



City of Portland
Bureau of Development Services
Land Use Services Division

1900 SW Fourth Ave. Suite 5000
Portland, Oregon 97201
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www.portlandonline.com/bds

Date: July 28, 2008
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-7870 / Staci.Monroe@ci.portland.or.us

**FINAL DECISION BY THE LANDMARKS COMMISSION
RENDERED ON July 14, 2008**

**CASE FILE NUMBER: LU 08-117104 HDZM
PC # 07-174632
SW Gibbs Street Development**

GENERAL INFORMATION

Applicant: Frank Phillips (owner)
Belmont 10-11 LLC
301 NE 2nd Avenue
Portland, OR 97232

Hamdollah Noei (owner)
7990 SW Oviatt Drive
Beaverton, OR 97007

Representative: Charles Matschek (architect), 503-245-7100
Ankrom Moisan Architects
6720 SW Macadam Ave, Ste 100
Portland OR 97219

Site Address: 3210 SW 2ND AVENUE
3203 SW 2nd AVENUE
3242 SE 2nd AVENUE
101 SW GIBBS STREET

Legal Description: TL 2200 LOT 1-3 BLOCK 111, CARUTHERS ADD; EXC W 27' LOT 4
BLOCK 112, CARUTHERS ADD; W 27' OF LOT 4 BLOCK 112 EXC PT
IN ST LOT 5 BLOCK 112, CARUTHERS ADD; EXC PT IN ST LOT 6
BLOCK 112 LOT 7&8 BLOCK 112, CARUTHERS ADD

Tax Account No.: R140910570, R140910640, R140910650, R140910660
State ID No.: 1S1E10BC 02200, 1S1E10BC 04500, 1S1E10BC 04400, 1S1E10BC
04300

Quarter Section: 3329
Neighborhood: South Portland NA., contact Jim Davis at 503-248-9820.
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.
Plan District: None
Other Designations: South Portland Historic District

Zoning: CS, R2 – Storefront Commercial and Multidwelling Residential 2,000
Case Type: HDZM – Historic Design Review with Modifications
Procedure: Type III, with a public hearing before the Landmarks Commission. The decision of the Landmarks Commission can be appealed to City Council.

Proposal:

The applicant seeks Historic Design Review for a new mixed use development consisting of 8 buildings, including 16 residential units, retail area, and associated site improvements as follows:

- Western R2 zone lot – add a 2-1/2 story residence (1300 SF) to the site which currently has an existing single family house for a total of 2 units on the lot. The building will be comprised of horizontal wood lap siding, composition roofing, wood windows, brick chimney, and other wood building features including doors, trims, porches and railings.
- Eastern C2 zoned lots
 - Six (6) 2-1/2 story duplex buildings (2200 SF each) on the western portion of the commercial zoned lot for a total of 12 units. Vehicular access is provided off of SW Grover to tuck-under garages within units 5-11. Units 1-4 will use on-street parking. A common outdoor area consisting of a stormwater planter/landscape area, patio, and trellis is provided south of units 1 & 2 along the driveway. The buildings will be comprised of horizontal wood lap siding, composition roofing, wood windows, brick chimney and other wood building features including doors, building trim, trellis, projecting bays, porch and railing. The building with Units 11& 12 will include additional materials and features such as brick on its ground level façade and a metal rotunda roof and spire.
 - 3-story mixed use building (14,400 SF total) on the lower eastern portion of the commercially zoned site with approximately 5,708 SF of retail area on 1st & 3rd floors not including a rooftop terrace for a potential restaurant tenant. Three (3) residential units are proposed (2 on the 2nd level and 1 vertically stacked in the 1st bay) . Subterranean parking (6 spaces) is provided with access off of SW 1st. The building is comprised of 3 colors of brick with metal and wood features including awnings, balconies, railings, bays, cornice and spires. A wood storefront system is proposed with wood window and doors on the upper floors.

The following Modifications are requested:

1. 33.120.220.B.1 & 2 Minimum Front Setback - requires a minimum 10' front setback or allows an exception for an average of the required and adjacent building setback. In this case, for the R2 zoned lot, the average of the adjacent home setback (5') and the required (10') would result in a 7'-6" minimum setback from SW 2nd. The proposed is 5'.
2. 33.120.220.C.4(2) Maximum Setback – requires a maximum street setback of 20' from SW Barbur since it is transit street and the site is in a pedestrian district (Lair Hill). Due to the slope of the R2 zoned lot the setback from SW Barbur is proposed at 26' from the southwest corner of the new house.
3. 33.120.255.B Pedestrian Standard – R2 zone lots with 2 street frontages requires a pedestrian connection to both streets. No pedestrian connection has been provided to SW Barbur due to the steepness of the western slope.
4. 33.130.240 Pedestrian Standard - CS zone requires pedestrian connections that are 6'-0" wide and provide internal connections to all main entrances and connect other all common areas of the site. Main entrance and internal connections have not been provided and the width of the connections to Units 5, 6, 7, 8, 9, 10, 11 and 12 range from 4'-0" – 5'-0".

5. 33.266.130.G Parking Area Setbacks & Landscaping – A 5'-0" deep L2 landscape buffer is required to screen vehicle areas from the adjacent duplex driveway and along the north side of the mixed use building garage ramp. This requirement has not been met at either location.

Proposals for new development in a Historic District require Historic Design Review.

Relevant Approval Criteria:

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

- Lair Hill Historic Conservation District Design Guidelines
- 33.846.070, Modifications Considered During Historic Design Review

LANDMARKS COMMISSION DECISION

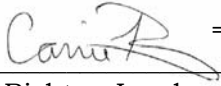
It is the decision of the Landmarks Commission to approve Historic Design Review for the mixed use SW Gibbs Street development consisting of 8 buildings (1 single family residence, 6 duplexes and a 3-story mixed use building with residential and commercial floor area) and associated site improvements (outdoor common area, rear driveway and landscaping).

Approval of the following Modification requests:

1. 33.120.220.B.1 & 2 Minimum Front Setback - Reduce the minimum from setback from 10' to 5' for the house on the R2 zoned lot (PZC 33.120.220.B.1 & 2);
2. 33.120.220.C.4(2) Maximum Setback - Increase maximum street setback from 20' to 26' for the house on the R2 zoned lot (PZC 33.120.220.C.4(2));
3. 33.120.255.B Pedestrian Standard - Not provide a pedestrian connection to SW Barbur for the R2 zoned lot (PZC 33.120.255.B);
4. 33.130.240 Pedestrian Standard - Not provided 6'-0" wide pedestrian path from main entrances to the sidewalk or internally to connect common areas of the site (PZC 33.130.240); and
5. 33.266.130.G Parking Area Setbacks & Landscaping - Not provide the full 5'-0" deep landscape setback along east side of duplex vehicle area and not at all along the north side of mixed use building driveway ramp (PZC 33.266.130.G).

Approvals per Exhibits C.1-C-110, signed, stamped, and dated July 14, 2008, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (A – 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 08-117104 HDZM. All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. No field changes allowed.
- C. The use of divided lights on windows throughout the mixed use building and the divided lights in the upper sashes only throughout all of the residential buildings.

By:  _____
Carrie Richter, Landmarks Commission Chair

Application Filed: March 21, 2008
Decision Rendered: July 14, 2008

Decision Filed: July 15, 2008

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 March 21, 2008, and was determined to be complete on **April 24, 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 March 21, 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. This report is the final decision of the Landmarks Commission with input from other City and public agencies.

Conditions of Approval. This approval 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.

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on August 11, 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. Information and assistance in filing an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case. You may review the file on this case at our office, 1900 SW Fourth Avenue, Suite 5000, Portland Oregon, 97201.

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 City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

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 City Council on that issue. Also, if you do not raise an issue with enough specificity to give City Council an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$12,856.00 will be charged (one-half of the application fee for this case).**

Neighborhood associations and low-income individuals may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Fee waivers for low income individuals must be approved prior to filing your appeal; please allow three working days for fee waiver approval. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

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 12, 2008**
- 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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

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

Staci Monroe
July 23, 2008

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).

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - B. Zoning Map (attached)
 - C. Plan & Drawings
 - 1. Site Plan (attached)
 - 2. Vicinity Plan
 - 3. Topographic Survey
 - 4. Cover Sheet
 - 5. Existing Conditions & Demolition Plan
 - 6. Civil Site Plan
 - 7. Grading & Erosion Control Plan
 - 8. Sanitary Sewer & Water Service Plan
 - 9. Stormwater Plan
 - 10. Utility Details
 - 11. Landscape Plan (attached)
 - 12. Gibbs Street Elevations (attached)
 - 13. 2nd Avenue Elevations (attached)
 - 14. Grover Street Elevations (Attached)
 - 15. 1st Avenue Elevations (attached)
 - 16. Site Sections
 - 17. Site Sections
 - 18. Grover & 2nd Window Calculations
 - 19. Gibbs Window Calculations
 - 20. Enlarged Courtyard Plan
 - 21. Duplex Driveway Cross-Sections
 - 22. Mixed Use Driveway Cross-Sections
- Building Elevation & Floor Plans**
- 23. Mixed Use North Elevation
 - 24. Mixed Use West Elevation
 - 25. Mixed Use South Elevation
 - 26. Mixed Use East Elevation
 - 27. Mixed Use Basement Floor Plan

28. Mixed Use 1st floor Plan
29. Mixed Use 2nd Floor Plan
30. Mixed Use 3rd Floor Plan
31. Mixed Use Roof Plan
32. Units 1&2 – East & North Elevation
33. Units 1&2 – West & South Elevation
34. Units 1&2 – 1st & 2nd Floor Plan
35. Units 3&4 – West & South Elevation
36. Units 3&4 – East & North Elevation
37. Units 3&4 – 1st & 2nd Floor Plan
38. Units 5&6 – West & South Elevation
39. Units 3&4 – North & East Elevation
40. Units 3&4 – Basement & 1st Floor Plan
41. Units 3&4 – 2nd Floor Plan
42. Units 7&8 – West & South Elevation
43. Units 7&8 – North & East Elevation
44. Units 7&8 – Basement & 1st Floor Plan
45. Units 7&8 – 2nd Floor Plan
46. Units 9&10 – West & South Elevation
47. Units 9&10 – North & East Elevation
48. Units 9&10 – Basement & 1st Floor Plan
49. Units 9&10 – 2nd Floor Plan
50. Units 11&12 –South Elevation
51. Units 11&12 –North Elevation
52. Units 11&12 – West & East Elevation
53. Units 11&12 – Basement & 1st Floor Plan
54. Units 11&12 – 2nd Floor Plan
55. Unit 13 – South & West Elevation
56. Unit 13 – East & North Elevation
57. Unit 13 - 1st & 2nd Floor Plan

Color Perspectives

58. Perspective Cover Sheet
59. 1st & Gibbs – North Perspective
60. 1st & Gibbs – West Perspective
61. 2nd & Gibbs – East Perspective
62. Barbur Over Gibbs & 2nd Perspective
63. 2nd – North Perspective
64. 2nd & Grover – South Perspective
65. 2nd & Grover – East Perspective
66. 2nd & Grover – South Perspective
67. 2nd & Grover – West Perspective
68. 1st & Grover – South Perspective

Color Renderings & Elevations

69. Colored Rendering Perspective Cover Sheet
70. Barbur over Gibbs & 2nd Rendering
71. 2nd – North Rendering
72. Gibbs & 2nd – East Rendering
73. Gibbs & 1st – West Rendering
74. Grover & 2nd – West Rendering
75. Bookstore Rendering
76. Color Palette
77. Gibbs Color Elevation
78. 2nd Color Elevation
79. Grover Color Elevation
80. 1st Color Elevation

81. 2nd Color Elevation

Material & Architectural Details

82. Mixed Use Building/Wall Detail 1
83. Mixed Use Building/Wall Detail 2
84. Mixed Use Balcony Detail
85. Duplex Cross Section
86. Mixed Use Light Fixtures
87. Residential Light Fixtures
88. Wood Door Detail
89. Residential Wood Entrance Doors
90. Mixed Use Wood French Doors
91. Residential Wood Garage Doors
92. Residential Porch Railing & Columns
93. Residential Iron Gates
94. Residential Composition Roof
95. Residential Wood Siding
96. Residential Wood Shake
97. Residential Chimney Brick
98. Residential Driveway Paver
99. Mixed Use Light Fixtures
100. Mixed Use French Door
101. Mixed Use Wood Storefront Doors
102. Mixed Use Wood Windows
103. Mixed Use Panel Railings
104. Mixed Use Panel Railing Colors
105. Mixed Use Brick
106. Mixed Use Brick
107. Mixed Use Masonry
108. Metal Awning Detail
109. Mixed Use Decking & Spire
110. Mixed Use Cornice & Bike Bollards

D. Notification information:

1. Request for response
2. Posting letter sent to applicant
3. Notice to be posted
4. Applicant's statement certifying posting
5. Mailed notice
6. Mailing list

E. Agency Responses:

1. Site Development Review of BDS
2. Bureau of Transportation Engineering and Development Review
3. Plan Review Section of BDS
4. Bureau of Environmental Services
5. Fire Bureau

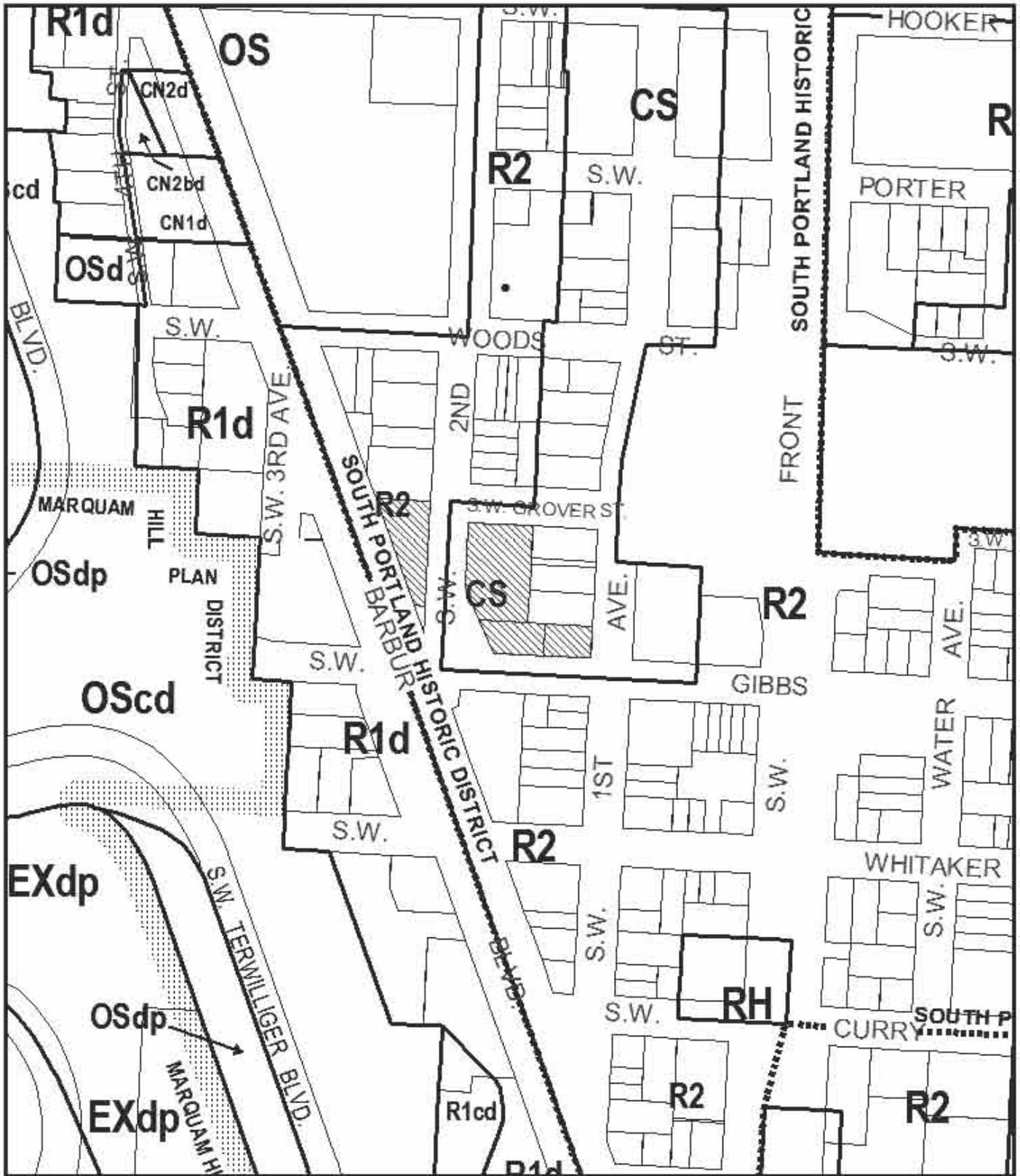
F. Letters

1. Jim Davis, South Portland Neighborhood Association, May 20, 2008, states the South Portland Neighborhood Association is in total support of the project as proposed.
2. Dave Hallberg, property owner of 3215 and 3225 SW 1st Avenue, May 31, 2008, states the choice of landscaping between his and the applicant's property will be handily decided between the applicant and them.
3. Lynn Bey-Roode, , property owner of 130 SW Woods Street, June 8, 2008, concerns with parking, traffic and congestion, construction noise and the unspecified nature of the retail area.
4. Ken Love, South Portland Neighborhood Association, July 12, 2008, support for the project as proposed.

G. Other

1. Original LUR Application
2. Site History Research

cc: Applicants and Representatives
Neighborhood Associations
Those who testified, orally or in writing
City Auditor's Office
Development Services Center
BDS Staff for Bureau of Buildings
BDS Staff for Commission Book



ZONING

 Site

 Historic Landmark



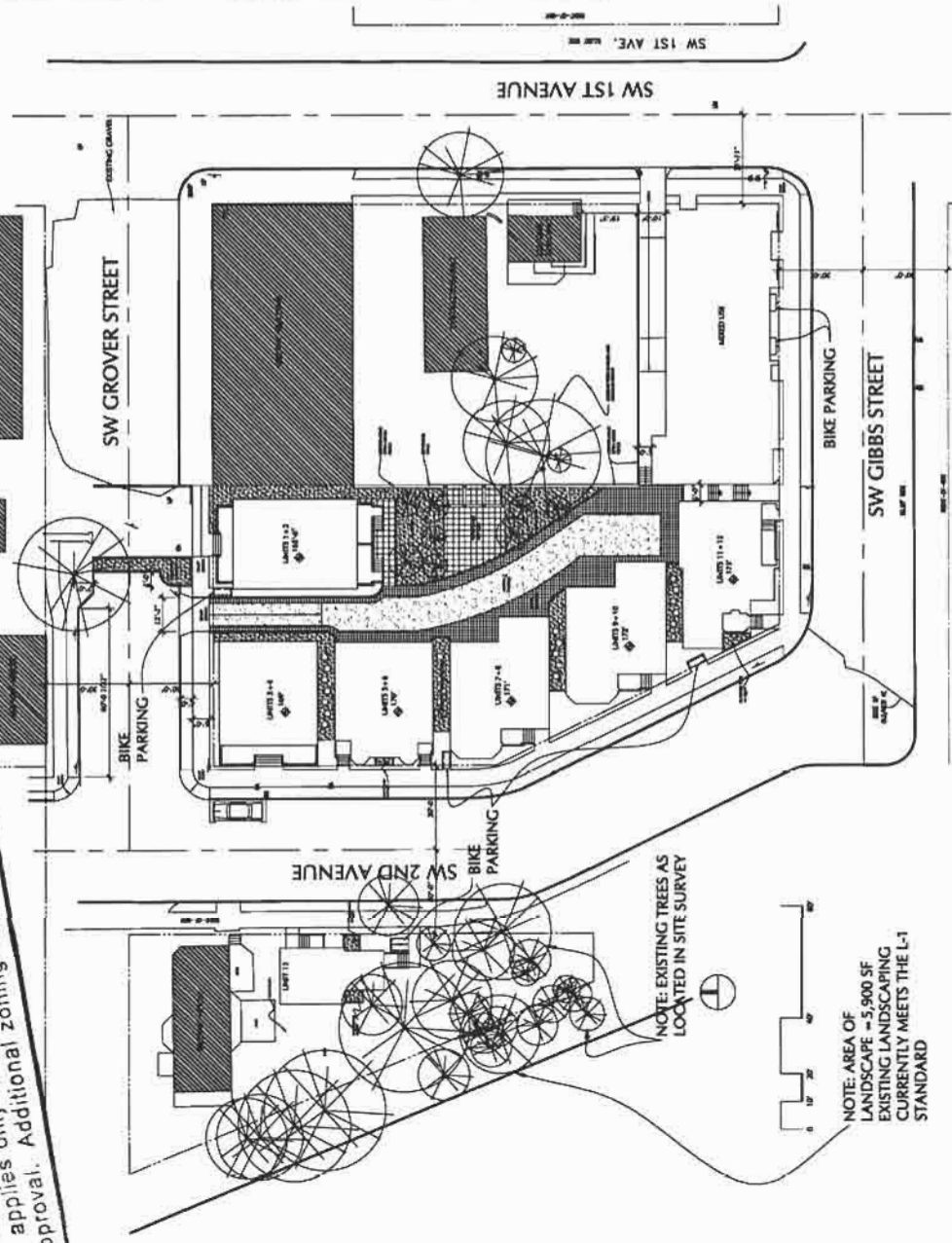
This site lies within the:
SOUTH PORTLAND HISTORIC DISTRICT

File No.	LU 08-117104 HDZM
1/4 Section	3329
Scale	1 inch = 200 feet
State_Id	1S1E10BC 4400
Exhibit	B (April 25, 2008)

Approved
 City of Portland - Bureau of Development Services
 Date **7/24/08**

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

AREA CALCULATIONS	
MIXED USE BUILDING	14120
TOTAL	14120
UNIT 1+2	2831
UNIT 3+4	2710
UNIT 5+6	4218
UNIT 7+8	4298
UNIT 9+10	4298
UNIT 11+12	4561
TOTAL	22916
UNIT 13	1312
TOTAL	1312
CS SITE AREA TOTAL	5000
CS SITE FAR	2.82:1
R-2 SITE AREA TOTAL	17479
R-2 SITE FAR	1.31:1
R-2 TOTAL SITE AREA	17479 SQFT
R-2 MAX 1 UNIT PER 2000 SQFT	
EXISTING BUILDABLE AREA	17479
R-2 EXIST 1 UNIT PER 2913 SQFT	



Site Plan
 1" = 20'-0"

NOTE: AREA OF LANDSCAPE = 5,900 SF
 EXISTING LANDSCAPING CURRENTLY MEETS THE L-1 STANDARD

NOTE: EXISTING TREES AS LOCATED IN SITE SURVEY

City of Portland - Bureau of Development Services

Planner **S.M.**

* Approved*
Date **7/24/08**

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- 3 Ilex crenata 'Convexa'
- Daphne mezereum
- Az. 'Hideo Cremon'
- 3 Ilex crenata 'Convexa'
- Calliandra bodinieri 'prelston'
- 3 Escallonia 'Newport Dwarf'
- 2 Rosa 'Floral Carpet'
- Pieris 'Prelude'
- Ilex 'Sky Pencil'
- 3 Spiraea 'Anthony Waters'
- Syringa 'Miss Kim'

- 4 Osmanthus delavayi
- 4 Sarcococca nuscifolia
- 2 Spiraea 'Anthony Waters'
- 3 Aucuba japonica
- 3 Polystichum polyoleprium
- Fatsia japonica

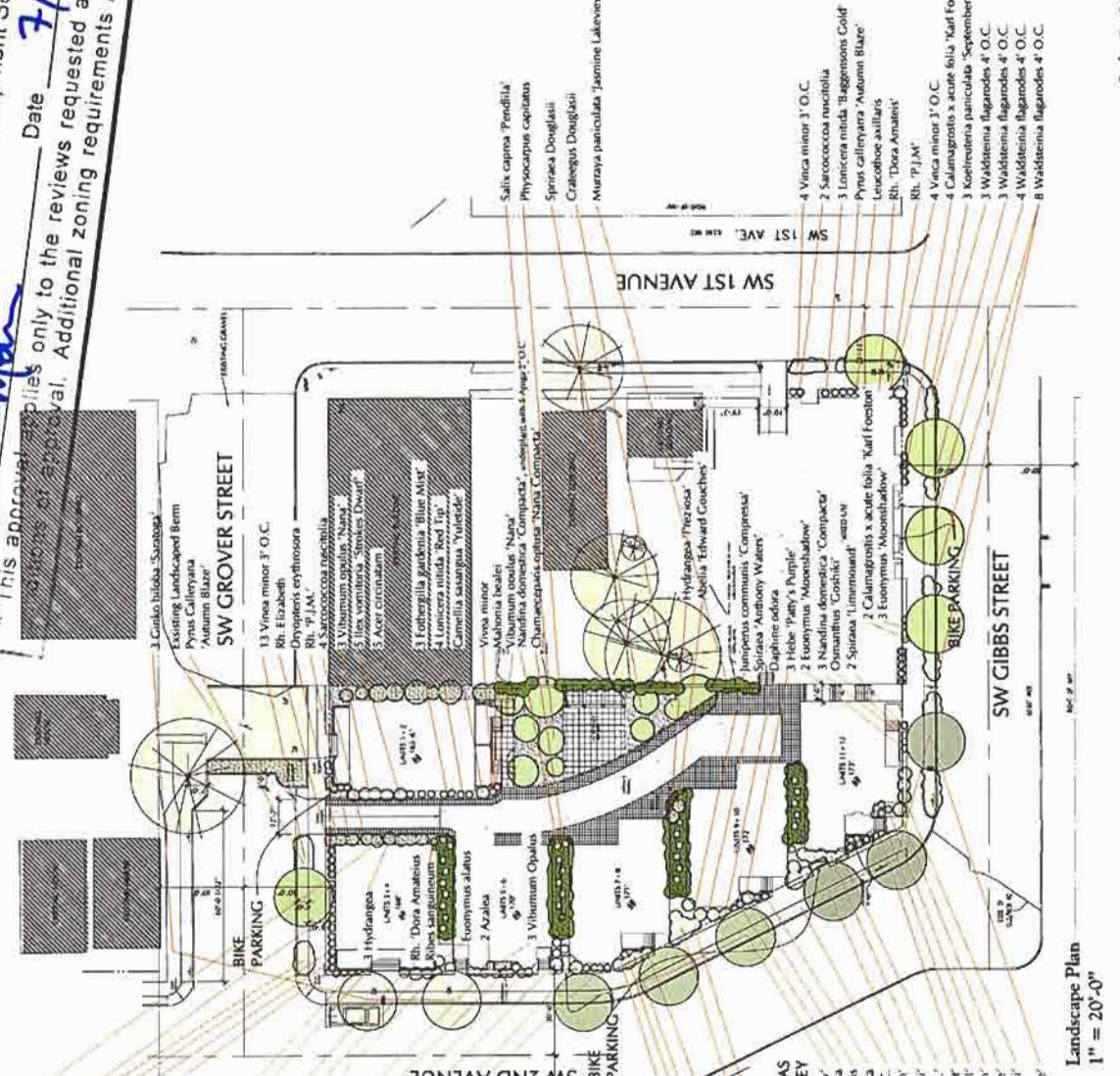
- 2 Osmanthus 'Goshiki'
- Osmanthus delavayi
- Philadelphus 'Belle Etoile'
- Ligustrum 'Teaunum'
- 7 Rubus corymbosus 6' O.C.

- Juniperus communis 'Cold Care'
- 2 Daphne gracilis 'Nikko'
- 4 Erythronium 'Moonshadow'
- 2 Caryophyllus 'Worcester Gold'
- Magnolia aculata
- 3 Lonicera pilosa

- 3 Malus 'Spring Snow'
- Stipa gigantea
- 4 Caryophyllus clandonensis
- Daphne caucasica
- Waldsteiria on 4' O.C.
- Nandina 'Plum Passion'
- Osmanthus 'Goshiki'
- Calamagrostis s.s. 'X.F.'
- 2 Rosa 'Floral Carpet'
- Ilex 'Sky Pencil'
- Taxus Dart Green
- Philadelphus 'Belle Etoile'
- Osmanthus 'Goshiki'
- 3 Magnolia grandiflora 'Edith Boyle'

- Salix caprea 'Pendula'
- Physocarpus opulifolius
- Spiraea Douglasii
- Crataegus Douglasii
- Murraya paniculata 'Jasmine Lakeview'

- 4 Vinca minor 3' O.C.
- 2 Sarcococca nuscifolia
- 3 Lonicera nitida 'Baggesens Gold'
- Pyrus calleryana 'Autumn Blaze'
- Lonicethe axillaris
- Rh. 'Dora Amatae'
- Rh. 'P.J.M.'
- 4 Vinca minor 3' O.C.
- 4 Calamagrostis x acrofolia 'Karl Foerster'
- 3 Koeleria paniculata 'September'
- 3 Waldsteiria flagarodes 4' O.C.
- 3 Waldsteiria flagarodes 4' O.C.
- 4 Waldsteiria flagarodes 4' O.C.
- 8 Waldsteiria flagarodes 4' O.C.



Landscape Plan
1" = 20'-0"

SW Gibbs Street Development
Ankrum Moisan Associated Architects

July 7, 2008
Case File# 08-117104 HDZM

Exhibit
C11

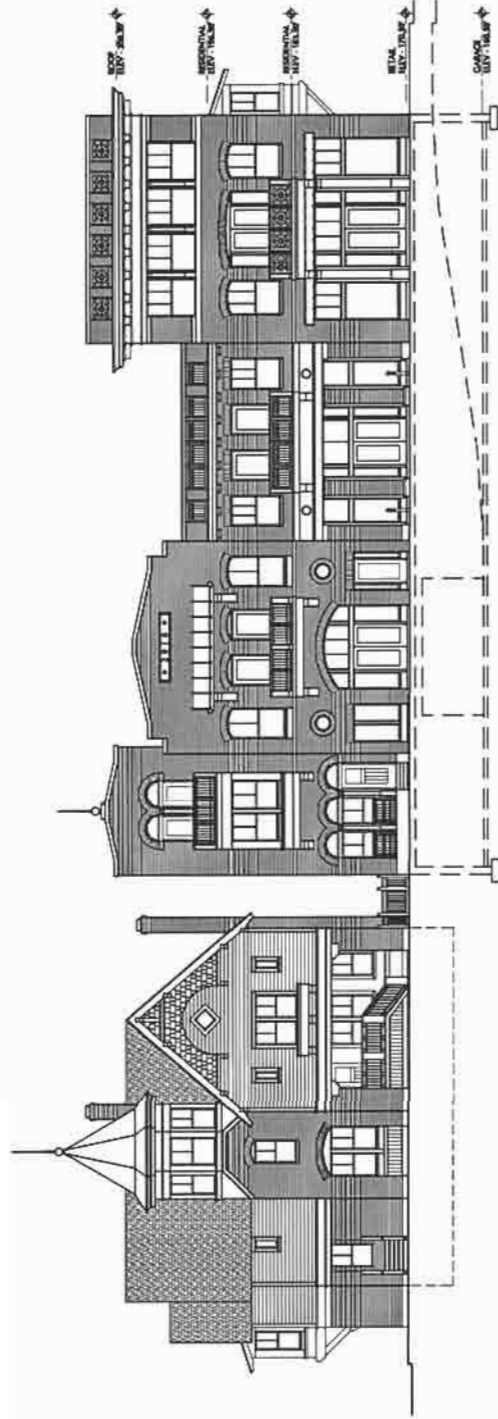
Approved

City of Portland - Bureau of Development Services

Planner SM

Date 7/24/08

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Gibbs Street Elevation
1/16" = 1'-0"

Exhibit July 7, 2008

C12 Case File# 08-117104 HDZM

SW Gibbs Street Development
Ankrom Moisan Associated Architects

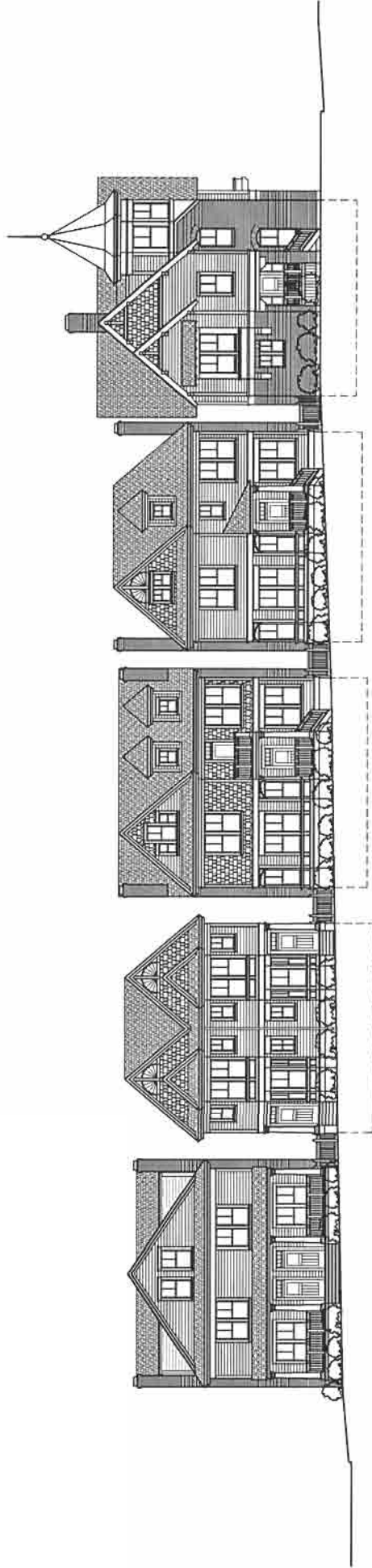
Approved

City of Portland - Bureau of Development Services

Manner Moisan

Date 7/24/08

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



Second Avenue Elevation
1/16" = 1'-0"

SW Gibbs Street Development
Ankrom Moisan Associated Architects

July 7, 2008 Exhibit
Case File# 08-117104 HDZM C13

Approved

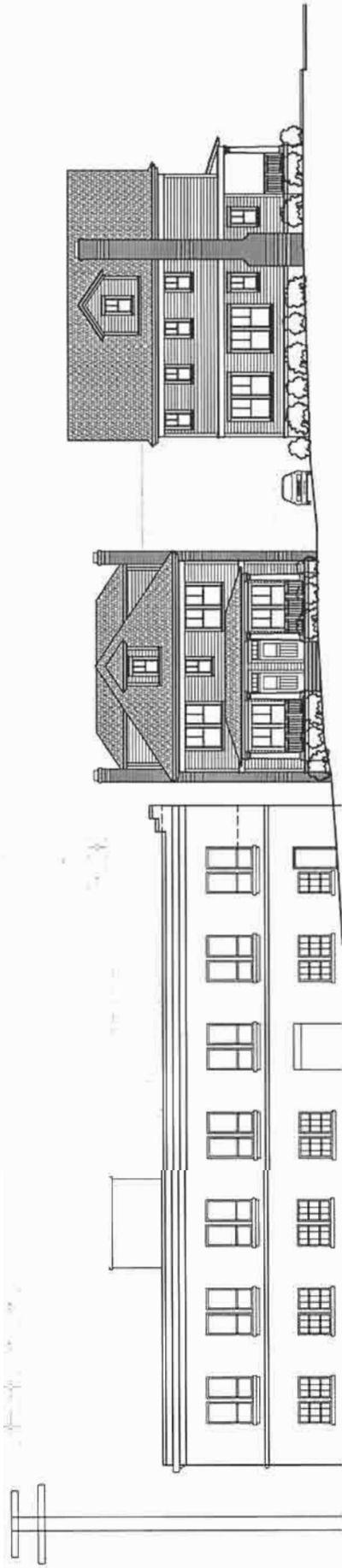
City of Portland - Bureau of Development Services

Planner

SM

Date 7/24/08

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Grover Street Elevation
1/16" = 1'-0"

Exhibit July 7, 2008

C14 Case File# 08-117104 HDZM

SW Gibbs Street Development

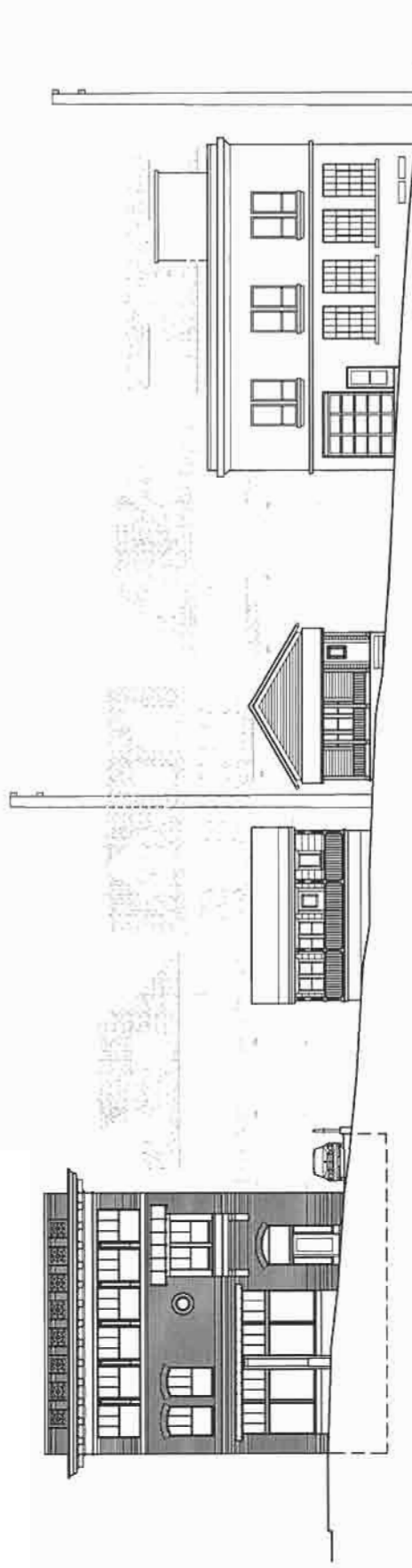
Ankrom Moisan Associated Architects

Approved

City of Portland - Bureau of Development Services

Planner B. Moran Date 7/24/08

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



First Avenue Elevation
1/16" = 1'-0"