Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: August 18, 2011

To: Interested Person

From: Kara Fioravanti, Land Use Services
503-823-5892 / Kara.Fioravanti@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 11-153557 DZ
BUILDING ALTERATIONS

GENERAL INFORMATION

Applicant: Magnolia Properties LLC
824 NW Abermarle Terrace / Portland, OR 97210

Representative: Alan Jones, Holst Architecture
110 SE 8th Avenue / Portland, OR 97214

Site Address: 415 SW 10TH AVENUE
Legal Description: LOT 1, PARTITION PLAT 2003-14
Tax Account No.: R649830530
State ID No.: 1N1E34CC 05001 **Quarter Section:** 3029
Neighborhood: Portland Downtown, contact Jennifer Geske at 503-750-9843.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Zoning: CXd, Central Commercial with design overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:
The applicant seeks design review approval for the following exterior alterations to the existing building:
- East elevation: new ground level storefront, new surface mounted downlights above new entry niches.
- South elevation: Permanent glazing to replace existing plywood panels.
- Rooftop: new rooftop mechanical equipment.

(Exterior repainting of the building, which is proposed is not subject to Design Review.)

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are the Central City Fundamental Design Guidelines.

ANALYSIS

Site: The project's location is 415 SW 10th Avenue. The site contains a 22,000 sq.ft. commercially zoned 3-story building, with approximately 50 lineal feet of street frontage along SW 10th Avenue Street and 50 lineal feet of street frontage along SW 11th Avenue.

This property is located in the Central City Plan District. The city block is bordered on the north by SW Stark Street and on the south by SW Washington Street. The building is two blocks south of Burnside, with Burnside being the divider between Zone 1 (Central City Fundamental Design Guidelines) and Zone 4 (River District Design Guidelines).

The site is easily accessed by public transportation with a Tri-met bus or streetcar at the corner of SW 10th and Stark. Vehicular traffic is directed north on the one-way SW 10th Street and south on the one-way SW 11th Avenue. Existing sidewalks for pedestrians are provided and built to City standards. The 10,001 square foot lot is built to the property lines. Both Avenues are traffic access streets, community transit streets, central city transit/pedestrian street and are within the central city pedestrian district. The building is within the downtown core area and on the streetcar line.

Parts of the original structure of this building date back to the twenties, when it was the original Henry Thiele's restaurant. The ornate 10th Avenue façade of that building was covered over in the fifties with thin brick tile and then demolished in the early sixties when the upper floor decks were removed and replaced at different heights. An aluminum curtain wall system was installed at that time which corresponded to the new floor elevations.

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together.

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate that prior land use reviews include the following:
LU 02-123169 MP – Approval for a 2-lot Minor Partition.
LU 03-158465 DZ – Approval for exterior alterations to the existing building – the proposed and approved alterations were never started.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **July 12, 2011**. The following Bureaus have responded with no issues or concerns: Site Development.

Urban Forestry responded with the following comment:

Street trees will be required.

The Bureau of Transportation responded with the following comment:

Transportation has no objection to the proposed renovations provided City and IBC encroachment standards are met. The applicant is proposing new doors, but did not provide a plan view, or sufficient information to assure encroachment standards are met. Doors may not be located

within, or operate within, the public right-of-way. No work is proposed, or approved, within the public right-of-way.

The Bureau of Environmental Services responded with the following comment:

Permit Information
At the time of permit review the applicant should be aware of the following:
Cooling Towers/Boilers (Title 17 Chapters 34 & 39): Cooling towers with a recirculating system and industrial boilers require occasional or regular water discharge (blowdown). If this type of equipment will be installed or upgraded as part of this development project, then at the time of building permit application the building plans must show the blowdown water discharging to a sanitary waste line.

The Bureau of Development Services, Life Safety responded with the following comment:

A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances. More information regarding building code requirements can be obtained by visiting the Bureau of Development Services Development Services Center - 1900 SW 4th Ave, 1st floor. The Development Services Center is open Tuesday through Friday from 8:00 a.m. to 3:00 p.m. (closed on Mondays). No appointment is necessary. Building Code information is also available online at: http://www.portlandonline.com/bds/, or by calling (503) 823-1456.

The Water Bureau responded with the following comment:

The Water Bureau has no concerns or comments regarding the proposed exterior building alterations and installation of new rooftop mechanical equipment, for the property located at 415 SW 10th Ave. There is an existing 2" metered service (Serial #98240151, Account #2971407300) which provides water to this location from the existing 20" CI water main in SW 10th Ave. The estimated static water pressure range for this location is 59 psi to 74 psi at the existing service elevation of 57 ft. Conditions of Approval: None. Please call me if you have any questions or comments. My phone number is 503-823-7171.

The Fire Bureau responded with the following comment:

The applicant may be required to obtain separate building permits for the proposed work. If building permits are required, the Fire Bureau will review the permit to determine if any Fire Code requirements will apply and will address them through that process.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on July 12, 2011. No written responses have been received.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review
Section 33.825.010 Purpose of Design Review
Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria
A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental Design Guidelines.

Central City Fundamental Design Guidelines
These guidelines provide the constitutional framework for all design review areas in the Central City. The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality,** addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis,** addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design,** addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas,** provides design guidelines for the four special areas of the Central City.

Central City Plan Design Goals
This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous**;**
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole**.**

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

A. Portland Personality.

A4. Use Unifying Elements. *Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas;*
A5. Enhance, Embellish and Identify Areas. *Enhance an area by reflecting the local character within the right of way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development;*

Findings: The building itself will be enhanced by repainted panels in it as well as by remodeling the street level with a new commercial aluminum glazing system storefront. The new ground level glazing will reinforce the local character of retail storefronts. The new storefront glazing and doors on the east elevation meet the requirements of integrating unified design elements. *These guidelines are met.*

A6. Re-Use / Rehabilitate / Restore Buildings. *Where practical, reuse, rehabilitate, and restore buildings and/or building elements;*

Findings: For the most part all, of the original architectural features of the building remain in the proposed building reuse. The ground floor level will receive a new glazed storefront system and the upper façade will be cleaned and refreshed with newly painted panels, which altogether will restore the building. *This guideline is met.*

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.
A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.
B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

Findings: The new recessed building entries, enlarged storefront windows and better lighting improve pedestrian scale and interest that all contribute to a vibrant streetscape at this mid-block location. The emphasis is on making the storefront as transparent as possible to increase the connection to interior activities and contribute greater vibrancy in the pedestrian zone. *These guidelines are met.*

B. Pedestrian Emphasis.

B1. Reinforce and Enhance the Pedestrian System. *Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks;*

Findings: The building maintains the existing design elements that encourage the use of the sidewalk. Good visual and physical connections are made to the sidewalk through the large windows and recessed door openings. The existing recessed door opening will remain, providing sheltered entry space that does not obstruct the movement zone along the pedestrian network. Two new recessed tenant entries are proposed and will enhance access to the building. *This guideline is met.*

B2. Protect the Pedestrian. *Protect the pedestrian environment from the vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment;*

Findings: The proposed new tenant entries will contribute to a separation of the street traffic from the pedestrian traffic, providing protection to the pedestrian from the vehicular movement. The proposed placement of exterior recessed light fixtures in the entry niches will provide additional sidewalk-oriented night lighting for safety and building recognition and offer control of light pollution. Enlarged store window glazing will increase "eyes on the street" and allow light from window displays to spill out onto the sidewalk. The new rooftop unit and condensing units are located on the roof such that they are well out of the line of sight of the pedestrian. *This guideline is met.*

B6. Develop Weather Protection. *Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment;*

Findings: New recessed building and tenant entries are proposed on SW 10th Avenue providing areas for building visitors and occupants to step out of wind and rain. *This guideline is met.*

B7. Integrate Barrier-Free Design. *Integrate access systems for all people with the building's overall design concept;*

Findings: The existing building entry is at grade. The two new tenant entries will be added to the east elevation on SW 10th Avenue at grade, allowing access for all people. *This guideline is met.*

C. Project Design.

C1. Enhance View Opportunities. *Orient windows, entrances, balconies, and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building facades that create visual connections to adjacent public spaces;*

Findings: The building's façade will maintain its interesting visual view for pedestrians and passengers on the streetcar. Windows and the main building entrance will remain in their original place and new clear storefront glazing and two new tenant entries will be added. *This guideline is met.*

C2. Promote Permanence and Quality in Development. *Use design principles and building materials that promote quality and permanence;*
C3. Respect Architectural Integrity. *Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions, that are compatible with the existing buildings, to enhance the overall proposal's architectural integrity;*

Findings: The design and materials of the existing building are not being substantially altered. Minor improvements to the ground level are planned. The proposed new HVAC rooftop condensing units respect the existing building's street elevations by locating them out of the line of site for pedestrians and conform to code required setbacks. New storefront materials have been selected for quality and permanence. As described in the building history, the original character has been lost. The 1960's renovation recast the building in the modern curtain wall idiom, and this must stand as the original character now. The new glazed storefront applied across the entire 10th Avenue ground level frontage will unify the façade composition both horizontally and vertically with the upper curtain wall. *These guidelines are met.*

C4. Complement the Context of Existing Buildings. *Complement the context of existing buildings by using and adding to the local design vocabulary;*
C5. Design for Coherency. *Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition;*

Findings: A coherent composition has been achieved that compliments the scale and proportions of the modern idiom created in this building evolution through the integrated composition of new painted panels, ground level storefront glazing system, and new recessed luminieres at entryways. *These guidelines are met.*

C8. Differentiate the Sidewalk-Level Spaces. *Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows;*
C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings: While the street level improvements on SW 10th Avenue are intended to better relate to the upper curtain wall, the repainting of the original custom colors will differentiate the upper levels from the sidewalk level. In addition, the new commercial storefront system will replace less flexible infill consisting partly of concrete masonry and will be vastly more flexible in accommodating a variety of uses. *These guidelines are met.*

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings: New rooftop mechanical units are organized along the south side of the upper roof. Two package roof top units serve the upper floor and ten smaller heat pump condensing units are aligned to create a well-organized linear layout. The existing building parapet effectively screens the units from surrounding views. *This guideline is met.*

C12. Integrate Exterior Lighting. *Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impact on the skyline at night.*

Findings: The proposed exterior lighting is well integrated into the building's overall design concept. To support this finding, a condition of approval will require that conduit for the lights will not be visible on the exterior of the building. Clean recessed fixtures that will maintain the architectural integrity of the existing building are proposed. The new exterior light fixtures will highlight the building's entry niches. Recessed fixtures will provide light while reducing any impacts to the skyline at night and will fit with the overall modern design concept of the building. *This guideline is met.*

C13. Integrate Signs. *Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline;*

Findings: Signage is not currently proposed for the building and would be determined through a separate process once building tenants are known. *This guideline is not applicable.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The criteria are met.

ADMINISTRATIVE DECISION

Approval of design review for the following exterior alterations to the existing building:

- East elevation: new ground level storefront, new surface mounted downlights above new entry niches.
- South elevation: Permanent glazing to replace existing plywood panels.
- Rooftop: new rooftop mechanical equipment.

Approval per the approved plans, Exhibits C-1 through C-8, signed and dated August 12, 2011, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 11-153557 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. Conduit for the lights will not be visible on the exterior of the building.

C. No field changes allowed.

Staff Planner: Kara Fioravanti

Decision rendered by: _____ on August 12, 2011
By authority of the Director of the Bureau of Development Services

Decision mailed: August 18, 2011

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on June 30, 2011, and was determined to be complete on **July 12, 2011**.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on June 30, 2011.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: November 9, 2011.**

Some of the information contained in this report was provided by the applicant.
As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on September 1, 2011** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of $250 will be charged**. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.
If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **September 2, 2011 – (the day following the last day to appeal).**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.

- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun. Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a

new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

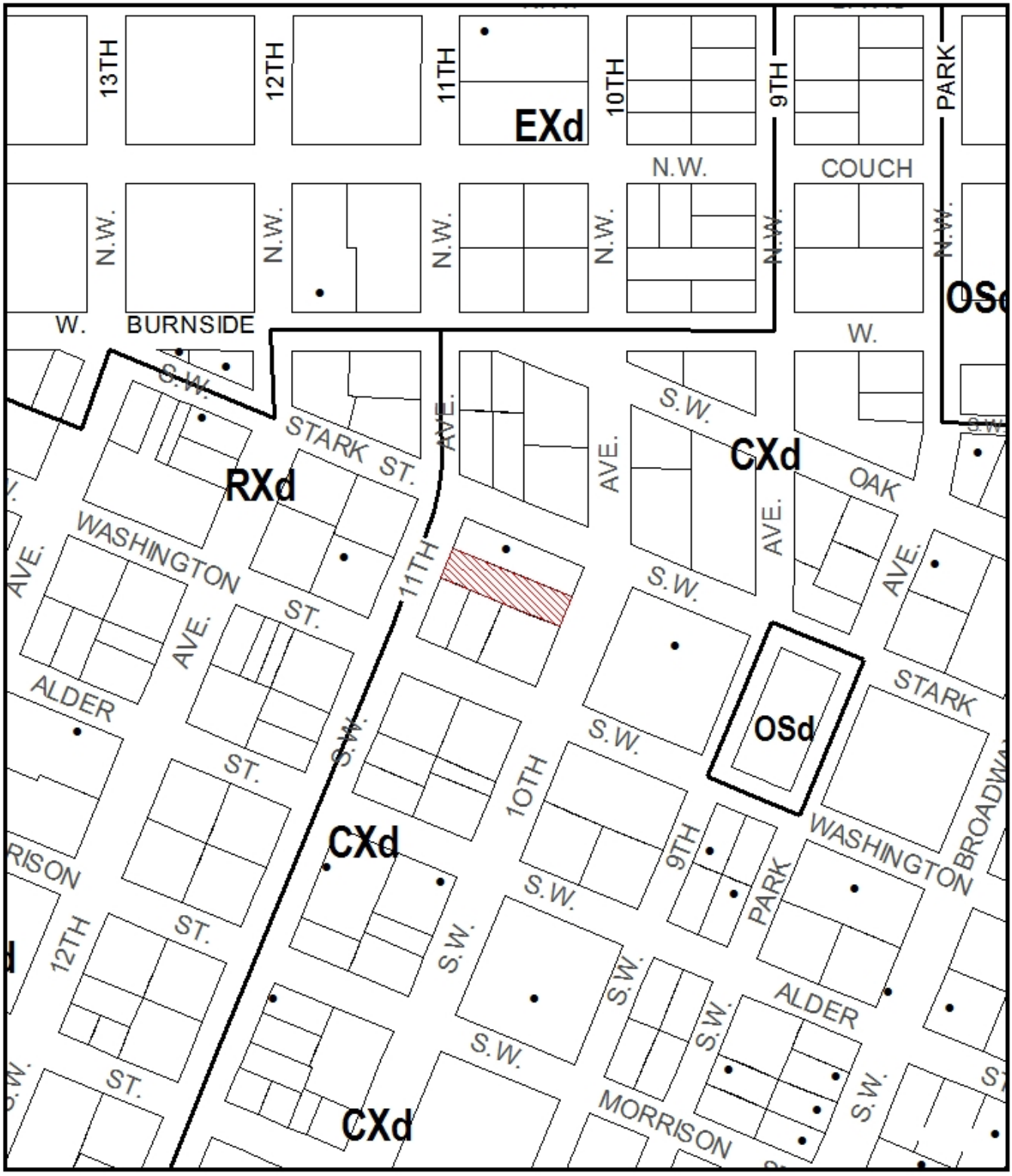
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS
NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement
B. Zoning Map (attached)
C. Plans/Drawings:
   1. Site/Roof Plan (attached)
   2. First Floor Plan
   3. East Elevation
   4. South Elevation
   5. Section
   6. Details
   7. Rooftop HVAC Cut Sheets
   8. Lighting Cut Sheets
D. Notification information:
   1. Mailing list
   2. Mailed notice
E. Agency Responses:
   see above
F. Correspondence:
   none received
G. Other:
   1. Original LU Application
   2. Site History Research

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

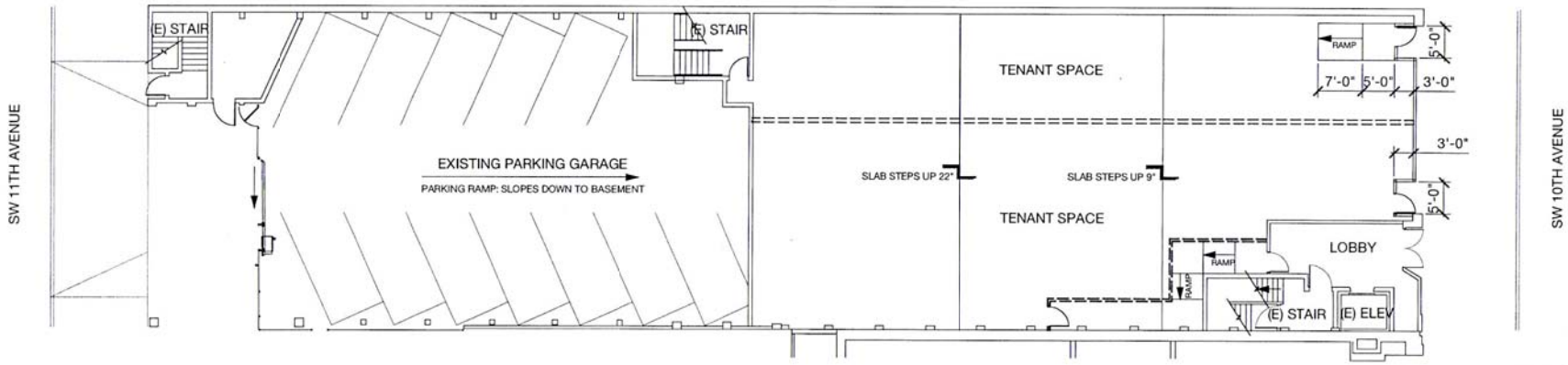
Site

Historic Landmark

NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 11-153557 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State_Id	1N1E34CC 5001
Exhibit	B (Jul 11,2011)



"Approved"
City of Portland
Bureau of Development Services
8·12·11
• This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

0 10 20 30 40 FT

Hoist Architecture

110 se 8th portland or 97214
v 503 233 9856

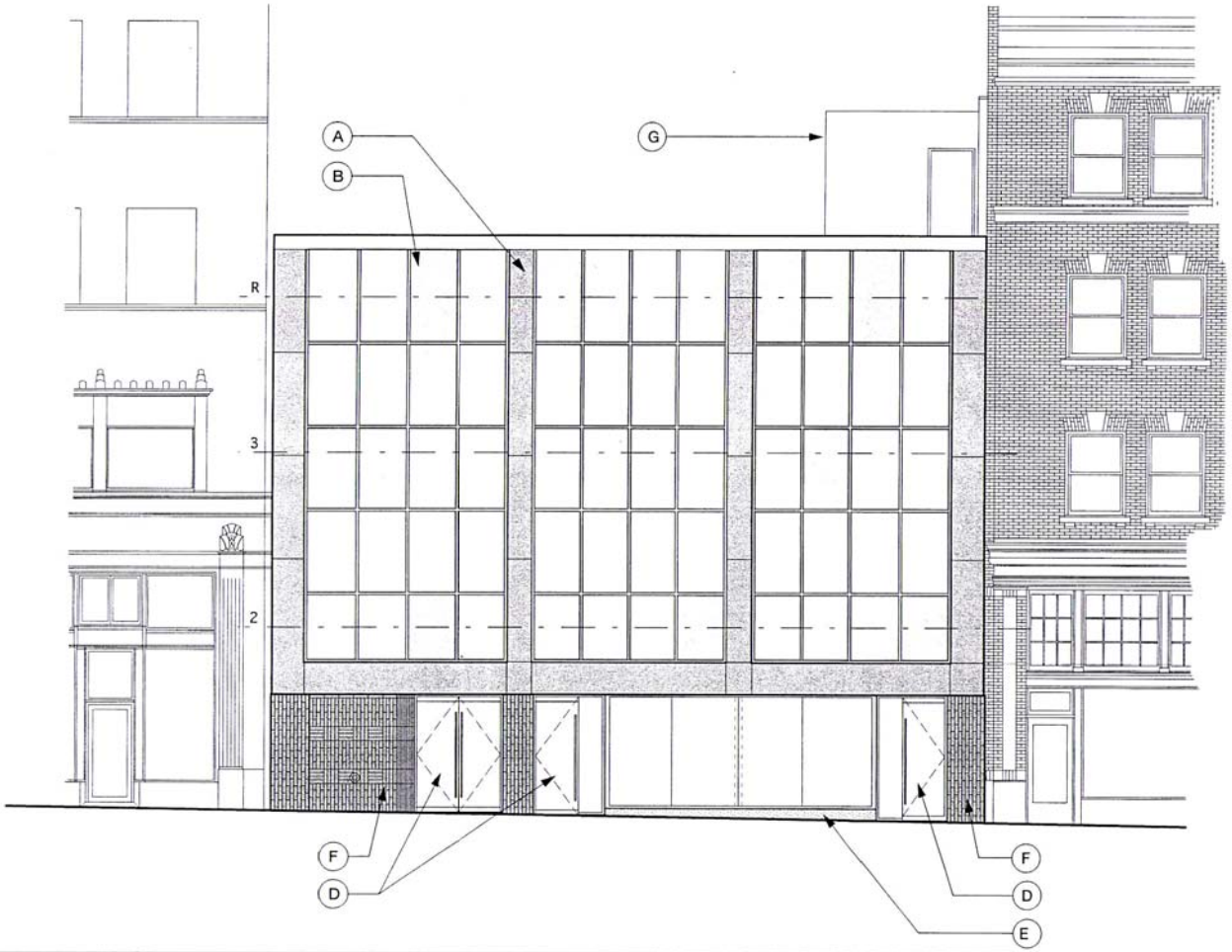
415 BUILDING

415 SW 10TH AVE PORTLAND, OR
JUNE 30TH 2011
REVISED: JULY 18TH 2011

EXHIBIT C.2 C.03

GROUND STORY PLAN: TWO TENANT OPTION WITH DOORS AT PERIMETER
1/16" = 1'-0"

11-153557



- (A) EXISTING METAL FRAME PANEL TO BE REPAINTED
- (B) EXISTING METAL IN-FILL PANEL TO BE REPAINTED
- (C) NEW CLEAR ANODIZED VERTICAL BUTT GLAZED ALUMINUM STOREFRONT
- (D) NEW FRAMELESS GLASS ENTRY DOORS
- (E) EXPOSED CONCRETE SILL
- (F) EXISTING BRICK
- (G) EXTERIOR BODY TO BE REPAINTED

"Approved"
City of Portland
Development Services
Date 8·12·11

Holst Architecture
110 se 8th portland or 97214
v 503 233 9856 f 503 232 7135

415 BUILDING

415 SW 10TH AVE PORTLAND, OR
JUNE 30TH 2011

Exh C3

C.06
EAST ELEVATION
1/16" = 1'-0"

LU 11-153557 DZ