Development Services

From Concept to Construction



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





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Status:	Decision	Rendered -	 Held over from 	ID 20713	(8/7/19)) for additional information
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Appeal ID: 20801	Project Address: 1650 SE Spokane St
Hearing Date: 8/28/19	Appellant Name: Brandon Yoder
Case No.: P-001	Appellant Phone: 5032523453
Appeal Type: Plumbing	Plans Examiner/Inspector: James Hyatt, McKenzie James, Joe Blanco
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] [File 3] [File 4]	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.	num 10' from building, and 5' from all
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property lines.

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.

RECONSIDERATION TEXT:

Per phone call with John Butler, drywell moved to 5' away from property lines, see updated combined site plan. Also attached letters from structural engineer and geotechnical engineer

indicating location of drywell is acceptable

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.

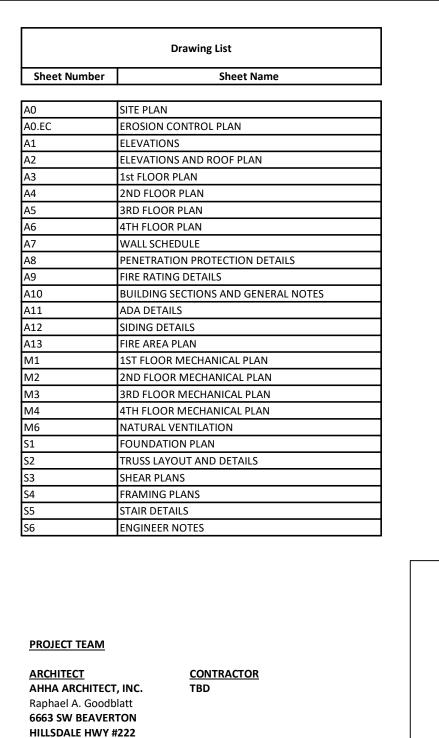
APPEAL DECISION

- 1a. Location of drywell within 10 feet of building foundation: Granted as proposed.
- 1b. Location of stormwater drain in easement: Granted provided the easement is reviewed and approved by Bureau of Development Services prior to recording.

Appellant shall contact Jessica Ruch (503-823-4162) for information.

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

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.



PORTLAND, OR 97225

RAG@AHHAPDX.COM

STRUCTURAL ENGINEER

SUMMIT ENGINEERING, LLC ANNA JETER

Description SINGLE FAMILY RESIDENTIAL

Neighborhood SELLWOOD-MORELAND IMPROVEMENT LEAGUE

TO ENSURE THAT THE LANDSCAPING HAS BECOME ESTABLISHED.

DEVELOPMENT, INCLUDING PARKING AND STORAGE AREAS

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

(503) 475-8619

(503)734-8210

JULIE HAVELKA

PO Box 50322

(503) 734-6633

Eugene, OR 97405

1650 SE SPOKANE ST

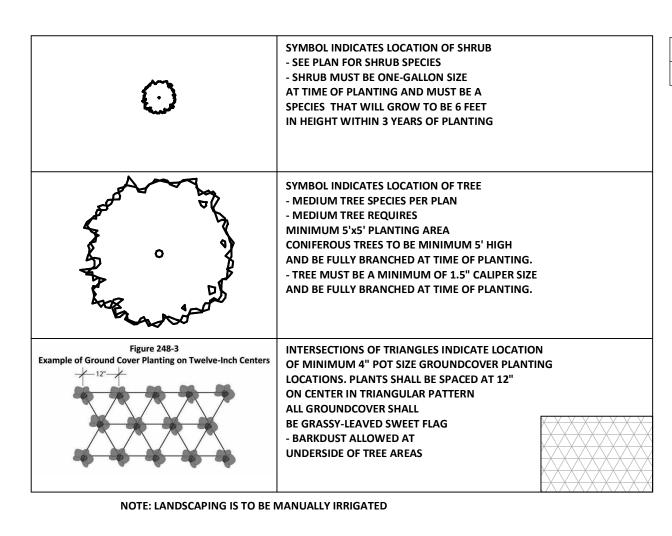
PORTLAND, OR 97202

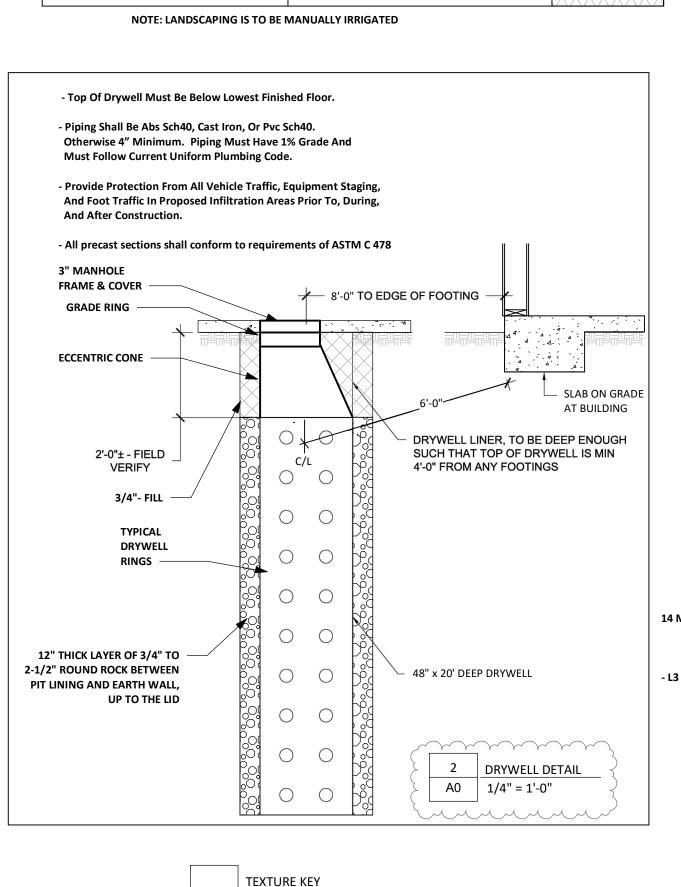
Bathrooms ONE FULL BATH

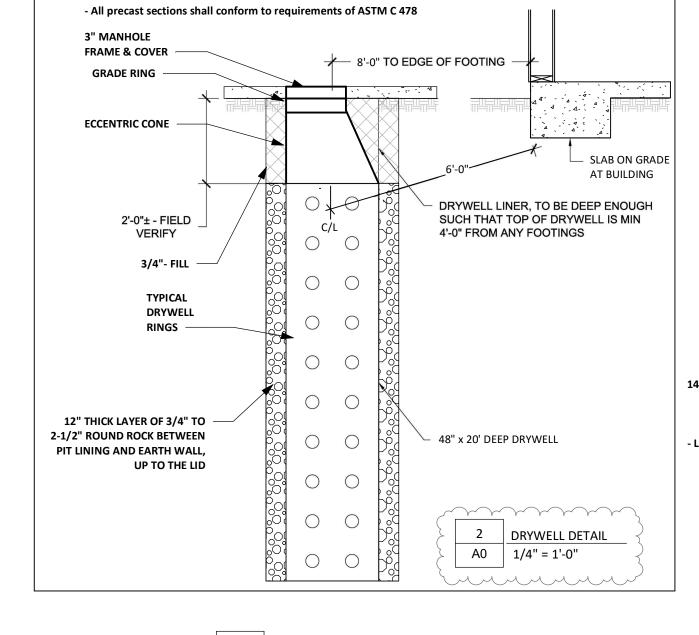
Building Area 754 sq ft

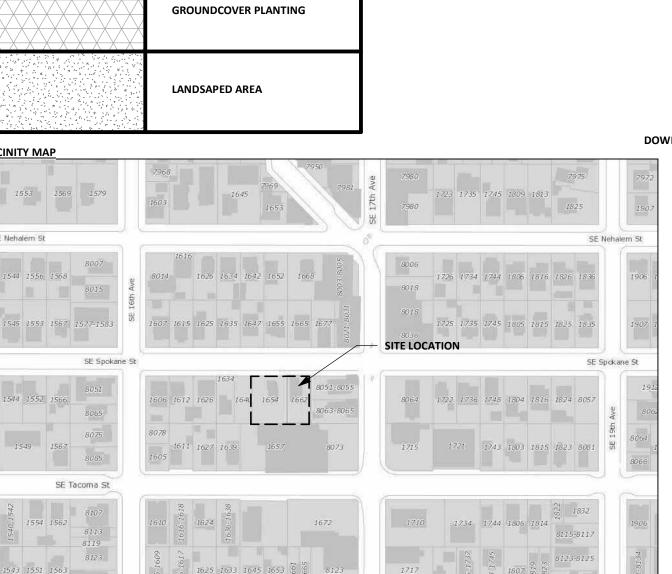
PROPERTY

Year Built 1900









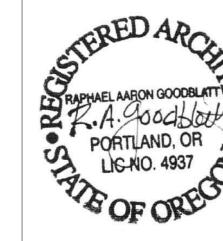
THE MINIMUM DISTANCE BETWEEN EXISTING INSTALL FIRE LINE SERVICE 5/8" WATER SERVICE AND PROPOSED 2" **USE EXISTING SANITARY SEWER TAP** LANDSCAPING KEY BY PWB UNDER SEPARATE PERMIT WATER SERVICE IS A MINIMUM 3'-0" "Install ____ Metered Service, By 1/4" = 1'-0" Water Bureau Under Separate Permit" - APPROXIMATELY 18' NORTH - Contractor To Coordinate And Connect - INSTALL __" FIRE LINE BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT. OF PROPERTY LINE To The Backside Of The Meter - 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" OVERHEAD ELECTRICAL SERVICE - 5'-0" IS OPTIMAL. ALL OTHER REQUIRED STREET FEATURES ARE TO BE LOCATED CASCARA (RHAMNUS PURSHIANA) A MINIMUM 5' FROM WATER FACILITIES STREET TREES IN 3'x3' TREE WELLS EXISTING 5/8" WATER ACCESSIBLE ROUTE FROM CONTRACTOR TO LOCATE EXACT 12' WIDE CURB CASCARA (RHAMNUS PURSHIANA) ACCESSIBLE ROUTE FROM METER TO BE KILLED SIDEWALK TO ENTRY - SLOPE NOT STREET TREES IN 3'x3' TREE WELLS LOCATION OF ALL UTILITY STUBS TIGHT SIDEWALK SIDEWALK TO ENTRY - SLOPE NOT BY PWB UNDER SEPARATE PERMIT TO EXCEED 2% SLOPE TO EXCEED 2% SLOPE - 2'x3' METER BOX AND SHALL NOT EXCEED 1/48 CROSS SLOPE AND SHALL NOT EXCEED 1/48 CROSS SLOPE 1 SITE PLAN W/ ___ WATER METER -- EGRESS COURT GREATER THAN 10' EASEMENT TO BE PROVIDED BY OWNER 6" PVC SEWER LINE A0 3/16" = 1'-0" WIDE, NO OPENING PROTECTION TO ALLOW CONNECTION TO DRYWELL IS REQUIRED FIRE VAULT WITH DOUBLE STORMWATER DRAINLINE - CONNECT TO DOWNSPOUTS AND DRYWE PREMISES ISOLATION 4' Ø x 20' DRYWELL - (4) SHORT TERM BIKE PARKING SPACES **CHECK DETECTOR** W/ CONCRETE LID 67.00' ASSEMBLY (DCDA) ALL DOWNSPOUTS /*X£*}/}*}£6/}}/}/* TO CONNECT TO DRYWELL STORMWATER DRAIN CONNECTION TO ADJACENT PROPERTY NOTE: PEDESTRIAN LIGHTING TO BE PROVIDED LINE OF WALLS ABOVE LINE OF WALLS ABOVE **ELECTRICAL METER** F.F.E. = 103.16' F.F.E. = 103.16' TRASH ENCLOSURE DRAIN - 3" PVC LINE CONNECTED TO SANITARY SEWER TRASH ENCLOSURE TO BE PROTECTED FROM STORM SIDEWALK NOT TO **EXCEED 1" PER 12" SLOPE** F.F.E. = 104.16' **EDGE OF ADJACENT RESIDENCE** - SLAB ON GRADE REF: 2015-108776-000-00-RS SILT FENCE - CONNECT TO DOWNSPOUTS F.F.E. = 105' - PER PLUMBING CODE **NOTE: ALL EXTERIOR LANDINGS ARE** NOT TO EXCEED 2% SLOPE 5' DEEP L3 LANDSCAPING REQUIRED F.F.E. = 104.16' F.F.E. = 104.16' LINE OF EAVE OVERHAN EXISTING APPLE TREE F.F.E. = 105' - 11" Ø - TO BE REMOVED F.F.E. = 105' F.F.E. = 105' F.F.E. = 105' DOWNSPOUT LOCATIONS F.F.E. = 105 F.F.E. = 105' F.F.E. = 105' DUE TO PROXIMITY TO ADJACENT **BUILDING ON ADJACENT LOT, ALL WINDOWS** ALONG THE SOUTH ELEVATION SHALL BE PROVIDED WITH WINDOW WASHER SPRINKLER HEADS - PER SECTION 705.8.6.2 - VERTICAL EXPOSURE FOR BUILDINGS ON SEPARATE LOTS

LINE OF ADJACENT BUILDING

People Architecture

Raphael A. Goodblatt 6663 SW Beaverton Hillsdale Hwy #222 Portland Or 97225 rag@ahhapdx.com 503 734 8210

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Project Location: 1650 SÉ SPOKANE ST Portland, OR 97202

> DRAWN BY: BSY APPROVED BY: RAG

SHEET:

JOB NO.: SCALE:

As indicated

Jurisdiction Portland / Multnomah Zoning CM - Mixed Commercial / Residential 14 MEDIUM TREES AT REQUIRED - L3 LANDSCAPING Elevation 103 ft (approximate) -Fraxinus americana - WHITE ASH - (WA) Owner JETER ANNA M - Alnus rubra - RED ALDER - (RA) Owner Address - Acer macrophyllum - MAPLE, BIG LEAF (BL) 25300 S SCHOENBORN RD - L3 HIGH SCREEN SHRUBS - (29) PHOTINIA XFRASER MULINO, OR 97042-8627 - FRASER PHOTINIA - (FP) Property ID R267563 SHRUBS TO BE PLANTED SO AS TO Tax Roll SELLWOOD, BLOCK 75, E 1/2 OF LOT 16, LOT 17 FORM A CONTINUOUS 6' HIGH SCREEN Use RESIDENTIAL IMPROVED Lot 16,17 Block 75 County Multnomah State ID 1S1E23DC 11300 Alt Account Number R752712550 Map Number 3832 OLD NOTE: MULCH GROUND COVER Land Type RESIDENTIAL LAND IS ONLY ALLOWED UNDERNEATH PLANTS AND IS NOT A SUBSTITUTE PROPOSED PAVING AREA: 547 S.F. - NO EXISTING PAVING TO REMAIN FOR GROUND COVER PLANTS TEXTURE KEY ALL REMAINING GROUND COVER TO 1/4" = 1'-0" BE GRASSY-LEAVED SWEET FLAG NO EXISTING TREES GREATER THAN 12" DIA. - TO BE PLANTED AT 12" O.C. IN 12" PROPOSED IMPERVIOUS AREA CENTERS IN A STAGGERED PATTERN AND ARE TO BE A MINIMUM 4" CONCRETE SLAB OR ROOF AREA: 4" POT SIZE - TRIANGLE 5,276 S.F. INTERSECTIONS INDICATE LOCATIONS OF PLANTS - SEE FIGURE 248-3 ABOVE **UTILITY NOTES** All utilities in the right-of-way within the development properties frontage must be located though 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 (WQBF) REVIEW: REQUIRED BY PORTLAND WATER BUREAU (503)823-7480). MUST BE INSTALLED PER WATER BUREAU BACKFLOW INSTALLATION REQUIREMENTS. 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 SIGNAGE TO BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS SERVING AUTOMATIC SPRINKLERS, STANDPIPES 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 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

AHHA Architect Inc



DRAWN BY: Author APPROVED BY: Checker

3/16" = 1'-0"

FIELD MEMO

Project: 1650 SE Spokane Street Date: 8/23/19
Location: Portland, OR Contact: Anna Jeter

Rapid Soil Solutions (RSS) has reviewed the revised drawings for the above site and find the new position of the drywell will not impact the foundation of the new apartment building.

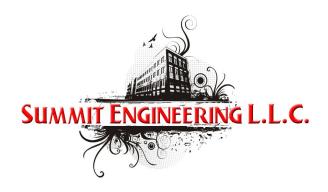
In RSS professional opinion that the house foundation and the surrounding lots will not be affected by the change due to depth of the proposed facility and the high rates.

Please allow RSS to inspect soils at bottom of future drywells to ensure that soils excavated will meet drainage requirements. Allow at least 24hours to schedule inspections.



Mia C. Mahedy, PE GE

If you have any questions with this field report please contact me at the below numbers.



August 23, 2019

Project: New Apartments

1654 SE Spokane Portland, OR 97202

Subject: Drywell location

Structural Memo:

To whom it may concern:

◆ Referencing the letter provided by Rapid Soil Solutions dated 2019-08-23, locating the drywell to 6'-0" from the centerline of the well to the edge of the foundation does not adversely affect the foundation. This letter is acknowledging that I have read Rapid Soil Solution's letter and accept their analysis of the issue at hand.

6-30-21

Sincerely, Julie Havelka, PE Summit Engineering, LLC 971-251-0194 Julie@summitengineeringllc.com