



**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

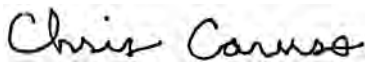
Approval of Historic Resource Review for exterior alterations to Woodlawn School, a 1926 contributing structure in the Woodlawn Conservation District, to include the following work:

- 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:

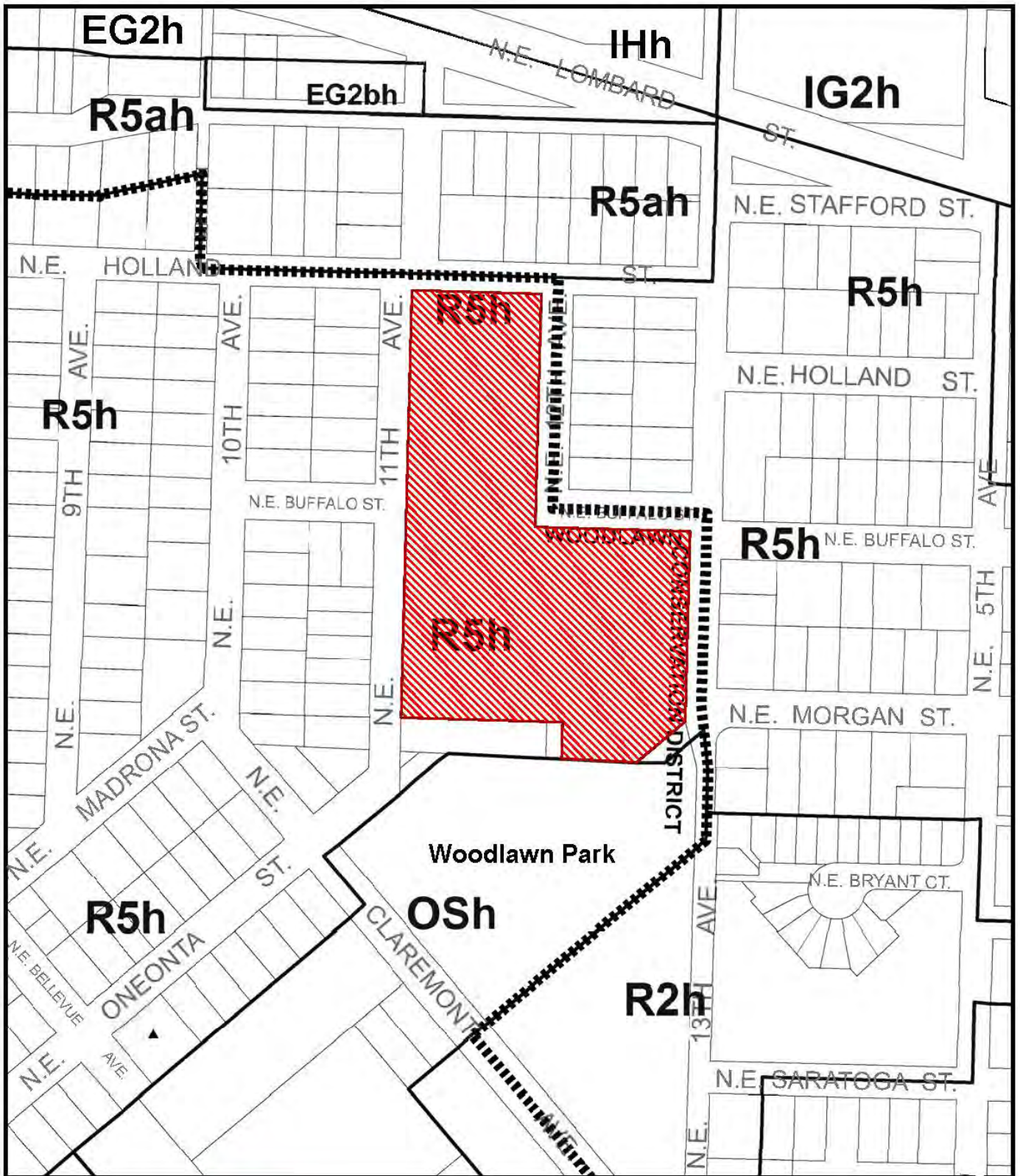
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations 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  
 No. 10000  
 EXPIRES 12/31/2018  
 STATE OF OREGON

**Oh**  
 OREGON ARCHITECTS  
 1000 NE 10TH AVE  
 SUITE 1000  
 PORTLAND, OR 97232  
 PHONE: 503.255.1000  
 FAX: 503.255.1001  
 WWW.OHARCHITECTS.COM

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:  
 SHEET TITLE:  
 DRAWN BY:  
 CHECKED BY:  
 SHEET NUMBER:  
 A4-102  
 EXISTING FLOOR PLAN

**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, International Building Code, International Mechanical Code, International Fire Code, and applicable local codes.
- Dimensions are in feet and inches.
- Notes and dimensions shall be in feet and inches.
- Notes and dimensions shall be in feet and inches.

**LEGEND**

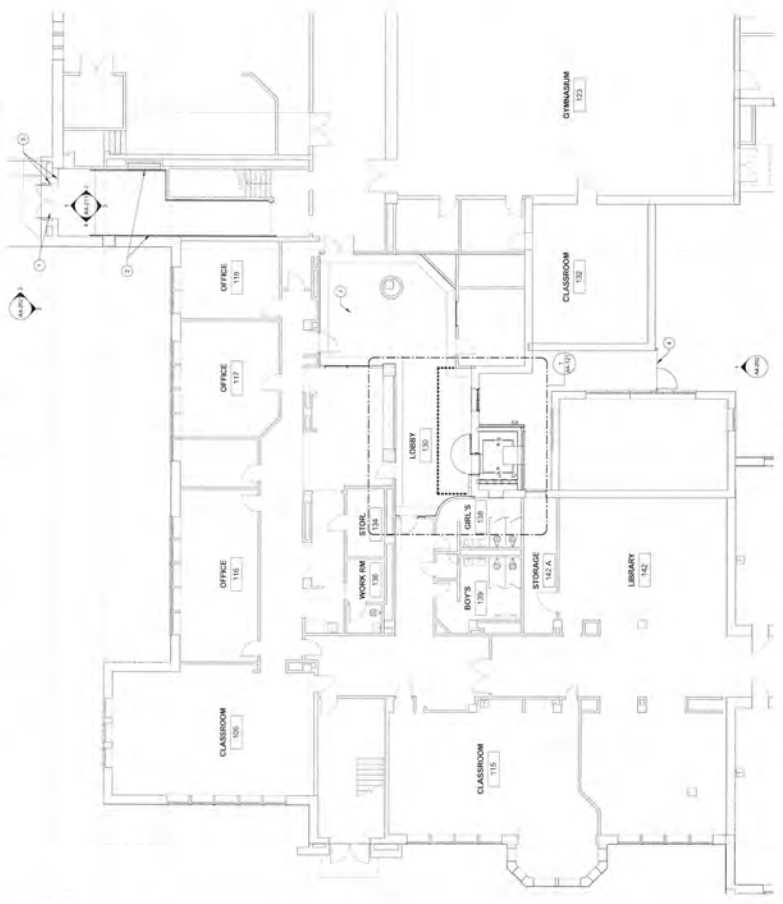
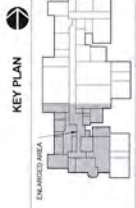
- EXISTING TO REMAIN
- NEW WALL
- TEMPORARY CONSTRUCTION
- IMPOSED CHANGING ROOM, TOILET

**KEYNOTE LEGEND**

- New power lines separate at (1) every four feet.
- Demolish.
- Remove and replace with materials. Prior work will be replaced with.
- New copper wire in place. See Notes for details.
- New power above ceiling.

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner C. Lewis  
 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, Reports, Drawings, and other documents are owned by and are the property of P&S Planning, a design firm. Any use, reuse, or distribution of these plans, reports, drawings, and other documents without the written permission of P&S Planning, a design firm, is prohibited. © 2015.

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 restoration of the site to its original condition. The contractor shall be responsible for the payment of all taxes and fees. The contractor shall be responsible for the payment of all insurance. The contractor shall be responsible for the payment of all other costs.



PORTLAND PUBLIC SCHOOLS  
 PROJECT NO. 2015-001  
 PROJECT NAME  
 PROJECT LOCATION  
 PROJECT START DATE  
 PROJECT END DATE

**Oh**  
 OS 1000000000  
 OS 1000000000  
 OS 1000000000  
 OS 1000000000

NOT FOR CONSTRUCTION

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

DRAWING NO.  
 REVISIONS UP  
 REVISIONS  
 DATE 1/26/2015  
 FILE  
 OR NUMBER  
 OR NAME  
 AREA DATA  
 PROJECT SECOND FLOOR  
 SHEET NUMBER  
 A4-103  
 EXTERIOR ELEVATION

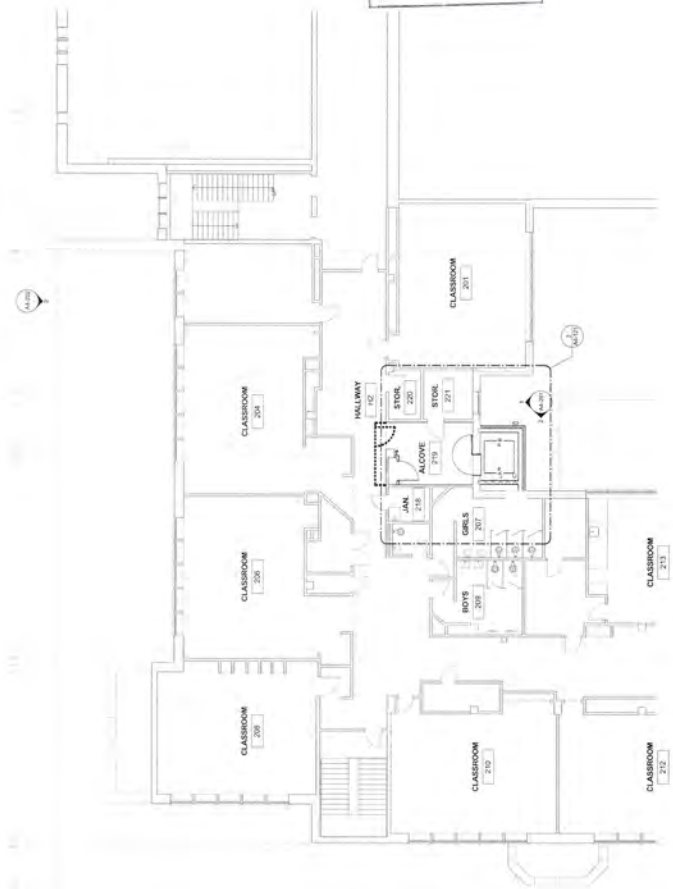
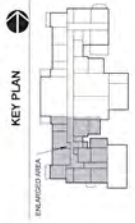
**FLOOR PLAN SHEET NOTES**

1. Refer to all sheet notes.
2. See all sheets for notes, when 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
- IMPROVED DURING SCHOOL YEAR

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner \_\_\_\_\_  
 Date 4/24/15  
 \* This approval applies only to the technical requirements 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 views, drawings, documents, and plans are left in these sheets and are intended to be used by the property of City, planning, design, any one, month, or otherwise of their plan, representation, cost, weight, under agreement, subject to their permission of 20 January - design in accordance to 110.



OH STATE UNIVERSITY  
ARCHITECTURAL  
SERVICES  
1275 UNIVERSITY BLVD  
COLUMBUS, OH 43210  
TEL: 614.292.6000  
WWW.OSU.EDU/ARCH

**Oh**  
STATE UNIVERSITY  
ARCHITECTURAL  
SERVICES

NOT FOR  
CONSTRUCTION

**WOODLAWN SCHOOL**  
PORTLAND PUBLIC SCHOOLS  
IMPROVEMENT PROJECT 2015  
7020 NE 119th Avenue, OR 97211

DRAWN BY: \_\_\_\_\_  
REVIEWED BY: \_\_\_\_\_  
DATE: 11/19/15  
FILE: \_\_\_\_\_  
JOB NUMBER: \_\_\_\_\_  
SHEET TITLE: PARTIAL ROOF PLAN  
SHEET NUMBER: \_\_\_\_\_  
SHEET NUMBER: A4-111  
JOB NUMBER: 2015-0100-01

**ROOF PLAN SHEET NOTES**

- Approved\* in yellow text.
- Approved\* in blue text indicates for inclusion of existing conditions and existing footprint of any above-ground structure.
- Approved\* in red text indicates for exclusion of existing conditions and existing footprint of any above-ground structure.
- Footprint on 11'12" is existing and 20'11'12" is new.
- Existing and new roof slopes are indicated.
- mechanical plant room, structural, etc.

**LEGEND**

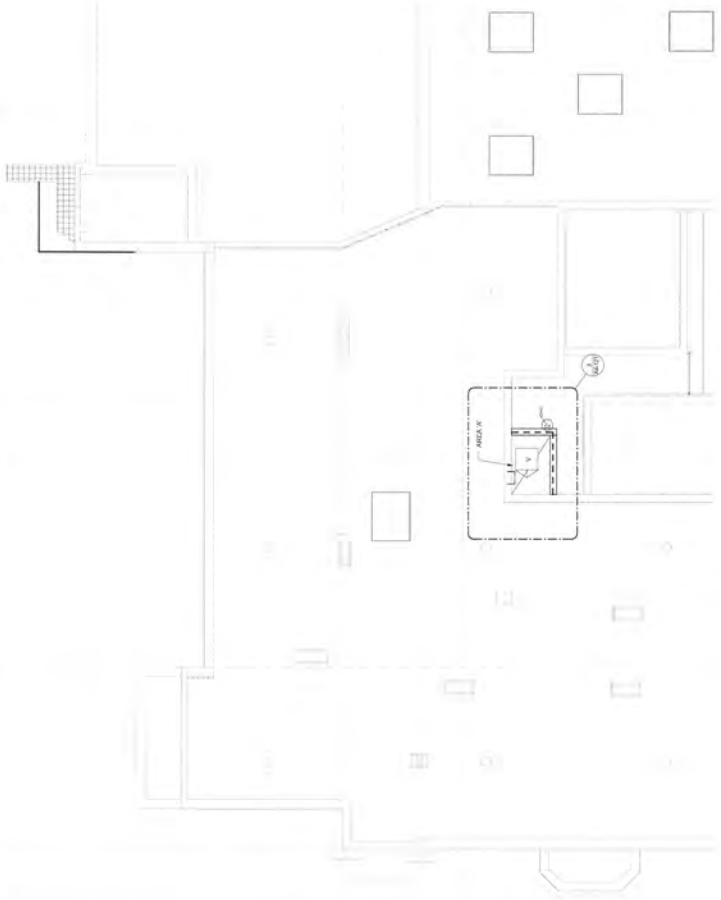
- (E) EXISTING
- NEW FOOTPRINT DEVELOPED FROM EXISTING
  - NEW FOOTPRINT DEVELOPED FROM EXISTING
  - NEW ROOF SLOPE
  - NEW CRACK
  - NEW CRACKS, CORNERS AND VERTICAL JUNCTIONS (LANSING)
  - ROOF BURST CRACK SLOPE
  - ROOF BURST CRACK SLOPE
  - ROOF DRAIN
  - DOWNPOUT LEAKS/HEAD AND THROUGHWALL SOUPPER FLASING
  - PROPOSED ROOF PENETRATIONS

\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner \_\_\_\_\_  
Date 4/24/15  
This approval applies only to the information requested and is subject to all the regulations of approval. Additional zoning requirements may apply.

**KEY PLAN**



ROOF AREA	REGULATION AREA (MM)	TAPERED ROOF SYSTEM	REGULATORY MATERIAL	UL CLASS	ROOFING TYPE	COMMENTS
A	73 SF	ISO TYP	INS	A		
TOTAL	73 SF					



1 PARTIAL ROOF PLAN  
10/21/15

LU15-117195 HZ EXH.C-A



PUBLIC WORKS DIVISION  
PORTLAND PUBLIC SCHOOLS  
1200 NE 11th Avenue  
Portland, OR 97211

**oh**  
OH PARTNERSHIP  
1200 NE 11th Avenue  
Portland, OR 97211  
503.988.2400

NOT FOR CONSTRUCTION

WOODLAWN SCHOOL  
PORTLAND PUBLIC SCHOOLS  
IMPROVEMENT PROJECT 2015  
1200 NE 11th Avenue  
Portland, OR 97211

DESIGN NUMBER  
REQUIRED DRAWING  
REVISED

SHEET TITLE  
ENLARGED FLOOR PLANS  
SHEET NUMBER  
A4-121  
PROJECT NUMBER  
1501200000001

FLOOR PLAN SHEET NOTES

- A. Approximate room layouts.
- B. See floor plan for door swing directions for door frame, ceiling, and other conditions for placement. (A.S.C.)
- C. See floor plan for door swing directions for door frame, ceiling, and other conditions for placement. (A.S.C.)
- D. See wall construction for the "SIP" system. (A.S.C.)
- E. See wall construction for the "SIP" system. (A.S.C.)

LEGEND



KEYNOTE LEGEND

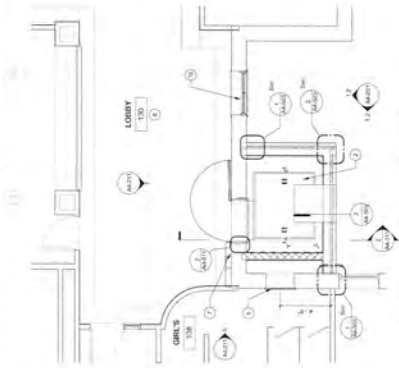
- 1. 12000 SIP WITH INSULATION SYSTEM. FLOOR FINISH TO 2" ABOVE FINISH.
- 2. Area above.
- 3. Area below.
- 4. Patch with select concrete to match.
- 5. Patch with select concrete to match.
- 6. Patch with select concrete to match.
- 7. Patch with select concrete to match.
- 8. Patch with select concrete to match.

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

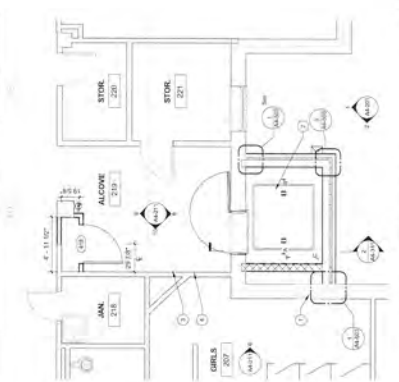
This approval expires 30 days after the date of approval. This approval is subject to all revisions, conditions of approval, and additional zoning requirements may apply.

Additional zoning requirements may apply.

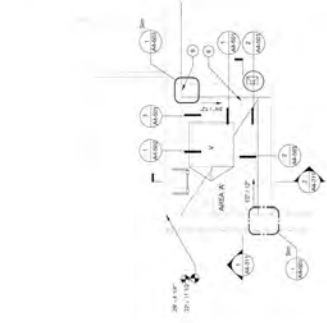
KEY PLAN



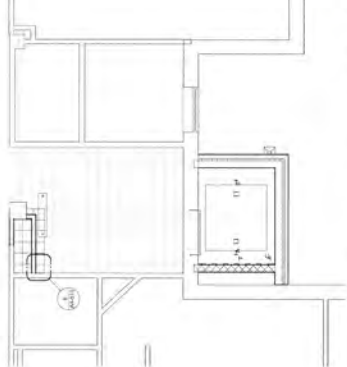
1 ENLARGED GROUND FLOOR PLAN



2 ENLARGED SECOND FLOOR PLAN



3 ENLARGED ROOF PLAN



4 ENLARGED SECOND FLOOR REFLECTED CEILING PLAN

All drawings, designs, schematics, and plans and their contents shall remain the property of OH Partnerships. No part of these drawings or plans may be reproduced, stored, copied, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of OH Partnerships. Any use of these drawings or plans without the prior written permission of OH Partnerships is prohibited by law.

1515-117195 HP EXH.C.5



PORTLAND PUBLIC SCHOOLS  
 7200 NE 17th Avenue  
 Portland, OR 97218

**Oh**  
 ELECTRICAL CONTRACTORS  
 17311 NE 28th Ave  
 Portland, OR 97218  
 503.283.1500

NOT FOR  
 CONSTRUCTION

WOODLAWN SCHOOL  
 7200 NE 17th Avenue  
 Portland, OR 97218  
 IMPROVEMENT PROJECT 2015

DRAWN: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 DATE SUBMITTED: \_\_\_\_\_  
 FILE: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 SHEET TITLE: EXTERIOR ELEVATION  
 SHEET NUMBER: A4-200



1 EXTERIOR ELEVATION - EAST - EXISTING  
 18'-11 1/2"

2 EXTERIOR ELEVATION - SOUTH - EXISTING  
 18'-11 1/2"

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner: *[Signature]*  
 Date: 4/24/15  
 \* This approval applies only to the plans included and is subject to all other 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

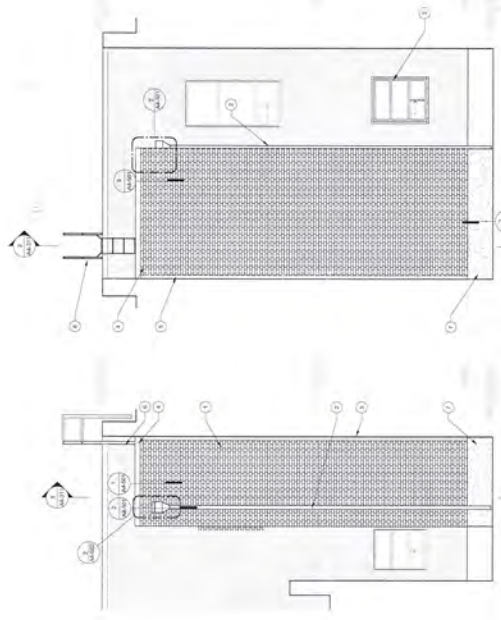
NOT FOR CONSTRUCTION

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

DATE PLOTTED	
DATE PRINTED	
FILE	
JOB NUMBER	
NO. OF SHEETS	
SHEET TITLE	
EXTENSION ELEVATIONS	
SHEET NUMBER	
A4-201	
NO. OF SHEETS	
EXTENSION SHEET	

**KEYNOTE LEGEND**

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



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 Plans, Specifications, Schedules, and details shall be subject to the authority of the City of Portland, Oregon. Any work, materials, or equipment used shall be subject to the authority of the City of Portland, Oregon. All work shall be subject to the authority of the City of Portland, Oregon. All work shall be subject to the authority of the City of Portland, Oregon.

All other building, including, but not limited to, signs, shall be located by and to the design of the applicant. The applicant shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The applicant shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.



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

**Oh**  
 OREGON  
 2018

NOT FOR CONSTRUCTION

WOODLAWN SCHOOL  
 IMPROVEMENT PROJECT 2015

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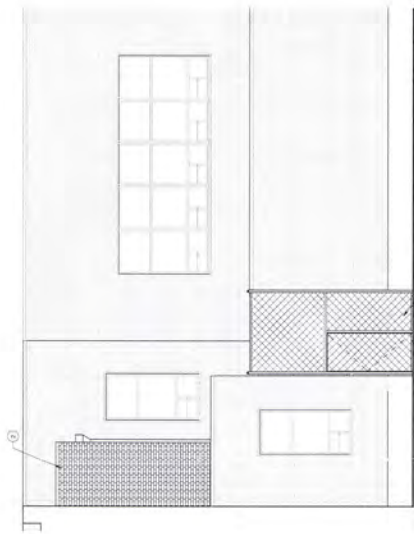
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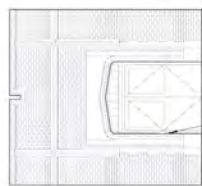
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**KEYNOTE LEGEND**

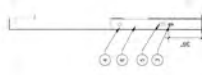
- 1 New fence and sign to replace entrance and identification of existing. See Civil Plans.
- 2 New entrance canopy.
- 3 New exterior power strip walkway.
- 4 Existing canopy removal.
- 5 Existing canopy removal.
- 6 Existing fence to be retained.



**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  
 Planner: *[Signature]*  
 Date: *4/24/15*  
 \*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  
 7200 NE 11th Avenue  
 Portland, OR 97211



WOODLAWN SCHOOL  
 IMPROVEMENT PROJECT 2015

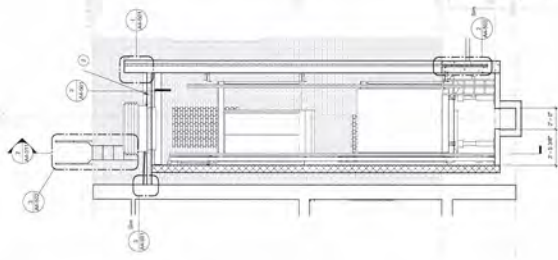
NOT FOR CONSTRUCTION

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

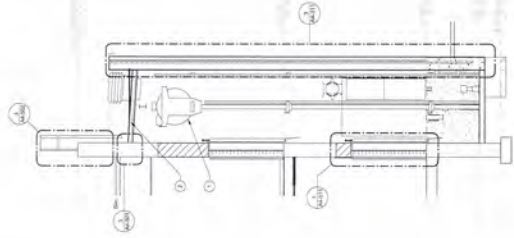
DATE: 11/15/15  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 REVIEWED BY: [Signature]

SHEET NUMBER: A4-311  
 SHEET TITLE: ELEVATOR SECTION

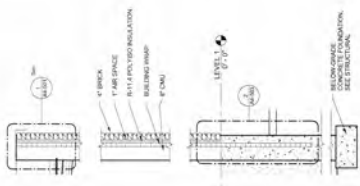
- KEYNOTE LEGEND**
- 1. New elevation
  - 2. New 2015 building existing on new wood deck level



1 ELEVATOR SECTION  
 1/4" = 1'-0"



2 ELEVATOR SECTION  
 1/4" = 1'-0"



3 WALL SECTION  
 1/4" = 1'-0"

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner  
 Date: 4/24/15  
 \* This approval applies only to the  
 stated requirements and is subject to all  
 conditions of approval.  
 Additional string requirements apply in 2

EKH-C-9  
 11/15/17/19/15 H12





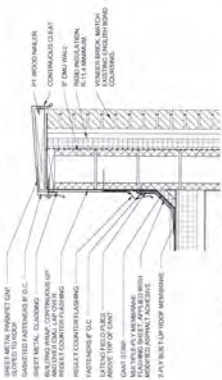
PORTLAND PUBLIC SCHOOLS  
ARCHITECT

**Oh**  
2200 NE 11th Avenue  
Portland, OR 97211

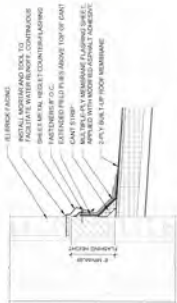
**NOT FOR  
CONSTRUCTION**

**WOOLDAWN SCHOOL**  
2200 NE 11th Avenue  
Portland, OR 97211  
PORTLAND PUBLIC SCHOOLS  
IMPROVEMENT PROJECT 2015

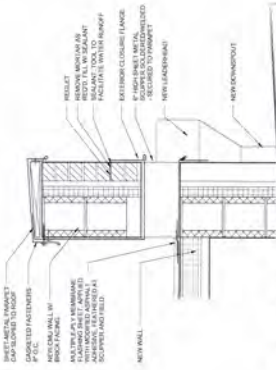
SHEET NUMBER:	A4-501
DATE:	
DESIGNER:	
DRAWN BY:	
CHECKED BY:	
DATE:	



1 NEW PARAPET SECTION DETAIL  
1'-0" x 1'-0"



3 NEW ROOF TO EXISTING WALL SECTION DETAIL  
1'-0" x 1'-0"



City of Portland  
Bureau of Development Services

Permit # 412415  
Date 4/24/15

\* This approval applies only to the conditions of approval and is not valid for any other construction project.

CKH.C-10  
LU 15-117195 HR





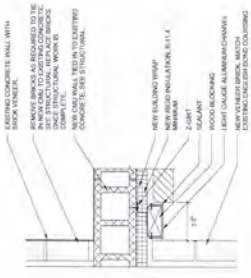
PORTLAND PUBLIC SCHOOLS  
 7205 NE 115th Avenue  
 Portland, OR 97221  
 503.944.6200  
 11/27/2016

Oh

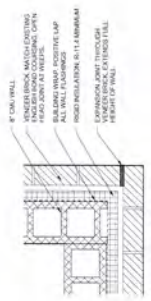
CONSTRUCTION

WOODLAWN SCHOOL  
 PORTLAND PUBLIC SCHOOLS  
 IMPROVEMENT PROJECT 2015

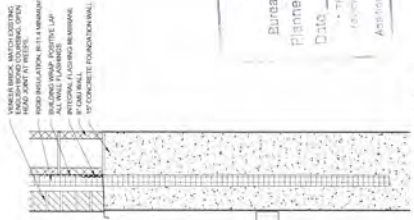
DATE: JAN 27, 2016	DATE: JAN 27, 2016	DATE: JAN 27, 2016	DATE: JAN 27, 2016	DATE: JAN 27, 2016
PROJECT NUMBER: A4-503	SHEET TITLE: EXTERIOR WALL	SCALE: 1/8" = 1'-0"	DATE: JAN 27, 2016	DATE: JAN 27, 2016
PROJECT NUMBER: A4-503	SHEET TITLE: EXTERIOR WALL	SCALE: 1/8" = 1'-0"	DATE: JAN 27, 2016	DATE: JAN 27, 2016



1 NEW WALL TO EXISTING WALL PLAN DETAIL. TYP. 1/8" = 1'-0"



3 NEW EXTERIOR CORNER DETAIL. 1/8" = 1'-0"



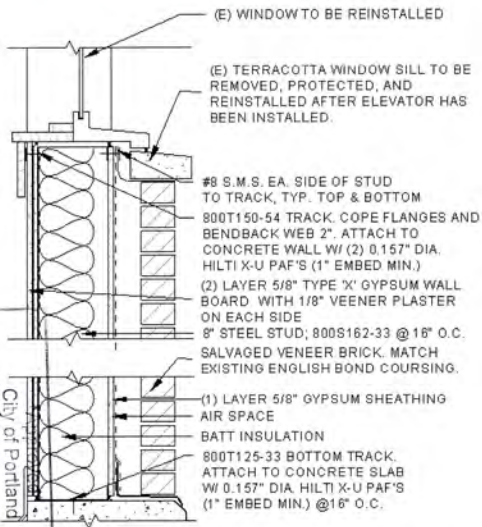
2 NEW WALL BASE SECTION DETAIL. 1/8" = 1'-0"

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

Per the City of Portland, this drawing is submitted to the City of Portland for review and approval. The City of Portland is not responsible for the accuracy or completeness of the information provided on this drawing. Any use is prohibited by law.



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