



A place where businesses and families thrive.

City of Forest Grove

1924 Council St
Forest Grove, OR 97116
503-992-3229
Fax: 503-992-3202

Building Permit

Residential 1 & 2 Fam Dwelling (New Only) Limited

Permit Number: 311-19-000397-DWL

IVR Number: 311022094154

Web Address: www.forestgrove-or.gov

Email Address: cd@forestgrove-or.gov

Permit Issued: August 05, 2019

Project: SUNSET CROSSING

TYPE OF WORK

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$192,635.94

Description of Work: NSFR - SUNSET CROSSING - LOT 13 - PLAN SCOTTSDALE B R. SIDE - 3 BEDS - 3 BATH - 2 FLOORS

JOB SITE INFORMATION

Worksite Address

2305 27TH AVE
FOREST GROVE, OR 9

Parcel

TEMPORARY LOT

Owner:

CHAD DAVIS
CONSTRUCTION

Address:

2420 PACIFIC AVE
FOREST GROVE, OR 97116

LICENSED PROFESSIONAL INFORMATION

Business Name

CHAD E DAVIS CONSTRUCTION
LLC - Primary

License

CCB

License Number

154184

Phone

503-357-8587

THE MULLEN COMPANY

(PB) Plumbing Contractor

34-260PB

503-640-0113

G G MECHANICAL INC

CCB

223796

971-274-6696

PENDING INSPECTIONS

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

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. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

Inspection	Inspection Group	Inspection Status
1020 Zoning/Setbacks	1_2 Famdwell	Pending
1060 Driveway Approach	1_2 Famdwell	Pending
1065 Sidewalk	1_2 Famdwell	Pending
1110 Footing	1_2 Famdwell	Pending
1120 Foundation	1_2 Famdwell	Pending
1260 Framing	1_2 Famdwell	Pending
1430 Insulation Wall	1_2 Famdwell	Pending
1520 Interior Shearwall	1_2 Famdwell	Pending
1530 Exterior Shearwall	1_2 Famdwell	Pending
1999 Final Building	1_2 Famdwell	Pending
2200 Underfloor Mechanical	1_2 Famdwell	Pending
2250 Gas Piping/Pressure Test	1_2 Famdwell	Pending
2300 Rough Mechanical	1_2 Famdwell	Pending
2999 Final Mechanical	1_2 Famdwell	Pending
3130 Footing/Foundation Drains	1_2 Famdwell	Pending
3170 Underfloor Plumbing	1_2 Famdwell	Pending
3200 Sanitary Sewer	1_2 Famdwell	Pending
3300 Water Service	1_2 Famdwell	Pending
3400 Storm Sewer	1_2 Famdwell	Pending
3500 Rough Plumbing	1_2 Famdwell	Pending
3999 Final Plumbing	1_2 Famdwell	Pending
6010 Preliminary Erosion Control	1_2 Famdwell	Pending
6030 Erosion Control	1_2 Famdwell	Pending
6050 Final Erosion Control	1_2 Famdwell	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 311022094154

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

PERMIT FEES

Fee Description	Quantity	Fee Amount
Air conditioner	1	\$11.90
Chimney/liner/flue/vent	1	\$6.00
Clothes dryer exhaust	1	\$8.95
Decorative gas fireplace	1	\$8.95
Ductwork - no appliance/fixture	3	\$47.55
Flue vent for water heater or gas fireplace	1	\$6.00
Gas fuel piping outlets	4	\$4.00
Mechanical plan review		\$39.28
Radon mitigation	1	\$15.85
Range hood/other kitchen equipment	1	\$8.95
Ventilation fan connected to single duct	5	\$30.00
Water heater	1	\$8.95
Single Family Residence - Baths	3	\$386.25
Erosion Control Fee - New	1	\$400.00
Excavation Fee in Right of Way	1	\$36.00
Light & Power Service Extension	1	\$195.00
Residential site review - new	1	\$376.00
Street Tree Deposit	2	\$802.00
Parks system development fee	1	\$5,217.76
Residential sewer system development fee, part 2	1	\$4,520.00
Residential sewer system development fee, part 1	1	\$1,130.00
Surface water quantity	1	\$299.75
Transportation development tax - residential	8706	\$8,706.00
Water service SDC (3/4" meter)	1	\$6,075.00
Water service-drop in connection fee (3/4" meter)	1	\$336.50
Structural building permit fee		\$1,393.80
Structural plan review fee		\$905.97
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$167.26
State of Oregon Surcharge -Plumb (12% of applicable fees)		\$46.35
State of Oregon Surcharge - Mech (12% of applicable fees)		\$18.85
CET - Forest Grove School District - Res Use		\$1,408.32
CET - Forest Grove School District - Admin Fee - Res Use		\$58.68
Metro Construction Excise Tax		\$219.60
Metro Construction Excise Tax - Admin Fee		\$11.56
Total Fees:		\$32,907.03

VALUATION INFORMATION

Construction Type	Occupancy Type	Unit Amount	Unit	Unit Cost	Job Value
VB	R-3 1 & 2 family	1,467.00	Sq Ft	\$122.46	\$179,648.82
VB	U Utility, misc.	209.00	Sq Ft	\$48.73	\$10,184.57
VB	U Utility, misc. - half rate	115.00	Sq Ft	\$24.37	\$2,802.55
Total Job Value:					\$192,635.94

ADDITIONAL INFORMATION/REQUIREMENTS FOR BUILDING

Date Applied: 05/23/2019

Comments: General Contractor: See Electrical Site Plan from the Light & Power Department; for important information, requirements & comments regarding electric service installation. Pass all needed information on to electrical, excavation & other contractors. Transformer clearance of 8 feet must be met to West side of the dwelling this includes roof overhangs. If clearance is not met service will not be energized.

ADDITIONAL INFORMATION/REQUIREMENTS FOR PLANNING

Date Applied: 05/21/2019

Comments: No details provided. Please contact City of Forest Grove.

ADDITIONAL INFORMATION/REQUIREMENTS FOR PUBLIC WORKS

Date Applied: 06/13/2019

Comments: ALL HAUL-OFF OF ONSITE EXCAVATED MATERIALS SHALL BE DELIVERED TO AN APPROVED DESTINATION. IF THE DESTINATION IS OUTSIDE OF THE CITY OF FOREST GROVE, THE APPLICANT SHALL SUBMIT A COPY OF THE APPROVED PERMIT FROM THE GOVERNING LAND USE AUTHORITY OF THAT DESTINATION SITE. BUILDER TO VERIFY ALL UTILITIES AND COMPLY WITH CURRENT CLEAN WATER SERVICES REGULATIONS. INSTALL CONSTRUCTION ACCESS - 8" MINIMUM DEPTH BASE ROCK PAD, 20' MINIMUM LENGTH AND WIDTH. DO NOT TRACK MUD ONTO STREETS. INSTALL CONCRETE SIDEWALK AND DRIVE APPROACH PER CITY STANDARD SPECIFICATIONS. ***SCHEDULE INSPECTIONS PRIOR TO POURING*** MAXIMUM DRIVEWAY WIDTH AT THE STREET RIGHT-OF-WAY SHALL BE 24' IN ALL RESIDENTIAL ZONES. IF FRONTAGE IS AT LEAST 60', DRIVEWAY WIDTH UP TO 30' MAY BE ALLOWED UPON SPECIAL APPROVAL. INSTALL EROSION CONTROL AS REQUIRED PER CLEAN WATER SERVICES STANDARD SPECIFICATIONS. WHEN THE EROSION CONTROL MEASURES ARE IN PLACE, PLEASE CALL TO REQUEST INSPECTIONS.

Permit Number: 311-19-000397-DWL

TYPE OF WORK	
<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Demolition
<input type="checkbox"/> Addition/alteration/replacement	<input type="checkbox"/> Other:
CATEGORY OF CONSTRUCTION	
<input checked="" type="checkbox"/> 1- and 2-family dwelling	<input type="checkbox"/> Commercial/industrial
<input type="checkbox"/> Accessory building	<input type="checkbox"/> Multi-family
<input type="checkbox"/> Master builder	<input type="checkbox"/> Other:
JOB SITE INFORMATION AND LOCATION	
Job site address: <u>2305 27th Ave</u>	
City/State/ZIP: Forest Grove, Oregon 97116	
Suite/bldg./apt. no.:	Project name: <u>Sunset Crossing</u>
Cross street/directions to job site:	
Subdivision: <u>Sunset Crossing</u>	Lot no.: <u>13</u>
Tax map/parcel no.:	
DESCRIPTION OF WORK	
Single Family New Construction	
<u>SCOTTSDALE B GR R. side</u>	
<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> TENANT
Name: <u>Chad E Davis Construction LLC</u>	
Address: <u>2420 Pacific Ave</u>	
City/State/ZIP: <u>Forest Grove, Oregon 97116</u>	
Phone:	Email:
<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> ENGINEER
<input type="checkbox"/> ARCHITECT/DESIGNER	
Business name: <u>Chad E Davis Construction LLC</u>	
Contact name: <u>Matt Weatherdon</u>	
Address: <u>2420 Pacific Ave</u>	
City/State/ZIP: <u>Forest Grove, Oregon 97116</u>	
Phone: <u>503-250-3055</u>	Email: <u>mattweatherdon@gmail.com</u>
CONTRACTOR	
Business name: <u>Chad E Davis Construction LLC</u>	
Address: <u>2420 Pacific Ave</u>	
City/State/ZIP: <u>Forest Grove, Oregon 97116</u>	
Phone: <u>503-357-8587</u>	Email: <u>cheriespahn@gmail.com</u>
CCB lic.: <u>154184</u>	City/Metro Bus lic: <u>BL-001211</u>
Authorized signature: <u>Chad E Davis</u>	
Print name: <u>Chad E Davis</u>	Date:

REQUIRED DATA: 1- AND 2-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: \$192,635.94

Number of bedrooms: 3

Number of bathrooms: 2 1/2

Total number of floors: 2

New dwelling area: 1467 square feet

Garage/carport area: 209 square feet

Covered porch area: 34.4 square feet

Deck area: 80 square feet

Other structure area: square feet

REQUIRED DATA: COMMERCIAL-USE CHECKLIST

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. If the applicant is exempt from licensing, the following reasons apply:

BUILDING PERMIT FEES*

Please refer to fee schedule

Fees due upon application

Amount received

Date received

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

* Fee methodology set by Tri-County Building Industry Service Board

\$1,281.97

\$31,625.00

BUILDING

City of Forest Grove

Permit No.: 311-19-000397-DWL

TYPE OF WORK	
<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Addition/alteration/replacement
<input type="checkbox"/> Demolition	<input type="checkbox"/> Other:
CATEGORY OF CONSTRUCTION	
<input checked="" type="checkbox"/> 1- and 2-family dwelling	<input type="checkbox"/> Commercial/industrial <input type="checkbox"/> Accessory building
<input type="checkbox"/> Multi-family	<input type="checkbox"/> Master builder <input type="checkbox"/> Other:
JOB SITE INFORMATION AND LOCATION	
Job site address: <u>2305 27th Ave</u>	
City/State/ZIP: Forest Grove, Oregon 97116	
Suite/bldg./apt. no.:	Project name: Sunset Crossing
Cross street/directions to job site:	
Subdivision: Sunset Crossing	Lot no.: <u>13</u>
Tax map/parcel no.:	
DESCRIPTION OF WORK	
Single Family New Construction	
<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> TENANT
Name: Chad E Davis Construction LLC	
Address: 2420 Pacific Ave	
City/State/ZIP: Forest Grove, Oregon 97116	
Phone: 503-357-8587	Email: cheriepahn@gmail.com
<input type="checkbox"/> APPLICANT	<input checked="" type="checkbox"/> CONTACT PERSON
Business name: Chad E Davis Construction LLC	
Contact name: Matt Weatherdon	
Address: 2420 Pacific Ave	
City/State/ZIP: Forest Grove, Oregon 97116	
Phone: 503-250-3055	Email: mattweatherdon@gmail.com
CONTRACTOR	
Business name: GG Mechanical Inc	
Address: 1687 NE Hacienda Ave	
City/State/Zip: Gresham, Oregon 97030	
Phone: 971-274-9266	Email: ggmechanical18@gmail.com
CCB Lic No: 223796	City/Metro BusLic No:
Authorized Signature: <u>Ariel Salazar</u>	Date:
Print name: Ariel Salazar	

COMMERCIAL FEE SCHEDULE- USE CHECKLIST			
Mechanical permit fees* are based on the value of the work performed. Indicate the value (rounded to the nearest dollar) of all mechanical materials, equipment, labor, overhead, and profit.			
Value: \$			
RESIDENTIAL EQUIPMENT/ SYSTEMS FEES			
<i>For special information use checklist.</i>			
Description	Qty	Ea	Total
Heating/Cooling			
Furnace	1	11.90	
Air Conditioning	1	11.90	
Heat Pump		8.95	
Duct Work	3	15.85	
Hydronic hot water system		15.85	
Residential boiler (radiator or Hydronic)		11.90	
Unit Heaters (fuel-type, not electric) in-wall, in-duct, suspended, etc.		11.90	
Flue/vent for any of the above	1	6.00	
Other		8.95	
Other fuel appliances			
Water heater	1	8.95	
Gas fireplace	1	8.95	
Flue vent for water heater or gas fireplace	2	6.00	
Log lighter		8.95	
Wood/pellet stove		8.95	
Wood fireplace/insert		8.95	
Chimney/liner/flue/vent		6.00	
Other:		8.95	
Environmental exhaust & ventilation			
Range hood/other kitchen equipment	1	8.95	
Clothes dryer exhaust	1	8.95	
Single-duct exhaust (bathrooms, toilet compartments, utility rooms)	5	6.00	
Attic/crawl space fans		6.00	
Other		8.95	
Fuel piping \$ 4.00 for first four; \$1.05 for each additional			
Furnace, etc.	1	By Outlet #	
Gas heat pump		By Outlet #	
Wall/suspended/unit heater		By Outlet #	
Water heater	1	By Outlet #	
Fireplace	1	By Outlet #	
Range	1	By Outlet #	
Barbeque		By Outlet #	
Clothes dryer (gas)		By Outlet #	
Other		By Outlet #	
MECHANICAL PERMIT FEES*			
Subtotal			27.30
Minimum Permit Fee			
Plan review(% of permit fee)			
State surcharge (12% of permit fee)			
TOTAL PERMIT FEE			

This permit is issued under OAR 918-460-0030. This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete.

*Fee methodology set by Tri-County Building Industry Service Board

IVR Inspection request line: 1-888-299-2821

Phone: 503-992-3229 Fax: 503-992-3202
1924 Council Street/P.O. Box 326
Forest Grove OR 97116

Permit Number: 31-19-000397-DWL

TYPE OF WORK	
<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Demolition
<input type="checkbox"/> Addition/alteration/replacement	<input type="checkbox"/> Other:
CATEGORY OF CONSTRUCTION	
<input checked="" type="checkbox"/> 1- and 2-family dwelling	<input type="checkbox"/> Commercial/industrial
<input type="checkbox"/> Accessory building	<input type="checkbox"/> Multi-family
<input type="checkbox"/> Master builder	<input type="checkbox"/> Other:
JOB SITE INFORMATION AND LOCATION	
Job site address: <u>2305 27th Ave</u>	
City/State/ZIP: Forest Grove, Oregon 97116	
Suite/bldg./apt. no.:	Project name: Sunset Crossing
Cross street/directions to job site:	
Subdivision: Sunset Crossing	Lot no.: <u>13</u>
Tax map/parcel no.:	
DESCRIPTION OF WORK	
Single Family New Construction	
<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> TENANT
Name: Chad E Davis Construction LLC	
Address: 2420 Pacific Ave	
City/State/ZIP: Forest Grove, Oregon 97116	
Phone: () 503-357-8587	Email: cherispahn@gmail.com
<input type="checkbox"/> APPLICANT	<input checked="" type="checkbox"/> CONTACT PERSON
Business name: Chad E Davis Construction LLC	
Contact name: Matt Weatherdon	
Address: 2420 Pacific Ave	
City/State/ZIP: Forest Grove, Oregon 97116	
Phone: () 503-250-3055	Email: mattweatherdon@gmail.com
CONTRACTOR	
Business name: Mullen Plumbing	
Address: 1601 SE River Rd Ste A	
City/State/ZIP: Hillsboro, Oregon 97123	
Phone: () 503-640-0113	
City/Metro Bus Lic:	Email:
CCB lic.: 92689	PB Lic. no.:

FEE* SCHEDULE			
<i>For special information use checklist.</i>			
Description	Qty.	Ea.	Total
New 1- 2-family dwellings (includes 100 ft. for each utility connection)			
SFR (1) bath		239.50	
SFR (2) bath	1	316.75	
SFR (3) bath		386.25	
Each additional bath/kitchen		41.72	
Fire sprinkler (____ sq. ft.)		By sq ft	
Site utilities			
Catch basin or area drain		13.90	
Drywell, leach line, or trench drain		13.90	
Footing drain (each 100 ft.: ____)		46.35	
Manufactured home utilities			
Manholes		13.90	
Rain drain connector	1	13.90	
Sanitary sewer (each 100 ft.: ____)	1	46.35	
Storm sewer (each 100 ft.: ____)	1	46.35	
Water service (each 100 ft.: ____)	1	46.35	
Fixture or item			
Absorption valve		13.90	
Backflow preventer	1	13.90	
Backwater valve	1	13.90	
Clothes washer	1	13.90	
Dishwasher	1	13.90	
Drinking fountain		13.90	
Ejectors/sump		13.90	
Expansion tank		13.90	
Fixture/sewer cap		13.90	
Floor drain/floor sink/hub		13.90	
Garbage disposal	1	13.90	
Hose bib	2	13.90	
Ice maker	1	13.90	
Interceptor/grease trap		13.90	
Medical gas (value: \$ ____)		By value	
Primer		13.90	
Roof drain (commercial)		13.90	
Sink/basin/lavatory	3	13.90	
Tub/shower/shower pan	2	13.90	
Urinal		13.90	
Water closet	3	13.90	
Water heater	1	13.90	
Other:		13.90	
Other:			
Subtotal			
Minimum permit fee			\$ 27.30
Plan review (____ % of permit fee)			
State surcharge (12% of permit fee)			
TOTAL PERMIT FEE			

Authorized signature: Ed Mullen

Print name: Ed Mullen	Date:
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This permit application expires if a permit is not obtained within 180 days after it has been accepted as complete.
 *Fee methodology set by Tri-County Building Industry Service Board
 Phone: 503-992-3229 Fax: 503-992-3202
 1924 Council Street/P.O. Box 326, Forest Grove OR 97116
 IVR Inspection Request Line: 888-299-2821

Moisture Content Acknowledgement Form

I, Chad E Davis Construction LLC, am the general contractor or the owner-builder at the following address:

2305 27th Ave
Street Address

Forest Grove
City

Permit#

If applicable:
Sunset Crossing Lot 13 Lot _____
Subdivision/Lot and/or Map and Tax Lot

To conform with the 2008 Oregon Residential Specialty Code (ORSC), Section R318.2 and OAR 918-480-0140, 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 requirement. [Section R318.2 is provided for reference.]

Section R318.2: Moisture content. At the time of the installation of interior finishes, 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 framing members. Prior to the issuance of a certificate of occupancy, the general contractor or the owner who was issued the structural permit shall notify the building official on a division approved form that the contractor or the owner who was issued the structural permit is aware of and has taken steps to meet this code requirement.

Chad E Davis
Signature

Date



One- and Two-Family Dwelling Building Permit Application Checklist

Jurisdiction:

Address:
Phone:
Fax:

Lot 13 2305 27th Ave

OFFICE USE ONLY

Reference no.:

Associated permits:

Electrical Plumbing Mechanical
 Other: _____

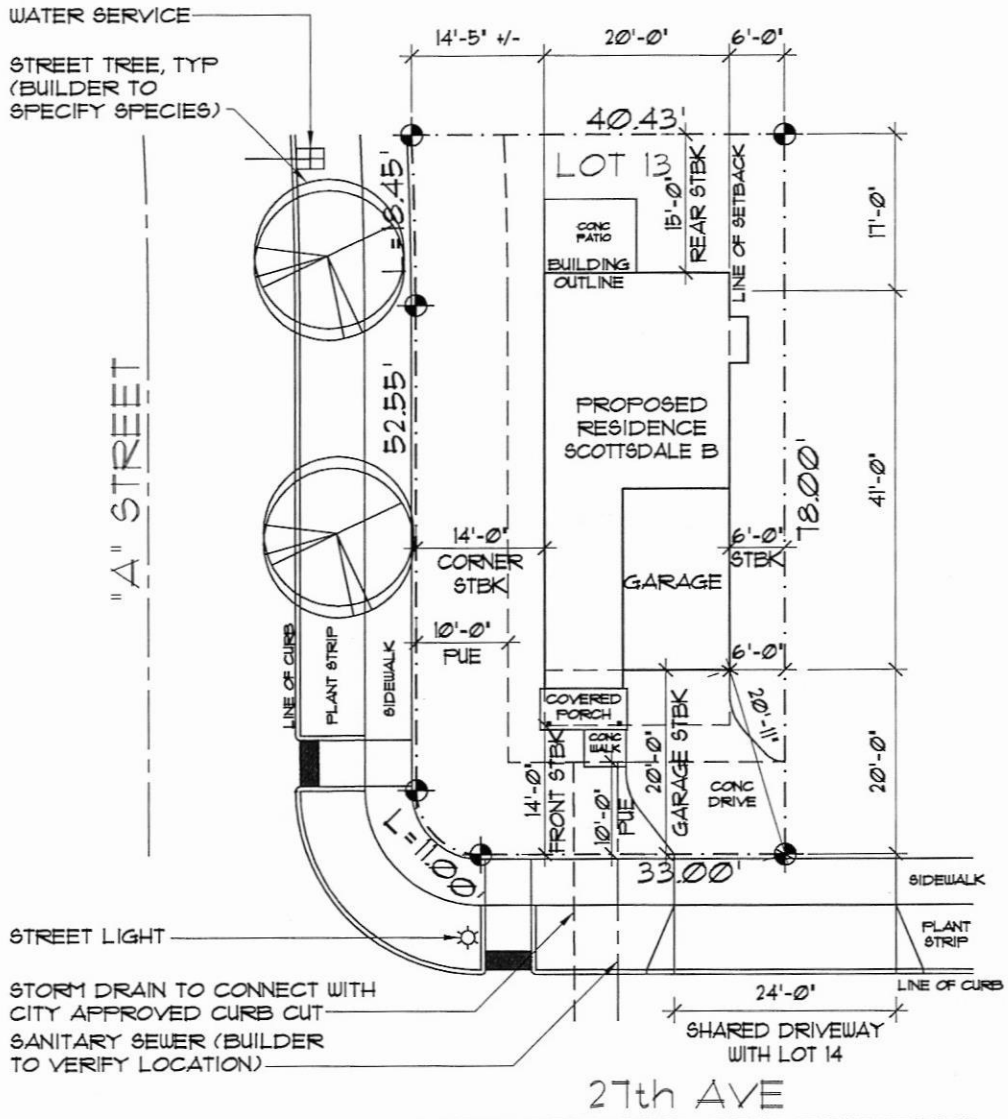
THE FOLLOWING ITEMS ARE REQUIRED FOR PLAN REVIEW

	Yes	No	N/A
1 Land use actions completed. See jurisdiction criteria for concurrent reviews.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Zoning. Flood plain, solar balance points, seismic soils designation, historic district, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Verification of approved plat/lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Fire district _____ approval required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Septic system permit or authorization for remodel. Existing system capacity _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6 Sewer permit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Water district approval.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Soils report. Must carry original applicable stamp and signature on file or with application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Erosion control <input type="checkbox"/> plan <input checked="" type="checkbox"/> permit required. Include drainage-way protection, silt fence design and location of catch-basin protection, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 _____ Complete sets of legible plans. Must be drawn to scale, showing conformance to applicable local and state building codes. Lateral design details and connections must be incorporated into the plans or on a separate full-size sheet attached to the plans with cross references between plan location and details. Plan review cannot be completed if copyright violations exist.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 Site/plot plan drawn to scale. The plan must show lot and building setback dimensions; property corner elevations (if there is more than a 4-ft. elevation differential, plan must show contour lines at 2-ft. intervals); location of easements and driveway; footprint of structure (including decks); location of wells/septic systems; utility locations; direction indicator; lot area; building coverage area; percentage of coverage; impervious area; existing structures on site; and surface drainage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 Foundation plan. Show dimensions, anchor bolts, any hold-downs and reinforcing pads, connection details, vent size and location.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Floor plans. Show all dimensions, room identification, window size, location of smoke detectors, water heater, furnace, ventilation fans, plumbing fixtures, balconies and decks 30 inches above grade, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Cross section(s) and details. Show all framing-member sizes and spacing such as floor beams, headers, joists, sub-floor, wall construction, roof construction. More than one cross section may be required to clearly portray construction. Show details of all wall and roof sheathing, roofing, roof slope, ceiling height, siding material, footings and foundation, stairs, fireplace construction, thermal insulation, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 Elevation views. Provide elevations for new construction; minimum of two elevations for additions and remodels. Exterior elevations must reflect the actual grade if the change in grade is greater than four foot at building envelope. Full-size sheet addendums showing foundation elevations with cross references are acceptable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Wall bracing (prescriptive path) and/or lateral analysis plans. Must indicate details and locations; for non-prescriptive path analysis provide specifications and calculations to engineering standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17 Floor/roof framing. Provide plans for all floors/roof assemblies, indicating member sizing, spacing, and bearing locations. Show attic ventilation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18 Basement and retaining walls. Provide cross sections and details showing placement of rebar. For engineered systems, see item 22, "Engineer's calculations."	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19 Beam calculations. Provide two sets of calculations using current code design values for all beams and multiple joists over 10 feet long and/or any beam/joist carrying a non-uniform load.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20 Manufactured floor/roof truss design details.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21 Energy Code compliance. Identify the prescriptive path or provide calculations. A gas-piping schematic is required for four or more appliances.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22 Engineer's calculations. When required or provided, (i.e., shear wall, roof truss) shall be stamped by an engineer or architect licensed in Oregon and shall be shown to be applicable to the project under review.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

JURISDICTIONAL SPECIFICS

23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Checklist must be completed before plan review start date. Minor changes or notes on submitted plans may be in blue or black ink. Red ink is reserved for department use only.



LEGAL DESCRIPTION
 LOT 13 - SUNSET CROSSING II
 27th AVE
 FOREST GROVE, OREGON

OK
 JK
 05/21/19



PLAN NAME: SCOTTSDALE B - GR
 DATE: 2/2019 KA

P

Suntel
 DESIGN · INC.
 16865 Boones Ferry Road, Suite 201, Lake Oswego, Oregon 97035
 Tel: (503) 624 0555 Fax: (503) 624 0155
 www.suntel.design.com

CHAD E DAVIS

LOT 13 SUNSET CROSSING II

SITE PLAN

SCOTTSDALE B

SCALE: 1"=20'-0"

Permit Number: 311-19-000397-DWL

CITY OF FOREST GROVE ENGINEERING

TYPE OF WORK	
<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Demolition
<input type="checkbox"/> Addition/alteration/replacement	<input type="checkbox"/> Other:
CATEGORY OF CONSTRUCTION	
<input checked="" type="checkbox"/> 1- and 2-family dwelling	<input type="checkbox"/> Commercial/industrial
<input type="checkbox"/> Accessory building	<input type="checkbox"/> Multi-family
<input type="checkbox"/> Master builder	<input type="checkbox"/> Other:
JOB SITE INFORMATION AND LOCATION	
Job site address: <u>2365 27th Ave</u>	
City/State/ZIP: Forest Grove, Oregon 97116	
Suite/bldg./apt. no.:	Project name: <u>Sunset Crossing</u>
Cross street/directions to job site:	
Subdivision: <u>Sunset Crossing</u>	Lot no.: <u>13</u>
Tax map/parcel no.:	
DESCRIPTION OF WORK	
Single Family New Construction	
<u>SCOTTSDALE B GR R. side</u>	
<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> TENANT
Name: <u>Chad E Davis Construction LLC</u>	
Address: <u>2420 Pacific Ave</u>	
City/State/ZIP: <u>Forest Grove, Oregon 97116</u>	
Phone:	Email:
<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> ENGINEER
<input type="checkbox"/> ARCHITECT/DESIGNER	
Business name: <u>Chad E Davis Construction LLC</u>	
Contact name: <u>Matt Weatherdon</u>	
Address: <u>2420 Pacific Ave</u>	
City/State/ZIP: <u>Forest Grove, Oregon 97116</u>	
Phone: <u>503-250-3055</u>	Email: <u>mattweatherdon@gmail.com</u>
CONTRACTOR	
Business name: <u>Chad E Davis Construction LLC</u>	
Address: <u>2420 Pacific Ave</u>	
City/State/ZIP: <u>Forest Grove, Oregon 97116</u>	
Phone: <u>503-357-8587</u>	Email: <u>cheriespahn@gmail.com</u>
CCB lic.: <u>154184</u>	City/Metro Bus lic: <u>BL-001211</u>
Authorized signature: <u>Chad E Davis</u>	
Print name: <u>Chad E Davis</u>	Date:

REQUIRED DATA: 1- AND 2-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: \$192,625.94

Number of bedrooms: 3

Number of bathrooms: 2 1/2

Total number of floors: 2

New dwelling area: 1467 square feet

Garage/carport area: 209 square feet

Covered porch area: 34.4 square feet

Deck area: 80 square feet

Other structure area: square feet

REQUIRED DATA: COMMERCIAL-USE CHECKLIST

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. If the applicant is exempt from licensing, the following reasons apply:

BUILDING PERMIT FEES*

Please refer to fee schedule

Fees due upon application	
Amount received	
Date received	

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

* Fee methodology set by Tri-County Building Industry Service Board

oh on 6-13-19

ENGINEERING

Wm Duv GND.

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* Fee methodology set by Tri-County Building Industry Service Board

\$1281.97

Reviewed By:
LIGHT & POWER

JB - 5/22/19

City OF Forest Grove – Light and Power

Single Family Residential

2305 27th Ave.

PERMIT# **311-18-000397-DWL**

(LOCATION)

1. Builder to locate meter base on East wall of the Garage within 3 feet of The front corner of the structure as follows:

2. For underground service up to 200 amps, builder to provide and install 3" Sch 40 PVC conduit (at a minimum depth of 36" with a maximum of (3) 90 degree bends) from the meter base to the pedestal (or pole) located at:

CONNECT 3" DUCT TO 3" DUCT STUBBED OUT AT EAST SIDE OF LOT
WITHIN P.U.E. FROM PEDESTAL AT SOUTH EAST CORNER OF LOT 14.
SEE ELECTRICAL SITE REVIEW...

Light & Power Department to inspect conduit installation prior to backfilling.
Contact L&P Dept. for specifications.

3. Utility-provided temporary construction service, including permits is available for \$225.00 fee. In addition, line extension fees are charged if the cost to connect to the Utility system exceeds a pre-set allowance. Contact City Light & Power Department at (503) 992-3250.

Comments: The City of Forest Grove Light & Power Dept. can provide and install the duct run fo U.G. power service for an additional cost. Contact Light & Power Department for additional information.

Note: If service is to be over 200 amps, 4" Sch. 40 PVC duct must be installed. Is service is to be 400 amps or more, contact Light & Power.

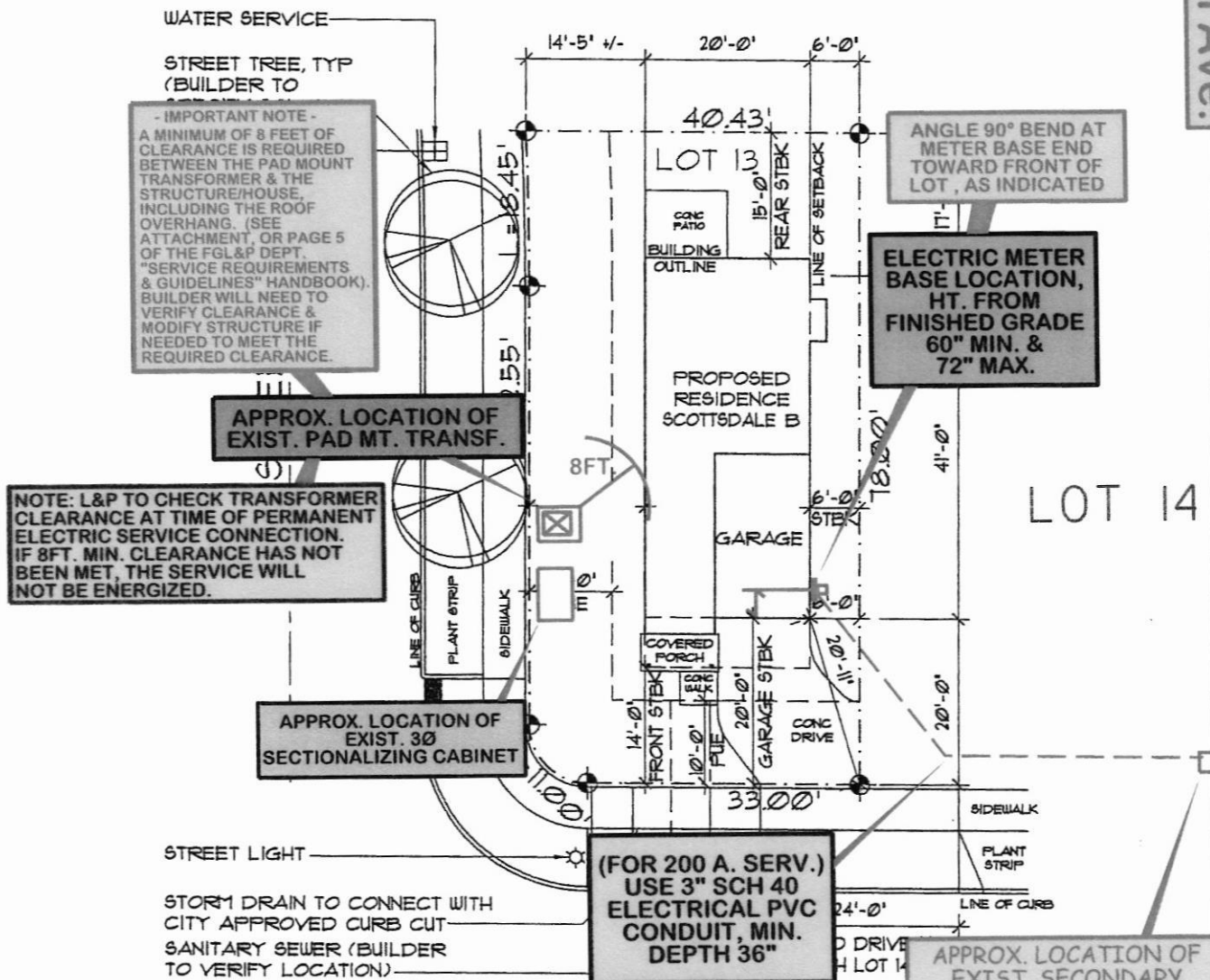
Additional Comments: The standard cost of a service line extension for a single-family residence is \$195, Unusual circumstances may require additional charges

CONTRACTOR IS RESPONSIBLE TO FOR VERIFYING THAT 8FT CLEARANCE WILL BE MET FROM TRANSFORMER ON WEST SIDE OF LOT. THIS CLEARANCE MUST BE MET FROM EVRY PART OF STRUCTURE INCLUDING THE ROOF OVERHANG.

- ELECTRICAL SITE PLAN -

CITY OF FOREST GROVE
 LIGHT & POWER DEPT.
 1818 "B" STREET
 P.O. BOX 326
 FOREST GROVE, OR 97116
 - REVIEW -
 JO - 5/22/19

2305 27th Ave.



- IMPORTANT NOTE -
 A MINIMUM OF 8 FEET OF CLEARANCE IS REQUIRED BETWEEN THE PAD MOUNT TRANSFORMER & THE STRUCTURE/HOUSE, INCLUDING THE ROOF OVERHANG. (SEE ATTACHMENT, OR PAGE 5 OF THE FGL&P DEPT. "SERVICE REQUIREMENTS & GUIDELINES" HANDBOOK). BUILDER WILL NEED TO VERIFY CLEARANCE & MODIFY STRUCTURE IF NEEDED TO MEET THE REQUIRED CLEARANCE.

APPROX. LOCATION OF EXIST. PAD MT. TRANSF.

NOTE: L&P TO CHECK TRANSFORMER CLEARANCE AT TIME OF PERMANENT ELECTRIC SERVICE CONNECTION. IF 8FT. MIN. CLEARANCE HAS NOT BEEN MET, THE SERVICE WILL NOT BE ENERGIZED.

APPROX. LOCATION OF EXIST. 30 SECTIONALIZING CABINET

(FOR 200 A. SERV.) USE 3" SCH 40 ELECTRICAL PVC CONDUIT, MIN. DEPTH 36"

ANGLE 90° BEND AT METER BASE END TOWARD FRONT OF LOT, AS INDICATED

ELECTRIC METER BASE LOCATION, HT. FROM FINISHED GRADE 60" MIN. & 72" MAX.

APPROX. LOCATION OF EXIST. SECONDARY POWER PEDESTAL

STREET LIGHT
 STORM DRAIN TO CONNECT WITH CITY APPROVED CURB CUT
 SANITARY SEWER (BUILDER TO VERIFY LOCATION)

CONNECT 3" DUCT TO 3" DUCT STUBBED OUT FROM PEDESTAL @ SOUTHEAST CORNER OF LOT 14 @ EAST PROP. LINE OF LOT 13

NOTE: IF THE DUCT CROSSES ONTO ANY OTHER PROPERTY, IT MUST BE IN THE P.U.E. UNTIL IT CROSSES BACK ONTO LOT 13.

LEGAL DESCRIPTION
 LOT 13 - SUNSET CROSSING II
 27th AVE
 FOREST GROVE, OREGON



NOTE: USE CITY OF FOREST GROVE LIGHT AND POWER DEPARTMENT SPECIFICATIONS, NOT PGE. IF SPECIFICATIONS ARE NOT CLEAR CALL (503) 992-3250

CHAD E DAVIS LOT 13 SUNSET CROSSING II

NOTE: A MAXIMUM TOTAL OF ONLY 270° OF BENDS CAN BE USED FOR THE DUCT RUN, INCLUDING THE 90° BEND AT EACH END OF THE DUCT RUN. CONTACT FGL&P IF NEEDED FOR OPTIONS.

"This design complies with ORS 92.044(7) in that no utility infrastructure is designed to be within 1 ft. of a survey monument location shown on a subdivision or partition plat. No design modification nor final field location change shall be permitted if it would cause any utility infrastructure to be placed within the prohibited area."

SCALE: 1"=20'-0"

Forest Grove Inspection Report

Tel: (503)992-3229

Location:

2305 27TH AVE, FOREST GROVE,
WASHINGTON, OR, 9

Inspection Date:

February 28, 2020 at
12:00:30 PM

Record Type:

Residential 1 & 2 Fam Dwelling (New
Only) Limited

Record ID:

311-19-000397-DWL

Inspection Type:

1999 Final Building

Inspector:

Darren Hotman

Result:

Approved

Comments:**Violation Summary:**



Inspector

Contractor



Residential

Certificate of Occupancy

This structure has been inspected and approved according to the applicable codes, regulations and laws that were in effect at the time the permit was issued. All final inspections have been completed and this dwelling is approved for occupancy.

Residential Specialty Code Edition: 2017

Permit Number: 311-19-000397-DWL **Final Inspection Date:** 02/28/2020
Property Address: 2305 27Th Ave, Forest Grove, OR 9
Owner: CHAD DAVIS CONSTRUCTION, 2420 PACIFIC AVE, FOREST GROVE, OR 97116
Description of Work: NSFR - SUNSET CROSSING - LOT 13 - PLAN SCOTTSDALE B R. SIDE - 3 BEDS - 3 BATH - 2 FLOORS
Category of Construction: Residential **Existing Sprinklers:** None Specified
Type of Work: New **Sprinklers Included in Project:** None Specified
Occupant Load: Not Specified
Portion of Building: NSFR - Sunset Crossing
Special Conditions: Not specified

<u>Occupancy Classification</u>	<u>Type of Construction</u>	<u>Sq. Ft.</u>
R-3 1 & 2 family	VB	1,467
U Utility, misc.	VB	209
U Utility, misc. - half rate	VB	115

Richard Mead
Building Official

Effective Date: 03/02/2020

Contact and license information for the general, electrical, plumbing and mechanical contractors is on file and can be obtained upon request.