RS.01.139466

I

MAY 2 9 2002

MICROFILMED

13

CITY OF
PORTLAND, OREGON
OFFICE OF PLANNING AND DEVELOPMENT REVIEW
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

MULTNOMAH COUNTY

STATUS CHECK	Residential 1 & 2 Family Permit	Application # 01-139466-000-00-RS

Status Date: May 16, 2001 IVR Number: 2102016

APPLICANT	FRANK BORGES-SILVA	Phone:	(503) 519-5354
OWNER	FRANK BORGES-SILVA & KRISTEN BORGES-SILVA	Phone:	(503) 519-5354
CONTRACTOR	EMMERT INDUSTRIAL CORP	Phone:	

PROJECT INFORMATION Description of Work: MOVE SFR TO VACANT LOT

Street Address

Occupancy Group	Construction Type	Sub Type	Work Proposed
R3	V-N	Single Family Dwelling	Move

This report shows those reviews which have been assigned as of May 16, 2001 at 3:38 pm. Technical reviews may trigger additional review assignments.

Review Type/Process	Mandatory	Status	Action Date	Reviewer	Phone
Completeness Check - RS	X	Closed	5/16/01	Nys,Steve	503-823-7717
Assign plan and file location		Open		DOCUMENT SERVICES	503-823-7357
Assign Reviews - RS		Open			
Corrections Received - RS		Open		DOCUMENT SERVICES	503-823-7357
Planning and Zoning Review	X	Open		DSC PLANNING	503-823-7526
Erosion Control Plan Review	X	Open		DSC PLANNING	503-823-7526
Life Safety Review	X	Open	5/18	LIFE SAFETY Hettman	GEH
Structural Review	X	Open		STRUCTURAL	503-823-7301
Residential Plumbing Review	X	Open		Ebeling,Mike	503 823-7247
Residential Subsurface Site Evaluation	X	Open		COMMERCIAL/RESIDENTIAL PLUMB	
BES Sanitary Review	X	Open		BES	503-823-7761
BES Stormwater Review	X	Open		BES	503-823-7761
BES - SDC Review	X	Open		BES	503-823-7761
Transportation SDC - review	X	Open		PDOT	503-823-7002
Parks SDC Review	X	Open		Hamilton,Joan	503-823-5105
Trans - Street Systems Review	X	Open		PDOT	503-823-7002
Street Systems - Assign Reviews		Open		PDOT	503-823-7002
Water available	X	Open		WATER	503-823-7479
Urban Forestry Review	X	Open		Black,Myles	503-823-4018
Send Letter of Intent to expire		Open		DOCUMENT SERVICES	503-823-7357
Plans checked out to Applicant		Open			
Pre-issuance check	X	Open		PRE-ISSUANCE RS;MI;MP	503-823-7357
Payment Received		Open			

MAY 1 2001

City of Portland

APR

CITY OF
PORTLAND, OREGON
OFFICE OF PLANNING AND DEVELOPMENT REVIEW
PO Box 8120
Portland, OR 97207-8120

MULTNOMAH COUNTY

LIFE SAFETY CHECKSHEET

Review Date: February 25, 2002

Application #: 01-139466-000-00-RS
IVR #: 2102016

To:	OWNER	FRANK BORGES-SILVA 11320 SW CAPITOL HWY PORTLAND, OR 97219-7245	Cellular:	503 519-5354 ext.
From:	PLANS EXAMINER	NANCY HETTMAN	Phone: Fax: e-mail:	503-823-7360 hettmann@ci.portland.or.us
cc:	OWNER	FRANK BORGES-SILVA & KRISTEN BORGES-SILVA 11320 SW CAPITOL HWY PORTLAND, OR 97219-7245	Cellular:	(503) 519-5354

PROJECT INFORMATION

Street Address: 5531 SW BI[illegible] [illegible]ON ST

Description of Work: MOVE SFR [illegible] LOT See comments See case #01-176799 HS

The following assumptions were made when reviewing your project:

Occupancy group	Construction Type	Square Footage	Stories	Sprinklers	Alarms	Detection
R3	V-N	2760	N/A	N/A	N/A	N/A

PLAN REVIEW

Based on the plans submitted, the following items appear to be missing or not in conformance with: ☐ Oregon Structural Specialty Code OR ☐ Oregon 1&2 Family Dwelling Specialty Code, and/or other city, state, or federal requirements:

Item #	Location on plans	Code Section	Clarification / Correction Required
1			Please provide Housing Violation Letter if you were given one.
2	Pgs. 2-4	112.1 IOTFDC	Planning has requested that you add more glazing to your front wall. Please make this correction and have your engineer show how the lateral bracing will be affected.
3	Pgs. 2-4	112.1 IOTFDC	Make all plans and elevations agree on the size and location of the windows. Clarify window sizes and opening styles on the floor plans.
4	Pgs. 2-3	112.1 IOTFDC	Show total overall dimensions on the floor plans. Include all sub-dimensions or window dimensions. ***FLOOR PLANS HAVE NOT BEEN DIMENSIONED. SHOW OVERALL DIMENSIONS AND CLARIFY SPACING BETWEEN POSTS, BEAMS AND JOISTS.***
5	Pg. 3	112.1	Page 3 has information too faint to read or microfiche. Please confirm what

City of Portland
APR 3 2002
Permit Number

		IOTFDC	text is missing below the title lines for the "Foundation and Framing Plans".
6		112.1 IOTFDC	Photocopy to a construction size sheet the "General Notes" pages from the Engineering packet.
7	Pg. 2	112.1 IOTFDC	Show the stairs at the 2nd Floor.
8	Pg. 2-4	303/310 IOTFDC	Clarify the window sizes and the type of opening system for each.
9		303.6 IOTFDC	Indicate the type of heating system (gas, electric).
10	Pg. 4	305 IOTFDC	Clearly indicate the floor to ceiling heights for each floor. It appears that the window sills at the bedrooms are more than 44" above the floor surface. This does not meet egress code.
11	Pg. 1 &4	312.1 IOTFDC	Your entrance/exit and slider doors are far more than 8" above grade so porches, decks etc.are required. Show the required decks, etc. on the Site, floor and elevation plans.
12		312.1 IOTFDC	Provide deck details that correspond to this site's issues. Include bracing for decks over 4' from grade to floor of deck. Be sure to include on the detail, size of all members; nail/bolt sizes and spacing, connection hardware etc. ***INFORMATION IS INCOMPLETE. PROVIDE DIMENSIONS OF THE DECK FLOOR; HEIGHT OF THE POSTS FROM GRADE TO DECK; SIZE OF BEAMS SUPPORTING DECK JOISTS; DEPTH OF FOOTINGS BELOW GRADE; CROSS BRACING SUPPORT FOR THE DECK AND THE REQUIRED NAILING OF THE CROSS BRACING AT THE DECK AND FOOTING CONNECTIONS AND WHERE THE BRACING CROSSES; SHOW THE LEDGER SIZE AT THE HOUSE/DECK CONNECTION AND THE SIZE, NUMBER AND SPACING OF THE CONNECTING NAILS TO MAKE POSITIVE CONNECTION WITH THE WALL STUDS.***
13		314/315 IOTFDC	Please provide stair, handrail and guardrail details that show construction of both the interior and exterior stair systems to meet code requirements. Be sure to include support information at the second floor and at the base of the stairs. ***FOR THE DECK GUARDRAIL INCLUDE INTERMEDIATE POSTS, CORNER POSTS, BOTTOM RAIL AND SHOW CONNECTION OF THE POSTS TO THE DECK. BE SURE TO SHOW HARDWARE AND THE NUMBER AND TYPE OF CONNECTORS. THE DECK GUARDRAIL MUST BE DESIGNED TO WITHSTAND 200# OF LIVE LOAD.***
14	Pg. 2	807 IOTFDC	Show the location of the attic access.
15		Chapter 10 & Fig. 1003.1 IOTFDC	Is the fireplace an existing feature for the second floor? If not provide: a. A detail of the chimney construction. b. Clarify the roof construction at and around the new chimney.
16		Structure	Photocopy to a construction size sheet the "Basement Wall Detail". Add to and show: a. The exterior wall sheathing, impervious membrane, and wall cover. b. The interior walls insulated to R-21 and the interior wall cover. c. How the upper floor is attached to the lower floor with straps, anchor bolts, and holdowns. Include sizes and types of all hardware. ***SEE ITEM #22.***
17		Structure	Photocopy to a construction size sheet the "Footing, Slab and Chimney" details from the Engineering Packet.
18		Oregon	Show insulation minimums of R-38 at ceiling, R 21 at walls above grade

		~~Energy Code~~	~~and R-15 beneath slab or below grade. (If walls of moved portion of residence do not have interior finish or exterior cover removed then they are not required to have upgrade to R-21.) Show new windows as U-40.~~ ***~~PROVIDE DETAIL OF FUR-OUT OF FOUNDATION WALL TO SHOW INSULATION OF WALLS BELOW GRADE AS WELL AS ABOVE.~~***
19		Lateral Eng.	Page 13 of the Engineering Packet mentions holdowns. Please clarify the size, type and location of these holdowns. ***THE LOWER FLOOR WALLS NEED TO BE ENGINEERED FOR LATERAL BRACING. PROVIDE ENGINEER STAMPED LATERAL CALCULATIONS, UPLIFT CALCULATIONS, DETAILS AND SHOW SHEAR WALL AND HOLDOWN TYPES AND LOCATIONS. INCLUDE SHEARWALL AND HOLDOWN SCHEDULES. ALL SCHEDULES, DETAILS AND LOCATIONS MUST BE SHOWN ON CONSTRUCTION PLANS. SEE ITEM #22.***
20		~~Beam Calculations~~	~~I have figured a worse case scenario of 300# of tributary load on the (2) 2x12 floor beams for a 15.5' span and I do not see how they will pass for bending. I multiplied 300x15.5 squared, multiplied by 12, divided by 8 and then divided by the Fb of 900 to get a required Section Modulus of 120. Even 2 times the allowed Sec. of 31.63 for each 2x12 does not come to the required 120. Please clarify. I figured floor load @ 50 # x 6 ft of trib.~~
~~21~~		~~Structural~~	~~Redraw Bedroom #3 exterior wall to show the correct size of the door to deck.~~
22		Structural	Items #16 and #19 have not sufficiently addressed the required lateral Engineering. As per our engineer, the following will need to be addressed: • Please provide a detailed design that demonstrates the structure can withstand current code wind and seismic loads. • The calculations provided are for a FEMA 178 quick check. This level of design is inappropriate for current code requirements. • For example, it appears that the exterior gable end walls are overloaded in shear and tension. It, also, appears that the holdowns should be located at the jambs f the openings and specified on the plans. Please review the lateral loads to current code. • The construction of the elevated deck appears unable to withstand the lateral loads. Please specify the sheathing and its attachment. Also, there are no straps to the house to assist the deck in resisting side lateral loads. Please review.

To respond to this checksheet, come to Document Services (the second floor of 1900 SW Fourth Ave., between 7:30 a.m. and 3:00 p.m.) and update all four sets of the originally submitted drawings. To update the drawings, you may either replace the original sheets with new sheets, or edit the originally submitted sheets. (Specific instructions for updating plans are posted in Document Services.)

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

If you have specific questions concerning this Checksheet, please call me at 503-823-7360. To check the status of your project, please call 503 823-7000 and select option 4. Your Plan Review Status will be faxed to you, so please be ready to provide a fax number. If you don't have a fax number you may dial 503 823-7357 to request a Plan Review Status or visit Document Services.

Life Safty Checksheet Response for Permit Application 01-139466-RS

1. I have not gotten a violation letter.
2. There is more than 4' on the corner the engineer says the lateral bracing will not be affected. Pg. 2-4
3. Redline the first floor windows to show proper egress at less than 44". I will show the opening type and sizes, make plans match. Page 2-4
4. I will show all dimensions overall and include widows and sub-dimensions.
5. Clarified text on foundation and framing plan. Pg. 3
6. Photocopy of engineering attached to back set of plans (construction size)
7. Stairs shown in proper location Pg. 2
8. Window sizes specified. Pg. 2
9. Electric Furnace and Hot water heater Pg. 2
10. Ceiling height 8'-0" typ.
11. Decks are shown in proper locations.
12. Deck details are provided on construction size paper attached to back.
13. Stair and hand rail details are also provided on construction size paper in back.
14. Attic access in hallway by bedrooms. Pg.2
15. Fireplace is existing.
16. Basement wall detail with a.b.c. are included on construction size sheet in back.
17. "Footing, Slab, and Chimney" details are included on construction size sheet in back.
18. No wall coverings will be removed to the moved portion of the house; Proper insulation values have been added to basement.
19. Hold downs to be MA6's @ 6' o.c. and 1'-0" form all corners.
20. Note from engineer attached to each set.

If you have any questions please call (Art Duhon) @ 503-649-9329 or 503-317-5653
Or Frank Borges-Silva anytime @ 503-519-5343 or 503-254-8982.

CITY OF
PORTLAND, OREGON
OFFICE OF PLANNING AND DEVELOPMENT REVIEW
PO Box 8120
Portland, OR 97207-8120

MULTNOMAH COUNTY

LIFE SAFETY CHECKSHEET

Review Date: January 25, 2002

Application #: 01-139466-000-00-RS
IVR #: 2102016

To:	OWNER	FRANK BORGES-SILVA 11320 SW CAPITOL HWY PORTLAND, OR 97219-7245	Cellular:	503 519-5354 ext.
From:	PLANS EXAMINER	NANCY HETTMAN	Phone: Fax: e-mail:	503-823-7360 hettmann@ci.portland.or.us
cc:	OWNER	FRANK BORGES-SILVA & KRISTEN BORGES-SILVA 11320 SW CAPITOL HWY PORTLAND, OR 97219-7245	Cellular:	(503) 519-5354

PROJECT INFORMATION

Street Address: 5531 SW BUDDINGTON ST

Description of Work: MOVE SFR TO VACANT LOT

The following assumptions were made when reviewing your project:

Occupancy group	Construction Type	Square Footage	Stories	Sprinklers	Alarms	Detection
N/A	N/A	N/A	N/A	N/A	N/A	Y

PLAN REVIEW

Based on the plans submitted, the following items appear to be missing or not in conformance with: ☐ Oregon Structural Specialty Code OR ☒ Oregon 1&2 Family Dwelling Specialty Code, and/or other city, state, or federal requirements:

Item #	Location on plans	Code Section	Clarification / Correction Required
~~1~~			~~Please provide Housing Violation Letter if you were given one.~~
~~2~~	~~Pgs. 2-4~~	~~112.1 IOTFDC~~	~~Planning has requested that you add more glazing to your front wall. Please make this correction and have your engineer show how the lateral bracing will be affected.~~
~~3~~	~~Pgs. 2-4~~	~~112.1 IOTFDC~~	~~Make all plans and elevations agree on the size and location of the windows. Clarify window sizes and opening styles on the floor plans.~~
4	Pgs. 2-3	112.1 IOTFDC	Show total overall dimensions on the floor plans – include all sub-dimensions or window dimensions. ***FLOOR PLANS HAVE NOT BEEN DIMENSIONED. SHOW OVERALL DIMENSIONS AND CLARIFY SPACING BETWEEN POSTS, BEAMS AND JOISTS.***
~~5~~	~~Pg. 3~~	~~112.1~~	~~Page 3 has information too faint to read or microfiche. Please confirm what~~

		~~IOTFDC~~	~~text is missing below the title lines for the "Foundation and Framing Plans"~~
~~6~~		~~112.1 IOTFDC~~	~~Photocopy to a construction size sheet the "General Notes" pages from the Engineering packet.~~
~~7~~	~~Pg. 2~~	~~112.1 IOTFDC~~	~~Show the stairs at the 2nd Floor.~~
~~8~~	~~Pg. 2-4~~	~~303/310 IOTFDC~~	~~Clarify the window sizes and the type of opening system for each.~~
~~9~~		~~303.6 IOTFDC~~	~~Indicate the type of heating system (gas, electric).~~
~~10~~	~~Pg. 4~~	~~305 IOTFDC~~	~~Clearly indicate the floor to ceiling heights for each floor. It appears that the window sills at the bedrooms are more than 44" above the floor surface. This does not meet egress code.~~
~~11~~	~~Pg. 1 &4~~	~~312.1 IOTFDC~~	~~Your entrance/exit and slider doors are far more than 8" above grade so porches, decks etc. are required. Show the required decks, etc. on the Site, floor and elevation plans.~~
12		312.1 IOTFDC	Provide deck details that correspond to this site's issues. Include bracing for decks over 4' from grade to floor of deck. Be sure to include on the detail, size of all members; nail/bolt sizes and spacing, connection hardware etc. ***INFORMATION IS INCOMPLETE. PROVIDE DIMENSIONS OF THE DECK FLOOR; HEIGHT OF THE POSTS FROM GRADE TO DECK; SIZE OF BEAMS SUPPORTING DECK JOISTS; DEPTH OF FOOTINGS BELOW GRADE; CROSS BRACING SUPPORT FOR THE DECK AND THE REQUIRED NAILING OF THE CROSS BRACING AT THE DECK AND FOOTING CONNECTIONS AND WHERE THE BRACING CROSSES; SHOW THE LEDGER SIZE AT THE HOUSE/DECK CONNECTION AND THE SIZE, NUMBER AND SPACING OF THE CONNECTING NAILS TO MAKE POSITIVE CONNECTION WITH THE WALL STUDS.***
13		314/315 IOTFDC	Please provide stair, handrail and guardrail details that show construction of both the interior and exterior stair systems to meet code requirements. Be sure to include support information at the second floor and at the base of the stairs. ***FOR THE DECK GUARDRAIL INCLUDE INTERMEDIATE POSTS, CORNER POSTS, BOTTOM RAIL AND SHOW CONNECTION OF THE POSTS TO THE DECK. BE SURE TO SHOW HARDWARE AND THE NUMBER AND TYPE OF CONNECTORS. THE DECK GUARDRAIL MUST BE DESIGNED TO WITHSTAND 200# OF LIVE LOAD.***
~~14~~	~~Pg. 2~~	~~807 IOTFDC~~	~~Show the location of the attic access.~~
~~15~~		~~Chapter 10 & Fig. 1003.1 IOTFDC~~	~~Is the fireplace an existing feature for the second floor? If not provide:~~ ~~a. A detail of the chimney construction.~~ ~~b. Clarify the roof construction at and around the new chimney.~~
16		Structure	Photocopy to a construction size sheet the "Basement Wall Detail". Add to and show: a. The exterior wall sheathing, impervious membrane, and wall cover. b. The interior walls insulated to R-21 and the interior wall cover. c. How the upper floor is attached to the lower floor with straps, anchor bolts, and holdowns. Include sizes and types of all hardware.
~~17~~		~~Structure~~	~~Photocopy to a construction size sheet the "Footing, Slab and Chimney" details from the Engineering Packet.~~
18		Oregon	Show insulation minimums of R-38 at ceiling, R-21 at walls above grade

		Energy Code	and R-15 beneath slab or below grade. (If walls of moved portion of residence do not have interior finish or exterior cover removed then they are not required to have upgrade to R-21.) Show new windows as U-40. ***PROVIDE DETAIL OF FUR OUT OF FOUNDATION WALL TO SHOW INSULATION OF WALLS BELOW GRADE AS WELL AS ABOVE.***
19		Lateral Eng.	Page 13 of the Engineering Packet mentions holdowns. Please clarify the size, type and location of these holdowns. ***THE LOWER FLOOR WALLS NEED TO BE ENGINEERED FOR LATERAL BRACING. PROVIDE ENGINEER STAMPED LATERAL CALCULATIONS, UPLIFT CALCULATIONS, DETAILS AND SHOW SHEAR WALL AND HOLDOWN TYPES AND LOCATIONS. INCLUDE SHEARWALL AND HOLDOWN SCHEDULES. ALL SCHEDULES, DETAILS AND LOCATIONS MUST BE SHOWN ON CONSTRUCTION PLANS.***
~~20~~		~~Beam Calculations~~	~~I have figured a worse case scenario of 300# of tributary load on the (2) 2x12 floor beams for a 15.5' span and I do not see how they will pass for bending. I multiplied 300x15.5 squared, multiplied by 12, divided by 8 and then divided by the Fb of 900 to get a required Section Modulus of 120. Even 2 times the allowed Sec. of 31.63 for each 2x12 does not come to the required 120. Please clarify. I figured floor load @ 50 # x 6 ft of trib.~~
21		Structural	Redraw Bedroom #3 exterior wall to show the correct size of the door to deck.

To respond to this checksheet, come to Document Services (the second floor of 1900 SW Fourth Ave., between 7:30 a.m. and 3:00 p.m.) and update all four sets of the originally submitted drawings. To update the drawings, you may either replace the original sheets with new sheets, or edit the originally submitted sheets. (Specific instructions for updating plans are posted in Document Services.)

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

If you have specific questions concerning this Checksheet, please call me at 503-823-7360. To check the status of your project, please call 503 823-7000 and select option 4. Your Plan Review Status will be faxed to you, so please be ready to provide a fax number. If you don't have a fax number you may dial 503 823-7357 to request a Plan Review Status or visit Document Services.

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

CITY OF
PORTLAND, OREGON
OFFICE OF PLANNING AND DEVELOPMENT REVIEW
PO Box 8120
Portland, OR 97207-8120

MULTNOMAH COUNTY

LIFE SAFETY CHECKSHEET

Review Date: July 9, 2001

Application #: 01-139466-000-00-RS
IVR #: 2102016

To:	OWNER	FRANK BORGES-SILVA 11320 SW CAPITOL HWY PORTLAND, OR 97219-7245	Cellular:	503 519-5354 ext.
From:	PLANS EXAMINER	NANCY HETTMAN	Phone: Fax: e-mail:	503-823-7360 503 823-7692 hettmann@ci.portland.or.us
cc:	OWNER	FRANK BORGES-SILVA & KRISTEN BORGES-SILVA 11320 SW CAPITOL HWY PORTLAND, OR 97219-7245	Cellular:	(503) 519-5354

PROJECT INFORMATION

Street Address:	5531 SW BUDDINGTON ST
Description of Work:	*MOVE SFR TO VACANT LOT*

The following assumptions were made when reviewing your project:

Occupancy group	Construction Type	Square Footage	Stories	Sprinklers	Alarms	Detection
N/A	N/A	N/A	N/A	N/A	N/A	Y

PLAN REVIEW

Based on the plans submitted, the following items appear to be missing or not in conformance with: ☐ Oregon Structural Specialty Code OR ☒ Oregon 1&2 Family Dwelling Specialty Code, and/or other city, state, or federal requirements:

Item #	Location on plans	Code Section	Clarification / Correction Required
1			Please provide Housing Violation Letter if you were given one.
2	Pgs. 2-4	112.1 IOTFDC	Planning has requested that you add more glazing to your front wall. *Please make this correction and have your engineer show how the lateral bracing will be affected.*
3	Pgs. 2-4	112.1 IOTFDC	Make all plans and elevations agree on the size and location of the windows. Clarify window sizes and opening styles on the floor plans.
4	Pgs. 2-3	112.1 IOTFDC	Show total overall dimensions on the floor plans – include all sub-dimensions or window dimensions.
5	Pg. 3	112.1 IOTFDC	Page 3 has information too faint to read or microfiche. Please confirm what text is missing below the title lines for the "Foundation and Framing Plans".
6		112.1	Photocopy to a construction size sheet the "General Notes" pages from the

		IOTFDC	Engineering packet.
7	Pg. 2	112.1 IOTFDC	Show the stairs at the 2nd Floor.
8	Pg. 2-4	303/310 IOTFDC	Clarify the window sizes and the type of opening system for each.
9		303.6 IOTFDC	Indicate the type of heating system (gas, electric).
10	Pg. 4	305 IOTFDC	Clearly indicate the floor to ceiling heights for each floor. It appears that the window sills at the bedrooms are more than 44" above the floor surface. This does not meet egress code.
11	Pg. 1 &4	312.1 IOTFDC	Your entrance/exit and slider doors are far more than 8" above grade so porches, decks etc.are required. Show the required decks, etc. on the Site, floor and elevation plans.
12		312.1 IOTFDC	Provide deck details that correspond to this site's issues. Include bracing for decks over 4' from grade to floor of deck. Be sure to include on the detail, size of all members; nail/bolt sizes and spacing, connection hardware etc.
13		314/315 IOTFDC	Please provide stair, handrail and guardrail details that show construction of both the interior and exterior stair systems to meet code requirements. Be sure to include support information at the second floor and at the base of the stairs.
14	Pg. 2	807 IOTFDC	Show the location of the attic access.
15		Chapter 10 & Fig. 1003.1 IOTFDC	Is the fireplace an existing feature for the second floor? If not provide: a. A detail of the chimney construction. b. Clarify the roof construction at and around the new chimney.
16		Structure	Photocopy to a construction size sheet the "Basement Wall Detail". Add to and show: a. The exterior wall sheathing, impervious membrane, and wall cover. b. The interior walls insulated to R-21 and the interior wall cover. c. How the upper floor is attached to the lower floor with straps, anchor bolts, and holdowns. Include sizes and types of all hardware.
17		Structure	Photocopy to a construction size sheet the "Footing, Slab and Chimney" details from the Engineering Packet.
18		Oregon Energy Code	Show insulation minimums of R-38 at ceiling, R-21 at walls above grade and R-15 beneath slab or below grade. (If walls of moved portion of residence do not have interior finish or exterior cover removed then they are not required to have upgrade to R-21.) Show new windows as U-40.
19		Lateral Eng.	Page 13 of the Engineering Packet mentions holdowns. Please clarify the size, type and location of these holdowns.
20		Beam Calculations	I have figured a worse case scenario of 300# of tributary load on the (2) 2x12 floor beams for a 15.5' span and I do not see how they will pass for bending. I multiplied 300x15.5 squared, multiplied by 12, divided by 8 and then divided by the Fb of 900 to get a required Section Modulus of 120. Even 2 times the allowed Sec. of 31.63 for each 2x12 does not come to the required 120. Please clarify. I figured floor load @ 50 # x 6 ft of trib.

To respond to this checksheet, come to Document Services (the second floor of 1900 SW Fourth Ave., between 7:30 a.m. and 3:00 p.m.) and update all four sets of the originally submitted drawings. To update the drawings, you may either replace the original sheets with new sheets, or edit the originally submitted sheets. (Specific instructions for updating plans are posted in Document Services.)

NORWEST ENGINEERING
Consulting Engineers

2m

FOR EMMERT INTERNATIONAL JOB No. 2778 DATE 1/15/01

SUBJECT WOOD LIGHT FRAME BUILDING BY GSZ

1

HOUSE NO. 1
EMMERT INTERNATIONAL

STRUCTURAL COMPUTATION

REGISTERED PROFESSIONAL ENGINEER
15295PE
OREGON
JAN. 29, 1993
GODOFREDO ZABALLERO

Expires: 06/30/2002

PREPARED BY:

NORWEST ENGINEERING
4110 NE 122nd AVE.
PORTLAND, OR 97230

City of Portland
APR 10 2002
Permit Number

01-96473-RS

NORWEST ENGINEERING
Consulting Engineers

FOR EMMERT INTERNATIONAL JOB No. 2778 DATE 11/15/01

SUBJECT SPECIFICATION / BY GSZ

GENERAL NOTES:

A. DESIGN CRITERIA
1. SEISMIC: ZONE 3
2. WIND: 80 MPH EXPOSURE "B"
3. ROOF LIVE LOAD: 25 PSF
4. FIRST FLOOR LIVE LOAD: 40 PSF
5. SOIL BEARING PRESSURE: 1500 PSF
6. UBC, 1997 EDITION

B. EXCAVATION, BACKFILL & COMPACTION
1. 1'-0" ± OF NATIVE MATERIAL SHALL BE REMOVED TO ELIMINATE ORGANIC AND DEBRIS ON ALL LOCATIONS TO RECEIVED THE FOUNDATIONS AND SLAB.
2. STRUCTURAL FILL UNDER SLAB SHALL BE GRANULAR FILL. 3/4" (-) CRUSHED AGGREGATE.
3. SUB-GRADE SHALL BE WELL COMPACTED BEFORE STRUCTURAL FILL UNDER SLAB IS PLACED.

C. CONCRETE - CAST IN PLACE.
1. DESIGN, MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ACI 318-89 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
2. CONCRETE SHALL DEVELOP 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
   a. SLUMP SHALL BE 4"
   b. COARSE AGGREGATE SIZE 3/4" MAX.
   c. CEMENT SHALL BE TYPE II
3. REINF STEEL SHALL BE DEFORMED CONFORMING TO ASTM A615 GRADE 60
4. SLAB FINISHES — FLOOR SLABS SHALL BE HARD TROWEL, SMOOTH FINISH.

City of Portland
APPROVED
APR 10 2002
Permit Number

NORWEST ENGINEERING
Consulting Engineers

FOR EMMERT INTERNATIONAL JOB No. 2778 DATE 1/15/01

SUBJECT SPECIFICATION BY GSZ

D. LUMBER

1. ALL LUMBER, STRUCTURAL PANEL, SHEATHING, & SIDING SHALL CONFORM TO THE APPLICABLE STANDARDS AND GRADING RULES SPECIFIED AND SO IDENTIFIED BY GRADE MARK ISSUED BY AN APPROVED AGENCY.

2. ALL PRESERVATIVELY TREATED WOOD REQUIRED TO BE TREATED SHALL BE IDENTIFIED BY THE QUALITY MARK OF AN INSPECTION AGENCY.

3. THE NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION, REVISED 1991 EDITION SHALL APPLY TO THE DESIGN AND CONSTRUCTION OF WOOD STRUCTURES.

4. ALL LUMBER SHALL BE DOUGLAS FIR - LARCH SELECT STRUCTURAL, VISUALLY GRADED.

5. ALL ANCHORING SYSTEMS SHALL BE SIMPSON STRONG-TIE CONNECTORS.

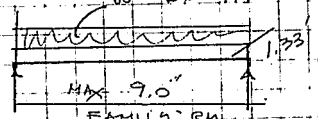
E. PROVIDE SMOKE DETECTION DEVICES LOCATED IN ACCORDANCE WITH THE PROVISIONS OF THE STATE BUILDING CODE.

NORWEST ENGINEERING
Consulting Engineers

FOR EMMERT INTERNATIONAL JOB No. 2778 DATE 1/8/01

SUBJECT CHECK EXIST FLOOR JOIST BY GSZ

2"x6" DOUGLAS FIR-LARCH, NO.2 VISUALLY GRADED WWPA



NORMAL DURATION.

LL = 40 #/□' (1.33') = 53.2 #/FT

DL = JOIST = 2.0 #/FT

= FLOORING & MISC. = 10.0 #/FT.

W = 65.2 #/FT.

SAY W = 66 #/FT

$V = \frac{66(9.0)}{2} = 297\#$

$F_v = \frac{1.5V}{A} = \frac{1.5(297)}{8.25} = 54\ \#/\square" < 90\ \#/\square"$ OK

$M = \frac{66(8.5)^2}{8} = 596\ ' \#$

$F_b' = \frac{M}{S} = \frac{596\ '\#(12)"/'}{7.56} = 946\ \#/\square" < 1,310\ \#/\square"$ OK

$\Delta = \frac{5wL^4}{384EI} = \frac{(5)(66\ \#/FT)(8.5)^4 \times (12)^3}{384(1,600,000\ \#/\square")(20.79\ in^4)} = 0.24"$

$\Delta_{ALLOW} = \frac{L}{240} = \frac{9'(12)}{240} = 0.45" > 0.24"$ OK

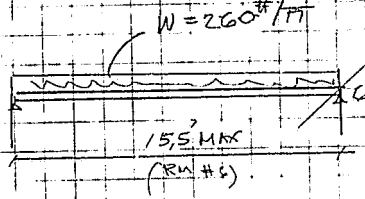
City of Portland
APR 10 2002
Permit Number

NORWEST ENGINEERING
Consulting Engineers

FOR EMMERT INTERNATIONAL JOB No. 2778 DATE 1/8/01

SUBJECT DESIGN OF ROW STRINGER BY GSZ

TRY 2-2"X12" SELECT STRUCTURAL, VISUALLY GRADED WWPA DOUGLAS FIR-LARCH, NORMAL DURATION



LL = 40 (6) = 240 #/FT

DL (STRINGER) = 18.2

12-JOIST 2(6) / 15,5 = .10

W = 258.2 #/FT

SAY W = 260 #/FT

$V = \frac{260(15.5)}{2} = 2,015$ #

$F_v' = \frac{1.5(2015)}{2(16.87)} = 89.6$ #/□" < 90 #/□" OK

$M = \frac{260(15.5)^2}{8} = 7808$ '#

$F_b' = \frac{M}{S} = \frac{7808(12)}{2(31.63)} = 1481$ #/□" < 1670 #/□" OK

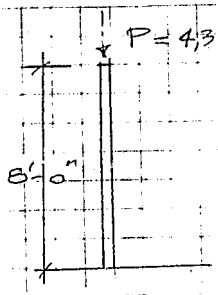
$\Delta = \frac{5wL^4}{384EI} = \frac{5(260)(15.5)^4(12)^3}{384(1900,000)\cdot 2(164.8)} = 0.54$"

$\Delta_{allow} = \frac{15.5(12)}{240} = 0.78$" > 0.53" OK

NORWEST ENGINEERING
Consulting Engineers

FOR EMMERT INTERNATIONAL JOB No. 2778 DATE 1/9/01

SUBJECT DESIGN OF COLUMNS. BY GSZ



TRY 4"X4" A = 12.25 □"

$P_{MIN} = \frac{26'(335)\ \#/ft}{2} = 4,355\ \#$

USE P = 4360 #

$\text{SLENDERNESS RATIO} = \frac{1.2(8)12}{3.5} = 33 = C_c$

$\text{SLENDERNESS FACTOR} = \frac{0.274\,E}{C_c^2} \times \frac{\text{DRY SERVICE CONDITION}}{F_c K_{sc} K_D}$

$C_K = \frac{0.274\,(1,720,000)}{(33)^2} \times \frac{1}{1.100\,(1)\,(1)}$

$= 0.393$

$F_c' = F_c C_K = 1200\,(.393) = 471\ \#/\square"$

$F_{c\ ACTUAL}' = \frac{4360\ \#}{12.25\ \square"} = 356\ \#/\square" \leq 471\ \#/\square"$ ok

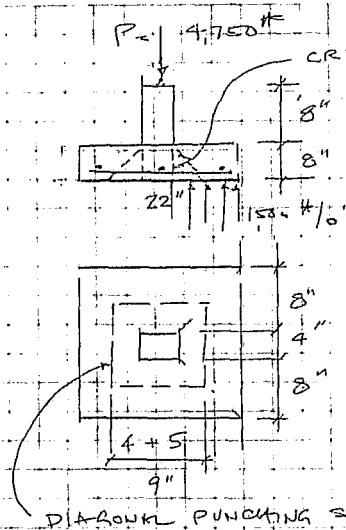
$\text{A FOOTING REQ'D} = \frac{4360}{1500} = 2.9\ \square'$

USE FOOTING = 20" X 20"

NORWEST ENGINEERING
Consulting Engineers

FOR EMMERT INTERNATIONAL JOB No. 2778 DATE 1/9/01

SUBJECT DESIGN OF ISOLATED FOOTING BY GSZ



$f_s = 24{,}000$ psi

$f_c' = 3{,}000$ psi

SOIL PRESSURE = 1500 #/D' ALLOW

$V_c = 4\sqrt{f_c'}\, b_o d = 4\sqrt{3000}\,(9)5 = 9{,}859$ #

$V_s = \frac{A_v f_y d}{s} = \frac{0.20\,(60000)\,5'}{8''} = 7{,}500$ #

$V_u = V_c + V_s = 17{,}359$ #

$f_u = \frac{500\ \#/D'\,(8)\,4(1)'}{144} = 333$ #

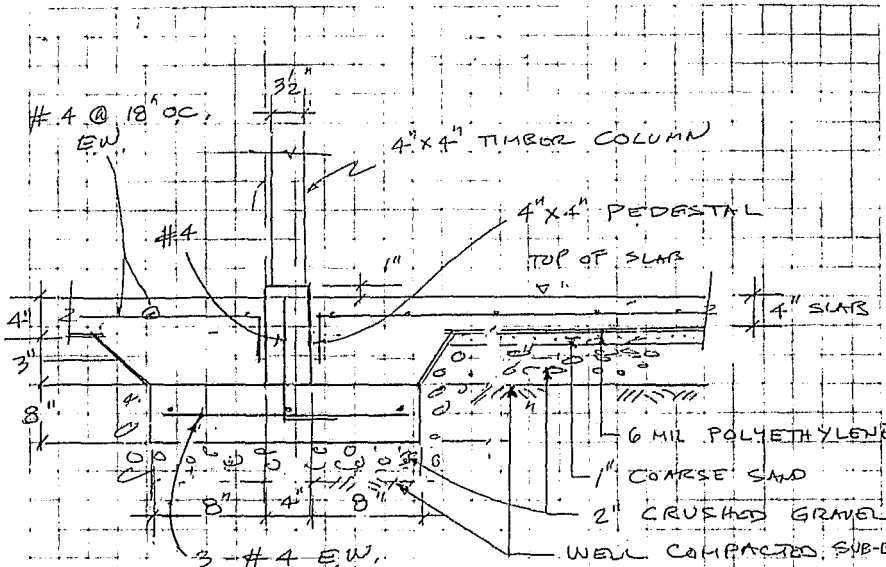
d REQ'D = 2" < 5" OK

NO NEED TO CHECK FURTHER

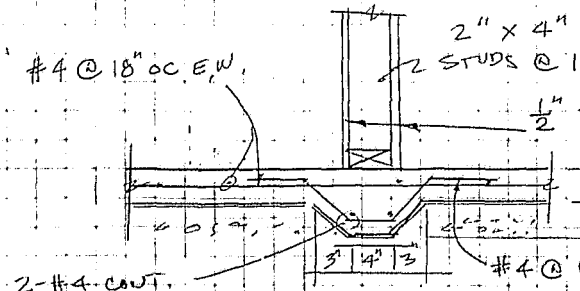
NORWEST ENGINEERING
Consulting Engineers

FOR EMMERT INTERNATIONAL JOB No. 2778 DATE 1/10/01

SUBJECT FOOTING & SLAB DETAIL BY GSZ



COLUMN FOOTING & SLAB DETAIL (TYP.)



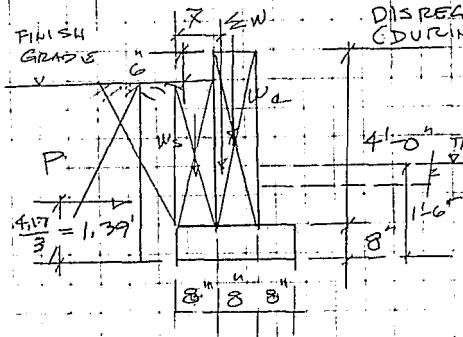
SHEAR WALL (STUD) FOOTING TYP. (SEE PLAN)

NORWEST ENGINEERING
Consulting Engineers

FOR EMMERT INTERNATIONAL JOB No. 2778 DATE 1/10/01

SUBJECT DESIGN OF BASEMENT WALL BY GSZ

DESIGN 1'-0" STRIP OF WALL



DISREGARD WT. OF TIMBER WALL (DURING CONSTRUCTION)

$\phi = 30°$

$\gamma = 120$ pcf

ALLOWABLE SOIL BEARING PRESSURE = 1500 psf

$$P = \frac{1}{2}\gamma h^2 \left(\frac{1-\sin\phi}{1+\sin\phi}\right) = \frac{1}{2}(120)(4.17)^2\left(\frac{1-\sin 30}{1+\sin 30}\right)$$

$$= 348\ \#/\text{FT OF WALL} \checkmark$$

$$W_c = \left[(4.67)(.67) + (11.33)(.67)\right](1)(144) = 579\ \#$$

$$W_s = (1)(3.50)(.67)(120) = 281\ \#$$

$$\Sigma W = W_c + W_s = 860\ \#$$

$$860\bar{x} = 579(1.0) + 281(.33)$$

$$\bar{x} = 0.78' \checkmark$$

$$M_R = 860(2.0 - 0.78) = 1,049\ '\# \checkmark$$

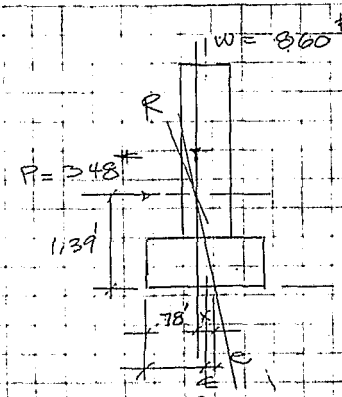
$$M_o = 348(1.39) = 484\ '\# \checkmark$$

$$F.S._O = 2.2 > 2.0 \quad \text{OK} \checkmark$$

NORWEST ENGINEERING
Consulting Engineers

FOR EMMERT INTERNATIONAL JOB No. 2778 DATE 1/10/01

SUBJECT DESIGN OF BASEMENT WALL BY GSZ

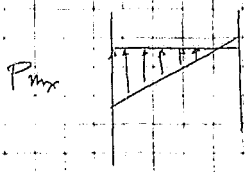


$\frac{12.0}{6} = 1.33'$ ✓

$\frac{X}{1.39} = \frac{348}{860}$ $X = 1.56'$ ✓

$e = \left(.78 + 1.56\right) - 1.0 = 0.34'$ ✓

∴ R FALLS OUTSIDE MIDDLE 3rd



$$P_{mx} = \frac{2W}{3(1)\left(\frac{B}{2} - e\right)}$$

$$= \frac{2(860)}{3(1)\left(\frac{12.0}{2} - 1.34\right)}$$

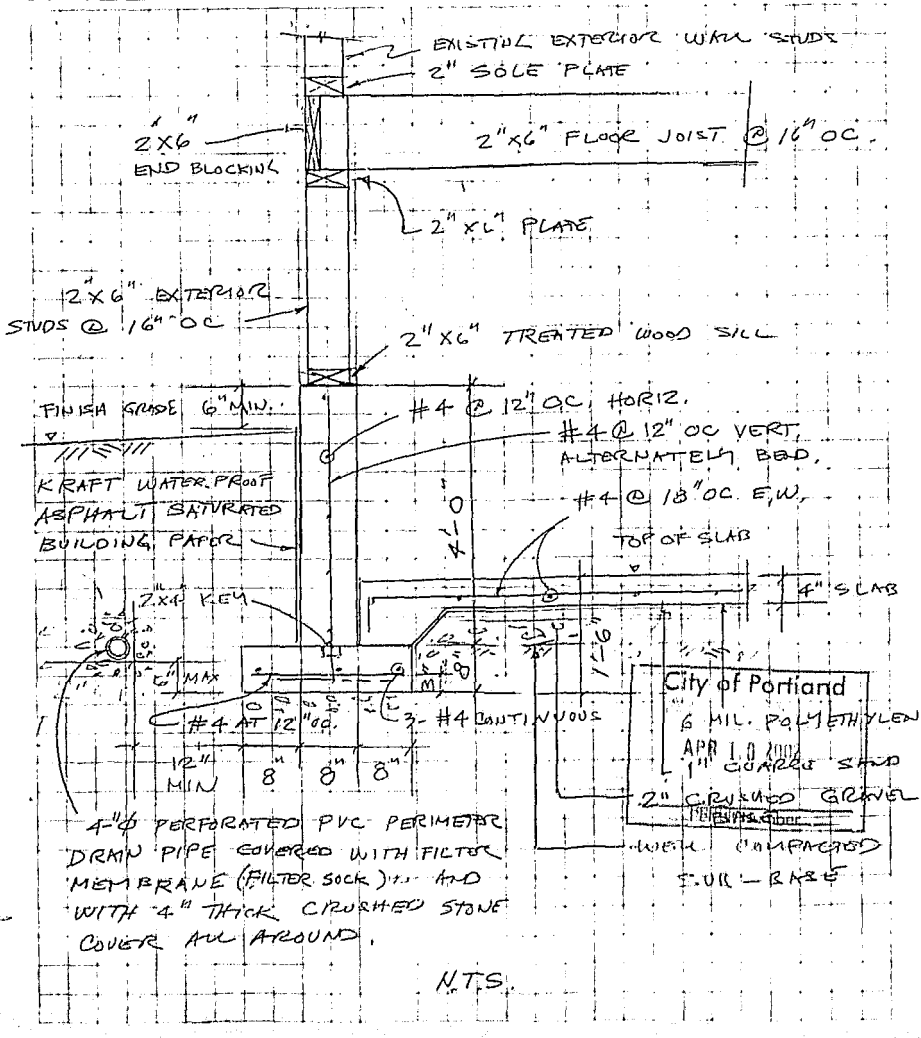
$= 869 \#/0' < 1500 \#/0'$

OK

NORWEST ENGINEERING
Consulting Engineers

FOR EMMERT INTERNATIONAL JOB No. 2778 DATE 1/11/01

SUBJECT BASEMENT WALL DETAIL BY GSZ



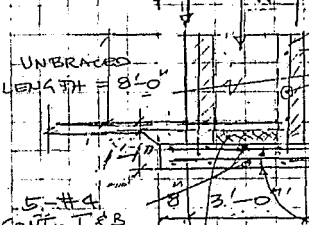
N.T.S.

NORWEST ENGINEERING
Consulting Engineers

FOR EMMERT INTERNATIONAL JOB No. 2778 DATE 1/12/01

SUBJECT CHIMNEY FOUNDATION BY GSZ

DESIGN OF CHIMNEY FOUNDATION



ZONE 3 Z = 0.3

Ca = 0.36

R = 3.6

SEISMIC LOAD $V = \frac{2.5\,Ca\,I}{R} W$

$= \frac{2.5\,(0.36)\,1}{3.6} W = 0.25\,W$

P = REACTION FROM FLOOR JOIST = 300 #/FT

$W = \left[\left(\frac{76}{12}\right)'(8') + (1.08)(4.33)'\right] 144 = 2209$ #/FT

$\therefore V = 0.25\,(2209) = 552$ #/FT

$M_o = 552\,(1.25) = 690'$#

$M_R = 2209\,(2.16') = 4771'$# > 690'# OK

$FS_o = \frac{4771}{690} = 6 > 2$ OK

$L_{REQ'D} = \frac{2209 + 2(300)}{1.5} = 1.9' < 4.3'$ OK

NORWEST ENGINEERING
Consulting Engineers

FOR EMMERT INTERNATIONAL JOB No. 2778 DATE 1/12/01

SUBJECT CHIMNEY FOUNDATION BY GSZ

A WALLS

VERTICAL REINF.

$A_s = 0.0015 (8) 12 = 0.15 \square"$

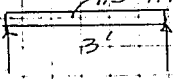
USE #4 @ 12" OC $A_s = 0.20 \square"$ OK

HORIZ. REINF.

$A_s = 0.0025 (8) 12 = 0.24 \square"$

USE #4 @ 10" OC. $A_s = 0.24 \square"$

B FOOTING



$V = \frac{1.5(3)}{2} = 2250\#$

$V_n = V_c + V_s$ allow

$V_c = 2\sqrt{f'_c}\, b w d = 2\sqrt{3,000}\,(12)\,7$

$= 9,200\#$

$V_s = \frac{A_v f_y d}{s} = \frac{(0.30)\,60000\,(7)}{12} = 10500\#$

$V_n = V_c + V_s = 19,700\# > 2250\#$ OK

$M = \frac{1.5(3)^2}{8} = 1.7^K$

$d_{REQ'D} = 3"$ USE TOTAL THICKNESS = 10"

$A_s = \frac{M}{ad} = \frac{1.7}{1.76(7)} = 0.14$

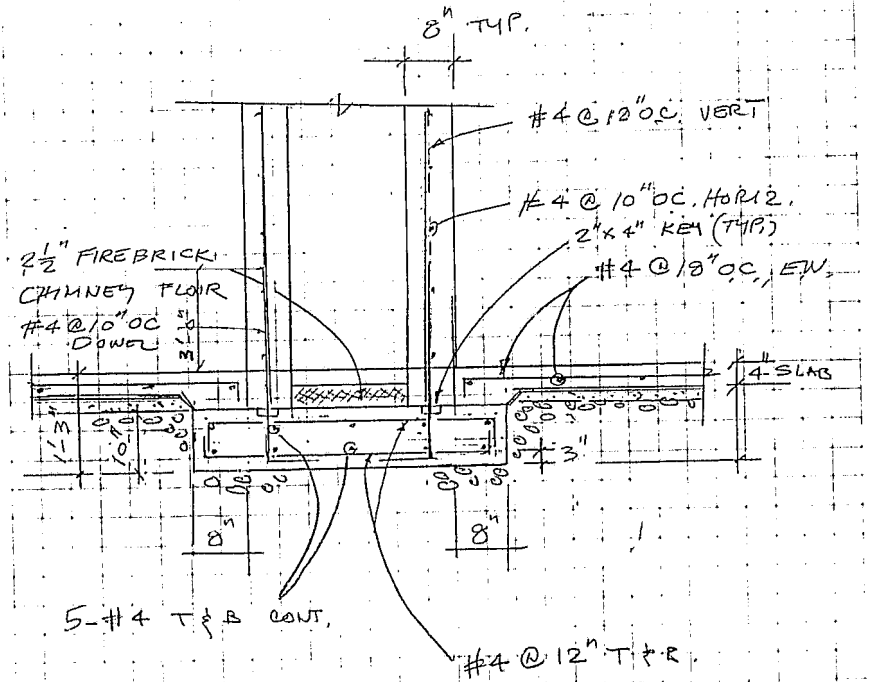
USE #4 AT 12 OC T & B

City of Portland
APR 10 2001
Permit Number

NORWEST ENGINEERING
Consulting Engineers

FOR EMMERT INTERNATIONAL JOB No. 2778 DATE 1/12/01

SUBJECT CHIMNEY FOUNDATION BY GSZ



NORWEST ENGINEERING
Consulting Engineers

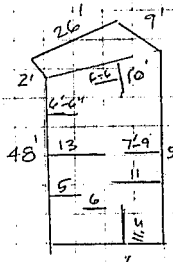
FOR EMMERT INTERNATIONAL JOB No. 2778 DATE 11/15/01

SUBJECT SUMMARY BY GSZ

BUILDING TYPE 1 : WOOD, LIGHT FRAME BUILDING

TOTAL 1ST FLOOR AREA = $\left(\frac{48+55}{2}\right)26 + \left(\frac{27+9}{2}\right)26$

= 1482 SQ FT.



LENGTH OF EXTERIOR BASEMENT SHEAR WALLS ARE 1/2" PLYWOOD SHEATED WITH PROPER NAILING

= 166'

∴ EXTERIOR SHEAR WALL CAN SUPPORT 166 (100) = 16,600 SQ FT. OK

LENGTH OF INTERIOR SHEAR WALLS SHEATED WITH 1/2" SHEETROCK (GYPSUM BOARD)

11-6
11-0
11-0
13-0
7-9
6-6
6-6
10-0
} 77'

∴ INTERIOR SHEAR WALLS CAN SUPPORT = 77 x 24

= 1848 SQ FT.

City of Portland
APR 10 2002
Permit Number

OK

SUMMARY: THE BUILDING SATISFIES THE QUICK CHECK OF THE SHEARING STRESS IN WOOD SHEAR WALLS

NORWEST ENGINEERING
Consulting Engineers

FOR EMMERT INTERNATIONAL JOB No. 2778 DATE 1/15/01

SUBJECT FEATURES BY GS2

FEATURES:

1. DIAPHRAGM HAS COMPLETE SYSTEM WITH CHORDS AND COLLECTORS TO DELIVER THE LATERAL LOADS.

2. ALL WALLS SUPPORTING MORE THAN 100 SQ. FT. PER FOOT OF WALL, ARE PLYWOOD SHEATHED WITH PROPER NAILING AND HAVE A HEIGHT TO DEPTH H/D RATIO OF 1 TO 1 OR LESS, AND HAVE PROPERLY DETAILED HOLD DOWNS.

SHEETROCK SHEAR WALLS SUPPORT LESS THAN 2.4# SQ FT / FT OF WALL.

PLYWOOD TYPICALLY CAN SUPPORT UP TO 100 SQ FT PER FOOT OF WALL.

HOLD-DOWNS RESIST OVERTURNING FORCES

ALL EXTERIOR TIMBER WALLS BELOW THE FIRST FLOOR LEVEL ARE BRACED TO THE CONC. BASEMENT WALL WITH SHEAR ELEMENTS. THE BASEMENT WALL ARE DOWELED TO THE FOUNDATION.

NONE OF THE EXISTING WOOD MEMBERS SHOW SIGNS OF DECAY, SHRINKAGE, SPLITTING, TERMITE DAMAGE OR SAGGING.

SFR 01-139466-RS

Simplified Approach to Stormwater Management Facilities

The city has produced this form to assist with a quick and simple approach to manage stormwater quality and flow control on projects.
Application of these facilities using the specified sizing factor is required for use of this form.
These facilities, when designed according to the required criteria, are considered to cover both quality and flow.
Alternative design and sizing will not be considered under this simple approach.

INSTRUCTIONS

1. Enter square footage of non-mitigated impervious area (total impervious site area or, from the Mitigation Form, Box C) in Box 1 at the bottom of column 1.

2. Select the desired management measure(s). In Column 1, enter the amount of impervious area that will be managed by the facility(ies).

3. Add all facility impervious areas in column 1 and enter in Box 2. Note Box 1 and Box 2 areas must be equal.

4. Multiply the unmitigated sf in column 1 by the sizing factor in column 2 for each facility.

5. Use the required facility surface area sf in column 3 to design the facility(s).

6. Go to the Design Requirements for facility descriptions and other requirements.

	Column 1		Column 2		Column 3	
	[illegible]		[illegible]		[illegible]	
Landscape Swale	_____	sf x	0.05	=		sf
Vegetative Filter	_____	sf x	0.065	=		sf
Stormwater Planter	_____	sf x	0.045	=		sf
Landscape Infiltration	_____	sf x	0.04	=		sf
Sand Filter	_____	sf x	0.045	=		sf
*East Side Soakage Trench	_____	sf x	0.05	=		sf
X *West Side Soakage Trench	1560 2608	sf x	0.075	=	75-8.1 117	sf
Total Areas					Box 2	
Total non-mitigated impervious area Total impervious area on the site, or the amount of non-mitigated impervious area in Box C, Form MIT					Box 1	

Permit Number

City of Portland
APR 10 2001
Received

*Soakage trenches are sized for stormwater disposal and water quality, and therefore cannot be reduced in size with mitigation.

Revised September 1, 2000

CITY OF
PORTLAND, OREGON
OFFICE OF PLANNING AND DEVELOPMENT REVIEW

1900 S.W. 4th Avenue, Suite 5000
Portland, Oregon 97201
(503) 823-7300
FAX: (503) 823-6983
TDD: (503) 823-6868
http:\\www.opdr.ci.portland.or.us

NOTICE OF VIOLATION – PROPERY MAINTENANCE CODE
HOUSE MOVE PROGRESS REPORT

December 28, 2001

FRANK & KRISTEN BORGES-SILVA
11320 SW CAPITAL HWY
PORTLAND OR 97219

HOUSE ORIGINALLY INSPECTED AT: 11811 SE 212TH AVE

HOUSE TO BE MOVED TO: 5531 SW BUDDINGTON ST
LEGAL ADDRESS: SECTION 31 1S1E; TL 600 0.41 ACRES; 1S1E31BD-00600

TAX# R991310690 CASE# 01-176799-HS

On December 26th, 2001 as part of the City of Portland's house move requirements, a City Inspected the (2) one story, wood frame, single family dwelling, located at 11811 SE 212th Ave and found it to be in violation of the City Property Maintenance Code. This code requires that all residential structures moved to a new site within the City of Portland City limits must be maintained in a safe, sound and sanitary condition. A list of the code violations is enclosed with this Notice.

Once the above house is located at the new site of 5531 SW Buddington St, call the undersigned inspector for a 'new site' inspection.

Because your house is vacant, the code violation must be corrected and approved before the building can be reoccupied at the new site. Failure to follow this rule will result in a $500 penalty. Enclosed is information sheet explaining all fees, penalties, exceptions and appeals.

If you're ready to arrange a 'new site' inspection, or you have any question regarding this letter, please call the inspector whose name and number is shown, below.

Note: If you choose not to move the house into the Portland City limits, please inform our office as soon as possible regarding your change of plans.

City of Portland
APR 10 2002
Permit Number

Mitch McKee
Housing Inspector (503) 823-7347

cc: [illegible]
SW Buddington St
[illegible] CASE# 01-176799-HS

DEAS
DEW

LISTS OF VIOLATIONS FOR HOUSE MOVE REQUIREMENTS:

MAIN HOUSE (PRIMARY DWELLING)

1. Structure lacks a foundation. 29.30.060(a)

2. Structure lacks connection to required utilities. 29.30.190(a), 29.30.190

3. Portions of kitchen cabinets/cupboards are damaged and/or missing. 29.30.270(a,b), 29.30.110(a)

4. Several windows panes are broken and/or missing. 29.30.100(d)

5. Front and rear exterior door is poorly fitted, allowing weather entry. 29.30.100(d)

6. Several interior doors are broken, deteriorated, and/or missing. 29.30.100(e)

7. Bathroom shower door is broken. 29.30.110(a)

8. Portions of bathroom floor coverings are damaged and deteriorated, resulting in a possible moisture perpetration of the subflooring and the in ability to maintain the floor in a clean and sanitary condition. 29.30.110(a,b)

9. Portions of wall covering and ceiling coverings are damages and deteriorated. 29.30.110(a)

10. Portions of roof covering are deteriorated, damaged and/or missing, resulting in possible weather entry. 29030.030

11. Portions of gutters and/or downspouts are damaged, deteriorated and /or missing. 29.30.030

12. Gutters and downspouts are not connected to an approved disposal system. 2930.030

13. Dwelling lacks required approved heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit at a point 3 feet above the floor in all habitable rooms. 29.30.180(b)

ACCESSORY UINT (FORMERLY 21880)

14. Structure lacks require foundation. 29.30.060(a)

15. Structure lacks required utilities. 29.30.170(a), 29.30.190

16. Dwelling lacks required approved heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit at a point 3 feet above the floor in all habitable rooms. 29.30.180(b)

17. Portions of front and rear exterior door(s) are broken and damaged. 29.30.100(d)

18. Several interior doors do not fit within their frames. 29.30.100(e)

19. Portions of wall and ceiling covering are damaged and deteriorated. 29.30.110(a)

20. Electrical outlets and/or switches lack cover plates. 29.30.190

21. Dwelling lacks approved hot water heater installation. 29.30.170

22. Portions of gutters and/or downspouts are damaged, deteriorated, and/or missing. 29.30.030

23. Gutters and downspouts are not connected to an approved disposal system. 269.30.030

cc: Nancy Hellman, DSC

7-23-01

ATTN NANCY

FROM FRANK
139466

NANCY- THIS IS WHAT ~~IS~~ HAS BEEN SENT BACK BY THE ENGINEER FOR #20 ON MY CHECK SHEET. LET ME KNOW IF THIS CORRECTS #20.

THANK YOU
FRANK

7/20/01 MH

Norwest Engineering *Consulting Engineers*
4110 NE 122nd Avenue, Suite 207
Portland, Oregon 97230
Office (503) 254-0110
Fax (503) 256-1239

FAX TRANSMITTAL

Date: July 17, 2001

From: G.S. ZABALLERO, P.E.

To: MS NANCY HETTMAN
PLANS EXAMINER
FAX 503-823-7692

Re: APPLICATION #: 01-139466 -000-00-RS
IVR #: 2102016
OWNER: FRANK BORGES-SILVA

Total Number Of Pages, Including Cover Page = 2

PLAN REVIEW: ITEM # 20 BEAM CALCULATIONS

PLEASE SEE ATTACHED 1997 UBC PAGE 2-324 TABLE 23-IV-V-1, DESIGN VALUE IN BENDING "F_b" FOR DOUGLAS FIR-LARCH, SELECT STRUCTURAL, 2x12, NORMAL DURATION (WWPA) = 1670 psi.

$$S_{REQ'D} = \frac{M}{F_b} = \frac{288\ (15.5)^2\ 12}{8\ (1670)} = 62.2\ psi$$

OK < 63.26 psi

NOTE:

ACTUAL FLOOR JOIST DISTANCE = 11.5'

ACTUAL STRINGER DISTANCE = 15.2'

ACTUAL TRIBUTARY LOAD = 288 #/FT.

Attn: Frank Silva

TABLE 23-IV-V-1—VALUES FOR JOISTS AND RAFTERS—VISUALLY GRADED LUMBER—(Continued)

SPECIES AND GRADE	SIZE (inches)	DESIGN VALUE IN BENDING "Fb" psi			MODULUS OF ELASTICITY "E" psi	GRADING RULES AGENCY
	▼ 25.4 for mm	Normal Duration	Snow Loading	7-day Loading	▼ 0.00690 for N/mm²	
COTTONWOOD						
Select Structural		1,510	1,735	1,885	1,200,000	
No. 1		1,080	1,240	1,350	1,200,000	
No. 2		1,080	1,240	1,350	1,100,000	
No. 3		605	695	755	1,000,000	
Stud	2 × 4	600	690	750	1,000,000	
Construction		805	925	1,005	1,000,000	
Standard		460	530	575	900,000	
Utility		[illegible]	230	250	900,000	
Select Structural		[illegible]	505	1,635	1,200,000	
No. 1		9[illegible]5	[illegible]	1,170	1,200,000	
No. 2	[illegible] × 6	935	[illegible]	1,170	1,100,000	
No. 3		525	[illegible]	655	1,000,000	
Stud		5[illegible]6	[illegible]	685	1,000,000	NSLB
Select Structural		1,220	[illegible]	1,510	1,200,000	
No. 1		865	[illegible]	1,080	1,200,000	
No. 2		765	990	1,080	1,100,000	
No. 3		485	555	605	1,000,000	
Select Structural		1[illegible]5	[illegible]275	1,385	1,200,000	
No. 1		[illegible]3	[illegible]	990	1,200,000	
No. 2		A[illegible]	[illegible]	990	1,100,000	
No. 3		[illegible]	510	555	1,000,000	
Select Structural		[illegible]	1,155	1,260	1,200,000	
No. 1		72[illegible]	825	900	1,200,000	
No. 2		720	825	900	1,100,000	
No. [illegible]		405	465	505	1,000,000	
DOUGLAS FIR-LARCH						
Select Structural		2,500	2,875	3,125	1,900,000	
No. 1 and better		1,985	2,280	2,480	1,800,000	
No. 1		1,725	1,985	2,155	1,700,000	
No. 2		1,510	1,735	1,885	1,600,000	
No. 3	2 × 4	865	990	1,080	1,400,000	
Stud		855	980	1,065	1,400,000	
Construction		1,150	1,325	1,440	1,500,000	
Standard		635	725	790	1,400,000	
Utility		335	365	395	1,300,000	
Select Structural		2,170	2,495	2,710	1,900,000	
No. 1 and better		1,720	1,975	2,150	1,800,000	
No. 1		1,495	1,720	1,870	1,700,000	
No. 2	2 × 6	1,310	1,505	1,635	1,600,000	
No. 3		750	860	935	1,400,000	
Stud		775	895	970	1,400,000	WCLIB
Select Structural		2,000	2,300	2,500	1,900,000	WWPA
No. 1 and better		1,585	1,825	1,985	1,800,000	
No. 1	2 × 8	1,380	1,585	1,725	1,700,000	
No. 2		1,210	1,390	1,510	1,600,000	
No. 3		690	795	865	1,400,000	
Select Structural		1,835	2,110	2,295	1,900,000	
No. 1 and better		1,455	1,675	1,820	1,800,000	
No. 1	2 × 10	1,265	1,455	1,580	1,700,000	
No. 2		1,105	1,275	1,385	1,600,000	
No. 3		635	725	790	1,400,000	
Select Structural		1,670	1,920	2,085	1,900,000	
No. 1 and better		1,325	1,520	1,655	1,800,000	
No. 1	2 × 12	1,150	1,325	1,440	1,700,000	
No. 2		1,005	1,155	1,260	1,600,000	
No. 3		575	660	720	1,400,000	

(Continued)

RECEIVED
JUL 18 2001

OPDR
DOCUMENT SERVICES

Operation & Maintenance Agreement

P/U 7-11-01

PROJECT NAME:
Borges-Silva FRANK AND KRISTEN BORGES-SILVA — OWNERS

SITE LOCATED AT:
5531 S.W. Buddington

BUILDING PERMIT NUMBER:
139466 (SFR) 139468 (ADU)

LEGAL PROPERTY DESCTIPTION
Map 4123 section 31 1S 1E TL69 FOR LEGAL DESCRIPTION REFER TO DOCUMENT # Book 2562 Page 794 Recorded 7-8-92

I. DESCRIPTION OF FACILITIES AND HOW THEY OPERATE

a) Single family residence and accessory dwelling unit.
b) I propose to use two west soakage trenches. Rain drains into silt basins into soakage trenches.

II. OPERATIONS AND MAINTENANCE

a) The components for the proposed system are a rain drain, a silt basin and a soakage trench.
b) The rain drains and silt basin will be checked twice a year and cleaned out if necessary. These systems will also be checked after each storm event and cleaned if necessary.
c) Maintenance includes visual inspection of the rain drains for clogging. If clogged they will be cleaned out. When the debris or silt builds up in the silt basin it will be completely emptied. This will be visually checked also.

III. MAINTENANCE SCHEDULE

First Year: Check water quality system components biannually. Maintain a log to establish an ongoing maintenance schedule regime.

Second Year: Review first year's log and revise maintenance schedule based on required frequency noted in first year.

IV. FINANCIAL RESPONSIBILITY AND ENFORCEMENT

The total costs associated with the maintenance and repairs required under Section II (above) shall be borne by the owner/operator of this site. However, in the event that any repair is required, solely as a direct result of an act or omission by the owner/operator, their tenant, or invitee, the owner/operator may seek reimbursement for any and all such costs from the responsible party.

Recorded in the County of Multnomah, Oregon
C. Swick, Deputy Clerk
Total : 24.00
2001-105959 07/11/2001 02:03:48pm ATSMP
E05 2 REC SUR DOR OLIS
10.00 3.00 10.00 1.00

2 01-I 39466-RS 01 RB 9468-RS

IN WITNESS WHEREOF, the party hereto has executed this operation and maintenance agreement for the water quality and/or source pollutant control system(s) at this property, [*address assigned by City of Portland*].

Frank Borges-Silva — 7-10-01
[*Owner's name*] DATE
Kristen Borges-Silva 7-10-01

State of Oregon
County of Multnomah

This instrument was acknowledged before me this 11th day of July, 2001, by [*Owner's name*]. Frank Borges-Silva and Kristen Borges-Silva.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Michele Matesi
Notary Public of Oregon

My commission Expires: 11/19/01.

NOTARY SEAL:

OFFICIAL SEAL
MICHELE MATESI
NOTARY PUBLIC - OREGON
COMMISSION NO. 306996
MY COMMISSION EXPIRES NOV. 19, 2001

Life safety checksheet response for permit 01-139466-rs

4. Dimensions have been drawn on plans.

12. Dimensions of decks were on site plan. Also added to plans. Height of post are 7'-6" from grade to deck on 3 of the decks and 18" on the lower deck. 4X8 beam supports deck joists. Depth of footings is 12". Nail 16d @ 3" on center. The cross bracing is shown as 2x6 connection to posts by 16d-(5) req. Ledger size to be 2X8 p.t. use 3" lag bolts @ 16" o/c.

13. Deck guardrails to have 4x4 corner and intermediate posts. Bottom rail to be 2x4. Connection to deck via A44 (2) per intermediate posts an (2) per corner posts.

16. Refer to 1st checksheet response.

18. Refer to 1st checksheet response. Detail of fur out on last sheet

19. Made note of MA6's @ 6'-0" o.c. and drew on foundation plan. ALSO SEE PAGE 12 & 13 IN ENGINEERING PARAGLE FOR SHEAR WALL'S.

21. Do not need to redraw bedroom #3 exterior wall to show the correct size of the door to deck. Size is as shown 6/8 x 6/0. Just relabeled call out.

LATERAL ANALYSIS

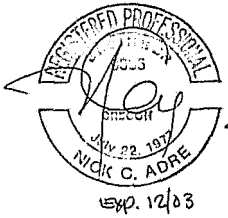
PLAN: DCD -0203

DESIGN CRITERIA

Wind ----- 80 MPH Exp. "B"

Seismic ---- Zone 3

Code ------ UBC 97



4/3/02

exp. 12/03

1. DISCLAIM AND RELEASE

BUYER HEREBY WAIVES, RELEASES AND RENOUNCES ALL WARRANTIES (EXPRESS OR IMPLIED) OBLIGATIONS AND LIABILITIES OF NICK C. ADRE AND ALL OTHERS RIGHTS, CLAIMS AND REMEDIES *AGAINST NICK C. ADRE (EXPRESS OR IMPLIED) WITH RESPECT TO NONCOMFORMITY, IMPROPER* INSTALLATION, WORKMANSHIP OR MATERIAL.

2. EXCLUSION OF CONSEQUENTIAL AND OTHER DAMAGES

NICK C. ADRE HAVE NO OBLIGATION OF LIABILITY WHETHER ARISING IN CONTACT (INCLUDING WARRANTY), TORT (INCLUDING ACTIVE. PASSIVE OR IMPUTED NEGLIGENCE) OR OTHERWISE, FOR LOSS OR USE REVENUE OR PROFIT, OR FOR ANY OTHER INCIDENTAL OR CONSEQUENTIAL DAMAGES.

3. *THIS PRODUCT IS FOR SINGLE USE ONLY AND IS NOT TO BE REUSED WITHOUT SPECIFIC* AUTHORIZATION.

A. Wind: 80 mph exp. "B"

Design wind pressure , P = CeCqQsIw

Iw = 1
Qs= 16.4
Cq= 1.3hor. (method 2)
Ce- - exp. "B"
0 - 15 = 0.62
20 = 0.67
25' = 0.72

P = 0.62 x 1.3 x 16.4 x 1 = 13.2psf to 15'
P = 0.67 x 1.3 x 16.4 x 1 = 14.3psf to 20'
P = 0.72 x 1.3 x 16.4 x 1 = 15.3psf to 25'

Pr =15.3x1+ 14.3x5 +13.2x3 = 126#/ft
Pf = 126+13.2x8 = 232#/ft

Design of deck floor joist: (span = 8'-0")

Loading: LL = 60psf
DL = 12psf

W(d+l) =72psf

Assume joist space at 16"o.c.
Wgt in #/ft = 72x1.33 = 96#/f

Max. M = 96x8*2/8 = 768ft-#

Section modulus S = 768x12/1,105 = 8.3in*3
Try 2"x10" P.T. DFL#2 Fb=1,105psi
E =1,600,000psi
floor joist; S= 21.39 in.*3
Area A= 13.88 in.*2
I = 98.93in*4

Check for deflection:

Allow. Def. = 8x12/240 = 0.40"

Actual deflection = (5x96x8*4x12*3)/384x1,600,000x98.93 = 0.06"<0.40"ok

Check for shear: Fv =85psi
Max. V= 8x96/2=384#
v = 1.5x384/13.88 = 41psi < 85psi.o.k
Use 2" x 10" joist.
D/t = 11.25/1.5=6.17 provide solid bridging at mid-span.

Design of Post :
Load carried by post P =72x4x4 =1,152# (add 20% for railing and other incidental)
Use P = 1,383# too small assume 6"x6" col. is too conservative.

Le = 8"-0"Max. use of 4"x4" DFL #1 Fc=1,000psi
Le/d =8x12/3.5=27.4>11
> k =0.671(1,600,000/1000)*1/2=26.84
Use Long col, formula:
Fc= 0.30x1,600,000/(27.4)*2=639psi

Cap. =3.5*2x639 = 7,828#> 1,383# ok use 4"x4" post
Provide cross bracing at front and knee brace at side.

B. Seismic zone 3 (97 UBC)

Design base shear V= 3.0 CvW/R (Simplified design base shear)

Cv = 0.36 (soil properties not known table 16-Q
-type Sd Seismic Zone 3)
R= 5.5 (table 16-N)

V = 3 x .36 W/5.5 = 0.196W

W = Wr+Wf
W r = [(38x48x8x28)12+180x12x4]/1.4
= 23,726#
W f = [(51x18+64x50)12 + 260x12x9]/1.4
= 45,326#
W = 69,052#

23,726 x17 = 403,342
45,326 x 9 = 407,934
Total = 811,276#

V= 0.196 x 69,052 = 13,534#

V r = 13,534x403,342/811,276 = 6,729#
V f = 13,534x407,934/811,276 = 6,805#

Unit shear:

Transversal force:
v r= 6,729/34 = 198#/ft <229#/ft wind governed
v f= 198 + 6,805/61.5= 308#/ft < 396 #/ft wind governed

Longitudinal force:
v r = 6,805/ 14 = 155 #/ft < 229 #/ft wind governed
v f = 155 + 6,805/66 = 258#/ft < 396#/ft wind governed

B Seismic zone 3 (97 UBC)

Design base shear V= 3.0 CvW/R (Simplified design base shear)

Cv = 0.36 (soil properties not known table 16-Q
-type Sd Seismic Zone 3)
R= 5.5 (table 16-N)

V = 3 x .36 W/5.5 = 0.196W

W = Wr+Wf
W r = [29x62x12 + 170x12x4.5]/1.4
= 29,969#
W f = [25x58x12 + 170x12x8]/1.4
= 24,086#
W = 46,055#

29,969 x17 = 509.473
24,086 x 8 = 192,688
Total = 702,161#

V= 0.196 x46,055= 9,027#

V r = 9,027x509,473/702,161 = 6,550#
V f = 9,027x192,688/702,161 = 2,477#

Unit shear

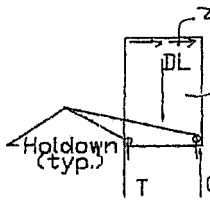
Transversal force
v r= 6,550/25 = 262#/ft < 126#/ft seismic governed
v f= 262 + 2,477/25= 361#/ft < 232 #/ft seismic governed

Longitudinal force
v r = 6,550/58 = 113 #/ft < 126 #/ft wind governed
v f = 113 + 2,477/58 = 155#/ft < 232#/ft wind governed

Shear wall [bet. roof & main floor]

SW1 [length =16'-0"]

RS= 3,275/16= 205#/ft



Use ½" APA rated sheathing with 8d comm. nails @ 6"o.c. @ panel edges on a 2"x4" studs @ 16"o.c typ.[block all edges]

T=C=205x8 – 16x12x8/2 = 872# use CS20 coiled strap or approved equal on 2-2"x4"end studs typ. at end of shear walls.

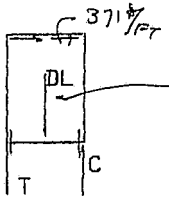
SW2 [length = 16'-0"(perforated shear wall)]

Percent full hgt sheathing =10/16x100=62.5%

Max. opening hgt ratio =3/8 =0.375 (h/3)

Use shear resistance factor (Co=1)

RS= 3,712/10= 371#/ft

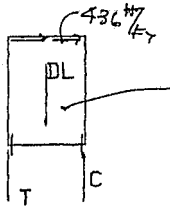


Use ½" APA rated sheathing with 8d comm. nails at 4"o.c. at panel edges on a 2-2"x4" studs at 16"o.c. typ. [block all edges]

T =C= 371x8 –10x12x8/2 = 2,488# use MST48 strap ties or approved equal on 2-2"x4" end studs typ. at end of shear wall.

SW3 [lenght=10'-6"]

RS=3,969/10.5cos30 =436#/ft



Use ½" APA rated sheathing with 8d comm. nails at 3"o.c. at panel edges on a 2"x4" studs at 16"o.c typ. [block all edges]

T=C=436x8 –10.5x12x8/2= 2,984# use MST48 strap ties or approved equal on 2-2"x4" end studs typ. at shear wall.

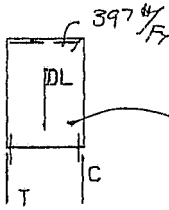
SW4 [Length=16'-0"(perforated shear wall)]

Percent full hgt sheathing = 10/16x100=62.5%

Max. hgt ratio=3/8=0.375 (h/3)

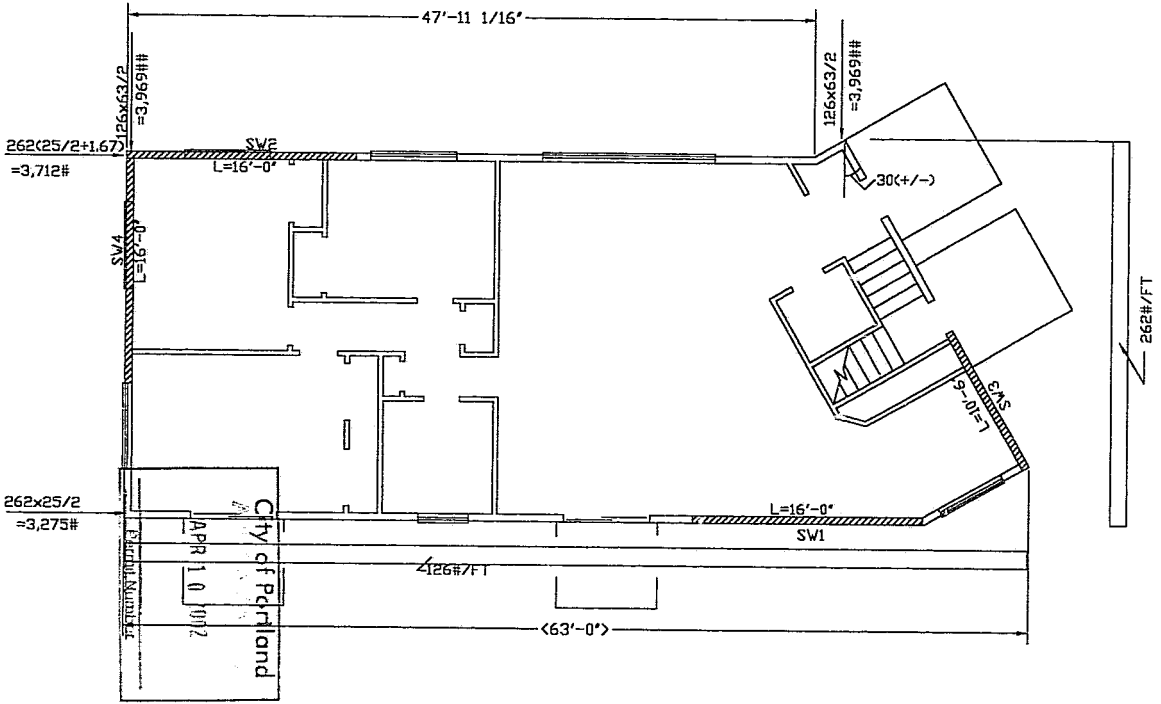
Use shear resistance adjustment factor (Co=1)

RS=3,969/10 = 397#//ft



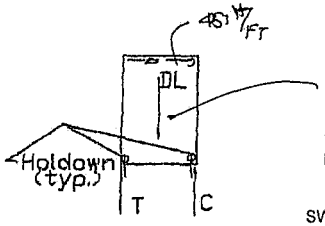
Use ½" APA rated sheathing with 8d comm. nails at 4"o.c. at panel edges on 2"x4" studs at 16"o.c. typ. [block all edges]

T =C= 397x8-10x12x8/2= 2,696# use MST48 strap ties or approved equal on 2-2"x4" end studs typ. at shear wall.


47'-11 1/16"
126x63/2
=3,969#
126x63/2
=3,969#
262(25/2+1.67)
=3,712#
SW2
L=16'-0"
30(+/-)
SW4
L=16'-0"
262#/FT
SW3
L=10'-5"
262x25/2
=3,275#
L=16'-0"
SW1
126#/FT
City of Portland
APR 10 1012
Planning Bureau
<63'-0">
MAIN FLOOR PLAN

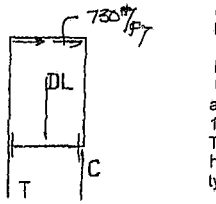
Shear wall [bet. main & basement]

SW5 [length =16'-0"(perforated shear wall)]



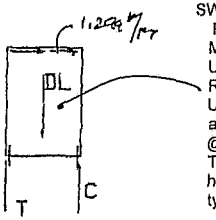
Percent full-hgt sheathing = [illegible]5x100=62.5%
Max. opening hgt ratio = 3/8=0.375 h/3)
Shear resistance adjustment factor (Co=1)
RS= 4,512/10= 451#/ft
Use ½" APA rated sheathing with 8d comm. nails @ 3"o.c. @ panel edges on a [illegible]x6" studs @ 16"o.c typ.[block all edges]
T=C=205x17 +253x8- 10x[illegible]2 = 4,489# use HD6A holdown or approved equal on [illegible]2"x6"end studs typ. at end of shear walls.

SW6 [length = 16'-0"(perforated shear wall)]



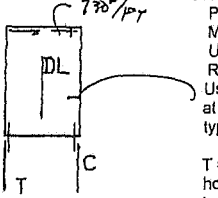
Percent full hgt sheathing = [illegible]x100=62.5%
Max. opening hgt ratio =3/8 =0.375 (h/3)
Use shear resistance factor [illegible]
RS= 7,308/10= 730#/ft
Use ½" APA rated sheathing with 8d comm. nails at 4"o.c. at panel edges on a [illegible]x6" studs at 16"o.c. typ. [double sheathing -block all edges]
T =C= 371x17+359x8 –10x[illegible]2 = 8,159# use HD10A holdown or approved equal on [illegible]2"x6 end studs typ. at end of shear wall.

SW7 [lenght=10'-6"(perforated shear wall]



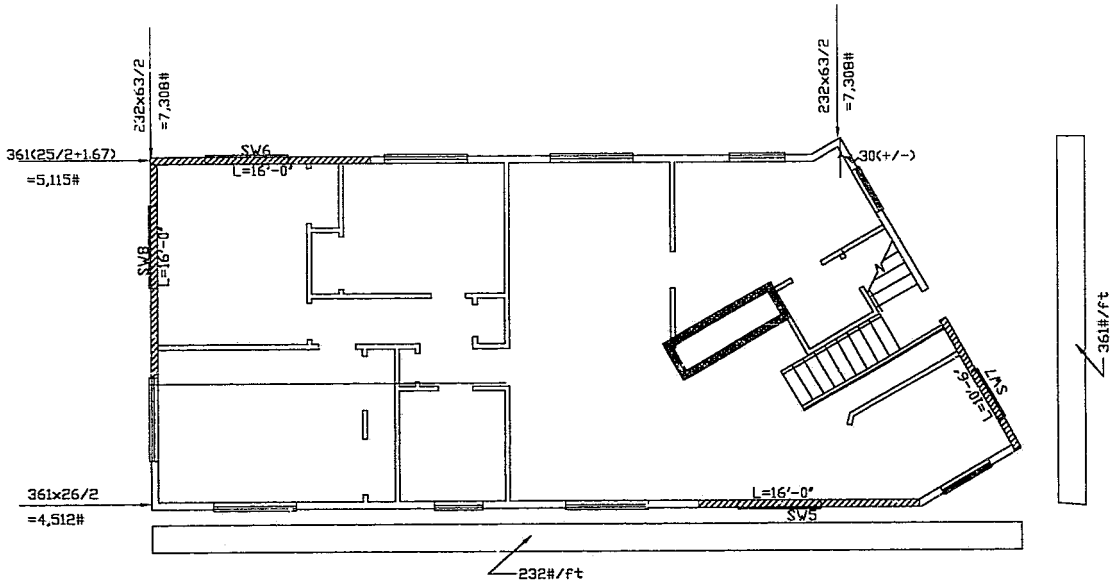
Percent full-hgt sheathing=[illegible]5x100= 61.9%
Max. opening hgt. Ratio = 3/[illegible]4
Use shear resistance factor [illegible]
RS=7,308/6.5cos30 =1,298#
Use ½" APA rated sheathing with 8d comm. nails at 2"o.c.(staggered) at panel edges on a 3"x6" studs @ 16"o.c. typ. [double sheathing -block all edges]
T=C=436x17+862x8 –6.5x[illegible]2= 13,645# use HD14A holdown or approved equal on [illegible]6" end studs typ. at shear wall.

SW8 [Length=16'-0"(perforated shear wall)]



Percent full hgt sheathing = [illegible]x100=62.5%
Max. hgt ratio=3/8=0.375 (h/3)
Use shear resistance adjustment factor (Co=1)
RS=7,308/10 = 730#//ft
Use ½" APA rated sheathing with 8d comm. nails at 4"o.c. at panel edges on 2 [illegible] studs at 16"o.c. typ. [double sheathing -block all edges]

T =C= 397x17+333x8-10x[illegible]= 8,393# use HD10A holdown or approved equal on [illegible]2"x6" end studs typ. at shear wall.



BASEMENT FLOOR PLAN

Design of Diaphragm with stair opening:

Total shear at the end V = 7,308/cos 30 = 8,438#

Length of diaphragm edge less opening = 26 –10 = 16'-0"

Unit shear = 8,438/16= 527#/ft

Use 1/2" APA rated sheathing with 8d comm. nails @ 3"o.c. @ panel edge along the side of wall and at 6"o.c. on other panel edges. Block all edges.

Provide LTP4 framing angles and plates at 15"o.c. between rim joist, blocking and top plate of studs.

At edge of opening, a 2 - 2"x6" provided as a rim joist, act as a chord, check for tension and compression, due to opening the diaphragm act like a cantilever beam.

Max. moment M = 232x11.5*2/2xcos30 = 17,714'#

T = C = 17,714/8.5 = 2,084#

ft=1,050psi for DFL #1 or better

ft= 1,050x1.33 = 1,396psi(increase 33% due wind load)

Area A = 1.5x5.5 = 8.25 in.*2(one only)

Cap. = 8.25x1,396 = 11,517# > 2,084#o.k. conservative

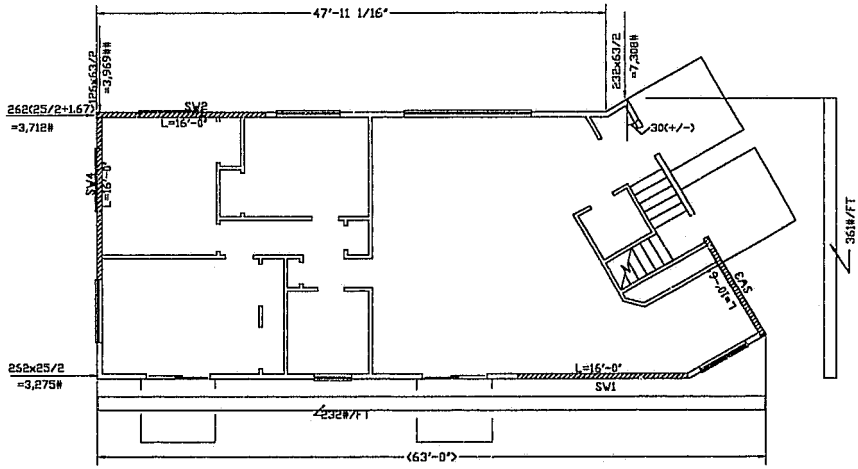
Nailing of diaphragm sheathing along the edge:

Unit shear = 2,084/11.6 = 181#/ft. use ½" APA rated sheathing with 8d comm. nails at 6"o.c. at panel edges typ., block all edges.

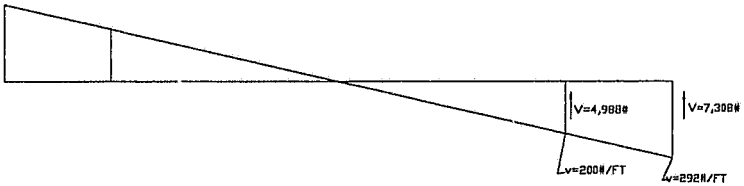
At perpendicular edge of the opening the 2"x6" continuous joist will act as collector.

The shear V = 4,988/cos30 = 5,759#

Unit shear v = 5,759/26 =221#/ft , use 8d comm. nails at 6"o.c.



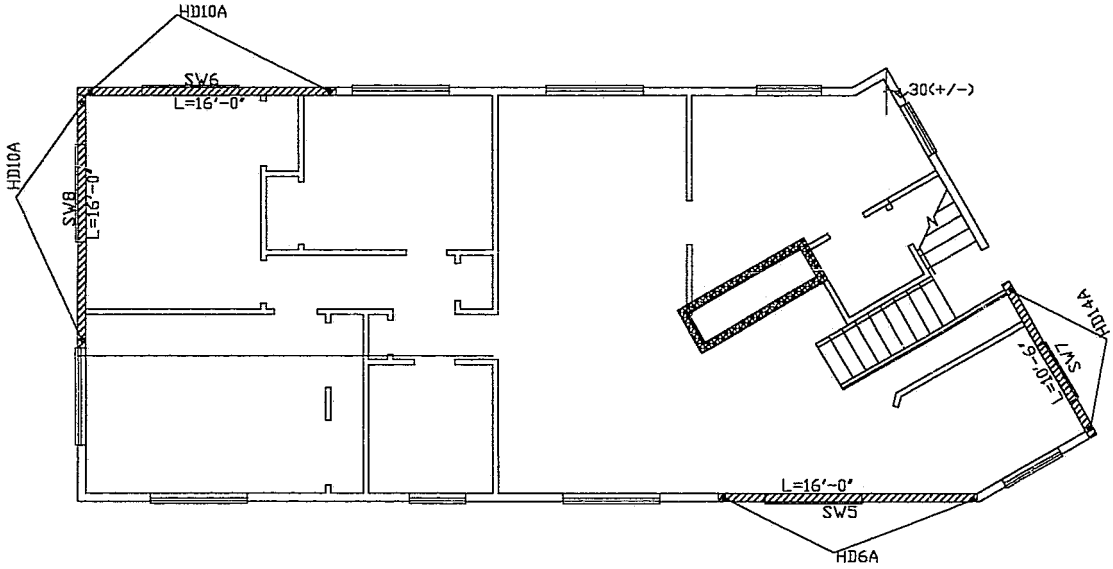
MAIN FLOOR PLAN



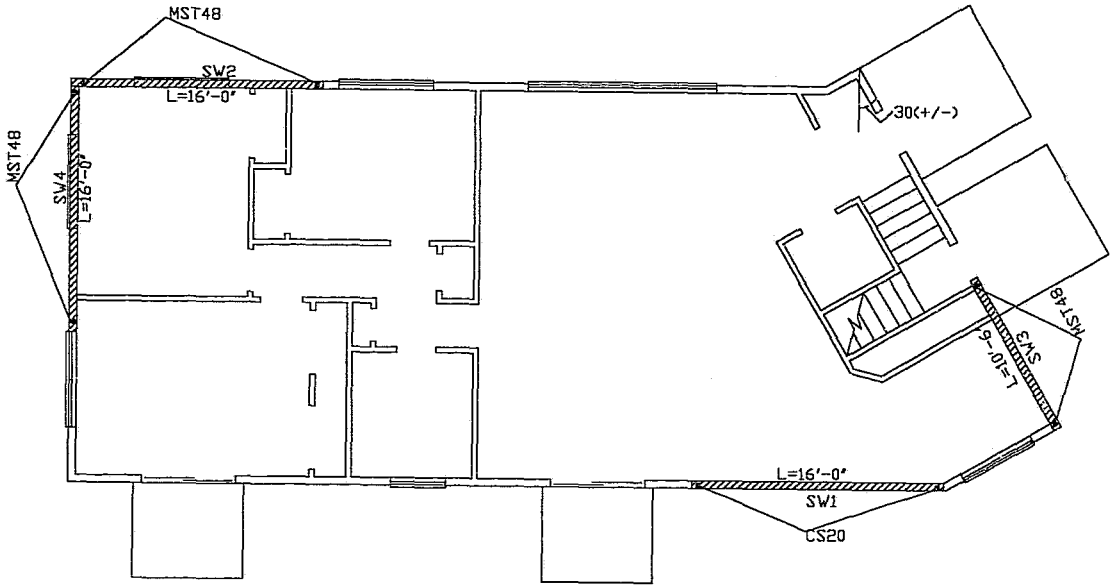
SHEAR WALL SCHEDULE

SW	STUDS	SHEATHING	LENGHT	NAILING	HOLDOWN [2-2" studs]
SW1	2"x4" @ 16"o.c	½" APA rated	16'-0"	8d -6"oc	CS20 coiled straps [or approved equal]
SW2	2"x 4" @ 16"o.c.	½" APA rated	16'-0"	4"o.c	MST48 strap ties [or approved equal]
SW3	2"x 4" @ 16"o.c.	½" APA rated	10'-6"	3"o.c.	MST48 strap ties [or approved equal]
SW4	2"x4" @ 16"o.c.	½" APA rated	16'-0"	4"o.c.	MST48 strap ties [or approved equal]
SW5	2"x6" @ 16"o.c.	½" APA rated	16' -0"	3"o.c.	HD6A holdown [or approved equal]
SW6	2"x6" @ 16"o.c.	½" APA rated [double sheathing]	16'-0"	4"o.c.	HD10A holdown [or approved equal]
SW7	2"x6" @ 16"o.c.	½" APA rated [double sheathing]	10'-6"	2"o.c. [staggered]	HD14A holdown (6"x6" end studs) [or approved equal]
SW8	2"x6" @ 16"o.c.	½" APA rated	16'-0"	3"o.c.	HD10A holdown [or approved equal]

NOTE: Block all edges.
Provide framing anchors LPT4 at 30"o.c. around the outside wall perimeter stud top plates, blocking and rim joist typ.
Anchor bolts for holdown:
HD6A use SSTB16 or approved equal.
HD10A& HD14A use SSTB28 or approved equal.



BASEMENT FLOOR PLAN



MAIN FLOOR PLAN

Design of Diaphragm with stair opening:

Total shear at the end V = 7,308/cos 30 = 8,438#

Length of diaphragm edge less opening = 26 –10 = 16'-0"

Unit shear = 8,438/16= 527#/ft

Use 1/2" APA rated sheathing with 8d comm. nails @ 3"o.c. @ panel edge along the side of wall and at 6"o.c. on other panel edges. Block all edges.

Provide LTP4 framing angles and plates at 15"o.c. between rim joist, blocking and top plate of studs.

At edge of opening, a 2 - 2"x6" provided as a rim joist, act as a chord, check for tension and compression, due to opening the diaphragm act like a cantilever beam.

Max. moment M = 232x11.5*2/2xcos30 = 17,714'#

T = C = 17,714/8.5 = 2,084#

ft=1,050psi for DFL #1 or better

ft= 1,050x1.33 = 1,396psi(increase 33% due wind load)

Area A = 1.5x5.5 = 8.25 in.*2(one only)

Cap. = 8.25x1,396 = 11,517# > 2,084#o.k. conservative

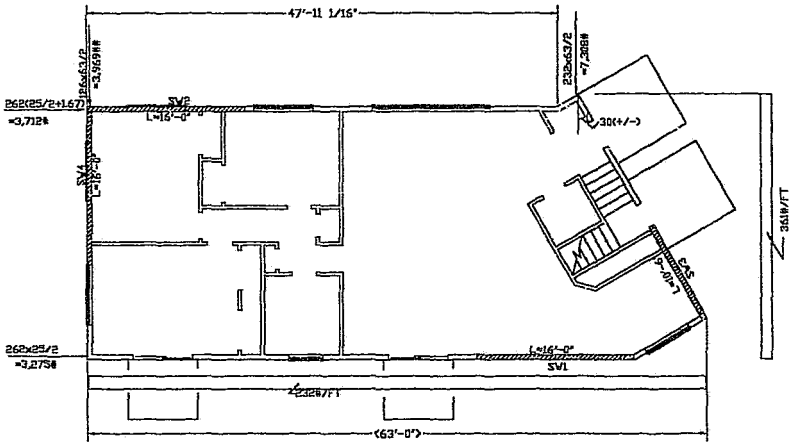
Nailing of diaphragm sheathing along the edge:

Unit shear = 2,084/11.6 = 181#/ft. use ½" APA rated sheathing with 8d comm. nails at 6"o.c. at panel edges typ., block all edges.

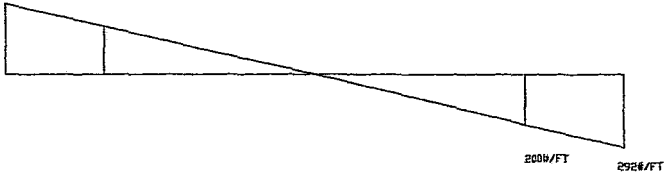
At perpendicular edge of the opening the 2"x6" continuous joist will act as collector.

The shear V = 4,988/cos30 = 5,759#

Unit shear v = 5,759/26 =221#/ft , use 8d comm. nails at 6"o.c.



MAIN FLOOR PLAN



DO NOT REMOVE

Approval criteria for Zoning must be attached to plans on construction site.

1 copy to each set of plans 1 copy to DSC file	Plancheck # 01-139466 RS

Planner: K. Miller

ONE & TWO FAMILY RESIDENTIAL PLAN REVIEW SHEET

Date: 13 June 01 Zone: R1 Addition and Lot:

LUR History: 97-1169, 97-1170 cc to denied

Substandard Lot Y (N) ADU (Y) N
PUD/Cluster Y (N) Detached Access. Structure (Y) N

Lot size: 18,000 ± Plan District: None

Minimum	*Required*	*Proposed*
Front Setback	20'	20' (house)
Side Setback	10'	w=37' (house) w=24.5' (garage)
Rear Setback	10'	e=36' (house) e=24' (garage) 24' (garage)
Parking Setback	18'	100'±
Outdoor Area	—	—
✱ Trees (preservation, planting, or fund)	36"	48" preserved

Maximum				
Vehicle Paving	40%	8000±	2405±	12%
Building Coverage	30%	5400±	2522	14% (foundation)
Height		30	19'	
Impervious Surface	%	—	—	%

Base Zone Design Standards yes

Main Entrance ok - faces street

✱ Street Facing Façade added 5x7 window

✱ Length of Garage Wall ok-

Street Lot Line Setbacks ok - garage 95' behind house

Other Req./Notes

City of Portland
Office of Planning and Development Review
By [signature] Date 7/19/01
Approved by Planning and Zoning Review

City of Portland
APR 10 2002
Permit Number

RECEIVED

Recorded in the County of Multnomah, Oregon
C. Swick, Deputy Clerk
Total : 19.00
2001-105960 07/11/2001 02:03:48pm ATSMP
C37 1 REC 5.00 SUR 3.00 DOR 10.00 OLIS 1.00

01-139466-RS

File # 01-139466

Driveway/Parking Area
Covenant for Future Compliance With Zoning & Building Regulations

[Record and have document returned to: OPDR, Development Service Center, 299/5000]

P/U 7-11-01

FRANK BORGES-SILVA AND KRISTEN BORGES-SILVA

as owners of record of 5531 SW BUDDINGTON ST.
(address of property)

MAP # 4123 SECTION 31 1S 1E TL 69 Parcel # R- 99131 0690
(Legal description of property)

FOR LEGAL DESCRIPTION RECEIVED DOCUMENT # BOOK 2562 PAGE 794
Recorded 7-8-92

have applied to the City of Portland for authorization to construct or improve a driveway or parking area on the above property. The installation or use of unpaved parking or maneuvering areas for passenger vehicles is not permitted by Titles 33 and 24 of the Code of the City of Portland.

In consideration of the covenants contained herein and the granting of permits by the City to the owner(s), owner(s) covenant:

1. Owner(s) will improve and maintain the property in accordance with the permits issued by the City.

2. Owner(s) will pave the areas used for parking and maneuvering of vehicles to the paving standards then in effect in the City Code within six (6) months of the time the right of way abutting the property being improved.

The covenants herein are to run with the land, shall be binding on Owners and all parties and persons claiming through or under them, and may at any time be specifically enforced by the City unless an instrument executed by the City and Owners has been recorded agreeing to change these covenants in whole or in part.

Done this 10TH day of July, 2001

Signed Frank Borges-Silva

Signed X Kristen Borges-Silva

Done this 11th day of July, 2001

State of Oregon)
)
County of Multnomah)

On July 11, 2001, personally appeared the above named Frank Borges-Silva

and acknowledged the foregoing instrument to be a voluntary act and deed.

Before me: Michele Matesi

Notary Public for Oregon
My commission expires: 11/19/01

State of Oregon)
)
County of Multnomah)

On July 11, 2001, personally appeared the above named Kristen Borges-Silva

and acknowledged the foregoing instrument to be a voluntary act and deed.

Before me: Michele Matesi

Notary Public for Oregon
My commission expires: 11/19/01

OFFICIAL SEAL
MICHELE MATESI
NOTARY PUBLIC - OREGON
COMMISSION NO. 306996
MY COMMISSION EXPIRES NOV. 19, 2001

(Please see reverse for instructions)

OFFICIAL SEAL
MICHELE MATESI
NOTARY PUBLIC - OREGON
COMMISSION NO. 306996
MY COMMISSION EXPIRES NOV. 19, 2001

01-139466-RS

LT – forms\covenant driveway or parking area 800.doc