

5028 SW PASADENA ST.

REV-01 RS07-146926

RS.07.146926 REV.01.

E

APR 24 2008  
MICROFILMED

14



CITY OF  
**PORTLAND, OREGON**  
BUREAU OF DEVELOPMENT SERVICES  
1900 SW 4th Ave., Suite 5000  
Portland, OR 97201



**RESIDENTIAL 1 & 2 FAMILY PERMIT**

07-146926-REV-01-RS

Site Address: 5028 SW PASADENA ST

Issued: 4/3/08

|                                                                                                                                                                                                                                  |                  |                      |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------|-------------|
| <b>PROJECT INFORMATION</b>                                                                                                                                                                                                       |                  | Occ. Group           | Const. Type |
| Single Family Dwelling                                                                                                                                                                                                           | New Construction | R-3, U               | V-E V-B     |
| Project Description: REVISION TO SOUTH AND EAST FOUNDATION WALLS TO RETAIN LESS THAN 4 FT OF BACKFILL, ADD FRAMING DETAIL TO SUPPORT SUBFLOOR AT RAISED FOUNDATION WALL, REVISE CRAWLSPACE VENTILATION BY ADDING MECHANICAL FAN. |                  |                      |             |
| <b>APPLICANT</b> TONY KOACH CONSTRUCTION *ANTHONY PAUL KOACH*                                                                                                                                                                    |                  | Phone (503) 417-1709 |             |
| <b>PROPERTY OWNER</b> PASADENA PROPERTIES LLC                                                                                                                                                                                    |                  | Phone                |             |
| <b>CONTRACTOR</b> LARSEN FIRE PROTECTION INC                                                                                                                                                                                     |                  | Phone                |             |

| Project Details                         |                       | Project Details                     |                     |
|-----------------------------------------|-----------------------|-------------------------------------|---------------------|
| Code Edition                            | IRC - 2003            | Construction Type 4                 |                     |
| Final adj to ICC Value reason - Display | Calculated via Tables | GIS Update Flag                     | 07/16/07            |
| Number of Stories                       | 3                     | On-Site Stormwater Facility         | Flow-through plante |
| Sprinkler System Required?              | Yes                   | Square Footage - Occ 1              | 1803                |
| Square Footage - Occ 2                  | 254                   | Total Square Footage - Display Only | 2057                |
| Valuation at Issuance                   | 178965                | Water District                      | Portland Water Bure |
| Zoning Enforcement Agency               | Portland              |                                     |                     |

**PAID**

This permit expires if, at any time, 180 days pass without an approved inspection. If you are not able to obtain an inspection approval within 180 days, you may request a one-time only extension of 180 days by calling 503-823-4172.

503-823-4172 **PORTLAND**

**BEFORE YOU DIG**

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0080. You may obtain copies of the rules by calling the center. (Note) the telephone number for the Oregon Utility Notification Center is 1-800-392-2344.

**CITY CONTACT**

E-Mail:

Phone:

Fax: (503) 823-4172

**INSPECTION REQUEST  
PHONE NUMBERS**

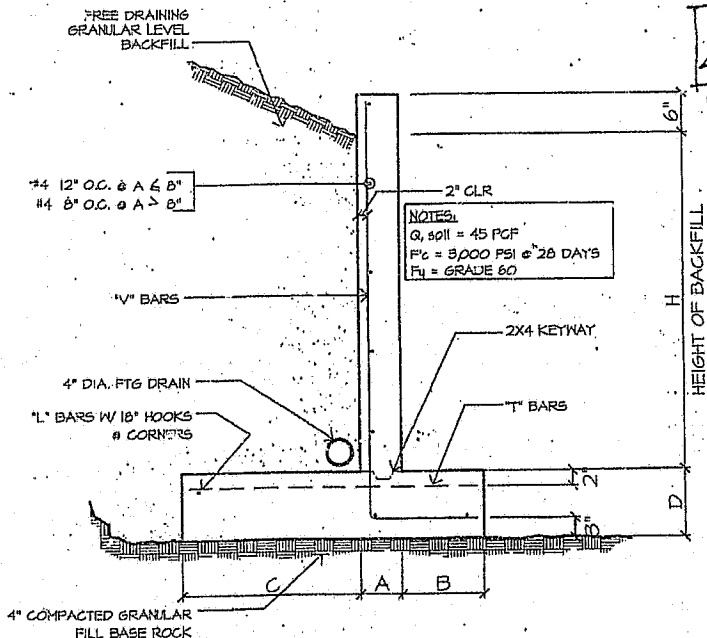
Building/Trade Inspections - Call Before 6:00 AM:

(503) 823-7000

TDD: (503) 823-6868

**IVR Inspection Request  
Number:**

2687594



RW1  
4-1-08

PASADENA  
LOT 1



# RETAINING WALL SCHEDULE

| H (FT) | A  | B     | C      | D   | "V" BARS | "T" BARS | "L" BARS |
|--------|----|-------|--------|-----|----------|----------|----------|
| 4'-0"  | 8" | 8"    | 1'-10" | 12" | #4 @ 18" | #4 @ 18" | (2) #4   |
| 5'-0"  | 8" | 1'-0" | 2'-0"  | 12" | #4 @ 18" | #4 @ 18" | (3) #4   |
| 7'-0"  | 8" | 1'-0" | 3'-6"  | 12" | #4 @ 12" | #4 @ 12" | (6) #4   |
| 9'-0"  | 8" | 2'-0" | 4'-10" | 15" | #5 @ 10" | #5 @ 10" | (7) #4   |
| 11'-0" | 8" | 2'-0" | 6'-4"  | 15" | #6 @ 6"  | #6 @ 6"  | (8) #4   |

RW1

RETAINING WALL

RW4A45\_NOSLAB

SCALE: 3/4" = 1'-0"

# Sherman Engineering, Inc.

1410 NW Kearney #517

Portland, Oregon 97209

(503)230-8876 (503) 226-4745 fax

RW I

4-1-08

| JOY KOACH ARCHITECT        | COEFF | EQUIV  | SOIL | EQUIV | SURCH | VERT |
|----------------------------|-------|--------|------|-------|-------|------|
| PASADEN                    | FRIC  | ACTIVE | WT   | PASS  |       | LOAD |
| FILE: RW4A 45psf NoSlab.XI | 0.45  | 45     | 110  | 250   | 0     | 200  |

## Wall Specs

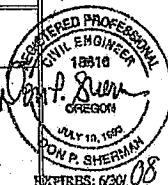
| WALL  | PASS | WALL  | TOE  | HEEL | FTG   | FTG   | TPC   | TOTAL |
|-------|------|-------|------|------|-------|-------|-------|-------|
| HT    | HT   | THICK |      |      | THICK | WIDTH | THICK | WT    |
| 4.00  | 0.00 | 0.67  | 0.67 | 1.83 | 1.00  | 3.17  | 15.00 | 1883  |
| 5.00  | 0.00 | 0.67  | 1.00 | 2.00 | 1.00  | 3.67  | 16.00 | 2353  |
| 7.00  | 0.00 | 0.67  | 1.00 | 3.50 | 1.00  | 5.17  | 21.00 | 4370  |
| 9.00  | 0.00 | 0.67  | 2.00 | 4.83 | 1.25  | 7.50  | 26.25 | 7292  |
| 11.00 | 0.00 | 0.67  | 2.00 | 6.33 | 1.25  | 9.00  | 31.25 | 10652 |
| 13.00 | 0.00 | 1.00  | 3.00 | 7.25 | 1.25  | 11.25 | 36.25 | 14627 |
| 15.00 | 0.75 | 1.00  | 3.50 | 8.00 | 1.25  | 12.50 | 41.25 | 18283 |

## Sliding & Overturning

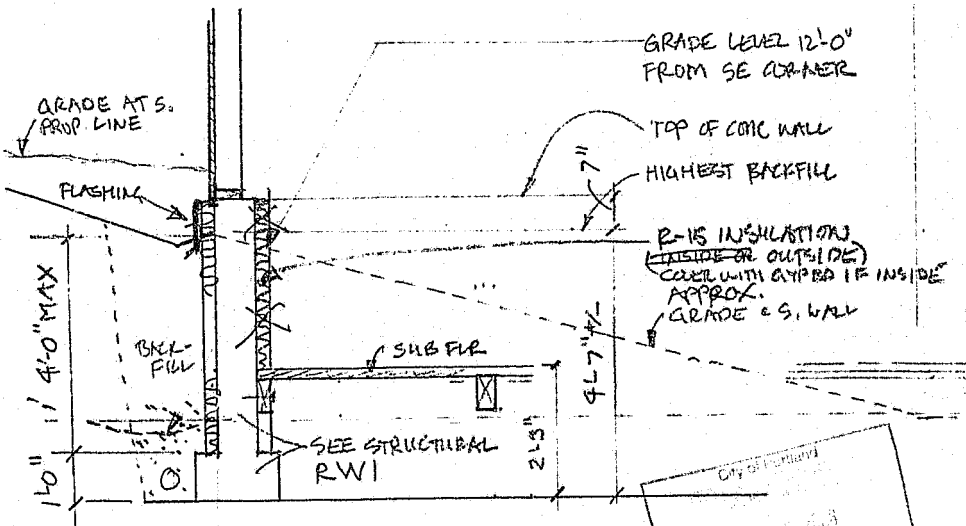
| WALL  | SOIL | SLIDE | MOM    | MOM   | F.S. | Effect | SOIL     | SOIL    |
|-------|------|-------|--------|-------|------|--------|----------|---------|
| HT    | LAT  | F.S.  | RESIST | O.T.  | O.T. | Length | Pressure | P/A+M/S |
| 4.00  | 563  | 1.51  | 3174   | 896   | 3.5  | 3.63   | 1037     | 1015    |
| 5.00  | 685  | 1.55  | 4885   | 1578  | 3.1  | 4.22   | 1116     | 1092    |
| 7.00  | 1315 | 1.50  | 12412  | 3798  | 3.3  | 5.91   | 1478     | 1448    |
| 9.00  | 2169 | 1.51  | 32167  | 7995  | 4.0  | 9.94   | 1467     | 1311    |
| 11.00 | 3181 | 1.51  | 55334  | 13706 | 4.0  | 11.72  | 1817     | 1651    |
| 13.00 | 4374 | 1.50  | 98442  | 21621 | 4.6  | 15.76  | 1857     | 1559    |
| 15.00 | 5441 | 1.51  | 137154 | 31849 | 4.3  | 17.26  | 2116     | 1807    |

## Design Vertical Reinf

| Wall Ht. | MOM       | Mu    | d     | As      | a    | Mcap | Steel             |
|----------|-----------|-------|-------|---------|------|------|-------------------|
| (ft)     | STEM      | K-ft  | (in)  | (sq-in) |      | K-ft | Reinf             |
| 4.0      | 480       | 0.82  | 6.04  | 0.05    | 0.10 | 1.35 | USE #4 @ 48" o.c. |
| 5.0      | 936       | 1.59  | 6.04  | 0.10    | 0.20 | 2.67 | USE #4 @ 18" o.c. |
| 7.0      | 2573      | 4.37  | 6.00  | 0.20    | 0.39 | 5.23 | USE #4 @ 12" o.c. |
| 9.0      | 5468      | 9.28  | 6.04  | 0.37    | 0.73 | 9.45 | USE #5 @ 10" o.c. |
| 11.0     | 9983      | 16.97 | 6.04  | 0.88    | 1.73 | 20.5 | USE #6 @ 6" o.c.  |
| 13.0     | 16473     | 28.01 | 10.00 | 0.88    | 1.73 | 36.2 | USE #6 @ 6" o.c.  |
| 15.0     | 25313     | 43.03 | 10.00 | 1.20    | 2.35 | 47.6 | USE #7 @ 5" o.c.  |
| FTG      | M, resist | Mu    | d     | As      | a    | Mcap |                   |
| 5.0      | 1.1       | 0.8   | 10.0  | 0.05    | 0.1  | 3.4  | USE #4 @ 48" o.c. |
| 5.0      | 1.7       | 1.6   | 10.0  | 0.05    | 0.10 | 2.7  | USE #4 @ 36" o.c. |
| 7.0      | 2.5       | 4.4   | 10.0  | 0.20    | 0.39 | 5.2  | USE #4 @ 12" o.c. |
| 9.0      | 5.8       | 9.3   | 13.0  | 0.37    | 0.73 | 9.5  | USE #5 @ 10" o.c. |
| 11.0     | 7.8       | 17.0  | 13.0  | 0.88    | 1.73 | 20.5 | USE #6 @ 6" o.c.  |
| 13.0     | 11.7      | 28.0  | 13.0  | 0.88    | 1.92 | 36.2 | USE #6 @ 6" o.c.  |
| 15.0     | 15.0      | 43.0  | 13.0  | 1.45    | 2.84 | 90.5 | USE #7 @ 5" o.c.  |

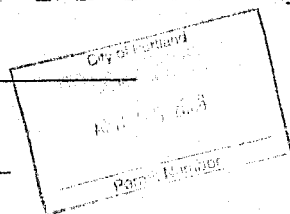


12'-0" +/- PER GRADE REQ'TS.



RETAINING WALL & SE CORNER  
1/2" = 1'-0"

LOT 1 5024 SW PASADENA  
TOM KOACH ARCHT. FIRM

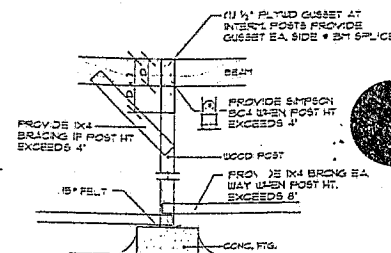
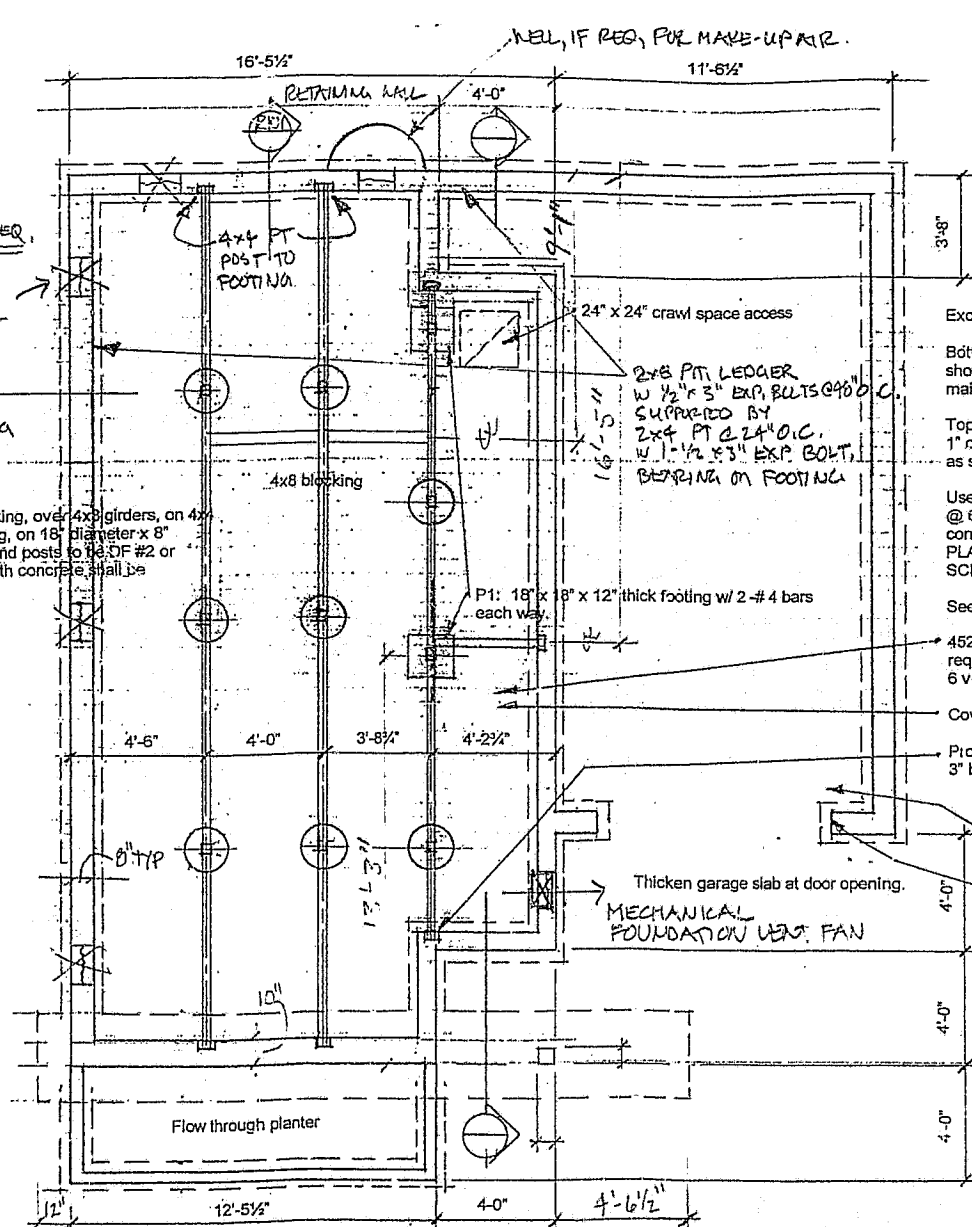


MECH. VENT:  
CRAWL SPACE  
AREA = 480 SF  
 $500 \div 60 = 10 \text{ CFM REQ.}$

DELETE VENT @  
RETAINING WALL

RETAINING  
WALL

groove decking, over 4x8 girders, on 4x  
8 asphalt roofing, on 18" diameter x 8"  
1. Girders and posts to 18" OF #2 or  
in contact with concrete shall be



Excavate min of 18" below all beams and girders.

Bottom of footing at 18" min below grade elevations shown on grading plan. Step footing as required to maintain proper depth.

Top of foundation wall 7" above finish grade (allows 1" overlap of siding). Step top of foundation wall as shown on elevations.

Use 1/2" anchor bolts w/ 7" min embedment in concrete @ 6'-0" o.c. 2 per plate minimum and 12" from ends and corners. NOTE: COORDINATE ANCHOR BOLT PLACEMENT WITH SHEAR WALL HOLD DOWN SCHEDULE. SEE STRUCTURAL.

See structural for concrete foundation details.

452sf crawl space area / 150sf = 434 sq in of vent required. @ 72 square inches per vent, 6 vents required.

Cover entire crawl space w/ 6 mil black vinylsqueen.

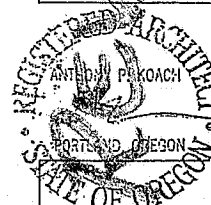
Provide 1/2" air space on 3 sides of all beams w/ 3" bearing.

4" thick concrete slab over 5 mil vapor barrier on min 4" thick compacted crushed rock fill.

Cut foundation wall for 8/0 garage door.

Fluid applied waterproof membrane and drain mat at any foundation wall where finish grade is higher than 4" below level of sub floor.

TONY KOACH  
ARCHITECT  
2301 N.W. Thurman  
Suite K  
Portland, Oregon 97210



14609  
W. Wasadana  
Portland, Oregon  
FOUNDATION PLAN  
1/4" = 1'-0"

Drawing  
A2.4