



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

Chloe Eudaly, Commissioner
 Rebecca Esau, Director
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www.portlandoregon.gov/bds

Date: June 18, 2018
To: Interested Person
From: Megan Sita Walker, Land Use Services
 503-823-7294 / MeganSita.Walker@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 18-161462 DZ – ROOFTOP MECHANICAL

GENERAL INFORMATION

Applicant: Mike Coyle | Faster Permits
 2000 SW 1st Avenue Suite 420 | Portland, OR 97201
 (503) 680-5497

Owner/Owner's Representative: Lance Killian | Loca LLC
 101 E 6th Street #350 | Vancouver, WA 98660

Engineer: Michael Hickman | Andersen Construction
 6712 N Cutter Circle | Portland, OR 97217

Site Address: **950 SE 11th Avenue**

Legal Description: BLOCK 216 INC PT VAC ST LOT 1-4 LOT 5-8 EXC PT IN ST SPLIT MAP R176892 (R366702130), HAWTHORNE PK; BLOCK 217 LOT 1-4 EXC PT IN ST INC PT VAC ST LOT 5-8 SPLIT MAP R176891 (R366702110), HAWTHORNE PK; BLOCK 246 LOT 1&2 EXC PT IN ST LOT 7&8 SPLIT MAP R176896 (R366702370), HAWTHORNE PK

Tax Account No.: R366702110, R366702130, R366702290
State ID No.: 1S1E02BD 02500, 1S1E02BA 04100, 1S1E02BA 04000
Quarter Section: 3131

Neighborhood: Buckman, contact Richard Johnson at buckmanlandusepdx@gmail.com

Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Plan District: Central City - Central Eastside
Other Designations: None

Zoning: **EXd** – Central Employment with Design Overlay
Case Type: **DZ** – Design Review

Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval for alterations to the north building of the LOCA/ Goat Blocks project, a superblock mixed-use development approved by the Design Commission in 2014 (LU 14-125908 DZM, AD). The proposal is for alterations associated with rerouting existing exhaust ducts that currently terminate at an existing louver integrated into storefront along a north-south pedestrian alley. The proposal is to reroute three out of four exhaust vents vertically to the roof above to be concealed in a corrugated sheet metal-clad “doghouse” with a acoustic louver facing west to screen the proposed exhaust terminus.

Because the proposal includes non-exempt alterations to a building in the Design Overlay Zone, Design Review is required.

Relevant Approval Criteria:

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

- *Central City Fundamental Design Guidelines*
- *Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan*

ANALYSIS

Site and Vicinity: The subject site consists of a large superblock, in addition one half-block east of SE 11th Avenue. Located between SE Belmont and Taylor Streets east of SE 10th Avenue, the large superblock includes two standard-sized downtown blocks as well as a vacated segment of Yamhill Street between SE 10th and SE 11th. The easterly portion of the site includes a 20,000 square-foot parcel at the southeast corner of SE 11th & Belmont. The LOCA/ Goat Blocks mixed-use development (approved by the design Commission in 2014 through LU 14-125908 DZM, AD) consists of approximately 110,000 square feet of retail space, 247 apartments, 339 parking spaces, and a public access easement over the internal Yamhill Alley and public plaza area. The current proposal consists of rerouting three of four existing exhaust ducts that currently terminate along the north-south plaza area to be routed to the roof of the existing market.

The surrounding area has a mixture of commercial, industrial, and residential uses, largely following the pattern indicated on the zoning map. The east-west commercial corridor along Belmont and Morrison just north of the site is characterized by commercial uses, including office, retail, and entertainment uses. A storefront-style commercial character is evident along Belmont, with buildings that hug the street lot line and usually including active ground floor space at the sidewalk. To the south and east of the building the neighborhood quickly turns industrial in character, with industrial office spaces, manufacturers and warehouse uses, and larger, simpler buildings with fewer windows and less orientation towards active sidewalk engagement. Directly east of the east block is a single-story auto servicing use, but the remainder of the area to the east, especially on the other side of SE 12th Avenue, is primarily residential. Aerial photos of the central city in this neighborhood show a clear dividing line at 12th Avenue between the leafy, green residential streets east of SE 12th Avenue and the more built-up, urban and industrial character found in areas west of SE 12th Avenue.

Zoning: The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing

development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Central Eastside Subdistrict of this plan district.

Land Use History: City records indicate that prior land use reviews include the following:

- **VZ 361-63** In 1963 a variance was granted to allow a large billboard on the east block where the existing surface parking lot is located. This billboard has since been removed from the site.
- **EA 13-203772 PC** Pre-Application Conference for a Type III Design Review for a mixed-use project.
- **EA 13-224797 DA** Design Advice Request for new mixed-use project.
- **LU 14-125908 DZM AD** Design review approval with modifications and adjustments for the LOCA/Goat Blocks project, in the Central Eastside Subdistrict of the Central City Plan District, including approximately 110,000 square feet of retail space, 247 apartments, 339 parking spaces, and a public access easement over the internal Yamhill Alley and public plaza area.
- **EA 14-168895 PC** Pre-application conference for Central City Parking review, associated with development currently under Design review, 14-125908 DZM
- **LU 14-212949 PR** Approval of a Central City Parking Review the construction of 139 Residential and 246 Growth Parking Spaces for the multi-block mixed-use project on the site, identified for purpose of this decision and conditions of approval as LOCA.
- **LU 15-234298 DZM** Design Review Approval with Modifications for two large projecting blade signs and two canopy signs in the Central Eastside Subdistrict of the Central City Plan District.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **May 15, 2018**. The following Bureaus have responded with no issues or concerns:

- Fire Bureau (See Exhibit E-1)
- Site Development Section of BDS (See Exhibit E-2)
- Life Safety Division of BDS (See Exhibit E-3)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on May 15, 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 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055, Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because the site is located generally within the Central City Plan District, the applicable design guidelines are the Central City Plan Fundamental Design Guidelines. As the site is also specifically located within the Design Zone of the Central Eastside District, the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan also apply.

Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan and Central City Fundamental Design Guidelines

The Central Eastside is a unique neighborhood. The property and business owners are proud of the district's heritage and service to the community and region. Light industry, distribution/warehousing, and transportation are important components of the district's personality. To the general public, retail stores and commercial businesses provide the central focus within the district.

The underlying urban design objective for the Central Eastside is to capitalize on and emphasize its unique assets in a manner that is respectful, supportive, creative and compatible with each area as a whole. Part of the charm and character of the Central Eastside District, which should be celebrated, is its eclectic mixture of building types and uses. An additional strength, which should be built on, is the pattern of pedestrian friendly retail uses on Grand Avenue, East Burnside and Morrison Streets, as well as portions of 11th and 12th Avenues.

The Central City Fundamental Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central Eastside Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Central Eastside

- Encourage the special distinction and identity of the design review areas of the Central Eastside District.
- Provide continuity between the Central Eastside and the Lloyd District.
- Provide continuity between the Central Eastside and the river, downtown, and adjacent residential neighborhoods.
- Enhance the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within all of the Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

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

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

Findings for B1, B2, B4, and B5: The proposed alterations occur along a privately-owned pedestrian alley that runs north-south through the existing development with access to the market to the east and access to retail tenant spaces to the west. Currently, exhaust from the market terminates through an existing mechanical louver integrated into the storefront system along the north-south pedestrian alley. The proposal is to reroute three out of four of the existing exhaust vents up through the roof of the building to terminate in a new mechanical “dog house”.

The proposal better serves the existing pedestrian system and protects pedestrians from exhaust generated, increasing the comfort of the existing plaza space. As such, the proposal to reroute the majority of the existing exhaust vents out to the roof above meets the needs of the building while supporting the continued use of this existing pedestrian alley through the site. As an option included in the current review, if the remaining exhaust associated with the subject louver is rerouted to the roof at a later date, the current decision includes the approval of the replacement of the existing louver (currently proposed to remain) with storefront to match the transom glazing in the storefront bays to the immediate north and south as reference in Exhibit G-2, and per notes on Exhibit C-2. *These criteria are met.*

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal’s architectural integrity.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building’s overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City’s skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective storm water management tools.

Findings for C2, C3, C5, and C11: The proposed mechanical “dog house” is clad in the same architectural metal panel system used elsewhere on the site to clad the smaller retail building along SE 10th Avenue. The proposed design also utilizes an acoustic louver painted to match the adjacent cladding to limit noise levels. The materials proposed are

durable and of lasting quality. By locating the proposed terminus of the rerouted exhaust aligned with an existing blocked-out opening in the roof on an existing block base setback from the western roof edge, the proposed terminus is well integrated, is coherently placed, and respects the architecture integrity of the existing building. By including the option to reroute all exhaust from the pedestrian way and replace the louver (currently proposed to remain), with storefront to match adjacent conditions, the proposal supports the coherency of the frontage along the pedestrian way. *These criteria 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 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 rerouting of a majority of the exhaust to the roof, with an option included in the current decision to reroute all existing mechanical and replace the existing louver with storefront to match adjacent conditions, better serves the existing pedestrian system and continues to support a coherent treatment along the alley. 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 exterior alterations to an existing building in the Central Eastside Subdistrict of the Central City Plan District to include a new rooftop mechanical “doghouse” and the option to replace the existing louver along the pedestrian alley with storefront to match adjacent conditions. Approved per Exhibits C-1 through C-8, signed and dated June 14, 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 18-161462 DZ." 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: Megan Sita Walker

Decision rendered by:  on **June 14, 2018**

By authority of the Director of the Bureau of Development Services

Decision mailed: June 18, 2018

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 April 27, 2018, and was determined to be complete on May 10, 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 April 27, 2018.

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: September 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 July 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 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 on or after **July 3, 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.

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:

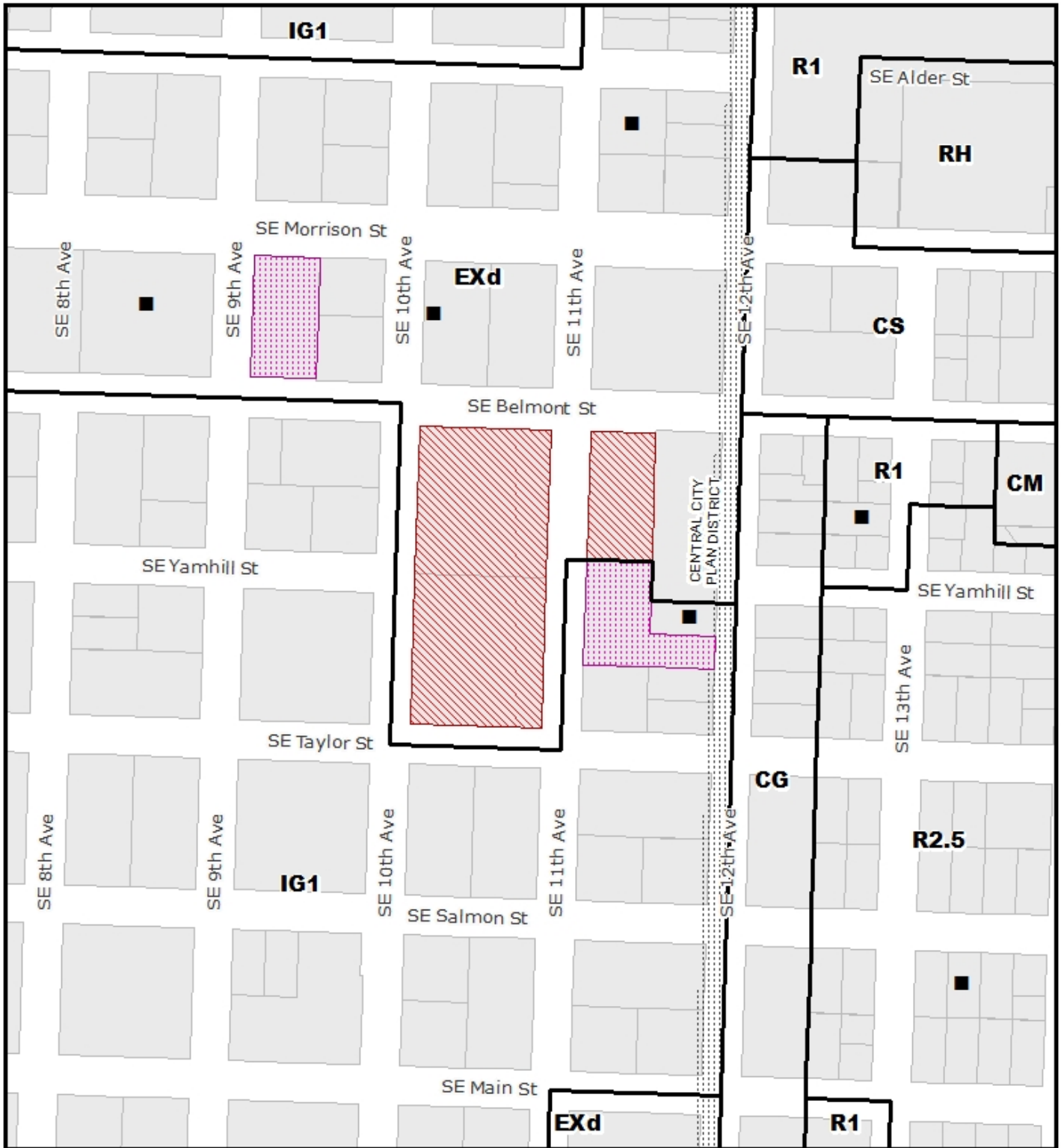
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Project Description and Response to Approval Criteria
 - 2. Original Drawing Set
 - 3. Site Photos
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. West Elevation from Pedestrian Alley (attached)
 - 3. South Elevation from Yamhill Alley (attached)
 - 4. North Elevation from SE Belmont
 - 5. West Elevation from SE 10th Avenue
 - 6. Overall Doghouse Section
 - 7. Doghouse Details
 - 8. Materials
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Fire Bureau
 - 2. Site Development Section of BDS
 - 3. Life Safety Division of BDS
- F. Correspondence: none
- G. Other:
 - 1. Original LU Application
 - 2. Photo of Pedestrian Alley w/ note to referenced adjacent storefront
 - 3. Email correspondence between Staff and Applicant

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).



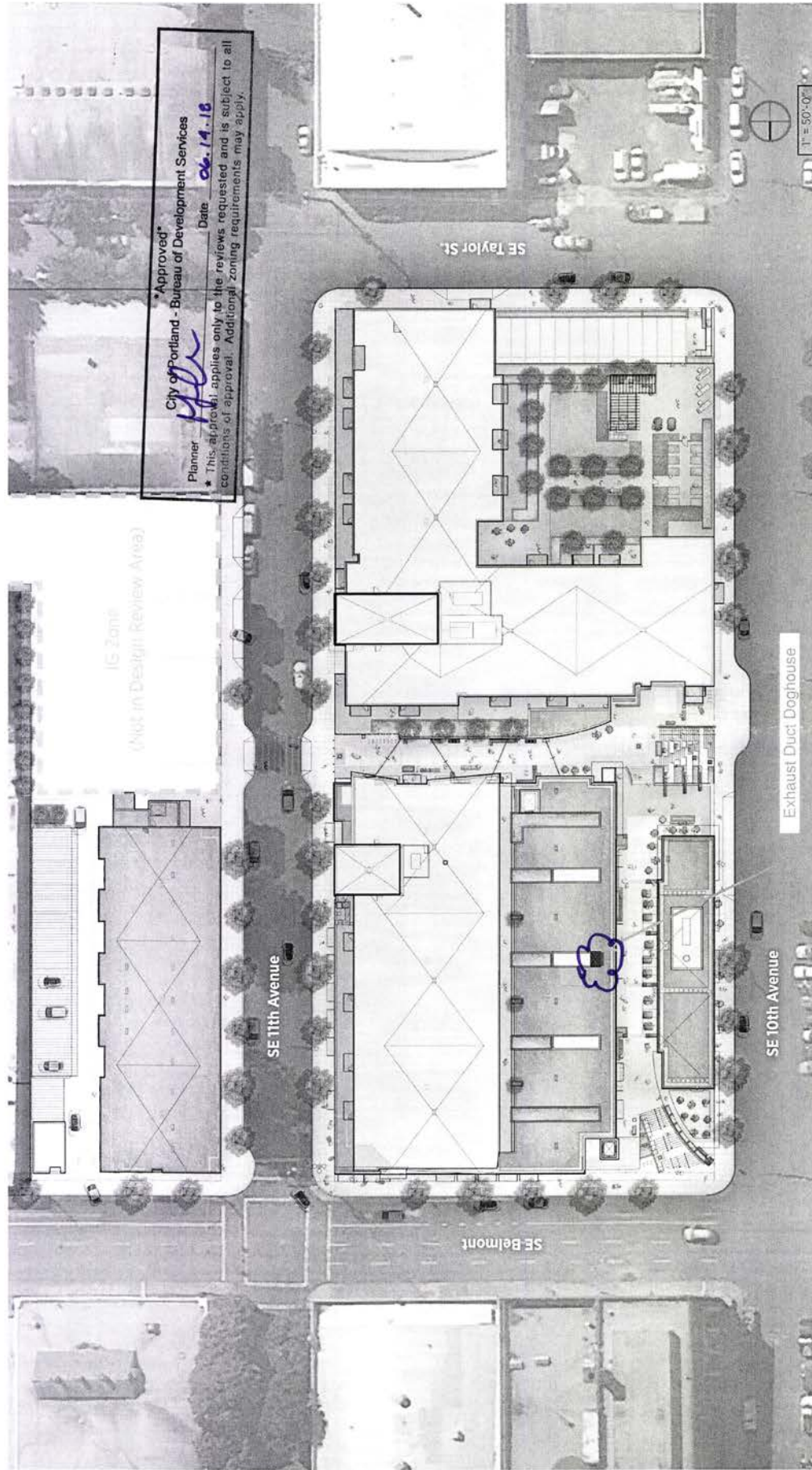
ZONING



THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUBDISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 18-161462 DZ
1/4 Section	3131
Scale	1 inch = 200 feet
State ID	1S1E02BA 4100
Exhibit	B May 02, 2018



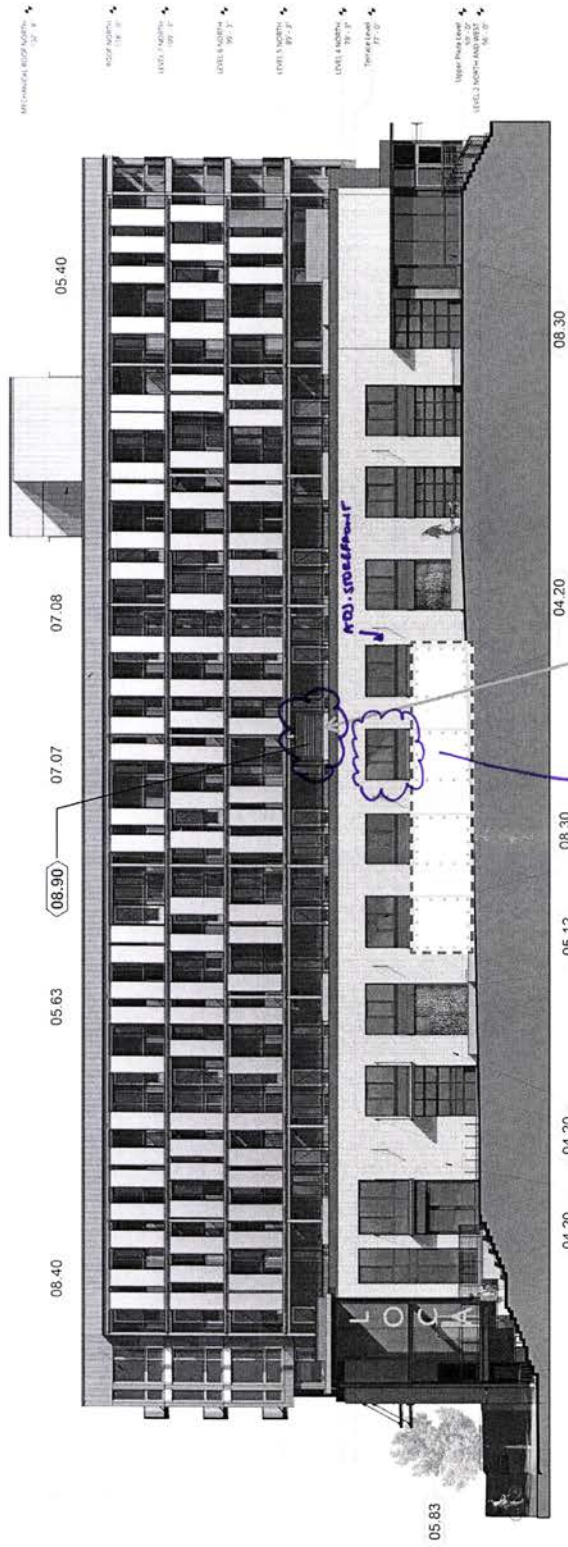
KILLIAN PACIFIC
ANKROM MOISAN ARCHITECTS, INC.

DESIGN REVIEW EXHIBITS
04.19.2018
LU 18-161462 DZ



EXH-C-1

LU 18-161462 DZ



Elevation - West 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.20	BRICK VENEER
05.03	STEEL FRAME
05.12	DECORATIVE STEEL UNTEL WITH CANOPY ATTACHMENT TABS
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
05.35	METAL FRAMED CANOPY WITH PERFORATED METAL SOFFIT PANELS
05.40	METAL FRAMED BALCONY
05.63	GALVANIZED METAL PIPE HANDRAIL
05.83	DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
07.07	METAL WALL PANELS (MWP-1NA)
07.08	METAL WALL PANELS (MWP-1NB)

07.09	METAL WALL PANELS (MWP-2NA)
07.11	METAL WALL PANELS (MWP-3NA)
07.27	METAL COMPOSITE PANELS (MCM-1NA)
08.20	FIBERGLASS DOOR AT APARTMENTS - TYPICAL
08.30	ALUMINUM FRAMED STOREFRONT
08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.90	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
08.95	GALVANIZED LOUVERS
07.14	METAL WALL PANELS (MORIN MX-1)

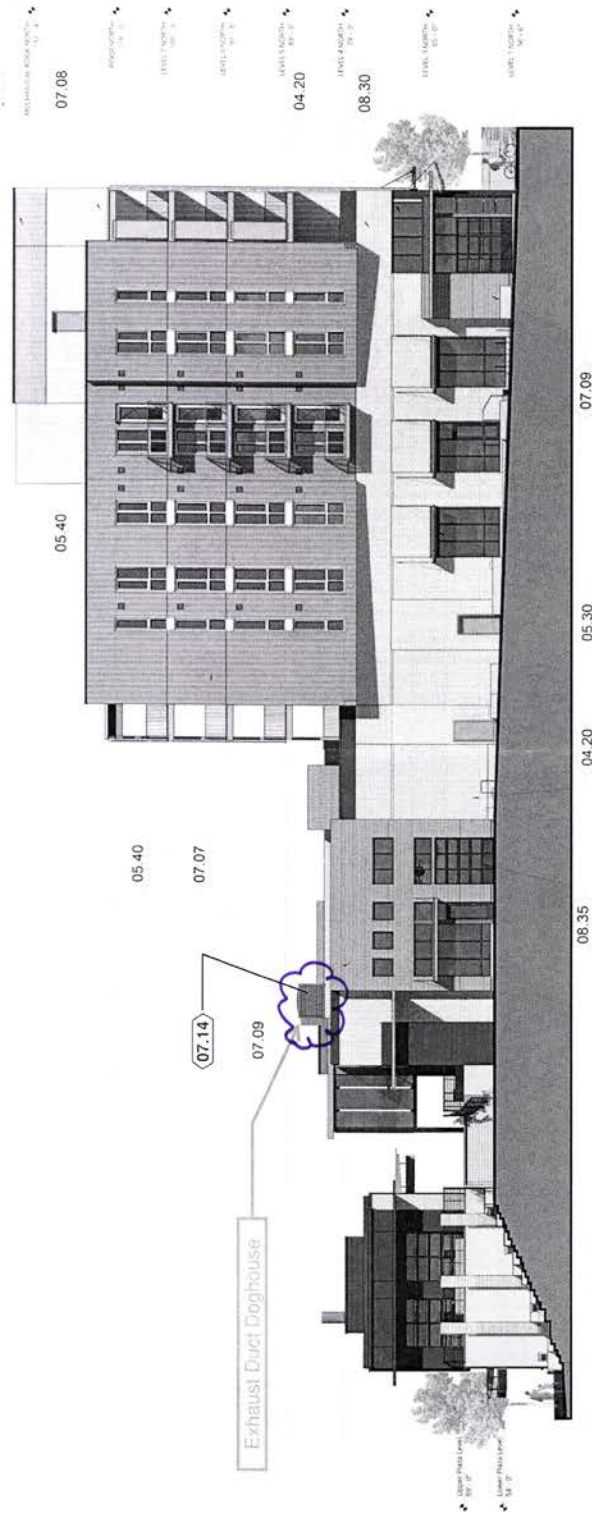
City of Portland - Bureau of Development Services
 Planner: *[Signature]* Date: **06.14.18**
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LOCATION OF EXISTING LOUVER.
 OPTION APPROVE TO RECREATE
 EXISTING LOUVER W/ STOREFRONT
 TO MATCH ADJ. CONDITIONS.

Exhaust Duct Doghouse



KILLIAN PACIFIC
 ANKRUM MOISAN ARCHITECTS, INC.



Elevation - South 1"=20'-0"

KEYNOTES - ELEVATIONS	
03.40	PRECAST CONCRETE
04.20	BRICK VENEER
05.03	STEEL FRAME
05.12	DECORATIVE STEEL LINTEL WITH CANOPY ATTACHMENT TABS
05.14	DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
05.30	METAL FRAMED CANOPY
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08.20	FIBERGLASS DOOR AT APARTMENTS - TYPICAL
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08.35	OVERHEAD SECTIONAL DOOR
08.40	VINYL WINDOW
08.50	LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
08.93	GALVANIZED LOUVERS
07.14	METAL WALL PANELS (MORIN MX-1)

City of Portland - Bureau of Development Services
 Planner H. Miller Date 06.14.18
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

