



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: 1/27/2022
To: Interested Person
From: Tanya Paglia, Land Use Services
503-865-6518 / Tanya.Paglia@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 21-084646 HR – REAR ADDITION & GARAGE ALTERATIONS

GENERAL INFORMATION

Applicant: Kathie Maughan Francis | Maughan Design Inc
1910 NW Lovejoy St | Portland, OR 97209
kathie@maughandesign.com

Owners: Suzanne and Michael Guasco
401 Ashby Dr | Davidson, NC 28036

Site Address: 2826 NE 26TH AVE

Legal Description: BLOCK 3 LOT 1, GLENEYRIE
Tax Account No.: R324000670
State ID No.: 1N1E25BC 10500
Quarter Section: 2733

Neighborhood: Alameda, contact Steve Backer at stevebacker@gmail.com & 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 at info@necoalition.org

Plan District: NONE
Other Designations: House (but not garage) is a contributing resource in the Irvington Historic District, listed on the National Register October 22, 2010.

Zoning: **R5** – Residential 5,000 Single Dwelling Zone with Historic Resource Protection Overlay

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

Proposal:

The applicant is seeking Historic Resource Review approval for a proposal to build a rear addition to a contributing house in the Irvington Historic District and to alter a non-contributing garage. The proposed addition will be 6' by 13'-10 3/4" with new gable roof and a rear exit with a new wooden landing, steps and posts. The extension will feature custom made wood windows to match the existing windows on the house. Vinyl cladding was added over the original wood lap siding of the existing house at an unknown date. The rear extension will be cedar lap siding to match the original siding that is under the vinyl.

The garage alterations will consist of a new 16' wide opening on the south façade of the existing garage facing the backyard. It will involve cutting into the garage with the roof staying the same and the existing exterior south wall pushing back into the garage to create a transitional covered space.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations in a historic district.

Relevant Approval Criteria:

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

- 33.846.060.G Other approval criteria

ANALYSIS

Site and Vicinity: The subject house is a single-family, one and a half-story bungalow style house constructed in 1922 and it is a contributing resource in the Irvington Historic District. The National Register nomination notes that the exterior siding has been changed to vinyl, though it is not clear when this occurred. The existing single-story garage is a non-historic feature located at the northeast corner of the property, set back behind the house and far from the property's street frontages along NE 26th Ave. It was constructed in 2000 to replace the original garage and is a non-contributing resource in the district. The house sits up and back from the street on a 5,100 SF lot facing west onto NE 26th Ave. The subject property is surrounded by other single dwellings, 1-½ to 2-½-stories high, ranging from 1913 to 1926, all contributing resources.

Irvington Historic District Platted in the late Nineteenth Century, today's Irvington Historic District represents the first additions to Portland that employed restrictive covenants from the outset. These included the exclusion of most non-residential uses from the interior of the neighborhood, and where non-residential uses were allowed, such as the fire station and the telephone exchange, the buildings were purposely disguised to appear more residential in character. The area developed generally from southwest to northeast and its growth was greatly influenced by the installation of streetcar lines that introduced an easy commuting option to downtown.

The Irvington area developed intensely with a mix of middle class housing types and sizes during the first two decades of the Twentieth Century. 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. Original development in many cases included garages or other accessory structures, typically facing side streets on corner lots and accessed by a variety of driveway types on mid-block sites. Garages that were added within the historic period were sometimes built at the sidewalk and/or out of architectural character with the house. These patterns help to lend the neighborhood the distinctive and homogeneous historic character.

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.

- LU 13-173461 HR – Historic Resource Review approval for solar panels.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed on 11/2/2021. The following six Bureaus, Divisions and/or Sections responded with no objections and two of these included comments found in Exhibits E-1 and E-2:

- Life Safety Division of the Bureau of Development Services (Exhibit E-1)
- Bureau of Transportation Engineering and Development Review (Exhibit E-2)
- Fire Bureau
- Site Development Section of BDS
- Water Bureau
- Bureau of Environmental Services responded with the following comment:

"It appears this project creates or redevelops less than 500 square feet of impervious area, therefore the requirements of the Stormwater Management Manual (SWMM) are not triggered. Additionally, no changes are proposed to the existing sanitary system. BES does not object to approval of the requested historic resource review application."

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on 11/2/2021. Two written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Dean Gisvold, Chair of the Irvington Community Association Land Use Committee, wrote on December 23, 2021 with general support of the proposal, but not supporting the new windows being five over one as the windows on the rest of the house are four over one.
- Nathan Corser, Member of Irvington Community Association Land Use Committee, wrote on December 26, 2021 with comments noting concern about the transition from vinyl to cedar at the new addition, support for the windows, requesting more information about the proposed rear door, and expressing concern about the durability of gypsum on the garage's exposed interior walls.

Staff Response:

- Regarding windows: The applicant revised the proposal to have the new windows be four over one to match the rest of the house.
- Regarding siding: The house was clad in vinyl siding at an unknown date and the home owner hopes to restore the original wood siding (or re clad with wood siding to match the original) at some time in the future. In the meantime, in order to successfully integrate the new addition, the applicant has revised the proposal to address the seam that would be created on the south elevation between the new cedar clad extension and the

existing vinyl. The new plan is to replace the vinyl siding on the south elevation, up to the chimney brick, so there will be no visible difference between the new addition and where the vinyl ended. The chimney provides a clean breaking point between the two materials. On the rear elevation, the existing vinyl and the new cedar meet at a 90 degree angle so there will be no visible seem.

- Regarding rear door: More information has been provided and the proposal meets the applicable approval criteria.
- Regarding garage walls: The applicant revised the proposal so that the interior will be clad with the same cedar siding as the outside of the addition, not 1/2" drywall as noted previously.

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.
- 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.
- 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.
- 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, 5, 6, 7, 8, 9, and 10: The subject site includes a contributing house and a non-contributing garage in the Irvington Historic District. The proposed addition and garage alterations will not detract from the historic character of the Bungalow style contributing house. The proposal includes a compatible design and high-quality materials that are well integrated with the existing building as well as the neighborhood. The visual impact of the proposed alterations on the public realm will not be extensive with all changes occurring at the rear of the house where a new addition will be built and where the garage alterations will occur. The proposed addition will expand the ground floor of the house and provide a rear exit. The project will also result in finished space in the garage. These changes will facilitate the continued care, maintenance, and preservation of the historic resource by adapting the home for modern needs while preserving the important historical elements and appearance of the home.

The proposed addition will not compromise the architectural integrity of the 1922-built house and will be compatible with the massing, scale, and architectural features of the existing home while being secondary in form to the original portion of the home. The addition will not be visible from the street and its massing will step down to preserve the hierarchy of the original structure to the addition. The massing and step down set the addition apart as an additive, distinct element and maintains the original, essential form and integrity of the house.

The entire house was clad in vinyl siding at an unknown date with original wood cladding remaining beneath, but the extent and condition are not yet known. The design for the addition will utilize cedar lap siding to match the original wood cladding in exposure (4-3/8") and plank thickness. On the south elevation, to avoid a seam between the new cedar clad extension and the existing vinyl, the vinyl siding on the south elevation will be replaced with cedar up to the chimney which provides a clean breaking point between the two materials. On the rear elevation, the existing vinyl and the new cedar meet at a 90-degree angle so there will be no visible seam. New windows in the addition will be wood, dual-pane, single-hung windows to match the home's originals and will be recessed in the wall plane to match the original windows.

The main house is the primary historic element of the property as the garage is considered a non-contributing building. The garage alterations will consist of a new 16' wide opening on the south façade of the existing garage facing the backyard. It will involve cutting into the garage with the roof staying the same and the existing exterior south wall pushing back into the garage to create a transitional covered space. The visual impact of the garage related alterations will be negligible as seen from the public right-of-way. The detached garage is located at the rear of the property limiting its visibility from the street and adjacent properties and the alterations are on an elevation (south) that faces into the property.

Overall, the proposed project respects the original character and design of the contributing house and will not adversely impact the character defining features of the property. In its compatibility and in its placement, the proposed rear addition will allow the historic character of this contributing house to be retained while also allowing the property to modernize to meet the needs of the current occupants. The integrity of the contributing resource will be preserved with the proposed alterations. The contributing

primary house will remain a physical record of its time, place and use and the project will not alter any changes made over time that have acquired historic significance. Conjectural features or architectural elements from other buildings that create a false sense of historical development will not be added. If the new features were to be removed in the future, the general form and integrity of the building would remain intact. The proposed design is compatible with the original resource's features, with the adjacent properties and with the rest of the district. Overall, the proposed work will not visually detract from the historic aesthetic of the house, adjacent properties and district.

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 proposed house and garage alterations will preserve the historic significance of the contributing house while adding to the continued viability of the property over time. The addition will be harmonious in size, scale and features with the house, and like the garage alterations, will be minimally visible from the right-of-way. Thus the impact on the historic aesthetic of the house from the public realm will be negligible and the project will not detract from the house's role as a contributing resource in the Irvington Historic District. 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 proposal to build a rear addition to a contributing house in the Irvington Historic District and to alter a non-contributing garage, per the approved site plans, Exhibits C-1 through C-8, signed and dated 1/21/2022, 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 21-084646 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: Tanya Paglia

Decision rendered by:  **on 1/21/2022.**

By authority of the Director of the Bureau of Development Services

Decision mailed: 1/27/2022

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on September 8, 2021, and was determined to be complete on 11/29/2021.

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 September 8, 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 requested that the 120-day review period be extended 7 days. Unless further extended by the applicant, **the 120 days will expire on: 4/5/2022.**

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 2/10/2022. 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 **2/10/2022** 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.

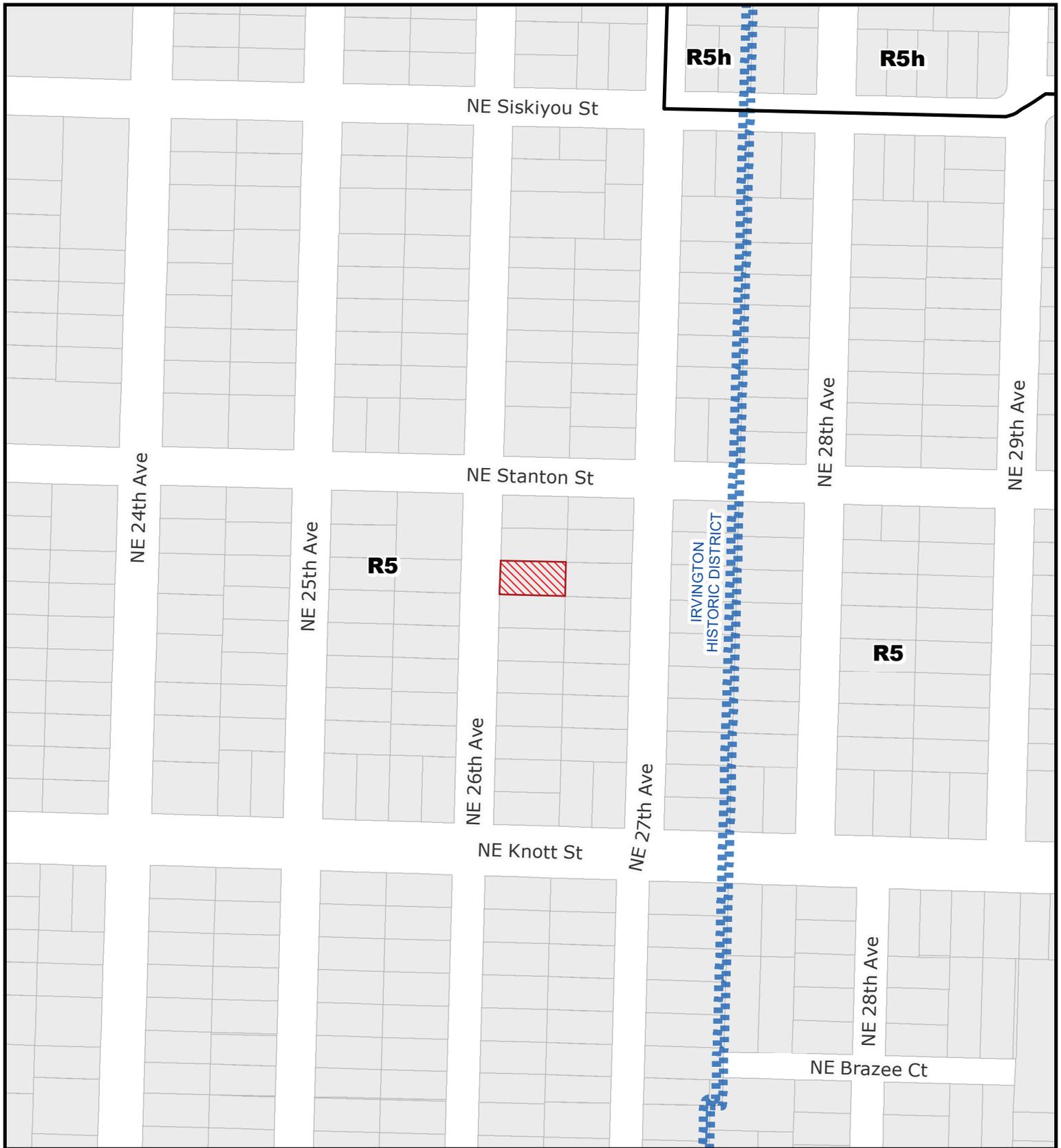
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 Submittal
 - 1. Original plan set – NOT APPROVED/reference only
 - 2. Applicant's Existing Materials Write-up
 - 3. Photos of Existing Conditions
 - 4. Applicant's Updated Site Plan – NOT APPROVED/reference only, 10/22/2021
 - 5. Windows Letter
 - 6. Window Cut Sheets
 - 7. Window Details – NOT APPROVED/reference only, 11/16/2021
 - 8. Applicant's Updated Plan Set – NOT APPROVED/reference only, 11/16/2021
 - 9. Applicant's Updated Plan Set – NOT APPROVED/reference only, 1/11/2022
 - 10. Rear Door Cut Sheet
 - 11. Request for Extension of 120-Day Review Period for 7 days dated 1/13/2022
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Surface Plan Overview
 - 3. House East (Rear) Proposed Elevation (attached)
 - 4. House North (Side) Proposed Elevation (attached)
 - 5. House South (Side) Proposed Elevation
 - 6. Window Details
 - 7. Garage West (Front) Proposed Elevation
 - 8. Garage South (Side) Proposed Elevation (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Division of the Bureau of Development Services
 - 2. Bureau of Transportation Engineering and Development Review
- F. Correspondence:
 - 1. Dean Gisvold, Chair of the Irvington Community Association Land Use Committee, wrote on December 23, 2021 with general support of the proposal, but not supporting the new windows being five over one as the windows on the rest of the house are four over one. deang@mcewengisvold.com
 - 2. Nathan Corser, Member of Irvington Community Association Land Use Committee, wrote on December 26, 2021 with comments noting concern about the transition from vinyl to cedar at the new addition, support for the windows, requesting more information about the proposed rear door, and expressing concern about the durability of gypsum on the garage's exposed interior walls. nathanclark.corser@gmail.com
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter
 - 3. Oregon Historic Site Record

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

THIS SITE LIES WITHIN THE:
IRVINGTON HISTORIC DISTRICT

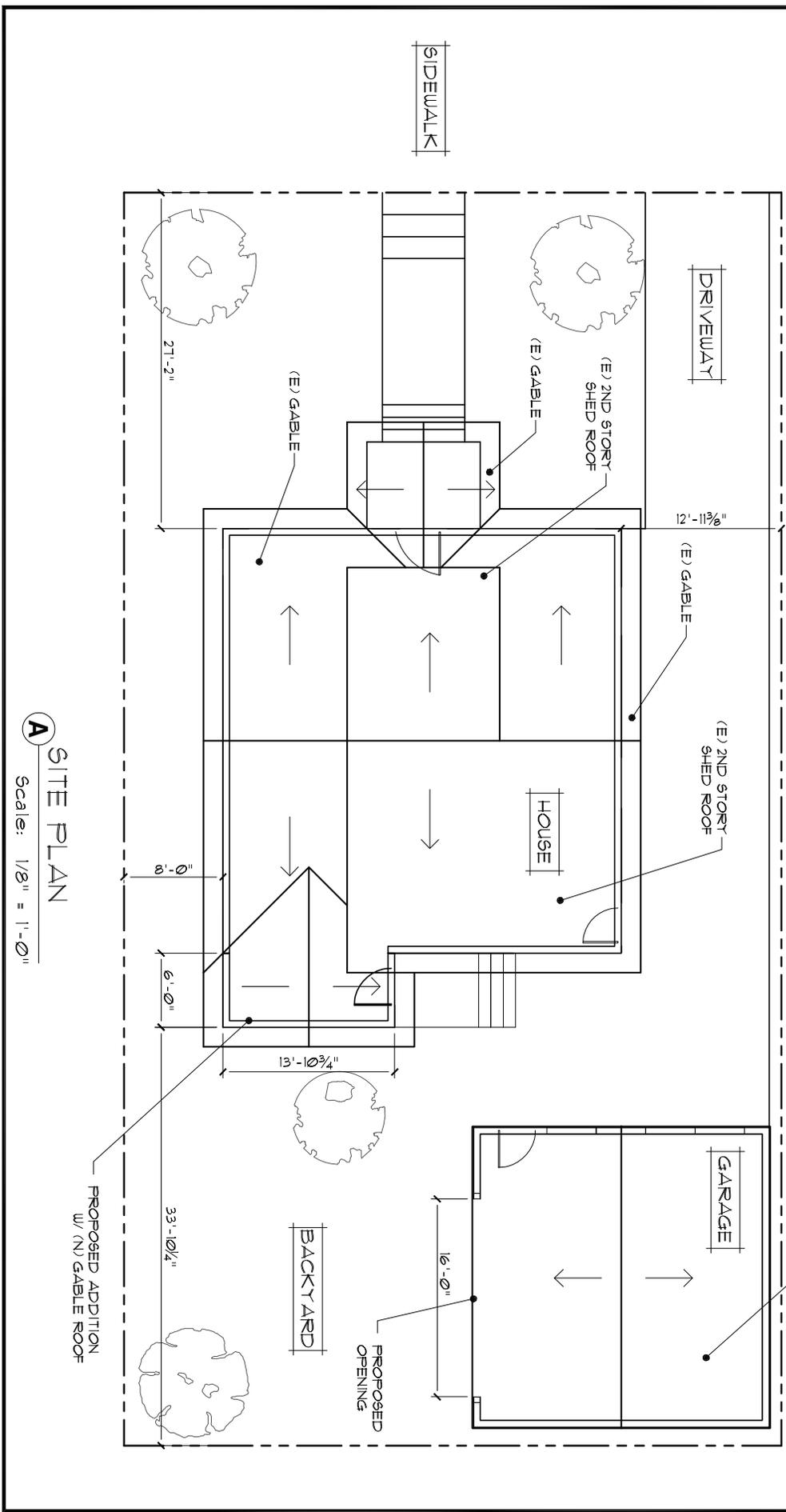
| | |
|-------------|------------------------------|
| File No. | <u>LU 21 - 084646 HR</u> |
| 1/4 Section | <u>2733</u> |
| Scale | <u>1 inch = 200 feet</u> |
| State ID | <u>1N1E25BC 10500</u> |
| Exhibit | <u>B</u> <u>Sep 08, 2021</u> |

CONCEPTUAL DRAWINGS ONLY - NOT FOR CONSTRUCTION

NOTE 1:
 33.10225 BUILDING COVERAGE
 HOUSE FOOTPRINT APPROX. 1,191 SQ.FT.
 GARAGE FOOTPRINT APPROX. 580 SQ.FT.
 TOTAL BUILDING FOOTPRINT APPROX. 1,771 SQ.FT.
 MAX COVERAGE ALLOWABLE PER CODE IS 2,250 SQ.FT.

NOTE 2:
 33.10210 FLOOR AREA RATIOS
 (FAR)
 SQ.FT. W/ADDITION = 2,100 SQ.FT.
 LOT SIZE APPROX. 5,100 SQ.FT.
 FAR IS .412 TO 1

Approved
 City of Portland
 Bureau of Development Services
 Planner: *Emily Taylor*
 Date: 1/21/2022
 This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



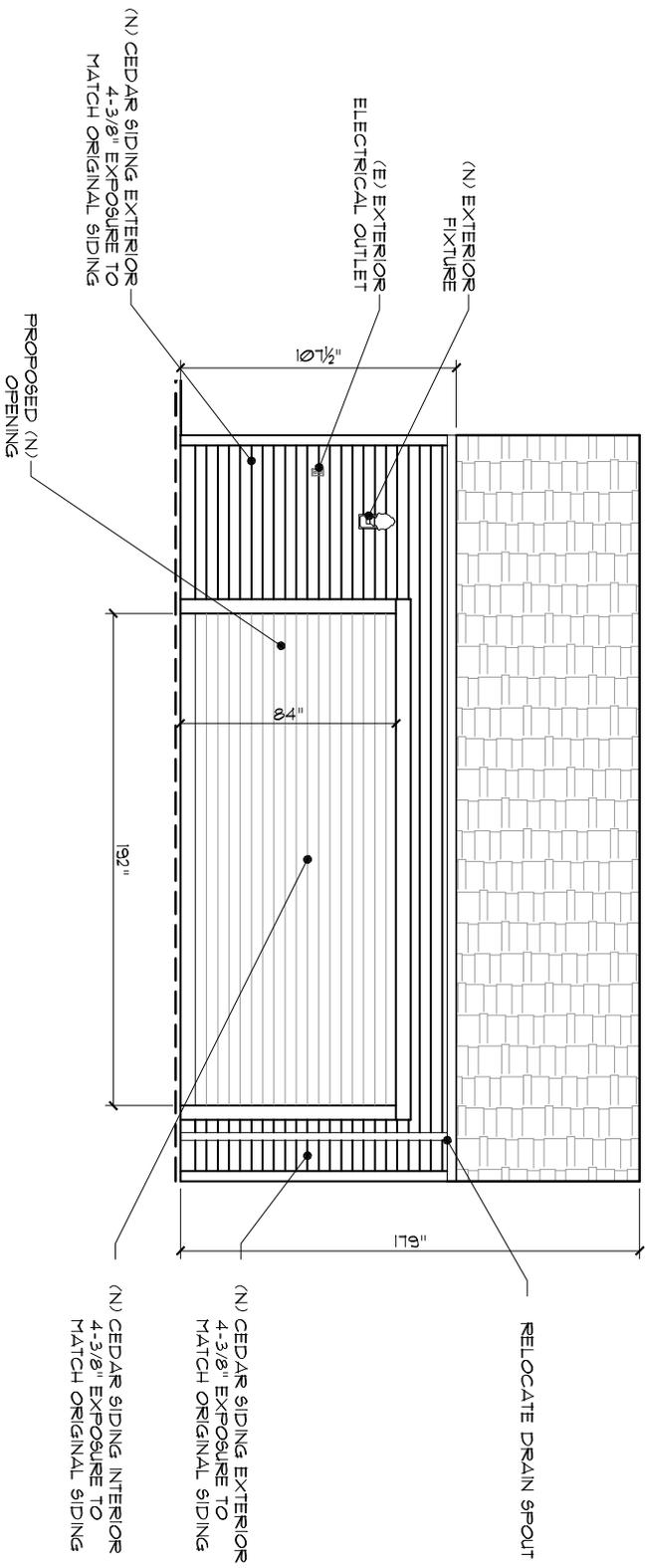
A SITE PLAN
 Scale: 1/8" = 1'-0"

LU 21-084646 HR-C-1

| | | | | | |
|------------------------|------------------------|---|---------------------|-------------------------------|--|
| Sheet: A.0 | Project: GUASCO | Project Address: 2826 NE 26TH AVE PORTLAND, OR, 97212 | TAX LOT: --- | Drawn By: Niamh O'Sullivan |  Maughan Design & Remodel 9655 SW Sunshine CT, Suite 500, Beaverton, OR 97005 (503) 241-4059 |
| Drawing: As-Built Plan | | | Scale: 1/8" = 1'-0" | Revision: 1/14/22 | |

CONCEPTUAL DRAWINGS ONLY - NOT FOR CONSTRUCTION

Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date 1/21/2022
 This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



5 SURFACE ELEVATION GARAGE SIDE

Scale: 1/4" = 1'-0"

| | | | | | |
|------------|-----------------|---|-------------------------------------|---|--|
| Sheet: 6.6 | Project: GUASCO | Project Address: 2826 NE 26TH AVE PORTLAND, OR, 97212 | TAX LOT: --- Scale: 1/4" = 1'-0" | Drawn By: Niamh O'Sullivan Revision: 1/14/22 |  Maughan Design & Remodel 9655 SW Sunshine CT, Suite 500, Beaverton, OR 97005 (503) 241-4059 |
|------------|-----------------|---|-------------------------------------|---|--|

LU 21-084646 HR C-8