



Simple Site Erosion Control Requirements Form

Project or Permit Number 13-138281-RS / 13-938285-RS(G)
 Project Address _____
 Name of Responsible Party (print) MARK WILDE
 Day Phone 503 593-1529 FAX _____ email _____

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-liter bags or ber 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 Mark Wilde Date 4/10/13
 Property Owner or Owner's Agent _____



Radon Control Methods 2011 Oregon Residential Specialty Code, Appendix F

New habitable residential structures shall have radon gas mitigation. Indicate the method(s) of radon gas mitigation to be installed in the structure:

Crawl space construction:

- Mechanically ventilated (detailed on plans); or
- Passive sub-membrane depressurization; or
- Permanently open foundation ventilation per R408.1 and a blower-door building tightness test. Test results to be provided to the building inspector prior to final inspection approval.

Slab-on-grade or basement construction:

- Passive depressurization system, with 4" thick layer of gas-permeable aggregate below slab.



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

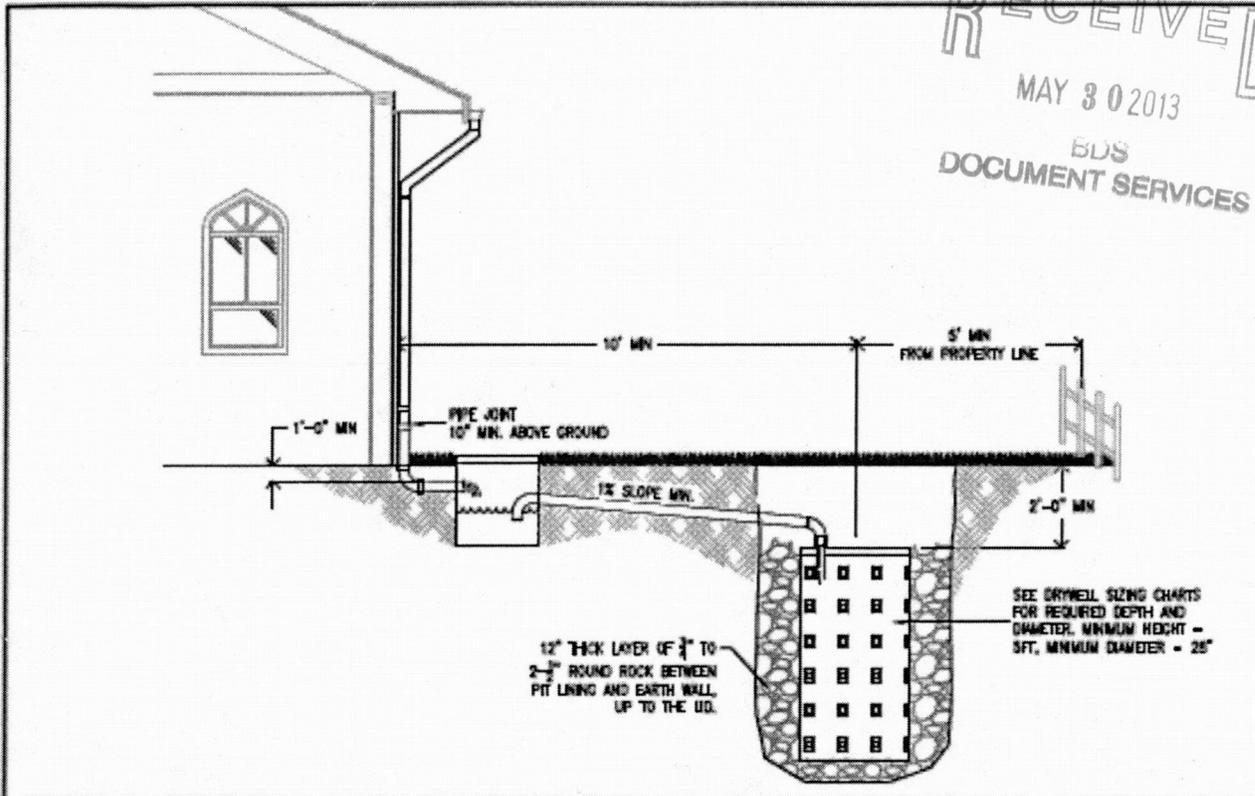
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Conservation Measure (Select One)

- 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%

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MAY 30 2013

BDS
DOCUMENT SERVICES



1. Provide protection from all vehicle traffic, equipment staging, and foot traffic in proposed infiltration areas prior to, during, and after construction.
2. Siting criteria: Gravelly sand, gravelly loamy sand, or other equally porous material must occur in a continuous 5' deep stratum within 12" of the ground surface.
3. Sizing: Exhibit 2-36 is used to appropriately size the drywell(s) based on the amount of impervious area that each drywell is designed to manage. This chart shall be used as guidance, is based on field experience, and should be used as minimums only.
4. Drywell shall not be installed where base of facility has less than 10' of separation to water table.
5. Top of drywell must be below lowest finished floor.
6. Setbacks (from center of facility):
 - a. 10' from foundations
 - b. 5' from property lines
 - c. 20' from cesspools.
7. Piping shall be ABS SCH40, cast iron, or PVC SCH40. 3" pipe must be used for up to 1500sf of impervious area, otherwise 4" minimum. Piping must have 1% grade and must follow current Uniform Plumbing Code.

Exhibit 2-36: Drywell Sizing Table

Once approval has been given by BDS for onsite infiltration of stormwater, the following chart shall be used to select the number and size of drywells. Gray boxes are acceptable.

Impervious Area (sq-ft)	28" Diameter				48" Diameter			
	Drywell Depth							
	5'	10'	15'	20'	5'	10'	15'	20'
1000								
2000								
3000								
4000								
5000								
6000								
7000								
8000								
9000								
10000								

- DRAWING NOT TO SCALE -

STORMWATER MANAGEMENT MANUAL TYPICAL DETAILS

- Simplified / Presumptive Design Approach -
Drywell



Bureau of Environmental Services



NUMBER

SW-170



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

4/18 @ 2:30

What type of home(s) are you building?

- Single family residence
- Duplex
- 2-unit townhouse
- 2-unit townhouse
- Floating home
- Manufactured home on its own lot
- Detached accessory dwelling unit (ADU)
- Other: _____

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 FASTER PERMITS

Contact Person MIKE COTLE

Mailing Address 14334 NW EAGLERIDGE LN

City PORTLAND State OR Zip Code 97229

Office Phone _____ Cell Phone 503 680-5497 FAX 503 246-2630

Email MIKE@FASTERPERMITS.COM

Lot Owner Name WILDE PROPERTIES

Mailing Address _____

City _____ State _____ Zip Code _____

Contractor Name WILDE PROPERTIES CCB# 195656

Project Information

Tax account number: R R199001 If you do not know the tax account number, call Multnomah County at 503-988-3326

Cross streets: SE MAIN & SE 78TH Tax lot number: _____

Plat name/number 417217 Block 1 Section # _____

Living area: 3530 sq. ft. Basement: _____ sq. ft. Garage/carport: _____ sq. ft.

Is there a detached garage, carport or other accessory structure being built? yes no

Is there an existing house on the lot that will be demolished? yes no

Land Use Review case numbers: 13-136690-PR

Plan designer/architect name: TROJAN Plan # 136690

Has BDS submitted this design previously? yes no Permit # _____

Do you plan on building the same house again? yes no not sure

Is this a Master House Plan? yes no # _____

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13138281RS

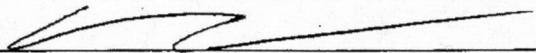
VOUCHER#:

MAP NO: 152E05AD - 16300

DATE: 5-31-13

MULTNOMAH COUNTY REQUEST FOR

LOT SEG, LOT LINE ADJ, CONSOLIDATION

SIGN:  PRINT: Mark Wilde

COMPANY: Wilde Properties TITLE: Pres

DAYTIME PHONE #: 503-593-1529 FAX#:

FOR THE FOLLOWING DESCRIBED REAL PROPERTY

ADDITION: Kinzel PK LOT: 11 & 12 BLOCK: 12

SECTION: TWP: RANGE: TAX LOT:

* Lot Segregation

R199001 (R45330-1910) - Lot 11

(R45330-1920) - Lot 12 New Account

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COMMENTS:

MAY 31 2013

Assessment, Recording & Taxation
GIS/Parcel Management

NEW ACCOUNT #'S ARE SUBJECT TO CHANGE

RECEIVED BY Kuni

PHONE NUMBER: (503) 988-3326 Ext. 22258

CARTOGRAPHY:

FAX NUMBER: (503) 988-3356