



MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7600
 planning@milwaukieoregon.gov

Preapplication Request Form

File #: 22-018PA

Meeting Date: 12/08/2022 Time: 10:00am Location: virtual (Zoom) Today's Date: 11/15/22

Applicants and representatives are expected to present a detailed explanation of their proposal at the conference.

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. (MMC 19.1002 Preapplication Conference)

Although the primary purpose is as stated above, preapplication conferences may also be used as part of a due diligence process to obtain a higher degree of certainty about a property development. An applicant is not required to be the property owner to request a preapplication conference.

SITE INFORMATION:

Site Address: 10271 SE 40th AVE Map & Tax Lot(s): 1S1E25DD05401 Zone: R-MD

PROPOSAL (brief description):

6 unit cottage cluster

APPLICANT:

Project Contact Name: Jamie Stangel Company:

Mailing Address: 3422 SE FLAT TAIL LN Zip: 97267

Phone(s): 503 781 1383 Email: jamiestangel@gmail.com

of Expected Attendees: 2

Owner Architect Contractor
 Representative Engineer Other: _____

REQUESTED MEETING TYPE:

- Preapplication Meeting—1st meeting free; 2nd meeting \$50; Subsequent meetings \$100/mtg.**
 - Optional meeting with 2 City staff. No meeting notes are provided by staff.
 - Staff will coordinate meeting date and time once Submittal Information (listed on reverse) is received.
- Preapplication Conference—\$200**
 - Optional or required meeting with 3 or more staff. Meeting notes are provided by staff 2 weeks after the conference.
 - City staff from the Planning, Building, Engineering, and Public Works departments usually attend. Other public agencies (such as the Fire District) may attend as necessary.
 - Appointment times are Thursdays from 10:00 a.m.–11:00 a.m.
 - Appointments are scheduled on a first-come, first-served basis. Preapplication Requests must be submitted during counter hours, and by 12:30 p.m. every Thursday for the first appointment available.
 - Appointments must be made no less than **three weeks** before the desired meeting date for **Major projects** (e.g. commercial, industrial, multi-family, subdivisions) and no less than **two weeks** in advance of the desired meeting date for **Minor projects*** (e.g. single family, ADUs, partitions).
- Transportation Impact Study Review—\$100**
 - Mandatory second meeting if the project requires a Transportation Impact Study (TIS).
 - To be scheduled after completion of a TIS by the applicant's engineer.

IMPORTANT INFORMATION ON REVERSE SIDE

The plan is to develop the property into a six unit cottage cluster that will be owned as one property with six individual rental units with the possible future division into six individual dwelling units on six individual lots with a commonly owned parking area.

questions:

What sewer/water connections will be required for future individual lot configuration?

Would a sewer extension with separate laterals be required? If so, would the extension be allowed under the parking area? Can the existing lateral be used instead of a sewer extension?

Can a single water tap be made with a manifold type distribution located in the planting strip between the curb and sidewalk with a single meter in the manifold to service all 6 units and then be replaced with separate meters at a future date.

If there is no plan to divide the property in the future, what would be required for water and sewer connections?

Can drywell(s) be located under the parking area?

Can the parking area storm water drain to the city storm sewer located in 40? If not, can the water be treated in a swale and then go to the drywell system?

Can the existing driveway approach be used?

Is a handicap parking space required?

How will each unit be addressed considering that they may be on individual lots in the future?

Will the plot plan as designed ie drive, parking, walkways and courtyard work as drawn?

ev charging? Are there any incentive programs for adding ev charging?

10271 SE 40TH AVE
MAP NO. 1E25DD 5400
PROP ID # 00015067
ZONING: R-MD

13175 SF LOT AREA
DENSITY: NO STANDARD
6 UNITS PROVIDED

MAX IMPERVIOUS:
13175 X 60% = 7905
PROPOSED:
4072SF BUILDINGS
2757SF VEHICLE ACCESS
680SF PEDESTRIAN ACCESS
7509SF TOTAL

MIN VEGETATION:
13175 X 35% = 4611SF
5586SF PROPOSED

COMMON SPACE:
1305SF, 15' X 87'

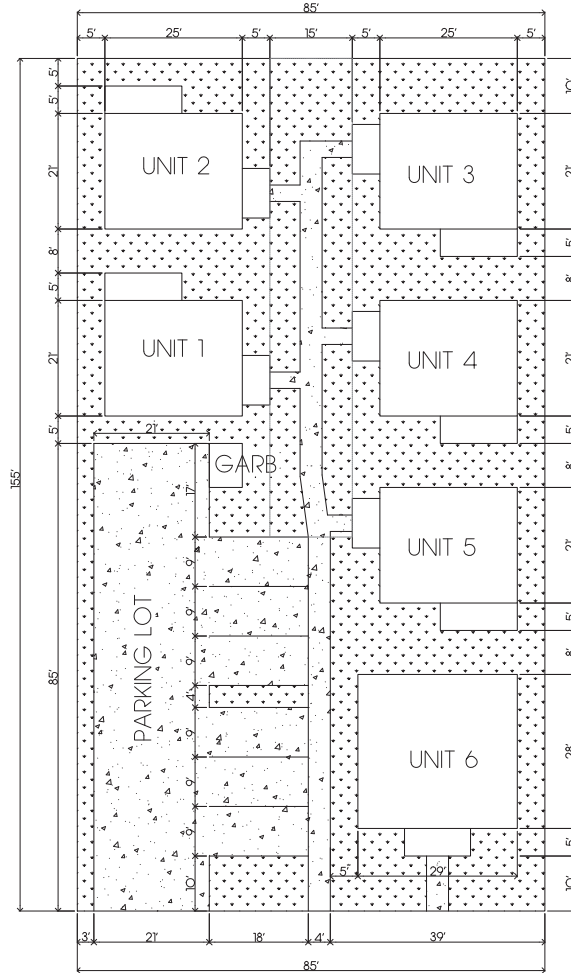
PARKING:
6 UNITS X 0.5 = 3 MIN
6 PROVIDED

BICYCLE SPACE: 2 PER UNIT
2 PROVIDED IN EACH UNIT

SCOPE OF WORK: 6 NEW
COTTAGE CLUSTER UNITS ON
ONE TAXLOT

SITE CONDITIONS: FLAT
EXISTING STRUCTURES: TBR

CODE USED: ORSC 2021
SEISMIC ZONE: D1
WIND SPEED: 120MPH
EXPOSURE B



SITE PLAN

SCALE: 1" = 16'

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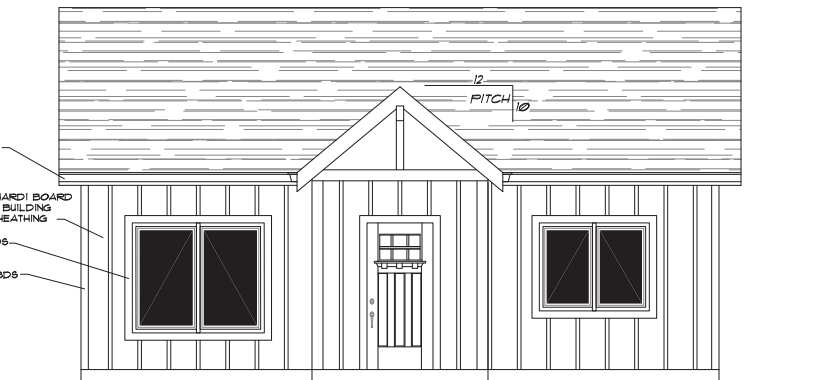
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STOOCHOUSEPLANS LLC

PLAN# 10271 SE 40
NAME COTTAGES
SHEET SITE PLAN
DATE 8/31/22

SHEET* 0

COMPOSITION ROOFING OVER
ONE LAYER 1/2" ASP BASE OVER
1/2" CDX FLUWOOD SHEATHING

- 5/8" FIRE-FINISHED FASCIA GUTTERS
- 1X3 BATTIS OVER HARDI BOARD OVER APPROVED BUILDING WRAP OVER 1/2" SHEATHING
- 5/4 X 4 SURROUNDS
- 5/4 X 4 CORNER BDS



FRONT ELEVATION

EYES ON THE STREET:

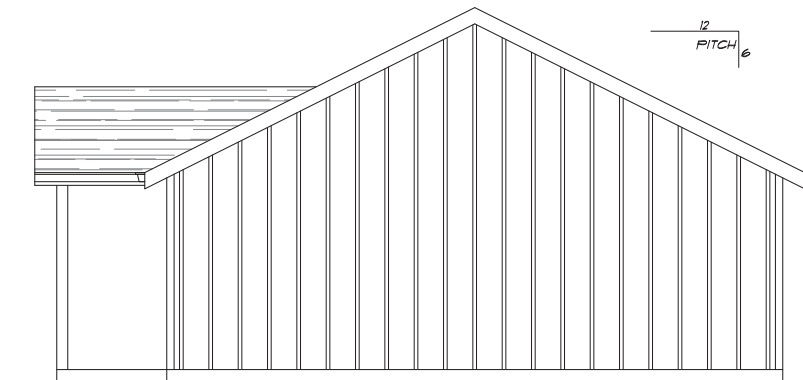
FACADE NOT INCLUDING ROOF:
273SF X 12% = 32.16SF

6/0X5/0 = 30

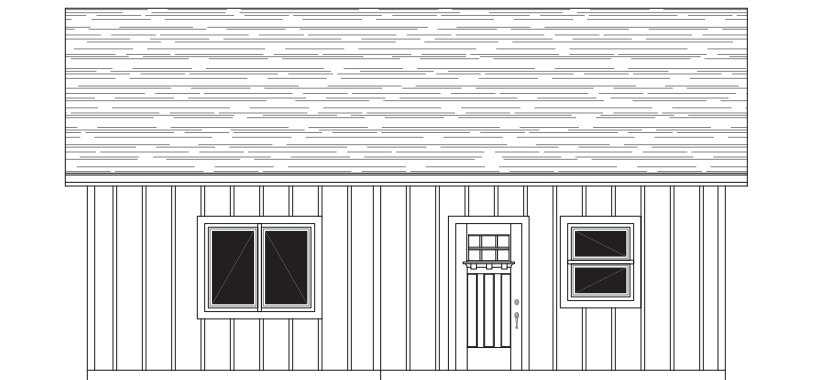
3/0X6.8 = 20

5/0X4/0 = 20

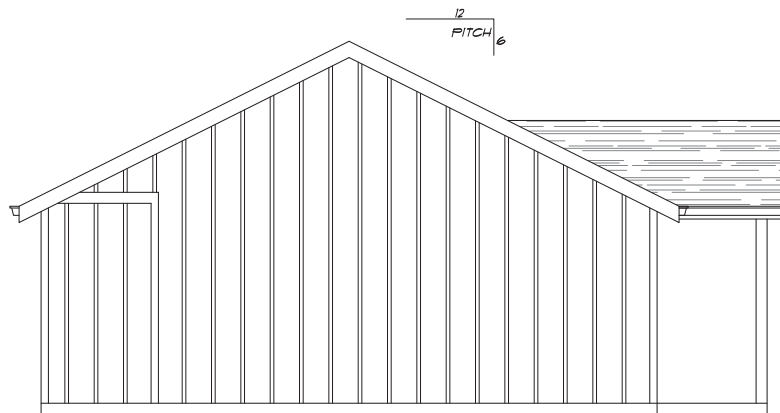
TOTAL 108SF



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

ELEVATIONS

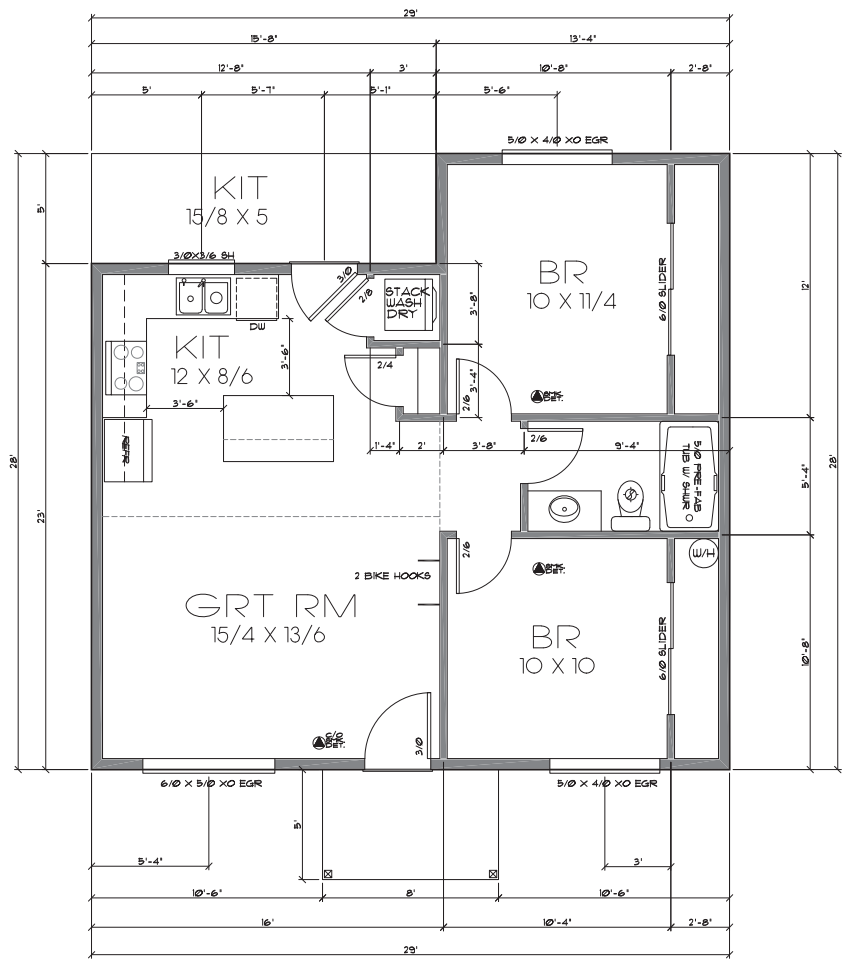
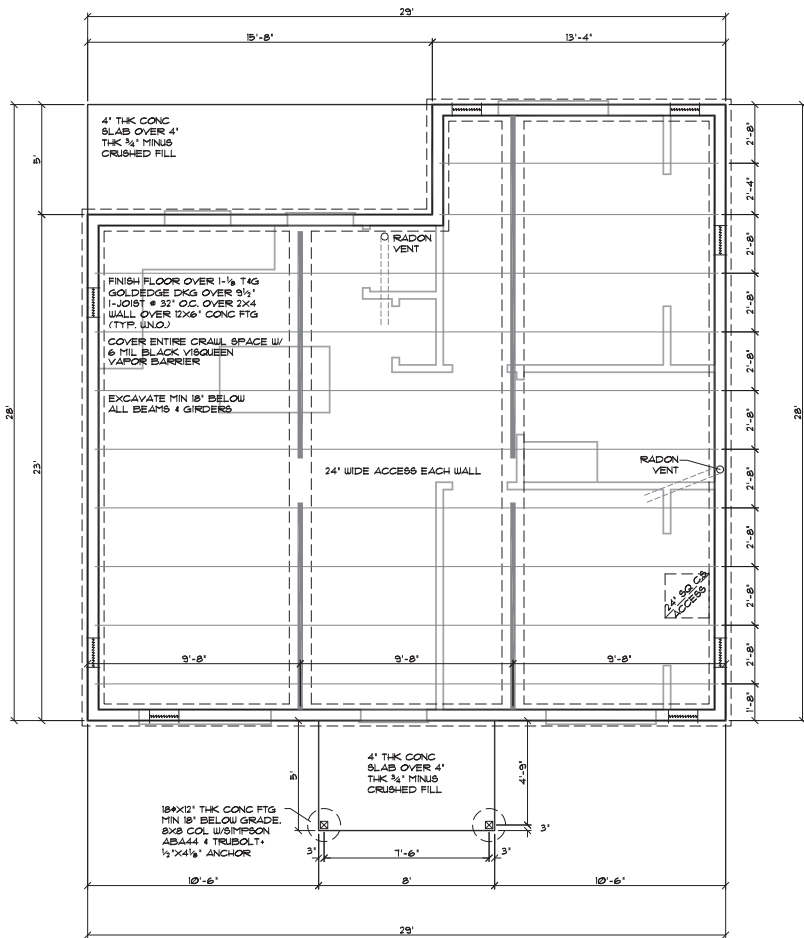
SCALE: 1/4" = 1'-0"

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PLAN# JS2328
NAME COTTAGE
SHEET ELEVATIONS
DATE 8/31/22

SHEET* 1



FOUNDATION / MAIN

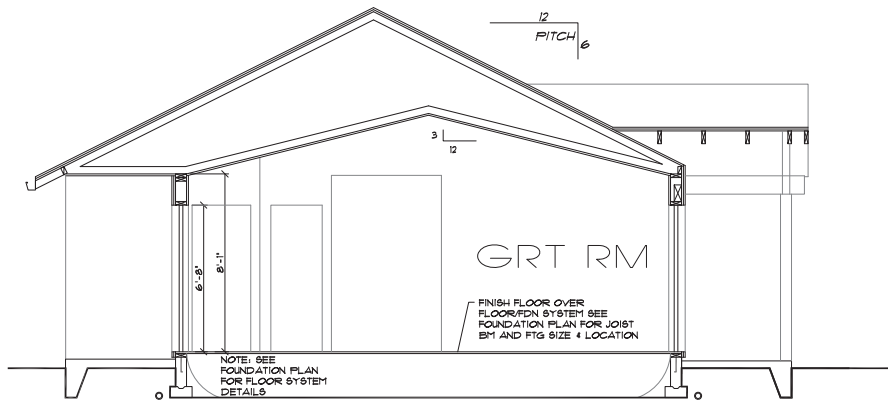
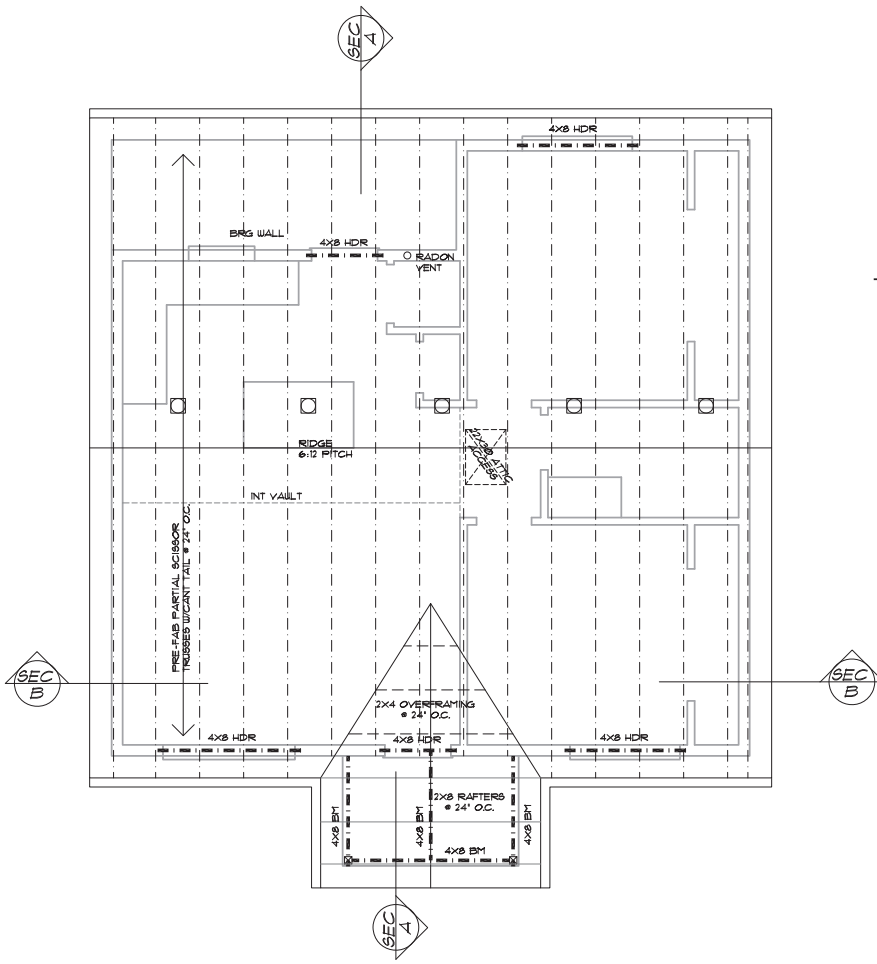
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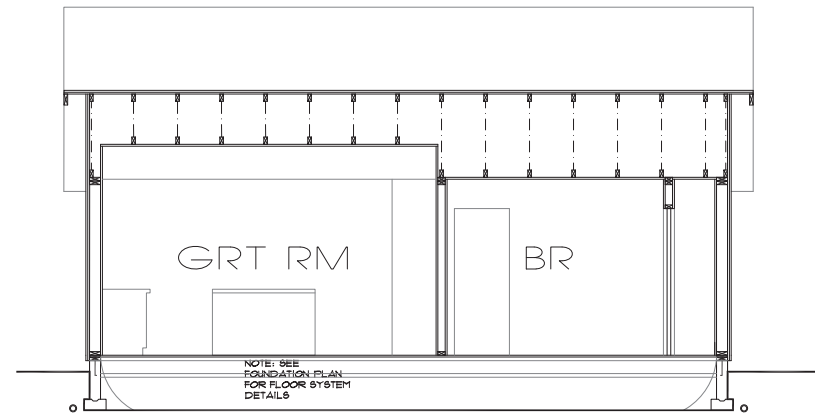
PLAN# JS2326
 NAME COTTAGE
 SHEET FDN/MAIN
 DATE 8/31/22

SHEET# 2



SECTION A A

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



SECTION B B

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

ROOF / SECTIONS

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

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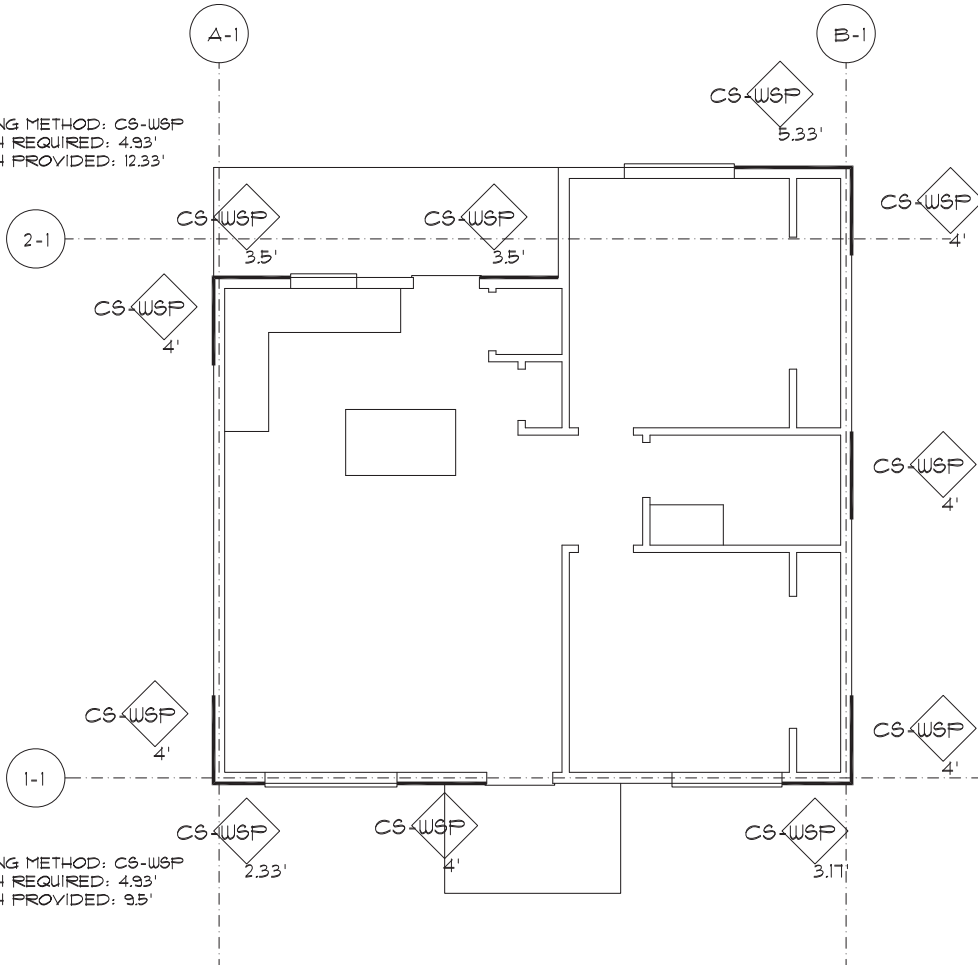
PLAN# JS2928
NAME COTTAGE
SHEET ROOF/SECT
DATE 8/31/22
SHEET# 3

BRACING METHOD: CS-WSP
LENGTH REQUIRED: 4.46'
LENGTH PROVIDED: 8'

BRACING METHOD: CS-WSP
LENGTH REQUIRED: 5.43'
LENGTH PROVIDED: 12'

BRACING METHOD: CS-WSP
LENGTH REQUIRED: 4.93'
LENGTH PROVIDED: 12.33'

BRACING METHOD: CS-WSP
LENGTH REQUIRED: 4.93'
LENGTH PROVIDED: 9.5'



ANALYZED UNDER
2021 ORSC, FOR
CONTINUOUS PWD

PRES PATH BRACING

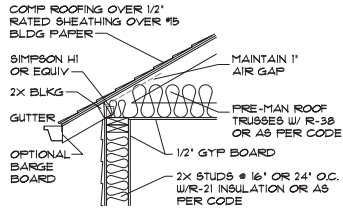
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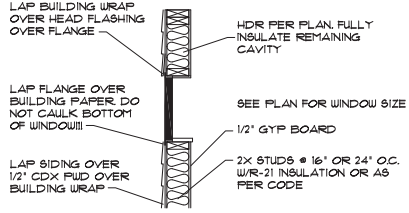
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PLAN# JS2926
NAME COTTAGE 1
SHEET PRES PATH
DATE 8/31/22

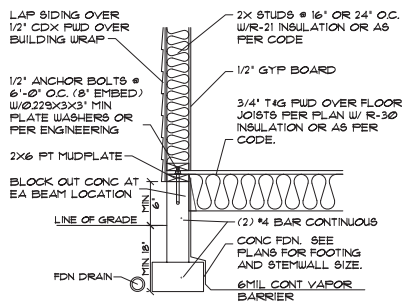
SHEET* S



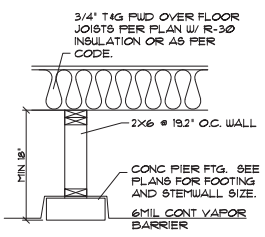
D ROOF TRUSS DETAIL
1/2" = 1'-0"



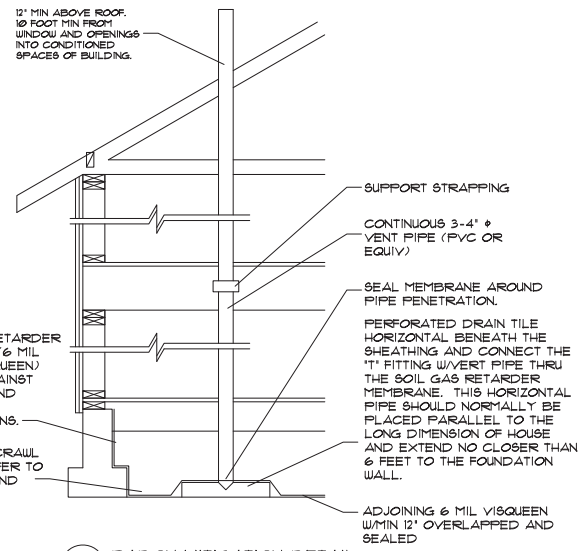
D WINDOW AND DOOR DETAIL
1/2" = 1'-0"



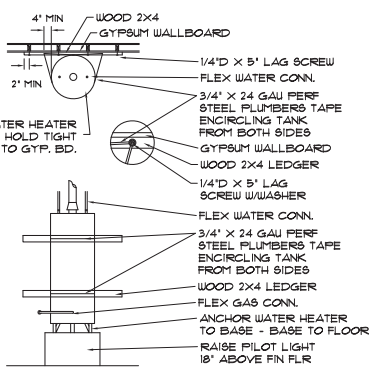
D POST & BEAM FLOOR SYSTEM PERIMETER
1/2" = 1'-0"



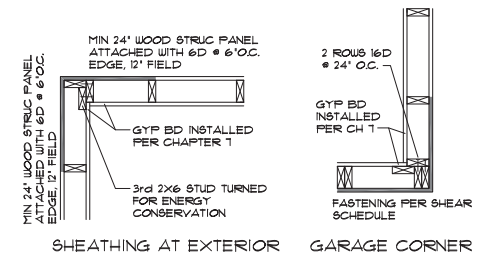
D POST & BEAM FLOOR SYSTEM INTERIOR
1/2" = 1'-0"



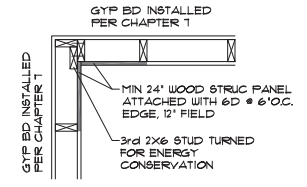
D RADON MITIGATION DETAIL
1/2" = 1'-0"



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

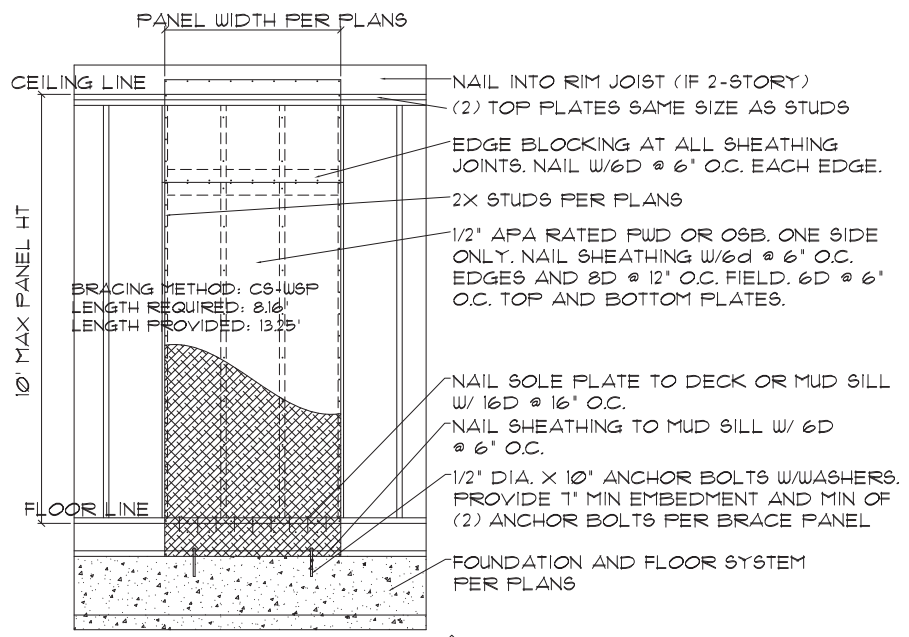


SHEATHING AT EXTERIOR GARAGE CORNER



SHEATHING AT INTERIOR

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



Brace Panel CS-WSP

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) CEILINGS (VAULTED) R-30
- B) CEILINGS (FLAT) R-49
- C) WALLS R-21 INTERMEDIATE FRAMING
- D) FLOOR (OVER UNHEATED AREA) R-30

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 DENSITY 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 5.1 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=0.21

- 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 A MIN. OF 5 AIR CHANGES PER HOUR. THIS ALSO INCLUDES RANGE HOODS.

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.

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" RATED CDX PUD 32/16 OR 1/16" O.S.B.
NAILING: 8d 6" O.C. EDGES, 12" O.C. FIELD UNO. BY BRACING OR ENGINEERING

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 1/1600 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.

AIR SEALING NOTES

TABLE N104.8 AIR BARRIER INSTALLATION AND AIR SEALING REQUIREMENTS

1. GENERAL REQUIREMENTS

A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN ALIGNMENT WITH THE BUILDING THERMAL ENVELOPE BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED

2. CEILING / ATTIC

THE AIR BARRIER IN ANY DROPPED CEILING OR SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP-DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE GASKETED AND SEALED.

3. WALLS

THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED BETWEEN WALL CAVITIES AND WINDOWS OR DOOR FRAMES. THE JUNCTION OF THE TOP PLATE AND THE TOP OF WALLS SHALL BE SEALED IN ACCORDANCE WITH SECTION N104.8.2.1. ALL PENETRATIONS OR UTILITY SERVICES THROUGH THE TOP AND BOTTOM PLATES SHALL BE SEALED. KNEE WALLS SHALL BE SEALED

4. WINDOWS, SKYLIGHTS AND DOORS

THE SPACE BETWEEN FRAMING AND SKYLIGHTS, AND THE JAMBS OF WINDOWS AND DOORS SHALL BE SEALED

5. RIM/BAND JOISTS

RIM/BAND JOISTS SHALL BE A PART OF THE THERMAL ENVELOPE AND HAVE A CONTINUOUS AIR BARRIER

6. FLOORS INCLUDING CANTILEVERED FLOORS AND FLOORS ABOVE GARAGES

THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.

7. CRAWL SPACE WALLS

EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED

8. SHAFTS, PENETRATIONS

DUCT SHAFTS, UTILITY PENETRATIONS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED

9. GARAGE SEPARATION

AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES

10. RECESSED LIGHTING

RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE FINISHED SURFACE

11. SHOWER/TUB ON EXTERIOR WALLS

THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THE WALL FROM THE SHOWER OR TUB

12. ELECTRICAL/PHONE BOX ON EXTERIOR WALLS

THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL AND COMMUNICATION BOXES. ALTERNATIVELY AIR-SEALED BOXES SHALL BE INSTALLED

13. HVAC REGISTER BOOTS

HVAC SUPPLY AND RETURN REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL COVERING, OR CEILING PENETRATED BY THE BOOT

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

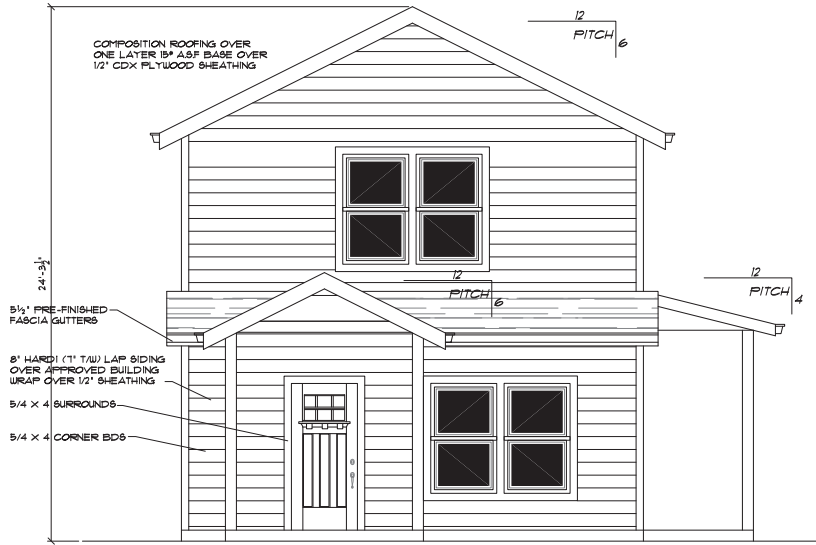
SCALE: 1/4" = 1'-0"



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PLAN# _____
NAME _____
SHEET NOTES
DATE _____

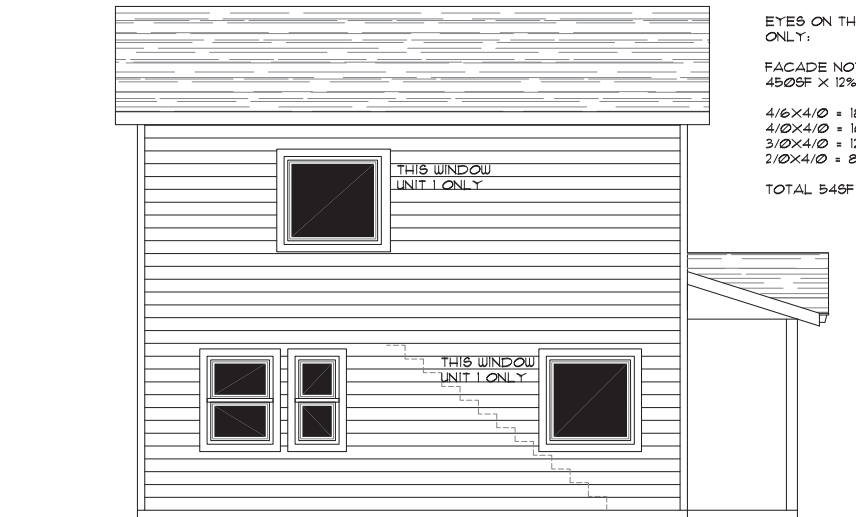
SHEET# N



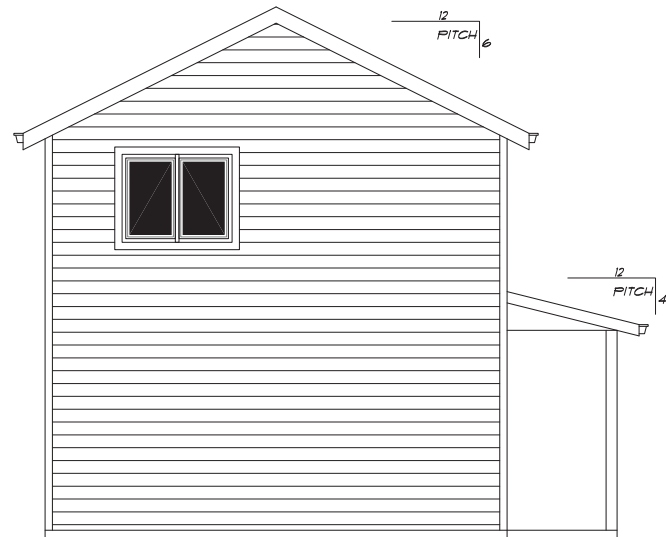
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

ELEVATIONS

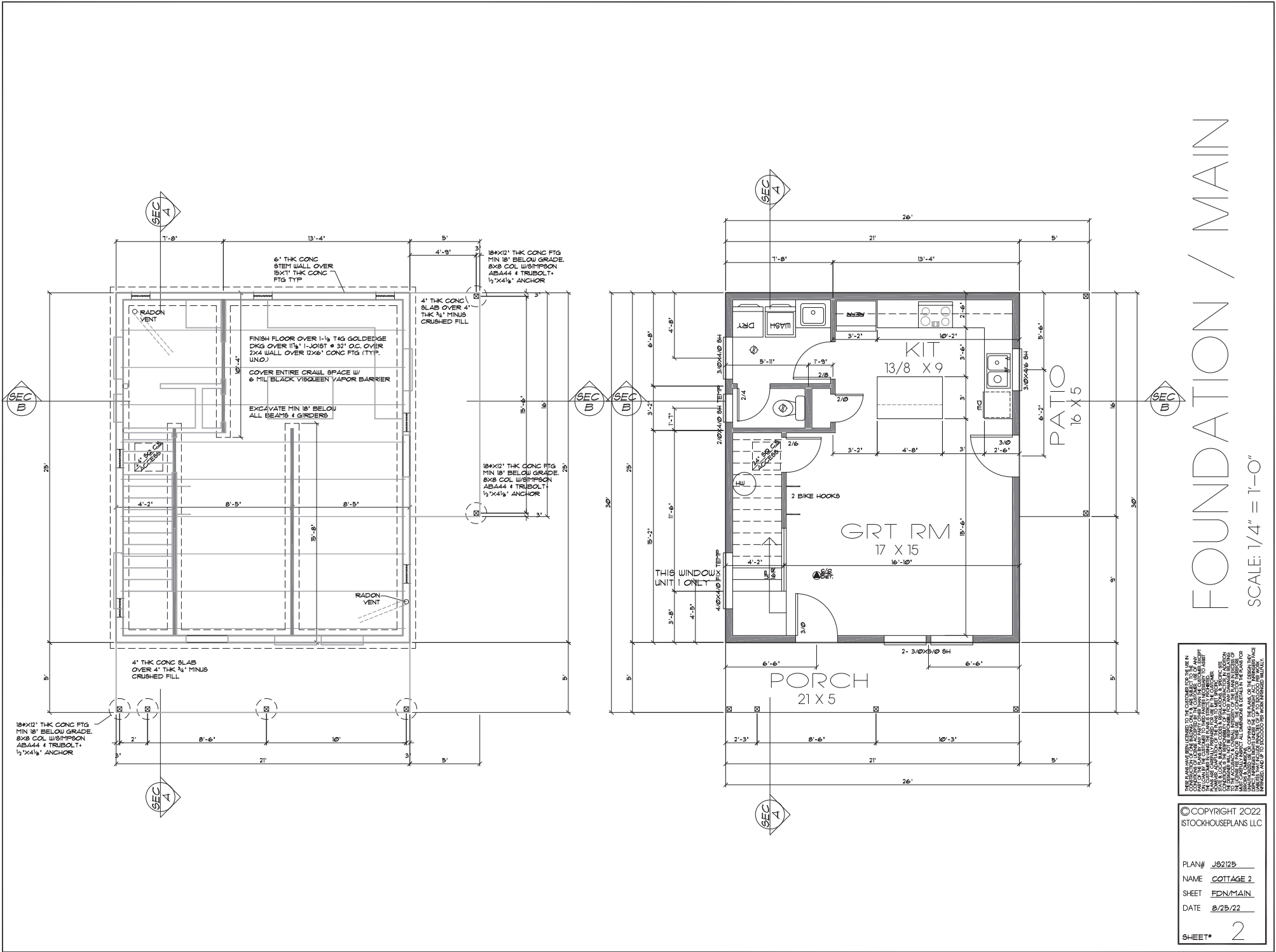
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PLAN# JS2125
NAME COTTAGE 2
SHEET ELEVATIONS
DATE 8/25/22

SHEET* 1



FOUNDATION / MAIN

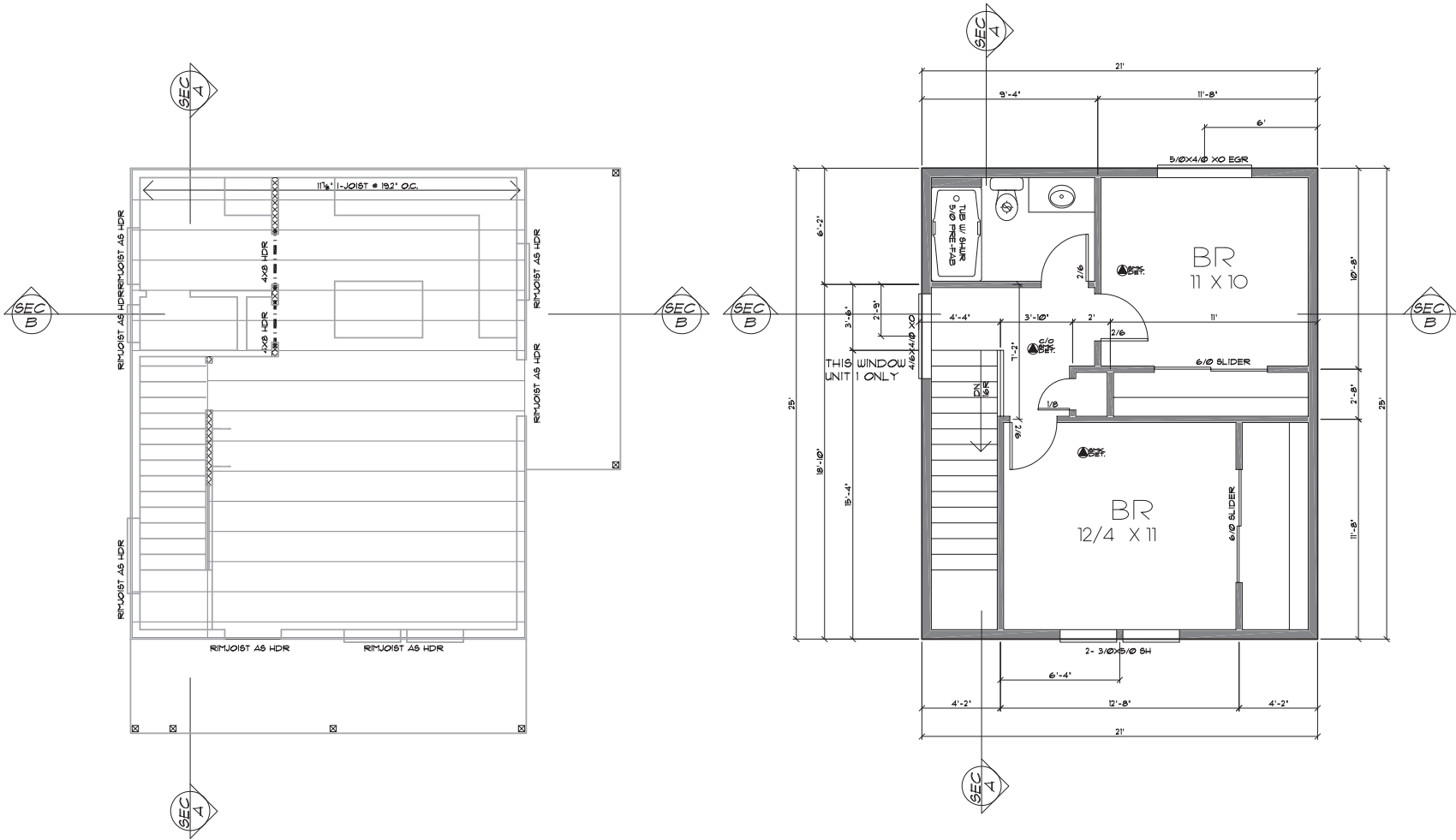
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SEE PLAN FOR FINISH ELEVATIONS FOR THE MAIN FLOOR. FINISH ELEVATIONS FOR THE MAIN FLOOR ARE TO BE DETERMINED BY THE ARCHITECT. THE ARCHITECT'S FINISH ELEVATIONS SHALL BE BASED ON THE FINISH FLOOR OF THE EXISTING STRUCTURE. FINISH ELEVATIONS FOR THE MAIN FLOOR SHALL BE BASED ON THE FINISH FLOOR OF THE EXISTING STRUCTURE. FINISH ELEVATIONS FOR THE MAIN FLOOR SHALL BE BASED ON THE FINISH FLOOR OF THE EXISTING STRUCTURE. FINISH ELEVATIONS FOR THE MAIN FLOOR SHALL BE BASED ON THE FINISH FLOOR OF THE EXISTING STRUCTURE.

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PLAN# JS2125
NAME COTTAGE 2
SHEET FDN/MAIN
DATE 8/25/22

SHEET# 2



CEILING / UPPER

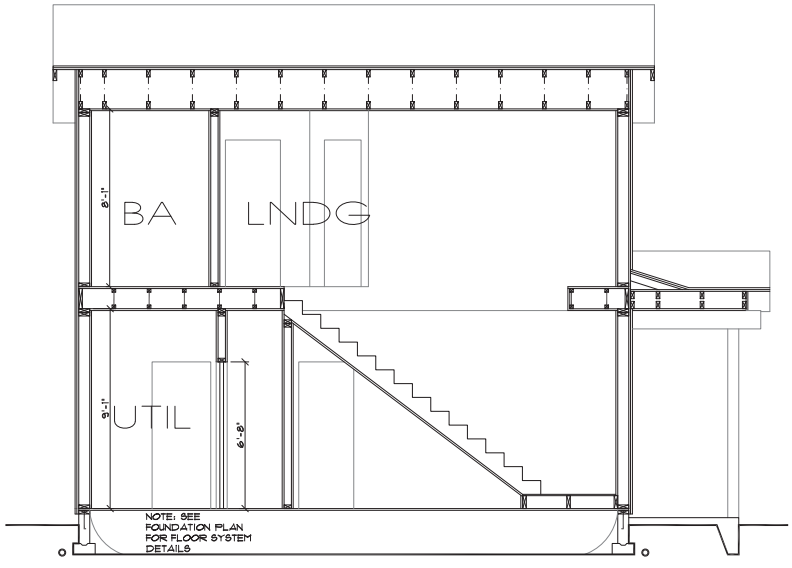
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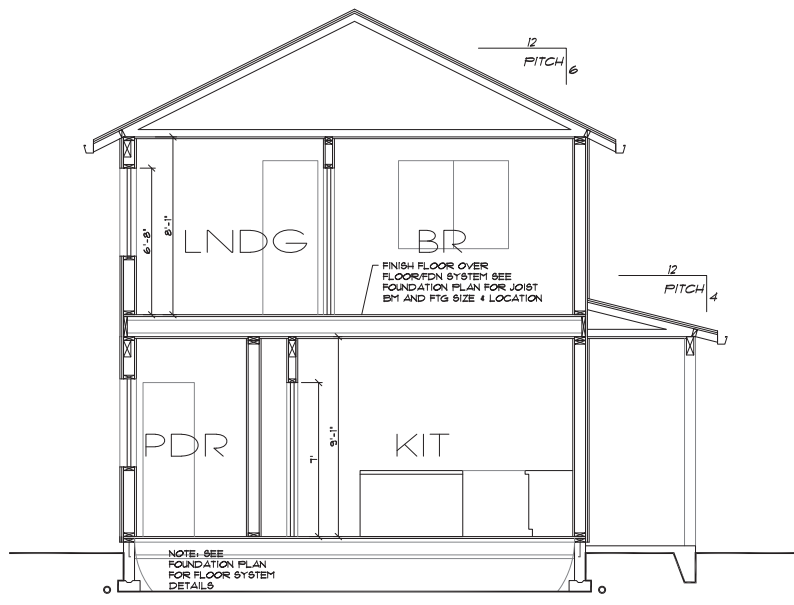
PLAN# JS2125
NAME COTTAGE 2
SHEET CEIL/UPPER
DATE 8/25/22

SHEET* 3



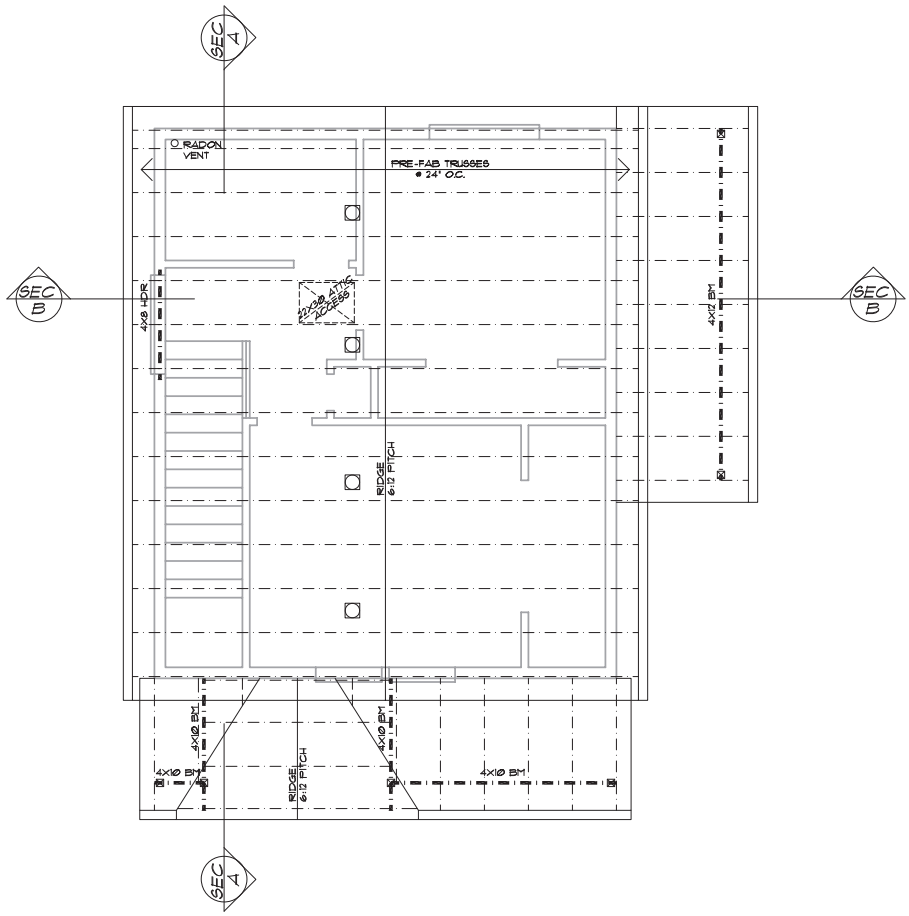
SECTION A A

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



SECTION B B

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



ROOF / SECTIONS

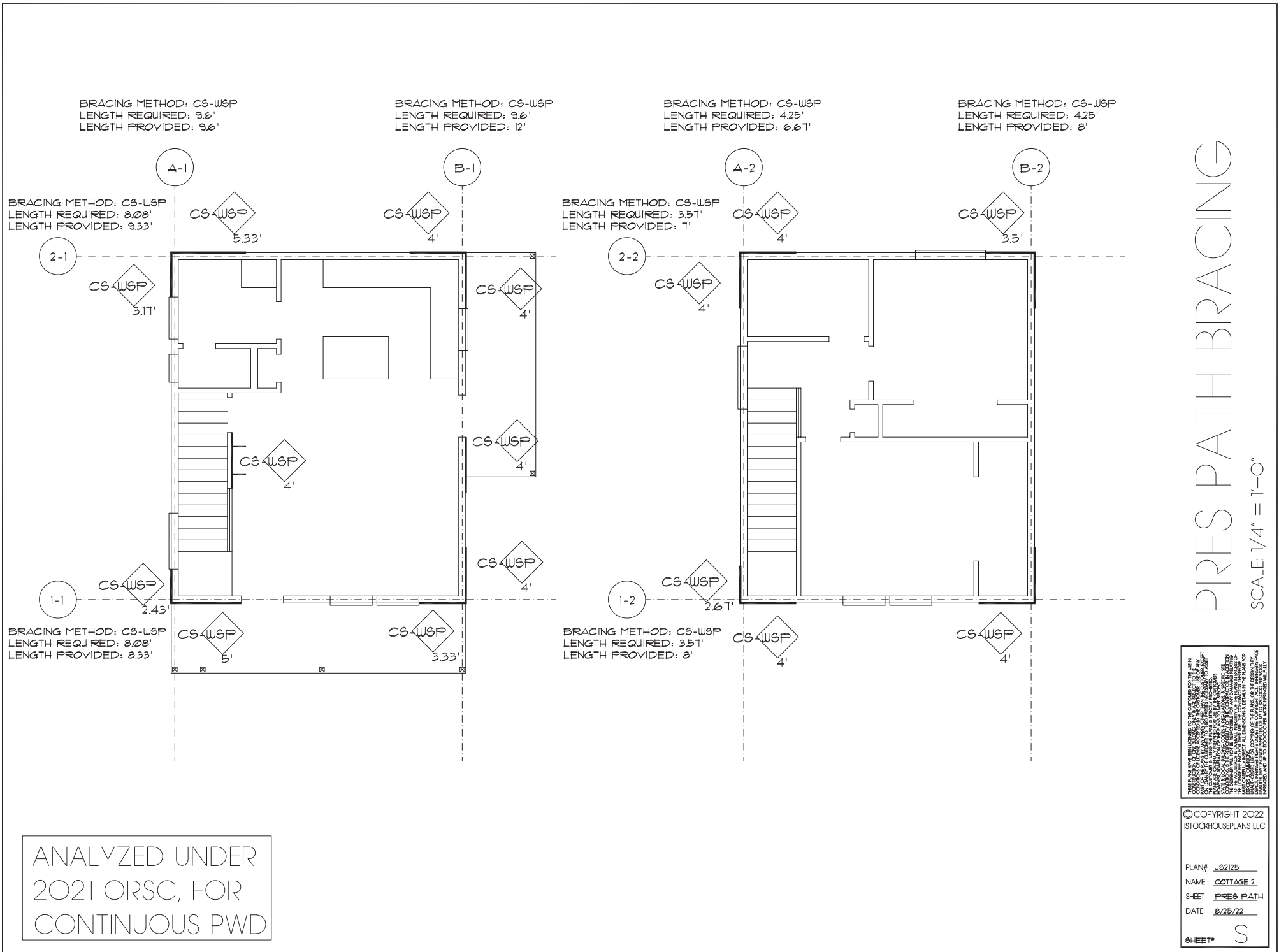
SCALE: 1/4" = 1'-0"

SEE PLAN SET REFERRED TO THE CHANGES FOR THE PLAN. THIS SET OF PLANS IS INTENDED TO BE USED AS A GUIDE ONLY. ANY CHANGES TO THE PLANS MUST BE MADE IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER ASPECTS OF THE PROJECT, INCLUDING BUT NOT LIMITED TO, THE DESIGN AND CONSTRUCTION OF THE FOUNDATION, ROOF, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SYSTEMS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS, INCLUDING BUT NOT LIMITED TO, THE ARCHITECT'S LIABILITY FOR NEGLIGENCE, STRICT LIABILITY, OR OTHER TORTS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER ASPECTS OF THE PROJECT, INCLUDING BUT NOT LIMITED TO, THE DESIGN AND CONSTRUCTION OF THE FOUNDATION, ROOF, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SYSTEMS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS, INCLUDING BUT NOT LIMITED TO, THE ARCHITECT'S LIABILITY FOR NEGLIGENCE, STRICT LIABILITY, OR OTHER TORTS.

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PLAN# JS2125
NAME COTTAGE 2
SHEET ROOF/SECTs
DATE 8/25/22

SHEET* 4



BRACING METHOD: CS-WSP
 LENGTH REQUIRED: 9.6'
 LENGTH PROVIDED: 9.6'

BRACING METHOD: CS-WSP
 LENGTH REQUIRED: 9.6'
 LENGTH PROVIDED: 12'

BRACING METHOD: CS-WSP
 LENGTH REQUIRED: 4.25'
 LENGTH PROVIDED: 6.67'

BRACING METHOD: CS-WSP
 LENGTH REQUIRED: 4.25'
 LENGTH PROVIDED: 8'

BRACING METHOD: CS-WSP
 LENGTH REQUIRED: 8.08'
 LENGTH PROVIDED: 9.33'

BRACING METHOD: CS-WSP
 LENGTH REQUIRED: 9.51'
 LENGTH PROVIDED: 7'

BRACING METHOD: CS-WSP
 LENGTH REQUIRED: 8.08'
 LENGTH PROVIDED: 8.33'

BRACING METHOD: CS-WSP
 LENGTH REQUIRED: 9.51'
 LENGTH PROVIDED: 8'

ANALYZED UNDER
 2021 ORSC, FOR
 CONTINUOUS PWD

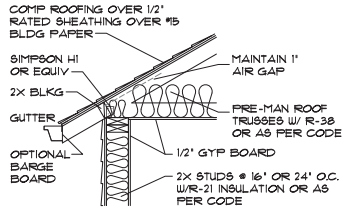
PRES PATH BRACING
 SCALE: 1/4" = 1'-0"

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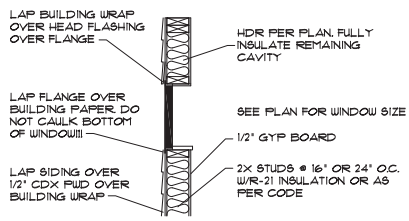
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PLAN# JS2125
 NAME COTTAGE 2
 SHEET PRES PATH
 DATE 8/25/22

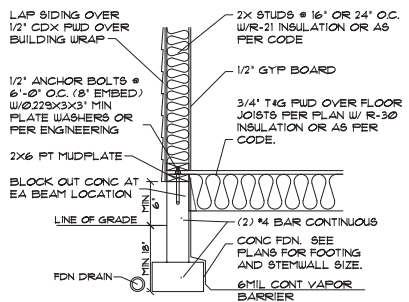
SHEET* S



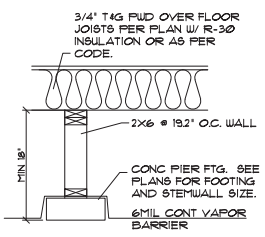
D ROOF TRUSS DETAIL
1/2" = 1'-0"



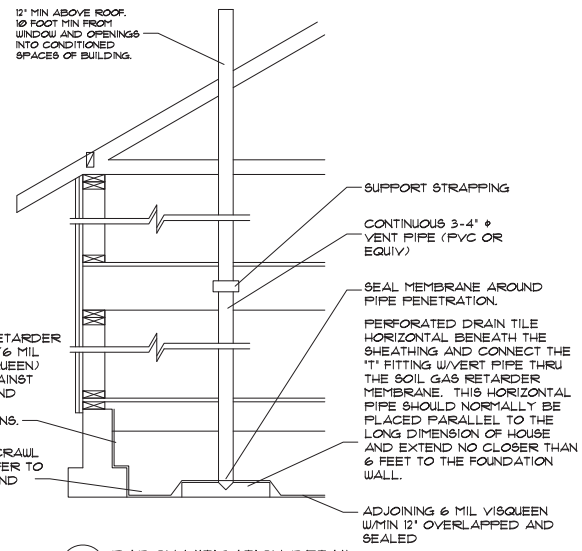
D WINDOW AND DOOR DETAIL
1/2" = 1'-0"



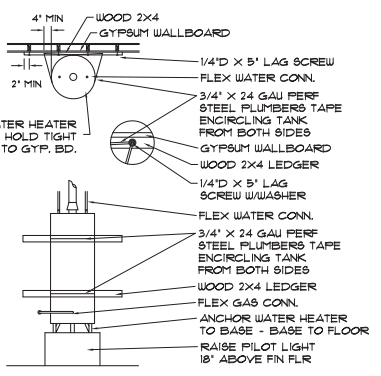
D POST & BEAM FLOOR SYSTEM PERIMETER
1/2" = 1'-0"



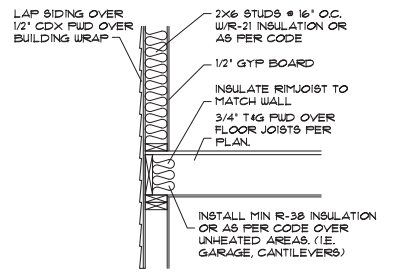
D POST & BEAM FLOOR SYSTEM INTERIOR
1/2" = 1'-0"



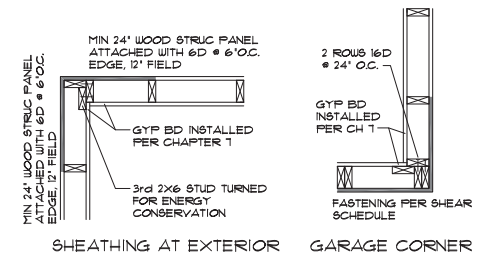
D RADON MITIGATION DETAIL
1/2" = 1'-0"



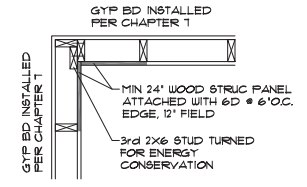
D WATER HEATER DETAIL
1/2" = 1'-0"



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

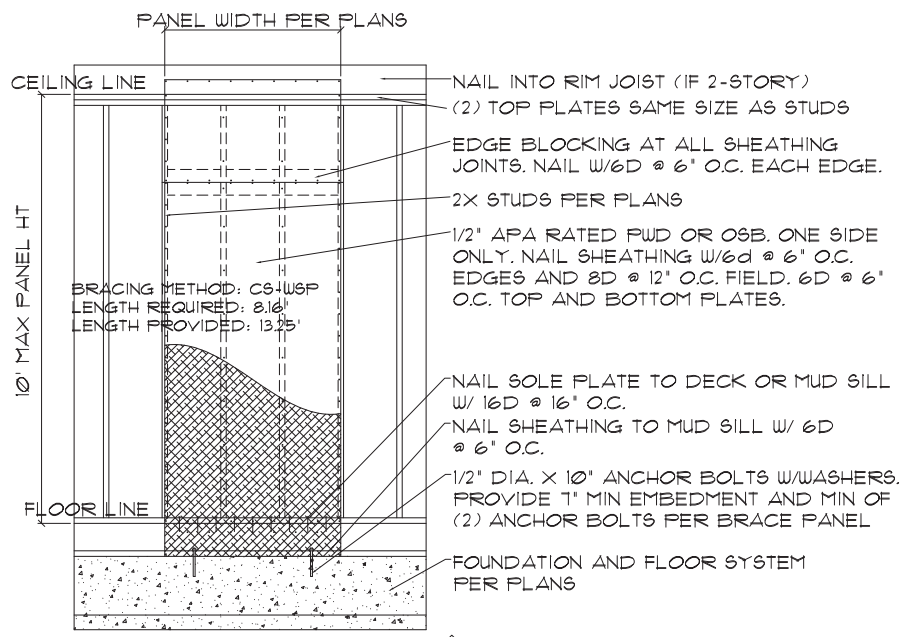


SHEATHING AT EXTERIOR GARAGE CORNER



SHEATHING AT INTERIOR

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



Brace Panel CS-WSP

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) CEILINGS (VAULTED) R-30
- B) CEILINGS (FLAT) R-49
- C) WALLS R-21 INTERMEDIATE FRAMING
- D) FLOOR (OVER UNHEATED AREA) R-30

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 5.1 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=0.21

- 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 A MIN. OF 5 AIR CHANGES PER HOUR. THIS ALSO INCLUDES RANGE HOODS.

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.

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" RATED CDX PUD 32/16 OR 1/16" O.S.B.
NAILING: 8d 6" O.C. EDGES, 12" O.C. FIELD UNO. BY BRACING OR ENGINEERING

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 1/600 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.

AIR SEALING NOTES

TABLE N104.8 AIR BARRIER INSTALLATION AND AIR SEALING REQUIREMENTS

1. GENERAL REQUIREMENTS

A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN ALIGNMENT WITH THE BUILDING THERMAL ENVELOPE BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED

2. CEILING / ATTIC

THE AIR BARRIER IN ANY DROPPED CEILING OR SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP-DOWN STAIRS, OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE GASKETED AND SEALED.

3. WALLS

THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED BETWEEN WALL CAVITIES AND WINDOWS OR DOOR FRAMES. THE JUNCTION OF THE TOP PLATE AND THE TOP OF WALLS SHALL BE SEALED IN ACCORDANCE WITH SECTION N104.8.2.1. ALL PENETRATIONS OR UTILITY SERVICES THROUGH THE TOP AND BOTTOM PLATES SHALL BE SEALED. KNEE WALLS SHALL BE SEALED

4. WINDOWS, SKYLIGHTS AND DOORS

THE SPACE BETWEEN FRAMING AND SKYLIGHTS, AND THE JAMBS OF WINDOWS AND DOORS SHALL BE SEALED

5. RIM/BAND JOISTS

RIM/BAND JOISTS SHALL BE A PART OF THE THERMAL ENVELOPE AND HAVE A CONTINUOUS AIR BARRIER

6. FLOORS INCLUDING CANTILEVERED FLOORS AND FLOORS ABOVE GARAGES

THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.

7. CRAWL SPACE WALLS

EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED

8. SHAFTS, PENETRATIONS

DUCT SHAFTS, UTILITY PENETRATIONS AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED

9. GARAGE SEPARATION

AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES

10. RECESSED LIGHTING

RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE FINISHED SURFACE

11. SHOWER/TUB ON EXTERIOR WALLS

THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THE WALL FROM THE SHOWER OR TUB

12. ELECTRICAL/PHONE BOX ON EXTERIOR WALLS

THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL AND COMMUNICATION BOXES. ALTERNATIVELY AIR-SEALED BOXES SHALL BE INSTALLED

13. HVAC REGISTER BOOTS

HVAC SUPPLY AND RETURN REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL COVERING, OR CEILING PENETRATED BY THE BOOT

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"



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PLAN# _____
NAME _____
SHEET **NOTES**
DATE _____

SHEET# **N**

RECORD OF SURVEY

LOCATED IN THE
S.E. 1/4 SECTION 25, T.1S., R.1E., W.M.
CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON
OCTOBER 17, 2022 SCALE 1"=20'

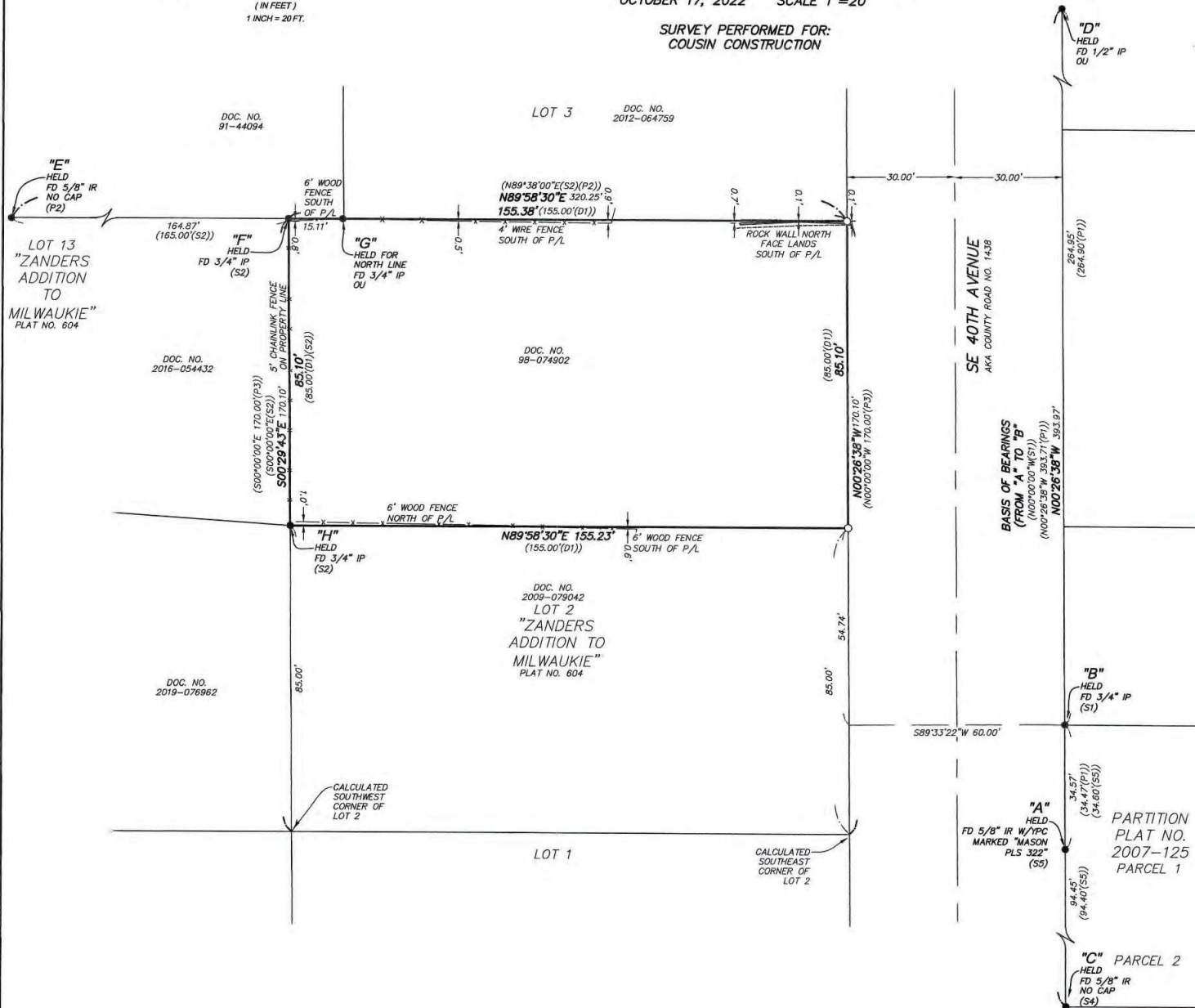
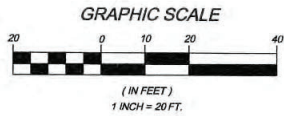
SURVEY PERFORMED FOR:
COUSIN CONSTRUCTION

CLACKAMAS COUNTY SURVEYOR

RECEIVED: _____

ACCEPTED FOR FILING: _____

SURVEY NUMBER: _____



NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE BOUNDARIES OF THAT TRACT OF LAND CONVEYED BY DEED RECORDED AS DOCUMENT NO. 98-074902, CLACKAMAS COUNTY DEED RECORDS, DESCRIBED THEREIN AS THE EAST 155 FEET OF LOT 2. "ZANDER'S ADDITION TO MILWAUKIE", PLAT NO. 604, EXCEPT THE SOUTH 85 FEET THEREOF, FOR A FUTURE PARTITION PLAT.

FOR MY BASIS OF BEARINGS, I HELD NORTH 00°26'35" WEST BETWEEN FOUND MONUMENTS "A" AND "B", PER PARTITION PLAT NO. 2007-125.

I HELD FOUND MONUMENTS "C", "A", "B", AND "D" FOR THE EAST RIGHT OF WAY LINE OF SE 40TH AVENUE, AKA COUNTY ROAD NO. 1438, PER SURVEYS NO. 288, 13025, AND 13673, AND PARTITION PLAT NO. 2007-125. I THEN CALCULATED THE EAST LINE OF THE SUBJECT TRACT 60.00 FEET WESTERLY OF SAID EAST RIGHT OF WAY LINE, PER SAID PLAT.

I HELD FOUND MONUMENTS "E", "F", AND "G" (ORIGIN UNKNOWN), FOR THE NORTH LINE OF LOTS 2 AND 13 OF SAID PLAT OF "ZANDER'S ADDITION TO MILWAUKIE", PER SURVEYS NO. 10919 AND 11394, AND THE PLAT OF "NEAL", PLAT NO. 1825.

I HELD FOUND MONUMENTS "I" AND "H" FOR THE WEST LINE OF THE SUBJECT TRACT, PER SURVEY NO. 11394. THIS ESTABLISHMENT CORRELATES WELL WITH DEED DISTANCE WEST OF THE EAST LINE OF THE SUBJECT LOT.

I THEN HELD FOUND MONUMENT "H" AND A LINE PARALLEL WITH THE ESTABLISHED NORTH LINE OF SAID LOT 2 FOR THE SOUTH LINE OF THE SUBJECT TRACT. THIS ESTABLISHMENT CORRELATES WELL WITH CALCULATED DISTANCES OF THE REMNANT OF SAID LOT 2 THAT WOULD REMAIN FOR THE SUBJECT TRACT.

LEGEND:

○ SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON _____ 2022

● FOUND MONUMENT AS NOTED

() = RECORD DISTANCES & BEARINGS
IR = IRON ROD IP = IRON PIPE
FD = FOUND W/ = WITH
YPC = YELLOW PLASTIC CAP
R/W = RIGHT OF WAY
OU = ORIGIN UNKNOWN
P/L = PROPERTY LINE
CCPR = CLACKAMAS COUNTY PLAT RECORDS
DOC. NO. = DEED DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
SN = SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS

S1 = SN 288
S2 = SN 11394
S3 = SN 10919
S4 = SN 13025
S5 = SN 13673
P1 = PARTITION PLAT NO. 2007-125, CCPR
P2 = "NEAL" PLAT NO. 1825, CCPR
P3 = "ZANDERS ADDITION" PLAT NO. 604, CCPR
D1 = DOC. NO. 98-074902



SIGNED ON: 10 OCT 22

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2023

CENTERLINE CONCEPTS
LAND SURVEYING, INC.

19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189