Deferred Submittal Requirements and Application

Minimum Submittal Requirements (check all boxes and sign below):

Full list of deferred submittal guidelines

- ☑ A copy of this application
- ☑ Plans stamped and signed by a Design Engineer or Architect registered in Oregon. One PDF copy of plans for electronic submittals or three copies for paper submittals.
- ☑ Calculations and product information. One PDF copy for electronic submittals or two copies for paper submittals.
- ☑ Prior to submitting the deferred submittal, the Engineer of Record and/or Architect of Record responsible for the building shall review the deferred submittal plans and supporting materials and add a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance with the design of the building. The notation shall be made on the deferred submittal drawings. Review stamps on letters of transmission are not acceptable.
  Exception: the notation is not required on deferred submittals for fire spinklers or roof trusses in residential construction when an Engineer or Architect of Record is not involved with the design of the building.
- ☑ Plan views and elevations identifying the location(s) as approved by the Engineer and/or Architect of Record must be submitted as appropriate but are required when the deferred submittal items include exterior elements.

I certify this deferred submittal application meets the minimum submittal requirements as outlined above.

Applicant Signature: _____ **Date:** 5/10/22

Applicant Submittal Information:

Applicant name: Bradlee Hersey (Faster Permits)

Address: 2000 SW 1st Ste 420

City: Portland State: OR Zip Code: 97201

Phone: 503-913-8811 Email: Bradlee@fasterpermits.com

Value of deferred submittal: $500 Issued main building permit #: **21-085596-RS**

Job Site Address: 7591 **SE 156th Ave**

Description/Scope of work: Deferred Guardrail on exterior decks

Contractor Name: Lennar Homes CCB: 195307

Engineer/Architect of Record for the building information (Not required for roof trusses in residential construction when an Engineer or Architect of Record is not involved with the design of the building)

Name: _____ Phone: _____

Design Engineer for the deferred items

Name: _____ Phone: _____

Fees

An invoice with permit fees will be sent to the applicant once minimum submittal requirements have been verified. Deferred submittal (DFS) fees are collected in addition to the standard building review fee paid on the main building permit. DFS fees cover the cost of the additional processing and review time associated with the design build element. The DFS fee for processing and reviewing deferred plan submittals is 10 percent of the building permit fee calculated using the value of the deferred portion of the project with a minimum fee of $430 for 1 & 2 family dwelling projects or $688 for commercial and all other projects.

For deferred submittals on Commercial Permits (CO folders) and Major Projects (MG folders) that are for exterior building work, a fee of $344.00 is added for review and approval by the Land Use Services (LUS) division. LUS reviews deferred submittals to ensure that the design of the work is consistent with the design approved in the approved original building permit. Please refer to the current year's **LUS fee schedule**.

Helpful Information

Bureau of Development Services
1900 SW 4th Avenue, Portland, OR 97201

For Hours Call 503-823-7310 | Select option 1 or visit www.portland.gov/bds

Important Telephone Numbers

BDS main number	503-823-7300
DSC automated information line	503-823-7310
Building code information	503-823-1456
BDS 24 hour inspection request line	503-823-7000
Residential information for one and two family dwellings	503-823-7388
City of Portland TTY	503-823-6868

Information is subject to change.

21-085596 DFS 01 RS

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INSTALLING DECK POSTS AND RAIL PANELS

STEP 1

Determine the desired post positioning and use a straight edge or chalk line to ensure posts align correctly (*see Fig. 1-A*). Check for location of framing, and if securing into framing (see Step 2), center line over framing lumber. Allow a minimum of ½" from the edge of the deck board for steel post base plate placement. Position posts at appropriate points based on desired panel length. (Because of deck construction and other variables, most panels will require cutting to custom length as described in Step 4 below. If uncut panels are used, distance is 6' or 8' from inside of post to inside of post)

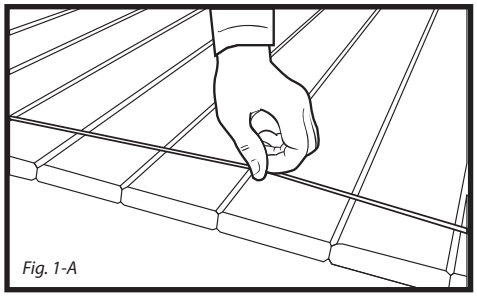

Fig. 1-A

STEP 2

If sufficient framing exists beneath deck boards where posts are desired, use 3/8" fasteners to secure posts (*see Fig. 2-A*). Be sure to use the appropriate fasteners for your installation. Check local building codes for load requirements. Where no framing exists, wood blocking must be installed using treated dimensional lumber (*see Fig. 2-C*) with a minimum thickness of 1-1/2", and posts secured with 3/8" fastener to the post base plate (*see Fig. 2-B*).

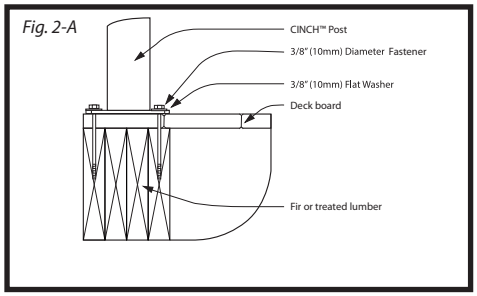

Fig. 2-A

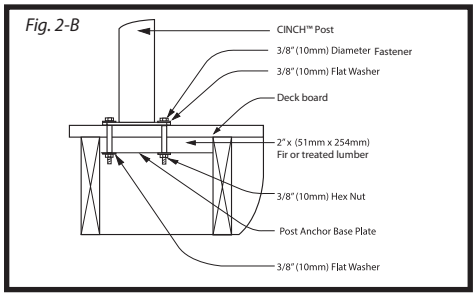

Fig. 2-B

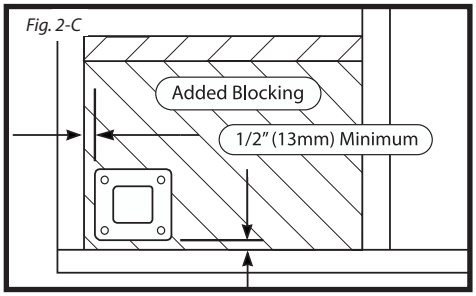

Fig. 2-C

STEP 3

Use a level to ensure posts are plumb, adjusting with provided shims as necessary (*see Fig. 3-A*), and secure all posts using 3/8" fasteners as specified in Figs. 2-A and 2-B above, or as in accordance with local building codes for load requirements.

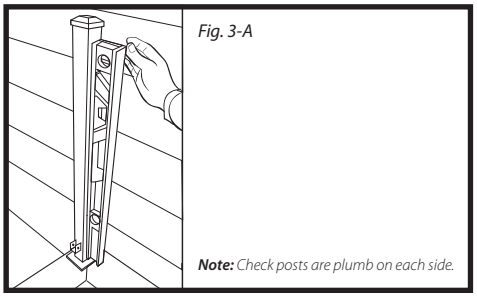

Fig. 3-A

Note: *Check posts are plumb on each side.*

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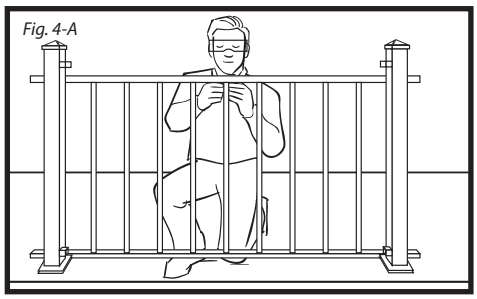
INSTALLING DECK POSTS AND RAIL PANELS (Continued)

STEP 4

Position rail panel between two posts so equal baluster spacing exists at each end (*see Fig. 4-B*). Measure the distance post to post and mark each end of the panel, subtracting 1/4" from each end to ensure bracket clearance (*see Fig. 4-C*). Cut panel and test fit to ensure proper fit (*see Fig. 4-D*). Paint cut ends and allow to dry prior to final installation. (*Use Rust-Oleum® Satin Canyon Black Color Code 249844 for Satin Black and Hammered Brown Color Code 210880 for Bronze.*)

Fig. 4-A



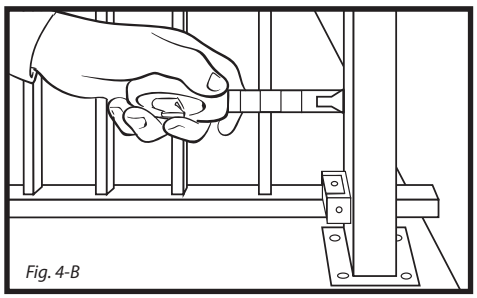


Fig. 4-B

Fig. 4-C

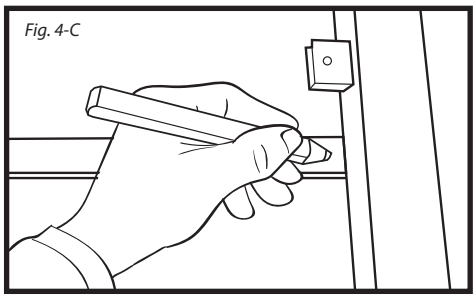
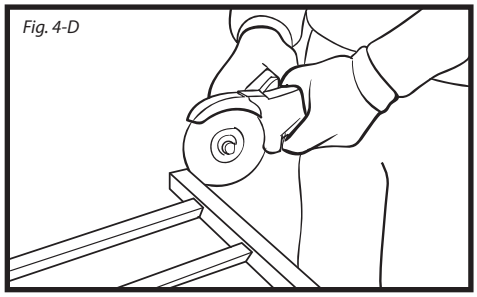


Fig. 4-D



STEP 5

Set panel in place and drill screw holes with a 5/32" metal drill bit, using the pre-drilled bracket as a guide (*see Fig. 5-A*). Attach panel to post bracket using two supplied fasteners [#10 x 1/2" Flat Head Sheet Metal Screw]. Place bracket cover over the rail next to the bracket and slide cover toward the post until it snaps into place (*see Fig. 5-B*). Complete post/panel installation by snapping 2-piece post skirt around the post base.

Fig. 5-A

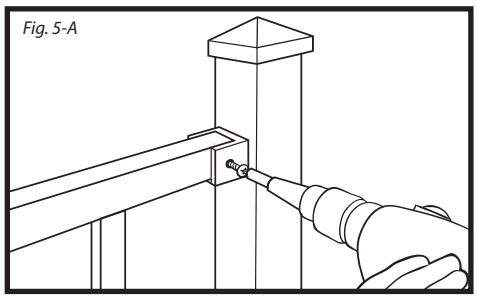
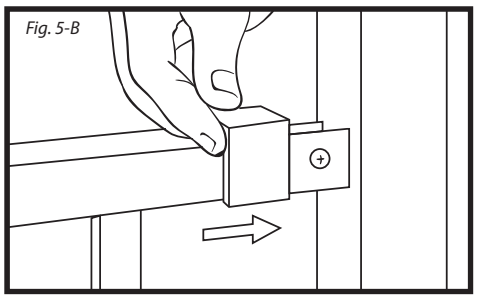
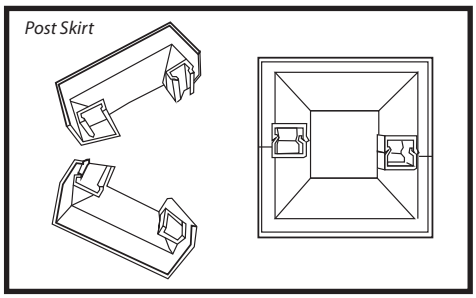


Fig. 5-B



Post Skirt



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IMPORTANT: Every stair installation will be different, the rise and run, post position and post height all need to be carefully laid out before post are permanently installed and panels are cut.

INSTALLING STAIR POSTS & STAIR RAIL PANELS

STEP 1

See Steps 1-3 above for post installation. Place support blocks on stair treads (*see Fig. 1-A*) to position railing panel at a height specified by local building codes. Adjust panel to parallel the stair rise and balusters parallel with the posts. Position rail panel between two posts so equal baluster spacing exists at each end, allowing 2 7/8" between the posts and the nearest baluster for the bracket. Temporarily secure the panel in place with clamps (*see Fig. 1-B*).

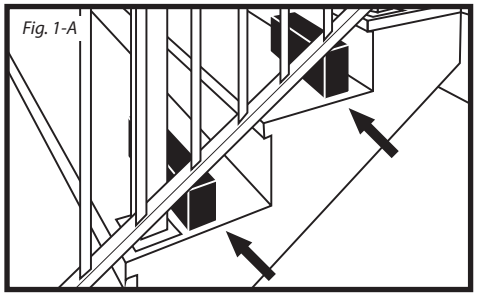
Fig. 1-A

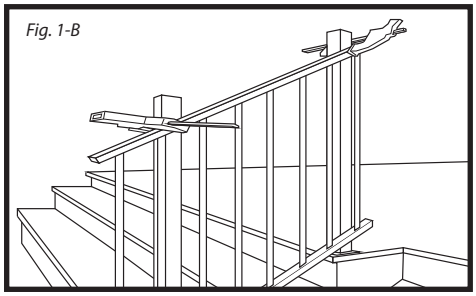
Fig. 1-B

Note: *Check balusters are parallel to posts.*

STEP 2

Position stair bracket against the post face and in line with stair panel rail (*see Fig. 2-A*). Mark the rail at this location, adding 3/4" length in the direction of the post (*see Fig. 2-B*). Repeat for all rail ends. Label top and bottom of the stair panel, then loosen clamps and remove panel for cutting. Cut rails where previously marked. Paint cut ends of railing as previously described in the installation instructions.

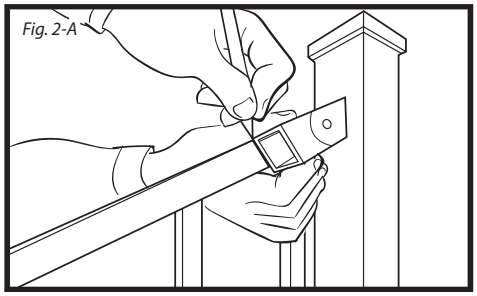
Fig. 2-A

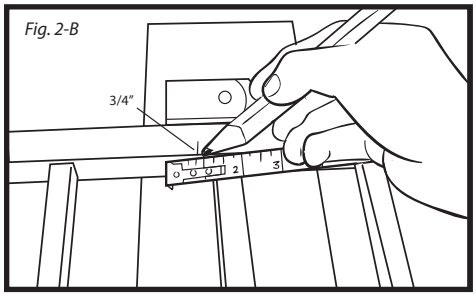

Fig. 2-B

STEP 3

Insert the stair brackets onto the cut rail ends and reposition panel on temporary support blocks, again ensuring parallel positioning as in Step 1 above, and centering brackets on post faces. Mark the position of the brackets on all posts (*see Fig. 3-A*).

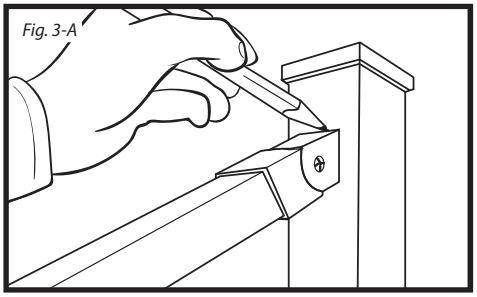
Fig. 3-A

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IMPORTANT: Every stair installation will be different, the rise and run, post position and post height all need to be carefully laid out before post are permanently installed and panels are cut.

INSTALLING STAIR POSTS & STAIR RAIL PANELS (Continued)

STEP 4

Separate the 2 piece stair bracket and position the post half of the bracket on the post at the mark from **STEP 3**, drill screw holes in the railing with a 5/32" metal drill bit, using the pre drilled bracket as a guide. Secure the post half of the bracket to the post using the supplied fasteners [#10 x 3/4" Pan Head Screw] (*see Fig. 4-A*). Place the rail half of the bracket onto the railing ends. Set the panel in place and attach the two bracket halves together with the provided fastener (*see Fig. 4-B*). Confirm the panel is set correctly into place and the bracket is properly overlapping the rail end. Predrill screw holes with a 5/32" drill bit at the rail half of the stair bracket using the bracket as a guide. Secure each bracket to the railing with the provided fasteners [#10 x 1/2" Flat Head Sheet Metal Screws] (*see Fig. 4-C*).

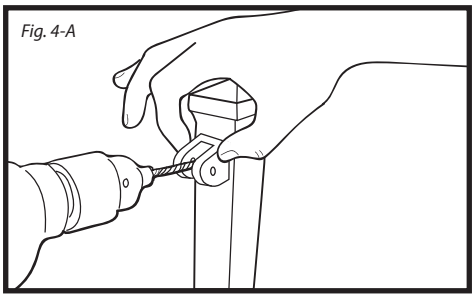
Fig. 4-A

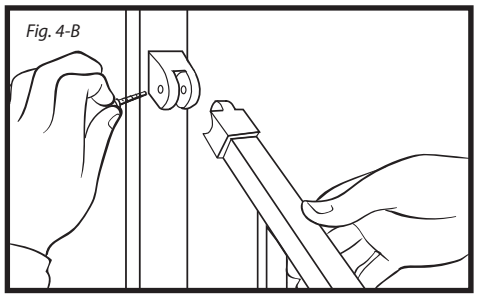
Fig. 4-B

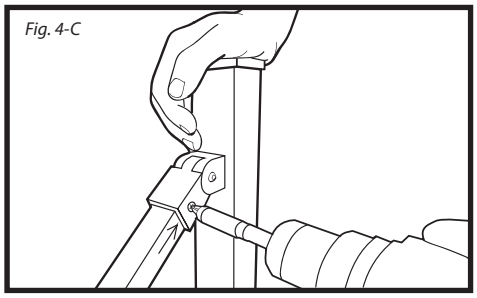
Fig. 4-C

STEP 5

Complete post/stair panel installation by snapping 2-piece post skirt around the post base (*see Fig. 5-A and 5-B*).

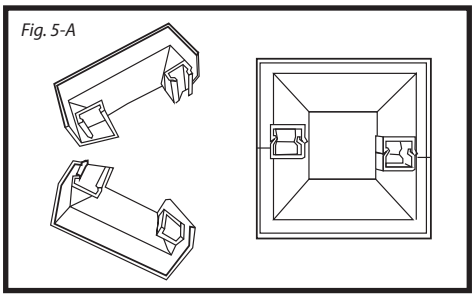
Fig. 5-A

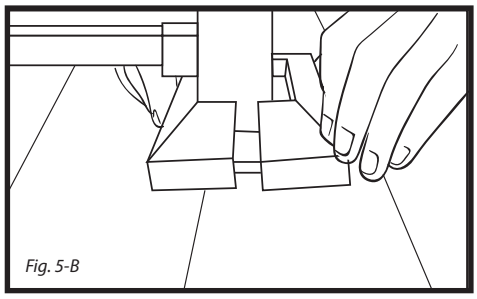
Fig. 5-B

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INSTALLING ANGLE BRACKETS ONTO A BLANK POST OR EXISTING WOOD POST

IMPORTANT: Every angle installation will be different, post position and post height all need to be carefully laid out before post is permanently installed and panels are cut.

STEP 1

Level Angles are installed using the same bracket hardware as stair installation. Position the rail between two posts so equal baluster spacing exists at each end and at desired lower rail height for level panel as specified by local building codes (*see Fig. 1-A*). Clamp the railing to the post. Center bracket on the post and line up next to the railing and mark railing ¼" past the set screw hole toward the post at all bracket locations (*see Fig. 1-B*). Mark post for bracket height for each bracket. Cut panel and paint all cut ends.

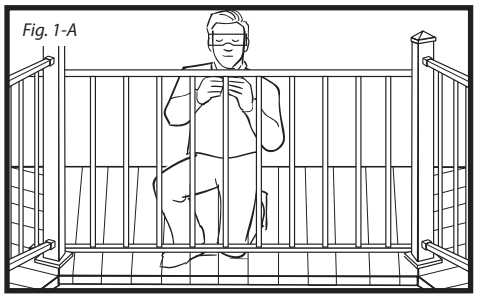

Fig. 1-A

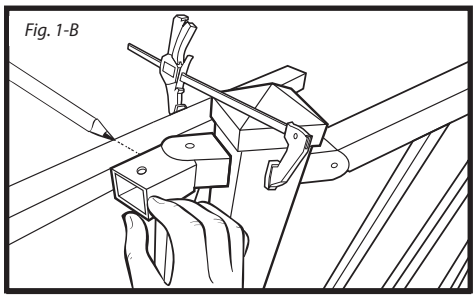

Fig. 1-B

STEP 2

Set post half of bracket at the marks on post. Drill screw hole with 5/32" metal drill bit using the brackets as a guide. Attach the post half of the brackets to the post using the provided fasteners [#10 x 3/4" Pan Head Screw] (*see Fig. 2-A*). Place the rail half of the bracket onto the railing and set panel into place, attach the two bracket halves together with provided fastener (*see Fig. 2-B*). Drill holes with a 5/32" metal drill bit at the set screw location on the rail half of the bracket. Secure the railing bracket half to the railing with the provided fasteners [#10 x 1/2" Flat Head Sheet Metal Screw] (*see Fig. 2-C*).

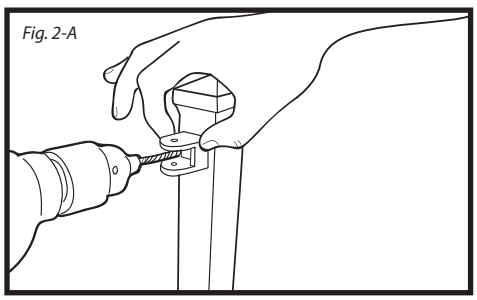

Fig. 2-A

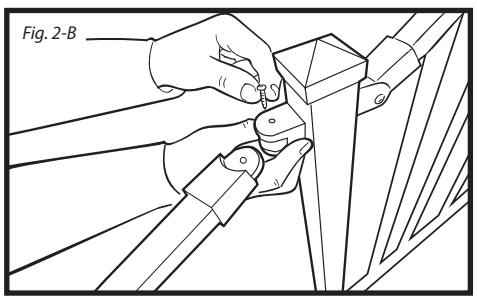

Fig. 2-B

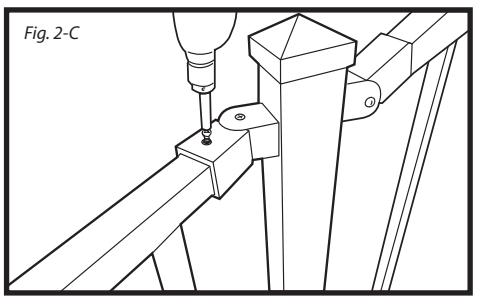

Fig. 2-C

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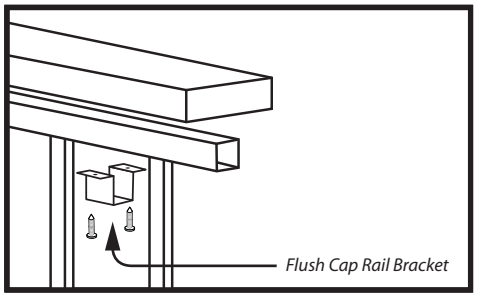
INSTALLING FLUSH CAP RAIL BRACKET



STEP 1

Measure and cut the wood/composite top rail.

STEP 2

Center the top rail on the top of the panel railing and temporarily secure with a clamp.

STEP 3

Position the flush cap rail bracket no more than 6" from the post at each end of the wood top rail (*see illustration above*). Using bracket screw holes as a guide, mark the screw hole locations on the top cap.

STEP 4

Space additional flush cap rail brackets no more than 28" on center along the length of the top rail and mark remaining screw hole locations.

STEP 5

Remove the top rail and pre-drill the marks using a 1/16" drill bit, taking care not to drill all the way through the wood/composite top rail.

STEP 6

Reposition the top rail on the panel and install brackets with the supplied [#8 x 1" Flat Head Wood Screw].

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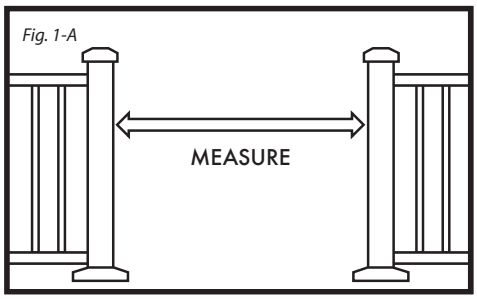
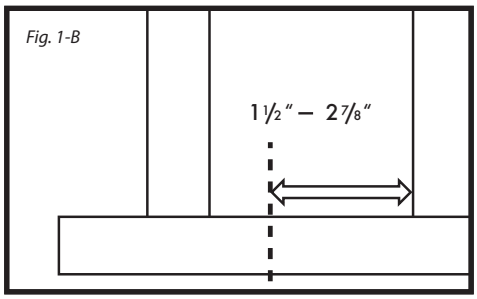
GATE ENDS ASSEMBLY AND INSTALLATION

HARDWARE REQUIRED FOR GATE ASSEMBLY AND INSTALLATION:
Gate End Kit (sold in pair), Level Panel (6' 8' or 10 depending on the opening), Gate Hinge Set (sold in pair) and Gate Latch Set.

STEP 1

Measure distance between posts at desired gate location (*see Fig. 1-A*). Subtract 4" from measurement to determine the cut length of the gate panel. Note: a minimum of 1-1/2" and maximum of 2-7/8" from first baluster is required to install gate ends (*see Fig. 1-B*).



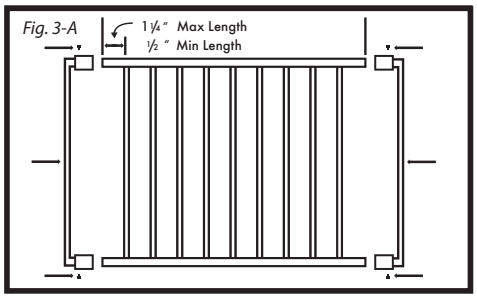


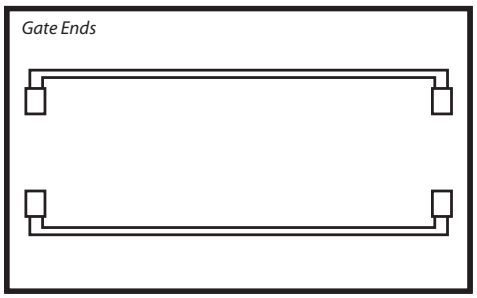
STEP 2

Cut panel and paint cut ends.

STEP 3

Fully insert the gate ends into panel rails ensuring that components are square. Pre-drill one screw hole per corner on the underside of the panel at top and bottom using a 5/32" drill bit (*see Fig. 3-A*). Fasten the gate ends to the panel using the provided fasteners [#10 x 3/4" Pan Head Screw].





STEP 4

Pre-drill holes and install gate hinges to post and gate at the desired height using provided fasteners.

STEP 5

Pre-drill holes and install the gate latch at the desired height, using fasteners provided.

CINCH™ PRODUCTS | 3216 E. CAMELBACK ROAD #207 | PHOENIX, AZ 85018 | TEL : (833) 211-3512 | E-MAIL: HELP@CINCHRAILING.COM | WWW.CINCHRAILING.COM

CINCH™

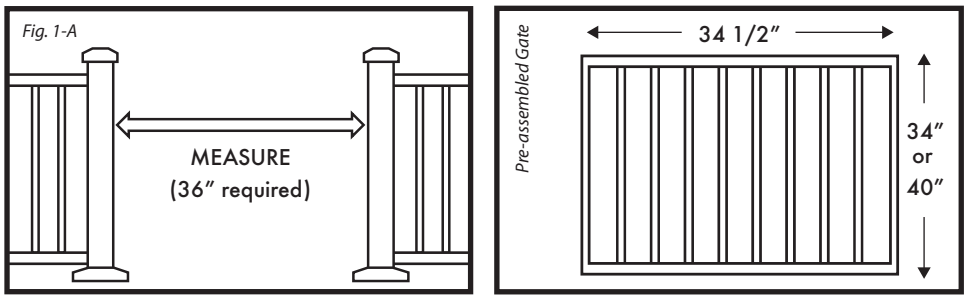
NOTE: Responsibility of the installer to meet all codes and obtain all required building permits. Cinch™ or its distributors shall not be held liable for improper or unsafe installations. Post must always be secured to the deck framing, post should never be attached to the deck boards only. Remove all metal shavings from the cut areas. File any sharp edges left by cutting. Apply two coats of touch up paint to the cut area and allowing paint to dry recommended to use Rust-Oleum Satin Canyon Black code249844. For Satin black finish and Hammered Brown Color code 210880 for Bronze.

PRE-ASSEMBLED GATE INSTALLATION

HARDWARE REQUIRED FOR PRE-ASSEMBLED GATE INSTALLATION:
Assembled Gate, Gate Hinge Set (sold in pair), and Gate Latch Set.

STEP 1

Gate opening between posts must be 36" to use the 34-1/2" pre-assembled gate (*see Fig. 1-A*).



STEP 2

Pre-drill holes and install gate hinges to post and gate at the desired height using provided fasteners.

STEP 3

Pre-drill holes and install the gate latch at the desired height, using fasteners provided.

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21-085596 DFS 01 RS

CINCH™

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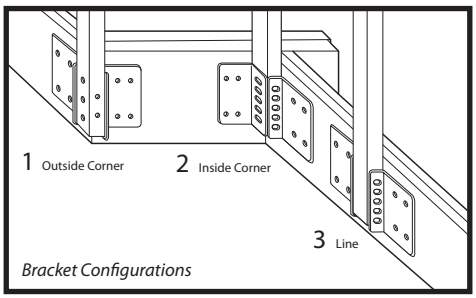
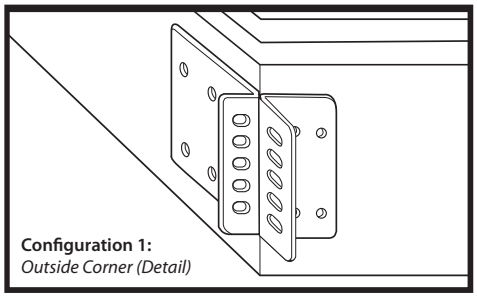
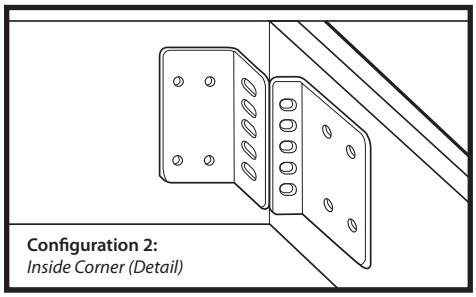
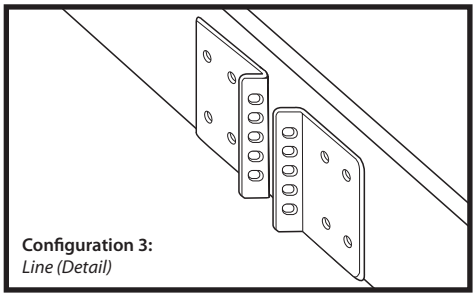
FASCIA MOUNTED POST INSTALLATION



Bracket Configurations


Configuration 1:
Outside Corner (Detail)


Configuration 2:
Inside Corner (Detail)


Configuration 3:
Line (Detail)

STEP 1

Ensure that framing exists behind fascia or fascia board is reinforced with adequate blocking to exceed post installation load requirements. Position brackets so that a minimum of 1.25" exists between the top edge of the fascia board to the first fasteners. CINCH recommends through bolting posts whenever possible (see *Bracket Configurations*). *Refer to local building and safety codes for required anchoring specifications.*

STEP 2

Align post to ensure it is square to the deck surface. Position brackets as shown in *Configurations 1-3 (above)* according to outside corner, inside corner or in line requirements. Mark position of bracket holes on fascia board, and pre-drill holes using a 3/8" drill bit.

STEP 3

Position brackets over holes and fasten to fascia board using appropriate 3/8" fastener.

STEP 4

Position post against brackets, aligning pre-drilled holes in post to bracket holes (*see suggestions on illustrations*). Secure post loosely using appropriate 3/8" fasteners.

STEP 5

Check to see if post is square with deck surface. If adjustment is necessary, use supplied shims to square post and complete post installation by tightening bolts securely.

STEP 6

Follow instructions provided to complete rail and stair bracket and panel installations.

21-085596 DFS 01 RS

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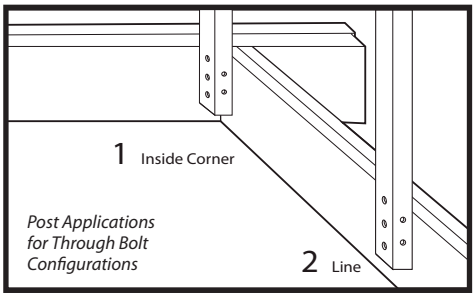
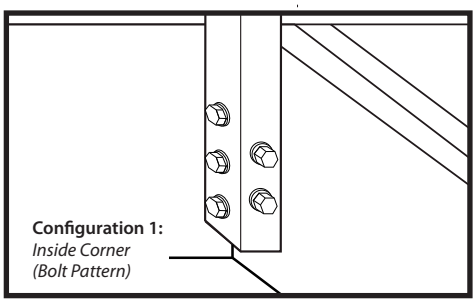
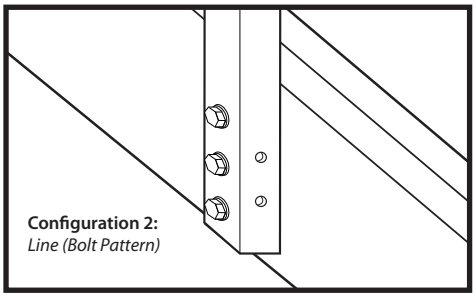
FASCIA MOUNTED POST INSTALLATION WITHOUT BRACKETS



Post Applications for Through Bolt Configurations



Configuration 1:
Inside Corner (Bolt Pattern)



Configuration 2:
Line (Bolt Pattern)

STEP 1

Ensure that framing exists behind fascia or fascia board is reinforced with adequate blocking to exceed post installation load requirements.

STEP 2

Position post so that a minimum of 1.25" exists between the top edge of the fascia board to the first pre-drilled fastener holes. CINCH recommends through bolting posts whenever possible. *Refer to local building and safety codes for required anchoring specifications.*

STEP 3

Align post to ensure it is square to the deck surface. Position post as shown in *Configurations 1 & 2 (above)* according to Inside Corner or in Line requirements. Outside Corner installations require the use of brackets. Mark position of post holes on fascia board, and pre-drill holes using a 3/8" drill bit.

STEP 4

Position post over holes, and secure post loosely using appropriate 3/8" fasteners.

STEP 5

Check to see if post is square with deck surface. If adjustment is necessary, use supplied shims to square post and complete post installation by tightening fasteners securely.

STEP 6

Follow instructions provided to complete rail and stair bracket and panel installations.

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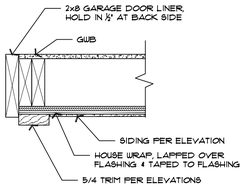
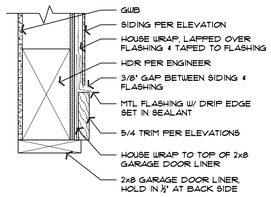


1/1B GAR. DOOR LINER @ JAMB SCALE: 1 1/2" = 1'



2/1B GAR. DOOR LINER @ HDR SCALE: 1 1/2" = 1'

REAR ELEVATION 1/4" = 1'-0"

KEYNOTES FOR ELEVATIONS A

ELEVATION KEYNOTES

1. ROOFING (TYPICAL): ARCHITECTURAL FIBERGLASS COMPOSITION SHINGLES.
2. VERGE BOARD (TYPICAL): RS 1x3 TRIM ON 2x8 VERGE BOARD.
3. (SIDING TRANSITION BOARD): 2X2 TRIM BOARD, PLACE FLAT ON WALL AND BUTT TO UNDERSIDE OF ROOF SHEATHING.
4. SIDING (WHERE SHOWN): HORIZONTAL HARDIE LAP SIDING W/ 7" EXPOSURE OVER 7/16" OSB WALL SHEATHING.

4A. SIDING (WHERE SHOWN): HARDIE STUCCO PANEL WITH 1x2 BATTENS AT 16" O.C..

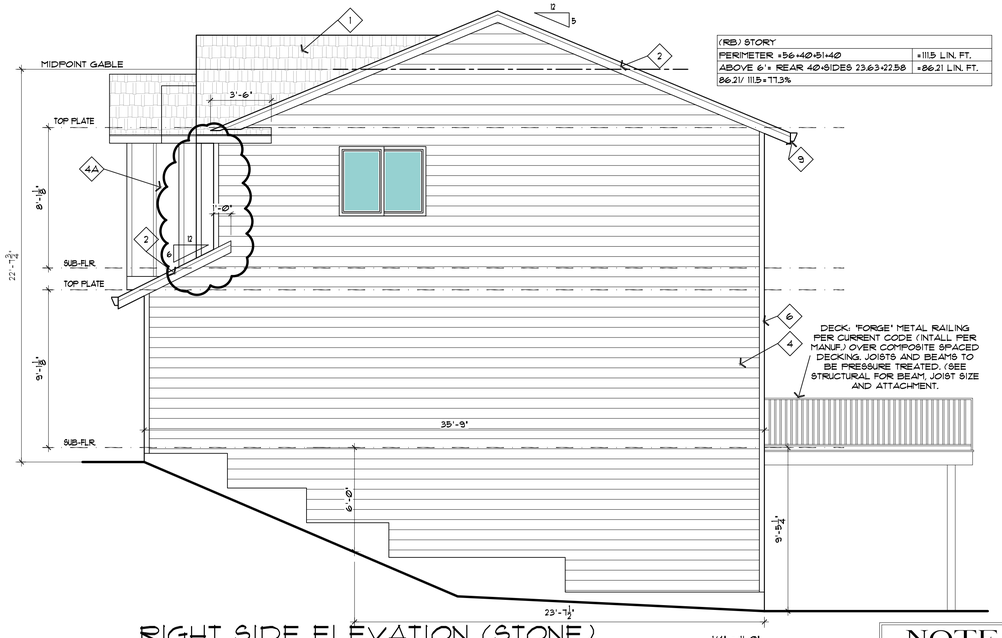
4B. HARDIE SHINGLES W/ 8" EXPOSURE OVER BUILDING WRAP (PER DETAIL 1/5) OVER 7/16" OSB SHEATHING (UNLESS NOTED OTHERWISE ON SHEAR PANEL LEGEND) OVER 2x6 WALL W/ STUDS @ 16" O.C.

5. WINDOW AND DOOR TRIM (WHERE SHOWN ONLY): 5/4 x 6 SILL & HEADER TRIM WITH 5/4x4 LEGS, NO TRIM AT SIDES AND REAR ELEVATIONS.
6. CORNER TRIM (TYPICAL): 5/4x4 TRIM AT HORIZONTAL LAP AND 1x4 AT PANEL SIDING.
7. (3) BOARD 18" WIDE SHUTTERS x HEIGHT OF WINDOW.
8. HORIZONTAL TRIM: 5/4x10 WITH 26 GA. 'Z' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.

8A. HORIZONTAL TRIM: 5/4x6 WITH 26 GA. 'Z' FLASHING OVER TOP OF TRIM AND INTEGRATE W/ WRB.

9. GUTTERS (TYPICAL): PER SPECIFICATIONS.
10. CULTURED STONE VENEER: INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF STATE OR LOCAL CODES.

10A. 4X6 OUTRIGGER WITH 3/4"X3/4" BEVELED EDGE ALL AROUND AT FRONT.



(RB) STORY	
PERIMETER =56'-4Ø"+51'-4Ø"	=111.5 LIN. FT.
ABOVE 6'= REAR 4Ø"+SIDES 23.63'+22.58'	=86.21 LIN. FT.
86.21/ 111.5=77.3%	

RIGHT SIDE ELEVATION (STONE) 1/4" = 1'-Ø"

For Reference Only

SUBMITTED 10/22/2021

NOTE :

FOR ALL STRUCTURAL INFORMATION REFER TO THE (S) SHEETS

City of Portland
Reviewed for Code Compliance

LENNAR®
21123 NE 123rd STREET
VANCOUVER, WASHINGTON 98686
OFFICE PHONE: (360) 258-7900

Date: 12/16/21

Permit #: 21-085596-000-00-RS

10/10/17 NEW PLAN JBG

LENNAR
HAWTHORNE ESTATES
Portland, Oregon

PLAN 2268A
ARLINGTON AMERICAN
GARAGE RIGHT

HOMESITE 42

MAIN LEVEL: 977 SQ FT
UPPER LEVEL: 1291 SQ FT

TOTAL: 2268 SQ FT

GARAGE: 488 SQ FT
FRONT COVERED PORCH: 54 SQ FT

1B