



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

PHONE: 503-786-7630
FAX: 503-774-8236
E-MAIL: planning@milwaukieoregon.gov

Application for Land Use Action

Master File #: VR-2018-002/ADU-2018-001

Review type*: I II III IV V

CHOOSE APPLICATION TYPE(S):

... Residential Dwelling

... Accessory Dwelling Unit

... Variance

...

...

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 reverse): Dennis Osterlund

Mailing address: 3048 SE Crystal Springs, Portland OR Zip:

Phone(s): 5037090035 E-mail: mccullochconstruction@gmail.com

APPLICANT'S REPRESENTATIVE (if different than above): McCulloch Contruction Corporation

Mailing address: 1729 NE Siskiyou, Portland OR Zip: 972121

Phone(s): E-mail:

SITE INFORMATION:

Address: 10565 SE 23rd, Milwaukie Map & Tax Lot(s): 00009797 11E25CG01001

Comprehensive Plan Designation: ... Zoning: R-1-B Size of property: 0.67 Acres

PROPOSAL (describe briefly):

2 Story ADU / Garage

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: Jon McCulloch Date: 2/13/2018

IMPORTANT INFORMATION ON REVERSE SIDE

RESET

*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 Milwaukee 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

RECEIVED

FEB 14 2018

THIS SECTION FOR OFFICE USE ONLY:

CITY OF MILWAUKIE

FILE TYPE	FILE NUMBER	FEE AMOUNT*	PERCENT DISCOUNT	DISCOUNT TYPE	DEPOSIT AMOUNT	PLANNING DEPARTMENT DATE STAMP
Master file	VR-2018-002	\$ 2,000			\$	RECEIVED FEB 14 2018 CITY OF MILWAUKIE PLANNING DEPARTMENT
Concurrent application files	ADU-2018-	\$ 1,000 750	25%		\$	
		\$			\$	
		\$			\$	
		\$			\$	
SUBTOTALS		\$			\$	
TOTAL AMOUNT RECEIVED: \$ 2,750.00		RECEIPT #:		RCD BY:		

Associated application file #s (appeals, modifications, previous approvals, etc.):

Neighborhood District Association(s):

Notes:

*After discount (if any)

1/22/2018

Dear Planning Department of Milwaukie,

We propose to build a detached ADU on the property of 10565 SE 23rd ave, Milwaukie OR 97222. This ADU will be a single family dwelling above a garage. We propose to honor the architectural integrity of the historic house located on the property by following the style of the existing structure.

1.) Base Zone Standards

We propose to build an ADU on the property that is 40' by 22' (798 square feet) and roof height of 32 feet at its peak.

As we were informed in the conference meeting, the lot is zoned as an R-1-B, and so the minimum lot size for this zone is 5,000 sq. ft. The lot size of this property is 29,286 sq. ft. thus, more than sufficient to accommodate an ADU in addition to the existing structures.

The lot width and depth requirements are 50 sq. ft. width and 80 sq. ft. depth, to which this property fully exceeds.

The side and rear setbacks for a proposed ADU of this size are 5 feet, to which we will follow.

The setback from the street is a 40 foot setback requirement, to which we are requesting a variance to allow a 30 foot setback in order to accommodate the placement of the proposed ADU. We are requesting this variance to avoid disrupting existing native trees and shrubbery that beautify not only the property, but the neighborhood as well. It will also minimize the impact on the Northern neighbor as the ADU will be situated away from their house.

Landscape development standards in an R-1-B require that 15% of the total area of the lot be left or planted in trees, grass, and shrubs. And no more than 20% be covered in mulch or bark dust. We have no plans to use bark or mulch. The total impervious footprint, including the existing structure and the proposed ADU and driveway is 4, 506 sq. feet, only 15.38% of the total lot. This more than satisfies this standard. The green space is suitable for outdoor recreation by residents, and will not have extreme topography or dense vegetation that precludes access. One of the reasons this property is so stunning, and adds to the aesthetic beauty of the neighborhood is because of the existing natural greenery, to which we will respect, and shall keep onsite.

More than 40 percent of the front yard of the ADU will remain in vegetation, with allowed exception of needing a paved turn around and driveway so vehicles can enter an arterial street safely in a forward motion.

The side yard will be greater than 5 feet.

2.) Overlay Zone Standards- Off street parking

We propose to have at least two, and no more than three, parking spaces of the size 9 ft. wide x 18 ft. deep within the garage portion of the ADU. There will be no parking areas within the 15 foot front line, required front yard or within the required street facing side yard of either the current house, or the proposed ADU. We propose to install a paved driveway, made of durable and dust-free impervious material, and shall be maintained for all-weather use leading up to the ADU. This will be paved with asphalt to promote storm water runoff efficiently.

The proposed addition to the driveway on the property will align with the approved driveway approach and will not be wider than the approved driveway approach, within the 5 foot right of way. We will follow the line of the original paved drive, starting 2 ft. behind the front property line, as per the corresponding relevant standard.

We also propose to move and repair the original skirt and paved entrance to the driveway, per City of Milwaukie Planning Department request, to the 45 foot distance from the street corner as discussed in the conference meeting.

3.) Land Use Applications

The proposed ADU will be compatible with the existing development, stylistically echoing the original design of the historic structure currently onsite. The proposed street side porch follows precisely the architectural design of the larger house. Thus, corresponding aesthetically, but also creating a welcoming view to the street. This proposed design element will not only enhance the neighborhood but blend in beautifully with the original design elements.

The proposed ADU will be front facing the center of the property, thus providing privacy to the North neighbor. Egress windows are proposed facing the neighbor to the North for safety code, but are on the 2nd floor and minimal.

There will be an appropriate level of privacy screening for the nearby yard, provided by the design of the accessory dwelling unit, existing and proposed vegetation and bushes. The property line next to the wall of the accessory dwelling unit, and 10 lineal feet beyond the corner of the wall, will be planted with evergreen shrubs for privacy. The proposed screening will be opaque and at least 6 feet high. Newly planted shrubs will be no less than 5 ft. above grade at time of planting, and they shall reach 6 ft. high within 1 year.

The proposed ADU will be detached and built separately from all existing structures.

As written in table 19.910.1.E.4.b the standard for a Type 11 ADU review is a maximum size of 800 sq. ft. to which we are just under the requirement at 798 sq. ft.. Our roof height is 32 feet to which we are requesting a height variance.

We propose to meet or exceed all relevant design standards including:

- 1.) Roof eaves with a minimum projection of 12 in from the intersection of the roof and the exterior walls.
- 2.) Window trims around all windows at least 3 in wide and 5/8 in deep.

The primary structure will be occupied by the owner of the property. At the time an accessory dwelling unit is established, the owner will record a deed restriction on the property with the Clackamas County Recording Division that one of the dwellings on the lot will be occupied by the property owner. A copy of the recorded deed restriction shall be provided to the Milwaukie Planning Department.

REQUESTED VARIANCES:

We are requesting two variances on our proposed ADU.

1.) HEIGHT: The proposed ADU size is 32 feet high at the roof peak. We are requesting a variance to accommodate the height of the ADU. Because this lot is so large, 29, 286 sq. ft. it will accommodate a larger ADU more graciously than a smaller property.

2.) SETBACK: We are requesting a variance on the street side setback. We are requesting the street side setback be 30 feet as opposed to the 40 foot setback normally required.

We are requesting this variance so we can place the ADU, without having to take out current shrubs and trees. We are hoping to maintain the beautiful greenery that is currently on the property. Another reason we are requesting this variance is to avoid placing the proposed ADU too close to the neighboring Northern House. Our goal is to lower and minimize our impact on their property.

If needed, we are willing to make changes to meet all needed requirements and expedite the process.

Thank you for reviewing our application, and for your guidance through the process. We greatly appreciate your time and knowledge. Please let us know if there is anything else you need, or have any questions.

Sincerely,

Lucy Amberson

With

McCulloch Construction

503-709-0035

McCullochconstruction@gmail.com

MCCULLOCH

CONSTRUCTION

March 6th, 2018

Dear City of Milwaukie Planning Department,

I have revised the floor plans of the proposed ADU to accommodate the entryway square footage. I have removed the closet that was part of the entry way. The closet measured 3 ft. by 3 ft. for a total of 9 sq. ft. I also brought that entire East wall of the upper portion in 2 feet. Thus, 2 ft. by 21 feet is a total of 42 sq. ft. So the entire proposed ADU is now 51 sq. ft. smaller than it was originally proposed.

Please let me know if you need anything else, and thank you so much for your time,

Lucy Amberson

John McCulloch

McCulloch Construction
503-709-0035
mccullochconstruction@gmail.com

RECEIVED
MAR 06 2018
CITY OF MILWAUKIE
PLANNING DEPARTMENT

MCCULLOCH

CONSTRUCTION

March 14, 2018

Mary Heberling
City of Milwaukie
6101 SE Johnson Creek Blvd
Milwaukie, OR 97206

Re: 10565 SE 23rd - ADU Roof Height

Hello Mary;

We are writing you in response to your request for additional information on the roof height for the proposed ADU at 10565 SE 23rd in the City of Milwaukie. Our calculation show that the roof height to be 24 feet 6 inches. In order to determine this calculation we measured the pitch of the roof to be exactly 12/12 and therefore used the average height of the highest gable.

We hope this clears up any confusion that may pertain to this issue.

Sincerely;



Lucy Amberson

CONSTRUCTION GENERAL NOTES

GENERAL FRAMING NOTES

REFER TO AMERICAN WOOD COUNCIL'S "WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS-2015 EDITION" (AWC WFCM-2015) FOR STANDARD FRAMING DETAILS NOT SHOWN IN THESE DRAWINGS (PAGES 126-145), AND NAILING SCHEDULE (PAGE 149).

THE STEEL TIES SPECIFIED IN THESE DRAWINGS ARE IN ADDITION TO REQUIRED NAILING PER SCHEDULE, AND NOT A SUBSTITUTE.

AWC WFCM-2015 IS AVAILABLE ONLINE AT:
<http://www.awc.org/codes-standards/publications/wfcm-2015>

GENERAL REQUIREMENTS

BUILDING CODES AND REFERENCED STANDARDS: THE OREGON RESIDENTIAL SPECIALTY CODE-2014 EDITION AND ITS REFERENCED CODES AND STANDARDS, AS ADOPTED AND MODIFIED BY THE CITY OF PORTLAND, GOVERN THE DESIGN AND CONSTRUCTION OF THIS PROJECT.

CONTRACTOR RESPONSIBILITIES: THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA. THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

DISCREPANCIES: IN CASE OF DISCREPANCIES BETWEEN THESE GENERAL NOTES, THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND/OR REFERENCED STANDARDS, THE DESIGNER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

SITE VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO FABRICATION AND/OR CONSTRUCTION. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH THE WORK. ALL UNDERGROUND UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO EXCAVATION OR DRILLING.

DESIGN LOADS

CONSTRUCTION LOADS: LOADS ON THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS OR THE CAPACITY OF THE PARTIALLY COMPLETED CONSTRUCTION.

WIND DESIGN:
 PER ASCE 7-10, CHAPTER 28 PART 2 AND CHAPTER 30
 BASIC WIND SPEED, $V=120$ MPH
 RISK CATEGORY 2
 WIND IMPORTANCE FACTOR $I_w=1.0$
 EXPOSURE CATEGORY B
 ADJUSTMENT FACTOR $K_1=1.0$
 TOPOGRAPHIC FACTOR $K_{zt}=1.0$

SEISMIC DESIGN:
 PER ASCE 7-10, CHAPTERS 11 & 12
 RISK CATEGORY II
 SEISMIC IMPORTANCE FACTOR $I_s=1.0$
 SITE CLASS D
 SEISMIC DESIGN CATEGORY D
 RESPONSE MODIFICATION COEFFICIENT $R=6.5$
 $S_{DS}=0.707$ $C_s=0.109$
 $V=C_sW=0.109W$

SNOW LOAD:
 PER CITY OF PORTLAND
 $S=25$ psf

LIVE LOADS:
 ROOF LIVE LOAD $L=20$ psf
 FLOOR LIVE LOAD $L=40$ psf

DEAD LOADS:
 ROOF DEAD LOAD $D=16$ psf
 FLOOR DEAD LOAD $D=16$ psf
 WALL DEAD LOAD $D_w=10$ psf

DEFLECTION LIMITS:
 TOTAL LOAD DEFLECTION LIMIT: $L/360$
 APPLIED LOAD DEFLECTION LIMIT: $L/480$

SOILS AND FOUNDATIONS

REFERENCE STANDARDS: CONFORM TO ORSC CHAPTER 4 (FOUNDATIONS).

SOIL DESIGN VALUES:
 ALLOWABLE BEARING PRESSURE $q=1500$ psf
 PASSIVE LATERAL PRESSURE $=200$ psf/ft
 ACTIVE LATERAL PRESSURE $=35$ psf/ft
 COEFFICIENT OF SLIDING FRICTION $=0.3$

SLABS-ON-GRADE AND FOUNDATIONS: ALL FOUNDATIONS SHALL BEAR ON STRUCTURAL COMPACTED FILL OR COMPETENT NATIVE SOIL. ALL SLABS-ON-GRADE SHALL BE FOUNDED ON APPROPRIATE SUB-GRADE. EXTERIOR PERIMETER FOOTINGS SHALL BEAR NOT LESS THAN 18 INCHES BELOW FINISH GRADE. INTERIOR FOOTINGS SHALL BEAR NOT LESS THAN 12 INCHES BELOW FINISH FLOOR.

FOUNDATION STEM WALLS: UNLESS OTHERWISE NOTED ON THE DRAWINGS, THE MAXIMUM UNBALANCED SOIL CONDITION FOR ALL FOUNDATION STEM WALLS (DIFFERENCE IN ELEVATION BETWEEN INTERIOR AND EXTERIOR SOIL GRADES) SHALL BE 30 INCHES. MAINTAIN A MINIMUM 6-INCH SEPARATION BETWEEN TOP OF STEM WALL AND EXTERIOR SOIL FINISH GRADE.

BACKFILLING: BACKFILL BEHIND RETAINING AND FOUNDATION WALLS SHALL BE OF FREE-DRAINING MATERIAL PLACED IN MAXIMUM LOOSE LIFTS OF 12 INCHES. BACKFILL SHALL BE COMPACTED USING HAND-OPERATED EQUIPMENT ONLY. THE CONTRACTOR SHALL NOT OPERATE HEAVY EQUIPMENT BEHIND RETAINING AND FOUNDATION WALLS WITHIN A DISTANCE EQUAL TO THE HEIGHT OF THE WALL.

CAST-IN-PLACE CONCRETE

REFERENCE STANDARDS: CONFORM TO:
 (1) ACI 318: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY.
 (2) ORSC CHAPTER 19
 (3) ACI 301: STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE

CONCRETE MIXTURES: CONFORM TO ACI 318 CHAPTER 5: CONCRETE QUALITY, MIXING AND PLACING.

MATERIALS: CONFORM TO ACI 318 CHAPTER 3: MATERIALS, FOR REQUIREMENTS FOR CEMENTITIOUS MATERIALS, AGGREGATES, MIXING WATER AND ADMIXTURES.

SUBMITTALS: PROVIDE ALL SUBMITTALS REQUIRED BY ACI 318 SEC 4.1.2. SUBMIT MIX DESIGNS FOR EACH MIX IN THE TABLE BELOW.

MEMBER TYPE/LOCATION	STRENGTH (PSI)	TEST AGE (DAYS)	MAXIMUM AGGREGATE	MAXIMUM W/C RATIO	AIR CONTENT
FOUNDATIONS	3000	28	1"	0.52	---
EXTERIOR SLABS	3000	28	1"	0.48	5%
INTERIOR SLABS	3000	28	1"	0.48	---

MIX DESIGN NOTES:
 (1) W/C RATIO: WATER-CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS. RATIOS NOT SHOWN IN THE TABLE ABOVE ARE CONTROLLED BY STRENGTH REQUIREMENTS.
 (2) CEMENTITIOUS CONTENT: THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 301 SEC 4.2.2.8.B. MAXIMUM AMOUNT OF FLY ASH SHALL BE 20% OF TOTAL CEMENTITIOUS CONTENT.
 (3) AIR CONTENT: CONFORM TO ACI 301 SEC 4.2.2.4. HORIZONTAL EXTERIOR SURFACES IN CONTACT WITH THE SOIL REQUIRE ENTRAINED AIR. TOLERANCE IS $\pm 1.5\%$. AIR CONTENT SHALL BE MEASURED AT POINT OF PLACEMENT.
 (4) NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE SLABS PLACED AT AMBIENT TEMPERATURES BELOW 50°F AT THE CONTRACTOR'S OPTION.

FORMWORK: CONFORM TO ACI 301 SEC 2: FORMWORK AND FORM ACCESSORIES. REMOVAL OF FORMWORK SHALL CONFORM TO SEC 2.3.2.

MEASURING, MIXING AND DELIVERY: CONFORM TO ACI 301 SEC 4.3.

HANDLING, PLACING, CONSTRUCTING AND CURING: CONFORM TO ACI 301 SEC 5.

EMBEDDED ITEMS: POSITION AND SECURE IN PLACE ANCHORS AND OTHER STRUCTURAL AND NON-STRUCTURAL EMBEDDED ITEMS BEFORE PLACING CONCRETE.

CONCRETE REINFORCEMENT

REFERENCE STANDARDS: CONFORM TO:
 (1) ACI 318: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY.
 (2) ACI 301: STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE, SEC 3: REINFORCEMENT AND REINFORCEMENT SUPPORTS
 (3) ORSC CHAPTER 19
 (4) ORSC CHAPTER 4

CONCRETE MIXTURES: CONFORM TO ACI 318 CHAPTER 5: CONCRETE QUALITY, MIXING AND PLACING.

MATERIALS:
 REINFORCING BARS: ASTM A615, GRADE 60, DEFORMED BARS
 SMOOTH WELDED WIRE FABRIC: ASTM A185

FABRICATION: CONFORM TO ACI 301, SEC 3.2.2

WELDING: BARS SHALL NOT BE WELDED

PLACING: CONFORM TO ACI 301, SEC 3.3.2

CONCRETE COVER: CONFORM TO THE FOLLOWING COVER REQUIREMENTS:
 BOTTOM OF FOOTINGS: 3 INCHES
 SIDES AND TOPS OF FOOTINGS AND STEM WALLS: 2 INCHES

SPICES: CONFORM TO ACI 301, SEC 3.3.2.7. REFER TO LAP SPICE SCHEDULE FOR TYPICAL SPICES

FIELD BENDING: CONFORM TO ACI 301 SEC 3.3.2.8: FIELD BENDING OR STRAIGHTENING. BAR SIZES #3 THROUGH #5 MAY BE FIELD BENT COLD THE FIRST TIME. DO NOT TWIST BARS.

CORNER BARS: PROVIDE MATCHING-SIZED "L" CORNER BARS FOR ALL HORIZONTAL WALL AND FOOTING BARS WITH THE APPROPRIATE SPICE LENGTH, UNLESS NOTED OTHERWISE.

WOOD FRAMING MATERIALS

REFERENCE STANDARDS: CONFORM TO:
 (1) ORSC CHAPTER 23: WOOD
 (2) ANSI/AWC NDS-2015 AND SUPPLEMENT: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
 (3) AWC SDPWS-2015: SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC
 (4) ANSI/AWC WFCM-2015: WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO-FAMILY DWELLINGS

IDENTIFICATION: ALL SAWN LUMBER AND PRE-MANUFACTURED WOOD PRODUCTS SHALL BE IDENTIFIED BY THE GRADE MARK OR A CERTIFICATE OF INSPECTION ISSUED BY THE CERTIFYING AGENCY.

MOISTURE CONTENT: WOOD MATERIAL USED FOR THIS PROJECT SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19% EXCEPT FOR THE PRESERVATIVE TREATED SILL PLATES.

PRESERVATIVE TREATMENT: WOOD MATERIALS ARE REQUIRED TO BE "TREATED WOOD" UNDER CERTAIN CONDITIONS IN ACCORDANCE WITH ORSC SEC 2304.11 "PROTECTION AGAINST DECAY AND TERMITES". CONFORM TO THE APPROPRIATE STANDARDS OF THE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) FOR SAWN LUMBER, GLUED LAMINATED TIMBER, ROUND POLES, WOOD PILES AND MARINE PILES. FOLLOW AMERICAN LUMBER STANDARDS COMMITTEE (ALSC) QUALITY PROCEDURES. PRODUCTS SHALL BEAR THE APPROPRIATE MARK. ALL HARDWARE ATTACHED TO P.T. LUMBER SHALL BE PER HARDWARE MANUFACTURER'S RECOMMENDATIONS.

NAILING REQUIREMENTS: PROVIDE MINIMUM NAILING IN ACCORDANCE WITH ORSC TABLE R602.3(1). FASTENING SCHEDULE EXCEPT AS NOTED ON THE DRAWINGS. NAILING FOR ROOF/FLOOR DIAPHRAGMS/SHEAR WALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.

SAWN LUMBER

MEMBER USE	SIZE	SPECIES	GRADE
MUD SILL	2x6	HEM-FIR	P.T. NO. 2
STUDS	2x4, 2x6	HEM-FIR	STUD
DIMENSION POSTS	4x4, 4x6	HEM-FIR	NO. 2
PLATES & BRACES	2x4, 2x6	HEM-FIR	STUD
RAFTERS	2x6 - 2x10	DOUGLAS FIR-LARCH	NO. 2
JOISTS & HEADERS	2x8, 2x10	DOUGLAS FIR-LARCH	NO. 2
BEAMS & GIRDERS	4x8 - 4x12	DOUGLAS FIR-LARCH	NO. 2
POSTS AND TIMBERS	6x - 8x	DOUGLAS FIR-LARCH	NO. 1

WOOD STRUCTURAL PANELS - PLYWOOD & OSB

WOOD STRUCTURAL PANELS (WSP): CONFORM TO PRODUCT STANDARDS PS-1 AND PS-2 OF THE U.S. DEPT. OF COMMERCE AND THE AMERICAN PLYWOOD ASSOCIATION (APA)

LOCATION	MATERIAL	THICKNESS	SPAN RATING	GRADE
FLOORS	WSP-SHEATHING T&G OSB	1 1/2"	48	C-D EXP 1
WALLS	WSP-SHEATHING PLY	5/8"	32/16	C-D EXP 1
ROOF	WSP-SHEATHING PLY	5/8"	32/16	C-D EXP 1

GLUED LAMINATED LUMBER (GLULAM)

GLUED LAMINATED LUMBER (GLULAM): CONFORM TO ANSI 117-2010: STANDARD SPECIFICATION FOR STRUCTURAL GLUED-LAMINATED TIMBER OF SOFTWOOD SPECIES. MEMBERS SHALL BE COMBINATION 24F-V4 FOR SIMPLE SPANS AND 24F-V8 FOR MULTIPLE AND CANTILEVER SPANS. CAMBER BEAMS AS SHOWN ON STRUCTURAL DRAWINGS.

CONNECTORS AND HARDWARE

HANGERS AND CONNECTORS: SHALL BE STRONG TIE BY SIMPSON COMPANY OR USP EQUIVALENT AS SPECIFIED IN THEIR LATEST CATALOGS. CONNECTORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. WHERE STRAPS ARE USED AS HOLD-DOWNS, NAIL STRAPS TO WOOD FRAMING JUST PRIOR TO DRYWALL APPLICATION, AS LATE AS POSSIBLE IN THE FRAMING PROCESS TO ALLOW THE WOOD TO SHRINK AND THE BUILDING TO SETTLE. PREMATURE NAILING OF THE STRAP MAY LEAD TO STRAP BUCKLING AND POTENTIAL FINISH DAMAGE.

WHERE CONNECTORS ARE IN EXPOSED EXTERIOR APPLICATIONS IN CONTACT WITH PRESERVATIVE TREATED WOOD (PT) OTHER THAN CCA, CONNECTORS SHALL BE EITHER BATCH HOT-DIPPED GALVANIZED (HDG), MECHANICALLY GALVANIZED (ASTM B695, CLASS 55 OR GREATER) STAINLESS STEEL, OR PROVIDED WITH 1.85 OZ/SF OF ZINC GALVANIZING EQUAL TO OR BETTER THAN SIMPSON ZMAX FINISH.

NAILS AND STAPLES: CONFORM TO ORSC SEC 2303.6: NAILS AND STAPLES. UNLESS NOTED ON PLANS, NAIL PER ORSC TABLE R602.3(1). UNLESS NOTED OTHERWISE ALL NAILS SHALL BE COMMON. NAIL SIZES SPECIFIED ON THE DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
8d	2-1/2"	0.131"
10d	3"	0.148"
12d (16d SINKER)	3-1/2"	0.148"
16d	3-1/2"	0.162"

HOLD-DOWNS AND TENSION TIES: SHALL BE SIMPSON STRONG-TIE CONNECTORS OR USP EQUIVALENT AS SPECIFIED IN THEIR LATEST CATALOGS, AND SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS.

WALL FRAMING

STANDARD LIGHT-FRAME CONSTRUCTION: UNLESS NOTED ON THE PLANS, CONSTRUCTION SHALL CONFORM TO ORSC SEC 2308: CONVENTIONAL LIGHT-FRAME CONSTRUCTION, AND ORSC SEC 2304: GENERAL CONSTRUCTION REQUIREMENTS.

WALL FRAMING:
 UNLESS NOTED OTHERWISE:
 -ALL INTERIOR WALLS SHALL BE 2x4 @ 16" O.C. AND ALL EXTERIOR WALLS SHALL BE 2x6 @ 16" O.C. PROVIDE (2) BUNDLED STUDS MINIMUM AT WALL ENDS AND AT EACH SIDE OF ALL OPENING.
 -ALL SOLID SAWN LUMBER HEADERS SHALL BE SUPPORTED ON A MINIMUM OF (1) TRIMMER AND (1) KING STUD. ALL GLULAM OR ENGINEERED WOOD HEADERS SHALL BE SUPPORTED ON A MINIMUM OF (2) TRIMMERS AND (2) KING STUDS.
 -AT FRAMED WALLS, ALL SOLID SAWN LUMBER BEAMS SHALL BE SUPPORTED ON A MINIMUM OF (2) BUNDLED STUDS, AND ALL GLULAM AND ENGINEERED WOOD BEAMS ON A MINIMUM OF (3) BUNDLED STUDS.
 -STITCH-NAIL BUNDLED STUDS WITH PAIRS OF 16d SINKERS AT OPPOSITE ANGLES @ 12" O.C. STAGGERED.
 -ALL INTERIOR AND EXTERIOR HEADERS SHALL BE (2)x8s.
 -PROVIDE SOLID BLOCKING THROUGH FLOORS TO SUPPORTS BELOW FOR BEARING WALLS AND POSTS.
 -ATTACH BOTTOM PLATES OF STUD WALLS TO WOOD FRAMING BELOW WITH 16d NAILS @ 12" O.C. OR TO CONCRETE WITH 3/8" ANCHOR BOLTS x7" EMBEDMENT AT 48" O.C.
 -REFER TO SHEAR WALL SCHEDULE FOR SPECIFIC SHEATHING, STUD, AND NAILING REQUIREMENTS AT SHEAR WALLS.
 -PROVIDE GYPSUM BOARD SHEATHING ON INTERIOR SIDES OF WALLS AND PLYWOOD SHEATHING ON EXTERIOR SIDES OF WALLS.

ROOF AND FLOOR FRAMING

STANDARD LIGHT-FRAME CONSTRUCTION: UNLESS NOTED ON THE PLANS, CONSTRUCTION SHALL CONFORM TO ORSC SEC 2308: CONVENTIONAL LIGHT-FRAME CONSTRUCTION, AND ORSC SEC 2304: GENERAL CONSTRUCTION REQUIREMENTS.

ROOF/FLOOR FRAMING:
 UNLESS NOTED OTHERWISE:
 -PROVIDE DOUBLE JOISTS/RAFTERS UNDER ALL PARALLEL BEARING PARTITIONS AND SOLID BLOCKING AT ALL BEARING POINTS.
 -PROVIDE DOUBLE JOISTS AROUND ALL ROOF/FLOOR OPENINGS.
 -MULTI-JOISTS/RAFTERS SHALL BE STITCHED-NAILED TOGETHER WITH PAIRS OF 16d SINKERS AT OPPOSITE ANGLES @ 12" O.C. STAGGERED.
 -PROVIDE ROOF SHEATHING EDGE CLIPS CENTERED BETWEEN FRAMING AT UNBLOCKED PLYWOOD EDGES.
 -ALL FLOOR SHEATHING SHALL HAVE TONGUE-AND-GROOVE JOINTS OR BE SUPPORTED BY SOLID BLOCKING.
 -ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ROOF/FLOOR SHEATHING. ROOF/FLOOR SHEATHING SHALL BE LAID DOWN FACE GRAIN PERPENDICULAR TO FRAMING MEMBERS.

M^CCULLOCH
 construction

DESIGNED AND BUILT BY
 McCULLOCH CONSTRUCTION
 1729 NE Siskiyou Street
 Portland, Oregon 97212
 (503) 703-0035

PORTLAND CARPENTRY
 DESIGN

Framing design & drafting by
 Henry Moore, EIT
 PORTLAND CARPENTRY DESIGN
 (503) 332-3444

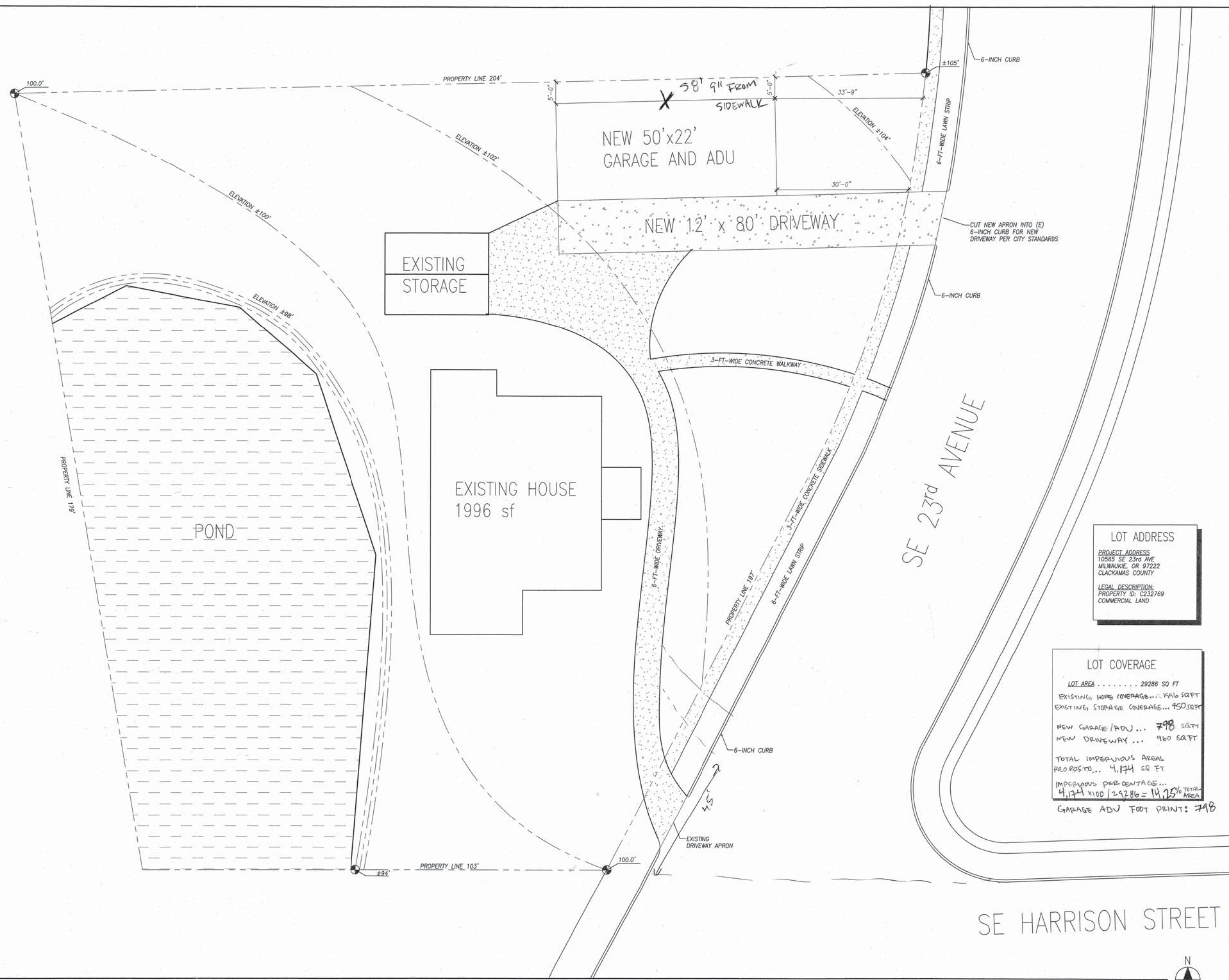
CLIENT:
 EVAN OSTERLUND
 10565 SE 23rd AVENUE
 MILWAUKEE, OREGON 97222

PROJECT:
 NEW GARAGE AND ADU
 10565 SE 23rd AVENUE
 MILWAUKEE, OREGON 97222

REVISED
 March 2, 2018

Drawing Title:
 CONSTRUCTION GENERAL
 NOTES AND SCHEDULES

A1

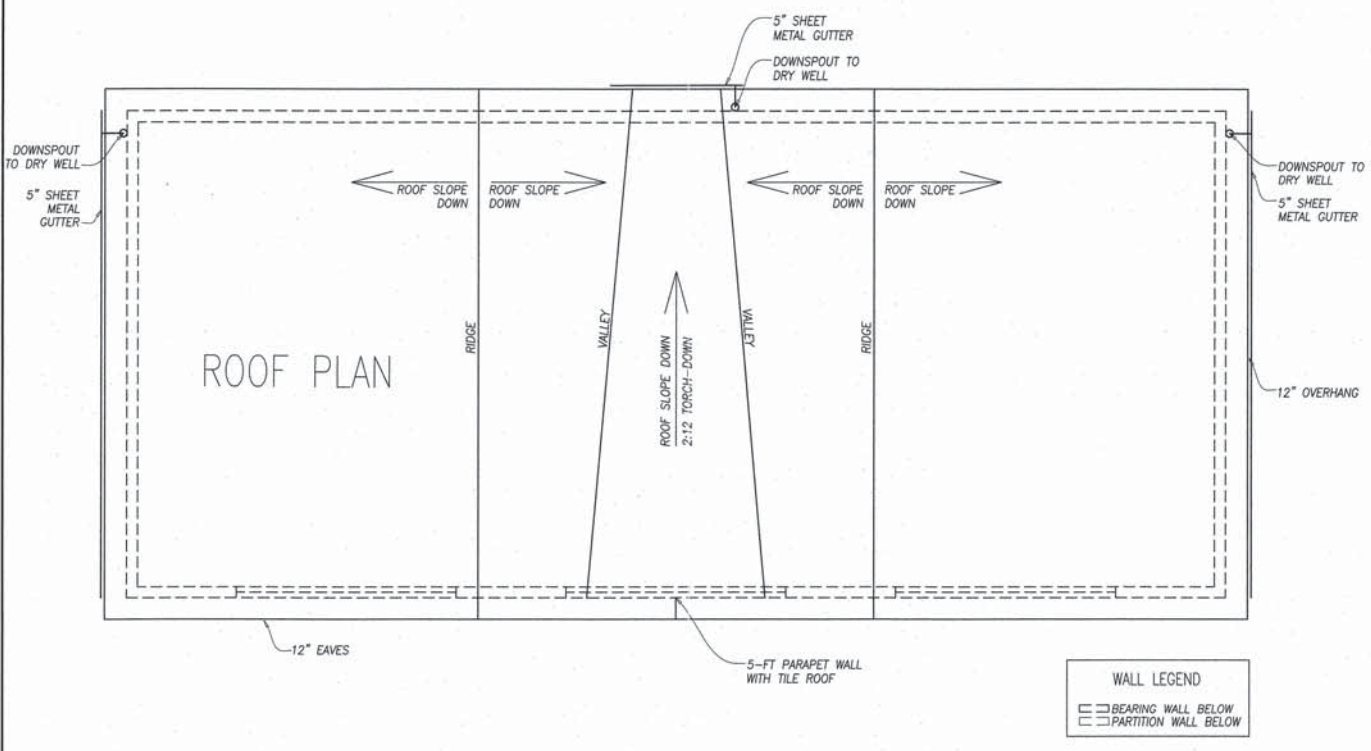


LOT ADDRESS
PROJECT ADDRESS
10565 SE 23rd AVE
MILWAUKIE, OR 97222
CLACKAMAS COUNTY
LEGAL DESCRIPTION:
PROPERTY ID: C232769
COMMERCIAL LAND

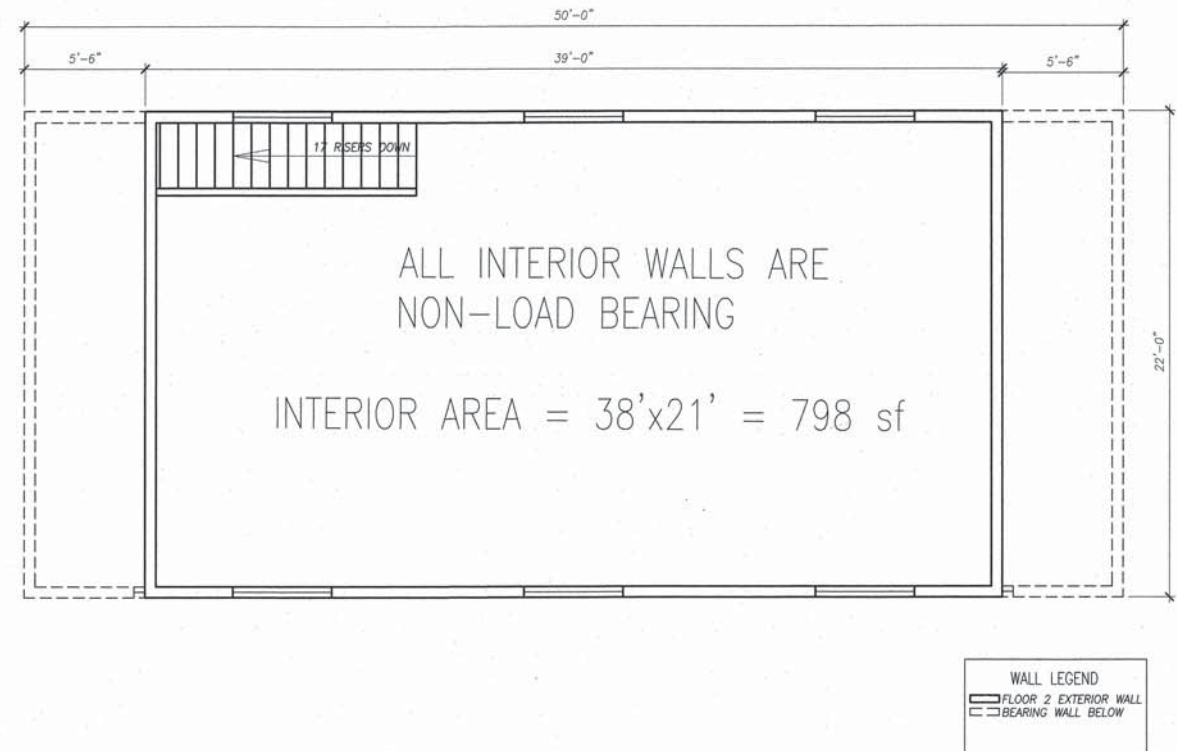
LOT COVERAGE

LOT AREA	29286 SQ FT
EXISTING HOME COVERAGE	1996 SQ FT
EXISTING STORAGE COVERAGE	450 SQ FT
NEW GARAGE/ADU	798 SQ FT
NEW DRIVEWAY	960 SQ FT
TOTAL IMPERVIOUS AREAS PROPOSED	4,174 SQ FT
IMPERVIOUS PERCENTAGE	4,174 x 100 / 29286 = 14.25% TOTAL AREA
GARAGE ADU FOOT PRINT:	798

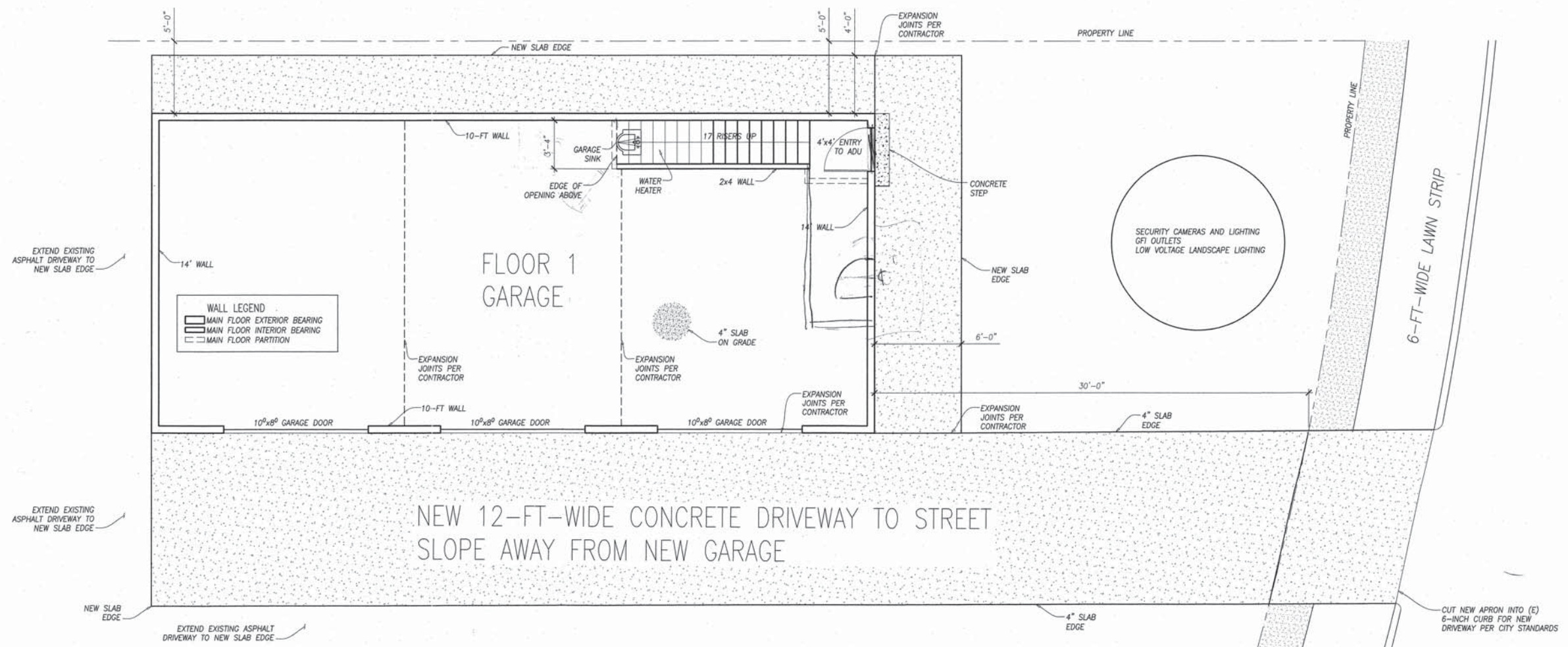




3 ROOF PLAN
SCALE: 1/4"=1'-0"



2 SECOND FLOOR ADU PLAN
SCALE: 1/4"=1'-0"



1 MAIN FLOOR GARAGE AND EXTERIOR SLAB PLAN
SCALE: 1/4"=1'-0"



RESIDENTIAL GENERAL NOTES

ALL CONSTRUCTION SHALL CONFORM TO THE 2014 EDITION OF THE OREGON RESIDENTIAL SPECIALTY CODE

DRAWING NOTES: DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. CHECK DETAILS FOR APPROPRIATE LOCATION OF ALL ITEMS NOT DIMENSIONED ON THE DRAWINGS. DIMENSIONS ON THE DRAWINGS ARE TO FRAMING ELEMENTS OR THE CENTERLINE OF COLUMNS UNLESS NOTED OTHERWISE. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.

CONTRACTOR'S RESPONSIBILITY: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND STRUCTURAL MEMBER SIZES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL INFORM DESIGNER OF ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS AND ANY CONFLICTS WITH THE IRC. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE OWNER AND DESIGNER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. PROVIDE ADEQUATE TIME (10 WORKING DAYS MINIMUM) FOR OWNER AND DESIGNER TO REVIEW PROPOSED CHANGES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED TO PERFORM THE WORK. CONTRACTOR SHALL COORDINATE STRUCTURAL FRAMING WITH ELECTRICAL, PLUMBING AND MECHANICAL WORK, AND SHALL NOTIFY DESIGNER FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

FIREPLACES: FACTORY BUILT FIREPLACES AND CHIMNEYS SHALL BE LISTED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, IRC R1004.1 AND TESTED IN ACCORDANCE WITH UL 127. MASONRY FIREPLACES, BARBEQUES, SMOKE CHAMBERS AND CHIMNEYS SHALL BE CONSTRUCTED OF MASONRY OR REINFORCED CONCRETE. FOUNDATIONS SHALL BE MINIMUM 12" THICK AND EXTEND 6" BEYOND FACE OF MASONRY. WALLS SHALL BE A MINIMUM OF 8" THICK, EXCEPT IN FIREBOX WHERE THEY SHALL BE A MINIMUM OF 10" THICK. COMBUSTIBLE MATERIALS SHALL NOT BE INSTALLED WITHIN 2" OF FIREPLACE, SMOKE CHAMBER OR CHIMNEY WALLS. COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 6" OF THE FIREPLACE OPENING. HEARTH TO BE A MINIMUM 4" THICK NON-COMBUSTIBLE MATERIAL EXTENDING 16" IN FRONT AND 8" TO THE SIDE OF THE FIREPLACE OPENING. COMBUSTIBLE MATERIAL WITHIN 12" OF THE FIREPLACE OPENING SHALL NOT PROJECT MORE THAN 1/8" FOR EACH 1-INCH DISTANCE FROM SUCH OPENING. REFER TO R305.

CEILING HEIGHTS: HABITABLE SPACES AND HALLWAYS SHALL HAVE A CLEAR CEILING HEIGHT OF NOT LESS THAN 7'-0", NOT MORE THAN 50% OF REQUIRED FLOOR AREA OF A SPACE IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7'-0" WITH NO PORTION LESS THAN 5'-0". BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8". IRC R305.

ROOFING: APPLY ROOFING IN ACCORDANCE WITH IRC R905. BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, OCCUPIED ROOFS AND SIMILAR SURFACES EXPOSED TO THE WEATHER SHALL BE WATERPROOFED AND SLOPED A MINIMUM OF 1/4" PER FOOT (2%) FOR DRAINAGE.

ATTICS: PROVIDE ATTIC VENTILATION AS INDICATED ON THE DRAWINGS. THE NET FREE VENTING AREA SHALL BE NOT LESS THAN 1/300th OF THE AREA OF THE SPACE WITH 1/2 OF THE VENTS LOCATED IN THE UPPER THIRD OF THE ATTIC AREA. ATTIC ACCESS SHALL BE A MINIMUM 22"x30" OPENING WITH A MINIMUM 30" CLEARANCE HEADROOM ABOVE, UNOBSTRUCTED, AND READILY ACCESSIBLE FROM BELOW. PROVIDE ACCESS TO ALL ATTIC SPACES OVER 30 SF AND OVER 30" HIGH. IRC R806 & R807.

GLAZING: ALL GLAZING TO BE IN COMPLIANCE WITH IRC R308. GLAZING IN HAZARDOUS LOCATIONS SUCH AS GLASS IN DOORS, GLASS WITHIN 24" EACH SIDE OF A DOOR OPENING, AREAS WITHIN 60" VERTICALLY AND HORIZONTALLY FROM THE BOTTOM LANDING OF A STAIRWAY, STORM DOORS, RAILINGS, SHOWER DOORS, SLIDING GLASS DOORS, AND THE ENCLOSURES AROUND TUBS AND SHOWERS SHALL BE SAFETY GLAZING MATERIALS (IRC R308.4).

EGRESS: EACH SLEEPING ROOM SHALL BE PROVIDED WITH AN ESCAPE OPENING WITH A NET CLEAR OPENING OF 5.7 SF, A NET CLEAR OPENING HEIGHT OF AT LEAST 24" AND A NET CLEAR OPENING WIDTH OF AT LEAST 20". THE MINIMUM SILL HEIGHT SHALL BE NO HIGHER THAN 44" ABOVE THE FINISHED FLOOR. IRC R310.

SMOKE ALARMS: SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA, AND ON EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS. IRC R314.

NATURAL LIGHT: HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS.

APPLIANCE SCHEDULE

NATURAL GAS RANGE
 NATURAL GAS TANKLESS WATER HEATER
 NATURAL GAS FURNACE

OTHER APPLIANCES PER OWNER



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 Henry Moore, EIT
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PROJECT:
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 MILWAUKIE, OREGON 97222

REVISED
 March 2, 2018

Drawing Title:
 ARCHITECTURAL GENERAL
 NOTES AND SITE DETAILS

MECHANICAL, ELECTRICAL AND PLUMBING NOTES

NOTE: PERMITS FOR MECHANICAL, ELECTRICAL AND PLUMBING TYPICALLY ARE DEFERRED, EVEN THOUGH SPECIFIC ITEMS ARE SHOWN IN THESE DRAWINGS.

- PROVIDE LISTED ANTI-SCALD/PRESSURE BALANCE VALVE AT SHOWERS.
- SHOWER WALLS TO BE OF A SMOOTH, HARD, NON-ABSORBENT SURFACE MATERIAL OVER A MOISTURE RESISTANT UNDERLAYMENT.
- ALL FIXTURES TO BE SELECTED BY OWNER, UNLESS NOTED OTHERWISE. CONTRACTOR TO CONFIRM LOCATION OF ELECTRICAL BOXES WITH OWNER.

ENERGY EFFICIENCY MEASURES

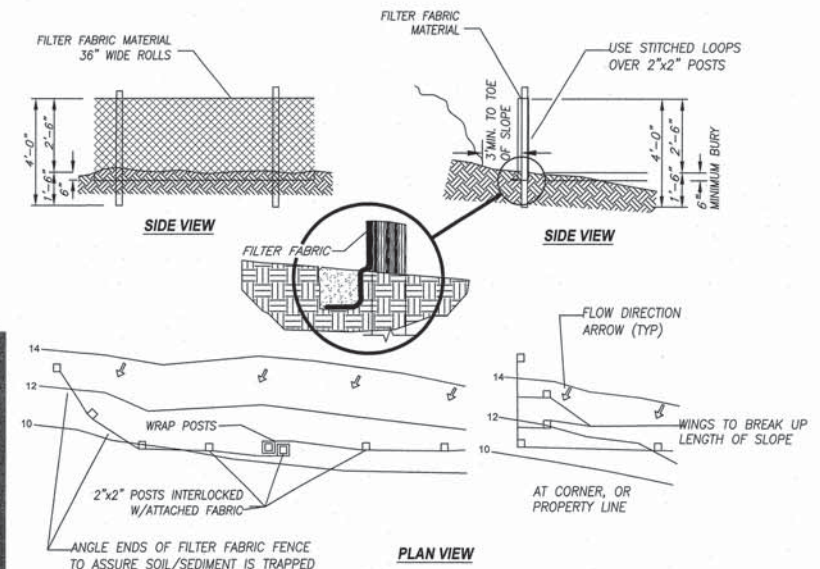
RADON CONTROL METHOD

STORMWATER MANAGEMENT?

SCALE: N.T.S.

RADON VENT?

SCALE: N.T.S.



EROSION CONTROL PLAN

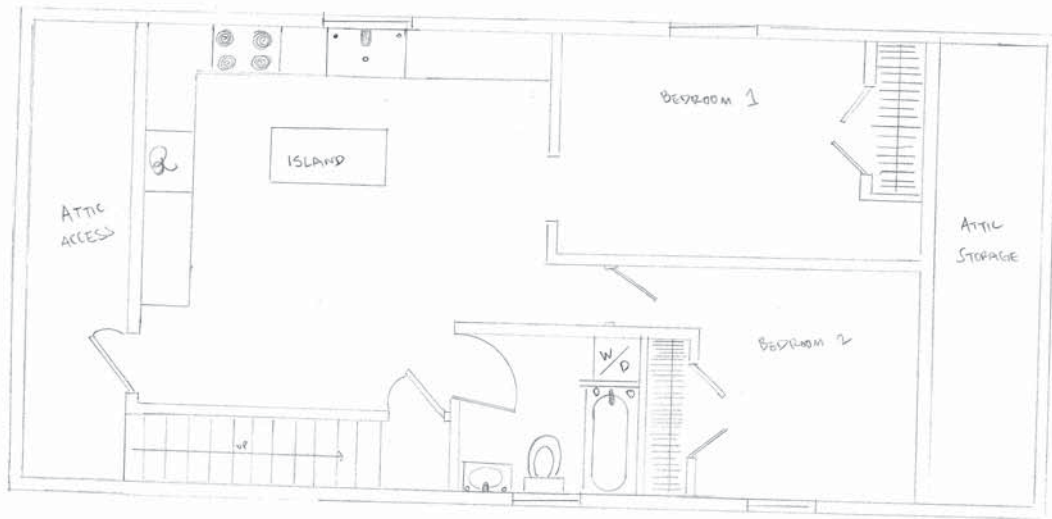
ALL EXCAVATED SOIL SHALL BE PROTECTED FROM WATER DURING CONSTRUCTION TO PREVENT RUNOFF, WITH EITHER POLY TARPS OR HAY.

BUILD A TEMPORARY SEDIMENT FENCE ALONG WEST PROPERTY LINE PER ATTACHED DETAILS.

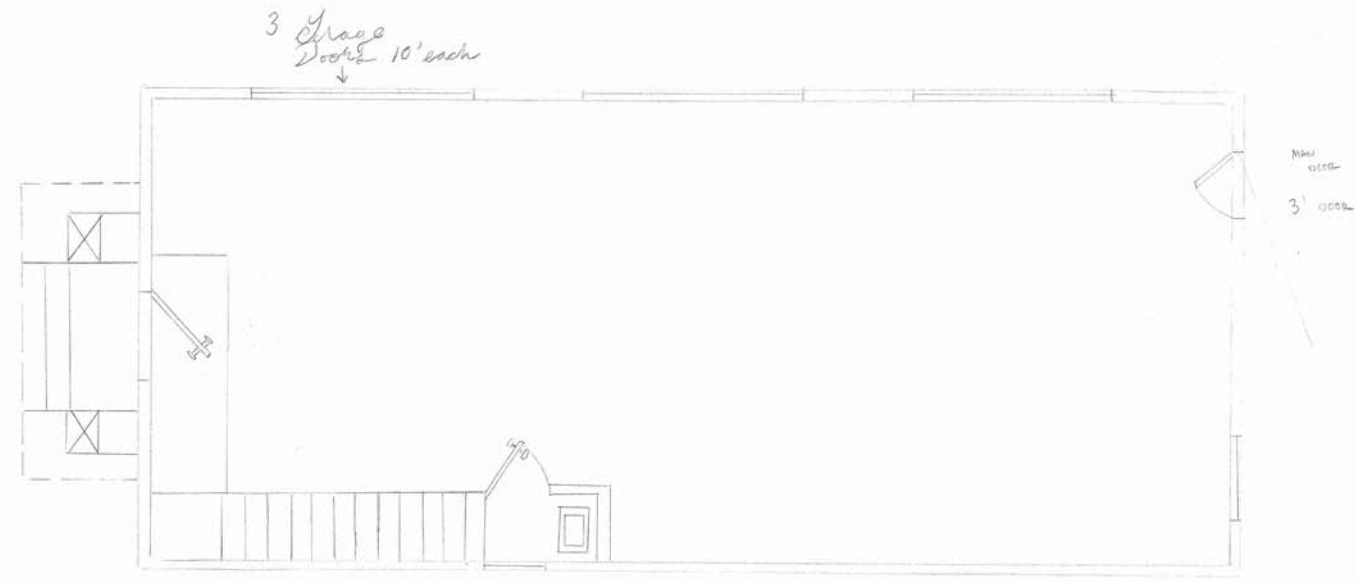
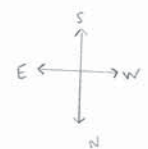
ALL EXCAVATED SOIL REMAINING ON SITE AFTER CONSTRUCTION SHALL BE COVERED WITH MULCH OR LANDSCAPED WITH SUITABLE VEGETATION AS A PERMANENT EROSION CONTROL MEASURE.

EROSION CONTROL PLAN WITH TEMPORARY SEDIMENT FENCE

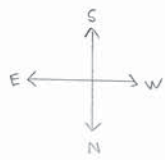
SCALE: N.T.S.



PROPOSED FLOOR PLAN TOP FLOOR



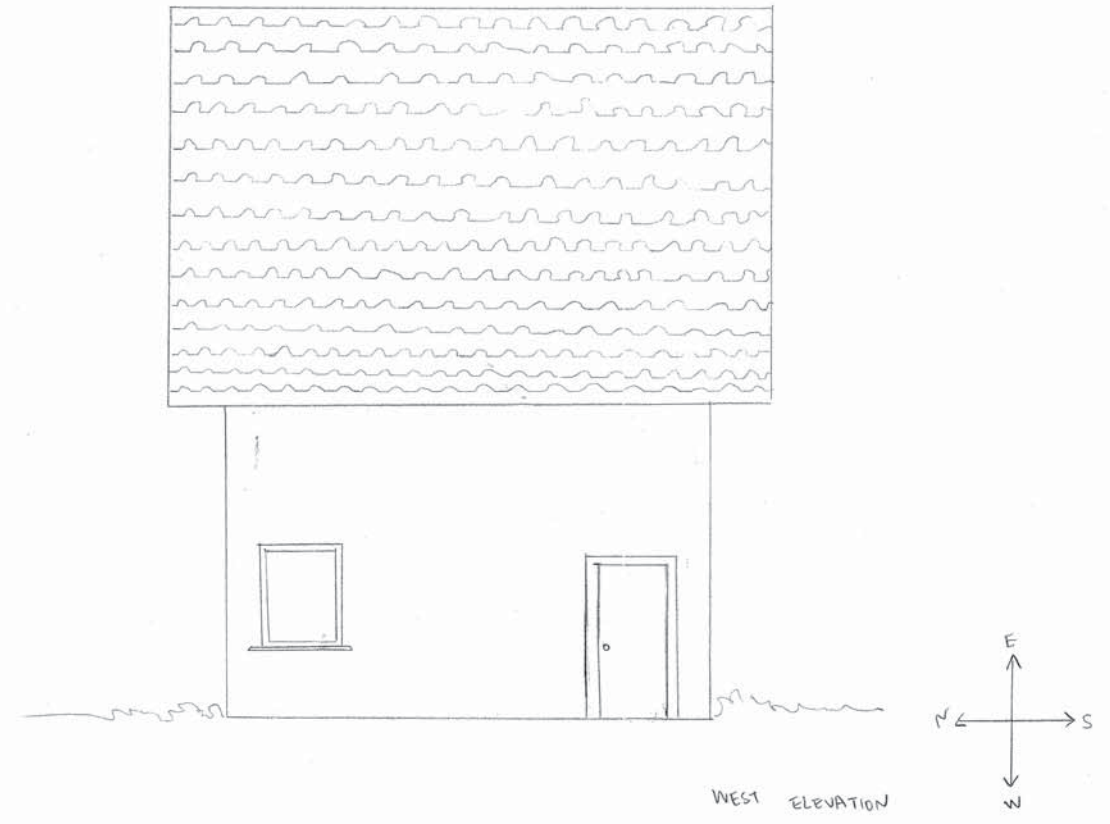
PROPOSED FLOOR PLAN LOWER LEVEL



McCULLOCH construction
 DESIGN BY JOHN MCCULLOCH
 DRAFT BY LUCY AMBERSON
 REVISED March 2, 2018

PROPOSED FLOOR PLANS

SCALE 1/4" = 1'



McCULLOCH construction
 DESIGN BY JOHN MCCULLOCH
 DRAFT BY LUCY AMBERSON
 REVISED
 March 2, 2018

PROPOSED West and South
 ELEVATIONS

PROPOSED North and East
 ELEVATIONS

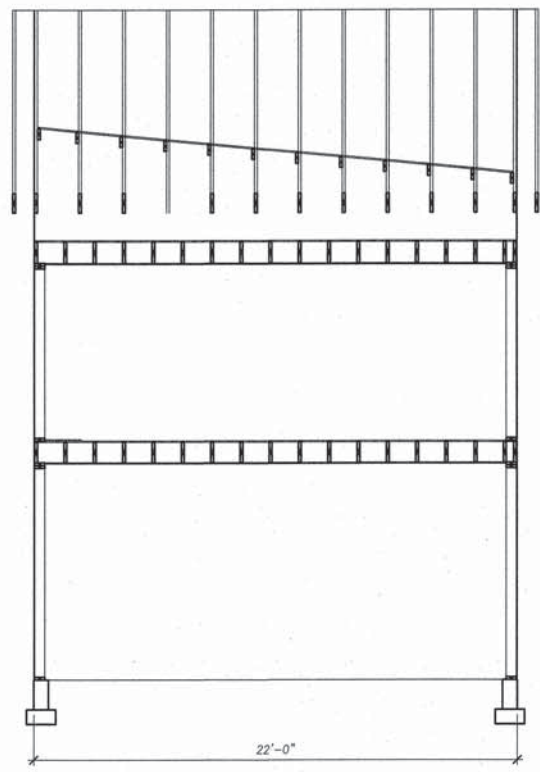
SCALE 1/4" = 1'

CLIENT:
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MILWAUKIE, OREGON 97222

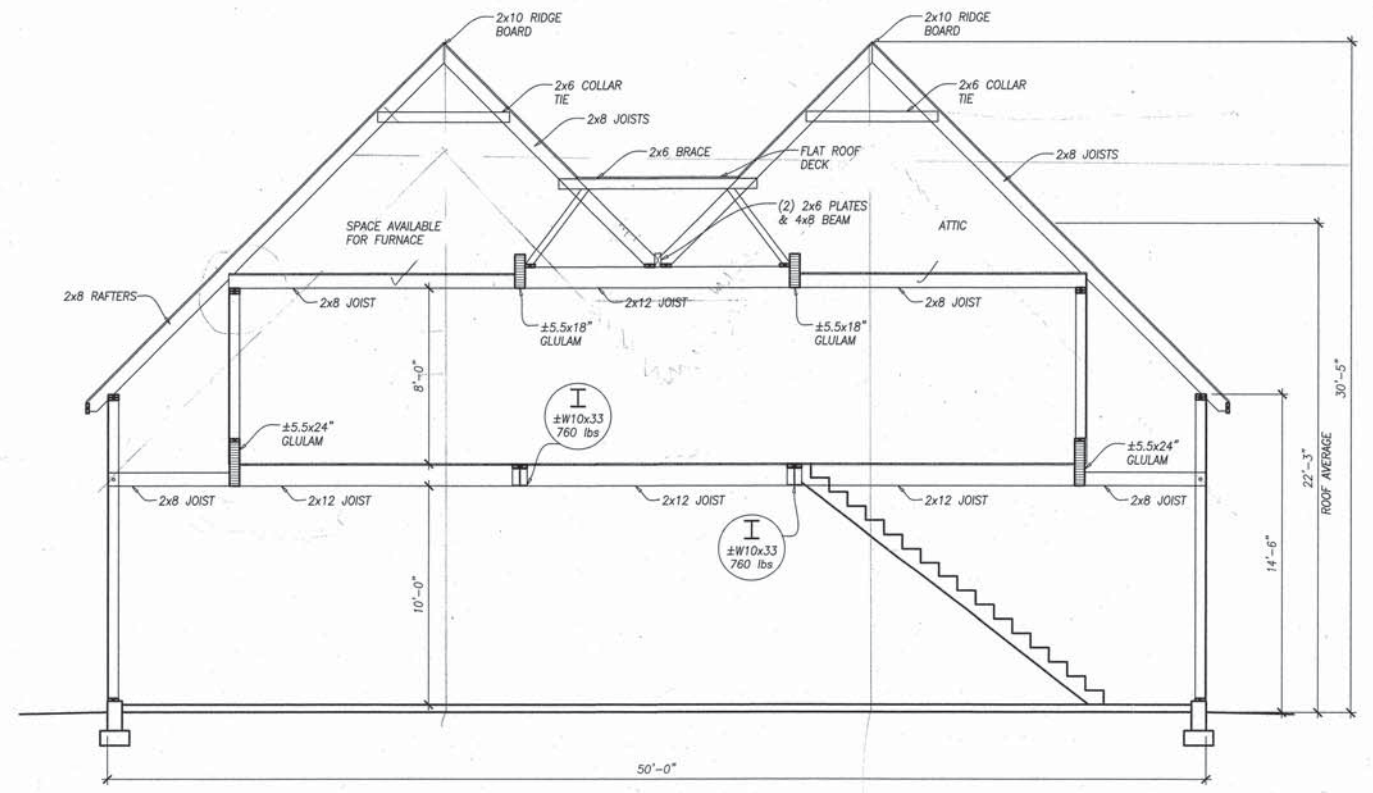
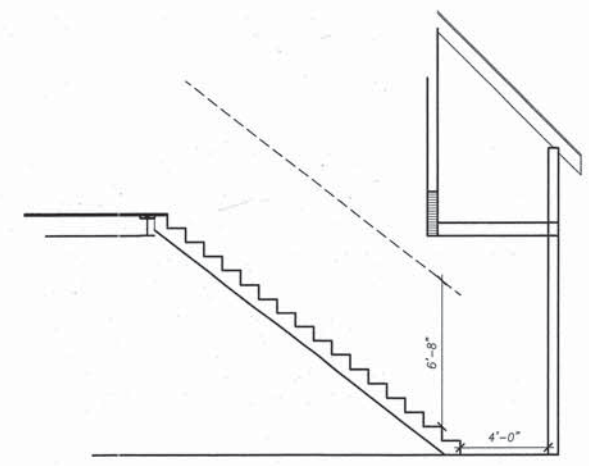
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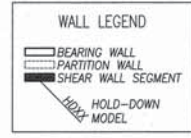
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CROSS SECTIONS AND
ARCHITECTURAL DETAILS



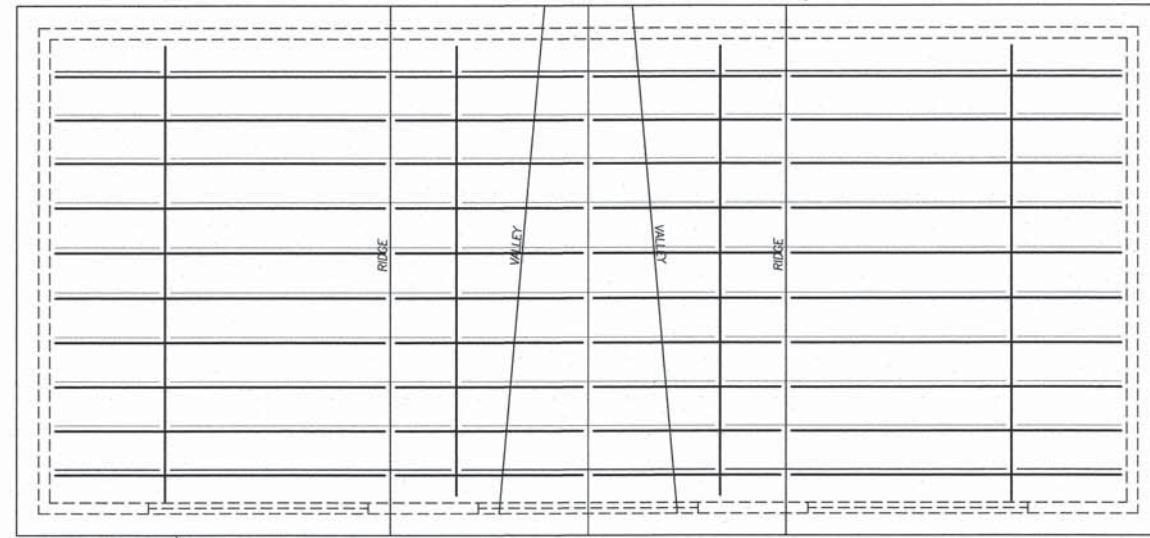
CROSS SECTION
SCALE: 1/4"=1'-0"



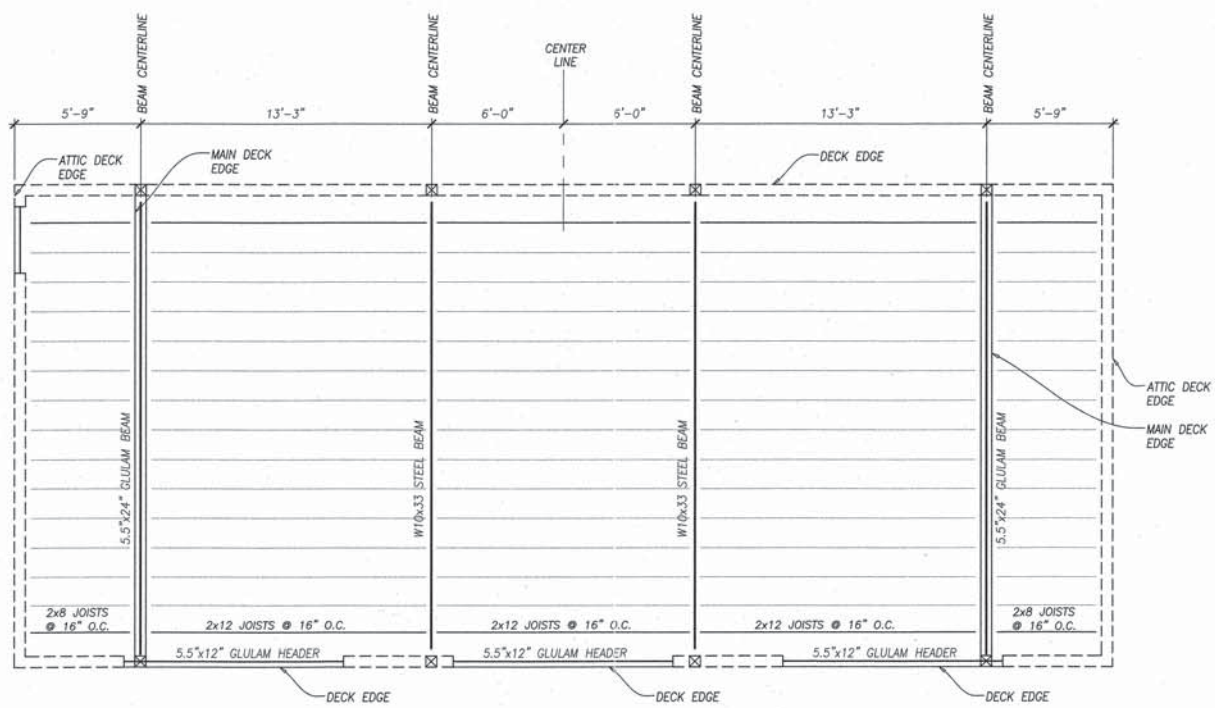
CROSS SECTION
SCALE: 1/4"=1'-0"



2 SHEAR WALL KEY PLAN
SCALE: 1/4"=1'-0"

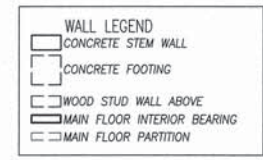
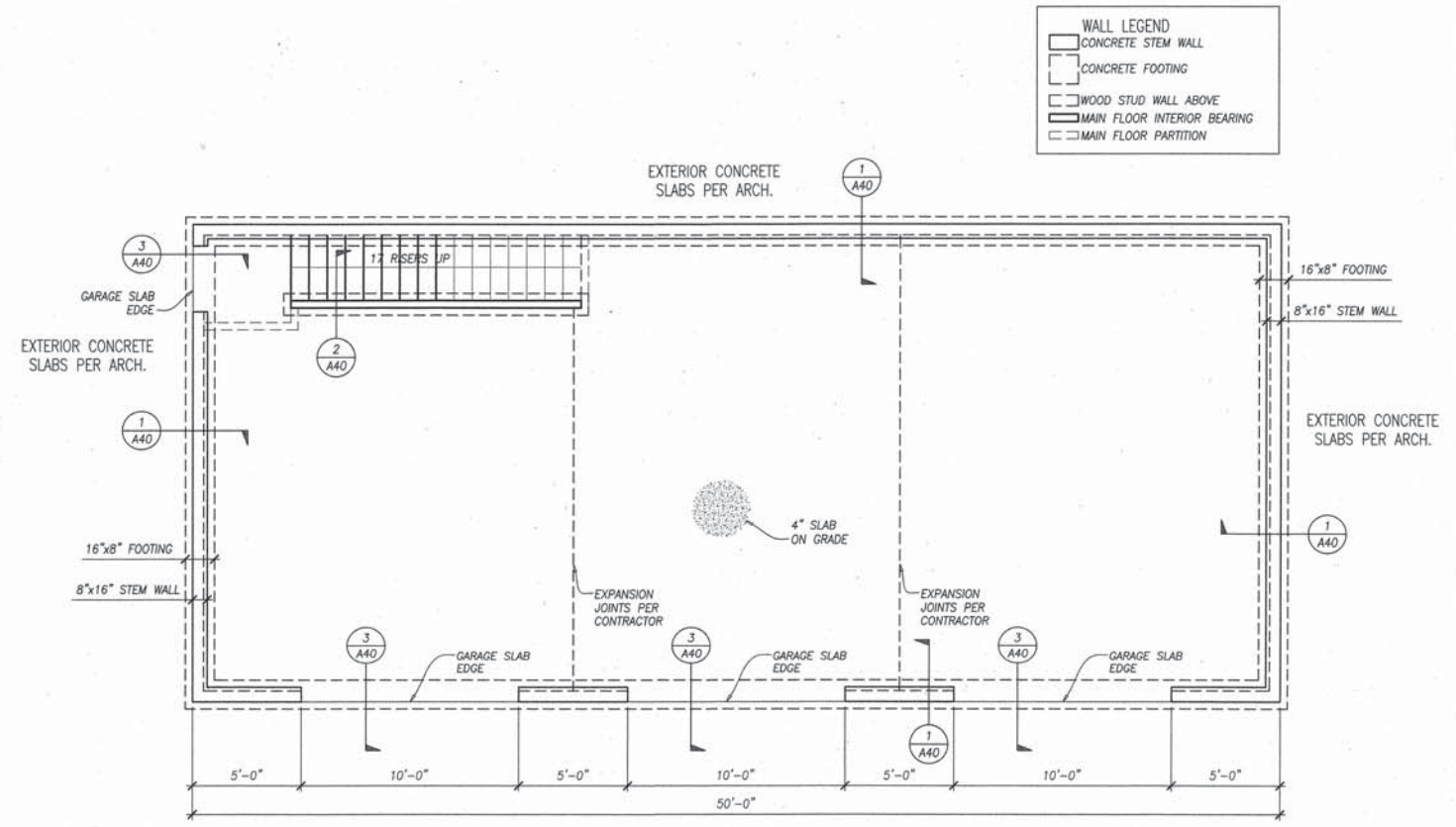


1 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



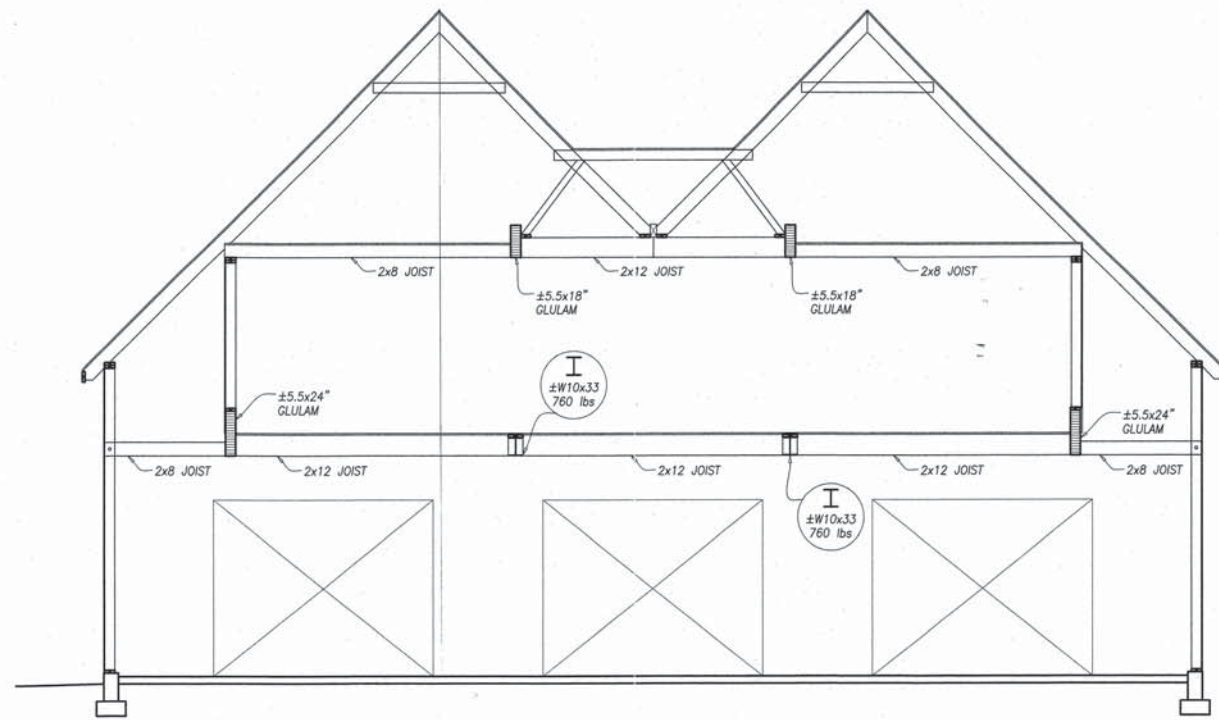
NOTE: BEAM SIZES ARE APPROXIMATE AND NOT MEANT AS A FINAL DESIGN.

2 SECOND-FLOOR PLATFORM FRAMING PLAN
SCALE: 1/4"=1'-0"



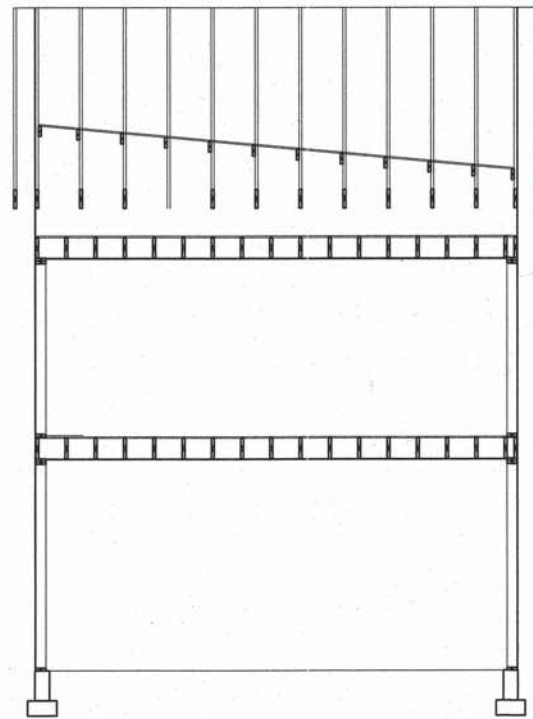
1 FOUNDATION PLAN
SCALE: 1/4"=1'-0"





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

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



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

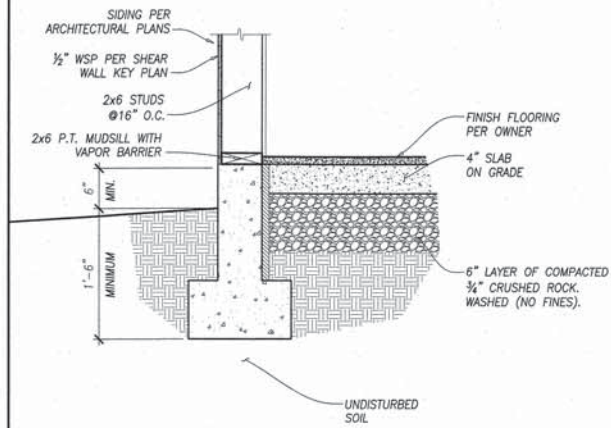
SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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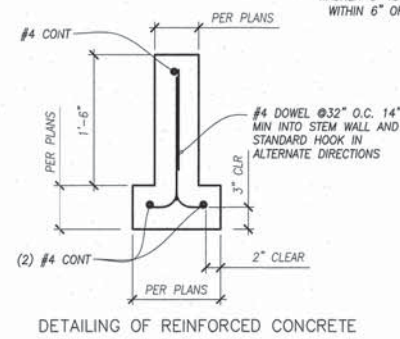
REVISED
March 2, 2018

Drawing Title:
ELEVATIONS

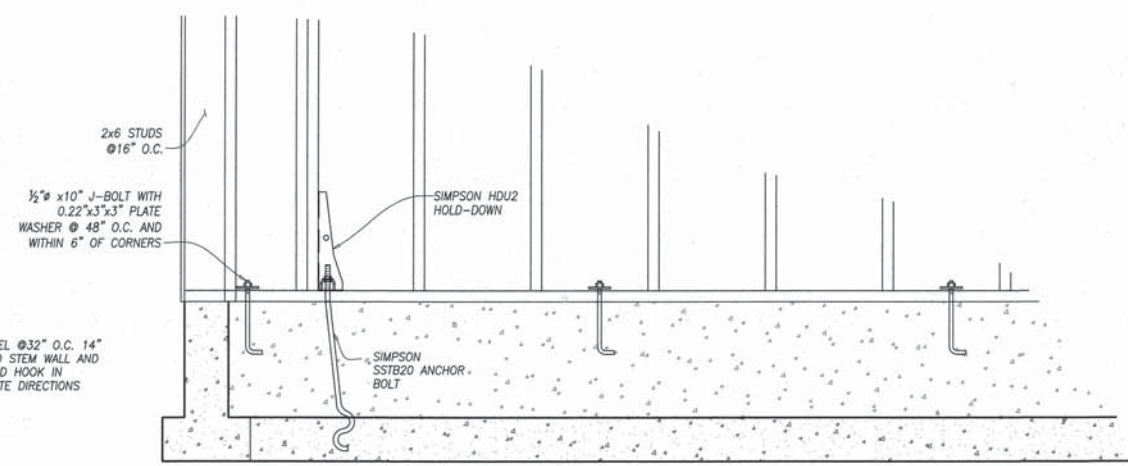


NOTE: SEE ARCHITECTURAL DETAILS FOR ARCHITECTURAL COMPONENTS NOT SHOWN

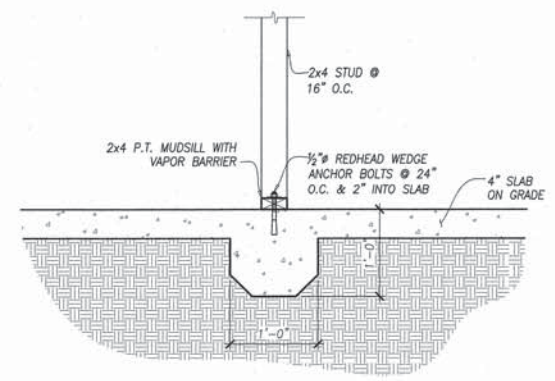
1 FOUNDATION WALL
SCALE: 1"=1'-0"



DETAILING OF REINFORCED CONCRETE



DETAILING OF ANCHOR BOLTS AND HOLD-DOWNS



NOTE: ANCHOR NON-BEARING WALLS TO SLAB WITH WEDGE ANCHORS PER THIS DETAIL

2 INTERIOR FOOTING BELOW SLAB
SCALE: 1"=1'-0"

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FRAMING DETAILS