Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 03/06/17

Brandon Gervais Building Permit Application
Submitted by RAO Enterprises, Inc.

City of Portland: Level 1 – Minor Residential Development Review Application

Site Plans and Boundary Survey Requirements – Level 1 Minor Residential

- **Existing and proposed grading and contours.**
  "The Planning Authority shall exempt from review the loam and seeding of lawns and the cumulative placement of less than fifteen (15) cubic yards of fill on any lot provided such loaming or placement does not alter a drainage course, swale, wetland or redirect water onto adjoining property and does not violate any other provision of the Portland City Code or state or federal law."

  This project will have less than 15 cubic yards of fill and will not alter a drainage course, swale, and wetland or redirect water onto adjoining property.

- **Proposed storm water management and erosion controls.**
  Chapter 500: Stormwater Management applicability 'applies to a project that disturbs one acre or more of land area…'

  This project occurs on .47 acre (20,261 SF) and does not fit the applicability criteria. However it is important to note:
  - Disturbed area measures 14,183 SF
  - Silt fence will be installed around the entire perimeter
  - The foundation of this home will be 4' higher than the existing elevation.
  - The end result will have the foundation only 1' higher than the proposed fill level as the gravel will be used to back fill the foundation and tapered out in 25' of distance.
  - Final groundwork will create slightly higher elevations that will follow current grading.

Supplemental information enhancing detailed drawings

- Foundation Specifications:
  - House:
    - Footers: 8" X 16"
    - Walls: 8" X 7'10" with 2 rows of rebar and1/2 anchor bolts every 6" minimum
    - Foundation to be seal coated
    - Perimeter Drain: 4" on interior and exterior of foundation
    - Concrete slab: 4"
  - Garage:
    - Footers: 8" X 16"
    - Frost Walls: 8" X 4'
    - Concrete slab: 4"

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- Framing Specifications
  - 2X6 PT (Pressure Treated) Sill
  - 2X12 Floor Joist on 1st and 2nd Floor
  - 2X6 Exterior Walls
  - 2X10 Headers
  - 7/16 OSB Sheathing
  - Roof Truss Package
  - 5/8 T&G Roof Plywood
  - Simpson Fasteners as required through the project

- Exterior Decks
  - 4' Tapered Piers with Base
  - Simpson Connectors and Joist Hangers as required
  - Ledger to be Lagged with 5/16 X 4 Exterior Lag Bolts
  - 4X4 PT Post
  - 2X10 PT Carrying Stick
  - 2X8 PT Floor Joists
  - ¾ X 6 PT Decking
  - Pressure Treated Rails
  - 1 ½ X 1 ½ 5" OC Balusters
  - Exterior Rails: 36" tall where applicable
  - Front Porch Roof supported by 2-Ply 11 7/8 X 1 7/8 LVLs

- Interior Stairway
  - Rise: 7.25"
  - Thread: 10.00"
  - Width of Stairway: 42"
  - Headroom:
    - Minimum of 6'10" to Basement
    - Not Applicable for 1st floor to 2nd floor (open to above)
  - Interior Stair Rails: 34 ½" high
  - Railing at top of Stairway: 36" tall
  - All Balusters to be 4" maximum space between
  - Basement stair rail to be continuous and attached to the wall

- Fire Safety
  - Sprinkler System by High Tech Fire Protection
  - 5/8 Sheet Rock on common wall and Ceiling of attached garage