



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

1900 SW 4th Avenue, Portland, Oregon 97201 • 503-823-7310 • TTY 503-823-6868 • www.portlandoregon.gov/bds

14-211482 Str 01 W
Scan

Type of work		
☒ New construction	☐ Addition/alteration/replacement	
☐ Demolition	☐ Other:	
Category of construction		
☐ 1 & 2 family dwelling	☒ Commercial/Industrial	☐ Accessory building
☐ Multifamily	☐ Master builder	☐ Other:
Job site information and location		
Job no.: 141380	Job address: 60 NW DAVIS STREET	
City/State/ZIP: PORTLAND, OR 97209		
Suite/bldg./apt. no.:	Project name: BLOCK 8L	
Cross street/directions to job site: 1ST AND COUCH		
Subdivision:		
Lot no. 58,647	Tax map/parcel no. R140322	
Description of work		
FOUNDATION REVIEW THROUGH SECOND FLOOR PT		
DECK AND INCLUDING MEP UNDER GROUND		
Provide RS Permit no.		
☒ Property owner ☐ Tenant		
Name: JILL SHERMAN		E-mail: JILL.SHERMAN@GERDINGBLEDEN.CO
Address: 1477 NW EVERETT STREET		
City/State/ZIP: PORTLAND OR 97209		
Phone: 503.299.6000	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: <i>[Signature]</i>		Date: 9.11.14
☐ Contractor		
Business name: R & H CONSTRUCTION		E-mail: NDOWTY@RHCONST.COM
Address: 1530 SW TAYLOR STREET		
City/State/ZIP: PORTLAND, OR 97205		
Phone: 503.228.7177	FAX:	
CCB lic. no. 38304		
Authorized signature: <i>[Signature]</i>		
Print name: JOHN WARD		Date: 9/11/14
☒ Applicant ☐ Contact Person		
Business name: ANFROM MOISAN ARCHITECTS		
Contact name: JENNIFER JENKINS		
Address: 6720 SW MACADAM AVENUE SUITE 100		
City/State/ZIP: PORTLAND, OR 97219		
Phone: 503.892.8370	FAX:	
E-mail: JENNIFER@ANFROMMOISAN.COM		
Authorized signature: <i>[Signature]</i>		
Print name: Jennifer Jenkins		Date: 9.11.2014

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

Office Use Only

Permit no:

Date received:

By:

Required Data: One and Two Family Dwelling

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	
Number of bedrooms:	
Number of bathrooms:	
Total number of floors:	
New dwelling area:	square feet
Garage/carport area:	square feet
Covered porch area:	square feet
Deck area:	square feet
Other structure area:	square feet

Required Data: Commercial Use

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	\$1,500,000
Existing building area:	square feet
New building area:	square feet
Number of stories:	
Type of construction:	TYPE III OVER TYPE I
Occupancy groups	
Existing:	
New:	A-2, A-3, B, M, R-2

Notice

All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed.

Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well as any misleading statement or omission, may be cause for revocation of permit and/or certificate of occupancy, regardless of how or when discovered.

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

Building Permit Fees*

Please refer to fee schedule

Fees due upon application	
Amount received	
Date received	

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

Foundation Permit Response Narrative of Changes – Response .1

This Addendum forms a written narrative of revisions to the design, since the Foundation Permit was issued and submitted in September 2014. Items modified are clouded with a Delta A and title block has the revision date of 11.20.2014 noted.

Changes to Civil drawings:

- 1.1 Sheet C-1.00, Attached
 1. No changes to original
- 1.2 Sheet C-2.00, attached
 1. **REVISE:** All but one existing street trees to be removed. Existing street tree at NW corner to be protected.
- 1.3 Sheet C-3.00, Attached
 1. **ADD:** Two new doors added to NE corner and SW corner of building.
 2. **REVISE:** Alley way grading revised per building design changes.
 3. **DELETE:** Stormwater planters in courtyard along Naito Pkwy removed.
- 1.4 Sheet C-4.00, Attached
 1. **REVISE:** Stormwater planter system redesigned, see revised stormwater report.
 2. **REVISE:** Fire protection connection upsized from 4" to 6".
 3. **DELETE:** Stormwater planters in courtyard along Naito Pkwy removed.
 4. **REVISE:** Fire protection connection upsized from 4" to 6".
 5. **REVISE:** Storm connection to building upsized to 10". Sanitary and storm connections from building upsized to 10".
 6. **ADD:** New gas connection to site added.
- 1.5 Sheet C-5.00, Attached
 1. **REVISE:** Stormwater planter detail revised to show bath tub style walls.
 2. **ADD:** Trapped area drain detail added.
 3. Sheet C-5.00, Attached
- 1.6 Sheet C-6.00, Attached
 1. No changes to original
- 1.7 Sheet C-6.01, Attached
 1. No changes to original
- 1.8 Sheet C-6.02, Attached
 1. No changes to original
- 1.9 Sheet C-6.03, Attached
 1. No changes to original
- 1.10 Sheet C-6.04, Attached
 1. No changes to original
- 1.11 Sheet C-6.05, Attached
 1. No changes to original
- 1.12 Sheet C-6.06, Attached

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**Ankrom Moisan Architects
Portland & Seattle**

6720 SW Macadam Ave
Suite 100
Portland, OR 97219
503.245.7100

117 S Main St
Suite 400
Seattle, WA 98104
206.576.1600

ankrommoisan.com

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14-211492-STR-01-CO

1. No changes to original
- 1.13 Sheet C-6.07, Attached
 1. No changes to original
- 1.14 Sheet C-6.08, Attached
 1. No changes to original
- 1.15 Sheet C-6.09, Attached
 1. No changes to original
- 1.16 Sheet C-6.10, Attached
 1. No changes to original
- 1.17 Sheet C-6.11, Attached
 1. No changes to original
- 1.18 Sheet C-6.12, Attached
 1. No changes to original

Changes to Architectural drawings:

- 2.1 Sheet A0.00
 1. **ADD:** note added
- 2.2 Sheet A0.01
 1. **REVISE:** Sheet index
- 2.3 Sheet A0.03
 1. No changes to original
- 2.4 Sheet A0.10
 1. **ADD:** New sheet
- 2.5 Sheet A0.11
 1. **ADD:** New sheet
- 2.6 Sheet A1.00a
 1. No changes to original
- 2.7 Sheet A1.01
 1. **REVISE:** Sheet in its entirety
- 2.8 Sheet A2.00a
 1. **REVISE:** Sheet in its entirety
- 2.9 Sheet A2.00b
 1. **REVISE:** Sheet in its entirety
- 2.10 Sheet A2.00c
 1. **REVISE:** Sheet in its entirety
- 2.11 Sheet A2.01
 1. **REVISE:** Sheet in its entirety

- 2.12 Sheet A2.01S
 - 1. REVISE: Sheet in its entirety
- 2.13 Sheet A2.02
 - 1. REVISE: Sheet in its entirety
- 2.14 Sheet A2.02S
 - 1. REVISE: Sheet in its entirety
- 2.15 Sheet A2.03
 - 1. REVISE: Sheet in its entirety
- 2.16 Sheet A2.04
 - 1. REVISE: Sheet in its entirety
- 2.17 Sheet A2.05
 - 1. REVISE: Sheet in its entirety
- 2.18 Sheet A2.06
 - 1. REVISE: Sheet in its entirety\
- 2.19 Sheet A2.91
 - 1. REVISE: Sheet in its entirety
- 2.20 Sheet A3.01
 - 1. REVISE: Sheet in its entirety
- 2.21 Sheet A3.02
 - 1. REVISE: Sheet in its entirety
- 2.22 Sheet A3.11
 - 1. REVISE: Sheet in its entirety
- 2.23 Sheet A3.21
 - 1. REVISE: Sheet in its entirety
- 2.24 Sheet A3.22
 - 1. REVISE: Sheet in its entirety
- 2.25 Sheet A3.23
 - 1. ADD: New sheet.
- 2.26 Sheet A4.10
 - 1. ADD: New sheet.
- 2.27 Sheet A4.12
 - 1. ADD: New sheet.
- 2.28 Sheet A4.20
 - 1. REVISE: Sheet in its entirety
- 2.29 Sheet A4.30
 - 1. DELETE: Sheet in its entirety, details relocated.

- 2.30 Sheet A4.60
 - 1. **ADD:** New sheet.

Changes to Structural drawings:

- 3.1 Sheet S1.01
 - 1. **ADD** geopier design tolerances in "Soils and Foundations"
- 3.2 Sheet S2.01
 - 1. **CHANGE:** grid spacing
 - 2. **CHANGE:** foundation sizes and reinforcing
 - 3. **CHANGE:** foundation elevations
 - 4. **ADD:** architectural concrete walls
- 3.3 Sheet S2.02
 - 1. **CHANGE:** grid spacing.
 - 2. **DELETE** misc canopy steel
 - 3. **ADD** chord and collector rebar at shear walls
 - 4. **ADD drop beam between grids H and K**
 - 5. CLARIFY fire requirements in notes
- 3.4 Sheet S2.02A
 - 1. **CHANGE:** grid spacing
 - 2. **CHANGE** slab tendons
- 3.5 Sheet S2.02B
 - 3. **CHANGE:** grid spacing
- 3.6 Sheet S2.03
 - 1. **CHANGE:** grid spacing.
 - 2. **CHANGE:** change beam sizes of typical joists, main girders and perimeter beams.
- 3.7 Sheet S2.03A
 - 1. **ADD** drag chord and collector rebar at shear walls
 - 2. **CHANGE** grid spacing
- 3.8 Sheet S2.04
 - 1. **CHANGE:** grid spacing.
 - 2. **CHANGE:** change beam sizes of typical joists, main girders and perimeter beams.
- 3.9 Sheet S2.05
 - 1. **CHANGE:** grid spacing.
 - 2. **CHANGE:** change beam sizes of typical joists, main girders and perimeter beams.
- 3.10 Sheet S2.06
 - 1. **CHANGE:** grid spacing.
- 3.11 Sheet S2.06A
 - 1. **ADD** new sheet
- 3.12 Sheet S2.07
 - 1. **CHANGE:** grid spacing.



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- 3.13 Sheet S2.07A
 - 1. **ADD** new sheet
- 3.14 Sheet S3.01
 - 1. **CLARIFY** detail callouts
 - 2. **CHANGE** wall rebar
- 3.15 Sheet S3.02
 - 1. **ADD** detail 7, 8, 12, 14
 - 2. **CHANGE** detail 4 by adding rebar to boundary element
 - 3. **CHANGE** detail 2 by adding rebar and changing tie size
- 3.16 Sheet S4.01
 - 1. **CHANGE:** foundation rebar quantity
- 3.17 Sheet S4.02
 - 2. **CHANGE** detail 13, 14, 15, 18, 20 due to arch changes
- 3.18 Sheet S4.03
 - 1. **DELETE** detail 10 (moved to S3.02)
 - 2. **ADD** detail 10
 - 3. **CLARIFY** detail 8 and detail 15 with arch references
 - 4. **ADD** detail 11, 16, 17
- 3.19 Sheet S4.04
 - 1. **ADD** new sheet
- 3.20 Sheet S5.01
 - 1. **CHANGE** detail 17, 18, 19 notes
- 3.21 Sheet S6.01
 - 1. **CLARIFY** detail numbering
 - 2. **ADD** details 12, 13, 15
- 3.22 Sheet S7.01
 - 1. **CHANGE** detail 10 modified

Changes to Engineered Aggregate Pier drawings:

- 4.1 Sheet G1.00, attached
 - 1. **REVISED:** Gridlines (labels, dimensions, etc.)
 - 2. **REVISED:** Column, footing, and pier alignments commensurate with Gridline revisions
 - 3. **REVISED:** Footing Schedule:
 - a. Typical Interior Column Size: 7.5' sq. to 8' sq.
 - b. Typical Perimeter column loads: Reduced from 200 kips to 184 kips
 - c. Typical Interior column loads: Increased from 325 kips to 353 kips
 - d. Typical PT Beam column loads: Reduced from 600 kips to 468 kips
 - 4. **REVISED:** Uplift Loading at ea. end of Mat Ftgs
 - a. Grid 4/E-H: net Increase from 128k to 244k
 - i. **ADD:** 2 uplift harnesses to piers, ea. end.
 - b. Grid C/6-7: net Increase from 107k to 157k
 - i. **ADD:** 1 uplift harness to piers, ea. end
 - c. Grid 8-12/D-F: net Increase from 718k to 850k
 - i. **ADD:** 2 uplift piers, ea. end

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- d. Grid 9/F-G: net Increase from 286k to 299k
 - i. No change, sufficient resistance by previous layout
 - e. Grid 7-8/H-K: net Increase from 218k to 223k
 - i. No change, sufficient resistance by previous layout
 - 5. REVISED: Increase
 - a. Grid C/6-7: increase in seismic edge pressure, ea. end
 - i. ADD: 2 compression piers, ea. end
 - 6. REVISED: reduced maximum pier-to-pier spacing at perimeter mats to address Site Development Checksheet Item #4. Stress diagrams provided by DCI Structural Engineers assume relatively uniform subgrade support resulting in 1,500 psf to 2,000 psf applied stress between column locations; however, pier layout provided concentrated load support near columns will attract and concentrate load applied there, reducing assumed stress between column locations. DCI confirmed acceptable pier layout results in acceptable bearing condition.
 - a. REVISE: Corner pier spacing from 5' to 7' due to lower applied stresses than at inter-footing columns.
 - b. ADD: 2 piers (7a and 9a) to further reduce maximum footing length supported on in-situ matrix soil.
- 4.2 Sheet G2.00, Attached
- 1. ADD/CORRECT: Note numbers
 - a. #3 and #4 have been separated, were mistakenly labeled together in previous submittal
 - 2. ADD: (per Site Development Checksheet Items 11 and 12)
 - a. Specification Section 3.05-B: "Aggregate pier elements used for uplift testing which are located within tolerance and provide a safe design capacity may, upon approval of the aggregate pier system designer, be used in the finished work."
 - b. Text to Specification Section 3.05-C-4: referring to load increments and readings: "This shall include a loading increment at the 100% Design Load."
 - c. Footnote to Spec. Section 3.05: " * Per DCI Engineers, Sheet S101: Structural Design Tolerance and uplift testing criteria shall be for ½" deflection at the 100% design load of 40 kips. This load determined via capacity calculation using a Factor of Safety of 3."

Changes to Plumbing drawings:

5.1 Sheet P0.02, Attached

5.2 Sheet P2.00

Changes to Electrical drawings:

6.1 Sheet E1.02

- 1. REVISE: Revised underslab conduit routing for building electrical and telecom services to coordinate with mat slab and building foundation elements.

Attachments

Drawing Sheets:

- 1. Civil: C-2.00, C-3.00, C-4.00, C-5.00
- 2. Architectural: A0.00, A0.01, A0.03, A0.10, A0.11, A1.00a, A1.01, A2.00a, A2.00b, A2.00c, A2.01, A2.01S, A2.02, A2.02S, A2.03, A2.04, A2.05, A2.06, A2.91, A3.01, A3.02, A3.11, A3.21, A3.22, A3.23, A4.10, A3.12, A4.20, A4.60



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3. Structural: S1.01, S2.01, S2.02, S2.02A, S2.02B, S2.03, S2.03A, S2.04, S2.05, S2.06, S2.06A, S2.07, S2.07A, S3.01, S3.02, S4.01, S4.02, S4.03, S4.04, S5.01, S6.01, S7.01
4. Engineering Sheets: G1.00, G2.00
5. Electrical: E0.00, E1.02
6. Plumbing: P0.02, P2.00

End

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Narrative

ASI 001

Date: 21 April 2015

Project: Block 8L
Project Address: Portland, OR

AM Project #: 141380

To: City of Portland
From: Ankrom Moisan Architects, Inc.
6720 SW Macadam Ave, Suite 100
Portland, OR 97219

Changes to Architectural drawings:

Sheet A2.01D

1. REVISE: Sheets as noted.
2. **Revise/Add**: Add detail to clarify toe/wall locations at exterior.

Sheet A2.01S

1. REVISE: Sheets as noted.
2. **Revise**: Revised dimensions locating slab edge.

Sheet A2.02S

1. REVISE: Sheet as noted.
2. **Revise**: Remove concrete platforms at exterior stairs.
3. **Add**: Depressions at ADA accessible showers.
4. **Add**: Revise dimensions locating slab edges.

Sheet A4.18

5. **Add**: Sheet as noted.
6. **Add**: Gate details

Changes to Plumbing Drawings:

Sheet P2.00, Attached

1. CHANGE: Moved cleanouts near grid line A-1.5 away from building entrance.
2. ADD: Added to vents to floor drains throughout.
3. ADD: Added a floor sink & stub up for future in new grey water treatment area
4. ADD: Added drain for dog wash station
5. REVISE: revised waste in bike storage to meet code requirements for combine waste and vent systems.
6. ADD: waste and vent for proposed TI restroom location
7. REVISE: Waste and storm routing near grid line L to avoid foundation.
8. REVISE: Increased gas service to building.

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Portland & Seattle

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Portland, OR 97219
503.245.7100

117 S Main Street
Suite 400
Seattle, WA 98104
206.576.1600

ankrommoisan.com

END OF ASI 001

Jason BB

Site Development Checksheet Response

scan

Permit #: 14-211482-STR-01-CO

Date: 11-21-2014

Customer name and phone number: Jeremy J. Gray, P.E. (GTFC-W), (503) 640-1340
c/o Jennifer Jenkins, Ankrom Moisan Architects

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	No Action Require	Item #1
2	See Attached Geotechnical Report	Item #2
3	Item Addressed by GeoDesign, Inc. Site characterization judgment that settlement will occur as the structure is loaded (essentially elastic response).	Item #3
4	Rev. Sheet G1.00: Reduced maximum pier-to-pier spacing at perimeter mats to address Site Development Checksheet Item #4. Stress diagrams provided by DCI Structural Engineers assume relatively uniform subgrade support resulting in 1,500 psf to 2,000 psf applied stress between column locations; however, pier layout provided concentrated load support near columns will attract and concentrate load applied there, reducing assumed stress between column locations. DCI confirmed acceptable pier layout results in acceptable bearing condition. a. REVISE: Corner pier spacing from 5' to 7' due to lower applied stresses than at inter-footing columns. b. ADD: 2 piers (7a and 9a) to further reduce maximum footing length supported on in-situ matrix soil.	Item #4
5	Item addressed by GeoDesign, Inc. Our GeoRam® Engineered Aggregate Pier system is constructed with Vertical Ramming, not vibratory displacement. Installations adjacent sensitive structures, including medical, high-tech manufacturing, and unreinforced masonry structures have been observed on projects throughout the western states, including many in the City of Portland by both structural and Geotechnical Engineers of-Record, to cause no incidental damaging vibration or other hazardous effects.	Item #5
6	See New Sheet C1.00	Item #6
7	Emergency contact is Mike Fessler at R&H 503-860-7790	Item #7
8	See Attached Easement Agreement	Item #8
9	See New Drawing P2.00, C4.00	Item #9
10	See revised general notes on sheet S1.01 for revised coefficient of friction. See details on sheets S4.02, S4.03, and S4.04 for subgrade preparation measures.	Item #10
11 & 12	Rev. Sheet G2.00: Added Specification Section 3.05-B: "Aggregate pier elements used for uplift testing which are located within tolerance and provide a safe design capacity may, upon approval of the aggregate pier system designer, be used in the finished work."	Item #11 and 12

SITE DEVELOPMENT CHECKSHEET

Application # 14-211482-STR-01-CO
Review Date: November 13, 2014

10	S1.01 S4.02	PCC 24.10.070	Foundation Subgrade Preparation The structural general notes and Detail 4/S4.02 require foundation subgrade preparation per geotechnical report. Sheet G2.00 shows aggregate pier supported foundations have a coefficient of friction of 0.55. The permit drawings may not rely solely on reference materials such as the geotechnical report. Therefore, please revise the permit drawings to specify the recommended subgrade preparation measures. As an alternative, please forward a pdf of the specification section providing these requirements.
11	G2.00	PCC 24.10.070	Aggregate Pier Uplift Testing Please revise Sheet G2.00 to clearly specify that a minimum of one (1) uplift cyclic load test is required. Please require movement measurements at 100% of design load to verify the pier displacement does not exceed the value defined by the structural engineer (see Item 12 below). Please clearly define the acceptance criteria and require the design uplift capacity be determined using a factor of safety of 3. Please include the criteria to establish whether the test pier may be used as a production pier.
12	G2.00 File	PCC 24.10.070	Aggregate Pier Uplift Testing – Allowable Displacement Please provide a letter prepared by the structural engineer that defines the maximum allowable displacement of the aggregate pier at 100% design load.
13		PCC 24.10.070	Mechanical / Electrical / Plumbing Drawing Title Blocks It appears that the Sheet Number box was blacked out making the sheet numbers unreadable. Please revise the drawings accordingly.

INSTRUCTIONS

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.

NEW RECHECK FEE: Please note that for plans submitted on or after July 1, 2010 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 \$175.00 per checksheet.

	• Text to Specification Section 3.05-C-4: referring to load increments and readings: "This shall include a loading increment at the 100% Design Load." • Footnote to Spec. Section 3.05: " * Per DCI Engineers, Sheet S101: Structural Design Tolerance and uplift testing criteria shall be for 1/2" deflection at the 100% design load of 40 kips. This load determined via capacity calculation using a Factor of Safety of 3.	
13	See New Sheets	Item #13

(For office use only)



City of Portland, Oregon
Bureau of Development Services
Site Development

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-6892
Fax: (503) 823-5433
TTY: (503) 823-6868
www.portlandoregon.gov/bds

SITE DEVELOPMENT CHECKSHEET

Application #: **14-211482-GRD-01-CO**

Review Date: December 4, 2014

To:	APPLICANT	Jennifer Jenkins Ankron Moisan Architects 6720 SW MACADAM AVE SUITE 100 PORTLAND OR 97219	Work 503 892-8370 Fax 503 245-7710 e-mail jenniferj@ankrommoisan.com
From:	BDS SITE DEVELOPMENT ENGINEER	JASON BUTLER-BROWN, PE, GE	Phone 503-823-4936 Fax 503-823-5433 e-mail Jason.Butler-Brown@portlandoregon.gov
Cc:	OWNER	CITY OF PORTLAND (PDC) 222 NW 5TH AVE PORTLAND, OR 97209-3812	(503) 823-3306

PROJECT INFORMATION

Street Address:	50 NW DAVIS ST
Description of Work:	Partial permit to include: Parking lot demolition, installation of erosion control measures, tree cutting, site clearing, foundation excavation, and installation of engineered aggregate piers.

PLAN REVIEW

Based on the plans and specifications submitted, the following items appear to be missing or not in conformance with the Oregon Structural Specialty Code, Oregon One and Two Family Dwelling Specialty Code and/or other city, state, or federal requirements.

Item #	Location on plans	Code Section	Clarification / Correction Required
1 ✓	File	PCC 24.20	Soils Special Inspections Special inspection will be required for this permit. Please complete Part C of the attached <i>Soils Special Inspections</i> form. Please return the completed form either in person at 1900 SW 4 th Ave, by fax to (503) 823-4172 or by email to specialinspectionschecksheets@portlandoregon.gov . The project owner shall provide a copy of this checksheet to the soils inspector.
2 ✓	File	PCC 24.10.070 OSSC 1803.5.12	Geotechnical Report - Liquefaction The November 21, 2014 GeoDesign letter report estimates liquefaction induced settlements at the site range from 0 inches to 3.5 inches. Please submit an addendum stamped by the geotechnical engineer that evaluates the lateral spread hazard at the site considering the proximity of the site to the Willamette River. Please include calculations.

SITE DEVELOPMENT CHECKSHEET

Application # 14-211482-GRD-01-CO
Review Date: December 4, 2014

			In addition, please summarize the derivation of the magnitude and peak ground accelerations of the earthquakes used in the analyses. Please provide one hard copy and forward a pdf copy to jason.butler-brown@portlandoregon.gov. Refer to Item 2 of the November 13, 2014 Site Development Checksheet (14-211482-STR-01-CO). Checksheet text provided for reference only. The July 16, 2014 GeoDesign Inc. geotechnical report concludes liquefaction is not a <i>significant design concern under design levels of ground shaking</i>. It appears there may be several feet of soil susceptible to liquefaction and/or strain softening under earthquake loading consistent with the maximum considered earthquake ground motions as required by Section 1803.5.12 of the 2014 Oregon Structural Specialty Code (OSSC). Please submit a liquefaction analysis that includes a summary of the magnitude, source distance, and pga for the earthquakes used in the analysis. Please verify they reflect maximum considered earthquake ground motions.
3	File ✓	PCC 24.10.070	Intermediate Foundation Settlement It appears that total settlements below some of the large mat footings may exceed 1 inch under the dead and long-term live loading summarized in the August 2014 GTFC-West calculations. Site Development performed preliminary calculations for mat footings located in the vicinity of borings showing relatively deep deposits of silty sands and sandy silts using the Schertmann method. Values the elastic (Young's) modulus for the soil were estimated using SPT data. Static settlement on the order of 1.5 inches was estimated below the 27 ft x 40 ft footing assuming the soil profile from Shannon and Wilson Boring B-2. Please submit settlement calculations stamped by the engineer for the 27 ft x 40 ft and the 46 ft x 32 ft mat footings. Please verify the estimated differential settlements between footings. Please provide one (1) hard copy and forward a pdf copy to jason.butler-brown@portlandoregon.gov. Refer to Item 3 of the November 13, 2014 Site Development Checksheet (14-211482-STR-01-CO). Checksheet text provided for reference only. The August 2014 GTFC-West calculations estimate settlement using elastic theory. It does not appear that settlements were calculated using consolidation theory. Please submit calculations demonstrating the elastic settlements are the same or greater than settlements estimated using consolidation theory.
4	✓	OSSC 3307	Protection of Adjoining Property The November 21, 2014 Site Development Checksheet Response form to the November 13, 2014 Site Development Checksheet states that Item 5, Protection of Adjoining Property was addressed by GeoDesign Inc. It appears that GTFC-W has addressed this item. However, it does not appear that a stamped document providing the response was submitted.

SITE DEVELOPMENT CHECKSHEET

Application # 14-211482-GRD-01-CO

Review Date: December 4, 2014

			Therefore, please submit a letter stamped by GTFC-West that provides the information summarized in the response form. Please provide one (1) hard copy and forward a pdf copy to jason.butler-brown@portlandoregon.gov. Refer to Item 5 of the November 13, 2014 Site Development Checksheet (14-211482-STR-01-CO). Checksheet text provided for reference only. Section 3307.1 of the 2014 OSSC requires adjoining public and private property shall be protected from damage during construction. This section requires footings and foundations to be protected. Please submit an addendum prepared by the geotechnical engineer that includes recommendations for protecting footings and foundations of the adjoining structure during construction; e.g. installation of aggregate piers.
5	 S1.01 S4.02	PCC 24.10.070	Foundation Subgrade Preparation Please submit calculations for the composite coefficient of friction = 0.55 for pier-reinforced soils. <i>Note – FYI Only – No Action Required</i> – Prior to Site Development approval of the STR-01 partial permit, please verify the subgrade preparation measures required to obtain the design composite coefficient of friction. In addition, please the required subgrade preparation measures are specified on the permit drawings or specifications. Refer to Item 10 of the November 13, 2014 Site Development Checksheet (14-211482-STR-01-CO). Checksheet text provided for reference only. The structural general notes and Detail 4/S4.02 require foundation subgrade preparation per geotechnical report. Sheet G2.00 shows aggregate pier supported foundations have a coefficient of friction of 0.55. The permit drawings may not rely solely on reference materials such as the geotechnical report. Therefore, please revise the permit drawings to specify the recommended subgrade preparation measures. As an alternative, please forward a pdf of the specification section providing these requirements.
6	 G2.00	PCC 24.10.070	Aggregate Pier Uplift Testing – Allowable Capacity Part 3.05.D of the load testing specifications states a factor of safety of 3 was used to determine the 40 kip allowable uplift capacity. It does not appear the specification explicitly requires the allowable capacity not exceed 1/3rd of the ultimate uplift capacity as determined by the load testing. Please revise Part 3.05.D of the load testing specifications as necessary to require the allowable uplift capacity not exceed 1/3rd of the ultimate capacity determined by the load testing. We would be happy to assist with redline changes to the permit drawings. Refer to Item 11 of the November 13, 2014 Site Development Checksheet (14-211482-STR-01-CO). Checksheet text provided for reference only.

SITE DEVELOPMENT CHECKSHEET

Application # 14-211482-GRD-01-CO

Review Date: December 4, 2014

			Please revise Sheet G2.00 to clearly specify that a minimum of one (1) uplift cyclic load test is required. Please require movement measurements at 100% of design load to verify the pier displacement does not exceed the value defined by the structural engineer. Please clearly define the acceptance criteria and require the design uplift capacity be determined using a factor of safety of 3. Please include the criteria to establish whether the test pier may be used as a production pier.
7	G2.00	PCC 24.10.070	Aggregate Pier Uplift Testing – Additional Testing It does not appear the specifications require production piers be installed in substantial conformance with the load test pier; e.g. the same equipment and techniques and similar pier properties. Please revise the specifications to include requirements for additional testing should the production uplift anchors vary significantly from the tested anchor. For example, additional testing shall be required if different equipment or techniques are used from the tested anchor or if the volume or density of the piers is ____% less than the tested pier. We would be happy to assist with redline changes to the permit drawings.
8	A1.00a	PCC 24.10.070	Existing Conditions Survey FYI Only, No Action Required The existing conditions survey, Sheet A1.00a is marked as reference only. This sheet should be issued with the partial permit drawings. Therefore, the "for reference only" 'stamp' has been crossed out.

INSTRUCTIONS

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.

NEW RECHECK FEE: Please note that for plans submitted on or after July 1, 2010 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 \$175.00 per checksheet.

Jason B.B.

Site Development Checksheet Response

Permit #: 14-211482-STR-01-CO

Date: 11-21-2014

Customer name and phone number: Jeremy J. Gray, P.E. (GTFC-W), (503) 640-1340
c/o Jennifer Jenkins, Ankrom Moisan Architects

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	No Action Require	Item #1
2	See Attached Geotechnical Report	Item #2
3	Item Addressed by GeoDesign, Inc. Site characterization judgment that settlement will occur as the structure is loaded (essentially elastic response).	Item #3
4	Rev. Sheet G1.00: Reduced maximum pier-to-pier spacing at perimeter mats to address Site Development Checksheet Item #4. Stress diagrams provided by DCI Structural Engineers assume relatively uniform subgrade support resulting in 1,500 psf to 2,000 psf applied stress between column locations; however, pier layout provided concentrated load support near columns will attract and concentrate load applied there, reducing assumed stress between column locations. DCI confirmed acceptable pier layout results in acceptable bearing condition. a. REVISE: Corner pier spacing from 5' to 7' due to lower applied stresses than at inter-footing columns. b. ADD: 2 piers (7a and 9a) to further reduce maximum footing length supported on in-situ matrix soil.	Item #4 RECEIVED NOV 24 2014 BDS DOCUMENT SERVICES
5	Item addressed by GeoDesign, Inc. Our GeoRam® Engineered Aggregate Pier system is constructed with Vertical Ramming, not vibratory displacement. Installations adjacent sensitive structures, including medical, high-tech manufacturing, and unreinforced masonry structures have been observed on projects throughout the western states, including many in the City of Portland by both structural and Geotechnical Engineers of-Record, to cause no incidental damaging vibration or other hazardous effects.	Item #5
6	See New Sheet C1.00	Item #6
7	See contact name on sheet C6.10	Item #7
8	See attached easement documentation.	Item #8
9	See New Drawing P2.00, C4.00	Item #9
10	See revised general notes on sheet S1.01 for revised coefficient of friction. See details on sheets S4.02, S4.03, and S4.04 for subgrade preparation measures.	Item #10 11/24/14
11 & 12	Rev. Sheet G2.00: • Added Specification Section 3.05-B: "Aggregate pier elements used for uplift testing which are located within tolerance and provide a safe design capacity may, upon approval of the aggregate pier system designer, be used in the finished work."	Item #11 and 12

	• Text to Specification Section 3.05-C-4: referring to load increments and readings: "This shall include a loading increment at the 100% Design Load." • Footnote to Spec. Section 3.05: " * Per DCI Engineers, Sheet S101: Structural Design Tolerance and uplift testing criteria shall be for ½" deflection at the 100% design load of 40 kips. This load determined via capacity calculation using a Factor of Safety of 3.	
13	See New Sheets	Item #13

(For office use only)



City of Portland, Oregon
Bureau of Development Services
Site Development

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-6892
Fax: (503) 823-5433
TTY: (503) 823-6868
www.portlandoregon.gov/bds

SITE DEVELOPMENT CHECKSHEET

Application #: **14-211482-STR-01-CO**

Review Date: November 13, 2014

To:	APPLICANT	Jennifer Jenkins Ankron Moisan Architects 6720 SW MACADAM AVE SUITE 100 PORTLAND OR 97219	Work 503 892-8370 Fax 503 245-7710 e-mail jenniferj@ankrommoisan.com
From:	BDS SITE DEVELOPMENT ENGINEER	JASON BUTLER-BROWN, PE, GE	Phone 503-823-4936 Fax 503-823-5433 e-mail jason.butler-brown@portlandoregon.gov
Cc:	OWNER	PORTLAND CITY OF(PDC 222 NW 5TH AVE PORTLAND, OR 97209-3812	(503) 823-3306

PROJECT INFORMATION

Street Address: **60 NW DAVIS ST**

Description of Work: **Foundation review through second floor PT deck and plumbing and electrical underground**

PLAN REVIEW

Based on the plans and specifications submitted, the following items appear to be missing or not in conformance with the Oregon Structural Specialty Code, Oregon One and Two Family Dwelling Specialty Code and/or other city, state, or federal requirements.

Item #	Location on plans	Code Section	Clarification / Correction Required
1 D			Soils Special Inspections FYI ONLY – NO ACTION REQUIRED AT THIS TIME Special Inspection will be required for this permit. The <i>Soils Special Inspections</i> form will be issued following a review of the materials requested below.
2 D	File	PCC 24.10.070 OSSC 1803.5.12	Geotechnical Report - Liquefaction The July 16, 2014 GeoDesign Inc. geotechnical report concludes liquefaction is not a <i>significant design concern under design levels of ground shaking</i> . It appears there may be several feet of soil susceptible to liquefaction and/or strain softening under earthquake loading consistent with the maximum considered earthquake ground motions as required by Section 1803.5.12 of the 2014 Oregon Structural Specialty Code (OSSC).

SITE DEVELOPMENT CHECKSHEET

Application # 14-211482-STR-01-CO

Review Date: November 13, 2014

			Please submit a liquefaction analysis that includes a summary of the magnitude, source distance, and pga for the earthquakes used in the analysis. Please verify they reflect maximum considered earthquake ground motions.
3	File S2.01	PCC 24.10.070	Intermediate Foundation Settlement The August 2014 GTFC-West calculations estimate settlement using elastic theory. It does not appear that settlements were calculated using consolidation theory. Please submit calculations demonstrating the elastic settlements are the same or greater than settlements estimated using consolidation theory.
4	File S2.01 G1.00	PCC 24.10.070	Settlement of Uncontrolled Fill Please submit an addendum stamped by the geotechnical engineer that includes an estimate of settlement within the uncontrolled fill material over the design life of the building. Please include a discussion of the anticipated settlement between aggregate piers along the perimeter footings. Aggregate piers are spaced as much as 19 feet center to center on Gridline 1 and 15 feet center to center on Gridline 10 as shown on sheet G1.00.
5		OSSC 3307	Protection of Adjoining Property Section 3307.1 of the 2014 OSSC requires adjoining public and private property shall be protected from damage during construction. This section requires footings and foundations to be protected. Please submit an addendum prepared by the geotechnical engineer that includes recommendations for protecting footings and foundations of the adjoining structure during construction; e.g. installation of aggregate piers.
6	C1.00	PCC 24.10.070	Civil Notes – C1.00 For Reference Only The Civil Notes, Sheet C1.00 is shown as "For Reference Only". This sheet may not be a reference only sheet as it includes information pertinent to this partial permit. The "Reference Only Note" has been crossed out on Plan Set Number 4. Please update the remaining permit drawings accordingly.
7		Erosion Control Manual	Erosion Control Plan – Emergency Contact Please revise the Erosion Control Plans as necessary to identify the emergency contact and phone number.
8	C2.00 A1.01	PCC 24.10.070	Easement Please submit one (1) hard copy and forward a pdf copy of the recorded easement bearing the Multnomah County recording stamp.
9	C4.00 P2.00	PCC 24.10.070	Combination Sewer Connection Please coordinate the civil and plumbing drawings to show the same location(s) for the connection to the combined sewer in NW Davis Street.

SITE DEVELOPMENT CHECKSHEET

Application # 14-211482-STR-01-CO

Review Date: November 13, 2014

10	S1.01 S4.02	PCC 24.10.070	Foundation Subgrade Preparation The structural general notes and Detail 4/S4.02 require foundation subgrade preparation per geotechnical report. Sheet G2.00 shows aggregate pier supported foundations have a coefficient of friction of 0.55. The permit drawings may not rely solely on reference materials such as the geotechnical report. Therefore, please revise the permit drawings to specify the recommended subgrade preparation measures. As an alternative, please forward a pdf of the specification section providing these requirements.
11	G2.00	PCC 24.10.070	Aggregate Pier Uplift Testing Please revise Sheet G2.00 to clearly specify that a minimum of one (1) uplift cyclic load test is required. Please require movement measurements at 100% of design load to verify the pier displacement does not exceed the value defined by the structural engineer (see Item 12 below). Please clearly define the acceptance criteria and require the design uplift capacity be determined using a factor of safety of 3. Please include the criteria to establish whether the test pier may be used as a production pier.
12	G2.00 File	PCC 24.10.070	Aggregate Pier Uplift Testing – Allowable Displacement Please provide a letter prepared by the structural engineer that defines the maximum allowable displacement of the aggregate pier at 100% design load.
13		PCC 24.10.070	Mechanical / Electrical / Plumbing Drawing Title Blocks It appears that the Sheet Number box was blacked out making the sheet numbers unreadable. Please revise the drawings accordingly.

INSTRUCTIONS

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.

NEW RECHECK FEE: Please note that for plans submitted on or after July 1, 2010 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 \$175.00 per checksheet.



CITY OF PORTLAND, OREGON – BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Suite 5000 • Portland, Oregon 97201 • www.portlandonline.com/bds



LIFE SAFETY CHECKSHEET

Review Date: October 31, 2014

Application #: 14-211482-STR-01-CO

IVR #: 3517221

To:	APPLICANT	Jennifer Jenkins Ankron Moisan Architects 6720 SW MACADAM AVE SUITE 100 PORTLAND OR 97219	Work: (503) 892-8370 Fax: (503) 245-7710 Email: jenniferj@ankrommoisan.com
From:	LIFE SAFETY PLANS EXAMINER	NAUMAN QURAISHI	Phone: (503) 823-7544 Email: Nauman.Quraishi@portlandoregon.gov
cc:	OWNER	PORTLAND CITY OF(PDC 222 NW 5TH AVE PORTLAND, OR 97209-3812	

PROJECT INFORMATION

Street Address:	60 NW DAVIS ST					
Description of Work:	Foundation review through second floor PT deck and plumbing and electrical underground					
The following assumptions were made when reviewing your project:						
Code Edition	Occupancy group	Construction Type	Building Area	Stories	Sprinklers	Alarms
2014 OSSC	M / A-3 / A-2 / B	I-A	SF		Yes	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	A0.00	107.2.1	Please update the cover sheet A0.00 to include a brief description of proposed work.
2	A0.03		Provide Fire Life Safety Summary plans to show fire wall types and fire rating (i.e., occupancy separations, corridors, exit enclosures, shafts etc.), uses of rooms/areas and occupancy classifications, occupant loads, smoke detectors, egress paths to the exterior of the building with exit signs and egress lighting.
3	A0.03		Submit building code appeals as discussed in preliminary Fire Life Safety meeting and obtain approval from Bureau of Development Services Administrative Appeal Board prior to the approval of partial-foundation permit.
4	A1.01		Provide and show egress gate at each end of the alley to public right-of way. Such egress gate shall swing in the direction of egress travel.

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 Checksheets" 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.

Nauman

Life Safety Checksheet Response

Permit #: 14-211482-STR-01-CO

Date: 11-21-2014

Customer name and phone number: Jennifer Jenkins, Ankrom Moisan 503-892-8370

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 <i>OK</i>	Please See description on A0.00	A0.00
2	Per email from Nauman, ground floor FLS Summary plans are required for the foundation permit. See Attached.	A0.10, A0.11
3	See attached building appeals and approvals.	
4 <i>OK</i>	Egress gates will swing in the direction of travel	A1.01

Plan Bin Location: AX 11-2 (structural calc's on shelf)

RECEIVED
NOV 21 2014
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DOCUMENT SERVICES



City of Portland, Oregon
Bureau of Development Services
Site Development

FROM CONCEPT TO CONSTRUCTION

Scan
Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-6892
Fax: (503) 823-5433
TTY: (503) 823-6868
www.portlandoregon.gov/bds

**2ND SITE DEVELOPMENT
CHECKSHEET**

Application #: **14-211482-STR-01-CO**

Review Date: December 17, 2014

To:	APPLICANT	Jennifer Jenkins Ankron Moisan Architects 6720 SW MACADAM AVE SUITE 100 PORTLAND OR 97219	Work 503 892-8370 Fax 503 245-7710 e-mail jenniferj@ankrommoisan.com
From:	BDS SITE DEVELOPMENT ENGINEER	JASON BUTLER-BROWN, PE, GE	Phone 503-823-4936 Fax 503-823-5433 e-mail jason.butler-brown@portlandoregon.gov
Cc:	OWNER	PORTLAND CITY OF(PDC 222 NW 5TH AVE PORTLAND, OR 97209-3812	(503) 823-3306

PROJECT INFORMATION

Street Address: **60 NW DAVIS ST**

Description of Work: **Foundation review through second floor PT deck and plumbing and electrical underground**

PLAN REVIEW

Based on the plans and specifications submitted, the following items appear to be missing or not in conformance with the Oregon Structural Specialty Code, Oregon One and Two Family Dwelling Specialty Code and/or other city, state, or federal requirements.

Item #	Location on plans	Code Section	Clarification / Correction Required
i			This checksheet has been written following a review of plans and supporting documents received in part as a response to the November 13, 2014 Site Development Checksheet and materials provided for the the GRD-01 (Engineered Aggregate Pier) partial permit. The following items are missing or require further clarification. The numbering convention from the previous Checksheet has been maintained.
1	File	PCC 24.20	Soils Special Inspections Special inspection will be required for this permit. Please complete Part C of the attached <i>Soils Special Inspections</i> form. Please return the completed form either in person at 1900 SW 4 th Ave, by fax to (503) 823-4172 or by email to specialinspectionschecksheets@portlandoregon.gov . The project owner shall provide a copy of this checksheet to the soils inspector.

SITE DEVELOPMENT CHECKSHEET

Application # 14-211482-STR-01-CO

Review Date: December 17, 2014

7		Erosion Control Manual	Erosion Control Plan – Emergency Contact FYI ONLY – NO ACTION REQUIRED The emergency contact information submitted for the GRD-01 has been redlined on Sheet C2.00 of the STR-01 drawings (plan set #4). 24 Emergency Contact Name: Mike Fessler, R&H Construction Phone: 503-860-7790 <u>November 13, 2014 Checksheet Text (For Reference)</u> Please revise the Erosion Control Plans as necessary to identify the emergency contact and phone number.
14	G1.00 G2.00	PCC 24.10.070	Engineered Aggregate Pier Drawings Please revise the permit drawings to include "For Reference Only" copies of the Engineered Aggregate Pier Drawings (Sheets G1.00 and G2.00) issued with the GRD-01 partial permit.

INSTRUCTIONS

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.

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NEW RECHECK FEE: Please note that for plans submitted on or after July 1, 2010 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 \$175.00 per checksheet.

Site Development Checksheet Response

Permit #: 14-211482-STR-01-CO

Date: 12-19-2014

Customer name and phone number: Jennifer Jenkins 509.892.8370

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.

[illegible]

(For office use only)



Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7310
Fax: (503) 823-4172
TTY: (503) 823-6868
www.portlandoregon.gov/bds

[illegible]



Revised sheets

Application #: **14-211482-STR-01-CO**

Date: 29 December 2014

Project: Block 8L

Project Address: Portland, OR

AM Project #: 128125

To: City of Portland

From: Ankrom Moisan Architects, Inc.
6720 SW Macadam Ave, Suite 100
Portland, OR 97219

Karty Halldorson

To: JASON BUTLER-BROWN, PE, GE

The sheets listed below were replace on 12/29/2014. The sheets were replaced to in order for the referenced sheets to match the approved Grading Permit set: **14-211482-GRD-01-CO**.

Changes to Engineered Aggregate Pier Drawings:

- 3.1 Sheet G1.00
 - 1. **REVISE:** As noted in attached sheet.
- 3.2 Sheet G2.00
 - 1. **REVISE:** As noted in attached sheet.

Attachments

Drawing Sheets:

- 1. Georam Engineered: *G1.00, G2.00*

END OF REVISION

ARCHITECTURE
INTERIORS
URBAN DESIGN
BRANDING

**Ankrom Moisan Architects
Portland & Seattle**

6720 SW Macadam Ave
Suite 100
Portland, OR 97219
503.245.7100

117 S Main Street
Suite 400
Seattle, WA 98104
206.576.1600

ankrommoisan.com



WE RESPOND
Always Ready
Always There

CITY OF
PORTLAND, OREGON
BUREAU OF FIRE & RESCUE
BUREAU OF DEVELOPMENT SERVICES
1900 SW 4TH Avenue Suite 2100
Portland, Oregon 97201

Scan

FIRE SAFETY PLAN REVIEW CHECKSHEET

Application # : **14-211482-STR-01-CO**

Commercial Building Permit

Review Date : October 30, 2014

To:	TENANT DOING WORK (CO, CO MT ONLY)	Ankron Moisan Architects *Jennifer Jenkins* Ankron Moisan Architects 6720 SW MACADAM AVE SUITE 100 PORTLAND OR 97219	Work: Fax: e-Mail:	(503) 892-8370 (503) 245-7710 jenniferj@ankrommoisan.com
From:	Fire	Kari Schimel	Phone: Fax: e-Mail	503-823-3820 503 823-4591 Kari.Schimel@portlandorego n.gov
cc:	OWNER	PORTLAND CITY OF(PDC 222 NW 5TH AVE PORTLAND, OR 97209-3812	e-Mail	(503) 823-3306 jacobsone@pdc.us

PROJECT INFORMATION

Street Address: **60 NW DAVIS ST**

Description of Work: Foundation review through second floor PT deck and plumbing and electrical underground

The following items are in apparent violation of the specific codes or laws noted.

Item #	Location on plans	Code Section	Clarification / Correction Required
1.		City of Portland, Title 31	Application for separate permits shall be obtained from the Fire Marshal's Office, 1300 SE Gideon Street, prior to the installation of the following: fire sprinklers, fire alarm systems, underground fire lines, in-building radio enhancement systems, stationary generators and hazardous material tanks and related equipment.
2.		PFC 505.1	New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background and be a minimum of 4 inches high with a minimum stroke width of 0.5 inches.
3.		PFC 509.1	Rooms containing fire protection equipment (air-conditioning systems, fire sprinkler risers and valves or other fire detection, suppression or control elements) shall be identified in an approved manner. Required signs shall be constructed of durable materials, permanently installed and readily visible. Signage will need to be approved prior to occupancy.
4.		PFC 605.3.1	Doors into electrical control panel rooms shall marked with a plainly visible and legible sign stating "ELECTRICAL ROOM". Signage will be verified prior to occupancy.

FIRE SAFETY PLAN REVIEW CHECKSHEET		Application #	14-211482-STR-01-CO
		Review Date:	October 30, 2014

5.		PFC 912.2	Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street and within 150 feet of a public fire hydrant.
6.		IFC 912.4	Signage to be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections and be visible from the public right-of-way. Where the building is protected by a fire pump, signage shall also indicate the design pressure of the fire pump.
7.		OFC Chapter 14	For four and five story wood frame structures, a <i>prefire protection plan</i> will be required prior to issuance of permit. The minimum requirements of a <i>prefire protection plan</i> must include on-site after hours security and secured perimeter fencing. See attachment.
8.		PFC D105.1	Where the vertical distance between the grade plane and the highest roof surface of Buildings or portions of buildings exceeds 30 feet in height an approved fire apparatus access road capable of accommodating fire department aerial operations shall be provided. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. NW Davis
9.		PFC D105.2	Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height.
10.	No Action Required at this time. Information only	OFC 510	Emergency responder in-building radio enhancement system (DAS) will be required. Questions concerning the design requirements of the system are to be directed to the Gideon Plans Review Desk at 503-823-3712. Another option to providing a DAS system is to provide a letter indicating that a third party will perform acceptance testing prior to Fire Marshal final to verify that in 95% of all areas on each floor of the building the signal strength will comply with the requirements of Section 510.2.1 and 510.2.2. If you intend to provide a DAS system, please list this in the Deferred Submittals section.
11.		OFC 504.3	Stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Signage will need to be approved prior to occupancy.
12.	No Action Required at this time. Information only	OFC 905.3.1 OFC 905.4	Class I standpipe shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of the fire department vehicle access and to be located in each required stair enclosure. Unless there are portions of the structure or roof mounted equipment further than 200 feet from the one required rooftop standpipe, other required standpipes may terminate at the top stair landings. In buildings where more than one standpipe is provided, the standpipes shall be interconnected in accordance with NFPA 14.
13.	No Action Required at this time. Information only	OFC 905.4 Portland Design Manual	Stair enclosure standpipe hose connections and valve installations to be provided on the floor landings, not the intermediate landings. Hose connections to be oriented to allow for ease of connecting and operating fire hose.
14.		PFC 912.2	Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street and within 150 feet of a public fire hydrant. Please indicate on plans where you intend to locate the FDC.

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.

FIRE SAFETY PLAN REVIEW CHECKSHEET	Application #	14-211482-STR-01-CO
	Review Date:	October 30, 2014

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.

Kari

Fire Safety Plan Review Checksheet Response

Permit #: 14-211482-STR-01-CO

Date: 11-21-2014

Customer name and phone number: **Jennifer Jenkins Ankrom Moisan Architects**
503-892-8370

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	Fire sprinklers, fire alarm systems, underground fire lines, in-building radio enhancement systems, stationary generators and hazardous material tanks and related equipment will be added to the plans for the main building permit	Schimel #1
2	Address numbers, and approved building identification will be added to the plans for the main building permit.	Schimel #2
3	Identification for rooms containing fire protection equipment, and all required signs will be added to the plans for the main building permit	Schimel #3
4	Signage for electrical control panel rooms will be added to plans for the main building permit.	Schimel #4
5	Issue will be addressed in the main building permit	Schimel #5
6	Proper signage for all fire department connections serving automatic sprinklers, standpipes or fire pump connections will be shown on the plans for the main building permit.	Schimel #6
7	Issue will be addressed in the main building permit	Schimel #7
8	On September 16, 2014 Gary Boyles stated that NW Davis St. was an appropriate aerial access point for the building. The access point has been noted on the Site Plan.	Schimel #8
9	Issue will be addressed in the main building permit.	Schimel #9
10	Comment noted. No action required at this time.	Schimel #10
11	Issue will be addressed in the main building permit.	Schimel #11
12	Comment noted. No action required at this time.	Schimel #12
13	Comment noted. No action required at this time.	Schimel #13
14	Same as #5	Schimel #14

(for office use only)

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Date: 12-01-14

Customer name and phone number: DCI Engineers - Mike Poulos - 503-242-2448

*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.*

[illegible]

(for office use only)

scan

Date: 11-21-2014

*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.*

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CITY OF
PORTLAND, OREGON
BUREAU OF ENVIRONMENTAL SERVICES
1900 SW 4TH AVE, SUITE 2100
Portland, OR 97201



BES SOURCE CONTROL PLAN EXAMINATION CHECK SHEET

Application # **14-211482-STR-01-CO**

Review Date: **December 19, 2014**

IVR# **3517221**

To:			
APPLICANT	Jennifer Jenkins Ankrom Moisan Architects 6720 SW MACADAM AVE SUITE 100 PORTLAND OR 97219	Work Fax E-Mail	503 892-8370 503 245-7710 jenniferj@ankrommoisan.com

From:			
	SOURCE CONTROL BRETT HULSTROM	Phone Fax	503 823-7807 503 823-4591

OWNER	PORTLAND CITY OF(PDC 222 NW 5TH AVE PORTLAND, OR 97209-3812	E-MailE-Mail	(503) 823-3306 jacobsone@pdc.us

PROJECT INFORMATION

Street Address:	50 NW DAVIS ST
Description of Work	Foundation review through second floor PT deck and plumbing underground and stormwater facilities

The following are items that will need to be addressed prior to plan approval by the Bureau of Environmental Services. Approval of your plan for sanitary and storm management facilities by BES does not mean your building permit can be immediately issued; BES is only one of many bureaus that review your building plan.

Item #	Location on plans	Clarifications / Corrections Required
1.	P0.02	As it is not part of this part of the project, please delete the reference to the 2000 grease interceptor from the plumbing fixture schedule.
2.		Applicant has now indicated that incidental dewatering may occur. Please resubmit dewatering forms as applicable from Appendix D.8 in the 2014 SWMM. If proposing to discharge to the storm sewer system, a 1200-C permit will be required from DEQ to oversee this discharge. As incidental dewatering is anticipated, it is recommended that the water go to the City's sanitary sewer system under a Batch Discharge 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 the Source Control phone number listed above. To check the status of your project, please call 503 823-7000 and select option 4. Your Plan Review Status will be faxed to

BES PLAN EXAMINATION CHECKSHEET

Application # **14-211482-STR-01-CO**

Review Date **December 19, 2014**

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.

