



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: 12/22/21
To: Interested Person
From: Staci Monroe, Land Use Services
503-865-6516 / staci.monroe@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 21-102671 HR
EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant: Spencer Kroll | Bowline Studio
15323 Keasey Rd | Vernonia, OR 97064

Owners: Zachary Davis & Barbara Davis
6334 NE Cleveland Ave
Portland, OR 97211

Site Address: 6334 NE CLEVELAND AVE

Legal Description: BLOCK 44 LOT 13, PIEDMONT
Tax Account No.: R657806890
State ID No.: 1N1E15DA 06500
Quarter Section: 2430
Neighborhood: Piedmont, contact Deanne Gomez at gomez.deanne@yahoo.com
Business District: Soul District Business Association, contact at Info@nnebaportland.org
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-8877.

Plan District: None
Other Designations: Piedmont Conservation District
Zoning: R5h – Single Dwelling Residential 5,000 zone
Case Type: HR – Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:
The applicant requests Historic Resource Review for exterior alterations to the residence at 6334 NE Cleveland in the Piedmont Conservation District. The alterations would result from an interior remodel to the kitchen and upper sleeping porch and includes:

- Removal and replacement of windows on the east, north and south facades.

- Removal and replacement of a door on the east façade.
- Rebuilding the roof over the sleeping porch and slightly increasing the height/slope.

These alterations do not meet the exemptions of Section 33.445.420.B, therefore Historic Resource Review is required.

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:

- Community Design Guidelines

ANALYSIS

Site and Vicinity: The 5,000 SF site is located mid-block on the east side of NE Cleveland with NE Holman to the south and NE Highland to the north. The 2-story Craftsman is centrally located on the lot with a detached garage in the northeast corner of the site. The area of work is an enclosed sleeping porch on the rear upper façade and a portion of the 1st floor east façade.

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.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **November 22, 2021**. The following Bureaus have responded with no issues or concerns:

- Bureau of Transportation Engineering and Development Review (see Exhibit E1)
- Life Safety Review Section of BDS (see Exhibit E2)
- Bureau of Environmental Services (see Exhibit E3)
- Water Bureau
- Fire Bureau
- Site Development Section of BDS

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on November 22, 2021. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Lillian de Vregille, email dated 11/29/21, stating support for the project.

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 located within the Piedmont Conservation District and the proposal is for a non-exempt treatment. Therefore, Historic Resource Review approval is required. The approval criteria are the *Community Design Guidelines*.

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

Community Design Guidelines

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for P1, P2, D5, D6, D7 and D8: The proposal meets these criteria as follows:

- The alterations are consistent with design features and details found in the older homes of Piedmont neighborhood and Conservation District, thereby maintaining a sense of place and reinforcing and complementing the district. A sleeping porch is a common feature in early twentieth century homes. While the ribbon windows that define the sleeping porch are being removed it's expression is maintained with a belly band that aligns with the window sills on the 3 facades, a pair of windows on the east and windows on the south and west facades.
- While the proposal does include a reduction in windows on the upper sleeping porch, the new windows and door combined with the existing windows provide opportunities for views in and out of the rear yard and alley increasing transparency which can reduce the likelihood of crime.
- The exterior finish materials of the converted sleeping porch will be consistent with the rest of the house. This includes narrow lap siding, corner boards as well as window trim that matches the existing window detailing. The proposed window openings are consistent with the size of the historic window openings throughout unaltered areas of the existing house. The new windows and door material (wood), profile (including ogee lugs), and inset complement those found on the house.

Together, these changes maintain a cohesive composition of building components that are long-lasting and durable.

Therefore, these criteria have been 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

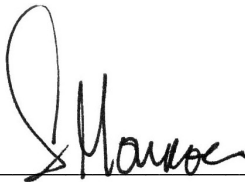
The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants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

ADMINISTRATIVE DECISION

Approval of exterior alterations per the approved site plans, Exhibits C-1 through C-9, signed and dated 12/17/21, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 21-102671 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. No field changes allowed.

Staff Planner: Staci Monroe

Decision rendered by:  **on 12/17/21**
By authority of the Director of the Bureau of Development Services

Decision mailed: 12/22/21

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 November 2, 2021, and was determined to be complete on November 17, 2021.

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 November 2, 2021.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on 3/17/22.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Landmarks Commission, 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 1/5/22. The completed appeal application form must be emailed 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 Office of Community and Civic Life 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 this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

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

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

Recording the final decision.

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

- *Unless appealed*, the final decision will be recorded after **1/5/22** 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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

EXHIBITS
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative and photos
 - 2. Original drawing set
 - 3. Floor plans & existing elevations
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Proposed North Elevation (attached)
 - 3. Proposed East Elevation (attached)
 - 4. Proposed South Elevation (attached)
 - 5. Enlarged window elevations
 - 6. Enlarged window elevations
 - 7. Window schedule
 - 8. Window section details
 - 9. Window section details
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Transportation Engineering and Development Review
 - 2. Life Safety Review Section of BDS
 - 3. Bureau of Environmental Services
- F. Correspondence:
 - 1. Lillian de Vregille, email dated 11/29/21, stating support for the project.
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter dated 11/10/21
 - 3. Email correspondence with Staff and 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



For Zoning Code in effect Post August 1, 2021



Site



Historic Landmark

THIS SITE LIES WITHIN THE:
PIEDMONT CONSERVATION DISTRICT

File No.	LU 21 - 102671 HR
1/4 Section	2430
Scale	1 inch = 200 feet
State ID	1N1E15DA 6500
Exhibit	B Nov 03, 2021

GENERAL NOTES

ALL MATERIAL AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 OREGON RESIDENTIAL SPECIFICATION CODE AND/OR ANY APPLICABLE STATE, COUNTY, OR LOCAL REGULATIONS.
 THESE GENERAL NOTES TO THE EXISTING SHOWN.
 THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THE DRAWINGS SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS, OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER DRAWING DIMENSIONS. NOTIFY DESIGN OFFICE IMMEDIATELY IF ANY CONFLICT EXISTS.
 ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.
 CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
 THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY FEATURES INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION. THE FINISHED CONSTRUCTION AND DO NOT INDICATE METHODS, PROCEDURE, OR SEQUENCE OF CONSTRUCTION.
 THE CONTRACTOR SHALL PATCH AND REPAIR TO MATCH ANY EXISTING WALLS, FLOORS, CEILING OR OTHER SURFACE WHICH MAY BE DISTURBED DURING THE INSTALLATION OF NEW ARCHITECTURAL, ELECTRICAL, OR MECHANICAL WORK.
 THE CONTRACTOR SHALL DETERMINE THE LOCATION OF THE UTILITY SERVICES IN ANY AREA TO BE EXCAVATED PRIOR TO BEGINNING EXCAVATION.
 DO NOT COVER WORK PRIOR TO REQUIRED INSPECTIONS, UNCOVER AS NECESSARY.
 ALL HORIZONTAL DIMENSIONS ARE TO FACE OF STRUCTURAL SHEATHING OR CONCRETE, UNLESS NOTED OTHERWISE. ALL VERTICAL DIMENSIONS ARE TO TOP OF SLAB/CONCRETE OR TO FACE OF STRUCTURAL FRAMING, UNLESS NOTED OTHERWISE.
 WHERE CONSTRUCTION DETAILS ARE NOT SHOWN, REFER TO ANY PART OF THE WORK WHICH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS.
 NO STRUCTURAL MEMBER SHALL BE CUT FOR BEAMS, DUCTS, ETC. UNLESS SPECIFICALLY SHOWN. OBTAIN PRIOR WRITTEN APPROVAL FOR INSTALLATION OF ANY PIPES, DUCTS, ETC.
 CONSTRUCTION MATERIAL SHALL BE EVENLY DISTRIBUTED WHEN PLACED ON FLOORS OR ROOFS. LOADS SHALL NOT EXCEED THE ALLOWABLE LOADINGS FOR THE SUPPORTING MEMBERS AND THEIR CONNECTIONS.

TREE PLAN INFORMATION

TREE PRESERVATION	NO TREES OVER 12" DIA. LOCATED ON-SITE. ALL TREES LISTED BELOW TO BE PROTECTED DURING CONSTRUCTION.
TREE COVERAGE	5,000 SF
SITE AREA	5,000 SF X 40% (40) = 2,000 SF
EXISTING TREE COVERAGE	(1) 3" (E) CEDAR - SMALL TREE (1) 4" (E) ELM - SMALL TREE (1) 3" (E) BURLING CHERRY - SMALL TREE (1) 3" (E) ITALIAN CYPRESS - SMALL TREE
FOR LOCATIONS	
TOTAL COVERAGE	2,200 SF

PROJECT INFORMATION

ZONING:	R5
OVERLAY:	h
ZONING MAP:	2450
CONSERVATION DIST. PROJECT DESCRIPTION:	PEWDEWANT CONSERVATION DISTRICT KITCHEN REMODEL, CONVERSION OF SECOND FLOOR SLEEPING PORCH TO CONDITIONED BEDROOM WITH ADDITIONAL FULL BATH
LOT COVERAGE	5,000 SF
LOT SIZE:	1,408 SF EXISTING HOME, 210 SF EXISTING GARAGE, 1,624 SF TOTAL
EXISTING LOT COVERAGE:	1,408 SF
ALLOWABLE LOT COVERAGE:	2,250 SF + (1/15) 9,000 SF = 2,250 SF
NO ADDITIONAL PROPOSED LOT COVERAGE	
HEIGHT RESTRICTION:	30'-0"
BUILDING SETBACKS:	10'-0" FRONT, 5'-0" SIDE/REAR
STORMWATER IMPERVIOUS AREA:	NO ADDITIONAL IMPERVIOUS AREA ADDED
STORMWATER MITIGATION:	ALL EXISTING DOWNSPOUTS TO REMAIN.
ENERGY EFFICIENCY:	NO ADDITIONAL ENERGY MEASURES REQUIRED. 134 SF HEATED FLOOR AREA ADDED IN SLEEPING PORCH CONVERSION

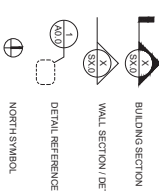
PROPERTY INFORMATION

PROPERTY ADDRESS:	6334 NE CLEVELAND AVE PORTLAND, OR 97211
PROPERTY ID:	624888
TAX ROLL:	PEWDEWANT BLOCK 44, LOT 13
STATE ID:	IN1E15DA 6500
LOT SIZE:	0.11 ACRES (5,000 SF)
JURISDICTION:	CITY OF PORTLAND

CONTACT INFORMATION

OWNER:	BARBARA & ZACHARY DAVIS 6334 NE CLEVELAND AVE PORTLAND, OR 97211
ARCHITECT:	SPENCER ARCH 807 NE ST. LOUIS info@spencerstudio.com
CONTRACTOR:	TBD
ENGINEER:	MADDEN & BAUGHMAN ENGINEERING, INC. 1500 SW 1ST AVE. SUITE 630 PORTLAND, OREGON 97201 PHONE: 503.226.0101 Pmadden@baughman.com

SYMBOLS LEGEND

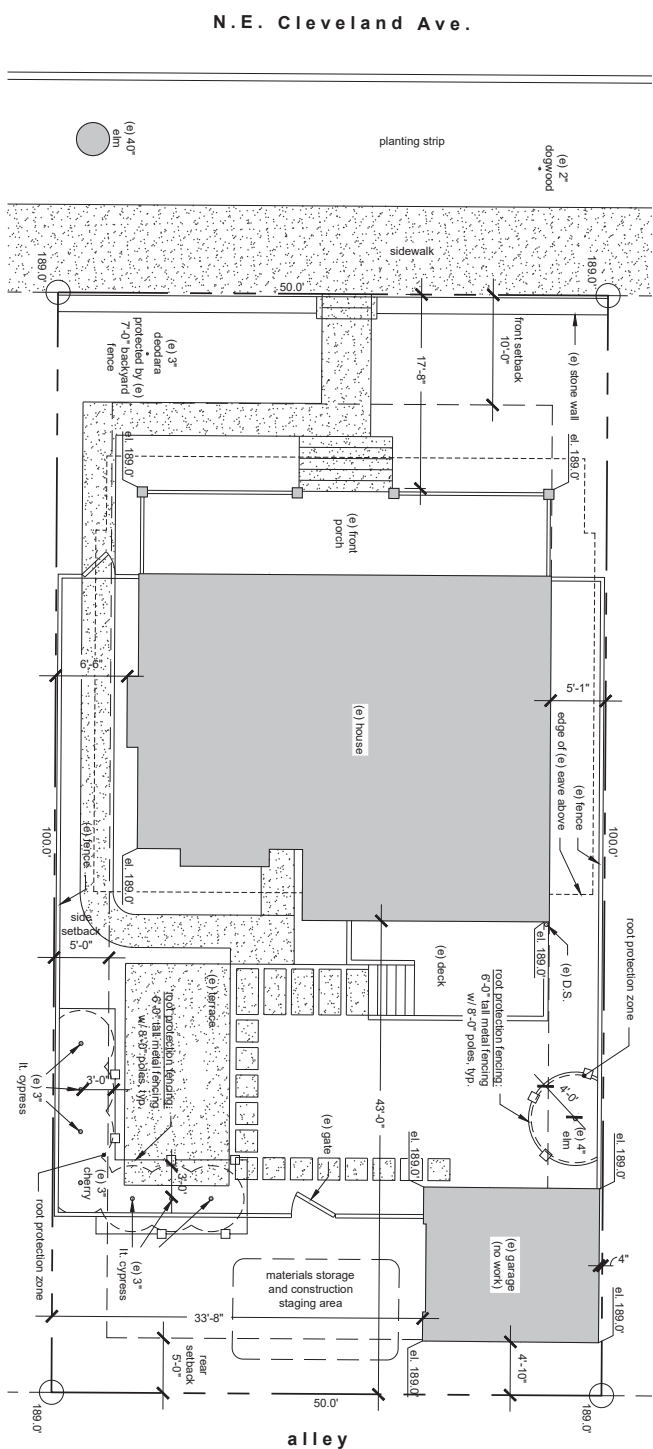


CLEVELAND AVE. REMODEL

6334 NE Cleveland Ave.
Portland, OR 97211

BOWLINE STUDIO

15323 Keassey Rd.
Vernonia, OR
97064
T: 248.425.4358
info@bowlstudio.com



1/8" = 1'-0" site plan

Approved
 City of Portland
 Bureau of Development Services
 Planner: [Signature]
 Date: 12-17-2021
 *This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

PROJECT NO: 21011
 ISSUE: Permit
 DATE: Dec. 9, 2021
 REVISION:

project information
 site plan

A1.0
 LUZ1-162871_HR
 DWG 01

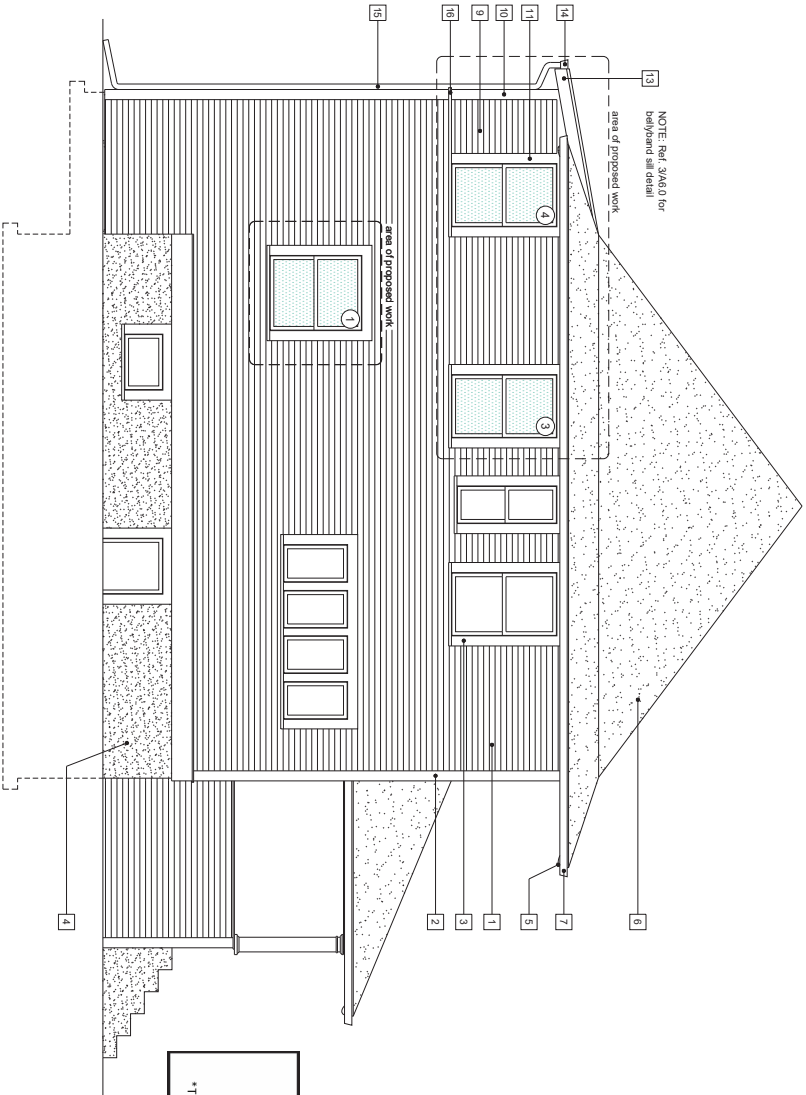
**CLEVELAND AVE.
REMODEL**

proposed elevations

material key	
1	(e) painted lap siding
2	(e) cementboard
3	(e) window / door trim & sill
4	(e) stucco base
5	(e) roof rafters
6	(e) composition roofing
7	(e) K gutter
8	(e) masonry chimney
9	(p) painted lap siding, to match (e)
10	(p) cementboard, to match (e)
11	(p) window / door trim & sill, to match (e)
12	(p) composition roofing, to match (e)
13	(p) painted 2x fascia
14	(p) K gutter, to match (e) house
15	(p) downspout, to match gutter
16	(p) helpband sill trim

A3.1 notes

1. No (e) house doors, windows, siding or trim to be altered or removed during (p) work outside of proposed work areas.



Approved
City of Portland
Bureau of Development Services
Planner *[Signature]*
Date 12-17-2021
This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

PROJECT NO: 21011
ISSUE: Permit
DATE: Dec. 9, 2021
REVISION:

Proposed North elevation
1/4" = 1'-0"

A3.1

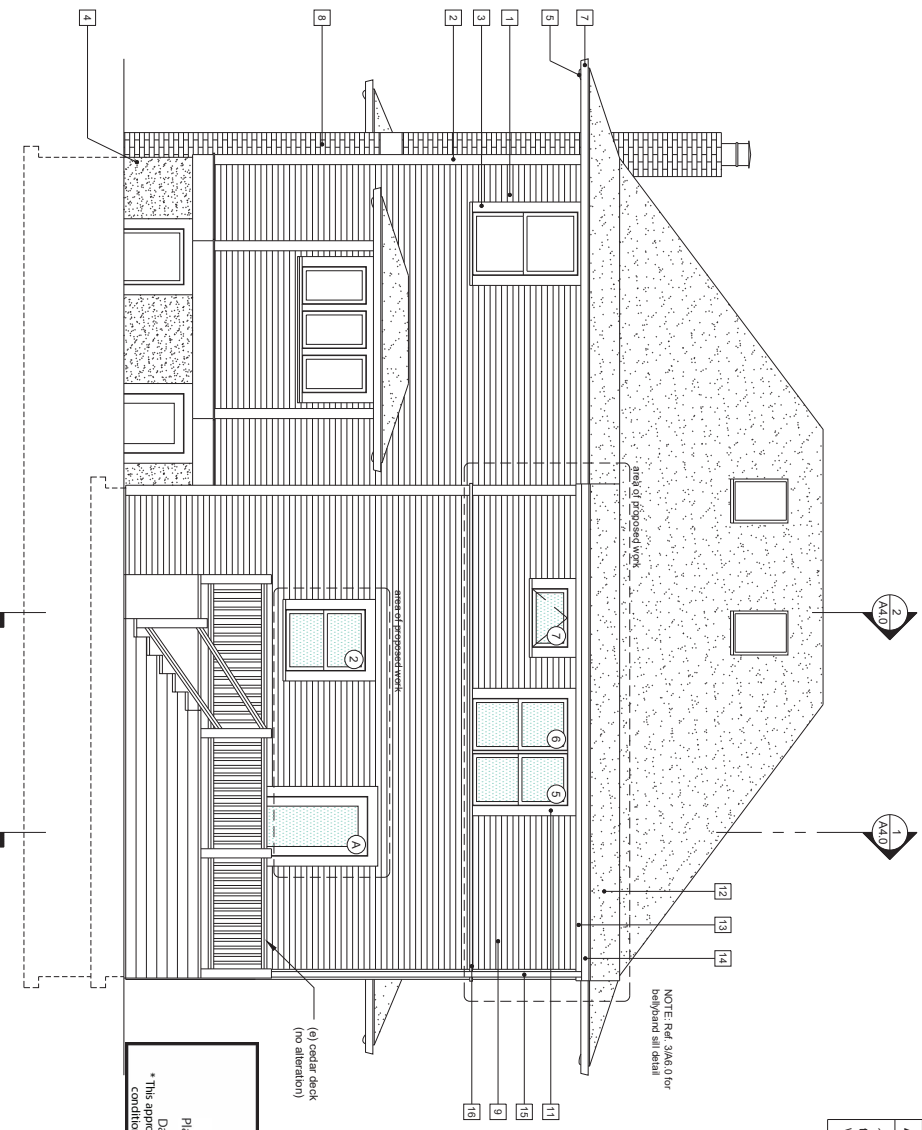
**CLEVELAND AVE.
REMODEL**

proposed elevations

material key	
1	(e) painted lap siding
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8	(e) masonry chimney
9	(p) painted lap siding, to match (e)
10	(p) cementboard, to match (e)
11	(p) window / door trim & sill, to match (e)
12	(p) composition roofing, to match (e)
13	(p) painted 2x fascia
14	(p) K gutter, to match (e) house
15	(p) downspout, to match gutter
16	(p) halfhand sill trim

A3.2 notes

1. No (e) house doors, windows, siding or trim to be altered or removed during (p) work outside of proposed work areas.



Approved
City of Portland
Bureau of Development Services

Planner: *[Signature]*
Date: 12-17-2021

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

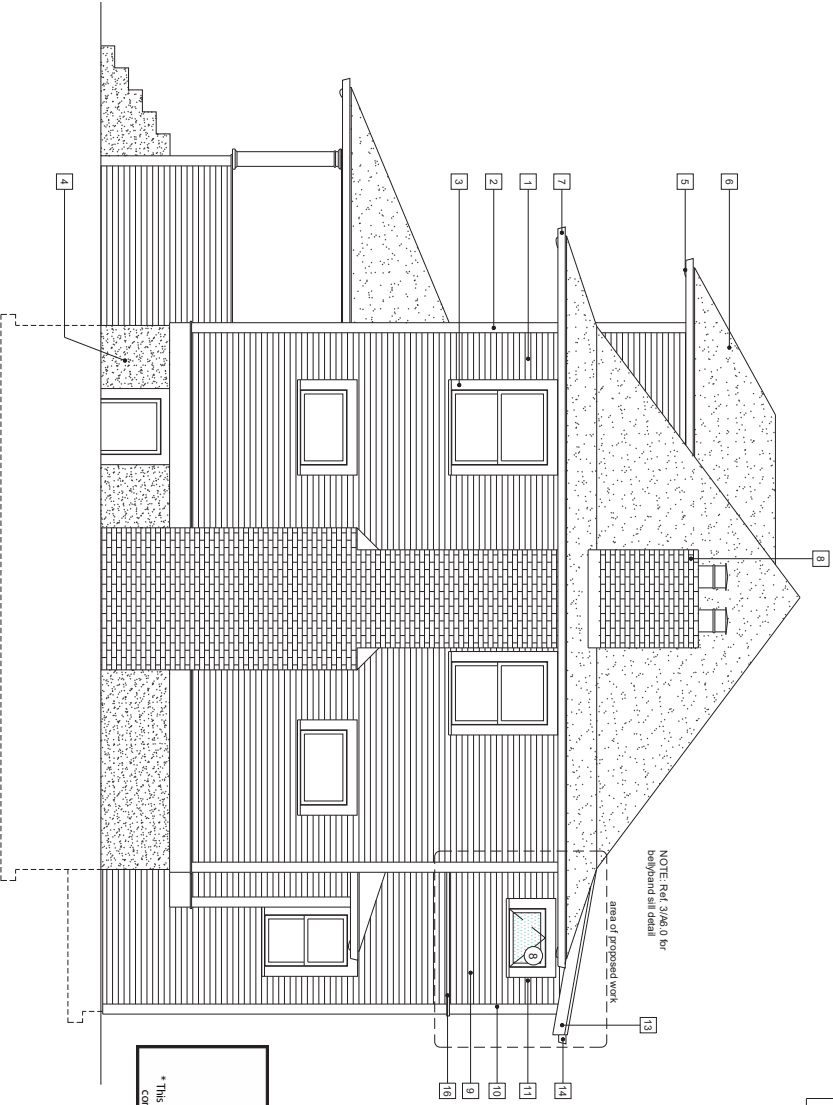
PROJECT NO: 21011
ISSUE: Permit
DATE: Dec. 9, 2021
REVISION:

proposed East elevation
1/4" = 1'-0"

material key	
1	(e) painted lap siding
2	(e) cementboard
3	(e) window / door trim & sill
4	(e) stucco base
5	(e) roof rafters
6	(e) composition roofing
7	(e) K gutter
8	(e) masonry chimney
9	(p) painted lap siding, to match (e)
10	(p) cementboard, to match (e)
11	(p) window / door trim & sill, to match (e)
12	(p) composition roofing, to match (e)
13	(p) painted 2x fascia
14	(p) K gutter, to match (e) house
15	(p) downspout, to match gutter
16	(p) halfhand sill trim

A3.3 notes

1. No (e) house doors, windows, siding or trim to be altered or removed during (p) work, outside of proposed work areas.



Approved
City of Portland
Bureau of Development Services
Planner *[Signature]*
Date 12-17-2021
This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

PROJECT NO: 21011
ISSUE: Permit
DATE: Dec. 9, 2021
REVISION:

proposed South elevation
1/4" = 1'-0"

A3.3