



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.

Minimum Submittal Requirements (check all boxes and sign below):

- A copy of this application.
- One PDF copy of plans for electronic submittals or three copies for paper submittals.
- All plans must clearly reflect the proposed change(s). Changes must be bubbled.
- Drawings and calculations must be stamped and signed by the Architect and/or the Engineer of Record, if applicable.
- Project narrative for extensive revisions.
- One PDF copy of calculations and other supporting documents for electronic submittals or two copies for paper submittals.
- Copy of Inspector's correction notice, if the revision is due to an inspection correction. One PDF copy for electronic submittals and two copies for paper submittals.

Applicant Information:

Applicant Name Bradlee Hersey (Faster Permits)

Street Address 2000 SW 1st Ste 420 City/State/ZIP Portland OR 97201

Email Bradlee@fasterpermits.com Phone 503-913-8811

Value of Proposed Revision 0 Issued Permit # 20-210934-CO

Job Site Address 4775 NE 107th Ave City/State/ZIP Portland OR

Description of Revision
 Revision to correctly identify tree removal information on Site Plan

Applicant Signature  Date 12/19/22

Fees:

An invoice with permit fees will be sent to the applicant once minimum submittal requirements have been verified. Permit Revisions are subject to fees associated with plan review, processing and any increase in project value.

The Bureau of Development Services fee schedule is on the BDS web site: www.portlandoregon.gov/bds/article/102792

Helpful Information:

Bureau of Development Services |City of Portland, Oregon
 1900 SW 4th Avenue, Portland, OR 97201
 For Hours Call 503-823-7310 or visit www.portlandoregon.gov/bds

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
Zoning Information Line	503-823-7526
City of Portland TTY	503-823-6868

4775 NE 107TH AVENUE - LOT 16

PARKROSE & RPLT, BLOCK 6, LOT 16
 S.W. 1/4, N.W. 1/4, SECTION 22, T.1N., R.2E., W.M.,
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

CONTACTS

APPLICANT/OWNER:

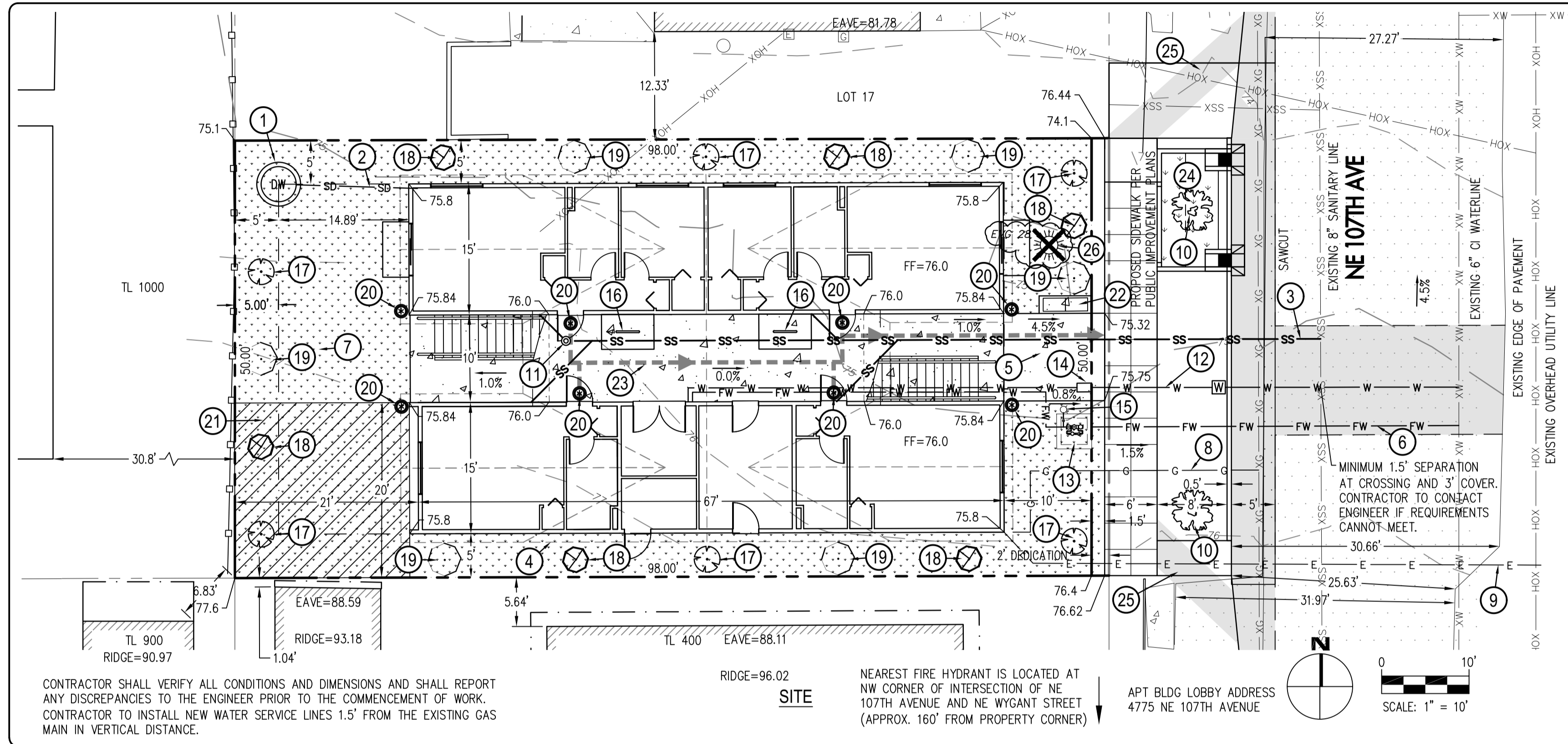
DBS GROUP LLC
 12365 SW HERMAN RD,
 TUALATIN, OR 97062
 CONTACT: DANIEL SILVEY
 E-MAIL: danielsilvey@kniperealty.com

DESIGN/STRUCTURE

EMERIO DESIGN, LLC
 6445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 CONTACT: SEAN JACKSON
 E-MAIL: SEAN@EMERIODSIGN.COM
 CONTACT: GEOFF WRIGHT
 E-MAIL: GEOFF@EMERIODSIGN.COM



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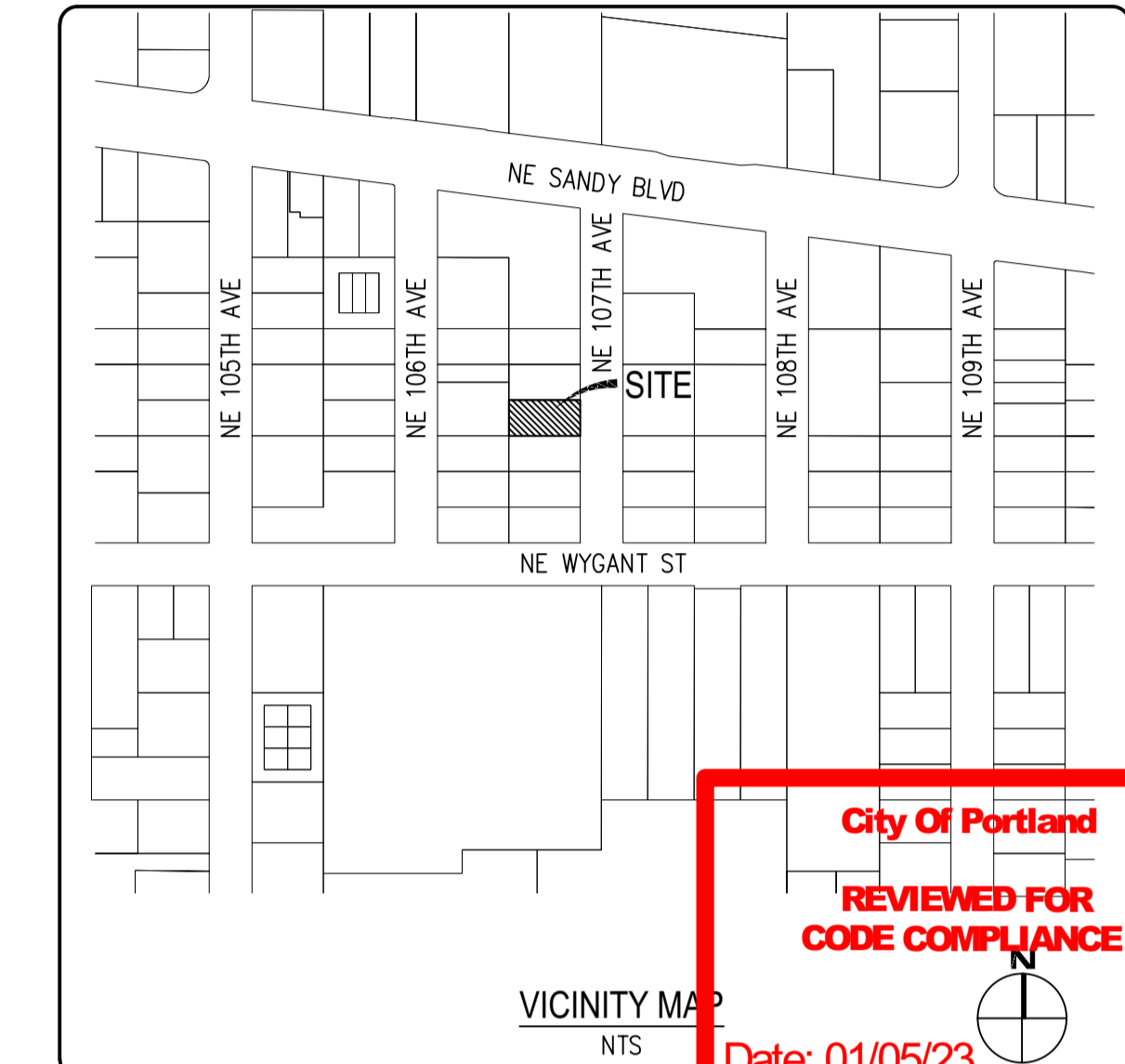


THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

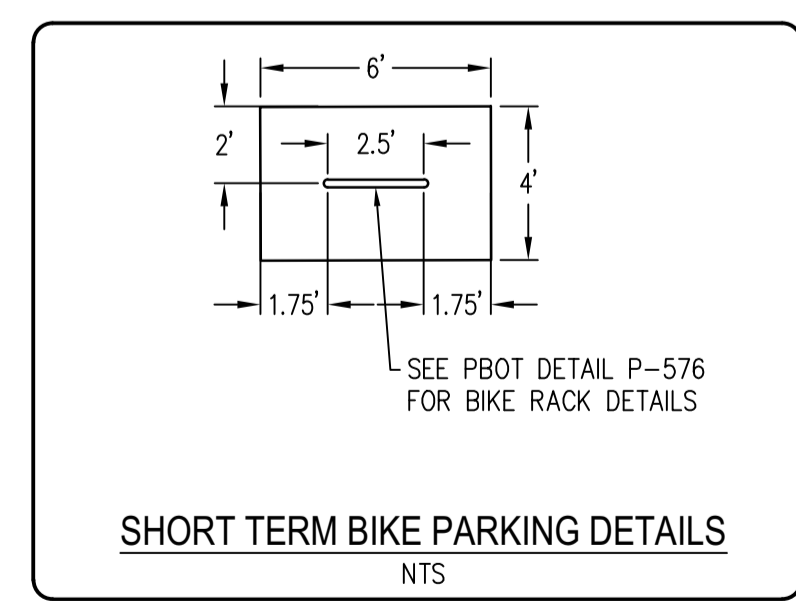
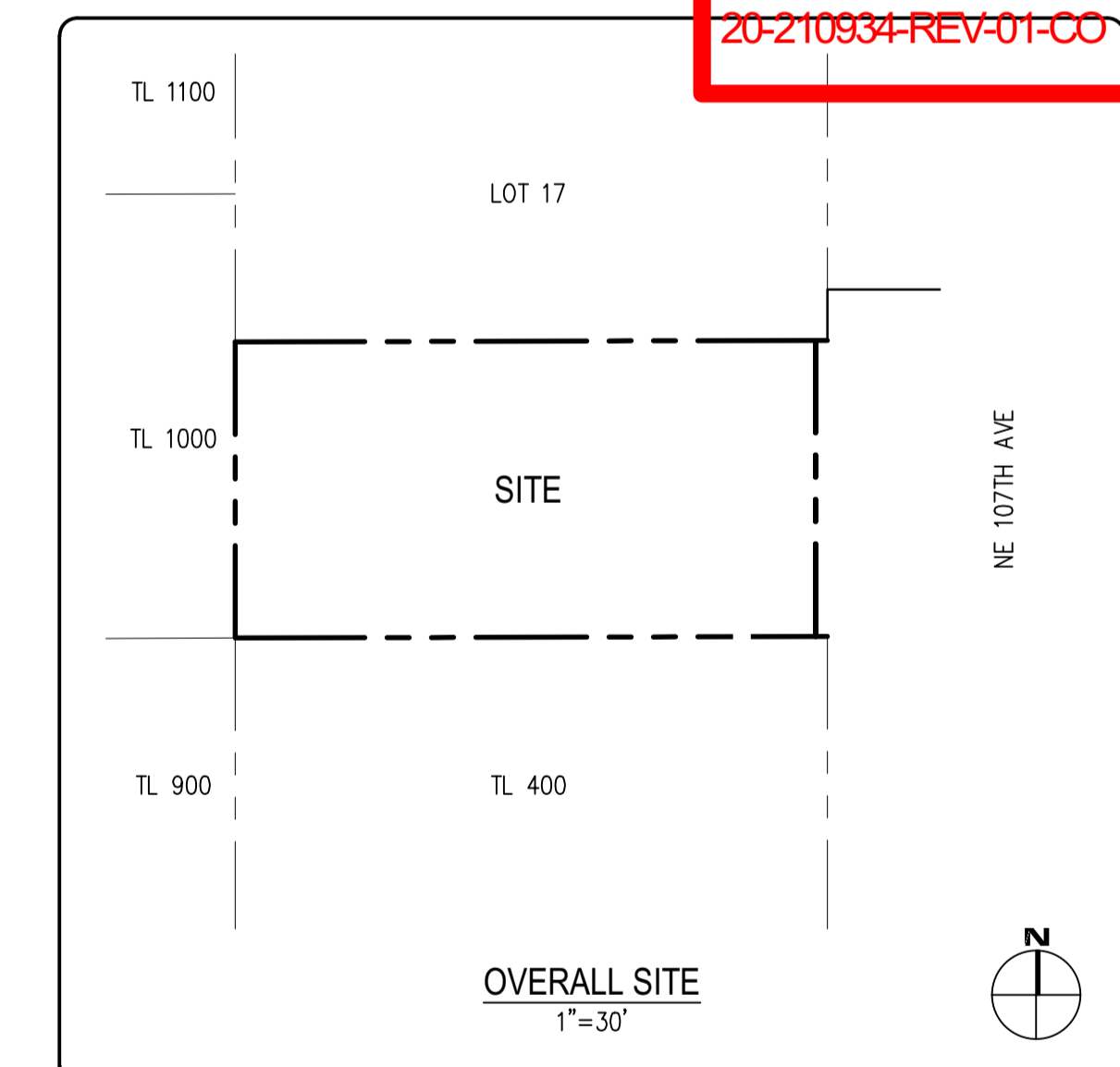
PREMISES-ISOLATION BACKFLOW PROTECTION
 REQUIRED BY WATER QUALITY BACKFLOW (WQBF) REVIEW (503-823-7480)
 WATER BUREAU BACKFLOW ASSEMBLY INSTALLATION REQUIREMENTS:
 WWW.PORTLANDOREGON.GOV/WATER/BACKFLOWINSTALLATIONREQUIREMENTS
 TITLE 21.12.320, 28.08.020 AND/OR OAR 333-061-0070, 333-061-0071
 PLAN APPROVED FOR CONSTRUCTION: ERRORS AND OMISSIONS EXCEPTED.

FIRE SPRINKLER WATER SERVICE:
 IT IS UNLAWFUL TO USE A DEDICATED FIRE SPRINKLER WATER SUPPLY FOR PURPOSES OTHER THAN FIRE SUPPRESSION AND CODE REQUIRED SYSTEM TESTING. DOUBLE CHECK DETECTOR ASSEMBLY (DCCA) REQUIRED. MUST BE INSTALLED ON PRIVATE PROPERTY AT THE PROPERTY LINE ON THE CENTERLINE OF THE SERVICE, IMMEDIATELY ADJACENT TO SERVICE CONNECTION. NEW WATER SERVICES WILL BE INSTALLED AT A DEPTH OF 3-4 FT. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO MAKE THE PROPERTY SIDE CONNECTION.

DOMESTIC WATER SERVICE:
 BACKFLOW PREVENTION ASSEMBLIES MUST CONFORM TO EPA LEAD FREE REQUIREMENTS. DOUBLE CHECK VALVE ASSEMBLY (DCVA) REQUIRED. INSTALLATION REQUIRED ON PRIVATE PROPERTY AT PROPERTY LINE ON THE CENTERLINE OF THE SERVICE, IMMEDIATELY ADJACENT TO SERVICE CONNECTION. NO CONNECTIONS PRIOR TO ASSEMBLY. INSTALLATION OF A PREMISE-ISOLATION BACKFLOW ASSEMBLY WILL CREATE A CLOSED SYSTEM AND MAY RESULT IN PROBLEMS ASSOCIATED WITH THERMAL EXPANSION. INSTALLER RESPONSIBLE FOR MAKING PROVISIONS FOR THERMAL EXPANSION.



City of Portland
 REVIEWED FOR
 CODE COMPLIANCE
 Date: 01/05/23
 Permit #:
 20-210934-REV-01-CO



PROPERTY DATA:

ZONE: RM2h
 SETBACKS (MINIMUM)
 FRONT 10'
 SIDE 5'
 REAR 5'
 LOT AREA: 4,900 SF
 BUILDING COVERAGE: 2,620 SF
 MAX. BLDG COVERAGE ALLOWED: 2,940 SF (60%)
 FAR: 9,765 SF
 MAX. FAR ALLOWED: 7,500 SF (1.5:1)
 BONUS FAR: 3,750 SF (.75:1)
 TOTAL FAR ALLOWED: 11,250 SF
 ROOF AREA: 2,716 SF
 PATH (UNCOVERED): 318 SF
 TOTAL IMPERVIOUS AREA: 3,034 SF

NOTES:

ALL ELEVATIONS ARE APPROXIMATE FIGURES.
 CONFIRM FINISH FLOOR HEIGHT w/ OWNER & BUILDING SECTION
TREE REQUIREMENT:
 TREE PRESERVATION REQUIREMENT IS NOT APPLICABLE. (SITE AREA LESS THAN 5,000 SF)
 TREE DENSITY REQUIREMENT = 4,900 SF X 0.2 = 980 SF
 (6) 1.5" ACER PALMATUMS (1,800 SF), (6) 1.5" POPULUS TREMULOIDES (1,800 SF) & (6) 1.5" MAGNOLIA 'ELIZABETH' (1,800 SF) PROPOSED, REQUIREMENTS MET.
LANDSCAPE REQUIREMENT:
 20% LANDSCAPE REQUIREMENT = 980 SF
 PROPOSED LANDSCAPE AREA = 2,050 SF, REQUIREMENT MET

CONSTRUCTION NOTES

- 1 PROPOSED 48" DIA. X 5' DEEP DRYWELL TOP=73.00, BOTTOM=68.00
- 2 PROPOSED 4" ABS STORM
- 3 PROPOSED 6" 3034 PVC SANITARY LATERAL (TAP THE EXISTING MAIN LINE SEWER)
- 4 EAVE
- 5 PROPOSED CONCRETE PATH
- 6 INSTALL X" FIRE LINE BY PORTLAND WATER BUREAU UNDER SEPARATE PERMIT. CONTRACTOR TO CONTACT TO THE SHORT STUB-OUT ON THE BACK-SIDE OF THE NEW FIRE LINE CURB GATE VALVE.
- 7 GROUND COVER (GRASS)
- 8 PROPOSED GAS LINE (TO BE DESIGNED BY OTHERS)
- 9 PROPOSED UNDERGROUND ELECTRICAL LINE (TO BE DESIGNED BY OTHERS)
- 10 1.5" ZELKOVA SERRATA 'JFS-KW'
- 11 PROPOSED CLEANOUT
- 12 INSTALL 1.5" METER SERVICE, BY WATER BUREAU UNDER SEPARATE PERMIT (W/24"x36" METER BOX)
- 13 PROPOSED 4" FIRE DCCA W/ 4"x4" TEE, CHECK VALVE & LINE TO 2.5" FDC IN 575 VAULT PER DETAIL ON SHEET C2
- 14 PROPOSED 1.5" DOUBLE CHECK VALVE
- 15 PROPOSED FDC (FDC SIGNAGE TO BE MOUNTED)
- 16 SHORT TERM BIKE RACK (SEE DETAIL BELOW)
- 17 PROPOSED SMALL TREE (1.5" ACER PALMATUM)
- 18 PROPOSED SMALL TREE (1.5" POPULUS TREMULOIDES)
- 19 PROPOSED SMALL TREE (1.5" MAGNOLIA 'ELIZABETH')
- 20 NEW LIGHT TO BE DESIGNED BY OTHERS
- 21 20'X20' SHARED OUTDOOR AREA
- 22 NEW MAIL BOX TO BE DESIGNED BY OTHERS
- 23 ACCESSIBLE ROUTE
- 24 PROPOSED FLOW THROUGH PLANTER PER PUBLIC IMPROVEMENT PLANS
- 25 TEMPORARY AC ADA RAMP PER PUBLIC IMPROVEMENT PLANS
- 26 EXISTING TREE TO BE REMOVED

SHEET INDEX

- C1 - SITE PLAN & SHEET INDEX
- C2 - CONSTRUCTION DETAILS
- CS1 - CODE SUMMARY
- CS2 - CODE SUMMARY
- CS3 - CODE SUMMARY
- CS4 - CODE SUMMARY
- CS5 - CODE SUMMARY
- D1.1 - ELEVATIONS
- D1.2 - ELEVATIONS
- D2.1 - FIRST FLOOR PLAN
- D2.2 - SECOND FLOOR PLAN
- D2.3 - THIRD FLOOR PLAN
- D2.4 - FOURTH FLOOR PLAN
- D2.5 - DOOR/WINDOW SCHEDULE & DETAILS
- D3.1 - FOUNDATION PLAN
- D3.2 - SECOND FLOOR FRAMING
- D3.3 - THIRD FLOOR FRAMING
- D3.4 - FOURTH FLOOR FRAMING
- D3.5 - ROOF FRAMING
- D4.1 - SECTIONS
- D4.2 - SECTIONS
- D4.3 - SECTIONS
- D5.1 - DETAILS
- D6 - GENERAL NOTES
- E1.1 - FIRST FLOOR LIGHTING PLAN
- E1.2 - SECOND FLOOR LIGHTING PLAN
- E1.3 - THIRD FLOOR LIGHTING PLAN
- E1.4 - FOURTH FLOOR LIGHTING PLAN.
- L1 - LATERAL PLANS
- S0.1 - STRUCTURAL NOTES
- S0.2 - STRUCTURAL NOTES
- S5.1 - STRUCTURAL
- S6.1 - STRUCTURAL DETAILS
- S7.1 - STRUCTURAL DETAILS
- S7.2 - STRUCTURAL DETAILS
- S8.1 - STRUCTURAL DETAILS
- S8.2 - STRUCTURAL DETAILS

LIST OF SEPARATE SUBMITTALS

- MECHANICAL
- ELECTRICAL
- PLUMBING
- FIRE SPRINKLERS
- FIRE ALARM SYSTEM
- UNDERGROUND FIRE LINES
- KEY BOX

PROJECT DESCRIPTION

NEW MULTI-FAMILY STRUCTURES

THE GENERAL CONTRACTOR SHALL SCHEDULE A FIRESTOPPING MEETING WITH THE BUILDING INSPECTOR AND ALL SUBCONTRACTORS THAT WILL BE INSTALLING FIRESTOPPING MATERIALS. EACH SUBCONTRACTOR WILL PROVIDE A LIST OF FIRESTOP MATERIALS/ASSEMBLIES WHICH WILL BE USED, THE TYPE OF PENETRATIONS WHERE EACH MATERIAL/ASSEMBLY WILL BE USED; AND THE LISTING AND APPROVAL INFORMATION (I.E. UL, ICC OR OTHER APPROVED REPORT/LISTING NUMBERS.) THIS INFORMATION MUST BE SUBMITTED TO, AND APPROVED BY, THE BUILDING INSPECTOR PRIOR TO ANY INSTALLATION.

THESE PLANS ARE THE PROPERTY OF EMERIO DESIGN FOR A TIME USE AT THE LISTED ADDRESS ONLY. REPRODUCTION OR REUSE OF THESE PLANS BY ANYONE IS PROHIBITED WITHOUT WRITTEN PERMISSION FROM EMERIO DESIGN. DESIGNER ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS ON THESE PLANS OR ALTERED VERSIONS OF THESE PLANS. WRITTEN PERMISSIONS ARE NECESSARY FOR ANY ALTERATIONS TO THESE PLANS. PRIOR TO MAKING ANY ALTERATIONS TO THESE PLANS, CONTACT EMERIO DESIGN AT 503-823-7480.

NE 107TH AVENUE

PARKROSE & RPLT, BLOCK 6, LOT 16
 FOR: DBS GROUP LLC
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE	12/19/22
JOB NO.	0472-014
REVISIONS	
SYMBOL	

20-210934 REV 01 CO

C1



CITY OF
PORTLAND, OREGON
 BUREAU OF DEVELOPMENT SERVICES
 1900 SW 4th Ave, Suite 5000
 Portland, OR 97201



COMMERCIAL BUILDING PERMIT

20-210934-REV-01-CO

Site Address: 4775 NE 107TH AVE

Issued: 1/5/23

PROJECT INFORMATION		Occ. Group	Const. Type
Apartments/Condos (3 or more units)	New Construction		

Project Description: SINGLE PDF REVISION - IDENTIFY AND REMOVE AN EXISTING TREE ON PROPERTY.

APPLICANT	FASTER PERMITS *BRADLEE HERSEY*	Phone: (503) 913-8811
PROPERTY OWNER	MEGAN BOYEAS	Phone:
CONTRACTOR	CAFFALL CONSTRUCTION CO INC	Phone:

Project Details		Project Details	
Code Edition (Year)	2019 OSSC	Energy Code Edition	2018 International Ener
Final adj to ICC Value reason - Display Only	Calculated via Tables a	GIS Update Flag 2	07/31/19
Lot Area (Sq. Ft.)	10000	Water District	City of Portland Water I
Zoning - Property (1)	RM2h		

PI DCVA REQUIRED INSTALL ON NEW DOMESTIC WATER METER SERVICE & PI DCDA REQUIRED INSTALL ON NEW DEDICATED FIRELINE WATER SERVICE; INSTALLATIONS PER PLAN PAGE C1 AND PER WATER BUREAU REQUIREMENTS @ WWW.PORTLAND.GOV/WATER/BACKFLOW-PREVENTION/BACKFLOW-ASSEMBLY-INSTALLATION-REQUIREMENTS

This permit expires if, at any time, 180 days pass without an approved inspection. If you are not able to obtain an inspection approval within 180 days, you may request a one-time only extension of 180 days by calling 503-823-7303.

BEFORE YOU DIG 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. (Note: the telephone number for the Oregon Utility Notification Center is 1-800-332-2344).

CITY CONTACT PROCESS MANAGEMENT	Phone: 503-823-7357
E-Mail:	Fax: (503) 823-4172

INSPECTION REQUEST PHONE NUMBERS	Building/Trade Inspections - Call Before 6:00 AM: (503) 823-7000
TDD: (503) 823-6868	
IVR Inspection Request Number:	4618587