



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: July 17, 2020
To: Interested Person
From: Rodney Jennings, Land Use Services
503-823-5088 / Rodney.Jennings@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 20-142603 AD

GENERAL INFORMATION

Applicant: Taryn Wheeler
MWA Architects
70 NW Couch St #401
Portland, OR 97209
(503) 973-5151; twheeler@mwaarchitects.com

Owner: Pacific Equipment Rental Company
8316 N Lombard St PMP 451
Portland, OR 97203

Site Address: 8614 N CRAWFORD ST

Legal Description: FRACTIONAL BLOCKS BLOCK 5 TL 6100, JAMES JOHNS ADD
Tax Account No.: R425806540
State ID No.: 1N1W12BD 06100
Quarter Section: 2121

Neighborhood: Cathedral Park, contact Steve Capoccia at cpna.landuse@gmail.com
Business District: St. Johns Business Boosters, contact at info@stjohnsboosters.org.
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-8877.

Plan District: St. Johns - Riverfront

Zoning: CM3d (MU-U) Commercial/Mixed Use 3 Zone with a Design Overlay Zone

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

Proposal:

The applicant proposes to develop a 110-unit Multi-Dwelling Residential housing project at this site. Section 33.130.222.B of the Portland Zoning Code requires that if a building is within 20' of a street frontage, that there be an inset in the building wall with dimensions of at least 20' by 20' for every 200' of building wall length. The building wall in the applicant's proposal is more than 200' long, and the applicant's proposal includes a 20' by 20' inset in the building wall. However, the applicant is proposing to place a ground level entry vestibule and covered porch canopy within the 20' by 20' inset in the building wall. The covered porch canopy will be 9' 7" from the N Crawford St right-of-way at its closest point. The applicant requests an Adjustment to Zoning Code Section 33.130.222.B to allow the entry vestibule and covered porch canopy within the 20' by 20' inset in the building wall.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

ANALYSIS

Site and Vicinity: The site is bounded by N Salem Ave on the northwest, N Crawford St on the northeast, N Burlington Ave on the southeast, and a railway right-of-way. The site is flat, is 52,500 square feet in area, and is currently developed with two buildings used for an equipment rental business. The site is located near the Willamette riverfront near Cathedral Park and the base of the St Johns Bridge. The surrounding area is developed with a mix of uses including residential townhouse condominiums north of the site, light industrial uses northwest, northeast, and southeast of the site, and the Water Pollution Control Lab operated by the City of Portland Bureau of Environmental Services to the southwest across the railway.

Zoning: CM3 – Commercial/Mixed Use 3 (33.130) – The CM3 zone is a large-scale zone intended for sites in high-capacity transit station areas, in town centers, along streetcar alignments, along civic corridors, and in locations close to the Central City. It is intended to be an intensely urban zone and is not appropriate for sites where adjacent properties have single-dwelling residential zoning. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Development is intended to be pedestrian-oriented, with buildings that contribute to an urban environment with a strong street edge of buildings. The maximum FAR allowed is 3:1.

'd' – Design Overlay Zone (33.420) – The "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review, or must be found in conformance with the Community Design Standards.

St. Johns Plan District (33.583) – The St. Johns plan district provides for an urban level of mixed-use development including commercial, employment, office, housing, institutional, and recreation uses. Specific objectives of the plan district include strengthening St. Johns' role as the commercial and civic center of the North Portland peninsula. This plan district stimulates business and economic vitality; promotes housing and mixed-use development; discourages auto-oriented uses and development; enhances the pedestrian environment and the character of buildings; and supports the Willamette greenway and opportunities to celebrate the Willamette River as a unique element of the urban environment.

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 **June 22, 2020**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1);

- Bureau of Transportation (Exhibit E.2);
- Water Bureau (Exhibit E.3);
- Fire Bureau (Exhibit E.4);
- Site Development Section of BDS (Exhibit E.5);
- Life Safety Review Section of BDS (Exhibit E.6).

Neighborhood Review: One written response stating no concerns has been received from a notified property owners in response to the proposal (Exhibit F.1).

ZONING CODE APPROVAL CRITERIA

33.805.040 Approval Criteria

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

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

Findings: The applicant requests an Adjustment to allow the entry vestibule and covered porch canopy within the 20' by 20' inset in the building wall required by Zoning Code Section 33.130.222.B. The purpose of this standard is stated in 33.130.222.A:

Purpose. *These standards, along with the height and setback standards, limit the bulk of buildings close to the street. These standards help ensure that large buildings will be divided into smaller components that relate to the scale and patterns of Portland's commercial/mixed-use areas and add visual interest and variety to the street environment.*



Figure 1

As illustrated on Exhibit C.3 and in Figure 1, above, the proposed entry vestibule and covered porch canopy will extend 9' 7", or about halfway, into and over the ground level of the 20' by 20' inset in the building façade facing N Crawford St. The vast majority of the 20' by 20' inset in the upper stories of the building will remain open. The entry vestibule and covered porch canopy add visual interest and variety on the street level of N Crawford St. As intended by the purpose statement, the presence of the entry vestibule and covered porch canopy work to soften the appearance of the 20' by 20' inset at the street level by providing an inviting entry into the building. This criterion is met.

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

Findings: The site of the proposal is in a C zone, therefore it must be demonstrated that the proposal is consistent with the classifications of the adjacent streets and the desired character of the area.

The site fronts on N Salem Ave, N Crawford St, and N Burlington Ave. These streets are classified as Local Service streets for the transit, bicycle, emergency service, and freight modes. Both N Salem and N Burlington are classified as Local Service streets for the traffic mode and N Crawford is classified as a Neighborhood Collector. The site is also in a Pedestrian District. The proposal to add the entry vestibule and covered porch canopy soften the appearance of the 20' by 20' building inset at the street level by providing an inviting pedestrian entry into the building. Consistent with the Pedestrian District classification, this adds to the street level pedestrian experience along N Crawford St. It is also consistent with the Neighborhood Collector traffic classification, as the entry vestibule/porch canopy will enhance the prominence of the building on N Crawford St.

Desired character is defined in Chapter 33.910 of the Zoning Code as:

Desired Character. *The preferred and envisioned character (usually of an area) based on the purpose statement or character statement of the base zone, overlay zone, or plan district. It also includes the preferred and envisioned character based on any adopted area plans or design guidelines for an area.*

The character statement of the CM3 base zone is:

Commercial/Mixed Use 3 zone. *The Commercial/Mixed Use 3 (CM3) zone is a large-scale zone intended for sites in high-capacity transit station areas, in town centers, along streetcar alignments, along civic corridors, and in locations close to the Central City. It is intended to be an intensely urban zone and is not appropriate for sites where adjacent properties have single-dwelling residential zoning. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to six stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, with buildings that contribute to an urban environment with a strong street edge of buildings. The scale of development is intended to be larger than what is allowed in lower intensity commercial/mixed use and residential zones. The Design overlay zone is applied to this zone.*

The site is within the St Johns town center, and the proposed residential building will be four stories high, which meets the maximum height limit of 45' for this site as specified on Map 583-2 of the St. Johns Plan District. Consistent with the character statement of the CM3 zone, the proposed entry vestibule and covered porch canopy will strengthen the edge of the building and add to the pedestrian orientation along N Crawford St.

The Design Overlay Zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The Design Overlay Zone also promotes quality high-density development adjacent to transit facilities. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review or compliance with the Community Design Standards. In addition, design review

or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Consistent with the purpose of the Design Overlay zone, development on this site is subject to design review or, alternatively, compliance with the Community Design Standards (CDS). The applicant, with this proposal, is intending to develop a project that meets the CDS. The CDS in Section 33.218.140.F.2 requires that there be a covered front porch at the main entrance that is at least 9' wide by 7' deep. The covered front porch canopy that is the subject of the Adjustment complies with this CDS, and approval of the Adjustment is, therefore, consistent with purpose of the Design Overlay Zone.

The St. Johns plan district provides for an urban level of mixed-use development including commercial, employment, office, housing, institutional, and recreation uses. Specific objectives of the plan district include strengthening St. Johns' role as the commercial and civic center of the North Portland peninsula. These regulations:

- *Stimulate business and economic vitality;*
- *Promote housing and mixed-use development;*
- *Discourage auto-oriented uses and development;*
- *Enhance the pedestrian environment;*
- *Enhance the character of buildings in the plan district; and*
- *Support the Willamette greenway and opportunities to celebrate the Willamette River as a unique element of the urban environment.*

Consistent with the purpose of the St. Johns plan district, the proposal is for housing in a mixed-use area near the Willamette River. The proposed entry vestibule and covered porch canopy will enhance the character of the building and enhance the pedestrian environment by strengthening the edge of the building and adding interest to pedestrians walking on N Crawford St.

The site is within boundaries of the adopted St. Johns/Lombard Plan. The proposal is consistent with the following policies from St. Johns/Lombard Plan:

Policy 1: Land Use and Placemaking

Accommodate growth and change in a manner that fosters the area's sense of place as a small town and main street within the city. Take advantage of its unique setting near the Willamette River, and support development of vital commercial areas.

The site is located in close proximity to the Willamette River, and the proposed multi-dwelling housing development takes advantage of this setting.

Policy 4: Economic Development

Build vital commercial areas in St. Johns and on Lombard Street by strengthening existing businesses, attracting new businesses that foster a positive identity for the areas, and encouraging housing to support retail and other community amenities.

The proposed multi-dwelling development will provide housing whose residents will be supportive of retail in the St. Johns neighborhood.

Policy 7: Willamette Riverfront

Develop the Willamette Riverfront as an active mixed-use area containing housing and opportunities for local employment, supported by community oriented retail services and a network of open space areas including an expanded greenway trail and other public amenities.

The site of the proposal is located within 400' to 500' of the Willamette Riverfront, and the proposed multi-dwelling development will add additional housing to the surrounding riverfront area that includes housing, community-oriented retail, and a network of green open space areas near the river.

The proposal is consistent with the classifications of adjacent streets, and will not detract from the desired character of the area as reflected in the character statement of the CM3 zone, the purpose statement of design overlay zone, the purpose statement of the St Johns Plan District, and the relevant policies of the St Johns/Lombard Plan. This criterion is met.

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

Findings: Only one adjustment is requested. This criterion is not applicable.

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

Findings: City designated resources are shown on the zoning map by the 's' overlay; historic resources are designated by a large dot, and by historic and conservation districts. There are no such resources present on the site. Therefore, this criterion is not applicable.

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

Findings: There are no discernible impacts that would result from granting the requested adjustment. This criterion is met.

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

Findings: Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase "p" (Environmental Protection overlay zone) or a "c" (Environmental Conservation overlay zone). As the site is not within an environmental zone, 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 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

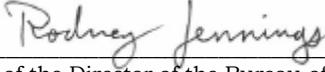
As intended by the purpose statement of the building length and façade articulation standards, the presence of the entry vestibule and covered porch canopy work to soften the appearance of the 20' by 20' inset at the street level by providing an inviting pedestrian entry into the building. The enhancement to the pedestrian environment on N Crawford created by the entry vestibule and covered porch canopy are consistent with the Pedestrian District classification of N Crawford St, and also with the desired character of this mixed-use area adjacent to the St Johns neighborhood Willamette river waterfront.

ADMINISTRATIVE DECISION

Approval of an Adjustment to allow a ground level entry vestibule and covered porch canopy to extend 9' 7" from the N Crawford St lot line within the required 20' by 20' inset in the building wall (33.130.222.B), per the approved site plans, Exhibits C.1 through C.3, subject to the following condition:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.3. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 20-142603 AD. No field changes allowed."

Staff Planner: Rodney Jennings

Decision rendered by:  **on July 15, 2020.**
By authority of the Director of the Bureau of Development Services

Decision mailed: July 17, 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 May 4, 2020, and was determined to be complete on June 18, 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 May 4, 2020.

ORS 227.178 states the City must issue a final decision on this Land Use Review application within 100-days of the application being deemed complete. The 100-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 100-day review period. Unless further extended by the applicant, **the 100 days will expire on: September 26, 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, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received by 4:30 PM on July 31, 2020. **Towards promoting social distancing during the COVID-19 pandemic, the completed appeal application form must be e-mailed to LandUseIntake@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. An appeal fee of \$250 will be charged. Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations for the appeal of Type II and IIX decisions on property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

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

- *Unless appealed*, the final decision will be recorded after **July 31, 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:

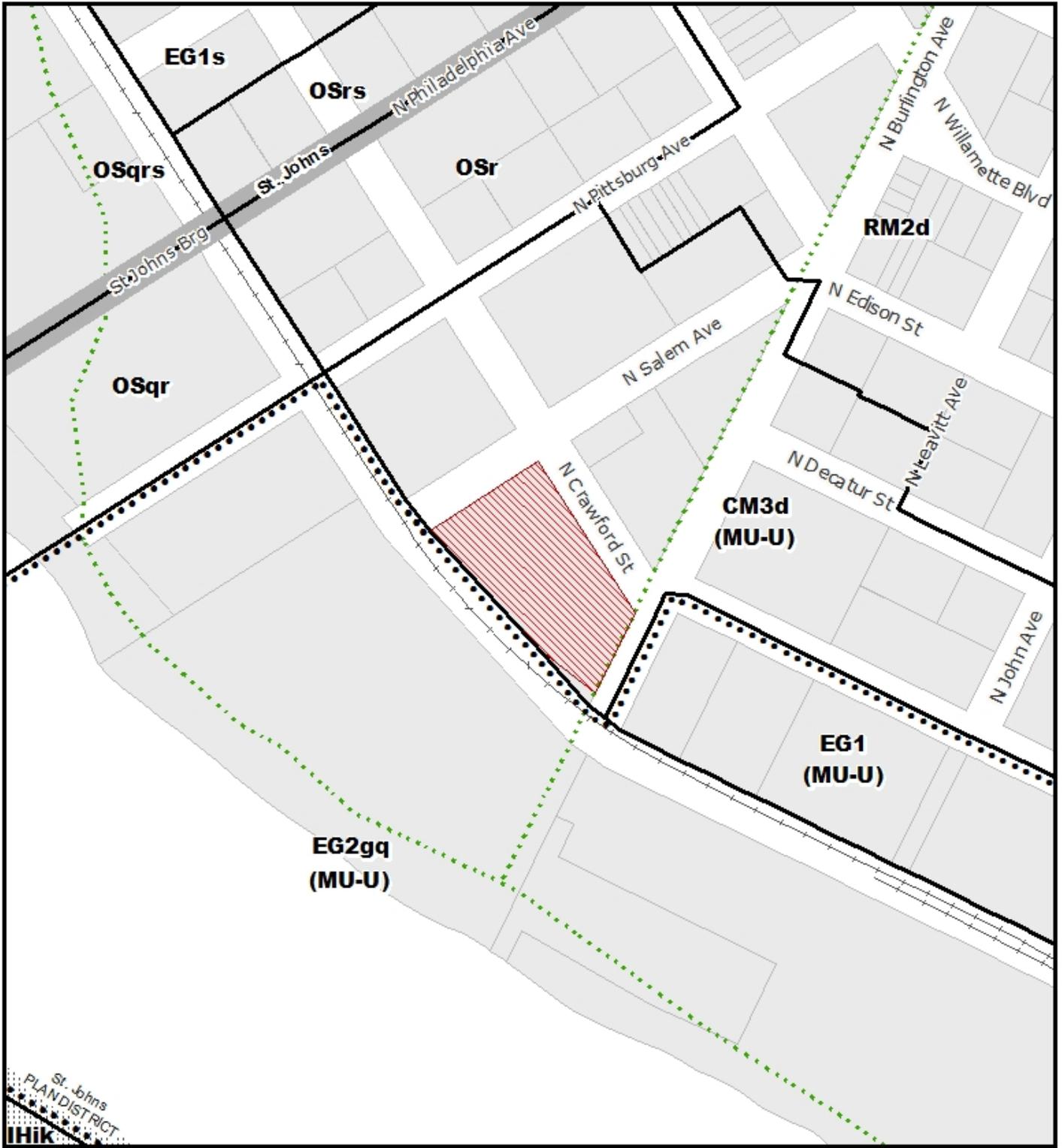
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements
 1. Original Statement and Plans, received May 4, 2020
 2. Revised Statement and Plans, received June 6, 2020
 3. Revised Statement and Plans, received June 17, 2020
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Elevation (attached)
 2. Entry Vestibule/Covered Porch Section (attached)
 3. Floor Plan/North (attached)
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Bureau of Transportation
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Review Section of BDS
 6. Life Safety Review Section of BDS
- F. Correspondence:
 1. Julie Ocken, June 25, 2020, no concerns.
- G. Other:
 1. Incomplete Letter.

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



ZONING

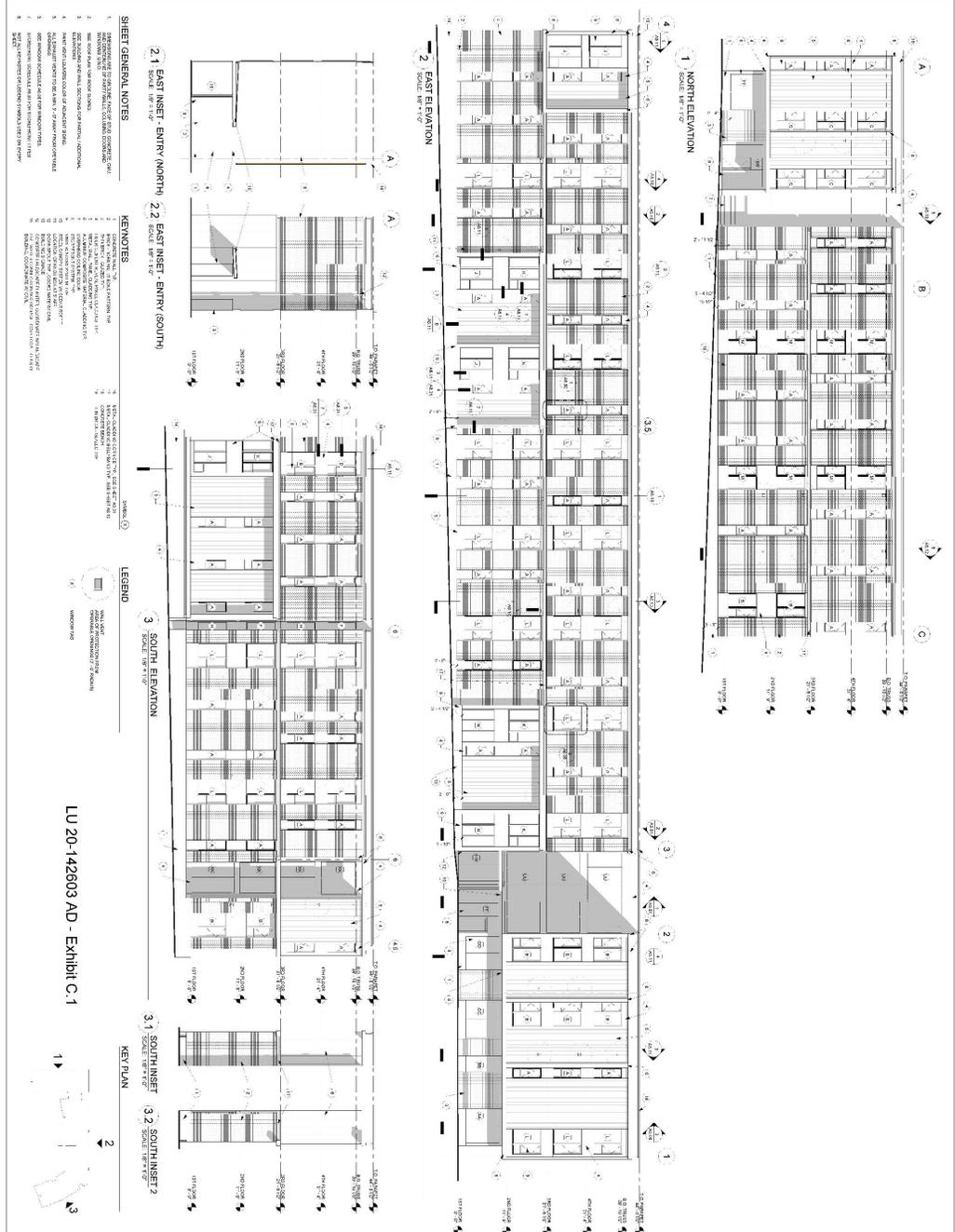
ST. JOHNS PLAN DISTRICT
RIVERFRONT SUB DISTRICT



-  Site
-  Bridge
-  Recreational Trails

File No.	LU 20 - 142603 AD
1/4 Section	2121
Scale	1 inch = 200 feet
State ID	1N1W12BD 6100
Exhibit	B May 15, 2020

St. Johns
PLAN DISTRICT
IHIK



- SHEET GENERAL NOTES**
1. REFER TO THE GENERAL NOTES ON THE COVER SHEET FOR THE PROJECT.
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- KEYNOTES**
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- LEGEND**
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LU 20-142803 AD - Exhibit C.1

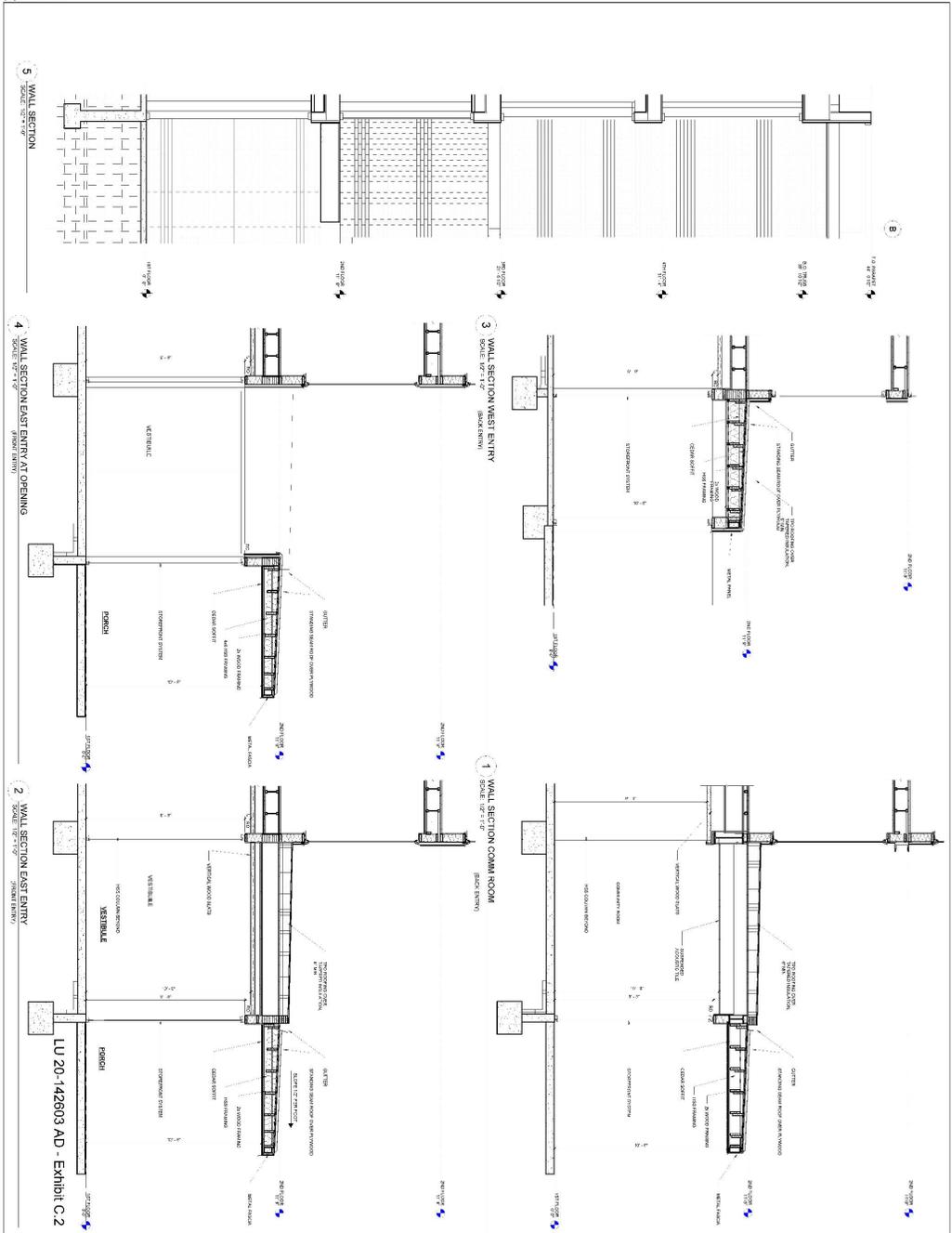

mva architects
 ARCHITECTS
 1000 WEST 10TH AVENUE
 SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.MVAARCHITECTS.COM


REGISTERED ARCHITECT
 STATE OF COLORADO
 NO. 100000000


RELATED

CATHEDRAL VILLAGE APARTMENTS
 5555 N. GARDENHURST
 FORT COLLINS, CO 97203

DATE: 06/25/2020
PROJECT NO.: LU 20-142803 AD
SHEET NO.: A4.00
SCALE: AS SHOWN
DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: 06/25/2020



RELATED

RECORDED & RETURNED

MISS ARCHITECTS
 1000 N. GARDNER ST.
 PORTLAND, OR 97208
 TEL: 503.255.1100
 FAX: 503.255.1101
 WWW.MISSARCHITECTS.COM

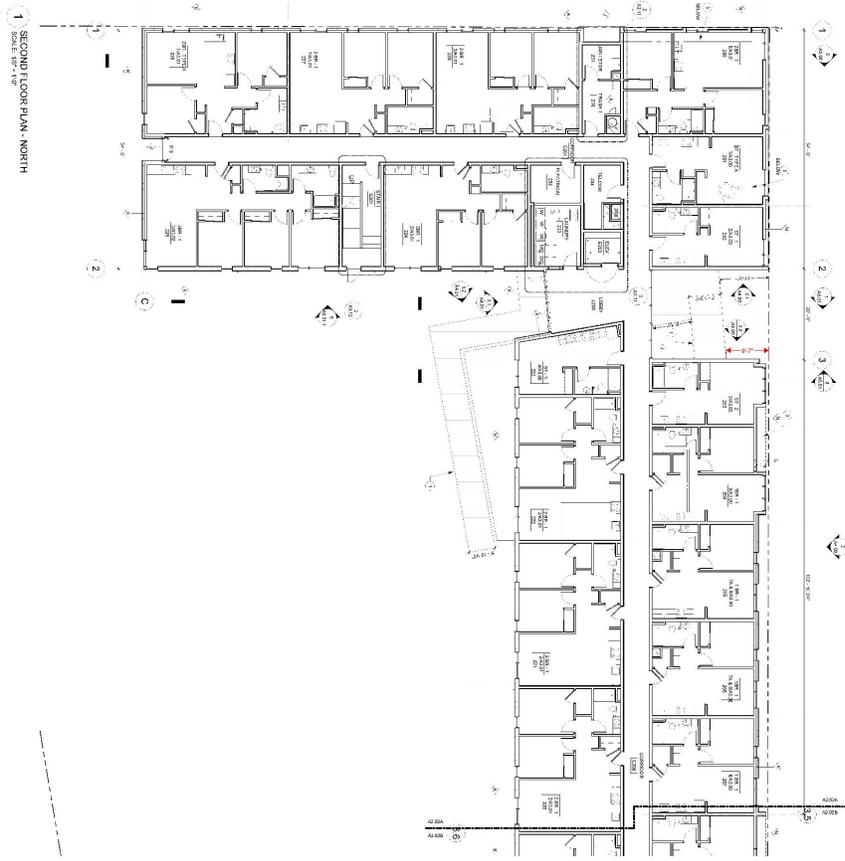
PROJECT NUMBER: **A5.13**

CLIENT: **CATHEDRAL VILLAGE APARTMENTS**

ADDRESS: **5454 N. GARDNER ST. PORTLAND, OR 97208**

DATE: **6/11/2009**

SCALE: **1/2\"/>**



SECOND FLOOR PLAN - NORTH
SCALE: 1/8" = 1'-0"

LU 20-142603 AD - Exhibit C.3



KEY PLAN



SHEET GENERAL NOTES

1. CONSULT THE PROJECT MANUAL FOR ALL NOTES AND SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
3. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE UNLESS OTHERWISE NOTED.
5. ALL FINISHES SHALL BE AS NOTED.
6. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
7. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
8. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
9. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CONTRACTOR.
10. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER.
11. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE DESIGN TEAM.
12. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
13. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
14. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
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18. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
19. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
20. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.

KEYNOTES

1. SEE PLAN FOR LOCATION.
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4. SEE PLAN FOR LOCATION.
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LEGEND

- 1. FINISHES
- 2. PARTITIONS
- 3. DOORS
- 4. WINDOWS
- 5. STAIRS
- 6. ELEVATORS
- 7. MECHANICAL
- 8. ELECTRICAL
- 9. PLUMBING
- 10. FIRE
- 11. SECURITY
- 12. ACCESSIBILITY
- 13. SIGNAGE
- 14. LANDSCAPE
- 15. EXTERIOR
- 16. INTERIOR
- 17. FURNITURE
- 18. EQUIPMENT
- 19. STORAGE
- 20. OTHER


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