



ONSITE SANITATION City of Portland – Bureau of Development Services
 1900 SW 4th Avenue, Portland, Oregon 97201 – 503-823-7300 – septic@portlandoregon.gov
SEPTIC REVIEW CERTIFICATION

A signed Septic Review Certification from the City of Portland / Multnomah County Septic Sanitarian is required for proposed development, any change in use, and the creation of a new parcel or property line adjustment.

STEP 1- Complete the following:

Address of Proposed Work: 12424 NW SPRINGVILLE ROAD, PORTLAND, OR 97224

Property Map & Tax Lot #: 2400, SECTION 160, T1N R1W Alternate Acct #: R P 501634, R324300

Description of proposed work for this Septic Planning Review

PROPOSED NEW 10 BEDROOM HOME ON 84 ACRE FARM (22.27 AC. PMU)

Change in number of bedrooms? ☒ Yes ☐ No # existing bedrooms 0 # bedrooms at completion 10

Applicant's Name SCOTT REED

Applicant E-mail scottreeneed@yahoo.com Phone 914-391-6995

STEP 2- Submit: This form with all required submittals listed on page 2. Separate properties require individual applications. Refer to the current Septic Evaluation Application for fees.

Submit complete Septic Review Certification submittal package via:

- E-mail septic@portlandoregon.gov. Information will be provided to make payment online. - OR -
- Mail completed submittal package and check payable to City of Portland to:

City of Portland, BDS, Site Development, 1900 SW 4th Ave., Portland, OR 97201

STEP 3- Review: After submittal and payment, allow up to 20 business days for plan review

STEP 4- Site Visit: Sanitarian will contact you with any questions and/or site visit requirements

STEP 5- Sign Off: Based on present knowledge of the area and current regulations of the State of Oregon Department of Environmental Quality (DEQ), the Sanitarian hereby finds that the above proposal is:

☒ Approved – will not impact the existing system. The following is **REQUIRED** prior to Building Permit issuance:

☒ Septic Installation Permit

☐ Authorization Notice

Conditions/Comments: Proposed 10 bedroom NSFR + proposed vineyard use pose no concern to septic with site plans as shown. No agricultural/vineyard use allowed on initial + replacement septic drainfield areas. If construction access driveway encroaches on septic approval area treatment may be required. No site visit. Large property + clear recent site

Lindsay Rischke
 Multnomah County Sanitarian

8/16/24

Date

evaluation
 report.

STEP 6- Return: to Multnomah County Land Use Planning with this signed form and site plan (floor plans if applicable)

See page 2 for requirements

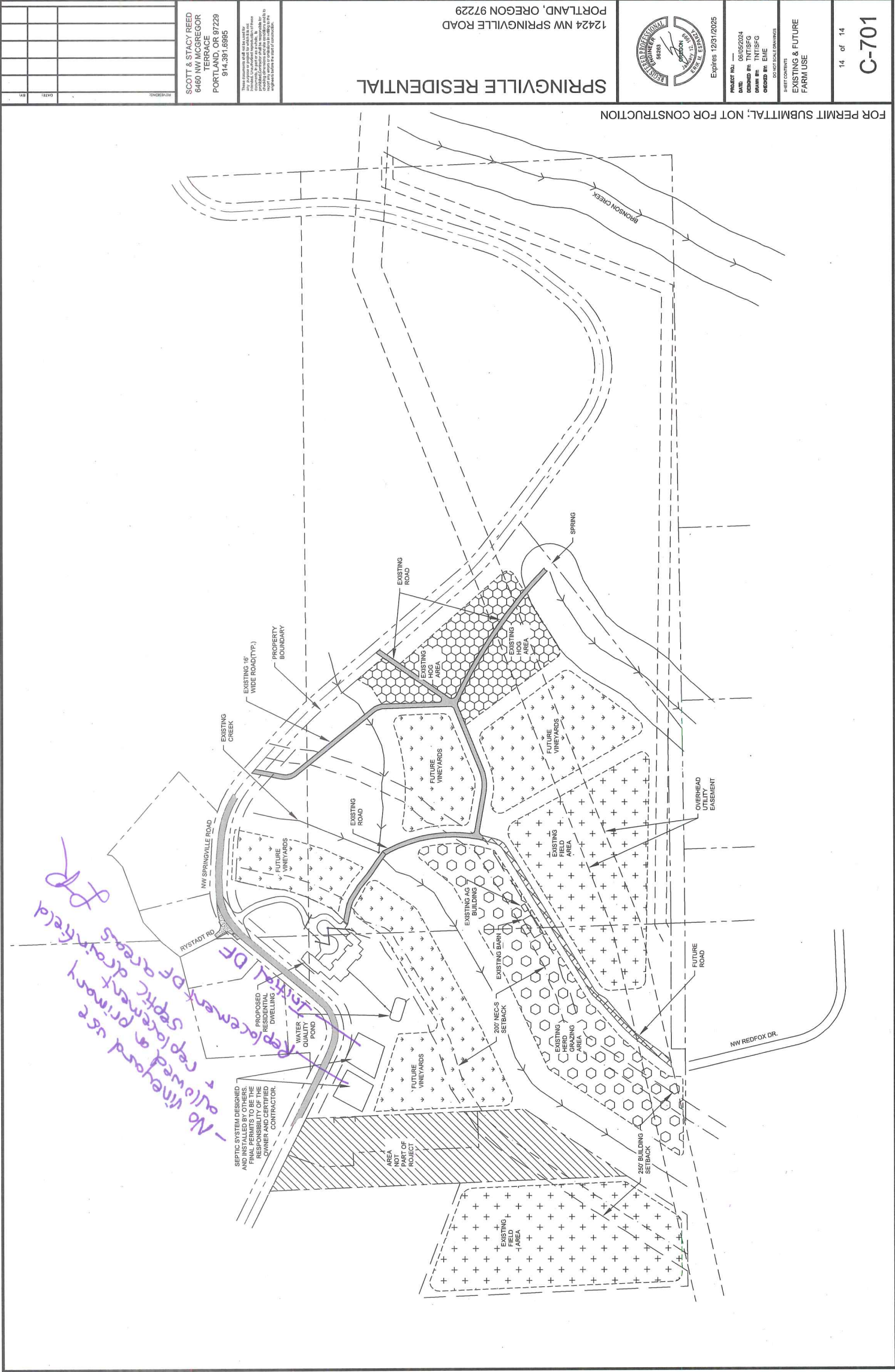
San_Sep_Rev_Cert 01/18/24

24-062450-SE
 Permit No.
 Date

24-062450-SE



24-062450-SE



FOR PERMIT SUBMITTAL; NOT FOR CONSTRUCTION

SPRINGVILLE RESIDENTIAL

12424 NW SPRINGVILLE ROAD
PORTLAND, OREGON 97229



Expires 12/31/2025

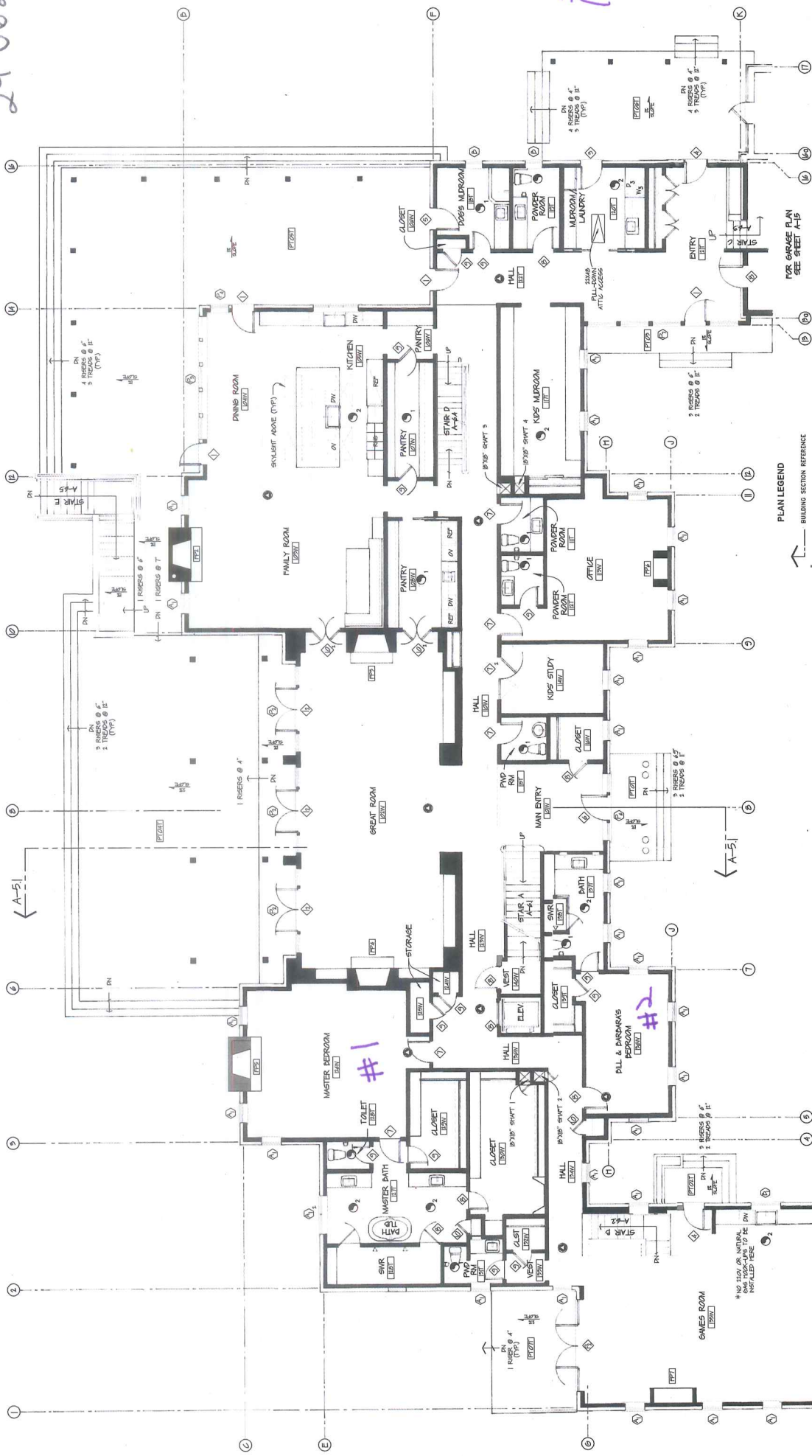
PROJECT NO.: 24-062450-SE
DATE: 06/20/24
DESIGNED BY: TNT/SEG
DRAWN BY: TNT/SEG
CHECKED BY: EME

DO NOT SCALE DRAWINGS

SHEET CONTENTS
EXISTING & FUTURE
FARM USE

14 of 14

C-701

$$\frac{2BR}{10BR \text{ total}} LR$$


FIREPLACE SCHEDULE				
Fireplace	Location	Room #	Fireplace Type	Model No. Notes
F01	Garage	001	50" Wood Burning 120	53100 New Area 50" x 13" Traditional Brick fire place
F02	Living Room	101	50" Wood Burning 120	53100 Grand Aisle 50" x 13" Traditional Brick fire place
F03	Ground Floor Family Room	103	50" Wood Burning Fireplace	53100 New Area 50" x 13" Traditional Brick fire place
F04	Ground Floor Living Room	104	50" Wood Burning Fireplace	53100 Grand Aisle 50" x 13" Traditional Brick fire place
F05	Master Bedroom	105	50" Wood Burning 120	53100 New Area 50" x 13" Traditional Brick fire place
F06	Ground Floor Office	113	50" Wood Burning 120	53100 Grand Aisle 50" x 13" Traditional Brick fire place
F07	Ground Floor Game Room	115	50" Wood Burning 120	53100 New Area 50" x 13" Traditional Brick fire place

[illegible]

SCALE: 3/16"=1'-0"

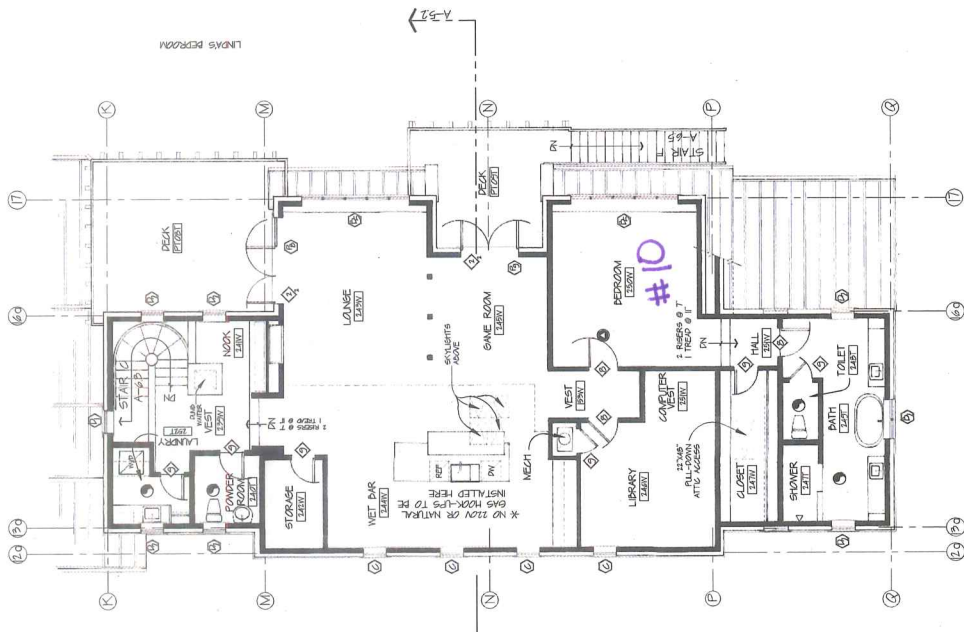
A-1.1

A-11-12-13-14 GRAND FLOOR dwg

24-062450-SE

*No AOC se
allowed*

1BR total
10 BR 2R



① GARAGE SECOND FLOOR REFERENCE PLAN



② GARAGE SECOND FLOOR DIMENSION PLAN

GENERAL PLAN NOTES:

- 1.100 General Plan Notes
 - Construction to be per 2018 Oregon Building Code.
 - All exterior walls shall be constructed of masonry or concrete.
 - All exterior doors shall be constructed of solid wood or metal.
 - All exterior windows shall be constructed of wood or metal.
 - All exterior stairs shall be constructed of wood or metal.
 - All exterior railings shall be constructed of wood or metal.
 - All exterior lighting shall be constructed of weather-resistant materials.
 - All exterior paint shall be constructed of weather-resistant materials.
 - All exterior landscaping shall be constructed of weather-resistant materials.
- 1.101 Undergarment Liners
 - Does not apply.
- 1.102 Foundation Forms
 - Does not apply.
- 1.103 Backs at all Foundation Openings
 - Does not apply.
- 1.104 Interior Framing
 - All interior framing shall be constructed of wood or metal.
- 1.105 Roof Structure
 - Provide for the roof structure as required at all exterior walls and doors.
 - Verify all exterior walls and doors are properly framed.
 - Verify all exterior walls and doors are properly finished.
- 1.106 Exterior Sills & Rough Openings
 - All exterior sills and rough openings shall be constructed of wood or metal.
 - Verify all exterior sills and rough openings are properly framed.
 - Verify all exterior sills and rough openings are properly finished.

NOTE: All structural framing components depicted in these sections are simply illustrative for visual reference only. Please refer to Structural Plans for actual type, size, location and connection details of all structural components.

PLAN LEGEND

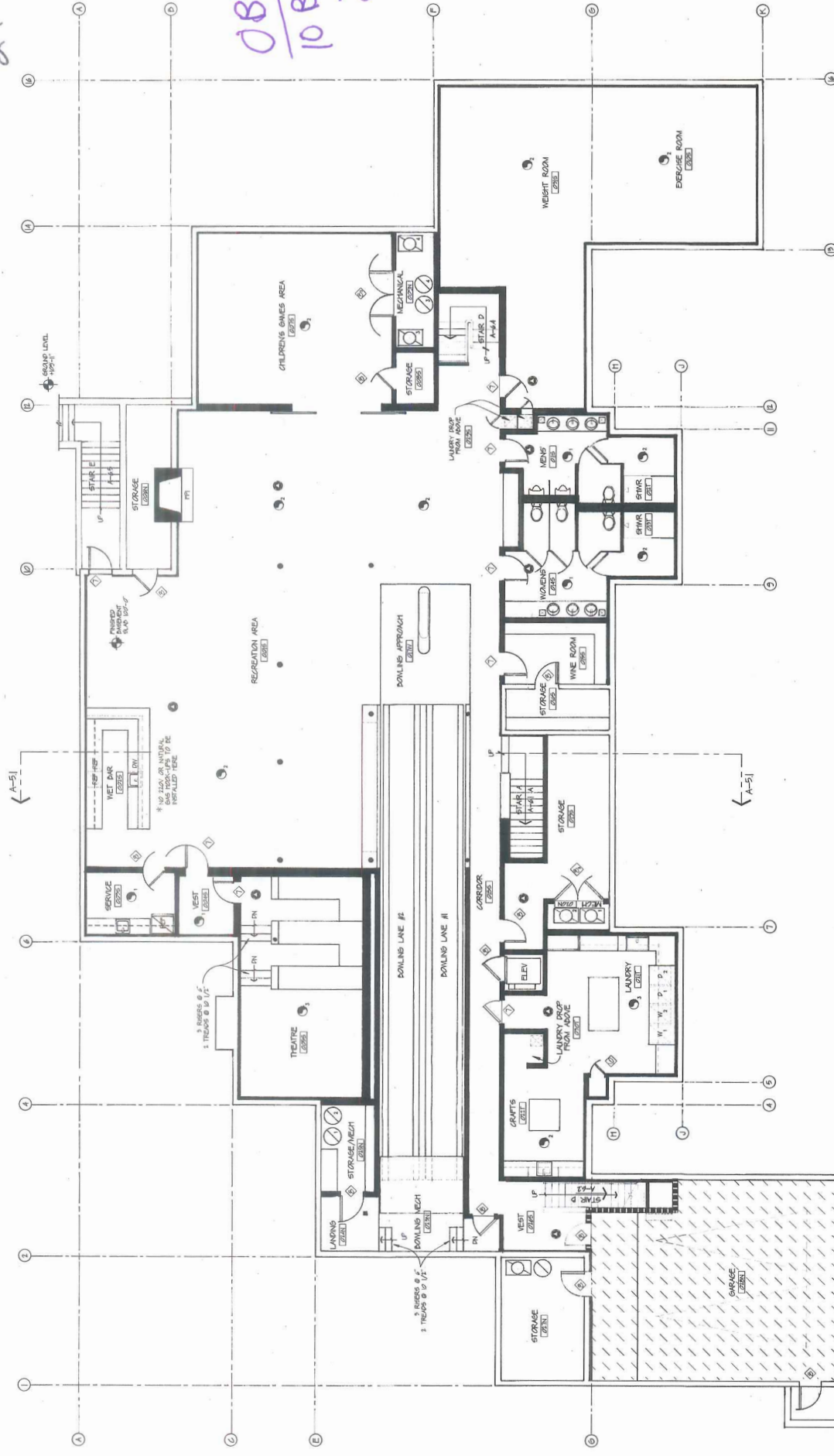
- BUILDING SECTION REFERENCE
 - DOOR REFERENCE
 - WINDOW-PATIO DOOR/WINDOW ASSEMBLY REFERENCE
 - FIRE PLACE REFERENCE
 - TYPICAL 2X6 FRAMED WALL (U.N.O.)
 - TYPICAL CONCRETE WALL (PER STRUCTURAL PLANS)
 - TYPICAL CONCRETE WALL WITH 2X4 FURRING STRIPS AND 1/2 OMB AT INTERIOR
 - ONE HOUR FIRE RESISTIVE 2X6 FRAMED WALL
 - ONE HOUR FIRE RESISTIVE CEILING ASSEMBLY



GARAGE SECOND FLOOR PLANS
SPRINGWOOD ACRES
12424 NW SPRINGVILLE ROAD PORTLAND, OREGON
FOR
SCOTT & STACY REED

A-2.4

A-18-2.4 GARAGE.dwg

$$\frac{0.001}{0.001} = 1$$


1.100 General Plan Notes

- [illegible]

1.101 Underground Utilities

- Verify all locations prior to commencing construction.
- Provide portable as required.

- **Precise Beds in all sample units and units**

- intimal bracing as required to support the necks and movement of the console as well as to allow the Buck remains square.

- At Merck Pharmaceuticals

- 1.105 Stud Bracing**

- Vary position periodically and adjust as necessary to insure they remain plumb.

- 1.108 Opening Sizes & Rough Openings**

- Precise 24-hour scheduling in walk-out attolites, showers and water closets for future generations.
- Center at 35th St. Venti locations with Owner policy to installation.
- Precise water treatment (WWT) continuously being tested and shown to owners.

• **Positive mathematics** involves

- * Verify all locations with Owner.

1.109 Mechanical/Electrical Vehicle

- Provide Venter to order for all nominal on 12.4.2019 including, but not limited to, water feeders, 10 tonnes, red ant floor heaving, etc.

0000 **1000-1981/06 \$5.00 + .00**

- Verify all installation methods & requirements with manufacturers.

- CODE ALARM REFERENCE
RECEIVE 8+10 CFM
UNDO 9+10 CFM
VAL PLANS)
ING STRIPS AND 1/2 OWM AT INTERIOR
ALL
REPLY
CE

1000 JOURNAL OF MANAGEMENT INQUIRY

FOR

1

FIREPLACE SCHEDULE			Room #	Fireplace Type	Model No.	Notes
Fireplace	Location	Boiler #				
F1A	Living Area	001	Gas fireplace	50' Wood Burning Fireplace	38180	New Area 5' x 13'
F1B	Living Area	001	Gas fireplace	50' Wood Burning Fireplace	38180	Traditional Brick Fire Box
F1C	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1D	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1E	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1F	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1G	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1H	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1I	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1J	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1K	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1L	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1M	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1N	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1O	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1P	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1Q	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1R	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1S	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1T	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1U	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1V	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1W	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1X	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1Y	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door
F1Z	Grand Floor	105	Gas fireplace	50' Wood Burning Fireplace	38180	Grand Floor, 1st floor off Main Door