



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: December 16, 2019
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@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 19-221420 HRM

GENERAL INFORMATION

Applicant/Owner: John Elliot
3414 SW Water Ave
Portland, OR 97239

Site Address: 3414 SW WATER AVE

Legal Description: BLOCK 134 N 25.6' OF LOT 7, CARUTHERS ADD
Tax Account No.: R140912730
State ID No.: 1S1E10BD 04300
Quarter Section: 3329

Neighborhood: South Portland NA., contact Jim Gardner at contact@southportlandna.org

Business District: South Portland Business Association, contact info@southportlanddba.com

District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.

Plan District: None
Other Designations: Contributing Resource in the South Portland Historic District

Zoning: R2 – Residential 2,000 with Historic Resource Protection overlay

Case Type: HRM – Historic Resource Review with Modification request
Procedure: Type II, an administrative decision with appeal to the Historic Landmarks Commission.

Proposal:

The applicant proposes exterior alterations to a contributing resource in the South Portland Historic District to make permanent alterations that were made in 2017 to provide ADA accommodation. These alterations include:

- Expansion of the existing wood upper deck 2'-0" to the east, wrapped with metal balustrade;
- Expansion of the existing wood lower deck 4'-2" to the east, with the north and south balustrades to be enclosed with Hardie lap siding and metal railing at the east balustrade, and with new stairs with metal railing leading to the ground level; and
- Widening of the basement doorway and installation of new door on the west elevation.

A Modification is requested to:

1. 33.120.220.B.1 Setbacks – To reduce the required 5'-0" setback to 1'-9" on the north and south sides for the lower deck and to 3'-4" on the north and 3'-11" on the south for the lower deck in order to construct the deck expansion in the same line as the existing deck.

Historic Resource Review is required because the proposal is for non-exempt alterations to a contributing resource within a historic district. A Modification is required because the proposal does not meet the required setback standards.

Relevant Approval Criteria:

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

- 33.846.060.G Other approval criteria
- 33.846.070 Modifications Considered During Historic Resource Review

ANALYSIS

Site and Vicinity: The subject property is oriented west on SW Water Avenue and is one of four identical houses known as the W.C. Harmar Ensemble. The houses were constructed in 1892 in the Queen Anne Vernacular style. The house is a 1 ½- story wood-frame structure with a rectilinear plan and a gable roof and dormer. A bay window with gable brackets above dominates the front façade with an adjacent raised entry porch. Each of the houses in the Ensemble are closely situated with eaves nearly touching their neighbor's eaves. Each of the houses feature rear deck additions.

The South Portland Historic District is significant as the remnant of an early, originally much larger, working class and immigrant neighborhood that was greatly diminished by construction of the I-5 and I-405 freeways, and by large scale clearance under the auspices of Urban Renewal, during the 1960s and 1970s. The area was originally home to concentrations of ethnic and religious minorities from southern and eastern Europe, especially Italian Catholics and Jews from Poland, the Baltic States, and the Russian Empire. The majority of the district's remaining historic resources were built as residences, but with supporting commercial buildings, religious and social institutions, and small scale industrial structures scattered throughout the neighborhood fabric. Originally associated with workers at the shipping, manufacturing, and processing enterprises dependent on the nearby Willamette River, the area today is among the best remaining examples of a late Nineteenth Century working class residential neighborhood in Portland.

Zoning: The Residential 2,000 (R2) zone is a low density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to three story buildings, but at a slightly larger amount of building coverage than the R3 zone. The major types of new development will be duplexes, townhouses, rowhouses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near Major City Traffic Streets, Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets. Newly created lots in the R2 zone must be at least 4,000 square feet in area for multi-dwelling development, 1,600 square feet for development with attached or detached houses, and 2,000 square feet for development with duplexes. Minimum lot width and depth standards may apply.

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 **November 12, 2019**. The following Bureaus have responded with no issues or concerns:

- Life Safety Division of BDS (see Exhibit E-1)
- Bureau of Environmental Services (see Exhibit E-2)
- Bureau of Transportation Engineering
- Water Bureau
- Fire Bureau
- Site Development Section of BDS

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on November 12, 2019. A total of 11 written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Kate Bolling, on November 15, 2019, wrote in support. (see Exhibit F-1)
- Cat Kim-Witbeck, on November 18, 2019, wrote in support. (see Exhibit F-2)
- Carol Moore, on November 18, 2019, wrote in support. (see Exhibit F-3)
- Mark Shafer, on November 18, 2019, wrote in support. (see Exhibit F-4)
- James Gardner, Chair of the South Portland Neighborhood Association Land Use Committee, on November 20, 2019, wrote in support. (see Exhibit F-5)
- Joyce Carlo, on November 18, 2019, wrote in support. (see Exhibit F-6)
- Greg Weigel, on November 24, 2019, wrote in support. (see Exhibit F-7)
- Fred Buller, on November 24, 2019, wrote in support. (see Exhibit F-8)
- Kim Osgood and Mike Roach, on November 21, 2019, wrote in support, (see Exhibit F-9)
- Lance Christian, on November 27, 2019, wrote in support. (see Exhibit F-10)
- Jennifer Daneluk, on December 2, 2019, wrote in support. (see Exhibit F-11)

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

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

Historic Resource Review Approval Criteria

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

Findings: The site is within the portion of the South Portland Historic District east of SW Naito Parkway and the proposal is for non-exempt treatment. Therefore, Historic Resource Review approval is required. The approval criteria are those listed in *33.846.060 G – Other Approval Criteria*.

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

33.846.060 G - Other Approval Criteria

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

Findings for 1, 2, 3, 4, 5, and 9: The primary aspect of the proposal – minor expansion of the rear decks – altered an existing non-historic condition that had been present on the property for decades. Because the alterations modified a non-historic attached structure, no historic features were removed, and the essential form and integrity of the resource were maintained. As such, historic materials are protected, and the historic character of the property is retained. The alterations to widen the front basement entry door are minor and do not impact the historic character of the resource. *These criteria are met.*

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: No substantial excavation is proposed. *This criterion is not applicable.*

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.
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, and 10: The alterations to expand the deck, which was located within the required side setback, included modifications to enclose the side walls of the deck to ensure fire safety, as is required by the Building Code for certain encroachments into the setback. The side walls are clad with fiber cement siding to match the siding on the house; as this is a newer anon-enclosed addition to the house, fiber cement is differentiated from the historic resource while also visually compatible. The deck itself is compatible with the existing resource as it previously existed though

in a slightly different form, is compatible with other adjacent resources which feature similar decks and is compatible with the district in that it is located at the rear and is minimally visible from the street. Where allowed by the Building Code, the rear balustrade and stair rail are constructed of metal which allows more light and air to pass through the structure. The alterations to the front door, are minor and, similarly, are compatible with the resource, adjacent resources, and the district. *These criteria are met.*

33.846.070 Modifications Considered During Historic Resource Review

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the historic resource review process. These modifications are done as part of historic resource review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through historic resource review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. **Better meets historic resource review approval criteria.** The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and
- B. **Purpose of the standard.**
 1. The resulting development will meet the purpose of the standard being modified; or
 2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

Modification #1: 33.120.220.B.1 Setbacks – To reduce the required 5’-0” setback to 1’-9” on the north and south sides for the lower deck and to 3’-4” on the north and 3’-11” on the south for the lower deck in order to construct the deck expansion in the same line as the existing deck.

Purpose Statement: The building setback regulations 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 multi-dwelling development in the City's neighborhoods;
- They promote a reasonable physical relationship between residences;
- They promote options for privacy for neighboring properties;
- 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;
- Setback requirements along transit streets create an environment that is inviting to pedestrians and transit users; 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.

Standard: 33.120.220.B.1 – For a building wall with an area of 1,000 sf or less, the required side setback is 5’-0”.

- A. **Better meets historic resource review approval criteria.** *The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and*
- B. **Purpose of the standard.** *The resulting development will meet the purpose of the standard being modified or the preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.*

Findings: The requested Modification is intended to allow the deck to be expanded further east in its current alignment, which is located within the setback. Staff notes that the historic resource itself is also located within the required setback as these setbacks were imposed long after the house was constructed; the same is true for the other three houses on this block facing SW Water street. Because of Building code requirements, the side walls of the deck were required to be fire-rated which resulted in the side walls being solid construction, clad with fiber cement siding, while the east balustrade and stair railing were allowed be more open to allow greater passage of light and air. Several public comments were received, including some from adjacent neighbors who indicated that the already constructed deck did not impact their access to light and air. The proposed deck, with its setback Modification, allows for a reasonable separation between these already closely situated resources. The elevated decks which are common on the rear of houses in this neighborhood fit the topography of the neighborhood and allow for enhanced exterior views toward the river and mountain of this steeply sloped historic district. In addition, as the deck was already constructed through an ADA allowance, removing and rebuilding the deck to meet the standard, in this instance, would gain little toward meeting the purpose of the standard while creating an undue burden on the property owner and possibly resulting in loss to historic materials and features not yet affected. *Therefore, the proposal meets the purpose of the standard and better meets the approval criteria and therefore merits approval.*

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 purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and Modification criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior alterations to a contributing resource in the South Portland Historic District to make permanent alterations that were made in 2017 to provide ADA accommodation. These alterations include:

- Expansion of the existing wood upper deck 2'-0" to the east, wrapped with metal balustrade;
- Expansion of the existing wood lower deck 4'-2" to the east, with the north and south balustrades to be enclosed with Hardie lap siding and metal railing at the east balustrade, and with new stairs with metal railing leading to the ground level; and
- Widening of the basement doorway and installation of new door on the west elevation.

A Modification is requested to:

1. 33.120.220.B.1 Setbacks – To reduce the required 5'-0" setback to 1'-9" on the north and south sides for the lower deck and to 3'-4" on the north and 3'-11" on the south for the lower deck in order to construct the deck expansion in the same line as the existing deck.

These approvals are per the approved site plans, Exhibits C-1 through C-2, signed and dated December 10, 2019, 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 19-221420 HRM." 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: Hillary Adam

Decision rendered by:  **on December 10, 2019**
By authority of the Director of the Bureau of Development Services

Decision mailed: December 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 September 4, 2019, and was determined to be complete on November 7, 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 4, 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: March 6, 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 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 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 must be recorded with the Multnomah County Recorder.

A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, the final decision may be recorded on or after **December 31, 2019**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-7617.

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, or
- In situations involving only the creation of lots, the land division has been recorded.

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:

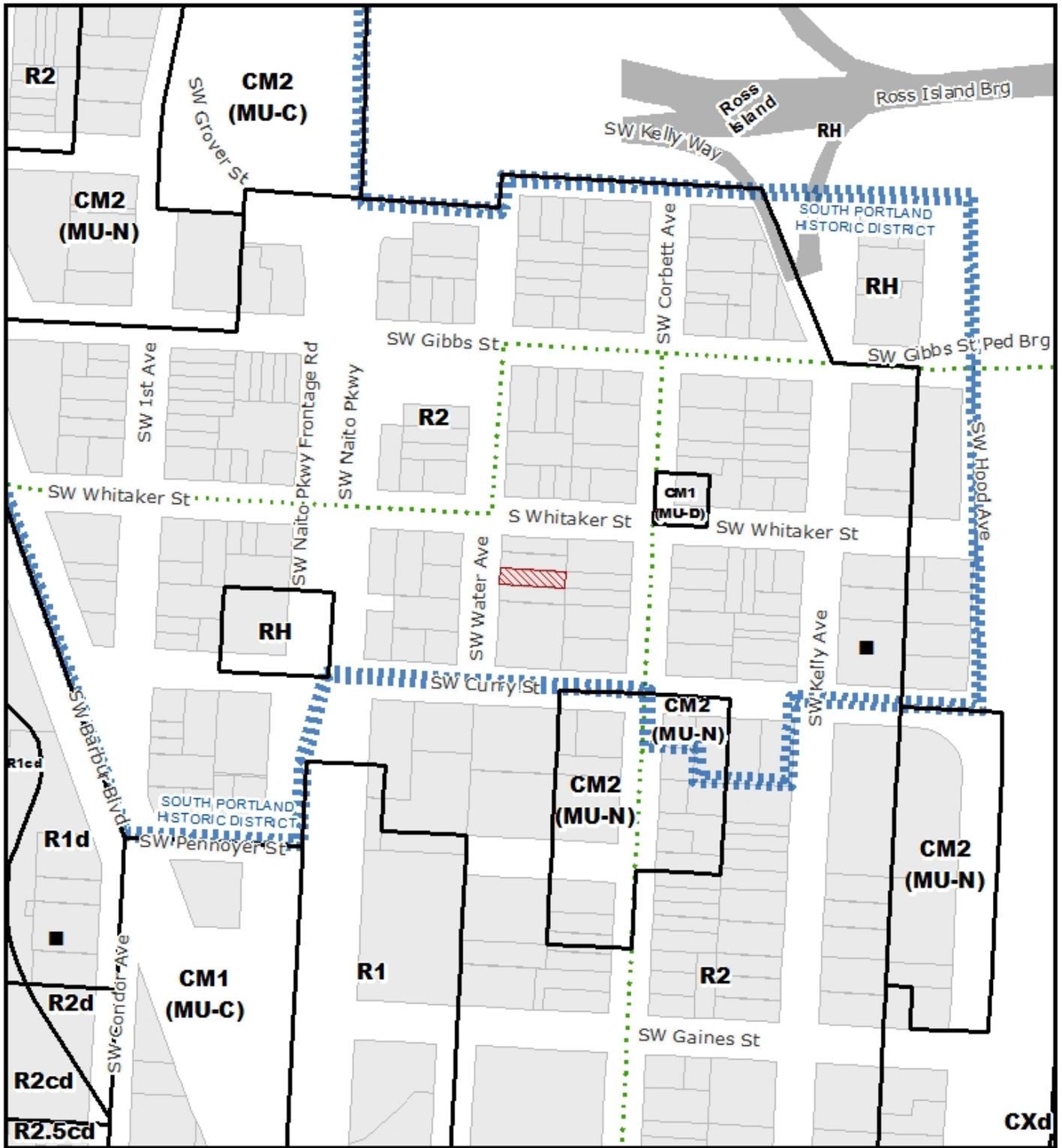
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Drawings and Covenant
 2. Completeness Response, received November 7, 2019
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan and Elevations (attached)
 2. Details
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Bureau of Transportation Engineering and Development Review
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Review Section of BDS
- F. Correspondence:
 1. Kate Bolling, on November 15, 2019, wrote in support.
 2. Cat Kim-Witbeck, on November 18, 2019, wrote in support.
 3. Carol Moore, on November 18, 2019, wrote in support.
 4. Mark Shafer, on November 18, 2019, wrote in support.
 5. James Gardner, Chair of the South Portland Neighborhood Association Land Use Committee, on November 20, 2019, wrote in support.
 6. Joyce Carlo, on November 18, 2019, wrote in support.
 7. Greg Weigel, on November 24, 2019, wrote in support.
 8. Fred Buller, on November 24, 2019, wrote in support.
 9. Kim Osgood and Mike Roach, on November 21, 2019, wrote in support.
 10. Lance Christian, on November 27, 2019, wrote in support.
 11. Jennifer Daneluk, on December 2, 2019, wrote in support.
- G. Other:
 1. Original LU Application
 2. Incomplete Letter, dated September 18, 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



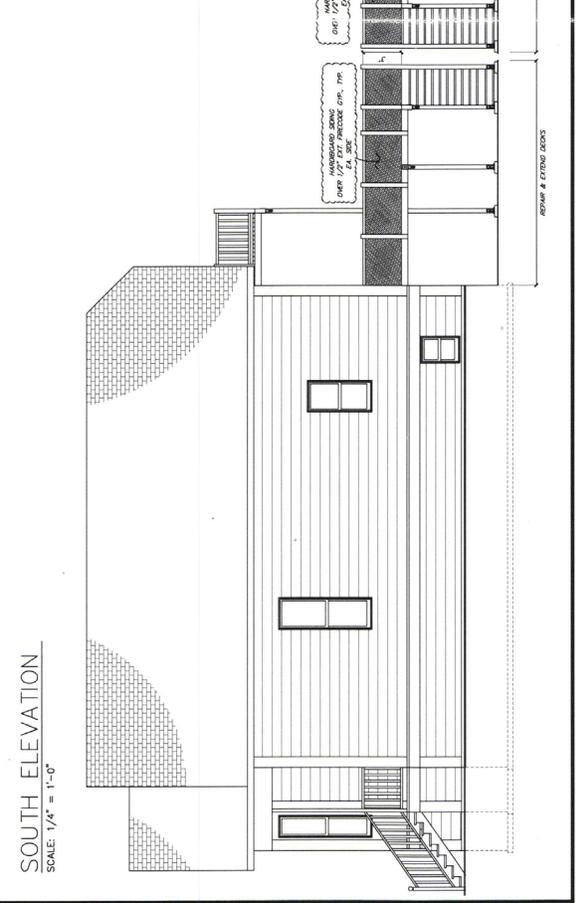
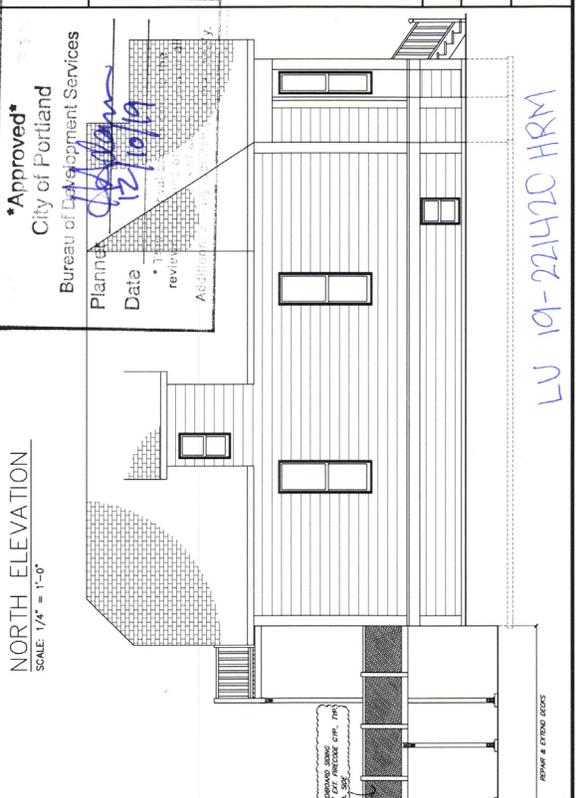
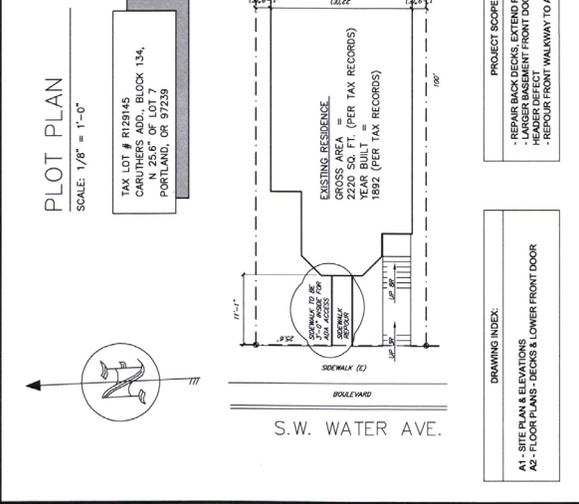
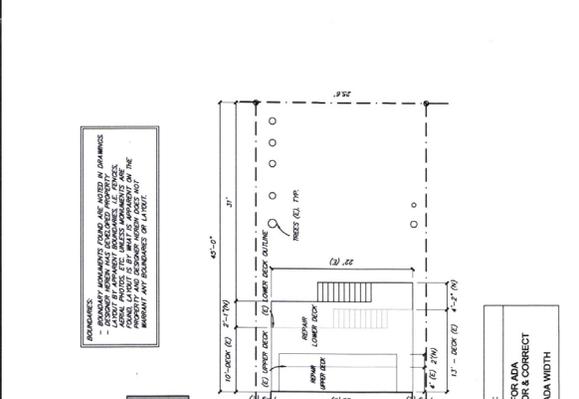
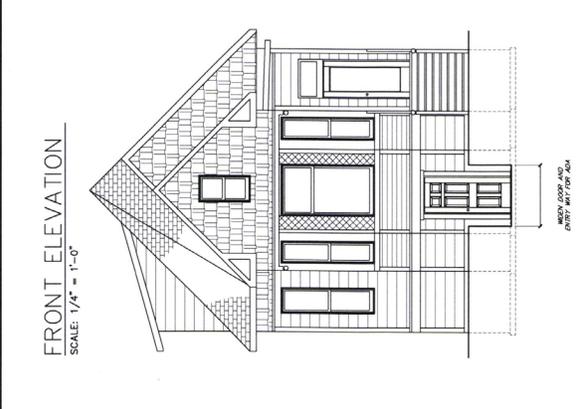
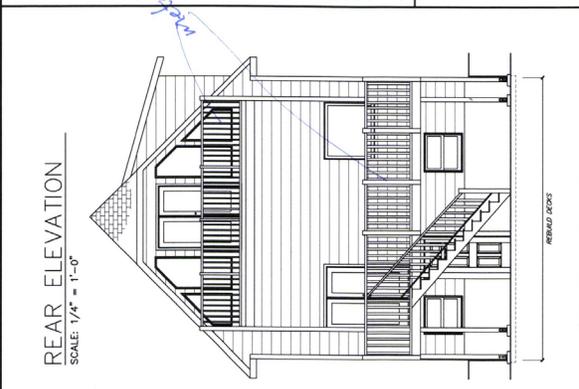
-  Site
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	LU 19 - 221420 HRM
1/4 Section	3329
Scale	1 inch = 200 feet
State ID	1S1E10BD 4300
Exhibit	B Nov 07, 2019

Copyright 2015 © Owens - Ling LLC
 These documents are for specific project and shall remain the property of the architect. Any other reuse or reproduction of these documents is prohibited by law.
 All design elements must be verified at time of construction for applicability.

Design by:
 OWENS - LING LLC
 16042 SW WAXMING WAY, BOVAYTON, OR, 97007
 503.830.2675

Project:
 ELLIOTT RESIDENCE REMODEL
 3414 SW WATER AVE
 PORTLAND, OR 97239
 File #:
 1004801
 Rec:
 1004801
 A1



LU 19-22142C HRM
 C-1

DRAWING INDEX:
 A1- SITE PLAN & ELEVATIONS
 A2- FLOOR PLANS - DECKS & LOWER FRONT DOOR

PROJECT SCOPE:
 - REPAIR BACK DECKS, EXTEND FOR ADA
 - REPAIR FRONT DECKS, CORRECT
 - REPAIR FRONT WALKWAY TO ADA WIDTH

NOTES:
 - EXISTING DECKS TO BE REPAIRED IN ACCORDANCE WITH THE CITY OF PORTLAND DECKING REGULATIONS.
 - ALL DECKS TO BE REPAIRED TO MEET THE CITY OF PORTLAND DECKING REGULATIONS.
 - ALL DECKS TO BE REPAIRED TO MEET THE CITY OF PORTLAND DECKING REGULATIONS.