



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

FINAL FINDINGS AND DECISION BY THE LANDMARKS COMMISSION RENDERED ON May 18, 2020

CASE FILE NUMBER: LU 20-109462 HR
PC # 19-224021

Single-Dwelling Development in Irvington

BUREAU OF DEVELOPMENT SERVICES STAFF: Megan Sita Walker 503-823-7294 /
MeganSita.Walker@portlandoregon.gov

FINAL DECISION BY THE HISTORIC LANDMARKS COMMISSION

The Historic Landmarks Commission has **approved** a proposal in your neighborhood. This document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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.

GENERAL INFORMATION

Applicant: Alex Yale | YB-A Architects PC
123 NW 2nd Ave, Suite 204
Portland, OR 97209
(971) 888-5107

Owner: 2 Children LLC
4023 NE 32nd Pl
Portland, OR 97212

Site Address: 2602 NE 13TH AVE

Legal Description: BLOCK 75 LOT 16, IRVINGTON
Tax Account No.: R420416130
State ID No.: 1N1E26BD 16800
Quarter Section: 2731

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: None
Other Designations: Vacant, Non-Contributing parcel in the Irvington Historic District

Zoning: R5 – Residential 5,000 with Historic Resource Protection Overlay

Case Type: HR – Historic Resource Review
Procedure: Type III, with a public hearing before the Landmarks Commission. The decision of the Landmarks Commission can be appealed to City Council.

Proposal:

The applicant is seeking Historic Resource Review approval for a proposed new single-dwelling development with a detached accessory dwelling unit (ADU) on a 5,000 SF vacant lot in the Irvington Historic District. The proposed new primary structure is 2 ½ - stories tall and the proposed detached ADU is 2-stories tall. The primary wall of the primary structure is proposed to be setback 25' from the front property line, with a 9' deep full-width front porch. The primary exterior materials included painted fiber cement 'Hardie Artisan' lap siding with a 4" reveal and mitered corners, fiber cement 'Hardie' trim boards and panels with a smooth finish, aluminum clad-wood windows, an all-wood front door, aluminum clad-wood rear doors, all-wood railings on the front porch, and an extruded brick chimney.

Historic Resource Review is required because the proposal is for non-exempt new construction in the Irvington Historic District.

Approval Criteria:

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

- 33.846.060 *Other Approval Criteria*

ANALYSIS

Site and Vicinity: The applicant is seeking Historic Resource Review approval for a new single-dwelling development with a detached ADU on a 5,000 square foot vacant, noncontributing lot located in the Irvington Historic District. The subject lot previously included a noncontributing resource that was demolished in 2015. The subject lot has 50 feet of west-facing frontage onto NE 13th Avenue, which is a Local Service Transit Street, a Local Street, Local Service Walkway, and a City Bikeway.

The structures located on the surrounding block are primarily contributing resources in the Irvington Historic District constructed between the years of 1910 and 1937. One notable exception is the adjacent lot directly south to 2602 which has a house built in 2007. All but four of the 20 structures on the block are contributing resources. Similar to the District as a whole, the surrounding block includes a wide range of styles that were typical of the era. There are craftsman cottages, American foursquare, and even a Spanish revival in the adjacent lot to the north. The parcels on this block are consistently 50'x100' creating a cohesive fabric for the neighborhood. The houses here also display a range of heights from single story to 2-3/4 floors with a substantial attic level but most of the houses are 2 floors with the second floor consisting of a large attic.

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 lot size is 3,000 square feet, with minimum width and depth dimensions of 36 and 50 feet, respectively. 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.

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 the following prior land use reviews for this site:

- EA 15-145936 PC – Pre-Application Conference for a proposed single dwelling development.
- EA 15-196746 DA – Design Advice Request with the Historic Landmarks Commission to discuss a proposed single dwelling development.
- EA 19-224021 PC – Pre-Application Conference to discuss the subject single dwelling development.
- EA 19-243201 DA – Design Advice Request with the Historic Landmarks Commission to discuss the subject single dwelling development.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed on March 24, 2020. The following Bureaus have responded with no issues or concerns with the approval of the Land Use Review:

1. Bureau of Transportation Engineering (See Exhibit E-1)
2. Bureau of Environmental Services (See Exhibit E-4)
3. Life safety Division of BDS (See Exhibit E-2)
4. Site Development Section of BDS (See Exhibit E-3)
5. Fire Bureau (See Exhibit E-5)
6. Urban Forestry (See Exhibit E-6)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 24, 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 April 1, 2020, noting progress in the design since the Design Advice Request and noting some remaining concerns with the scale of the proposed primary structure and detached ADU. See Exhibit F-1 for additional information.

Response: The proposal reflects a thoughtful response to the feedback provided by the Commission, the ICA, and immediate neighbors at the Design Advice Request meeting held on November 25, 2019. Changes made to decrease the perceived mass of the proposed structures by increasing roof pitch, lowering floor heights, and minimizing the proposed street facing dormer on the primary structure address concerns with the previously proposed mass and proportion. By referencing the historic setback pattern in the District, pushing the primary wall back to be 25' from the front property line, has also addressed previously noted concerns. Lastly, the changes made to decrease the perceived mass of the detached ADU, pulling the walls away from the side and rear property lines to allow for a proportional eave, and removing

the one window on the east (rear) wall of the ADU have addressed previously noted concerns. Please see findings below for additional information.

Procedural History:

- Pre-Application Conference: held October 1, 2019
- Design Advice Request (DAR): meeting on November 25, 2019
- Land Use Review intake: January 24, 2020
- Incomplete Letter: mailed February 13, 2020
- Application Complete: February 19, 2020
- First Land Use Hearing date: Scheduled for the first available hearing date of April 13, 2020 (day 54) due to there being five weeks in March 2020. The April 13, 2020 hearing date was rescheduled to a virtual hearing on May 18, 2020 due to the COVID-19 emergency.
- First Land Use Hearing on May 18, 2020: Approved 4:1. While a majority of the Commissioners present did not have concerns regarding the scale of the proposed detached ADU as the structure remained subordinate to the primary structure and the siting led to the majority of the structure not being visible from adjacent rights-of-way, one Commissioner voted against the proposal due to concerns with the size of the proposed ADU relative to Criterion #8. The Commissioner noted that more information was needed, in the form of studies of scale and massing of detached accessory structures in the District, to determine if the proposed scale was compatible with neighboring contributing resources and the District as a whole.

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*.

The Commission 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 subject property is a vacant lot listed as a noncontributing resource in the Irvington Historic District. As the features on the subject site are not listed in the District nomination as historically significant, the proposal development does not result in alteration to historically significant material, architectural features, or spaces. As the proposed development does not include alteration to historic materials or features, the proposal maintains the historic character of the resource, which in this case is the District as a whole. *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: Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. Because the proposal includes significant excavation, there is increased potential that archaeological resources could be impacted. To ensure that any significant archeological resources will be protected, the Commission has added Condition of Approval 'C'. *With Condition of Approval 'C' that, in the event of any archaeological discovery, work will be stopped, and the State Archaeologist will be notified, this criterion is met.*

- 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: As designed, the proposal addresses the above-mentioned approval criteria in the following ways:

- The proposed structure is a 2-1/2 story structure with a full, partially day-lighted basement. As noted in the Applicant's narrative (Exhibit A-1), this 2 ½ story massing as well as the referenced style of the proposal, the American Foursquare, is consistent with the historical narrative of the lot when it was first developed in 1922.
- The primary wall of the proposed house is set back 25' from the front property line, responsive to historic setback patterns in the District. As such, the siting of the proposed house is responsive to the District, is consistent with the ranges of setbacks established by surrounding contributing resources and allows for a generous 9'-0" deep front porch which is a common character-defining feature seen in the District.

- The proposed materials include a thick, 5/8" 'Hardie Artisan' fiber cement lap with a 4" reveal and mitered corners. In the proposed application of the fiber cement lap siding, the "HardieTrim Panel" at 5/8" thick, and the "HardieTrim" trim boards as 1" thick; the thickness of the boards and the detailing of the proposed assembly ensure compatibility of the proposed new construction with traditional wood detailing in the District.
- The proposed windows are an aluminum clad-wood (Marvin Ultimate G2) windows that employ an exterior extruded aluminum profile that when recessed into the wall plane and used in new construction, adequately references significant characteristics of wood windows seen on contributing resources in the District.
- The inclusion of the prominent extruded brick chimney, the wood railings, and all-wood front door strongly relate to prominent features and detailing of contributing resources in the District.
- To ensure that detailing of the proposed porch columns successfully convey the character-defining proportions of the chosen style, the Commission has added Condition of Approval 'D'.
- To ensure that the water tables continue to read as a strong base on both structures while also limiting less durable materials where the building meets the ground, and limiting exposed horizontal seams that are prone to failure and could detract from the integrity of the design, the Commission has added Condition of Approval 'E'.
- While the scale of the proposed ADU is larger than the typical scale of detached accessory structures in the district of different uses, the proposed accessory structure remains subordinate to the primary structure.
- The design, form and detailing of the proposed primary structure and the proposed detached accessory dwelling unit (ADU) are compatible with the vernacular of the referenced Craftsman architectural style and are compatible with the residential design vocabulary, including mass, scale, and architectural features that create the essential form of the Irvington Historic District. While the scale of the detached ADU is large, and elements of the structure, including the proposed Juliet balconies, are not typical on structures of this use and scale in the district, due to the placement of the detached accessory structure much of this structure will not be visible.
- The design of the proposal successfully defers to historic fabric of the District in terms of siting, scale, configuration, style, and exceptional detailing of the proposed structures while employing the use of contemporary materials and construction methods. Thus the proposal ensures compatibility with, while successfully differentiating from, the historic fabric of the district.

With Condition of Approval 'D' that, the face of the beams at the porch shall be extended approximately 3" on each elevation as shown on the revised detail on sheet A5.0 (Exhibit C-18); and

With Condition of Approval 'E', that the water table detailing for both structures, excluding the front porch, shall be as shown on the revised detail on sheet A5.1 (Exhibit C-19), these criteria are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all 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 design of the proposal successfully defers to historic fabric of the District in terms of siting, scale, configuration, style, and exceptional detailing of the proposed structures while employing the use of contemporary materials and construction methods, thus ensuring compatibility with the adjacent resources and the District as a whole. 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. With Conditions of Approval, the proposal meets the applicable Historic Resource Review approval criteria and therefore warrants approval.

LANDMARKS COMMISSION DECISION

It is the decision of the Landmarks Commission to approve Historic Resource Review for a new single-dwelling development with a new primary structure and new detached ADU on a noncontributing vacant lot in the Irvington Historic District.

Approvals per Exhibits C-1-C-23, signed, stamped, and dated May 18, 2020, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B – F) 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 20-109462 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. In the event of any archaeological discovery, work will be stopped, and the State Archaeologist will be notified.
- D. The face of the beams at the porch shall be extended approximately 3” on each elevation as shown on the revised detail on sheet A5.0 (Exhibit C-18).
- E. The water table detailing for both structures, excluding the front porch, shall be as shown on the revised detail on sheet A5.1 (Exhibit C-19).
- F. No field changes allowed.

By: _____

=====



Kristen Minor, Landmarks Commission Chair

Application Filed: January 24, 2020
Decision Filed: May 19, 2020

Decision Rendered: May 18, 2020
Decision Mailed: June 3, 2020

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 January 24, 2020, and was determined to be complete on February 19, 2020.

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 January 24, 2020.

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 extended the 120-day review period for the full 245-days (See Exhibit A-9). Unless further extended by the applicant, **the 120 days will expire on: February 18, 2021.**

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. This report is the final decision of the Landmarks Commission with input from other City and public agencies.

Conditions of Approval. This approval 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.

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on June 17, 2020 at 1900 SW Fourth Ave. Appeals can also be submitted by emailing the appeal form to LandUseIntake@portlandoregon.gov. Information and assistance in filing an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case.

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 City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

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 City Council on that issue. Also, if you do not raise an issue with enough specificity to give City Council an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Who can appeal: You may appeal the decision only if you write a letter or write an email the case planner which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of \$5,000 will be charged (one-half of the application fee for this case). Last date to appeal June 17, 2020.**

Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair-person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

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 **June 18, 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 must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- 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 Project Description & Response to Approval Criteria
2. Original Drawing Packet – Not Approved/For Reference Only
3. Applicant's Notes from Pre-Application Conference
4. Stormwater Report, Rec'd February 13, 2020
5. Response to Incomplete Letter, Rec'd February 19, 2020
6. Updated Drawing Packet, Rec'd February 19, 2020
7. Updated Drawing Packet, Rec'd May 5, 2020
8. Updated Drawing Packet, Rec'd May 6, 2020
9. Extension to the 120-Day Review Period

B. Zoning Map

C. Plan & Drawings:

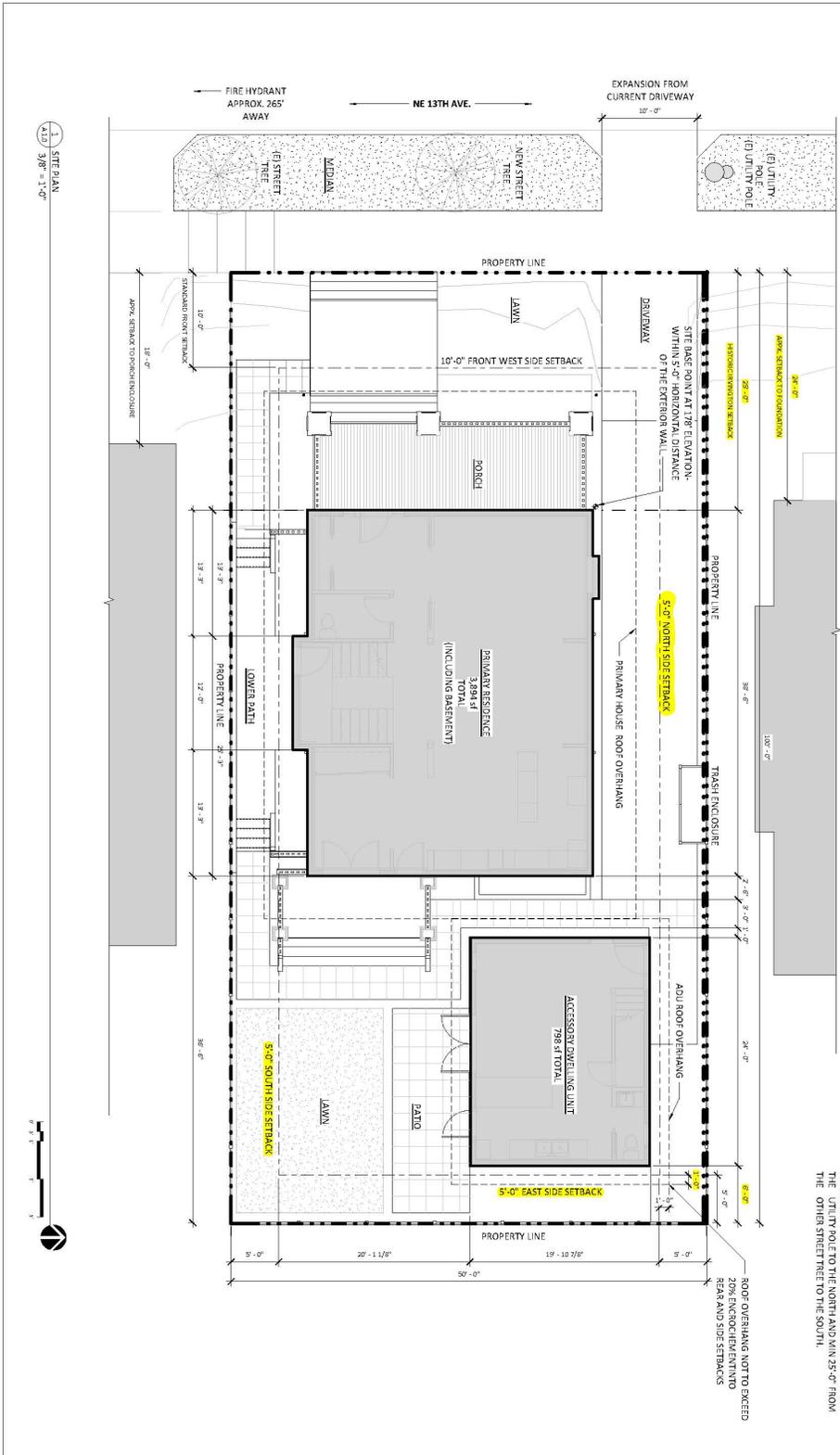
1. Existing Site Plan
2. Proposed Site Plan (attached)
3. Drainage Plan
4. Site Coverage Diagram

5. Landscape Plan
 6. Basement Plan
 7. First Floor Plan
 8. Second Floor Plan
 9. Attic Plan
 10. Roof Plan
 11. West Elevation
 12. North Elevation
 13. East Elevation
 14. South Elevation
 15. Building Section – Longitudinal of Primary Structure (East to West)
 16. Building Sections – Longitudinal of Primary Structure & ADU (East to West)
 17. Building Sections – Transverse of Primary Structure & ADU (North to South)
 18. Section Details
 19. Section Details
 20. Section Details
 21. Enlarged South Elevation - Base of Stair Bay
 22. Schedules & Specifications – Windows and Doors
 23. Specifications
- D. Notification information:
1. Request for Response
 2. Posting Letter sent to applicant
 3. Notice to be posted
 4. Applicant’s statement certifying posting
 5. Mailed notice
 6. Mailing list
- E. Agency Responses:
1. Bureau of Transportation Engineering
 2. Bureau of Environmental Services
 3. Life safety Division of BDS
 4. Site Development Section of BDS
 5. Fire Bureau
 6. Urban Forestry
- F. Correspondence:
1. Dean Gisvold, Chair of the Irvington Community Association Land Use Committee, wrote in on April 1, 2020
 2. Testifier Sheet
- G. Other
1. Original LUR Application
 2. Confirmation of Hearing Date
 3. Email correspondence between staff and the applicant
 4. Staff Report, dated May 7, 2020
 5. DAR Summary memo (EA 19-243201 DA), dated December 6, 2019
 6. Instructions for Observing or Testifying at the Portland Design Commission or Historic Landmarks Commission Webinar Hearings
- H. Hearing
1. Staff Presentation, May 18, 2020
 2. Applicant Presentation, May 18, 2020
 3. Testifier sign-in sheet, May 18, 2020

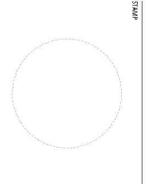
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Approved
 City of Portland
 Bureau of Development Services
 Planner *Megan White*
 Date 05-18-2020
 *This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

- GENERAL NOTES - SITE PLAN**
1. PROVIDE A MINIMUM SLOPE OF 2% AWAY FROM STRUCTURE AT ALL ELEVATIONS.
 2. INFORMATION PROVIDED IS NOT FROM A SURVEY. ALL INFORMATION MUST BE VERIFIED IN FIELD BEFORE CONSTRUCTION.
 3. ALL CONSTRUCTION AND MATERIAL STORAGE LOCATIONS ARE TO BE COORDINATED WITH OWNER, CONTRACTOR AND AUTHORITIES HAVING JURISDICTION.
 4. PROVIDE EROSION CONTROL AS REQUIRED BY AUTHORITIES HAVING JURISDICTION PRIOR TO BEGINNING CONSTRUCTION.
 5. REMAINING CONSTRUCTION REQUIRED, ENSURE THAT ALL REQUIRED CLEARANCES ARE MET OR EXCEEDED.
 6. NEW STREET TREE REQUIRED TO BE AN ELIZABETH MAGNOLIA. PLANTING LOCATION TO BE MIN 5'-0" FROM THE UTILITY POLE TO THE NORTH AND MIN 25'-0" FROM THE OTHER STREET TREE TO THE SOUTH.



YBA
architects
 15717 26th Ave SE, Suite 100
 Bellevue, WA 98007
 206.468.8888



2602 NE 13th Ave.

3626 NE 13th Ave
 PORTLAND, OR 97213
 CONTACT
 LU 26-10946Z NR
 PROJECT NUMBER
 LU 26-10946Z NR
 DATE
 05/18/20
 DRAWN BY
 11.4.17
 CHECKED BY
 11.4.17
 PROJECT TITLE
 SITE PLAN

SHEET NUMBER
 A.10
 EXH C-2