



## City of Portland, Oregon - Bureau of Development Services

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

### 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 Obsidian Design, LLC - Chelsea Rodgers

Street Address 5921 SE Cedar St. City/State/ZIP Milwaukie, OR 97222

Email obsidiandesgndpx@gmail.com Phone 503-539-3657

Value of Proposed Revision NA Issued Permit # 21-015814-000-CO

Job Site Address 411 NE 12th Ave. City/State/ZIP Portland, OR

Description of Revision

Existing tile shower to remain. No new ADA shower.

Applicant Signature [Signature] Date 06/28/21

### 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](http://www.portlandoregon.gov/bds/article/102792)

### Helpful Information:

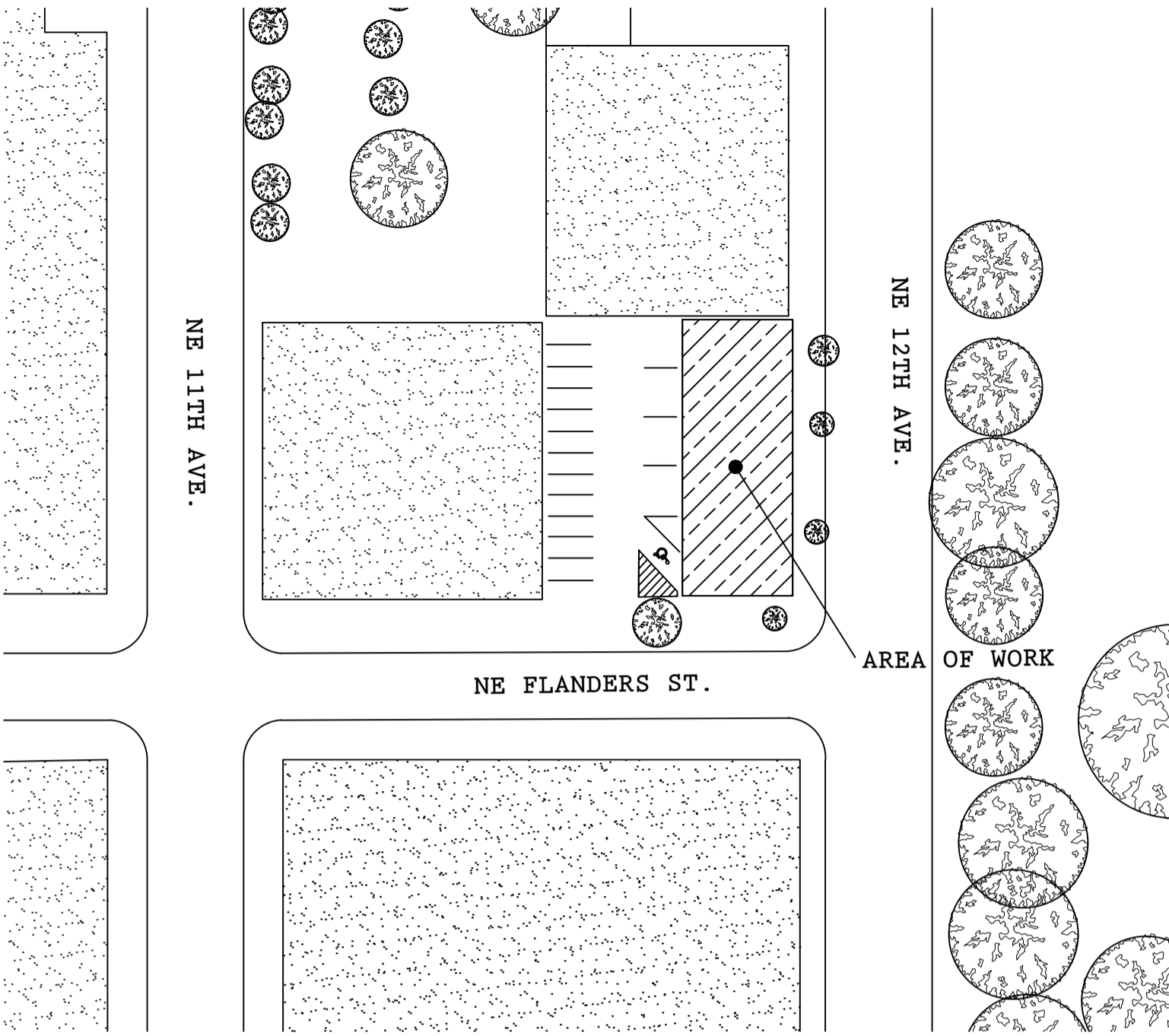
Bureau of Development Services | City of Portland, Oregon

1900 SW 4th Avenue, Portland, OR 97201

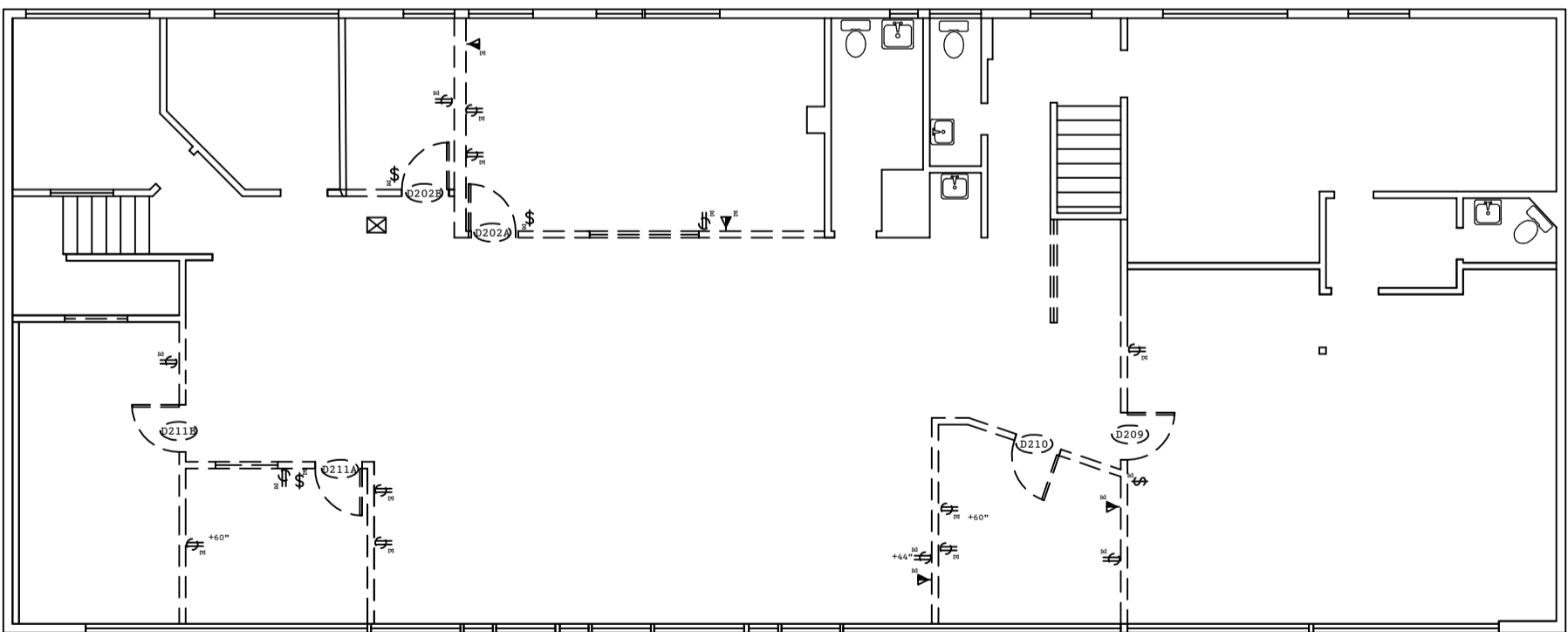
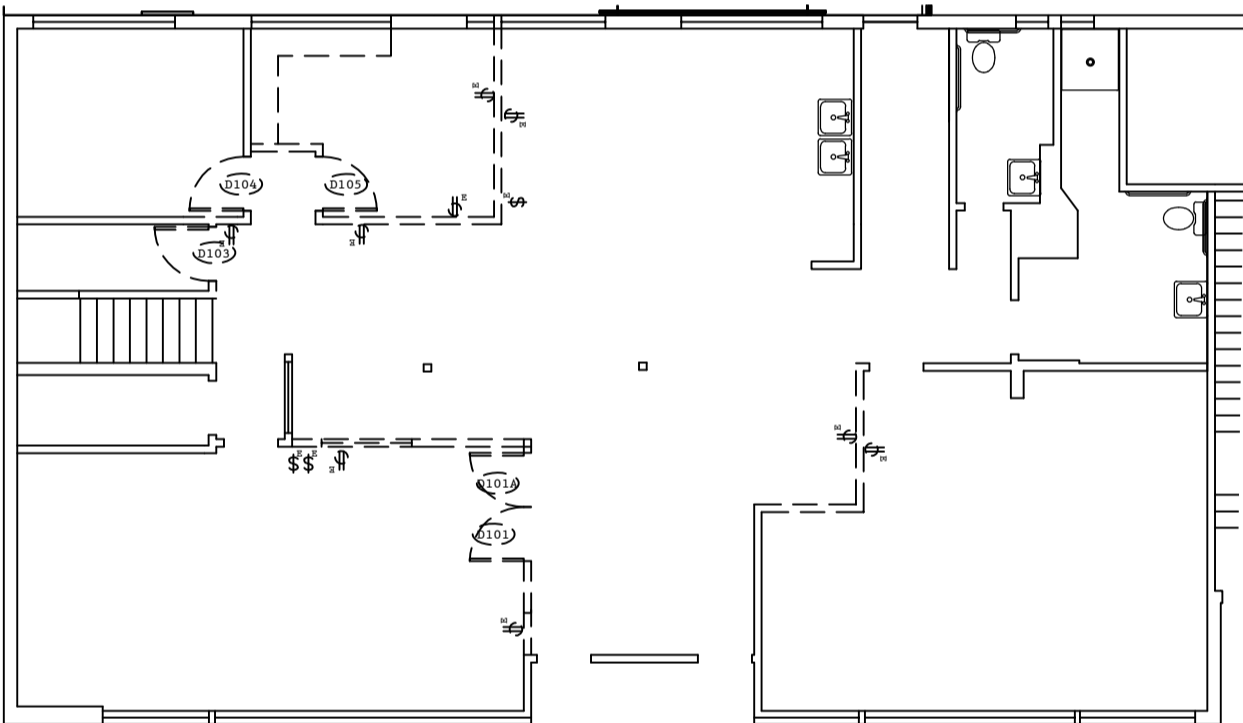
For Hours Call 503-823-7310 or visit [www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

### Important Telephone Numbers:

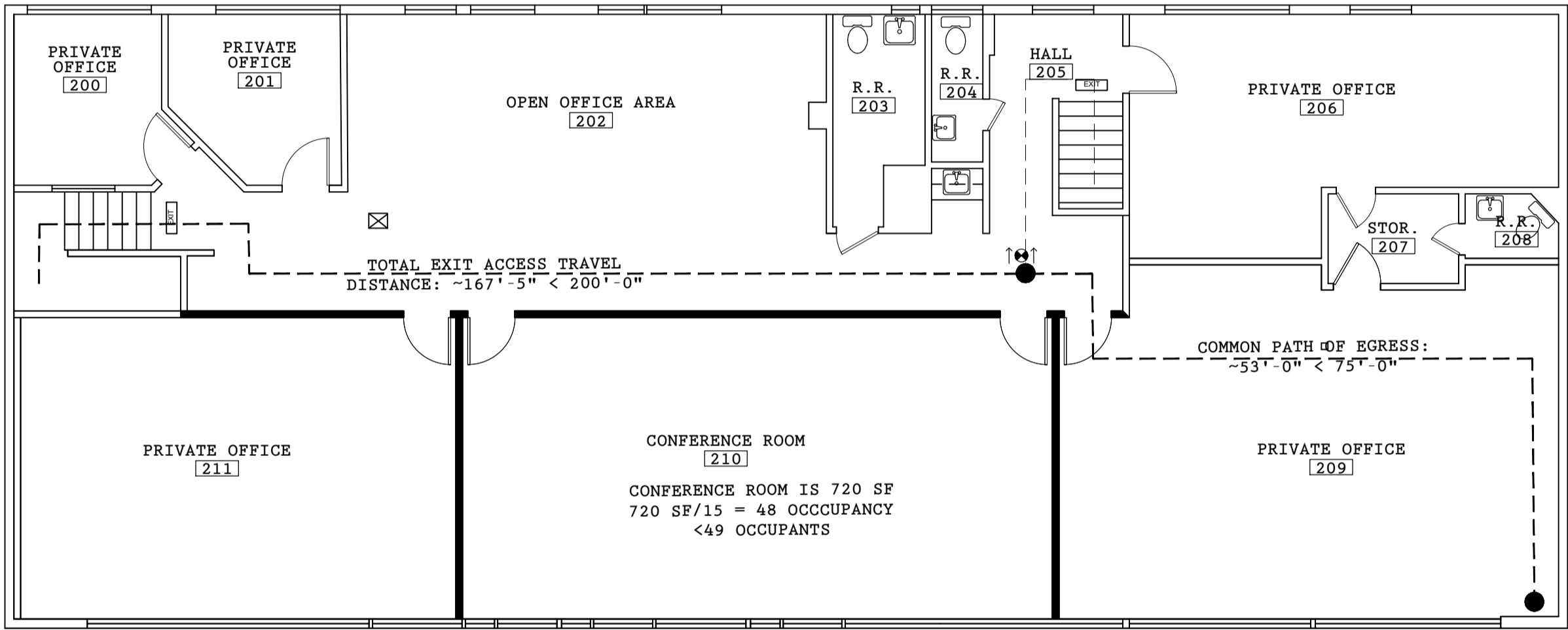
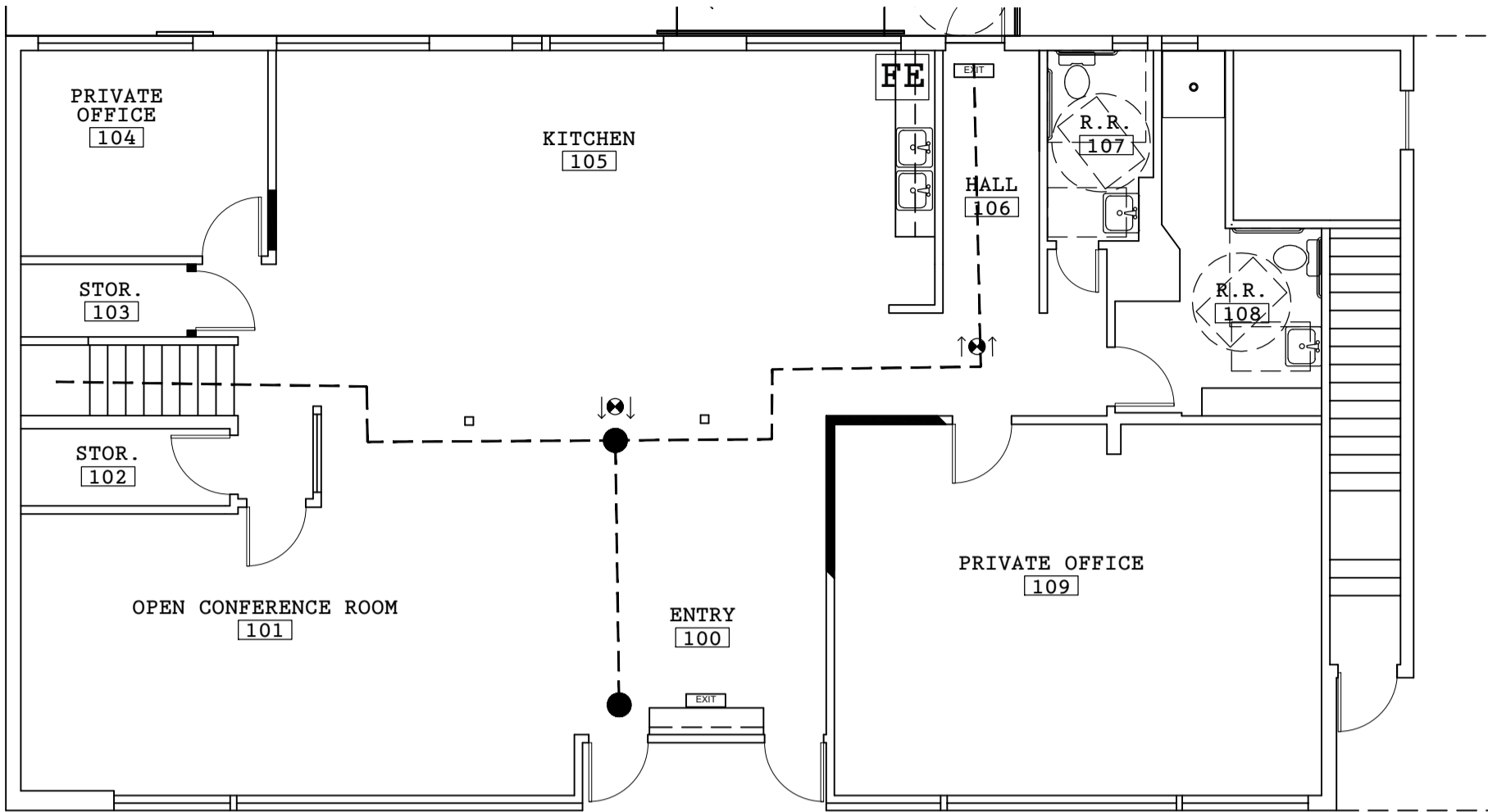
BDS main number	503-823-7300
DSC automated information line	503-823-7310
Building code information	503-823-1456
BDS 24-hour inspection request line	503-823-7000
Residential information for one- and two-family dwelling	503-823-7388
General Permit Processing and Fee Estimate info	503-823-7357
Zoning Information Line	503-823-7526
City of Portland TTY	503-823-6868



1 SITE PLAN  
SCALE: N.T.S.



3 DEMO PLAN  
SCALE: 3/32" = 1'-0"



2 CODE SUMMARY PLAN  
SCALE: 1/8" = 1'-0"

CODE SUMMARY NOTES	
OCCUPANCY: 113	FIRE EXTINGUISHER: <b>FE</b>
PRIVATE OFFICE SPACE = 996 SF 996 SF /150 = 7 OPEN OFFICE AREA = 421 SF 421 SF /150 = 3 CONFERENCE ROOM = 1,116 SF 1,116 SF /15 = 75 KITCHEN = 397 SF 397 SF/15 = 27 STORAGE =42 SF 42 SF /300 = 1	FIRE EXTINGUISHER (MIN 2A10-B). PROVIDE ONE (1) EVERY 3,000SF (TYP) WITH MAXIMUM 75 LINEAR FEET TRAVEL DISTANCE TO EXTINGUISHER. VERIFY LOCATIONS ARE ACCEPTABLE WITH FIRE MARSHAL

ADA UPGRADES:  
NEW ADA PARKING SPACE AND ADA RAMP WERE PROVIDED IN 2019 PERMIT ACCESSIBILITY UPGRADE.  
ALSO IN 2019 DOOR HARDWARE THROUGHOUT WAS UPGRADED TO BE ADA COMPLIANT.  
(1) NEW ADA HIGH LOW DRINKING FOUNTAIN TO BE ADDED WITH THIS PERMIT.

PROJECT TEAM

SPACE PLANNERS:	OBSIDIAN DESIGN, LLC CONTACTS: CHELSEA RODGERS PHONE: (503)539-3657 obsidiandesignpdx@gmail.com
GENERAL CONTRACTOR:	ROBERT HAKES CONSTRUCTION 5305 NE 121ST AVE. #513, VANCOUVER, WA 98682 CONTACT: ROBERT HAKES PHONE: 503-318-1863 robert@roberthakesconstruction.com CCB# 200289
TENANT:	PDX CODE GUILD CONTACT: SHERI DOVER PHONE: (541) 602-6215 407 NE 12TH AVE. PORTLAND, OR 97232

City Of Portland

REVIEWED FOR  
CODE COMPLIANCE

Date: 07/09/21  
Permit # 21-015814-REV 01 CO

PROJECT DATA

ALL WORK SHALL COMPLY WITH THE CURRENT CODES:  
2018 INTERNATIONAL BUILDING CODE (IBC)  
2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)  
2019 OREGON ZERO ENERGY READY COMMERCIAL CODE  
2018 IFC  
2019 OREGON MECHANICAL SPECIALTY CODE (OMSC)  
2017 OREGON ELECTRICAL SPECIALTY CODE (OESC)  
2017 OREGON PLUMBING SPECIALTY CODE (OPSC)  
2017 OREGON ELECTRICAL SPECIALTY CODE (OESC)  
ICC/ANSI A117.1-2009

OCCUPANCY TYPE:  
B - BUSINESS OFFICE

BUILDING CONSTRUCTION TYPE:  
V-B - NON-SPRINKLED

NUMBER OF STORIES:  
2 -STORY BUILDING

AREA OF WORK SQUARE FOOTAGE:  
AREA OF WORK APPROX. 6,186 SF

OCCUPANCY LOAD:  
MAX. OCC. LOAD = 113

PROJECT VALUATION:  
\$50,000.00

EXIT ACCESS:  
TWO EXITS REQUIRED, TWO EXITS PROVIDED FOR EACH FLOOR  
EXITS ARE EXISTING AND HAVE APPROPRIATE EXIT SIGNALS

PLUMBING FIXTURE COUNT:  
PER 2015 IBC CHAPTER 29, SECTION 2902.2  
113 OCC / 2 = 57 OCC/PER GENDER,  
1 W.C. AND 1 LAV PER MALE & FEMALE REQUIRED  
PROPOSED LAYOUT PROVIDES (2) ADA UNISEX RESTROOMS W/ (1) W.C. & (1) LAV EACH. ON 1ST FLOOR. 2ND FLOOR PROVIDES (2) UNISEX RESTROOMS W/ (1) W.C. & (1) LAV EACH. SHOWER TO REMAIN THE SAME. 2ND FLOOR ALSO PROVIDES (1) PRIVATE OFFICE R.R. W/ (1) W.C. & (1) LAV.

PRESCRIPTIVE COMPLIANCE METHOD FOR 2018 IEBC. COP DEFAULT METHOD.

SEPARATE PERMITS

2019 OSSC	(DEFERRED PERMITS)
MECHANICAL	
ELECTRICAL	
PLUMBING	

NOTE: SELECTED DESIGN BUILDER FOR M.E.P. & FIRE PROTECTION ARE FULLY RESPONSIBLE FOR THE DESIGN OF THESE SYSTEMS AND/OR COMPONENTS. THESE SYSTEMS AND/OR COMPONENTS SHOWN ON DOCUMENTS ARE SCHEMATIC PURPOSE ONLY. THEY ARE NOT INTENDED TO REPRESENT FINAL/CODE COMPLIANT DESIGN. PROVIDE DESIGN DOCUMENT SUBMITTAL TO ARCHITECT OF RECORD, OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, FOR REVIEW PRIOR TO SUBMITTAL PER 2019 OSSC SECTION 107.3.4.2.

DRAWING INDEX

A1.0	CODE SUMMARY PLAN, DEMO PLAN, DEFERRED SUBMITTALS, PROJECT TEAM & PROJECT DATA
A1.1	FLOOR PLAN WITH DIMENSIONS AND ELECTRICAL, DOOR SCHEDULE, DOOR LEGEND, DOOR TYPE, WALL TYPES, WALL DETAILS, ELECTRICAL LEGEND, NOTES
A1.2	REFLECTED CEILING PLAN, DEMO CEILING LAN, LIGHT FIXTURE LEGEND RCP NOTES
A1.3	GENERAL NOTES, ADA SHOWER SPECIFICATIONS, FINISHES
A1.4	USE PLAN

5921 SE Cedar St.  
Milwaukie, OR 97222  
ph: 503-539-3657  
obsidiandesignpdx@gmail.com

Consultant

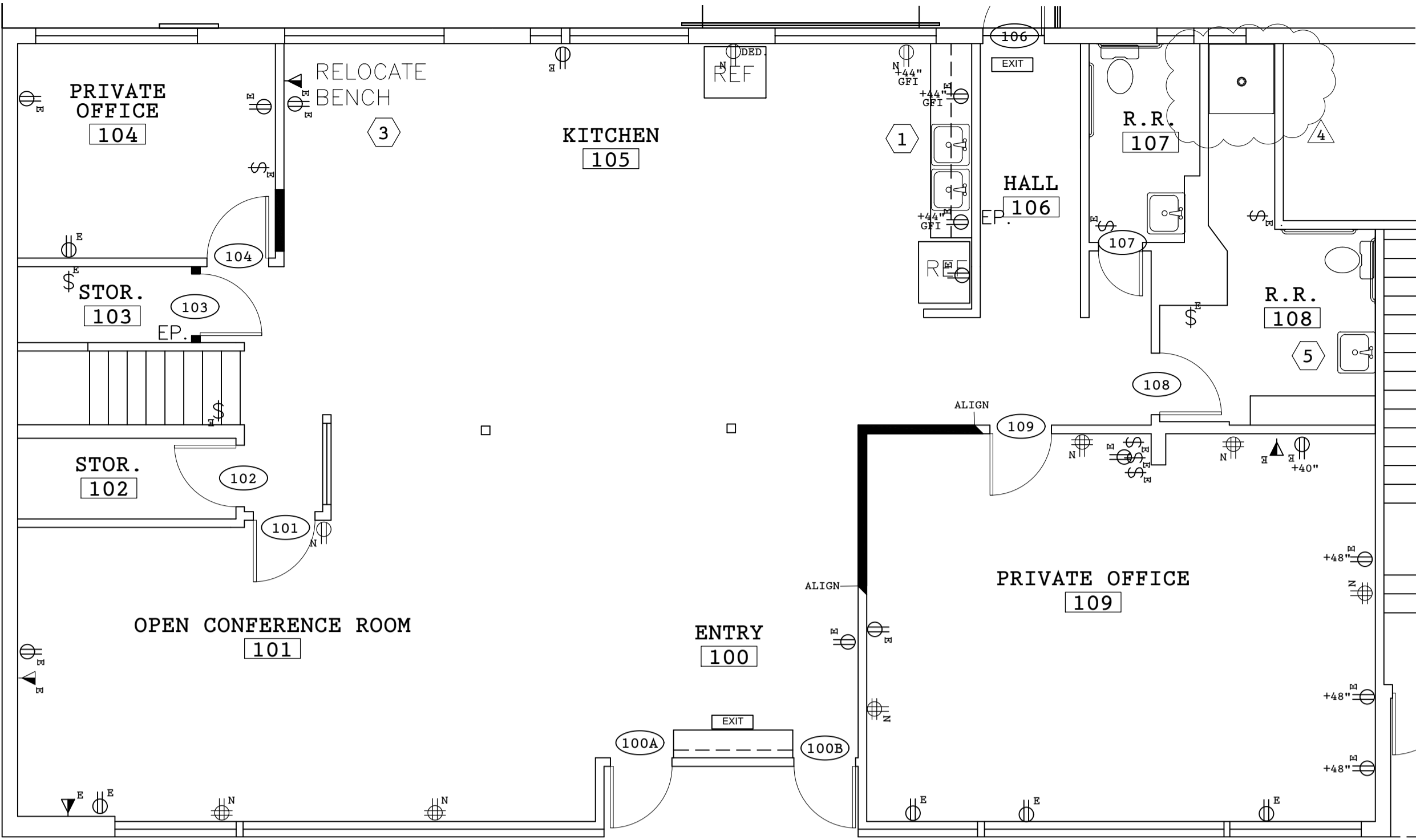
TENANT IMPROVEMENT FOR:  
PDX CODE GUILD

DESCRIPTION	DATE
PERMIT SET	02/18/21
PERMIT REV.	02/23/21
PERMIT REV.	04/02/21
PERMIT REV.	04/19/21
PERMIT REV.	06/28/21

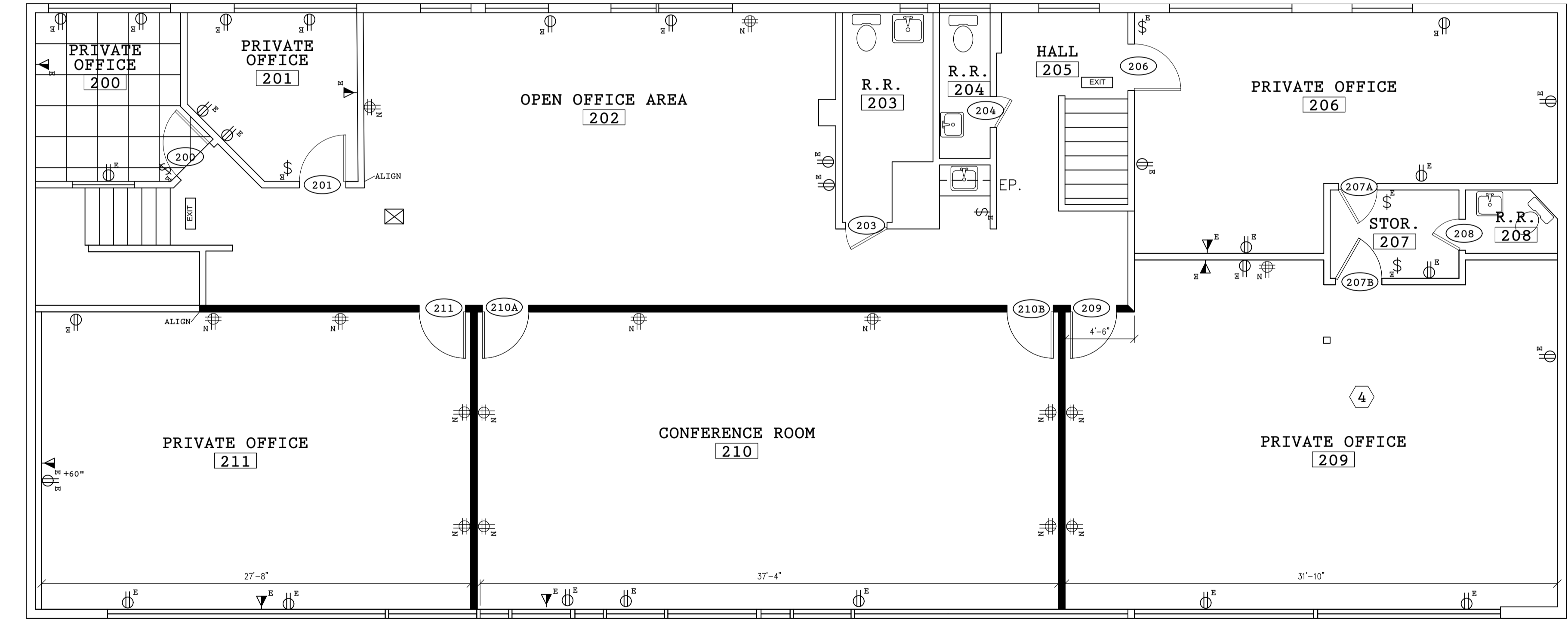
FILE #:	
JOB:	PDX CODE GUILD
DWN:	BR
CHK:	CR

A1.0

2  
3



1  
A1.1 FIRST FLOOR PLAN WITH DIMENSIONS AND ELECTRICAL  
SCALE:3/16" = 1'-0"



2  
A1.1 SECOND FLOOR PLAN WITH DIMENSIONS AND ELECTRICAL  
SCALE:3/16" = 1'-0"

ELEC. / LOW VOLT LEGEND			
	DUPLEX OUTLET	+44"	HEIGHT OF ELECTRICAL
	DEDICATED OUTLET	G.F.I.	GROUND FAULT INTERRUPT
	DATA / TELE OUTLET	\$	WALL SWITCH
	NEW CEILING OUTLET		

## GENERAL ELECTRICAL NOTES

- COMMERCIAL GRADE RECEPTACLES, COVER PLATES AND LIGHT SWITCHES TO BE WHITE. IF DIFFERENT, SUBMIT A SAMPLE TO DESIGNER FOR APPROVAL. WHEN COLOR DENOTATION IS REQUIRED BY CODE, USE APPROPRIATELY COLORED DOT. VERIFY THE NUMBER OF CPU'S TO BE GROUPED PER CIRCUIT W/ LOW VOLTAGE PERSON (NO MORE THAN 4). USE GRAY DOT TO DENOTE COMPUTER OUTLETS.
- POWER RECEPTACLE SO TO BE DECORA STYLE.
- DIMENSION HEIGHTS FOR ELECTRICAL BOXES ARE TO CENTERLINE OF THE BOX AND ARE TO BE LOCATED AS SPECIFIED.
- INSTALL GFI RECEPTACLES AND DEDICATED CIRCUITS AS REQUIRED BY CODE AND PER EQUIPMENT SPECIFICATIONS.
- SECURITY SYSTEM (IF APPLICABLE) DESIGNED AND INSTALLED BY OTHERS. COORDINATE WITH LOW VOLTAGE SPECIALIST.
- NEW ELECTRICAL PANEL AND/OR PHONE BOARD LOCATIONS TO BE VERIFIED WITH DESIGNER.
- WHEN REQUIRED BY CODE, INSTALL SEPERATE GROUND WIRE TO ALL MEDICAL TREATMENT ROOMS.
- VERIFY DATA NEEDS AT ALL OFFICE EQUIPMENT.
- CABINET MAKER TO FIELD SET GROMMET HOLES FOR ELECTRICAL. VERIFY EXACT LOCATIONS WITH THE TENANT ON-SITE.
- ELECTRICAL ASSUMPTION BY OBSIDIAN.VERIFY WITH LANDLORD OR TENANT PRIOR TO INSTALL.
- ALL ELECTRICAL IN SURGICAL SUITES, PRIVATE TREATMENT, OPEN TREATMENT AND PANO TO BE VERIFIED PER THE EQUIPMENT SUPPLIER PLANS.

## DOOR SCHEDULE

No.	SIZE	DOOR		FRAME		FIRE	HDW	NOTES
		TYPE	MAT.	FIN.	MAT.	FIN.	RATG	
100A	EXISTING ENTRANCE							L-4
100B	EXISTING ENTRANCE							L-4
D101A	(D) R.H. 3'-0" x 7'-0" X 1-3/4"	B						
D101B	(D) L.H. 3'-0" x 7'-0" X 1-3/4"	B						
101	(E) R.H. 3'-0" x 7'-0" X 1-3/4"	B	EXT'G					L-2
102	(E) R.H. 3'-0" x 7'-0" X 1-3/4"	A	EXT'G					L-2
103	(R) R.H. 3'-0" x 7'-0" X 1-3/4"	A	EXT'G					L-2
D103	(R) R.H. 3'-0" x 7'-0" X 1-3/4"	A	EXT'G					L-2 FROM D103
104	(R) R.H. 3'-0" x 7'-0" X 1-3/4"	B	EXT'G					L-2 TO 103
D104	(R) L.H. 3'-0" x 7'-0" X 1-3/4"	B						L-2 FROM D105
D105	(R) R.H. 3'-0" x 7'-0" X 1-3/4"	B	EXT'G					L-2 TO 104
107	(E) L.H. 2'-1" x 7'-0" X 1-3/4"	A	EXT'G					L-3
108	(E) R.H. 3'-0" x 7'-0" X 1-3/4"	A	EXT'G					L-3
109	(E) R.H. 3'-0" x 7'-0" X 1-3/4"	B	EXT'G					L-2
200	(E) R.H. 3'-0" x 7'-0" X 1-3/4"	B	EXT'G					L-2
201	(E) R.H. 3'-0" x 7'-0" X 1-3/4"	B	EXT'G					L-2
D202A	(R) L.H. 3'-0" x 7'-0" X 1-3/4"	B	EXT'G					L-2 TO 210B
D202B	(R) R.H. 3'-0" x 7'-0" X 1-3/4"	B	EXT'G					L-2 TO 210A
203	(E) R.H. 2'-8" x 7'-0" X 1-3/4"	A	EXT'G					L-3
204	(E) L.H. 2'-0" x 7'-0" X 1-3/4"	A	EXT'G					L-3
206	(E) L.H. 3'-0" x 7'-0" X 1-3/4"	B	EXT'G					L-2
207A	(E) R.H. 2'-6" x 7'-0" X 1-3/4"	A	EXT'G					L-2
207B	(E) L.H. 3'-0" x 7'-0" X 1-3/4"	A	EXT'G					L-2
208	(E) L.H. 2'-0" x 7'-0" X 1-3/4"	A	EXT'G					L-3
D209	(D) L.H. 3'-0" x 7'-0" X 1-3/4"	B	EXT'G					L-2 TO 211
D210	(D) L.H. 3'-0" x 7'-0" X 1-3/4"	B						
210A	(R) R.H. 3'-0" x 7'-0" X 1-3/4"	B	EXT'G					L-2 FROM D202B
210B	(R) L.H. 3'-0" x 7'-0" X 1-3/4"	B	EXT'G					L-2 FROM D202A
211	(R) L.H. 3'-0" x 7'-0" X 1-3/4"	A	EXT'G					L-2 FROM D209
D211A	(D) L.H. 3'-0" x 7'-0" X 1-3/4"	B						
D211B	(D) R.H. 3'-0" x 7'-0" X 1-3/4"	B						

## WALL TYPES

EXISTING WALL TO REMAIN

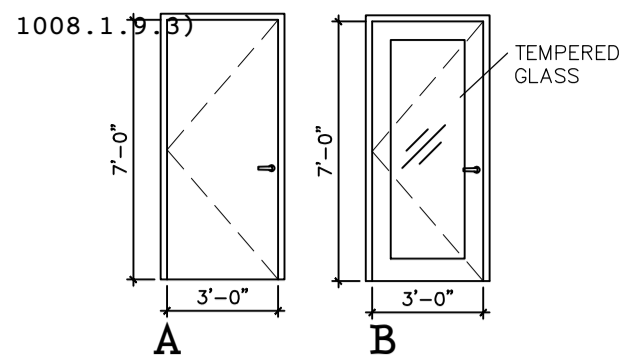
INTERIOR WALL: 3-5/8" 25 GAGE STEEL STUD @24" O/C W/ 3-1/2" (1) LAYER OF 5/8" SHEETROCK TO CEILING. \*LAY SOUND BATT INSULATION ON BOTH SIDES OF CLASSROOM WALLS

## HARDWARE LEGEND

- L-1 LEVER LATCHSET (PASSAGE)
- L-2 LEVER LATCHSET LOCKSET
- L-3 LEVER PRIVACY LOCK W/ OCCUPANCY INDICATOR (RR)
- L-4 DEADBOLT KEYED LOCKSET, VISIBLE SIGNAGE "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" (PER IBC)

\*NOTE:  
1. HARDWARE ASSUMPTION BY OBSIDIAN. VERIFY WITH LANDLORD OR TENANT PRIOR TO ORDER. FINISH: BRUSHED CHROME

## DOOR TYPES



City Of Portland  
REVIEWED FOR  
CODE COMPLIANCE

Date: 07/09/21

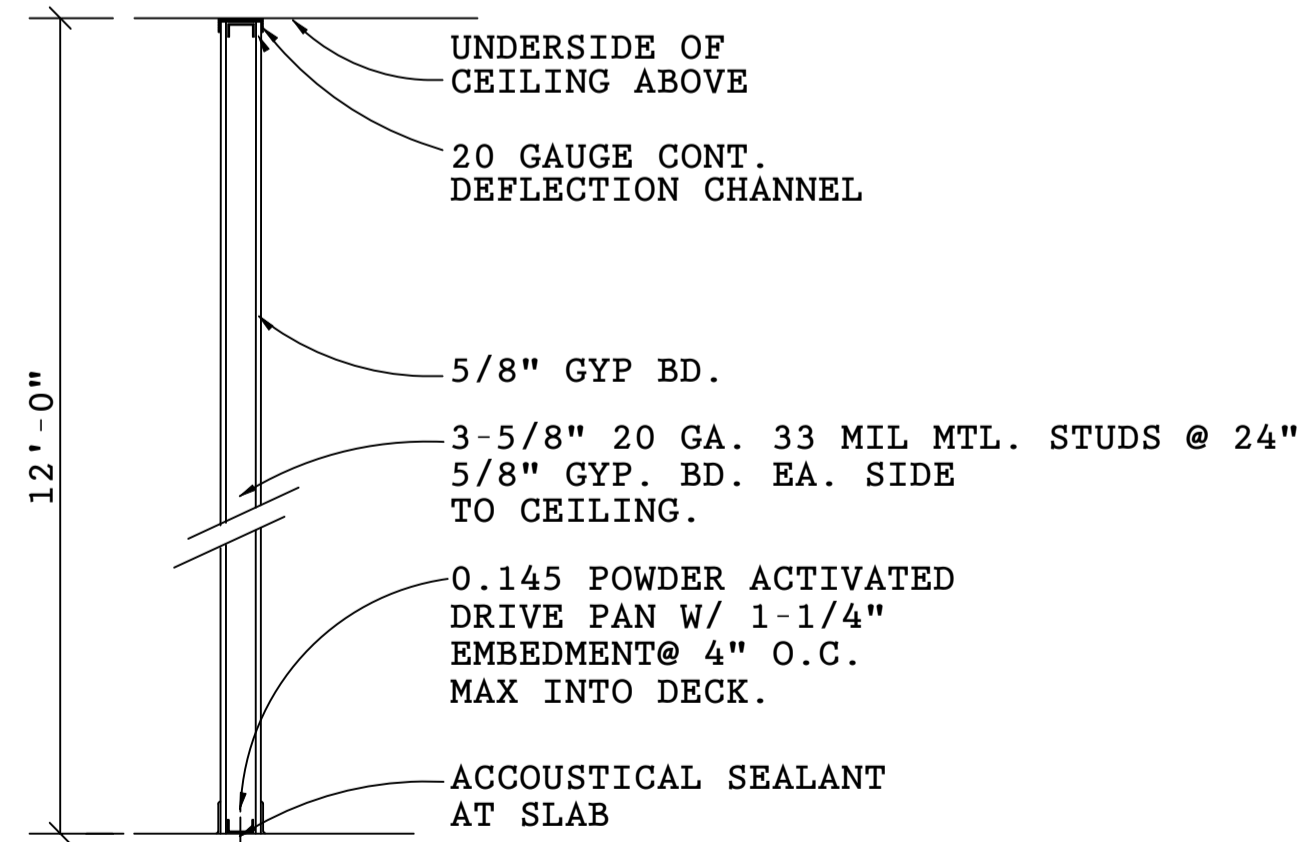
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## GENERAL PLAN NOTES

- ADD NEW SINK IN EXISTING CABINET
- SHOWER TO REMAIN THE SAME, NOT ADA.
- RELOCATE EXISTING BENCH
- OPEN OFFICE AREA #209; REMOVE EXISTING CROWN MOLDING
- RESTROOM #108; ADD NEW ADA SINK AND FAUCET. SINK: KOHLER - PINOIR - K-2028-1-0.



WALL TYPE - TO CEILING

N.T.S.

TENANT IMPROVEMENT FOR:  
PDX CODE GUILD

411 NE 12TH  
PORTLAND, OR 97232

DESCRIPTION	DATE
PERMIT SET	02/18/21
PERMIT REV.	02/23/21
PERMIT REV.	04/02/21
PERMIT REV.	04/20/21
PERMIT REV.	06/28/21

FILE #:

JOB: PDX CODE GUILD

DWN: BR CHK: CR

A1.1

