

IMPACT STATEMENT

Proposal: Type IV Demolition Review for a Contributing Garage in the Ladd's Addition Historic District

Contact name: Arthur Graves, Land Use Services

Contact phone: 503-823-7803

Presenter name: Arthur Graves

Purpose of proposal and background information:

This is a quasi-judicial action. The applicant is requesting approval for demolition of a contributing resource in the Ladd's Addition National Register Historic District.

Financial and budgetary impacts:

- This proposal does not have any known long-term financial impacts. However, staff notes that the Historic Landmarks Commission has suggested the Zoning Code may require revisions to address instances of demolition to revise the level of review for the demolition of contributing accessory structures. Such revisions to the Code may require dedication of funds to the Bureau of Planning and Sustainability.

Community impacts and community involvement:

This land use proposal is site-specific to a single privately-held property.

- Community impacts will be negligible.
- Testimony is not expected.

Budgetary Impact Worksheet

Does this action change appropriations?

YES: Please complete the information below.

NO: Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

HUNT ADU: 1445 SE Division St, Portland, OR 97202

GENERAL NOTES

- Existing sewer, water, electrical service, cable and telephone services to remain or be modified as needed for new addition. Follow City and utility company specifications for hookups.
- Before proceeding with any portion of the Work, the Contractor shall verify dimensions and configurations on the Drawings, the Specifications, and the Site. The Contractor shall coordinate with the appropriate subcontractors. The Contractor shall notify the Architect of any discrepancies before work proceeds.
- Details as shown are typical; for special conditions, conflicts and unusual conditions, consult the Architect.
- Framing and foundation dimensions are largely given on the plans and details. All framing and foundation dimensions are to face of stud or face of concrete, unless noted otherwise. Dimensions on interior elevations are face of finish dimensions. Dimensions noted as "clear" are to face of finish.
- Written dimensions on plans govern over dimensions scaled from drawings.
- Provide appropriate protection for any existing trees in construction or staging areas. Follow City guidelines for tree protection.
- Follow City of Portland 'Simple Site' handout for erosion control.

SCOPE OF WORK

CONSTRUCT ACCESSORY DWELLING UNIT OF 396 SF

PROJECT DATA

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF OREGON AND LOCAL JURISDICTION.

BUILDING CODE SUMMARY:

Code: 2011 O.R.S.C.
 Building Loads: See structural calcs.
 Soils: 1,500 psf assumed

Existing House Floor Area: 1,440 s.f. - heated living space

Proposed ADU Floor Area: 396 s.f. - heated living space

ENERGY CODE COMPLIANCE:

Window Glazing: U=0.35 or better (skylights U=0.50)
 Insulation:
 New 2x6 walls R-21
 Flat Roof-Ceilings R-38
 Vaulted Ceilings R-30
 Floor over Crawlspace R-30

Add'l Measures: Per Table N1101.1(2)

3) High efficiency ceiling, windows & duct sealing:

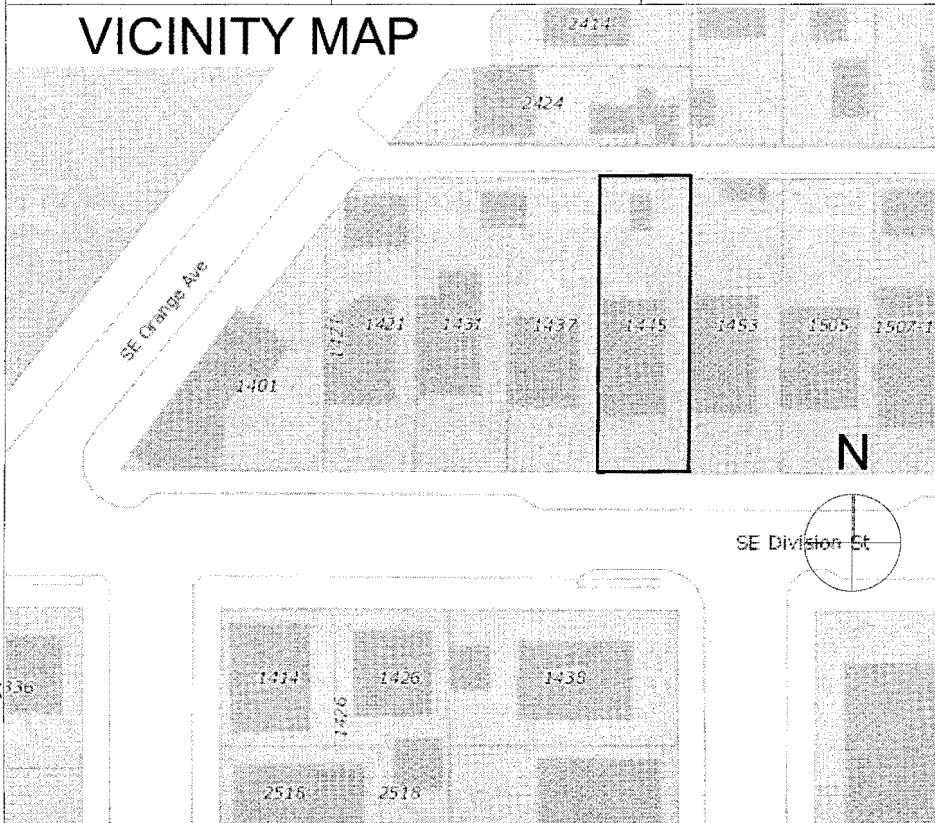
Vaulted ceilings—U-0.033/R-30A (R-38 spec)
 Flat ceilings—U-0.025/R-49
 Windows—U-0.30
 Performance tested duct systems

C) Ductless Heat Pump:

Replace electric resistance heating in at least the primary zone of dwelling with at least one ductless mini-split heat pump having a minimum HSPF of 8.5. Unit shall not have integrated backup resistance heat, and the unit (or units, if more than one is installed in the dwelling) shall be sized to have capacity to meet the entire dwelling design heat loss rate at outdoor design temperature condition. Conventional electric resistance heating may be provided for any secondary zones in the dwelling. A packaged terminal heat pump (PTHP) with comparable efficiency ratings may be used when no supplemental zonal heaters are installed in the building and integrated backup resistant heat is allowed in a PT

LOT COVERAGE	Maximum Allowed (s.f.)	Proposed (s.f.)
Accessory Structures (15% of lot area)	768	556
Total (2250 + 15% of lot area over 5000 sf)	2,268	1,806

VICINITY MAP



SITE / ZONING DATA:

PROPERTY ID: R200148
 LOT AREA: 5,120 s.f.
 TAX ROLL: LADDS ADD, BLOCK 3, LOT 7
 ZONING: R5

NEW IMPERVIOUS AREA:

PROPOSED ADU 556 s.f.
 TOTAL: 556 s.f.

PROJECT TEAM

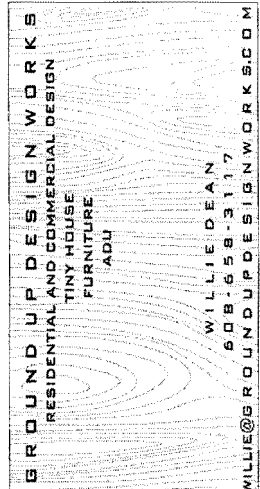
ARCHITECTURAL DESIGNER:

Willie Dean
 GROUND UP DESIGN WORKS
 615 SE ALDER STREET
 PORTLAND, OR 97214
 608.658.3117
 willie@groundupdesignworks.com

STRUCTURAL ENGINEER:

Grummel Engineering Llc
 79 SW Oak Street
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 503-244-7014
 alex@grummelengineering.com

- A-1 COVER SHEET
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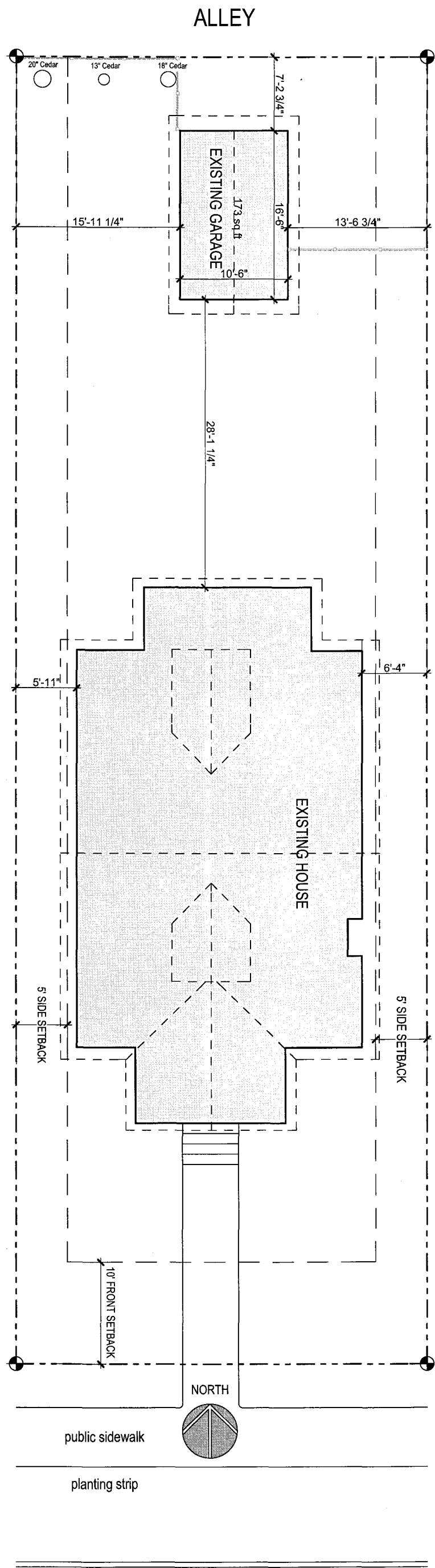
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SHEET NUMBER:
A-1
 COVER SHEET

DATE: 10/18/2016
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1

EXISTING SITE PLAN
SCALE: 3/32" = 1'-0"



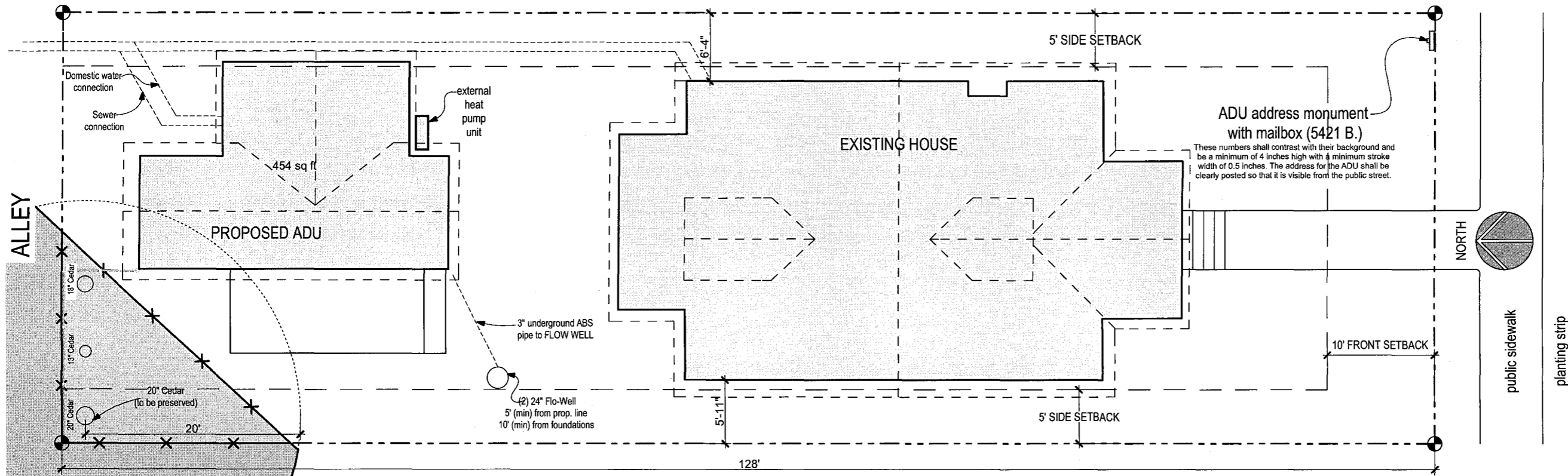
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SHEET NUMBER:
A-2
SITE PLAN

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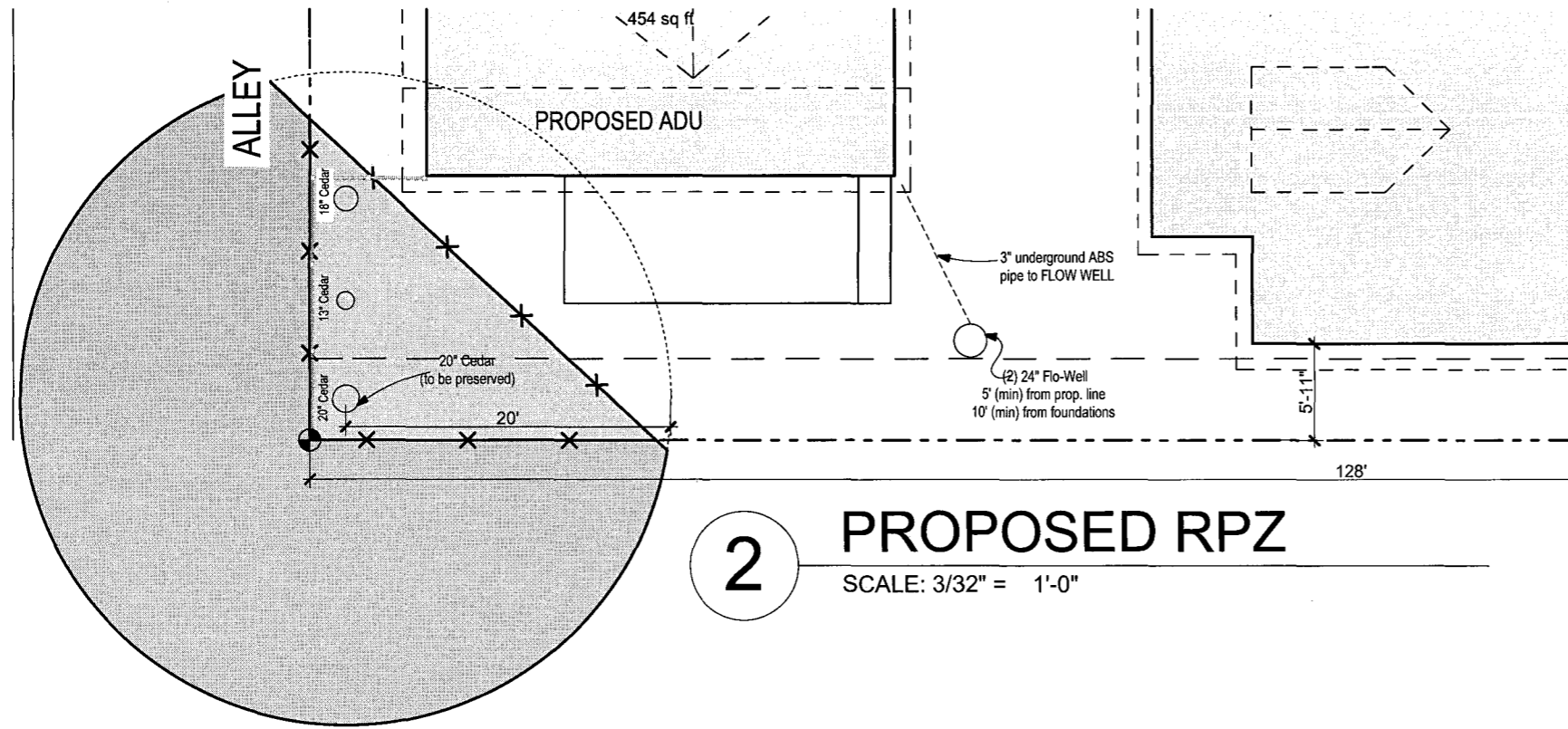
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WILLIE@GROUNDUPDESIGNWORKS.COM



1

PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"



2

PROPOSED RPZ

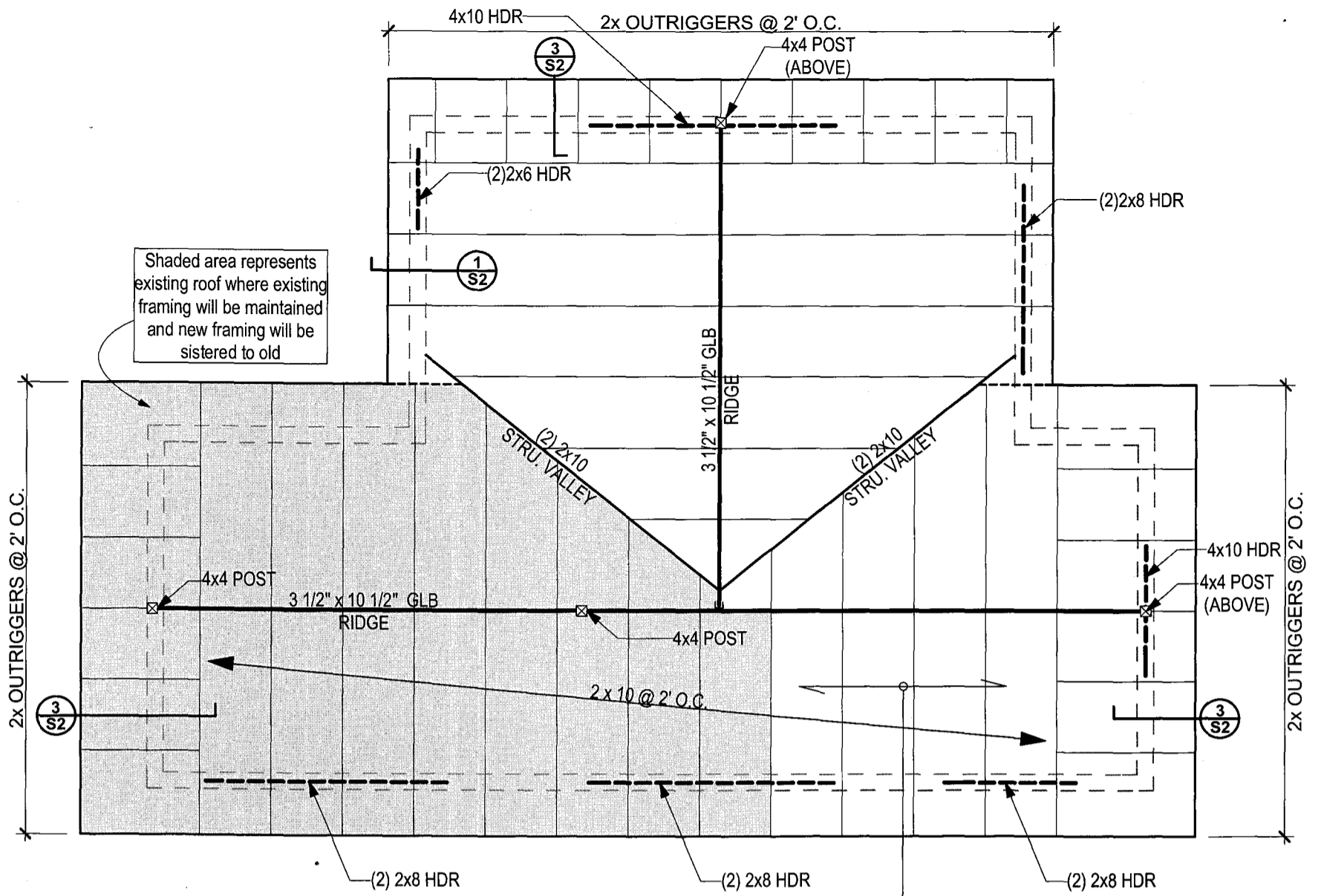
SCALE: 3/32" = 1'-0"

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SE DIVISION
DATE: 10/18/2016
SHEET NUMBER:
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A-3
PROPOSED SITE PLAN

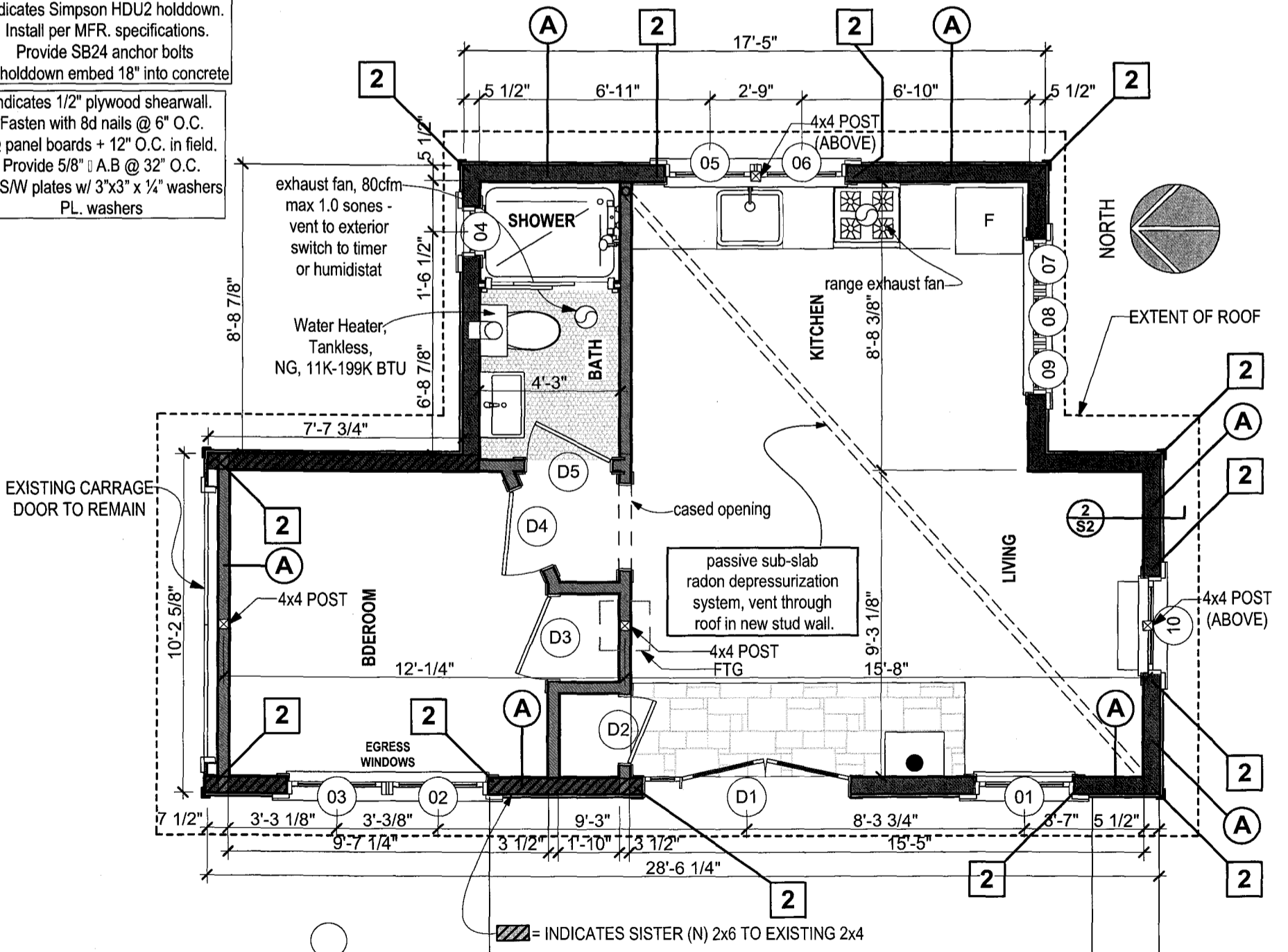


1 ROOF PLAN
 SCALE: 1/4" = 1'-0" 0 2' 4' 8'

1/2" plywood w/ p.i.=24
 16, w/8d ringshank nails @
 6" o.c. at panel edges
 and 10" o.c. in field.

2 = indicates Simpson HDU2 holddown.
 Install per MFR. specifications.
 Provide SB24 anchor bolts
 @ holddown embed 18" into concrete

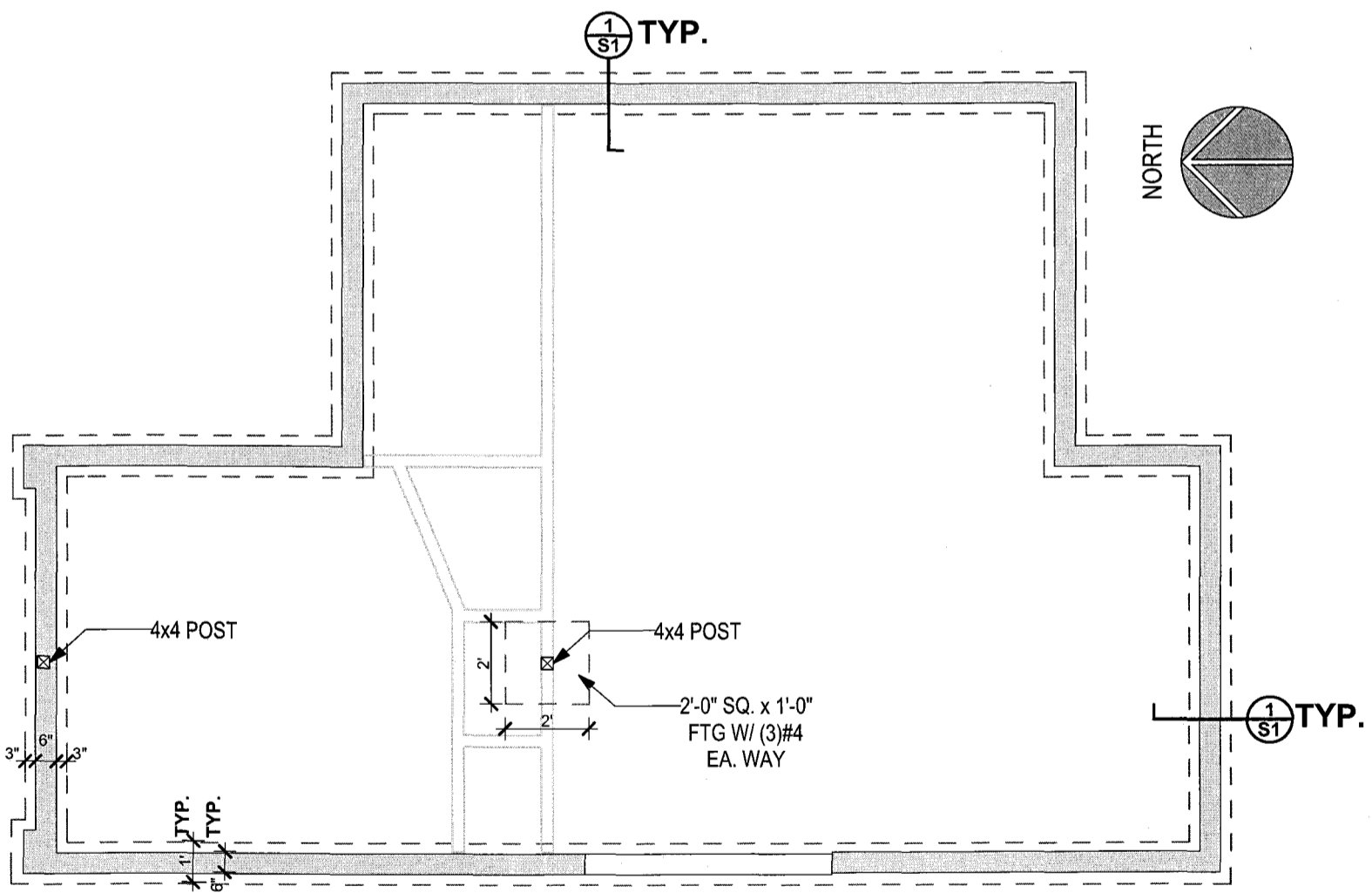
A = Indicates 1/2" plywood shearwall.
 Fasten with 8d nails @ 6" O.C.
 @ panel boards + 12" O.C. in field.
 Provide 5/8" A.B @ 32" O.C.
 @ S/W plates w/ 3"x3" x 1/4" washers
 PL. washers



2 PROPOSED ADU PLAN
 SCALE: 1/4" = 1'-0" 0 2' 4' 8'

▨ = INDICATES SISTER (N) 2x6 TO EXISTING 2x4

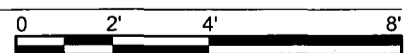
DATE: 10/18/2016	SHEET NUMBER:	HUNT ADU	GROUND UP DESIGN WORKS RESIDENTIAL AND COMMERCIAL DESIGN TINY HOUSE FURNITURE ADU
REVISIONS			
	A-4	Suzi & Tony Hunt 1445 SE Division St Portland, OR 97202	WILLIE DEAN 608-658-3117 WILLIE@GROUNDUPDESIGNWORKS.COM
	FLOOR PLANS	Plotted On: 10/18/2016	



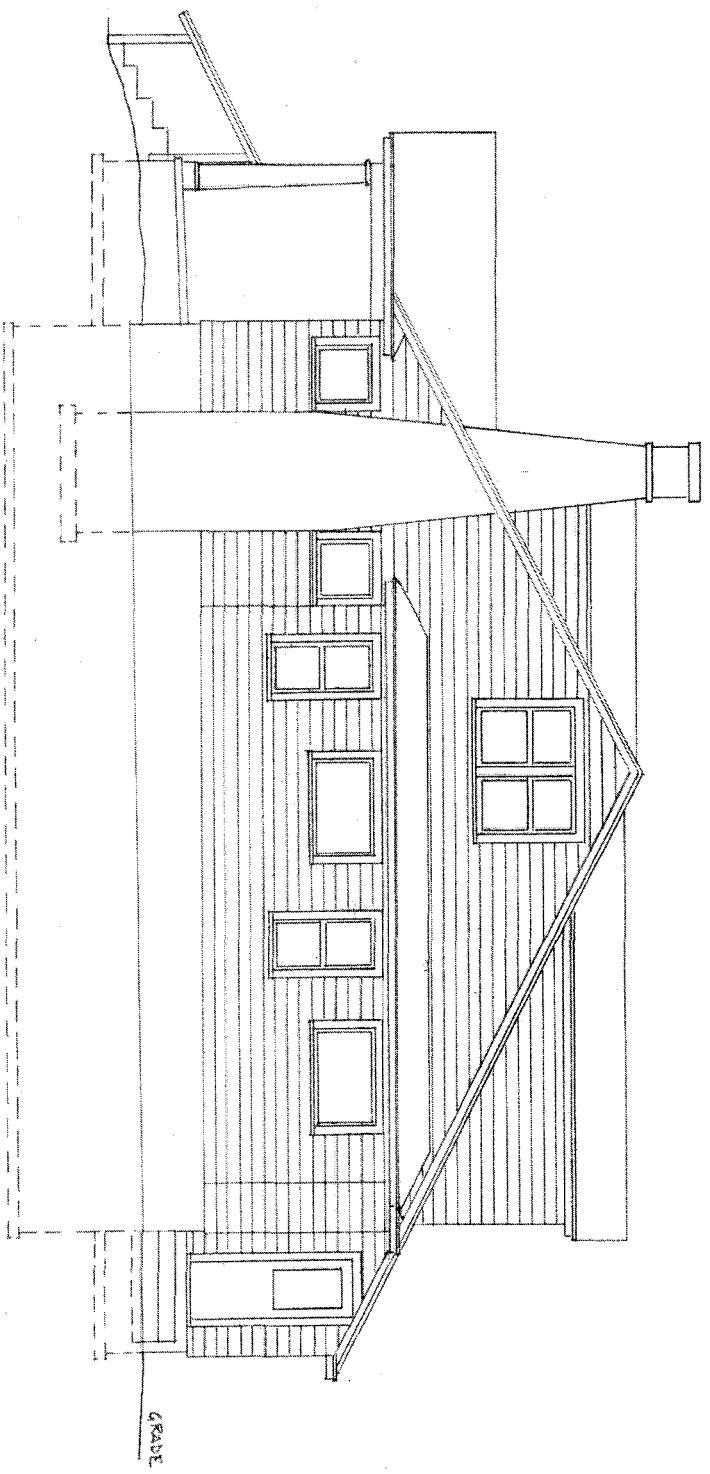
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PROPOSED ADU FOUNDATION PLAN

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

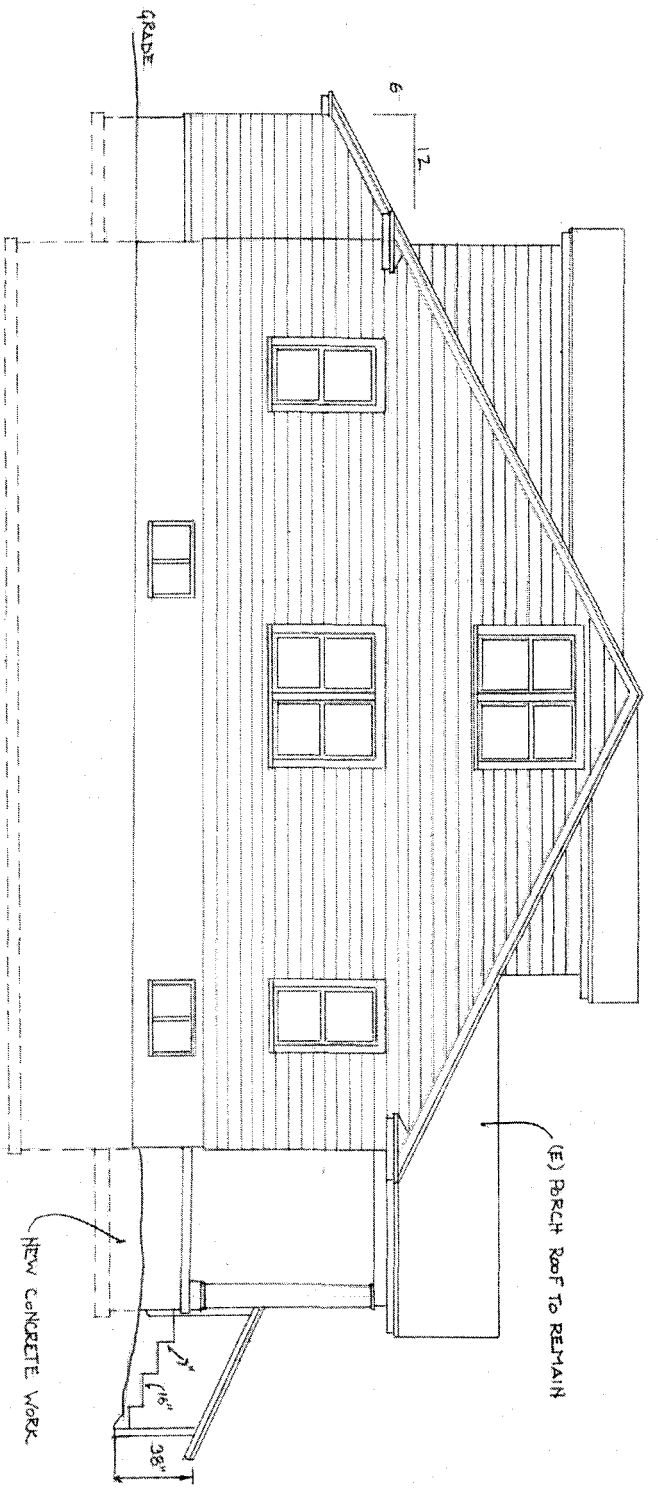


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		<h1>A-5</h1>	Suzi & Tony Hunt	
			1445 SE Division St	
		FOUNDATION PLANS	Portland, OR 97202	

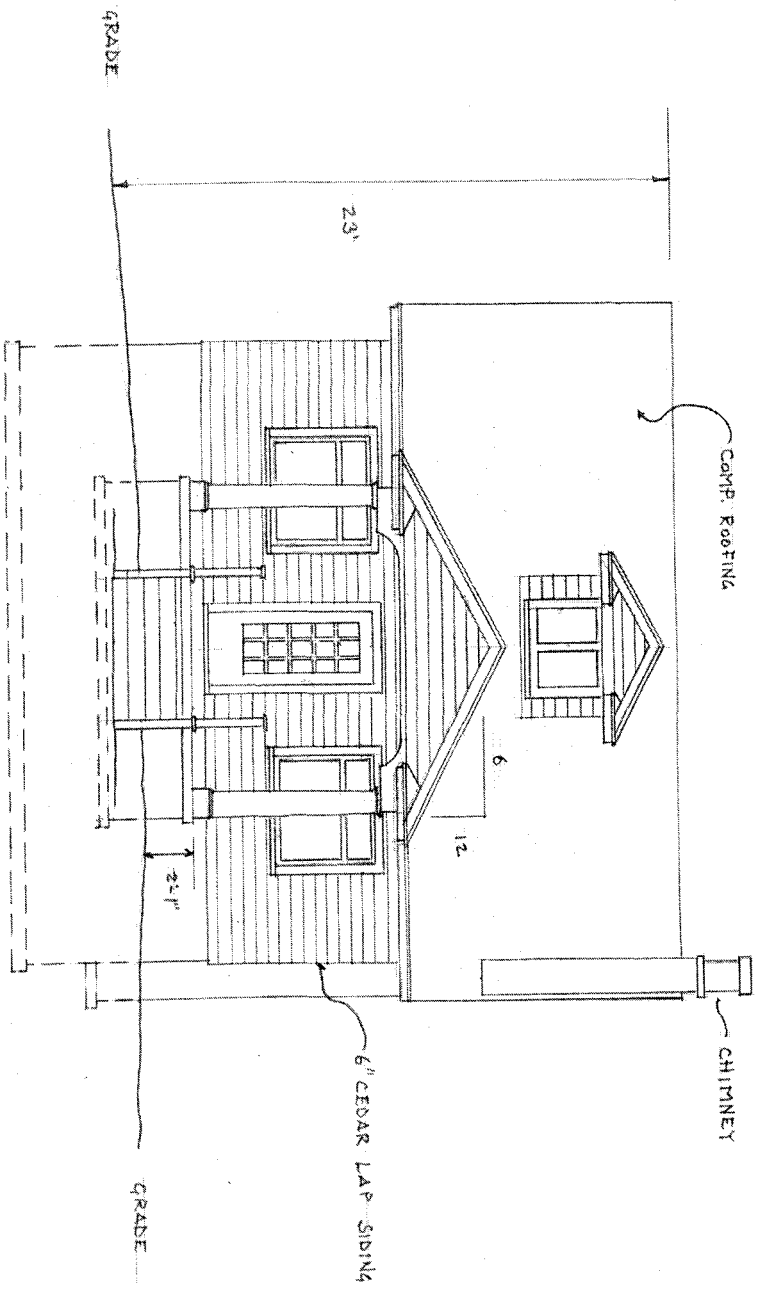


EAST (RIGHT) ELEVATION
SCALE 1/8" = 1'-0"

1 Existing Drawings



2 Existing Drawings



3 Existing Drawings
SCALE: 6" = 1'-0"

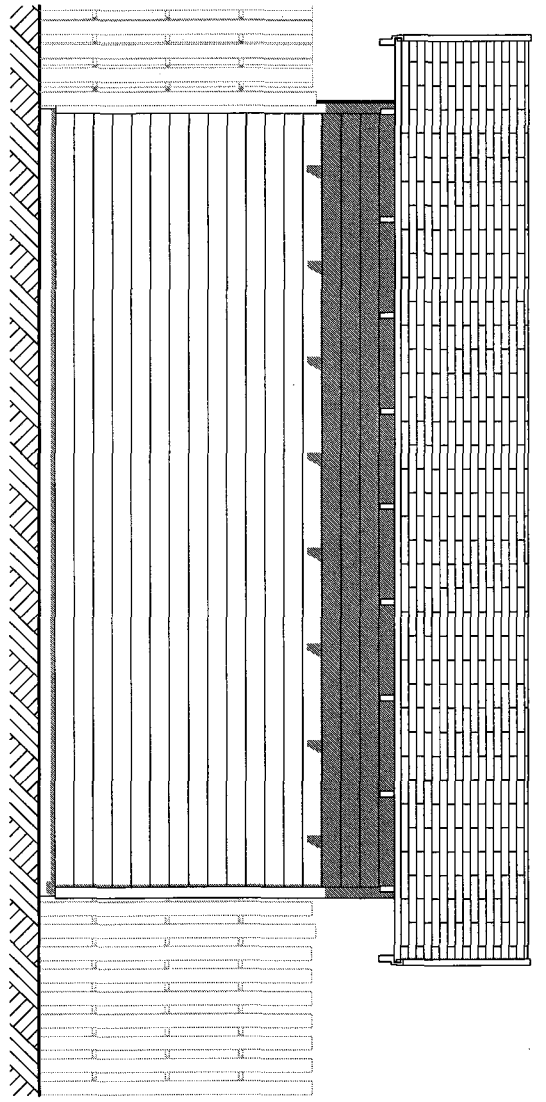
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A-6
EXST HOUSE ELEV

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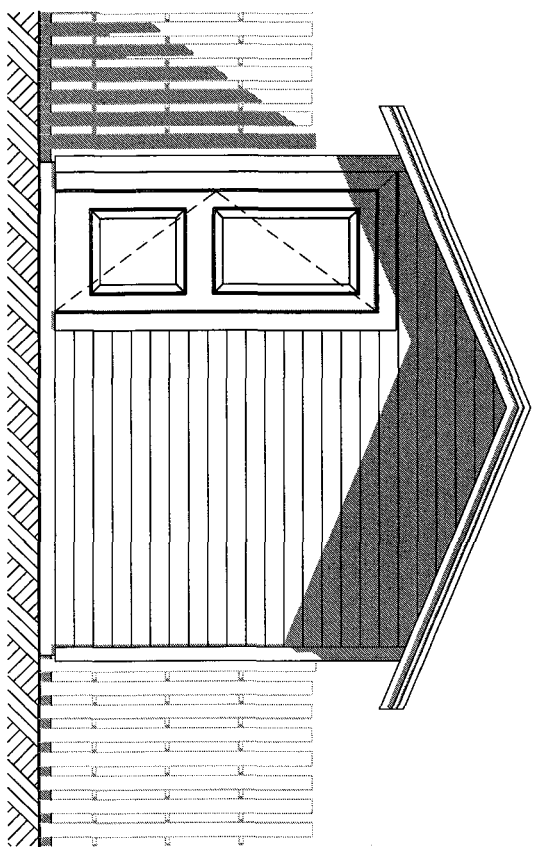
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1

EXISTING WEST ELEVATION

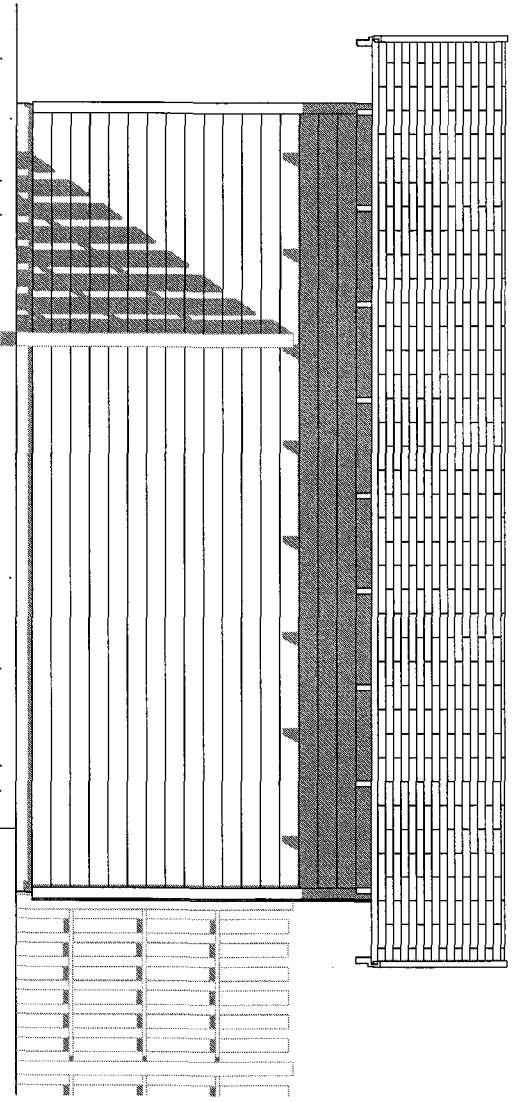
SCALE: 1/4" = 1'-0"



2

EXISTING SOUTH ELEVATION

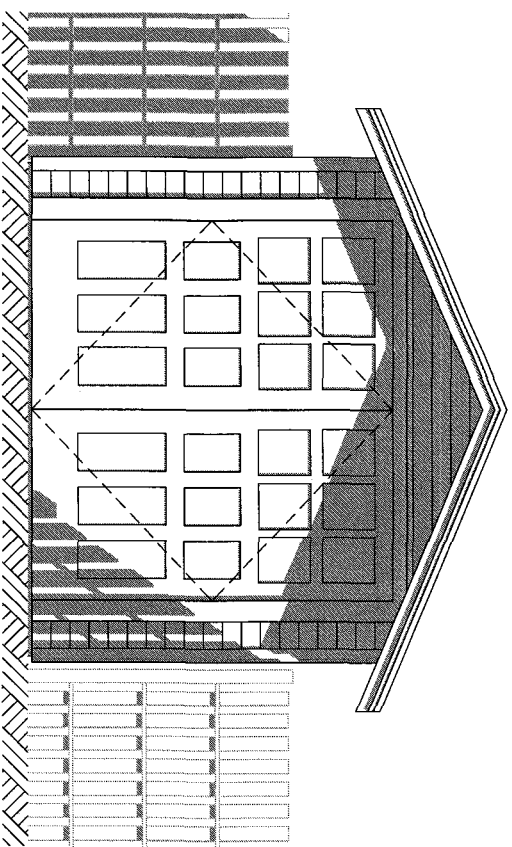
SCALE: 1/4" = 1'-0"



3

EXISTING EAST ELEVATION

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



4

EXISTING NORTH ELEVATION

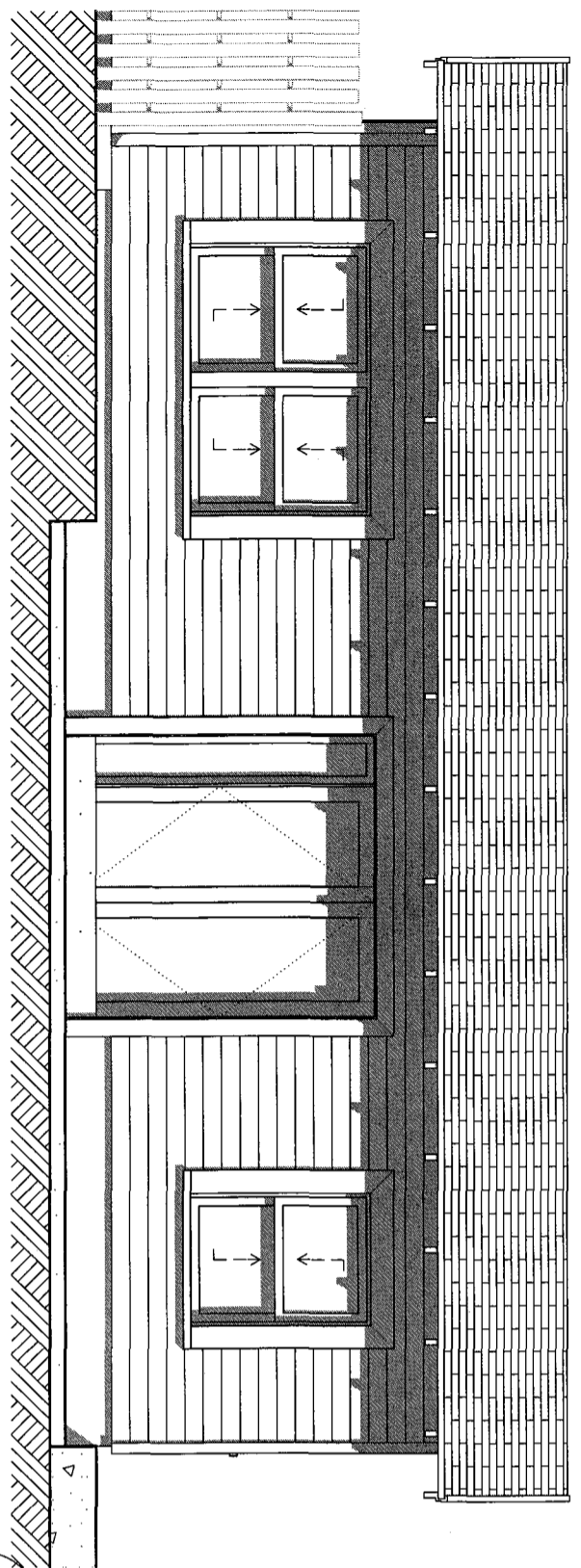
SCALE: 1/4" = 1'-0"

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SHEET NUMBER:
A-7
EXST GRG ELEV

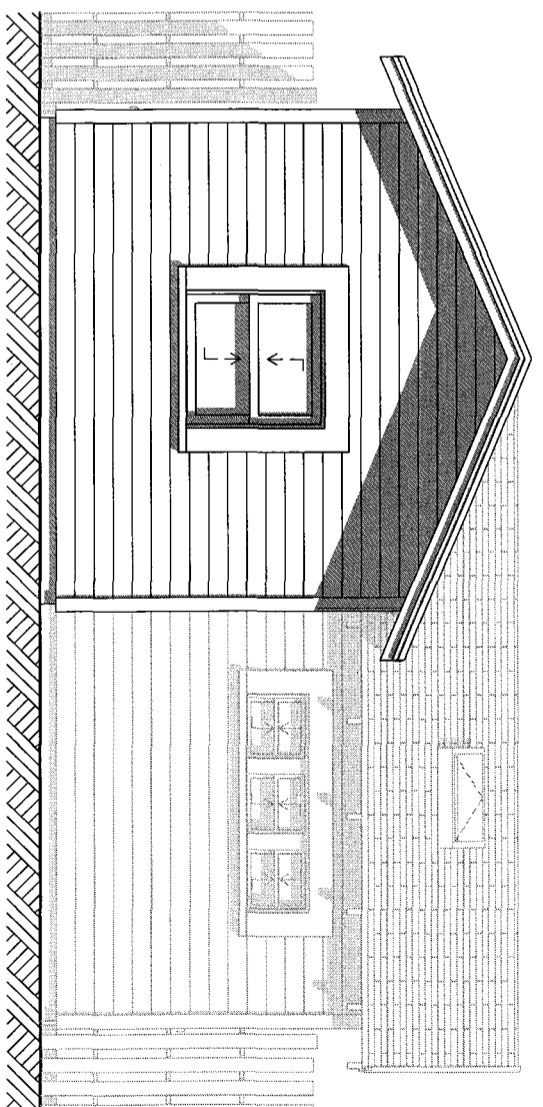
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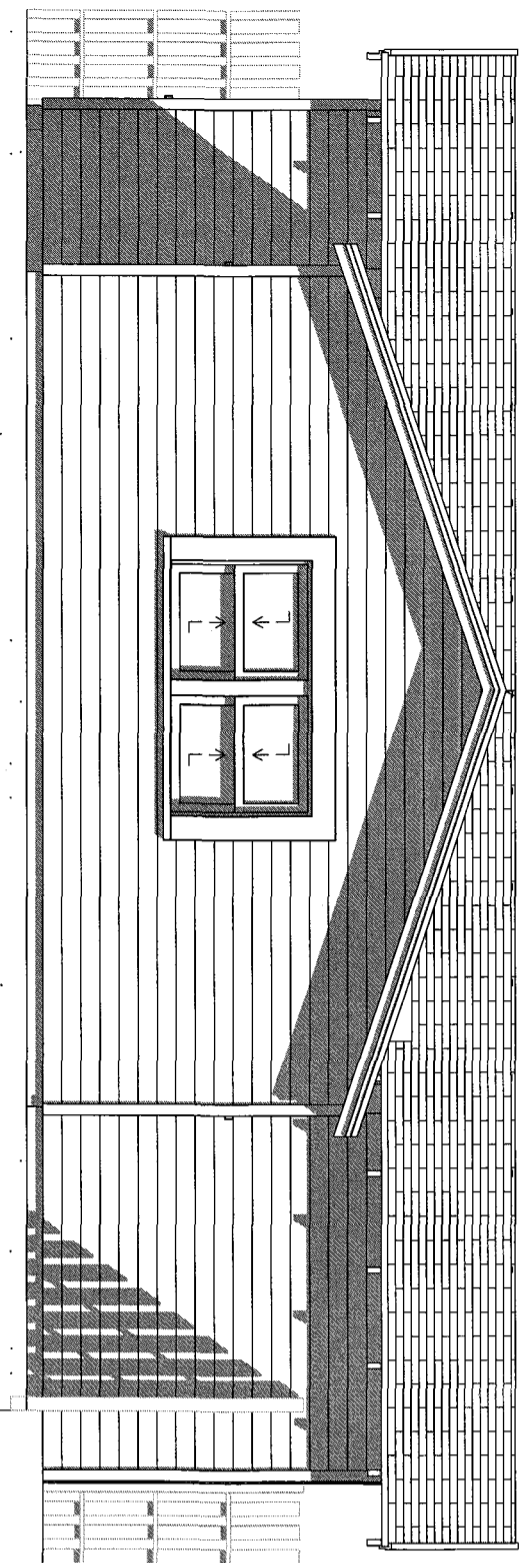
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PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



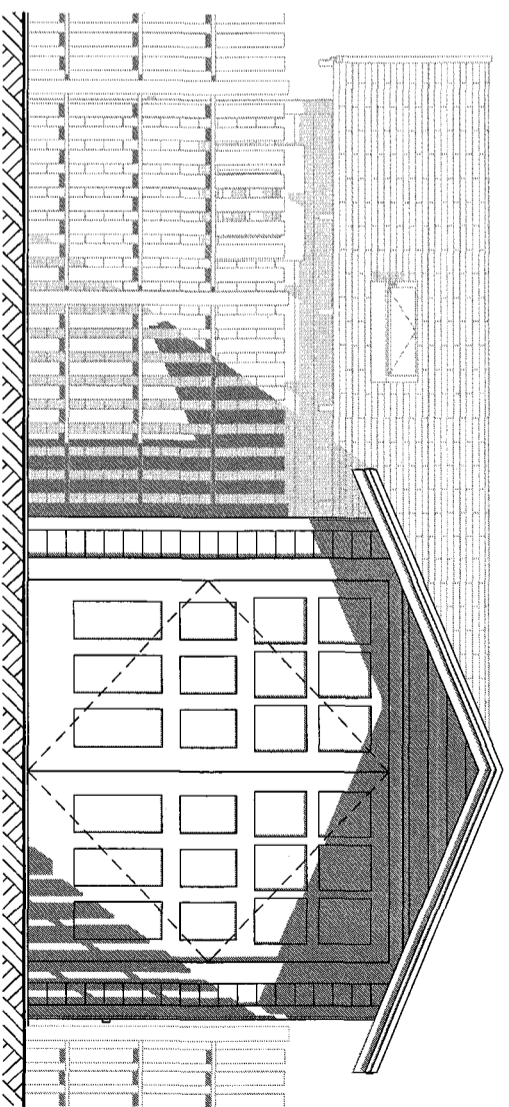
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PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3

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



4

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

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PROP ADU ELEV

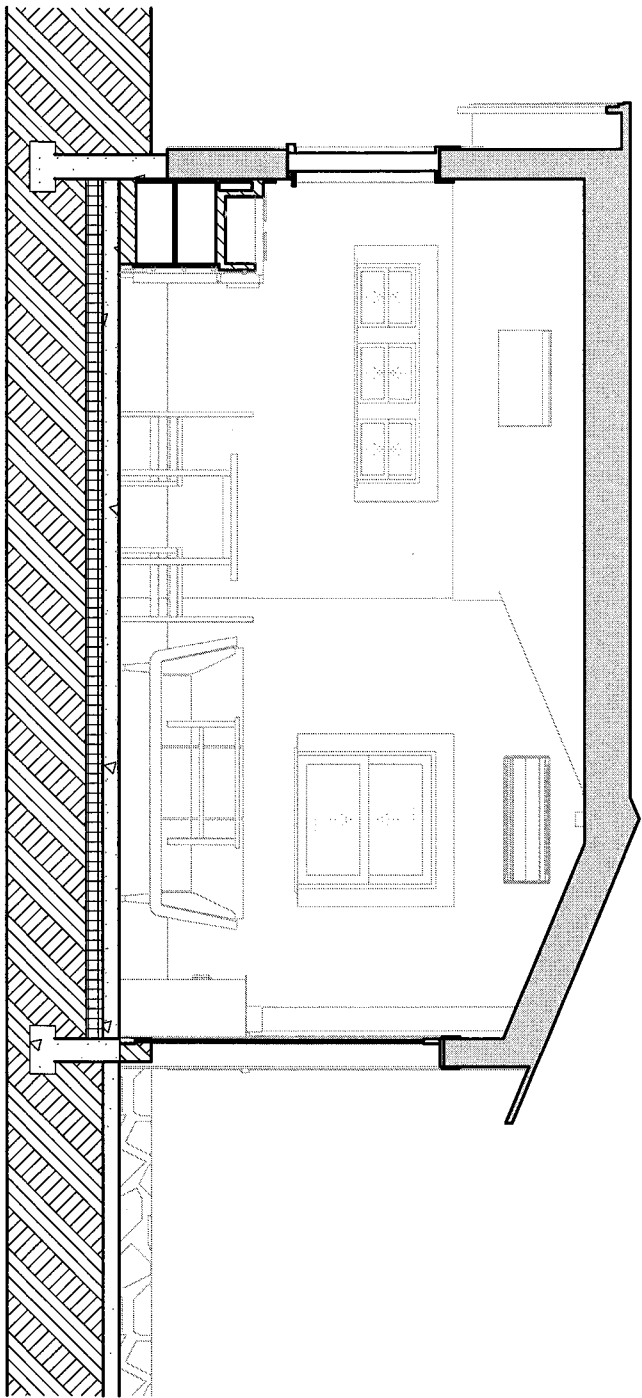
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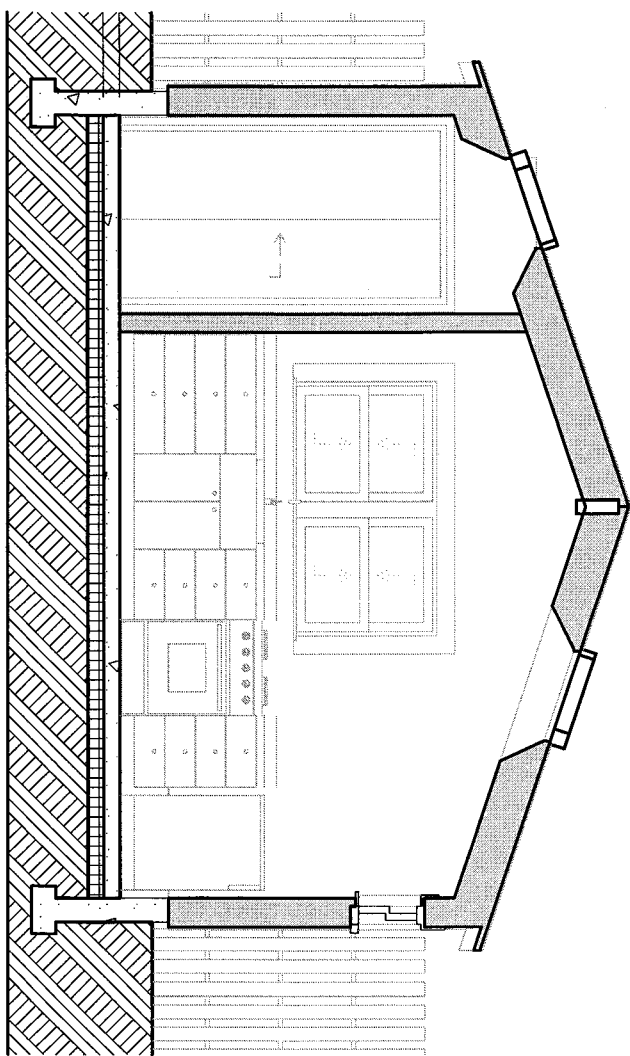
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1

SECTION LOOKING SOUTH

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



2

SECTION LOOKING EAST

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

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SHEET NUMBER:

REVISIONS

A-9

SECTIONS

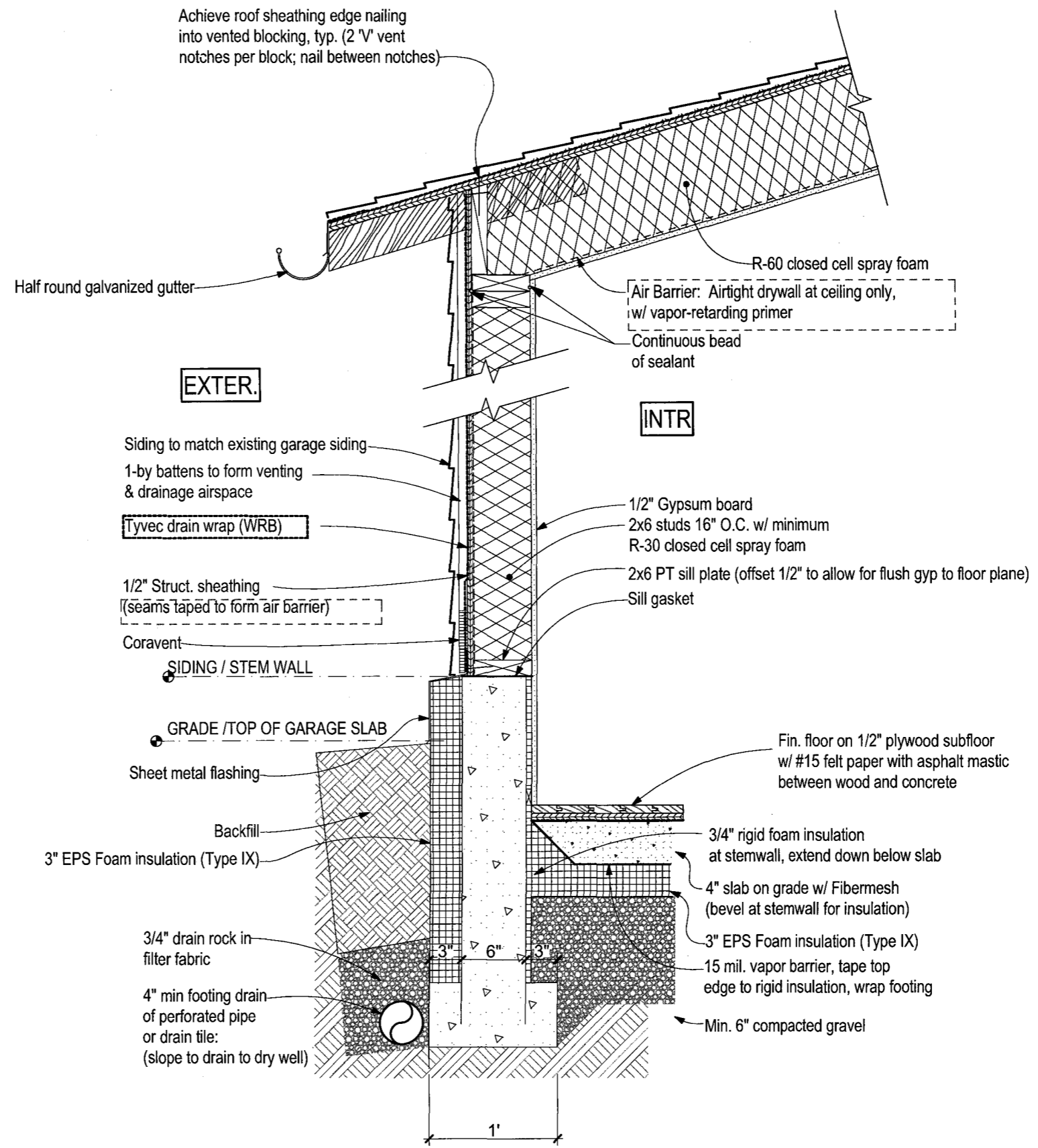
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1 TYPICAL NEW WALL DETAIL
SCALE: 1" = 1'-0"

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SHEET NUMBER:
A-10
TYP. NEW WALL DETAIL

DATE: 10/18/2016	REVISIONS

WINDOW SCHEDULE

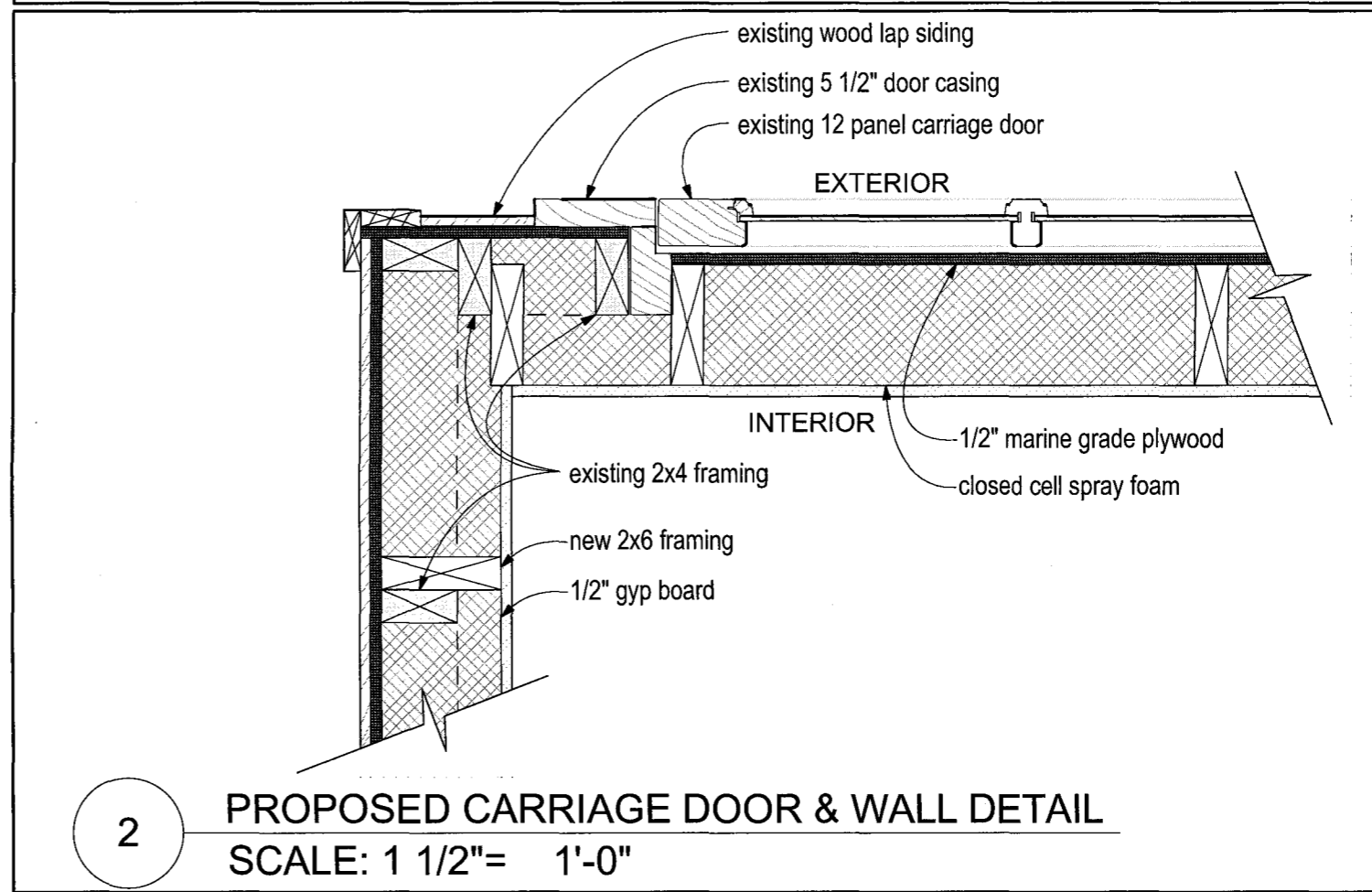
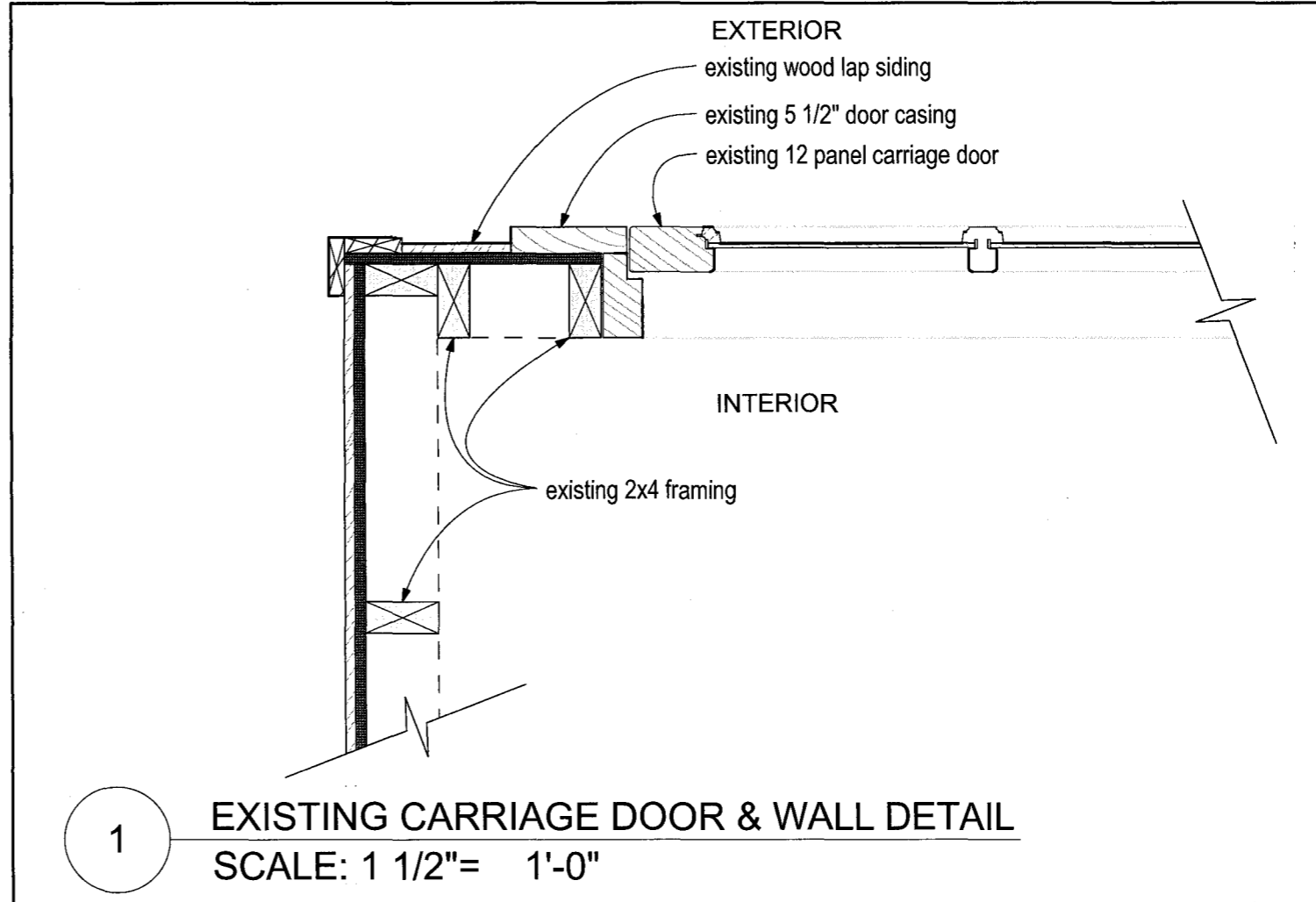
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	WIDTH	HEIGHT	WIDTH	HEIGHT		
01	35 3/8"	49"	36 3/8"	49 1/2"		
02	35 3/8"	49"	36 3/8"	49 1/2"		
03	35 3/8"	49"	36 3/8"	49 1/2"		
04	18"	18"	19"	18 1/2"		
05	32"	37 1/2"	33"	38"		
06	32"	37 1/2"	33"	38"		
07	18"	18"	19"	18 1/2"		
08	18"	18"	19"	18 1/2"		
09	18"	18"	19"	18 1/2"		
10	35 3/8"	37"	36 3/8"	37 1/2"		

SKYLIGHT SCHEDULE

ID	NOMINAL SIZE		TYPE	NOTES
	WIDTH	HEIGHT		
SK01	24"	24"		
SK02	24"	24"		

DOOR SCHEDULE

ID	DOOR			NOTES
	W	HT	THK	
D1	5'	6'-8"	0'-1 1/4"	EXTERIOR FRENCH W/ SIDELITE
D2	2'	6'-8"	0'-1 1/4"	LIVING CLOSET
D3	2'-6"	6'-8"	0'-1 1/4"	BDRM CLOSET
D4	2'-6"	6'-8"	0'-1 1/4"	BDRM ENTRANCE
D5	2'-6"	6'-8"	0'-1 1/4"	BATHROOM

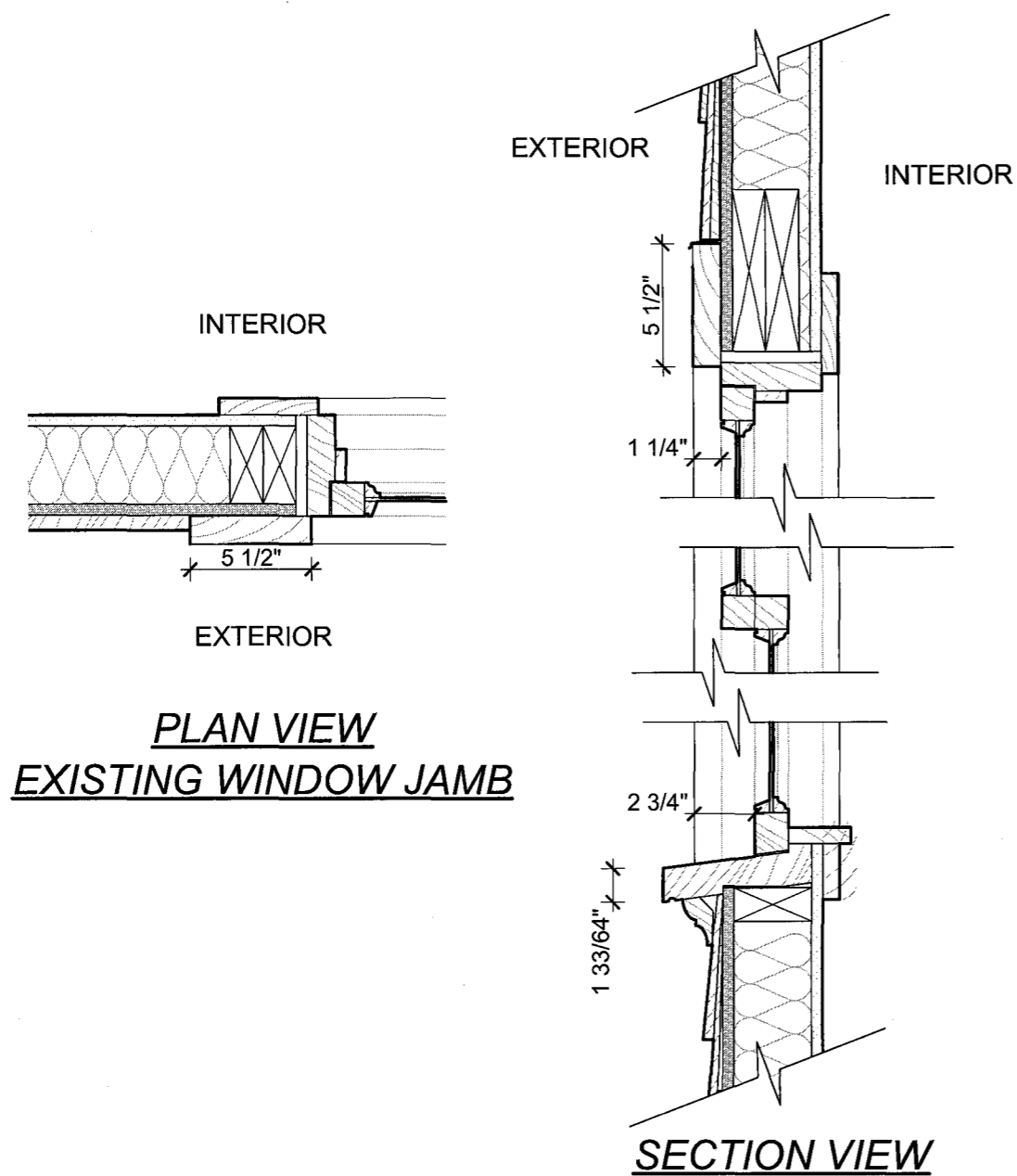


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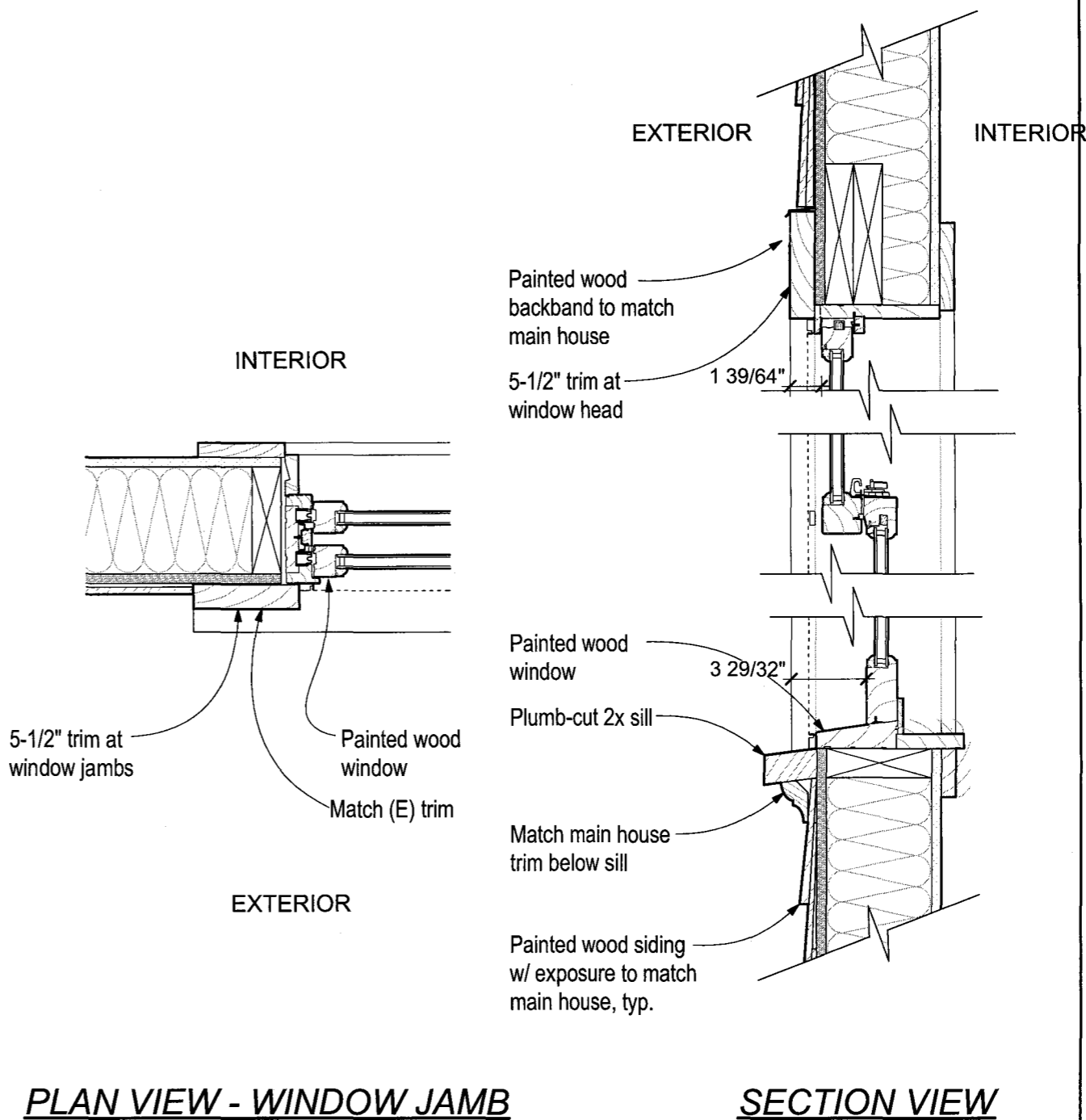
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SHEET NUMBER:
A-11
 CARRIAGE DOOR DETAIL

DATE: 10/18/2016
 REVISIONS



1 EXISTING WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"

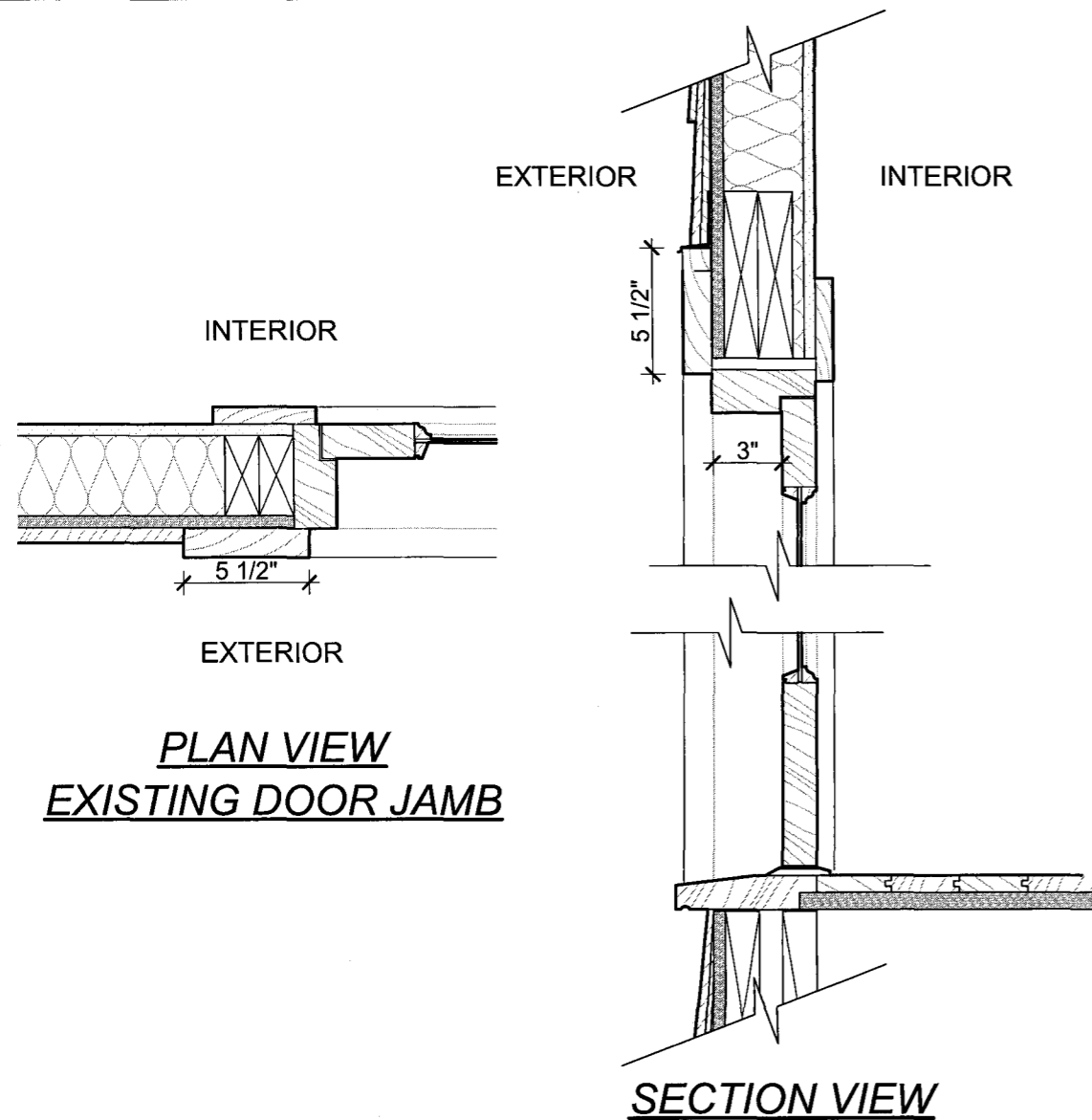


2 PROPOSED WINDOW DETAIL
SCALE: 1 1/2" = 1'-0"

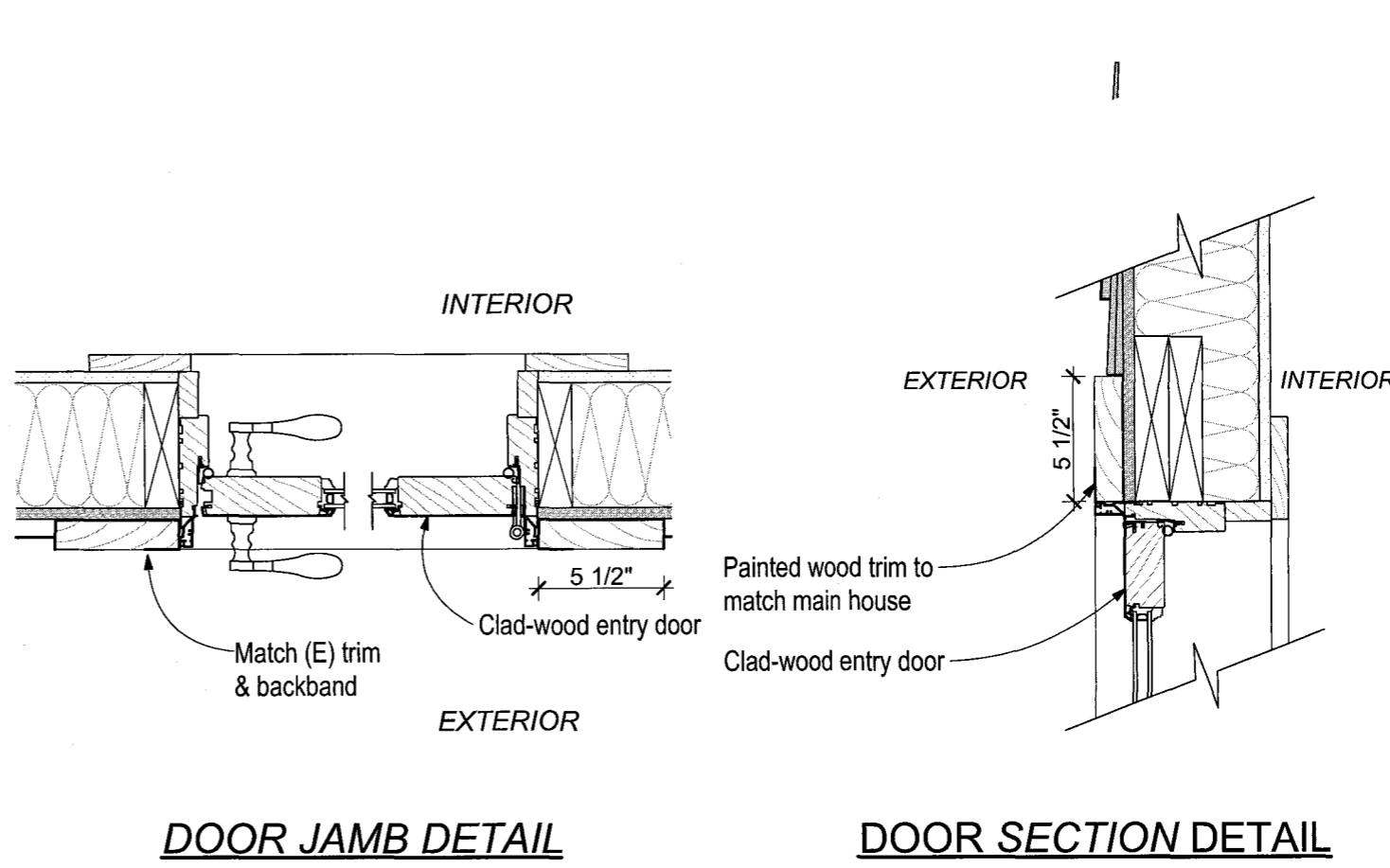
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 REVISIONS
A-12
 WINDOW DETAILS



1 EXISTING DOOR DETAIL
SCALE: 1 1/2" = 1'-0"



2 PROPOSED DOOR DETAIL
SCALE: 1 1/2" = 1'-0"

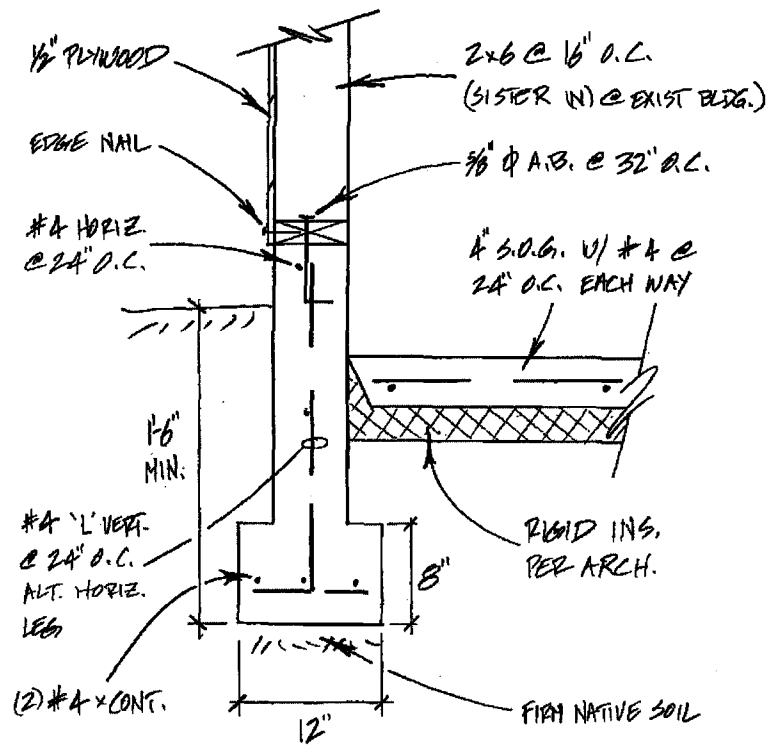
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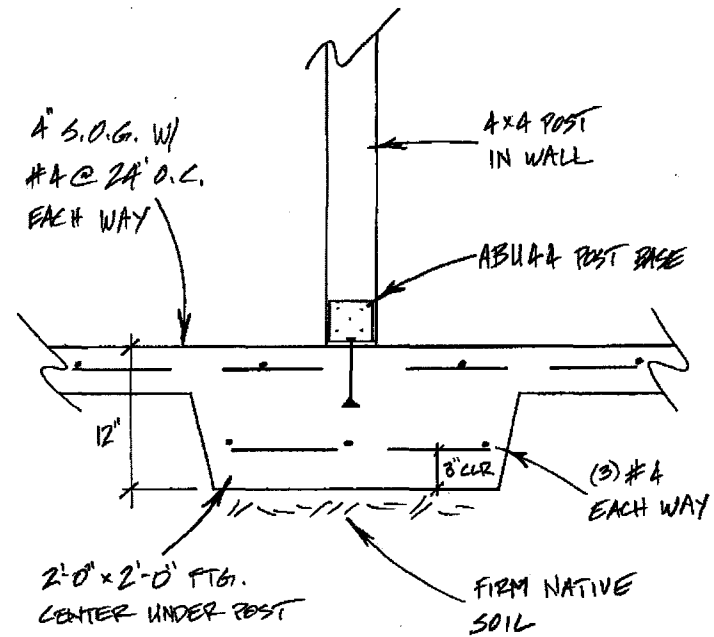
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A-13

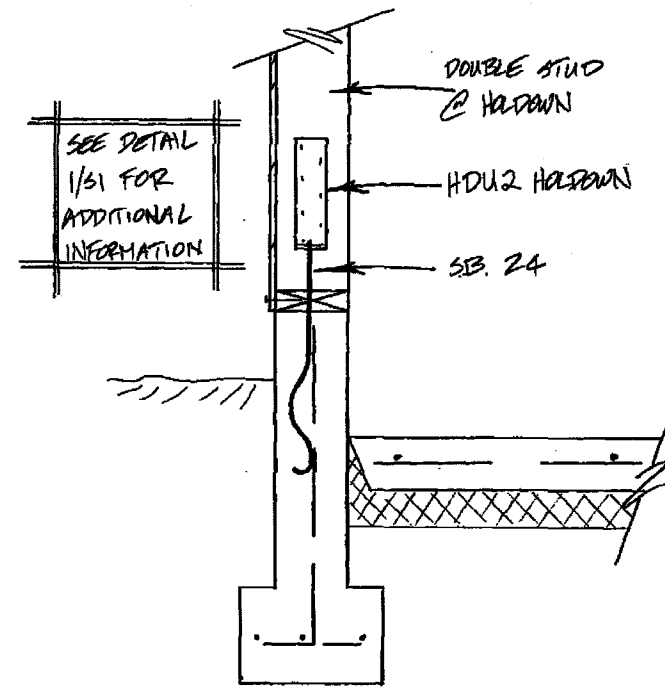
DOOR DETAILS



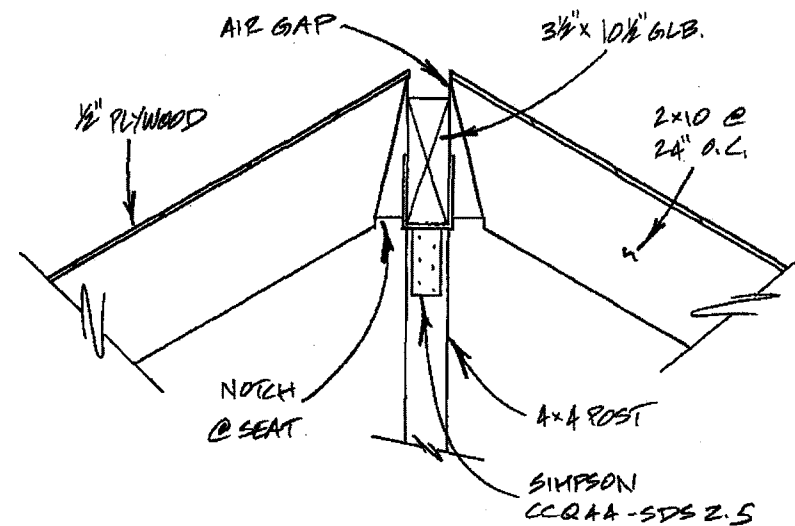
1 FOUNDATION DETAIL
 S1 SCALE: 3/4" = 1'-0"



3 INTERIOR FOOTING
 S1 SCALE: 3/4" = 1'-0"



2 FOUNDATION DETAIL
 S1 SCALE: 3/4" = 1'-0"



4 RIDGE FRAMING DETAIL
 S1 SCALE: 3/4" = 1'-0"



GRUMMEL ENGINEERING, LLC

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 Portland, OR 97204 - (503) 244-7014
 www.grummelengineering.com

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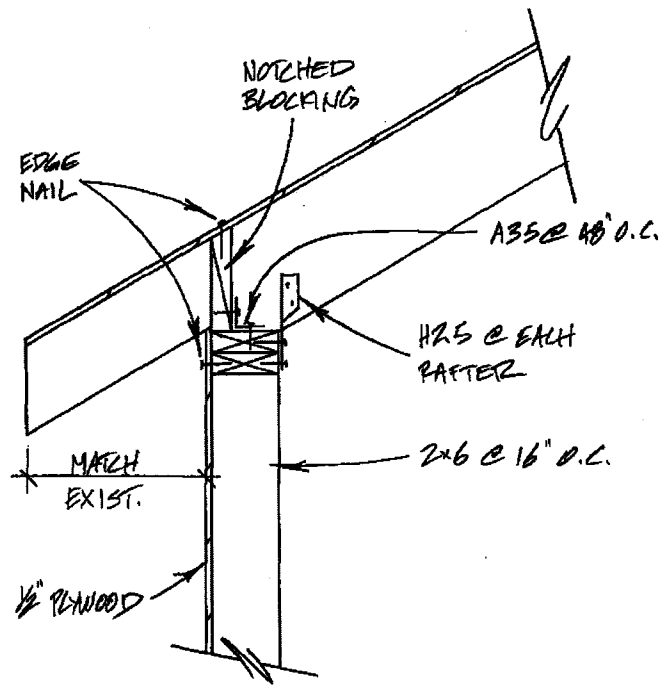
4/6/2016

PROJECT NUMBER:
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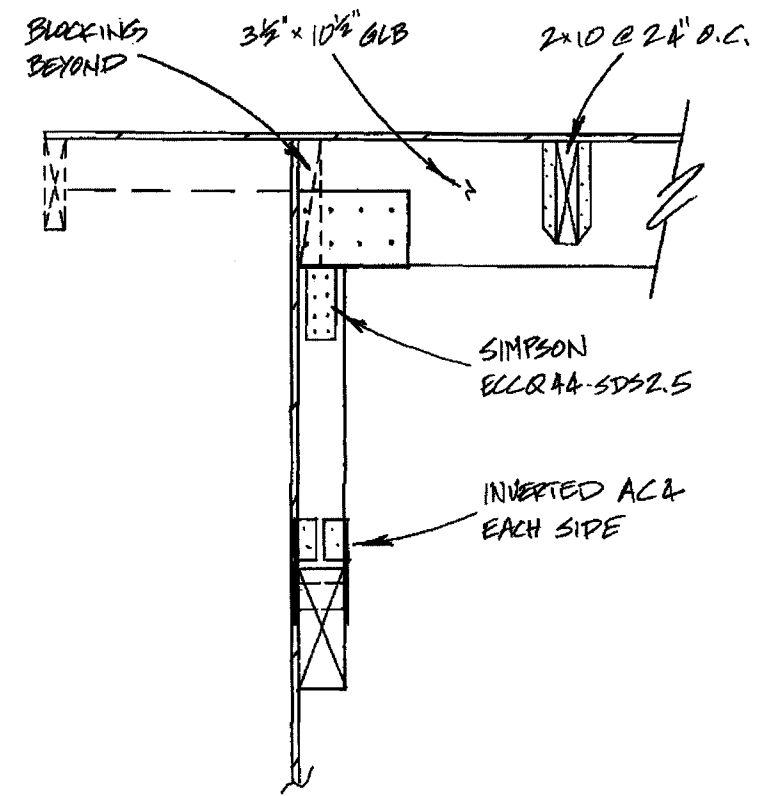
ENGINEER: ACG

DETAILS

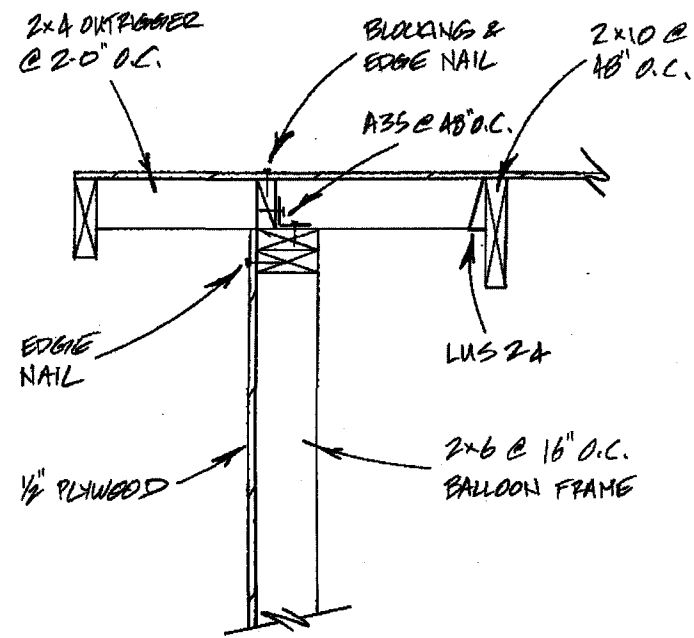
S1



1 ROOF FRAMING DETAIL
S2 SCALE: 3/4" = 1'-0"



2 EAVE FRAMING DETAIL
S2 SCALE: 3/4" = 1'-0"



3 OUTRIGGER DETAIL
S2 SCALE: 3/4" = 1'-0"



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4/6/2016

PROJECT NUMBER:
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ENGINEER: ACG

DETAILS

S2