



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

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

Date: December 19, 2017
To: Interested Person
From: Hannah Bryant, Land Use Services
503-823-5353 / Hannah.Bryant@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 17-249612 HR - ROOFTOP SOLAR IN IRVINGTON HISTORIC DISTRICT

GENERAL INFORMATION

Applicant: Chris O'Brien | Greenlight Solar
6115 E 18th St. #B | Vancouver, WA 98661

Owner: Jesse Friedman & Laura E Hadden
2527 NE 27th Ave | Portland, OR 97212

Site Address: **2527 NE 27TH AVE**

Legal Description: BLOCK 5 LOT 11&12 TL 2300, BRAZEE ST ADD
Tax Account No.: R098901080
State ID No.: 1N1E25CB 02300
Quarter Section: 2833
Neighborhood: Grant Park, contact Ken Peterson at gpnalanduse@gmail.com.
Business District: Soul District Business Association, contact at outreach@nnebaportland.org

District Coalition: Central Northeast Neighbors, contact Sandra Lefrancois at 503- 823-2780.

Plan District: None
Other Designations: Contributing Resource in the Irvington Historic District
Zoning: R5 – Residential 5,000 + Historic Resource Protection Overlay
Case Type: HR – Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Historic Landmarks Commission.

Proposal:
The applicant requests Historic Resource Review for rooftop solar mounted on the house and the garage. All ten solar panels on the house are proposed to be located on the back of, or behind, side dormers. There are no panels proposed for the front of the roof. The six panels proposed for the garage will be mounted a minimum of 6'-9" from the rear property line. Historic Resource Review is required because the proposal is for non-exempt exterior alterations in the Irvington Historic District.

Relevant Approval Criteria:

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

- 33.846.060 G – *Other Approval Criteria*

ANALYSIS

Site and Vicinity: The subject property is the John B. Gray House, a single-dwelling Bungalow style structure constructed in 1911 and listed as a contributing resource in the National Register of Historic Places documentation for the Irvington Historic District. The existing garage is also listed as a contributing garage in the Historic District nomination.

Platted in the late Nineteenth Century, today's Irvington Historic District represents the first additions to Portland that employed restrictive covenants from the outset. These included the exclusion of most non-residential uses from the interior of the neighborhood, and where non-residential uses were allowed, such as the fire station and the telephone exchange, the buildings were purposely disguised to appear more residential in character. The area developed generally from southwest to northeast and its growth was greatly influenced by the installation of streetcar lines that introduced an easy commuting option to downtown.

The contributing resources in Irvington range in design character from expressions of the late Victorian Era styles, especially Queen Anne, through the many Period Revival modes of the early decades of the Twentieth Century, to a few early modernist examples. There is also a wide diversity in the sizes of lots and houses. Original development in many cases included garages or other accessory structures, typically facing side streets on corner lots and accessed by a variety of driveway types on mid-block sites.

The site is located three properties north of NE Brazee, on the west side of NE 27th Avenue. NE 27th Avenue is classified as a *Local Service Bikeway*, *Minor Emergency Response Street*, and a *Local Service Walkway*.

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 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.

Irvington Historic District Platted in the late Nineteenth Century as the first addition to Portland that employed restrictive covenants, the Irvington area developed intensely with a mix of middle class housing types and sizes during the first two decades of the Twentieth Century. The contributing resources in Irvington range in design character from expressions of the late Victorian Era styles, especially Queen Anne, through the many Period Revival modes of the early decades of the Twentieth Century, to a few early modernist examples. There is also a wide diversity in the sizes of lots and houses. In terms of the streetscape, the numbered north-south avenues in Irvington vary dramatically in width, and they mostly form rather long block faces which the houses generally face. The named east-west street block faces are more consistent in length, almost all being traditional 200' Portland blocks. All are lined with mature street trees. These patterns help to lend the neighborhood the distinctive and homogeneous historic character.

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

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **November 15, 2017**. The following Bureaus have responded with no issues or concerns:

- Life Safety

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on November 15, 2017. Two written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Dean Gisvold, December 6, 2017 – The Irvington Community Association conceptually supports solar, but seeks more clarity on when and where its application may be supportable in the Historic District.
- Dean Gisvold, November 20, 2017 – The Irvington Community Association is concerned that the original Notice stated an incorrect procedure type and that the Notice did not include elevations and a description of why the proposal does not meet exemptions outlined in Title 33.

Staff Response: Staff also noted the incorrect procedure type, and a revised Notice was mailed on November 15, 2017.

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 within the Irvington Historic District and the proposal is for non-exempt treatment. Therefore, Historic Resource Review approval is required. The approval criteria are those listed in *33.846.060 G – Other Approval Criteria*.

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

33.846.060 G - Other Approval Criteria

- 1. Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
- 2. Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.
- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings for 1, 2 and 3: The proposal is for rooftop solar modules, to be located on the house and the garage. On both the house and the garage, the gable roofs are oriented perpendicular to the street frontage, with the roof planes facing the side property lines. Therefore, the orientation of the primary roof forms does not allow for the installation of the solar array in a manner that would meet the exemptions listed in Development and Alterations in a Historic District (33.445.320.B.11), which only exempts solar energy systems that are obscured by parapets, or on a pitched roof facing, or within 45 degrees of a rear lot line.

In consideration of the language determining solar exemptions, which emphasizes conditions that limit visibility from the street and from the pedestrian ground level, Staff determined that these are priorities in determining approvable locations for non-exempt solar arrays. The proposed array on the house has been located as far from the street as possible, and is entirely on the rear-facing roof or behind the side dormers. Therefore, the dormers serve to screen most of the panels from the public right-of-way. On the garage, which sits at the back of the lot, the array has been located closer to the house, to maximize its distance from the rear lot line.

The proposal is for a black array, with black anodized framework and fasteners, to minimize contrast with the dark gray asphalt shingle roofing. It will be mounted parallel

to the gabled roof surface, with a maximum of 5” from the face of the roof surface to the top face of the solar panels. The glass is treated with an anti-reflective coating to minimize impact on neighboring properties. The discreet mounting system, and minimal height above the roof surface, further minimize visual impacts to the public realm and to neighboring properties.

Staff has determined that the proposed array is located in the most discreet location on the site, with the least visibility from the public right-of-way, while still maintaining exposure to the sun. Its proposed location, mounting style and height from the roof will not negatively impact the historic character of the contributing resource, or the Historic District. The home and district will remain a record of their time, while discreetly demonstrating the addition of a contemporary material. *Therefore, these guidelines are met.*

4. Historic materials. Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

Finding for 4s: The proposed array will sit on top of non-original asphalt roof shingles. The structural supports will go through the roofing, to attach to the roof structure. However, the solar array will be easy to remove from the rooftop, and its removal will not result in any damage or residual signs of its presence. It will not damage or negatively impact any historic materials. *Therefore, this guideline is met.*

7. Differentiate new from old. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

8. Architectural compatibility. New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

9. Preserve the form and integrity of historic resources. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

10. Hierarchy of compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings for 7, 8, 9, and 10: Like skylights or contemporary asphalt roofing material, the solar array is clearly differentiated from the original architecture and materials of the house, and does not create a conjectural feature. The proposed array is sized to fit within existing roof planes, in response to the massing and features of the contributing resource. Its location, set back from roof edges and tucked behind the side dormer, will not obscure or mar the visual legibility of the original architectural forms. Its minimal visibility, and setbacks from all roof edges demonstrate compatibility with the original contributing resource and with the character of the Historic District. *Therefore, these guidelines are 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

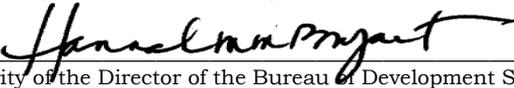
convey historic significance. This proposal for rooftop solar, parallel to side-facing gable roof planes, is minimally visible and therefore does not negatively impact the historic significance of the contributing resources or the Historic District. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of ten rooftop solar modules on the back half of the gable roofs and side dormers on the house, and six panels on the south side of the garage, per the approved site plans, Exhibits C-1 through C-8, signed and dated December 15, 2017, 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 17-249612 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.

Staff Planner: Hannah Bryant

Decision rendered by:  **on December 15, 2017**
By authority of the Director of the Bureau of Development Services

Decision mailed: December 19, 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 October 2, 2017, and was determined to be complete on November 1, 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 October 2, 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 extended by the applicant, **the 120 days will expire on: March 1, 2018.**

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 January 2, 2018** 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. **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.

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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **January 2, 2018** 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.

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

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.

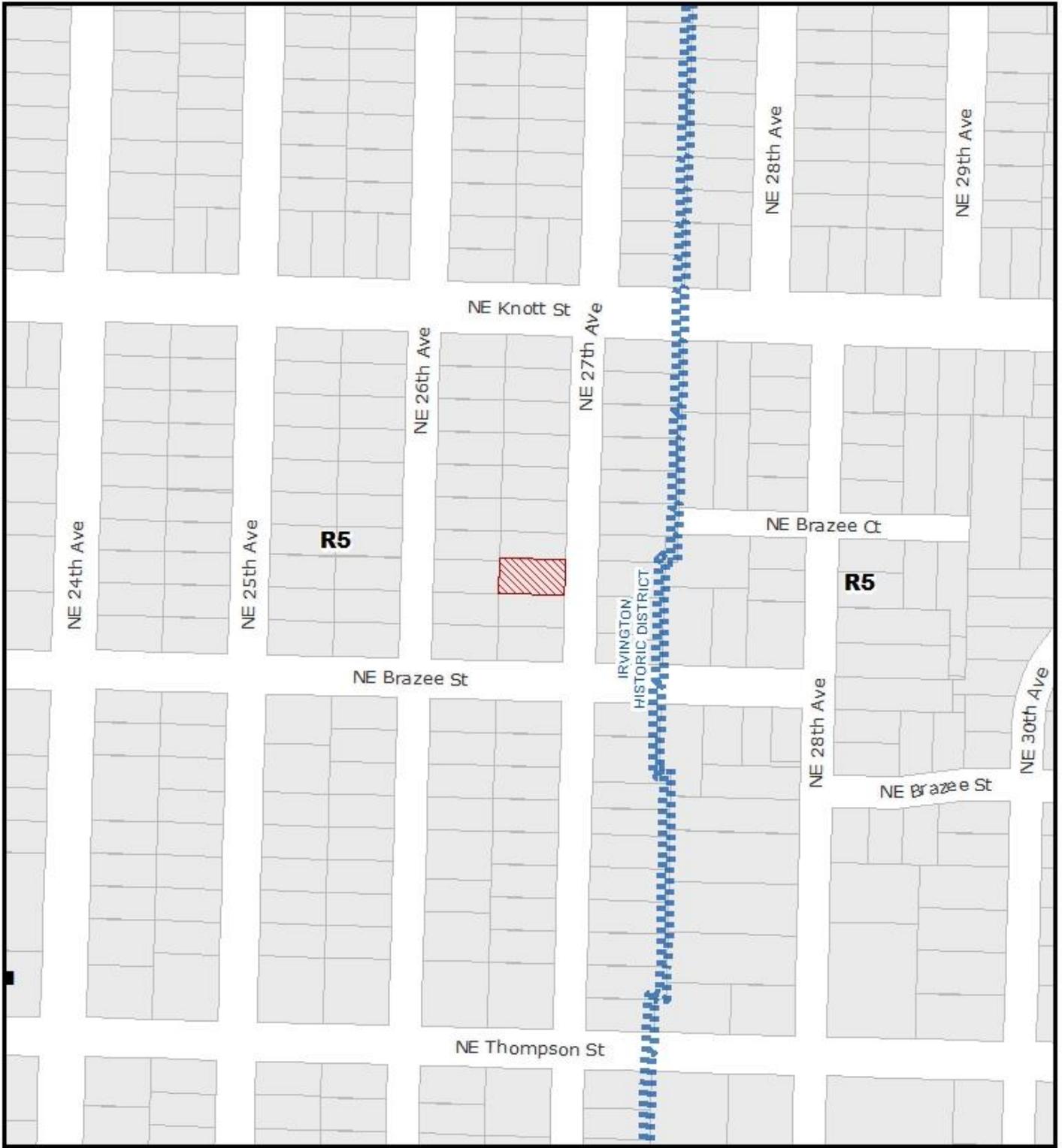
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Original Submittal, dated June 15, 2017
 2. Revised Submittal, dated October 23, 2017
 3. Final Submittal, dated October 23, 2017
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Roof Plan (attached)
 3. Electrical Plan – *shows setbacks from roof edges*
 4. Assembly Details – *shows mounting distance above roof surface*
 5. Panel Module Cutsheet
 6. Microinverter Cutsheet
 7. Rail Cutsheet
 8. Attachment Cutsheet
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Life Safety
- F. Correspondence:

Gisvold, Dean. November 20, 2017 and December 6, 2017. Irvington Community Association has concerns about how visible solar arrays may impact the Historic District, and seeks clarity on the location criteria for these proposals.
- G. Other:
 1. Original LU Application
 2. Incomplete Letter, dated October 6, 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).



ZONING



THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT



Site



Historic Landmark

File No.	LU 17-249612 HR
1/4 Section	2833
Scale	1 inch = 200 feet
State ID	1N1E25CB 2300
Exhibit	B Oct 03, 2017

GENERAL NOTES

- 1.1.1 THIS PHOTOVOLTAC (PV) SYSTEM SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (NEC) ARTICLE 690, ALL MANUFACTURER'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION (AHJ) APPLICABLE CODES.
- 1.1.2 THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND PV SYSTEM INSPECTED PRIOR TO PARALLEL OPERATION.
- 1.1.3 GROUND FAULT DETECTION AND INTERRUPTION (GFDI) DEVICE IS INTEGRATED WITH THE MICROINVERTER IN ACCORDANCE WITH NEC 690.5(A).
- 1.1.4 ALL PV SYSTEM COMPONENTS, MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAC SYSTEMS AS REQUIRED BY NEC 690.4(A), NEC 690.6, PV MODULES, UL1703, E691730, AND E691215, AND NFPA 70 CLASS C FIRE.
- 1.1.5 ALL INVERTERS, UL1741 CERTIFIED, IEEE 1547, 929, 910, COMBINER BOXES, UL 1709 OR UL 1741 ACCESSORY TERP COEFFICIENT FOR VOLTAGE UNAVAILABLE, MAX. DC VOLTAGE CALCULATED ACCORDING TO NEC 690.7.
- 1.1.6 ALL INVERTERS, PHOTOVOLTAC MODULES, PHOTOVOLTAC PANELS, AND SOURCE CIRCUIT COMBINERS INTENDED FOR USE IN A PHOTOVOLTAC POWER SYSTEM WILL BE IDENTIFIED AND LISTED FOR THE APPLICATION PER 690.4 (D). SHALL BE INSTALLED ACCORDING TO ANY INSTRUCTIONS FROM LISTING OR LABELING (NEC 110.3).
- 1.1.8 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHL.
- 1.2.1 **SCOPE OF WORK:**
- 1.2.2 PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAC SYSTEM RETROFIT. PRIME CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTING EXISTING ON-SITE REQUIREMENTS TO DESIGN SPECIFY, AND INSTALL THE EXTERIOR ROOF-MOUNTED PORTION OF THE PHOTOVOLTAC SYSTEMS DETAILED IN THIS DOCUMENT.
- 1.3.1 **WORK INCLUDES:**
- 1.3.2 PV ROOF ATTACHMENTS - IRONRIDGE FLASHFOOTZ
- 1.3.3 PV RACKING SYSTEM INSTALLATION - IRONRIDGE 9R10
- 1.3.4 PV MODULE AND INVERTER INSTALLATION - SOLARWORLD SW 265 MONO/APS V5600A
- 1.3.5 PV EQUIPMENT GROUNDING
- 1.3.6 PV SYSTEM WIRING TO A ROOF-MOUNTED JUNCTION BOX
- 1.3.7 PV LOAD CENTERS (IF INCLUDED)
- 1.3.8 PV METERING/MONITORING (IF INCLUDED)
- 1.3.9 PV DISCONNECTS
- 1.3.10 PV GROUNDING ELECTRODE & BONDING TO (E) GEC
- 1.3.11 PV FINAL COMMISSIONING
- 1.3.12 (E) ELECTRICAL EQUIPMENT RETROFIT FOR PV
- 1.3.13 SIGNAGE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE

SCOPE OF WORK SYSTEM SIZE:
 STC: 16 x 256 = 4,720W
 PTC: 16 x 258.4 = 4,280W DC
 (16) SOLARWORLD SW 265 MONO
 (8) APS V5600A

ATTACHMENT TYPE: IRONRIDGE FLASHFOOTZ
NSP UPGRADE: NO

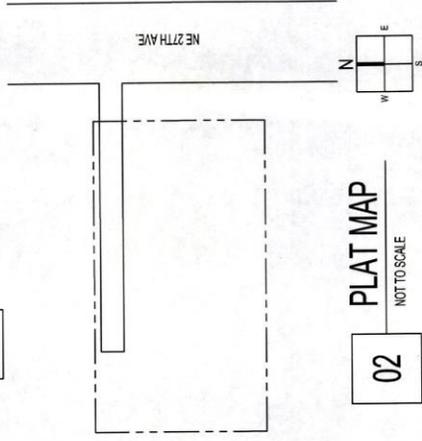
NEW PV SYSTEM: 4.720 kWp

FRIEDMAN/HADDEN RESIDENCE

2527 NE 27TH AVE.
 PORTLAND, OR 97212
 ASSESSOR'S #: 1N1E25CB02300



01
 AERIAL PHOTO
 NOT TO SCALE



02
 PLAT MAP
 NOT TO SCALE

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
T-001	COVER PAGE
G-001	NOTES
A-101	SITE PLAN
A-102	ELECTRICAL PLAN
A-103	SOLAR ATTACHMENT PLAN
E-601	LINE DIAGRAM
E-602	DESIGN TABLES
E-603	PLACARDS
S-501	ASSEMBLY DETAILS
S-502	ASSEMBLY DETAILS
R-001	RESOURCE DOCUMENT
R-002	RESOURCE DOCUMENT
R-003	RESOURCE DOCUMENT
R-004	RESOURCE DOCUMENT
R-005	RESOURCE DOCUMENT

PROJECT INFORMATION

OWNER NAME: JESSELAURA FRIEDMANHADDEN
PROJECT MANAGER NAME: HASON KEMBLE
PHONE: 360-977-8753
CONTRACTOR NAME: GREENLIGHT SOLAR
PHONE: 503-338-1163
AUTHORITIES HAVING JURISDICTION:
 BUILDING: MULTNOMAH COUNTY
 ZONING: MULTNOMAH COUNTY
 UTILITY: PACIFIC POWER
DESIGN SPECIFICATIONS:
 OCCUPANCY: II
 CONSTRUCTION: SINGLE-FAMILY
 ZONING: RESIDENTIAL
 GROUND SNOW LOAD: 15 PSF
 WIND EXPOSURE: C
 WIND SPEED: 110 MPH
APPLICABLE CODES & STANDARDS:
 BUILDING: IRC 2012, IRC 2012
 ELECTRICAL: NEC 2014
 FIRE: IRC 2012

Approved*
 City of Portland - Bureau of Development Services
 Date: 12-15-17
 *This approval applies only to the reviews requested and is subject to all other applicable codes, rules, regulations, and zoning requirements.



CONTRACTOR
 GREENLIGHT SOLAR
PHONE: 503-338-1163
ADDRESS: 6115 E 18TH STREET, SUITE B
 VANCOUVER WA 98681
LIC. NO.: CCB 211333 GREENLBS39D
HIC. NO.:
ELE. NO.:
 UNAUTHORIZED USE OF THIS DOCUMENT OR PERMISSION FROM CONTRACTOR IS IN VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 4.720 kWp
FRIEDMAN/HADDEN RESIDENCE
 2527 NE 27TH AVE.
 PORTLAND, OR 97212
 APN: 1N1E25CB02300
ENGINEER OF RECORD

COVER PAGE
 PAPER SIZE: 11" x 17" (ANSI B)
DATE: 10.23.2017
DESIGN BY: A.S.
CHECKED BY: M.M.
REVISIONS

T-001.00
(SHEET 1)

17-24961247



CONTRACTOR

GREENLIGHT SOLAR

PHONE: 503-396-1163
ADDRESS: 6115 E 18TH STREET, SUITE B
VANCOUVER, WA 98661

LIC. NO.: CCB 211333 / GREENS053KD
HIC. NO.:
ELE. NO.:

UNAUTHORIZED USE OF THIS
DRAWING SET WITHOUT WRITTEN
CONSENT OF GREENLIGHT SOLAR IS IN
VIOLATION OF U.S. COPYRIGHT LAWS
AND WILL BE SUBJECT TO CIVIL
DAMAGES AND PROSECUTIONS.

NEW PV SYSTEM: 4,720 kWp

**FRIEDMAN/HADDEN
RESIDENCE**

2527 NE 27TH AVE.
PORTLAND, OR 97212
APN: 1N1E25CB02300

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

SITE PLAN

DATE: 10.23.2017

DESIGN BY: A.S.

CHECKED BY: M.M.

REVISIONS

A-101.00
(SHEET 3)

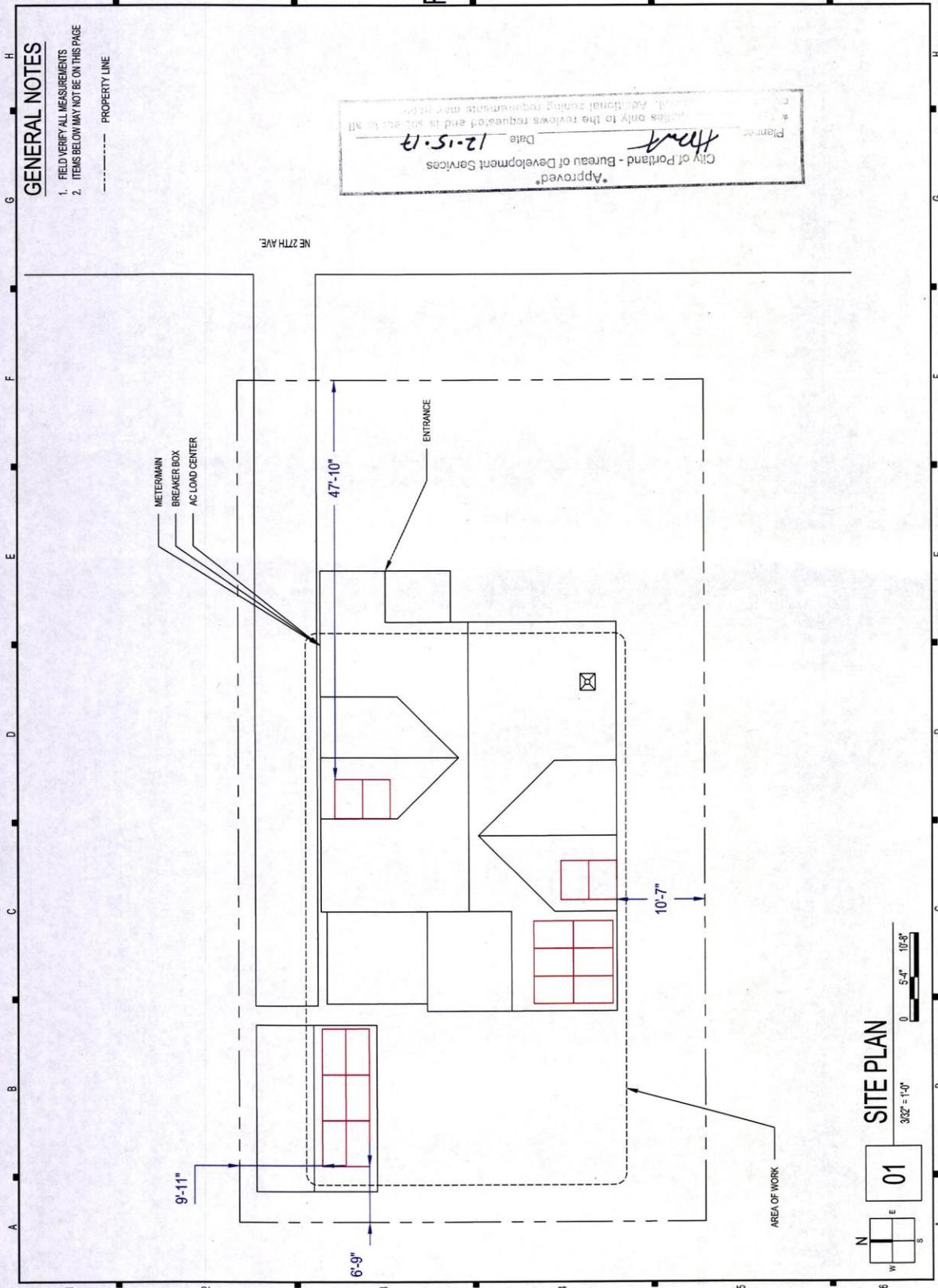
17-249612 HP C2

GENERAL NOTES

1. FIELD VERIFY ALL MEASUREMENTS
2. ITEMS BELOW MAY NOT BE ON THIS PAGE

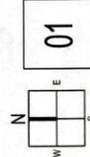
----- PROPERTY LINE

Approved*
City of Portland - Bureau of Development Services
Date: 12-15-17
Please refer to the reviews requested and is subject to all
regulatory requirements for final review.



SITE PLAN

30'-0" = 1"-0"



01