

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Hold for Additional Information - Held over from ID 20670 (7/31/19) for additional information

Appeal ID: 20713	Project Address: 1650 SE Spokane St
Hearing Date: 8/7/19	Appellant Name: Brandon Yoder
Case No.: P-001	Appellant Phone: 5032523453
Appeal Type: Plumbing	Plans Examiner/Inspector: James Hyatt, Joe Blanco, McKenzie James
Project Type: commercial	Stories: 4 Occupancy: R-2 Construction Type: V-A
Building/Business Name: Spokane	Fire Sprinklers: Yes - Full NFPA 13
Appeal Involves: Erection of a new structure, Reconsideration of appeal	LUR or Permit Application No.: 18-173206-CO
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Apartments

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	17.38, ENB- 4.01 OPSC/11/#2
Requires	Code requires minimum separation of drywell to be minimum 10' from building, and 5' from all property lines.
Proposed Design	<p>Proposed drywell location is located on the NW corner of 1650 SE Spokane, and the proposed drywell separations are 8'-3" to the center of the drywell from the building and 3'-0" from the side and front property lines. See combined site plan for details and location.</p> <p>RECONSIDERATION TEXT:</p> <p>Per phone call with John Butler, drywell moved to 5' away from property lines, see updated combined site plan</p>
Reason for alternative	Please see the 2 drawings submitted with this appeal. 1 drawing is for the site 1650 SE Spokane, the other drawing is a combined site plan of 1650 & 1660 SE Spokane. Due to site constraints, it is impractical to provide a drywell on 1660, therefore the goal is to combine both buildings into 1 drywell, located in the NW corner of 1650 SE Spokane. The site is well draining and the geo-tech and the structural engineer of record have provided letters indicating acceptance of this design.

APPEAL DECISION

1a. Location of drywell within 10 feet of building foundation: Hold for additional information.

1b. Location of stormwater drain in easement: Hold for additional information.

Appellant may contact John Butler (503 823-7339) with questions.



1660 SE SPOKANE ST.

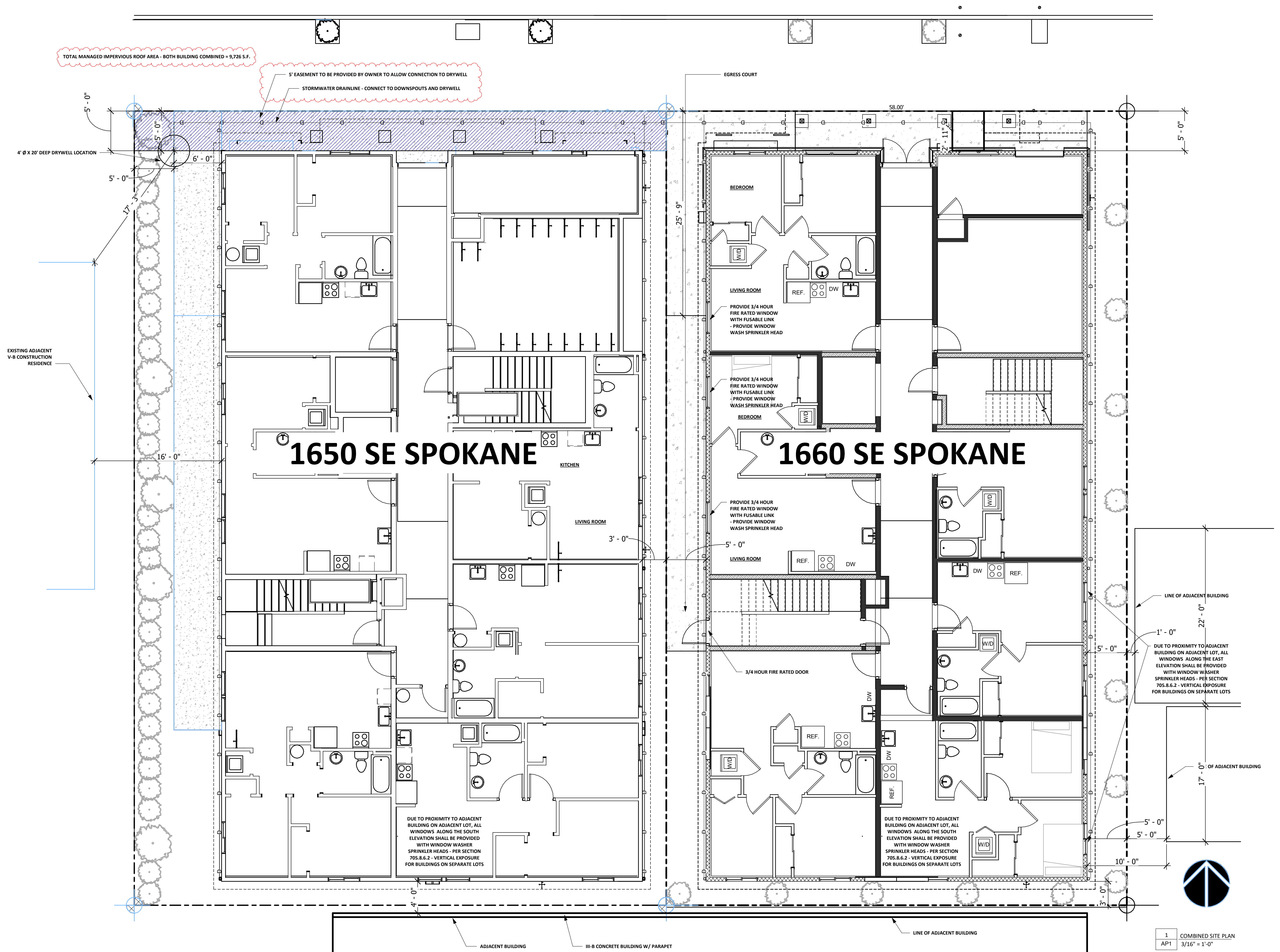
Project Location:
660 SE SPOKANE ST.
Portland, OR 97202

DRAWN BY: Author
APPROVED BY: Checker

MEET:

AP1

OB NO.: 10983
SCALE: 3/16" = 1'-0"



UTILITY NOTES

All utilities in the right-of-way within the development properties planned to be located through 811, one call, and shown on the associated plan set. Applicant will need to be able to provide the locate ticket number if requested for verification.

PREMISES-ISOLATION BACKFLOW PROTECTION
WATER QUALITY BACKFLOW (WQBR) REVIEW:
REQUIRED BY PORTLAND WATER BUREAU (503)823-7480). MUST BE INSTALLED PER PORTLAND OREGON LOCAL ORDINANCES.
WWW.PORTLANDOREGON.GOV/WATER/BACKFLOWINSTALLATIONREQUIREMENTS

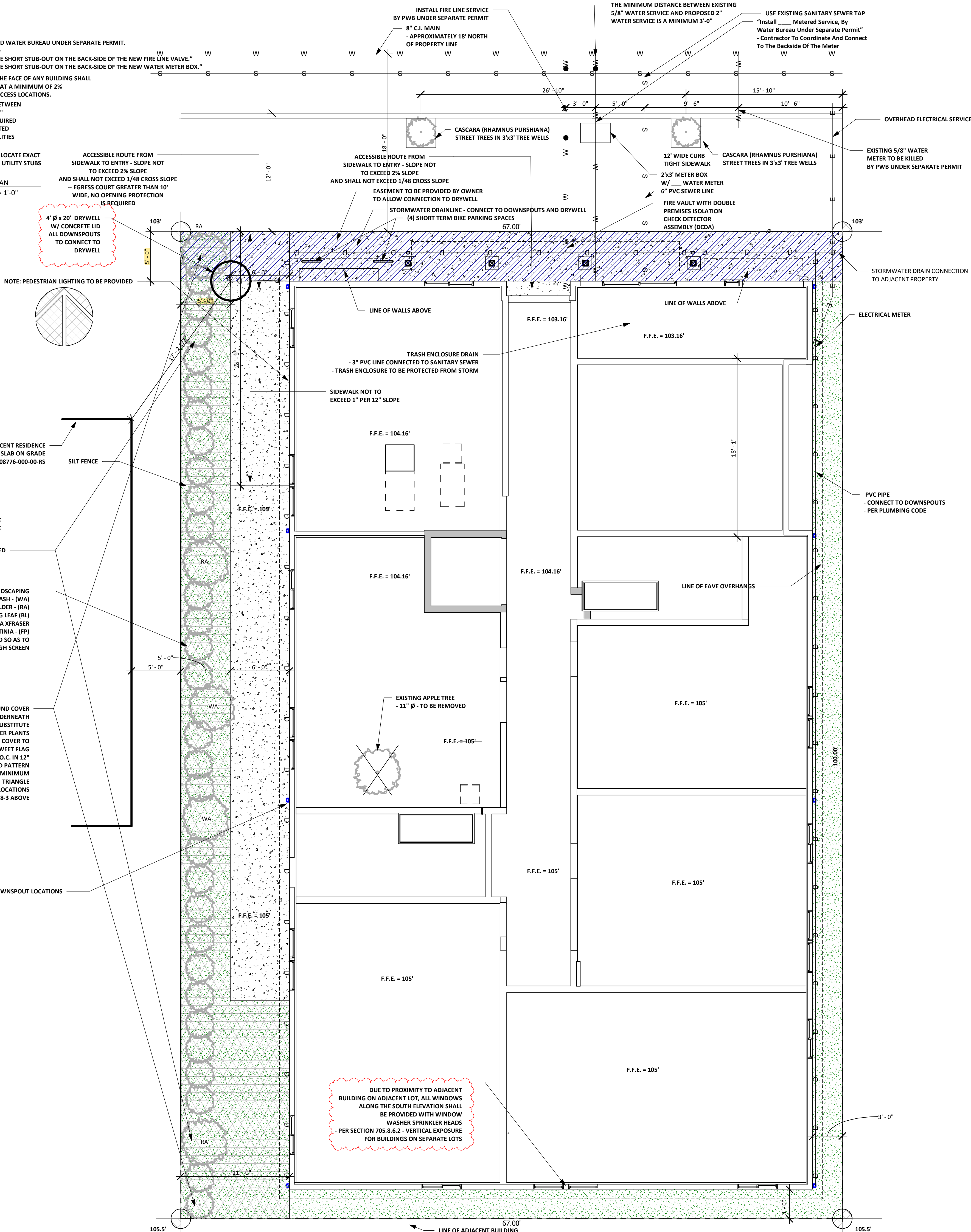
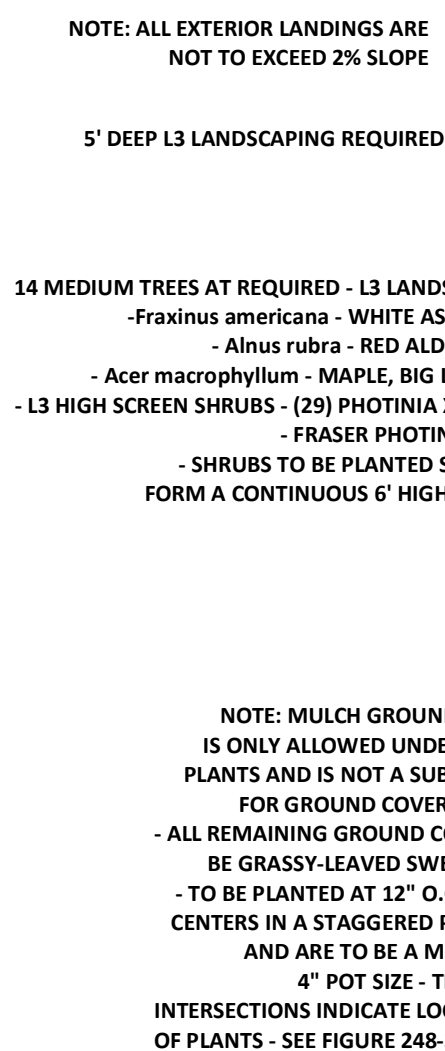
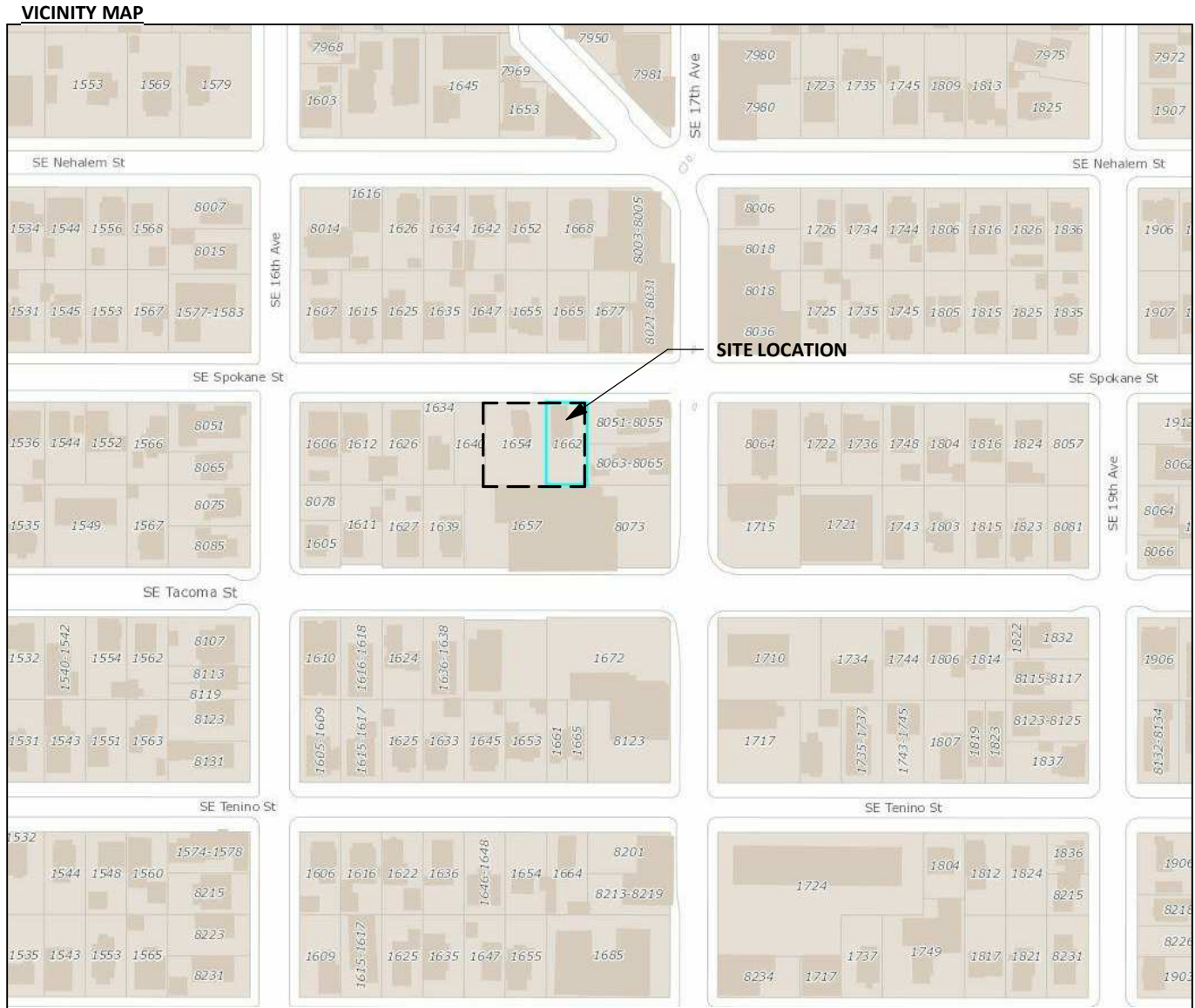
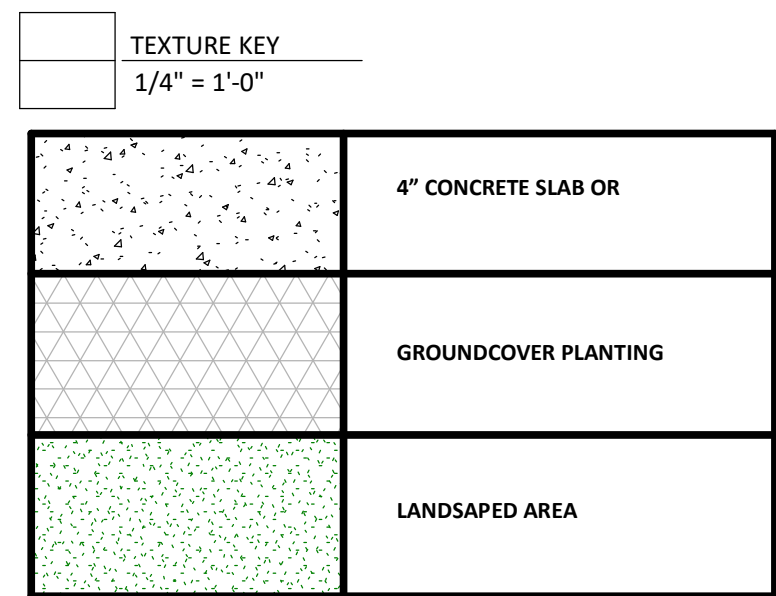
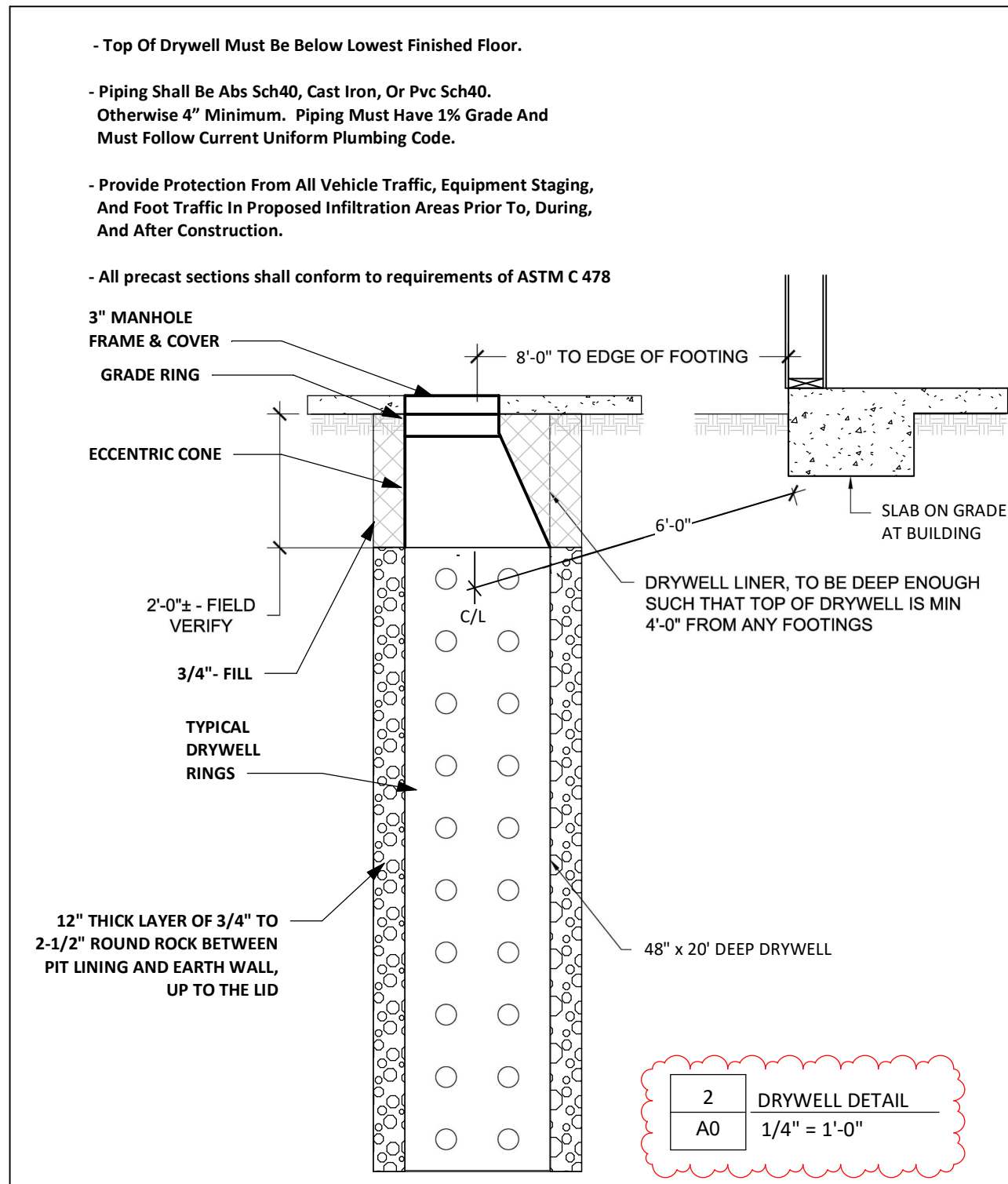
FIRE LINE WATER SERVICE:
DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) REQUIRED.
MUST BE INSTALLED ON PRIVATE PROPERTY AT THE PROPERTY LINE ON THE CENTERLINE OF THE SERVICE, IMMEDIATELY ADJACENT TO THE SERVICE CONNECTION

NOTE:
SIGNAGE TO BE MOUNTED ON ALL STANDPIPE CONNECTIONS SERVING AUTOMATIC SPRINKLERS, FIRE DEPARTMENTS OR FIRE PUMP CONNECTIONS AND SHALL BE VISIBLE FROM THE PUBLIC R.O.W. WHERE THE BUILDING IS PROTECTED BY A FIRE PUMP, SIGNAGE SHALL ALSO INDICATE THE DESIGN PRESSURE OF THE FIRE PUMP - KNOX BOX TO BE PROVIDED, UNDER SEPARATE PERMIT BY F.M.O.

NOTE: SEE ATTACHED PWB DETAIL P-845
FOR WATER FACILITY PIPE CLEARANCES

NOTE:
FOR ANY NEW TREES PLANTED IN PLANTER STRIP
CONTRACTOR TO SEE STANDARD DRAWINGS DETAIL
P-845 FROM THE PORTLAND WATER BUREAU

LANDSCAPING TO BE MANUALLY IRRIGATED. INSPECTION SHALL BE REQUIRED ONE YEAR AFTER FINAL INSPECTION TO ENSURE THAT THE LANDSCAPING HAS BECOME ESTABLISHED.
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ORIGINAL APPEAL**Development Services**

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Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)**APPEAL SUMMARY****Status:** Hold for Additional Information

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Case No.: P-001	Appellant Phone: 5032523453
Appeal Type: Plumbing	Plans Examiner/Inspector: James Hyatt, Joe Blanco, McKenzie James
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Proposed Design Proposed drywell location is located on the NW corner of 1650 SE Spokane, and the proposed drywell separations are 8'-3" to the center of the drywell from the building and 3'-0" from the side and front property lines. See combined site plan for details and location.

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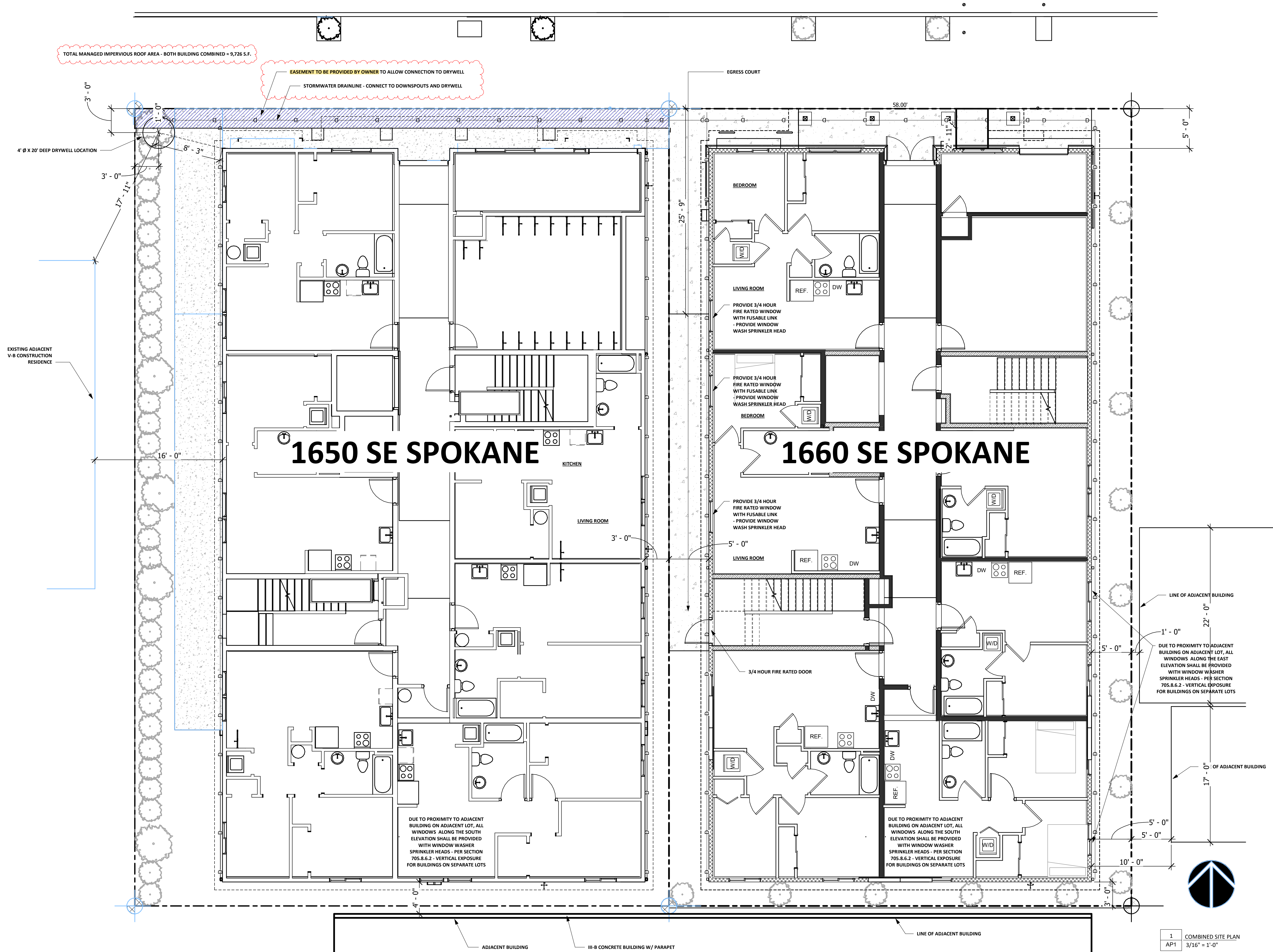
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DRAWN BY: Author
APPROVED BY: Checker

SHEET:

AP1

JOB NO.: 10983
SCALE: 3/16" = 1'-0"



Drawing List		
Sheet Number	Sheet Name	
A0	SITE PLAN	
A0 EC	EROSION CONTROL PLAN	
A1	ELEVATIONS	
A2	ELEVATIONS AND ROOF PLAN	
A3	1st FLOOR PLAN	
A4	2ND FLOOR PLAN	
A5	3RD FLOOR PLAN	
A6	4TH FLOOR PLAN	
A7	WALL SCHEDULE	
A8	PENETRATION PROTECTION DETAILS	
A9	FIRE RATING DETAILS	
A10	BUILDING SECTIONS AND GENERAL NOTES	
A11	ADA DETAILS	
A12	SIDING DETAILS	
A13	FIRE AREA PLAN	
M1	1ST FLOOR MECHANICAL PLAN	
M2	2ND FLOOR MECHANICAL PLAN	
M3	3RD FLOOR MECHANICAL PLAN	
M4	4TH FLOOR MECHANICAL PLAN	
M6	NATURAL VENTILATION	
S1	FOUNDATION PLAN	
S2	TRUSS LAYOUT AND DETAILS	
S3	SHEAR PLANS	
S4	FRAMING PLANS	
S5	STAIR DETAILS	
S6	ENGINEER NOTES	

PROJECT TEAM

ARCHITECT
AHHA ARCHITECT, INC.
Raphael A. Goodblatt
6663 SW BEAVERTON
HILLSDALE HWY #222
PORTLAND, OR 97225
RAG@AHHAPDX.COM
(503) 734-8210

STRUCTURAL ENGINEER
SUMMIT ENGINEERING, LLC
JULIE HAVELKA
PO Box 50322
Eugene, OR 97405
(503) 734-6633

CONTRACTOR
TBD

OWNER
ANNA JETER
(503) 475-8619

1650 SE SPOKANE ST
PORTLAND, OR 97202

PROPERTY
Year Built 1900
Description SINGLE FAMILY RESIDENTIAL
Bathrooms ONE FULL BATH
Building Area 754 sq ft
Neighborhood SELLWOOD-MORELAND IMPROVEMENT LEAGUE
Jurisdiction Portland / Multnomah
Zoning CM - Mixed Commercial / Residential
Elevation 103 ft (approximate)
Owner JETER ANNA M
Owner Address
25300 S SCHOENBORN RD
MULINO, OR 97042-8627
Property ID R257563
Tax Roll SELLWOOD, BLOCK 75, E 1/2 OF LOT 16, LOT 17
Use RESIDENTIAL IMPROVED
Lot 16.17
Block 75
County Multnomah
State ID 151E23DC 11300
Alt Account Number R752712550
Map Number 3832 OLD
Land Type RESIDENTIAL LAND

PROPOSED PAVING AREA: 547 S.F. - NO EXISTING PAVING TO REMAIN

NO EXISTING TREES GREATER THAN 12" DIA.

PROPOSED IMPERVIOUS AREA
CONCRETE WALKWAY: 547 S.F.
ROOF AREA: 5,276 S.F.

UTILITY NOTES

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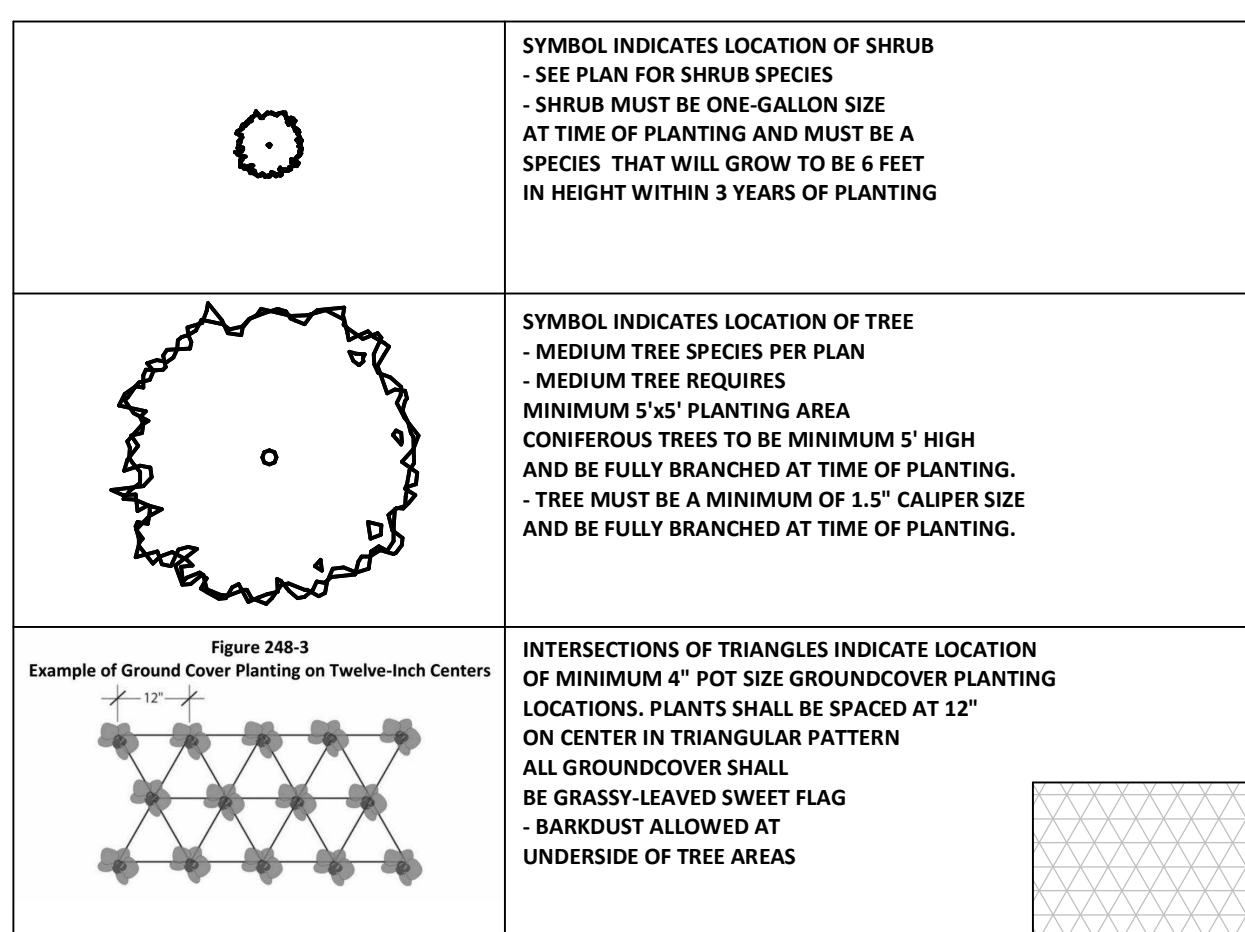
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- KNOX BOX TO BE PROVIDED, UNDER SEPARATE PERMIT BY F.M.O.

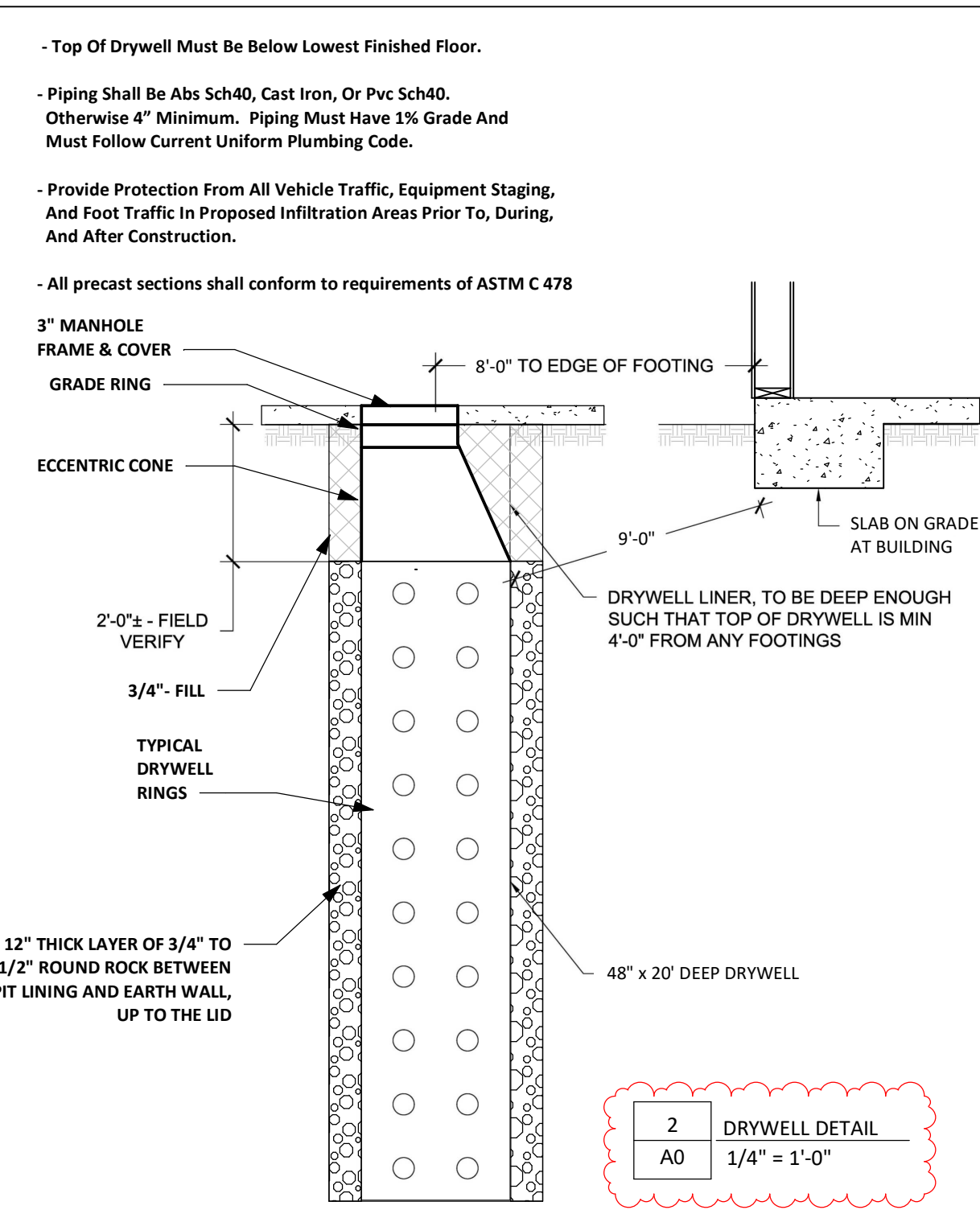
NOTE: SEE ATTACHED PWB DETAIL P-845 FOR WATER FACILITY PIPE CLEARANCES

NOTE:
FOR ANY NEW TREES PLANTED IN PLANTER STRIP CONTRACTOR TO SEE STANDARD DRAWINGS DETAIL P-845 FROM THE PORTLAND WATER BUREAU

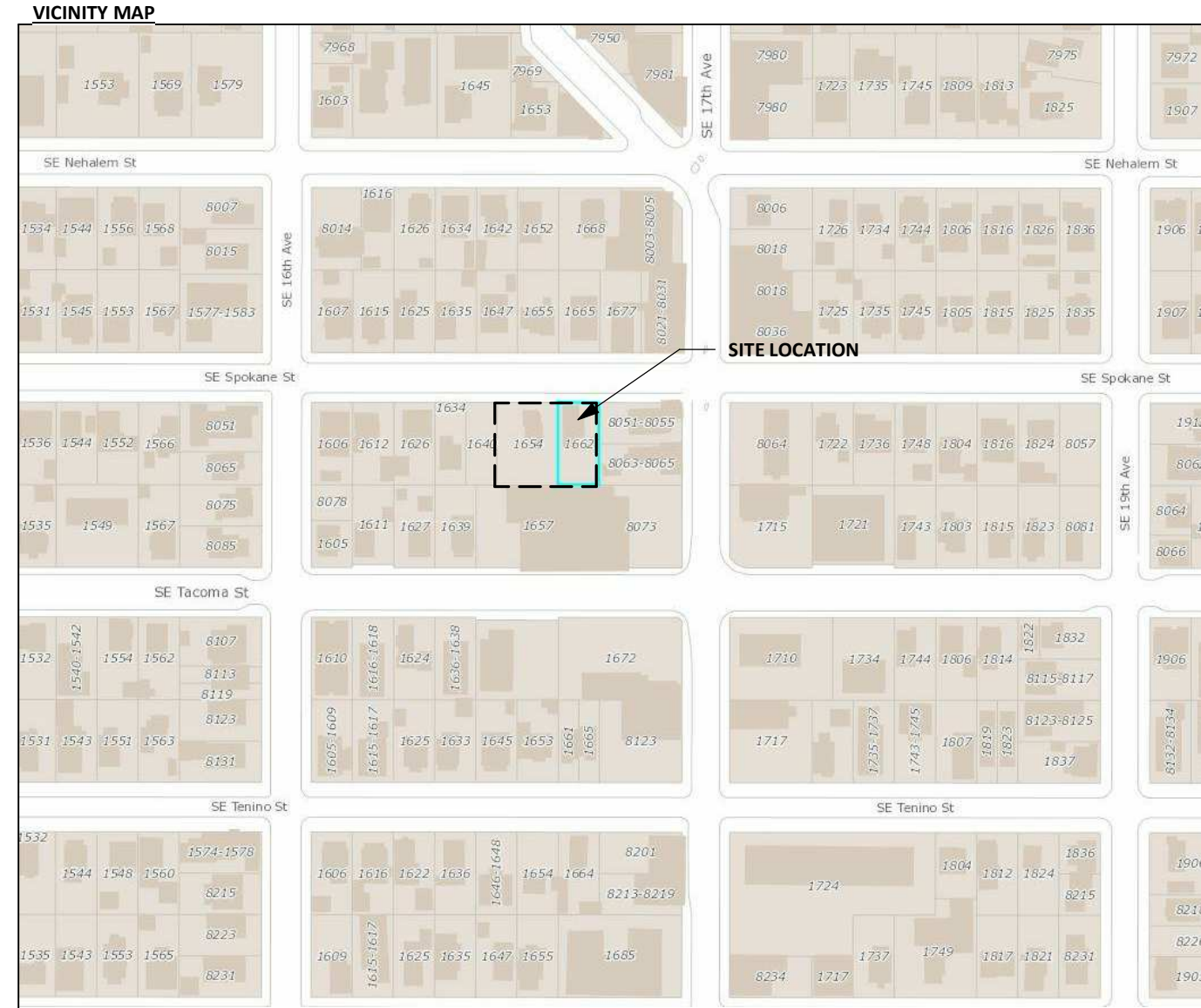
LANDSCAPING TO BE MANUALLY IRRIGATED. INSPECTION SHALL BE REQUIRED ONE YEAR AFTER FINAL INSPECTION TO ENSURE THAT THE LANDSCAPING HAS BECOME ESTABLISHED. AN INSPECTION FEE, PAID AT THE TIME OF PERMIT APPLICATION IS REQUIRED - ALL REQUIRED LANDSCAPING AREAS, PARTICULARLY TREES AND SHRUBS, MUST BE PROTECTED FROM POTENTIAL DAMAGE BY ADJACENT USES AND DEVELOPMENT, INCLUDING PARKING AND STORAGE AREAS



NOTE: LANDSCAPING IS TO BE MANUALLY IRRIGATED



TEXTURE KEY 1/4" = 1'-0"	
	4" CONCRETE SLAB OR
	GROUND COVER PLANTING
	LANDSCAPED AREA



LANDSCAPING KEY
1/4" = 1'-0"

- INSTALL " " FIRE LINE BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT.
- FIRE LINE SIZE TO BE DETERMINED
- "CONTRACTOR TO CONNECT TO THE SHORT STUB-OUT ON THE BACK-SIDE OF THE NEW FIRE LINE VALVE."
- "CONTRACTOR TO CONNECT TO THE SHORT STUB-OUT ON THE BACK-SIDE OF THE NEW WATER METER BOX."

NOTE: THE FIRST FIVE FEET FROM THE FACE OF ANY BUILDING SHALL SLOPE AWAY FROM THE BUILDING AT A MINIMUM OF 2% AND A MAXIMUM OF 5% AT ADA ACCESS LOCATIONS.
MIN. CLEARANCE (SKIN TO SKIN) BETWEEN PROPOSED WATER SERVICES IS 3'-0"
- 5'-0" IS OPTIMAL. ALL OTHER REQUIRED STREET FEATURES ARE TO BE LOCATED A MINIMUM 5' FROM WATER FACILITIES

NOTE:
CONTRACTOR TO LOCATE EXACT LOCATION OF ALL UTILITY STUBS

1 SITE PLAN
A0 3/16" = 1'-0"

ACCESSIBLE ROUTE FROM SIDEWALK TO ENTRY - SLOPE NOT TO EXCEED 2% SLOPE
- EGRESS COURT GREATER THAN 10' WIDE, NO OPENING PROTECTION IS REQUIRED

4" Ø x 20" DRYWELL W/ CONCRETE LID ALL DOWNSPOUTS TO CONNECT TO DRYWELL

NOTE: PEDESTRIAN LIGHTING TO BE PROVIDED

EDGE OF ADJACENT RESIDENCE - SLAB ON GRADE
REF: 2015-108776-000-00-RS

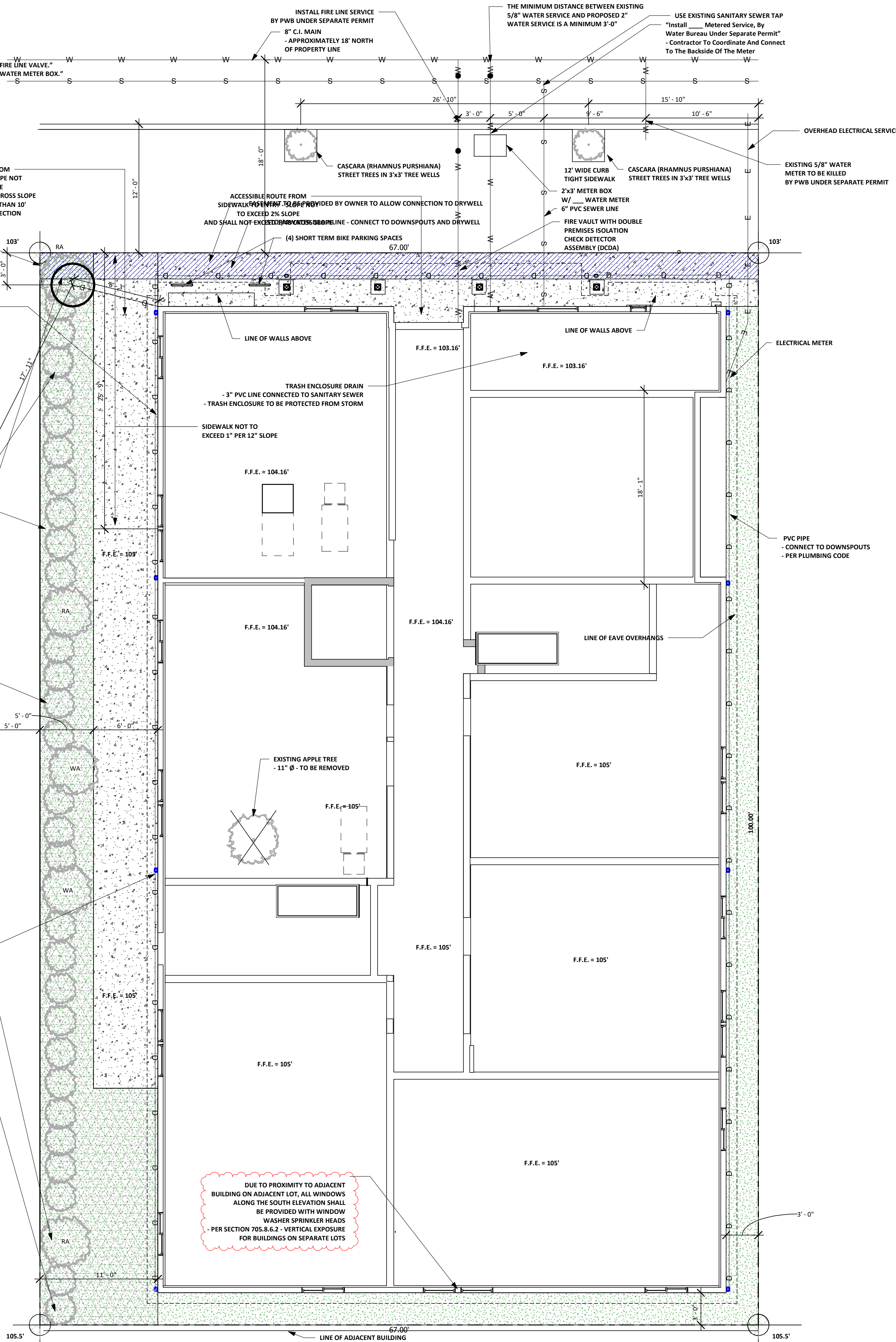
NOTE: ALL EXTERIOR LANDINGS ARE NOT TO EXCEED 2% SLOPE

5' DEEP L3 LANDSCAPING REQUIRED

14 MEDIUM TREES AT REQUIRED - L3 LANDSCAPING
- Fraxinus americana - WHITE ASH - (WA)
- Alnus rubra - RED ALDER - (RA)
- Acer macrophyllum - MAPLE, BIG LEAF (BL)
- L3 HIGH SCREEN SHRUBS - (29) PHOTINIA KRASER - FRASER PHOTINIA - (FP)
- SHRUBS TO BE PLANTED SO AS TO FORM A CONTINUOUS 6' HIGH SCREEN

NOTE: MULCH GROUND COVER IS ONLY ALLOWED UNDERNEATH PLANTS AND IS NOT A SUBSTITUTE FOR GROUND COVER PLANTS
- ALL REMAINING GROUND COVER TO BE GRASSY-LEAVED SWEET FLAG
- TO BE PLANTED AT 12" O.C. IN 12" CENTERS IN A STAGGERED PATTERN AND ARE TO BE A MINIMUM 4" POT SIZE - TRIANGLE INTERSECTIONS INDICATE LOCATIONS OF PLANTS - SEE FIGURE 248-3 ABOVE

DOWNSPOUT LOCATIONS



AHHA
Architect Inc

People
= Architecture

Raphael A. Goodblatt
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Hillsdale Hwy
#222
Portland Or 97225
rag@ahhapdx.com
503 734 8210

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Oregon Registered Architect



1650 SE SPOKANE ST.
SITE PLAN

Project Location:
1650 SE SPOKANE ST.
Portland, OR 97202

DRAWN BY: BSY
APPROVED BY: RAG

SHEET:

A0

JOB NO.: 10983
SCALE: As indicated