



City of Portland, Oregon - Bureau of Development Services

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



Permit Revision Submittal Requirements and Application

A Permit Revision is required when there are proposed changes to the project after the permit has been issued. This may arise due to discrepancies between the city-approved permit drawings and actual field conditions, or the customer has changed their mind about an aspect of the project. In all cases, a revision to the existing permit must be submitted, reviewed and approved.

Applicants will provide:

- ☐ A copy of this application
- ☒ Three (3) sets of plans that clearly reflect the proposed change(s).

Drawings and calculations must be stamped and signed by the Architect and/or the Engineer of Record, if applicable.

- ☒ One (1) copy of the original city approved permit drawings. (NOTE: If your project has an assigned process manager please contact them regarding submittal of the revision).
- ☒ Two (2) sets of calculations, if applicable
- ☐ Inspector's correction notice, if revision is due to an inspection correction
- ☐ Revision fee (paid at time of submittal)

Contact Information:

Contact name Dave Saalfeld

Address 26. Box 877

City North Plains State OR Zip Code 97133

Phone 503 936 6886 Email dave-saalfeld@msn.com

Value of proposed revision \$117,000 Issued permit # 17-258471

Job site address 4137 SE Lambert St Portland, OR 97202

Description of revision removing partition walls and moving kitchen. Garage extension

Fees:

The Permit Revisions are subject to fees associated with plan review, processing and any increase in project value. Additional fees may apply if adding plumbing fixtures.

The Bureau of Development Services fee schedule is available under the fees tab on the BDS web site at: www.portlandoregon.gov/bds. Fees are updated annually on July 1st.

Helpful Information:

Bureau of Development Services
City of Portland, Oregon
1900 SW 4th Avenue, Portland, OR 97201
www.portlandoregon.gov/bds

Submit your plans in person to:

Development Services Center (DSC), First Floor,
For Hours Call 503-823-7310

Important Telephone Numbers:

BDS main number503-823-7300

DSC automated information line503-823-7310

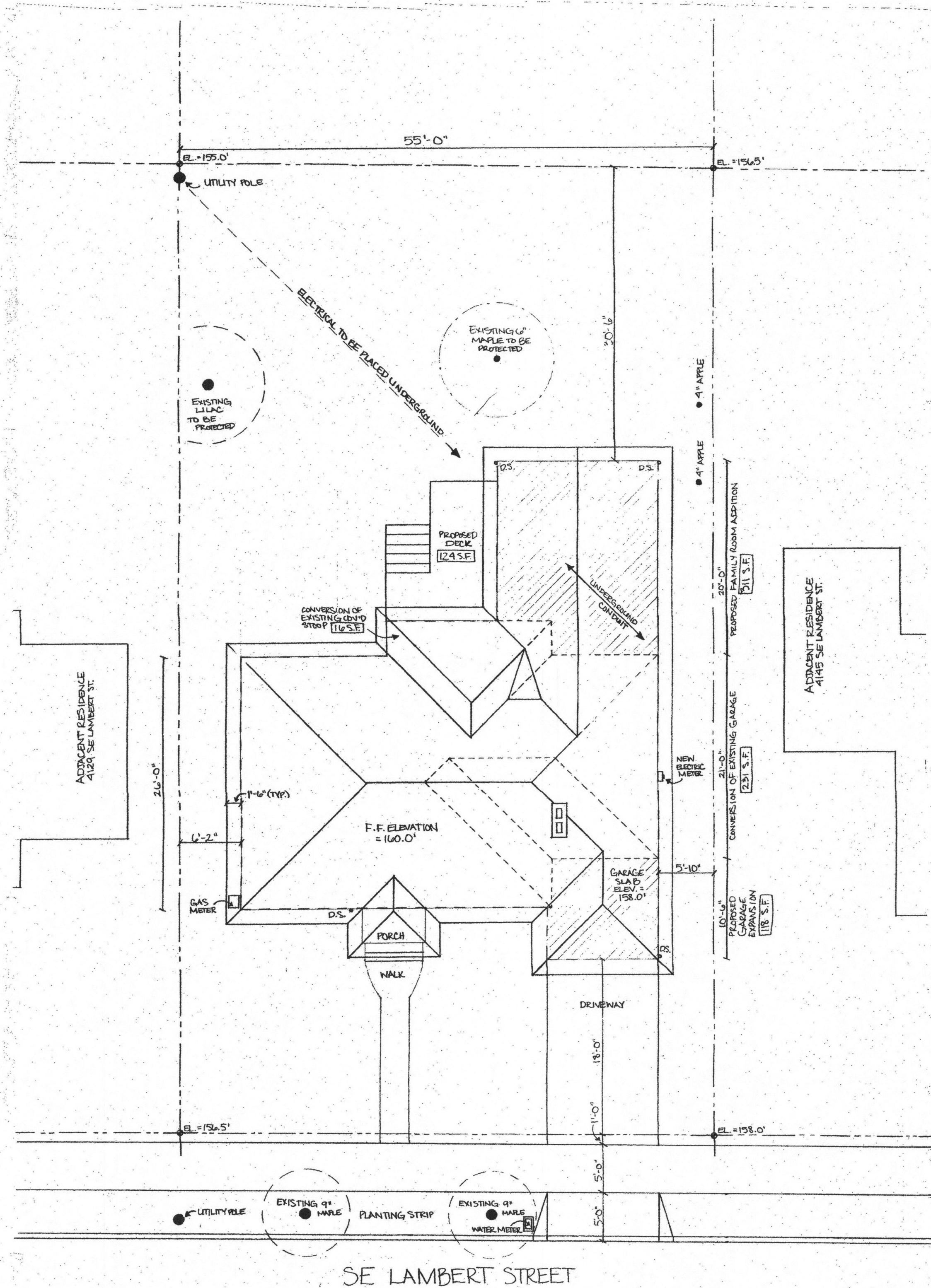
Building code information503-823-1456

BDS 24 hour inspection request line503-823-7000

Residential information for
one and two family dwelling503-823-7388

General Permit Processing and
Fee Estimate info503-823-7357

City of Portland TTY503-823-6868



SITE PLAN
1/8" = 1'

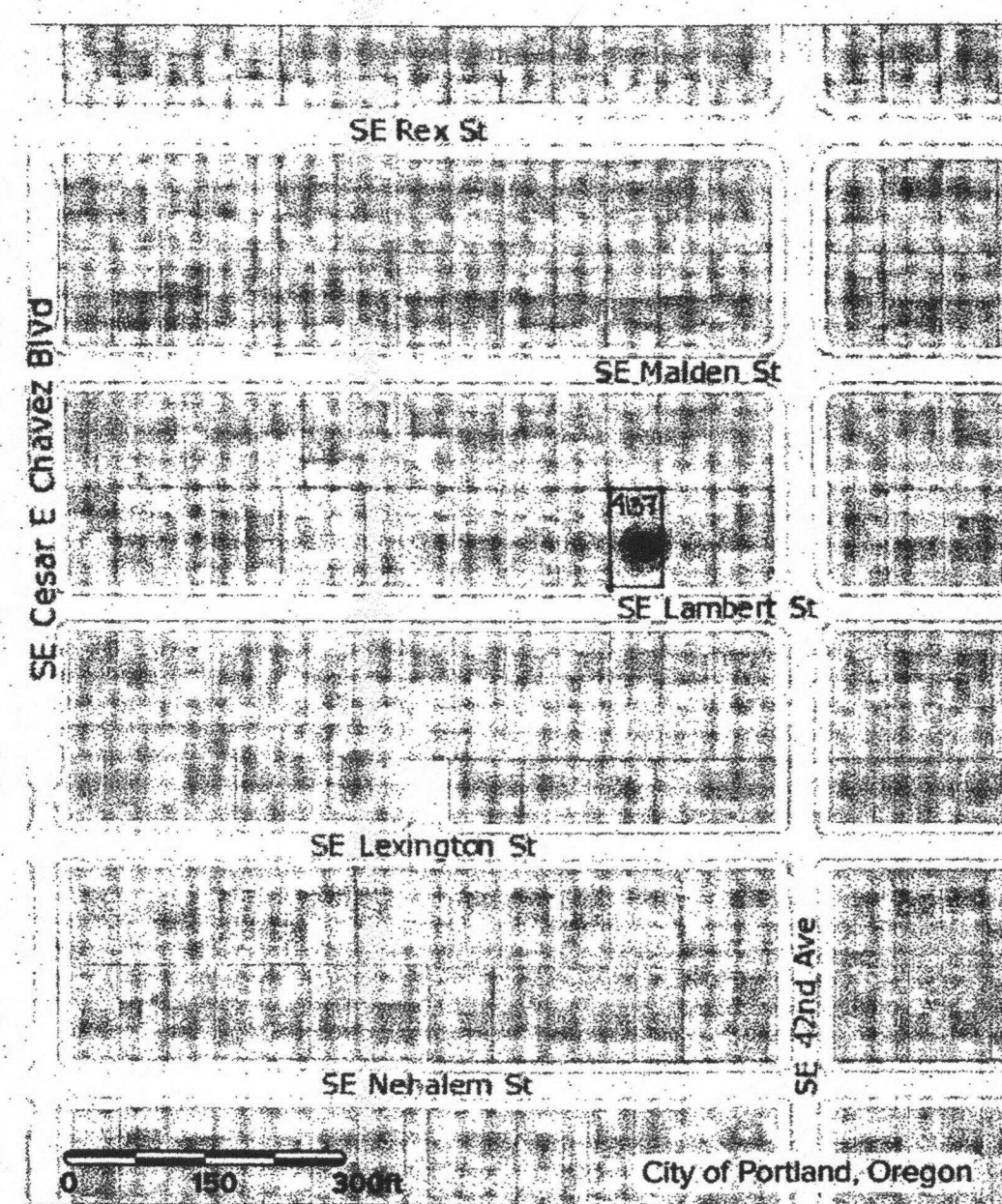
Property Information:

Site Address: 4137 SE Lambert Street, Portland, OR 97202
Owners: Ann B. Bruhn & Rande L. Bruhn
Address: 7933 SE 31st Avenue, Portland, OR 97202
Stories: 1 Story with Full Basement
Grade to Ridge: +/- 17'
Property ID: R149622
Tax Roll: EAST MORELAND HTS, BLOCK 3, LOT 10
County: Multnomah
State ID: 1S2E19CB 10600
Alt. Acct. No.: R225300790
Zone: R5
Year Built: 1950
Lot Area: 5,500 sq. ft.

Building Area:

Existing: Main Floor: 876 sq. ft.
Basement: 832 sq. ft.
Garage (Attached): 231 sq. ft.
Total (E) Living: 1,708 sq. ft.
Proposed New: Family Room Addition: 311 sq. ft.
Conversion of Back Porch: 16 sq. ft.
Conversion of Old Garage: 133 sq. ft.
Garage Addition: 118 sq. ft.
Total (N) Living: 460 sq. ft.
Proposed Total: Main Floor: 1,336 sq. ft.
Basement: 832 sq. ft.
Garage (Attached): 216 sq. ft.
Total (N) Living: 2,168 sq. ft.

Property Location:



ARCHITECTURAL NOTES:

1. FIELD VERIFY ALL EXISTING CONDITIONS. THE DESIGNER SHALL BE NOTIFIED WHEREVER SIGNIFICANT DIFFERENCES ARE FOUND BETWEEN THE DOCUMENTS AND THE ACTUAL FIELD CONDITIONS.
2. CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SUPPORTS FOR ALL WALLS AND FLOORS PRIOR TO THE COMPLETION OF THE LATERAL AND VERTICAL LOAD SYSTEMS.
3. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE.
4. ALL ITEMS CALLED OUT ARE NEW UNLESS NOTED EXISTING (E).
5. INSULATE ALL EXTERIOR CAVITIES THAT ARE EXPOSED DURING CONSTRUCTION TO AS CLOSE TO CODE AS SPACE ALLOWS.
6. GYPSUM WALL BOARD REQUIREMENTS: 1/2" THICKNESS REQUIRED ON INTERIOR WALLS AND CEILINGS, AND OVER WOOD BEAMS AND POSTS IN GARAGE. USE WATER RESISTANT GYPSUM WALL BOARD IN ALL WET LOCATIONS. TAPE ALL EDGES AND PERIMETERS. REFER TO TABLE R702.3.5 FOR ATTACHMENT REQUIREMENTS.
7. FOR CONDITIONED SPACE, PROVIDE R-49 INSULATION IN ALL CEILING CAVITIES, R-38 IN VAULTED CEILINGS, R-21 IN WALLS, AND R-30 UNDER FLOORS.
8. ALL WINDOWS WITHIN 18" OF FLOOR AND WITHIN 12" OF ANY DOOR ARE TO HAVE TEMPERED GLAZING.
9. WHEN DOORS AND WINDOWS ARE SHOWN NEXT TO A WALL AND NOT DIMENSIONED, ALLOW 5" CLEAR FOR TRIM.
10. WHERE DEMOLITION HAS OCCURRED, PATCH BACK TO MATCH EXISTING MATERIAL, FINISH AND TEXTURE OF ADJACENT SURFACE.
11. PROVIDE 2X6 STUD WALL AT 16" O.C. AT POCKET DOORS AND PLUMBING WALLS. ALL OTHER INTERIOR WALLS TO BE 2x4 AT 16" O.C.
12. CONTRACTOR TO COORDINATE W/ OWNER FOR ALL OWNER FURNISHED FIXTURES AND APPLIANCES REGARDING PRODUCT SPECIFICATIONS, PURCHASING LEAD-TIMES, AND INSULATION REQUIREMENTS.
13. ALL CEILINGS TO BE PAINTED GWB UNLESS NOTED OTHERWISE.
14. LIGHTING AND ELECTRICAL NOTES ARE FOR REFERENCE ONLY. CONTRACTOR TO COORDINATE FINAL SELECTIONS AND LOCATIONS W/ OWNER.
15. SMOKE DETECTORS TO BE HARD WIRED AND LOCATED PER APPLICABLE CODE.
16. ALL ELECTRICAL AND MECHANICAL WORK TO BE DESIGN/BUILD.
17. CONTRACTOR TO VERIFY SWITCH AND ELECTRICAL OUTLET LOCATIONS WITH OWNER.
18. ALL FLORESCENT CLOSET FIXTURES, IF ANY, TO BE INSTALLED WITH AUTOMATIC DOOR SWITCHES.

Sheet Index:

- Architectural Plans:
- A-1: Title Sheet and Sheet Index
Site Plan
Property Information/Location
Architectural Notes
 - A-2: Existing Main Floor Plan
 - A-3: Existing Elevations
 - A-4: Proposed Main Floor Plan
 - A-5: Proposed Elevations
- Structural Plans:
- S-1: Roof Framing Plan
First Floor Framing Plan
Basement/Foundation Plan
Structural Notes
 - S-2: Building Sections
Framing Details
 - S-3: Shear Wall Plan/Schedules/Details
Foundation/Footing Details

City of Portland
Bureau of
Development Services
By Q.S. Date 9.13.18
Approved by
Planning and Zoning Review

REVISIONS	BY

BRUHN ADDITION / REMODEL
4137 SE LAMBERT STREET, PORTLAND, OR 97202

PROJECT INFORMATION

Date	
Scale	
Drawn	
Job	
Sheet	A-1
of	
Sheets	

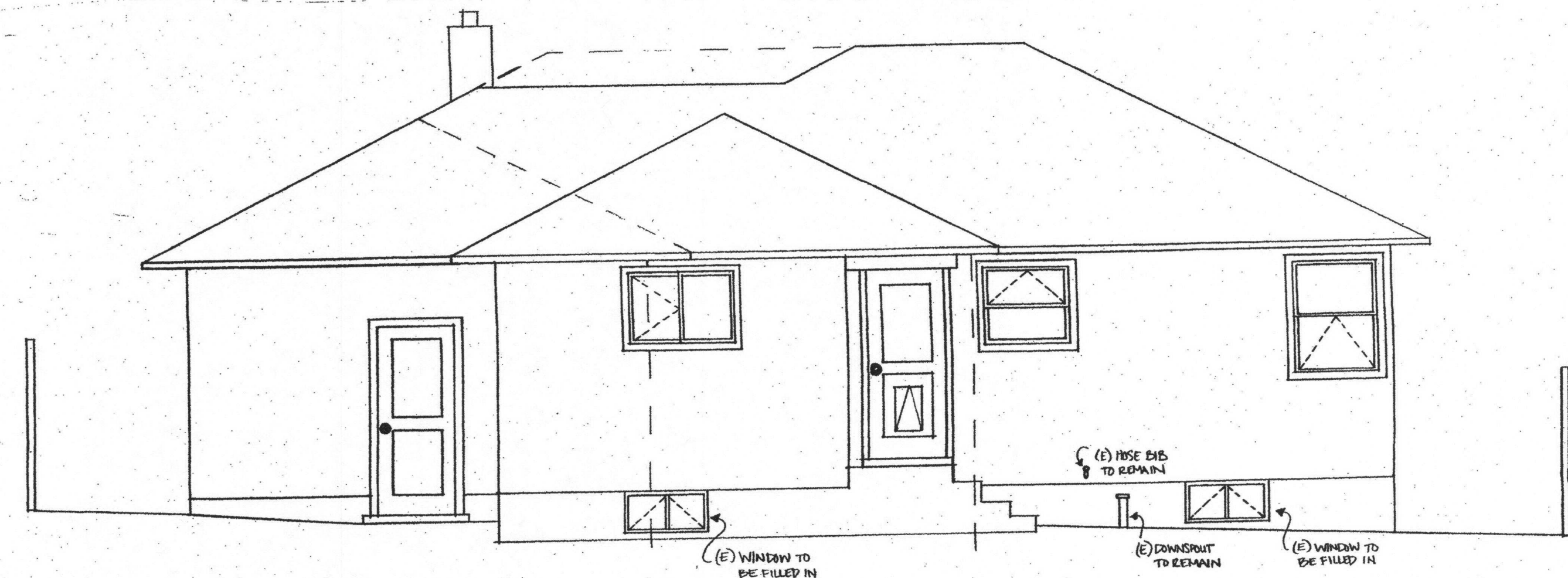
SCAN

11 RS



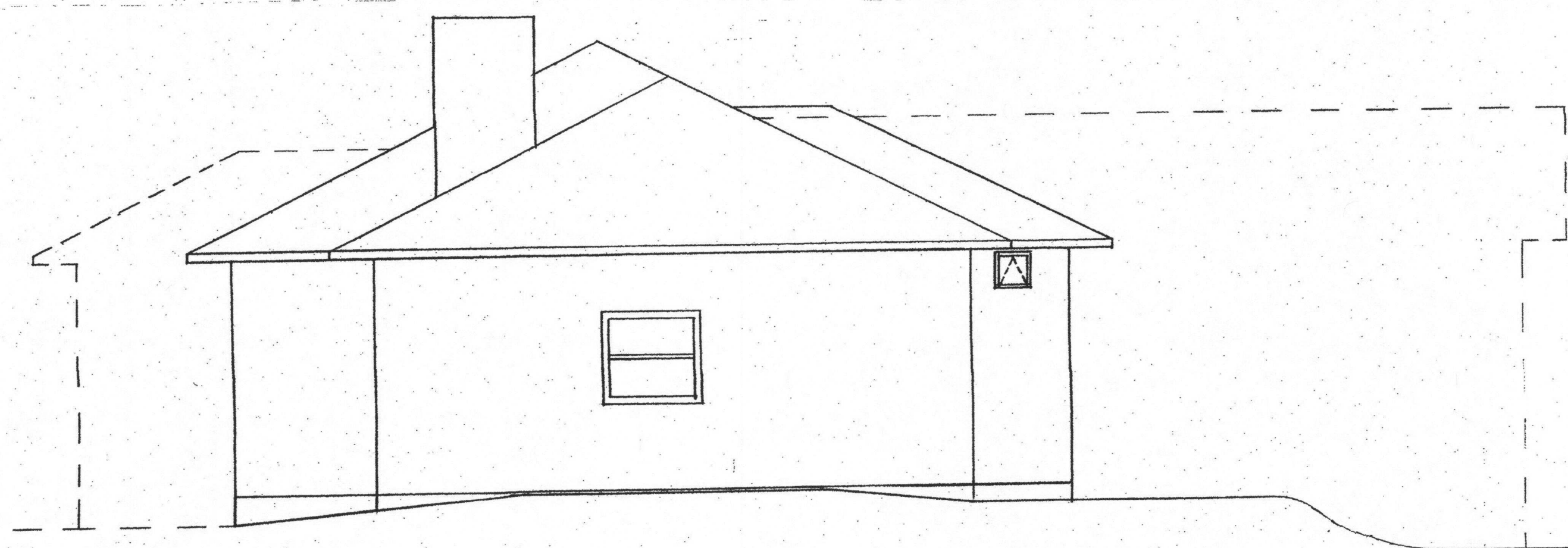
SOUTH ELEVATION (existing)

1/4" = 1'



NORTH ELEVATION (existing)

1/4" = 1'



EAST ELEVATION (existing)

1/4" = 1'



WEST ELEVATION (existing)

1/4" = 1'

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BRUHN ADDITION / REMODEL
4137 SE LAMBERT STREET, PORTLAND, OR 97202

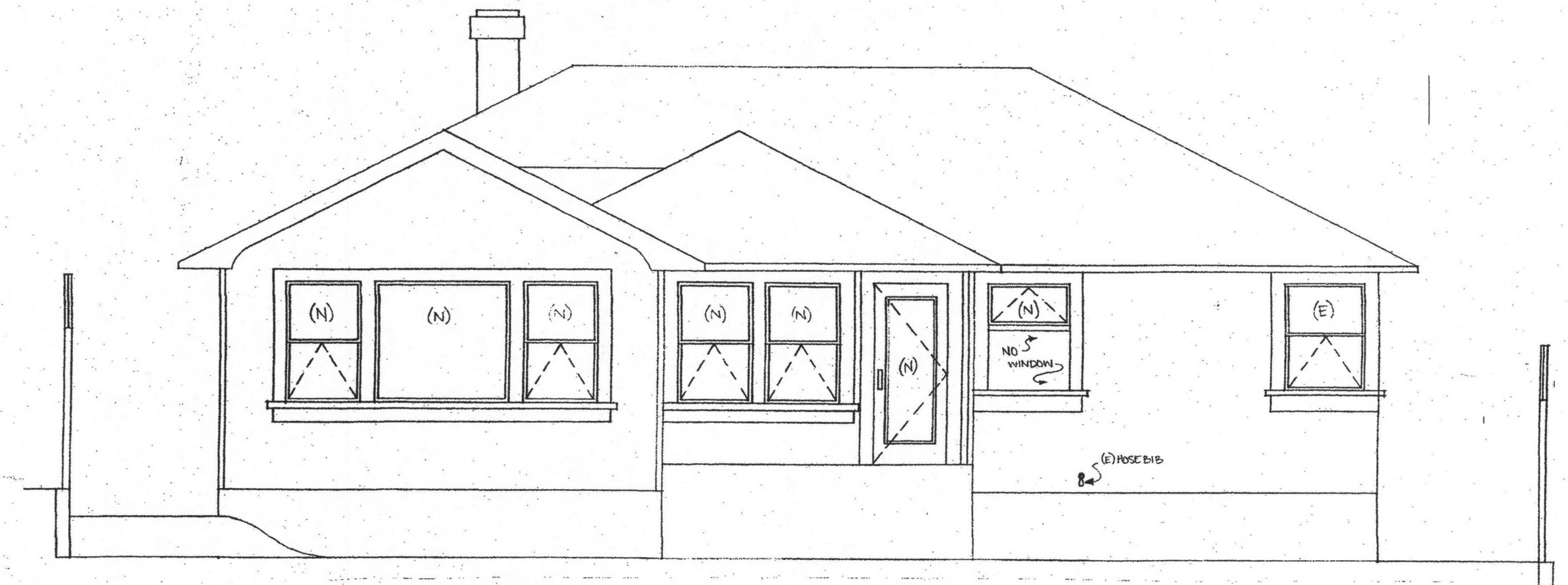
EXISTING ELEVATIONS

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Job
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A-3
Of Sheets



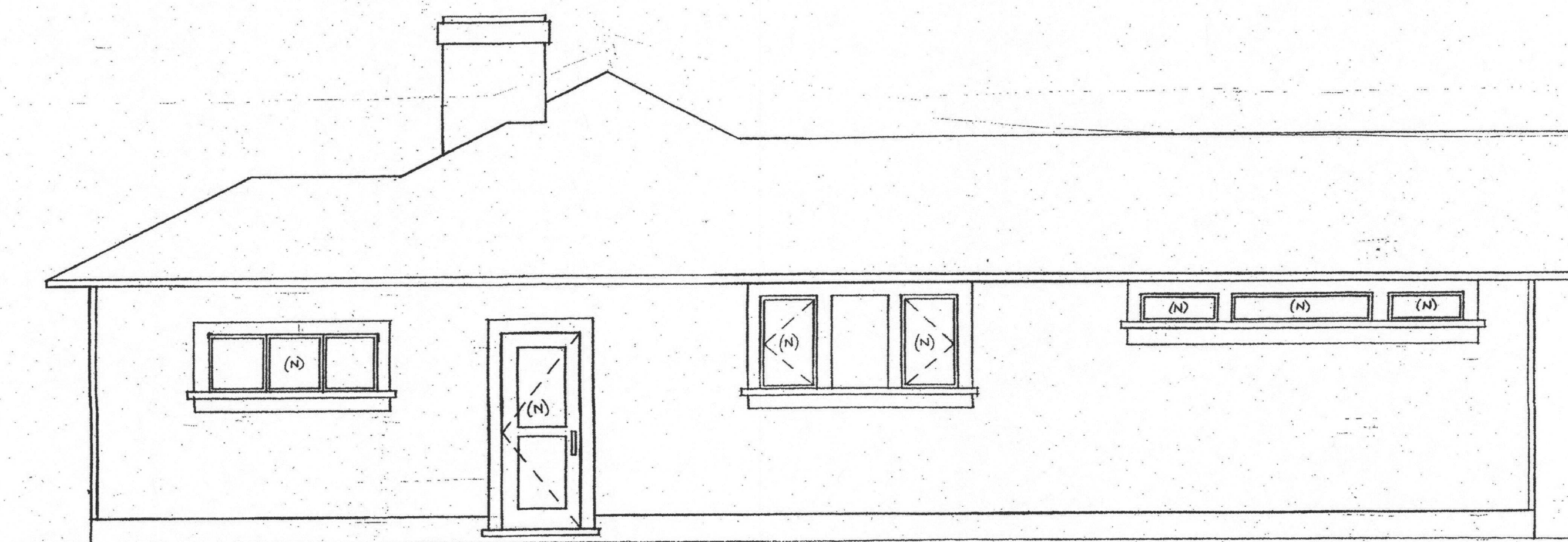
SOUTH ELEVATION (proposed)

1/4" = 1'



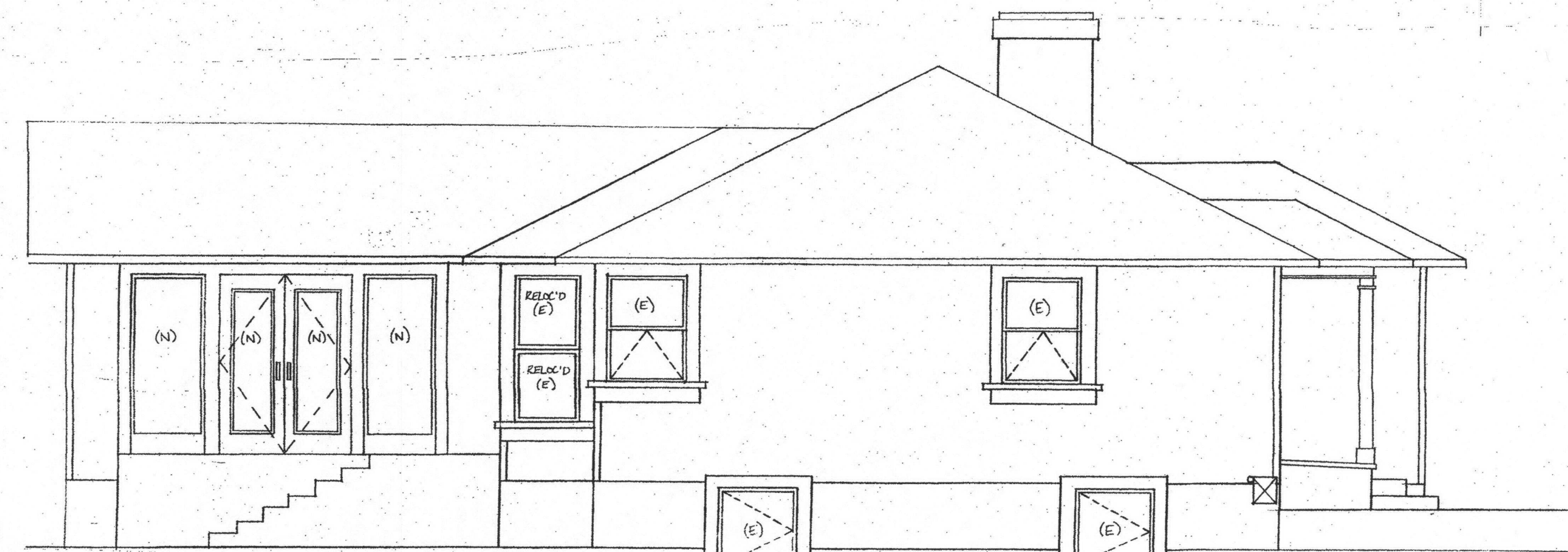
NORTH ELEVATION (proposed)

1/4" = 1'



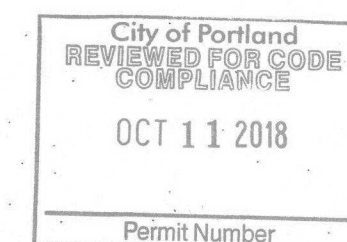
EAST ELEVATION (proposed)

1/4" = 1'



WEST ELEVATION (proposed)

1/4" = 1'

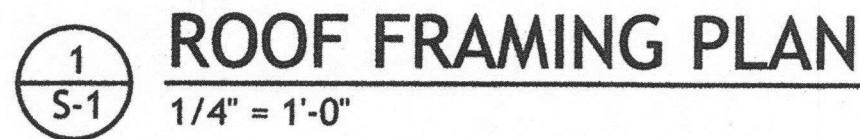


REVISIONS	BY

BRUHN ADDITION / REMODEL
4137 SE LAMBERT STREET, PORTLAND, OR 97202

PROPOSED ELEVATIONS

Date	
Scale	
Drawn	
Job	
Sheet	A - 5
Of	Sheets



1. GENERAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY SUPPORTS FOR ALL WALLS AND FLOORS PRIOR TO THE COMPLETION OF THE LATERAL AND VERTICAL LOAD SYSTEMS.

DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE.

THESE PLANS, SPECIFICATIONS, ENGINEERING AND DESIGN WORK ARE INTENDED SOLELY FOR THE PROJECT SPECIFIED HEREIN. QUELLETTE ENGINEERING INC. DISCLAIMS ALL LIABILITY IF THESE PLANS AND SPECIFICATIONS OR DESIGN, ADVICE AND INSTRUCTION ATTENDANT THERETO ARE USED ON ANY PROJECT OR AT ANY LOCATION OTHER THAN THE PROJECT AND LOCATION SPECIFIED HEREIN.

2. CODES & STANDARDS:

ALL WORK SHALL BE IN COMPLIANCE WITH THE 2017 OREGON RESIDENTIAL SPECIALTY CODE AND THE 2014 OREGON STRUCTURAL SPECIALTY CODE, AND OTHER AUTHORITIES HAVING ANY JURISDICTION. ACI 318 BLDG. CODE REQUIREMENTS FOR STRUCTURAL CONCRETE. NDS NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.

3. LOADS:

ROOF: 20 PSF SNOW LOAD
FLOOR: 40 PSF LIVE LOAD
SEISMIC ZONE: DESIGN CATEGORY D
WIND: 115 MPH (Vult 3-SECOND GUST)
89 MPH (Vasd 3-SECOND GUST)
SOIL PROFILE: TYPE D

4. SITEWORK:

REMOVE ALL ORGANIC MATERIAL, TOPSOIL, AND ANY FILL FROM UNDER THE BUILDING AND SLAB AREAS. UNLESS NOTED OTHERWISE, ALL FILL UNDER BUILDINGS TO BE "STRUCTURAL FILL". STRUCTURAL FILL CONSISTS OF COMPACTED GRANULAR MATERIAL OR APPROVED CONDITIONED SITE MATERIAL. PLACE IN LIFTS NOT TO EXCEED 8" AND COMPACT TO 95% STANDARD PROCTOR ASTM D 698 UNDER FOOTINGS AND SLABS.

5. FOUNDATIONS:

ALLOWABLE SOIL BEARING PRESSURE USED FOR DESIGN = 1500 PSF. ALL FOOTING TO BEAR ON FIRM, UNDISTURBED NATIVE SOIL OR STRUCTURAL FILL UNLESS NOTED OTHERWISE.

6. CONCRETE:

FOR FOOTING AND STEM WALLS, AVERAGE CONCRETE 28 DAY COMPRESSIVE STRENGTH $f_c = 2500$ PSI. FOR SLAB ON GRADE, AVERAGE CONCRETE 28 DAY COMPRESSIVE STRENGTH $f_c = 3000$ PSI. USE TYPE I CEMENT ASTM C-150. MAXIMUM SLUMP = 4 +1" FOR FOOTINGS, 5+1" FOR WALLS AND SLABS. AIR ENTRAIN 5 TO 7% BY VOLUME. CONCRETE SHALL BE POURED ON UNDISTURBED COMPACTED EARTH OR COMPACTED STRUCTURAL FILL. DO NOT PLACE CONCRETE ON LOOSE, MUDDY, OR FROZEN GROUND.

7. REINFORCEMENT:

ALL REINFORCING STEEL TO BE ASTM 615, GRADE 60, EXCEPT FOR TIES AND STIRRUPS, WHICH MAY BE GRADE 40. UNLESS OTHERWISE SHOWN, LAP ALL REINFORCING BARS 48 DIAMETERS OR A MINIMUM OF 24 INCHES. STAGGER AT LEAST 4'-0" AT ALTERNATE BARS.

THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR ALL REINFORCEMENT:

CONCRETE CAST AGAINST EARTH: 3"
CONCRETE EXPOSED TO EARTH OR WEATHER, #5 AND SMALLER: 1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER, #11 BARS AND SMALLER: 3/4"
PLACE 2'-0" X 2'-0" BARS AT CORNERS AND INTERSECTIONS FOR WALLS AND FOUNDATIONS EQUAL IN SIZE AND SPACING TO HORIZONTAL REINFORCING.

8. WOOD:

ALL FRAMING LUMBER SHALL BE AS FOLLOWS, EXCEPT AS SPECIFIED ON THE DRAWINGS:

STUDS, BLOCKING, BRIDGING:	DF-L OR HF STUD GRADE
JOISTS AND RAFTERS:	DF-L #2
BEAMS AND STRINGERS:	DF-L #1
POSTS AND TIMBERS:	DF-L #1
SILLS, LEDGERS, PLATES IN CONTACT WITH CONC.:	P.T. HEM FIR #2

ALL WOOD USED FOR CONSTRUCTION SHALL BE GRADE STAMPED S-DRY (SURFACE DRY),
WITH THE EXCEPTION OF PRESSURE TREATED LUMBER.

TREAT FIELD CUTS AND BORING OF PRESSURE TREATED LUMBER WITH COMPATIBLE SOLVENT BASED PRODUCT PER AWWA REQUIREMENTS.

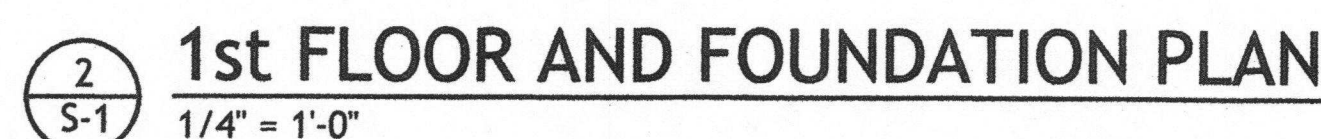
NAILS SPECIFIED FOR SHEARWALLS AND DIAPHRAGMS SHALL BE COMMON NAILS, OR HDG (HOT-DIPPED OR TUMBLED GALVANIZED) BOX NAILS OF SIZE SPECIFIED. NOTE THAT THESE NAILS ARE NOT GUN NAILS.

ROOF, FLOOR AND WALL SHEATHING SHALL BE APA RATED SHEATHING EXPOSURE 1, CONFORMING TO APA PERFORMANCE STANDARDS. INSTALL ROOF AND FLOOR SHEATHING WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS. STAGGER END JOINTS. PROVIDE 1 PLY CLIP PER SPAN AT UNSUPPORTED EDGE OF PLYWOOD ROOF SHEATHING WHERE SUPPORT SPACING EXCEEDS 16" O.C. U.N.O. AS BLOCKED EDGES. BLOCK ALL WALL SHEATHING WITH 2X4 BLOCKING AT ALL EDGES.

MINIMUM PANEL THICKNESS AND IDENTIFICATION INDEX SHALL BE AS FOLLOWS:

ROOF SHEATHING:	1/2" INDEX 32/16
FLOORS:	3/4" INDEX 48/24
WALLS:	1/2" INDEX 32/16

SIMPLE SPAN GLU-LAM BEAMS SHALL BE A1C COMBINATION 24F-V4. CANTILEVERED AND CONTINUOUS SPAN BEAMS SHALL BE COMBINATION 24F-V8. PROVIDE A STANDARD 2000 FOOT RADIUS CAMBER FOR ROOF MEMBERS, 3000 FOOT RADIUS CAMBER FOR FLOORS. REFER TO THE NAILING SCHEDULE I.R.C. TABLE R602.3 FOR NAILING REQUIREMENTS. PROVIDE 2X OR 1J1 FULL HEIGHT BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING POINTS. PROVIDE DOUBLE JOISTS UNDER PARTITIONS PARALLEL TO JOISTS. PROVIDE CROSS BRIDGING AT 8'-0" ON CENTER MAXIMUM FOR ALL FLOOR JOISTS GREATER THAN 8" DEEP.



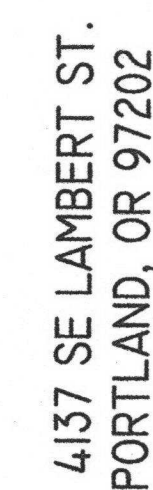
9. WOOD CONNECTORS:

ALL FRAMING CONNECTORS SHALL BE 'SIMPSON' OR APPROVED EQUAL. FILL ALL NAIL HOLES WITH NAILS AS SPECIFIED BY THE HANGER MANUFACTURER, UNLESS NOTED OTHERWISE. THRU-BOLTS AND LAG BOLTS SHALL BE ASTM A307, UNLESS NOTED OTHERWISE. PREDRILL HOLES FOR LAG BOLTS OVER $\frac{3}{8}$ " DIAMETER. EXPOSED HANGERS, AND THOSE ADJACENT TO GROUND OR USED WITH PT LUMBER, USE 'ZMAX' OR HOT DIPPED GALVANIZED CONNECTORS. NOTE THAT STAINLESS STEEL HARDWARE AND FASTENERS MAY BE REQUIRED. SEE WORK NOTES.

ABBREVIATIONS:

A.B.	ANCHOR BOLT
B.P.	BASE PLATE
C.J.	CONSTRUCTION OR CONTROL JOINT
C	CENTER LINE
CLR	CLEAR
CONT.	CONTINUOUS
DIA. Ø	DIAMETER
(E)	EXISTING
EA.	EACH
FTG	FOOTING
GALV.	GALVANIZED
G.W.B.	GYPSUM WALL BOARD
HORIZ.	HORIZONTAL
MAX.	MAXIMUM
MIN.	MINIMUM

NO. OR #	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.H.	OPPOSITE HAND
P.	PLATE
P.T.	PRESSURE TREATED
PWD	PLYWOOD
SIM.	SIMILAR
STL	STEEL
SQR	SQUARE
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W OR W/	WITH



ROOF FRAMING PLAN

1ST FLOOR FRAMING

2ND FOUNDATION PLAN

STRUCTURAL NOTES

QUELLETTE PROJECT No. 18-25B

DRAWN BY: J.O.

CHECKED BY: --

DATE: 8/2/18

SHEET:

S-1



REVISION:

**BRUHN ADDITION
AND REMODEL**

4137 SE LAMBERT ST.
PORTLAND, OR 97202

BUILDING SECTIONS
DETAILS

QUELLETTE PROJECT No. 18-258

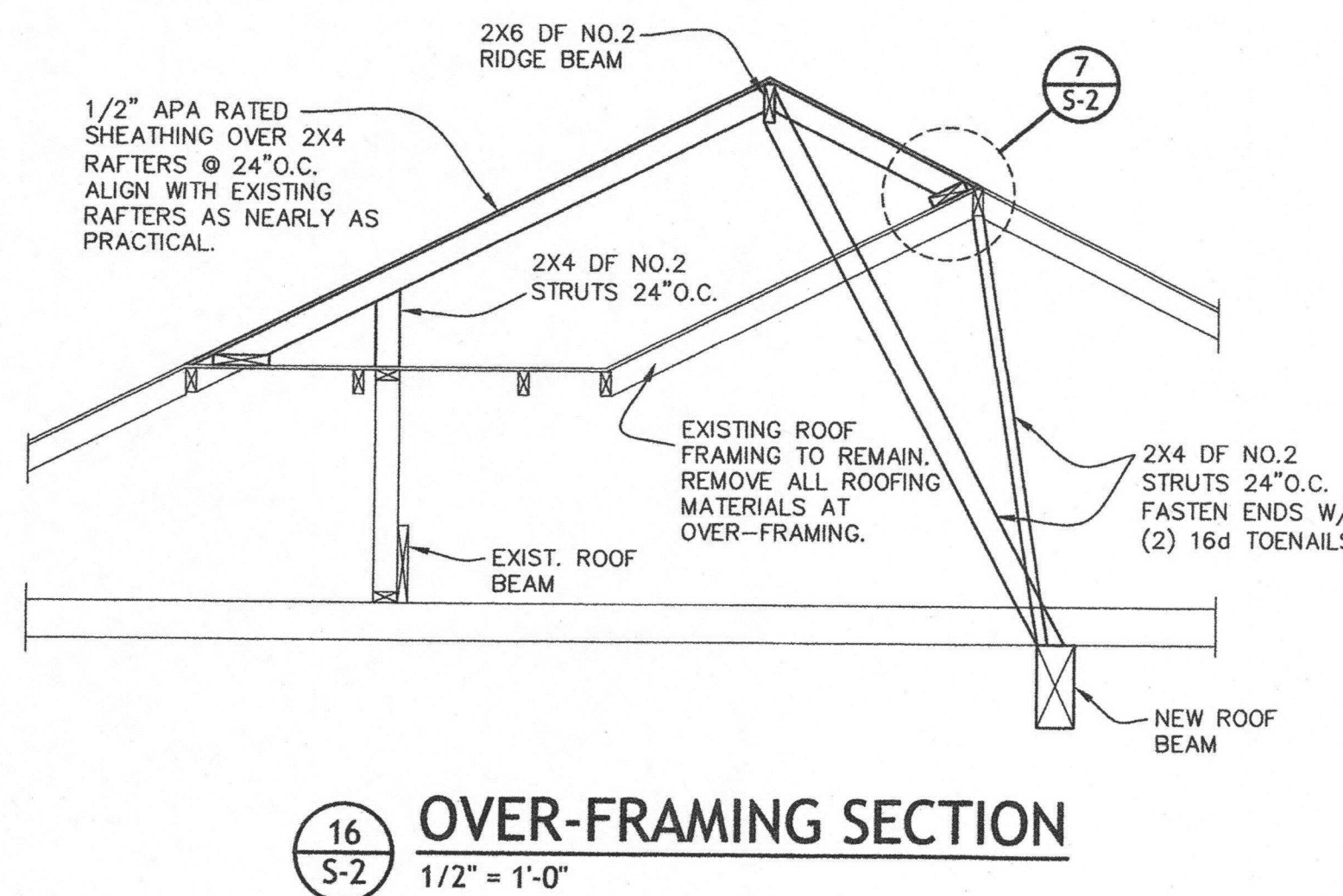
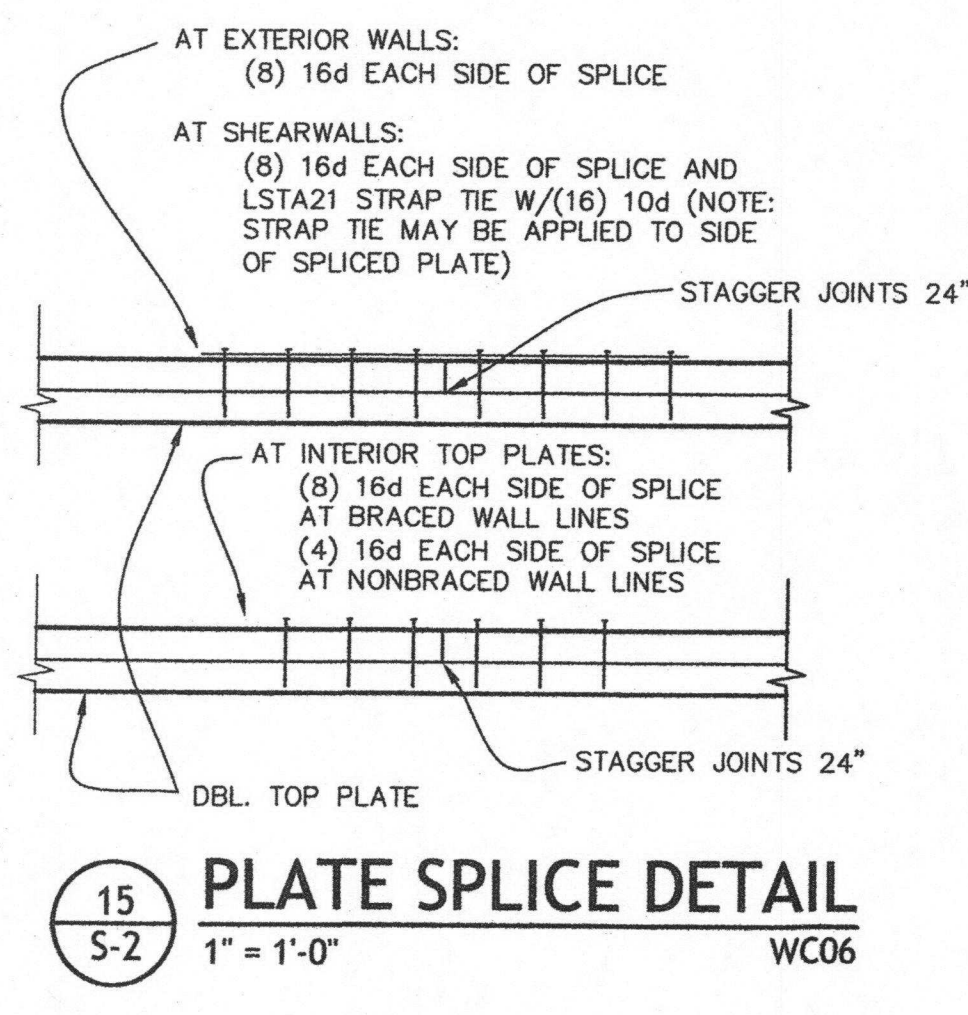
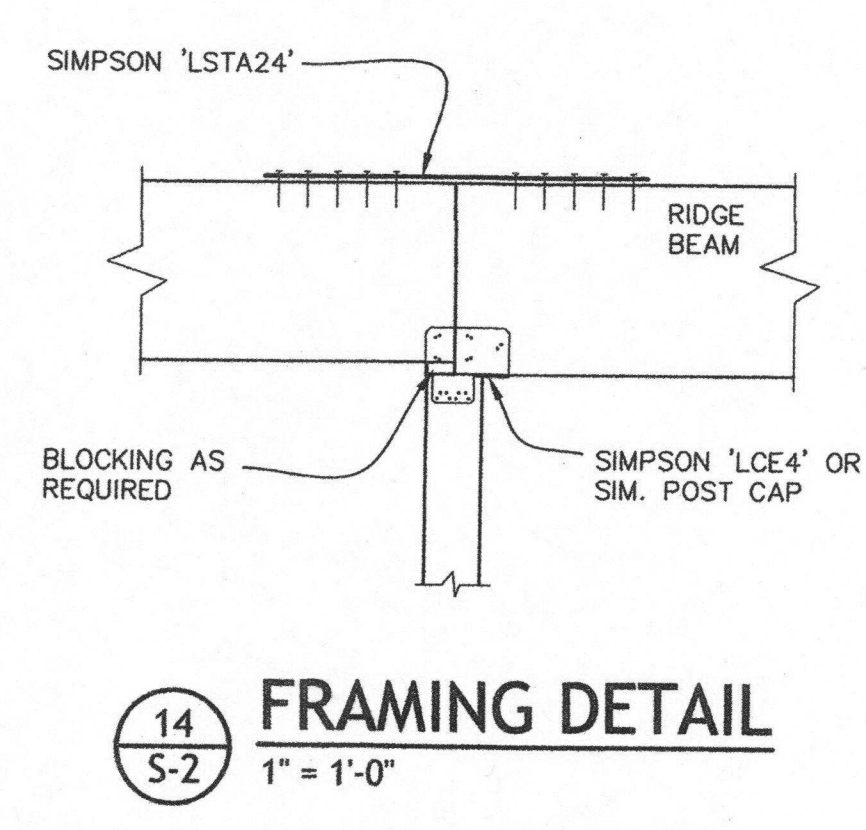
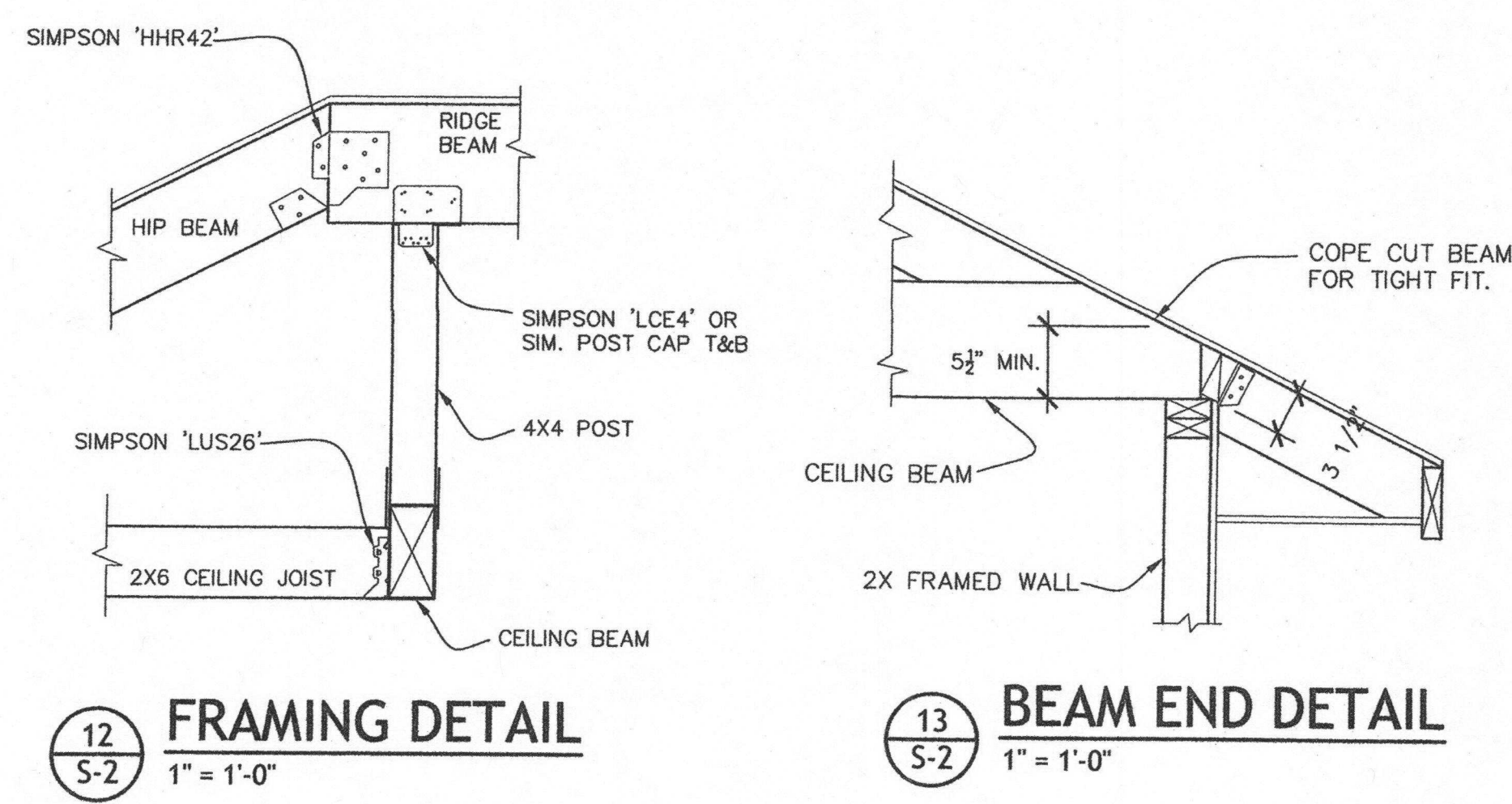
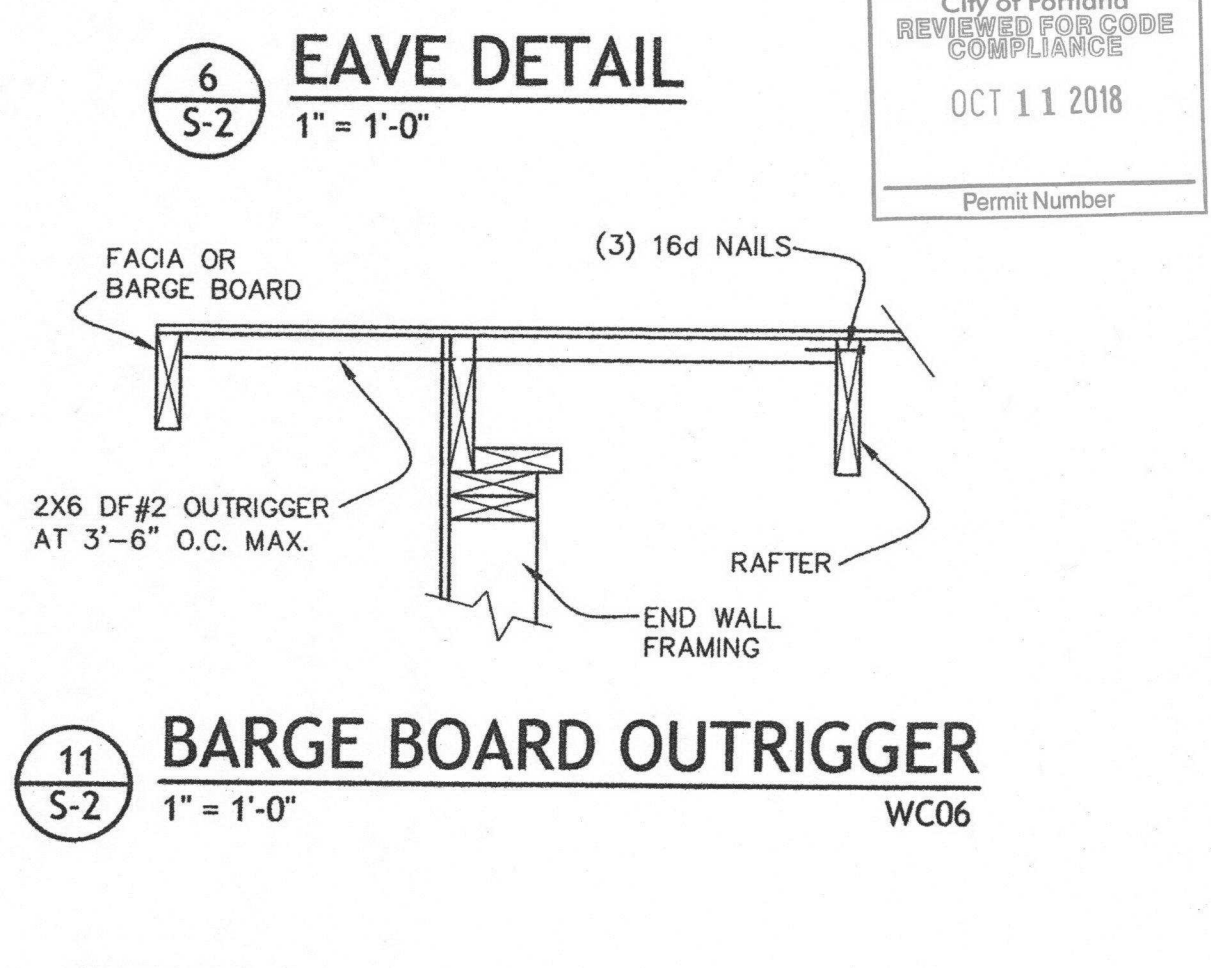
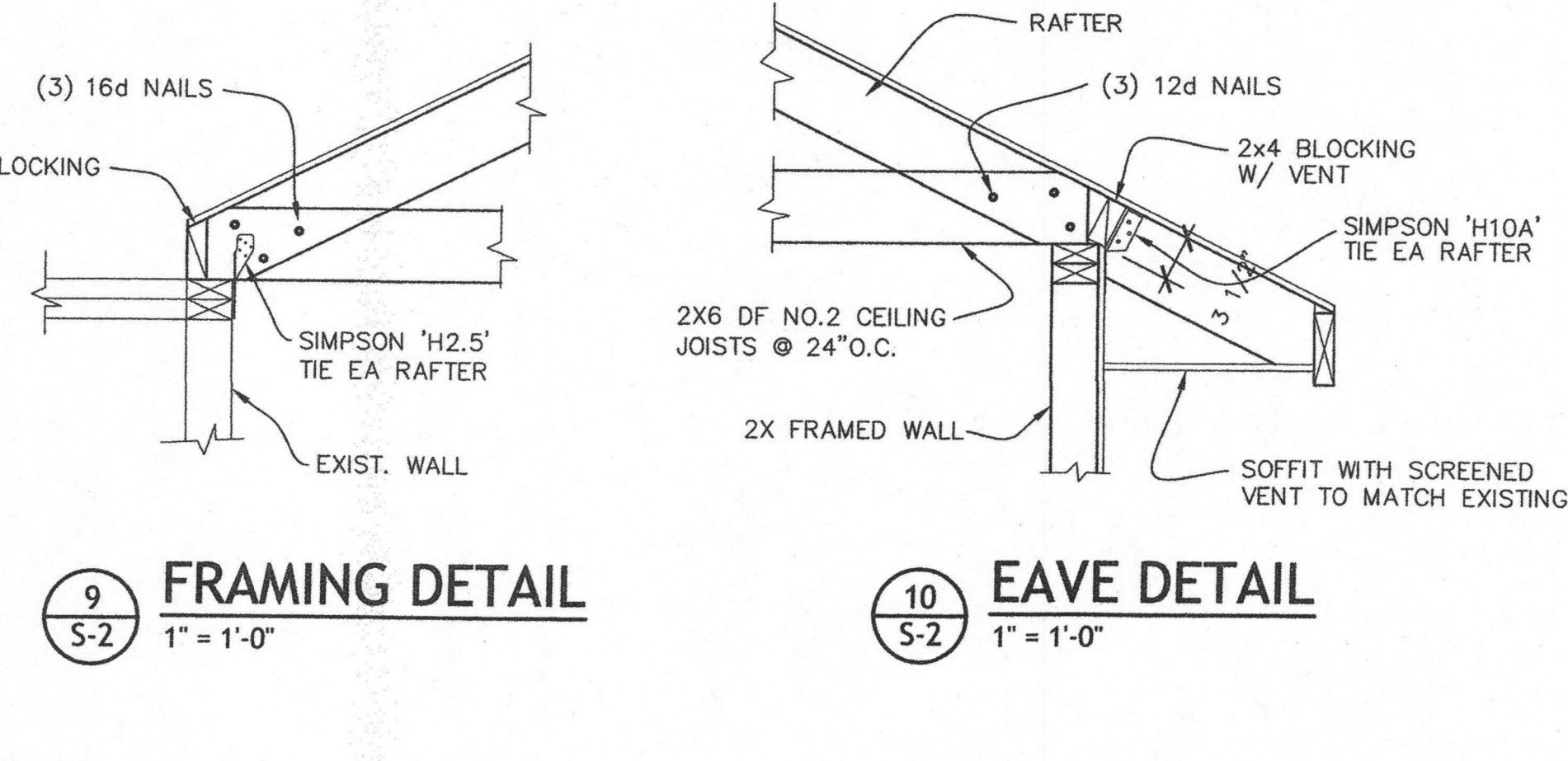
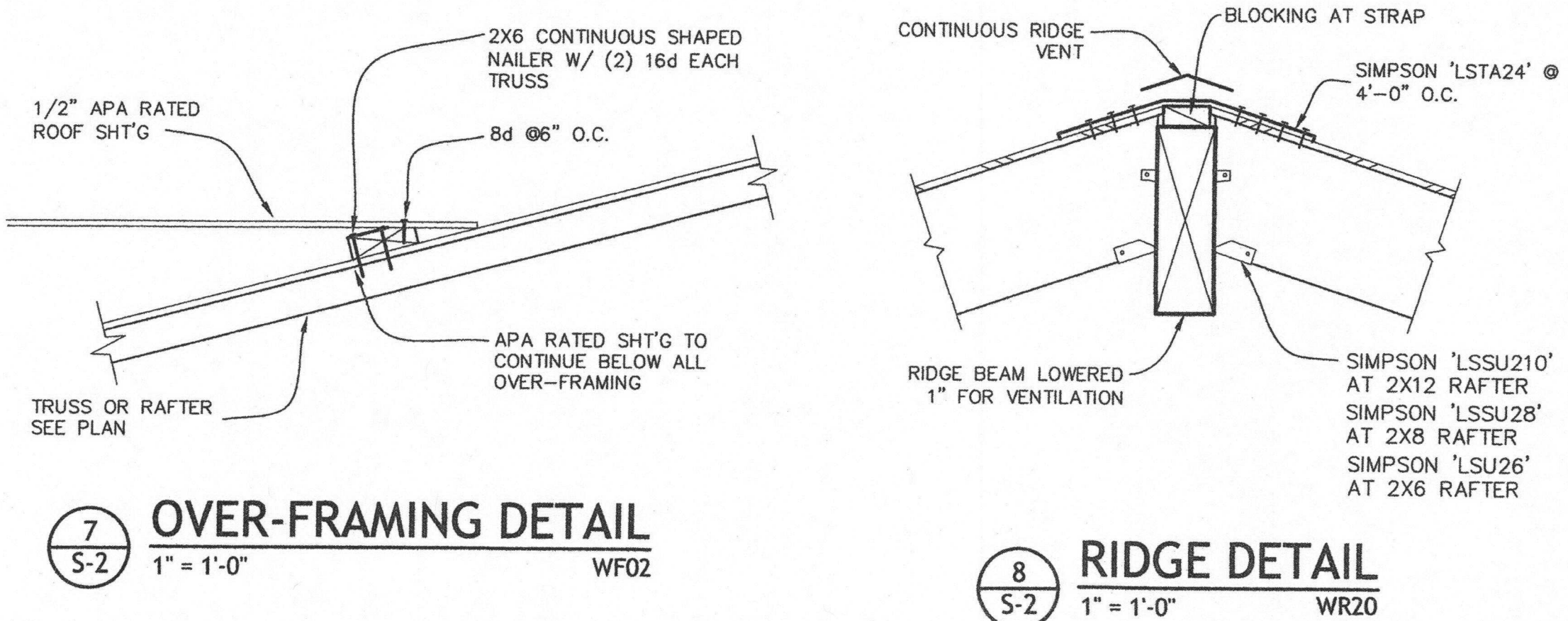
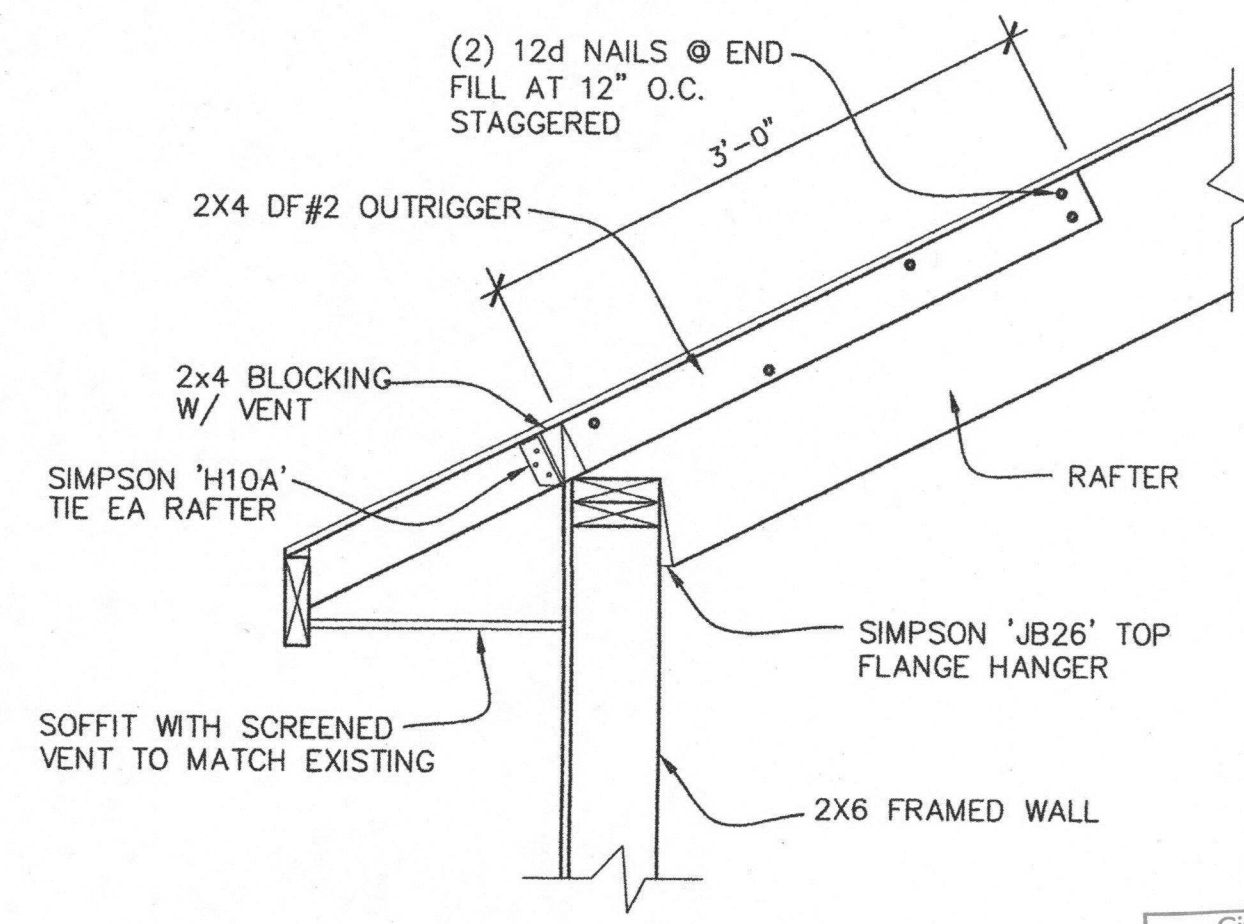
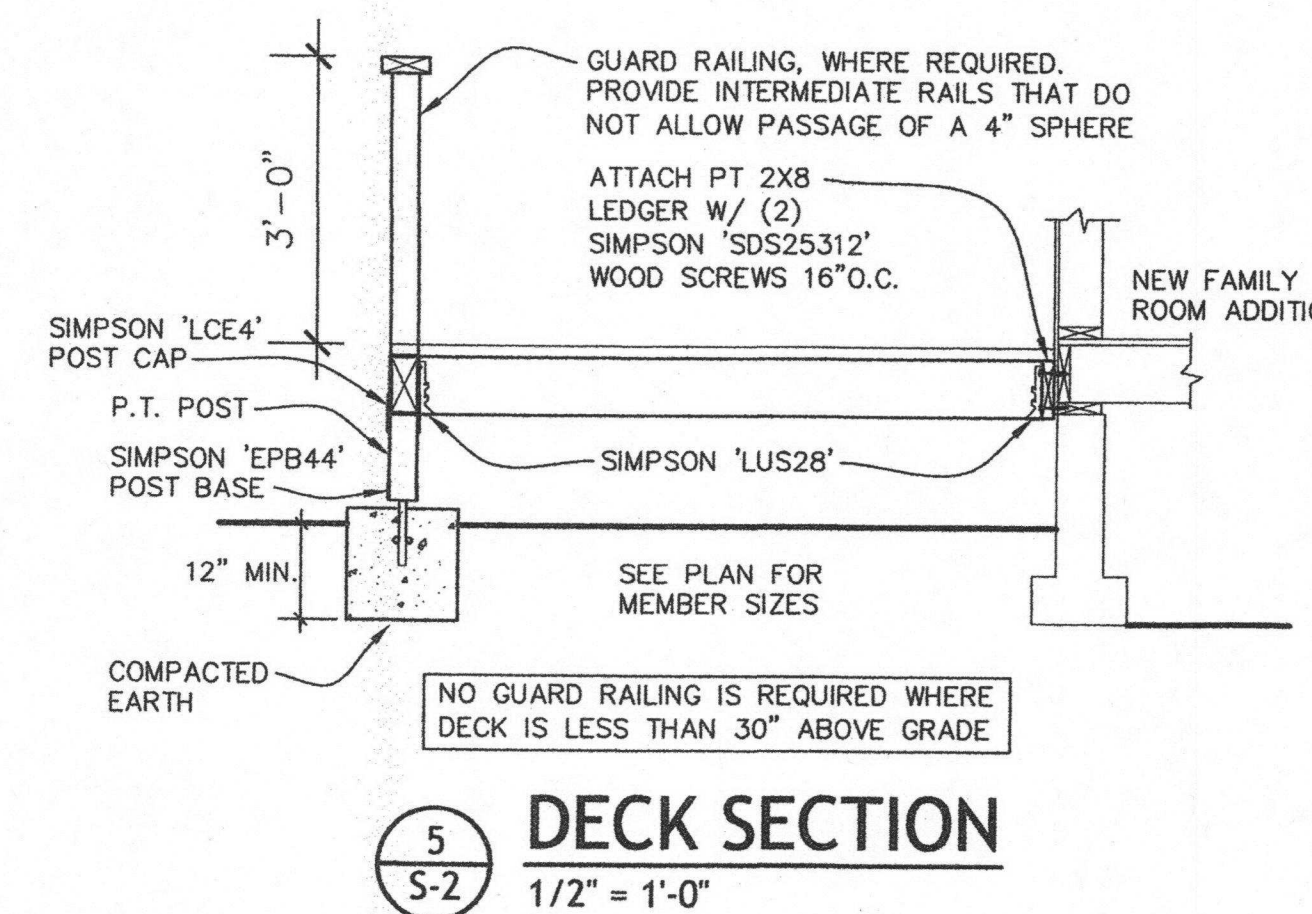
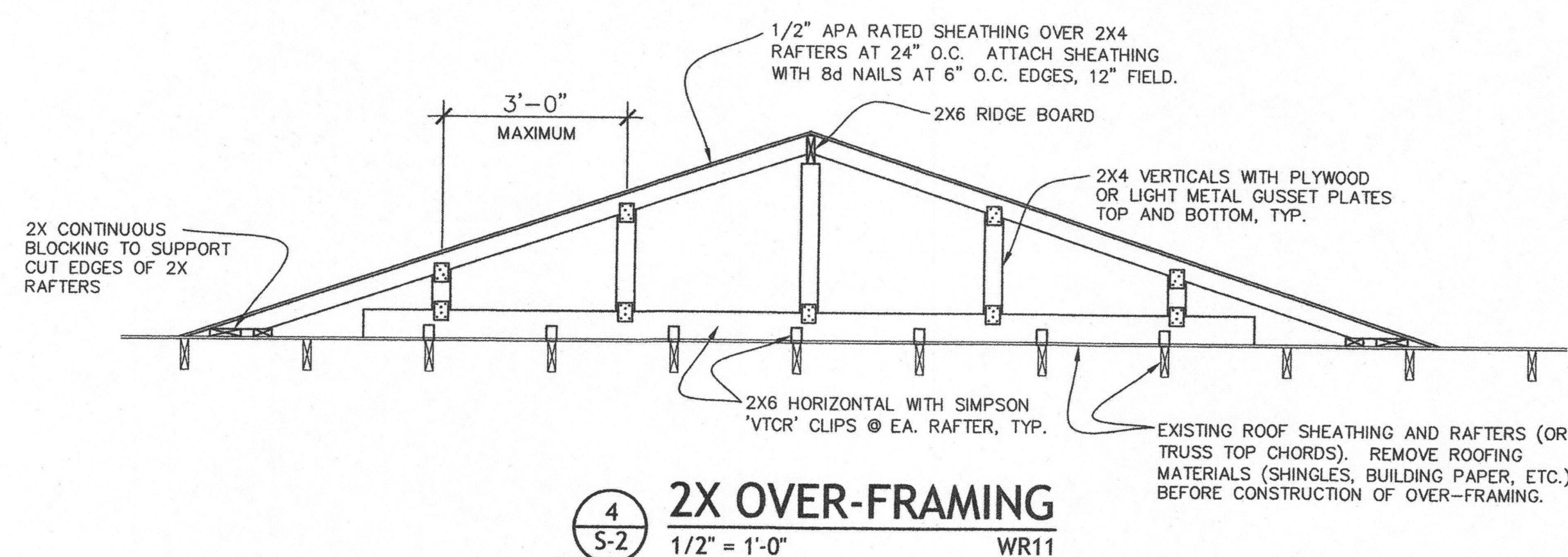
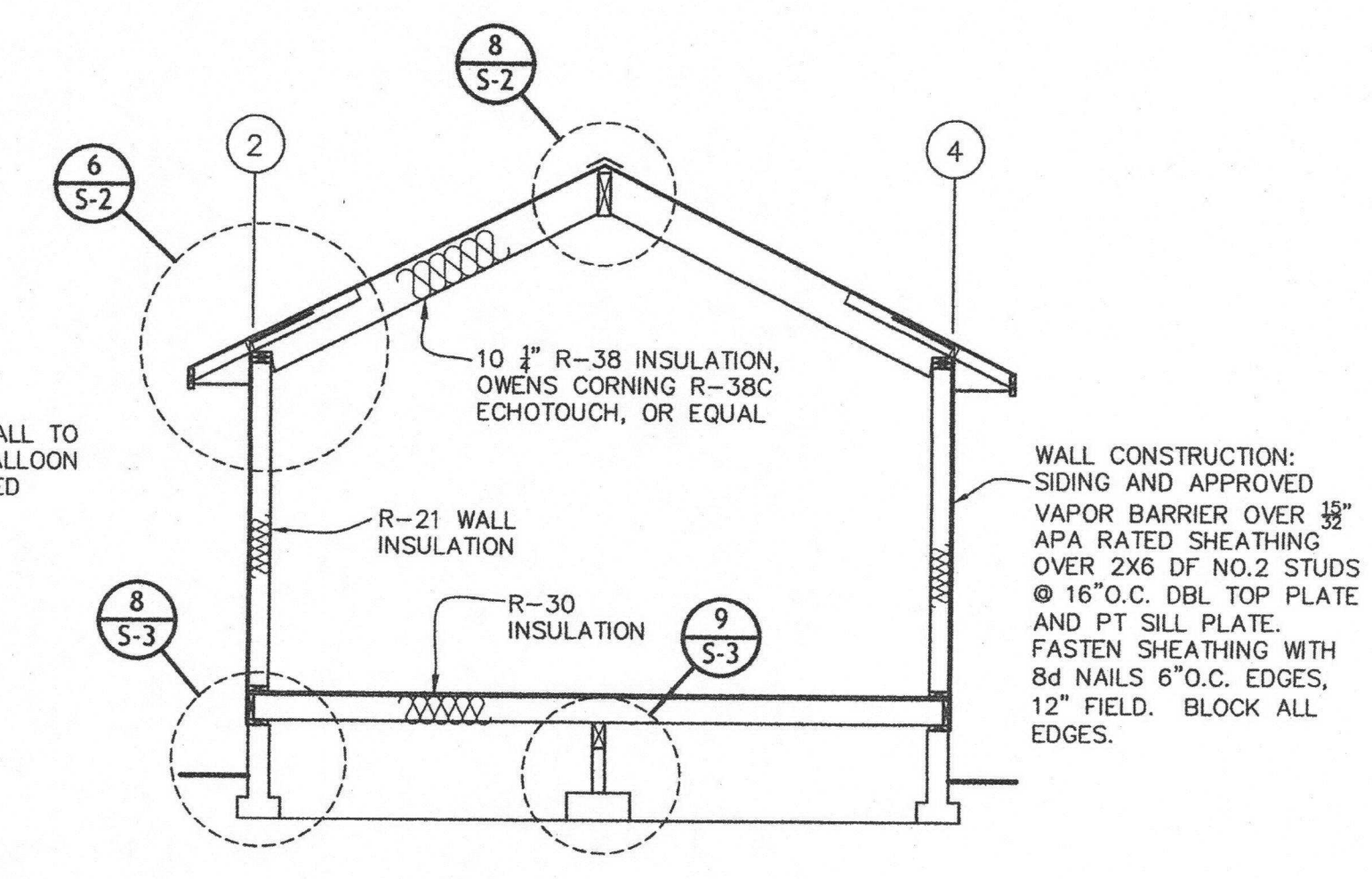
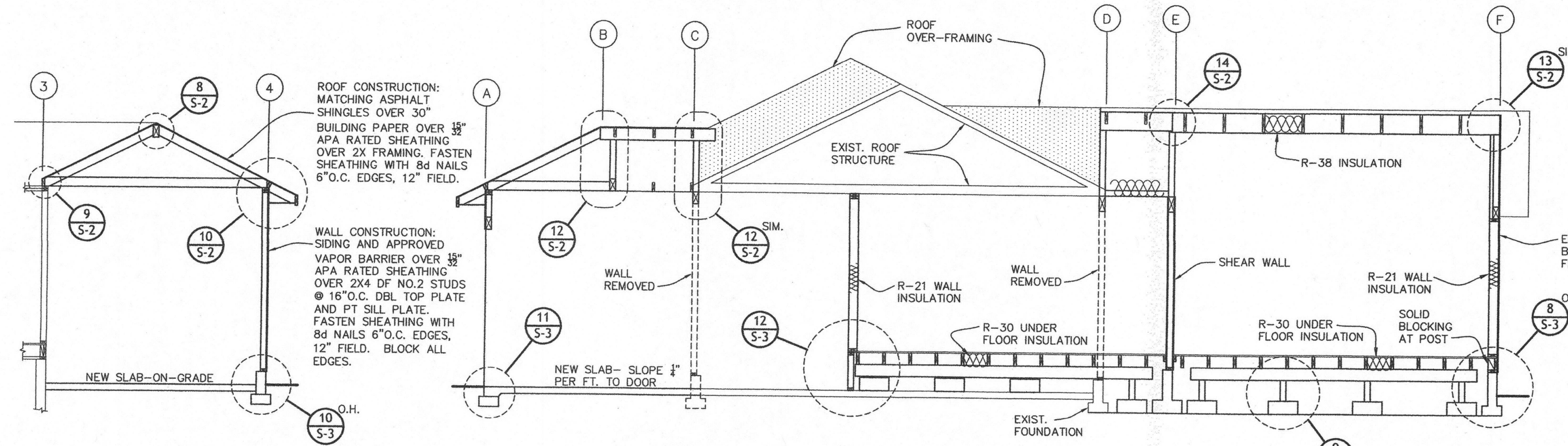
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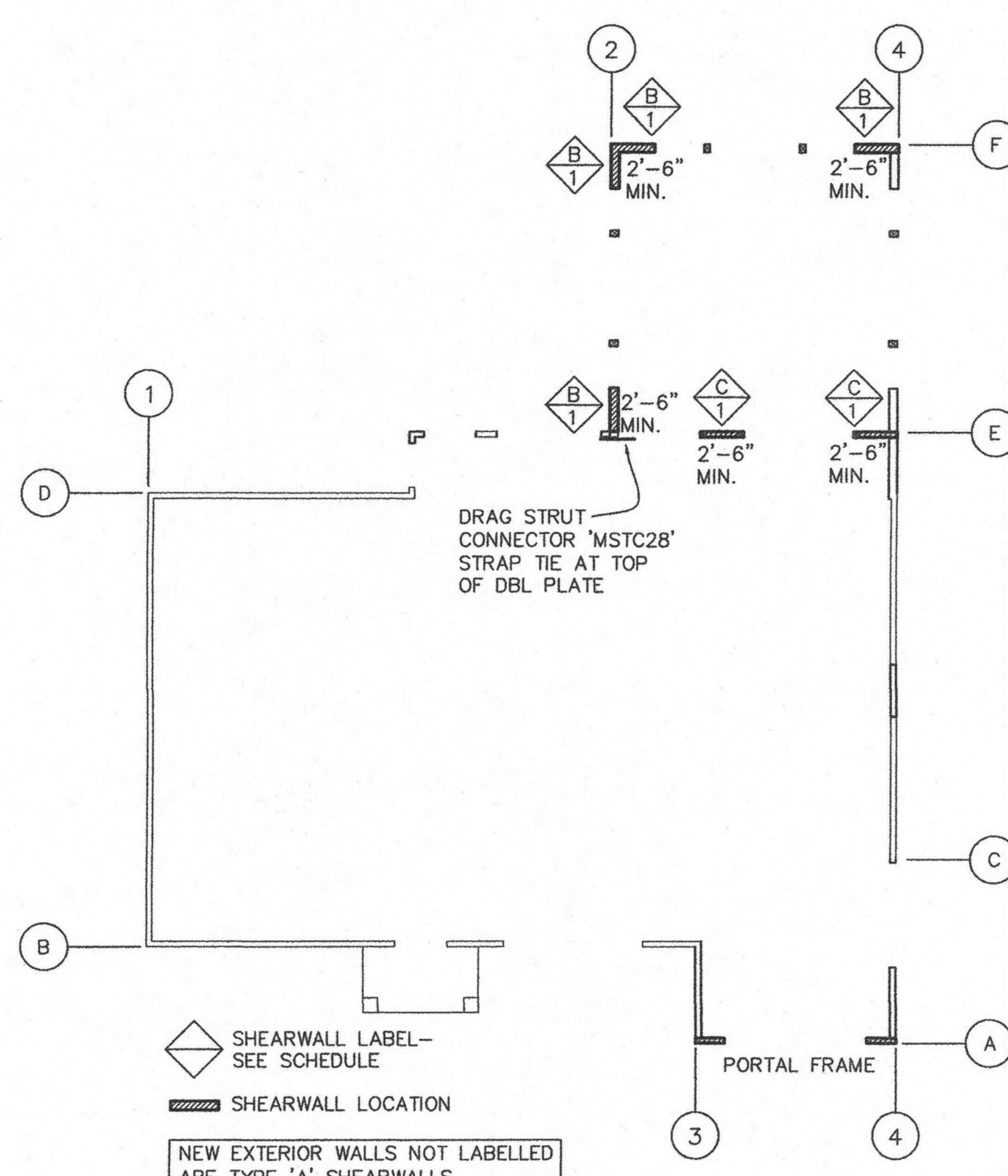
CHECKED BY: ---

DATE: 8/2/18

SHEET:

S-2





1 SHEAR WALL PLAN
 1/8" = 1'-0"

SHEAR WALL SCHEDULE

SHEARWALL LABEL	SHEATHING THICKNESS	NO. SIDES	PANEL EDGE NAILING	SHEAR CAPACITY (PLF)
A	15/32"	1	8d @ 6" O.C.	280
B	15/32"	1	8d @ 3" O.C.	550
C	15/32"	1	10d @ 3" O.C.	665

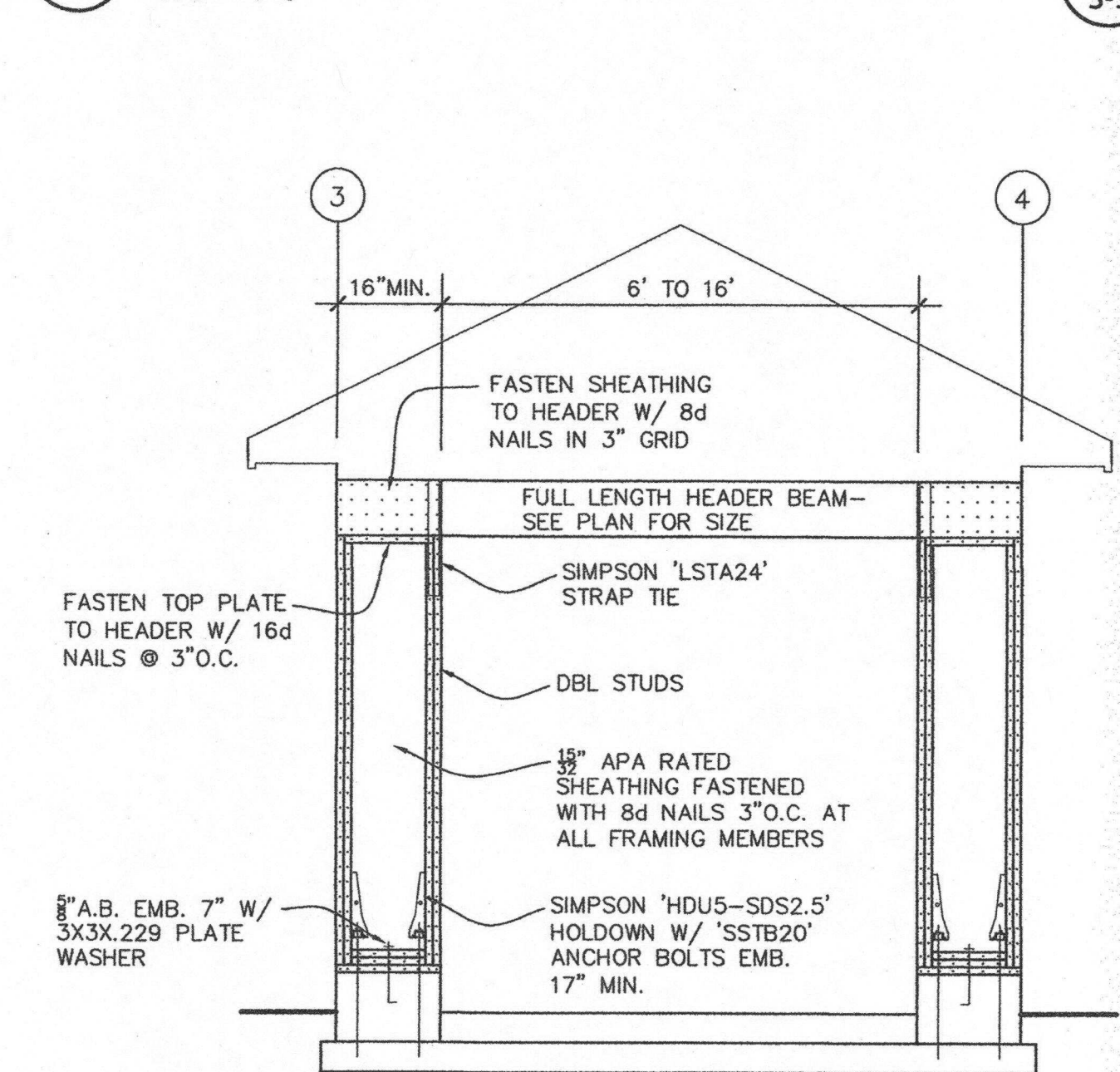
NOTES:
 (1) ALL SHEATHING SHALL BE APA RATED SHEATHING
 (2) FIELD NAIL SPACING 12" O.C.
 (3) BLOCK ALL EDGES WITH 2X FRAMING
 (4) IN SEISMIC DESIGN CATEGORY D WHERE SHEAR DESIGN VALUES EXCEED 350 PLF, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN 3" NOMINAL MEMBER, OR (2) 2X STUDS LAMINATED TOGETHER WITH 12d NAILS AT 4" O.C. STAGGERED FULL HEIGHT OF STUD.
 (5) NAILS TO BE COMMON HOT-DIPPED GALVANIZED.

HOLDOWN SCHEDULE

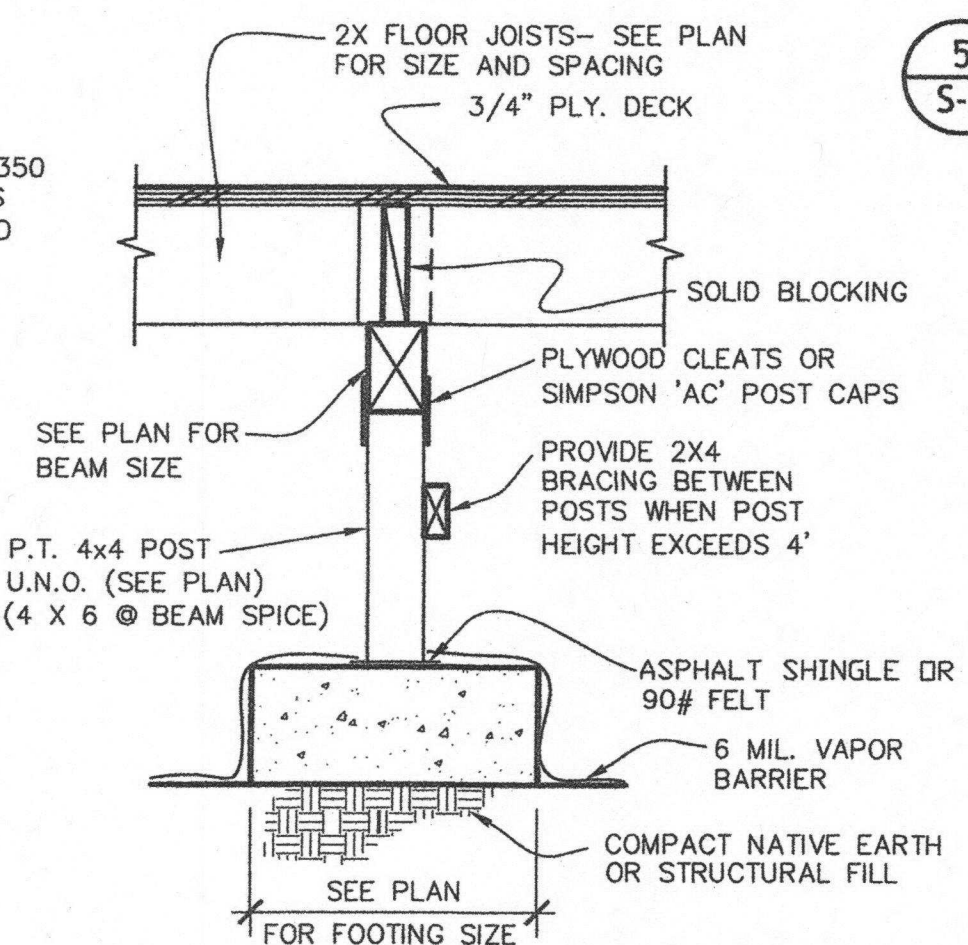
HOLDOWN LABEL	LABEL	UPLIFT CAPACITY	ANCHOR BOLT
-	NO HOLDOWN REQUIRED		
1	HDU5-SDS2.5	4040	5/8" SSTB20
2			
3			

NOTES:
 (1) HOLDOWNS AND ANCHOR BOLTS ARE SIMPSON OR EQUAL (U.N.O.)
 (2) HOLDOWN CONNECTS TO DBL 2X STUD, U.N.O. LAMINATE DBL STUD W/ 12d NAILS @ 6" O.C. STAGGERED FULL HEIGHT OF STUD.
 (3) ANCHOR BOLTS ARE SIMPSON OR EQUAL (U.N.O.)
 (4) ALL HOLDOWN POSTS ARE TO BE CONTINUOUS FROM SILL PLATE TO DBL TOP PLATE OF WALL. DO NOT DISCONTINUE AT WINDOW HEADER.

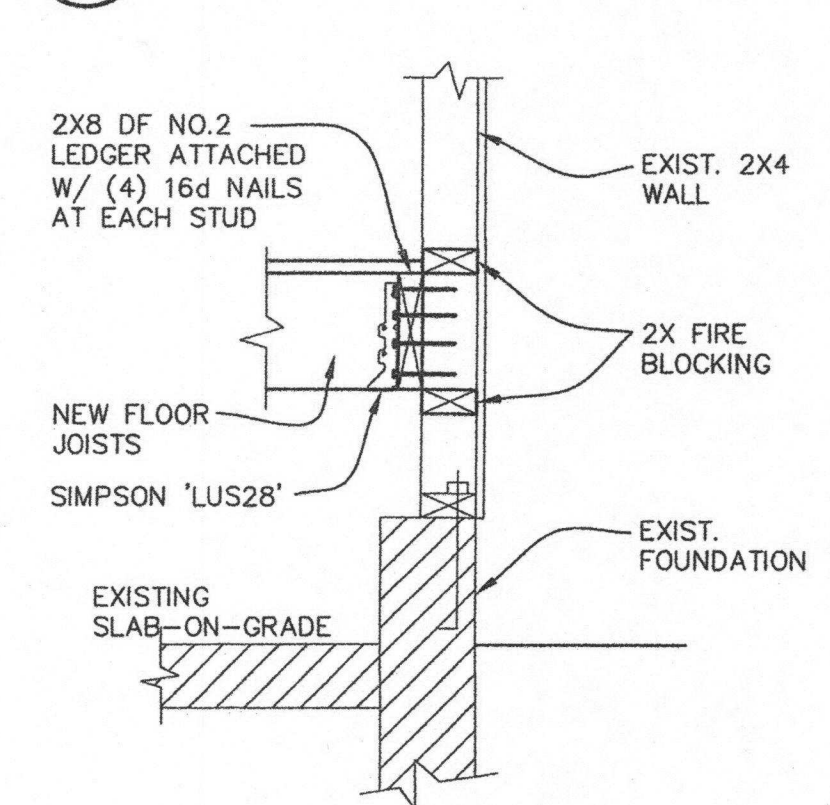
2 GRID LINE E SHEAR WALL
 1/8" = 1'-0"



5 GRID LINE A SHEAR WALL
 3/8" = 1'-0"

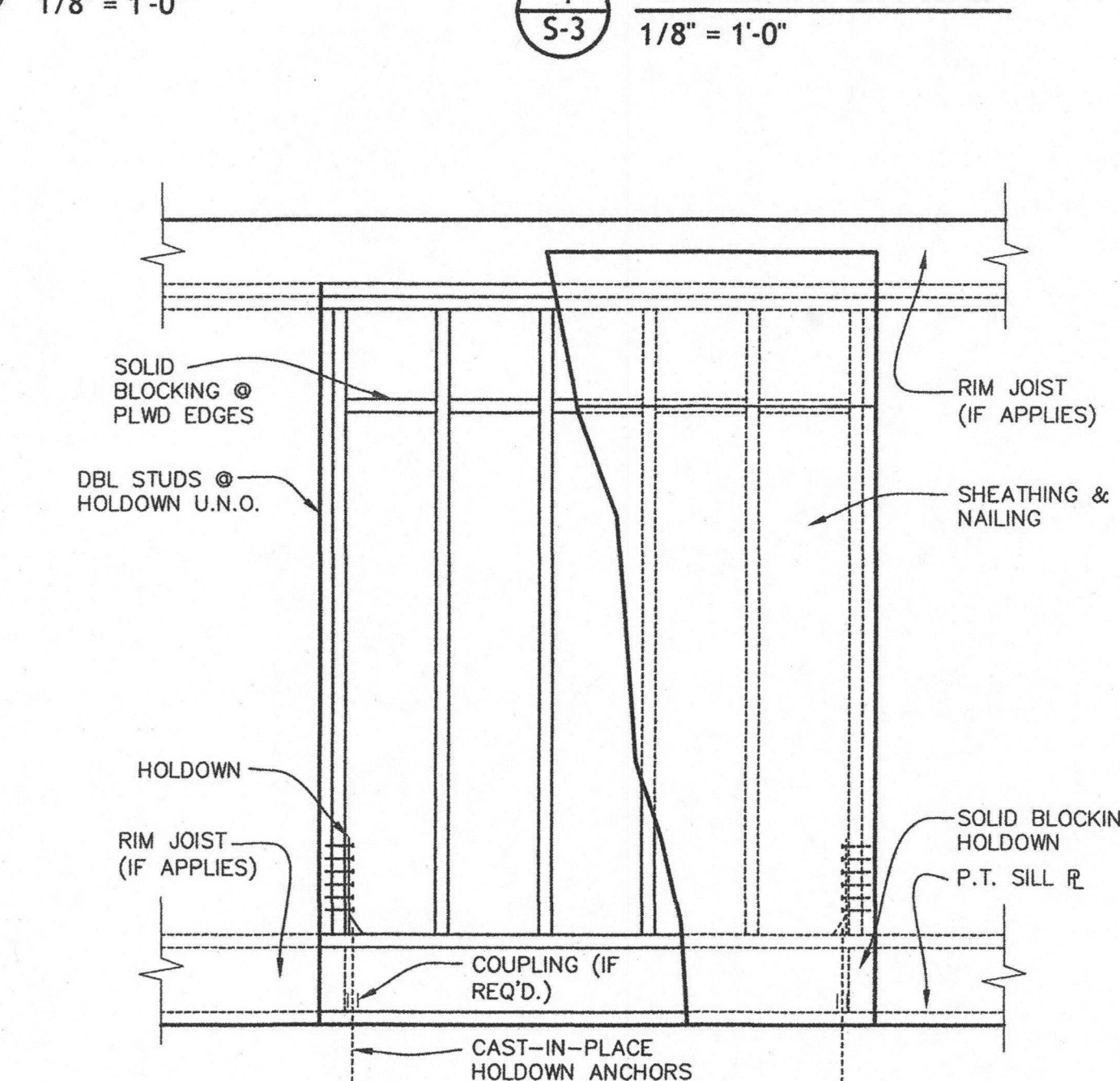


9 TYP. POST FOOTING
 1" = 1'-0" CF05

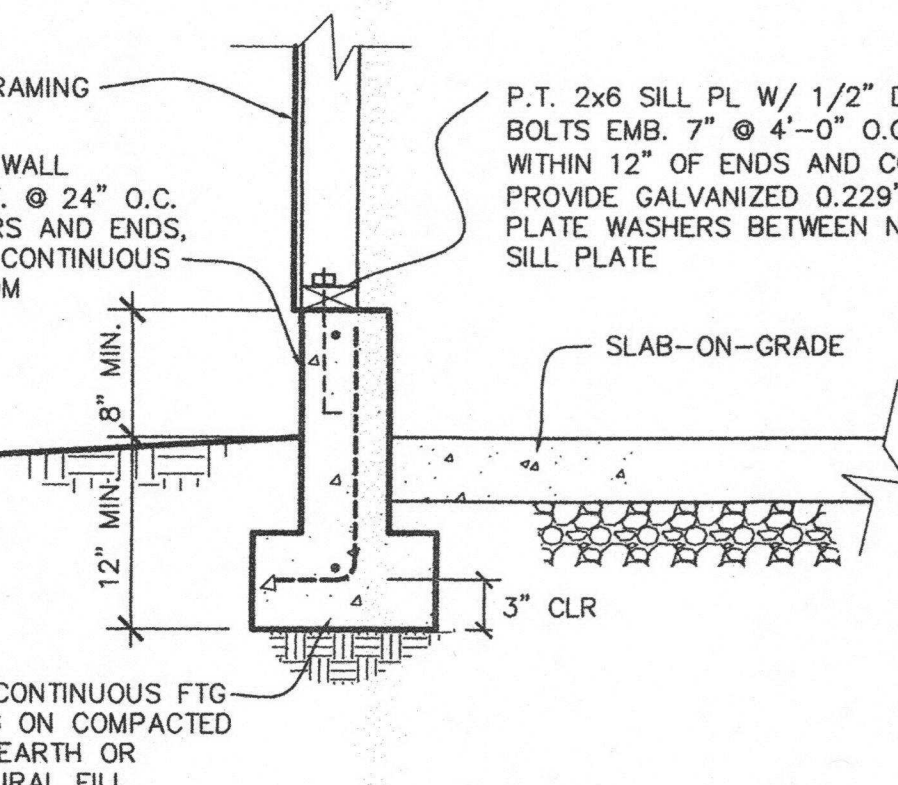


14 FRAMING DETAIL
 1" = 1'-0"

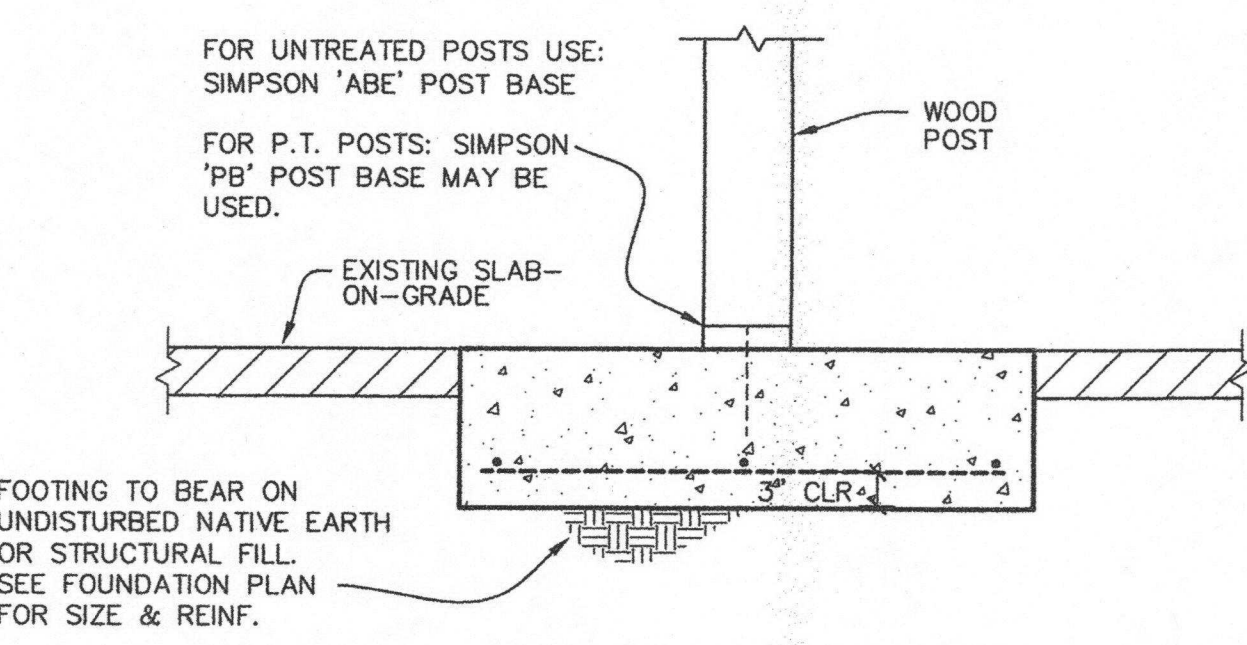
3 GRID LINE F SHEAR WALL
 1/8" = 1'-0"



6 TYP. SHEARWALL ELEVATION
 1/2" = 1'-0" (REFER TO SHEARWALL PLANS & SCHEDULES FOR SIZES)

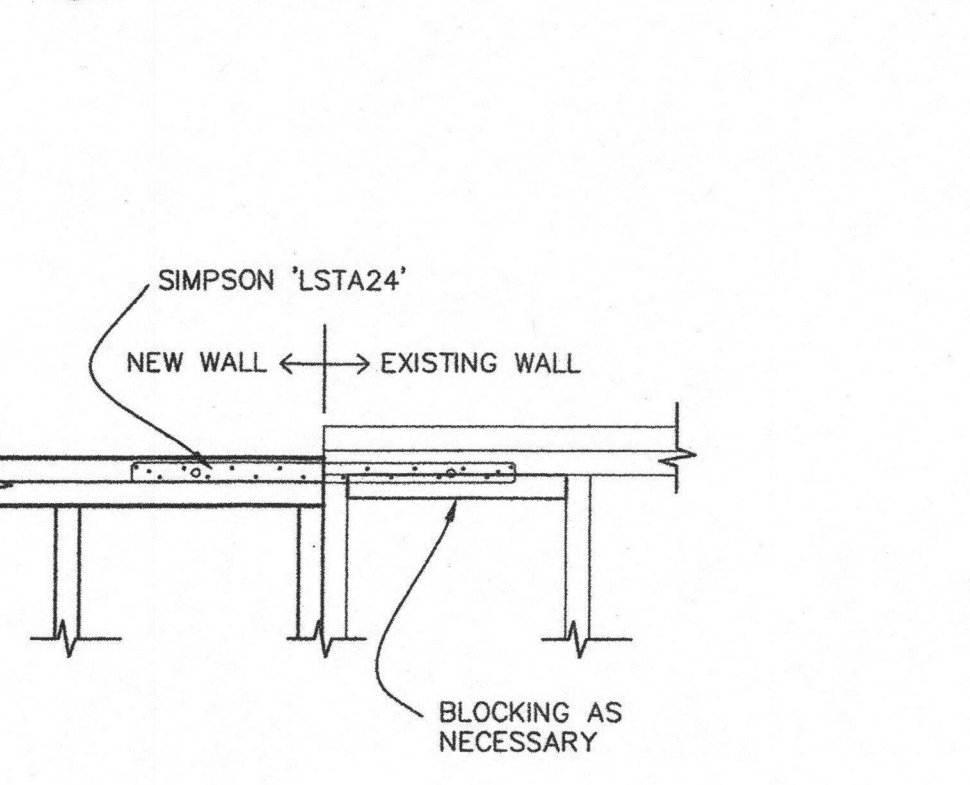


10 GARAGE FOUNDATION
 1" = 1'-0"



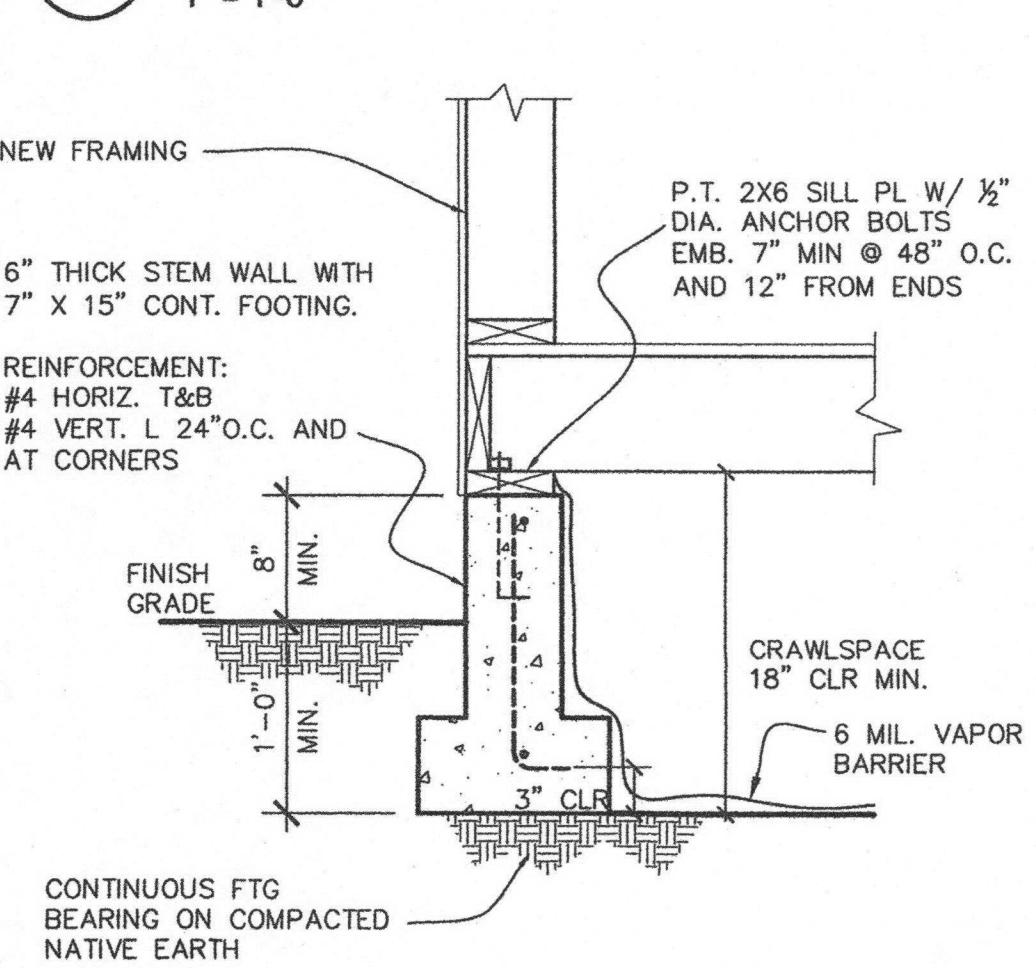
15 FOOTING DETAIL
 1" = 1'-0" CF01.5

11 FOOTING AT GARAGE DOOR
 N.T.S. CF32

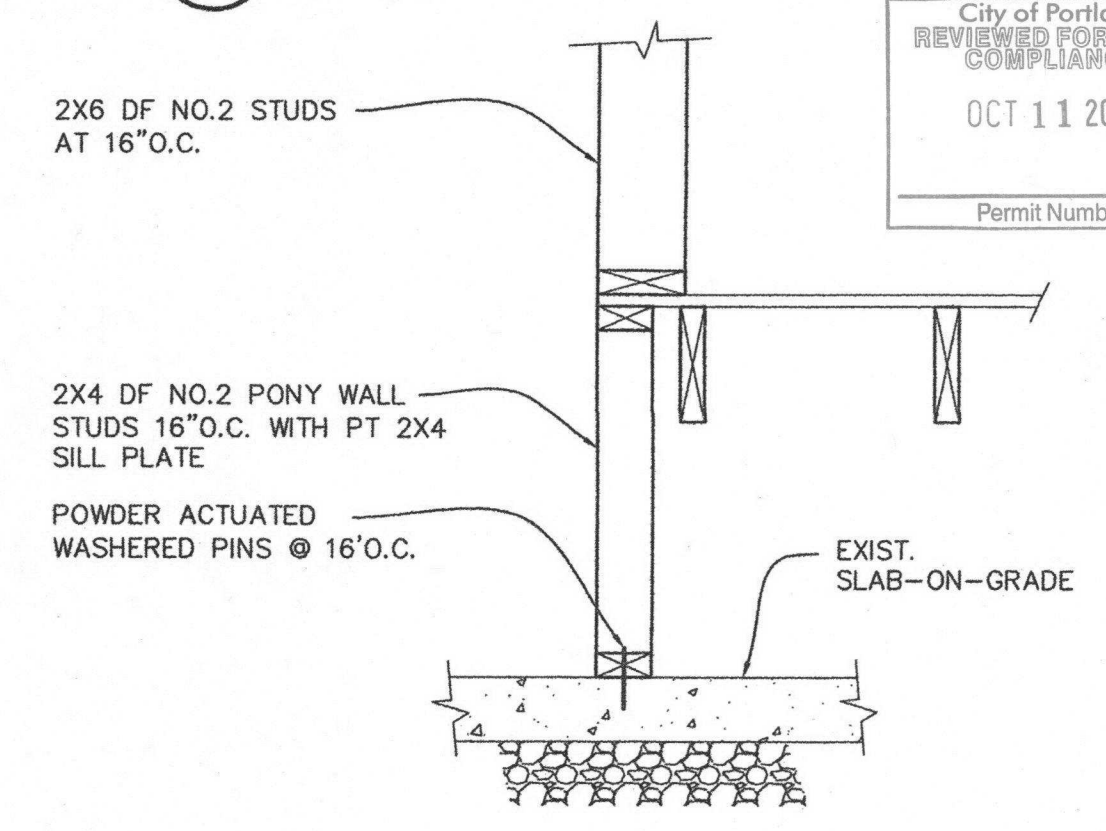


16 PLATE SPLICE DETAIL
 1" = 1'-0" WC06

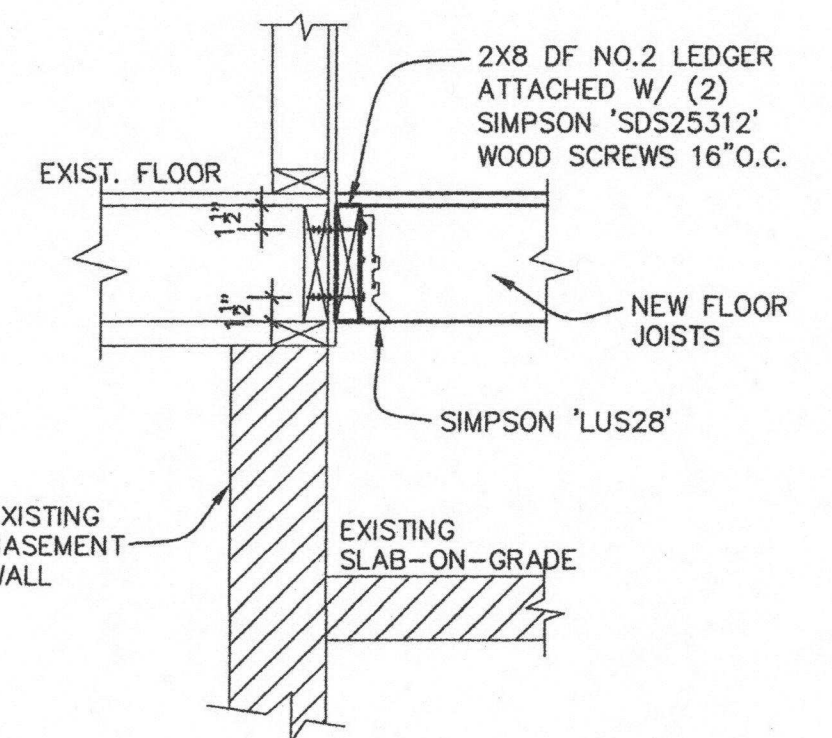
7 NEW TO OLD FOUNDATION CONNECTION
 1" = 1'-0"



8 TYPICAL FOOTING
 1" = 1'-0"

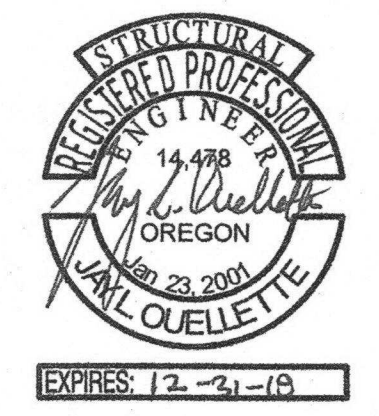


12 FRAMING DETAIL
 1" = 1'-0"



13 FRAMING DETAIL
 1" = 1'-0"

City of Portland
 REVIEWED FOR CODE COMPLIANCE
 OCT 11 2018
 Permit Number



REVISION:

BRUHN ADDITION AND REMODEL

4137 SE LAMBERT ST.
 PORTLAND, OR 97202

SHEAR WALL PLAN
 SCHEDULES
 DETAILS

OUELLETTE PROJECT No. 18-25B

DRAWN BY: J.O.

CHECKED BY: ---

DATE: 8/2/18

SHEET: