



CITY OF MILWAUKIE

October 9, 2024

Land Use File(s): VR-2024-006

Permit(s): 601-24-000125-STR-ADU

NOTICE OF DECISION

This is official notice of action taken by the Milwaukie Planning Manager on October 9, 2024.

Traducciones de este documento e información sobre este proyecto están disponibles en español. Para solicitar información o preguntar en español, favor de email espanol@milwaukieoregon.gov.

Applicant(s):	Marlena McKee-Flores
Location(s):	4054 SE Angela Way
Tax Lot(s):	2S1E01AA01621
Application Type(s):	Variance Request
Decision:	Approved
Review Criteria:	Milwaukie Zoning Ordinance: <ul style="list-style-type: none">• MMC 19.301 Moderate Density Residential Zone (R-MD)• MMC 19.910 Residential Dwellings• MMC 19.911 Variances• MMC 19.1005 Type II Review
Neighborhood(s)	Lake Road

Appeal period closes: 5:00 p.m., October 24, 2024

Conditions of Approval

None

Other requirements

None

Findings in Support of Approval

The Findings for this application are included as Exhibit 1.

Case File

This notice is issued in accordance with Milwaukie Municipal Code (MMC) Section 19.1005 Type II Review. The complete case file for this application is available for review between 8:00 a.m. and 5:00 p.m. on regular business days at the Planning Department, 10501 SE Main St. Please contact Adam Heroux, Associate Planner, at 503-786-7658 or heroux@milwaukieoregon.gov, if you wish to view this case file.

Appeal

This decision may be appealed by 5:00 p.m. on **October 24, 2024**, which is 15 days from the date of this decision.¹ An appeal of this decision would be heard by the Milwaukie Planning Commission following the procedures of MMC Section 19.1010 Appeals. This decision will become final on the date above if no appeal is filed during the appeal period. Milwaukie Planning staff can provide information regarding forms, fees, and the appeal process at 503-786-7630 or planning@milwaukieoregon.gov.

Expiration

Per MMC Subsection 19.1001.7.E, this land use approval expires unless the applicant has: (1) obtained and paid for all necessary development permits and started construction within two years of land use approval, and (2) passed final inspection and/or obtained a certificate of occupancy within four years of land use approval. Extensions can be granted per MMC Section 19.908.

Manager's Declaration of Impartiality

I certify that neither I nor any member of my immediate family has a material, personal, or financial relationship with the applicant. I further certify that no other relationship, bias, or ethical conflict exists which would have prevented me from evaluating the land use application solely on its merits and in accordance with the Milwaukie Municipal Code.

Decision

- Approved
- Approved with Conditions
- Denied



Laura Weigel, AICP
Planning Manager

¹ As per MMC Section 19.1010, if the 15th day falls on a weekend or legal holiday, the end of the appeal period shall be extended to the end of the next business day.

Exhibits

1. Findings in support of approval
2. Approved site plan

cc: Marlena McKee-Flores, applicant (via email)
Planning Commission (via email)
Joseph Briglio, Community Development Director (via email)
Jennifer Garbely, City Engineer (via email)
Engineering Development Review (via email)
Patrick McLeod, Building Official (via email)
Stephanie Marcinkiewicz, Inspector/Plans Examiner (via email)
Harmony Drake, Permit Coordinator (via email)
Tim Salyers, Code Enforcement Coordinator (via email)
Jon Simkovic, Code Enforcement Specialist (via email)
Land Use File(s): VR-2024-006
Permit File(s): 601-24-000125-STR-ADU
Address File(s): 4054 SE Angela Way

EXHIBIT 1
Findings in Support of Approval
File #VR-2024-006, Side Yard Width Variance (4054 SE Angela Way)

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

1. The applicant, Marlene McKee-Flores has applied for a variance. The applicant is requesting a Type II variance to retain an existing attached storage shed at 4054 SE Angela Way that encroaches approximately 2.2 ft into the required 10 ft side yard width. The subject property is 0.18 acres (approximately 7,942 sq ft) and is zoned Moderate Density Residential (R-MD). The land use application file number is VR-2024-006.
2. The subject property is located southwest of the intersection of SE Angela Way and SE Vernie Ave and directly adjacent to 4066 SE Angela Way to the north and 4042 SE Angela Way to the south. The site is developed with a single detached dwelling with a building footprint of approximately 1,940 sq ft.

In the R-MD zone, lots 7,000 sq ft or greater are required to have a 5 ft side yard and a 10 ft side yard. The applicant is in the process of building an accessory dwelling unit (ADU) that will reduce their existing 10ft side yard on the south side of the property to a 5 ft side yard. The applicant is requesting a Type II variance to the new 10 ft side yard on the north side of the property to retain an existing, attached storage shed that encroaches approximately 2.2 ft into the required side yard. The required side yard width can be reduced by up to 40% (by up to 4 ft) through a Type II variance.

3. The proposal is subject to the following provisions of the Milwaukie Municipal Code (MMC):
 - MMC Section 19.301 Moderate Density Residential Zone (R-MD)
 - MMC Section 19.910 Residential Dwellings
 - MMC Section 19.911 Variances
 - MMC Section 19.1005 Type II Review

The application has been processed and public notice provided in accordance with MMC Section 19.1005 Type II Review.

4. MMC Section 19.301 Moderate Density Residential Zone (R-MD)

MMC 19.301 establishes standards for the Moderate Density Residential (R-MD) zone. The application meets the applicable standards of this section as described below.

- a. MMC Subsection 19.301.2 Allowed Uses

MMC 19.301.2 establishes the uses allowed outright in the R-MD zone, including single detached dwellings, middle housing types (duplexes, triplexes, quadplexes, townhouses, and cottage clusters), accessory dwelling units (ADUs), and residential homes. Accessory structures are allowed as per MMC Section 19.502.

The subject property is developed with a single detached dwelling. A permit has been issued for a new attached accessory dwelling unit (ADU). The existing and proposed uses are permitted outright in the R-MD zone. Lots 5,000 sq ft or larger in the R-MD are allowed to have a single detached dwelling with up to two ADUs, though no more than one ADU may be attached.

b. MMC Subsections 19.301.4 and 19.301.5 Development Standards

MMC 19.301.4 and 19.301.5 establish development standards for the R-MD zone. The applicable standards are addressed and met as described in Table 4-b below.

Table 4-b Applicable R-MD Development Standards (for lots 7,000 sq ft and larger)		
Standard	R-MD Requirement	Subject Property
Lot Area	7,000+ sq ft	7,942
Front Yard	20 ft	20 ft
Side Yard	5 ft and 10ft	5 ft & 7.8 ft
Rear Yard	20 ft	20 ft
Building Height	Under 35 ft	Under 20 ft
Maximum lot coverage	30% +10% Bonus = 40%	34.5%
Minimum vegetation	30%	44%
Front Yard Minimum Vegetation	40%	72%

With approval of the side yard width variance, the Planning Manager finds that the proposed development meets all applicable standards of MMC 19.301. This standard is met.

5. MMC 19.910 Residential Dwellings

a. MMC Subsection 19.910.1 Applicability

MMC 19.910.1 contains procedures and standards that apply to the establishment of an accessory dwelling unit (ADU). MMC 19.910.1.E.3 contains standards for attached accessory dwelling units, including a minimum side yard width of 5 ft, a maximum structure footprint of 800 sq ft, a maximum floor area of 800 sq ft, and associated design standards.

Planning Review of the building permit for the approved ADU determined that it complies with all relevant design standards and development standards, except for the required side yard on the north side of the property. This issue is resolved with approval of the proposed

variance. A building permit has been issued for the ADU conditioned on either the approval of a Type II side yard variance or the removal of the attached storage shed.

The Planning Manager finds that these criteria are met.

6. MMC Chapter 19.911 Variances

a. MMC Subsection 19.911.2 Applicability

MMC 19.911.2 establishes applicability standards for variance requests.

Variances may be requested to any standard of MMC Title 19, provided the request is not specifically listed as ineligible in MMC Subsection 19.911.2.B. Ineligible variances include requests that result in any of the following: change in review type, change or omission of a procedural step, change to a definition, increase in density, allowance of a building code violation, allowance of a use that is not allowed in the base zone, or the elimination of restrictions on uses or development that contain the word "prohibited."

The applicant has requested a variance to adjust the side yard requirement.

The requested variance meets the eligibility requirements.

b. MMC Subsection 19.911.3 Review Process

MMC 19.911.3 establishes review processes for different types of variances. MMC 19.911.3.B establishes the Type II review process for limited variations to certain numerical standards, including varying a side yard width by up to 40%. MMC Subsection 19.911.3.C establishes the Type III review process for larger or more complex variations to standards that require additional discretion and warrant a public hearing.

The requested variance is to reduce the approved side yard width of 10 ft down to 7.8 ft, a 22% reduction. This approximately 2.2 ft encroachment extends along the northern façade for less than 10 linear feet.

The requested variance is eligible for Type II review.

c. MMC Subsection 19.911.4 Approval Criteria

MMC 19.911.4 establishes the approval criteria for variances, with the following criteria for Type II variance applications provided in MMC Subsection 19.911.4.A:

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

The requested variance will not be detrimental to surrounding properties. This approximately 2.2 ft encroachment extends along the northern façade for less than 10 linear feet. The city noticed all properties within 300 ft of the subject property and did not receive any comments regarding detrimental impacts of the variance.

There are no designated natural resource areas in the vicinity and no anticipated impacts to public health, safety or welfare.

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

The proposed variance is for the side yard width in an area that is set back approximately 46 ft from the front lot line. The street frontage at 4054 SE Angela Way is already improved, including a paved street and sidewalk. The approved ADU and retention of the attached storage shed will not interfere with any planned future transportation or water system improvements.

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

The attached storage shed has existed for many years, so the integrity of the existing site and building design will be maintained in the side yard with approval of the variance.

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

The total lot area of the encroachment is small—approximately 20 sq ft. As discussed above, the proposal to reduce the side yard width by approximately 2.2 ft will not generate any detrimental impacts, so no mitigation is necessary.

- (5) The proposed variance would allow the development to preserve a priority tree or trees or would provide more opportunity to plant new trees to achieve 40% canopy, as required by Chapter 16.32.

The proposed reduction of the side yard will not affect any of the mature trees on the site. The approved ADU plans comply with the city's Tree Code as determined by the Urban Forester through permit review.

The Planning Manager finds that the approval criteria for a Type II variance are met.

7. The application was referred to the following departments and agencies on September 18, 2024: Milwaukie Community Development Department, Milwaukie Engineering Department, Milwaukie Building Department, Milwaukie Public Works Department, City Attorney, Clackamas Fire District #1 (CFD), Clackamas County Department of Transportation & Development, Metro, Lake Road Neighborhood District Association, and NW Natural. Notice of the application was also sent to surrounding property owners within 300 ft of the site on September 18, 2024; public notice signs were posted on the property by September 18, 2024.

No comments were received regarding this application.

GENERAL ROOFING NOTES

- LICENSED ROOFING CONTRACTOR TO BE RESPONSIBLE FOR MEETING MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION DETAILS OF SELECTED SYSTEM.
- MATERIAL: 30-YEAR COMPOSITION SHINGLE. COLOR TO MATCH THE MAIN HOUSE & VERIFIED BY THE HOMEOWNER.
- LICENSED ROOFING CONTRACTOR TO BE RESPONSIBLE FOR FLASHING & WATERPROOFING DETAILS.
- PROVIDE STEP FLASHING/CRICKETS AT ALL CHIMNEY, SKYLIGHT AND SIDING TRANSITIONS. PROVIDE LEAD BOOT GASKET SEALS AROUND ALL VENT PENETRATIONS.
- PROVIDE EAVE AND SOFFIT VENTING PER CODE WITH VENTED BLOCKING BETWEEN ROOF FRAMING AT EAVES. USE CONTINUOUS RIDGE VENT WHEN POSSIBLE. VERIFY THAT VENTING IS CONTINUOUS AT ALL EAVE CONDITIONS BEFORE INSTALLING.
- ALL PLUMBING VENT PIPES TO BE ROUTED TO MAINTAIN A MINIMUM OF 10" CLEAR FROM OPERABLE SKYLIGHTS, WINDOWS AND DOORS IF A MINIMUM OF 3" ABOVE SUCH FEATURES IS NOT FEASIBLE. USE LEAD BOOTS FOR VENT FLASHINGS.
- DOWNSPOUTS TO MATCH EXISTING. CONNECT ANY NEW DOWNSPOUTS AND DRAINPIPES TO EXISTING STORM DRAINS. NOTIFY OWNER/DESIGNER OF ANY NON-FUNCTIONING & DAMAGED GUTTERS, DOWNSPOUTS & RAIN DRAINS. PROVIDE A PROPOSAL FOR SCOPING (E) RAIN DRAINS FOR OWNER'S REFERENCE.
- ALL ROOF SLOPES LESS THAN 4:12 TO RECEIVE A LAYER OF ICE & WATER SHIELD OR APPROVED EQUAL BY ROOFING MANUFACTURER.

- Boundary verification will be required prior to foundation pour for southern property line. This is because the setback is at the minimum required setback. This can be a foundation survey, hub and tack survey, or similar document.
- At the time of application, there is still an awning on the north side of the building that is not reflected in the plans nor is it listed as to-be-demolished. This awning must be demolished or the project will require a variance application to be approved for occupancy.
- Setback from the rear property line is listed as 29' on the R-MD worksheet submittal, but the actual setback is still 20' for the overall structure.

4. Lot coverage was incorrectly calculated for the ADU which is approximately 800 sq ft, not 632 as described in the plan set. This is within the footprint limit for ADUs (800 sq ft). With this difference, lot coverage is approximately 34.5%, not 32.4% as described by the applicant. Still, this meets the lot coverage standards with the bonus allowing up to 40%.

5. Minimum vegetation standard is met, though it appears it is slightly lower than the applicant calculated (44% vs. 46%).

6. In vegetation calculations, the applicant describes the ADU as having a "building area" of 922 sq ft, however if true that would be an illegal ADU. This number appears to include the roof eaves rather than the foundation. The first 2ft of eaves are not included in lot coverage calculations. Any structure with a height above 18 inches is included in lot coverage. This includes the entryway concrete slab area because it has a roof over it and a post on the corner.



IMPERVIOUS AREAS

(E) ROOF AREA:	2212 SF
(E) CONCRETE:	1228 SF
NEW ROOF AREA (INCLUDES OVERHANG):	+ 922 SF
NEW CONCRETE AREA:	+196 SF
TOTAL:	4,558 SF

BUILDING COVERAGE

(E) HOUSE + GARAGE:	1,940 SF
NEW ADU:	+ 632 SF
TOTAL BUILDING FOOTPRINT:	2,572 SF
% OF LOT COVERAGE:	32.4%
(2,572 SF / 7943 SF)	

PER TABLE 19.301.4 MODERATE DENSITY RESIDENTIAL DEVELOPMENT STANDARDS: 40% MAX LOT COVERAGE ALLOWED

Tree Inventory and Canopy Calculations for 4054 SE Angela Way Milwaukie, OR 97222							
Tree No.	Common Name	Scientific Name	DBH1"	Condition	Comments	Native	Crown Area in square feet (C=calculated and T=from City Table)
1	Eastern Redbud	<i>Cercis canadensis</i>	6.5"	Good	To be preserved	No	707 - T
2	Eastern Redbud	<i>Cercis canadensis</i>	10.5"	Good	To be preserved	No	707 - T
3	English Holly	<i>Ilex aquifolium</i>	4"	Good	To be removed	No	79 - T
4	Leyland Cypress	<i>Cupressus x leylandii</i>	6.5"	Good	To be removed	No	314 - T
5	Douglas Fir	<i>Pseudotsuga menziesii</i>	17"	Good	To be removed	Yes	707 - T
6	Douglas Fir	<i>Pseudotsuga menziesii</i>	15"	Good	To be removed	Yes	707 - T
7	Douglas Fir	<i>Pseudotsuga menziesii</i>	18"	Good	To be removed	Yes	707 - T
8	Red Oak	<i>Quercus rubra</i>	26"	Good	To be preserved	No	2827 - C (4240.5 with preservation multiplier)
9	Kentucky Coffeetree	<i>Gymnocladus dioica</i>	7.5"	Good	To be preserved	No	1257 - T
10	Japanese Maple	<i>Acer palmatum</i>	13"	Good	To be preserved	No	707 - T (883.75 with preservation multiplier)

TREE PROTECTION PLAN

RP2 FENCING

THE FOLLOWING IS PROHIBITED WITHIN THE ROOT PROTECTION ZONE (RPZ):

- GROUND DISTURBANCE
- NEW BUILDINGS OR SURFACES
- GRADE CHANGE OR CUT AND FILL
- UTILITIES AND STORMWATER/DRAINAGE FACILITIES
- STAGING OR STORAGE OF MATERIALS AND EQUIPMENT
- VEHICLE PARKING OR MANEUVERING

A ROOT PROTECTION ZONE FENCE SHALL BE INSTALLED WITH 6' TALL METAL FENCING AND 8' METAL POSTS.

TREES #1-2 AND #8-10 WILL BE PRESERVED AND PROTECTED. TREES #3-7 ARE TO BE REMOVED.

FENCE #1 IS AN EXISTING FENCE THAT RUNS FROM THE SOUTHEAST CORNER OF THE EXISTING DWELLING & RUNS TO THE SOUTH PROPERTY LINE. THIS FENCE WILL PROTECT TREES #1 AND #2.

FENCE #2 WILL BEGIN AT THE EXISTING CONCRETE SIDEWALK APPROXIMATELY 13' SOUTH OF TREE #8. THE FENCE WILL THEN RUN EAST UNTIL IT IS APPROXIMATELY 13' EAST OF TREE #8. THE FENCE WILL THEN RUN NORTH WHILE REMAINING AT LEAST 13' EAST OF TREE #8 UNTIL IT MEETS THE EXISTING CONCRETE DRIVEWAY. THE FENCE WILL THEN RUN ALONG THE EXISTING DRIVEWAY WESTERLY UNTIL IT REACHES THE CONCRETE SIDEWALK. THE FENCE WILL THEN RUN ALONG THIS CONCRETE SIDEWALK SOUTH UNTIL IT MEETS THE POINT AT WHICH IT BEGAN. THIS FENCE WILL PROTECT TREES #8 AND #9.

FENCE #3 WILL BEGIN AT THE NORTHWEST PROPERTY CORNER WHERE IT MEETS THE CONCRETE SIDEWALK. THE FENCE WILL RUN SOUTH ALONG THAT CONCRETE SIDEWALK UNTIL IT MEETS THE EXISTING CONCRETE DRIVEWAY. FROM THERE THE FENCE WILL RUN EAST ALONG THE CONCRETE DRIVEWAY UNTIL IT ENDS AT THE POINT WHERE IT REACHES THE EXISTING DWELLING. THIS FENCE WILL PROTECT TREE #10.

CALCS FOR PRESERVATION STANDARDS

TOTAL AREA OF LOT = 7938 SQFT.

TOTAL EXISTING CANOPY COVERAGE = 7149 SQFT (90%)

TOTAL PROPOSED CANOPY COVERAGE AFTER REMOVALS WITH PRESERVATION MULTIPLIER = 6381.25 SQFT (80.4%)

REDUCTION OF ON-SITE CANOPY = 9.6%

SITE PLAN NOTES

- WATER: TIE INTO EXISTING WATER LINE FOR THE NEW ADU
- SANITARY: CONFIRM (E) SANITARY LINE UNDER THE HOUSE OR OUTSIDE THE HOUSE AND TIE INTO THE (E) LINE BEFORE IT LEAVES THE PROPERTY. PROVIDE A CLEAN OUT ACCESSIBLE TO ALL.
- STORM WATER: TIE INTO THE EXISTING STORMWATER SYSTEM. IF NOTHING IS IN PLACE, PROPOSE A FLOW WELL DRYWELL TO HANDLE THE 600 SQUARE FEET OF ROOFING.
- ROOFING: SEE ROOF PLAN A.D.O. (SEE SPECIFIC AREA CALCS)
- NEW CONCRETE: NEW EXTERIOR SLABS TO BE ACID ETCHED FINISH UNLESS NOTED OTHERWISE. ALL WALLS TO BE FINISHED WITH PARGE COAT.
- ELECTRICAL SERVICE: INSTALL A NEW 200 AMP SERVICE FOR THE ADU. PREFER THE NEW METER TO BE ON THE SW CORNER OF THE NEW ADU STRUCTURE. OWNER TO COORDINATE WITH PGE, AS NECESSARY.
- PHOTOVOLTAIC PANELS: SET UP ELECTRICAL SERVICE WITH ALL NECESSARY DISCONNECTS TO ALLOW THE FUTURE INSTALLATION OF THE PANELS ON THE WEST FACING ROOF.
- NATURAL GAS SERVICE: VERIFY NO NEW NATURAL GAS SERVICE NEEDED.
- RADON: PASSIVE MITIGATION SYSTEM WILL BE INSTALLED UNDER THE ENTIRE CRAWL SLAB AND VENTED UP THROUGH THE ROOF. CONTINUOUS PERF PIPE, GRAVEL BASE, & VAPOR BARRIER WILL BE INSTALLED BELOW THE SLAB BY A LICENSED RADON MITIGATION CONTRACTOR.
- LANDSCAPE: WALK THE SITE WITH THE OWNER TO IDENTIFY PLANTS TO BE RELOCATED BEFORE ANY EXCAVATION BEGINS ON THE NEW STRUCTURE. REMOVE TREES AND INSTALL NEW TREE PROTECTION FENCE PER PLAN ON A.D.O

EROSION CONTROL NOTES

- SOILS: ALL SOIL EXCAVATED IS TO BE HAULED OFF SITE IMMEDIATELY.
- SITE ENTRANCE: (E) CONC DRIVEWAY WILL BE USED TO ACCESS THE SITE AND FOR SMALL AMOUNTS MATERIAL STOCKPILING.
- GRAVEL BASE: ONCE SITE HAS BEEN EXCAVATED TO PROPER DEPTH. GRAVEL IS TO BE TRUCKED ON SITE TO MINIMIZE SOIL TRACKING ONTO THE STREET DURING CONSTRUCTION.
- BIO-FILTER BAGS: PLACE BAGS ON EITHER SIDE OF THE (E) ASPHALT DRIVEWAY AT THE PROPERTY ENTRANCE TO MINIMIZE ANY SEDIMENT FLOWING ONTO THE NEIGHBORING PROPERTY.
- EXPOSED SOILS: USE WOOD CHIPS OR STRAW TO COVER EXPOSED SOIL AND FOR PROVIDING TEMPORARY ACCESS AROUND THE HOUSE DURING CONSTRUCTION.
- PERIMETER EROSION CONTROL: THE FLAT NATURE OF OF THE LOT MAKES THE STRAW WATTLE ACCEPTABLE MEANS TO CONTROL EROSION AROUND THE WORK AREA.
- CONCRETE WASH WATER: ANY CONCRETE WASH WATER MUST BE CONTAINED IN A LEAK PROOF CONTAINER AND DISPOSED OFF-SITE.
- CONSTRUCTION VEHICLE PARKING: ALL CONSTRUCTION PARKING IS TO BE ON STREET PARKING ADJACENT THE PROPERTY.
- INSPECTIONS: EROSION CONTROL MEASURES MUST BE IN PLACE AND INSPECTED BEFORE GRADING/EXCAVATION BEGINS. FAILED EROSION STRUCTURES WILL BE MAINTAINED OR REPLACED AS NEEDED.
- ANY SEDIMENT ON ANY IMPERVIOUS SURFACES NEED TO BE SWEEPED BACK ONTO SITE.

ABBREVIATIONS

ADD'L	ADDITIONAL
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CLR	CLEAR
CNTP	COUNTERTOP
CONC	CONCRETE
CVG	CLEAR VERTICAL GRAIN
DEMO	DEMOLISH
DF	DOUG FIR
(E)	EXISTING
FIN	FINISH
HT	HEIGHT
LOC'N	LOCATION
OFCl	OWNER FURNISHED, CONTRACTOR INSTALLED
PT(D)	PAINT(ED)
RM	ROOM
REQ'S	REQUIREMENTS
SIM	SIMILAR
STN	STONE
T	TEMPERED
TBD	TO BE DETERMINED
T/M	TO MATCH
T&G	TONGUE & GROOVE PANELING
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
W/	WITH
WD	WOOD
(E) WD FENCE#2	PROVIDES TREE PROTECTION FOR #10
(E) WD FENCE	

INDEX

A0.0	SITE PLAN, INDEX, PROJECT DESCRIPTION
A1.1	DEMOLITION MAIN FLOOR PLAN
A1.2	DEMOLITION ELEVATIONS
A2.1	PROPOSED MAIN FLOOR PLAN
A3.1	ELEVATIONS - SOUTH, EAST & WEST SECTIONS
A4.1	ARCHITECTURAL DETAILS
A5.1	INTERIOR ELEVATIONS
A5.2	INTERIOR ELEVATIONS
A6.1	REFLECTED CEILING PLAN & FINISH FLOOR PLAN - MAIN FLOOR
A8.1	SCHEDULES - PLUMBING, APPLIANCE,

S0	GENERAL NOTES
S1	FOUNDATION & FRAMING PLANS
S2	CONSTRUCTION DETAILS

PROJECT DESCRIPTION

PROPOSED ATTACHED ADU ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE

(E) MAIN FLR AREA:	1399 SF
(E) GARAGE AREA:	452 SF

NEW ADU FLOOR AREA:	632 SF
NEW COVERED PORCH AREA:	93 SF
NEW CONC PATIO AREA:	121 SF

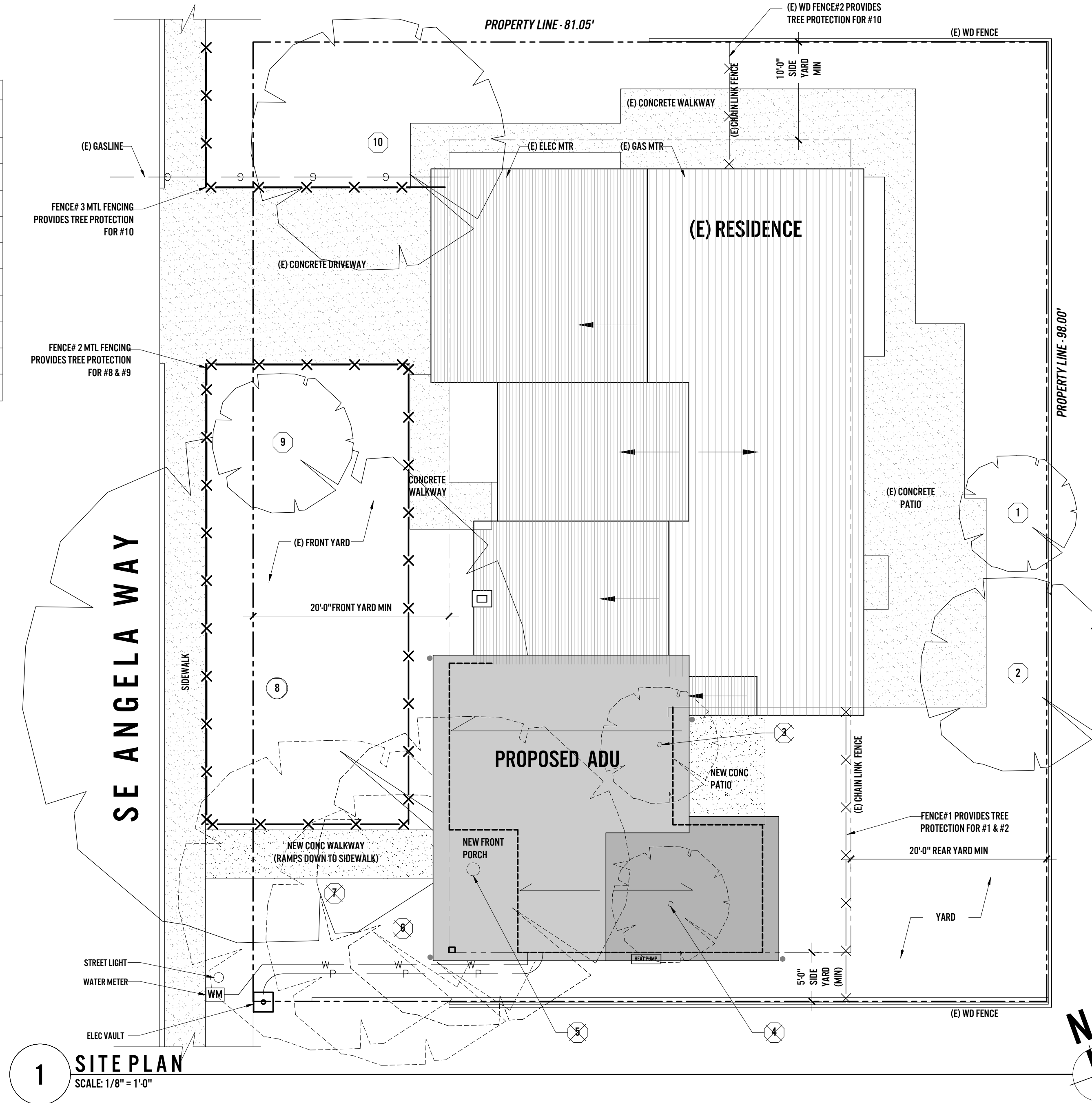
PROPERTY DESCRIPTION

4054 SE ANGELA WAY, MILWAUKIE, OR 97222

ZONING:	R-MD MODERATE DENSITY
PROPERTY ID:	21E01AA01621
LOT AREA:	.18 ACRES OR 7,943 SQFT
CONSTRUCTED:	1993
CONSTRUCTION TYPE:	VB
JURISDICTION:	CITY OF MILWAUKIE

CONTACTS

OWNER:	MARLENA MCKEE - FLORES & MONICA BECK 4054 SE ANGELA WAY MILWAUKIE, OR 97222
DESIGNER:	GUSTO DESIGN, LLC 7637 SE 13TH AVE PORTLAND, OR 97202 CONTACT: 503-200-0310 GENO SALIMENA GENO@GUSTODESIGNSTUDIO.COM
CONTRACTOR:	ROBERT AND KIDS LLC; CCB# 219509 CONTACT: 503-957-3171 ROBERT HUBATCH EMAIL: ROBERTANDKIDSLC@GMAIL.COM
STRUCTURAL ENGINEER:	PRAXIS DESIGN & ENGINEERING 1514 COLUMBIA ST VANCOUVER, WA 98626 CONTACT: (503) 737-5932; MARSHALL STOKES MARSHALL@PRAXISDE.COM
ARBORIST:	HONL TREE CARE INC., CCB #196824 6310 SE IVON ST PORTLAND, OR 97206 CONTACT: 503-200-0709 INFO@HONLTREECARE.COM



1 SITE PLAN

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