



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.

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.

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.

I acknowledge that work related to this Building Permit Application may be subject to regulations governing the handling, removal and/or disposal of asbestos and/or lead-based paint. _____ (initials)

Building Permit Fees*

Please refer to fee schedule

Fees due upon application	
Amount received	
Date received	

Residential Combo permit subcontractor submittals only can be faxed to 503-823-7693 or e-mailed to BDSsublabels@portlandoregon.gov.

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: ATHLETIC FIELD

Job site information and location

Job no.: _____ Job address: 12000 SW 49TH AVE.
 City/State/ZIP: PORTLAND, OR 97219
 Suite/bldg./apt. no.: _____ Project name: _____
 Cross street/directions to job site: OFF OF CORNER OF G ST & H ST
 Subdivision: _____ Lot no. _____ Tax map/parcel no. _____

Description of work

REPLACE EXISTING DRAINAGE SYSTEM, COMPRISED OF 12 CATCH BASINS WITH TRENCH DRAWAGE SYSTEM. EXCESS SOIL FROM TRENCHES TO BE PLACED AROUND SITE TO SMOOTH OUT GRADING & AVOID REMOVAL FROM SITE.

Provide RS Permit no. _____

Property owner **Tenant**

Name: _____ E-mail: _____
 Address: _____
 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: Pacific Sports Email: Damon @ Pacific sports
 Address: P.O. Box 3465
 City/State/ZIP: TUALUMIN OR. 97202 97062
 Phone: (503) 692-1195 FAX: (503) 692-1195
 CCB lic. no. LCB 8284
 Authorized signature: _____
 Print name: Damon Richardson Date: 7/25/2013

Applicant **Contact Person**

Business name: PORTLAND COMMUNITY COLLEGE
 Contact name: RILEY HANSON
 Address: 12000 SW 49TH AVE.
 City/State/ZIP: PORTLAND, OR 97219
 Phone: 971-722-8150 FAX: _____
 E-mail: RILEY.HANSON.PCC@GMAIL.COM
 Authorized signature: _____
 Print name: RILEY HANSON Date: 7/25/13



CLB #8284

July 12, 2013

Heidi VanBrocklin
PCC Sylvania
Lower Soccer Field:

Thank you for allowing us to help you on this Soccer Field project. Below are the final numbers that we have come up with for the several elements of this project.

IRRIGATION:

After investigation we have found that there is a conduit that goes from the field to the controller that housed electrical wires. These wires seem to have been abandoned and to save a significant amount of money on boring we have anticipated using the conduit for the new irrigation wire.

We have listed several alternate prices as requested that are all in addition to the base bid.

NOT INCLUDED IN BUDGET:

1. Boring from controller to field for wires or water.
2. New controller.
3. Isolation valves.

IRRIGATION INSTALLATION:

1. An irrigation Design and as-built drawing for the entire site athletic field.
2. Stainless steel RainBird 8005 pop up rotor irrigation heads.
3. RainBird PEB two inch control valves with unions and isolation valves.
4. All Pipe (schedule 40), Fittings, and wire (14 gauge) necessary to go from the existing controller location to the new valves (including two spare wires) as indicated on plan.
5. Initial programming/set up of the provided controller.

Cost \$36,929.00

ALTERNATES CHOSEN:

1. Utilize HUNTER I-40-06-SS heads along the edges of the track, and HUNTER I-40-06-SS-ON (opposing nozzle heads) for the full circle zones, valves instead of the RainBird products. Additional \$571.00
2. Bore from the controller to the backflow area with two inch pipe for wires and under the track with six inch pipe to reroute the mainline. Additional \$1,375.00
3. Supply a new forty station RainBird ESP-MC SAT controller to upgrade the existing controller. Price is contingent on components being interchangeable with the existing controller pedestal. A new pedestal is not included in this alternate. Additional \$2,983.00
4. Fence the entire field with temporary chain link fence for nine months. Additional \$2,557.00
- 5. Spread spoils from trenching on site in several locations to smooth and better the drainage of areas. Hydro-seed the areas after complete. Additional \$1,500.00

DRAINAGE INSTALLATION:

To install a subsurface drainage system on the soccer field we will be utilizing the existing storm drain system to convey water from the field. It is important to create as much playable space as possible for the soccer field so the existing catch basins will need to be removed and the area smoothed in order to become playable.

1. Provide a Drainage Design and as-built drawing for the entire athletic field.
2. Supply all labor, equipment, and materials to install a drainage system as designed.
3. All trenching to be done using laser guided - machine controlled- equipment that conveys trenching spoils directly into a trailer unit. Spoils shall not hit the ground.
4. Lateral drain lines to be placed every ten feet (10') on center and on occasion the edges may be slightly closer spaced.

City of Portland
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COMPLIANCE
JUL 15 2013

13-185019 SD

DRAINAGE INSTALLATION CONTINUED:

- 5. Lateral lines to be two inch (2") perforated pipe and collector lines to be three inch (3") perforated pipe.
- 6. All piping to have tracer wire.
- 7. Collector pipe to be plumbed into existing storm system.
- 8. The end of the collector pipe will have a clean out.
- 9. All trenches to be backfilled with Fazio Brothers Drainage Sand.
- 10. Existing catch basins to be cut 4" below current grade, removed, capped and immediate area to be brought to "field grade".
- 11. Newly placed soil to be seeded after being smoothed and compacted.
- 12. Trenches to be "topped" with a specialized mixture that promotes rapid seed germination, moisture retention, and stability.
- 13. Material excavated from trenches to be dumped on site as directed by client.
- 14. Public locates are included in this contract, private owner buried services are part of this budget.
- 15. Clean up of all construction debris directly related to drainage installation.

Cost \$59,150.00

MAINTENANCE:

Once drainage is installed it is imperative that certain maintenance practices be followed religiously. The key to the drain system working properly is keeping the surface permeable and "tying" the drain lines together with sand. This will be accomplished from aeration and topdressing with sand. The program below is what we would recommend even if the drainage is not installed in an attempt to get the field to the standards you expressed to me. This program should be started as soon as the newly grown in turf can withstand the equipment traffic.

Budget below doesn't include mowing or fertilizing.

First year includes all of the turf inside of the track:

- 1. Deep core aerate in the spring.
- 2. Pre-seed to smooth field and break up cores in the spring.
- 3. Aerate in the fall.
- 4. Drag cores to break them up in the fall.
- 5. Slice seed after each aeration.
- 6. Topdress with " (quarter inch) of sand 4 times in a year.

YEAR 1 BUDGET \$11,578.00(no fert, lime, or mowing)

PENDING ALTERNATE:

Second year maintenance is only the actual playing surface starting in July 2014. It is considered crucial to the success of the field. This alternate would push total project price to \$128,986.00:

- 1. Aerate in the spring and fall.
- 2. Pre-seed to smooth field and break up cores in the spring.
- 3. Drag cores to break them up in the fall.
- 4. Slice seed after each aeration.
- 5. Topdress with " (quarter inch) of sand 4 times in a year.
- 6. Deep tine aerate in the fall with solid tines.

YEAR 2 BUDGET \$12,343.00(no fert, lime, or mowing)

NOTE: Once we have finished the installation of the irrigation and drainage, Fertilize often enough to keep grass vigorously growing through the topdressings. Mow as often as possible, we have had groups pay an outside contractor to supplement district mowing (EX: if the district can only mow twice a week they paid an outside contractor to mow two additional times).

TOTAL COST WITH CHOSEN ALTERNATES \$116,643.00

Thank you for asking us to take a look at the Field and providing options for upgrades.

Sincerely,
Damon Richardson
Pacific Sports Turf Inc.

Drainage Specifications

1. Drainage design

- 1.1. Design custom drainage system to harvest and then transport excessive water off of sports field into designated storm water system.
- 1.2. System to be design to take advantage of existing slopes by running lateral line perpendicular to the greatest slope on the field.
- 1.3. System to be designed so all laterals are parallel and at 10' spacing. Lines can exceed 10' on occasion to allow for obstructions or irrigation systems.
- 1.4. System to be designed so that all lines collector and lateral have a minimum of a .25% slope.
- 1.5. System to be designed to allow for verification of the flow (or output) of system to POC point.
- 1.6. System design to incorporate clean outs on collector lines.

2. Materials

2.1. Drainage pipe

- 2.1.1. Lateral pipe to be a minimum of 2" round perforated HDPE with wide slot holes (no cut in slots). No sock
- 2.1.2. Collector line to be a minimum of 3" round perforated HDPE pipe. No socks
- 2.1.3. Fittings to be capable of making soil tight connections at all joints and conveying full flow without obstruction.

2.2. Tracer wire to be blue with a minimum gage of 18 gage.

2.3. Tracer wire to be connected with DBYR's.

2.4. Trench sand

- 2.4.1. Trenches to be back filled with sand with minimum sieve analysis of: ASTM C-33 or USGA spec (which is tighter than this one)

US Sieve	Metric Sieve	Max spec	Min Spec
3/8"	9.5	100%	100%
#4	4.750	100%	95%

#8	2.360	100%	80%
#16	1.180	85%	50%
#30	.600	60%	25%
#50	.425	30%	10%
#100	.150	10%	2%
#200	.075	6%	0%
Clay	.005	3%	0%

2.4.2. Trenches to have a minimum of 10" of sand above top of pipe to playing surface

2.5. Trench topping mix

2.5.1. All trenches inside playing surface shall be topped with an grow in mix a minimum of 1" deep.

2.5.2. Grow in mix shall consist of a moisture holding component that still allows for water to free drain through it at 10% by volume. Nutrients enough to sustain seed through initial 4 weeks of grow in, and perennial rye grass seed blend at a rate of 50#/ yard of mix.

3. Equipment

3.1. Flotation of all equipment.

3.1.1. All equipment that can or will travel on turf surface must a turf type flotation tires, with impact of no more than 20 PSI on turf surface.

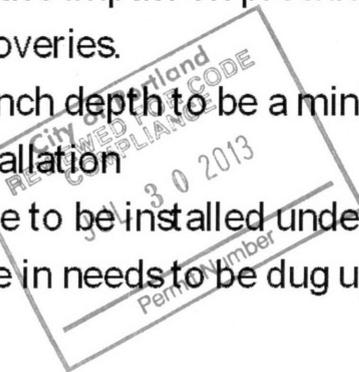
3.2. Trencher

3.2.1. All trenching to be preform by equipment that is laser guided and machine controlled. Meaning trencher can stay on a preset grade without human assistants.

3.2.2. Trencher must be capable of removing spoils from trench, leaving less that 1" of dislodged debris on bottom of trench, without hitting the ground, and placing them in a spoils trailer.

3.2.3. Trencher to have a minimum digging range of 8"-24" below turf surface.

- 3.2.4. Trencher must be capable of cutting at least a 5" wide trench when required.
- 3.3. Pipe installer must be able to place pipe in bottom of trench in a continuous fashion, with a limited number of couplers per run.
- 3.4. Sand back filler
 - 3.4.1. Back filling equipment will have the capability to "funnel" sand directly into drainage trench in lifts.
- 3.5. Trench compactor
 - 3.5.1. Any trench compaction equipment will have the ability to compact down 1' inside trench in a continuous manner, with vibration capabilities when needed.
- 3.6. Field Roller
 - 3.6.1. Field roller to be double drum type with vibration capabilities as need, with a minimum weight of 3 tons.
4. Minimum procedure requirements
 - 4.1. Layout
 - 4.1.1. All drainage line to be cut at a .25% minimum slope down water.
 - 4.1.2. All drainage line to be position to create the least amount off interference with irrigation lines and hard structures.
 - 4.1.3. All irrigation heads to be marked. Drainage line layout to stay a minimum of 1' away from heads or obstructions.
 - 4.2. Trench
 - 4.2.1. All trenches cut open to be back filled same day unless pre-arrange and safety precautions taken to insure trench access is restricted
 - 4.2.2. Trenching and spoils removal to be a single operation process.
 - 4.2.3. Trenching width to be minimized to accommodate pipe size only, to reduce impact on preexisting turf, and to allow for the most rapid of recoveries.
 - 4.2.4. Trench depth to be a minimum of 13" below turf surface.
 - 4.3. Wire installation
 - 4.3.1. Wire to be installed under pipe whenever possible to keep wire intact in case in needs to be dug up later.



4.3.2. Wire to be installed in such a fashion to have one humongous system that can be access at one point for future identification

4.4. Drainage pipe installation

4.4.1. Drainage pipe to have a verifiable slope minimum of .25%.

4.4.2. Drainage pipe to be installed to insure same slope as trench bottom and secured at the beginning and end of each run and least every 25'.

4.5. Sand Back fill process

4.5.1. All trenches must have a minimum of two lifts before topping material

4.5.2. All trenches to be compacted with specified compaction wheel a minimum of three times with semi-wet sand.

4.5.3. Trenches to be top a minimum of 1" deep of specified topping mix no wider than the cut trench width + 2".

4.6. Surface restoration

4.6.1. Entire drained surface to be roll with minimum 3Ton double drum roller to smooth all disturbed ground and minimum of two perpendicular directions.

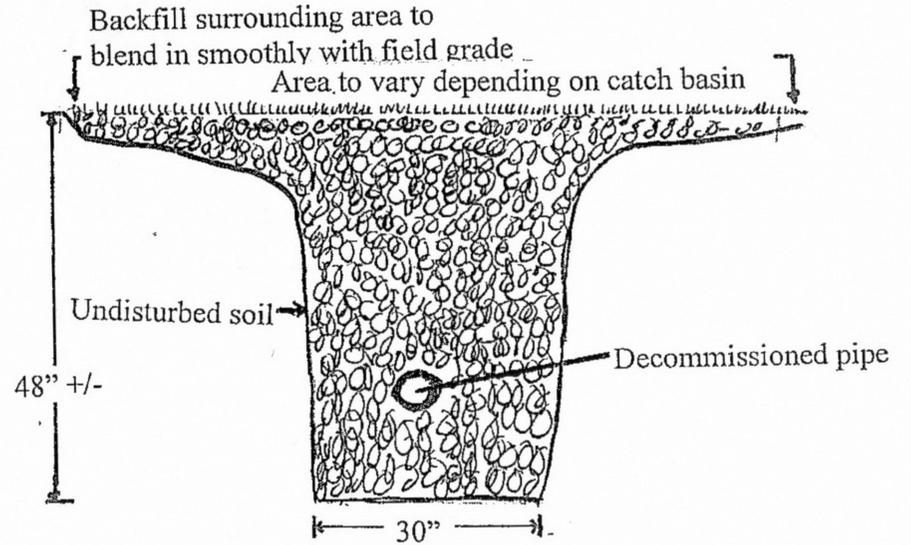
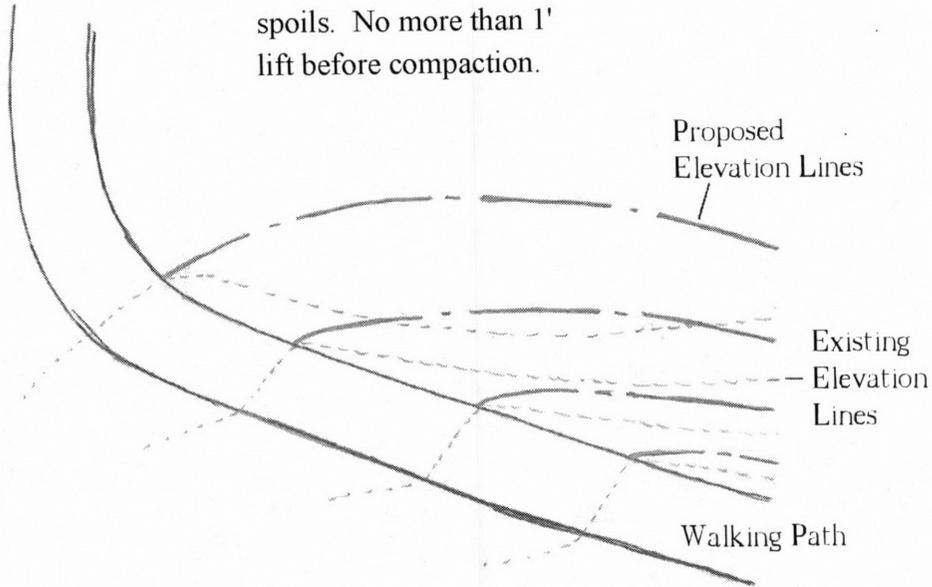
4.6.2. All turf to be aerated a minimum 3" depth with 1/2" coring tines with a maximum spacing of 3" X 3".

4.6.3. All turf to be reseeded at a minimum of 5#/ 1000 of approved seed blend.

4.6.4. All turf to be top dress with spec sand a minimum of one time 1/2" deep. That is a rate of .75 of a yard per 1000 sqft or 33 yards per acre.

5. Provide "as-built" drawing from stalled system

Backfill with trenching spoils. No more than 1' lift before compaction.

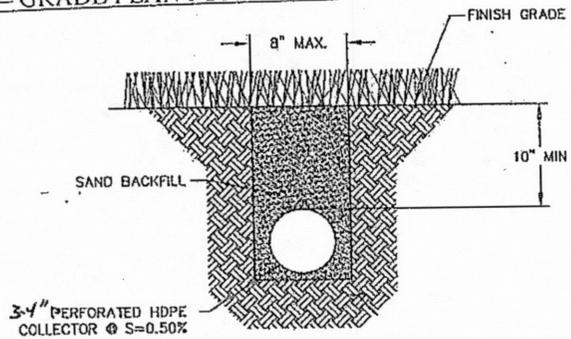


NOT TO SCALE

Backfill with trenching spoils
No more than one foot (1')
Lift before compaction

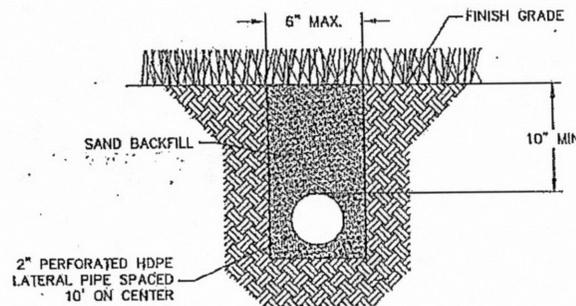
SCALE 1" = 20'

A1 - GRADE PLAN FOR AREA C



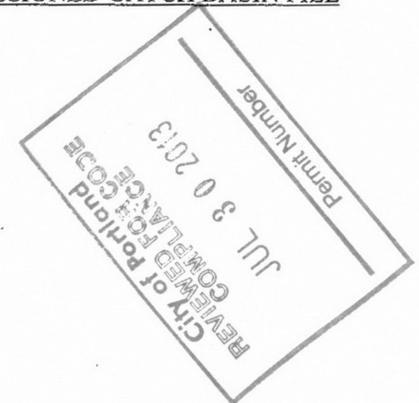
FIELD DRAIN COLLECTOR - 3-4" DIAMETER
NOT TO SCALE

A2 - DETAIL FOR TYPICAL DECOMMISSIONED CATCH BASIN FILL

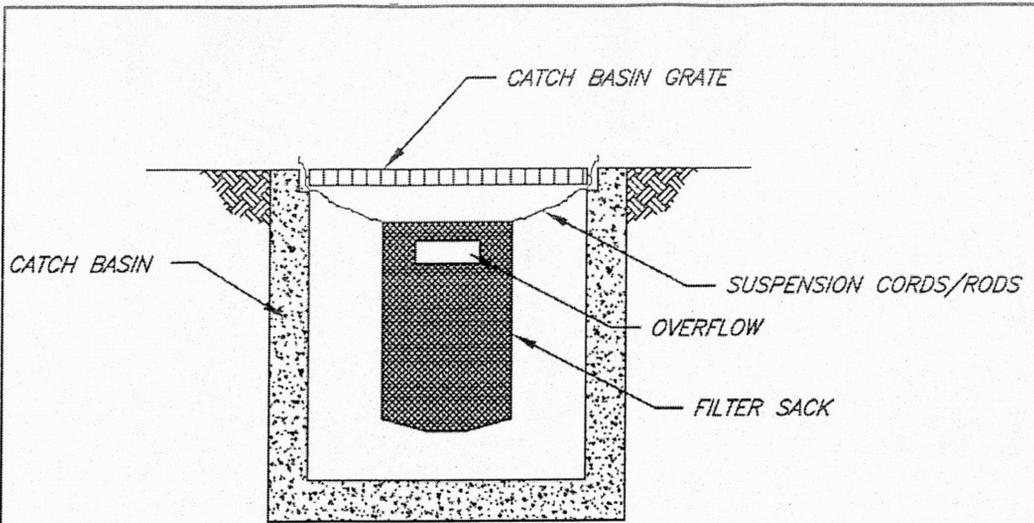


FIELD DRAIN LATERAL - 2" DIAMETER
NOT TO SCALE

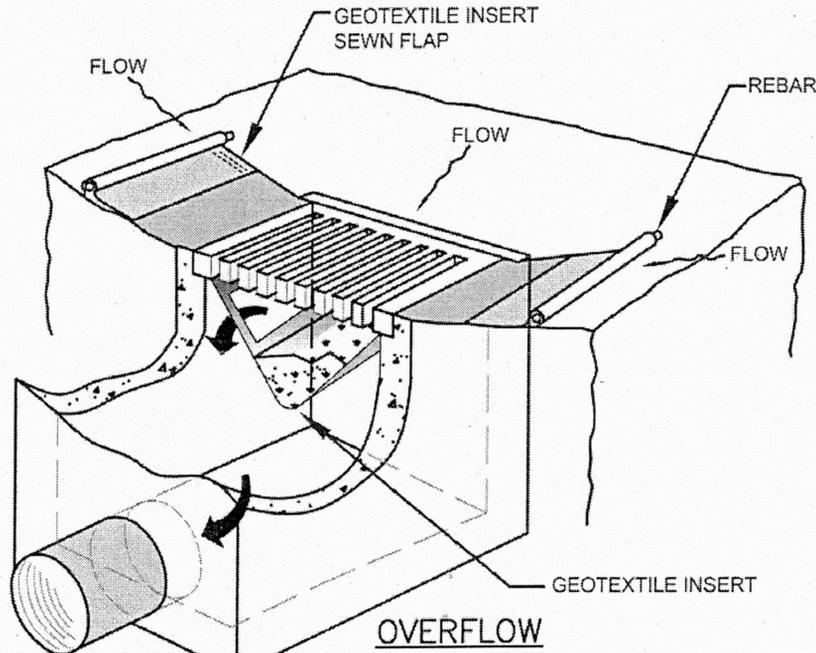
A3 - FIELD UNDERDRAINAGE DETAIL



D-1



**INSERT SACK
FRONT VIEW**



NOTE:
RECESSED CURB INLET MUST BE BLOCKED WHEN USING FILTER FABRIC INLET SACKS.
SIZE OF FILTER FABRIC INLET SACK TO BE DETERMINED BY MANUFACTURER.

DRAWING NOT TO SCALE

EROSION CONTROL MANUAL	INLET INSERT Detail Drawing 4.3-G
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FILE DRAFT\INSPECTORS GRAPHICS DRAWING PLOT 14

NOTE: REMOVE INSERT AT PROJECT COMPLETION

City of Portland
REVIEWED FOR CODE
COMPLIANCE
JUL 30 2013
Permit Number

PCC SYLVANIA
GADING AND EROSION CONTROL NOTES:

GRADING-

- A. Area is 60' X 20' and 1' deep. Fill to hillside and provide positive drainage. 30 - 35 yards.
- B. Area is 27' X 13'. Need to create slight mound to mitigate tripping hazard of existing vaults. Spread soil far enough that mowers can go over without damaging. At least 10' each side of boxes. Blend into hillside and existing turf to create positive drainage. 5-10 yards
- C. Area is 35' X 15' and 3' in elevation change. Need to mitigate the steep hillside to reduce risk of pedestrian injury. Fill at least 15' from hillside and blend into existing turf. Area needs to be maintained with a large mower so taper accordingly. 45-50 yards.
Detail sheet D2
- D. Area is 10' X 10'. Fill void from old concrete pads. 3-5 yards
- E. Area is 5' X 5'. Fill void from decommissioned catch basins and blend smoothly so that there are no sudden grade changes from track edge to playing field. Blending may cause area to be slightly larger than indicated. 5-7 yards. Detail on sheet D2
- F. Area is 5' X 5'. Fill void from decommissioned catch basins and blend smoothly so that there are no sudden grade changes from track edge to playing field. Blending may cause area to be slightly larger than indicated. 5-7 yards. Detail on sheet D2
- G. Area is 10' X 10'. Fill void from old concrete pads. 3-5 yard
- H. Area is 5' X 5'. Fill void from decommissioned catch basins and blend smoothly so that there are no sudden grade changes from track edge to playing field. Blending may cause area to be slightly larger than indicated. 5-7 yards. Detail on sheet D2
- I. Area is 5' X 5'. Fill void from decommissioned catch basins and blend smoothly so that there are no sudden grade changes from track edge to playing field. Blending may cause area to be slightly larger than indicated. 5-7 yards. Detail on sheet D2

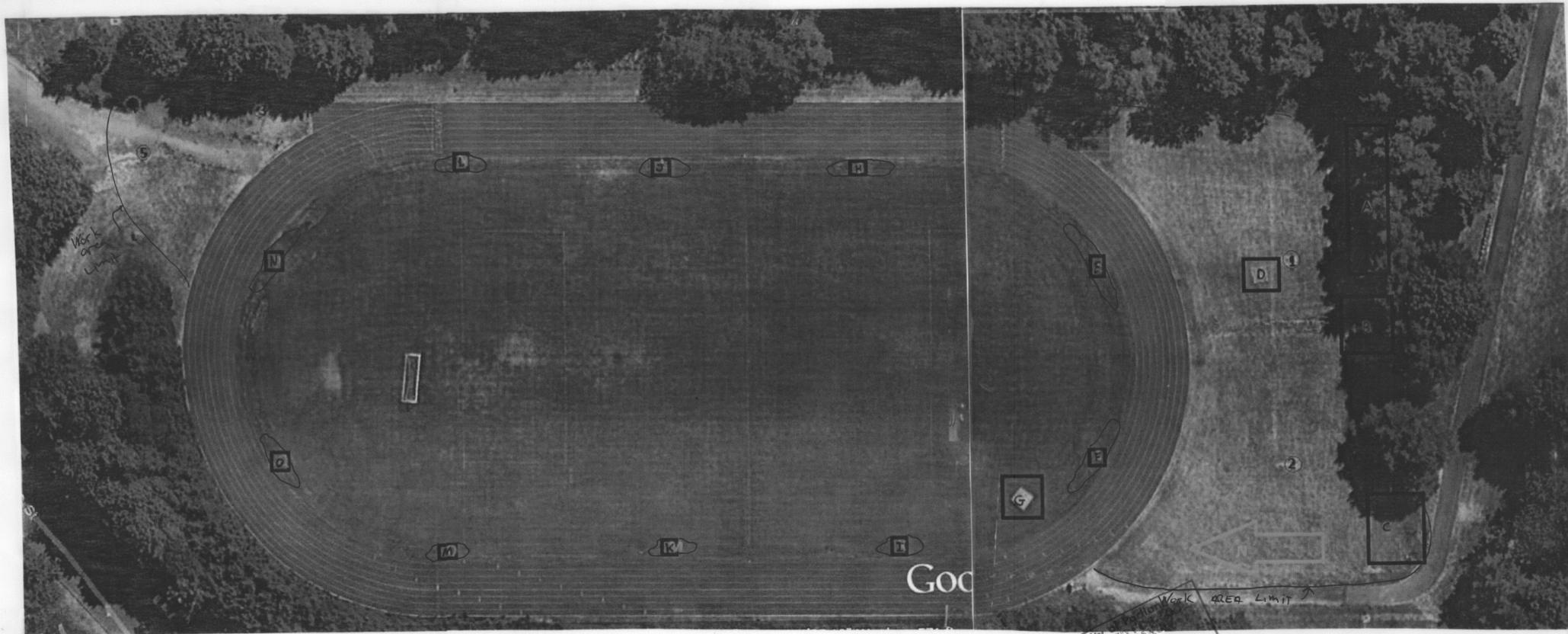
- J. Area is 5' X 5'. Fill void from decommissioned catch basins and blend smoothly so that there are no sudden grade changes from track edge to playing field. Blending may cause area to be slightly larger than indicated. 5-7 yards. Detail on sheet D2
- K. Area is 5' X 5'. Fill void from decommissioned catch basins and blend smoothly so that there are no sudden grade changes from track edge to playing field. Blending may cause area to be slightly larger than indicated. 5-7 yards. Detail on sheet D2
- L. Area is 5' X 5'. Fill void from decommissioned catch basins and blend smoothly so that there are no sudden grade changes from track edge to playing field. Blending may cause area to be slightly larger than indicated. 5-7 yards. Detail on sheet D2
- M. Area is 5' X 5'. Fill void from decommissioned catch basins and blend smoothly so that there are no sudden grade changes from track edge to playing field. Blending may cause area to be slightly larger than indicated. 5-7 yards. Detail on sheet D2
- N. Area is 5' X 5'. Fill void from decommissioned catch basins and blend smoothly so that there are no sudden grade changes from track edge to playing field. Blending may cause area to be slightly larger than indicated. 5-7 yards. Detail on sheet D2
- O. Area is 5' X 5'. Fill void from decommissioned catch basins and blend smoothly so that there are no sudden grade changes from track edge to playing field. Blending may cause area to be slightly larger than indicated. 5-7 yards. Detail on sheet D2

Any remaining soil to be Lightly spread over the lawn area south of the field to fill in slight undulations. This will help smooth out mowing to prevent wear and tear on machinery.

EROSION CONTROL- Detail on sheet D2

1. Install protective sediment bag in catch basin. Place waddles around catch basin.
2. Install protective sediment bag in catch basin. Place waddles around catch basin.
3. Install protective sediment bag in catch basin. Place waddles around catch basin.
4. Install protective sediment bag in catch basin. Place waddles around catch basin.
5. Install protective sediment bag in catch basin. Place waddles around catch basin.

All bare areas outside of the track to be seeded and covered with BFM Hydro-Mulch.



City of Sylvania
 REVIEWED FOR COMPLIANCE
 JUL 30 2013
 Permit Number

PCC SYLVANIA 12000 SW 49 th Ave. Portland OR 97219		
SCALE:	APPROVED BY:	DRAWN BY DMR
DATE: 7/25/2013		REVISED
PACIFIC SPORTS TURF P.O.Box3465, Tualatin, OR 97062 Phone: (503)692-1195		
TRENCHING SPOILS DISPOSAL PLAN		DRAWING NUMBER

13-1855019 SD