

17-198976 SE
7/6/17 DA



ONSITE SEPTIC City of Portland – Bureau of Development Services
1900 SW 4th Avenue, Portland, Oregon 97201 – 503-823-6892 – TTY 503-823-6868 – www.portlandoregon.gov/bds
SEPTIC REVIEW CERTIFICATION (Land Use/Planning)

Land Use/Planning and Zoning approval involving new construction or addition to any building(s), any change in use, and the creation of a new parcel or property line adjustment requires approval by the Sanitarian.

STEP 1- Complete the following:

Address of Proposed Work: 12460 NW SPRINGVILLE RD
Property Map & Tax Lot #: 1N.1W.16D 2800 Alternate Acct #: R _____
Description of proposed work for this Septic Planning Review NEW INSTALLATION PERMIT
New SFR 10 BR home
Change in number of bedrooms? Yes No # of existing bedrooms _____ # of bedrooms at completion 10
Applicant's Name SCOTT REED
Applicant E-mail SCOTT@REEDREALTYGROUP.COM
Mailing Address 1381 NW BENFIELD DR, Phone _____
City PORTLAND State OR ZIP 97229

Permit No.

17-198976 SE

STEP 2- Submit with current **Septic Evaluation application**, for each lot affected along with all required checklist items listed on the application. Refer to the current Septic Evaluation application for current fee for Septic Planning Review "with site visit".

Septic Evaluation Application available for download at [www.portlandoregon.gov/bds/Septic Evaluation Application](http://www.portlandoregon.gov/bds/SepticEvaluationApplication) or Multnomah County Land Use Planning Office

Mail or deliver completed Septic Evaluation Submittal package to:
City of Portland, Bureau of Development Services, Trade Permits
1900 SW 4th Ave., First Floor, Portland, OR 97201
For questions please call 503-823-6892

Date

8/8/17

STEP 3- Review: After submittal, allow up to 20 business days for submittal application package review

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

STEP 5- Sign Off: Sanitarian Approves Septic Planning Review

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 – it will not impact the existing system
- Approved – the lot is approved for an onsite septic system SER _____
- Approval for general layout only* - A septic permit to install the system is required prior to building permit issuance
**Modifications may be required based on specific plans and/or soil conditions impacting the overall site design*

Conditions/Comments: Proposed 10BR NSFR poses no concern to septic.

Rivley Reschke, WNS _____
Registered Environmental Health Specialist Date 8/8/17

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

6 pgs to follow

17-198976-SE

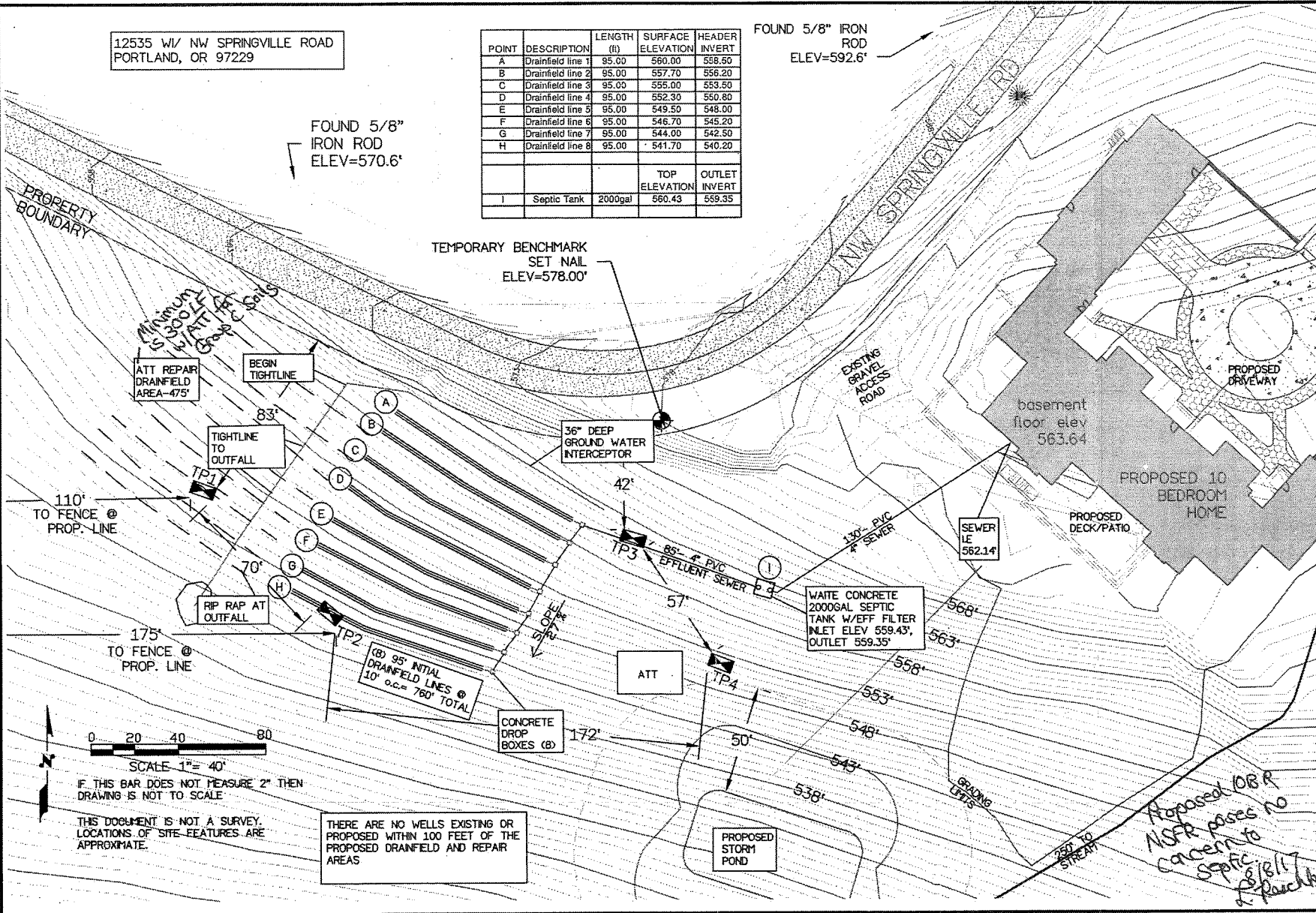
12535 W/ NW SPRINGVILLE ROAD
PORTLAND, OR 97229

| POINT | DESCRIPTION | LENGTH (ft) | SURFACE ELEVATION | HEADER INVERT |
|-------|-------------------|-------------|-------------------|---------------|
| A | Drainfield line 1 | 95.00 | 560.00 | 558.50 |
| B | Drainfield line 2 | 95.00 | 557.70 | 556.20 |
| C | Drainfield line 3 | 95.00 | 555.00 | 553.50 |
| D | Drainfield line 4 | 95.00 | 552.30 | 550.80 |
| E | Drainfield line 5 | 95.00 | 549.50 | 548.00 |
| F | Drainfield line 6 | 95.00 | 546.70 | 545.20 |
| G | Drainfield line 7 | 95.00 | 544.00 | 542.50 |
| H | Drainfield line 8 | 95.00 | 541.70 | 540.20 |
| | | | TOP ELEVATION | OUTLET INVERT |
| I | Septic Tank | 2000gal | 560.43 | 559.35 |

FOUND 5/8" IRON ROD
ELEV=592.6'

FOUND 5/8" IRON ROD
ELEV=570.6'

TEMPORARY BENCHMARK
SET NAIL
ELEV=578.00'



110' TO FENCE @ PROP. LINE

175' TO FENCE @ PROP. LINE

SCALE 1" = 40'

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

THIS DOCUMENT IS NOT A SURVEY. LOCATIONS OF SITE FEATURES ARE APPROXIMATE.

THERE ARE NO WELLS EXISTING OR PROPOSED WITHIN 100 FEET OF THE PROPOSED DRAINFIELD AND REPAIR AREAS

Page 1 of 3
6-1-2017
Scale: 1" = 40'

Scott Reed Residence
T1N, R1W, Sec16D, TL 3100&2800, Sec15C, TL600
Site Plan

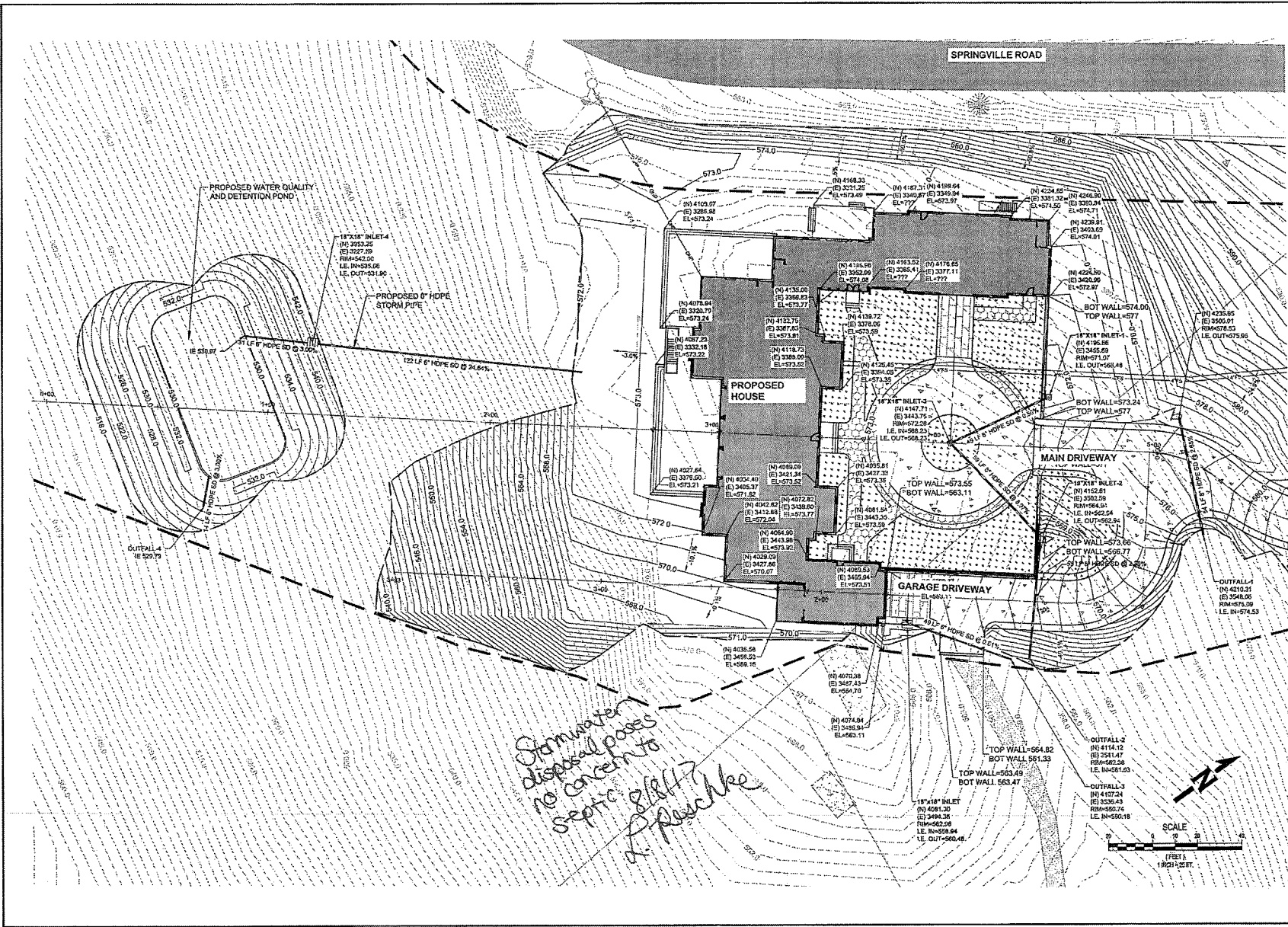
ORDER BY: [] DRAWN BY: []

ENVIRONMENTAL MANAGEMENT SYSTEMS, INC
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PH 503-353-9691
FAX 503-735-1109
R# 503-353-9695
COSTA MESA 503-322-2700
ASBESTOS 503-322-2701
www.emsenviro.com
4080 SE International Way
Suite B112
Milwaukie, OR 97222

*Proposed OBR
NISR poses no
concern to
septic
8/8/17
A. Pouchka*

AJ 2 of 6

17-19876-SE



| | | |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
| | | |
| | | |

REED REALTY
ADVISORS, LLC
1001 SW 5TH AVENUE
SUITE 1100
914.391.8995

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SPRINGWOOD FARM
12480 NW SPRINGVILLE ROAD
PORTLAND, OREGON

6/13/17

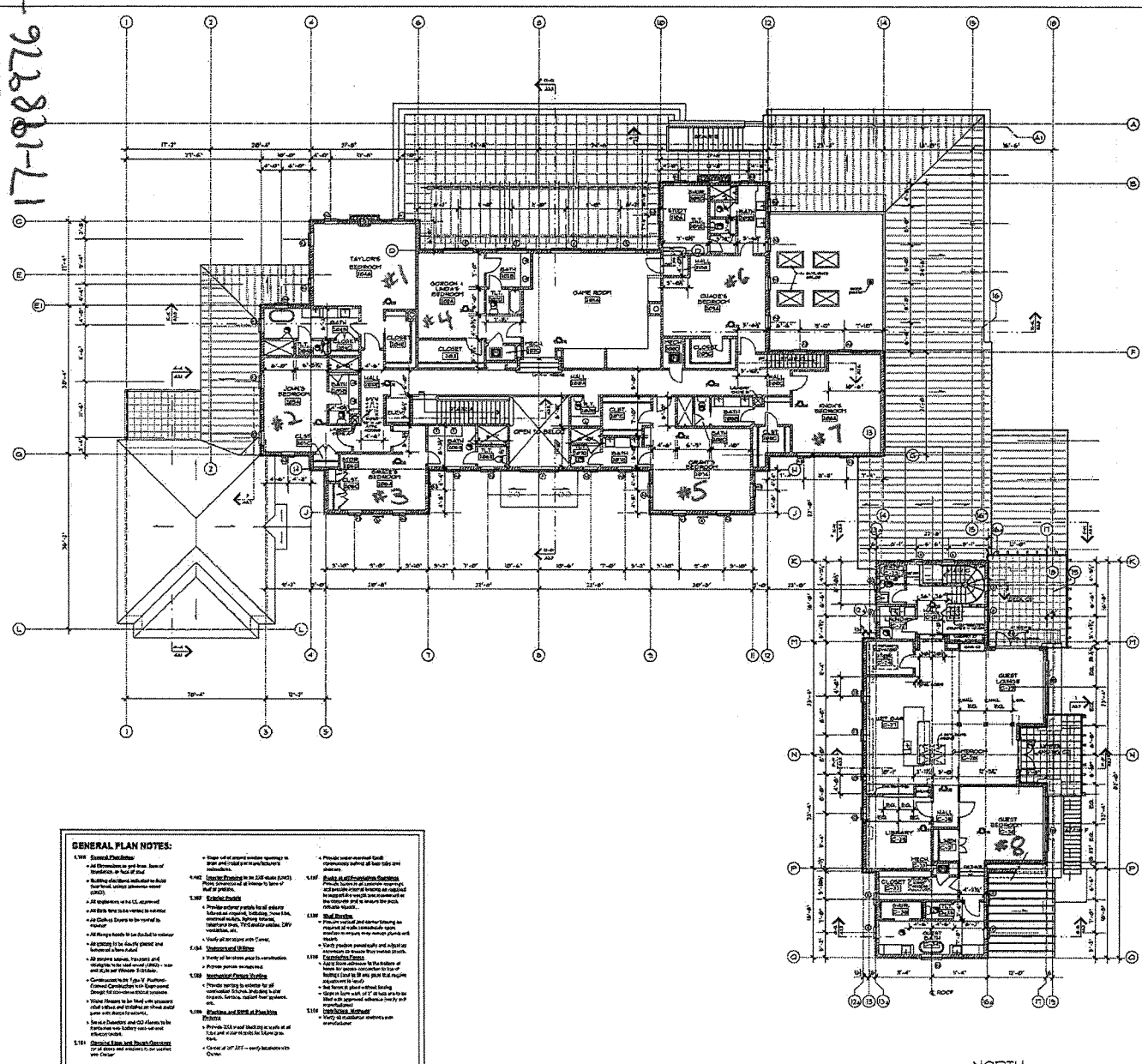
 Exp. 12/31/2017

DATE: JUNE 2017
 DRAWN BY: TNT
 CHECKED BY: EE
 PROJECT: C-602

100% REVIEW SUBMITTAL (NOT FOR CONSTRUCTION)
 W/O SWALE & DETENTION POND GRADING
 11 of 12
C-602

8/2/86

17-198828-SP
17-198876-SE



- GENERAL PLAN NOTES:**
- 1.101 **General Notes:**
 - All dimensions are from face of foundation or face of stud.
 - Building structure indicated by blue lines, unless otherwise noted (CDS).
 - All openings in the CE approved as follows:
 - All doors to be installed as shown.
 - All door heads to be finished to exterior.
 - All openings in the facade placed and finished as noted.
 - All window sashes, transoms and casings to be 1 1/2" x 6" x 1 1/2" and 2 1/2" x 6" x 1 1/2" double.
 - All window sashes to be finished to interior.
 - Window frames to be finished with exterior paint.
 - Window frames and sashes to be finished with exterior paint.
 - Window frames and sashes to be finished with exterior paint.
 - All windows to be installed as shown.
 - All window heads to be finished to exterior.
 - All window sashes to be finished to interior.
 - All window frames to be finished with exterior paint.
 - All window frames and sashes to be finished with exterior paint.
 - 1.102 **Foundation:**
 - Foundation to be 24" wide (CDS).
 - Foundation to be finished to exterior.
 - Foundation to be finished to exterior.
 - 1.103 **Roofing:**
 - Roofs to be finished with asphalt shingles.
 - Roofs to be finished with asphalt shingles.
 - Roofs to be finished with asphalt shingles.
 - 1.104 **Structural Steel:**
 - Steel to be finished with exterior paint.
 - Steel to be finished with exterior paint.
 - 1.105 **Interior Finishes:**
 - Interior finishes to be finished with exterior paint.
 - Interior finishes to be finished with exterior paint.
 - 1.106 **Exterior Finishes:**
 - Exterior finishes to be finished with exterior paint.
 - Exterior finishes to be finished with exterior paint.
 - 1.107 **Roofs:**
 - Roofs to be finished with asphalt shingles.
 - Roofs to be finished with asphalt shingles.
 - 1.108 **Windows and Doors:**
 - Windows and doors to be finished with exterior paint.
 - Windows and doors to be finished with exterior paint.
 - 1.109 **Roofs:**
 - Roofs to be finished with asphalt shingles.
 - Roofs to be finished with asphalt shingles.
 - 1.110 **Roofs:**
 - Roofs to be finished with asphalt shingles.
 - Roofs to be finished with asphalt shingles.
 - 1.111 **Roofs:**
 - Roofs to be finished with asphalt shingles.
 - Roofs to be finished with asphalt shingles.

- PLAN LEGEND**
- Building Section and Slab Section Reference to Sheets A3.1 to A.36
 - Exterior Door Reference to Exterior Door Schedule on Sheet A2.3
 - Window and Patio Door Reference to Schedule and Elevation on Sheets A2.5 and A2.6
 - All Service Heat Pump (ASHP) piping to be finished with exterior Performance Factor (PF) = 0.3 and Exterior Heat Bridge.
 - Electric Hot Water Heater (EHW) to be finished with exterior Performance Factor (PF) = 0.3 and Exterior Heat Bridge.
 - Fireplaces per Fireplace Schedule on Sheet A1.1
 - Interconnected 110V Combustion Sinks (CS) and Carbon Monoxide (CO) Alarm with battery back-up as noted on CE, 2014 and CE, 217.
 - Exhaust Fan - 50 CFM, vented to exterior.
 - Typical Exterior 2x6 wood framed wall per Detail 1/A3.8
 - Concrete Foundation per Building Sections and Structural Plans.
 - Typical Interior 2x6 wood framed wall with 5/8" CMW each side.
 - 1-hour Fire-Retardive wood framed wall with 5/8" CMW each side.
 - 1-hour Fire-Retardive steel framing assembly above Garage.

8BR + 2BR = 10BR

1 SECOND FLOOR PLAN
1/8" = 1'-0"



RANDY PAGE ARCHITECTURE

Randy A. Page
CS, NCARB, LEED AP
4731 N. Berthoud Ave.
Portland, Oregon 97217
Phone: (503) 927-2917
www: rpage@rpage.com

Construction
Permit
Documents

New
Single
Family
Residence

Springwood
Farm
12460 NW Springdale Rd
Portland, OR 97229

Scott and Stacy Reed
1331 NW Bentley
Portland, OR 97229

Second
Floor
Plan
1/8" = 1'-0"

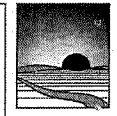
Original Issue Date
June 1, 2017
Revision Dates

Project Number
16-03-01

A1.2

Ag 4 of 6

17-198868-SF
17-98976-SE



RANDY PAGE ARCHITECTURE

Randall A. Page
CR, NCARB, LEED AP
4301 N. Burnstock Ave.
Portland, Oregon 97217
Phone: (503) 297-2917
web: rpage@rpa.com

Construction
Permit
Documents

New
Single
Family
Residence

for

**Springwood
Farm**
12402 NW Springdale Rd
Portland,
OR 97229

and

**Scott and
Stacy Reed**
1361 NW Beadlee
Portland,
OR 97229

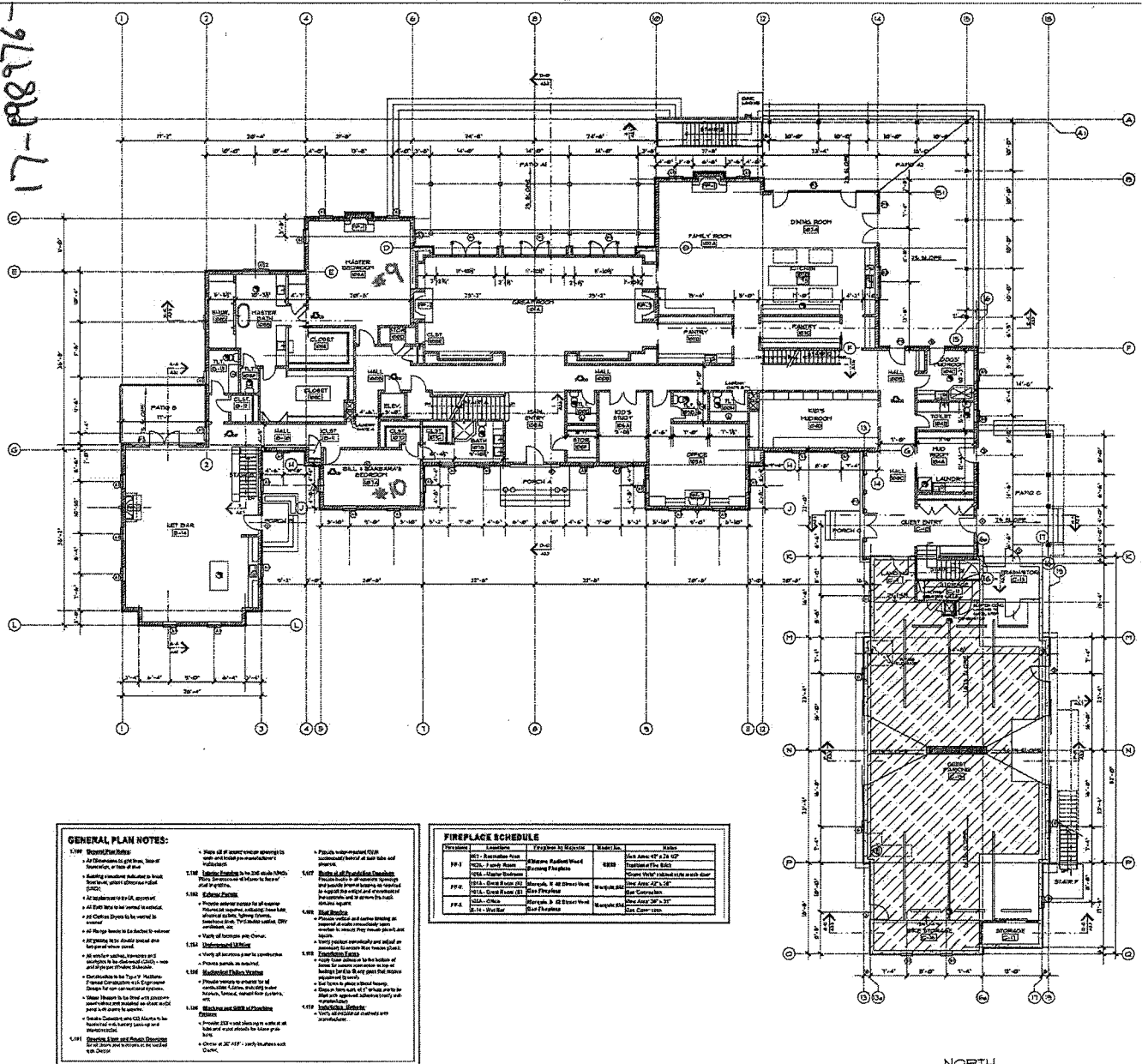
**First
Floor
Plan**
1/8" = 1' - 0"

Original Issue Date
June 1, 2017

Revised Dates

Project Number
16-03-01

A1.1



8BR + 2B = 10BR

GENERAL PLAN NOTES:

- 1.0100 General Notes:**
 - All dimensions are given from face of foundation, unless otherwise indicated.
 - Building materials indicated to be used shall conform to the manufacturer's specifications.
 - All materials shall be approved.
 - All steel work to be welded to conform.
 - All floor joists to be checked to determine if they shall be used.
 - All window openings, doors and other openings to be finished in accordance with the manufacturer's specifications.
 - Construction to be in accordance with the manufacturer's specifications.
 - Where shown to be finished with plaster, masonry or other finish, the finish shall be in accordance with the manufacturer's specifications.
 - Finish shall be in accordance with the manufacturer's specifications.
- 1.0105 Foundation Notes:**
 - Foundation shall be in accordance with the manufacturer's specifications.
 - Foundation shall be in accordance with the manufacturer's specifications.
- 1.0110 Structural Notes:**
 - Structural steel shall be in accordance with the manufacturer's specifications.
 - Structural steel shall be in accordance with the manufacturer's specifications.
- 1.0115 Mechanical Notes:**
 - Mechanical systems shall be in accordance with the manufacturer's specifications.
 - Mechanical systems shall be in accordance with the manufacturer's specifications.
- 1.0120 Electrical Notes:**
 - Electrical systems shall be in accordance with the manufacturer's specifications.
 - Electrical systems shall be in accordance with the manufacturer's specifications.
- 1.0125 Plumbing Notes:**
 - Plumbing systems shall be in accordance with the manufacturer's specifications.
 - Plumbing systems shall be in accordance with the manufacturer's specifications.
- 1.0130 Fire Protection Notes:**
 - Fire protection systems shall be in accordance with the manufacturer's specifications.
 - Fire protection systems shall be in accordance with the manufacturer's specifications.
- 1.0135 Other Notes:**
 - Other notes shall be in accordance with the manufacturer's specifications.
 - Other notes shall be in accordance with the manufacturer's specifications.

FIREPLACE SCHEDULE

| Reference | Location | Fireplace by Manufacturer | Material | Notes |
|-----------|-------------|---|----------|--------------------------------|
| FF-1 | Living Room | Example: Radiant Wood Burning Fireplace | 8BR | See note 1.0125.1 for details. |
| FF-2 | Dining Room | Example: Radiant Wood Burning Fireplace | 8BR | See note 1.0125.1 for details. |
| FF-3 | Kitchen | Example: Radiant Wood Burning Fireplace | 8BR | See note 1.0125.1 for details. |
| FF-4 | Family Room | Example: Radiant Wood Burning Fireplace | 8BR | See note 1.0125.1 for details. |
| FF-5 | Bedroom | Example: Radiant Wood Burning Fireplace | 8BR | See note 1.0125.1 for details. |
| FF-6 | Bedroom | Example: Radiant Wood Burning Fireplace | 8BR | See note 1.0125.1 for details. |

PLAN LEGEND

- Building Section and Stair Section Reference to Sheets A3.1 to A.3.6
- Exterior Door Reference to Exterior Door Schedule on Sheet A2.3
- Window and Patio Door Reference to Schedule and Elevations on Sheets A2.3 and A2.4
- AP Source Heat Pump (AHP) having a minimum Heating Seasonal Performance Factor (HSPF) = 8.5 and Electric Heat Strip
- Electric Hot Water Heater, modeling to 1925 and UL 174. See Plan for Section of Unit (80 gal) and note 1.0125.1
- Refrigerator per Equipment Schedule (E) and Cabinet Manufacturer (C)
- Appliance with battery back-up as listed with UL 2034 and UL 217
- Exhaust Fan - 50 CFM, verified to standard
- Typical Exterior 2x6 wood framed wall per Detail 1.7.2.6
- Concrete Foundation Wall per Building Sections and Structural Plans
- Typical Interior 2x6 wood framed wall with 5/8" GIB each side
- Interior Floor-Finishes and Ceiling assembly show Garage

① **FIRST FLOOR PLAN**
1/8" = 1' - 0"



AJ586

File Name: Springwood - First Floor.dwg 6/1/17

