



**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  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** April 3, 2018  
**To:** Interested Person  
**From:** Santiago Mendez, Land Use Services  
503-823-1361 / [Santiago.Mendez@portlandoregon.gov](mailto:Santiago.Mendez@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 17-265474 HR – EXTERIOR ALTERATIONS**

#### **GENERAL INFORMATION**

**Applicant:** Mildred White | BAMA Arch & Design  
7350 SE Milwaukie Avenue | Portland, OR 97202  
[mildred@bamadesign.com](mailto:mildred@bamadesign.com)

**Owner:** Robert J Shaheen,  
1804 SE 16th Ave | Portland, OR 97214-4724

**Site Address:** **1804-1820 SE 16TH AVE \***

**Legal Description:** BLOCK 17 LOT 15&18 NELY 25' OF LOT 19, LADDS ADD  
**Tax Account No.:** R463303960  
**State ID No.:** 1S1E02DB 09300  
**Quarter Section:** 3232

**Neighborhood:** Hosford-Abernethy, contact [chair@handpdx.org](mailto:chair@handpdx.org).  
**Business District:** Hawthorne Blvd. Bus. Assoc., contact Greg Moon at [gmoon@westernseminary.edu](mailto:gmoon@westernseminary.edu)  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.

**Plan District:** None  
**Other Designations:** Contributing Resource in the Ladd's Addition Historic District  
Historic Resource Protection Overlay

**Zoning:** R5 – Residential 5,000, Single-Dwelling Zone

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

**Proposal:**

The applicant requests Historic Resource Review approval for exterior alterations to a contributing resource in the Ladd's Addition Historic District. These alterations will provide ADA access to St. Sharbel Catholic Church through an existing SW facing side door that connects with a new interior mechanical lift. Exterior alterations include the following:

- Addition of new ADA compliant concrete walkway, providing accessible access from the sidewalk to the SW side entrance, with a maximum 4 ft. tall concrete retaining wall for erosion control.
- Modification to the SW portion of the existing concrete side walkway by adding new concrete steps that connect with the new walkway.
- New painted steel handrail at new walkway to match existing.
- Removal of existing steps at SW side entrance to match ground level of new walkway. Existing chain link gate at SW side entrance to remain.

Historic Resource review is required for the proposed exterior alterations to this contributing resource in the Ladd's Addition Historic District.

**Relevant Approval Criteria:**

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

- Ladd's Addition Conservation District Guidelines

**ANALYSIS**

**Site and Vicinity:** This large concrete block church has a central steeply-pitched, parapeted gable roof which abuts a two-story polygonal tower on the northwest corner, and a two-and-one-half story, flat-roofed, square-buttressed tower on the southwest corner - the latter once had a steeply-pitched bell tower, removed in the 1950s or '60s. The gable sides have exposed rafters. There is a stained-glass rose window in the center of the gable end, and several sizes of pointed-arch, wood sash windows on the towers, some of which have had the original stained glass removed. The entry is flanked by two large triple-light, pointed-arch, wood sash window. Pointed-arch windows are regularly spaced along the side elevations. The partially raised basement has double-hung wood sash windows below the water table. The building has a cast-stone veneer. A deep, pointed arch entry porch with boxed eaves, supported by pairs of concrete Ionic columns on large cast-stone piers, was added in the 1920s. It is sited on the north lot line of a triangular lot at the south end of the block. Concrete stairs lead to the front entry and a paved path with cast-stone runs between it and the rectory to the south. There are some mature hedges and cypress along the north elevation.

The surrounding development is comprised of mostly single dwelling residences.

**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.

Ladd's Addition is Portland's oldest planned residential community (1891) and one of the oldest in the western United States. Ladd's radial street plan marked a dramatic break in Portland's typical grid street pattern. With a formal symmetry echoing Renaissance cities and gardens, the radial streets converge at five formal gardens, which are the showpieces of the community. Parking strips are lines with mature street trees, green archways of elms and maples. The architectural character of Ladd's Addition was established in the three decades following the turn of the century. Although the individual structures represent a variety of styles, including Bungalow, Mission, Tudor and Colonial Revival, they have a continuity of materials, scale, detailing, orientation and setback which creates a sense of architectural uniformity.

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

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed **March 13, 2018**. City Bureaus have responded with no issues or concerns.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on March 13, 2018. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## **ZONING CODE APPROVAL CRITERIA**

### **Chapter 33.846.060 - Historic Resource Review**

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

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

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

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

**Findings:** The site is located within the Ladd's Addition Historic District and the proposal is for a non-exempt treatment not requiring a new foundation. Therefore Historic Resource Review approval is required. The approval criteria are the *Ladd's Addition Conservation District Design Guidelines – Exterior Rehabilitation*.

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

### **Ladd's Addition Conservation District Guidelines – Exterior Rehabilitation**

- 5. Front Façade Detailing.** Original entrances to buildings, front porches and projecting features, such as balconies, bays, and dormer windows should be retained or restored.

**Findings:** The concrete new walkway will be separate from the existing character-defining primary curved walkway to retain its original expression. The new walkway incorporates a curvilinear form, connecting with the primary walkway while maintaining a coherent expression in both form and materiality.  
*Therefore, this guideline is met.*

- 6. Windows and Doors.** Original windows and doors, including trim, should be retained or restored. If repair is not feasible, new windows or windows on additions should match or be compatible with original windows in form, materials, type, pattern and placement of openings. On residences, the removal of original wood sash windows and replacement with aluminum sash is especially discouraged. Restoration of commercial storefront windows with large fixed glass panes below and smaller glass panes above is especially encouraged.

**Findings:** The south-west entrance will be modified to be at grade with the new walkway, facilitating accessible access. The existing chain link gate will be maintained.

*Therefore, this guideline is met.*

**10. Front Lawn.** On sites of non-commercial structures, retention of front lawns, mature trees, and older shrubs and perennials are encouraged. Plants popular in the 1910's and 1920's are encouraged. The predominant use of ground covers, such as bark mulch and broadleaf evergreens, is discouraged. Original grades should be retained; berms and excavations are discouraged

**Findings:** The new walkway will minimally impact the front lawn at the west, only modifying the original grade to make way for a new path and concrete retaining wall for erosion control. The remainder of the front lawn will be retained.

*Therefore, this guideline is met.*

**11. Fences and Retaining Walls.** Front and side yards, which abut a street should be visually open to the street. Hedges, retaining walls and fences, which visually obscure front yards are discouraged. Fences should be kept behind building lines, as viewed from the street.

**Findings:** The new walkway will incorporate a maximum 4ft. tall concrete retaining wall for erosion control. This wall will not obscure the front yard.

*Therefore, this guideline 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 requirements of Title 11 can be met, and 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 proposed exterior improvements to St. Sharbel Catholic Church in Ladd's Addition Historic District will help to enhance accessibility to this building. The addition is architecturally compatible in massing, scale and materials with the building in question and will add to the overall appearance of the neighborhood.

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of proposed Exterior Alterations to St. Sharbel Catholic Church, per the approved site plans, Exhibits C-1 through C-4, signed and dated 3/27/2018, 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 17-265474 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: Santiago Mendez**

**Decision rendered by:**  \_\_\_\_\_ **on March 27, 2018**

By authority of the Director of the Bureau of Development Services

**Decision mailed: April 3, 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 November 2, 2017, and was determined to be complete on March 8, 2018.

*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 November 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 further extended by the applicant, **the 120 days will expire on: 7/7/2018.**

**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 Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on 4/17/18** 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 Design 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 Design 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 **4/17/18** 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.

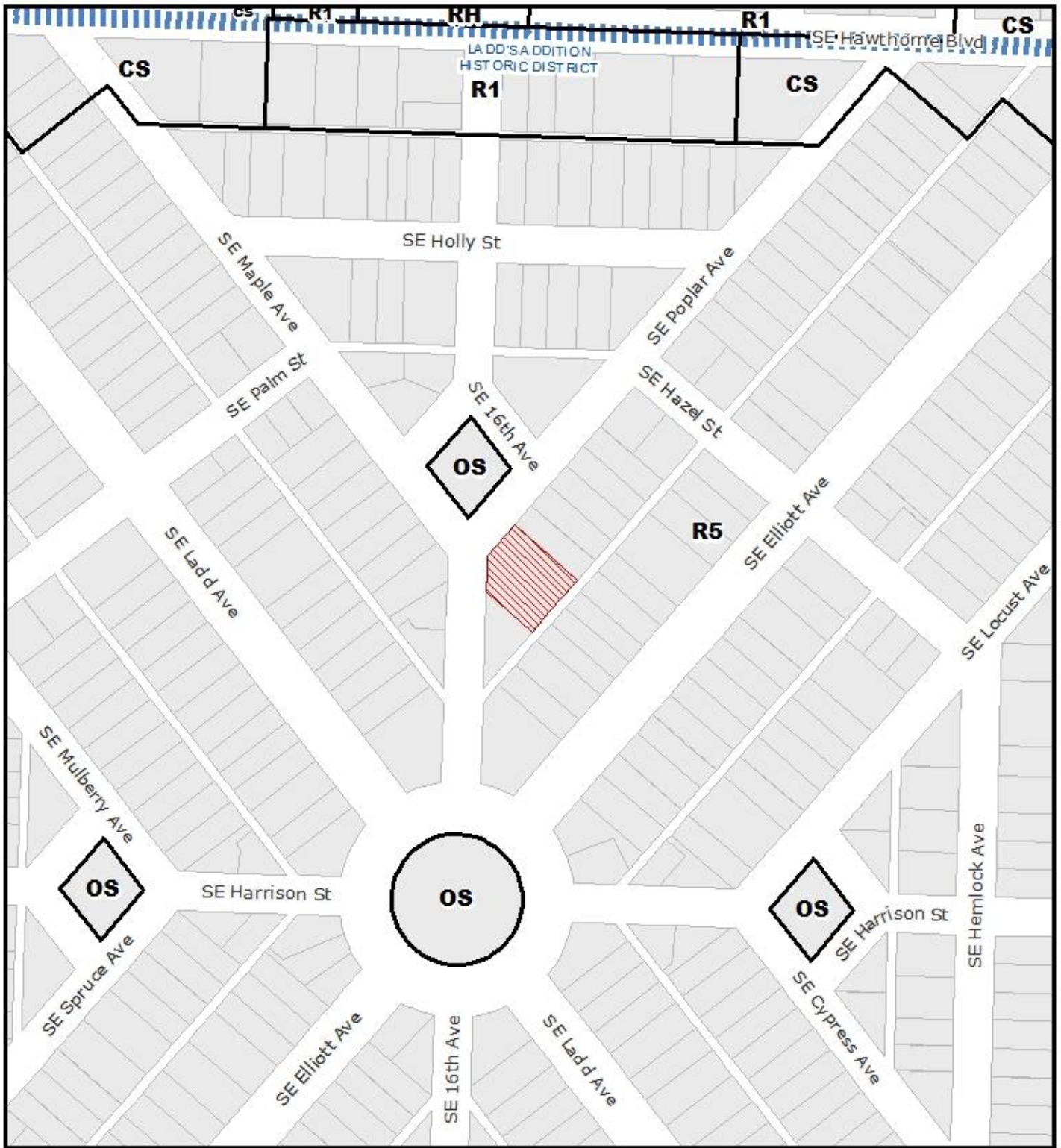
**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
  - 1. Project Description
  - 2. Site Photos
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Elevations (attached)
  - 3. Basement Floor Plan
  - 4. First Floor Plan
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Life Safety Section of BDS
- F. Correspondence: None
- G. Other:
  - 1. Original LU Application

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**





# ZONING



Site

THIS SITE LIES WITHIN THE:  
LADD'S ADDITION HISTORIC DISTRICT

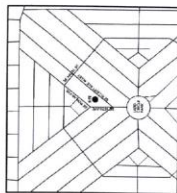
File No.	LU 17-265474 HR
1/4 Section	3232
Scale	1 inch = 200 feet
State ID	1S1E02DB 9300
Exhibit	B Nov 06, 2017



# St. Sharbel Catholic Church

1804 SE 16th Avenue Portland, Oregon 97214

**ARCHITECT/ARCHITECTURE**  
BAMA ARCHITECTURE AND DESIGN  
2730 SE MILWAUKEE AVE  
PORTLAND, OREGON 97202  
PH: (503) 233-4283



### VICINITY MAP

NOT TO SCALE

ZONING CODE INFORMATION:  
ZONING IS 3 (OFFICE/COMMERCIAL)

REQUIRED SETBACKS:  
FRONT 10'-0" (MIN.)  
SIDE 5'-0" (MIN.)  
REAR 5'-0" (MIN.)

PROPOSED SETBACKS:  
FRONT 10'-0" (MIN.)  
SIDE 5'-0" (MIN.)  
REAR 5'-0" (MIN.)

PERMITS INFORMATION:  
PROJECT NO. 1804-01  
STATE OF OREGON 10000  
PORTLAND PLANNING AND COMMUNITY DEVELOPMENT  
TOTAL LOT AREA: 5.21 ACRES (226,144 SQ FT)

PERMITS INFORMATION:  
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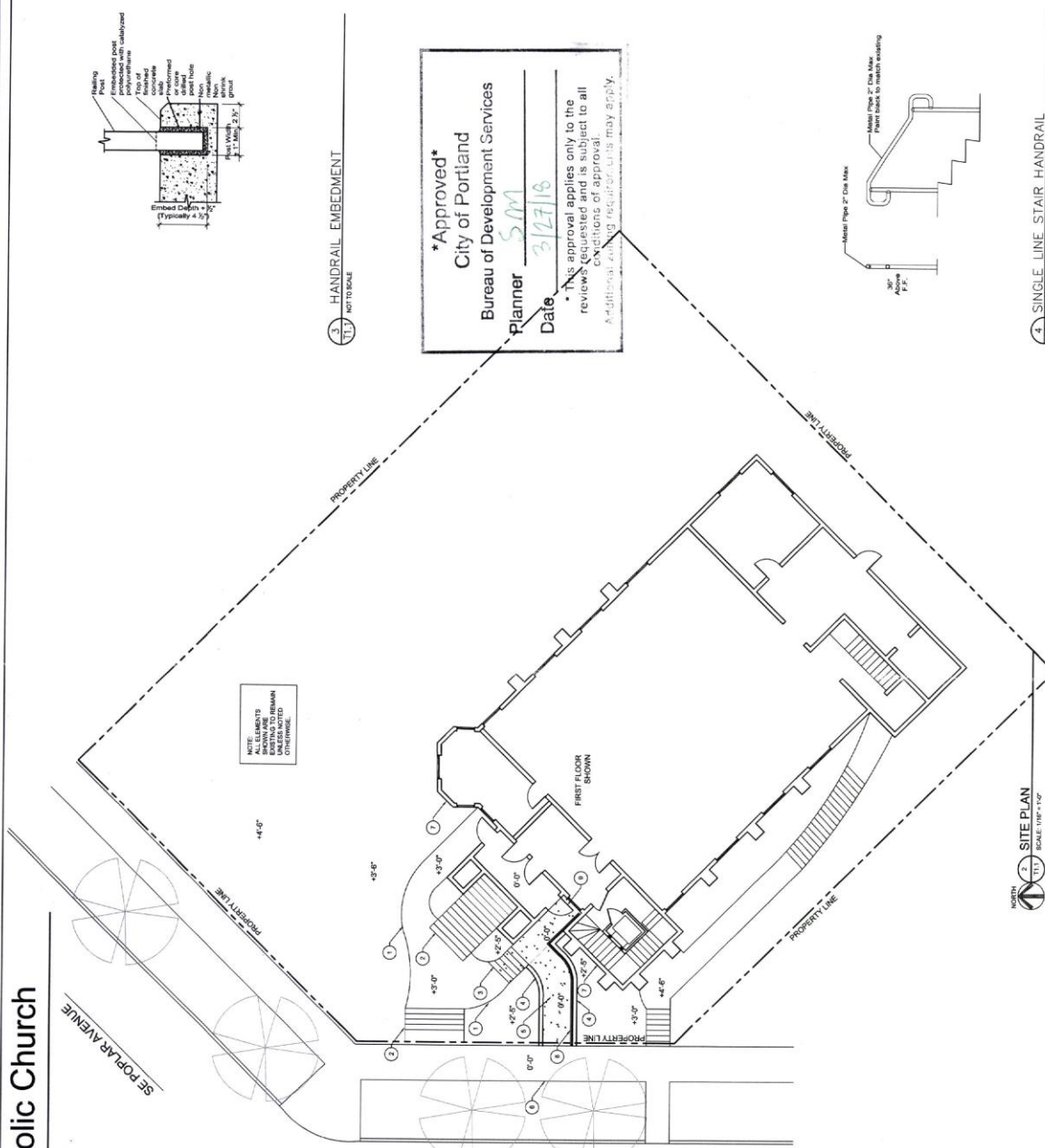
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**BAMA**  
Architecture and Design  
7330 SE MILWAUKEE AVE  
PORTLAND, OREGON 97202  
PH: 503 233 4283

**REGISTERED ARCHITECT**  
BAMA ARCHITECTURE AND DESIGN  
ARCHITECT NO. 1804-01  
PROJECT NO. 1804-01  
DATE: 12/17/18

**St. Sharbel Church**  
Historic Review

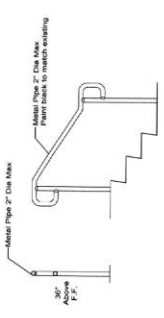
1804 SE 16th Ave.  
Portland, OR  
97214

Proj # 201724  
REVISIONS

DATE: 12/17/18  
SHEET NO. T1.1  
SITE AND PROJECT INFORMATION

3 HANDRAIL EMBEDMENT  
1/8" = 1'-0"

\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner SAM  
Date 3/27/18  
\*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional and/or more restrictive requirements may apply.\*



4 SINGLE LINE STAIR HANDRAIL  
1/8" = 1'-0"

2 SITE PLAN  
1/8" = 1'-0"

LV 17-265474 HR  
EXHIBIT E

BAMA  
Architecture and Design  
7350 SE Milwaukie Ave.  
Portland, OR 97223  
PH: 503.253.4283

REGISTERED ARCHITECT  
STATE OF OREGON  
KALM  
KALM ARCHITECTURE  
ARCHITECTS  
P.C.  
DESIGN: 12/17/2018

# St. Sharbel Church Historic Review

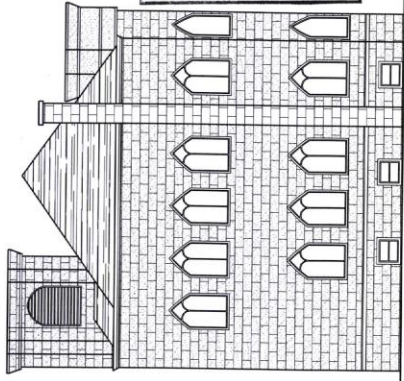
1848 SE 18th Ave.  
Portland, OR  
97214

Proj # 201724

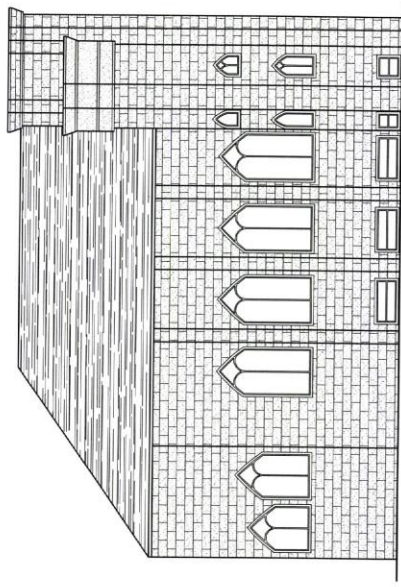
REVISIONS:

REVISION NUMBER  
DATE  
BY  
A2.1  
EXTERIOR ELEVATIONS

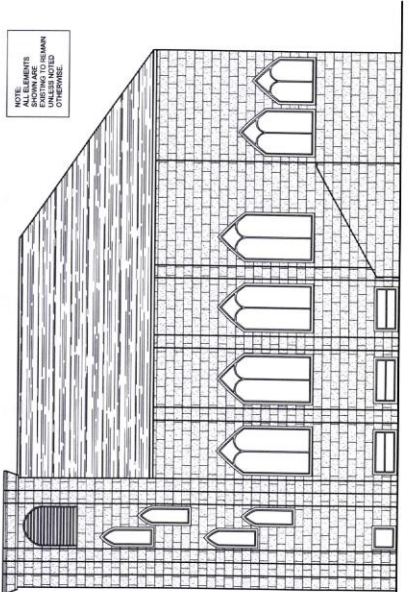
\*Approved\*  
City of Portland  
Bureau of Development Services  
Planner S.M.  
Date 3/27/18  
\* This approval applies only to the  
elements listed and is subject to all  
conditions of approval.  
Additional zoning requirements may apply.



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

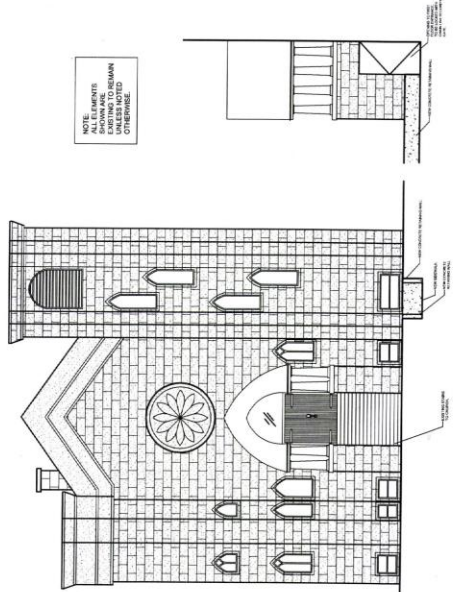


5 WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



NOTE:  
ALL ELEMENTS  
EXISTING TO REMAIN  
UNLESS NOTED  
OTHERWISE

1 EAST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



NOTE:  
ALL ELEMENTS  
EXISTING TO REMAIN  
UNLESS NOTED  
OTHERWISE

3 NORTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

4 EAST EXTERIOR ELEVATION AT AREA OF WORK  
SCALE: 1/8" = 1'-0"

LU 17-265474 HR  
EXHIBIT