

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Hold for Additional Information

Appeal ID: 20529	Project Address: 2623 NW 83rd PI
Hearing Date: 6/12/19	Appellant Name: Eric Kirkewoog
Case No.: B-019	Appellant Phone: 503-702-0949
Appeal Type: Building	Plans Examiner/Inspector: Roza Malekzadeh
Project Type: residential	Stories: 3 Occupancy: R-3 Construction Type: V-B
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure, other: Change loft to mezzanine	LUR or Permit Application No.: 19-157067-RS
Plan Submitted Option: mail [File 1] [File 2]	Proposed use: single famliy

APPEAL INFORMATION SHEET

Appeal item 1

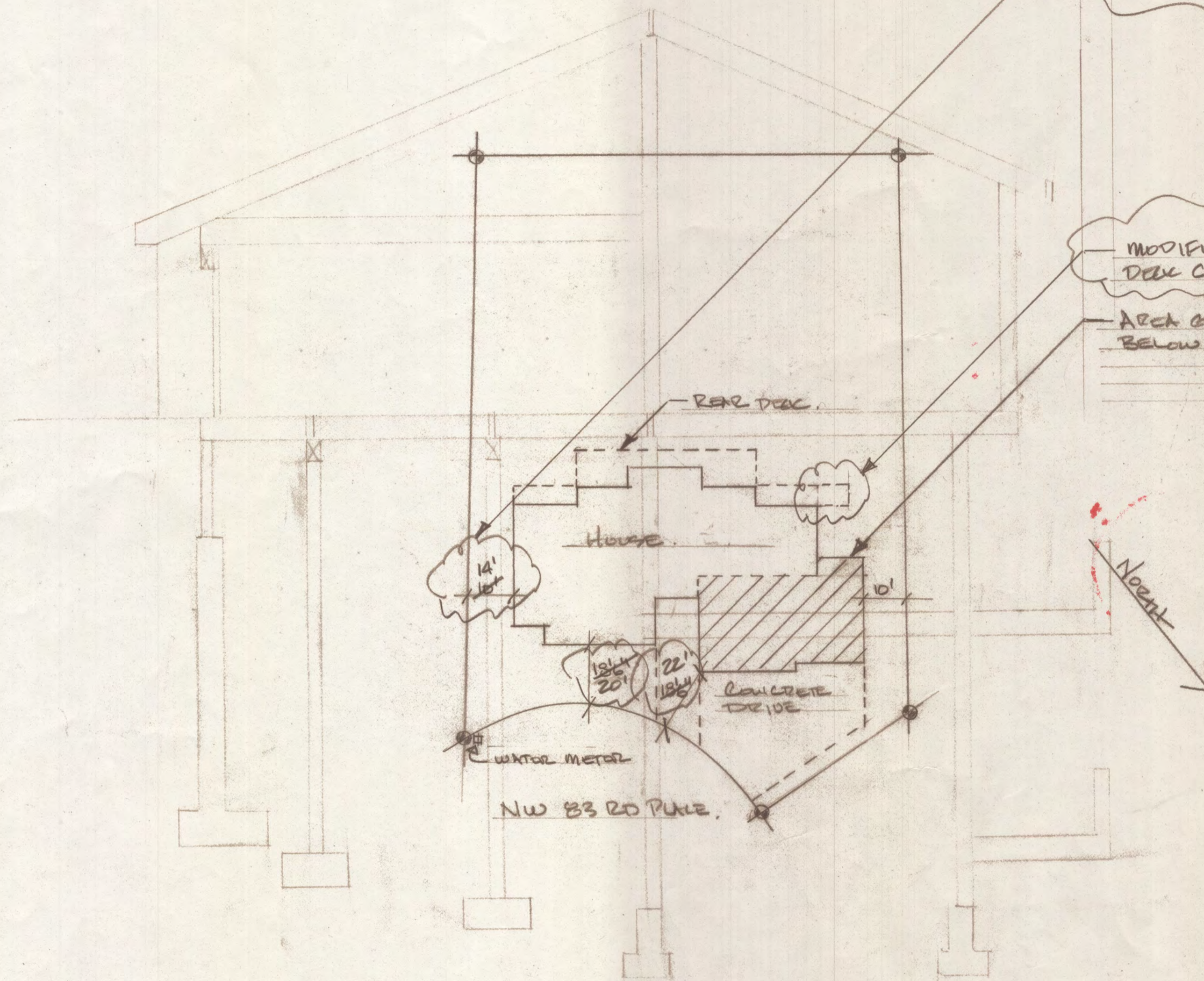
Code Section	Section 325 - Mezzanines
Requires	Existing "loft" drawing A16 to meet all requirements for a mezzanine R325.1, R325.2, R325.3, R325.4, and R325.5
Proposed Design	<p>Change status of existing loft (Drawing A16) to mezzanine. The existing loft is approximately 148 sq. ft. and the area below is in excess of 450 sq. ft (drawing 17). The clear height is 8' - 6" plus or minus, means of egress are met and openness requirements are met. (R325.1 - R325.5).</p> <p>With the loft status changed to mezzanine then that house level will not be considered a "story" (R301.2.2.3.1) with the now mezzanine the existing house can be considered "2" story.</p> <p>The proposed shop area would add a shop storage level (Drawing A9) and a lower shop floor (drawing A10). With the shop area below the existing downstairs bedrooms (same level as shop storage) the house is 3 stories.</p> <p>Drawing A5 shows all floors on house.</p>
Reason for alternative	The alternate allows for the shop design to be built as proposed in the plans attached. The shop design improves the house seismically and for wind loading. A structural engineer did the analysis and proposed the shop storage area as a way to tie the house together and fix an existing "balloon wall". The proposed shop design improves the safety of the house in the event of an earthquake or wind storm.

APPEAL DECISION

1a. Classification of existing loft as mezzanine: Hold for additional information.

1b. Determination of three story residence: Hold for additional information.

Appellant may contact John Butler (503 823-7339) with questions.



SETBACKS MODIFIED TO SHOW
ACTUAL (MEASURED) DIMENSIONS.
(3 PLACES)

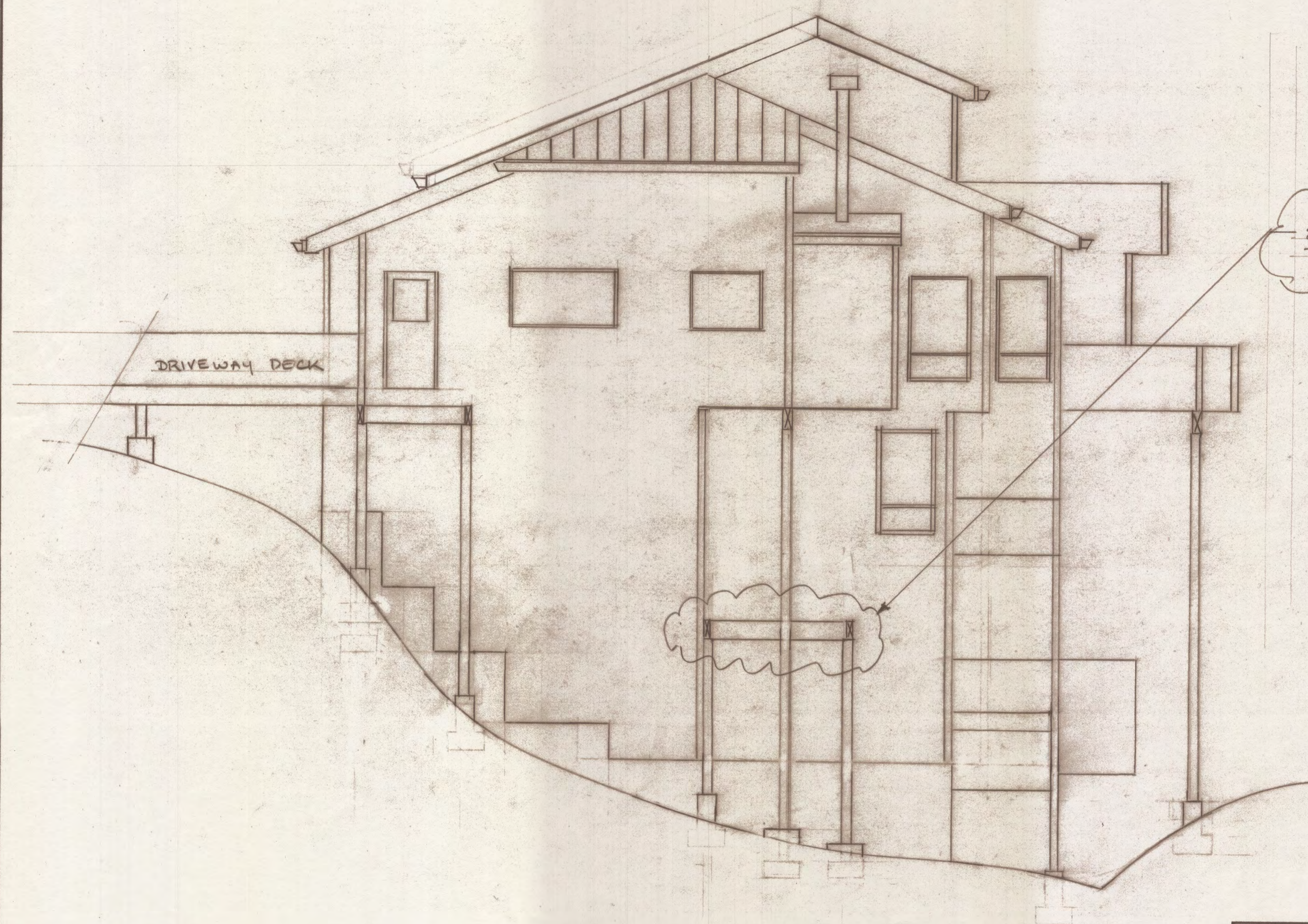
MODIFIED TO SHOW EXISTING
DECK CONFIGURATION.

AREA OF WORK, DIRECTLY
BELOW EXISTING GARAGE.

NOTES:

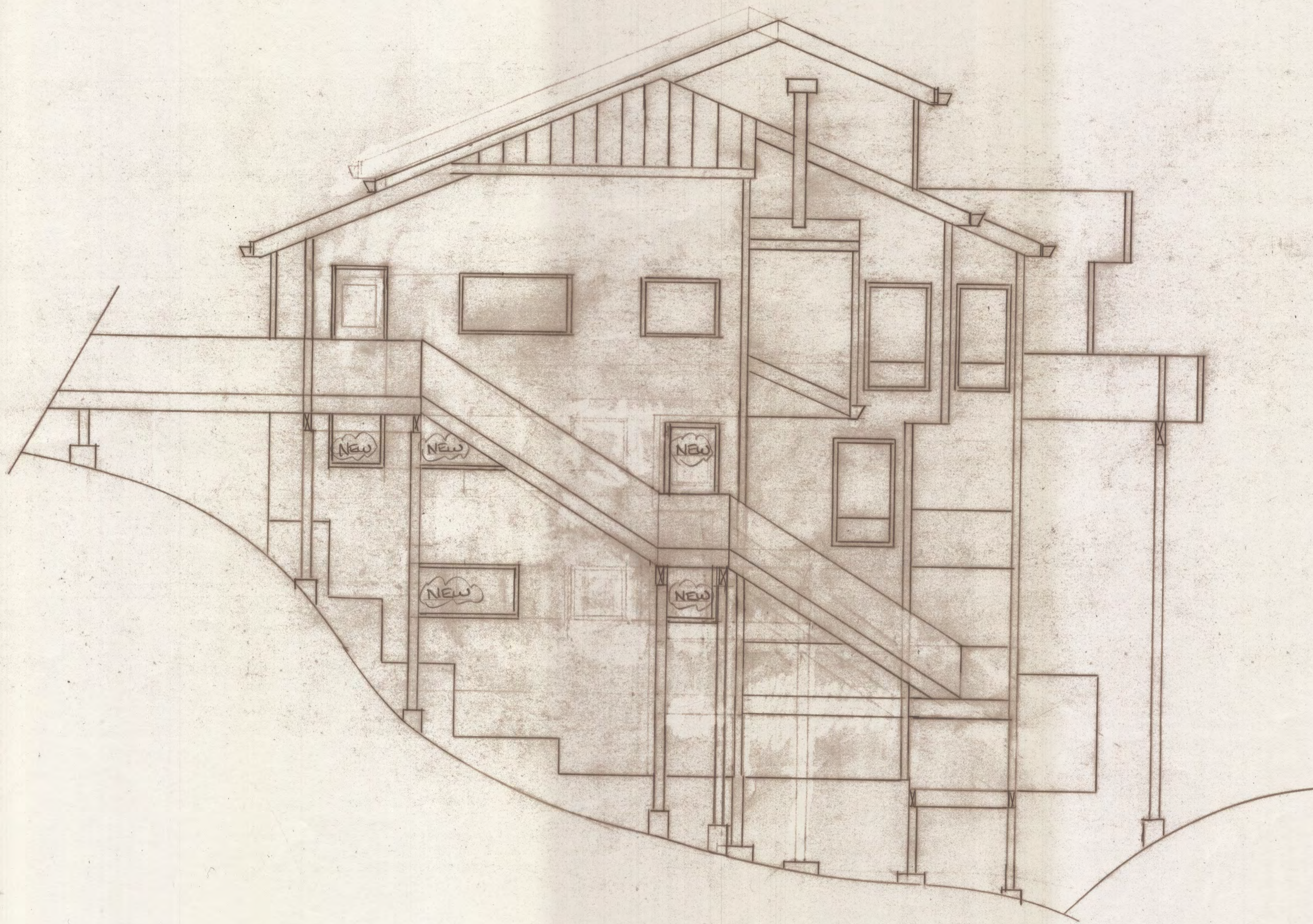
1. TREES FOR ENTIRE PROPERTY
ADDED TO NEW DRAWING
(PLANNING & ZONING) A13.
2. DRAWING A13 INCLUDES NEW
DECK & STAIRS

SITE PLAN KIRKWOOD RESIDENCE.		
SCALE: 1"=20'	APPROVED BY:	DRAWN BY: <u>REL K</u>
DATE: <u>4-21-19</u>	REVISED:	
<u>5-19-19 REV 2</u>		
DRAWING NUMBER		<u>A1</u>

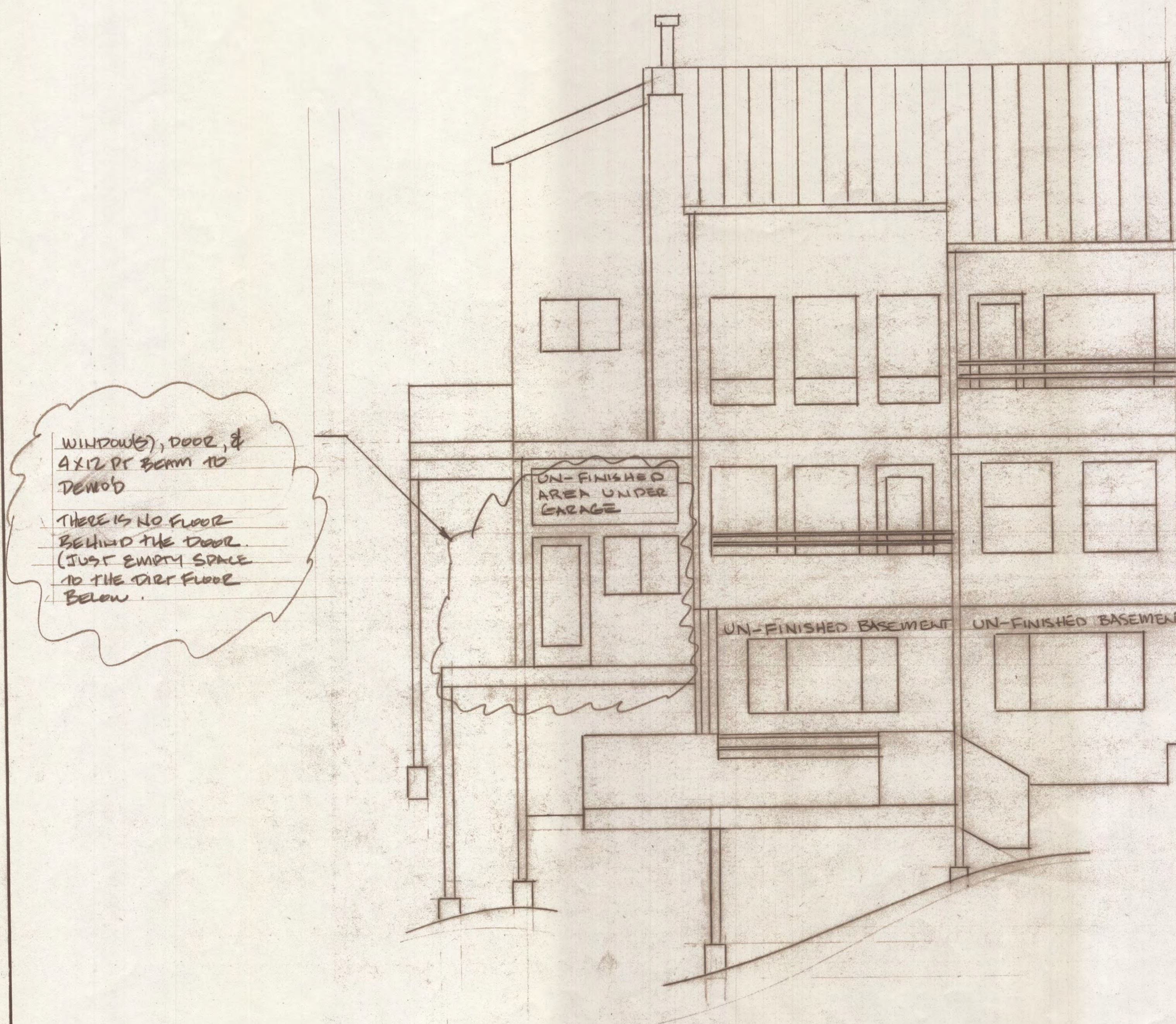


EXISTING 4X12 PT BEAMS
TO BE DEMO'D

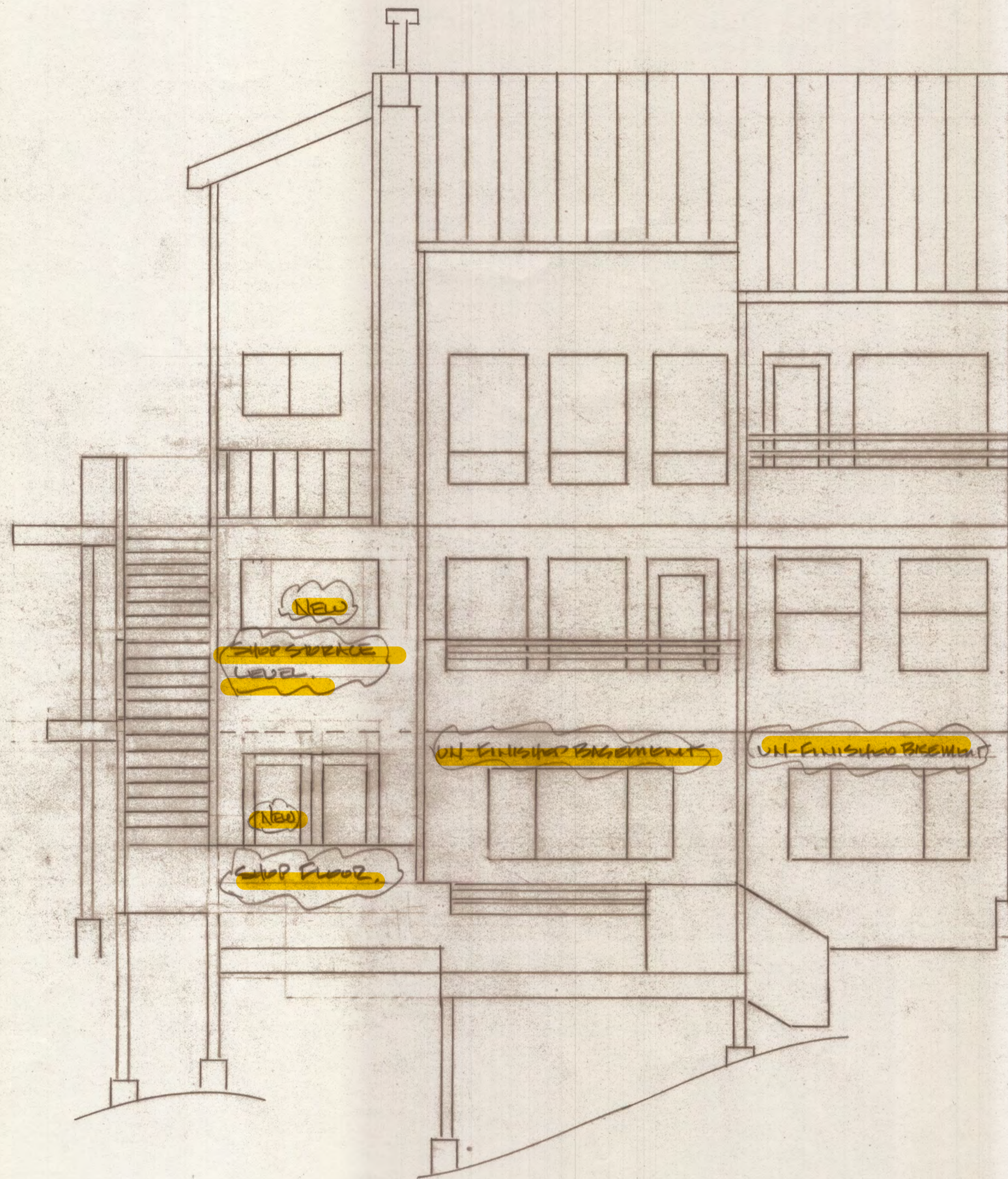
RIGHT SIDE ELEVATION <EXISTING>		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: ERIC
DATE: 3-13-19		REVISED:
3-19-19 REV 1		
		DRAWING NUMBER A2



RIGHT SIDE ELEVATION		
SCALE: $\frac{1}{4}" = 1'$	APPROVED BY:	DRAWN BY: ERIC K.
DATE: 3-13-19		REVISED:
4-21-19 REV 2		
5-19-19 REV 3		
DRAWING NUMBER		A3



BACK ELEVATION <EXISTING>		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: EEC
DATE: 3-11-19		REVISED:
5-19-19 REV 1		
		DRAWING NUMBER
		A4



8'-6"

LEFT

PROPOSED TO CHANGE TO
MEREWINE
DRAWING A16

9'-0"

MAIN FLOOR,
STREET LEVEL.
DRAWING A17

9'-0"

BEDROOM FLOOR,
LINES UP EXACTLY WITH
SHOP STORAGE LEVEL.
DRAWING A9 & A12.

SHOP FLOOR.

DRAWING A10 & A12.

NEW

SHOP STORAGE
LEVEL.

UN-FINISHED BASEMENT

UN-FINISHED BASEMENT

NEW

SHOP FLOOR.

BACK SIDE ELEVATION

SCALE: 1/4" = 1'

APPROVED BY:

DRAWN BY: ERIC K

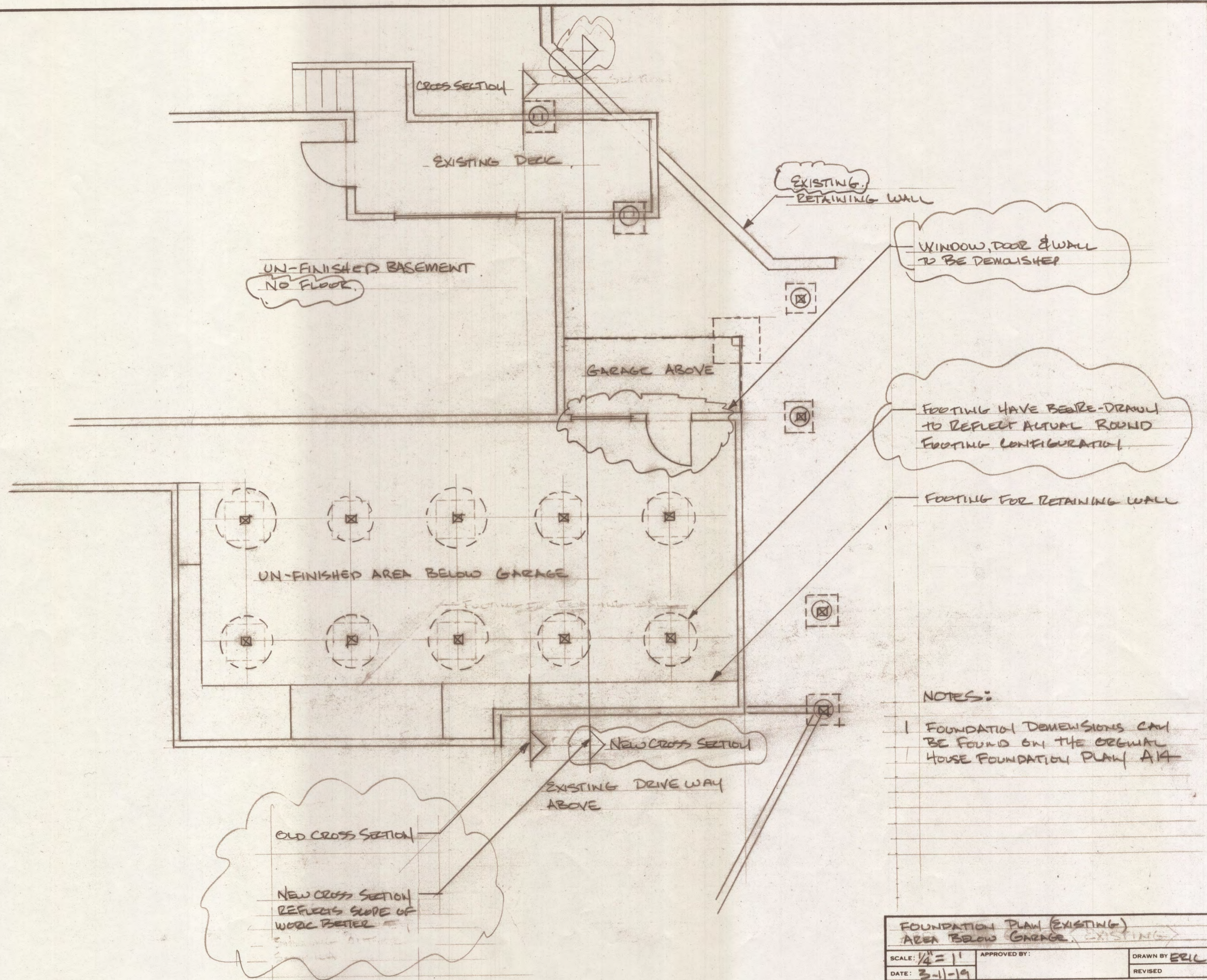
DATE: 3-13-19

REVISED

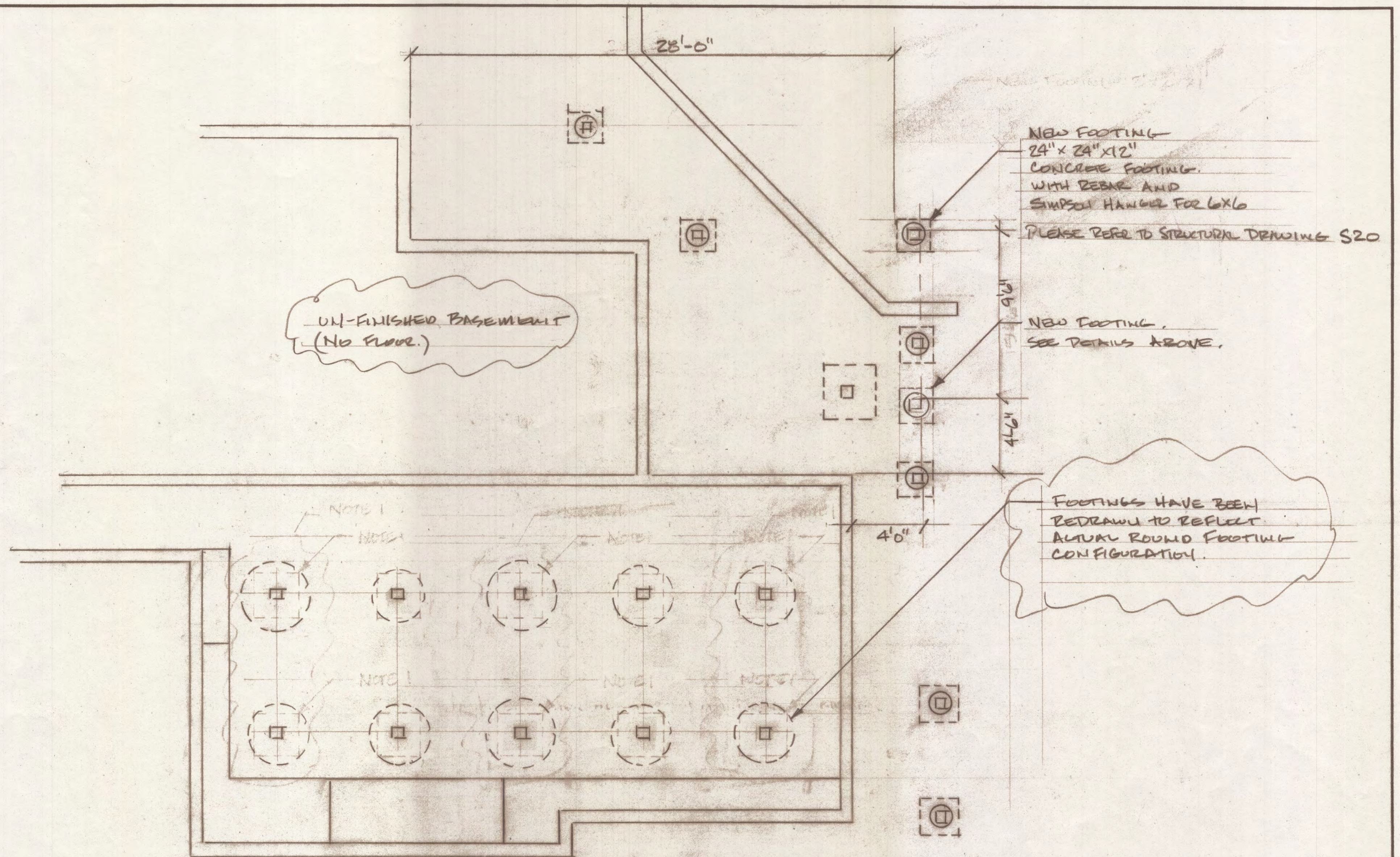
3-19-19 Rev 1

DRAWING NUMBER

A5



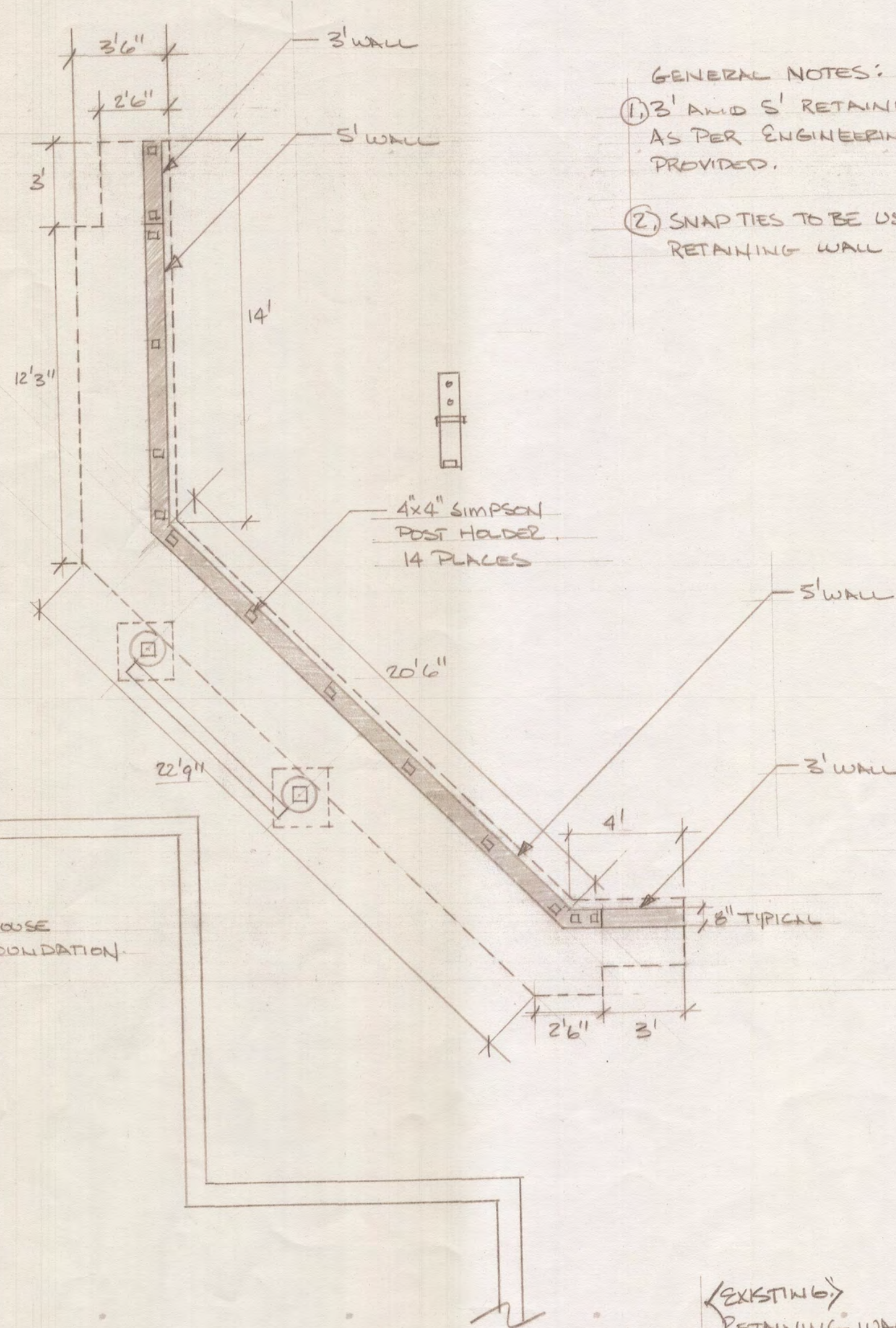
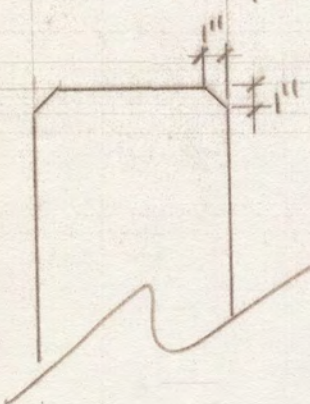
FOUNDATION PLAN (EXISTING)		
AREA BELOW GARAGE, EXISTING		
SCALE: $\frac{1}{4}'' = 1'$	APPROVED BY:	DRAWN BY: ERIC
DATE: 3-11-19		REVISED
5-19-19 REV 2		
		DRAWING NUMBER
		A6



NOTE 1: AS SHOWN FOOTINGS

FOUNDATION PLAN AREA BELOW GARAGE.		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY:
DATE: 3-11-19		REVISED:
4-21-19 REV 2		
		DRAWING NUMBER
		A7

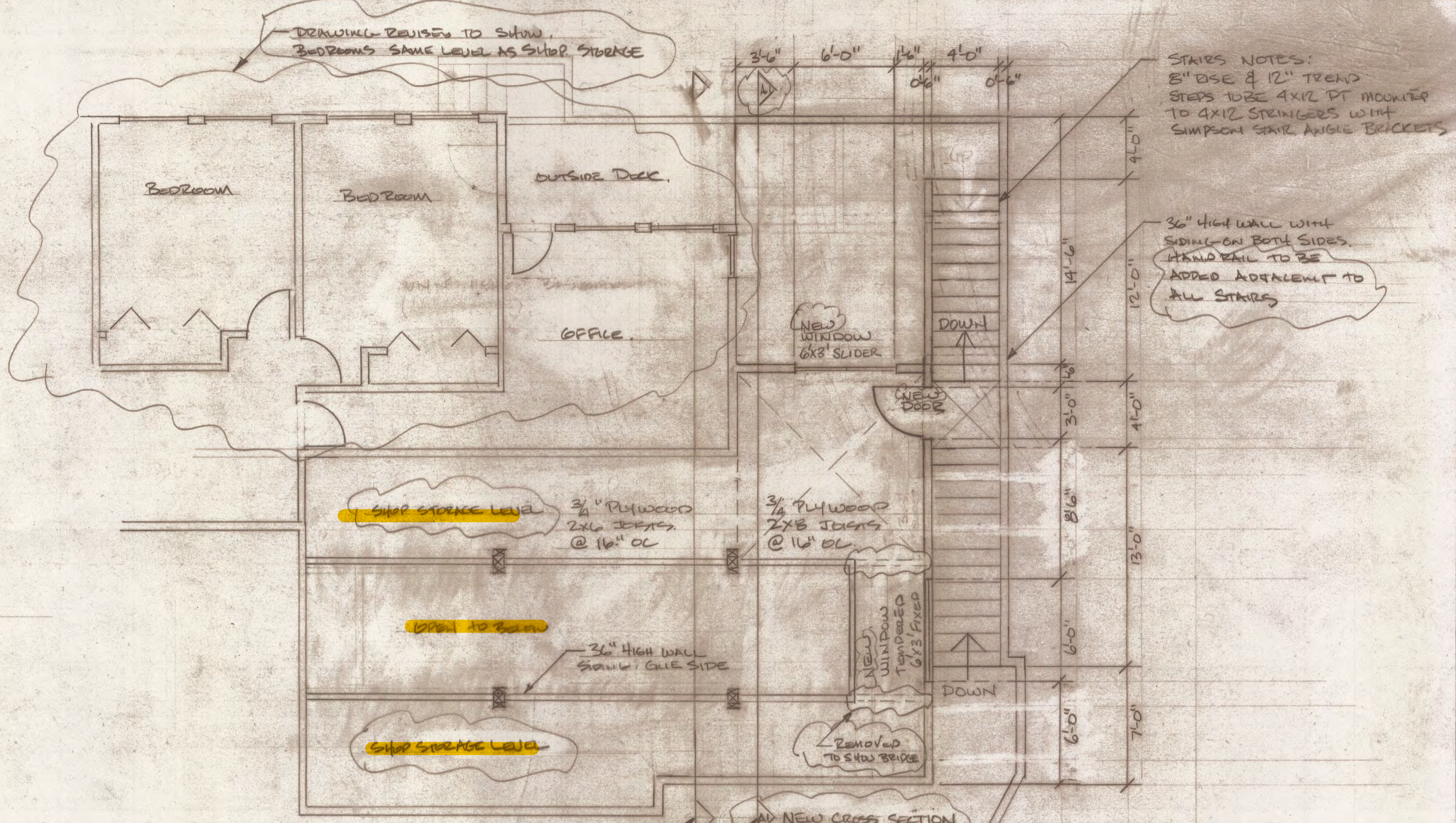
WALL TOP AND ENDS TYPICAL
SCALE 1" = 1'0"



GENERAL NOTES:

- ① 3' AND 5' RETAINING WALLS AS PER ENGINEERING SPEC PROVIDED.
- ② SNAP TIES TO BE USED FOR RETAINING WALL CONSTRUCTION.

<EXISTING>
RETAINING WALL DETAIL
SCALE 1/4" = 1'0" EXCEPT WHERE NOTED
10/24/94
ERIC KIRKWOOD



STAIRS NOTES:
 8" RISE & 12" TREAD
 STEPS TO BE 4x12 PT MOUNTED
 TO 4x12 STRINGERS WITH
 SIMPSON STAIR ANGLE BRACKETS

36" HIGH WALL WITH
 SIDING ON BOTH SIDES.
 HAND RAIL TO BE
 ADDED ADJACENT TO
 ALL STAIRS

SHOP STORAGE LEVEL
 3/4" PLYWOOD
 2x6 JOISTS
 @ 16" OC

3/4" PLYWOOD
 2x8 JOISTS
 @ 16" OC

OPEN TO BELOW

36" HIGH WALL
 SIDING, GUE SIDE

SHOP STORAGE LEVEL

NEW WINDOW
 WINDOW
 TENDERED
 6x3' FIXED

REMOVED
 TO SHOW BRIDGE

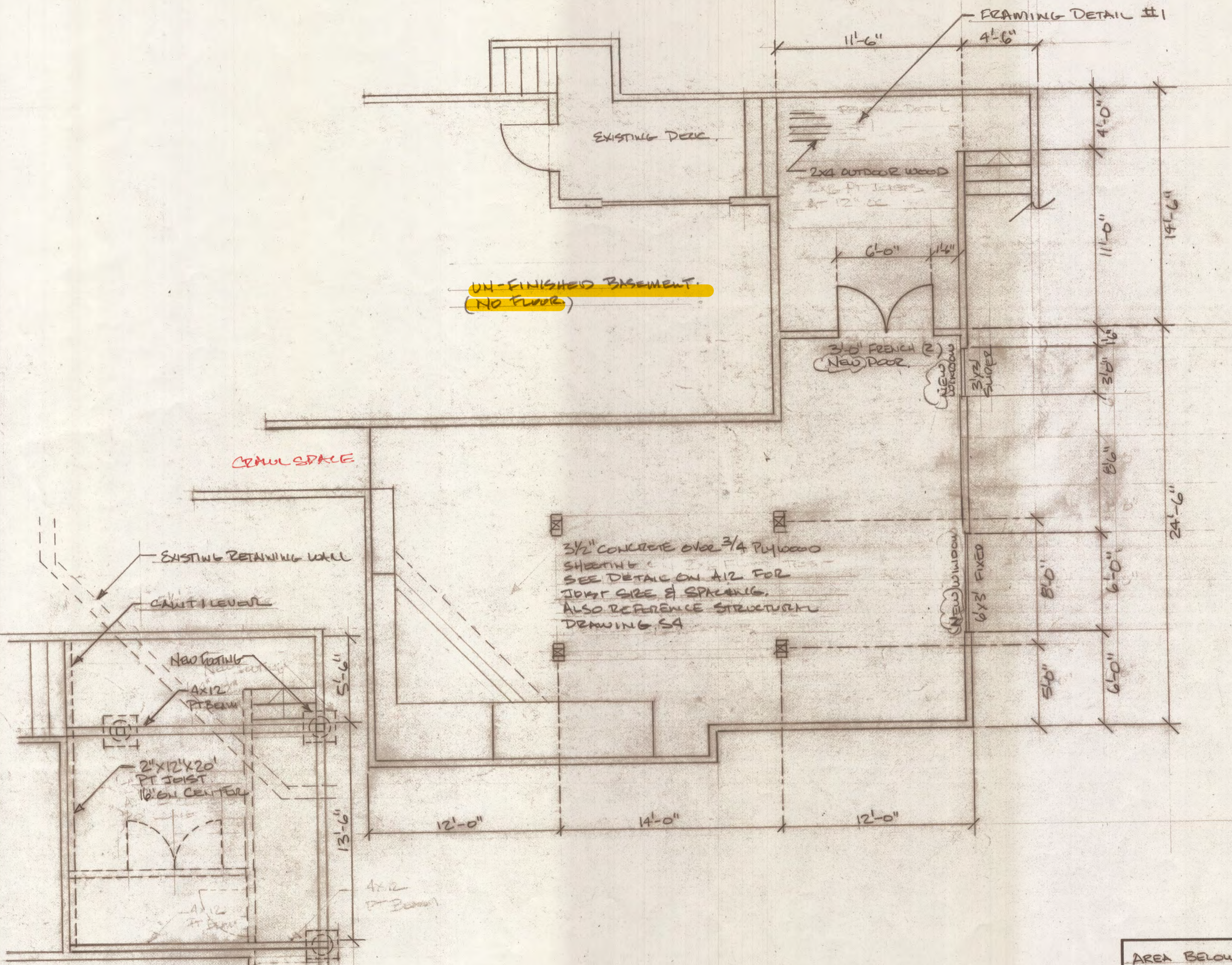
NEW CROSS SECTION

OLD CROSS SECTION

NEW CROSS SECTION
 REFLECTS SCOPE OF
 WORK BETTER BY
 SHOWING OUTSIDE
 SHOP WALL & DECK

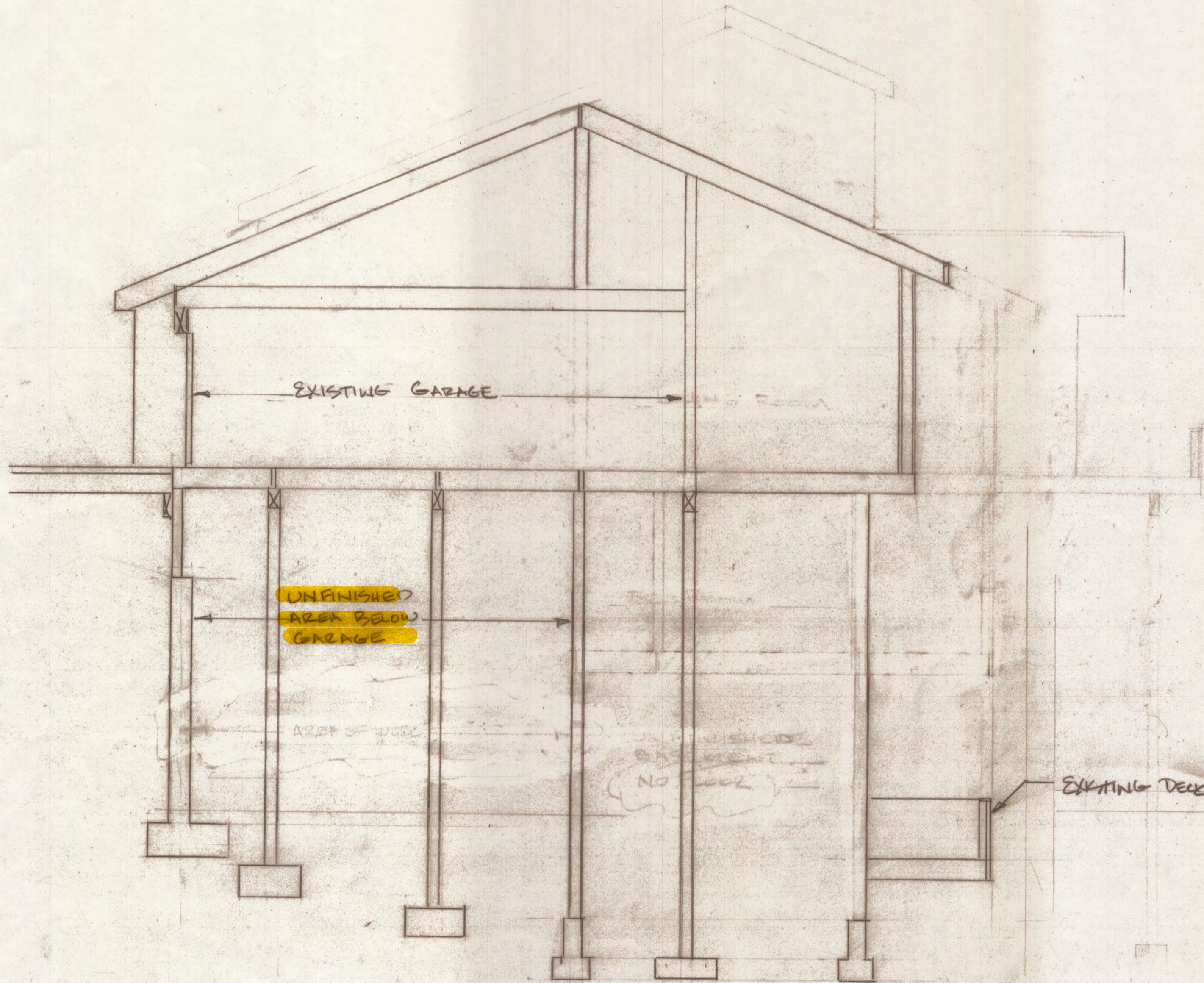
CROSS SECTION A1

AREA BELOW GARAGE SHOP STORAGE		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: ERIC K.
DATE: 3-12-19		REVISED
4-21-19 REV 2		
5-19-19 REV 3		
DRAWING NUMBER		A9



FRAMING DETAIL #1
PLEASE REFER TO
STRUCTURAL DRAWING
S5

AREA BELOW GARAGE SHOP		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY ERIC K.
DATE: 3-11-19		REVISED
4-2-19 REV 2		
5-19-19 REV 3		
DRAWING NUMBER		110



NOTES

1. CROSS SECTION DRAWING REDONE WITH SECTION @ DIFFERENT LOCATION TO BETTER ILLUSTRATE THE DETAILS OF THE PROJECT.

BUILDING SECTION <EXISTING> A1

SCALE: 1/4"=1'

APPROVED BY:

DRAWN BY: ECK

DATE: 4-2-19

REVISED

549-19 REV1

DRAWING NUMBER

A11

2x8 DFL #2
@ 16" OC
SEE STRUCTURAL
DRAWING S3

NEW 4x12 BEAM
DF-L #1
SUPPORTED BY
4x16 POST UNDER
EACH BEAM
SEE STRUCTURAL
DRAWING S10
(4 PLACES)

NEW 4x12 BEAM
DF-L #2
W/ SIMPSON
HUC 4x12 MAX
ANCH END
SEE STRUCTURAL
DRAWING S3
(2 PLACES)

PT 2x16 LEDGER
SEE STRUCTURAL
DRAWING S14

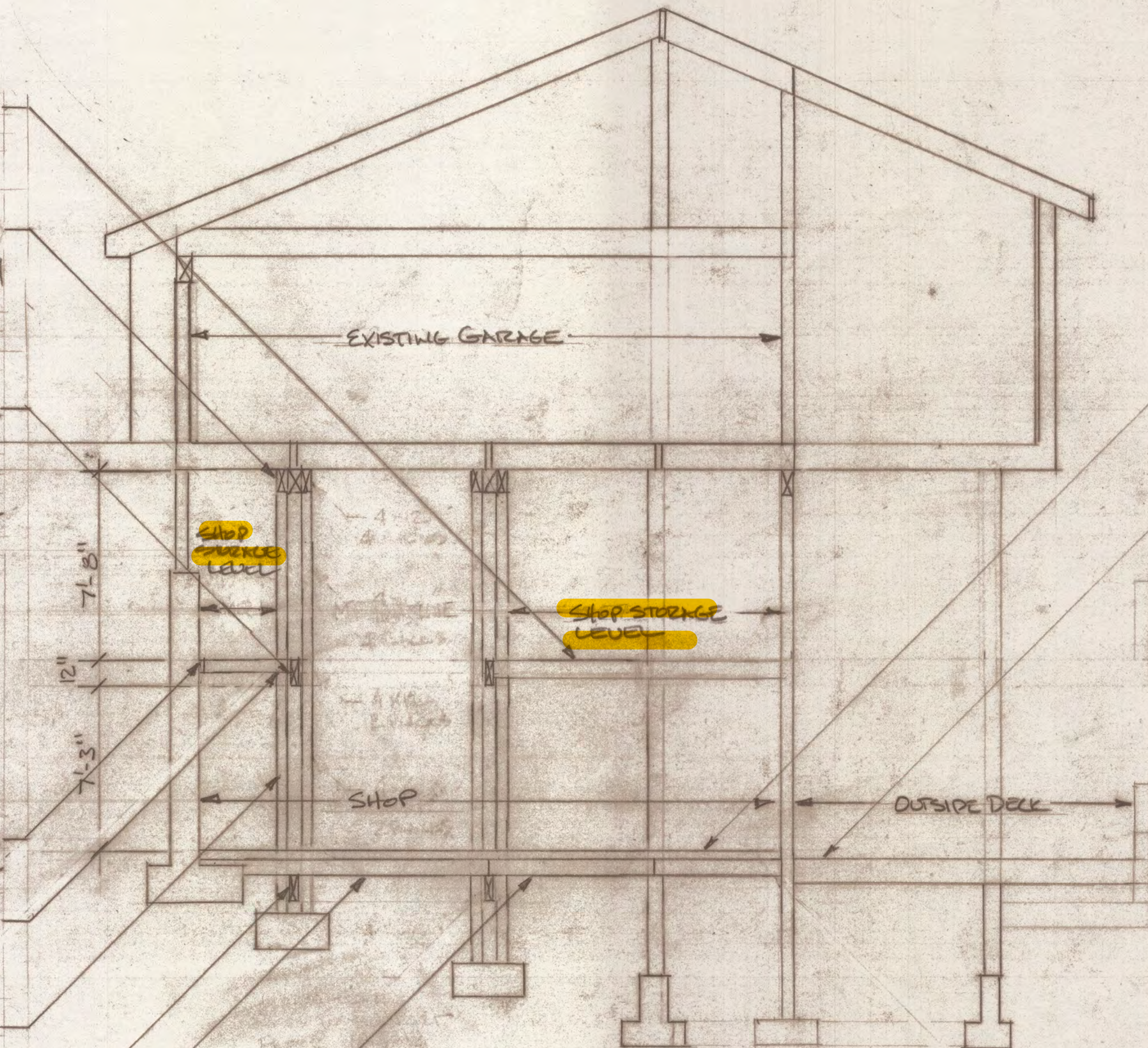
2x6 DF-L @
16" OC
SEE STRUCTURAL
DRAWING S3

4x16 POST
UNDER 4x12
BEAM STRUCTURAL
DRAWING S11

4x12 DF-L #2
SEE STRUCTURAL
DRAWING S4

2x6 DF-L #2
@ 16" OC
SEE STRUCTURAL
DRAWING S4

2x8 DFL #2
SEE STRUCTURAL
DRAWING S4



3" CONCRETE TOPPING
SLAB SEE STRUCTURAL
DRAWING # S8

PT 2x12 HEAVY #2
@ 16" OC SEE
STRUCTURAL DRAWING S3

NOTES:

1. CROSS SECTION DRAWING
REDONE WITH SECTION @
DIFFERENT LOCATION TO
BETTER ILLUSTRATE THE
DETAILS OF THE PROJECT.
2. STRUCTURAL DRAWINGS HAVE
DETAIL OF CONSTRUCTION,
AND HAVE SPECIFIC
DRAWINGS CALLED OUT
TO SHOW DETAIL NEEDED FOR
CITY REVIEW & CONSTRUCTION.

CROSS SECTION

SCALE: 1/4"=1'

APPROVED BY:

DRAWN BY: RICK

DATE: 3-13-19

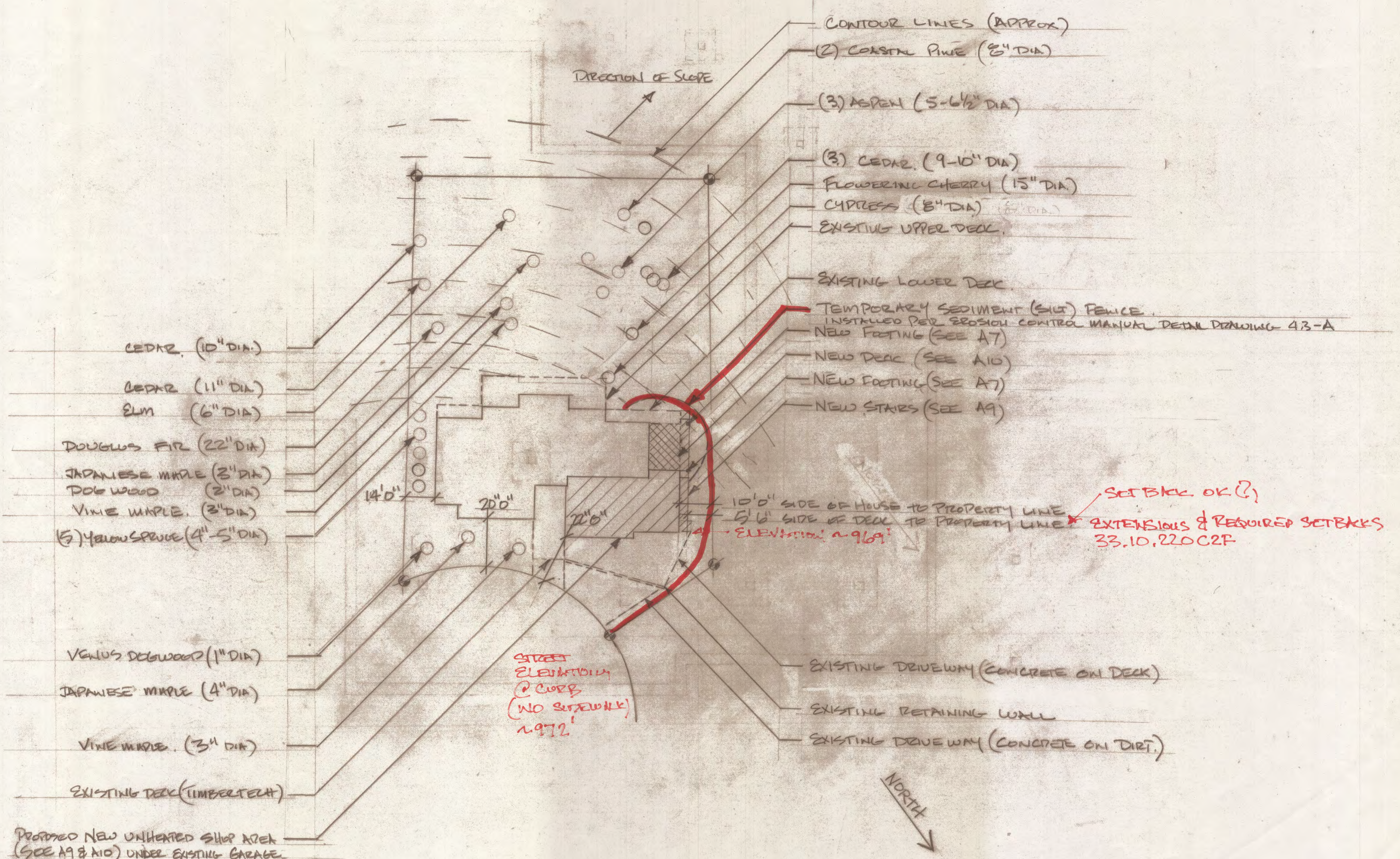
REVISED

4-21-19 REV 2

5-19-19 REV 3

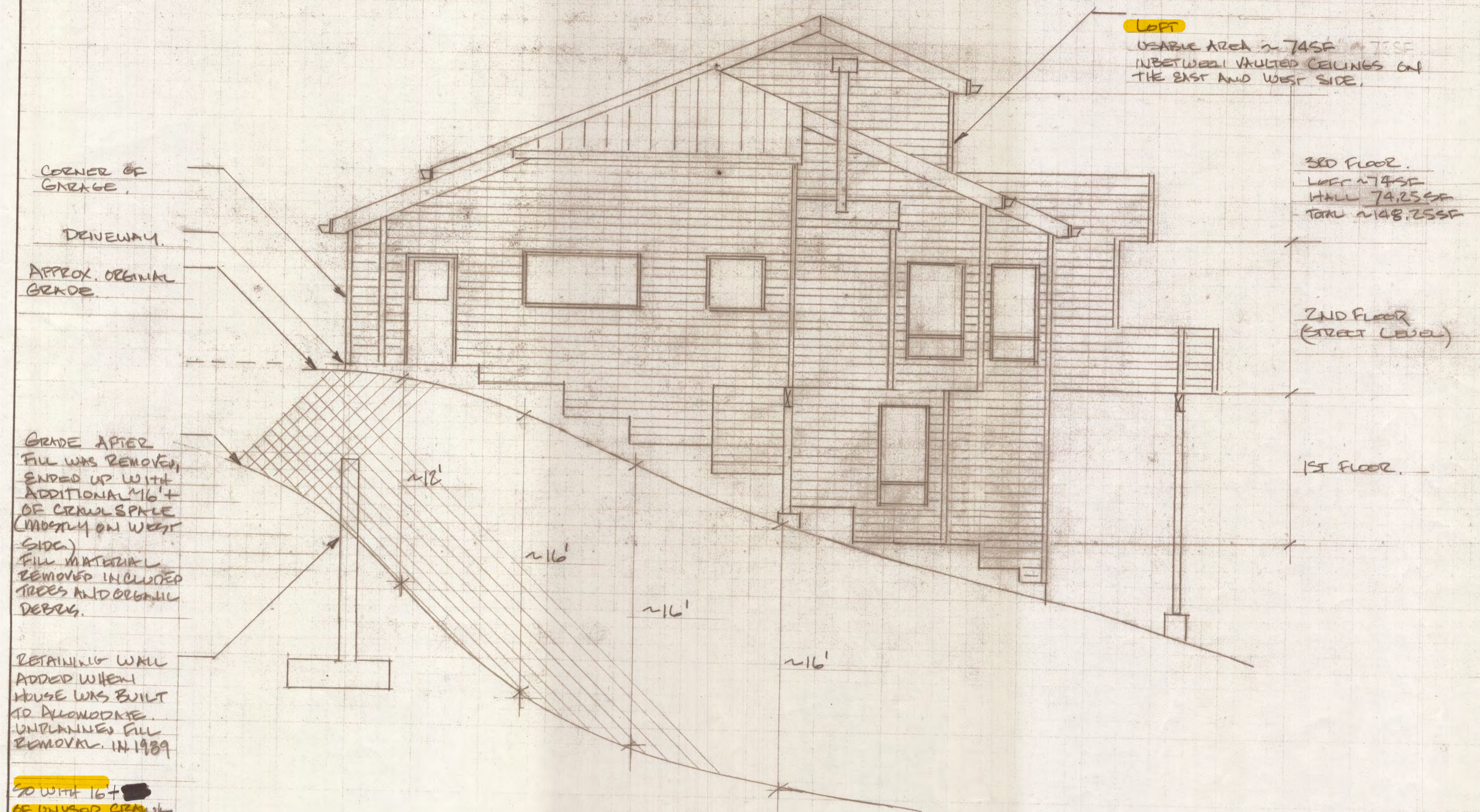
DRAWING NUMBER

A12



24 HOUR EROSION CONTROL CONTACT.
ERIC KIRKE WOOD - (HOME OWNER)
503-702-0949 (CELL)

PLANNING & ZONING		
SCALE: 1"=20'0"	APPROVED BY:	DRAWN BY: <i>epk</i>
DATE: 5-13-19		REVISED
DRAWING NUMBER		A13



LOFT
 USABLE AREA ~ 745SF
 IN BETWEEN VAULTED CEILINGS ON
 THE EAST AND WEST SIDE.

3RD FLOOR.
 LOFT ~ 745SF
 HALL 74.25SF
 TOTAL ~ 148.25SF

2ND FLOOR
 (STREET LEVEL)

1ST FLOOR.

CORNER OF
 GARAGE.

DRIVEWAY.

APPROX. ORIGINAL
 GRADE.

GRADE AFTER
 FILL WAS REMOVED,
 ENDED UP WITH
 ADDITIONAL 16\"/>

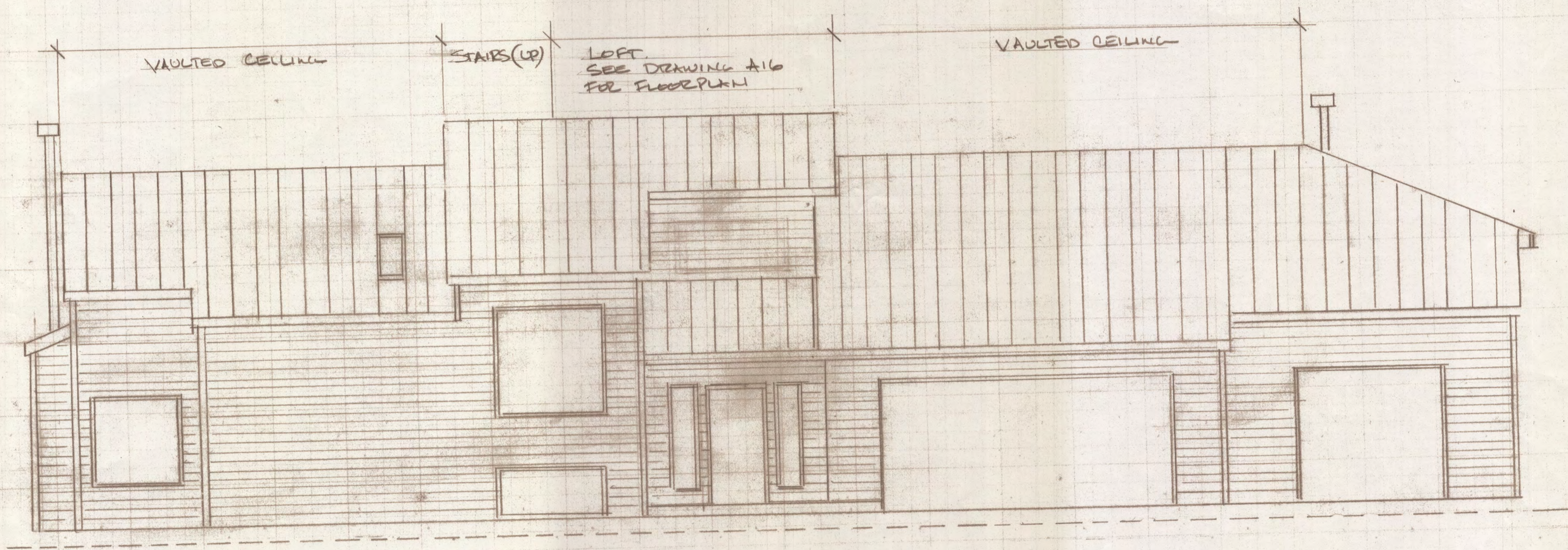
RETAINING WALL
 ADDED WHEN
 HOUSE WAS BUILT
 TO ACCOMMODATE
 UNPLANNED FILL
 REMOVAL. IN 1989

SO WITH 16\"/>

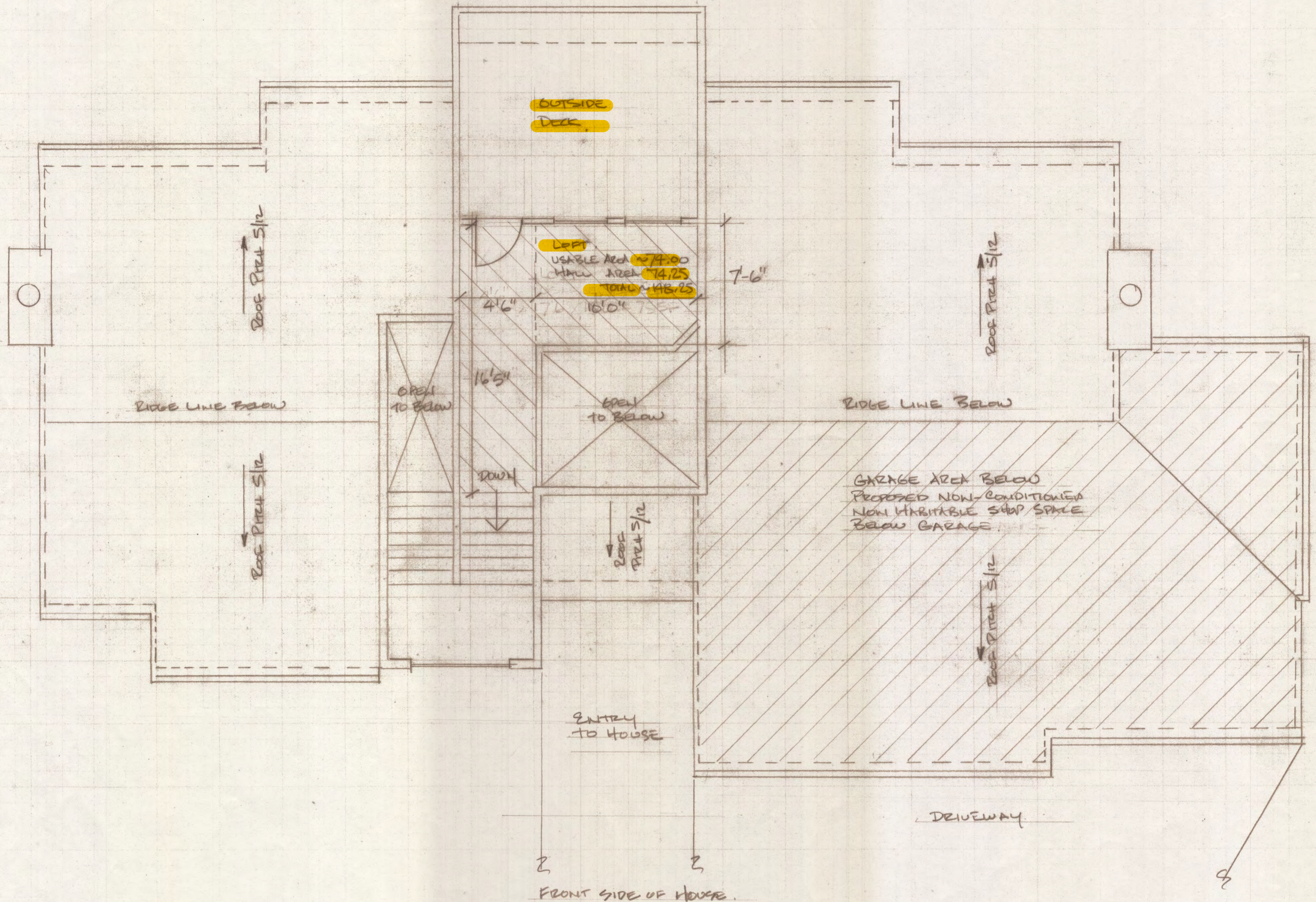
ACCURACY:	SCALE: 1/4"=1'-0"	DRAWN BY:	APPRVD:
LINES:	DATE: 5-30-19	ERIC KIRKELWOOD	SHEET NO:
DIMENS. ETC:	TITLE: RIGHT SIDE ELEVATION		
LETTERING:	ORIGINAL DESIGN - (WEST.)		
ARROWS:			
OTHER:			
			DRAWING NO. A14

SAU
 1/11

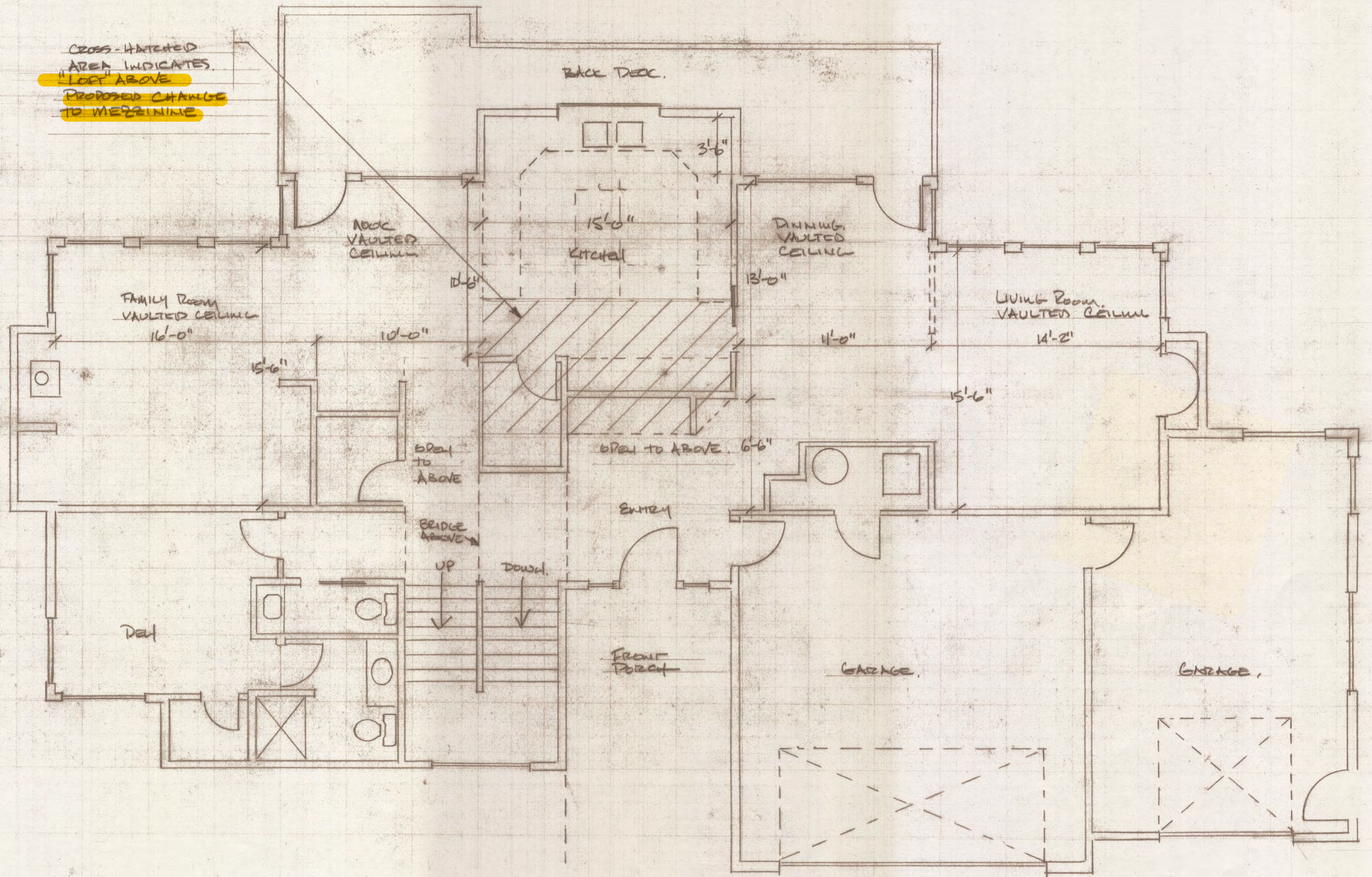
7



ACCURACY:	SCALE: $\frac{1}{4}" = 1'-0"$	DRAWN BY:	APPRVD:
LINES:	DATE: 5-30-19	ERIC KIRKEWOOD	SHEET NO:
DIMENS. ETC:	TITLE FRONT ELEVATION		
LETTERING:			
ARROWS:			
OTHER:			
			DRAWING NO. A15



ACCURACY:	SCALE: $\frac{1}{4}" = 1'-0"$	DRAWN BY: ERIC KIRKEWOOD	APPRVD:
LINES:	DATE: 5-30-19		SHEET NO:
DIMENS. ETC:	TITLE: LOFT FLOOR PLAN (EXISTING)		
LETTERING:			
ARROWS:			
OTHER:			
			DRAWING NO. A16



ACCURACY:	SCALE: $\frac{1}{4}" = 1'-0"$	DRAWN BY: ERIC KIRKEWOOD	APPRVD:
LINES:	DATE: 6-7-19		SHEET NO:
DIMENS. ETC:	TITLE MAIN FLOOR PLAN		
LETTERING:	EXISTING.		
ARROWS:	DRAWING NO.		
OTHER:	A17		

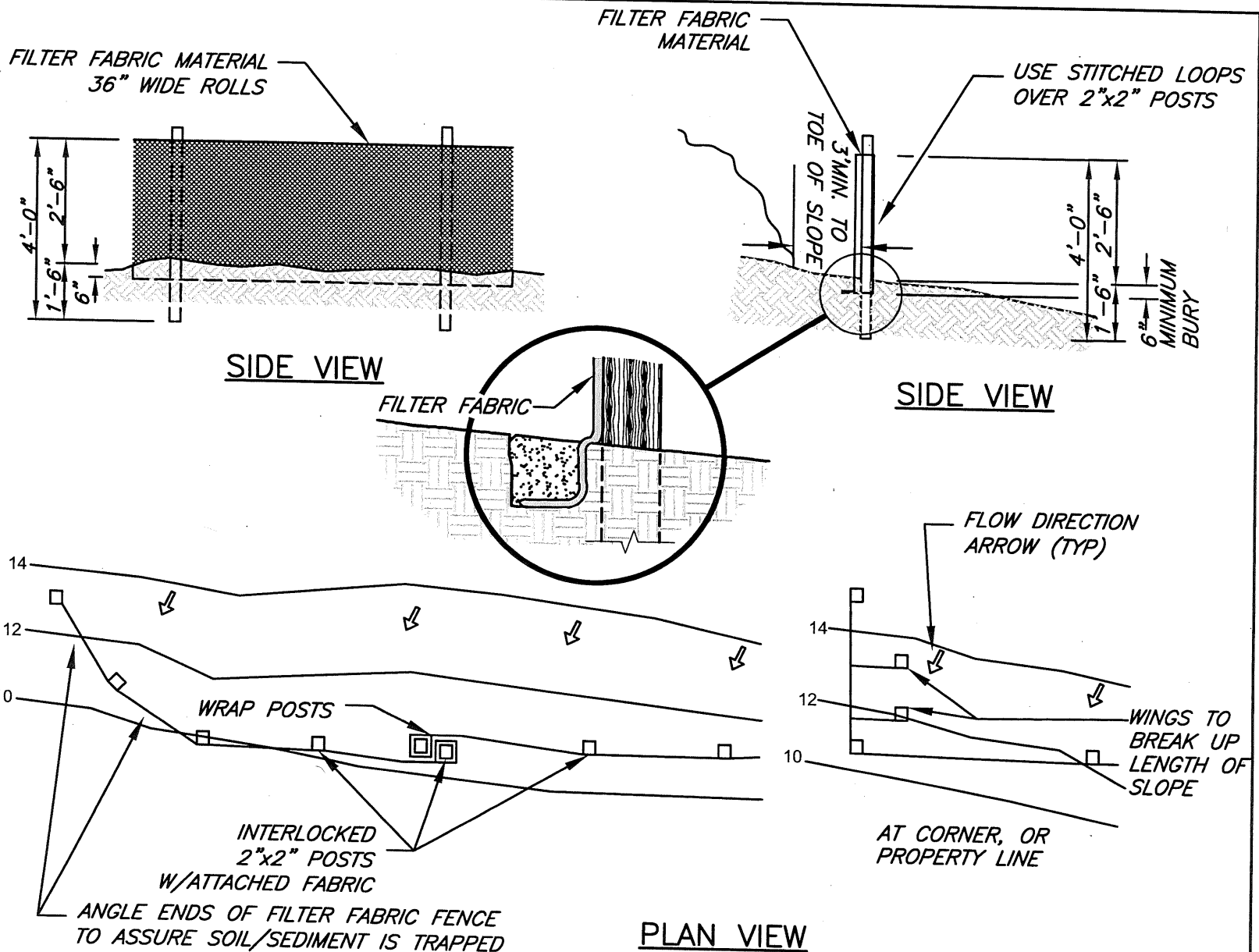
Salt
1/4"

EROSION CONTROL MANUAL

TEMPORARY SEDIMENT FENCE

Detail Drawing 4.3-A

DRAWING NOT TO SCALE



7 APPENDIX B: RECOMMENDED STANDARD NOTES FOR EROSION CONTROL PLANS

- ~~A. Approval of this erosion, sediment and pollution control plan (ESPCP) does not constitute an approval of permanent road or drainage design (e.g., size and location of roads, pipes, restrictors, channels, retention facilities, utilities, etc.)~~
- B. The implementation of this ESPCP and the construction, maintenance, replacement, and upgrading of these ESPCP facilities is the responsibility of the applicant/contractor until all construction is completed and approved and vegetation/landscaping is established.
- ~~C. The boundaries of the clearing limits shown on this plan shall be clearly flagged in the field prior to construction. During the construction period, no disturbance beyond the flagged clearing limits shall be permitted. The flagging shall be maintained by the applicant/contractor for the duration of construction.~~
- D. The ESPCP facilities shown on this plan must be constructed in conjunction with all clearing and grading activities, and in such a manner as to insure that sediment and sediment laden water do not enter the drainage system, roadways, or violate applicable water standards.
- E. The ESPCP facilities shown on this plan are the minimum requirements for anticipated site conditions. During the construction period, these ESPCP facilities shall be upgraded as needed for unexpected storm events and to ensure that sediment and sediment-laden water do not leave the site.
- F. The ESPCP facilities shall be inspected daily by the applicant/contractor and maintained as necessary to ensure their continued functioning.
- G. The ESPCP facilities on inactive sites shall be inspected and maintained a minimum of once a month or within the 24 hours following a storm event.
- ~~H. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to insure that all paved areas are kept clean for the duration of the project.~~

Standard Notes for Sediment Fences:

- ~~1. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6-inch overlap, and both ends securely fastened to the post, or overlap 2 inch x 2 inch posts and attach as shown on detail sheet 4-2A.~~
- ~~2. The filter fabric fence shall be installed to follow the contours where feasible. The fence posts shall be spaced a maximum of 6 feet apart and driven securely into the ground a minimum of 24 inches.~~
- ~~3. The filter fabric shall have a minimum vertical burial of 6 inches. All excavated material from filter fabric fence installation, shall be backfilled and compacted, along the entire disturbed area.~~