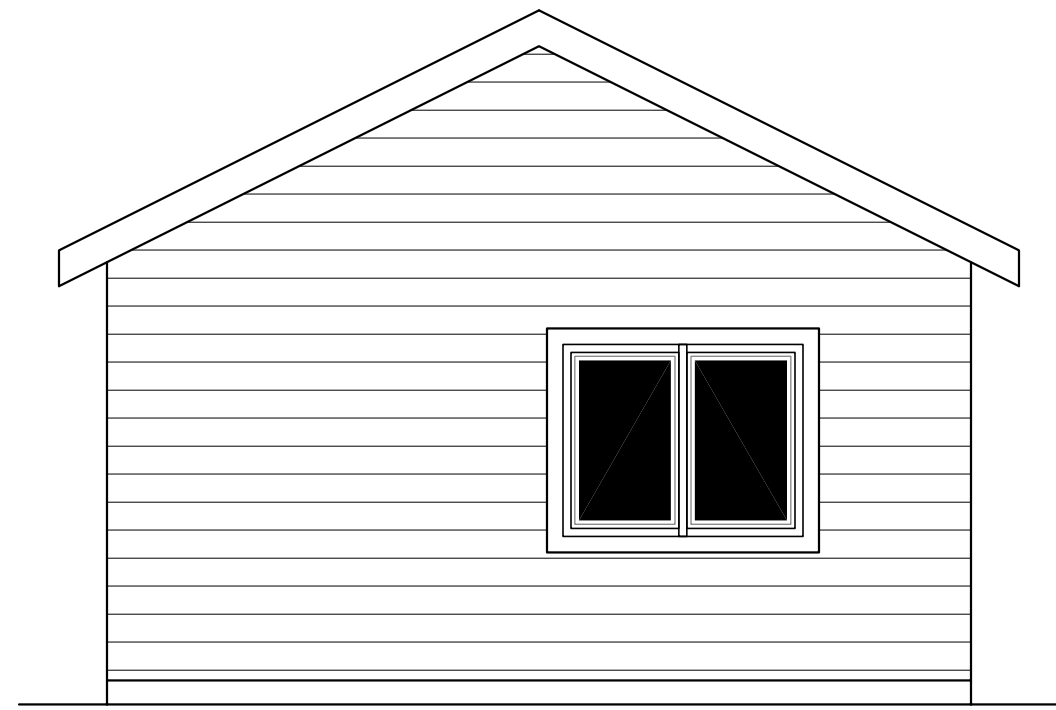
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STOCKHOLM PLANS LLC



FRONT ELEVATION



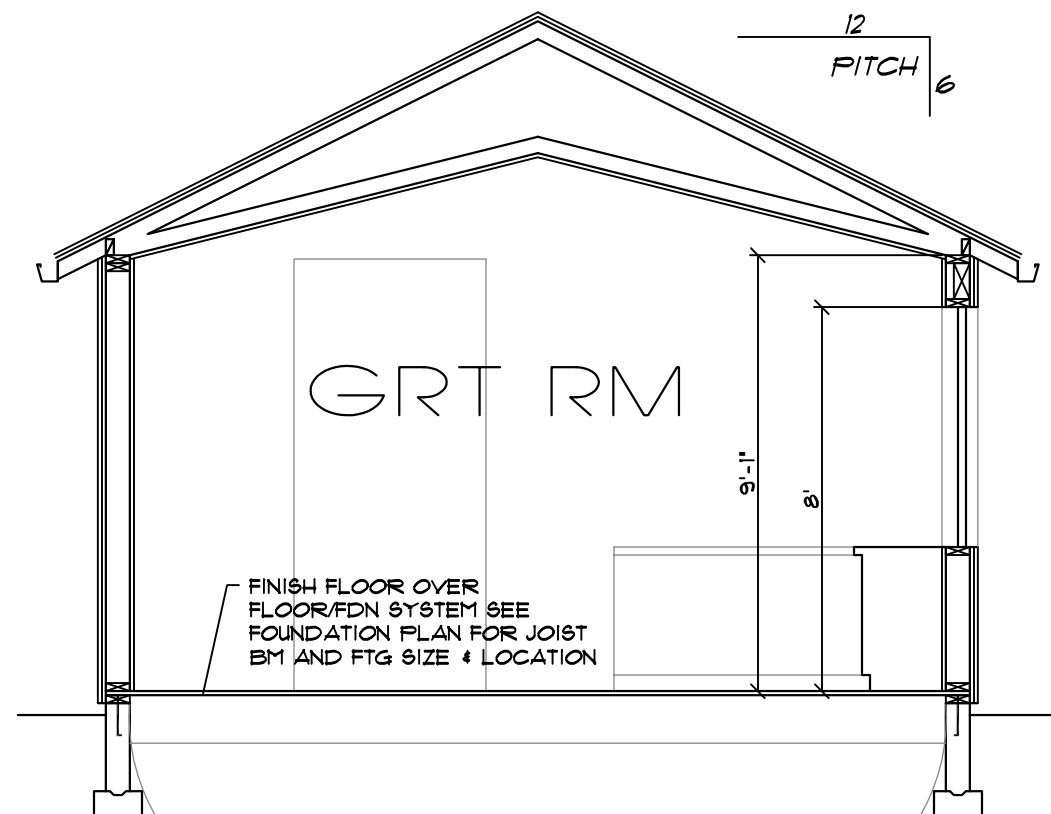
RIGHT ELEVATION



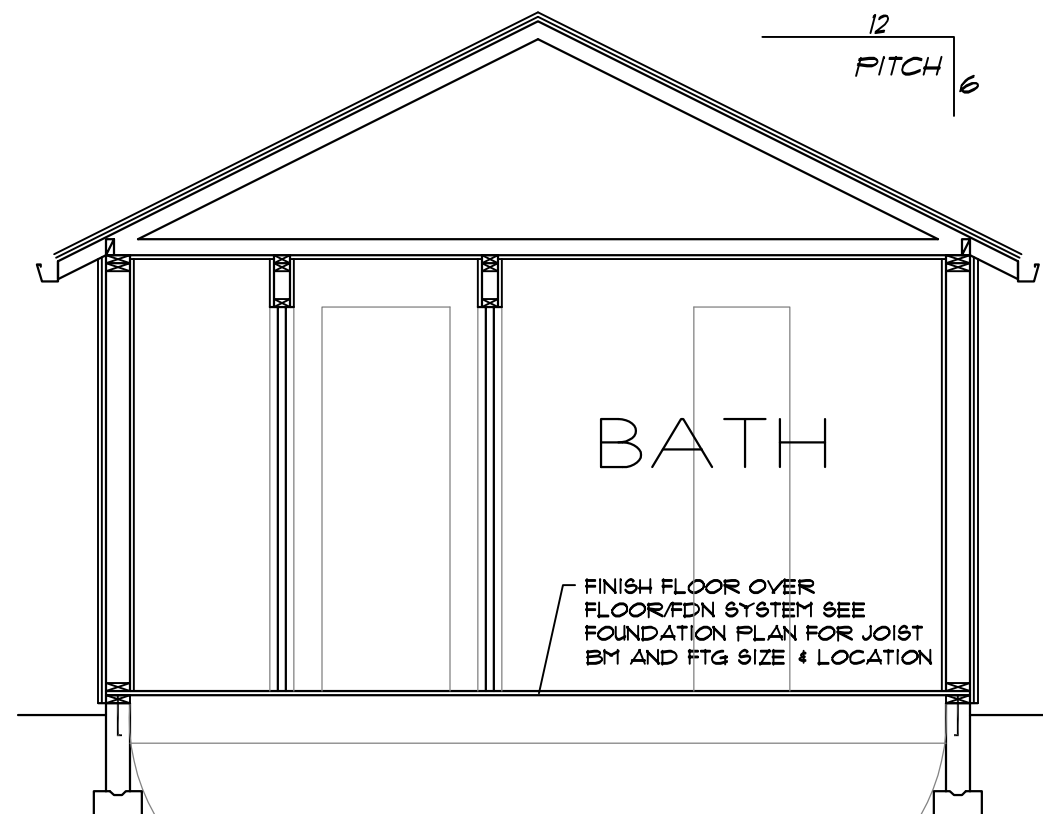
REAR ELEVATION



LEFT ELEVATION



SECTION A-A



SECTION B-B

This is approved as a guest house only and must meet all of the code restrictions in the Milwaukie Municipal code as such. Any use contrary to the set restrictions can result in the revocation of occupancy, and will be subject to any fines applicable as set in the Municipal code.

GUEST HOUSE

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

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN ANY AND ALL JURISDICTIONS WHERE THE CUSTOMER IS A RESIDENT. ANY REVISIONS OR CHANGES TO THESE PLANS MUST BE MADE BY THE ARCHITECT OR AN ARCHITECT UNDER HIS OR HER DIRECT SUPERVISION. THE CUSTOMER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE ARCHITECT AND ARCHITECT FIRM SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF ANY APPLICABLE CODES, ORDINANCES, REGULATIONS, RULES AND STATUTES. THE ARCHITECT AND ARCHITECT FIRM SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS. THE ARCHITECT AND ARCHITECT FIRM SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS. THE ARCHITECT AND ARCHITECT FIRM SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS.

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PLAN# JG1832
NAME ALLI
SHEET GST HOUSE
DATE 5/24/19
SHEET* A1

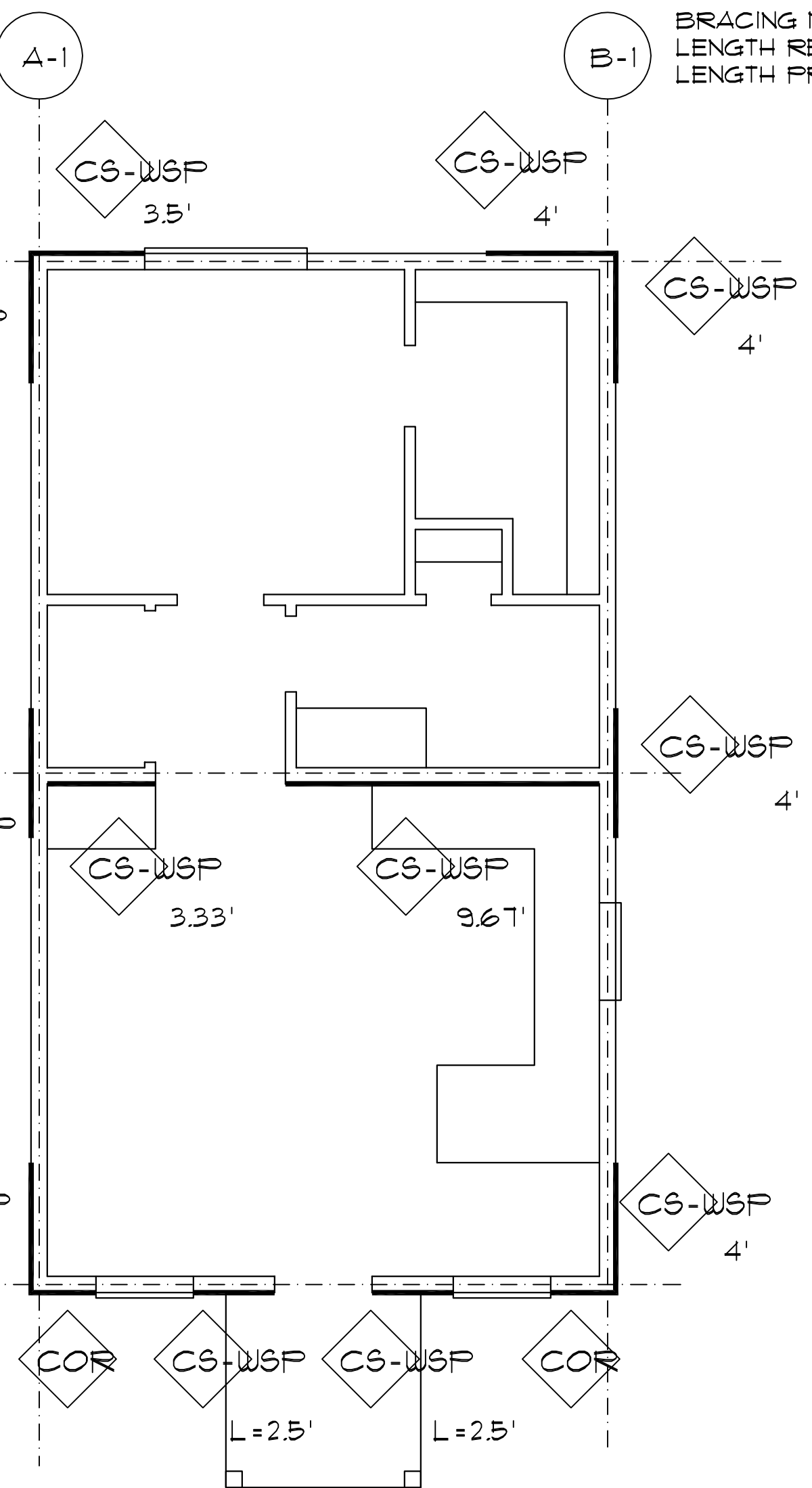
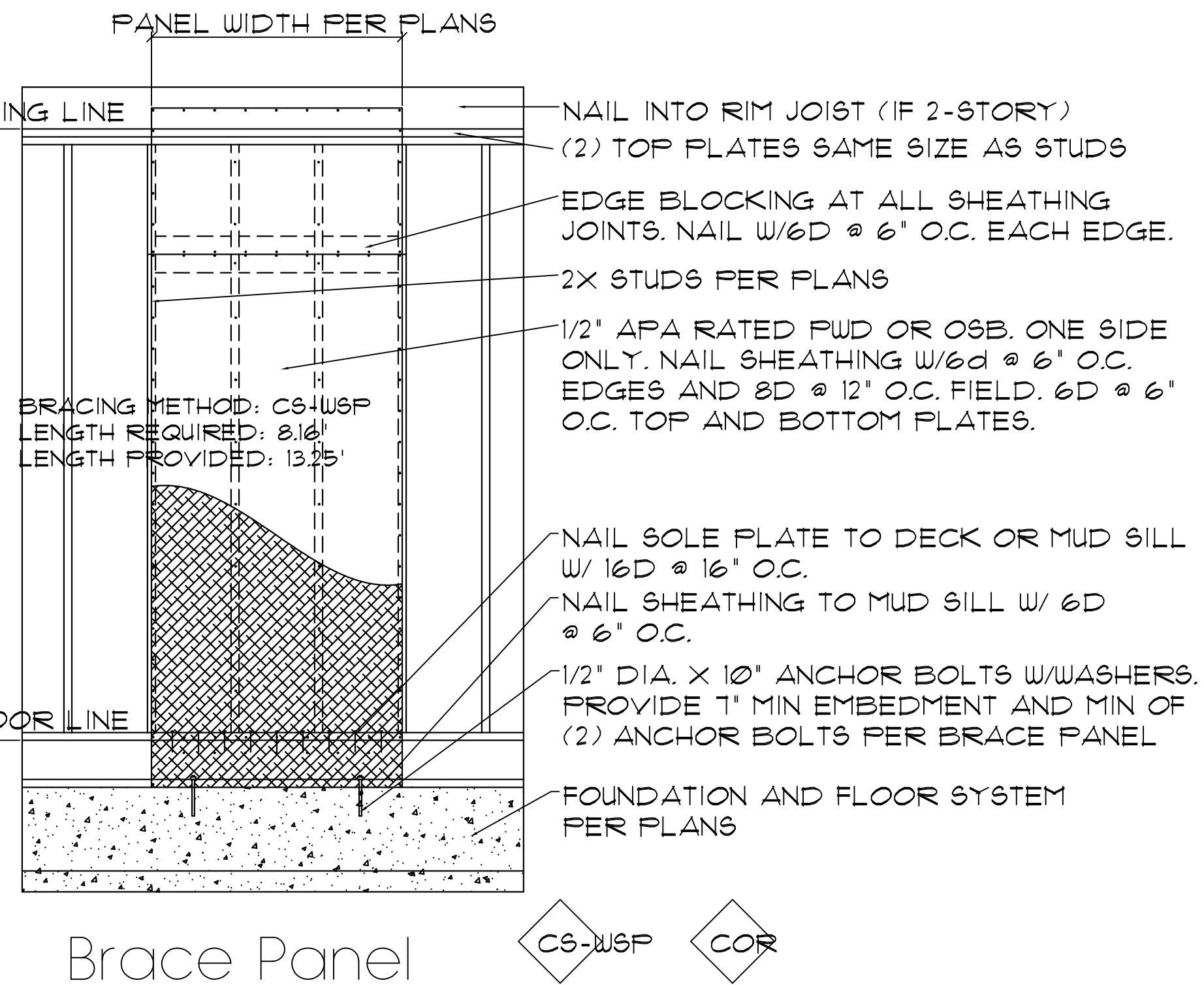
BRACING METHOD: CS-WSP
 LENGTH REQUIRED: 5.09'
 LENGTH PROVIDED: 12'

BRACING METHOD: CS-WSP
 LENGTH REQUIRED: 2.94'
 LENGTH PROVIDED: 8'

BRACING METHOD: CS-WSP
 LENGTH REQUIRED: 2.94'
 LENGTH PROVIDED: 13'

BRACING METHOD: CS-WSP
 LENGTH REQUIRED: 2.94'
 LENGTH PROVIDED: 5'

BRACING METHOD: CS-WSP
 LENGTH REQUIRED: 5.09'
 LENGTH PROVIDED: 12'

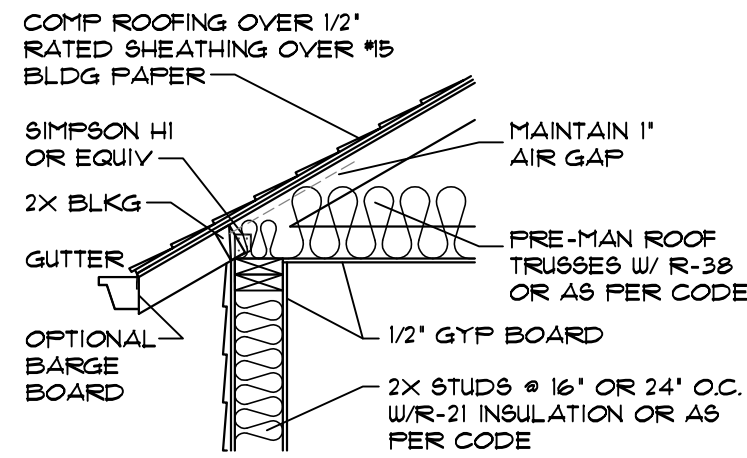


GUEST HOUSE
 SCALE: 1/4" = 1'-0"

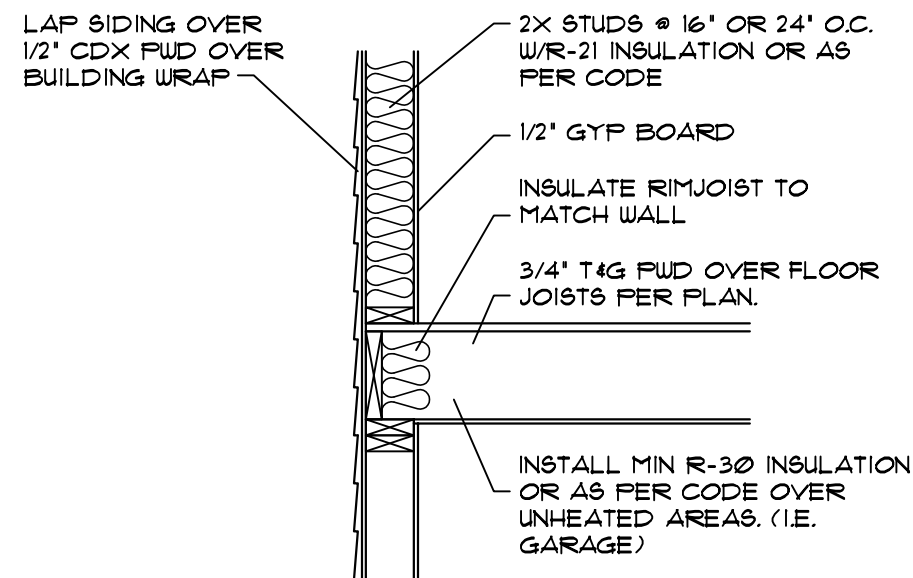
ANALYZED UNDER
 2017 ORSC, FOR
 CONTINUOUS PWD

THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN THE CONSTRUCTION OF THE PROJECT DESCRIBED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE USER.

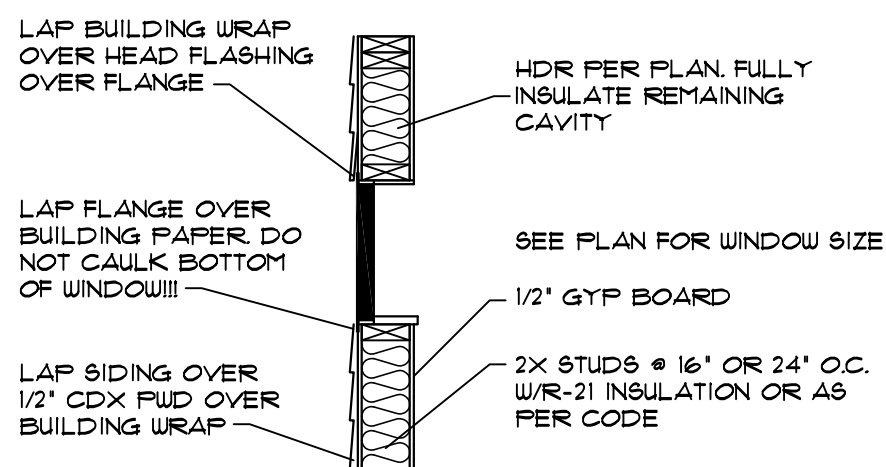
© COPYRIGHT 2019
 ISTOCKHOUSEPLANS LLC
 PLAN# JG1832
 NAME ALLI
 SHEET GST HOUSE
 DATE 5/24/19
 SHEET* A3



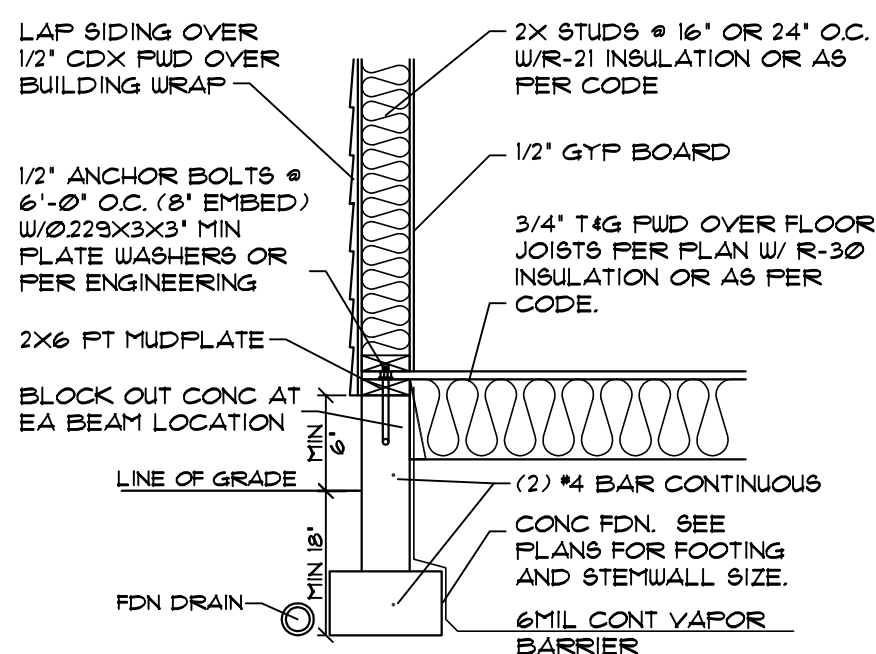
D ROOF TRUSS DETAIL
1/2" = 1'-0"



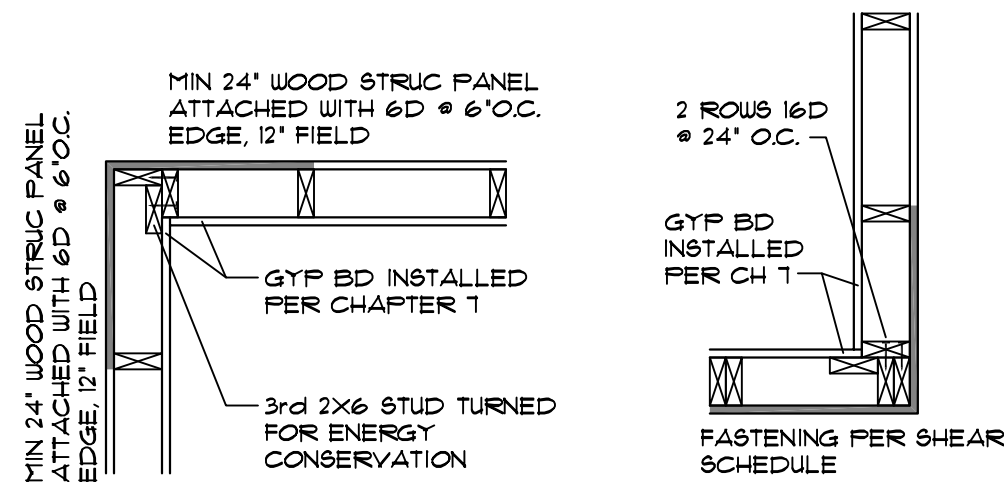
D FRAMED FLOOR PLENUM DETAIL
1/2" = 1'-0"



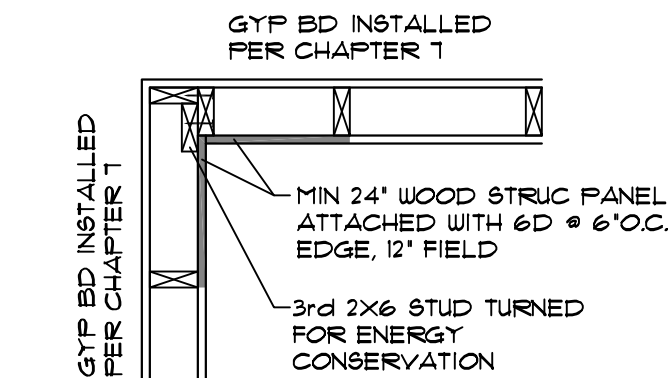
D WINDOW AND DOOR DETAIL
1/2" = 1'-0"



D POST & BEAM FLOOR SYSTEM PERIMETER
1/2" = 1'-0"

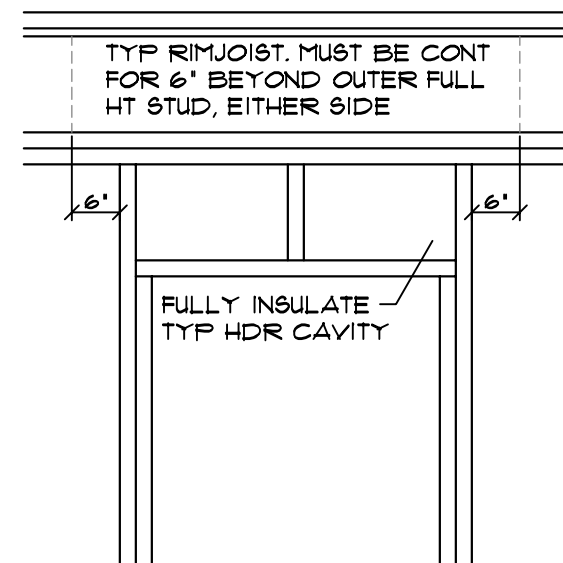


SHEATHING AT EXTERIOR GARAGE CORNER

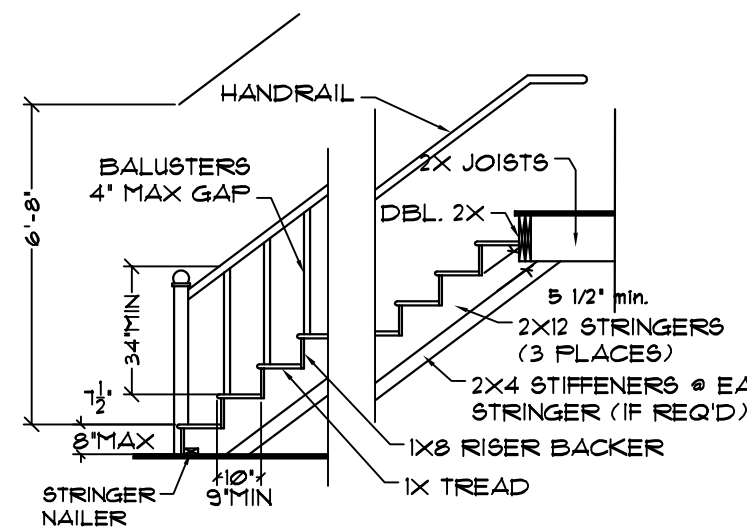


SHEATHING AT INTERIOR

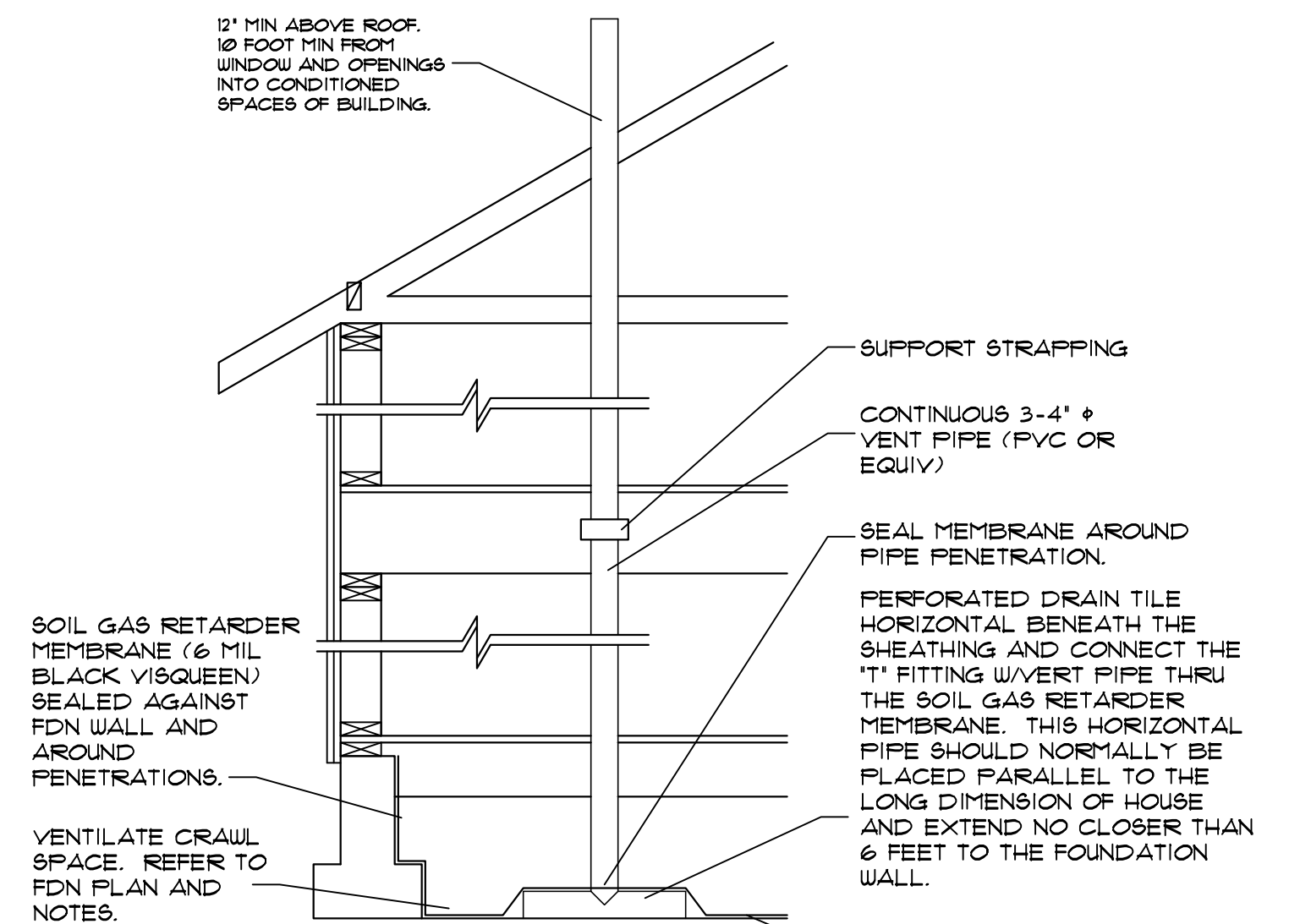
D CORNER CONSTRUCTION
1/2" = 1'-0"



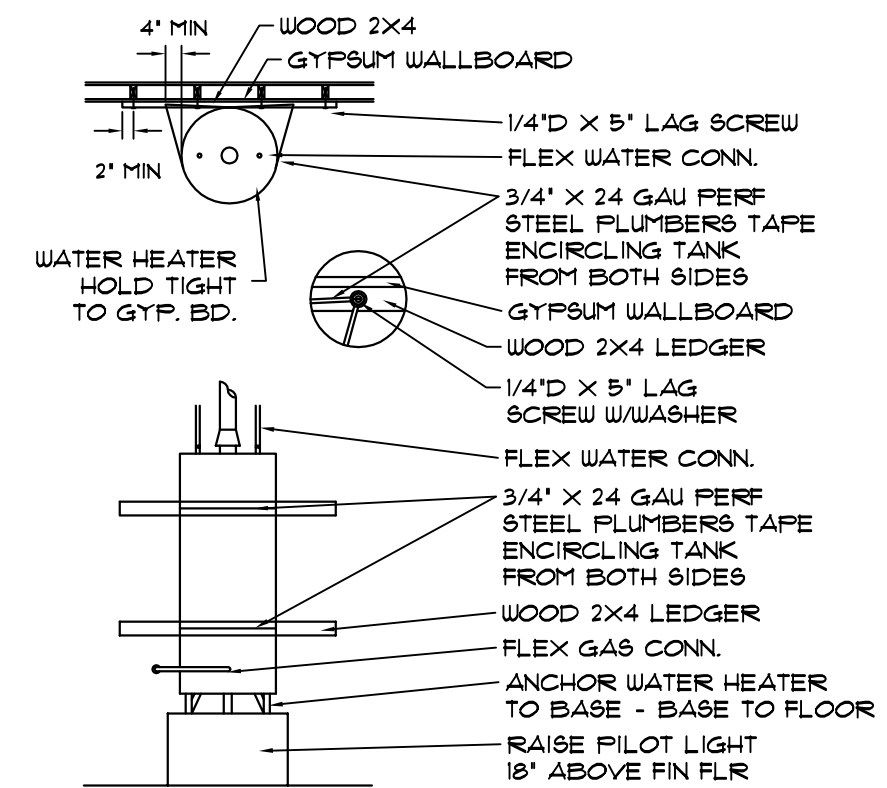
D RIMJOIST AS HEADER
1/2" = 1'-0"



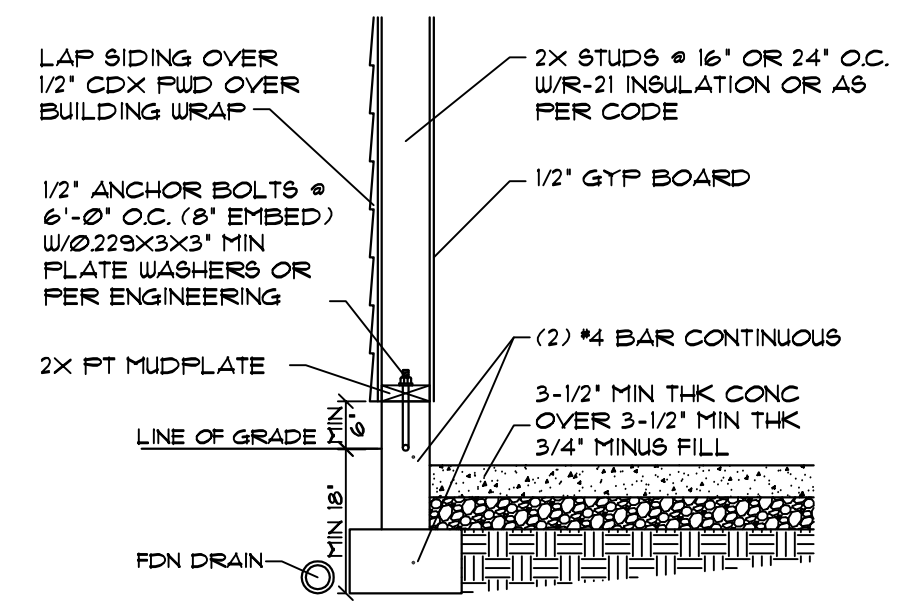
D STAIR DETAIL
1/2" = 1'-0"



D RADON MITIGATION DETAIL
1/2" = 1'-0"



D WATER HEATER DETAIL
1/2" = 1'-0"



D GARAGE SLAB DETAIL
1/2" = 1'-0"

DETAILS

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

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PLAN# _____
NAME _____
SHEET DETAILS
DATE _____
SHEET# D

GENERAL NOTES

1. DESIGN LOADS:

ROOF	25 PSF (LIVE LOAD)
FLOOR	40 PSF
STAIRS	100 PSF
GARAGE FLOOR	50 PSF
DECKS	60 PSF

2. INSULATION:

- A) CEILING (VAULTED) R-30
- B) CEILING (FLAT) R-49
- C) EXT WALLS & BETWEEN HOUSE/GARAGE R-21
- D) FLOOR (OVER UNHEATED AREA) R-30
- E) EXTERIOR DOORS U-0.20
- F) FORCED AIR DUCTS R-8

THE ABOVE VALUES ARE MINIMUM AND MAY BE INCREASED IF DESIRED, ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DESTINY RATING OF LESS THAN 450. PROVIDE INSULATION Baffles AT EAVE VENTS BETWEEN RAFTERS.

3. WINDOWS:

- A) EACH BEDROOM TO HAVE A MIN. WINDOW OPENING OF 5.7 SQ. FT. WITH A MIN. WIDTH OF 20", A MIN. HEIGHT OF 22" AND A SILL LESS THAN 44" ABOVE FIN. FLR.
- B) ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED. U=0.30
- C) ALL WINDOWS WITHIN 18" OF THE FLOOR AND WITHIN 12" OF ANY DOOR TO BE TEMPERED.

- 4. ALL ELECTRICAL OUTLETS IN GARAGES, BATHROOMS, AND KITCHENS TO BE G.F.I. PER ELECTRICAL CODE STANDARDS.
- 5. ALL BATHROOMS AND UTILITY ROOMS TO BE PROVIDED WITH A FAN VENTED TO THE OUTSIDE, WITH THE FOLLOWING MINIMUMS:

TOILET ROOMS: 50CFM
 SHOWER, BATHING ROOMS: 80CFM
 KITCHEN RANGE HOODS: 150CFM

FRAMING NOTES

1. LUMBER SPECIES:

- A) POSTS, BEAMS, HEADERS, RAFTERS, AND JOISTS - NO. 2 D.F.L.
- B) STUDS - STUD GRADE D.F.L.
- C) SILLS, PLATES, BLOCKING, BRIDGING, ETC... - NO. 3 D.F.L.
- D) POST AND BEAM DECKING TO BE UTILITY GRADE D.F.L.
- E) SHEATHING - 1/2" CDX FWD 32/16 OR 1/16" O.S.B.
 NAILING: 8d 6" O.C. EDGES, 12" O.C. FIELD
- F) ALL GLU-LAMS ARE CALCULATED FOR 24F-V4 CLASS

- 2. ALL EXTERIOR HEADERS LESS THAN 5'-0" ARE TO BE 4 X 8. ALL HEADERS 5'-0" TO 8'-0" ARE TO BE 4 X 12. GARAGE HEADER TO BE 4 X 12. HEADERS MAY ALSO BE DESIGNED.
- 3. PROVIDE DOUBLE JOIST UNDER ALL PARTITION WALLS ABOVE RUNNING PARALLEL TO JOIST.
- 4. ATTIC ACCESS MUST BE 22" x 30" MIN. WITH 30" OF HEADROOM DIRECTLY ABOVE OPENING. ATTIC VENTS TO BE A MIN. OF 1/300 OF ATTIC AREA, 1/2 TO BE ROOF VENT OTHERS TO BE EAVE VENTS. EAVE VENTS TO BE COVERED WITH MIN. 1/4" CORROSION PROOF WIRE MESH.
- 5. ALL EXTERIOR POST AND BEAMS WILL BE PROVIDED WITH APPROVED PAINTED STEEL ANCHORS AND/OR CONNECTORS.
- 6. ALL STAIRS SHALL BE FURNISHED WITH RAILINGS OR BARRIERS WHICH ARE CONSTRUCTED SO THAT A 4" OBJECT CAN NOT PASS THROUGH AND ARE TO BE A MIN. OF 34" HIGH (36" AT LANDINGS). ALL DECKS 30" ABOVE GRADE MUST ALSO MEET THESE REQUIREMENTS.

FOUNDATION NOTES

- 1. EXCAVATE TO PROVIDE A MIN. OF 18" BEAM TO GRADE CLEARANCE.
- 2. FOOTINGS ARE TO BE ON ONLY UNDISTURBED SOIL.
- 3. ANY FILL UNDER SLABS TO BE A MIN. OF 4" GRANULAR FILL COMPACTED TO A MIN. OF 95%.
- 4. CONCRETE TO MEET FOLLOWING SPECS.:
 - A) BASEMENT WALLS AND FOUNDATIONS EXPOSED TO EXTERIOR (2500 PSI)
 - B) INTERIOR SLABS ON GRADE (2500 PSI)
 - C) BASEMENT WALLS AND FOUNDATIONS EXPOSED TO INTERIOR (3000 PSI)
 - D) PORCHES, STEPS, AND GRADE SLABS (3500 PSI)
- 5. CONCRETE SLABS TO HAVE CONTROL JOINTS NO MORE THAN 25' IN SPAN ANY DIRECTION.
- 6. COVER ENTIRE CRAWLSPACE WITH 6 MIL BLK. POLY. VAPOR BARRIER.
- 7. PROVIDE CRAWLSPACE DRAINS PER I.R.C. SECTION R405
- 8. REINFORCING STEEL IN FOUNDATION WALLS, FOOTINGS, RETAINING WALLS, AND PIERS WILL BE PROVIDED WHEN JOB SITE CONDITIONS AND OR CITY/COUNTY REQUIREMENTS WARRANT IT'S USE.
- 9. BEAM POCKETS TO HAVE 1/2" AIRSPACE AT ALL SIDES AND BEAM MUST HAVE A MIN. OF 3" BEARING.
- 10. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.
- 11. PROVIDE A MIN. OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWLSPACE. VENT TO BE CLOSEABLE WITH A CORROSION PROOF MESH COVERING.

DISCLAIMER

ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL RESIDENTIAL CODE OR APPLICABLE STATE, COUNTY, OR LOCAL REGULATIONS. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND TO NOTIFY THE DESIGNER OF ANY ERRORS IN THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER CAN NOT BE HELD RESPONSIBLE FOR MISINTERPRETATION OR MISUSE OF INFORMATION HEREIN, OR USE BY PEOPLE NOT KNOWLEDGEABLE OF BUILDING CONSTRUCTION AND IT'S DERIVATION AND IMPLEMENTATION.

REFERENCE THE COMPLETE CODE FROM YOUR SMART PHONE! VISIT [HTTP://ORSC.ISTOCKHOUSEPLANS.COM](http://ORSC.ISTOCKHOUSEPLANS.COM)

NOTES

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

THIS PLAN HAS BEEN PREPARED BY THE ARCHITECT FOR THE CLIENT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE PLAN AGAINST ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY.

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PLAN# _____
 NAME _____
 SHEET NOTES
 DATE _____
 SHEET# N







