



# City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | [www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)



## Permit Revision Submittal Requirements and Application

A Permit Revision is required when there are proposed changes to the project after the permit has been issued. This may arise due to discrepancies between the city-approved permit drawings and actual field conditions, or the customer has changed their mind about an aspect of the project. In all cases, a revision to the existing permit must be submitted, reviewed and approved.

### Applicants will provide:

☒ A copy of this application

☒ Three (3) sets of plans that clearly reflect the proposed change(s).

Drawings and calculations must be stamped and signed by the Architect and/or the Engineer of Record, if applicable.

☒ One (1) copy of the original city approved permit

drawings. (NOTE: If your project has an assigned process manager please contact them regarding submittal of the revision).

☐ Two (2) sets of calculations, if applicable

☐ Inspector's correction notice, if revision is due to an inspection correction

☐ Revision fee (paid at time of submittal)

### Contact Information:

Contact name Jill Asselineau, Skylab Architecture

Address 413 SW 13th Ave, Suite 200

City Portland State OR Zip Code 97205

Phone 503.252.9315 x118 Email jill@skylabarchitecture.com

Value of proposed revision net zero Issued permit # 2017-258454-000-00-CO

Job site address 33 NE 3rd Ave, Portland, OR 97

Description of revision Removed cantilevered glass wind baffle from scope of work.

### Fees:

The Permit Revisions are subject to fees associated with plan review, processing and any increase in project value. Additional fees may apply if adding plumbing fixtures.

The Bureau of Development Services fee schedule is available under the fees tab on the BDS web site at: [www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds). Fees are updated annually on July 1st.

### Helpful Information:

**Bureau of Development Services**  
City of Portland, Oregon  
1900 SW 4th Avenue, Portland, OR 97201  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

### Submit your plans in person to:

Development Services Center (DSC), First Floor,  
For Hours Call 503-823-7310

### Important Telephone Numbers:

BDS main number .....503-823-7300  
DSC automated information line .....503-823-7310  
Building code information .....503-823-1456  
BDS 24 hour inspection request line .....503-823-7000  
Residential information for  
one and two family dwelling .....503-823-7388  
General Permit Processing and  
Fee Estimate info .....503-823-7357  
City of Portland TTY .....503-823-6868



17-258454-REV-1-CO 2

LAND & HOUSES

Skylab Architect



PERMIT REVISION  
07.06.2018

# EXTERIOR IMPROVEMENTS

YARD LEVEL 05

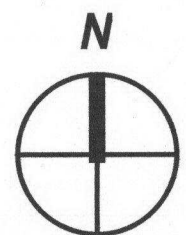
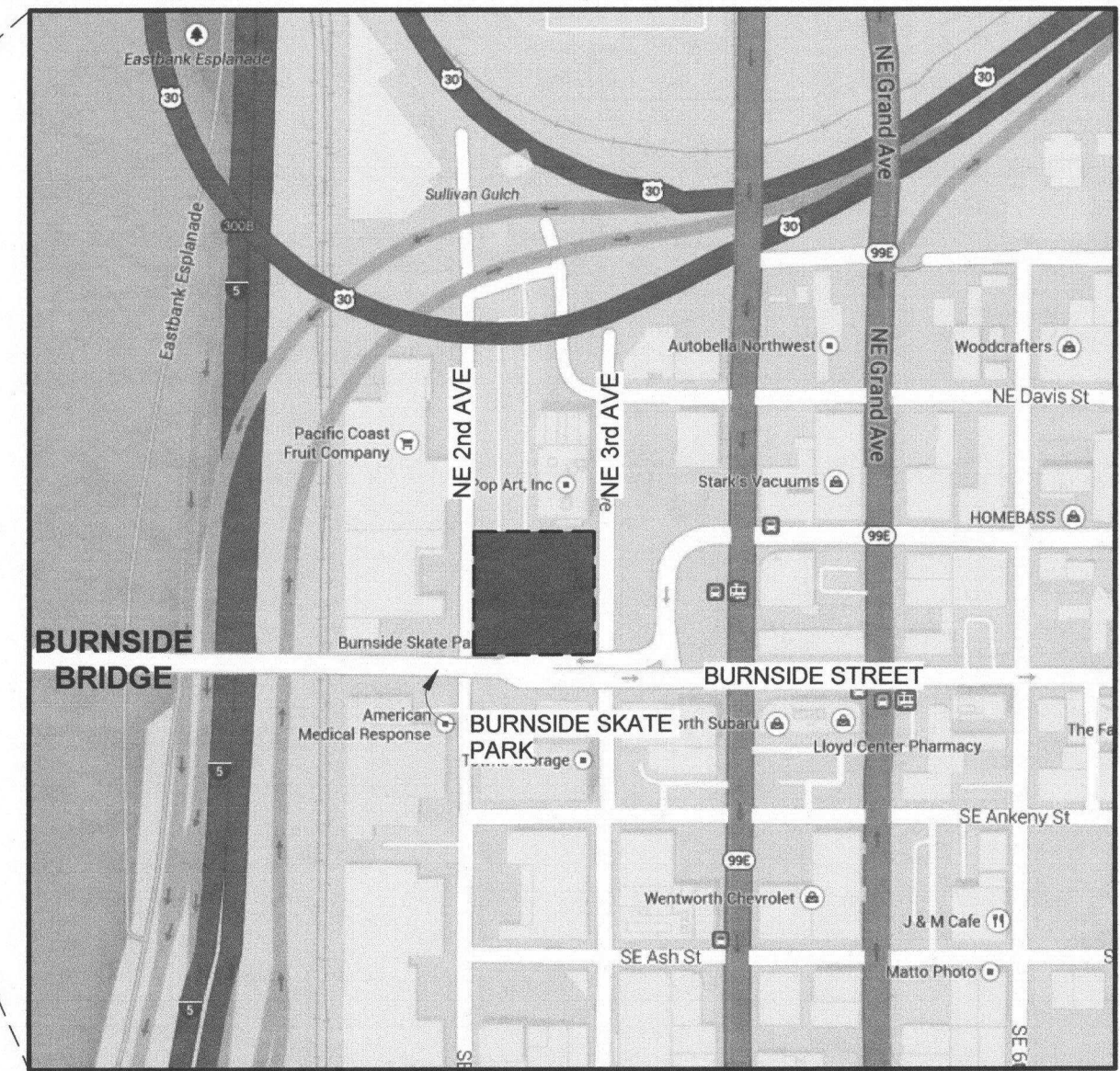
City of Portland  
REVIEWER FOR SCOE  
COMPLIANCE  
JUL 06 2018  
Permit Number

33 NE 3rd Ave  
Portland, OR 97214



## PROJECT DIRECTORY

- OWNER**  
Land and Houses U.S.A., Inc.  
17485 Monterey Road, Suite 308  
Morgan Hill, CA 95037
- SITH CHAISAURO**  
sith@lh.co.th  
tin@landandhouses.us  
nataya.bookmark@gmail.com
- ARCHITECT**  
Skybl Architecture LLC  
413 Southwest 13th Avenue, Suite 200  
Orlando, OR 97205
- JEFF KOVEL (principal architect)**  
jeff@skyblarchitecture.com  
**JILL ASSENAU (project lead)**  
jill@skyblarchitecture.com  
**AMY DEVAL (interior design lead)**  
amy@skyblarchitecture.com  
**MARIAN JONES (project architect)**  
marian@skyblarchitecture.com
- P: 503-525-9315  
F: 503-525-0028
- STRUCTURAL ENGINEER**  
Valar Consulting Engineers  
12942 SE Sunnyside Road #357  
Clackamas, OR 97015
- NORM FARRIS (principal engineer)**  
norm.farris@valarengineering.com



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DOOR NORTH	STANLEY ALL GLASS SLIDING DOOR, 2000 SERIES (PARTIAL BREAKOUT) SINGLE SLIDE FINISH TO MATCH ADJACENT STOREFRONT SYSTEM
DOOR SOUTH	STANLEY ALL GLASS SLIDING DOOR, 2000 SERIES (PARTIAL BREAKOUT) SINGLE SLIDE FINISH TO MATCH ADJACENT STOREFRONT SYSTEM
GL-5	1/2" TEMPERED LOW-IRON GLASS
GLAZING SHOE GL-6	CR LAURENCE B5B10 GLASS SHOE, MILL FINISH, PAINT BLACK 1/2" LAMINATED LOW-IRON GLASS

The diagrams show the following specifications:

- Diagram 1 (Top Left):** Pull side approach. 60" MIN vertical clearance, 32" MIN horizontal clearance, 18" MIN preferred horizontal clearance, 24" MIN horizontal clearance.
- Diagram 2 (Top Right):** Push side approach. 48" MIN vertical clearance, 32" MIN horizontal clearance, 12" MIN horizontal clearance. Note: X=12" MIN WHEN DOOR HAS CLOSER.
- Diagram 3 (Bottom Left):** Pull side approach. 32" MIN horizontal clearance, 36" MIN horizontal clearance when Y=60", 42" MIN horizontal clearance when Y=54" to 60". Note: HINGE APPROACH.
- Diagram 4 (Bottom Right):** Push side approach. 54" vertical clearance, 32" MIN horizontal clearance, 42" MIN horizontal clearance, 48" MIN vertical clearance. Note: Y=48" IF DOOR HAS BOTH LATCH AND CLOSER.
- Diagram 5 (Bottom Left):** Pull side approach. 48" MIN vertical clearance, 32" MIN horizontal clearance, 24" MIN horizontal clearance. Note: Y=54" MIN IF DOOR HAS CLOSER.
- Diagram 6 (Bottom Right):** Push side approach. 42" MIN vertical clearance, 32" MIN horizontal clearance, 24" MIN horizontal clearance, 48" MIN vertical clearance. Note: Y=48" MIN IF DOOR HAS CLOSER.

G001	CODE SUMMARY
G002	LEVEL 05 OVERALL EGRESS CODE PLAN
A001	SLIDING DOORS
A002	SOFFIT BAFFLE - scope removed
A003	ELEVATIONS - scope removed
A004	DETAILS

33 NE 3rd Avenue  
Portland, OR 97232

- 1 ALL WORK SHOWN ON THIS SHEET AND INCLUDED IN THE FIRE LIFE SAFETY SUMMARY IS INCLUDED IN THE CONTRACT FOR CONSTRUCTION. WHEN THE CONTRACTOR HAS COMPLETED THE WORK, THE CONTRACTOR SHALL MAKE ALLOWANCES FOR CONNECTION, HOOK UP, ETC. AS REQUIRED SO THAT ITEMS, EQUIPMENT, ETC. ARE FIT FOR INTENDED PURPOSE.
- 2 PROVIDE A LISTED FIRESTOP, CONTINUOUS AT PERIMETER GRABS OF ALL RATED CONSTRUCTION AS REQUIRED TO MAINTAIN THE SPECIFIED RATINGS.
- 3 DOOR OPENINGS IN SMOKE BARRIERS (PER OSGC SECTION 710.5.2, THE AIR LEAKAGE RATE FOR ANY DOOR ASSEMBLY SHALL NOT EXCEED 3.0 CFS PER SQUARE FOOT OF DOOR PENING AT 1 IN. W.G. FOR BOTH AMBIENT TEMPERATURE AND ELEVATED TEMPERATURE TESTS.
- 4 CONTRACTOR TO PROVIDE ALL CODE REQUIRED SIGNAGE. SEE SPECIFICATION SECTION 14 00 FOR ADDITIONAL INFORMATION.
- 5 EXIT ILLUMINATED SIGNAGE TO BE VERIFIED WITH (AND INSTALLED AS REQUIRED) THE FIRE MARSHAL.

THIS SITE IS SUBJECT TO DESIGN REVIEW REQUIREMENTS FOR EXTERIOR ITEMS  
PROJECT SUBMITTED UNDER TYPE II FILE # LU 17-247160 DZ

## 1. ELECTRICAL

2014 OREGON STRUCTURAL SPECIALTY CODE (BASED ON THE 2012 INTERNATIONAL BUILDING CODE WITH OREGON AMENDMENTS)

2007 PORTLAND FIRE CODE (BASED ON THE 2007 OREGON FIRE CODE, EFFECTIVE JANUARY 1, 2007)

2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (BASED ON THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE, EFFECTIVE JULY 1, 2014)

2014 OREGON MECHANICAL, SPECIALTY CODE (BASED ON 2012 INTERNATIONAL MECHANICAL CODE AND 2013 INTERNATIONAL FUEL GAS CODE, EFFECTIVE JULY 1, 2014)

2011 OREGON PLUMBING SPECIALTY CODE (OPSC, EFFECTIVE APRIL 1, 2011)

2011 OREGON ELECTRICAL SPECIALTY CODE (BASED ON 2011 NFPA 70 NATIONAL ELECTRIC CODE, EFFECTIVE APRIL 1, 2011)

2011 OREGON ELEVATOR SPECIALTY CODE

2009 ANSI 117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES CODE

THIS PROJECT IS THE ADDITION OF TWO SLIDING GLASS DOORS AND A GLASS SOFFIT BAFFLE. ONE SLIDING DOOR IS LOCATED AT THE WEST END OF THE EAST / WEST EXTERIOR CORRIDOR, AND ONE DOOR IS LOCATED AT THE SOUTH END OF THE NORTH / SOUTH EXTERIOR CORRIDOR. THE SOFFIT BAFFLE IS LOCATED AT THE WEST AND SOUTH SOFFIT EDGES OF THE SOUTH TERRACE. ENTIRE LEVEL 5 PLAN SHOWN FOR CLARITY AND PERMITTING HISTORY.

- 1 SCOPE ITEM 1 OF 3:**
- SLIDING GLASS DOORS AT THE WEST END OF THE EAST / WEST EXTERIOR CORRIDOR. STANLEY ALL GLASS PARTIAL BREAKOUT AUTOMATIC SLIDING GLASS DOOR. RECESSED / FLUSH THRESHOLD. EXIT SIGN ADDED. SEE SHEET A001 FOR MORE INFORMATION
- 2 SCOPE ITEM 2 OF 3:**
- SLIDING GLASS DOORS AT THE SOUTH END OF THE NORTH / SOUTH EXTERIOR CORRIDOR. STANLEY ALL GLASS PARTIAL BREAKOUT AUTOMATIC SLIDING GLASS DOOR. RECESSED / FLUSH THRESHOLD. EXIT SIGN ADDED. SEE SHEET A001 FOR MORE INFORMATION.

DESCRIPTION: EXTERIOR IMPROVEMENT IN MIXED-USE HIGH RISE BUILDING  
OCCUPANCY TYPES: (E) A, B  
CONSTRUCTION TYPE: TYPE 1A, FULLY SPRINKLERED  
OCCUPANCY CONTENT: EXTERIOR TERRACES  
SCOPE AREA: 100 SF

THIS PROJECT IS THE ADDITION OF TWO SLIDING GLASS DOORS AND A GLASS S  
BAFFLE. ONE SLIDING DOOR IS LOCATED AT THE WEST END OF THE EAST / WES  
EXTERIOR CORRIDOR, AND ONE DOOR IS LOCATED AT THE SOUTH END OF THE  
SOUTH EXTERIOR CORRIDOR. THE SOFFIT BAFFLE IS LOCATED AT THE WEST AN  
SOUTH SOFFIT EDGES OF THE SOUTH TERRACE.

	REQUIRED	PROPOSED	TYPE/CLASS
AUTOMATIC SPINKLER SYSTEM	YES PER 504.2	YES	NFPA 13
STANDPIPE SYSTEM	YES PER 905.3	YES	CLASS I
FIRE ALARM SYSTEM	YES PER 907.2.9	YES	NFPA 72
SMOKE DETECTION SYSTEM	YES PER 907.2.10.2	YES	NFPA 72

THE DESIGN COMPLIES WITH THE FOLLOWING PROVISIONS AS APPLICABLE:  
BUILDING CODE NOTED HERE: CHAPTER 11  
ADA ACCESSIBILITY: 2009 ANSI 117.1

## EXTERIOR IMPROVEMENTS

Project No.:  
-

Issue:  
PERMIT REVISION

No.	Description	Date
1	REV 1	11/22/17
2	REV 2	07/06/18

G001

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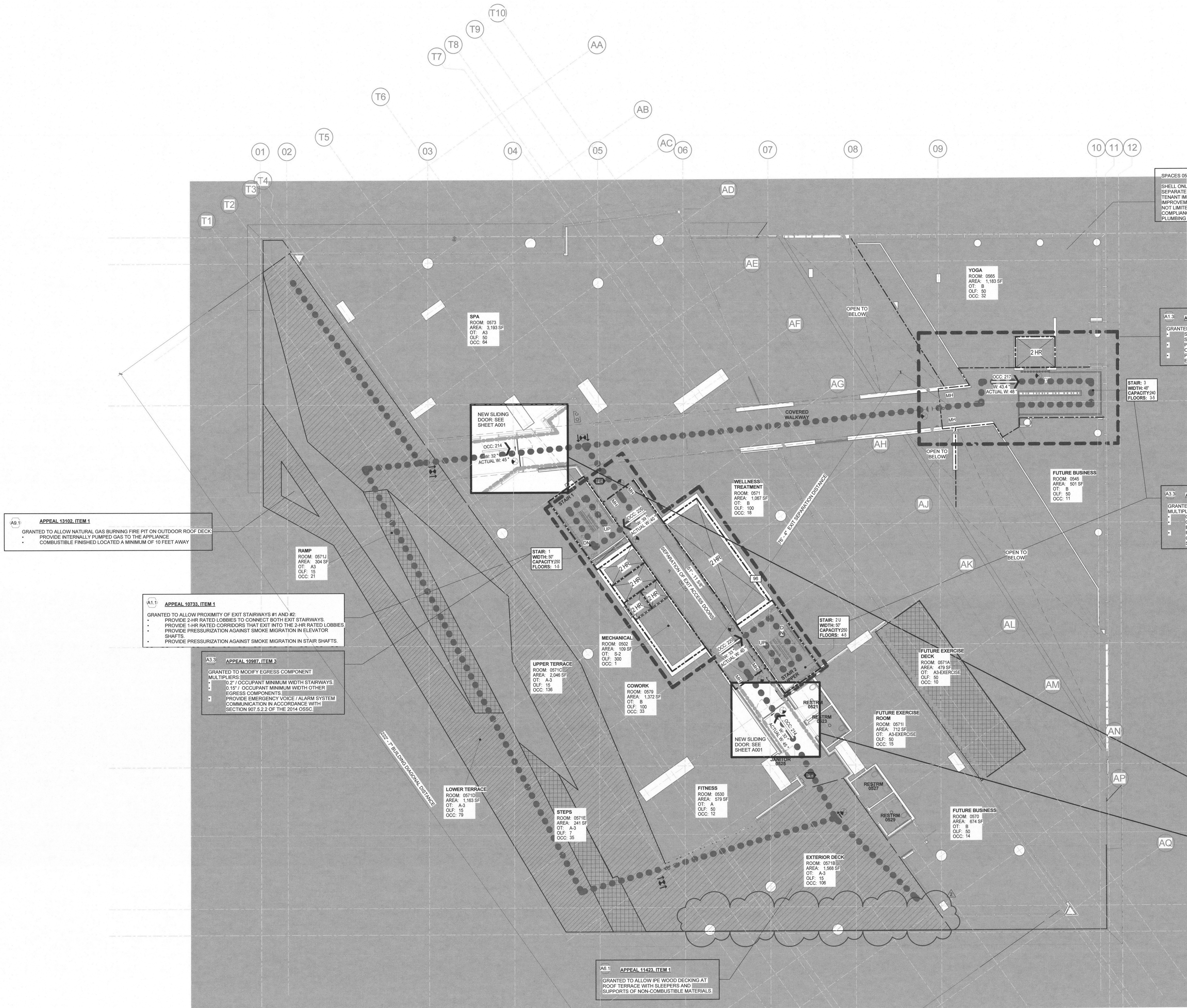


# GENERAL NOTES - CODE PLANS

- ALL WORK SHOWN ON THIS SHEET AND INCLUDED IN THE FIRE LIFE SAFETY SUMMARY IS INCLUDED IN THE CONTRACT FOR CONSTRUCTION. WHETHER SHOWN ELSEWHERE OR NOT, CONTRACTOR SHALL MAKE ALLOWANCES FOR CONNECTION, HOOK UP, ETC. AS REQUIRED SO THAT ITEMS, EQUIPMENT, ETC. ARE FIT FOR INTENDED PURPOSE.
- CONTRACTOR TO PROVIDE ALL CODE REQUIRED SIGNAGE. SEE SPECIFICATION SECTION 10 14 00 FOR ADDITIONAL INFORMATION.
- EXIT ILLUMINATED SIGNAGE TO BE VERIFIED WITH (AND INSTALLED AS REQUIRED) THE FIRE MARSHAL.

## LEGEND - CODE PLAN

- PROPERTY LINE
- EXTENTS OF CONDITIONED SPACE
- 40' WIDE PATH OF EGRESS PROVIDE LIGHTING IN ACCORDANCE WITH EGRESS LIGHTING REQ'S (24" WIDE PATH AT ROOF LEVEL PER ELEVATOR CODE)
- 1/2 HOUR FIRE PARTITION - 1/3 HOUR DOOR
- 1 HOUR FIRE PARTITION - 1/3 HOUR DOOR
- 1 HOUR FIRE BARRIER - 1/3 HOUR DOOR
- 2 HOUR FIRE BARRIER - 1 1/2 HOUR DOOR
- 3 HOUR FIRE BARRIER - 3 HOUR DOOR
- ACCESSIBLE ROUTE OF TRAVEL
- EXTENTS OF CLOSELY SPACED SPRINKLER HEADS
- RATED SHAFT (WALL CONSTRUCTION TO MEET FIRE BARRIER REQUIREMENTS)
- DRAFT CURTAIN
- SMOKE CURTAIN
- 15' TOWER ROOF SETBACK
- ROOM OCCUPANCY LABEL**
- AREA NAME --- OCCUPANCY TYPE (DEFINITION)
- ROOM --- ROOM NUMBER
- AREA --- AREA
- OT --- TYPE
- OLF --- OCCUPANCY DENSITY
- OCC --- OCCUPANCY LOAD FACTOR
- ROOM SPACE EXIT GROUP SYMBOL**
- OCC --- NUMBER OF OCCUPANTS EXITING FROM A SPACE
- W --- REQ'D WIDTH OF EXIT DOOR, 32" MIN
- FLOOR/BLDG EXIT GROUP SYMBOL**
- OCC --- NUMBER OF OCCUPANTS EXITING AS A GROUP
- W --- REQ'D WIDTH OF EXIT DOOR, 32" MIN
- ACTUAL W --- ACTUAL WIDTH OF EXIT DOOR
- MAIN EXIT GROUP SYMBOL**
- OCC --- NUMBER OF OCCUPANTS EXITING AS A GROUP
- W --- REQ'D WIDTH OF EXIT DOOR, 32" MIN
- ACTUAL W --- ACTUAL WIDTH OF EXIT DOOR
- STAIR CAPACITY SYMBOL**
- STAIR --- STAIR NUMBER
- WIDTH --- WIDTH OF STAIR
- CAPACITY --- EGRESS CAPACITY AT 2" PERSON
- FLOORS --- FLOORS THIS STAIR CAPACITY SERVES
- BUILDING CODE APPEAL & AREA RELATING TO APPEAL**
- MH --- MAGNETIC HOLD OPEN (REF. DOOR HARDWARE)
- AREA NAME --- AREA NAME
- STANDPIPE --- STANDPIPE
- LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED (FACES)
- DIRECTION ARROW CORRESPONDS TO DIRECTION ARROW ON SIGN
- LIGHTED EXIT SIGN - CEILING MOUNTED
- LIGHTED EXIT SIGN - WALL MOUNTED
- FIRE EXTINGUISHER (AND CABINET WHERE OCCURS)
- ACCESSIBLE ENTRANCE



## SCOPE OF PERMIT

THIS PROJECT IS THE ADDITION OF TWO SLIDING GLASS DOORS AND A GLASS SOFFIT BAFFLE. ONE SLIDING DOOR IS LOCATED AT THE WEST END OF THE EAST / WEST EXTERIOR CORRIDOR AND ONE DOOR IS LOCATED AT THE SOUTH END OF THE NORTH / SOUTH EXTERIOR CORRIDOR. THE SOFFIT BAFFLE IS LOCATED AT THE WEST AND SOUTH SOFFIT EDGES OF THE SOUTH TERRACE. ENTIRE LEVEL 5 PLAN SHOWN FOR CLARITY AND PERMITTING HISTORY.

- SCOPE ITEM 1 OF 3:**  
SLIDING GLASS DOORS AT THE WEST END OF THE EAST / WEST EXTERIOR CORRIDOR. STANLEY ALL GLASS PARTIAL BREAKOUT AUTOMATIC SLIDING GLASS DOOR, RECESSED / FLUSH THRESHOLD. EXIT SIGN ADDED. SEE SHEET A001 FOR MORE INFORMATION.
- SCOPE ITEM 2 OF 3:**  
SLIDING GLASS DOORS AT THE SOUTH END OF THE NORTH / SOUTH EXTERIOR CORRIDOR. STANLEY ALL GLASS PARTIAL BREAKOUT AUTOMATIC SLIDING GLASS DOOR, RECESSED / FLUSH THRESHOLD. EXIT SIGN ADDED. SEE SHEET A001 FOR MORE INFORMATION.

Proposal and design as approved in case file #LU-17-24110-172. No field changes allowed.

City of Portland  
Bureau of  
Development Services  
By: [Signature] Date: 11/15/17  
Approved by  
Planning and Zoning Review

City of Portland  
RECEIVED FOR CODE  
COMPLIANCE  
JUL 05 2018  
Permit Number

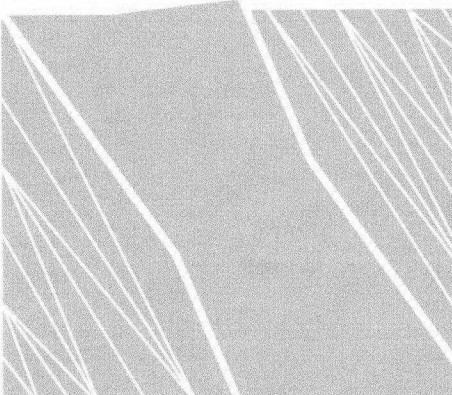
REGISTERED ARCHITECT  
JEFFREY S. KOVEL  
PORTLAND, OREGON  
STATE OF OREGON

Consultant

Owner

LAND & HOUSES

Project



## EXTERIOR IMPROVEMENTS YARD Mixed-Use

Location:  
33 NE 3rd Ave  
Portland, OR 97214

Project No.:

PERMIT REVISION

Date:

07/06/2018

Revision:

No. Description Date

1 REV 1 11/22/17

2 REV 2 07/06/18



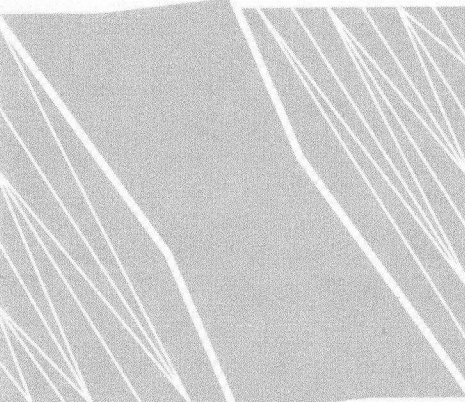


Consultant

Owner

LAND & HOUSES

Project



**EXTERIOR  
IMPROVEMENTS**  
YARD Mixed-Use

Location:  
53 NE 3rd Ave  
Portland, OR 97214

Project No.:

Issue:  
PERMIT REVISION

Date:  
07.06.2018

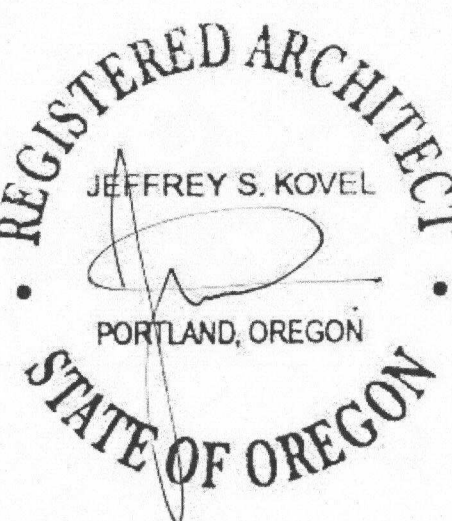
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	2	REV 2	07/06/18

SCOPE REMOVED FROM PROJECT

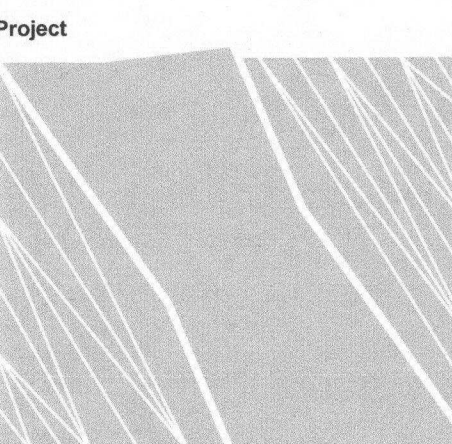


Soffit Baffle





Consultant



**EXTERIOR  
IMPROVEMENTS**  
YARD Mixed-Use

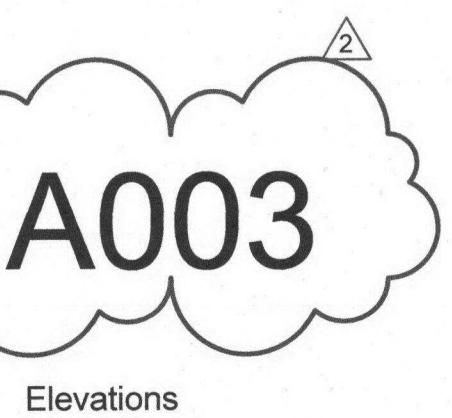
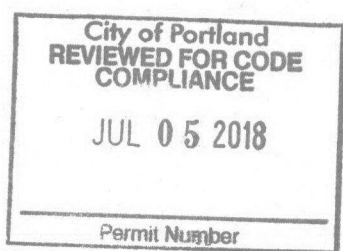
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Project No.:

Issue:  
PERMIT REVISION

Date:  
07/05/2018

Revision:	No.	Description	Date
	2	REV 2	07/06/18

SCOPE REMOVED FROM PROJECT



Elevations