

MILWAUKIE PLANNING
 10501 SE Main St.
 Milwaukie OR 97222
 503-786-7630
 planning@milwaukieoregon.gov

Application for Land Use Action

Primary File #: VR-2024-006

Review type*: I II III IV V

CHECK ALL APPLICATION TYPES THAT APPLY:

<input type="checkbox"/> Amendment to Maps and/or	<input type="checkbox"/> Land Division:	<input type="checkbox"/> Planned Development
<input type="checkbox"/> Comprehensive Plan Map	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Residential Dwelling
<input type="checkbox"/> Amendment	<input type="checkbox"/> Lot Consolidation	<input type="checkbox"/> Manufactured Dwelling Park
<input type="checkbox"/> Zoning Text Amendment	<input type="checkbox"/> Partition	<input type="checkbox"/> Manufactured Dwelling
<input type="checkbox"/> Zoning Map Amendment	<input type="checkbox"/> Property Line Adjustment	<input type="checkbox"/> Temporary Dwelling Unit
<input type="checkbox"/> Code Interpretation	<input type="checkbox"/> Replat	<input type="checkbox"/> Transportation Facilities Review**
<input type="checkbox"/> Community Service Use	<input type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Variance:
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Mixed Use Overlay Review	<input type="checkbox"/> Use Exception
<input type="checkbox"/> Development Review	<input type="checkbox"/> Modification to Existing Approval	<input type="checkbox"/> Variance
<input type="checkbox"/> Director Determination	<input type="checkbox"/> Natural Resource Review**	<input type="checkbox"/> Willamette Greenway Review
<input type="checkbox"/> Downtown Design Review	<input type="checkbox"/> Nonconforming Use Alteration	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Extension to Expiring Approval	<input type="checkbox"/> Parking:	Use separate application forms for:
<input type="checkbox"/> Historic Resource:	<input type="checkbox"/> Quantity Determination	Annexation and/or Boundary Change
<input type="checkbox"/> Alteration	<input type="checkbox"/> Quantity Modification	• Compensation for Reduction in Property
<input type="checkbox"/> Demolition	<input type="checkbox"/> Shared Parking	• Value (Measure 37)
<input type="checkbox"/> Status Designation	<input type="checkbox"/> Structured Parking	Daily Display Sign
<input type="checkbox"/> Status Deletion		• Appeal

RESPONSIBLE PARTIES:

APPLICANT (owner or other eligible applicant—see reverse): Marlena McKee-Flores

Mailing address: 4054 SE Angela Way, Milwaukie State/Zip: OR 97222

Phone(s): 210 612 8045 Email: _____

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

APPLICANT'S REPRESENTATIVE (if different than above):

Mailing address: _____ State/Zip: _____

Phone(s): _____ Email: _____

SITE INFORMATION:

Address: 4054 SE Angela Way, Milwaukie Map & Tax Lot(s): 2S1E01AA01621

Comprehensive Plan Designation: MD Zoning: R-MD Size of property: _____

PROPOSAL (describe briefly):

Type II Variance to the north side yard width standard in order to preserve an existing structure attached to the original house as it relates to the ^{ADU} Site Plan

SIGNATURE: I attest that I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code 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: Marlena McKee-Flores Date: 9/3/2024

IMPORTANT INFORMATION ON REVERSE SIDE

*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.
 ** Natural Resource and Transportation Review applications may require a refundable deposit.

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.

DEPOSITS:

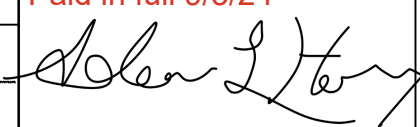
Deposits require completion of a Deposit Authorization Form, found at www.milwaukieoregon.gov/building/deposit-authorization-form

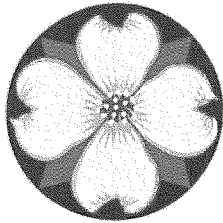
REVIEW TYPES:

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

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

THIS SECTION FOR OFFICE USE ONLY:

FILE TYPE	FILE NUMBER	AMOUNT <small>(after discount, if any)</small>	PERCENT DISCOUNT	DISCOUNT TYPE	DATE STAMP
Primary file	VR-2024-006	\$ 1,000			Paid in full 9/3/24  Adam Heroux Associate Planner
Concurrent application files		\$			
		\$			
		\$			
		\$			
Deposit (NR/TFR only)				<input type="checkbox"/> Deposit Authorization Form received	
TOTAL AMOUNT RECEIVED: \$ 1,000			RECEIPT #: 28703	RCD BY: Korin Liebl	
Associated application file #s (appeals, modifications, previous approvals, etc.):					
Neighborhood District Association(s): Lake Road					
Notes: Variance in relation to Building permit 601-24-000125-STR-ADU					



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Submittal Requirements

For all Land Use Applications
(except Annexations and Development Review)

All land use applications must be accompanied by a signed copy of this form (see reverse for signature block) and the information listed below. The information submitted must be sufficiently detailed and specific to the proposal to allow for adequate review. Failure to submit this information may result in the application being deemed incomplete per the Milwaukie Municipal Code (MMC) and Oregon Revised Statutes.

Contact Milwaukie Planning staff at 503-786-7630 or planning@milwaukieoregon.gov for assistance with Milwaukie's land use application requirements.

1. **All required land use application forms and fees**, including any deposits.

Applications without the required application forms and fees will not be accepted.

2. **Proof of ownership or eligibility to initiate application** per MMC Subsection 19.1001.6.A.

Where written authorization is required, applications without written authorization will not be accepted.

3. **Detailed and comprehensive description** of all existing and proposed uses and structures, including a summary of all information contained in any site plans.

Depending upon the development being proposed, the description may need to include both a written and graphic component such as elevation drawings, 3-D models, photo simulations, etc. Where subjective aspects of the height and mass of the proposed development will be evaluated at a public hearing, temporary onsite "story pole" installations, and photographic representations thereof, may be required at the time of application submittal or prior to the public hearing.

4. **Detailed statement** that demonstrates how the proposal meets the following:

A. All applicable development standards (listed below):

1. **Base zone standards** in Chapter 19.300.
2. **Overlay zone standards** in Chapter 19.400.
3. **Supplementary development regulations** in Chapter 19.500.
4. **Off-street parking and loading standards and requirements** in Chapter 19.600.
5. **Public facility standards and requirements**, including any required street improvements, in Chapter 19.700.

B. All applicable application-specific approval criteria (check with staff).

C. Compliance with the Tree Code (MMC 16.32): www.milwaukieoregon.gov/trees

These standards can be found in the MMC, here: www.qcode.us/codes/milwaukie/

5. **Site plan(s), preliminary plat, or final plat** as appropriate.

See Site Plan, Preliminary Plat, and Final Plat Requirements for guidance.

6. **Copy of valid preapplication conference report**, when a conference was required.

G:\Planning\Internal\Administrative - General Info\Applications & Handouts\Submittal Rqmts_Form_revised.docx—Rev.

APPLICATION PREPARATION REQUIREMENTS:

- Electronic copies of all application materials are required at the time of submittal.

ADDITIONAL INFORMATION:

- Neighborhood District Associations (NDAs) and their associated Land Use Committees (LUCs) are important parts of Milwaukie's land use process. The City will provide a review copy of your application to the LUC for the subject property. They may contact you or you may wish to contact them. Applicants are strongly encouraged to present their proposal to all applicable NDAs prior to the submittal of a land use application and, where presented, to submit minutes from all such meetings. NDA information: www.milwaukieoregon.gov/citymanager/what-neighborhood-district-association.
- By submitting the application, the applicant agrees that City of Milwaukie employees, and appointed or elected City Officials, have authority to enter the project site for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

As the authorized applicant I, (print name) Marlena Mc Kee-Flores, attest that all required application materials have been submitted in accordance with City of Milwaukie requirements. I understand that any omission of required items or lack of sufficient detail may constitute grounds for a determination that the application is incomplete per MMC Subsection 19.1003.3 and Oregon Revised Statutes 227.178. I understand that review of the application may be delayed if it is deemed incomplete.

Furthermore, I understand that, if the application triggers the City's sign-posting requirements, I will be required to post signs on the site for a specified period of time. I also understand that I will be required to provide the City with an affidavit of posting prior to issuance of any decision on this application.

Applicant Signature: Marlena Mc Kee-Flores

Date: 8/12/24

Official Use Only

Date Received (date stamp below):

9/3/24

Received by: Adam Heroux

§ 19.911.4 - Approval Criteria.

A. Type II Variances

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

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

See Attached

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.

See Attached

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

See Attached

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

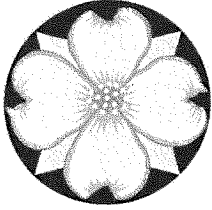
See Attached

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

See Attached

Approval Criteria
Variance Type II

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 structure in question is a 6 ft x 8 ft attached garden shed which has existed essentially since the building of the main house (1993) and does not effect any surrounding properties, there are no natural resources areas in the immediate vicinity, and there is no risk 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.
This garden shed is not in proximity to any public transportation facility or water master plans.
- 3) Where site improvements already exist, the proposed variance will sustain the integrity of or enhance, an existing building or site design.
This garden shed was specifically designed to match and compliment the architectural design of the home (with multiple roof lines) to which it was attached. The objective being that it would appear to be a part of the house instead of a separate shed in some other part of the lot. Creating a more pleasing appearance from the front of the house—the street view. The multiple roof line concept has been included in the design of the already approved ADU structure on the other side of the main house.
- 4) Impacts from the proposed variance will be mitigated to the extent practicable.
Because this structure has functioned for many years without any negative impacts on neighbors or any neighborhood livability, this is not applicable.
- 5) The proposed variance would allow the development to preserve a priority tree or trees, or provide more opportunity to plant new trees to achieve 40% canopy, as required.
Urban Forest department has granted permits and approvals of the ADU building. Including verifying that the 40% canopy requirement has been met.



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Preapplication Conference Waiver

I/we, Marlena McKee-Flores (print), as applicant(s)/property owner(s) of 4054 SE Angela Way, Milwaukie, (address of property), request to waive the requirement for a preapplication conference for the submission of a **Type II / III / IV / V** (circle one) land use application per MMC Subsection 19.1002.2 Applicability.

Please provide an explanation for the waiver request:

MMC Section 19.1002 Preapplication Conference is provided on the reverse

Pursuant to a conversation with Adam Heroux, I conclude that my situation is a rather simple one and therefore I request a waiver of the Pre-Application Hearing.

Signed: Marlena McKee-Flores
Applicant/Property Owner

Approved: Lana Wigel
Planning Director

19.1002 PREAPPLICATION CONFERENCE

19.1002.1 Purpose

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

19.1002.2 Applicability

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

19.1002.3 Preapplication Conference Procedures

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

19.1002.4 Preapplication Conference Expiration

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

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.

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
OFCI	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

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A2.1	PROPOSED MAIN FLOOR PLAN
A3.1	ELEVATIONS - SOUTH, EAST & WEST
A4.1	SECTIONS
A4.2	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

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.

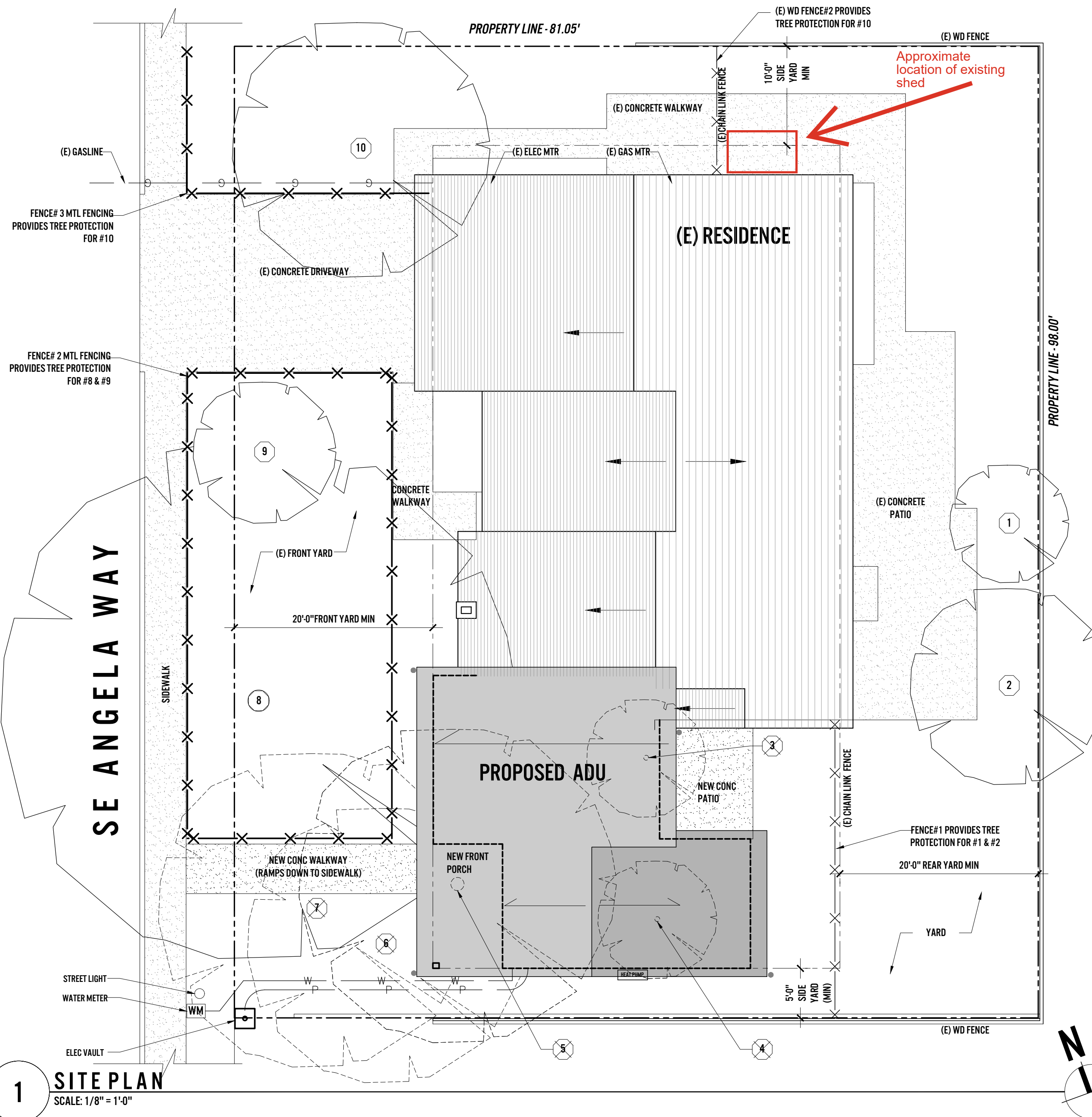
FENCE #1 IS AN EXISTING FENCE THAT RUNS FROM THE SOUTHEAST CORNER OF THE EXISTING DWELLING & RUNS TO THE SOUTH PROPERTY LINE. THIS FENCE WILL PROTECT TREES #1 AND #2.

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 WITH PRESERVATION MULTIPLIER = 6381.25 SQFT (80.4%)
REDUCTION OF ON-SITE CANOPY = 9.6%



1 SITE PLAN

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