

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: Decision Rendered

Appeal ID: 23428	Project Address: 1729 NE Stanton St
Hearing Date: 2/5/20	Appellant Name: Samuel Robbins
Case No.: B-019	Appellant Phone: 2813895629
Appeal Type: Building	Plans Examiner/Inspector: Amanda Rhoads
Project Type: residential	Stories: 2 Occupancy: R-5 Construction Type: wood frame construction
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.: 19-266709-LU
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Single Family Residential

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	ORSC R302.1 table
Requires	Eaves not allowed 2' from property line.
Code Modification or Alternate Requested	Proposing alternate 1-hour protection of eave.
Proposed Design	We propose to maintain the existing 2'-3" eave and to apply (1) layer of 5/8" Type X gypsum wallboard to the underside of the rafters to fire protect the eave. The wallboard will then be covered with painted wood trim.
Reason for alternative	To maintain condition of existing eave.

APPEAL DECISION

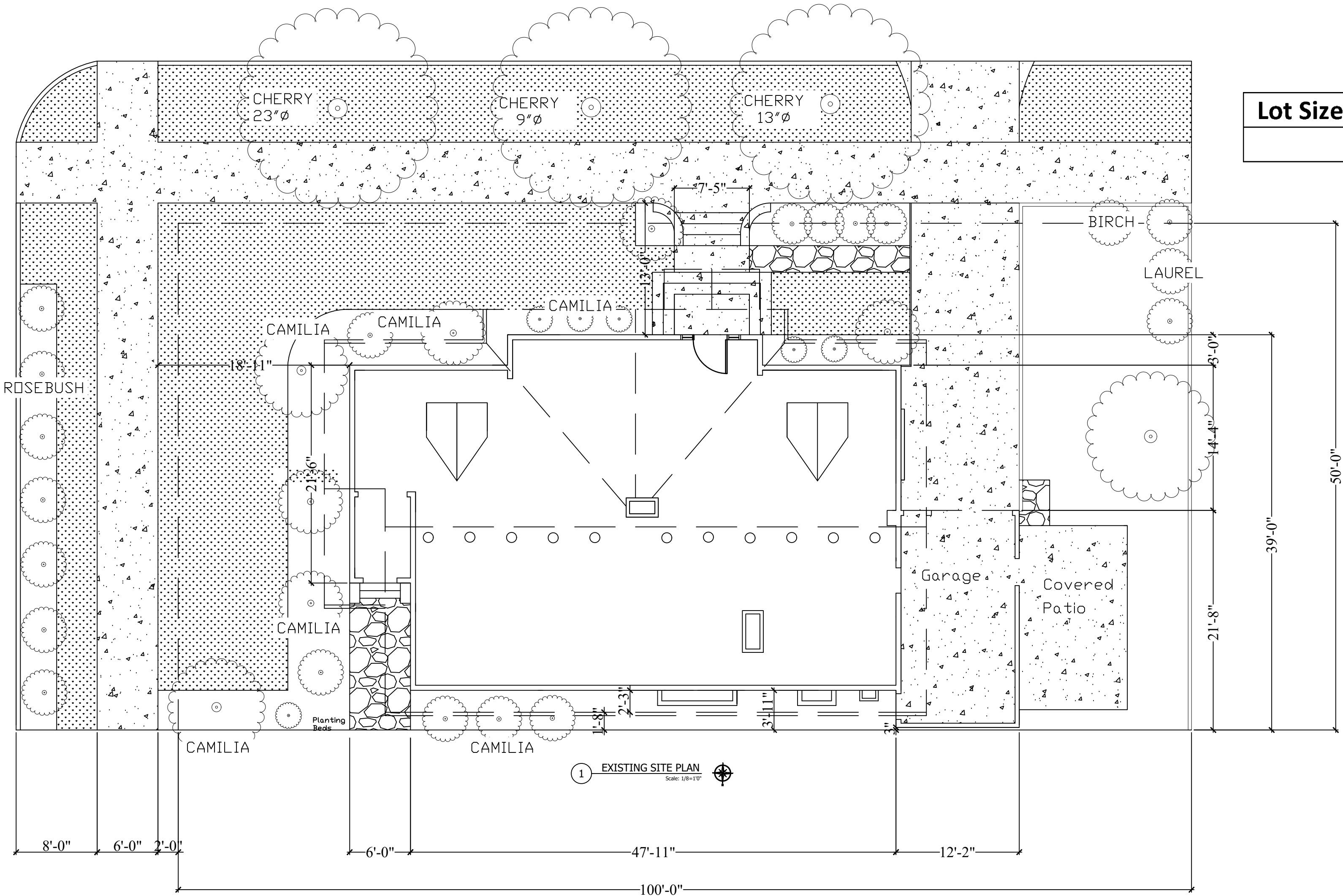
Alternate one hour assembly for North eave of existing SFR within 2 feet of property line: Granted provided:

- Two layers of 5/8" Type X gypsum sheathing are provided on the underside of the soffit with 2 x blocking between rafters as required for nailing. (A protective weather barrier may cover the gypsum sheathing).
- No openings including eave vents may be installed in the soffit and no openings including windows, roof vents or skylights may be installed in that portion of the wall or roof that is within three feet of the property line.
- No built elements including gutters and footings may cross the property line and stormwater must remain and be disposed of on site.

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

The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

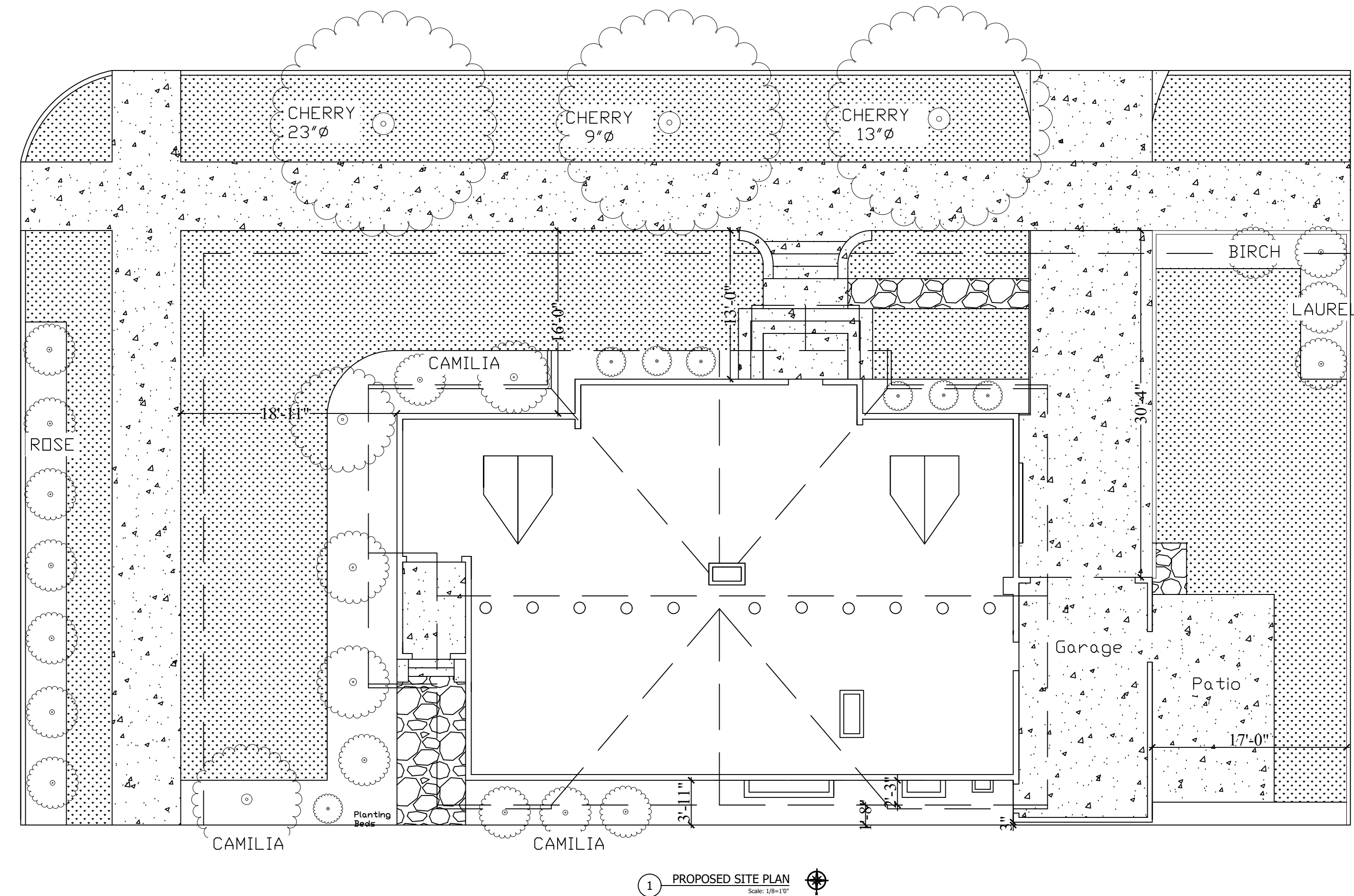
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



Lot Size	Existing Lot Coverage
5,000 sqft	2703 sqft



Site Context



Lot Size	Proposed Lot Coverage
5,000 sqft	2703 sqft

General Notes

- All the work shall be done in conformance with all applicable codes and to the highest standard of workmanship for all trades involved.
- Construction Materials shall be spread out if placed on framed floor or roof. Load shall not exceed the set lb/sqft.
- Where existing construction is cut, damaged, or remodeled, to be patched with materials to match kind, quality, and performance.

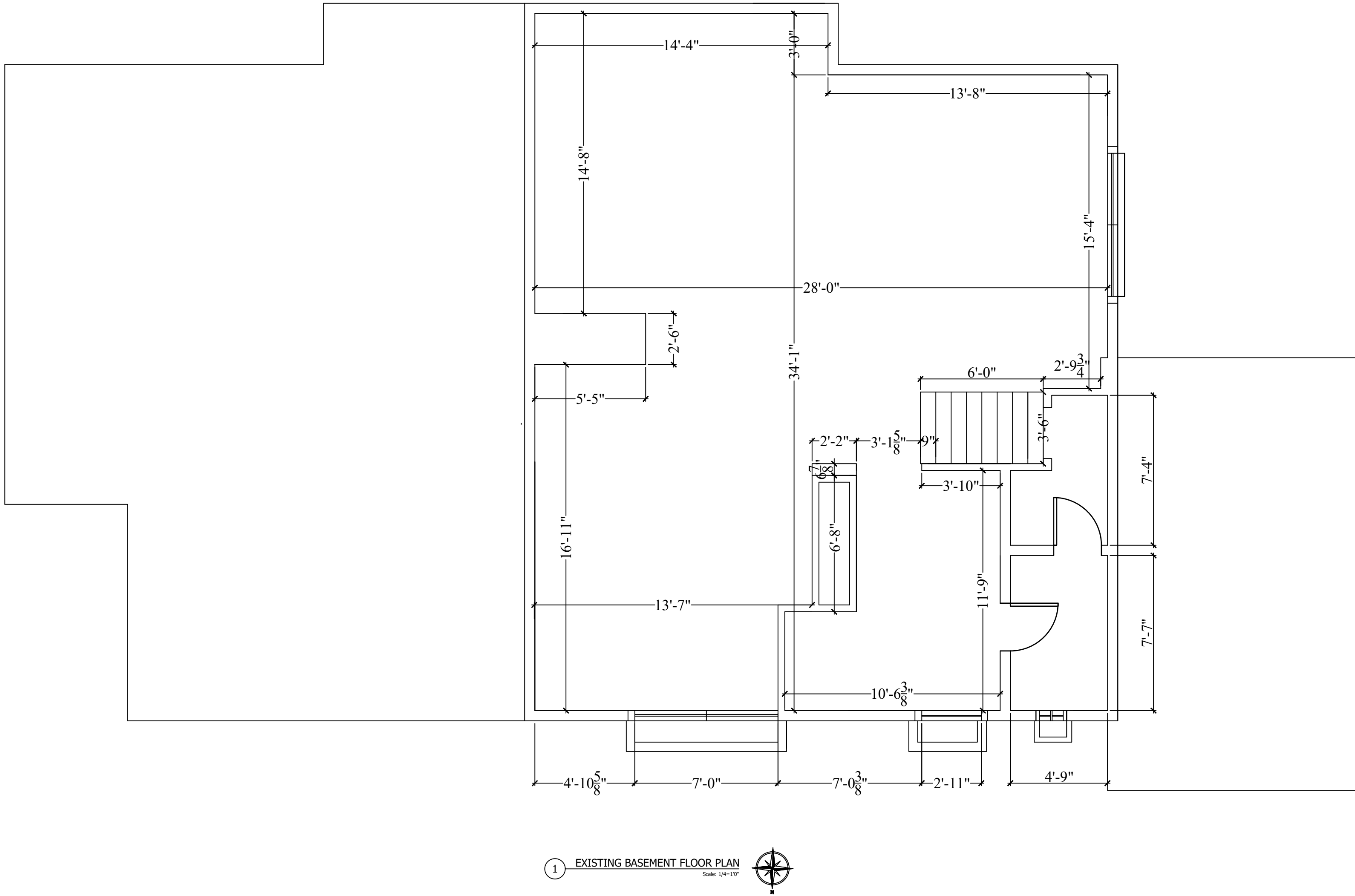
McCULLOCH
Construction
1729 NE Siskiyou St.
Portland, OR 97212

TITLE: HOUSE REMODEL
PROJECT: STANTON
ADDRESS: 1729 NE Stanton St. PORTLAND, OR.

DATE: 12/12/2019

REVISION: 1/23/2020
DRAWN BY: SAMUEL ROBBINS

A1

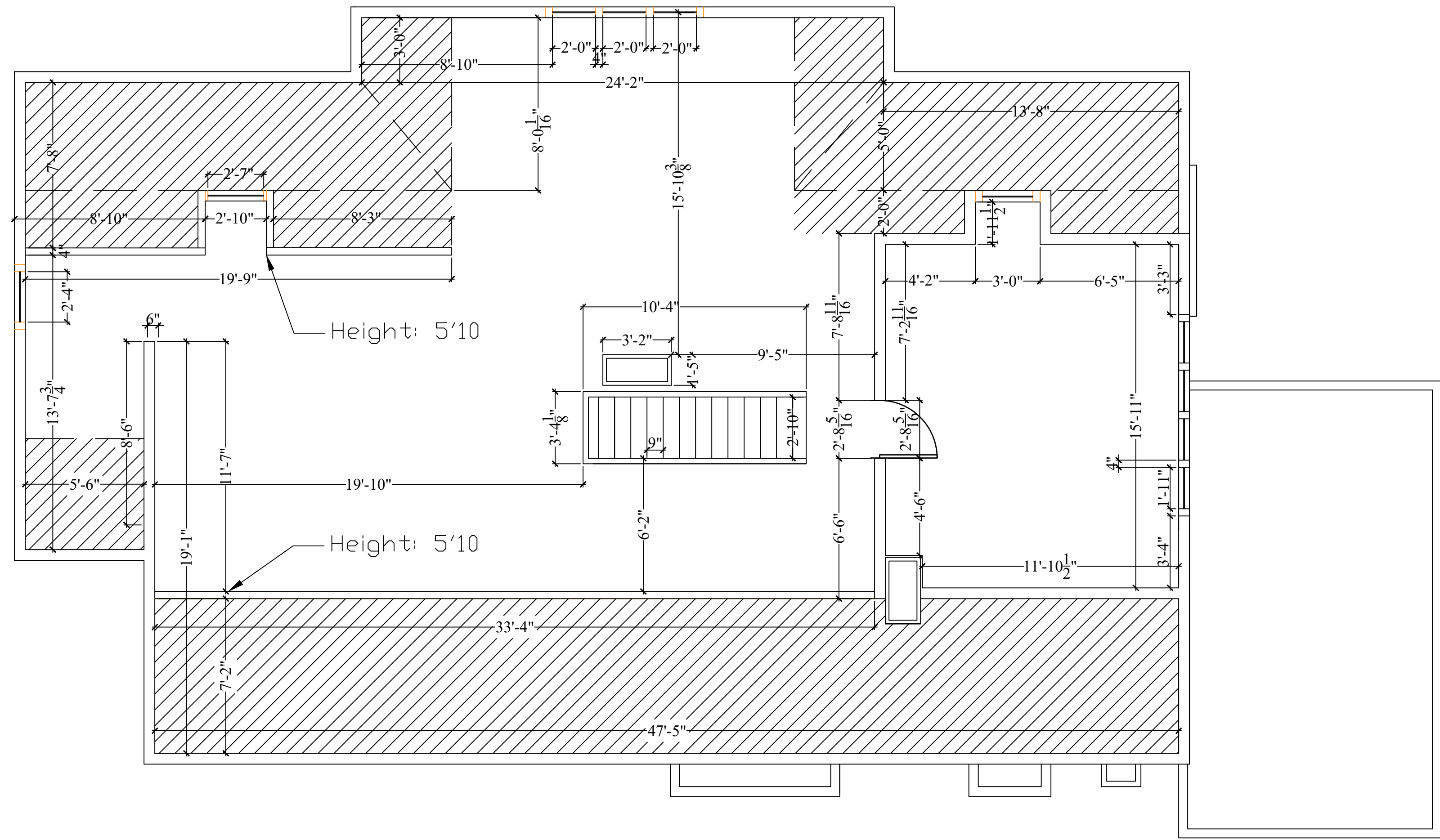


McCULLOCH
Construction
1729 NE Siskiyou St.
Portland, OR 97212

TITLE: HOUSE REMODEL
PROJECT: STANTON
ADDRESS: 1729 NE Stanton St. PORTLAND, OR.

DATE: 12/12/2019
REVISION: 1/23/2020
DRAWN BY: SAMUEL ROBBINS

A2



1 EXISTING SECOND FLOOR PLAN
Scale: 1/4"=1'-0"



McCULLOCH
Construction
1729 NE Siskiyou St.
Portland, OR 97212

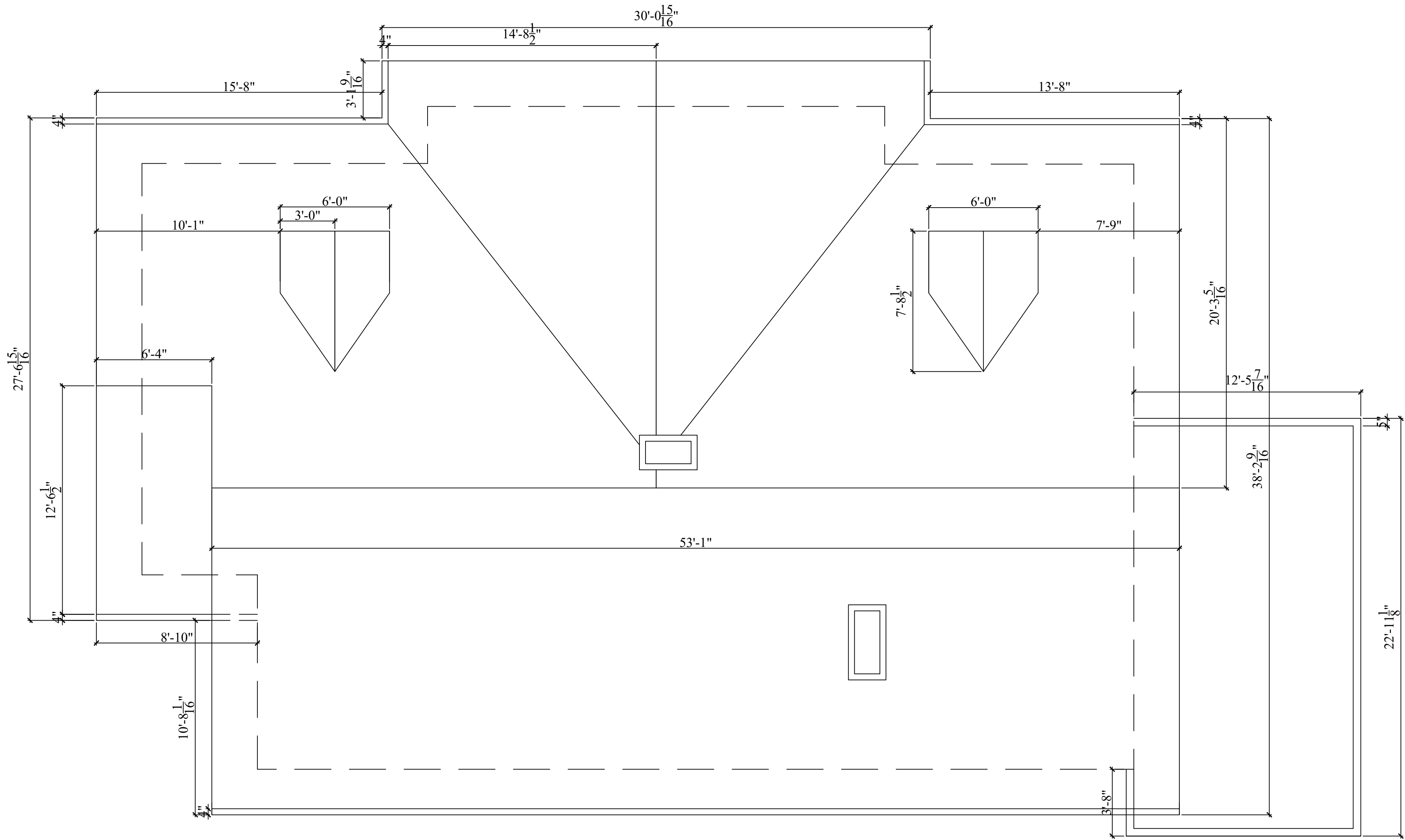
TITLE: HOUSE REMODEL
PROJECT: STANTON
ADDRESS: 1729 NE Stanton St. PORTLAND, OR.

DATE: 12/12/2019

REVISION: 1/23/2020

DRAWN BY: SAMUEL ROBBINS

A4



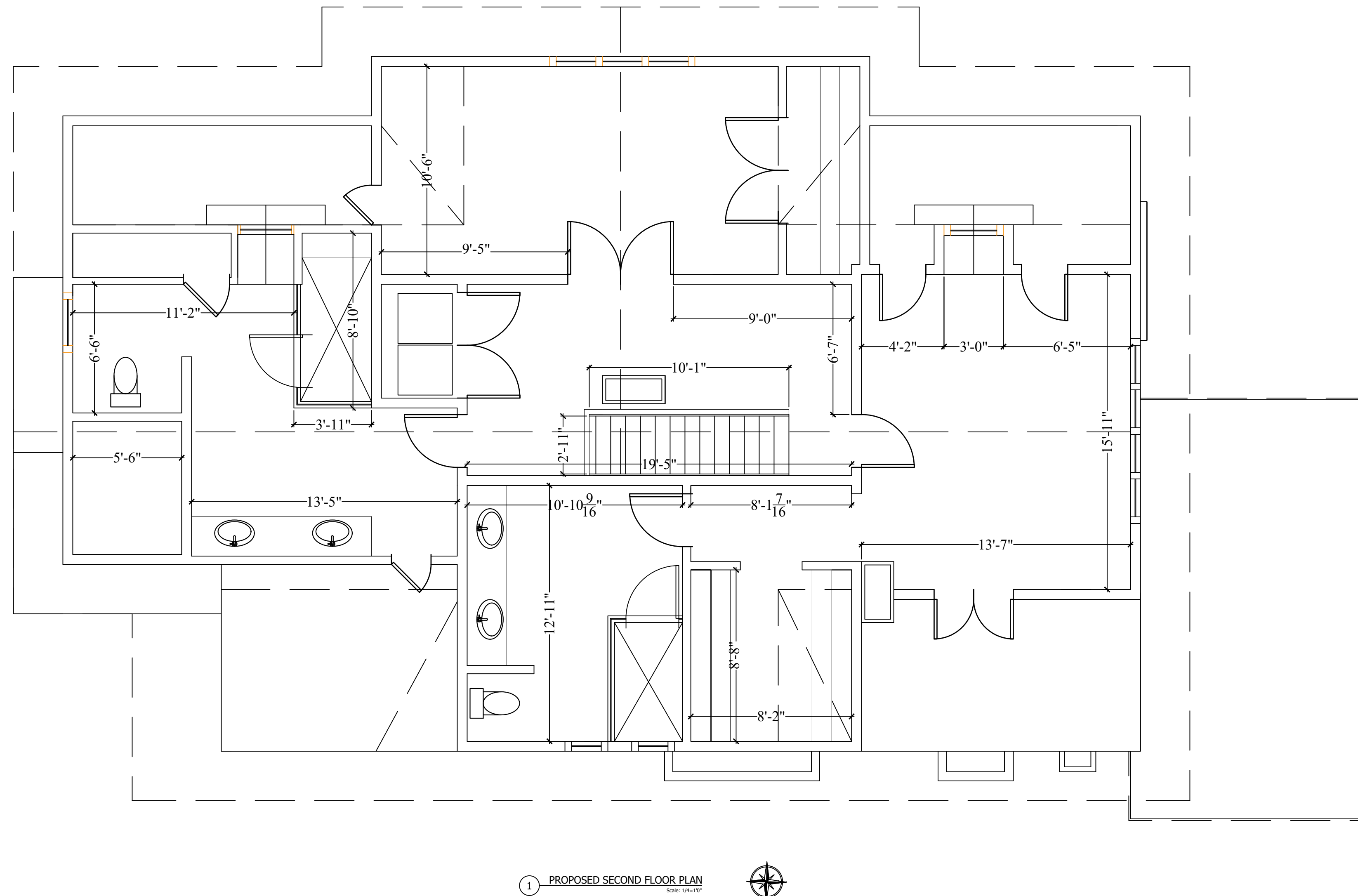
1 EXISTING ROOF PLAN
Scale: 1/4"=1'-0"



TITLE: HOUSE REMODEL
PROJECT: STANTON
ADDRESS: 1729 NE Stanton St. PORTLAND, OR.

DATE: 12/12/2019

REVISION: 1/23/2020
DRAWN BY: SAMUEL ROBBINS



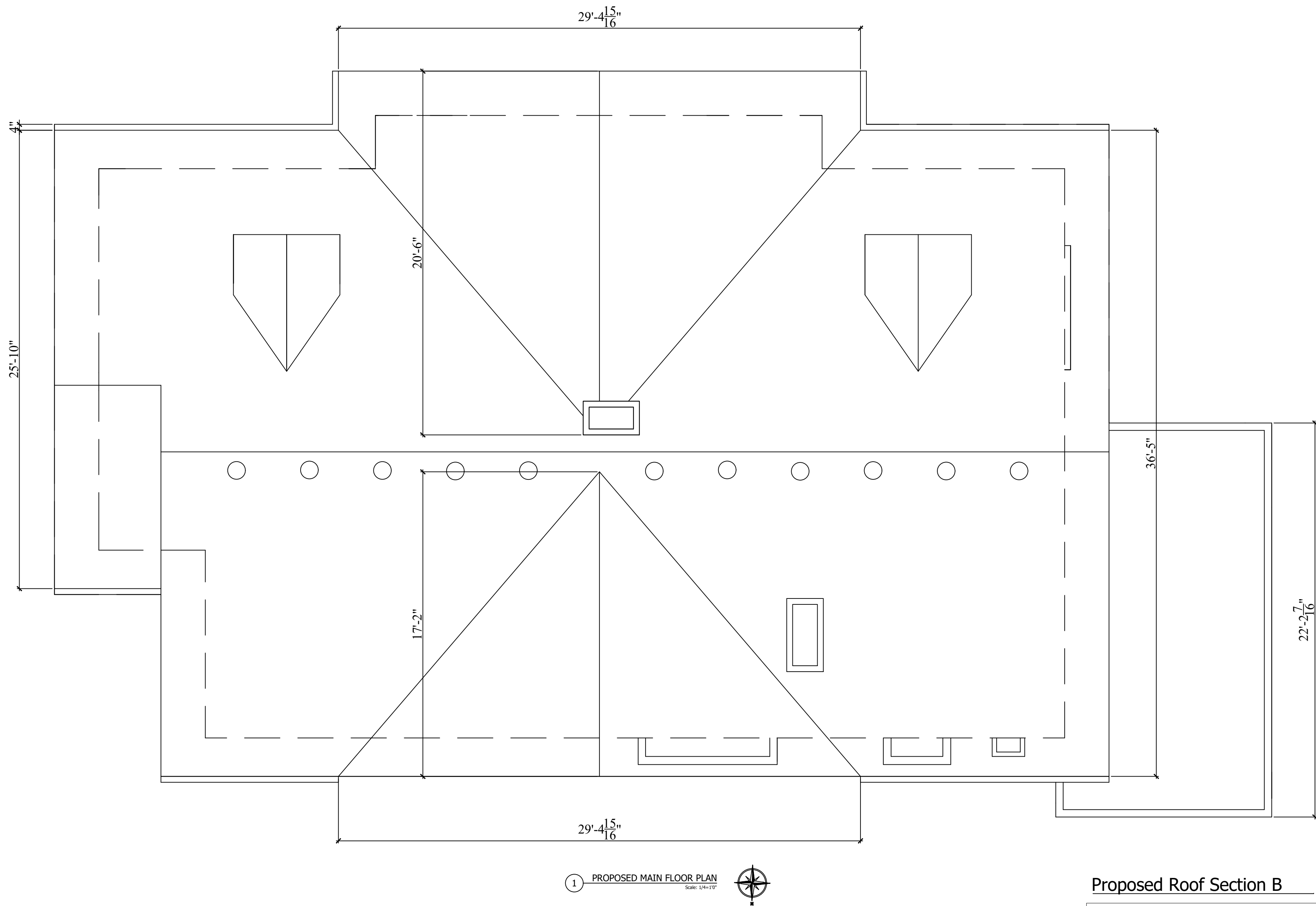
McCULLOCH
Construction
1729 NE Siskiyou St.
Portland, OR 97212

TITLE: HOUSE REMODEL
PROJECT: STANTON
ADDRESS: 1729 NE Stanton St. PORTLAND, OR.

DATE: 12/12/2019

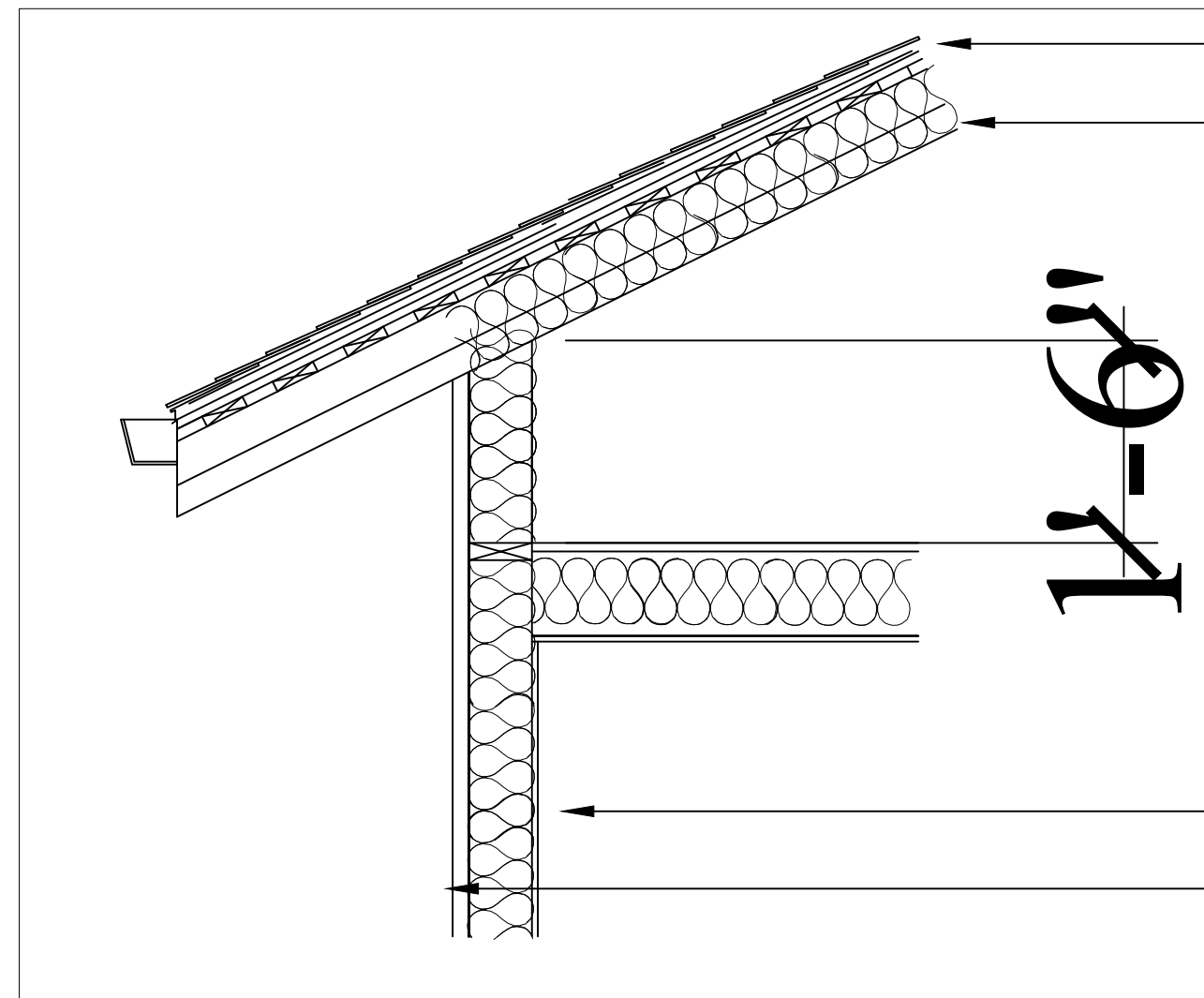
REVISION:
1/23/2020
DRAWN BY:
SAMUEL ROBBINS

A6



1 PROPOSED MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"

Proposed Roof Section A

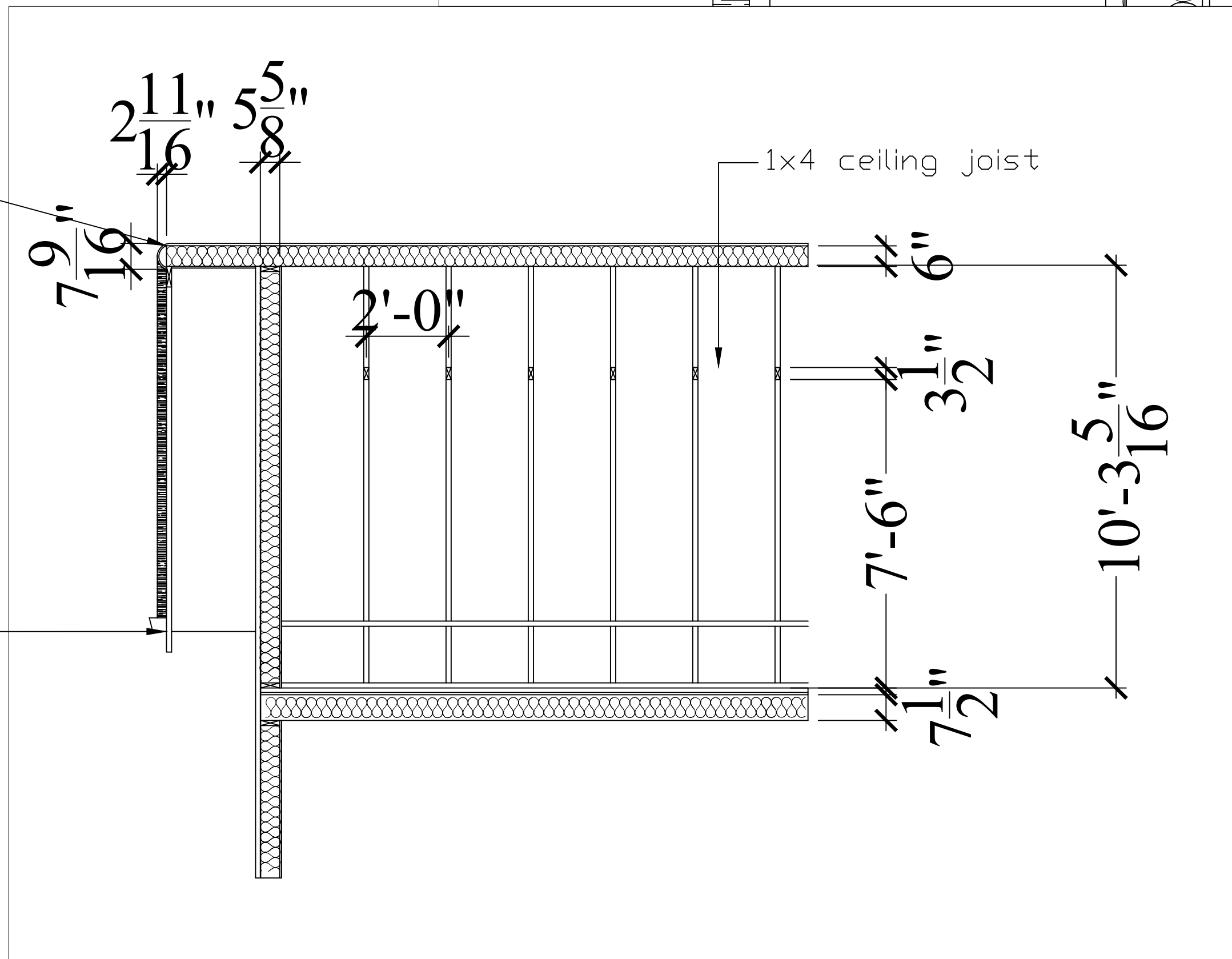


asphalt shingles:
rolled edge

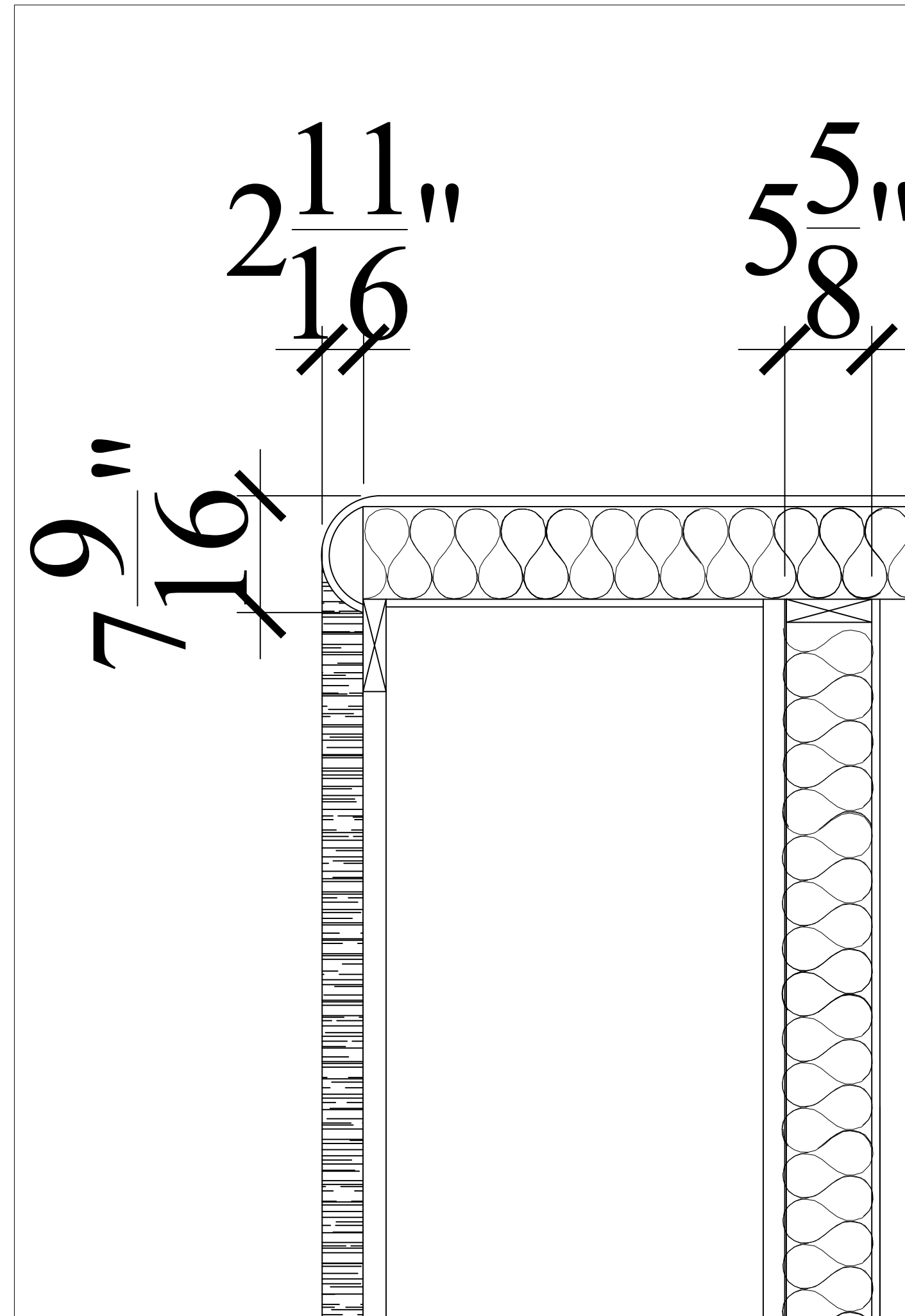
1x6 Fascia

2x6 framing lumber
2x4 siding

Proposed Roof Section B



Rolled Roof Detail



TITLE: HOUSE REMODEL
PROJECT: STANTON
ADDRESS: 1729 NE Stanton St. PORTLAND, OR.

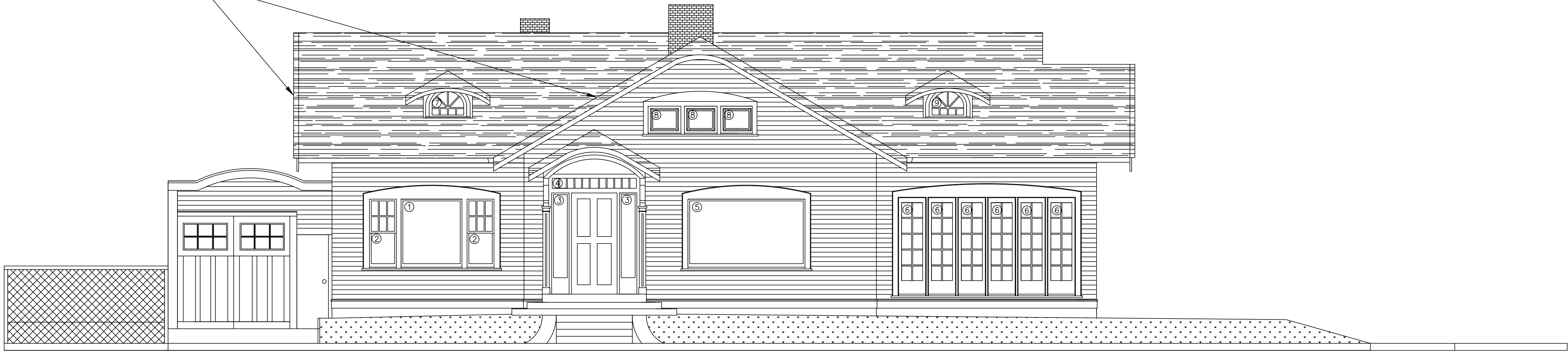
DATE: 12/12/2019

REVISION: 1/23/2020
DRAWN BY: SAMUEL ROBBINS

A7

McCULLOCH
Construction
1729 NE Siskiyou St.
Portland, OR 97212

Existing Rolled Roof Edge



1 EXISTING NORTH ELEVATION
Scale: 1/4"=1'-0"



1 EXISTING EAST ELEVATION
Scale: 1/4"=1'-0"



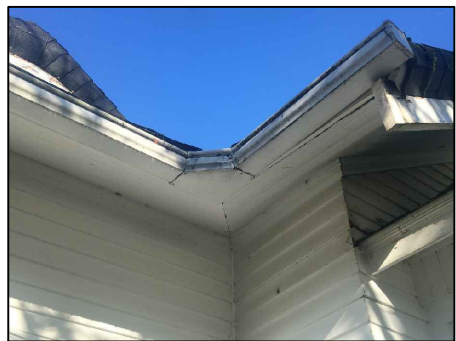
Existing Window Schedule

Location	Quantity	Style	Dimensions	Location
SOUTH ELEVATION				
Dining	1 (existing)	Picture	4'-3" x 4'-10"	1
	2 (existing)	DL – Double Hung	1'-11" x 4'-10"	2
Entrance	2 (existing)	Sidelights	0'-11" x 5'-1"	3
	1 (existing)	Transom	0'-9" x 6'-0"	4
Living	1 (existing)	Picture	8'-4" x 4'-10"	5
Sunroom	6 (existing)	DL - Casement	1'-11" x 6'-11"	6
Master Bedroom	1 (existing)	Half Moon	2'-0" x 2'-8"	7
Bedroom 2	3 (existing)	DL - Casement	2'-4" x 1'-11"	8
Upstairs Bath	1 (existing)	Half Moon	2'-4" x 1'-1.5"	9
EAST ELEVATION				
Sunroom	5 (existing)	DL - Casement	1'-11" x 6'-11"	10
Kitchen	1 (existing)	Divided Light - DH	1'-2" x 1'-6"	11
	1 (existing)	Divided Light - DH	3'-3" x 4'-4"	12
Upstairs Bath	1 (existing)	Half Moon	3'-2" x 2'-0"	13

Existing Eave / Trim Details

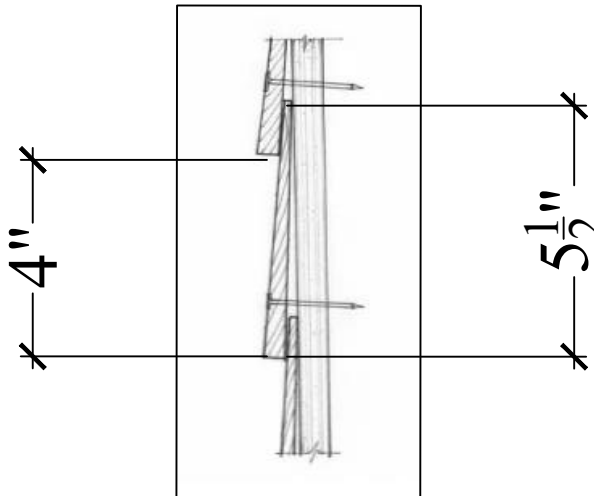


1. Attic Dormer &
Rolled Roof Edge



2. Eave, Soffit, &
Frieze

Existing Beveled Edge Siding Section



McCULLOCH
Construction
1729 NE Siskiyou St.
Portland, OR 97212

TITLE: HOUSE REMODEL
PROJECT: STANTON
ADDRESS: 1729 NE Stanton St. PORTLAND, OR.

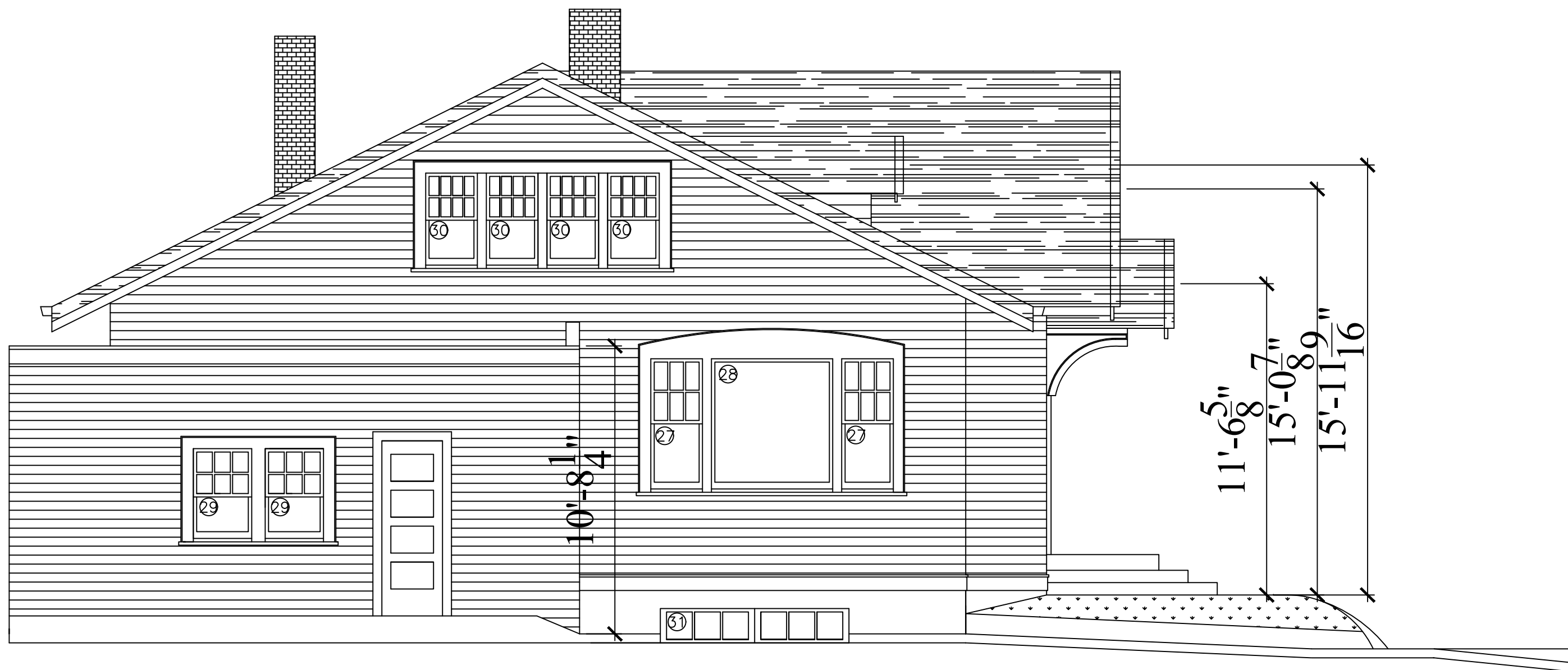
DATE: 12/12/2019

REVISION: 1/23/2020
DRAWN BY: SAMUEL ROBBINS

A8



1 EXISTING SOUTH ELEVATION
Scale: 1/4=1'0"



1 EXISTING WEST ELEVATION
Scale: 1/4=1'0"

Existing Window Schedule

Location	Quantity	Style	Dimensions	Location
NORTH ELEVATION				
Kitchen	2 (existing)	DL – Double Hung	2'-6" x 4'-6"	14
	2 (existing)	DL – Double Hung	1'-7" x 3'-6"	15
Den	3 (existing)	DL – Double Hung	2'-0" x 3'-11.5"	16
Mudroom	1 (existing)	DL – Double Hung	3'-11" x 2'-10.5"	17
Powder Room	1 (existing)	DL – Double Hung	3'-4" x 4'-6"	18
Garage	1 (existing)	DL - Double Hung	2'-2" x 3'-4"	19
Basement	1 (existing)	DL - Casement	3'-6" x 1'-3.25"	20
	1 (existing)	Double Hung	2'-11" x 2'-7"	21
	1 (existing)	DL -Awning	1'-4" x 1'-.5"	22
WEST ELEVATION				
Dining	2 (existing)	Divided Light - DH	1'-11" x 4'-10"	24
	1 (existing)	Picture	4'-5" x 4'-10"	25
Garage	2 (existing)	DL - Double Hung	2'-6" x 2'-6"	26
Master Bedroom	4 (existing)	DL - Double Hung	2'-0" x 3'-11.5"	27
Basement	1 (existing)	DL - Casement	3'-6" x 1'-3.25"	28

Existing Eave / Trim Details



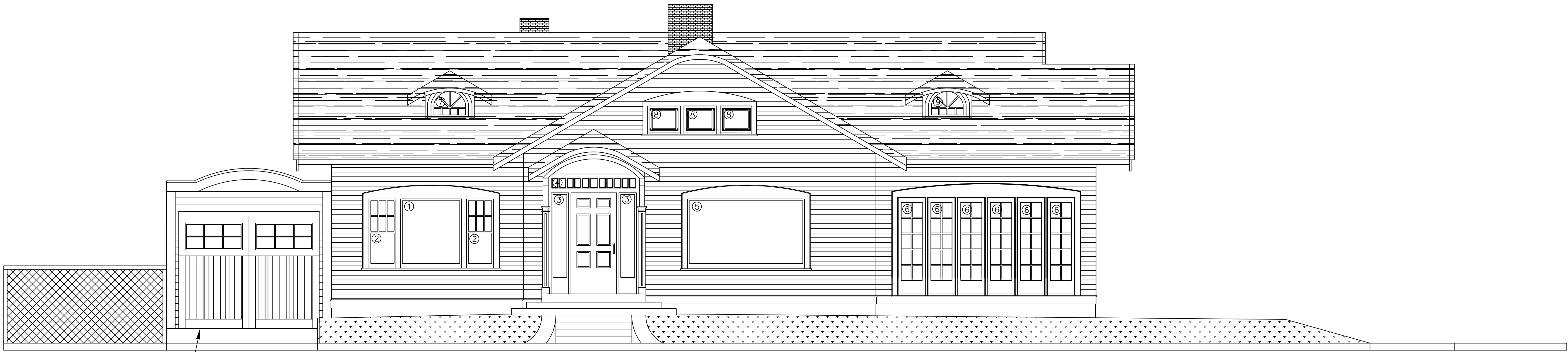
1.Porch Roof & Rolled Roof Edge



2.Skirtboard & Drip Edge



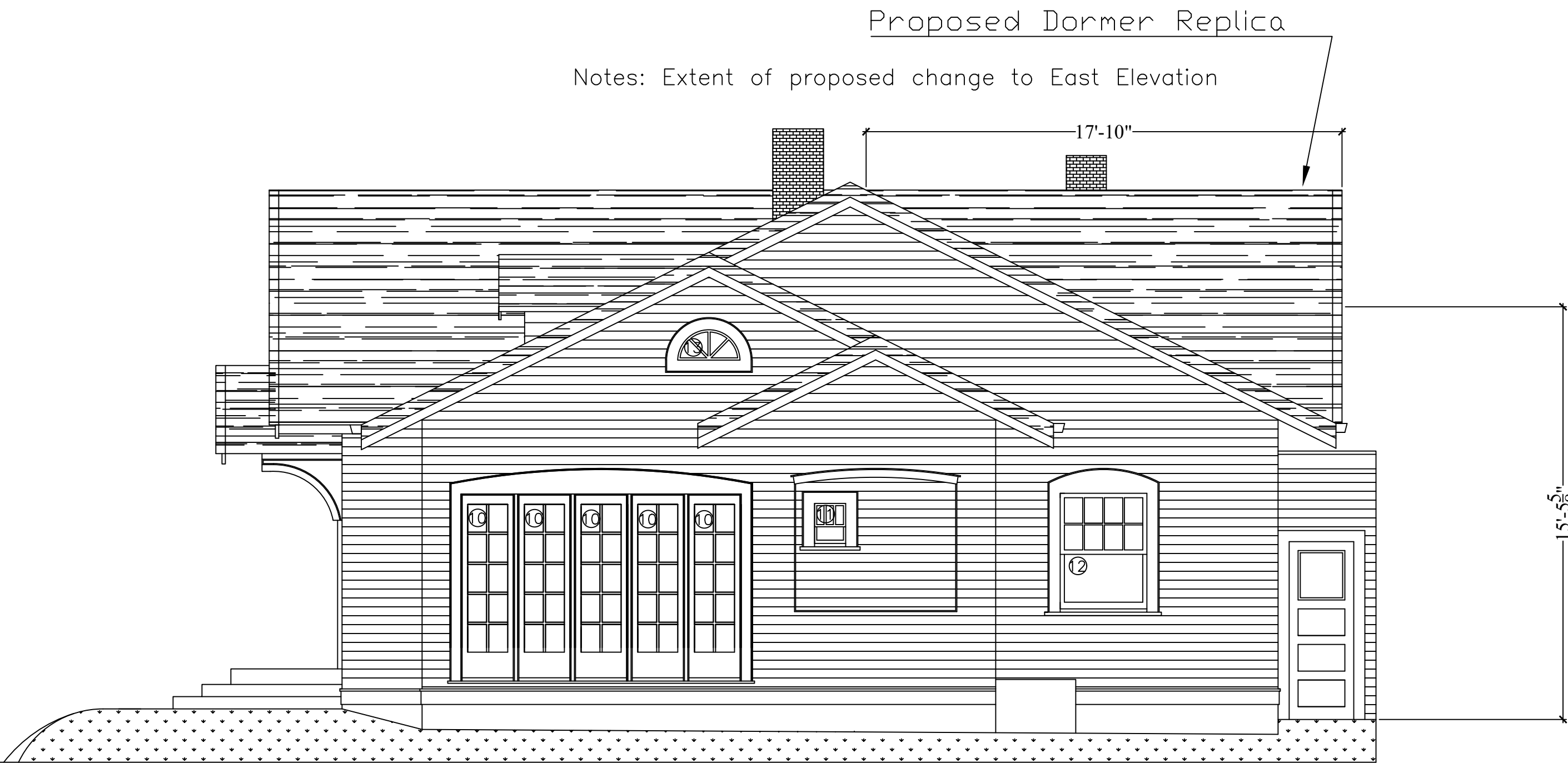
3.Window Trim



Proposed Garage Door

Notes: Extent of proposed change to South Elevation

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



Proposed Dormer Replica

Notes: Extent of proposed change to East Elevation

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



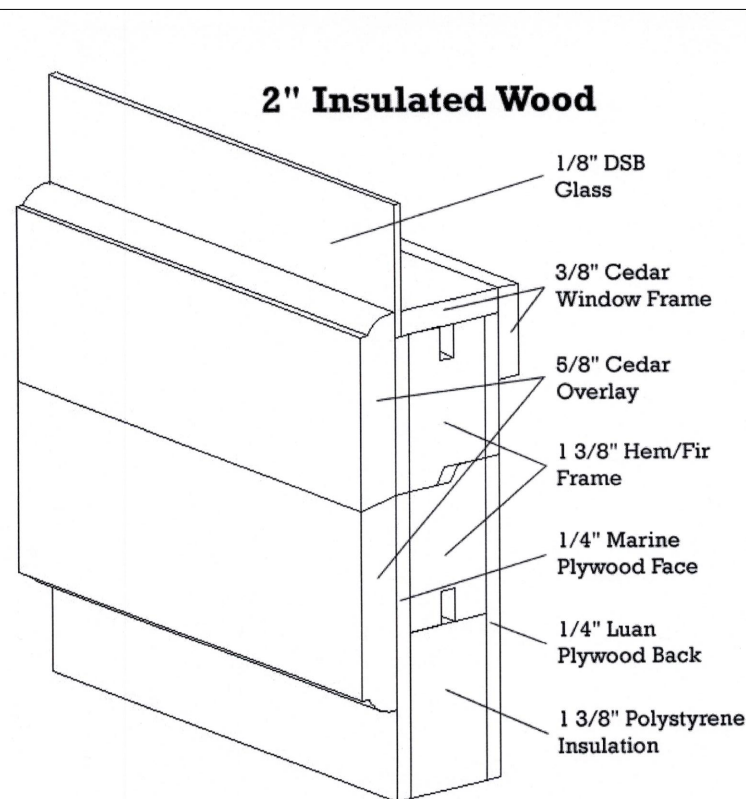
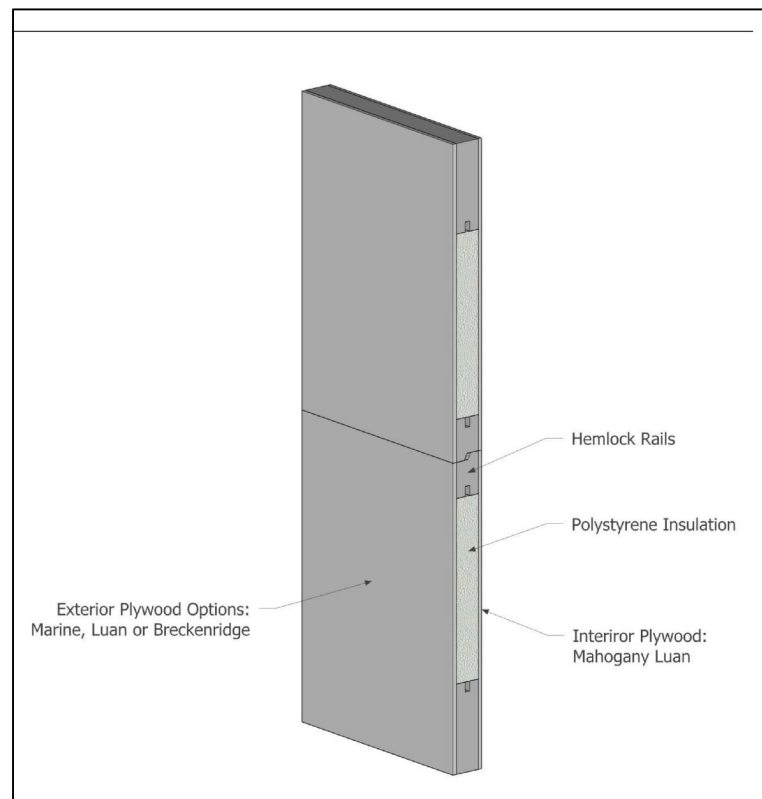
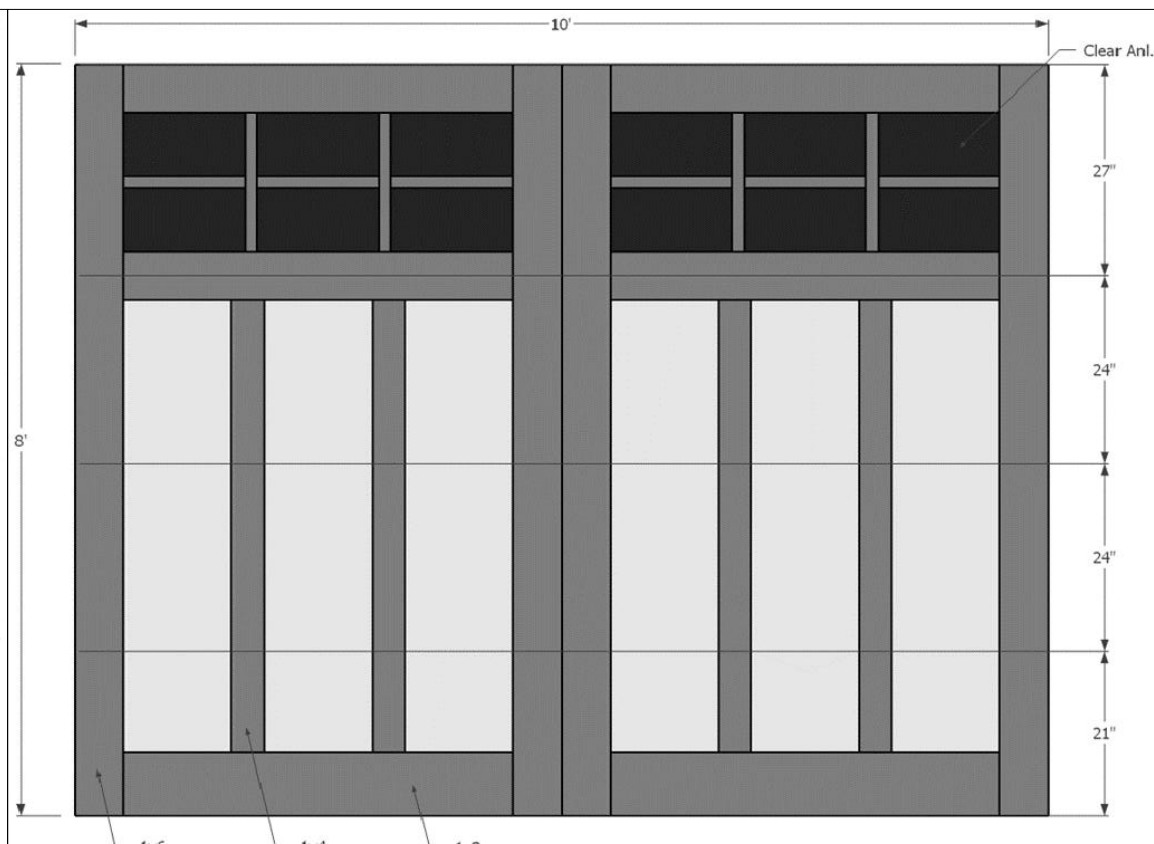
Proposed Window Schedule:only 2 additional windows proposed (north elevation)

Location	Quantity	Style	Dimensions	Location
SOUTH ELEVATION				
Dining				
	1 (existing)	Picture	4'-3" x 4'-10"	1
	2 (existing)	DL - Double Hung	1'-11" x 4'-10"	2
Entrance				
	2 (existing)	Sidelights	0'-11" x 5'-1"	3
	1 (existing)	Transom	0'-9" x 6'-0"	4
Living				
	1 (existing)	Picture	8'-4" x 4'-10"	5
Sunroom				
	6 (existing)	DL - Casement	1'-11" x 6'-11"	6
Master Bedroom				
	1 (existing)	Half Moon	2'-0" x 2'-8"	7
Bedroom 2				
	3 (existing)	DL - Casement	2'-4" x 1'-11"	8
Upstairs Bath				
	1 (existing)	Half Moon	2'-4" x 1'-1.5"	9
EAST ELEVATION				
Sunroom				
	5 (existing)	DL - Casement	1'-11" x 6'-11"	10
Kitchen				
	1 (existing)	Divided Light - DH	1'-2" x 1'-6"	11
	1 (existing)	Divided Light - DH	3'-3" x 4'-4"	12
Upstairs Bath				
	1 (existing)	Half Moon	3'-2" x 2'-0"	13

Existing Garage Door



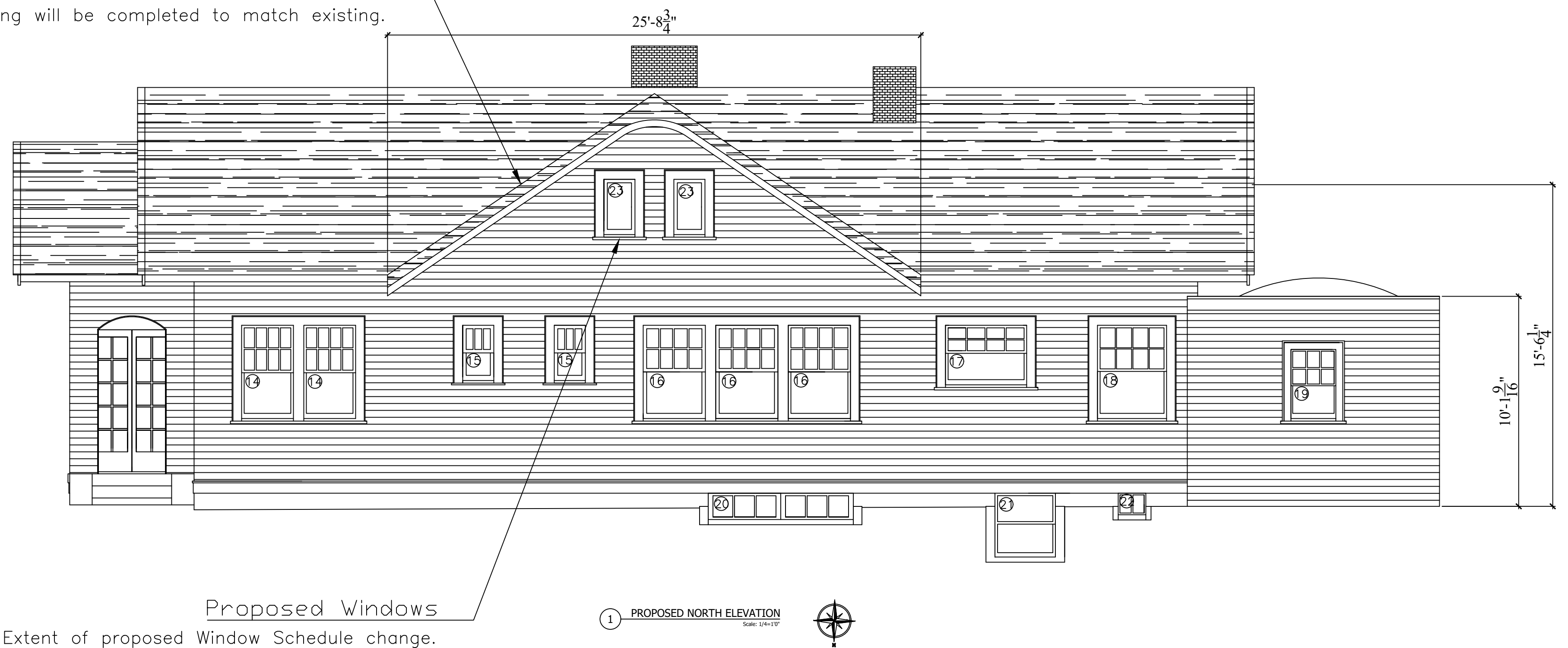
Proposed Garage Door



Proposed Dormer Replica

Notes: Extent of proposed change on the North Elevation.

Notes: All siding will be completed to match existing.



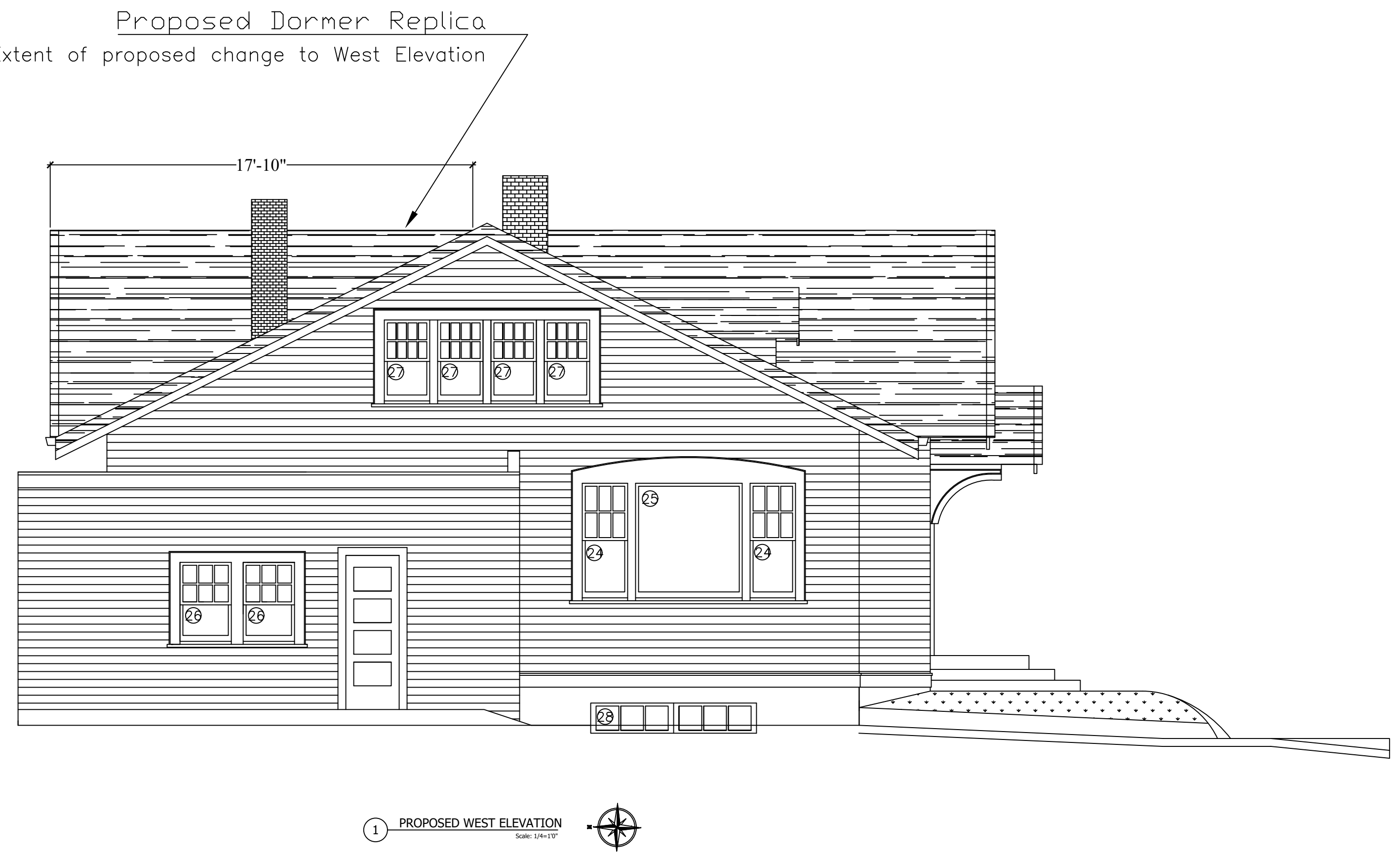
Proposed Windows

Notes: Extent of proposed Window Schedule change.

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

Proposed Dormer Replica

Notes: Extent of proposed change to West Elevation



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

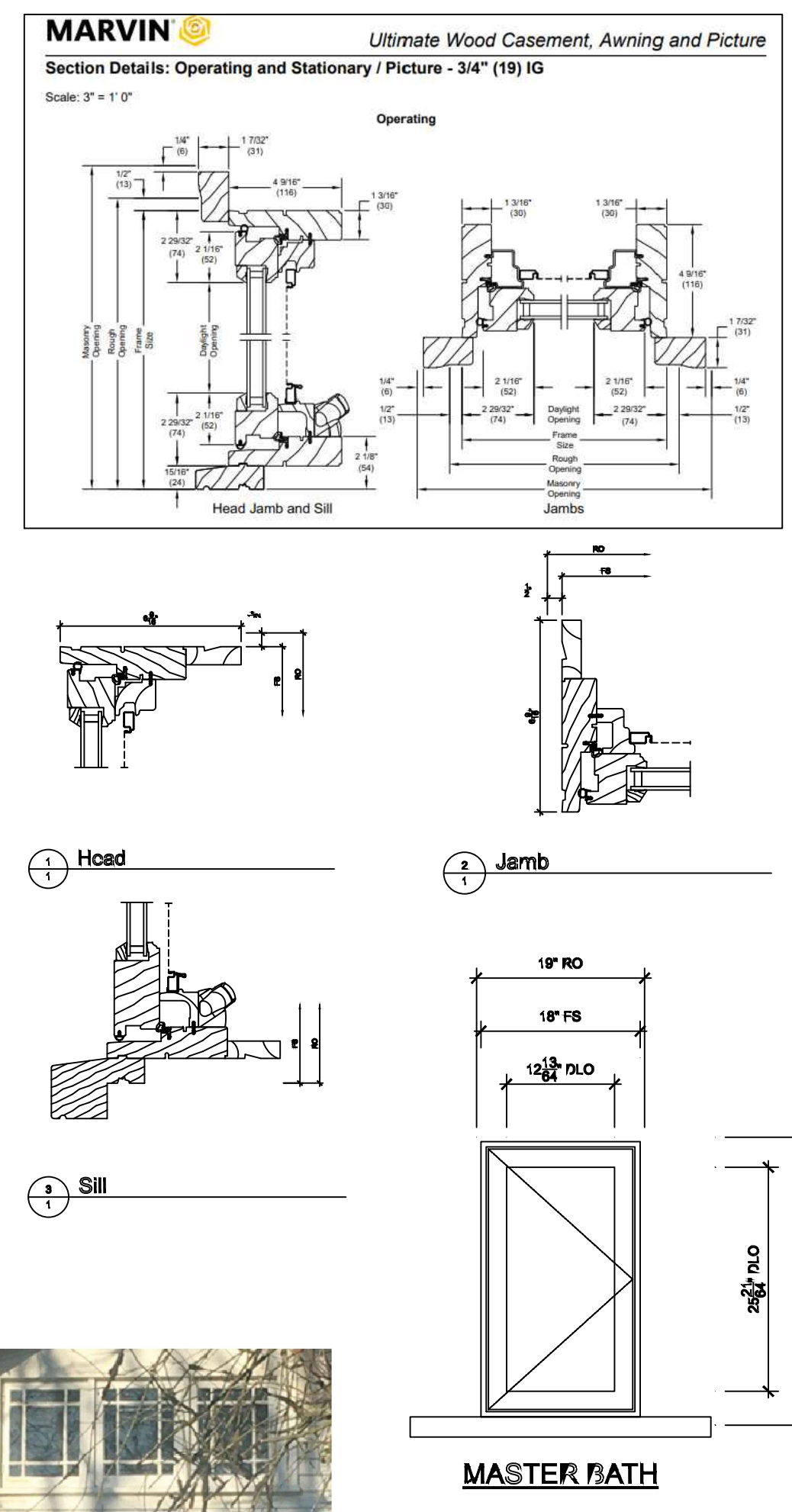
Proposed Window Schedule:only 2 additional windows proposed

Location	Quantity	Style	Dimensions	Location
NORTH ELEVATION				
Kitchen	2 (existing)	DL - Double Hung	2'-6" x 4'-6"	14
	2 (existing)	DL - Double Hung	1'-7" x 3'-6"	15
Den	3 (existing)	DL - Double Hung	2'-0" x 3'-11.5"	16
Mudroom	1 (existing)	DL - Double Hung	3'-11" x 2'-10.5"	17
Powder Room	1 (existing)	DL - Double Hung	3'-4" x 4'-6"	18
Garage	1 (existing)	DL- Double Hung	2'-2" x 3'-4"	19
Basement	1 (existing)	DL - Casement	3'-6" x 1'-3.25"	20
	1 (existing)	Double Hung	2'-11" x 2'-7"	21
	1 (existing)	DL -Awning	1'-4" x 1'-5"	22
Master Bathroom	2	Casement	3'-6" x 2'-6"	23
WEST ELEVATION				
Dining	2 (existing)	Divided Light - DH	1'-11" x 4'-10"	24
	1 (existing)	Picture	4'-5" x 4'-10"	25
Garage	2 (existing)	DL - Double Hung	2'-6" x 2'-6"	26
Master Bedroom	4 (existing)	DL - Double Hung	2'-0" x 3'-11.5"	27
Basement	1 (existing)	DL - Casement	3'-6" x 1'-3.25"	28

Existing Front Elevation



Proposed Dormer Windows



McCULLOCH
Construction

1729 NE Siskiyou St.
Portland, OR 97212

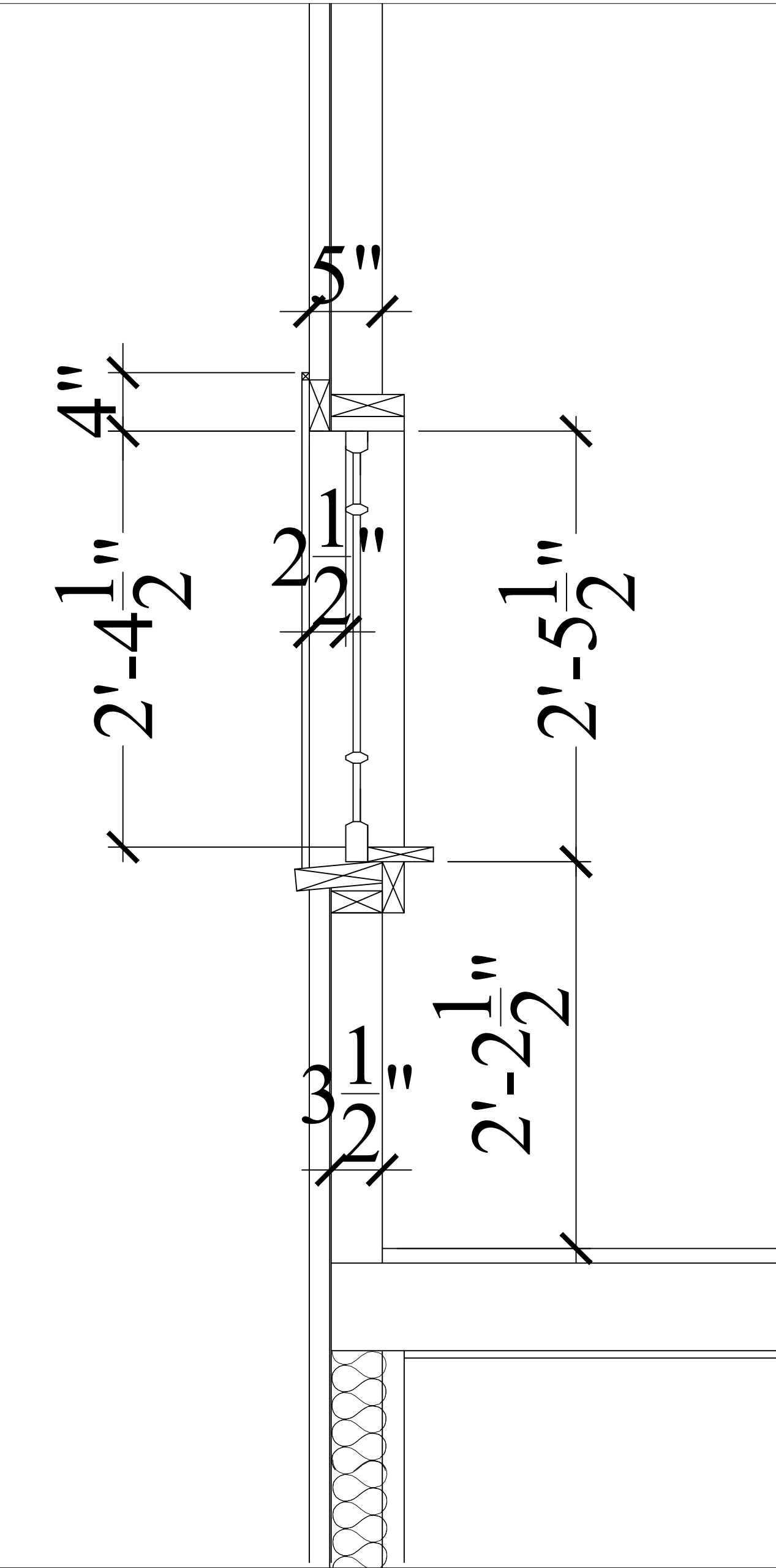
TITLE: HOUSE REMODEL
PROJECT: STANTON
ADDRESS: 1729 NE Stanton St. PORTLAND, OR.

DATE: 12/12/2019

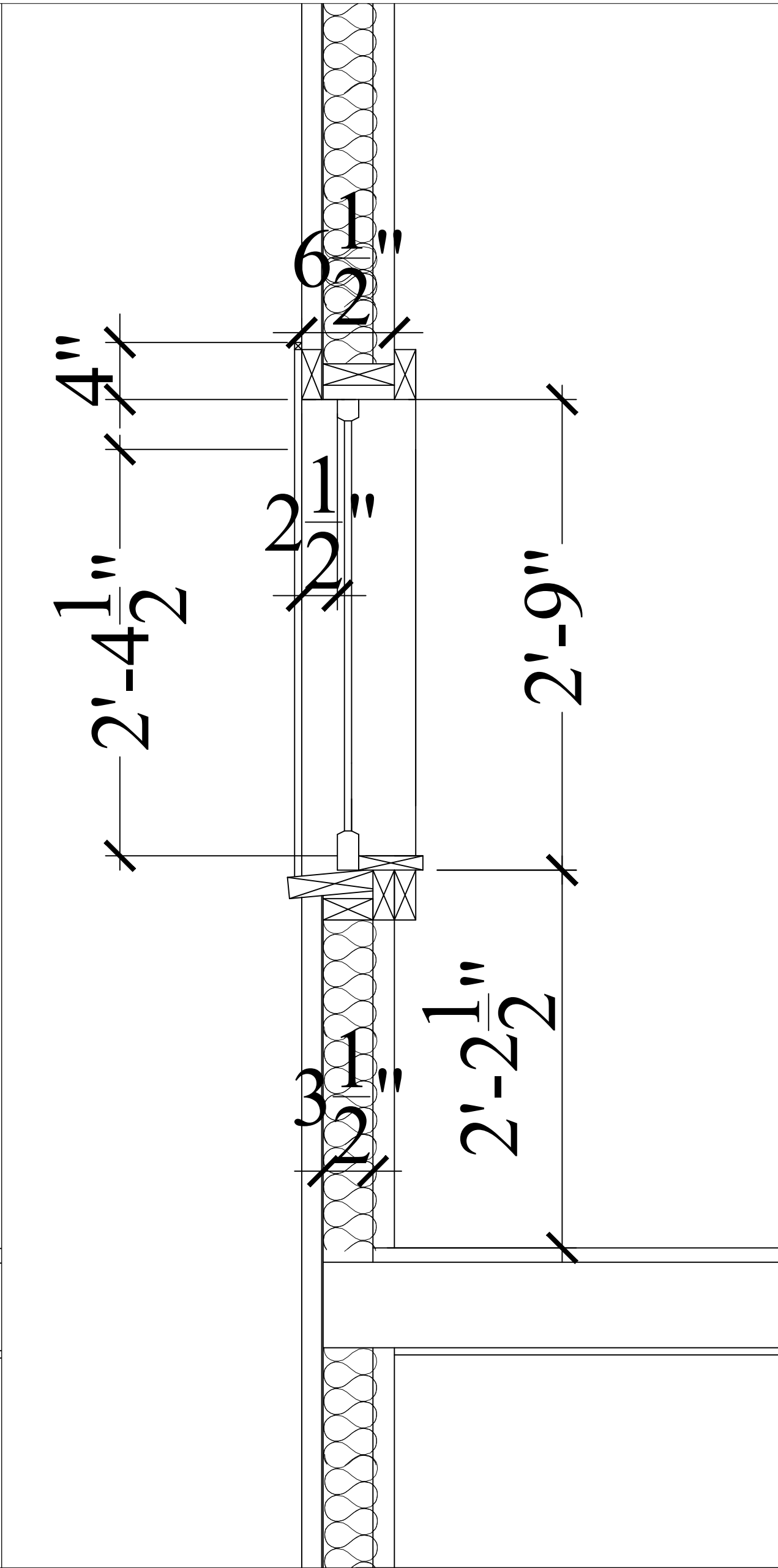
REVISION: 1/23/2020
DRAWN BY: SAMUEL ROBBINS

A11

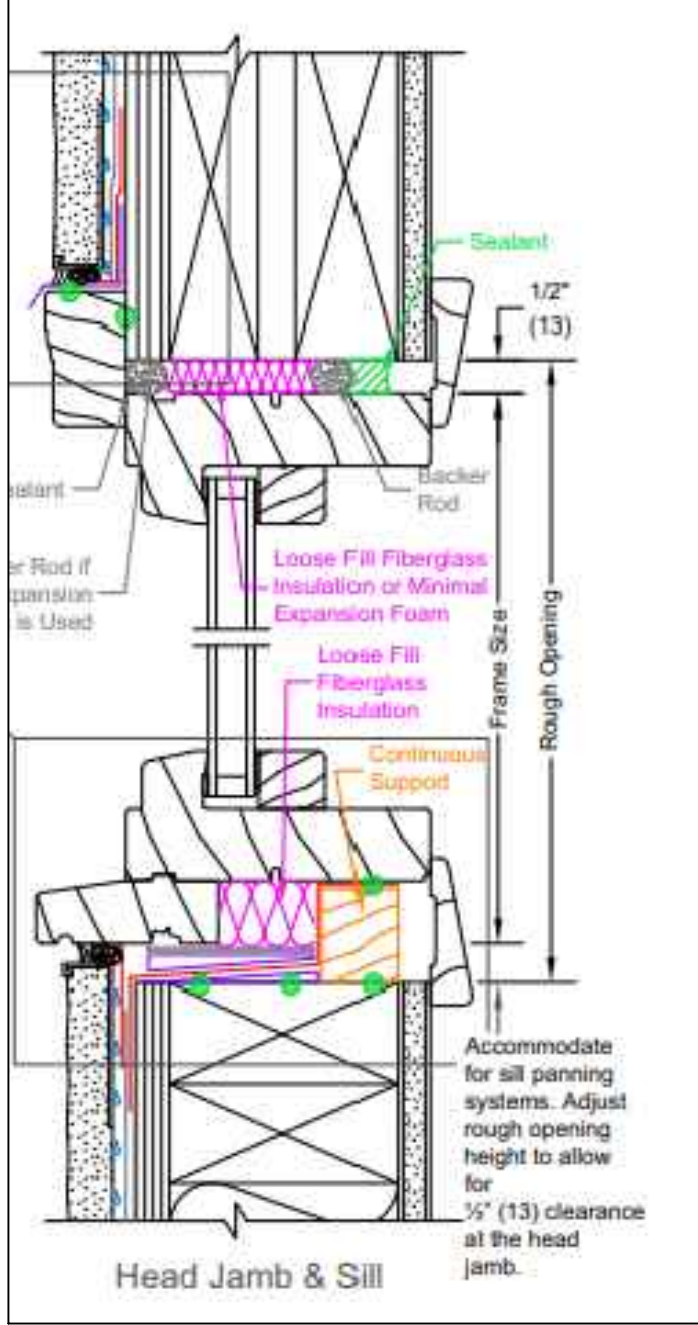
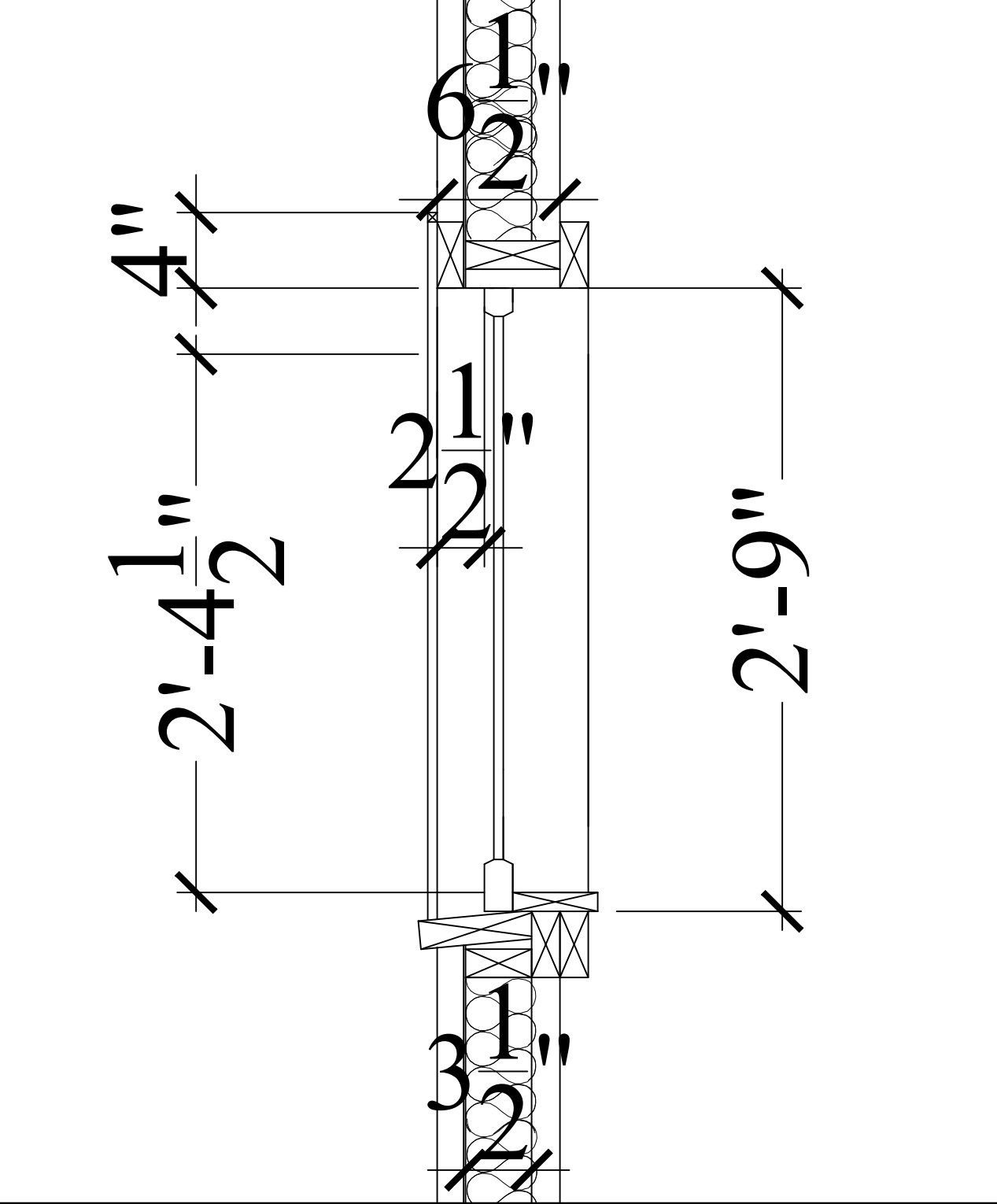
Existing South Dormer Window Section



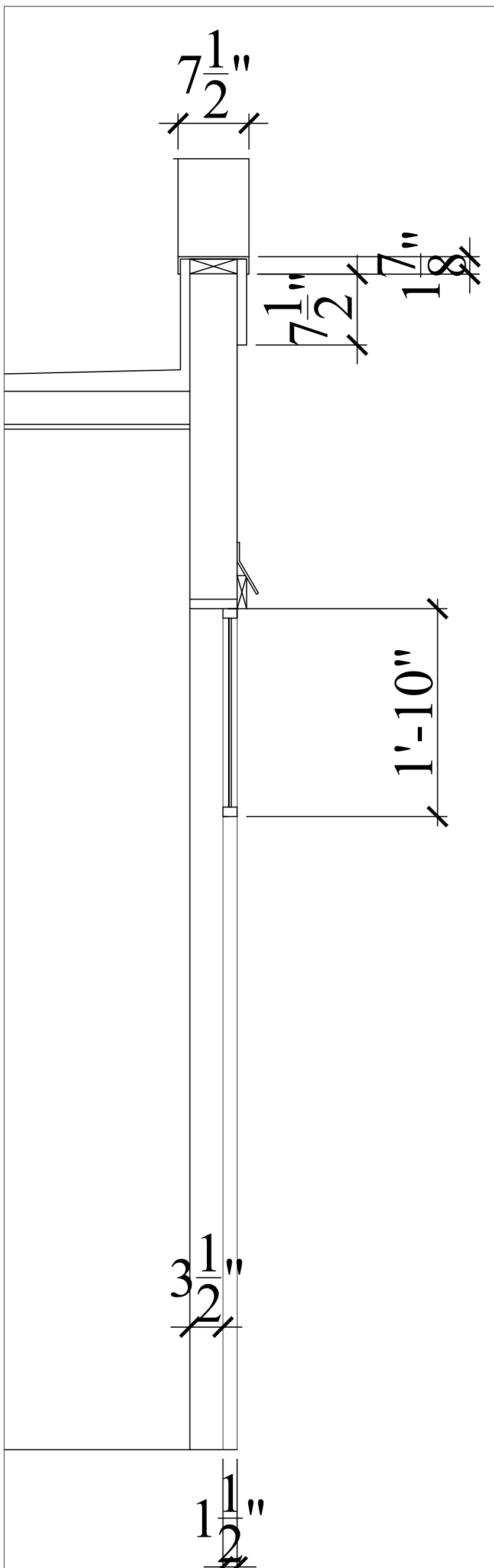
Proposed North Dormer Window Section



Existing Bath Window Section

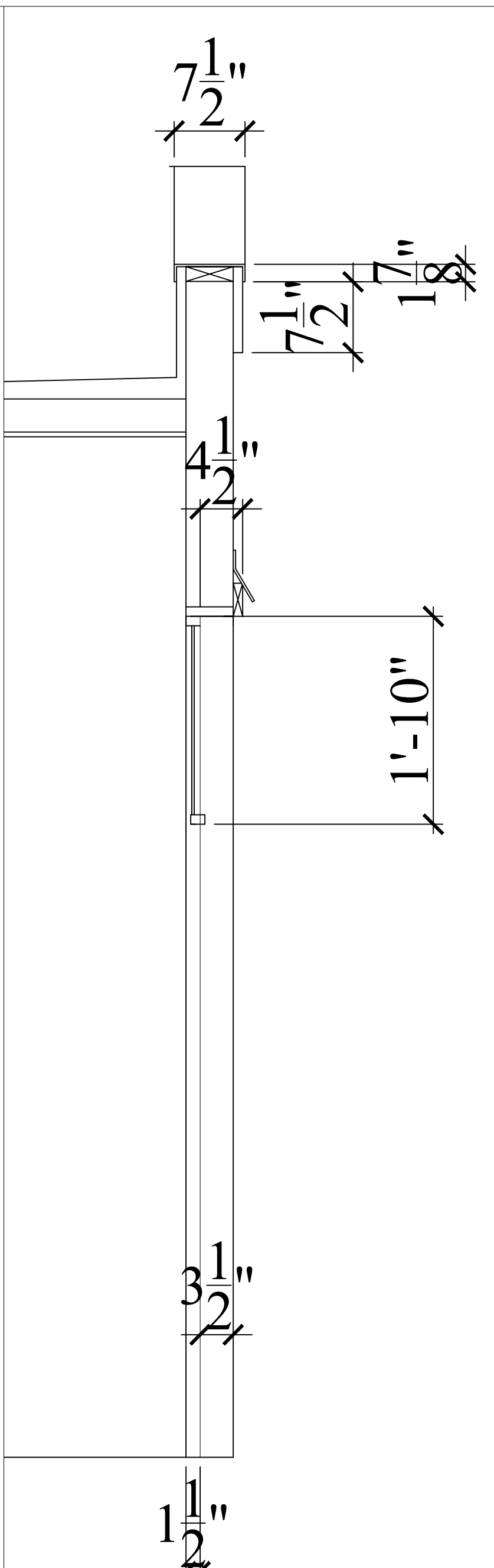


Existing Garage Door Section



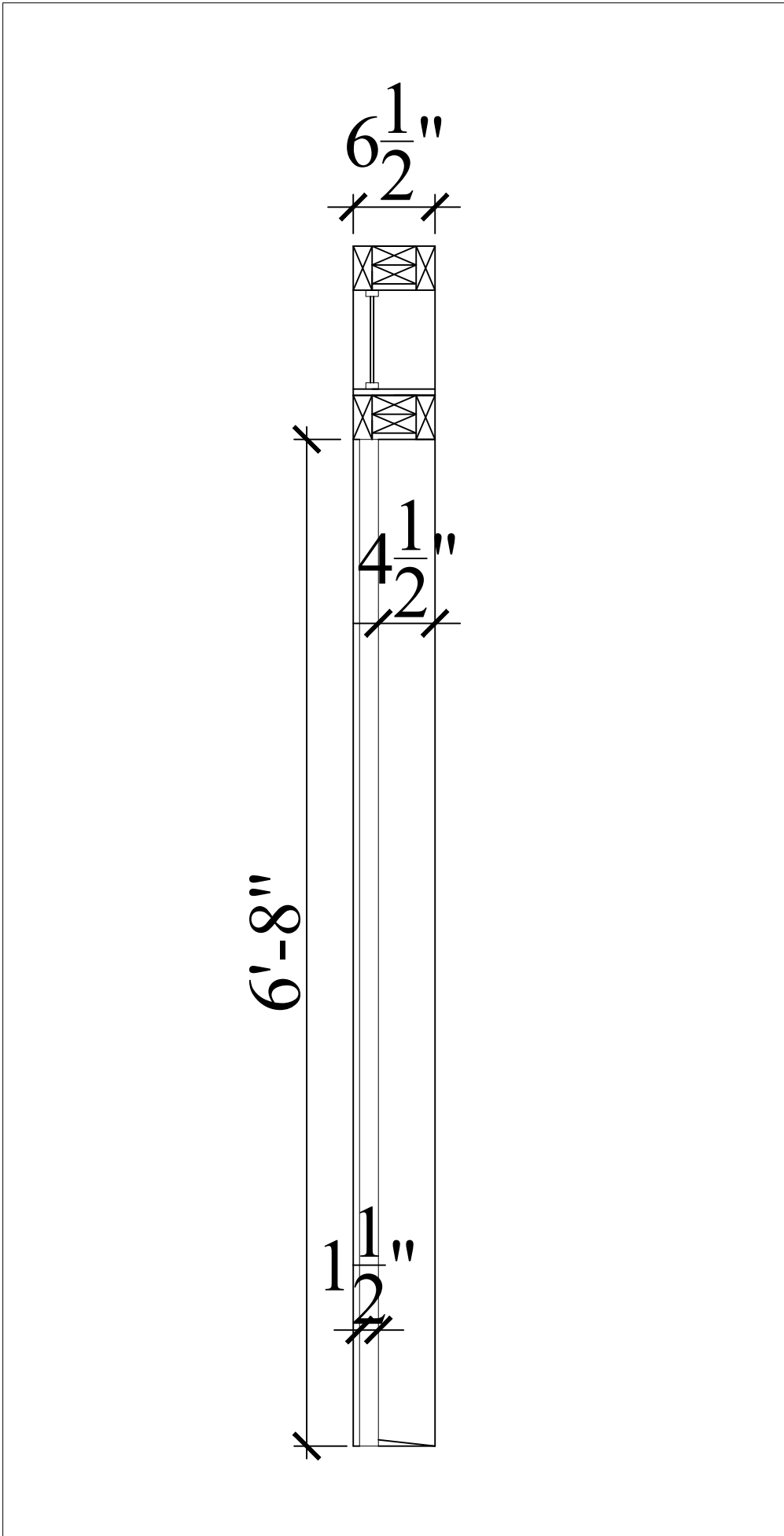
Proposed Garage Door Section

Notes: Garage door setback 4"



Existing Front Door Section

Notes: No proposed changes.



McCULLOCH
Construction
1729 NE Siskiyou St.
Portland, OR 97212

TITLE: HOUSE REMODEL
PROJECT: STANTON
ADDRESS: 1729 NE Stanton St. PORTLAND, OR.

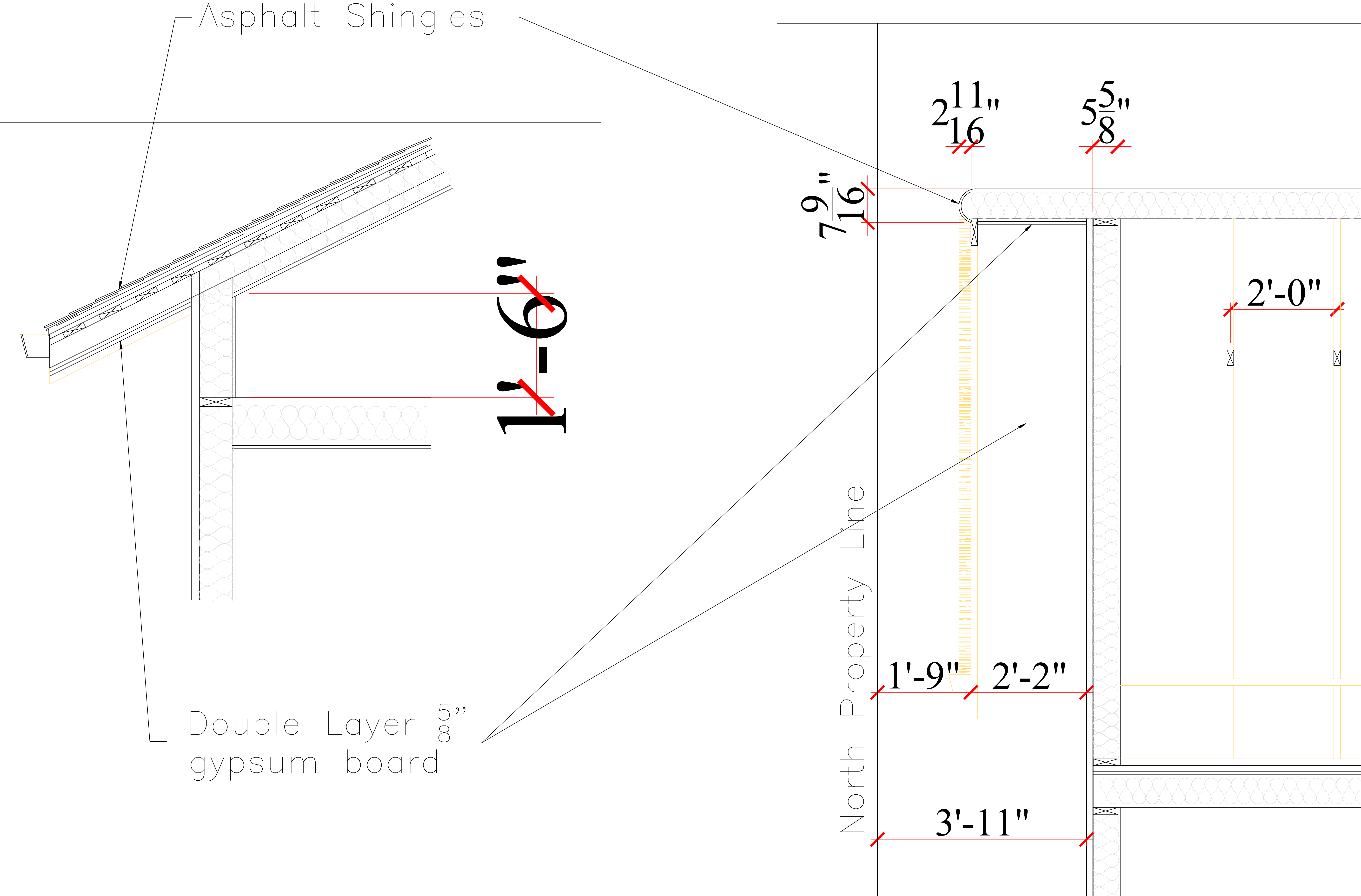
DATE: 12/12/2019

REVISION: 1/23/2020

DRAWN BY: SAMUEL ROBBINS

A12

Proposed Eave Construction on North wall:



McCULLOCH
Construction
1729 NE Siskiyou St.
Portland, OR 97212

TITLE: HOUSE REMODEL
PROJECT: STANTON
ADDRESS: 1729 NE Stanton St. PORTLAND, OR.

DATE: 12/12/2019
REVISION: 1/31/2020
DRAWN BY: SAMUEL ROBBINS

A13