



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

1900 SW 4th Avenue, Portland, Oregon 97201 • 503-823-7300 • TTY 503-823-6868 • www.portlandoregon.gov/bds

Type of work		
<input type="checkbox"/> New construction	<input checked="" type="checkbox"/> Addition/alteration/replacement	
<input type="checkbox"/> Demolition	<input type="checkbox"/> Other:	
Category of construction		
<input type="checkbox"/> 1 & 2 family dwelling	<input type="checkbox"/> Commercial/industrial	<input type="checkbox"/> Accessory building
<input checked="" type="checkbox"/> Multifamily	<input type="checkbox"/> Master builder	<input type="checkbox"/> Other:
Job site information and location		
Job no.: 17-024	Job address: 7740 SW 45TH AVE	
City/State/ZIP: PORTLAND OREGON 97219		
Suite/bldg./apt. no.: BLDG 7738	Project name: GABRIEL PARK APT FIRE REST	
Cross street/directions to job site: UNITS 19 20 21 & 22		
45TH & MULTNOMAH		
Subdivision:	Lot no.	Tax map/parcel no.
Description of work		
REPLACE ROOF TRUSSES OVER TWO UNITS		
& REBUILD BACK WALL. REPLACE FINISHES		
AT UPPER TWO UNITS AND CEILING OF		
LOWER UNITS & SOME WALL REPAIRS		
Provide RS Permit no.		
<input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Tenant		
Name: COLUMBIA CREST	E-mail:	
Address: TOWN HOMES LLC		
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:	
<input checked="" type="checkbox"/> Contractor		
Business name: HARBRO	E-mail:	
Address:		
City/State/ZIP: TUALATIN OR		
Phone: (503) 432-6930	FAX:	
CCB lic. no. 169883		
Authorized signature: _____		
Print name:	Date:	
<input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Contact Person		
Business name: ANDY JAS ENGINEERING	E-mail:	
Contact name: ANDY STEMBER		
Address: 1419 WASHINGTON ST		
City/State/ZIP: OREGON CITY OR 97045		
Phone: (503) 657-9800	FAX:	
E-mail: andy@jasenginc.com		
Authorized signature: John Andrew Stahl		
Print name:	Date: 6-14-17	

Office Use Only	
Permit no:	17-1966057 CO
Date received:	6/14/17
By:	AT

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:	203,050
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. If the work is subject to regulations governing asbestos and/or lead-based paint, I will comply with all such regulations. _____ (initials)

Building Permit Fees*	
Please refer to fee schedule	
Fees due upon application	
Amount received	
Date received	

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



City of Portland, Oregon - Bureau of Development Services

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Simple Site Erosion Control Requirements Form

Project or Permit Number 17-186857 000 00 Co
 Project Address 7738 SW 45TH AVE
 Name of Responsible Party (print) ANDY STEMBER DAVE BURNSIDE (503) 432-6930
 Day Phone (503) 657-9800 FAX _____ email andy@jas eng inc.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 John Andrew Stember Date 7-20-17
 Property Owner or Owner's Agent _____

Mitchell S.



City of Portland, Oregon
Bureau of Development Services
Site Development
 FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
 Rebecca Esau, Interim Director
 Phone: (503) 823-6892
 Fax: (503) 823-5433
 TTY: (503) 823-6868
 www.portlandoregon.gov/bds

Site Development Checksheet Response

Permit #: 17-186857-000-00-CO

Date: 7-20-17

Customer name and phone number: ANDY STEMBER (503) 651-9800

Note: Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write customer in the last column.

#	Description of changes, revisions, additions, etc.	Checksheet and Item #
1	PLAN DIMENSIONS FOR THE NEW RISER ROOM ARE SHOWN ON THE A-2.1A FLOOR PLAN. WE HAVE NOW ADDED THEM TO A-1.1, A-1.2 & A-1.3 ELEVATIONS. THE VERTICAL DIMENSION HAS BEEN ADDED TO A-1.1, A-1.2 & A-1.3 ELEVATIONS.	A-2.1a, A-1.1, A-1.2 & A-1.3
2	WE ARE REPLACING ^{FIRE} DAMAGED T-11 AT THE UPPER LEVEL OF THE REAR WALL AND RENAILING THE LOWER LEVEL. WE ARE ADDING STRAPS ABOVE AND NEW HDG INTO THE (E) FDN. CRAWL SPACE HAS 8" CONCRETE FDN WALL ON 1'6" WIDE X 10" DEEP FCM. NO NEW FDN'S ARE REQUIRED THE (E) FDN IS NOTED ON THE S-2.3 SW PLAN.	S-2.3 SW PLAN
3	A SIMPLE SITE EROSION CONTROL PLAN HAS BEEN COMPLETED AND INCLUDED IN THE RESPONSE PACKAGE	
	Reviewed 8-18-17 Approved M. Schaub	

RECEIVED
 AUG 08 2017
 (For office use only)

City of Portland
 BDS - Document Services

Geoff H

Life Safety & Energy Checksheet Response

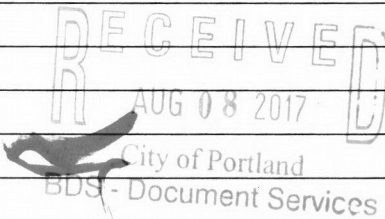
Permit #: 17-186857-000-00-CO

Date: 7-18-17

Customer name and phone number: ANDY STEMBER (503) 657-9800

Note: In the spaces below, please provide specific information concerning the changes that you have made in response to the checksheet. Note the checksheet item number, your response or a description of the revision, and the location of the change on the plans (i.e. page number and/or detail number). Use as many lines as needed. If the item is not in response to a checksheet, write "Applicant" in the column labeled "Checksheet item number."

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
1	SPRINKLER NOTE ON SHEET A-1.4 LISTS UNITS 20 & 21 AND UNITS 20 & 21 (COVERED) BALCONY. THE CODE REQUIRES THE UNIT & BALCONY TO BE SPRINKLERED. UNITS 19 & 22 HAVE THE CEILING FINISHES REMOVED DUE TO WATER DAMAGE WITH THE REST OF THESE UNITS TO REMAIN INTACT, SO WE ARE BELOW THE 25% SUBSTANTIALLY DAMAGED THRESHOLD AND THEY ARE NOT REQUIRED TO BE SPRINKLERED.	SHEET A-1.4
	a) THERE ARE 8 UNITS LOCATED IN THE EXISTING BUILDING 4 UNITS ON EACH SIDE OF AN EXISTING 8" CMU WALL. THESE ARE NOW NOTED ON SHEET C-1.0.	SHEET C-1.0
	b) TWO UNITS HAVE EXPERIENCED SUBSTANTIAL DAMAGE. THESE ARE UNITS 20 & 21 ONLY.	SHEET A-1.4
	c) SPRINKLERS WILL BE INSTALLED IN UNITS 20 & 21 ONLY ON THE BALCONYS.	SHEET A-1.4
2	AG LABLEING PERFORMANCE LEVEL OF SHGC=0.40 OR BETTER HAS BEEN ADDED TO NOTE 3 ON A-1.4	



Plan Bin Location: FILE



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



LIFE SAFETY & ENERGY CHECKSHEET

Review Date: July 3, 2017

Application #: 17-186857-000-00-CO
IVR #: 4033953

To:	APPLICANT	ANDY STEMBER JAS ENGINEERING 1419 WASHINGTON ST #100 OREGON CITY, OR 97045	Work: (503) 657-9800 Fax: (503) 656-0186 Email: andy@jasenginc.com
From:	COMMERCIAL PLANS EXAMINER	GEOFFREY HARKER	Phone: (503) 823-7507 Email: Geoffrey.Harker@portlandoregon.gov
cc:	OWNER	GABRIEL PARK APARTMENTS LLC 900 SW 5TH AVE #1700 PORTLAND, OR 97204-1226	

PROJECT INFORMATION

Street Address:	7740 SW 45TH AVE					
Description of Work:	ADDITION OF SMALL RISER ROOM FOR FIRE LINE ON NORTH ELEVATION; FIRE RESTORATION REPLACE ROOF TRUSSES, REBUILD REAR EXTERIOR WALL, REPLACE EXTERIOR WINDOWS AND GUARDRAILINGS AND REPLACE ALL FIRE/WATER DAMAGED INTERIOR FINISHES FOR UNITS 19, 20, 21, & 22					
The following assumptions were made when reviewing your project:						
Code Edition	Occupancy group	Construction Type	Building Area	Stories	Sprinklers	Alarms
2014 OSSC	R-2	V-B	4,000 SF	2	Yes	

PLAN REVIEW

Based on the plans submitted, the items listed below appear to be missing or not in conformance with the Oregon Structural Specialty Code (OSSC), ICC/ANSI A117.1 (ANSI), the Oregon Energy Efficiency Specialty Code (OEESC), and/or other City requirements.

Item #	Location on plans	Code Section	Clarification / Correction Required
1	A-1.4	903.2.8.5	<u>Sprinkler Requirements</u> NFPA sprinkler coverage note on sheet A-1.4 lists Units 20 & 21 twice. Is the intent to cover units 19 & 22 also? Please clarify: a. How many dwellings units are located in the building? b. How many have experienced substantial damage and/or will be undergoing substantial alteration? c. How many units will have sprinklers installed? Please include unit numbers.
2	A-1.4	OEESC 502.3	Please include glazing performance value of SHGC=0.40 or better in construction documents.

End of Checksheet

To respond to this checksheet, come to the Bureau of Development Services located at 1900 SW Fourth Ave. The Development Service Center (1st floor) and Permitting Services (2nd floor) are open Monday through Friday from 8:00 a.m. to 3:00 p.m. (close at noon on Thursday). Please update all sets of submitted drawings by either replacing the original sheets with new sheets, or editing the originally submitted sheets. You can review "How to Update Your Plans in Response to a Checksheet" at <http://www.portlandoregon.gov/bds/article/93028> Visit the BDS website for more helpful information and a current listing of services available in the Development Services Center.

Please complete the attached Checksheet Response Form and include it with your re-submittal.

If you have specific questions concerning this Checksheet, please call me at the phone number listed above. To check the status of your project, go to <http://www.portlandonline.com/bds/index.cfm?c=34194>. Or, you may request the status to be faxed to you by calling 503-823-7000 and selecting option 4.

You may receive separate Checksheets from other City agencies that will require separate responses.

RECHECK FEE: Please note that plan review fees for Life Safety, Structural, Site Development and Planning and Zoning will cover the initial review and up to two checksheets and the reviews of the applicant's responses to those checksheets. All additional checksheets and reviews of applicant responses will be charged an additional fee per checksheet.

Appeals: Pursuant to City Code Chapters 24.10, 25.07, 26.03, 27.02, and 28.03, you may appeal any code provision cited in this Checksheet to the BDS Administrative Board of Appeal within 180 calendar days of the review date. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appeals, call (503) 823-7300 or come in to the Development Services Center. Permit application expiration will not be extended pending resolution of any administrative appeal.

Juanita Hess

Water Bureau Checksheet Response

Permit #: 17-186857-000-00-CO

Date: 7-26-17

Customer name and phone number:

ANDY STEMBEK (503) 657-9800

NOTE: Please number each change in the '# ' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.

#	Description of changes, revisions, additions, etc.	Checksheet and item #
1	WE HAVE COMPLETED A W-4 FOR EACH EXISTING 2"Ø WATER LINE. ALL FIXTURES ARE EXISTING. WE ARE NOT ADDING ANY FIXTURES TO EITHER LINE. WE ARE REPLACING FIXTURES IN THE (2) ^{FIRE} DAMAGED UNITS ONLY. WE ARE ADDING A NEW FIRE TO SPRINKLER UNITS 20 & 21 AS REQUIRED BY THE BUILDING.	SEE ATTACHED
2	WE HAVE COMPLETED A W-6 FOR THE NEW WATERLINE TO SUPPLY THE SPRINKLER SYSTEM. WE HAVE INCLUDED THE FIRE FLOW IN GALLONS PER MINUTE TO DETERMINE THE SERVICE SIZE 2"Ø	SEE ATTACHED
3	WE HAVE LOCATED THE (E) UTILITIES IN THE RIGHT OF WAY AND ADDED THEM TO THE DRAWINGS. WE WILL PROVIDE THE LOCATE TICKET NUMBER IF REQUESTED.	
4	WE HAVE ADDED THE OTHER STREET FEATURES NEAR THE PROPOSED FIRE	C-1.0

(for office use only)

Water Bureau Checksheet Response

Permit #: 17-186857-000-00-CO

Date: 7-26-17

Customer name and phone number: ANDY STEMBER (503) 657-9800

NOTE: Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.

<u>#</u>	Description of changes, revisions, additions, etc.	Checksheet and item #
4 CONT	LINE. WE UNDERSTAND THESE MUST BE 5' FROM THE WATERLINE. C-1.0	C-1.0
5	THE EXISTING WATERLINES SERVE MORE THAN ONE BUILDING, SO A SEPARATE SERVICE AGREEMENT WILL BE SIGNED, NOTARIZED & RETURNED.	WE WILL EMAIL TO YOU AS SOON AS WE RECEIVE IT

(for office use only)



Water Meter Sizing Worksheet Commercial or Mixed Use

Revised: May 2008 According to UPC-2005-Appendix A

W-4

Phone: 503-823-7368 email: devrev@portlandoregon.gov

Building Permit Number 17-186857 000 00 CC	Service Address 7738 SW 45th
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SOUTH (1) 2" (E) WATERLINE (16) BUILDINGS 7800, 7802, 7804, 7806, 7808, 7810, 7702(3), 7704, 7720, 7722, 7738 SERVES 72 UNITS. (2) 7740, 7712, 7714, 7716, 7718

Type of Fixture	Total Fixtures in New/Remodeled Structure	Fixture Values	Total Fixture Unit Value
Bar sink		x 2.0 =	
Bathtub or Tub/Shower	72	x 4.0 =	288
Clinic Sink		x 3.0 =	
Clothes Washer		x 4.0 =	
Dishwasher	72	x 1.5 =	108
Drinking Fountain		x 0.5 =	
Hose Bibb, 1 st one		x 2.5 =	
Hose Bibb, each additional		x 1.0 =	
Kitchen Sink	72	x 1.5 =	108
Laundry Sink		x 1.5 =	
Lavatory Sink	72	x 1.0 =	72
Mop or Service Sink		x 3.0 =	
Shower		x 2.0 =	
Urinal, 1st one		x 20.0 =	
Urinal, each additional		x 15.0 =	
Water Closet	72	x 2.5 =	180
Water Closet, Flushometer Valve - 1st one		x 40.0 =	
Water Closet, Flushometer - each additional		x 25.0 =	

Note: Fixture units for flushometers are approximate values. Values will be reviewed and may be adjusted by Portland Water Bureau Staff on a case-by-case basis.

Total Fixture Units: 756 - 532 = 224

Each unit = 10.5 => ~ 22 units need to be removed

Instructions

Column 2: Enter the total number of each fixture type for the completed new structure. If the project has an existing structure that will be using the same water meter enter the total number of each fixture type for the completed project.

Column 3: Per unit value of each fixture type

Column 4: Enter the number of column 2 times column 3

Fixture Unit Count (column 4 total)	Required Meter Size
0 - 22	5/8" meter
22.5 - 37	3/4" meter
37.5 - 89	1" meter
89.5 - 286	1.5 meter
286.5 - 532	2" meter
532.5 - 1,300	3" meter
1,300.5 - 3600	4" meter
3,600.5 - 8,200	6" meter

Note: There may be SDC credit if existing meters are utilized or removed. SDC fees are not assessed to fire lines. Fees are due at the time the water service installation is paid. Call Portland Water Bureau Development Services, 503-823-7368 with any questions.



Water Meter Sizing Worksheet Commercial or Mixed Use

Revised: May 2008 According to UPC-2005-Appendix A

W-4

Phone: 503-823-7368 email: devrev@portlandoregon.gov

Building Permit Number 17-186857 000 00 CC	Service Address 7738 SW 45TH AVE
--	--

North (1) (E) 2" WATERLINE SERVES 14 UNITS (2) (3) BUILDINGS 7706, 7708, 7710 (4)

Type of Fixture	Total Fixtures in New/Remodeled Structure		Fixture Values	Total Fixture Unit Value
Bar sink		x	2.0	=
Bathtub or Tub/Shower	14	x	4.0	= 56
Clinic Sink		x	3.0	=
Clothes Washer		x	4.0	=
Dishwasher	14	x	1.5	= 21
Drinking Fountain		x	0.5	=
Hose Bibb, 1 st one		x	2.5	=
Hose Bibb, each additional		x	1.0	=
Kitchen Sink	14	x	1.5	= 21
Laundry Sink		x	1.5	=
Lavatory Sink	14	x	1.0	= 14
Mop or Service Sink		x	3.0	=
Shower		x	2.0	=
Urinal, 1st one		x	20.0	=
Urinal, each additional		x	15.0	=
Water Closet	14	x	2.5	= 35
Water Closet, Flushometer Valve - 1st one		x	40.0	=
Water Closet, Flushometer - each additional		x	25.0	=
			Total Fixture Units:	532 - 147 = 385

Note: Fixture units for flushometers are approximate values. Values will be reviewed and may be adjusted by Portland Water Bureau Staff on a case-by-case basis.

Instructions

each unit = 10.5 ~ 36 units may be added

Column 2: Enter the total number of each fixture type for the completed new structure. If the project has an existing structure that will be using the same water meter enter the total number of each fixture type for the completed project.

Column 3: Per unit value of each fixture type

Column 4: Enter the number of column 2 times column 3

Fixture Unit Count (column 4 total)	Required Meter Size
0 - 22	5/8" meter
22.5 - 37	3/4" meter
37.5 - 89	1" meter
89.5 - 286	1.5 meter
286.5 - 532	2" meter
532.5 - 1,300	3" meter
1,300.5 - 3,600	4" meter
3,600.5 - 8,200	6" meter

Note: There may be SDC credit if existing meters are utilized or removed. SDC fees are not assessed to fire lines. Fees are due at the time the water service installation is paid. Call Portland Water Bureau Development Services, 503-823-7368 with any questions.



Fee Statement Request **W-6**

For Engineering & Construction Services

Phone 503-823-7368 Email devrev@portlandoregon.gov

Applicants must submit scalable site utility plan. Fee Statement Requests for domestic services must include a Water Meter Sizing worksheet (Commercial or Mixed Use), Form W-4.

Date 7-26-17	Property Address 7738 SW 45TH AVE	Building Permit Number 17-186857 000 00cc
Contact ANDY STEMBER	Company JAS ENGINEERING, INC	
Address, City, State, ZIP Code 1419 WASHINGTON ST, OREGON CITY OR 97045		
Telephone (503) 657-9800	FAX	Email andy@jasenginc.com

Work Requested

If residential, number of dwelling units 86 EXISTING REPAIRING (4) UNITS	Will there be commercial space? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

Water Mains	<input type="checkbox"/> Extension	Is this request required for a land use action? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No LU number _____
	<input type="checkbox"/> Relocate/Adjust/Abandon	
	<input type="checkbox"/> Upsize	

Domestic Services	New services	Size _____	Size _____
	<ul style="list-style-type: none"> Size is based on Total Fixture Units from Water Meter Sizing Worksheet (Commercial or Mixed Use) (W-4). gpm = gallons per minute 	<input type="checkbox"/> Domestic	<input type="checkbox"/> Domestic
	Existing services	<input type="checkbox"/> Irrigation _____ gpm	<input type="checkbox"/> Irrigation _____ gpm
<input checked="" type="checkbox"/> Retain at current size		<input type="checkbox"/> Upsize Qty _____	<input type="checkbox"/> Remove Qty _____

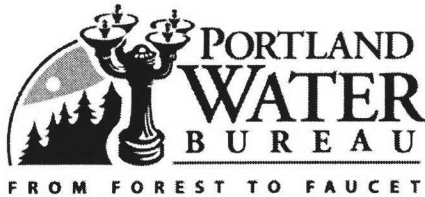
Fire Lines	Fire line sizes are based on fire sprinkler system flow requirement.	Fire Line Size (inches) 2"φ
	For backflow questions, call the Water Line, 503-823-7525 Minimum backflow assembly requirements	Flow requirements 169.2 gpm
	<ol style="list-style-type: none"> Double-check detector assembly installed on private property at property line. Touch pad remote reader accessible in the right-of-way. 	No. of private hydrants on property 1
For fire flow information — email: wbfireflow@portlandoregon.gov — or — call: 503-823-1408		

Public Fire Hydrants	Are you required to add fire hydrants in the public right-of-way?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	How many? _____
	Will you need to adjust, relocate, or remove public fire hydrants?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	How many? _____

The applicant is responsible for identifying the location for proposed service installation(s); the applicant is responsible for ensuring the proposed service installation location(s) conforms with the requirements of Title 21, Water and Title 11, Trees.

Account information for utility billing purposes

Name PHILIP PRATIBHA NORRIS/STEVENS	Phone Number (503) 223-3171
Address 900 SW 5TH AVE, 17TH FLOOR	
City, State, ZIP Code PORTLAND, OR 97204	



Nick Fish, Commissioner
 Michael Stuhr, P.E., Administrator
 1120 SW 5th Avenue, Room 600
 Portland, Oregon 97204-1926
 Information: 503-823-7404
www.portlandoregon.gov/water



An Equal Opportunity Employer

WATER BUREAU REVIEW CHECKSHEET

Application # **17-186857-000-00-CO**

CO

Review Date **July 5, 2017**

To:	<u>APPLICANT</u>	ANDY STEMBER JAS ENGINEERING 1419 WASHINGTON ST #100 OREGON CITY, OR 97045	Work	503 657-9800
			Fax	503 656-0186
From:	<u>Water Bureau</u>	Juanita Hess	Phone	503-823-7905
			Fax	
cc:	<u>OWNER</u>	GABRIEL PARK APARTMENTS LLC 900 SW 5TH AVE #1700 PORTLAND, OR 97204-1226	E-Mail	Juanita.Hess@portlandoregon.gov

PROJECT INFORMATION

Street Address: 7740 SW 45TH AVE	Description of Work	ADDITION OF SMALL RISER ROOM FOR FIRE LINE ON NORTH ELEVATION; FIRE RESTORATION; REPLACE ROOF TRUSSES, REBUILD REAR EXTERIOR WALL, REPLACE EXTERIOR WINDOWS AND GUARDRAILINGS AND REPLACE ALL FIRE/WATER DAMAGED INTERIOR FINISHES FOR UNITS 19, 20, 21, & 22. NEW SPRINKLERS UNDER SEPARATE PERMIT FOR UNITS 20, 21
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Based on the plans and specifications submitted, the following items appear to be missing or not in conformance with the applicable city, state or federal requirements

Item #	Location on Plans	Code Section	Clarification / Correction Required
1.	C-1.0		Please email me a copy of a complete W-4 (for each service, including existing and proposed fixtures) to verify the required water meter service size, vault and layout configuration. Indicate which building(s) are served by each domestic service line. You may obtain a copy of the form here: http://www.portlandoregon.gov/water/55128
2.	C-1.0		Please email me a copy of the form W-6 with the required design fire flow (calculated by the sprinkler engineer) in gallons per minute to determine the required fire line water service size. You may obtain a copy of the form here: http://www.portlandoregon.gov/water/55128 .
3.	C-1.0		All utilities in the right-of-way within the development property's frontage must be located through 811, One Call, and shown on the associated plan set. Applicant will need to be able to provide the locate ticket number if requested for verification.
4.	C-1.0		Show all other required street features near the proposed fire service (where applicable) such as street lights, poles, signs, etc., as these must all be located at least 5' from the water facilities.
5.	C-1.0		Plans show more than one building will be served by a single domestic. Per City Water

To help ensure equal access to City programs, services, and activities, the City of Portland will provide translation, reasonably modify policies/procedures and provide auxiliary aids/services/alternative formats to persons with disabilities. For accommodations, translations and interpretations, complaints, and additional information, contact 503-823-7404, use City TTY 503-823-6868, or use Oregon Relay Service: 711.

WATER BUREAU REVIEW CHECKSHEET

Application # **17-186857-000-00-CO**

Review Date **July 5, 2017**

			Code 21.12.070 the property owner must sign a "Separate Service Agreement" which states if the property is divided in the future, a separate service to each created parcel must have its own separate service. The agreement will be recorded on the property through the County. The agreement must be returned, signed and notarized, prior to the Water Bureau's sign-off on your permit. A request will be submitted to PWB Right of Way Department to create the SWSA document. The SWSA document will be emailed to you along with specific instruction as soon as it is available.
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To respond to this checksheet, come to the Bureau of Development Services located at 1900 SW Fourth Ave. The Development Service Center (1st floor) and Permitting Services (2nd floor) are open Monday through Friday from 8:00 a.m. to 3:00 p.m. (close at noon on Thursday). Please update all sets of submitted drawings by either replacing the original sheets with new sheets, or editing the originally submitted sheets. You can review "How to Update Your Plans in Response to a Checksheet" at <http://www.portlandoregon.gov/bds/article/93028> Visit the BDS website for more helpful information and a current listing of services available in the Development Services Center.

Please complete the attached Checksheet Response Form and include it with your re-submittal.

If you have specific questions concerning this Checksheet, please call me at (503) 823-7905. To check the status of your project, please call 503 823-7000 and select option 4. Your Plan Review Status will be faxed to you, so please be ready to provide a fax number. If you don't have a fax number, you may dial 503 823-7357 to request a Plan Review Status or visit Document Services.

You may receive separate Checksheets from other City agencies that will require separate responses.

Juanita H.

Water Bureau Checksheet Response

Permit #: 17-186857-000-00-CO

Date: 10-24-17


Customer name and phone number:

ANDY STEMBER (503) 657-9800

NOTE: Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.

#	Description of changes, revisions, additions, etc.	Checksheet and item #
1	THE EXISTING 8" CI WATER MAIN INCLUDING SIZE, EXISTING SEWER 12" CSP & 12" PERFOR AND GAS MAIN ARE NOW SHOWN ON THE SITE PLAN	C-1.0
2	THE SUBMITTED W-6 HAS BEEN REVISED TO SHOW A 69.2 GPM DEMAND WHICH CAN BE SERVICED THRU THE NEW 2" Ø ^{SERVICE} LINE SHOWN COMING OFF THE (E) 8" Ø ^{MAIN} LINE SHOWN IN THE RIGHT OF WAY ADJACENT TO THE PROPERTY. THE 100 GPM IS FOR HOSE STREAM THRU FDC.	REVISED W-6 & C-1.0
3	THE (2) W-2 FORMS HAVE BEEN REVISED. A NEW 2" LINE IS SHOWN ON C-1.0 CONNECTING & C-1.0 THE (2) EXISTING 2" Ø SERVICES THIS ALLOWS US TO LOOP THE SYSTEM AND SPLIT THE BUILDING EVENLY TO GET THE FIXTURE COUNT DOWN TO 474 FIXTURE UNITS WHICH IS LESS THAN THE 532 UNITS ALLOWED ON THE 2" Ø LINES.	REVISED W-4s
EMAIL COMMENTS		
1	THE LOOPED LINE IS SHOWN ON PRIVATE PROPERTY THE EXISTING 2" Ø LINE TO THE LEFT IS SHOWN TO THE WATER METER THEN BACK FLOW PREVENTER THEN TO THE LOOPED LINE (2" Ø). THE METER MAY BE ON PRIVATE PROPERTY	C-1.0

(for office use only)


 NOV 03 2017
 BDS
 DOCUMENT SERVICES



Water Meter Sizing Worksheet Commercial or Mixed Use

Revised: May 2008 According to UPC-2005-Appendix A

W-4

Phone: 503-823-7368 email: devrev@portlandoregon.gov

Building Permit Number 17-186857 000 00 CC	Service Address 7738 SW 45th
--	--

SOUTH (1) 2" (E) WATERLINE (16) BUILDINGS 7800, 7802, 7804, 7806, 7808, 7810, 7702(3), 7704, 7720, 7722, 7738 SERVES 43 UNITS. (2) 7740, 7712, 7714, 7716 & 7718

Type of Fixture	Total Fixtures in New/Remodeled Structure		Fixture Values	Total Fixture Unit Value
Bar sink		x	2.0	=
Bathtub or Tub/Shower	43	x	4.0	= 172
Clinic Sink		x	3.0	=
Clothes Washer		x	4.0	=
Dishwasher	43	x	1.5	= 64.5
Drinking Fountain		x	0.5	=
Hose Bibb, 1 st one	10	x	2.5	= 25
Hose Bibb, each additional		x	1.0	=
Kitchen Sink	43	x	1.5	= 64.5
Laundry Sink		x	1.5	=
Lavatory Sink	43	x	1.0	= 43
Mop or Service Sink		x	3.0	=
Shower		x	2.0	=
Urinal, 1st one		x	20.0	=
Urinal, each additional		x	15.0	=
Water Closet	43	x	2.5	= 107.5
Water Closet, Flushometer Valve - 1st one		x	40.0	=
Water Closet, Flushometer - each additional		x	25.0	=
Total Fixture Units:				476.5

Note: Fixture units for flushometers are approximate values. Values will be reviewed and may be adjusted by Portland Water Bureau Staff on a case-by-case basis.

Instructions

Column 2: Enter the total number of each fixture type for the completed new structure. If the project has an existing structure that will be using the same water meter enter the total number of each fixture type for the completed project.

Column 3: Per unit value of each fixture type

Column 4: Enter the number of column 2 times column 3

Fixture Unit Count (column 4 total)	Required Meter Size
0 - 22	5/8" meter
22.5 - 37	3/4" meter
37.5 - 89	1" meter
89.5 - 286	1.5 meter
286.5 - 532	2" meter
532.5 - 1,300	3" meter
1,300.5 - 3600	4" meter
3,600.5 - 8,200	6" meter

Note: There may be SDC credit if existing meters are utilized or removed. SDC fees are not assessed to fire lines. Fees are due at the time the water service installation is paid. Call Portland Water Bureau Development Services, 503-823-7368 with any questions.



Water Meter Sizing Worksheet Commercial or Mixed Use

Revised: May 2008 According to UPC-2005-Appendix A

W-4

Phone: 503-823-7368 email: devrev@portlandoregon.gov

Building Permit Number 17-186857 000 00 CC	Service Address 7738 SW 45TH AVE
--	--

NORTH (1) (E) 2" WATER LINE SERVES 43 UNITS **(2) (3) BUILDINGS 7706, 7708, 7710 LOOP 2" LINES, (3) SO EA TAXIES (4) 2**

Type of Fixture	Total Fixtures in New/Remodeled Structure	Fixture Values	Total Fixture Unit Value
Bar sink		x 2.0 =	
Bathtub or Tub/Shower	<u>43</u>	x 4.0 =	<u>172</u>
Clinic Sink		x 3.0 =	
Clothes Washer		x 4.0 =	
Dishwasher	<u>43</u>	x 1.5 =	<u>64.5</u>
Drinking Fountain		x 0.5 =	
Hose Bibb, 1 st one	<u>9</u>	x 2.5 =	<u>22.5</u>
Hose Bibb, each additional		x 1.0 =	
Kitchen Sink	<u>43</u>	x 1.5 =	<u>64.5</u>
Laundry Sink		x 1.5 =	
Lavatory Sink	<u>43</u>	x 1.0 =	<u>43</u>
Mop or Service Sink		x 3.0 =	
Shower		x 2.0 =	
Urinal, 1 st one		x 20.0 =	
Urinal, each additional		x 15.0 =	
Water Closet	<u>43</u>	x 2.5 =	<u>107.5</u>
Water Closet, Flushometer Valve - 1 st one		x 40.0 =	
Water Closet, Flushometer - each additional		x 25.0 =	
Total Fixture Units:			<u>474</u>

Note: Fixture units for flushometers are approximate values. Values will be reviewed and may be adjusted by Portland Water Bureau Staff on a case-by-case basis.

Instructions

Column 2: Enter the total number of each fixture type for the completed new structure. If the project has an existing structure that will be using the same water meter enter the total number of each fixture type for the completed project.

Column 3: Per unit value of each fixture type

Column 4: Enter the number of column 2 times column 3

Fixture Unit Count (column 4 total)	Required Meter Size
0 - 22	5/8" meter
22.5 - 37	3/4" meter
37.5 - 89	1" meter
89.5 - 286	1.5 meter
286.5 - 532	2" meter
532.5 - 1,300	3" meter
1,300.5 - 3600	4" meter
3,600.5 - 8,200	6" meter

Note: There may be SDC credit if existing meters are utilized or removed. SDC fees are not assessed to fire lines. Fees are due at the time the water service installation is paid. Call Portland Water Bureau Development Services, 503-823-7368 with any questions.



Fee Statement Request **W-6**

For Engineering & Construction Services

Phone 503-823-7368 Email devrev@portlandoregon.gov

Applicants must submit scalable site utility plan. Fee Statement Requests for domestic services must include a Water Meter Sizing worksheet (Commercial or Mixed Use), Form W-4.

Date 7-26-17	Property Address 7738 SW 45TH AVE	Building Permit Number 17-186857 000 00cc
Contact ANDY STEMBER	Company JAS ENGINEERING, INC	
Address, City, State, ZIP Code 1419 WASHINGTON ST, OREGON CITY OR 97045		
Telephone (503) 657-9800	FAX	Email andy@jasenginc.com

Work Requested

If residential, number of dwelling units 36 EXISTING REPAIRING (4) UNITS	Will there be commercial space? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---

Water Mains	<input type="checkbox"/> Extension	Is this request required for a land use action? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No LU number _____
	<input type="checkbox"/> Relocate/Adjust/Abandon	
	<input type="checkbox"/> Upsize	

Domestic Services	New services	Size _____	Size _____
	<ul style="list-style-type: none"> Size is based on Total Fixture Units from Water Meter Sizing Worksheet (Commercial or Mixed Use) (W-4). gpm = gallons per minute 	<input type="checkbox"/> Domestic	<input type="checkbox"/> Domestic
	Existing services	<input type="checkbox"/> Irrigation _____ gpm	<input type="checkbox"/> Irrigation _____ gpm
	<input checked="" type="checkbox"/> Retain at current size	<input type="checkbox"/> Upsize Qty _____	<input type="checkbox"/> Remove Qty _____

Fire Lines	Fire line sizes are based on fire sprinkler system flow requirement.	Fire Line Size (inches) 2"φ
	For backflow questions, call the Water Line, 503-823-7525 Minimum backflow assembly requirements	Flow requirements 69.2 gpm
	1. Double-check detector assembly installed on private property at property line. 2. Touch pad remote reader accessible in the right-of-way.	No. of private hydrants on property 1
For fire flow information — email: wbfireflow@portlandoregon.gov — or — call: 503-823-1408		

Public Fire Hydrants	Are you required to add fire hydrants in the public right-of-way?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	How many? _____
	Will you need to adjust, relocate, or remove public fire hydrants?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	How many? _____

The applicant is responsible for identifying the location for proposed service installation(s); the applicant is responsible for ensuring the proposed service installation location(s) conforms with the requirements of Title 21, Water and Title 11, Trees.

Account information for utility billing purposes

Name PHILIP PRATIBHA NORRIS/STEVENS	Phone Number (503) 223-3171
Address 900 SW 5TH AVE, 17TH FLOOR	
City, State, ZIP Code PORTLAND, OR 97204	

Andy Stember

From: Hess, Juanita <Juanita.Hess@portlandoregon.gov>
Sent: Friday, October 20, 2017 2:29 PM
To: Andy Stember
Cc: Timothy Young (tim.young@harbro.com); Dave Burnside (Dave.Burnside@harbro.com)
Subject: RE: 17-186857 Gabriel Park Apts Water Services

Hi Andy,

- ① The looped line is shown connecting to the meters (?). The entirety of the looped line needs to be contained on private property. Also, from this drawing, it looks like the backflow devices are not in line with the services. And are the meters on private property, or in the ROW?
*METER TO BACKFLOW TO
2" LOOPED LINE*
- ② And on the domestic lines, why is one backflow device an RP and the other a DC? Because they are being looped, these devices should be identical.
PI RPBA ON BOTH

Let's talk on Monday about how to remedy this situation. Feel free to shoot me your ideas in the meantime. And I'm sorry for the delay on my response. Thank you for your patience.

Juanita Hess
(503) 823-7905

From: Andy Stember [mailto:Andy@JASEngInc.com]
Sent: Tuesday, October 03, 2017 2:39 PM
To: Hess, Juanita <Juanita.Hess@portlandoregon.gov>
Cc: Timothy Young (tim.young@harbro.com) <tim.young@harbro.com>; Dave Burnside (Dave.Burnside@harbro.com) <Dave.Burnside@harbro.com>
Subject: RE: 17-186857 Gabriel Park Apts Water Services

Juanita,

Here is the response to your last round of comments. We are intending to loop the two 2" existing water services and then feed the sprinklers from the new 2" connecting line. Please review and let me know if you need anything else.

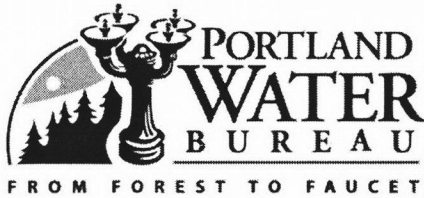
Thanks,

Andy Stember
O: 503.657.9800
M: 503.449.3080

From: Hess, Juanita [mailto:Juanita.Hess@portlandoregon.gov]
Sent: Wednesday, August 09, 2017 2:04 PM
To: Andy Stember
Subject: 17-186857 Gabriel Park Apts Water Services

Andy,

Please find the attached PWB Review Checksheet for Gabriel Park Apartments.



Nick Fish, Commissioner
 Michael Stuhr, P.E., Administrator
 1120 SW 5th Avenue, Room 600
 Portland, Oregon 97204-1926
 Information: 503-823-7404
 www.portlandoregon.gov/water



An Equal Opportunity Employer

WATER BUREAU REVIEW CHECKSHEET

Application # **17-186857-000-00-CO**

CO

Review Date **August 9, 2017**

To:	APPLICANT	ANDY STEMBER JAS ENGINEERING 1419 WASHINGTON ST #100 OREGON CITY, OR 97045	Work	503 657-9800
			Fax	503 656-0186
From:	Water Bureau	Juanita Hess	Phone	503-823-7905
			Fax	
			E-Mail	Juanita.Hess@portlandoregon.gov
cc:	OWNER	GABRIEL PARK APARTMENTS LLC 900 SW 5TH AVE #1700 PORTLAND, OR 97204-1226		

PROJECT INFORMATION

Street Address: 7740 SW 45TH AVE	Description of Work	ADDITION OF SMALL RISER ROOM FOR FIRE LINE ON NORTH ELEVATION; FIRE RESTORATION; REPLACE ROOF TRUSSES, REBUILD REAR EXTERIOR WALL, REPLACE EXTERIOR WINDOWS AND GUARDRAILINGS AND REPLACE ALL FIRE/WATER DAMAGED INTERIOR FINISHES FOR UNITS 19, 20, 21, & 22. NEW SPRINKLERS UNDER SEPARATE PERMIT FOR UNITS 20, 21
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Based on the plans and specifications submitted, the following items appear to be missing or not in conformance with the applicable city, state or federal requirements

Item #	Location on Plans	Code Section	Clarification / Correction Required
1.	C-1.0		<p>Please address all review comments and email me a copy of the revised scalable utility site plan. The utility site plan shall show all the existing and proposed utilities with note (sanitary sewer lateral, water meter service, gas line, telephone, electric, fire hydrant), back flow assembly and street trees if applicable. The backflow assembly shall be located at the property line in the private property and directly behind the water service.</p> <p>Sheet C-1.0 needs to show the existing water main, including size, type and scalable location; as well as the same information for the sewer line. The water main is 8" CI. It appears that the sewer main changes size and/or type along this frontage. For the southern portion of the site it is 12" CSP, and right about even with the existing fire hydrant, it changes to 12" PERFDR. This information is crucial for our crews who will be excavating for the new service(s).</p> <p>There is also a gas main in the frontage of and service to this site.</p>

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WATER BUREAU REVIEW CHECKSHEET

Application # **17-186857-000-00-CO**

Review Date **August 9, 2017**

2.	C-1.0		The submitted W-6 indicates a 4" fire service is required (max flow for 2" is 160 gpm). Please upsize the fire service on the plan. The note on the plan should read, "Install 4" fire line service by PWB under separate permit."
3.			The submitted W-4 for the southern service, which serves 74 units and has an address of 7702 SW 45 th Ave, indicates a 3" meter will be required. Please show this upsize on the plans, as well as a kill existing for the 2". The notes should read, "Install xxx [or Existing xx to be killed] by PWB under separate permit."

To respond to this checksheet, come to the Bureau of Development Services located at 1900 SW Fourth Ave. The Development Service Center (1st floor) and Permitting Services (2nd floor) are open Monday through Friday from 8:00 a.m. to 3:00 p.m. (close at noon on Thursday). Please update all sets of submitted drawings by either replacing the original sheets with new sheets, or editing the originally submitted sheets. You can review "How to Update Your Plans in Response to a Checksheet" at <http://www.portlandoregon.gov/bds/article/93028> Visit the BDS website for more helpful information and a current listing of services available in the Development Services Center.

Please complete the attached Checksheet Response Form and include it with your re-submittal.

If you have specific questions concerning this Checksheet, please call me at 503-823-7905. To check the status of your project, please call 503 823-7000 and select option 4. Your Plan Review Status will be faxed to you, so please be ready to provide a fax number. If you don't have a fax number you may dial 503 823-7357 to request a Plan Review Status or visit Document Services.

You may receive separate Checksheets from other City agencies that will require separate responses.

Loop (2) Lines
could supply
SPRINKLER

Jim Baker

Water Bureau WQBF Checksheet Response

Permit #: 17-186857-000-00-CO

Date: 7-20-17

Customer name and phone number: ANDY STEMBER (503) 657-9800

NOTE: Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.

#	Description of changes, revisions, additions, etc.	Checksheet and item #
1	THE SIZE OF THE NEW SPRINKLER LINE IS AND IS NOW SHOWN ON C-1.0. A NEW PREMISES ISOLATION (PI) DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) WILL BE ADDED & INSTALLED PER WATER BUREAU REQUIREMENTS.	C-1.0
2	A NEW PI DOUBLE CHECK VALVE ASSEMBLY DCVA IS NOTED TO BE INSTALLED ON THE EXISTING 2" WATER LINE AT THE NORTH END OF THE COMPLEX AND IS NOTED TO BE INSTALLED PER WATER BUREAU REQUIREMENTS.	C-1.0
3	A NEW PI REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) IS NOTED TO BE INSTALLED ON THE EXISTING 2" WATER LINE AT THE SOUTH END OF THE COMPLEX AND IS NOTED TO BE INSTALLED PER WATER BUREAU REQUIREMENTS.	C-1.0

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WATER BUREAU WQBF REVIEW CHECKSHEET

Application # **17-186857-000-00-CO**

Review Date July 7, 2017

IVR # **4033953**

To:	APPLICANT ANDY STEMBER JAS ENGINEERING 1419 WASHINGTON ST #100 OREGON CITY, OR 97045	Work	503 657-9800
		Fax	503 656-0186
		E-Mail	andy@jasenginc.com

From:	Water Quality Backflow, Water Bureau	Phone Fax	
	Jim Baker	E-Mail	Jim.Baker@portlandoregon.gov

Owner:	OWNER GABRIEL PARK APARTMENTS LLC 900 SW 5TH AVE #1700 PORTLAND, OR 97204-1226		
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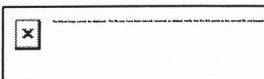
PROJECT INFORMATION

Street Address: 7740 SW 45TH AVE

Description of Work: ADDITION OF SMALL RISER ROOM FOR FIRE LINE ON NORTH ELEVATION; FIRE RESTORATION; REPLACE ROOF TRUSSES, REBUILD REAR EXTERIOR WALL, REPLACE EXTERIOR WINDOWS AND GUARDRAILINGS AND REPLACE ALL FIRE/WATER DAMAGED INTERIOR FINISHES FOR UNITS 19, 20, 21, & 22. NEW SPRINKLERS UNDER SEPARATE PERMIT FOR UNITS 20, 21

Based on the plans and specifications submitted, the following items appear to be missing or not in conformance with the applicable city, state or federal requirements

Item #	Location on Plans	Code Section	Clarification / Correction Required
1	Site Utility	Title 21 & OAR's 333	Please show and state on a site utility plan view drawing the property line along NW 45 th Avenue and the new dedicated fireline location and state its size. Show and state the installation of a Premises-Isolation (PI) Double Check Detector Assembly (DCDA) at the property line, on private property, on the centerline of the service. Include a sheet or key note referencing the PI DCDA stating: "PI DCDA to be installed per Water Bureau Requirements."
2	Site Utility	Title 21 & OAR's 333	The existing 2" domestic water service at the north end of the property is being required to have a PI Double Check Valve Assembly (DCVA) installed at the property line, on private property, on the centerline of the service. Show and state this water service from the water meter in the right of way and then onto property and the PI DCVA installation location. Include a sheet or key note referencing this water service stating: "PI DCVA to be installed per Water Bureau Requirements."
3	Site Utility	Title 21 & OAR's 333	The existing 2" domestic water service located in between the "Gabriel Park Apartments" sign and the 30 MPH speed limit sign is being required with this project to have a PI Reduced Pressure Backflow Assembly (RPBA) installed due to the swimming pool which requires water treatment and thus the PI RPBA requirement. Show and state this water service from the water meter in the right of way and then onto property and the PI RPBA installation location.



WATER BUREAU REVIEW CHECKSHEET

Application # 17-186857-000-00-CO

Review Date July 7, 2017

			Include a sheet or key note referencing this water service stating: "PI RPBA to be installed per Water Bureau Requirements."
			Water Bureau Requirements are available at www.portlandoregon.gov/water/backflowinstallationrequirements

To respond to this checksheet, come to the Bureau of Development Services located at 1900 SW Fourth Ave. The Development Service Center (1st floor) and Permitting Services (2nd floor) are open Monday through Friday from 8:00 a.m. to 3:00 p.m. (close at noon on Thursday). Please update all sets of submitted drawings by either replacing the original sheets with new sheets, or editing the originally submitted sheets. You can review "How to Update Your Plans in Response to a Checksheet" at <http://www.portlandoregon.gov/bds/article/93028> Visit the BDS website for more helpful information and a current listing of services available in the Development Services Center.

Please complete the attached Checksheet Response Form and include it with your re-submittal.

If you have specific questions concerning this Checksheet, please email me. To check the status of your project, please call 503 823-7000 and select option 4. Your Plan Review Status will be faxed to you, so please be ready to provide a fax number. If you don't have a fax number, you may dial 503 823-7357 to request a Plan Review Status or visit Document Services.

You may receive separate Checksheets from other City agencies that will require separate responses.

Chris Wong

Structural Checksheet Response

Permit #: 17-186857-000-00-CO

Date: 7-27-17

Customer name and phone number: ANDY STEMBER (503) 657-9800

Note: Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write customer in the last column.

#	Description of changes, revisions, additions, etc.	Checksheet and item #
1	THE SPECIAL INSPECTION FORM HAS BEEN COMPLETED AND ATTACHED. SPECIAL INSPECTION FOR EPOXY ANCHORS IS ALL THAT IS REQUIRED. THERE IS NO CONCRETE WORK HAS BEEN NOTED AS NOT REQUIRED ON S-1.0A. A COPY WILL BE PROVIDED TO CARLSON TESTING & THE EOR.	S-1.0A
2	STAMPED & SIGNED MANUFACTURED TRUSS SHOP DRAWINGS ARE ATTACHED AND A SHOP DRAWING REVIEW COVER FROM THE EOR.	ATTACHED TRUSS SHOP DWGS
3	OUT OF PLANE SUPPORT OF THE CMU WALL HAS BEEN PROVIDED ON THE ROOF FRAMING PLAN ON S-2.2. THE DETAIL FOR THE CONNECTIONS TO THE WALL ARE SHOWN IN 4 ON S-3.5 AND THE DIAPHRAGM CHORD IS SHOWN IN 2 ON S-3.5.	S-2.2, 2 & 2 ON S-3.5
4	WE HAVE LOOKED AT DRAG & CHORD FORCES IN THE ROOF DIAPHRAGM & ADDED STRAPS AT THE FRONT WALL & BEAMS & BACK WALL TOP CHORD SPLICES ON S-2.2. THE CHORD FORCE	S-2.2

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City of Portland
BDS - Document Services

Structural Checksheet Response

Permit #: 17-186857-000-00-CO

Date: 8-1-17

Customer name and phone number: ANDY STEMBER (503) 657-9800

Note: Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.

#	Description of changes, revisions, additions, etc.	Checksheet and item #
4 cont	FOR THE SUB DIAPHRAGM IS BEING BUILT UP ON THE TRUSS TOP CHORD AS SHOWN ON S-2.2 & ZON S-3.5.	S-2.2 ZON S-3.5
5	THERE IS DAMAGE TO THE UPPER SWs AT THE BACK WALL THAT ARE BEING SUPPORTED BY ENHANCED SWs AT THE MAIN LEVEL BACK WALL. THESE ARE BEING SUPPORTED BY THE (E) 8" CONC FDN WALL AND FOOTING. NO FDN WORK WILL BE DONE ON THIS PROJECT. A NOTE INDICATING THE (E) FOOTING HAS BEEN ADDED TO S-2.3	S-2.3
6	THE 4x12 DECK BEAMS WERE NOT DAMAGED BY THE FIRE AND WILL NOT BE REPLACED. THEY ARE NOW SHOWN AS (E) 4x12 ON S-2.1.	S-2.1
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