

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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

<b>Appeal ID:</b> 27732	<b>Project Address:</b> 1014 SE Cora St
<b>Hearing Date:</b> 5/11/22	<b>Appellant Name:</b> Holly Mock
<b>Case No.:</b> B-001	<b>Appellant Phone:</b> 541-729-4006
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b>
<b>Project Type:</b> residential	<b>Stories:</b> 3 <b>Occupancy:</b> Residential 1 & 2 Family <b>Construction Type:</b> Remodel / Alteration
<b>Building/Business Name:</b>	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> Alteration of an existing structure	<b>LUR or Permit Application No.:</b> 20-222621-RS
<b>Plan Submitted Option:</b> pdf [File 1]	<b>Proposed use:</b> ADU Basement Studio Apartment

### APPEAL INFORMATION SHEET

#### Appeal item 1

<b>Code Section</b>	R305.1
<b>Requires</b>	6 feet 8 inches of ceiling height in basement conversion.
<b>Code Modification or Alternate Requested</b>	We are requesting an exception to code R305.1.
<b>Proposed Design</b>	We are not proposing changes to the submitted and approved design/plans.
<b>Reason for alternative</b>	Only a portion of the ADU ceiling is shorter than the code requirement. The ADU will have an open floor plan and will be a studio with open/direct access to the egress door and window. There will be no doors, walls, or other obstacles prohibiting access to the egress door and window from the bedroom. Additionally, the under slab plumbing is installed and approved.

### APPEAL DECISION

**Reduction in the minimum required ceiling height: Hold for additional information.**

**Appellant may contact John Butler (503 865-6427) or e-mail at [John.Butler@portlandoregon.gov](mailto:John.Butler@portlandoregon.gov) with questions.**

**See note below regarding the process for submitting additional information.**

Additional information is submitted as a no fee reconsideration, following the same submittal process and using the same appeals form as the original appeal. Indicate at the beginning of the appeal form that you are filing a reconsideration and include the original assigned Appeal ID number. The reconsideration will receive a new appeal number.



Include the original attachments and appeal language. Provide new text with only that information that is specific to the reconsideration in a separate paragraph(s) clearly identified as "Reconsideration Text" with any new attachments also referenced. Once submitted, the appeal cannot be revised.  
No additional fee is required.

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# 20-222621-RS

## SE Cora Street

### BASEMENT A.D.U.

### PERMIT SET - JULY 11, 2020

City Of Portland

REVIEWED FOR CODE COMPLIANCE

Date: 07/26/21

Permit #: 20-222621-000-00-RS



#### SCOPE OF WORK

IMPROVEMENTS IN EXISTING UNFINISHED BASEMENT T CONVERT TO NEW ATTACHED A.D.U. INCLUDING NEW STUDIO BEDROOM, BATHROOM, KITCHEN, AND UTILITIES.

#### PROJECT INFORMATION

ADDRESS:	1014 SE CORA ST. PORTLAND, OR 97202
TAX ROLL:	SLEES ADD, BLOCK 3, LOT 2
STATE ID:	1S1E11CD-10100
ATT. ACT. #:	R774800470
ZONING:	R5
SITE AREA:	5,000 SF (0.11 ACRES)
BLDG. AREA:	1,120 SF MAIN (EXST'G)
	800 SF FIN ATTIC (EXST'G)
	1,120 SF BSMT (UNFINISHED)
PROJECT AREA:	750 SF GROSS / 655 SF LIVING AREA
IMPERVIOUS AREA:	2,329 SF EXST'G
	49 SF NEW
CONSTR. TYPE:	VB
SPRINKLERS:	NO

#### PROJECT TEAM

OWNER:	<b>HOLLY MOCK</b> 1014 SE CORA ST. PORTLAND, OR 97202 503. 729. 4006 hr.mock@yahoo.com
ARCHITECT:	<b>JASON KENTTA, ARCHITECT</b> 7003 NE 9TH PORTLAND, OR 503. 799. 3261 jason.kentta@gmail.com
CONTRACTOR:	<b>CHRISTOPHER H CONGDON GENERAL CONTRACTING LLC</b> 5715 SE JENNINGS AVE MILWAUKIE, OR 97267 PH: 503. 413. 0200 chris@ccongdon.com CCB#: 198866

#### ENERGY CODE:

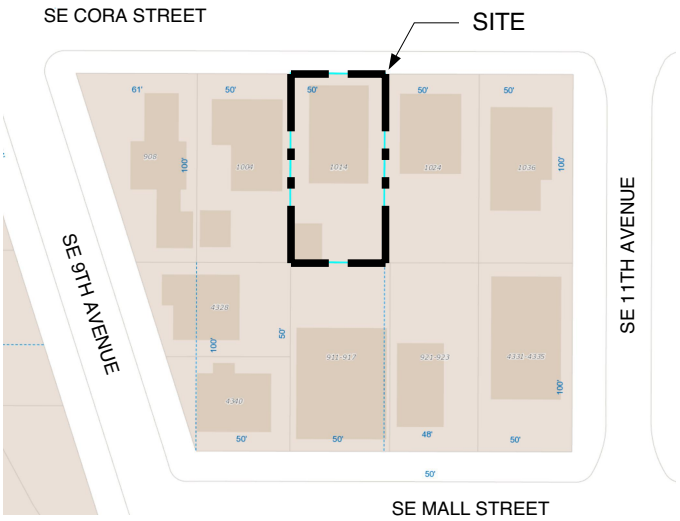
PRESCRIPTIVE ENVELOPE REQUIREMENTS  
+ ADDITIONAL MEASURES:

ENVELOPE: #2  
UPGRADED FEATURES:  
WALLS: R-21 ADVANCED FRAMING  
FRAMED FLOORS: R-38  
WINDOWS: U=0.28 AVG.

CONSERVATION: "C"  
DUCTLESS HEAT PUMP  
HSPF 10.0 IN PRIMARY ZONE OF DWELLING

#### DRAWING INDEX

A0	COVER
A1	INFORMATION
A2	TYPES / ASSEMBLIES
A3	SITE PLAN
A4	BSMT. FLOOR PLAN
A5	R.CEILING & ELEC. PLAN
A6	SECTION
A7	INT. ELEVATIONS
A8	INT. ELEVATIONS
A9	DETAILS



VICINITY MAP SCALE: N.T.S.

SE CORA  
1014 SE CORA STREET  
Portland, OR 97202

JASON KENTTA architect  
7003 NE 9th Ave. Portland, Or. 97211  
jason.kentta@gmail.com 503.799.3261

DATE: 7. 11. 2020





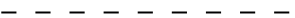


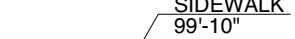
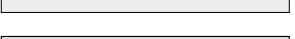


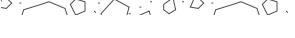




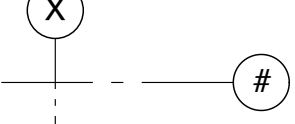
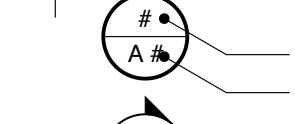
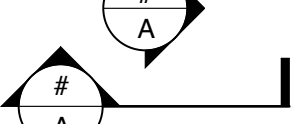
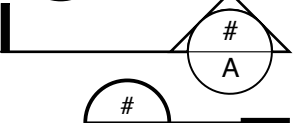
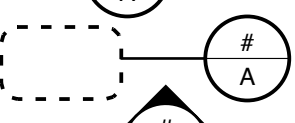



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




















GENERAL NOTES

1. THE DRAWINGS REPRESENT DESIGN INTENT ONLY AND DO NOT NECESSARILY REFLECT EXACT FIELD CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE CONDITIONS AND MEASUREMENTS OF THE EXISTING CONDITIONS PRIOR TO BEGINNING WORK OR ORDERING MATERIALS.
2. DIMENSIONS INDICATED ON THE DRAWINGS ARE TO FACE OF CONCRETE OR FACE OF FRAMING UNLESS OTHERWISE NOTED.
3. DO NOT SCALE OFF THE DRAWINGS; IF NEEDED, THE ARCHITECT SHOULD BE CONSULTED FOR CLARIFICATION.
4. THE WORK PERFORMED UNDER THIS CONTRACT SHALL INCLUDE BUT IS NOT NECESSARILY LIMITED TO FURNISHING ALL LABOR, MATERIAL, ACCESSORIES, TOOLS TRANSPORTATION, FEES, PERMITS, AND TAXES TO COMPLETE THE WORK IN PLACE, COMPLETE. CONTRACTOR IS TO COORDINATE THE WORK OF THE VARIOUS ITEMS WHICH ARE FURNISHED BY THE OWNER OR FABRICATED, DELIVERED AND INSTALLED UNDER SEPARATE CONTRACTS.
5. ALL REQUIRED PERMITS SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL REQUIRED INSPECTIONS BY THE LOCAL BUILDING DEPARTMENT HAVING JURISDICTION OVER THE PROJECT AND IN COORDINATING APPROVAL BY THE LOCAL GOVERNING HEALTH, FIRE, AND TRANSPORTATION DEPARTMENTS WHEN REQUIRED.
6. CONTRACTOR TO COORDINATE ALL WORK WITH RELATED UTILITY PROVIDERS INCLUDING SCHEDULING AND UTILITY PROVIDER REQUIREMENTS.
7. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (CURRENT EDITION) WITH LOCAL AMENDMENTS, APPLICABLE STATE, CITY AND COUNTY CODES, STATUTES, REGULATIONS, AND ORDINANCES.
8. CONTRACTOR TO PROVIDE ALL NECESSARY TEMPORARY SUPPORT FOR WALLS AND FLOORS PRIOR TO COMPLETION OF VERTICAL AND LATERAL LOAD SYSTEMS.
9. IN THE EVENT OF A DISCREPANCY BETWEEN THE CONSTRUCTION DRAWINGS, SPECIFICATIONS, OR BUILDING CODE, NOTIFY THE ARCHITECT FOR FINAL CLARIFICATION BEFORE PROCEEDING WITH WORK.
10. NEITHER OWNER, TENANT, NOR ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY EXTRA CHARGE OR COMPENSATION DUE TO DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE INDICATED ON THE DRAWINGS. CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CONSIDERATION BEFORE PROCEEDING WITH WORK.
11. ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS SHALL BE COORDINATED WITH THE ARCHITECT. THE ARCHITECT SHALL BE EXEMPT FROM LIABILITY IF CHANGES IMPACT THE WORK AREA OR RELATED AREAS WITHOUT CONSENT AND WRITTEN APPROVAL. THE ARCHITECT SHALL HAVE FIVE (5) WORKING DAYS TO REVIEW SUCH SUBMITTALS.
12. THE ARCHITECT RESERVES THE RIGHT TO PROVIDE SUPPLEMENTAL INSTRUCTION (SI) DRAWINGS WHICH MAY AMEND OR SUPERSEDE THE CONSTRUCTION DRAWINGS. SUCH INFORMATION MAY REFLECT CURRENT FIELD CONDITIONS UNKNOWN PRIOR TO CONSTRUCTION. CONTRACTOR IS TO NOTIFY THE OWNER OF ANY CHANGES TO THE CONTRACT AMOUNT PRIOR TO PROCEEDING WITH INSTRUCTIONS.
13. THE ARCHITECT HAS NO RESPONSIBILITY FOR WORK DONE UNDER SEPARATE CONTRACTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE WORK BY SEPARATE CONTRACTS, INCLUDING BUT NOT LIMITED TO SUBMISSION OF DRAWINGS REQUIRED FOR THE BUILDING PERMIT, COORDINATION OF BIDDER-DESIGN WORK IN COMPLIANCE WITH REQUIREMENTS OF THE PROJECT, AND TO INSURE A QUALITY LEVEL OF WORK THAT MEETS OR EXCEEDS ACCEPTED BUILDING PRACTICES.
14. THE ARCHITECT HAS NO RESPONSIBILITY FOR ABATEMENT DESIGN, ABATEMENT DEMOLITION, ABATEMENT INSPECTION, ABATEMENT OBSERVATION, AND ACCIDENTAL EXPOSURE OR ANY OTHER MATTERS OF ANY KIND ARISING OUT OF, OR RELATING TO HAZARDOUS MATERIALS OF ANY KIND.

DRAWING SYMBOLS

	DIM.	DIMENSION. FACE OF STUD, TYP.
		PROPERTY LINE
		GRID LINE OR CENTER LINE
	100'	CONTOUR LINE
		HIDDEN LINE (OVERHEAD)
		HIDDEN LINE (BELOW)
	100'-0"	ELEVATION (DATUM)
	SIDEWALK 99'-10"	SPOT ELEVATION
		CONCRETE (TOPPING SLAB)
		CONCRETE
		SAND FILL
		AGREGATE / GRAVEL
		EARTH / PLANTING SOIL
		BATT INSULATION
		RIGID INSULATION
		GLASS (SHOWN IN ELEVATION)
		STRUCTURAL GRID TYPICALLY REFERENCES F.O.STUD / F.O.CONCRETE / C.L. COLUMN UNLESS NOTED OTHERWISE
		TYPICAL DETAIL FLAG: DRAWING NUMBER SHEET NUMBER
		EXTERIOR ELEVATION
		BUILDING SECTION
		WALL SECTION
		SECTION DETAIL
		PLAN DETAIL
		INTERIOR ELEVATION

ELEC. SYMBOLS

	ELECTRICAL PANEL
	SMOKE AND CARBON MONOXIDE DETECTOR. HARDWIRED W/ BATTERY BACK-UP & INTERCONNECT
	RECESSED CEILING EXHAUST FAN 80 CFM MIN. ON TIMER OR DEHUMIDISTAT.
	JUNCTION BOX FOR HARD-WIRED FIXTURE
	CABLE OUTLET AT 15" A.F.F. (U.N.O.)
	EXST'G DUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET AT 15" A.F.F. (U.N.O.) 120 V
	DUPLEX RECEPTACLE OUTLET AT 15" A.F.F. (U.N.O.) 240 V
	QUAD-PLEX RECEPTACLE OUTLET AT 15" A.F.F. (U.N.O.) 120 V
	DUPLEX RECEPTACLE - FLOOR MOUNT
	DUPLEX RECEPTACLE OUTLET AT 38" A.F.F. (U.N.O.) 120V - G.F.I.
	\$ SINGLE POLE SWITCH AT 42" A.F.F. (U.N.O.)
	\$ <sub>D</sub> DIMMER SWITCH AT 42" A.F.F. (U.N.O.)
	\$ <sub>3</sub> THREE WAY SWITCH AT 42" A.F.F. (U.N.O.)
	\$ <sub>4</sub> FOUR WAY SWITCH AT 42" A.F.F. (U.N.O.)
	\$ <sub>T</sub> TIMER SWITCH AT 42" A.F.F. (U.N.O.)
	CONCEALED FIXTURE
	RECESSED CAN LIGHT
	WALL WASH LIGHT
	SURFACE MOUNT LIGHT
	PENDANT MOUNT LIGHT
	WALL SCONCE LIGHT
	RECESSED STEP LIGHT
	ELECTRIC HEATER RECESSED OR UNDER-CABINET
	BLOWER UNIT FOR MINI-SPLIT ELEC. HEAT PUMP

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Date: 07/26/21  
  
Permit #: 20-222621-000-00-RS



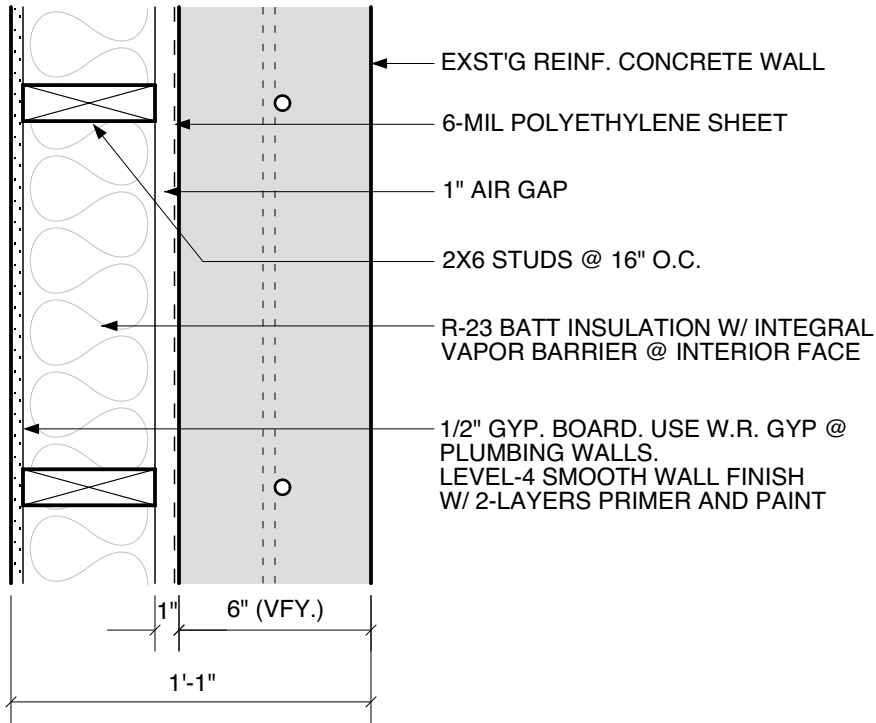
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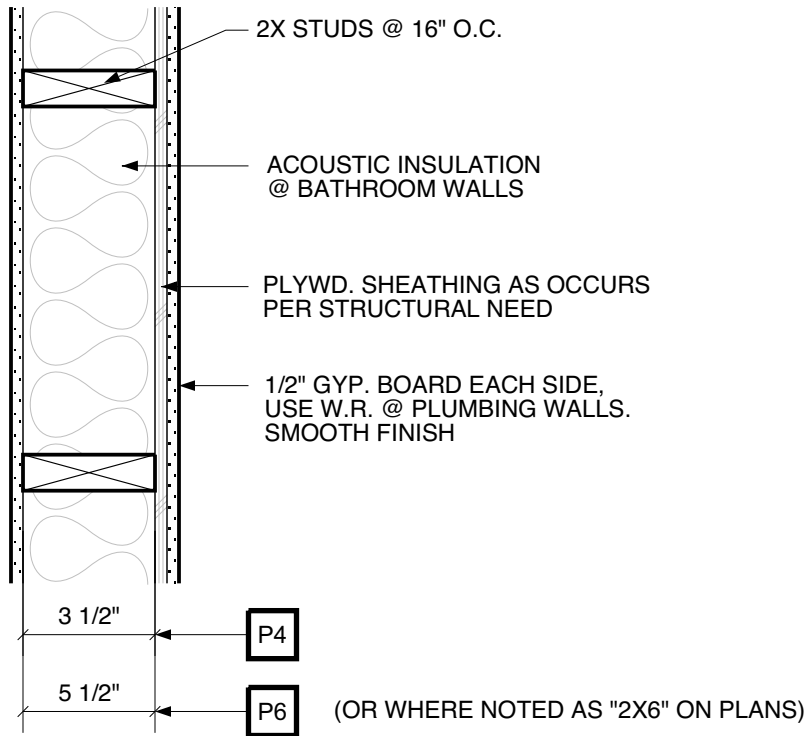
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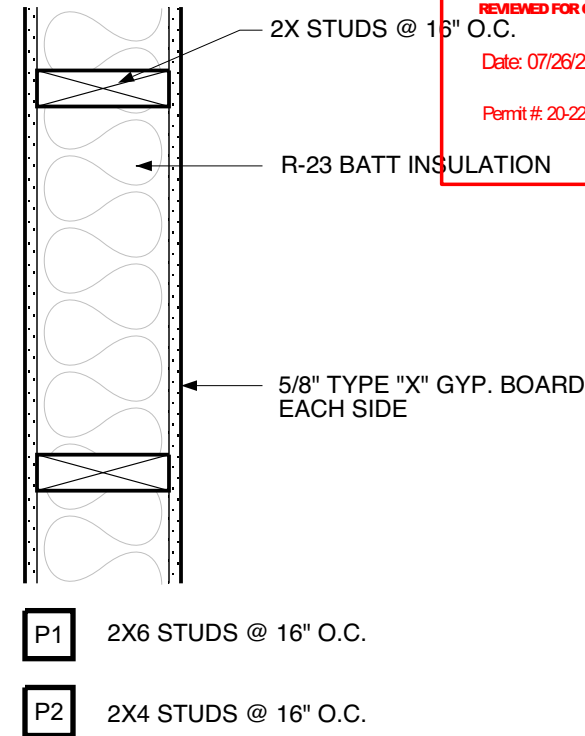




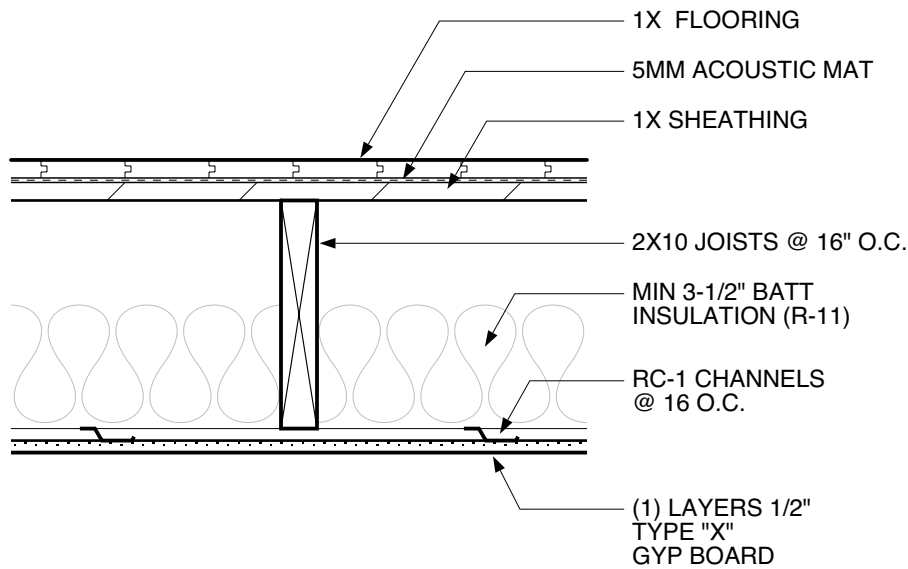
**C1 CONCRETE WALL**  
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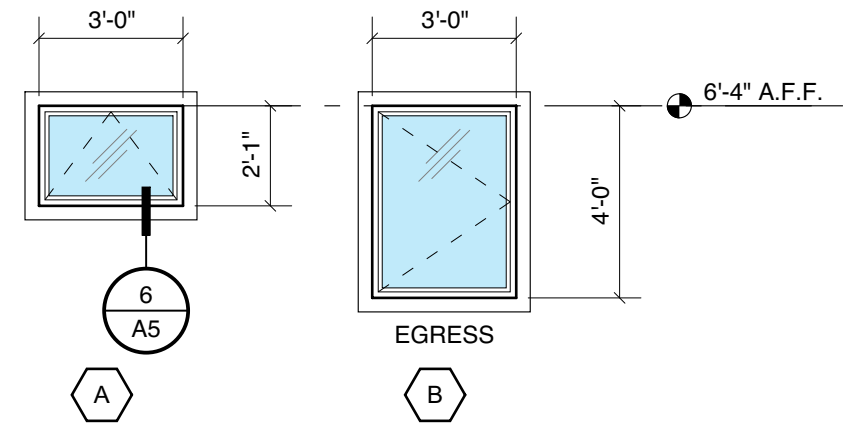
**P PARTITION WALL**  
R-VALUE: N/A FIRE RATING: N/A



**P 1-HR WALL** LOAD-BEARING OR PARTITION  
R-VALUE: 21 UL DESIGN NO. U305  
FIRE RATING: 1-HOUR



**F1 FRAMED FLOOR - DEMISING**  
R-VALUE: N/A FIRE RATING: 1-HR  
UL DESIGN NO. 514 STC: 45 MIN, IIC: 45 MIN



**WINDOW SCHEDULE & NOTES:**

- BASIS FOR DESIGN / BID:  
MILLARD "STYLE LINE" VINYL WINDOWS WITH  
WHITE INTERIOR / SILVER EXTERIOR COLOR
- MAX U-VALUE REQ'TS (U=0.28 AVG)
- PROVIDE SCREENS AT ALL OPERABLE WINDOWS
- ALL GLAZING TO BE DOUBLE PANE LOW-E INSULATED GLASS UNITS.
- TEMPERED GLASS PANELS AS NOTED ON DRAWINGS WITH "T."
- VERIFY WINDOW R.O. DIMENSIONS IN FIELD
- EGRESS WINDOWS: MAX. 44" SILL HEIGHT  
MIN 5.7 SF CLEAR OPEN AREA: MIN 20" WIDTH, MIN 24" HEIGHT

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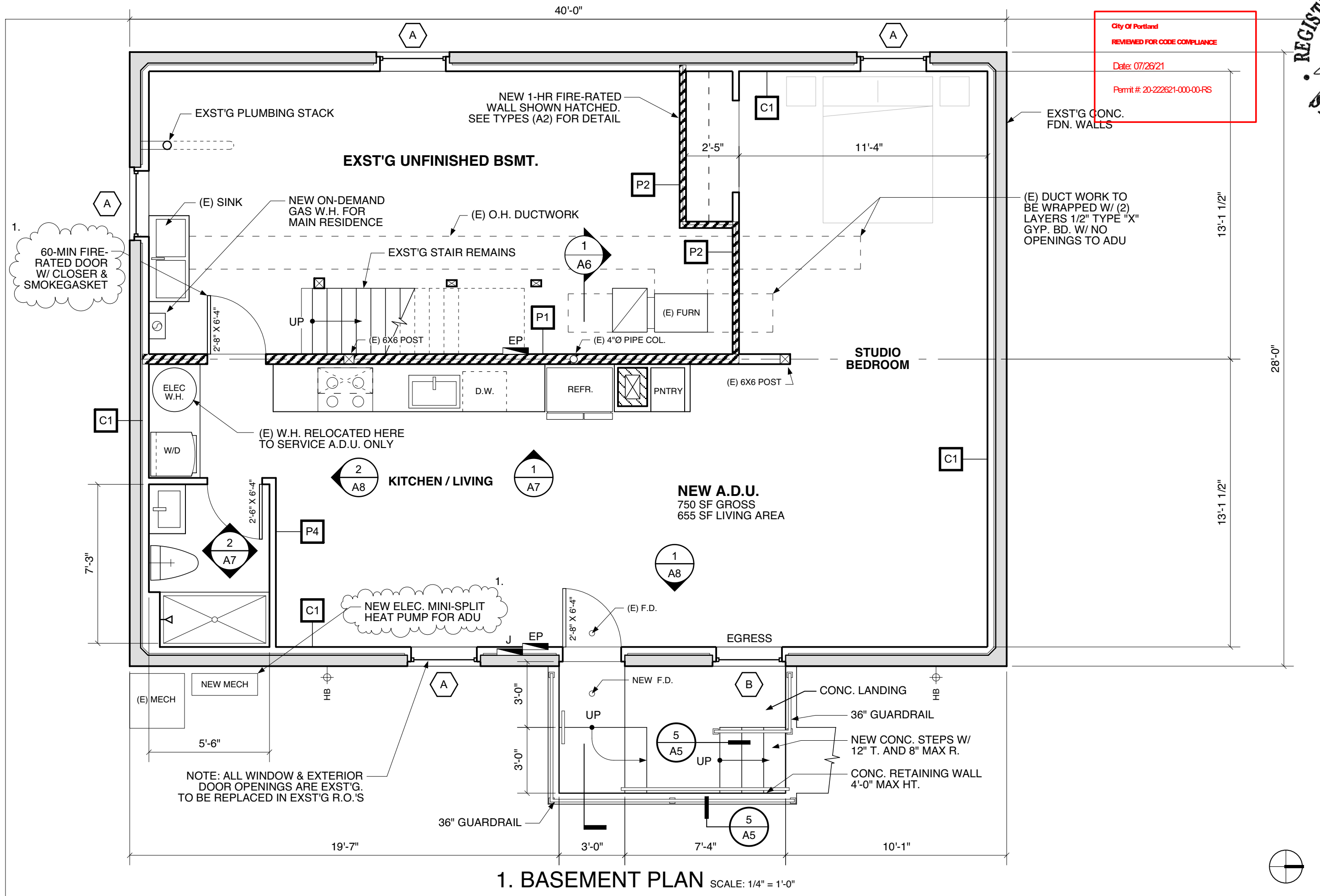
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**A2**









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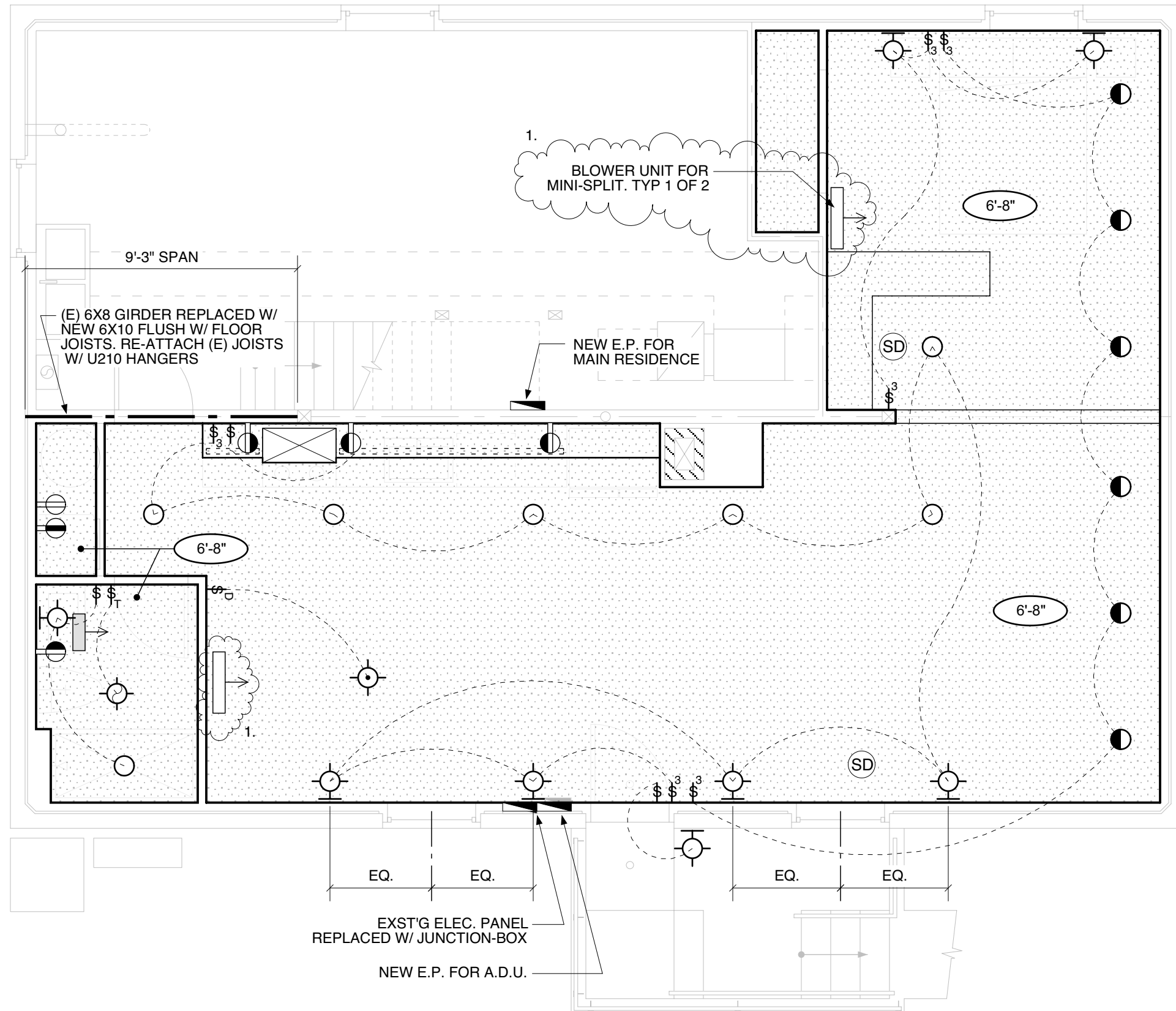
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DATE: 7. 11. 2020  
REV-1: 4. 20. 2021

**A4**

**Submitted 05/20/2021**





**ELEC. NOTES**

SEE ELEC. SYMBOLS SHEET A1 FOR ADDITIONAL INFORMATION.

1. MOUNTING HEIGHTS ARE TO B.O. RECEPTACLE
2. LIGHT FIXTURES ARE TO BE CENTERED IN ROOMS, ALONG WALLS, AND EQUALLY SPACED TYPICALLY, UNLESS NOTED OTHERWISE. DINING ROOM LIGHT TO BE CENTERED OVER TABLE, CONSULT OWNER FOR EXACT LOCATION.
3. ALL FIXTURES SHALL BE HIGH EFFICIENCY LAMPS (CFL OR BETTER) WITH THE EXCEPTION OF UP TO (2) INTERIOR AND (2) EXTERIOR FIXTURES.
4. ALL RECESSED LIGHT FIXTURES IN THERMAL ENVELOPE TO BE I.C. RATED, SEALED TO LIMIT AIR LEAKAGE, LABELED AS MEETING ASTM E 238, AND SEALED WITH GASKET OR CAULK BETWEEN HOUSING AND INTERIOR COVER PLATE.
5. ALL OPENINGS FOR RECESSED FIXTURES IN FIRE-RATED CEILING ASSEMBLIES TO BE LINED W/ TYPE-X GYP. BOARD PER ASSEMBLY.
6. OUTLETS SHOWN ARE ONLY THOSE FOR SPECIFIC ARCH. REQUIREMENTS. ADDITIONAL OUTLETS TO BE PROVIDED PER CODE AND OWNER REQUIREMENTS.
7. COORDINATE SWITCHING AND ADDITIONAL OUTLET LOCATIONS WITH ARCHITECT & OWNER
8. ALL DIMMER SWITCHES & FIXTURES / BULBS TO BE LISTED AS COMPATIBLE BY MANUFACTURER.

1. REFLECTED CEILING & ELEC. PLAN SCALE: 1/4" = 1'-0"



A5

R.C.P.

Submitted 05/20/2021

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REV-1: 4. 20. 2021



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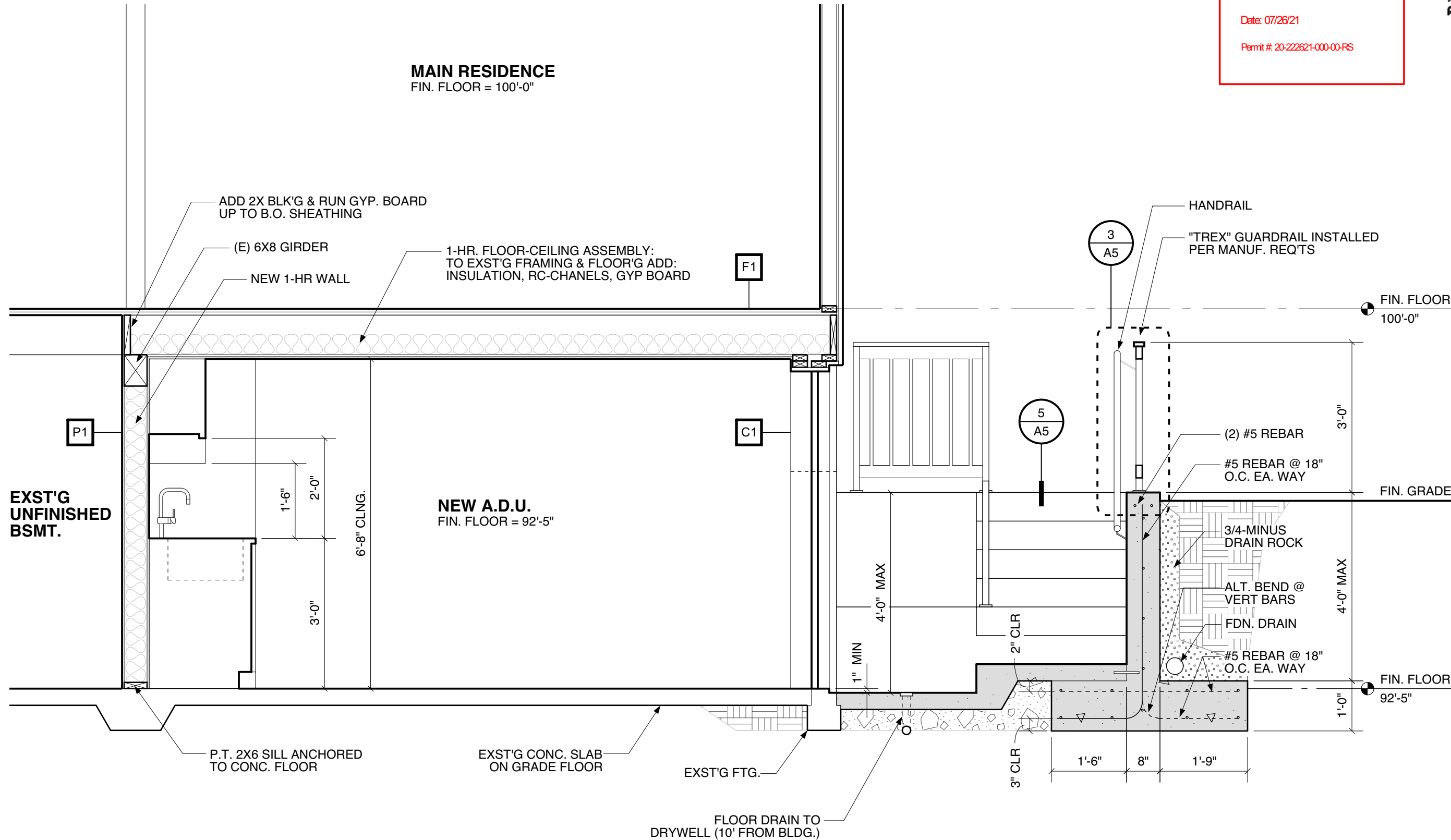
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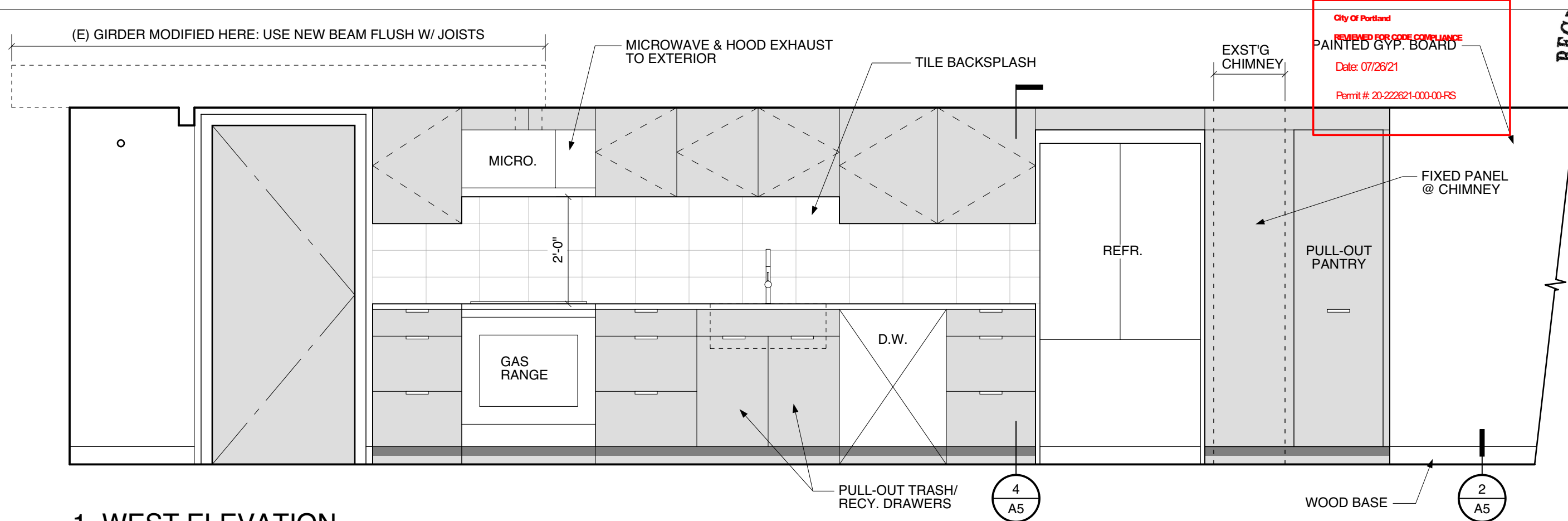
A6

MAIN RESIDENCE  
FIN. FLOOR = 100'-0"

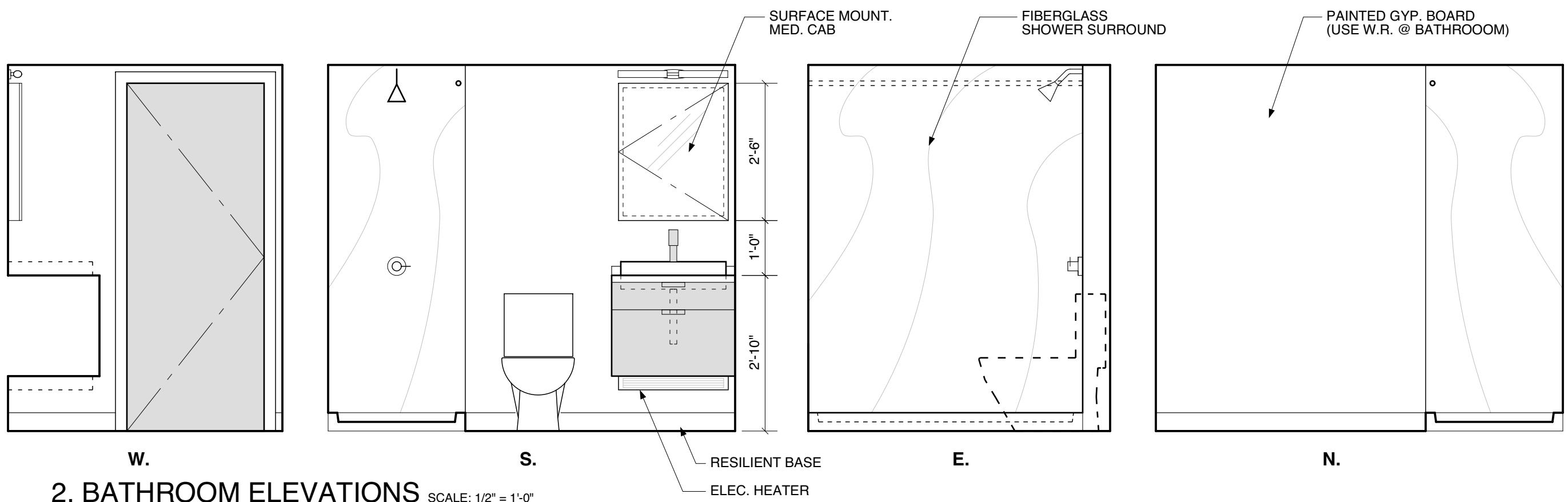


1. SECTION SCALE: 1/2" = 1'-0"





1. WEST ELEVATION SCALE: 1/2" = 1'-0"



2. BATHROOM ELEVATIONS SCALE: 1/2" = 1'-0"



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A7

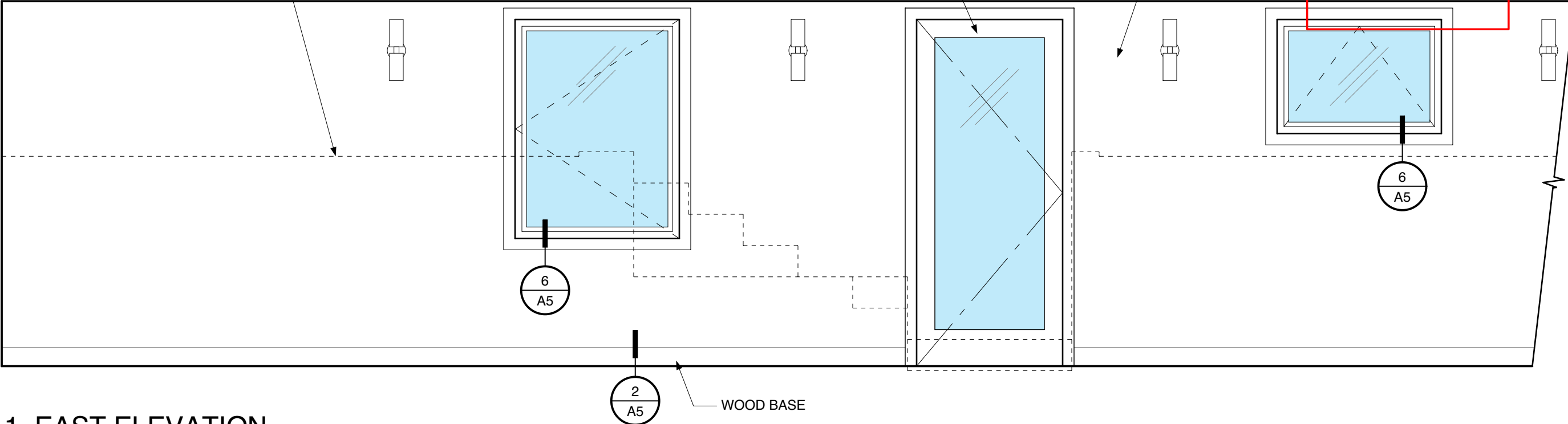


LINE OF GRADE & STAIRS OUTSIDE

WOOD ENTRY DOOR  
W/ INSULATED GLASS

PAINTED GYP. BOARD

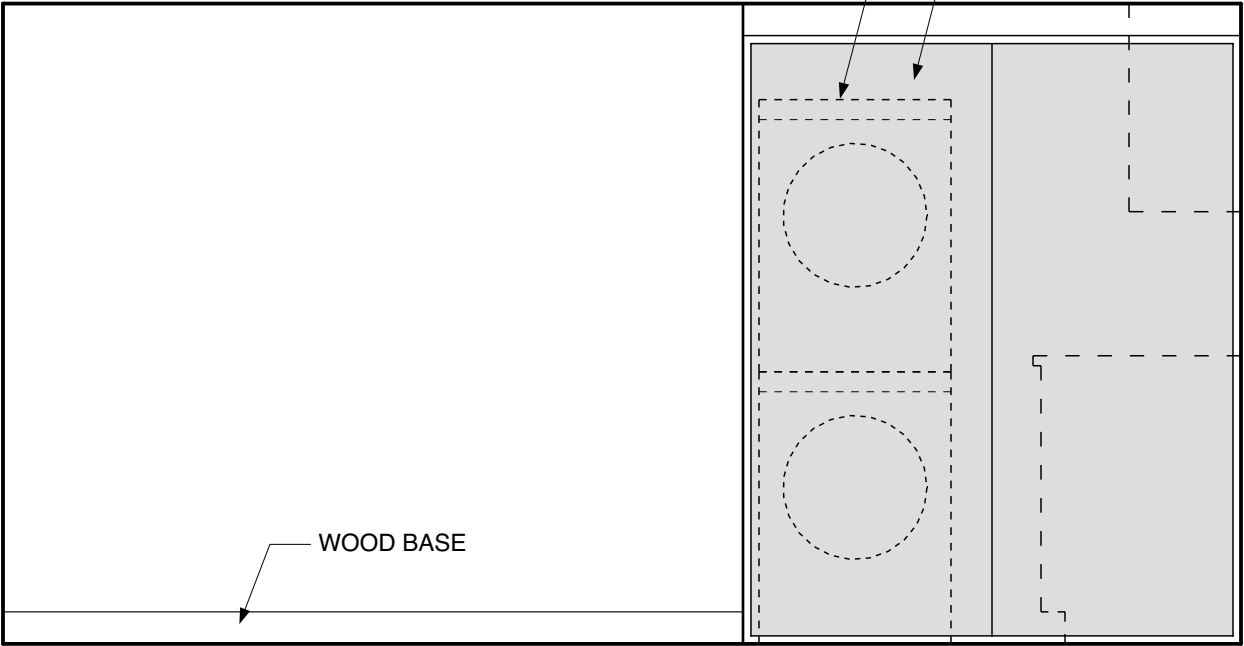
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1. EAST ELEVATION SCALE: 1/2" = 1'-0"

STACKED W/D IN CLOSET

WOOD, SLIDER CLOSET DOORS



2. SOUTH ELEVATION SCALE: 1/2" = 1'-0"

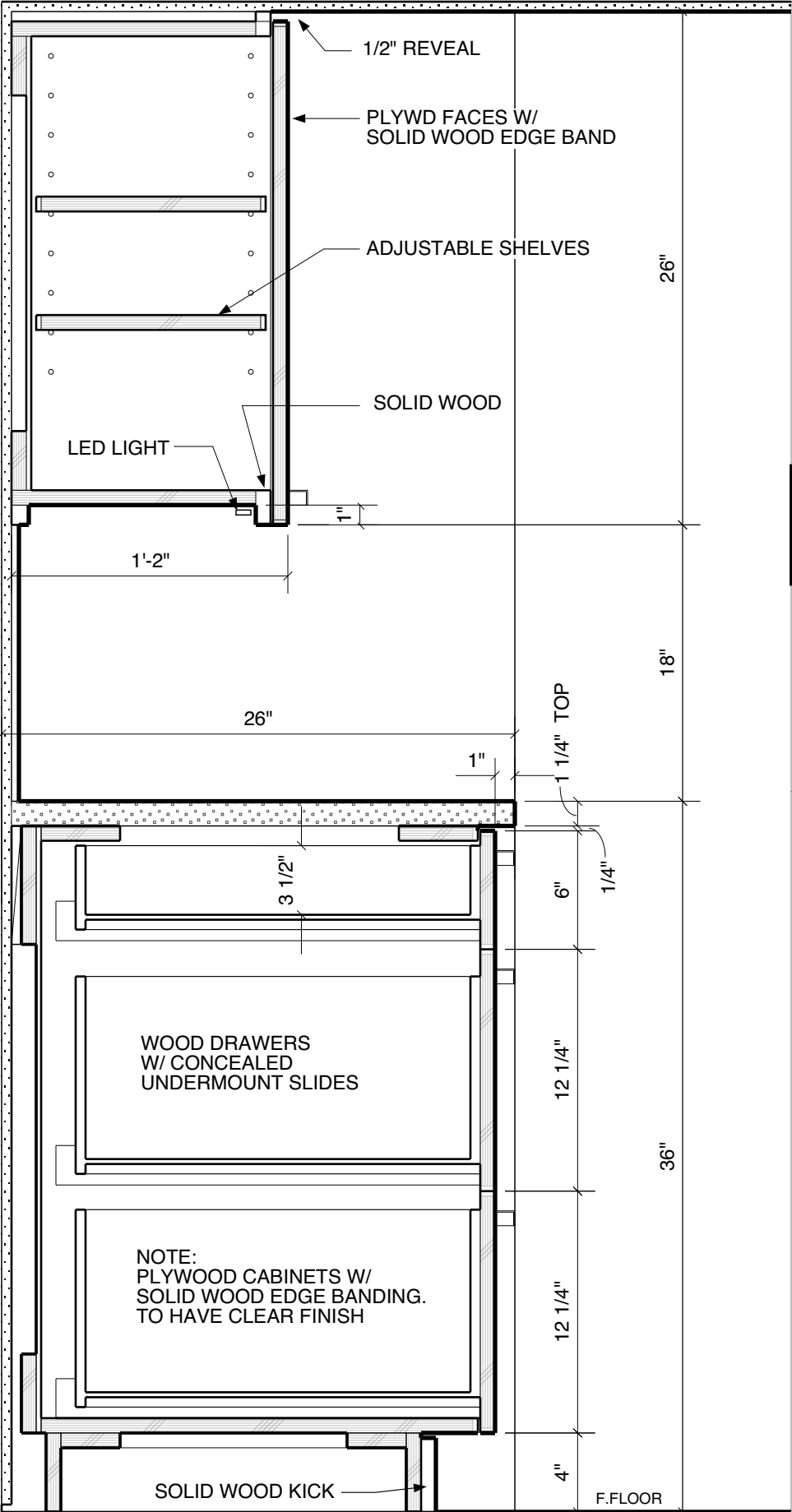
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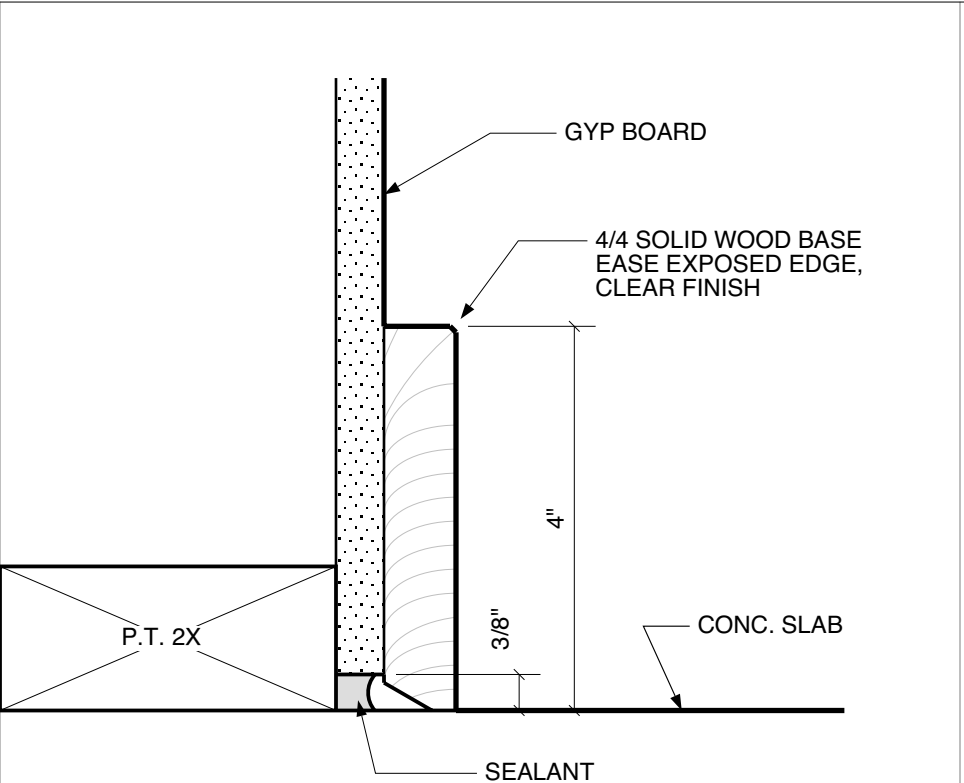
DATE: 7. 11. 2020

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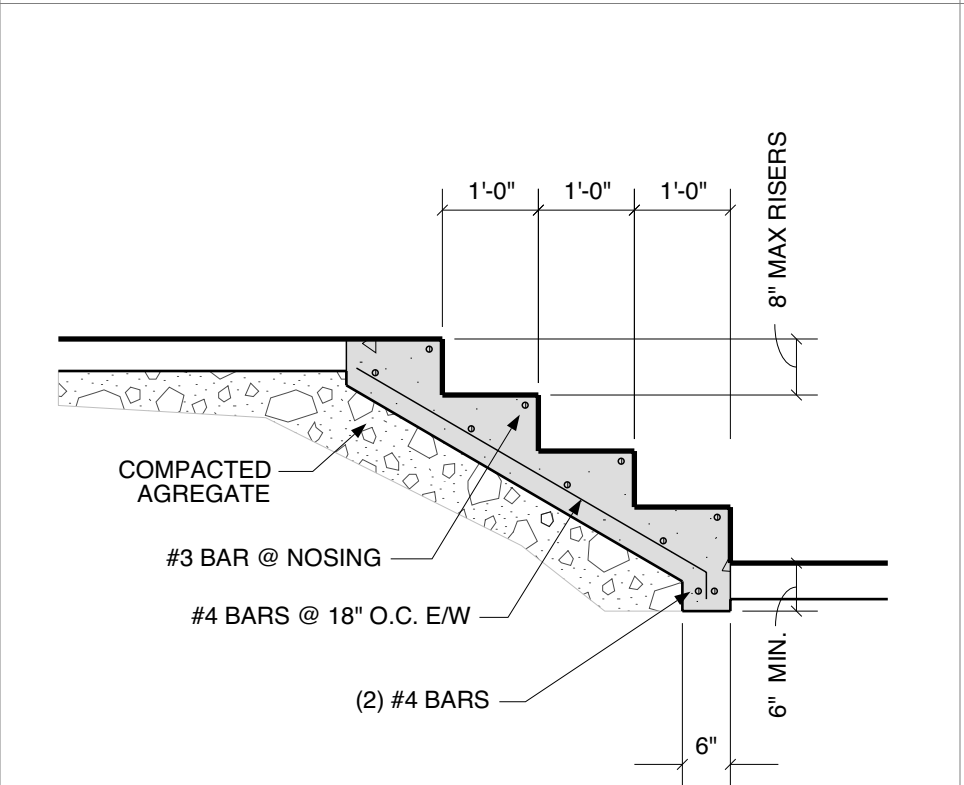




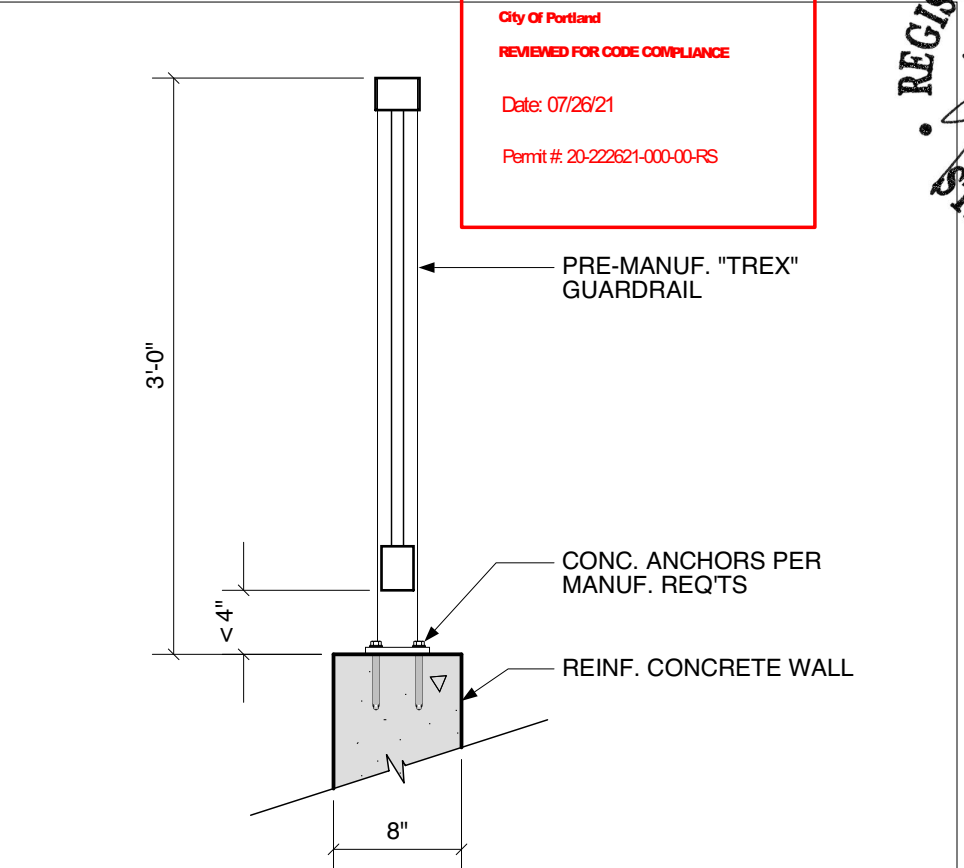
4. CABINETS SCALE: 1" = 1'-0"



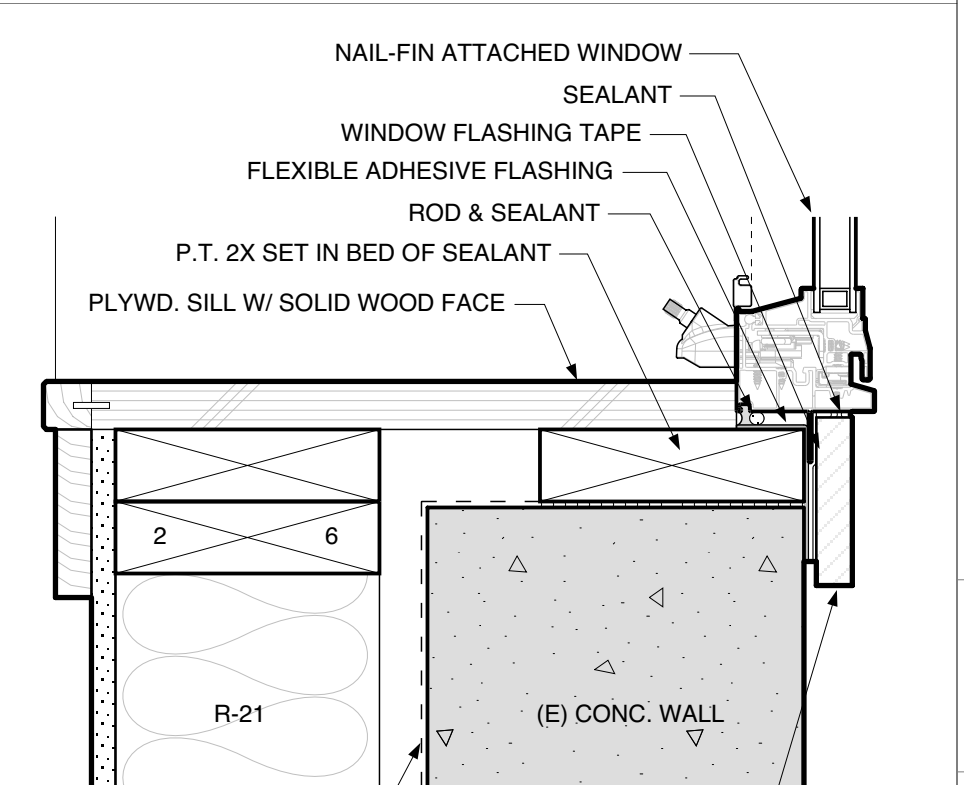
2. WALL BASE SCALE: 6" = 1'-0"



5. CONC. STAIR SCALE: 1" = 1'-0"



3. GUARDRAIL SCALE: 1" = 1'-0"



6. WINDOW DETAIL SCALE: 3" = 1'-0"

City Of Portland  
REVIEWED FOR CODE COMPLIANCE  
Date: 07/26/21  
Permit #: 20-222621-000-00-RS



SE CORA  
1014 SE CORA STREET  
Portland, OR 97202

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DATE: 7. 11. 2020

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## PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

City of Portland  
Urban Forestry  
1900 SW 4<sup>th</sup> Ave. Ste 5000, Portland, OR 97201  
Tel: 503-823-TREE (8733) Fax: 503-823-4493  
email: trees@portlandoregon.gov  
web: portlandoregon.gov/trees  
Date: 07/26/21  
Permit #: 20-222621-000-00-RS

### UF APPLICABLE BUILDING PERMIT REVIEW E-STAMPS MEMO

THIS DOCUMENT PROVIDES THE LIST OF APPLICABLE PLAN REVIEW E-STAMPS THAT ARE ASSOCIATED WITH URBAN FORESTRY'S APPROVAL OF THE IDENTIFIED: **BUILDING PERMIT 2020 222621 000 00 RS**

UF Review Date: 1/4/2021

Plan Sheet Date: 12/31/2020

UF Review Status: Checksheet

#### APPLICABLE E-STAMPS (UF)

These stamps must be attached to the project's Tree Plan and be available onsite.

1- AND 2-FAMILY STREET TREE PLANTING  
REQUIREMENTS:  
1 1½-INCH CALIPER STREET TREES  
REQUIRED.  
PLANT TREES PER URBAN FORESTRY  
STANDARDS.  
CALL 503-823-8733 FOR MORE INFORMATION.

