City of Portland, Bureau of Development Services
Field Issuance Remodel (FIR) Program
Application Permit

SITE ADDRESS: 3245 NE 40th Ave **JOB/REFERENCE #:** _____

PROPOSED SCOPE OF WORK (Please be as detailed as possible. Attach extra sheet as needed):
Garage Retrofit

PROJECT VALUATION: $ 49,995 **new added square footage** Ø

Please read the following and check the boxes that apply:

1. The proposed work includes (Please include Site Plan And Affected Elevations):
Please check which applies:

- ☐ **footprint changes.**
- ☐ **a new detached accessory structure**
- ☐ **physical changes to the street facing façade**
- ☐ **in-ground swimming pool**

2. Any Proposed Addition requires a consideration for storm water disposal

The existing rain drains terminate (Please check which applies):

☐ **On site** ☐ **To street** ☐ **To hubs**

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3. The types of Projects noted below cannot be Permitted through FIR (contact a FIR Inspector for Specific questions or Special Conditions): creation of accessory dwelling units, fire repairs, conversion of single-family residences to duplexes, houseboats, manufactured dwellings, shared garages.

NAME OF COMPANY: HAMMER & HAND

ADDRESS: 1020 SE HARRISON ST

NAME OF APPLICANT (on site Project Manager) : MAC

OFFICE PHONE: _____ **FAX:** _____

MOBILE PHONE: 503-803-8601 **Site Plan Attached** X

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/of 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. MJ *(initials)*

FAX THIS FORM TO (503) 823-7425 (1/7/13)

City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7300 • www.portlandonline.com/bds

High Efficiency Interior Lighting Systems Form

Permit No.: 14-185341 RS Jurisdiction: _____

Site Address: 3245 N.E. 40th ave.

Subdivision/Lot: _____ and/or

Map and Tax Lot: _____

By my signature below, I certify that a minimum of fifty (50) percent of the permanently installed lighting fixtures in the above mentioned building have been installed with compact or linear fluorescent, or a lighting source that has a minimum efficacy of 40 lumens per input watt. (Oregon Residential Specialty Code N1107.2[1])

Signature: _____ Date: 9-25-2014
Owner/General Contractor/Authorized Agent

Print Name: Brad Joyner

[1]ORSC Section N1107.2. High-efficiency interior lighting systems. A minimum of fifty (50) percent o the permanently installed lighting fixtures shall be installed with compact or linear fluorescent, or a lighting source that has a minimum efficacy of 40 lumens per input watt. Screw-in compact fluorescent lamps comply with this requirement.

The building official shall be notified in writing at the final inspection that a minimum of fifty percent of the permanently installed lighting fixtures are compact or linear fluorescent, or a minimum efficacy of 40 lumens per input watt.

insp_moistcontent_efflight 10/22/08

tear at perforation

City of Portland, Oregon - Bureau of Development Services

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Moisture Sensitive Wood Framing Moisture Content Form

I, Brad Joyner, am the general contractor or the owner/builder at the following address:

Street Address 3245 N.E. 40th ave

City Portland State Oregon Zip Code 9

Permit No.: 14-185341 RS Jurisdiction: _____

Subdivision/Lot: _____ and/or Map and Tax Lot: _____

To conform with the 2008 Oregon Residential Specialty Code (ORSC), Section R318.2, I am notifying the building official that I am aware of the moisture content requirement of ORSC Section R318.2 and have taken steps to meet this code requirements.

Section R318.2 Moisture Content. Prior to issuance of the insulation/vapor barrier approval required by R109.1.5.2 of this code.

(A) All moisture-sensitive wood framing members used in construction shall have a moisture content of not more than 19 percent of the weight of dry wood froming members.

(B) The general contractor of the owner who was issued the structural permit shall notify the building official on a division approved form that the constractor or the owner who was issued the structural permit is aware of and has taken steps to meet the requirement in paragraph (A).

Signature: _____ Date: 9-25-2014
Owner/Builder/General Contractor/Authorized Agent

insp_moistcontent_efflight 10/22/08

GENERAL NOTES

These plans were designed to conform to the latest edition of the State of Oregon 2011 Residential Specialty Code, Structural & Mechanical Requirements and the 2009 Edition of the International Building Code, adhering to the most stringent code requirements in each case of the time the plans were drawn (exclusive of seismic and high wind regulations). Due to continuous changes in both local and national building codes, accommodating all building restrictions is impossible. Therefore, these plans are subject to local requirements and interpretations. It becomes the responsibility of the user to make certain these plans comply to local code requirements. In the event of a conflict between specifications contained in this set of plans and applicable codes or regulations in your area, the more stringent provision shall apply and be followed during construction. Variations required by local building officials shall not be binding on the designer. The designer is not responsible for the availability of any suggested manufactured products specified on these plans or materials lists.

BUILDER QUALIFICATION & CONSTRUCTION STANDARDS

These plans are intended for use only by persons knowledgeable in and familiar with generally accepted methods, techniques and industry standards for construction, and who are familiar with all applicable codes and other regulations that govern the construction of this type of structure. All construction is to be performed in accordance with these regulations and standards.

DIMENSIONS

Written dimensions shall take precedence over scale dimensions.
(DO NOT SCALE DRAWINGS).

ERRORS AND OMISSIONS

Every effort has been made to insure that these plans are accurate and drawn to reflect all current national standards for safe and proper building practices.

FOUNDATIONS

1. To insure proper support for the footings and foundation walls, footings must always be poured with a flat bottom surface. Footings may be stepped where necessary to allow the footing to remain below frostline on a sloping grade, but the structure may not be built on a site where the finished grade line exceeds thirty degrees down from level. Sloping sites require special engineering for extended foundation walls and stepped footings.

2. Drains shall be provided around all usable spaces located below ground. Drain tiles, perforated pipe, or other methods approved by local codes should be installed at or below the area to be protected, and must discharge by gravity or mechanical means to a drainage system.

3. Apply bituminous foundation coating on all exterior walls below grade, and damp proofing on all exposed surfaces of concrete walls above grade and on all slabs not covered by finish materials. It is the responsibility of the foundation contractor to weatherproof the foundation walls with the appropriate materials for local conditions.

CONCRETE

1. Concrete forms, shoring and pouring methods shall conform to all current practices endorsed by the American Concrete Institution.

2. Backfill shall not be placed against basement retaining walls until:

   a. Concrete or masonry grout has reached its 28-day strength, and
   b. Structural floor framing (including sub-floor) required to stabilize walls is complete, fully nailed and anchored, and
   c. Walls have been properly shored.

WOOD FRAMING

All solid sawn lumber shall be Douglas Fir-Larch Species. Solid sawn lumber at visually exposed locations shall be of a "clear grade #1 select". All lumber shall have a moisture content of no more than 19%. Lumber shall be graded in accordance with the Western Wood Products Association and/or the Canadian Wood Council.

FRAMING NOTES

The following is a list of procedures to accompany standard building practices and should be followed during the framing of the structure:

A. Top plates shall be doubled on all walls except where noted otherwise.
C. Jack studs under all headers shall be continuous to sole plate.
D. Block all stud walls as required for sheathing.
E. Solid blocking between all joists and rafters at supporting walls and beams, except at rim joists.
F. Double rim joists at all walls parallel to joists.
G. Beams, girders, and joists supporting bearing walls or concentrated loads shall not be notched or drilled with holes larger than 1" in diameter.
H. All rafters shall be notched to provide full bearing at supports.
I. The ends of all joists shall bear on not less than 1½" on wood or metal and not less than 3" on masonry. The ends of all beams or girders shall bear on not less than 3".
J. Lap all joists 3" minimum (24" maximum) at all interior bearing supports.
K. Mud sills and ledger boards at concrete walls shall have anchor bolts of the size and spacing shown on the drawings. Each board shall be secured with at least two bolts and each board shall have a bolt within 12" of each end.
L. Provide double framing at all roof and floor diaphragm penetrations, unless noted otherwise on plans.
M. Contractor shall provide adequate bracing or otherwise support all portions of the structure until all members have been permanently joined together.
N. All roof trusses shall be designed by a registered engineer for the truss manufacturer. Submit sealed truss engineering drawings to the local Building Department indicating bracing, etc.. that may be required.
O. Provide 2x6 plumbing walls as required.
P. All mechanical holes through any structural member shall be at the center line of the member in compliance with the latest edition of the Wood Structural Data specifications.

MISCELLANEOUS

A. Caulk around all penetrations through exterior envelope.
B. A vapor-permeable air infiltration barrier is to be installed between the wall sheathing and siding.
C. All manufactured articles, materials, and equipment shall be applied, installed, connected, erected, used, cleaned, etc., in accordance with the manufacturer's representatives in writing.
D. Structure is designed to carry the load of composition roof shingles or shakes. Should substantially heavier materials be contemplated, then the structure will need to be redesigned accordingly.
E. Safety glazing shall be used within all doors and within 12" of a door and/or 18" of the floor or a walkway. For specific requirements refer to Section R308.
F. The contractor is responsible for providing adequate bracing or to otherwise support all portions of the structure until all members have been permanently fastened together.

STRUCTURAL & MISCELLANEOUS

Structural shapes, bars, and plates shall be steel meeting American Society for Testing & Materials (ASTM) standard A36. Pipe columns, where shown on plans, shall be standard weight meeting ASTM A53; type S, Grade B. Design and fabrication shall conform to the latest edition of the American Institute of Steel Construction (AISC) specifications. Exposed welds shall be ground smooth and flush. Reinforcement shall be bent cold and shall not be welded. All items, except those to be encased with cast-in-place concrete, shall be shop painted with rust primer. Erection shall conform to AISC specifications.

FLASHING

Install flashing and counter-flashing of 26-guage galvanized metal or aluminum where ever dissimilar building materials join or intersect at the roof of the structure. This includes all intersections of the roof with vertical walls, chimneys, and dormers, and as otherwise shown on the drawings. Flashing must also be installed above windows and doors, and at all horizontal joints in sheet siding.

GUTTERS

All gutters shall be made of aluminum or as otherwise shown on drawings. Gutters should be secured a minimum of every 4'-0" with approved fasteners.

SYMBOLS

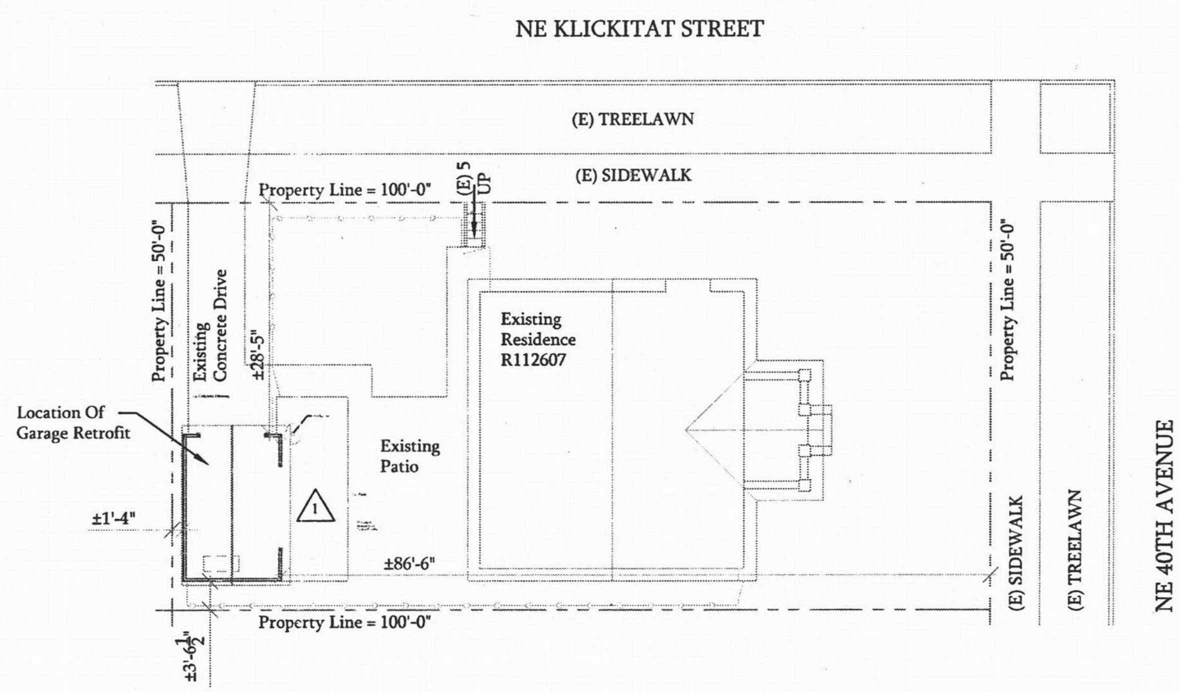
Section Number
Page Number
DETAIL / THRU SECTION

Elevation Number
EXTERIOR ELEVATION
Page Number

ELEVATION HEIGHT

ABBREVIATIONS

AFF	above finish floor	JST	joist
ARCH	architect (ural)	LAM	laminate (d)
BSMNT	basement	LL	Live Load
BRG	bearing	LVL	Laminated Veneer Lumber
BD	board	MFR	manufacturer
BLDG	building	MAX	maximum
BM	beam	MECH	mechanical
CAB	cabinets	MIN	minimum
CLG	ceiling	NO	number
CTR	center, centered	O.C.	on center
CC	center to center	OPT	optional
CLR	clear (ance)	PEN	plywood end nail
C.O.	covered opening	psi	pounds per square inch
CONC	concrete	psf	pounds per square foot
CONSTR	construction	QTY	quantity
CONT	continuous	REQD	required
d	penny (nail size)	R.O.	rough opening
DL	Dead Load	S.C.	solid core
DIAM	diameter	SQ	square
DRWG	drawing	STD	standard
EW	each way	STOR	storage
ELEC	electric (all)	T&G	tongue and groove
ELEV	elevation	TYP	typical
EXT	exterior	UNO	unless noted otherwise
FIN	finished	VERT	vertical
FLR	floor	WC	water closet
FD	floor drain	W	(steel section i.e. W12x5)
FTG	footing	W/	with
FDN	foundation	WWM	welded wire mesh
GA	gauge	WD	wood
GWB	gypsum wall board		
HDR	header		
HORIZ	horizontal		
HB	hose bib		
INT	interior		



1/CS SITE PLAN
SCALE: 1" = 10'-0"

N

City of Portland
REVIEWED FOR CODE COMPLIANCE
JUL 24 2014
Permit Number

City of Portland
Bureau of
Development Services
By MAC Date 7-30-14
Approved by
Planning and Zoning Review

DRAWING INDEX

CS	Cover Sheet, General Notes & Symbols & Site Plan
A1.0	Existing / Demo Garage Plans, Notes & Section
A1.1	Proposed Garage Plans, Notes & Details
A2.0	Proposed Garage Exterior Elevations
A3.0	Proposed Section & Details

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Rev. 1 Remove Side Lean To Roof 07-23-2014

Perlaki-Morgan Residence
Garage Retrofit
3245 NE 40th Ave
PORTLAND, OR 97212

Cover Sheet, General Notes & Site Plan
14-180

CS

06.05.2014

14-185341RS
FIR

GENERAL DEMOLITION NOTES:

1. Verify all existing condition and needed demolition with structural information prior to starting work.
2. Shore as necessary.
3. All rough openings of doors and windows need to be verified with actual product information before demolition and construction.
4. Before discarding any removed materials, verify possible reuse.

KEY

EXISTING WALLS

TO BE REMOVED

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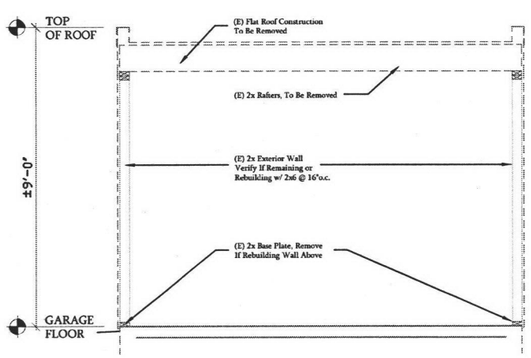
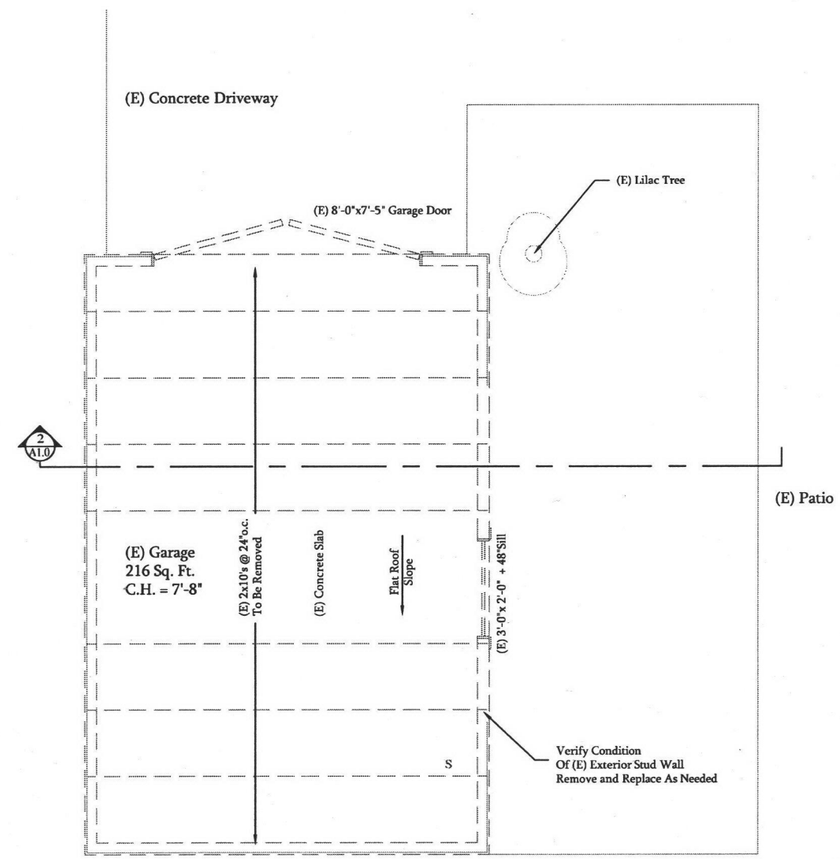


(E) Patio

2 A1.0 EXISTING SECTION
SCALE: ½" = 1'-0"



1 A1.0 EXISTING / DEMO FLOOR PLAN
SCALE: ½" = 1'-0"

N

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Perlaki-Morgan Residence
Garage Retrofit
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Existing & Demo Garage Plans & Section

14-180

A1.0

06.05.2014

NOTES:

1. DIMENSIONS SHOWN ARE FROM OUTSIDE OF EXTERIOR FRAME WALLS TO CENTERLINE OF WINDOWS & DOORS.
2. NEW EXTERIOR WALLS ARE 2x4 STUDS @ 16" O.C.
3. ALL WALLS, SILL PLATES AND EXPOSED WOOD MEMBERS SHALL BE PRESSURE TREATED.

LEGEND

(S) SMOKE DETECTOR

PROPOSED
ELECTRICAL SYMBOL SCHEDULE

Power

- DUPLEX RECEPTICAL: LOCATE AT HEIGHT ABOVE FLOOR INDICATED BY "X".
- WP DUPLEX RECEPTICAL: WEATHER PROTECTED AND GROUNDED.

Switching

- SWITCH
- 3 WAY SWITCH

Lighting

- CEILING MOUNT: SURFACE, INCANDESCENT
- WALL MOUNT: INCANDESCENT, WEATHER PROTECTED M = ON TIMER AND MOTION SENSOR

Special Systems

- OVERHEAD GARAGE DOOR OPENER

City of Portland
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JUL 24 2014
14-185341RS
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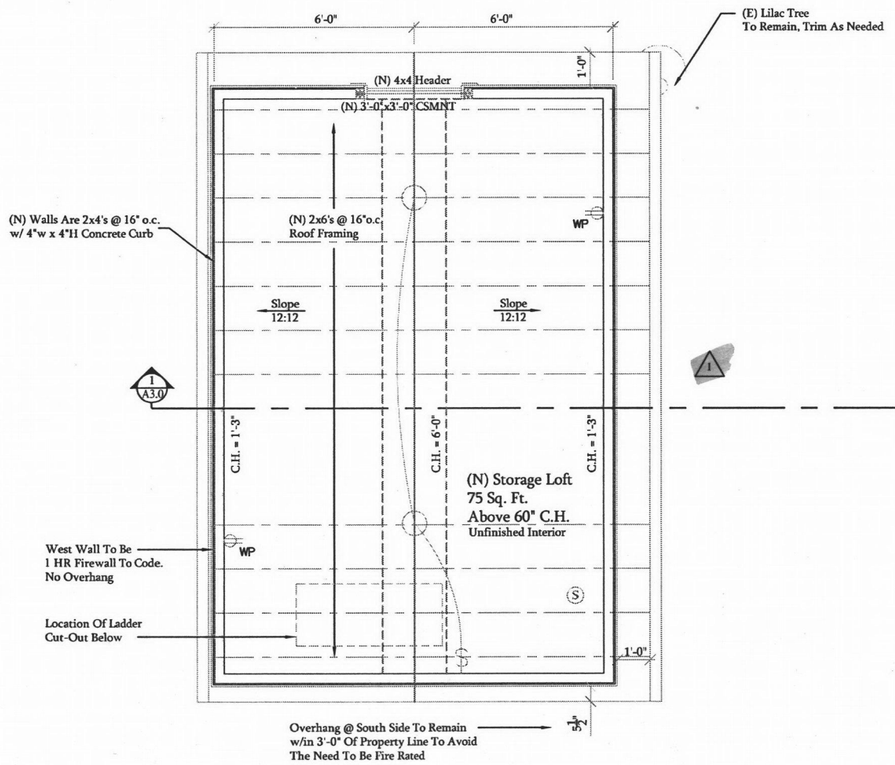

2 A1.1 PROPOSED STORAGE LOFT PLAN
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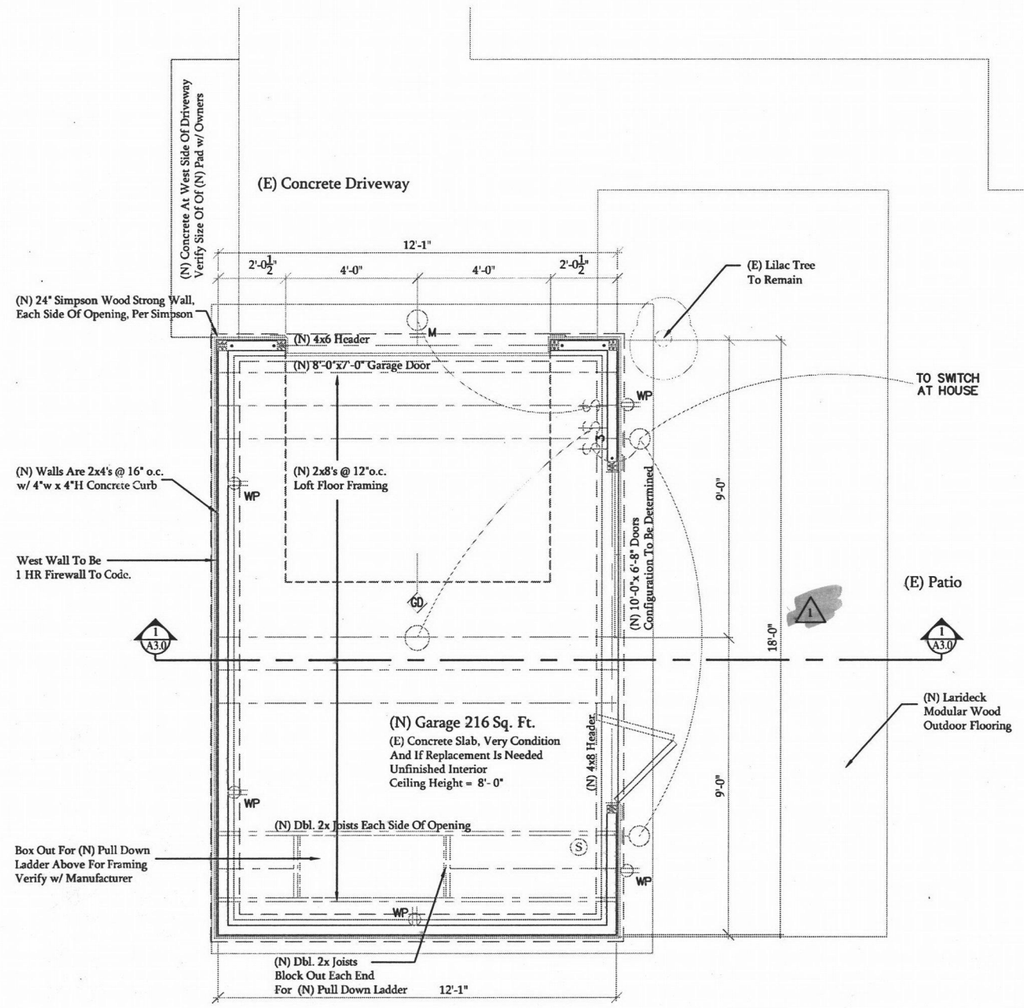

1 A1.1 PROPOSED GARAGE PLAN
SCALE: ½" = 1'-0"

N

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1 Rev. Remove Side Lean To Roof 07-23-2014

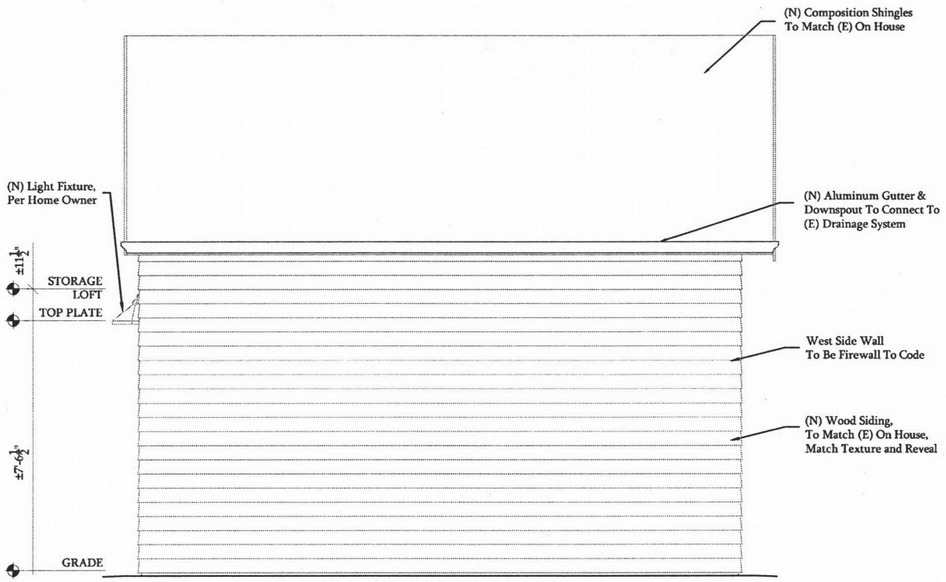
Perlaki-Morgan Residence
Garage Retrofit
3245 NE 40th Ave
PORTLAND, OR 97212

Proposed Garage Plans

14-180

A1.1

06.05.2014



4 A2.0 PROPOSED WEST ELEVATION
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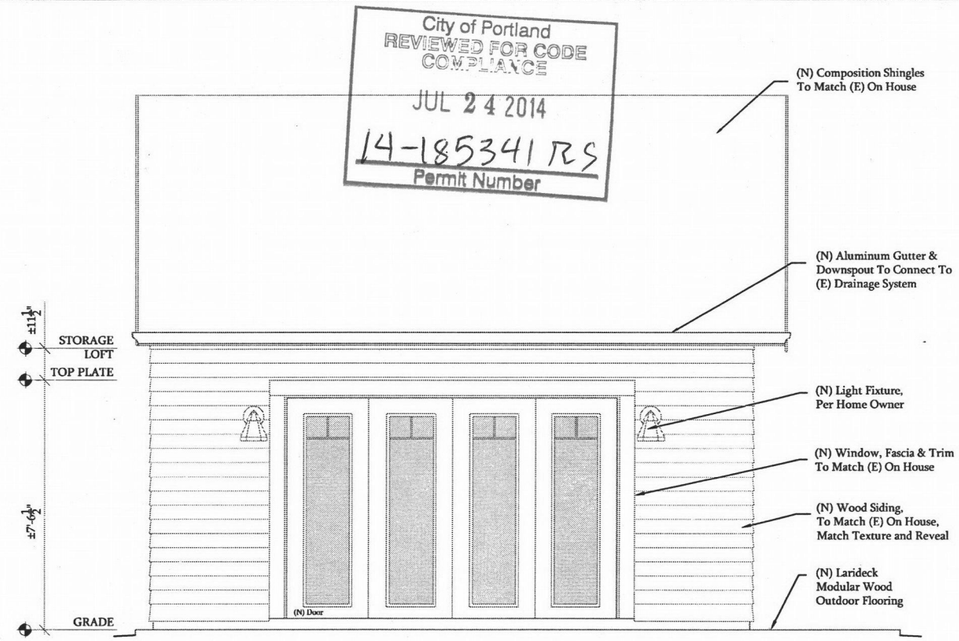

2 A2.0 PROPOSED EAST ELEVATION
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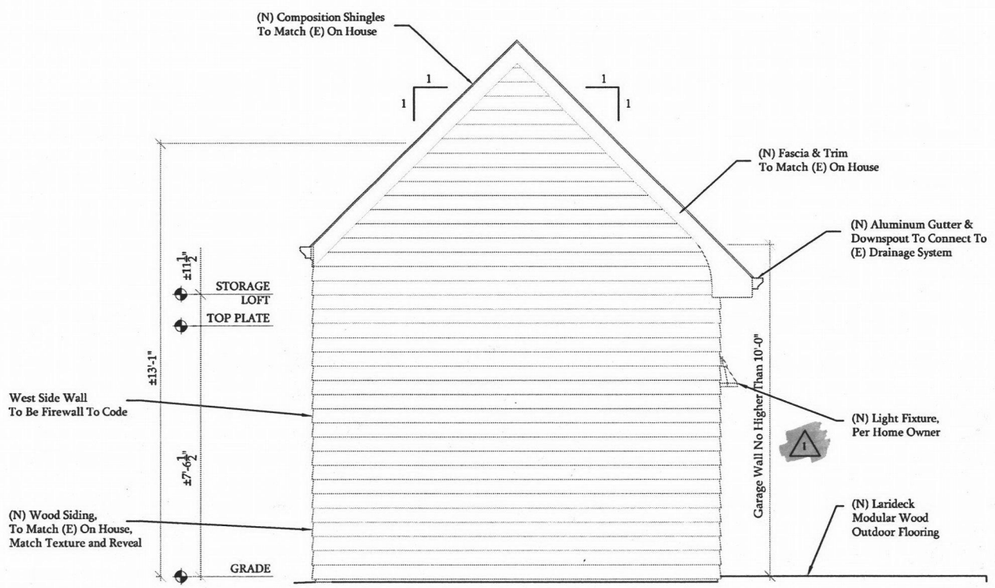

3 A2.0 PROPOSED SOUTH ELEVATION
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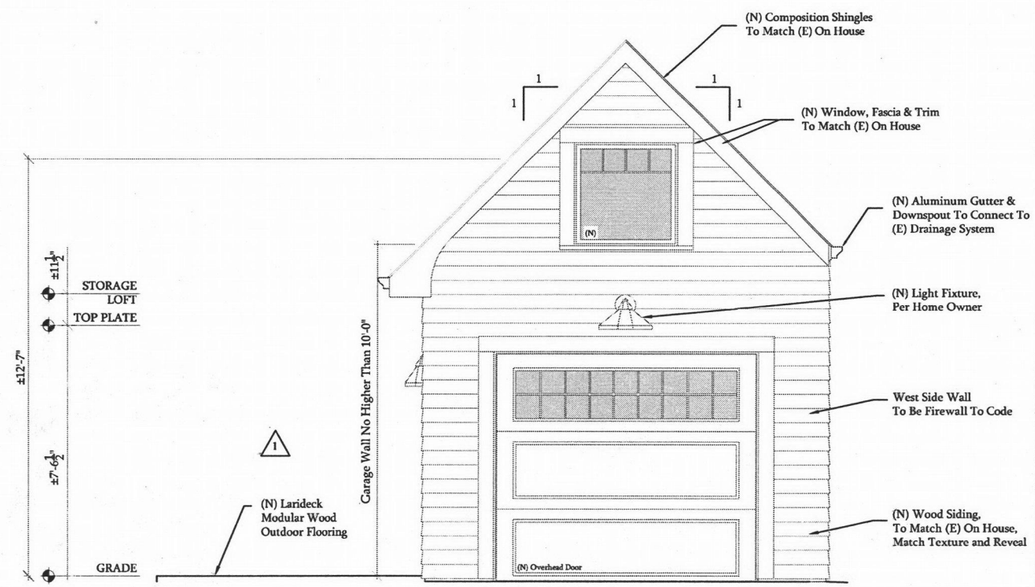

1 A2.0 PROPOSED NORTH ELEVATION (FRONT)
SCALE: ½" = 1'-0"

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1 Rev. Remove Side Lean To Roof 07-23-2014

Perlaki-Morgan Residence

Garage Retrofit
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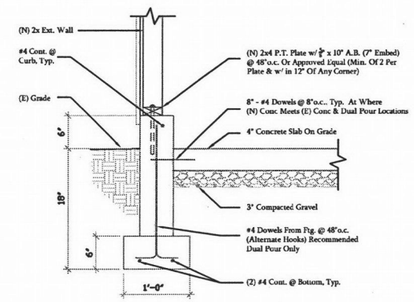
PORTLAND, OR 97212

Proposed Garage Exterior Elevations

14-180

A2.0

06.05.2014



2 A3.0 **STEM WALL DETAIL**
SCALE: 1" = 1'-0"

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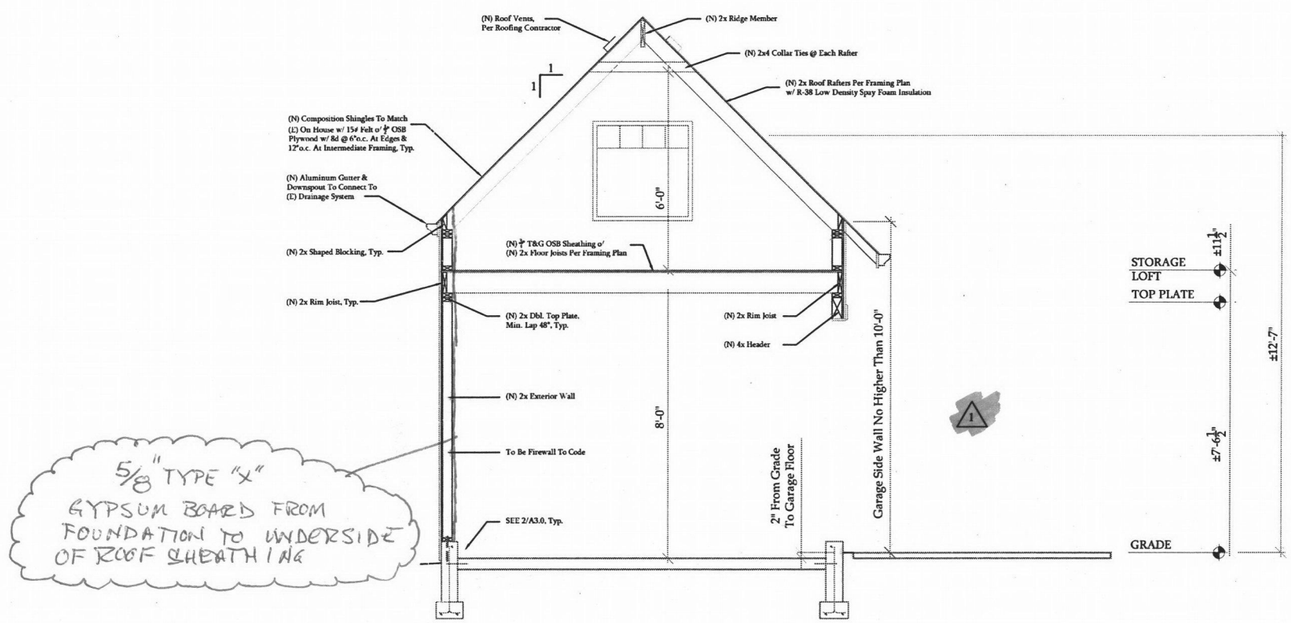

1 A3.0 **PROPOSED SECTION**
SCALE: ½" = 1'-0"

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Proposed Garage Sections

14-180

A3.0

06.05.2014