



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Application for New Single Family Residential Construction

What type of home(s) are you building?

- ☐ Single family residence
 ☐ Duplex
 ☐ Townhouses on individual lots
 ☒ Townhouses on shared lots
☐ Floating home
 ☐ Manufactured home on its own lot
☐ Detached accessory dwelling unit (ADU)
 ☐ Other: _____

If your project includes 3 or more structures built to the Oregon Residential Speciality Code and are either located on a single tax lot or attached to each other, you will apply through the Batch Submittal and Review Process. Please contact Permitting Services at 503-823-7357 for more information.

Applicant Information

Company Name BTS Development llc

Contact Person Michael Stone

Mailing Address 1419 Broadway st

City Vancouver **State** WA **Zip Code** 98663

Office Phone _____ **Cell Phone** 360-601-7215 **FAX** _____

Email permits@btsdevelopments.com

Lot Owner Name Town Developments inc

Mailing Address 1419 Broadway st

City Vancouver **State** WA **Zip Code** 98663

Contractor Name BTS Development llc **CCB#** 240303

Project Information

Tax account number: <u>R R241799</u>		If you do not know the tax account number, call Multnomah County at 503-988-3326	
Cross streets: <u>N HUNT</u> & <u>N CURTIS</u>		Tax lot number:	
Plat name/number <u>PENINSULAR ADD</u>	Block/lot: <u>BLOCK 7</u>	Qtr section #: <u>1N1E09BC</u>	
Living area: <u>1848</u> sq.ft.	ADU: _____ sq.ft.	<input checked="" type="radio"/> Attached <input type="radio"/> Detached <input type="radio"/> N/A	
Basement: _____ sq.ft.	Garage/carport: _____ sq.ft.	<input type="checkbox"/> Attached <input type="radio"/> Detached <input type="radio"/> N/A	
Is there an existing house on the lot that will be demolished? <input type="checkbox"/> yes <input checked="" type="radio"/> no			
Land Use Review case numbers:			
Plan designer/architect name: <u>BTS DEVELOPMENT</u>		Plan # <u>N HUNT</u>	
Has BDS permitted this design previously? <input type="checkbox"/> yes <input checked="" type="radio"/> no Permit # _____			
Do you plan on building the same house plan again? <input type="checkbox"/> yes <input type="radio"/> no <input checked="" type="radio"/> not sure			
Is this a Master House Plan (MHP)? <input type="checkbox"/> yes <input checked="" type="radio"/> no MHP # _____			

Do you intend to divide the site
through the Middle Housing Land
Division process?

☒ no

☐ yes (see additional submittal requirements)

Note: To qualify for a middle housing land division under Zoning Code Chapter 33.671, structures must be built to the Oregon Residential Specialty Code (ORSC) and meet building code provisions based on proposed lot lines.

- Attached units (duplex, triplex, fourplex in the Zoning Code) must be designed to Townhouse standards of the ORSC.
- Detached units (detached duplex and cottage cluster in the Zoning Code) must meet fire separation requirements based on proposed lot lines between the detached units.



CITY OF PORTLAND
Stormwater
Management
Manual

SIMPLIFIED APPROACH FORM

PROJECT INFORMATION WORKSHEET

Project/Permit Number: _____

Land Use Case Number: _____

Contact Name: Michael Stone

Phone: 360-601-7215

Email: permits@btsdevelopments.com

Site Address/R Number(s) for all parcels:

8623 N Curtis PARCEL 2

Project Description: 2 new townhomes

Existing impervious area: _____ f²Total NEW impervious area: _____ f²

SITE CHARACTERISTICS

S.1 Do slopes exceed 20% anywhere within the project area? ☐ Yes ☒ No

S.2 Are there springs, seeps, or a high groundwater table within the project area? ☐ Yes ☒ No

S.3 Geotech Report? ☒ Yes ☒ No

S.4 Infiltration Test? ☒ Yes ☒ No

See back of form for required certifications.

SIMPLE PIT INFILTRATION TEST PROCEDURE

The person performing this test does not need a professional credential.

Test instructions:

1. Conduct the test in and/or near the location of the proposed infiltration facility.
2. Excavate a 2' by 2' pit to a depth of: 2' below grade for facilities less than 2' deep or 3' below grade for facilities greater than 2' deep. Check for standing water or hardpan soil preventing excavation. If either is present, document conditions on this form and **do not** proceed with the test.
3. Fill the pit with at least 12 inches of water and record the initial water depth and the time when the test starts. Check the water depth at regular intervals until all of the water has been absorbed or for 1 hour, whichever occurs first. Record the time and final water depth at the end of the test.
4. Repeat the process two more times for a total of three rounds. Conduct the tests in succession to accurately characterize the soil's infiltration rates at different levels of saturation. The third test provides the best measure of the infiltration rate when saturated.
5. Record infiltration test data in the table below and certify the results. Uncertified test results will not be accepted.

Required Infiltration Testing

Date of Test: _____

Depth of Excavation (ft): _____

Depth of Proposed Facility: _____

	TEST 1	TEST 2	TEST 3
A. Time (of day)			
B. Duration (minutes; 1 hour maximum)			
C. Initial Water Depth (inches)			
D. Final Water Depth (inches)			
E. Infiltration Rate* (inches/hour)			

*Infiltration Rate = Initial Depth (in) – Final Depth (in) / Duration of Test (hours). hours = minutes/60

Test Pit Location (site plan sketch)

Key information to include: 1) Site or parcel; 2) Adjacent road(s) or cross street(s); 3) Test pit location with dimensions



SIMPLIFIED APPROACH FORM

PROPOSED STORMWATER FACILITIES

Proposed Stormwater Facilities

Please note: Each individual tax lot is required to manage the stormwater runoff it generates on the same lot to the maximum extent feasible (for new construction or redevelopment). The following table includes accepted Simplified Approach facilities **as described in Chapters 2 & 3 of the 2020 Stormwater Management Manual**. Copies of the manual are available online at www.portlandoregon.gov/bes/SWMM.

STORMWATER FACILITY TYPE	AREA DRAINING TO FACILITY (SF)	FACILITY SIZING FORMULA	FACILITY SIZE (surface area of facility)
Ecoroof		Area x 1 (1:1 ratio)	
Pervious Pavement		Area x 1 (1:1 ratio)	
Rain garden		Area x 0.10	
Basin		Area x 0.09	
Planter		Area x 0.06	
Filter Strip		See sizing table in SWMM Section 3.3.2.1	
Driveway Center Strip		Min. width is 3 ft; max. length is 50 ft if slope is 10-15% (max. slope is 15%).	
Drywell		See Maximum Catchment Area Managed by a Single Drywell Table below	(Drywell diameter, depth number)
Soakage Trench	1240 SF	25 ft ² of soakage trench for every 500 ft ² of impervious area. (Depth = 1.5 ft; width & length vary)	48"X60"
Surface Sand Filter		Area x 0.06	
TOTAL IMPERVIOUS AREA (Managed, new, and redeveloped)	1240 SF	Total impervious area must equal the total NEW AND REDEVELOPED impervious area being proposed.	

Maximum Catchment Area Managed by a Single Drywell (ft²)

MATERIAL Ring Diameter	PLASTIC 24 inches	CONCRETE 28 inches	CONCRETE 48 inches
2 ft deep	500 ft ²	NA	NA
5 ft deep	NA	1,000 ft ²	2,500 ft ²
10 ft deep	NA	2,500 ft ²	4,500 ft ²
15 ft deep	NA	3,500 ft ²	5,000 ft ²

No more than 2 plastic drywells allowed per catchment area.

Required Certifications

SIMPLE PIT TEST

Name of Tester

Signature of Tester

Date

PERSON RESPONSIBLE FOR APPLICATION ACCURACY

Contact Name-Printed

Signature

Date



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SYSTEMS DEVELOPMENT CHARGE FORM

One and Two Family Residential

Effective July 1, 2019

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____ Address _____

Qtr Sec Map(s) _____

Building Permit # _____ Tax Account # _____

Systems Development Charges (SDCs) are collected by the bureaus of Environmental Services, Parks and Recreation, Water Works and the Portland Bureau of Transportation to help offset the impact your project will add to the City's infrastructure of storm and sanitary sewer systems, parks and recreation facilities, water and street systems. The Bureau of Development Services does not charge SDCs.

To be completed for all new dwelling units, all accessory dwelling units, and all additions to existing dwelling units

Applicant Name Michael Stone

Address 1419 Broadway

City Vancouver State WA Zip Code 98663

Day Phone 360-601-7215 FAX _____ email permits@btsdevelopments.com

Project Information

What county is your project in? ☒ Multnomah, inside Portland ☐ Clackamas
☐ Multnomah, outside Portland ☐ Washington

Number/size of existing dwelling units ☒ 0 ☐ 1 size: _____ ☐ 2 sizes: _____ / _____

Number/size of new dwelling units ☐ 1 size: _____ ☐ 2 sizes: _____ / _____

If an addition to an existing dwelling unit, indicate the amount of new square feet being added: _____

Number of existing bathrooms ☐ 1 ☐ 1.5 ☐ 2 ☐ 2.5 ☐ 3 ☐ 3.5 ☐ 4 or more

Number of new bathrooms ☐ 0 ☐ 1 ☐ 2 ☒ 2.5 ☐ 3 ☐ 3.5 ☐ 4 or more

Is this a floating home? ☐ yes ☒ no

If yes, will it be moored within Portland City limits after construction?
 (If moored outside Portland City limits, attach copy of Moorage agreement) ☐ yes ☐ no

Was a building on this site demolished in order for new home to be constructed? ☐ yes ☒ no

If yes, demolition permit number and square feet of each occupancy category being demolished. If residential, indicate size of each dwelling unit demolished: _____

If the demolition credit could apply to multiple permits and you have a preference which it applies to, please indicate that here: _____

SDC Rates

Environmental Services (some properties may also owe for line and branch that serve the property)	\$ 8,076	single family residence (sanitary and storm)
	\$ 12,226	duplex (sanitary and storm)
	\$ 0	accessory dwelling unit (sanitary and storm) (exempt until 7/31/18)
Transportation	\$ 5,393	single family residence (1,200 SF or larger) *
	\$ 2,697	single family residence (1,199 SF or smaller) **
* SFRs 1,200 SF or larger: add'l \$3,450 in North Macadam Overlay, add'l \$2,778 in Innovation Quadrant Overlay		
** SFRs 1,199 SF or smaller: add'l \$1,725 in North Macadam Overlay, add'l \$1,389 in Innovation Quadrant Overlay		
Water	\$ 3,062	5/8" meter (typically 1 to 1.5 baths)
	\$ 4,593	3/4" meter (typically 2 to 3 baths)
	\$ 7,655	1" meter (typically 3.5 or more baths)

THERE MAY BE ADDITIONAL PERMIT AND/OR REVIEW FEES FOR YOUR PROJECT

1

Parks THERE MAY BE ADDITIONAL PERMIT AND/OR REVIEW FEES FOR YOUR PROJECT	To see map and more information: www.portlandoregon.gov/parks/sdc		
	Dwelling Unit Size	Non-Central City Fee Per Unit	Central City Fee Per Unit
	Less than 700 square feet	\$6,472	\$5,118
	700 - 1199 square feet	\$9,682	\$7,656
	1,200 - 1,699 square feet	\$11,641	\$9,204
	1,700 - 2,199 square feet	\$13,217	\$10,451
	2,200 or more square feet	\$14,633	\$11,570

Starting 8/1/18, certain accessory dwelling units are exempt per 17.14.070.F

SDC Exemptions

- ☒ SDC Exemption Program - Check this item ONLY if you are receiving SDC exemptions for affordable housing from the Portland Housing Bureau (PHB).

The burden of proof for exemptions is on the applicant. You must apply and be approved for exemptions through PHB and submit documentation of the approval for the proposed development. For more information on the affordable housing SDC Exemption Program, go to www.portlandoregon.gov/phb/sdc or contact PHB at 503-823-3270 or indirect@portlandoregon.gov.

If you have questions about how the exemptions apply, call:

Transportation (PBOT) 503-823-7002
Parks 503-823-5105
BES (Storm and sanitary sewers) 503-823-7761
Water 503-823-7368

Signature and Date (to be completed by all development review customers)

I certify that the information presented throughout this document is current and accurate to the best of my knowledge:

Signature Michael Stone Digitally signed by Michael Stone
DN: C=US, E=mike@btsdevelopments.com, CN=Michael Stone
Date: 2022.08.04 14:48:08-07'00' Date 9-25-23

Print name Michael Stone

Company name and your position BTS Development llc Architectural Designer

Timing and Method of Payment

The City will give you a Notification of SDC Fees if you are required to pay any charges for your development. At this point you will decide when and how to pay for the SDCs.

For all SDCs...

- Pay by cash, check, money order or credit card at the time the City issues a building permit.
- Water SDCs are due when water services are purchased. Pay by check, money order or credit card.
- Request a City loan by completing and signing an installment contract to pay the SDCs in monthly installments over a number of years.*
- Defer payment for 6, 9, or 12 months, depending on the project valuation.
- Transfer SDC credits (contact respective bureaus for more information).
- Provide proof of the PHB SDC Exemption approval, as applicable.

***SPECIAL NOTE:** The City secures a loan or deferral by recording a lien on the benefited property. The lien remains in effect until the SDCs are paid in full. The City charges a non-refundable processing fee to cover the expense of setting up a loan or deferral. The installment contract must be signed by the property owner of record before the City authorizes a loan for the SDCs.

Information is subject to change.



Residential Energy Additional Measure Selection

Department of Consumer & Business Services

Building Codes Division

1535 Edgewater St. NW, Salem, Oregon

Phone: 503-373-1268 • Fax: 503-378-2322

oregon.gov/bcd

RESIDENTIAL INFORMATION

Date: 9-25-23

Building permit number:

Owner's name: TOWN DEVELOPMENTS INC

Job address: 8623 N Curtis PARCEL 2

City: Portland

State: OR

ZIP: 97217

INSTRUCTIONS

Select the type of construction. If the project is an addition, select the applicable addition type and enter the selected measures accordingly; print and sign your name. Submit this form with your permit application or your project will be placed on hold until the required information is provided.

☒ **New construction.** All conditioned spaces within residential buildings shall comply with Table N1101.1(1) and one additional measure from Table N1101.1(2).

☐ **Additions.** Additions to existing buildings or structures may be made without making the entire building or structure comply if the new additions comply with the requirements of this chapter. [See ORSC Section N1101.3]

☐ **Large additions.** Additions that are equal to or more than 600 square feet in area are required to select one measure from Table N1101.1(2).

Enter the selected Table N1101.1(2) additional measure _____

☐ **Small additions.** Additions that are less than 600 square feet in area are required to select one measure from Table N1101.1(2) **or** select one measure from Table N1101.3.

☐ Selected Table N1101.1(2) additional measure _____

☐ Selected Table N1101.3 additional measure _____

☐ **Exception:** Additions that are less than 225 square feet in area are not required to comply with Table N1101.1(2) or Table N1101.3.

For reference Tables N1101.1(2) and N1101.3 are included in this form below.

Note: Depending on the additional measure you have selected, there may be sub-options that you will have to specify. Check the appropriate box, if provided.

Applicant's printed name: Michael Stone Applicant's signature: Michael Stone

TABLE N1101.1(2) – ADDITIONAL MEASURES

<input type="checkbox"/>	1	HIGH-EFFICIENCY HVAC SYSTEM^a a. Gas-fired furnace or boiler AFUE 94 percent, or b. Air-source heat pump HSPF 10.0/14.0 SEER cooling, or c. Ground-source heat pump COP 3.5 or Energy Star rated
<input type="checkbox"/>	2	HIGH-EFFICIENCY WATER HEATING SYSTEM a. Natural gas/propane water heater with minimum UEF 0.90, or b. Electric heat pump water heater with minimum 2.0 COP, or c. Natural gas/propane tankless/instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower/tub-shower
<input type="checkbox"/>	3	WALL INSULATION UPGRADE Exterior walls—U-0.045/R-21 conventional framing with R-5.0 continuous insulation
<input type="checkbox"/>	4	ADVANCED ENVELOPE Windows—U-0.21 (Area weighted average), and Flat ceiling ^b —U-0.017/R-60, and Framed floors—U-0.026/R-38 or slab edge insulation to F-0.48 or less (R-10 for 48”; R-15 for 36” or R-5 fully insulated slab)
<input checked="" type="checkbox"/>	5	DUCTLESS HEAT PUMP For dwelling units with all-electric heat, provide: Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and programmable thermostat for all heaters in bedrooms
<input type="checkbox"/>	6	HIGH EFFICIENCY THERMAL ENVELOPE UA^c Proposed UA is 8 percent lower than the code UA
<input type="checkbox"/>	7	GLAZING AREA Glazing area, measured as the total of framed openings is less than 12 percent of conditioned floor area
<input type="checkbox"/>	8	3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66 percent.

For SI: 1 square foot = 0.093 m², 1 watt per square foot = 10.8 W/m².

- Appliances located within the building thermal envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
- The maximum vaulted ceiling surface area shall not be greater than 50 percent of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.026.
- In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternative Design shall be a minimum of 8 percent less than the Code UA total of the Standard Base Case.

TABLE N1101.3 – SMALL-ADDITION ADDITIONAL MEASURES (SELECT ONE)

<input type="checkbox"/>	1	Increase the ceiling insulation of the existing portion of the home as specified in Table N1101.2.
<input type="checkbox"/>	2	Replace all existing single-pane wood or aluminum windows to the U-factor as specified in Table N1101.2
<input type="checkbox"/>	3	Insulate the existing floor, crawl space, or basement wall systems as specified in Table N1101.2 and install 100 percent of permanently installed lighting fixtures as CFL, LED, or linear fluorescent, or a minimum efficacy of 40 lumens per watt as specified in Section N1107.2.
<input type="checkbox"/>	4	Test the entire dwelling with a blower door and exhibit no more than 4.5 air changes per hour @ 50 Pascals.
<input type="checkbox"/>	5	Seal and performance test the duct system.
<input type="checkbox"/>	6	Replace existing 80-percent AFUE or less gas furnace with a 92-percent AFUE or greater system.
<input type="checkbox"/>	7	Replace existing electric radiant space heaters with a ductless mini split system with a minimum HSPF of 10.0.
<input type="checkbox"/>	8	Replace existing electric forced air furnace with an air source heat pump with a minimum HSPF of 9.5.
<input type="checkbox"/>	9	Replace existing water heater with a water heater meeting: Natural gas/propane water heater with minimum UEF 0.90, or Electric heat pump water heater with minimum 2.0 COP.



City of Portland, Oregon - Bureau of Development Services

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Simple Site Erosion Control Requirements Form

Project or Permit Number _____
 Project Address 8623 N Curtis PARCEL 2
 Name of Responsible Party (print) Mike Stone
 Day Phone 360-601-7215 FAX _____ email permits@btsdevelopments.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

	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 **Michael Stone**
 Property Owner or Owner's Agent _____

Digitally signed by Michael Stone
 DN: C=US, E=mike@btsdevelopments.com,
 CN=Michael Stone
 Date: 2022.08.04 14:50:14-07'00'

Date **9-25-23**

Radon Control Methods 2021 Oregon Residential Specialty Code, Appendix F



Bureau of
Development
Services
FROM CONCEPT
TO CONSTRUCTION



1900 SW 4th Avenue
Portland, Oregon 97201
503-823-7300
bds@portlandoregon.gov
www.Portland.gov/BDS

All new buildings shall have radon gas mitigation by one of the following methods:

- ☒ Crawl Space (AF103.5):
 - ☐ Mechanically ventilated; or
 - ☒ Passive sub-membrane depressurization system
- ☐ Slab-on-grade (AF103.6):
 - ☐ Passive depressurization system with AF103.2 compliant subfloor preparation under slab.



POST IN CLEAR VIEW AND IN ACCESSIBLE LOCATION

Request an inspection call: 503-823-7000 for automated inspection request line. TTY: 503-823-6868

Residential Inspection Record Card

DO NOT POUR ANY CONCRETE UNTIL THE NEEDED INSPECTIONS BELOW HAVE BEEN SIGNED

Building	IVR#	App by	Date	Inspector's Notes	App By	Date	Plbg/Elec/Mech/Spec	IVR#
Tree Preservation	507						Grounding Electrode	227
Erosion Control	200						Radon Mitigation	238
Setbacks	215						Waterproofing	245
Footings	220						Reinforcing/Masonry	250
Foundation Wall	225						Underslab Plumbing	305
Reinforcing/Concrete	230						Oil Tank Pad	670
Concrete Slab	235						Electrical Temp. Service	115
BES Storm Eval	487							

For Demolition Permits - below inspections must be signed before Demo Permit can be Finaled

Demolition	288						Decomm. Septic Sys.	842
Sewer Cap	360						Other	295

POST & BEAM - Do not install sub floor until the needed inspections have been Approved and Signed

Post & Beam Struct.	240						Post & Beam Plbg.	300
Other	295						Post & Beam Mec.	600

Rough Inspections must be inspected and approved prior to Framing Inspection requested

Interim EC	205						Perm. Electrical Service	120
Shearwall	260						Rough Electrical	105
Firewall	265						Rough Plumbing	310
Fire Sprinklers	320						Shower Pan	315
Framing	270			<input type="checkbox"/> M.C.			Gas Line	605
Fireplace	255						Green Tag	615
Roofing	285						Rough Mech.	620

Insulation - Do not cover until Insulation is Approved and Signed

Insulation	280							
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Ground Utilities

Sanitary Sewer	350						Storm Sewer	355
Water Service	345						Rain Drains	365
Backflow Device	335						Other	295

Final Inspections - Have all other Final Inspections approved and signed prior to requesting 999

Permanent EC	210						Mechanical Final	699
Electrical Final	199						Grading Final	990
Structural Final	299			<input type="checkbox"/> H.E.L			Final Permit	999
Plumbing Final	399							

☐ Okay to Occupy ☐ Do Not Occupy until the needed inspections above have been approved and signed

IVR #:

Address:

Notes:

Development Services Approval:

For a Stormwater Treatment Facility inspection call 503-823-7761 or use IVR # 487.

Contact Us:

1900 SW 4th Avenue
Portland, OR 97201

Phone: 503-823-7300
TTY: 503-823-6868

www.portlandoregon.gov/bds

Residential Inspections: 503-823-7388

Urban Forestry: 503-823-8733

Permitting Services: 503-823-7357

Planning and Zoning: 503-823-7526

Mechanical, Electrical, Plumbing
Sign Permits: 503-823-7363

Permit Status via voicemail: 503-823-7000 (4)

Work related to this Building Permit may be subject to regulations governing the removal, handling, and/or disposal of asbestos and/or lead-based paint. For Asbestos concerns: Contact DEQ: **1-888-997-7888**; Lead-base paint concerns: Contact Oregon Health Authority: **971-673-0440**.

BEFORE YOU DIG

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. Call 1-800-332-2344 for locates.

Homeowner:

This is your Record of Permits and Inspections and should be kept with your permanent records.

This permit will expire if 180 days pass without an approved inspection. A permit can be extended one time only. Call for questions 503-823-7388.

If Special Inspections (i.e. adhesive anchors, soils, concrete construction) are required, a Special Inspection Final Summary Report must be submitted and approved prior to requesting a Final Permit Inspection #999.

To help ensure equal access to City programs, services and activities, the City of Portland will provide translation, reasonably modify policies/procedures and provide auxiliary aids/services/alternative formats to persons with disabilities. For accommodations, translations, complaints, and information, call 503-823-7300, TTY 503-823-6868, use Oregon Relay Service: 711, come to 1900 SW 4th Ave, 5th Floor, Portland, OR 97201, or email bds@portlandoregon.gov.

Subcontractor Permit Information Process

A Message to the Home Owner and General Contractor about Trade Work Associated with this Project:

As of February 1, 2016 if residential building permit applicants do not have completed/signed trade permit applications (mechanical, electrical, plumbing) for sub-contractors when submitting their building permit application, the trade work will not be included under that permit number and is not eligible to be added to the permit at a later date. The required trade permits must be applied for separately when sub-contractors are hired.

If this is the case for your project BDS recommends you use the space below to record the trade permit number(s) obtained in association with the project. You may also show this card to the BDS inspector who comes to inspect these trade permits and request they note on this record inspection results.

Permit Number	Issued Date	Approved by (Inspector name & date)	Notes

This record of permits and inspection should be kept with your permanent records.

Instructions about the following are available at www.portlandoregon.gov/bds/67391

1. How to request an inspection using the (IVR) system.

2. Accessing and viewing daily on-line Residential Inspection Route slips.

Inspection Request (IVR) Pocket Reference

Dial: 503-823-7000 TTY: 503-823-6868 Press:
1 Schedule an Inspection
2 Cancel or Reschedule an Inspection
(1 & 2 Don't hang up without a confirmation number)
3 Obtain Inspection Results
4 Obtain Plan Review Status via FAX
5 Obtain Fax Back Documents
6 Obtain a List of Scheduled Inspections by IVR Number
0 Speak with Inspection Section regarding your inspection or to obtain your IVR number
* Listen to General Information
Hang Up

If tree preservation is required on your approved plans, approval of inspection #507 is required before requesting further inspections.

Inspection #200 must be in place prior to any ground disturbance activities, and must be requested first when requesting inspection for setbacks, footings and foundation inspections.

Inspection #210 must be approved before permit final approval.

Building	
507	Tree Preservation
200	Pre-Construction Erosion Control
205	Interim Erosion Control
210	Permanent Erosion Control Measures
215	Setbacks
220	Footings
225	Foundation
226	Foundation Drain
227	Grounding Electrode (RS only)
230	Concrete/Reinforcing
235	Slab/Flatwork
238	Radon Mitigation
240	Underfloor/Post & Beam
245	Waterproofing (RS Only)
250	Masonry/Reinforcing
255	Masonry Fireplace
260	Shearwalls (use 270 for CO permits)
261	Reinspection Shearwall (RS Only)
265	Firewall Nailing (use 275 for CO permits)
270	Framing
271	Reinspection Framing (CO & MG Only)
275	Wallboard Attachment
277	Ceiling Grid
280	Insulation/Vapor Barrier
285	Roofing
288	Demolition
290	Temporary Occupancy
295	Other/Consultation
299	Final - Structural (RS Only)
487	BES On-Site Stormwater Facility Eval
510	Tree Preservation/Env Zone
990	Final - Grading (RS Only)
992	Final - Subsurface (RS Only)
999	Final Permits (CO, RS - to final job)

Development Review	
507	Tree Preservation
200	Pre-Construction Erosion Control
210	Permanent EC Measures
487	BES ON-Site Stormwater Facility Eval
555	Code Compliance Inspection
842	Decommission System (Pumped & Filled)
999	Final Permit

Electrical	
105	Rough-in - Electrical
107	Cover Electric In-Floor Heat
110	Underground-Electrical

Electrical, continued	
111	Electrical Service Reconnect
115	Temporary Electrical Service
120	Permanent Electrical Service
125	Low Voltage/Alarm
135	Hot Tub/Spa/Swimming Pool
140	Industrial Plant
145	Circuits/Feeders
150	Generator/Transfer Switch
155	Other/Consultation - Electrical
199	Final - Electrical

Mechanical	
600	Underfloor/Post & Beam, Mechanical
605	New Gas Piping/Pressure Test
610	Extend Gas Piping/Pressure Test
615	Gas Line Tag
617	Hydronic Piping (Closed/Open Loop)
620	Rough-in Mechanical
625	Wood Stove/Pellet Stove/Decorative Appl
630	AC/Furnace/Heat Pump/HVAC
635	Kitchen Exhaust/Commercial Hood
640	Oil Tank
645	Vent/Chimney Liner
650	Other/Consultation- Mechanical
670	Oil Tank Pad
699	Final - Mechanical

Plumbing (RS and PT Permits only)	
300	Post and Beam - Plumbing
305	Underslab/Ground Work - Plumbing
310	Rough-In/Top Out Plumbing
312	Hydronic Piping (Open Loop Only)
315	Shower Pan/Bathtub Test
320	Fire Sprinklers
325	Fixture Cap
330	Drain Reversal
335	Backflow Device (Water Supply)
337	Backwater Valve (Drainage)
340	Water Heater
345	Water Service
350	Sanitary Sewer
355	Storm Sewer
360	Sewer Cap
365	Rain Drains
370	Catch Basin
375	Manhole
380	Detention Facility
390	Dry Well
392	Sewer Connection
395	Soakage Trench
396	Medical Gas/Vacuum System
397	Other/Consultation-Plbg
399	Final - Plumbing

Sanitation Permits

On-Site Sewage Disposal Permit	
800	Initial Advanced Treatment Technology
802	Secondary Adv. Treatment Technology
804	Final Advanced Treatment Technology
806	Alternative System
808	Initial Capping Fill
810	Secondary Capping Fill
812	Final Capping Fill
814	Drainfield
816	Gray Water Sump
818	Initial Holding Tank
820	Secondary Holding Tank
822	Final Holding Tank
824	Pressure Distribution
826	Pumping System
828	Redundant System
830	Initial Sand Filter
832	Secondary Sand Filter
834	Final Sand Filter
836	Septic Tank
838	Steep Slope System/Disposal
840	Tile Dewatering
842	Decommission System (Pumped & Filled)
999	Final Permit

On-Site Sewage Evaluation/Services	
842	Decommission System (Pumped & Filled)
844	Sep. Sys. Pumped/Drain Lines Staked
846	Septic System Staked
848	Test Pits Dug and Flagged

Sewer Permits (UC)	
350	Sanitary Sewer
842	Decommission System (pumped & filled)
399	Final Plumbing

Site Development Permits	
507	Tree Preservation
200	Pre-Construction Erosion Control
205	Interim Erosion Control Inspection
210	Permanent Erosion Control Inspections
487	BES On-Site Stormwater Facility Eval
500	Site Development Inspection
510	Tree Preservation/Env Zone
512	Clearing Limits
514	Landscape Mitigation/Env. Zone Planting
516	Pedestrian Pathway/Trail
518	Retaining Wall Footing
520	Retaining Wall Forms/Reinforcing
522	Site Grading
524	Stormwater Culvert/Riprap
526	Trench Backfill Compaction
530	Private Street Curb Setback
532	Private Street Subgrade
534	Private Street Base Rock
536	Private Street Base Lift
538	Private Street Top Lift
540	Private Street Sidewalk/ADA Ramps
542	Private Street Signage
544	Street Light Base
546	Street Light Pole
550	Private Street Final Inspection
990	Final - Grading
999	Final Permit

Manufactured Homes	
120	Permanent Electrical Service
200	Pre-Construction Erosion Control
210	Permanent Erosion Control measures
227	Grounding Electrode
337	Backwater Valve (Drainage)
487	BES On-Site Stormwater Facility Eval
605	New Gas Piping/Pressure Test
625	Wood Stove/Pellet Stove/Decorative Appl
630	AC/Furnace/Heat Pump/HVAC
700	Footing Form/Okay to Pour
706	Foundation Blocking
708	Tie Downs
710	Sewer Connection Outside
714	Water Service
716	Electrical Feeder
722	Heating Duct
728	Enclose/Install Perimeter Foundation
730	Perimeter Foundation
740	Rain Drain System
742	Stormwater Disposal
756	Garage/Carport Final
299	Final - Building
199	Final - Electrical
699	Final - Mechanical
399	Final - Plumbing
999	Final Permit

Zoning (ZP Permits)	
487	BES On-Site Stormwater Facility Eval
555	Final - Code Compliance Inspection

Sign Permits	
400	Sign Footings
405	Electrical Service - Sign
410	Sign Structure
999	Final Permit

Miscellaneous	
440	Adult Care License



POST IN CLEAR VIEW AND IN ACCESSIBLE LOCATION

Request an inspection call: 503-823-7000 for automated inspection request line. TTY: 503-823-6868

Residential Inspection Record Card

DO NOT POUR ANY CONCRETE UNTIL THE NEEDED INSPECTIONS BELOW HAVE BEEN SIGNED

Building	IVR#	App by	Date	Inspector's Notes	App By	Date	Plbg/Elec/Mech/Spec	IVR#
Tree Preservation	507						Grounding Electrode	227
Erosion Control	200						Radon Mitigation	238
Setbacks	215						Waterproofing	245
Footings	220						Reinforcing/Masonry	250
Foundation Wall	225						Underslab Plumbing	305
Reinforcing/Concrete	230						Oil Tank Pad	670
Concrete Slab	235						Electrical Temp. Service	115
BES Storm Eval	487							

For Demolition Permits - below inspections must be signed before Demo Permit can be Finaled

Demolition	288						Decomm. Septic Sys.	842
Sewer Cap	360						Other	295

POST & BEAM - Do not install sub floor until the needed inspections have been Approved and Signed

Post & Beam Struct.	240						Post & Beam Plbg.	300
Other	295						Post & Beam Mec.	600

Rough Inspections must be inspected and approved prior to Framing Inspection requested

Interim EC	205						Perm. Electrical Service	120
Shearwall	260						Rough Electrical	105
Firewall	265						Rough Plumbing	310
Fire Sprinklers	320						Shower Pan	315
Framing	270			<input type="checkbox"/> M.C.			Gas Line	605
Fireplace	255						Green Tag	615
Roofing	285						Rough Mech.	620

Insulation - Do not cover until Insulation is Approved and Signed

Insulation	280							
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Ground Utilities

Sanitary Sewer	350						Storm Sewer	355
Water Service	345						Rain Drains	365
Backflow Device	335						Other	295

Final Inspections - Have all other Final Inspections approved and signed prior to requesting 999

Permanent EC	210						Mechanical Final	699
Electrical Final	199						Grading Final	990
Structural Final	299			<input type="checkbox"/> H.E.L			Final Permit	999
Plumbing Final	399							

☐ Okay to Occupy ☐ Do Not Occupy until the needed inspections above have been approved and signed

IVR #:

Address:

Notes:

Development Services Approval:

For a Stormwater Treatment Facility inspection call 503-823-7761 or use IVR # 487.

Contact Us:

1900 SW 4th Avenue
Portland, OR 97201

Phone: 503-823-7300
TTY: 503-823-6868

www.portlandoregon.gov/bds

Residential Inspections: 503-823-7388

Urban Forestry: 503-823-8733

Permitting Services: 503-823-7357

Planning and Zoning: 503-823-7526

Mechanical, Electrical, Plumbing
Sign Permits: 503-823-7363

Permit Status via voicemail: 503-823-7000 (4)

Work related to this Building Permit may be subject to regulations governing the removal, handling, and/or disposal of asbestos and/or lead-based paint. For Asbestos concerns: Contact DEQ: **1-888-997-7888**; Lead-base paint concerns: Contact Oregon Health Authority: **971-673-0440**.

BEFORE YOU DIG

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. Call 1-800-332-2344 for locates.

Homeowner:

This is your Record of Permits and Inspections and should be kept with your permanent records.

This permit will expire if 180 days pass without an approved inspection. A permit can be extended one time only. Call for questions 503-823-7388.

If Special Inspections (i.e. adhesive anchors, soils, concrete construction) are required, a Special Inspection Final Summary Report must be submitted and approved prior to requesting a Final Permit Inspection #999.

To help ensure equal access to City programs, services and activities, the City of Portland will provide translation, reasonably modify policies/procedures and provide auxiliary aids/services/alternative formats to persons with disabilities. For accommodations, translations, complaints, and information, call 503-823-7300, TTY 503-823-6868, use Oregon Relay Service: 711, come to 1900 SW 4th Ave, 5th Floor, Portland, OR 97201, or email bds@portlandoregon.gov.

Subcontractor Permit Information Process

A Message to the Home Owner and General Contractor about Trade Work Associated with this Project:

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If this is the case for your project BDS recommends you use the space below to record the trade permit number(s) obtained in association with the project. You may also show this card to the BDS inspector who comes to inspect these trade permits and request they note on this record inspection results.

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4 Obtain Plan Review Status via FAX
5 Obtain Fax Back Documents
6 Obtain a List of Scheduled Inspections by IVR Number
0 Speak with Inspection Section regarding your inspection or to obtain your IVR number
* Listen to General Information
Hang Up

If tree preservation is required on your approved plans, approval of inspection #507 is required before requesting further inspections.

Inspection #200 must be in place prior to any ground disturbance activities, and must be requested first when requesting inspection for setbacks, footings and foundation inspections.

Inspection #210 must be approved before permit final approval.

Building	
507	Tree Preservation
200	Pre-Construction Erosion Control
205	Interim Erosion Control
210	Permanent Erosion Control Measures
215	Setbacks
220	Footings
225	Foundation
226	Foundation Drain
227	Grounding Electrode (RS only)
230	Concrete/Reinforcing
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255	Masonry Fireplace
260	Shearwalls (use 270 for CO permits)
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270	Framing
271	Reinspection Framing (CO & MG Only)
275	Wallboard Attachment
277	Ceiling Grid
280	Insulation/Vapor Barrier
285	Roofing
288	Demolition
290	Temporary Occupancy
295	Other/Consultation
299	Final - Structural (RS Only)
487	BES On-Site Stormwater Facility Eval
510	Tree Preservation/Env Zone
990	Final - Grading (RS Only)
992	Final - Subsurface (RS Only)
999	Final Permits (CO, RS - to final job)

Development Review	
507	Tree Preservation
200	Pre-Construction Erosion Control
210	Permanent EC Measures
487	BES ON-Site Stormwater Facility Eval
555	Code Compliance Inspection
842	Decommission System (Pumped & Filled)
999	Final Permit

Electrical	
105	Rough-in - Electrical
107	Cover Electric In-Floor Heat
110	Underground-Electrical

Electrical, continued	
111	Electrical Service Reconnect
115	Temporary Electrical Service
120	Permanent Electrical Service
125	Low Voltage/Alarm
135	Hot Tub/Spa/Swimming Pool
140	Industrial Plant
145	Circuits/Feeders
150	Generator/Transfer Switch
155	Other/Consultation - Electrical
199	Final - Electrical

Mechanical	
600	Underfloor/Post & Beam, Mechanical
605	New Gas Piping/Pressure Test
610	Extend Gas Piping/Pressure Test
615	Gas Line Tag
617	Hydronic Piping (Closed/Open Loop)
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625	Wood Stove/Pellet Stove/Decorative Appl
630	AC/Furnace/Heat Pump/HVAC
635	Kitchen Exhaust/Commercial Hood
640	Oil Tank
645	Vent/Chimney Liner
650	Other/Consultation- Mechanical
670	Oil Tank Pad
699	Final - Mechanical

Plumbing (RS and PT Permits only)	
300	Post and Beam - Plumbing
305	Underslab/Ground Work - Plumbing
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320	Fire Sprinklers
325	Fixture Cap
330	Drain Reversal
335	Backflow Device (Water Supply)
337	Backwater Valve (Drainage)
340	Water Heater
345	Water Service
350	Sanitary Sewer
355	Storm Sewer
360	Sewer Cap
365	Rain Drains
370	Catch Basin
375	Manhole
380	Detention Facility
390	Dry Well
392	Sewer Connection
395	Soakage Trench
396	Medical Gas/Vacuum System
397	Other/Consultation-Plbg
399	Final - Plumbing

Sanitation Permits

On-Site Sewage Disposal Permit	
800	Initial Advanced Treatment Technology
802	Secondary Adv. Treatment Technology
804	Final Advanced Treatment Technology
806	Alternative System
808	Initial Capping Fill
810	Secondary Capping Fill
812	Final Capping Fill
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826	Pumping System
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830	Initial Sand Filter
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834	Final Sand Filter
836	Septic Tank
838	Steep Slope System/Disposal
840	Tile Dewatering
842	Decommission System (Pumped & Filled)
999	Final Permit

On-Site Sewage Evaluation/Services	
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844	Sep. Sys. Pumped/Drain Lines Staked
846	Septic System Staked
848	Test Pits Dug and Flagged

Sewer Permits (UC)	
350	Sanitary Sewer
842	Decommission System (pumped & filled)
399	Final Plumbing

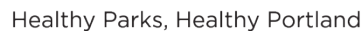
Site Development Permits	
507	Tree Preservation
200	Pre-Construction Erosion Control
205	Interim Erosion Control Inspection
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542	Private Street Signage
544	Street Light Base
546	Street Light Pole
550	Private Street Final Inspection
990	Final - Grading
999	Final Permit

Manufactured Homes	
120	Permanent Electrical Service
200	Pre-Construction Erosion Control
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742	Stormwater Disposal
756	Garage/Carport Final
299	Final - Building
199	Final - Electrical
699	Final - Mechanical
399	Final - Plumbing
999	Final Permit

Zoning (ZP Permits)	
487	BES On-Site Stormwater Facility Eval
555	Final - Code Compliance Inspection

Sign Permits	
400	Sign Footings
405	Electrical Service - Sign
410	Sign Structure
999	Final Permit

Miscellaneous	
440	Adult Care License



web: portlandoregon.gov/trees

Zoning Plan Examination Checksheet Response

Permit #: 23-088944-000-00-RS

Date: 10-27-2023

Customer name and phone number:

SAM LUCK 509-939-8877

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)

SUBMITTED 11-2-2023

BES Plan Check Corrections Response

Permit #: 23-088944-000-00-RS

Date: 10-27-2023

Customer name and phone number: SAM LUCK 509-939-8877

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: SINGLE PDF PS3

SUBMITTED 11-2-2023

Life Safety and Structural Checksheet Response

Permit #: 23-088944-000-00-RS

Date: 10-27-2023

Customer name and phone number: SAM LUCK 509-939-8877

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: SINGLE PDF PS3

SUBMITTED 11-2-2023