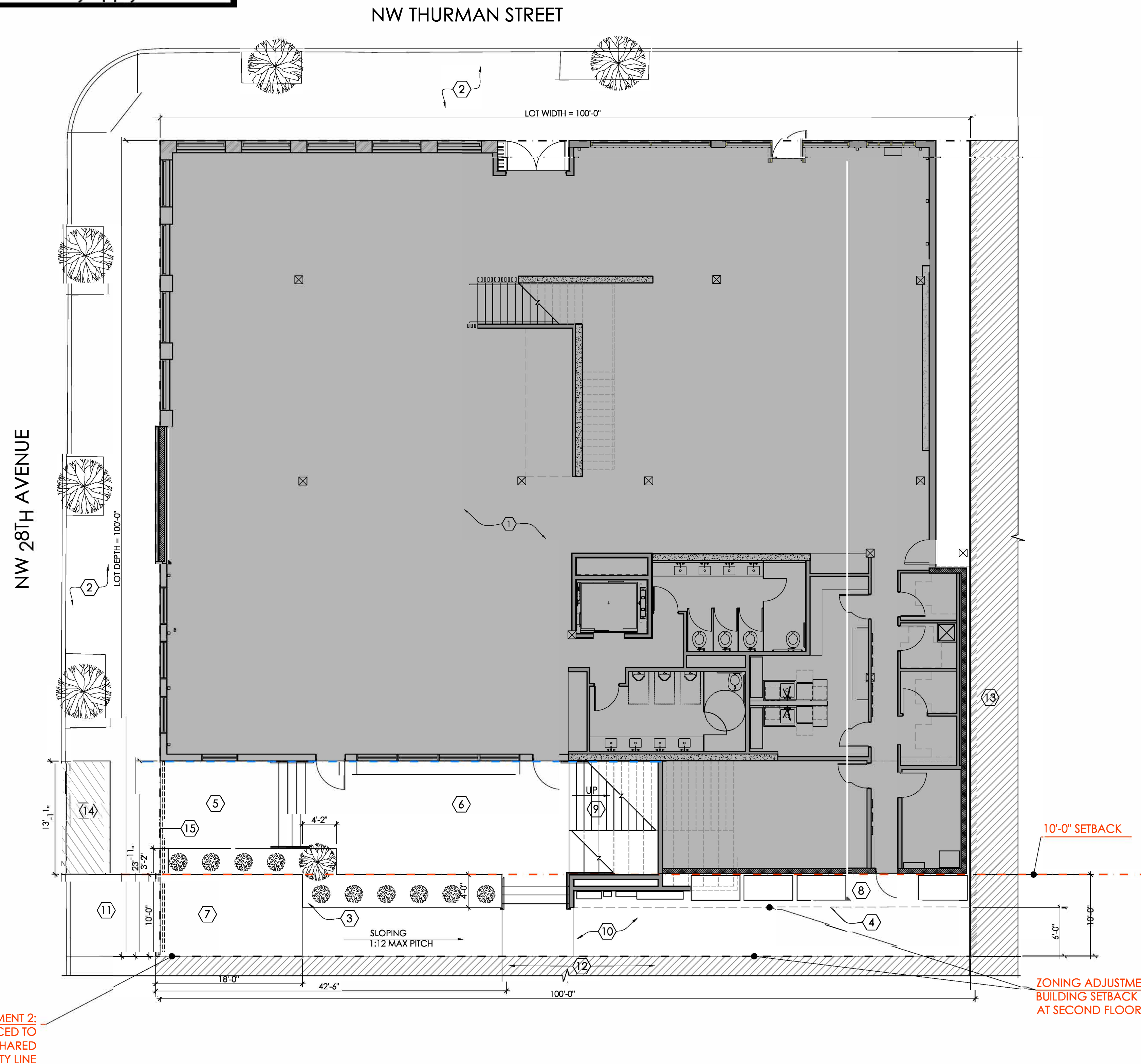


Approved
 City of Portland
 Bureau of Development Services

Planner **David Besley**

Date **2/28/23**

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



SITE PLAN KEY NOTES

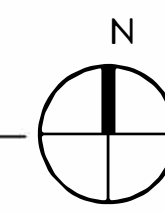
- ① FOOD MARKET (ENCLOSED BUILDING AREA = 7,780 SQ. FT.)
- ② EXISTING SIDEWALK TO BE REBUILT
- ③ NEW LANDSCAPE PLANTER, 1/2" METAL PLATE (1/2" = PLANTER WALL THICKNESS), POWDER COATED, ALL SIDES. PLANTS TO INCLUDE:
 - EVERGREEN SHRUBS AT 4'-0" TO FORM A SCREEN 6' HIGH
 - (1) SMALL DECIDUOUS OR EVERGREEN TREE
 - GROUND COVER TO FULLY COVER PLANTER AREA
 (All plants shall comply with the requirements the Suggested plant lists for required Landscaping manual)
- ④ LINE OF SECOND FLOOR BALCONY AND PLANTER ABOVE
- ⑤ LOWER COURTYARD (EXTERIOR SPACE)
- ⑥ UPPER COURTYARD (EXTERIOR SPACE)
- ⑦ LOADING AREA
- ⑧ COVERED TRASH AREA TO MEET BES SOURCE CONTROL REQUIREMENTS (INCLUDING FLOOR DRAIN)
- ⑨ STAIRS AND SEATING TO SECOND FLOOR BALCONY AREA ABOVE
- ⑩ CONCRETE SLAB AT GRADE
- ⑪ CURB CUT AT 28TH AVENUE ROW TO BE REDUCED FROM 26'-2" TO 10'-0" AT LOADING ZONE
- ⑫ EXISTING TROLLEY CAR LOFTS BUILDING, ADJACENT TO SOUTH SIDE OF SITE, SEE EXHIBIT 4
- ⑬ EXISTING ADJACENT PROPERTY AT EAST SIDE OF SITE
- ⑭ AREA OF EXISTING CURB CUT TO BE REMOVED AND INFILLED WITH SIDEWALK
- ⑮ NEW GATE AND FENCE TO REPLACE EXISTING AND SHALL BE IN COMPLIANCE WITH 33.130.270 AS WELL AS ALL OSSC ACCESSIBILITY AND EGRESS REQUIREMENTS

ZONING ADJUSTMENT 2:
 LOADING AREA SETBACK REDUCED TO 0'-0" ALONG THE SOUTH SHARED PROPERTY LINE

10'-0" SETBACK

ZONING ADJUSTMENT 1:
 BUILDING SETBACK REDUCED TO 6'-0" AT SECOND FLOOR BALCONY & STAIR

① SITE PLAN
 1/8" = 1'-0"



SITE PLAN

Zoning Adjustment
 February 7, 2023
 Thurman Food Hall
 2774-2788 NW Thurman St.
 Portland, OR

A1.1

Exh. C.1
 LU 22-159396 AD