

## Accessory Dwelling Unit Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name	Charles R & Deana T Macdonald	Representative Name	
Address	735 N. Milwaukee St.	Address	
City, State, Zip	Denver, CO 80206	City, State, Zip	
Telephone	303.815.7932	Telephone	
Email	chuck@crmacdonaldcompany.com	Email	
*All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4.		**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.	
SUBJECT PROPERTY INFORMATION			
Location (address):	735 N. Milwaukee St., Denver, CO 80206		
Assessor's Parcel Numbers:	05016-13-020-000		
Area in Acres or Square Feet:	6,250		
Current Zone District(s):	U-SU-C		
PROPOSAL			
Proposed Zone District:	U-SU-C1		
PRE-APPLICATION INFORMATION			
Did you have a pre-application meeting with Development Services Residential Team?	<input checked="" type="checkbox"/> <b>Yes - if yes, state the meeting date</b> <input type="checkbox"/> <b>No - if no, describe why not</b>	9-14-2021	_____
Did you contact the City Council District Office regarding this application?	<input checked="" type="checkbox"/> <b>Yes - if yes, state date and method</b> <input type="checkbox"/> <b>No - if no, describe why not (in outreach attachment)</b>	Met with Galia Halpern Mar 3, 2020 at 735 Milwaukee St.	_____

**REVIEW CRITERIA - AFFIRM THE PROPOSED ADU REZONING COMPLIES WITH THE CRITERIA BELOW BY CHECKING THE BOX NEXT TO EACH CRITERION**

<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check box to the right to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> <b>Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</b></p> <p><b>Denver Comprehensive Plan 2040</b> The proposed map amendment is consistent with the strategies in the adopted Denver Comprehensive Plan 2040, including:</p> <ul style="list-style-type: none"> <li>• <b>Goal 2, Strategy A. Equitable, Affordable and Inclusive</b> – “Create a greater mix of housing options in every neighborhood for all individuals and families” (p. 28). The proposed zone district allows for an additional dwelling unit that is accessory to the primary single-unit dwelling use. Accessory dwelling units can provide housing for individuals or families with different incomes, ages, and needs compatible with the single-unit neighborhoods.</li> <li>• <b>Goal 8, Strategy A. Environmentally Resilient</b> - “Promote infill development where infrastructure and services are already in place” (p. 54). The proposed map amendment will allow an additional housing unit on the site of an existing home where infrastructure and services such as water, stormwater, and streets already exist. This allows Denver to grow responsibly and promotes land conservation.</li> </ul> <p><b>Blueprint Denver</b> The proposed map amendment is consistent with the applicable neighborhood context, places, street type, and strategies in <i>Blueprint Denver</i>, including:</p> <ul style="list-style-type: none"> <li>• <b>Policy 4, Strategy E - Diversify housing choice</b> through the expansion of accessory dwelling units throughout all residential areas.</li> </ul> <p><b>Neighborhood/ Small Area Plan (list all, if applicable):</b> _____</p>
<p>General Review Criteria: The proposal must comply with all of the general review criteria. (Check boxes to affirm) DZC Sec. 12.4.10.7</p>	<p><input checked="" type="checkbox"/> <b>Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</b></p> <p><input checked="" type="checkbox"/> <b>Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</b></p> <p>The proposed map amendment furthers the public health, safety, and general welfare of the city through implementation of the city's adopted plan, including <i>Blueprint Denver</i> which recommends “the expansion of accessory dwelling units throughout all residential areas” (<i>Blueprint Denver</i>, p. 84).</p>

<p>Additional Review Criteria for Non-Legislative Rezonings: The proposal must comply with both of the additional review criteria. (Check boxes to affirm.) DZC Sec. 12.4.10.8</p>	<p><input checked="" type="checkbox"/> <b>Justifying Circumstances - One of the following circumstances exists:</b> Since the date of the approval of the existing Zone District, there has been a change to such a degree that the proposed rezoning is in the public interest. Such change may include:</p> <ul style="list-style-type: none"> <li>a. Changed or changing conditions in a particular area, or in the city generally; or,</li> <li>b. A City adopted plan; or</li> <li>c. That the City adopted the Denver Zoning Code and the property retained Former Chapter 59 zoning.</li> </ul> <p>The proposed map amendment application identifies the adoption of <i>Blueprint Denver</i> as the Justifying Circumstance. As discussed above, <i>Blueprint Denver</i> specifically recommends the city diversify housing choice through the expansion of accessory dwelling units throughout all residential areas. The plan was adopted after the date of approval of the existing zone districts. Therefore, this is an appropriate justifying circumstance for the proposed rezoning.</p> <p><input checked="" type="checkbox"/> <b>The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</b></p> <p>The proposed map amendment is consistent with the neighborhood context description, stated purpose and intent of the proposed <u>U-SU-C1</u> Zone District.</p>
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**REQUIRED ATTACHMENTS**

Please check boxes below to affirm the following required attachments are submitted with this rezoning application:

- Legal Description of subject property(s). **Submit as a separate Microsoft Word document.** View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- Proof of Ownership Document (e.g. Assessor’s record, property deed, etc). Proof of ownership for each property owner signing the application, such as (a) Assessor’s Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney’s Office.

**ADDITIONAL ATTACHMENTS (IF APPLICABLE)**

Please check boxes identifying additional attachments provided with this application (note that more information may be required. Please confirm with your pre-application/case manager planner prior to submittal.):

- Written Narrative Explaining Project
- Site Plan/ Drawings (if available) **See below**
- Narrative describing any outreach to City Council office(s), Registered Neighborhood Organizations (RNOs) and surrounding neighbors.
- Written Authorization to Represent Property Owner(s) (if applicable)
- Individual Authorization to Sign on Behalf of a Corporate Entity (e.g. if the deed of the subject property lists an LLC/trust as owner, this is document is required.)

Please list any other additional attachments:

ILC for property by Colorado Engineering & Surveying, Inc.  
Our Landmark application with site plan, plans, model of house and garage

# REZONING GUIDE

ADU Rezoning Application Page 4 of 4



## PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

Property Owner Name(s) (please type or print legibly)	Property Address City, State, Zip Phone Email	Property Owner Interest % of the Area of the Zone Lots to Be Rezoned	Please sign below as an indication of your consent to the above certification statement	Date	Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved	Has the owner authorized a representative in writing? (YES/NO)
<b>EXAMPLE</b> John Alan Smith and Josie Q. Smith	123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov	100%	<i>John Alan Smith</i> <i>Josie Q. Smith</i>	01/01/12	(A)	YES
Charles R. Macdonald and Deana T. Macdonald	735 N. Milwaukee St. Denver, CO 80206 303.815.7932 chuck@crmacdonaldcompany.com	100%	<i>Charles R. Macdonald</i> <i>Deana T. Macdonald</i>	09/15/21	(A)	NO

Legal Description for

735 N. Milwaukee St., Denver CO 80206

Lots 33 and 34, Block 13, Fisher's Cheesman Park Addition

City and County of Denver, State of Colorado

# 735 N MILWAUKEE ST

<b>Owner</b>	MACDONALD,DEANA T MACDONALD,CHARLES R 735 MILWAUKEE ST DENVER, CO 80206-3901
<b>Schedule Number</b>	05016-13-020-000
<b>Legal Description</b>	L 33 & 34 BLK 13 FISHERS CHEESMAN PARK ADD
<b>Property Type</b>	SFR Grade B
<b>Tax District</b>	DENVER

## Print Summary

Property Description			
<b>Style:</b>	14: 1.5 STORY	<b>Building Sqr. Foot:</b>	2434
<b>Bedrooms:</b>	3	<b>Baths Full/Half:</b>	3/1
<b>Effective Year Built:</b>	1924	<b>Basement/Finish:</b>	1578/1341
<b>Lot Size:</b>	6,250	<b>Zoned As:</b>	U-SU-C

**Note:** Valuation zoning may be different from City's new zoning code.

Current Year			
	Actual	Assessed	Exempt
Land		\$687,100	\$49,130 \$0
Improvements		\$529,900	\$37,890
<b>Total</b>		<b>\$1,217,000</b>	<b>\$87,020</b>

Prior Year			
	Actual	Assessed	Exempt
Land		\$531,000	\$37,970 \$0
Improvements		\$810,200	\$57,930
<b>Total</b>		<b>\$1,341,200</b>	<b>\$95,900</b>

## Real Estates Property Taxes for current tax year

### System Upgrade Underway:

Due to a system upgrade, payment information is taking longer to update and may not reflect the current status of your account.

Mill Levy \* 74..195 \*

Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.

	Installment 1 (Feb 28 Feb 29 in Leap Years)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)
Date Paid	2/28/2021	6/15/2021	
Original Tax Levy	\$3,557.63	\$3,557.66	\$7,115.29
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$3,557.63	\$3,557.66	\$7,115.29
Due	\$0.00	\$0.00	\$0.00

## Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	Y		
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$6,915.92**

## Assessed Value for the current tax year

Assessed Land	\$37,970.00	Assessed Improvements	\$57,930.00
Exemption	\$0.00	Total Assessed Value	\$95,900.00

## Narrative for Proposed New 1 ½ story garage and ADU at 735 Milwaukee St.

We wish to demolish the existing antiquated garage and construct a new garage with an ADU above.

The existing garage floor is cracked and heaving, the roof and gutters leak, and the existing masonry has deteriorated such that the mortar is falling out (has been pointed up multiple times). Additionally, the garage was originally entered from the east with full width sliding doors, and at some point, a full width garage door to the alley was also installed, therefore it is doubtful that the garage would meet standards for lateral stability in the event of significant wind or seismic activity.

The new garage would be four feet wider and longer to allow for modern vehicles, bikes, and lawn implements. The new garage would be located slightly north of the existing, as the existing garage is within 3' of the property line,

We wish to construct an ADU above the garage, in accordance with the height and bulk plane restrictions. The ADU would be a studio type unit suitable for use by no more than two people.

The garage and ADU will be constructed using materials and design consistent with our primary house so that at completion the new will blend with the old seamlessly. Our property is within the 7<sup>th</sup> Avenue Neighborhood Landmark District and we are working with Abigail Christman at Landmark.



Narrative of Outreach regarding ADU at 735 Milwaukee St.

We met with Galia Halpern of Councilman Chris Hinds office and discussed our project on March 3, 2020

We met with Svein Reichborn-Kjennerud of the Seventh Ave Neighborhood Association to discuss our project and he stated that SANA would not object.

We have reviewed our plans with our adjacent neighbors on Milwaukee

Dan Braun, 735 Milwaukee

Everett Schneider and Robert Phifer, 745 Milwaukee

And our neighbors on the west side of the alley

Andrew & Bartley Dutton, 740 Fillmore

Scott & Jessie Terry, 732 Fillmore

Dennis and Elizabeth Coughlin, 724 Fillmore



# COLORADO ENGINEERING & SURVEYING, INC.

NO. 2007-01403  
MANGAT

www.copls.com

3470 S. SHERMAN ST. STE. 2

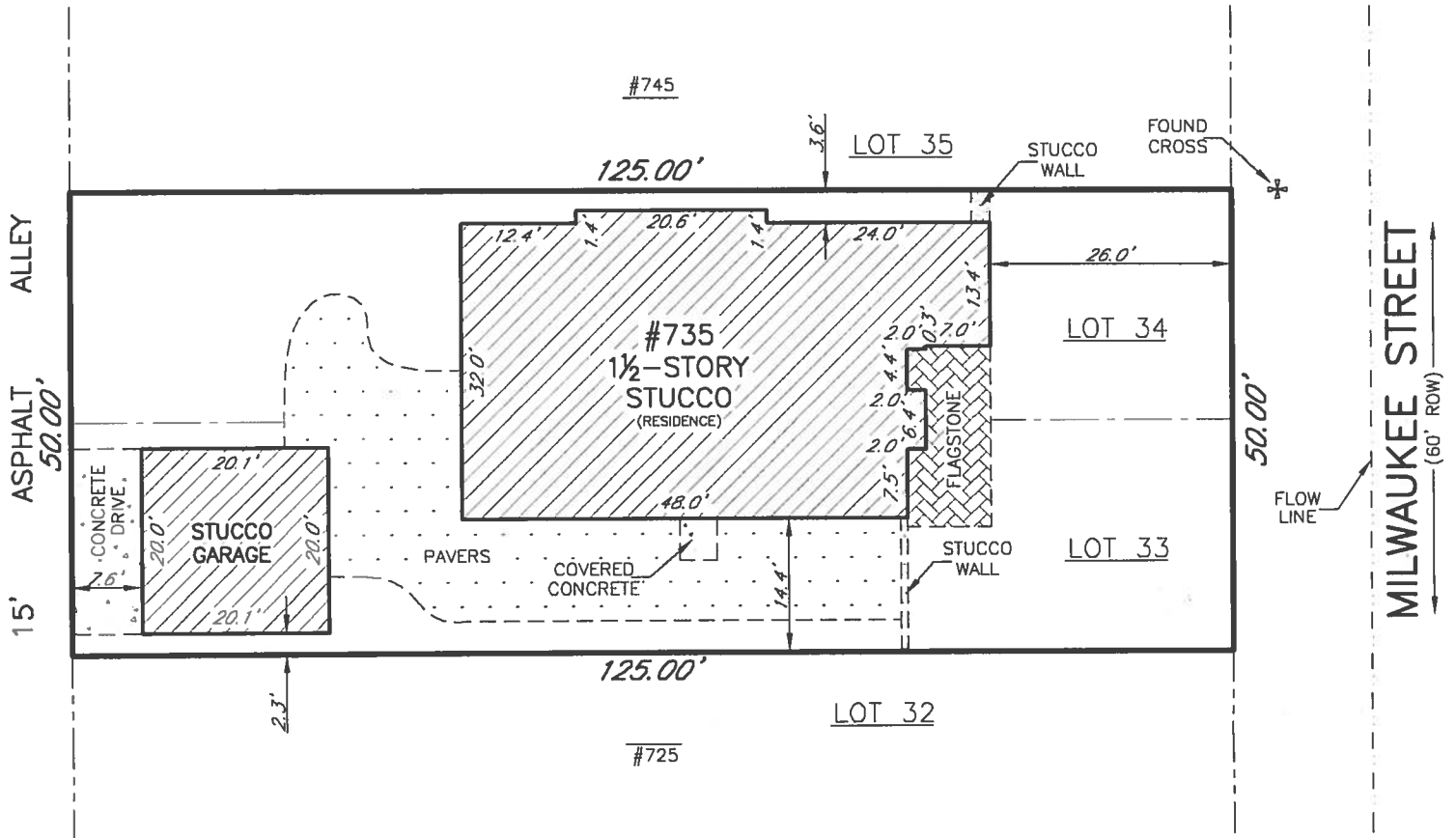
• ENGLEWOOD, CO. 80113

• (303) 761-8055

SCALE 1" = 20'

Surveying Colorado Since 1972

• FAX: (303) 761-0841



### LEGAL DESCRIPTION:

LOTS 33 AND 34, BLOCK 13, FISHER'S CHEESMAN PARK ADDITION  
CITY AND COUNTY OF DENVER, STATE OF COLORADO  
ALSO KNOWN AS 735 MILWAUKEE ST



CENSUS TRACT 33.00

#### FLOOD CERTIFICATION

This community ~~does~~ participate in the National Flood Insurance Program

This community ~~does not~~ participate in the National Flood Insurance Program

I hereby certify that the property described hereon is Not located within a flood hazard boundary, (zone X), according to the most current flood insurance rate map (FIRM), produced by the Federal Emergency Management Agency (FEMA).

Flood hazard maps dated September 28, 1990 Community number 080046 Panel number 0015-C

#### IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for KENSINGTON MORTGAGE GROUP / MANGAT that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other improvement lines.

I further certify that the improvements on the above described parcel on this date April 10, 2007 except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

I further certify that the location of improvements shown hereon are based upon the location of monuments in the area, and that this document does not purport to be an Improvement Survey Plat, and is subject to any inaccuracies that a subsequent Improvement Survey Plat would disclose. The surveyor makes no warranty or representation concerning fences and their location in relation to the boundary lines, unless specifically noted.

#### Evidence used to determine the apparent deed lines:

As shown and stated on this drawing as "Found", if no monuments were found at the subject property, the apparent deed lines were based upon an analytical correlation between occupation lines, as built improvements (public & private), street right-of-way lines, etc., An Improvement Survey Plat may yield different results.

#### Record title, Deed and Legal Description:

This information was supplied to Colorado Engineering & Surveying, Inc., no title search was conducted by CES. All information pertaining to deed lines and easements were derived from the recorded plat, unless otherwise noted and stated. This document is protected under the laws of the Federal Copyright Act. This drawing shall not be used by the client or any other party for ANY purpose other than that which the drawing was prepared. The absence of RED stamped seal indicates an unauthorized reproduction, and no certification extends to the person holding such copy.

© 2007  
COLORADO ENGINEERING AND SURVEYING, INC.

By \_\_\_\_\_

Date April 11, 2007

### LANDMARK CERTIFICATE OF APPROPRIATENESS – Application

3/15/16

Design review for this project will not begin until a complete application and required submittal materials are received. Landmark Preservation reserves the right to delay consideration and/or action on a submittal in the event that information is missing and/or changed at the time of the scheduled design review or public hearing. Please use the appropriate project checklist for guidance. **A pre-application review is required first for certain projects.**

#### SUBJECT PROPERTY INFORMATION

Property Address	735 Milwaukee St., Denver CO 80206	
Property Type/Use	<input type="checkbox"/> 1 or 2 Unit Building (Single Family Home, Duplex) <input type="checkbox"/> Commercial <input type="checkbox"/> Multi-Unit Residential <input checked="" type="checkbox"/> Other	Historic District Seventh Ave
Applicant	Name: Charles R and Deana T Macdonald Company: CR Macdonald Company Ltd. Phone: 303.815.7932	Street: 735 Milwaukee St., City: Denver Zip: 80206
Email		

#### ITEMIZED LISTING OF PROPOSED WORK ITEMS - only listed items will be reviewed:

[Example: Replace roof shingles, Construct 2-car detached garage, etc.] Only work listed below will be considered.

- |   |  |
|---|--|
| <input type="checkbox"/> Demo existing garage, construct new 2-car detached | <input type="checkbox"/> garage, with ADU. |
| <input type="checkbox"/>  | <input type="checkbox"/>                   |
| <input type="checkbox"/>  | <input type="checkbox"/>                   |

#### Materials of work:

(Example: Type of window materials, siding, roofing, etc.)

- Stucco skin to match house
- concrete tile roof to match house
- clad wood windows with mullions similar to house

#### Amount of demolition of original features/materials

- 400 \_\_\_\_\_ square feet

### APPLICATIONS ARE NOT CONSIDERED COMPLETE UNTIL ALL INFORMATION REQUIRED ON THE APPROPRIATE SUBMITTAL CHECKLIST IS SUBMITTED

I attest that no additional exterior work or window work will occur under this application (sign, and print application).

*Charles R. Macdonald*

**Design Review Deadline:** The filing deadline is 4 weeks prior to scheduled Landmark Preservation Commission (LPC) meetings, and 23 days (3 weeks and 2 days) prior to the first Thursday of each month for the Lower Downtown Design Review Board (LDDRB). A complete application, including full supporting documentation, is due in the Landmark Preservation office by 12:00pm (noon) on the filing deadline. Landmark staff will determine whether LPC or LDDRB review is required based on adopted design guidelines. Staff will contact the applicant regarding staff comments, meeting dates (if applicable) and any additional materials that may be required.

**To submit electronically:** Email this form and supporting materials to [landmark@denvergov.org](mailto:landmark@denvergov.org). Electronic submission should include two attachments: one pdf with the completed form ("yourname-app.pdf") and one pdf that combines all supporting materials ("yourname-app-materials.pdf"). File size should not exceed 25MB combined. Contact us if you are having trouble with your electronic submission.

**To submit in person:** Submit this form and supporting materials to the Records Counter weekdays between 7:30am and 4:30pm on the 2nd floor of the Webb Municipal Building, 201 W. Colfax Ave.

All submittals become the property of the City & County of Denver. Submittals are open records.

Submittals will be posted online or made available to any party that requests a copy.

201 W. Colfax Ave., Dept. 205  
Denver, CO 80202  
720.865.2709 or [landmark@denvergov.org](mailto:landmark@denvergov.org)

July 6, 2021

Landmark Preservation  
Community Planning and Development  
City and County of Denver

Reference: Proposed Reconstruction of Garage with ADU at  
735 Milwaukee St., Denver, CO 80206

Dear Ms. Christman,

We are submitting our complete Landmark application for the demolition of our existing garage and construction of a new garage with an ADU. The existing garage is in poor shape - brick mortar is deteriorating (has been pointed up several times), flat roof has leaked and deteriorated the garage door fascia as well as structure, OVH garage door in need of replacement, numerous cracks and heaving floor.

The proposed construction will match the existing home. We have reviewed our drawings with our immediate neighbors on either side and across the alley, our RNO (SANA), and Councilman Chris Hines' office, no objections have been expressed to us.

We have made the changes suggested in the pre-application process / review with one exception. The exception is that Landmark had suggested that the garage incorporate eaves, we did not include eaves as the existing main house does not eaves and we desire for the two to match.

We wish to have concurrence with Landmark prior to our rezoning application.

Please accept this application and let us know of any additional items we need to include.

Regards,



Charles R. Macdonald  
Homeowner

Enclosures:

Application  
Drawings  
Photos

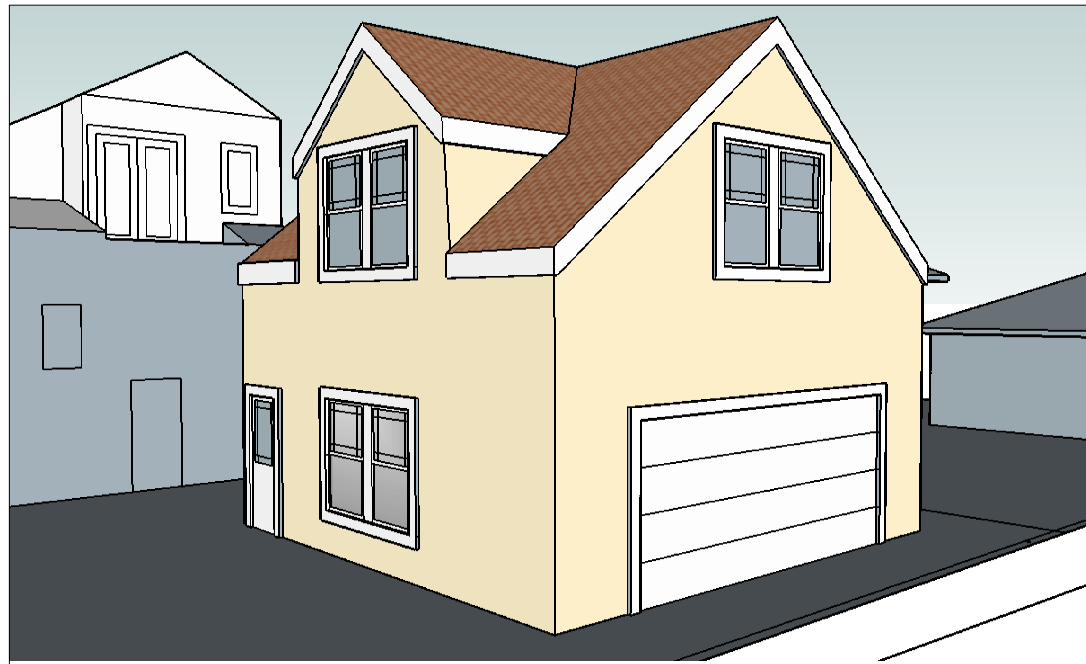
HOMEOWNER:  
 CHUCK AND DEANA MACDONALD  
 735 MILWAUKEE ST  
 DENVER, CO 80206  
 303-815-7932

ARCHITECT:  
 SHELLY MADDY  
 SVS ARCHITECTURE  
 3818 GILPIN ST.  
 DENVER, CO 80205

LANDMARK PRESERVATION COMMITTEE SUBMISSION  
 PROPOSED DETACHED ACCESSORY DWELLING UNIT  
 735 MILWAUKEE ST.  
 DENVER, CO 80206

PROJECT DESCRIPTION:

This project is for a new Accessory Dwelling Unit at the back of the property to replace an old garage. The owner of the property is applying for rezoning from U-SU-C (does not permit ADU's) to U-SU-C1 (ADU's permitted). No alterations to the existing residence are proposed. The existing house was built in 1924 in the East Seventh Avenue Historic District. All materials and detailing on the proposed structure are intended to match the existing residence as closely as possible.

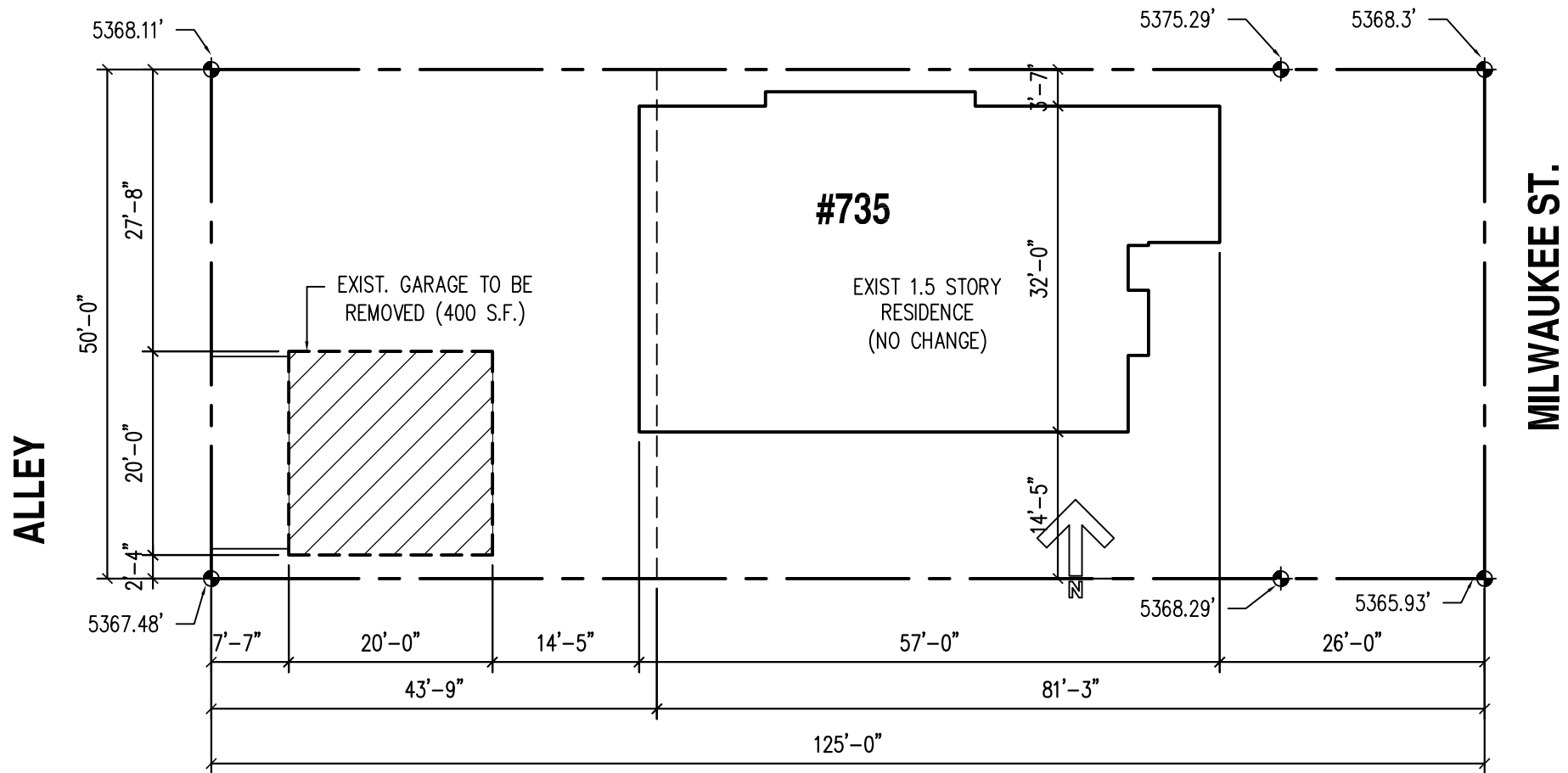


U-SU-C1 ZONING

DETACHED ACCESSORY DWELLING UNIT

	ALLOWED	ACTUAL
ZONE LOT AREA	5500 S.F. MIN	6250 S.F.
ZONE LOT WIDTH	50'-0" MIN	50'-0"
PRIMARY STRUCTURE FOOTPRINT		1698 S.F.
ADU FOOTPRINT	650 S.F.	576 S.F.
TOTAL BUILDING FOOTPRINT	2344	2274 S.F.
TOTAL BUILDING COVERAGE	37.5%	36.4%
	$2274/6250 = .3638$ or 36.4%%	
2 PARKING SPACES PROVIDED		
FRONT BASE PLANE AVERAGE ELEVATION =		5367.11
	$(5368.3' + 5365.93') / 2 = 5367.11$	
REAR BASE PLANE AVERAGE ELEVATION =		5367.8
	$(5368.11' + 5367.48') / 2 = 5367.8$	
FRONT SETBACK (HOUSE)	25'-10"(MIN)	26'-0" (EXIST)
SIDE SETBACK (HOUSE)	3'-0" (MIN), 10' COMBINED	2'-3, 14'-5" (EXIST)
BUILDING HEIGHT (HOUSE)	30' MAX	27'-6"
SIDE SETBACK (ADU)	5'-0" (MIN)	5'-0", 21'-0"
BUILDING HEIGHT (HOUSE)	24' MAX	22'-11"

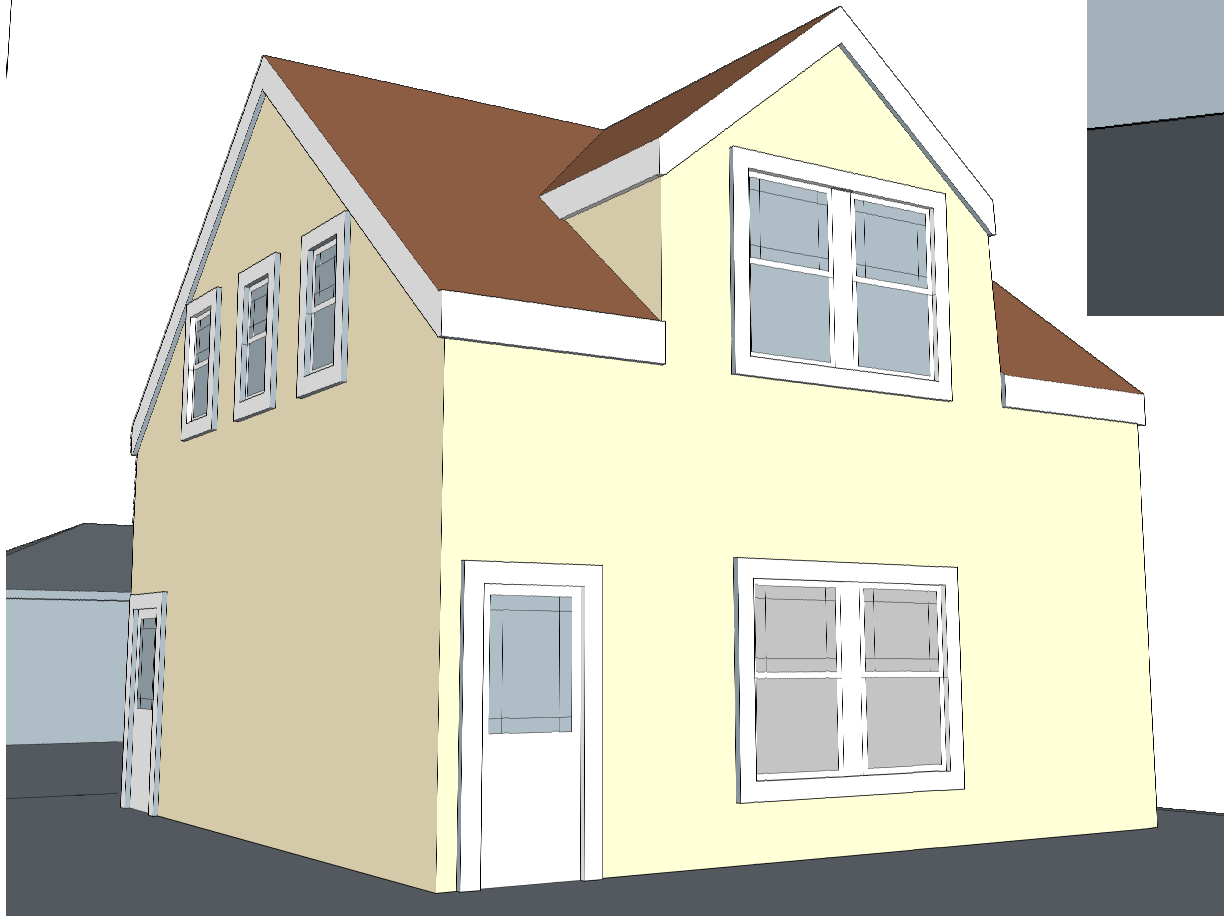
PROPOSED ADU  
 735 MILWAUKEE ST  
 8-24-21



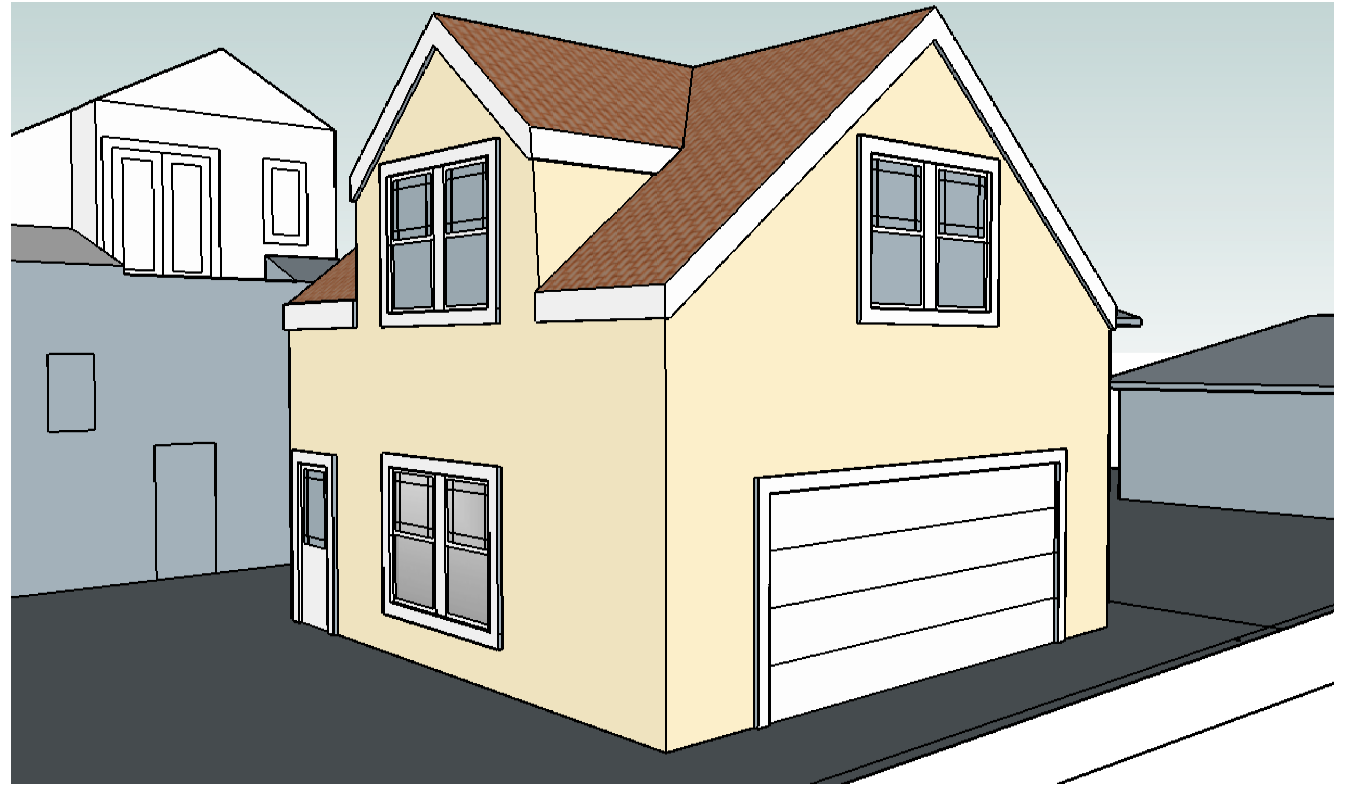
**DEMO SITE PLAN – 735 MILWAUKEE ST.**  
 1/16" = 1'-0"

PROPOSED ADU  
 735 MILWAUKEE ST  
 8-24-21





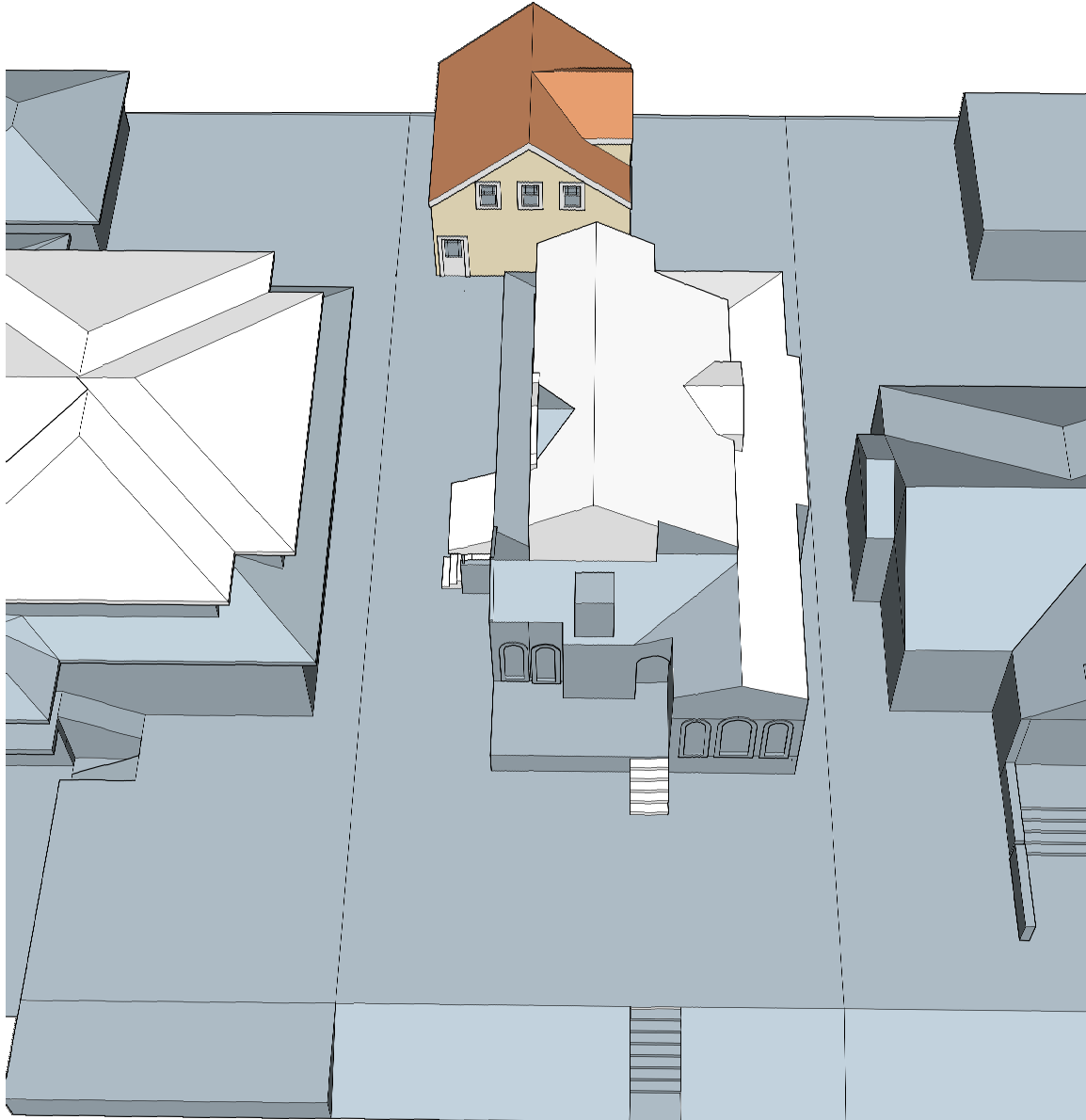
ISOMETRIC FROM BACK PATIO



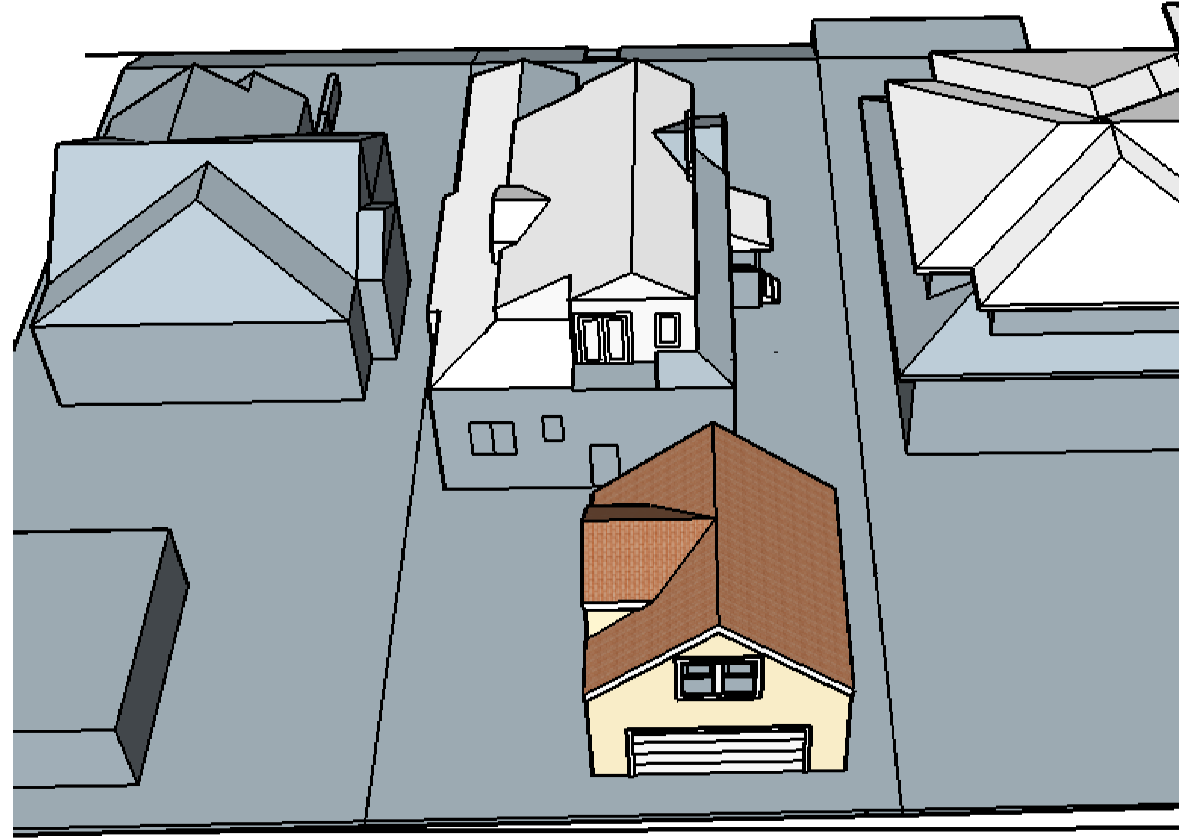
ISOMETRIC FROM ALLEY

PROPOSED ADU  
735 MILWAUKEE ST  
8-24-21





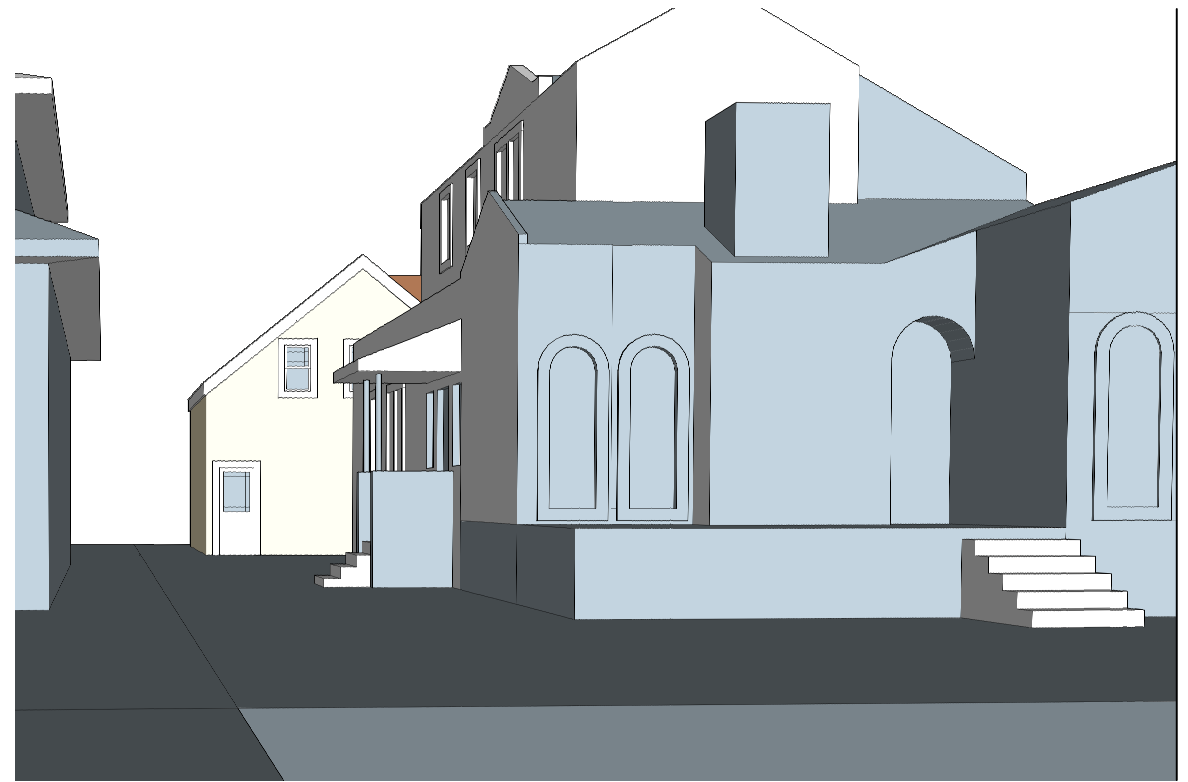
AERIAL VIEW FROM STRET



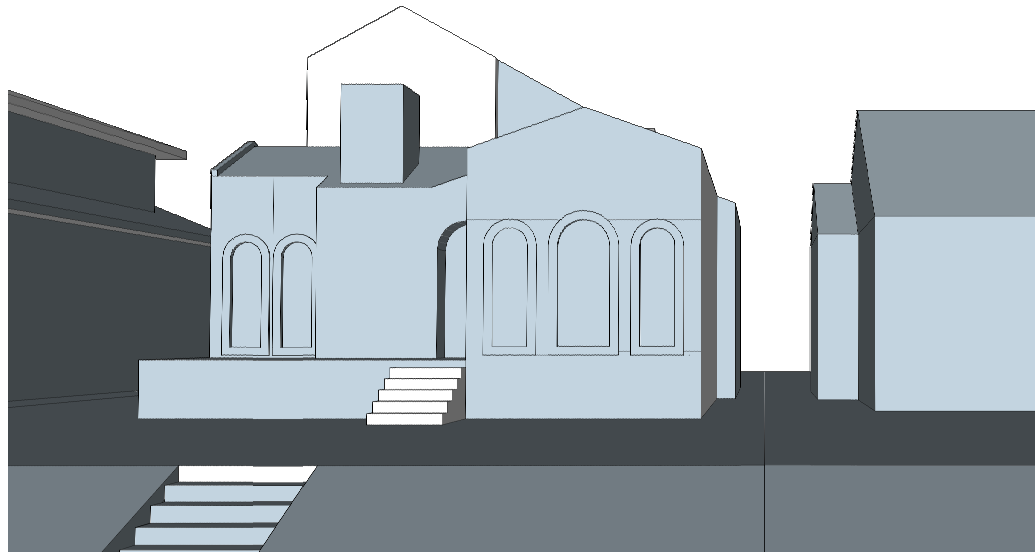
AERIAL VIEW FROM ALLEY



SLIGHTLY VISIBLE FROM SOUTH END OF SIDEWALK.  
FENCES, LANDSCAPE, SITE WALLS NOT SHOWN.



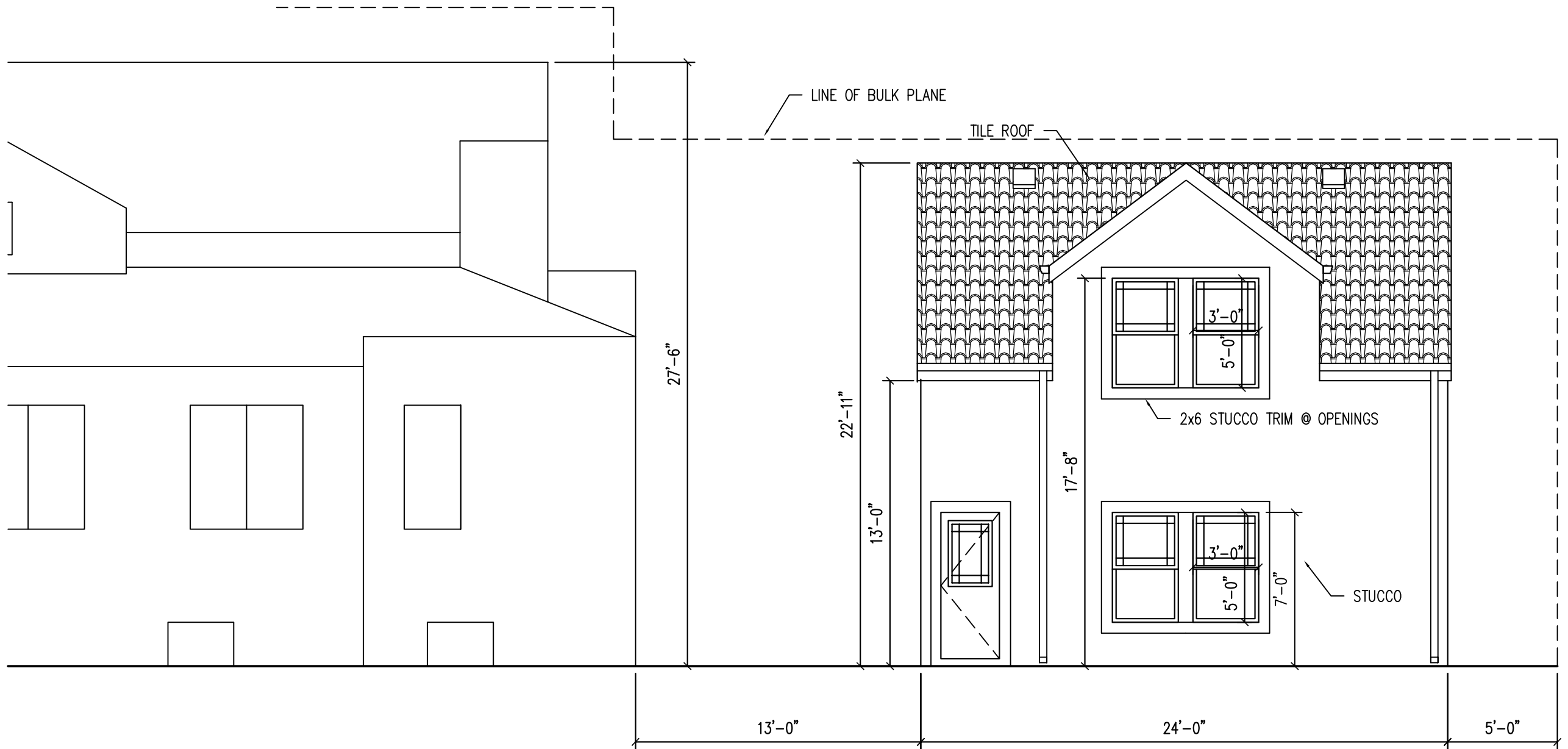
SLIGHTLY VISIBLE FROM SOUTH END OF SIDEWALK



ADU NOT VISIBLE FROM NORTH END OF SIDEWALK

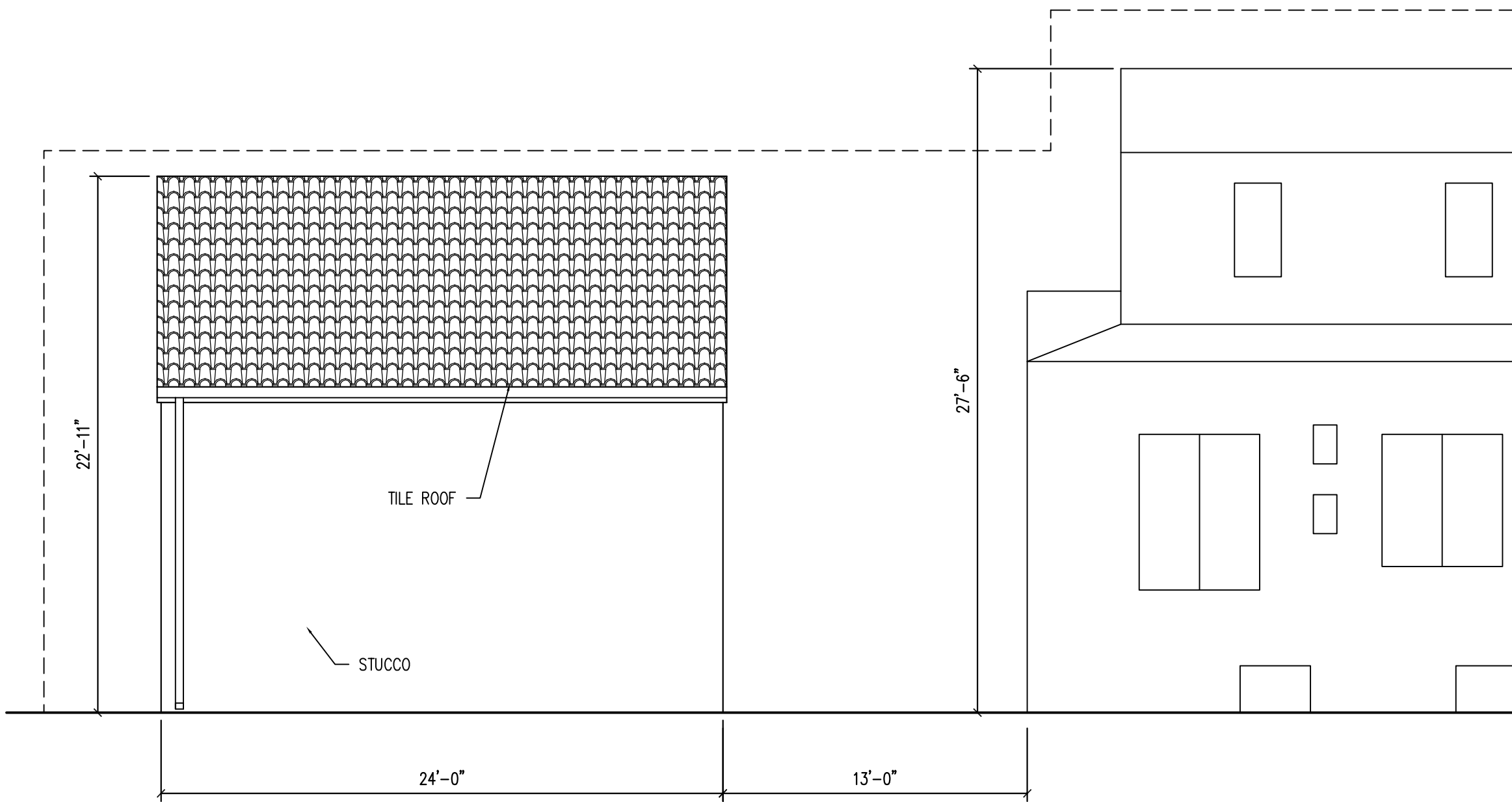
PROPOSED ADU  
735 MILWAUKEE ST  
8-24-21





**NORTH ELEVATION – ADU**  
 3/16" = 1'-0"

PROPOSED ADU  
 735 MILWAUKEE ST  
 8-24-21



22'-11"

TILE ROOF

STUCCO

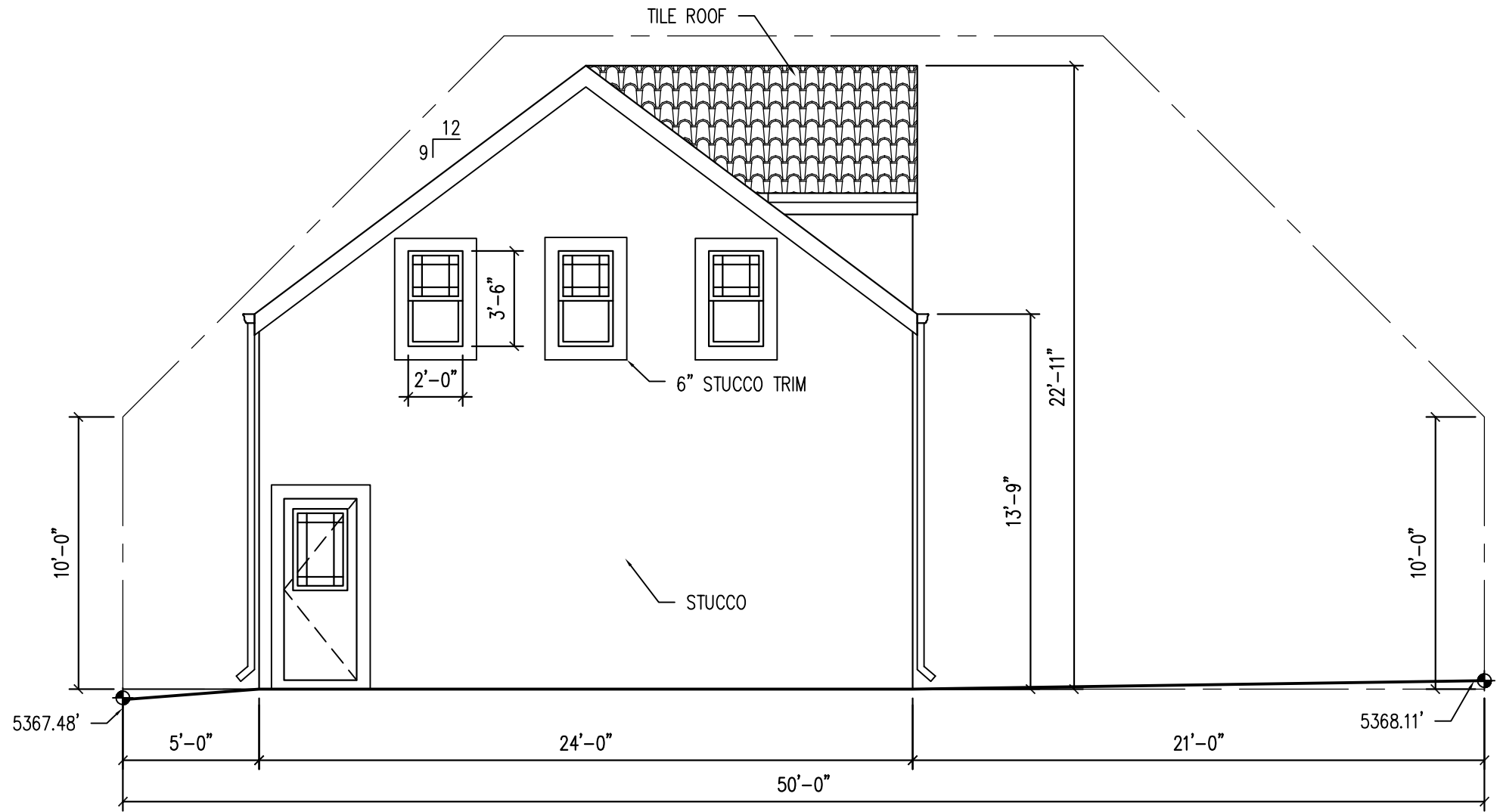
27'-6"

24'-0"

13'-0"

**SOUTH ELEVATION**  
 3/16" = 1'-0"

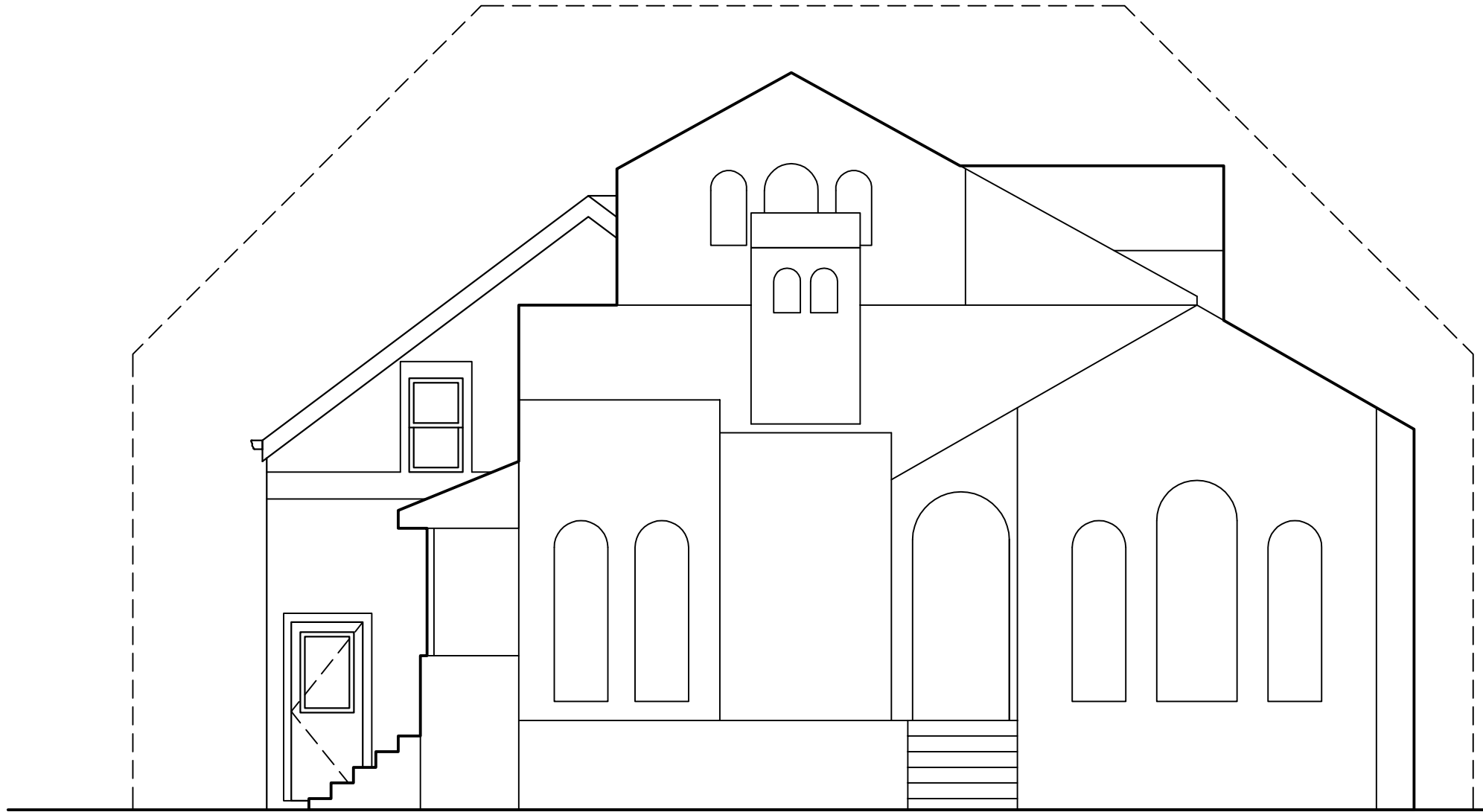
PROPOSED ADU  
 735 MILWAUKEE ST  
 8-24-21



**EAST ELEVATION**

**3/16" = 1'-0"**

PROPOSED ADU  
 735 MILWAUKEE ST  
 8-24-21



**EAST ELEVATION – EXIST. HOUSE & ADU**  
 **$3/16'' = 1'-0''$**

PROPOSED ADU  
735 MILWAUKEE ST  
8-24-21

MATERIAL SPECIFICATIONS:

PRODUCT DESCRIPTION	MANUFACTURER	COLOR
<p>3-COAT STUCCO SYSTEM</p> <p>PORTLAND CEMENT PLASTER SYSTEM INCLUDES SCRATCH COAT, BROWN COAT AND FINISH COAT WITH INTEGRAL COLOR.</p>	EL REY	<p>CAMEO (BODY)</p> <p>COLONIAL WHITE (TRIM)</p> <p>(MATCH EXISTING)</p>
<p>WINDOWS</p> <p>ALUMINUM CLAD WOOD SINGLE HUNG WINDOWS, TRADITIONAL SERIES RESERVE MINIMUM 2" RECESS FROM FACE OF STUCCO, PRAIRIE STYLE GRID UPPER PANE</p>	PELLA	WHITE
<p>ROOFING</p> <p>CONCRETE ROOF TILE</p>	HAWTHORNE FRENCH	MULTI-COLOR (MATCH EXISTING)
<p>OVERHEAD DOOR</p> <p>TRADITIONAL STEEL GARAGE DOOR WITH FLUSH PANELS, NO WINDOWS. 2-COAT BAKED ON POLYESTER PAINT</p>	OVERHEAD DOOR	WHITE
<p>EXTERIOR DOOR</p> <p>PAINTED STEEL DOOR, HALF LITE WITH PRAIRIE STYLE GRID</p>	ARAMARK	WHITE
GUTTER COLOR	SHERWIN WILLIAMS	CLASSIC WHITE SW 2829





ADU ENTRY DOORS (2)

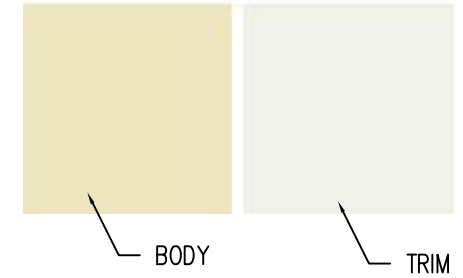
PAINTED STEEL, INSULATED,  
HALF-LITE DOOR, WHITE, PRAIRIE  
STYLE GRID

ROOF TILE



CONCRETE ROOF TILE  
HAWTHORNE FRENCH  
MULTI-COLOR TO MATCH EXISTING

STUCCO



3-COAT STUCCO SYSTEM  
EL REY  
"CAMEO" BODY COLOR  
"COLONIAL WHITE" TRIM COLOR



EXTERIOR WALL LIGHT

12"x6x4" ALUMINUM AND GLASS  
FIXTURE, MISSION STYLE, BLACK  
FINISH



OVERHEAD GARAGE DOOR

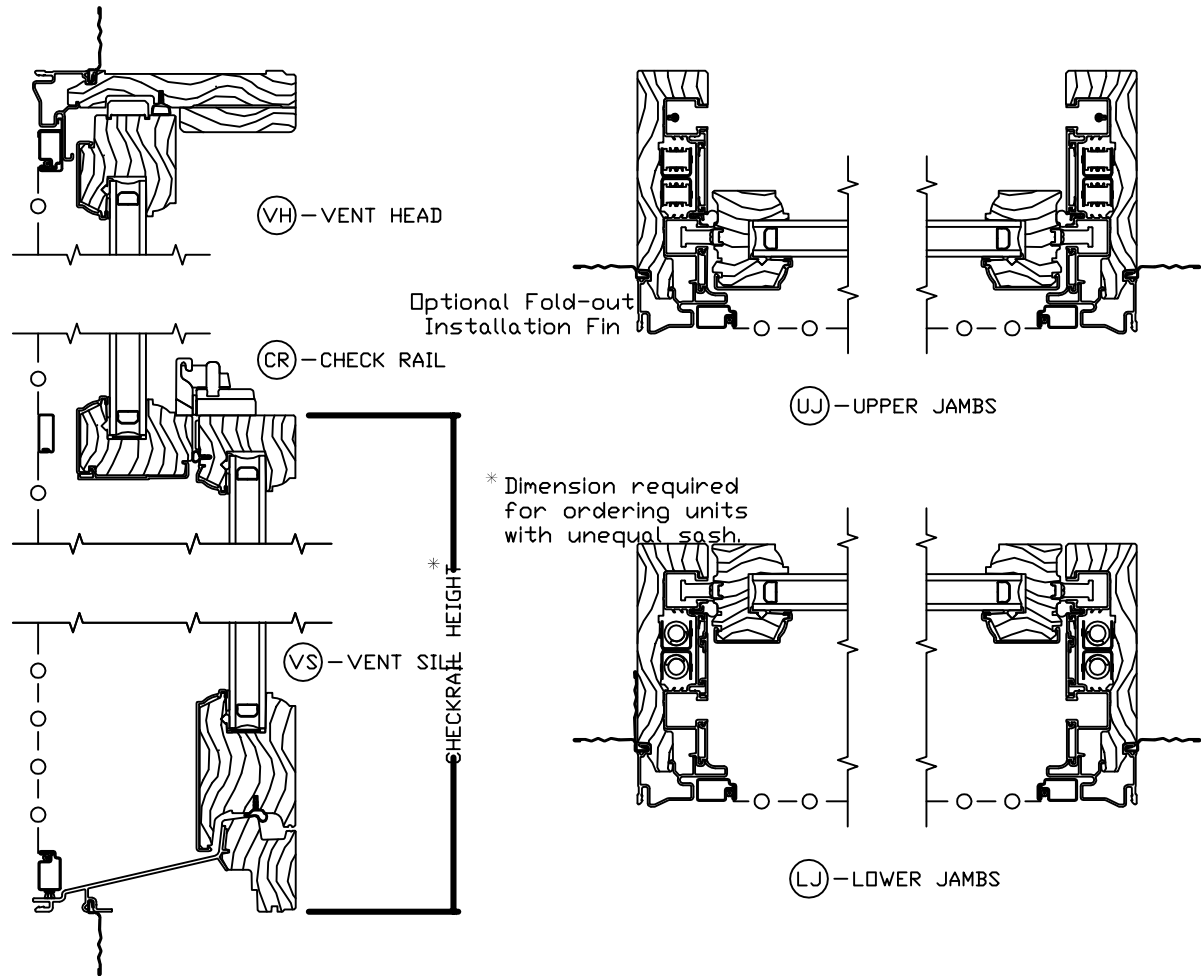
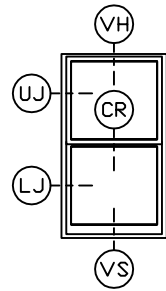
STEEL, INSULATED, FLUSH PANEL  
GARAGE DOOR BY OVERHEAD DOOR  
COMPANY, WHITE, 2-COAT, BAKED  
ON POLYESTER PAINT

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WINDOWS

CLAD, WOOD, SINGLE HUNG WINDOW,  
WHITE FINISH, PRAIRIE STYLE GRID AT TOP  
VENT ONLY.



**WINDOW DETAILS**

NTS

neighbor's fence



735 Milwaukee - garage from 2nd flr Master Bath



735 Milwaukee - garage from 2nd floor Master Bath Balcony



735 Milwaukee - main house depicting no eaves



735 Milwaukee street view from walk

Garage



735 Milwaukee - street view with garage visible