



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7300 • www.portlandonline.com/bds



Simple Site Erosion Control Requirements Form

Project or Permit Number 2012-144511 RS
 Project Address 2911 NE Hancock
 Name of Responsible Party (print) ARAM IRWIN
 Day Phone (503) 544-5971 FAX _____ email aramirwin@gmail.com

Erosion control inspections are required and it is your responsibility to request these inspections.

Erosion control measures are required on this site. Because of the size and slope, a drawn plan is not required. Erosion Control Measures and inspections are required prior to beginning foundation excavation. This form may only be used for simple sites:

1. Flat (less than 10% slope before development)
2. More than 50 feet from a wetland or waterbody
3. Outside an environmental or greenway zone
4. Less than 10,000 sq. ft. of ground disturbance
5. Not a land division of 10,000 sq. ft. or more

This is an agreement that the applicant and/or responsible parties will use erosion control during this project as required. The applicant and/or responsible party must sign this form to comply with Section 10.40.020 of the Code. Details for the measures outlined below are located in the City of Portland Erosion Control Manual, available at either the Development Services Center or on our Web site at www.portlandonline.com/bds

	Minimum Erosion Control Requirements	Additional Requirements
1.	Temporary sediment control (silt fences, bio-filter bags or fiber rolls, storm drain inlet protection).	Prevent the transport of sediment from the site (Manual Sections 2-2 and 4-2) Call for #200 inspection. These items must be provided even with undisturbed vegetative buffers as allowed by manual.
2.	Stabilize access points by installing a gravel construction entrance. Do not use rock or dirt ramps in the gutter, use a wood ramp if needed to get over curb.	Limit construction vehicle access, whenever possible, to one route. Stabilize access points. Provide street cleaning by sweeping or shoveling any sediment that may have been tracked out. Place sediment in a suitable disposal area where it will not erode again. (Manual Sections 2-2 and 4-1)
3.	Stabilize all soils, including stockpiles that are temporarily exposed. Use one or more of the temporary soil stabilization Best Management Practices (BMP's): temporary grasses, mulch applications, erosion blankets, plastic sheeting, plus dust control measures.	Soil Stabilization (Manual Sections 2-2 and 4-4)
4.	Maintain erosion controls identified in requirements 1 through 3 above according to specifications prescribed in manual.	Inspect and maintain required erosion and sediment controls to ensure continued performance of their intended function. (Manual Chapters 4 and 5)
5.	Comply with the necessary development activity controls, including controls for fuel spill control, waste removal, concrete waste management or painting preparation.	During construction, prevent the introduction of pollutants in addition to sediment into stormwater. (Manual Section 5)
6.	Use one or more of the following to permanently stabilize soils before final building inspection: Permanent vegetative cover, mulch applications or application of sod.	After construction but before project completion, permanently stabilize all exposed soils that have been disturbed during construction. (Manual Sections 4-4)
7.	Prevent sediment from entering all storm drains, including ditches, which receive runoff from the disturbed area	Remove temporary drain inlet protection measures after final site clean-up. Call for #210 inspection.
8.	Post signage on-site that identifies the City's Erosion Control complaint number	The sign will be provided upon approval of the pre-construction inspection. It must be maintained on-site until the final inspection.

You must request a preconstruction erosion control inspection prior to construction. Call 503-823-7000 and request a #200 inspection using your IVR number.

I agree to meet each requirement and use appropriate erosion control measures as outlined above to prevent erosion and sedimentation from leaving the site of project/permit number referenced. I understand that all inspections are still required, and that failure to install or maintain adequate measures may result in a re-inspection fees or additional fines. A permanent erosion control inspection #210 will be required prior to a final building inspection.

Signature of Responsible Party
Property Owner or Owner's Agent

Date 5/25/12



Building Permit Application
City of Portland, Oregon - Bureau of Development Services

1900 SW 4th Avenue, Portland, Oregon 97201 • 503-823-7310 • TTY 503-823-6868 • www.portlandoregon.gov/bds

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete.

Type of work

- New construction Addition/alteration/replacement
 Demolition Other:

Category of construction

- 1 & 2 family dwelling Commercial/industrial Accessory building
 Multifamily Master builder Other:

Job site information and location

Job no.: Job address: 2911 NE HANCOCK
 City/State/ZIP: PDX OR 97212
 Suite/bldg./apt. no.: Project name:
 Cross street/directions to job site:
 Subdivision: Lot no. Tax map/parcel no.

Description of work

NEW BACK PORCH

- Reference RS / Combination Permit no.

Property owner **Tenant**

Name: JOSH & MELISSA KARDON
 Address: (SAME AS JOB SITE)
 City/State/ZIP:
 Phone: FAX:

Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange.

Owner signature: Date:

Contractor

Business name: MIKAEL LUND CONSTRUCTION
 Address:
 City/State/ZIP:
 Phone: FAX:
 CCB lic. no. 187535
 Authorized signature:

Print name: Date:

Applicant **Contact Person**

Business name: ARAM LEWIN DESIGN
 Contact name: ARAM LEWIN
 Address: 8 NE ROSA PARKS WAY
 City/State/ZIP: PDX OR 97211
 Phone: (503) 544-5971 FAX:
 E-mail: aramlewin@gmail.com

Authorized signature: [Signature]

Print name: Date: 5/24/12

Office Use Only

Permit no.:
 Date received:
 By:

Required Data: One and Two Family Dwelling

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	
Number of bedrooms:	
Number of bathrooms:	
Total number of floors:	
New dwelling area:	square feet
Garage/carport area:	square feet
Covered porch area:	square feet
Deck area:	square feet
Other structure area:	square feet

Required Data: Commercial Use

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	
Existing building area:	square feet
New building area:	square feet
Number of stories:	
Type of construction:	
Occupancy groups	
Existing:	
New:	

Notice

All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed. If the applicant is exempt from licensing, the following reasons apply.

Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well as any misleading statement or omission, may be cause for revocation of permit and/or certificate of occupancy, regardless of how or when discovered.

Building Permit Fees*

Please refer to fee schedule

Fees due upon application	
Amount received	
Date received	

Sub-contractor information can be faxed to 503-823-7693.



Disclaimer for Existing On-site Sewage Disposal System

To Our Valued Customers:

Development Services records indicate there may be an abandoned cesspool or septic tank on your property. There are inherent risks associated with building near or over these features. Cesspools or septic tanks may collapse, settle and/or cause subsidence of the ground which may damage structures or otherwise result in hazardous conditions. It is your responsibility as the property owner to protect yourself and your property against the potential adverse effects these features may cause.

As the property owner, it is your responsibility to obtain a permit and properly decommission known and suspected cesspools and septic tanks on your property. A properly decommissioned cesspool or septic tank should be filled with ¾ inch minus gravel, angular pea gravel or masonry sand and be watered down or compacted in lifts. Common soil or dirt is not an approved fill material. If you encounter or determine that a cesspool or septic tank has not been properly decommissioned, you must obtain a permit and decommission it in accordance with the instructions below.

If you have any questions regarding this matter or other matters regarding onsite sewage disposal systems, you may contact the Site Development section at 503-823-6892.

Project or Permit Number _____

Project Address 2911 NE HASCOCK

I understand the above. I am the owner of the property or am authorized to act for the property owner(s)

Date _____ Check one Property Owner Other DESIGNER

Signature Aram J. Lewin Name ARAM J. LEWIN

Street Address 8 NE ROSA PARK WAY

City PORTLAND State OR Zip Code 97211

Day Phone (503) 544-5977(FAX) email aramirwin@gmail.com

OAR 340-71-185 Decommissioning of System

Procedures:

1. Obtain a Decommissioning permit
2. Pump sewage out of system (as applicable)
3. Fill using suitable material after pumping to top, leaving material type exposed

Suitable Materials are:

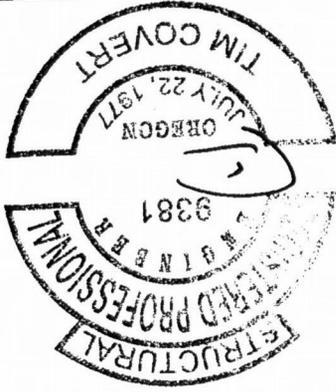
- ¾" minus gravel or angular pea gravel (with fines) – compacted
- Masonry or playground sand fill in lifts of 1-5 ft and water down and/or tamp for proper settling and compaction
- Concrete slurry (if UIC or commercial property)

4. After system has been pumped and filled but not covered, call 503-823-7000 for inspection (IVR #842)
5. Provide copy of pump receipt at time of inspection
6. The system building sewer shall be permanently capped as applicable

THIS IS NOT A WAIVER

Information is subject to change.

EXPIRES:



6131 Kardon 5-23 DECK-3

SOLTS:

$$L_{max} = 96'' - 6'' - 1\frac{1}{2}'' - 1\frac{1}{2}''$$

7.25' =
L hangers
L ledgers

$$W_{16} = (50 + 40)(4/3) = 120 \text{ PLF}$$

$$W_{12} = 70 \text{ PLF}$$

$$T_{\text{snow drifting}} = (75 \text{ PSF})(8/2)(4/3) = 400 \text{ \# (triangular)}$$

← P.T. 2x8 THEM-FIR #2 @ 16" o.c.

LEDGER BOLTS:

$$R_{max} (16" o.c.) = 435 \text{ \#} \approx 420 \text{ \#}/8.$$

↑

P.T. 2x8 w/ 5/8" ϕ EXR. BOLTS @ 16" o.c.

DECK-4

BEAM SPAN = 7.25 FT.

DECK JOIST (LL + DL)

LOAD CASE 1 UNIFORM LOAD ON FULL SPAN
LOAD = 120 PLF.

LOAD CASE: 1

SAWN BEAM USED:

FB= 1000 PSI.

FV= 180 PSI.

FC PERP = 625 PSI.

E= 1600000 PSI.

MAXIMUM SHEARS, MOMENTS, AND DEFLECTIONS:

V = 362 M = 788 D = 4.66 /Ix

REACTION (LEFT) = 435 LBS. BEARING AREA REQ'D = .696 IN2.
REACTION (RIGHT) = 435 LBS. BEARING AREA REQ'D = .696 IN2.

SX = 9.456001 IN3.
AV (MIN) = 3.016667 IN2.

MINIMUM BEAM SIZE = 1.5 X 7.25 (P.T. 2x8 @ 16" o/c)

MAX. DEFLECTION = .0978277 INCHES = L/ 889.3186 *
A (PROVIDED) = 10.875 IN2.
SX (PROVIDED) = 13.14063 IN3. D.F. = 1.057587
IX (PROVIDED) = 47.63477 IN4.
BRG LENGTH REQD (LEFT) = .464 IN.
BRG LENGTH REQD (RIGHT) = .464 IN.

fb = 719.6005 psi.

< 1173



DECK-5

BEAM SPAN = 7.25 FT.

DECK JOISTS (SNOW DRIFTING)

BEAM CARRIES ROOF/SNOW LOAD

LOAD CASE 1 UNIFORM LOAD ON FULL SPAN
LOAD = 70 PLF.

LOAD CASE 2 TRIANGULAR LOAD (MAX AT RIGHT)
LOAD = 400 LBS

LOAD CASE: 1
LOAD CASE: 2

SAWN BEAM USED:
FB= 1000 PSI.
FV= 180 PSI.
FC PERP = 625 PSI.
E= 1600000 PSI. → 1.3 HF

MAXIMUM SHEARS, MOMENTS, AND DEFLECTIONS:

V = 414 M = 822 D = 4.86 /Ix

REACTION (LEFT) = 387.0833 LBS. BEARING AREA REQ'D = .6193333 IN2.
REACTION (RIGHT) = 520.4167 LBS. BEARING AREA REQ'D = .8326666 IN2.

SX = 8.577392 IN3.
AV (MIN) = 3 IN2.

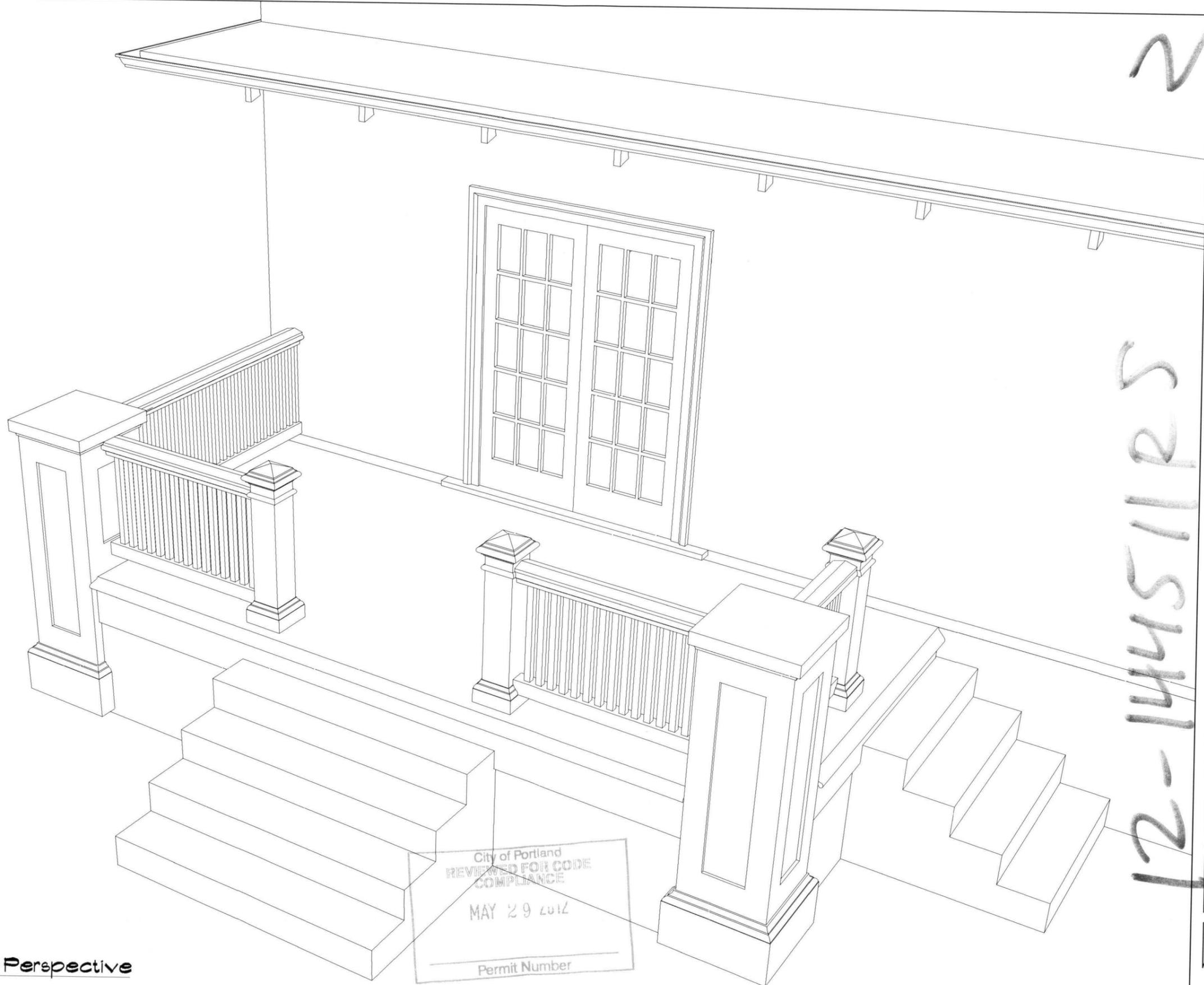
MINIMUM BEAM SIZE = 1.5 X 7.25 (P.T. 2x8 @ 16" o/c)

MAX. DEFLECTION = .1020263 INCHES = L/ 852.7211
A (PROVIDED) = 10.875 IN2.
SX (PROVIDED) = 13.14063 IN3. D.F. = 1.057587
IX (PROVIDED) = 47.63477 IN4.
BRG LENGTH REQD (LEFT) = .4128889 IN.
BRG LENGTH REQD (RIGHT) = .5551111 IN.

fb = 750.6493 psi.

↙
L/692 (ok)





1 New Back Porch - Perspective
 A0.0 Scale: n/a

City of Portland
 REVIEWED FOR CODE
 COMPLIANCE
 MAY 29 2012
 Permit Number



ARAMIRWIN DESIGN
 8 NE Rosa Parks Way
 Portland, OR 97211
 (503) 544-5971
 aramirwin@gmail.com

Structural Engineer
TIM COVERT P.E.
 1750 SW Skyline Blvd.,
 Rm 221 / PDX, OR 972
 (503) 228-0426
 Job #: 6131

Copyright Information Project
 These plans are an instrument of service and are the property of the Designer and may not be duplicated, disclosed, altered, or assigned to a third party without the express written consent of the Designer.
 New Back Porch
 2911 NE HANCOCK

Permit #
 TBD (-000-00-R)
 IVR #
 TBD
 Title
 Cover Sheet
 +
 Perspective
 Plan Set Version
 Permit
 Date
 05-25-12
 Scale
 n/a

PB
A0.0
 01/07

PROJECT TITLE

New Back Porch
2911 NE HANCOCK

PROJECT ADDRESS / LEGAL

Site Address/Neighborhood: 2911 NE HANCOCK ST. / GRANT PARK
 City/State/Zip: PORTLAND, OR 97212

Property ID: R216634
 County: MULTNOMAH
 State ID: 1N1E25CD 2500
 Alt Account #: R559500360
 Map Number: 2833 OLD
 Tax Roll: MENDON PK, BLOCK 2, LOT 15&16
 Use/Zoning: RESIDENTIAL IMPROVED / R5

PROJECT DESCRIPTION / SUMMARY

EXISTING 1908 PORTLAND CRAFTSMAN FOUR-SQUARE HOUSE.
 REMOVE EXISTING BACK DECK & REPLACE WITH NEW BACK PORCH.
 NO LIVING SPACE.

PROJECT TEAM

DESIGNER / CONTACT:
 ARAM IRWIN
 (503) 544-5971

OWNERS:
 JOSH & MELISSA KARDON
 (503) 679-0051 (Josh's Cell)
 (503) 927-2804 (Melissa's Cell)
 (503) 493-1928 (Land Line)

ENGINEER:
 TIM COVERT
 (503) 228-0426

CONTRACTOR:
 MIKAEL LUND CONST. LLC
 CCB# 187535

SYMBOL & LINE LEGEND			
	NORTH ARROW		JOIST/RAFTER DIRECTION
	SPOT ELEVATION		ELEVATION REF.
	DRAWING # SHEET #	SECTION REF.	DOOR & WIN. SCHEDULE
	DRAWING # SHEET #	(E) DETAIL REF.	SMOKE DETECTOR
	DRAWING # SHEET #	(N) DETAIL REF.	SEE KEY NOTE REF. (N) STRUCTURAL KEY REF.
	BREAK LINE		
	CUTTING PLANE		
	HIDDEN or OUT-OF-PLANE LINE		
	LINE AT GUARDRAIL		
	OPTIONAL or END-USER DETAIL		
	REMOVED / DEMOLISHED		
	ROOF PLANE EDGE LINES		
	PROPERTY LINE		
	ZONE DELINIATION		

ABBREVIATIONS	
BSMT.	BASEMENT
C.O.B.	CLEAR OF BOTTOM
CONC.	CONCRETE
COND.	CONDENSING UNIT
CONT.	CONTINUOUS
DIA.	DIAMETER
(E)	EXISTING
E.W.	EACH WAY
ELEV.	ELEVATION
EXT.	EXTERIOR
FL.	FLOOR
FTNG.	FOOTING
INCL.	INCLUDING
INSLTN.	INSULATION
(N)	NEW or PROPOSED
o/c	ON CENTER
<#>	PAGE # REFERENCE
PLY	PLYWOOD
PT	PRESSURE TREATED
REF.	REFERENCE
REQ.	REQUIRED
SCHED.	SCHEDULE
SQ.	SQUARE
TYP.	TYPICAL
w/	WITH
WD.	WOOD

DRAWING INDEX

----- 10 PAGES TOTAL -----

DESIGNER'S PAGES (07 PAGES):

P01 - A0.0 - COVER SHEET + PERSPECTIVE
 P02 - A0.1 - PROJECT INFORMATION
 P03 - A1.0 - SITE PLAN
 P04 - A2.1 - NEW BACK PORCH PLAN
 P05 - A3.1 - SCHEMATIC N-S SECTION THRU COLUMN
 P06 - A4.0 - NEW BACK (NORTH) ELEVATION
 P07 - A4.1 - NEW SIDE (EAST) ELEVATION

ENGINEER'S STRUCTURAL DETAIL PAGES (03 PAGES):

P01 - FOUNDATION/FRAMING PLAN
 P02 - FOOTING SCHEDULE
 P03 - TYPICAL DECK SECTION

ADDITIONAL NOTES



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 araminwin@gmail.com

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Copyright Information
 Project
New Back Porch
2911 NE HANCOCK

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Permit #
TBD (-000-00-RS)

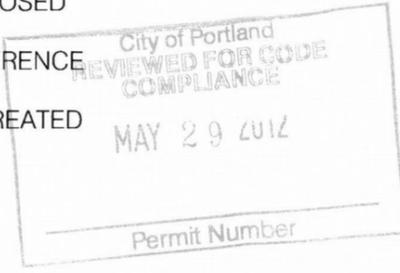
IVR #
TBD

Title
Project Information

Plan Set Version
Permit

Date
05-25-12

Scale
1/4" = 1' @ 11"x17"





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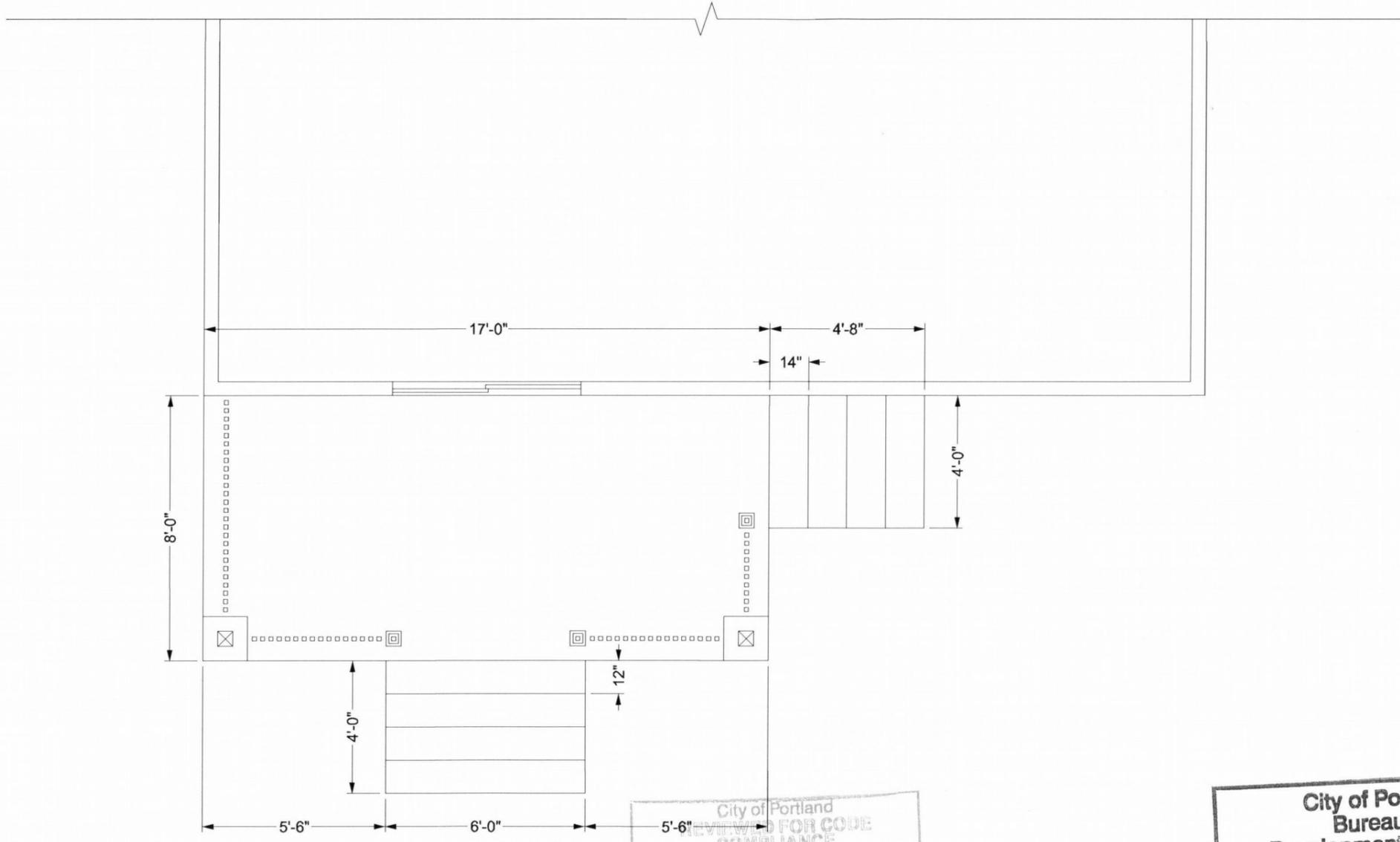
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Project

New Back Porch
2911 NE HANCOCK



1 New Back Porch Plan
 A2.1 Scale: 1/4" = 1'



City of Portland
 REVIEWED FOR CODE
 COMPLIANCE
 MAY 29 2012
 Permit Number

City of Portland
 Bureau of
 Development Services
 Approved by
 Planning and Zoning Review
 Date 5/25/2012

Permit #

TBD (-000-00-RS)

IVR #

TBD

Title

New
 Back Porch
 Plan

Plan Set Version

Permit

Date

05-25-12

Scale

1/4" = 1' @ 11" x 17"

PB
A2.1
 04/07



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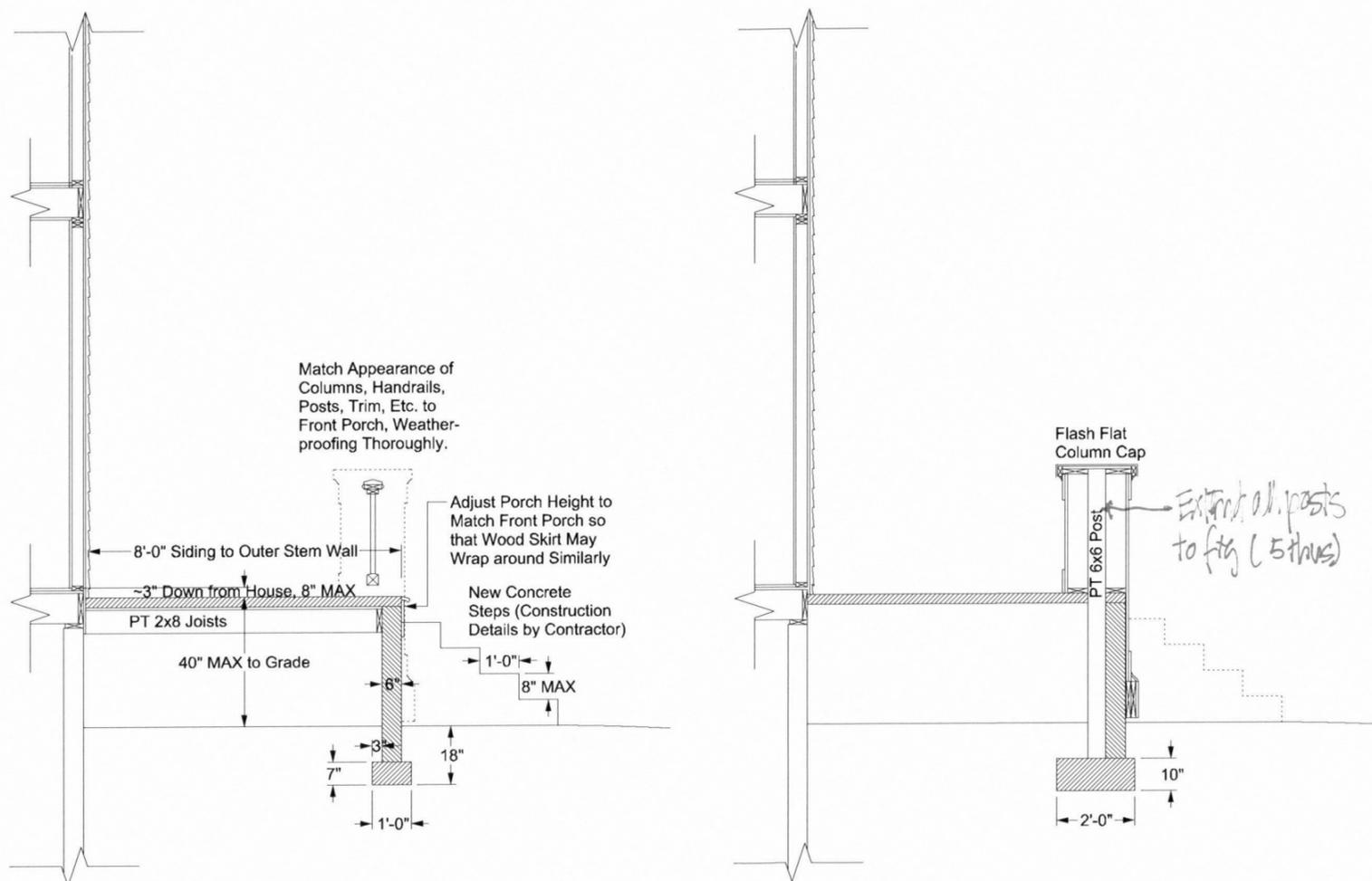
Job #: 6131

Copyright Information

Project

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New Back Porch
 112911 NE HANCOCK RD



1 Typical Section
 A2.3 Scale: 1/4" = 1' 0" 1' 2' 3'

City of Portland
 REVIEWED FOR CODE
 COMPLIANCE
 MAY 29 2012
 2 Section thru Corners
 A2.3 Scale: 1/4" = 1' 0" 1' 2' 3'
 Permit Number

Permit #

TBD (-000-00-RS)

IVR #

TBD

Title

Schematic
 N-S Section
 thru Column

Plan Set Version

Permit

Date

05-25-12

Scale

1/4" = 1' @ 11" x 17"





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New Back Porch
 112911 NE HANCOCK

Permit #

TBD (-000-00-RS)

IVR #

TBD

Title

New Back (North) Elevation

Plan Set Version

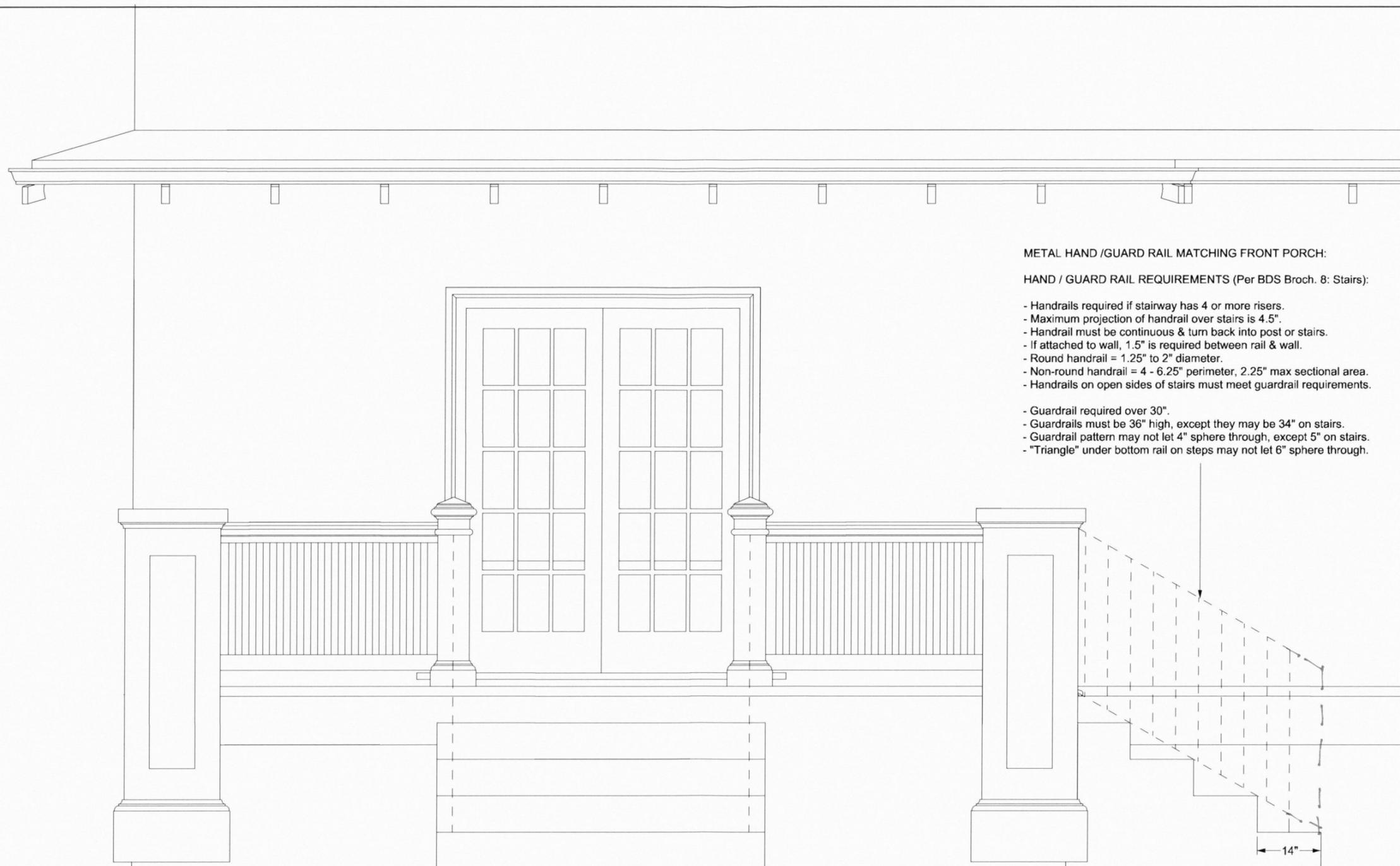
Permit

Date

05-25-12

Scale

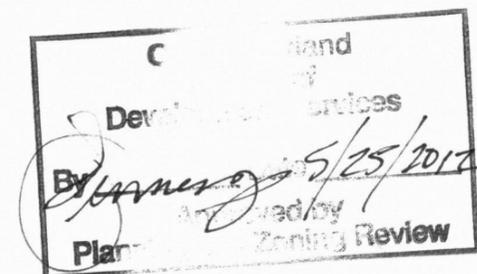
1/2" = 1' @ 11"x17"



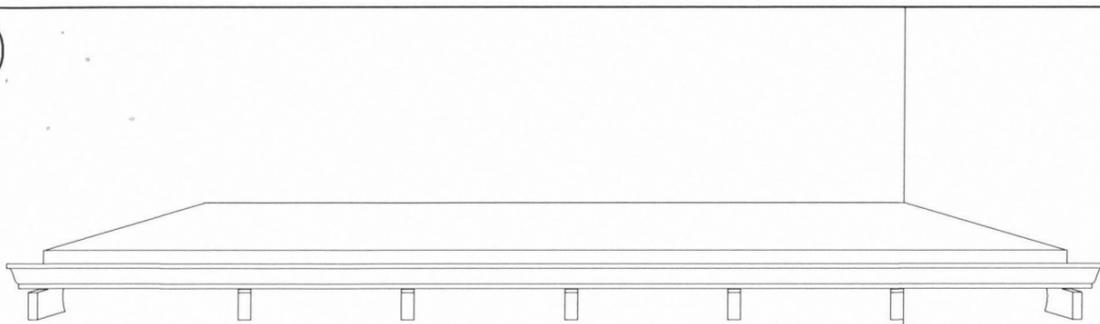
METAL HAND / GUARD RAIL MATCHING FRONT PORCH:

HAND / GUARD RAIL REQUIREMENTS (Per BDS Broch. 8: Stairs):

- Handrails required if stairway has 4 or more risers.
- Maximum projection of handrail over stairs is 4.5".
- Handrail must be continuous & turn back into post or stairs.
- If attached to wall, 1.5" is required between rail & wall.
- Round handrail = 1.25" to 2" diameter.
- Non-round handrail = 4 - 6.25" perimeter, 2.25" max sectional area.
- Handrails on open sides of stairs must meet guardrail requirements.
- Guardrail required over 30".
- Guardrails must be 36" high, except they may be 34" on stairs.
- Guardrail pattern may not let 4" sphere through, except 5" on stairs.
- "Triangle" under bottom rail on steps may not let 6" sphere through.



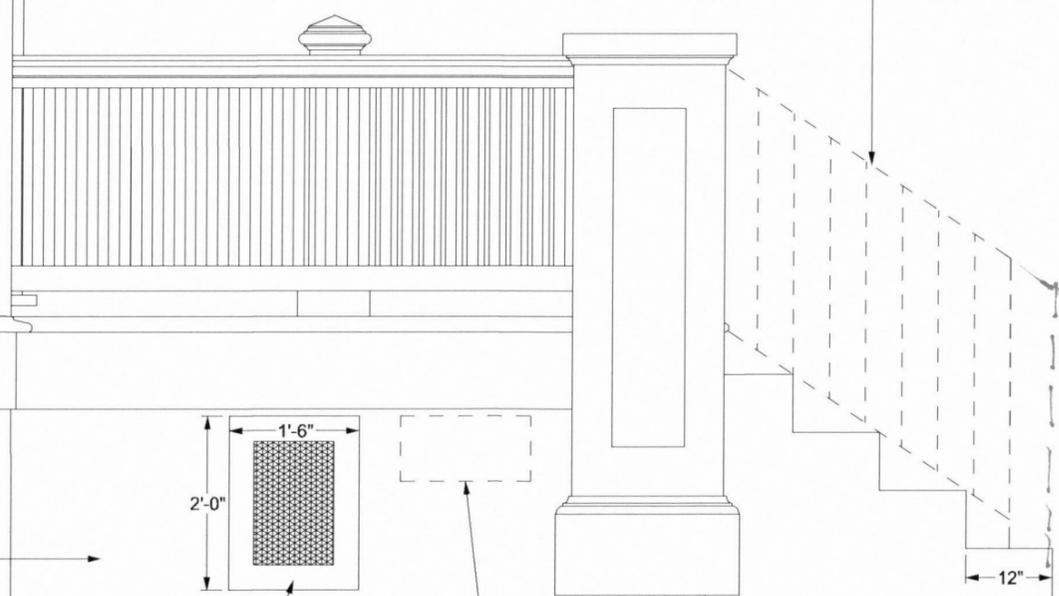
1 New Back (North) Elevation
 A4.0 Scale: 1/2" = 1' 0' 1' 2' 3'



METAL HAND / GUARD RAIL MATCHING FRONT PORCH:

HAND / GUARD RAIL REQUIREMENTS (Per BDS Broch. 8: Stairs):

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- Handrails on open sides of stairs must meet guardrail requirements.
- Guardrail required over 30".
- Guardrails must be 36" high, except they may be 34" on stairs.
- Guardrail pattern may not let 4" sphere through, except 5" on stairs.
- "Triangle" under bottom rail on steps may not let 6" sphere through.



Ensure Minimum 18" Crawl Clearance under Joists. Provide Ground Cover: 6 ml. Black Polyethylene or Other Approved Material, Lapped 12" at Joints, Blanketing Entire Crawl Space, Turned up 12" at Walls.

Vented Crawl Space Access Hatch (18" x 24" Minimum Clear Opening. Min. 1/8" Mesh Corrosion - Resistant Screen.

9" x 18" Foundation Vent on Opposite Side. Min. 1/8" Mesh Corrosion - Resistant Screen. Center Vent between Stairs & Column.

City of Portland
 REVIEWED FOR CODE COMPLIANCE
 MAY 29 2012
 Permit Number

1 New Back (North) Elevation
 A4.1 Scale: 1/2" = 1' 0' 1' 2' 3'



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Project

New Back Porch
 82911 NE HANCOCK RD

Permit #

TBD (-000-00-RS)

IVR #

TBD

Title

New Side (East) Elevation

Plan Set Version
 Permit

Date

05-25-12

Scale

1/2" = 1' @ 11" x 17"



6131

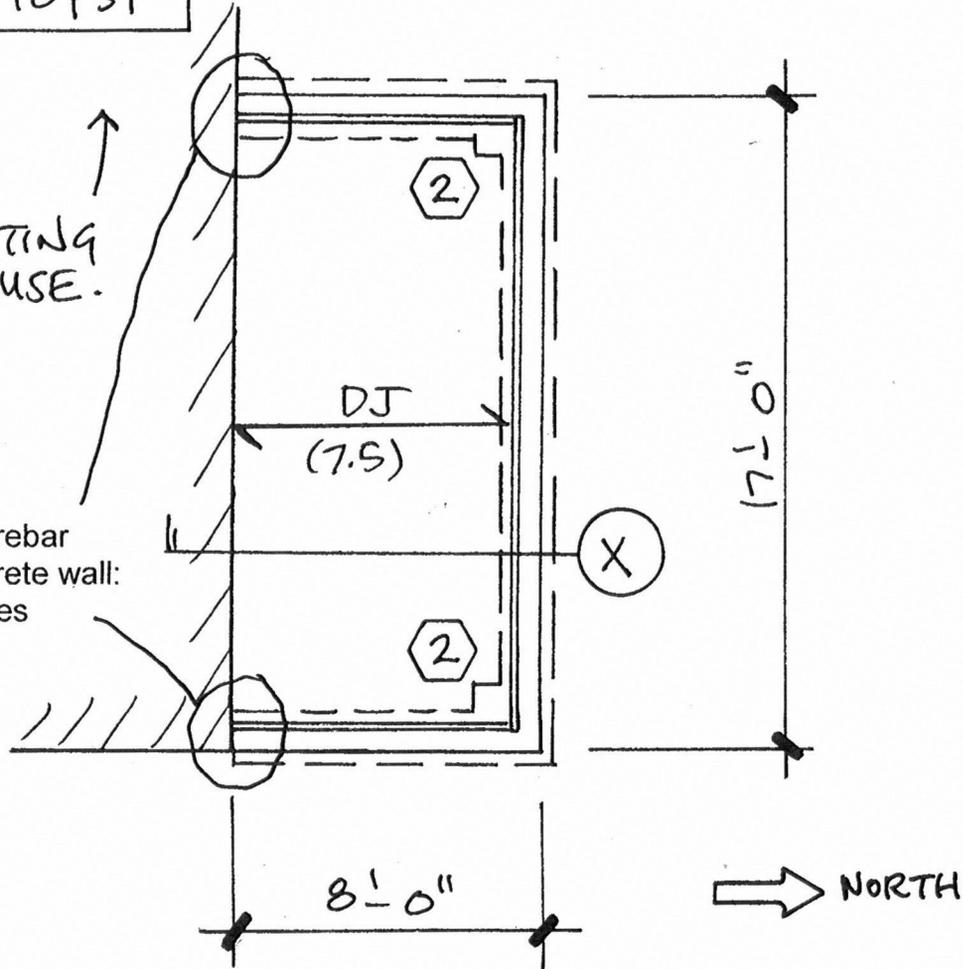
KARDON DECK

5-23-12 DECK-1

TL = 90PSF

EXISTING HOUSE.

"Dowel" all horizontal rebar into the existing concrete wall:
5/8" dia x 3" deep holes
(Do not use epoxy).



FOUNDATION / FRAMING PLAN:

City of Portland
REVIEWED FOR CODE
COMPLIANCE
MAY 29 2012
Permit Number

STRUCTURAL
REGISTERED PROFESSIONAL
ENGINEER
9381
Tim Covert
OREGON
JULY 22, 1971
TIM COVERT

EXPIRES: 12-31-13

6131

DECK-2

FOOTING SCHEDULE: Capacities based on 1500 psf

② 2'-0" square x 10" thick 6000 lbs.
with (2) #4 each way at 3" clear of bottom.

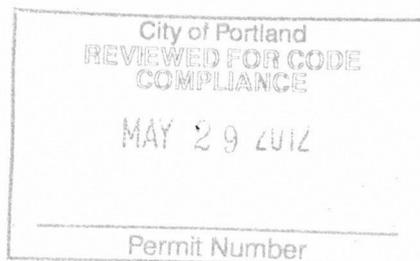
Materials: Concrete 3000 psi at 28 days*
 Slump (ftg) 3" to 5"
 Portland Cement C-150
 5-1/2 sacks per cubic yard
 Aggregates per C-33
 3/4" maximum aggregate size
 Water per C-94
 Concrete Temperature 50-90 F
 Air Entrained 5-7%

Note: The concrete supplier shall assume full responsibility
 for the mix design and the overall performance of the concrete.

Rebar ASTM A615 Grade 40

Corner Bars Provide #4 x 24" \square 24" corner bars at all continuous bars at all
 corners and intersections.

*
Note: Foundation design was performed using $f_c = 2500$ psi.
 No "special inspection" is required.



6131

Kardon

5-23-12 DECK-6

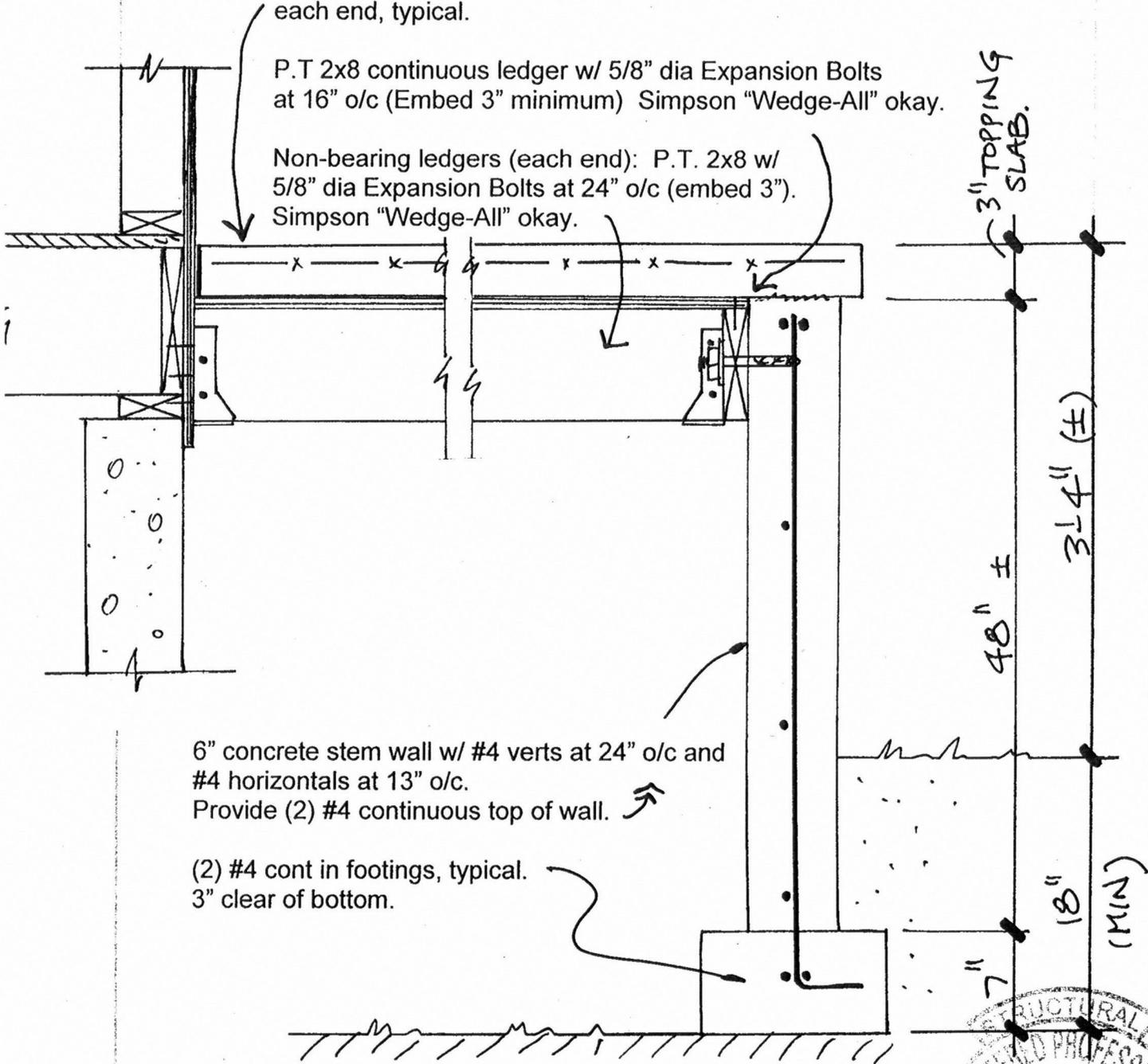


TYPICAL DECK SECTION:

3" concrete topping slab w/ 6x6-10/10 w.w.f. over P.T. 3/4" plywood over P.T. 2x8 Hem Fir No.2 at 16" o/c. Use Simpson "LUS28" joist hangers each end, typical.

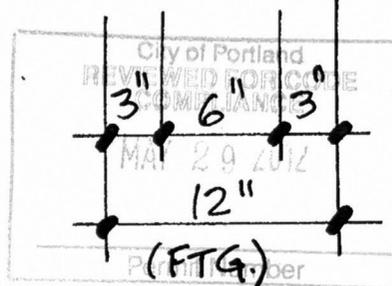
P.T 2x8 continuous ledger w/ 5/8" dia Expansion Bolts at 16" o/c (Embed 3" minimum) Simpson "Wedge-All" okay.

Non-bearing ledgers (each end): P.T. 2x8 w/ 5/8" dia Expansion Bolts at 24" o/c (embed 3"). Simpson "Wedge-All" okay.



6" concrete stem wall w/ #4 verts at 24" o/c and #4 horizontals at 13" o/c. Provide (2) #4 continuous top of wall. ↗

(2) #4 cont in footings, typical. 3" clear of bottom.



City of Portland
REVIEWED FOR CODE
COMPLIANCE
MAY 29 2012
P. [unclear]