



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

Ted Wheeler, Mayor
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Date: December 4, 2019
To: Interested Person
From: Marguerite Feuersanger, Land Use Services
503-823-7619 / Marguerite.Feuersanger@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 19-230797 HR

GENERAL INFORMATION

Applicant: Angie Amato Wieland,
Angie Amato Wieland Architecture, LLC
5114 NE 32nd Place
Portland OR 97211

Owners: Ashley and James Thome
2222b 15th St
San Francisco, CA 94114

Site Address: 2915 NE 15th Avenue

Legal Description: BLOCK 68 LOT 9, IRVINGTON
Tax Account No.: R420414700
State ID No.: 1N1E26AC 05300
Quarter Section: 2732

Neighborhood: Irvington, contact Dean Gisvold at deang@mcewengisvold.com.
Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Laura Becker at 503-388-6088.

Zoning: R5, Single Dwelling Residential 5,000 Zone, Historic Resource Protection Overlay Zone

Other Designations: Contributing Resource in the Irvington Historic District

Case Type: HR, Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant requests Historic Resource Review approval for exterior changes to the side and rear elevations of the existing house. No changes are proposed to the street-facing façade of the house. The proposal includes:

- enclosure of a 57-square-foot main floor deck on the at the rear of the house (northwest corner) with new exterior cedar lap siding to match the existing siding in reveal and thickness;
- extension of the existing rear-facing shed roof to cover the new enclosure addition;
- new 4-panel wood sliding doors and new landing and stairs with wood railing and wood newel posts with built-in wood planter box at rear (west) elevation; and
- two new wood double-hung windows at the side (north) elevation with trim and details to match existing wood double-hung original windows.

The existing house is designated a Contributing Resource in the Irvington Historic District and therefore the proposed exterior alterations are subject to Historic Resource review per Zoning Code Section 33.445.320.

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 found in:

Section 33.846.060.G - Other Approval Criteria**ANALYSIS****Site and Vicinity:**

The subject property is in the central portion of the Irvington Historic District, along the west side of NE 15th Avenue, just north of NE Stanton Street. The 1914 house is listed as a “contributing resource.” Built in the Bungalow style, it is two-and-half stories tall and set slightly above the sidewalk grade. The detached garage is at the rear of the property and is listed as a “contributing resource”.

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. Other deed restrictions excluded minority groups, established uniform front setbacks, and required minimum expenditure on new buildings. 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. 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 address. 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. 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. Garages that were added after original construction, but still within the historic period, were sometimes built at the sidewalk and/or out of architectural character with the house.

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 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.

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 **October 23, 2019**. The following Bureaus responded with no issues or concerns:

- Water Bureau (Exhibit E-3);
- Fire Bureau (Exhibit E-4);
- Site Development Section of BDS (Exhibit E-5); and
- Urban Forestry Division of Parks and Recreation (Exhibit E-6)

The following Bureaus responded with no objection to the proposal but cite requirements that will apply during the building permit review:

- Bureau of Environmental Services (Exhibit E-1);
- Bureau of Transportation (Exhibit E-2); and
- Life Safety Residential Plan Review of BDS (Exhibit E-7).

Neighborhood Review: One written response was received from the Neighborhood Association in response to the proposal. Dean Gisvold, Land Use Chair of the Irvington Community Association (ICA) wrote with general support of the proposal, with the condition that the proposed rear French doors be changed from slider operation to a "multi-light and swing-out" style doors with fixed side panels. The ICA suggests this change to better achieve architectural compatibility over slider doors which are out of character in a 1914 house (Exhibit F-1).

Staff Response: The applicant is proposing four-panel sliding doors at the rear of the house (Proposed West Elevation, Exhibit C-4). Staff finds that while slider doors are not typical for the bungalow-style house, the proposal is similar in character to French doors as the two sliders together create a wide opening typical of French doors. The proposal also creates a symmetrical opening similar to French doors. Additional information is found in the findings for the approval criteria below.

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 proposal is for exterior changes to the subject house, which is identified as Contributing Resource within the Irvington Historic District. The proposed exterior changes require Historic Resource review per Section 33.445.320.A.1. The approval criteria are found in in Section 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.
- 4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
- 5. Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

Findings for 1, 2, 3, 4 and 5:

The proposed alterations will not negatively affect the historic character of the 1914 contributing resource as they will not unnecessarily remove or cause damage to previous alterations that have acquired historic significance and require preservation. Alterations are largely removing non-original features from the resource (windows and doors) and replacing with all-wood features (windows and doors) in the same locations. Historic features will not be damaged and historic materials will be protected; chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

The proposed wood windows will have the same recess measurement or inset as original wood windows on the residence and all new trim will match existing trim dimensions. The non-original French doors on the north elevation will be removed to accommodate the 57-square-foot addition and relocated to the west (rear). Exterior cedar lap siding will match the house's original exterior siding in terms of thickness and reveal.

The proposal includes a new four-panel wood French door system on the west (rear) façade. Two central panels are sliding and allow for a wide opening and therefore appear like a pair of double-hinged French doors. The two slider doors are symmetrical and appear similar to French doors equipped with a swing-out function. The outside two panels are fixed. The proposed wood construction is an important aspect, as it follows the historic materials of the house. The overall appearance of the door design relates to the proportions of the wide front entry door with side light panels. The proposal allows for opening views onto the rear porch and rear yard. The ICA recommends that the door function be changed from sliding to "multi-light swing-out" to better achieve architectural compatibility (Exhibit F-1). Staff finds that the proposal and the ICA recommendation both achieve architectural compatibility and therefore a condition of approval must be added that provides for either option.

Collectively, the proposed alterations are consistent with the architectural character of the existing house and ensure that the contributing resource will remain a record of its time.

With the following condition of approval, these guidelines are met:

- *the operation of the four-panel French doors at the west elevation may be either sliding or swing-out.*

6. Archaeological resources. Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

Findings: Minimal ground disturbance is proposed for the 57-square-foot addition and the rear porch and steps. There are no known or identified archaeological resources on the site.

Therefore, this criterion does not apply.

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:

Non-original windows and doors will be replaced with all-wood windows and doors, which preserves the integrity and historic character of the contributing resource. Proposed all-wood windows will match existing in their inset and trim detailing, design (three-over-one, etc.) and in the placement. Proposed French-doors on the west (rear) elevation are all-wood and architecturally compatible with the resource, while clearly reading as new features on the building.

A new low-level landing and stairs (approximately 2.5 feet in height) are proposed at the new rear French doors. The landing is modest in footprint, measuring approximately 4 feet by 12 feet. The railing, newel posts and built-in planter box will be made of wood, no more than 4 feet above the deck surface. The design is compatible with the rear façade of the house in terms of massing, size, scale, and architectural features.

Construction of the rear addition will require relocation of the original exposed rafter tails, barge board and support brackets. These existing features appear to be in good condition, and applicant states that repairing and relocating these features is preferable to replicating them (Exhibit A-2). A condition is necessary that calls for preserving these features. If preservation is not possible, the building permit plans must document in detail drawings the dimensions, locations, and materials of the original and proposed exposed rafter tails, barge board and support brackets.

The proposed alterations will not destroy or negatively impact historic materials or features true to the 1914 contributing resource.

Collectively, the proposed alterations to the resource will enhance and improve the structure and ensure that it remain an accurate record of its time and continues to be a valuable contributing resource to the immediate adjacent neighborhood and the Irvington Historic District as a whole.

With the following condition, these criteria are met:

The house's existing exposed rafter tails, barge board and brackets must be preserved if possible. If preservation is not possible, building permit plans must document that replacement features match the original features. All locations, dimensions, and materials of the original and proposed barge board and support brackets must be specified on the building permit plans.

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 alterations to the 1914 house, a contributing resource in the Irvington Historic District, maintains the architectural integrity of the bungalow-style through removal of non-original features from the building (two windows and north-facing French doors) to be replaced with features consistent with those original to the resource.

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. As indicated in detail in the findings above, this proposal meets the applicable Historic Resource Review criteria and therefore with conditions, warrants approval.

ADMINISTRATIVE DECISION

Historic Resource Review approval of the proposed exterior alterations to the 1914 contributing resource in the Irvington Historic District.

Approval, per the approved site plans, Exhibits C-1 through C-12, signed and dated November 27, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through E) 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 19-230797 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. The operation of the four-panel French doors at the west elevation may be either sliding or swing-out.
- D. The house's existing exposed rafter tails, barge board and brackets must be preserved if possible. If preservation is not possible, building permit plans must document that replacement features match the original features. All locations, dimensions, and materials of the original and proposed barge board and support brackets must be specified on the building permit plans.
- E. No field changes allowed.

Staff Planner: Marguerite Feuersanger

Decision rendered by:  **on November 27, 2019.**
By authority of the Director of the Bureau of Development Services

Decision mailed: December 4, 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 September 23, 2019 and was determined to be complete on October 16, 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 September 23, 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 February 13, 2020.**

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 December 18, 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 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 **December 18, 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 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

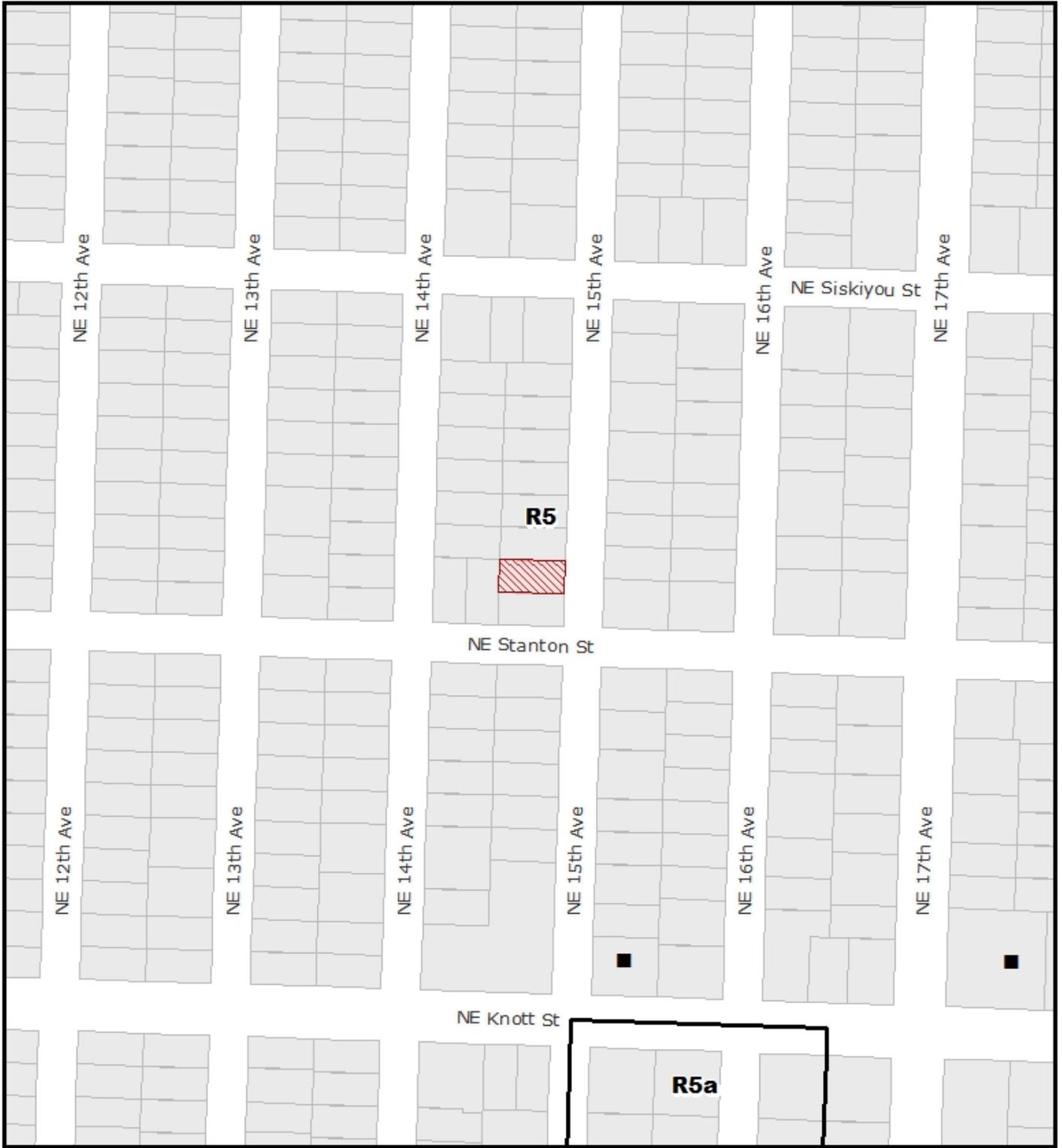
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Original Submittal, September 23, 2019
 2. Updated Submittal, October 16, 2019
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Demolition Plan
 3. Floor Plan and Roof Plan (attached)
 4. Proposed North and West Elevations (attached)
 5. Building Details
 6. Window and Door Details
 7. Existing North and West Elevations
 8. Wood window manufacturer's specifications
 9. Wood sliding French doors manufacturer's specifications
 10. Exterior trim manufacturer's specifications
 11. Decking manufacturer's specifications
 12. Exterior lighting fixture manufacturer's specifications
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Bureau of Transportation
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Review Section of BDS
 6. Urban Forestry Division of the Bureau of Parks and Recreation
 7. Life Safety Residential Plan Review of BDS
- F. Correspondence:
 1. Dean P. Gisvold, Land Use Chair, Irvington Community Association, writing in support of the proposal with one condition, November 12, 2019
- G. Other:
 1. Original LU Application
 2. Letter to Applicant listing information needed to complete the application, October 3, 2019
 3. Email containing additional information from Applicant and staff response regarding details of existing and proposed doors and windows, October 22, 2019

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



ZONING  NORTH

-  Site
-  Historic Landmark

File No.	LU 19 - 230797 HR
1/4 Section	2732
Scale	1 inch = 200 feet
State ID	1N1E26AC 5300
Exhibit	B Sep 25, 2019

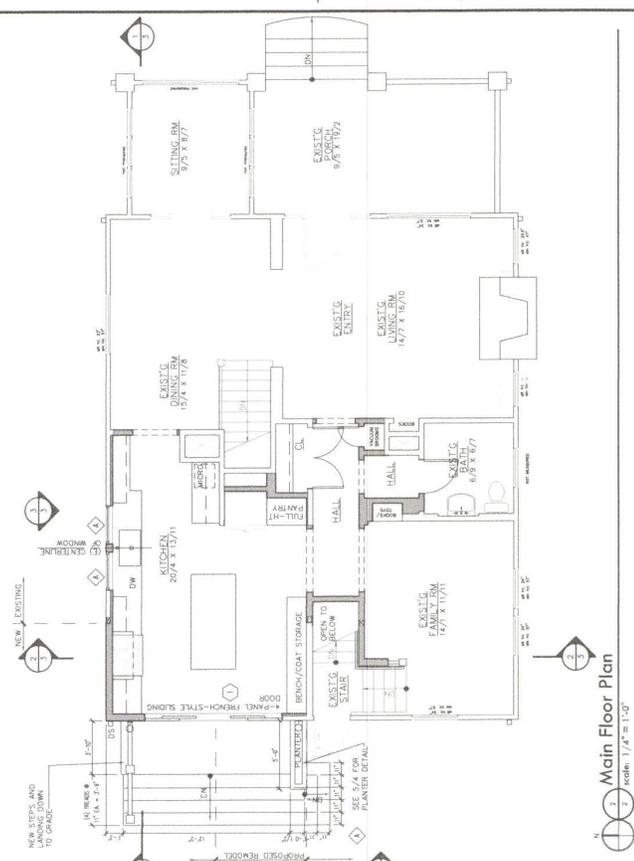
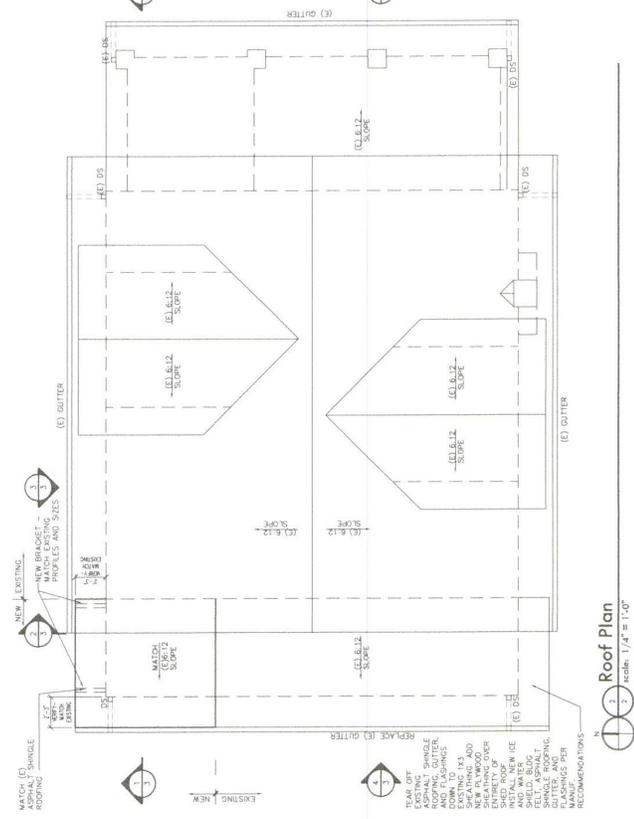
Approved
City of Portland
Bureau of Development Services
Planner *[Signature]*
Date 11/27/19
 * This approval applies only to the reviews requested and is subject to all provisions of approval.
 Other provisions may apply.

GENERAL ROOFING NOTES

1. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY DESIGNER OF ANY DISCREPANCIES.
2. PROVIDE NEW ROOFING AT NEW CONSTRUCTION LOCATIONS, AND AT EXISTING SKID STEEL PROVIDED CONTIGUOUS WITH NEW ROOFING TO WALL LOCATION. USE METAL VALLEYS AT ALL VALLEY LOCATIONS. PROVIDE CORNER FLASHING AND GUTTERS PER MANUFACTURER'S RECOMMENDATION.
3. PROVIDE (2) LAYERS 15 LB. BUILDING FELT ON ENTIRE ROOF.
4. PROVIDE NEW PREFINISHED METAL GUTTERS AND DOWNSPOUTS. PROVIDE CHOPPER 28 GA. GALV. METAL FLASHINGS AT ALL LOCATIONS AND PENETRATIONS. USE 2X6 STUDS NOT ALL PENETRATIONS WITH PLUMBING, MECHANICAL, AND ELECTRICAL SUBPENETRATIONS. INSURE WATER SHEDS UNDERPANE FOR PENAL AT ALL OVERHANDS, ROOF VALLEYS, PENETRATIONS, SPERRALLS, AND ALL AREAS WITH SLOPES LESS THAN 4:12.
5. PROVIDE CHOPPER 28 GA. GALV. METAL FLASHINGS AT ALL LOCATIONS AND PENETRATIONS. USE 2X6 STUDS NOT ALL PENETRATIONS WITH PLUMBING, MECHANICAL, AND ELECTRICAL SUBPENETRATIONS. INSURE WATER SHEDS UNDERPANE FOR PENAL AT ALL OVERHANDS, ROOF VALLEYS, PENETRATIONS, SPERRALLS, AND ALL AREAS WITH SLOPES LESS THAN 4:12.

GENERAL PLAN NOTES

1. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY DESIGNER OF ANY DISCREPANCIES. PROVIDE NEW ROOFING AT NEW CONSTRUCTION LOCATIONS, AND AT EXISTING SKID STEEL PROVIDED CONTIGUOUS WITH NEW ROOFING TO WALL LOCATION. USE METAL VALLEYS AT ALL VALLEY LOCATIONS. PROVIDE CORNER FLASHING AND GUTTERS PER MANUFACTURER'S RECOMMENDATION.
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7. SEE SYMBOL KEY ON SHEET D FOR WALL TYPES. USE 2X6 STUDS BY WALL TYPE. ALL INTERIOR WALLS TO BE 2X4 @ 16" O.C. UNLESS THICKNESSES FOR OUT-EXISTING 4" STUD WALLS IN KITCHEN, ADJACENT TO NEW 4" STUD WALL FOR CONTINUOUS WALL SURFACE.
8. CONTRACTOR TO PROVIDE AND INSTALL HARDWARE, MONITOR DETECTORS WITH BATTERY BACK-UP AT LOCATIONS AS SHOWN. PROVIDE SMOKE/HEAT DETECTORS AT LOCATIONS AS SHOWN. PROVIDE SMOKE/HEAT DETECTORS WITH BATTERY BACK-UP AT LOCATIONS AS SHOWN. PROVIDE SMOKE/HEAT DETECTORS WITH BATTERY BACK-UP AT LOCATIONS AS SHOWN. PROVIDE SMOKE/HEAT DETECTORS WITH BATTERY BACK-UP AT LOCATIONS AS SHOWN.
9. COMPOSITE FLOORING TO BE 1/2" X 3/4" X 16' 20" TRX. PROVIDE CHOPPER 28 GA. GALV. METAL FLASHINGS AT ALL LOCATIONS AND PENETRATIONS. USE 2X6 STUDS NOT ALL PENETRATIONS WITH PLUMBING, MECHANICAL, AND ELECTRICAL SUBPENETRATIONS. INSURE WATER SHEDS UNDERPANE FOR PENAL AT ALL OVERHANDS, ROOF VALLEYS, PENETRATIONS, SPERRALLS, AND ALL AREAS WITH SLOPES LESS THAN 4:12.



514 NE 31st Ave, Portland, OR 97111
 503.251.9388 | www.amato-wieland.com
amato-wieland
ARCHITECTURE, LLC

THOME
REMODEL
 2915 NE 15th Ave
 Portland, OR 97214

FIR PLAN
ROOF PLAN
 Date: 15 Oct 2019
 Mr. Johnson, 01_10_19

REVISED 15 OCT 2019

EXHIBIT C-3
 19-230797 HR

