



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: August 16, 2019
To: Interested Person
From: Don Kienholz, Land Use Services
503-823-7771 / Don.Kienholz@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 19-175372 AD

GENERAL INFORMATION

Applicant: Joe Mcalester | Arciform LLC
2303 N Randolph Ave | Portland, OR 97227

Owners: Seth and Lisa Kaufman
6124 NE Cleveland Ave | Portland, OR 97211

Site Address: 6124 NE CLEVELAND AVE

Legal Description: BLOCK 37 LOT 11, PIEDMONT
Tax Account No.: R657805740
State ID No.: 1N1E15DA 16700
Quarter Section: 2430

Neighborhood: Piedmont, contact landuse@piedmontemerald.com.
Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Plan District: None
Other Districts: Piedmont Conservation District
Zoning: R5ah – Single-Dwelling Residential 5,000, Alternative Design Density Overlay and Airport Landing Zone overlay, Piedmont Conservation District

Case Type: AD – Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:
The applicant is proposing to replace a deteriorated roof an existing 12x18-foot detached garage that is located 1-foot 4-inches off the rear property line and 1-foot 10-inches off the south side property line. The property is within the R5 single-dwelling zoning district where accessory

covered detached structures are allowed within the rear and side setbacks by right if they have a footprint no larger than 24x24-feet in size, no taller than 15-feet tall, and have walls no taller than 10-feet in height (Portland Zoning Code Section 33.110.250.C.2.b). The existing detached garage has a shed roof sloping down from the front of the garage facing north to the rear of the garage on the south. Because the garage has a shed roof rather than a gabled roof, walls will be greater than 10-feet in height on the north, east and west facades, making the building ineligible for the setback exception in 33.110.250.C and subject to the regular 5-foot side setbacks of 33.110.220 and Table 110-3. Because the 12x18-foot garage wall will be 1-foot 10-inches and the eave will be 10-inches from from the south side building setback, an Adjustment is required.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33.805.040 Adjustment Approval Criteria.

ANALYSIS

Site and Vicinity: The subject site is a typical 5,000 square foot lot with an existing dwelling built in 1925 with a detached garage located off the alley in the back yard. The property is between Martin Luther King Jr. Boulevard three blocks to the east, N. Vancouver two blocks to the west, NE Rosa Parks Way two blocks to the north and NE Ainsworth one block to the north. The surrounding area is part of the Piedmont Neighborhood and comprised of a single-dwelling neighborhood populated by early 20th century homes with a substantial commercial district along NE Martin Luther King, Jr. Boulevard and the large community park, Peninsula Park, and Interstate 5 about a third of a mile to the west.

Zoning: The single-dwelling zones are intended to preserve land for housing and to provide housing opportunities for individual households. The zones implement the comprehensive plan policies and designations for single-dwelling housing. The use regulations are intended to create, maintain and promote single-dwelling neighborhoods. They allow for some non-household living uses but not to such an extent as to sacrifice the overall image and character of the single-dwelling neighborhood. The development standards preserve the character of neighborhoods by providing six different zones with different densities and development standards. The development standards work together to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities.

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 **July 19, 2019**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1);
- Portland Bureau of Transportation (Exhibit E.2);
- Life Safety (Exhibit E.3); and
- Water Bureau, Fire Bureau and Site Development Section of BDS (Exhibit E.4)

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

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below have been met.

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified;**

Finding: The proposal is to remove the roof of an existing a single-car garage within the south side minimum building setback and replace it. Because the detached garage has a shed roof, a portion of the walls will be taller than 10-feet, and therefore the garage does not benefit from the exemption granted to accessory structures found in Portland Zoning Code Section 33.110.250.C.2.b (24x24-feet or less in size with building heights 15-feet or less). As such, the proposed garage is subject to the 5-foot side setback standard found in 33.110.220 and Table 110-3. The purpose statements of the minimum setbacks are:

“Purpose. The setback regulations for buildings and garage entrances serve several purposes:

- ***They maintain light, air, separation for fire protection, and access for fire fighting;***
- *They reflect the general building scale and placement of houses in the city's neighborhoods;*
- *They promote a reasonable physical relationship between residences;*
- ***They promote options for privacy for neighboring properties;***
- *They require larger front setbacks than side and rear setbacks to promote open, visually pleasing front yards;*
- ***They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity; and***
- ***They provide room for a car to park in front of a garage door without overhanging the street or sidewalk, and they enhance driver visibility when backing onto the street.***

They maintain light, air, separation for fire protection, and access for firefighting;

The proposal is to remove a deteriorating roof on the existing single car garage and replace it with a new roof and maintain the same height, which includes walls of the structure greater than 10-feet in height. Fire-fighting vehicle and personnel access to the shed and its new roof is available from the NE Cleveland/NE Rodney alley immediately adjacent to the garage as well as from the north and west on the site. The garage, with a maximum building height under 14-feet, will not block solar access for adjacent lots and will maintain the current air flow circulation as with the current garage roof. This purpose statement is met.

They promote options for privacy for neighboring properties;

The replaced roof structure will not increase the building height of the existing garage, at approximately 14-feet in height. As such, there will be no noticeable change to the garage structure from the adjacent property to the south, which will be 1-foot 4-inches away from the new roof. The walls facing the property to the south will not have windows or doors, so there will be no view into the neighboring yard impacted by the setback encroachment. Lastly, the neighboring property to the south has a detached garage lined up with the garage subject to this review, thus blocking the views to and from the new shed roof. This purpose statement is met.

They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity; and

The Adjustment is required because the proposal involves replacing the roof of an existing detached garage that has a wall greater than 10-feet in height within the side setback, but only the roof is being impacted. The applicant has provided photographs of the existing garage (Exhibit A.6) documenting the garage in its current state and location in the setback. Considering the garage has been in place decades, there are no anticipated impacts to adjacent properties from modifying the roof structure. Because the approval is to replace the dilapidated roof and does not include additional ground coverage or other new development, the building will retain its distance to all adjacent

buildings and properties. The topography of the site is not being altered by replacing the roof. The property adjacent to the south has their own detached garage adjacent to the subject garage, providing a buffer to the nearest property that could be impacted. The garage location maintains an open outdoor area of over 250-square feet for the subject property, meeting the outdoor area standard. This purpose is met.

They provide room for a car to park in front of a garage door without overhanging the street or sidewalk, and they enhance driver visibility when backing onto the street.

The garage is located in the back yard of the subject site and takes access from the alley between NE Cleveland Street and NE Rodney Street. As such, there is no driveway accessing NE Cleveland and a car will not overhang the sidewalk or impact driver visibility. This purpose is met.

Based on the above, this criterion is met.

Criterion met.

B. If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area;

Finding: The subject property is in the R5 zoning district, a residential zone. The garage that will have its roof replaced is located in the back yard off the alley and not visible from the public street. Additionally, replacing the roof will not increase the height or foot print of the building. As such, the proposal will not detract from the appearance of the residential area. Since the garage is located in the back yard, will not have windows or doors within the setback, and will be less than 15-feet in height, it will not detract from the livability of the residential area and in particular to the adjacent property to the south.

Criterion met.

C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone;

Finding: Since only one Adjustment is requested, this criterion is not applicable.

D. City-designated scenic resources and historic resources are preserved;

Finding: City-designated scenic resources are identified on the Official Zoning Maps with a lower case "s," while historic resources are identified either with a dot or as being within the boundaries of a Historic or Conservation district. The subject property is not within a City-designated 's' overlay zone nor within proximity to an Historic Resource. Considering the lack of proximity to city-designated scenic and historic resources, staff finds development will not adversely impact scenic or historic resources and they will be preserved.

Criterion met.

E. Any impacts resulting from the adjustment are mitigated to the extent practical; and;

Finding: There are no anticipated impacts from the increase in height based on having a shed roof and therefor no mitigation is necessary.

Criterion met.

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable.

Finding: Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase “p” (Environmental Protection overlay zone) or a “c” (Environmental Conservation overlay zone). Because no environmental overlay zone is mapped on the subject site, this criterion is not applicable.

Criterion 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

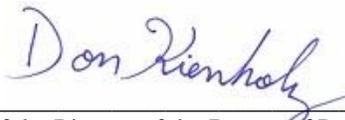
The applicant has demonstrated that reducing the 5-foot minimum south side building setback (33.110.220) down to 1.4-feet for the detached garage having its roof replaced will equally meet the setback purposes of providing light, air, and adequate separation access and for fire-fighting purposes; reflect the general scale and pattern of detached accessory buildings in the R5 zone; promote privacy and a reasonable relationship between houses; and keep the development consistent with the character of the area. The reduced setback will not adversely affect the livability or appearance of the neighborhood nor environmental resources. Lastly, the proposal will not impact scenic or historic resources. With the applicant demonstrating compliance with the Adjustment approval criteria, the Adjustment must be approved.

ADMINISTRATIVE DECISION

Approval of [an Adjustment to reduce the 5-foot minimum south side building setback (33.110.220) down to 1-foot 10-inches to the building wall and 10-inches to the eave, per the approved site plans, Exhibits C.1 through C.2, signed and dated August 14, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 19-175372 AD. No field changes allowed."

Staff Planner: Don Kienholz



Decision rendered by: _____ **August 14, 2019**

By authority of the Director of the Bureau of Development Services

Decision mailed: August 16, 2019

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 June 7, 2019, and was determined to be complete on July 8, 2019.

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 June 7, 2019.

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: November 5, 2019.**

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 Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on August 30, 2019** 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 Adjustment Committee 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 Adjustment Committee 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 **August 30, 2019** 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.

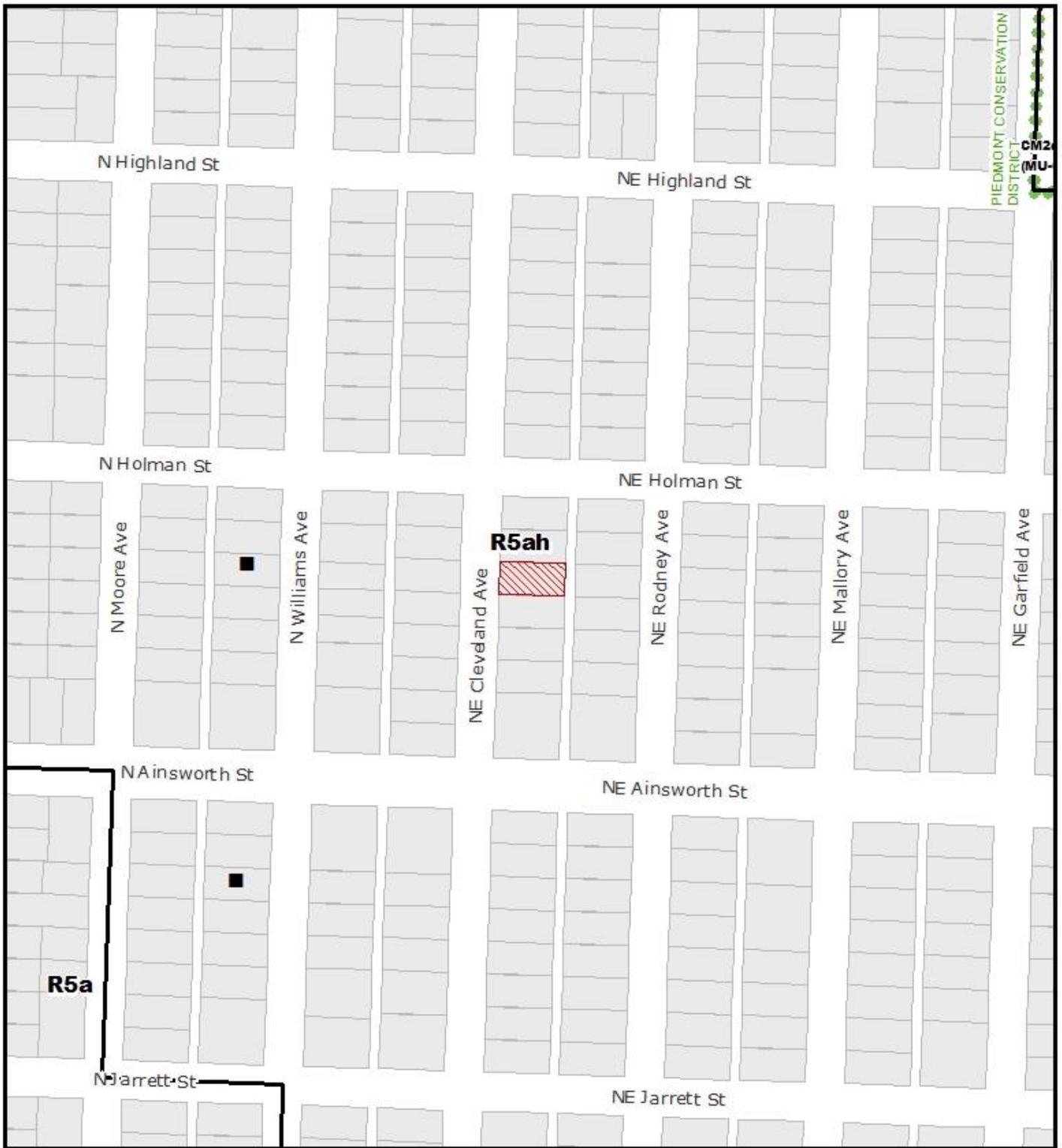
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 Materials
 - 1. June 7, 2019 Narrative
 - 2. Building Plan Summary
 - 3. Garage Floor Plans
 - 4. Existing Garage Elevation Plans
 - 5. Garage Framing and Section Plans
 - 6. Applicant Photos of Garage and Buildings in Vicinity
 - 7. July 8, 2019 Narrative
- B. Zoning Map (Attached)
- C. Plans/Drawings:
 - 1. Site Plan (Attached)
 - 2. Elevation Plans (Attached)
- D. Notification information:
 - 1. Mailing List
 - 2. Mailed Notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Portland Bureau of Transportation
 - 3. Life Safety
 - 4. Water Bureau, Fire Bureau and Site Development Section of BDS
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application
 - 2. Copy of Fee Receipt
 - 3. June 24, 2019 Incomplete Letter

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:
PIEDMONT CONSERVATION DISTRICT



Site



Historic Landmark

File No.	LU 19-175372 AD
1/4 Section	2430
Scale	1 inch = 200 feet
State ID	1N1E15DA 16700
Exhibit	B Jun 13, 2019

ARCIFORM
design | restore | remodel

GENERAL INFO
 • SEE ADJUSTMENT PROPOSAL STATEMENT FOR MORE INFO REGARDING CHAPTER 33.864.060.G
 • SEE SITE AND NEIGHBORHOOD CONTEXT PHOTOS FOR MORE INFORMATION REGARDING SURROUNDING AREAS

200 S RANDOLPH AVE.
PORTLAND, OR 97227

GENERAL INFO
 1: WATER METER
 2: SEWER LINE PER PORTLAND MAPS
 3: ELECTRICAL METER

6124 NE CLEVELAND AVE

GENERAL INFO
 • THESE ARE NO TREES 12" IN DIAMETER OR LARGER ON THE LOT

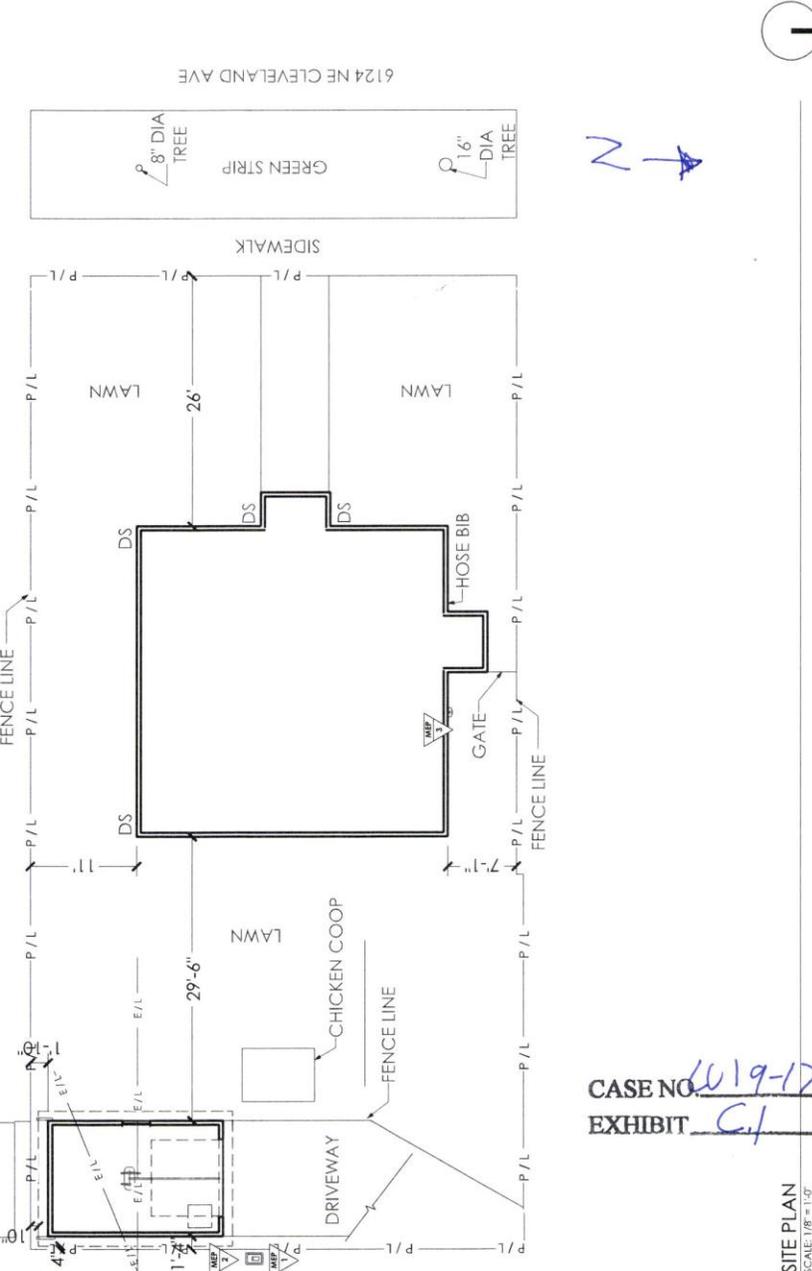
Project No.: 18054

GENERAL INFO
 Designer: BRADLEY HORNE
 Drafter: BRADLEY HORNE
 Junior Designer: STEPHEN MENER
 Date: 2/14/19 BID SET
 Revised: 4/10/19 CONSTRUCTION SET
 4/18/19 8:51 P

Seth Kaufman

GENERAL INFO
 Page Title: SITE PLAN
 Page No: SP

City of Portland
Bureau of
Development Services
By *[Signature]* Date 2/14/19
Approved by
Planning and Zoning Review



CASE NO. 619-175372 AD
EXHIBIT C.1

A SITE PLAN
SCALE: 1/8" = 1'-0"

SITE LEGEND
 P/L — PROPERTY LINE
 SB/L — SET BACK LINE
 W/L — WATER LINE
 S/W — SEWER LINE
 G — GAS LINE
 E/L — OVER HEAD ELEC
 DS — DOWN SPOUT

GENERAL INFO

- SEE ADJUSTMENT PROPOSAL STATEMENT FOR MORE INFO REGARDING CHAPTER 33.846.060.G
- HISTORIC REVIEW ITEMS
- REPAIRS TO EXISTING ROOF
- CONTEXT PHOTOS FOR MORE INFORMATION REGARDING SURROUNDING AREAS

- ROOFING & GUTTERS**
- (N) STANDING SEAM METAL ROOF
 - 2 1/2" OVER 12
 - NOM. 3/8" ROOF SHEATHING WOOD
 - MIN. 1/2" OVER 12
 - EDGES & 1/2" O/C FELT
 - 4-30 FELT
 - 2X12 RAFTERS @ 24" OC
 - 2X12 BRACKETS BETWEEN GUTTERS @ 24" OC
 - BRID FLOORS: 1" WOOD LOC PER 1" PM ON SITE
 - GUTTERS & DS TO CLOSELY MATCH HOUSE
 - 1/2" O.P. - 1" TP

1. (N) DOWNSPOUTS ON SPASH LOC: 1B

2. COCKS

- DOORS**
- (H)
 - (N)
 - (M)
 - (M)

1. (E) OR (N) GARAGE DOOR (E) LOC: 1B

- EXTERIOR MILLWORK**
- PATCH/REPAIR SIDING, CASING & OTHER MILLWORK AS NEC TO CLOSELY MATCH
 - ON SITE BOARD, EXACT HGT/BD
 - 2X6 FLAT STOCK BELLY BAND W/ CAP TO CLOSELY MATCH (E)

1. (E) MILD SHINGLE SIDING BELOW BELLY BAND

2. (N) MILD SHINGLE SIDING TO CLOSELY MATCH (E)

3. (E) CASING TO REMAIN

- ELECTRICAL**
- ALL ELECTRICAL WORK BY OTHERS
 - ADDRESS OVERHEAD WIRE @ GARAGE IF N.E.C.

1. (N) SCONCE-1BD

2. (E) RECEPTACLE

- EXTERIOR PAINTING/STAINING**
- CLOSELY MATCH (E) & MAIN HOUSE

ARCIFORM

6124 N.E. CLEVELAND AVE.
PORTLAND, OR 97211

Project No.: 18054

Architect:
BRADLEY HORNE

Designer:
STEPHEN MEINER

STEPHEN MEINER

Date:
2/14/19 BID SET

Revised:
4.18.19 CONSTRUCTION SET
4.18.19 8.31P

Page Title:
(N) EXTERIOR ELEVATIONS

Page No:
A2.1

SETH KAUFMAN

2301 N. RINDOLPHI AVE.
PORTLAND, OR 97227

Project No.: 18054

Architect:
BRADLEY HORNE

Designer:
STEPHEN MEINER

STEPHEN MEINER

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GENERAL INFO

- SEE ADJUSTMENT PROPOSAL STATEMENT FOR MORE INFO REGARDING CHAPTER 33.846.060.G
- HISTORIC REVIEW ITEMS
- REPAIRS TO EXISTING ROOF
- CONTEXT PHOTOS FOR MORE INFORMATION REGARDING SURROUNDING AREAS

- ROOFING & GUTTERS**
- (N) STANDING SEAM METAL ROOF
 - 2 1/2" OVER 12
 - NOM. 3/8" ROOF SHEATHING WOOD
 - MIN. 1/2" OVER 12
 - EDGES & 1/2" O/C FELT
 - 4-30 FELT
 - 2X12 RAFTERS @ 24" OC
 - 2X12 BRACKETS BETWEEN GUTTERS @ 24" OC
 - BRID FLOORS: 1" WOOD LOC PER 1" PM ON SITE
 - GUTTERS & DS TO CLOSELY MATCH HOUSE
 - 1/2" O.P. - 1" TP

1. (N) DOWNSPOUTS ON SPASH LOC: 1B

2. COCKS

- DOORS**
- (H)
 - (N)
 - (M)
 - (M)

1. (E) OR (N) GARAGE DOOR (E) LOC: 1B

- EXTERIOR MILLWORK**
- PATCH/REPAIR SIDING, CASING & OTHER MILLWORK AS NEC TO CLOSELY MATCH
 - ON SITE BOARD, EXACT HGT/BD
 - 2X6 FLAT STOCK BELLY BAND W/ CAP TO CLOSELY MATCH (E)

1. (E) MILD SHINGLE SIDING BELOW BELLY BAND

2. (N) MILD SHINGLE SIDING TO CLOSELY MATCH (E)

3. (E) CASING TO REMAIN

- ELECTRICAL**
- ALL ELECTRICAL WORK BY OTHERS
 - ADDRESS OVERHEAD WIRE @ GARAGE IF N.E.C.

1. (N) SCONCE-1BD

2. (E) RECEPTACLE

- EXTERIOR PAINTING/STAINING**
- CLOSELY MATCH (E) & MAIN HOUSE

ARCIFORM

6124 N.E. CLEVELAND AVE.
PORTLAND, OR 97211

Project No.: 18054

Architect:
BRADLEY HORNE

Designer:
STEPHEN MEINER

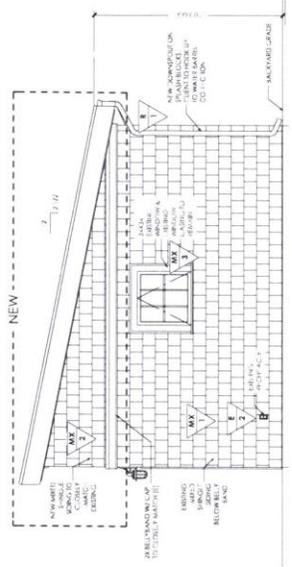
STEPHEN MEINER

Date:
2/14/19 BID SET

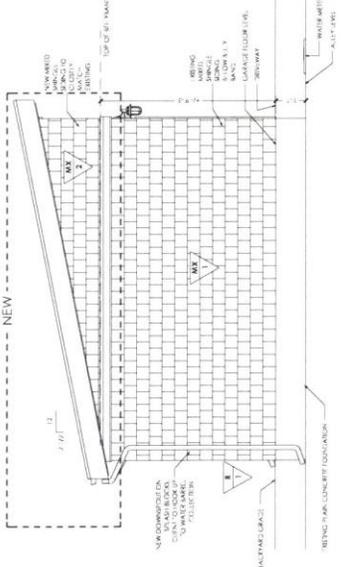
Revised:
4.18.19 CONSTRUCTION SET
4.18.19 8.31P

Page Title:
(N) EXTERIOR ELEVATIONS

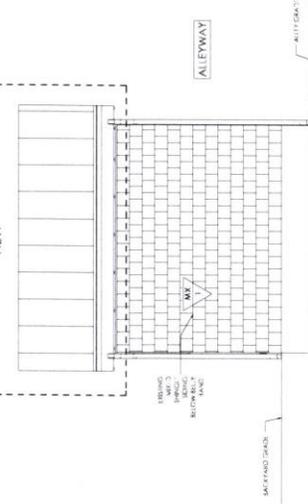
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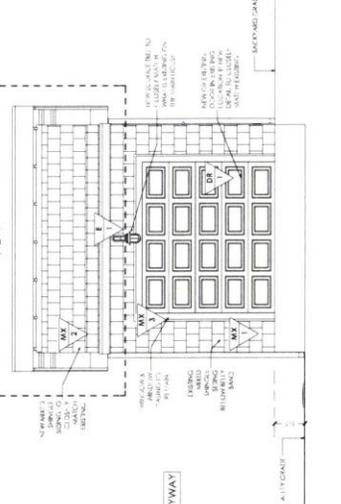
(N) WEST FACING ELEVATION
SCALE: 1/4" = 1'-0"



(N) EAST FACING ELEVATION
SCALE: 1/4" = 1'-0"



(N) SOUTH FACING ELEVATION
SCALE: 1/4" = 1'-0"



(N) NORTH FACING ELEVATION
SCALE: 1/4" = 1'-0"

CASE NO. **LU 19-175372 AD**
EXHIBIT **C.2**

not to scale

LU 19-175372 AD