Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201
More Contact Info (http://www.portlandoregon.gov//bds/article/519984)

APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 20580	**Project Address:** 4415 SW Fairview Blvd
Hearing Date: 7/3/19	**Appellant Name:** Mark Engberg
Case No.: B-004	**Appellant Phone:** 503 416 0139
Appeal Type: Building	**Plans Examiner/Inspector:** Mike Walkiewicz, Amit Kumar, Jason Butler-Brown
Project Type: residential	**Stories:** 2 **Occupancy:** R-1 **Construction Type:** V
Building/Business Name: None	**Fire Sprinklers:** No
Appeal Involves: Alteration of an existing structure	**LUR or Permit Application No.:** 19-183014-RS
Plan Submitted Option: pdf [File 1] [File 2] [File 3] [File 4] [File 5] [File 6]	**Proposed use:** Single Family

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC/16/#2
Requires	The PDOT has supplemental requirments to OSSC/16/#2 for ramps or decks that are adjacent to a public roadway. Under these requirements the ramps or decks need to be designed for live load requirements of AASHTO HS-20. Design should accommodate for Trucks such as Garbage trucks and Moving trucks. See enclosed BDS Code Guide.
Proposed Design	The Project scope is to replace an aging elevated driveway that was built in 1976. The existing structure is comprised of a concrete slab on plywood on 2x8 joists supported by a wood glulam beam which is supported by 4x4 wood columns supported on concrete piers and a concrete retaining wall. The existing elevated driveway is nearing the end of its useful life. The slab and wood section will be removed and replaced. The new replacement design is the same size and shape in plan. It is comprised os a 4 inch Concrete slab on PT Plywood on PT sleeper for slope on PT plywood supported on 4x8 PT joists supported by a steel beam W12x19 which is supported on 4 Inch round steel columns supported by the existing concrete foundation. The new driveway is designed to support 40 psf and a point load of 3,000 lbs. The driveway will also be flashed properly to help maintain its integrity. The existing conditions on the site provide a circular on-grade driveway with two points of entry or exit. The on-grade driveway is long enough and wide enough to accommodate the largest truck, listed in the code, to park and turn around without crossing the elevated driveway section. The elevated driveway is 35.5 feet east of the Fairview Blvd roadway and 15.8 feet from the property line. See enclosed document BCA1.0 and BCS 1.1.
Reason for alternative	

The reason for the alternate is that IF the new elevated friveway is designed for truck loads, we will need to remove and replace the existing concrete footings and retaining wall for both the driveway and existing house. That will potentially put the house and foundation in jeopardy during removal of the existing foundation. This would also require the removal of 2 mature trees adjacent to the driveway. The new design will make the elevated driveway safer in terms of longevity plus was are adding a safety curb to each side of the drive. The access to the house will remain the same. Energy conservation will not change Large truck and fire apparatus access is currently already in place on the existing circular on-grade driveway.

APPEAL DECISION

Replacement of existing elevated driveway with reduction in minimum required structural design load: Granted provided signage is posted "No Heavy Trucks".
Appellant may contact John Butler (503 823-7339) with questions.

The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

ABBREVIATIONS

(A)	ABOVE	oc	ON CENTER
AB	ANCHOR BOLT	OPP	OPPOSITE HAND
AB'S	ANCHOR BOLTS	OSSC	OREGON STRUCTURAL SPECIALTY CODE
ADD'L	ADDITIONAL		
(B)	BELOW	OWJ	OPEN WEB JOIST
BF	BRACED FRAME	PREP	PREPARE, PREPARATION
B.O. DECK	BOTTOM OF DECK	PLF	POUNDS PER LINEAR FOOT
B.O. FOOTING	BOTTOM OF FOOTING		
CBC	CALIFORNIA BUILDING CODE	PLY	PLYWOOD
CONC	CONCRETE	PSL	PARALLAM PSL BY
CONN	CONNECTION		
DEMO	DEMOLISH	PT	PRESSURE TREATED
DIA	DIAMETER	P/T	POST-TENSIONED
(E)	EXISTING	REINF	REINFORCEMENT
EA	EACH	SHEATH.	SHEATHING
EL	ELEVATION	SIM	SIMILAR
ELEV	ELEVATOR	S.O. GRADE	SLAB ON GRADE
EO	EDGE OF	STD	STANDARD
EXT	EXTERIOR	STRUCT	STRUCTURAL
FF	FINISHED FLOOR	T&B	TOP AND BOTTOM
FG	FINISHED GRADE	T.O. FOOTING	TOP OF FOOTING
FLR	FLOOR	T.O. SLAB	TOP OF SLAB
FTG	FOOTING	T.O. STEEL	TOP OF STEEL
FNDN	FOUNDATION	T.O. STRUCT	TOP OF STRUCTURE
GL	GLULAM	T.O. WALL	TOP OF WALL
GYP.	GYPSUM BOARD	TYP	TYPICAL
HORIZ	HORIZONTAL		
IBC	INTERNATIONAL BUILDING CODE	UNO	UNLESS NOTED OTHERWISE
INFO	INFORMATION	(V)	VERIFY, TO BE VERIFIED BY CONTRACTOR
INT	INTERIOR		
LSL	TIMBERSTRAND LSL BY TRUS-JOIST MACMILLAN	V.I.F.	VERIFY IN FIELD
		VERT	VERTICAL
LVL	MICROLLAM LVL BY TRUS-JOIST MACMILLAN	w	WIDE, WIDTH
		w/	WITH
MF	MOMENT FRAME	WWF	WELDED WIRE FABRIC
MFR	MANUFACTURER	@	AT
(N)	NEW		

GENERAL NOTES

STRUCTURAL SUMMARY:

GENERAL		
BUILDING CODE	2014 OSSC	
RISK CATEGORY	II	
GEOTECHNICAL		
ALLOWABLE BEARING PRESSURE, P_A	2000 PSF	
BY	ORIGINAL PERMIT DRAWINGS	
DATE	04/20/1976	
LIVE LOAD		
FLOOR LIVE LOAD	DISTRIBUTED LOAD	POINT LOAD
DRIVEWAY	40 PSF	3000 LBS
SEISMIC (REFERENCE ONLY)		
MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS	S_S= 1.000G	
	S_1= 0.432G	
SITE CLASS	D	
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS	S_{DS}= 0.733G	
	S_{D1}= 0.451G	
IMPORTANCE FACTOR, I_E	1.0	
SEISMIC DESIGN CATEGORY	D	
WIND (REFERENCE ONLY)		
ULTIMATE DESIGN WIND SPEED, V_{ULT}	120 MPH	
EXPOSURE	B	

TEMPORARY CONDITIONS: THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE DRAWINGS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE STRUCTURE IS DESIGNED TO BE STABLE AS COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, ERECTION, AND INSPECTION OF TEMPORARY SHORES, BRACES, ETC. THAT SUPPORT THE STRUCTURE AGAINST ALL ANTICIPATED LOADS INCLUDING GRAVITY, WIND, AND LATERAL EARTH PRESSURES UNTIL THE COMPLETION OF THE STRUCTURE.

TEMPORARY CONSTRUCTION LIVE LOADS SHALL NOT EXCEED THOSE IN THE DESIGN CRITERIA.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS. FIELD ENGINEERED DETAILS THAT DIFFER FROM THOSE DRAWN SHALL BE STAMPED BY AN ENGINEER REGISTERED IN THE STATE OF CALIFORNIA.

SUBMITTALS: SHALL BE SUBMITTED TO THE ENGINEER VIA THE ARCHITECT PRIOR TO FABRICATION FOR THE FOLLOWING: STRUCTURAL STEEL, BIDDER DESIGNED ITEMS.

ALL STRUCTURAL MATERIALS SHALL HAVE CURRENT ICC ENGINEERING REPORTS

ALTERATIONS TO THE STRUCTURAL DRAWINGS SHALL BEAR THE STAMP OF AN ENGINEER REGISTERED IN THE STATE OF OREGON.

DEFERRED SUBMITTALS: THE CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS FOR DEFERRED SUBMITTALS TO THE ARCHITECT AND TO THE JURISDICTION. ENGINEERING CALCULATIONS SHALL BE SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF OREGON. DEFERRED SUBMITTALS INCLUDE THE FOLLOWING: GUARDRAIL

SPECIAL INSPECTION: THE OWNER SHALL EMPLOY AN ICC CERTIFIED SPECIAL INSPECTOR TO PROVIDE INSPECTION OF THE FOLLOWING ITEMS PER IBC SECTION 1701:

ITEM	INSPECTION FREQUENCY	NOTES
CONCRETE:		
EXPANSION ANCHORS	CONTINUOUS	
EPOXY ANCHORS	PERIODIC	

GENERAL NOTES, CONT.

CONCRETE:

CONCRETE WORK SHALL COMPLY WITH CHAPTER 19 OF THE IBC. CONTRACTOR SHALL SUBMIT TEST DATA. MINIMUM COMPRESSIVE STRENGTH SHALL BE:

SLABS: f'c = 4000 PSI WATER CEMENT RATIO BY WEIGHT NOT TO EXCEED .44 FOR NON AIR ENTRAINED AND .48 FOR AIR ENTRAINED.

AIR ENTRAIN 5% FOR CONCRETE EXPOSED TO WEATHER. AIR ENTRAINMENT TO CONFORM TO ASTM C 260 MINIMUM CEMENT PER CUBIC YARD = 400 LBS.

1. EXISTING CONCRETE SURFACES THAT ARE BONDED TO NEW CONCRETE SHALL BE CLEANED AND ROUGHENED TO ¼" AMPLITUDE.
2. SUBMIT TEST DATA FOR CONCRETE MIX DESIGNS 2 WEEKS PRIOR TO PLACEMENT.
3. USE A WATER-REDUCING ADMIXTURE IN CONFORMANCE WITH ASTM C494.
4. MAX AGGREGATE SIZE = 3/4". MAX SLUMP = 4". AGGREGATE TO CONFORM TO ASTM C33.
5. FOR EXPOSED CONCRETE, UTILIZE MICRO-FIBERS (POLYPROPYLENE FIBER OR EQUIVALENT PER ASTM C 1116) AND SUPERPLASTICIZERS (PER ASTM C 1017) TO HELP MINIMIZE PLASTIC SHRINKAGE AND CRACKING. CONTRACTOR TO ENSURE ADEQUATE FINISHING AND CURING PROCESSES ARE PERFORMED TO MINIMIZE CRACKING OF THE CONCRETE SURFACE. WET CURING IS REQUIRED. ENVIRONMENTAL FACTORS (SUCH AS HUMIDITY, TEMPERATURE, AND WIND) SHALL BE FACTORED INTO THE CURING PROCESS.

REINFORCING STEEL: REINFORCING STEEL SHALL BE GRADE Fy = 60 KSI IN CONFORMANCE WITH ASTM A615, INCLUDING S1. LAP ALL REINFORCING BARS A MINIMUM OF 24" OR AS NOTED. REINFORCING STEEL SHALL HAVE THE FOLLOWING CLEARANCES:

FOOTINGS	3" CLR
SLAB ON GRADE	1" CLR
RETAINING WALLS	1 1/2" CLR

LAP SPLICE SCHEDULE: REFER TO IBC CHAPTER 19 FOR REQUIREMENTS OF CLASS "A" AND CLASS "B" LAP SPLICES. FOR OTHER CONDITIONS REFER TO 2014 OSSC.

CONCRETE ACCESSORIES: EXPANSION ANCHORS SHALL BE SIMPSON STRONG-BOLT (ICC ESR-1771) OR AN EQUIVALENT EXPANSION ANCHOR WITH A CURRENT ICC EVALUATION REPORT INDICATING CONFORMANCE WITH ICC ACCEPTANCE CRITERIA AC 193. EPOXY ANCHORS SHALL BE F1554 GR 36 ALL-THREAD RODS IN PRE-DRILLED HOLES ANCHORED TO CAST CONCRETE WITH SIMPSON SET XP ADHESIVE (ICC ESR-2508), HILTI HY-200 (ICC ESR-3187), OR AN EQUIVALENT EPOXY ADHESIVE WITH A CURRENT ICC EVALUATION REPORT INDICATING CONFORMANCE WITH ICC ACCEPTANCE CRITERIA AC 308. DO NOT CUT REINFORCEMENT FOR EXPANSION ANCHOR OR EPOXY ANCHOR PLACEMENT. ANCHORS EXPOSED TO WEATHER SHALL BE GALVANIZED.

STRUCTURAL STEEL:

STEEL SHAPE:	GRADE AND YIELD STRENGTH:
WF	ASTM A992, GRADE 50
CHANNELS, PLATES, AND ANGLES	ASTM A36
HSS	ASTM A500 GRADE B Fy=46 KSI, ASTM A1085 Fy=50 KSI

1. SPECIFICATION: DESIGN, FABRICATION, AND ERECTION SHALL FOLLOW THE "AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" WITH THE "COMMENTARY" AND "CODE OF STANDARD PRACTICE".
2. BOLTS: BOLTS SHALL BE TWIST-OFF ASTM F3125 BOLTS UNLESS NOTED OTHERWISE. FAYING SURFACES AT SLIP-CRITICAL BOLTS SHALL BE FREE OF PAINT. ALL SLIP-CRITICAL BOLTS SHALL BE INSTALLED PER AISC REQUIREMENTS AND BOLT MANUFACTURER.
3. WELDING SPECIFICATION: WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY (AWS) CODES FOR ARC AND GAS WELDING. ALL WELDING SHALL BE PRE-QUALIFIED AND PERFORMED WITH A WELDING PROCEDURE SPECIFICATION (WPS) PER AWS D1.1.
4. ALL WELDERS SHALL BE QUALIFIED BY THE STATE OF OREGON.
5. WELD MATERIAL: ALL WELDS SHALL BE MADE WITH E70XX ELECTRODES AND SHALL BE 5/16" MINIMUM UNLESS NOTED OTHERWISE.

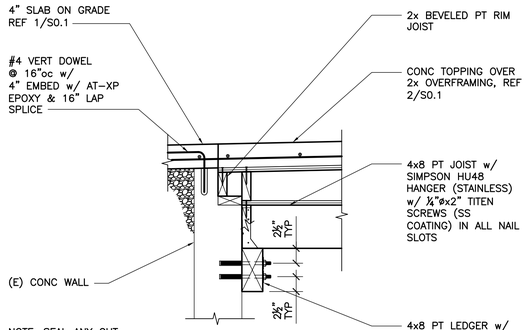
SAWN LUMBER: SAWN LUMBER SHALL CONFORM TO THE WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. LUMBER SHALL BE KD-DRY (KILN DRY) WITH MAXIMUM MOISTURE CONTENT OF 19% TO BE SUBMITTED BY CONTRACTOR. PROTECT STORED WOOD ON SITE FROM MOISTURE. THE SPECIES AND GRADE SHALL BE AS NOTED BELOW:

DIMENSIONAL LUMBER 2" TO 4" THICK	DOUGLAS FIR-LARCH #2
HEADERS/BEAMS	DOUGLAS FIR-LARCH #1
POSTS	DOUGLAS FIR-LARCH #1

NAILING NOT SHOWN SHALL BE AS INDICATED ON FASTENING SCHEDULE. ALL BOLTS AND LAG SCREWS (HAND TIGHTEN) SHALL BE INSTALLED WITH STANDARD CUT WASHERS. CUTTING AND NOTCHING OF STUDS SHALL CONFORM TO IBC CHAPTER 23. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE. ALL FASTENERS AND HANGERS EXPOSED TO WEATHER SHALL BE STAINLESS BY SIMPSON OR APPROVED EQUAL.

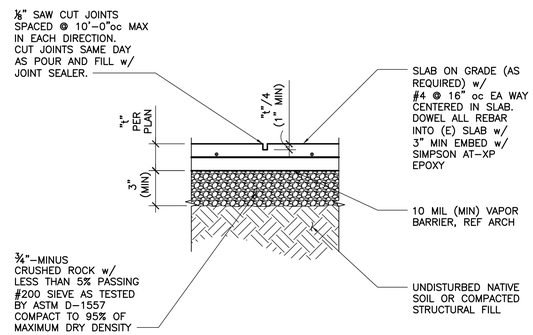
PLYWOOD OR OSB SHEATHING: PLYWOOD OR OSB PANELS SHALL CONFORM TO THE REQUIREMENTS OF U.S. PRODUCT STANDARD PS 1 (PLYWOOD) OR PS-2 (OSB) FOR CONSTRUCTION. PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8 INCH SPACING AT ROOF PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER. SHEATHING TO BE AS FOLLOWS:

FLOOR SHEATHING: ¾" STRUCTURAL 1 PLYWOOD OR ORIENTED STRAND BOARD (w/ EXTERIOR GLUE), RATED 32/16. GLUE & NAIL w/ 0.148"ø x 3" NAILS @ 6" oc ALONG PANEL EDGES/12" oc IN FIELD



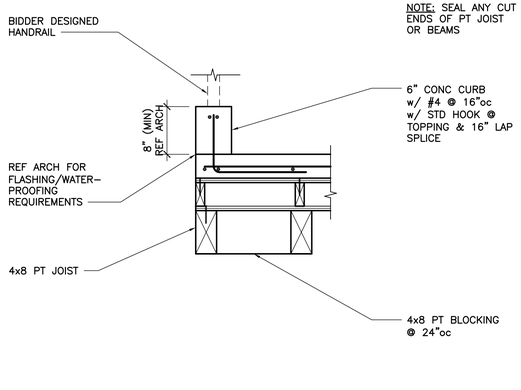
4 JOIST TO (E) CONC WALL

1" = 1'-0"



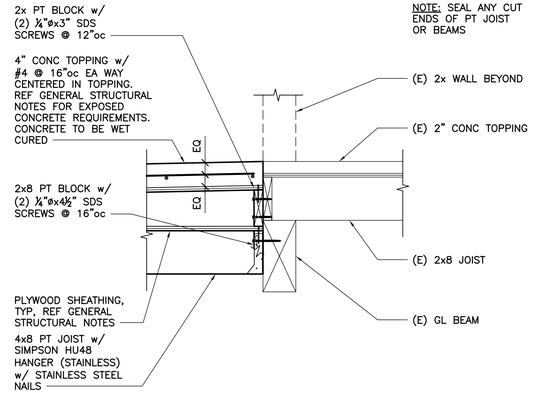
1 NEW SLAB ON GRADE

1" = 1'-0"



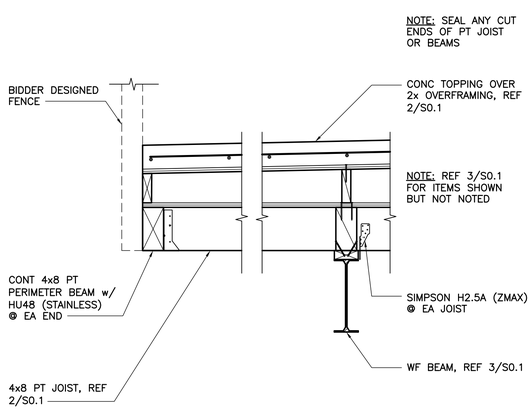
5 DECK PARALLEL TO JOIST

1" = 1'-0"



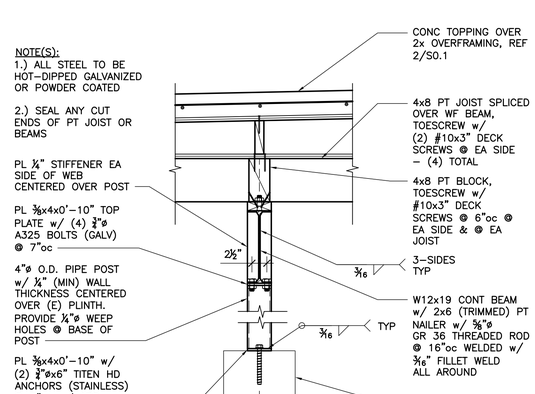
2 JOIST TO (E) BEAM

1" = 1'-0"



6 CANTILEVERD DECK JOIST

1" = 1'-0"



3 WF BEAM TO POST

1" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
19386
OREGON
JULY 22, 1997
JEROME A. MADDEN
EXPIRES 12-31-20

COLAB
ARCHITECTURE + URBAN DESIGN, L.L.C.

MADDEN&BAUGHMAN
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DRIVEWAY REPAIR
4415 SW Fairview Blvd
Portland, OR, 97221

REVISIONS:

PERMIT SET

DRAWING TITLE:

GENERAL NOTES AND DETAILS

DATE:
06/20/2019

S0.1

GENERAL NOTES

1. THESE CONSTRUCTION DOCUMENTS PRESENT MINIMUM STANDARDS. THE DRAWINGS SHALL GOVERN OVER GENERAL NOTES TO THE EXTENT SHOWN. DO NOT SCALE THE DRAWINGS, NOTED DIMENSIONS GOVERN. ALL WALL DIMENSIONS ARE TO THE FACE OF STUD AND/OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED OR DIMENSION TO CENTERLINE IS SPECIFICALLY SHOWN.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND OTHER DRAWINGS AS APPLICABLE. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
3. DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE AND TYPICAL DETAILS FOR CONSTRUCTION. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS. FOR CONDITIONS NOT ILLUSTRATED, NOTIFY ARCHITECT FOR CLARIFICATION AND/OR SIMILAR DETAIL
4. ALL WORK PERFORMED, INCLUDING MATERIALS FURNISHED, WORKMANSHIP, MEANS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE AND LATEST REQUIREMENTS OF NATIONAL, STATE AND LOCAL BUILDING CODES. ALL LOCAL, STATE AND NATIONAL ADA ACCESS USE REGULATIONS,. ANY FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS AND GENERAL CONDITIONS OF APPLICABLE OWNER/CONTRACTOR AGREEMENT
5. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE OWNER, LANDLORD AND BUILDING DEPARTMENT, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING AGENCIES.
6. DRAWINGS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTOR, SUBCONTRACTORS, VENDORS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THEIR WORK REGARDLESS OF WHERE THE INFORMATION OCCURS ON THE DRAWINGS.
7. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THE WORK OF ALL TRADES AND PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION OF THEIR WORK WITH THE WORK OF OTHERS, AND SHALL VERIFY THAT ANY WORK RELATING TO THEM WHICH MUST BE PROVIDED BY OTHERS, HAS BEEN COMPLETED AND IS ADEQUATE PRIOR TO COMMENCING THEIR WORK.
8. CONTRACTOR SHALL PROVIDE ALL BACKING/BLOCKING FOR ALL WALL-MOUNTED FIXTURES, FINISHES AND EQUIPMENT AND FOR ALL HANGING FIXTURES, BLINDS, ETC…
9. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT AS PER MANUFACTURER RECOMMENDED INSTRUCTIONS AND/OR RECOMMENDATIONS.
10. CONTRACTOR SHALL AT ALL TIMES DURING THE COURSE OF THE CONTRACT KEEP THE ADJOINING PREMISES, INCLUDING STREETS AND OTHER AREAS ASSIGNED TO, OR USED BY THE CONTRACTOR, FREE FROM ACCUMULATIONS OF WASTE MATERIAL AND RUBBISH CAUSED BY CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS OR THEIR WORK.
11. WHERE NO SPECIFIC STANDARDS ARE APPLIED TO A MATERIAL OR METHOD OF CONSTRUCTION TO BE USED ON THE WORK ALL SUCH MATERIALS AND METHODS ARE TO MAINTAIN STANDARDS OF THE INDUSTRY.
12. MATERIALS, EQUIPMENT, ETC., NOT INDICATED ON DRAWINGS OR SPECIFIED HEREIN BUT REQUIRED FOR THE SUCCESSFUL AND EFFICIENT COMPLETION OF THE INSTALLATION SHALL BE HELD TO BE IMPLIED AND SHALL BE FURNISHED AND INSTALLED FOR NO ADDITIONAL COST.
13. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
14. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS, AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

ENERGY CODE COMPLIANCE NOTES

NOT APPLICABLE

PROJECT DIRECTORY

CLIENT
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503.827.5339

Architect of Record:
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Project Architect:
Cristina Toledo
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DRAWING INDEX

ARCHITECTURAL

STRUCTURAL

ZONING REQUIREMENTS

NO CHANGE IN ZONING
R7

CODE SUMMARY

JURISDICTIONS
CITY OF PORTLAND, OREGON
MULTNOMAH COUNTY, OREGON
STATE OF OREGON

APPLICABLE CODES
2014 OREGON RESIDENTIAL SPECIALTY CODE

RADON MITIGATION

NOT REQUIRED

DEFERRED SUBMITTALS

NONE

BUILDING AREA CALCULATIONS

NO CHANGE

PROJECT SUMMARY

OVERVIEW:
THIS PROJECT IS TO REPLACE AND REPAIR PORTIONS OF AN EXISTING ELEVATED DRIVEWAY AT AN EXISTING RESIDENTIAL HOUSE. THE CONCRETE FOUNDATION PIERS AND RETAINING WALLS ARE TO REMAIN UNALTERED. AN EXISTING COMPROMISED BEAM AND EXISTING COMPROMISED PURLINS ARE TO BE REMOVED AND REPLACED. THE BEAM WILL BE REPLACED WITH A STEEL BEAM. THE TOPPING CONCRETE WILL BE REMOVED AND REPLACED WITH A NEW CONCRETE SLAB. THE TOTAL AREA OF THE DRIVEWAY AND ADJACENT WALKWAY WILL REMAIN THE SAME AS THE EXISTING STRUCTURE.

USE AND OCCUPANCY:
FAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL

CONSTRUCTION TYPE:
TYPE V-B (PER 2014 OREGON STRUCTURAL SPECIALTY CODE TABLE 601)

ENERGY EFFICIENCY

NOT APPLICABLE

PLUMBING FIXTURE INFORMATION

NOT APPLICABLE

PROPERTY LEGAL DESCRIPTION:

4415 SW FAIRVIEW BLVD
LOT: TL 300
PROPERTY ID: R326844
TAX: SECTION 05 1S 1E, TL 300 0.73 ACRES
STATE ID: 1S1E05BC 300
NEW STATE ID: 1S1E05BC-00300
USE: RESIDENTIAL IMPROVED

SYMBOLS

1 / A801 — DETAIL
DRAWING NUMBER
SHEET NUMBER

XX — GRID BUBBLE

1 / A3.01 — EXTERIOR ELEVATION
WALL ELEVATION
SHEET NUMBER

1 / A3.01 — BUILDING SECTION
DRAWING NUMBER
SHEET NUMBER

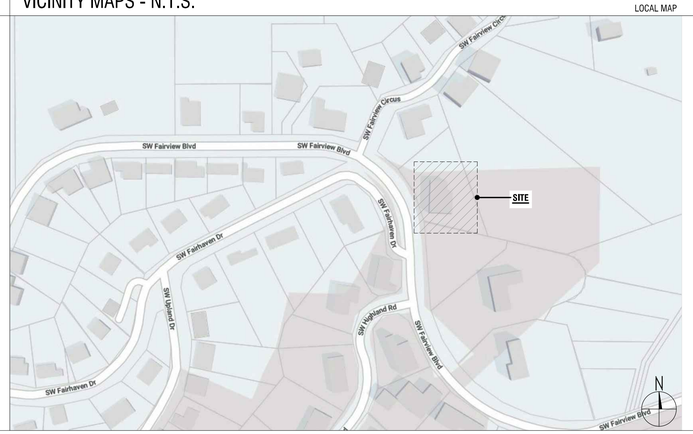
A / B / C / D — 1 / A405 — INTERIOR ELEVATION
DRAWING NUMBER
SHEET NUMBER

ABBREVIATIONS

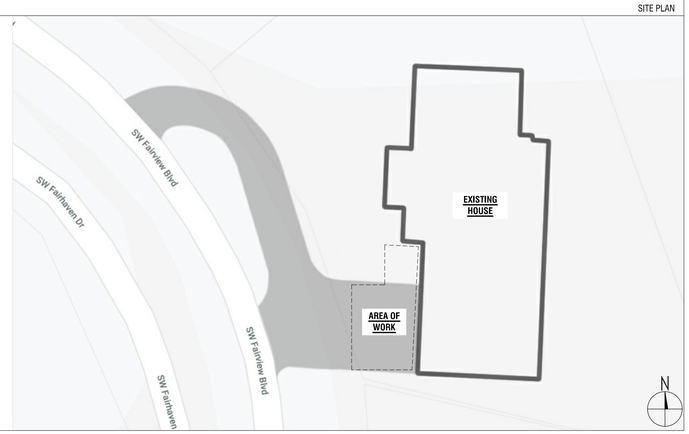
ACOUST.	Acoustical
ADJ.	Adjustable
A.F.F.	Above Finished Floor
ARCH.	Architectural or Architect
BET	Between
BLDG.	Building
BLK	Black
BLKG	Blocking
BM.	Beam
BOT.	Bottom
C.I.P.	Cast in Place
C.L.	Center Line
CLR.	Clear
CLG.	Ceiling
CLKG.	Caulking
COL.	Column
CONT.	Continuous
DET.	Detail
DIA.	Diameter
DIAG.	Diagonal
DIM.	Dimension
DISP.	Display
DWG.	Drawing
E.C.	Electrical Contractor
EQ.	Equal
EXIST.	Existing
EXP.	Exposed or Expansion
EXT.	Exterior
F.C.	Fixture Contractor
FIN.	Finish
FLUOR.	Fluorescent
FT.	Feet
FUR.	Furring
GA.	Gauge
GALV.	Galvanized
G.C.	General Contractor
GYP. BD.	Gypsum Board
HORIZ.	Horizontal
HT.	Height
HVAC	Heating, Ventilation, & Air Conditioning
IN.	Inch
INST.	Install
INT.	Interior
JT.	Joint
MAX.	Maximum
MECH.	Mechanical
MERCH.	Merchandise
MFR.	Manufacturer
MIR.	Mirror
MULL.	Mullion
N.I.C.	Not In Contract
N.T.S.	Not To Scale
O.C.	On Center
OPP.	Opposite
PERIM.	Perimeter
PERP.	Perpendicular
P.C.	Plumbing Contractor
PRELIM.	Preliminary
PT.	Point
R OR RAD.	Radius
REF.	Refer/Reference
REQ'D.	Required
REV.	Revision
RM.	Room
SAF.	Self Adhered Flashing
SCH.	Schedule
SECT.	Section
SHT.	Sheet
SIM.	Similar
SPECS.	Specifications
STD.	Standard or Stud
STRUCT.	Structural
SUSP.	Suspended
TEMP.	Tempered
THK.	Thick
T.O.S.	Top of Slab/Top of Sheathing
TYP.	Typical
U.O.N.	Unless Otherwise Noted
VAR.	Varies/Variable
VERIF.	Verify/Verification
VERT.	Vertical
V.I.F.	Verify In Field
1R1S	1 ROD, 1 SHELF
5S	5 SHELVES

VICINITY MAPS - N.T.S.

LOCAL MAP



SITE PLAN



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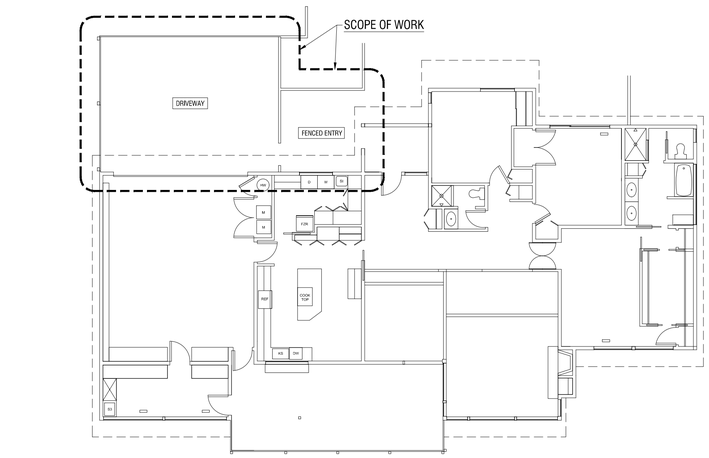
REVISIONS:

PERMIT SET

DRAWING TITLE:
COVER SHEET

DATE: 06/19/2019

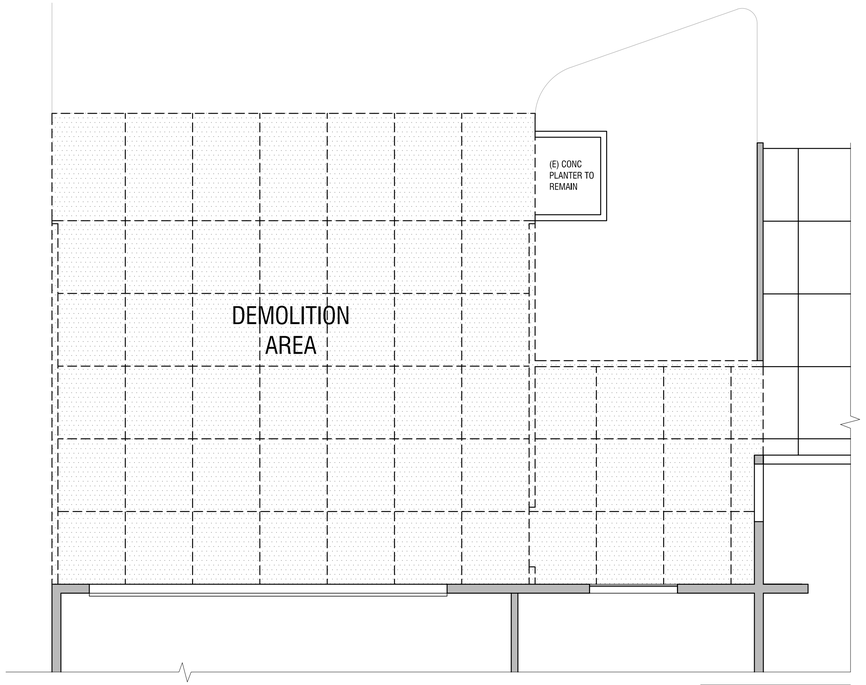
CS.0



N

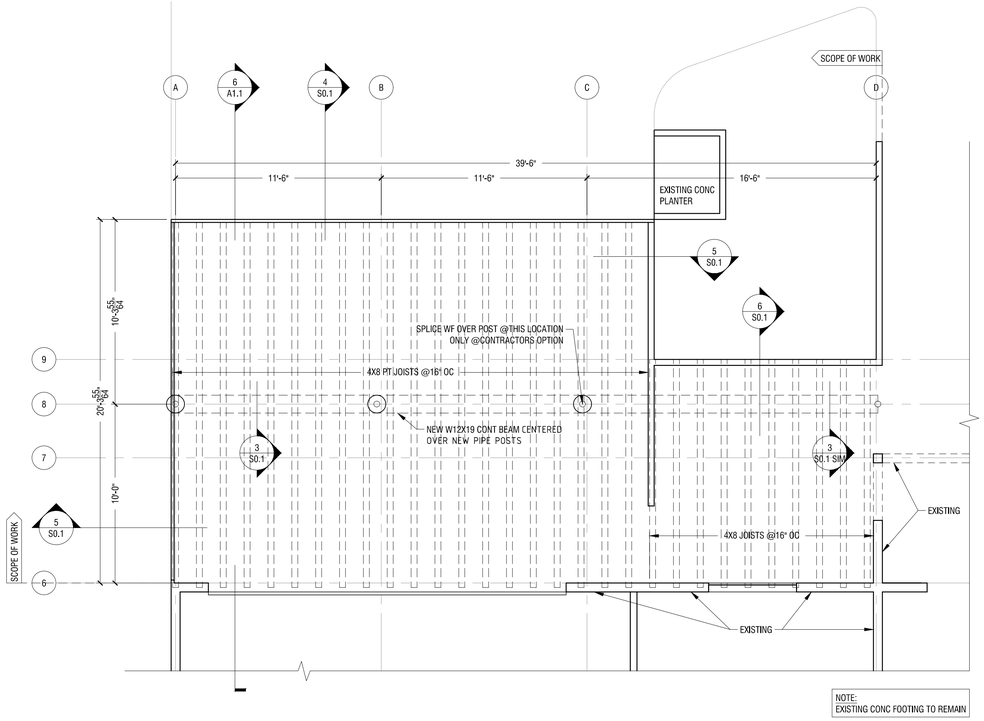
1 EXISTING HOUSE

NTS



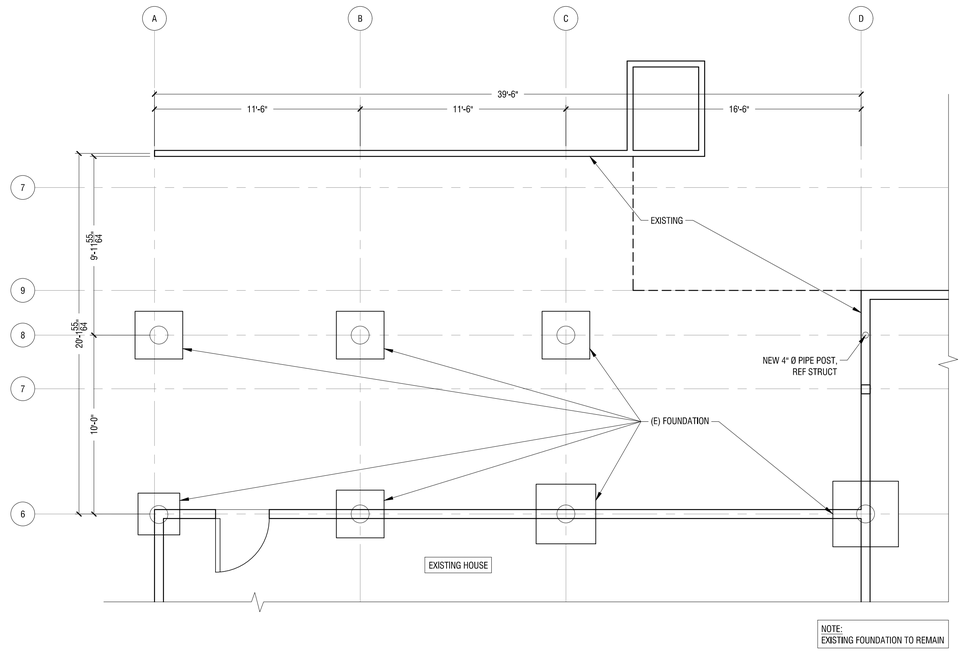
2 DEMO PLAN

1/4" = 1'-0"



3 FRAMING PLAN

1/4" = 1'-0"



4 FOUNDATION PLAN

1/4" = 1'-0"

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REVISIONS:

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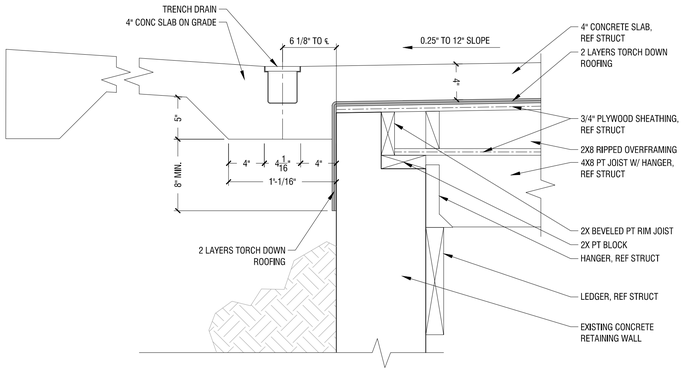
DRAWING TITLE:

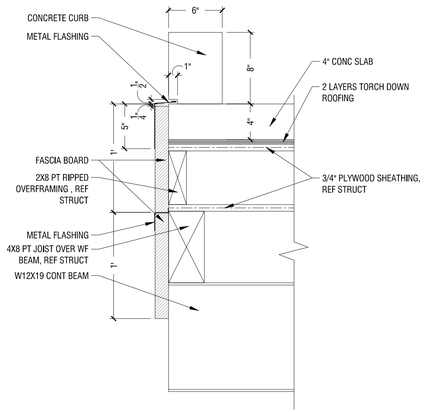
DEMO FRAMING FOUNDATION PLAN

DATE: 06/19/2019

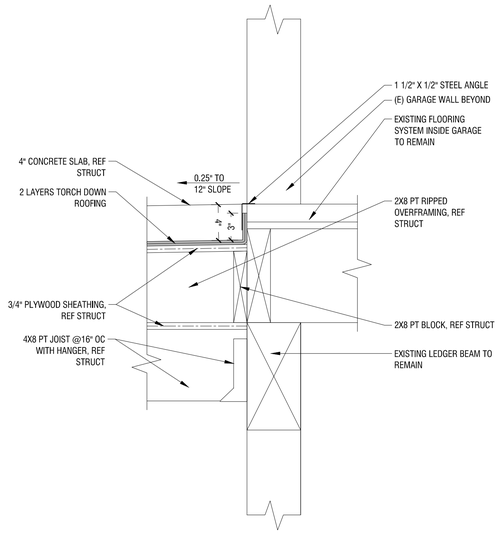
A1.0



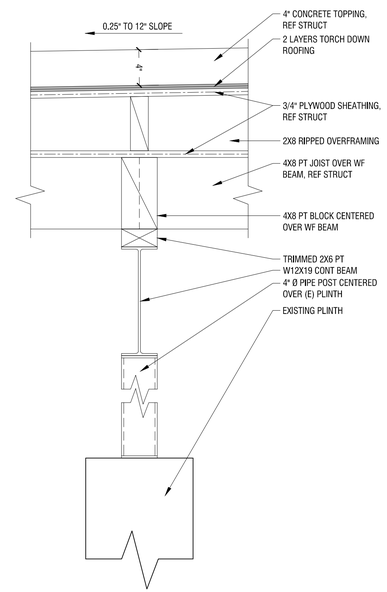
1 JOIST TO (E) CONC WALL
1 1/2" = 1'-0"



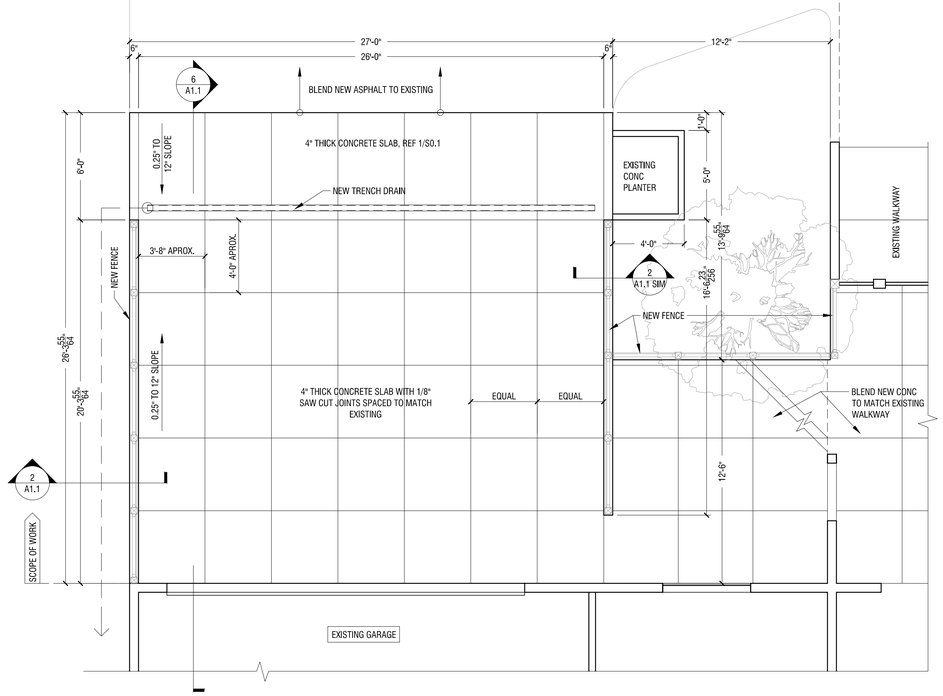
2 EDGE CONDITION
1 1/2" = 1'-0"



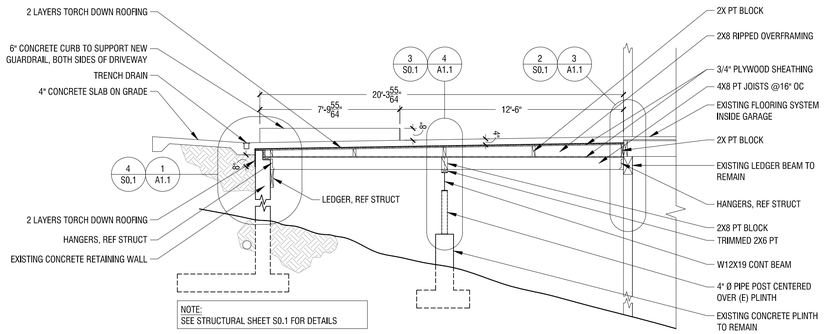
3 JOIST TO (E) LEDGER
1 1/2" = 1'-0"



4 WF BEAM TO POST
1 1/2" = 1'-0"



5 DECK PLAN
1/4" = 1'-0"



6 SECTION 1
1/4" = 1'-0"

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PERMIT SET

DRAWING TITLE:

DETAILS
DECK PLAN
SECTION

DATE: 06/19/2019

A1.1

ABBREVIATIONS

(A)	ABOVE	oc	ON CENTER
AB	ANCHOR BOLT	OPP	OPPOSITE HAND
AB'S	ANCHOR BOLTS	OSSC	OREGON STRUCTURAL SPECIALTY CODE
ADD'L	ADDITIONAL		
(B)	BELOW	OWJ	OPEN WEB JOIST
BF	BRACED FRAME	PREP	PREPARE, PREPARATION
B.O. DECK	BOTTOM OF DECK	PLF	POUNDS PER LINEAR FOOT
B.O. FOOTING	BOTTOM OF FOOTING		
CBC	CALIFORNIA BUILDING CODE	PLY	PLYWOOD
CONC	CONCRETE	PSL	PARALLAM PSL BY
CONN	CONNECTION		
DEMO	DEMOLISH	PT	PRESSURE TREATED
DIA	DIAMETER	P/T	POST-TENSIONED
(E)	EXISTING	REINF	REINFORCEMENT
EA	EACH	SHEATH.	SHEATHING
EL	ELEVATION	SIM	SIMILAR
ELEV	ELEVATOR	S.O. GRADE	SLAB ON GRADE
EO	EDGE OF	STD	STANDARD
EXT	EXTERIOR	STRUCT	STRUCTURAL
FF	FINISHED FLOOR	T&B	TOP AND BOTTOM
FG	FINISHED GRADE	T.O. FOOTING	TOP OF FOOTING
FLR	FLOOR	T.O. SLAB	TOP OF SLAB
FTG	FOOTING	T.O. STEEL	TOP OF STEEL
FNDN	FOUNDATION	T.O. STRUCT	TOP OF STRUCTURE
GL	GLULAM	T.O. WALL	TOP OF WALL
GYP.	GYPSUM BOARD	TYP	TYPICAL
HORIZ	HORIZONTAL		
IBC	INTERNATIONAL BUILDING CODE	UNO	UNLESS NOTED OTHERWISE
INFO	INFORMATION	(V)	VERIFY, TO BE VERIFIED BY CONTRACTOR
INT	INTERIOR		
LSL	TIMBERSTRAND LSL BY TRUS-JOIST MACMILLAN	V.I.F.	VERIFY IN FIELD
		VERT	VERTICAL
LVL	MICROLLAM LVL BY TRUS-JOIST MACMILLAN	w	WIDE, WIDTH
		w/	WITH
MF	MOMENT FRAME	WWF	WELDED WIRE FABRIC
MFR	MANUFACTURER	@	AT
(N)	NEW		

GENERAL NOTES

STRUCTURAL SUMMARY:

GENERAL		
BUILDING CODE	2014 OSSC	
RISK CATEGORY	II	
GEOTECHNICAL		
ALLOWABLE BEARING PRESSURE, P_A	2000 PSF	
BY	ORIGINAL PERMIT DRAWINGS	
DATE	04/20/1976	
LIVE LOAD		
FLOOR LIVE LOAD	DISTRIBUTED LOAD	POINT LOAD
DRIVEWAY	40 PSF	3000 LBS
SEISMIC (REFERENCE ONLY)		
MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS	S_S= 1.000G	
	S_1= 0.432G	
SITE CLASS	D	
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS	S_{DS}= 0.733G	
	S_{D1}= 0.451G	
IMPORTANCE FACTOR, I_E	1.0	
SEISMIC DESIGN CATEGORY	D	
WIND (REFERENCE ONLY)		
ULTIMATE DESIGN WIND SPEED, V_{ULT}	120 MPH	
EXPOSURE	B	

TEMPORARY CONDITIONS: THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE DRAWINGS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE STRUCTURE IS DESIGNED TO BE STABLE AS COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, ERECTION, AND INSPECTION OF TEMPORARY SHORES, BRACES, ETC. THAT SUPPORT THE STRUCTURE AGAINST ALL ANTICIPATED LOADS INCLUDING GRAVITY, WIND, AND LATERAL EARTH PRESSURES UNTIL THE COMPLETION OF THE STRUCTURE.

TEMPORARY CONSTRUCTION LIVE LOADS SHALL NOT EXCEED THOSE IN THE DESIGN CRITERIA.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS. FIELD ENGINEERED DETAILS THAT DIFFER FROM THOSE DRAWN SHALL BE STAMPED BY AN ENGINEER REGISTERED IN THE STATE OF CALIFORNIA.

SUBMITTALS: SHALL BE SUBMITTED TO THE ENGINEER VIA THE ARCHITECT PRIOR TO FABRICATION FOR THE FOLLOWING: STRUCTURAL STEEL, BIDDER DESIGNED ITEMS.

ALL STRUCTURAL MATERIALS SHALL HAVE CURRENT ICC ENGINEERING REPORTS

ALTERATIONS TO THE STRUCTURAL DRAWINGS SHALL BEAR THE STAMP OF AN ENGINEER REGISTERED IN THE STATE OF OREGON.

DEFERRED SUBMITTALS: THE CONTRACTOR SHALL SUBMIT DRAWINGS AND CALCULATIONS FOR DEFERRED SUBMITTALS TO THE ARCHITECT AND TO THE JURISDICTION. ENGINEERING CALCULATIONS SHALL BE SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF OREGON. DEFERRED SUBMITTALS INCLUDE THE FOLLOWING: GUARDRAIL

SPECIAL INSPECTION: THE OWNER SHALL EMPLOY AN ICC CERTIFIED SPECIAL INSPECTOR TO PROVIDE INSPECTION OF THE FOLLOWING ITEMS PER IBC SECTION 1701:

ITEM	INSPECTION FREQUENCY	NOTES
CONCRETE:		
EXPANSION ANCHORS	CONTINUOUS	
EPOXY ANCHORS	PERIODIC	

GENERAL NOTES, CONT.

CONCRETE:

CONCRETE WORK SHALL COMPLY WITH CHAPTER 19 OF THE IBC. CONTRACTOR SHALL SUBMIT TEST DATA. MINIMUM COMPRESSIVE STRENGTH SHALL BE:

SLABS: f'c = 4000 PSI WATER CEMENT RATIO BY WEIGHT NOT TO EXCEED .44 FOR NON AIR ENTRAINED AND .48 FOR AIR ENTRAINED.

AIR ENTRAIN 5% FOR CONCRETE EXPOSED TO WEATHER. AIR ENTRAINMENT TO CONFORM TO ASTM C 260 MINIMUM CEMENT PER CUBIC YARD = 400 LBS.

1. EXISTING CONCRETE SURFACES THAT ARE BONDED TO NEW CONCRETE SHALL BE CLEANED AND ROUGHENED TO ¼" AMPLITUDE.
2. SUBMIT TEST DATA FOR CONCRETE MIX DESIGNS 2 WEEKS PRIOR TO PLACEMENT.
3. USE A WATER-REDUCING ADMIXTURE IN CONFORMANCE WITH ASTM C494.
4. MAX AGGREGATE SIZE = 3/4". MAX SLUMP = 4". AGGREGATE TO CONFORM TO ASTM C33.
5. FOR EXPOSED CONCRETE, UTILIZE MICRO-FIBERS (POLYPROPYLENE FIBER OR EQUIVALENT PER ASTM C 1116) AND SUPERPLASTICIZERS (PER ASTM C 1017) TO HELP MINIMIZE PLASTIC SHRINKAGE AND CRACKING. CONTRACTOR TO ENSURE ADEQUATE FINISHING AND CURING PROCESSES ARE PERFORMED TO MINIMIZE CRACKING OF THE CONCRETE SURFACE. WET CURING IS REQUIRED. ENVIRONMENTAL FACTORS (SUCH AS HUMIDITY, TEMPERATURE, AND WIND) SHALL BE FACTORED INTO THE CURING PROCESS.

REINFORCING STEEL: REINFORCING STEEL SHALL BE GRADE Fy = 60 KSI IN CONFORMANCE WITH ASTM A615, INCLUDING S1. LAP ALL REINFORCING BARS A MINIMUM OF 24" OR AS NOTED. REINFORCING STEEL SHALL HAVE THE FOLLOWING CLEARANCES:

FOOTINGS	3" CLR
SLAB ON GRADE	1" CLR
RETAINING WALLS	1 1/2" CLR

LAP SPLICE SCHEDULE: REFER TO IBC CHAPTER 19 FOR REQUIREMENTS OF CLASS "A" AND CLASS "B" LAP SPLICES. FOR OTHER CONDITIONS REFER TO 2014 OSSC.

CONCRETE ACCESSORIES: EXPANSION ANCHORS SHALL BE SIMPSON STRONG-BOLT (ICC ESR-1771) OR AN EQUIVALENT EXPANSION ANCHOR WITH A CURRENT ICC EVALUATION REPORT INDICATING CONFORMANCE WITH ICC ACCEPTANCE CRITERIA AC 193. EPOXY ANCHORS SHALL BE F1554 GR 36 ALL-THREAD RODS IN PRE-DRILLED HOLES ANCHORED TO CAST CONCRETE WITH SIMPSON SET XP ADHESIVE (ICC ESR-2508), HILTI HY-200 (ICC ESR-3187), OR AN EQUIVALENT EPOXY ADHESIVE WITH A CURRENT ICC EVALUATION REPORT INDICATING CONFORMANCE WITH ICC ACCEPTANCE CRITERIA AC 308. DO NOT CUT REINFORCEMENT FOR EXPANSION ANCHOR OR EPOXY ANCHOR PLACEMENT. ANCHORS EXPOSED TO WEATHER SHALL BE GALVANIZED.

STRUCTURAL STEEL:

STEEL SHAPE:	GRADE AND YIELD STRENGTH:
WF	ASTM A992, GRADE 50
CHANNELS, PLATES, AND ANGLES	ASTM A36
HSS	ASTM A500 GRADE B Fy=46 KSI, ASTM A1085 Fy=50 KSI

1. SPECIFICATION: DESIGN, FABRICATION, AND ERECTION SHALL FOLLOW THE "AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" WITH THE "COMMENTARY" AND "CODE OF STANDARD PRACTICE".
2. BOLTS: BOLTS SHALL BE TWIST-OFF ASTM F3125 BOLTS UNLESS NOTED OTHERWISE. FAYING SURFACES AT SLIP-CRITICAL BOLTS SHALL BE FREE OF PAINT. ALL SLIP-CRITICAL BOLTS SHALL BE INSTALLED PER AISC REQUIREMENTS AND BOLT MANUFACTURER.
3. WELDING SPECIFICATION: WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY (AWS) CODES FOR ARC AND GAS WELDING. ALL WELDING SHALL BE PRE-QUALIFIED AND PERFORMED WITH A WELDING PROCEDURE SPECIFICATION (WPS) PER AWS D1.1.
4. ALL WELDERS SHALL BE QUALIFIED BY THE STATE OF OREGON.
5. WELD MATERIAL: ALL WELDS SHALL BE MADE WITH E70XX ELECTRODES AND SHALL BE 5/16" MINIMUM UNLESS NOTED OTHERWISE.

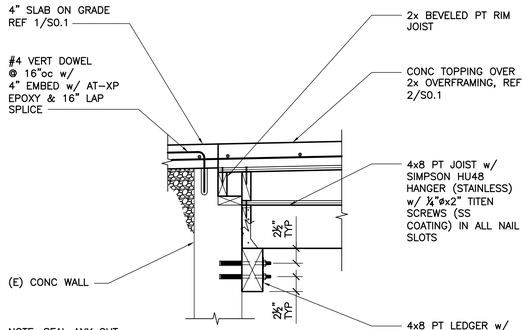
SAWN LUMBER: SAWN LUMBER SHALL CONFORM TO THE WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. LUMBER SHALL BE KD-DRY (KILN DRY) WITH MAXIMUM MOISTURE CONTENT OF 19% TO BE SUBMITTED BY CONTRACTOR. PROTECT STORED WOOD ON SITE FROM MOISTURE. THE SPECIES AND GRADE SHALL BE AS NOTED BELOW:

DIMENSIONAL LUMBER 2" TO 4" THICK	DOUGLAS FIR-LARCH #2
HEADERS/BEAMS	DOUGLAS FIR-LARCH #1
POSTS	DOUGLAS FIR-LARCH #1

NAILING NOT SHOWN SHALL BE AS INDICATED ON FASTENING SCHEDULE. ALL BOLTS AND LAG SCREWS (HAND TIGHTEN) SHALL BE INSTALLED WITH STANDARD CUT WASHERS. CUTTING AND NOTCHING OF STUDS SHALL CONFORM TO IBC CHAPTER 23. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG TIE. ALL FASTENERS AND HANGERS EXPOSED TO WEATHER SHALL BE STAINLESS BY SIMPSON OR APPROVED EQUAL.

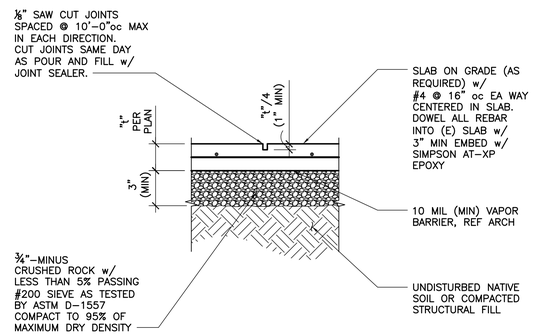
PLYWOOD OR OSB SHEATHING: PLYWOOD OR OSB PANELS SHALL CONFORM TO THE REQUIREMENTS OF U.S. PRODUCT STANDARD PS 1 (PLYWOOD) OR PS-2 (OSB) FOR CONSTRUCTION. PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8 INCH SPACING AT ROOF PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER. SHEATHING TO BE AS FOLLOWS:

FLOOR SHEATHING: ¾" STRUCTURAL 1 PLYWOOD OR ORIENTED STRAND BOARD (w/ EXTERIOR GLUE), RATED 32/16. GLUE & NAIL w/ 0.148"ø x 3" NAILS @ 6" oc ALONG PANEL EDGES/12" oc IN FIELD



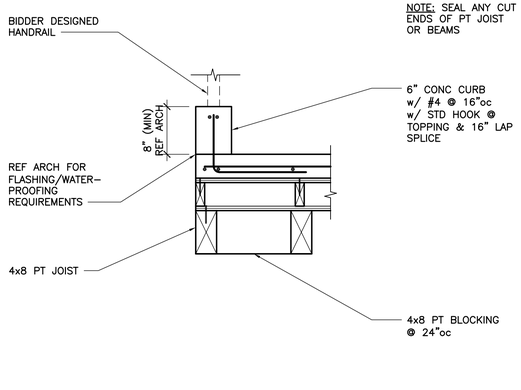
4 JOIST TO (E) CONC WALL

1" = 1'-0"



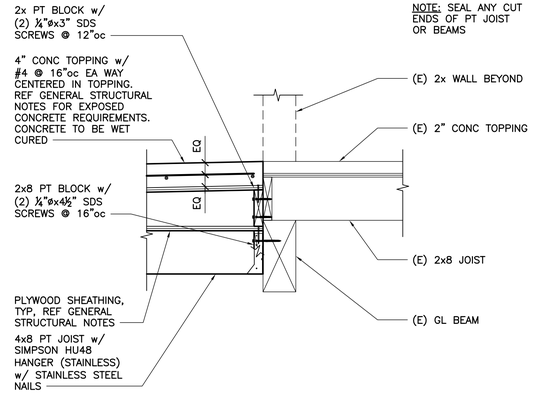
1 NEW SLAB ON GRADE

1" = 1'-0"



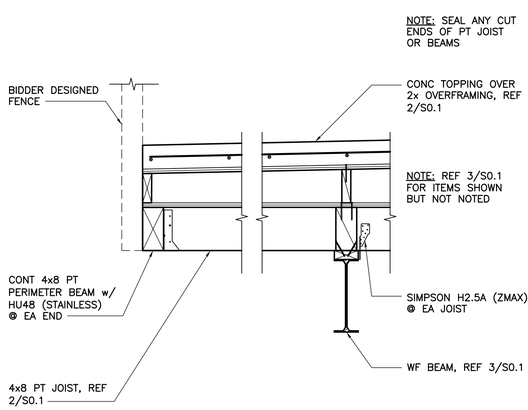
5 DECK PARALLEL TO JOIST

1" = 1'-0"



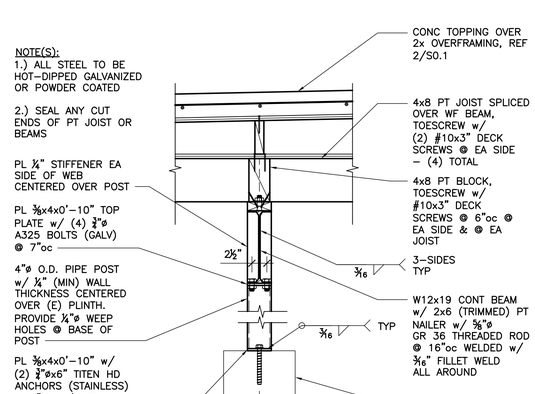
2 JOIST TO (E) BEAM

1" = 1'-0"



6 CANTILEVERD DECK JOIST

1" = 1'-0"



3 WF BEAM TO POST

1" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
19386
OREGON
JULY 22, 1997
JEROME A. MADDEN
EXPIRES 12-31-20

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GENERAL NOTES AND DETAILS

DATE:
06/20/2019

S0.1

Bureau of Development Services FROM CONCEPT TO CONSTRUCTION

CODE GUIDE

TOPIC: **Structural Design – OSSC/16/#2**

CODE: **Oregon Structural Specialty Code, 2014 Edition**
Oregon Fire Code, 2014 Edition

REVISED: **September 16, 2016** ***[Paul L. Scarlett]*** **Director**

REFERENCE: **Chapter 16, Oregon Structural Specialty Code**

Section 503, Oregon Fire Code

SUBJECT: **Elevated Private Driveways and Parking Decks – Structural Design Loads**

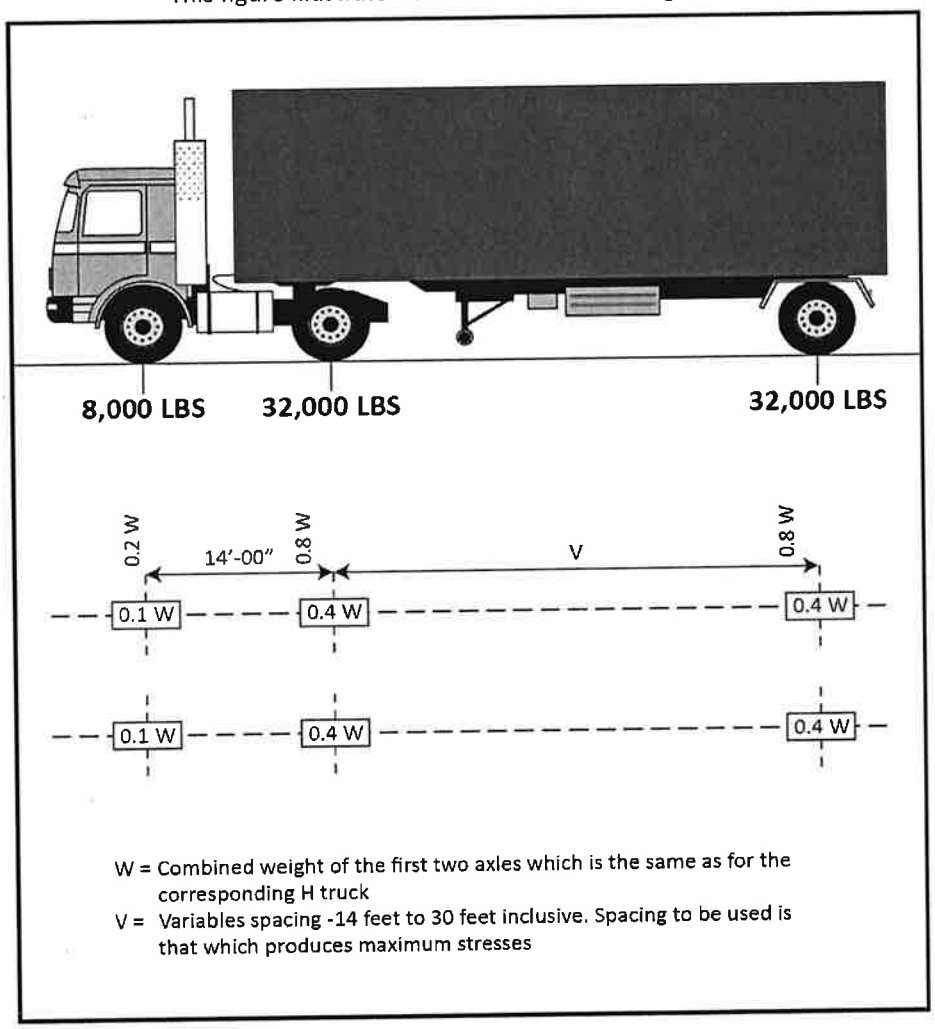
QUESTION: What are the structural loading requirements for private elevated driveways and parking decks?

RESPONSE: Private elevated driveway structures and parking decks will be subjected to the loading caused by heavy vehicles such as garbage trucks, delivery trucks, and moving vans. The Portland Bureau of Transportation (PBOT) requires ramps or decks that are constructed in the street right-of-way to meet the live load design requirements of the AASHTO HS- 20 Design Truck as a minimum. To meet PBOT standards, elevated private driveway structures and parking decks shall be designed to support the same vehicle load as the adjacent street or shoulder (HS-20 Design Truck minimum, see illustration on page 2). However, if fire apparatus access is provided by an elevated private driveway or parking deck that access must be designed and constructed to meet AASHTO HS-25 loading per requirements of the Oregon Fire Code.

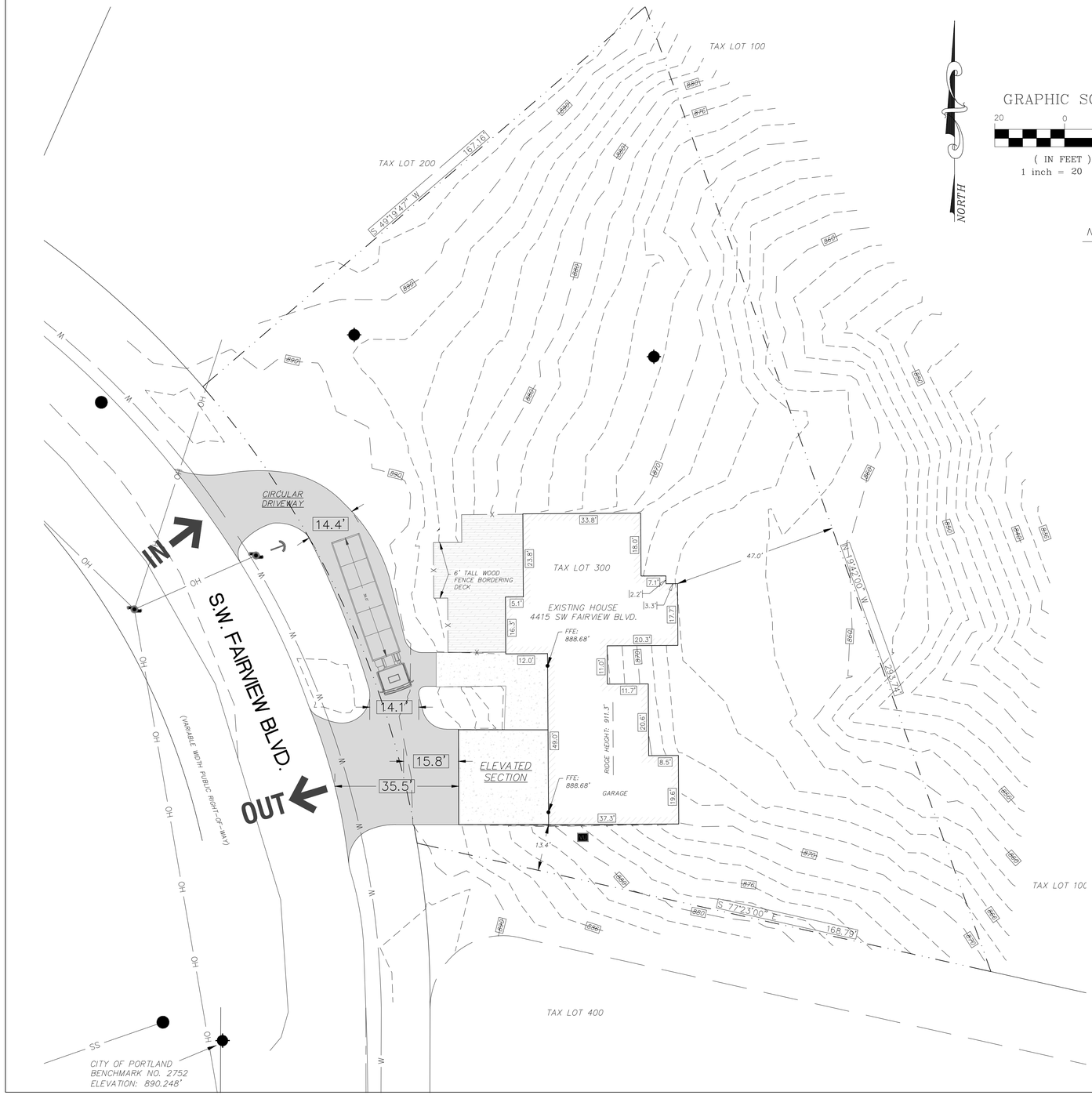
Overhead barriers that restrict the height of vehicles entering a driveway or parking area will not be accepted as an alternative to providing the minimum structural load design.

Questions regarding the street design loads should be directed to the Portland Bureau of Transportation at 503-823-7002.

This figure illustrates the AASHTO HS-20 design truck.



Updates March 1, 1999 edition
Updates July 1, 1996 edition
Replaces Code Guide UBC/23/#2 which replaced Policy & Procedures # D-39



NORTH

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

TOPOGRAPHIC SURVEY

FOR:
COLAB ARCHITECTURE

SITUATED IN THE NW 1/ 4 OF SECTION 5
T.1S, R.1E, W.M.
CITY OF PORTLAND
MULTNOMAH COUNTY, OREGON

TAX MAP 1S 1E 5BC

MAY 10, 2017

NOTES:

1. VERTICAL DATUM IS CITY OF PORTLAND, BASED ON BENCHMARK NO. 2752, HAVING AN ELEVATION OF 890.248 FEET.
2. THE BOUNDARIES AS SHOWN ON THIS MAP ARE BASED ON RECORD DATA AND FOUND MONUMENTS. THIS MAP DOES NOT REPRESENT A SURVEY TO BE RECORDED, BUT WAS DONE FOR SITE/TOPO INFORMATION ONLY.
3. THIS SURVEY IS MADE FOR THE ORIGINAL PURCHASER OF THE SURVEY ONLY. ANDY PARIS & ASSOCIATES, INC. ASSUMES NO LIABILITY FOR INFORMATION SHOWN HEREON TO ANY OTHER INSTITUTIONS OR SUBSEQUENT PURCHASERS OF THE PROPERTY.
4. SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. THE LOCATION AND OR EXISTENCE OF UTILITY SERVICE LINES AS SHOWN ON THIS MAP ARE BASED ON FIELD OBSERVATION ONLY. THERE MAY EXIST ADDITIONAL SERVICE LINES NOT SHOWN ON THIS SURVEY.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

LEGEND:

- FOUND SURVEY MONUMENT
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER METER
- WATER METER
- UTILITY POLE
- GENERATOR
- GAS METER
- GAS VALVE
- GEOTECHNICAL TEST PLOT
- — x — FENCE LINE AS NOTED
- — SS — UNDERGROUND SANITARY LINE
- — W — UNDERGROUND WATER LINE
- — OH — OVERHEAD UTILITY LINE
- 000.0 GRD X GROUND SHOT – SPOT ELEVATION
- 000.00 EC X EDGE OF CONCRETE – SPOT ELEVATION
- 000.00 EP X EDGE OF PAVEMENT – SPOT ELEVATION

SINCE 1952
ANDY PARIS AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
16057 BOONES FERRY ROAD
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PH: 503-636-3341
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PROJECT: 17057
DRAWING: 17057TP1.DWG
DRAFTED: SES 05/10/17

REGISTERED ARCHITECT
MARK A. ENGBERG
PORTLAND, OREGON
STATE OF OREGON

COLAB
ARCHITECTURE + URBAN DESIGN, L.L.C.

MARTIN RHODES HOUSE
DRIVEWAY REPAIR
4415 SW Fairview Blvd
Portland, OR, 97221

REVISIONS:

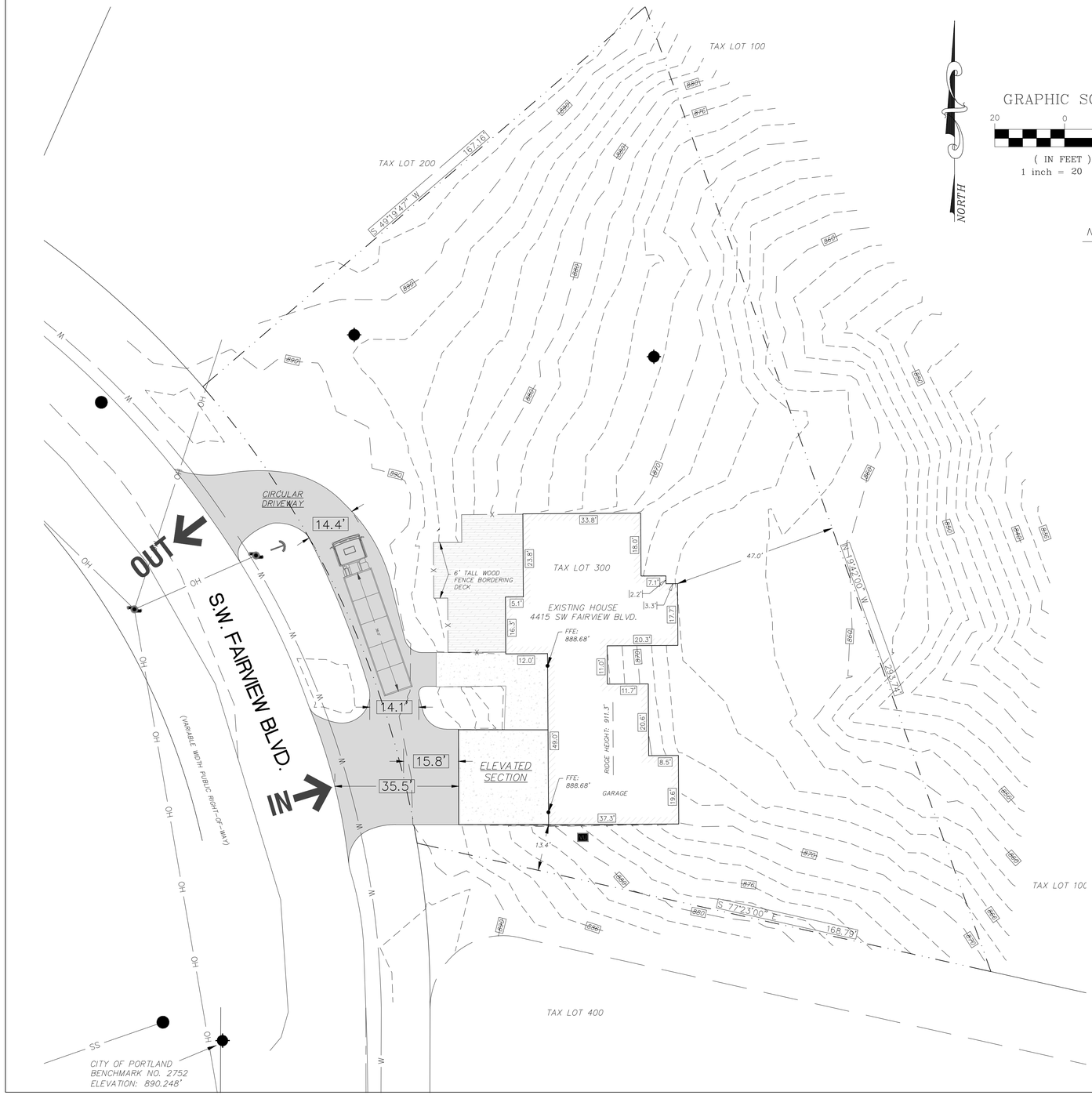
BUILDING CODE APPEAL DOC

DRAWING TITLE:

VEHICLE ACCESS AND CIRCULATION

DATE: 06/25/2019

BCA1.1



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

NORTH

TOPOGRAPHIC SURVEY

FOR:
COLAB ARCHITECTURE

SITUATED IN THE NW 1/ 4 OF SECTION 5
T.1S, R.1E, W.M.
CITY OF PORTLAND
MULTNOMAH COUNTY, OREGON

TAX MAP 1S 1E 5BC

MAY 10, 2017

NOTES:

1. VERTICAL DATUM IS CITY OF PORTLAND, BASED ON BENCHMARK NO. 2752, HAVING AN ELEVATION OF 890.248 FEET.
2. THE BOUNDARIES AS SHOWN ON THIS MAP ARE BASED ON RECORD DATA AND FOUND MONUMENTS. THIS MAP DOES NOT REPRESENT A SURVEY TO BE RECORDED, BUT WAS DONE FOR SITE/TOPO INFORMATION ONLY.
3. THIS SURVEY IS MADE FOR THE ORIGINAL PURCHASER OF THE SURVEY ONLY. ANDY PARIS & ASSOCIATES, INC. ASSUMES NO LIABILITY FOR INFORMATION SHOWN HEREON TO ANY OTHER INSTITUTIONS OR SUBSEQUENT PURCHASERS OF THE PROPERTY.
4. SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. THE LOCATION AND OR EXISTENCE OF UTILITY SERVICE LINES AS SHOWN ON THIS MAP ARE BASED ON FIELD OBSERVATION ONLY. THERE MAY EXIST ADDITIONAL SERVICE LINES NOT SHOWN ON THIS SURVEY.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

LEGEND:

- FOUND SURVEY MONUMENT
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- WATER METER
- WATER METER
- UTILITY POLE
- GENERATOR
- GAS METER
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