



# City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7300 • [www.portlandonline.com/bds](http://www.portlandonline.com/bds)



## Simple Site Erosion Control Requirements Form

Project or Permit Number 07-185799 - Ten Permits Total - Batch  
 Project Address 519 NE AINSWORTH - AINSWORTH - GRAND TERRACE  
 Name of Responsible Party (print) DENNIS WALSH Island Sky Corp  
 Day Phone (503) 445-0445 FAX \_\_\_\_\_ email dennis@eastbhangroai.com

**Erosion control inspections are required and it is your responsibility to request these inspections.**

Erosion control measures are required on this site. Because of the size and slope, a drawn plan is not required. Erosion Control Measures and inspections are required prior to beginning foundation excavation. This form may only be used for simple sites:

1. Flat (less than 10% slope before development)
2. More than 50 feet from a wetland or waterbody
3. Outside an environmental or greenway zone
4. Less than 10,000 sq. ft. of ground disturbance
5. Not a land division of 10,000 sq. ft. or more

This is an agreement that the applicant and/or responsible parties will use erosion control during this project as required. The applicant and/or responsible party must sign this form to comply with Section 10.40.020 of the Code. Details for the measures outlined below are located in the City of Portland Erosion Control Manual, available at either the Development Services Center or on our Web site at [www.portlandonline.com/bds](http://www.portlandonline.com/bds)

Minimum Erosion Control Requirements	Additional Requirements
1. Temporary sediment control (silt fences, bio-filter bags or fiber rolls, storm drain inlet protection).	Prevent the transport of sediment from the site (Manual Sections 2-2 and 4-2) Call for #200 inspection. These items must be provided even with undisturbed vegetative buffers as allowed by manual.
2. Stabilize access points by installing a gravel construction entrance. Do not use rock or dirt ramps in the gutter, use a wood ramp if needed to get over curb.	Limit construction vehicle access, whenever possible, to one route. Stabilize access points. Provide street cleaning by sweeping or shoveling any sediment that may have been tracked out. Place sediment in a suitable disposal area where it will not erode again. (Manual Sections 2-2 and 4-1)
3. Stabilize all soils, including stockpiles that are temporarily exposed. Use one or more of the temporary soil stabilization Best Management Practices (BMP's): temporary grasses, mulch applications, erosion blankets, plastic sheeting, plus dust control measures.	Soil Stabilization (Manual Sections 2-2 and 4-4)
4. Maintain erosion controls identified in requirements 1 through 3 above according to specifications prescribed in manual.	Inspect and maintain required erosion and sediment controls to ensure continued performance of their intended function. (Manual Chapters 4 and 5)
5. Comply with the necessary development activity controls, including controls for fuel spill control, waste removal, concrete waste management or painting preparation.	During construction, prevent the introduction of pollutants in addition to sediment into stormwater. (Manual Section 5)
6. Use one or more of the following to permanently stabilize soils before final building inspection: Permanent vegetative cover, mulch applications or application of sod.	After construction but before project completion, permanently stabilize all exposed soils that have been disturbed during construction. (Manual Sections 4-4)
7. Prevent sediment from entering all storm drains, including ditches, which receive runoff from the disturbed area	Remove temporary drain inlet protection measures after final site clean-up. Call for #210 inspection.
8. Post signage on-site that identifies the City's Erosion Control complaint number	The sign will be provided upon approval of the pre-construction inspection. It must be maintained on-site until the final inspection.

**You must request a preconstruction erosion control inspection prior to construction.  
 Call 503-823-7000 and request a #200 inspection using your IVR number.**

I agree to meet each requirement and use appropriate erosion control measures as outlined above to prevent erosion and sedimentation from leaving the site of project/permit number referenced. I understand that all inspections are still required, and that failure to install or maintain adequate measures may result in a re-inspection fees or additional fines. A permanent erosion control inspection #210 will be required prior to a final building inspection.

Signature of Responsible Party  
 Property Owner or Owner's Agent

*[Signature]*

Date

6/14/12



# CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

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## Residential Batch Intake Worksheet

Permit Number(s) (Staff Use):

### Instructions

- Complete **one** Batch Intake Worksheet for **each** structure type.
- Provide four (4) sets of plans. Each set of plans will include a site plan (incorporating landscaping, civil, storm water management, and erosion control) architectural drawings and structural drawings for each structure type.
- Bring the completed Batch Intake Worksheet(s) and the four (4) sets of plans to Permitting Services, attention Permitting Services Team Leader, 2nd floor of the Bureau of Development Services. For further questions please contact Permitting Services at 503-823-7357

### Contact Information

Applicant Name Dennis Walsh - c/o Island Sky Development Corporation  
Address 10260 SW Greenburg Rd, Suite 900  
City Portland State OREGON Zip Code 97223  
Day Phone (503) 535-6787 FAX (503) 802-7799 e-mail dwalsh@nwmoortgage.com  
Contractor Name Oak custom Contractors, Inc CCB# 55079

### Project Information

Address <u>519 NE Ainsworth St.</u>	
Applicable Land Use Review (LU) Numbers <u>LU-05-172336 LDS, PD</u>	
Existing Tax Account Numbers <u>R100823</u>	
New Tax Account Numbers, if applicable (attach County printout) <u>TBD</u>	
Will there be any demolition of existing structures on the lot? <u>Finalized</u> <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <u>Permit # 05-136834</u>	
If yes, what will be demolished?	<input checked="" type="checkbox"/> Single family residence with basement <input checked="" type="checkbox"/> Garage
Valuation for demo: \$ <u>8000</u>	<input type="checkbox"/> Single family residence without basement <input type="checkbox"/> Accessory structure
What is the site development valuation? (valuation includes grading, shared driveway, landscaping and shared infrastructure) <u>All ten units</u> \$ <u>200,000</u>	

### Due Diligence

Has the Planning and Zoning Neighborhood Contact form been completed?	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Contact Planning and Zoning at 503-823-7526 for further information.	
Are you designing to townhouse standards with the intent to convert to rowhouses?	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Have you consulted with: PDOT? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	BES? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no Water? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no

### Unit Information unit #6

Total number of units for this structure type: <u>one</u>	Square footage for this structure type
Number of bathrooms, typical for this unit type only: <u>3.5</u>	Living area: <u>2262</u> Basement <u>2</u>
Valuation typical for this unit type only: <u>180,000</u>	Garage/carport <u>257</u> <input checked="" type="checkbox"/> attached <input type="checkbox"/> detached

### To what code is the structure designed?

- ☐ **Townhouse:** single family dwelling unit, in a row of attached units on a single tax lot designed to ORSC, Section 317.2.
- ☒ **Rowhouse:** single family dwelling unit, in a row of attached units separated by property lines designed to ORSC, Appendix O
- ☐ **Duplex:** two unit single family dwelling, on a single tax lot designed to ORSC, Section 317
- ☐ **Single Family Residence:** single family dwelling designed to IRC



# CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

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New Tax Account Numbers, if applicable (attach County printout) <u>TBD</u>	
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If yes, what will be demolished?	<input checked="" type="checkbox"/> Single family residence with basement <input checked="" type="checkbox"/> Garage
Valuation for demo: \$ <u>8000</u>	<input type="checkbox"/> Single family residence without basement <input type="checkbox"/> Accessory structure
What is the site development valuation? (valuation includes grading, shared driveway, landscaping and shared infrastructure) <u>All ten units</u> \$ <u>200,000</u>	

### Due Diligence

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Are you designing to townhouse standards with the intent to convert to rowhouses?	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Have you consulted with: PDOT? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	BES? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no Water? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no

### Unit Information

Total number of units for this structure type: <u>one</u>	Square footage for this structure type
Number of bathrooms, typical for this unit type only: <u>2.5</u>	Living area: <u>2006</u> Basement <u>X</u>
Valuation typical for this unit type only: <u>170,000</u>	Garage/carport <u>X</u> <input type="checkbox"/> attached <input type="checkbox"/> detached

### To what code is the structure designed?

- ☐ **Townhouse:** single family dwelling unit, in a row of attached units on a single tax lot designed to ORSC, Section 317.2.
- ☒ **Rowhouse:** single family dwelling unit, in a row of attached units separated by property lines designed to ORSC, Appendix O
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# CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

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10 units

A

## Residential Batch Intake Worksheet

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Have you consulted with: PDOT? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no	BES? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no      Water? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no

### Unit Information

unit # 1, 2, 3, 4, 5, 7, 8, 9

Total number of units for this structure type: <u>8</u>	Square footage for this structure type
Number of bathrooms, typical for this unit type only: <u>2.5</u>	Living area: <u>1881</u> Basement <u>2</u>
Valuation typical for this unit type only: <u>170,000</u>	Garage/carport <u>632</u> <input checked="" type="checkbox"/> attached <input type="checkbox"/> detached

### To what code is the structure designed?

- ☐ **Townhouse:** single family dwelling unit, in a row of attached units on a single tax lot designed to ORSC, Section 317.2.
- ☒ **Rowhouse:** single family dwelling unit, in a row of attached units separated by property lines designed to ORSC, Appendix O
- ☐ **Duplex:** two unit single family dwelling, on a single tax lot designed to ORSC, Section 317
- ☐ **Single Family Residence:** single family dwelling designed to IRC



AFTER RECORDING RETURN ORIGINAL TO:

plc → DENNIS WALSH  
ISLAND SKY DEVELOPMENT CORPORATION  
9020 SW Washington Square Rd., Suite 350  
Portland, Oregon 97223

AFTER RECORDING RETURN COPY TO:

LAND USE REVIEW DIVISION  
BUREAU OF DEVELOPMENT SERVICES  
1900 SW Fourth Avenue, Suite 4500  
Portland, Oregon 97201

Multnomah County Official Records  
R Weldon, Deputy Clerk

2012-112032



\$61.00

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09/06/2012 10:38:10 AM

1R-COVNT

Pgs=5 Stn=11 ATWJH

\$25.00 \$11.00 \$15.00 \$10.00

### COVENANT ENSURING AMENITIES (LU 05-172336 LDS, PD)

WHEREAS, Island Sky Development Corporation (Owner) intends to construct ten attached row-houses (the Project) platted on real property located at 6092 NE Grand, 6080 NE Grand, 6068 NE Grand, 6053 NE Grand, 6044 NE Grand, 6032 NE Grand, 6020 NE Grand, 511 NE Ainsworth, 513 NE Ainsworth, 515 NE Ainsworth (the Property) and legally described as: Lots 1,2,3,4,5,6,7,8,9,10 of Ainsworth-Grand Terrace subdivision in the City of Portland, County of MULTNOMAH and State of Oregon, and intends to exceed the density allowed by the underlying zoning on the Property as permitted in Portland City Code (PCC) Section 33.120.265 (Amenity Bonuses).

WHEREAS, the City of Portland (City) will allow development of the Project with the excess density on the Property so long as Owner enters into a restrictive covenant ensuring the amenities which justify the excess density are actually provided and continuously maintained in good, useable, and safe condition as required by PCC 33.120.265.B.6 and 33.700.060.

WHEREAS, the City of Portland Zoning allows 5 units on the R2 zone section of the Property; 2 bonus units are allowed if certain amenities are provided for units in the R2 zone. A total of 10 units have been approved for the Property through LU: 05-172336 LDS, PD.

IT IS HEREBY AGREED in consideration of the City's approving residential density exceeding the density allowed by the underlying R2 zone on the Property and issuing a building permit for the Project, Builder agrees to and covenants that:

1. Builder will construct the following amenities for units in the R2 zone ( lots 6,7,8,9,10 on final plat of Ainsworth-Grand Terrace) consistent with all applicable requirements of the Code of the City of Portland, Oregon as shown in site plans, drawings, and other relevant documents submitted and approved in conjunction with the issuance of building permit numbers;  
  
2007-185806 RS (6032 NE Grand, Tax # R628782, Lot 6, of Ainsworth-Grand Terrace)  
  
2007-185807 RS (515 NE Ainsworth, Tax # R628783, Lot 7, of Ainsworth-Grand Terrace)  
  
2007-185808 RS (513 NE Ainsworth, Tax # R628784, Lot 8, of Ainsworth-Grand Terrace)  
  
2007-185809 RS (511 NE Ainsworth, Tax # R628785, Lot 9, of Ainsworth-Grand Terrace)  
  
2007-185811 RS (6020 NE Grand, Tax # R628786, Lot 10, of Ainsworth-Grand Terrace)
2. These amenities are:

- A. A bonus of ten (10) percent is earned by the installation of the crime prevention measures for units in the R2 zone section, in accordance with criteria specified as items 1 through 6 of the Portland Police Bureau's "Minimum Security Recommendations" and lighting standards, and documented in plans and letter of agreement with the Planning and Support Division of the Portland Police Bureau.
  - B. A bonus of five (5) percent is earned by providing larger outdoor areas at twice the base standard of 48 square feet for units in the R2 zone section, (at least 96 square feet will be provided on lots 6, 7, 8, 9, and 10) as shown on the approved plans.
  - C. A bonus of ten (10) percent is earned by providing 3 bedroom units for at least 20% of the developments units, ( lots 6 and 10) as shown on the approved plans.
  - D. A bonus of five (5) percent is earned by providing minimum dimensions of storage area as amenities for units in the R2 zone section, as shown on the approved plans.
  - E. A bonus of ten (10) percent is earned by providing sound insulation for units in the R2 zone section, as shown on the approved plans.
- 3. This Covenant shall run with and be attached to the land and shall bind and inure to the benefit of Island Sky Development Corporation and its heirs, successors in interest and assigns to the City of Portland;
  - 4. This Covenant shall be in perpetuity and shall not be subject to modification or termination without the express approval of the City of Portland Bureau of Development Services Director in writing after appropriate actions as required by the City Code in effect at the time the request is made;



5. The above-described amenities shall at all times be maintained on the Property in a good, useable, and safe condition and the crime prevention standards shall be met continuously;
6. The City may terminate occupancy of the bonus units in the structure through its Code enforcement procedures or by judicial relief if this Covenant is violated in any manner;
7. In the event the City is required to take legal action, the City shall be entitled to reasonable attorney's fees and costs as may be approved by the Court, including on appeal;
8. The Covenant shall be recorded in the Deed Records of Multnomah County;
9. This Covenant shall not be subject to modification or termination except with the express approval of the City of Portland Bureau of Development Services Director, or successor agency within the City of Portland, in writing after appropriate actions as required by the City Code in effect at the time the request is made; and,
10. In the event the zoning is changed on the Property or the zoning code is amended or a use permitted outright, the property owner may make application to the City Bureau of Development Services Director to have this Covenant removed by Council action.

IN WITNESS WHEREOF, Owner has executed this instrument.

DATED this 5<sup>th</sup> day of September, 2012.

ISLAND SKY DEVELOPMENT CORPORATION

By: *Dennis W. Walsh*, owner of Island Sky  
Development Corporation

Dennis W. Walsh

Title: Owner

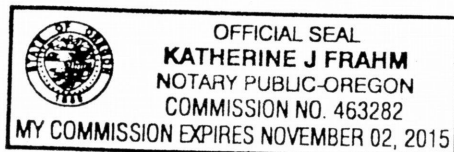
STATE OF OREGON                    )  
  )    ss  
County of Multnomah            )

Personally appeared before me the above-named Dennis W. Walsh  
Owner of Island Sky Development Corporation  
and acknowledged the foregoing to be his voluntary act and deed.

Before me: *Katherine J. Frahm*

Notary Public for Oregon

My commission expires: November 02, 2015



Job No.: JLA-01

Date: June 4, 2012

To: Kelly Smith @ John Lape, Architects

From: Steven J Entenman P.E., S.E.



Harper  
Houf Peterson  
Righellis Inc.

ENGINEERS • PLANNERS  
LANDSCAPE ARCHITECTS • SURVEYORS

Project/Subject: Ainsworth Grand Terrace

☐ Fax - Number: \_\_\_\_\_; Number of pages \_\_\_\_\_  
(If you did not receive the correct number of pages, please call 503-221-1131)  
☒ E-mail ☐ Mail ☐ Hand Deliver ☐ Interoffice

Kelly,

The purpose of this letter is to address the review comments received from the City of Portland dated May 25, 2012, Application Number 07-185799. Our responses are as follows:

Items 1 & 2 – By Others.

Item 3 – Detail 8/S4.10 has been updated to reference 1/S4.0

Item 4 – On May 31, 2012, we discussed this item with the City of Portland plans examiner, and neither of us could locate the detail described and therefore additional work was not required.

Item 5 –

- 29/55.11
- A. As noted on page 2 of the attached calculation package, only the revised shear walls have been shaded solid on the layout pages. All other shear walls noted are per the original layout.
  - B. Summary of the calculations for the loading and required strength of the shear walls and holdowns may be found on pages 18, 21, 24, and 27. As requested, we have reviewed the original analysis and did find that the loading for wall types A.1, A1.1, and A1.2 were too low. These wall loads have been corrected, and as a result the wall types on sheets S3.10 and S3.20 have been updated.
  - C. Longitudinal shear walls between units shall extend to interior perpendicular walls as shown on the full sized structural drawings. Sheets S3.12 and S3.22 have been updated to conform to the layout shown on page 4 of the attached calculation package.
  - D. Per page 27.1 of the attached calculation package, a shear wall call out on sheet S3.10 has been added at the intersections of grid 6 and D.5 to accommodate the cantilever diaphragm rotational forces.

205 SE Spokane Street  
Suite 200  
Portland, OR 97202  
PHONE 503.221.1131  
FAX 503.221.1171  
www.hhpr.com

Lisa B. Struct.

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AUG 15 2012  
City of Portland  
BDS - Document Services  
07-185799-10



Item 6 – Callouts on sheets S3.10 and S3.20 have been updated to show detail cut 29/S5.11 correctly. The posts shown in detail 28/S5.11 may be found on sheets S3.11 and S3.21.

Please do not hesitate to contact our office with any further questions or concerns.

Sincerely,

**HARPER HOUF PETERSON RIGHELLIS INC.**



Steven J. Entenman, PE, SE  
Structural Manager

jas/SJE



Enclosed – *Revised structural calculation package in its entirety & updated sheets S3.10, S3.12, S3.20, S3.21, S3.22, S4.10, S5.11*



## BES Plan Check Corrections Response

Permit #: 07-185799-000-00-RS

Date: 5/23/2012

Customer name and phone number: DENNIS WASH (503) 445-0445

*Note:* In the spaces below, please provide specific information concerning the changes that you have made in response to the checklist. Note the checklist item number, your response or a description of the revision, and the location of the change on the plans (i.e. page number and/or detail number). Use as many lines as needed. *If the item is not in response to a checklist, write “**Applicant**” in the column labeled “Checksheet item number.”*

[illegible]

Plan Bin Location: 99 RS

J. Blanco

## Plumbing Checksheet Response

Permit #: 07-185799-000-00-RS

Date: 5/23/2012

Customer name and phone number: Dennis Walsh (503) 445-0445

*Note:* In the spaces below, please provide specific information concerning the changes that you have made in response to the checklist. Note the checklist item number, your response or a description of the revision, and the location of the change on the plans (i.e. page number and/or detail number). Use as many lines as needed. *If the item is not in response to a checklist, write “Applicant” in the column labeled “Checksheet item number.”*

Checksheet item number	Description of changes, corrections, additions, etc.	Location on plans
#1	updated Plans submitted 5/24/12	C 3.1
	Reviewer (Joe Kneidinger) has updated Plans from earlier review / comments / checksheet submitted by Plumber.	
	Trying to locate PDF noted in Attached email - help	
	All water meters are 1 inch after Review / discussion with Water Bureau - Ward Curtis and Marc Mochar.	
	I think this condition is cleared but please advise.	

RECEIVED  
MAY 24 2012  
BDS  
DOCUMENT SERVICES



## Fire and Life Safety Checksheet Response

Permit #: 07-185802-000-00-RS

**Date: 5-14-12**

**Customer name and phone number: Dennis Walsh 503-445-0445**

*Note: Please number each change in the '#’ column. Use as many lines as necessary to describe your changes. Indicate which reviewer’s checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.*

[illegible]

(for office use only)

## Structural Checksheet Response

Permit #: 07-185799-000-00-RS

Date: 9/12/2012

Customer name and phone number: DENNIS WALSH 503.445.0445

*Note: Please number each change in the '#' column. Use as many lines as necessary to describe your changes. Indicate which reviewer's checksheet you are responding to and the item your change addresses. If the item is not in response to a checksheet, write **customer** in the last column.*

[illegible]

(for office use only)

Lisa B.

Job No.: JLA-01

Date: September 11, 2012

To: Kelly Smith @ John Lape, Architects

From: Steven J Entenman P.E., S.E.



Harper  
Houf Peterson  
Righellis Inc.

ENGINEERS ♦ PLANNERS  
LANDSCAPE ARCHITECTS ♦ SURVEYORS

**Project/Subject: Ainsworth Grand Terrace**

☐ Fax - Number: \_\_\_\_\_; Number of pages \_\_\_\_\_  
(If you did not receive the correct number of pages, please call 503-221-1131)  
☒ E-mail ☐ Mail ☐ Hand Deliver ☐ Interoffice

Kelly,

The purpose of this letter is to address the review comments received from the City of Portland dated September 5, 2012, Application Number 07-185799. Our responses are as follows:

Item 1 – Shear wall type “D/7” was noted incorrectly, and as shown on the attached full sized sheet S3.11 has been updated to “C/6”. As requested we have also reviewed the lateral load path along grid line “F” and grid line “9”, and additional straps and holdonw anchors have been added as required. Please see the attached sheets S2.10, S2.11, S3.10, S3.11, S3.20, and S3.21 for updated information noted as Delta 6.

Item 2 – As noted above, holdown type 7 has been removed.

Please do not hesitate to contact our office with any further questions or concerns.

Sincerely,

**HARPER HOUF PETERSON RIGHELLIS INC.**

Steven J. Entenman, PE, SE  
Structural Manager

jas/SJE



205 SE Spokane Street  
Suite 200  
Portland, OR 97202  
PHONE 503.221.1131  
FAX 503.221.1171  
www.hhpr.com