



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: July 11, 2013
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@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 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 13-146565 HRM – EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant: Arielle Weedman / Weedman Design Partners
2505 SE 11th Ave Suite 258 / Portland, OR 97202

Owners: Jonathan Warmflash / Carolyn Choi
1944 SE Mulberry Ave / Portland, OR 97214-4768

Site Address: 1944 SE MULBERRY AVE

Legal Description: BLOCK 9 LOT 12, LADDS ADD
Tax Account No.: R463301930
State ID No.: 1S1E02CA 06100
Quarter Section: 3231
Neighborhood: Hosford-Abernethy, contact Joanne Stainbrook at 503-231-9245.
Business District: Division-Clinton Business Assoc, Darice Robinson at 503-233-1888.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Designations: Contributing resource in the Ladd's Addition Historic District, listed in the National Register of Historic Places on August 31, 1988.

Zoning: R5 – Residential 5,000
Case Type: HRM – Historic Resource Review with Modification request
Procedure: Type II, an administrative decision with appeal to the Historic Landmarks Commission.

Proposal:

The applicant proposes exterior alterations including:

- On the southeast (side) façade, construction of a new 2'-8" wide x 10'-0" long addition to an existing bumpout, resulting in an alteration of the existing bumpout's gable roof to a hipped roof, with infill siding to match the existing wood lap siding and re-installation of the existing paired wood double-hung window;
- On the southeast (side) elevation, replacement of one existing basement window with a new wood casement egress window with egress well;
- On the northeast (rear) elevation, removal of an existing double-hung window, an existing door, and two basement windows, and their replacement with a new wood

double-hung window and fully-glazed wood door, new wood French doors, and two new wood casement egress windows with wells, respectively.

The proposal requires a **Modification to 33.110.220 Setbacks**, to reduce the required 5'-0" setback to 3'-4" in order to match the plane of the existing bumpout on the southeast (side) façade.

Also proposed, though exempt from review, is the construction of a rear deck, no more than 30 inches above grade.

Historic Resource Review is required because the proposal is for exterior alterations to a contributing resource in the Ladd's Addition Historic District.

Relevant Approval Criteria:

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

- Ladd's Addition Conservation District Guidelines

ANALYSIS

Site and Vicinity: The subject property is located midblock on the north side of SE Mulberry Avenue in the northwest quadrant of Ladd's Addition. Known as the Edward R. and Theresa Munz Residence, the house was constructed in 1926 in the Twentieth Century Norman Farmhouse style and is listed as a contributing resource in the Ladd's Addition Historic District. The house is characterized by its cross-gabled roof form, with boxed eaves and hipped eave returns, as well as secondary gable roof forms. Though no records can be located, indicating the date of construction, a rear-facing shed roof dormer, most likely a later addition, extends from the ridge of the primary roof. A garage, matching the character of the house was constructed at the rear of the property in 1987.

Ladd's Addition is characterized by its unique layout of diagonal streets, the circular public garden in the center of the district, and four smaller diamond-shaped public gardens. Platted in 1891, Ladd's Addition is one of the first planned suburban communities in Portland, and also one of the only subdivisions with rear alleys. With the vehicle access at the rear, there are few curbcuts on the street side of the blocks, making for a pleasant pedestrian environment along the heavily canopied avenues. The majority of the buildings are residences constructed during the years 1905-1939, primarily in Bungalow, Craftsman, and Period-Revival styles with a typical front-yard setback, front porches and rear garages. Multi-dwelling buildings and commercial properties are located at the edges of the district along SE Division, SE 12th Avenue and SE Hawthorne, with the exception of a sprinkling of churches and a school, and the Ladd Circle Grocery, since converted, at the center of the district. Ladd's Addition is unique among planned communities on the west coast, primarily due to its diagonal street pattern, and was listed on the National Register in 1988.

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 on June 4, 2013.

The Life Safety Division of BDS responded with the following comment: "Roof eaves may project not closer than two feet to a property line. Eaves less than three feet to a property line must be protected on the underside as required for one-hour fire-rated construction." Please see Exhibit E-1 for additional details.

The following Bureaus have responded with no issues or concerns:

- Site Development Section of BDS
- Bureau of Parks-Forestry Division
- Water Bureau
- Bureau of Environmental Services
- Bureau of Transportation Engineering
- Fire Bureau

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on June 4, 2013. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Eloise Bates, neighbor, on June 13, 2013, wrote that she had no objections to the proposal, recognizing that the addition will face her house at 1952 SE Mulberry Avenue.

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 Ladd's Addition Historic District and the proposal is for a non-exempt treatment not requiring a new foundation. Therefore Historic Resource Review approval is required. The approval criteria are the *Ladd's Addition Conservation District Design Guidelines – Exterior Rehabilitation*.

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

Ladd's Addition Conservation District Guidelines – Exterior Rehabilitation

1. Façades Oriented to a Street. In rehabilitating existing buildings, the architectural integrity of street-oriented façades should be maintained. Additions and structural alterations should be limited to the rear and side yard façades and be minimally visible from the street.

Findings: The proposed alterations are limited to approximately the rear half of the south side-facing façade, with the exception of a new basement egress window proposed at the front half of this façade. The extension to the bumpout will eliminate a narrow window on the sidewall of the bumpout and the profile of the roof over this portion of the building will be altered; however, these changes will be minimally visible from the street. *This guideline is met.*

2. Foundations. Changes to the foundation should match or be compatible with the original foundation in height and materials.

Findings: The proposed bumpout extension is designed as a bay, with no solid foundation below in order to preserve the basement window below. The only changes to the existing foundation wall are enlargement of basement window openings on the southeast and northeast to provide egress. These changes are compatible with the original foundation. *This guideline is met.*

3. Exterior Siding Material. Restoration and maintenance of original siding materials is encouraged. Materials used on additions should match or be compatible with the predominant materials used on the original structure. Most single family residences and duplexes in Ladd's Addition feature stucco, horizontal wood siding, wood shingles, brick or a combination of these materials. Most commercial and multi-family structures feature stucco or brick. The following materials are discouraged: plywood, used brick, shakes, exposed concrete block and metal.

Findings: Areas of new siding will be constructed to match the existing wood lap siding on the house. New trim will also be constructed of wood to match the existing trim on the house. *This guideline is met.*

4. Roof Form. Repair and alteration of roofs should retain:

- a. The original roof shape and pitch;
- b. Original structural and decorative features such as gables, dormers, chimneys, cornices, parapets, pediments, frieze boards, exposed rafters and other ornamental details; and,
- c. Whenever possible the original type, size, color, and pattern of roofing materials. New roof features including roof additions and new dormers should be compatible in size, scale, materials, and color with the original building. Skylights, solar, mechanical and service equipment, and new roof features should be inconspicuous from the street.

Findings: The proposal is to extend a portion of the kitchen area to match the extent of an existing bumpout. As such, the proposed hipped roof shape is a result of the constraints established by the existing 2nd floor window. Reconfiguring the gable to accommodate the new width of the extended bumpout would result in a portion of the gable obscuring or, more likely, requiring removal of the 2nd floor window. While the house is certainly characterized by the multiple gable roof forms, the hipped roof form appears at the eave returns and the rear features a shed roofed dormer across two-thirds of the roof slope. The proposed hipped roof form is a variation of the roof form found at the hipped eave returns. Staff notes that while preservation of the gable would be ideal, incorporating a secondary roof over the new addition which attaches to the existing gable would create an awkward composition. Since the outer wall of the new addition and the existing bumpout will be in the same plane, this area should read as one element with one roof structure, rather than one element with two roof structures. The historic line of the original bumpout will be preserved with the line of the existing foundation. The new hipped roof is compatible in size, scale and material. *This guideline is met.*

5. Front Façade Detailing. Original entrances to buildings, front porches and projecting features, such as balconies, bays, and dormer windows should be retained or restored.

Findings: No changes are proposed to the front façade. *This guideline is met.*

6. Windows and Doors. Original windows and doors, including trim, should be retained or restored. If repair is not feasible, new windows or windows on additions should match or be compatible with original windows in form, materials, type, pattern and placement of openings. On residences, the removal of original wood sash windows and replacement with aluminum sash is especially discouraged. Restoration of commercial storefront windows with large fixed glass panes below and smaller glass panes above is especially encouraged.

Findings: The proposal includes the removal of one window and one door at the rear and one paired window at the side. The rear window and door cannot be accommodated with the revised design and the fenestration replacing them will include a new wood sash window to match the existing and the three new fully-glazed wood doors proposed to replace the existing non-historic door will provide more light and views between the interior and exterior. With regard to the southeast façade, the existing paired wood double hung window will be removed and reinstalled at the new bumpout. The three new casement basement egress windows are also to be wood construction. *Provided that the original paired wood double-hung window on the southeast façade is re-installed at the new bumpout, this guideline is met.*

10. Front Lawn. On sites of non-commercial structures, retention of front lawns, mature trees, and older shrubs and perennials are encouraged. Plants popular in the 1910's and 1920's are encouraged. The predominant use of ground covers, such as bark mulch and broadleaf evergreens, is discouraged. Original grades should be retained; berms and excavations are discouraged

Findings: No changes are proposed to the front lawn. *This guideline is met.*

11. Fences and Retaining Walls. Front and side yards, which abut a street should be visually open to the street. Hedges, retaining walls and fences, which visually obscure front yards are discouraged. Fences should be kept behind building lines, as viewed from the street.

Findings: No changes are proposed to fences and retaining walls in the front yard. *This guideline is met.*

13. Crime Prevention. Crime prevention elements should be included in the design with specific attention to landscaping, parking areas, walkways, lighting, entries, and visibility. Windows and entries should not be obscured. Parking areas, walkways, and entries should be adequately illuminated for visibility.

Findings: The proposal includes the removal of a solid door at the rear façade and replacing it with three full-light doors which will increase visibility to the rear yard. *This guideline is met.*

33.846.070 Modifications Considered During Historic Resource Review

The approval criteria for modifications considered during Historic Resource Review are:

- A. Better meets Historic Resource Review approval criteria.** The resulting development will better meet the approval criteria for Historic Resource Review than would a design that meets the standard being modified; and
- B. Purpose of the standard.**
 - 1. The resulting development will meet the purpose of the standard being modified; or
 - 2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

The proposal requires a **Modification to 33.110.220 Setbacks**, to reduce the required 5'-0" setback to 3'-4" in order to match the plane of the existing bumpout on the southeast (side) façade.

33.110.220 Setbacks – Purpose – The setback regulations for buildings and garage entrances serve several purposes:

- They maintain light, air, separation for fire protection, and access for fire fighting;
- They reflect the general building scale and placement of houses in the city's neighborhoods;
- They promote a reasonable physical relationship between residences;
- They promote options for privacy for neighboring properties;
- They require larger front setbacks than side and rear setbacks to promote open, visually pleasing front yards;
- They provide adequate flexibility to site a building so that it may be compatible with the neighborhood, fit the topography of the site, allow for required outdoor areas, and allow for architectural diversity; and
- They provide room for a car to park in front of a garage door without overhanging the street or sidewalk, and they enhance driver visibility when backing onto the street.

Modification #1: The proposal requires a **Modification to 33.110.220 Setbacks**, to reduce the required 5'-0" setback to 3'-4" in order to match the plane of the existing bumpout on the southeast (side) façade.

Findings for A: As evidenced in the findings under Guidelines 1, 4, 5, and 6 above, the resulting development will better meet the approval criteria because allowing a small addition to the side of the house with a modest hipped roof, preserves the front façade as-is rather than potentially introducing a foreign roof form at the front or rear of the house in order to accommodate a larger addition. In addition, the modest hipped roof form, which is derived from the eave returns allows the side bumpout extension to preserve the 2nd floor windows on the southeast façade, whereas a modified gable roof would have obscured these original windows from view.

Findings for B: The purpose of the regulation is met because the bumpout extension continues the line of the existing bumpout which maintains a reasonable relationship with the neighboring house to the south, maintaining access to light, air, and fire protection.

The proposed Modification meets the approval criteria and the purpose of the standard and therefore merits approval.

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

In order to accommodate interior alterations to the existing kitchen, an extension of an existing bumpout is proposed. Since the existing bumpout is located within the required setback, a modification is required for the addition. In order to preserve the 2nd floor window, the bumpout roof will be altered from a gable to a hipped roof, derived from the hipped eave returns on each of the house's gable. This modest addition, allows the preservation of the majority of the historic resource. At the rear, a new wood window and new wood doors will enhance the house's relationship with the rear yard, while an existing window on the side will be preserved for re-use, and new wood casement basement egress windows will provide for a safe expanded

use of the house. The purpose of the Historic Design 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 Design Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION


Approval of exterior alterations in the Ladd's Addition Historic District, including:

- On the southeast (side) façade, construction of a new 2'-8" wide x 10'-0" long addition to an existing bumpout, resulting in an alteration of the existing bumpout's gable roof to a hipped roof, with infill siding to match the existing wood lap siding and re-installation of the existing paired wood double-hung window;
- On the southeast (side) elevation, replacement of one existing basement window with a new wood casement egress window with egress well;
- On the northeast (rear) elevation, removal of an existing double-hung window, an existing door, and two basement windows, and their replacement with a new wood double-hung window and fully-glazed wood door, new wood French doors, and two new wood casement egress windows with wells, respectively.

This approved site plans, Exhibits C-1 through C-16, signed and dated July 9, 2013, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B) 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 13-146565 HRM." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The existing paired wood double-hung kitchen window will be saved for re-installation at the same location in the new bumpout.

Staff Planner: Hillary Adam

Decision rendered by:  **on July 9, 2013**

By authority of the Director of the Bureau of Development Services

Decision mailed: July 11, 2013

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 1, 2013, and was determined to be complete on May 31, 2013.

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 1, 2013.

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.

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 Historical Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on July 25, 2013** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

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 Historical 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 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, 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 Historical 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 must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **July 26, 2013.**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
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 Statement
 - 1. Original Statement
 - 2. Photos
 - 3. Applicant Response to Incomplete Letter, dated May 23, 2013
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Architectural Site Plan (attached)
 - 2. Enlarged Architectural Site Plans
 - 3. Demolition Exterior Elevations – Southeast (attached)
 - 4. Exterior Elevations – Southeast (attached)
 - 5. Demolition Exterior Elevation – Northeast (attached)
 - 6. Exterior Elevations – Northeast (attached)
 - 7. Basement Plan
 - 8. Building Details
 - 9. Exterior Details – Door and Double-Hung Window Sections
 - 10. Exterior Details – Door and Window Plan
 - 11. Exterior Details – Casement Window Details
 - 12. Simpson Door Cutsheet Pattern #7001
 - 13. Simpson Door Cutsheet Thermal French Door #7002
 - 14. Kolbe Heritage Series Product Catalog
 - 15. Kolbe Heritage Series Sterling Double-Hung Horizontal Cross Section

16. Kolbe Heritage Series Sterling Double Hung Vertical Cross Section

D. Notification information:

1. Mailing list
2. Mailed notice

E. Agency Responses:

1. Bureau of Environmental Services
2. Bureau of Transportation Engineering and Development Review
3. Water Bureau
4. Fire Bureau
5. Site Development Review Section of BDS
6. Bureau of Parks, Forestry Division

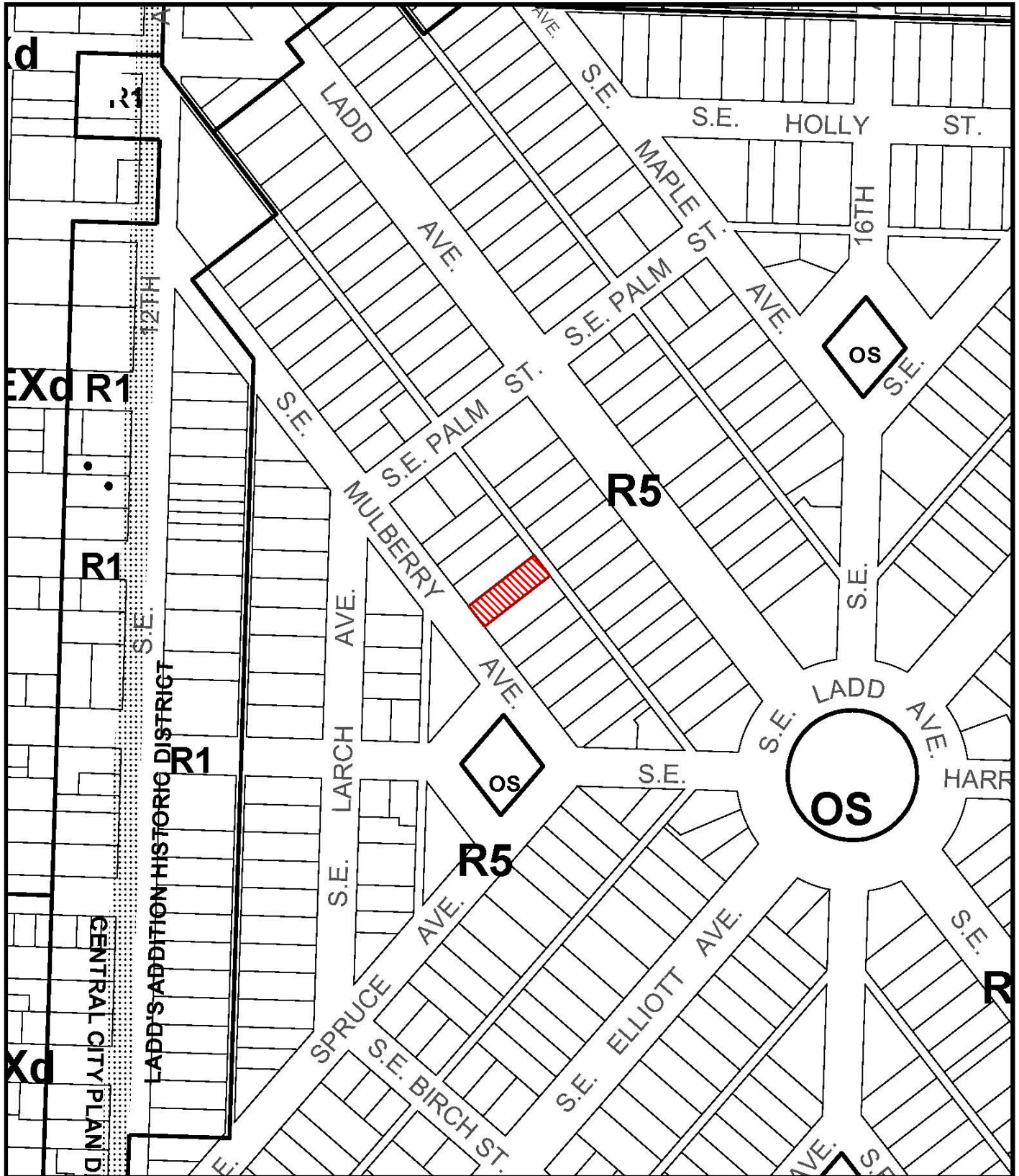
F. Correspondence:

1. Eloise Bates, neighbor, on June 13, 2013, wrote that she had no objections to the proposal, recognizing that the addition will face her house at 1952 SE Mulberry Avenue.

G. Other:

1. Original LU Application
2. Site History Research
3. National Register Information

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



Site



NORTH

This site lies within the:
LADD'S ADDITION HISTORIC DISTRICT

File No.	LU 13-146565 HR
1/4 Section	3231,3232
Scale	1 inch = 200 feet
State_Id	1S1E02CA 6100
Exhibit	B (May 02,2013)

WARMFLASH REMODEL

9545 SE MULBERRY AVE
PORTLAND, OR 97266

WEEDMAN DESIGN PARTNERS

REV	DATE	FILE
1	01/11/13	01/11/13
2	01/11/13	01/11/13
3	01/11/13	01/11/13
4	01/11/13	01/11/13
5	01/11/13	01/11/13
6	01/11/13	01/11/13
7	01/11/13	01/11/13

A1.00

ARCHITECTURAL
SITE PLAN

- GENERAL NOTES**
- PROVIDE MINIMUM 2% SLOPE AWAY FROM STRUCTURE AT ALL ELEVATIONS.
 - PROTECT ALL EXISTING LANDSCAPING AND VEGETATION TO REMAIN DURING CONSTRUCTION.
 - INFORMATION PROVIDED IS NOT FROM A SURVEY. ALL INFORMATION MUST BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
 - APPROVED STAGING AND MATERIAL STORAGE LOCATIONS ARE TO BE COORDINATED WITH OWNER, CONTRACTOR AND THE AUTHORITIES HAVING JURISDICTION.
 - CONTRACTOR TO REPLACE ANY VEGETATION DAMAGED/DISTURBED ON SITE DURING CONSTRUCTION WITH SIMILAR LANDSCAPING PRIOR TO SUBSTANTIAL COMPLETION.
 - BUILDING WILL BE OCCUPIED DURING CONSTRUCTION.

KEYNOTES

- EXISTING BUILDING FOOTPRINT
- NEW BUILDING EXPANSION (427 SF)
- NEW ROOF OVERHANG ABOVE (28 SF)
- EXISTING ENTRY
- BBO GRILL
- PREP COUNTER
- BENCH

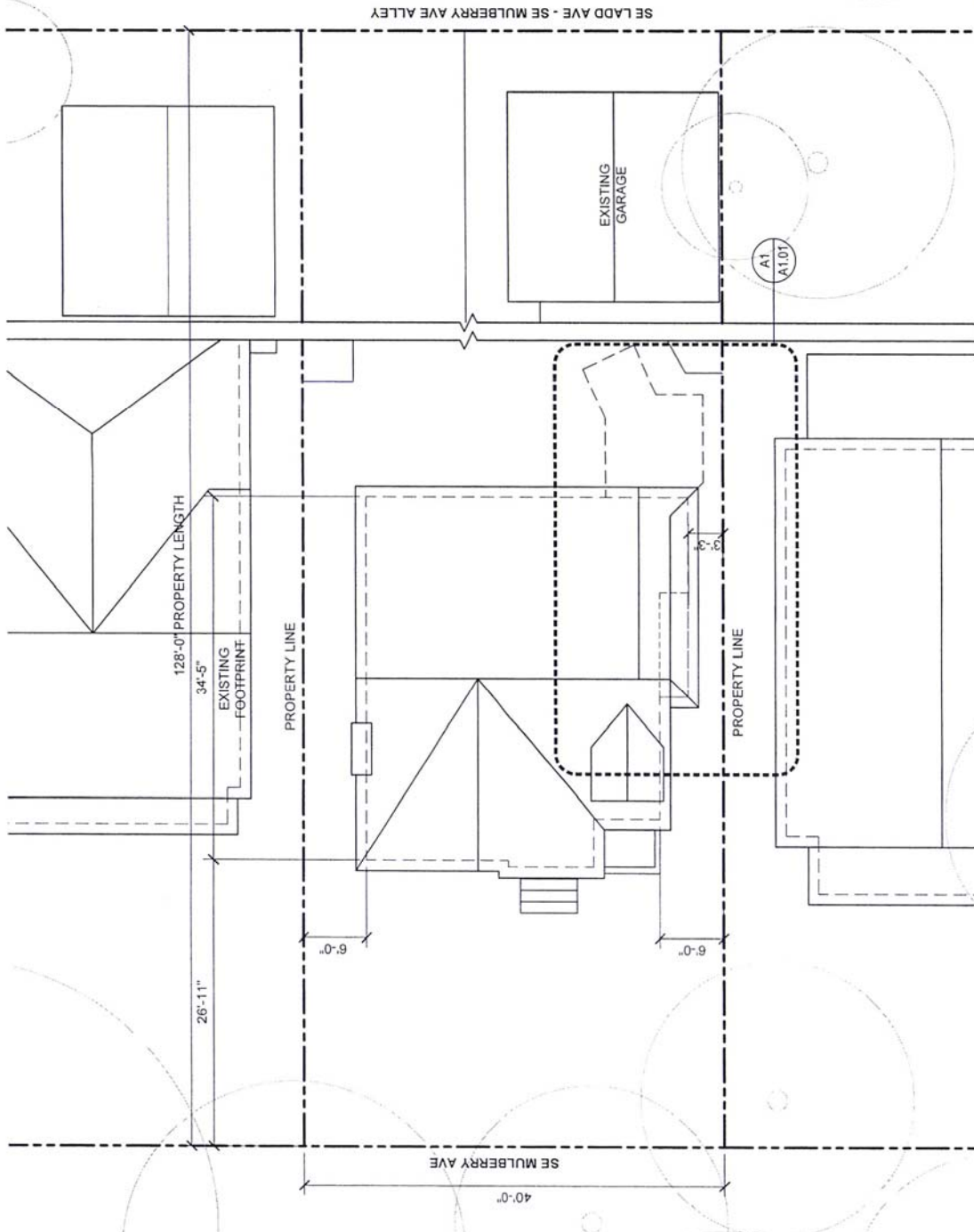
Approved
City of Portland
Bureau of Development Services
Planner *[Signature]*
Date *7/9/13*

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

LEGEND

PROPERTY LINE

EXISTING TREE



ARCHITECTURAL SITE PLAN

1" = 10'-0"

A1
A1.00

WARMFLASH REMODEL

944 S. MILLBURY AVE.
PORTLAND, OR 97264

WEEDMAN DESIGN PARTNERS

REV	DATE	FILE
001	01/13/13	000000
002	01/13/13	000000
003	01/13/13	000000

D4.01
DEMOLITION
EXTERIOR
ELEVATIONS

GENERAL NOTES

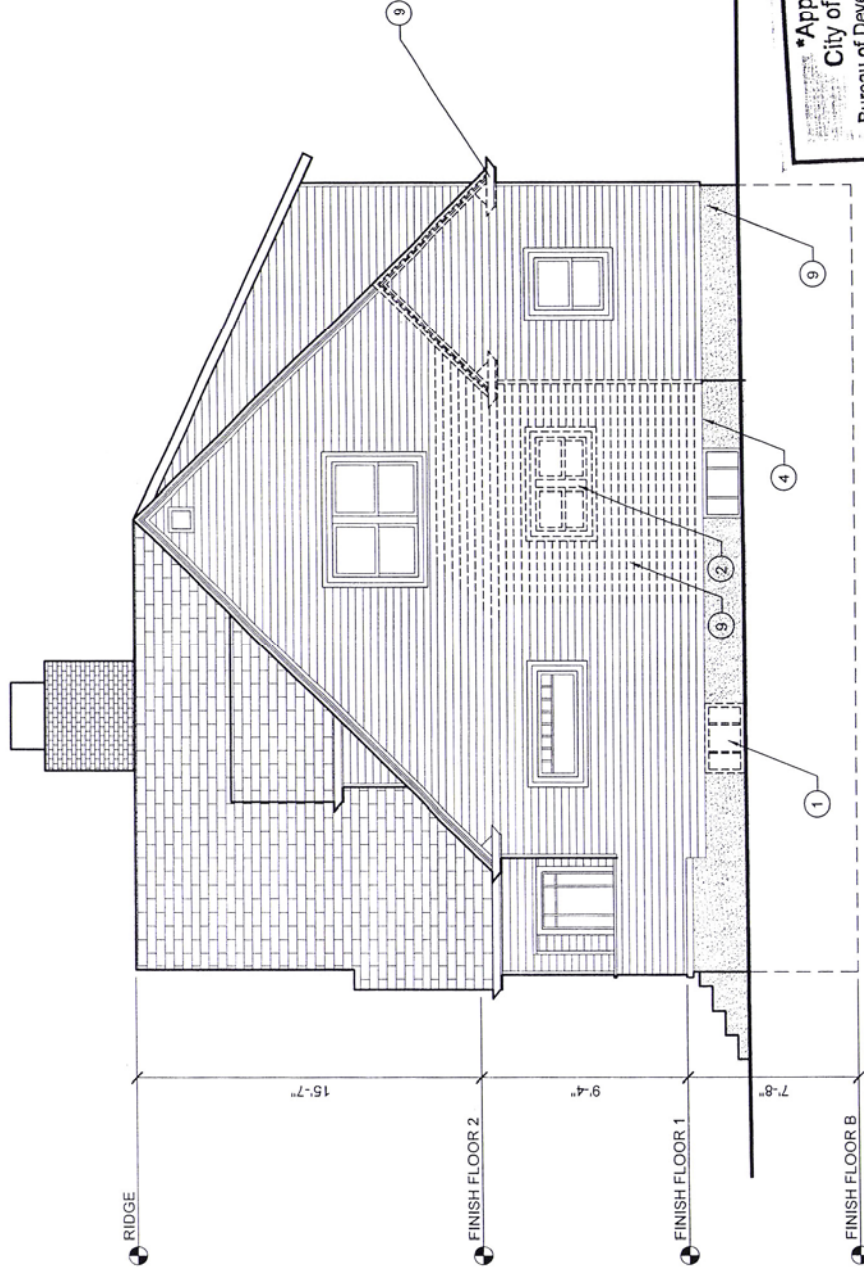
- CONTRACTOR TO COORDINATE EXTENT OF ALL DEMOLITION WORK WITH NEW WORK.
- DESCRIPTION OF DEMOLITION WORK IS NOT MEANT TO BE ALL INCLUSIVE. FIELD CONDITIONS ARE TO BE VERIFIED. CONSULT WITH DESIGNER IF SIGNIFICANT DISCREPANCIES ARE DISCOVERED.
- AT REMOVED OR DEMOLISHED ITEMS, PATCH AND REPAIR EXISTING SURFACES TO REMAIN. PATCH AND REPAIR WORK IS TO MATCH SUBSTRATE AND FINISHES OF EXISTING ADJACENT SURFACES. PATCH AND REPAIR ALL EXISTING ELEMENTS DAMAGED BY CONSTRUCTION OR OVER DEMOLITION. PATCH WITH MATERIALS EQUAL TO THE EXISTING.
- PROVIDE MINIMUM 48 HOURS ADVANCE NOTICE TO THE OWNER IF A SYSTEM AND/OR UTILITY SHUTDOWN IS NECESSARY DURING CONSTRUCTION.
- PROVIDE SUFFICIENT BRACING WHERE STRUCTURAL ELEMENTS ARE MODIFIED AND/OR DEMOLISHED.

KEYNOTES

- REMOVE EXISTING WINDOW.
- REMOVE EXISTING WINDOW AND SAVE FOR REUSE **AND BE INSTALLED**.
- REMOVE EXISTING DOOR ASSEMBLY.
- REMOVE EXISTING WALL ELEMENT.
- PREP EXISTING FOUNDATION WALL FOR NEW STRUCTURE CONNECTION.
- PREP EXISTING WALL ASSEMBLY FOR NEW SITE WORK.
- PREP FOR NEW DOOR ASSEMBLY.
- PREP FOR NEW WINDOW ASSEMBLY.
- PREP SIDING FOR NEW BUILDING BUMP-OUT.

LEGEND

	WOOD LAP SIDING
	BRICK CHIMNEY
	CONCRETE
	COMPOSITION SHINGLE ROOFING
	ELEMENT TO BE DEMOLISHED



Approved
City of Portland
Bureau of Development Services
Planner *[Signature]*
Date *01/13/13*
• This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

SOUTH-EAST ELEVATION - DEMOLITION

3/16" = 1'-0"

A1
D4.01

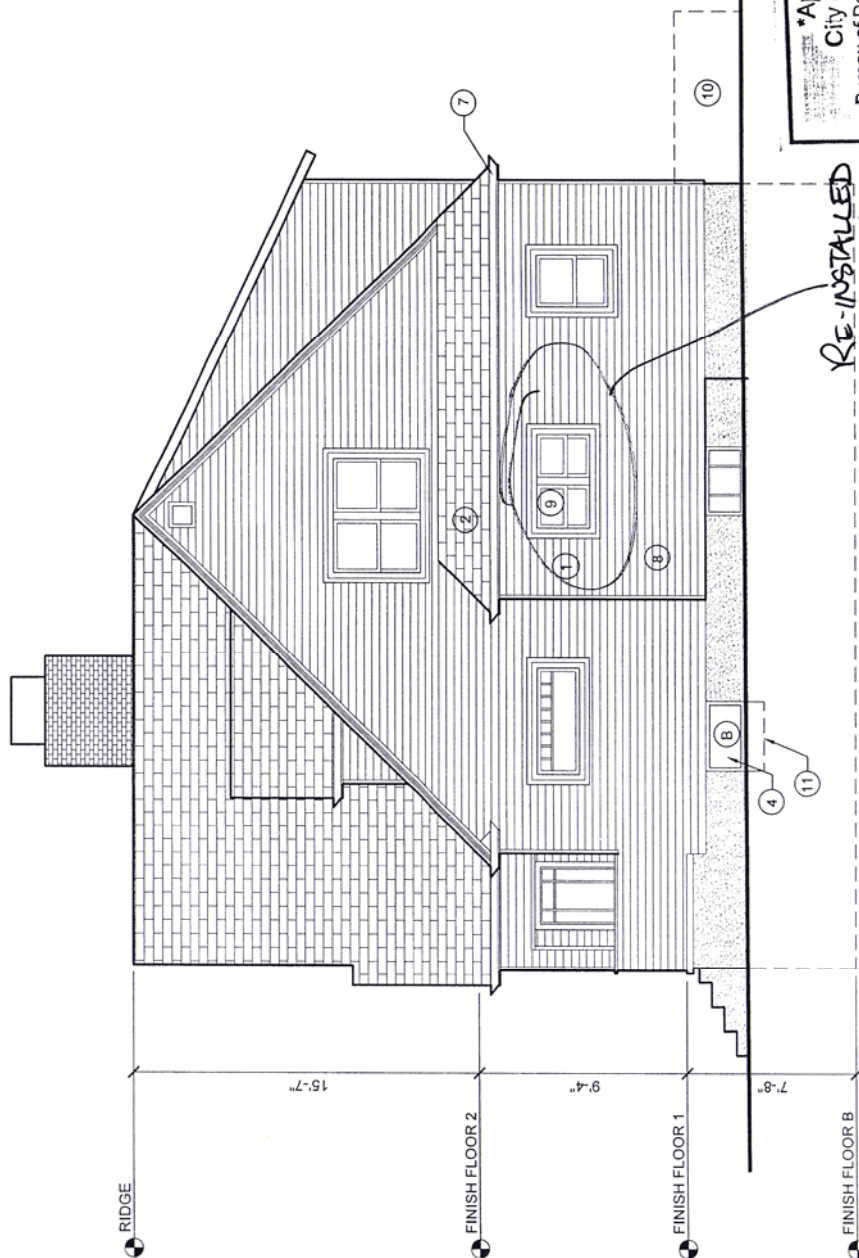
2-3

GENERAL NOTES

- A. NEW ROOFING TO MATCH EXISTING COLOR AND STYLE.
- B. ALL CONSTRUCTION, MATERIALS AND PRODUCTS TO CONFORM WITH ALL APPLICABLE BUILDING CODES.
- C. TRIM AND SIDING TO MATCH EXISTING COLOR UNLESS NOTED OTHERWISE.
- D. FULLY INTEGRATE NEW WEATHER RESISTANT BARRIER AND FLASHING ASSEMBLIES INTO EXISTING WEATHER BARRIER ASSEMBLY PER NEW WEATHER RESISTANT BARRIER MANUFACTURER'S SPECIFICATIONS AND DIRECTION.
- E. ALL NEW EXTERIOR TRIM TO BE PAINT GRADE WESTERN RED CEDAR.
- F. PROVIDE RABBETED CEDAR APURTEANCE BLOCK AT ALL NEW APURTEANCE BLOCK LOCATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, HOSE BIBS, ELECTRICAL OUTLETS, HVAC PIPES, AND THE LIKE.
- G. MATCH NEW TRIM SIZES WITH EXISTING TRIM SIZES UNLESS NOTED OTHERWISE.
- H. REFER TO STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS.

KEYNOTES

1. NEW WALL ASSEMBLY.
2. NEW FOOT ASSEMBLY.
3. NEW TRIM TO MATCH EXISTING.
4. NEW WINDOWS.
5. NEW DOORS.
6. NEW EXTERIOR LIGHT FIXTURE.
7. PRE-FINISHED METAL GUTTER - MATCH TRIM COLOR.
8. NEW WOOD SHINGLE SIDING TO MATCH EXISTING SINGLE SIDING. STYLE, PAINT COLOR AND TRIM ~~TO MATCH EXISTING~~.
9. ~~NEW VINYL TRIM TO MATCH EXISTING~~.
10. FUTURE CODE COMPLIANT HEADS ABOVE 3'-4" ABOVE GRADE - NOT INCLUDED IN PERMIT. WINDOW WELL.



LEGEND

Approved
City of Portland
Bureau of Development Services
Planner [Signature]
Date 9/13

- This approval applies only to the reviews requested and is subject to all conditions of approval.

Additional zoning requirements may apply

WOOD LAP SIDING
BRICK CHIMNEY
CONCRETE
COMPOSITION
SHINGLE ROOFING

SOUTH-EAST ELEVATION

 $3/16" = 1'-0"$
$$\frac{A1}{A4.01}$$

C-4

WARMFLASH REMODEL

1044 S. MILBERRY AVE
PORTLAND, OR 97204

WEEDMAN DESIGN PARTNERS

REV DATE FILE
DRAWN BY
JOB NO 000000
DATE 2-20-13

D4.02
DEMOLITION
EXTERIOR
ELEVATIONS

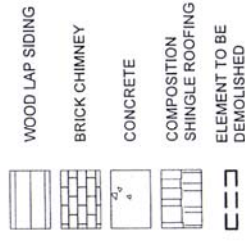
GENERAL NOTES

- CONTRACTOR TO COORDINATE EXTENT OF ALL DEMOLITION WORK WITH NEW WORK.
- DESCRIPTION OF DEMOLITION WORK IS NOT MEANT TO BE ALL INCLUSIVE. FIELD CONDITIONS ARE TO BE VERIFIED. CONSULT WITH DESIGNER IF SIGNIFICANT DISCREPANCIES ARE DISCOVERED.
- AT REMOVED OR DEMOLISHED ITEMS, PATCH AND REPAIR EXISTING SURFACES TO REMAIN. PATCH AND REPAIR WORK IS TO MATCH SUBSTRATE AND FINISHES OF EXISTING ADJACENT SURFACES.
- PATCH AND REPAIR ALL EXISTING ELEMENTS DAMAGED BY CONSTRUCTION OR OVER DEMOLITION. PATCH WITH MATERIALS EQUAL TO THE EXISTING.
- PROVIDE MINIMUM 48 HOURS ADVANCE NOTICE TO THE OWNER IF A SYSTEM AND/OR UTILITY SHUTDOWN IS NECESSARY DURING CONSTRUCTION.
- PROVIDE SUFFICIENT BRACING WHERE STRUCTURAL ELEMENTS ARE MODIFIED AND / OR DEMOLISHED.

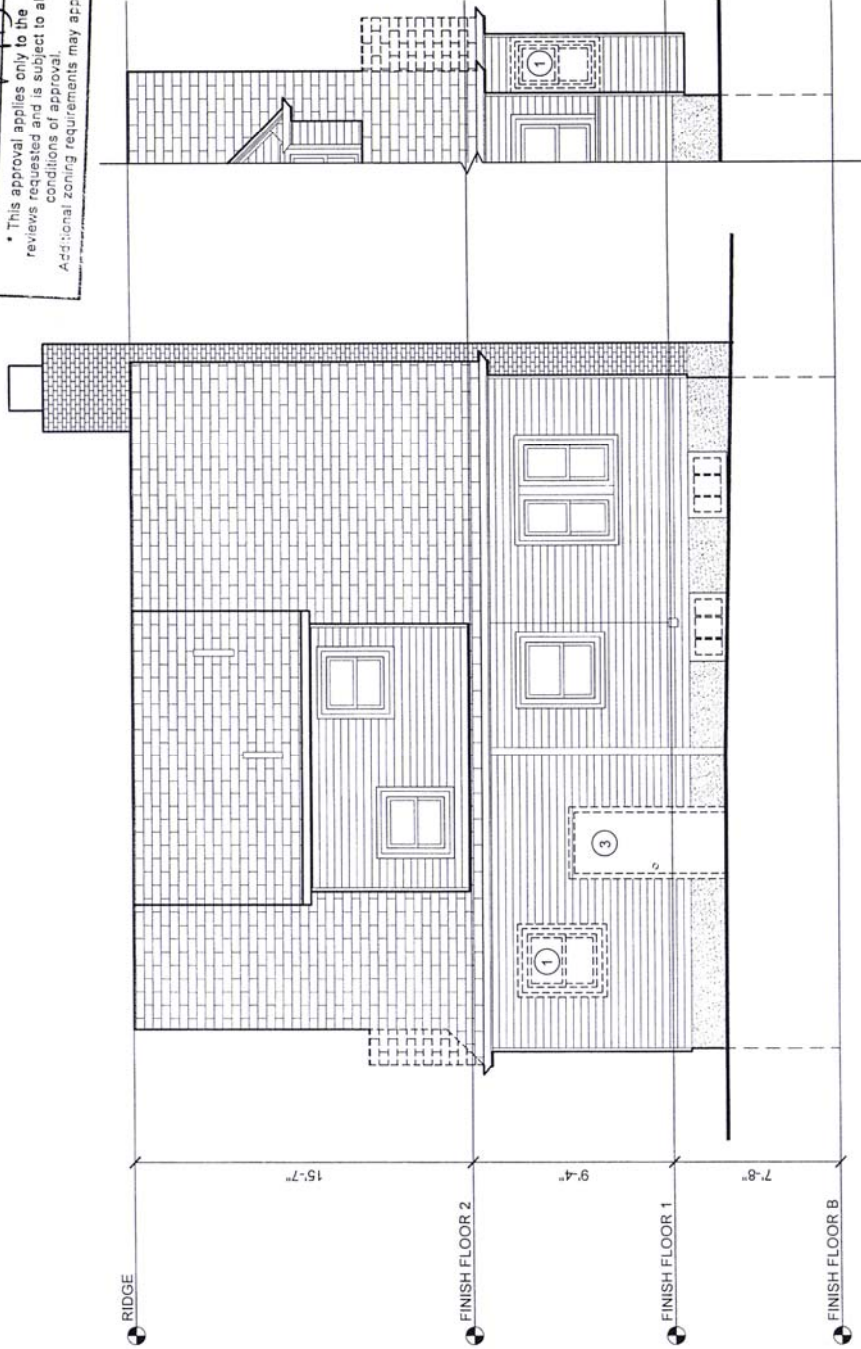
KEYNOTES

- REMOVE EXISTING WINDOW.
- REMOVE EXISTING WINDOW AND SAVE FOR REUSE.
- REMOVE EXISTING DOOR ASSEMBLY.
- REMOVE EXISTING WALL ELEMENT.
- PREP EXISTING FOUNDATION WALL FOR NEW STRUCTURE CONNECTION.
- PREP EXISTING WALL ASSEMBLY FOR NEW SITE WORK.
- PREP FOR NEW DOOR ASSEMBLY.
- PREP FOR NEW WINDOW ASSEMBLY.
- PREP SIDING FOR NEW BUILDING BUMP-OUT.

LEGEND



Approved
City of Portland
Bureau of Development Services
Planner *Chadler*
Date *7/13*
* This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.



S.W. ELEVATION - DEMO

NORTH-EAST ELEVATION - DEMOLITION

3/16" = 1'-0"

3/16" = 1'-0"

A1
D4.02

A1
D4.02

C-5

WARMFLASH REMODEL

1044 SE ALLSBURY AVE
PORTLAND, OR 97214

WEEDMAN DESIGN PARTNERS

REV	DATE	FILE
1		
2		
3		
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12		

A4.02
EXTERIOR
ELEVATIONS

GENERAL NOTES

- NEW ROOFING TO MATCH EXISTING COLOR AND STYLE.
- ALL CONSTRUCTION MATERIALS AND PRODUCTS TO CONFORM WITH ALL APPLICABLE BUILDING CODES.
- TRIM AND SIDING TO MATCH EXISTING COLOR UNLESS NOTED OTHERWISE.
- FULLY INTEGRATE NEW WEATHER RESISTANT BARRIER AND FLASHING ASSEMBLY INTO EXISTING WEATHER BARRIER ASSEMBLY PER NEW WEATHER RESISTANT BARRIER MANUFACTURER'S SPECIFICATIONS AND DIRECTION.
- ALL NEW EXTERIOR TRIM TO BE PAINT GRADE WESTERN RED CEDAR.
- PROVIDE RABBETED CEDAR APURTEANCE BLOCK AT ALL NEW APURTEANCE BLOCK LOCATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, HOSE BIBS, ELECTRICAL OUTLETS, HVAC PIPES, AND THE LIKE.
- MATCH NEW TRIM SIZES WITH EXISTING TRIM SIZES UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS.

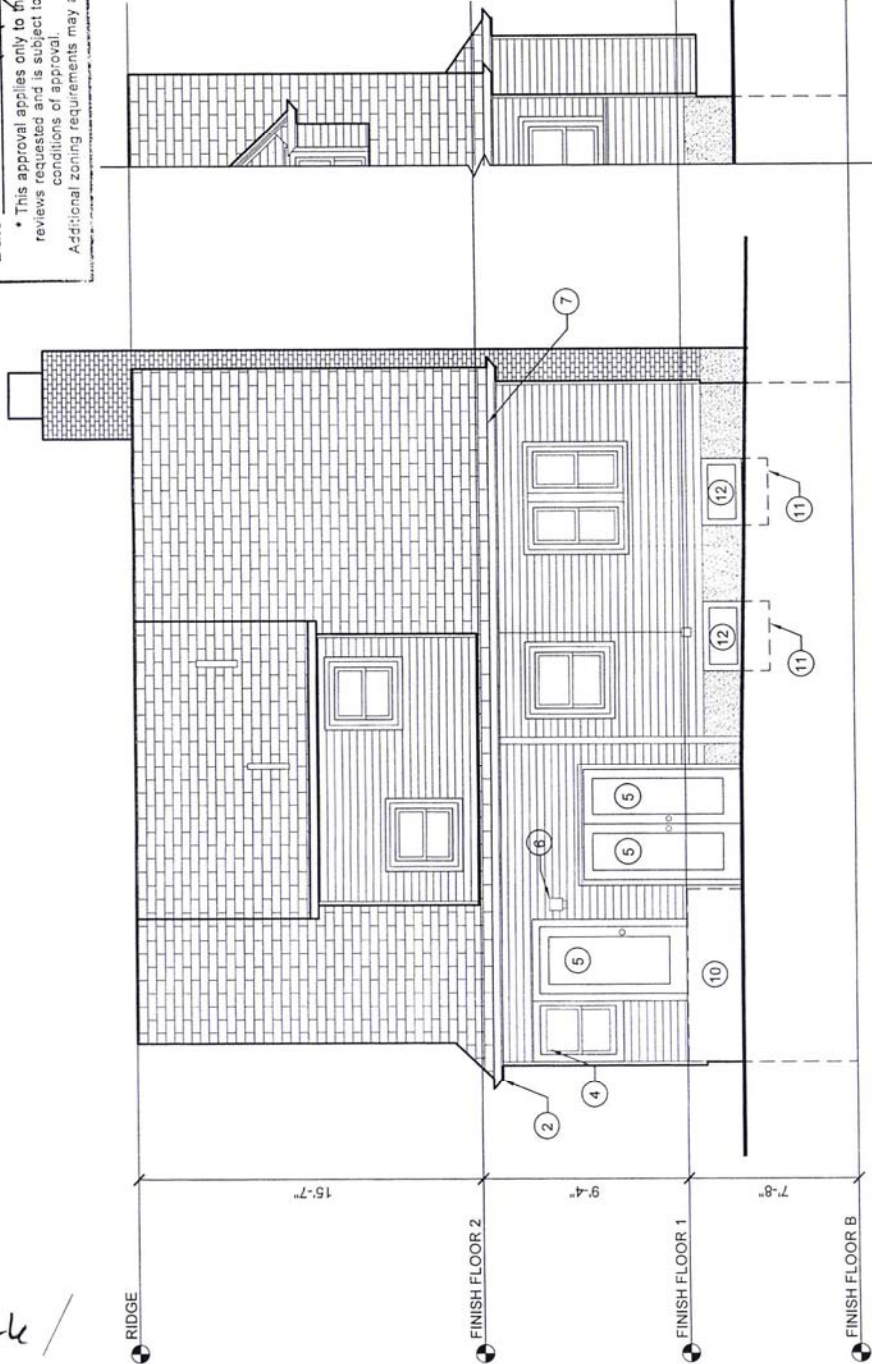
KEYNOTES

- NEW WALL ASSEMBLY.
- NEW ROOF ASSEMBLY.
- NEW TRIM TO MATCH EXISTING.
- NEW WINDOWS.
- NEW DOORS.
- NEW EXTERIOR LIGHT FIXTURE.
- PRE-FINISHED METAL GUTTER - MATCH TRIM COLOR.
- NEW WOOD SHINGLE SIDING TO MATCH EXISTING SHINGLE SIDING, STYLE, PAINT COLOR AND TRIM.
- NEW WINDOW MATCH PREVIOUS STYLE.
- FUTURE CODE COMPLIANT REAR DECK, BELOW 30" ABOVE GRADE - NOT INCLUDED IN PERMIT.
- WINDOW WELL.
- NEW CASEMENT BASEMENT WINDOW.

LEGEND

	WOOD LAP SIDING
	BRICK CHIMNEY
	CONCRETE
	COMPOSITION SHINGLE ROOFING

Approved
City of Portland
Bureau of Development Services
Planner [Signature]
Date 7/11/13
* This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.



S.W. ELEVATION
3/16" = 1'-0"

S.E. ELEVATION
3/16" = 1'-0"