



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | 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 Ryan Pickrel RSN#3844469

Street Address _____ City/State/ZIP _____

Email _____ Phone _____

Value of Proposed Revision 0 Issued Permit # 20-212366-CO

Job Site Address 4460 NE 150th Ct City/State/ZIP Portland, OR

Description of Revision

Remove North suite/office from scope of work.

Applicant Signature *Ryan Pickrel* Date 6/9/2021

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



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Applicant Information:

Applicant Name Ryan Pickrel RSN#3844469

Street Address _____ City/State/ZIP _____

Email _____ Phone _____

Value of Proposed Revision 0 Issued Permit # 20-212389-MT

Job Site Address 4460 NE 150th Ct City/State/ZIP Portland, OR

Remove North Office/Suite from scope of work

Applicant Signature *Ryan Pickrel* Date 6/9/2021

Fees:

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

Complete the table below and on the following page

Column 3: Enter the size (number of units) of your proposed development.

Column 4: If the project site has existing buildings or structures, enter the size (number of units) of the existing or most recent use.

(1) Building Use Type	(2) Unit of Measure	(3) Units In Proposed Development	(4) Units In Existing or Most Recent Use
Residential			
Single or Multi family	Dwelling		
	699 sq feet or less		
	700 sq feet to 1,199 sq feet		
	1,200 sq feet to 1,699 sq feet		
	1,700 sq feet to 2,199 sq feet		
	2,200 sq feet or more		
Senior Housing/Assisted Living/Nursing Home	Dwelling		
	699 sq feet or less		
	700 sq feet to 1,199 sq feet		
	1,200 sq feet to 1,699 sq feet		
	1,700 sq feet to 2,199 sq feet		
	2,200 sq feet or more		
Commercial Services			
Bank	sq ft/GFA		
Day Care	sq ft/GFA		
Hotel/Motel	sq ft and rooms		
Service Station	Vehicle Fueling Position - VFP		
Movie Theater/Event Hall	sq ft		
Car Wash	sq ft and wash stall		
Health Club	sq ft/GFA		
Commercial Institutional			
School, K-12	sq ft/GFA		
University/College/Jr College	sq ft and student		
Church	sq ft/GFA		
Hospital	Sq ft/GFA		
Park	acre		
Commercial Restaurant			
Restaurant (stand-alone)	sq ft/GFA		
Quick Service Restaurant (drive-through)	sq ft/GFA		

(1) Building Use Type	(2) Unit of Measure	(3) Units In Proposed Development	(4) Units In Existing or Most Recent Use
Commercial Retail			
Shopping/Retail	sq ft/GFA		
Convenience Market	sq ft/GFA		
Free Standing Retail Store/Supermarket	sq ft/GFA		
Car Sales, New and Used	sq ft/GFA		
Commercial Office			
Administrative Office	sq ft/GFA		
Medical Office / Clinic	sq ft/GFA		
Commercial Industrial			
Light Industrial / Manufacturing	sq ft/GFA		
Self-storage	sq ft/GFA		
Warehouse / Storage	sq ft/GFA		
Other			

Signature and Date (to be completed by all development review customers)

I certify that the information presented throughout this document is current and accurate to the best of my knowledge:

Print name _____ Signature _____ Date _____

Company name and your position _____

Bureau of Environmental Services (BES)

Fixture Worksheet and Stormwater Information Form

Residential/Multiple Dwellings (number of units): _____

NOTE: Residential units for mixed-use developments will be charged 0.8 EDU per unit or \$5,156.00/unit.

The commercial spaces will be charged by Plumbing Fixture Unit (PFU).

Part I: Calculation of Plumbing Fixture Units (PFUs) for Commercial, Retail and Office spaces only.

Fixture Type (for Commercial only)	Number of Fixtures to be Added [1]	Number of Fixtures to be Removed [2]	Net Change in Number of Fixtures [3]	Equivalency Factor [4]	Net Change in Number of PFUs
<i>Calculation</i>			[1] – [2]		[3] x [4]
Bar Sink				2.0	
Bathtub or Combination Bath/Shower				4.0	
Clothes Washer				4.0	
Dental Unit or Cuspidor				1.0	
Dishwasher	2	1	1	1.5	1.5
Drinking Fountain or Water Cooler				0.5	
Laundry Sink				1.5	
Lavatory (wash basin), single	4	2	2	1.0	2.0
Lavatory (wash basin), sets of 2 or 3				2.0	
Service Sink or Mop Basin	2	1	1	3.0	3.0
Shower Stall				2.0	
Sink, Commercial, Food & Service				3.0	
Sink, General	2	1	1	2.0	2.0
Urinal	2	1	1	2.0	2.0
Water Closet, Private	4	2	2	3.0	6.0
Other* Floor Drain	4	2	2	2.0	4.0
Other* (Specify)					
* For Other fixtures, use PFU values from Oregon Plumbing Specialty Code	Total of Net Changes in PFUs (if negative enter negative number) (if applicable show negative number for future credit)				16.5 PFU

Storm Water Identification:

Are you increasing the impervious surface: ☐ yes ☐ no

If yes, please note the Impervious Surface Area (i.e. hard surface such as roof, asphalt, concrete, building footprint, etc.) as requested below:

Total impervious area on site after completion: _____ sq. ft.

Existing impervious area before construction: _____ sq. ft.

New impervious area to be added to site: _____ sq. ft.

Provide the amount of lineal footage of property fronting all public rights-of-way: _____ ft.

Portland Water Bureau

Water Meter Sizing Worksheet - Commercial or Mixed Use

Revised: May 2008 According to UPC-2005-Appendix A

Building Permit Number	Service Address
------------------------	-----------------

(1) Type of Fixture	(2) Total Fixtures in New/Remodeled Structure	(3) Fixture Values	(4) Total Fixture Unit Value
Bar Sink = _____	x	2.0	= _____
Bathtub or Tub/Shower = _____	x	4.0	= _____
Clinic Sink = _____	x	3.0	= _____
Clothes Washer = _____	x	4.0	= _____
Dishwasher = _____	1	x 1.5	= 1.5
Drinking Fountain = _____	x	0.5	= _____
Hose Bibb, 1st one = _____	1	x 2.5	= 2.5
Hose Bibb, each additional = _____	x	1.0	= _____
Kitchen Sink = _____	1	x 1.5	= 1.5
Laundry Sink = _____	x	1.5	= _____
Lavatory Sink = _____	2	x 1.0	= 2.0
Mop or Service Sink = _____	1	x 3.0	= 3.0
Shower = _____	x	2.0	= _____
Urinal, 1st one* = _____	1	x 20.0	= 20.0
Urinal, each additional* = _____	x	10.0	= _____
Water Closet, 1.6 GPF Gravity Tank = _____	x	2.5	= _____
Water Closet, Flushometer Valve 1st one* = _____	1	x 40.0	= 40.0
WC Flushometer Valve, each additional* = _____	1	x 20.0	= 20.0
Total Fixture Units =			90.5

***Note:** Fixture units for flushometers are approximate values. Values may be adjusted by Portland Water Bureau Staff on a case by case basis.

Instructions

Column 2: Enter the total number of each fixture type for the completed new structure. If the project has an existing structure that will be using the same water meter enter the total number of each fixture type for the completed project.

Column 3: Per unit value of each fixture type

Column 4: Enter the number of column 2 times column 3

Fixture Unit Count (column 2 total)	Required Meter Size
0 – 22	5/8" meter
22.5 – 37	3/4" meter
37.5 – 89	1" meter
89.5 – 286	1.5" meter
286.5 – 532	2" meter
532.5 – 1,300	3" meter
1,300.5 – 3,600	4" meter
3,600.5 – 8,200	6" meter

NOTE: There may be SDC credit if existing meters are utilized or removed. SDC fees are not assessed to fire lines. Fees are due at time water service installation is paid. Call Portland Water Bureau Development Services, 503-823-7368 with any questions.

Definitions

from Institute of Transportation Engineers Trip Generation Manual

Gross Floor Area (GFA)

The sum (in square feet) of the area of each floor level in the building, including cellars, basements, mezzanines, penthouses, corridors, lobbies, stores and offices, that are within the principal outside faces of exterior walls, not including architectural setbacks or projections. Included are all areas that have floor surfaces with clear standing head room (6 feet, 6 inches minimum) regardless of their use. If a ground-level area, or part thereof, within the principal outside faces of the exterior walls is not enclosed, this GFA is considered part of the overall square footage of the building. However, unroofed areas and unenclosed roofed-over spaces, except those contained within the principle outside faces of exterior walls, should be excluded from the area calculations. For purposes of trip generation and parking generation calculations, the GFA of any parking garages within the building should not be included within the GFA of the entire building. The unit of measurement for office buildings is currently GFA; however, it may be desirable to also obtain data related to gross rentable area and net rentable area. With the exception of buildings containing enclosed malls or atriums, GFA is equal to gross leasable area and gross rentable area.

Optional Alternate Rate and Fee Calculation Transportation

If you want us to use trip generation rates other than those used in the City's Transportation SDC Ordinance and Rate Study, you must submit data certified by a professional traffic engineer. Use *Request for Alternate Trip Generation Rate and SDC Calculation Form TSDC-3* to submit such data, and attach it to this application. Institutional development (educational and medical campuses) may elect to base SDC on annual changes in trip generation. Submit *Election by Institutional Development of Special Trip Generation Rate and SDC Calculation Form TSDC-4*.

Parks

If you want us to use an alternate number of persons per Dwelling Unit for residential development, or resident equivalents for non-residential development than those used in the City's Parks SDC Methodology Report, you need to submit documentation, analyzed and certified by a suitable and competent professional. Alternative SDC rate calculations must be based on analysis of occupancy of classes of structures, not on the intended occupancy of a particular New Development. Use Alternative SDC Rate Request (Form PSDC-6) and attach it to this application.

Optional Credit for Providing Qualified Public Improvements Transportation

If you want to reduce the amount of your Transportation SDC, you may make improvements to specific transportation facilities in the City of Portland. Use "Request for Credit for Qualified Public Improvement" Form TSDC-5 to submit such data, and attach it to this application.

Parks

To reduce the amount of your Parks SDC, you may donate property or improvements to certain qualified park facilities in the City of Portland. Use "Request for Parks SDC Credit for Qualified Public Improvement" (Form PSDC-7) to submit a request, and attach it to this application.

Timing and Method of Payment

The City will give you a Notification of SDC Fees if you are required to pay any charges for your development. At this point you will decide when and how to pay for the SDCs.

For all SDCs...

- Pay by cash, check, money order or credit card at the time the City issues a building permit.
- Water SDCs are due when water services are purchased. Pay by check, money order or credit card.
- Request a City loan by completing and signing an installment contract to pay the SDCs in monthly installments over a number of years.*
- Defer payment for 6, 9, or 12 months, depending on the project valuation.
- Transfer SDC credits (contact respective bureaus for more information).

* **SPECIAL NOTE:** The City secures a loan or deferral by recording a lien on the benefited property. The lien remains in effect until the SDCs are paid in full. The City charges a non-refundable processing fee to cover the expense of setting up a loan or deferral. The installment contract must be signed by the property owner of record before the City authorizes a loan for the SDCs.

If you need help:

If you need help with this form or have questions about your Systems Development Charge (SDC) please call:
Portland Bureau of Transportation..... 503-823-7002
Bureau of Parks and Recreation 503-823-5105
Bureau of Environmental Services 503-823-7761
Portland Water Bureau 503-823-7368

Portland Housing Bureau (PHB) administers the SDC Exemption Program for affordable housing.

For more information:

Website: www.portlandoregon.gov/phb/sdc

E-mail: Inclusionary-Housing@portlandoregon.gov

Phone: 503-823-9042



ASI#1 – Permit Revision

Date: June 10, 2021 **Cc:** Brian Candau (Phelan Dev.)
Project : Mason Bldg. B Spec TI Kyle Bertelsen (Phelan Dev.)
Number: 18073.08 Mike DeArmey (Phelan Dev.)
To: City of Portland and Josh Komp (Cornice Const.)
Phelan Development File

The following revisions were made for the Construction Documents for the above referenced project:

Architectural

Sheet No.

- G-001** Removed North office from scope of work and updated all tabulations and calculations, respectively. Updated the project directory to include the structural engineer and general contractor; provided additional information for the MEP engineers. Revised sheet index per removal of north office.
- G-004** Added detail 29 "Bicycle Rack" per updated long term bicycle tabulation on G-001.
- A-101** Removed indication of North office at building B. Revised legend per removal of sheet A-111 North TI.
- A-110** Removed indication of North office. Revised exiting count per revised exiting tabulation on G-001. Located proposed bicycle rack per revised tabulation on G-001; refer to keynote 4.
- A-112** Detail 18/A-501 callout has been added to reflected ceiling plan.
- A-130** Removed indication of North office and removed mechanical equipment accordingly.
- A-501** Added detail 18 for clarification of furring wall partitions above existing entry soffit.
- A-601** Revised door schedule and finish schedule per removal of North office. Revised finish to doors and frames
- Additional Notes** Removed sheets A-111 and A-401 from set as they pertained to the North TI and are no longer applicable.

Mechanical

Calvin J. Coatsworth, AIA

1574 GULF ROAD – PMB 212, POINT ROBERTS, WA 98281



ASI#1

M-1.0 North office is no longer part of scope. Equipment schedule associated North office is removed. Sheets associated with North office is removed. Sheet index is updated.

M-3.2 & M-3.3 Revised energy compliance forms per revise tenant improvements.

Additional Notes Removed sheets M-2.0, M-3.0 and M-3.1 from set as they pertained to the south TI and are no longer applicable.

Plumbing

P2.0 Removed North office design.

Additional Notes Removed sheet P3.1 from set.

Electrical

E-2.0 & E-3.0 North office area has been removed from the scope of work.

E-4.0 Removed the panel schedules for the North office area and removed the corresponding panels from the single line diagram.

E-5.0 Updated COMCHECK per removal of North Office and updated the wattage usage.

Additional Notes Removed/Revised sheet numbers from set that pertained to the North TI and are no longer applicable.

All items have been clouded and identified as ASI#1 Delta1, dated 10 June 2021. Provide an itemized breakdown along with any schedule impact within 14 days. If there are any questions regarding these revisions, or additional clarifications are required, please contact me at your earliest convenience.

Isaac Luevano



CARLILE
COATSWORTH
ARCHITECTS

18600 MacArthur Boulevard, Suite 300
Irvine, CA 92612

p 949.833.1930 x 1120

p 949.538.2690 (Direct)

e isaac@ccarchitects.com

Life Safety Checksheet Response

Permit #: 20-212366-REV-01-CODate: 8.5.2021

Customer name and phone number: Isaac Luevano (949.833.1930)

Note: In the spaces below, please provide specific information concerning the changes that you have made in response to the checklist. Note the checklist item number, your response or a description of the revision, and the location of the change on the plans (i.e. page number and/or detail number). Use as many lines as needed. *If the item is not in response to a checklist, write “**Applicant**” in the column labeled “Checksheet item number.”*

[illegible]