



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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Date: August 5, 2014
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@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 the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 14-142645 DZ – JAMES JOHN SCHOOL ADDITION

GENERAL INFORMATION

Applicant/Contact: Justin Dollard, Land Use Project Manager II
Portland Public Schools Facilities and Asset Management
501 N Dixon, PO Box 3107 | Portland, OR 97208

Site Address: 7439 N CHARLESTON AVE

Legal Description: INC PT VAC ST - BLOCK 7 INC PT VAC STS - BLOCK 10 INC PT VAC ST - BLOCK 11, P T SMITHS ADD

Tax Account No.: R635900580

State ID No.: 1N1W12AB 12100

Quarter Section: 2122

Neighborhood: St. John's, contact David Green at davidgreen7373@gmail.com

Business District: St. John's Business Boosters, contact John Englund at 503-247-9113.

District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Plan District: St. John's

Zoning: CSd – Storefront Commercial with design overlay
R1d – Multi-Family Residential 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 an addition to the James John Elementary School, which is part of Portland Public Schools, in the St John's Plan District. The proposed additions to the interior southwest corner of the existing building include a brick, metal panel, and aluminum storefront two-story elevator, stair, and vestibule tower, plus exterior concrete entry stairs and ADA ramp with metal railings. The proposed addition is within the R1d zoned portion of the site but is exempt from a Conditional Use review as the total square footage of

the addition is less than 1,500 SF in area. Design review is required for additions to existing structures.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant criteria are:

- 33.825 Design Review
- Community Design Guidelines

ANALYSIS

Site and Vicinity: The 3 block site is developed with a brick public elementary school built in the early 20th century, separate modern classroom buildings, a play yard, and surface parking areas. The site is located 3 blocks east of the main downtown area of St. Johns, in the Civic/Retail Core portion of the St. Johns/Lombard Plan. The site has frontages on N Lombard Street, N Charleston Avenue, N Leonard Street, N Leavitt Avenue, N Kellogg Street, and N John Avenue. The surrounding area is a mix of civic buildings including the public library and a church, surface parking lots and commercial buildings along N Lombard Street and residences to the north, west, and east. The site is divided between the Storefront Commercial zone facing N Lombard St and a multi-dwelling zone on the northern two-thirds of the site. North Lombard St is designated a Community Main Street, a District Collector Street, a Major Transit Priority Street, a City Bikeway, and a City Walkway, and has a number of frequent service bus lines running along it. North Leonard Street, N Charleston Ave, N Leavitt Ave, N Kellogg St, and N John Ave are all designated Local Service Bikeways and Walkways, and have much less vehicular traffic. The site is located within the St. Johns Pedestrian District.

Zoning: The Storefront Commercial (CS) zone is intended to preserve and enhance older commercial areas that have a storefront character. The zone intends that new development in these areas will be compatible with this desired character. The zone allows a full range of retail, service and business uses with a local and regional market area. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not dominate the character of the commercial area. The desired character includes areas which are predominately built-up, with buildings close to and oriented towards the sidewalk especially at corners. Development is intended to be pedestrian-oriented and buildings with a storefront character are encouraged.

The Residential 1,000 (R1) is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouse, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets. Newly created lots in the R1 zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. 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.

The St. Johns Plan District provides for an urban level of mixed-use development including commercial, employment, office, housing, institutional, and recreation uses. Specific objectives of the plan district include strengthening St. Johns’ role as the commercial and civic center of

the North Portland peninsula. These regulations: stimulate business and economic vitality; promote housing and mixed-use development; discourage auto-oriented uses and development; enhance the pedestrian environment and the character of buildings; and support the Willamette greenway and opportunities to celebrate the Willamette River as a unique element of the urban environment.

Land Use History: City records indicate there are no prior land use reviews for this site that would impact this proposal.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **June 18, 2014**. The following Bureaus have responded with no issues or concerns:

- Bureau of Parks-Forestry Division
- Site Development Section of BDS (Exhibit E-1)
- Life Safety Review Section of BDS (Exhibit E-2)
- Water Bureau (Exhibit E-3)
- Bureau of Transportation Engineering (Exhibit E-4)
- Fire Bureau (Exhibit E-5)
- Bureau of Environmental Services (Exhibit E-6)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on June 18, 2014. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

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 Community Design Guidelines.

Community Design Guidelines

The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland’s urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland’s urban design framework and the users of the city.

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

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area’s desired characteristics and traditions.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

Findings for P1 & D7: The proposal incorporates a number of desired characteristics of the Downtown St. Johns Area of the St. Johns/Lombard Plan. This is accomplished by orienting the new main entry to N Lombard Street which is the commercial focal point approaching downtown St. Johns. New pedestrian walkways and large areas of clear windows connect the school addition's active areas to the adjacent rights-of-way with the larger amount of windows facing N Lombard Street. The desired urban edge and pedestrian realm is improved with a new main school entry that is closer to the sidewalks and features new steps and accessible ramps into this area of the building which is currently used by students and parents but is not a visually attractive space. Additional landscape improvements that add visual interest to the property include a stormwater planter. The character of the civic center area is continued in this proposal by the creation of a new public entry to the school that enhances the street-facing elevations at this main street intersection. All of this allows the proposal to continue the pattern of commercial development along this eastern end of downtown St. Johns. *These guidelines are therefore met.*

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

Findings for E1, E3 & E5: The proposed addition to the inner corner of the school building creates new pedestrian pathways to both adjacent streets and public sidewalks which in turn lead to nearby residential and commercial areas. The new addition creates an area for people to gather when they enter or exit the school. A new entry canopy will provide weather protection. These entry elements, as well as the new windows serve to differentiate the sidewalk level of the addition from the upper portion. *These guidelines are therefore met.*

E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas, and entrances.

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

Findings for E4 & D2: The proposed two-story addition to the existing school improves the sense of enclosure and visual interest along the sidewalks by the creation of new building area placed closer to the lot lines at N Kellogg Street and N John Avenue. The intersection of these two streets remains active with good sidewalk connections to area transit and a gathering space is added to the site at the top of the new entry stairs. The new addition main entry is oriented toward the street and is made prominent and visible by its differentiation with an overhead canopy, wide steps, ADA-compliant ramp, and large areas of clear glazing. *These guidelines are therefore met.*

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

Findings: The proposed addition to the existing school provides one new outdoor area on the site that can be used by students, staff, parents, and guests. This new outdoor area is a concrete entry plaza outside the new doors that is partially covered with a new canopy. This area is directly connected to the pedestrian circulation system by stairs and a ramp. *This guideline is therefore met.*

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings: The likelihood of crime on the site is reduced by the use of clear glazing in all new windows and ground-level doors to allow views from the building to the street. Street lights along public sidewalks and lighting at the new addition entry will provide additional nighttime illumination for security. *This guideline is therefore met.*

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for D6 & D8: The proposal includes an addition to the inner southwest corner of the existing 1920's brick elementary school building. The proposed addition is compatible with the original architecture and provides a cohesive composition by using a matching brick color and pattern on the new walls, aligning decorative horizontal cornice features from the existing building around the new addition, keeping the addition's roof aligned with the existing building, and allowing a distinctive bay window to remain fully visible on the west façade. The new addition's massing is a series of simple planes and rectangular boxes that fit into the overall composition of the building without seeming out of place. The new entry stairs and ramp will match similar entry elements at other existing entries around the building, making this new addition an obvious entry point for the public. The addition's materials include brick, concrete, aluminum storefront windows and doors, a steel door, rigidly backed metal cornice features and canopy, metal vertical siding at the rooftop equipment room, and metal railings, all of which are proven to be durable materials in an urban environment that impart a sense of permanence. *These guidelines are therefore met.*

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 design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposed addition to the existing James John Elementary School blends into the Civic Core of the Downtown St Johns Area and adjacent residential areas through its use of high quality, durable materials, appropriate building scale and setbacks and compatible design, enhancing the pedestrian realm, creating usable outdoor areas, and reducing opportunities for crime. The renovated building will be a positive addition to the St Johns neighborhood. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Design Review for an addition to the interior southwest corner of the existing James John Elementary School, part of Portland Public Schools, in the St John's Plan District, to include the following:

- A brick, metal panel, and aluminum storefront two-story elevator, stair, and vestibule tower; and
- Exterior concrete entry stairs and ADA ramp with metal railings.

Approved per the approved site plans, Exhibits C-1 through C-25, signed and dated July 30, 2014, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.25. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-142645 DZ. No field changes allowed."

Staff Planner: Chris Caruso

Decision rendered by:  **on July 30, 2014.**
By authority of the Director of the Bureau of Development Services

Decision mailed: August 5, 2014

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 April 16, 2014, and was determined to be complete on May 1, 2014.

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 April 16, 2014.

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: October 10, 2014.**

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 August 19, 2014** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 **August 20, 2014 – (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 Information

- | | |
|----------------------------|---------------------------|
| 1. Design Review Narrative | 3. Stormwater Information |
| 2. SHPO Application | 4. Building Images |

B. Zoning Map (attached)

C. Plans/Drawings:

- | | |
|-----------------------------------|--|
| 1. Site Plan (attached) | 14. Seismic Details |
| 2. Wall & Floor Types | 15. Stair & Elevator Plans & Sections |
| 3. Level 1 Area 2 Floor Plans | 16. Stair & Elevator Plans & Sections |
| 4. Level 2 Area 2 Floor Plans | 17. Stair & Ramp Details |
| 5. Roof Reference Plan | 18. Rendering |
| 6. Exterior Elevations (attached) | 19. Rendering |
| 7. Exterior Elevations (attached) | 20. EFCO window system information |
| 8. Building Sections | 21. Mutual Materials brick information |
| 9. Door, Door Frame & Storefront | 22. SBS roofing membrane system |
| Types | information |
| 10. Exterior Opening Details | 23. Balco joint cover information |
| 11. Exterior Opening Details | 24. MS Metal sheet metal flashing |
| 12. Roof Details | information |
| 13. Exterior Details | 25. AEP Span metal panel information |

D. Notification information:

1. Mailing list
2. Mailed notice

E. Agency Responses:

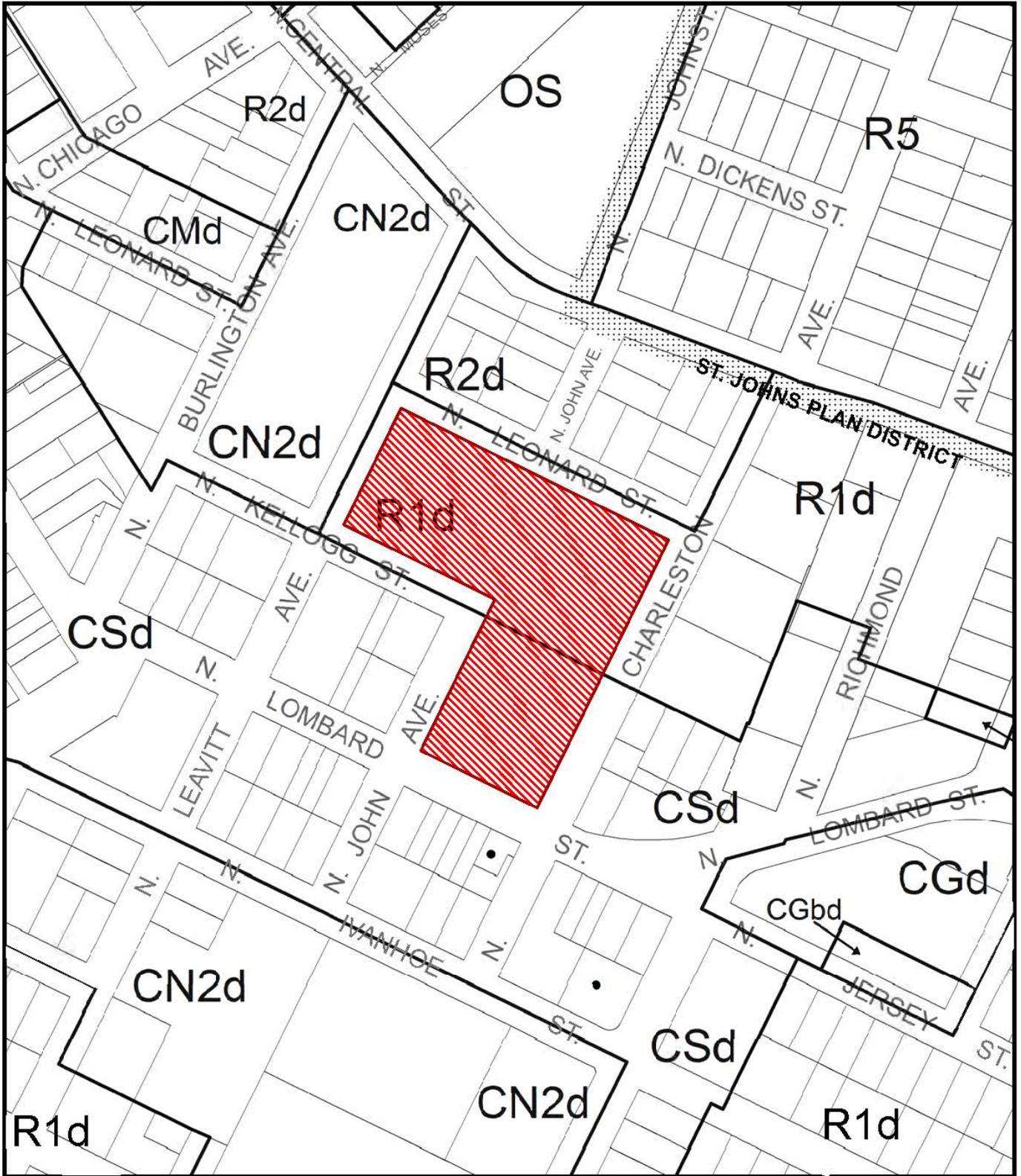
1. Site Development Section of BDS
2. Life Safety Review Section of BDS
3. Water Bureau
4. Bureau of Transportation Engineering and Development Review
5. Fire Bureau
6. Bureau of Environmental Services

F. Correspondence: none received

G. Other:

1. Original LU Application
2. SHPO emails

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



This site lies within the:
ST. JOHNS PLAN DISTRICT

File No.	<u>LU 14-142645 DZ</u>
1/4 Section	<u>2122</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1W12AB 12100</u>
Exhibit	<u>B (Apr 21,2014)</u>



PORTLAND PUBLIC SCHOOLS
 501 EAST 10TH STREET
 PORTLAND, OREGON 97232

BURB ARCHITECTS
 381 SE 18th Ave
 5th Fl
 Portland, OR 97214
 503.255.1234
 burb.com

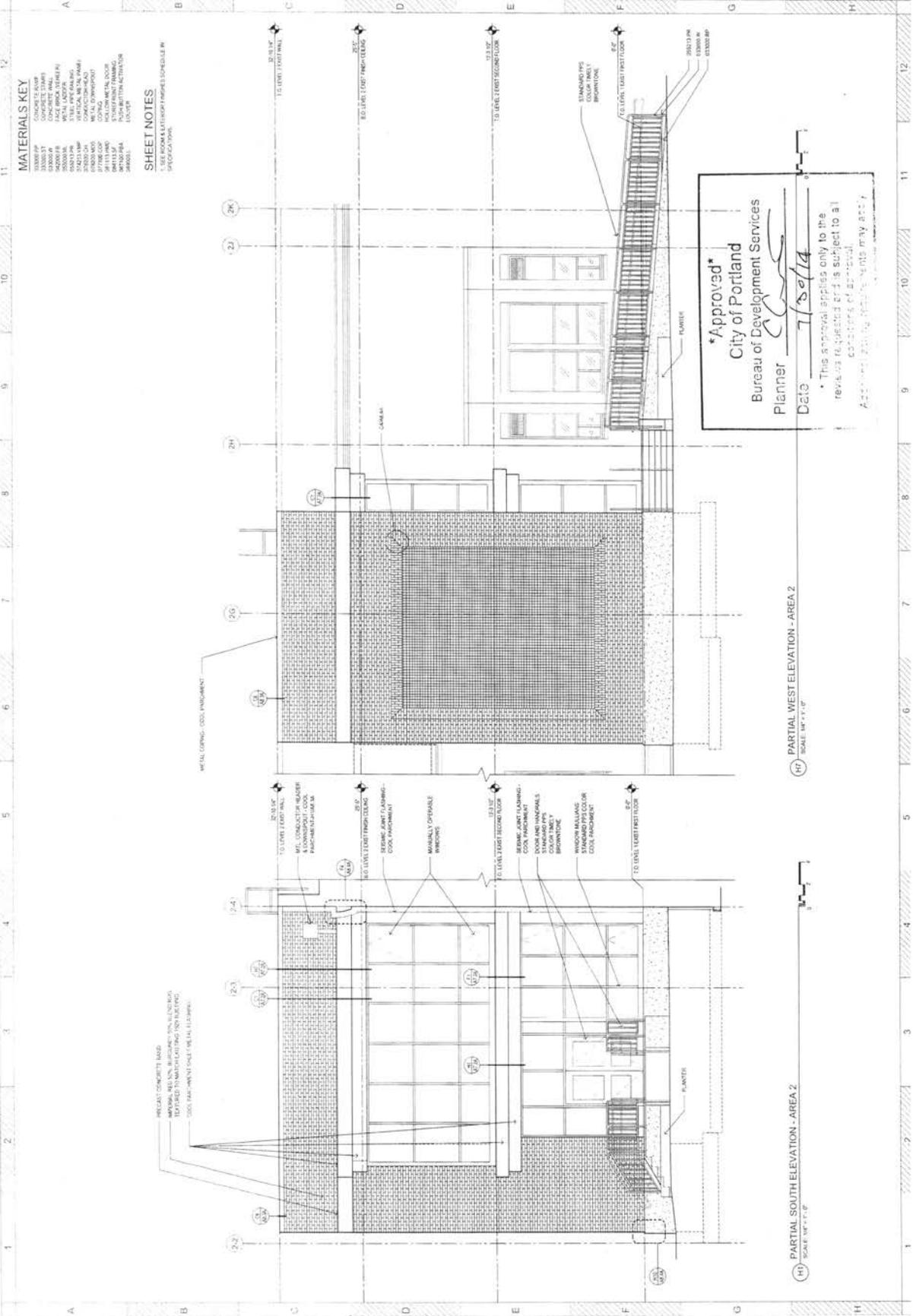
JAMES JOHN ELEMENTARY SCHOOL
 7439 N CHARLESTON AVE PORTLAND, OREGON 97203
 IMPROVEMENT PROJECT 2014

APPROVER: MJC
 REVIEWED: RM
 REVISION: PRODUCTION SET
 1/17/14

DATE: 7/16/14
 FILE: 14P1111A1.LARGE
 JOB NUMBER: 14P1111A1
 SHEET TITLE: EXTERIOR WEST ELEVATIONS

SHEET NUMBER

A3.1



- MATERIALS KEY**
- CONCRETE CURB
 - CONCRETE STAIR
 - FACE BRICK (TYPE H)
 - GLASS (TYPE 1)
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SHEET NOTES

- SEE GENERAL NOTES FOR MATERIAL SCHEDULES AND SPECIFICATIONS.

Approved
 City of Portland
 Bureau of Development Services
 Planner: *[Signature]*
 Date: 7/16/14

* This approval applies only to the revisions reflecting and is subject to all conditions of approval.
 Approving Authority: *[Signature]*

(H) PARTIAL WEST ELEVATION - AREA 2
 SCALE 1/4" = 1'-0"

(H) PARTIAL SOUTH ELEVATION - AREA 2
 SCALE 1/4" = 1'-0"

