



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: March 16, 2020
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-823-7294 / MeganSita.Walker@portlandoregon.gov

NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has a approved 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 19-206823 HR - WINDOW REPLACEMENT

GENERAL INFORMATION

Applicant/ Owner: H. Richard Kerr
3017 NE Couch St
Portland, OR 97232
(503) 704-3520

Site Address: 2012 NE 12TH AVE

Legal Description: BLOCK 125 S 45' OF LOT 4, WEST IRVINGTON
Tax Account No.: R893604370
State ID No.: 1N1E26CD 02401
Quarter Section: 2831

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 Jessica Rojas at jessica@necoalition.org.

Plan District: Albina Community
Other Designations: Noncontributing resource in the Irvington Historic District

Zoning: R1a – Residential 1,000 with Alternative Design Density and Historic Resource Protection Overlays

Case Type: HR – Historic Resource Review
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is seeking Historic Resource Review approval to replace windows on the upper story of the north, south, east, and west elevations of a noncontributing resource in the

Irvington Historic District. The subject windows were removed and replaced with vinyl windows without the benefit of Historic Resource Review (CC 19-173924). From staff research, two windows at the north-east upper story addition appear to have been wood double-hung windows in place prior to the replacement vinyl windows. However, the Applicant/ Owner has noted that the windows proposed to be replaced were non-original aluminum windows. The current proposal includes the installation of six (6) all-wood double hung replacement windows within original openings recessed into the wall plane a minimum of 1.5" from the face of the upper sash to the face of trim to match the existing condition of seemingly original windows that remain.

Historic Resource Review is required for non-exempt exterior alterations within a Historic District.

Relevant Approval Criteria:

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

- 33.846.060.G *Other approval criteria*

ANALYSIS

Site and Vicinity: The subject property is located on an approximately 2,248 square foot lot fronting onto NE 12th Avenue in the Irvington Historic District. The existing 2-story duplex, built in 1909 in a 'minimal traditional' style, is listed as a non-contributing resource in the Irvington Historic District.

Zoning: The Residential 1,000 (R1) is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouse, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

The Alternative Design Density "a" overlay is in place to focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The concept for the zone is to allow increased density for development that meets additional design compatibility requirements.

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.

Irvington Historic District. Platted in the late Nineteenth Century as the first addition to Portland that employed restrictive covenants, the Irvington area developed intensely with a mix of middle class housing types and sizes during the first two decades of the Twentieth Century. 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 face. 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. These patterns help to lend the neighborhood the distinctive and homogeneous historic character.

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 on **January 29, 2020**. No responses were received.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **January 29, 2020**. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Dean Gisvold, Chair of the Irvington Community Association Land Use Committee, on February 12, 2020, wrote with concerns regarding the lack of clarity in the application, and noted a need for better documentation of the proposal with drawings. See Exhibit F-1 for additional information.

Staff Response: Staff encouraged the owner to more clearly communicate the proposal by providing additional specifications for the proposed all-wood casement windows, clarification of windows locations, enlarged elevations, documentation of existing and proposed window trim, and inset dimensions. In response to comments, the Applicant/Owner has revised the proposal to include all-wood double-hung windows and has provided an updated Site Plan, Existing and Proposed Elevations, updated Enlarged Elevations, and section details. Staff has also added Conditions of Approval to ensure materials and detailing are compatible with the district. See findings for additional information.

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 Irvington Historic District 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.
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 1, 2, 3, 4, 7, 8, 9 and 10: While the existing structure – a 2-story structure built in 1909 – was constructed during the period of significance of the Irvington Historic District, the property is listed in the National Register Nomination as a non-contributing resource. As the property has a non-contributing status, the resource in this case is the Irvington Historic District as a whole. As such, the proposal does not include alteration to historically significant material, architectural features, or spaces contributing to the significance of the District.

As noted above, the proposal includes the replacement of six (6) windows on the upper story of the north, south, east, and west elevations of a non-contributing resource in the Irvington Historic District; noted as windows ‘A’ through ‘F’ on the Window Location Plan, (Exhibit C-1). The subject windows, which were most likely originally double-hung windows were removed and replaced with vinyl windows without the benefit of Historic Resource Review (CC 19-173924).

Two of the six windows proposed to be removed were wood double-hung windows with ogee detailing, and the proportions of the openings where the remaining windows are proposed seem to be consistent to the treatment of existing/original single or pairs of double-hung windows. Other areas of the building include a mix of wood window types from double-hung, casement, and picture windows. Given that the proposed all-wood double-hung windows with ogee detailing are consistent with the types of windows on the building, will be located within existing openings, recessed into the wall plane a minimum of 1.5” from the face of the upper sash to the face of trim to match seemingly original windows on the building, the proposed alterations are architecturally compatible with the building and the district. Additionally, staff has added Condition of Approval ‘C’ to ensure that the detailing of the proposed windows is compatible with the detailing of windows on the building and compatible with the detailing of windows in the district.

With Condition of Approval, ‘C’ that, the proposed windows shall be all-wood windows set into the wall plane a minimum of 1.5” from the face of the upper sash to the face of trim as shown on the ‘Window Documentation Sheet’ (Exhibit C-10), these approval criteria are met.

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: No chemical treatments are proposed. *This criterion is not applicable.*

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 ground surfaces will be disturbed. *This criterion is not applicable.*

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

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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further 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.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded on or after **March 17, 2020** 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

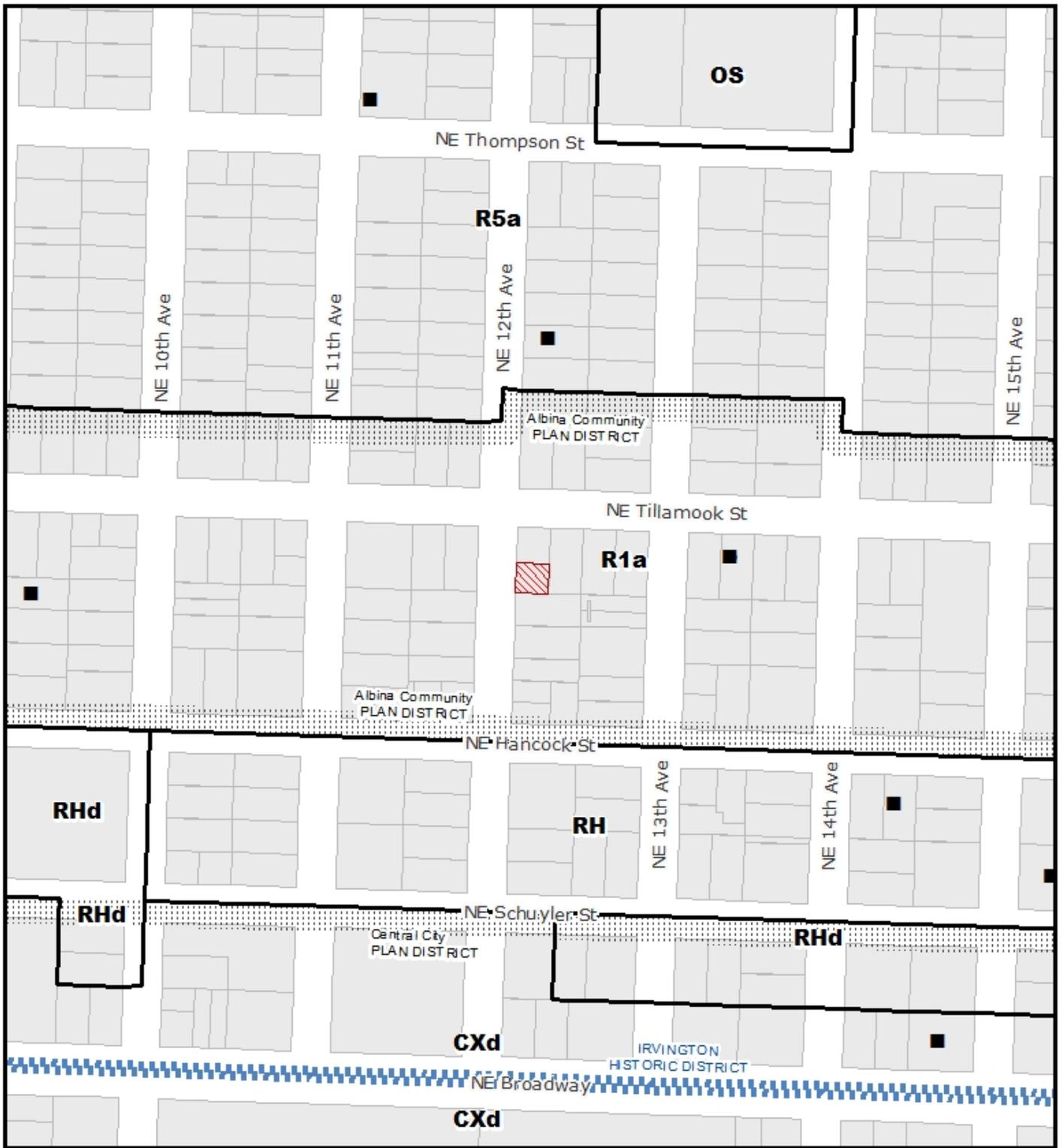
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement:
1. Original Project Description & Response to Approval Criteria
 2. Original Drawings
 3. Photos of Existing Vinyl Windows to be Removed
 4. Original Specifications Packet
 5. Rev'd Project Description & Response to Incomplete Letter, Rec'd January 15, 2020
 6. Updated Drawings, Rec'd January 15, 2020
 7. Updated Specifications Packet, Rec'd January 15, 2020
 8. Rev'd Project Description & Response to Incomplete Letter, Rec'd January 29, 2020
 9. Updated Drawings, Rec'd January 29, 2020
 10. Window Documentation Worksheet, Rec'd January 29, 2020
 11. Updated Specifications Packet, Rec'd January 29, 2020
 12. Updated Enlarged Elevations & Section Details, Rec'd February 17, 2020
 13. Revised Drawing Packet, Rec'd March 9, 2020
 14. Extension to the 120-Day Review Period
- B. Zoning Map (attached)
- C. Plans/Drawings:
1. Site Plan (attached)
 2. Existing South Elevation (attached digitally)
 3. Proposed South Elevation (attached)
 4. Existing East Elevation (attached digitally)
 5. Proposed East Elevation (attached)
 6. Existing North Elevation (attached digitally)
 7. Proposed North Elevation (attached)
 8. Existing West Elevation (attached digitally)
 9. Proposed West Elevation (attached)
 10. Window Documentation Worksheet (attached digitally)
 11. Enlarged East Elevation – Windows 'C' and 'D' (attached digitally)
 12. Enlarged South Elevation – Windows 'E' and 'F' (attached digitally)
 13. Enlarged West/North Elevation – Windows 'A' and 'B' (attached digitally)
 14. Section Details (attached digitally)
 15. Section Details (attached digitally)
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses: none
- F. Correspondence:
1. Dean Gisvold, Chair of the ICA, on February 12, 2020, wrote in in opposition of the proposal.
- G. Other:
1. Original LU Application
 2. Incomplete Letter, August 22, 2019
 3. Code Compliance Photos (CC 19-173924/ 19-164415 HS)
 4. Reference Photos
 5. Email Correspondence between staff and the applicant

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

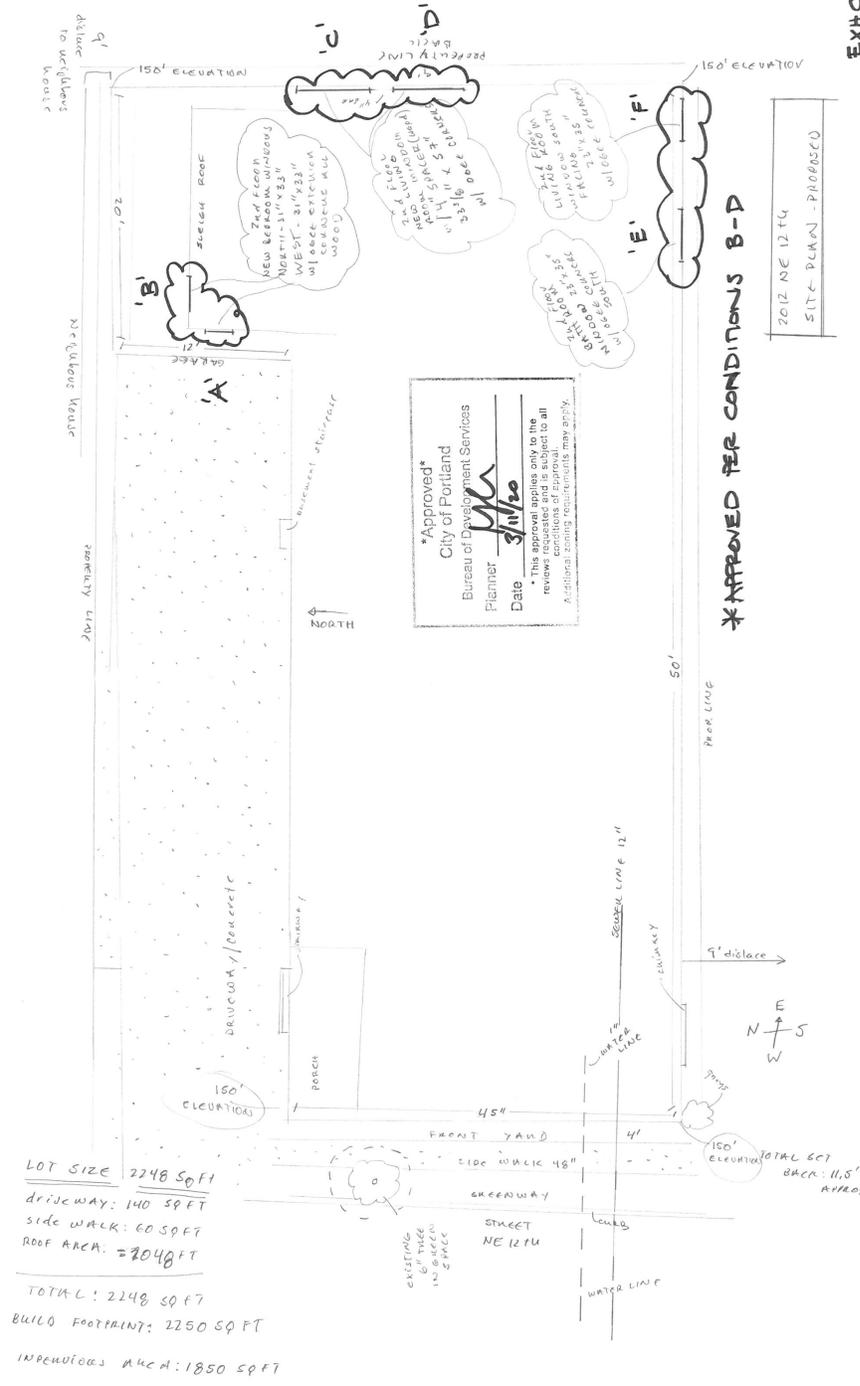


ZONING

THIS SITE LIES WITHIN THE:
 ALBINA COMMUNITY PLAN DISTRICT
 IRVINGTON HISTORIC DISTRICT

-  Site
-  Conservation Landmarks
-  Historic Landmark

File No.	LU 19-206823 HR
1/4 Section	2831
Scale	1 inch = 200 feet
State ID	1N1E26CD 2401
Exhibit	B Aug 09, 2019



LOT SIZE 2248 SQ FT
 DRIVEWAY: 140 SQ FT
 SIDE WALK: 60 SQ FT
 ROOF AREA: 2048 FT
 TOTAL: 2248 SQ FT
 BUILD FOOTPRINT: 2250 SQ FT
 INTERIORS AREA: 1850 SQ FT

Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date 3/11/10
 This approval applies only to the revisions requested and is subject to all conditions of approval.
 Additional zoning requirements may apply.

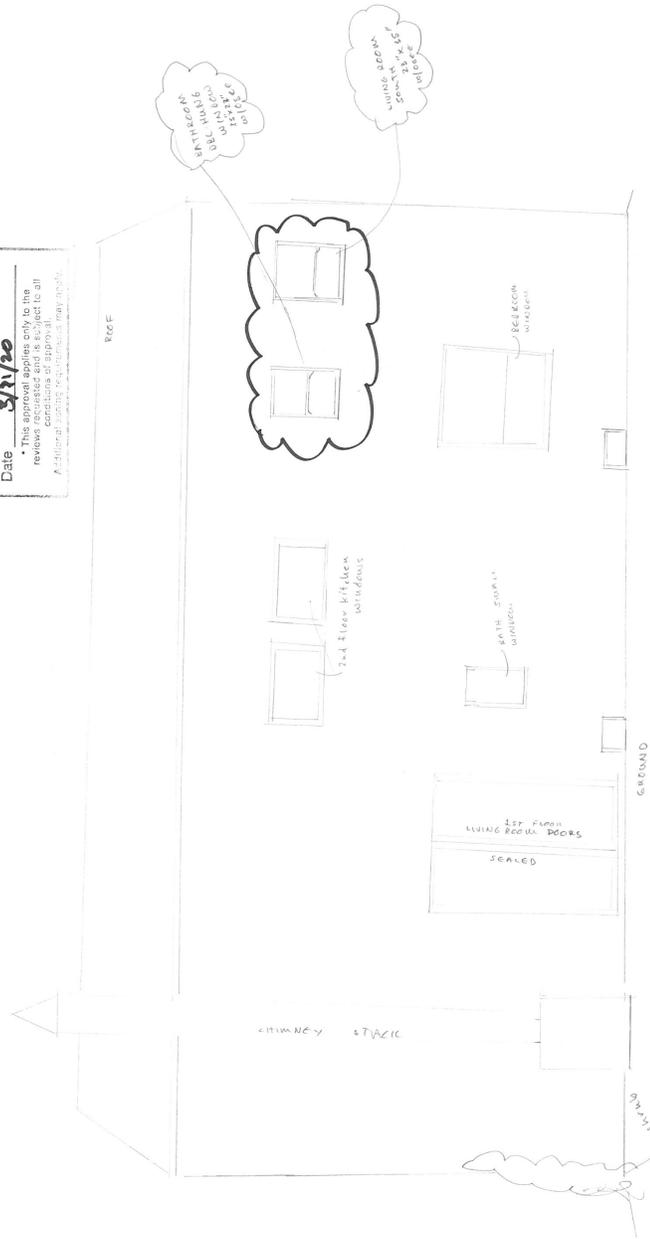
***APPROVED PER CONDITIONS B-D**

2012 NE 12TH
 SITE PLAN - PROPOSED

EXHC-1
 LV19-200028 HR

Approved
 City of Portland
 Bureau of Development Services
 Planner MA
 Date 3/1/10

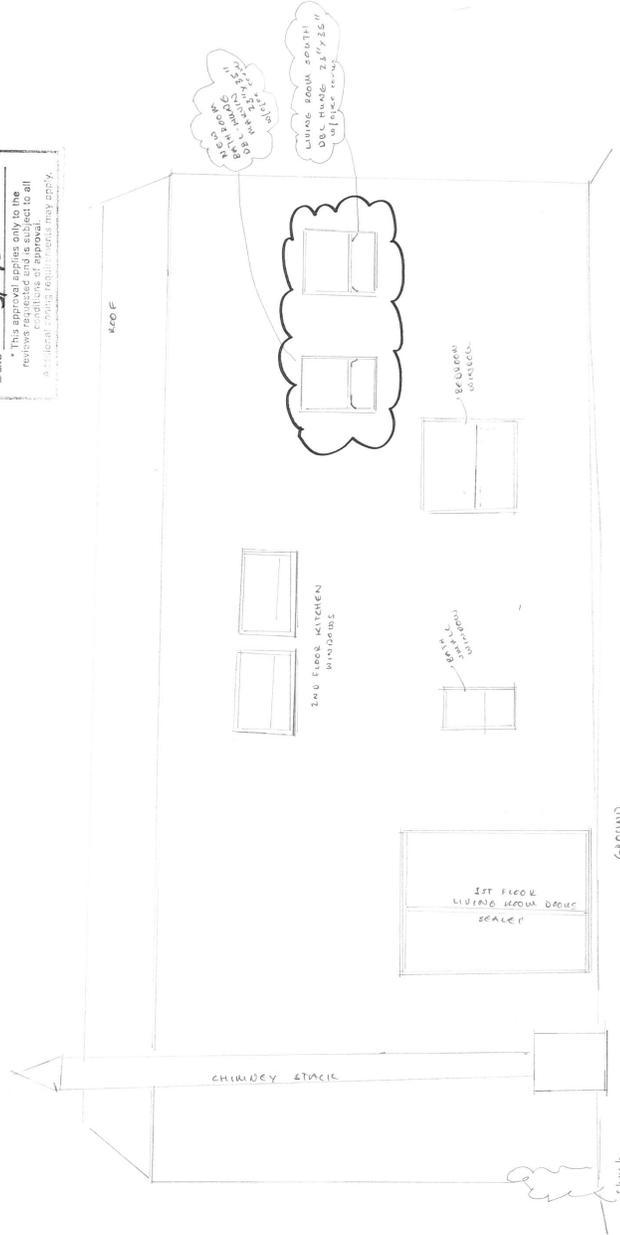
This approval applies only to the
 reviewed portion of all
 conditions of approval.
 Additional zoning requirements may apply.



ELEVATION (FRONT) - SOUTH SIDE
 2012 NE 12th - EXISTING

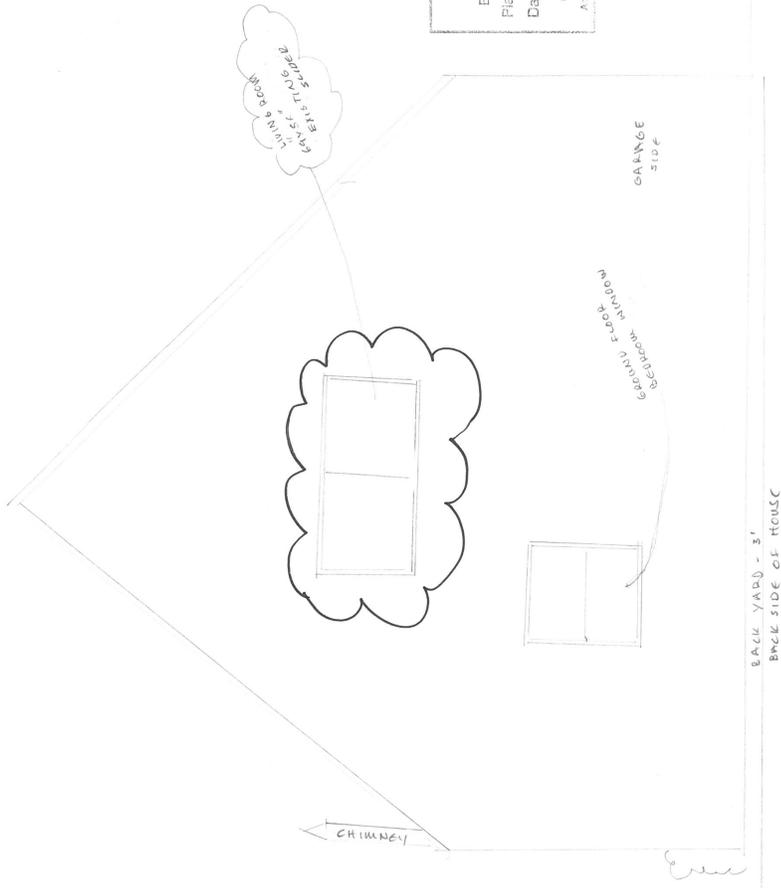
EXH C-2
 1019-25682.2 H2

Approved
 City of Portland
 Bureau of Development Services
 Planner: *JK*
 Date: *3/11/20*
 * This approval applies only to the reviews requester and is subject to all applicable zoning regulations that may apply.



ELEVATION - SOUTH SIDE
 2012 REC 1144 - PROPOSED

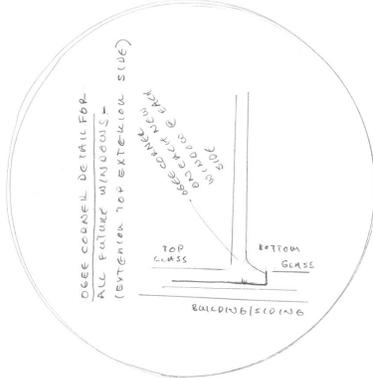
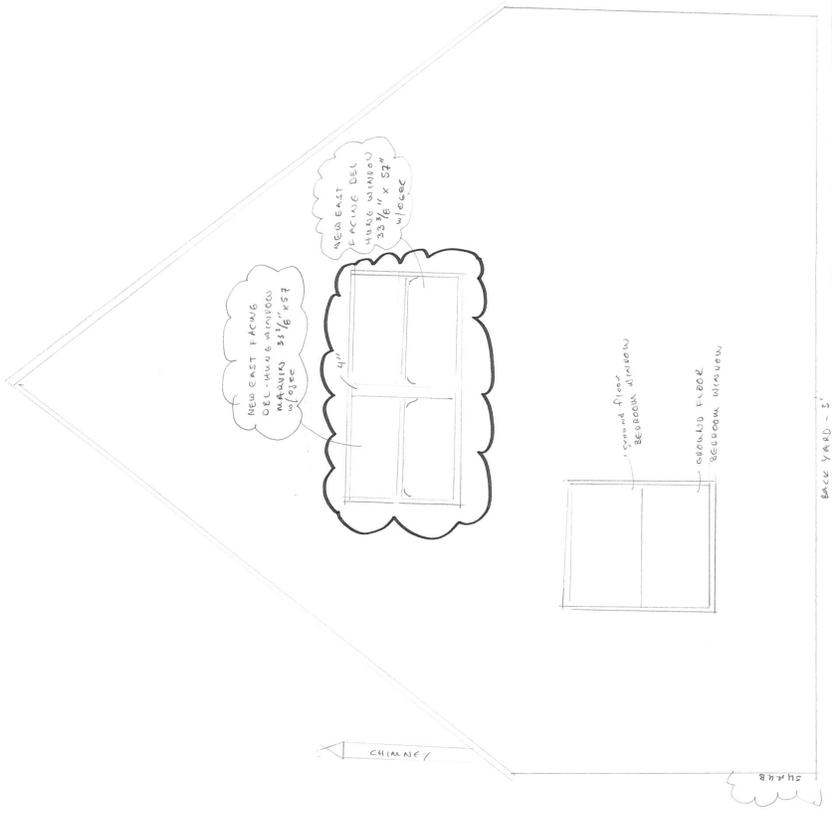
EXH C-3
 LU 19-200823 HR



Approved
 City of Portland
 Bureau of Development Services
 Planner: MPA
 Date: 3/1/20
 *This elevation applies only to the reviews requested and is subject to all conditions of approval.
 Approved by: MPA

ELEVATION PLANS - EAST FRONT
 EXISTING
 2012 NE 12TH - EXISTING

EXH C-4
 LV 19-206825 HR



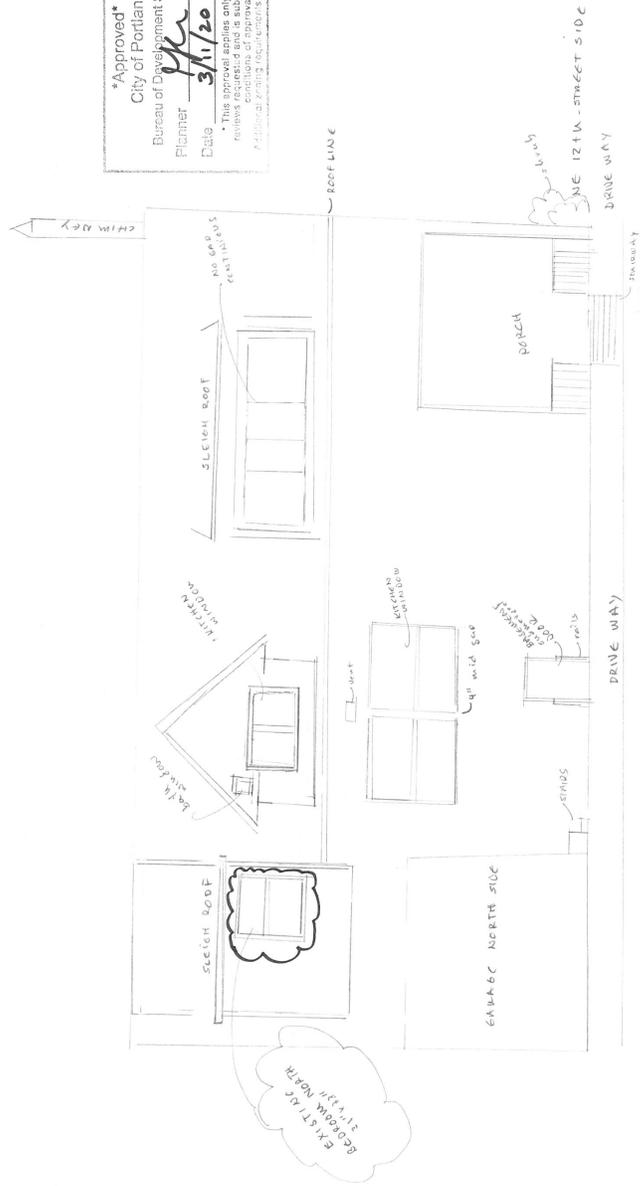
Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date *3/1/20*

This approval applies only to the reviewed project and is subject to all conditions of approval. Additional zoning regulations may apply.

ELEVATION PLAN - EAST FACING
 PROPOSED
 2012 NE 12th Ave.

EXH C-5
 LV 19-206828 HC

Approved
 City of Portland
 Bureau of Development Services
 Planner JK
 Date 3/1/20
 This approval applies only as the
 project is constructed in full
 review conditions of approval.
 Additional zoning requirements may apply.

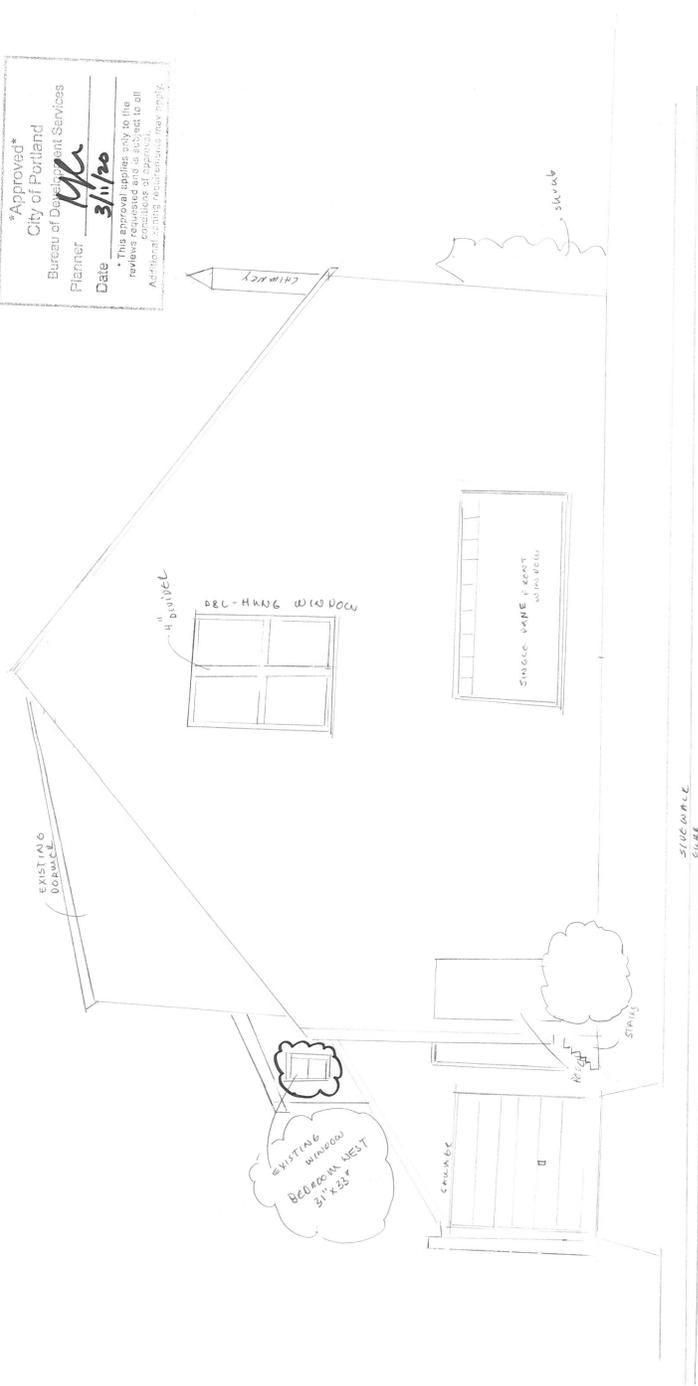


ELEVATION PLAN - SIDE VIEW
 NORTH, 2012 NE 12th, EXISTING

EXH C-6
 LU 19-206823 142

Approved
 City of Portland
 Bureau of Development Services
 Planner ML
 Date 3/1/20

This approval applies only to the
 revisions indicated. It is void if all
 conditions of approval are not met.
 Additional zoning restrictions may apply.

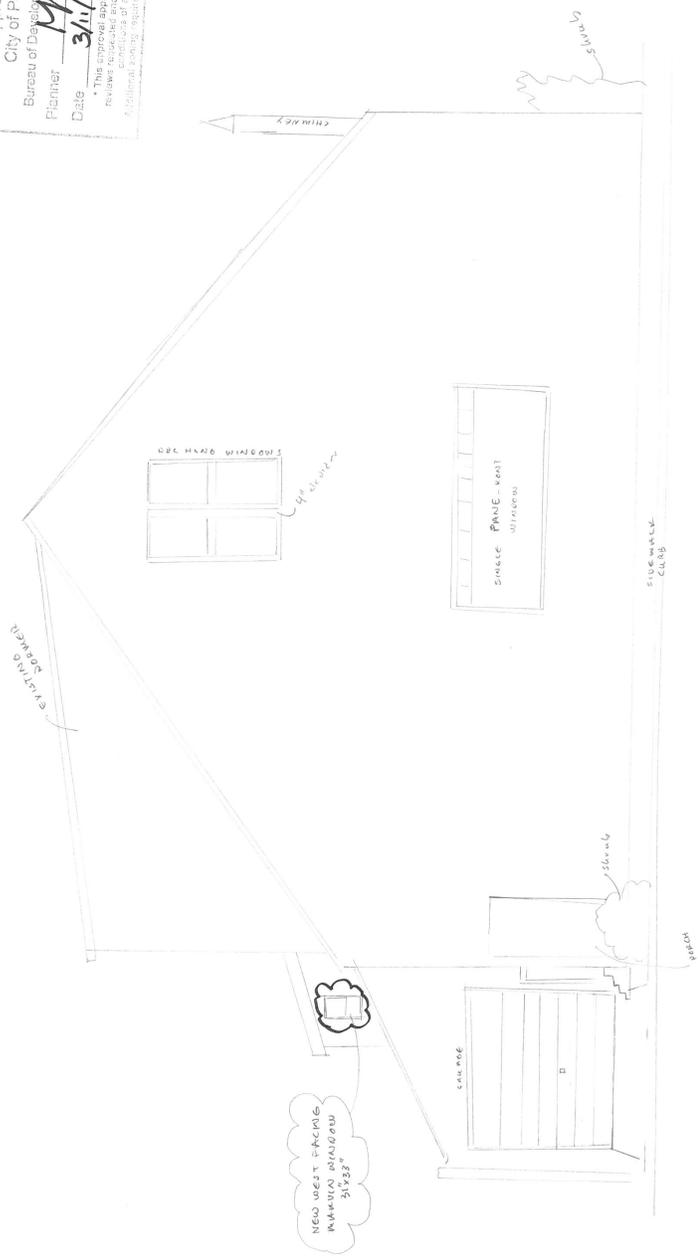


ELEVATION PLAN - FRONT VIEW
 WEST FACING
 2012 NE 12TH - EXISTING

1 U 19-200222 W2
 EXH C-8

FUTURE

Approved
 City of Portland
 Bureau of Development Services
 Planner MP
 Date 3/1/20
 * This approval is only valid to the
 review conditions and its subject to all
 Additional Conditions, Restrictions and
 other applicable rules and regulations that may apply.



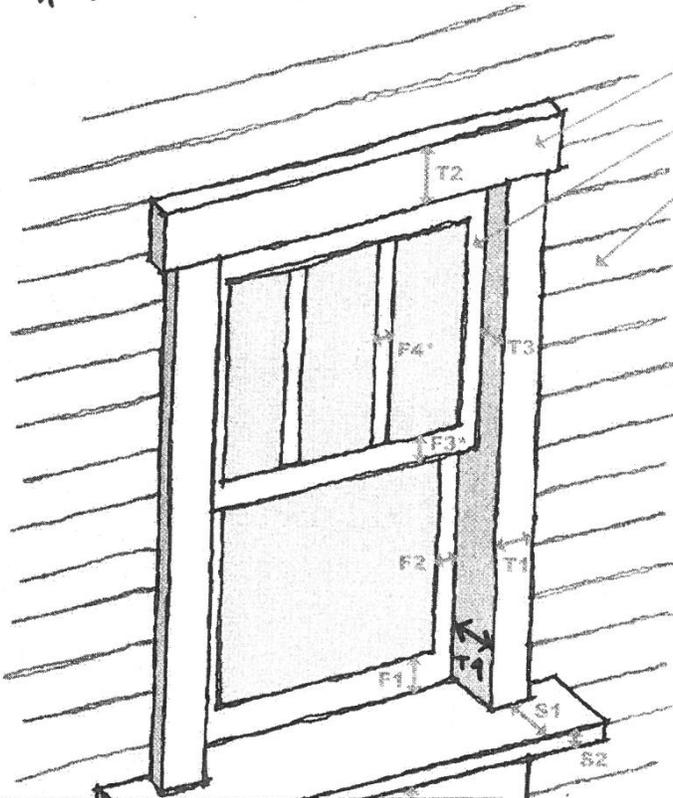
ELEVATION VIEW - FRONT VIEW
 ZONING DISTRICT - PROPOSED
 WEST FACING
 11119-206A22
 B14
 C-7



WINDOW DOCUMENTATION WORKSHEET

Provide the following information for each existing window type on your house. Use the reverse side of this page for notes or to sketch alternative window configurations. Measurements should be made using a tape measure and should be rounded to the nearest quarter-inch.

*** APPROVED PER CONDITIONS 'B' - 'D'**



Trim Material: wood
 Frame Material: wood
 (E) Siding Material: tile/siding

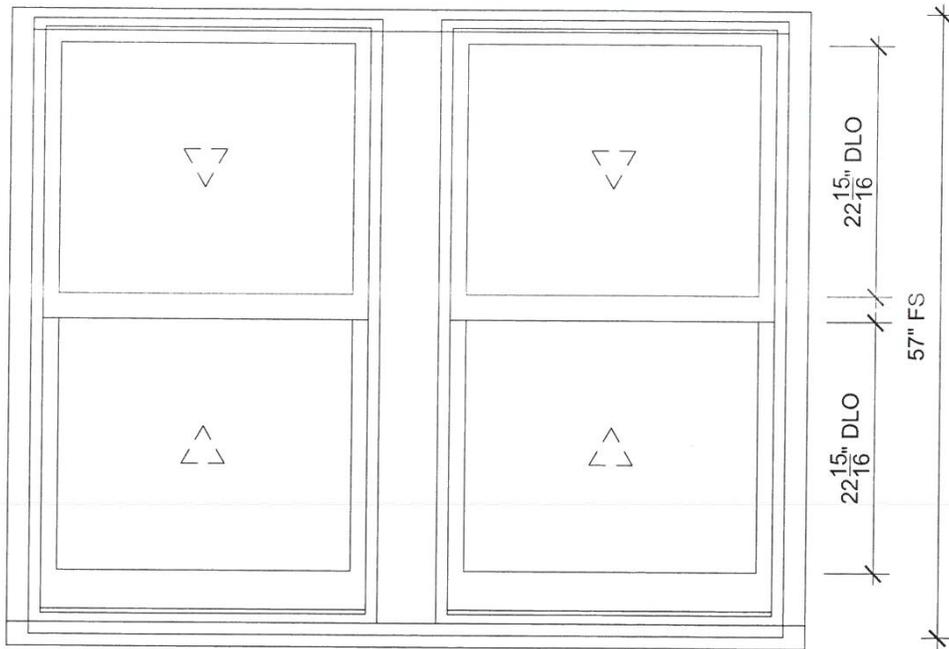
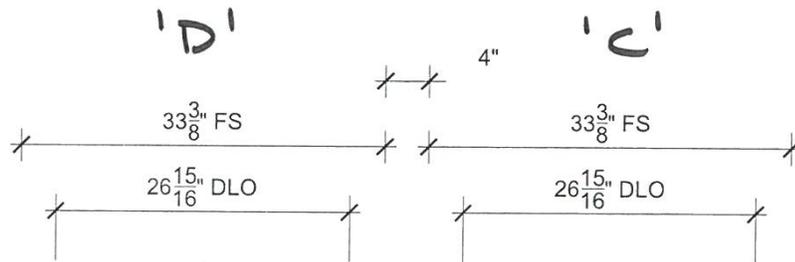
- T1: 2.15 inches
- T2: 1.5 inches
- T3: 4.5 1.5 inches
- S1: 4.5 inches **T4: 4.5 INCHES**
- S2: 1.5 inches
- S3: N/A inches
- F1: 2" inches
- F2: 2.15" inches
- F3: 2" inches
- F4: N/A inches

* Approved*
 City of Portland
 Bureau of Development Services
 Planner: [Signature]
 Date: 3/11/20
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

*Only provide if applicable. For casement or fixed windows windows omit F3. For windows with divided lites, provide a sketch showing the divided light configuration of the reverse.

*** SEE CONDITION 'C'**

NEW WINDOW: ~~Rolla Audited Series~~ wood interior and exterior



FAMILY ROOM (EAST ELEVATION)
SCALE: 3/4" = 1'-0"

(1/4) Head Approved* (2/4) Jamb
 (4/4) City of Portland (1/5) Checkrail
 (4/4) Sill
 Bureau of Development Services
 Planner *[Signature]*
 Date 3/11/20
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

(3/4) Vertical Mullion

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



PROJ/JOB: Kerr / Kerr
 DIST/DEALER: BRIDGETOWN WINDOW & DOOR
 DRAWN: KEVIN BETKER
 QUOTE#: AL2743A

PK VER: 0002.30.01

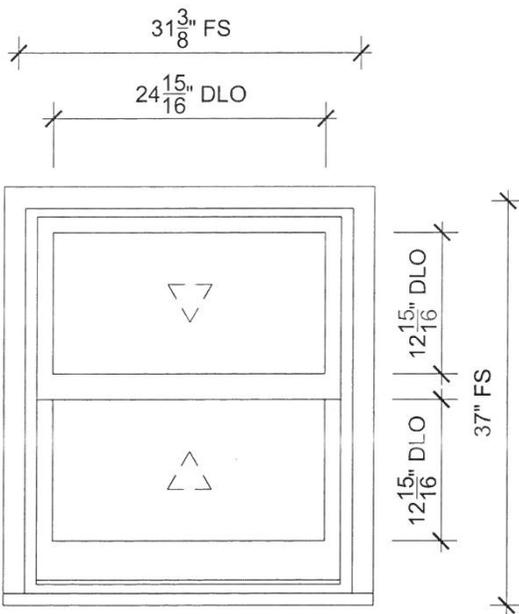
CREATED: 02/26/2020

REVISION:

SHEET
 1
 OF 5

EXH C-11

'A' ← 'B'



FRONT BED x2
SCALE: 3/4" = 1'-0"

- $\frac{2}{5}$ Head
- $\frac{3}{5}$ Jamb
- $\frac{4}{4}$ Sill
- $\frac{1}{5}$ Checkrail

Approved
City of Portland
Bureau of Development Services
Planner *[Signature]*
Date 3/11/20
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.



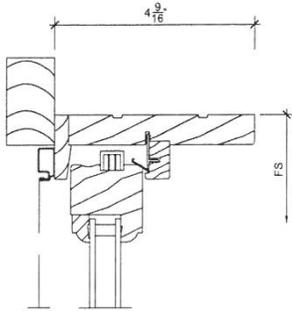
PROJ/JOB: Kerr / Kerr
DIST/DEALER: BRIDGETOWN WINDOW & DOOR
DRAWN: KEVIN BETKER
QUOTE#: AL2743A PK VER: 0002.30.01

CREATED: 02/26/2020 REVISION:

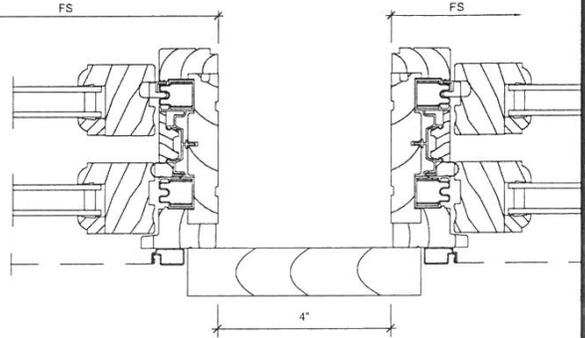
SHEET
3
OF 5

EXN C-13
1119-201-022 ML

*** APPROVED PER CONDITIONS B-D**



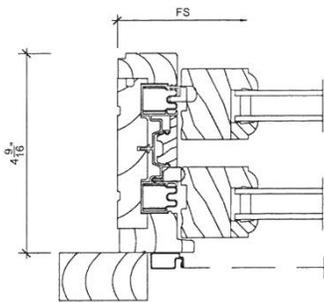
*** SEE CONDITION 'C'**



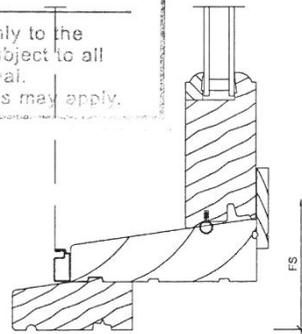
1 Head
4 SCALE: 3" = 1'-0"

3 Vertical Mullion
4 SCALE: 3" = 1'-0"

Approved
 City of Portland
 Bureau of Development Services
 Planner *MLC*
 Date 3/11/20
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



2 Jamb
4 SCALE: 3" = 1'-0"



4 Sill
4 SCALE: 3" = 1'-0"



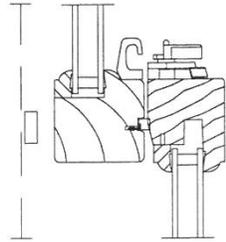
PROJ/JOB: Kerr / Kerr
 DIST/DEALER: BRIDGETOWN WINDOW & DOOR
 DRAWN: KEVIN BETKER
 QUOTE#: AL2743A PK VER: 0002.30.01

CREATED: 02/26/2020 REVISION:

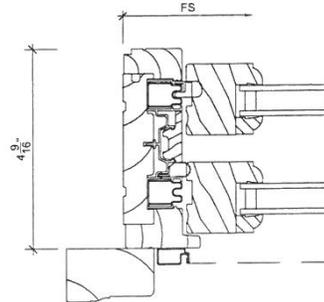
SHEET
4
OF 5

EXH C-14
 11-10-2020 142

* APPROVED PER CONDITIONS B-D

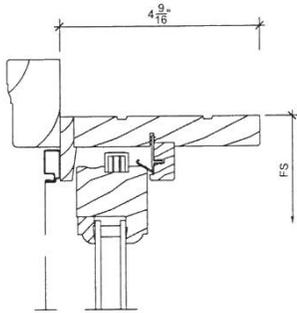


1 Checkrail
5 SCALE: 3" = 1'-0"



3 Jamb
5 SCALE: 3" = 1'-0"

* SEE CONDITION 'C'



2 Head
5 SCALE: 3" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Planner *[Signature]*
Date 3/11/20

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

4 NOT USED
5 SCALE: 3" = 1'-0"



PROJ/JOB: Kerr / Kerr
DIST/DEALER: BRIDGETOWN WINDOW & DOOR
DRAWN: KEVIN BETKER
QUOTE#: AL2743A PK VER: 0002.30.01

CREATED: 02/26/2020 REVISION:

SHEET
5
OF 5

EXH C-15
11218-204823 HR