

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: Decision Rendered

Appeal ID: 23380	Project Address: 8230 SE Yamhill St
Hearing Date: 1/29/20	Appellant Name: Ginger Hebert
Case No.: B-001	Appellant Phone: 503-267-3189
Appeal Type: Building	Plans Examiner/Inspector: Peter Drake
Project Type: commercial	Stories: 3 Occupancy: B Construction Type: V-N
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: Alteration of an existing structure LUR or Permit Application No.: 18-273800-CO	
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Office -

APPEAL INFORMATION SHEET

Appeal item 1

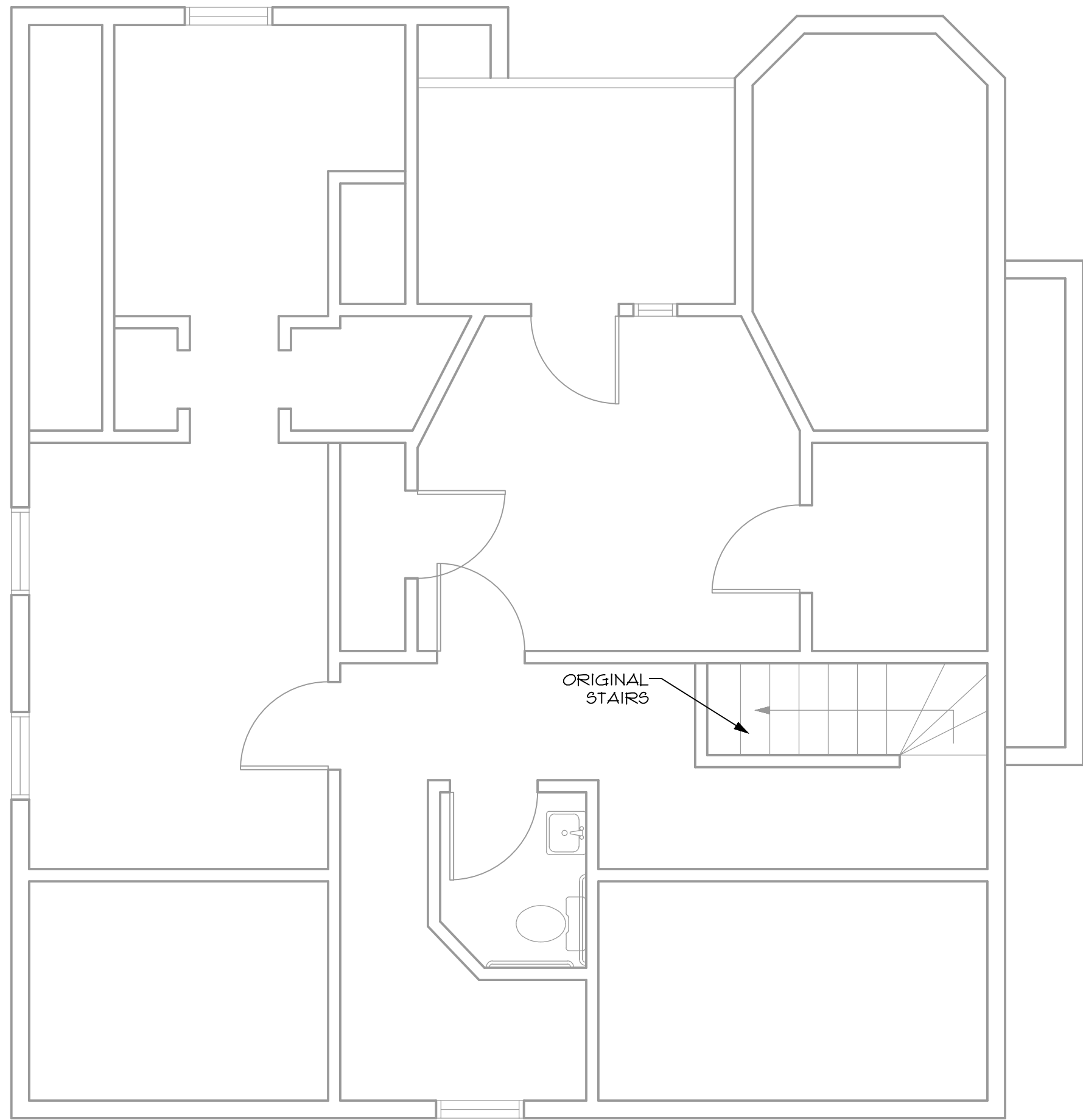
Code Section	2019 Oregon Structural Specialty Code, Chapter 10
Requires	Chapter 10 - Mean of Egress Section 1019- Exit Access Stairways 1019.3..exit access stairways...shall be enclosed with a shaft enclosure..
Code Modification or Alternate Requested	The proposed non-compliant revised stair configuration will substantially improve life safety and overall exiting conditions over the original, initially approved, now demolished, residential "winder" stair design as part of the Change of Occupancy approvals.
Proposed Design	The Appellant proposes anew 36" wide wood frame stair with 180deg. half landing turn. The stair rise and run, handrail locations, and head clearances all meet 2019 OSSC requirements; with the exception of the Code Appeal Section 1019.3. regarding the enclosed shaft requirement. (See Sheet BLD.03) The revision proposes the elimination of the side door (which would require 1-hr rating) for the basement exit, but rather connects the basement directly to the main floor improves the path of travel from the basement to public way. The revision also eliminates the "winder" stair to the second floor, the main floor provides two exits as previous described. (See Sheet BLD.02) This new stair will not only improve life safety but also the functional flow, circulation, security and safety of the clinic.
Reason for alternative	Previous contractor removed the original residential stair(s). These stairs had been permitted as a non conforming, existing condition, but have been removed and no longer exist. If reconstructed as originally designed, the stairs would be too steep, too narrow, with inadequate landings, and insufficient clearances. This original stair configuration consisted of a single flight from basement to an exterior side door, and stacked above, a "winder" stair from main floor to 2nd. The stairs are not contiguous, but are stacked, reliant and dependent on combined layout for vertical clearances

and landings. The basement stair leads upstairs to a narrow 30" landing, (located approx. 24" below main floor), to then exit through a side door directly into a 36" sideyard. The second-floor stair discharges to the main floor with two exits; one to the front street yard and the second to the rear yard. (See Sheet BLD.01)

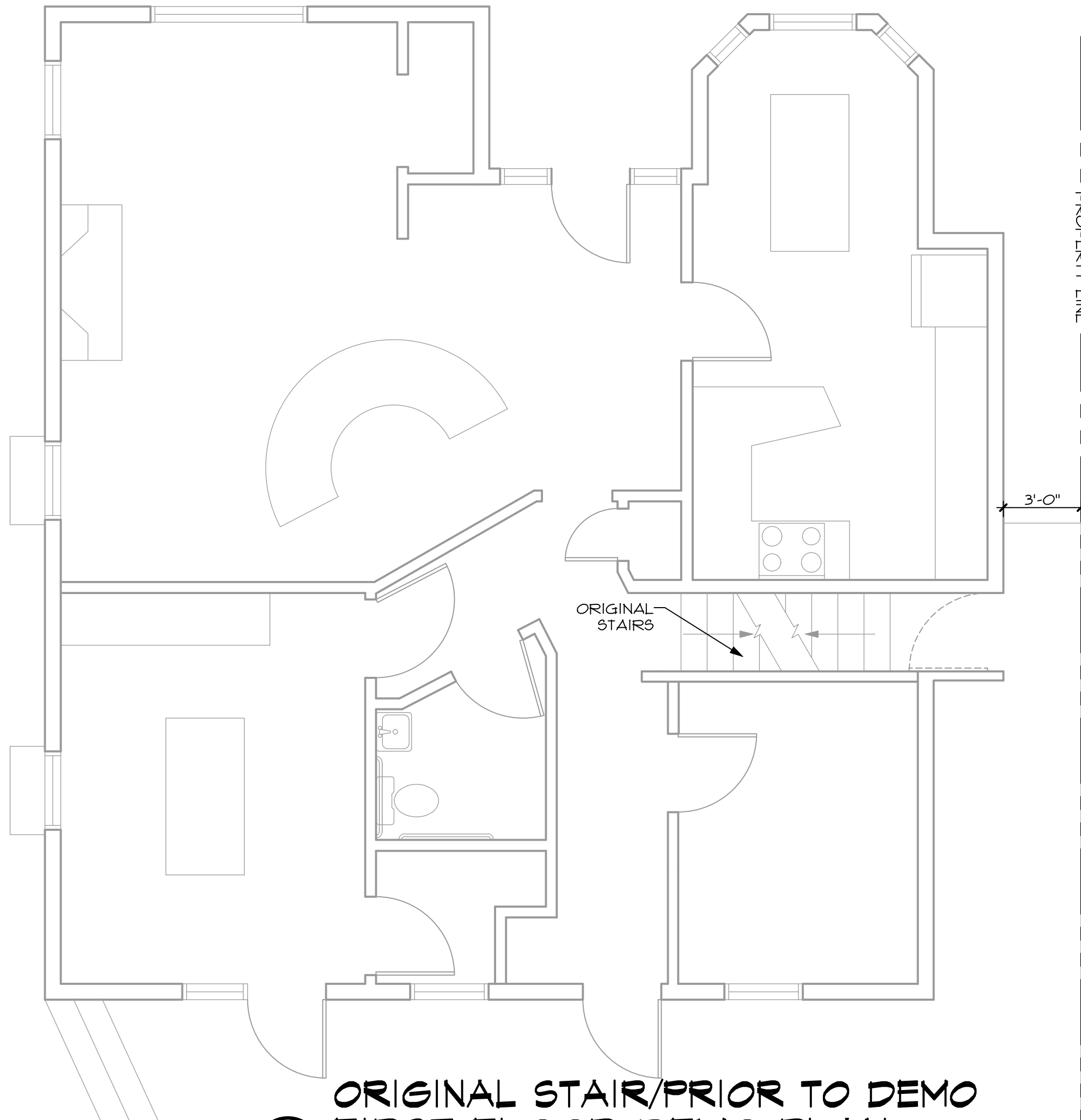
APPEAL DECISION

Reconstruction of existing stairs to connect 3 stories with omission of rated shaft enclosure: Denied.
Proposal does not provide equivalent Life Safety protection.
Appellant may contact John Butler (503 823-7339) with questions.

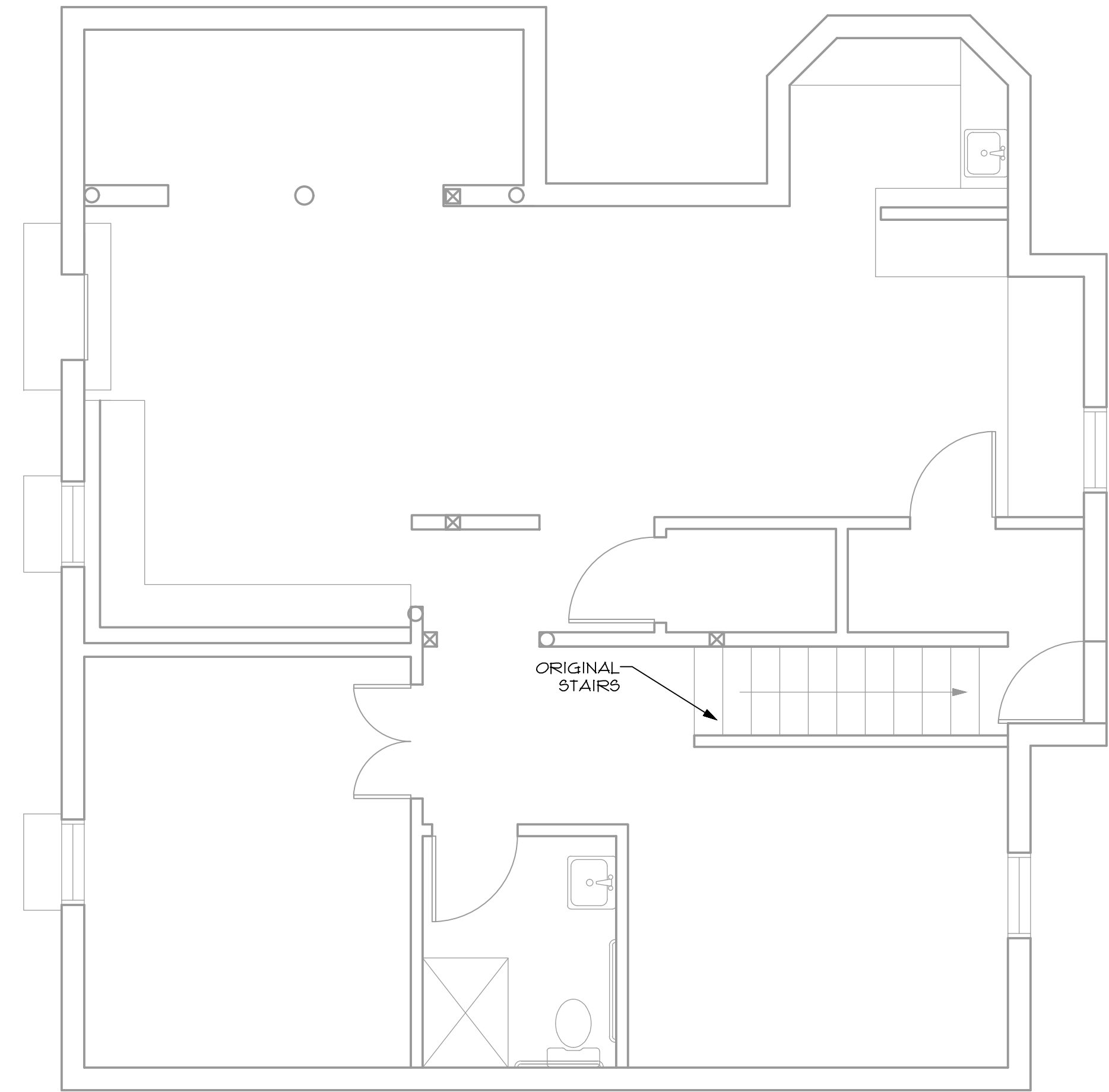
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development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



C ORIGINAL STAIR/PRIOR TO DEMO
SECOND FLOOR DEMO PLAN
1/4" = 1'-0"



B ORIGINAL STAIR/PRIOR TO DEMO
FIRST FLOOR DEMO PLAN
1/4" = 1'-0"

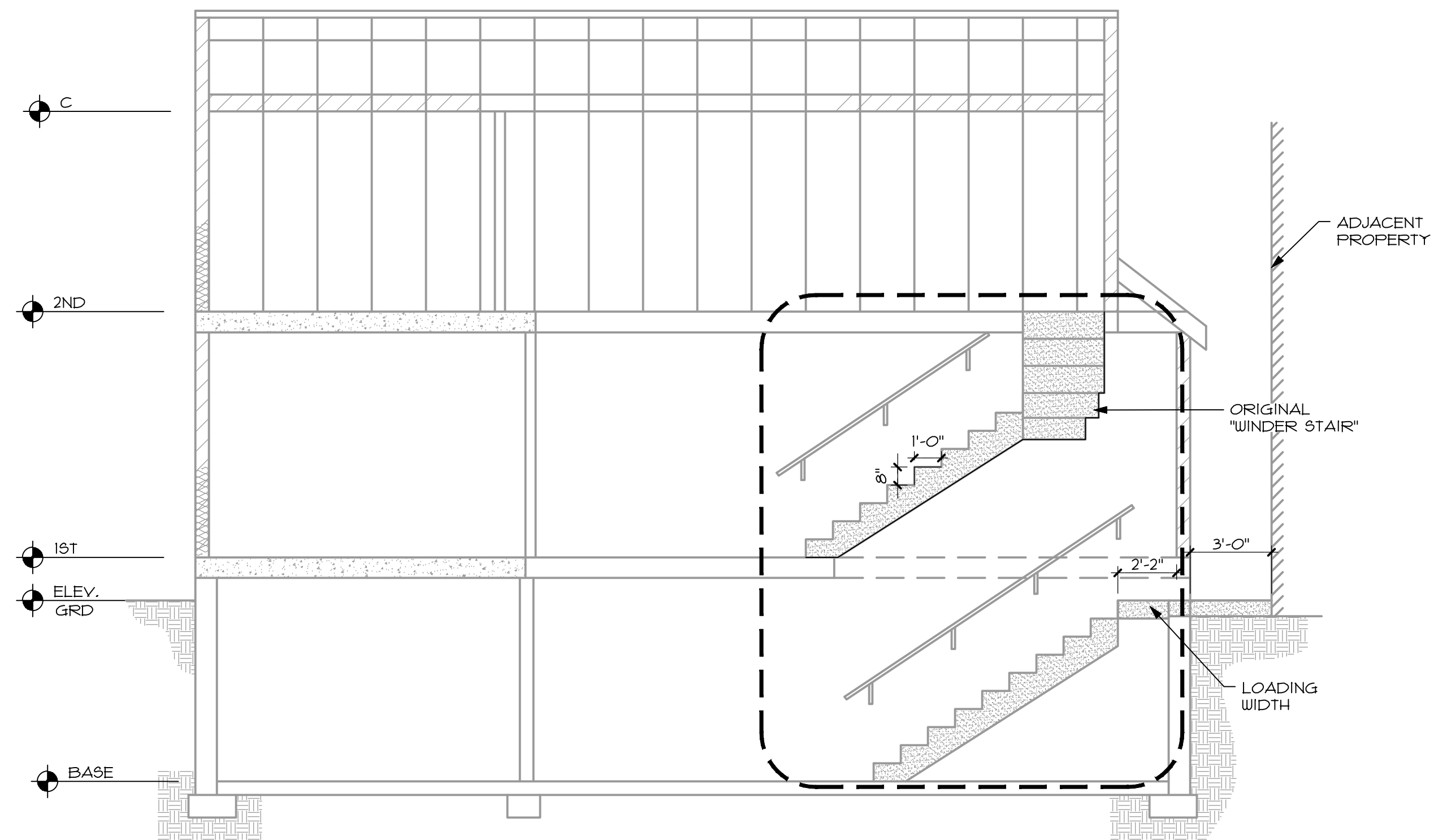


A ORIGINAL STAIR/PRIOR TO DEMO
LOWER FLOOR DEMO PLAN
1/4" = 1'-0"

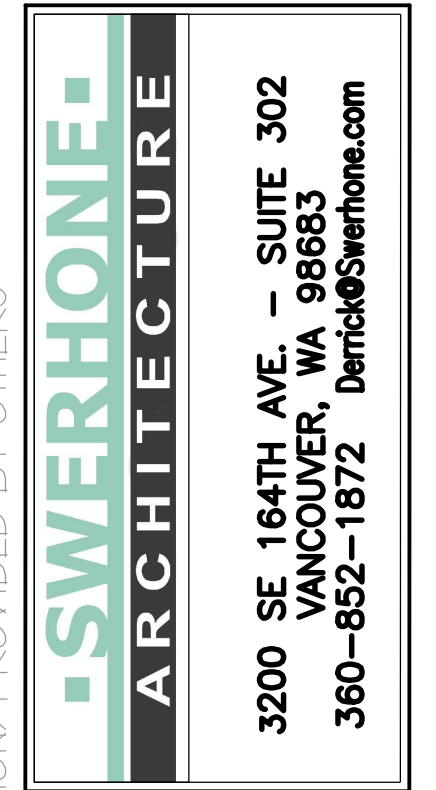
NOTE:

1011.5.3 WINDER STAIRS

WINDER STAIRS ARE NOT PERMITTED IN MEANS OF EGRESS STAIRWAYS EXCEPT WITHIN A DWELLING UNIT



D ORIGINAL "WINDER STAIR"
EXISTING STAIRS ELEVATION
1/4" = 1'-0"



SURVEY DATA, STRUCTURAL ENGINEERING AND DEFERRED DESIGN SYSTEMS ARE (TO BE / BASED ON DESIGN INFORMATION) PROVIDED BY OTHERS

BUILDING CODE APPEAL - REVISION REQUEST
BUILDING PERMIT #18-273800

WELLNESS CLINIC / HEBERT REMODEL

8230 SE YAMHILL ST
PORTLAND, OR 97216

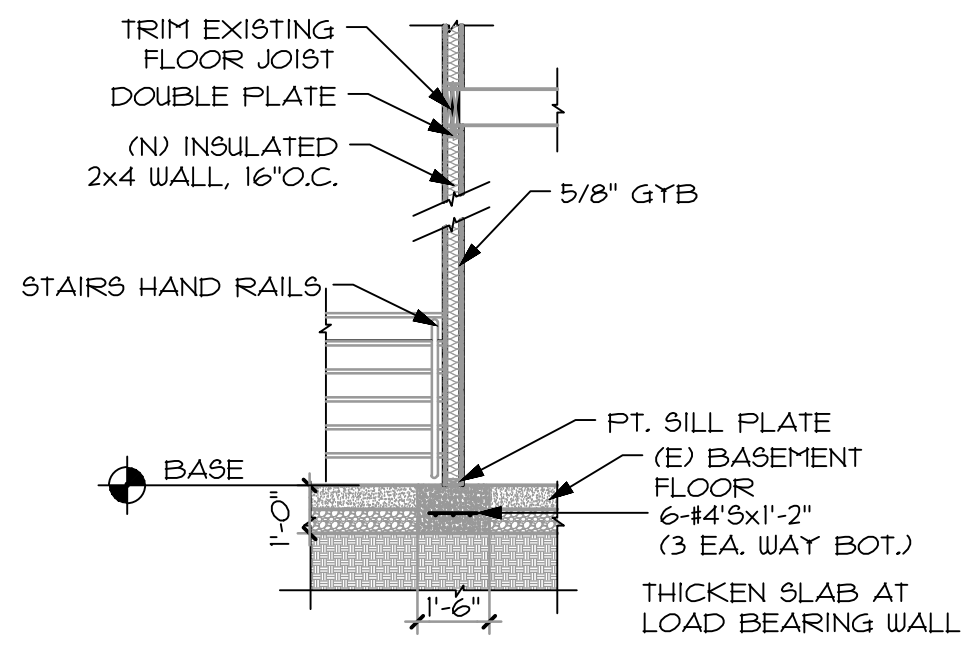
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Issue Date: 1/22/2020
Project Number: 190258
BUILDING PERMIT SUBMITAL

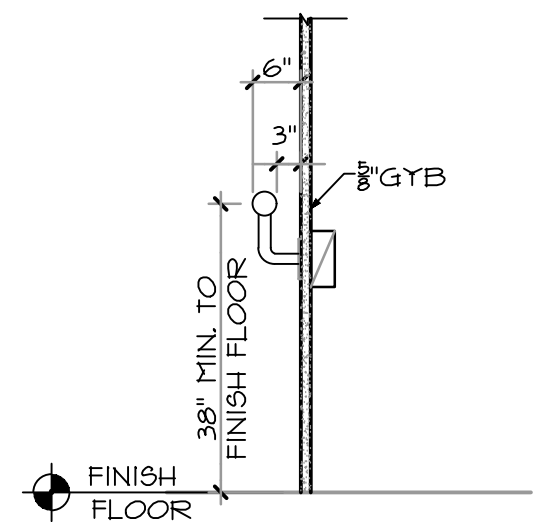
ARCH - D, 36" x 24"



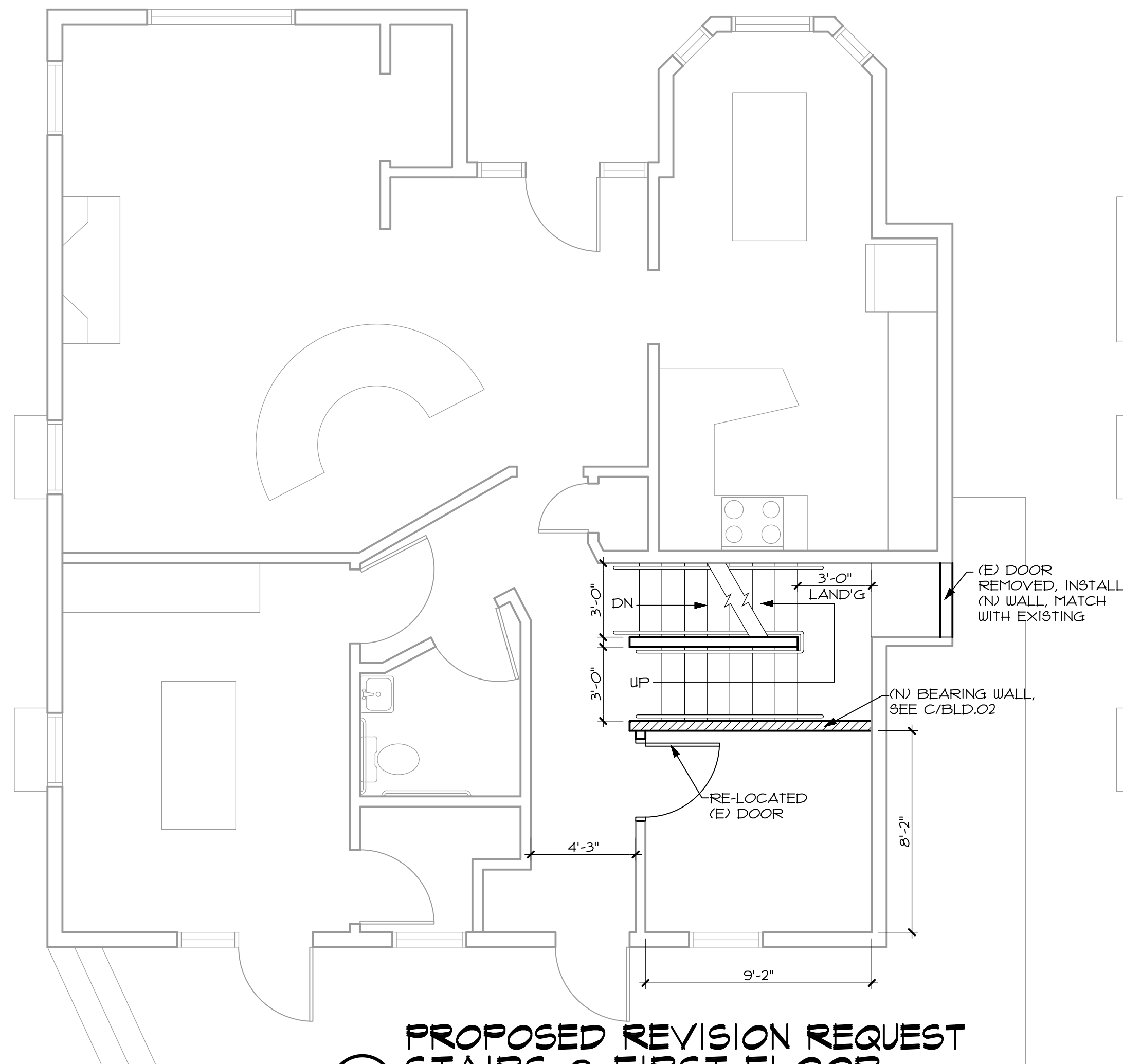
BLD.01
REVISION REQUEST



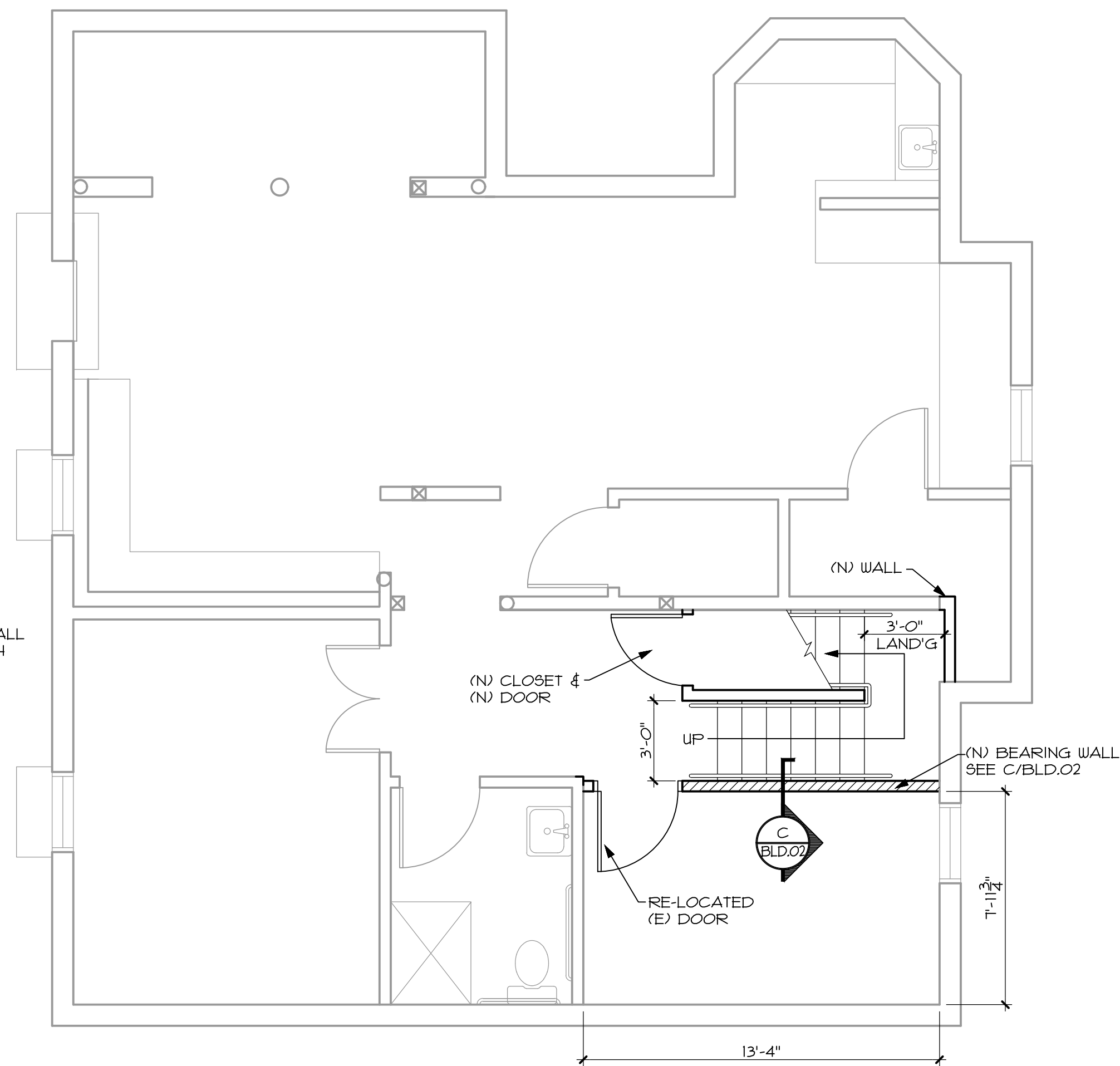
C (N) BEARING WALL
1/4" = 1'-0"



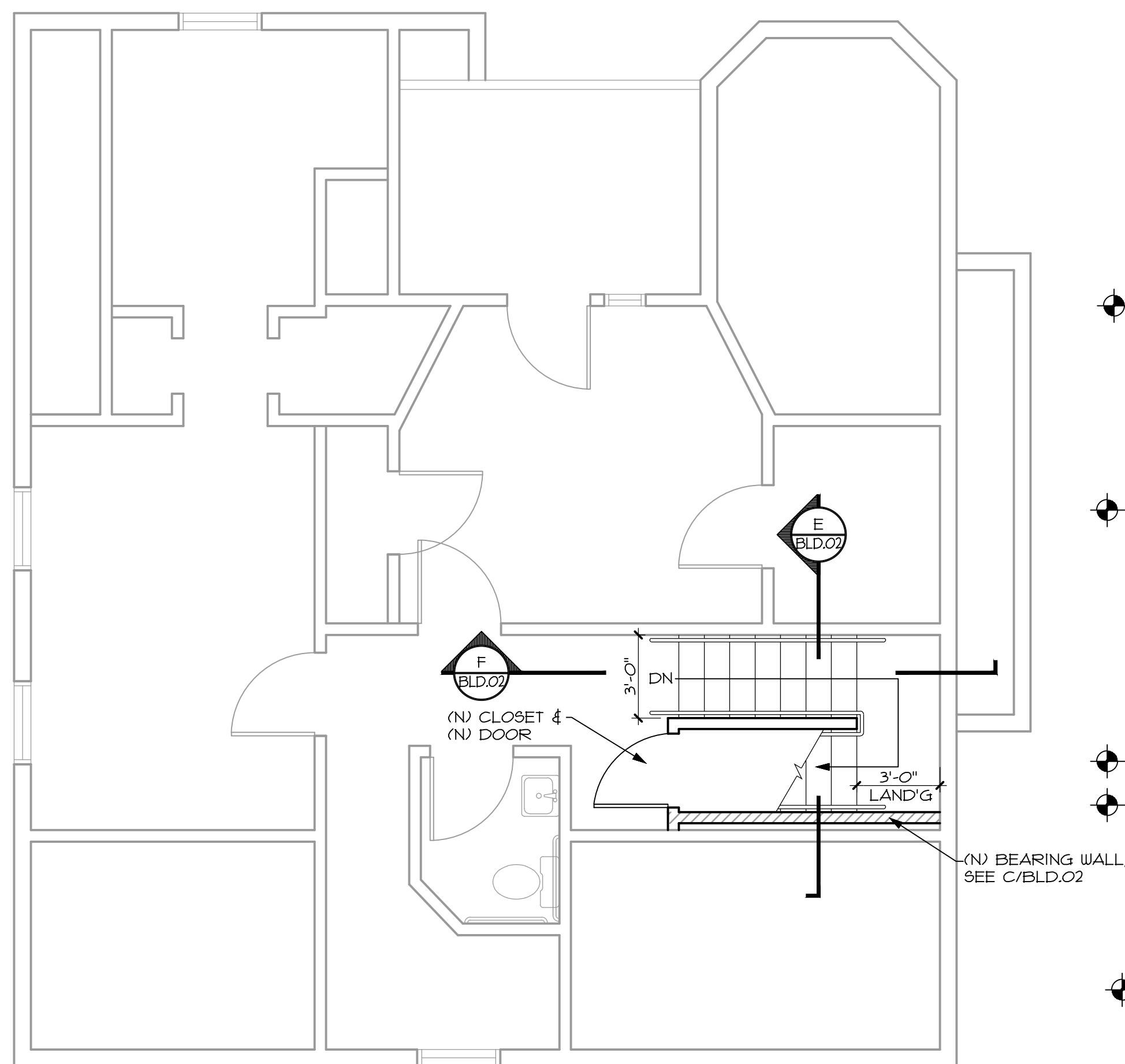
D HANDRAIL DETAILS
1/2" = 1'-0"



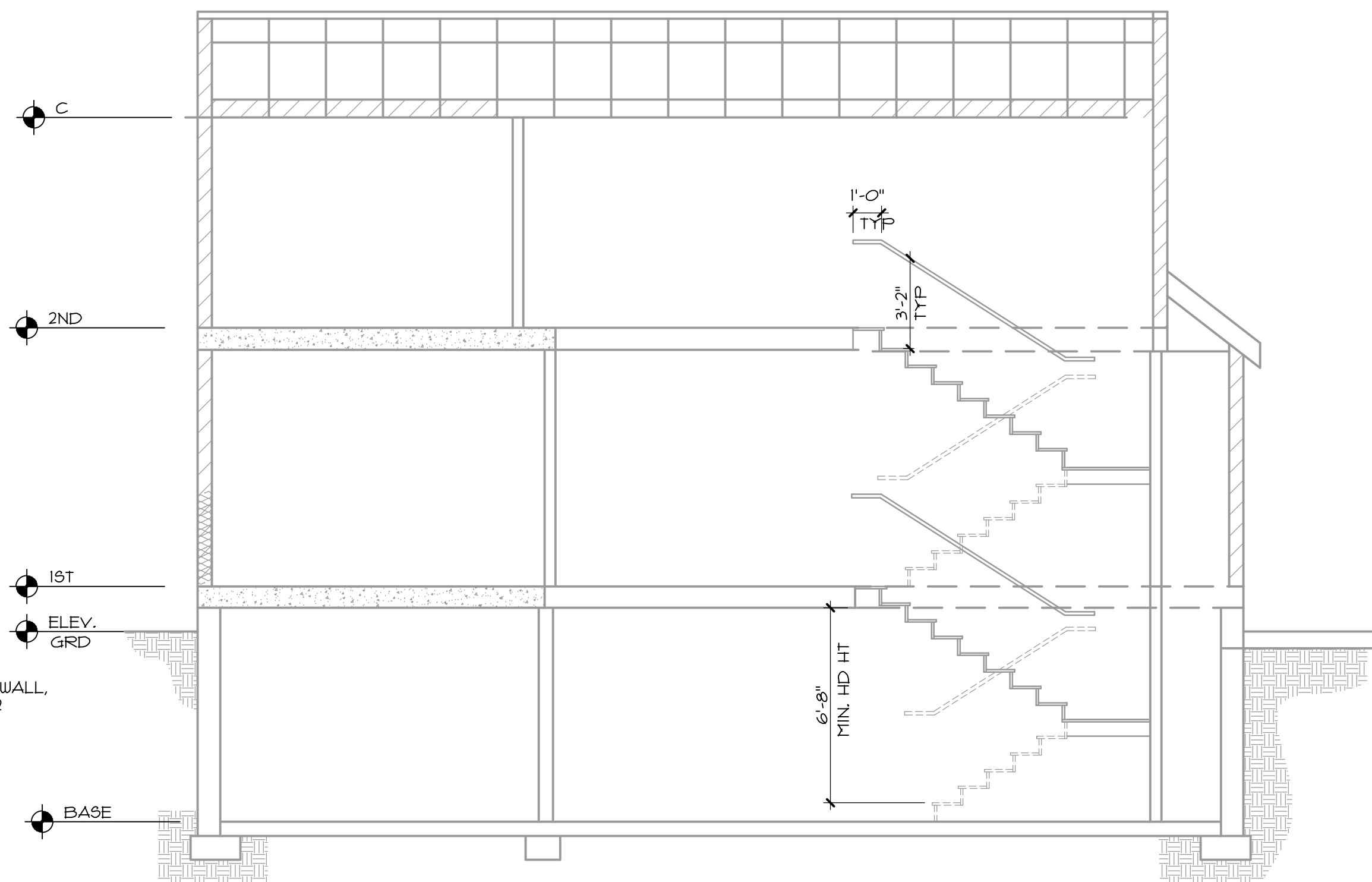
B PROPOSED REVISION REQUEST STAIRS @ FIRST FLOOR
1/4" = 1'-0"



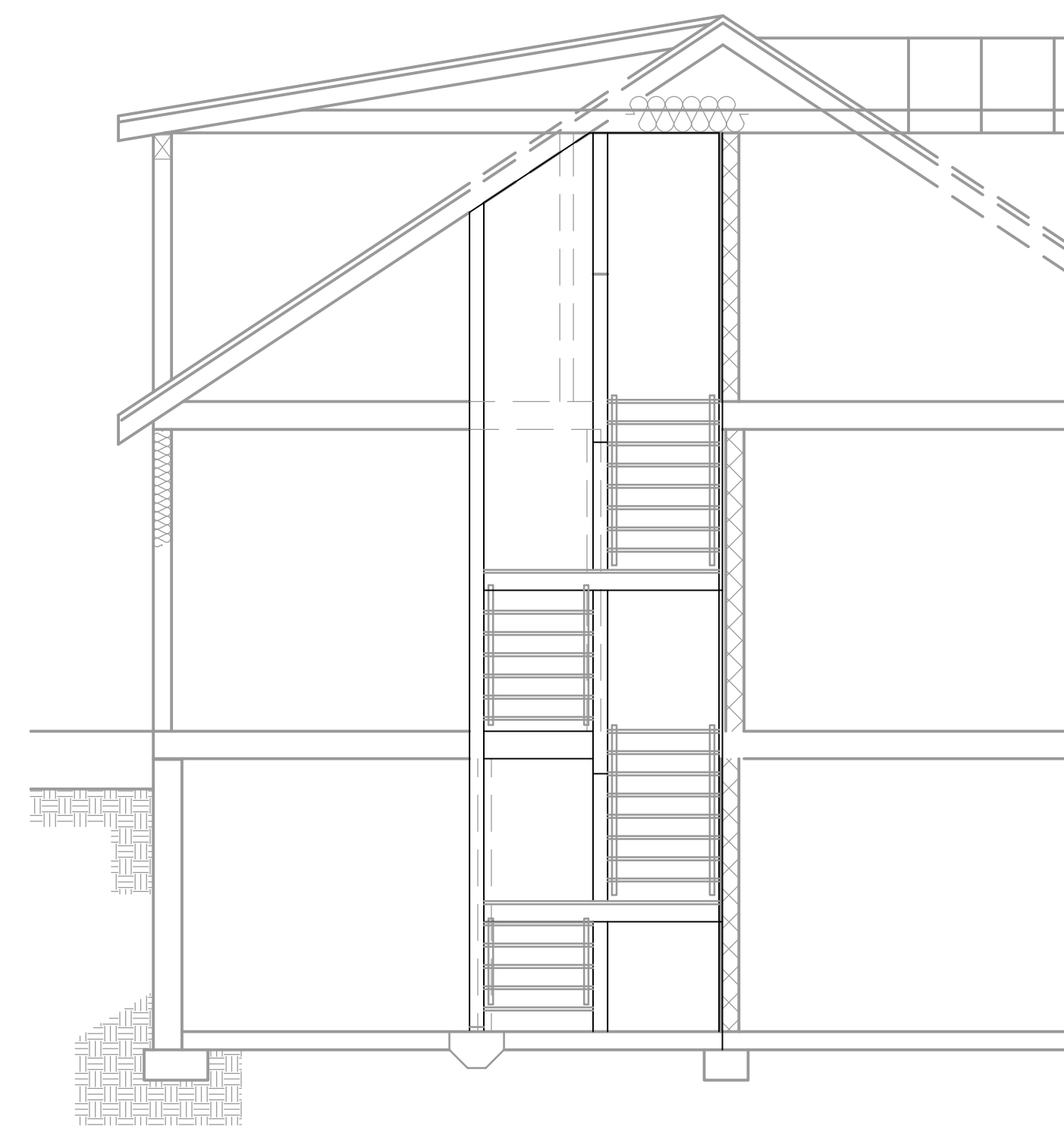
A PROPOSED REVISION REQUEST STAIRS @ LOWER FLOOR
1/4" = 1'-0"



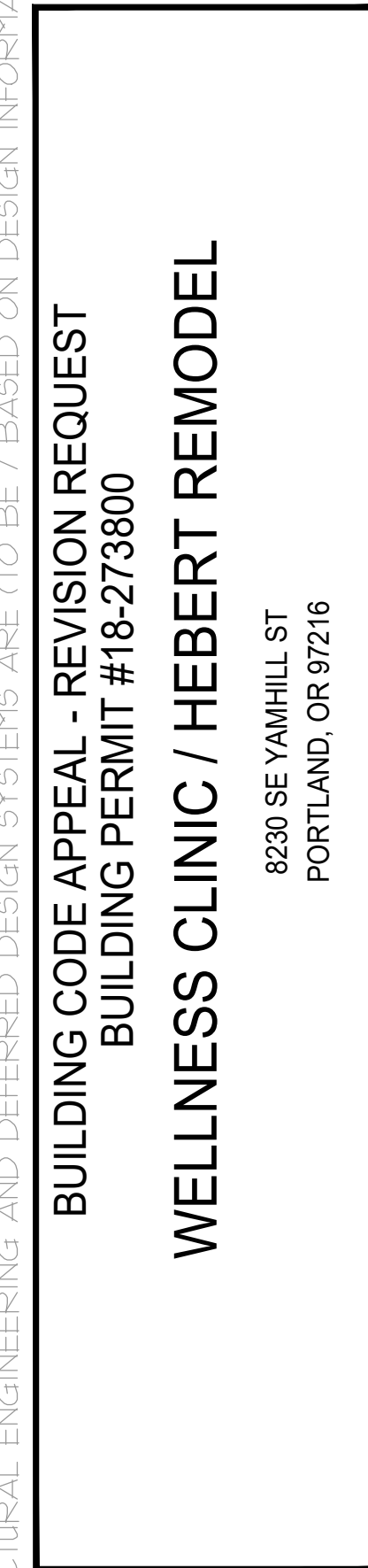
E PROPOSED REVISION REQUEST STAIRS @ SECOND FLOOR
1/4" = 1'-0"



F PROPOSED REVISION REQUEST STAIRS SECTION
1/4" = 1'-0"



E STAIRS SECTION
1/4" = 1'-0"

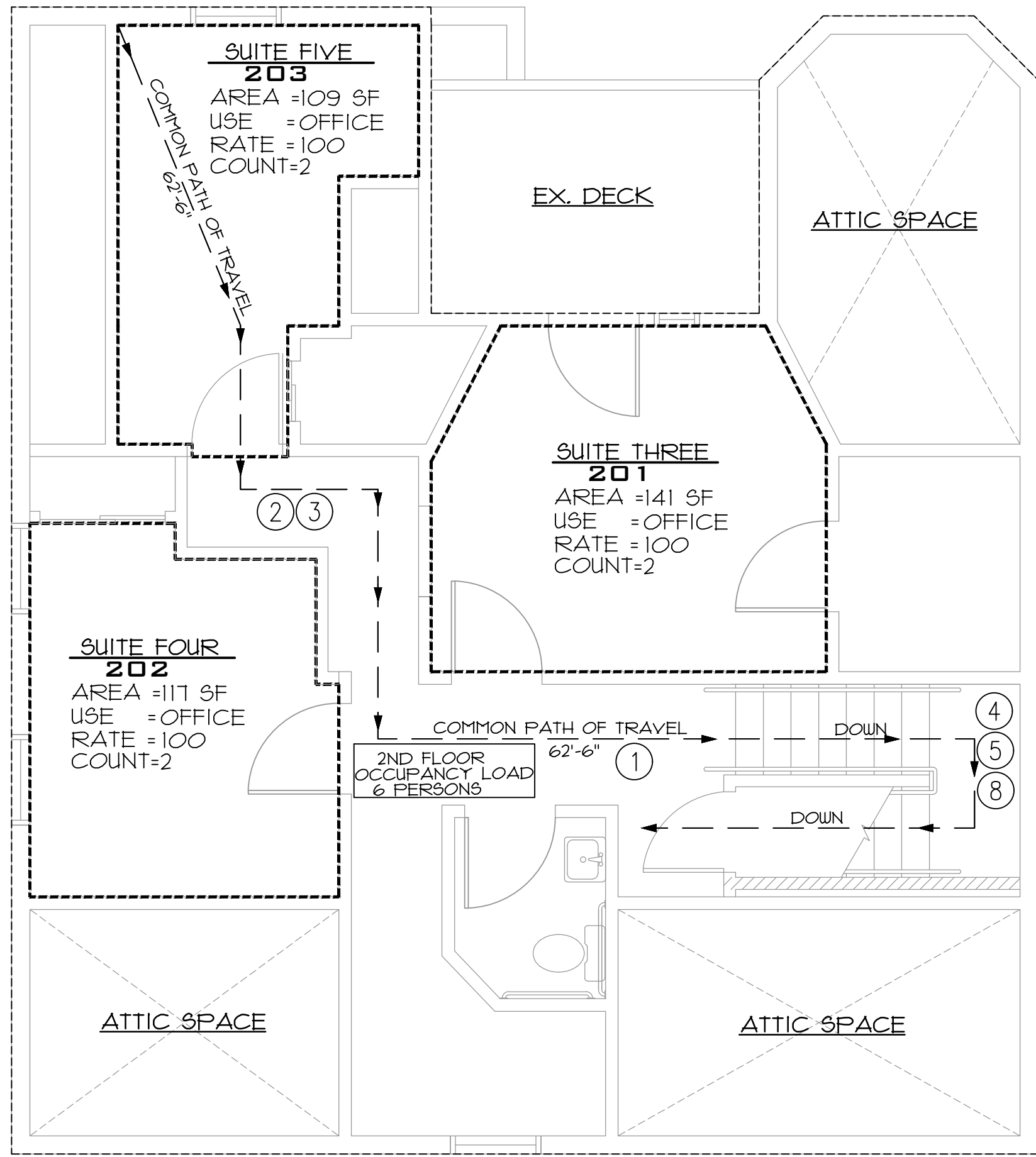


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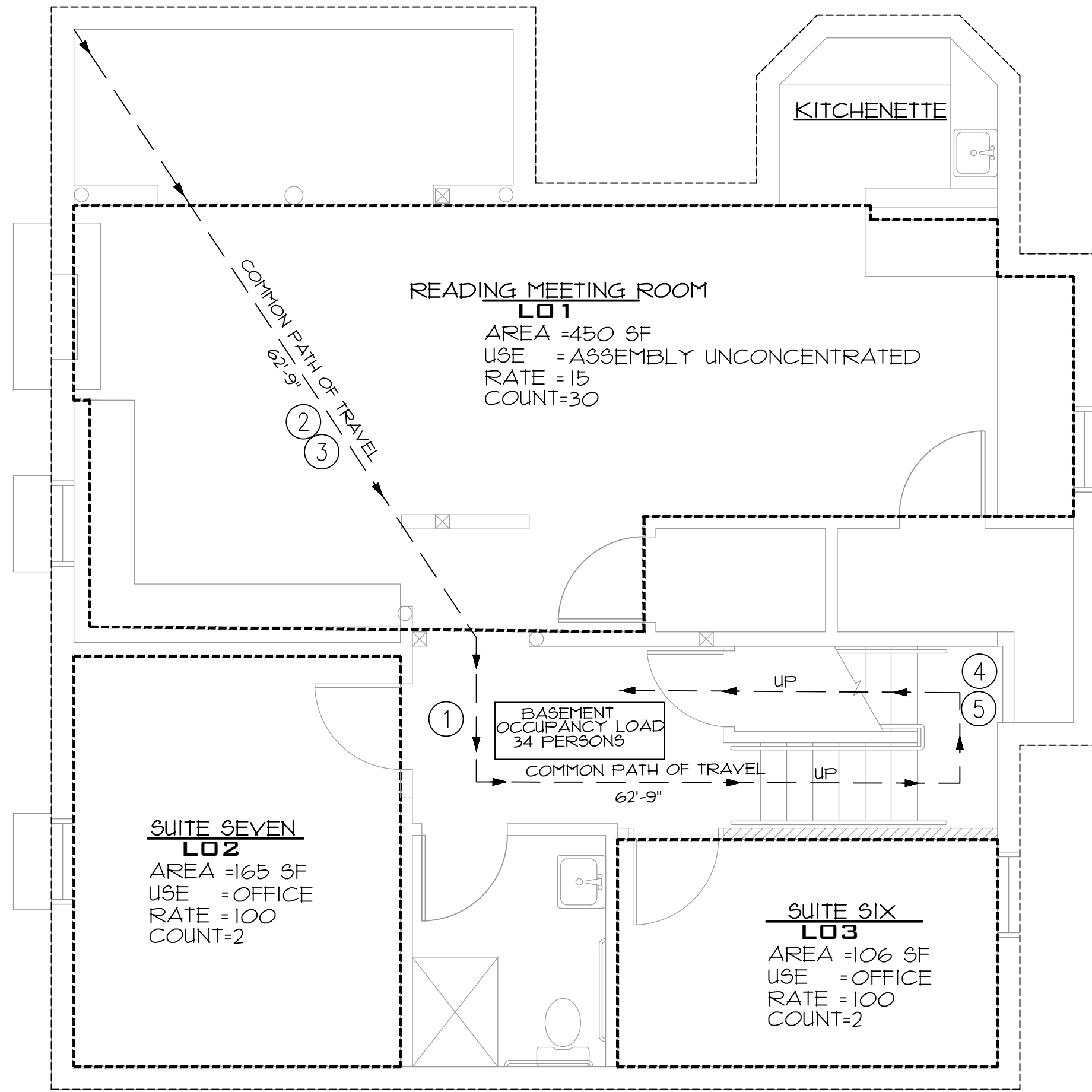
Issue Date: 1/22/2020
Project Number: 190258
BUILDING PERMIT SUBMITAL

ARCH - D, 36 x 24

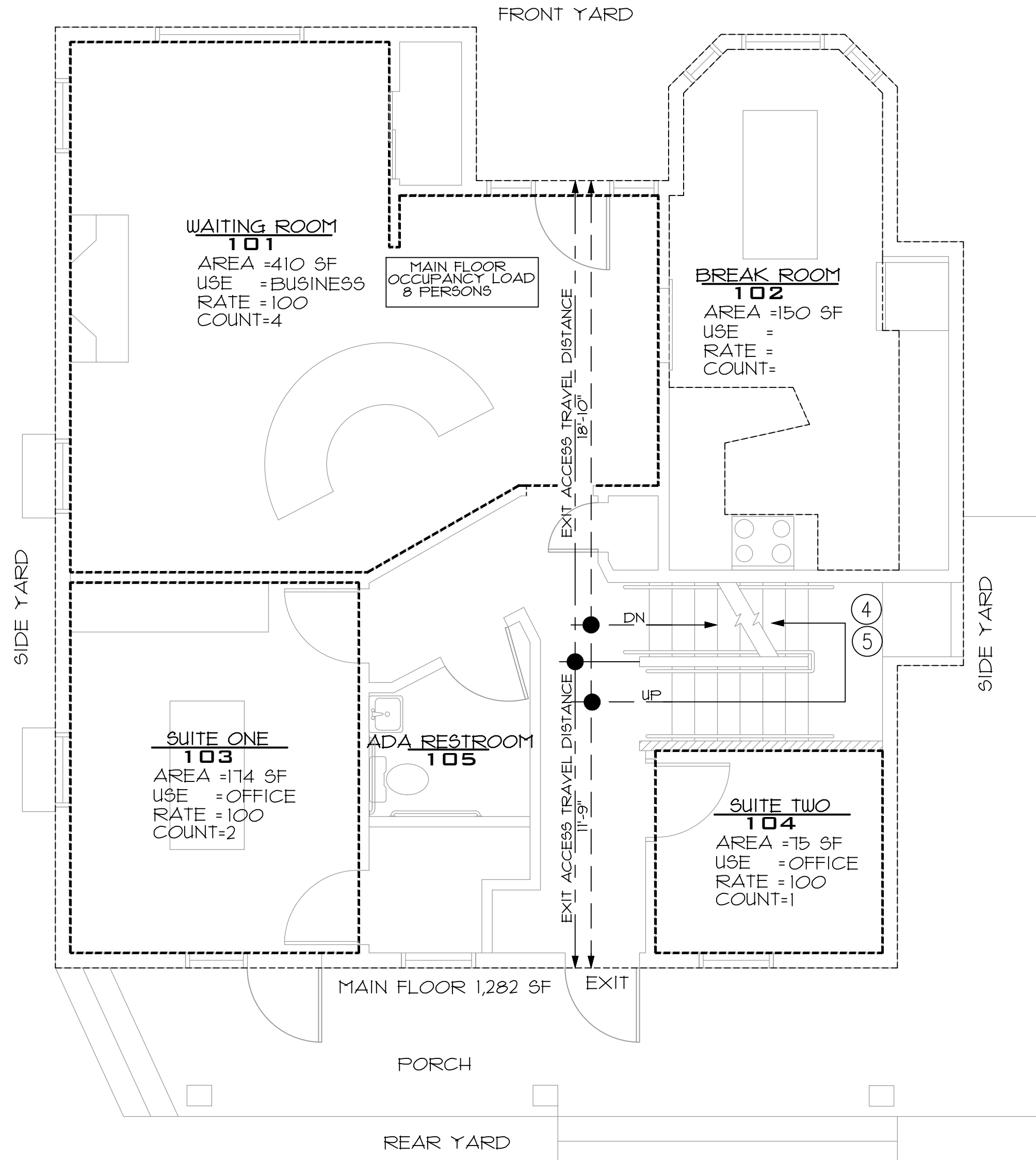




SECOND FLOOR 1,175 SF



LOWER FLOOR 1,282 SF



MAIN FLOOR 1,282 SF

3 SECOND FLOOR CODE PLAN
1/4" = 1'-0"

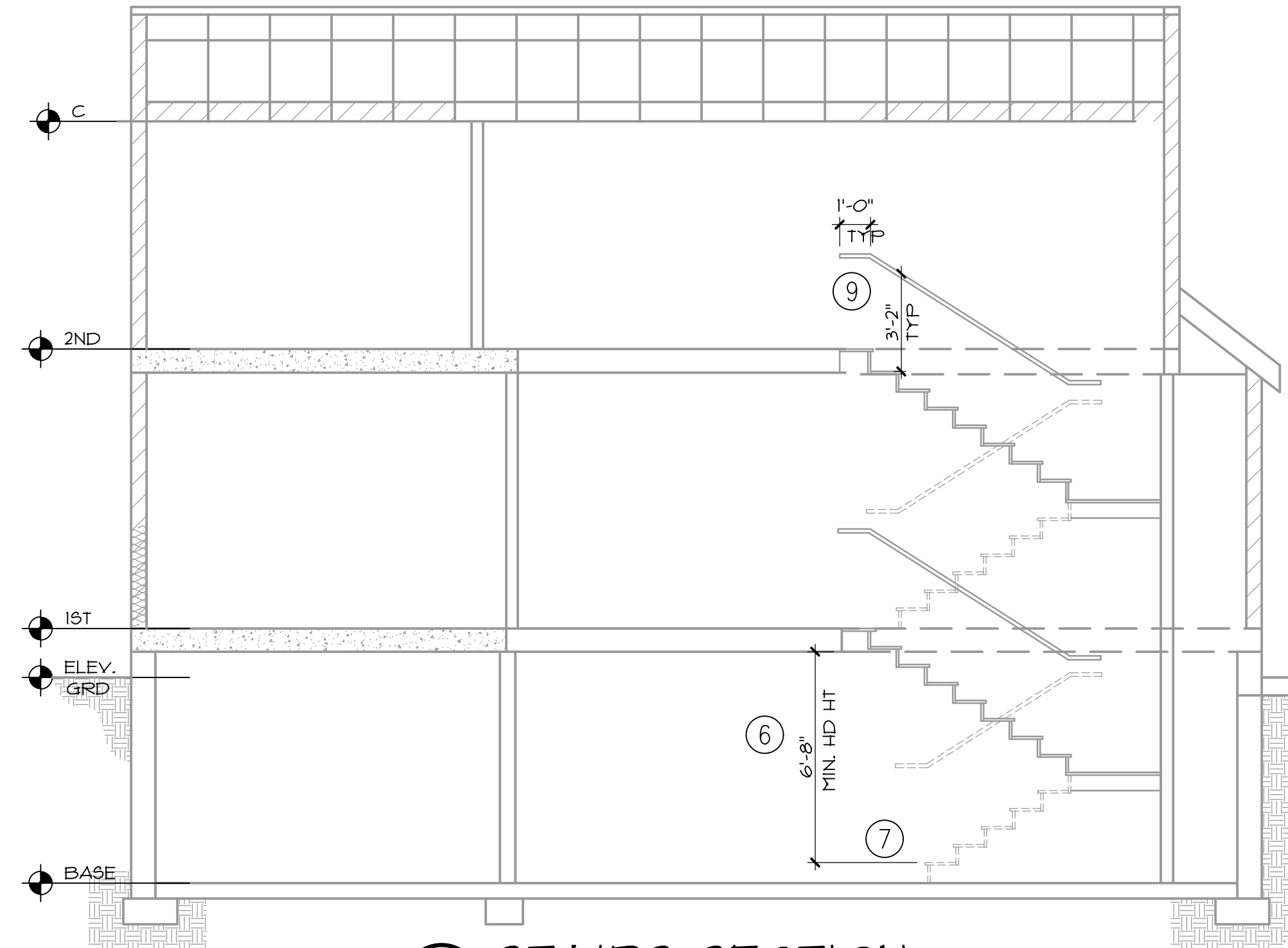
2 LOWER FLOOR CODE PLAN
1/4" = 1'-0"

1 FIRST FLOOR CODE PLAN
1/4" = 1'-0"

TOTAL BUILDING AREA	3,739 SF
GENERAL TO COMPLY WITH 2019 OREGON SPECIALTY CODE	
OCCUPANT GROUP	B1- WELLNESS CLINIC
TOTAL OCCUPANT LOAD	48 PERSONS

BUILDING CODE NON-COMPLIANCE
SECTION 1019 EXIT ACCESS STAIRWAYS
1019.2 - ALL OCCUPANCIES
1019.3 - EXIT ACCESS ENCLOSED WITH A SHAFT ENCLOSURE

EXIT AND STAIR REQUIREMENTS									
1	<u>TABLE 1006.3.2</u> <u>STORIES WITH ONE EXIT</u> • FIRST STORY ABOVE OR BELOW GRADE OCCUPANT LOAD MAX. 49 PERSONS EXIT TRAVEL DISTANCE__15'-0" • SECOND STORY ABOVE OR BELOW GRADE OCCUPANT LOAD MAX. 29 PERSONS EXIT TRAVEL DISTANCE__15'-0"	2	<u>SECTION 1006- EXITS</u> <u>TABLE 1006.2.1-NUMBER OF EXITS AND EXIT ACCESS DOORWAYS</u> <u>SPACES WITH ONE EXIT OR EXIT ACCESS</u> • "B" OCCUPANCY W/O 430 MAX. COMMON PATH OF TRAVEL 75'-0". <u>TABLE 1006.3.2</u> <u>STORIES WITH ONE EXIT</u> • FIRST STORY ABOVE OR BELOW GRADE OCCUPANT LOAD MAX. 49 PERSONS EXIT TRAVEL DISTANCE__15'-0" • SECOND STORY ABOVE OR BELOW GRADE OCCUPANT LOAD MAX. 29 PERSONS EXIT TRAVEL DISTANCE 15'-0"	4	<u>SECTION 1005.3.1- STAIRWAYS</u> THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY OCCUPANT LOAD BY FACTOR OF 0.3 INCHES. THEREFORE; • FIRST STORY ABOVE OR BELOW GRADE OCCUPANT LOAD 6 PERSONS 0.3 X 6 = 1.8" 50, 36" OK • SECOND STORY ABOVE OR BELOW GRADE OCCUPANT LOAD MAX. 34 PERSONS 0.3 X 34 = 10.2" 50, 36" OK	5	<u>SECTION 1011- STAIRWAYS</u> <u>1011.2 WIDTH AND CAPACITY</u> THE REQUIRED CAPACITY OF STAIRWAYS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MIN. WIDTH SHALL BE NOT LESS THAN 44". <u>EXCEPTIONS:</u> 1. STAIRWAYS SERVING AN OCCUPANT LOAD OF 450 SHALL BE NOT LESS THAN 36". 6 <u>1011.3 HEADROOM</u> HEADROOM CLEARANCE NOT LESS THAN 80". 7 <u>1011.5.2 RISER HEIGHT AND TREAD DEPTH</u> STAIR RISER HEIGHT 7" STAIR TREAD MIN. 11"	8	<u>SECTION 1011- HANDRAILS</u> HANDRAILS BOTH SIDES 9 <u>SECTION 1014-HANDRAILS</u> 1014.2 HEIGHT- 38" MAX. 1014.3 HANDRAIL GRASPABILITY 1014.3.1 TYPE I- USED CIRCULAR 1014.6 HANDRAIL EXTENSIONS



4 STAIRS SECTION
1/4" = 1'-0"



-SWERHONE- ARCHITECTURE
3200 SE 164TH AVE. - SUITE 302
VANCOUVER, WA 98663
360-852-1872 Derrick@Swerhone.com

BUILDING CODE APPEAL - REVISION REQUEST
BUILDING PERMIT #18-273800
WELLNESS CLINIC / HEBERT REMODEL
8230 SE YAMHILL ST
PORTLAND, OR 97216

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Issue Date: 1/22/2020
Project Number: 190258
BUILDING PERMIT SUBMITTAL

ARCH - D. 36 X 24

CODE PLAN

BLD.03
REVISION REQUEST







PROJECT GENERAL NOTES

- ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO ALL CODES, ORDINANCES & STANDARDS FOR THE GOVERNING CITY, MUNICIPALITY, COUNTY OR STATE WHICH HAS JURISDICTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION & NOTIFY MR. GAMER OF ANY DISCREPANCIES.
- ALL DIMENSIONS MEASURED TO FACE OF FINISH MAT'L.
- ALL ELECTRICAL & MECHANICAL TO BE DESIGN BUILD.
- AAI ENGINEERING ARE THE STRUCTURAL ENGINEERS OF RECORD FOR THE PROJECT.
- REMOVE ALL (E) SIDING ON EAST & WEST WALLS PER PLANS TO BE REPLACED BY 5/8" TYPE 'X' GYP. BD. 1/2" PL. WD. MOISTURE BARRIER & NEW SIDING. PLUS INSULATION.
- ALL ELECTRICAL, PLUMBING & MECHANICAL TO BE DESIGN-BUILD W/ DEFERRED PERMIT APPLICATION.
- A SEPARATE SIGNAGE PERMIT IS REQ'D & WILL BE ACQUIRED.
- ASSESSIBLE PARKING SIGN INSTALLATION: (A) RESERVED PARKG. SIGN (RT-8) (B) VAN ACCESSIBLE SIGN (RT-8A) (C) NO PARKING SIGN (ORT-9) SEE W/ARROW.

PROJECT SHEET NOTES

- LOCATION OF GARBAGE & RE-CYCLING AREA.
- HANDICAP RAMP
- REMOVE CONCRETE LANDING & STEPS AS NOTED
- REM. EXIST'G. SIDING & ADD 5/8" TYPE 'X' GYP. BD. HOUSE WRAP & R. SHINGLES
- REM. EXIST'G. WINDOWS & REPLACE W/ 1-HR. FIRE RATED WALL INFIL. PER 4.
- REM. (E) DOOR & WINDOW & REPLACE W/ (N) DR. & (2) WIN.
- FILL IN WALL CAVITY W/ 2"x4" SC 16" OC. & 1/2" GYP. BD. EA. SIDE MATCH SURFACE
- REMOVE WALL FOR OPEN'G. STRUCTURE, AS REQ'D, THEN REMOVE WALLS & STRUCTURE AS SHOWN, TO BE REPLACED W/ (N) COLUMNS & BM. PER ENGINEERING.
- WINDOWS TO REMAIN PER CALCULATIONS FOR TABLE 105.6 REQ'S. SEE SHEET 6
- REM. (E) DOOR/FRAME & REPLACE W/ 3'-0" W. DOOR/FRAME
- SUPPORT (E) HOUSE STRUCTURE & STAIR 1 ABOVE (R) (E) THEN CONSTRUCT (N) STAIR 2 & RE-SUPPORT.
- DISMANTLE BRICK CHIMNEY & DISPOSE OF. THEN RE-SIDE PER PLANS
- REPLACE (E) ROOF ASSEMBLY W/ 1-HOUR RATED ASSEMBLY W/ 5/8" TYPE 'X' GYP. BD. & MOISTURE BARRIER, ROOF SHINGLES.
- REMOVE WALL OPENING FOR NEW 3'-0" W. DOOR
- AT EXIST'G. ENTRANCE RM. & LIVING RM. - ALL COVE CEILING & WAINSOT TO BE REMOVED FOR (N) CEILING & MOST INT. WALL SURFACE
- PEDESTRIAN CONNECTION - G. W. EXPOSED AGGREGATE CONC. SURFACE W/ TREE WELL CUT OUT, IF REQUIRED TO DIFFERENTIATE FROM BROOM FINISH & PARKING LOT.

WINDOW SCHEDULE

- 1'-6" W X 5'-0" H - FIXED WINDOW - TEMPERED
- 1'-6" W X 5'-0" H
- 3'-0" W X 3'-6" H - HORIZ. SLIDING WIN.
- 2'-6" W X 6'-8" H - FIXED WINDOW

DOOR SCHEDULE

- 3'-0" W X 6'-8" H - EXTERIOR VINYL FRENCH DR.
- 3'-0" W X 6'-8" H - INTERIOR - SUITE DR. W/ SMART LOCK SEE 5
- 3'-0" W X 6'-8" H - INT. HANDICAP BATH RM. DR.
- 3'-0" W X 6'-8" H - EXTERIOR FRENCH DR.
- 3'-0" W X 6'-8" H - INT. SUITE DR. PER 2
- 3'-0" W X 6'-8" H - EXT. DOOR W/ LOCKING HARDWARE (W/ CLOSER)
- 3'-0" W X 6'-8" H - INT. SUITE DR. PER 2
- 3'-0" W X 6'-8" H - CLOSET DR. - LOCKABLE
- 3'-0" W X 6'-8" H - H.C. BATH RM. DOOR PER 3
- 3'-0" W X 6'-8" H - SUITE DR. PER 2
- 3'-0" W X 6'-8" H
- 3'-0" W X 6'-8" H
- 3'-0" W X 6'-8" H - H.C. BATH DR. PER 3
- 3'-0" W X 6'-8" H - SLIDING BARN DR. W/ ALL HARDWARE (MEASURE FOR DR. SIZE)
- 3'-0" W X 6'-8" H - INT. DOOR FOR LUNCH RM.
- 3'-0" W X 6'-8" H - EXT. DOOR FIRE RATED @ 45 HR.

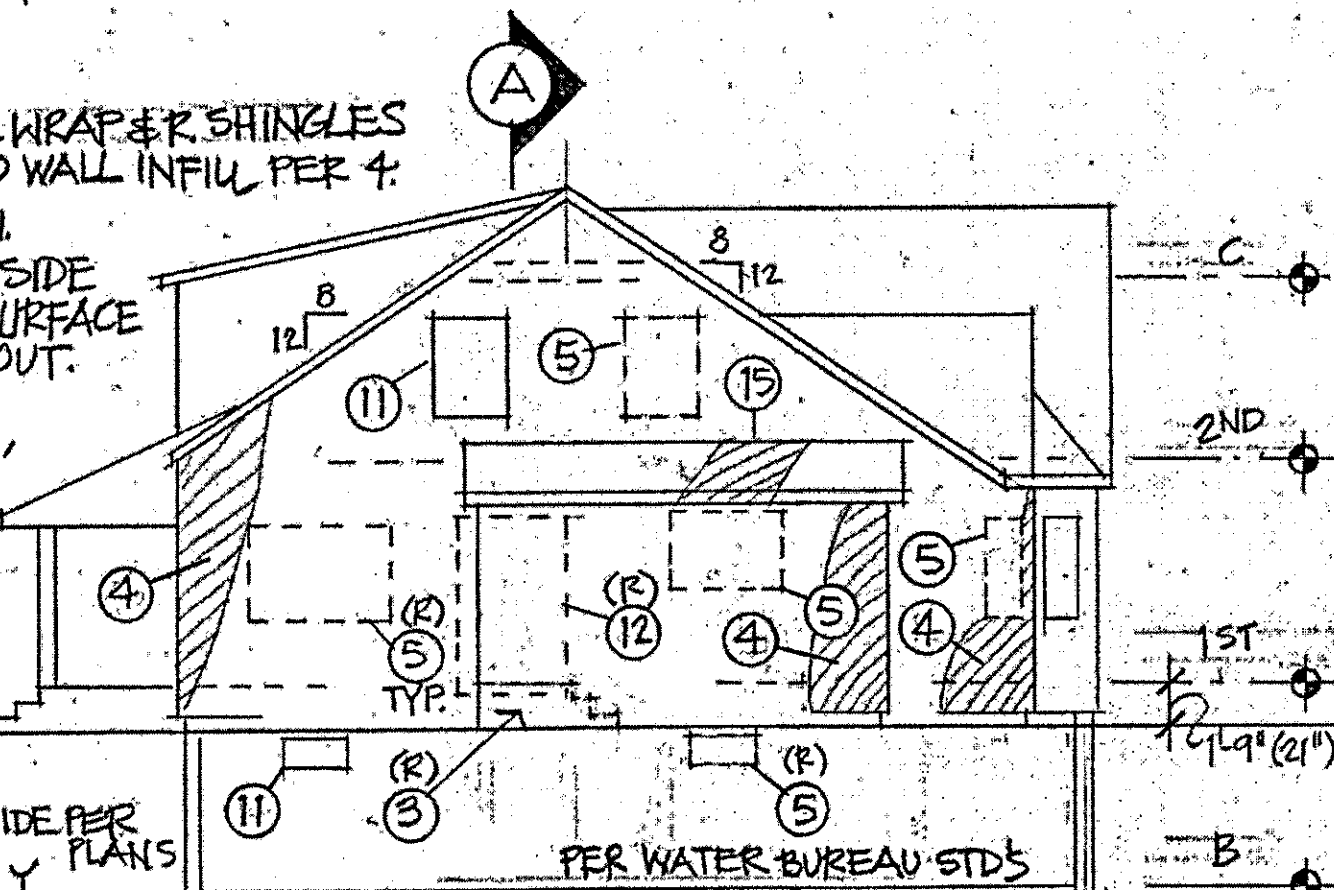
DOOR & WINDOW NOTES

- ALL DOORS TO BE FITTED W/ ALL HARDWARE SUITABLE FOR THE ROOM SERVED INCLUDING HINGES, LATCH SETS & LOCKS
- ALL DOORS TO BE FITTED W/ HANDICAP APPROVED LATCH SETS
- ALL DOORS & WINDOWS TO BE VINYL CONSTRUCTION (D.O.N.) TO MATCH EXIST'G.
- ALL EXT. DOORS - MIN. U=0.80 & WINDOWS U=0.40
- ALL SUITE DOORS - WOOD SOLID CORE W/ HINGES & SMART LOCKS & OUTFITTED W/ CLOSERS

1ST FLOOR AS-BLT. DEMO. PLAN

WEST ELEVATION

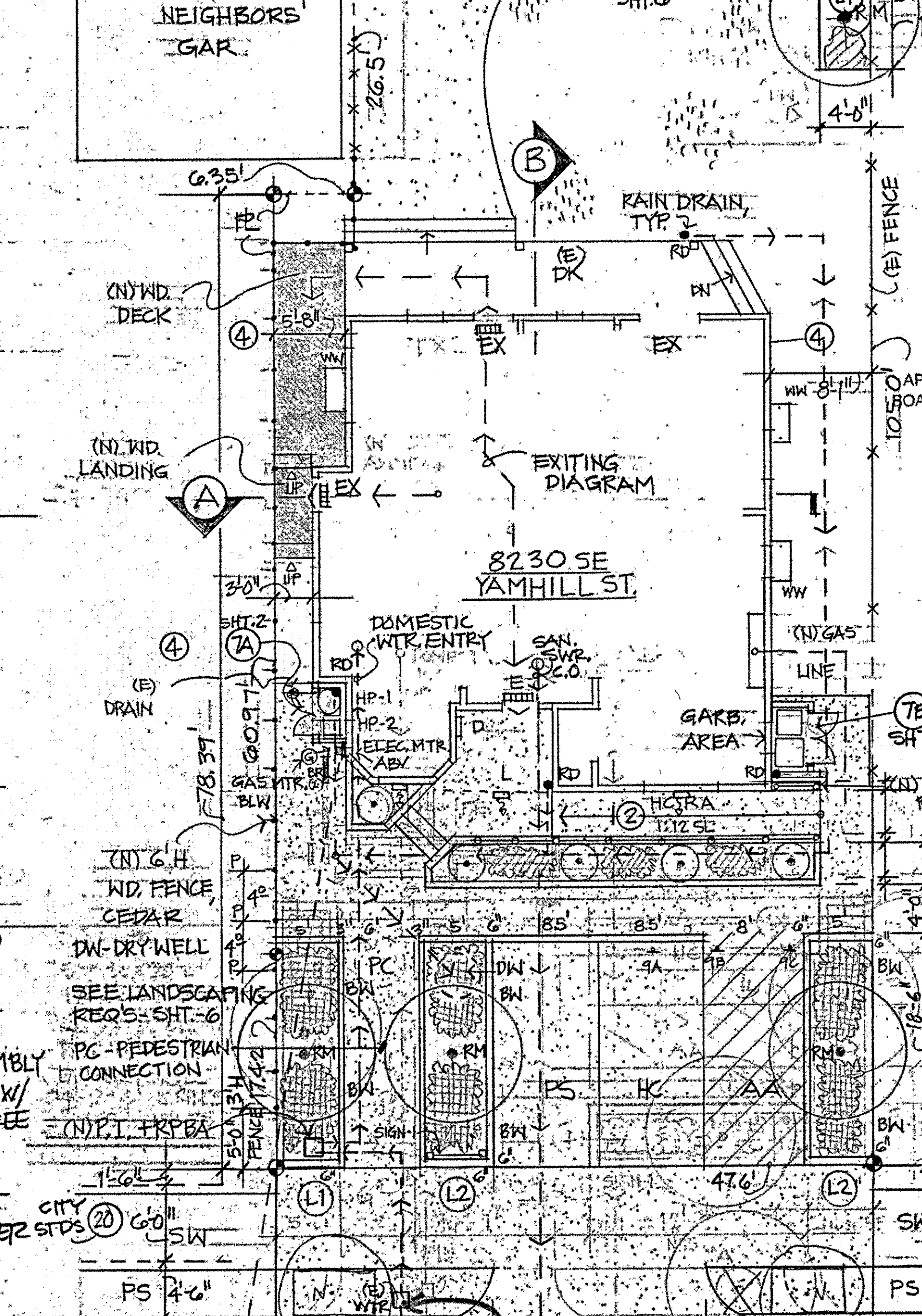
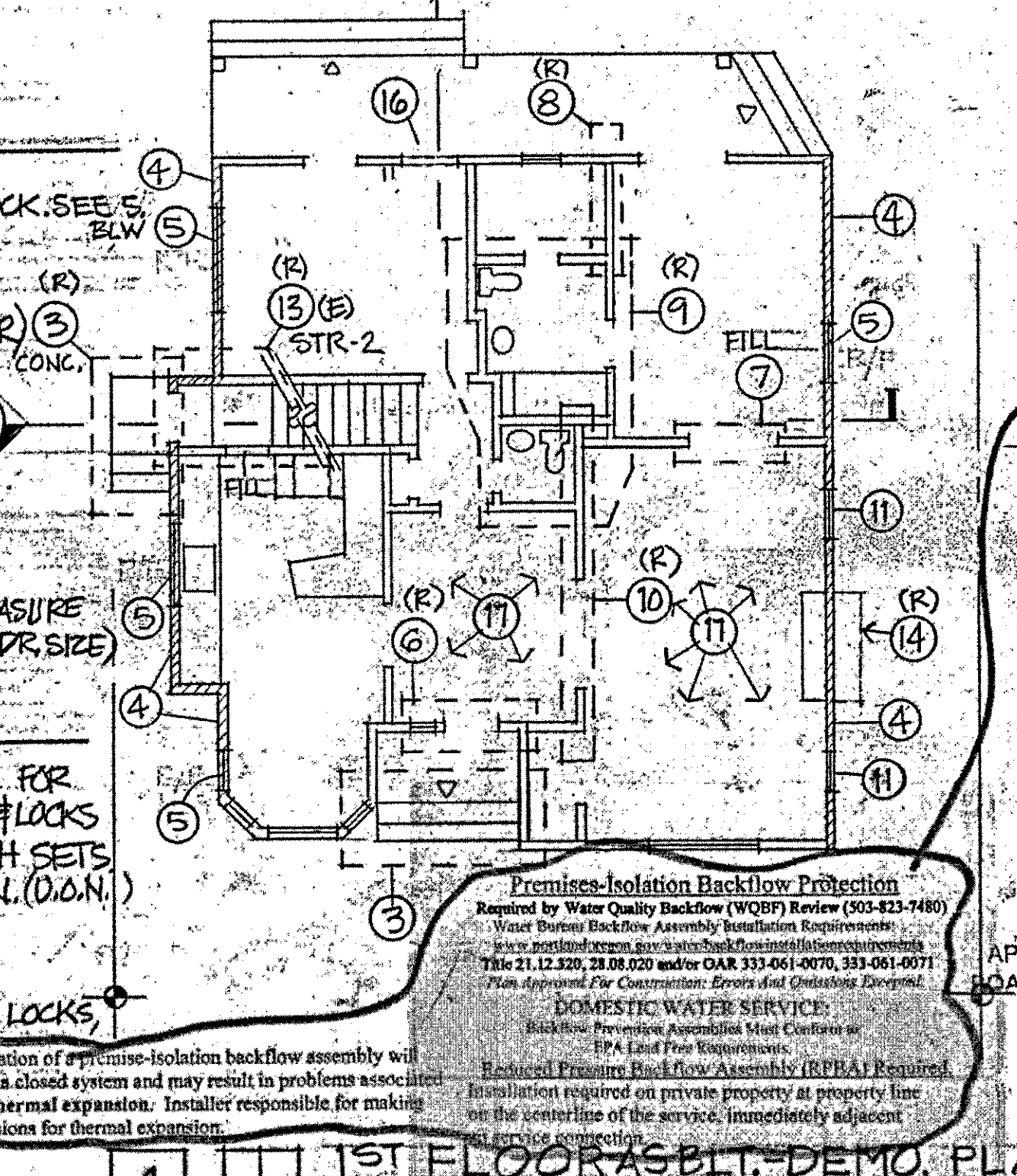
1/8" = 1'-0"



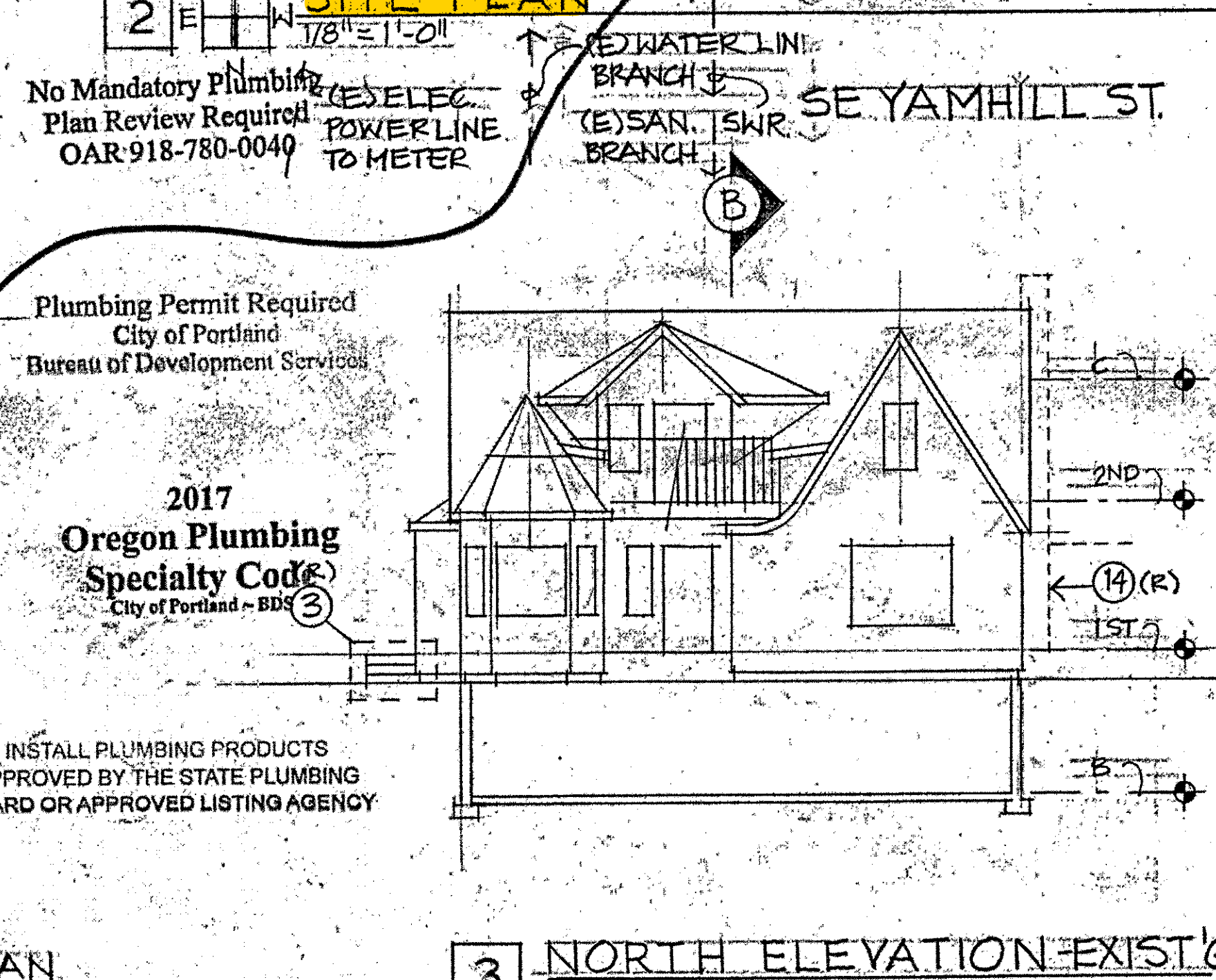
EAST ELEV.

1/8" = 1'-0"

- INSTALLATION OF (N) P.I. - R.P.B.T. = PREMISES ISOLATION-REDUCED PRESSURE BACKFLOW ASSEMBLY
- P.B.O.T. REQ'S INCLUDING 0-12-0 CONFIGURATION W/ HARDSCAPE TO PROP. LINE, PLUS (1) STREET TREE W/ TREE WELL CUT OUT, IF REQUIRED
- UPSIZE WATER METER TO 3/4" BY P.T.D. WATER STDS BUREAU UNDER SEPARATE PERMIT



2ND FLOOR EXIST'G



3RD FLOOR EXIST'G

1/8" = 1'-0"

Plumbing Permit Required
City of Portland
Bureau of Development Services

No Mandatory Plumbing
Plan Review Required
OAR 918-780-0040

2017
Oregon Plumbing
Specialty Code
City of Portland - BDS

INSTALL PLUMBING PRODUCTS
APPROVED BY THE STATE PLUMBING
BOARD OR APPROVED LISTING AGENCY

IMPERVIOUS SURFACE = 2,000 SF
(ROOF DRAINS)
DRY WELL = 48" DIA. X 5' D
14'-8"

NE SANDY BLVD.

NE PTLD.

E. BURNSIDE

SE STARK

SE WASHINGTON

SE YAMHILL ST.

SE DIVISION

SE 26TH

SE 27TH

SE 28TH

SE 29TH

SE 30TH

SE 31TH

SE 32TH

SE 33TH

SE 34TH

SE 35TH

SE 36TH

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SE 38TH

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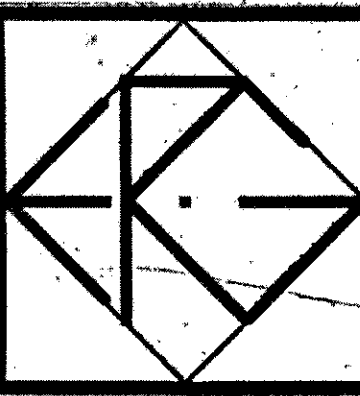
SE 78TH

SE 79TH

SE 80TH

SE 81TH

SE 82TH



ERIC GAMER
DESIGN

HEBERT REMODEL
8230 SE YAMHILL
PORTLAND, OR 97216

DATE	REVIEWED FOR COMPLIANCE
JUN 17 2018	9.11.18
9.19.18	9.26.18
10.31.18	11.5.18
11.13.18	12.5.18 PMT
1.25.19	3.12.19
5.17.19	

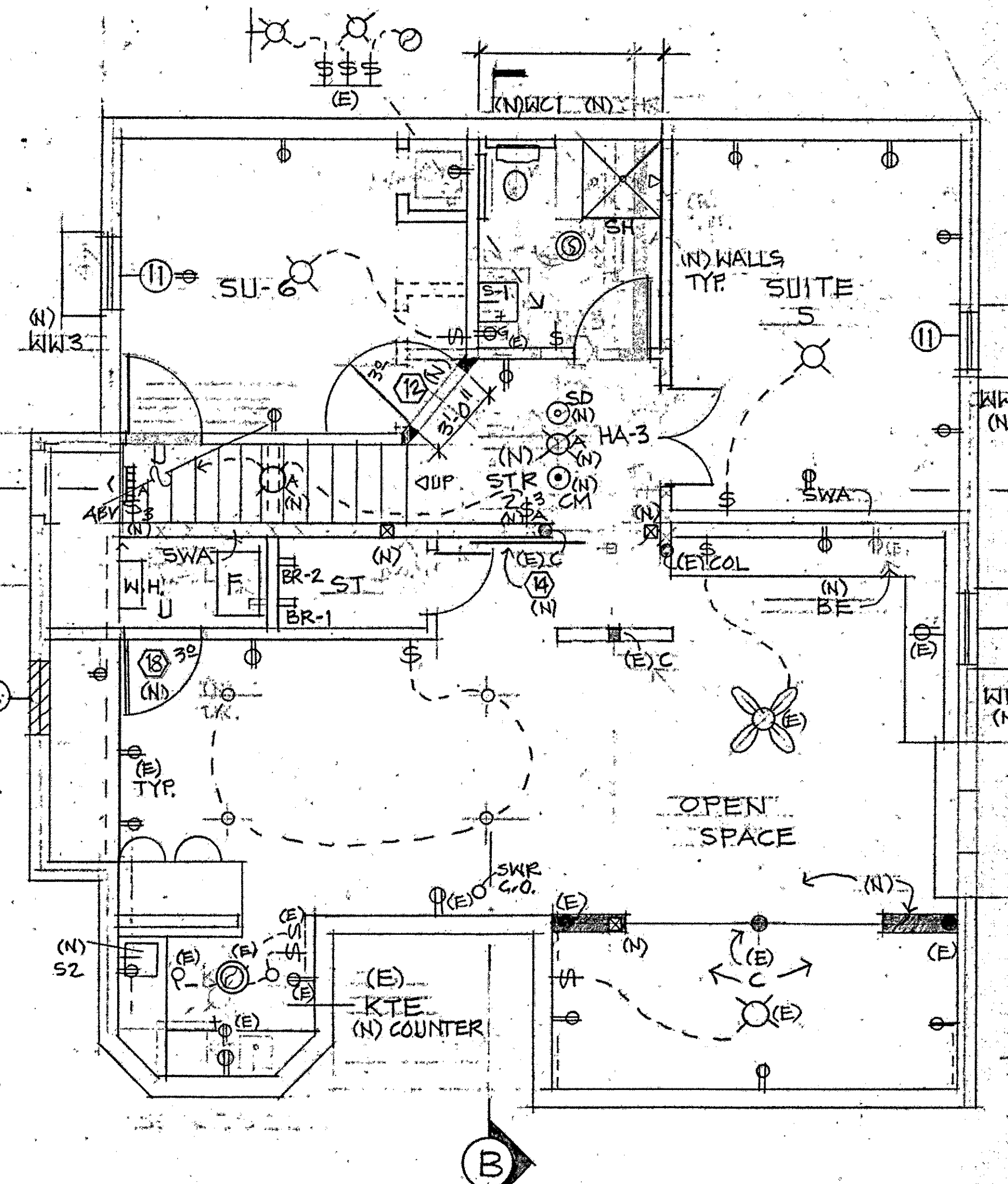
2

GENERAL NOTES

1. PROVIDE CONTINUITY OF FIRE RATED WALLS (SILL AND HEAD AREAS @ WALLS, JOINTS & PENETRATIONS)
2. FOR BUILDING HEIGHT & AREA REQS. PER TABLE 503: B OCCUPANCY FOR TYPE VB CONSTRUCTION REQUIRES MAX 2 STORIES ABV. GRADE + MAX 9,000 SF AREA. WE MEET REQS. W/ 2 STORIES ABV. GRADE + WE HAVE ONLY 3,586 SF AREA.
3. PER 1101.2, ALL REST ROOMS (1,2 & 3) SHALL BE ACCESSIBLE, PROVIDING GRAB BARS PER CODE, WATER CLOSETS PER HANDICAP HTS & PROPER HT, KNEE & TOE CLEARANCE REQS.

SHEET NOTES

1. INSTALL BLOCKING FROM ROOF SHEATHING IN TO TOP OF SHEAR WALL ON SOUTH SIDE SHEAR WALLS. CONNECTIONS PER SHEAR WALL SCHEDULE.
2. CS14 STRAP HOLDON @ 2ND FLR. TO BEAM BLW. TYP. EA END WALL. (13) 10d X 3" EA END OF EA STRAP. (2) 2X4 END STUDS. TYP.
3. SWA (SHEAR WALL) SHEATHING, TYP. MATCH LENGTHS ON LEVELS BLW. TYP. HOLDING - CS14 STRAP HOLDNS.
4. SWA MIN. LENGTH. ALIGN END STUDS ON THIS LEVEL W/ END STUDS ON LEVEL BLW.
5. CS14 STRAP HOLDON @ 2ND FLR TO WALL BLW. PER DTL S-11, TYP. EA END OF WALL. (13) 10d X 3" EA. END OF EA. STRAP. PLUS NO. 2 ABV.
6. WOOD FRAMED DECK BY OWNER
7. CONSTRUCT SIGHT OBSCURING WOOD FENCE SCREEN PER F-2 STANDARDS BELOW:
7A. 2'-9" W X 4'-0" H FENCE BOLTED TO CONC. PAVEMENT - FOR HVAC EQUIP
7B. 4'-0" W X 6'-0" H FENCE W/ POSTS SUNK IN CONC. - FOR GARBAGE AREA

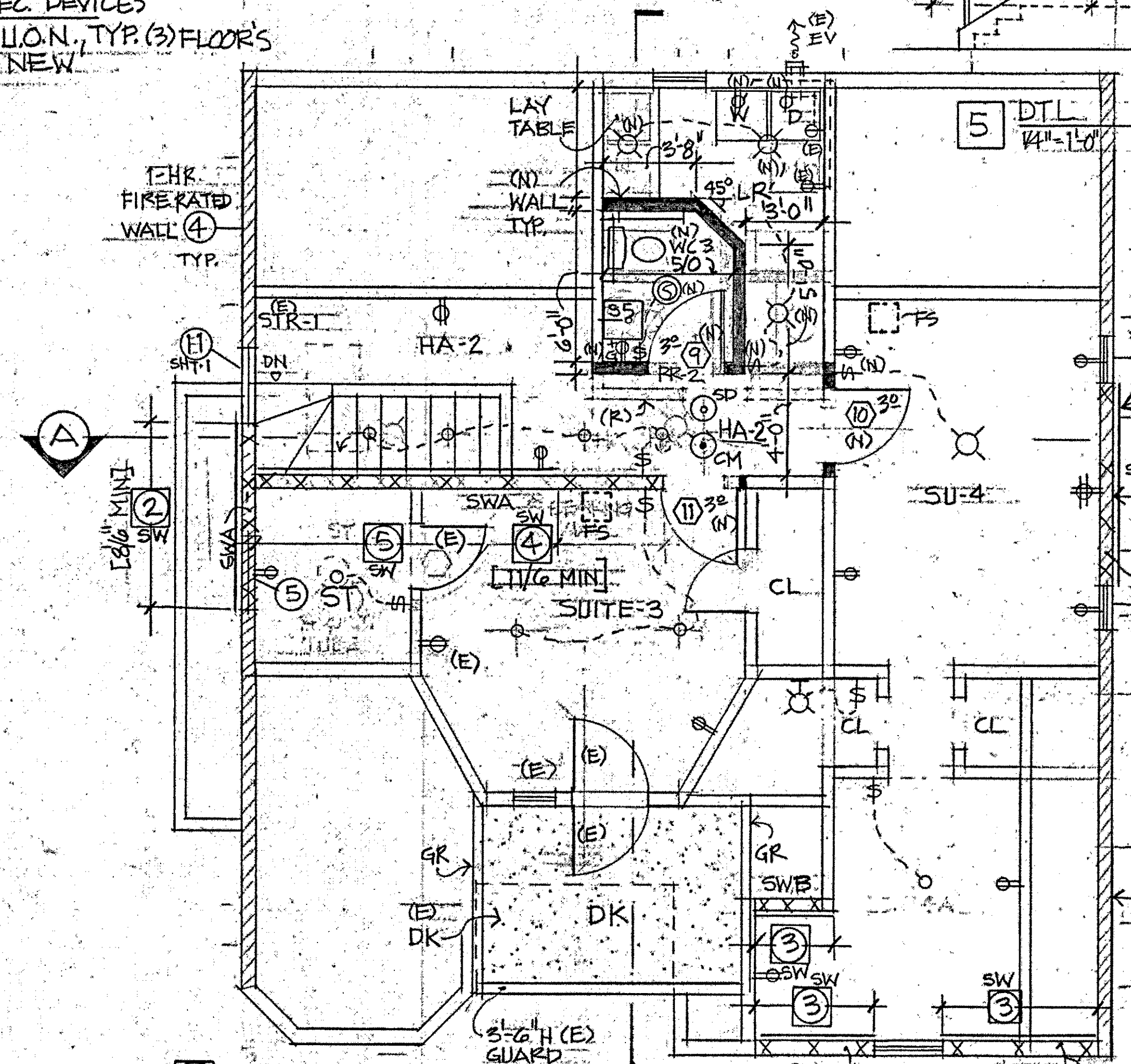


2 BASEMENT FLOOR PLAN
1/4"

NOTE: ALL ELEC. DEVICES
TO BE EXIST'G (E) U.O.N. TYP. (3) FLOOR'S
(E) - EXIST'G (N) - NEW

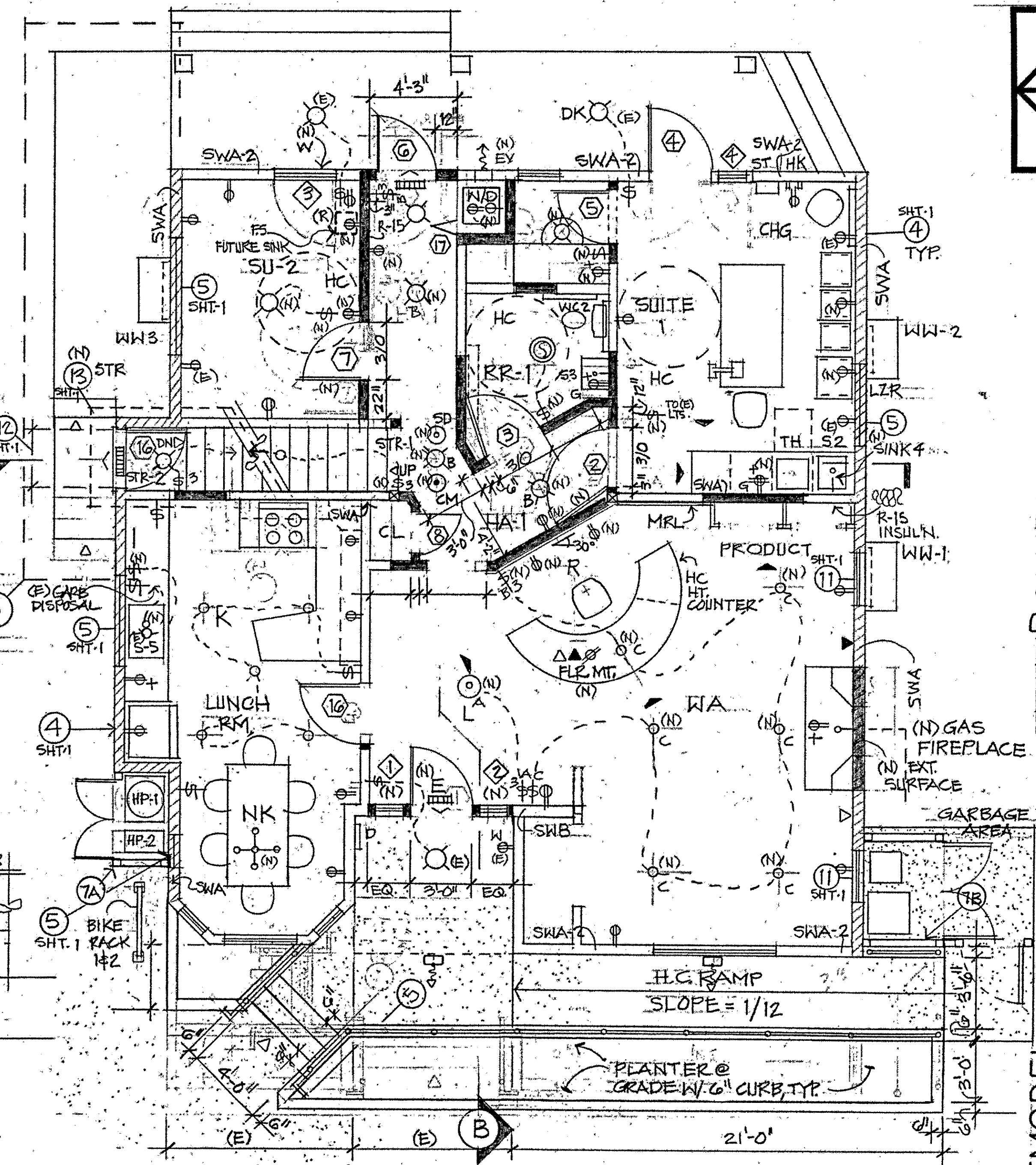
LEGEND	
EXISTING STUD WALL. @ 16" O.C.	NEW 2 X 4 INTERIOR STUD WALL, U.O.N. @ 16" O.C.
STAIR NOTES	ELEC. DUPLEX OUTLET
DRAWING SPECIFICATION MARK	DBLE. DUPLEX OUTLET
WINDOW MARK	WATERPROOF EXT. DUPLEX OUTLET
DETAIL MARK	G.F.I.C. DUPLEX OUTLET
SHEET NOTE MARK	TELEPHONE OUTLET
INTERIOR ELEVATION MARK	WALL TYPE (PLAN 3/SHT. 2)
DOOR MARK	B ROOM-NAME
TO BE REMOVED	E P ELECTRICAL PANEL
SMOKE DETECTOR - HARDWIRED W/ BATTERY BACK-UP	EXHAUST FAN/LIGHT COMBO
CARBON MONOXIDE DETECTOR CM HARDWIRED W/ BATT. BK-UP	INSTALL ABOVE COUNTER HT.
	1-HR. FIRE RATED WALL
	SHEAR WALL

LIGHTING LEGEND	
WALL MOUNT LIGHT FIXTURE	
RECESSED CAN, DOWN LIGHT FIXTURE	
RECESSED CAN W/ ADJ. LIGHT FIXTURE	
EXHAUST FAN - COMBO	
ARCHITECTURAL WALL SCONSE	
SMOKE DETECTOR - HARD WIRED	
LIGHT SWITCH TO 'A' LIGHT FIXTURE	
4-WAY LIGHT SWITCH	
ILLUMINATED EXIT SIGN W/ BATTERY BACK-UP	
EXT. SURFACE MOUNT PARKING/EXT. LITG.	



2 SHEAR WALL LABEL
SW (THIS PAGE ONLY)

3 2ND FLOOR PLAN
1/4"



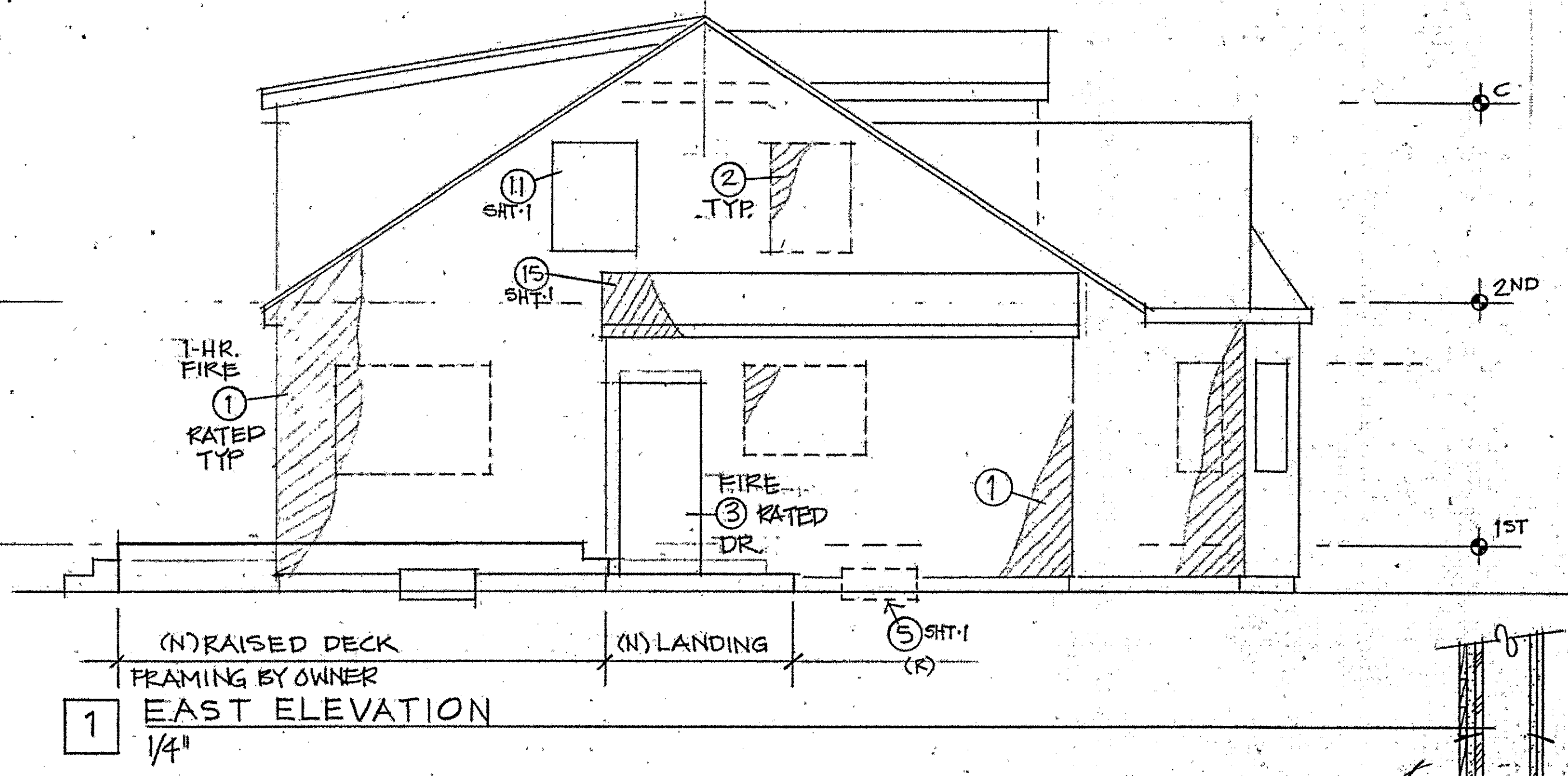
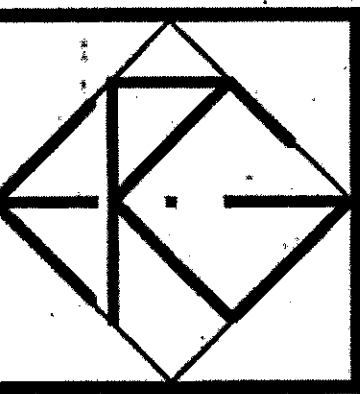
1 1ST FLOOR PLAN
1/4" = 1'-0"



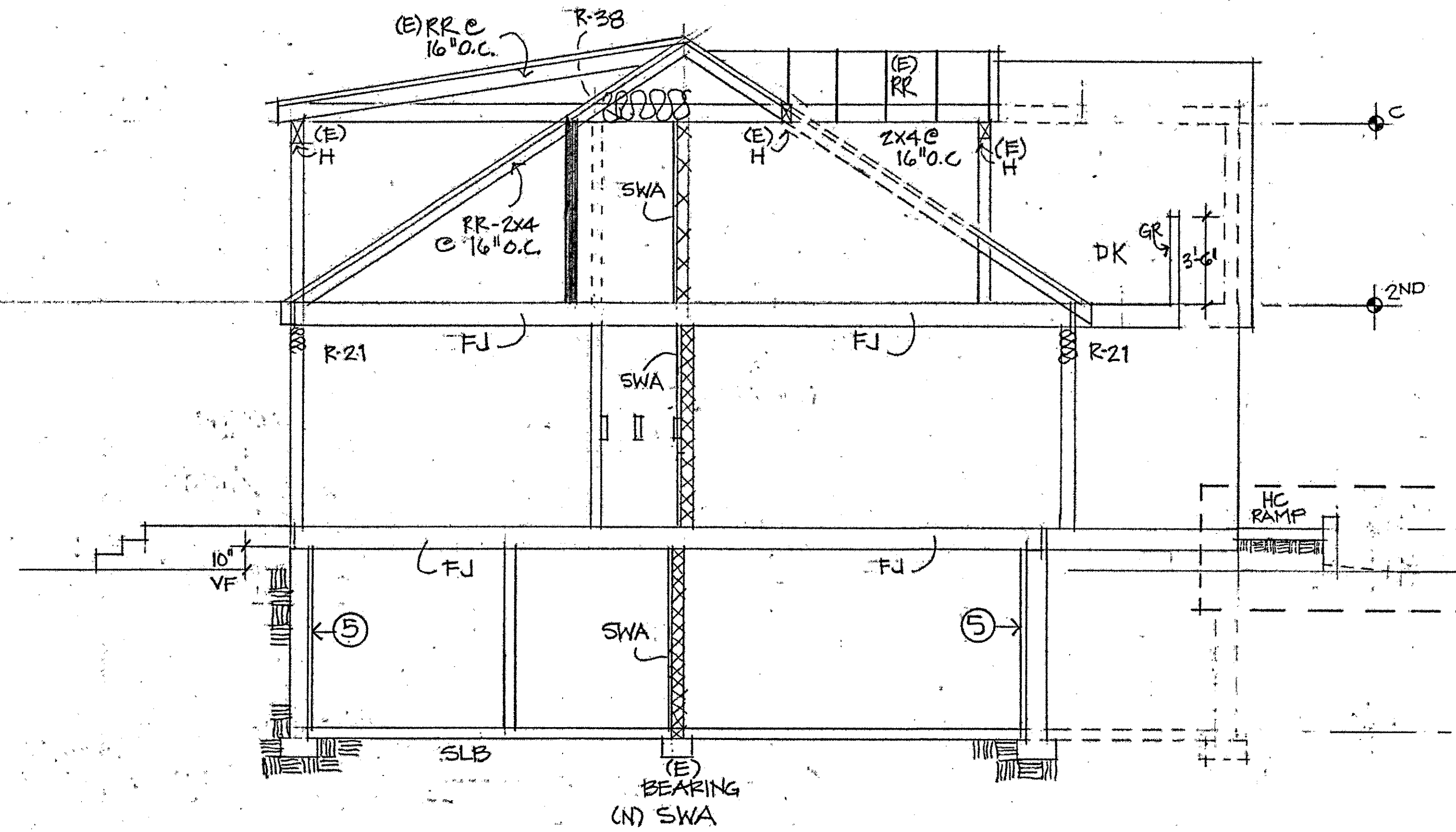
4 NORTH ELEV
1/4"

City of Portland
Bureau of
Development Services
By *[Signature]* Date 5.30.19
Approved by
Planning and Zoning Review

RECEIVED
MAY 22 2019
BDS
DOCUMENT SERVICES



1 EAST ELEVATION
1/4"



ERIC GAMER
DESIGN

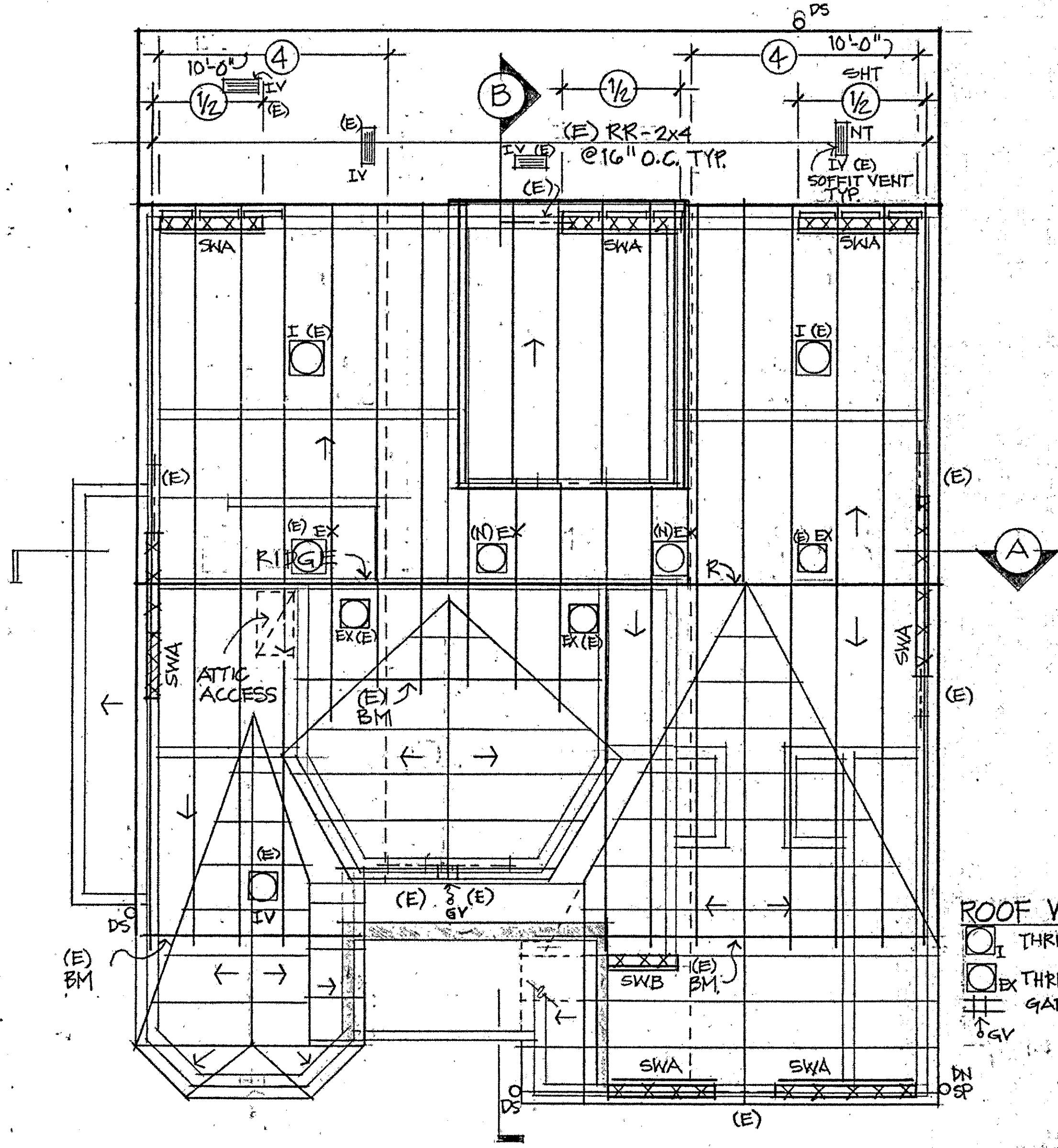
B SECTION
1/4" = 1'-0"

SHEET NOTES

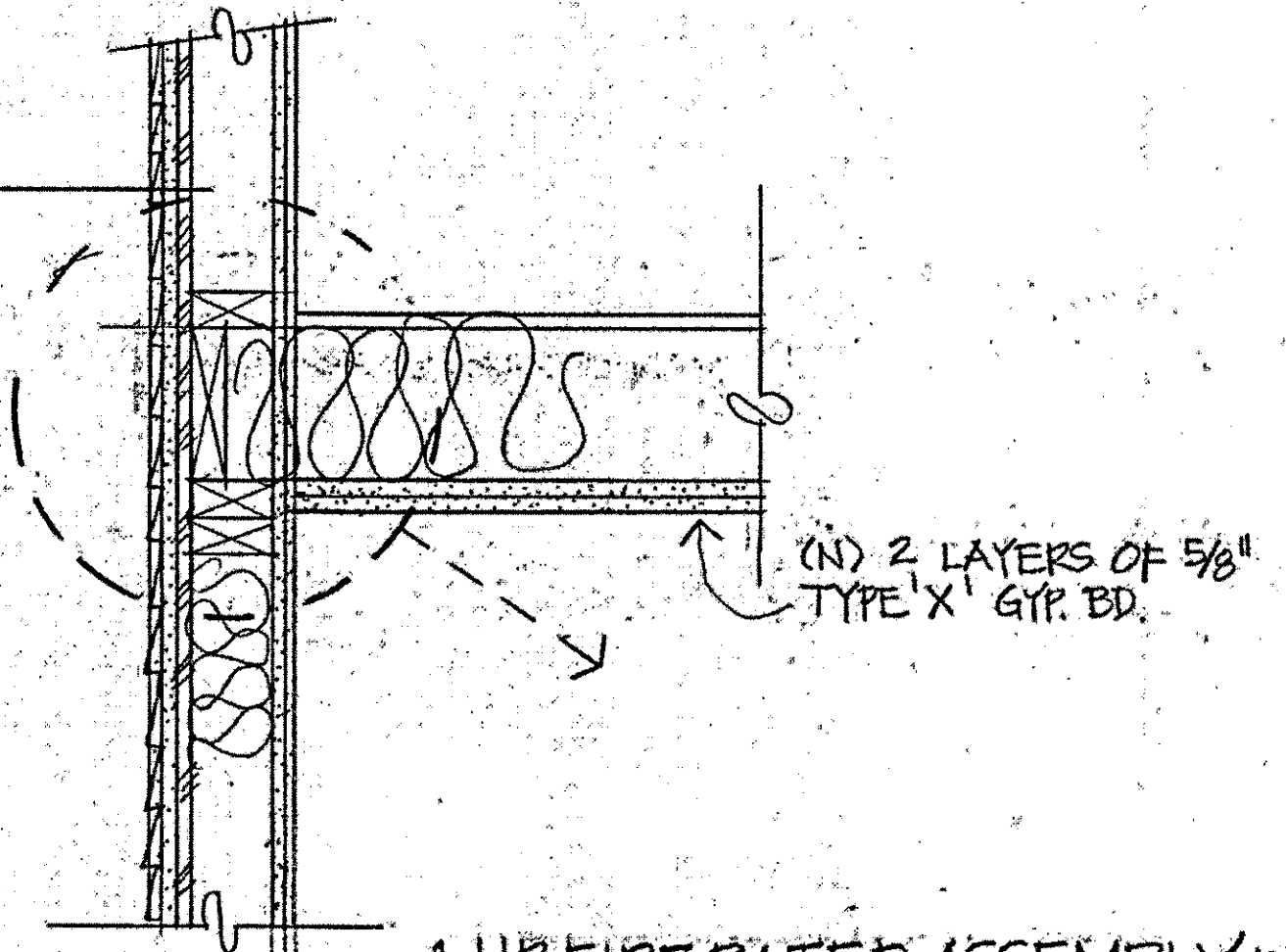
1. ATTACH 5/8" TYPE X GYP. BD TO (E) HOUSE SHEATHING, THEN HOUSE WRAP + MATCHING SIDING.
2. INSTALL 2X4 STUDS @ 16" O.C. TO CAVITY WALL PLUS SHT. NOTE 1
3. NEW 45 FIRE RESISTANT RATED DOOR
4. PER 705.11 PARAPETS, EXCEPTION 4.1; WE WILL PROVIDE 1-HR. FIRE RESISTANCE RATED CONSTRUCTION FOR A WIDTH OF 10'-0" FOR ROOF/CEILING FRAMING ELEMENTS // TO EXT. WALLS, SHOWN PER
5. INSULATE BASEMENT WALLS W/ R-7.5 CONT. INSULATION. (TABLE 721.1(3)) NO. 21 - ROOF CONSTRUCTION

STAIR NOTES

NEW STR-2 = (13) RISERS @ 6 15/16" = 7'-6" (12) TREAD @ 11" = 11'-0" L
CODE: MIN. TREAD = 11" MAX RISER = 7" MAX NOSING = 1 1/4" MIN. HEAD HT. = 6'-8"
HANDRAILS TO BE MOUNTED 34" - 38" ABV. NOSING. ALL STAIRWAYS SHALL HAVE HANDRAILS ON BOTH SIDES, TYP.
HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE FLR. & SHALL EXTEND HORIZ. AT LEAST 12" BEYOND THE TOP RISER & CONT. TO SLOPE FOR 1 TREAD DEPT. BEYOND BOT. RISER.



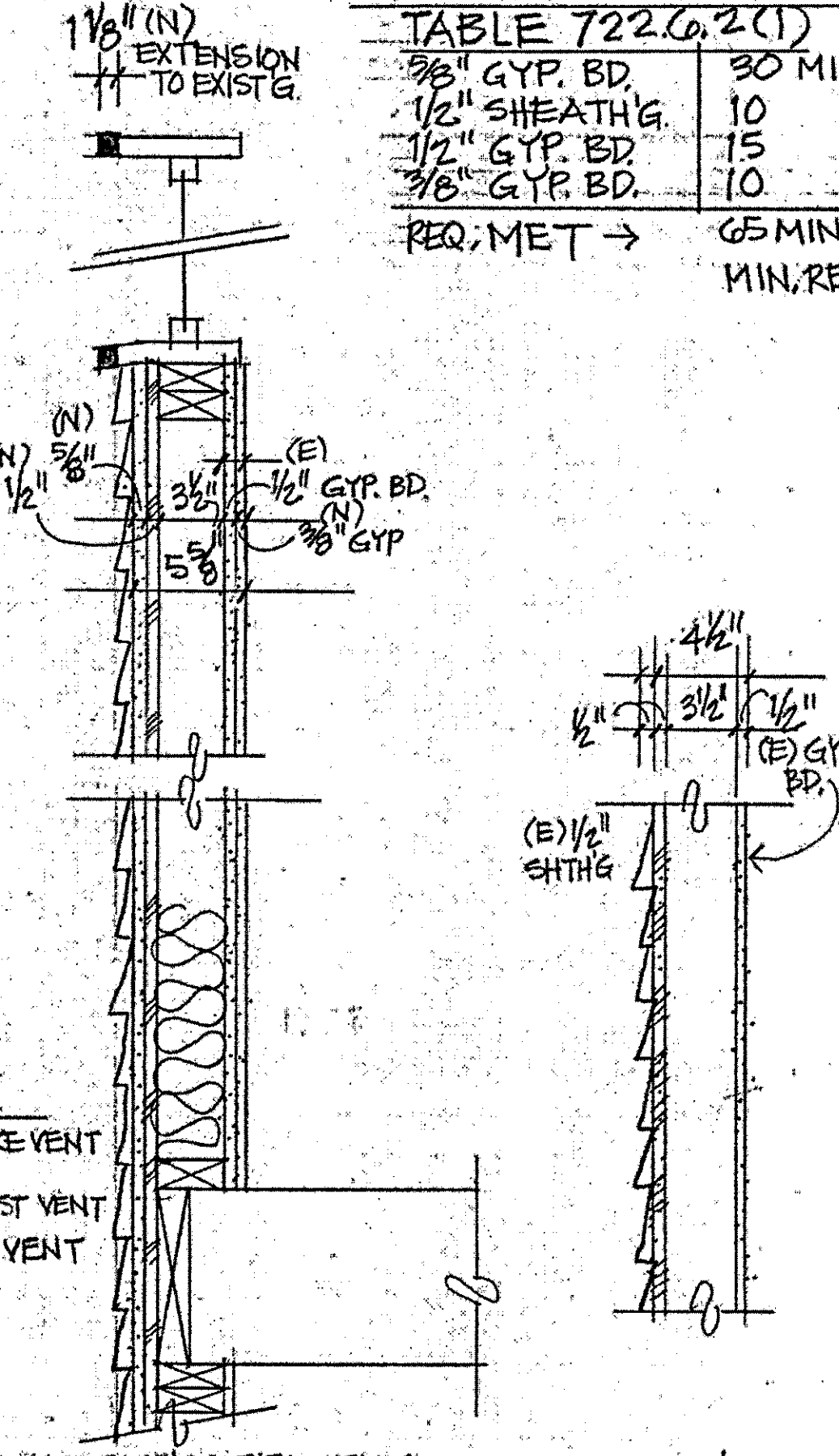
2 ROOF PLAN
1/4"



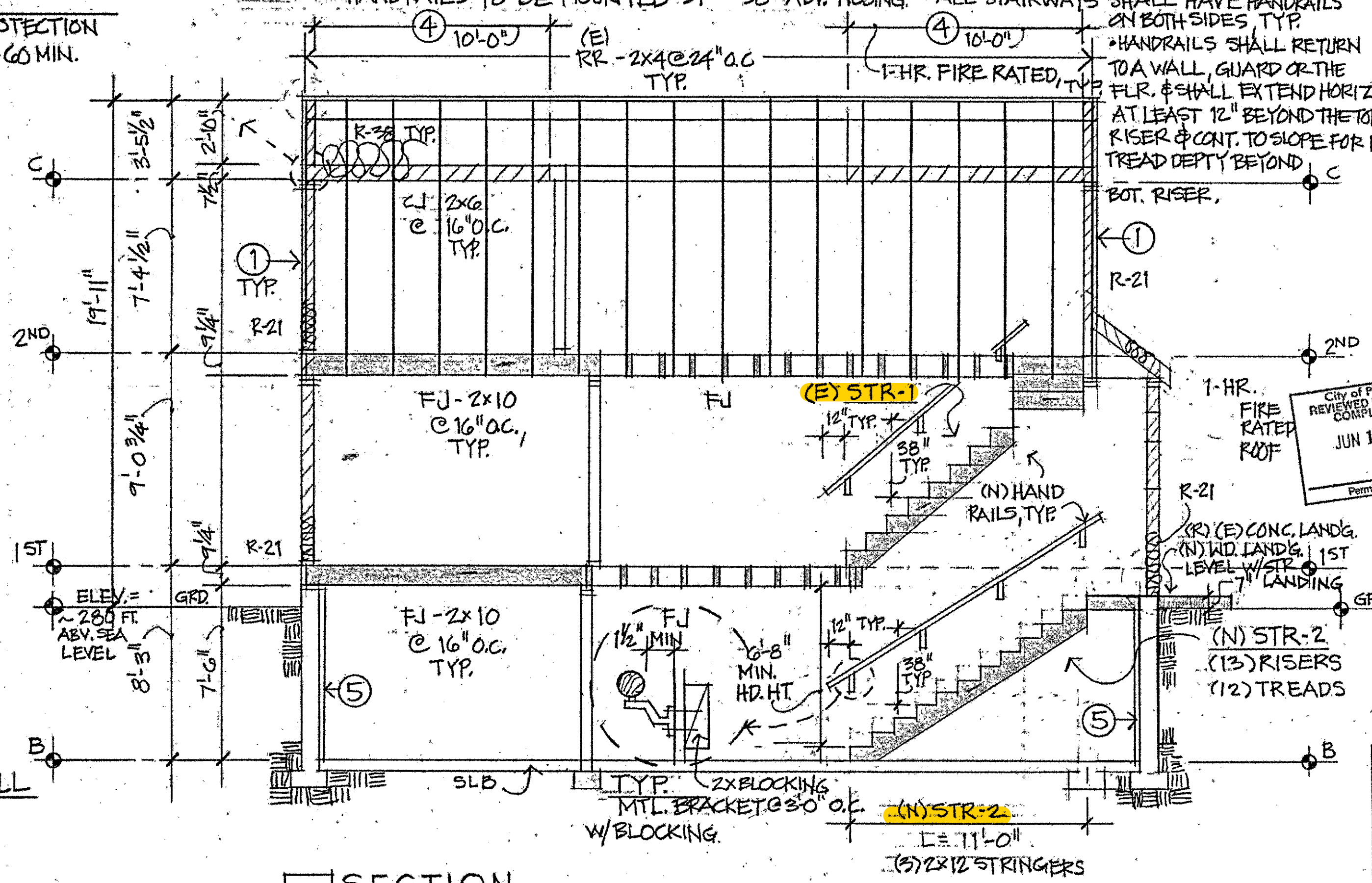
1-HR. FIRE RATED ASSEMBLY PER TABLE 722.6.2(1)

5/8" GYP. BD.	30 MIN
1/2" SHEATHG.	10
1/2" GYP. BD.	15
5/8" GYP. BD.	10

REQ. MET -> GEMIN. PROTECTION MIN. REQD = 60 MIN.



3 NEW FIRE RATED EXT. WALL 1 1/2" = 1'-0"



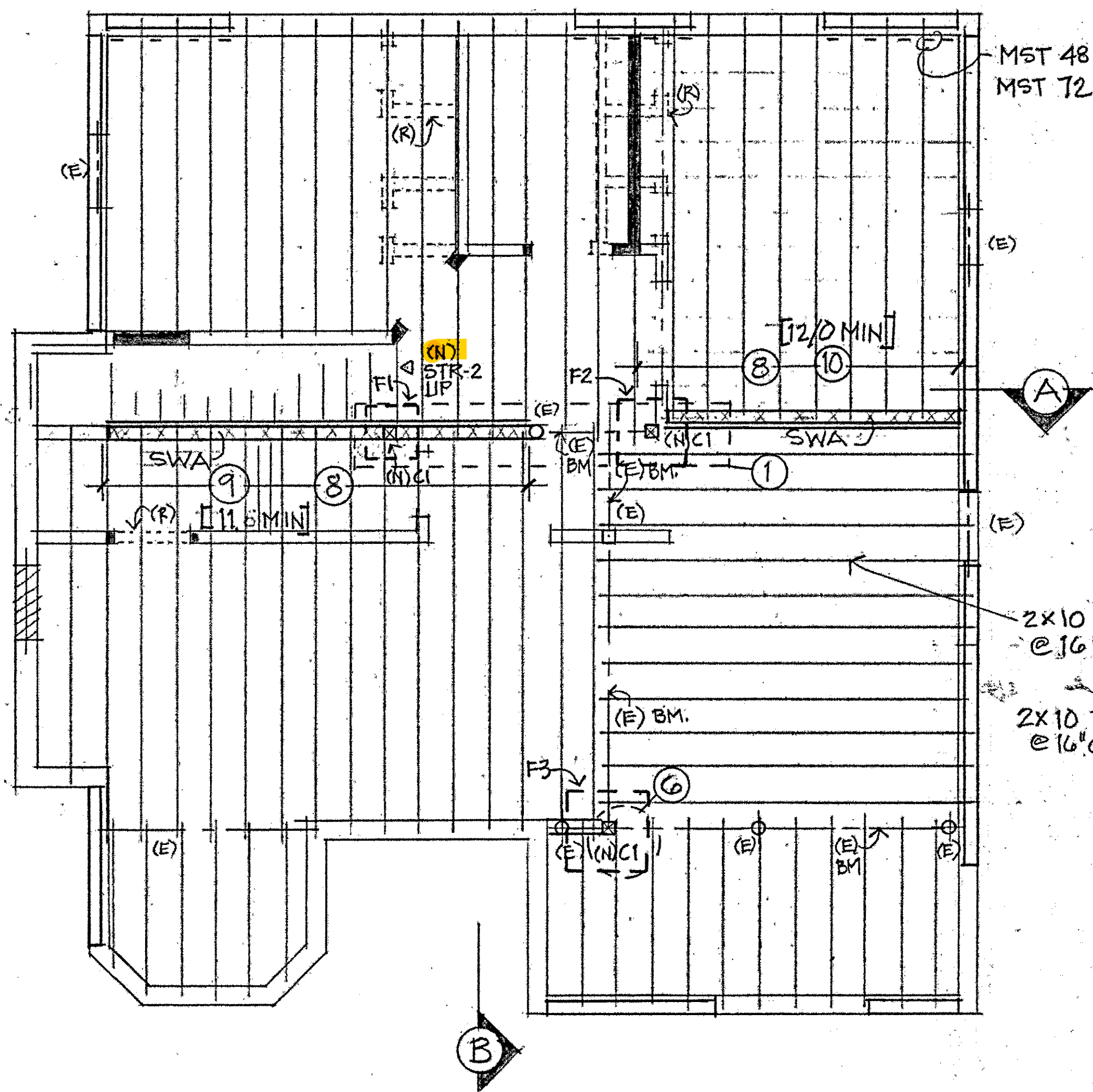
A SECTION
1/4" = 1'-0"

HEBERT REMODEL
8230 SE YAMHILL
PORTLAND, OR 97216

City of Portland
REVIEWED FOR CODE
COMPLIANCE
JUN 17 2018

DATE

9.5.2018
9.11.18
9.13.18
9.14.18
9.26.18
10.31.18
11.5.18
11.13.18*
12.5.18
1.25.19*



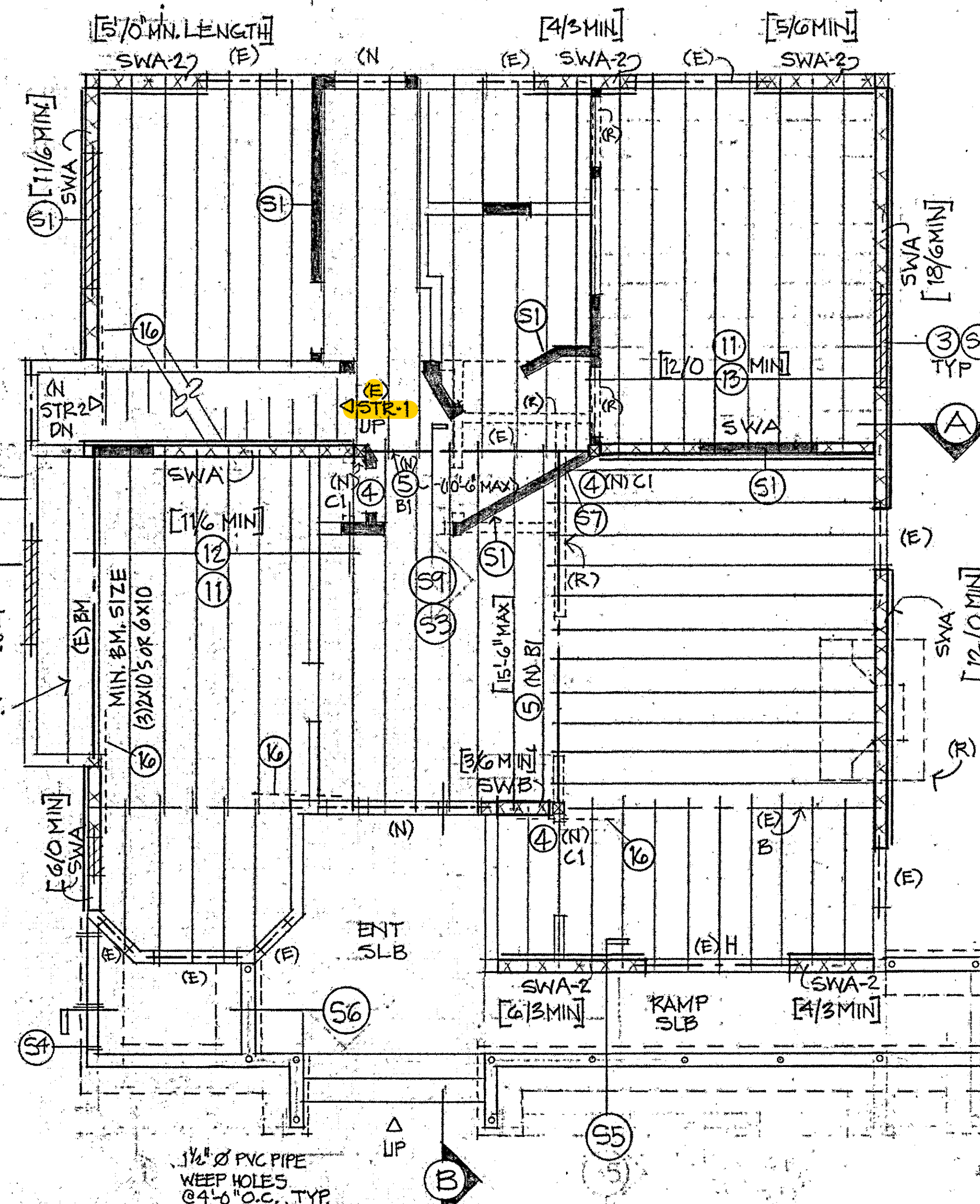
1 BASEMENT PLAN/1ST FLOOR FRAMING PLAN ABV.
1/4"=1'-0"

STRUCTURAL GENERAL NOTES

1. VERIFY FRAMING MATCHES THIS PLAN (SHEET 4 DRAWINGS 1 & 2) PRIOR TO DEMOLISHING ANY BEARING OR PARTITION WALLS. VERIFY FLOOR JOISTS EXTEND CONTINUOUSLY TO WHERE THE BEARING WALLS ARE INDICATED ON THESE PLANS (ABOVE). VERIFY MIN. BEAM SIZES WHERE BEAMS ARE BEING RE-USED. CONTACT ENGINEER W/ ANY CONDITIONS THAT ARE DIFFERENT THAN SHOWN ON THESE PLANS (ABOVE).
2. ALL METAL CONNECTORS TO BE SIMPSON STRONG-TIE U.O.N.
3. A.A.I. ENGINEERS HAS PROVIDED THE SEISMIC UPGRADE REQ'D. FOR CHANGE OF OCCUPANCY PERMIT (FROM R3-B) PER TITLE 24.85, TO CONFORM TO THE 2014 OREGON STRUCTURAL SPECIALTY CODE, AND TO A.I. BPOE STANDARDS.
4. STRUCTURAL SPECIAL INSPECTION REQ'D. FOR ADHESIVE ANCHORS.

STRUCTURAL SHEET NOTES

1. IN THE BASEMENT, SHORE UP EXISTING FLOOR JOISTS & BEAMS PRIOR TO REMOVAL OF ROUND COLUMN TO BE REPLACED BY NEW COLUMN. THEN RECONNECT EXIST'G. BM. PER PLANS.
2. SEE DETAIL - S1 / SHT. 1. FOR FRAMING OF NEW NON-LOAD BEARING PARTITIONS.
3. INFILL EXIST'G. OPENINGS PER S4 / SHT. 4
4. MIN. EXISTING POST SIZE - 6x6 DFL - #1 OR (3) 2x6 DFL #2
5. MINIMUM SIZE OF BEAM - 6x14 DFL. VERIFY IN THE FIELD. REPLACE W/ GLU-LAM BEAM 5 1/8" x 12" IF BM. SMALLER THAN MIN.
6. ADD NEW 6x6 DFL #1 WD. POST FROM FOUNDATION TO UNDERSIDE OF ROUND WOOD BM. ALIGN TO COLUMN ON FLOOR ABOVE.
7. HUCQ 5/25/11 - SDS SCREWS FACE MOUNT HNGR @ EA END OF GL. BM. TYP.
8. MIN. LENGTH SWA, ALIGN END STUDS ON UPPER & LOWER FLOORS W/ END STUDS ON THIS LEVEL.
9. HDUS - SDS 2x5 HLD DN @ BASEMENT SLAB, PER DTL. S-7, TYP. EA. END OF WALL.
10. MIN. LENGTH SWA, ALIGN END STUDS ON UPPER LEVEL W/ LOCATION OF END STUDS ON THIS WALL.
11. MST 48 STAP HLDN. @ 1ST FLR. WALL BLW PER S41 TYP. @ EA END OF WALL.
12. MIN. LENGTH SWA, ALIGN END STUDS ON UPPER & LOWER FLOORS W/ END STUDS ON THIS LEVEL.
13. MIN. LENGTH SWA, ALIGN ON LOWER LEVEL W/ LOCATION OF END STUDS ON THIS WALL.
14. HLDN. TO BSMT. WALL, SEE SIM. DTL. S-12. PROVIDE 4x8 END STUDS PLUS (2) MST STRAPS SIDE BY SIDE, & (3) EPOXY ANCHORS.
15. HLDN. - USE (2) MST 60 STRAPS (1) EA SIDE OF WALL FROM 4x8 END STUD TO COL. BLW.
16. CS 14 x 3'-0" STRAP BETWEEN BM. & WALL TOP @ (13) 10d NAILS EA. END.



2 1ST FLOOR PLAN/2ND FLR. FRAMING PLAN ABV.
1/4"

STRUCTURAL SYSTEMS SCHEDULE

MARK	TYPE	SPECIFICATION	NOTES
CS-1	CONC. SLB	4" CONC. SLAB W/ 4" COMPACTED FILL	1. FOR DESIGN LOAD & GEOTECHNICAL CRITERIA SEE SHT. 5
F-1	CONC. FTG-1	2'-0" x 2'-0" x 12" D W/ (6) #4'S EA. WAY	
F-2	CONC. FTG-2	2'-0" x 2'-0" x 12" D W/ (4) #4'S EA. WAY	
F-3	CONC. FTG-3	3'-0" x 3'-0" x 12" D " " " " " "	
C1	COL. NO.1	6x6 DFL - L NO.1	
B1	BM. NO.1	5 1/8" GLU-LAM BM. 24F-V4	
H1	HDR-1	4x10 DFL #2	
E1	FLR. JST. (E)	(E) 2x10 @ 16" O.C.	
C2	CEILG. JST. (E)	(E) 2x8 @ 16" O.C.	

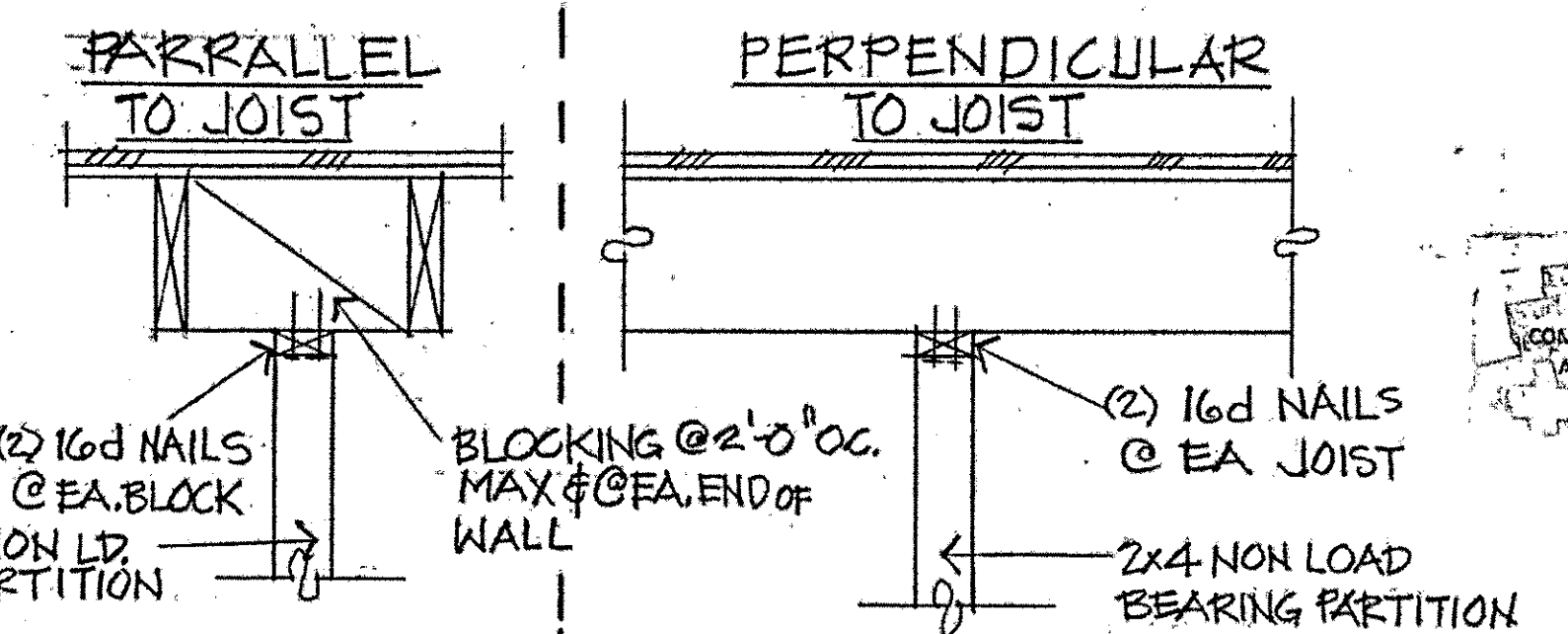
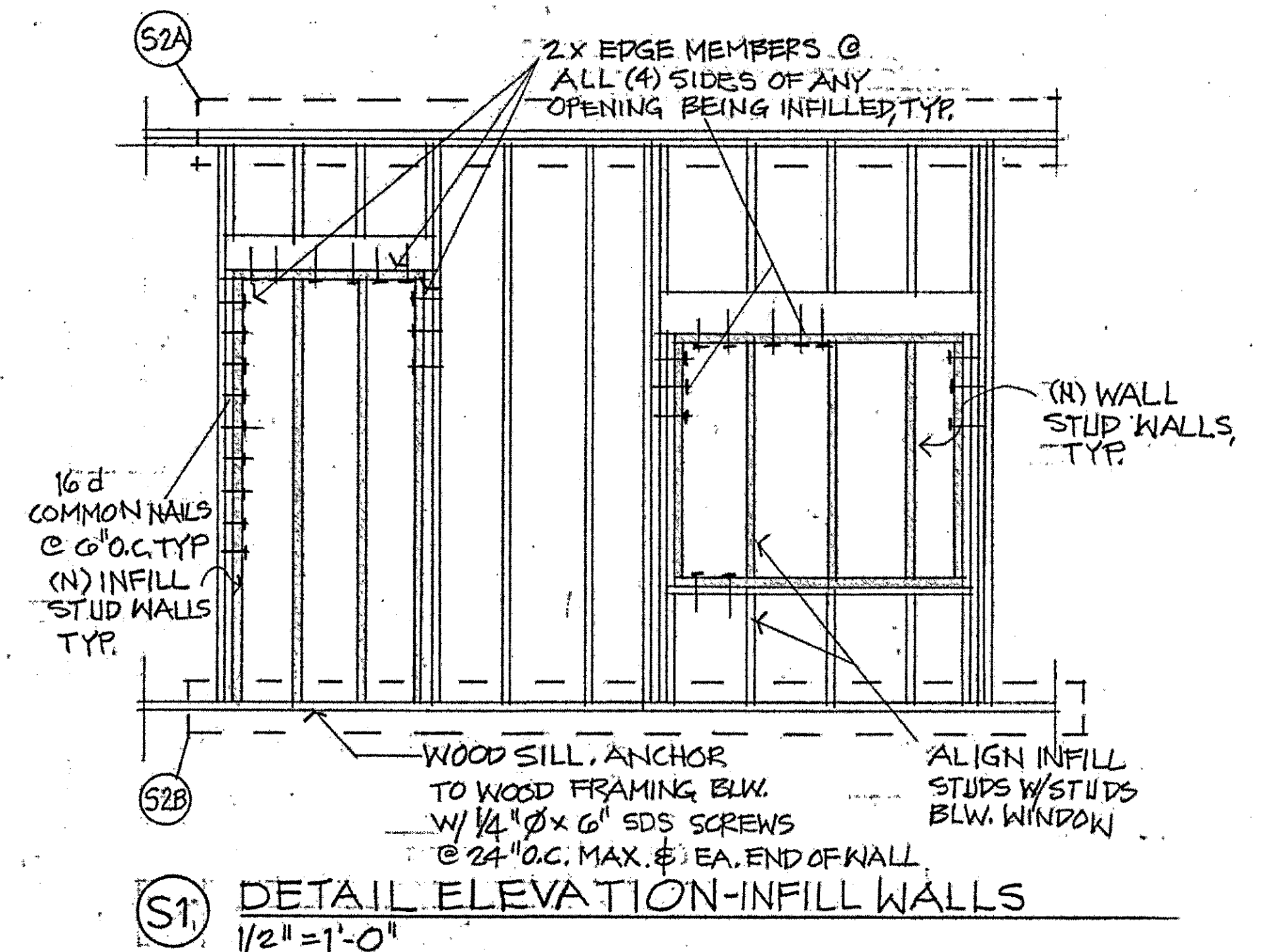
MATERIAL SPEC'S.

CONCRETE: F.C = 3,000 PSI @ SLABS & FOOTINGS
SAWN LUMBER ; DFL #2 FOR 2x4 x SAWN LUMBER.
DFL #1 FOR 6x POST, TIMBERS, BMS, & STRINGERS.

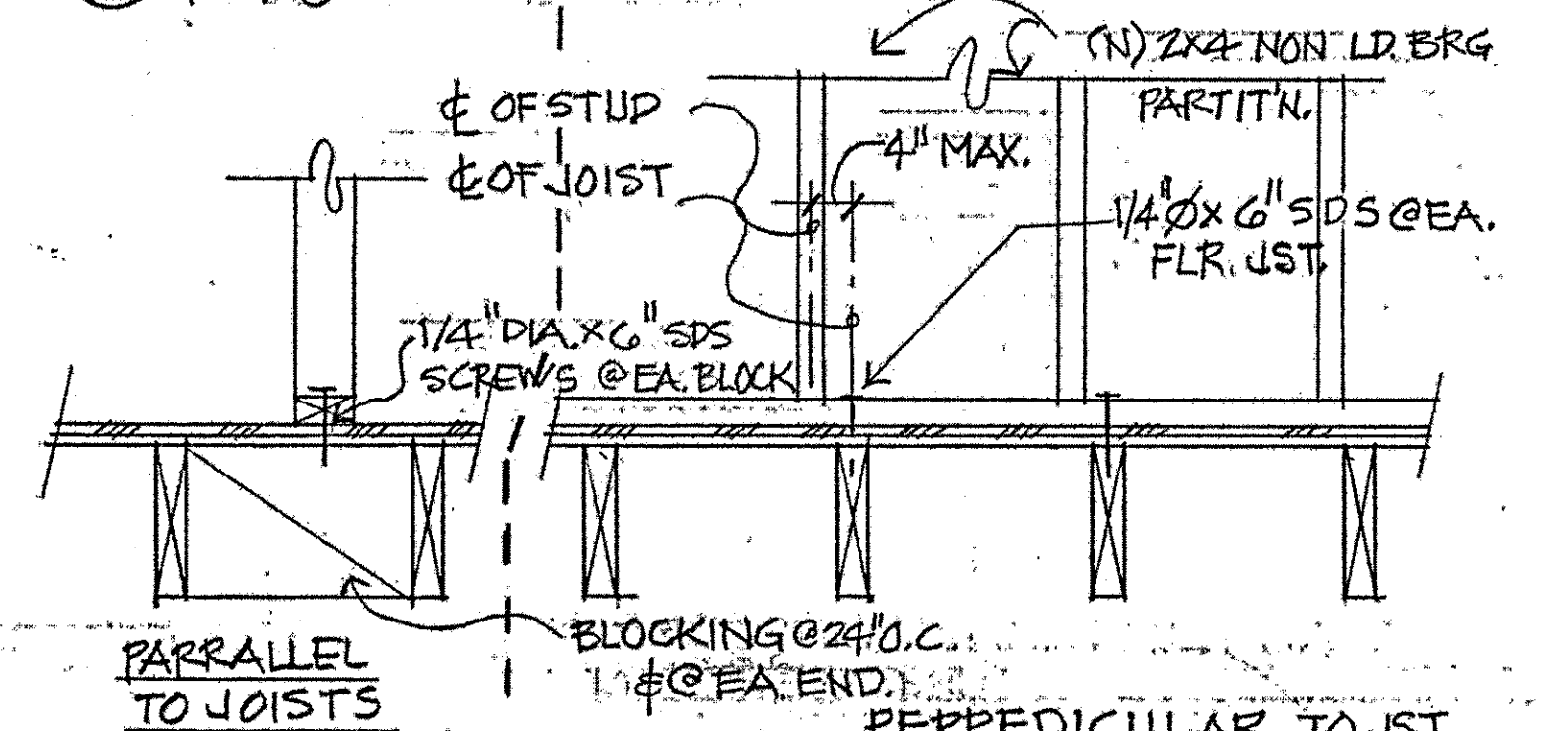
SHEAR WALL SCHEDULE 1,2,3

MARK	SHEATHING ¹	EDGE NAILING	BOTTOM PLATE TO RIM	RIM TO TOP PLATE CONNECTION	PLATE / ANCHOR BOLT SPACING ²	CAPACITY (PLF)
A	15/32" PLYWD OR OSB MINIMUM	10d @ 6" O.C.	16d @ 6" O.C.	A35 @ 18" O.C.	2x / 32" O.C.	310 ptf SEISMIC 435 ptf WIND
A-1	15/32" PLYWD OR OSB OVER 1 LAYER 5/8" GYP BOARD	10d @ 6" O.C.	16d @ 6" O.C.	A35 @ 18" O.C.	2x / 32" O.C.	260 ptf SEISMIC 365 ptf WIND
A-2	15/32" PLYWD OR OSB OVER 1 LAYER 5/8" GYP BOARD	10d @ 6" O.C.	16d @ 6" O.C.	A35 @ 18" O.C.	SIMPSON URFP @ 36" O.C.	260 ptf SEISMIC 365 ptf WIND
B ³	15/32" PLYWD OR OSB MINIMUM	10d @ 2" O.C.	STAGGERED 16d @ 2" O.C.	A35 @ 6" O.C.	2x / 12" O.C.	770 ptf SEISMIC 1078 ptf WIND

- NOTES:
1. USE CDX (C-D EXP. 1) PANELS, TYP. USE COMMON OR GALVANIZED BOX (HOT-DIPPED OR TUMBLED) NAILS. PROVIDE FIELD NAILING AT 12" O.C., BLOCKING AT ALL PANEL EDGES, AND CONTINUE SHEATHING AND NAILING OVER HEADERS.
2. USE DFL (MIN) PT PLATES, 1x4x3 PLATE WASHERS AT ALL ANCHOR BOLTS W/ EDGE OF WASHER LOCATED W/ IN 1/2" OF INSIDE FACE OF PLYWOOD, AND 5/8" DIA. GALVANIZED EPOXY ANCHOR RODS (MIN. EMBED. = 5"). PLACE BOLTS 6" TO 12" FROM ENDS AND SPACE PER SCHEDULE BETWEEN. SEE DETAIL S85.
3. STUD FRAMING AT ADJOINING PANEL EDGES TO BE DOUBLE 2X'S NAILED TOGETHER PER DETAIL S10'S. NAILS SHALL BE STAGGERED.

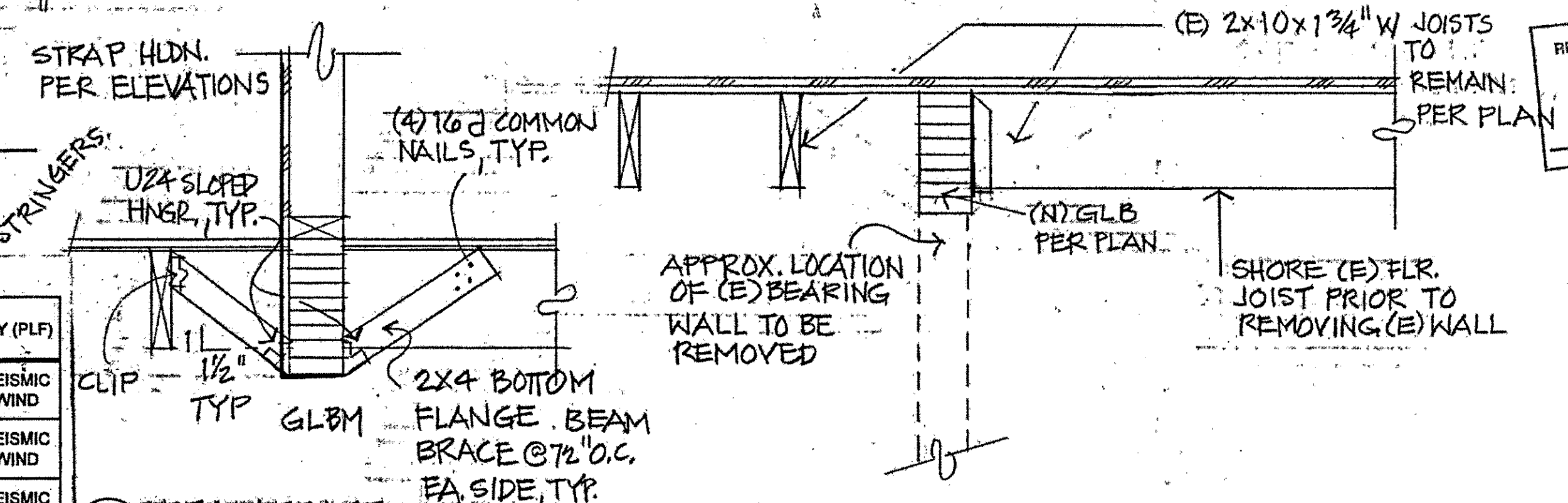


A DETAIL - TOP OF WALL CONNECTIONS
1"=1'-0"



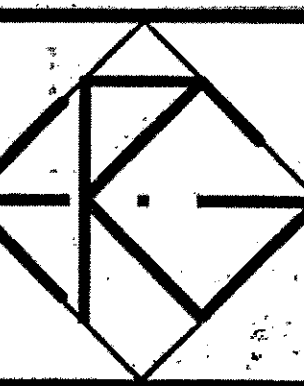
B DETAIL - BASE OF WALL CONNECTION
1"=1'-0"

S2 DETAILS - NON-BEARING PARTITION CONNECTIONS



S3 BEAM BRACE
1"=1'-0"
NOTE - S3 OCCURS 2 X

S9 DETAIL - NEW BEAM SUPPORT @ (R) WALLS
1"=1'-0"



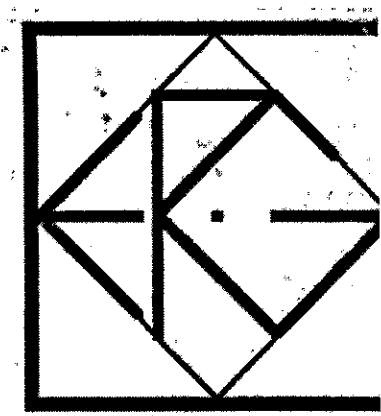
ERIC G. LAMM
REGISTERED PROFESSIONAL ENGINEER
NO. 58456
OREGON
EXPIRES: 12/31/2018

AAI Engineering
4875 SW Griffith Drive, Suite 300
Beaverton, Oregon 97005
503-620-3030

ERIC GAMER
DESIGN

HEBERT, REMODEL
8230 SE YAMHILL
Pdx, Or. 97216

City of Portland
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10.16.18*
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11.13.18*
1.25.19*

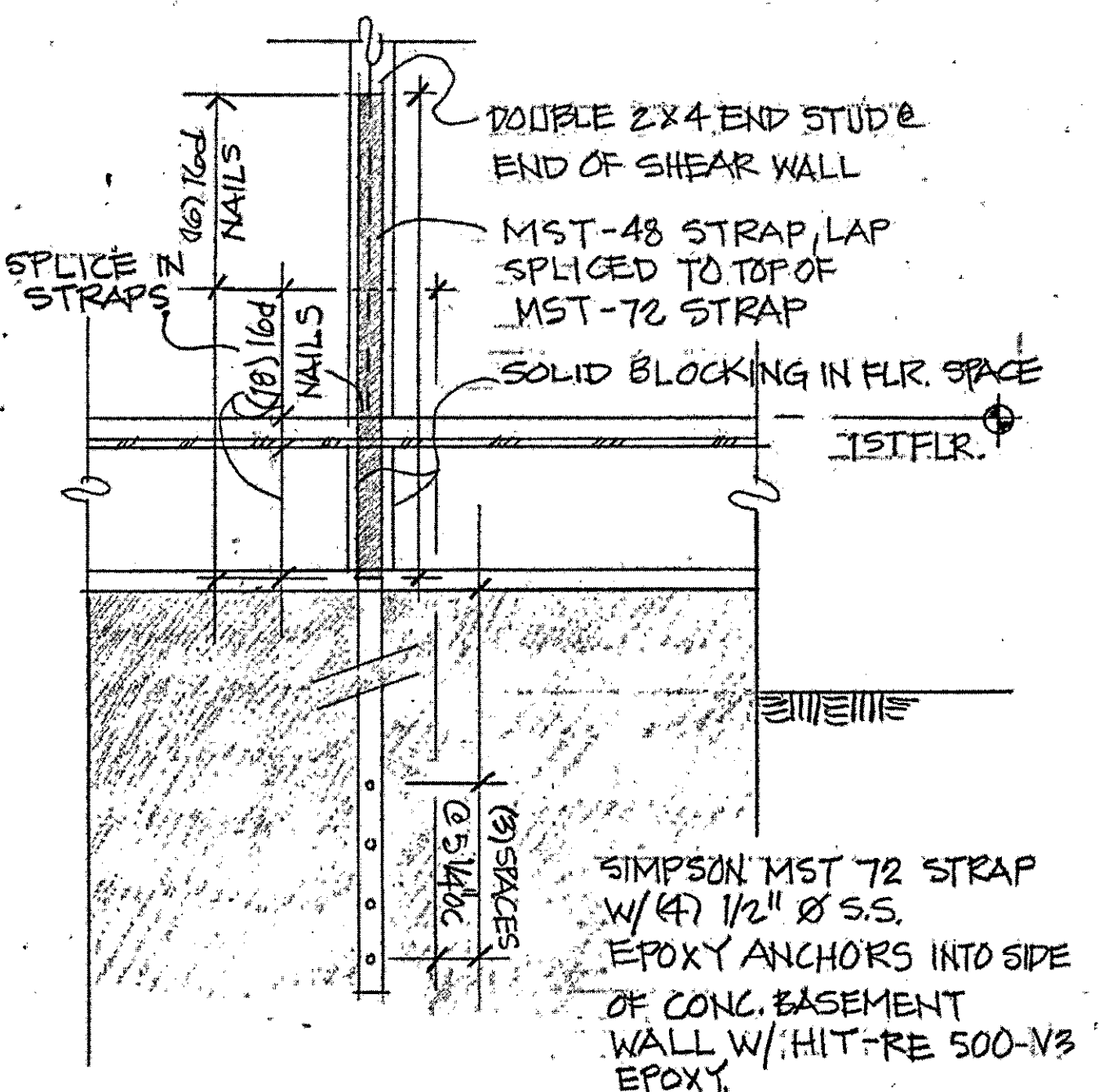


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503-620-5030

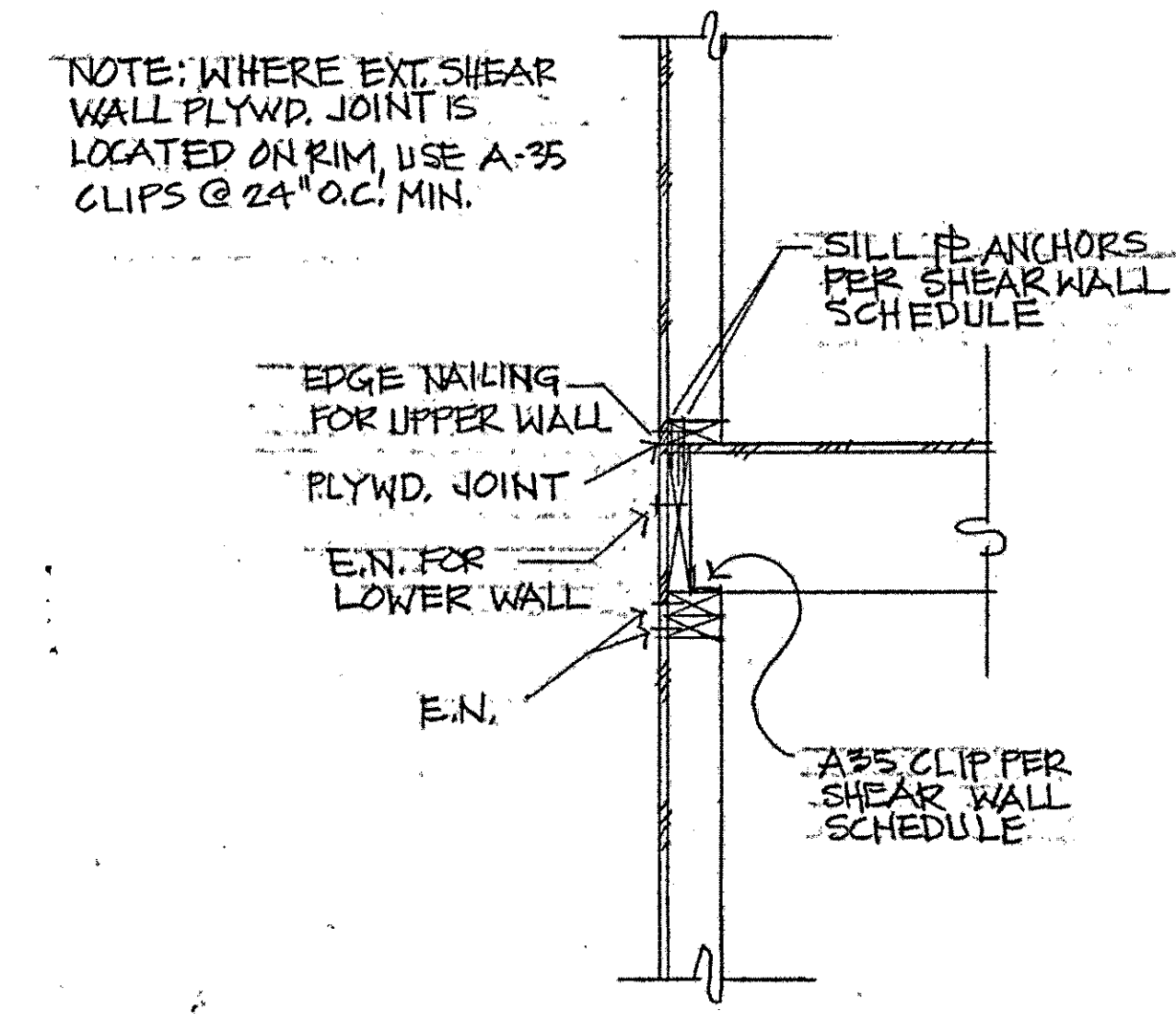
ERIC GAMER
DESIGN

HEBERT REMODEL

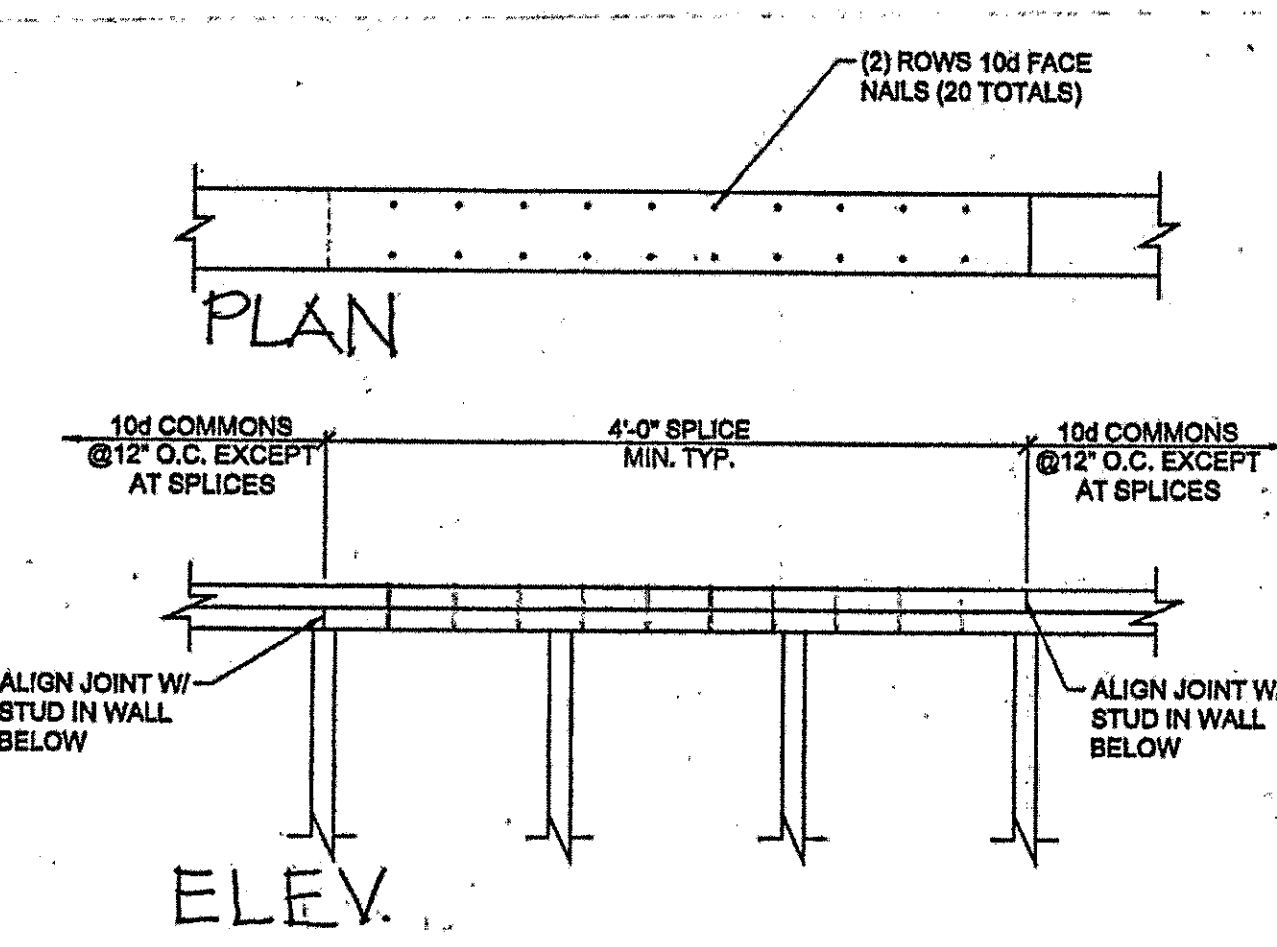
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10-16-2018*
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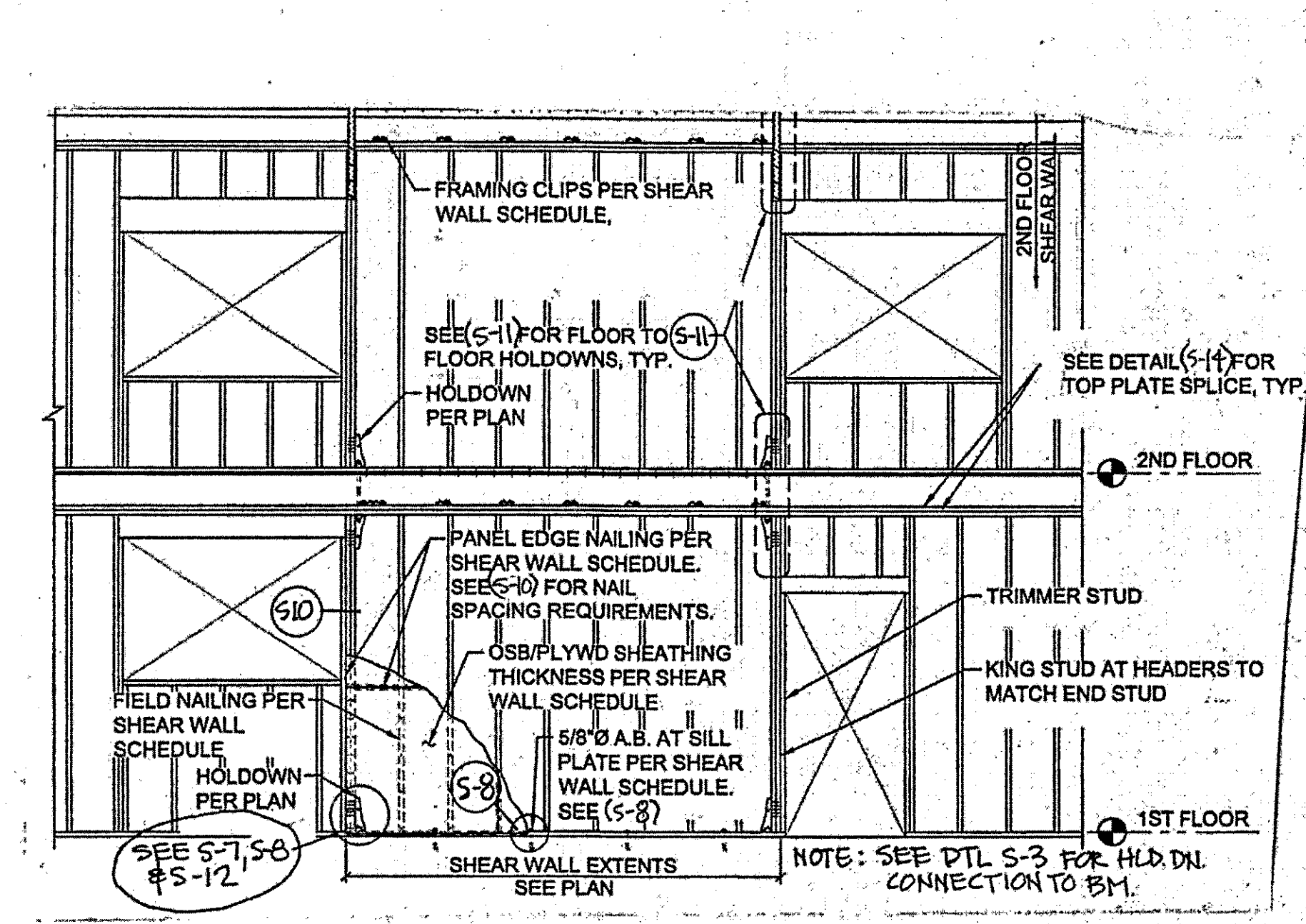
S12 DTL - BSMT. WALL HLD DN.
1/4"=1'-0"



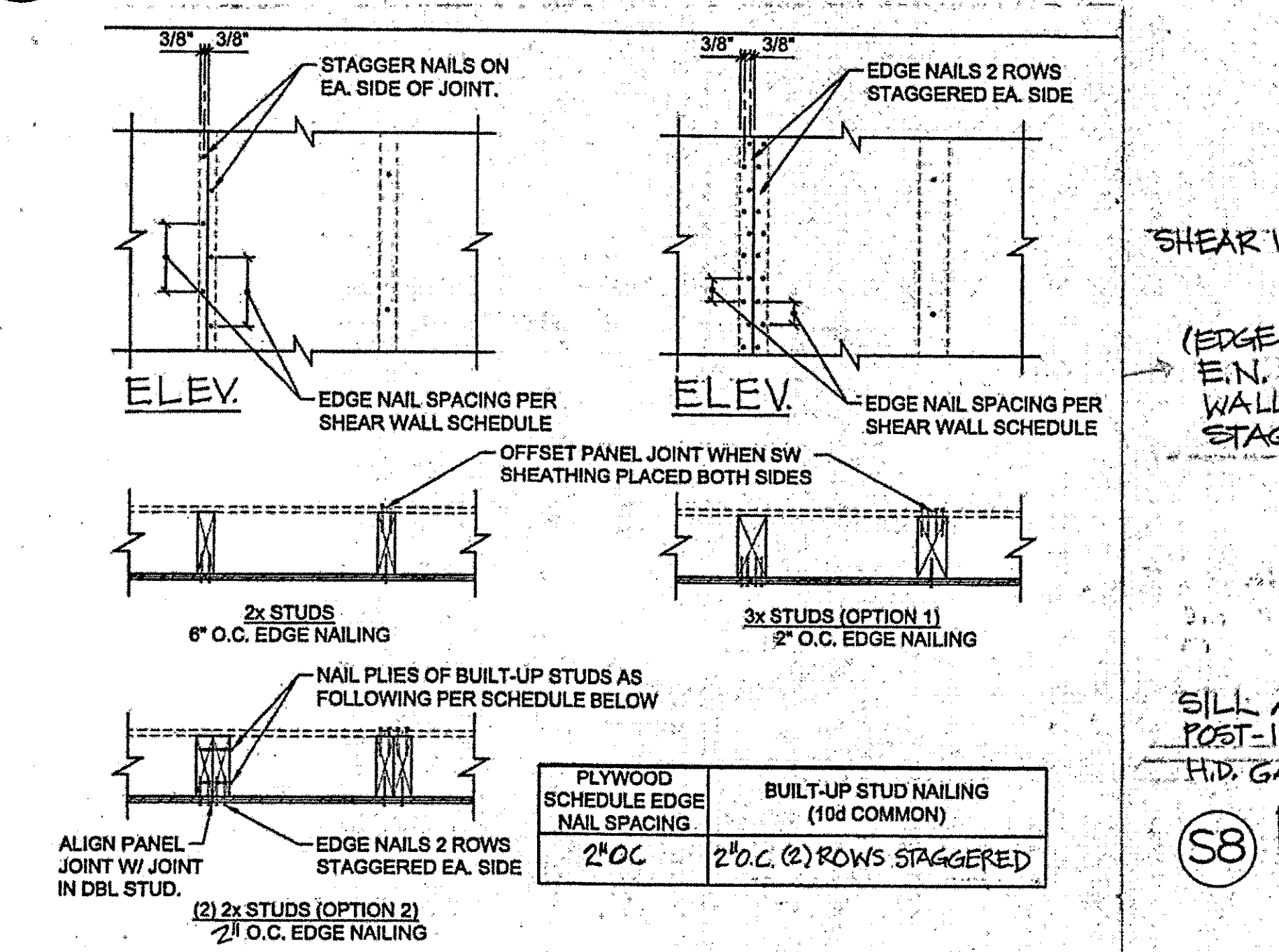
S13 DTL - EXT. SHEAR WALL - JT. SPACING
1"=1'-0"



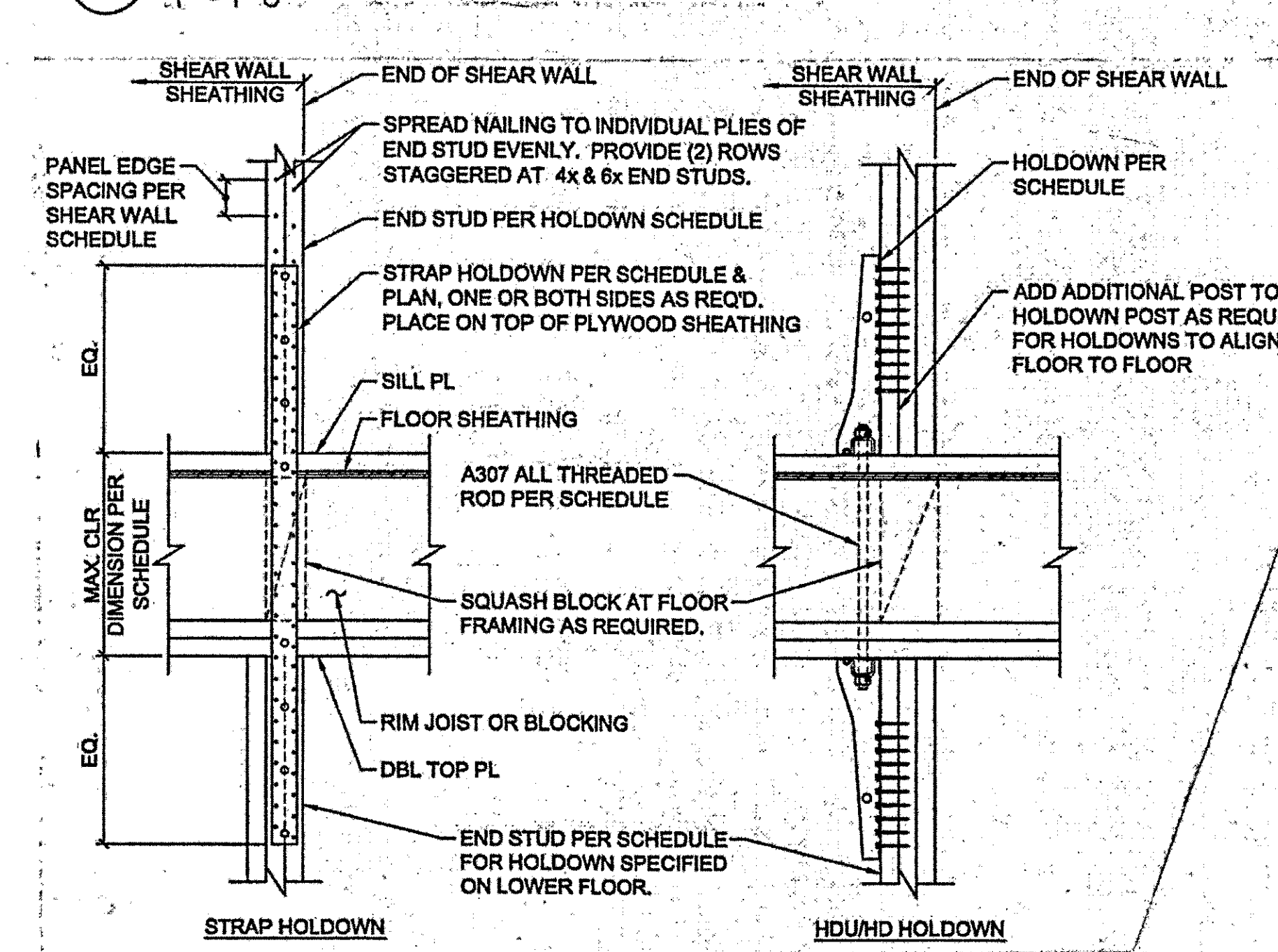
S14 DOUBLE TOP PLATE SPLICE
SCALE: NTS



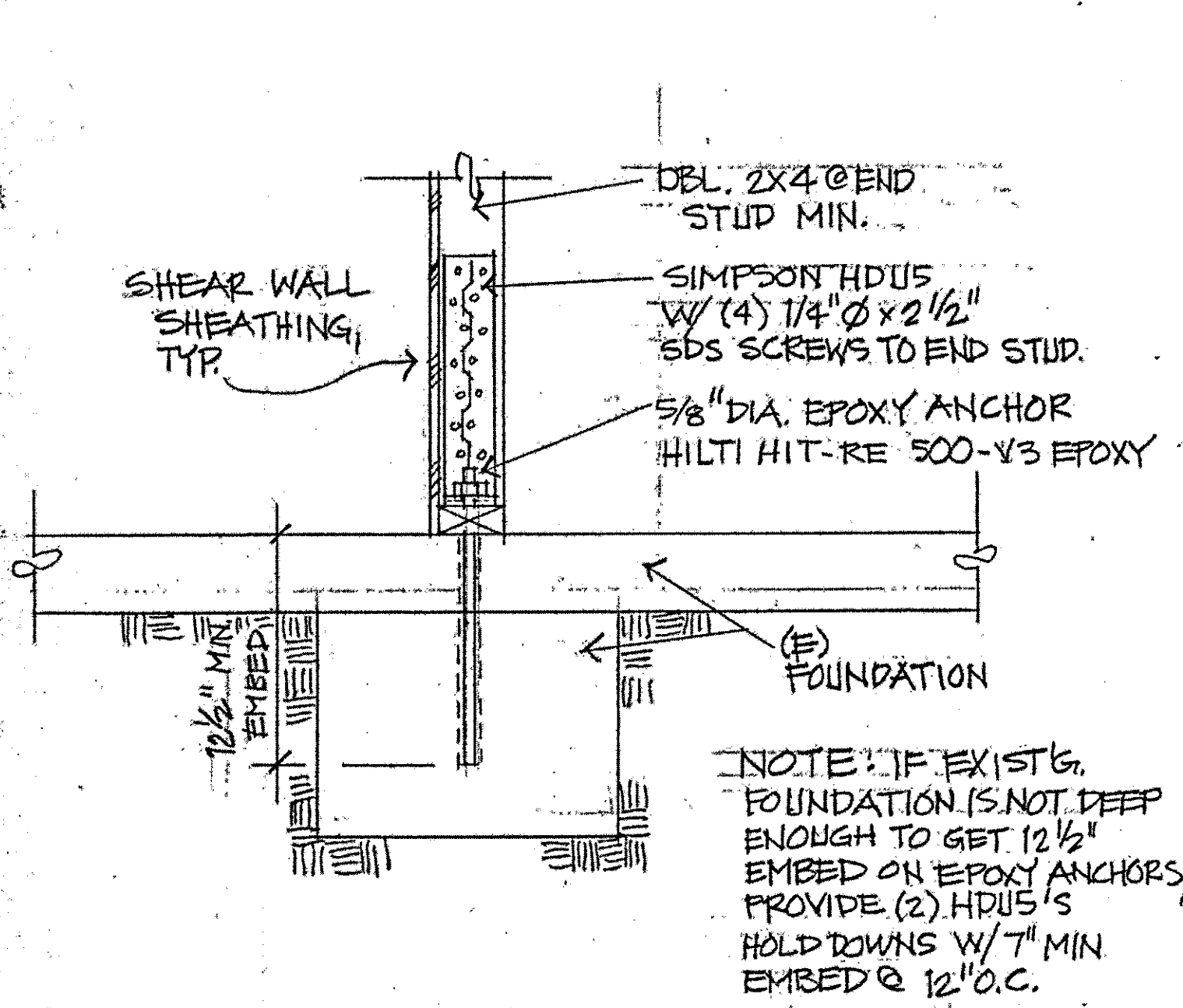
S19 ELEV. - TYP. SHEAR WALL
1/4"=1'-0"



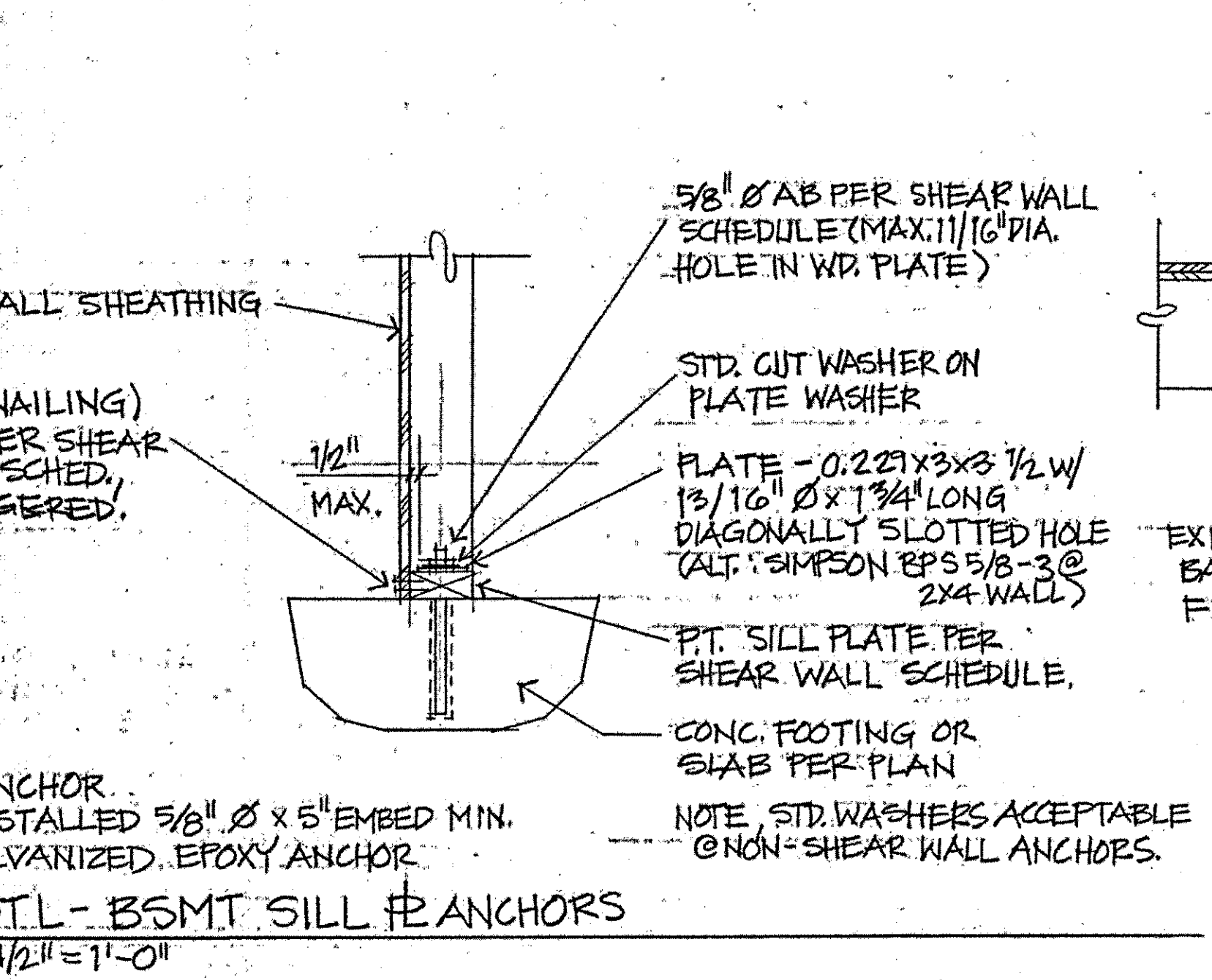
S10 DETAILS - SHEAR WALL NAILING
1"=1'-0"



S11 DETAIL - FLOOR HOLDN.
1"=1'-0"



S17 DTL. - BASEMENT SLAB HLDN.
1 1/2"=1'-0"



S18 DTL - BSMT SILL PL. ANCHORS
1 1/2"=1'-0"

DESIGN LOADING CRITERIA:

	DEAD LOAD	LIVE LOAD	SNOW LOAD
GRAVITY:			
ROOF	15 PSF	0 PSF	25 PSF
OFFICES	15 PSF	50 PSF	0 PSF

LATERAL:

WIND CRITERIA:

BASIC WIND SPEED (V₀) = 120 MPH (3 SECOND GUST)
WIND IMPORTANCE FACTOR = 1.0
EXPOSURE = B
DIRECTIONALITY FACTOR = 0.85
SURFACE ROUGHNESS CATEGORY = B

SEISMIC CRITERIA:

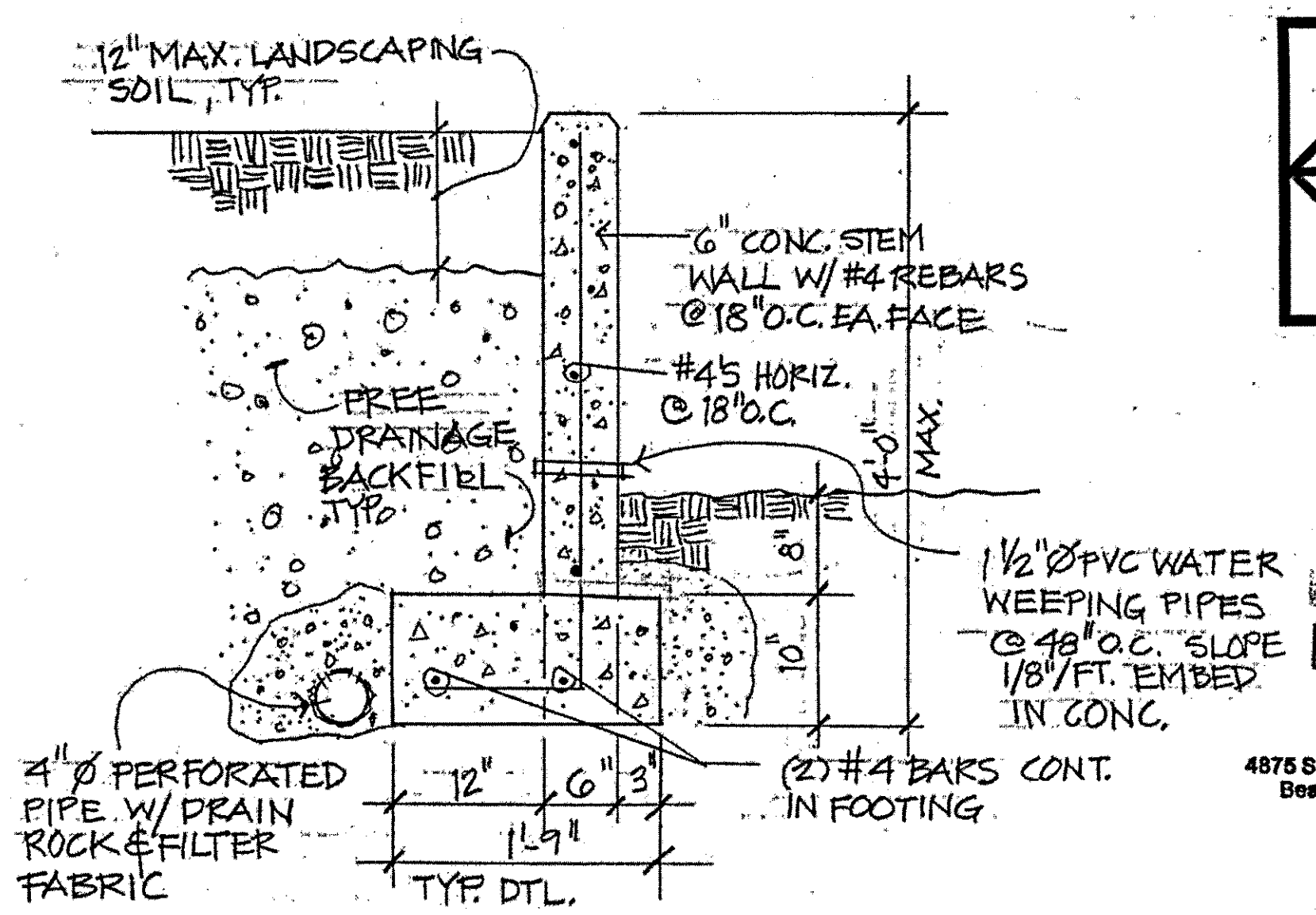
SITE CLASS = D
OCCUPANCY CATEGORY = II
SEISMIC DESIGN CATEGORY = D
SEISMIC IMPORTANCE FACTOR = 1.00
S_s = .995g S₁ = .413g S_{0.5} = .173g S_{0.1} = .437g
SEISMIC RESISTING SYSTEM: WOOD FRAMED SHEAR WALLS (R=8.5; Omega = 2.5)
REDUNDANCY FACTOR = 1.00
ANALYSIS METHOD = EQUIVALENT METHOD

GEOTECHNICAL CRITERIA:

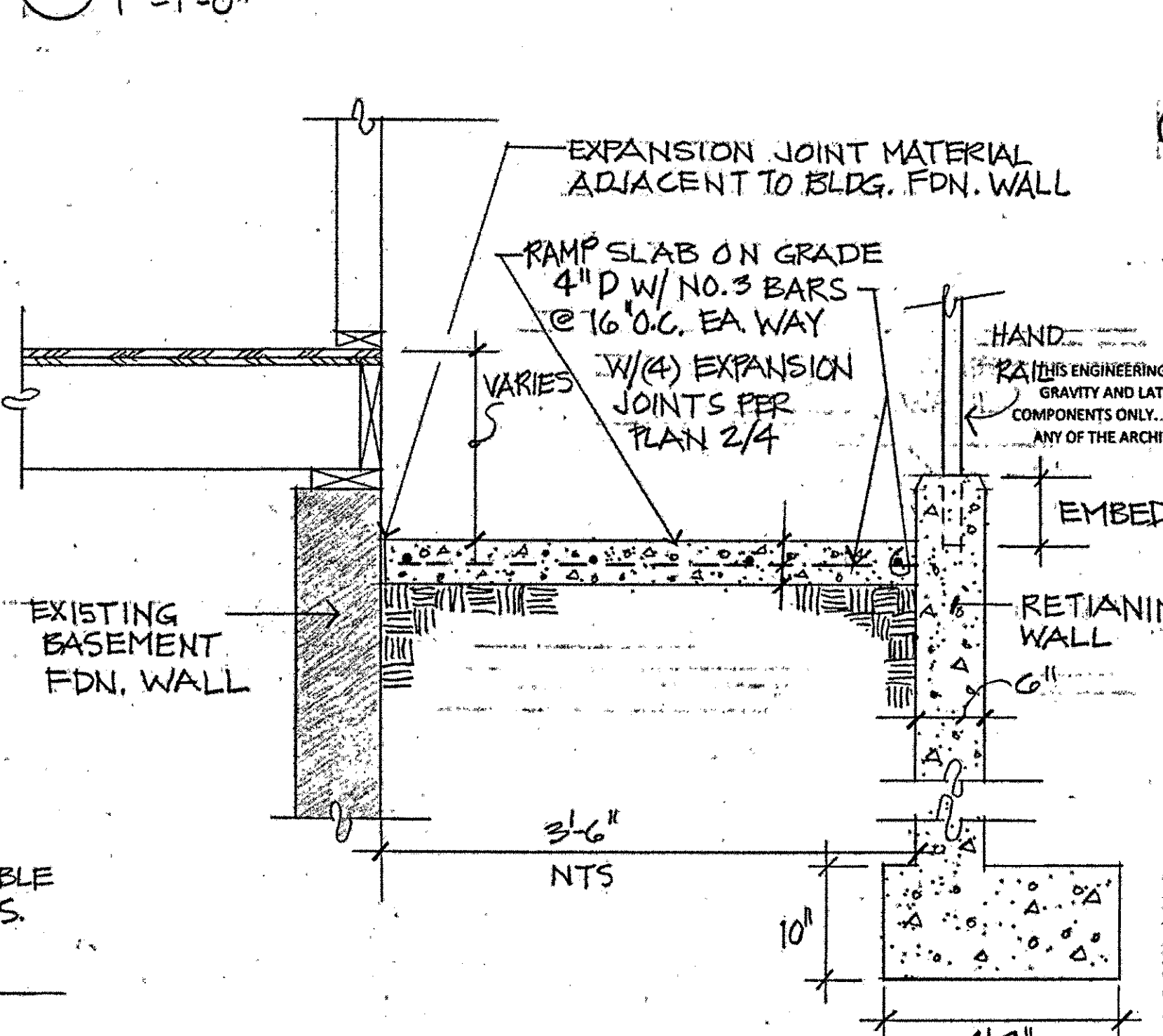
THE FOUNDATION DESIGN IS BASED ON IBC TABLE 1806.2 - PRESUMPTIVE LOAD-BEARING VALUES. NO GEOTECHNICAL REPORT IS AVAILABLE. UNKNOWN AND UNEXPECTED CONDITIONS MAY EXIST, SUCH AS EXISTING FILL MATERIALS, WATER SOURCES AND WEAK SUBGRADE MATERIALS. ALL FOOTINGS TO BEAR ON NATURAL, UNDISTURBED SOIL FREE OF ANY ORGANIC MATERIAL. THE CONTRACTOR SHALL NOTIFY THE OWNER IMPEDIMENTS RELATED TO THESE REQUIREMENTS ARE ENCOUNTERED.

ALLOWABLE SOIL-BEARING CAPACITY = 1.5 KSF (GRAVITY LOADS)
ALLOWABLE SOIL-BEARING CAPACITY = 2.0 KSF (GRAVITY + LATERAL LOADS)
FROST DEPTH = 18"
PASSIVE SOIL RESISTANCE = 150 PSF
COEFFICIENT OF FRICTIONAL RESISTANCE = 0.25
BRACED RETAINING WALL = 60 PCF
CANTILEVER RETAINING WALL = 40 PCF

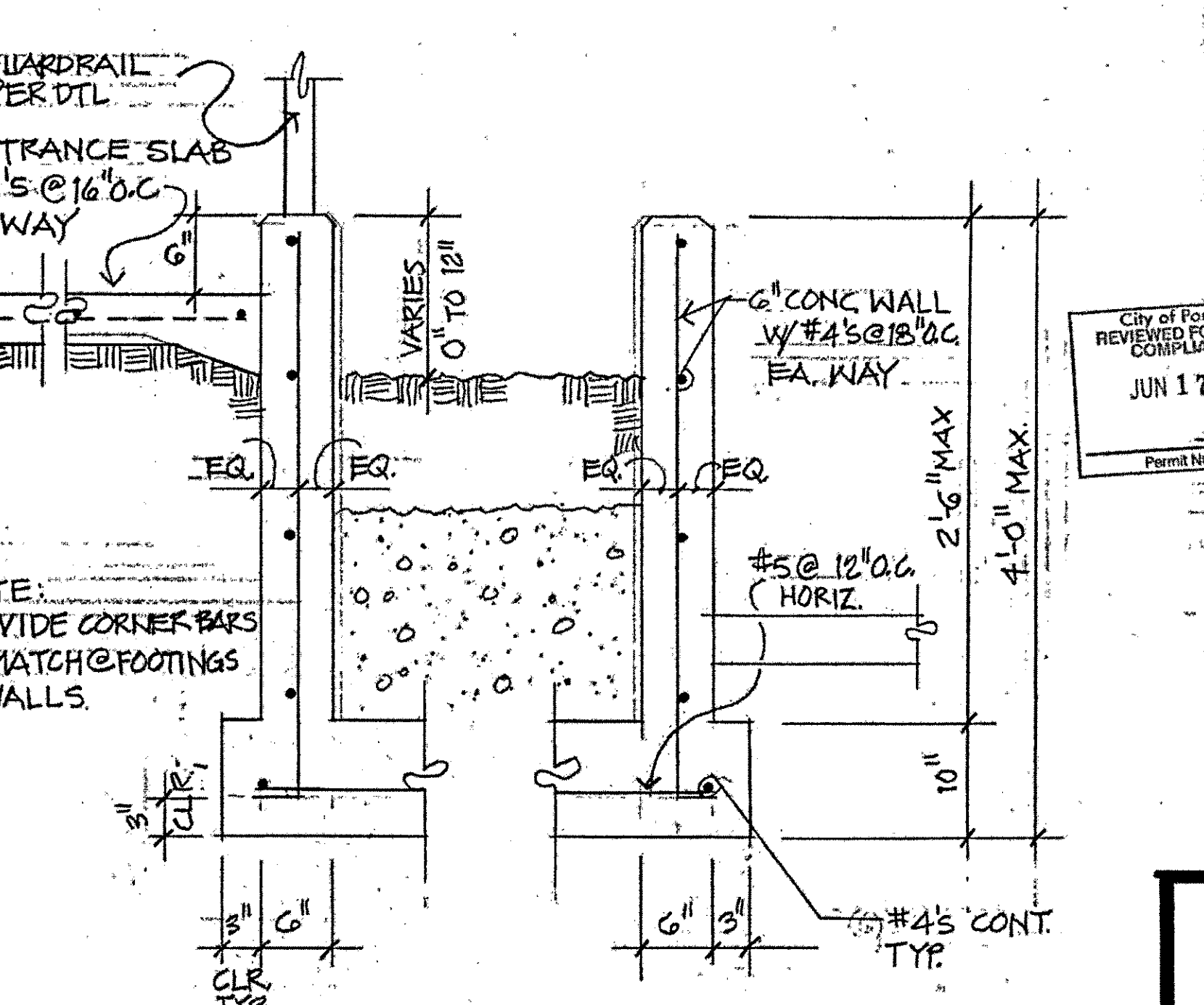
NOTE
THIS BUILDING HAS BEEN SEISMICALLY UPGRADED TO CONFORM TO THE 2014 OREGON STRUCTURAL SPECIALTY CODE.



S4 DETAIL - PLANTER WALLS
1"=1'-0"



S5 SECTION - RAMP SLAB
1"=1'-0"



S6 SECTION - PLANTER
1"=1'-0"

LANDSCAPING REQUIREMENTS

PER CITY OF PORTLAND ZONING CODE-CHAPTER 33
CHAPTER 33.140.225: MIN. LANDSCAPING REQD = 724 SF
SITE = 4,829 SF LOT X .15 (15%) = 724 SF

REQUIRED LANDSCAPING = 724 SF

PEDESTRIAN STANDARD = 242 SF
PARKING LOT LANDSCAPING = 28 SF
ADDITIONAL LANDSCAPING = 376 SF
TOTAL LANDSCAPING PROVIDED = 726 SF * MET REQ.

LANDSCAPING CALCULATIONS

PEDESTRIAN: WALKWAYS - 232 SF (418 ÷ 2 = 242)
PLAZA - 186 SF
PARKING LOT LANDSCAPING: 110 SF + 100 SF + 100 SF = 310 SF
ADD'L. LANDSCAPING: PLANTER - 106 SF
PER CODE: 15% OF BK. YD. - 240 SF
LOT - 4,829 SF = BK. YD. - 1,445 SF
724 SF MIN. LANDS. TOTAL LANDSCAPING PROVIDED = 726 SF

PLANTING SCHEDULE

NOTES:

- L-1 BACK YD. 42' X 16' = 51' DEEP AREA: (1)
REQUIRES: (2) MED. TREES + (3) SHRUBS + GRD. COVER
L-1 PARKING: 22' DEEP AREA: (2) & (3)
REQUIRES: (1) MED. TREE + GROUND COVER
L-2 PARKING: 17' DEEP: (4)
REQUIRES: (1) MED. TREE + 3' H. CONT. HEDGE + GRD. COVER
(1M) = MEDIUM TREE W/ CANOPY FACTOR 40-90 UNITS

TREE MARK	NO. COMMON NAME	SCIENTIFIC NAME
RM	(3) BOWHALL RED MAPLE	ACER RUBRUM
OA	(1) OREGON ASH	FRAXINUS LATIFOLIA
DR	(2) DAWN REDWOOD	METASEQUOIA
		GLYPTOSTROBILDES
SHRUB		
R	(4) RHODODENDRON	
BW	(1) BOXWOOD 'GRAHAM LANDY'	BUXUS SEMPERVIRENS
AZ	(2) AZALEA	

GROUND COVER

KI KINNIKINICK - 'BEARBEARY' ARCTOSTAPHYLOS
UVA - URSA
INT. BIKE RACK: DERO "ULTRA SPACE SAVER" 1" OD. 11 GA. TUBE STL.
W/ 1/2" STL. ROUND BAR HANGER W/ 1/4" X 2 1/2" FLANGE
SCREWED INTO STUDS

OCCUPANT LOAD CALCULATIONS TABLE 1004.1.2

WAITING AREA	15 SF/PERSON	= 349 SF	÷ 15	24 PERSONS
LUNCH RM.	15 "	= 336 SF	÷ 15	23
BUSINESS AREA	100 "	= 2,642 SF	÷ 100	27
STORAGE	300 "	= 259 SF	÷ 300	1
TOTAL = 3,586 SF		75 OCCUPANTS		

ASSESSABLE IMPROVEMENTS - 25% RULE

1. WIDENING (16) DOORWAYS TO 3'-0" WIDTH
2. REPLACE (16) DOORS (3/0 W) W/ (16) LATCH SETS
3. PROVIDE (N) HANDICAP RAMP W/ GR & HRS PER CODE #100 LANDING
4. PROVIDE HANDICAP PARKING
5. REPLACE (2) (E) BATH W/ (1) (N) HANDICAP REST RM. CODE COMPLIANT

MAX. ALLOWABLE WALL OPENING CALCULATIONS TABLE 705.8

FOR FIRE SEPARATION OF 5' TO 2' 10" UNPROTECTED, NON-SPRINKLERED,
EQUALS 10% OPENINGS ALLOWABLE PER ENTIRE FLOOR,
WEST ELEVATION

2ND FLR. AREA = 208 SF X .10 = 20.8 SF ALLOWABLE OPENINGS
ALLOWABLE (2) EXIST'G. WINDOWS: 2' X 4' = 8 SF X 2 = 16 SF OPNG.
1ST FLR. AREA = 343 SF X .10 = 34.3 SF ALLOWABLE
ALLOWABLE (2) (E) WINDOWS: 2' - 6" X 6' = 15 SF X 2 = 30 SF OPNG.
BSMT FLR. AREA = 67.3 SF X .10 = 6.73 SF ALLOW.
ALLOWABLE (2) (E) WIN.: 2' - 10" X 1' - 2" = 33 SF X 2 = 66 SF OPNG

EAST ELEV.

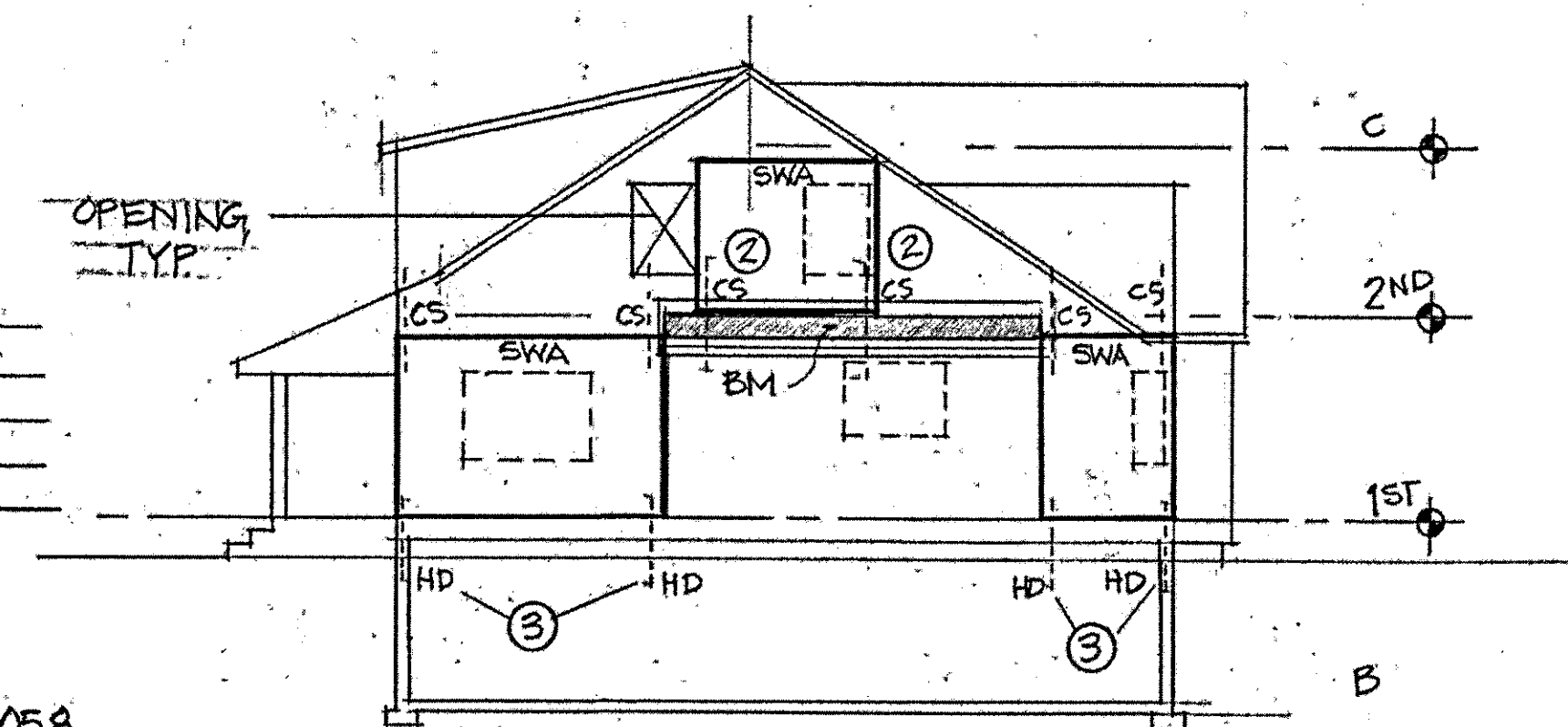
2ND FLR. AREA = 208 SF = 20.8 SF ALLOWABLE
ALLOWABLE (1) (E) WIND.: 3' X 4' = 12 SF OPNG.
BSMT FLR. AREA = 67.3 SF = 6.73 SF ALLOW.
ALLOWABLE (1) (E) WIND.: 3' X 3 SF OPNG

ALLOWABLE PLUMBING FIXTURES - 3 OCCUPANCY

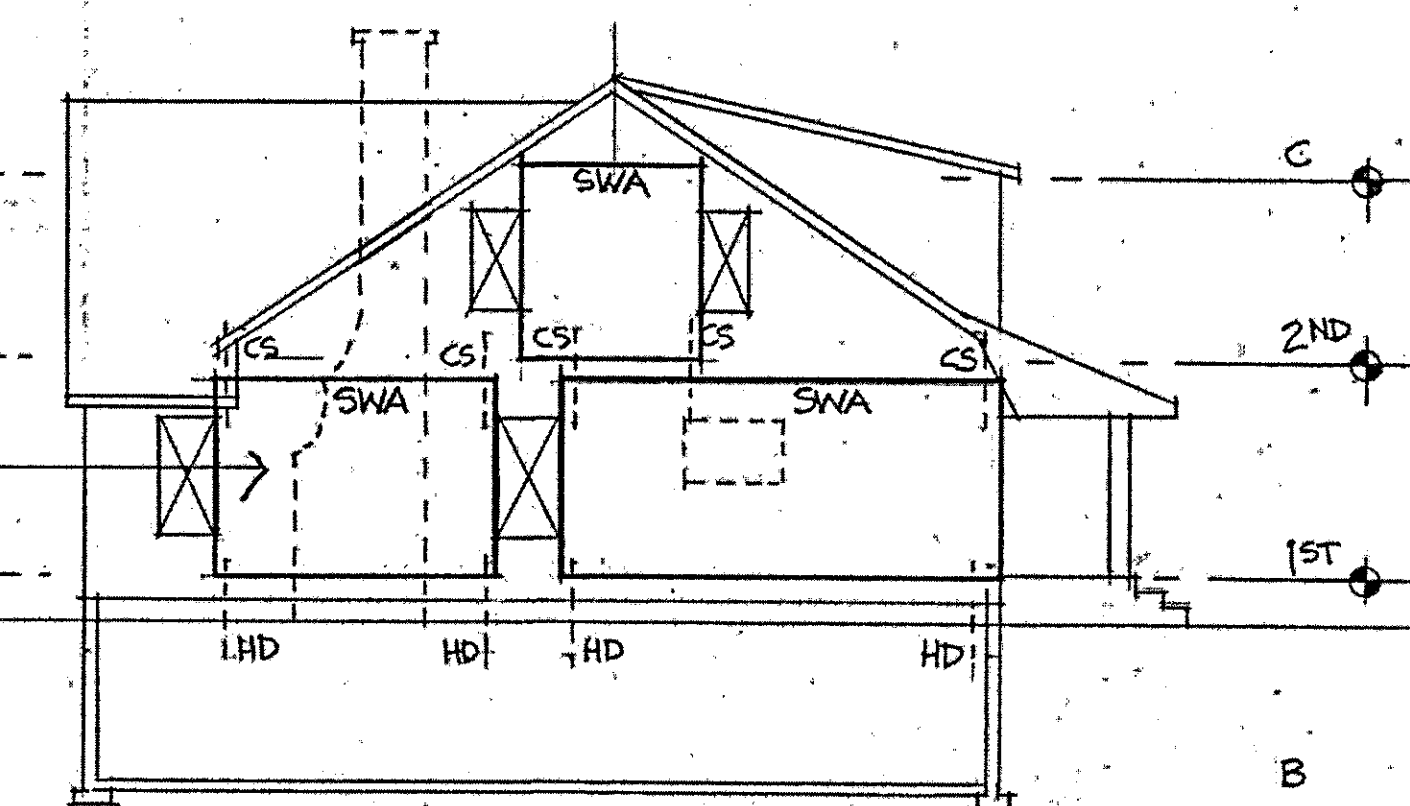
REQUIRED NO. OF FIXTURES - PER TABLE 2902.1
W.C. - (1) REQ'D. PER 1ST 25, THEN (1) PER NEXT 50 PEOPLE. WALL - A, TYP.
• APPROVED - WE HAVE (3) W.C.'S
LAVATORIES - (1) REQ'D. PER 1ST 40, + (1) PER 40 PEOPLE = (2) PER 80
• APPROVED - WE HAVE (4) LAV'S.

BIKE RACK - SPECIFICATION

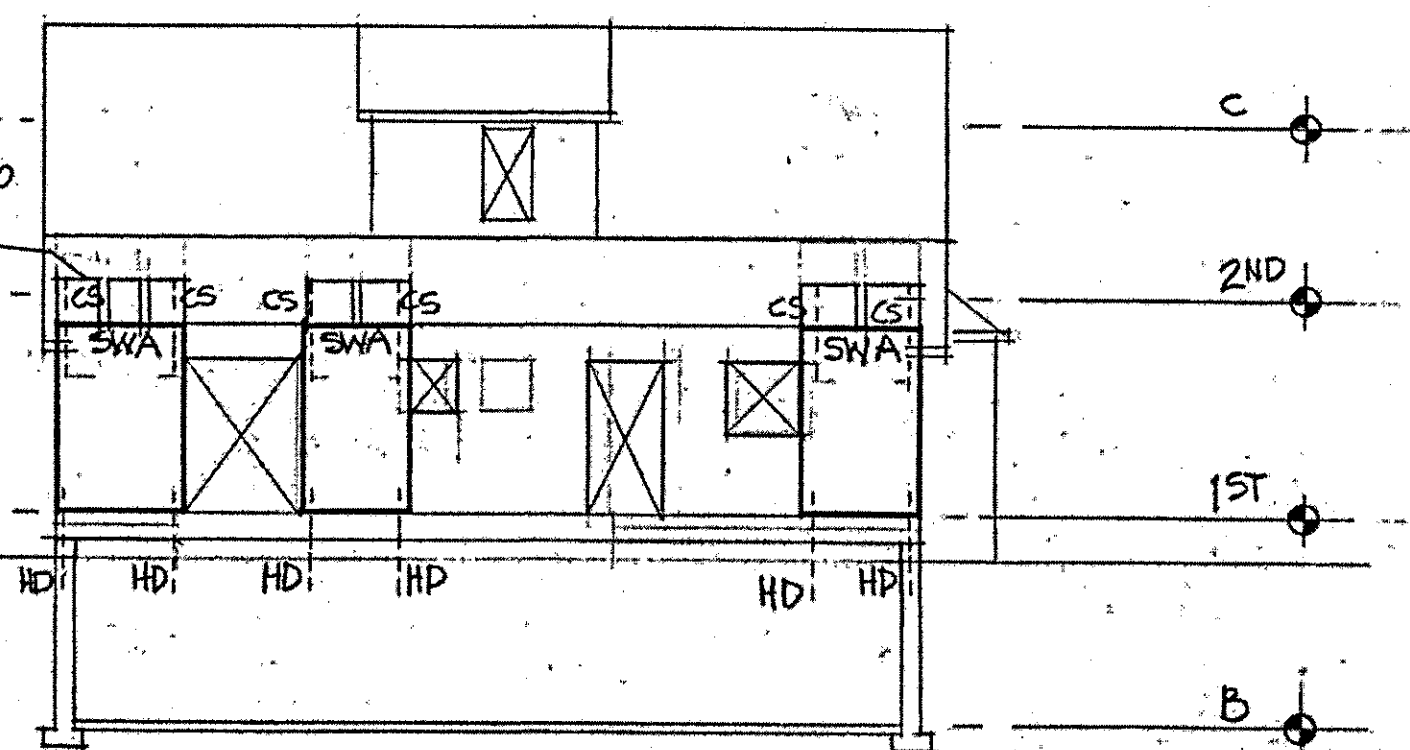
EXTERIOR B.R.K.'S - 1#2: DERO "DOWNTOWN RACK" 2" X 2" X 3/16"
SQUARE TUBE STL. THAT BOLTS TO CONC. SLAB THRU
(2) 2 1/2" X 6" X 1/4" FOOT. PL'S



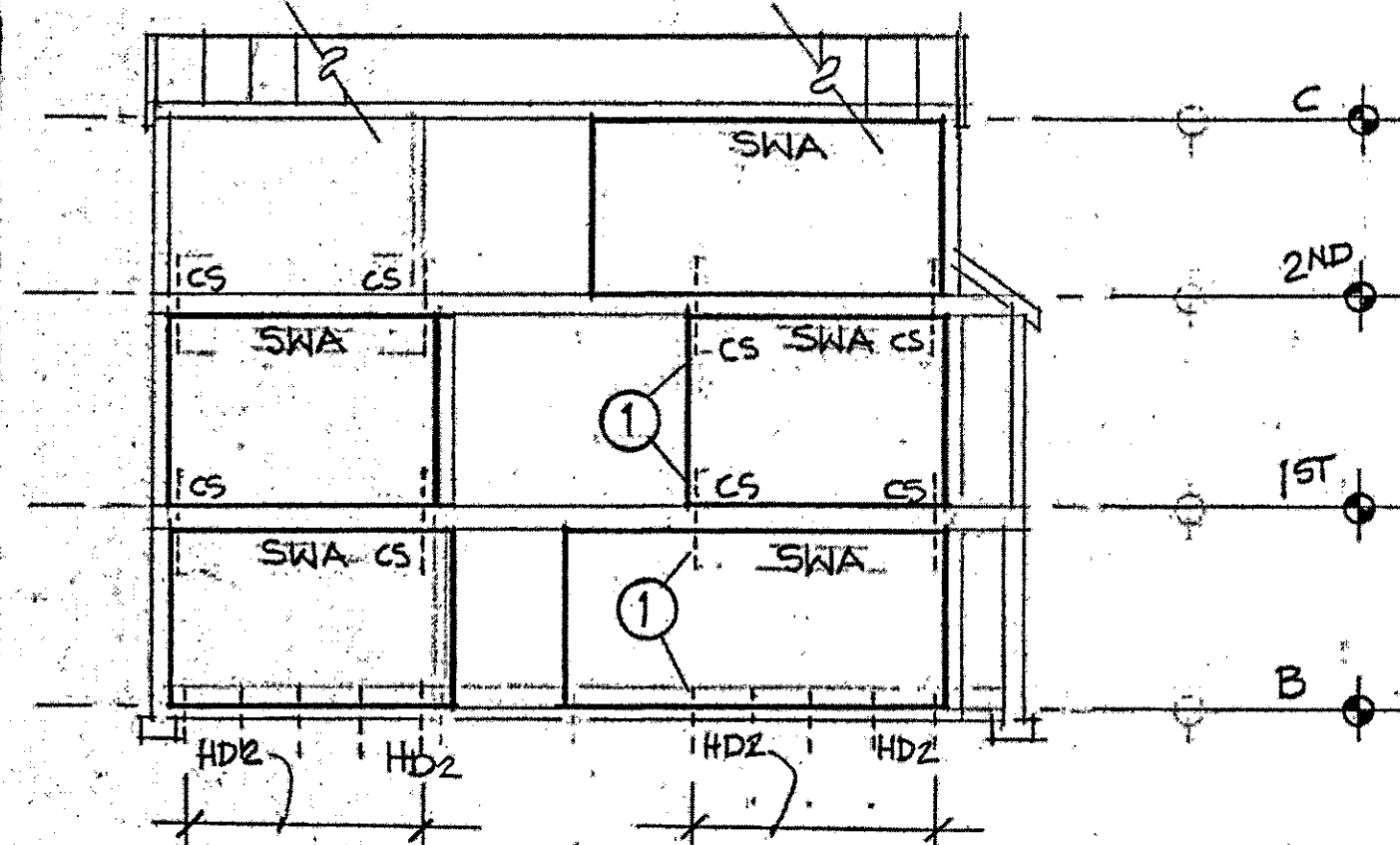
1 EAST ELEVATION - EXTERIOR SHEAR WALLS
1/8" = 1'-0"



2 WEST ELEV. - EXT. SHR. WALLS
1/8"



3 SOUTH ELEV. - EXT. SHR. WALLS
1/8" = 1'-0"



4 SECTION - INTERIOR SHR. WALLS
1/8" = 1'-0"

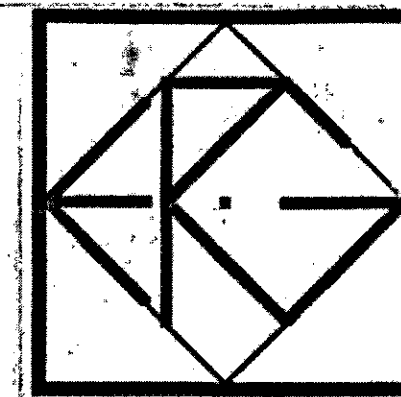
SHEET NOTES

1. ON INTERIOR WALL (SECTION 4/6) LINE THE END STUDS SHOULD BE ALIGNED AS BEST AS POSSIBLE FROM FLR TO FLR. THE SHORTEST WALL OF THE THREE FLOORS SHOULD GOVERN THE HDN. LOCATIONS ON THE OTHER LEVELS.
2. CS - 14 STRAPS TO (E) BM. PER DTL'S.
3. HOLD DNs. TO BASEMENT WALLS, PER PLAN.

NOTE

CS - CS 14 STRAP HDN.
HD - HOLD DN. PER DTL'S 12
HDZ - HDN. PER DTL'S 7

City of Portland
Bureau of
Development Services
By *Hebert* Date: 5-30-19
Approved by
Planning and Zoning Review



AAI Engineering
4875 SW Griffith Drive, Suite 300
Beverton, Oregon 97005
503-620-3030

ERIC GAMER
DESIGN

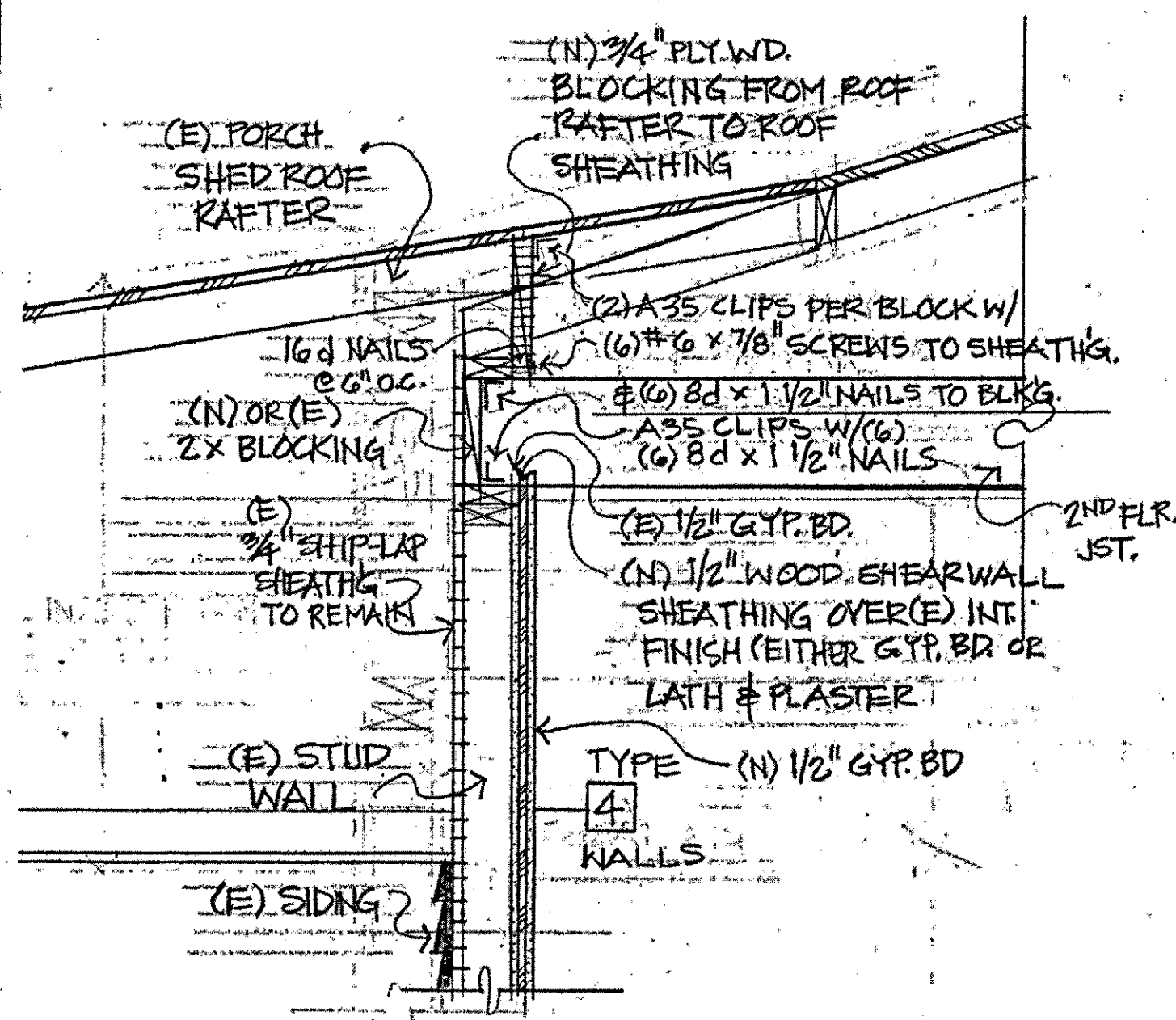
THIS ENGINEERING STAMP IS LIMITED TO THE
GRAVITY AND LATERAL STRUCTURAL DESIGN
COMPONENTS ONLY. THIS STAMP DOES NOT COVER
ANY OF THE ARCHITECTURAL ASPECTS OF THIS
DESIGN.

ON THIS SHEET, THIS STAMP COVERS WALL
ELEVATIONS 1 THROUGH 4 ONLY

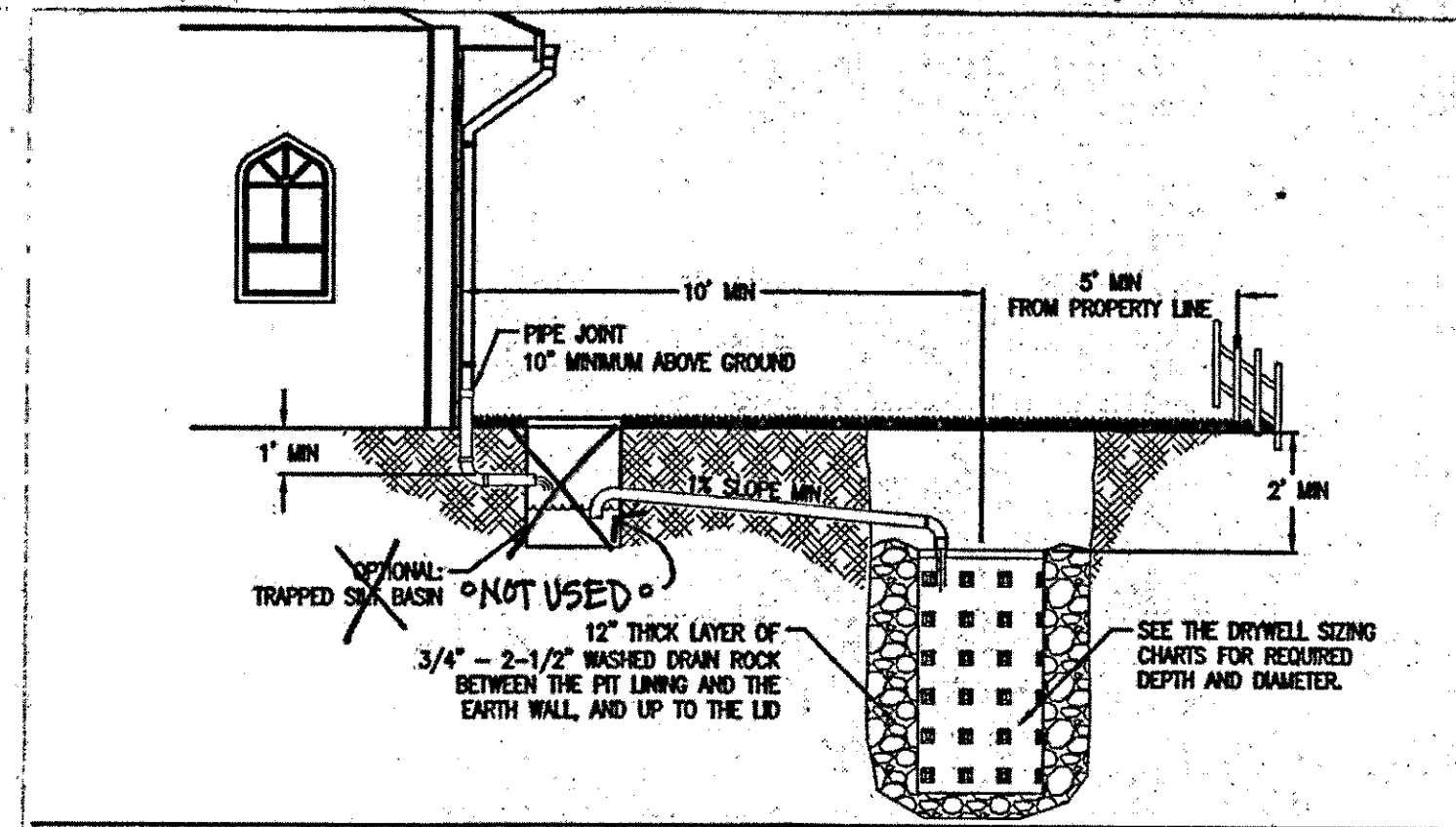
HEBERT REMODEL

RECEIVED
MAY 22 2019
BDS
DOCUMENT SERVICES

DATE
10.31.18
11.5.18
11.13.18*
12.5.18
1.25.19*
3.12.19
4.11.19
5.17.19



6 ROOF SHEATHING BLOCKING
1/16" = 1'-0"



1. Provide protection from all vehicle traffic, equipment staging, and foot traffic in proposed infiltration areas prior to, during and after construction.

2. Siting: Offerer: Gravelly sand, gravelly loamy sand or other equally porous material must occur in a sloping infiltration area within 12' of the ground surface. Drywell shall not be placed where base of facility has less than 5' of separation to water table.

3. Sizing: Exhibit 2-36 is used to size the drywell(s) based on impervious areas.

4. Top of drywell must be below lowest finished floor.

5. Setbacks: Drywell must be 10' from foundations, 5' from property lines, and 20' from creeks.

6. Piping must be cast iron, ABS or PVC. 3" pipe required for facilities draining up to 1500 sf, otherwise 4" minimum pipe. Uniform Plumbing Code also applies.

7. Trapped SRI Basins: Optional for roof runoff or pedestrian only paved areas.

DRY WELL Simplified Design Approach NO. SW-180 7-1-16

STORMWATER MANAGEMENT TYPICAL DETAILS

5 DRY WELL - SPEC'S & DETAILS
NTS