

AFTER RECORDING RETURN TO:  
City Recorder, Nancy Ide  
P. O. Box 3040  
Oregon City, Oregon 97045-0304  
Mark Haynie

Map No.: 32E05BC08200  
Tax Lot No.: 8200  
Planning File No.:

Clackamas County Official Records  
Sherry Hall, County Clerk

2016-043716



\$78.00

01962057201600437160020021

07/01/2016 11:38:13 AM

D-OD Cnt=1 Stn=9 COUNTER1  
\$10.00 \$16.00 \$22.00 \$10.00 \$20.00

### Accessory Dwelling Unit Certification of Owner Occupancy

State of Oregon)  
County of Clackamas)

I, Mark & Kathleen Haynie, being first duly sworn, on oath do hereby certify under penalty of perjury under the laws of the State of Oregon:

That I am an owner of the single family dwelling unit located at 916 Laurel Lane and have a fifty percent (50%) or greater interest in this property; and

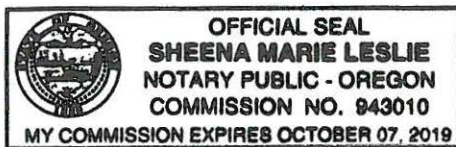
That I have applied or am making application to establish an authorized accessory dwelling unit at this location; and:

- ☐ That I presently occupy and will continue to occupy one of the two dwelling units at this location as my principal and permanent residence (see OCMC 17.54.090(c))
- ☐ That this certification will remain in effect during the period of my ownership of the property unless record a certification with the Clackamas County Recording Division that the use of the property for an accessory dwelling unit has been discontinued.
- ☐ That I am building a new single-family residence with an accessory dwelling unit with the intent to sell the residence.

When the property is sold, I will notify the new property owner(s) of the requirements of OCMC 17.54.090, including the requirement to file a new Certification of Owner Occupancy with the Oregon City Community Development Department for recording if they intend to maintain and rent the accessory dwelling unit.

Failure to submit this certification within one year of transfer of ownership shall be a violation of the Land Use Code if the new owners continue renting the accessory dwelling unit. This certification will remain in effect during the period of my ownership of the property unless I record a certification with the Clackamas County Recording Division that the use of the property for an accessory dwelling unit has been discontinued.

(SEAL OR STAMP)



This Instrument is acknowledged before me on this  
1 day of July (month) 2016 (year) by

Mark Haynie  
Signature of Affiant

Mark Haynie  
Name of Affiant

Kathleen Haynie

Kathleen Haynie

Signed and sworn to (or affirmed) before me on this  
1 day of July (month) 2016 (year) by

Sheena Marie Leslie  
Signature of Notary Public

Mark Haynie and Kathleen Haynie

Notary  
Title

My appointment expires: October 07, 2019

Falsely certifying owner occupancy or failing to comply with the terms of owner occupancy certification may be subject to civil penalties in addition to any criminal penalties.

#### INSTRUCTIONS TO OWNER:

PURSUANT TO CLACKAMAS COUNTY CLERK'S OFFICE POLICY AND O.R.S. 205.130; YOU MUST HAVE LEGAL AUTHORITY TO RECORD THIS DOCUMENT. PLEASE ATTACH YOUR DEED FOR THE PROPERTY TO THIS DOCUMENT PRIOR TO RECORDING WITH THE COUNTY CLERK.

Exhibit A

PARCEL I:

A tract of land located in the William Holmes Claim No. 46, Township 2 South, Range 2 East, of the Willamette Meridian, and Claim No. 38, Township 3 South, Range 2 East, of the Willamette Meridian, in the County of Clackamas and State of Oregon, being a part of the tract of land described in that certain conveyance from Carl Jacob and Ada Schmitt to Albert Willard Sprague, et ux, and recorded September 14, 1946, in Book 376, page 574, Deed Records, the tract herein conveyed described as follows:

BEGINNING at a one inch iron pipe located at the Northwest corner of the said Sprague Tract in the South boundary of Holmes Lane, a road heretofore dedicated by H.G. O'Neill, et al, to Clackamas County, by Deed recorded in Book 110, page 337, Deed Records, said iron pipe being South 0°23' West 1,286.45 feet distant and North 86°20' East 11.58 feet distant from the Northwest corner of said Section 5, from said beginning point; thence following the South boundary of said Holmes Lane; North 86°20' East 313.68 feet to the Northeast corner of the said Sprague Tract; thence following the East boundary of the said Sprague tract, South 202.00 feet to the true point of beginning of the tract herein conveyed; from said true point of beginning thence continuing along the said East boundary of the Sprague tract, South 126.00 feet; thence at right angles, West 145.00 feet; thence at right angles North 126.00 feet; thence at right angles, East 145.00 feet to the hereinbefore mentioned true point of beginning.

PARCEL II:

A tract of land located in the William Holmes Claim No. 46, T. 2S, R. 2E, of the W.M., and Claim No. 38, in T. 3S, R. 2E, of the W.M., in the County of Clackamas and State of Oregon, being a part of the tract of land described in that certain conveyance from Carl Jacob and Ada Schmitt to Albert Willard Sprague, et ux, and recorded September 14, 1946, in Book 376, page 574, Deed Records, and tract herein conveyed described as follows:

BEGINNING at the Southwest corner of a tract conveyed to Harold Leith, et ux, by deed recorded June 14, 1956, in Book 512, page 209, Deed Records; thence Westerly on an extension of the South line of said Leith Tract, a distance of 93.00 feet, more or less, to the West line of said Sprague Tract; thence North along the West line of said Sprague Tract, 126.00 feet, more or less, to the Southwest corner of a tract conveyed to Herbert Hux, et ux, by deed recorded March 26, 1956, in Book 508, page 564, Deed Records; thence East along the South line of said Hux Tract and the South line of a tract conveyed to Charles Thomas, et ux, by deed recorded March 26, 1956, in Book 508, page 563, Deed Records, a distance of 93.00 feet, more or less, to the Northwest corner of said Leith Tract; thence South along the West line of said Leith Tract 126.00 feet, more or less, to the point of beginning.



## ENERGY CONSERVATION

TABLE N1101.1(1)

WINDOWS, MAX U-VALUE  
MAIN ENTRY DOOR (MAX 28 SF), MAX U-VALUE  
EXTERIOR DOOR W/ >2.5 SF GLAZING, MAX U-VALUE  
WALL INSULATION (ABOVE GRADE)  
UNDERFLOOR INSULATION  
CLG INSULATION

0.35  
0.54  
0.40  
R-21  
R-30  
R-38

## DRAWING INDEX

- A1.1 SITE PLAN & GENERAL NOTES  
A1.2 FOUNDATION & FLOOR PLAN & KEYNOTES  
A2.1 ELEVATIONS  
A3.1 SECTIONS & DETAILS

## PROJECT INFORMATION

### PROJECT DESCRIPTION

CONVERSION OF THE MAIN LEVEL  
OF AN EXIST'G DETACHED GARAGE  
INTO AN ACCESSORY DWELLING  
UNIT

### PROPERTY LOCATION ADDRESS

T 3S, R 2E, SEC 05(W.M.)  
916 S LAUREL LN  
OREGON CITY, OR, 97045

### COUNTY ZONE ELEVATION SITE AREA

CLACKAMAS  
R6  
476'  
29,988 S.F. (.69 AC)

### BUILDING SQUARE FOOTAGE GARAGE MAIN LEVEL AREA GARAGE ATTIC STORAGE AREA

EXIST'G	NEW	TOTAL
528	0	528 S.F.
486	0	486 S.F.

### BUILDING COVERAGE

(4%)

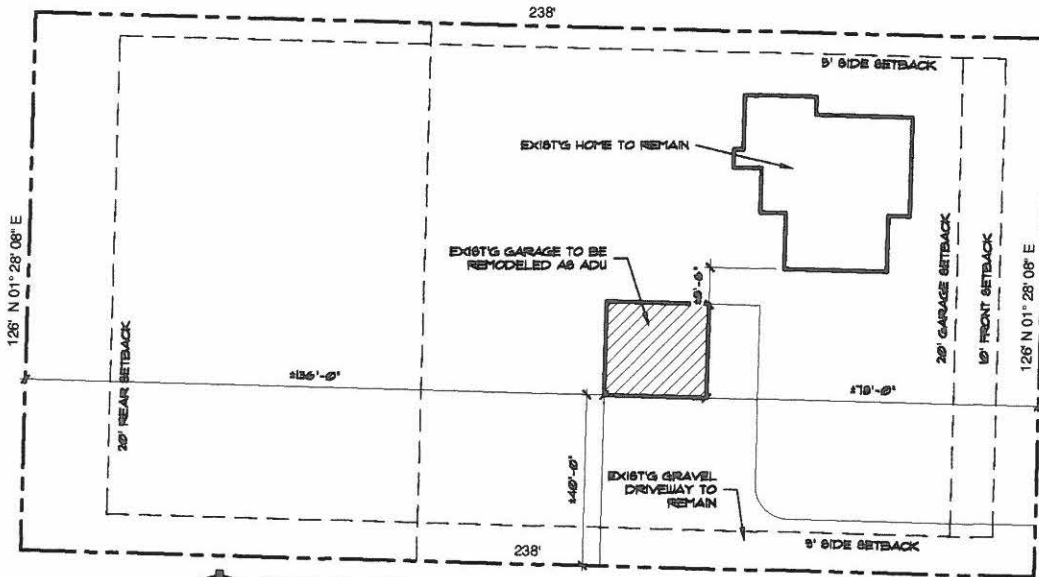
### SEPARATE PERMITS

- MECHANICAL
- ELECTRICAL



## VICINITY MAP

NTS



## SITE PLAN

1" = 20'-0"

## GENERAL NOTES & SPECIFICATIONS

The contractor shall fully comply with the current edition of the International Residential Code and all additional state and local code requirements. The contractor shall assume full responsibility for any work knowingly performed contrary to such laws, ordinances, or regulations. The contractor shall also perform coordination with all utilities and state service authorities. Written dimensions on these drawings shall have precedence over scaled dimensions. The general contractor shall verify and is responsible for all dimensions (including rough openings) and conditions on the job and must notify this office of any variations from these drawings.

The sub-contractor is responsible for the design and proper function of plumbing, HVAC and electrical systems. This office shall be notified of any plan changes required for design and function of plumbing, HVAC and electrical systems.

This office shall not be responsible for construction means and methods, acts or omissions of the contractor or subcontractor, or failure of any of them to carry out work in accordance with the construction documents. Any defect discovered in the construction documents shall be brought to the attention of this office by written notice before proceeding with work. Reasonable time not allowed this office to correct the defect shall place the burden of cost and liability from such defect upon the contractor.

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Install polyisocyanurate foam type insulation at floor and plate lines, openings in plates, corner stud cavities and around door and window rough opening cavities.

Install cement board at all water splash areas to minimum 70" above tub / shower drains.

Provide exhaust fans in all rooms containing bath tub and/or shower. Exhaust all vents and fans directly to outside via metal ducts, provide 20 CFM (minimum) continuous or 80 CFM (minimum) tied to timer or humidistat.

All recessed lights in insulated ceilings to have the I.C. label.

Install hardwired smoke detector w/ battery back-up at each sleeping room & hallway, typical. All smoke detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms in the unit. Install hardwired combination carbon monoxide / smoke detector w/ battery back-up complying with ANSI/UL 2075 & ANSI/UL 268 in each bedroom or within 15 feet outside each bedroom door. --- OR --- Install hardwired combination carbon monoxide (CO)/smoke alarm(s) w/ battery back-up in hall w/in 15 feet of all bedroom doors and in each bedroom. All smoke alarms shall be interconnected such that the actuation of one alarm will actuate all the alarms in the unit. Combination CO/smoke alarms shall comply w/ ANSI/UL 2034 & ANSI/UL 217.

All wood in contact with concrete or earth to be pressure treated. Treat all cut ends of pressure treated wood. All fasteners utilized for pressure treated material shall be hot dipped galvanized or stainless steel.

Provide a minimum 8" deep gravel base for all driveway areas.

Provide a minimum 4" deep gravel base for all sidewalk and patio areas.

Provide and maintain positive drainage away from building on all sides.

Excavation material remaining on site is to be contained by an approved sediment barrier (filter fabric tensile, straw bale sediment barrier, or erosion blanket with anchors). The contractor must verify location with appropriate building official. Protect stock piles from October 1st thru April 30th per the erosion control manual.

### Design live loads:

Roof	25 PSF
Floors	40 PSF
Exterior decks	65 PSF
Stairs	100 PSF
Soil bearing capacity (assumed)	1500 PSF



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NOT FOR  
PRELIMINARY  
CONSTRUCTION

GARAGE REMODEL  
**Haynie ADU**

916 LAUREL LN  
OREGON CITY OR, 97045

PROJ. NO.: 1637  
FILE: A-SIT  
DATE: 9/28/16

SHEET #

**A1.1**

SITE PLAN & GENERAL NOTES