



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** April 28, 2015  
**To:** Interested Person  
**From:** Chris Caruso, Land Use Services  
503-823-5747 / [Chris.Caruso@portlandoregon.gov](mailto: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 mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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 15-117195 HR** **WOODLAWN SCHOOL ELEVATOR**

#### **GENERAL INFORMATION**

**Applicant:** Justin Dollard/Portland Public Schools  
501 N Dixon, PO Box 3107/Portland, OR 97208

**Responsible Party:** Nick Lopez/Portland Public Schools Facilities & Asset Management  
501 N Dixon St/Portland, OR 97227

**Site Address:** 7200 NE 11TH AVE

**Legal Description:** BLOCK 2&5&6 TL 6100, SCOFFINS ADD  
**Tax Account No.:** R750201050  
**State ID No.:** 1N1E14BA 06100  
**Quarter Section:** 2331  
**Neighborhood:** Woodlawn, contact Anjala Ehelebe at 503-388-5004.  
**Business District:** North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.  
**District Coalition:** Northeast Coalition of Neighborhoods, contact [info@necoalition.org](mailto:info@necoalition.org)  
**Historic District:** Woodlawn Conservation District  
**Other Designations:** Contributing resource  
**Zoning:** R5h – Single-Dwelling Residential with Airport Height and Historic Resource Protection overlays

**Case Type:** HR – Historic Resource Review  
**Procedure:** Type II, an administrative decision with appeal to the Landmarks Commission.

#### **Proposal:**

The applicant seeks Historic Resource Review approval for exterior alterations to Woodlawn School, a 1926 contributing structure in the Woodlawn Conservation District, to include the following work:

- New brick elevator in interior corner of existing building with roof access stairs;
- Relocation of an existing south-facing window that is impacted by the elevator location; and
- Replacement security gate at the entrance to this south portion of the building.

Exterior alterations and additions to structures within Conservation Districts require historic resource review. Proposed additions to the school that are exempt from historic resource review include the new ADA door actuators.

**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:

- 33.846 Historic Reviews
- Community Design Guidelines

## ANALYSIS

**Site and Vicinity:** The site is developed with a brick public elementary school built in the early 20<sup>th</sup> century, separate modular classroom buildings, play yards, and surface parking areas. The school is located directly north of Woodlawn Park on one end and one and a half blocks south of the NE Lombard Street industrial area. The site is generally surrounded by single-family homes and has frontages on NE Holland Street, NE 12<sup>th</sup> Avenue, NE 13<sup>th</sup> Avenue, and NE 11<sup>th</sup> Avenue. All of the surrounding streets are designated Local Service Walkways and Local Service Bikeways. The site is not located within a Pedestrian District.

**Zoning:** The Residential 5,000 (R5) single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing. Minimum lot size is 3,000 square feet, with minimum width and depth dimensions of 36 and 50 feet, respectively. Minimum densities are based on lot size and street configuration. Maximum densities are 1 lot per 5,000 square feet of site area.

The Aircraft Landing Zone “h” overlay provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures and vegetation. A height contour map is available for review in the Development Services Center.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region’s heritage. The regulations implement Portland’s Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. 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.

**Land Use History:** City records indicate that prior land use reviews include the following:

- CU 061-65 – Conditional Use approval for a movable classroom building
- CU 015-66 – Conditional Use approval for two one-storey additions to the school
- CU 142-66 – Conditional Use approval for movable classroom buildings
- CU 029-78 – Conditional Use approval to retain use of portable classroom buildings
- CU 085-80 – Conditional Use approval to continue use of portable classroom buildings
- CU 008-84 – Conditional Use approval to continue use of portable classroom buildings

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **March 24, 2015**. The following Bureaus have responded with no issues or concerns:

- Life Safety Review Section of BDS (Exhibit E-1)

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on March 24, 2015. 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 33.846.060 - Historic Resource Review

#### **Purpose of Historic Resource Review**

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

### **Historic Resource Review Approval Criteria**

Requests for Historic Resource 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 Woodlawn Conservation District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are the *Community Design Guidelines*.

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

### **Community Design Guidelines**

**P2. Historic and Conservation Districts.** Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

**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 P2 & D7:** The proposed elevator addition and replacement gate are located in the rear interior portion of the site so that these new elements will have no discernible visual impact on the significant street-facing facades. The proposed materials of brick and metal for the elevator, access ladder, and security gate are present on the existing building and will be detailed to match the structure. This allows the new additions to blend into the conservation district by being a coherent part of the overall school building architecture. *These guidelines are 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 replacement of an existing security gate with a new gate so that the farthest interior sections of the building and site are not accessible by unauthorized persons. Existing site and building lighting will remain in place to provide nighttime lighting. *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 proposed elevator addition and replacement gate will be made of concrete, brick and steel, all of which are proven long-lasting, quality materials in this urban environment. All of these materials are present on the existing early 20<sup>th</sup> Century school building and have also weathered well for the past 90 years. The proposed elevator addition is compatible with the original architecture and provides a cohesive composition by using a matching brick color and pattern on the new walls, keeping the addition's roof lower than nearby portions of the original building, and reusing an existing window that aligns with others on the same wall. The new elevator addition's massing is a series of simple planes that fits into the overall composition of the building. The replacement security gate will also match other fences and gates around the site, allowing it to blend into the area. *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 purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. The proposed addition to the existing Woodlawn Elementary School blends into Woodlawn Conservation District and adjacent residential areas through its use of high quality, durable materials, appropriate building scale and compatible design. The renovated building will be a positive addition to the Woodlawn neighborhood. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

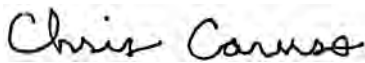
Approval of Historic Resource Review for exterior alterations to Woodlawn School, a 1926 contributing structure in the Woodlawn Conservation District, to include the following work:

- New brick elevator in interior corner of existing building with roof access stairs;
- Relocation of an existing south-facing window that is impacted by the elevator location; and
- Replacement security gate at the entrance to this south portion of the building.

Approved, per the approved site plans, Exhibits C-1 through C-13 signed and dated April 24, 2015, 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.13. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-117195 HR. No field changes allowed."

**Staff Planner: Chris Caruso**



**Decision rendered by:** \_\_\_\_\_ **on April 24, 2015**

By authority of the Director of the Bureau of Development Services

**Decision mailed: April 28, 2015**

**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 February 10, 2015, and was determined to be complete on **March 20, 2015**.

*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 February 10, 2015.

*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: July 18, 2015.**

**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 May 12, 2015** 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 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5<sup>th</sup> 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](http://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 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 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 **May 13, 2015 – (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:

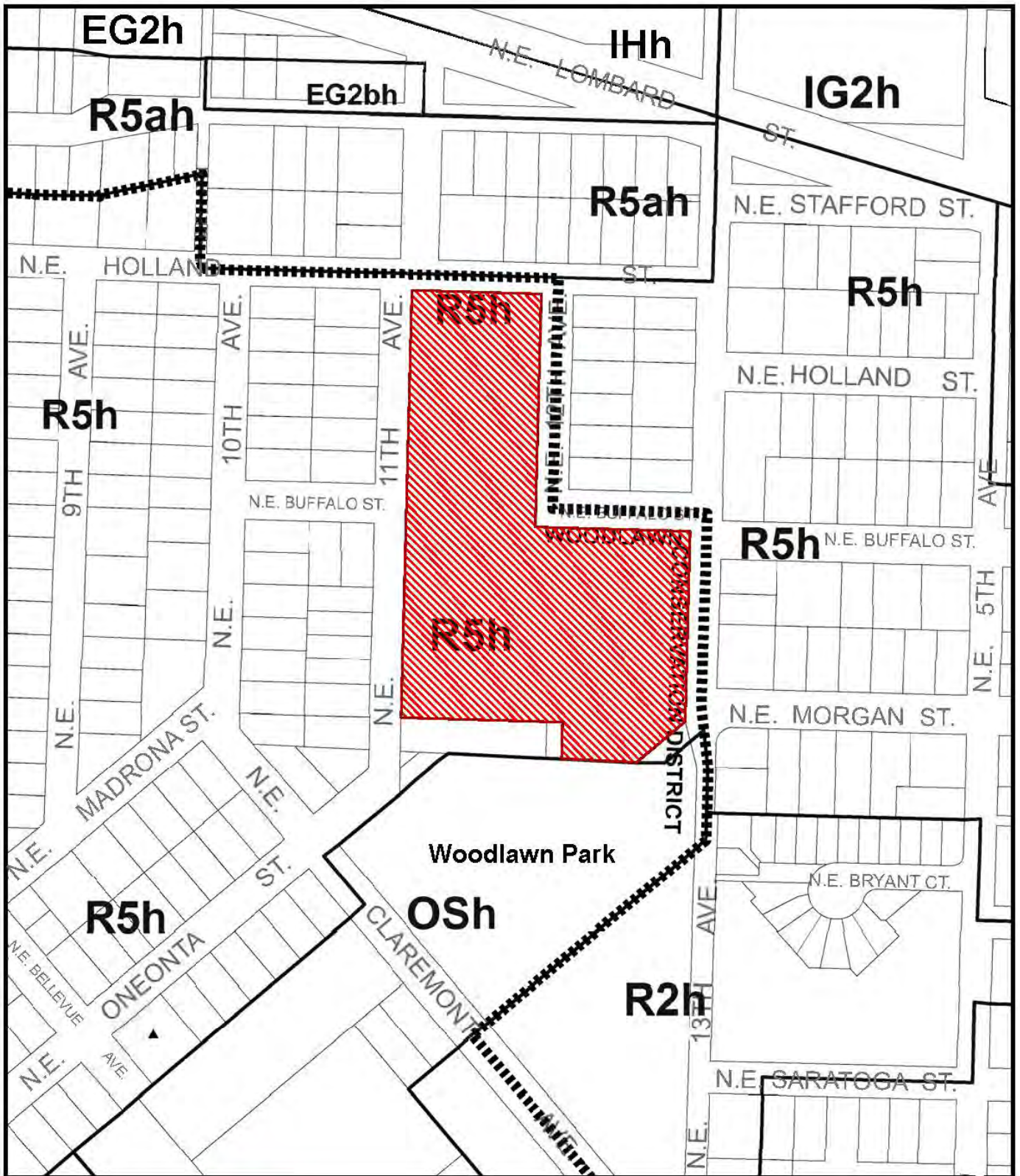
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- |                                   |                                      |
|-----------------------------------|--------------------------------------|
| A. Applicant's Statement          | 11. Exterior Details                 |
| B. Zoning Map (attached)          | 12. Exterior Details                 |
| C. Plans/Drawings:                | 13. Existing Window at Construction  |
| 1. Site Plan (attached)           | Access Location                      |
| 2. Partial Ground Floor Plan      | D. Notification information:         |
| 3. Partial Second Floor Plan      | 1. Mailing list                      |
| 4. Partial Roof Plan              | 2. Mailed notice                     |
| 5. Enlarged Floor Plans           | E. Agency Responses:                 |
| 6. Existing Exterior Elevations   | 1. Life Safety Review Section of BDS |
| 7. Exterior Elevations (attached) | F. Correspondence: none received     |
| 8. Exterior Elevations (attached) | G. Other:                            |
| 9. Sections                       | 1. Original LU Application           |
| 10. Exterior Details              | 2. Incomplete Letter                 |

**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



This site lies within the:  
**WOODLAWN**

File No.	<u>LU 15-117195 HR</u>
1/4 Section	<u>2331</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E14BA 6100</u>
Exhibit	<u>B (Feb 12, 2015)</u>







PROFESSIONAL ENGINEER LICENSE  
 STATE OF OREGON  
 LICENSE NO. 10000  
 EXPIRES 12/31/2018

**Oh**  
 OREGON ARCHITECTS  
 1000 NE 10TH AVE  
 PORTLAND, OR 97232  
 PHONE: 503.255.1000  
 FAX: 503.255.1001

NOT FOR CONSTRUCTION

WOODLAWN SCHOOL  
 PORTLAND PUBLIC SCHOOLS  
 7300 NE 11th Avenue  
 Portland, OR 97211  
 IMPROVEMENT PROJECT 55

DATE: 10/20/15  
 FILE:  
 JOB NUMBER:  
 DRAW TITLE:  
 DRAWN BY:  
 CHECKED BY:  
 SHEET NUMBER:  
 A4-102

**FLOOR PLAN SHEET NOTES**

- Annotations are project specific.
- Dimensions are in feet and inches.
- All work shall conform to applicable codes, including but not limited to, the International Building Code, International Mechanical Code, International Electrical Code, and applicable Oregon State and local codes.
- Notes and dimensions shall be given in feet and inches.
- Notes and dimensions shall be given in feet and inches.

**LEGEND**

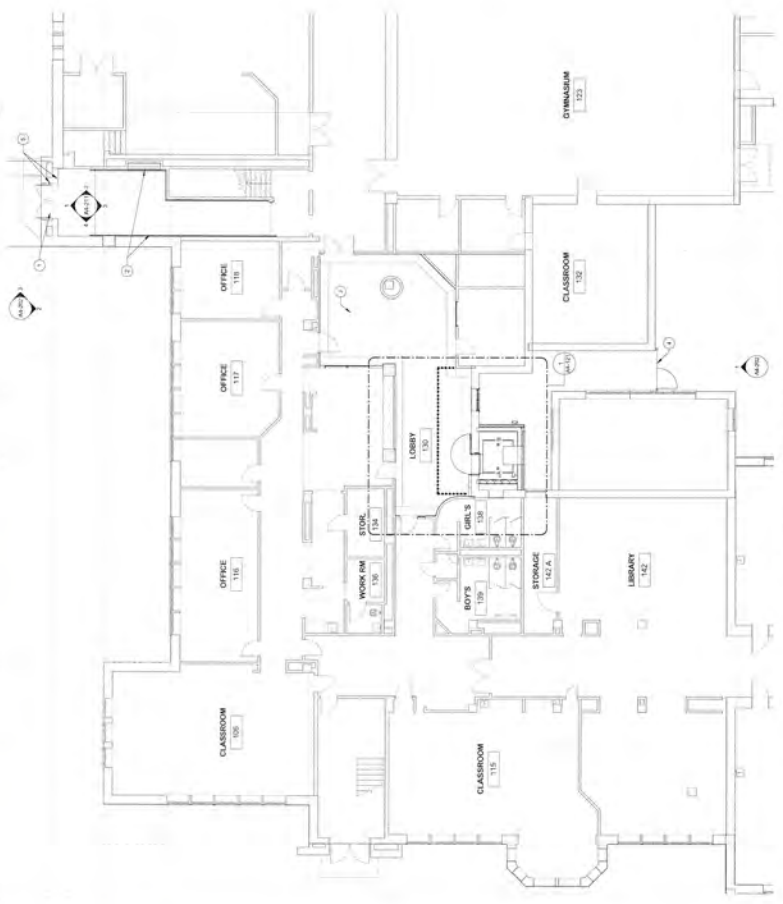
- EXISTING TO REMAIN
- NEW WALL
- TEMPORARY CONSTRUCTION
- IMPOSED CHANGING ROOM, 100A

**KEYNOTE LEGEND**

- New power lines separate at (1) every four feet.
- Existing
- New power lines separate at (1) every four feet and adjacent walls.
- New power lines in floor. See floor plan notes.
- New power lines in ceiling. See ceiling plan notes.

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner CL  
 Date 4/24/15

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



1 PARTIAL GROUND FLOOR PLAN  
 1/8" = 1'-0"

All plans, drawings, diagrams, and notes shall be the property of P&S. Drawings, designs, diagrams, and notes are not to be reproduced, copied, or used for any other purpose without the written permission of P&S. Drawings - design is prohibited by law.

All other activity, including, but not limited to, the design and construction of the building, shall be the responsibility of the contractor. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for the safety of the construction site and for the safety of the public. The contractor shall be responsible for the removal of all construction materials and debris from the site. The contractor shall be responsible for the cleanup of the construction site. The contractor shall be responsible for the protection of the existing structures and utilities. The contractor shall be responsible for the protection of the environment. The contractor shall be responsible for the protection of the public. The contractor shall be responsible for the protection of the property. The contractor shall be responsible for the protection of the construction site. The contractor shall be responsible for the protection of the construction materials. The contractor shall be responsible for the protection of the construction equipment. The contractor shall be responsible for the protection of the construction workers. The contractor shall be responsible for the protection of the construction site. The contractor shall be responsible for the protection of the construction materials. The contractor shall be responsible for the protection of the construction equipment. The contractor shall be responsible for the protection of the construction workers.



PORTLAND PUBLIC SCHOOLS  
 PROJECT NO. 2015-001  
 PROJECT NAME: WOODLAWN SCHOOL IMPROVEMENT PROJECT 2015

**Oh**  
 OS 1000000000  
 1000000000  
 1000000000  
 1000000000

NOT FOR CONSTRUCTION

WOOLWAIN SCHOOL  
 PORTLAND PUBLIC SCHOOLS  
 IMPROVEMENT PROJECT 2015  
 7200 NE 11th Avenue  
 Portland, OR 97211

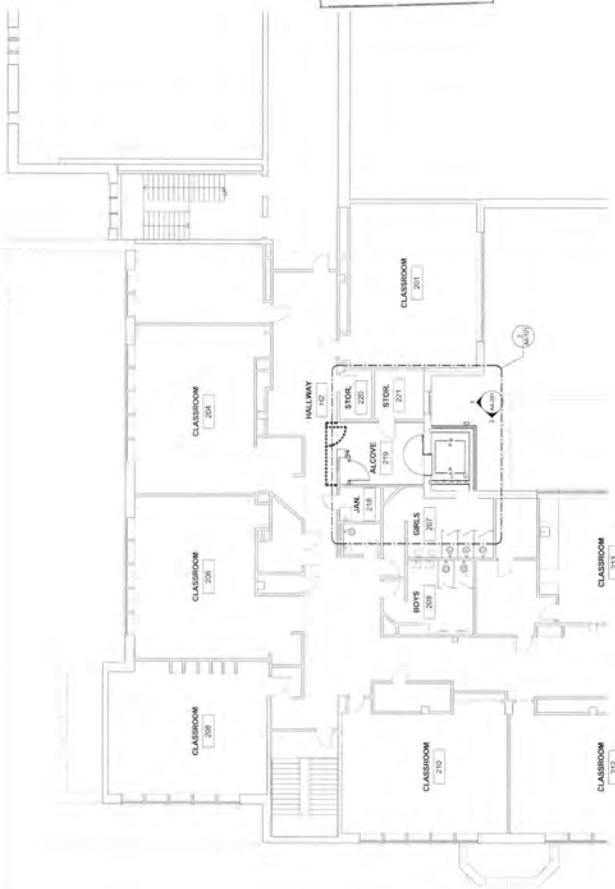
DRAWING NO.  
 REVISIONS UP  
 REVISIONS  
 DATE: 11/20/15  
 FILE:  
 OR NUMBER:  
 SHEET NO.:  
 PROJECT SECOND FLOOR  
 SHEET NUMBER:  
 A4-103  
 EXISTING/PROPOSED

**FLOOR PLAN SHEET NOTES**

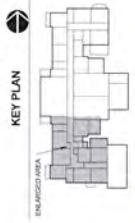
1. Refer to all sheet notes.
2. See all sheets for notes, where applicable, for details of construction.
3. Dimensions are to face of work unless otherwise noted.
4. Coordinate all work with other trades.
5. All work shall be in accordance with the applicable code requirements.
6. All work shall be in accordance with the applicable code requirements.
7. All work shall be in accordance with the applicable code requirements.

**LEGEND**

- EXISTING TO REMAIN
- NEW WALL
- TEMPORARY CONSTRUCTION BARRIERS DURING SCHOOL YEAR



\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner: CS  
 Date: 4/24/15  
 \* This approval applies only to the revisions requested and is subject to all conditions of approval.  
 Approval zoning requirements may apply.



1 PARTIAL SECOND FLOOR PLAN  
 1/8" = 1'-0"

LU15-117195 HR EXH.C-3

All plans, drawings, diagrams, and plans are built on these sheets and issued by and are the property of City Planning. Design, Any use, reuse, or disclosure of plan files, reproduction, text, images, audio or graphics, without the written permission of City Planning is strictly prohibited by law.



PLANNING SERVICES  
 1200 NE 15th Avenue  
 Portland, OR 97232  
 503.944.3000  
 1-800-338-2275

**Oh**  
 OHIO STATE UNIVERSITY  
 ARCHITECTURAL  
 1875 Neil Avenue  
 Columbus, OH 43210  
 614.292.2200

**NOT FOR CONSTRUCTION**

**WOODLAWN SCHOOL**  
 PORTLAND PUBLIC SCHOOLS  
 IMPROVEMENT PROJECT 2015  
 2200 NE 15th Avenue  
 Portland, OR 97211

DRAWN BY: [ ]  
 REVIEWED BY: [ ]  
 DATE: 1/24/15  
 FILE: [ ]  
 JOB NUMBER: [ ]  
 SHEET TITLE: PARTIAL ROOF PLAN  
 SHEET NUMBER: [ ]  
 SHEET NUMBER: A4-111  
 JOB NUMBER: [ ]  
 PROJECT NUMBER: [ ]

**ROOF PLAN SHEET NOTES**

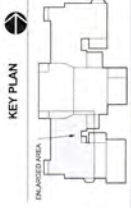
- A. All areas are to be roofed.
- B. All areas are to be roofed by sections of roofing.
- C. Consider a roof covering adjustment if any observations.
- D. All areas are to be roofed by sections of roofing.
- E. Roof pitch is 11.15% or steeper and 20:11.15% for mechanical plantings, etc.

**LEGEND**

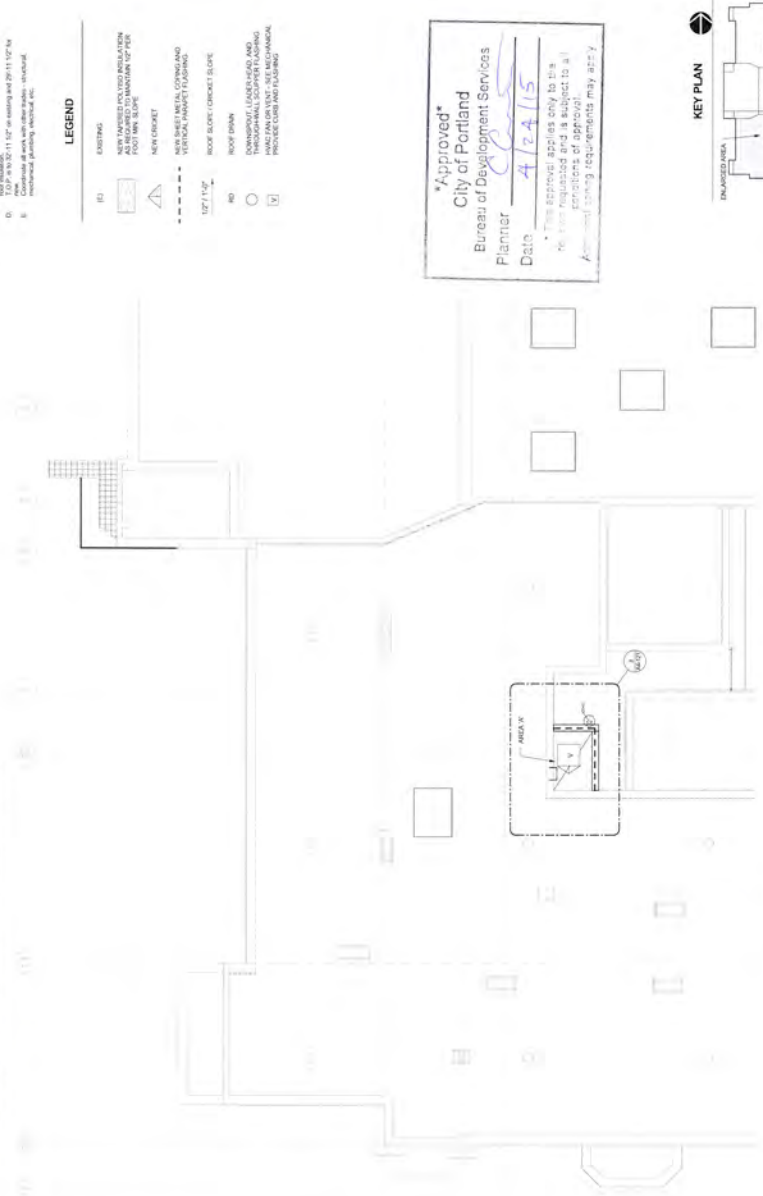
- (E) EXISTING
- NEW PAVED EXISTING AND NEW ROOFING  
 FOOT WALL SLOPE
- NEW CRACKET
- EXISTING CRACKETS, CRACKETS AND  
 NEW CRACKETS (CRACKETS)
- ROOF SLOPE CRACKET SLOPE
- ROOF DRAIN
- DOWNPOUT LEADERHEAD AND  
 THROUGHWALL SCUPPER FLASHING  
 THROUGHWALL FLASHING  
 THROUGHWALL FLASHING

**\*Approved\***  
 City of Portland  
 Bureau of Development Services  
 Planner [Signature]  
 Date 4/24/15

\* This approval applies only to the  
 conditions of approval  
 and is subject to all  
 applicable zoning requirements that may apply.



ROOF AREA	REGULATION AREA	TAPERED ROOF SYSTEM	ROOFING MATERIAL	USE CLASS	ROOFING TYPE	COMMENTS
A	73.54	MSI TYP	MSI	A		
TOTAL	73.54					



**1 PARTIAL ROOF PLAN**  
 100-110

LU15-117195 HR EXH.C-A



PROJECT: WOODLAWN SCHOOL  
 PROJECT NO: 117195  
 DATE: 11/15/15

**oh**  
 DESIGN: OHS  
 2000 NE 11th Avenue  
 Portland, OR 97211  
 PHONE: 503.281.1111  
 FAX: 503.281.1112  
 WWW: OHARCHITECTS.COM

NOT FOR CONSTRUCTION

**WOODLAWN SCHOOL**  
 PORTLAND PUBLIC SCHOOLS  
 IMPROVEMENT PROJECT 2015  
 2000 NE 11th Avenue  
 Portland, OR 97211

DESIGN: ARCHITECT  
 REQUIRED: CHAIRS  
 SHEET TITLE  
 ENLARGED FLOOR PLANS  
 SHEET NUMBER  
 A4-121  
 SHEET NUMBER  
 A4-121  
 SHEET NUMBER  
 A4-121

**FLOOR PLAN SHEET NOTES**

- Approximate room layouts.
- Do not place furniture or other objects for scale.
- Do not place furniture or other objects for scale.
- Do not place furniture or other objects for scale.
- Do not place furniture or other objects for scale.
- Do not place furniture or other objects for scale.

**LEGEND**

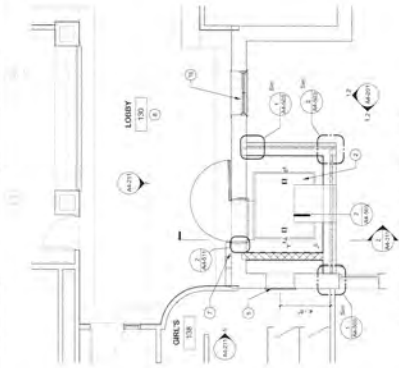


**KEYNOTE LEGEND**

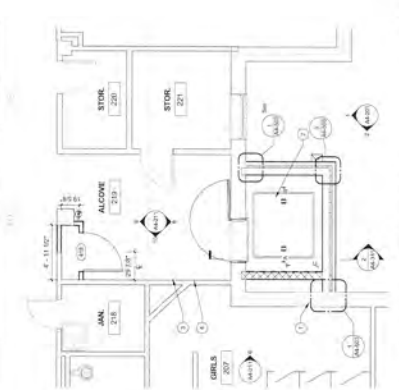
1. 100% TO 100% IMPROVEMENT PROJECT - FLOOR FINISHES TO 2" ABOVE FINISH
2. Area above
3. Area below
4. Patch with white cementitious screed
5. Patch with white cementitious screed
6. Patch with white cementitious screed
7. Patch with white cementitious screed
8. Patch with white cementitious screed
9. Patch with white cementitious screed
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100. Patch with white cementitious screed

**\*Approved\***  
 City of Portland  
 Bureau of Development Services  
 Planner: ALZALIS  
 Date: 4/24/15  
 \* This approval expires 30 days after the date of approval.  
 \* This approval is subject to all revisions and conditions of approval.  
 \* Additional zoning requirements may apply.

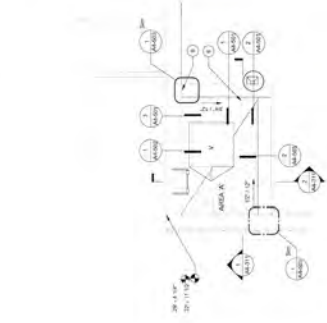
**KEY PLAN**



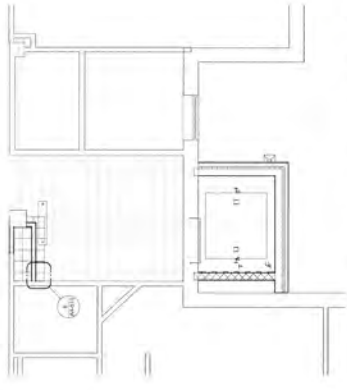
1 ENLARGED GROUND FLOOR PLAN  
 1/4" = 1'-0"



2 ENLARGED SECOND FLOOR PLAN  
 1/4" = 1'-0"



3 ENLARGED ROOF PLAN  
 1/4" = 1'-0"



4 ENLARGED SECOND FLOOR REFLECTED CEILING PLAN  
 1/4" = 1'-0"

All ideas, designs, drawings, and plans and fully executed hereby are owned by and in the property of OHS (drawing). However, they can be used in all other projects, reproductions, etc. Any use, without prior permission of OHS (drawing), may be prohibited by law.

117195 HP EXH.C.5



PORTLAND PUBLIC SCHOOLS  
 7200 NE 17th Avenue  
 Portland, OR 97211  
 (503) 925-1000

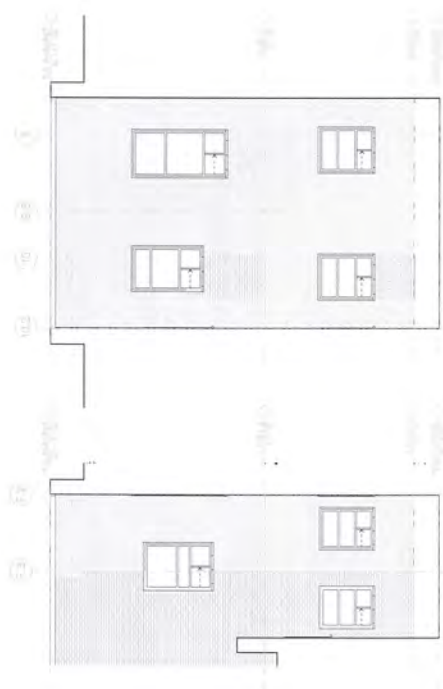
**Oh**  
 ARCHITECTURE  
 1720 COMMERCIAL AVENUE  
 PORTLAND, OR 97201  
 (503) 222-2222

NOT FOR CONSTRUCTION

WOOLLAWN SCHOOL  
 PORTLAND PUBLIC SCHOOLS  
 IMPROVEMENT PROJECT 2015  
 7200 NE 17th Avenue  
 Portland, OR 97211

DATE	DATE SUBMITTED
REVISIONS	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
IN CHARGE	DATE
PROJECT NO.	DATE
SHEET NO.	DATE
SHEET TOTAL	DATE
PROJECT ELEVATION	DATE
SHEET NUMBER	DATE

A4-200



2 EXTERIOR ELEVATION - SOUTH - EXISTING  
 1/8" = 1'-0"

1 EXTERIOR ELEVATION - EAST - EXISTING  
 1/8" = 1'-0"

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner *[Signature]*  
 Date 4/24/15  
 \* This approval applies only to the drawings included and is subject to all applicable codes and regulations. Additional zoning requirements may apply.



PORTLAND PUBLIC SCHOOLS  
 7200 NE 11th Avenue  
 Portland, OR 97211  
 PHONE: 503.944.2000  
 FAX: 503.944.2001  
 WWW: www.pps.k12.or.us

**Oh**  
 OHSHA 3090  
 11/15/2010

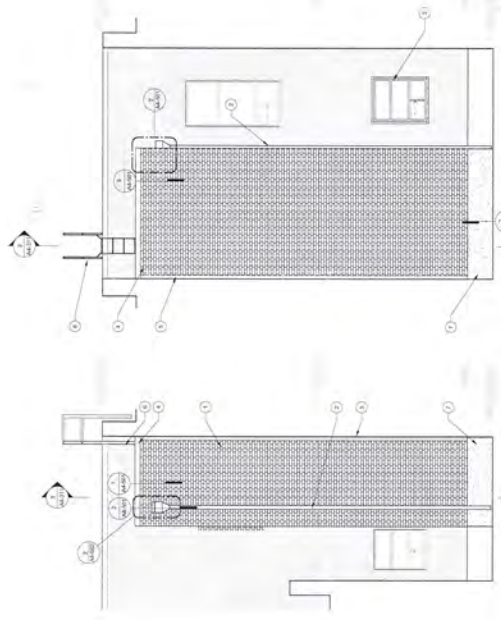
NOT FOR CONSTRUCTION

WOODLAWN SCHOOL  
 PORTLAND PUBLIC SCHOOLS  
 IMPROVEMENT PROJECT 2015  
 7200 NE 11th Avenue  
 Portland, OR 97211

DATE PLOTTED	DATE PRINTED	SHEET TITLE	SHEET NUMBER
REVISIONS	REVISIONS CHANGED	EXTENSION ELEVATIONS	A4-201
			NO. OF SHEETS
			EXTENSION ELEVATIONS

**KEYNOTE LEGEND**

1. Note elevation, finish, texture, color, and height.
2. Note elevation, finish, texture, and through wall assembly.
3. Note elevation, finish, texture, and through wall assembly.
4. Note elevation, finish, texture, and through wall assembly.
5. Note elevation, finish, texture, and through wall assembly.
6. Note elevation, finish, texture, and through wall assembly.
7. Note elevation, finish, texture, and through wall assembly.



1 EXTERIOR ELEVATION - SOUTH - NEW CONSTRUCTION  
 18' x 14'0"

2 EXTERIOR ELEVATION EAST - NEW CONSTRUCTION  
 18' x 14'0"

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 PERMITOR: 4/24/15  
 This revision applies city to 3  
 revision projects and is subject to 4  
 conditions of approval.  
 Additional zoning requirements may apply.

All Work, Materials, Standards, and details shall conform to the applicable codes and standards of the City of Portland, Oregon. All work shall be done in accordance with the applicable codes and standards of the City of Portland, Oregon. All work shall be done in accordance with the applicable codes and standards of the City of Portland, Oregon.

All other building, including, but not limited to, those shown on these drawings, shall be shown by and to the General Contractor (GC) liability to design. The owner, architect, and contractor shall be responsible for the accuracy of all information and data, except as otherwise indicated. The architect shall be responsible for the accuracy of all information and data, except as otherwise indicated. The architect shall be responsible for the accuracy of all information and data, except as otherwise indicated.



PORTLAND PUBLIC SCHOOLS  
 7200 NE 11th Avenue  
 Portland, OR 97211

**Oh**  
 OREGON HOUSING  
 200 NE Oregon Street  
 Portland, OR 97232

WOODLAWN SCHOOL  
 IMPROVEMENT PROJECT 2015

NOT FOR CONSTRUCTION

SHEET NUMBER  
 SHEET TITLE  
 DATE: 04/21/15  
 FILE:  
 DRAWN BY:  
 CHECKED BY:  
 APPROVED BY:

WOODLAWN SCHOOL  
 IMPROVEMENT PROJECT 2015  
 PORTLAND PUBLIC SCHOOLS  
 7200 NE 11th Avenue  
 Portland, OR 97211

SHEET NUMBER  
 SHEET TITLE  
 DATE: 04/21/15  
 FILE:  
 DRAWN BY:  
 CHECKED BY:  
 APPROVED BY:

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 SHEET TITLE  
 DATE: 04/21/15  
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 CHECKED BY:  
 APPROVED BY:

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 DATE: 04/21/15  
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 DRAWN BY:  
 CHECKED BY:  
 APPROVED BY:

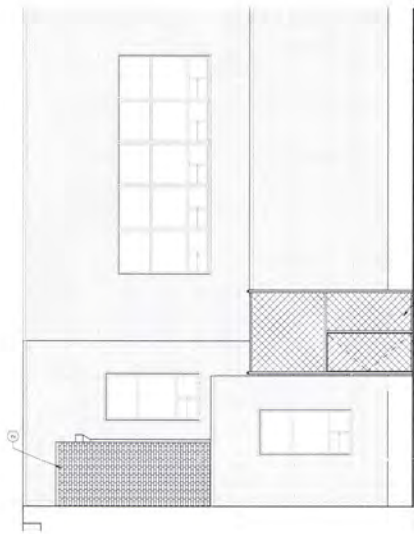
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 DATE: 04/21/15  
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 CHECKED BY:  
 APPROVED BY:

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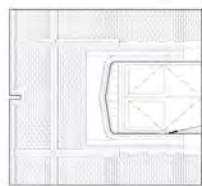
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 APPROVED BY:

**KEYNOTE LEGEND**

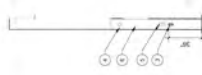
- 1 New knock and sign to indicate entrance and identification of existing. See Civil Plans/Grp.
- 2 New exterior wall.
- 3 New exterior door.
- 4 Existing exterior door.
- 5 Existing exterior window.
- 6 Existing fence to be retained.



**1 FENCE ELEVATION**  
 14'-0" x 14'-0"



**2 ENTRY WEST ELEVATION**  
 14'-0" x 14'-0"



**3 ENTRY EAST ELEVATION**  
 14'-0" x 14'-0"

\*Approved\*  
 City of Portland  
 Bureau of Development Services/CDS  
 Planner: *[Signature]*  
 Date: *4/21/15*  
 \* This approval applies only to the revision requested and is subject to all other applicable codes and regulations. Approval of other revisions may require a separate application.



PORTLAND PUBLIC SCHOOLS  
1220 NE 11th Avenue  
Portland, OR 97211

Oh  
WOODLAWN SCHOOL

PROJECT NO. 2015-001  
DATE: 04/15/15

NOT FOR CONSTRUCTION

WOODLAWN SCHOOL  
IMPROVEMENT PROJECT 2015  
2200 NE 11th Avenue  
Portland, OR 97211

DATE: 04/15/15

REVISIONS:

DATE: 04/15/15

DATE: 04/15/15

DATE: 04/15/15

DATE: 04/15/15

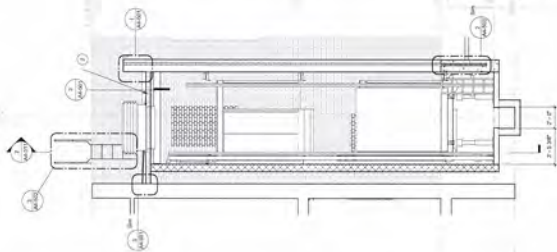
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PROJECT NUMBER: 2015-001

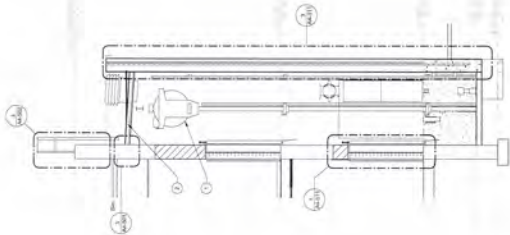
DATE: 04/15/15

KEYNOTE LEGEND

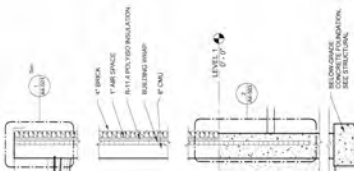
- New structure
- Existing structure



1 ELEVATOR SECTION  
1/8" = 1'-0"



2 ELEVATOR SECTION  
1/8" = 1'-0"



3 WALL SECTION  
1/8" = 1'-0"

\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner

Date: 4/15/15

\* This approval applies only to the  
specific requirements and is subject to all  
conditions of approval.  
Additional string requirements apply to all  
other projects.

EKH-C-9  
WL 15-117/95 H12









PORTLAND PUBLIC SCHOOLS  
 7205 NE 115th Avenue  
 Portland, OR 97221

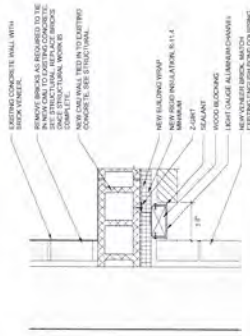
**Oh**

OREGON ARCHITECTS  
 1100 NE Oregon Street  
 Portland, OR 97232  
 503.241.1100

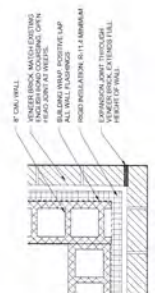
NOT FOR CONSTRUCTION

**WOODLAWN SCHOOL**  
 PORTLAND PUBLIC SCHOOLS  
 IMPROVEMENT PROJECT 2015  
 7205 NE 115th Avenue  
 Portland, OR 97221

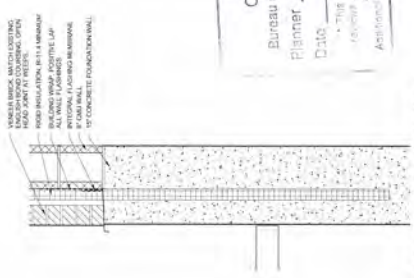
SHEET NUMBER: **A4-503**  
 SHEET TITLE: **EXTERIOR WALL**  
 DATE: **1/24/15**  
 DRAWN BY: **[Signature]**  
 CHECKED BY: **[Signature]**  
 PROJECT NUMBER: **[Blank]**



**1 NEW WALL TO EXISTING WALL PLAN DETAIL, TYP.**  
 1/2" = 1'-0"



**3 NEW EXTERIOR CORNER DETAIL**  
 1/2" = 1'-0"

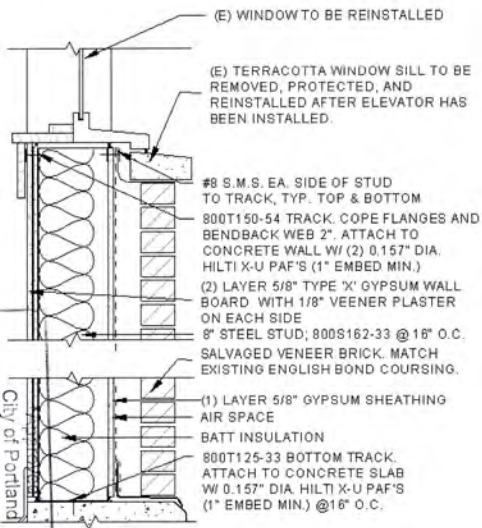


**2 NEW WALL BASE SECTION DETAIL**  
 1/2" = 1'-0"

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner: **[Signature]**  
 Date: **4/24/15**  
 Comments:  
 - This approval applies only to the  
 review requested and is subject to all  
 conditions of approval.  
 Additional zoning requirements may apply.



Existing window at construction access location



Section of window sill at construction access location: Brick below sill is to be removed as needed for access, salvaged, and reinstalled after construction to match existing brick. Reinstalled brick is to be toothed in to existing brickwork. Existing window is to be reinstalled after construction to match existing window position in wall with perimeter trim to match existing trim.

Bureau of Development Services  
 City of Portland  
 Planner \_\_\_\_\_  
 Date 4/24/15  
 \* This approval applies only to the  
 specific conditions of approval.  
 Additional zoning requirements may apply.

LU 15-117195 HR

EXH-C-13