



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

Chloe Eudaly, Commissioner  
Rebecca Esau, Interim Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** August 17, 2017  
**To:** Interested Person  
**From:** Mark Moffett, Land Use Services  
503-823-7806 / [mark.moffett@portlandoregon.gov](mailto:mark.moffett@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 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 17-170198 CU**

#### **GENERAL INFORMATION**

**Applicant/Operator:** Kristy Olsen  
3922 SE 66th Ave.  
Portland, OR 97206

**Property Owners:** Dustin and Kristy Olsen  
3922 SE 66th Ave.  
Portland, OR 97206

**Site Address:** 3922 SE 66TH AVE

**Legal Description:** BLOCK 6 LOT 14, LAURELWOOD PK  
**Tax Account No.:** R480801690  
**State ID No.:** 1S2E08CB 22900  
**Quarter Section:** 3437

**Neighborhood:** Foster-Powell, contact Shawn Morgan at 503-622-3933.  
**Business District:** Eighty-Second Ave of Roses Business Association, contact Nancy Chapin at [nchapin@tsgpdx.com](mailto:nchapin@tsgpdx.com)  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.

**Zoning:** **R5a** (Single-Dwelling Residential 5,000 base zone with “a” or Alternative Design Density overlay zone)

**Case Type:** **CU** (Conditional Use Review)  
**Procedure:** **Type II**, an administrative decision with appeal to the Hearings Officer.

**PROPOSAL:** The applicant was issued a Type A Accessory Short-Term Rental (ASTR) permit for two bedrooms of the house at 3922 SE 16<sup>th</sup> Avenue in September, 2015. The house is a newer two-story structure with four bedrooms built in 2013, and includes a fenced rear yard with detached garage off the alley. At the present time the applicant seeks to turn the facility into a four bedroom Type B ASTR, which requires prior approval through a Conditional Use Review.

Because no commercial meetings (weddings, events, conferences, etc.) are proposed, the request for the four bedroom Type B ASTR is processed as a Type II application (33.207.050.A.2).

No exterior alterations to the structures, site work or landscaping are proposed. As noted above, no commercial meetings or other large events are proposed. The house rules will require quiet time between 10:00 PM and 9:00 AM. The applicant states that they will be on-call for emergencies that arise, and that the grounds and sidewalk will be maintained for litter. The house rules also state no parties are allowed. The applicant states that there will be a maximum of 9 guests at any one time, and that all bedrooms have functioning smoke detectors and carbon monoxide alarms. No nonresident employees are proposed, no alcohol or food will be served to guests, and a guest log book will be maintained. A traffic study and applicant narrative has been submitted, along with drawings showing the existing house and site.

**RELEVANT APPROVAL CRITERIA:** In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found at **33.815.105.A-E**, Conditional Use Approval Criteria for Institutional and Other Uses in R Zones.

## ANALYSIS

**Site and Vicinity:** The subject site is a standard rectangular lot of 4,000 square feet, as is typical for most homes on this and the immediately-surrounding blocks. The site has frontage on the east side of NE 66<sup>th</sup> Avenue, one lot north of the intersection of SE 66<sup>th</sup> Avenue and SE Center Street. The existing two-story homes sits near the center of the lot, and has a detached garage with service off the alley in the middle of the block.

The surrounding area is characterized by detached single-family homes of a great variety of ages, from older homes built around the turn of the century and in the 1920's, to midcentury ranch homes, to more recent infill housing. Kern Park is located on the block immediately to the south, with a fenced baseball field, children's play area, and open lawn areas with trees. The adjacent street frontage in SE 66<sup>th</sup> Avenue is improved with a paved two-way roadway, on-street parking, curbing and planter strips, and concrete public sidewalks.

**Zoning:** The single-dwelling Residential 5,000 (R5) base zone is intended to preserve land for single-dwelling households, and to protect and enhance the character of single-dwelling neighborhoods. Accessory short-term rental units are allowed, but for facilities with 3 to 5 bedrooms a Conditional Use review is required. The "a" or Alternative Design Density overlay zone provides options for additional density in some cases, provided design compatibility requirements are met: these overlay zone regulations are optional and not relevant to the current application.

**Land Use History:** City records indicate no prior land use reviews for this site.

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed **June 30, 2017**. The following Bureaus have responded:

The *Bureau of Environmental Services* (BES) has reviewed the proposal and responded that they have no issues with the public service adequacy issues per the approval criteria in this application. No objections or concerns are raised. Exhibit E.1 contains staff contact and additional information.

The *Development Review Section of Portland Transportation* has reviewed the proposal and responded with comments and analysis, but no objections or concerns regarding the requested land use review. Detailed findings from this response are included in the response to the approval criteria, later in this decision. Exhibit E.2 contains staff contact and additional information.

The *Police Bureau* has reviewed the proposal and provided a detailed response. It was

determined that the Police Bureau is capable of serving the proposed use at this time. Exhibit E.3 contains staff contact and additional information.

The *Life Safety Section of the Bureau of Development Services* has reviewed the proposal and responded with standard notes that the project must comply with all applicable Building Codes and ordinances. No concerns were raised with regards to the requested land use review. Exhibit E.4 contains staff contact and additional information.

The *Urban Forestry Division of Portland Parks and Recreation* reviewed the proposal and responded without objections or concerns, noting that street trees will only be required in the future of street frontage improvements are proposed or required. Exhibit E.5 contains staff contact and additional information.

The following agencies responded to the request without comment, objection or concern:

- The *Water Bureau* (Exhibit E.6);
- The *Fire Bureau* (Exhibit E.7); and
- The *Site Development Section of the Bureau of Development Services* (Exhibit E.8).

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

## ZONING CODE APPROVAL CRITERIA

### 33.815.010 Purpose of Conditional Use Reviews

Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

### 33.815.105 Institutional and Other Uses in R Zones

These approval criteria apply to all conditional uses in R zones except those specifically listed in sections below. The approval criteria allow institutions and other non-Household Living uses in a residential zone that maintain or do not significantly conflict with the appearance and function of residential areas. The approval criteria are:

**A. Proportion of Household Living uses.** The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the Household Living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the Household Living category and is specifically based on:

1. The number, size, and location of other uses not in the Household Living category in the residential area; and

**Findings:** The “residential area” for purpose of this criterion is the residentially-zoned land found within approximately 400 feet of the site, or just slightly beyond the distance used for notifying property owners of this Type II land use review. The boundaries of this area are SE Rhone Street to the north, SE 64<sup>th</sup> Avenue to the west, SE Boise Street to the south, and SE 68<sup>th</sup> Avenue to the east. There are no other non-residential uses in this adjacent R-zoned area.

The proposed ASTR would increase the number of non-residential uses in the area by one, within the existing single-family dwelling at 3922 SE 66<sup>th</sup> Avenue.

However, unlike large institutional uses such as a church or hospital, the proposed short-term rental units are not likely to significantly change the overall residential character of the area. This modest increase in the number of non-residential uses will not significantly lessen the overall residential appearance and function of the area. The size and location of the project occurs alongside the existing residential function of the house at the site. With regards to the number, size and location of other non-residential uses in the area, this criterion is met.

2. The intensity and scale of the proposed use and of existing Household Living uses and other uses.

**Findings:** The proposal is to allow all four bedrooms in the house to be used as an accessory short-term rental (ASTR). No commercial events or other large gatherings are proposed. The on-site resident will live in the facility at least 270 days per year, as required by the regulations. The applicant has proposed that quiet hours on the property will be between 10pm and 9am. The applicant has specified that no parties are allowed in the house rules.

In order to ensure that the on-site resident and quiet hour rules are observed as proposed, a condition of approval is necessary. With a condition of approval that guests observe the proposed quiet hours to respect neighbors, with responsibility for the quiet hours falling to the resident/operator, the intensity and scale of the proposed use can be limited.

Another aspect of ensuring livability for neighbors which is covered by the Type A ASTR permit process but not addressed in the Type B process is providing contact information for the owner and long-term resident/operator to all abutting neighbors and any additional resident within 150 feet who requests this contact information: in order to ensure this neighborhood contact is provided, an additional condition of approval will be imposed.

By embedding incorporation of the house rules regarding quiet hours and no parties into conditions of approval, as well as a condition for neighbor contact information as noted above, this criterion can be met.

## **B. Physical compatibility.**

1. The proposal will preserve any City-designated scenic resources; and

**Findings:** There are no City-designated scenic resources on or near the site. This criterion does not apply.

2. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks, tree preservation and landscaping; or

**Findings:** No changes are proposed to the exterior of the home with this proposal, and the site appearance, setbacks, on-site landscaping, and other site features will remain the same as today. The site retains the appearance of a single-family home of recent construction, similar to many other nearby homes and structures. No additional on-site parking or other alterations that would impact the green spaces or development on the site are proposed. With approval granted based on drawings which show no physical changes to the structure or site exterior, the proposal will be compatible with adjacent residential developments based on these physical characteristics, and this criterion can be met.

3. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, tree preservation, and other design features.

**Findings:** Because the site maintains the appearance of an existing single-family home, consistent with those abutting the site and others nearby, there are no differences in appearance or scale that require mitigation. This criterion is met.

**C. Livability.** The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

1. Noise, glare from lights, late-night operations, odors, and litter; and

**Findings:** No changes to outdoor lighting are proposed, and neither odors nor litter are expected to result from the use of the home as an ASTR. The most likely impacts of the ASTR use would be noisy guests using the outdoor spaces during the late hours, or causing other noise issues for abutting or nearby properties. To address this concern, the applicant has proposed house rules that would limit the hours of outdoor noise: quiet hours are proposed from 10:00 pm to 9:00 am outdoors.

With approval granted on the condition that house rules be maintained and neighbors be provided with contact information for the on-site resident/operator, the proposal will not have significant adverse impacts on nearby residential livability in terms of noise, light, glare, late-night activities, odors or litter. Therefore, this criterion is met.

2. Privacy and safety issues.

**Findings:** With the quiet hours limiting noise and activity out-of-doors at the facility, there are no anticipated privacy or safety issues associated with this use, which involves private renters using the existing home as temporary lodging. No adverse safety- or privacy-related impacts are anticipated. Routine issues of smoke detectors, carbon monoxide alarms and egress issues are addressed through a condition of approval requiring a fee-paid inspection for these issues prior to operation of the ASTR use. With the noted condition of approval, this criterion is met.

**D. Public services.**

1. The proposed use is in conformance with the street designations of the Transportation Element of the Comprehensive Plan;

**Findings:** The Development Review Section of Portland Transportation has reviewed the proposal for street designations, and found no issues with regards to conformance of the use with street designations in particular (Exhibit E.2). The proposed facility will not impact the distribution of local traffic throughout the surrounding neighborhood. With regards to conformance with street designations, this criterion is met.

2. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity, level of service, and other performance measures; access to arterials; connectivity; transit availability; on-street parking impacts; access restrictions; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; safety for all modes; and adequate transportation demand management strategies;

**Findings:** The Development Review Section of Portland Transportation has reviewed the proposal and provided analysis and recommendation regarding the proposal (Exhibit E.2). The applicant submitted a Traffic Impact Analysis (TIA) prepared by Lancaster Engineering, dated July 10, 2017. Development Review staff has performed a review of the submitted professionally prepared Traffic

Impact Study and agrees with the methodologies, analyses, assumptions, findings, and conclusions to confirm that the above referenced transportation-related approval criterion is satisfied. With a recommendation of approval and no identified concerns, this criterion is met.

3. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the Bureau of Environmental Services.

**Findings:** The Water Bureau and Fire Bureau have reviewed the proposal and responded without objection, as has the Bureau of Environmental Services (Exhibits E.6, E.7 & E.1). The Police Bureau has reviewed the proposal and responded with the statement that public services are adequate to serve the proposed use (Exhibit E.3). Therefore, this criterion is met.

- E. Area plans.** The proposal is consistent with any area plans adopted by the City Council as part of the Comprehensive Plan, such as neighborhood or community plans.

**Findings:** The site is within the boundaries of the *Outer Southeast Community Plan* (1996). There are no direct policies in this plan that speak specifically to a proposal for Accessory Short-Term Rental Units in private homes, which was not generally an anticipated land use at the time the plan was written in the 1990s. Similarly, the *Foster-Powell Neighborhood Plan* (1996) does not feature goals or policies that directly address the proposed ASTR use. This criterion is met.

## DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## CONCLUSIONS

The applicant has proposed a 4-bedroom Accessory Short-Term Rental (ASTR) unit in an existing home in the Foster-Powell neighborhood. House rules do not allow parties and require quiet time. Conditions of approval to ensure that basic neighbor contact information for the ASTR operator and resident be provided, and that an inspection be done to ensure safe sleeping rooms. With conditions of approval as noted, the request is able to meet the relevant criteria and should be approved.

## ADMINISTRATIVE DECISION

**Approval of a Conditional Use Review** to allow a 4-bedroom Type B Accessory Short-Term Rental facility for up to a maximum of nine guests in the existing home at 3922 SE 66<sup>th</sup> Avenue, as shown on the approved plans and drawings, Exhibits C.1 through C.3, all signed and dated August 14, 2017, and subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) 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 "REQUIRED ZONING COMPLIANCE PAGE - Case File LU 17-170198 CU."
- B. The proposed ASTR facility must observe quiet hours for outdoor activity between 10:00 PM and 9:00 AM, and no parties or large gatherings are allowed at the site.

- C. The applicant must provide resident/operator contact information to abutting property owners, with a name and contact phone number provided for the on-site resident/operator, who is required to reside at the facility for at least 270 days per year.
- D. Prior to operation of the facility as a short-term rental, the applicant must pay for and obtain a Special Inspection from the Bureau of Development Services to ensure that the facility meets the smoke detector, carbon monoxide alarm and building code issues at 33.207.040.B.4.

**Staff Planner: Mark Moffett**

**Decision rendered by:** M. MOFFETT **on August 14, 2017.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: August 17, 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 May 11, 2017, and was determined to be complete on June 26, 2017.

*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 May 11, 2017.

*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 October 23, 2017.**

**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 Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on August 31, 2017** at 1900 SW Fourth Ave. Appeals can be filed at the 5<sup>th</sup> floor reception desk of 1900 SW 4<sup>th</sup> Avenue Monday through Friday between 8:00 am and 4:30 pm. **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 Hearings Officer 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 Hearings Officer 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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded on or after **September 1, 2017** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

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

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and



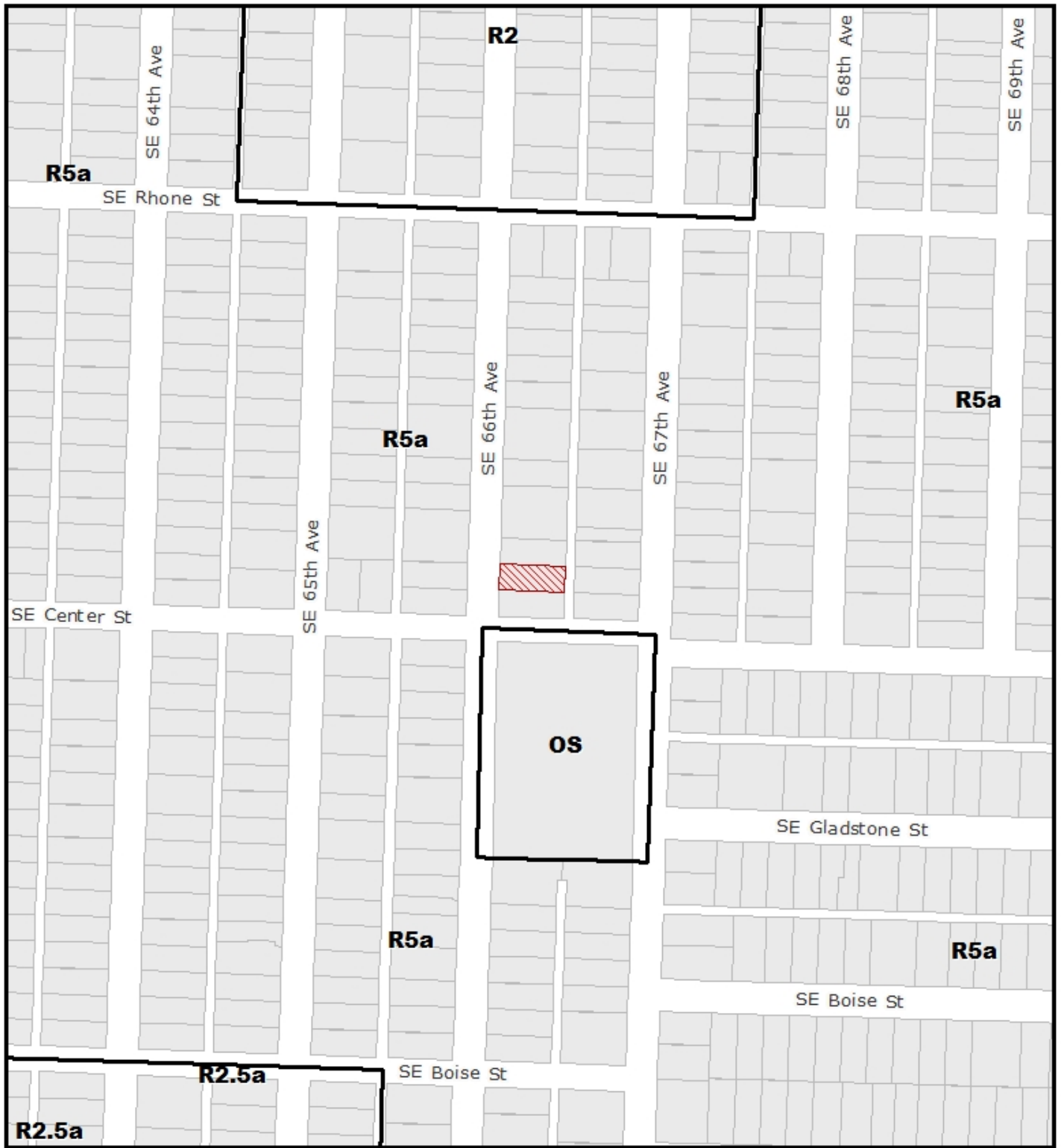
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements
  1. Narrative statement
  2. Traffic Study, rec'd. 6/26/17
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Site Plan (attached)
  2. Elevations (attached)
  3. Floor Plans (attached)
- D. Notification information:
  1. Mailing list
  2. Mailed notice
- E. Agency Responses:
  1. Bureau of Environmental Services
  2. Development Review Section of Portland Transportation
  3. Police Bureau
  4. Life Safety Section of the Bureau of Development Services
  5. Urban Forestry Division of Portland Parks and Recreation
  6. Water Bureau
  7. Fire Bureau
  8. Site Development Section of the Bureau of Development Services
- F. Correspondence (*none submitted at time of decision mailing*)
- G. Other:
  1. Original LU application form and receipt
  2. Incomplete letter from staff to applicant, sent 6/5/17
  3. Routing slip to agency staff, sent 6/27/17

**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**   
NORTH

 Site

File No.	<u>LU 17-170198 CU</u>
1/4 Section	<u>3437</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1S2E08CB 22900</u>
Exhibit	<u>B</u> <u>May 16, 2017</u>

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

LU # 17-170198-CU

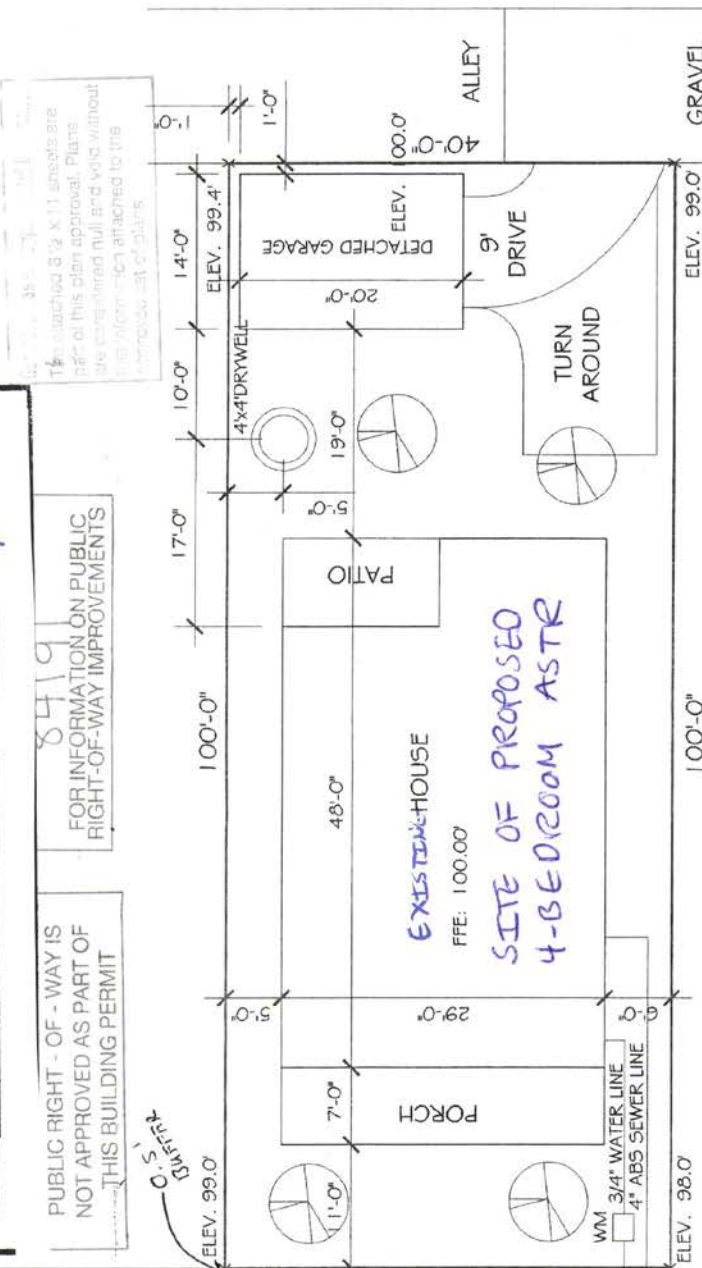
Planner MARK MOFFETT Date AUG 14, 2017

PUBLIC RIGHT-OF-WAY IS NOT APPROVED AS PART OF THIS BUILDING PERMIT

FOR INFORMATION ON PUBLIC RIGHT-OF-WAY IMPROVEMENTS

14' attached 3 1/2" x 11' sheets are part of this plan approval. Plans are considered null and void without this information attached to the approved set of plans.

**REQUIRED AT TIME OF CONSTRUCTION. SEE GREEN BES INSPECTION CARD.** To schedule, contact the automated inspection request (IVR) system at 503-823-7000 and request inspection #487 BES Onsite Stormwater Facility Eval - OR - You may also contact our office directly at 503-823-2059.



BDS COMBINATION INSPECTOR APPROVAL REQUIRED FOR DOWNSPOUTS AND PRIVATE STORMWATER PIPING OUTSIDE OF STORM FACILITIES.

17-170198-CU

LOT AREA: 4,000 SQ. FT.  
 SCALE: 1" = 10'  
 ADDRESS: 2922 SE 66TH AVE.  
 PORTLAND, OR. 97206  
 LEGAL: LAURELWOOD PARK BLOCK 6, LOT 14  
 BUILDING AREAS:  
 HOUSE: 1,280 SQ. FT.  
 PORCH: 232 SQ. FT.  
 TOTAL: 1,512 SQ. FT.  
 IMPERVIOUS AREAS:  
 HOUSE AND PORCHES: 1,595 SQ. FT.  
 GARAGE: 280 SQ. FT.  
 TOTAL: 1,875 SQ. FT.  
 PERCENT COVERAGE: 46.87%



S.E. CENTER ST.

ALLEY ENTRANCE FROM S.E. CENTER TO BE CONSTRUCTED ACCORDING TO RIGHT OF WAY PERMIT

17-170198CU

Exh. C.1

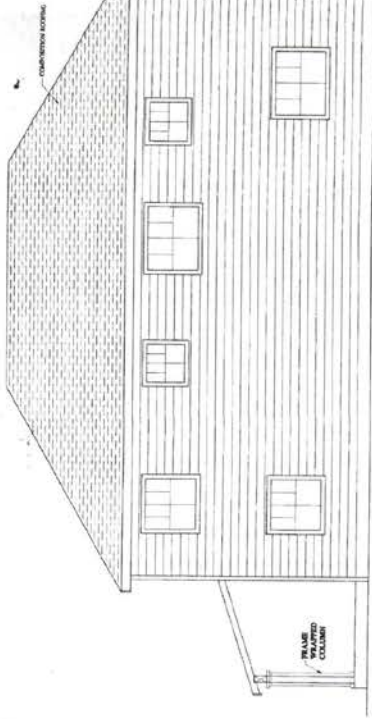
\*Approved\*

City of Portland - Bureau of Development Services

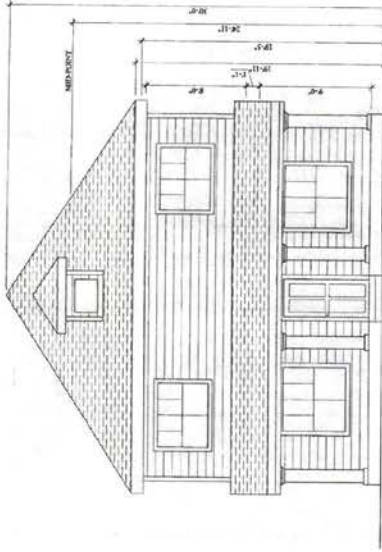
LU # 17-170198 CU

Planner MARK MOFFETT Date AUG. 14, 2017

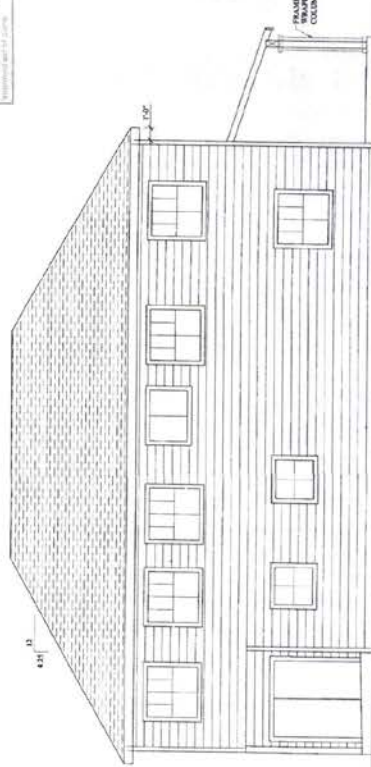
General Notes



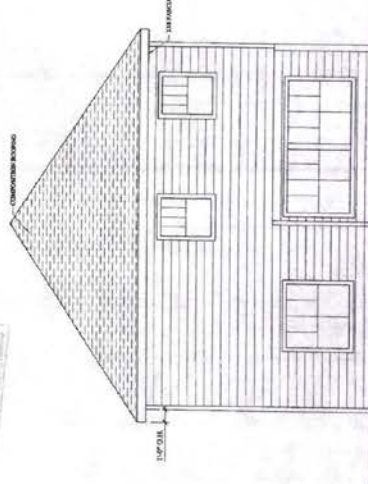
LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

# ELEVATIONS

**TIFFANY & SONS**  
DRAFTING  
2302 S.E. 66TH AVE  
PORTLAND, OR 97206  
503.773.8773  
tiffany@tiffanyandsons.com  
6710 S.E. 49TH AVE  
PORTLAND, OR 97206  
tiffany@tiffanyandsons.com

A-1		1	OF	7
AS NOTED		NO. PROVISIONS FOR		
PROJECT: 17-170198				

**CHEAT HOMES**  
7313 S.E. DIVISION  
PORTLAND, OR 97206

SCAN  
13-200449/411-RS  
9/19

PROFESSIONAL SEAL  
MARK MOFFETT  
PLANNER

City of Portland  
Bureau of Development Services  
17-170198

General Notes & Requirements Compliance  
This project has been reviewed and approved for compliance with the City of Portland Development Code (DC) and the City of Portland Development Code (DC) and the City of Portland Development Code (DC).

W 17-170198 CU

Exh. C.2

LU17-170198CU

# FLOOR PLANS

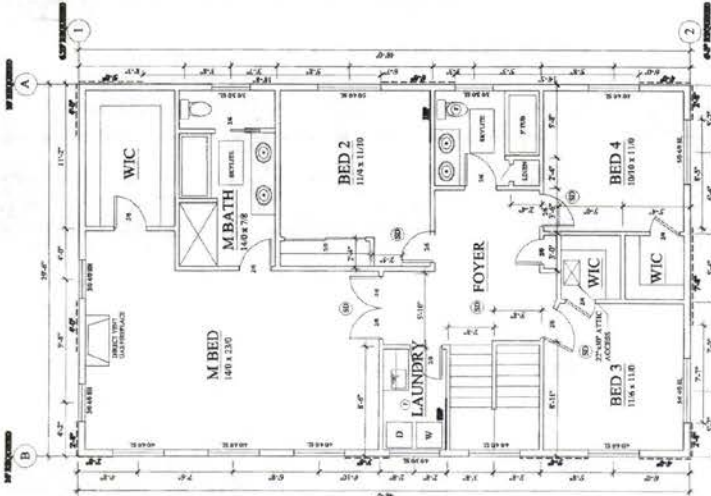
**TIFANY & SONS**  
DRAFTING  
6710 SE 43RD AVE.  
PORTLAND, OR 97266  
PHONE: (503) 236-3976  
FAX: (503) 236-3976  
email: [stiffany@tandsons.com](mailto:stiffany@tandsons.com)

2022 S.E. 66TH AVE.  
PORTLAND, OR 97266  
81773  
AS NOTED  
DATE: \_\_\_\_\_  
PROJECT: \_\_\_\_\_

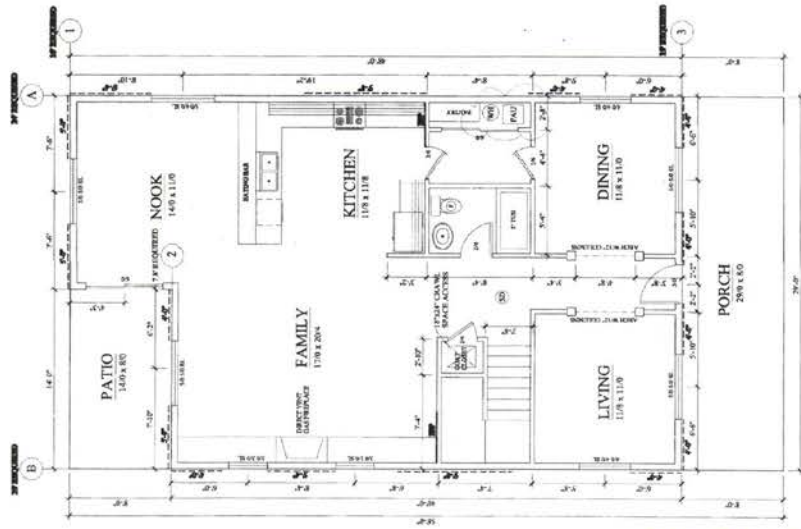
**A-2**  
2 OF 7

- GENERAL NOTES:**
1. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  2. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  3. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  4. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  5. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  6. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  7. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  8. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  9. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  10. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  11. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  12. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  13. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  14. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  15. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  16. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  17. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  18. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  19. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.
  20. ALL INTERIOR WALLS TO BE 5/8" GYPSUM BOARD ON 2x4 STUDS AT 16" ON CENTER.

Additional Energy Measures:  
Zenique Envelopment - 5  
Conservation Measure - A



- (A) REQUIRED: 13'-0" ACTUAL: 24'-0"
- (B) REQUIRED: 10'-0" ACTUAL: 27'-4"
- (1) REQUIRED: 6'-3" ACTUAL: 10'-8"
- (2) REQUIRED: 6'-3" ACTUAL: 13'-0"



- NOTE: SMOKE DETECTORS ARE ALSO CARBON MONOXIDE DETECTORS
- (A) REQUIRED: 24'-0" ACTUAL: 24'-0"
  - (B) REQUIRED: 20'-0" ACTUAL: 27'-4"
  - (1) REQUIRED: 10'-0" ACTUAL: 10'-0"
  - (2) REQUIRED: 7'-0" ACTUAL: 9'-0"
  - (3) REQUIRED: 15'-0" ACTUAL: 16'-0"

**Approved**  
City of Portland - Bureau of Development Services  
LU # 17-170198 W  
Planner MARK MOFFETT Date AUG. 14, 2017

Exh. C.3  
W 17-170198 CU

LU17-170198CU