

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



1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7300 • www.portlandoregon.gov/bds

### Permit Revision Application and Submittal Requirements

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.

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)		
OR Zip Code 97209		
CBARNES @ MERRYMAN BARNES ARCHITECTS. COM		
_ Issued permit # <u>12 -124 754 CO</u>		
Description of revision SIDEWALK ADDED AT DOOR. NEW DOOR & EXISTING		
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#### 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. 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

Submit your plans in person to:

Development Services Center (DSC), First Floor,

Tuesday - Friday:

7:30 am - 12:00 pm

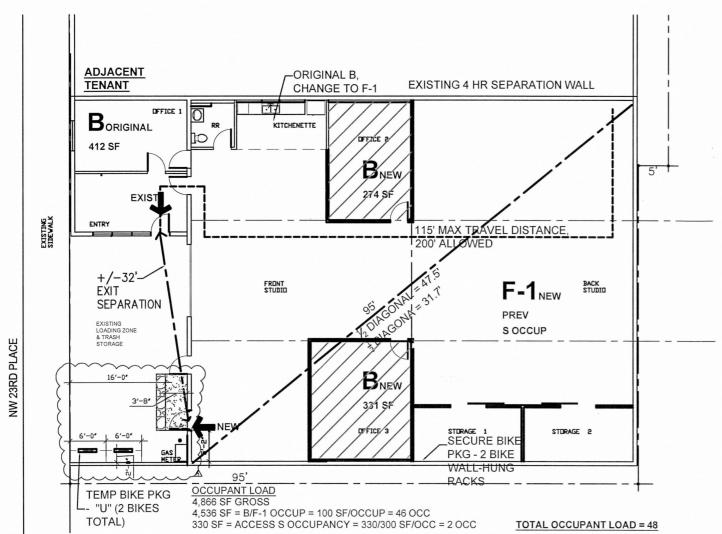
Closed Mondays

#### **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

# MICHAEL JONES STUDIO TENANT IMPROVEMENTS 1910 NW 23RD PLACE, PORTLAND, OR















PROJECT INFORMATION ADDRESS: 1910 NW 23RD PLACE PORTLAND, OR 97210 ZONE: ALLOWED USES: MIXED COMMERCIAL/RESIDENTIAL PERMITTED ZONING USE: WAREHOUSE PROPOSED USES: RETAIL SALES & SERVICE. "LIMITED ALLOWABLE USE" UNDER 33.130.253,F3B PARKING: NOT REQUIRED BIKE PARKING: REQ'D: 2 SHORT TERM, 2 LONG TERM. SEE SITE & FLOOR PLAN LANDSCAPING: NOT REQUIRED MIN. SETBACKS: GARAGE SETBACK: 18' MIN REQ'D, 19'-6" EXISTING TYPE OF WORK: INTERIOR TENANT IMPROVEMENTS TO EXISTING 1 STORY BUILDING. EXT. PAINTING, AWNING REMOVAL, BIKE PKG **BUILDING CODE** CONSTRUCTION TYPE: **VB - NON SPRINKLERED EXISTING AREA:** 4,866 SF GROSS, 1 STORY EXIST OCCUPANCY: S-2 & B ACCESSORY - R8/18/86, 4889 PROPOSED OCCUPANCY: CHANGE OF OCCUPANCY **B & F-1 WITH ACCESSORY STORAGE** ALLOWED AREA: B= 9,000 SF, 2 STORY F-1 = 8,500 SF, 1 STORY S-2 = 13,500, 2 STORY PROPOSED: NON SEPARATED USES: F-1= 8,500 SF ALLOWED PROPOSED: 4,866 SF (W/O YARD INCREASES) OCCUPANCY SEPARATION CONSTRUCTION EXTERIOR WALLS: (EXISTING NO CHANGE) STREET WALLS: NO RATING ROOF: (EXISTING NO CHANGE) INTERIOR CONSTRUCTION: NO RATING **EXIT INFORMATION:** SEE EXIT DIAGRAM

NOT REQUIRED: NON SEPARATED USES ALLOWED

EXIT SEPARATION =  $<\frac{1}{2}$  DIAGONAL. APPEALED.

SEISMIC: CHANGE OF OCCUP: S-2 TO F-1 = NO HAZ INCREASE S-2 TO B = 711 SF/ 4.866 = 15% =  $<\frac{1}{3}$  = NO SEISMIC IMPR EXISTING CEILING/ROOF INSULATION. NO ENVELOPE C **ENERGY CODE:** PLUMBING: B OCCUP, 711 SF/200 = 4 OCCUP

F OCCUP, 4,100 SF/2000= 3 OCCUP TOTAL PLUMBING OCCUP = 7 OCCUP

SEC. 2902.3, "1 UNISEX RR ALLOWED FOR UP TO 15 OCC APPEALS: #8378: ALLOWS PROPOSED EXIT SEPARATION OF LESS <sup>1</sup>/<sub>2</sub> THE DIAGONAL.

TEAM INFORMATION

MICHAEL JONES PHOTO STUDIO TENANT:

1937 NW QUIMBY, PORTLAND, OR 97209, T: 503 274-2666 michael@michaeljonesphotostudio.com

CONTRACTOR:

ARCHITECT: MERRYMAN BARNES ARCHITECTS

1231 NW HOYT, SUITE 403, PORTLAND, OR 97209 CONTACT: LINDA BARNES, TEL: 503 222-3753 LBARNES@MERRYMANBARNESARCHITECTS.COM

STRUC. ENGINEER

JAMES G. PIERSON, CONSULTING STRUCT. ENG. 610 SW ALDER, SUITE 918, PORTLAND, OR 97205, TEL: 503 226-

PEDER GOLDGERG

**DRAWINGS** 

A-1

COVER SHEET PROJECT INFO. CODE INFO

A-2 FLOOR PLAN A-3 SECTION/ELEVATIONS

DEMO, FRAMING INFORMATION

Permit Number

JUN 2 7 2012

IMPROVEMENT ENANT STUDIO ഗ JONES MICHAEL

S

1 FELD CHANGE 619.200

SHEET GENERAL INFORMATION

