

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: 20416	Project Address: 1814 N Alberta St
Hearing Date: 5/22/19	Appellant Name: Margaret A Zebroski
Case No.: E-001	Appellant Phone: 5037807425
Appeal Type: Building	Plans Examiner/Inspector: Hend Barghouti
Project Type: residential	Stories: 1 Occupancy: single person Construction Type: wooden
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure,Correction of a violation,Reconsideration of appeal	LUR or Permit Application No.: 19-128390-RS
Plan Submitted Option: pdf [File 1]	Proposed use: family dwelling

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	402.5
Requires	To have 21" of uninterrupted space in front of toilet
Proposed Design	Move north facing wall 2' to the north to accommodate sloped shower floor. Move shower head and valves to east wall. Install shower curtain. Replace toilet w/sink, toilet combo. Reconsideration text: FIXED TEMP. GLASS PANEL (TRANSLUCENT) IN SLIDING SHOWER DOOR TRACK 4'-4" 2'-0" 30" 30" FLOOR PLAN KEYNOTES CLR. - MIN. TEMP. SLIDING GLASS PANEL (TRANSLUCENT) RAISED SHOWER CURB W/ CERAMIC TILE FINISH 2 x 6 CONT. BLKG. AT PERIMETER WALLS - WRAP WATER PROOF SHOWER PAN MEMBRANE UP PERIMETER WALLS - 4" MIN. WALL MOUNTED TOILET W/CARRIER ASSEMBLY & TANK WITHIN 2 x 6 WD. STUD WALL

CERAMIC TILE OVER WATER PROOF MEMBRANE
OVER PLYWD. OVER 2 x PITCH STRIPS -1/8" /FT. MIN.
SLOPE

WALL HUNG SINK
MIN. REQ'D. SHOWER FLOOR CLEAR FLOOR SPACE SHOWN DASHED
CERAMIC WALL TILE AT PERIMETER WALLS TO 70" MIN.ABOVE SHOWER FLOOR
ADJUSTABLE HEIGHT HAND HELD SHOWER ASSEMBLY
PROVIDE TEMP. GLAZING
COMBINATION WATER PROOF LIGHT FIXTURE/
EXHAUST FAN (50 CFM -
NOTE: NOT SHOWN on PDF: water proof medicine cabinet with electrical outlet inside, mounted
over sink

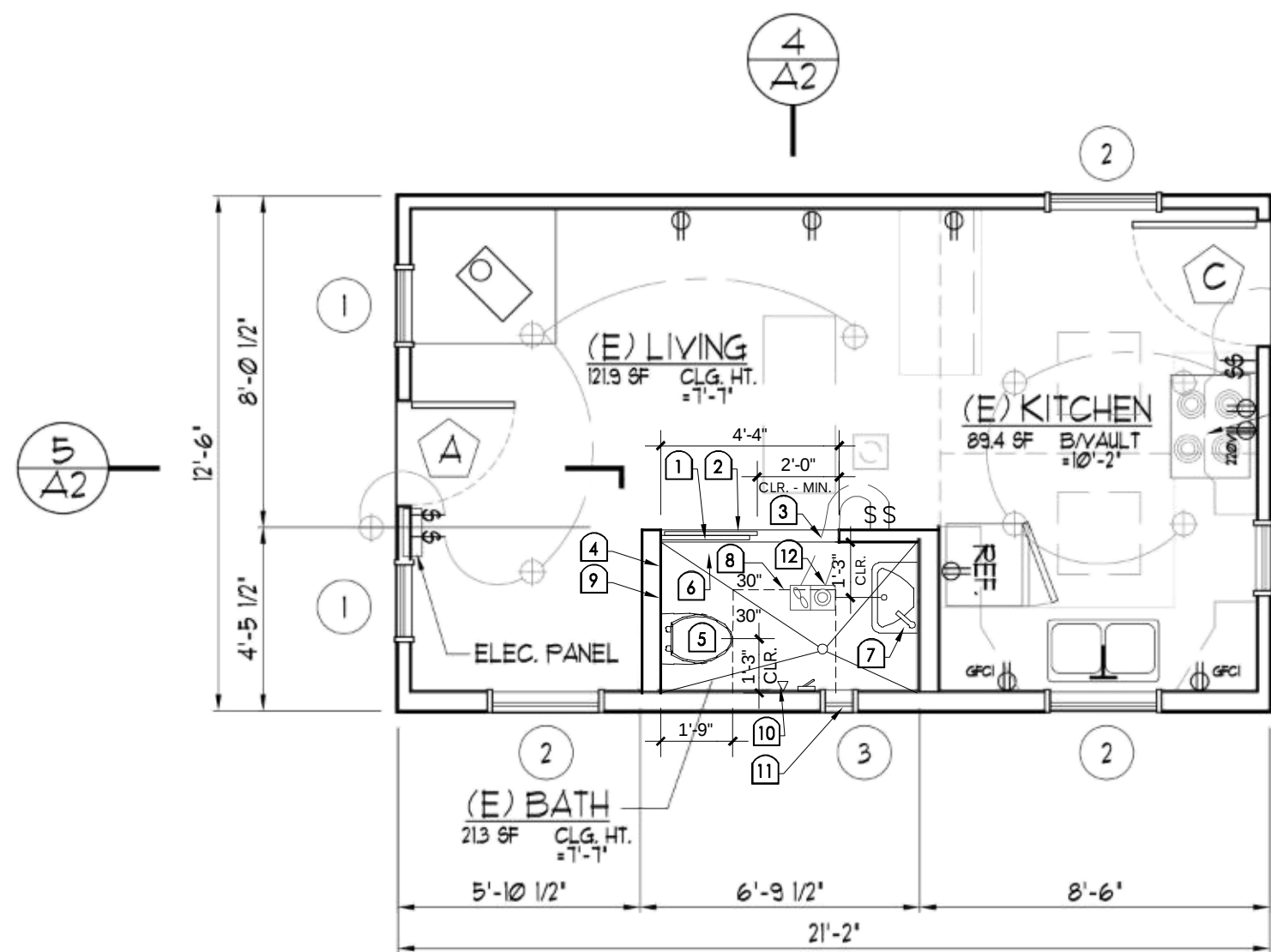
Reason for alternative Eliminating the sink and installing a sink/toilet combo (27 3/4" L x 15" W x 35 7/8" H) will satisfy the
requirements for plumbing code 402.5.

RECONSIDERATION TEXT:

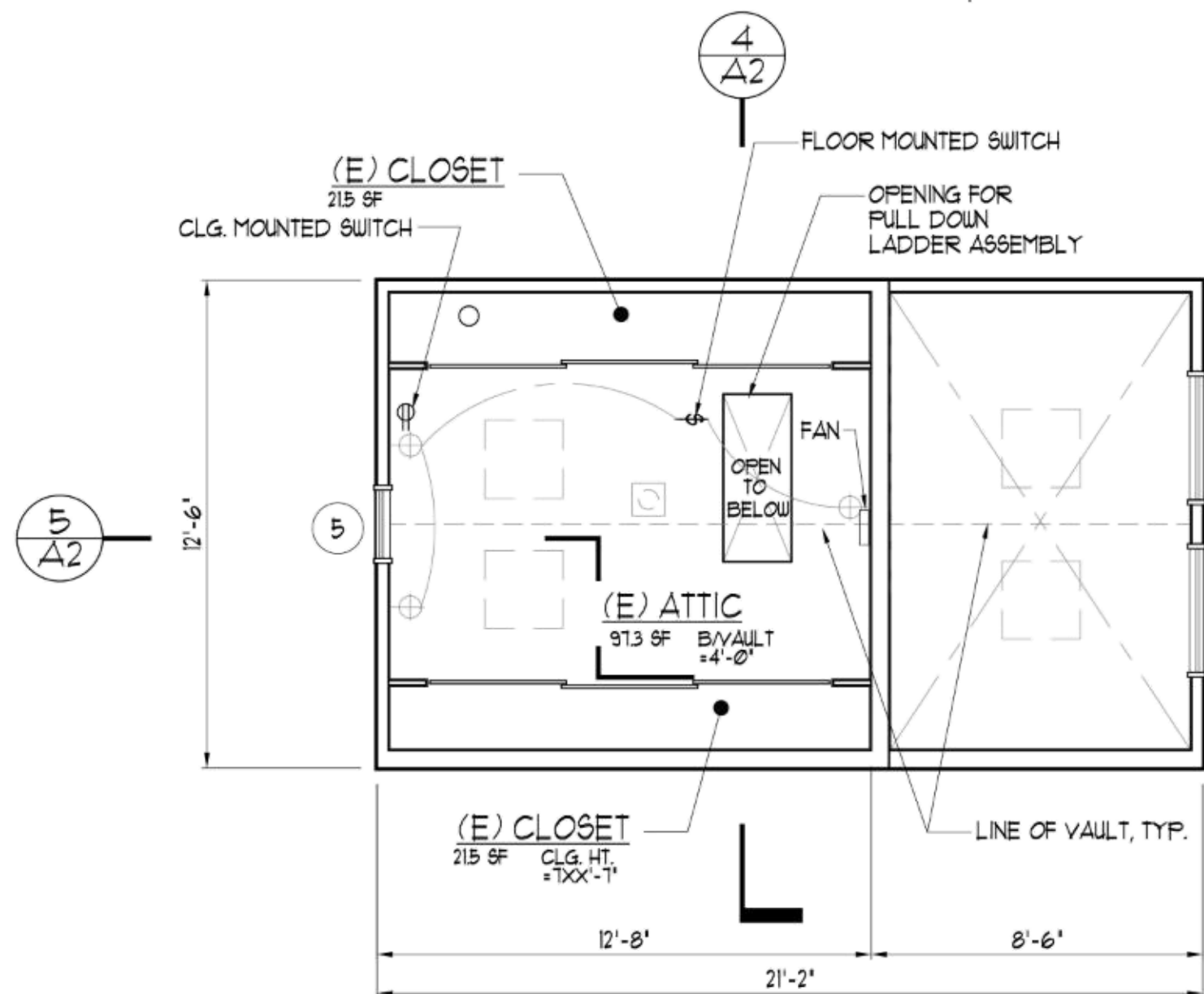
Proposed plan will satisfy plumbing requirements with a European style bathroom as per case
#18856

APPEAL DECISION

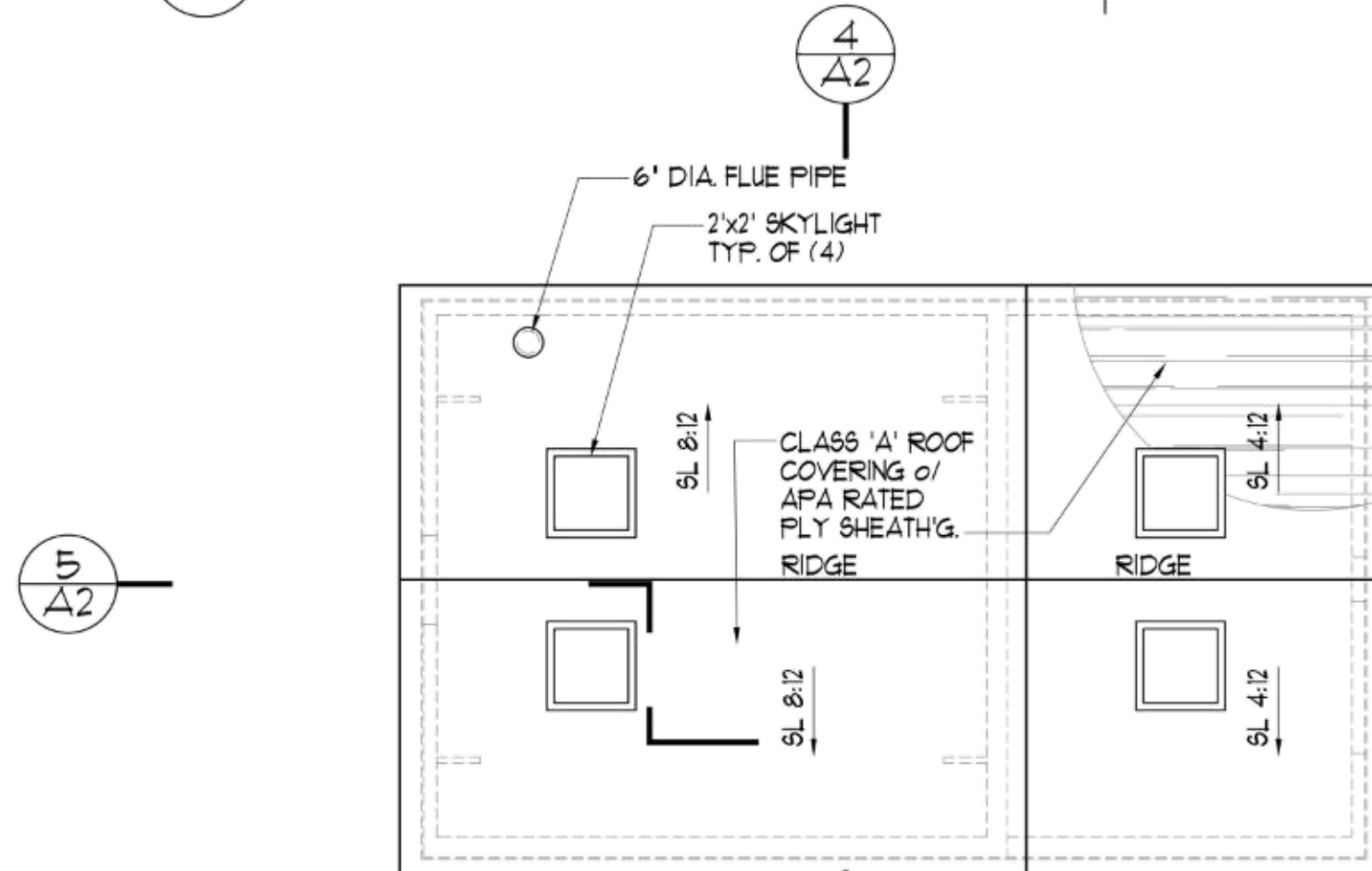
Electrical outlet in ADU European shower room: Hold for additional information.
Appellant may contact John Butler (503 823-7339) with questions.
For questions specific to electrial code appellant may contact Brian Crise (503-823-7293) with questions.



1
A2
MAIN LEVEL FLOOR PLAN
1/4"=1'-0"



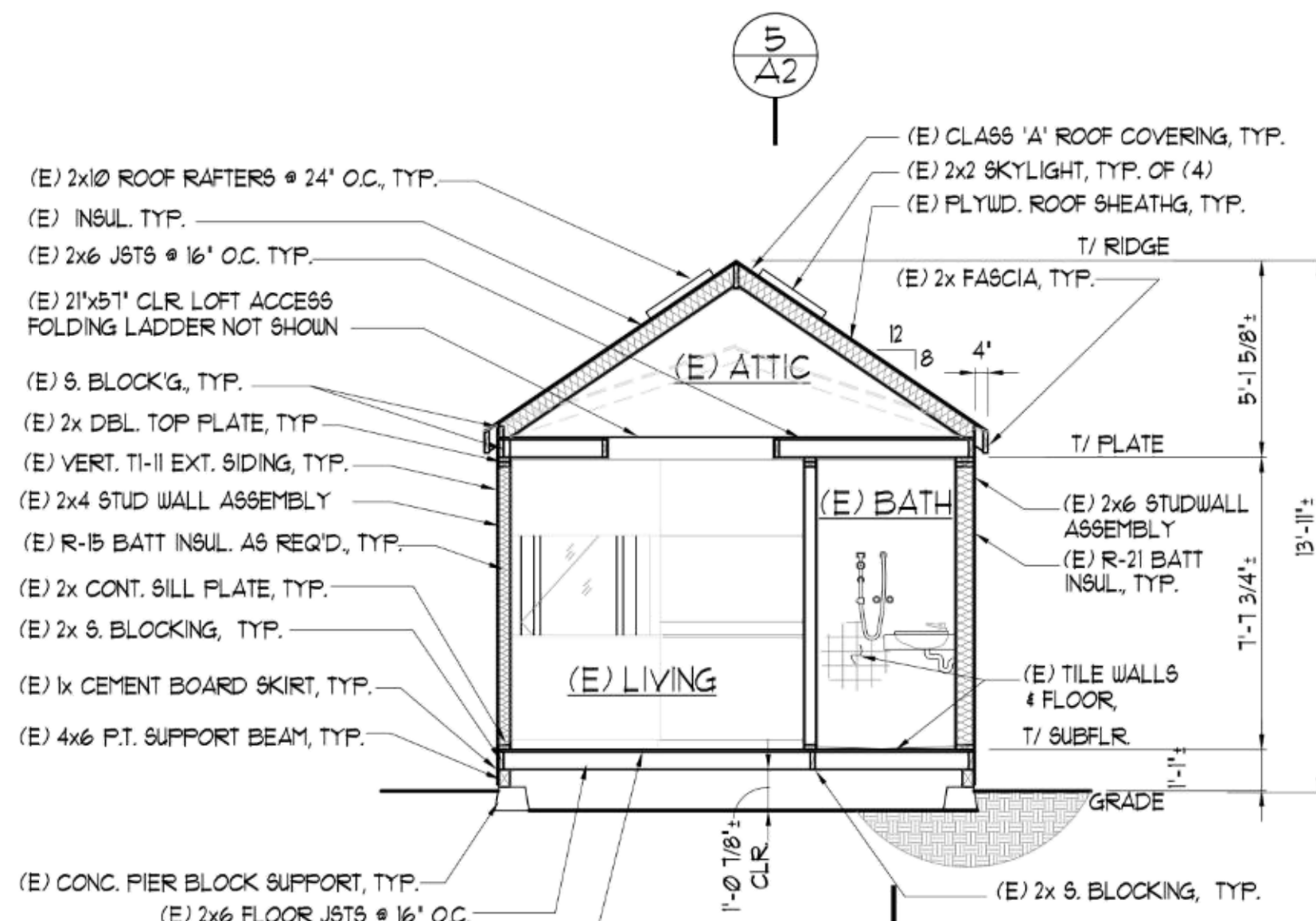
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A2
UPPER LEVEL FLOOR PLAN
1/4"=1'-0"



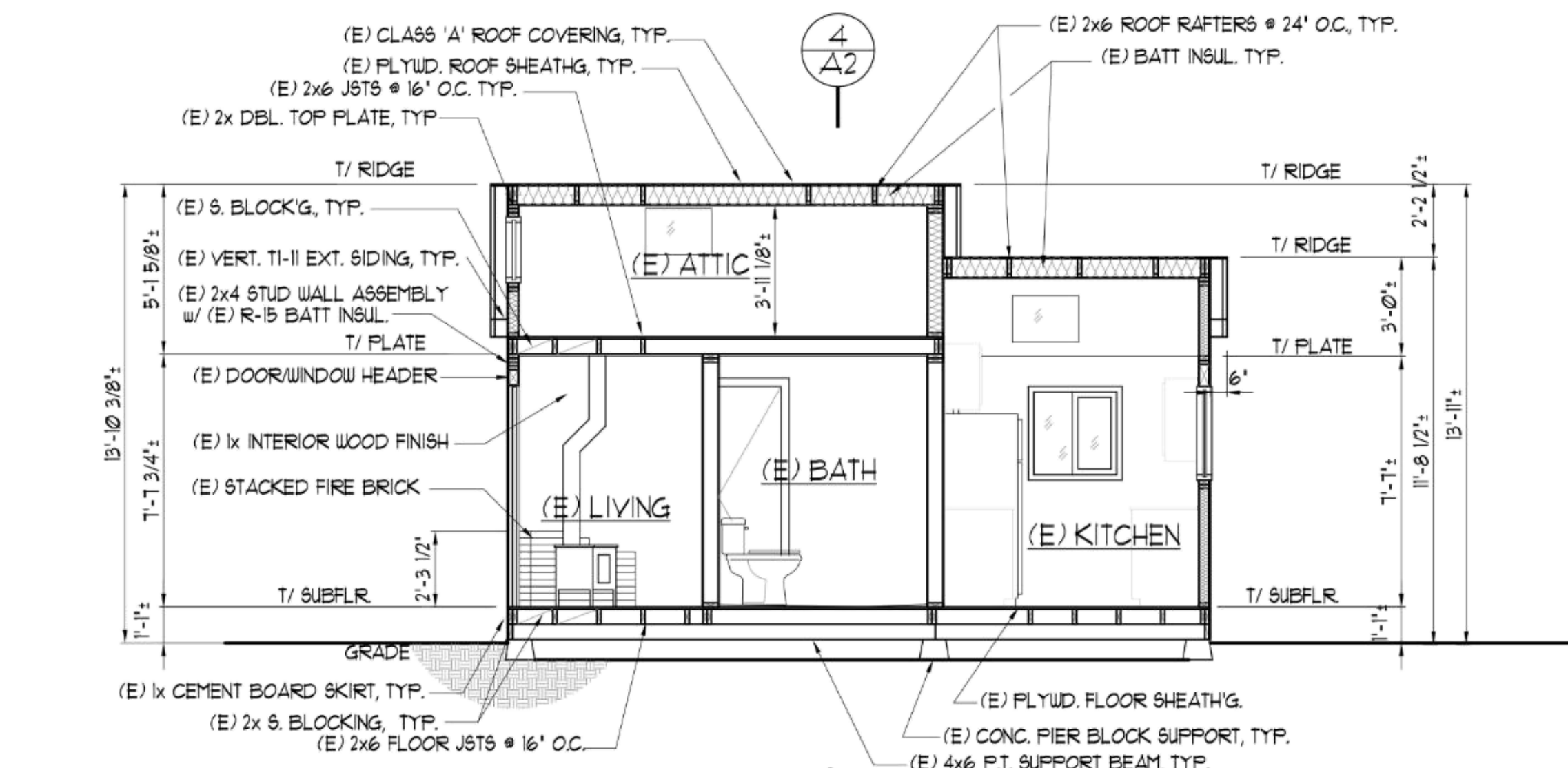
3
A2
ROOF PLAN
1/4"=1'-0"

FLOOR PLAN KEYNOTES

- FIXED TEMP. GLASS PANEL (TRANSLUCENT) IN SLIDING SHOWER DOOR TRACK
- TEMP. SLIDING GLASS PANEL (TRANSLUCENT)
- RAISED SHOWER CURB W/ CERAMIC TILE FINISH
- 2x6 CONT. BULK. AT PERIMETER WALLS - WRAP WATER PROOF SHOWER PAN MEMBRANE UP PERIMETER WALLS - 4" MIN.
- WALL MOUNTED TOILET W/CARRIER ASSEMBLY & TANK WITHIN 2x6 WD. STUD WALL
- CERAMIC TILE OVER WATER PROOF MEMBRANE OVER PLYWD. OVER 2x PITCH STRIPS -1/8" /FT. MIN. SLOPE
- WALL HUNG SINK
- MIN. REQ'D. SHOWER FLOOR CLEAR FLOOR SPACE SHOWN DASHED
- CERAMIC WALL TILE AT PERIMETER WALLS TO 70" MIN. ABOVE SHOWER FLOOR
- ADJUSTABLE HEIGHT HAND HELD SHOWER ASSEMBLY
- PROVIDE TEMP. GLAZING
- COMBINATION WATER PROOF LIGHT FIXTURE/ EXHAUST FAN (50 CFM - MIN.)



4
A2
BUILDING SECTION
1/4"=1'-0"



5
A2
BUILDING SECTION
1/4"=1'-0"

LEGEND:

- ELECTRICAL OUTLET
- LIGHT SWITCH
- WALL OR CEILING LIGHT
- UNDER CABINET LED STRIP
- 90 CFM ULTRA QUIET FAN/LIGHT COMBO UL 507
- CARBON MONOXIDE/ SMOKE ALARM COMBO UL 2034 & UL 217
- SMOKE ALARM UL 217
- EXISTING WALLS TO REMAIN
- NEW WALLS PER WALL SCHEDULE
- WALLS/COMPONENTS TO BE REMOVED
- WALL TYPE
- WINDOW TYPE

EXISTING WINDOWS SCHEDULE

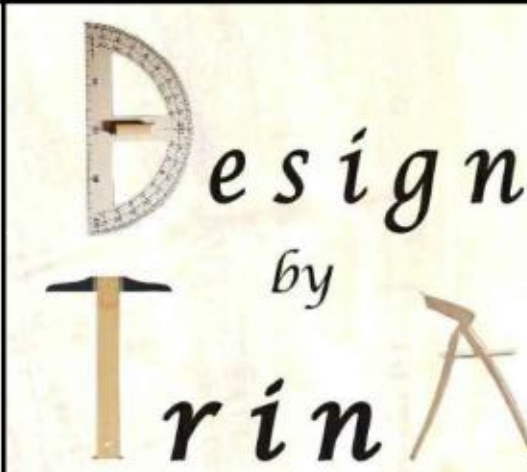
MARK	QTY.	SIZE	FIXED	SWING	SLIDER	SINGLE HUNG	MATERIAL
1	2	2'-0 x 2'-8		X			SINGLE PANE WOOD FRAME
2	3	2'-10 x 2'-10			X		VINYL FRAME
3	1	1'-0 x 3'-0			X		VINYL FRAME
4	1	1'-10 x 2'-10			X		VINYL FRAME
5	1	1'-6x 2'-0					SINGLE PANE WOOD FRAME
6	2	CUSTOM	X				VINYL FRAME

EXISTING DOORS SCHEDULE

MARK	QTY.	DIMENSIONS	DESCRIPTION	GLASS	TEMPERED
A	1	2'-6 x 6'-8 x 1 3/4"	EXTERIOR	X	
B	1	2'-6 x 6'-8 x 1 3/8"	INTERIOR		
C	1	3'-0 x 6'-8 x 1 3/4"	EXTERIOR	X	X

DOOR & WINDOW SCHEDULES

NO SCALE



LLC
PO Box 537
Molalla, Or. 97038
(503)370-1393
ddi@molalla.net

for:
Ms. Margaret Zebroski
1814 N. Alberta Street
Portland, Oregon 97217

ACCESSORY DWELLING UNIT
COMPLIANCE PROJECT
1814 N. Alberta Street
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MAIN LEVEL PLAN
UPPER LEVEL PLAN
ROOF PLAN
DOOR/WINDOW
SCHEDULES
BUILDING SECTIONS
EXISTING
CONDITIONS

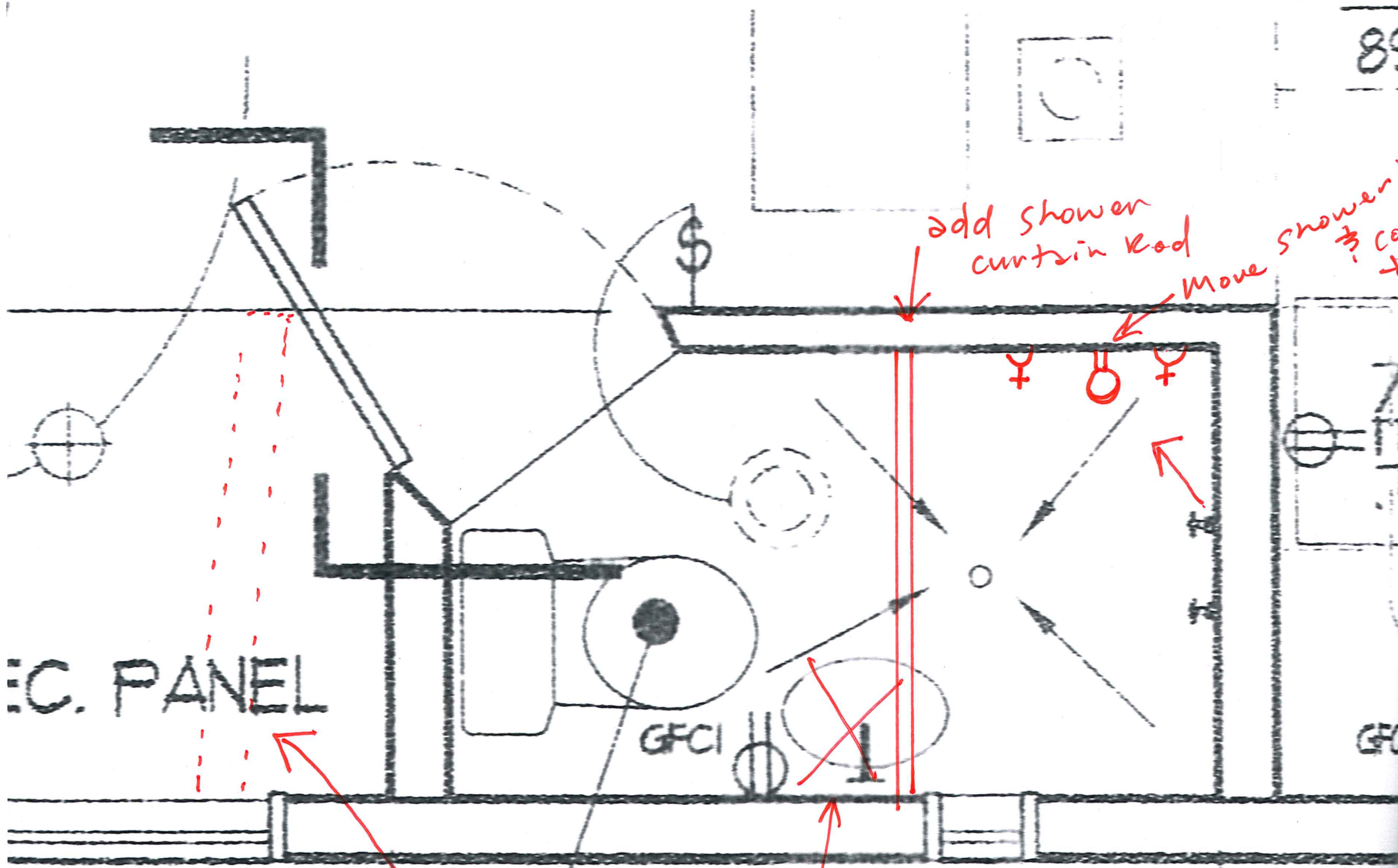
A2
OF 5

Drawn by: TJ

February 24, 2019

1'-1"

89



add shower curtain rod

Move shower head & controls to East Wall
So that water does not go out of door

E.C. PANEL

Scale: $\frac{3}{4}" = 1'$

Move existing toilet and wall 2ft to North.

Replace toilet w/ toilet/sink combo

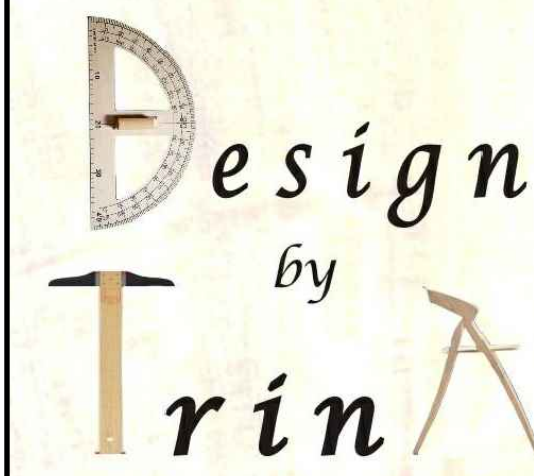
Eliminate Sink

N

ACCESSORY DWELLING UNIT COMPLIANCE PROJECT

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COVER SHEET
NOTES
INDEX
VICINITY MAP

A1

OF 5

Drawn by: TJ

February 24, 2019

DRAWING INDEX:

- A1 COVER SHEET / NOTES / INDEX / VICINITY MAP
- A2 FLOOR PLANS / ROOF PLAN / BUILDING SECTIONS / DOOR & WINDOW SCHEDULES - EXISTING CONDITIONS
- A3 EXTERIOR ELEVATIONS - EXISTING CONDITIONS
- A4 FLOOR PLANS / ROOF PLAN / BUILDING SECTIONS REPLACEMENT WINDOW SCHEDULE - PROJECT AREAS
- A5 EXTERIOR ELEVATIONS - PROJECT AREAS
- S1 FLOOR FRAMING & FOUNDATION PLAN / CEILING FRAMING PLAN / ROOF FRAMING PLAN - EXISTING CONDITIONS
- S2 FLOOR FRAMING & FOUNDATION PLAN / CEILING FRAMING PLAN / ROOF FRAMING PLAN / DETAILS - PROJECT AREA
- S3 SCHEDULES / NOTES
- SP1 SITE PLAN

SCOPE OF WORK:

- TO BRING A PRE-EXISTING ACCESSORY DWELLING UNIT INTO COMPLIANCE PER 2017 ORS SECT. 102.7 EXISTING STRUCTURES.
- BY PROVIDING A NEW CONCRETE STEMWALL AND CONTINUOUS FOOTING, AND LATERAL STRENGTHENING.
- BY PROVIDING NEW UNDER FLOOR INSULATION
- BY PROVIDING NEW GUTTERS & DOWNSPOUTS AND TIE INTO EXISTING STORM LINES.
- BY REPLACING (3) EXISTING SINGLE PANE WOOD FRAMED WINDOWS WITH VINYL U0.30 MIN., AND (1) VINYL FRAMED WINDOW FOR SHEAR WALL.
- EXISTING BUILDING APPEARED TO BE IN GOOD CONDITION UPON SITE VISIT. EXISTING WALLS SEEMED TO BE ADEQUATELY INSULATED. EXISTING ROOF CAVITY WAS FINISHED WHICH PREVENTED VISUALIZATION OF ROOF CAVITY INSULATION.

LEGAL DESCRIPTION

1814 N. ALBERTA STREET
PORTLAND, OREGON 97217
Property ID: R257184
State ID: 1N1E21AD-01600
Alt. Account #: R709602560
BLOCK: 6 LOT: 7
RIVERSIDE ADDITION
OVERLOOK NEIGHBORHOOD
SOUTHEAST QUARTER / NORTHEAST QUARTER
SECTION 21, TOWNSHIP 1 NORTH, RANGE 1 EAST,
WILLAMETTE MERRIDIAN
PORTLAND
MULTNOMAH COUNTY, OREGON
Zoning: R-5

EXISTING BUILDING COMPONENT REQUIREMENTS

BUILDING COMPONENT	REQUIREDVALUE	EQUIVALENT VALUE
WALL INSUL.:	U-0.083	R-15
UNDER FLOOR NOMINAL 8" :	U-0.039	R-25
VAULTED CEILING:	U-0.047	R-21
FLAT CEILING:	U-0.025	R-49
WINDOWS:	U-0.30	U-0.30
EXTERIOR DOORS:	U-0.20	R-5
EXT. DOORS w/ LESS THAN 2.5 FT. GLAZ'G.:	U-0.40	R-2.5
FORCED AIR DUCT INSULATION:	N/A	R-8

WHERE BATT INSULATION CANNOT BE USED TO ACHIEVE MIN. R- VALUES, USE RIGID INSULATION BOARD TO MEET REQUIREMENTS.
IT IS ASSUMED THAT THE EXISTING 2x6 RAFTER CAVITY ARE INSULATED WITH A MIN. OF AN R-21 BATT INSULATION.
CONTRACTOR MAY SUBSTITUTE A "CLOSED-CELL" POLYURETHANE SPRAY FOAM INSULATION (SPF) WITH A MINIMUM R-VALUE OF R-6.6 / INCH ALL VOIDS, AND GAPS SHALL BE COMPLETELY FILLED.
ALL NEW INSULATION PRODUCTS TO COMPLY WITH THE FOLLOWING:
FLAME SPREAD INDEX NOT TO EXCEED 25
SMOKE DEVELOPED INDEX NOT TO EXCEED 450
IN ACCORDANCE WITH :
ASTM E84 AND/OR UL 723

SMALL ADDITION ADDITIONAL MEASURES

2. REPLACE ALL EXISTING SINGLE PANE WOOD OR ALUMINUM WINDOWS TO THE U-FACTOR AS SPECIFIED IN TABLE N1101.2

OCCUPANCY GROUP

EXISTING RESIDENCE - GROUP R3

EXISTING CONDITIONED SPACE AREAS:

(E) MAIN RESIDENCE = 1,580.0[±] SF
(E) ACCESSORY DWELLING UNIT= 232.6[±] SF
232.6 SF ÷ 1,580.0 SF = 15%

NOTES SPECS.:

ELECTRICAL , MECHAINCIAL & PLUMBING PER LOCAL CODE BY OTHERS

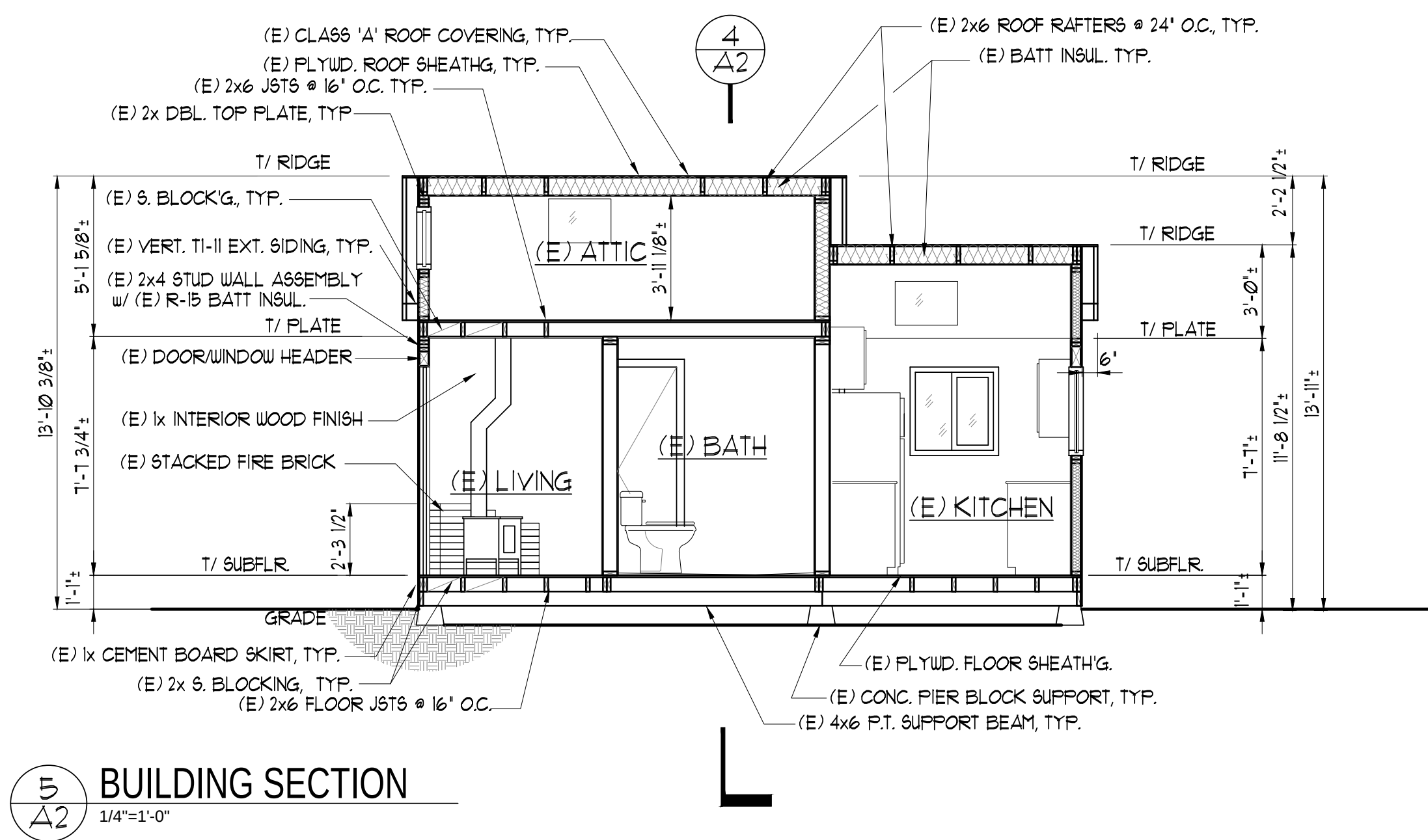
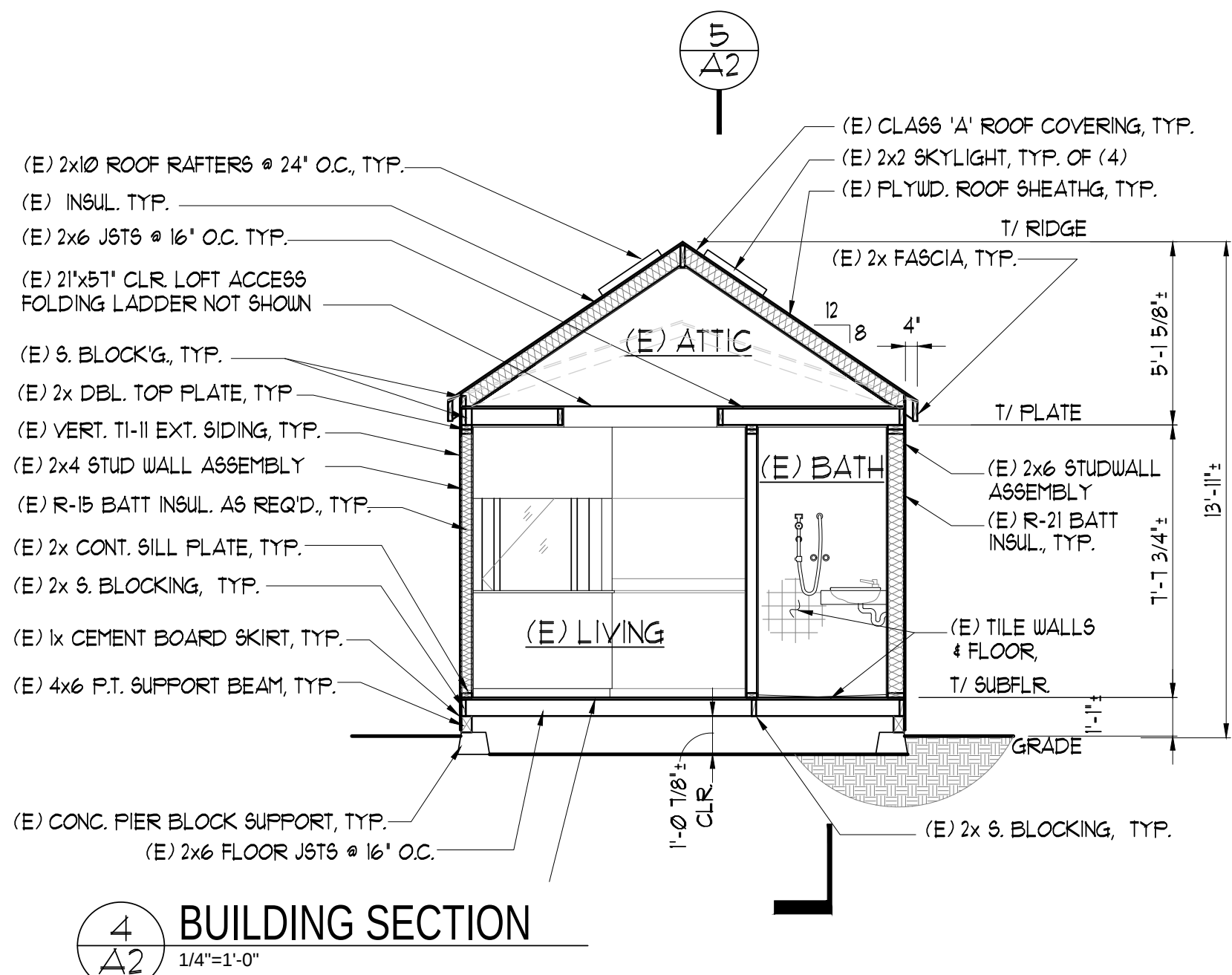
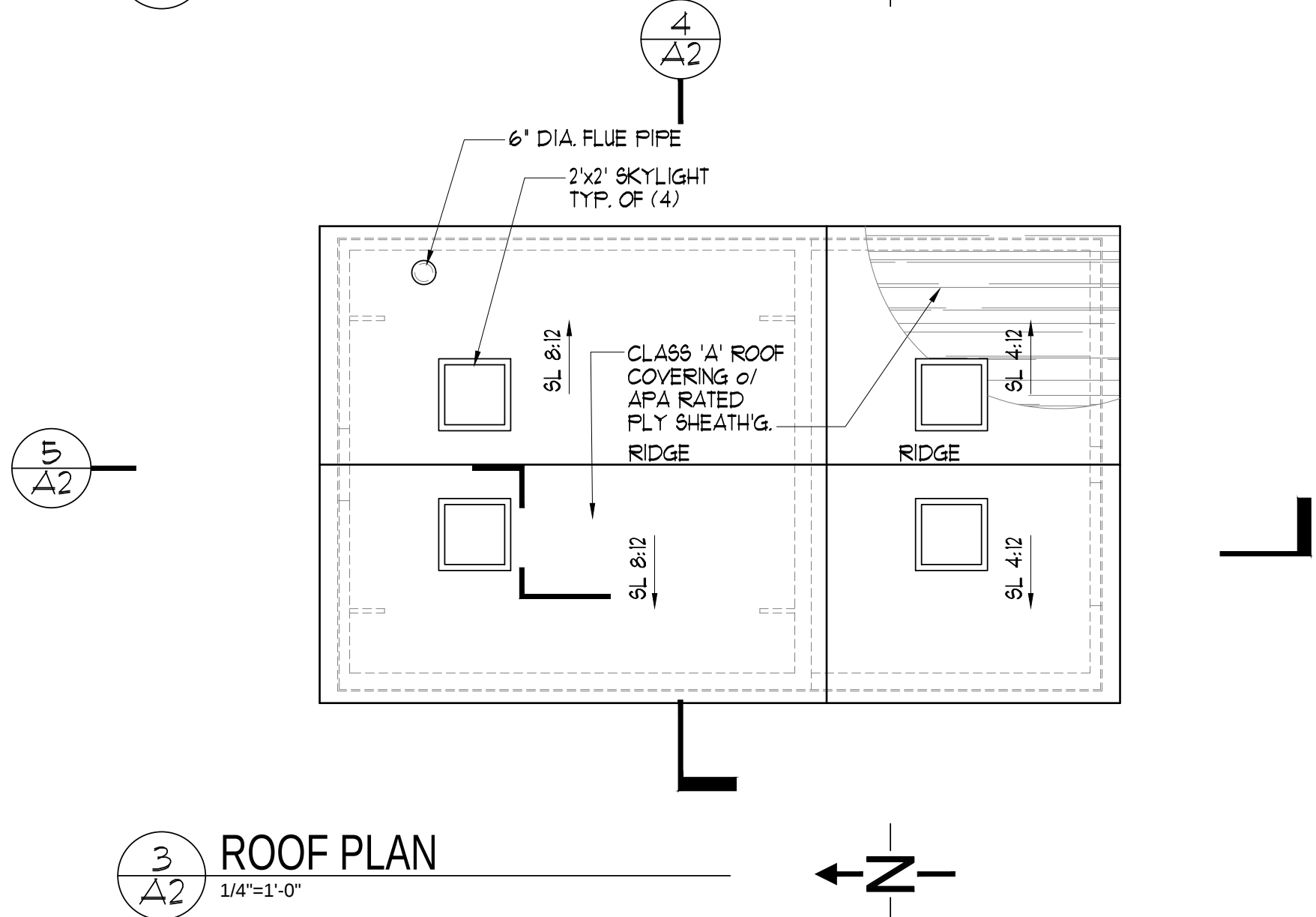
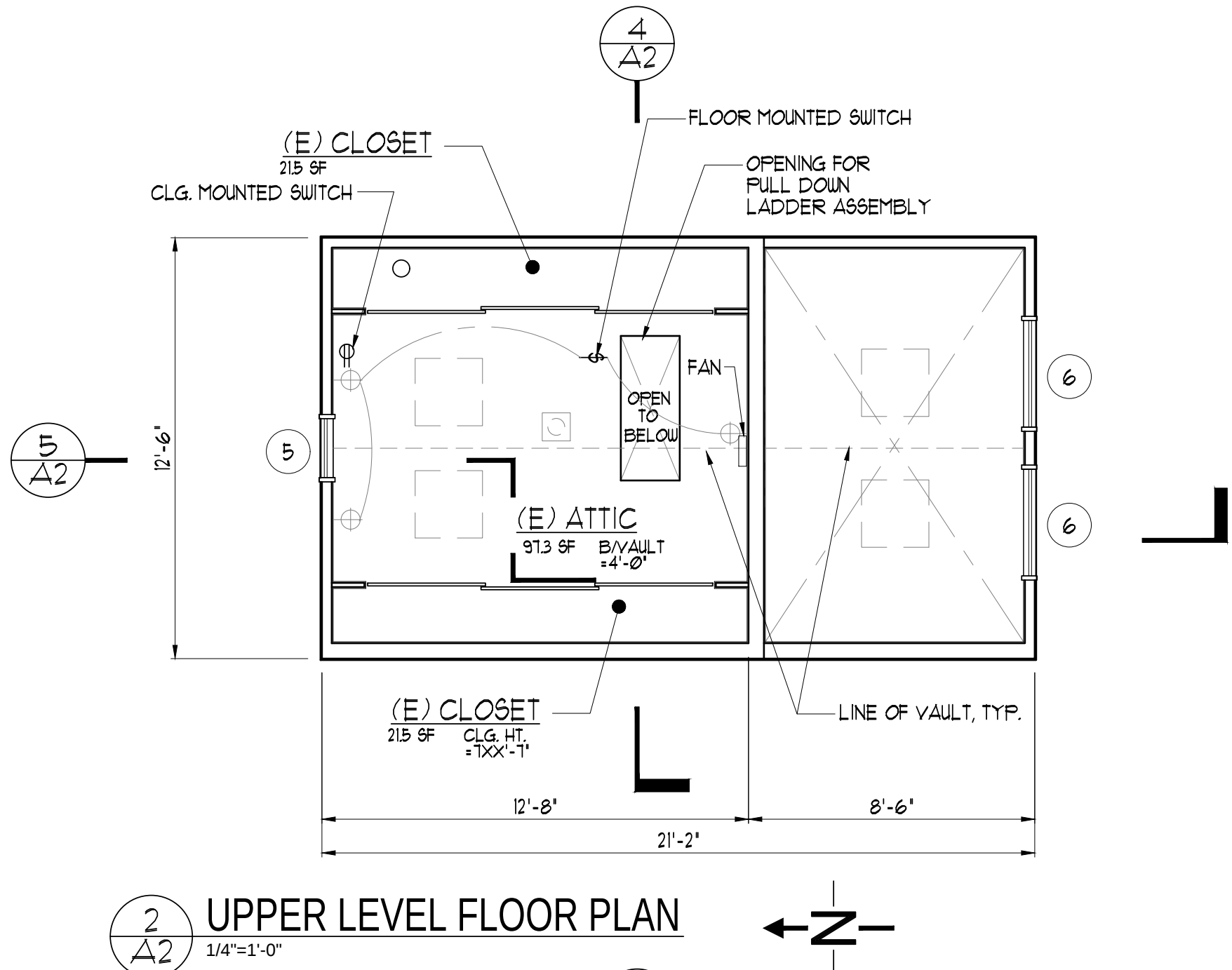
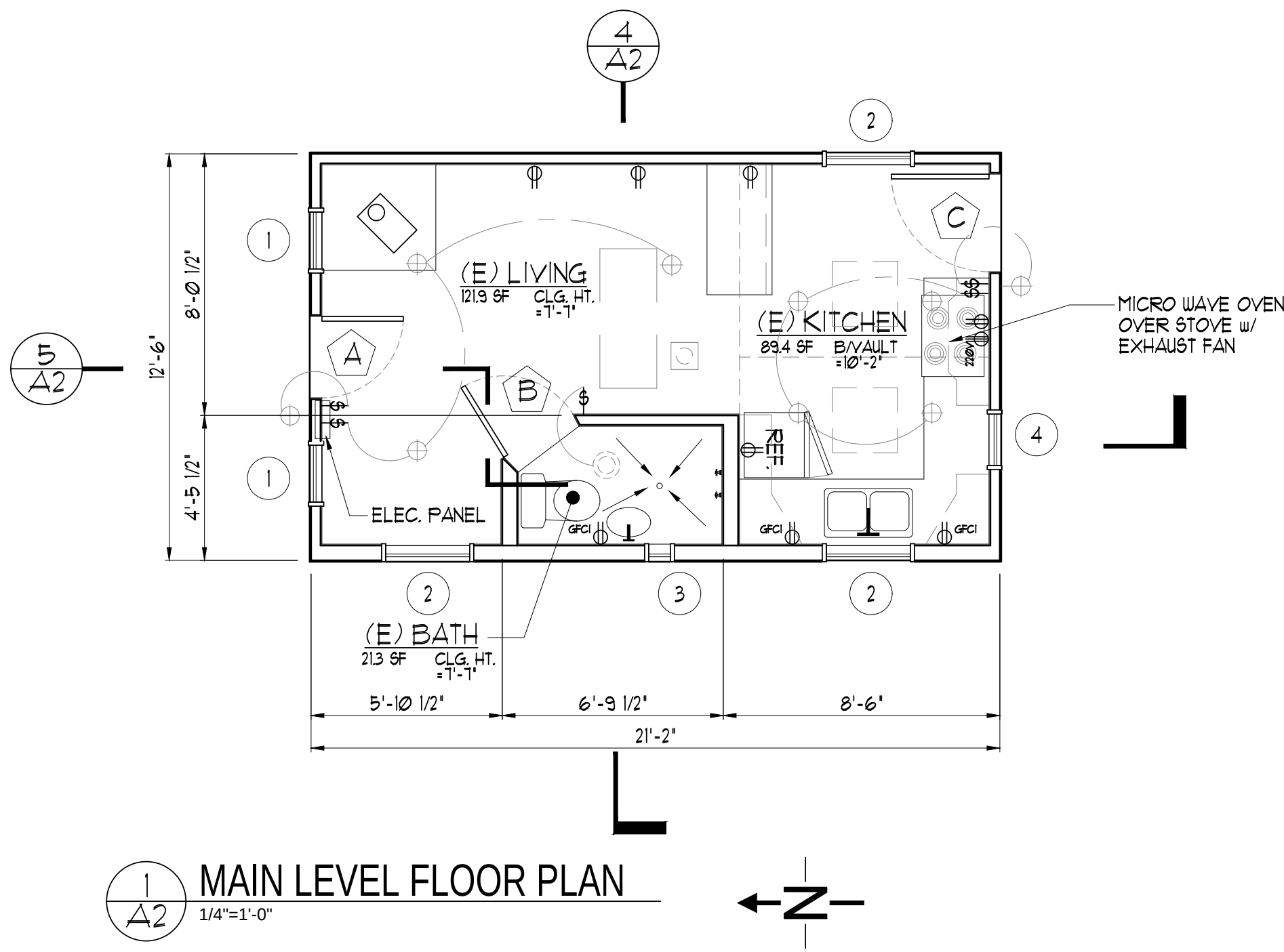
SMOKE & CARBON MONOXIDE COMBO ALARMS TO BE INTERCONNECTED & HARDWIRED TO PRIMARY BUILDING WIRING & TO BE PERMENANT WITHOUT DISCONNECT SWITCH, PROVIDE A BATTERY BACKUP SOURCE.

ALL OUTDOOR INTAKES, AND EXHAUST SYSTEMS TO BE AUTOMATIC, OR GRAVITY OPERATED, AS REQ'D.

ALL WORK TO BE PERFORMED SHALL CONFORM TO THE 2017 OREGON STATE RESIDENTIAL SPECIALTY CODE, AND THE 2014 OREGON STATE RESIDENTIAL SPECIALTY CODE AMENDMENTS



VICINITY MAP
NO SCALE



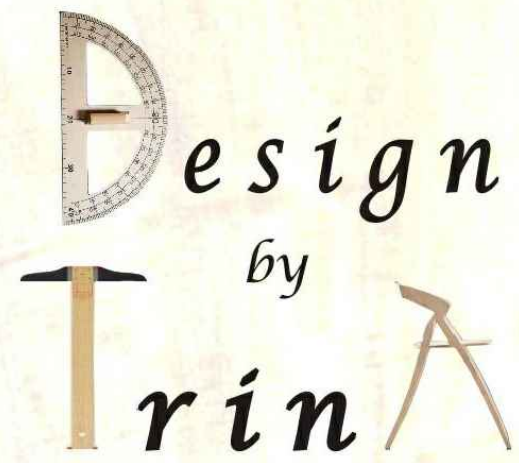
- LEGEND:
- ELECTRICAL OUTLET
 - LIGHT SWITCH
 - WALL OR CEILING LIGHT
 - UNDER CABINET LED STRIP
 - 90 CFM ULTRA QUIET FAN/LIGHT COMBO UL 507
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 - SMOKE ALARM UL 217
 - EXISTING WALLS TO REMAIN
 - NEW WALLS PER WALL SCHEDULE
 - WALLS/COMPONENTS TO BE REMOVED
 - WALL TYPE
 - WINDOW TYPE

EXISTING WINDOWS SCHEDULE

MARK	QTY.	SIZE	FIXED	SWING	SLIDER	SINGLE HUNG	MATERIAL
1	2	2'-0 x 2'-8		X			SINGLE PANE WOOD FRAME
2	3	2'-10 x 2'-10			X		VINYL FRAME
3	1	1'-0 x 3'-0			X		VINYL FRAME
4	1	1'-10 x 2'-10			X		VINYL FRAME
5	1	1'-6 x 2'-0					SINGLE PANE WOOD FRAME
6	2	CUSTOM	X				VINYL FRAME

EXISTING DOORS SCHEDULE

MARK	QTY.	DIMENSIONS	DESCRIPTION	GLASS	TEMPERED
A	1	2'-6 x 6'-8 x 1 3/4"	EXTERIOR	X	
B	1	2'-6 x 6'-8 x 1 3/8"	INTERIOR		
C	1	3'-0 x 6'-8 x 1 3/4"	EXTERIOR	X	X

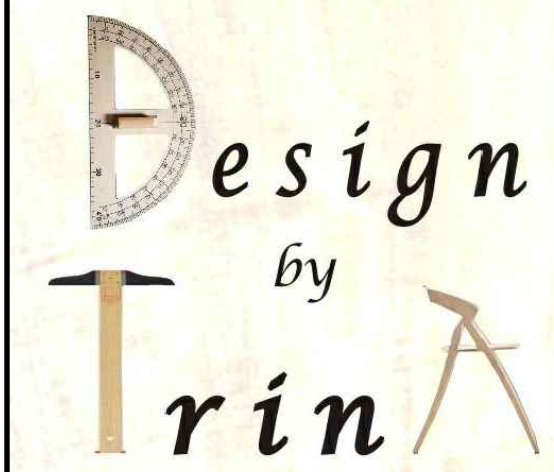


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MAIN LEVEL PLAN
UPPER LEVEL PLAN
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DOOR/WINDOW
SCHEDULES
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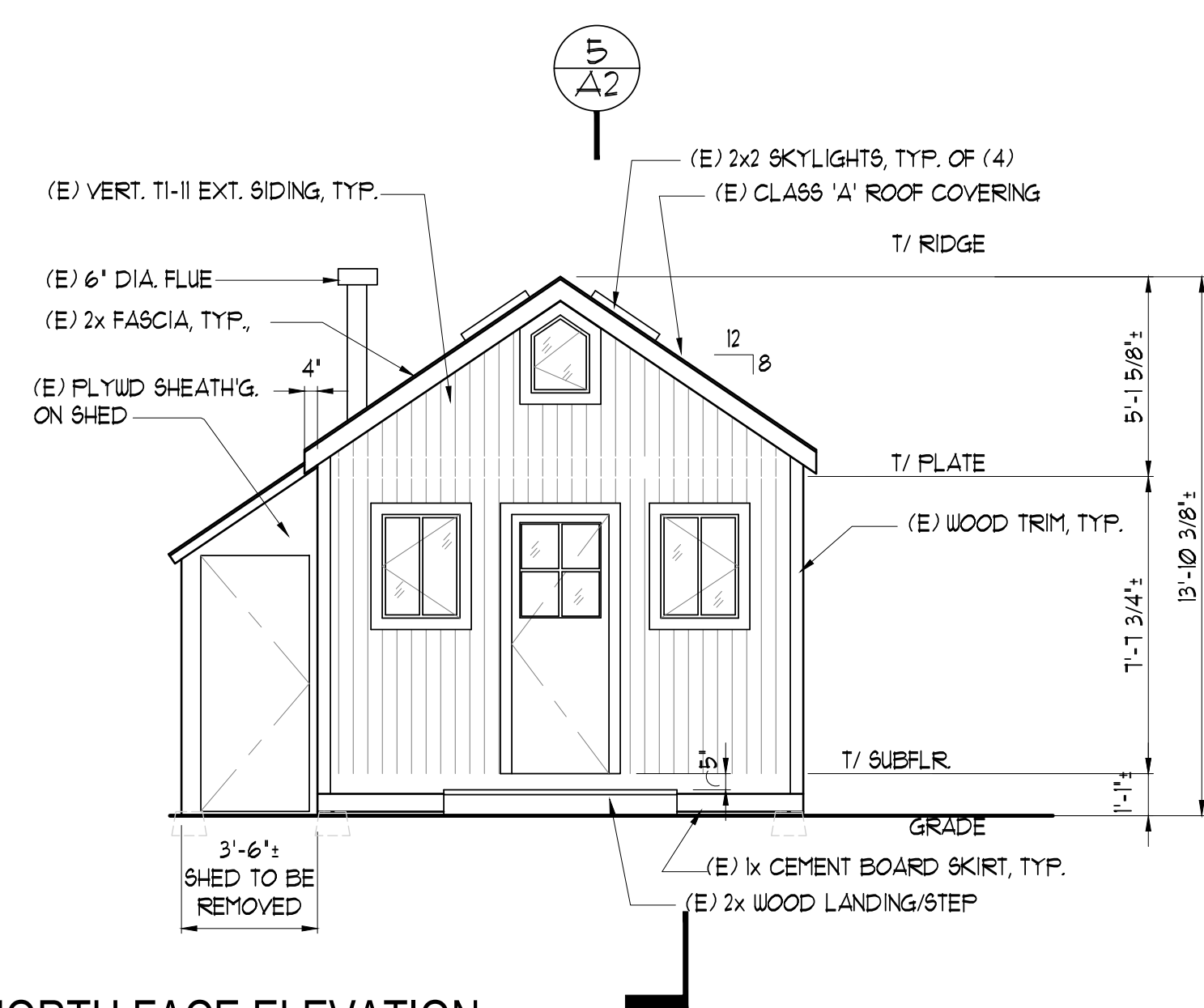
EXTERIOR
ELEVATIONS

EXISTING
CONDITIONS

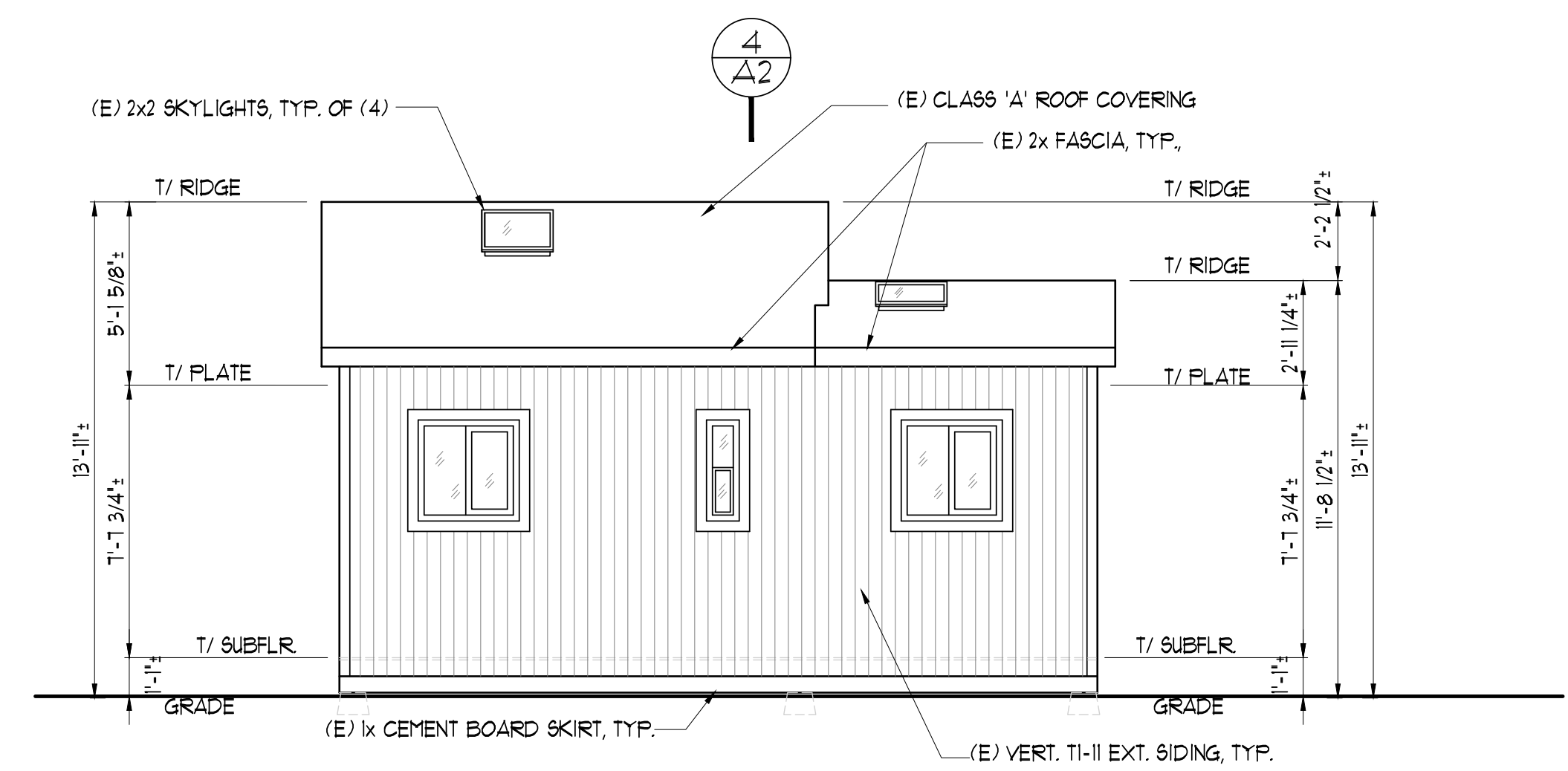
A3
OF 5

Drawn by: TJ

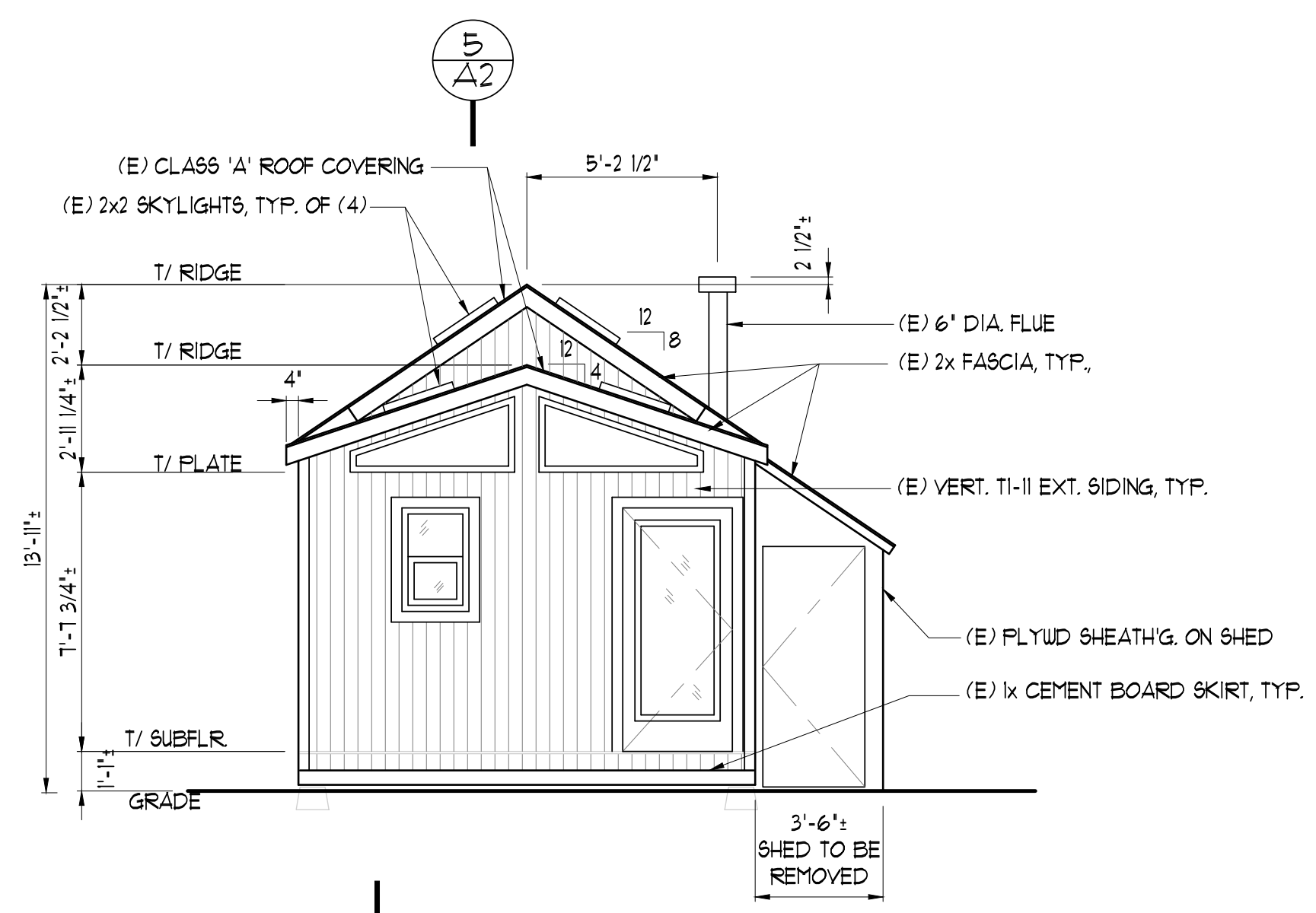
February 24, 2019



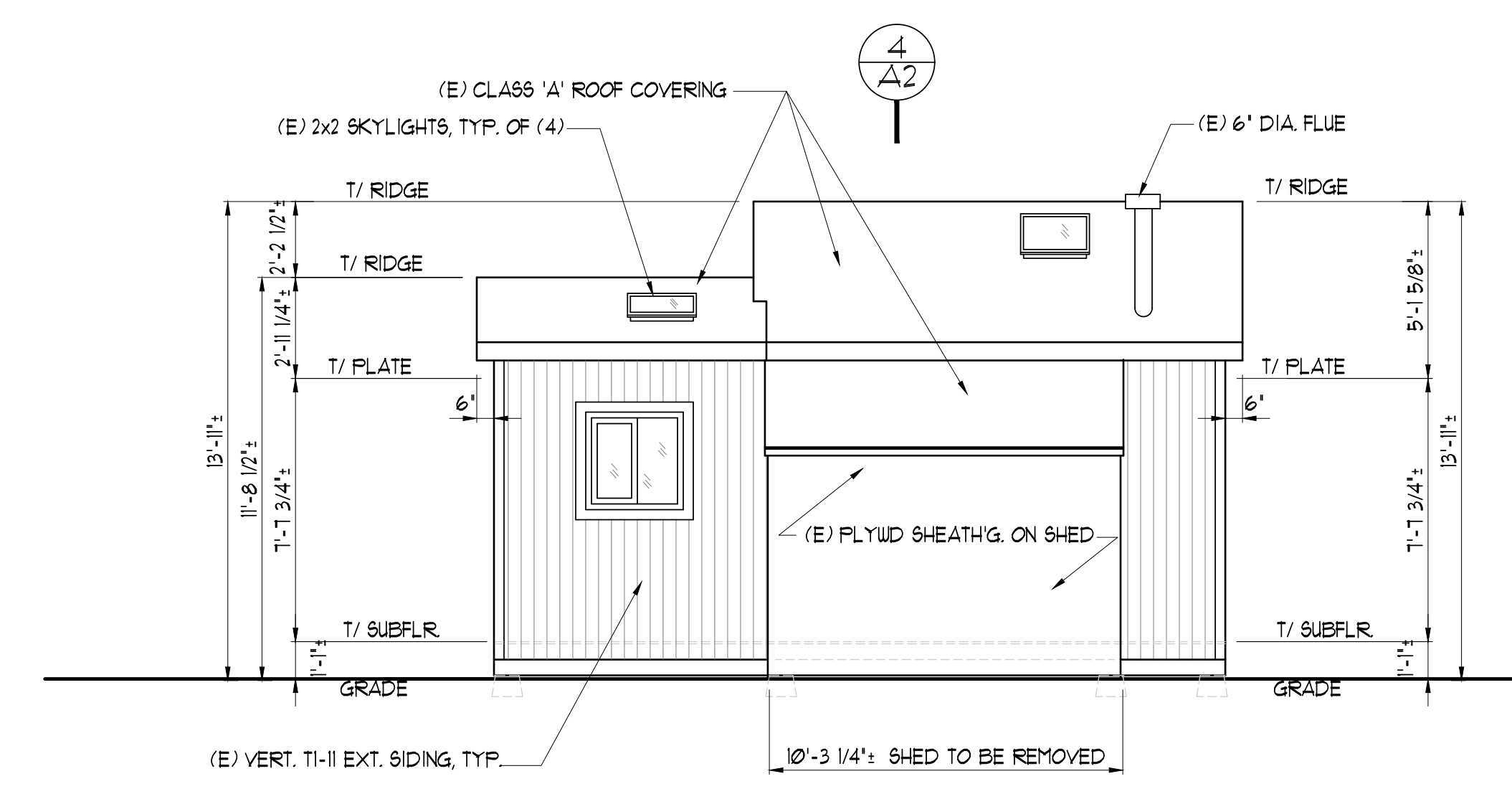
1 NORTH FACE ELEVATION
1/4"=1'-0"



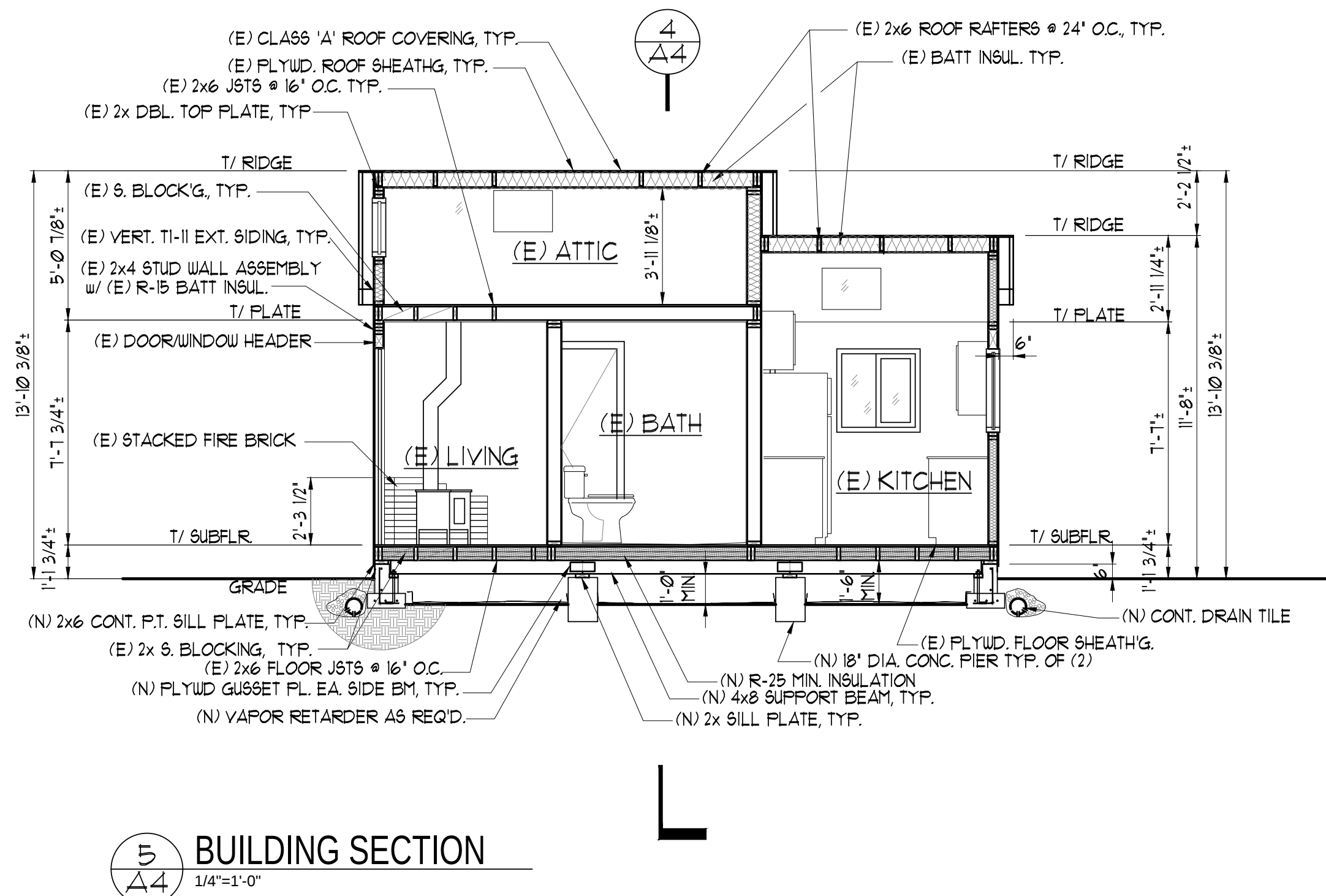
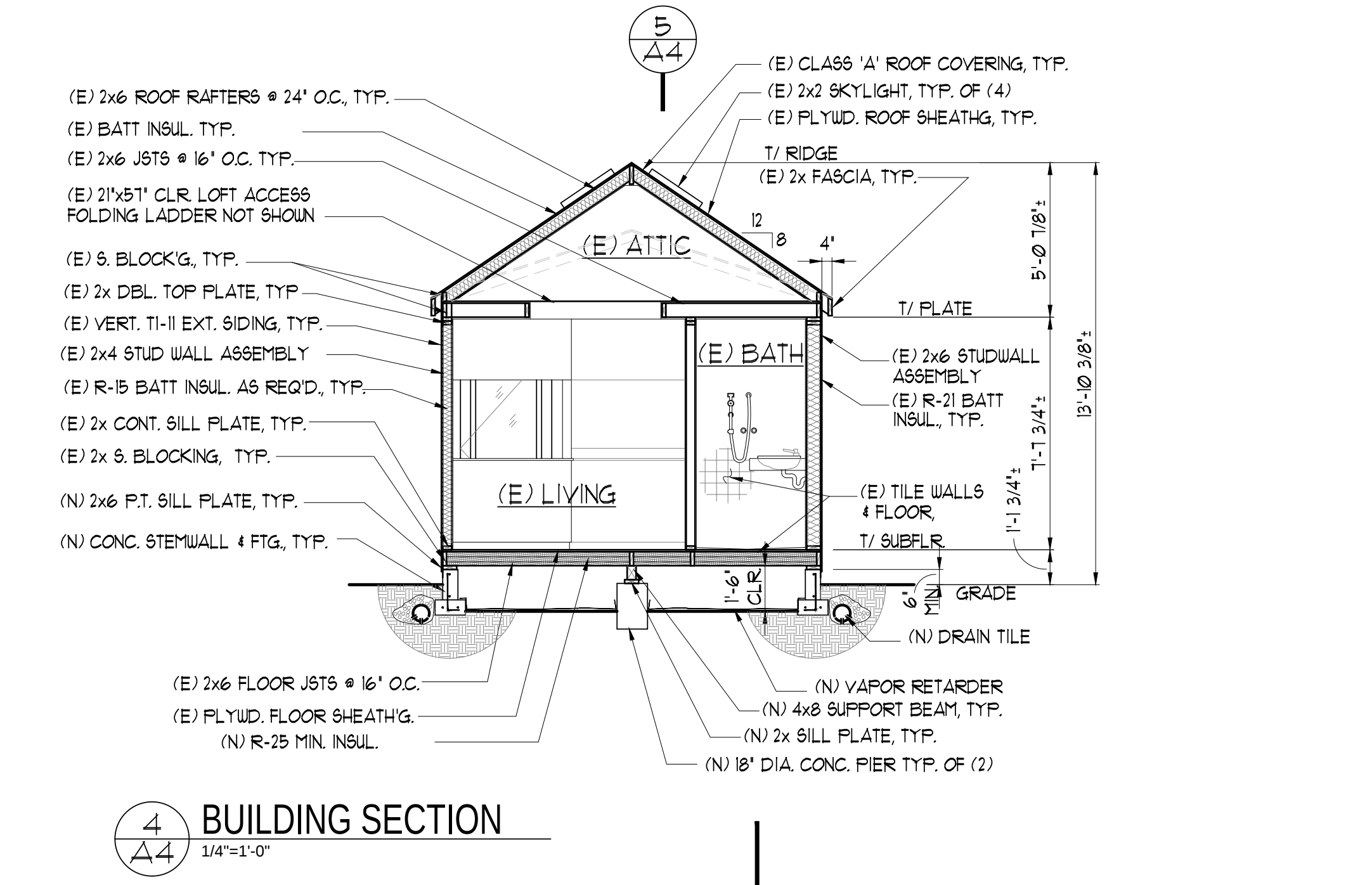
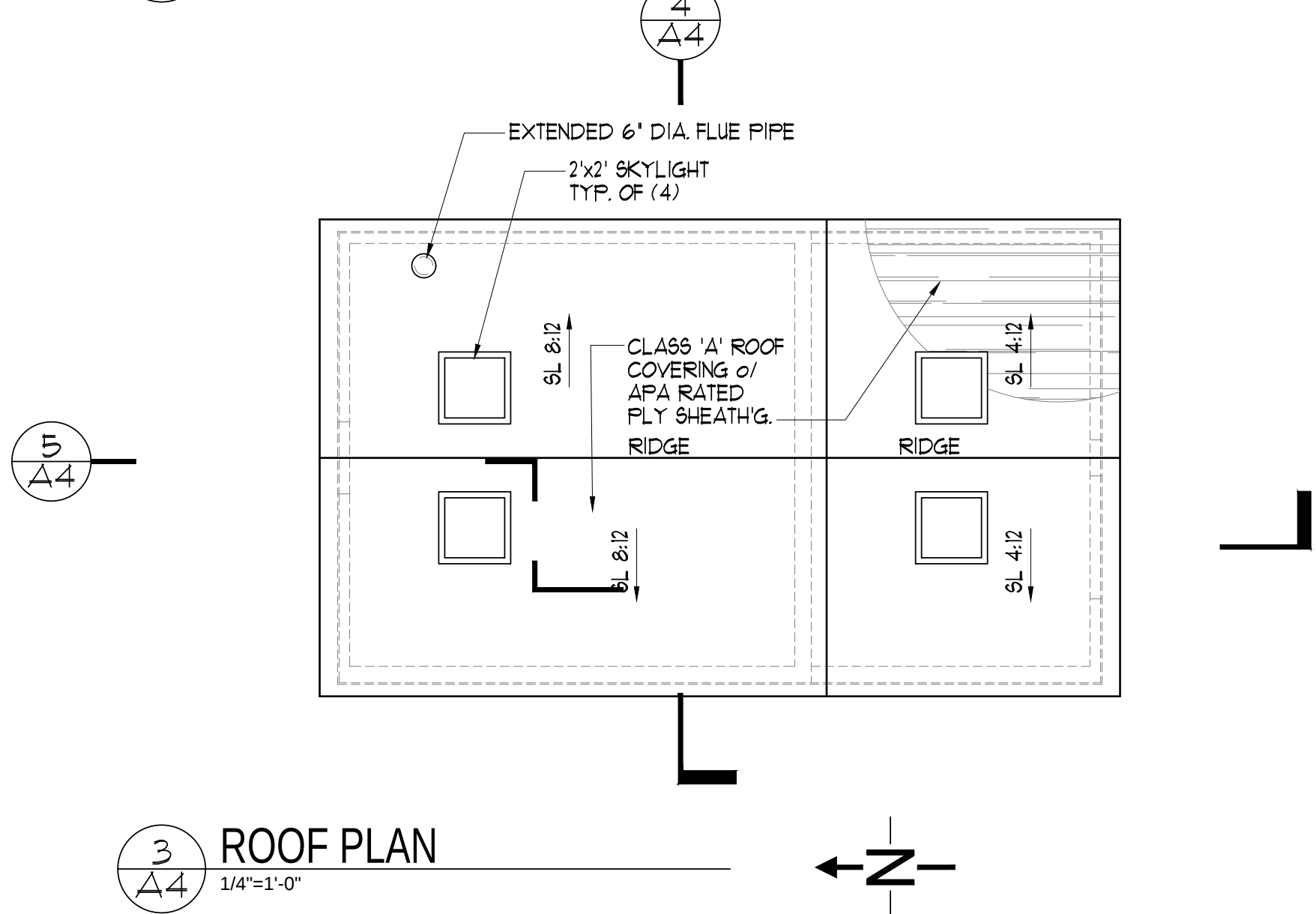
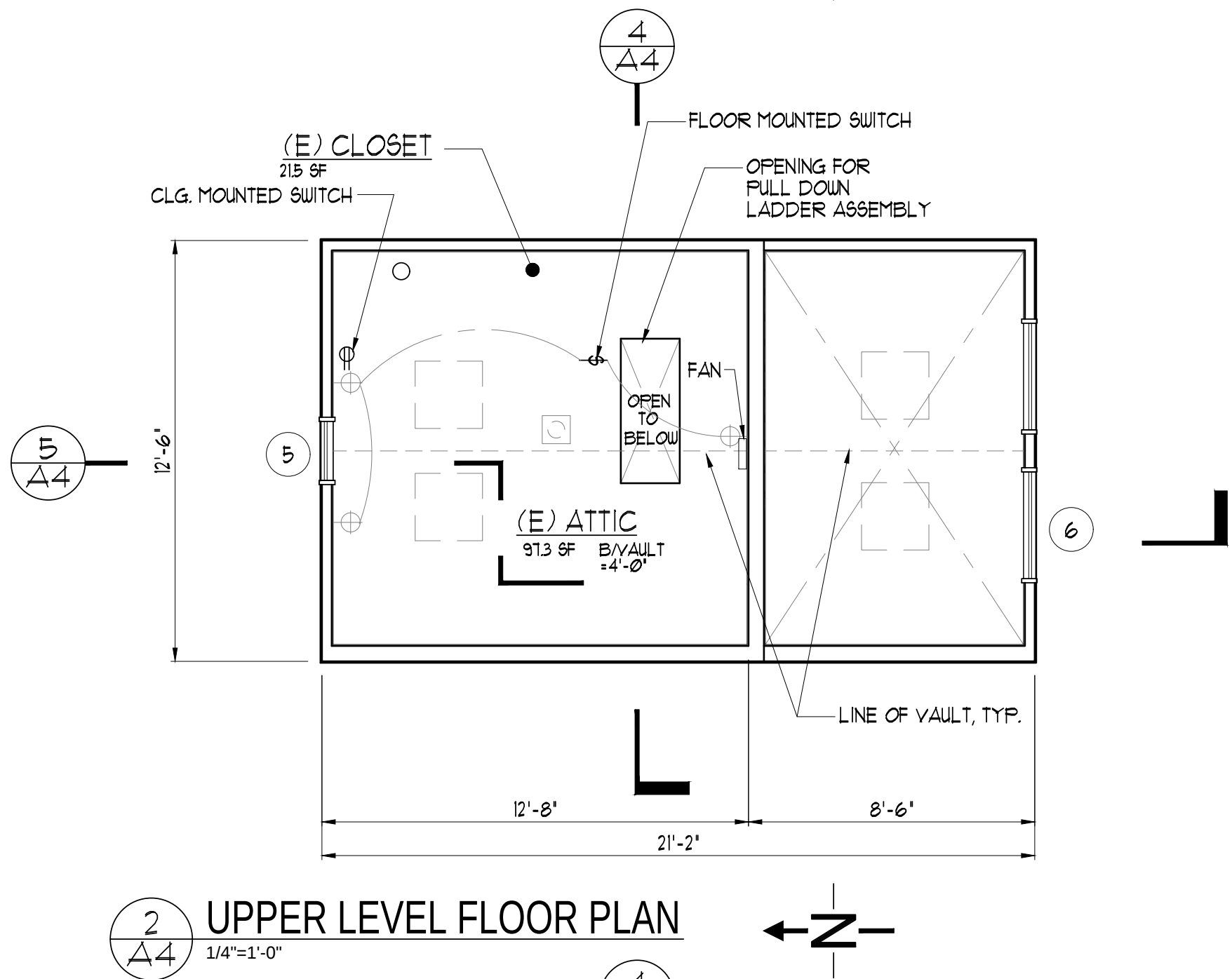
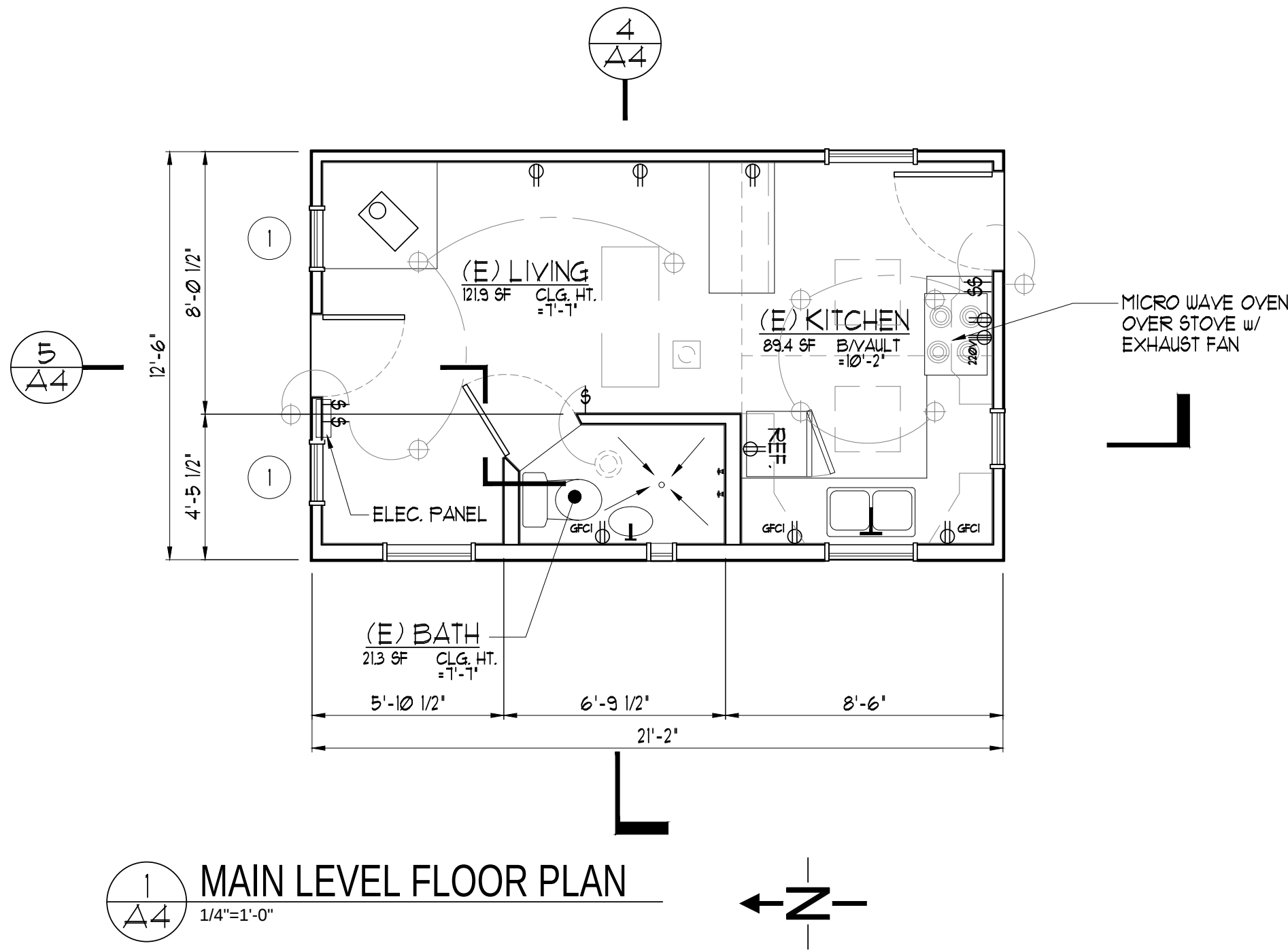
2 WEST FACE ELEVATION
1/4"=1'-0"



3 SOUTH FACE ELEVATION
1/4"=1'-0"



4 EAST FACE ELEVATION
1/4"=1'-0"



REPLACEMENT WINDOWS SCHEDULE

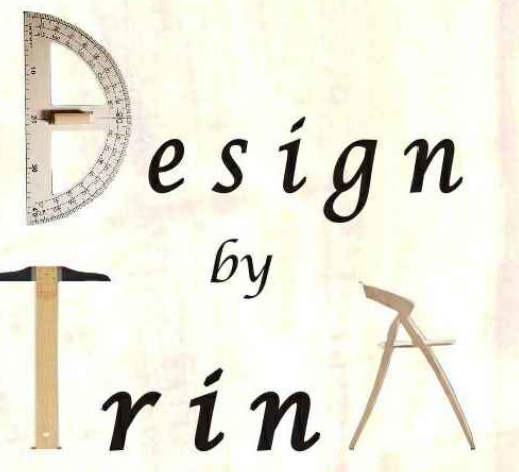
MARK	QTY.	SIZE	SWING	FIXED	SLIDER	VENT	LIGHT	MATERIAL	NOTES
1	2	2'-0 x 2'-8			X	1.75 SF	3.6 SF	VINYL FRAME	
5	1	CUSTOM	X			2.6 SF	1.7 SF	VINYL FRAME	FALL PROTECT DEVICE
6	1	CUSTOM		X			3.4 SF	VINYL FRAME	

REPLACEMENT WINDOW SCHEDULE

NO SCALE

LEGEND:

- ELECTRICAL OUTLET
- LIGHT SWITCH
- WALL OR CEILING LIGHT
- UNDER CABINET LED STRIP
- 90 CFM ULTRA QUIET FAN/LIGHT COMBO UL 507
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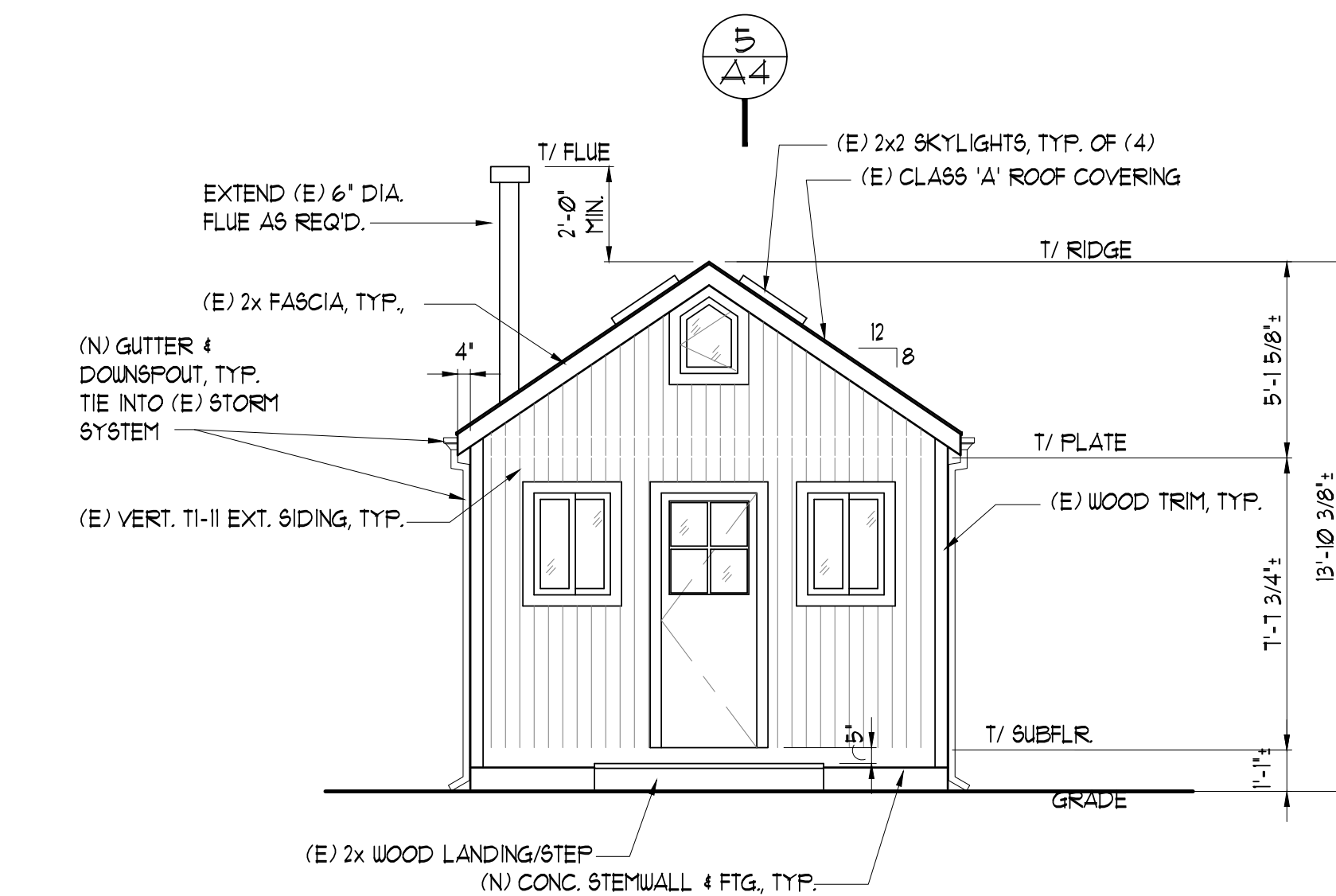
MAIN LEVEL PLAN
UPPER LEVEL PLAN
ROOF PLAN
BUILDING SECTIONS
REPLACEMENT
WINDOW SCHED.

PROJECT AREAS

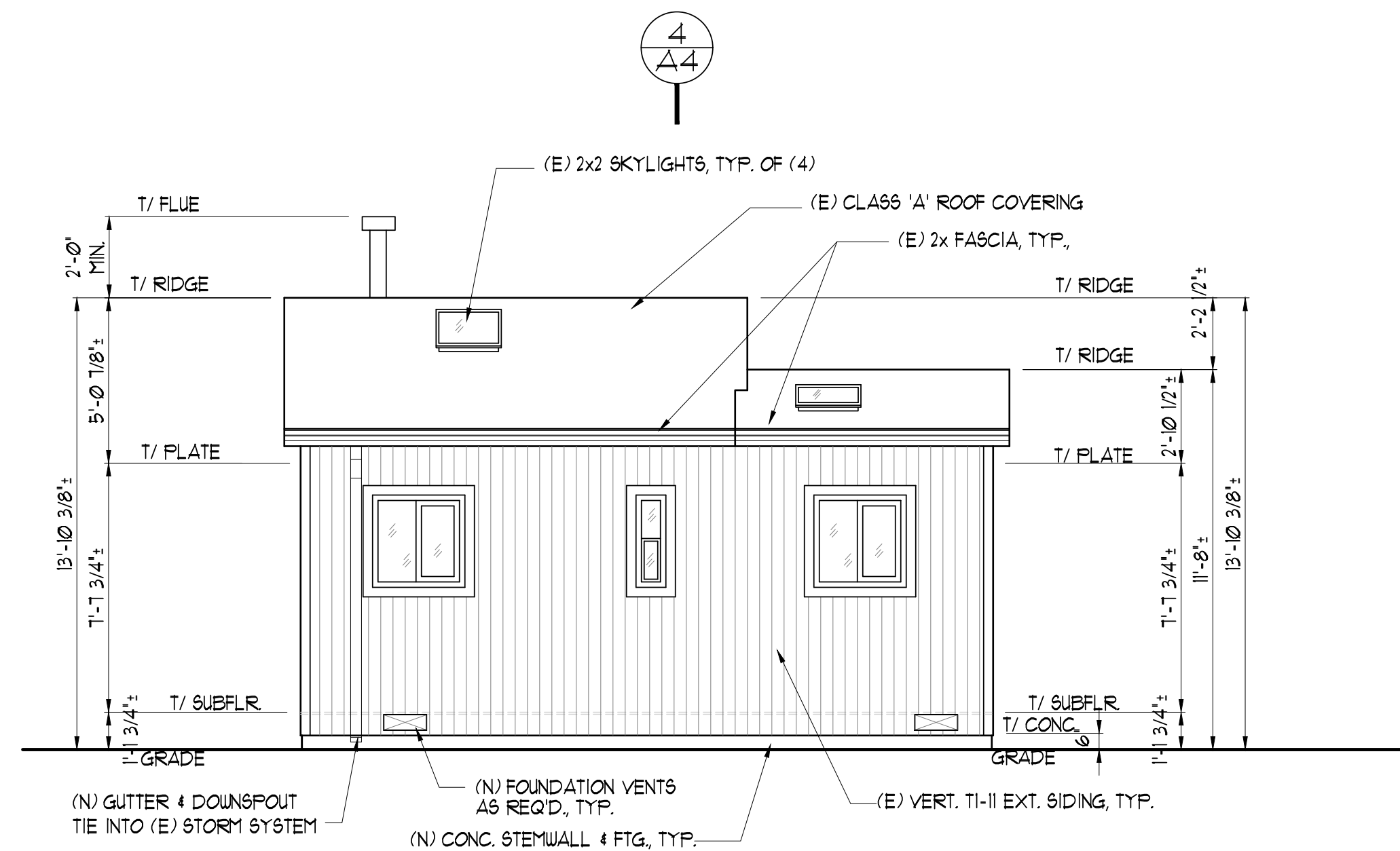
A4
OF 5

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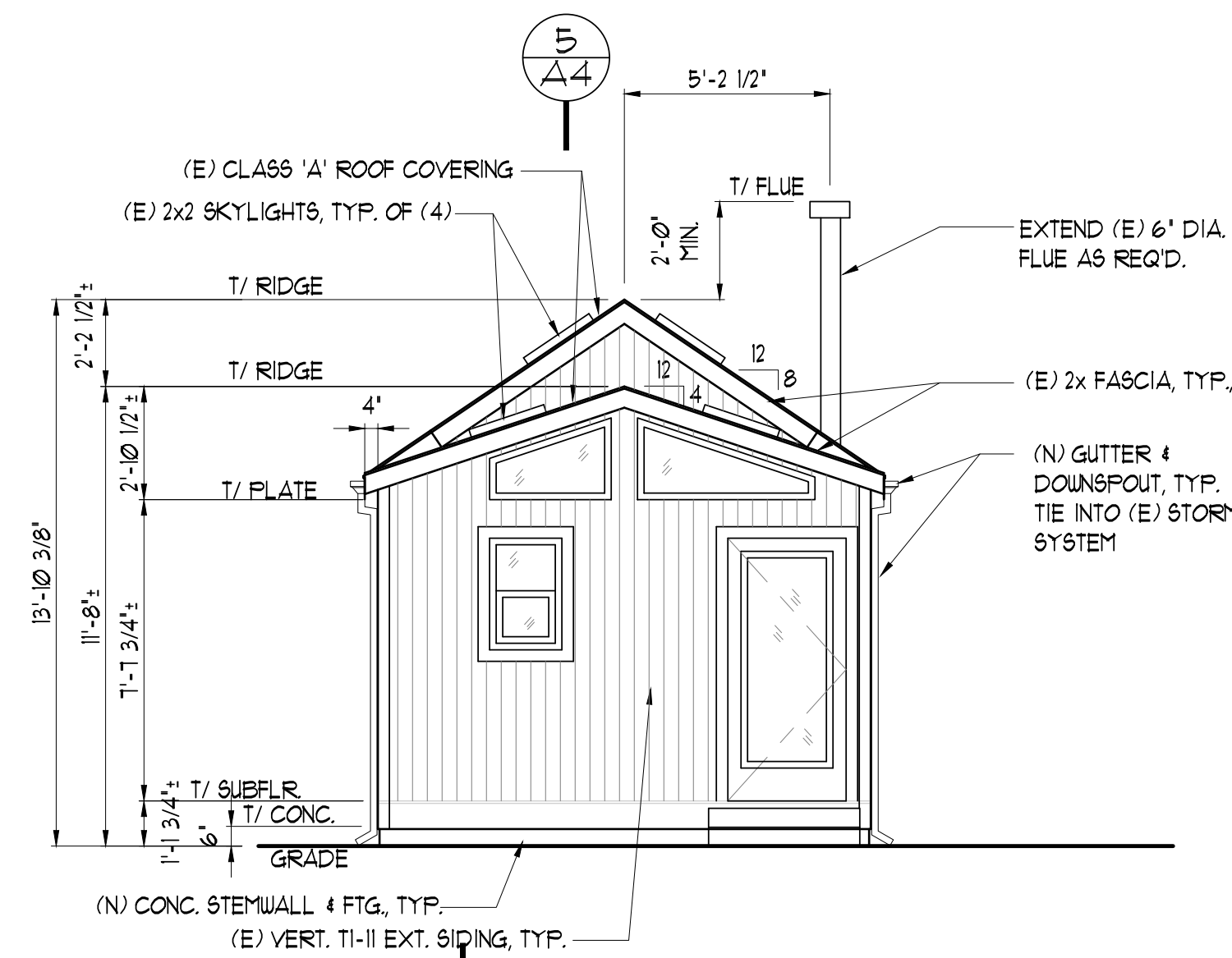
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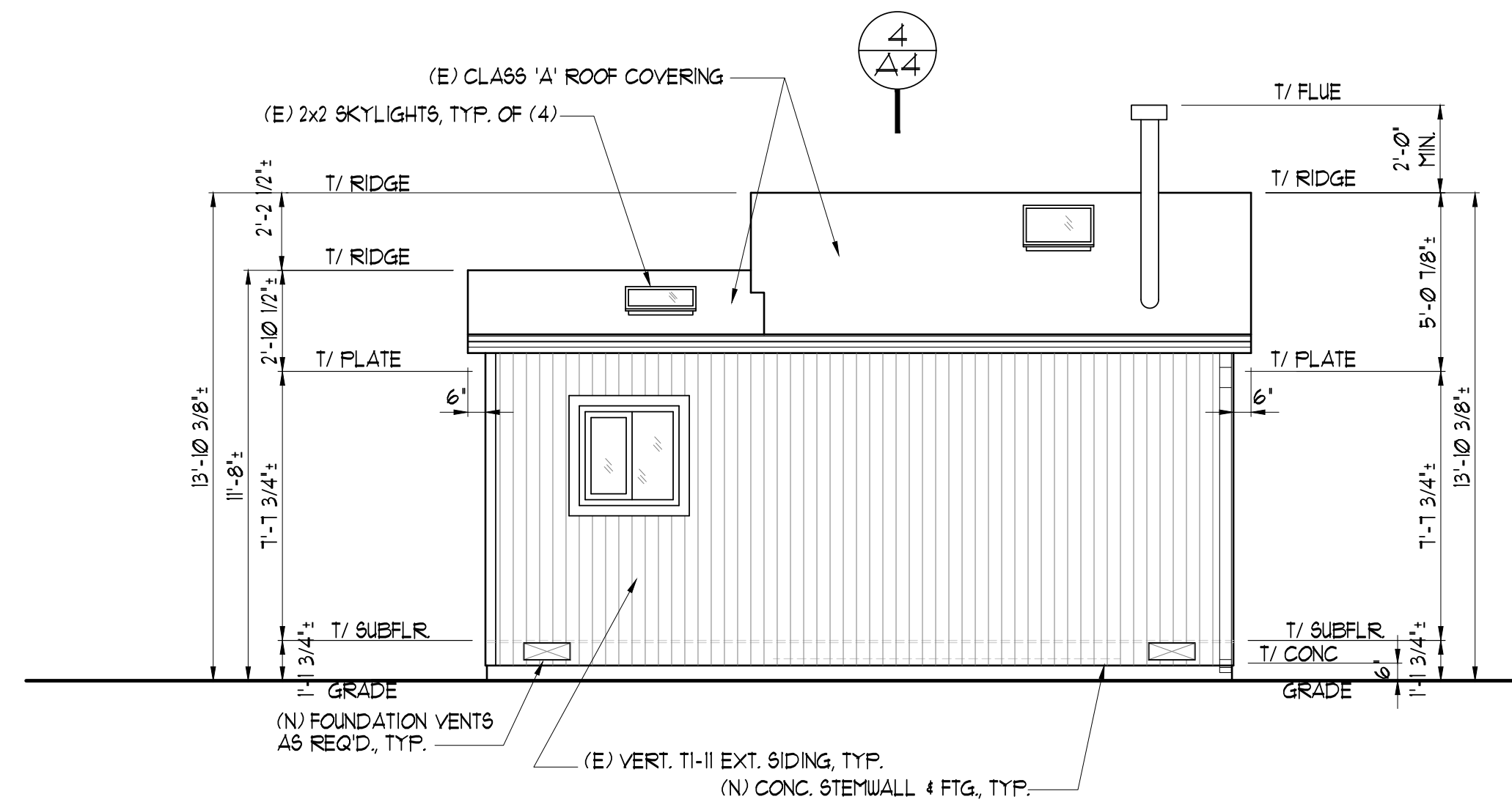
1 NORTH FACE ELEVATION
1/4"=1'-0"



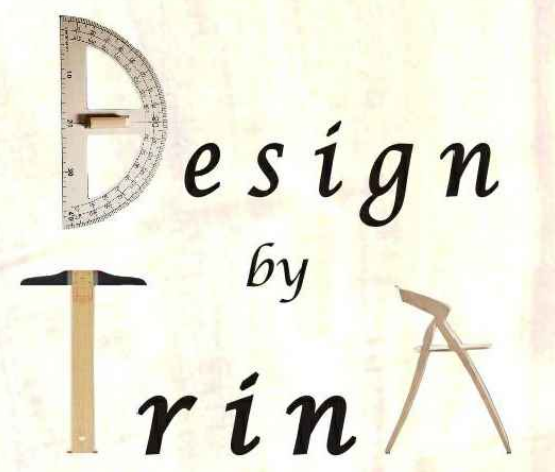
2 WEST FACE ELEVATION
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3 SOUTH FACE ELEVATION
1/4"=1'-0"



4 EAST FACE ELEVATION
1/4"=1'-0"



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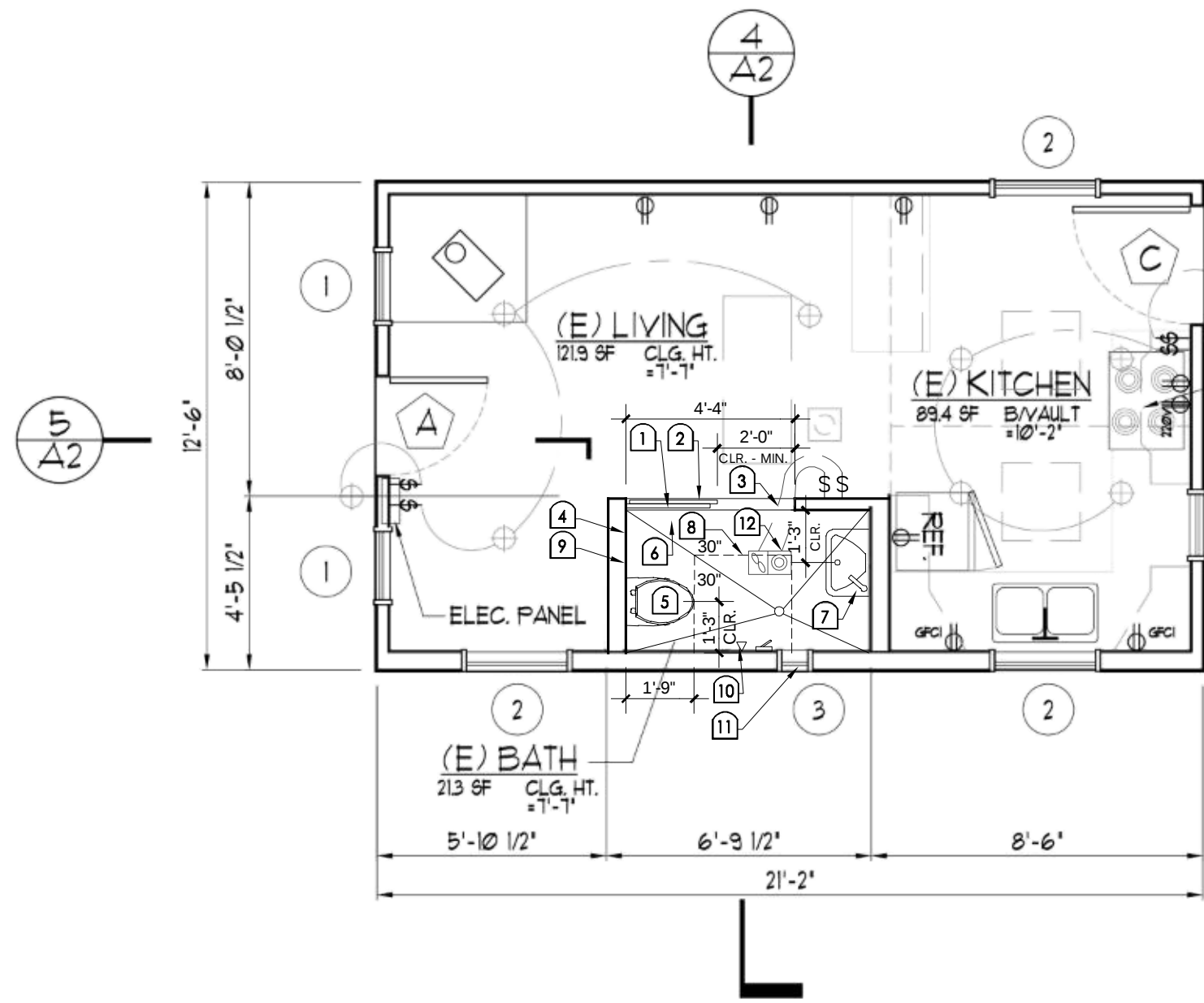
EXTERIOR
ELEVATIONS

PROJECT AREAS

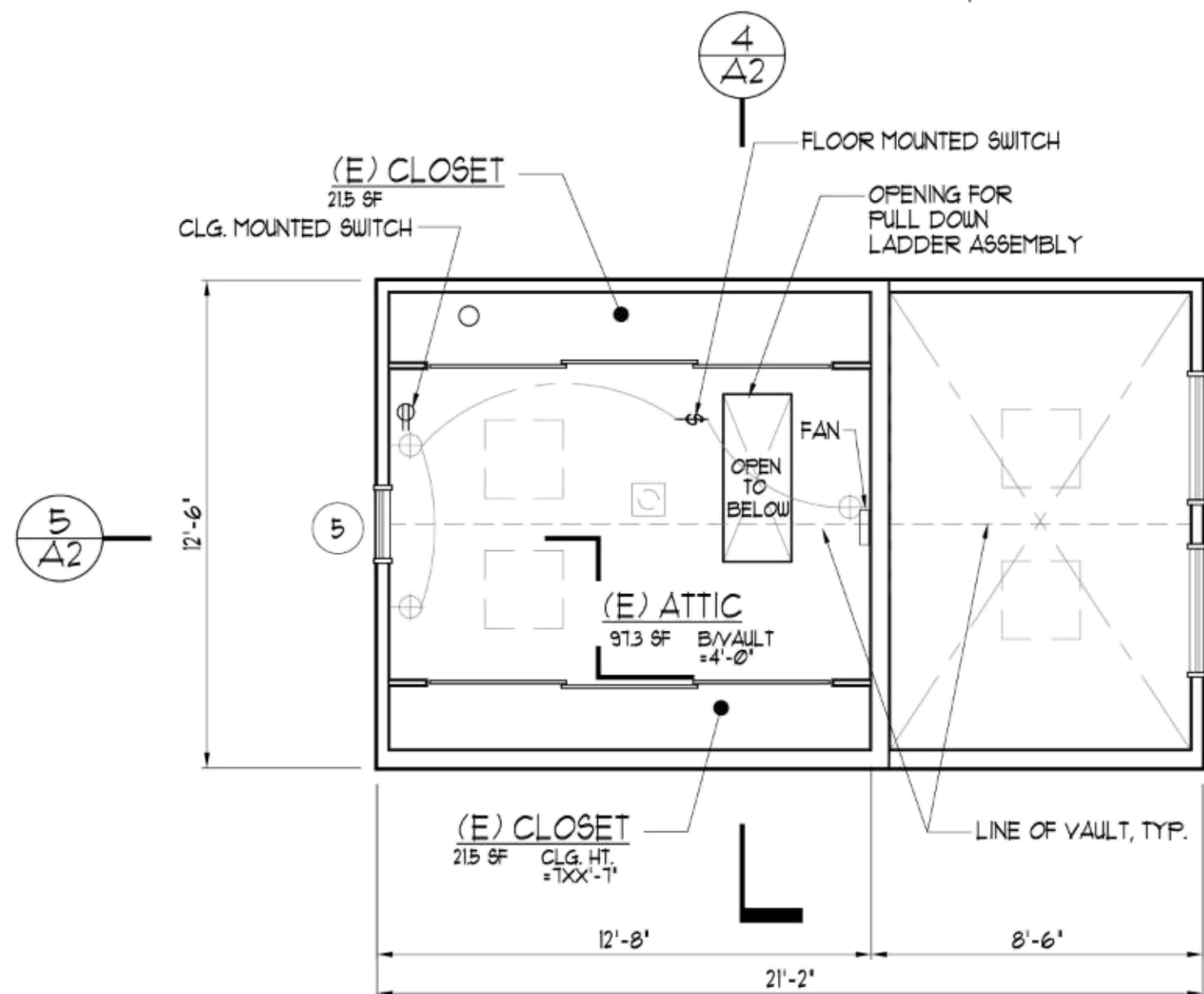
A5
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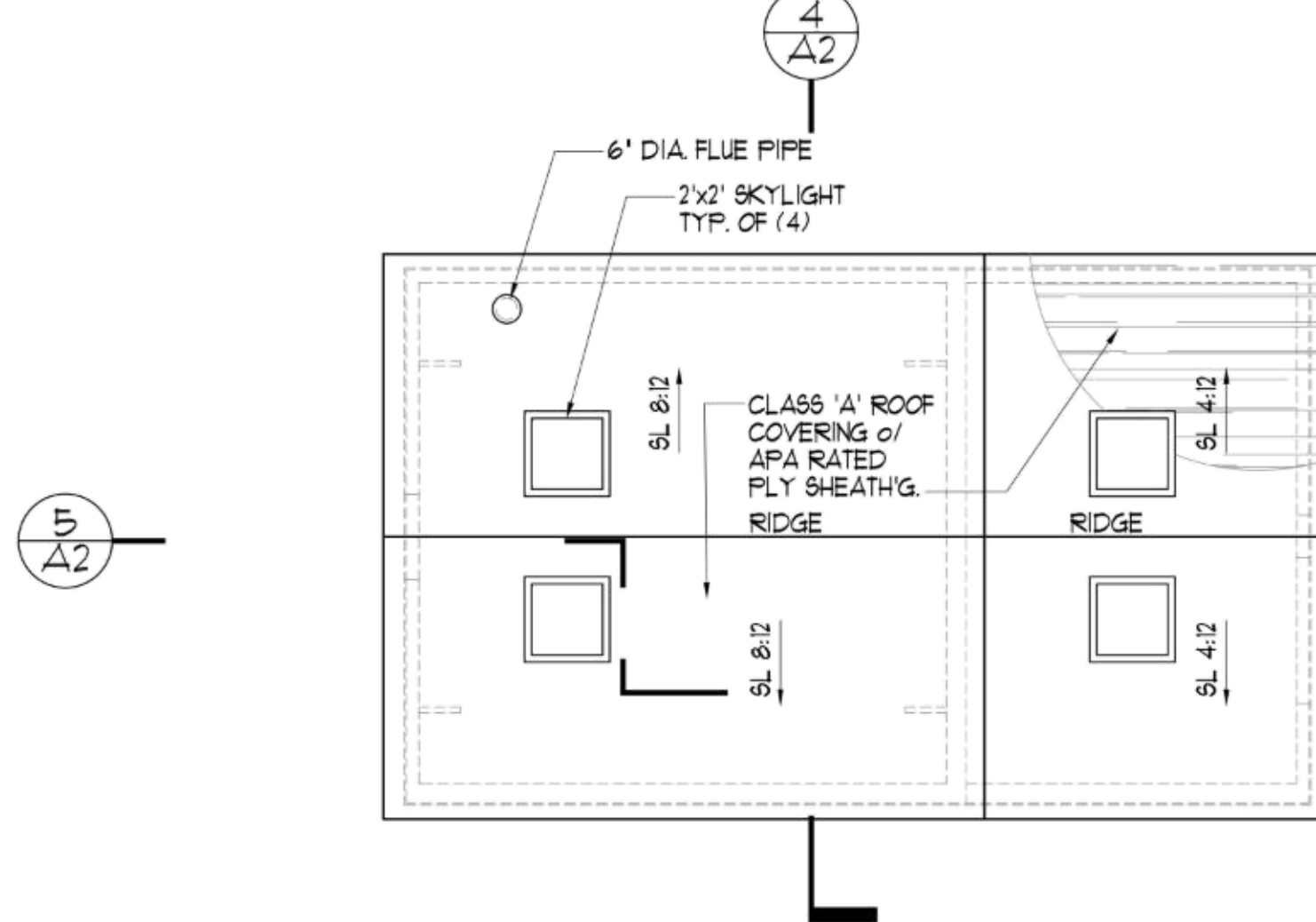
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1
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MAIN LEVEL FLOOR PLAN
1/4"=1'-0"



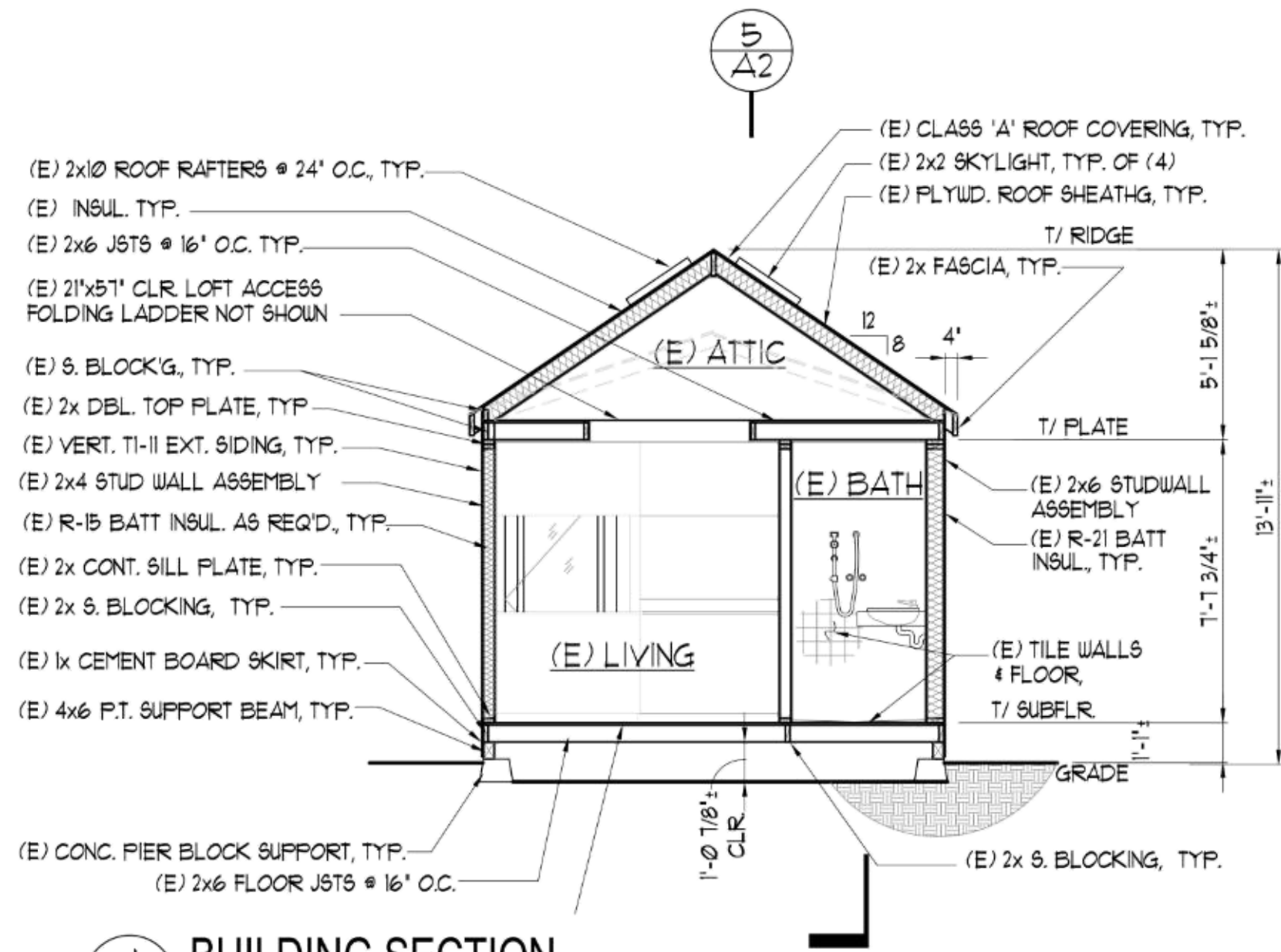
2
A2
UPPER LEVEL FLOOR PLAN
1/4"=1'-0"



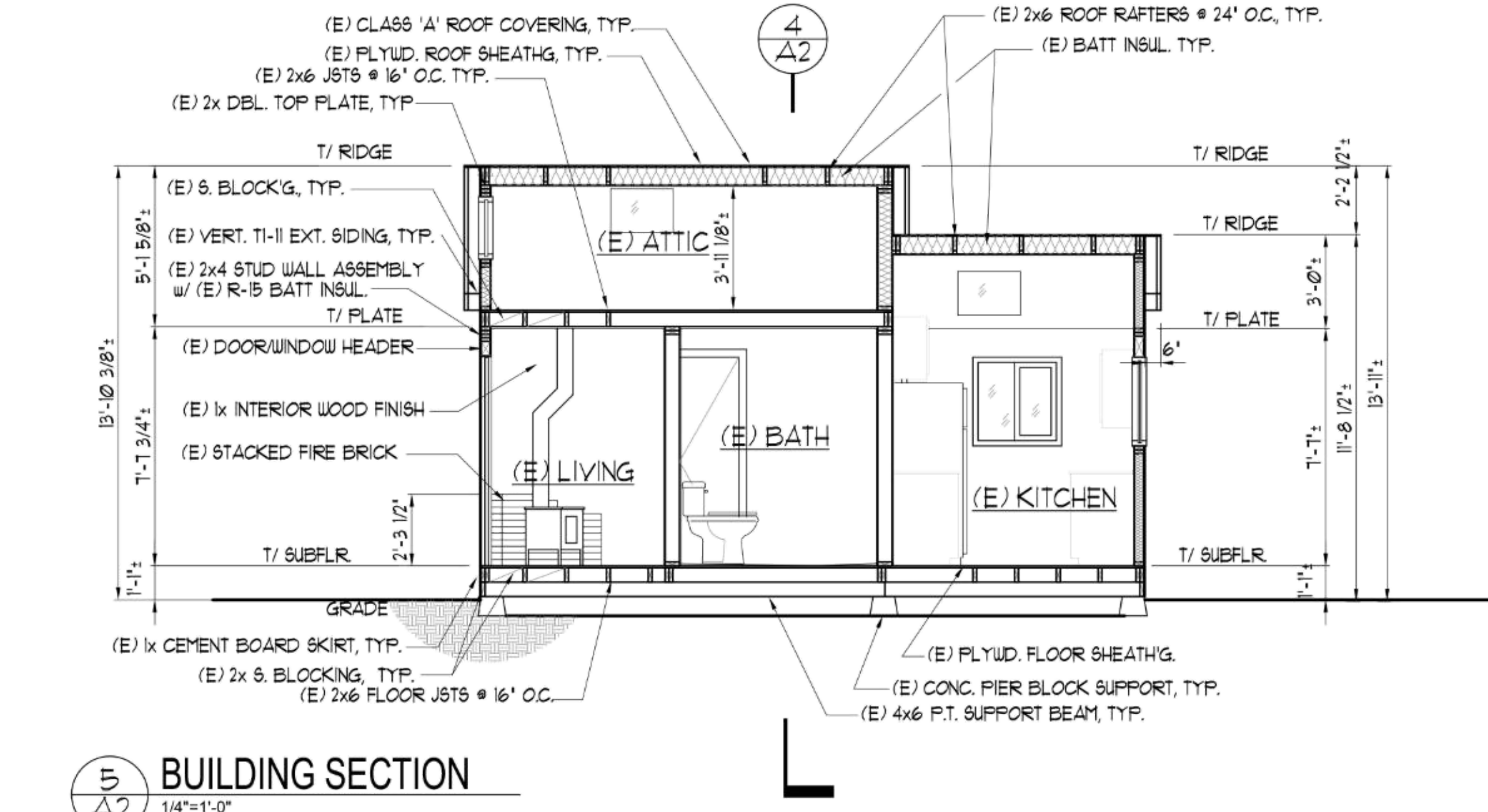
3
A2
ROOF PLAN
1/4"=1'-0"

FLOOR PLAN KEYNOTES

- FIXED TEMP. GLASS PANEL (TRANSLUCENT) IN SLIDING SHOWER DOOR TRACK
- TEMP. SLIDING GLASS PANEL (TRANSLUCENT)
- RAISED SHOWER CURB W/ CERAMIC TILE FINISH
- 2x6 CONT. B.L.G. AT PERIMETER WALLS - WRAP WATER PROOF SHOWER PAN MEMBRANE UP PERIMETER WALLS - 4" MIN.
- WALL MOUNTED TOILET W/CARRIER ASSEMBLY & TANK WITHIN 2x6 WD. STUD WALL
- CERAMIC TILE OVER WATER PROOF MEMBRANE OVER PLYWD. OVER 2x PITCH STRIPS -1/8" /FT. MIN. SLOPE
- WALL HUNG SINK
- MIN. REQ'D. SHOWER FLOOR CLEAR FLOOR SPACE SHOWN DASHED
- CERAMIC WALL TILE AT PERIMETER WALLS TO 70" MIN. ABOVE SHOWER FLOOR
- ADJUSTABLE HEIGHT HAND HELD SHOWER ASSEMBLY
- PROVIDE TEMP. GLAZING
- COMBINATION WATER PROOF LIGHT FIXTURE/ EXHAUST FAN (50 CFM - MIN.)



4
A2
BUILDING SECTION
1/4"=1'-0"



5
A2
BUILDING SECTION
1/4"=1'-0"

LEGEND:

- ELECTRICAL OUTLET
- LIGHT SWITCH
- WALL OR CEILING LIGHT
- UNDER CABINET LED STRIP
- 90 CFM ULTRA QUIET FAN/LIGHT COMBO UL 507
- CARBON MONOXIDE/ SMOKE ALARM COMBO UL 2034 & UL 217
- SMOKE ALARM UL 217
- EXISTING WALLS TO REMAIN
- NEW WALLS PER WALL SCHEDULE
- WALLS/COMPONENTS TO BE REMOVED
- WALL TYPE
- WINDOW TYPE

EXISTING WINDOWS SCHEDULE

MARK	QTY.	SIZE	FIXED	SWING	SLIDER	SINGLE HUNG	MATERIAL
1	2	2'-0 x 2'-8		X			SINGLE PANE WOOD FRAME
2	3	2'-10 x 2'-10			X		VINYL FRAME
3	1	1'-0 x 3'-0			X		VINYL FRAME
4	1	1'-10 x 2'-10			X		VINYL FRAME
5	1	1'-6x 2'-0					SINGLE PANE WOOD FRAME
6	2	CUSTOM	X				VINYL FRAME

EXISTING DOORS SCHEDULE

MARK	QTY.	DIMENSIONS	DESCRIPTION	GLASS	TEMPERED
A	1	2'-6 x 6'-8 x 1 3/4"	EXTERIOR	X	
B	1	2'-6 x 6'-8 x 1 3/8"	INTERIOR		
C	1	3'-0 x 6'-8 x 1 3/4"	EXTERIOR	X	X

DOOR & WINDOW SCHEDULES
NO SCALE



LLC
PO Box 537
Molalla, Or. 97038
(503)370-1393
ddi@molalla.net

for:
Ms. Margaret Zebroski
1814 N. Alberta Street
Portland, Oregon 97217

ACCESSORY DWELLING UNIT
COMPLIANCE PROJECT
1814 N. Alberta Street
Portland, Oregon 97217

MAIN LEVEL PLAN
UPPER LEVEL PLAN
ROOF PLAN
DOOR/WINDOW
SCHEDULES
BUILDING SECTIONS
EXISTING
CONDITIONS

A2
OF 5

Drawn by: TJ

February 24, 2019