



City of Portland
Bureau of Development Services
Land Use Services Division

1900 SW Fourth Ave. Suite 5000
Portland, Oregon 97201
Telephone: 503-823-7300
TDD: 503-823-6868
FAX: 503-823-5630
www.portlandonline.com/bds

Date: July 11, 2008
To: Interested Person
From: Mark Walhood, Land Use Services 503-823-7806
mwalhood@ci.portland.or.us

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 08-122560 HDZ (SANDQUIST GARAGE)

GENERAL INFORMATION

Applicant/Contact: Trent Jorgensen - Cad Monkey, LLC 503-522-4355
P.O. Box 11769
Portland, Oregon 97211

Property Owners: Chloe and Michael Sandquist
2139 SE Ladd Avenue
Portland, Oregon 97214

Site Address: 2139 SE Ladd Avenue

Legal Description: LOT 4 BLOCK 32, LADDS ADD
Tax Account No.: R463307190
State ID No.: 1S1E02DC 06200
Quarter Section: 3232

Neighborhood: Hosford-Abernethy, contact Frank Dufay at 503-232-0204.
Business District: Division-Clinton Business Association, contact Nancy Chapin at 503-774-2832.
District Coalition: Southeast Uplift, contact Gary Berger at 503-232-0010.

Zoning: **R5** (Single-Dwelling Residential 5,000), **Ladd's Addition Historic District**

Case Type: **HDZ** (Historic Design Review)

Procedure: **Type II**, an administrative decision by Bureau of Development Services Staff that can be appealed to the Landmarks Commission.

Proposal: The applicant has proposed the replacement of an existing detached garage on property at 2139 SE Ladd Avenue. The existing garage, a non-contributing structure to the Historic District (the house is contributing), would be demolished. The new two-car garage and storage building would have a footprint of 24'-0" by 24'-0", and be placed 5'-0" from both the

north and alley lot lines. The structure includes a gable roof and 1'-0" eaves on all sides. Exterior features of the proposed garage include horizontal cedar siding, cedar trim, and cedar shingles. The structure includes a steel garage door with raised panels, a metal (people) door, and vinyl single-hung windows. Inside the garage, a small stair-accessible storage area is provided on an upper floor, within the gable.

Historic Design Review is required for new detached accessory structures over 300 square feet in the Ladd's Addition Historic District (33.445.320.A.2). Given the project valuation, the request is handled as a Type II procedure (33.840.060.B.4.b).

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 the *Ladd's Addition Conservation District Guidelines*.

ANALYSIS

Site and Vicinity: The site is located on the west frontage of SE Ladd Avenue, one lot north of the intersection with SE Lavender Street. At 5,120 square feet in size, but only 40 feet wide, the narrow lot includes alley frontage to the rear, as is typical with most other lots on this block. The property is developed with the William Smith House, designed by Delbert L. Harden in 1924 in the Twentieth Century Norman Farmhouse Style. The rectangular two-story building has a cross-gable roof with minimal eaves; the front-facing wing has a clipped or jerkinhead gable and a southerly eave line sweeping down to the top of the first story. The windows are primarily eight-light wood sash casements, and exterior siding includes wood shingles on the upper stories with wood lap siding below. Accessory structures on the site include a gable-roofed, two-car garage at the rear, originally constructed in 1950, with wood shingle siding and vertical boards in the gable ends.

The surrounding area includes primarily detached, single-family homes representative of the diverse housing stock within Ladd's Addition. The closest commercial corridor is located one long block to the south, along SE Division Street.

Zoning: The Residential 5,000 (R5) base zone is intended to preserve land for housing, and to provide housing opportunities for individual households. The single-dwelling zones implement the comprehensive plan policies and designations for single-dwelling housing. Development standards in the R5 zone work together to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities.

The Ladd's Addition Historic District seeks to protect and enhance the identified historic resources in the district, consistent with Portland's Comprehensive Plan policies that address historic preservation. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties. Generally speaking, although some exemptions apply (33.445.320), building a new structure or altering an existing structure in a Historic District requires historic design review.

Land Use History: City records indicate one prior land use review at the site. In 2007, a similar detached garage on the site, with a clipped gable roof and trimmed vents in the exposed gable ends, was approved via case file #LU 07-134383 HDZ. Only one of the two garages could be constructed, as they are located in approximately the same location on the site.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **May 7, 2008**. Five city agencies responded without concerns or comments, and two responded with comments and/or concerns.

The following agencies responded without objections or concerns:

- The *Fire Bureau* (Exhibit E.1);
- The *Water Bureau* (Exhibit E.2);
- The *Development Review Division of Portland Transportation* (Exhibit E.3);
- The *Urban Forestry Division of Portland Parks and Recreation* (Exhibit E.4); and
- The *Life Safety (Building Code) Section of the Bureau of Development Services* (Exhibit E.5).

- The *Site Development Section of the Bureau of Development Services* has responded with comments regarding stormwater management. Site Development has no objection to the requested Historic Design Review. However, stormwater management facilities must be integrated into the design of the proposed development, and Site Development has not received sufficient information to determine if the proposal will conform to the requirements of the *Stormwater Management Manual (SMM)*. In order to meet the *SMM* sizing and design requirements, this may necessitate changes to the site plan, which could have a bearing on the Historic Design Review. Site Development recommends that the applicant submit a site utility plan to demonstrate that the *SMM* requirements can be met with the proposed site design.

The *SMM* hierarchy (pp. 1-18 and 1-19) requires the use of on-site vegetated surface infiltration facilities, unless such facilities are technically infeasible. Site Development reviewed the infiltration test results provided by the applicant on June 26, 2008, and determined that on-site infiltration is feasible at this location. Therefore, the proposed structure should be designed to drain to an approved vegetation infiltration planter or drywell. On-site drywells may not be located any closer than 10 feet to any structure (on or adjacent to the site) and 5 feet to any property lines, as measured from the middle of the facility.

As noted in the comments for the prior case (LU 07-134383 HDZ), it appears that the garage will be located over the existing terra cotta sewer line. The applicant must rebuilt or relocate the sewer lateral using acceptable materials. Please refer to the response from BES for additional information about sanitary sewer services. A site utility plan should be submitted as part of the pending permit application (08-119401 RS) for the proposed garage to show how these stormwater and sanitary sewer improvements will be provided. Exhibit E.6 contains staff contact and additional information.

- The *Bureau of Environmental Services* (BES) has reviewed the project and responded that it is unclear how the stormwater from the project will be managed. A stormwater management facility may impact the design of this project. Until a stormwater management plan is submitted for review by BES and BDS, BES cannot recommend approval of this land use review. Please be aware, it is the applicant's responsibility to ensure *Stormwater Management Manual* requirements are met. It is possible that a subsequent design review may be required. Although BES has no recommended conditions of approval, it is unclear how stormwater will be managed and whether the design will impact required stormwater management facilities. Therefore BES cannot recommend approval of this land use review. Exhibit E.7 contains staff contact and additional information.

NOTE: The applicant provided infiltration test results for the site, but not a detailed site utility or stormwater management plan. The applicant has been advised that, prior to the issuance of any building permit for the project, a detailed stormwater management plan documenting conformance with the *SMM* and other issues raised in the above two responses will be required. Because there is no legal 'nexus' between on-site stormwater management and the design guidelines for this review, (BDS) staff cannot deny this request based on these issues.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **May 7, 2008**. 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 33.846, Historic Reviews

Purpose of Historic Design Review

Historic Design Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Design Review Approval Criteria

Requests for historic design review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the Ladd's Addition Historic District. Therefore the proposal requires historic design review approval. The relevant approval criteria are the Ladd's Addition Conservation District Design Guidelines.

Ladd's Addition Conservation District Guidelines

The revised Ladd's Addition guidelines were adopted in 1988, with both the Ladd's Addition Conservation District Advisory Council and the Landmarks Commission and staff participating in their formulation. The basic intent of the guidelines is to ensure that new development in the district is compatible with the character and the architecture, which distinguish Ladd's Addition. The guidelines document is organized around three general topic areas: community design, new construction, and exterior remodeling.

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

Street System Guidelines

- 3. Service Alleys.** Service alleys should provide primary routes for underground and overhead utilities, and access to parking, garages and garbage collection. Where alley routes exist, overhead utilities should not be routed above streets. Existing overhead utilities, which cross streets, parks or parking strips should be consolidated and rerouted down alleys, placed underground or removed. Alley safety should be enhanced by lighting and visibility from abutting buildings. Alleys should be posted for "No Through Traffic."
- 4. Vehicular and Parking Access.** Access to off-street parking should be via service alleys. Off-street parking should be located in the rear yard or beneath/within buildings. Off-street parking should be visually screened from adjacent residences and streets by sight obscuring plants and fences. No lot within the district should be used solely for parking.

Findings for Street System Guidelines #3-4: The new garage is placed at the rear of the lot, with garage doors oriented towards the alley. Views towards the house aside the garage are still provided, especially to the south of the new garage. *Therefore, these guidelines are met.*

New Construction Guidelines

- 1. Siting.** All new buildings should face the street. Commercial buildings should be pedestrian oriented and have a zero front yard setback on the block, usually fifteen to twenty feet. The original topography and grade of building sites should be maintained.
- 2. Landscaping.** On the site of non-commercial structures, the retention of front lawns and mature trees is encouraged. The predominant use of ground covers, such as bark mulch and broadleaf evergreens, is discouraged. Plants popular in the 1910s and 1920s are encouraged.

- 3. Fences and Retaining Walls.** Front and side yards, which abut a street should be visually open to the street. Hedges retaining walls and fences, which visually obscure front yards are discouraged. Fences should be kept behind the building lines, as viewed from the street.
- 4. Parking.** Parking areas and driveways are discouraged in the front yard. Required on-site parking should be located in the rear yard or beneath new construction. Parking areas, providing space for three or more cars, should be screened from adjacent properties: hedges and canopy trees are recommended as screens. No lot within the district should be converted solely for parking use.

Findings for New Construction Guidelines #1-4: The new garage is placed at the rear of the lot, with windows and doors oriented to the house and rear yard, and with garage doors facing towards the alley. No significant changes to fencing or landscaping in the front yard area are proposed. As is characteristic with nearby homes, the vehicle and garage access is proposed from the alley. *Therefore, these guidelines are met.*

- 5. Building Height.** In areas zoned for single family residential use, new buildings should not be less than one and one-half stories or more than two and one-half stories or thirty-five feet in height. In all other areas, new buildings should not exceed three stories or forty-five feet in height.
- 6. Building Façade Proportions.** The front façades of non-commercial buildings should be vertical, i.e., higher than they are wide.

Findings for New Construction Guidelines #5-6: The proposed garage structure is one story tall, with a relatively steeply-pitched gable matching that of the house. Although not a primary structure on the lot, the building façade proportions of the garage are similar to those of other historic garages in the district, as well as compatible with the main home. *Therefore, these guidelines are met.*

- 7. Foundations.** Non-commercial structures should have foundations, which are three or four feet in height and constructed of masonry materials, such as ornamental concrete block, poured concrete with a stucco wash, or stone. Commercial buildings should have foundations, which are within six inches of the sidewalk elevation.
- 8. Exterior Siding Materials.** Materials used on new buildings should be consistent with predominant materials used on buildings of a similar use within the district. On single family residences and duplexes: stucco, horizontal wood siding, wood shingles, brick, or a combination of these materials. On commercial and multi-family residences: stucco and brick. The following materials are discouraged: plywood, used brick, shakes, exposed concrete block and metal.
- 9. Roof Form.** Non-commercial buildings should have gable or hip roofs with medium to steep pitch. Dormers and gable roof projections are encouraged. Commercial buildings should have flat roofs with parapets or false fronts.

Findings for New Construction Guidelines #7-9: Like the existing garage, the new garage will be placed on a slab foundation. A narrow horizontal band of wood trim runs around the base of the garage, directly below the cedar lap siding, consistent with the exterior siding composition and materials of the house. The gabled roof form of the garage is also reflective of existing roof patterns on the home. *Therefore, these guidelines are met.*

- 13. Windows and Doors.** Window sashes and doors should be wood frames and detailed with wood trim. For commercial buildings, storefront windows with large fixed panes below and smaller frames above are encouraged. For other buildings, vertical, double-

hung windows, as well as groups of vertical windows, which may be horizontal in overall expression, are encouraged.

Findings: The new windows and doors on the garage will be trimmed with wood headers, surrounds, and sills, compatible with trim patterns on the main house. New vinyl single-hung windows are proposed for the garage windows, with exterior multi-light mullions and an 8-over-1 pattern to match those found on the existing home. The two upper windows within the exposed gable ends are single-hung, 1-over-1 windows, also typical of those found on the original house. The garage doors and the garage side entry door from the rear yard are painted steel structures with raised and inset panels that help blend with the traditional architectural design. Although not constructed of wood, the new vinyl windows are trimmed with wood surrounds, inset into the building walls like the original windows, and provided with exterior/true mullions in keeping with the 1924 house design. *Therefore, this guideline is met.*

- 14. Color.** Restoration of original colors, or colors appropriate to the style and era of the building, is encouraged.

Findings: The garage will be painted in colors to match the existing home. *Therefore, this guideline is met.*

- 16. Crime Prevention.** Crime prevention elements should be included in the design with specific attention to landscaping, parking areas, walkways, lighting, entries, and visibility. Windows and entries should not be obscured. Parking areas, walkways, and entries should be adequately illuminated for visibility.

Findings: The placement of the garage at the rear of the lot along the alley, opposite the open rear yard from the house, provides adequate visibility into and out of both the garage and house. *Therefore, this guideline is 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.

The applicant has been advised that additional requirements regarding the potential reconstruction of a terra cotta sanitary sewer lateral, as well as stormwater management, must be addressed during the building permit process. These issues, as discussed in the 'Agency Review' section earlier in this report, must be resolved before the issuance of a building permit for the project. The applicant has been advised that these issues must be resolved without impacts to the location, size, or design of the garage structure itself, or a subsequent Historic Design Review will be required.

CONCLUSIONS

The applicant has proposed the construction of a new two-car, detached garage along the alley behind the house at 2139 SE Ladd Avenue, incorporating materials and patterns found on the main house, including a gabled roof form, wood shingle and lap siding, and multi-light single-hung windows. The request is able to meet the applicable Ladd's Addition guidelines and should be approved.

ADMINISTRATIVE DECISION

Approval of Historic Design Review (33.445.320) for the construction of a new detached, two-car garage behind the home at 2139 SE Ladd Avenue, with a 24'-0" by 24'-0" footprint, a gabled roof form, cedar lap and shake siding, and window and door details as indicated on the approved site plans and drawings, Exhibits C.1 through C.10, each signed and dated July 8, 2008, and subject to the following condition:

- 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.10. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-122560 HDZ. No field changes allowed."

Decision rendered by: _____ **on July 8, 2008.**

By authority of the Director of the Bureau of Development Services

Decision mailed: July 11, 2008

Staff Planner: Mark Walhood

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, 2008, and was determined to be complete on **April 30, 2008.**

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, 2008.

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.

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 Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on Friday July 25, 2008** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., 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. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. 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 contact the receptionist at 503-823-7967 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 Landmarks 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 Landmarks 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 **Monday July 28, 2008 – (the next business 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; *OR*
- *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 Statements
 - 1. Original Narrative
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevations (attached)
 - 3. Foundation Floor Plan and Attic Framing Plan
 - 4. Roof Framing and Attic Floor Plan
 - 5. Eave, Framing, and Foundation Details
 - 6. Building Sections (attached)
 - 7. Garage Door Specifications
 - 8. Window Specifications
 - 9. Supplemental Garage Window Section
 - 10. Large/Scalable Set of Approved Plans
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Fire Bureau
 - 2. Water Bureau
 - 3. Development Review Division of Portland Transportation
 - 4. Urban Forestry Division of Portland Parks and Recreation
 - 5. Life Safety (Building Code) Section of the Bureau of Development Services
 - 6. Site Development Section of the Bureau of Development Services
 - 7. Bureau of Environmental Services
- F. Correspondence (*none received at time of decision mailing*)
- G. Other:
 - 1. Original LU Application Form, Tax Account Information and Receipt
 - 2. Site History Research
 - 3. E-mail from applicant with infiltration test results, with Site Development response, 6/26-7/2/08
 - 4. E-mail from staff to applicant requesting stormwater plan & info., sent 5/12/08
 - 5. E-mail discussion between staff and applicant regarding design issues, 4/30-5/1/08
 - 6. Site photos from applicant
 - 7. Original Elevations - NOT APPROVED

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING

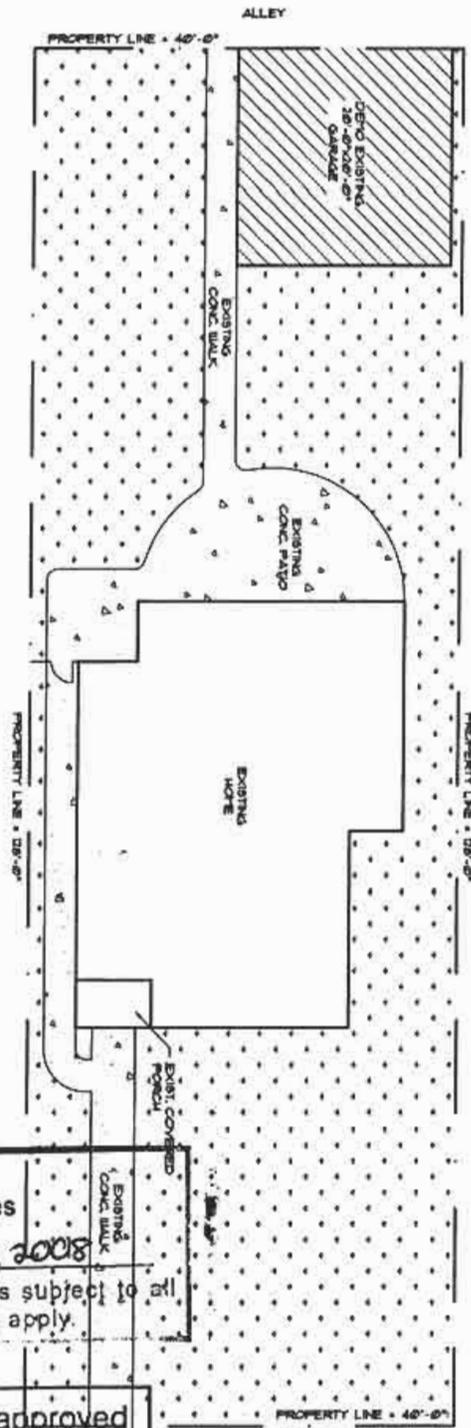
 Site



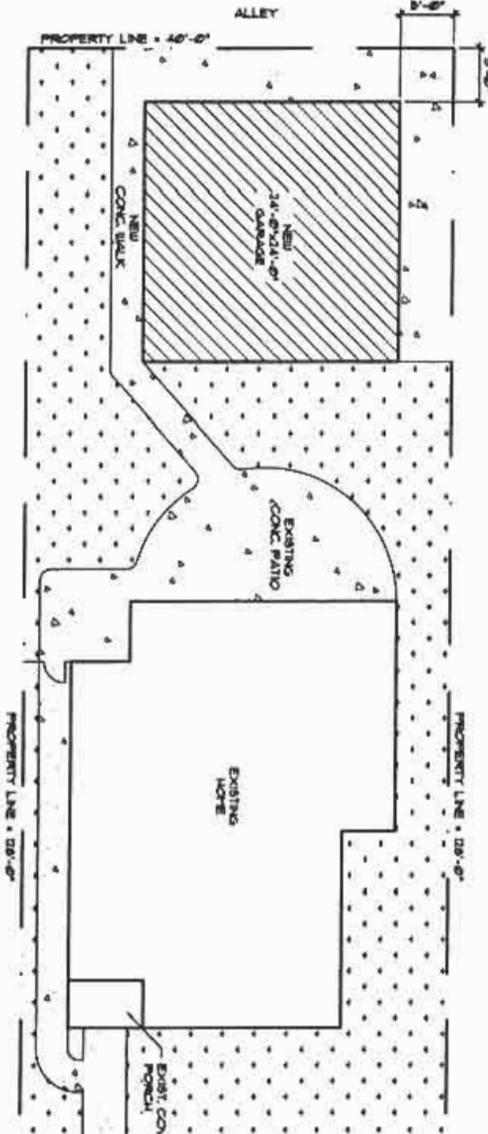
This site lies within the:
LADD'S ADDITION HISTORIC DISTRICT

File No.	LU 08-122560 HDZ
1/4 Section	3232
Scale	1 inch = 200 feet
State_Id	1S1E02DC 6200
Exhibit	B (Apr 22, 2008)

SITE DATA:
 2139 SE LADD AVE
 PORTLAND, OR 97114
 ZONING: R3
 SITE AREA: 5,320 SF
 SITE COVERAGE: (2009 03 (HOME)) + (978 95 (NEW GARAGE)) + 1644 SF



EXISTING SITE PLAN
 A1.0 SCALE: NTS



PROPOSED SITE PLAN
 A1.0 SCALE: NTS

Approved
 City of Portland - Bureau of Development Services
 Planner MARK VALHOO Date JULY 8, 2008

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Proposal and design as approved
 In case file #LU 08-122560 HDZ
 No field changes allowed.

CASE NO. 08-122560
 EXHIBIT C-1

CAD MONKEY, LLC
 P.O. BOX 11769
 PORTLAND, OR 97211
 TEL: 503.522.4355
 EMAIL: cad_monkey@hotmail.com

NEW GARAGE FOR:
SANDQUIST
 2139 SE LADD AVE.
 PORTLAND, OR. 97214

DATE: 04-15-08
 PROJECT#: 08.06
 DRAWN BY: CAD-M,LLC
 REVISION:

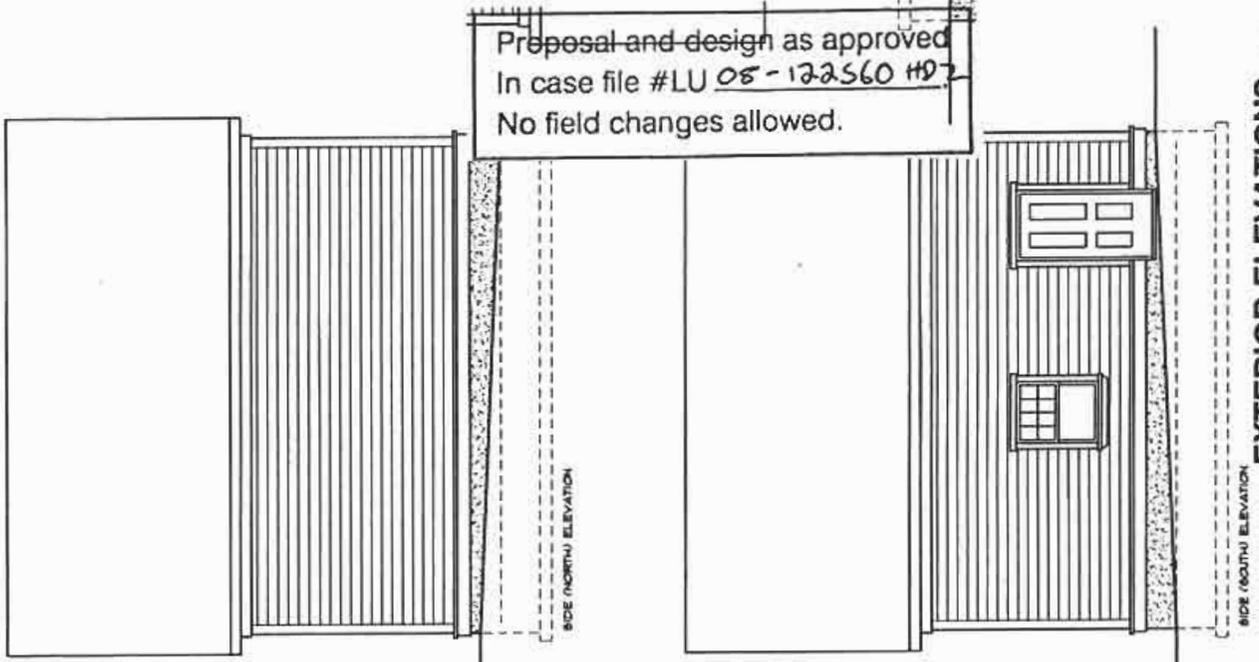
SHEET NO.
A1.0

SHEET NO. 1
 DATE: 08-08-08
 CAD: MONKEY, LLC
 P.O. BOX 11706
 PORTLAND, OR 97214
 TEL: 503-251-1111
 FAX: 503-251-1112

NEW GARAGE FOR:
MIKE AND CHLOE SANDQUIST
 2139 SE LADD AVE.
 PORTLAND, OR 97214

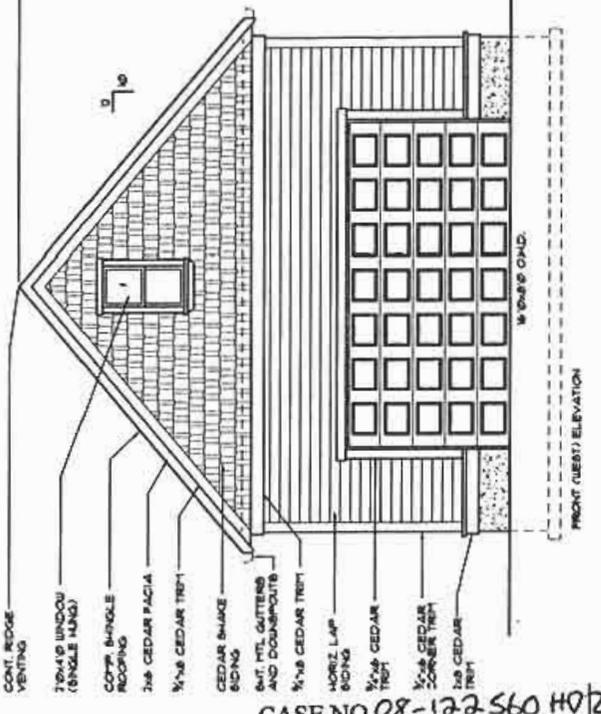
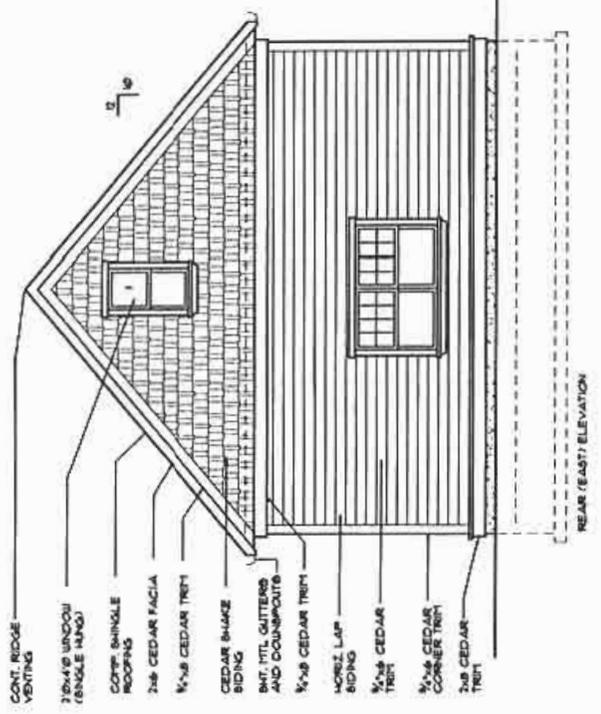
EXTERIOR ELEVATIONS
 SHEET
A3.0

Proposal and design as approved
 In case file #LU 08-122560 H02
 No field changes allowed.

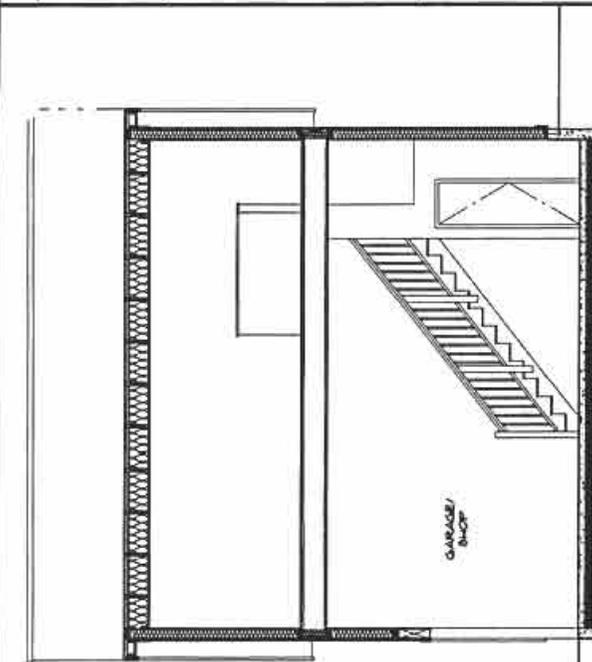


EXTERIOR ELEVATIONS
 1/4" = 1'-0"
 A3.0

Approved
 City of Portland - Bureau of Development Services
 Planner MARK WALHOO Date JULY 8 2008
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

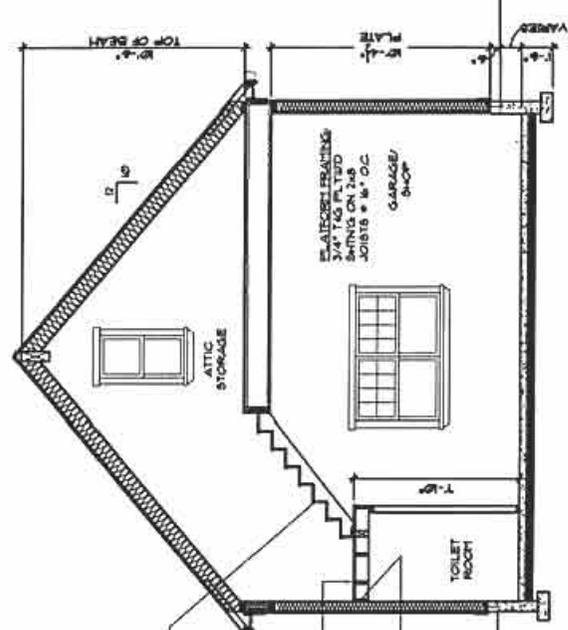


CASE NO. 08-122560 H02
 EXHIBIT C.2

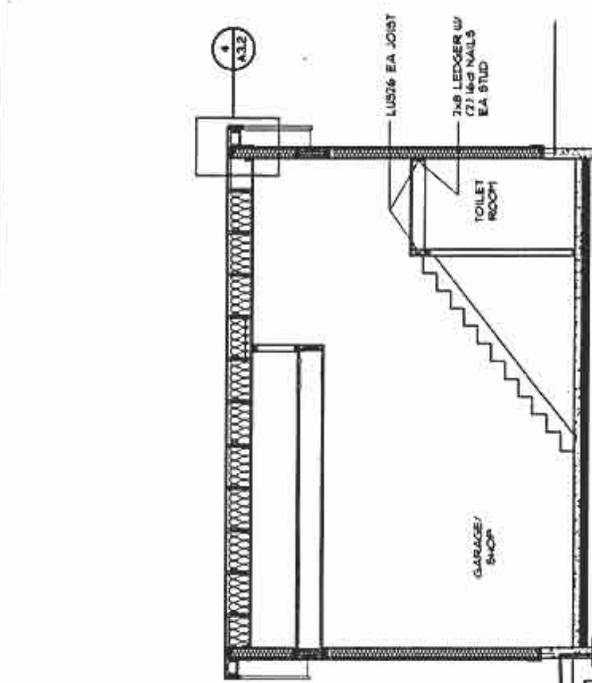


BUILDING SECTION 4
 H.T.S.

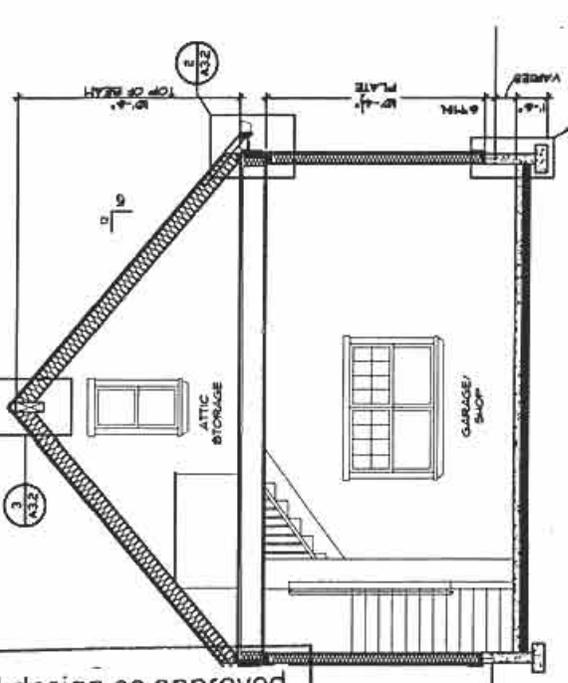
Approved*
 City of Portland - Bureau of Development Services
 Planner **MARK WATWOOD** Date **JULY 8, 2008**
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



BUILDING SECTION 2
 H.T.S.



BUILDING SECTION 3
 H.T.S.



BUILDING SECTION 1
 H.T.S.

Proposal and design as approved
 In case file #LU 08-1722560
 No field changes allowed.

CASE NO. 08-1722560
 EXHIBIT C.6