



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

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

**FINAL FINDINGS AND DECISION BY THE LANDMARKS
COMMISSION RENDERED ON March 13, 2017**

The Historic Landmarks Commission has **approved** a proposal in your neighborhood. 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 16-284082 HR
PC # 16-268218**

Window Replacement at Vista St. Clair

BUREAU OF DEVELOPMENT SERVICES STAFF: Mike Gushard 503-823-5091 /
Mike.Gushard@portlandoregon.gov

GENERAL INFORMATION

Applicant: Vista St Clair Apartments LLC
1000 SW Vista Ave #114
Portland, OR 97205

Charles Kidwell, Architect
308 SW First Ave #200
Portland OR 97204

Malcolm Mciver / Commerce Properties LLC
1000 SW Vist Ave #114
Portland OR 97205

Site Address: 1000 SW VISTA AVE

Legal Description: BLOCK 3 LOT 1-12, JOHNSONS ADD
Tax Account No.: R431600260
State ID No.: 1N1E33CD 04200
Quarter Section: 3027

Neighborhood: Goose Hollow, contact planning@goosehollow.org.
Business District: Stadium Business District, contact Tina Wyszynski at
Tina.wyszynski@gmail.com, Goose Hollow Business Association, contact
Angela Crawford at 503-223-6376.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Other Designations: Non-Contributing Resource – King’s Hill Historic District

Zoning: RH – High Density Residential with Historic Preservation Overlay

Case Type: HR – Historic Resource Review
Procedure: Type III, with a public hearing before the Landmarks Commission. The decision of the Landmarks Commission can be appealed to City Council.

Proposal:
Replacement of all existing unit aluminum-frame single glazed windows with double glazed fiberglass windows. The proposed new windows will be installed in the existing openings and in the same pattern as current conditions. The project also includes new drains internal to the terraces and are not visible. New flashing at the windows and balconies will also be added. Because the proposal is for exterior alterations in a historic district Historic Resource Review is required.

Relevant Approval Criteria:

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

- King’s Hill Historic District Guidelines

ANALYSIS

Site and Vicinity: The site is a 13-story apartment building on a long block within the Kings Hill Historic District, located between SW Vista and SW St. Clair, and SW Park Place and SW Main. The building is an early modernist high-rise apartment building, constructed in 1953 and is not a contributing resource to the King’s Hill Historic District. It has strong rectilinear concrete design with flat roofs, and a cross-shaped plan with three short wings and a long (east) wing. It sits within a landscaped lot among the tree-lined streets and historic landmarks of the district.

Zoning: The High Density Residential (RH) is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services. Newly created lots in the RH zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

The Scenic Resource Zone “s” overlay is intended to protect Portland’s significant scenic resources as identified in the Scenic Resources Protection Plan; enhance the appearance of Portland to make it a better place to live and work; create attractive entrance ways to Portland and its districts; improve Portland’s economic vitality by enhancing the City’s attractiveness to its citizens and to visitors; and implement the scenic resource policies and objectives of Portland’s Comprehensive Plan. The purposes of the Scenic Resource zone are achieved by establishing height limits within view corridors to protect significant views and by establishing additional landscaping and screening standards to preserve and enhance identified scenic resources.

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:

- LU 2003-148216HDZ – Approval of alterations to an enclosed stairway.
- LU 16-144251 HR – Approval of alterations to the porte-cochere area and rear decks.
- LU 2016-280837 HR – New small window in rear of property.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed **February 13, 2017**. The following Bureaus have responded with no issue or concerns:

- Bureau of Environmental Services
- Water Bureau
- Fire Bureau
- Site Development
- Bureau of transportation Engineering
- Bureau of Parks – Forestry Division

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **February 13, 2017**.

No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

Procedural History: This staff report was accepted by the majority of Historic Landmarks Commission at the March 13th, 2017 hearing for this project with 3 voting in favor and 2 voting against. A more detailed summary of their deliberations is included in the Conclusions section of this report.

Stephen N. Solomon, a resident of the building, testified at the hearing in opposition. The testifier was concerned about the projects impacts to the residents including; darkness caused by scaffolding and noise. He further felt that installed examples of the window-type within Portland should have been provided as part of the application packet. Mr. Solomon also submitted written testimony which is included in the record as exhibit F1

Staff Response: The temporary impacts during construction and financial impact of the project are not considered as part of Historic Resource Review. The King's Hill Historic District Guidelines only deal with the physical impacts to the exterior of buildings in the District pursuant to § 33. 846.060G

Zoning Code Approval Criteria

1. 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 King's Hill Historic District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are the *King's Hill Historic District Guidelines*.

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

King's Hill Historic District Guidelines

A1. Historic Character. Retain and preserve the diverse historic character of the King's Hill Historic District.

A2. Architectural Styles. Maintain the architectural integrity of historic building façades. Respect the essential forms and styles of the historic buildings in the district.

A5. Historic Change to Buildings. Alterations may take on historical significance over time. Preserve those portions or features of a building that define its historical, cultural, or architectural value.

P2. Embellish the Different Levels of Buildings. Embellish the different levels of a building that are visible from the streets or public open spaces. Enhance the pedestrian network by forming visual connections from buildings to adjacent streets. Incorporate building equipment, mechanical exhaust systems, and/or service areas in a manner that does not detract from the pedestrian environment.

Findings for A1, A2, A5 and P2: The existing building was constructed outside the period of significance and is distinctly taller and more modern than the historic buildings in the district. The replacement of the existing aluminum windows with fiberglass windows of a similar appearance within the same openings does not alter the character of Vista St. While the window replacements take place at every level of the building their uniformity does not embellish the levels. The existing conditions of the building, with its landscaping, port-cochere and raised terrace at the southern elevations already achieves this goal. The new drains are at the terrace levels and they will not be visible. The flashing details will replicate the current profile. *Therefore these criteria are met.*

D1. Exterior Alterations. Exterior alterations should complement the resource's massing, size, scale, and architectural features.

D5. Building Context and Composition. In new construction, complement the characteristics of the site and architectural features of contextual building by borrowing from, and building on, the design vocabulary of the district's historic buildings. When adding to or altering the exterior of existing development, respect the character of the original structure as well as adjacent structures.

D8. Exterior Materials and Features. Retain or restore original exterior finishing materials. Use materials and design features that promote permanence, quality, and visual interest. Use materials and design features that are consistent with the building's style and with the existing vocabulary of the historic district.

D9. Window Features. Retain and preserve window features that are important in defining the building's historic character. Replace, in kind, extensively deteriorated or missing parts of the window casement when surviving prototypes exist. When in-kind replacement is not practical, replace with elements that recreate the window's historic character.

Findings D1, D5, D8 and D9: The massing, size, scale and architectural features of the building will not be majorly impacted by the replacement of the windows. The new windows will have slightly larger and darker mullions as illustrated by the included renderings, adding more contrast and interest to the façade. This change does not substantially alter the composition of the building, as the windows will be installed within the existing openings and the replacement windows will have the roughly the same and pattern of lights and operation pattern as the existing window. Fiberglass windows offer an improvement in quality and permanence over the existing windows. Aluminum windows are much more susceptible to corrosion in moist climates. The new drains will not be visible and the flashing details will replicate the current profile. *Therefore these criteria are met.*

2. Chapter 33.480.040 Scenic Resource Zone Development Standards

The Scenic Resource zone is intended to:

- Protect Portland's significant scenic resources as identified in the *Scenic Resources Protection Plan*;
- Enhance the appearance of Portland to make it a better place to live and work;
- Create attractive entrance ways to Portland and its districts;
- Improve Portland's economic vitality by enhancing the City's attractiveness to its citizens and to visitors;
- Implement the scenic resource policies and objectives of Portland's Comprehensive Plan.

Findings: The purposes of the Scenic Resource zone are achieved by establishing height limits within view corridors to protect significant views and by establishing additional landscaping and screening standards to preserve and enhance identified scenic resources.

The proposal does not impact the height or massing of the building. It will not impact views past the building. *Therefore these development standards are met.*

CONCLUSIONS

The subject building is a modernist high-rise that is a non-contributing resource and is not compatible with the King's Hill Historic District's houses and turn of the 20th century apartment buildings. For this reason, alterations to the property are considered for their potential impact to the historic character of the district. This does not mean that the alterations to the property *cannot* adversely affect the district but in this case the effect is minimal. 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. This proposal meets the applicable Historic Resource Review criteria. *Therefore this project warrants approval.*


Three out of five commissioners present voted to approve the project. The commissioners that voted against the proposal stated that the proposed windows were shown to be set too far flush with the exterior of the building. One commissioner stated that the windows were not architecturally compatible with the 1950s tower and that this lack of compatibility would result in a negative impact on the district as a whole. The other commissioner who voted no stated that the subject building could, in and of itself, be considered a historic resource, despite the fact that it does not contribute to the King's Hill Historic District. The commissioner felt the change to thicker mullions and a more flush appearance were not in keeping with the character of the building and did not meet the King's Hill Guidelines pertaining to compatibility.

Among those commissioners that voted to approve the project, one stated that Guideline A3 (*Historic Materials, Features and Color*) which was included in the initial staff recommendation, did not apply to the project as the non-contributing subject building does not possess what would be classified as "historic materials" within the period of significance for the King's Hill Historic District. That commissioner expressed concern that the inclusion of this guideline could be misleading to future applicants about what is allowable on resources that are contributing or non-contributing resources that are of similar size and scale to the historic buildings in the District. The Commission generally agreed with this assertion therefore Guideline A3 is not considered in the findings of this report because the Commission agreed that it was applicable.

LANDMARKS COMMISSION DECISION

It is the decision of the Landmarks Commission to approve Historic Design Review for the replacement of aluminum windows with fiberglass windows at Vista St. Clair Apartment Building. This recommendation is per Exhibits C1-C9 and subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through 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 16-284082 HR ". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

By: 
Kirk Ranzetta, Landmarks Commission Chair

Application Filed: December 19, 2016
Decision Filed: March 14, 2017

Decision Rendered: March 13, 2017
Decision Mailed: March 28, 2017

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 December 9, 2016, and was determined to be complete on January 9, 2017.

Zoning Code Section X 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 December 9, 2016.

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 waived the 120-day review period, as stated with Exhibit (Exhibit # A1)

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 April 11, 2017 at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. 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 by appointment at, 1900 SW Fourth Avenue, Suite 5000, Portland, Oregon 97201. Please call the file review line at 503-823-7617 for an appointment.

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).

Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing, one in which new evidence can be submitted to City Council.

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 \$2750.00 will be charged (one-half of the application fee for this case).**

Neighborhood associations 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 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 decision is not appealed, it will be final on **April 12, 2017** (It cannot be recorded before that date, but it must be recorded by the Multnomah County Recorder before the approved use is permitted, any building or zoning permits are issued.

- 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 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.

Expiration of this approval. This decision expires 3 years from the date it is rendered unless:

- A building permit has been issued, or
- The approved activity has begun, or
- In situations involving only the creation of lots, the land division has been recorded.

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.

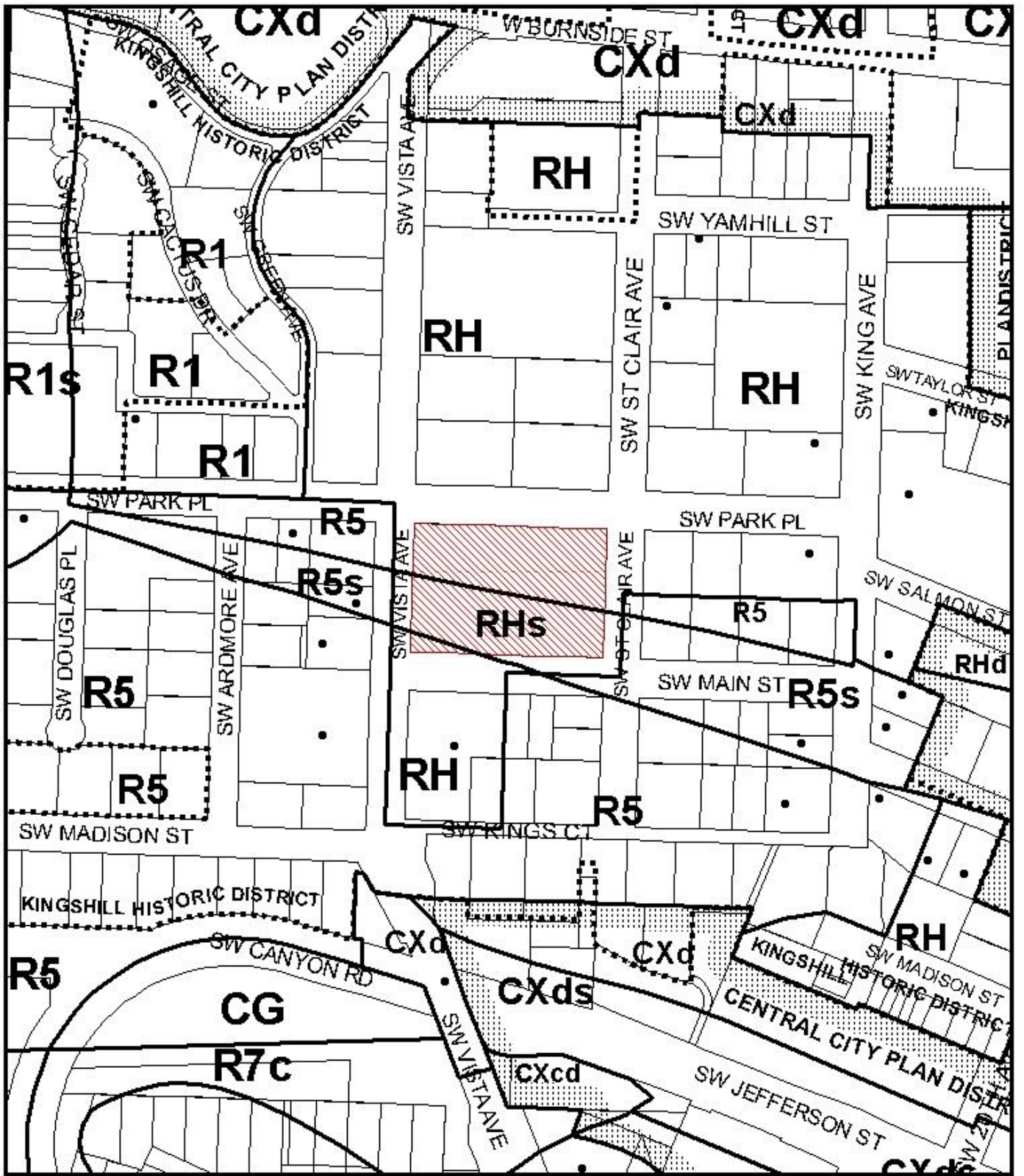
Mike Gushard
March 20, 2017

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).

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. 120 Day Waiver
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Site Plan (attached)
 - 2. 1st Floor & Typical Conditions
 - 3. 11th and 12th Floor Plan
 - 4. Penthouse Plans, West and East Elevation
 - 5. North and South Elevations
 - 6. Window jamb demolition plan and details
 - 7. Window Details
 - 8. Elevation with drain locations noted
 - 9. Elevation with drain locations noted

- 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. Life Safety
 - 2. TRACS Printout of Bureau Responses
- F. Letters None received
- G. Other
 - 1. Original LUR Application
 - 2. Staff photos of windows
- A. Hearing
 - 1. Staff Report
 - 2. March 13, 2017 Staff Presentation
 - 3. March 13, 2017 Applicant Presentation
 - 4. Public Testimony of Stephen N. Solomon



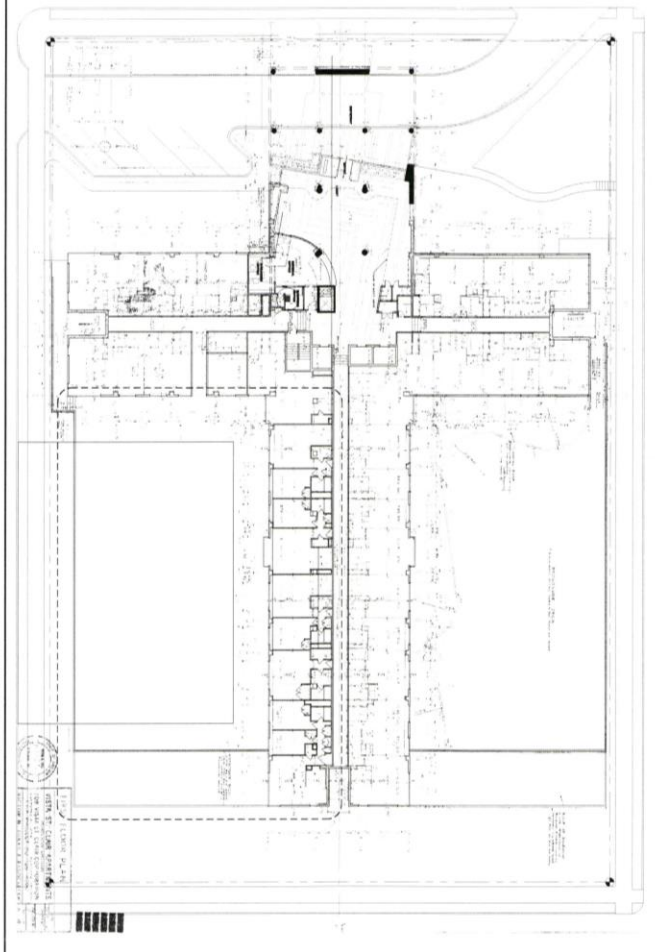
ZONING

-  Site
-  Historic Landmark

This site lies within the:
KING'S HILL HISTORIC DISTRICT



File No.	LU 16-284082 HR
1/4 Section	3027
Scale	1 inch = 200 feet
State_Id	1N1E33CD 4200
Exhibit	B (Dec 14, 2016)



1 SITE PLAN EXISTING BUILDING
SCALE: 1/8\"/>



2 VICINITY MAP
SCALE: 1/8\"/>

PROJECT GENERAL NOTES

1. REVIEW ALL CONTRACT DOCUMENTS AND COMMENTS TO THE DESIGN DOCUMENTS FROM THE ARCHITECT AND OWNER TO DETERMINE THE SCOPE OF WORK AND THE DESIGN INTENT. THE ARCHITECT AND OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND DEVELOPMENT SERVICES DIVISION.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PORTLAND AND THE PORTLAND DEVELOPMENT SERVICES DIVISION. THE ARCHITECT AND OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND DEVELOPMENT SERVICES DIVISION.
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DRAWING INDEX

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Approved!
City of Portland - Bureau of Development Services
Planner [Signature]
* This approval is subject to the reviewers requested and is subject to the conditions of the applicable zoning requirements that may apply.
Date 3/15/17

PROJECT INFORMATION

PROJECT INFORMATION
 BUILDING: VISTA ST. CLAIR APARTMENTS
 LOCATION: 1000 NW 24TH AVENUE, PORTLAND, OREGON
 CONSTRUCTION TYPE: 1-BRICK/CONCRETE
 OCCUPANCY: B, R, C (OFFICE/COMMERCIAL)
 HEIGHT: 13 STORIES
 BUILDING AREA: 100,000 SQ FT
 OWNER: COMMERCIAL INVESTMENT GROUP
 GENERAL CONTRACTOR: [Name]
 ARCHITECT: [Name]
 BUILDING ENVELOPE: [Name]
 CONTACT: [Name]

SUMMARY OF WORK

SUMMARY OF WORK
 THE PROJECT IS AN EXISTING WINDOW AND GLAZING SYSTEM REPLACEMENT. THE PROJECT WILL INVOLVE THE REMOVAL OF THE EXISTING WINDOW AND GLAZING SYSTEM AND THE INSTALLATION OF A NEW WINDOW AND GLAZING SYSTEM. THE WORK WILL INCLUDE THE REMOVAL OF THE EXISTING WINDOW AND GLAZING SYSTEM, THE INSTALLATION OF THE NEW WINDOW AND GLAZING SYSTEM, AND THE REPAIR OF THE SURROUNDING WALLS AND STRUCTURE. THE WORK WILL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PORTLAND AND THE PORTLAND DEVELOPMENT SERVICES DIVISION.

BUILDING CODE APPEALS (Previously Approved)

- Appeal D-1998: [Description]
- Appeal D-1999: [Description]
- Appeal D-2000: [Description]
- Appeal D-2001: [Description]
- Appeal D-2002: [Description]
- Appeal D-2003: [Description]
- Appeal D-2004: [Description]
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- Appeal D-2050: [Description]
- Appeal D-2051: [Description]
- Appeal D-2052: [Description]
- Appeal D-2053: [Description]
- Appeal D-2054: [Description]
- Appeal D-2055: [Description]
- Appeal D-2056: [Description]
- Appeal D-2057: [Description]
- Appeal D-2058: [Description]
- Appeal D-2059: [Description]
- Appeal D-2060: [Description]
- Appeal D-2061: [Description]
- Appeal D-2062: [Description]
- Appeal D-2063: [Description]
- Appeal D-2064: [Description]
- Appeal D-2065: [Description]
- Appeal D-2066: [Description]
- Appeal D-2067: [Description]
- Appeal D-2068: [Description]
- Appeal D-2069: [Description]
- Appeal D-2070: [Description]
- Appeal D-2071: [Description]
- Appeal D-2072: [Description]
- Appeal D-2073: [Description]
- Appeal D-2074: [Description]
- Appeal D-2075: [Description]
- Appeal D-2076: [Description]
- Appeal D-2077: [Description]
- Appeal D-2078: [Description]
- Appeal D-2079: [Description]
- Appeal D-2080: [Description]
- Appeal D-2081: [Description]
- Appeal D-2082: [Description]
- Appeal D-2083: [Description]
- Appeal D-2084: [Description]
- Appeal D-2085: [Description]
- Appeal D-2086: [Description]
- Appeal D-2087: [Description]
- Appeal D-2088: [Description]
- Appeal D-2089: [Description]
- Appeal D-2090: [Description]
- Appeal D-2091: [Description]
- Appeal D-2092: [Description]
- Appeal D-2093: [Description]
- Appeal D-2094: [Description]
- Appeal D-2095: [Description]
- Appeal D-2096: [Description]
- Appeal D-2097: [Description]
- Appeal D-2098: [Description]
- Appeal D-2099: [Description]
- Appeal D-2100: [Description]

PROJECT DATA SUMMARY

NO.	DESCRIPTION	UNIT	AMOUNT
1	GENERAL NOTES	NO.	1
2	ACCOMPANYING INFORMATION	NO.	1
3	PROJECT NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
4	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
5	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
6	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
7	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
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9	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
10	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
11	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
12	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
13	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
14	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
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17	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
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20	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
21	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
22	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
23	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
24	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
25	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
26	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
27	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
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30	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
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38	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
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41	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
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45	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
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48	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
49	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
50	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1

BUILDING DATA SUMMARY

NO.	DESCRIPTION	UNIT	AMOUNT
1	GENERAL NOTES	NO.	1
2	ACCOMPANYING INFORMATION	NO.	1
3	PROJECT NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
4	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
5	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
6	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
7	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
8	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
9	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
10	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
11	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
12	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
13	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
14	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
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17	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
18	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
19	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
20	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
21	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
22	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
23	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
24	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
25	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
26	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
27	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
28	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
29	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
30	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
31	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
32	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
33	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
34	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
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37	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
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42	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
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44	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
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46	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
47	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
48	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
49	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1
50	GENERAL NOTES, GENERAL NOTES, GENERAL NOTES	NO.	1

Approved!
City of Portland - Bureau of Development Services
Planner [Signature]
* This approval is subject to the reviewers requested and is subject to the conditions of the applicable zoning requirements that may apply.
Date 3/15/17

COVER PAGE / SITE PLAN

<p>Project Title: Vista St. Clair Apartments WINDOW REPLACEMENT</p> <p>Commerz Properties Inc. 1000 SW Vista Ave, Portland, Oregon</p>	<p>Project No: [Number]</p> <p>Scale: 1/8" = 1'-0"</p> <p>Sheet No: 001</p>
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REVISIONS

No.	Date	Description
1	24 OCT 2016	ISSUED FOR PERMIT
2	07 DEC 2016	REVISED FOR PERMIT
3	25 JAN 2016	REVISED FOR PERMIT
4	15 FEB 2016	REVISED FOR PERMIT

LEED LEED ARCHITECTS

71 SW 5th St, Portland, OR 97204
Phone: 503.228.2840
Fax: 503.228.2841
www.leed.com

REGISTERED ARCHITECT
STATE OF OREGON

A 001

R11111 DINGS PERMIT SFT 10-21-2016