



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 12-143341-RS
 Project Address 4136 SE 66th Ave
 Name of Responsible Party (print) Stephen Williams
 Day Phone 503 888 8028 FAX 503 229 5958 email swilliams@rainbowvalleyinc.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 5/22/12



CITY OF PORTLAND, OREGON – BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Suite 5000 • Portland, Oregon 97201 • www.portlandonline.com/bds
Phone (503) 823-6892 • TDD (503) 823-6868 • FAX (503) 823-5433



Disclaimer for Existing Onsite Sewage Disposal System

To Our Valued Customers:

Bureau of Development Services records indicates there may be an abandoned cesspool, septic tank or drywell on your property. Due to the inherent risks associated with building near or over these features, 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, septic tanks and drywells on your property. A properly decommissioned cesspool, septic tank or drywell should be filled with 3/4 inch minus gravel, angular pea gravel or masonry sand and watered down or compacted in lifts.

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

Project or Permit Number _____

Project Address 4136 SE 66th _____

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

Date 5/22/12 Check One [X] Property Owner [] Other _____

Signature [Signature] Name Stephen Williams _____

Street Address 4234 SE 30th Ave _____

City Port State Or Zip 97202 _____

Day Phone 503 888 8028 FAX 503 239 5958 Email williams@rainbowvalley inc. 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:
- 3/4" 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



2011 Energy Efficiency Additional Measures Requirements

New dwellings shall meet the envelope requirements of ORSC Table N1101.1(1) and a minimum of 50% of permanently installed lighting fixtures shall have high efficacy lamps. Additionally, new heated buildings and additions of more than 600 SF or more than 40% of the original heated floor area shall have at least two of the Additional Measures from ORSC Table N1101.1(2), one from Envelope Enhancement and one from Conservation (see below). All Energy Efficiency components must be reflected on the plans.

Envelope Enhancement Measure (Select One)

- 1 High efficiency walls & windows:**
 - Exterior walls – R-19+5 (insulation sheathing)/SIPS, and one of the following options:
 - Windows – Max 15% of conditioned area, or
 - Windows – U-0.30
- 2 High efficiency envelope:**
 - Exterior walls – R-21 Intermediate framing, and
 - Vaulted ceilings – R-30 Advanced framing, and
 - Flat ceilings – R-49, and
 - Framed floors – R-38, and
 - Windows – U-0.30, and
 - Doors – All doors U-0.20, or
 - Additional 15% of permanently installed lighting fixtures as high-efficacy lamps or Conservation Measure D and E
- 3 High efficiency ceiling, windows and duct sealing:**
(Cannot be used with Conservation Measure E)
 - Vaulted ceilings – R-30 Advanced framing (not more than 50% of the heated floor area), and
 - Flat ceilings – R-49, and
 - Windows – U-0.30, and
 - Performance tested duct systems (ODOE documentation to be submitted to building inspector prior to final inspection)
- 4 High efficiency thermal envelope UA:**
 - Proposed UA is 15% lower than the Code UA when calculated in Table N1104.1(1)
- 5 Building tightness testing, ventilation and duct sealing:**
 - Mechanical system providing whole-building ventilation per Table N1101.1(3), or ASHRAE 62.2, and
 - Performance tested duct systems (ODOE documentation to be submitted to building inspector prior to final inspection), and
 - Blower door test report submitted to building inspector prior to final inspection showing ≤ 6.0 air changes per hour, or ≤ 5.0 air changes per hour when used with Conservation Measure E
- 6 Ducted HVAC systems within conditioned space:**
(Cannot be used with Conservation Measure B or C)
 - All ducts and air handler are contained within heated building envelope

(Continued on back)

Conservation Measure (Select One)

- A High efficiency HVAC system:**
 - Gas-fired furnace or boiler with 90% minimum AFUE (sealed combustion air ducted directly from outdoors if furnace or boiler is within conditioned space), **or**
 - Air-source heat pump 8.5 minimum HSPF, **or**
 - Closed-loop ground source heat pump with 3.0 minimum COP
- B Ducted HVAC systems within conditioned space:**
 - All ducts and air handlers are within heated building envelope
- C Ductless heat pump:**
 - Replace electric resistance heating in at least the primary zone with at least one ductless mini-split heat pump with 8.5 minimum HSPF
- D High efficiency water heating and lighting:**
 - Natural gas/propane, on-demand water heating with 0.80 minimum EF, **and**
 - Minimum 75% of permanently installed lighting fixtures as CFL or linear fluorescent or minimum 40 lumens per watt
- E Energy management device & duct sealing:**
 - Whole building energy management device capable of monitoring or controlling energy consumption, **and**
 - Performance tested duct systems (ODOE documentation to be submitted to building inspector prior to final inspection), **and**
 - 75% of permanently installed lighting fixtures as high-efficacy lamps
- F Solar voltaic:**
 - Minimum 1 watt per square foot of conditioned floor space with Total Solar Resource Fraction \leq 75%
- G Solar water heating:**
 - 40 square feet minimum gross collector area with Total Solar Resource Fraction \leq 75%



Residential Fixtures Worksheet

Please list the mechanical, electrical and plumbing fixtures you are planning to install for your new single family residential construction project.

Mechanical Fixture	Quantity
Heating and Cooling	
Air conditioner (site plan required)	
Furnace/burner including ductwork/vent/liner	
Heat pump (site plan required)	
Air handling unit	
Hydronic hot water system	
Residential boiler (radiator or hydronic)	
Unit heaters (fuel type, not electric): in-wall, in-duct, suspended, etc.	
Vent for appliance other than furnace	
Gas fireplace	1
Flue vent for water heater or gas fireplace	1
Wood/pellet stove	
Chimney/liner/flue/vent	
Range hood/other kitchen equipment	1
Clothes dryer exhaust	1
Single duct exhaust fans (bathrooms, toilet compartments, utility rooms)	1
Attic/crawl space fans	
Other: _____	
Gas Fuel Piping: indicate number of outlets	
Furnace	
Wall/suspended/unit heater	
Water heater/boiler	
Fireplace	1
Range	
Barbecue	
Clothes dryer	
Other:	

Plumbing Fixture	Quantity
Bathrooms (full or partial)	1
Kitchens*	1
Laundry/utility sinks*	
Bar sinks	
Water heaters/boilers*	1
Clothes washers*	1
Rain drain: # of feet around perimeter of house	
Sanitary sewer: # of feet from house to property line	19
Storm sewer: # of feet from house to property line or disposal system	
Water line: # of feet from house to property line	19
Fire sprinklers: # of sq. ft. of house to be sprinklered (include basement, exclude garage)	
Other:	

* The first kitchen, water heater, clothes washer and laundry/utility sink are included in the basic plumbing package

Electrical Fixture	Quantity
Area of house in sq. ft. to be wired (including basement and attached garage)	683
Additional circuits for detached garage	
Limited energy electrical wiring (check yes if you are installing any of the following: telephone, cable TV, security systems, doorbell, computer network cables, thermostat, vacuum system)	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Temporary electrical service	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Other:	



Application for New Single Family Residential Construction (One or Two Units)

What type of home(s) are you building?

- Single family residence
- Duplex
- 2-unit rowhouse
- 2-unit townhouse
- Floating home
- Manufactured home on its own lot
- Detached accessory dwelling unit (ADU)
- Other: 6/5 @ 1:45

If your project includes 3 or more structures built to the Oregon Residential Speciality Code or International Residential Code and are either located on a single tax lot or attached to each other, you will apply through the Batch Submittal and Review Process. Please contact Permitting Services at 503-823-7357 for more information.

Applicant Information

Company Name RAINBOW VALLEY DESIGN & CONSTRUCTION

Contact Person STEPHEN WILLIAMS

Mailing Address 4234 SE 30th Ave PDX 97202

City Portland State OR Zip Code 97202

Office Phone 503 239 5958 Cell Phone 503 888 8028 FAX 503 239 5958

Email swilliams@rainbowvalleyinc.com

Lot Owner Name Stephen Williams

Mailing Address 4234 SE 30th Ave

City Port. State OR Zip Code 97202

Contractor Name Rainbow Valley CCB# 56107

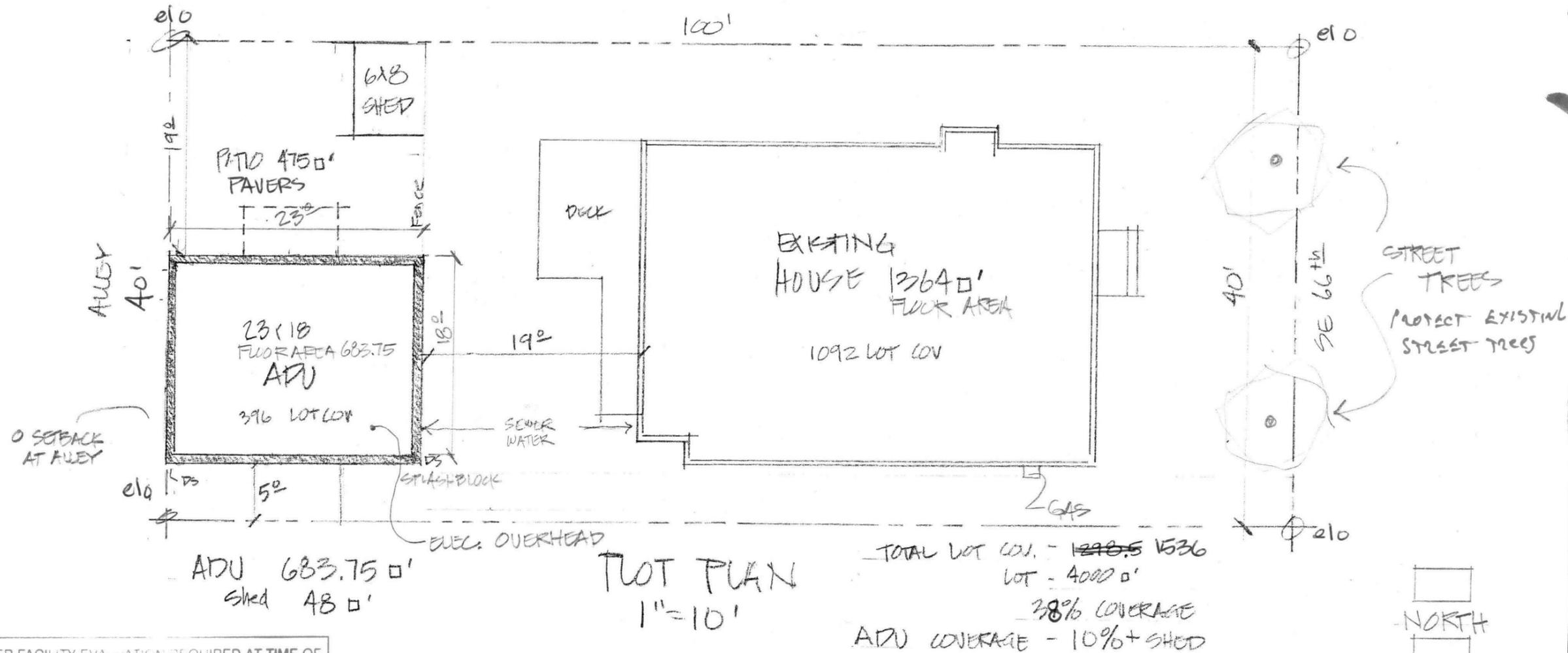
Project Information

Tax account number: <u>R 204522</u>		If you do not know the tax account number, call Multnomah County at 503-988-3326	
Cross streets: <u>SE 66th & Cora St</u>		Tax lot number: <u>9.00</u>	
Plat name/number <u>Lanrewood</u>	Block/lot: <u>Block 5, Lot 6</u>	Qtr section #: <u>15LE08CC-00900</u>	
Living area: <u>684</u> sq.ft.	Basement: <u>0</u> sq.ft.	Garage/carport: <u>0</u> sq.ft.	
Is there a detached garage/carport or other accessory structure being built?		<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no <u>shed (6x8)</u>
Is there an existing house on the lot that will be demolished?		<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Land Use Review case numbers:			
Plan designer/architect name: <u>Rainbow Valley</u>		Plan #	
Has BDS permitted this design previously?		<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Do you plan on building the same house plan again?		<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no <input type="checkbox"/> not sure
Is this a Master House Plan?		<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no

12-14 3344 RS

WORK IN
PUBLIC RIGHT - OF - WAY IS
NOT APPROVED AS PART OF
THIS BUILDING PERMIT

Applicant assumes responsibility for proper
repair or replacement of any street surface
damaged, or in any manner adversely
altered from its original condition.



STORMWATER FACILITY EVALUATION REQUIRED AT TIME OF INSPECTION. CALL 503-823-7000 TO SCHEDULE THE FOLLOWING: #487 Splashblocks + Pavers

- EXCAVATION REVIEW OF SUBGRADE DRAINAGE MATERIALS AND PIPING
DATE COMPLETED: _____
- REVIEW OF SOIL MEDIUM FACILITY SURFACE, INLET/OUTLET/OVERFLOW PIPING, OK TO COVER
DATE COMPLETED: _____
- VEGETATION/WORK COMPLETE
DATE COMPLETED: _____

General Notes & Supplemental Information
The attached 8 1/2 x 11 sheets are part of this plan approval. Plans are considered null and void without this information attached to the approved set of plans.

City of Portland
REVIEWED FOR CODE COMPLIANCE
JUL 05 2012
Permit Number _____

City of Portland
Bureau of
Development Services
By E. Sandy Date 6.15.12
Approved by
Planning and Zoning Review

2

RAINBOW VALLEY
DESIGN AND CONSTRUCTION

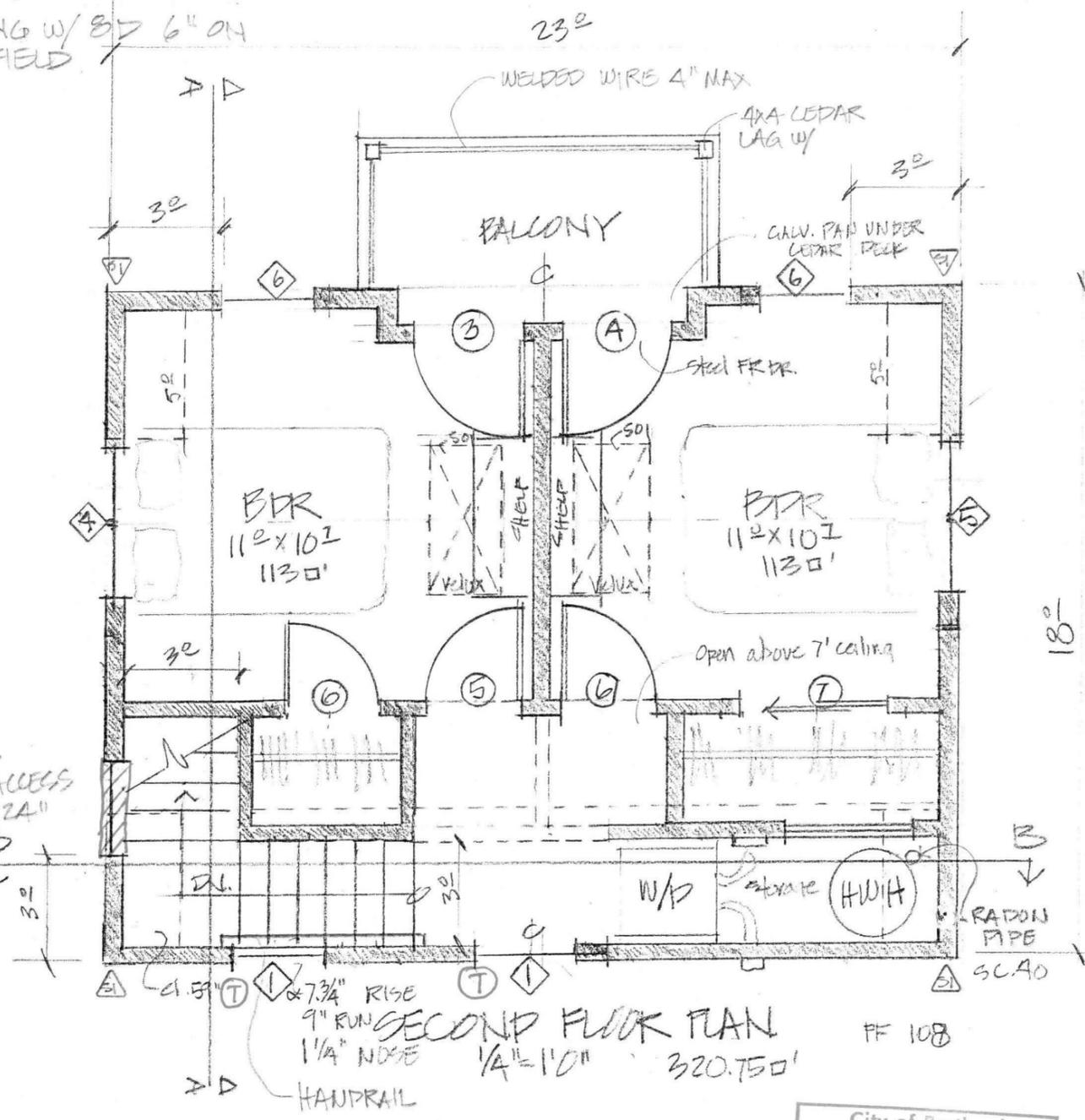
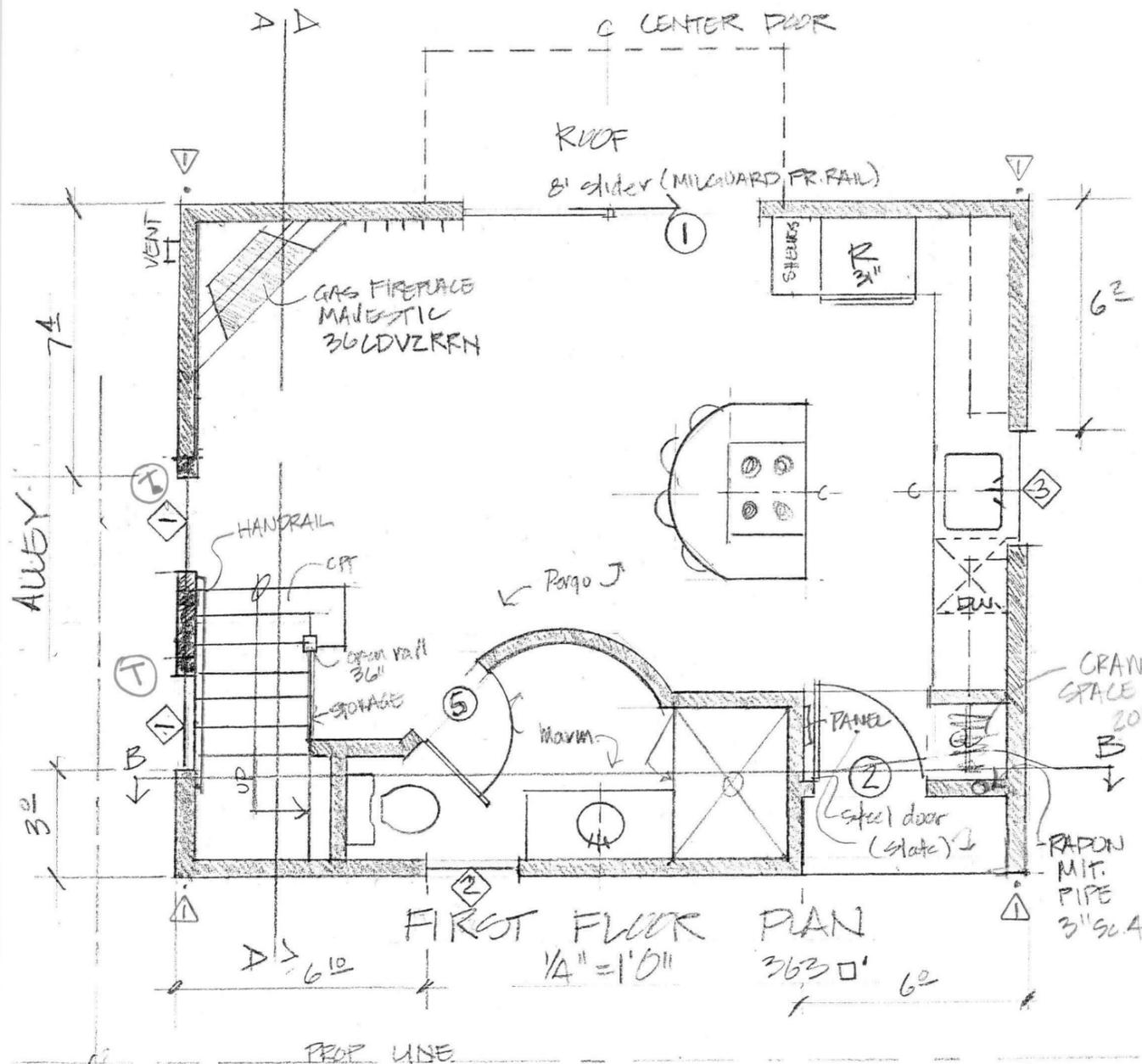
DES: SW	DW: CW	DATE: 5/16/12	
REVISIONS DATE: _____			

WILLIAMS
4136 SE 66th
PDX 97202

12-14-3341-RS

SHEET 1	OF 10
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▲ HDU2-1032.5 W/STP 20 FOOT TO (2) 2x6 Studs
 ▲ MSTC40 TO (2) 2x6 Studs
 -NAIU ALL SHEATHING W/ 8' 6" ON EDGES & 12" FIELD



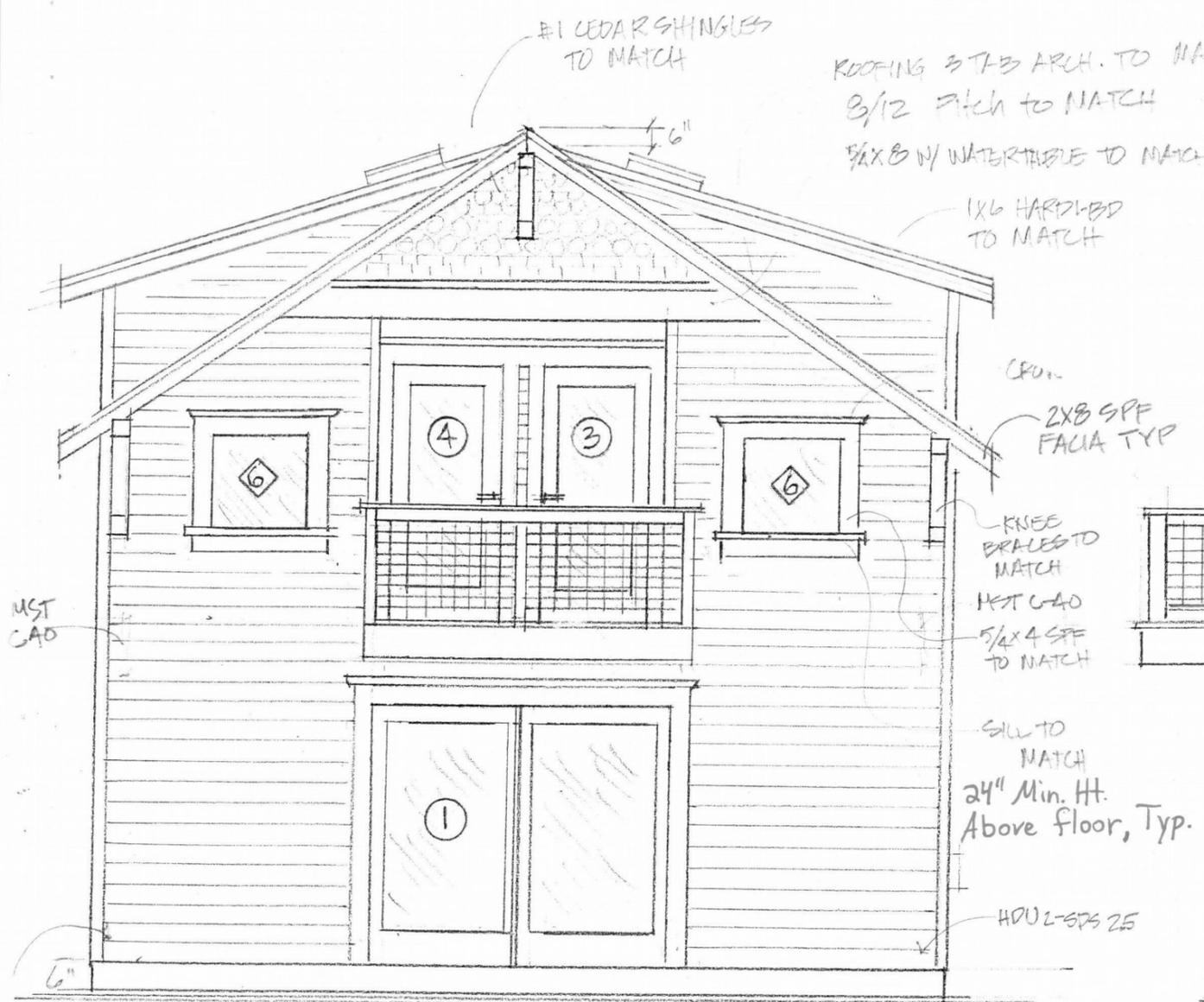
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RAINBOW VALLEY
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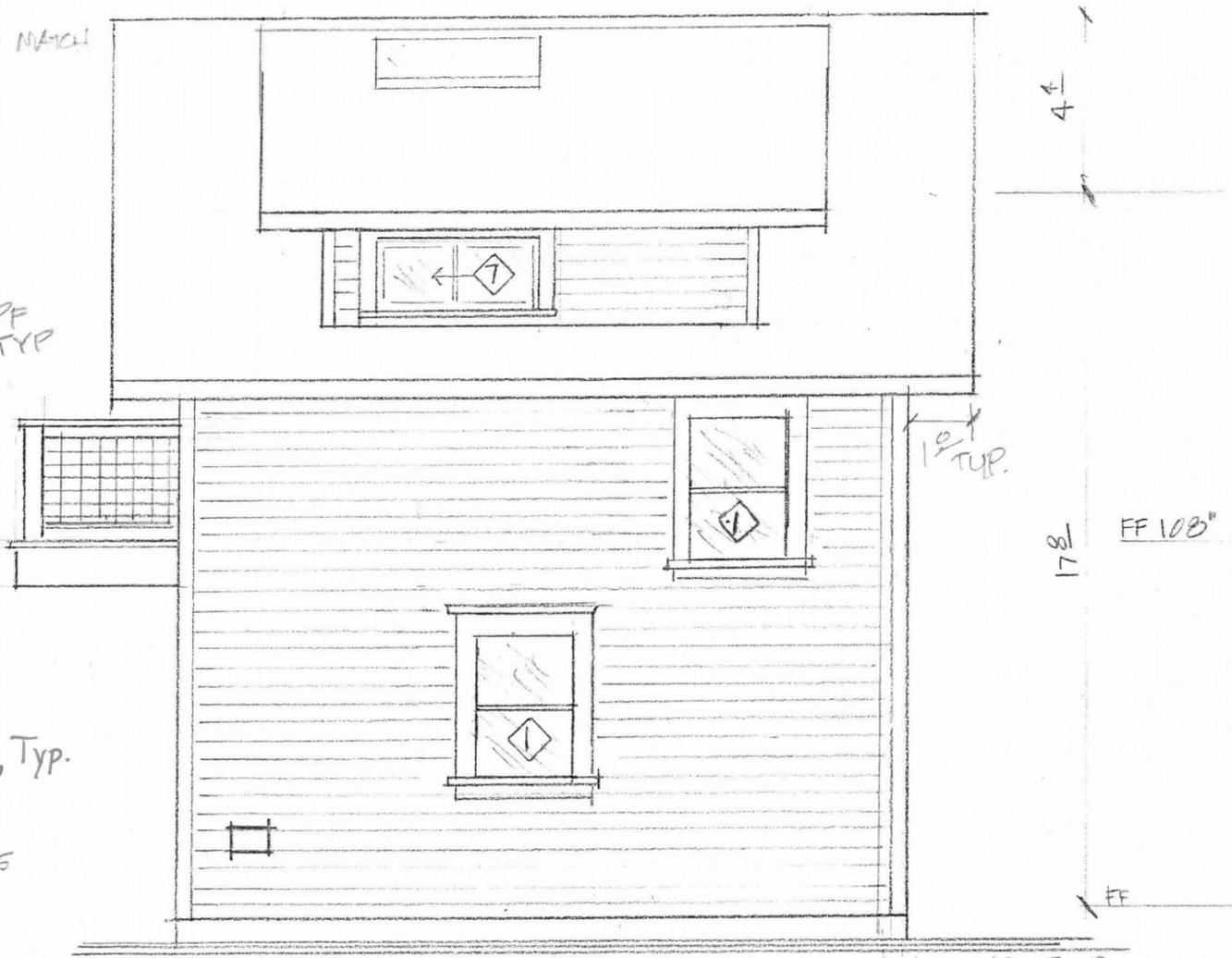
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 DATE: 5/8/12

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SHEET 2 OF 10



SOUTH ELEVATION
 1/4" = 1'0"



EAST ELEVATION
 1/4" = 1'0"

RAINBOW VALLEY
 DESIGN AND CONSTRUCTION

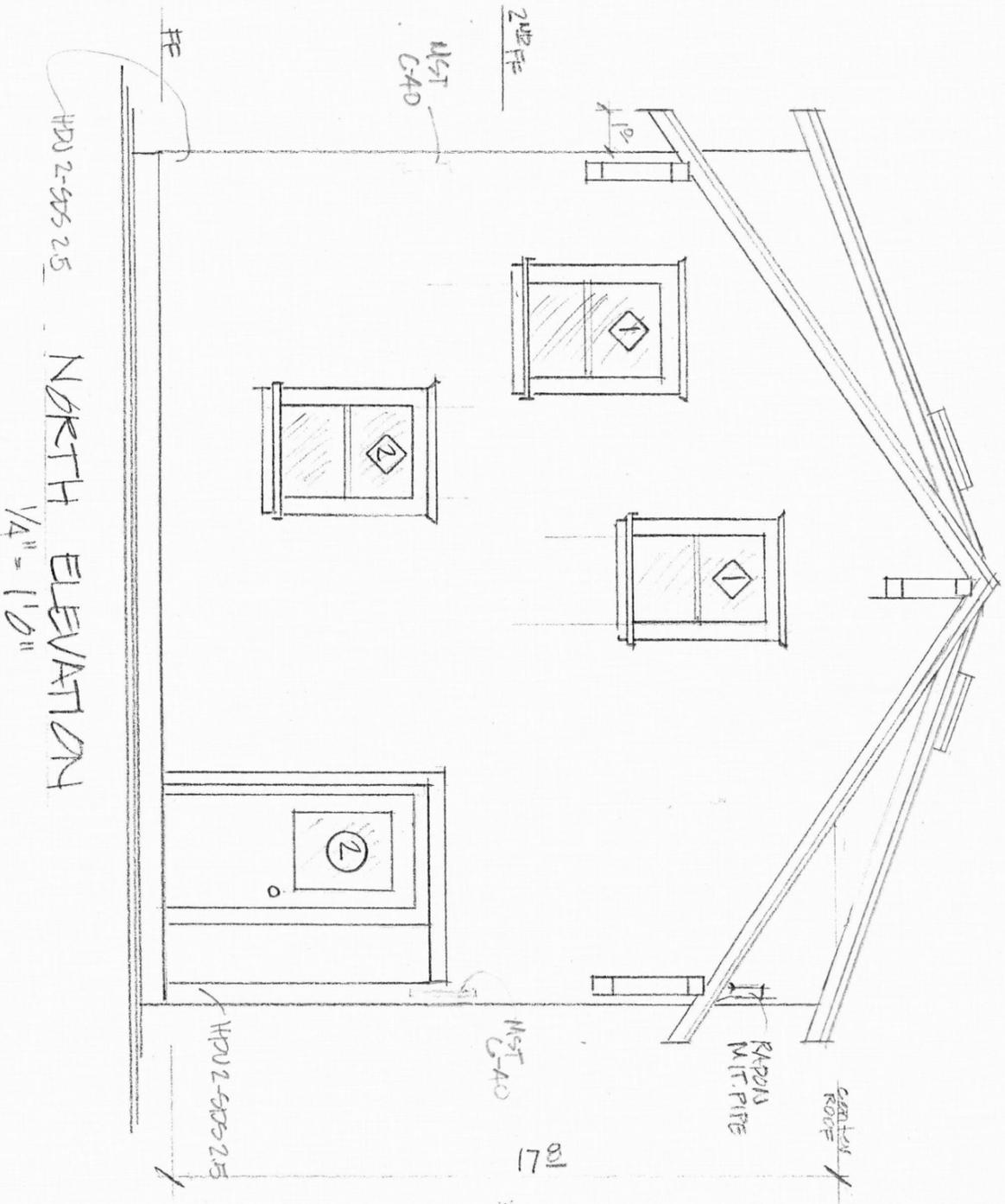
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 DRG: CW
 DATE: 5/18/12

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 DATE:
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 PDX 97202

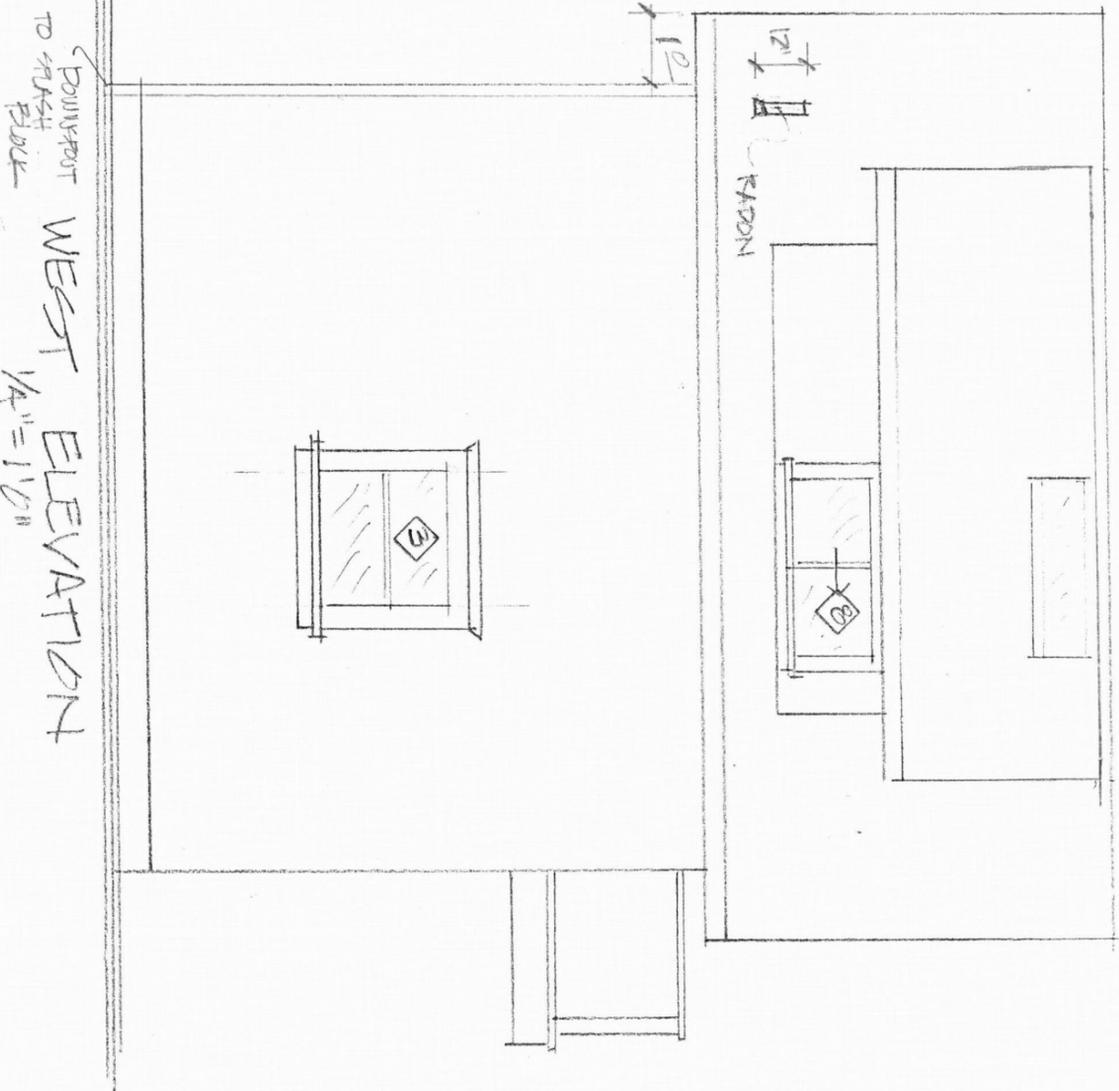
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SHEET OF
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NORTH ELEVATION
1/4" = 1'0"



WEST ELEVATION
1/4" = 1'0"

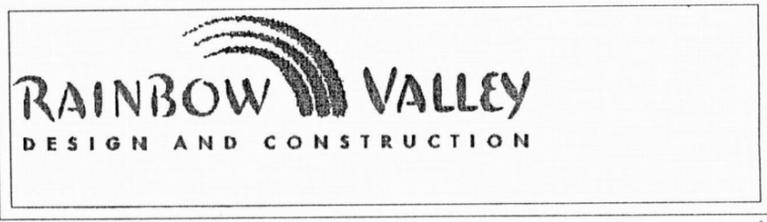
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SHEET 4 OF 10

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DATE: 5/8/11



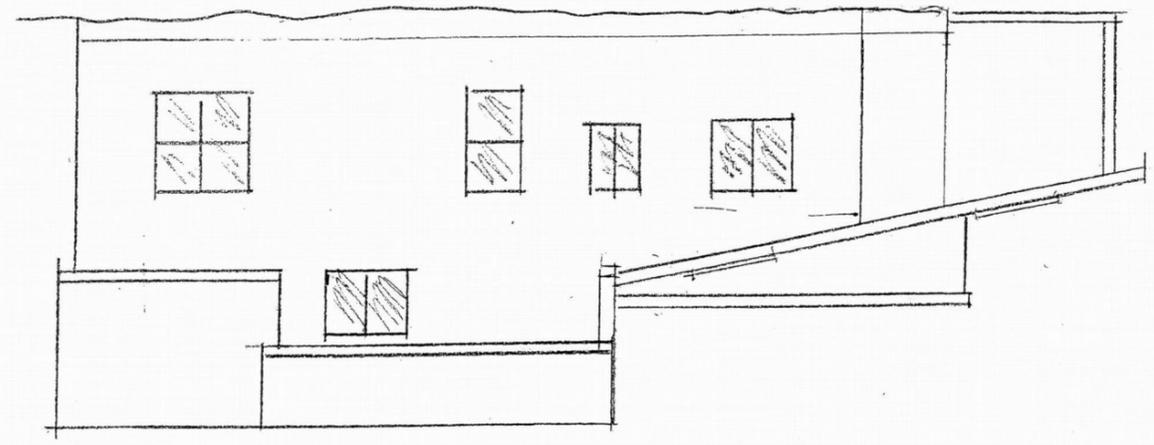
WILLIAMS
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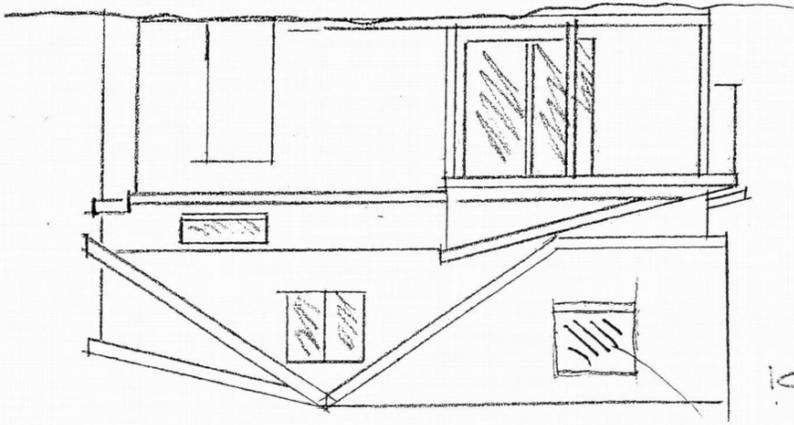
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EXISTING NORTH ELEVATION (MAIN) 1/8"=1'-0"



EXISTING EAST ELEV. (MAIN) 1/8"=1'-0"

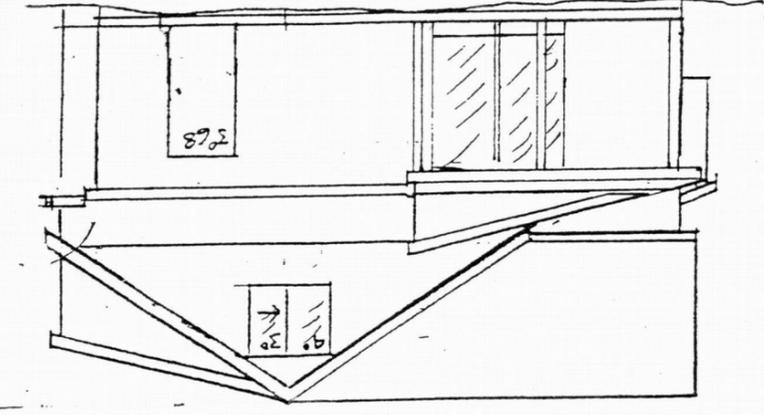


NEW VELUX VS 601

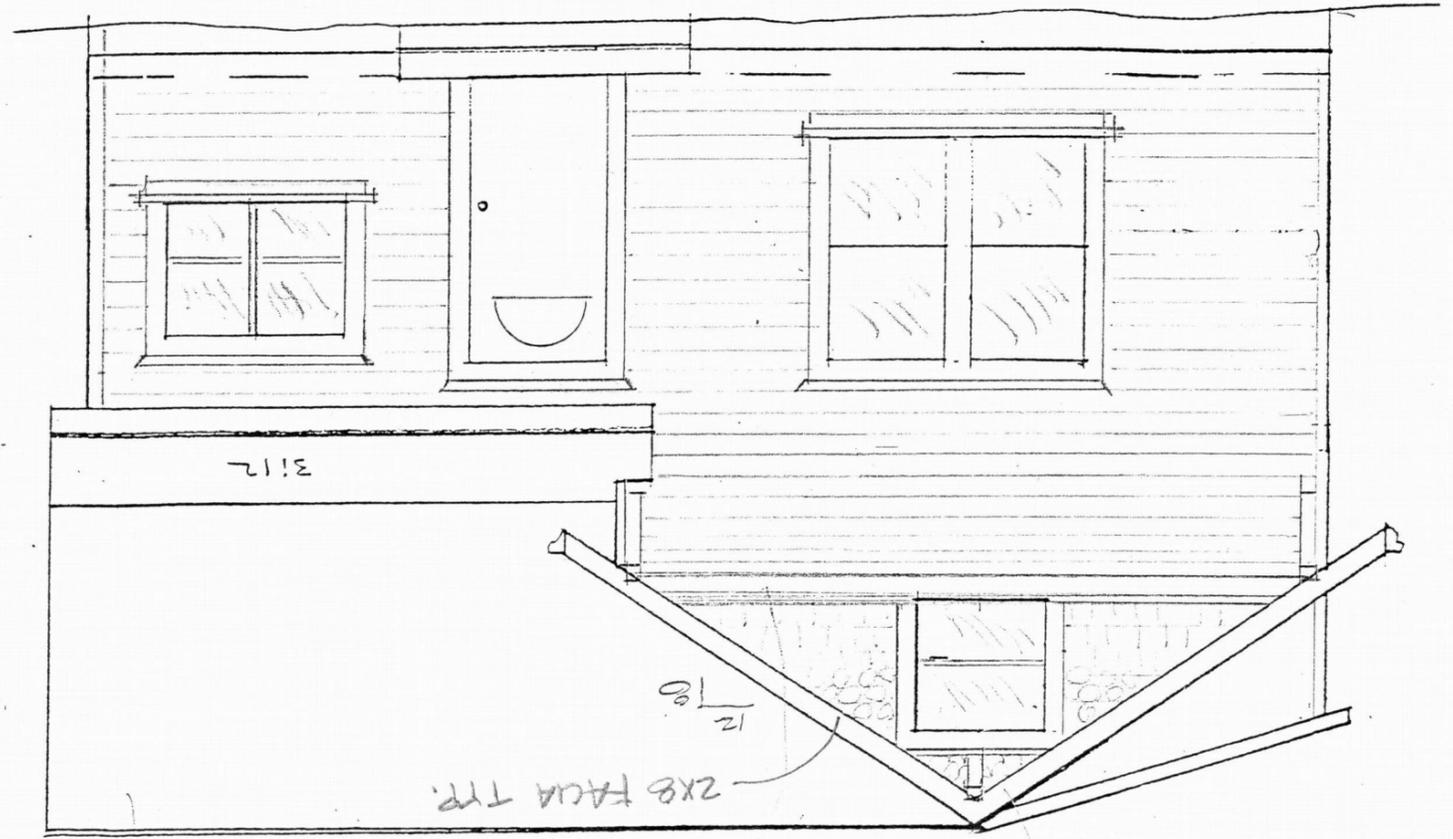
- WINDOWS WHITE
- SIDING 1X6 HARD
- TRIM 1X4 S/A
- W/ CROWN

3 THE ARCH

EXISTING REAR ELEV (MAIN) 1/8"=1'-0"



EXISTING FRONT ELEVATION MAIN HOUSE SCALE: 1/4"=1'-0"



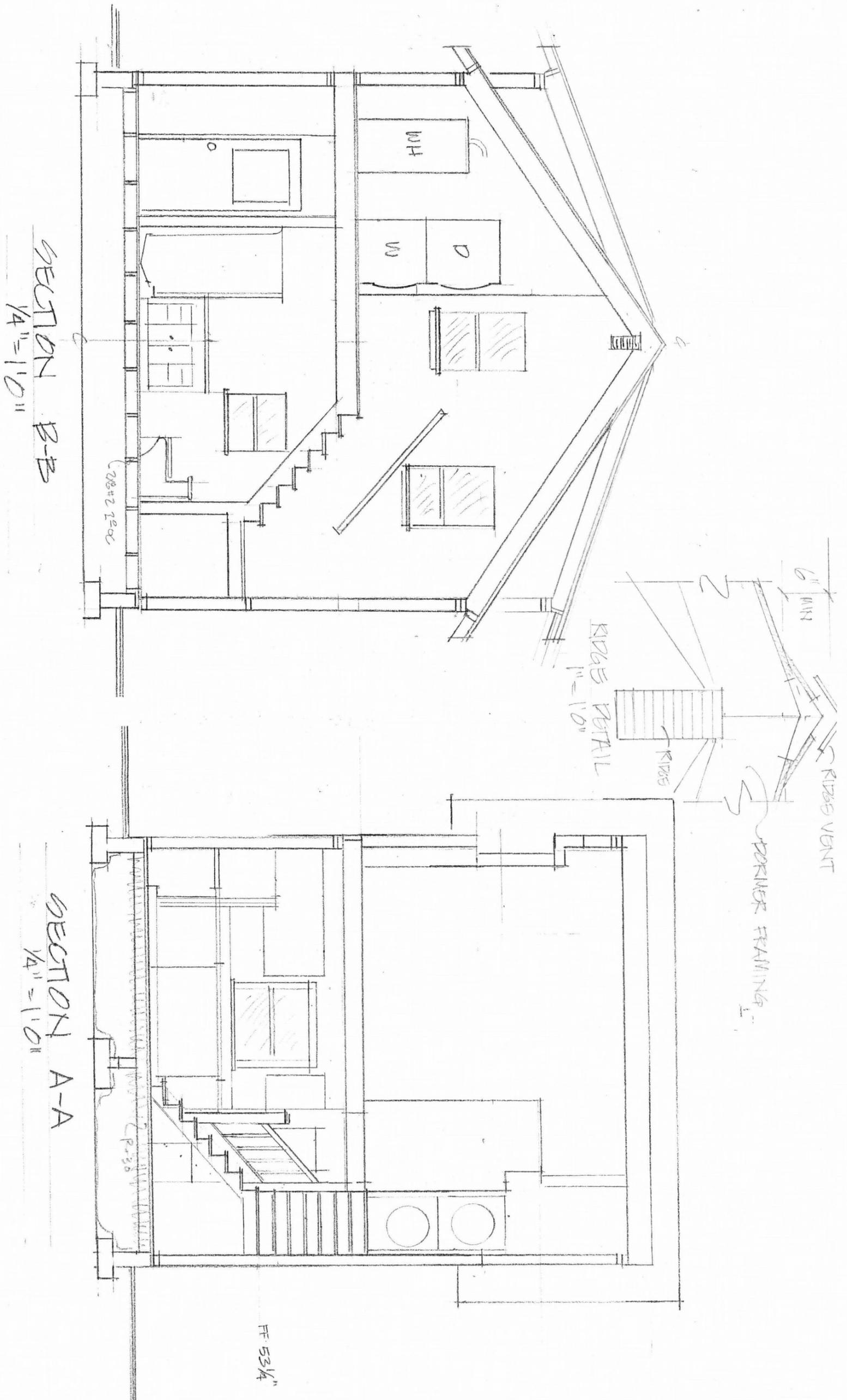
2X8 FACIA TR.

2X8 TRIM + WATERFALL

2X8 FACIA

12 1/8

3:12



SECTION B-B
1/4" = 1'-0"

SECTION A-A
1/4" = 1'-0"

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H=53 1/4"

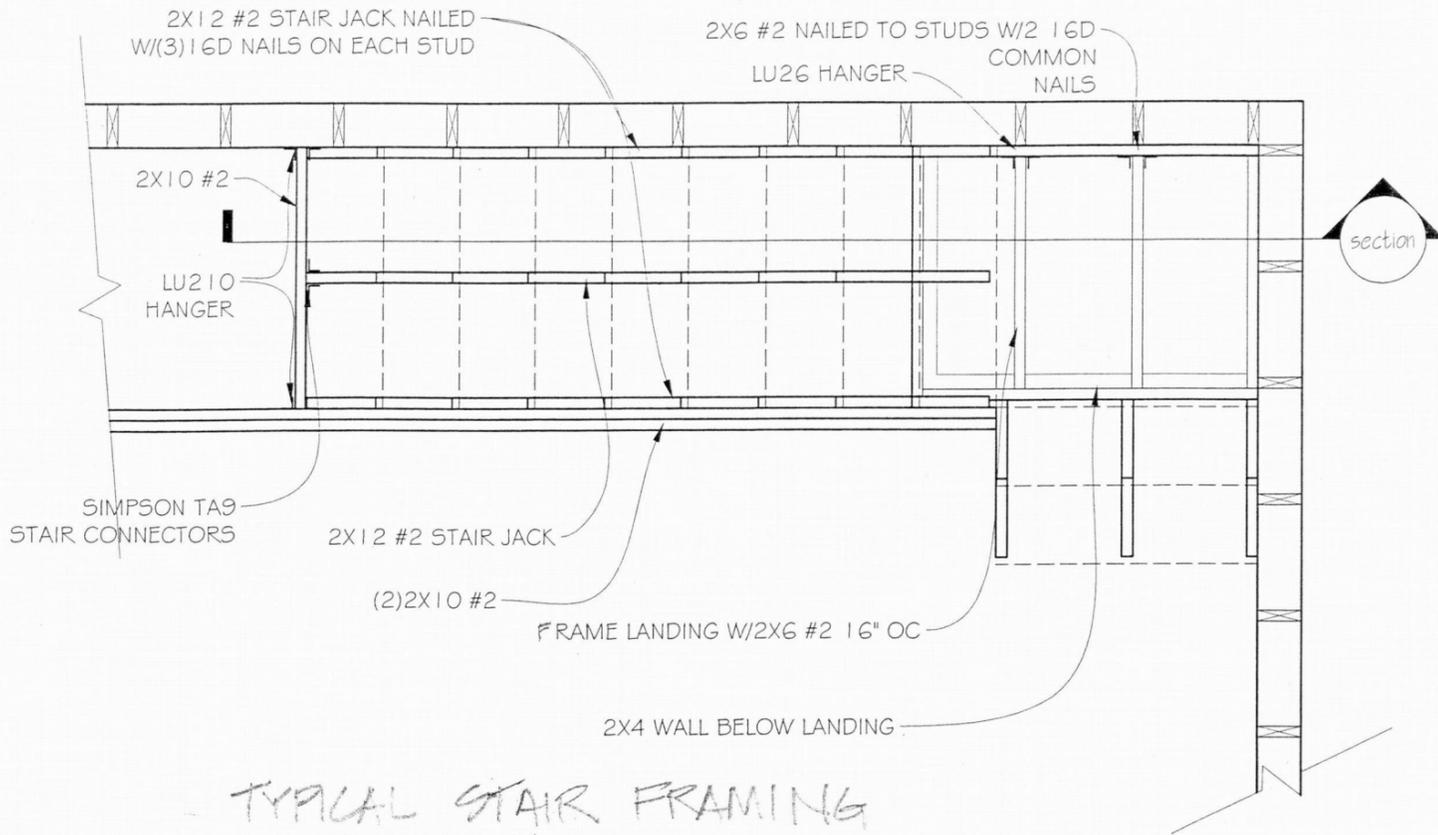
SHEET
6 OF
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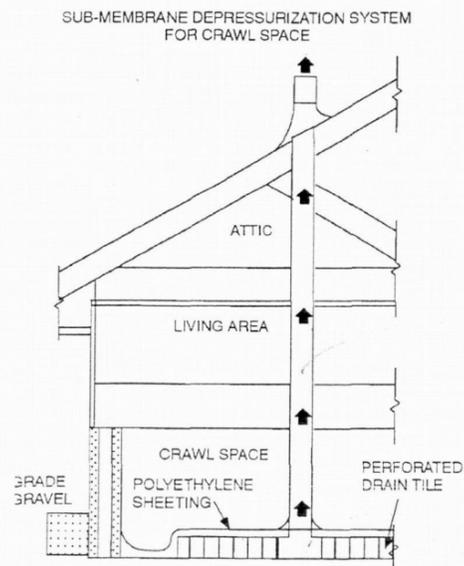
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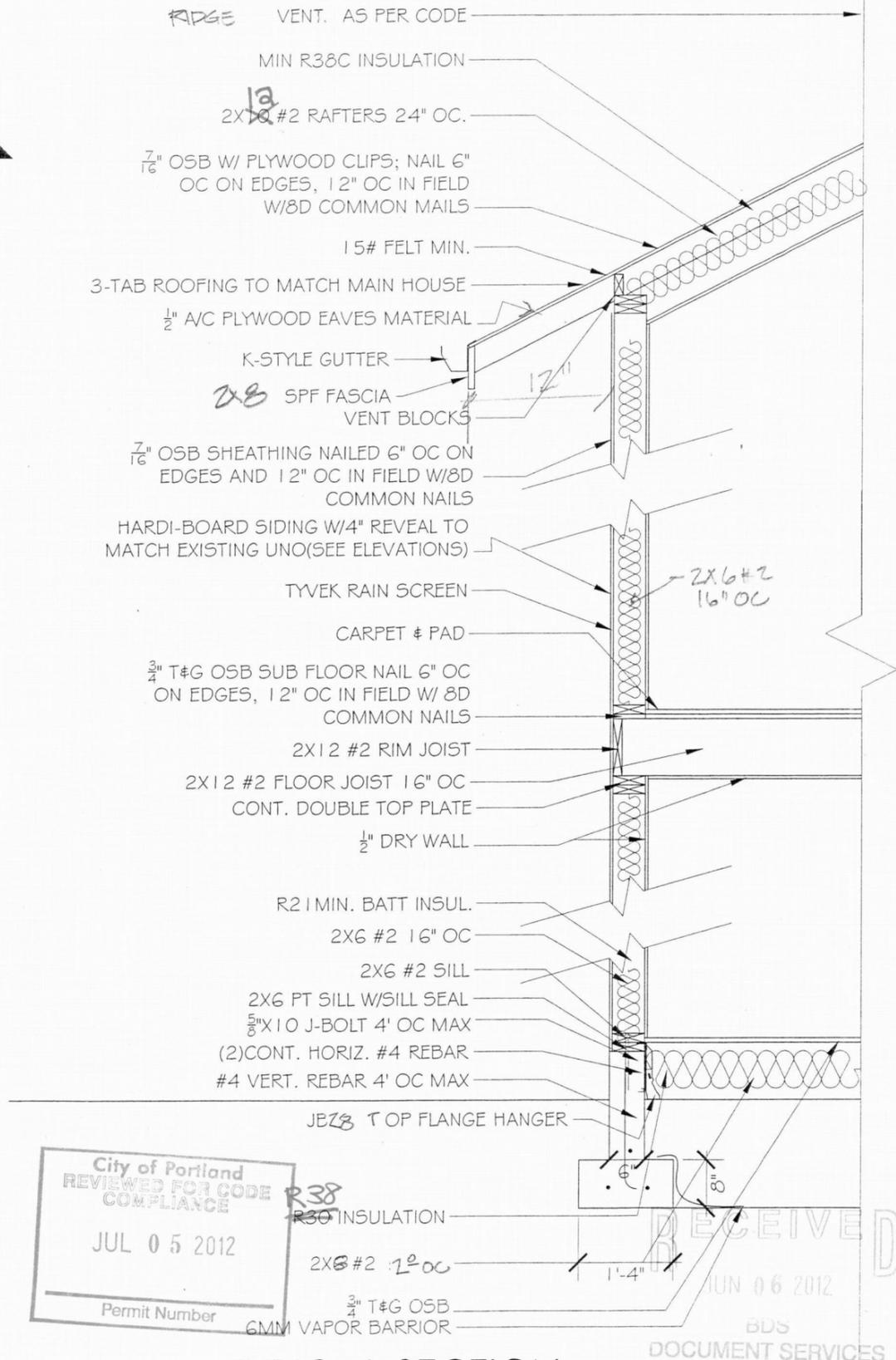




TYPICAL STAIR FRAMING
1/2" = 1'0"



RADON SYSTEM



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TYPICAL SECTION
SCALE: 1/2"=ONE FOOT

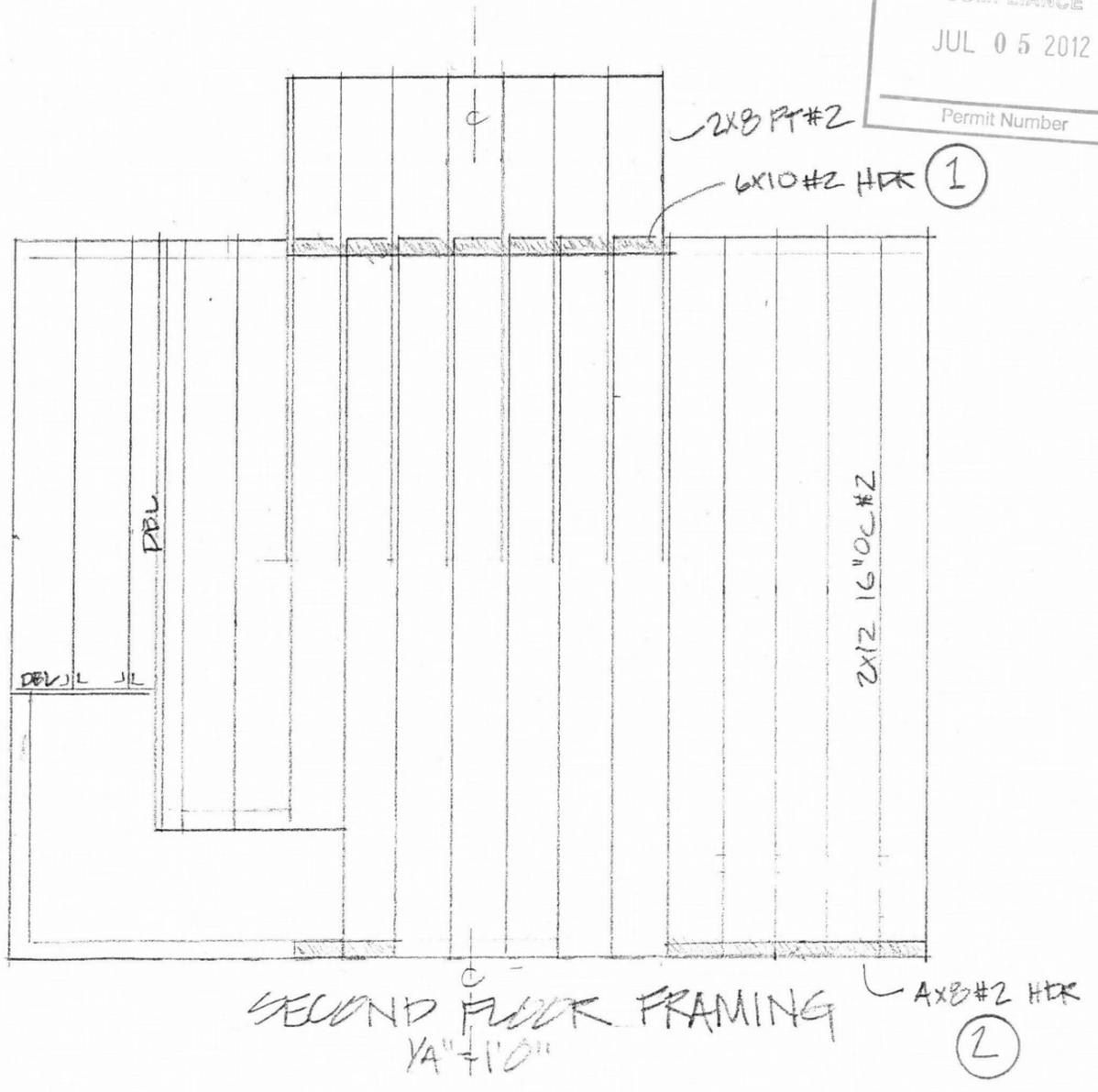
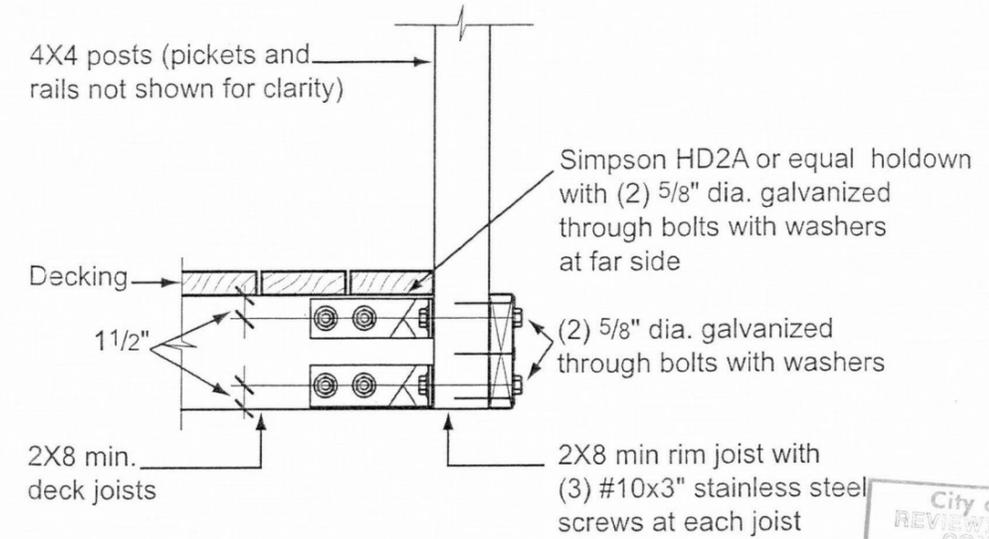
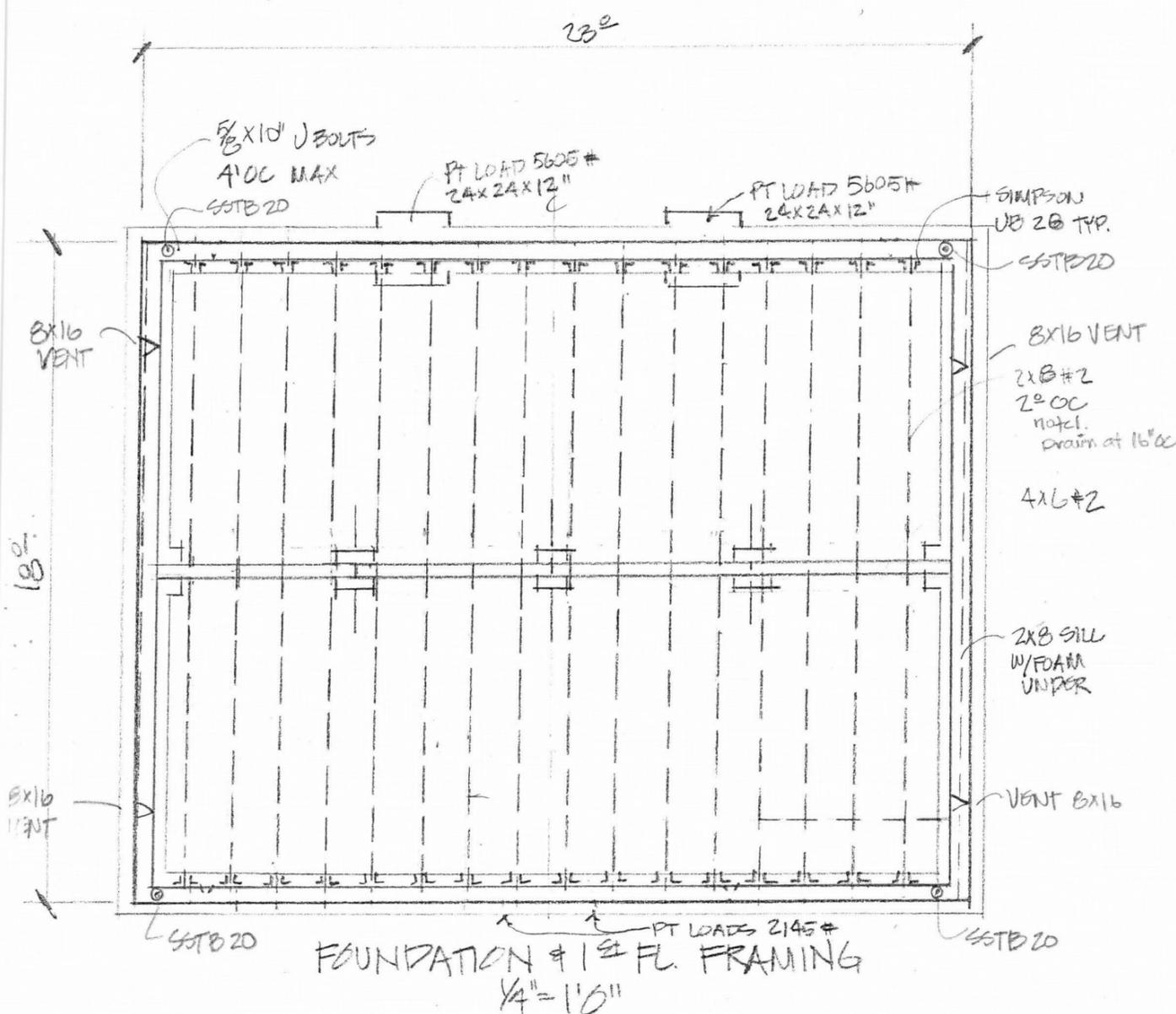
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SHEET 7 OF 10



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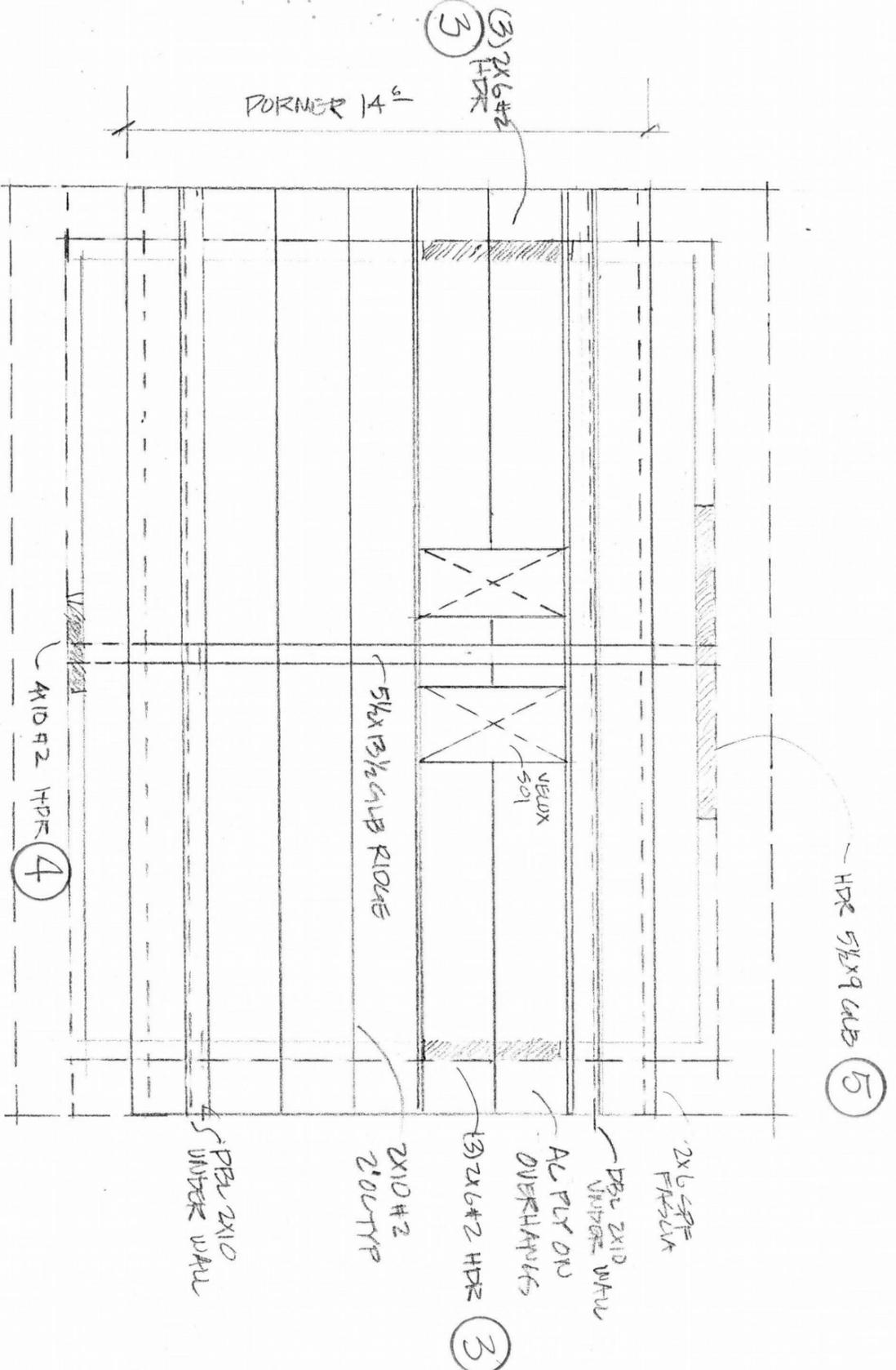
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DES: SW	DRF: CW	DATE:
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SHEET	OF
8	10



ROOF FRAMING PLAN
1/4" = 1'0"

WINDOWS

SIZE	RD	TYPE	OPTIONS	#
2636	30" X 42"	W. VINYL Temp	SH NO GRASS	4
2636	30" X 42"	"	SH-PRIVACY	1
3030	36" X 36"	"	SH	1
1640	18" X 48"	"	SLIDER LH	1
1640	18" X 48"	"	SLIDER RH	1
2626	30" X 30"	"	FIXED	2

DOORS (EXTERIOR)

SIZE	RD	TYPE	OPTIONS	#
80x60	96" X 80"	VINYL	RRAIL LH	1
30x60	38" X 82"	STEEL	1/2 LITE LH	1
26x60	32" X 82"	STEEL	FRANCH LH	1
26x60	32" X 83"	STEEL	FRANCH RH	1

DOORS (INTERIOR)

SIZE	RD	TYPE	OPTIONS	#
26x60	32" X 82"	BRICK HC	RH	2
26x60	32" X 82"	"	LH	2
50x60	62" X 82"	"	SLIDER	1

VEYLITES

VEUX 501 (601) FIXED 2

All windows - U = 0.30 Max
All ex. doors - U = 0.30 Max

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SHEET 9 OF 110

