



Building Permit Application
City of Portland, Oregon - Bureau of Development Services

1900 SW 4th Avenue, Portland, Oregon 97201 • 503-823-7310 • TTY 503-823-6868 • www.portlandoregon.gov/bds

12-18495U 125

Type of work

New construction Addition/alteration/replacement
 Demolition Other:

Category of construction

1 & 2 family dwelling Commercial/industrial Accessory building
 Multifamily Master builder Other:

Job site information and location

Job no.: Job address: 1148 SW Davenport st.
 City/State/ZIP: Portland 97201
 Suite/bldg./apt. no.: Project name: Peek
 Cross street/directions to job site: Broadway
 Subdivision: Lot no. Tax map/parcel no.

Description of work

Turn garage into bedroom & bath for
handicap owner

Provide RS Permit no.

Property owner Tenant

Name: Bill & Judy Peek E-mail:
 Address: 1148 SW Davenport st
 City/State/ZIP: Port- 97201
 Phone: 503-227-7147 FAX:
 Owner installation: This installation is being made on property that I own, which is not intended for sale, lease, rent, or exchange.
 Owner signature: Date:

Contractor

Business name: Parsons Remodeling E-mail: edcparsons@aol.com
 Address: 13783 S Forsythe rd
 City/State/ZIP: Oregon City OR 97045
 Phone: 503-539-0832 FAX: 503-656-6967
 CCB lic. no. 136199
 Authorized signature: Ed Parsons
 Print name: Ed Parsons Date: 9-21-12

Applicant Contact Person

Business name:
 Contact name:
 Address: Same
 City/State/ZIP:
 Phone: FAX:
 E-mail:
 Authorized signature: Ed Parsons
 Print name: Ed Parsons Date: 9-21-12

This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete.

Office Use Only

Permit no:
 Date received:
 By:

Required Data: One and Two Family Dwelling

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	<u>42,500⁺</u>
Number of bedrooms:	<u>1</u>
Number of bathrooms:	<u>1</u>
Total number of floors:	<u>1</u>
New dwelling area:	<u>390</u> square feet
Garage/carport area:	square feet
Covered porch area:	square feet
Deck area:	square feet
Other structure area:	square feet

Required Data: Commercial Use

Permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all equipment, materials, labor, overhead, and the profit for the work indicated on this application.

Valuation:	
Existing building area:	square feet
New building area:	square feet
Number of stories:	
Type of construction:	
Occupancy groups	
Existing:	
New:	

Notice

All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed.

Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well as any misleading statement or omission, may be cause for revocation of permit and/or certificate of occupancy, regardless of how or when discovered.

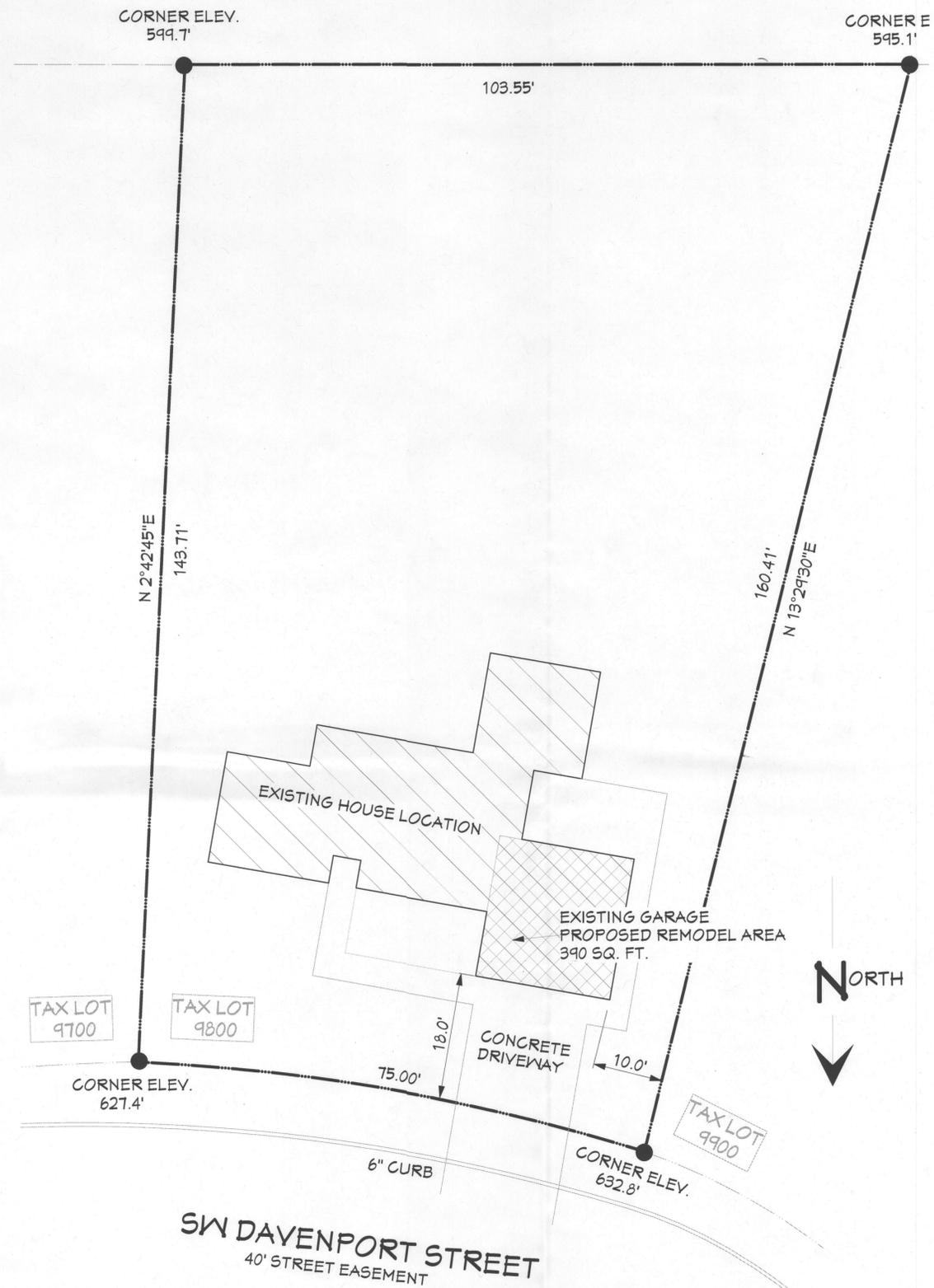
I acknowledge that work related to this Building Permit Application may be subject to regulations governing the handling, removal and/or disposal of asbestos and/or lead-based paint. _____ (initials)

Building Permit Fees*

Please refer to fee schedule

Fees due upon application	
Amount received	
Date received	

Residential Combo permit subcontractor submittals only can be faxed to 503-823-7693 or e-mailed to bdscombinspec@portlandoregon.gov.



PROPOSED DETAILS, NOTES AND SPECIFICATIONS FOR THE:

SITE PLAN

SCALE: 1" = 10.0'

City of Portland
Bureau of
Development Services
By *[Signature]* Date 9/25/12
Approved by
Planning and Zoning Review

GEOGRAPHIC INFORMATION:

BUILDING CODE REFERENCES:
2011 EDITION O.R.S.C.
OREGON RESIDENTIAL SPECIALTY CODE
BASED UPON:
2009 EDITION INTERNATIONAL RESIDENTIAL CODE
BUILDING PLANNING: CHAPTER 3
SEISMIC/LATERAL SPECIFICATIONS
SEISMIC DESIGN CATEGORY: D1
WIND SPEED: 95 M.P.H. - 3 SECOND GUSTS
EXPOSURE: A/B (95 M.P.H. WIND SPEED)

G.P.S. COORDINATES:
N 45° 30.314'
W 122° 41.477'
SITE ELEVATION (APPROXIMATELY):
624' ABOVE SEA LEVEL

THESE CONSTRUCTION DOCUMENTS DESIGNED AND DEVELOPED SPECIFICALLY FOR:
CITY OF PORTLAND
COUNTY OF MULTNOMAH
STATE OF OREGON USA

LAND-USE INFORMATION:

BUILDING DEPARTMENT JURISDICTION:
CITY: PORTLAND
COUNTY: MULTNOMAH COUNTY
STATE: OREGON USA

ZONING CATEGORY: R10
ZONING OVERLAYS: C
URBAN RENEWAL DISTRICT: N/A
TREE STANDARDS: N/A

PROJECT INFORMATION:

PROPERTY OWNER NAME:
JUDITH F. PEEK

CONTRACTOR INFORMATION:

ED PARSONS REMODELING & CABINETS INC.
13783 S. FORSYTHE ROAD
OREGON CITY, OREGON 97045
503-534-0832
OREGON CCB# 136199

CONSTRUCTION DOCUMENTS PREPARED BY:

BENTHIN DESIGN GROUP LLC
OREGON CITY, OREGON
503-632-2862
503-632-2863 fax
1-800-698-9144
EMAIL: scott@scottbenthinassociates.com
WEBSITE: http://www.scottbenthinassociates.com

SITE INFORMATION:

PROPERTY ADDRESS:
1148 SW DAVENPORT STREET
PORTLAND, OREGON 97201
MULTNOMAH COUNTY

PROJECT LEGAL DESCRIPTION:
LOT 13, TAX LOT 9800

SITE PLAN INFORMATION:

SITE INFORMATION:
THIS SITE PLAN IS PROVIDED TO HELP ASSIST IN LOCATING FEATURES ON THIS SPECIFIC PROPERTY.
THE INFORMATION IS NOT BASED ON AN ACTUAL LEGAL SURVEY, AND SCOTT BENTHIN ASSOCIATES ASSUMES NO LIABILITY, IF ANY, IN DIMENSIONS AND LOCATIONS.

- CONTRACTOR TO:
1. DETERMINE AND SPECIFY EXACT LOCATION OF ALL REQUIRED UTILITY STUBS.
 2. ALL REQUIRED STRUCTURE AND SITE ELEVATIONS TO BE DETERMINED AND PROVIDED BY THE CONTRACTOR.
 3. CONTRACTOR TO PROVIDE ANY REQUIRED INFORMATION THAT IS NOT PROVIDED ON THIS SITE PLAN.

EROSION CONTROL:

CONTRACTOR TO SPECIFY ALL EROSION CONTROL MEASURES AND LOCATIONS ONLY IF REQUIRED:

1. PROPOSED WORK IS INTERIOR REMODEL ONLY - NO EROSION CONTROL MEASURES REQUIRED.
2. PROVIDE WORK STAGING AND MATERIAL STORAGE AREA.

GENERAL INFORMATION:

SCOTT BENTHIN ASSOCIATES HAVE PROVIDED CARE AND EFFORT TO ENSURE THAT THE DRAWINGS ARE ERROR FREE. IF ANY DISCRETIONS ARE FOUND IN THESE DOCUMENTS, NOTIFY AND INFORM SCOTT BENTHIN ASSOCIATES BEFORE STARTING CONSTRUCTION.

WRITTEN DIMENSIONS WILL ALWAYS HAVE PRECEDENCE OVER OTHER SCALING METHODS. DO NOT SCALE DRAWINGS.

PROJECT DESCRIPTION:

CONVERT EXISTING GARAGE TO HABITABLE SPACE TO INCLUDE AN ACCESSIBLE MASTER SUITE WITH MASTER BATH AND EXTERIOR DOOR AT FRONT FACADE.

REQUIRED 9'x12' OFF STREET PARKING SPACE TO BE LOCATED AT EXISTING CONCRETE DRIVEWAY BETWEEN THE FRONT SETBACK LINE AND FRONT OF HOUSE STRUCTURE.

BDG

BENTHIN DESIGN GROUP LLC

20337 S. BUTTE ROAD, PO BOX 42
BEAVERCREEK, OREGON USA 97004
503-632-2862 1-800-698-9144
INFO@SCOTTBENTHINASSOCIATES.COM
WWW.SCOTTBENTHINASSOCIATES.COM

PROJECT NAME:

**PEEK
RESIDENCE**

CONTRACTOR/OWNER NAME:

**ED PARSONS
REMODELING &
CONSTRUCTION INC**

PROJECT INFORMATION:

ADDRESS:
1148 SW DAVENPORT
PORTLAND, OR 97201

PAGE TITLES:

COVERSHEET

- SITE PLAN
- PROJECT INFORMATION

City of Portland
Development Services
SEP 21 2012
Permit Number

12-184954RS

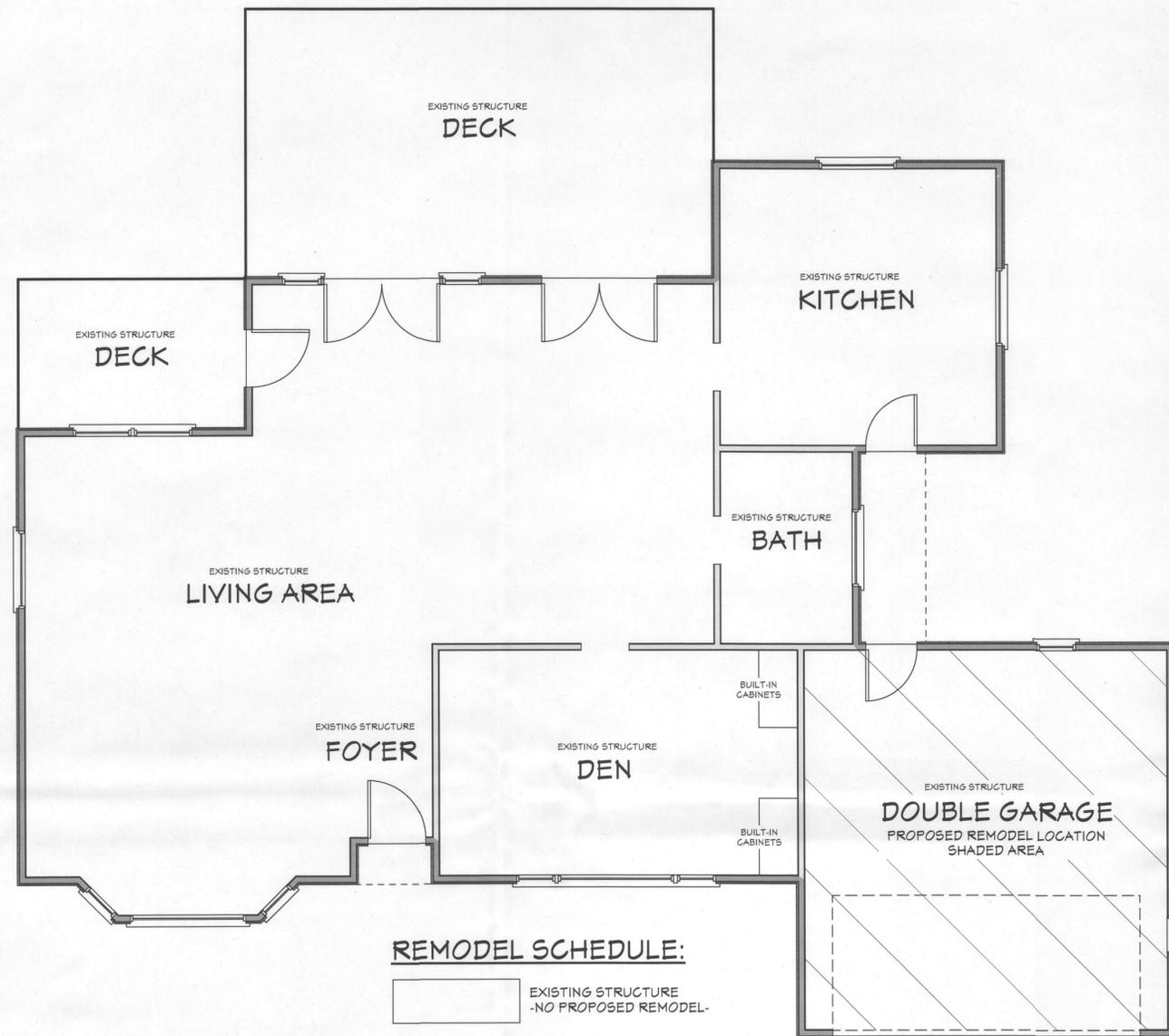
PROJECT NUMBER: 2012 - 7012

ORIGINAL DATE: SEPT 2012

REVISION DATE:

PAGE NUMBER: 1

REFERENCE NUMBER: **CS**



REMODEL SCHEDULE:

- EXISTING STRUCTURE
-NO PROPOSED REMODEL-
- EXISTING STRUCTURE
-PROPOSED REMODEL AREA-

EXISTING STRUCTURE:
MAIN FLOOR PLAN

SCALE: 1/4" = 1' - 0"



PROPOSED REMODEL AREA
- NO STRUCTURAL ADDITION-

ACTUAL PHOTOGRAPH OF THE EXISTING:

FRONT ELEVATION

SCALE: NO SCALE - ACTUAL PHOTOGRAPH



NO PROPOSED REMODEL
AT REAR FACADE

ACTUAL PHOTOGRAPH OF THE EXISTING:

REAR ELEVATION

SCALE: NO SCALE - ACTUAL PHOTOGRAPH

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CONTRACTOR/OWNER NAME:
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CONSTRUCTION INC

PROJECT INFORMATION:

ADDRESS:
1148 SW DAVENPORT
PORTLAND, OR 97201

PAGE TITLES:

EXISTING

PRESENTATION PLANS
- MAIN FLOOR PLAN
- FRONT FACADE PHOTO
- REAR FACADE PHOTO



PROJECT NUMBER: 2012 - 7012

ORIGINAL DATE: SEPT 2012

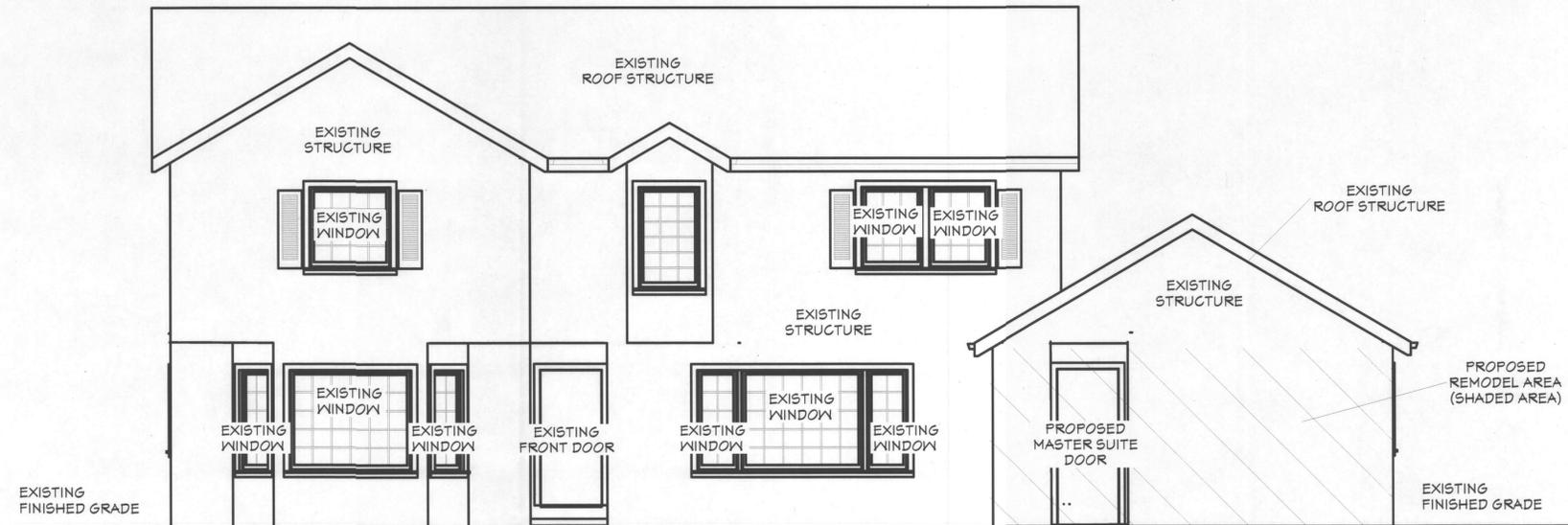
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PAGE NUMBER: 2

REFERENCE NUMBER: **2.0**

CROSS SECTION NOTES AND SPECIFICATIONS:

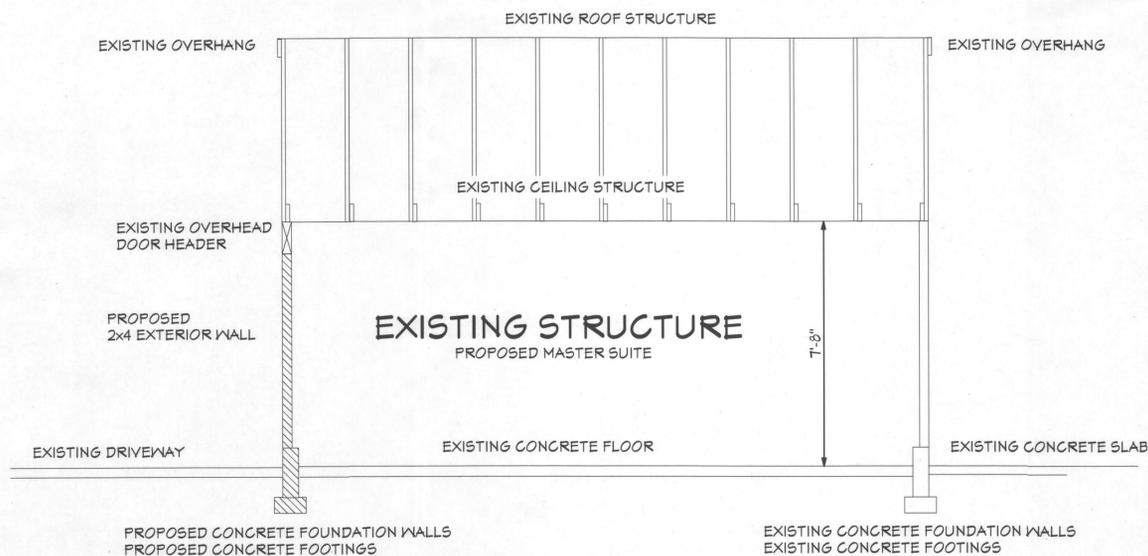
- ROOFING:**
EXISTING COMPOSITION ROOFING
- ROOF STRUCTURE:**
EXISTING ROOF STRUCTURE
- ROOF OVERHANGS:**
EXISTING ROOF OVERHANGS
- ROOF PITCH:**
EXISTING ROOF PITCH
- EXTERIOR WALL STRUCTURE:**
EXISTING 'HORIZONTAL' SIDING WITH TRIM AND GABLE ACCENTS
7/16" MIN. STRUCTURAL SHEATHING
DOUBLE 2x4 TOP PLATES
2x4 STUDS AT 16" O.C.
2x4 BOTTOM PLATE
2x4 FT SILL PLATE
1/2" SHEETROCK AT INTERIOR SURFACE
- FLOOR STRUCTURE:**
EXISTING CONCRETE SLAB FLOOR
- ANCHORING:**
TYPICAL ANCHOR BOLTS:
1/2" DIAMETER x 10" ANCHOR BOLTS AT 6'-0" O.C.
WITH 3"x3" PLATE WASHERS
- FOUNDATION/FOOTING STRUCTURE: ONE STORY STRUCTURE**
CONCRETE FOUNDATION WALLS:
6" WIDE (MIN.) X 24" HIGH (MIN.) CONCRETE FOUNDATION WALLS (2500 P.S.I.)
CONCRETE FOOTINGS:
WALL FOOTINGS: 12" WIDE (MIN.) X 6" HIGH (MIN.) CONTINUOUS
CONCRETE WALL FOOTINGS (2500 P.S.I.)
REINFORCEMENT BARS: SEE FOUNDATION PLAN.
CONCRETE SLABS:
EXISTING DRIVEWAY AND SIDEWALKS



EXISTING & PROPOSED DETAILS, NOTES AND SPECIFICATIONS FOR THE:

FRONT ELEVATION

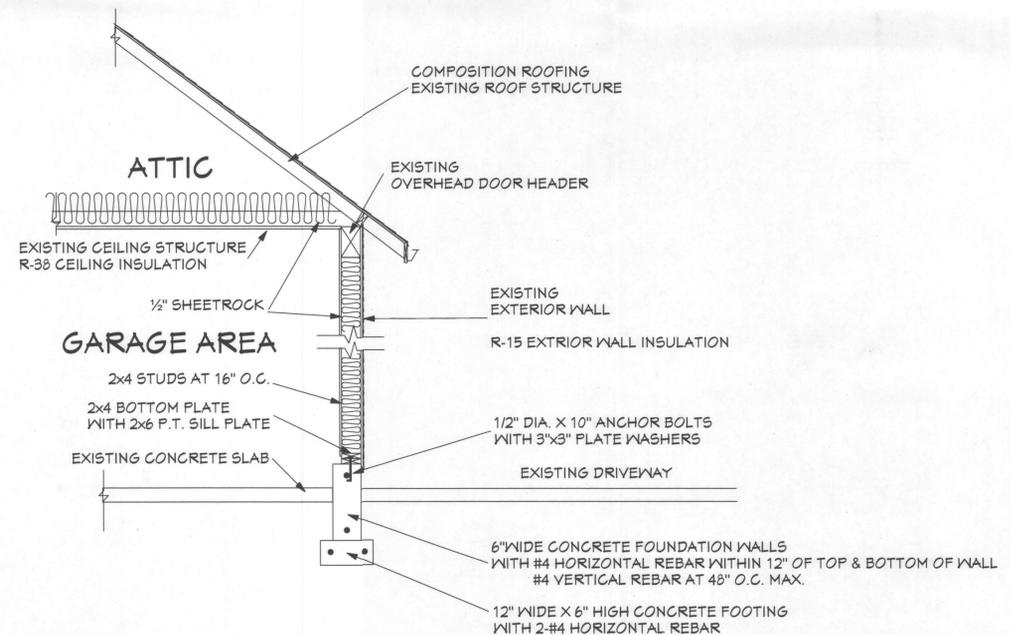
SCALE: 1/4" = 1' - 0"



EXISTING & PROPOSED DETAILS, NOTES AND SPECIFICATIONS FOR THE:

BUILDING CROSS SECTION A

SCALE: 3/8" = 1' - 0"



EXISTING & PROPOSED DETAILS, NOTES AND SPECIFICATIONS FOR THE:

TYPICAL WALL SECTION

SCALE: 1/2" = 1' - 0"

PROJECT NAME:

PEEK RESIDENCE

CONTRACTOR/OWNER NAME:
ED PARSONS
REMODELING &
CONSTRUCTION INC

PROJECT INFORMATION:

ADDRESS:
1148 SW DAVENPORT
PORTLAND, OR 97201

PAGE TITLES:

FRAMING PLAN

- FRONT ELEVATION
- BUILDING SECTION
- SPECIFICATIONS



PROJECT NUMBER: 2012 - 7012

ORIGINAL DATE: SEPT 2012

REVISION DATE:

PAGE NUMBER: 4

REFERENCE NUMBER: 4.0